PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

AHC - ST. JAMES MULTIFAMILY

AREA TABULATIONS

EXISTING SITE AREA
TOTAL EXISTING SITE AREA = ±2.98 AC OR ±129,807 SF
(TOTAL RIGHT-OF-WAY TO BE DEDICATED = ±0.07 AC OR ±2,845 SF)
(TOTAL RIGHT-OF-WAY TO BE VACATED = ±0.20 AC OR ±8,888 SF)

PROPOSED AREA AFTER CONSOLIDATION
TOTAL PROPOSED SITE AREA = ±2.98 AC OR ±129,807 SF

PROPOSED AREA AFTER RIGHT-OF-WAY VACATION
TOTAL PROPOSED SITE AREA = ±3.18 AC OR ±138,695 SF

PROPOSED AREAS AFTER SUBDIVISION (USED FOR FAR AND DENSITY CALCULATION)
EAST LOT = ±1.80 AC OR ±78,447 SF
WEST LOT = ±1.38 AC OR ±60,248 SF

PROPOSED AREAS AFTER RIGHT-OF-WAY DEDICATION
EAST LOT = ±1.77 AC OR ±77,284 SF
WEST LOT = ±1.34 AC OR ±58,566 SF

TOTAL EXISTING IMPERVIOUS AREA = ±0.88 AC OR ±38,384 SF
PHASE 1 = ±0.33 AC OR ±14,192 SF
PHASE 2 = ±0.55 AC OR ±24,192 SF
TOTAL PROPOSED IMPERVIOUS AREA = ±1.97 AC OR ±85,647 SF
PHASE 1 = ±0.84 AC OR ±36,590 SF
PHASE 2 = ±1.08 AC OR ±47,045 SF

TOTAL DISTURBED AREA = ±3.56 AC OR ±155,184 SF

TAX PARCEL IDENTIFICATION = 010.02-02-30 (1.00 AC OR 43,566 SF)
011.01-01-05 (1.98 AC OR 86,241 SF)

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-838-4399.

2. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES. (ARCHAEOLOGY)

3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES. (ARCHAEOLOGY)

BUILDING CODE ANALYSIS

WEST BUILDING CODE SUMMARY:

1. OCCUPANCY: SEPARATED MIXED-USE
   A. R-2: MULTI-FAMILY HOUSING.
   B. A-3: ASSEMBLY (RESIDENTIAL AMENITIES).
   C. S-2: CLOSED PARKING GARAGE, MECHANICAL SPACES AND RESIDENT STORAGE.
   D. E: DAY CARE (PER VCC 305.2)
2. CONSTRUCTION TYPE:
   A. 5 STORIES OF CONSTRUCTION TYPE 3A OVER 3-HOUR RATED HORIZONTAL BUILDING SEPARATION PER VCC 510.2. CONSTRUCTION TYPE 1A BELOW HORIZONTAL SEPARATION.
   B. THE HORIZONTAL BUILDING SEPARATION SHALL BE NO MORE THAN 1 STORY ABOVE THE GRADE PLANE.
   C. OCCUPANCY ABOVE THE HORIZONTAL BUILDING SEPARATION: R-2.
   D. OCCUPANCIES BELOW THE HORIZONTAL BUILDING SEPARATION: R-2, A-3 (LESS THAN 300 OCCUPANTS), AND S-2.
3. BUILDING HEIGHT:
   A. 5 STORIES (WITH BASEMENTS) AND 54.88' ABOVE THE GRADE PLANE (TO THE ROOF SURFACE)
4. FIRE PROTECTION SYSTEMS:
   A. BUILDING FULLY FIRE SUPPRESSED PER NFPA 13
5. HIGH RISE:
   A. THE HIGHEST OCCUPIED FLOOR (279.08') IS 54.08' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS (±225')
   THE BUILDING IS NOT A HIGH RISE.

EAST BUILDING CODE SUMMARY:

1. OCCUPANCY: SEPARATED MIXED-USE
   A. R-2: MULTI-FAMILY HOUSING.
   B. A-3: ASSEMBLY (RESIDENTIAL AMENITIES).
   C. S-2: CLOSED PARKING GARAGE, MECHANICAL SPACES AND RESIDENT STORAGE.
2. CONSTRUCTION TYPE:
   A. 5 STORIES OF CONSTRUCTION TYPE 3B OVER 3-HOUR RATED HORIZONTAL BUILDING SEPARATION PER VCC 510.2.
   B. THE HORIZONTAL BUILDING SEPARATION SHALL BE NO MORE THAN 1 STORY ABOVE THE GRADE PLANE.
   C. OCCUPANCY ABOVE THE HORIZONTAL BUILDING SEPARATION: R-2.
   D. OCCUPANCIES BELOW THE HORIZONTAL BUILDING SEPARATION: R-2, A-3 (LESS THAN 300 OCCUPANTS), AND S-2.
3. BUILDING HEIGHT:
   A. 6 STORIES (WITH BASEMENTS) AND 55.85' ABOVE THE GRADE PLANE (TO THE ROOF SURFACE)
4. FIRE PROTECTION SYSTEMS:
   A. BUILDING FULLY FIRE SUPPRESSED PER NFPA 13
5. HIGH RISE:
   A. THE HIGHEST OCCUPIED FLOOR (279') IS 66' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS (±213')
   THE BUILDING IS NOT A HIGH RISE.

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.

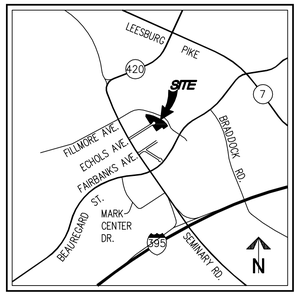
THERE ARE POSSIBLE AREAS OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY MARINE CLAYS MAP.

DEVELOPMENT TEAM INFORMATION

1. RECORD OWNER:
   FILLMORE LAND HOLDINGS LLC
   2230 N. FAIRFAX DRIVE
   ARLINGTON, VA 22201
2. DEVELOPER:
   AHC, INC.
   2230 N. FAIRFAX DRIVE
   ARLINGTON, VA 22201
   ATTN: MR. JOHN WELSH
3. PLAN PREPARED BY:
   WALTER L. PHILLIPS, INC.
   207 PARK AVE.
   FALLS CHURCH, VA 22046
   ATTN: MR. BEN FLOOD
4. ARCHITECT:
   CUNNINGHAM QUILL ARCHITECTS PLLC.
   1054 31ST STREET NW
   SUITE 315
   WASHINGTON, DC 20007
   ATTN: MR. SCOTT MATTIES
5. LANDSCAPE ARCHITECT:
   STUDIO 39
   6416 GROVEDALE DRIVE, SUITE 100-A
   ALEXANDRIA, VIRGINIA 22310
   ATTN: MR. JOSEPH PLUMPE
6. LAND USE ATTORNEY:
   LAND, CARROLL & BLAIR, P.C.
   524 KING STREET
   ALEXANDRIA, VIRGINIA 22314
   ATTN: MR. DUNCAN BLAIR

LOCATION MAP

SCALE: 1"=2000'



PROJECT DESCRIPTION NARRATIVE

THIS APPLICATION PROPOSES AN AMENDMENT TO THE APPROVED DSUP 2014-0003 WHICH PROPOSED THE REDEVELOPMENT OF THE SUBJECT PROPERTY TO REMOVE THE EXISTING CHURCH AND ADMINISTRATIVE BUILDINGS AND CONSTRUCT TWO MULTI-FAMILY RESIDENTIAL, ONE AFFORDABLE HOUSING BUILDING AND ONE MARKET RATE BUILDING, CONTAINING APPROXIMATELY 225 APARTMENT UNITS AND A DAYCARE. THE AMENDMENT PUT FORTH WITH THIS APPLICATION INCLUDES PROVISIONS TO CONSTRUCT THIS DEVELOPMENT IN PHASES AS GENERALLY DEPICTED ON SHEET P-0402 AND TO REVISE THE PARKING COMPUTATIONS TO REFLECT THE CURRENTLY APPROVED PARKING REQUIREMENTS OF THE CITY OF ALEXANDRIA. VACATION OF A PORTION OF THE ECHOLS AVENUE RIGHT-OF-WAY, ±0.20 AC, AS WELL AS THE DEDICATION OF ±0.07 AC ALONG FILLMORE AVENUE CONTINUE TO BE PROPOSED WITH THIS PLAN. IN ADDITION TO THE PROPOSED BUILDINGS AND RIGHT-OF-WAY VACATION AND DEDICATION, ALL NECESSARY SUPPORTING INFRASTRUCTURE AND OPEN SPACE WILL BE PROVIDED WITH THIS APPLICATION.

THE SITE IS BORDERED TO THE NORTH AND EAST BY FILLMORE AVENUE, TO THE SOUTH AND THE WEST BY SINGLE FAMILY DETACHED HOMES.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS REQUESTED

1. AMENDMENT TO THE DSUP2014-0003 IS REQUESTED TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED IN PHASES, AS GENERALLY DEPICTED ON SHEET P-0402 AND TO REVISE THE PARKING COMPUTATIONS TO REFLECT THE CITY'S CURRENTLY APPROVED PARKING REQUIREMENTS. (DSUP 2014-0003)

PREVIOUS LAND USE APPROVALS

1. A SMALL AREA PLAN AMENDMENT WAS APPROVED TO MAKE SMALL AREA PLAN REQUIREMENTS CONSISTENT WITH WHAT WAS PROPOSED ON THE PRELIMINARY SITE PLAN. [MPA#2014-0008]
2. REZONING OF EXISTING PARCELS 010.02-02-30 AND 011.01-01-05 FROM R-12 ZONING DISTRICT TO PROPOSED CRMU-M ZONING DISTRICT WAS APPROVED. [REZ#2014-0008]
3. A DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN WAS APPROVED. [DSUP#2014-0003]
4. A SPECIAL USE PERMIT FOR MAXIMUM FLOOR AREA RATIO OF 2.0 WAS APPROVED [Z.O. 5-205(C)]. [DSUP#2014-0003]
5. A SPECIAL USE PERMIT FOR A TRANSPORTATION MANAGEMENT PLAN TIER 2 [Z.O. 8-100(A)(4)]. [TMP SUP#2014-0096]
6. A VACATION OF PUBLIC RIGHT-OF-WAY WAS REQUESTED. [VAC#2014-0003]

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ZONING TABULATIONS

ZONING:	EXISTING ZONE: R-12; PROPOSED ZONE: CRMU-M
MASTER PLAN:	ALEXANDRIA WEST SMALL AREA PLAN
SITE AREA (SQ. FT) (ACRES):	±3.12 AC OR ±135,850 SF
USE:	EXISTING: CHURCH / OFFICES PROPOSED: MULTI-FAMILY RESIDENTIAL AND DAYCARE

	PERMITTED/REQUIRED	DSUP 2014-0003	DSUP 2016-0007
	CRMU-M	CRMU-M	CRMU-M
FAR			
EAST	MAX 2.00*	±132,304 SF / 78,442 SF = ±1.69* (MAX 2.0)	±132,304 SF / 78,447 SF = ±1.69* (MAX 2.0)
WEST	MAX 2.00*	±111,139 SF / 60,256 SF = ±1.85* (MAX 2.0)	±111,139 SF / 60,248 SF = ±1.85* (MAX 2.0)
DENSITY	N/A		
EAST	N/A	±132 UNITS / ±1.80 ACRE = ±73.33 DU/AC *	±132 UNITS / ±1.80 ACRE = ±73.33 DU/AC *
WEST	N/A	±93 UNITS / ±1.38 ACRE = ±67.39 DU/AC *	±93 UNITS / ±1.38 ACRE = ±67.39 DU/AC *
GROSS FLOOR AREA (SF)			
EAST	N/A	±226,493 SF	±226,493 SF
WEST	N/A	±149,560 SF	±149,560 SF
NET FLOOR AREA (SF) **			
EAST	N/A	±223,292 SF	±223,292 SF
WEST	N/A	±146,501 SF	±146,501 SF
FAR FLOOR AREA (SF)			
EAST	N/A	±132,304 SF	±132,304 SF
WEST	N/A	±111,139 SF	±111,139 SF
LOT AREA (SF) ***			
EAST	N/A	±77,316 SF OR ±1.77 AC	±77,284 SF OR ±1.77 AC
WEST	N/A	±58,638 SF OR ±1.35 AC	±58,566 SF OR ±1.34 AC
SETBACKS (FT)			
FRONT	N/A	±5 FT	±5 FT
REAR	N/A	±25 FT	±25 FT
SIDE	N/A	±0 FT	±0 FT
FRONTAGE	N/A	±709'	±709'
OPEN SPACE (SF)			
EAST			
GROUND LEVEL (SF)	40%	±31,324 SF OR ±0.72 AC (±41%)	±31,324 SF OR ±0.72 AC (±41%)
ABOVE GROUND LEVEL (SF)	N/A	±8,598 SF OR ±0.20 AC (±11%)	±8,598 SF OR ±0.20 AC (±11%)
WEST			
GROUND LEVEL (SF)	40%	±28,227 SF OR ±0.65 AC (±48%)	±28,995 SF OR ±0.67 AC (±49%)
ABOVE GROUND LEVEL (SF)		±1,442 SF OR ±0.03 AC (±2.5%)	N/A
AVERAGE FINISHED GRADE			
EAST	N/A	±234.9	±234.9
WEST	N/A	±237.4	±235.79
HEIGHT (FT)			
EAST	70' ****	±65' MAX	65' MAX
WEST	70' ****	±60' MAX	60' MAX
PARKING TABULATIONS	SEE PARKING TABULATION, THIS SHEET	SEE PARKING TABULATION, THIS SHEET	SEE PARKING TABULATION, THIS SHEET
EAST			
STANDARD	N/A	±193 SPACES	±193 SPACES
ADA	7	±6 SPACES	±6 SPACES
COMPACT	MAX 30% (MAX 81 SPACES)	N/A	N/A
WEST			
STANDARD	N/A	±62 SPACES	±58 SPACES
ADA	7	±3 SPACES	±4 SPACES
COMPACT	MAX 30% (MAX 81 SPACES)	±5 SPACES	±8 SPACES
LOADING	0	1 SERVICE BAY PER BUILDING PROVIDED	1 SERVICE BAY PER BUILDING PROVIDED
TRIP GENERATION	N/A	±1,516 VPD*****	±1,516 VPD*****

NOTES
* A SPECIAL USE PERMIT IS APPROVED TO PERMIT UP TO A 2.0 FAR. EACH PARCEL'S LOT AREA USED IN THIS COMPUTATION IS THE PROPOSED SUBDIVIDED SITE AREA FOLLOWING RIGHT-OF-WAY VACATION. THE RIGHT-OF-WAY TO BE DEDICATED IS INCLUDED IN THIS LOT AREA.
** INCLUDES PARKING GARAGE FLOOR AREA. PARKING GARAGE FLOOR AREA DEDUCTED FROM "FAR AREA".
*** PROPOSED LOT AREA FOLLOWING RIGHT-OF-WAY VACATION AND DEDICATION. LOT AREA USED FOR FAR AND DENSITY COMPUTATION (EAST = ±78,447 SF AND WEST = ±60,248) INCLUDES AREA TO BE DEDICATED.
**** SMALL AREA PLAN AMENDED PER DSUP 2014-0003 TO REFLECT MAX. HEIGHT OF 70. THE EAST AND WEST PARCEL PROPOSE A MAXIMUM HEIGHT OF 65' AND 60', RESPECTIVELY.
***** AVERAGE DAILY TRAFFIC PROVIDED BY INSTITUTE OF TRANSPORTATION ENGINEERS, TRIP GENERATION, 7TH EDITION, VOLUME 2: APARTMENT AND RESIDENTIAL CONDOMINIUM".

PARKING TABULATION

REQUIRED PARKING (PER Z.O.)

BASE RATE: MULTI-FAMILY 1-BEDROOM: 1.0 SP/UNIT
BASE RATE: MULTI-FAMILY 2-BEDROOM: 2.0 SP/UNIT
BASE RATE: AFFORDABLE HOUSING 60% AMI: 0.75 SP/UNIT
BASE RATE: AFFORDABLE HOUSING 50% AMI: 0.65 SP/UNIT

CREDITS: FOUR OR MORE BUS ROUTES WITHIN 0.25 MILE: 5%

FINAL RATE: MULTI-FAMILY 1-BEDROOM: 0.95 SP/UNIT
FINAL RATE: MULTI-FAMILY 2-BEDROOM: 1.90 SP/UNIT
BASE RATE: AFFORDABLE HOUSING 60% AMI: 0.7125 SP/UNIT
BASE RATE: AFFORDABLE HOUSING 50% AMI: 0.6175 SP/UNIT
BASE RATE: DAYCARE: 4-CLASSROOMS @ 2 SP/CLASSROOM

WEST BUILDING
AFFORDABLE UNITS
47 UNITS @ 60% AMI: 47 UNITS * 0.7125 SP/UNIT = 33.5 SPACES
36 UNITS @ 50% AMI: 36 UNITS * 0.6175 SP/UNIT = 22.2 SPACES
10 UNITS @ 40% AMI: 10 UNITS * 0.6175 SP/UNIT = 6.2 SPACES
REQUIREMENT = 61.90 SPACES

DAYCARE
4 CLASSROOMS: 4 CLASSROOMS * 2.0 SP/CLASSROOM = 8.0 SPACES
REQUIREMENT = 8.0 SPACES

PARKING REQUIRED (PER Z.O.) = 70 SPACES

EAST BUILDING
MARKET RATE UNITS
85 UNITS @ 1-BEDROOM: 85 UNITS * 0.95 SP/UNIT = 80.8 SPACES
47 UNITS @ 2-BEDROOM: 47 UNITS * 1.90 SP/UNIT = 89.3 SPACES
REQUIREMENT = 170.1 SPACES

PARKING REQUIRED (PER Z.O.) = 171 SPACES

PROPOSED PARKING

EAST BUILDING
PARKING PROVIDED = ±171 PARKING SPACES

WEST BUILDING
PARKING PROVIDED = ±70 PARKING SPACES

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers · Surveyors · Planners · Landscape Architects · Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 www.WLPINC.com
(703) 532-6163 Fax (703) 533-1301

SCALE: AS SHOWN | DATE: 9/11/14, 10/28/14 | DRAWN: DV | CHECKED: BF

COMMONWEALTH OF VIRGINIA AARON M. WINSON Lic. No.034-1851 PROFESSIONAL ENGINEER 4/1/16

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			
3	DSUP AMENDMENT #1	4/7/16			

AHC - ST. JAMES MULTIFAMILY
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

CONSTRUCTION NOTES

CONTRACTOR AND DEVELOPER ARE ADVISED THAT ANY ELECTRONIC FILES ASSOCIATED WITH THE PREPARATION OF THESE PLANS WILL NOT BE RELEASED TO OTHERS FOR USE IN CONSTRUCTION STAKEOUT OR RELATED SERVICES.

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED IF REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR CAUSING EXISTING UTILITIES TO BE DISCONNECTED.
6. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7. ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE COUNTY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
8. EXISTING WELLS SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD REQUIREMENTS.
9. EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
10. ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
11. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSION, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
12. THE CONTRACTOR IS TO VERIFY INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
13. EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONTRACTOR.
14. EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION.
15. DAMAGE TO ANY EXISTING ENTRANCES, CURB AND GUTTER, PAVEMENT OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT , WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE REPAIRED TO THE SATISFACTION OF THE CITY OF ALEXANDRIA AND ANY ADJOINING OWNERS THAT MAY BE AFFECTED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB.
17. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
18. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, CONTACT ENGINEER FOR ADDITIONAL INFORMATION PRIOR TO CONSTRUCTING IMPROVEMENTS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED.
19. THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA AND IT'S CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
20. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.
22. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
23. NO EVIDENCE OF GRAVES OR BURIAL SITES HAS BEEN FOUND ON THIS PROPERTY.
24. THERE ARE NO MAPPED RESOURCE PROTECTION AREAS ON THIS PROPERTY.
25. ALL ON-SITE RETAINING WALLS ARE SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. THIS PLAN IS FOR LOCATION AND PROPOSED GRADING ONLY. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE ACCOMPLISHED BY OTHERS.
26. THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION. WATERPROOFING FOR FILL AGAINST BUILDINGS AND LOCATION OF MECHANICAL EQUIPMENT AND CONNECTIONS AT THE FACES OF BUILDINGS.
27. SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR THE PONDING OF WATER ON THE ROADWAY.
28. THE CALIFORNIA BEARING RATION (CBR) VALUES OF IN-SITU MATERIAL SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TEST FOR ACTUAL DETERMINATION OF REQUIRED THICKNESS OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS. THE PAVEMENT SECTION SHALL BE DESIGNED BY AN GEOTECHNICAL/LICENCED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.
29. PROPOSED PAVEMENT SECTION DEPTH(S) ARE BASED ON A CBR VALUE OF 10. LABORATORY TESTS OF SUBGRADE SOIL SHALL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBGRADE THICKNESS PRIOR TO PAVING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION. SEE SOILS REPORT, BY OTHERS, FOR ADDITIONAL INFORMATION.
30. EMERGENCY VEHICLE EASEMENTS AND HANDICAPPED PARKING SPACES TO BE MARKED BY CITY OF ALEXANDRIA STANDARD SIGNAGE AND ADA REQUIREMENTS.
31. ALL STRIPING AND SIGNAGE TO MEET MUTCD STANDARDS.
32. ALL EROSION CONTROLS SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST VERSION OF) AND MUST BE SUBMITTED AND APPROVED BY T&ES.
33. ALL EMERGENCY VEHICLE EASEMENTS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS (CSAP-1A).
34. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND SOILS REPORT REQUIREMENTS.
35. ALL SOLID WASTE SHALL BE DELIVERED TO A REFUSE DISPOSAL FACILITY DESIGNATED BY THE DIRECTOR OF T&ES. ALL FUTURE LEASE OR PROPERTY SALES SHALL STIPULATE THIS REQUIREMENT.
36. PROVIDE ALL PEDESTRIAN AND TRAFFIC SIGNAGE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) TO THE SATISFACTION OF THE DIRECTOR OF T&ES.
37. ALL PRIVATE UTILITIES ARE TO BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.
38. THE STORMWATER COLLECTION SYSTEM IS LOCATED WITHIN THE FOUR MILE RUN WATERSHED.
39. PRIOR TO RELEASE OF THE PERFORMANCE BOND, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE DIVISION OF ENVIRONMENTAL QUALITY ON DIGITAL MEDIA.
40. THERE ARE POSSIBLE AREAS OF MARINE CLAY ON THIS SITE. ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY MAP.
41. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
42. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
43. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN PUBLIC EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
44. ALL STORM DRAINS NOT SHOWN WITHIN A PUBLIC EASEMENT OR IN A PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
45. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT 703-706-3889 AND RECEIVE AN APPROVED PROPOSAL BEFORE CONSTRUCTION, DEMOLITION AND INSPECTION OF WATER FACILITIES. ALL THE PROPOSED WET TAPS ON AN EXISTING WATER MAIN SHALL BE INSTALLED BY VAWC. ALL PROPOSED WATER MAIN SHALL BE POLYETHYLENE ENCASED.
46. EXISTING SIDEWALKS SHALL REMAIN OPEN DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
47. PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE, AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSES; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THIS FINAL SITE PLAN INCLUDES A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
48. CONTRACTOR SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
49. PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR A LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL OUTLINE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
50. A VPEDS (VSMP) PERMIT IS REQUIRED FOR THIS DEVELOPMENT. CONTRACTOR RESPONSIBLE FOR ENSURING PERMIT IS OBTAINED AND CURRENT THROUGHOUT THE DURATION OF THE PROJECT.
51. CONTRACTOR RESPONSIBLE FOR OBTAINING POTW PERMIT IF REQUIRED.
52. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERS AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR RELEASE TO THE ENVIRONMENT. THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT SHALL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS. A DETAILED SOILS REPORT WILL BE SUBMITTED SEPARATELY TO THE CITY OF ALEXANDRIA FOR REVIEW AND APPROVAL.
53. EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
54. THE THICKNESS OF SUB-BASE, BASE, AND WEARING COURSE SHALL BE DESIGNED USING "CALIFORNIA METHOD" AS SET FORTH ON PAGE 3-76 OF THE SECOND EDITION OF A BOOK ENTITLED, "DATA BOOK FOR CIVIL ENGINEERS, VOLUME ONE, DESIGN" WRITTEN BY ELWYN E. SEELYE. AN ALTERNATE PAVEMENT SECTION DESIGNED TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING BASED ON CBR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASWAMI METHOD) AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ACCEPTABLE.
55. UNLESS OTHERWISE APPROVED, THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDER STYLE/STANDARD PEDESTRIAN CROSS WALKS AT ALL CROSSINGS AT THE PROPOSED DEVELOPMENT, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGNED OF LADDER STYLE OR STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY CASE BASIS AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION 30.18, PEDESTRIAN CROSSWALKS, JULY 13, 2006. A COPY OF THE POLICY MANUAL CAN BE OBTAINED FROM YON LAMBERT, BICYCLE AND PEDESTRIAN COORDINATOR/TRABSPORTATION PLANNER, TELEPHONE (703)746-4086
56. ACCORDING TO THE PHASE I ENVIRONMENTAL SITE ASSESSMENT (PREPARED BY OTHERS) NO LANDFILL SITES WERE IDENTIFIED WITHIN 1000 FEET OF THE SITE.
57. ACCORDING TO THE PHASE I ENVIRONMENTAL SITE ASSESSMENT (PREPARED BY OTHERS) THERE IS NO EVIDENCE FOR THE POTENTIAL PRESENCE OF COMBUSTIBLE GASES.
58. ACCORDING TO THE PHASE I ENVIRONMENTAL SITE ASSESSMENT (PREPARED BY OTHERS) THERE IS NO EVIDENCE OF RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs) IN CONNECTION WITH THIS PROPERTY.

CITY STANDARD GENERAL NOTES

1. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL ELECTRICAL, AND PLUMING SYSTEMS.
2. ALL PUBLIC AND PRIVATE EASEMENTS OR ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC AND/OR PRIVATE EASEMENTS UNLESS OTHERWISE PROVIDED BY THE PLANNING COMMISSION AND THE CITY OF ALEXANDRIA COUNCIL.
3. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
4. BUILDING HEIGHT SHALL NOT EXCEED THE ALLOWABLE LIMIT BY CITY OF ALEXANDRIA ZONING ORDINANCE OR AS APPROVED BY THE PLANNING COMMISSION AND THE CITY OF ALEXANDRIA COUNCIL.
5. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC)
6. FLOOR AREA CALCULATIONS WITH ALLOWABLE LIMITS AS APPROVED BY PLANNING COMMISSION AND CITY COUNCIL, ARE DEMONSTRATED HEREIN.
7. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO STREETS, ALLEYWAYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SIRE CONSTRUCTION THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
8. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARD AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
9. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM ADJACENT PROPERTY OWNERS.
10. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500 SF.
11. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
12. ANY WORK IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
13. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
14. THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT (703) 838-4520 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
15. ROOF DRAINING SYSTEM, SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEM MUST BE INSTALLED SO AS EITHER TO ADVERSELY IMPACT UPON, NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT OF WAY.
16. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES,
17. IN THE EVENT, THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEM AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
18. PER THE REQUIREMENT OF SECTION 8-1-12 OF THE CITY CHARTER AND CODE, WHEN THE BUILDING FOOTING HAS BEEN PLACED AND THE WALLS HAVE BEEN RAISED TO THE FIRST JOIST BEARING OR STORY HEIGHT ABOVE GRADE, A PLOT PLAN SHOWING THE EXACT LOCATION OF THE WALLS SHALL BE PREPARED BY A LICENSED, CERTIFIED PUBLIC LAND SURVEYOR OR PROFESSIONAL ENGINEER AND FILED WITH THE BUILDING OFFICIAL FOR APPROVAL BEFORE PROCEEDING FURTHER WITH CONSTRUCTION.
19. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS, THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE WALLS.
20. SUBMIT A SURVEY, CONSISTENT WITH THE REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY CHECKLIST, TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO REQUESTING AN INSPECTION FOR A CERTIFICATE OF OCCUPANCY.
21. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENT SHALL BE OWNED AND MAINTAINED PRIVATELY.
22. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER FACILITIES.
23. THE SIDEWALKS SHALL REMAIN OPENED DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
24. PRIOR TO THE RELEASE OF THE SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSES; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
25. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH VIRGINIA USBC 115.0.

CITY STANDARD NOTES

1. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
2. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT JOE FIANDER AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996 AND THE ALEXANDRIA ENVIRONMENTAL HEALTH DIVISION AT 703-746-4910.
3. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
   MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND
   SATURDAYS FROM 9AM TO 6PM
   NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   MONDAY THROUGH FRIDAY FROM 9AM TO 6PM
   AND SATURDAYS FROM 10AM TO 4PM

SANITARY SEWER OUTFALL NARRATIVE

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY 284,400 GPD, WHICH EXCEEDS 10,000 GPD. AS COORDINATED WITH CITY STAFF PRELIMINARY SANITARY OUTFALL ANALYSIS SHOWS THE OUTFALL TO BE INADEQUATE.

IN ORDER TO SATISFY THE REQUIREMENTS OF MEMO TO INDUSTRY NO. 06-14 FOR INADEQUATE OUTFALLS, THE APPLICANT PROPOSES SANITARY SEWER IMPROVEMENTS SHOWN ON SHEETS P-0902 THROUGH P-0906.

THE APPLICANT WILL CONTINUE TO WORK WITH STAFF TO DETERMINE APPROPRIATE MITIGATION AS PROJECT PROGRESS.

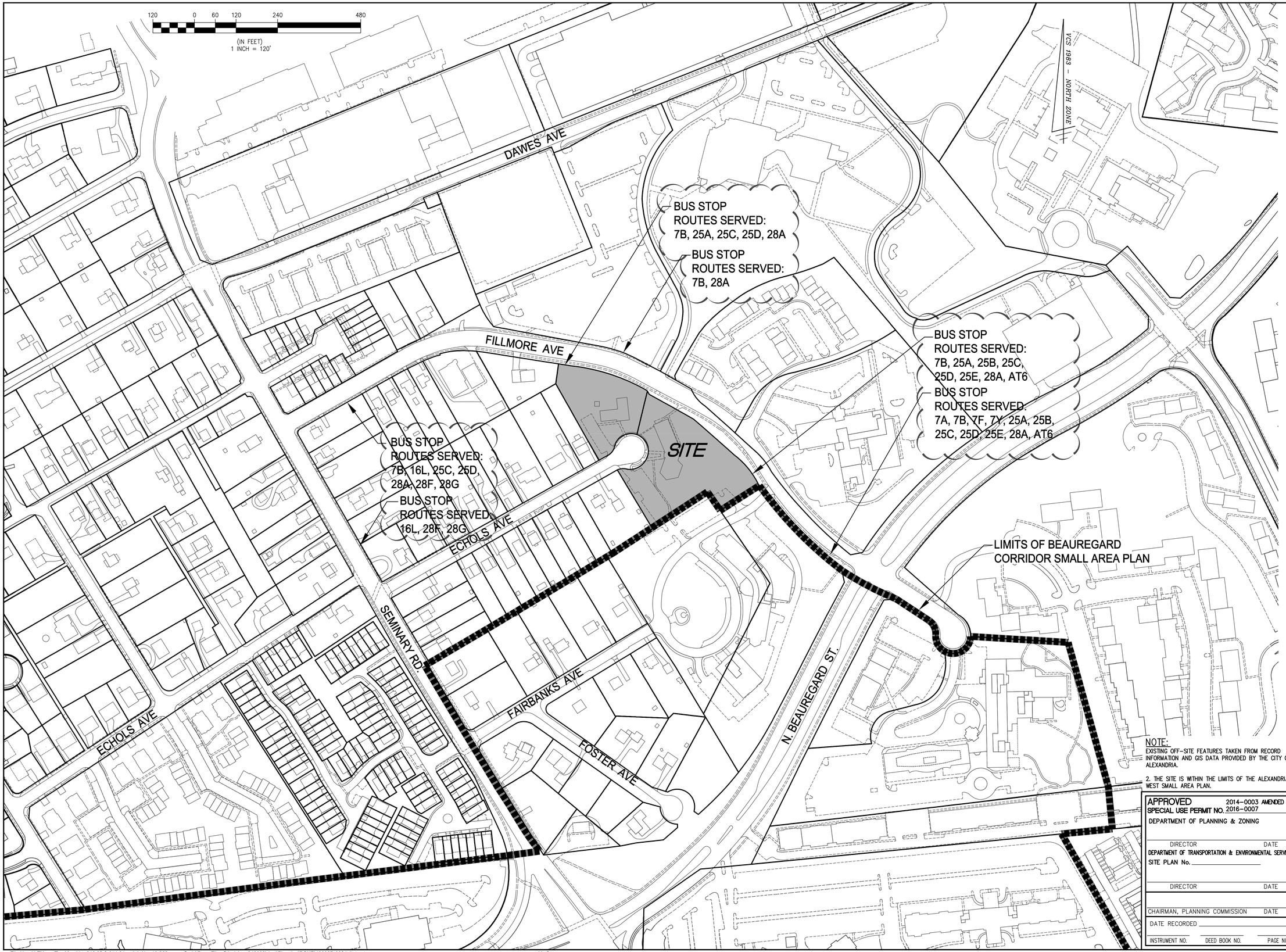
STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) NARRATIVE

COVERAGE UNDER THE 2009 CONSTRUCTION GENERAL PERMIT (VAR 10) WAS ISSUED ON JUNE 30/2014 FOR A 5 YEAR TERM (PERMIT NUMBER VAR10E144) WHICH WAS THEN REISSUED FOR COVERAGE UNDER THE 2014-2019 CGP. THEREFORE, THE DESIGN CRITERIA APPLIED FOR THE STORMWATER MANAGEMENT PLAN ASSOCIATED WITH THIS DEVELOPMENT SHALL CONFORM TO THE TECHNICAL CRITERIA STIPULATED IN SECTIONS 9VAC-25-870-93 THROUGH 9VAC25-870-99 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM REGULATIONS (VSMP).

STORM RUNOFF CURRENTLY SHEET FLOWS EAST AND EVENTUALLY SOUTH INTO FILLMORE AVENUE WHERE IT IS THEN COLLECTED INTO THE EXISTING SEWER SYSTEM.

PRELIMINARY ANALYSIS SHOWS THE PROPOSED DEVELOPMENT WILL INCREASE IMPERVIOUS AREA, THEREFORE INCREASING RUNOFF FROM THE SITE. THE DEVELOPMENT PROPOSES TO DETAIN THE RUNOFF TO THE PRE-DEVELOPMENT RATE. ADDITIONALLY, A PRELIMINARY OUTFALL ANALYSIS SHOWS THE RECEIVING STORM SEWER SYSTEM TO BE ADEQUATE TO HANDLE THE PREDEVELOPMENT FLOW.

IN ORDER TO SATISFY THE CITY OF ALEXANDRIA'S WATER QUALITY REQUIREMENT THE PROJECT PROPOSES THE USE OF SEVERAL BMP FACILITIES, SEE P-0402 FOR APPROXIMATE LOCATION. ADDITIONALLY, THESE BMPS SHALL BE USED TO MEET THE



NOTE:
EXISTING OFF-SITE FEATURES TAKEN FROM RECORD INFORMATION AND GIS DATA PROVIDED BY THE CITY OF ALEXANDRIA.

2. THE SITE IS WITHIN THE LIMITS OF THE ALEXANDRIA WEST SMALL AREA PLAN.

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SITE CONTEXT PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #2	3/14/16			
3	DSUP AMENDMENT #1	4/7/16			

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COMMONWEALTH OF VIRGINIA ARON M. VINSON Lic. No.041851 PROFESSIONAL ENGINEER 4/7/16

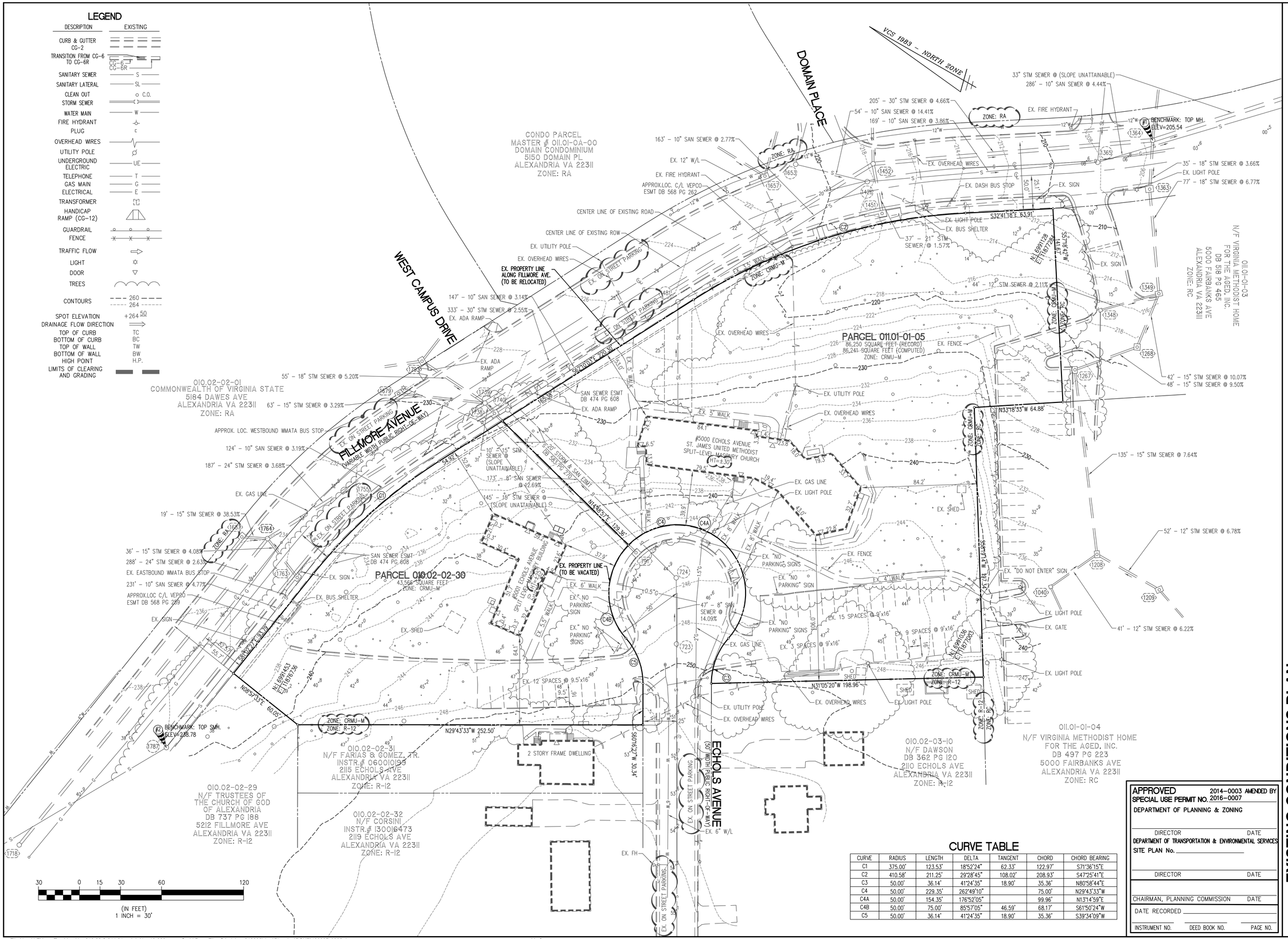
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SCALE: 1" = 120' | DATE: 9/11/14, 10/28/14

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0301.dwg Xref:

SHEET: P-0301

LEGEND

DESCRIPTION	EXISTING
CURB & GUTTER CG-2	
TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
SANITARY SEWER	S
SANITARY LATERAL	SL
CLEAN OUT	C.O.
STORM SEWER	
WATER MAIN	W
FIRE HYDRANT	
PLUG	
OVERHEAD WIRES	
UTILITY POLE	
UNDERGROUND ELECTRIC	UE
TELEPHONE	T
GAS MAIN	G
ELECTRICAL	E
TRANSFORMER	
HANDICAP RAMP (CG-12)	
GUARDRAIL	
FENCE	
TRAFFIC FLOW	
LIGHT	
DOOR	
TREES	
CONTOURS	260 / 264
SPOT ELEVATION	+264.50
DRAINAGE FLOW DIRECTION	
TOP OF CURB	TC
BOTTOM OF CURB	BC
TOP OF WALL	TW
BOTTOM OF WALL	BW
HIGH POINT	H.P.
LIMITS OF CLEARING AND GRADING	



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	375.00'	123.53'	18°52'24"	62.33'	122.97'	S71°36'15"E
C2	410.58'	211.25'	29°28'45"	108.02'	208.93'	S47°25'41"E
C3	50.00'	36.14'	41°24'35"	18.90'	35.36'	N80°58'44"E
C4	50.00'	229.35'	262°49'10"		75.00'	N29°43'33"W
C4A	50.00'	154.35'	176°52'05"		99.96'	N13°14'59"E
C4B	50.00'	75.00'	85°57'05"	46.59'	68.17'	S61°50'24"W
C5	50.00'	36.14'	41°24'35"	18.90'	35.36'	S39°34'09"W

APPROVED 2014–0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016–0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

WALTER L. PHILLIPS INCORPORATED
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Landscape Architects • Arborists
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FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
ESTABLISHED 1945

DRAWN: DV | CHECKED: BP

DATE: 9/11/14, 10/28/14

SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
4/7/16
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED DATE
1	DSUP AMENDMENT #1	2/10/16		
2	DSUP AMENDMENT #2	3/14/16		
3	DSUP AMENDMENT #3	4/7/16		

EXISTING CONDITIONS PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0302.dwg Xref:

SHEET: P-0302

NOTES

1. THE PROPERTY DELINEATED HEREON APPEARS ON THE CITY OF ALEXANDRIA TAX MAP AS NUMBERS 010.02-02-30 AND 011.01-01-05, AND IS ZONED R12.

2. THE PROPERTY SHOWN HEREON IS NOW AS FOLLOWS:
   A: PARCEL 010.02-02-30, BEING LOT 3849-01-04 OF THE THIRD DIVISION OF THE LAND OF B.M. SMITH, AS RECORDED IN DEED BOOK 543 AT PAGE 104, IN THE NAME OF THE TRUSTEES OF THE NORTHERN VIRGINIA METHODIST BUILDING, AS RECORDED IN DEED BOOK 537 AT PAGE 239.
   B: PARCEL 011.01-01-05, BEING 3849-01-05 OF THE THIRD DIVISION OF THE LAND OF B.M. SMITH, AS RECORDED IN DEED BOOK 543 AT PAGE 104, IN THE NAME OF THE TRUSTEES OF ST. JAMES METHODIST CHURCH, AS RECORDED IN DEED BOOK 551 AT PAGE 598.
   ALL OF THE FOREGOING AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

3. THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE IS NO GUARANTEE, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.

4. TOTAL RECORD AREA OF THE PROPERTY IS 129,819 SQUARE FEET OR 2.9802 ACRES. TOTAL COMPUTED AREA OF THE PROPERTY IS 129,807 SQUARE FEET OR 2.9800 ACRES.

5. THIS PLAN IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.

6. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED HEREON, ARE PER THE TITLE REPORT ISSUED BY EXPERT TITLE LLC, CASE NUMBER ECA13-5686, EFFECTIVE DATE OCTOBER 22, 2013 FOR PARCEL 010.02-02-30 AND CASE NUMBER ECA13-5685, EFFECTIVE DATE OCTOBER 22, 2013 FOR PARCEL 011.01-01-05.

7. THE PROPERTY SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY, AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(CORS96)(EPOCH:2002.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER DH4144; LWXI STERLING CORS ARP. THE SCALE FACTOR (ELEVATION FACTOR X GRID FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994906. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES, AND IN THE PERFORMANCE OF THE FIELD SURVEY, IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.

8. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DANNY E. POTEET, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON NOVEMBER 25, 2013; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

9. THIS SURVEY WAS PERFORMED AT THE REQUEST OF AHC, INC.

10. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AREA TABULATION

PARCEL 010.02-02-30	43,566 SQ.FT. OR 1.0001 AC	
PARCEL 011.01-01-05	86,241 SQ.FT. OR 1.9798 AC (COMPUTED)*	
TOTAL	129,807 SQ.FT. OR 2.9800 AC	

*PARCEL 011.01-01-05 86,250 SQ.FT. OR 1.9800 AC (RECORD)

UTILITY CONTACTS

ELECTRIC:
VIRGINIA DOMINION POWER
C/O KEN HOLMES
907 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(703) 838-2437

NATURAL GAS:
WASHINGTON GAS
C/O RAY BAKER
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-5953

WATER:
VIRGINIA AMERICAN WATER COMPANY
C/O HAO (STEVE) CHEN
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3889

TELEPHONE:
VERIZON
C/O VAL FISHER
2980 FAIRVIEW PARK N., 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5068

CATV/HS INTERNET:
COMCAST
C/O BRIAN SHADE
3900 WHEELER AVENUE
ALEXANDRIA, VA 22304
(703) 567-4449

AS-BUILT DATA

SANITARY SEWER

SMH 1787	
MANHOLE TOP =	238.78
10"INV IN (N.WEST)=	228.37
10" INV OUT (SMH 1755)=	228.27
SMH 1755	
MANHOLE TOP =	231.71
10" INV IN (SMH 1787)=	217.26
10" INV OUT (SMH 1740)=	216.41
SMH 2244	
MANHOLE TOP =	255.82
8" INV OUT (SMH 723)=	248.09
SMH 723	
MANHOLE TOP =	249.12
8"INV IN (SMH 2244)=	245.68
8"INV OUT (SMH 724)=	245.38
SMH 724	
MANHOLE TOP =	245.50
8"INV IN (SMH 723)=	238.76
8"INV OUT (SMH 1740)=	237.89
SMH 1740	
MANHOLE TOP =	228.59
8"INV IN (SMH 724)=	215.92
10" INV IN (SMH 1755)=	212.46
10" INV OUT (SMH 1481)=	212.36
SMH 1481	
MANHOLE TOP =	224.51
LAT IN (CHURCH)=	208.62
10"INV IN (SMH 1740)=	207.75
10"INV OUT (SMH 1426)=	207.70
SMH 1653	
MANHOLE TOP =	220.74
10"INV IN (N.EAST)=	214.10
10"INV OUT (SMH 1426)=	212.94
SMH 1426	
MANHOLE TOP =	218.30
10"IN TOP DROP(SMH 1653)=	211.60
10"IN BTTMDROP(SMH 1653)=	205.16
10"INV IN (SMH 1481)=	203.18
10"INV OUT (SMH 1365)=	203.08
SMH 1365	
MANHOLE TOP =	208.06
10"INV IN (SMH 1426)=	196.56
LAT IN (S.EAST)=	196.76
10" INV OUT (SMH 1486)=	196.26
SMH 1486	
MANHOLE TOP =	194.77
10"INV IN (SMH 1365)=	183.55
10"INV OUT (SMH 30496)=	183.45
SMH 30496	
MANHOLE TOP =	194.10
15"INV IN (WEST)=	183.60
10"INV IN (S.EAST)=	182.52
10"INV IN (SMH 1486)=	181.56
15"INV OUT (EAST)=	181.51

PIPE DIAMETERS FROM RECORD INFORMATION

STORM SEWER

SD 1718		SD 1451		SD 1363	
MANHOLE TOP =	242.04	CURB INLET TOP =	217.75	CURB INLET TOP =	206.07
15"RCP IN TOPDROP(NORTH)=	237.32	21"RCP OUT (SD 1452)=	208.18	18"RCP IN (SD 1349)=	200.42
15"RCP IN BTMDROP(NORTH)=	231.28			18"RCP OUT (SD 1364)=	199.72
24"RCP IN (S.WEST)=	230.54	SD 1452			
24"RCP OUT (SD 1764)=	230.38	MANHOLE TOP =	217.87	SD 1364	
		18"RCP IN (EAST)=	212.52	MANHOLE TOP =	205.54
SD 1687		21"RCP IN (SD 1451)=	207.60	15"RCP IN (EAST)=	197.59
CURB INLET TOP =	234.42	30"RCP IN (SD 1739)=	206.21	18"RCP IN (SD 1363)=	198.44
15"RCP IN (NORTH)=	229.98	30"RCP IN (SD 1364)=	206.48	30"RCP IN (SD 1452)=	196.92
15"RCP OUT (SD 1764)=	229.60			33"RCP OUT (SOUTH)=	196.62
		SD 1040			
SD 1763		GRATE INLET TOP =	236.28		
CURB INLET TOP =	234.25	12"PVC IN (S.WEST)=	233.88		
15"RCP OUT (SD 1764)=	229.82	12"PVC OUT (SD 1208)=	233.67		
SD 1764		SD 1209			
MANHOLE TOP =	234.09	CURB INLET TOP =	235.60		
24"RCP IN (SD 1718)=	222.80	12"PVC IN (S.WEST)=	230.87		
15"RCP IN (SD 1763)=	228.35	15"RCP OUT (SD 1208)=	230.33		
15"RCP IN (SD 1687)=	222.28				
24"RCP OUT (SD 1739)=	222.18	SD 1208			
		CURB INLET TOP =	233.39		
SD 1679		12"PVC IN (SD 1040)=	231.12		
CURB INLET TOP =	230.34	15"RCP IN (SD 1209)=	226.77		
15"RCP OUT (SD 1739)=	224.81	15"RCP OUT (SD 1267)=	226.73		
SD 791		SD 1267			
CURB INLET TOP =	244.24	CURB INLET TOP =	223.18		
15"RCP OUT (SD 1738)=	238.43	15"RCP IN (SD 1208)=	216.41		
		15"RCP OUT (SD 1268)=	216.28		
SD 1738					
CURB INLET TOP =	238.86	SD 1268			
STRUCTURE FILLED W/DEBRIS		CURB INLET TOP =	219.33		
INVERTS INACCESSIBLE		15"RCP IN (SD 1267)=	211.72		
		15"RCP OUT (SD 1349)=	210.90		
SD 1793					
CURB INLET TOP =	229.64	SD 1348			
15"RCP IN (EAST)=	224.17	GRATE INLET TOP =	216.84		
18"RCP IN (N.WEST)=	224.11	15"CMP IN (TRACK DRAIN)=	215.55		
18"RCP OUT (SD 1739)=	224.02	12"PVC OUT (SD 1349)=	213.86		
SD 1739		SD 1349			
MANHOLE TOP =	228.75	CURB INLET TOP =	216.28		
15"RCP IN (SD 1738)=	215.46	12"PVC IN (SD 1348)=	212.93		
30"RCP IN (SD 1764)=	215.30	15"PVC IN (SD 1268)=	206.67		
18"RCP IN (SD 1793)=	221.16	18"RCP OUT (SD 1363)=	205.63		
15"RCP IN (SD 1679)=	222.74				
30"RCP OUT (SD 1452)=	214.70				

APPROVED 2014-0003 AMENDED BY
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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ESTABLISHED 1945

DRAWN: DV | CHECKED: BP

DATE: 9/1/14, 10/28/14
SCALE: 1" = 50'

COMMONWEALTH OF VIRGINIA ARRON M. VINSON Lic. No.041351 PROFESSIONAL ENGINEER 4/7/16

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	DSUP AMENDMENT #1	2/10/16		
2	DSUP AMENDMENT #2	3/14/16		
3	DSUP AMENDMENT #3	4/7/16		

EXISITNG CONDITIONS AS-BUILT DATA

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0302.dwg Xref:

SHEET: P-0303

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
X X X	GUARDRAIL FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	
	EX. PROPERTY LINE	
	PROP. PROPERTY LINE	
	PROP. VACATION	
	PROP. DEDICATION	

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	50.00'	36.14'	41°24'35"	18.90'	35.36'	N39°34'09"E
C2	50.00'	229.35'	262°49'09"	56.69'	75.00'	S29°43'33"E
C3	50.00'	36.14'	41°24'35"	18.90'	35.36'	S80°58'44"W
C23	375.00'	123.53'	18°52'24"	62.33'	122.97'	S71°36'15"E
C24	410.58'	211.25'	29°28'45"	108.02'	208.93'	S47°25'41"E

PROPOSED CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C25	371.00'	122.21'	18°52'24"	61.66'	121.66'	S71°36'15"E
C26	406.58'	209.19'	29°28'45"	106.96'	206.89'	S47°25'41"E

APPROX. LOC. SAN SEW ESMT AS SHOWN ON PLAT DB 816 PG 346

APPROX. LOC. 10' VEPCO ESMT DB 806 PG 820

APPROX. LOC. 10'C&P ESMT DB 738 PG 7

VCS 1983 - NORTH ZONE

CONDO PARCEL
MASTER # 010.01-0A-00
DOMAIN CONDOMINIUM
5150 DOMAIN PL
ALEXANDRIA VA 22311
ZONE: RA

DOMAIN PLACE

10' STM SEW ESMT DB 717 PG 384

10' WL ESMT DB 816 PG 351

APPROX. LOC. 10'C&P ESMT DB 738 PG 7

APPROX. LOC. C/L VEPCO ESMT DB 568 PG 262 (TO REMAIN)

APPROX. LOC. 10' VEPCO ESMT DB 806 PG 820 DB 824 PG 312

APPROX. LOC. 10'C&P ESMT DB 804 PG 790

PROP. RIGHT-OF-WAY DEDICATION (±2,845 SF OR ±0.07 AC)

WEST CAMPUS DRIVE

EX. SAN SEW ESMT DB 474 PG 608 (TO REMAIN)

(EXISTING) S32°41'18"E 63.91'

S32°41'18"E 63.91' (PROPOSED)

(PROPOSED) S57°18'42"W 137.67'

N/ 8898086 E/ 1178677326

010.01-01-03
N/F VIRGINIA METHODIST HOME FOR THE AGED, INC.
DB 518 PG 465
5000 FAIRBANKS AVE
ALEXANDRIA VA 22311
ZONE: RC

S62°10'03"E 16.45'

(EXISTING) S62°10'03"E 220.39'

S62°10'03"E 203.85' (PROPOSED)

EX. SAN. SEWER ESM'T DB 474 PG 608 (TO BE VACATED)

PARCEL 011.01-01-05
86,250 SQUARE FEET (RECORD)
86,241 SQUARE FEET (COMPUTED)
ZONE: CRMU-M

(EXISTING) S57°18'42"W 141.67'

N33°18'33"W 64.88'

FILLMORE AVENUE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

20' STORM & SAN ESMT DB 583 PG 270 (TO REMAIN)

EX. PROPERTY LINE (TO BE VACATED)

PROP. SUBDIVISION LINE

PROP. PHASE LINE

PROP. EAST LOT
(±77,284 SF OR ±1.77 AC)

EX. SAN SEWER ESMT DB 474 PG 608 (TO REMAIN)

PROP. WEST LOT
(±58,566 SF OR ±1.34 AC)

N60°16'27"E 268.47'

S35°19'47"W 193.34'

PARCEL 010.02-02-30
43,566 SQUARE FEET
ZONE: CRMU-M

PROP. RIGHT-OF-WAY VACATION (8,888 SF OR 0.20 AC)

APPROX. LOC. C/L VEPCO ESMT DB 568 PG 259 (TO REMAIN)

S81°02'27"E 84.74' (EXISTING)

S81°02'27"E 84.74' (PROPOSED)

(PROPOSED) N08°57'33"E 98.05'

N08°57'33"E 98.05' (EXISTING)

N/ 8898477 E/ 1178706803

PROPOSED 10' SAN. SEW. EASEMENT

PROP. PUBLIC ACCESS AND EMERGENCY ACCESS EASEMENT

N29°43'33"W 25.00'

N29°43'33"W 25.00'

N31°05'20"W 198.96'

PROP. RIGHT-OF-WAY LINE

N/ 8898085 E/ 1178677000

N29°43'33"W 252.50'

PROPOSED 15' RESERVATION LINE

S60°16'27"W 30.34'

010.02-02-01
COMMONWEALTH OF VIRGINIA STATE
5184 DAWES AVE
ALEXANDRIA VA 22311
ZONE: RA

010.02-02-31
N/F FARIAS & GOMEZ, TR.
INSTR.# 060010199
2115 ECHOLS AVE
ALEXANDRIA VA 22311
ZONE: R-12

010.02-02-29
N/F TRUSTEES OF THE CHURCH OF GOD OF ALEXANDRIA
DB 737 PG 188
5212 FILLMORE AVE
ALEXANDRIA VA 22311
ZONE: R-12

010.02-02-32
N/F CORSINI
INSTR.# 130016473
2119 ECHOLS AVE
ALEXANDRIA VA 22311
ZONE: R-12

ECHOLS AVENUE
(50' WIDTH PUBLIC RIGHT-OF-WAY)

010.02-03-10
N/F DAWSON
DB 362 PG 120
2110 ECHOLS AVE
ALEXANDRIA VA 22311
ZONE: R-12

010.01-01-04
N/F VIRGINIA METHODIST HOME FOR THE AGED, INC.
DB 497 PG 223
5000 FAIRBANKS AVE
ALEXANDRIA VA 22311
ZONE: RC

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

AREA TABULATION

EXISTING PARCELS
010.02-02-30.....±1.00 AC OR ±43,566 SF
011.01-01-05.....±1.98 AC OR ±86,241 SF
TOTAL.....±2.98 AC OR ±129,807 SF

RIGHT-OF-WAY DEDICATION = ±0.07 AC OR ±2,845 SF
RIGHT-OF-WAY VACATION = ±0.20 AC OR ±8,888 SF

PROP. SUBDIVISION
EAST LOT.....±1.77 AC OR ±77,284 SF
WEST LOT.....±1.34 AC OR ±58,566 SF
TOTAL.....±3.12 AC OR ±135,850 SF

FOR INFORMATION ONLY

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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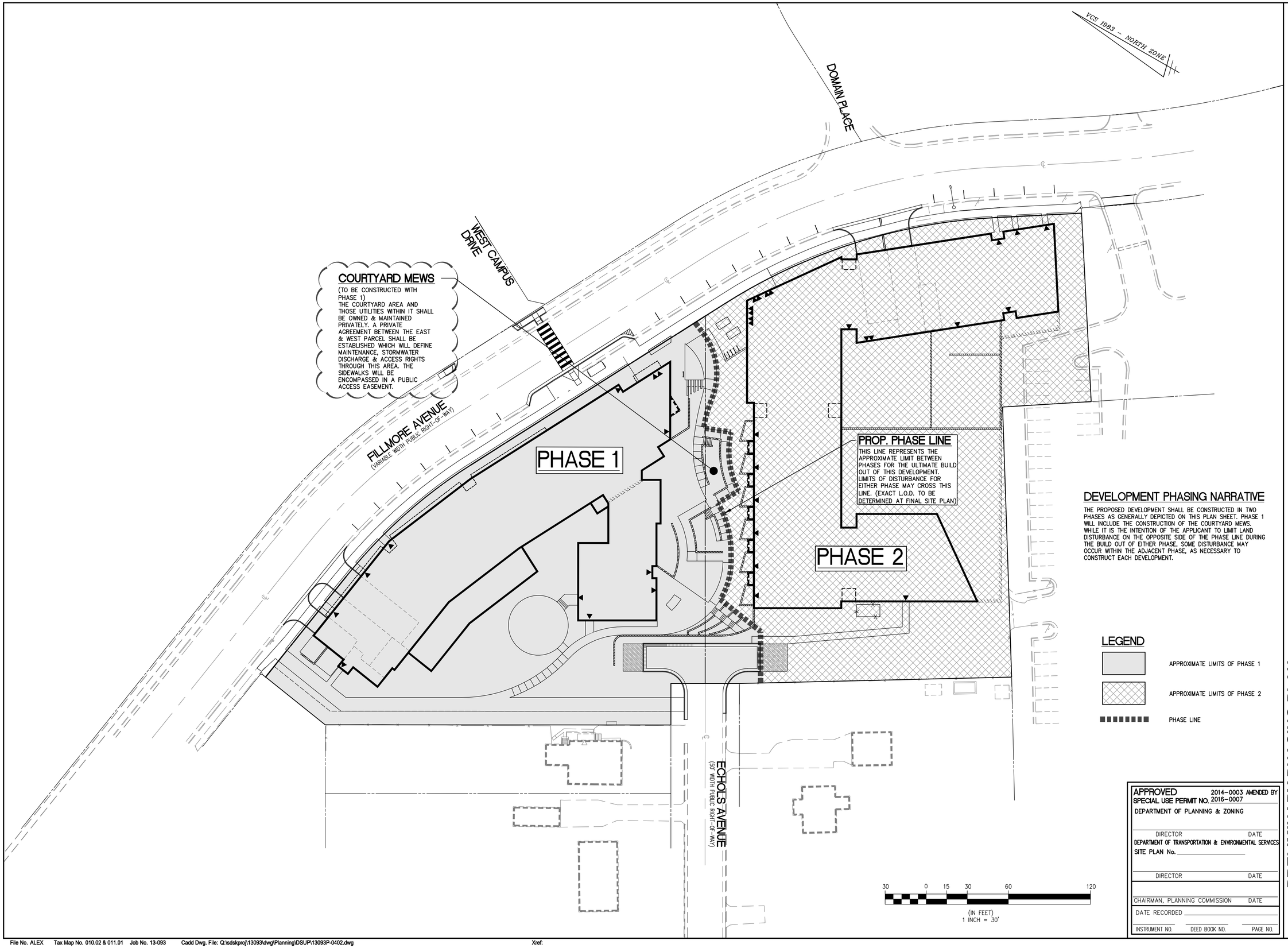
CHECKED: BP
DRAWN: DV
DATE: 9/11/14, 10/28/14
SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA 032393 PROFESSIONAL ENGINEER
ARON M. VINSON Lic. No.041851
4/7/16

PRELIMINARY SUBDIVISION PLAT

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA



DEVELOPMENT PHASING NARRATIVE

THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN TWO PHASES AS GENERALLY DEPICTED ON THIS PLAN SHEET. PHASE 1 WILL INCLUDE THE CONSTRUCTION OF THE COURTYARD MEWS. WHILE IT IS THE INTENTION OF THE APPLICANT TO LIMIT LAND DISTURBANCE ON THE OPPOSITE SIDE OF THE PHASE LINE DURING THE BUILD OUT OF EITHER PHASE, SOME DISTURBANCE MAY OCCUR WITHIN THE ADJACENT PHASE, AS NECESSARY TO CONSTRUCT EACH DEVELOPMENT.

LEGEND

- APPROXIMATE LIMITS OF PHASE 1
- APPROXIMATE LIMITS OF PHASE 2
- PHASE LINE

APPROVED 2014-0003 AMENDED BY
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DRAWN: DV | CHECKED: BF
SCALE: 1" = 30' | DATE: 9/11/14, 10/28/14

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 PROFESSIONAL ENGINEER 4/7/16

PRELIMINARY PHASING PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0402.dwg Xref:

SHEET: P-0402

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	☼
	DOOR	▽
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	

VCS: 1983 – NORTH ZONE

DOMAIN PLACE

WEST CAMPUS DRIVE

FILLMORE AVENUE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PROP. RIGHT-OF-WAY LINE

(7) PARALLEL SPACES @ 8'X22'

(4) PARALLEL SPACES @ 8'X22'

EAST BUILDING
(MARKET RATE)
±132 UNITS
±6 STORIES ABOVE PARKING
±1 LEVELS BELOW GRADE PARKING
(SEE SHEETS A-330 AND A-331)

RESIDENTIAL OUTDOOR AMENITY

POOL DECK

PHASE 2
(SEE P-0402 FOR ADDITIONAL DETAILS REGARDING THE PHASING FOR THIS PROJECT)

NEW PROPERTY LINE

PROP. PHASING LINE (SEE P-0402 FOR ADDITIONAL DETAILS REGARDING THE PHASING OF THIS PROJECT)

WEST BUILDING
(AFFORDABLE HOUSING)
±152,000 SF
±93 UNITS
±5 STORIES ABOVE PARKING
±2 LEVELS BELOW GRADE PARKING
(SEE SHEET A-320)

PHASE 1
(SEE P-0402 FOR ADDITIONAL DETAILS REGARDING THE PHASING FOR THIS PROJECT)

GARAGE RAMP

PROPOSED RESERVATION LINE

PROP. RIGHT-OF-WAY

ECHOLS AVENUE
(50' WIDTH PUBLIC RIGHT-OF-WAY)

N: 6690188
E: 1187326

N: 6690177
E: 1187693

N: 6690395
E: 1187000

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	122.21	371.00	18°52'24"	61.66	121.66	N71°36'00"W
C2	209.15	406.50	29°28'45"	106.94	206.85	N47°25'26"W

NOTES:

1. DIMENSIONS PROVIDED ON THIS PLAN ARE SUBJECT TO CHANGE PENDING FINAL ENGINEERING.
2. BUILDING DIMENSIONS SHOWN FOR INFORMATION ONLY. SEE ARCHITECT PLANS FOR DETAILED PLANS.
3. SEE LANDSCAPE PLANS FOR DETAILS OF PROPOSED HARDSCAPE.

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

APPROVED 2014–0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016–0007
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

WALTER L. PHILLIPS INCORPORATED
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Landscape Architects • Arborists
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FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DRAWN: DV
CHECKED: BF
SCALE: 1" = 30'
DATE: 9/11/14, 10/28/14

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
4/7/16
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	DSUP AMENDMENT #1	2/10/16		
2	DSUP AMENDMENT #1	3/14/16		
3	DSUP AMENDMENT #1	4/7/16		

PRELIMINARY GEOMETRIC PLAN

AHC - ST. JAMES MULTIFAMILY

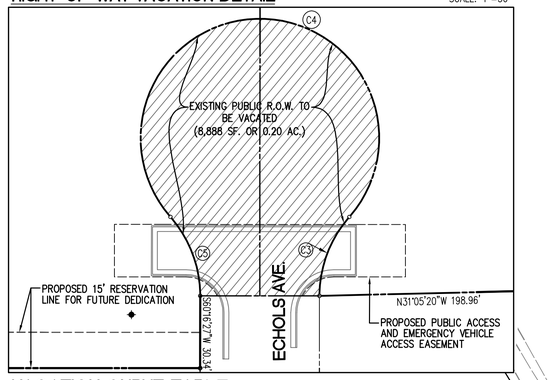
CITY OF ALEXANDRIA, VIRGINIA

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	☼
	DOOR	
	TREES	
260 / 264	CONTOURS	260 / 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	
	PROPOSED BMP FACILITY	
	PROPOSED GRASSCRETE (OR APPROVED EQUIVALENT)	

RIGHT-OF-WAY VACATION DETAIL

SCALE: 1"=30'



VACATION CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C3	50.00'	36.14'	41°24'35"	18.90'	35.36'	S80°58'44"W
C4	50.00'	229.35'	262°49'09"	56.69'	75.00'	S29°43'33"E
C5	50.00'	36.14'	41°24'35"	18.90'	35.36'	N39°34'09"E

NOTES:

1. NUMBER, TYPE AND LOCATION OF STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO CHANGE.
2. EXISTING OVERHEAD DRY UTILITIES ALONG FILLMORE AVENUE FRONTAGE TO BE PLACED UNDERGROUND. DESIGN AND PERMITTING BY OTHERS.
3. ALL WET UTILITIES TO BE ABANDON IN PLACE SHALL BE FILLED WITH FLOWABLE FILL OR GROUT.

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

APPROVED 2014-0003 AMENDED BY
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DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
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4/7/16
PROFESSIONAL ENGINEER

REVISION APPROVED BY:

NO.	DESCRIPTION	DATE	REV. BY:	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	PSUP AMENDMENT #1	3/14/16			
3	DSUP AMENDMENT #1	4/7/16			

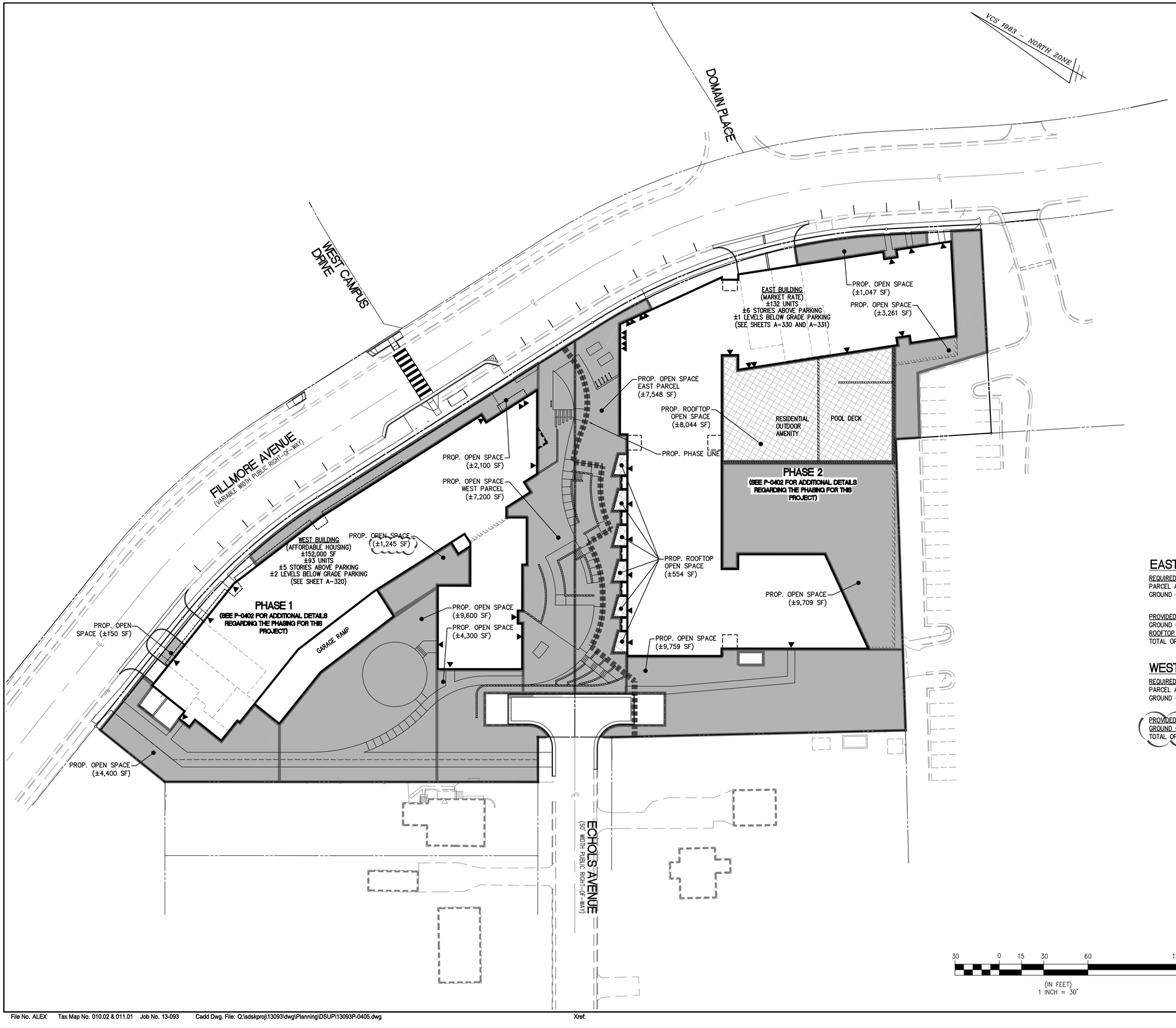
PRELIMINARY SITE PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0404.dwg Xref:

SHEET: P-0404



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	PROPOSED LIMITS OF DEVELOPMENT	
	PROP. GROUND LEVEL OPEN SPACE	
	PROP. ROOFTOP OPEN SPACE	

EAST

REQUIRED
PARCEL AREA = ±77,284 SF (OR ±1.77 AC)
GROUND OPEN SPACE REQUIRED = ±30,914 SF OR ±0.71 AC (±40%)

PROVIDED
GROUND OPEN SPACE PROVIDED = ±31,324 SF OR ±0.72 AC (±41%)
ROOFTOP OPEN SPACE = ±8,598 SF OR ±0.20 AC (±11%)
TOTAL OPEN SPACE PROVIDED = ±39,922 SF OR ±0.92 AC (±52%)

WEST

REQUIRED
PARCEL AREA = ±58,566 SF (OR ±1.34 AC)
GROUND OPEN SPACE REQUIRED = ±23,426 SF OR ±0.54 AC (±40%)

PROVIDED
GROUND OPEN SPACE PROVIDED = ±28,995 SF OR ±0.67 AC (±49%)
TOTAL OPEN SPACE PROVIDED = ±28,995 SF OR ±0.67 AC (±49%)

APPROVED 2014–0003 AMENDED BY
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DEPARTMENT OF PLANNING & ZONING
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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ESTABLISHED 1945

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CHECKED: BP
DATE: 9/11/14, 10/28/14
SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
4/7/16
PROFESSIONAL ENGINEER

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1	DSUP AMENDMENT #1	2/10/16		
2	DSUP AMENDMENT #1	3/14/16		
3	DSUP AMENDMENT #1	4/7/16		

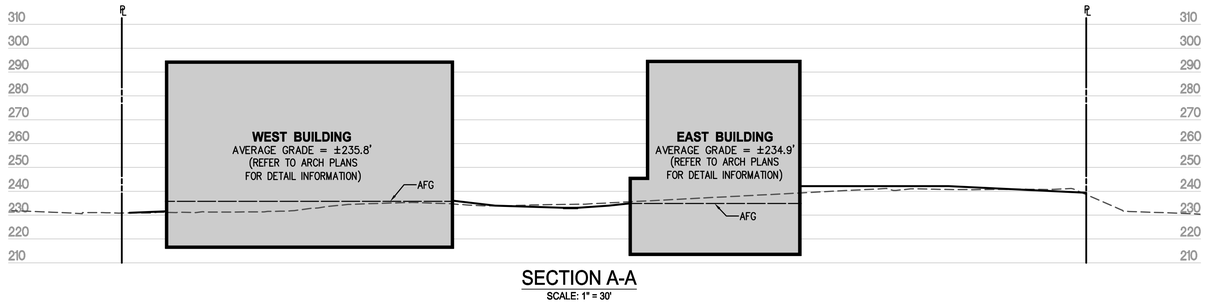
PRELIMINARY OPEN SPACE PLAN

AHC - ST. JAMES MULTIFAMILY

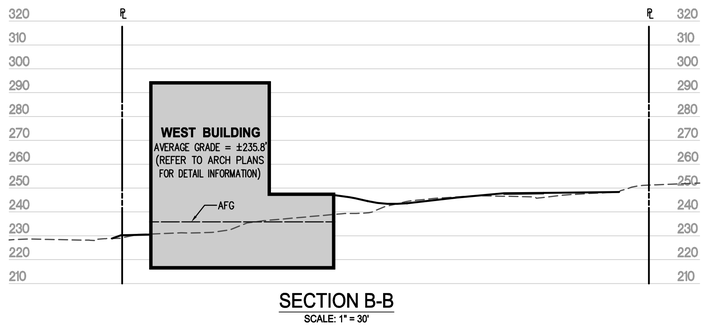
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0405

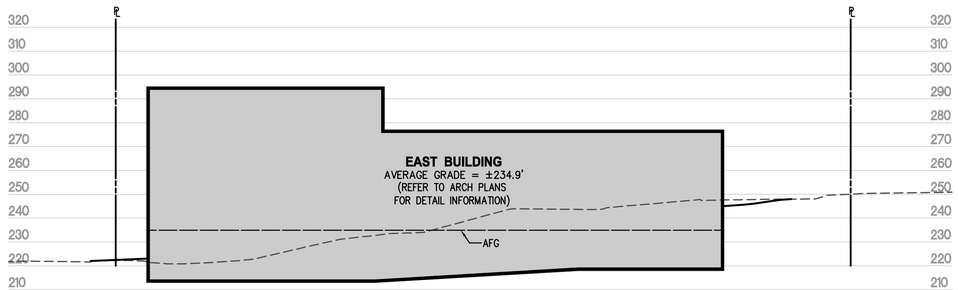
File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0405.dwg Xref:



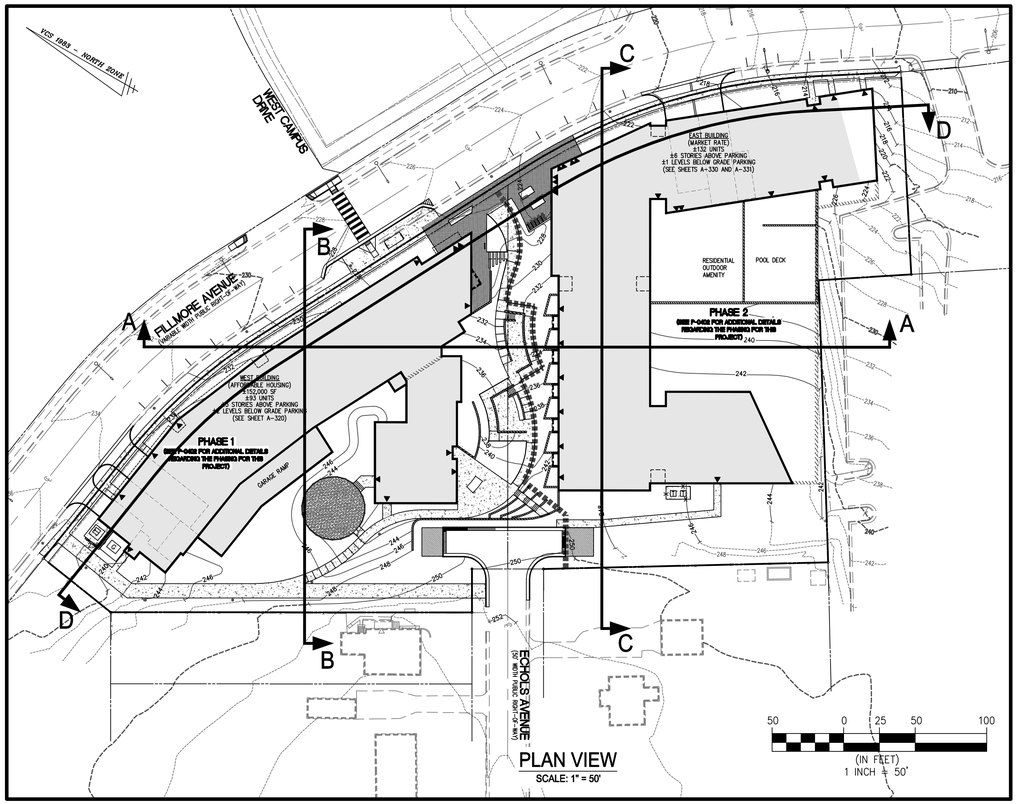
SECTION A-A
SCALE: 1" = 30'



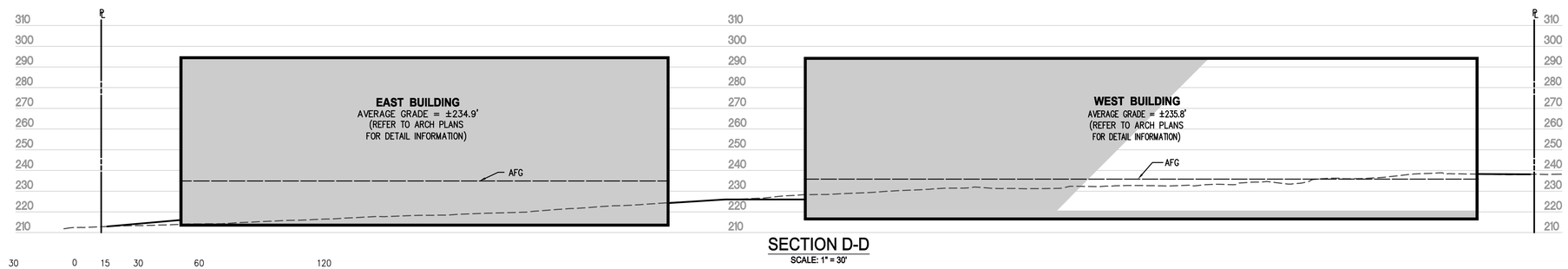
SECTION B-B
SCALE: 1" = 30'



SECTION C-C
SCALE: 1" = 30'



PLAN VIEW
SCALE: 1" = 50'



SECTION D-D
SCALE: 1" = 30'

NOTES

1. SEE ARCHITECT PLANS FOR DETAILED SECTIONS AND ELEVATIONS OF PROPOSED BUILDINGS

APPROVED 2014–0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016–0007

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

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CHAIRMAN, PLANNING COMMISSION DATE

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PRELIMINARY SITE SECTIONS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

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COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
4/7/16
PROFESSIONAL ENGINEER

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CHECKED: BF
SCALE: AS NOTED
DATE: 9/11/14, 10/28/14

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			
3	DSUP AMENDMENT #1	4/7/16			

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 / 264	CONTOURS	260 / 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	PROPOSED LIMITS OF DEVELOPMENT	

VCS 1983 - NORTH ZONE

DOMAIN PLACE

WEST CAMPUS DRIVE

FILLMORE AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

ECHOLS AVENUE (50' WIDTH PUBLIC RIGHT-OF-WAY)

BENCHMARK: TOP MH ELEV=205.54

BENCHMARK: TOP SMH ELEV=238.78

EAST BUILDING
(MARKET RATE)
±132 UNITS
±6 STORIES ABOVE PARKING
±1 LEVELS BELOW GRADE PARKING
(SEE SHEETS A-330 AND A-331)
P1 FF= 213.00
1ST FF= 223.00
2ND FF= 235.00
3RD FF= 246.00

WEST BUILDING
(AFFORDABLE HOUSING)
±152,000 SF
±93 UNITS
±5 STORIES ABOVE PARKING
±2 LEVELS BELOW GRADE PARKING
(SEE SHEET A-320)
P1 FF= 216.00
1ST FF= 226.00
2ND FF= 237.17
3RD FF= 247.58

PHASE 1
(SEE P-0402 FOR ADDITIONAL DETAILS REGARDING THE PHASING FOR THIS PROJECT)

PHASE 2
(SEE P-0402 FOR ADDITIONAL DETAILS REGARDING THE PHASING FOR THIS PROJECT)

DAYCARE
FF= 241.8

RESIDENTIAL OUTDOOR AMENITY (ELEV= 235.00)

POOL DECK (ELEV= 237.00)

GARAGE RAMP

PROP. RET. WALL MAX HT=±8'

±13' WALL

PROP. PHASE LINE

PROPOSED LIMITS OF DISTURBANCE

PROPOSED LIMITS OF DISTURBANCE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	122.21	371.00	18°52'24"	61.66	121.66	N71°36'00"W
C2	209.15	406.50	29°28'45"	106.94	206.85	N47°25'26"W

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PRELIMINARY GRADING PLAN

AHC - ST. JAMES MULTIFAMILY

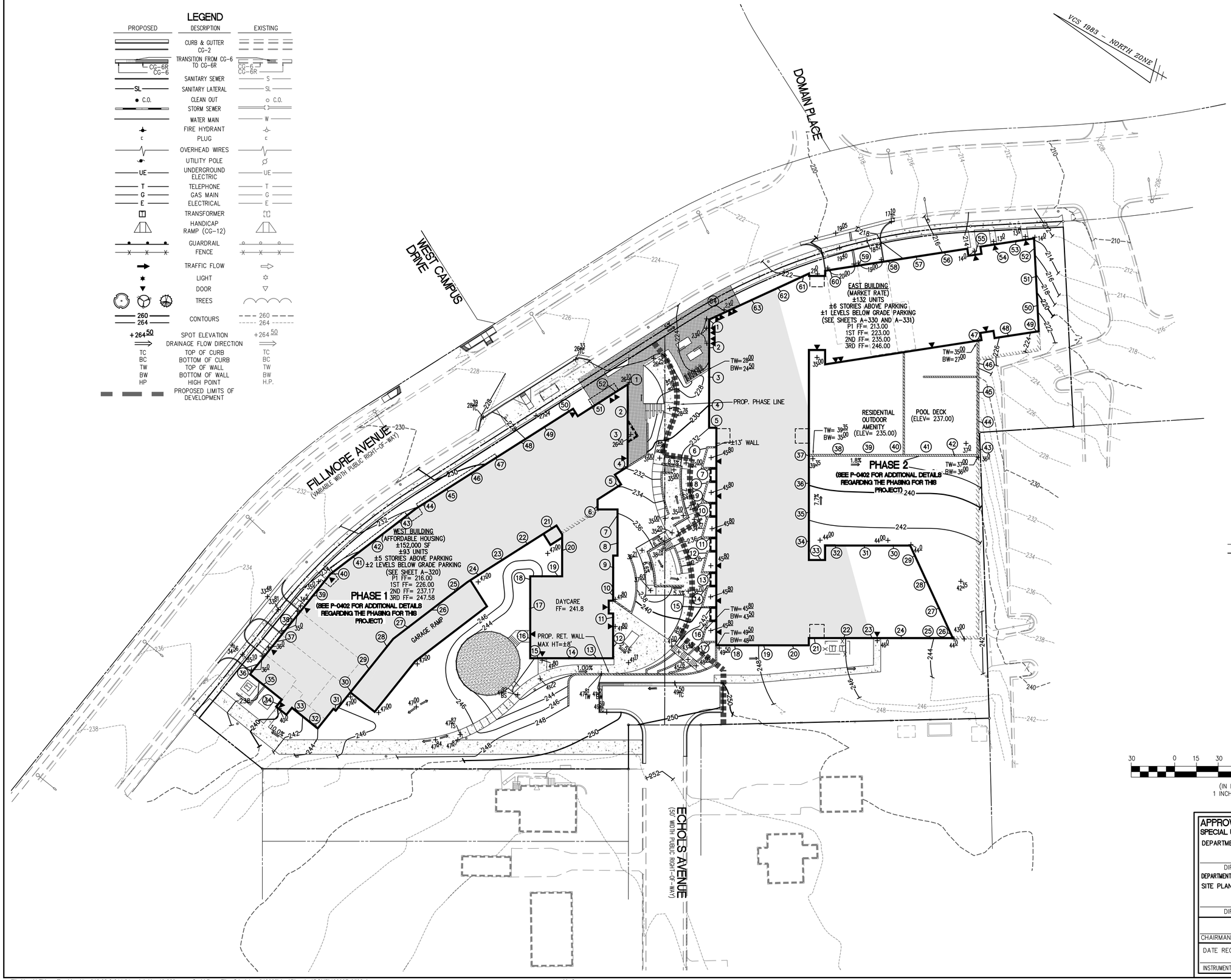
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0501

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0501.dwg Xref:

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 / 264	CONTOURS	260 / 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	PROPOSED LIMITS OF DEVELOPMENT	



AVERAGE FINISH GRADE COMPUTATIONS

EXTERIOR GRADE ELEVATIONS AT APPROXIMATELY 20' INTERVALS (SEE CIRCLE IN THE PLAN VIEW)

WEST BLDG POINT	WEST BLDG ELEVATION	EAST BLDG POINT	EAST BLDG ELEVATION
1	226.10	1	223.00
2	226.20	2	223.00
3	226.50	3	228.00
4	232.40	4	230.00
5	234.11	5	232.00
6	236.00	6	233.00
7	235.00	7	233.80
8	235.00	8	233.80
9	235.00	9	234.90
10	235.00	10	235.20
11	241.80	11	326.60
12	241.80	12	237.30
13	241.80	13	238.90
14	241.80	14	239.30
15	241.80	15	241.00
16	241.80	16	242.00
17	243.43	17	248.00
18	243.83	18	249.00
19	247.00	19	247.50
20	247.00	20	247.00
21	234.00	21	246.50
22	246.50	22	246.00
23	246.50	23	246.00
24	246.50	24	245.28
25	226.00	25	244.28
26	228.50	26	244.00
27	231.00	27	244.00
28	233.50	28	244.00
29	236.00	29	244.00
30	236.00	30	244.00
31	246.50	31	244.00
32	245.00	32	244.00
33	242.00	33	244.00
34	240.10	34	244.00
35	237.08	35	234.50
36	236.00	36	239.90
37	236.00	37	239.35
38	235.00	38	239.00
39	234.27	39	238.65
40	233.00	40	238.30
41	232.73	41	237.84
42	232.46	42	236.84
43	232.09	43	236.00
44	231.54	44	233.10
45	230.88	45	231.56
46	230.22	46	227.80
47	229.73	47	226.96
48	229.41	48	225.38
49	228.57	49	223.50
50	227.27	50	221.21
51	226.60	51	218.11
52	226.50	52	214.91
AVG	235.79	53	213.00
		54	213.00
		55	214.00
		56	216.24
		57	217.43
		58	219.20
		59	219.00
		60	220.00
		61	222.00
		62	222.76
		63	223.64
		64	224.00
		AVG =	234.91

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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COMMONWEALTH OF VIRGINIA 83.03.1703 AARON M. VINSON Lic. No.041851 PROFESSIONAL ENGINEER 4/7/16

DATE: 9/11/14, 10/28/14
SCALE: 1" = 30'

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV.' BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			
3	DSUP AMENDMENT #1	4/7/16			

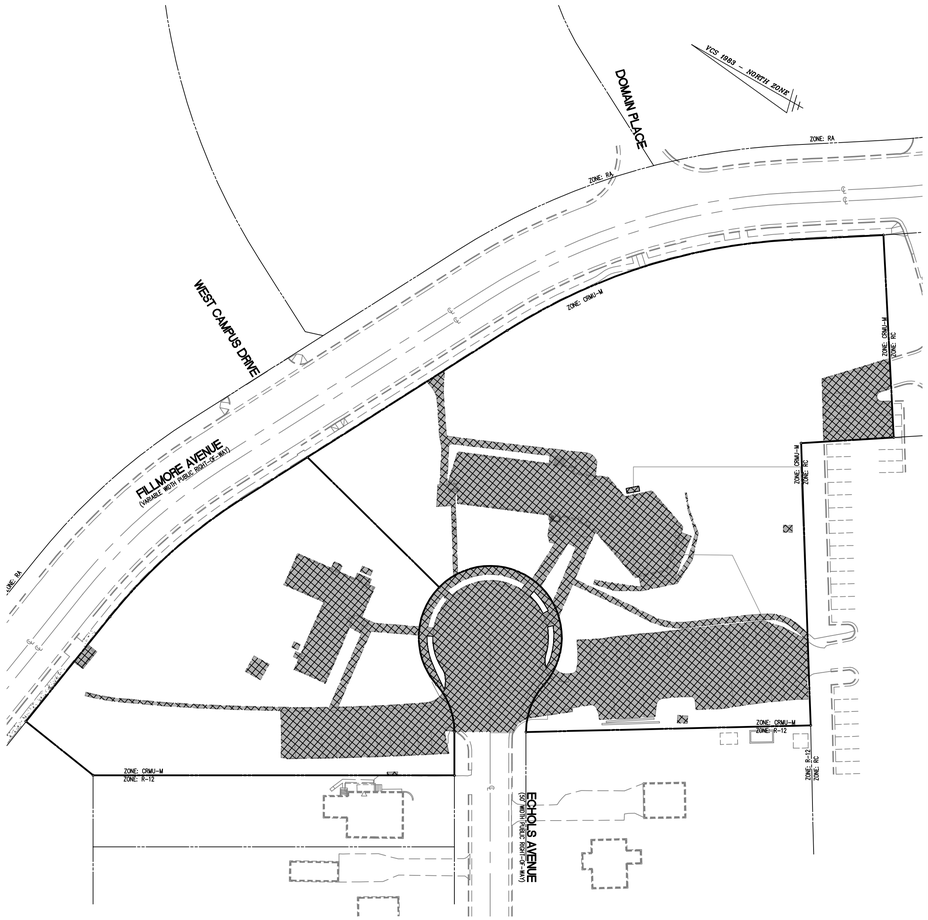
AVERAGE FINISH GRADE

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0502.dwg Xref:

SHEET: P-0502



TOTAL EXISTING IMPERVIOUS AREA = ±38,384 SF. (0.88 AC.)

PRE-DEVELOPMENT

WEST (PHASE 1)

SITE AREA= 1.35 AC

A. CONTRIBUTING AREAS :

1.02 AC @ 0.30 (GREEN AREA)
0.33 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)
1.35 AC

B. WEIGHTED "C":

$\frac{(1.02 \times 0.30) + (0.33 \times 0.90)}{1.35} = 0.45$ (SITE IS 24.44% IMPERVIOUS)

C. TIME OF CONCENTRATION= 5 MIN.

D. RUNOFF=

Q_2= (0.45)(6.20)(1.35)= 3.77 CFS.
Q_{10}= (0.45)(9.00)(1.35)= 5.47 CFS.
Q_{100}= (0.45)(13.80)(1.35)= 8.38 CFS.

EAST (PHASE 2)

SITE AREA= 1.77 AC

A. CONTRIBUTING AREAS :

1.22 AC @ 0.30 (GREEN AREA)
0.55 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)
1.77 AC

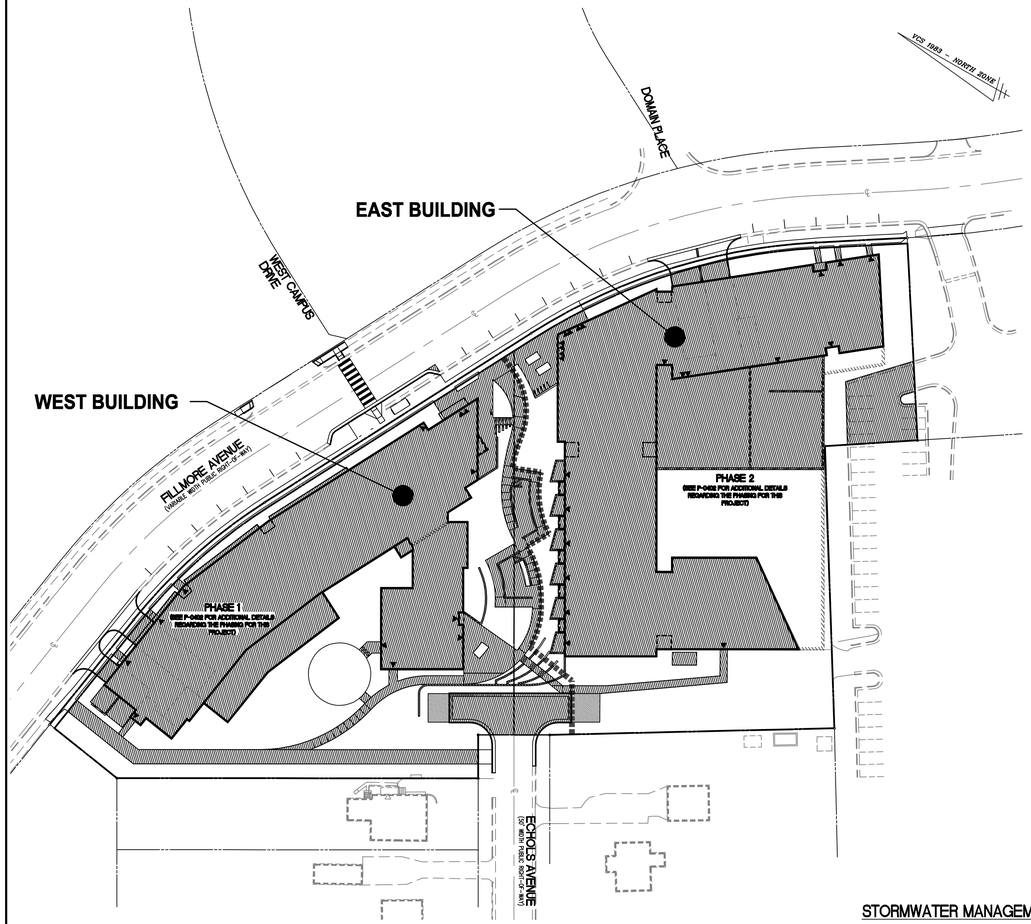
B. WEIGHTED "C":

$\frac{(1.22 \times 0.30) + (0.55 \times 0.90)}{1.77} = 0.49$ (SITE IS 31.07% IMPERVIOUS)

C. TIME OF CONCENTRATION= 5 MIN.

D. RUNOFF=

Q_2= (0.49)(6.20)(1.77)= 5.38 CFS.
Q_{10}= (0.49)(9.00)(1.77)= 7.81 CFS.
Q_{100}= (0.49)(13.80)(1.77)= 11.97 CFS.



TOTAL PROPOSED IMPERVIOUS AREA = ±83,635 SF. (1.92 AC.)

POST-DEVELOPMENT

WEST (PHASE 1)

SITE AREA= 1.35 AC.

A. CONTRIBUTING AREAS :

0.51 AC @ 0.30 (GREEN AREA)
0.84 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)
1.35 AC

B. WEIGHTED "C":

$\frac{(0.51 \times 0.30) + (0.84 \times 0.90)}{1.35} = 0.69$ (SITE IS 62.22% IMPERVIOUS)

C. TIME OF CONCENTRATION= 5 MIN.

D. RUNOFF=

Q_2= (0.69)(6.20)(1.35)= 5.78 CFS.
Q_{10}= (0.69)(9.00)(1.35)= 8.38 CFS.
Q_{100}= (0.69)(13.80)(1.35)= 12.85 CFS.

EAST (PHASE 2)

SITE AREA= 1.77 AC.

A. CONTRIBUTING AREAS :

0.69 AC @ 0.30 (GREEN AREA)
1.08 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)
1.77 AC

B. WEIGHTED "C":

$\frac{(0.69 \times 0.30) + (1.08 \times 0.90)}{1.77} = 0.67$ (SITE IS 61% IMPERVIOUS)

C. TIME OF CONCENTRATION= 5 MIN.

D. RUNOFF=

Q_2= (0.67)(6.20)(1.77)= 7.35 CFS.
Q_{10}= (0.67)(9.00)(1.77)= 10.67 CFS.
Q_{100}= (0.67)(13.80)(1.77)= 16.37 CFS.

STORMWATER MANAGEMENT NARRATIVE

DUE TO THE INCREASE IN RUNOFF FROM THE PROPOSED DEVELOPMENT, STORMWATER DETENTION SHALL BE REQUIRED IN ACCORDANCE WITH PART II.C OF THE VSMP REGULATIONS. IF THE PROJECT IS DEVELOPED IN PHASES, THE INITIAL PHASE SHALL BE REQUIRED TO SHOW COMPLIANCE WITH ALL APPLICABLE STORMWATER QUANTITY REQUIREMENTS ON THE FINAL SITE PLAN FOR PHASE I OF THE DEVELOPMENT. THE PHASE 2 FINAL SITE PLAN SHALL THEN BE REQUIRED TO SHOW COMPLIANCE WITH ALL APPLICABLE STORMWATER QUANTITY REQUIREMENTS FOR PHASE 2 OF THE DEVELOPMENT. EACH FINAL SITE PLAN APPLICATION SHALL BE REQUIRED TO STAND ON ITS OWN REGARDING STORMWATER QUANTITY COMPLIANCE.

50 0 25 50 100
(IN FEET)
1 INCH = 50'

APPROVED 2014–0003 AMENDED BY
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COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
PROFESSIONAL ENGINEER
4/7/16

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SCALE: 1" = 50' | DATE: 9/11/14, 10/28/14

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1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #2	3/14/16			
3	DSUP AMENDMENT #1	4/7/16			

STORMWATER MANAGEMENT PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

OVERALL

ALEXANDRIA, VIRGINIA
PHOSPHOROUS
LOADING COMPUTATIONS

WORKSHEET B: REDEVELOPMENT

1. Compile site-specific data.

		PRE-DEVELOPMENT	POST-DEVELOPMENT
A*		= 3.12 acres	= 3.12 acres
I_a	structures	= 0.89 acres	= 1.92 acres
	parking lot	= _____ acres	= _____ acres
	roadway	= _____ acres	= _____ acres
	other	= _____ acres	= _____ acres
		= _____ acres	= _____ acres
		= _____ acres	= _____ acres
	Total I_a	= 0.89 acres	= 1.92 acres
	$I = (\text{total } I_a / A) \times 100$	= 29 percent expressed in whole numbers	= 62 percent expressed in whole numbers
	$R_v = 0.05 + (0.009 \times I)$	= 0.311 unitless	= 0.608 unitless
	C: I≥ 20 = 1.08mg/l I< 20 = 0.26mg/l	= 1.08 mg/l	= 1.08 mg/l

*A is the total area of the site
** I_a is the total impervious cover on the site

2. Calculate the pre-development load (L_{pre})

$L_{pre} = 8.16 \times R_{v\text{-}pre} \times C \times A$

$= 8.16 \times 0.311 \times 1.08 \times 3.12$

= 8.55 pounds per year

ALEXANDRIA, VIRGINIA
PHOSPHOROUS
LOADING COMPUTATIONS

WORKSHEET B: REDEVELOPMENT

3. Calculate the post-development load (L_{post})

$L_{post} = 8.16 \times R_{v\text{-}post} \times C \times A$

$= 8.16 \times 0.608 \times 1.08 \times 3.12$

= 16.72 pounds per year

4. Calculate the pollutant removal requirement (RR).

$RR = L_{post} - (0.9 \times L_{pre})$ $\quad$ $\%RR = (RR / L_{post}) \times 100$

$= 16.72 - (0.9 \times 8.55)$ $\quad$ $= (9.03 / 16.72) \times 100$

= 9.03 pounds per year $\quad$ = 54.00 %

SELECTED OPTION	REMOVAL EFFICIENCY (% / 100)	X	FRACTION OF CBPA DRAINAGE AREA SERVED (DECIMAL FORM)	X	L POST (LBS/YR)	=	LOAD REMOVED (LBS/YR)
BAYSEPARATOR 1	* 60%		1.13 / 3.12 = 0.36		16.72		3.61
BAYSEPARATOR 2	* 60%		1.38 / 3.12 = 0.44		16.72		4.41
STORMFILTER	50%		0.66 / 3.12 = 0.21		16.72		1.76

* BMP EFFICIENCY OF 60% PHOSPHOROUS REMOVAL USED WITHIN THE CITY OF ALEXANDRIA

TOTAL= 9.78 ≥ 9.03 LB/YR (REQUIRED)

PROJECT DESCRIPTION (SEE SHEET P-0101)

DEVELOPMENT OR [REDEVELOPMENT]

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	1.92	1.20	3.12
ON-SITE TREATED	1.76	0.93	2.69
OFF-SITE TREATED	0.25	0.23	0.48
TOTAL IMPERVIOUS AREA TREATED	2.01		
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATED BUFFER	0.00		
TOTAL IMPERVIOUS AREA TREATED OR DISCONNECTED	2.01		

← OFFSITE AREAS INCLUDED IN BMP COMPUTATIONS REFLECT ONLY AREAS FROM ECHOLS AVENUE.

WATER TREATMENT ON SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
BAYSEPARATOR 1	1.13	0.90	60%
BAYSEPARATOR 2	1.38	0.93	60%
STORMFILTER	0.66	0.17	50%

MISCELLANEOUS

TOTAL WQV TREATED: [YES] NO

DETENTION ON SITE: [YES] NO

PROJECT IS WITHIN WHICH WATERSHED? FOUR MILE RUN WATERSHED

DISCHARGES TO WHICH BODY OF WATER? FOUR MILE RUN

WQV TREATMENT REQUIRED= 1,816 CF/AC OF IMPERVIOUS AREA
= 1,816 X 1.92 AC
= 3,487 CF (0.080 AC*FT) (TREATMENT OF THE FIRST ½ INCH OF RUNOFF)

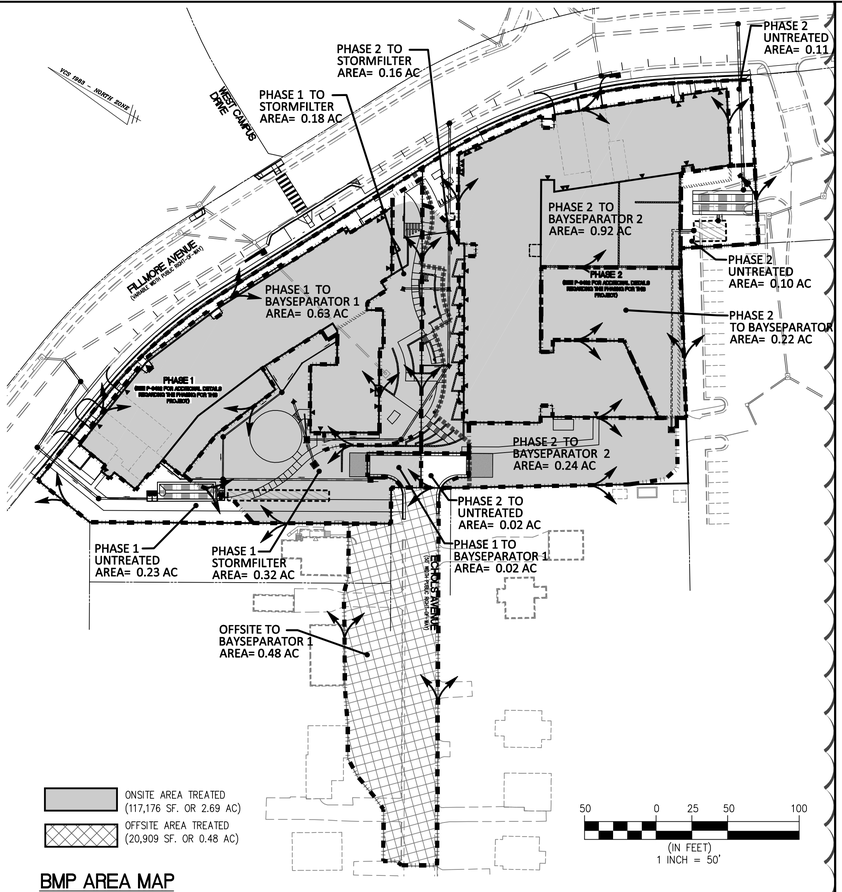
% WQV PROVIDED= 2.01 AC X 1,816 CF/AC
=3,650 CF (0.083 AC*FT) = 103% OF WQV PROVIDED (REQUIREMENT MET)

FOR INFORMATION ONLY

WQV TREATMENT (1 INCH)= 3,632 CF/AC OF IMPERVIOUS AREA
= 3,632 X 1.92 AC
= 6,974 CF (0.16 AC*FT) (TREATMENT OF THE FIRST 1 INCH OF RUNOFF)

WQV VOLUME PROVIDED= 3,650 CF (0.083 AC*FT)

WQV VOLUME DIFFERENCE= 6,974 CF – 3,650 CF
= 3,324 CF (0.076 AC*FT) TO BE PROVIDED BY THE CITY OF ALEXANDRIA



BMP AREA MAP

WATER QUALITY NARRATIVE

COVERAGE UNDER THE 2009 CONSTRUCTION GENERAL PERMIT (VAR 10) WAS ISSUED ON JUNE 30/2014 FOR A 5 YEAR TERM (PERMIT NUMBER VAR10E144) WHICH WAS THEN REISSUED FOR COVERAGE UNDER THE 2014-2019 CGP. THEREFORE, THE DESIGN CRITERIA APPLIED FOR THE STORMWATER MANAGEMENT PLAN ASSOCIATED WITH THIS DEVELOPMENT SHALL CONFORM TO THE TECHNICAL CRITERIA STIPULATED IN SECTIONS 9VAC-25-870-93 THROUGH 9VAC25-870-99 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM REGULATIONS (VSMP).

AS SHOWN IN THE COMPUTATIONS ABOVE, THE IMPERVIOUS AREA ON SITE WILL INCREASE WITH THIS DEVELOPMENT. AS REQUIRED PER WORKSHEET B OF THE ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK, A TOTAL OF 9.78 LB/YR PHOSPHOROUS REMOVAL IS REQUIRED WITH THIS DEVELOPMENT. A SERIES OF BMPs INCLUDING TWO BAYSEPARATORS AND ONE STORMFILTER (OR SIMILAR), ARE SHOWN TO REMOVE THE REQUIRED PHOSPHOROUS LOAD. THEREFORE, THE REQUIREMENT OF WORKSHEET B IS SATISFIED.

AS SHOWN ON THE BMP AREA MAP, THE PROPOSED BMP FACILITIES ARE TO TREAT A TOTAL OF 2.69 AC OF ON-SITE AREA BETWEEN BOTH PHASES OF THE PROJECT, AS WELL AS 0.48 AC OF OFF-SITE AREA FROM ECHOLS AVENUE. BOTH ON-SITE AND OFFSITE AREAS CONTAIN 1.76 AC AND 0.25 OF IMPERVIOUS AREA, WHICH RESULTS IN A TOTAL OF 2.01 AC OF IMPERVIOUS AREA TREATED WITH THIS DEVELOPMENT, EXCEEDING THE AMOUNT OF IMPERVIOUS AREA PROPOSED IN POST-DEVELOPMENT CONDITIONS FROM THE SITE (1.92 AC) THEREFORE, THE REQUIREMENT OF SECTION 13-110(A) OF THE ALEXANDRIA ZONING ORDINANCE TO TREAT 100% OF WATER QUALITY VOLUME FROM THE SITE IS MET.

EXACT TYPE, NUMBER AND LOCATION OF BMP FACILITIES IS SUBJECT TO CHANGE. EXACT DESIGN TO BE DETERMINED AT FINAL SITE PLAN.

WATER QUALITY PHASING NARRATIVE

THE COMPUTATIONS PROVIDED ON THIS SHEET SHOW THAT THE ENTIRE DEVELOPMENT MEETS APPLICABLE WATER QUALITY REQUIREMENTS. IF THE PROJECT IS DEVELOPED IN PHASES, AS EXPECTED, THEN THE PHASE I FINAL SITE PLAN SHALL BE REQUIRED TO SHOW COMPLIANCE WITH APPLICABLE STORMWATER QUALITY REGULATIONS FOR PHASE 1 OF THE DEVELOPMENT. THE SUBSEQUENT PHASE 2 FINAL SITE PLAN SHALL THEN BE REQUIRED TO STAND ON ITS OWN REGARDING STORMWATER QUALITY COMPLIANCE.

APPROVED 2014-0003 AMENDED BY
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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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COMMONWEALTH OF VIRGINIA ARON M. VINSON Lic. No.041851 4/7/16 PROFESSIONAL ENGINEER

OVERALL BMP CPMPUTATIONS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

WEST PARCEL

ALEXANDRIA, VIRGINIA
PHOSPHOROUS
LOADING COMPUTATIONS

WORKSHEET B: REDEVELOPMENT

1. **Compile site-specific data.**

		PRE-DEVELOPMENT	POST-DEVELOPMENT
A*		= 1.35 acres	= 1.35 acres
I_a	structures	= 0.33 acres	= 0.84 acres
	parking lot	= _____ acres	= _____ acres
	roadway	= _____ acres	= _____ acres
	other	= _____ acres	= _____ acres
		= _____ acres	= _____ acres
		= _____ acres	= _____ acres
	Total I_a	= 0.33 acres	= 0.84 acres
	$I = (\text{total } I_a / A) \times 100$	= 25 percent expressed in whole numbers	= 62 percent expressed in whole numbers
	$R_v = 0.05 + (0.009 \times I)$	= 0.275 unitless	= 0.608 unitless
	C: $I \geq 20 = 1.08$mg/l; $I < 20 = 0.26$mg/l	= 1.08 mg/l	= 1.08 mg/l

*A is the total area of the site
** I_a is the total impervious cover on the site

2. **Calculate the pre-development load (L_{pre})**

$L_{pre} = 8.16 \times R_{v\text{-}pre} \times C \times A$

$= 8.16 \times 0.275 \times 1.08 \times 1.35$

$= 3.27$ pounds per year

ALEXANDRIA, VIRGINIA
PHOSPHOROUS
LOADING COMPUTATIONS

WORKSHEET B: REDEVELOPMENT

3. **Calculate the post-development load (L_{post})**

$L_{post} = 8.16 \times R_{v\text{-}post} \times C \times A$

$= 8.16 \times 0.608 \times 1.08 \times 1.35$

$= 7.23$ pounds per year

4. **Calculate the pollutant removal requirement (RR).**

$RR = L_{post} - (0.9 \times L_{pre})$ $\quad$ $\%RR = (RR / L_{post}) \times 100$

$= 7.23 - (0.9 \times 3.27)$ $\quad$ $= (4.29 / 7.23) \times 100$

$= 4.29$ pounds per year $\quad$ $= 59.34\ \%$

SELECTED OPTION	REMOVAL EFFICIENCY (% / 100)	X	FRACTION OF CBPA DRAINAGE AREA SERVED (DECIMAL FORM)	X	L_{POST} (LBS/YR)	=	LOAD REMOVED (LBS/YR)
BAYSEPARATOR TT	* 60%		1.13 / 1.35 = 0.83		7.23		3.60
STORMFILTER	50%		0.50 / 1.35 = 0.37		7.23		1.34

* BMP EFFICIENCY OF 60% PHOSPHOROUS REMOVAL USED WITHIN THE CITY OF ALEXANDRIA

TOTAL= 4.94 ≥ 4.29 LB/YR (REQUIRED)

PROJECT DESCRIPTION (SEE SHEET P-0101)

DEVELOPMENT OR [REDEVELOPMENT]

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	0.84	0.51	1.35
ON-SITE TREATED	0.77	0.38	1.15
OFF-SITE TREATED	0.25	0.23	0.48
TOTAL IMPERVIOUS AREA TREATED	1.02		
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATED BUFFER	0.00		
TOTAL IMPERVIOUS AREA TREATED OR DISCONNECTED	1.02		

OFFSITE AREAS INCLUDED IN BMP COMPUTATIONS REFLECT ONLY AREAS FROM ECHOLS AVENUE. CREDIT FOR EAST PARCEL AREAS DRAINING INTO WEST PARCEL'S FACILITIES WILL BE CALCULATED SEPARATELY, SEE WORKSHEET B AND C FOR EAST PARCEL, THIS SHEET.

WATER TREATMENT ON SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
BAYSEPARATOR 1	1.13	0.90	60%
STORMFILTER	0.50	0.12	50%

MISCELLANEOUS

TOTAL WQV TREATED: [YES] NO

DETENTION ON SITE: [YES] NO

PROJECT IS WITHIN WHICH WATERSHED? FOUR MILE RUN WATERSHED

DISCHARGES TO WHICH BODY OF WATER? FOUR MILE RUN

WQV TREATMENT REQUIRED= 1,816 CF/AC OF IMPERVIOUS AREA
= 1,816 X 0.84 AC
= 1,526 CF (0.035 AC*FT) (TREATMENT OF THE FIRST ½ INCH OF RUNOFF)

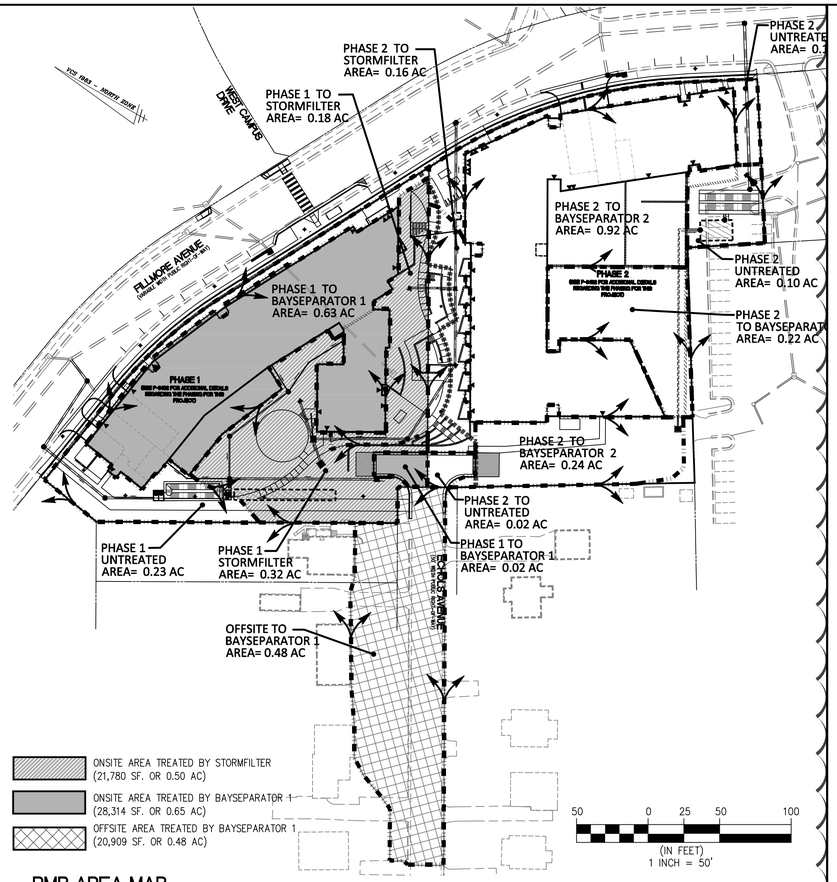
% WQV PROVIDED= 1.02 AC X 1,816 CF/AC
=1,852 CF (0.042 AC*FT) = 122% OF WQV PROVIDED (REQUIREMENT MET)

FOR INFORMATION ONLY

WQV TREATMENT (1 INCH)= 3,632 CF/AC OF IMPERVIOUS AREA
= 3,632 X 0.84 AC
= 3,051 CF (0.07 AC*FT) (TREATMENT OF THE FIRST 1 INCH OF RUNOFF)

WQV VOLUME PROVIDED= 1,852 CF (0.042 AC*FT)

WQV VOLUME DIFFERENCE= 3,051 CF – 1,852 CF
= 1,199 CF (0.028 AC*FT) TO BE PROVIDED BY THE CITY OF ALEXANDRIA



BMP AREA MAP

WATER QUALITY NARRATIVE

COVERAGE UNDER THE 2009 CONSTRUCTION GENERAL PERMIT (VAR 10) WAS ISSUED ON JUNE 30/2014 FOR A 5 YEAR TERM (PERMIT NUMBER VAR10E144) WHICH WAS THEN REISSUED FOR COVERAGE UNDER THE 2014–2019 CGP. THEREFORE, THE DESIGN CRITERIA APPLIED FOR THE STORMWATER MANAGEMENT PLAN ASSOCIATED WITH THIS DEVELOPMENT SHALL CONFORM TO THE TECHNICAL CRITERIA STIPULATED IN SECTIONS 9VAC-25-870-93 THROUGH 9VAC25-870-99 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM REGULATIONS (VSMP).

AS SHOWN IN THE COMPUTATIONS ABOVE, THE IMPERVIOUS AREA ON SITE WILL INCREASE WITH THIS PHASE OF THE DEVELOPMENT. AS REQUIRED PER WORKSHEET B OF THE ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK, A TOTAL OF 4.29 LB/YR PHOSPHOROUS REMOVAL IS REQUIRED FOR PHASE 1. A SERIES OF BMPs INCLUDING A BAYSEPARATOR AND ONE STORMFILTER (OR SIMILAR), ARE SHOWN TO REMOVE THE REQUIRED PHOSPHOROUS LOAD. THEREFORE, THE REQUIREMENT OF WORKSHEET B FOR BOTH PARCELS IS SATISFIED.

AS SHOWN ON THE BMP AREA MAP, THE PROPOSED BMP FACILITIES ARE TO TREAT A TOTAL OF 1.15 AC OF ON-SITE AREA AS WELL AS 0.48 AC OF OFF-SITE AREA FROM ECHOLS AVENUE. BOTH ON-SITE AND OFFSITE AREAS CONTAIN 0.77 AC AND 0.25 AC OF IMPERVIOUS AREA, RESPECTIVELY, WHICH RESULTS IN A TOTAL OF 1.02 AC OF IMPERVIOUS AREA TREATED. AS SHOWN IN THE COMPUTATIONS PROVIDED, THIS PORTION OF THE DEVELOPMENT (PHASE 1) EXCEEDS THE TOTAL AMOUNT OF IMPERVIOUS AREA TREATMENT REQUIREMENT (TREATMENT 0.84 AC) BY 22%,EXCEEDING THE TOTAL AMOUNT OF IMPERVIOUS AREAS PROPOSED IN POST-DEVELOPMENT CONDITIONS FROM THE SITE (1.97 AC.). THEREFORE, THE REQUIREMENT OF SECTION 13-110(A) OF THE ALEXANDRIA ZONING ORDINANCE TO TREAT 100% OF WATER QUALITY VOLUME FROM THE SITE IS MET FOR PHASE 1 OF THE DEVELOPMENT.

EXACT TYPE, NUMBER AND LOCATION OF BMP FACILITIES IS SUBJECT TO CHANGE. EXACT DESIGN TO BE DETERMINED AT FINAL SITE PLAN.

APPROVED 2014–0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016–0007

DEPARTMENT OF PLANNING & ZONING

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SCALE: 1" = 50'

COMMONWEALTH OF VIRGINIA ARROW M. VINSON Lic. No.041851 4/7/16 PROFESSIONAL ENGINEER

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1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			
3	DSUP AMENDMENT #1	4/7/16			

WEST PARCEL BMP COMPUTATIONS (PHASE 1)

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

EAST PARCEL (PHASE 2)

ALEXANDRIA, VIRGINIA
PHOSPHOROUS
LOADING COMPUTATIONS

WORKSHEET B: REDEVELOPMENT

1. Compile site-specific data.

		PRE-DEVELOPMENT	POST-DEVELOPMENT
A*		= 1.77 acres	= 1.77 acres
I_a	structures	= 0.55 acres	= 1.08 acres
	parking lot	= _____ acres	= _____ acres
	roadway	= _____ acres	= _____ acres
	other	= _____ acres	= _____ acres
		= _____ acres	= _____ acres
		= _____ acres	= _____ acres
	Total I_a	= 0.55 acres	= 1.08 acres
$I = (\text{total } I_a/A) \times 100$		= 31 percent expressed in whole numbers	= 61 percent expressed in whole numbers
$R_v = 0.05 + (0.009 \times I)$		= 0.329 unitless	= 0.598 unitless
C: I≥ 20 = 1.08mg/l I< 20 = 0.26mg/l		= 1.08 mg/l	= 1.08 mg/l

*A is the total area of the site
** I_a is the total impervious cover on the site

2. Calculate the pre-development load (L_{pre})

$L_{pre} = 8.16 \times R_{v\text{-}pre} \times C \times A$

$= 8.16 \times 0.329 \times 1.08 \times 1.77$

$= 5.13$ pounds per year

ALEXANDRIA, VIRGINIA
PHOSPHOROUS
LOADING COMPUTATIONS

WORKSHEET B: REDEVELOPMENT

3. Calculate the post-development load (L_{post})

$L_{post} = 8.16 \times R_{v\text{-}post} \times C \times A$

$= 8.16 \times 0.598 \times 1.08 \times 1.77$

$= 9.33$ pounds per year

4. Calculate the pollutant removal requirement (RR).

$RR = L_{post} - (0.9 \times L_{pre})$

$= 9.33 - (0.9 \times 5.13)$

$= 4.71$ pounds per year

$\%RR = (RR/L_{post}) \times 100$

$= (4.71 / 9.33) \times 100$

$= 50.48\ \%$

SELECTED OPTION	REMOVAL EFFICIENCY (% / 100)	X	FRACTION OF CBPA DRAINAGE AREA SERVED (DECIMAL FORM)	X	L_{POST} (LBS/YR)	=	LOAD REMOVED (LBS/YR)
BAYSEPARATOR TT	* 60%		1.38/1.77=0.78		9.33		4.38
STORMFILTER	50%		0.16/1.77=0.09		9.33		0.42

* BMP EFFICIENCY OF 60% PHOSPHOROUS REMOVAL USED WITHIN THE CITY OF ALEXANDRIA

TOTAL= 4.80 ≥ 4.71 LB/YR (REQUIRED)

PROJECT DESCRIPTION (SEE SHEET P-0101)

DEVELOPMENT OR [REDEVELOPMENT]

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	1.08	0.69	1.77
ON-SITE TREATED	0.99	0.55	1.54
OFF-SITE TREATED	–	–	–
TOTAL IMPERVIOUS AREA TREATED	0.99		
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATED BUFFER	0.00		
TOTAL IMPERVIOUS AREA TREATED OR DISCONNECTED	0.99		

WATER TREATMENT ON SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
BAYSEPARATOR 2	1.38	0.93	60%
STORMFILTER	0.16	0.05	50%

MISCELLANEOUS

TOTAL WQV TREATED: [YES] NO

DETENTION ON SITE: [YES] NO

PROJECT IS WITHIN WHICH WATERSHED? FOUR MILE RUN WATERSHED

DISCHARGES TO WHICH BODY OF WATER? FOUR MILE RUN

WQV TREATMENT REQUIRED= 1,816 CF/AC OF IMPERVIOUS AREA
= 1,816 X 1.08 AC
= 1,961 CF (0.045 AC*FT) (TREATMENT OF THE FIRST ½ INCH OF RUNOFF)

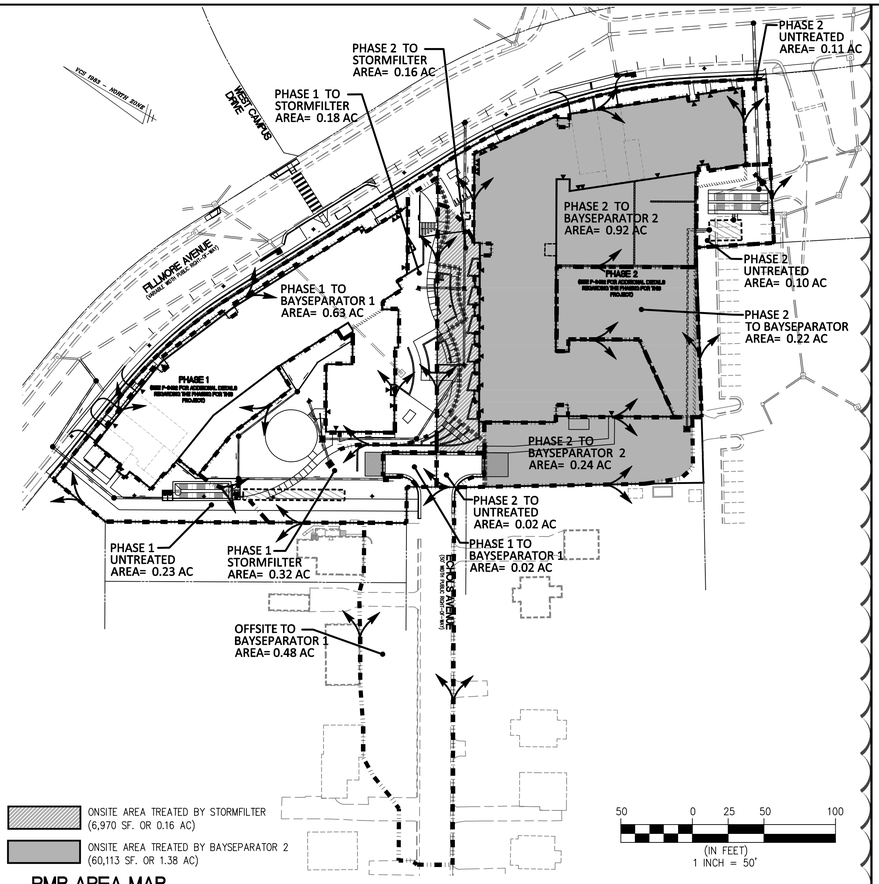
% WQV PROVIDED= 0.99 AC X 1,816 CF/AC
=1,798 CF (0.041 AC*FT) = 92% OF WQV PROVIDED

FOR INFORMATION ONLY

WQV TREATMENT (1 INCH)= 3,632 CF/AC OF IMPERVIOUS AREA
= 3,632 X 1.08 AC
= 3,923 CF (0.09 AC*FT) (TREATMENT OF THE FIRST 1 INCH OF RUNOFF)

WQV VOLUME PROVIDED= 1,816 CF (0.042 AC*FT)

WQV VOLUME DIFFERENCE= 3,923 CF – 1,798 CF
= 2,125 CF (0.049 AC*FT) TO BE PROVIDED BY THE CITY OF ALEXANDRIA



BMP AREA MAP

WATER QUALITY NARRATIVE (PHASE 2)

COVERAGE UNDER THE 2009 CONSTRUCTION GENERAL PERMIT (VAR 10) WAS ISSUED ON JUNE 30/2014 FOR A 5 YEAR TERM (PERMIT NUMBER VAR10E144) WHICH WAS THEN REISSUED FOR COVERAGE UNDER THE 2014–2019 CGP. THEREFORE, THE DESIGN CRITERIA APPLIED FOR THE STORMWATER MANAGEMENT PLAN ASSOCIATED WITH THIS DEVELOPMENT SHALL CONFORM TO THE TECHNICAL CRITERIA STIPULATED IN SECTIONS 9VAC–25–870–93 THROUGH 9VAC25–870–99 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM REGULATIONS (VSMP).

AS SHOWN IN THE COMPUTATIONS ABOVE, THE IMPERVIOUS AREA ON SITE WILL INCREASE WITH THIS PORTION OF THE DEVELOPMENT. AS REQUIRED PER WORKSHEET B OF THE ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK, A TOTAL OF 4.71 LB/YR PHOSPHOROUS REMOVAL IS REQUIRED WITH THIS DEVELOPMENT. A SERIES OF BMPs INCLUDING A BAYSEPARATOR AND ONE STORMFILTER (OR SIMILAR), ARE SHOWN TO REMOVE THE REQUIRED PHOSPHOROUS LOAD. THEREFORE, THE REQUIREMENT OF WORKSHEET B IS SATISFIED.

AS SHOWN ON THE BMP AREA MAP, THE PROPOSED BMP FACILITIES ARE TO TREAT A TOTAL OF 1.54 AC CONTAINING 0.99 AC OF IMPERVIOUS AREA. IF CONSTRUCTED IN PHASES, THIS PORTION OF THE PROJECT DOES NOT TREAT THE REQUIRED 100% OF THE PROPOSED IMPERVIOUS AREA. THEREFORE, THE APPLICANT PROPOSES TO MAKE A CONTRIBUTION TO THE WATER QUALITY EQUIVALENCY FUND, IF APPLICABLE, AT TIME OF FINAL SITE PLAN TO COMPENSATE FOR THE UNTREATED IMPERVIOUS AREA PROPOSED IN PHASE 2. IN WHICH CASE, A LETTER JUSTIFYING THIS REQUEST WILL BE SUBMITTED TO TRANSPORTATION AND ENVIRONMENTAL SERVICES UNDER SEPARATE COVER.

EXACT TYPE, NUMBER AND LOCATION OF BMP FACILITIES IS SUBJECT TO CHANGE. EXACT DESIGN TO BE DETERMINED AT FINAL SITE PLAN.

APPROVED 2014–0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016–0007

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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DRAWN: DV
CHECKED: BF
SCALE: 1" = 50'
DATE: 9/11/14, 10/28/14

COMMONWEALTH OF VIRGINIA ARROW M. VINSON Lic. No.041851 4/7/16 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	DSUP AMENDMENT #1	2/10/16		
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3	DSUP AMENDMENT #1	4/7/16		

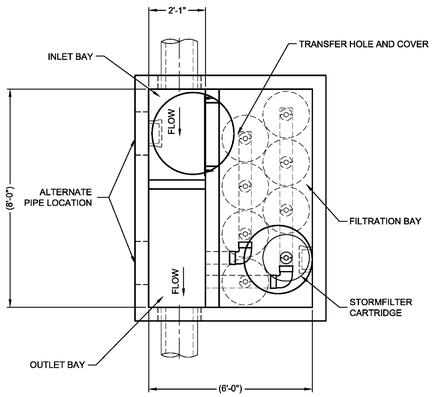
EAST PARCEL BMP COMPUTATIONS (PHASE 2)

AHC - ST. JAMES MULTIFAMILY

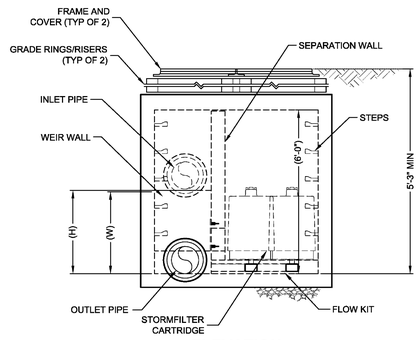
CITY OF ALEXANDRIA, VIRGINIA

STORMFILTER DETAILS

(INFORMATION PROVIDED BY OTHERS)



PLAN

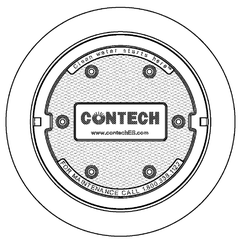


ELEVATION

STORMFILTER DESIGN TABLE

- THE 8' x 8' PEAK DIVERSION STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.
- THE PEAK DIVERSION STORMFILTER IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR RIGHT INLET CONFIGURATION.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.

CARTRIDGE HEIGHT	27"		18"		LOW DROP	
SYSTEM HYDRAULIC DROP (H - REQ'D. MIN.)	3.05'		2.3'		1.8'	
HEIGHT OF WEIR (W)	3.00'		2.25'		1.75'	
TREATMENT BY MEDIA SURFACE AREA	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	10	5



FRAME AND COVER

(DIAMETER VARIES)

N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED	*
CARTRIDGE FLOW RATE	*
MEDIA TYPE (CSF, PERLITE, ZPG)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE	*	*	*
OUTLET PIPE	*	*	*

INLET BAY RIM ELEVATION	*
FILTER BAY RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

PERFORMANCE SPECIFICATION

FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7-INCHES**. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **37 SECONDS**.
SPECIFIC FLOW RATE SHALL BE **2 GPM/SF (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF OF MEDIA (MAXIMUM).**

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.contechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

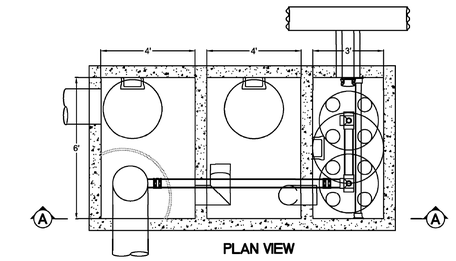
INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

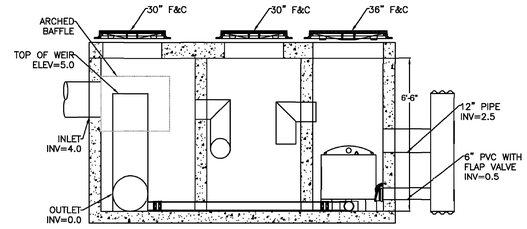
CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH
800-338-1122 513-645-7000 513-645-7993

BAYFILTER DETAILS

(INFORMATION PROVIDED BY OTHERS)



PLAN VIEW



SECTION A-A

REV	DESCRIPTION	DATE	APPR	NOTES:

BAYSAVER TECHNOLOGIES 800-229-7283 WWW.BAYSAVER.COM

DESIGNED:	TEP	DATE:	10/8/15
DRAWN:	EKH	SCALE:	N.T.S.
CHECKED:	PR	DWG NO:	

AHC St. JAMES
BAYFILTER TT-SO-2
SYSTEM DETAIL

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007

DEPARTMENT OF PLANNING & ZONING

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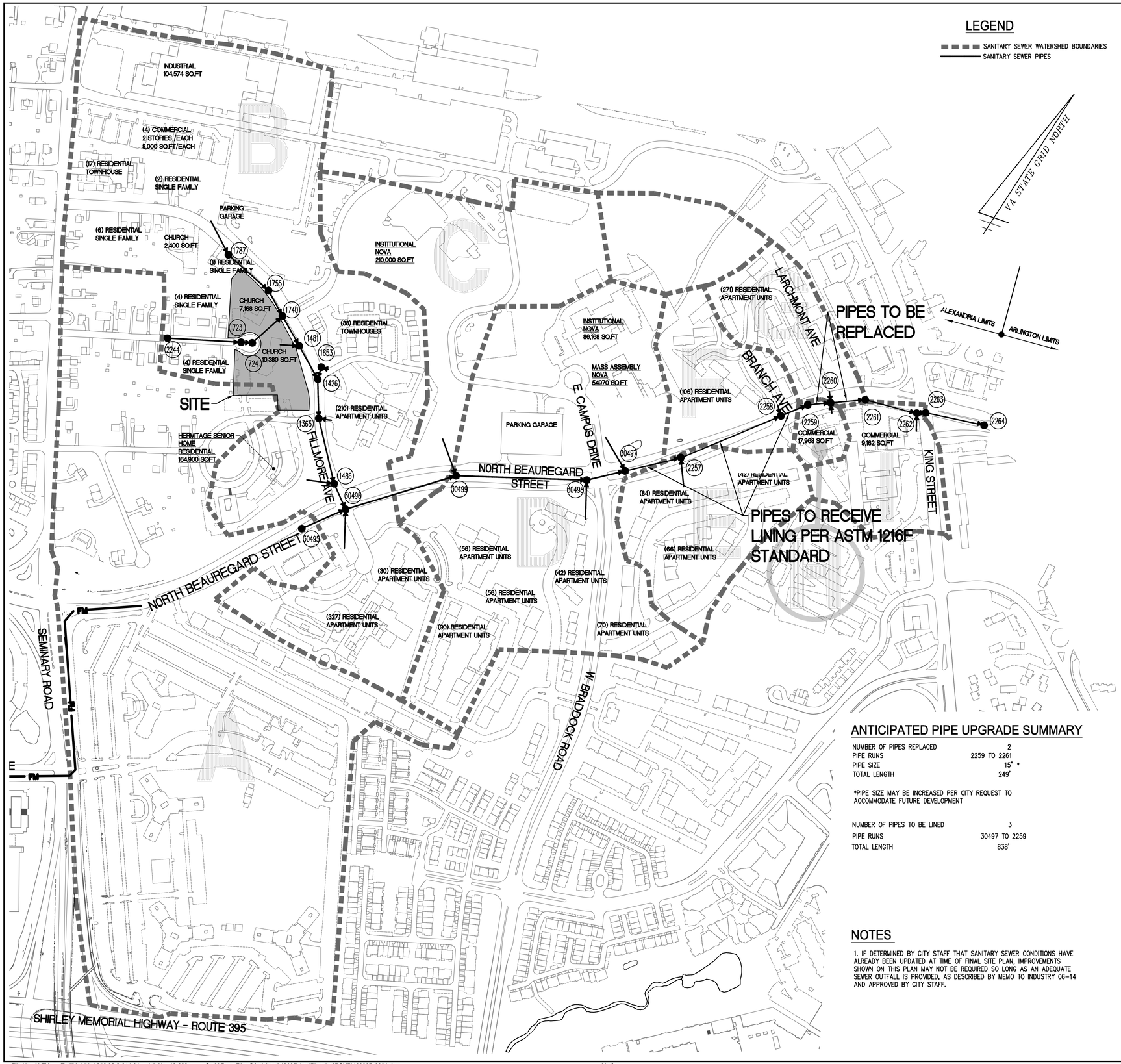
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BMP FACILITIES NOTES AND DETAILS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA



ANTICIPATED PIPE UPGRADE SUMMARY

NUMBER OF PIPES REPLACED	2
PIPE RUNS	2259 TO 2261
PIPE SIZE	15" *
TOTAL LENGTH	249'

*PIPE SIZE MAY BE INCREASED PER CITY REQUEST TO ACCOMMODATE FUTURE DEVELOPMENT

NUMBER OF PIPES TO BE LINED	3
PIPE RUNS	30497 TO 2259
TOTAL LENGTH	838'

NOTES

1. IF DETERMINED BY CITY STAFF THAT SANITARY SEWER CONDITIONS HAVE ALREADY BEEN UPDATED AT TIME OF FINAL SITE PLAN, IMPROVEMENTS SHOWN ON THIS PLAN MAY NOT BE REQUIRED SO LONG AS AN ADEQUATE SEWER OUTFALL IS PROVIDED, AS DESCRIBED BY MEMO TO INDUSTRY 06-14 AND APPROVED BY CITY STAFF.

SANITARY DESIGN FLOWS

Subshed B

West	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
1787	INDUSTRIAL	200	104.574	20,915
	COMMERCIAL	200	32	6,400
	RESIDENTIAL (TH)	350	17	5,950
	RESIDENTIAL (SF)	350	2	700
	RESIDENTIAL (SF)	350	6	2,100
	CHURCH COMMERCIAL	200	2.4	480
	RESIDENTIAL (SF)	350	1	350
1755	***CHURCH COMMERCIAL * (FROM SITE-EX)***	***200***	***7.168***	***0***
	RESIDENTIAL (FROM SITE-PROP)	300	316	94,800
1740	RESIDENTIAL (SF)	350	4	1,400
	RESIDENTIAL (SF)	350	4	1,400
1481	***CHURCH COMMERCIAL * (FROM SITE-EX)***	***200***	***10.38***	***0***
1426	RESIDENTIAL (TH)	350	38	13,300
1365	RESIDENTIAL (APTS)	300	210	63,000
1486	HERMITAGE SENIOR HOME (APTS)	200	164.9	32,980
				243,775

East	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
30496	RESIDENTIAL (APTS)	300	327	98,100
	RESIDENTIAL (APTS)	300	30	9,000
				107,100
			TOTAL SUBSHED B =	**350,875**

Subshed C

	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
30499	INSTITUTIONAL	200	210	42,000
			TOTAL SUBSHED C =	**42,000**

Subshed D

West	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
30497	INSTITUTIONAL	200	86.168	17,234
	INSTITUTIONAL	200	54.97	10,994
				28,228

East	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
30498	RESIDENTIAL (APTS)	300	90	27,000
	RESIDENTIAL (APTS)	300	56	16,800
	RESIDENTIAL (APTS)	300	56	16,800
	RESIDENTIAL (APTS)	300	42	12,600
	RESIDENTIAL (APTS)	300	70	21,000
				94,200
			TOTAL SUBSHED D =	**122,428**

Subshed E

	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
2257	RESIDENTIAL (APTS)	300	42	12,600
	RESIDENTIAL (APTS)	300	84	25,200
	RESIDENTIAL (APTS)	300	66	19,800
				57,600
			TOTAL SUBSHED E =	**57,600**

Subshed F

	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
2258	RESIDENTIAL (APTS)	300	106	31,800
			TOTAL SUBSHED F =	**31,800**

Subshed G

	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
2260	RESIDENTIAL (APTS)	300	271	81,300
			TOTAL SUBSHED G =	**81,300**

Subshed H

	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
2260	COMMERCIAL	200	17.968	3,594
			TOTAL SUBSHED H =	**3,594**

Subshed I

	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
2262	COMMERCIAL	200	9.162	1,832
			TOTAL SUBSHED I =	**1,832**

* EX. CHURCH TO BE REMOVED WITH THIS DEVELOPMENT

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COMMONWEALTH OF VIRGINIA ARON M. VINSON Lic. No.041851 PROFESSIONAL ENGINEER 4/7/16

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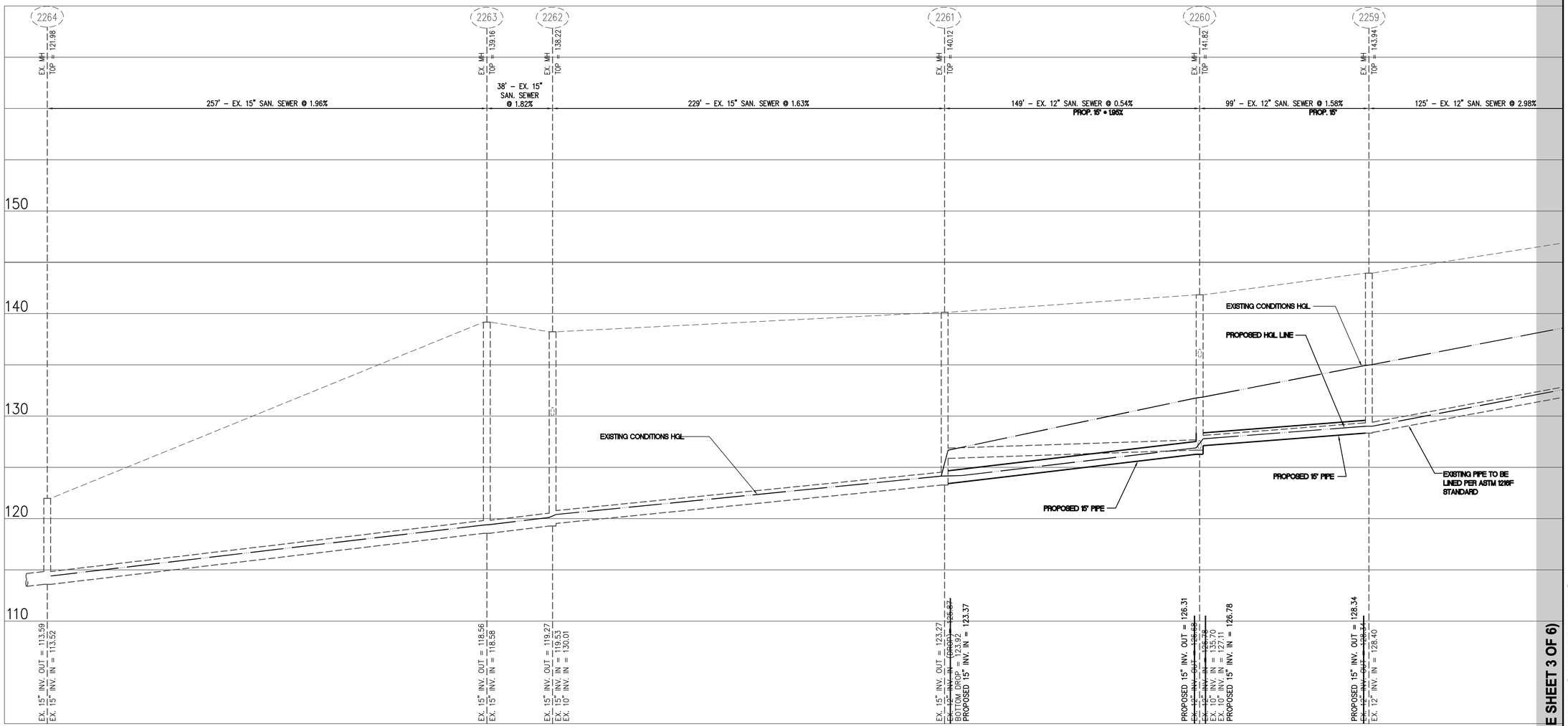
PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS AND IMPROVEMENT PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0901.dwg Xref:

SHEET: P-0901



SCALE
VERT: 1"=5'
HORZ: 1"=30'

MATCH LINE (SEE SHEET 3 OF 6)

NOTES

1. IF DETERMINED BY CITY STAFF THAT SANITARY SEWER CONDITIONS HAVE ALREADY BEEN UPDATED AT TIME OF FINAL SITE PLAN, IMPROVEMENTS SHOWN ON THIS PLAN MAY NOT BE REQUIRED SO LONG AS AN ADEQUATE SEWER OUTFALL IS PROVIDED, AS DESCRIBED BY MEMO TO INDUSTRY 06-14 AND APPROVED BY CITY STAFF.

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PROPOSED SANITARY SEWER IMPROVEMENTS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

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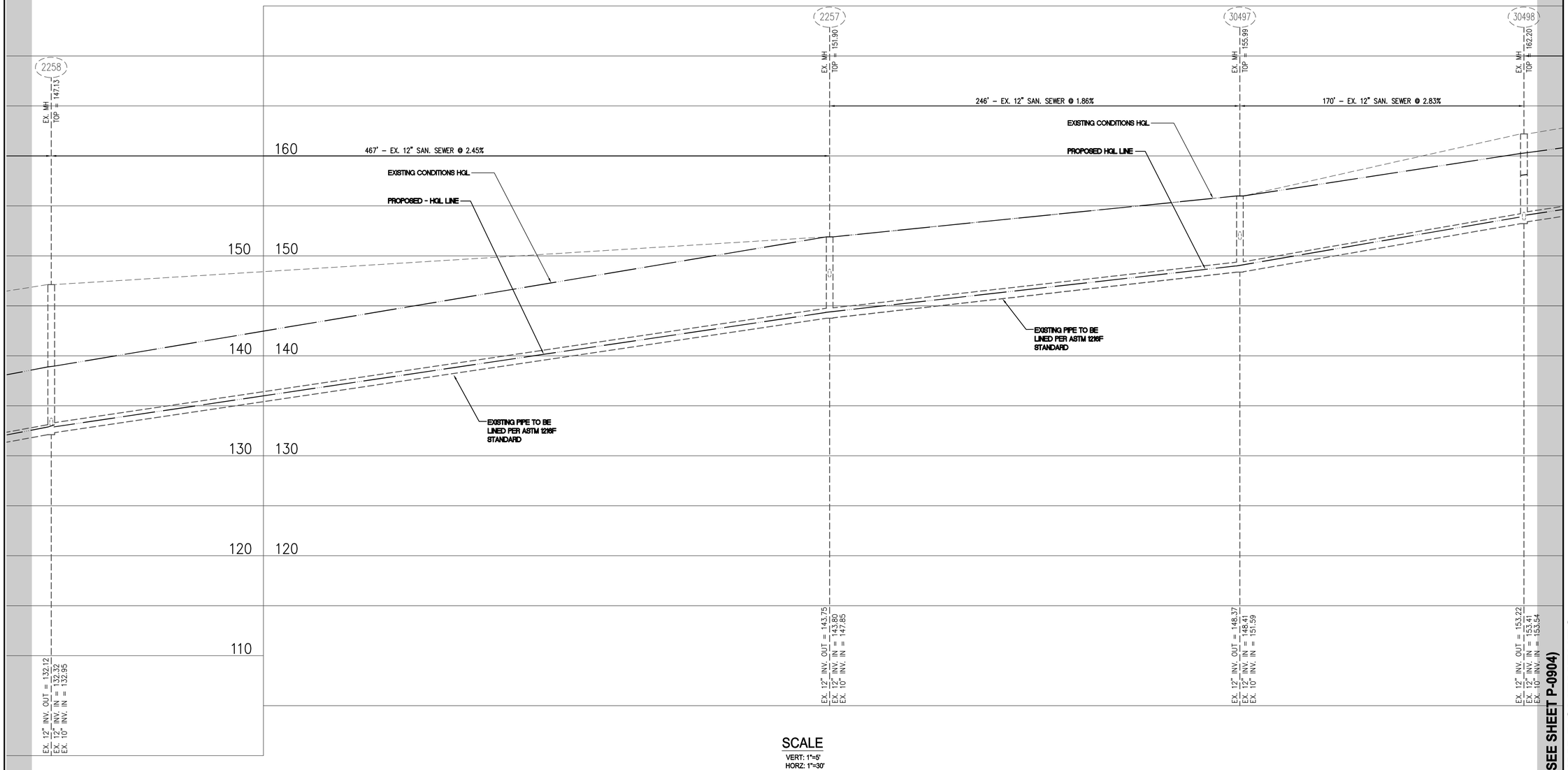
COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No.041851 — PROFESSIONAL ENGINEER — 4/7/16

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SHEET: P-0902



MATCH LINE (SEE SHEET P-0902)

MATCH LINE (SEE SHEET P-0904)

SCALE
VERT: 1"=5'
HORZ: 1"=30'

NOTES

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROPOSED SANITARY SEWER IMPROVEMENTS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	DSUP AMENDMENT #1	2/10/16		
2	DSUP AMENDMENT #1	3/14/16		
3	DSUP AMENDMENT #1	4/7/16		

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FALLS CHURCH, VIRGINIA 22046
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www.WLPINC.com

DRAWN: DV
CHECKED: BF
DATE: 9/1/14, 10/28/14
SCALE:

COMMONWEALTH OF VIRGINIA ARROW M. VINSON Lic. No.041851 4/7/16 PROFESSIONAL ENGINEER

MATCH LINE (SEE SHEET P-0903)

30499
EX. MH
TOP = 177.61

562' – EX. 12" SAN. SEWER @ 2.53%

497' – EX. 12" SAN. SEWER @ 2.78%

EXISTING CONDITIONS HGL

PROPOSED HGL LINE

30498
EX. MH
TOP = 162.20

562' – EX. 12" SAN. SEWER @ 2.53%

200
190
180
170
160
150
140
130
120

EX. 12" INV. OUT = 153.22
EX. 12" INV. IN = 153.41
EX. 10" INV. IN = 153.54

EX. 12" INV. OUT = 167.61
EX. 12" INV. IN = 167.71
EX. 10" INV. IN = 168.31

SCALE
VERT: 1"=5'
HORZ: 1"=30'

MATCH LINE (SEE SHEET P-0905)

NOTES

1. IF DETERMINED BY CITY STAFF THAT SANITARY SEWER CONDITIONS HAVE ALREADY BEEN UPDATED AT TIME OF FINAL SITE PLAN, IMPROVEMENTS SHOWN ON THIS PLAN MAY NOT BE REQUIRED SO LONG AS AN ADEQUATE SEWER OUTFALL IS PROVIDED, AS DESCRIBED BY MEMO TO INDUSTRY 06-14 AND APPROVED BY CITY STAFF.

APPROVED 2014–0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016–0007
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
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COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
4/7/16
PROFESSIONAL ENGINEER

REVISION APPROVED BY

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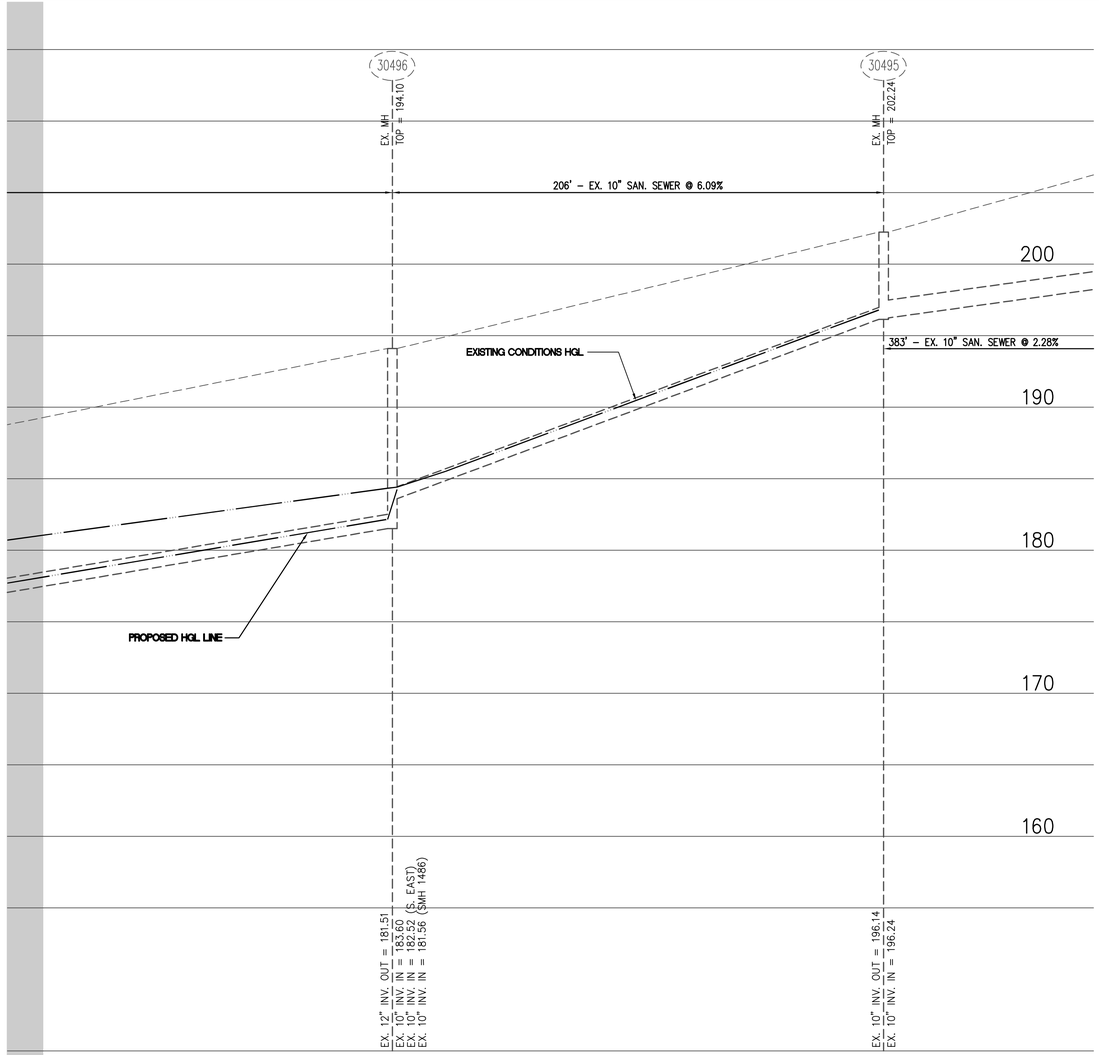
PROPOSED SANITARY SEWER IMPROVEMENTS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0904

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0901.dwg Xref:



SCALE
VERT: 1"=5'
HORZ: 1"=30'

MATCH LINE (SEE SHEET P-0904)

NOTES

1. IF DETERMINED BY CITY STAFF THAT SANITARY SEWER CONDITIONS HAVE ALREADY BEEN UPDATED AT TIME OF FINAL SITE PLAN, IMPROVEMENTS SHOWN ON THIS PLAN MAY NOT BE REQUIRED SO LONG AS AN ADEQUATE SEWER OUTFALL IS PROVIDED, AS DESCRIBED BY MEMO TO INDUSTRY 06-14 AND APPROVED BY CITY STAFF.

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COMMONWEALTH OF VIRGINIA — 83 — LICENSED — ARON M. VINSON — PROFESSIONAL ENGINEER
ARON M. VINSON
Lic. No.041851
4/7/16

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PROPOSED SANITARY SEWER IMPROVEMENTS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0905

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0901.dwg Xref:

EXISTING CONDITIONS

FROM	TO	INCREMENTAL CONTRIBUTING	MODELED FLOW FROM CITY (GPM)	INCREMENTAL FLOW (GPD)	CUMULATIVE (GDP)	PEAK FLOW FACTOR	CUMULATIVE PEAK FLOW		INVERTS		PIPE SIZE (IN)	AREA (SF)	PIPE LENGTH (FT)	PIPE SLOPE (FT)	MANNINGS n	CAPACITY (CFS)	VELOCITY AT PEAK (FPS)	FLOW DEPTH (IN)
							(GPD)	(CFS)	UPPER END	LOWER END								
1787	1755	-		36,895	36,895	3	110,684	0.171	228.27	217.26	10	0.55	236	0.0467	0.015	4.08	3.71	1.39
1755	1740	-		1,434	38,328	3	114,985	0.178	216.41	212.46	10	0.55	123	0.0321	0.015	3.38	3.30	1.55
1740	1481	-		2,800	41,128	3	123,385	0.191	212.36	207.75	10	0.55	148	0.0311	0.015	3.33	3.32	1.62
1481	1426	-		2,076	43,204	3	129,613	0.201	207.70	203.18	10	0.55	163	0.0277	0.015	3.14	3.24	1.71
1426	1365	-		13,300	56,504	3	169,513	0.262	203.08	196.56	10	0.55	167	0.0390	0.015	3.73	3.96	1.79
1365	1486	-		63,000	119,504	3	358,513	0.555	196.26	183.55	10	0.55	289	0.0440	0.015	3.96	5.15	2.52
1486	30496	-		32,980	152,484	3	457,453	0.708	186.45	181.56	10	0.55	123	0.0398	0.015	3.76	5.33	2.93
30495*	30496	subshed A	1621		2,334,240	1	2,334,240	3.612	196.14	183.60	10	0.55	206	0.0609	0.015	4.66	9.50	6.57
30496	30499	subshed B	2026		2,917,440	1	2,917,440	4.514	181.51	167.71	12	0.79	497	0.0278	0.015	5.12	7.41	8.70
30499	30498	Subshed C	2033		2,927,520	1	2,927,520	4.529	167.61	153.41	12	0.79	562	0.0253	0.015	4.88	7.11	9.07
30498	30497	Subshed D (East)	2137		3,077,280	1	3,077,280	4.761	153.22	148.41	12	0.79	170	0.0283	0.015	5.17	7.52	9.02
30497	**2257**	**Subshed D (West)**	**2241**		**3,227,040**	**1**	**3,227,040**	**4.993**	**148.37**	**143.80**	**12**	**0.79**	**246**	**0.0186**	**0.015**	**4.19**		
2257	**2258**	**Subshed E**	**2330**		**3,355,200**	**1**	**3,355,200**	**5.191**	**143.75**	**132.32**	**12**	**0.79**	**467**	**0.0245**	**0.015**	**4.81**		
2258	**2259**	**Subshed F**	**2384**		**3,432,960**	**1**	**3,432,960**	**5.311**	**132.12**	**128.40**	**12**	**0.79**	**125**	**0.0298**	**0.015**	**5.30**		
2259	**2260**	-	**2392**		**3,444,480**	**1**	**3,444,480**	**5.329**	**128.34**	**126.78**	**12**	**0.79**	**99**	**0.0158**	**0.015**	**3.86**		
2260	**2261**	**Subshed G and H**	**2510**		**3,614,400**	**1**	**3,614,400**	**5.592**	**126.68**	**125.87**	**12**	**0.79**	**149**	**0.0054**	**0.015**	**2.26**		
2261	2262	-	2602		3,746,880	1	3,746,880	5.797	123.27	119.53	15	1.23	229	0.0163	0.015	7.12	6.51	10.22
2262	2263	Subshed I	2612		3,761,280	1	3,761,280	5.819	119.27	118.58	15	1.23	38	0.0182	0.015	7.51	6.80	9.87
2263	2264	-	2612		3,761,280	1	3,761,280	5.819	118.56	113.52	15	1.23	257	0.0196	0.015	7.81	7.01	9.61

PROPOSED - REPLACE 2 PIPES AND LINE 3 PIPES

FROM	TO	INCREMENTAL CONTRIBUTING	MODELED FLOW FROM CITY (GPM)	INCREMENTAL FLOW (GPD)	CUMULATIVE (GDP)	PEAK FLOW FACTOR	CUMULATIVE PEAK FLOW		INVERTS		PIPE SIZE (IN)	AREA (SF)	PIPE LENGTH (FT)	PIPE SLOPE (FT)	MANNINGS n	CAPACITY (CFS)	VELOCITY AT PEAK (FPS)	FLOW DEPTH (IN)
							(GPD)	(CFS)	UPPER END	LOWER END								
1787	1755	-		36,895	36,895	3	110,684	0.171	228.27	217.26	10	0.55	236	0.0467	0.015	4.08	3.71	1.39
1755	1740	-		94,800	131,695	3	395,084	0.611	216.41	212.46	10	0.55	123	0.0321	0.015	3.38	4.73	2.87
1740	1481	-		2,800	134,495	3	403,484	0.624	212.36	207.75	10	0.55	148	0.0311	0.015	3.33	4.71	2.92
1481	1426	-		0	134,495	3	403,484	0.624	207.70	203.18	10	0.55	163	0.0277	0.015	3.14	4.52	3.01
1426	1365	-		13,300	147,795	3	443,384	0.686	203.08	196.56	10	0.55	167	0.0390	0.015	3.73	5.25	2.89
1365	1486	-		63,000	210,795	3	632,384	0.978	196.26	183.55	10	0.55	289	0.0440	0.015	3.96	6.05	3.37
1486	30496	-		32,980	243,775	3	731,324	1.132	186.45	181.56	10	0.55	123	0.0398	0.015	3.76	6.07	3.74
30495*	30496	subshed A	1621		2,334,240	1	2,334,240	3.612	196.14	183.60	10	0.55	206	0.0609	0.015	4.66	9.50	6.57
30496	30499	subshed B	2026		3,201,840	1	3,201,840	4.954	181.51	167.71	12	0.79	497	0.0278	0.015	5.12	7.48	9.43
30499	30498	Subshed C	2033		3,211,920	1	3,211,920	4.969	167.61	153.41	12	0.79	562	0.0253	0.015	4.88	7.14	9.95
30498	30497	Subshed D (East)	2137		3,361,680	1	3,361,680	5.201	153.22	148.41	12	0.79	170	0.0283	0.015	5.17	7.56	9.82
30497	**2257**	**Subshed D (West)**	**2241**		**3,511,440**	**1**	**3,511,440**	**5.433**	**148.37**	**143.80**	**11.4**	**0.71**	**246**	**0.0186**	**0.010**	**5.53**	**8.90**	**9.13**
2257	**2258**	**Subshed E**	**2330**		**3,639,600**	**1**	**3,639,600**	**5.631**	**143.75**	**132.32**	**11.4**	**0.71**	**467**	**0.0245**	**0.010**	**6.34**	**10.11**	**8.33**
2258	**2259**	**Subshed F**	**2384**		**3,717,360**	**1**	**3,717,360**	**5.751**	**132.12**	**128.40**	**11.4**	**0.71**	**125**	**0.0298**	**0.010**	**7.00**	**11.01**	**7.85**
2259	**2260**	-	**2392**		**3,728,880**	**1**	**3,728,880**	**5.769**	**128.34**	**126.78**	**15**	**1.23**	**99**	**0.0158**	**0.010**	**10.49**	**8.80**	**7.90**
2260	**2261**	**Subshed G and H**	**2510**		**3,898,800**	**1**	**3,898,800**	**6.032**	**126.68**	**123.37**	**15**	**1.23**	**149**	**0.0222**	**0.010**	**12.46**	**10.13**	**7.33**
2261	2262	-	2602		4,031,280	1	4,031,280	6.237	123.27	119.53	15	1.23	229	0.0163	0.015	7.12	6.58	10.81
2262	2263	Subshed I	2612		4,045,680	1	4,045,680	6.259	119.27	118.58	15	1.23	38	0.0182	0.015	7.51	6.89	10.41
2263	2264	-	2612		4,045,680	1	4,045,680	6.259	118.56	113.52	15	1.23	257	0.0196	0.015	7.81	7.11	10.11

Notes:

1. Flow data provided by City of Alexandria
2. Cumulative flows from 30496 to 2264 includes additional 316 units of flow (peaked) from proposed development (284,400 GPD)
3. Development proposes the replacement of 2 pipes (2260 to 2261 and 2260 to 2261)
4. Development proposes the linning of 3 pipes (30497 to 2257, 2257 to 2258 and 2258 to 2259)
5. Assumes liner thickness of 0.28" for a total diameter reduction of 0.56"
6. Ultimate Build Out Development flows have not been included in the analysis.
7. Junction head loss assumed to be 1" in all structures per direction from City Staff.

NOTES

1. IF DETERMINED BY CITY STAFF THAT SANITARY SEWER CONDITIONS HAVE ALREADY BEEN UPDATED AT TIME OF FINAL SITE PLAN, IMPROVEMENTS SHOWN ON THIS PLAN MAY NOT BE REQUIRED SO LONG AS AN ADEQUATE SEWER OUTFALL IS PROVIDED, AS DESCRIBED BY MEMO TO INDUSTRY 06-14 AND APPROVED BY CITY STAFF.

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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PROPOSED SANITARY SEWER IMPROVEMENTS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

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APPROVED DATE

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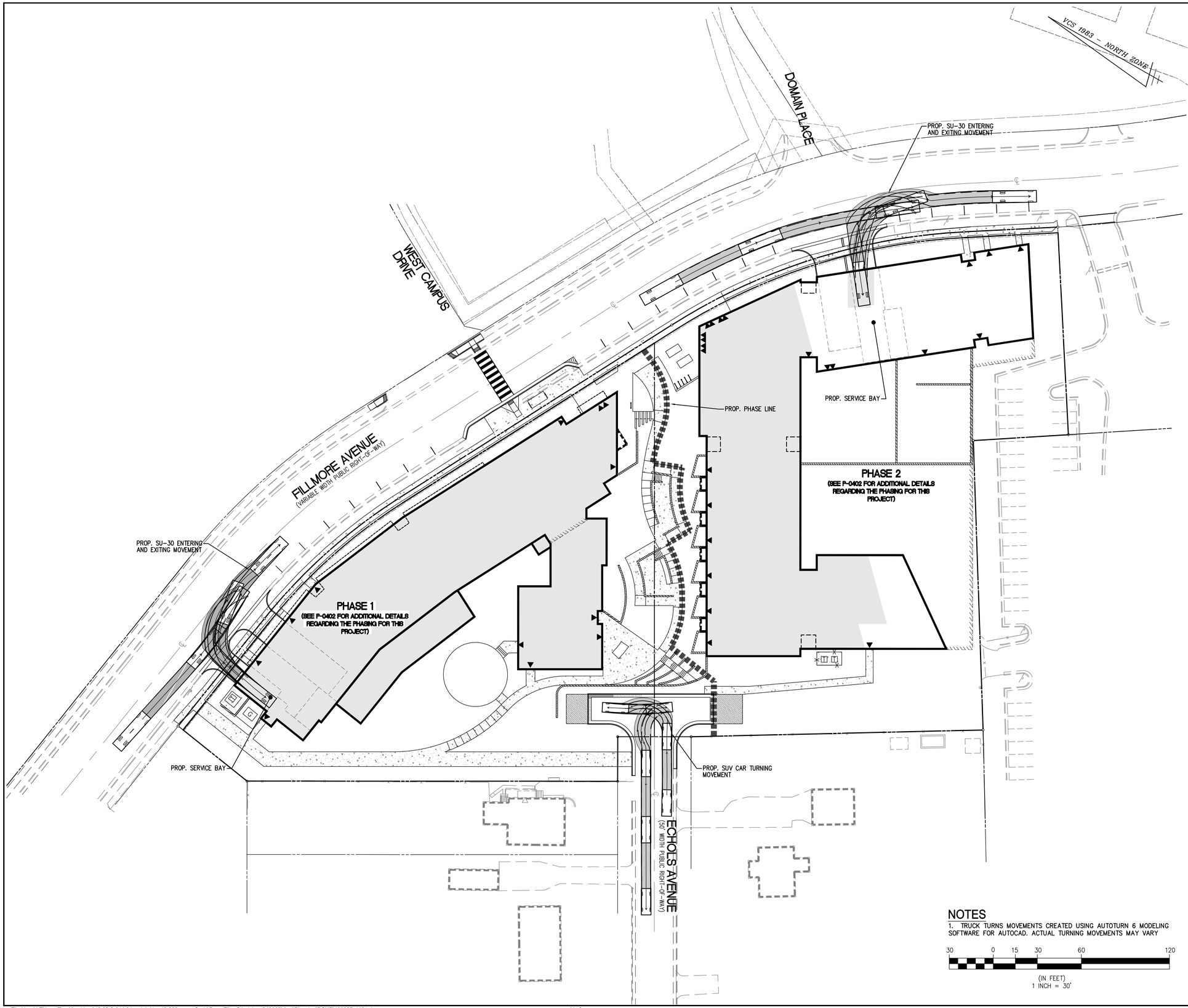
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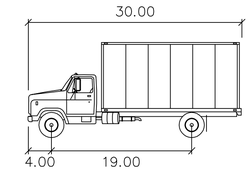
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SCALE:

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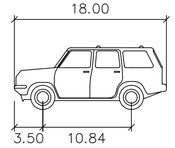




SU-30 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 45.0

(Not to Scale)



SUV feet

Width	: 6.58
Track	: 6.00
Lock to Lock Time	: 6.00
Steering Angle	: 40.0

NOTES

1. TRUCK TURNS MOVEMENTS CREATED USING AUTOTURN 6 MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

APPROVED 2014-0003 AMENDED BY
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DEPARTMENT OF PLANNING & ZONING

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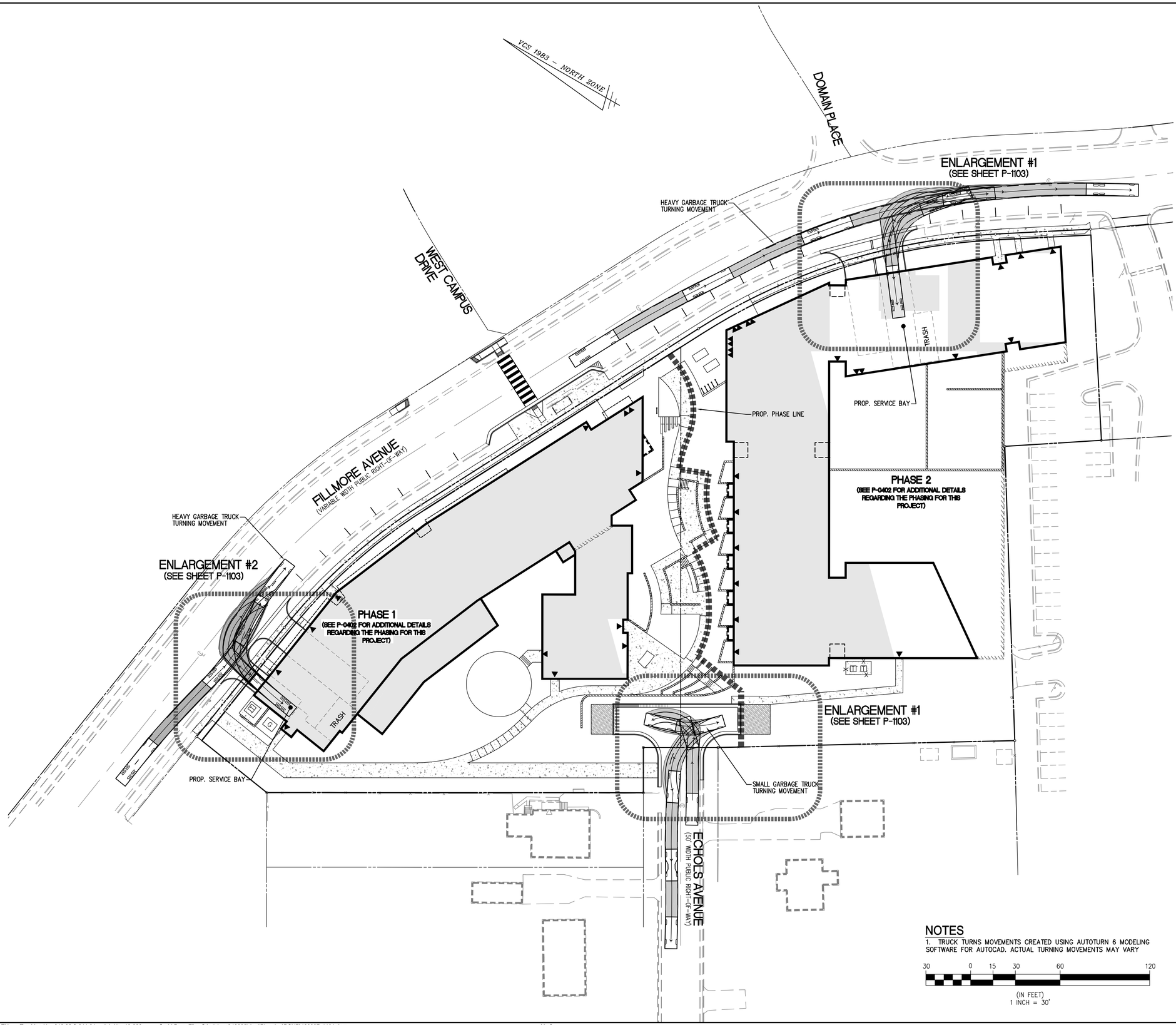
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PRELIMINARY VECHICLE MOVEMENT PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA



35.00

4.43 22.00

Heavy Garbage Truck

	feet
Width	: 8.20
Track	: 8.20
Lock to Lock Time	: 6.00
Steering Angle	: 42.1

21.33

4.59 13.12

Garbage Truck feet

Width	: 8.04
Track	: 8.04
Lock to Lock Time	: 6.00
Steering Angle	: 45.0

NOTES

1. TRUCK TURNS MOVEMENTS CREATED USING AUTOTURN 6 MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY

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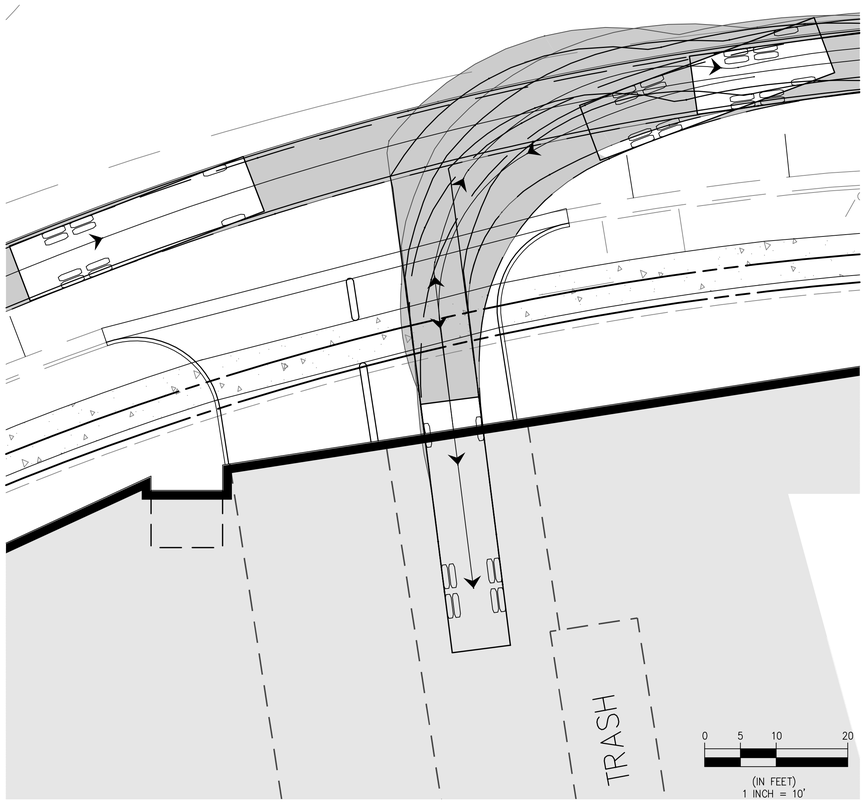
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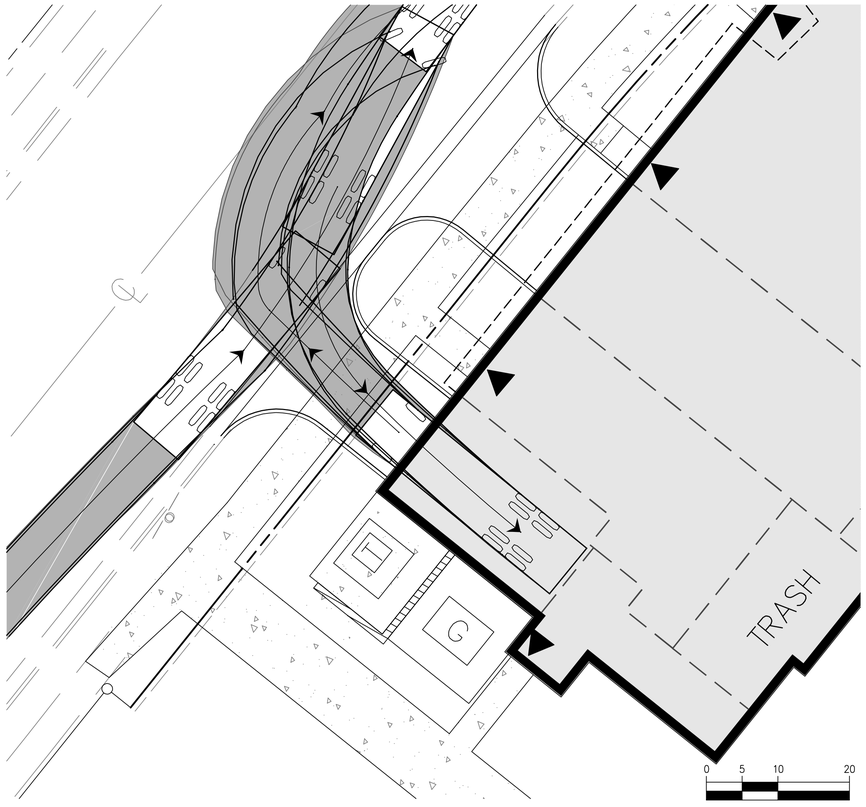
PRELIMINARY GARBAGE TRUCK MOVEMENT PLAN

AHC - ST. JAMES MULTIFAMILY

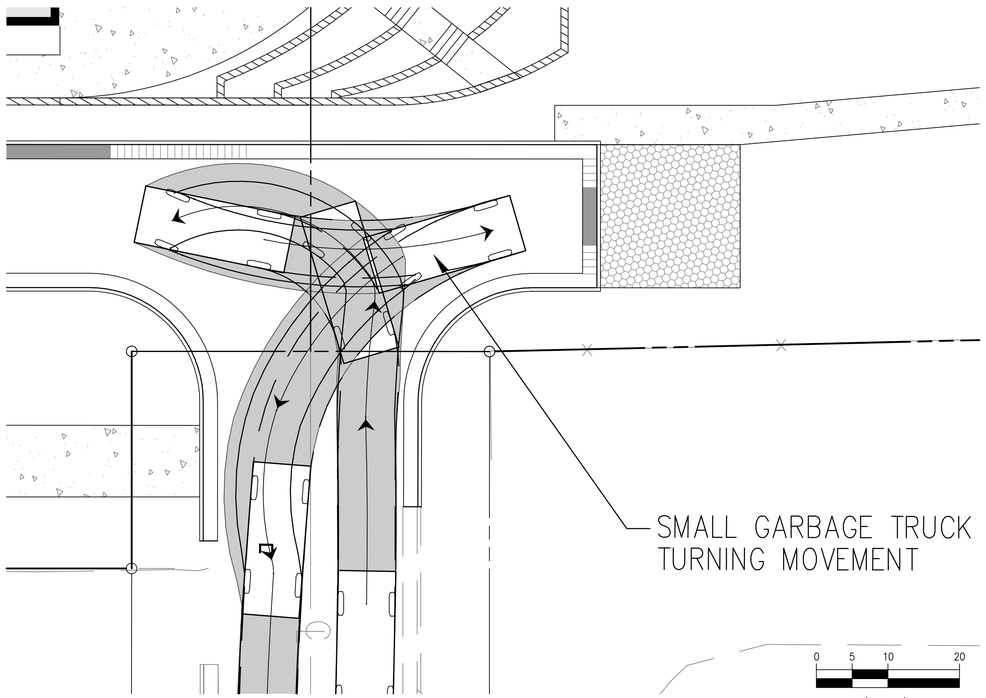
CITY OF ALEXANDRIA, VIRGINIA



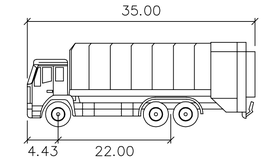
ENLARGEMENT #1



ENLARGEMENT #2

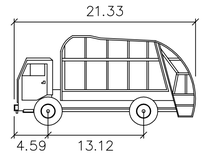


ENLARGEMENT #3



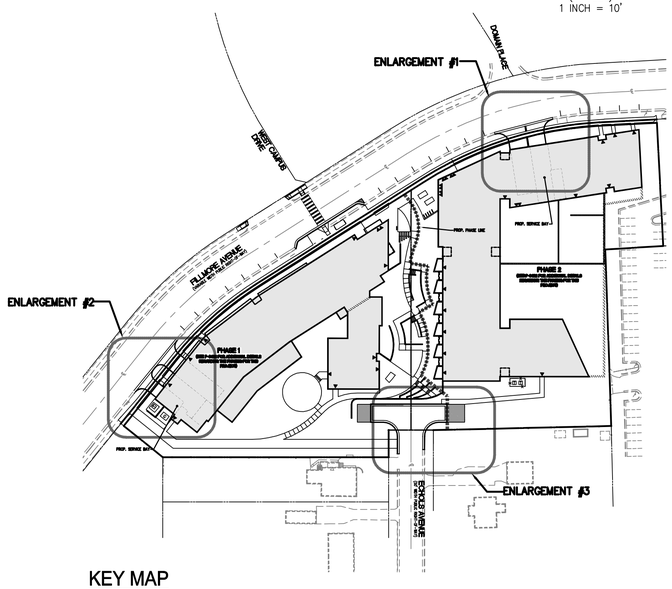
Heavy Garbage Truck

	feet
Width	: 8.20
Track	: 8.20
Lock to Lock Time	: 6.00
Steering Angle	: 42.1



Garbage Truck feet

Width	: 8.04
Track	: 8.04
Lock to Lock Time	: 6.00
Steering Angle	: 45.0



KEY MAP

NOTES

1. TRUCK TURNS MOVEMENTS CREATED USING AUTOTURN 6 MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY

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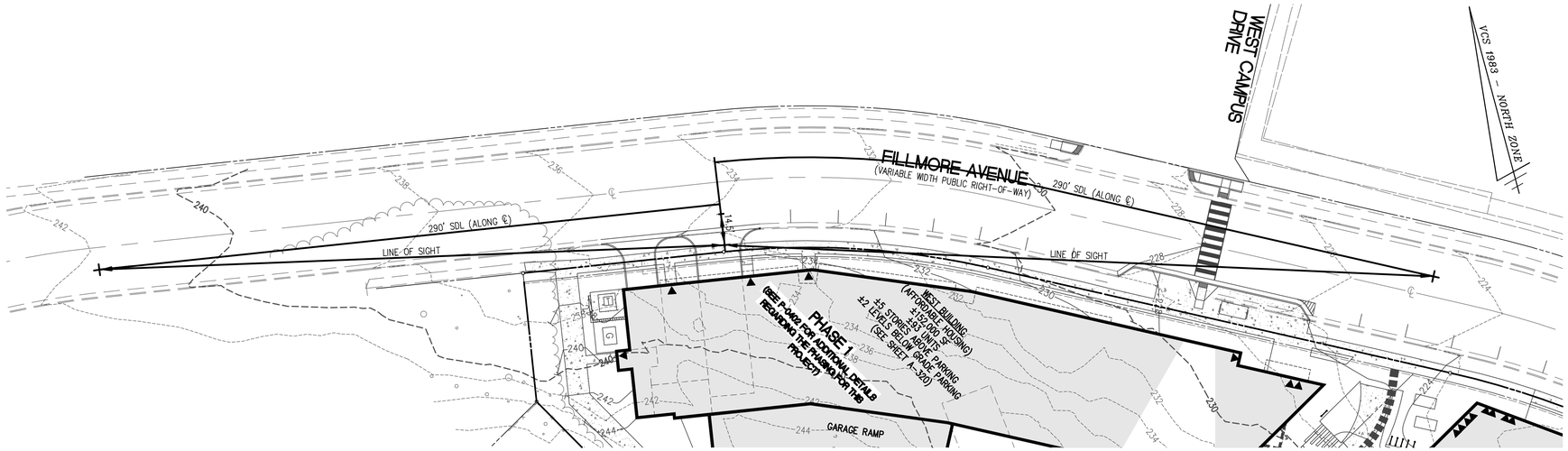
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PRELIMINARY GARBAGE TRUCK MOVEMENT ENLARGEMENT

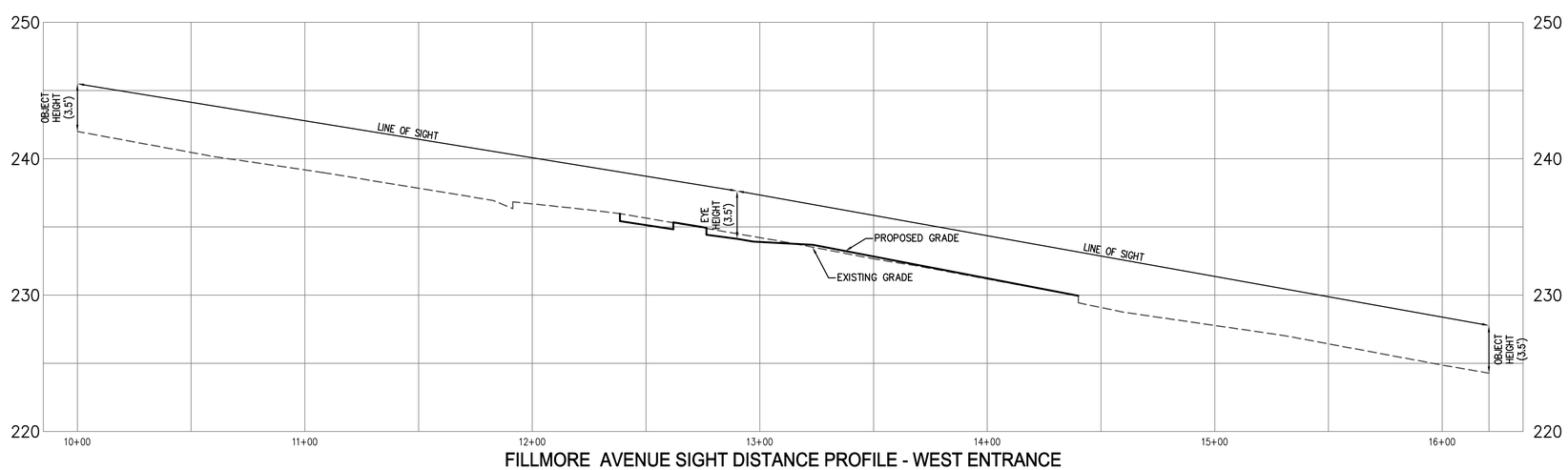
AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA



PLAN VIEW

POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH
SCALE: 1" = 30'



FILLMORE AVENUE SIGHT DISTANCE PROFILE - WEST ENTRANCE

POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH
SCALE: HOR. 1" = 30'
VERT. 1" = 5'

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

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CHECKED: BF
SCALE: AS NOTED
DATE: 9/11/14, 10/28/14

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ARON M. VINSON
Lic. No.041851
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3	DSUP AMENDMENT #1	4/7/16		

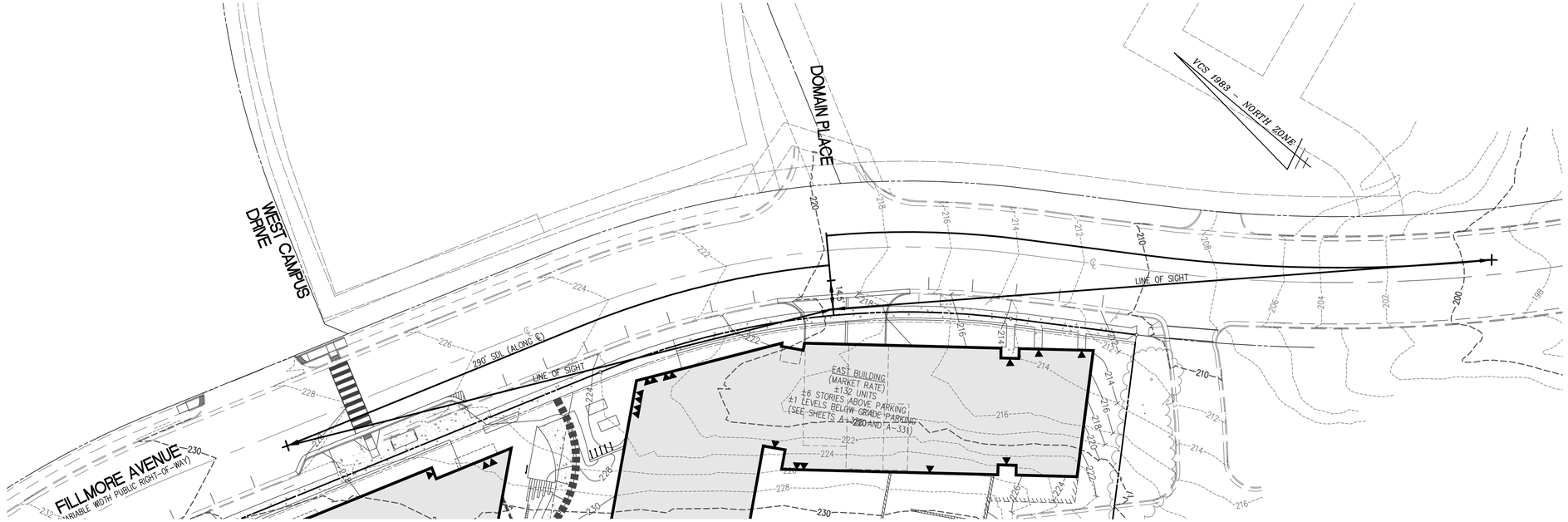
SIGHT DISTANCE PLAN AND PROFILE

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

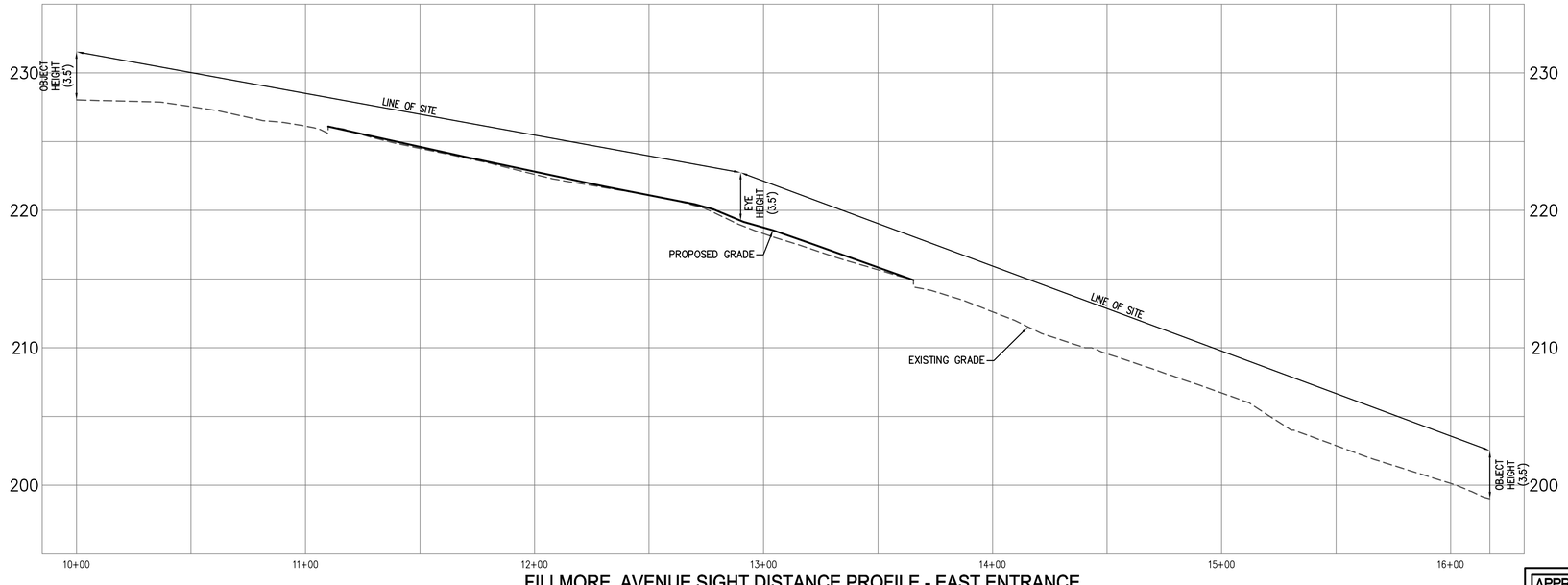
SHEET: P-1104

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-1104.dwg Xref:



PLAN VIEW

POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH
SCALE: 1" = 30'



FILLMORE AVENUE SIGHT DISTANCE PROFILE - EAST ENTRANCE

POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH
SCALE: HOR. 1" = 30'
VERT. 1" = 5'

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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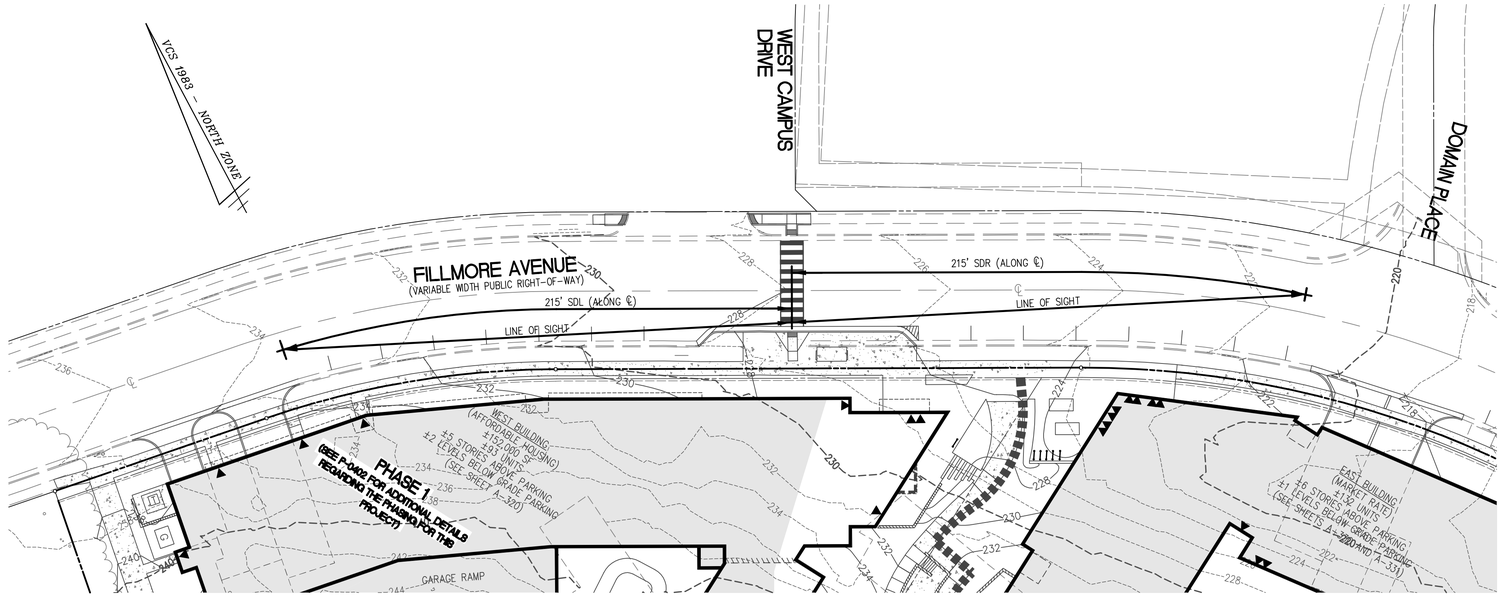
SIGHT DISTANCE PLAN AND PROFILE

AHC - ST. JAMES MULTIFAMILY

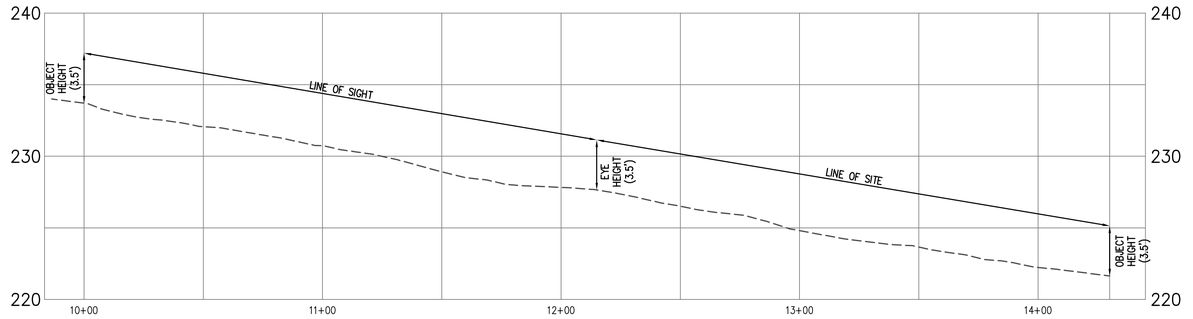
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SHEET: P-1105

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PLAN VIEW
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH
SCALE: 1" = 30'



FILLMORE AVENUE MIDBLOCK SIGHT DISTANCE PROFILE - CROSS WALK FROM SOUTH
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH
SCALE: HOR. 1" = 30'
VERT. 1" = 5'

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

NOTES

1. DISTANCE PROVIDED REPRESENTS THE MINIMUM STOPPING DISTANCE NEEDED FOR A BELOW-AVERAGE DRIVER TO COME TO A COMPLETE STOP ON A ROAD WITH A GRADE OF 3%-6%. THE SIGHT DISTANCE VALUE USED IN THIS ANALYSIS ALSO ACCOUNTS FOR WET-CONDITION PAVEMENT, ACCORDING TO AASHTO 6TH EDITION FOR A DESIGN SPEED OF 30 MHP (TABLE 3-2).

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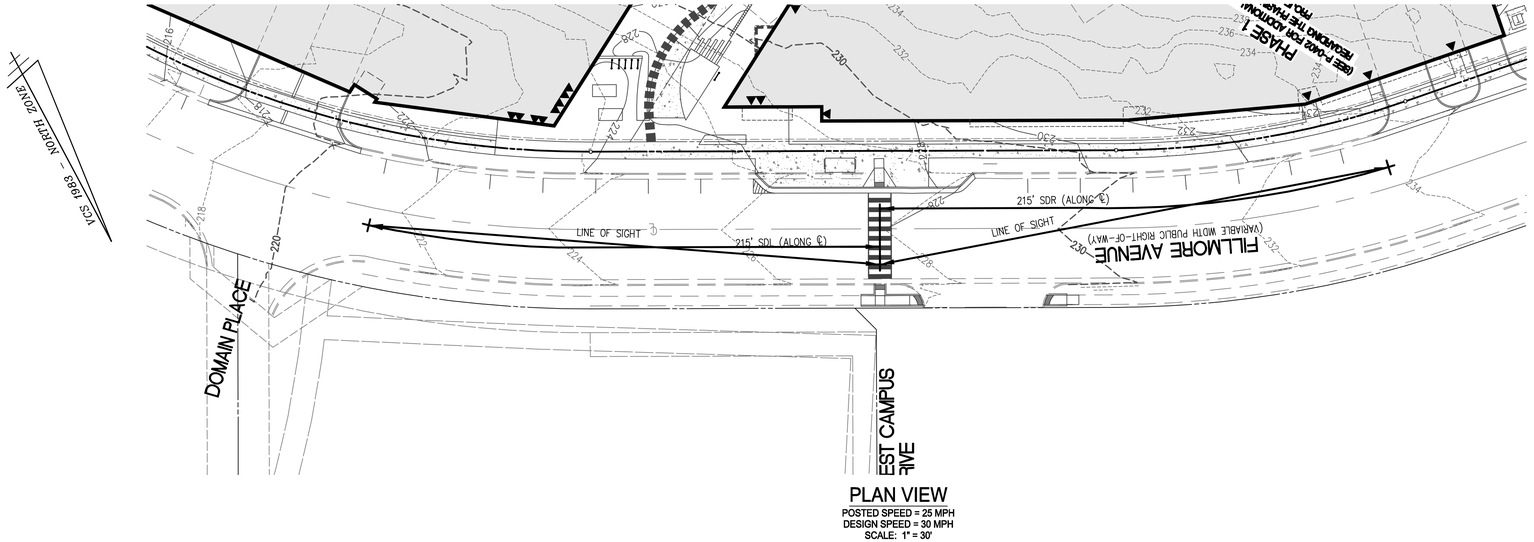
SIGHT DISTANCE PLAN AND PROFILE

AHC - ST. JAMES MULTIFAMILY

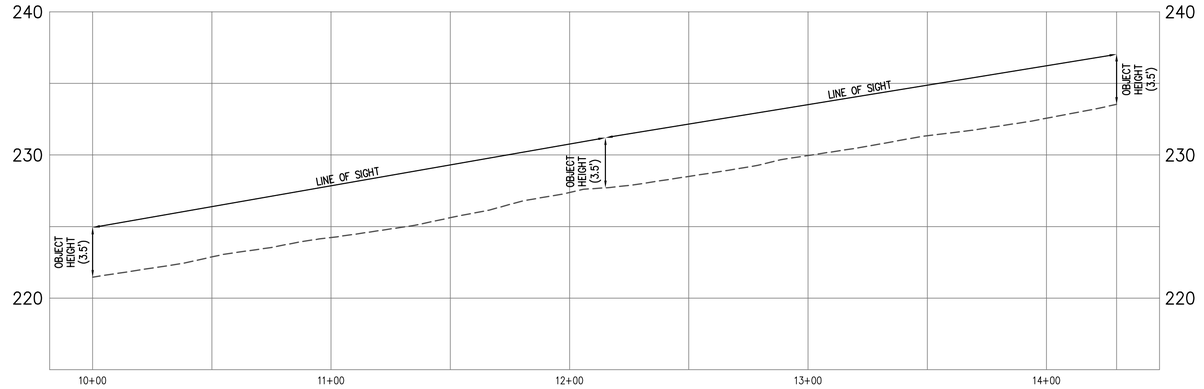
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SHEET: P-1106



PLAN VIEW
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH
SCALE: 1" = 30'



FILLMORE AVENUE MIDBLOCK SIGHT DISTANCE - CROSS WALK FROM NORTH
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH
SCALE: HOR. 1" = 30'
VERT. 1" = 5'

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

NOTES

1. DISTANCE PROVIDED REPRESENTS THE MINIMUM STOPPING DISTANCE NEEDED FOR A BELOW-AVERAGE DRIVER TO COME TO A COMPLETE STOP ON A ROAD WITH A GRADE OF 3%-6%. THE SIGHT DISTANCE VALUE USED IN THIS ANALYSIS ALSO ACCOUNTS FOR WET-CONDITION PAVEMENT, ACCORDING TO AASHTO 6TH EDITION FOR A DESIGN SPEED OF 30 MHP (TABLE 3-2).

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4/7/16
PROFESSIONAL ENGINEER

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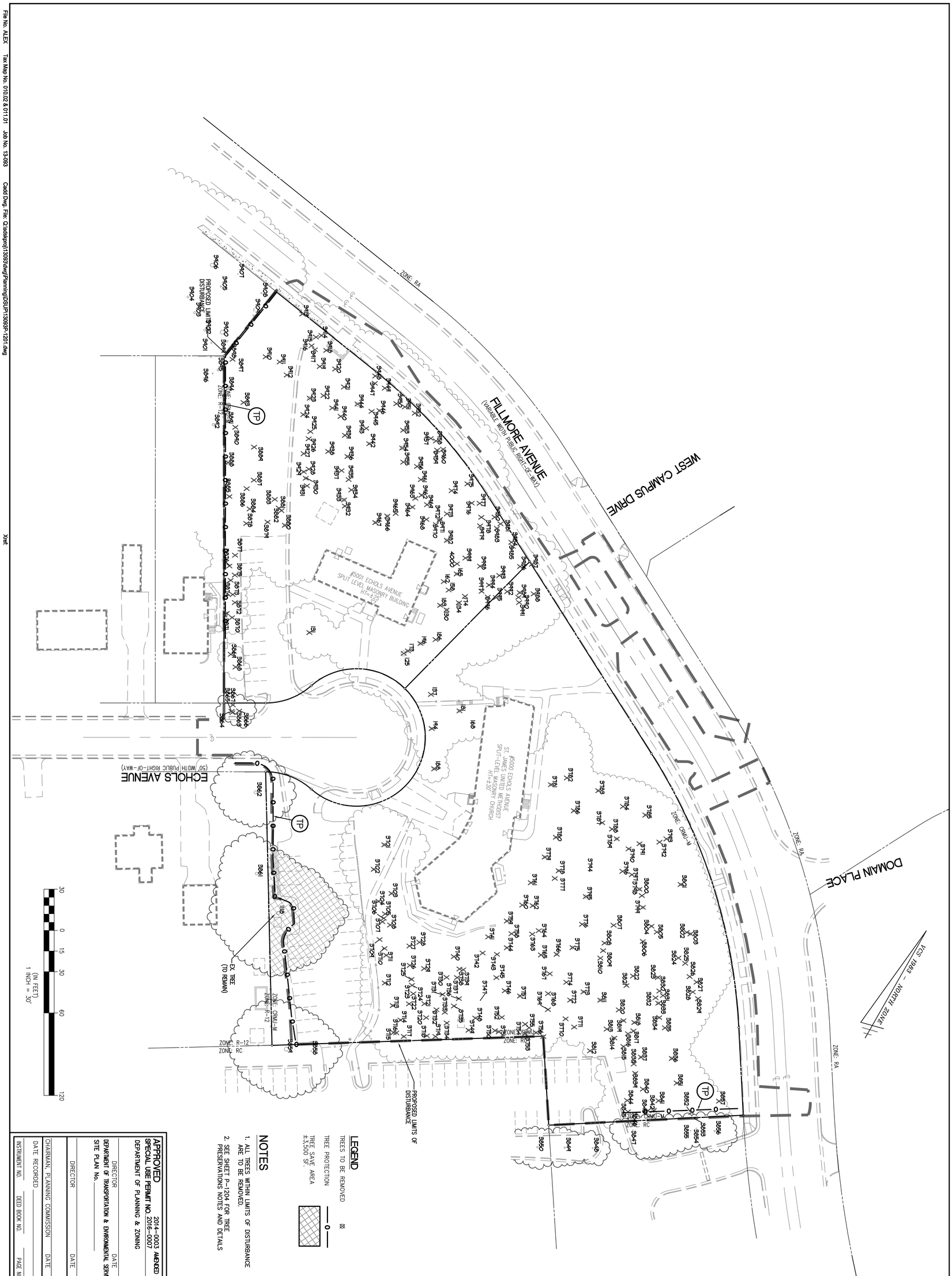
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1	DSUP AMENDMENT #1	2/10/16		
2	DSUP AMENDMENT #1	3/14/16		
3	DSUP AMENDMENT #1	4/7/16		

SIGHT DISTANCE PLAN AND PROFILE

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA



LEGEND

TREES TO BE REMOVED

TREE PROTECTION

TREE SAVE AREA ±3,500 SF.

NOTES

1. ALL TREES WITHIN LIMITS OF DISTURBANCE ARE TO BE REMOVED.
2. SEE SHEET P-1204 FOR TREE PRESERVATIONS NOTES AND DETAILS

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EXISTING VEGETATION SURVEY AND TREE PRESERVATION PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

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2	DSUP AMENDMENT #1	3/14/16			
3	DSUP AMENDMENT #1	4/7/16			

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4/7/16
PROFESSIONAL ENGINEER

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SHEET: P-1201

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Tree Survey Information Completed by Walter L. Phillips, Inc. – Arborist Ben Schitter –ISA #MA-5385A

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %
125	Quercus alba	White oak	37"	37'	80%	56%
130	Quercus prinus	Chestnut oak	19"	19'	60%	50%
131	Acer rubrum	Red maple	17"	17'	55%	56%
134	Quercus rubra	Northern red oak	21"	21'	60%	50%
137	Picea pungens	Blue spruce	6"	8'	30%	53%
158	Quercus alba	White oak	9"	9'	80%	53%
162	Quercus alba	White oak	9"	9'	80%	53%
165	Quercus prinus	chestnut oak	24"	24'	60%	53%
168	Acer rubrum	Red maple	12"	12'	55%	53%
173	Quercus alba	White oak	21"	21'	80%	56%
174	Quercus prinus	Chestnut oak	6"	8'	60%	53%
181	Prunus spp.	Ornamental Cherry	18"	18'	35%	53%
183	Quercus rubra	Red oak	19"	19'	60%	53%
186	Picea abies	Norway spruce	9"	9'	30%	53%
188	Cornus florida	Flowering dogwood	13"	13'	40%	47%
194	Pinus strobus	Eastern white pine	20"	20'	30%	53%
196	Quercus palustris	Pin oak	26"	26'	50%	53%
1118	Quercus rubra	Northern red oak	27"	27'	60%	50%
3701	Quercus alba	White oak	25"	25'	80%	53%
3702	Quercus alba	White oak	16"	16'	80%	50%
3703	Quercus alba	White oak	17"	17'	80%	50%
3704	Quercus alba	White oak	16"	16'	80%	56%
3705	Quercus alba	White oak	10"	10'	80%	53%
3706	Quercus alba	White oak	12"	12'	80%	53%
3707	Quercus alba	White oak	9"	9'	80%	53%
3708	Quercus alba	White oak	8"	8'	80%	50%
3709	Quercus alba	White oak	12"	12'	80%	50%
3710	Quercus alba	White oak	9"	9'	80%	50%
3711	Quercus alba	White oak	14"	14'	80%	56%
3712	Quercus alba	White oak	14"	14'	80%	50%
3713	Quercus alba	White oak	19"	19'	80%	53%
3714	Quercus alba	White oak	15"	15'	80%	47%
3715	Quercus alba	White oak	21"	21'	80%	50%
3717	Quercus alba	White oak	15"	15'	80%	47%
3718	Prunus serotina	Black cherry	8"	8'	35%	47%
3719	Quercus alba	White oak	12"	12'	80%	50%
3720	Quercus alba	White oak	8"	8'	80%	53%
3721	Quercus alba	White oak	7"	8'	80%	59%
3722	Quercus alba	White oak	13"	13'	80%	50%
3723	Quercus alba	White oak	9"	9'	80%	47%
3724	Quercus alba	White oak	6"	8'	80%	53%
3725	Quercus alba	White oak	21"	21'	80%	56%
3726	Quercus alba	White oak	9"	9'	80%	56%
3727	Quercus alba	White oak	11"	11'	80%	53%
3728	Quercus rubra	Northern red oak	9"	9'	60%	44%
3729	Quercus alba	White oak	10"	10'	80%	53%
3730	Quercus alba	White oak	11"	11'	80%	56%
3731	Quercus alba	White oak	8"	8'	80%	53%
3732	Quercus alba	White oak	11"	11'	80%	50%
3733	Quercus alba	White oak	14"	14'	80%	56%
3734	Quercus alba	White oak	15"	15'	80%	53%
3735	Quercus alba	White oak	9"	9'	80%	50%
3736	Quercus alba	White oak	14"	14'	80%	50%
3737	Nyssa sylvatica	Blackgum	6"	8'	70%	53%
3738	Quercus alba	White oak	11"	11'	80%	53%
3740	Quercus rubra	red oak	10"	10'	60%	44%
3741	Quercus rubra	red oak	9"	9'	60%	44%
3742	Quercus alba	White oak	11"	11'	80%	59%
3743	Quercus rubra	red oak	13"	13'	60%	47%
3744	Quercus alba	White oak	15"	15'	80%	53%
3745	Quercus alba	White oak	15"	15'	80%	56%

Tree Survey Information Completed by Walter L. Phillips, Inc. – Arborist Ben Schitter –ISA #MA-5385A

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %
3746	Quercus alba	White oak	9"	9'	80%	53%
3747	Quercus alba	White oak	5"	8'	80%	47%
3748	Quercus alba	White oak	12"	12'	80%	50%
3749	Quercus alba	White oak	17"	17'	80%	56%
3750	Quercus alba	White oak	13"	13'	80%	53%
3751	Quercus rubra	red oak	18"	18'	60%	47%
3752	Quercus alba	White oak	10"	10'	80%	53%
3753	Quercus alba	White oak	18"	18'	80%	53%
3754	Nyssa sylvatica	Blackgum	7"	8'	70%	56%
3755	Quercus alba	White oak	8"	8'	80%	56%
3756	Quercus alba	White oak	14"	14'	80%	53%
3757	Quercus alba	White oak	21"	21'	80%	59%
3758	Quercus alba	White oak	6"	8'	80%	50%
3759	Quercus alba	White oak	17"	17'	80%	53%
3760	Carya spp.	hickory	6"	8'	NONE	50%
3761	Quercus rubra	Northern red oak	10"	10'	60%	47%
3762	Quercus alba	White oak	18"	18'	80%	53%
3763	Carya spp.	hickory	6"	8'	NONE	53%
3764	Quercus alba	White oak	9"	9'	80%	50%
3765	Quercus rubra	Northern red oak	12"	12'	60%	53%
3766	Quercus prinus	Chestnut oak	24"	24'	60%	56%
3767	Quercus alba	White oak	9"	9'	80%	56%
3768	Quercus alba	White oak	5"	8'	80%	47%
3769	dead	Dead	9"	0'	0%	
3770	Carya spp.	hickory	8"	8'	NONE	50%
3771	Quercus alba	White oak	14"	14'	80%	44%
3772	Quercus prinus	Chestnut oak	15"	15'	60%	56%
3773	Quercus alba	White oak	20"	20'	80%	56%
3774	dead	Dead	6"	0'	0%	
3775	Quercus prinus	Chestnut oak	20"	20'	60%	47%
3776	Quercus alba	White oak	11"	11'	80%	53%
3777	Quercus rubra	Northern red oak	8"	8'	60%	50%
3778	Quercus alba	White oak	13"	13'	80%	50%
3779	Quercus rubra	Northern red oak	21"	21'	60%	56%
3780	Quercus rubra	Northern red oak	19"	19'	60%	50%
3781	Quercus rubra	Northern red oak	24"	24'	60%	53%
3782	Quercus alba	White oak	13"	13'	80%	53%
3783	Quercus alba	White oak	17"	17'	80%	56%
3784	Pinus virginiana	Virginia pine	9"	9'	30%	44%
3785	Catalpa spicosa	NONE	20"	20'	NONE	53%
3786	dead	Dead	17"	0'	0%	
3787	Quercus rubra	Northern red oak	12"	12'	60%	59%
3788	Quercus alba	White oak	11"	11'	80%	50%
3789	Quercus rubra	Northern red oak	19"	19'	60%	53%
3790	Quercus alba	White oak	17"	17'	80%	53%
3791	dead	Dead	12"	0'	0%	
3792	Prunus serotina	Black cherry	10"	10'	35%	56%
3793	Robinia pseudoacacia	Black locust	8"	8'	45%	44%
3794	Quercus alba	White oak	6"	8'	80%	50%
3795	Quercus alba	White oak	22"	22'	80%	63%
3796	dead	Dead	8"	0'	0%	
3797	dead	Dead	10"	0'	0%	
3798	Quercus rubra	Northern red oak	22"	22'	60%	56%
3799	Carya spp.	NONE	9"	9'	NONE	56%
3800	Quercus prinus	Chestnut oak	18"	18'	60%	53%
3801	Populus deltoides	Eastern cottonwood	22"	22'	35%	47%
3802	Catalpa spicosa	NONE	9"	9'	NONE	53%
3803	Platanus occidentalis	American sycamore	21"	21'	45%	56%
3804	Quercus prinus	Chestnut oak	15"	15'	60%	56%
3805	Carya spp.	hickory	6"	8'	NONE	44%
3806	Quercus alba	White oak	9"	9'	80%	56%

Tree Survey Information Completed by Walter L. Phillips, Inc. – Arborist Ben Schitter –ISA #MA-5385A

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %
3807	Quercus alba	White oak	10"	10'	80%	56%
3808	Quercus alba	White oak	15"	15'	80%	53%
3809	Quercus alba	White oak	16"	16'	80%	56%
3810	Quercus alba	White oak	6"	8'	80%	59%
3811	Quercus alba	White oak	28"	28'	80%	63%
3812	Pinus virginiana	Virginia pine	7"	8'	30%	44%
3813	Quercus alba	White oak	6"	8'	80%	50%
3814	Quercus rubra	Northern red oak	16"	16'	60%	50%
3815	Quercus rubra	Northern red oak	12"	12'	60%	44%
3816	dead	Dead	5"	0'	0%	
3817	Quercus prinus	Chestnut oak	12"	12'	60%	56%
3818	Quercus prinus	Chestnut oak	13"	13'	60%	53%
3819	dead	Dead	15"	0'	0%	
3820	Quercus alba	White oak	6"	8'	80%	47%
3821	Quercus alba	White oak	11"	11'	80%	50%
3822	Quercus alba	White oak	9"	9'	80%	47%
3823	Quercus alba	White oak	18"	18'	80%	59%
3824	Nyssa sylvatica	Blackgum	8"	8'	70%	47%
3825	Robinia pseudoacacia	Black locust	7"	8'	45%	50%
3826	dead	Dead	6"	0'	0%	
3827	Prunus spp.	Ornamental Cherry	12"	12'	35%	50%
3828	Prunus spp.	Ornamental Cherry	9"	9'	35%	50%
3829	Betula spp.	birch	12"	12'	NONE	50%
3830	Quercus alba	White oak	9"	9'	80%	50%
3831	Quercus alba	White oak	7"	8'	80%	53%
3832	dead	Dead	5"	0'	0%	
3833	dead	Dead	21"	0'	0%	
3834	Quercus prinus	Chestnut oak	14"	14'	60%	47%
3835	Quercus prinus	Chestnut oak	11"	11'	60%	53%
3836	Quercus alba	White oak	25"	25'	80%	56%
3837	Quercus rubra	Northern red oak	17"	17'	60%	56%
3838	Quercus rubra	Northern red oak	10"	10'	60%	56%
3839	Quercus rubra	Northern red oak	21"	21'	60%	53%
3840	Quercus rubra	Northern red oak	11"	11'	60%	47%
3841	Quercus alba	White oak	11"	11'	80%	56%
3842	Quercus rubra	Northern red oak	36"	36'	60%	59%
3843	Quercus alba	White oak	13"	13'	80%	47%
3844	Ilex x Nellie Stevens	Nellie Stevens holly	5"	8'	0%	47%
3845	Ilex x Nellie Stevens	Nellie Stevens holly	5"	8'	0%	47%
3846	Ilex x Nellie Stevens	Nellie Stevens holly	5"	8'	0%	47%
3847	Ilex x Nellie Stevens	Nellie Stevens holly	5"	8'	0%	47%
3848	Cornus florida	Flowering dogwood	10"	10'	40%	56%
3849	Prunus spp.	Ornamental Cherry	12"	12'	35%	56%
3850	Prunus spp.	Ornamental Cherry	12"	12'	35%	56%
3851	Quercus prinus	chestnut oak	16"	16'	60%	56%
3852	Pinus virginiana	Virginia pine	9"	9'	30%	47%
3853	Pinus virginiana	Virginia pine	7"	8'	30%	47%
3854	Robinia pseudoacacia	Black locust	6"	8'	45%	50%
3855	Morus alba	White mulberry	6"	8'	30%	50%
3856	Castanea dentata	American chestnut	15"	15'	50%	56%
3857	Pinus virginiana	Virginia pine	16"	16'	30%	53%
3858	Ilex opaca	American holly	8"	8'	60%	44%
3859	Quercus phellos	willow oak	30"	30'	60%	53%
3861	Quercus alba	White oak	29"	29'	80%	56%
3862	Quercus alba	White oak	30"	30'	80%	59%
3863	Nyssa sylvatica	Blackgum	9"	9'	70%	56%
3864	Nyssa sylvatica	Blackgum	9"	9'	70%	56%
3865	Nyssa sylvatica	Blackgum	9"	9'	70%	56%
3866	Nyssa sylvatica	Blackgum	8"	8'	70%	53%
3867	Nyssa sylvatica	Blackgum	6"	8'	70%	56%
3868	Nyssa sylvatica	Blackgum	7"	8'	70%	56%

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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ESTABLISHED 1945

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SCALE: 1" = 50' | DATE: 9/11/14, 10/28/14

COMMONWEALTH OF VIRGINIA BEN SCHITTER PROFESSIONAL ARBORIST
ARON M. VINSON Lic. No.041851
4/7/16

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	DSUP AMENDMENT #1	2/10/16		
2	DSUP AMENDMENT #1	3/14/16		
3	DSUP AMENDMENT #1	4/7/16		

TREE INVENTORY

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-1201.dwg Xref:

SHEET: P-1202

Tree Survey Information Completed by Walter L. Phillips, Inc. – Arborist Ben Schitter –ISA #MA-5385A

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %
3869	Nyssa sylvatica	Blackgum	5"	8'	70%	56%
3870	Nyssa sylvatica	Blackgum	8"	8'	70%	53%
3871	Prunus serotina	Black cherry	10"	10'	35%	47%
3872	Nyssa sylvatica	Blackgum	5"	8'	70%	53%
3873	Nyssa sylvatica	Blackgum	6"	8'	70%	56%
3874	Quercus palustris	Pin oak	12"	12'	50%	53%
3875	Nyssa sylvatica	Blackgum	7"	8'	70%	50%
3876	Ulmus americana	American elm	11"	11'	35%	53%
3877	Nyssa sylvatica	Blackgum	7"	8'	70%	50%
3878	Robinia pseudoacacia	Black locust	10"	10'	45%	47%
3879	Acer rubrum	Red maple	10"	10'	55%	50%
3880	Quercus phellos	Willow oak	19"	19'	60%	47%
3881	Ulmus americana	American elm	6"	8'	35%	53%
3882	Robinia pseudoacacia	Black locust	10"	10'	45%	47%
3883	Celtis occidentalis	Hackberry	8"	8'	50%	56%
3884	Acer rubrum	Red maple	9"	9'	55%	53%
3885	Robinia pseudoacacia	Black locust	12"	12'	45%	41%
3886	Quercus phellos	Willow oak	7"	8'	60%	56%
3887	Ulmus americana	American elm	5"	8'	35%	41%
3888	Quercus prinus	Chestnut oak	26"	26'	60%	53%
3889	Acer rubrum	Red maple	7"	8'	55%	41%
3890	Robinia pseudoacacia	Black locust	7"	8'	45%	41%
3891	Quercus alba	White oak	15"	15'	80%	56%
3892	Quercus alba	White oak	24"	24'	80%	63%
3893	Robinia pseudoacacia	Black locust	11"	11'	45%	41%
3894	Quercus alba	White oak	8"	8'	80%	50%
3895	dead	Dead	17"	0'	0%	
3896	Quercus alba	White oak	11"	11'	80%	50%
3897	Quercus prinus	Chestnut oak	7"	8'	60%	53%
3898	Quercus prinus	Chestnut oak	7"	8'	60%	56%
3899	Quercus alba	White oak	12"	12'	80%	41%
3900	Quercus prinus	Chestnut oak	25"	25'	60%	53%
3901	Quercus prinus	Chestnut oak	11"	11'	60%	41%
3902	Quercus prinus	Chestnut oak	14"	14'	60%	53%
3903	Quercus prinus	Chestnut oak	16"	16'	60%	56%
3904	Quercus prinus	Chestnut oak	16"	16'	60%	53%
3905	Pinus virginiana	Virginia pine	15"	15'	30%	56%
3906	Acer saccharinum	Silver maple	28"	28'	30%	56%
3907	Ilex opaca	American holly	8"	8'	60%	56%
3908	Acer rubrum	Red maple	14"	14'	55%	50%
3909	Prunus serotina	Black cherry	7"	8'	35%	47%
3910	Prunus serotina	Black cherry	6"	8'	35%	50%
3911	Quercus prinus	Chestnut oak	5"	8'	60%	50%
3912	Robinia pseudoacacia	Black locust	7"	8'	45%	41%
3913	Robinia pseudoacacia	Black locust	8"	8'	45%	47%
3914	Pinus virginiana	Virginia pine	10"	10'	30%	53%
3915	Pinus virginiana	Virginia pine	6"	8'	30%	44%
3916	Pinus virginiana	Virginia pine	9"	9'	30%	44%
3917	Pinus virginiana	Virginia pine	11"	11'	30%	50%
3918	Robinia pseudoacacia	Black locust	11"	11'	45%	50%
3919	Robinia pseudoacacia	Black locust	10"	10'	45%	44%
3920	Prunus serotina	Black cherry	6"	8'	35%	50%
3921	Ulmus americana	American elm	6"	8'	35%	50%
3922	Quercus prinus	Chestnut oak	7"	8'	60%	50%
3923	Quercus prinus	Chestnut oak	29"	29'	60%	50%
3924	Quercus alba	White oak	13"	13'	80%	56%
3925	Quercus alba	White oak	10"	10'	80%	56%
3926	Quercus rubra	Northern red oak	10"	10'	60%	56%
3927	Quercus alba	White oak	9"	9'	80%	47%
3928	Quercus alba	White oak	6"	8'	80%	50%
3929	Quercus alba	White oak	16"	16'	80%	50%

Tree Survey Information Completed by Walter L. Phillips, Inc. – Arborist Ben Schitter –ISA #MA-5385A

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %
3930	Quercus alba	White oak	23"	23'	80%	50%
3931	Quercus rubra	Northern red oak	6"	8'	60%	47%
3932	cut	NONE	0"	8'	NONE	
3933	Quercus alba	White oak	23"	23'	80%	50%
3934	Quercus prinus	Chestnut oak	9"	9'	60%	53%
3935	Quercus alba	White oak	7"	8'	80%	56%
3936	Quercus alba	White oak	19"	19'	80%	53%
3937	Quercus prinus	Chestnut oak	5"	8'	60%	47%
3938	Quercus alba	White oak	17"	17'	80%	50%
3939	Quercus alba	White oak	15"	15'	80%	39%
3940	Quercus rubra	Northern red oak	56"	56'	60%	
3941	Quercus alba	White oak	5"	8'	80%	41%
3942	Quercus rubra	Northern red oak	20"	20'	60%	56%
3943	Quercus prinus	Chestnut oak	5"	8'	60%	50%
3944	Quercus prinus	Chestnut oak	20"	20'	60%	47%
3945	Quercus rubra	Northern red oak	10"	10'	60%	53%
3946	Quercus rubra	Northern red oak	12"	12'	60%	53%
3947	Robinia pseudoacacia	Black locust	6"	8'	45%	47%
3948	Robinia pseudoacacia	Black locust	10"	10'	45%	47%
3949	Prunus serotina	Black cherry	6"	8'	35%	50%
3950	Pinus virginiana	Virginia pine	9"	9'	30%	50%
3951	Pinus virginiana	Virginia pine	7"	8'	30%	38%
3952	Pinus virginiana	Virginia pine	7"	8'	30%	47%
3953	Quercus alba	White oak	12"	12'	80%	53%
3954	Quercus prinus	Chestnut oak	19"	19'	60%	53%
3955	Quercus prinus	Chestnut oak	6"	8'	60%	56%
3956	Quercus prinus	Chestnut oak	10"	10'	60%	41%
3957	Pinus virginiana	Virginia pine	7"	8'	30%	41%
3958	Pinus virginiana	Virginia pine	6"	8'	30%	41%
3959	Pinus virginiana	Virginia pine	11"	11'	30%	44%
3960	Platanus occidentalis	American sycamore	7"	8'	45%	50%
3961	Quercus alba	White oak	7"	8'	80%	50%
3962	Quercus rubra	Northern red oak	17"	17'	60%	56%
3963	Quercus rubra	Northern red oak	16"	16'	60%	53%
3964	Quercus alba	White oak	18"	18'	80%	56%
3965	Quercus alba	White oak	9"	9'	80%	56%
3966	Quercus alba	White oak	16"	16'	80%	56%
3967	Quercus alba	White oak	22"	22'	80%	59%
3968	Quercus rubra	Northern red oak	11"	11'	60%	53%
3969	Quercus prinus	Chestnut oak	11"	11'	60%	50%
3970	Quercus alba	White oak	12"	12'	80%	53%
3971	Quercus alba	White oak	9"	9'	80%	47%
3972	Dead	Dead	4"	0'	0%	
3973	Quercus alba	White oak	7"	8'	80%	50%
3974	Prunus serotina	Black cherry	9"	9'	35%	38%
3975	Robinia pseudoacacia	Black locust	12"	12'	45%	38%
3976	Pinus virginiana	Virginia pine	7"	8'	30%	53%
3977	Pinus virginiana	Virginia pine	10"	10'	30%	50%
3978	Pinus virginiana	Virginia pine	9"	9'	30%	50%
3979	Pinus virginiana	Virginia pine	7"	8'	30%	47%
3980	Prunus serotina	Black cherry	6"	8'	35%	44%
3981	Pinus virginiana	Virginia pine	6"	8'	30%	41%
3982	Quercus rubra	Northern red oak	28"	28'	60%	50%
3983	Robinia pseudoacacia	Black locust	9"	9'	45%	41%
3984	Prunus serotina	Black cherry	8"	8'	35%	47%
3985	Robinia pseudoacacia	Black locust	12"	12'	45%	41%
3986	Quercus alba	White oak	10"	10'	80%	56%
3987	Robinia pseudoacacia	Black locust	10"	10'	45%	50%
3988	Acer rubrum	Red maple	10"	10'	55%	53%
3989	Populus deltoides	Eastern cottonwood	18"	18'	35%	53%
3990	Populus deltoides	Eastern cottonwood	8"	8'	35%	53%

Tree Survey Information Completed by Walter L. Phillips, Inc. – Arborist Ben Schitter –ISA #MA-5385A

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %
3991	Prunus serotina	Black cherry	9"	9'	35%	50%
3992	Prunus serotina	Black cherry	6"	8'	35%	44%
3993	Prunus serotina	Black cherry	10"	10'	35%	47%
3994	Platanus occidentalis	American sycamore	12"	12'	45%	50%
3995	Prunus serotina	Black cherry	5"	8'	35%	47%
3996	Prunus serotina	Black cherry	6"	8'	35%	47%
3997	Quercus prinus	Chestnut oak	15"	15'	60%	50%
3998	Prunus serotina	Black cherry	12"	12'	35%	44%
3999	Carya spp.	hickory	7"	8'	NONE	47%
4000	Quercus alba	White oak	11"	11'	80%	50%

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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ESTABLISHED 1945

DRAWN: DV | CHECKED: BP

COMMONWEALTH OF VIRGINIA BENJAMIN ARROW WILLIAM VINSON LICENSED PROFESSIONAL ENGINEER
ARROW M. VINSON Lic. No.041851 4/7/16

SCALE: 1" = 50' | DATE: 9/11/14, 10/28/14

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED
1	DSUP AMENDMENT #1	2/10/16		
2	DSUP AMENDMENT #1	3/14/16		
3	DSUP AMENDMENT #1	4/7/16		

TREE INVENTORY

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1203

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-1201.dwg Xref:

LANDSCAPE NOTES

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE AND PENALTIES SHALL BE PREPARED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA AND APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING AND CONSTRUCTION ACTIVITIES.

2. ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED / VERIFIED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.

3. LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES WILL BE SHOWN ON DEMOLITION, SEDIMENT AND EROSION CONTROL, AND LANDSCAPE PLAN SHEETS.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.

5. APPLICANT MUST INCLUDE ON THE PLAN DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF AND AGREEMENT WITH CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE AFFECTED BY PROJECT WORK.

6. INCLUDE SPECIFIC CONSTRUCTION STAGING INFORMATION ON THE PLAN THAT INDICATES THE METHODS, AND PROCEDURES TO BE IMPLEMENTED FOR PROTECTION OF EXISTING ON-SITE AND OFF-SITE VEGETATION.

7. PROPOSED PLANTING SHALL BE PROVIDED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.

8. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, D.C.

9. THE APPLICANT SHALL MAKE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OR UTILIZING OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.

10. 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.

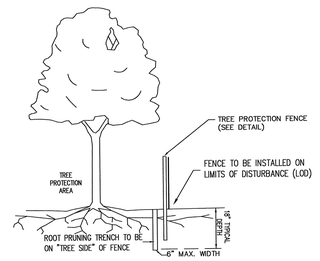
11. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.

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

13. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.

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

ROOT PRUNING DETAIL (TYPICAL)



NOTE:

TREE PROTECTION AREA WILL BE DETERMINED AS PART OF THE PLAN REVIEW PROCESS. EXACT LOCATION, DEPTH AND METHODS OF ROOT PRUNING TO BE DETERMINED IN THE FILED BY PROJECT FORESTER.

EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING.

TRENCH SHOULD BE BACKFILLED IMMEDIATELY.

ROOTS SHALL BE SEVERED BY TRENCHER, VIBRATORY PLOW OR APPROVED EQUIVALENT. ROOTS OVER 1.0" DIAMETER SHALL BE CLEANLY CUT BY HAND. ROOT PRUNING ADJACENT TO SPECIMEN TREES MAY REQUIRE SOIL REMOVAL BY SUPERSONIC AIR TOOL TO MINIMIZE TREE AND ROOT IMPACTS.

TREE PRESERVATION TECHNIQUES
(Both techniques described below can be combined with the pruning of roots that may occur beyond the area of treatment).

#1 – For Use in Areas Where Equipment Must Operate in Areas That Will Remain at Existing Grade:

- In the woodchip and plywood or chainlink fence area shown in figure 1 below, spread 10-15" of wood chips by hand.
- On top of the wood chips, lay 5/8 to ¾ inch plywood or heavy-gauge chain link fence to provide a path for equipment and workers to operate.

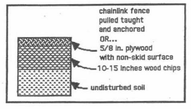


Figure 1

#2 – For Use in Areas Where Fill Soil Will Be Placed Over the Root Zone:

- An aeration system shall be installed in the area shown in figure 2 below prior to grading. The aeration system (see diagram below) shall consist of *geotextile* fabric laid on top of the undisturbed ground; with not less than six inches of river rock on top of it; and with a second layer of *geotextile* fabric laid on top of the rock.
- Fill dirt can then be placed on top of the *geotextile* fabric.

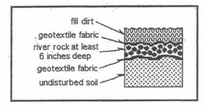
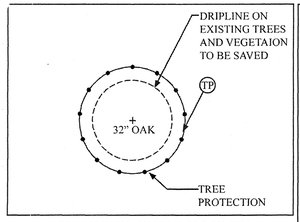


Figure 2

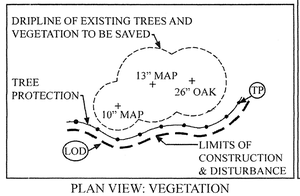
Standards and Requirements
Figure I-A. Required Notes on Drawing Submissions

1. All protection and preservation measures for existing vegetation, including maintenance shall be approved by the City Arborist in-field prior to commencement of any site disturbing activity.
2. Specification for all plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC.
3. The applicant has made suitable arrangements for pre-selection tagging, pre-contract growing, or is undertaking specialized planting stock development with a nursery or grower that is conveniently located to the project site, other procedures that will ensure availability of specified materials. In the event that shortages and/or inability to obtain specified plantings occurs, remedial efforts including species changes, additional plantings and modification to the landscape plan shall be undertaken by the applicant. All remedial efforts shall, with prior approval by the city, be performed to the satisfaction of the Directors of Planning & Zoning, Recreation, Parks & Cultural Activities and Transportation & Environmental Services.
4. 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.
5. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City's Arborist and Landscape Architects to review the scope of installation procedures and processes.
6. Maintenance for this project shall be performed in perpetuity, in compliance with City of Alexandria Landscape Guidelines and/or as conditioned by project approval.
7. A certification letter for tree wells, tree trenches and plantings above structure shall be provided by the project's Landscape Architect. The letter shall certify that all below grade construction is in compliance with approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to approval of the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner/applicant/successor and sealed and dated as approved by the project's Landscape Architect.
8. As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements.
9. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

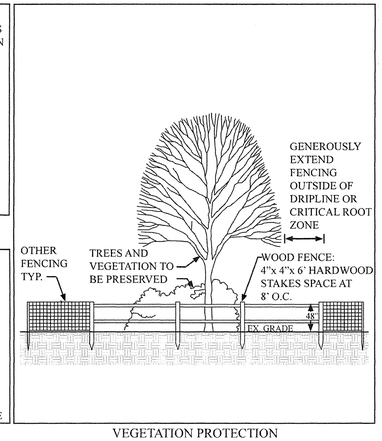
I. Standards and Requirement
Figure I-B. Tree Protection



PLAN VIEW: SINGLE SPECIMEN



PLAN VIEW: VEGETATION



VEGETATION PROTECTION AND PRESERVATION DETAIL SECTION

TREE PRESERVATION AREA
KEEP OUT
NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED IN THIS AREA

(COMPANY NAMES AND CONTACT NUMBERS)

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

– MINIMUM DIMENSION: 11 X 8 INCHES (W X H)

– BACKGROUND COLOR: RED OR YELLOW

APPROVED 2014–0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016–0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

WALTER L. PHILLIPS, INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
ESTABLISHED 1945

COMMONWEALTH OF VIRGINIA — ARON M. VINSON Lic. No.041851 — 4/7/16 — PROFESSIONAL ENGINEER

DRAWN: DV | CHECKED: BF
SCALE: 1" = 30' | DATE: 9/11/14, 10/28/14

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED
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2	DSUP AMENDMENT #1	3/14/16		
3	DSUP AMENDMENT #1	4/7/16		

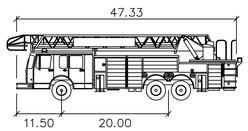
TREE PRESERVATION NOTES AND DETAILS

AHC - ST. JAMES MULTIFAMILY
CITY OF ALEXANDRIA, VIRGINIA

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	

FIRE TRUCK PROFILE



Fire Truck Alexandria 203

Width	: 8.17
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 28.5

FIGURE A107.2 FIRE LANE SIGN



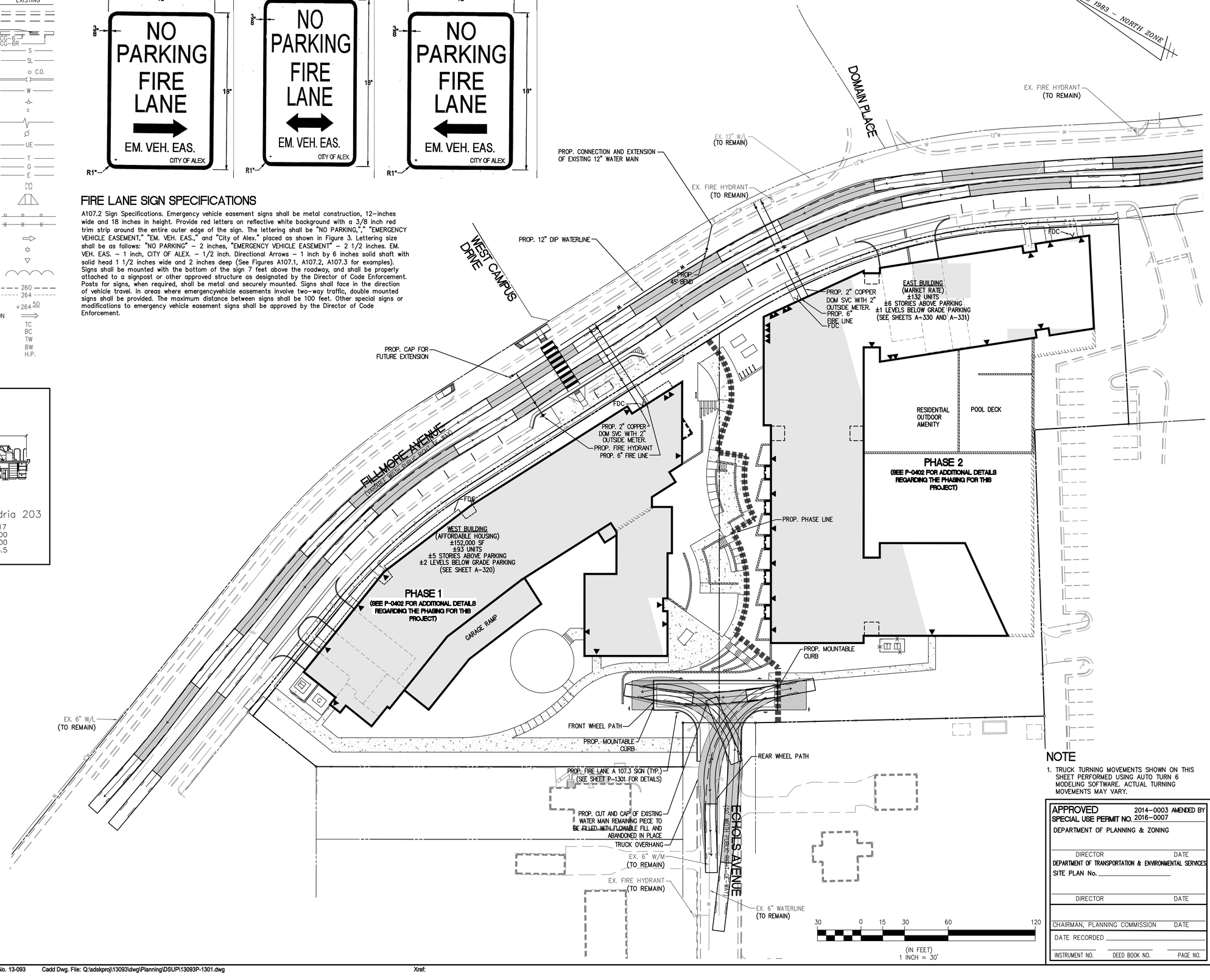


FIGURE A107.1 FIRE LANE SIGN



FIRE LANE SIGN SPECIFICATIONS

A107.2 Sign Specifications. Emergency vehicle easement signs shall be metal construction, 12–inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8 inch red trim strip around the entire outer edge of the sign. The lettering shall be "NO PARKING,"," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS.," and "City of Alex." placed as shown in Figure 3. Lettering size shall be as follows: "NO PARKING" – 2 inches, "EMERGENCY VEHICLE EASEMENT" – 2 1/2 inches. EM. VEH. EAS. – 1 inch, CITY OF ALEX. – 1/2 inch. Directional Arrows – 1 inch by 6 inches solid shaft with solid head 1 1/2 inches wide and 2 inches deep (See Figures A107.1, A107.2, A107.3 for examples). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure as designated by the Director of Code Enforcement. Posts for signs, when required, shall be metal and securely mounted. Signs shall face in the direction of vehicle travel. In areas where emergencyvehicle easements involve two–way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the Director of Code Enforcement.



NOTE

1. TRUCK TURNING MOVEMENTS SHOWN ON THIS SHEET PERFORMED USING AUTO TURN 6 MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.

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SPECIAL USE PERMIT NO. 2016–0007
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ESTABLISHED 1945

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SCALE: 1" = 50' | DATE: 9/11/14, 10/28/14

COMMONWEALTH OF VIRGINIA ARROW M. VINSON Lic. No.041851 PROFESSIONAL ENGINEER 4/7/16

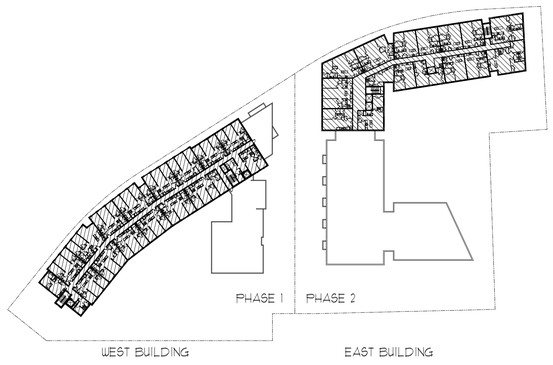
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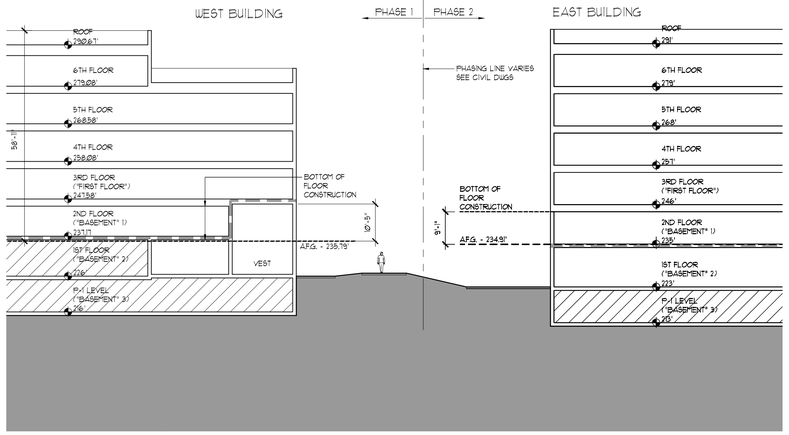
PRELIMINARY FIRE SERVICE PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA



7 6th FLOOR DIAGRAM
NTS



8 SECTION DIAGRAM
NTS

Development Data Summary

West Building (AFG = 239.79)

Floor	Gross Floor Area				Net Floor Area				FAR area				FAR				Floor Elevation	Highest Adjacent Grade	Min AFG value to exclude Basement	Notes
	Residential	Parking / Bldg Service	Daycare	Total	Residential	Parking / Bldg Service	Daycare	Total	Residential	Parking / Bldg Service	Daycare	Total	Residential	Parking / Bldg Service	Daycare	Total				
P1	0	15,122	0	15,122	0	14,838	0	14,838	0	0	0	0	0.000	0.000	0.000	0.000	216	247	222	Basement EXCLUDED from FAR.
1	2,322	15,477	0	20,799	2,135	14,298	0	20,424	0	0	0	0	0.000	0.000	0.000	0.000	226	247	233	Basement EXCLUDED from FAR.
2	19,229	3,952	0	25,181	17,850	3,656	0	21,506	17,850	3,656	0	21,506	0.357	0.065	0.000	0.422	237.17	247	244	Basement INCLUDED in FAR.
3	21,738	0	2,416	24,154	21,238	0	2,416	23,654	21,238	0	2,416	23,654	0.352	0.000	0.040	0.393	247.68	247	254	"First Floor" with respect to AFG (239.79) per Zoning definition.
4	24,599	0	0	24,599	24,099	0	0	24,099	24,099	0	0	24,099	0.402	0.000	0.000	0.402	258.58	247	265	0
5	24,599	0	0	24,599	24,099	0	0	24,099	24,099	0	0	24,099	0.402	0.000	0.000	0.402	268.58	247	275	
6	18,106	0	0	18,106	17,731	0	0	17,731	17,731	0	0	17,731	0.294	0.000	0.000	0.294	278.08	247		
Sub-Total	**109,592**	**37,551**	**2,416**	**149,560**	**107,235**	**36,992**	**2,416**	**146,551**	**105,067**	**3,656**	**2,416**	**111,139**	**1.744**	**0.060**	**0.040**	**1.845**				
Property Area (sf)	60,253																			
Property Area (acres)	1.38																			
Dwelling Units	83																			
Dwelling Units Per Acre	67.23																			

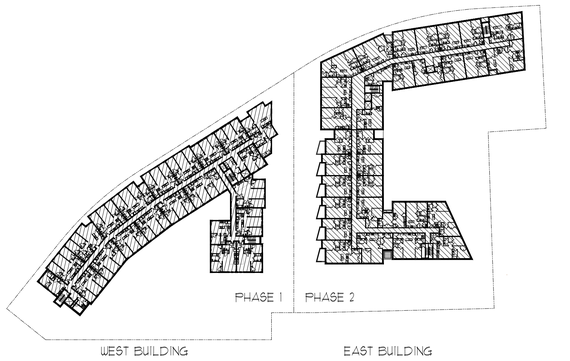
East Building (AFG = 225.15)

Floor	Gross Floor Area				Net Floor Area				FAR area				FAR				Floor Elevation	Highest Adjacent Grade	Min AFG value to exclude Basement Classification	Notes
	Residential	Parking / Bldg Service		Total	Residential	Parking / Bldg Service		Total	Residential	Parking / Bldg Service		Total	Residential	Parking / Bldg Service		Total				
P1	3,444	40,257		43,701	3,319	36,889		43,208	0	0		0	0.000	0.000		0.000	213	245	219	Basement EXCLUDED from FAR.
1	10,928	37,245		48,273	10,810	37,161		47,760	0	0		0	0.000	0.000		0.000	223	245	231	Basement EXCLUDED from FAR.
2	15,174	8,113		23,287	14,856	8,113		22,913	14,856	8,113		22,913	0.189	0.103		0.292	235	245	242	Basement INCLUDED in FAR.
3	31,851	0		31,851	31,168	0		31,168	31,168	0		31,168	0.397	0.000		0.397	246	245	253	"First Floor" with respect to AFG (234.91) per Zoning definition.
4	31,851	0		31,851	31,168	0		31,168	31,168	0		31,168	0.397	0.000		0.397	257	245	264	
5	31,451	0		31,451	30,968	0		30,968	30,968	0		30,968	0.395	0.000		0.395	268	245	275	
6	16,448	0		16,448	16,081	0		16,081	16,081	0		16,081	0.205	0.000		0.205	279	245		
Sub-Total	**140,779**	**85,715**		**226,493**	**138,129**	**85,163**		**223,362**	**124,191**	**8,113**		**132,304**	**1.583**	**0.103**		**1.687**				
Property Area (sf)	79,442																			
Property Area (acres)	1.80																			
Dwelling Units	132																			
Dwelling Units Per Acre	73.30																			

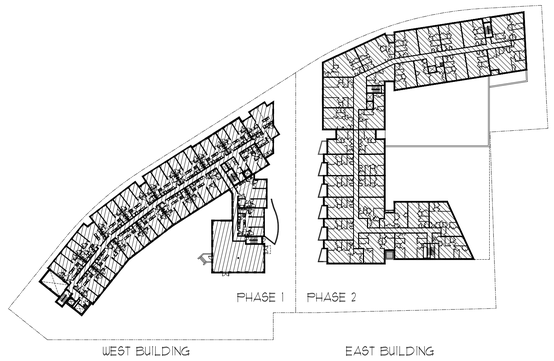
East and West Building Combined

	Gross Floor Area				Net Floor Area				FAR area				FAR				Notes
	Residential	Parking / Bldg Service	Daycare	Total	Residential	Parking / Bldg Service	Daycare	Total	Residential	Parking / Bldg Service	Daycare	Total	Residential	Parking / Bldg Service	Daycare	Total	
Total	*280,371*	*123,266*	*2,416*	*376,053*	*245,364*	*122,022*	*2,416*	*369,732*	*229,278*	*11,749*	*2,416*	*243,443*	*1.653*	*0.085*	*0.017*	*1.756*	
Property Area (sf)	139,695																
Property Area (acres)	3.18																
Dwelling Units	225																
Dwelling Units Per Acre	70.67																

Notes:
1. Floors designated as "Basement" are "partly or wholly underground" per Zoning definition.
2. Floors designated as "First Floor" are the first level not "partly or wholly underground" per Zoning definition.

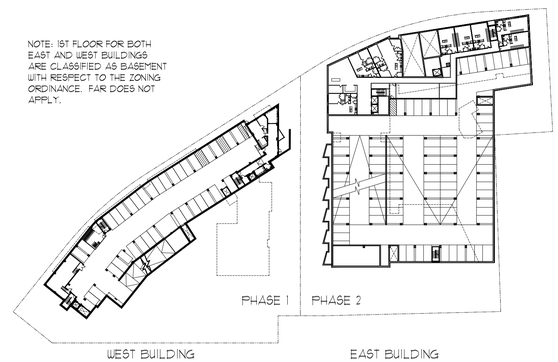


6 5th FLOOR DIAGRAM
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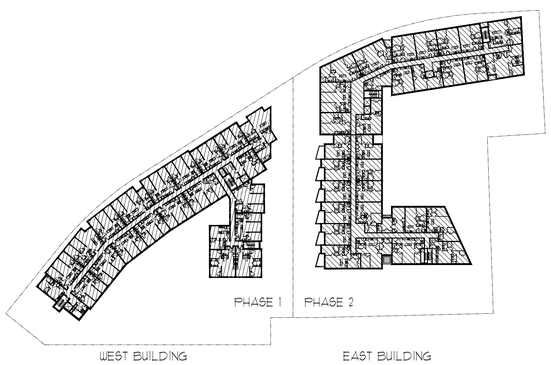
4 3rd FLOOR DIAGRAM
NTS

NOTE: 1ST FLOOR FOR BOTH EAST AND WEST BUILDINGS ARE CLASSIFIED AS BASEMENT WITH RESPECT TO THE ZONING ORDINANCE. FAR DOES NOT APPLY.

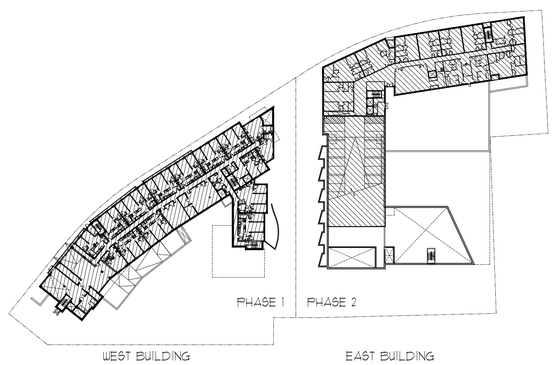


2 1st FLOOR DIAGRAM
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NOTE: PHASE LINE VARIES. SEE CIVIL DRAWINGS

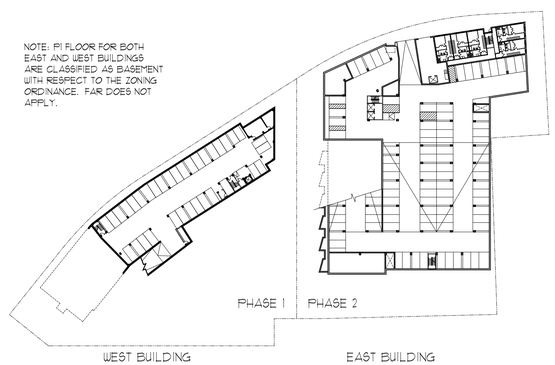


5 4th FLOOR DIAGRAM
NTS



3 2nd FLOOR DIAGRAM
NTS

NOTE: P1 FLOOR FOR BOTH EAST AND WEST BUILDINGS ARE CLASSIFIED AS BASEMENT WITH RESPECT TO THE ZONING ORDINANCE. FAR DOES NOT APPLY.



1 P1 FLOOR DIAGRAM
NTS

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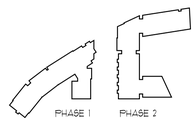
CUNNINGHAM | QUILL ARCHITECTS PLLC
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AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
4/6/16
ARCHITECT

KEY:
FAR AREA
NON-FAR AREA

KEY PLAN



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Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/17/14	DSUP #1 REVISIONS
2/10/16	CONCEPT 2
3/14/16	DSUP 2 COMPLETENESS SUB.
4/7/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

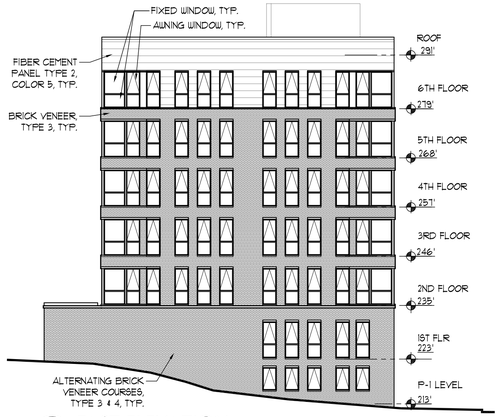
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FAR DIAGRAMS & DATA CALCULATIONS

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Checked By:

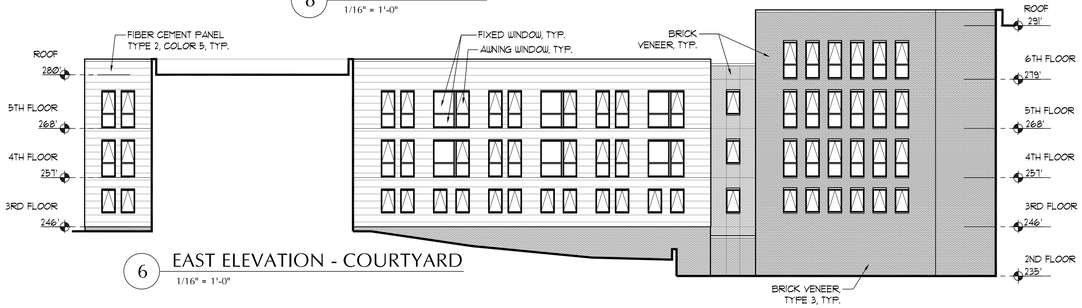
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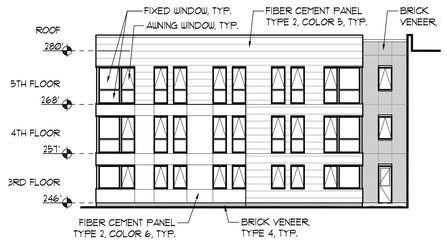
8 EAST ELEVATION
1/16" = 1'-0"



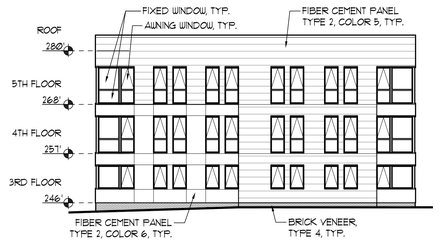
7 SOUTH ELEVATION - COURTYARD
1/16" = 1'-0"



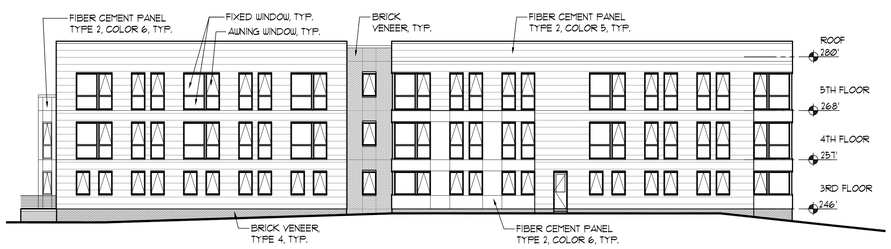
6 EAST ELEVATION - COURTYARD
1/16" = 1'-0"



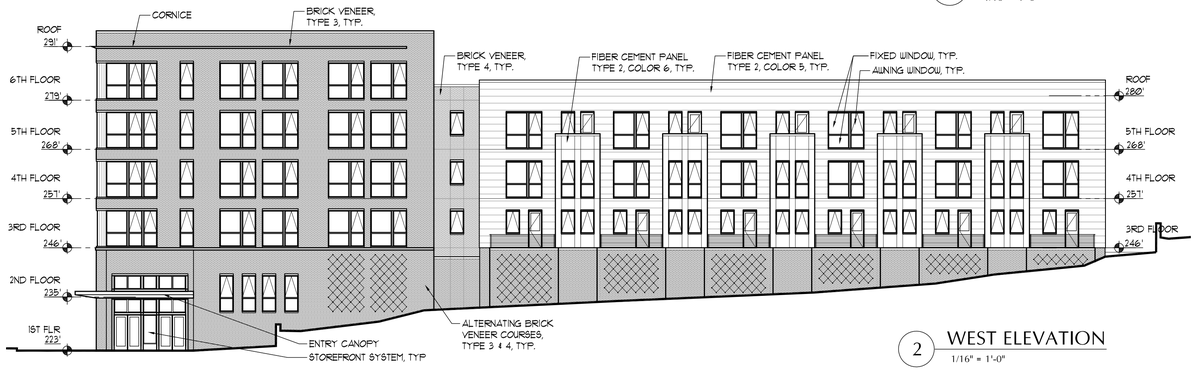
5 NORTH ELEVATION - COURTYARD
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

GENERAL NOTE:
DWELLING UNIT SERVING LOUVERS (SUCH AS KITCHEN/BATH EXHAUST, DRYER EXHAUST, AND FRESH AIR INTAKE) TO BE ADDED. SIZE AND LOCATION TO BE DETERMINED.

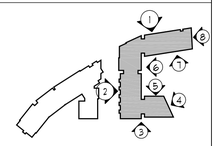
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DIRECTOR DATE
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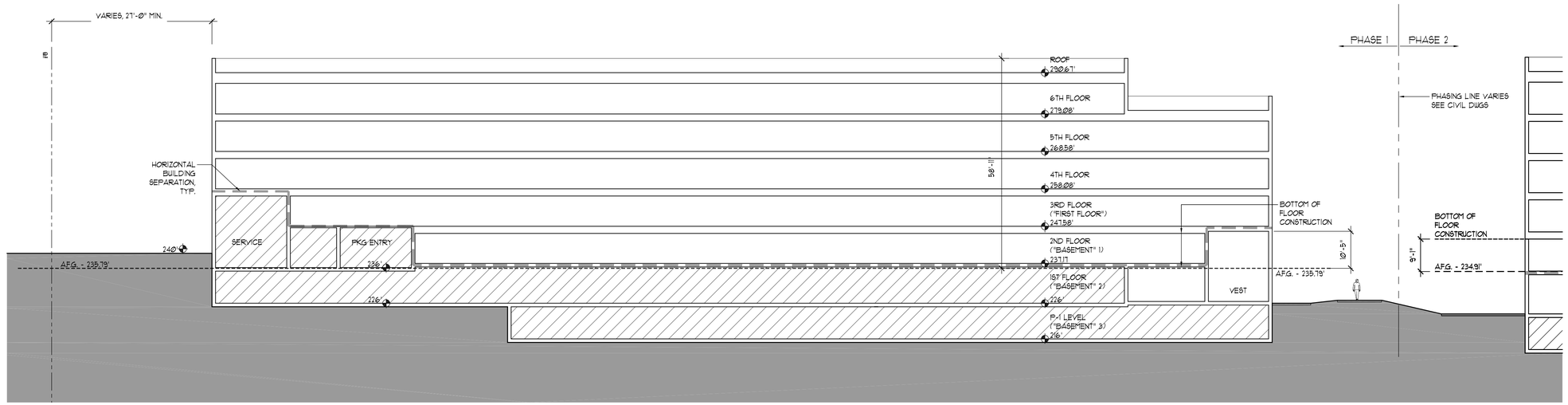
CQA # 21327

Drawing Title

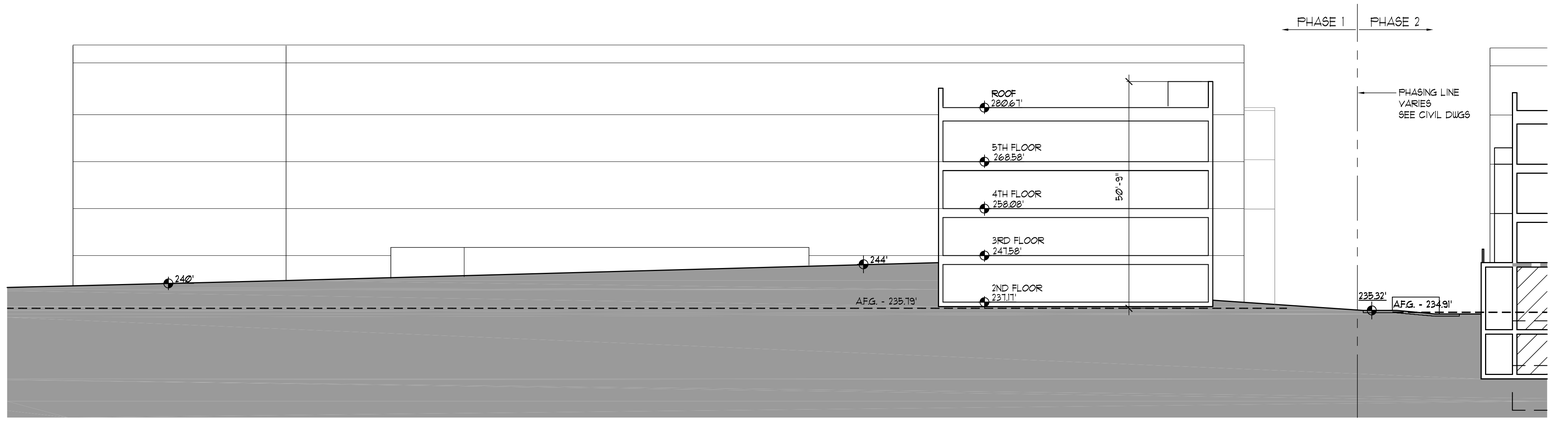
ELEVATIONS EAST BUILDING

Scale	Drawn By
As Noted	JM
Date	Checked By
05/13/14	

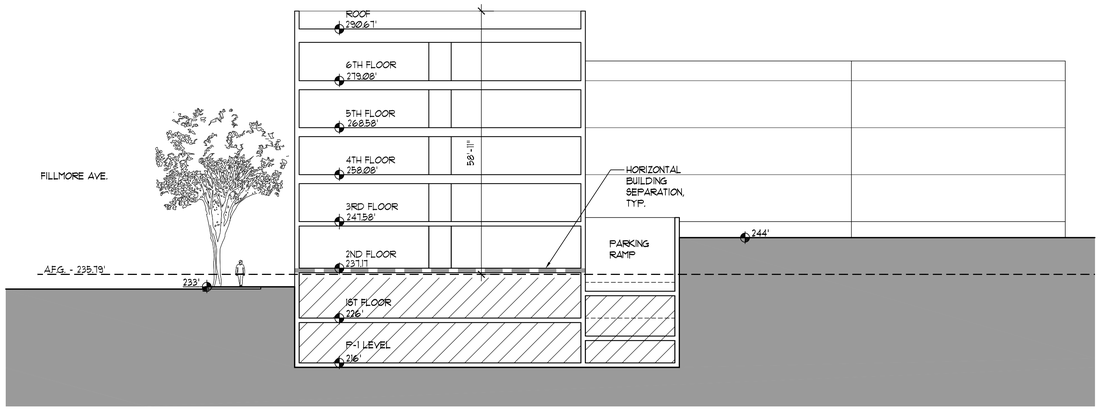
A2.30



3 LONGITUDINAL SECTION
1/16" = 1'-0"



2 TRANSVERSE SECTION
1/16" = 1'-0"



1 TRANSVERSE SECTION
1/16" = 1'-0"

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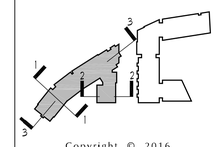
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City of Alexandria, Virginia

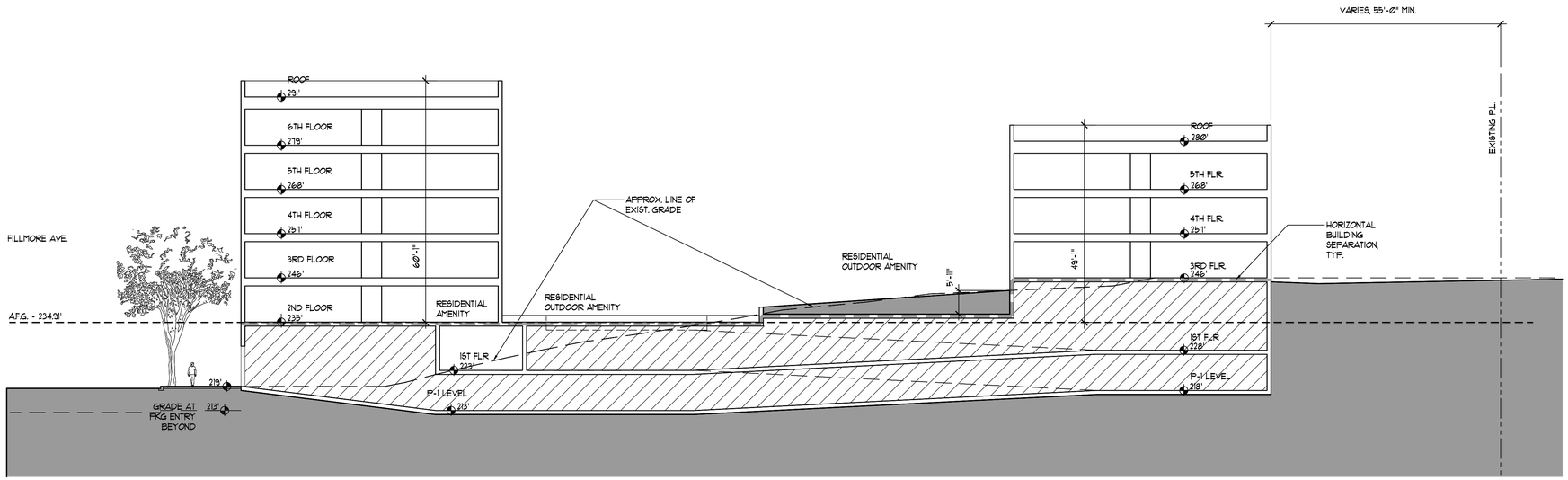
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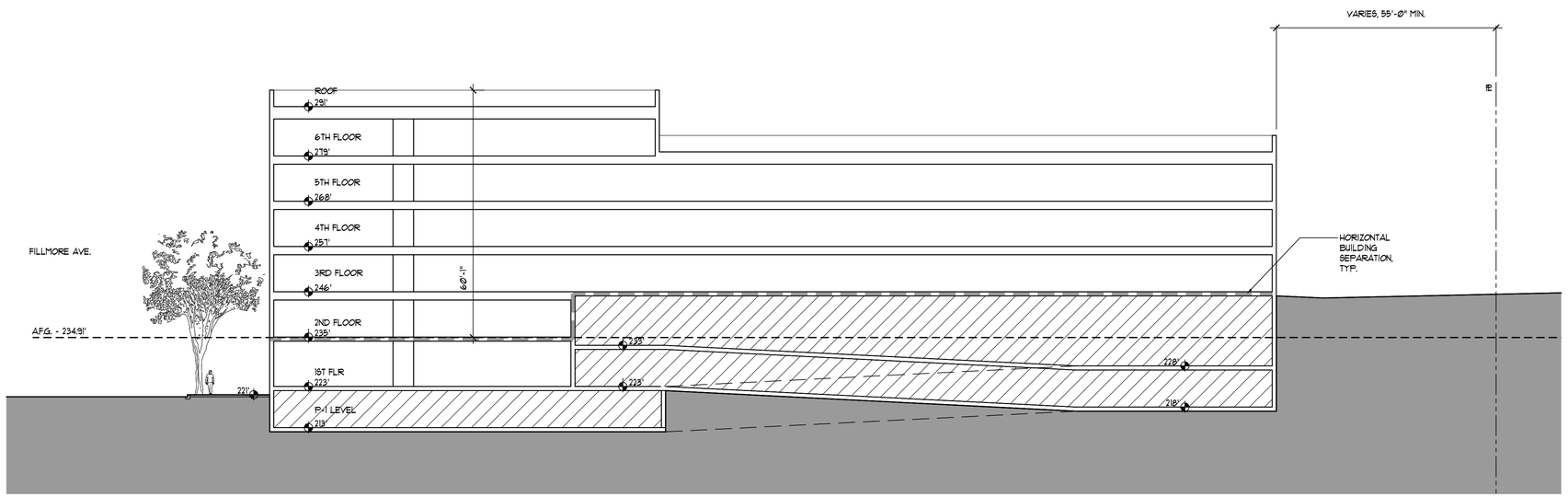
SITE SECTIONS WEST BUILDING

Scale	Drawn By
As Noted	JM
Date	Checked By
01/08/14	

A3.20



2 TRANSVERSE SECTION
1/16" = 1'-0"



1 TRANSVERSE SECTION
1/16" = 1'-0"

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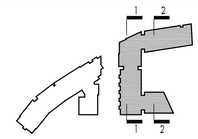
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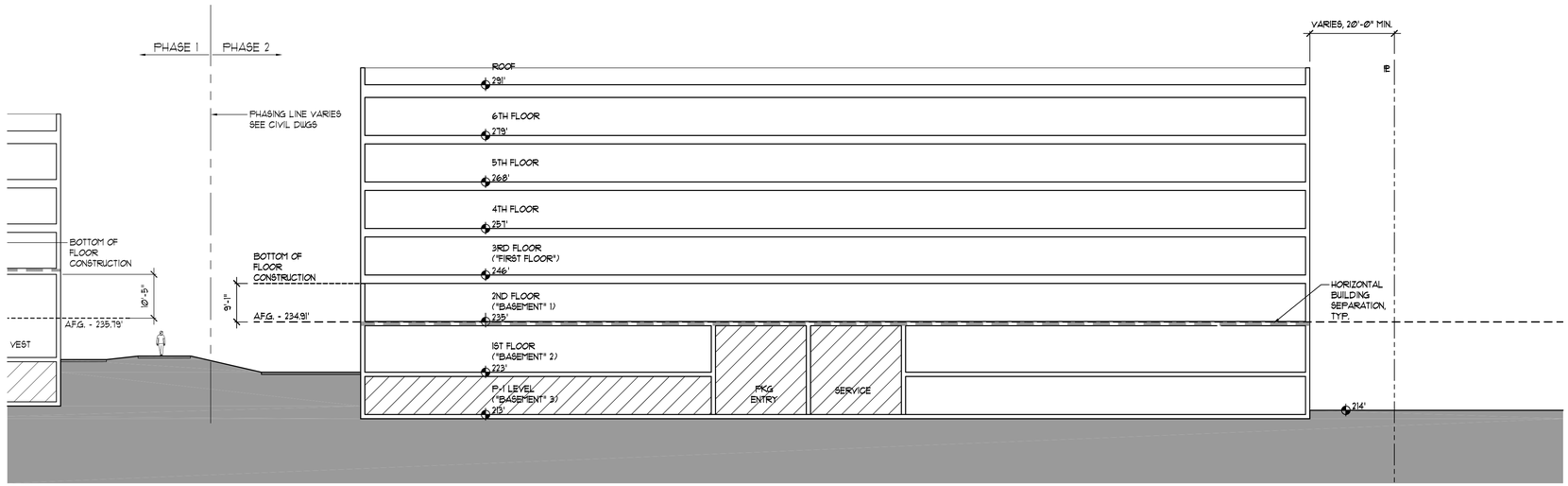
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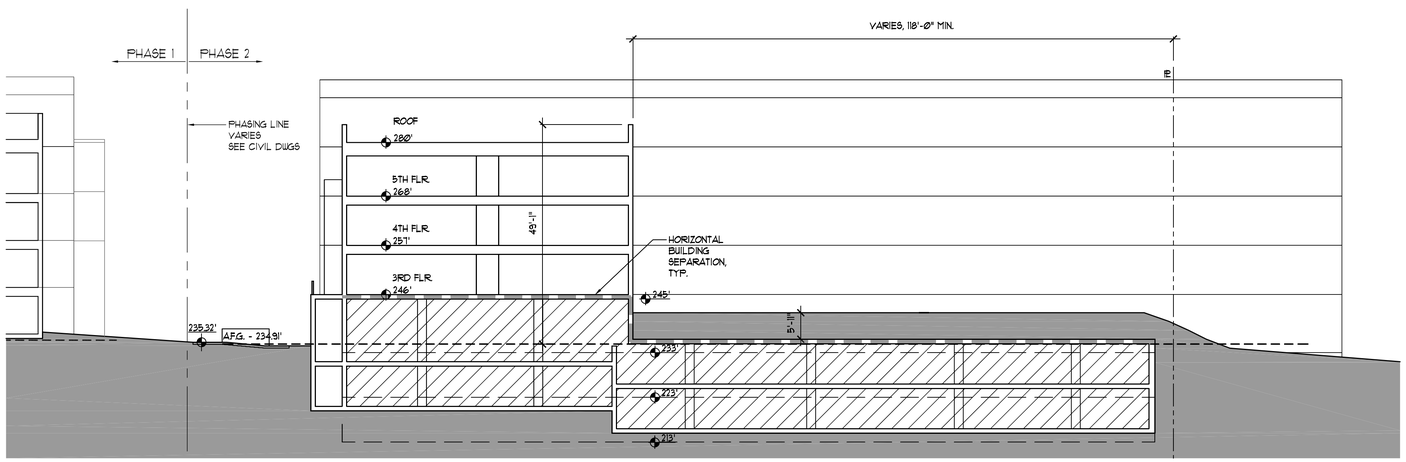
SITE SECTIONS EAST BUILDING

Scale: As Noted	Drawn By: JM
Date: 05/13/14	Checked By:

A3.30



2 LONGITUDINAL SECTION
1/16" = 1'-0"



1 LONGITUDINAL SECTION
1/16" = 1'-0"

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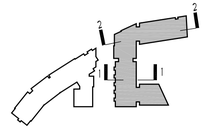
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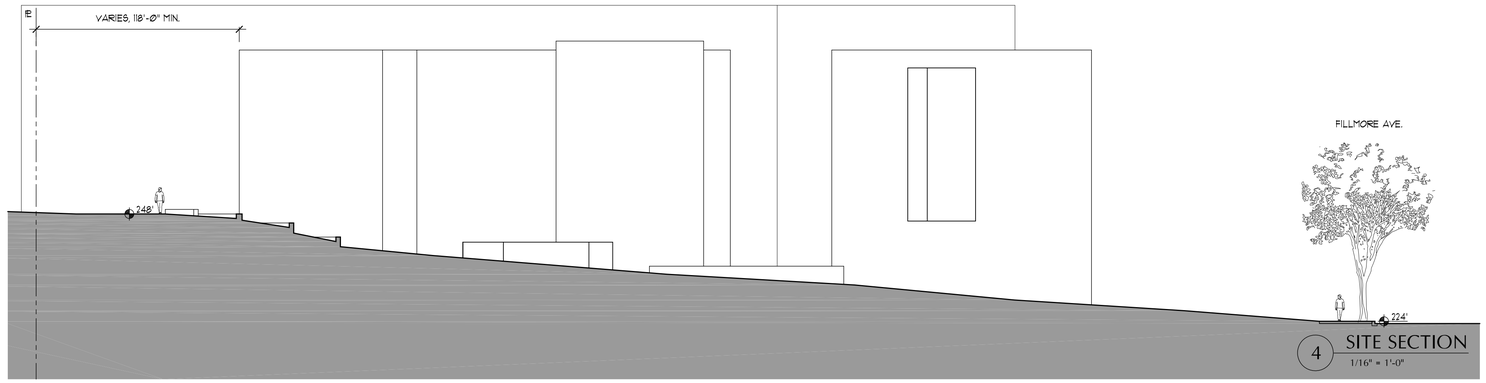
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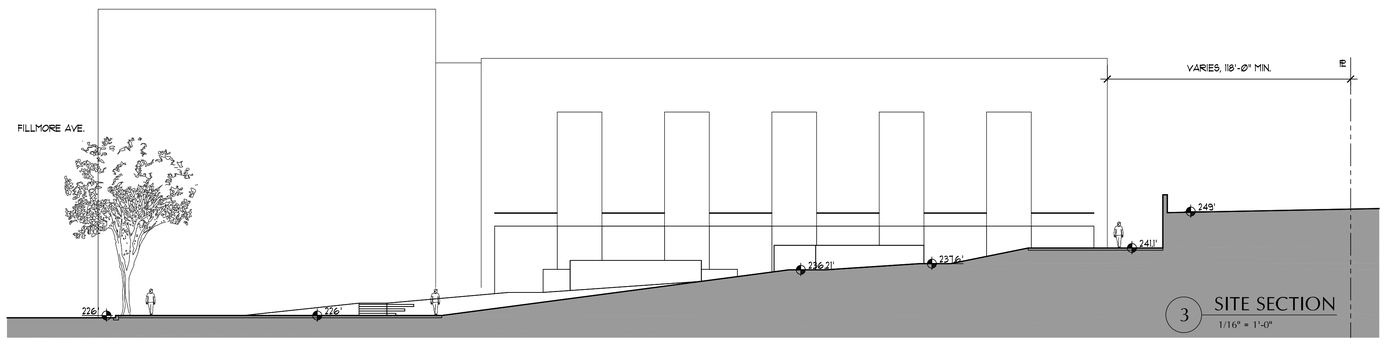
SITE SECTIONS EAST BUILDING

Scale	Drawn By
As Noted	JM
Date	Checked By
05/13/14	

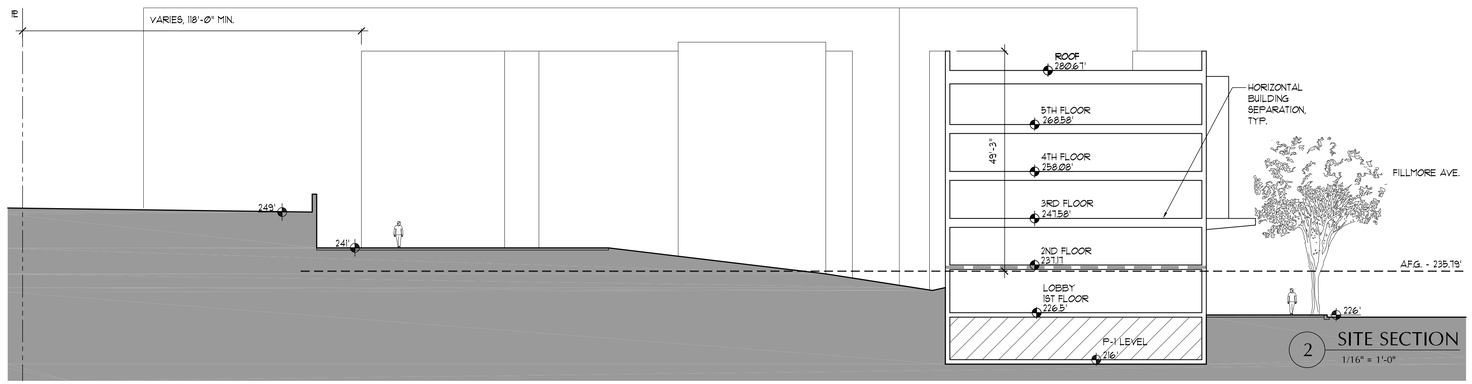
A3.31



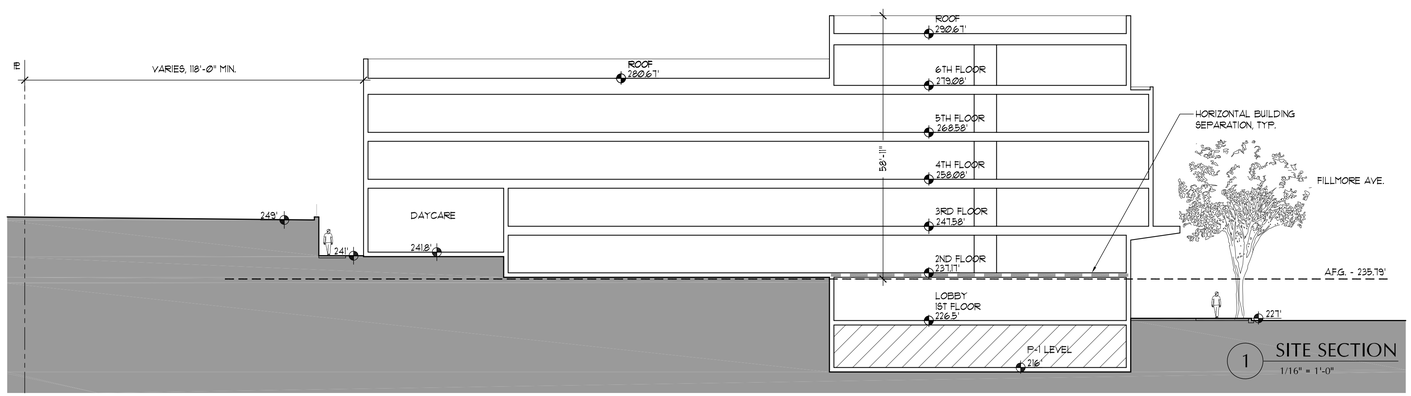
4 SITE SECTION
1/16" = 1'-0"



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



2 SITE SECTION
1/16" = 1'-0"



1 SITE SECTION
1/16" = 1'-0"

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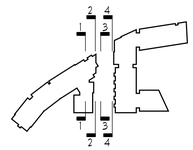
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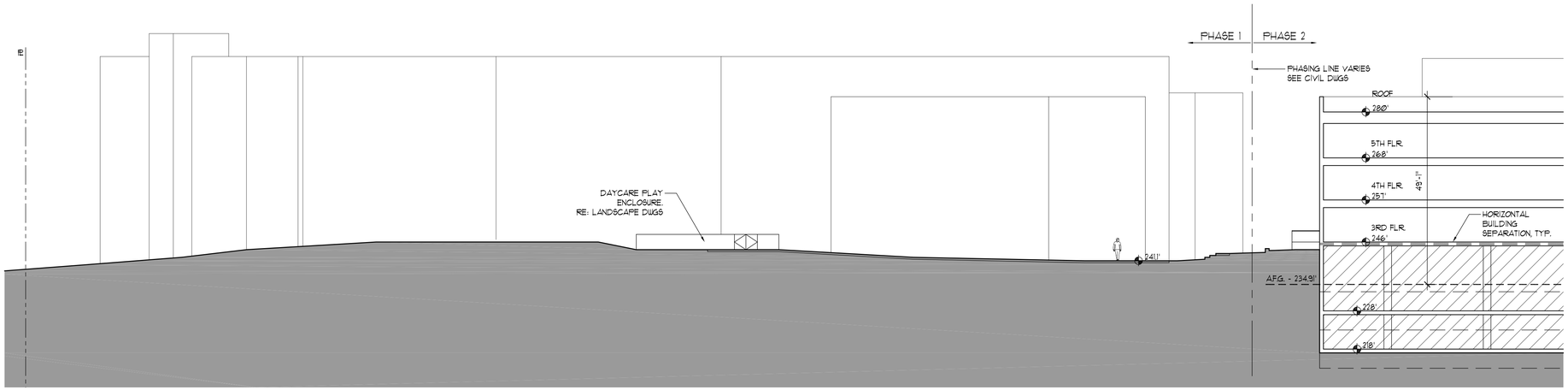
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DIRECTOR DATE

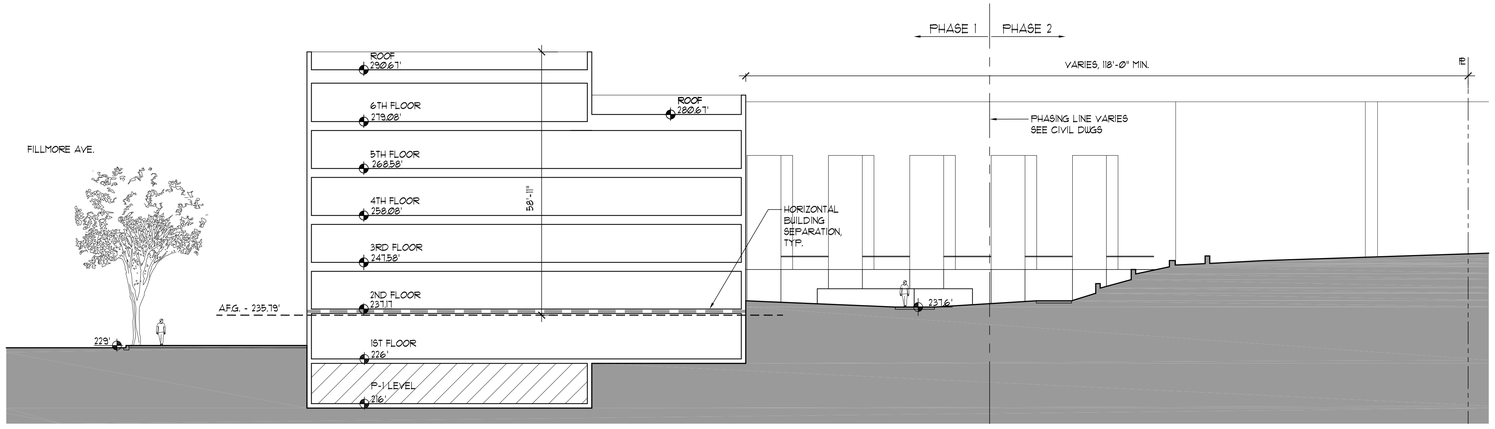
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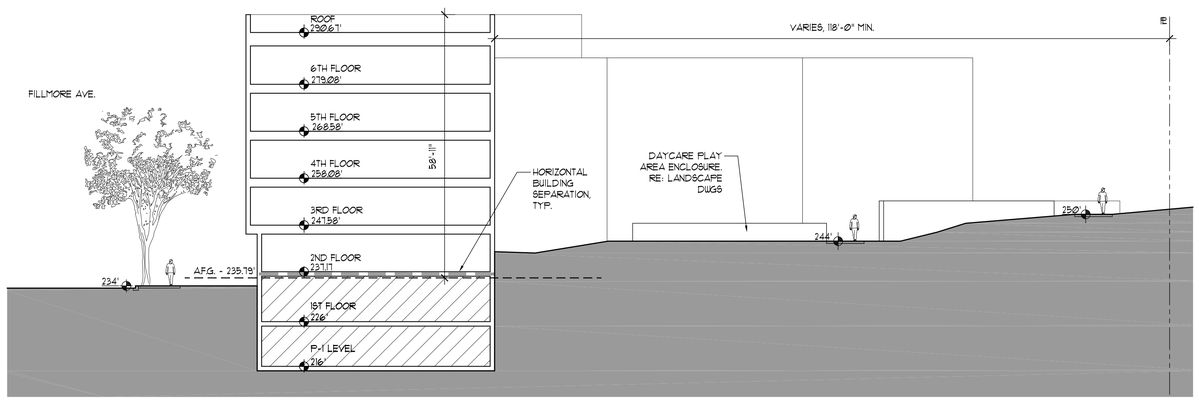
A3.40



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



2 SITE SECTION
1/16" = 1'-0"



1 SITE SECTION
1/16" = 1'-0"

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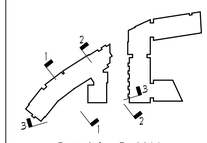
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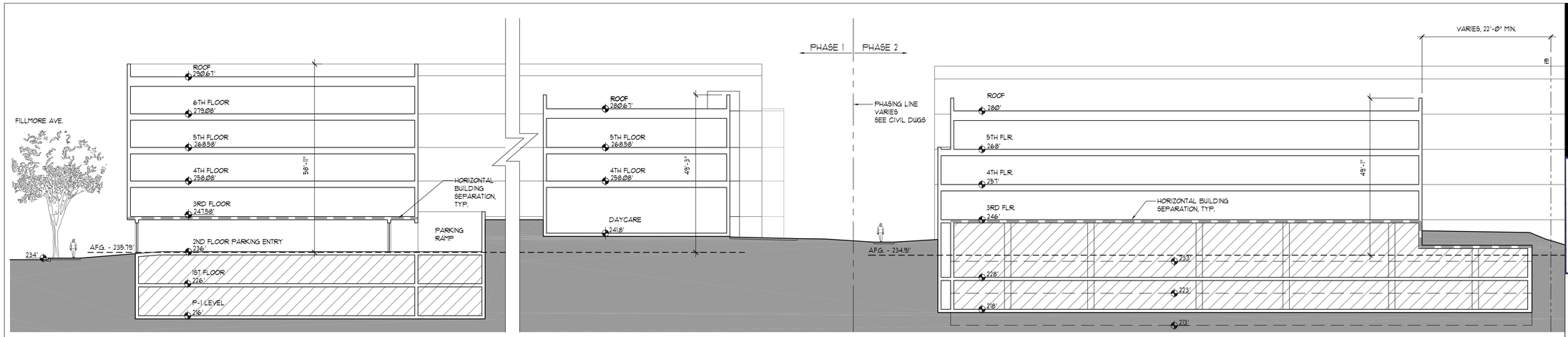
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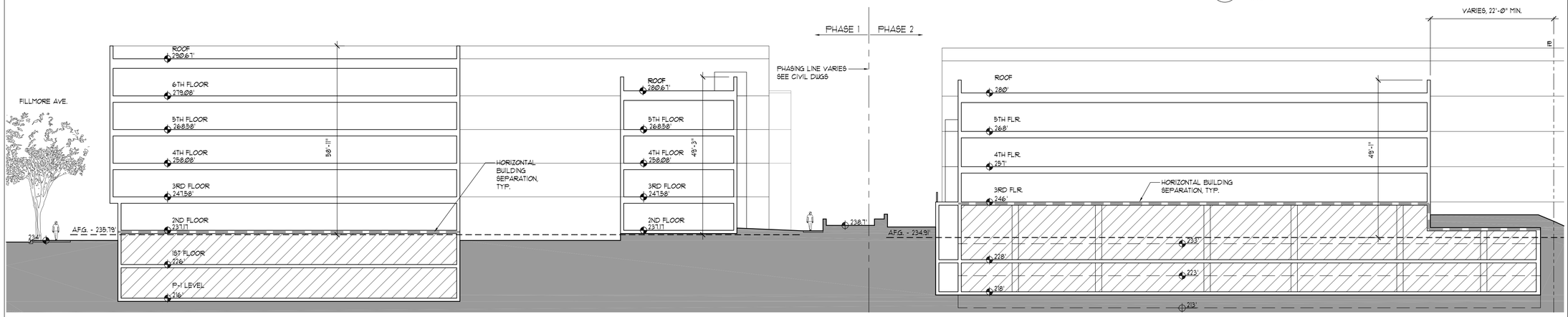
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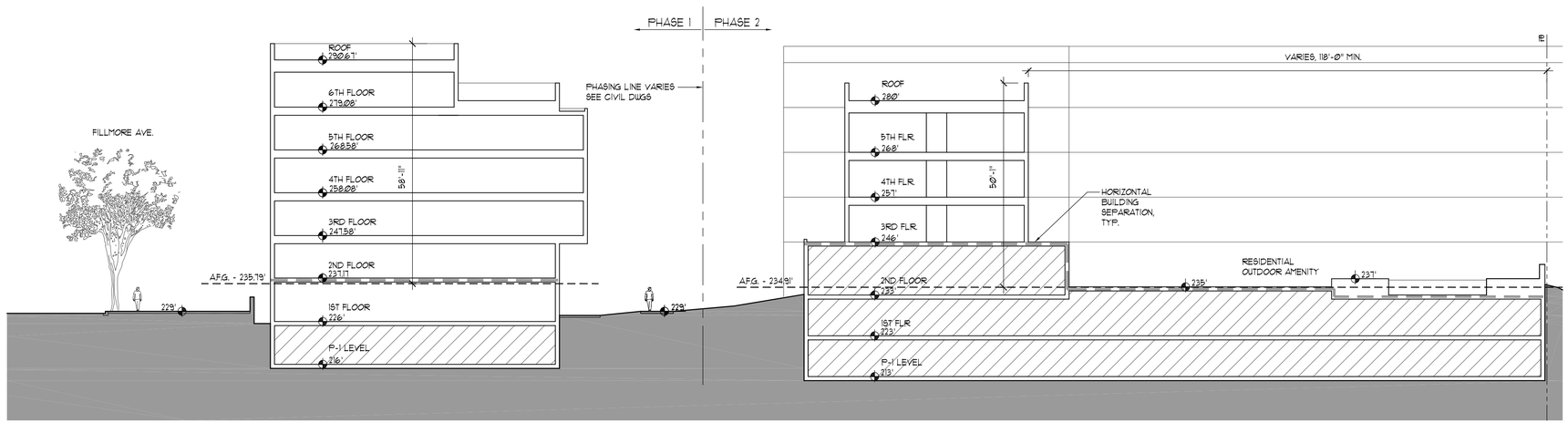
A3.41



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



2 SITE SECTION
1/16" = 1'-0"



1 SITE SECTION
1/16" = 1'-0"

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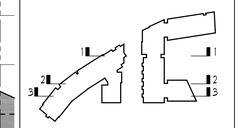
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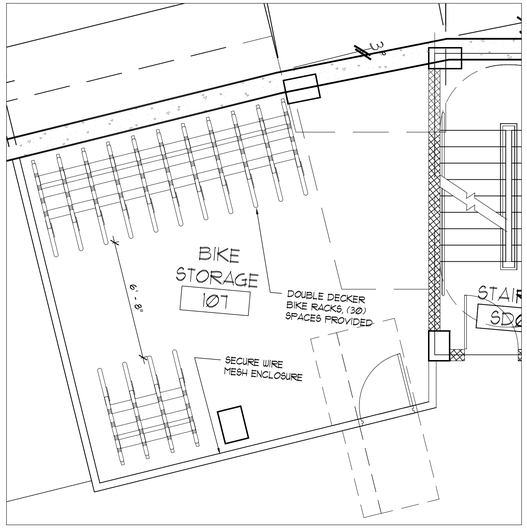
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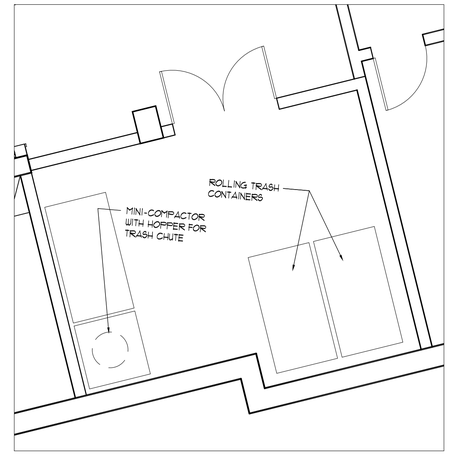
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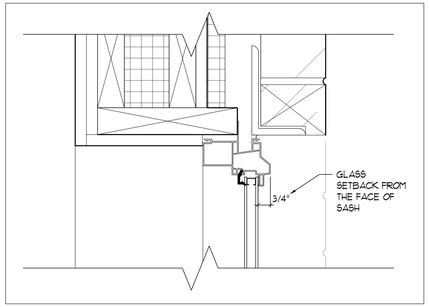
A3.42



4 WEST BUILDING
BIKE STORAGE ENLARGED PLAN
1/4"=1'

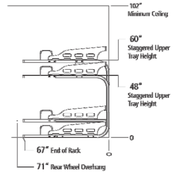


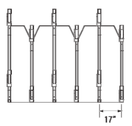
3 WEST BUILDING
TRASH ROOM ENLARGED PLAN
1/4"=1'



2 WEST BUILDING
WINDOW HEAD DETAIL
1/4" = 1'

DERO DUPLEX
Submittal Sheet





CAPACITY Varies per configuration

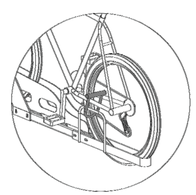
MATERIALS Main frame tube: 2" Tig square tube
Connector plates: 1/4" plate
Bike trays: Tig plate

FINISHES
☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option. 250 TGIC powder coat colors, thermoplastic coating, PVC dip, and stainless steel finishes are also available as alternate options.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS
☐ **Surface**
Each connector plate accepts 3/8" wedge anchors.

SETBACKS See diagrams on following page



U-lock compatible

DERO
A PLAYCORE company

1 WEST BUILDING
BIKE RACK CUT SHEET
NTS

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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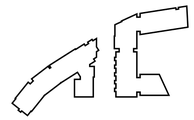
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20007

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AHC INC.

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SCOTT STEVEN MATTIES
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KEY PLAN



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3/3/16	F&P #2
3/14/16	DSUP 2 COMPLETENESS SUB.
4/7/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of
Alexandria, Virginia

CQA # 21327

Drawing Title

ENLARGED FLOOR PLANS & ADDITIONAL INFORMAITON

Scale	Drawn By
As Noted	JOH
Date	Checked By
10/28/15	

A5.01

LIGHTING LEGEND:

L1: WALL SCONCE

L2: WALL MOUNTED OVERHEAD LIGHT

L3: LARGE WALL SCONCE

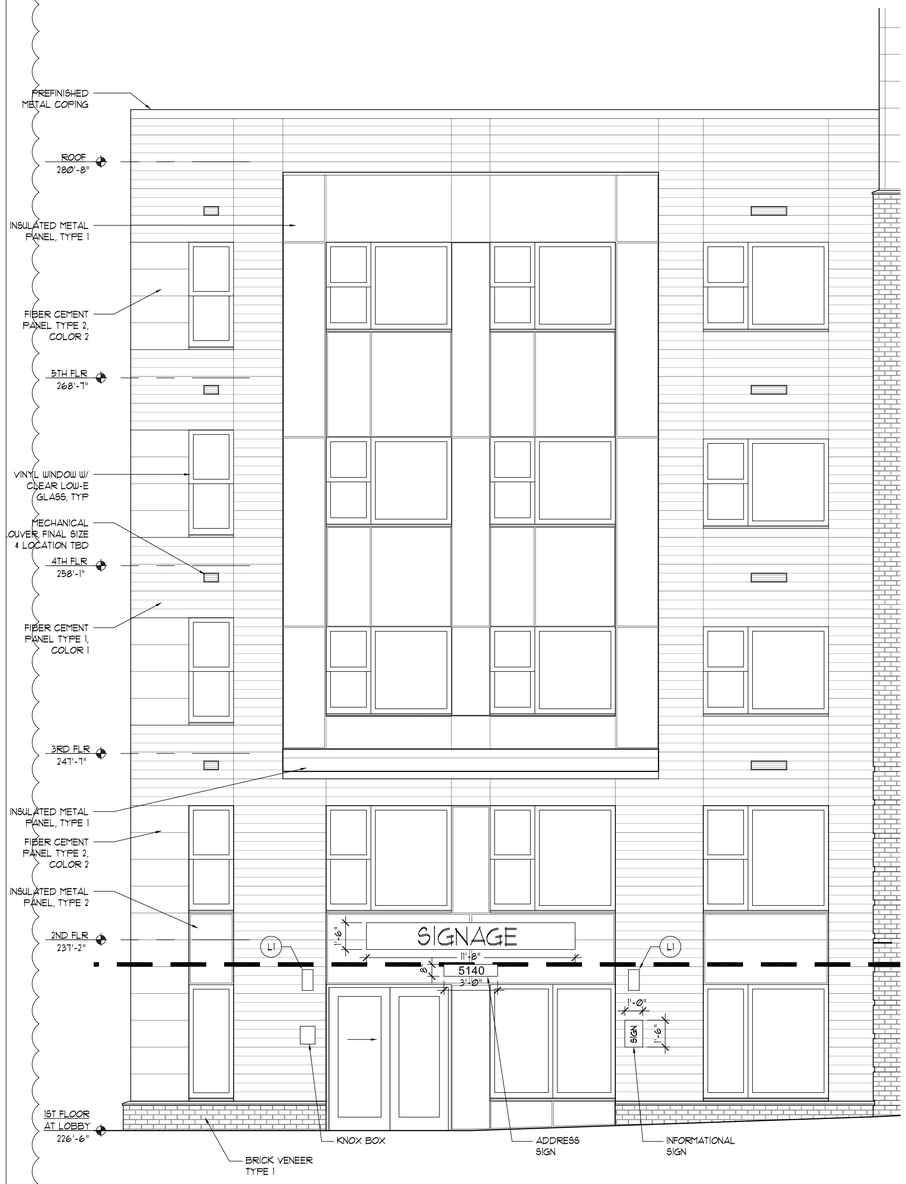
L4: WALL MOUNT SECURITY LIGHT

SIGNS

1: ALL SIGNS SHALL COMPLY WITH ARTICLE IX OF THE ALEXANDRIA CITY ZONING ORDINANCE.

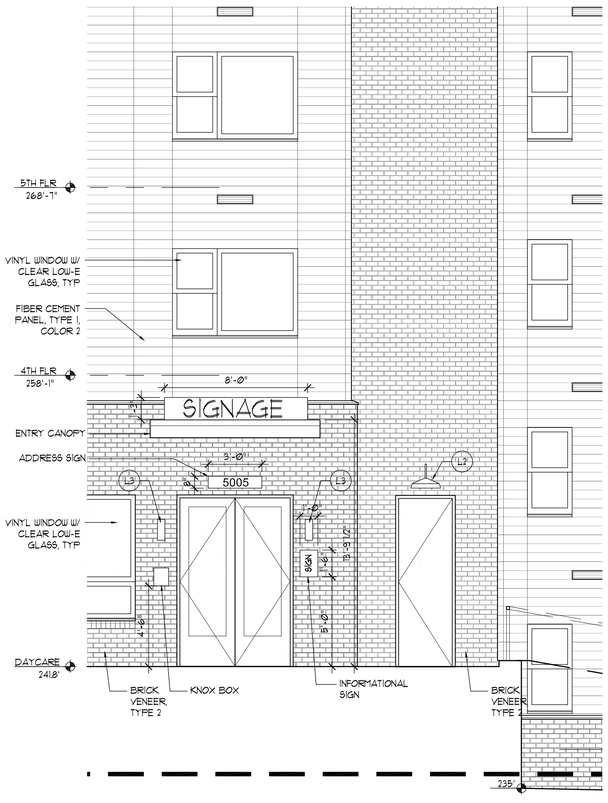
2: STANDARDS:

- SIGNAGE SHALL BE CONSTRUCTED OF DURABLE, QUALITY MATERIALS AND FINISHES.
- SCALE OF SIGNAGE SHALL BE APPROPRIATE FOR THE BUILDING/STOREFRONT ON WHICH THEY ARE PLACED.
- COLORS SHALL BE COMPATIBLE WITH THE EXTERIOR BUILDING MATERIALS
- SIGNS REQUIRING ILLUMINATION SHALL BE EXTERNALLY LIT.
- BUILDING MOUNTED SIGNAGE SHALL NOT DAMAGE THE BUILDING



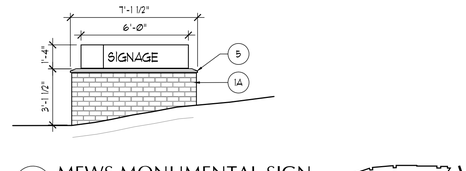
3 FILLMORE ENTRANCE

1/4" = 1'-0"



2 DAYCARE ENTRANCE

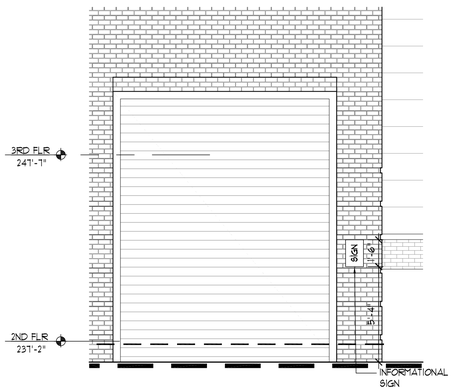
1/4" = 1'-0"



5 MEWS MONUMENTAL SIGN

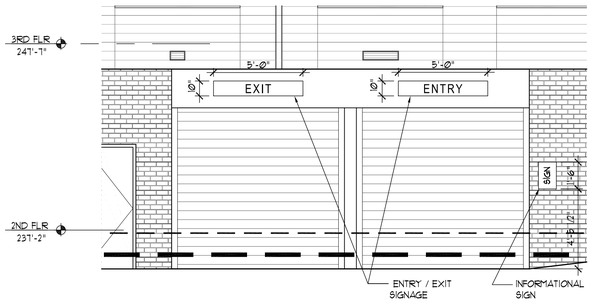
1/4" = 1'-0"





4 SERVICE ENTRY

1/4" = 1'-0"



1 GARAGE ENTRY

1/4" = 1'-0"

APPROVED 2014-0003, AMENDED
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

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4/1/16	DSUP COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

CQA # 21327

Drawing Title

ENLARGED ELEVATIONS & COORDINATED SIGN PLAN

Scale	Drawn By
As Noted	JM
Date	Checked By
10/13/15	

A6.01

Permanent Signage

Permanent signage will assist residents and visitors in identifying the property and its address as well as provide directional signage to help locate areas such as the leasing center, specific garden apartment addresses, parking, trash receptacles, etc. The name of the property management company and the contact information for leasing should also be clearly posted outside the leasing center.

1. There are six elements of a sign. They are:
    1. Shape & size
    2. Layout
    3. Color
    4. Material
    5. Information
    6. Font

2. Generally, there are three types of signs at a property:

    A. Decorative sign located at the property entrance to identify the property name, ownership, and phone number for leasing information. See Sample #2.

    B. Informational sign located at entrance to leasing center. Provides contact information for renting an apartment, hours of operation, name of management company, name of owner, & fair housing & ADA symbols. See Sample #3.

    C. Directional sign located at various locations on the property to direct visitors to the Leasing or Community Centers, or specific apartment addresses at the property. See Sample #4.

The guidelines for each type of sign are provided below. The material used for all signs will be of a consistency so that graffiti can be removed easily. Decorative and informational signs will be lighted whenever possible.

Guidelines for Decorative Signs *(See Sample 2.)*

1. Shape and size of the sign will be flexible depending upon the area where the sign will be located and the architectural style of the property. It should be readable from a distance of 10'- 20'.
2. Layout of the sign will be clean and simple, with 3 lines of text, plus the ADA (where it applies) and Fair Housing symbols. No logos.
3. Color of sign will be flexible, depending upon the architectural style of the property, its location, and other conditions, such as proximity to the street, which might influence the color selection.
4. Standard material will be selected for most signage except in situations where the historic significance of the property dictates use of other materials more in keeping with those used at the time the property was built.
5. Information to appear on Decorative Signs will be as follows:
    - *1st Line:* Property Name
    - *2nd Line:* Tag Line: "An AHC Inc. Apartment Community"
    - *3rd Line:* Phone number and website
    - *4th Line:* ADA (where applicable) and Fair Housing symbols
6. Fonts will be easy to read, such as Arial, Gautomi, Bookman Old Style. Print will be large enough so that it may be read from a distance of 10' – 20'.

Sample 2. Decorative Signs





Guidelines For Informational Signs *(See Sample 3.)*

1. Shape and size of the sign will be flexible depending upon the area where the sign will be located and the architectural style of the property. It should be readable from a distance of 1'-2'.
2. Layout of the sign will be clean and simple. Information should be listed in order of importance. (See # 5.) Include ADA (where applicable) and Fair Housing symbols.
3. Color of sign will be flexible depending upon the architectural style of the property.
4. Standard material will be selected for most signage except in situations where the historic significance of the property dictates use of other materials more in keeping with those used at the time the property was built.
5. Order and information to appear on Informational Signs will be as follows:
    - *1st Line:* Property Name
    - *2nd Line:* "Leasing Center"; *can also put "A Smoke Free Community" as shown in second sample below.*
    - *3rd Line:* Property Address
    - 4th Line: Phone number and website for Leasing Center
    - *5th Line:* "An AHC Inc. Apartment Community"
    - *6th Line:* Left side, ADA (where applicable); right side, Fair Housing symbol.
6. Fonts for Informational and Directional Signs should match and be easy to read, such as Arial, Gautomi, Bookman Old Style. Print will be large enough so that it may be read from a distance of 1' -2'.

Sample 3. Informational Signs



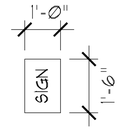


Guidelines For Directional Signs *(See Sample 4.)*

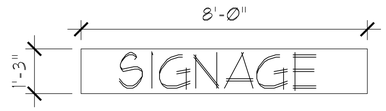
1. Shape and size of the sign will be flexible depending upon the area where the sign will be located and the architectural style of the property. It should be readable from a distance of 1'-2'.
2. Layout of the sign will be clean and simple. Information should be listed in order of importance. (See # 5.)
3. Color of sign will be flexible depending upon the architectural style of the property.
4. Standard material will be selected for most signage except in situations where the historic significance of the property dictates use of other materials more in keeping with those used at the time the property was built.
5. Order and information to appear on Directional Signs will be as follows:
    - *1st Line: Name of Property*
    - *2nd Line: Name of Location, i.e. Leasing Center, Parking, etc.*
    - *3rd Line: Phone Number of Location (if applicable)*
    - *4th Line: Arrow pointing to Location*
6. Fonts for Informational and Directional Signs should match and be easy to read, such as Arial, Gautomi, Bookman Old Style. Print will be large enough so that it may be read from a distance of 1' -2'.

Sample 4. Directional Sign

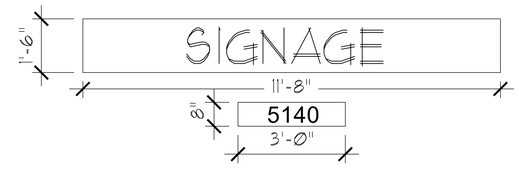




5 INFORMATIONAL SIGNAGE
1/2" = 1'-0"

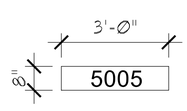


4 DAYCARE ENTRY DECORATIVE SIGN
1/2" = 1'-0"

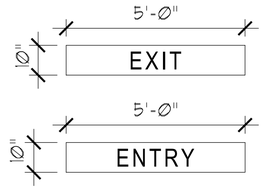


2 RESIDENTIAL ENTRY DECORATIVE SIGN
1/2" = 1'-0"

GENERAL NOTE: SIGNAGE SHOWN CORRESPONDS TO SIGNAGE LOCATION AND SIZE IN ELEVATION DRAWINGS. SIGNAGE FOR THE BUILDING WILL BE IN KEEPING WITH CITY OF ALEXANDRIA REQUIREMENTS AND AHC GUIDELINES INCLUDED ON THIS SHEET. WHERE CONFLICT OCCURS THE CITY REQUIREMENTS GOVERN.



3 NUMBERED ADDRESS SIGN
1/2" = 1'-0"



1 PARKING DIRECTION SIGNS
1/2" = 1'-0"

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City of Alexandria, Virginia

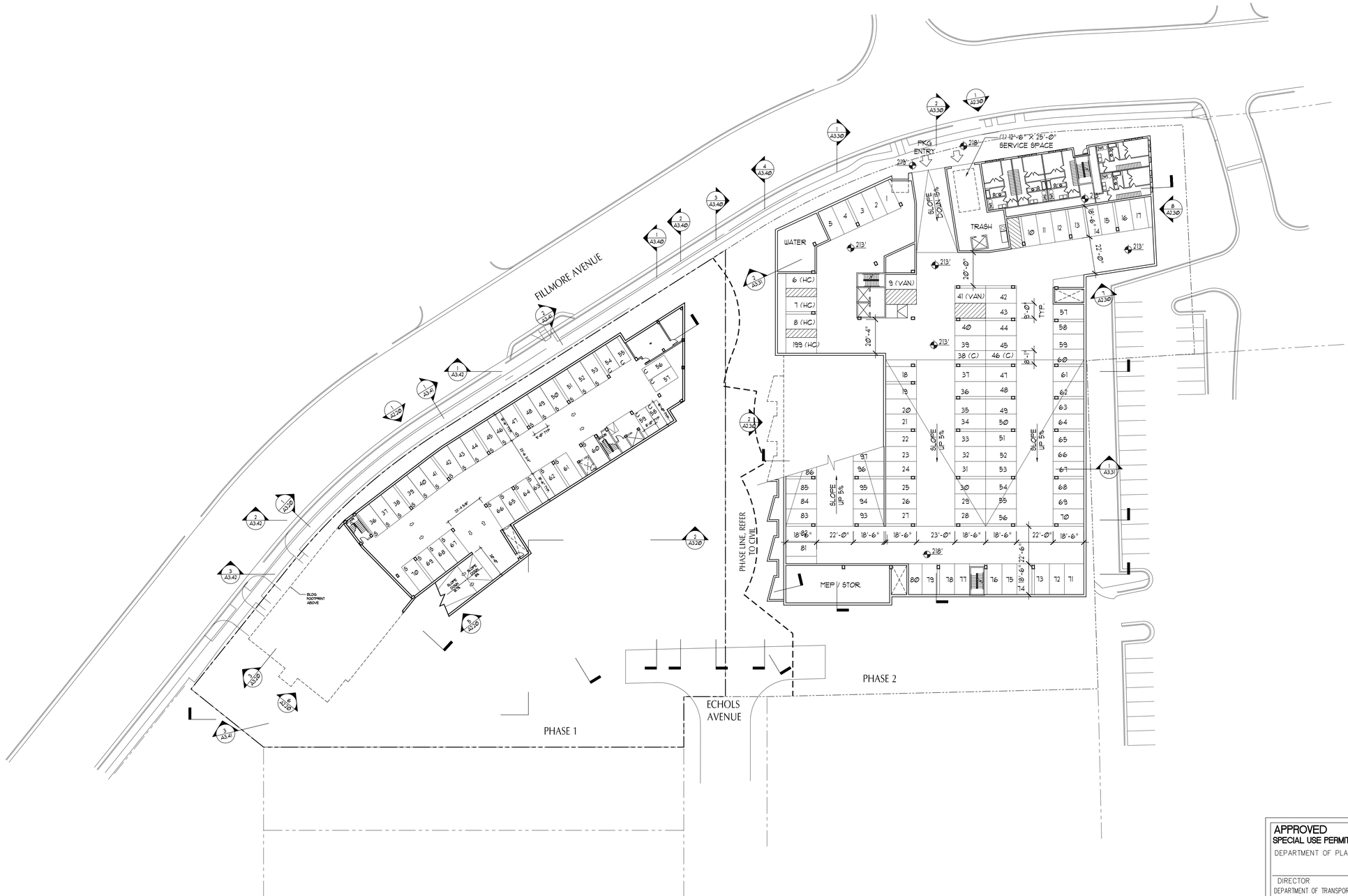
CQA # 21327

Drawing Title

COORDINATED SIGN PLAN

Scale: As Noted
Drawn By: JOH
Date: 3/2/16
Checked By:

A6.03



1 P1 LEVEL FLOOR PLAN
1"=30'

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ST. JAMES PLAZA

City of
Alexandria, Virginia

CQA # 21327

Drawing Title

P1 LEVEL FLOOR PLAN

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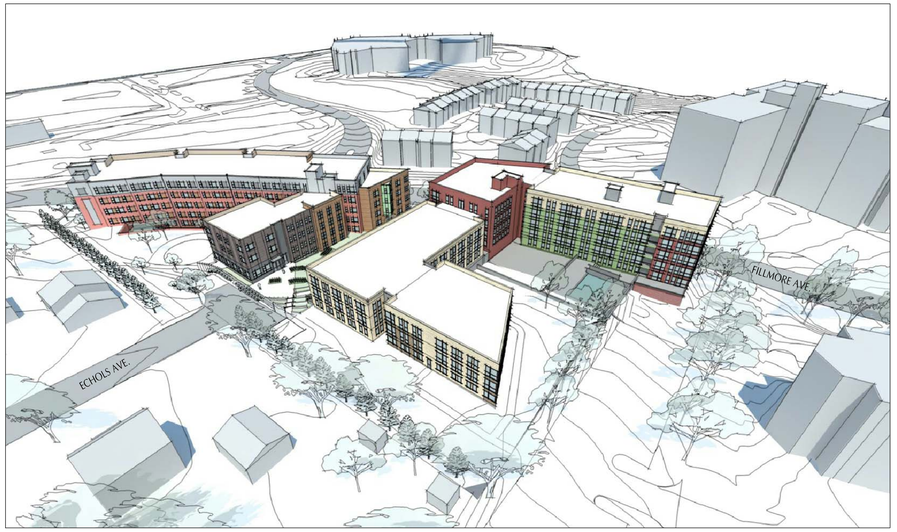
DIRECTOR DATE
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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

Scale	Drawn By
As Noted	JM
Date	Checked By
01/02/14	

A1.01



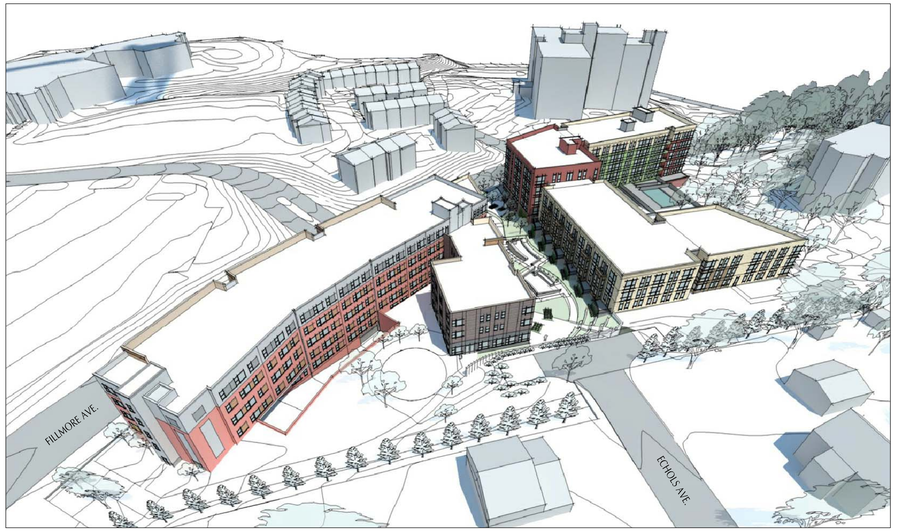
4 AERIAL LOOKING NORTHWEST



2 AERIAL LOOKING SOUTHEAST



3 AERIAL LOOKING SOUTH



1 AERIAL LOOKING NORTHEAST

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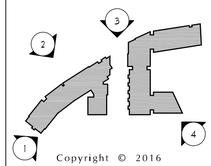
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ST. JAMES PLAZA

City of
Alexandria, Virginia

CQA # 21327

Drawing Title

MASSING EAST AND WEST BUILDINGS

Scale: As Noted	Drawn By: JM
Date: 04/21/14	Checked By:

A9.01



4 PERSPECTIVE LOOKING SOUTH



2 PERSPECTIVE LOOKING NORTH



3 PERSPECTIVE LOOKING SOUTH



1 PERSPECTIVE LOOKING NORTH

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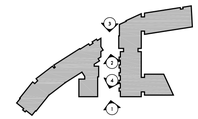
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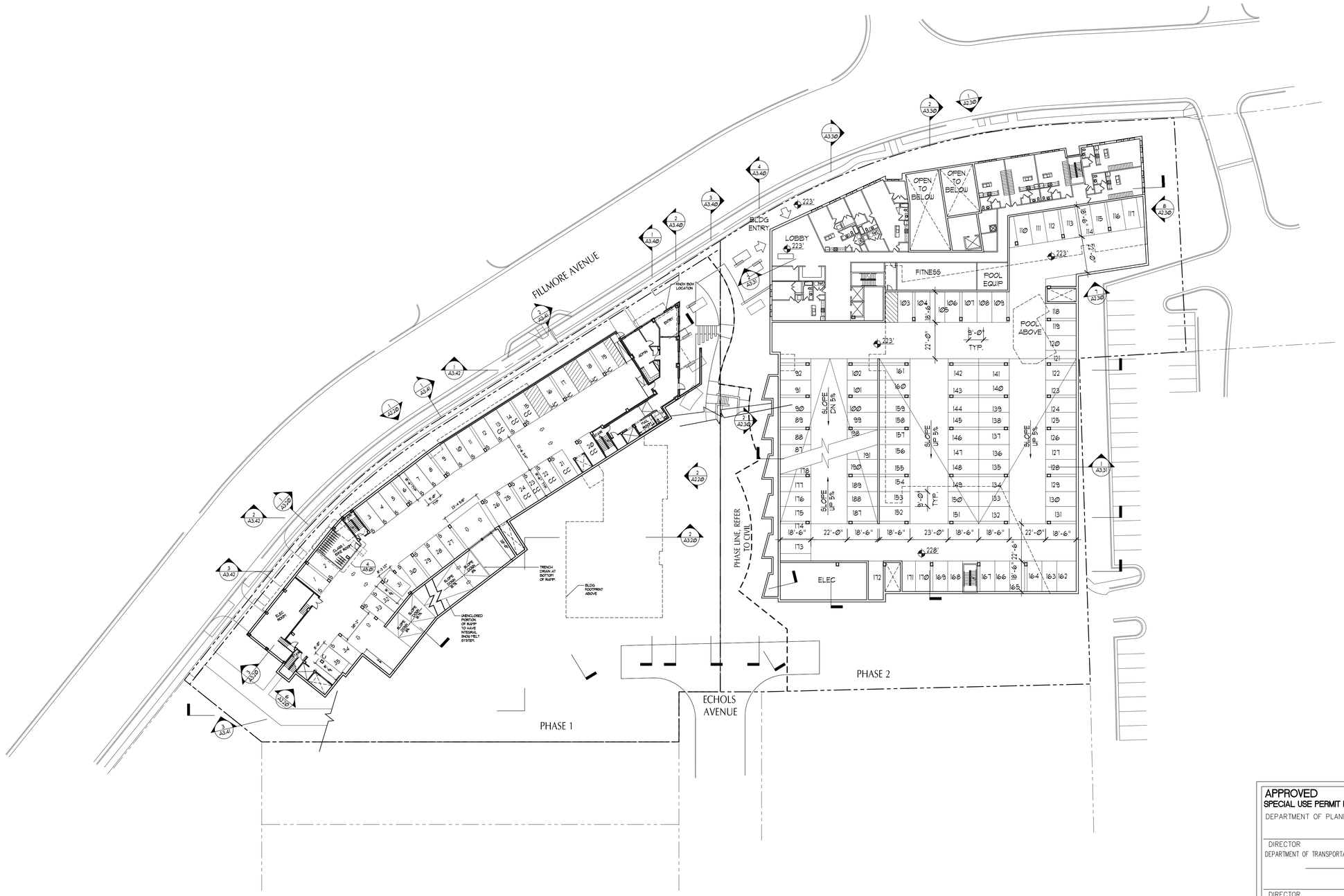
CQA # 21327

Drawing Title

PERSPECTIVE VIEWS

Scale: As Noted	Drawn By: JM
Date: 08/14/14	Checked By:

A9.02



1 FIRST LEVEL FLOOR PLAN
1"=30'

N

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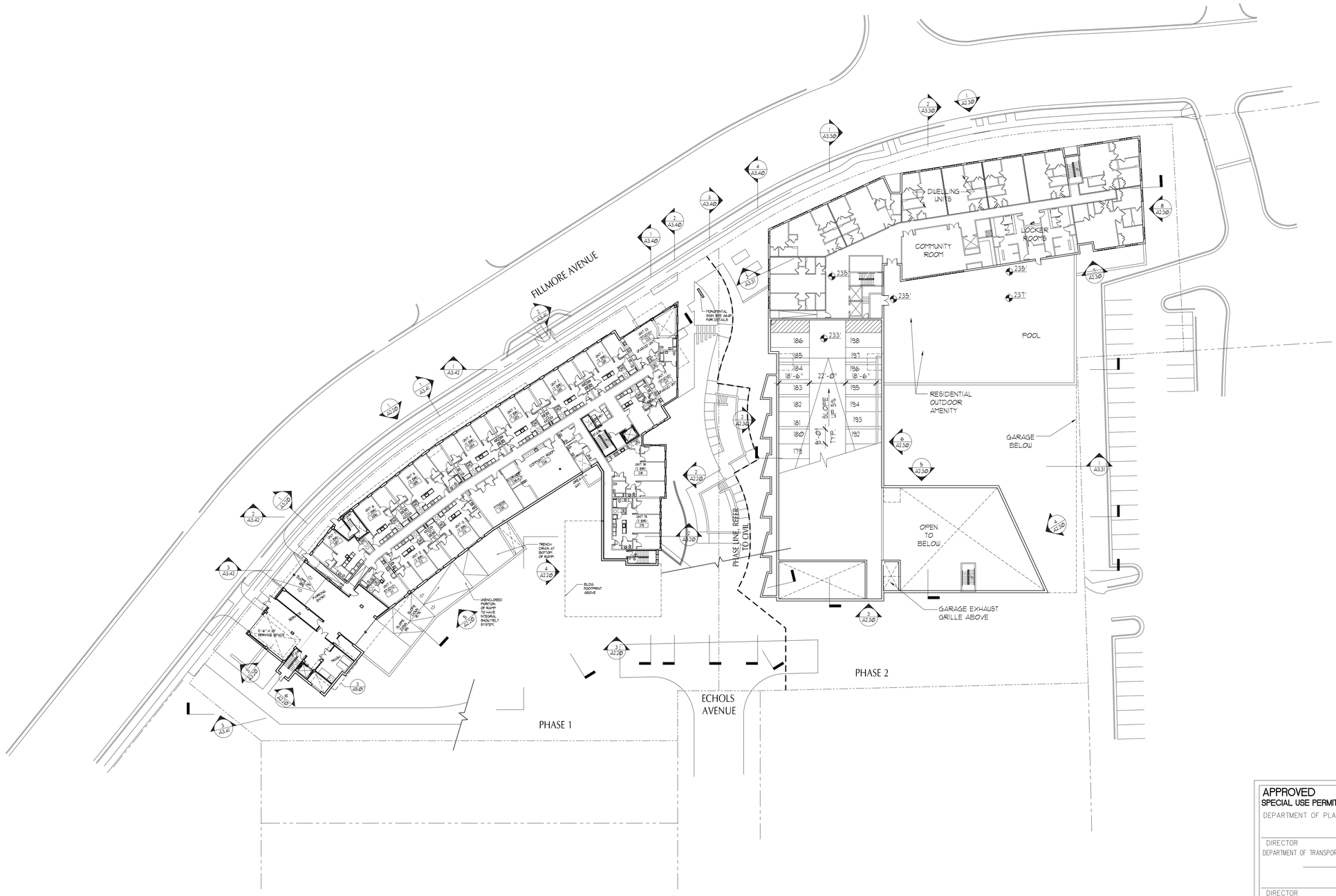
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FIRST LEVEL FLOOR PLAN

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Drawn By: JM
Date: 01/02/14
Checked By:

A1.11



1 SECOND LEVEL FLOOR PLAN
1"=30'

N

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City of Alexandria, Virginia

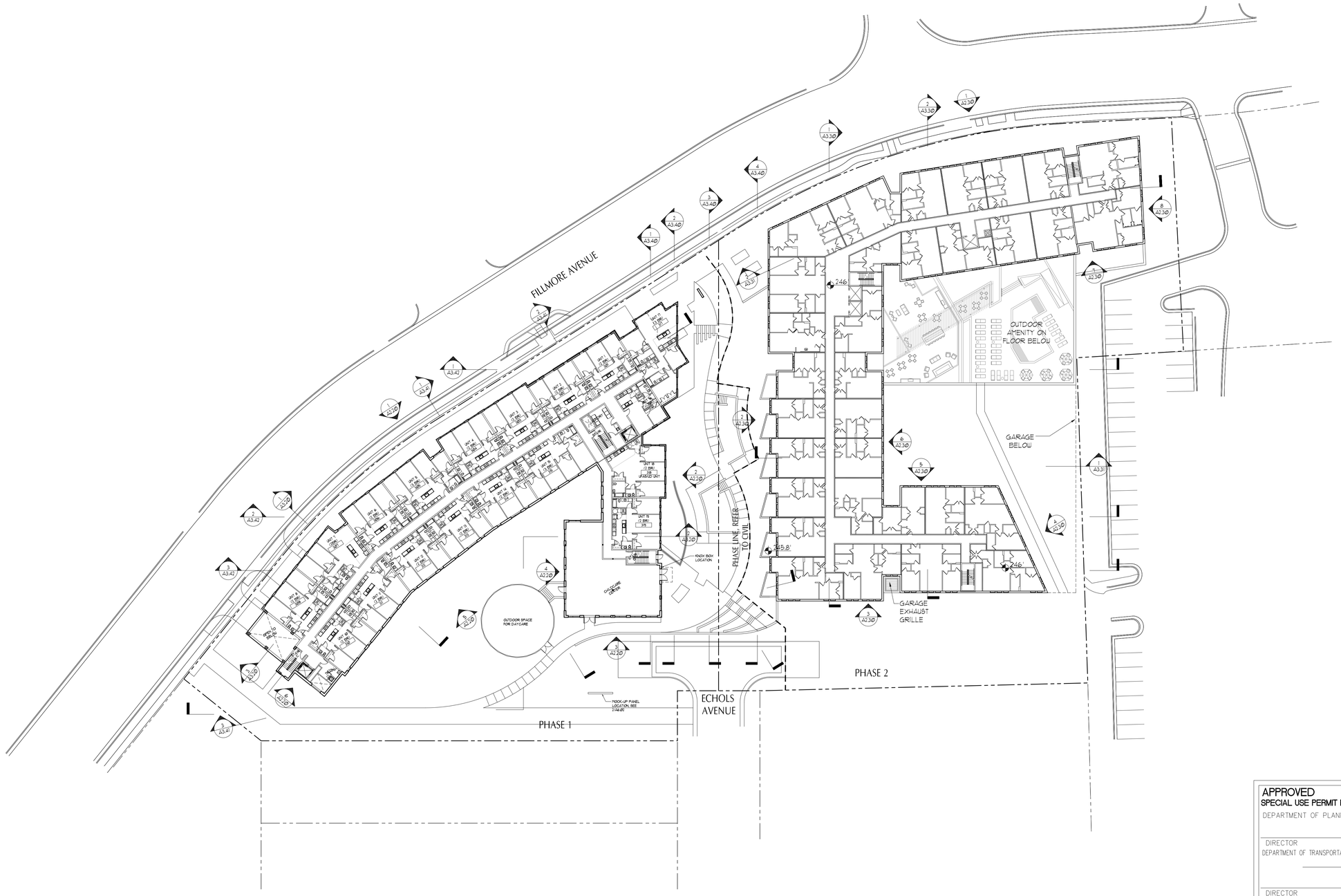
CQA # 21327

Drawing Title

SECOND LEVEL FLOOR PLAN

Scale	Drawn By
As Noted	JM
Date	Checked By
01/02/14	

A1.12



1 THIRD LEVEL FLOOR PLAN
1"=30'

N

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City of Alexandria, Virginia

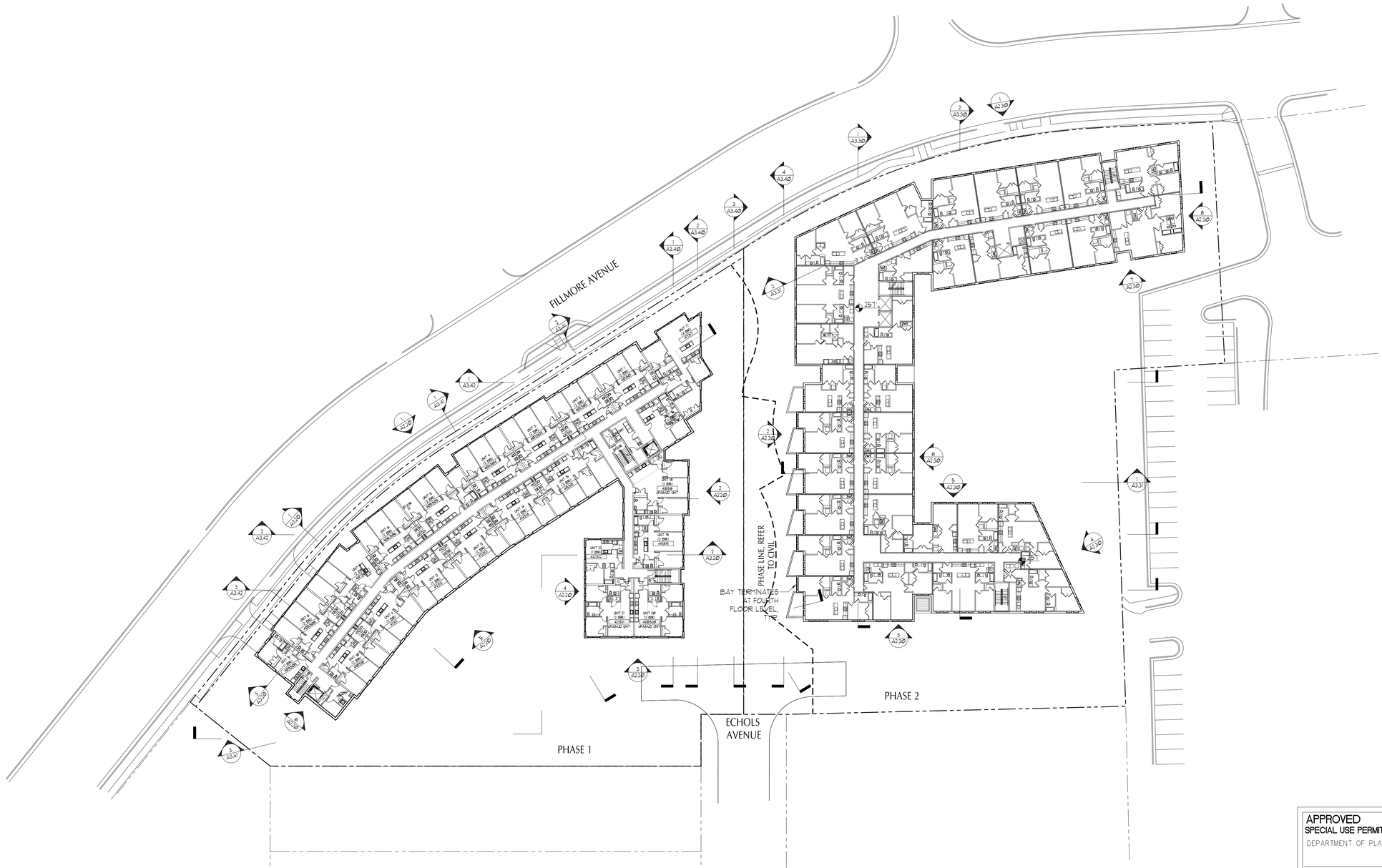
CQA # 21327

Drawing Title

THIRD LEVEL FLOOR PLAN

Scale	Drawn By
As Noted	JM
Date	Checked By
01/02/14	

A1.13



1 FOURTH LEVEL FLOOR PLAN
1"=30'

N

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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
4/6/16
ARCHITECT

KEY PLAN

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Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/17/14	DSUP #2 REVISIONS
3/14/16	DSUP 2 COMPLETENESS SUB.
4/7/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

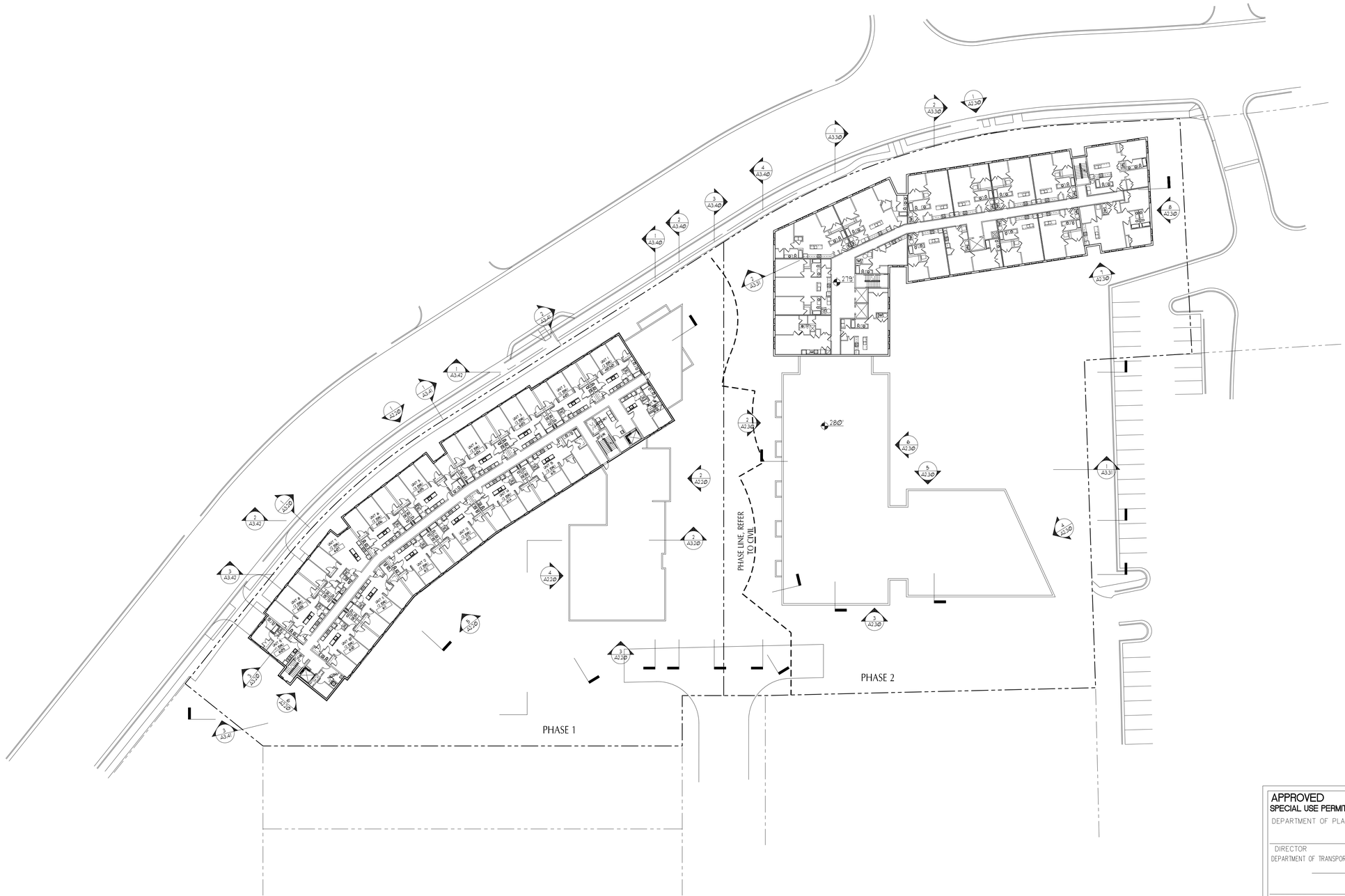
CQA # 21327

Drawing Title

FOURTH & FIFTH LEVEL FLOOR PLAN

Scale	Drawn By
As Noted	JM
Date	Checked By
01/02/14	

A1.14



1 SIXTH LEVEL FLOOR PLAN
1"=30'

N

APPROVED 2014-0003, AMENDED
SPECIAL USE PERMIT NO. BY 2016-0007
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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4/7/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

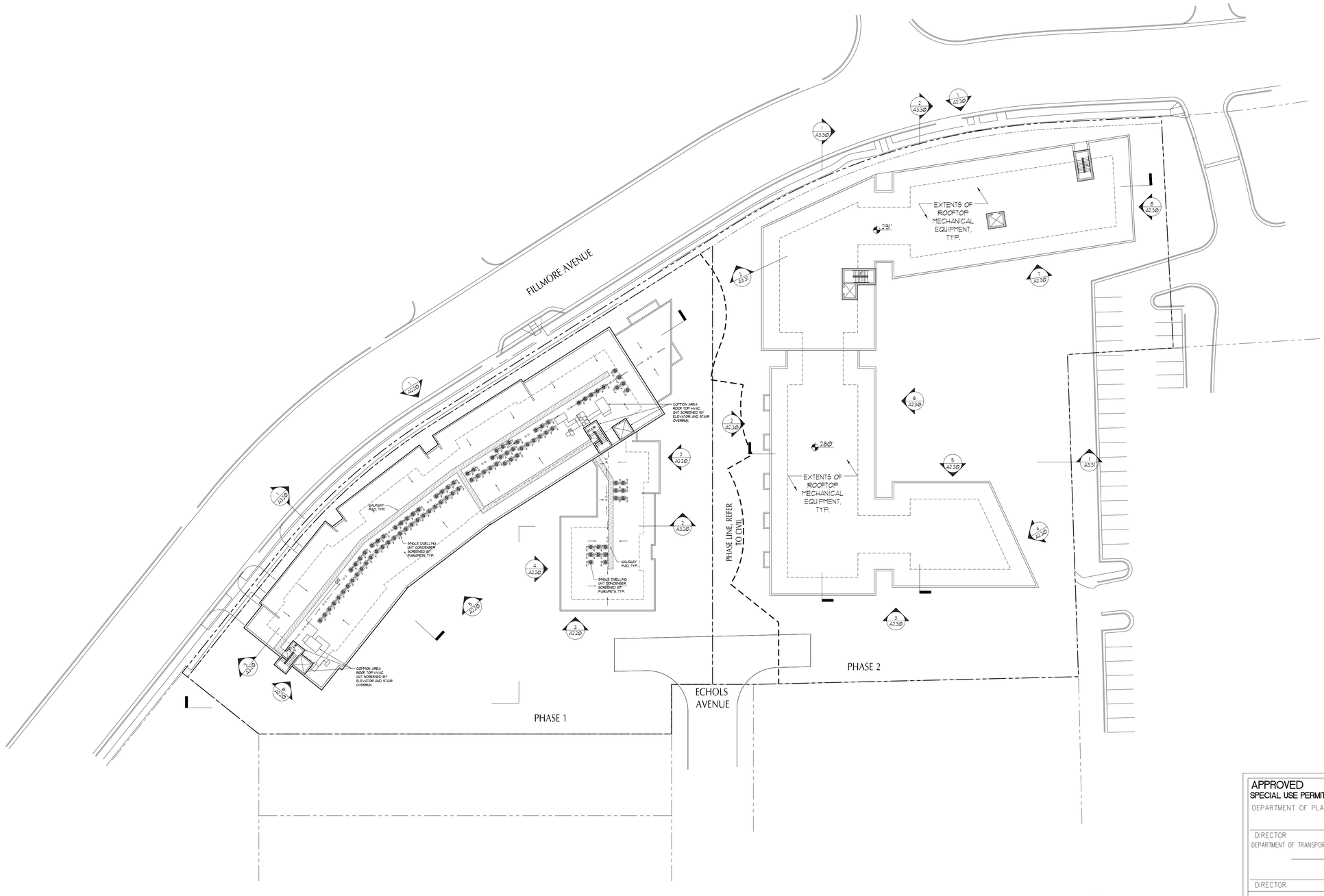
CQA # 21327

Drawing Title

SIXTH LEVEL FLOOR PLAN

Scale	Drawn By
As Noted	JM
Date	Checked By
01/02/14	

A1.15



1 ROOF LEVEL FLOOR PLAN
1"=30'

N

APPROVED 2014-0003, AMENDED BY 2016-0007
SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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3/14/16	DSUP 2 COMPLETENESS SUB.
4/1/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of
Alexandria, Virginia

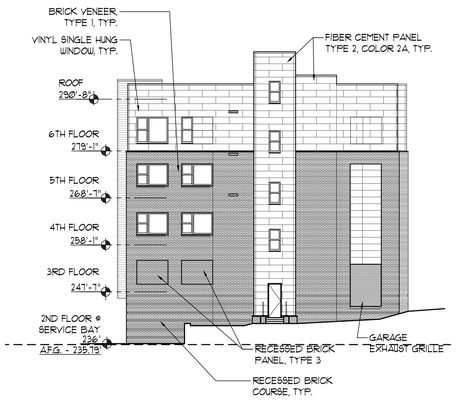
CQA # 21327

Drawing Title

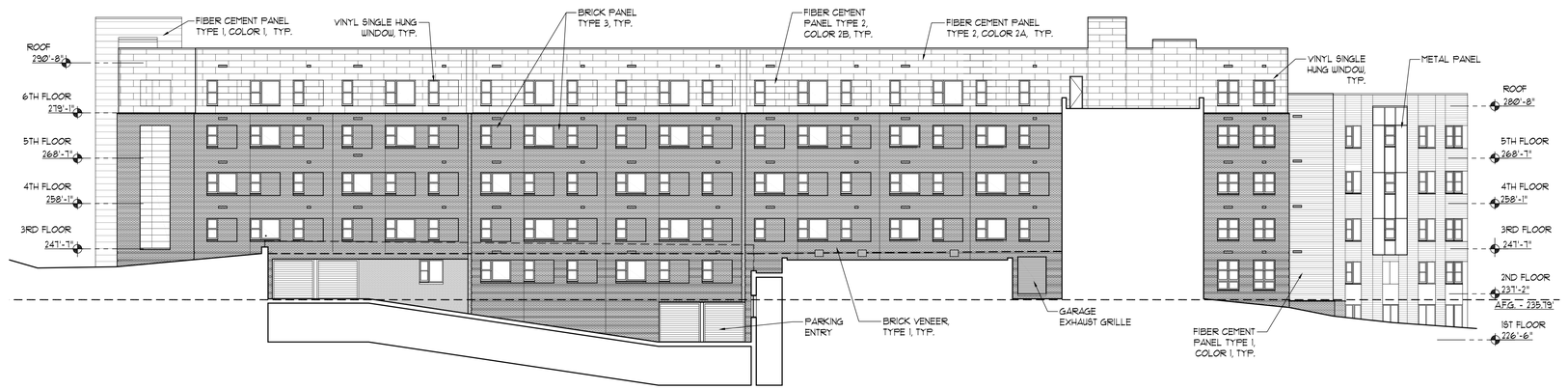
ROOF LEVEL FLOOR PLAN

Scale: As Noted
Drawn By: JM
Date: 01/02/14
Checked By:

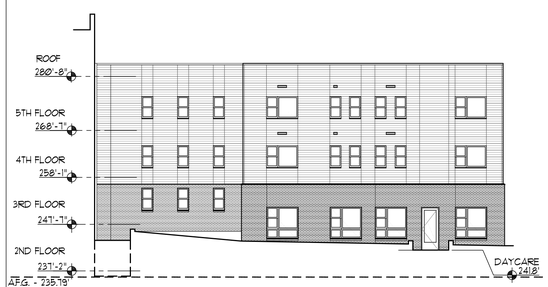
A1.16



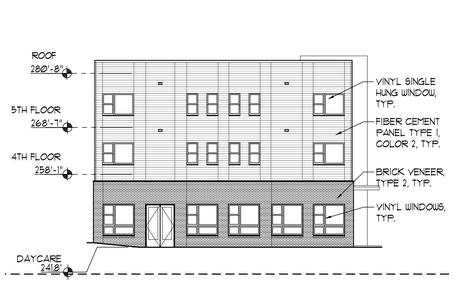
6 WEST ELEVATION
1/16" = 1'-0"



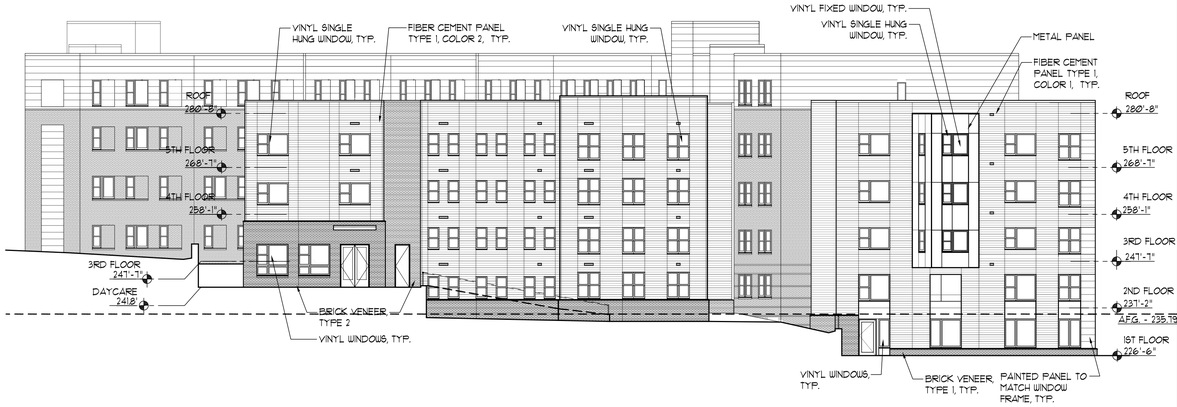
5 SOUTH ELEVATION
1/16" = 1'-0"



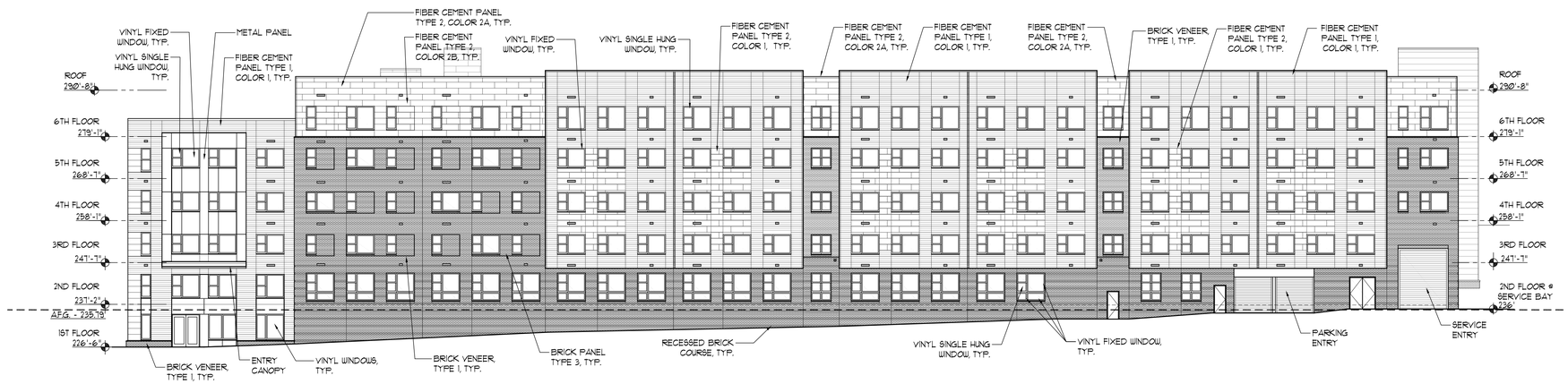
4 WEST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

GENERAL NOTE:
DWELLING UNIT SERVING LOUVERS (SUCH AS KITCHEN/BATH EXHAUST AND FRESH AIR INTAKE) TO BE ADDED. SIZE AND LOCATION TO BE DETERMINED.

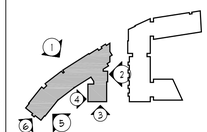
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2/10/16	CONCEPT 2
3/14/16	DSUP 2 COMPLETENESS SUB.
4/1/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

CQA # 21327

Drawing Title

ELEVATIONS WEST BUILDING

Scale: As Noted
Drawn By: JM
Date: 05/13/14
Checked By:

A2.20

CROWN COVERAGE LEGEND

TREE COUNTED FOR 100% CREDIT

TREE COUNTED FOR 50% CREDIT (ON STRUCTURE)

WEST CAMPUS DRIVE

FILLMORE AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

EXISTING LIGHT (TYP.) LOCATION APPROXIMATE

WEST BUILDING

EAST BUILDING

PHASE 1
(SEE P-0402 FOR ADDITIONAL DETAILS REGARDING THE PHASING FOR THIS PROJECT)

PHASE 2
(SEE P-0402 FOR ADDITIONAL DETAILS REGARDING THE PHASING FOR THIS PROJECT)

BUS STOP

STREET LIGHT FIXTURE TYP.

EXISTING STREETLIGHT TO BE REPLACED

BUS STOP

6'-0" TREE STRIP TYP.

GARAGE RAMP

SPECIALTY PAVING (TYP.): CLAY OR CONCRETE PAVER ON CONCRETE

BENCHES (2)

LANDSCAPE PLANTING BED (TYP.): ASSORTED PERENNIALS, GRASSES AND GROUNDCOVERS

CONCRETE PEDESTRIAN RAMP WITH 1½" O.D. METAL HANDRAILS ON BOTH SIDES: SEE CIVIL FOR GRADING

4'-0" HIGH FENCE WITH GATE SURROUNDING 1500 SQ FT PLAYGROUND

LANDSCAPE PLANTING BED (TYP.): ASSORTED PERENNIALS, GRASSES AND GROUNDCOVERS

SPECIALTY PAVING (TYP.): CLAY OR CONCRETE PAVER ON CONCRETE

STEPPED WALKWAY WITH 5'-0" LONG TREADS: SEE CIVIL FOR GRADING

EXISTING TREE TO REMAIN (TYP.) SEE CIVIL TREE SURVEY FOR ADDITIONAL INFORMATION

PEDESTRIAN LIGHT (TYP.) 3 L2.01

VISITOR BIKE RACKS (6): INVERTED-U

STEPS

BENCHES (3)

SPECIALTY PAVING (TYP.): CLAY OR CONCRETE PAVER ON STRUCTURE

BUILT IN GRILL (TYP)

SITE FUNITURE (TBD)

6'-0" NON-CLIMBABLE POOL FENCE

BAR

ARBOR

BUILT IN FIREPLACE

COMMUNITY ROOM

LOCKER ROOMS

POOL

CONCRETE STEPS WITH 1½" O.D. METAL HANDRAILS ON BOTH SIDES: SEE CIVIL FOR GRADING

CONCRETE RAMP WITH 1½" O.D. METAL HANDRAILS ON BOTH SIDES: SEE CIVIL FOR GRADING

LANDSCAPE PLANTING BED (TYP.): ASSORTED PERENNIALS, GRASSES AND GROUNDCOVERS

SPECIALTY PAVING (TYP.): CLAY OR CONCRETE PAVER ON STRUCTURE

BUILT IN GRILL (TYP.)

PLANTER WALLS ON STRUCTURE

LAWN

CONCRETE SIDEWALK

STEPPED TERRACE AREA WITH SEAT WALLS: SEE CIVIL FOR GRADING.

EXISTING TREE TO REMAIN (TYP.) SEE CIVIL TREE SURVEY FOR ADDITIONAL INFORMATION

PROPOSED LIMITS OF DISTURBANCE

PROP. 10' PUBLIC UTILITY, SEW. ESM'T

PROPOSED LIMITS OF DISTURBANCE

PROPOSED 15' RESERVATION LINE

ECHO AVENUE (50' WIDTH)

APPROVED 2014-003, AMENDED
SPECIAL USE PERMIT NO. BY 2016-007

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

NORTH

SCALE: 1" = 20'-0"

0 10 20 40

PROJECT NO: 14073

DATE: 11.14.14

L1.01

DSUP

STUDIO39

Landscape Architecture, P.C.

6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

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CITY OF ALEXANDRIA, VIRGINIA

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
04.07.16
LANDSCAPE ARCHITECT

REVISIONS:

1 Prelim. DSUP 11.11.14
2 DSUP Amend. #1 02.10.16
3 DSUP Amend. #2 03.14.16
4 DSUP Amend. #3 04.07.16

LANDSCAPE SITE PLAN

NOT RELEASED FOR CONSTRUCTION

p:\2014\14073 st james multifamily\6.0 cad files\DSUP\L1.01 LANDSCAPE SITE PLAN.dwg



MODEL: R54BANNATRD100SE

DESCRIPTION: VICTORIAN SERIES TYPE III

QUANTITY: PER PLAN

COLOR: N/A

MANUFACTURER: HADCO
100 CRAFTWAY
LITTLESTOWN, PA 17340

CONTACT: DAVE DEPORTER
P: 703.530.9255

NOTE: CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS, OR APPROVED EQUAL

1 L2.01 **STREET LIGHT FIXTURE** PROD. INFO.
Scale: NTS



MODEL: OA405 - 14 WASHINGTON 405

HEIGHT: 12' MOUNTING HEIGHT, FIBERGLASS ANCHOR BASE

QUANTITY: PER PLAN

COLOR: BLACK

MANUFACTURER: W.J. WHATLEY, INC
3550 ODESSA WAY STE A
AURORA, CO 80011

CONTACT: DON HOFFMAN
P: 301.621.1650

NOTE: CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS, OR APPROVED EQUAL

2 L2.01 **STREET LIGHT POLE** PROD. INFO.
Scale: NTS



MODEL: SPECTRA SMALL SCALE

DESCRIPTION: LED PEDESTRIAN LAMP

FINISH: TBD

QUANTITY: PER PLAN

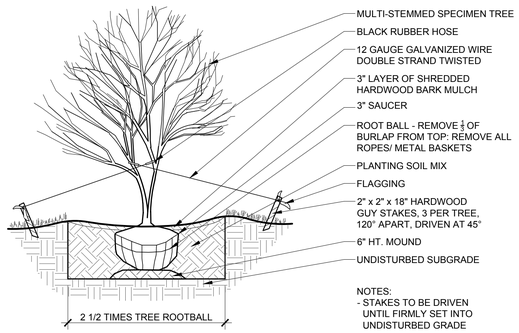
MANUFACTURER: ARCHITECTURAL AREA LIGHTING
16555 EAST GALE AVENUE
CITY OF INDUSTRY, CA 91745
P: 626.369.2695

NOTE: CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS, OR APPROVED EQUAL

3 L2.01 **PEDESTRIAN LIGHT** PROD. INFO.
Scale: NTS

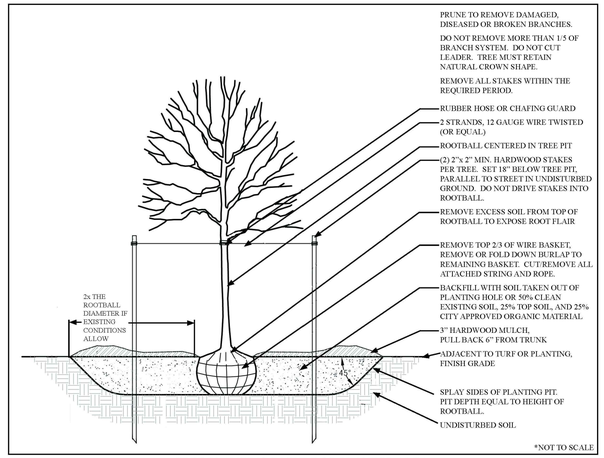
LANDSCAPE NOTES

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.
2. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, DC.
3. THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
4. 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.
5. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
6. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
7. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
8. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.



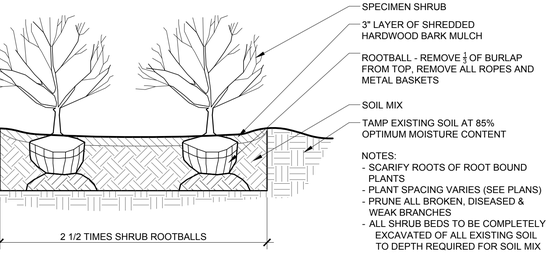
NOTES:
- STAKES TO BE DRIVEN UNTIL FIRMLY SET INTO UNDISTURBED GRADE

4 L2.01 **TREE GUYING PLANTING - MULTI-STEMMED** SECTION
Scale: 1/4" = 1'-0"



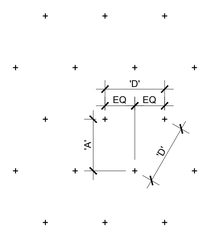
TREE PLANTING IN TURF OR PLANTED AREA

7 L2.01 **STREET TREE PLANTING DETAIL** SECTION
Scale: NTS



NOTES:
- SCARIFY ROOTS OF ROOT BOUND PLANTS
- PLANT SPACING VARIES (SEE PLANS)
- PRUNE ALL BROKEN, DISEASED & WEAK BRANCHES
- ALL SHRUB BEDS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO DEPTH REQUIRED FOR SOIL MIX BACK FILL
- REMOVE ALL STRINGS, RIBBONS & TAGS FROM PLANTS

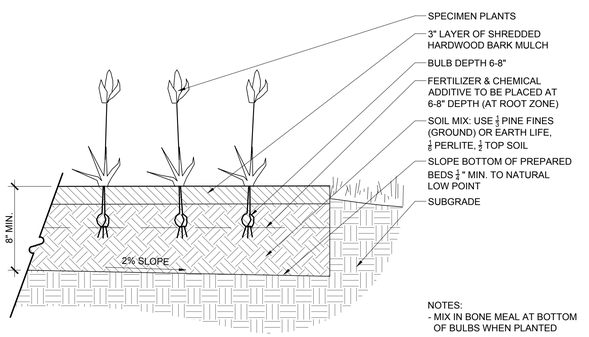
5 L2.01 **SHRUB PLANTING** SECTION
Scale: 1/2" = 1'-0"



PLANT SPACING CHART
AS SPECIFIED ON PLANT LIST

SPACING 'D'	ROW 'A'	NUMBER OF PLANTS PER SQUARE FOOT
6" o.c.	5 1/4" o.c.	4.62
8" o.c.	6 7/8" o.c.	2.60
10" o.c.	8 5/8" o.c.	1.66
12" o.c.	10 3/8" o.c.	1.15
15" o.c.	13" o.c.	0.74
18" o.c.	15 5/8" o.c.	0.51
24" o.c.	20 3/4" o.c.	0.29
30" o.c.	26" o.c.	0.18
36" o.c.	31 1/8" o.c.	0.13
42" o.c.	36 3/8" o.c.	0.09
48" o.c.	41 5/8" o.c.	0.07

8 L2.01 **TRIANGULAR SPACING FOR SHRUBS - GROUND COVERS - BULBS AND PERENNIALS** PLAN
Scale: NTS



NOTES:
- MIX IN BONE MEAL AT BOTTOM OF BULBS WHEN PLANTED

6 L2.01 **ANNUAL & PERENNIAL PLANTING** SECTION
Scale: 1" = 1'-0"

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Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

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CITY OF ALEXANDRIA, VIRGINIA

AHC INC.

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
04.07.16
LANDSCAPE ARCHITECT

REVISIONS:

1	Prelim. DSUP	11.11.14
2	DSUP Amend. #1	02.10.16
3	DSUP Amend. #2	03.14.16
4	DSUP Amend. #3	04.07.16

LANDSCAPE DETAILS

DESIGN: JP
DRAWN: SS
CHECKED: JP
N O R T H

SCALE: Viewport Scale
0 0 0 0

PROJECT NO: 14073
DATE: 11.14.14

L2.01

DSUP

APPROVED 2014–003, AMENDED
SPECIAL USE PERMIT NO. BY 2016–007
DEPARTMENT OF PLANNING & ZONING
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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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PLANT SCHEDULE - PHASE 1

SHADE TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
ArR	2	Acer rubrum 'Red Sunset'	Red Sunset Maple	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	1,250	2,500
Kp	2	Koelreuteria paniculata	Golden Rain Tree	8'-10'	2 1/2" min.		B&B, uniform branching, full specimen	750	1,500
Qp	4	Quercus phellos	Willow Oak	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	1,250	5,000
								SUBTOTAL	9,000

STREET TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
Up	10	Ulmus parvifolia	Chinese Elm	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	N/A - Street Trees not included	
								SUBTOTAL	0

EVERGREEN TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
MgC	15	Magnolia grandiflora 'Claudia Wannamaker'	Claudia W. Magnolia	8'-10'	1 1/2" min.		B&B, full to ground with good seasonal flush	N/A -in Sanitary Easement	
								SUBTOTAL	0

ORNAMENTAL TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
CkM	1	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	250	250
LID	4	Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	250	1,000
Mv	7	Magnolia virginiana	Sweet Bay	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	250	1,750
Pxy	5	Prunus x yedoensis	Yoshino Cherry	8'-10'	2 1/2" min.		B&B, uniform branching, full specimen	500	2,500
								SUBTOTAL	5,500

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	CCA	TOTAL
BmW	168	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	336
CsY	1	Camellia sasanqua 'Yuletide'	Yuletide Camellia	24"-30"	24"-30"	#5 cont.	healthy, vigorous, well-rooted & established	2	2
CsS	3	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	24"-36"	24"-36"	#5 cont.	healthy, vigorous, well-rooted & established in container	2	6
CsK	4	Cornus sericea 'Kelseyi'	Kelseyi Dogwood	18"-24"	18"-24"	#3 cont.	full specimen, healthy, vigorous, well-rooted and established	2	8
FgB	7	Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla	15"-18"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	14
HqP	32	Hydrangea quercifolia 'Pee Wee'	Oakleaf Hydrangea	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	64
IgS	18	Ilex glabra 'Shamrock'	Shamrock Inkberry	24"-30"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	36
IVH	23	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	46
IvL	47	Itea virginica 'Little Henry'	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	94
PiS	8	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	24"-30"	18"-24"	B&B	healthy vigorous, well-rooted & established	2	16
TmG	74	Taxus x media 'Greenwave'	Greenwave Spreading Yew	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	148
Vc	3	Viburnum carlesii	Korean Spice Viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, well-rooted & established	2	6
VtM	9	Viburnum plicatum tomentosum 'Mariesii'	Mariesii Double File Viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, well-rooted & established	2	18
								SUBTOTAL	794

PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS	CCA	TOTAL
Lec	2,360	Liriope spicata	Creeping Lily Turf	1 qt.		12" o.c.	full specimen, healthy, vigorous, well-rooted and established	N/A	
NfW	13	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	#1 cont.	blue	16" o.c.	full specimen, healthy, vigorous, well-rooted and established	N/A	
PiG	624	Pachysandra terminalis 'Green Carpet'	Japanese Spurge	2" Peat pot		9" o.c.	full specimen, healthy, vigorous, well-rooted and established	N/A	
PvH	36	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	#3 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established	N/A	
PoK	87	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	#3 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established	N/A	
Ste	308	Stipa tenuissima	Finestem Needlegrass	#1 cont.		15" o.c.	full specimen, healthy, vigorous, well-rooted and established	N/A	

SEED/SOD

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS	CCA	TOTAL
Fa	12,736 sf	Festuca arundinacea	Tall Fescue	sod			see project specification section 32 92 00	N/A	
Mix	1,306 sf	Wildflower Mixture	Backyard Retreat Seed Mix	seed			stock seed company backyard retreat seed mix	N/A	
							PROPOSED CCA		15,294

1 L2.02 — PHASE 1 PLANT SCHEDULE — SCHEDULE
Scale: NTS

CROWN COVERAGE - PHASE 1

SITE AREA	60,256	SF
REQUIRED CROWN COVERAGE (25%)	15,064	SF
EXISTING CROWN COVERAGE TO REMAIN	0	SF
MINIMUM REQUIRED PROPOSED COVERAGE	15,064	SF
PROPOSED COVERAGE	15,294	SF

BACKYARD RETREAT WILDFLOWER SEED MIX

Component		Rate
BIT O' PRAIRIE NATIVE MIX		74 %
SKY BLUE ASTER	*Aster azureus*	2 %
FALSE SUNFLOWER	*Heliopsis helianthoides*	2 %
GLORIOSA DAISY	*Rudbeckia hirta glorosa*	4 %
SMOOTH BLUE ASTER	*Symphyotrichum laeve*	2 %
DRUMMOND PHLOX	*Phlox drummondii*	4 %
JOE PYE WEED	*Eupatorium maculatum*	1 %
SMOOTH PENSTEMON	*Parstemon digitalis*	3 %
MAXIMILIAN SUNFLOWER	*Helianthus maximiliani*	2 %
BUTTERFLY MILKWEED	*Asclepias tuberosa*	2 %
COMMON MILKWEED	*Asclepias syriaca*	2 %
SHOWY MILKWEED	*Asclepias speciosa*	2 %
	Total Mix	**100 %**

CUSTOM PERENNIAL MIX

NfW - Nepeta x faassenii 'Walkers Low'	25%
PvH - Panicum virgatum 'Heavy Metal'	25%
PoK - Pennisetum orientale 'Karley Rose'	25%
Ste - Stipa tenuissima	25%

PLANT SCHEDULE - PHASE 2

STREET TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
Up	6	Ulmus parvifolia	Chinese Elm	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	N/A - NOT INCLUDED	

SHADE TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
ArR	2	Acer rubrum 'Red Sunset'	Red Sunset Maple	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	1,250	2,500
								SUBTOTAL	2,500

ORNAMENTAL TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
AcS	5	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	500	2,500
CsF	3	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	500	1,500
Pxy	5	Prunus x yedoensis	Yoshino Cherry	8'-10'	2 1/2" min.		B&B, uniform branching, full specimen	500	2,500
								SUBTOTAL	6,500

EVERGREEN TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
MgC	1	Magnolia grandiflora 'Claudia Wannamaker'	Claudia W. Magnolia	8'-10'	1 1/2" min.		B&B, full to ground with good seasonal flush	250	250
Pg	5	Picea glauca	White Spruce	6'-8'		3 1/2 - 5'	B&B, full to ground with good seasonal flush	500	2,500
								SUBTOTAL	2,750

TREES ON STRUCTURE

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA (50% Credit)	TOTAL
AcS	8	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	250	2,000
LxG	9	Lagerstroemia x 'Tuskegee'	Tuskegee Crape Myrtle	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	125	1,125
Pg	7	Picea glauca	White Spruce	6'-8'		3 1/2 - 5'	B&B, full to ground with good seasonal flush	250	1,750
Pxy	6	Prunus x yedoensis	Yoshino Cherry	8'-10'	2 1/2" min.		B&B, uniform branching, full specimen	250	1,500
								SUBTOTAL	6,375

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	CCA	TOTAL
FgB	10	Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla	15"-18"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	20
RGP	19	Rhododendron azalea 'Gumpo Pink'	Gumpo Pink Azalea	12"-15"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	38
TmG	10	Taxus x media 'Greenwave'	Greenwave Spreading Yew	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	20
BmW	4	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	8
								SUBTOTAL	78

SHRUBS ON STRUCTURE

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	CCA	TOTAL
IVH	7	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container	1	7
Vc	7	Viburnum carlesii	Korean Spice Viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, well-rooted & established	1	7
								SUBTOTAL	14

VINES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	CCA	TOTAL
HaP	48	Hydrangea anomala petiolaris	Climbing Hydrangea	36 - 42"		#1 cont.		N/A	0
PaQ	48	Parthenocissus quinquefolia	Virginia Creeper			#1 cont.		N/A	0

GROUNDCOVERS

KEY	QTY	NAME	CONT.	COLOR	SPACING	REMARKS	CCA	TOTAL
CPM	246 SF	Perennial Mix	1 qt.			See Custom Perennial Mix table for composition	N/A	0

GROUNDCOVERS ON STRUCTURE

KEY	QTY	NAME	CONT.	COLOR	SPACING	REMARKS	CCA	TOTAL
CPM	1,559 SF	Perennial Mix	1 qt.			See Custom Perennial Mix table for composition	N/A	0

SOD / SEED

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS	CCA	TOTAL
Fa	3,112 sf	Festuca arundinacea	Tall Fescue	sod			see project specification section 32 92 00	N/A	0
Mix	1,176 sf	Wildflower Mixture	Backyard Retreat Seed Mix	seed			stock seed company backyard retreat seed mix	N/A	0
							PROPOSED CCA (EXCLUDING STREET TREES)		18,217

CROWN COVERAGE - PHASE 2

SITE AREA	78,442	SF
REQUIRED CROWN COVERAGE (25%)	19,611	SF
EXISTING CROWN COVERAGE TO REMAIN	3,500	SF
MINIMUM REQUIRED PROPOSED COVERAGE	16,111	SF
PROPOSED COVERAGE	18,217	SF

BACKYARD RETREAT WILDFLOWER SEED MIX

Component		Rate
BIT O' PRAIRIE NATIVE MIX		74 %
SKY BLUE ASTER	*Aster azureus*	2 %
FALSE SUNFLOWER	*Heliopsis helianthoides*	2 %
GLORIOSA DAISY	*Rudbeckia hirta glorosa*	4 %
SMOOTH BLUE ASTER	*Symphyotrichum laeve*	2 %
DRUMMOND PHLOX	*Phlox drummondii*	4 %
JOE PYE WEED	*Eupatorium maculatum*	1 %
SMOOTH PENSTEMON	*Parstemon digitalis*	3 %
MAXIMILIAN SUNFLOWER	*Helianthus maximiliani*	2 %
BUTTERFLY MILKWEED	*Asclepias tuberosa*	2 %
COMMON MILKWEED	*Asclepias syriaca*	2 %
SHOWY MILKWEED	*Asclepias speciosa*	2 %
	Total Mix	**100 %**

CUSTOM PERENNIAL MIX

NfW - Nepeta x faassenii 'Walkers Low'	25%
PvH - Panicum virgatum 'Heavy Metal'	25%
PoK - Pennisetum orientale 'Karley Rose'	25%
Ste - Stipa tenuissima	25%

2 L2.02 — PHASE 2 PLANT SCHEDULE — SCHEDULE
Scale: NTS

PLANT SCHEDULE - WEST LOT

SHADE TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
AcR	2	Acer rubrum 'Red Sunset'	Red Sunset Maple	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	1,250	2,500
Kp	2	Koelreuteria paniculata	Golden Rain Tree	8'-10'	2 1/2" min.		B&B, uniform branching, full specimen	750	1,500
Qp	4	Quercus phellos	Willow Oak	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	1,250	5,000
								SUBTOTAL	9,000

STREET TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
Up	10	Ulmus parvifolia	Chinese Elm	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	N/A - Street Trees not included	
								SUBTOTAL	0

EVERGREEN TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
MgC	15	Magnolia grandiflora 'Claudia Wannamaker'	Claudia W. Magnolia	8'-10'	1 1/2" min.		B&B, full to ground with good seasonal flush	N/A -in Sanitary Easement	
								SUBTOTAL	0

ORNAMENTAL TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
CkM	1	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	250	250
LID	4	Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	250	1,000
Mv	7	Magnolia virginiana	Sweet Bay	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	250	1,750
Pxy	5	Prunus x yedoensis	Yoshino Cherry	8'-10'	2 1/2" min.		B&B, uniform branching, full specimen	500	2,500
								SUBTOTAL	5,500

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	CCA	TOTAL
BmW	153	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container	2	306
CsY	1	Camellia sasanqua 'Yuletide'	Yuletide Camellia	24"-30"	24"-30"	#5 cont.	healthy, vigorous, well-rooted & established	2	2
CsS	3	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	24"-36"	24"-36"	#5 cont.	healthy, vigorous, well-rooted & established in container	2	6
CsK	4	Cornus sericea 'Kelseyi'	Kelseyi Dogwood	18"-24"	18"-24"	#3 cont.	full specimen, healthy, vigorous, well-rooted and established	2	8
FgB	7	Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla	15"-18"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	14
HqP	32	Hydrangea quercifolia 'Pee Wee'	Oakleaf Hydrangea	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	64
IgS	18	Ilex glabra 'Shamrock'	Shamrock Inkberry	24"-30"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	36
IVH	23	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	46
IvL	47	Itea virginica 'Little Henry'	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	94
PiS	8	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	24"-30"	18"-24"	B&B	healthy vigorous, well-rooted & established	2	16
TmG	74	Taxus x media 'Greenwave'	Greenwave Spreading Yew	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	148
Vc	3	Viburnum carlesii	Korean Spice Viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, well-rooted & established	2	6
VtM	9	Viburnum plicatum tomentosum 'Mariesii'	Mariesii Double File Viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, well-rooted & established	2	18
								SUBTOTAL	764

PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS	CCA	TOTAL
Lec	2,360	Liriope spicata	Creeping Lily Turf	1 qt.		12" o.c.	full specimen, healthy, vigorous, well-rooted and established	N/A	
NfW	13	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	#1 cont.	blue	16" o.c.	full specimen, healthy, vigorous, well-rooted and established	N/A	
PiG	624	Pachysandra terminalis 'Green Carpet'	Japanese Spurge	2" Peat pot		9" o.c.	full specimen, healthy, vigorous, well-rooted and established	N/A	
PvH	36	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	#3 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established	N/A	
PoK	56	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	#3 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established	N/A	
Ste	308	Stipa tenuissima	Finestem Needlegrass	#1 cont.		15" o.c.	full specimen, healthy, vigorous, well-rooted and established	N/A	

SEED/SOD

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS	CCA	TOTAL
Fa	11,906 sf	Festuca arundinacea	Tall Fescue	sod			see project specification section 32 92 00	N/A	
Mix	1,306 sf	Wildflower Mixture	Backyard Retreat Seed Mix	seed			stock seed company backyard retreat seed mix	N/A	
							PROPOSED CCA		15,264

3 L2.02 — WEST LOT PLANT SCHEDULE — SCHEDULE
Scale: NTS

CROWN COVERAGE - WEST LOT

SITE AREA	58,566	SF
REQUIRED CROWN COVERAGE (25%)	14,642	SF
EXISTING CROWN COVERAGE TO REMAIN	0	SF
MINIMUM REQUIRED PROPOSED COVERAGE	14,642	SF
PROPOSED COVERAGE	15,264	SF

BACKYARD RETREAT WILDFLOWER SEED MIX

Component		Rate
BIT O' PRAIRIE NATIVE MIX		74 %
SKY BLUE ASTER	*Aster azureus*	2 %
FALSE SUNFLOWER	*Heliopsis helianthoides*	2 %
GLORIOSA DAISY	*Rudbeckia hirta glorosa*	4 %
SMOOTH BLUE ASTER	*Symphyotrichum laeve*	2 %
DRUMMOND PHLOX	*Phlox drummondii*	4 %
JOE PYE WEED	*Eupatorium maculatum*	1 %
SMOOTH PENSTEMON	*Parstemon digitalis*	3 %
MAXIMILIAN SUNFLOWER	*Helianthus maximiliani*	2 %
BUTTERFLY MILKWEED	*Asclepias tuberosa*	2 %
COMMON MILKWEED	*Asclepias syriaca*	2 %
SHOWY MILKWEED	*Asclepias speciosa*	2 %
	Total Mix	**100 %**

CUSTOM PERENNIAL MIX

NfW - Nepeta x faassenii 'Walkers Low'	25%
PvH - Panicum virgatum 'Heavy Metal'	25%
PoK - Pennisetum orientale 'Karley Rose'	25%
Ste - Stipa tenuissima	25%

PLANT SCHEDULE - EAST LOT

STREET TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
Up	6	Ulmus parvifolia	Chinese Elm	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	N/A - NOT INCLUDED	

SHADE TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
ArR	2	Acer rubrum 'Red Sunset'	Red Sunset Maple	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	1,250	2,500
								SUBTOTAL	2,500

ORNAMENTAL TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
AcS	5	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	500	2,500
CsF	3	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	500	1,500
Pxy	5	Prunus x yedoensis	Yoshino Cherry	8'-10'	2 1/2" min.		B&B, uniform branching, full specimen	500	2,500
								SUBTOTAL	6,500

EVERGREEN TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
MgC	1	Magnolia grandiflora 'Claudia Wannamaker'	Claudia W. Magnolia	8'-10'	1 1/2" min.		B&B, full to ground with good seasonal flush	250	250
Pg	5	Picea glauca	White Spruce	6'-8'		3 1/2 - 5'	B&B, full to ground with good seasonal flush	500	2,500
								SUBTOTAL	2,750

TREES ON STRUCTURE

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA (50% Credit)	TOTAL
AcS	8	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	250	2,000
LxG	9	Lagerstroemia x 'Tuskegee'	Tuskegee Crape Myrtle	8'-10'	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	125	1,125
Pg	7	Picea glauca	White Spruce	6'-8'		3 1/2 - 5'	B&B, full to ground with good seasonal flush	250	1,750
Pxy	6	Prunus x yedoensis	Yoshino Cherry	8'-10'	2 1/2" min.		B&B, uniform branching, full specimen	250	1,500
								SUBTOTAL	6,375

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	CCA	TOTAL
FgB	10	Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla	15"-18"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	20
RGP	19	Rhododendron azalea 'Gumpo Pink'	Gumpo Pink Azalea	12"-15"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	38
TmG	10	Taxus x media 'Greenwave'	Greenwave Spreading Yew	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	20
BmW	19	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container	2	38
								SUBTOTAL	78

SHRUBS ON STRUCTURE

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	CCA	TOTAL
IVH	7	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container	1	7
Vc	7	Viburnum carlesii	Korean Spice Viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, well-rooted & established	1	7
								SUBTOTAL	14

PERENNIALS

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	CCA	TOTAL
PoK	31	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	#3 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established	N/A	0

VINES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	CCA	TOTAL
HaP	48	Hydrangea anomala petiolaris	Climbing Hydrangea	36 - 42"		#1 cont.		N/A	0
PaQ	48	Parthenocissus quinquefolia	Virginia Creeper			#1 cont.		N/A	0

GROUNDCOVERS

KEY	QTY	NAME	CONT.	COLOR	SPACING	REMARKS	CCA	TOTAL
CPM	246 SF	Perennial Mix	1 qt.			See Custom Perennial Mix table for composition	N/A	0

GROUNDCOVERS ON STRUCTURE

KEY	QTY	NAME	CONT.	COLOR	SPACING	REMARKS	CCA	TOTAL
CPM	1,559 SF	Perennial Mix	1 qt.			See Custom Perennial Mix table for composition	N/A	0

SOD / SEED

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS	CCA	TOTAL
Fa	3,942 sf	Festuca arundinacea	Tall Fescue	sod			see project specification section 32 92 00	N/A	0
Mix	1,176 sf	Wildflower Mixture	Backyard Retreat Seed Mix	seed			stock seed company backyard retreat seed mix	N/A	0
							PROPOSED CCA (EXCLUDING STREET TREES)		18,217

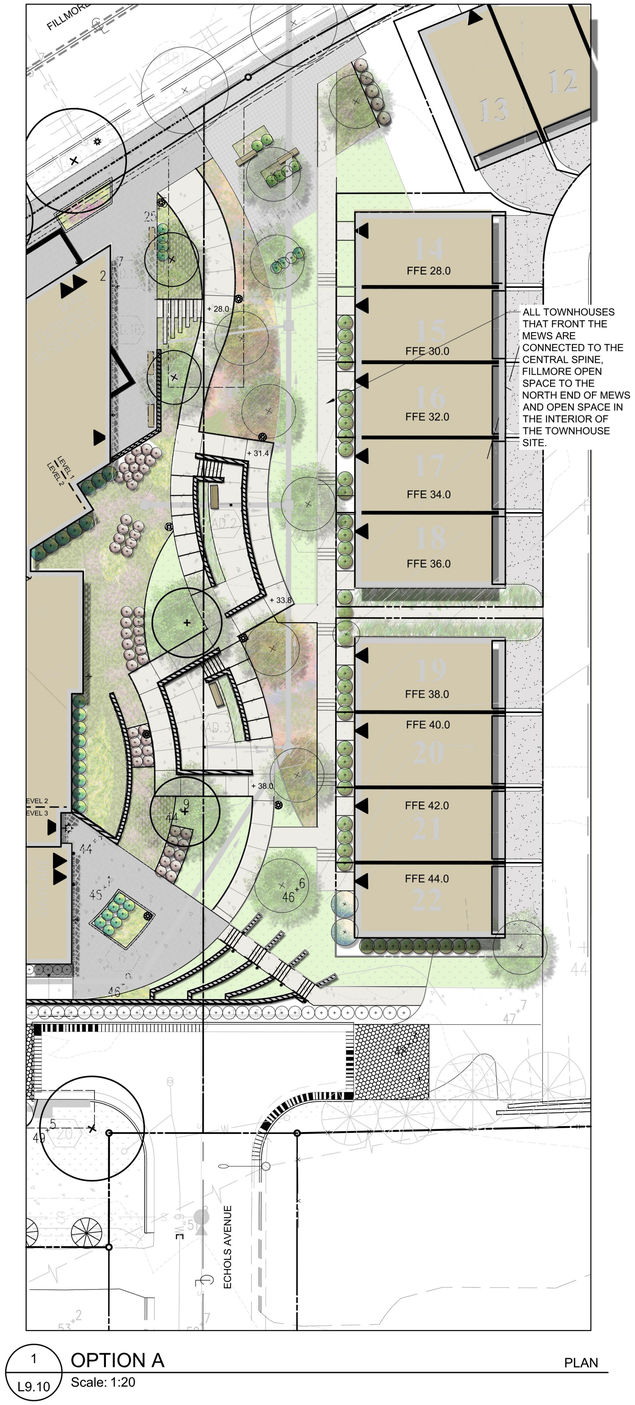
4 L2.02 — EAST LOT PLANT SCHEDULE — SCHEDULE
Scale: NTS

CROWN COVERAGE - EAST LOT

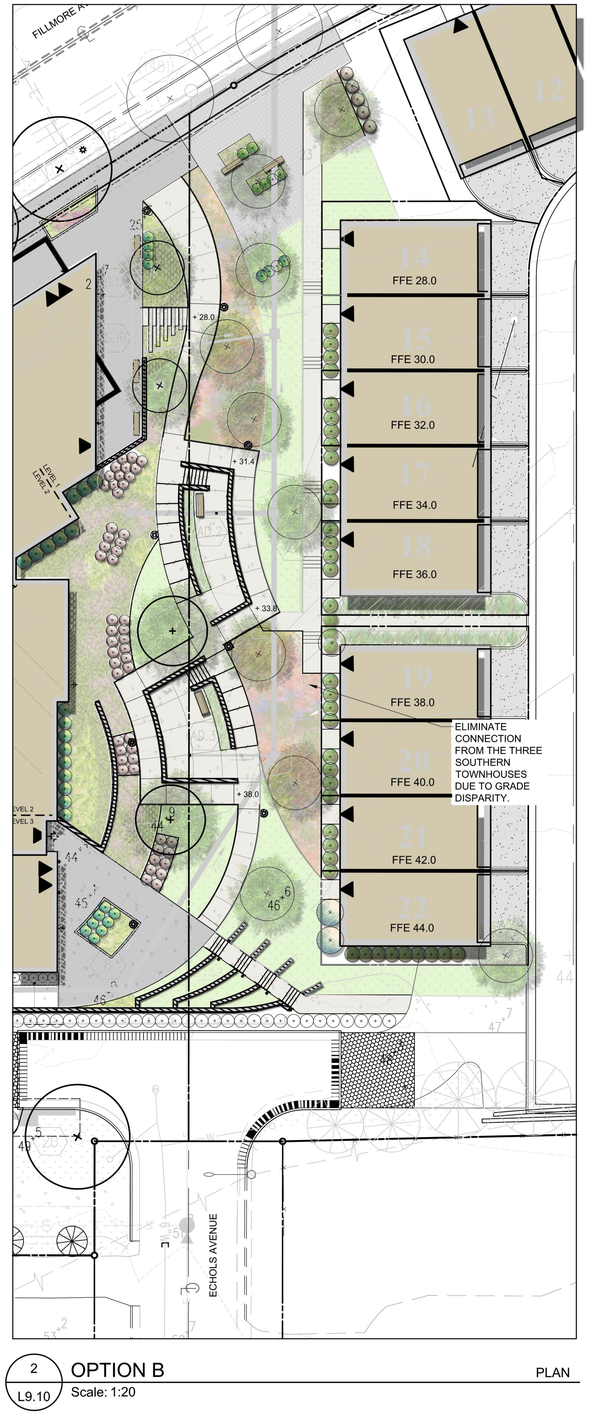
SITE AREA	77,284	SF
REQUIRED CROWN COVERAGE (25%)	19,321	SF
EXISTING CROWN COVERAGE TO REMAIN	3,500	SF
MINIMUM REQUIRED PROPOSED COVERAGE	15,821	SF
PROPOSED COVERAGE	18,029	SF

BACKYARD RETREAT WILDFLOWER SEED MIX

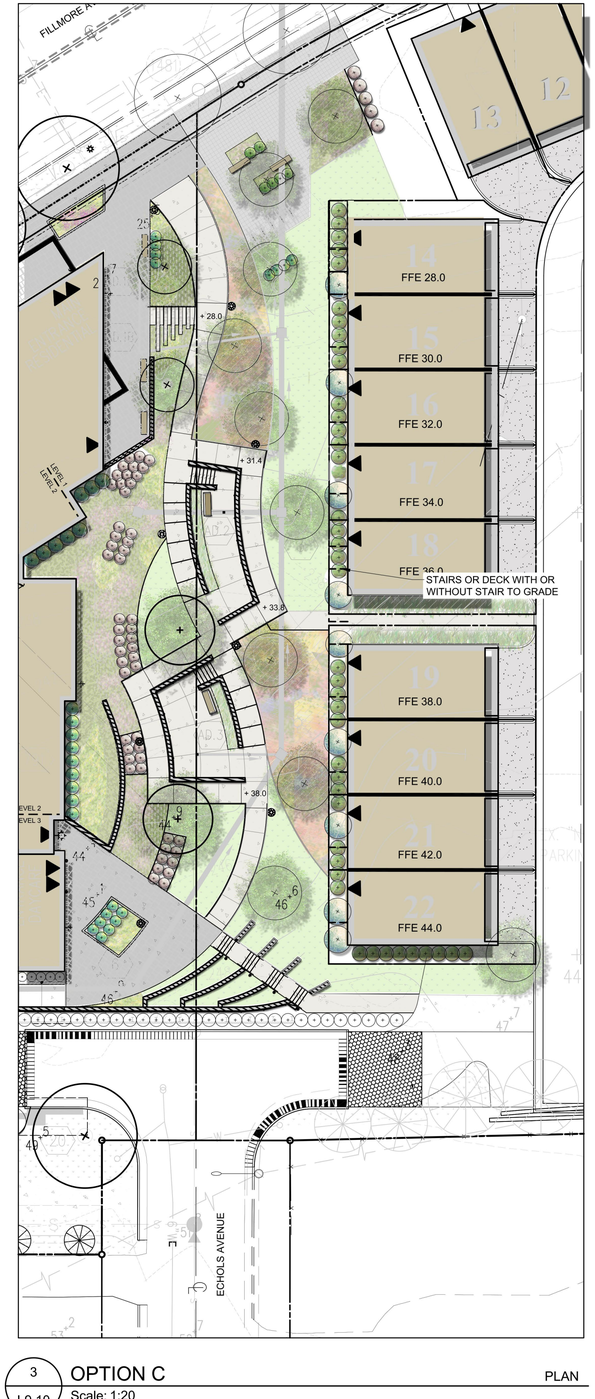
Component		Rate
BIT O' PRAIRIE NATIVE MIX		74 %
SKY BLUE ASTER	*Aster azureus*	2 %
FALSE SUNFLOWER	*Heliopsis helianthoides*	2 %
GLORIOSA DAISY	*Rudbeckia hirta glorosa*	4 %
SMOOTH BLUE ASTER	*Symphyotrichum laeve*	2 %
DRUMMOND PHLOX	*Phlox drummondii*	4 %
JOE PYE WEED	*Eupatorium maculatum*	1 %
SMOOTH PENSTEMON	*Parstemon digitalis*	3 %
MAXIMIL



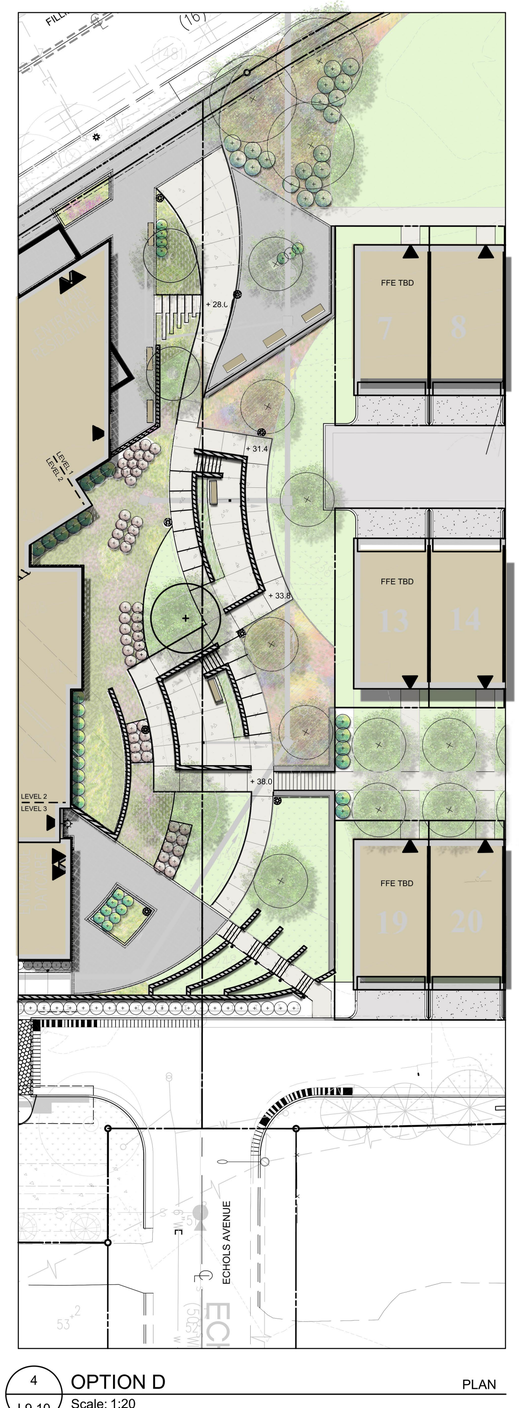
1 L9.10 **OPTION A** PLAN
Scale: 1:20



2 L9.10 **OPTION B** PLAN
Scale: 1:20



3 L9.10 **OPTION C** PLAN
Scale: 1:20



4 L9.10 **OPTION D** PLAN
Scale: 1:20

GENERAL NOTES:

FFEs SHOWN ARE CONCEPTUAL AND SHOWN FOR CONCEPTUAL PURPOSES ONLY

APPROVED 2014-003, AMENDED BY
SPECIAL USE PERMIT NO. 2016-007

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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CITY OF ALEXANDRIA, VIRGINIA

AHC INC.

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
04.07.16
LANDSCAPE ARCHITECT

REVISIONS:

1	Prelim. DSUP	11.11.14
2	DSUP Amend. #1	02.10.16
3	DSUP Amend. #2	03.14.16
4	DSUP Amend. #3	04.07.16

MEWS CONCEPTS

NORTH

DESIGN: JP
DRAWN: SS
CHECKED: JP

SCALE: 1"=20'-0"
0 10 20 40

PROJECT NO: 14073
DATE: 11.02.2015

L3.00

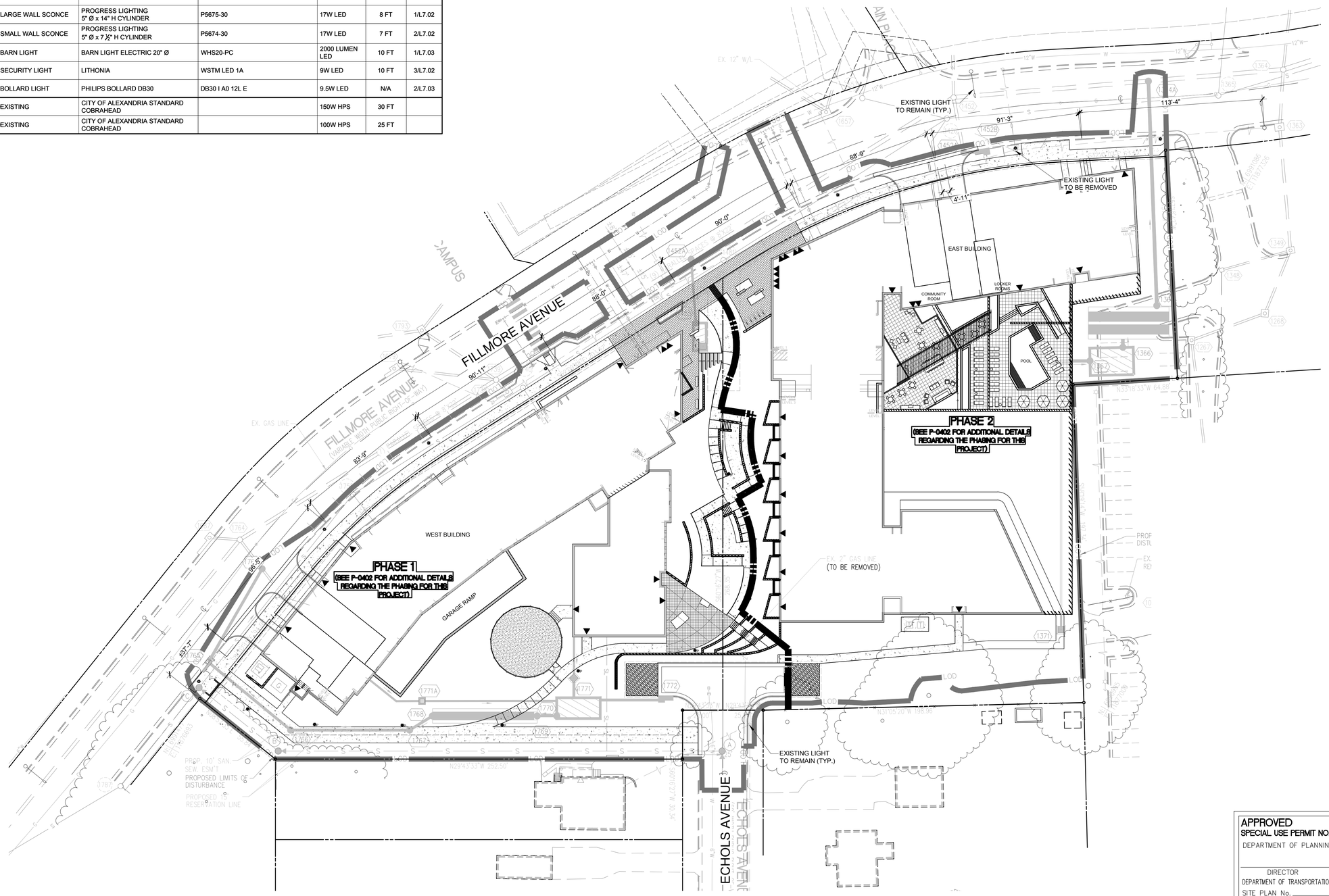
DSUP

NOT RELEASED FOR CONSTRUCTION

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LIGHT SCHEDULE

LABEL	SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER	LAMP	MOUNTING HEIGHT	REF.
A		STREET LIGHT	CITY OF ALEXANDRIA STANDARD GLOBE BY PHILIPS HADCO	R54 B A N N 1 A F R G 150S E	150W HPS	14 FT	1/L7.01
B		PEDESTRIAN LIGHT	PHILIPS LUMEC SLEEKVISION	VLC-29350WW-G1-3-CAGE-HS	33W LED	10 FT	2/L7.01
C		LARGE WALL SCONCE	PROGRESS LIGHTING 5" Ø x 14" H CYLINDER	P5675-30	17W LED	8 FT	1/L7.02
D		SMALL WALL SCONCE	PROGRESS LIGHTING 5" Ø x 7 ½" H CYLINDER	P5674-30	17W LED	7 FT	2/L7.02
E		BARN LIGHT	BARN LIGHT ELECTRIC 20" Ø	WHS20-PC	2000 LUMEN LED	10 FT	1/L7.03
F		SECURITY LIGHT	LITHONIA	WSTM LED 1A	9W LED	10 FT	3/L7.02
G		BOLLARD LIGHT	PHILIPS BOLLARD DB30	DB30 I A0 12L E	9.5W LED	N/A	2/L7.03
X15		EXISTING	CITY OF ALEXANDRIA STANDARD COBRAHEAD		150W HPS	30 FT	
X10		EXISTING	CITY OF ALEXANDRIA STANDARD COBRAHEAD		100W HPS	25 FT	



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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
04.07.16
LANDSCAPE ARCHITECT

REVISIONS:
4 DSUP Amend. #3 04.07.16

LIGHTING PLAN

NORTH

DESIGN: JP
DRAWN: SS
CHECKED: JP

SCALE: 1" = 30'-0"

0 15 30 60

PROJECT NO: 14073

DATE: 11.14.14

L4.01

DSUP

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LUMINAIRE SCHEDULE

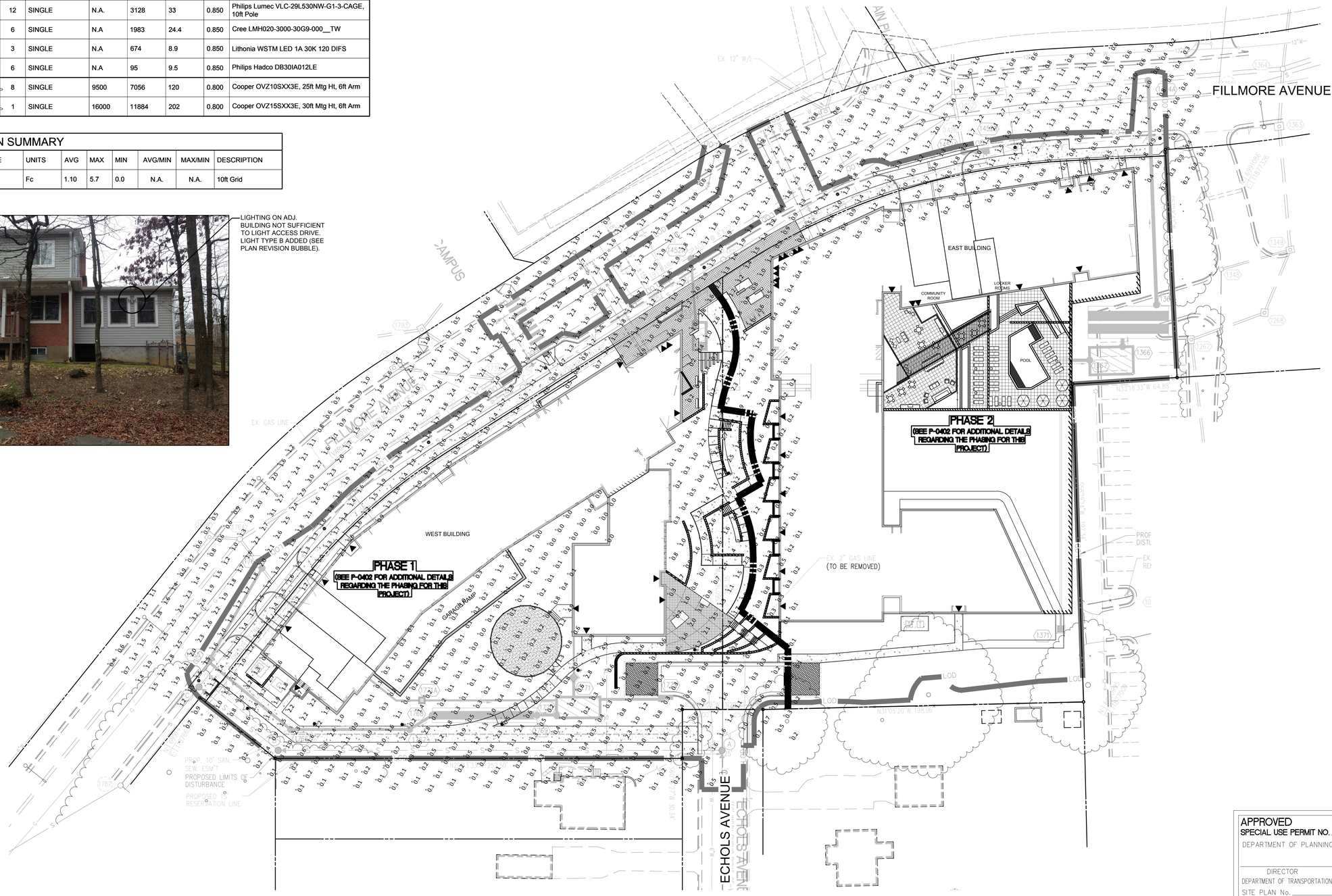
LABEL	SYMBOL	QTY	ARRANGEMENT	LAMP LUMENS	LUM. LUMENS	LUM. WATTS	LLF	DESCRIPTION
A		8	SINGLE	16000	12708	183	0.800	Philips Hadco R54BANN1AFRG150SE, 14ft Pole
B		12	SINGLE	N.A.	3128	33	0.850	Philips Lumec VLC-29L530NW-G1-3-CAGE, 10ft Pole
E		6	SINGLE	N.A	1983	24.4	0.850	Cree LMH020-3000-30G9-000__TW
F		3	SINGLE	N.A	674	8.9	0.850	Lithonia WSTM LED 1A 30K 120 DIFS
G		6	SINGLE	N.A	95	9.5	0.850	Philips Hadco DB30IA012LE
X15		8	SINGLE	9500	7056	120	0.800	Cooper OVZ10SXX3E, 25ft Mtg Ht, 6ft Arm
X10		1	SINGLE	16000	11884	202	0.800	Cooper OVZ15SXX3E, 30ft Mtg Ht, 6ft Arm

CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	DESCRIPTION
CalcPts	Illuminance	Fc	1.10	5.7	0.0	N.A.	N.A.	10ft Grid



LIGHTING ON ADJ. BUILDING NOT SUFFICIENT TO LIGHT ACCESS DRIVE. LIGHT TYPE B ADDED (SEE PLAN REVISION BUBBLE).



APPROVED 2014-003, AMENDED
SPECIAL USE PERMIT NO. BY 2016-007

DEPARTMENT OF PLANNING & ZONING

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
04.07.16
LANDSCAPE ARCHITECT

REVISIONS:
4 DSUP Amend. #3 04.07.16

PHOTOMETRIC PLAN

NORTH

DESIGN: JP
DRAWN: SS
CHECKED: JP

SCALE: 1" = 30'-0"

0 15 30 60

PROJECT NO: 14073

DATE: 11.14.14

L4.02

DSUP

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