DEVELOPMENT SPECIAL USE PERMIT

1300 KING STREET

AREA TABULATIONS

TOTAL SITE AREA =	±0.3455 AC OR ±15,050 SF	
TOTAL EXISTING IMPERVIOUS AREA =	±0.35 AC OR ±15,050 SF	
TOTAL PROPOSED IMPERVIOUS AREA =	±0.35 AC OR ±15,050 SF	
TOTAL DISTURBED AREA =	±0.52 AC OR ±22,695 SF	
TAX PARCEL IDENTIFICATION =	064.03-12-09 (±0.1630 AC OR ±7,100 SF)	EXISTING ZONE: KR
	064.03-12-10 (±0.1825 AC OR ±7,950 SF)	EXISTING ZONE: KR
ADDRESS:	1300-1312 KING STREET, ALEXANDRIA, VA 22314	

PARKING TABULATION

PARKING REQUIRED
RESIDENTIAL
BASE RATE: MULTIFAMILY DWELLING WITHIN METRO STATION WALKSHED AREA = 0.80 SPACE/BEDROOM
[ONLY 2 BEDROOMS FROM 3-BEDROOM UNIT CONSIDERED IN PARKING TAB IN ACCORDANCE WITH Z.O. SECTION 8-200(A)(2)(b)]

CREDITS: WALKABILITY INDEX OF 90-100: 10%
4+ BUS ROUTES WITHIN 0.25 MILES: 5%

FINAL RATE: (0.8 SP/BEDROOM)-[(0.8 SP/BEDROOM) * (15%)] = 0.68 SPACE/BEDROOM

38 BEDROOMS (@ 0.68 SPACE/1 BEDROOM) = 25.84 SPACES [MINIMUM]
38 BEDROOMS (@ 0.80 SPACE/1 BEDROOM) = 30.40 SPACES [MAXIMUM]

RETAIL
BASE RATE: 0.25 SPACE/1,000 SF FLOOR AREA

(0.25 SP/1,000 SF) * (6,393 SF) = 1.60 SPACES < 2 SPACES (PROJECT IS EXEMPT FROM THIS REQUIREMENT)

TOTAL PARKING REQUIRED 26 - 31 SPACES

TOTAL PARKING PROVIDED 26 SPACES

LOADING REQUIRED

ONE (1) LOADING SPACE / 20,000 SF FLOOR AREA = 6,393 / 20,000 = 1 SPACES

TOTAL LOADING SPACES PROVIDED 0 SPACES **

****A SPECIAL USE PERMIT FOR PARKING REDUCTION (LOADING REQUIREMENT) IS REQUESTED. NOTE THAT ONE (1) LOADING SPACE IS PROPOSED ON S. PAYNE STREET.**

BIKE PARKING REQUIRED

RESIDENTIAL
LONG-TERM (CLASS 1 OR 2): 3 SPACES/10 UNITS
31 UNITS @ 3 SP/10 UNITS = 12 SPACES
SHORT-TERM (CLASS 2 OR 3): 1 SPACE/50 UNITS
31 UNITS @ 1 SP/50 UNITS= 1 SPACE

RETAIL
VISITOR (CLASS 2 OR 3): 2 SPACES/10,000 SF FLOOR AREA
6,393 SF @ 2 SP/10,000 SF = 2 SPACES
EMPLOYEE (CLASS 2 OR 3): 1 SPACE/25,000 SF FLOOR AREA
6,393 SF @ 1 SP/25,000 SF = 1 SPACE

TOTAL REQUIRED
CLASS 1 OR 2 = 12 SPACES
CLASS 2 OR 3 = 4 SPACES

BIKE PARKING PROVIDED: CLASS 1: ±12 SPACES (INSIDE)
CLASS 3: ±4 SPACES (OUTSIDE)

ENVIRONMENTAL SITE ASSESSMENT

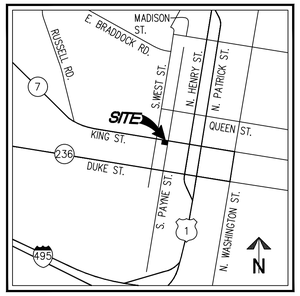
1. THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON SITE.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS, AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255.
4. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM AND
   - SATURDAYS FROM 9AM TO 6PM
   - NO CONSTRUCTION ACTIVITIES PERMITTED ON SUNDAYS

   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND
   - SATURDAYS FROM 10 AM TO 4 PM
5. THERE ARE NO KNOWN AREAS OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY MARINE CLAYS MAP. (SEE P-0201)
6. THIS SITE IS WITHIN A COMBINED SEWER AREA.

DEVELOPMENT TEAM INFORMATION

1. OWNER/APPLICANT:
   1300 KING LLC
   4909 CORDELL AVENUE
   BETHESDA, MD 20814
2. DEVELOPER:
   THE FOUNDRY COMPANIES
   4909 CORDELL AVENUE
   BETHESDA, MD 20814
   ATTN: CHRISTIAN CRONIN
3. DEVELOPER:
   HOLLADAY 1300 KING LLC
   3400 IDAHO AVENUE NW, SUITE 500
   WASHINGTON, DC 20016
   ATTN: RITA BAMBERGER
4. CIVIL ENGINEER:
   WALTER L. PHILLIPS, INC.
   207 PARK AVENUE
   FALLS CHURCH, VA 22046
   ATTN: AARON VINSON
5. ARCHITECT:
   WINSTANLEY ARCHITECTS
   107 N. WEST STREET
   ALEXANDRIA, VIRGINIA 22314
   ATTN: LEEJUNG HONG
6. LAND USE ATTORNEY:
   WALSH, COLUCCI, LUBELEY & WALSH, P.C.
   2200 CLARENDON BOULEVARD, SUITE 1300
   ARLINGTON, VA 22201
   ATTN: CATHARINE PUSKAR

VICINITY MAP



SCALE: 1"=2000'

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY WITH A FOUR-STORY BUILDING CONSISTING OF 31 MULTIFAMILY UNITS AND GROUND FLOOR RETAIL WITH BELOW GRADE PARKING. THE EXISTING HISTORIC BUILDINGS ON THE PROPERTY WILL BE RENOVATED AND PRESERVED.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. A DEVELOPMENT SPECIAL USE PERMIT (DSUP) WITH PRELIMINARY SITE PLAN FOR A FOUR-STORY DEVELOPMENT WITH GROUND-FLOOR RETAIL AND MULTIFAMILY RESIDENTIAL IS REQUESTED.
2. A SPECIAL USE PERMIT FOR AN FAR INCREASE UP TO 2.5 IN THE KR ZONE IS REQUESTED.
3. A PARKING REDUCTION SUP TO ALLOW FOR MORE THAN 75 PERCENT OF SPACES AS COMPACT SIZED IS REQUESTED.
4. A LOADING REDUCTION SUP FOR A LOADING SPACE PER SECTION 8-200(B)(3) IS REQUESTED.
5. A SPECIAL USE PERMIT FOR A RESTAURANT USE IS REQUESTED.
6. A TRANSPORTATION MANAGEMENT PLAN SPECIAL USE PERMIT IS REQUESTED.
7. A MODIFICATION OF THE VISION CLEARANCE TRIANGLE FOR KING STREET AND S. PAYNE STREET IS REQUESTED.
8. A MODIFICATION OF THE CROWN COVERAGE REQUIREMENT IS REQUESTED.
9. A MODIFICATION OF THE OPEN SPACE REQUIREMENT IS REQUESTED.
10. A MODIFICATION OF THE STREET TREE REQUIREMENTS IN SECTION 11-410(CC) IS REQUESTED.

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 703-746-4399.
2. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

BUILDING CODE ANALYSIS

Use Group:
Mixed Use R-2, S-2 & M

Basement Level	S-2 (Parking)
1st Floor	R-2 (Condominium), M (Retail)
2nd Floor	R-2 (Condominium)
3rd Floor	R-2 (Condominium)
4th Floor	R-2 (Condominium)

Incidental Uses:
Mechanical & Utility Basement, 1st & Roof Levels.

Number of Stories:
4

Construction Type:
IIIB

Floor Area:

Basement Level	10,708 GSF
1st Floor	13,839 GSF
2nd Floor	9,707 GSF
3rd Floor	9,436 GSF
4th Floor	9,244 GSF

TRIP GENERATION ANALYSIS

PROVIDED BY GOROVE/SLADE (5/6/2019)

Land Use	ITE Code	Size	Weekday AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily Total
Existing									
Restaurant	932	2.6 ksf	14	12	26	16	10	26	296
Reduction (Transit, Other modes, TDM, and Internal)		40%	-6	-5	-10	-6	-4	-10	-118
Retail	820	0.5 ksf	0	0	0	1	1	2	19
Reduction (Transit, Other modes, TDM, and Internal)		40%	0	0	0	0	0	-1	-8
Residential	221	8 du	1	2	3	2	2	4	42
Reduction (Transit, Other modes, TDM, and Internal)		40%	0	-1	-1	-1	-1	-2	-17
Existing TOTAL (With Reductions)			9	9	18	11	8	19	214
Proposed									
Retail	820	5.6 ksf	3	2	5	10	11	21	211
Reduction (Transit, Other modes, TDM, and Internal)		40%	-1	-1	-2	-4	-4	-8	-84
Residential	221	32 du	3	8	11	9	6	15	173
Reduction (Transit, Other modes, TDM, and Internal)		40%	-1	-3	-4	-4	-2	-6	-68
Proposed TOTAL (With Reductions)			4	6	10	11	10	22	230
Net New Trips (With Reductions)			-5	-3	-8	0	2	2	16

ZONING TABULATIONS

ZONING:	EXISTING ZONE: KR; PROPOSED ZONE: KR
MASTER PLAN:	KING STREET, OLD TOWN
SITE AREA (SQ. FT) (ACRES):	0.35 AC OR 15,050 SF
USE:	EXISTING: RESIDENTIAL, COMMERCIAL & SURFACE PARKING
	PROPOSED: MULTIFAMILY RESIDENTIAL & RETAIL

	PERMITTED/REQUIRED	PROVIDED
ZONE	KR	KR
FAR	MAX 2.5	2.44 (36,704 SF/15,050 SF)
DENSITY	N/A	89 DU/AC (31 UNITS/0.35 AC)
TOTAL UNITS	N/A	31 UNITS
1 BEDROOM UNIT	-	24 UNITS
2 BEDROOM UNIT	-	6 UNITS
3 BEDROOM UNIT	-	1 UNIT
GROSS FLOOR AREA (SF)	N/A	42,775 SF*
FLOOR AREA (SF)	37,625 SF	36,704 SF**
LOT AREA (SF)	N/A	15,050 SF
SETBACKS (FT)		
FRONT - KING STREET	N/A	0 FT
FRONT - S. PAYNE ST	N/A	0 FT
SIDE - WEST	N/A	0 FT
REAR - ALLEY	N/A	0 FT
FRONTAGE		
KING STREET	N/A	150.50 FT
S. PAYNE STREET	N/A	100.00 FT
OPEN SPACE (SF)	4,650 (150 SF/D.U.)	3,395 SF***
GROUND LEVEL	-	0 SF
ROOFTOP/TERRACE	-	3,395 SF
AVERAGE FINISHED GRADE	-	28.32 FT
HEIGHT (FT)	MAX 50 FT	50 FT
CROWN COVERAGE	3,763 SF (25%)	0 SF (0%)****
PARKING TABULATIONS		
STANDARD	25% MAX	6 (23%)
COMPACT	75% MAX	20 (77%)
ADA	2 (INCL. IN TOTAL)	2 (INCL. IN TOTAL)
TOTAL	26 MIN - 31 MAX	26*****
LOADING	1	0******
TRIP GENERATION	-	230 VPD*******

NOTES:

* EXCLUDES 10,708 SF FROM BELOW GRADE GARAGE
** INCLUDES 6,393 SF OF RETAIL & 2,962 SF OF EXISTING BUILDINGS TO BE RENOVATED & 64 SF AT ROOF LEVEL
*** A MODIFICATION OF THE OPEN SPACE REQUIREMENT IS REQUESTED
**** A MODIFICATION OF THE CROWN COVERAGE REQUIREMENT IS REQUESTED
***** 4 OF 26 SPACES PROVIDED ARE SURFACE SPACES AT GRADE
****** A SPECIAL USE PERMIT FOR LOADING REDUCTION IS REQUESTED
******* AVERAGE DAILY TRAFFIC PROVIDED BY GOROVE/SLADE AND UTILIZES "INSTITUTE OF TRANSPORTATION ENGINEERS: TRIP GENERATION MANUAL". SEE ANALYSIS (THIS SHEET)

SHEET INDEX

CIVIL

P-0101 COVER SHEET
P-0201 GENERAL NOTES
P-0301 SITE CONTEXT PLAN
P-0302 EXISTING CONDITIONS PLAN
P-0303 EXISTING CONDITIONS NOTES & AS-BUILT DATA
P-0401 PRELIMINARY LAYOUT PLAN
P-0402 PRELIMINARY GEOMETRIC PLAN
P-0403 PRELIMINARY SUBDIVISION PLAT
P-0501 PRELIMINARY GRADING PLAN
P-0502 PRELIMINARY AVERAGE FINISH GRADE
P-0701 PRELIMINARY OUTFALL ANALYSIS
P-0702 PRELIMINARY SWM COMPUTATIONS
P-0703 PRELIMINARY BMP COMPUTATIONS
P-0901 PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS
P-1101 PRELIMINARY VEHICULAR MOVEMENT PLAN
P-1102 PRELIMINARY GARBAGE TRUCK MOVMENT PLAN
P-1103 PRELIMINARY GARAGE VEHICLE MOVEMENT PLAN
P-1104 PRELIMINARY SITE DISTANCE PLAN & PROFILE
P-1201 EXISTING TREE SURVEY & INVENTORY
P-1202 TREE PRESERVATION NOTES & DETAILS
P-1203 PRELIMINARY LANDSCAPE & SITE LIGHTING PLAN
P-1204 PRELIMINARY LANDSCAPE DETAILS
P-1301 PRELIMINARY FIRE SERVICE PLAN

ARCHITECTURE

A-010 FAR & OPEN SPACE PLANS
A-011 FAR & OPEN SPACE PLANS
A-110 CONSTRUCTION PLAN - BASEMENT
A-111 CONSTRUCTION PLAN - FIRST FLOOR
A-112 CONSTRUCTION PLAN - SECOND FLOOR
A-113 CONSTRUCTION PLAN - THIRD FLOOR
A-114 CONSTRUCTION PLAN - FOURTH FLOOR
A-115 CONSTRUCTION PLAN - ROOF
A-200 STREET ELEVATIONS - NORTH & EAST
A-201 EXTERIOR ELEVATIONS - NORTH & EAST
A-202 EXTERIOR ELEVATIONS - SOUTH & WEST
A-301 BUILDING SECTION
A-801 MASSING STUDIES
A-802 MASSING STUDIES

COMPLETE STREET TABULATION

	NEW	UPGRADED
CROSSWALKS (NUMBER)	0	0
STANDARD	0	0
HIGH VISIBILITY	0	0
CURB RAMPS	0	2
SIDEWALKS (LF)	0	±250
BICYCLE PARKING (NUMBER SPACES)	±16	N/A
PUBLIC/VISITOR	±4	N/A
PRIVATE/GARAGE	±12	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	0	0

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

DRAWN: DP | CHECKED: AV
SCALE: AS NOTED | DATE: 07/17/2019

PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT I/II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 PROFESSIONAL ENGINEER 7/17/19

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

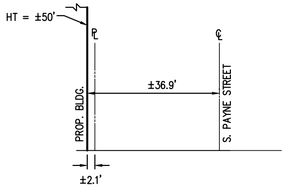
1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

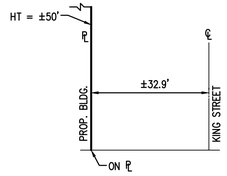
APPROVED
SPECIAL USE PERMIT NO. 2019-0001
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q: \sdskproj\18110\dwg\Planning\DSUP\18110P-0101.dwg

SHEET: **P-0101**

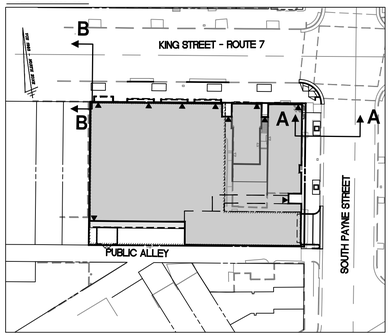


SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

KEY MAP



NOTE:
SECTIONS PROVIDED TO SHOW COMPLIANCE WITH SECTION 6-403 OF THE ZONING ORDINANCE

SCALE: 1"=50'

RESOURCE PROTECTION AREA NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.

FLOOD PLAIN NOTE

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

CEMETERY AND/OR BURIAL GROUNDS

TO THE BEST OF OUR KNOWLEDGE, THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

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

COMBINED SEWER NARRATIVE

STORMWATER RUNOFF FROM THE SITE CURRENTLY FLOWS PRIMARILY NORTH AND WEST, WHICH ULTIMATELY DISCHARGES INTO THE COMBINED SEWER SYSTEM THAT TRAVELS WEST ALONG KING STREET. THIS DEVELOPMENT IS SUBJECT TO THE COMBINED SEWER SYSTEM MANAGEMENT POLICY PER MEMO TO INDUSTRY 07-14.

THE APPLICANT MET WITH STAFF ON DECEMBER 6, 2018 AND TO DISCUSS DEVELOPMENT – INCLUDING THE PROPOSED STORMWATER SEPARATION STRATEGY AND MITIGATION PLAN.

DISCUSSION WITH CITY STAFF AND AN ANALYSIS OF THE EXISTING STORM SEWER INFRASTRUCTURE HAS FOUND THAT A CONNECTION TO AN EXISTING SEPARATED SEWER FACILITY WITHIN THE LIMITS OF GRAVITY FLOW FROM THE PROPOSED DEVELOPMENT IS NOT FEASIBLE. THE POSSIBILITY OF RETAINING 50% OF THE GENERATED STORMWATER RUNOFF FROM A 1" RAINFALL DEPTH ON SITE WAS EXPLORED AND WHILE THE ENTIRE 50% DOES NOT APPEAR FEASIBLE DUE TO THE PROPOSED SITE LAYOUT, THE APPLICANT MAY CONSTRUCT A RUNOFF REDUCTION FACILITY ONSITE IN THE FORM OF AN EXTENSIVE GREEN ROOF WITH THE HOPE THAT IT PROVIDES ±16% OF THE RUNOFF REDUCTION GOALS.

THERE IS ONE STORMWATER OUTFALL PROPOSED FOR THIS DEVELOPMENT, WHICH DRAINS NORTH DIRECTLY INTO THE EXISTING COMBINED SEWER SYSTEM LOCATED WITHIN KING STREET.

AN ANALYSIS OF THE EXISTING SANITARY SEWER INFRASTRUCTURE HAS FOUND THAT THE SITE WILL BE SERVED BY THE EXISTING SEPARATED SANITARY SEWER LOCATED WITHIN KING STREET. ADDITIONAL COMBINED SEWER MITIGATION IS NOT REQUIRED FOR SANITARY SEWER.

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

NEARLY THE ENTIRE SITE DRAINS INTO A COMBINED SEWER SYSTEM WHICH RUNS WEST WITHIN KING STREET. THERE IS NO INCREASE IN IMPERVIOUS AREA FROM THE PRE TO POST-DEVELOPMENT. THE PROPOSED EXTENSIVE GREEN ROOF IS DESIGNED TO PROVIDE ENOUGH RUNOFF REDUCTION THAT IT WILL SATISFY THE SITE'S WATER QUANTITY CONTROL REQUIREMENTS WITH AN OVERALL DECREASE IN THE SITE'S CURVE NUMBER TO ENSURE POST-DEVELOPMENT PEAK RUNOFF IS LESS THAN PRE-DEVELOPMENT PEAK RUNOFF.

THE REQUIREMENTS OF CHANNEL PROTECTION AND FLOOD PROTECTION SHALL BE MET WITHIN THEIR RESPECTIVE LIMITS OF ANALYSIS. SEE SHEET P-0701 FOR PRELIMINARY OUTFALL ANALYSIS.

THE WATER QUALITY REQUIREMENTS OF THE ZONING ORDINANCE SHALL BE MET THROUGH THE USE OF AN EXTENSIVE GREEN ROOF. ANY PORTION OF THE WATER QUALITY VOLUME (WQV) NOT TREATED SHALL BE MITIGATED FOR ANY CONTRIBUTING TO THE WATER QUALITY EQUIVALENCY FUND.

GREEN BUILDING NARRATIVE

THE PROPOSED BUILDING WILL BE IN COMPLIANCE WITH THE CITY'S GREEN BUILDING POLICY.

GEOTECHNICAL REPORT NOTE

A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROPERTY AND PROVIDED UNDER SEPARATE COVER.

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY SERVED BY A SEPARATE SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN KING STREET.

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

MULTIFAMILY RESIDENTIAL: 300 GPD x 31 UNITS = 9,300 GPD
RETAIL: 6,393 SF x 200 GPD/1000 SF = 1,279 GPD

10,579 GPD x 4 (PEAK FACTOR) = 42,316 GPD

42,316 GPD EXCEEDS 10,000 GPD, THEREFORE A PRELIMINARY STUDY OF THE DOWNSTREAM SEWER SYSTEM IS PROVIDED ON SHEET P-0901 TO ENSURE THE ADEQUACY OF THE OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14.

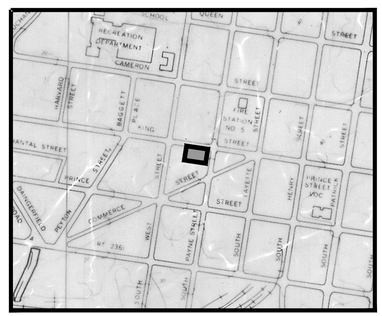
ALEXRENEW NOTES

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. APPLICANT REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT (703) 549-3382.

MASTER LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
GV	GAS VALVE	GV
RD	ROOF DRAIN	RD
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
TRLP	LIGHT POLE WITH SIGNALS	TRLP
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.
	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	
	COMBINED SEWER	
	FLOW DIRECTION	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
T	COMMUNICATION	T
G	GAS MAIN	G
E	UNDERGROUND ELECTRIC	E
	TRANSFORMER	
	HANDICAP RAMP	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	TEST PIT	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
40 / 44	CONTOURS	40 / 44
+44 50	SPOT ELEVATION	+44 50
	DRAINAGE FLOW DIRECTION	
	BELOW GRADE GARAGE	
	BUILDING	

MARINE CLAY SOILS MAP

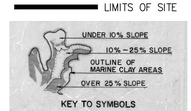


* THERE ARE NO KNOWN AREA OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY'S MARINE CLAY MAP

SCALE: 1"=500'

N

LIMITS OF SITE



WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

DRAWN: DP | CHECKED: AV
DATE: 07/17/2019
SCALE: NONE
PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT I /II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 PROFESSIONAL ENGINEER 7/17/19

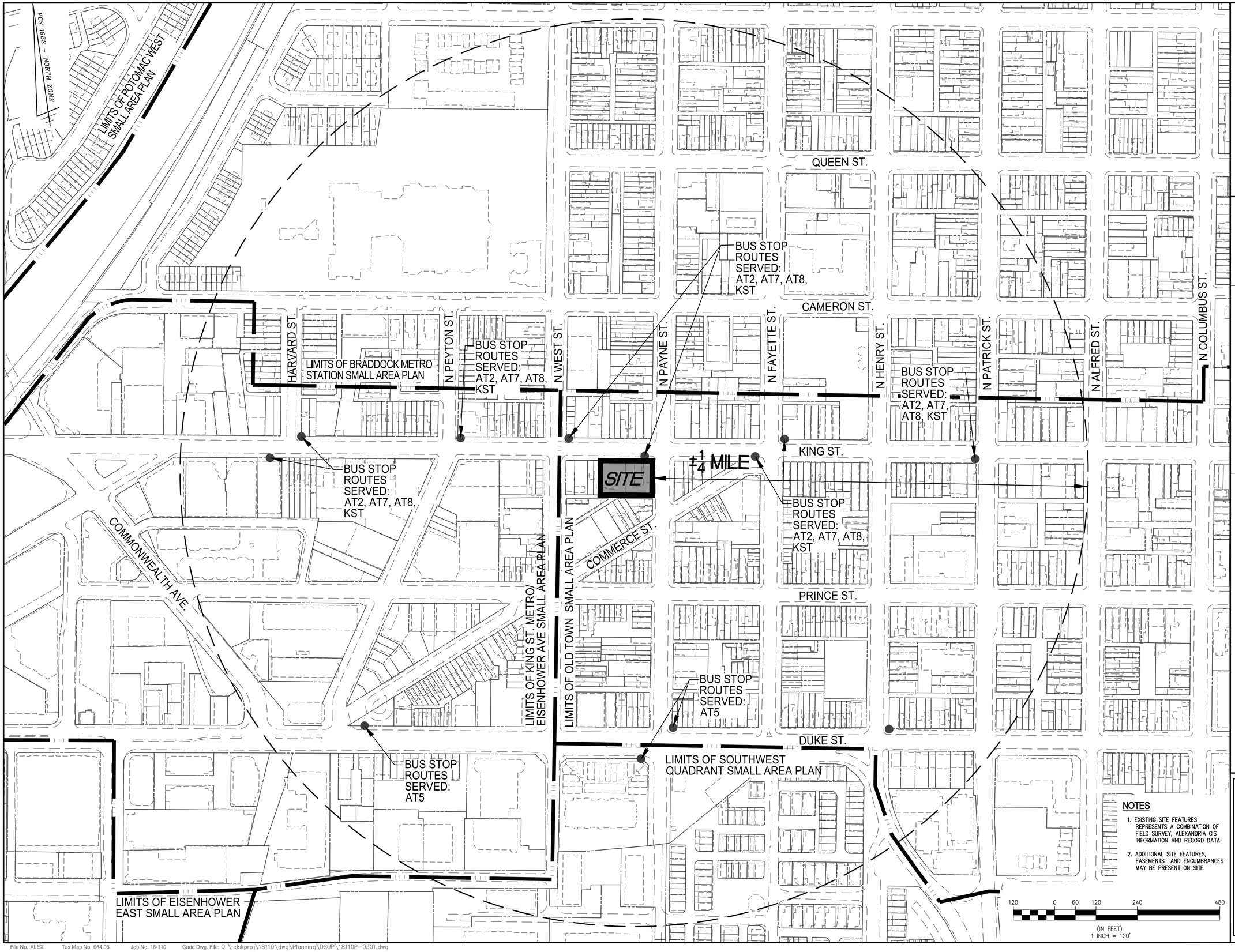
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.



NOTES

1. EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA GIS INFORMATION AND RECORD DATA.
2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.

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SCALE: 1" = 120' | DATE: 07/17/2019 | DRAWN BY: DP | CHECKED BY: AV

DATE	DESCRIPTION
01/04/19	CONCEPT I/II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA LICENSED PROFESSIONAL ENGINEER AARON M. VINSON Lic. No.041851 1/17/19

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SITE CONTEXT PLAN

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.

File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q:\sdskproj\18110\dwg\Planning\DSUP\18110P-0301.dwg

SHEET: **P-0301**

NOTES:

1. EXISTING ON-STREET PARKING ADJACENT TO THE SITE IS LIMITED TO 3-HOUR PAY PARKING MONDAY THROUGH SATURDAY.

VCS 1983 – NORTH ZONE

KING STREET – ROUTE 7
(MONUMENT LINE)

SOUTH PAYNE STREET
(MONUMENT LINE)

TRACT 1

PCL 1

PCL 2

PCL 3

12' PUBLIC ALLEY

N 6,979,785.298
E 11,894,910.062

S81°35'48"E 150.50'

N 6,979,686.423
E 11,894,895.132

N81°35'48"W 150.50'

N 6,979,833
E 11,894,906

N 6,979,833
E 11,895,106

N 6,979,633
E 11,895,106

S08°35'12"W 100.00'

N08°35'12"E 100.00'

S08°35'52"W 100.00'

OWNER: CAMPESTRAL & PELAGIC LAND LLC
LOT: 064.03-10-21
ADDR: 315 KING ST, 22314
ZONE: KR

OWNER: CLOVERDALE LIMITED PARTNERSHIP
LOT: 064.03-10-20
ADDR: 131 KING ST, 22314
ZONE: KR

OWNER: CLOVERDALE LIMITED PARTNERSHIP
LOT: 064.03-10-35
ADDR: 1309 KING ST, 22314
ZONE: KR

OWNER: WALKER BOYD W
LOT: 064.03-10-36
ADDR: 1307 KING ST, 22314
ZONE: KR

OWNER: CLOVERDALE LIMITED PARTNERSHIP
LOT: 064.03-10-37
ADDR: 1305 KING ST, 22314
ZONE: KR

OWNER: ELKINS 1303 KING LLC
LOT: 064.03-10-16
ADDR: 1303 KING ST, 22314
ZONE: KR

OWNER: 1301 KING ST LLC
LOT: 064.03-10-15
ADDR: 1301 KING ST, 22314
ZONE: KR

OWNER: 1225 KING STREET ASSOCIATES LLC
LOT: 064.03-09-25.C
ADDR: 1225 KING ST, 22314
ZONE: KR

OWNER: RC GENERAL PARTNERSHIP
LOT: 074.03-12-25
ADDR: 316 KING ST, 22314
ZONE: KR

OWNER: 1314 KING STREET LLC
LOT: 074.03-12-08
ADDR: 1314 KING ST, 22314
ZONE: KR

OWNER: GOLDTREE REALTY LLC
074.01-02-02
112 S WEST ST, 22314
ZONE: CD

OWNER: MAFFEI DANIEL B
LOT: 074.01-02-08
ADDR: 109 COMMERCE ST, 22314
ZONE: CD

OWNER: DAUGHERTY REID ALLEN
LOT: 074.01-02-07
ADDR: 107 COMMERCE ST, 22314
ZONE: CD

OWNER: UMANSKY BENJAMIN SANTIAGO
LOT: 074.01-02-12
ADDR: 111 S PAYNE ST, 22314
ZONE: CD

OWNER: HARRIS HOWARD P
LOT: 074.01-02-09
ADDR: 109 COMMERCE ST, 22314

OWNER: CLOVERDALE CORPORATION
LOT: 074.01-03-01
ADDR: 1222 KING ST, 22314
ZONE: KR

#1310 KING ST.
1-STORY FRAME

#1304 KING ST.
2-STORY
MASONRY AND STUCCO

#1300 KING ST.
2-STORY
MASONRY AND STUCCO

EX. ON-STREET PARKING (SEE NOTE #1)

EX. ±253'-24" STM/COMBINED SEWERS

EX. 24" STM/COMBINED SEWERS

EX. ±47'-15" STM/COMBINED SEWERS

EX. 12" SAN. SEWER

EX. 15" SAN. SEWER

EX. ±23'-12" SAN. SEWER

EX. ±25'-18" STM/COMBINED SEWERS

EX. ±7'-12" STM/COMBINED SEWERS

EX. ±37'-12" STM/COMBINED SEWERS

EX. ±122'-18" STM/COMBINED SEWERS

EX. ±158'-12" SAN. SEWER

EX. 15" STM SEWER

EX. ±55'-15" STM/COMBINED SEWERS

EX. FIRE HYDRANT #1192

EX.BUILDING

10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

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SCALE: 1" = 10'
DATE: 07/17/2019
DRAWN: DP
CHECKED: AV

PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT I/II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
PROFESSIONAL ENGINEER
7/17/19

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.

File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q: \sdskproj\18110\dwg\Planning\DSUP\18110P-0302.dwg

SHEET: P-0302

NOTES:

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP–BLOCK–LOT NUMBER 064.03–12–09, 064.03–12–10, AND IS ZONED KR.
2. THE PROPERTY IS NOW IN THE NAME OF 1300 KING LLC, AS RECORDED IN INSTRUMENT NUMBER 180013939, 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 ARE NO GUARANTEES, 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. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL RECORD AREA OF THE PROPERTY IS 15,000 SQUARE FEET OR 0.3444 ACRES. TOTAL SURVEYED AREA OF THE PROPERTY IS 15,050 SQUARE FEET OR 0.3455 ACRES.
5. THIS PLAN IS BASED ON A FIELD SURVEY BY THIS FIRM ON NOVEMBER 7, 2018.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190041E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, CASE NUMBER 18076, DATED JULY 5, 2018.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995753. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
9. 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 7, 2018; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

STORM SEWER AS-BUILT DATA

SD 874	
CURB INLET TOP =	29.94
INV OUT (SD 877)=	26.34
SD 877	
MANHOLE TOP =	29.70
INV IN (EAST)=	25.75
INV IN (SD 877)=	25.81
INV OUT (SD 912)=	25.40
SD 1092	
CURB INLET TOP =	29.53
INV OUT (SD 989)=	25.38
SD 989	
CURB INLET TOP =	29.58
INV IN (SD 1092)=	24.98
INV OUT (SD 912)=	24.85
SD 1070	
CURB INLET TOP	28.75
INV OUT (SD 912)=	26.60
SD 912	
MANHOLE TOP =	28.94
INV IN (SD 1070)=	25.44
INV IN (SD 989)=	24.34
INV IN (SD 877)=	23.89
INV OUT (NORTH)=	23.24
SD 1103	
CURB INLET TOP =	29.46
INV OUT (SD 1117)=	27.76
SD 1117	
CURB INLET TOP =	29.36
INV IN (SD 1117)=	26.86
INV OUT (WEST)=	

SD 918	
MANHOLE TOP =	29.25
INV IN (S.EAST)=	22.27
INV OUT (SD 920)=	21.70
SD 1123	
CURB INLET TOP =	28.60
INV IN (N.EAST)=	22.62
INV OUT (SD 920)=	22.55
SD 920	
MANHOLE TOP =	28.60
INV IN (SD 1123)=	22.00
INV IN (SD 928)=	21.30
INV OUT (SD 818)=	21.20
SD 818	
MANHOLE TOP =	23.50
INV IN (SD 920)=	
INV OUT (SD 816)=	16.15
SD 819	
MANHOLE TOP =	23.43
INVERTS INACCESSIBLE	
SD 820	
MANHOLE TOP =	23.33
INV IN (SD 819)=	21.53
INV OUT (N.WEST)=	21.38
SD 811	
MANHOLE TOP =	23.35
INV IN (SOUTH)=	15.43
INV OUT (SMH 828)=	15.40
SD 810	
CURB INLET TOP =	23.65
INV IN (N.EAST)=	20.61
INV IN (SOUTH)=	21.44
INV OUT (N.WEST)=	20.46
SD 823	
CURB INLET TOP =	22.70
INVERTS INACCESSIBLE	
SD 835	
CURB INLET TOP =	20.32
INV OUT (SMH 830)=	16.52

SANITARY SEWER AS-BUILT DATA

SMH 870	
MANHOLE TOP =	29.92
INV IN (S.EAST)=	21.72
INV OUT (SMH 913)=	21.57
SMH 913	
MANHOLE TOP =	28.94
INV IN (SMH 870)=	20.12
INV OUT (SMH 915)=	20.01
SMH 915	
MANHOLE TOP =	28.94
12"INV IN (SMH 913)=	19.75
12"INV IN (SMH 919)=	19.64
15"INV IN (S.EAST)=	19.35
15"INV OUT (SMH 828)=	19.11
SMH 919	
MANHOLE TOP =	28.93
CENTERLINE INV =	20.51
SMH 838	
MANHOLE TOP =	21.64
INV IN (EAST)=	17.54
INV OUT (SMH 837)=	17.54
SMH 828	
MANHOLE TOP =	23.31
INV IN (SD 811)=	14.71
INV IN (SMH 915)=	13.71
INV OUT (SMH 817)=	13.15
SMH 816	
MANHOLE TOP =	23.17
INV IN (SD 818)=	13.09
INV OUT (SMH 815)=	12.99

SMH 822	
MANHOLE TOP =	22.50
CENTERLINE INVERT =	12.05
SMH 817	
MANHOLE TOP =	22.86
INV IN (SMH 827)=	8.86
INV IN (SMH 828)=	10.91
INV OUT (SMH 836)=	8.81
SMH 815	
MANHOLE TOP =	22.76
INV IN (SMH 816)=	11.41
INV OUT (WEST)=	11.71
SMH 814	
CURB INLET TOP =	22.86
INV OUT (NORTH)=	19.16
SMH 837	
MANHOLE TOP =	20.54
INV IN (SMH 838)=	16.37
INV OUT (SMH 836)=	16.37
SMH 836	
MANHOLE TOP =	20.22
INV IN (SMH 817)=	7.76
INV IN (SMH 837)=	16.12
INV OUT (SMH 831)=	7.66
SMH 832	
MANHOLE TOP =	20.49
INV IN (NORTH)=	16.59
INV IN (WEST)=	16.60
INV OUT (SMH 831)=	16.28
SMH 831	
MANHOLE TOP =	20.33
INV IN (SMH 836)=	7.63
INV IN (SMH 832)=	8.34
INV OUT (SOUTH)=	7.18
SMH 830	
MANHOLE TOP =	19.61
INV IN (N.EAST)=	17.86
INV IN (SD 835)=	10.07
INV OUT (SOUTH)=	10.04

SMH 1602	
MANHOLE TOP =	18.18
INV IN (SMH 831)=	6.13
INV OUT (SMH 1601)=	6.12
SMH 1601	
MANHOLE TOP =	16.19
INV IN (SMH 1602)=	5.26
INV IN (EAST)=	5.81
INV OUT (SMH 1600)=	5.25
SMH 1600	
MANHOLE TOP =	16.05
INV IN (SMH 1601)=	5.00
INV IN (WEST)=	5.40
INV OUT (SOUTH)=	4.85

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: NONE | DATE: 07/17/2019 | DRAWN: DP | CHECKED: AV

PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT I /II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA — REGISTERED — AARON M. VINSON Lic. No.041851 — 7/17/19 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS NOTES & AS-BUILT DATA

APPROVED
SPECIAL USE PERMIT NO. 2019–0001
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.

File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q:\sdskproj\18110\dwg\Planning\DSUP\18110P–0302.dwg

SHEET: **P-0303**

NOTES:

1. DRY UTILITY LAYOUT AND DESIGN IS FOR INFORMATION ONLY AND IS TO BE PROVIDED BY OTHERS.

VCS 1983 – NORTH ZONE

KING STREET – ROUTE 7
(MONUMENT LINE)

EX. FIRE HYDRANT #1192
(TO REMAIN)

CONNECT PROP. 6" PVC SAN. LAT. TO EX. 15" SANITARY SEWER

PROP. 24'-6" PVC SCH-40 SAN. LAT.

PROP. LIMITS OF DISTURBANCE

PROP. 24'-6" PVC SCH-40 SAN. LAT.
EX. TREE TO BE REMOVED & REPLACED

EX. CURB CUTS TO BE CLOSED

EX. TREE TO REMAIN AND BE PROTECTED TO THE EXTENT POSSIBLE DURING CONSTRUCTION

EX. TREE TO REMAIN AND BE PROTECTED TO THE EXTENT POSSIBLE DURING CONSTRUCTION

PROP. CANOPY (TYP.)

(2) PROP. BIKE RACKS

EX. TREE TO BE REMOVED & REPLACED

PROP. STREET TREE PIT (TYP.)

PROP. GAS CONNECTION

BUILDING PROJECTION (TYP.)

PROP. ADA CURB RAMPS

EX. SIGNAL POLE TO REMAIN

EX. ±253'-24" STM/COMBINED SEWERS

EX. 24" STM/COMBINED SEWER

EX. ±47'-15" STM/COMBINED SEWERS

EX. 12" SAN. SEWER

EX. 15" SAN. SEWER

EX. ±23'-12" SAN. SEWER

EX. ±25'-18" STM/COMBINED SEWERS

EX. ±7'-12" STM/COMBINED SEWERS

EX. ±37'-12" STM/COMBINED SEWERS

EX. TREE TO BE REMOVED & REPLACED

PROP. STREET TREE PIT (TYP.)

EX. ±122'-18" STM/COMBINED SEWERS

PROP. 6" DIP CL. 52 WATER LINE

PROP. 2" COPPER DOM. SVC W/ 2" OUTSIDE METER

PROP. 6" DIP CL. 52 FIRELINE

PROP. 48'-8" PVC SCH-40 STORM SEWER LATERAL

PROP. STORM SEWER CONNECTION TO EX. STORM SEWER

PROP. CURB CUT FOR GARAGE ENTRANCE TO BE FLUSH ACROSS SIDEWALK

PROP. LIMITS OF DISTURBANCE

EX. 15" STM SEWER

EX. ±55'-15" STM/COMBINED SEWERS

SOUTH PAYNE STREET
(MONUMENT LINE)

TRACT 1

PROPOSED MIXED-USE BUILDING
GFA = 42,775 SF
FA = 36,704 SF
HT = 50.0'

#1304 KING ST.
2-STORY
MASONRY AND STUCCO
(TO BE RENOVATED)

#1300 KING ST.
2-STORY
MASONRY AND STUCCO
(TO BE RENOVATED)

LIMITS OF PROP. UNDERGROUND GARAGE

S08°35'12"W 100.00'

PROP. HYDRODYNAMIC SEPARATOR

SERVICE CORRIDOR

TRASH

PCL 1

PCL 2

PCL 3

COVERED RAMP DOWN

GARAGE ENTRANCE

PROP. TRANSFORMER W/ SCREENING (DESIGN BY OTHERS)

BUILDING ABOVE

EX. POLE TO REMAIN (PROP. CONDUITS ON POLE SHALL NOT REDUCE ALLEY CLEAR WIDTH)

LIMITS OF PROP. UNDERGROUND GARAGE

12' PUBLIC ALLEY

APPROX. LOCATION OF DRY UTILITY UNDERGROUNDING (DESIGN BY OTHERS)

ZONE: KR

10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q: \sdskproj\18110\dwg\Planning\DSUP\18110P-0401.dwg

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SCALE: 1" = 10' | DATE: 07/17/2019 | DRAWN: DP | CHECKED: AV

PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT I /II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA LICENSED PROFESSIONAL ENGINEER
AARON M. VINSON Lic. No.041851
7/17/19

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LAYOUT PLAN

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.

VCS 1983 – NORTH ZONE

OWNER: CAMPESTRAL & PELAGIC LAND LLC
LOT: 064.03-10-21
ADDR: 315 KING ST, 22314
ZONE: KR

OWNER: CLOVERDALE LIMITED PARTNERSHIP
LOT: 064.03-10-20
ADDR: 1311 KING ST, 22314
ZONE: KR

OWNER: CLOVERDALE LIMITED PARTNERSHIP
LOT: 064.03-10-35
ADDR: 1309 KING ST, 22314
ZONE: KR

OWNER: WALKER BOYD W
LOT: 064.03-10-36
ADDR: 1307 KING ST, 22314
ZONE: KR

OWNER: CLOVERDALE LIMITED PARTNERSHIP
LOT: 064.03-10-37
ADDR: 1305 KING ST, 22314
ZONE: KR

OWNER: ELKINS 1303 KING LLC
LOT: 064.03-10-16
ADDR: 1303 KING ST, 22314
ZONE: KR

OWNER: 1301 KING ST LLC
LOT: 064.03-10-15
ADDR: 1301 KING ST, 22314
ZONE: KR

OWNER: 1225 KING STREET ASSOCIATES LLC
LOT: 064.03-09-25.C
ADDR: 1225 KING ST, 22314
ZONE: KR

EX.BUILDING

N 6,979,833
E 11,894,906

N 6,979,833
E 11,895,106

KING STREET – ROUTE 7
(MONUMENT LINE)

±14.1'
±18.7'
±37.0'
±65.6'
±18.3'
±8.0' PARKING
±10.7' TRAVEL LANE
±11.3' TRAVEL LANE
±8.0' PARKING
75'
±33.3'
±15.0'R
±32.9'
±1.0'
±5.0'
±14.9'
±10.0'
±13.8'
±4.0'
±2.5'
±19.2'
±8.0'
±2.4'
N 6,979,785.298
E 11,894,910.062
S81°35'48"E 150.50'
71.00'
6.00'
49.50'
24.00'
±6.2'
±6.0'
±3.9'
RESIDENTIAL ENTRANCE
RETAIL 1 ENTRANCE
RETAIL 2 ENTRANCE
RETAIL 3 ENTRANCE
RETAIL 4 ENTRANCE
75' VISION CLEARANCE MODIFICATION REQUESTED DUE TO EXISTING BUILDING LOCATION [Z.O. 7-801(B)]
PROP. RELOCATED CAPITAL BIKESHARE STAND ZONE (INSTALLED BY OTHERS)

PROPOSED MIXED-USE BUILDING
GFA = 42,775 SF
FA = 36,704 SF
HT = 50.0'

±94.6'
±21.6'
±24.4'
±83.1'
#1304 KING ST. 2-STORY MASONRY AND STUCCO (TO BE RENOVATED)
#1300 KING ST. 2-STORY MASONRY AND STUCCO (TO BE RENOVATED)

OWNER: RC GENERAL PARTNERSHIP
LOT: 074.01-02-03
ADDR: 316 KING ST, 22314
ZONE: KR

OWNER: 1314 KING STREET LLC
LOT: 074.01-02-08
ADDR: 1314 KING ST, 22314
ZONE: KR

ZONE: KR

S08°35'12"W 100.00'

SOUTH PAYNE STREET
(MONUMENT LINE)
±8.0' PARKING
±11.7' TRAVEL LANE
±11.8' TRAVEL LANE
±8.0' PARKING

(1) LOADING SPACE @ 8'x25' [TIME-RESTRICTED]

±5.4'
±10.0'
±5.0'
±2.2'
±6.9'
SERVICE CORRIDOR
TRASH

±36.9'
±63.9'
±5.0'R
±39.7'
±23.8'
±15.8'
±13.4'
±8.3'
±4.8'
±21.6'
±20.0'
VPD=230
COVERED RAMP DOWN
GARAGE ENTRANCE
BUILDING ABOVE
±11.1'
±13.8'
±8.0' (TYP.)
±16.0' (TYP.)
71.00'
(4) 60' COMPACT SPACES @ 8'x16'
N81°35'48"W 150.50'
±1.5'R

N 6,979,686.423
E 11,894,895.132
±12.4'
±12.3'
12' PUBLIC ALLEY
±12.1'
±12.1'

N 6,979,633
E 11,895,106

EX.BUILDING
OWNER: CLOVERDALE CORPORATION
LOT: 074.01-03-01
ADDR: 1222 KING ST, 22314
ZONE: KR

GOLDTREE REALTY LLC
074.01-02-02
112 S WEST ST, 22314
ZONE: CD

12' PUBLIC ALLEY

OWNER: MATTEI DANIEL G
LOT: 074.01-02-08
ADDR: 1314 KING ST, 22314
ZONE: CD COMMERCE ST. 22314

OWNER: DAUGHERTY REID ALLEN
LOT: 074.01-02-06
ADDR: 1316 KING ST, 22314
ZONE: CD COMMERCE ST. 22314

OWNER: UMANSKY BENJAMIN SANTIAGO
LOT: 074.01-02-12
ADDR: 111 S PAYNE ST, 22314
ZONE: CD

OWNER: MARINAS HOWARD P
LOT: 074.01-02-07
ADDR: 309 COMMERCE ST. 22314
ZONE: CD

10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 10'
DATE: 07/17/2019
DRAWN: DP
CHECKED: AV

DATE	DESCRIPTION
01/04/19	CONCEPT I/II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 PROFESSIONAL ENGINEER
7/17/19

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GEOMETRIC PLAN

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.

File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q:\sdskpro\18110\dwg\Planning\DSUP\18110P-0402.dwg

SHEET: P-0402

OWNER: CAMPESTRAL & PELAGIC LAND LLC
LOT: 064.03-10-21
ADDR: 1315 KING ST, 22314
ZONE: KR

OWNER: CLOVERDALE LIMITED PARTNERSHIP
LOT: 064.03-10-20
ADDR: 1311 KING ST, 22314
ZONE: KR

OWNER: CLOVERDALE LIMITED PARTNERSHIP
LOT: 064.03-10-35
ADDR: 1309 KING ST, 22314
ZONE: KR

OWNER: WALKER BOYD W
LOT: 064.03-10-36
ADDR: 1307 KING ST, 22314
ZONE: KR

OWNER: CLOVERDALE LIMITED PARTNERSHIP
LOT: 064.03-10-37
ADDR: 1305 KING ST, 22314
ZONE: KR

OWNER: ELKINS 1303 KING LLC
LOT: 064.03-10-16
ADDR: 1303 KING ST, 22314
ZONE: KR

OWNER: 1301 KING ST LLC
LOT: 064.03-10-15
ADDR: 1301 KING ST, 22314
ZONE: KR

OWNER: 1225 KING STREET ASSOCIATES LLC
LOT: 064.03-09-25.C
ADDR: 1225 KING ST, 22314
ZONE: KR

N 6,979,833
E 11,894,906

N 6,979,833
E 11,895,106

KING STREET - ROUTE 7
(MONUMENT LINE)

CONNECT PROP. 6" PVC SAN. LAT. TO EX. 15" SANITARY SEWER

CONNECT PROP. 6" PVC SAN. LAT. TO EX. 15" SANITARY SEWER

N 6,979,785.298
E 11,894,910.062

S81°35'48"E 150.50'

71.00'

6.00'

49.50'

24.00'

TRACT 1

064.03-12-09
7,100 SF

064.03-12-10
7,950 SF

S08°35'12"W 100.00'

SOUTH PAYNE STREET
(MONUMENT LINE)

OWNER: BP GENERALI PARTNERSHIP
LOT: 064.03-12-07
ADDR: 336 KING ST, 22314
ZONE: KR

OWNER: 1314 KING STREET LLC
LOT: 064.03-12-08
ADDR: 1314 KING ST, 22314
ZONE: KR

ZONE: KR
ZONE: KR

N08°35'12"E 100.00'

PCL 1

PCL 2

PCL 3

PROP. STORM SEWER CONNECTION TO EX. SEWER

±39.7'

71.00'

N81°35'48"W 150.50'

12' PUBLIC ALLEY

N 6,979,688.423
E 11,894,895.132

±12.1'

GOLDTREE REALTY LLC
074.01-02-02
112 S WEST ST, 22314
ZONE: CD

12' PUBLIC ALLEY

OWNER: MARTEL DANIEL B
LOT: 074.01-02-28
ADDR: 329 COMMERCE ST, 22314
ZONE: CD

OWNER: DAUGHERTY REED ALLEN
LOT: 074.01-02-29
ADDR: 325 COMMERCE ST, 22314
ZONE: CD

OWNER: MAGNASS HOWARD P
LOT: 074.01-02-27
ADDR: 329 COMMERCE ST, 22314
ZONE: CD

OWNER: UMANSKY BENJAMIN SANTIAGO
LOT: 074.01-02-12
ADDR: 111 S PAYNE ST, 22314
ZONE: CD

OWNER: CLOVERDALE CORPORATION
LOT: 064.03-09-25.A
ADDR: 1222 KING ST, 22314
ZONE: KR

10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

AREA TABULATION

EXISTING PARCELS
064.03-12-09.....±0.1630 AC OR ±7,100 SF
064.03-12-10.....±0.1825 AC OR ±7,950 SF
TOTAL.....±0.3455 AC OR ±15,050 SF

PROP. SUBDIVISION CONSOLIDATION
TOTAL.....±0.3455 AC OR ±15,050 SF

RESOURCE PROTECTION AREA NOTES

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.

FLOOD PLAIN NOTES

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) THE LAND CONVEYED BY _____ TO _____ BY DEED DATED _____ AND RECORDED AMONG THE LAND RECORDS OF _____ IN DEED BOOK _____ AT PAGE _____ AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED AT THE LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

SUBDIVISION NAME

1300 KING STREET

APPLICANT/DEVELOPER	RECORD OWNER
1300 KING LLC	1300 KING LLC
4909 CORDELL AVENUE	4909 CORDELL AVENUE
BETHESDA, MD 20814	BETHESDA, MD 20814
(202)-754-0705	(202)-754-0705

TOTAL NUMBER OF BUILDINGS
EXISTING: 2
PROPOSED: 1

ZONING
CURRENT: KR
PROPOSED: KR

NOTES:

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC.
2. THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
3. NO FLOODPLAINS, RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
4. APPLICANT PROPOSES A CONSOLIDATION OF LOTS 064.03-12-09 & 064.03-12-10.

FOR INFORMATION ONLY

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

SCALE: 1" = 10' | DATE: 07/17/2019 | DRAWN: DP | CHECKED: AV

PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT I/II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA LICENSED PROFESSIONAL ENGINEER
AARON M. VINSON
Lic. No.041851
7/17/19

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SUBDIVISION PLAT

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.

File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q:\sdskproj\18110\dwg\Planning\DSUP\18110P-0403.dwg

VCS 1983 – NORTH ZONE

OWNER: CAMPESTRAL & PELAGIC LAND LLC
LOT: 064.03-10-21
ADDR: 315 KING ST, 22314
ZONE: KR

OWNER: CLOVERDALE LIMITED PARTNERSHIP
LOT: 064.03-10-20
ADDR: 1311 KING ST, 22314
ZONE: KR

OWNER: CLOVERDALE LIMITED PARTNERSHIP
LOT: 064.03-10-35
ADDR: 1309 KING ST, 22314
ZONE: KR

OWNER: WALKER BOYD W
LOT: 064.03-10-36
ADDR: 1307 KING ST, 22314
ZONE: KR

OWNER: CLOVERDALE LIMITED PARTNERSHIP
LOT: 064.03-10-37
ADDR: 1305 KING ST, 22314
ZONE: KR

OWNER: ELKINS 1303 KING LLC
LOT: 064.03-10-16
ADDR: 1303 KING ST, 22314
ZONE: KR

OWNER: 1301 KING ST LLC
LOT: 064.03-10-15
ADDR: 1301 KING ST, 22314
ZONE: KR

OWNER: 1225 KING STREET ASSOCIATES LLC
LOT: 064.03-09-25.C
ADDR: 1225 KING ST, 22314
ZONE: KR

EX.BUILDING

KING STREET – ROUTE 7
(MONUMENT LINE)

PROP. LIMITS OF DISTURBANCE

TIE INTO EX. CURB (MATCH LINE AND GRADE)

TIE INTO EX. CURB (MATCH LINE AND GRADE)

TIE INTO EX. SIDEWALK (MATCH LINE AND GRADE)

TRACT 1

PROPOSED MIXED-USE BUILDING
GFA = 42,775 SF
FA = 36,704 SF
HT = 50.0'

#304 KING ST.
2-STORY
MASONRY AND STUCCO
(TO BE RENOVATED)
FF=29.0

#300 KING ST.
2-STORY
MASONRY AND STUCCO
(TO BE RENOVATED)
FF=29.4

S08°35'12"W 100.00'

ZONE: KR

OWNER: RC GENERAL PARTNERSHIP
LOT: 064.03-10-07
ADDR: 306 KING ST, 22314
ZONE: KR

OWNER: 1314 KING STREET LLC
LOT: 064.03-12-08
ADDR: 1314 KING ST, 22314
ZONE: KR

TRASH

SERVICE CORRIDOR

COVERED RAMP DOWN

GARAGE ENTRANCE

PCL 1

PCL 2

PCL 3

BUILDING ABOVE

TIE INTO EX. ASPHALT ALLEY (MATCH LINE AND GRADE)

12' PUBLIC ALLEY

TIE INTO EX. ASPHALT ALLEY (MATCH LINE AND GRADE)

TIE INTO EX. SIDEWALK (MATCH LINE AND GRADE)

GOLDTREE REALTY LLC
074.01-02-02
112 S WEST ST, 22314
ZONE: CD

OWNER: MAFFEI DANIEL S
LOT: 074.01-02-08
ADDR: 1011 COMMERCE ST, 22314
ZONE: CD

OWNER: DAUGHERTY REID ALLEN
LOT: 074.01-02-06
ADDR: 1015 COMMERCE ST, 22314
ZONE: CD

OWNER: MARINKO HOWARD P
LOT: 074.01-02-07
ADDR: 909 COMMERCE ST, 22314
ZONE: CD

OWNER: UMANSKY BENJAMIN SANTIAGO
LOT: 074.01-02-12
ADDR: 111 S PAYNE ST, 22314
ZONE: CD

EX.BUILDING

SOUTH PAYNE STREET
(MONUMENT LINE)

OWNER: CLOVERDALE CORPORATION
LOT: 074.01-03-01
ADDR: 1212 KING ST, 22314
ZONE: KR

TIE INTO EX. CURB & GUTTER (MATCH LINE AND GRADE)

PROP. LIMITS OF DISTURBANCE

FLUSH ACROSS SIDEWALK (2% MAX CROSS-SLOPE)

TIE INTO EX. CURB & GUTTER (MATCH LINE AND GRADE)

10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q: \sdskpro\18110\dwg\Planning\DSUP\18110P-0501.dwg

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SCALE: 1" = 10' | DATE: 07/17/2019 | DRAWN: DP | CHECKED: AV

PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT I/II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA AARON M. VINSON LIC. NO. 041851 PROFESSIONAL ENGINEER
7/17/19

REVISION APPROVED BY

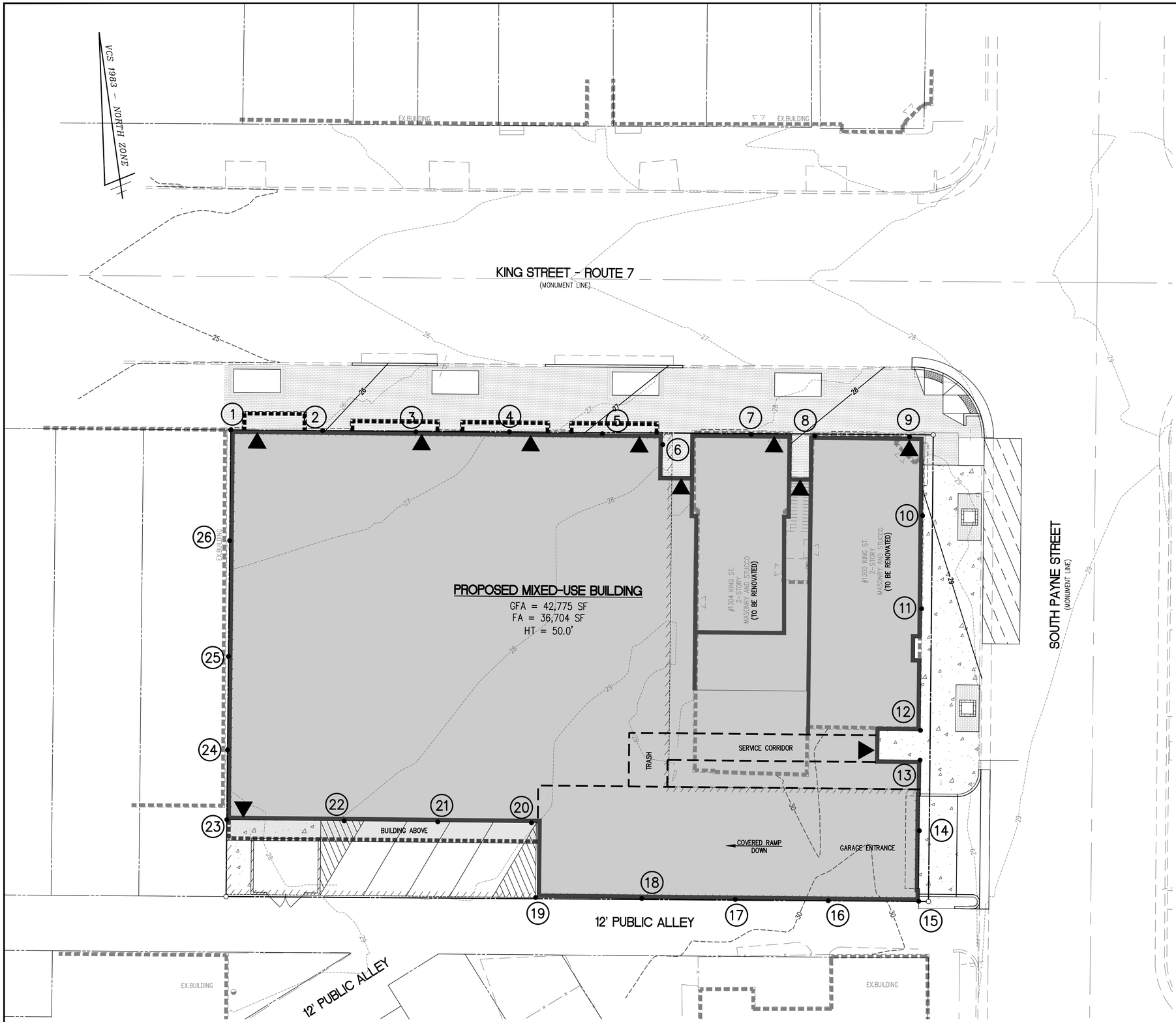
NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GRADING PLAN

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: P-0501



AVERAGE FINISH GRADE

PROP. BUILDING POINT	ELEVATION
1	25.54
2	25.99
3	26.43
4	26.75
5	27.06
6	27.35
7	27.74
8	28.05
9	28.42
10	29.03
11	29.15
12	29.34
13	29.40
14	29.44
15	29.60
16	30.02
17	29.69
18	29.50
19	29.49
20	29.79
21	29.58
22	29.36
23	28.30
24	27.80
25	27.14
26	26.30

ROOF LINE ELEVATION= ±78.32
AVERAGE FINISHED GRADE= ±28.32
BUILDING HEIGHT= ±50.00 FT

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
40 44	CONTOURS	40 44
	HANDICAP RAMP (CG-12)	
▼	DOOR	▽
	PROPERTY LINE	
1 ●	SPOT ELEVATION (AT BUILDING)	

NOTES:

1. EXTERIOR GRADE AT APPROXIMATELY 20' INTERVALS.
2. AVERAGE FINISHED GRADE IS APPROXIMATE AND SUBJECT TO CHANGE AT FINAL SITE PLAN.

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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SCALE: 1" = 10' | DATE: 07/17/2019 | DRAWN: DP | CHECKED: AV

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COMMONWEALTH OF VIRGINIA LICENSED PROFESSIONAL ENGINEER
AARON M. VINSON Lic. No.041851 7/17/19

REVISION APPROVED BY

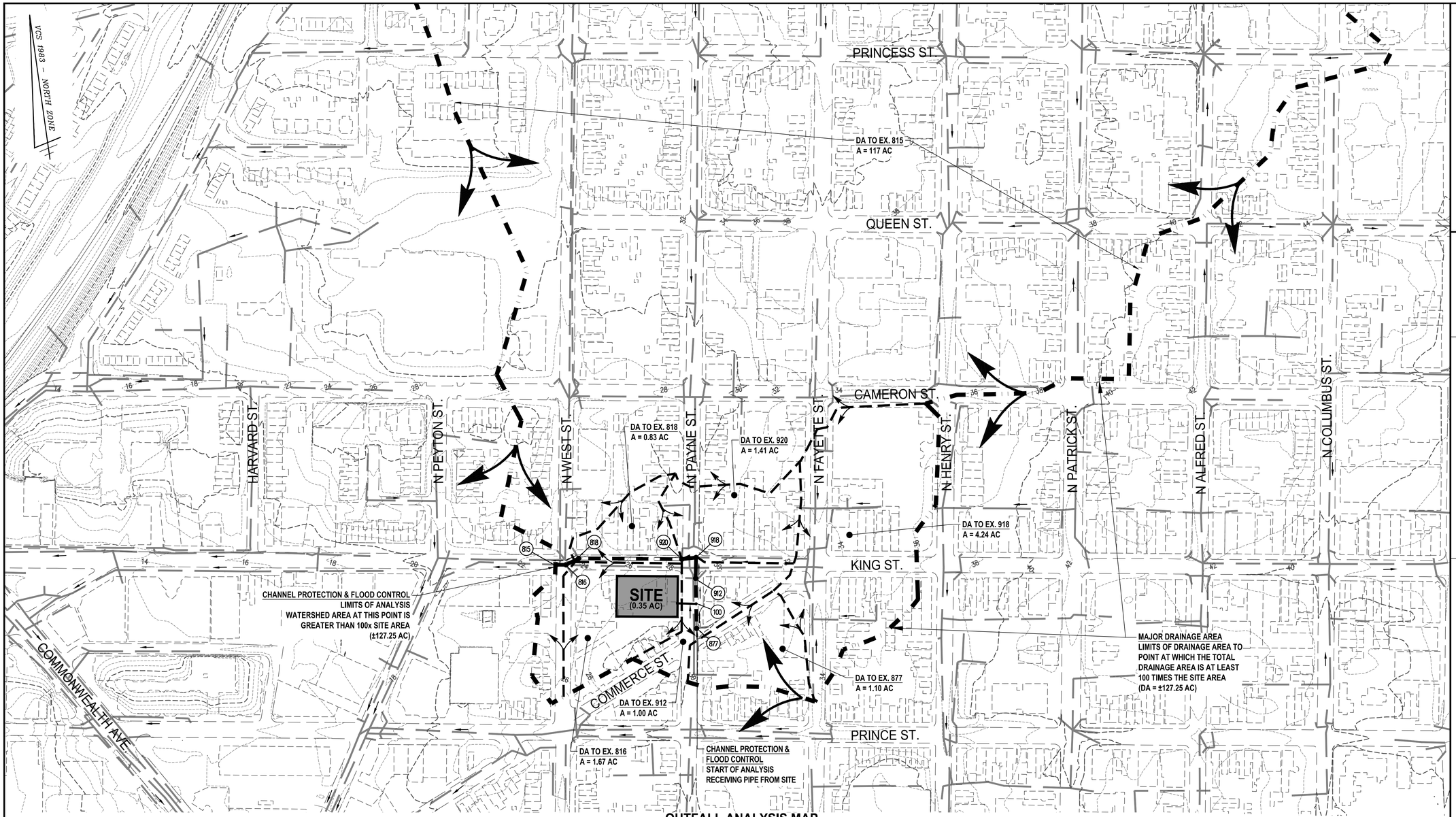
NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY AVERAGE FINISH GRADE

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.

File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q: \sdskproj\18110\dwg\Planning\DSUP\18110P-0502.dwg



OUTFALL ANALYSIS MAP

SCALE: 1" = 120'

NOTES

* THERE ARE NO NATURAL STREAMS WITHIN DEVELOPMENT'S WATERSHED WITH A LAND AREA EQUAL TO 100 TIMES THE CONTRIBUTING AREA.

LEGEND

SITE = ±0.35 AC

FLOW DIRECTION WITHIN PIPE

MAJOR DRAINAGE DIVIDE

MINOR DRAINAGE DIVIDE

120 0 60 120 240 480

(IN FEET)
1 INCH = 120'

CHANNEL PROTECTION ANALYSIS

BASED ON THE OUTFALL ANALYSIS MAP SHOWN, CONCENTRATED FLOW FROM THE SITE IS CONVEYED BY A MAN MADE SYSTEM, WHICH HAS BEEN ANALYZED TO A POINT WHERE THE WATERSHED IS AT LEAST 100 TIMES THE SITE AREA. DUE TO THE THE EXISTING PIPE DIAMETER AND SLOPE OF DOWNSTREAM PIPES AND BASED ON THE EXPECTED EXISTING AND PROPOSED FLOWS AS SHOWN IN THE PRELIMINARY CALCULATIONS BELOW, IT IS ESTIMATED THAT THE EXISTING DOWNSTREAM COMBINED SEWER SYSTEM DOES NOT EXPERIENCE EROSIVE VELOCITIES DURING THE 2-YR STORM EVENT. THEREFORE, THE ONSITE 2-YEAR, 24-HOUR PEAK FLOW RATE WILL BE REDUCED BELOW THE PRE-DEVELOPMENT RATE IN ACCORDANCE WITH Z.O. 13-109(F)(1)(a)(i). IT IS THE ENGINEER'S OPINION THAT THE OUTFALL IS ADEQUATE FOR CHANNEL PROTECTION WITHIN THE LIMITS OF ANALYSIS.

FROM POINT	TO POINT	AREA "A" ACRES	AREA ACCUM-ULATED	RUN-OFF COEF. C	CA INCRE-MENT	INLET TIME MIN	RAIN FALL IN/HR	RUNOFF Q ACCUM-ULATED C.F.S.	LENGTH FT.	SLOPE FT./FT.	MANNING'S 'n'	DIA. IN.	VEL. F.P.S.
877	912	1.10	1.10	0.60	0.66	5.00	6.00	3.96*	123	0.0123	0.015	18	2.24
912	918	1.00	2.10	0.60	0.60	15.00	4.10	5.166	47	0.0206	0.015	15	4.21
918	920	4.24	6.34	0.60	2.54	20.00	3.50	13.31	36	0.0111	0.015	24	4.24
920	818	1.41	7.75	0.60	0.85	20.00	3.50	16.28	347	0.0143	0.015	24	5.18
818	816	0.83	8.58	0.60	0.50	20.00	3.50	18.02	36	0.0850	0.015	21	7.49
816	815	1.67	10.25	0.60	1.00	20.00	3.50	21.53	24	0.0658	0.015	21	8.95
815	WEST	117.00	127.25										

NOTES

* INCLUDES ASSUMED PEAK RELEASE FROM SITE

EX. PIPES DO NOT EXPERIENCE EROSIVE VELOCITIES WITHIN LIMITS OF ANALYSIS

FLOOD CONTROL ANALYSIS

BASED ON A PRELIMINARY ANALYSIS OF THE EXISTING SEWER DOWNSTREAM OF THE SITE'S DISCHARGE POINT, IT IS EXPECTED THAT THE DOWNSTREAM SYSTEM DOES NOT EXPERIENCE LOCALIZED FLOODING. THEREFORE, THE ONSITE 10 YEAR-24 HOUR PEAK FLOW RATE WILL BE RELEASED BELOW THE PRE-DEVELOPMENT RATE IN ACCORDANCE WITH Z.O. 13-109(F)(2)(a)(i & ii).

BASED ON THE OUTFALL ANALYSIS MAP SHOWN, CONCENTRATED FLOW FROM THE SITE IS CONVEYED BY A MAN MADE SYSTEM, WHICH HAS BEEN ANALYZED TO A POINT WHERE THE WATERSHED IS AT LEAST 100 TIMES THE SITE AREA IN ACCORDANCE WITH THE LIMITS OF ANALYSIS DESCRIBED IN Z.O. SECTION 13-(F)(2)(c)(i). IT IS THE ENGINEER'S OPINION THAT THE OUTFALL IS ADEQUATE FOR FLOOD CONTROL WITHIN THE LIMITS OF ANALYSIS.

FROM POINT	TO POINT	AREA "A" ACRES	AREA ACCUM-ULATED	RUN-OFF COEF. C	CA INCRE-MENT	INLET TIME MIN	RAIN FALL IN/HR	RUNOFF Q ACCUM-ULATED C.F.S.	LENGTH FT.	SLOPE FT./FT.	MANNING'S 'n'	DIA. IN.	CAPA-CITY C.F.S.
877	912	1.10	1.10	0.60	0.66	5.00	9.02	5.95*	123	0.0123	0.015	18	10.05
912	918	1.00	2.10	0.60	0.60	15.00	5.90	7.43	47	0.0206	0.015	15	8.01
918	920	4.24	6.34	0.60	2.54	20.00	5.00	19.02	36	0.0111	0.015	24	20.61
920	818	1.41	7.75	0.60	0.85	20.00	5.00	23.25	347	0.0143	0.015	24	23.35
818	816	0.83	8.58	0.60	0.50	20.00	5.00	25.74	36	0.0850	0.015	21	39.90
816	815	1.67	10.25	0.60	1.00	20.00	5.00	30.75	24	0.0658	0.015	21	35.12
815	WEST	117.00	127.25										

NOTES

* INCLUDES ASSUMED PEAK RELEASE FROM SITE

EX. PIPES HAVE THE CAPACITY TO CONVEY 10 YEAR-24 HOUR STORM WITHIN LIMITS OF ANALYSIS

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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 120' | DATE: 07/17/2019 | DRAWN: DP | CHECKED: AV

PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT I/II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
PROFESSIONAL ENGINEER
1/17/19

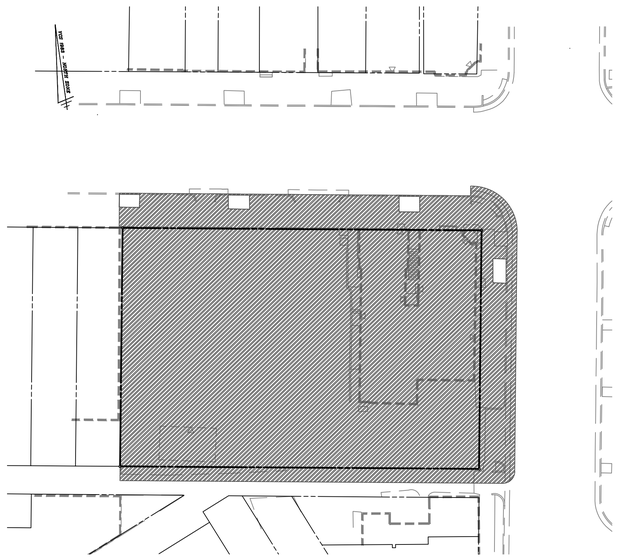
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY OUTFALL ANALYSIS

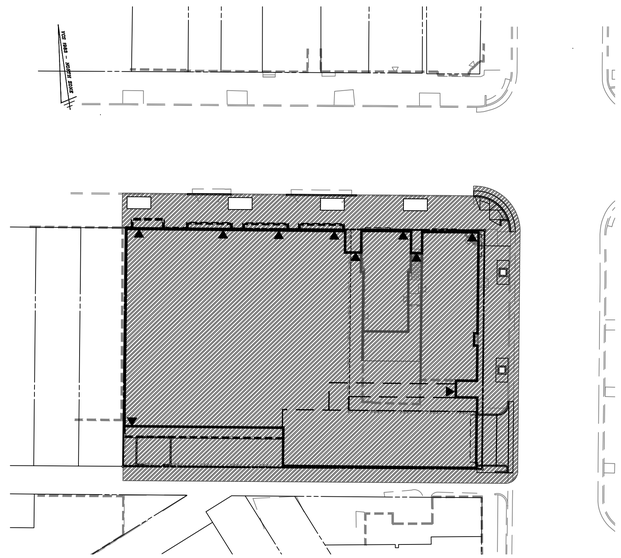
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SPECIAL USE PERMIT NO. 2019-0001
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



PRE-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 30'

IMPERVIOUS AREA (±0.45 ACRES)



POST-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 30'

IMPERVIOUS AREA (±0.45 ACRES)

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

NOTE:
SITE AREA USED IN VRRM COMPUTATIONS INCLUDE THE PARCEL AREA AND LIMITS OF DISTURBANCE WITHIN THE R.O.W., EXCLUDING AREAS DESIGNATED ONLY FOR THE INSTALLATION OF UTILITIES. SEE LIMITS OF DISTURBANCE MAP, SHEET P-0703.

STORMWATER MANAGEMENT COMPUTATIONS

OUTFALL 1

I. PRE-DEVELOPMENT CONDITION (OVERALL)

SITE AREA = 0.35 AC

		HSG D	
A.	CONTRIBUTING AREAS:	AC	CN
	PERVIOUS	0.00	80
	IMPERVIOUS	0.35	98

B. WEIGHTED CN = 98

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q2 = 1.22 CFS
Q10 = 2.00 CFS

II. POST-DEVELOPMENT CONDITION (OVERALL)

SITE AREA = 0.35 AC

		HSG D	
A.	CONTRIBUTING AREAS:	AC	CN
	PERVIOUS	0.00	80
	IMPERVIOUS	0.35	98

B. WEIGHTED CN = 98 (UNADJUSTED)
WEIGHTED CN = 92 (2-YR ADJUSTED)*
WEIGHTED CN = 93 (15-YR ADJUSTED)*
*SEE ADJUSTED RUNOFF REDUCTION CN CALCULATIONS, THIS SHEET

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q2 = 1.07 CFS
Q10 = 1.90 CFS

III. STORMWATER MANAGEMENT REQUIREMENT – ALLOWABLE RELEASE FROM DEVELOPMENT

A. Q2 = 1.22 CFS

B. Q10 = 2.00 CFS

CHANNEL PROTECTION REQUIREMENT
– PREDEVELOPMENT SITE RELEASE FOR 2YR, 24 HR STORM

FLOOD PROTECTION
– PREDEVELOPMENT SITE RELEASE FOR 10YR, 24 HR STORM

IV. COMPLIANCE

DEMONSTRATE THAT RELEASES FROM THE SITE DO NOT EXCEED STORMWATER REQUIREMENT OF SECTION III.

	TOTAL FROM SITE		ALLOWABLE
Q2 =	1.07 CFS	≤	1.22 CFS
Q10 =	1.90 CFS	≤	2.00 CFS

ANTICIPATED PEAK RELEASE RATES FROM THE SITE DO NOT EXCEED THE ALLOWABLE RELEASE RATES FOR BOTH THE 2-YR AND 10-YR, 24-HR STORM EVENTS.

NOTE:
SOIL WITHIN THE SITE ARE EXPECTED AND ASSUMED TO BE D TYPE SOILS. COMPUTATIONS PROVIDED IN THIS SHEET AS WELL AS SHEET P-0703 ARE CONSISTENT WITH THIS ASSUMPTION.

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DRAWN: DP | CHECKED: AV
DATE: 07/17/2019
SCALE: AS NOTED
PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT 1/II SUBMISSION
05/07/19	DSUP SUBMISSION #1
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COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 PROFESSIONAL ENGINEER 7/17/19

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SWM COMPUTATIONS

CHANNEL AND FLOOD PROTECTION

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.35
	CN	98	98	98	98

Total Area (acres):	0.35
Runoff Reduction Volume (ft^3):	124

$CN_{(D.A. A)}$ = 98 ← POST-DEVELOPMENT UNADJUSTED CURVE NUMBER

RUNOFF CURVE NUMBER ADJUSTMENT COMPUTATIONS - SITE

USING SCS RUNOFF CURVE NUMBER METHOD TO DETERMINE RUNOFF VOLUME

NOTE: ANOTHER METHOD OF COMPUTING RUNOFF VOLUMES MAY BE USED DURING FINAL DESIGN AS APPROVED BY ALEXANDRIA.

PROJECT: 1300 King Street DSUP 4/22/2019

PROPOSED CONDITION UNADJUSTED RUNOFF DEPTHS & VOLUMES* :

DATA:
DRAINAGE AREA: 0.35 ACRES
UNADJUSTED CURVE NUMBER*: 98 ← POST-DEVELOPMENT UNADJUSTED CURVE NUMBER
S=1000/CN - 10 = 0.20
TIME OF CONCENTRATION: 0.1 HOURS
RAINFALL TYPE: II
POND AND SWAMP AREA: NONE

STORM NUMBER	1	2	3
FREQUENCY (YEARS)	1	2	10
24-HR RAINFALL (INCHES)	2.7	3.2	5.2
RUNOFF (INCHES)	2.47	2.97	4.96

1 YR STORM: 0.35 AC X 2.47 IN X 1FT/12IN X 43,560 = 3,138 CF
2 YR STORM: 0.35 AC X 2.97 IN X 1FT/12IN X 43,560 = 3,770 CF
10 YR STORM: 0.35 AC X 4.96 IN X 1FT/12IN X 43,560 = 6,305 CF

* BEFORE ACCOUNTING FOR RUNOFF REDUCTION MEASURES

VOID VOLUME:

VOLUME OF RUNOFF RETAINED ONSITE DUE TO PROPOSED VEGETATED ROOF

1, 2 & 10 YR 300 CF ← VOID VOLUME WITHIN GREENROOF – SEE CALCULATIONS SHEET P-0703

ADJUST RUNOFF VOLUMES:

1 YR STORM: 3,138 - 300 = 2,838 CF
2 YR STORM: 3,770 - 300 = 3,470 CF
10 YR STORM: 6,305 - 300 = 6,005 CF

ADJUST RUNOFF DEPTHS (Q, INCHES):

1 YR STORM: 2,838 / (0.35 X 1FT/12IN X 43,560) = 2.23
2 YR STORM: 3,470 / (0.35 X 1FT/12IN X 43,560) = 2.73
10 YR STORM: 6,005 / (0.35 X 1FT/12IN X 43,560) = 4.73

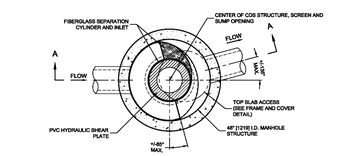
ADJUST RUNOFF CURVE NUMBERS:

	TRIAL S	RESULTING Q	ADJUSTED CN
1 YR STORM:	0.83	1.91	92
2 YR STORM:	0.81	2.40	92
10 YR STORM:	0.78	4.37	93

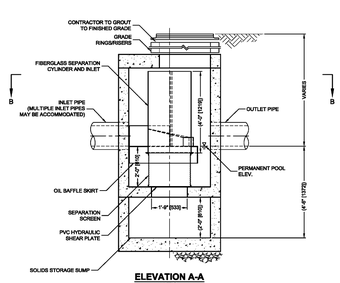
← POST-DEVELOPMENT ADJUSTED CURVE NUMBERS

TYPICAL HYDRODYNAMIC SEPARATOR DETAIL

NOT TO SCALE



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

CONTECH INLINE CDS STANDARD DETAIL
(OR SIMILAR)

WATER QUANTITY CONTROL NARRATIVE

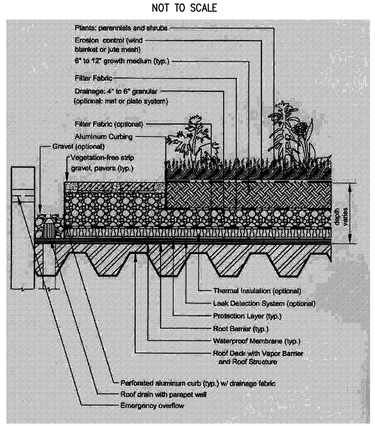
THE PROPOSED LEVEL 2 GREEN ROOF SYSTEM IS DESIGNED TO PROVIDE ENOUGH RUNOFF REDUCTION THAT IT WILL SATISFY THE SITE'S WATER QUANTITY CONTROL REQUIREMENTS WITH AN OVERALL DECREASE IN THE SITE'S CURVE NUMBER AND NO ADDITIONAL STORMWATER DETENTION METHODS WILL BE REQUIRED.

AS SHOWN ON THE COMPUTATIONS ON THIS SHEET, THE POST-DEVELOPMENT UNADJUSTED CURVE NUMBER CALCULATED BY THE VRRM SPREADSHEET BEFORE ACCOUNTING FOR RUNOFF REDUCTION MEASURES IS 98. USING THE SCS RUNOFF CURVE NUMBER METHOD TO DETERMINE RUNOFF VOLUMES, THE POST-DEVELOPMENT ADJUSTED CURVE NUMBERS FOR THE 2-YR STORM IS 92 AND THE 10-YR STORM IS 93 (SEE COMPUTATIONS, THIS SHEET).

FOR THE PURPOSES OF WATER QUANTITY CONTROL FOR CHANNEL AND FLOOD PROTECTION, A POST-DEVELOPMENT CURVE NUMBER OF 92 AND 93 WILL BE USED FOR THE 2-YR AND 10-YR, 24-HR STORMS, RESPECTIVELY.

TYPICAL GREEN ROOF DETAIL

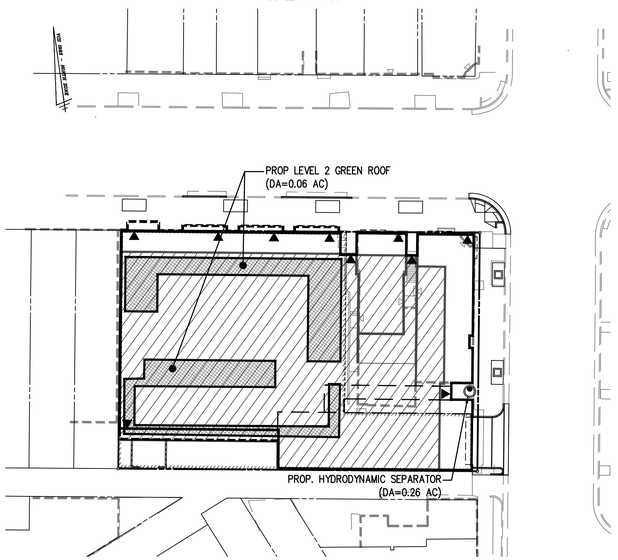
NOT TO SCALE



VA DEQ STORMWATER DESIGN SPECIFICATION NO. 5
FIGURE 5.3 TYPICAL SECTION – VEGETATED ROOF
SHOWN FOR COMPLIANCE PURPOSES. FINAL DESIGN BY OTHERS UNDER SEPARATE COVER.

BMP AREA SERVICE MAP

SCALE: 1" = 30'



ONSITE AREA TO GREEN ROOF (2,400 SF. OR 0.06 AC)

ONSITE AREA TO HYDRODYNAMIC SEPARATOR (VIA ROOF DRAINS) (11,490 SF. OR 0.26 AC) (INCLUDES 0.06 AC FROM GREEN ROOF TO HYDRODYNAMIC SEPARATOR)

NOTE: EXACT AMOUNT & LOCATION OF GREEN ROOF SUBJECT TO CHANGE PENDING FINAL DESIGN OF ROOFTOP AT TIME OF FINAL SITE PLAN.

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.

Project Name: 1300 King Street
Date: 5/21/2019
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 0.46

Maximum reduction required:	*10%*
The site's net increase in impervious cover (acres) is:	*0*
Post-Development TP Load Reduction for Site (lb/yr):	*0.10*

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✔
Total disturbed area entered? ✔

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.01	0.01
Impervious Cover (acres)				0.45	0.45
					0.46

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.01	0.01
Impervious Cover (acres)				0.45	0.45
Area Check	OK.	OK.	OK.	OK.	0.46

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.01	0.01
Weighted Rv(turf)	0.25	0.25
% Managed Turf	2%	2%
Impervious Cover (acres)	0.45	0.45
Rv(impervious)	0.95	0.95
% Impervious	98%	98%
Total Site Area (acres)	**0.46**	**0.46**
Site Rv	**0.93**	**0.93**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0358	0.0358
Pre-ReDevelopment Treatment Volume (cubic feet)	1,561	1,561
Pre-ReDevelopment TP Load (lb/yr)	**0.98**	**0.98**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.13	2.13
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.19*

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.01
Weighted Rv (turf)	0.25
% Managed Turf	2%
Impervious Cover (acres)	0.45
Rv(impervious)	0.95
% Impervious	98%
Final Site Area (acres)	**0.46**
Final Post Dev Site Rv	**0.93**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.01
Weighted Rv (turf)	0.25
% Managed Turf	2%
ReDev. Impervious Cover (acres)	0.45
Rv(impervious)	0.95
% Impervious	98%
Total ReDev. Site Area (acres)	**0.46**
ReDev Site Rv	**0.93**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.0358	**Post-ReDevelopment Treatment Volume (acre-ft)** 0.0358	**Post-Development Treatment Volume (acre-ft)** --
Final Post-Development Treatment Volume (cubic feet)	1,561	**Post-ReDevelopment Treatment Volume (cubic feet)** 1,561	**Post-Development Treatment Volume (cubic feet)** --
Final Post-Development TP Load (lb/yr)	**0.98**	**Post-ReDevelopment Load (TP) (lb/yr)*** **0.98**	**Post-Development TP Load (lb/yr)** --
Final Post-Development TP Load per acre (lb/acre/yr)	2.13	Post-ReDevelopment TP Load per acre (lb/acre/yr) 2.13	
		Max. Reduction Required (Below Pre-ReDevelopment Load) 10%	
		TP Load Reduction Required for Redeveloped Area (lb/yr) **0.10**	**TP Load Reduction Required for New Impervious Area (lb/yr)** **0**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

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

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**0.10** ← PHOSPHOROUS REDUCTION REQUIRED

Drainage Area A (OUTFALL 1)

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.01	0.01	0.25
Impervious Cover (acres)				0.45	0.45	0.95
				Total	0.46	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 0.98
Post Development Treatment Volume in D.A. A (ft^3) 1,561

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45				0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	60		0.06		124	83	207	0		0.13	0.08	0.05	14.a. MTD - Hydrodynamic
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.00	0.26	83	0	979	979	20	0.05	0.56	0.12	0.49	

TOTAL IMPERVIOUS COVER TREATED (ac) 0.32 AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac) 0.00 AREA CHECK: OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr) 0.10

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr) 0.98
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.12
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.08
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr) 0.20 ← PHOSPHOROUS REDUCTION ACHIEVED
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr) 0.78

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

WATER QUALITY COMPLIANCE

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.45	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.32	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.01	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 1,561

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	124	0	0	0	0	124
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.98	0.00	0.00	0.00	0.00	0.98
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.20	0.00	0.00	0.00	0.00	0.20
TP LOAD REMAINING (lb/yr)	0.78	0.00	0.00	0.00	0.00	0.78
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.56	0.00	0.00	0.00	0.00	0.56

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.98
TP LOAD REDUCTION REQUIRED (lb/yr)	0.10
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.20
TP LOAD REMAINING (lb/yr):	0.78
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.1 LB/YEAR ** ← COMPLIANCE VERIFICATION

GREEN ROOF VOIDS STORAGE VOLUME

RA = 2,400 SF
D = 5 IN.
P = 0.30

$T_V = \frac{(RA)(D)(P)}{12}$

$T_V = \frac{(2400\ SF)(4\ IN.)(0.30)}{12}$

T_V = 300 CF *

*SIZING PROVIDED BY VA DEQ GUIDELINES FOR VEGETATED ROOFS

WATER QUALITY NARRATIVE

AS SHOWN IN THE COMPUTATIONS ON SHEET P-0702 AND P-0703, THE AMOUNT OF IMPERVIOUS AREA ON SITE WILL REMAIN THE SAME FROM PRE TO POST-DEVELOPMENT. THE SITE AREA USED FOR THE ANALYSIS IS THE LIMITS OF DISTURBANCE (0.46 AC), EXCLUDING AREAS DESIGNATED ONLY FOR THE INSTALLATION OF UTILITIES, AS SHOWN ON THE LIMITS OF DISTURBANCE MAP AND COMPUTED USING THE DEQ VRRM SPREADSHEET, BOTH SHOWN ON THIS SHEET.

THE REQUIRED PHOSPHOROUS REMOVAL TO BE PROVIDED ON SITE SHALL BE AT LEAST 0.10 LB/YR. THE REQUIRED PHOSPHOROUS REDUCTION IS PROPOSED TO BE ACHIEVED BY TREATING APPROXIMATELY 0.06 AC ON SITE WITH A LEVEL 2 GREEN ROOF AND 0.26 AC ON SITE WITH A HYDRODYNAMIC SEPARATOR (INCLUDES AREA TO GREEN ROOF).

THE COMPUTED PHOSPHOROUS REMOVAL ON SITE IS EQUAL TO 0.20 LB/YR, WHICH SATISFIES WATER QUALITY CONTROL REQUIREMENTS OF SECTION 13-109 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE. AN ELECTRONIC COPY OF THE DEQ VRRM SPREADSHEET HAS BEEN PROVIDED WITH THIS SUBMISSION, SHOWING PRELIMINARY BMP ANALYSIS.

IT IS EXPECTED THAT ±76.3% OF THE WATER QUALITY VOLUME WILL BE TREATED WITH THE PROPOSED LEVEL 2 GREEN ROOF AND HYDRODYNAMIC SEPARATOR LOCATED ON SITE. THEREFORE, A MONETARY CONTRIBUTION TO THE CITY'S WATER QUALITY EQUIVALENCY FUND IS EXPECTED TO BE REQUIRED AT TIME OF FINAL SITE PLAN.

PROJECT DESCRIPTION

DEVELOPMENT OR [REDEVELOPMENT]

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	0.35	0.00	0.35
ON-SITE TREATED	0.26	0.00	0.06
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL IMPERVIOUS AREA TREATED	0.26		
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATED BUFFER	0.00		
TOTAL IMPERVIOUS AREA TREATED OR DISCONNECTED	0.26		

WATER TREATMENT ON SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)	LATITUDE	LONGITUDE
GREENROOF (LEVEL 2)	0.06	0.06	60%	38.805705°	-77.054118°
HYDRODYNAMIC SEPARATOR	0.26	0.26	20%	38.805655°	-77.053758°

MISCELLANEOUS

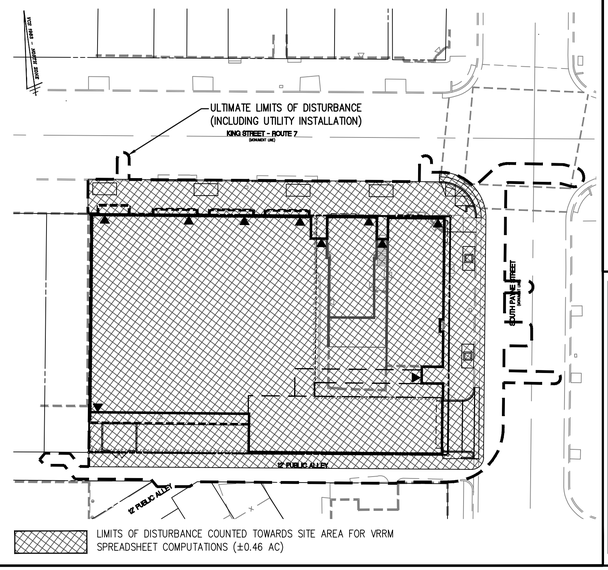
TOTAL WQV TREATED: YES [NO]
DETENTION ON SITE: [YES] NO
(DETENTION PROVIDED VIA GREEN ROOF)

PROJECT IS WITHIN WHICH WATERSHED? CAMERON RUN
DISCHARGES TO WHICH BODY OF WATER? CAMERON RUN
WQV TREATMENT REQUIRED= 1,816 CF/AC OF IMPERVIOUS AREA
= 1,816 X 0.35 AC
= 636 CF (0.015 AC*FT)
% WQV PROVIDED= 1,816 CF/AC X 0.26 AC
= 485 CF (0.011 AC*FT) =76.3% WQV PROVIDED

* A MONETARY CONTRIBUTION MAY BE MADE FOR THE REMAINDER OF WATER QUALITY VOLUME IF FULL WATER QUALITY TREATMENT IS NOT PROVIDED AT THE TIME OF FINAL SITE PLAN

LIMITS OF DISTURBANCE MAP

SCALE: 1" = 30'



LIMITS OF DISTURBANCE COUNTED TOWARDS SITE AREA FOR VRRM SPREADSHEET COMPUTATIONS (±0.46 AC)

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SCALE: NONE | DATE: 07/17/2019 | DRAWN: DP | CHECKED: AV

PLAN STATUS

DATE	DESCRIPTION
06/18/19	DSUP SUBMISSION #2
01/04/19	DESCRIPTION
05/07/19	CONCEPT I /II SUBMISSION
	DSUP SUBMISSION #1

COMMONWEALTH OF VIRGINIA LICENSED PROFESSIONAL ENGINEER AARON M. VINSON Lic. No.041851 7/17/19

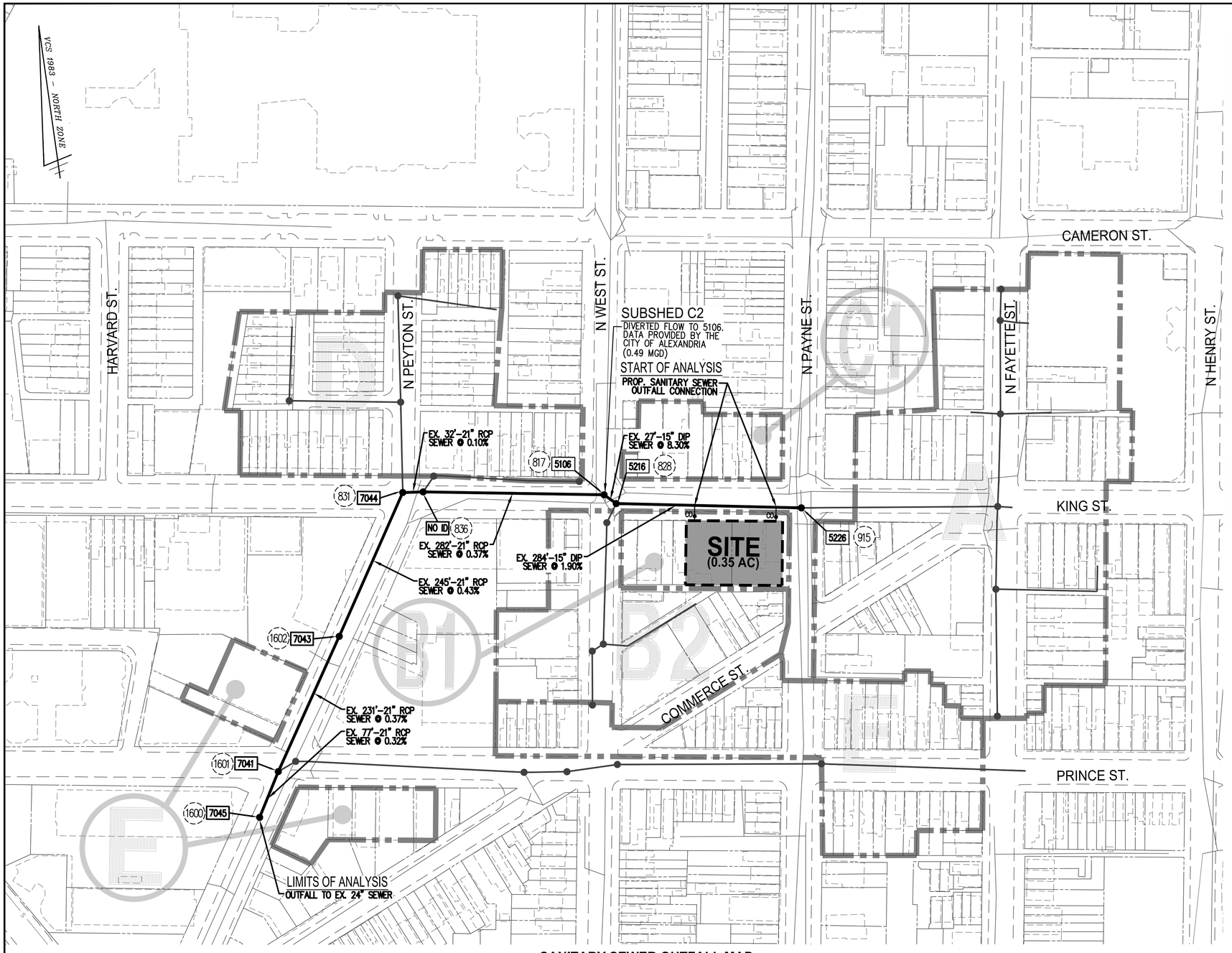
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NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY BMP COMPUTATIONS

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.



SANITARY SEWER OUTFALL MAP

SCALE: 1" = 80'

SANITARY SEWER SUBSHED FLOWS

Subshed A, B1

STR	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
5226	SINGLE FAMILY RESIDENTIAL	350	16	5,600
	OFFICE/RETAIL (SF)*	200	256,222	51,244
	MULTIFAMILY RESIDENTIAL*	300	37	11,100
			TOTAL SUBSHED A, B1 =	67,944

*PROPOSED WITH THIS DEVELOPMENT

Subshed B2, C1

STR	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
5216	SINGLE FAMILY RESIDENTIAL	350	2	700
	OFFICE/RETAIL (SF)	200	90000	18,000
	MULTIFAMILY RESIDENTIAL	300	5	1,500
			TOTAL SUBSHED B2, C1 =	20,200

Subshed C2

STR	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
5106	DIVERTED FLOW PROVIDED BY CITY	-	-	490,000
			TOTAL SUBSHED C2 =	490,000

Subshed D

STR	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
7044	SINGLE FAMILY RESIDENTIAL	350	33	11,550
	OFFICE/RETAIL (SF)	200	37,140	7,428
			TOTAL SUBSHED D =	18,978

Subshed E

STR	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
7041	SINGLE FAMILY RESIDENTIAL	350	33	11,550
	OFFICE/RETAIL (SF)	200	104,011	20,802
			TOTAL SUBSHED E =	32,352

SANITARY SEWER OUTFALL NARRATIVE

THIS APPLICATION SHALL DISCHARGE INTO AN ADEQUATE SANITARY SEWER SYSTEM. ADDITIONAL DOWNSTREAM IMPROVEMENTS ARE NOT REQUIRED. SEE SHEET P-0201 FOR PLANNED DEVELOPMENT FLOWS.

NOTES

1. PIPE NETWORK OBTAINED FROM A MIX OF FIELD VERIFIED SURVEY BY WALTER L. PHILLIPS, INC. AND CITY OF ALEXANDRIA GIS/RECORD INFORMATION AND IS DEPICTED TO THE BEST OF THE ENGINEER'S KNOWLEDGE. SEE SHEET P-0303 FOR AS-BUILT TABLE.
2. SEE SHEET P-0201 FOR SANITARY SEWER ADEQUATE OUTFALL NARRATIVE.
3. PIPE SIZE, LENGTH, SLOPE AND MATERIAL LISTED BASED ON A MIX OF FIELD SURVEY AND AVAILABLE CITY RECORDS.

80 0 40 80 160 320

(IN FEET)
1 INCH = 80'

SANITARY SEWER FLOW COMPUTATIONS

FROM	TO	INCREMENTAL CONTRIBUTING	MODELED FLOW FROM CITY (GPD)	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	MATERIAL	CAPACITY (CFS)	VELOCITY AT PEAK (FPS)	FLOW DEPTH (IN)
							(GPD)	(CFS)	UPPER END	LOWER END									
5226	5216	SUBSHED A, B1	67,944	67,944	67,944	4	271,778	0.420	19.11	13.71	15	1.23	284	0.0190	0.015	DIP	7.69	3.37	2.37
5216	5106	SUBSHED B2, C1	20,200	20,200	88,144	4	352,578	0.546	13.15	10.91	15	1.23	27	0.0830	0.015	DIP	16.05	6.11	1.89
5106	836	SUBSHED C2	490,000	490,000	578,144	4	2,312,578	3.578	8.81	7.76	21	2.40	282	0.0037	0.015	RCP	8.35	3.35	9.57
836	7044	-	0	0	578,144	4	2,312,578	3.578	7.66	7.63	21	2.40	32	0.0009	0.015	RCP	4.19	1.97	14.85
7044	7043	SUBSHED D	18,978	18,978	597,122	4	2,388,490	3.695	7.18	6.13	21	2.40	245	0.0043	0.015	RCP	8.96	3.56	9.37
7043	7041	-	0	0	597,122	4	2,388,490	3.695	6.12	5.26	21	2.40	231	0.0037	0.015	RCP	8.35	3.38	9.75
7041	7045	SUBSHED E	32,352	32,352	629,475	4	2,517,898	3.896	5.25	5.00	21	2.40	77	0.0032	0.015	RCP	7.80	3.26	10.46

* CONFIRMATION OF PIPE MATERIAL NOT AVAILABLE THROUGH STANDARD SURVEYING METHODS. WHEN MATERIAL INFORMATION IS UNAVAILABLE, A MANNING'S N FACTOR OF 0.015 WAS USED TO BE CONSERVATIVE.

LEGEND

- EX. SEWER SYSTEM (NOT INCLUDED IN ANALYSIS)
- EX. SEWER SYSTEM SUBJECT TO OUTFALL ANALYSIS
- SITE AREA
- SUBSHEDS CONTRIBUTING TO SANITARY SEWER OUTFALL ANALYSIS
- (#) WLP STRUCTURE NUMBER
- [#] ALEXANDRIA GIS STRUCTURE NUMBER

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DRAWN: DP | CHECKED: AV
DATE: 07/17/2019
SCALE: 1" = 80'
PLAN STATUS

NO.	DESCRIPTION	DATE
1	DSUP SUBMISSION #1	05/07/19
2	CONCEPT I/II SUBMISSION	01/04/19
3	DSUP SUBMISSION #2	06/18/19

COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No. 041851 — PROFESSIONAL ENGINEER — 7/17/19

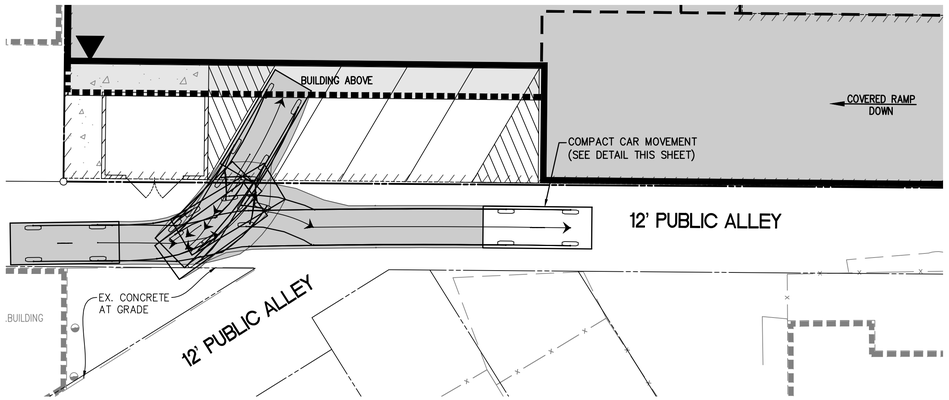
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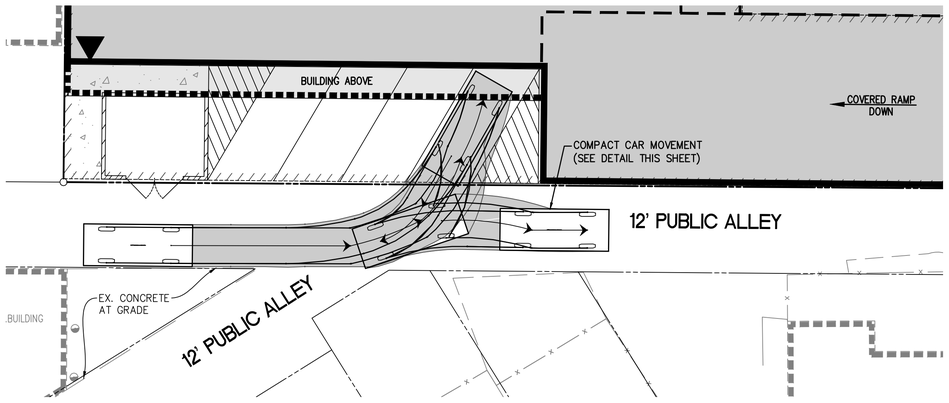
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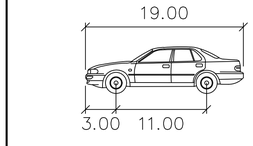
PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.



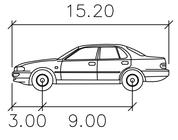






LARGE CAR feet

Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



COMPACT CAR feet

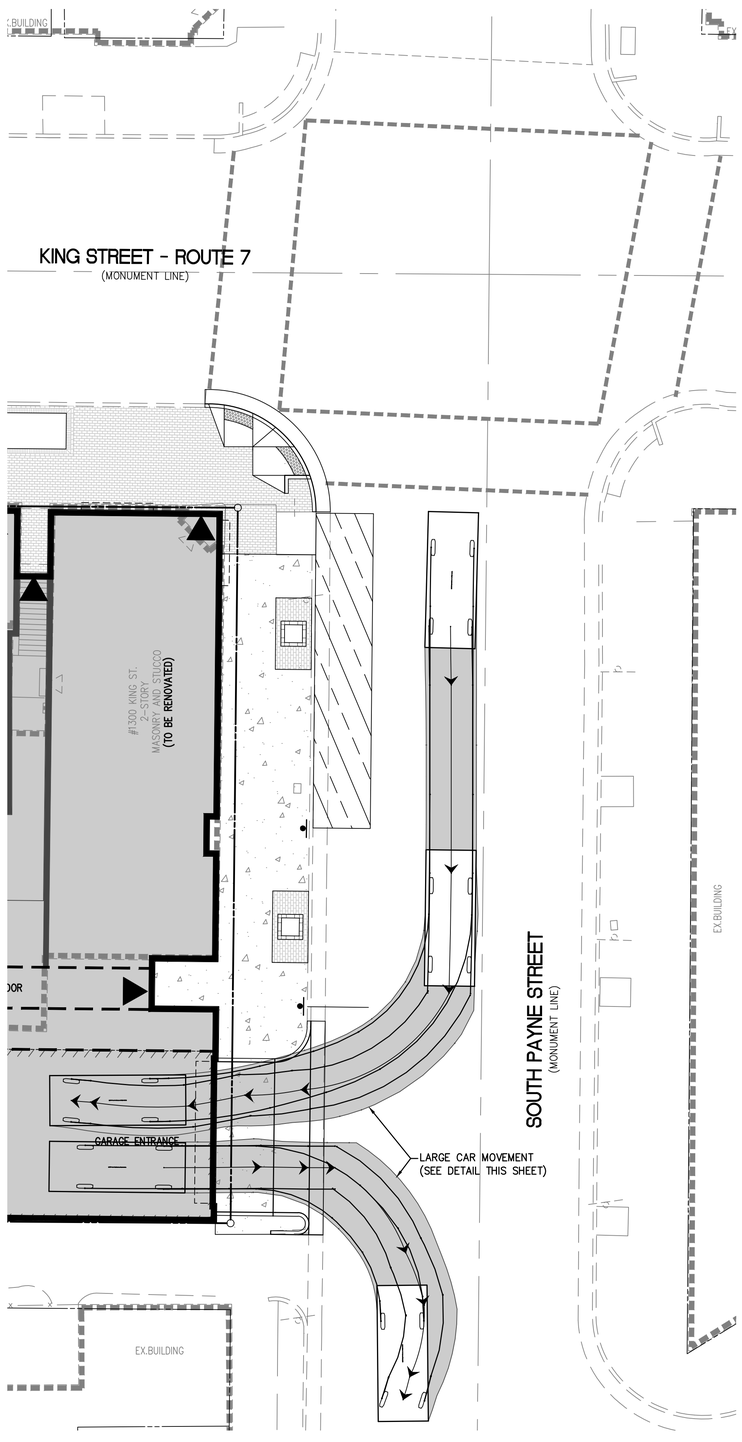
Width	: 5.83
Track	: 5.00
Lock to Lock Time	: 6.0
Steering Angle	: 30.3

NOTE

MOVEMENTS CREATED USING AUTOTURN MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.

10 0 5 10 20 40

(IN FEET)
1 INCH = 10'



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COMMONWEALTH OF VIRGINIA AARON M. VINSON LICENSED PROFESSIONAL ENGINEER
AARON M. VINSON Lic. No.041851 7/17/19

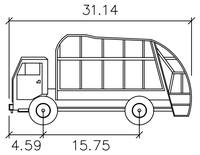
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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

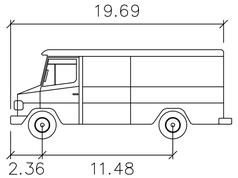
PRELIMINARY VEHICULAR MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.



GARBAGE TRUCK

	feet
Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 46.4



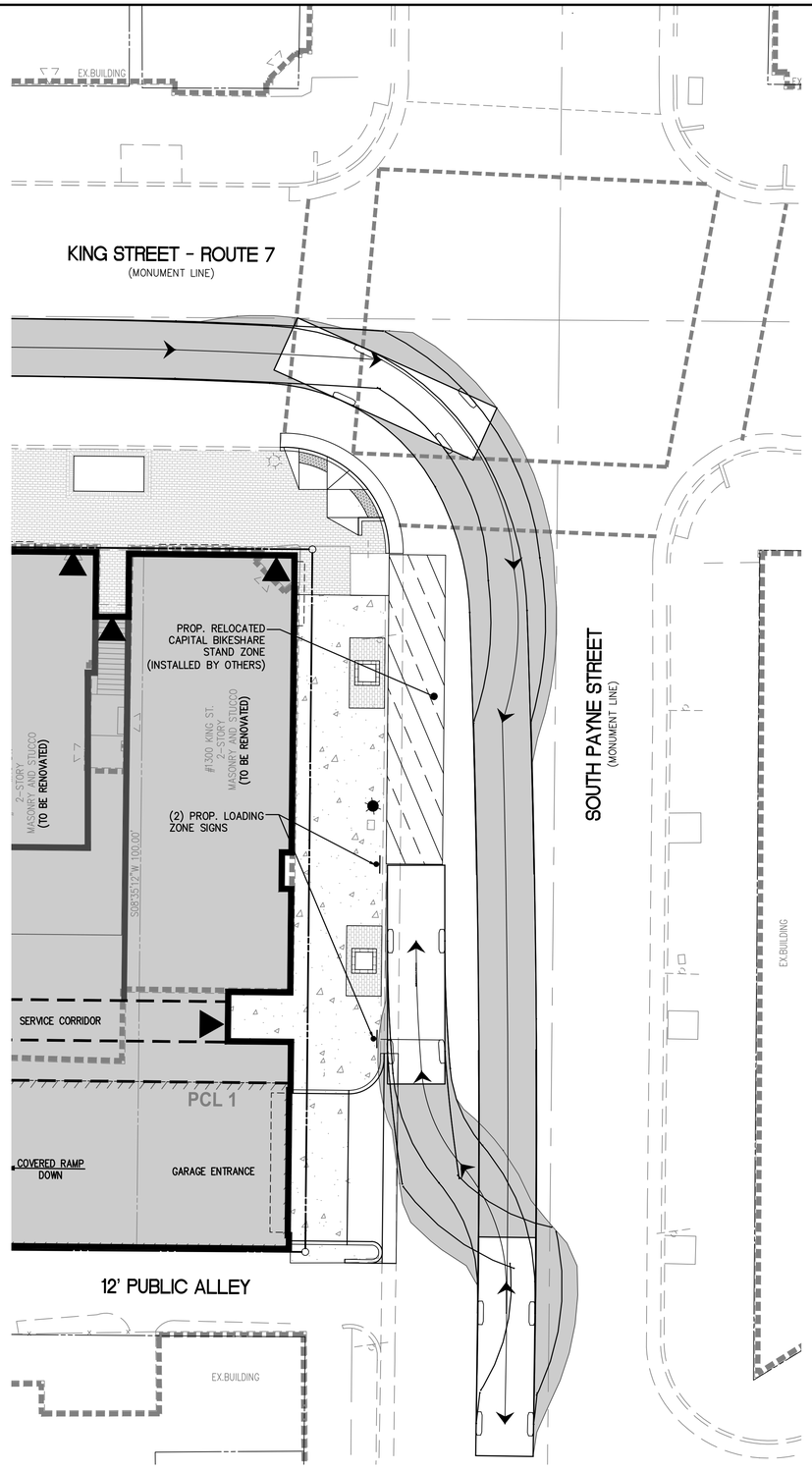
LIGHT TRUCK feet

Width	: 7.55
Track	: 7.55
Lock to Lock Time	: 6.0
Steering Angle	: 22.4

NOTES

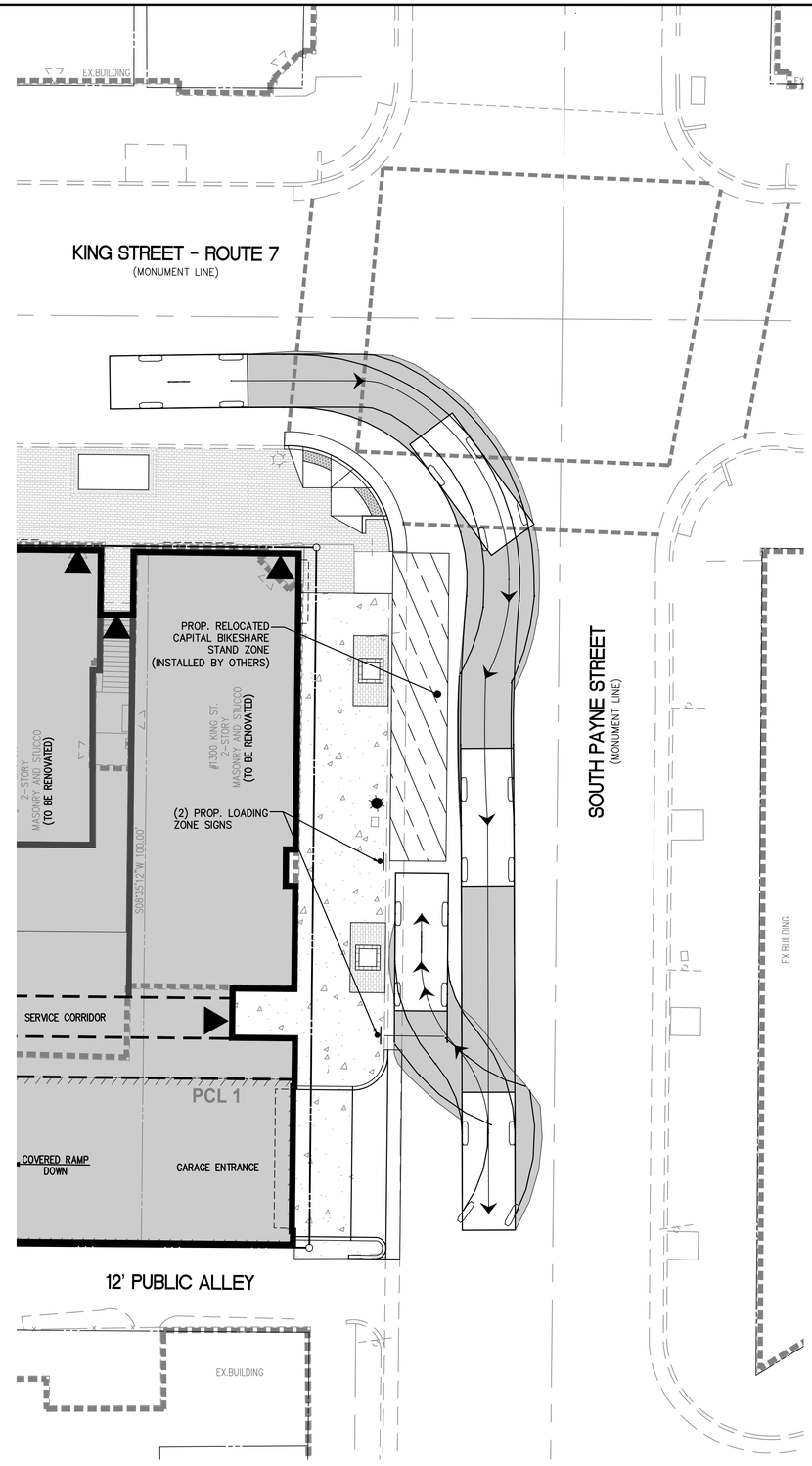
1. TRUCK MOVEMENTS CREATED USING AUTOTURN MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.
2. SOLID WASTE & RECYCLABLE MATERIAL CONTAINERS TO BE STORED WITHIN THE BUILDING AND WHEELED THE ON-STREET LOADING SPACE DURING SCHEDULED PICKUP.

VCS 1983 – NORTH ZONE



GARBAGE TRUCK TURNING MOVEMENT

SCALE: 1" = 20'



LOADING TRUCK TURNING MOVEMENT

SCALE: 1" = 20'

10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

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PLAN STATUS

DATE	DESCRIPTION
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05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA LICENSED PROFESSIONAL ENGINEER
AARON M. VINSON
Lic. No.041851
7/17/19

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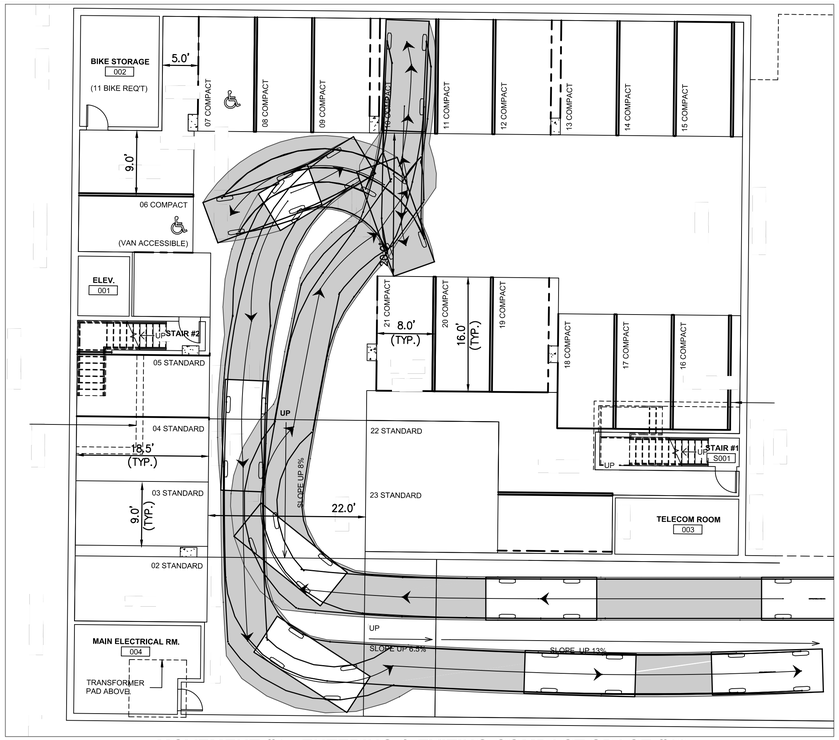
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PRELIMINARY GARBAGE TRUCK MOVMENT PLAN

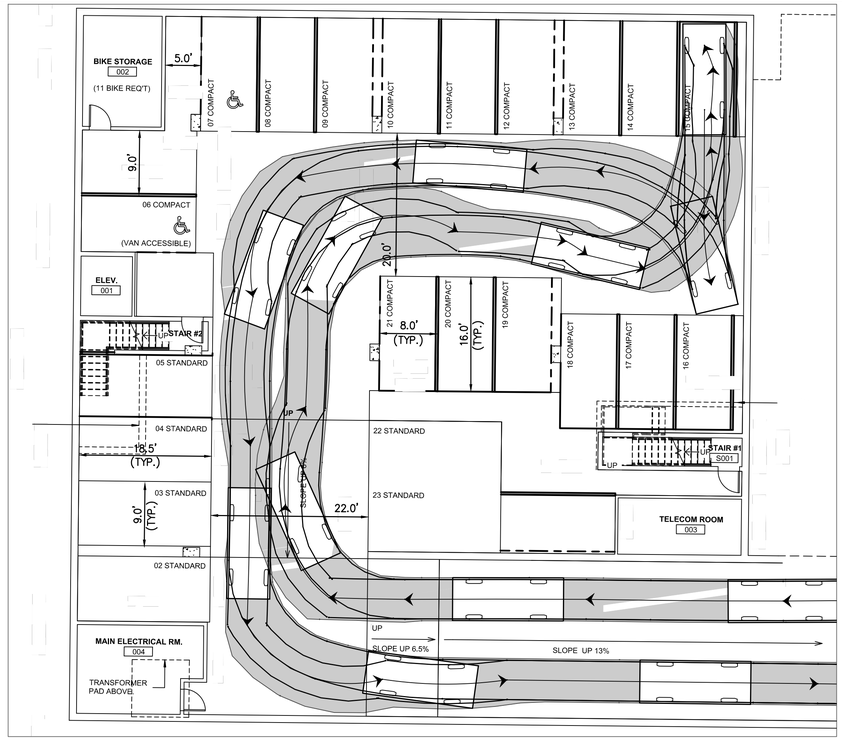
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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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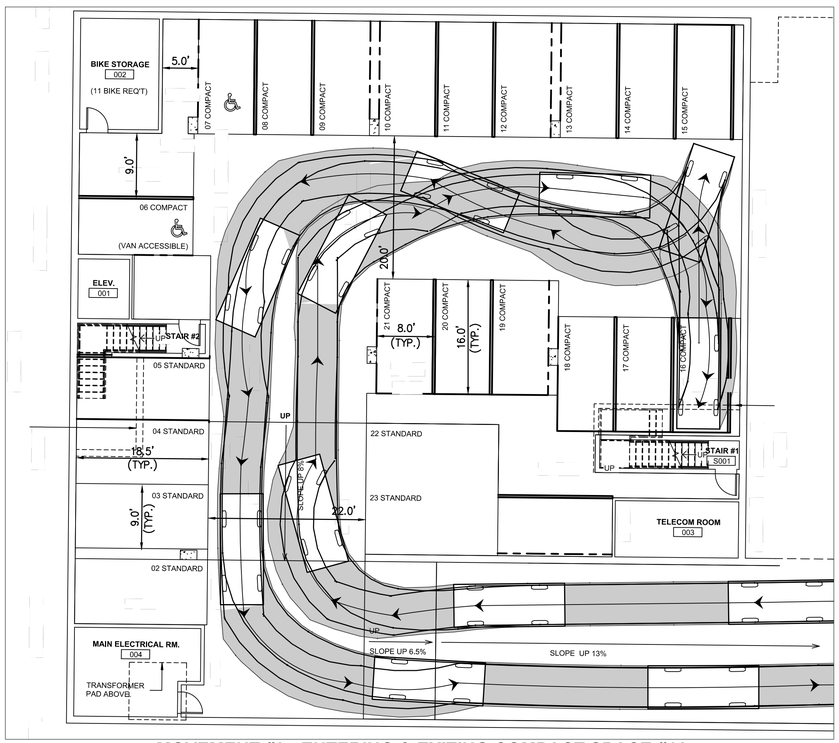
SHEET: P-1102



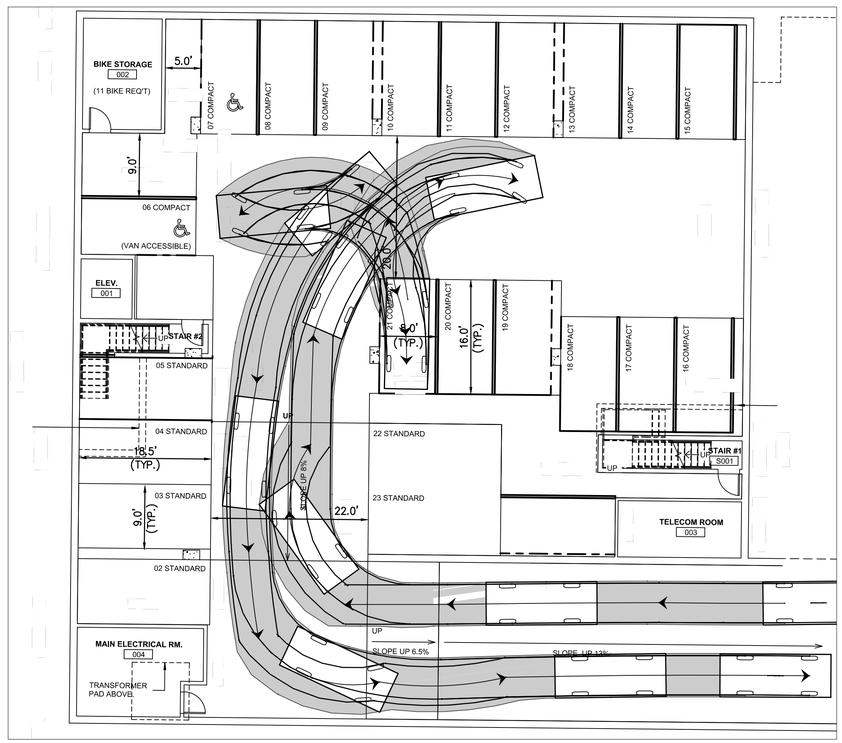
MOVEMENT #1 - ENTERING & EXITING COMPACT SPACE #10



MOVEMENT #2 - ENTERING & EXITING COMPACT SPACE #15

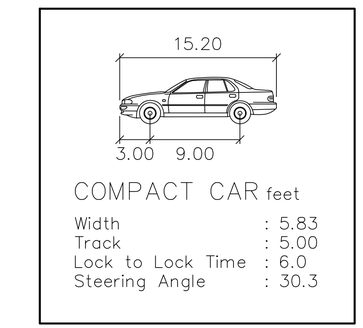


MOVEMENT #3 - ENTERING & EXITING COMPACT SPACE #16



MOVEMENT #4 - ENTERING & EXITING COMPACT SPACE #21





NOTES

1. TRUCK MOVEMENTS CREATED USING AUTOTURN MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.
2. REFER TO ARCHITECTURAL PLANS SHEET A-110 FOR DETAILS OF GARAGE LAYOUT

10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

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SCALE: 1" = 10' | DATE: 07/17/2019 | DRAWN: DP | CHECKED: AV

PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT I/II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 7/17/19 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	RCV'D BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GARAGE VEHICLE MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

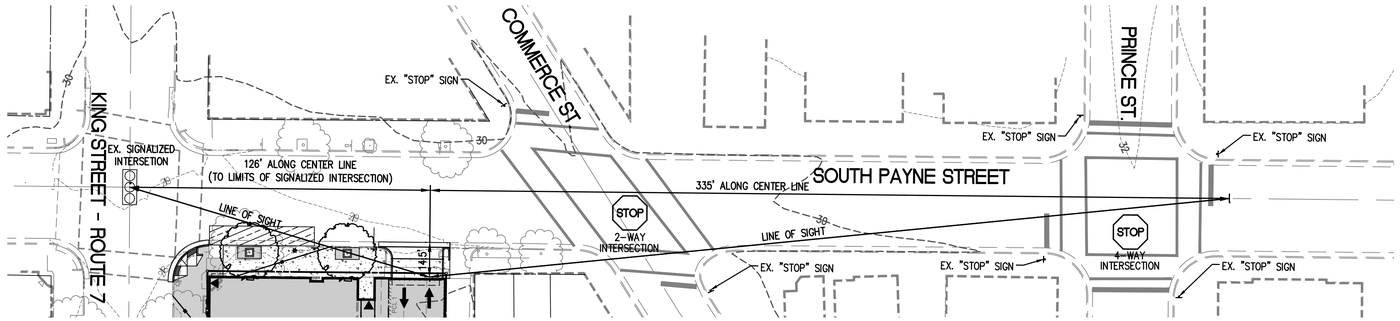
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

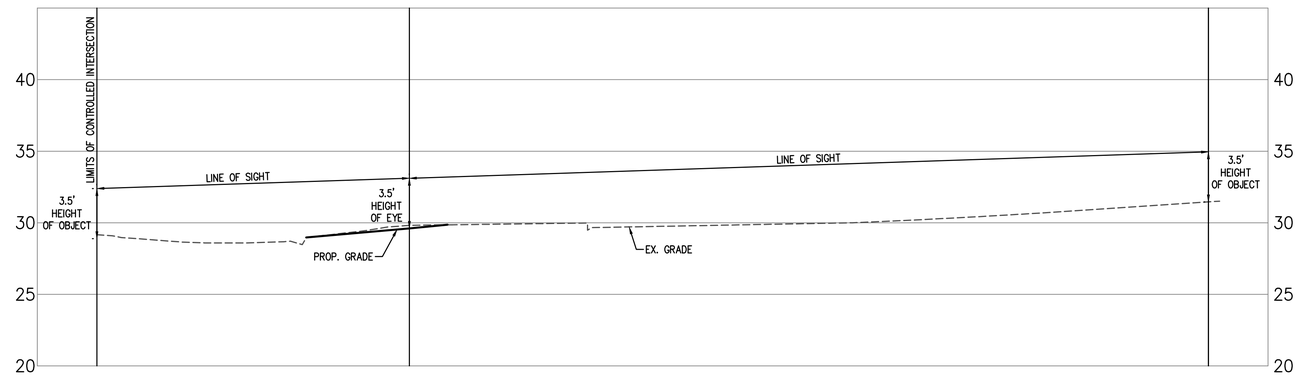
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File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q: \sdskproj\18110\dwg\Planning\DSUP\18110P-1103.dwg

SHEET: P-1103



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



PROFILE VIEW
POSTED SPEED: 25 MPH
DESIGN SPEED: 30 MPH
SCALE: 1"=30' (H); 1"=5' (V)

NOTES

1. EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA GIS INFORMATION AND RECORD DATA.
2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.

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

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SCALE: HOR. 1" = 30'
VERT. 1" = 5'
DATE: 07/17/2019
DRAWN: DP
CHECKED: AV

PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT I/II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA AARON M. VINSON LICENSED PROFESSIONAL ENGINEER
AARON M. VINSON
Lic. No.041851
7/17/19

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

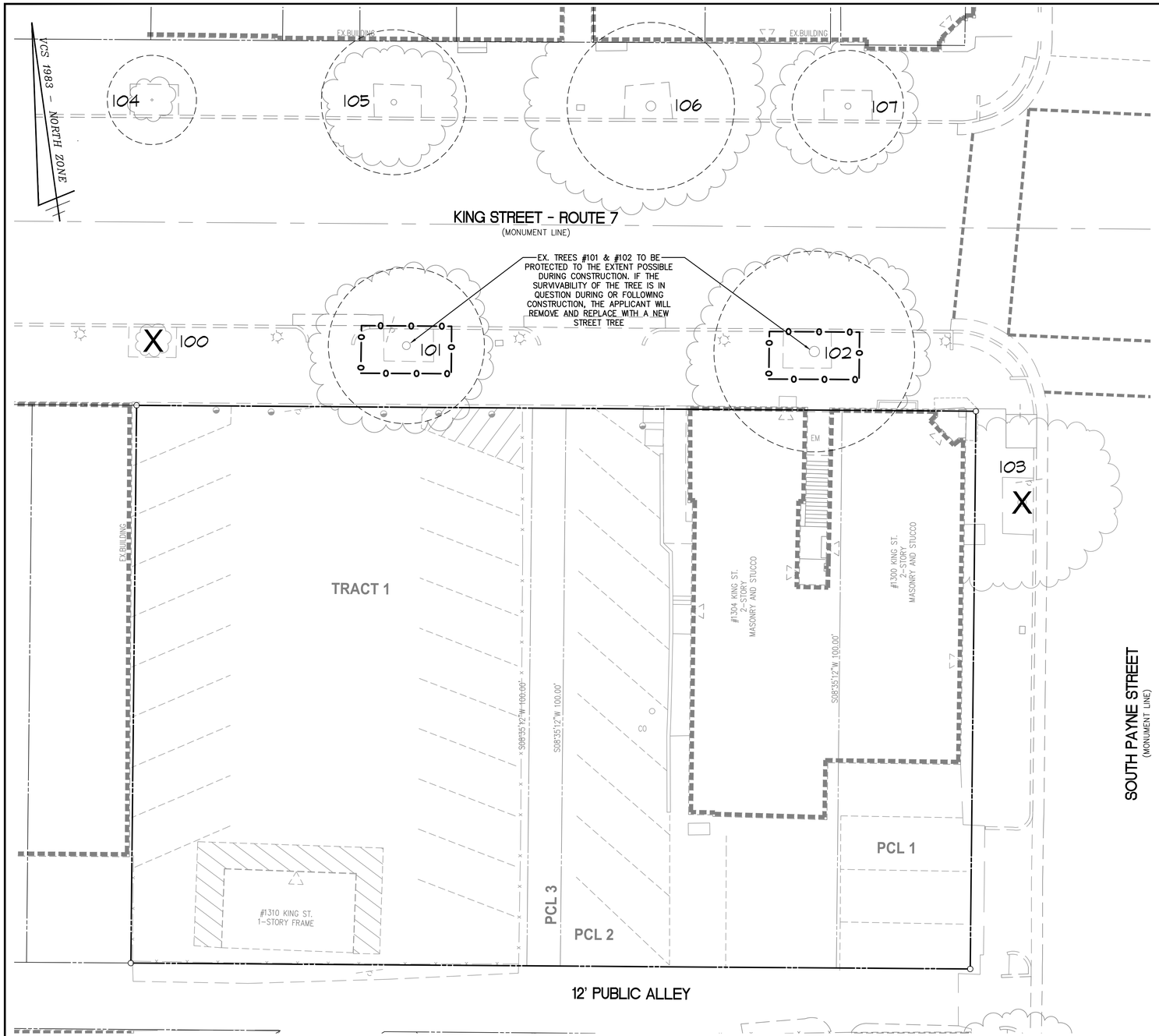
1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SITE DISTANCE PLAN & PROFILE

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.

File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q:\sdskproj\18110\dwg\Planning\DSUP\18110P-1104.dwg

SHEET: **P-1104**



Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %	Removal
TREE SURVEY INFORMATION COMPLETED BY WALTER L. PHILLIPS, INC. – ARBORIST BEN SCHITTER, ISA #MA-5385A #18-110 02 JANUARY 2019							
100	Quercus phellos	Willow oak	3"	8'	75%	63%	X
101	Quercus rubra	Northern red oak	14"	14'	75%	63%	
102	Quercus rubra	Northern red oak	18"	18'	75%	63%	
103	Fraxinus pennsylvanica	Green ash	16"	16'	53%	50%	X
104	Quercus rubra	Northern red oak	5"	8'	75%	63%	
105	Quercus rubra	Northern red oak	13"	13'	75%	63%	
106	Quercus rubra	Northern red oak	15"	15'	75%	63%	
107	Quercus rubra	Northern red oak	10"	10'	75%	63%	
108	Fraxinus pennsylvanica	Green ash	10"	10'	53%	50%	
109	Ulmus americana	American elm	3"	8'	53%	63%	
110	Fraxinus pennsylvanica	Green ash	10"	10'	53%	50%	

DBH = Diameter at Breast Height (measured 4.5 feet above ground)
CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter
CRZ values for trees with multiple stems were calculated using the diameter of a tree with the basal area equivalent to the sum of the basal areas for all stems.
Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

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	

DESCRIPTION	EXISTING
OVERHEAD WIRES	
UTILITY POLE	
UNDERGROUND ELECTRIC	UE
TELEPHONE	T
GAS MAIN	G
ELECTRICAL	E
TRANSFORMER	
HANDICAP RAMP (CG-12)	
GUARDRAIL	

DESCRIPTION	EXISTING
FENCE	
TRAFFIC FLOW	
LIGHT	
DOOR	
TREES	
CONTOURS	260 / 264
SPOT ELEVATION	+264 50
DRAINAGE FLOW DIRECTION	

DESCRIPTION	EXISTING
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	

LEGEND

###	TREE NUMBER
X	TREE TO BE REMOVED
	EXISTING TREE CANOPY
—o—o—	TREE PROTECTION FENCE
	CRITICAL ROOT ZONE

NOTES

1. EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA GIS INFORMATION AND RECORD DATA.
2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.
3. THERE ARE NO EXISTING SHRUBS MORE THAN 3' TALL WITHIN THE SITE.

10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

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PLAN STATUS

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01/04/19	CONCEPT I/II SUBMISSION

COMMONWEALTH OF VIRGINIA LICENSED PROFESSIONAL ENGINEER
AARON M. VINSON Lic. No.041851
7/17/19

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING TREE SURVEY & INVENTORY

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.

File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q: \sdskproj\18110\dwg\Planning\DSUP\18110P-1201.dwg

SHEET: P-1201

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 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 CONTRACTORS 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 THE 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 PLANTINGS 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, DC.
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 OCCUR, 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 AND ZONING, RECREATION, PARKS AND CULTURAL ACTIVITIES AND TRANSPORTATION AND 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.

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

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

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
6) IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
8) MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

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

1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
2) THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
9) AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

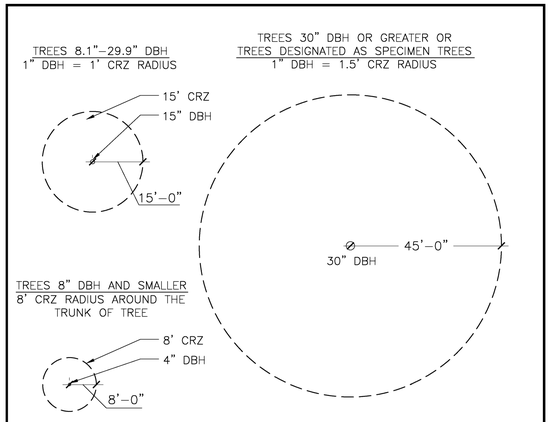
OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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

Source: CITY OF ALEXANDRIA	STANDARD LANDSCAPE PLAN NOTES
Approved by: COA	Date drawn: 01/01/19
1 OF 1	LD 016

P-1204 CITY STANDARD LANDSCAPE NOTES DETAIL
Scale: NTS



NOTES:
1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

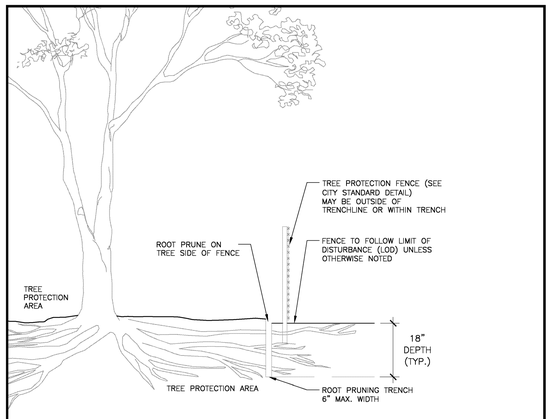
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Source: CITY OF ALEXANDRIA	CRITICAL ROOT ZONE
Approved by: COA	Date drawn: 01/01/19
1 OF 1	LD 013

Standards and Requirements

Figure 1-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.



NOTES
1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

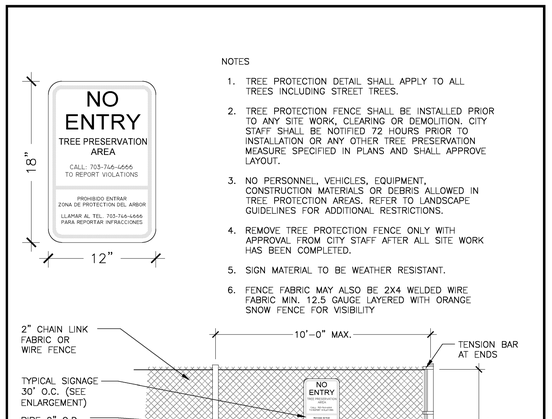
A ROOT PRUNING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA	ROOT PRUNING
Approved by: COA	Date drawn: 01/01/19
1 OF 1	LD 015



NOTES
1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY

A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA	TREE PROTECTION FENCE
Approved by: COA	Date drawn: 01/01/19
1 OF 1	LD 014

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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SCALE: 1" = 10' | DATE: 07/17/2019 | DRAWN: DP | CHECKED: AV

PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT I /II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No.041851 — 7/1/19 — PROFESSIONAL ENGINEER

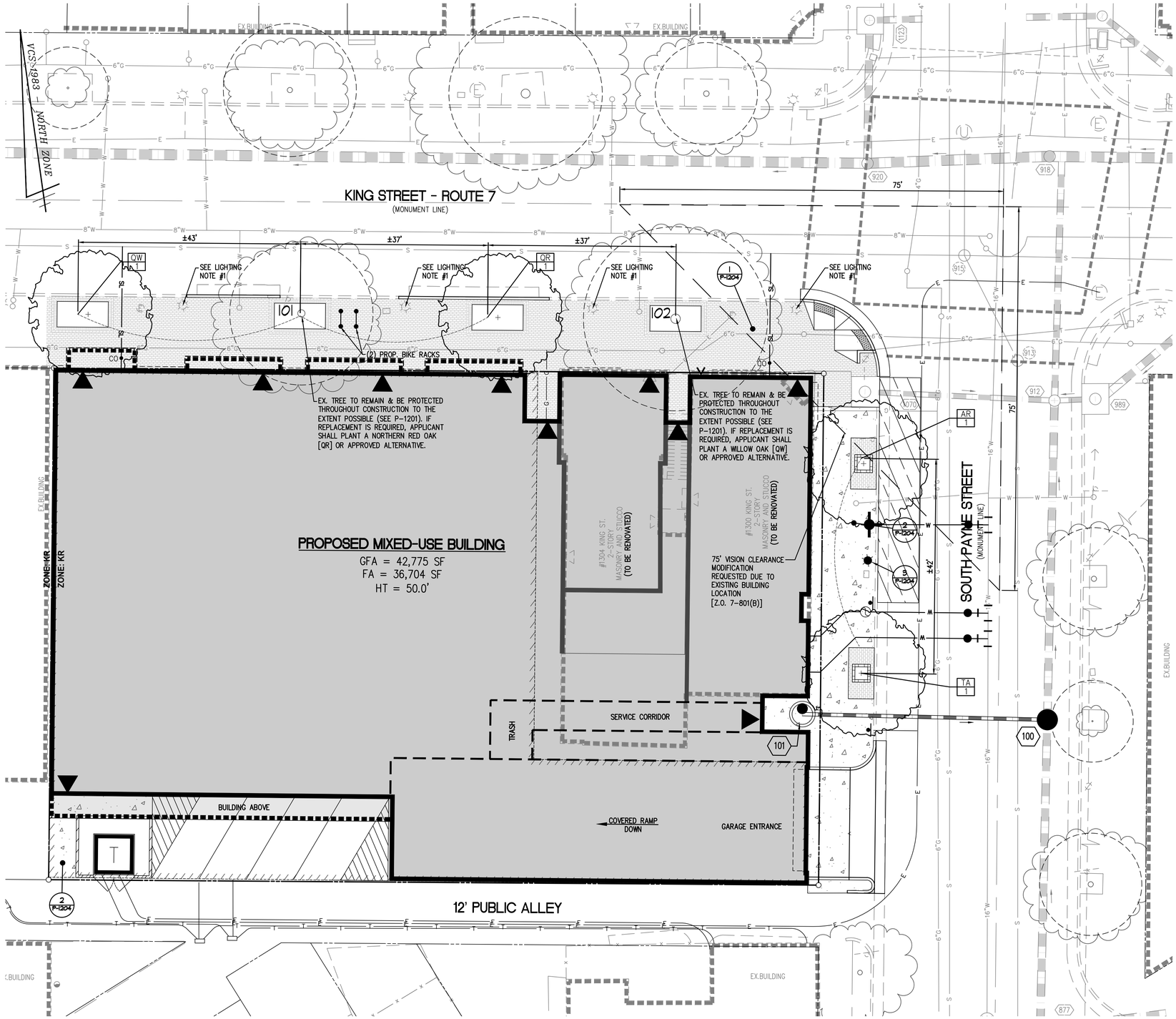
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

TREE PRESERVATION NOTES & DETAILS

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.



PLANT MATERIALS STANDARDS

PER THE 2019 CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.

1. 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 AmericanHort (formerly American Nursery & Landscape Association).
2. All plant material shall be meet the following criteria:
   a. Provenance of plant material must be from within the following states:
      i. Virginia, Maryland, District of Columbia, Pennsylvania, Delaware, New Jersey, West Virginia, North Carolina, and eastern Tennessee (east of Knoxville)
   b. Wild–collected plant material is not acceptable except in the case of transplanted material within the project site.
3. Trees shall be specified according to the following requirements:
   a. Category I and II Trees:
      i. Ornamental trees shall be planted at a caliper size between 1.5 inches and 1.75 inches and between six (6) feet and ten (10) feet in height.
      ii. Multi–stem trees shall be planted at a minimum height of six (6) feet.
      iii. Evergreen trees shall be planted at a minimum height of six (6) feet.
   b. Category III and IV Trees:
      i. Shall be planted at a minimum caliper size between two (2.0) inches and three (3.0) inches and between twelve (12) feet and fourteen (14) feet in height.
4. Shrubs and Ornamental Grasses:
   a. Minimum shrub height at time of installation shall be eighteen (18) inches.
   b. Ornamental grasses shall be a minimum size of one (1) quart at the time of installation.
   c. Shrubs and ornamental grasses planted within the public ROW shall not exceed a mature height of thirty (30) inches.
5. Groundcover and Perennials:
   a. Specify and install at a spacing and size to achieve seventy–five (75) percent uniform coverage of the overall design intent prior to the end of the Maintenance Bond period.
   b. Species planted within the public ROW shall not exceed a mature height of thirty (30) inches
6. Turfgrass specification (sod and seed) shall be of superior specification as approved and certified by the Virginia Department of Agriculture, Virginia Cooperative Extension Service and/or University of Maryland.
   a. Sod:
      i. Of a uniform non–varying density and continuous texture quality capable of growth and development immediately upon installation.
      ii. Specified from varieties listed on the current Virginia Turfgrass Variety Recommendations from the Virginia Cooperative Extension or University of Maryland Recommended Turfgrass Varieties
   b. Seed:
      i. Procure from new of the year seed crops, free of foreign material or weed seeds.
      ii. Replacement or overseeding mixes shall match or complement original installation.
      iii. Provide continuous uniform and consistent coverage.
      iv. Shall be "blue tag" certified by the Virginia Crop Improvement Association (VCIA) to be free of noxious weeds, non–turfgrass plants, unspecified growth, and soil borne insects and disease.
      v. Shall be listed on the current Virginia Turfgrass Variety Recommendations from the Virginia Cooperative Extension or the Maryland Recommended Turfgrass Varieties.

MATERIALS LEGEND

BRICK SIDEWALK
TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALEXANDRIA STREETSCAPE STANDARDS

CONCRETE SIDEWALK
TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALEXANDRIA STREETSCAPE STANDARDS

PLANTING LEGEND

ALL PLANTING TO BE IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.

PROPOSED STREET TREE

PLANT SCHEDULE

NOTE: THE FOLLOWING PLANT LISTS HAVE BEEN DEVELOPED TO REFLECT DESIGN INTENT ONLY. PLANT SPECIES ARE SUBJECT TO SUBSTITUTION AND REFINEMENT AT TIME OF FINAL SITE PLAN.

KEY	BOTANICAL / COMMON NAME	CROWN COVERAGE ALLOWANCE (EACH)	QTY. TOTAL
TREES			
QR	QUERCUS RUBRA / NORTHERN RED OAK	1,250	1
QW	QUERCUS PHELLOS / WILLOW OAK	1,250	1
AR	ACER RUBRUM / RED MAPLE	1,250	1
TA	TILIA AMERICANA / AMERICAN BASSWOOD	1,250	1

NOTE: SHOULD EXISTING TREES #101 & #102 NEED TO BE REPLACED DURING CONSTRUCTION, THE APPLICANT SHALL PLANT ONE (1) NORTHERN RED OAK AND ONE (1) WILLOW OAK (OR APPROVED ALTERNATIVES) AS REPLACEMENTS AS NOTED ON THESE PLANS.

CROWN COVERAGE CALCLUATIONS

CROWN COVERAGE REQUIRED = 3,763 SF (25%)
CROWN COVERAGE PROVIDED = 0 SF (0%)*

*A MODIFICATION TO THE CROWN COVERAGE REQUIREMENT IS REQUESTED. PROPOSED STREET TREES ARE NOT INCLUDED IN CROWN COVERAGE CALCULATIONS

STREET TREE NOTE

1. STREET TREE WELLS ON KING STREET SHALL BE PLANTED WITH NON–INVASIVE GRASSES. STREET TREE WELLS ON S. PAYNE STREET SHALL BE LINED WITH GRANITE BLOCK
2. SOIL pH READINGS FOR EXISTING SOIL AT LOCATIONS OF EXISTING AND PROPOSED STREET TREES SHALL BE PROVIDED WITH FINAL SITE PLAN SUBMISSION #1.

LIGHTING NOTE

1. EXISTING LIGHT FIXTURE TO BE UPGRADED AND MODIFIED TO DIRECT LIGHT TOWARDS THE SIDEWALK IN ACCORDANCE WITH KING STREET RETAIL STRATEGY LIGHTING GUIDELINES. EXISTING POLES TO BE REMOVED AND REPLACED WITH ALEXANDRIA HISTORIC STREET LIGHT POLES.

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

SCALE: 1" = 10' | DATE: 07/17/2019 | DRAWN: DP | CHECKED: AV

PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT I/II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

COMMONWEALTH OF VIRGINIA BENJAMIN J. SCHITTER Lic. No. 002007 LANDSCAPE ARCHITECT 7/17/19

REVISION APPROVED BY

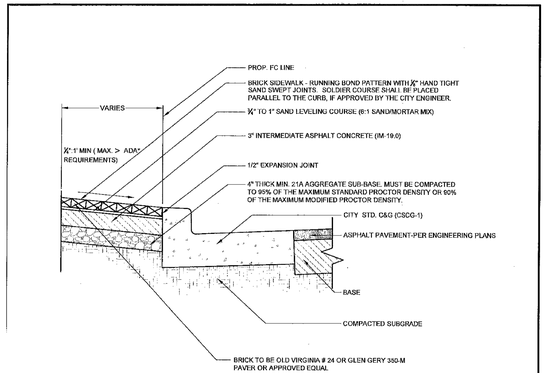
NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LANDSCAPE & SITE LIGHTING PLAN

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.

File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q: \sdskproj\18110\dwg\Planning\DSUP\18110P-1203.dwg



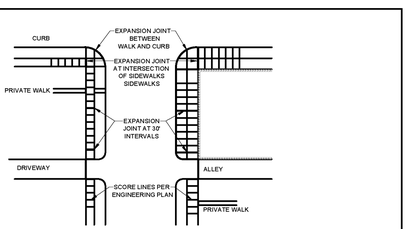
*ADA: AMERICAN WITH DISABILITY ACT.

NOTES:
1. ALL STRUCTURAL ITEMS TO CONFORM TO 2009 IBC REQUIREMENTS.
2. PRIOR TO CONSTRUCTION ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.

(N.T.S.)

STANDARD BRICK SIDEWALK		
		DATE
	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	CSSW-3
APPROVED DATE	ALEXANDRIA VIRGINIA	PAGE 43

1 P-1204 CITY STANDARD BRICK SIDEWALK DETAIL — DETAIL
Scale: NTS



EXPANSION JOINT PLACEMENT



*ADA: AMERICAN WITH DISABILITY ACT.

SIDEWALK SECTION (N.T.S.) EXPANSION JOINT

NOTES:
1. SCORING OF CONCRETE SLAB SHALL BE SAW CUT NOT MORE THAN 3/16" IN WIDTH AND NOT MORE THAN ¼" DEEP.
2. THE EXPANSION JOINTS SHALL BE ½" WIDE, FULL DEPTH, AND SHALL BE OF PRE-FORMED EXPANSION JOINT MATERIAL CONFORMING TO THE REQUIREMENTS OF ASTM D994 ASPHALT OR ASTM D1751 FIBRE. EXPANSION MATERIAL SHALL BE SECURED IN A MANNER THAT WILL PREVENT MOVEMENT OR DISPLACEMENT OF CONCRETE DURING PLACEMENT.
3. THE EXPANSION JOINTS SHALL BE PLACED PERPENDICULAR TO CONCRETE CURB AT A DISTANCE OF 30' OR COINCIDING WITH THE SCORING.
4. DOWELS SHALL BE PLACED AT THE END OF A SIDEWALK PLACEMENT, AT INTERRUPTIONS FOR A DRIVEWAY, OR IF SIDEWALK SLABS ARE POURED AT DIFFERENT TIMES.
5. SAWING OF JOINTS SHALL BE CONDUCTED AS SOON AS THE CONDITION OF THE CONCRETE PERMITS AND BEFORE ANY RANDOM CRACKING APPEARS.
6. ALL STRUCTURAL ITEMS TO CONFORM TO THE LATEST EDITION OF UNIFORM STATEWIDE BUILDING CODE (USBC) REQUIREMENTS.
7. PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.

STANDARD CONCRETE SIDEWALK		
		DATE
	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	CSSW- 1
APPROVED DATE	ALEXANDRIA VIRGINIA	PAGE 41

2 P-1204 CITY STANDARD CONCRETE SIDEWALK DETAIL — DETAIL
Scale: NTS



Colonial

The Colonial style luminaire is frequently used in residential areas, pedestrian lighting applications, and in parks and small parking areas.

Dominion Energy®

- Decorative cast aluminum housing with a matte black paint finish.
- Top mounted horizontal lamping with clear refractive acrylic panels with a Type III distribution.
- Vertical base down lamping with clear refractive acrylic panels with a Type V distribution.
- High pressure sodium lamping in 70, 100, and 150 watts.

Luminaires:

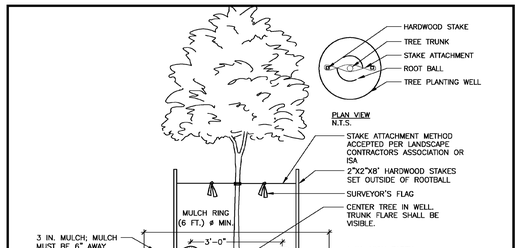
Lamp Type	Nominal Lamp Watts	Nominal/Mean Lamp Lumens	Finish Color	Initial Lamp Lumens	Input Wattage	Recommended Mounting Height	Percent Uplight	VMIS CU	Luminaire Stock #
HPS	70	5,000 - Type III	Matte Black	6,500 - Type III	82	10 to 12 ft.	8.0 %	LCOL5SV	66388600
HPS	100	8,000 - Type III	Matte Black	9,500 - Type III	120	12 ft.	8.0 %	LCOL8SV	66387000
HPS	150	14,000 - Type III	Matte Black	16,000 - Type III	202	14 ft.	8.0 %	LCOL14SV	66388000
HPS	70	5,000 - Type V	Matte Black	6,500 - Type V	82	10 to 12 ft.	15.2 %	LCOL5SV5	66386400
HPS	100	8,000 - Type V	Matte Black	9,500 - Type V	120	12 ft.	15.2 %	LCOL8SV5	66387700

Poles Available:

Smooth Round Tapered Black Composite	- Standard
Smooth Round Tapered Concrete	- Standard

NOTE: APPLICABLE ALEXANDRIA HISTORIC STREETLIGHT POLE & FIXTURE SPECIFICATIONS TO BE PROVIDED BY CITY STAFF WHEN AVAILABLE. PROPOSED STREETLIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THESE SPECIFICATIONS.

3 P-1204 DOMINION VIRGINIA POWER COLONIAL LIGHT FIXTURE — DETAIL
Scale: NTS



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A DECIDUOUS TREE PLANTING
NOT TO SCALE

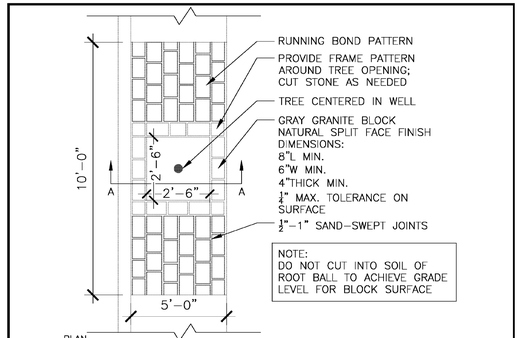
OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS — CITY OF ALEXANDRIA, VIRGINIA

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

Source: CITY OF ALEXANDRIA	DECIDUOUS TREE PLANTING
Approved by: COA	I OF I
Date drawn: 01/01/19	LD 001

CITY STANDARD TREE PLANTING DETAIL — DETAIL
Scale: NTS



A STREET TREE WELL W/ GRANITE BLOCK
NOT TO SCALE

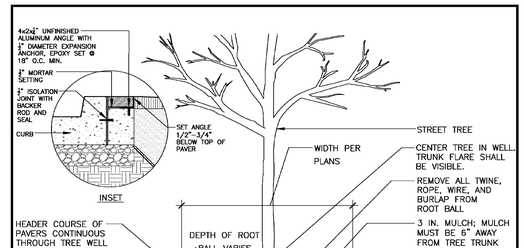
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Source: CITY OF ALEXANDRIA	STREET TREE WELL W/ GRANITE BLOCK
Approved by: COA	I OF I
Date drawn: 01/01/19	LD 008

P-1204 STREET TREE WELL W/ GRANITE BLOCK DETAIL — DETAIL
Scale: NTS



NOTES

1. THIS CROSS-SECTION APPLIES TO BOTH TREE PLANTING STRIPS AND TREE PLANTING WELLS.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL STREET TREE PLANTING NOTES.

A STREET TREE PLANTING WELL
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS — CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA	STREET TREE PLANTING WELL
Approved by: COA	I OF I
Date drawn: 01/01/19	LD 005

CITY STANDARD STREET TREE DETAIL — DETAIL
Scale: NTS

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SCALE: NONE | DATE: 07/17/2019 | DRAWN: DP | CHECKED: AV

PLAN STATUS

DATE	DESCRIPTION
01/04/19	CONCEPT I/II SUBMISSION
05/07/19	DSUP SUBMISSION #1
06/18/19	DSUP SUBMISSION #2

BENJAMIN J. SCHITTER Lic. No. 002007 7/17/19

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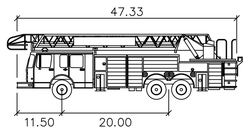
NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LANDSCAPE DETAILS

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.

FIRE TRUCK PROFILE



Fire Truck Alexandria 203

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

NOTE

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

VCS 19th – NORTH ZONE

EX.BUILDING

EX. FIRE HYDRANT #1192
(TO REMAIN)

KING STREET - ROUTE 7
(MONUMENT LINE)

±81.20'

8"W

16"W

MAIN ENTRANCE

FDC

24.79'

31.59'

PROPOSED MIXED-USE BUILDING
GFA = 42,775 SF
FA = 36,704 SF
HT = 50.0'

#1304 KING ST.
2-STORY
MASONRY AND STUCCO
(TO BE RENOVATED)

#1300 KING ST.
2-STORY
MASONRY AND STUCCO
(TO BE RENOVATED)

ZONE: KR

SERVICE CORRIDOR

TRASH

BUILDING ABOVE

COVERED RAMP DOWN

GARAGE ENTRANCE

12' PUBLIC ALLEY

FH #1

PROP. 6" DIP CL. 52 WATER LINE

PROP. 2" COPPER DOM. SVC W/ 2" OUTSIDE METER

PROP. 6" DIP CL. 52 FIRELINE

SOUTH PAYNE STREET
(MONUMENT LINE)

16"W

10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

File No. ALEX Tax Map No. 064.03 Job No. 18-110 Cadd Dwg. File: Q:\sdskproj\18110\dwg\Planning\DSUP\18110P-1301.dwg

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06/18/19	DSUP SUBMISSION #2

PLAN STATUS

COMMONWEALTH OF VIRGINIA LICENSED PROFESSIONAL ENGINEER
AARON M. VINSON
Lic. No.041851
7/17/19

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE SERVICE PLAN

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

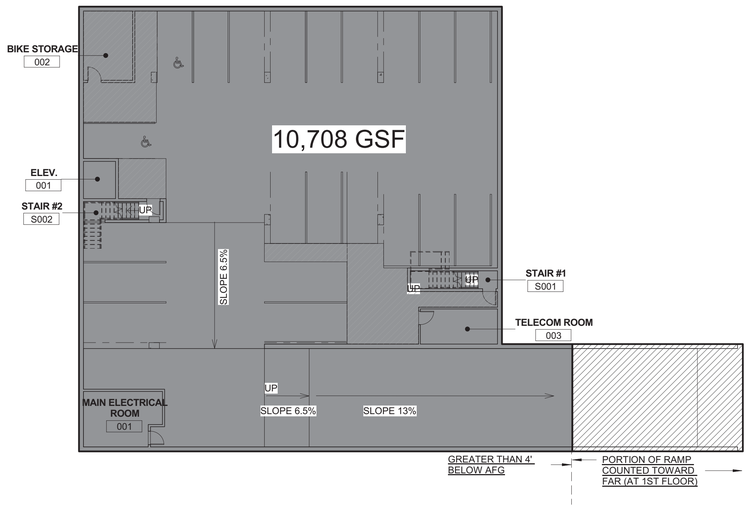
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

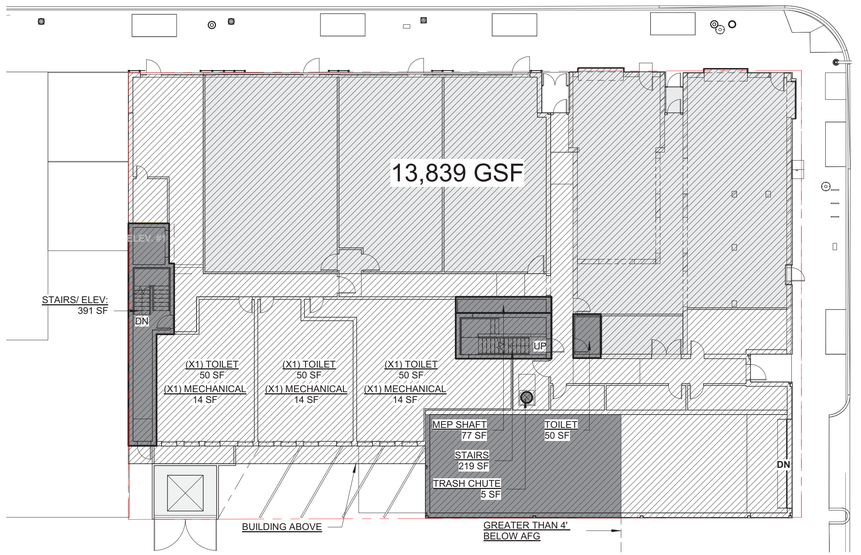
DATE RECORDED _____

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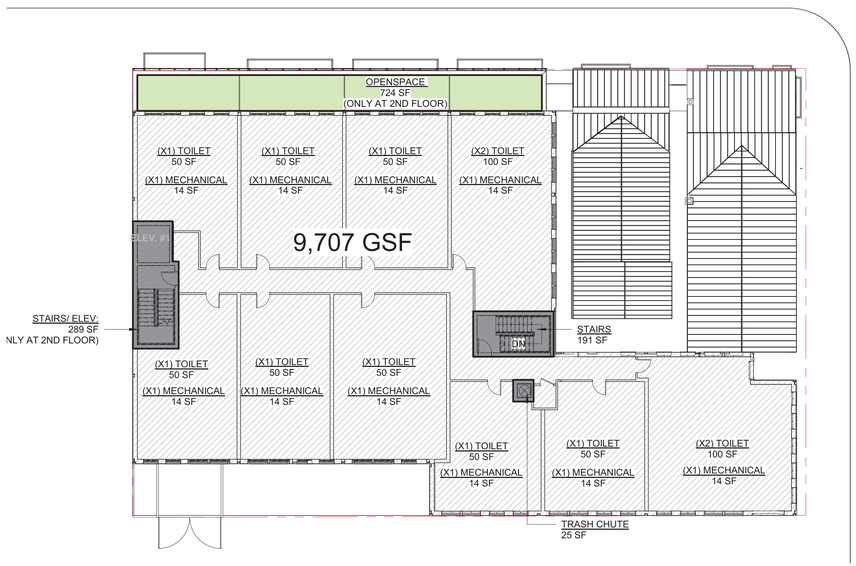
SHEET: P-1301



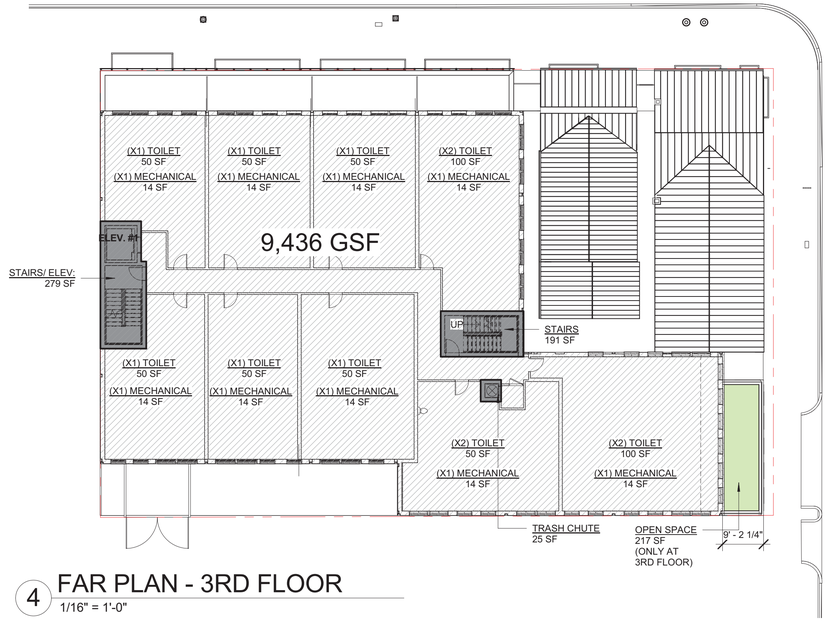
1 FAR PLAN - BASEMENT LEVEL
1/16" = 1'-0"



2 FAR PLAN - 1ST FLOOR
1/16" = 1'-0"



3 FAR PLAN - 2ND FLOOR
1/16" = 1'-0"



4 FAR PLAN - 3RD FLOOR
1/16" = 1'-0"

THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.

COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

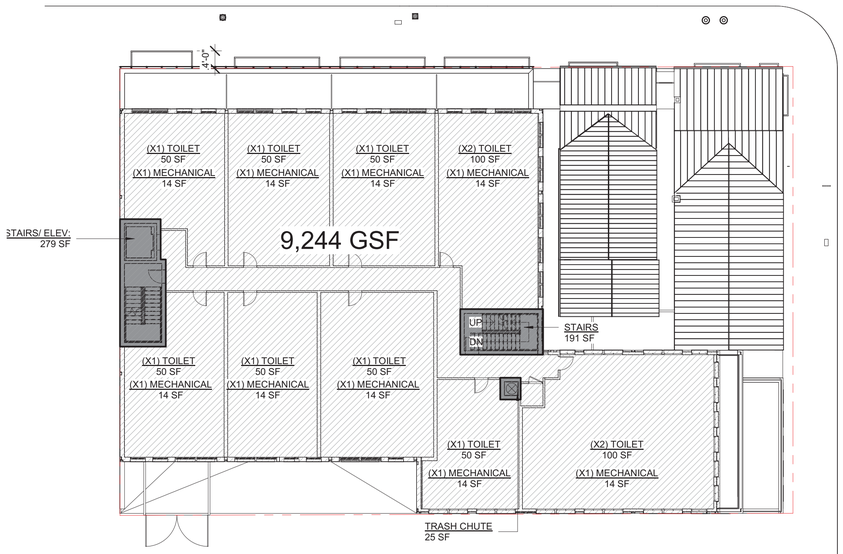
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
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PROJECT
0 8' 16' 32' N
SCALE : 1/16" = 1' -0"
VIRGINIA STATE GRID NORTH
NAD 83/93

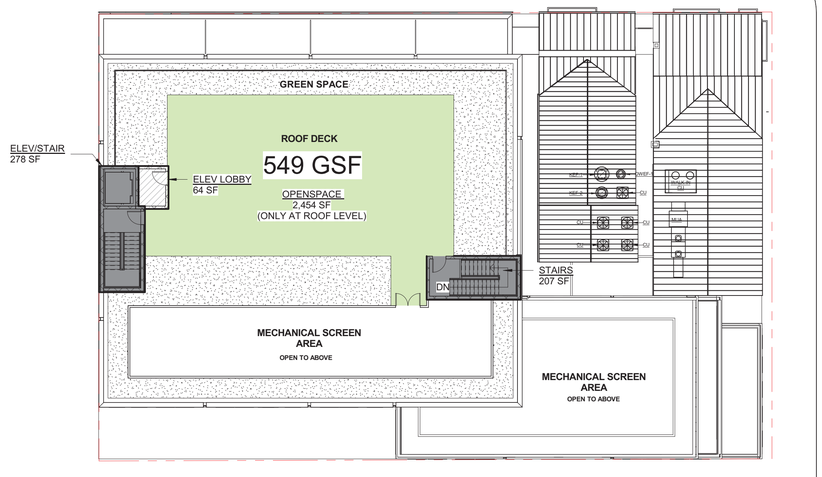
FAR & OPEN SPACE PLANS

SHEET NUMBER:
A-010

Original drawing is 24" x 36". Scale entities accordingly if reduced.



1 FAR PLAN - 4TH LEVEL
1/16" = 1'-0"



2 FAR PLAN - ROOF LEVEL
1/16" = 1'-0"

WINSTANLEY
ARCHITECTS & PLANNERS

LVL	HEIGHTS	GSF FLOOR	GSF OPENSPACE	FAR DEDUCTIONS	FAR SF
* Basement	10'-0"	10,708	0	10,708	0.00
1st	15'-6"	13,839	0	1,949	11,890.00
2nd	11'-1 1/2"	9,707	724	1,245	8,462.00
3rd	11'-1 1/2"	9,436	217	1,221	8,215.00
4th	13'-6" / 10'-9 1/2"	9,244	0	1,171	8,073.00
Roof	9'	549	2,454	485	64.00
Total	0.00	42775.00	3,395	6,071	36,704.00

* Not counted towards FAR % Deductions 0.14

MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION

LVL	FAR DEDUCTIONS STAIRS/ ELEV.	SHAFTS/ UTILITY	PARKING	TOTAL
* Basement			10,708	10,708
1st	610	324	1,015	1,949
2nd	480	765	-	1,245
3rd	470	751	-	1,221
4th	470	701	-	1,171
Roof	485	0	-	485
Total	2515	2541	11723	16,779

* Not counted towards FAR

SITE	15,050.00
ALLOWABLE FAR (2.5)	37,625.00
PROPOSED FAR	36,704.00
REMAINING FAR	921.00

UNITS	31.00
REQUIRED OPEN SPACE	4,650.00
PROPOSED OPENSPACE	3,395.00

ALLOWABLE HEIGHT ABOVE AFG	50'-0"
PROPOSED HEIGHT ABOVE AFG	50'-0"

THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.

COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
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	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

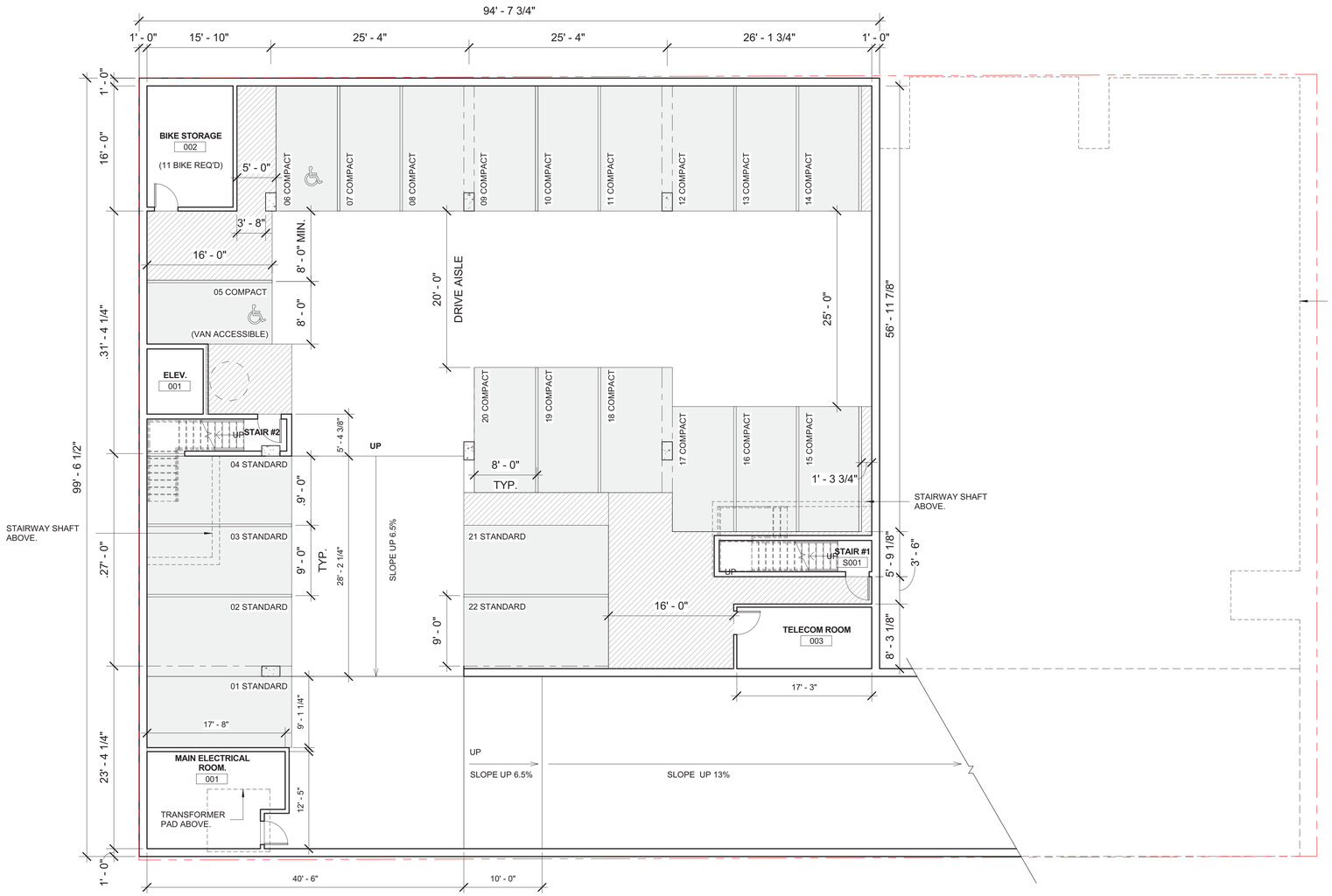
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT N
0 8' 16' 32'
SCALE : 1/16" = 1' -0"
VIRGINIA STATE GRID NORTH
NAD 83/93

FAR & OPEN SPACE PLANS

SHEET NUMBER:
A-011

Original drawing is 24" x 36". Scale entities accordingly if reduced.



BASEMENT PLAN

THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET
Alexandria, VA 22314

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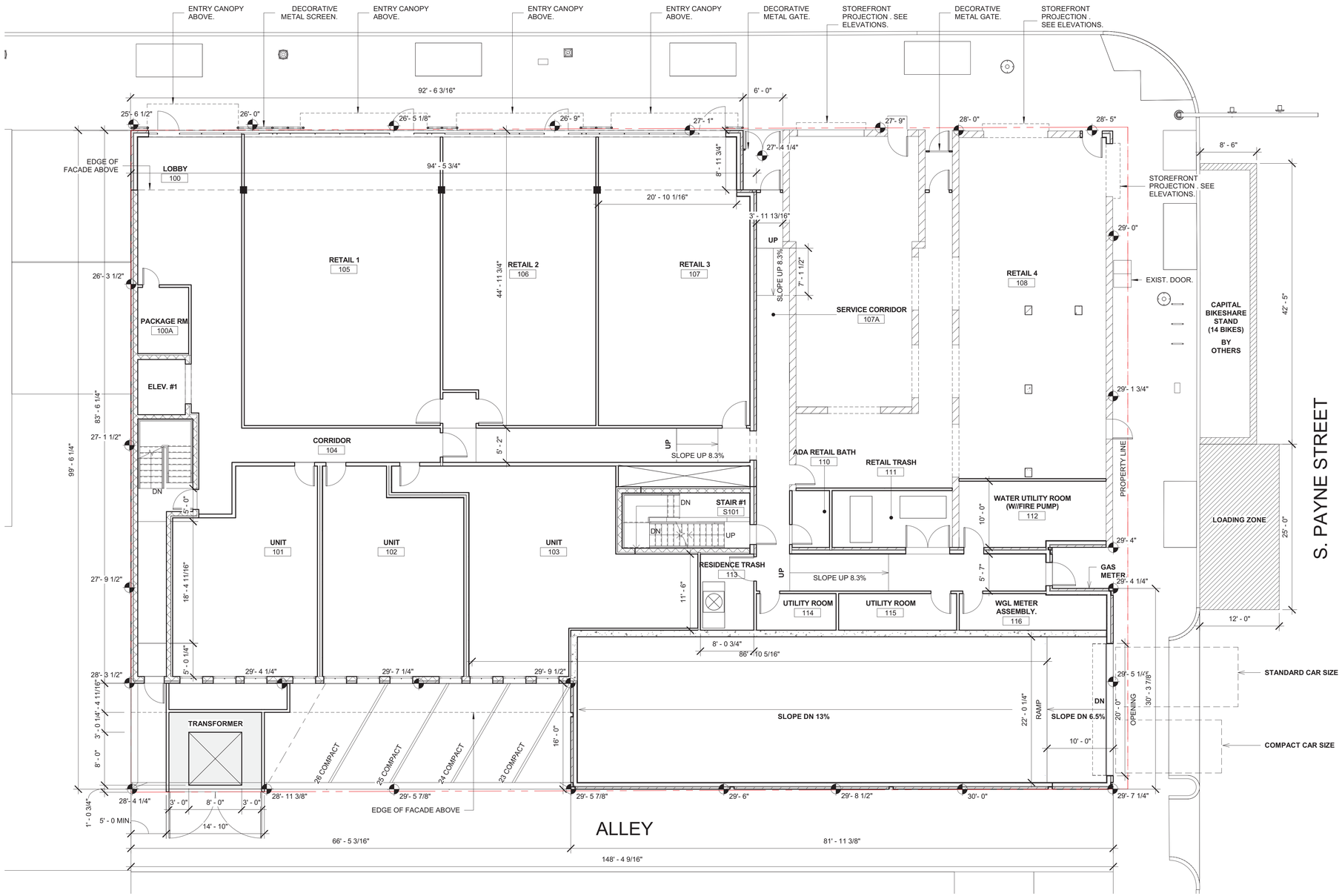
PROJECT
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SCALE : 1/8" = 1'-0"
N
VIRGINIA STATE GRID NORTH
NAD 83/93

CONSTRUCTION PLAN - BASEMENT

SHEET NUMBER:
A-110

Original drawing is 24" x 36". Scale entities accordingly if reduced.

KING STREET



FIRST FLOOR PLAN

THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET
Alexandria, VA 22314

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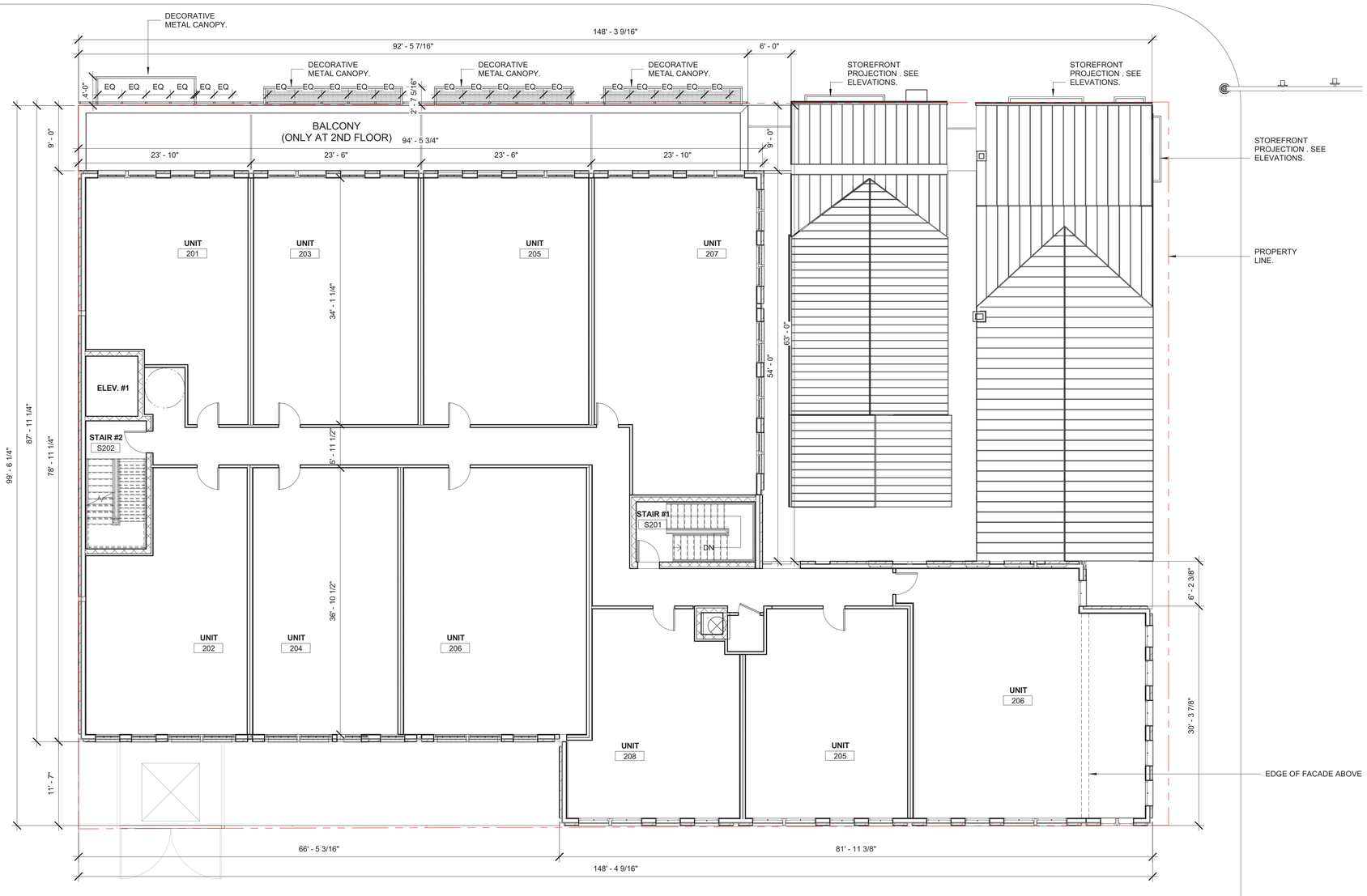
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT N
0 4' 8' 16'
SCALE : 1/8" = 1'-0"
VIRGINIA STATE GRID NORTH
NAD 83/93

CONSTRUCTION PLAN - FIRST FLOOR

SHEET NUMBER:
A-111

Original drawing is 24" x 36". Scale entities accordingly if reduced.



SECOND FLOOR PLAN

THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET
Alexandria, VA 22314

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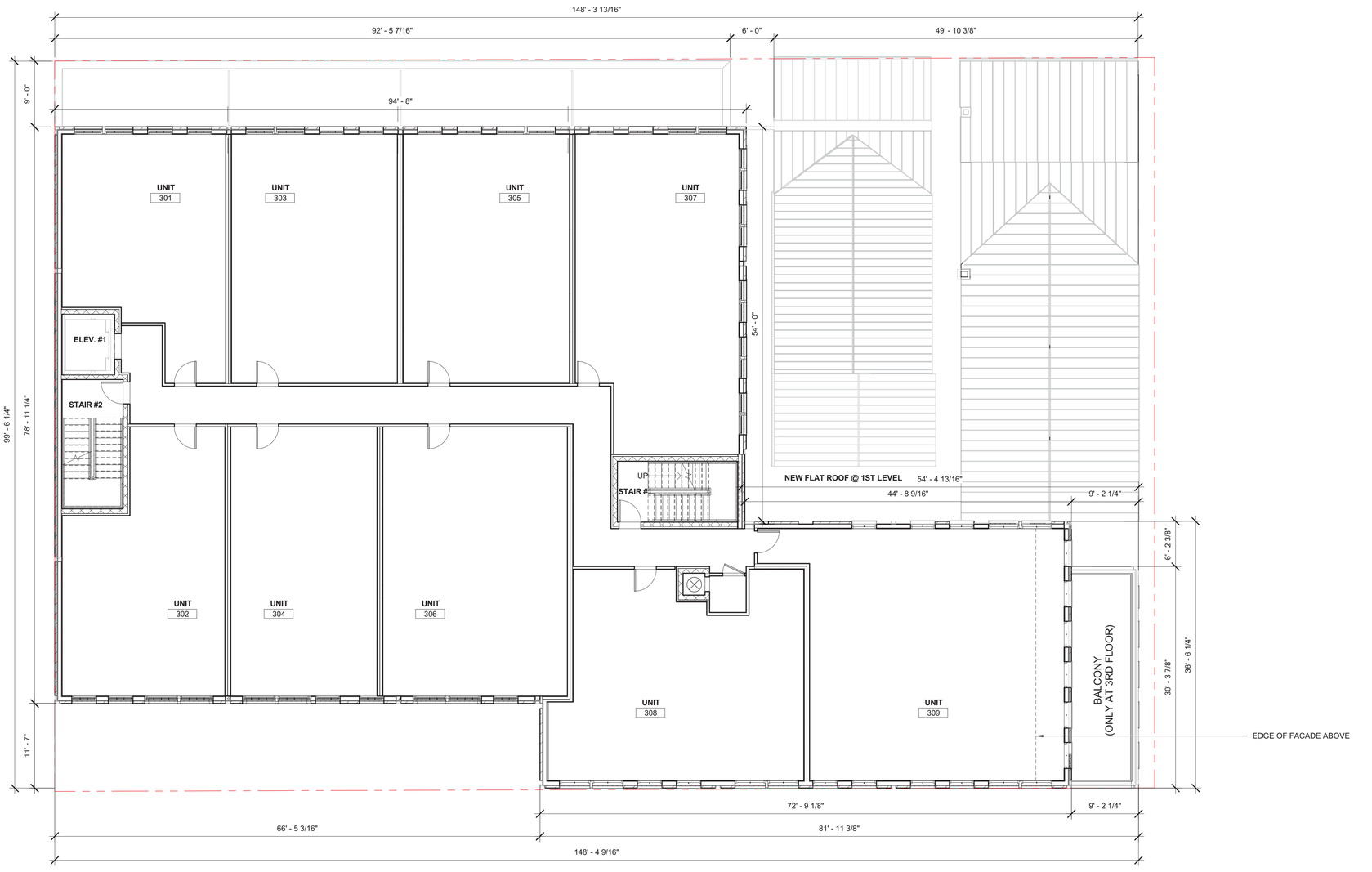
PROJECT N
0 4' 8' 16'
SCALE : 1/8" = 1'-0"
VIRGINIA STATE GRID NORTH
NAD 83/93

CONSTRUCTION PLAN - SECOND FLOOR

SHEET NUMBER:

A-112

Original drawing is 24" x 36". Scale entities accordingly if reduced.



THIRD FLOOR PLAN

THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY ARCHITECTS & PLANNERS

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	07/17/2019	COMPLETENESS SUBMISSION

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CHECKED BY:

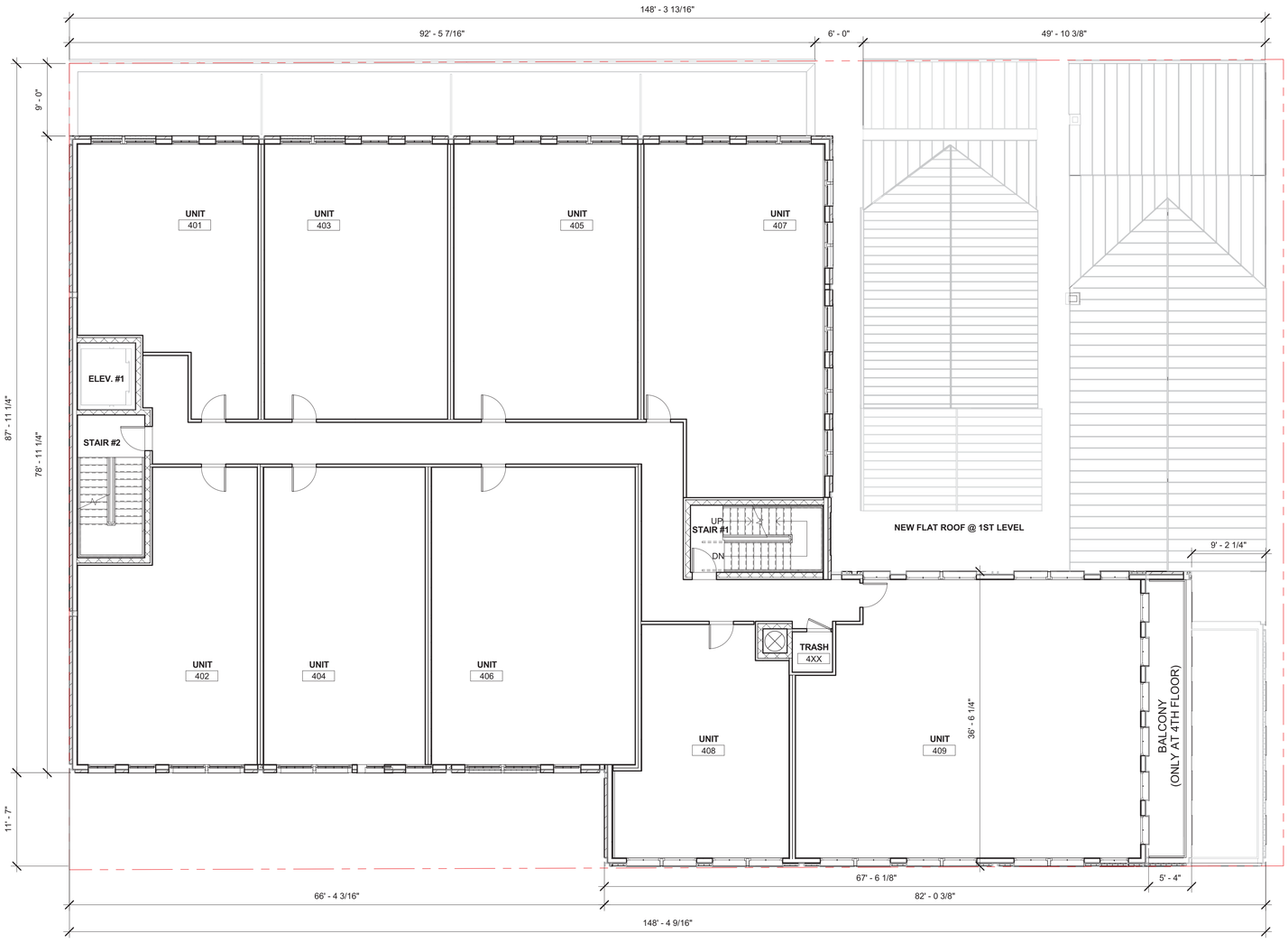
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SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT
0 4' 8' 16'
SCALE : 1/8" = 1'-0"
N
VIRGINIA STATE GRID NORTH
NAD 83/93

CONSTRUCTION PLAN - THIRD FLOOR

SHEET NUMBER:
A-113

Original drawing is 24" x 36". Scale entities accordingly if reduced.



FOURTH FLOOR PLAN

THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET
Alexandria, VA 22314

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	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

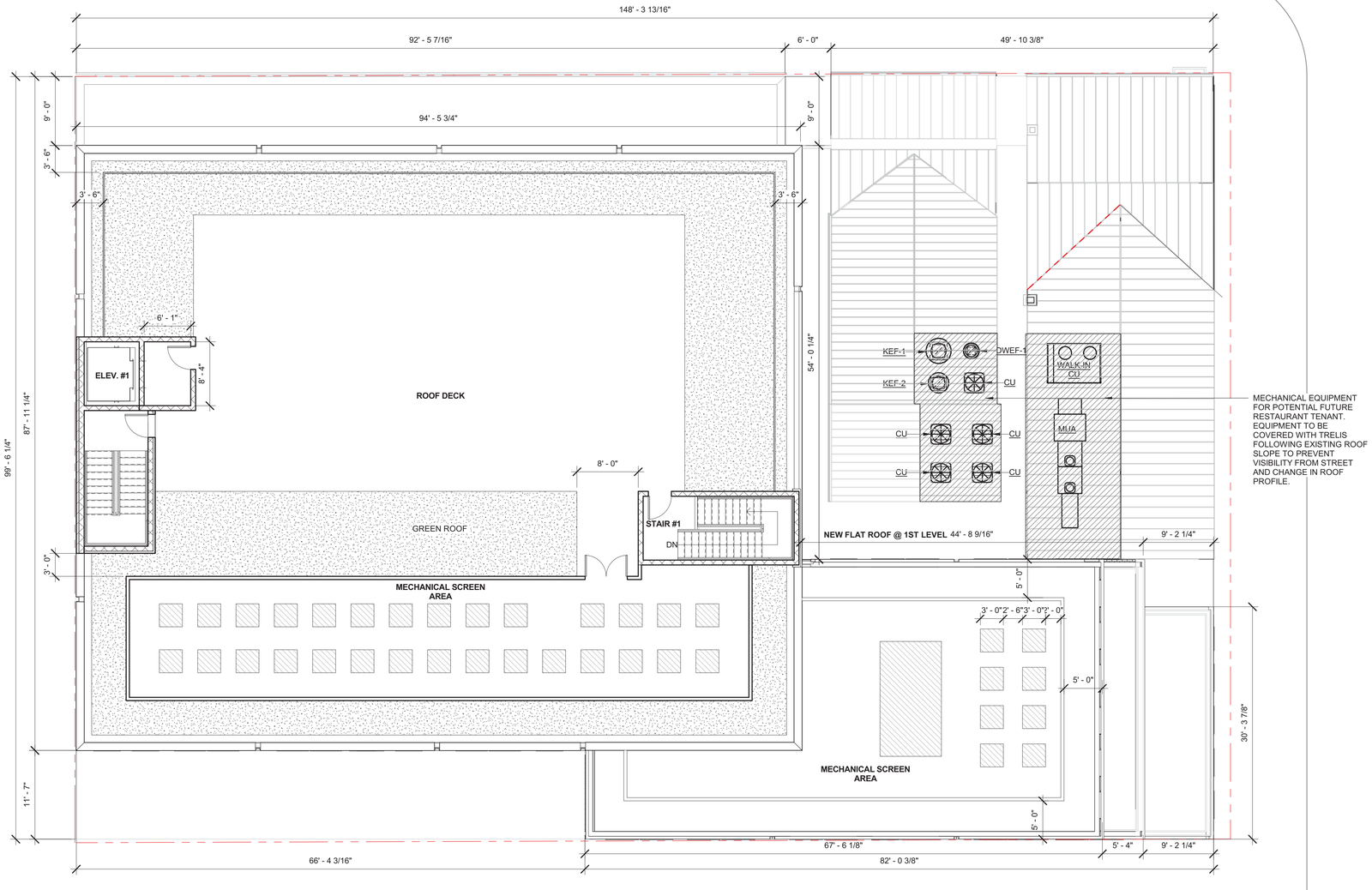
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SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT
0 4' 8' 16'
SCALE : 1/8" = 1'-0"
N
VIRGINIA STATE GRID NORTH
NAD 83/93

CONSTRUCTION PLAN - FOURTH FLOOR

SHEET NUMBER:
A-114

Original drawing is 24" x 36". Scale entities accordingly if reduced.



THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET
Alexandria, VA 22314

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	04/01/2019	BAR CONCEPT II REVIEW
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	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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DIRECTOR DATE
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DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT N
0 4' 8' 16'
SCALE : 1/8" = 1'-0"
VIRGINIA STATE GRID NORTH
NAD 83/93

CONSTRUCTION PLAN - ROOF

SHEET NUMBER:
A-115

Original drawing is 24" x 36". Scale entities accordingly if reduced.

KING STREET



PAYNE STREET



THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET
Alexandria, VA 22314

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	07/17/2019	COMPLETENESS SUBMISSION

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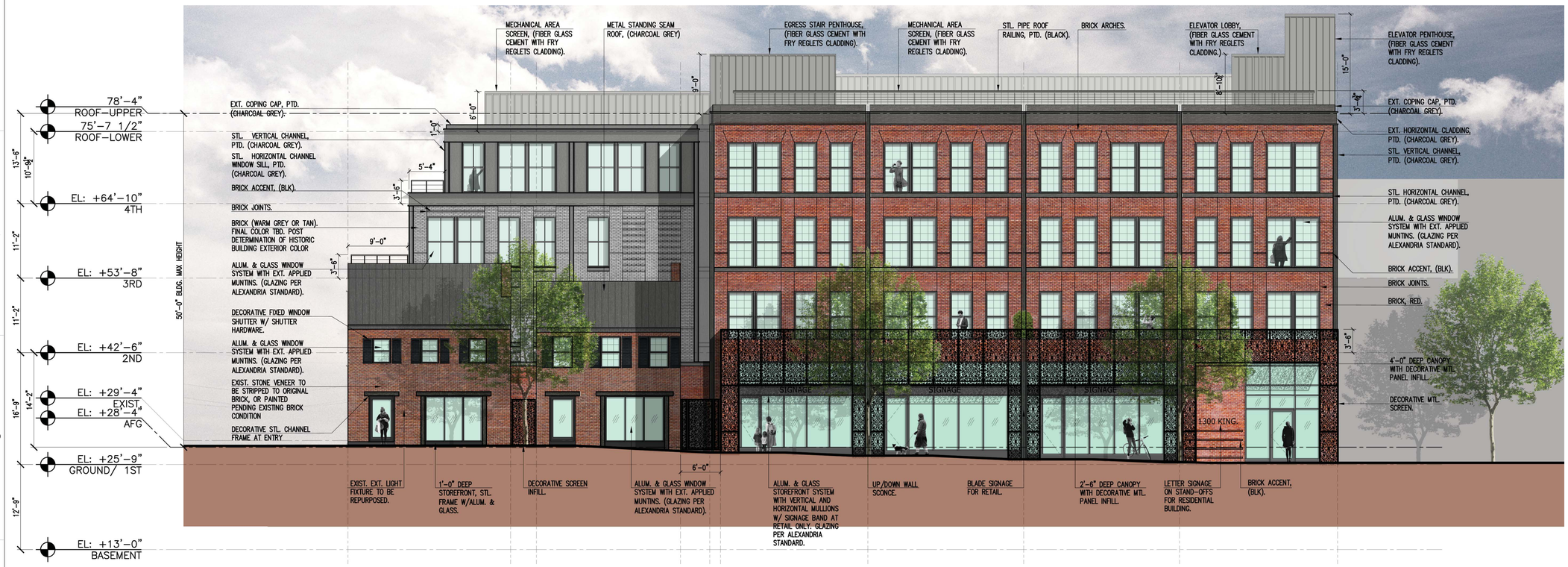
0 8' 16' 32'
SCALE 1/16" = 1'-0"

STREET ELEVATION - NORTH & EAST

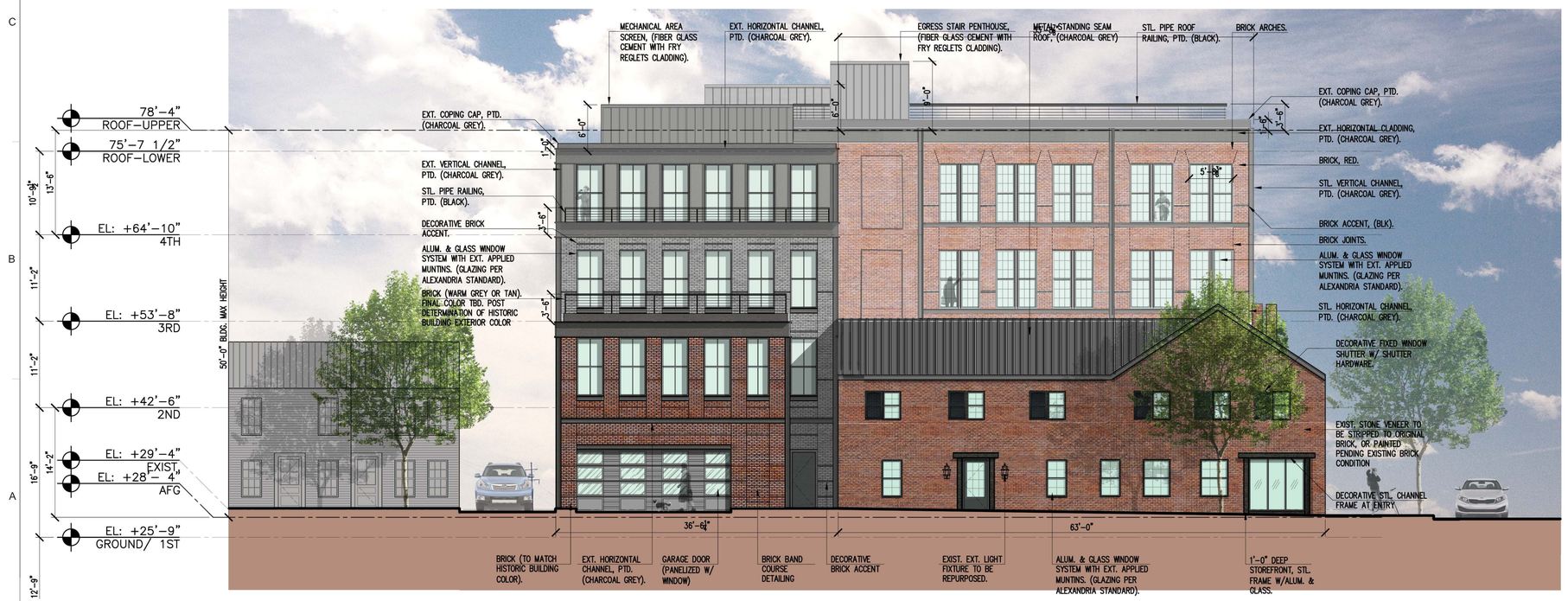
SHEET NUMBER:
A-200

Original drawing is 24" x 36". Scale entities accordingly if reduced.

NORTH ELEVATION (KING STREET)



EAST ELEVATIO (PAYNE STREET)



THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET
Alexandria, VA 22314

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No. 012577
ARCHITECT

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	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
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CHECKED BY:

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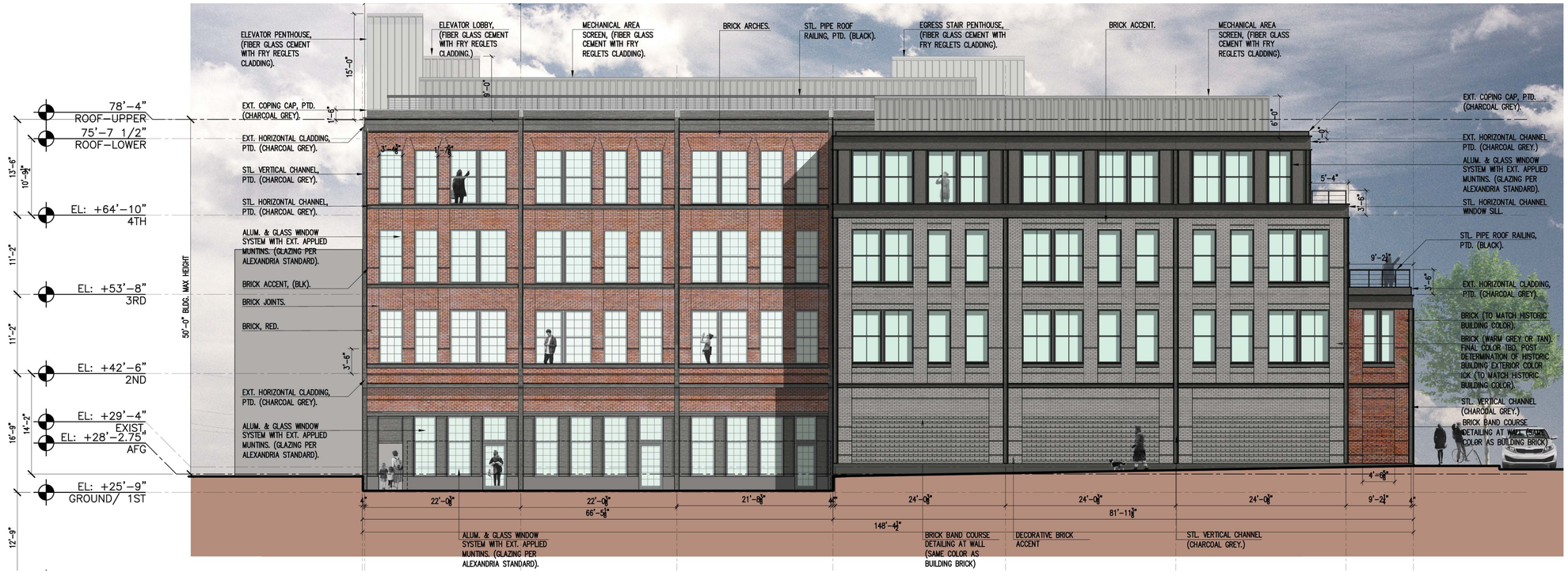
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SCALE : 1/8" = 1'-0"

EXTERIOR ELEVATION - NORTH & EAST

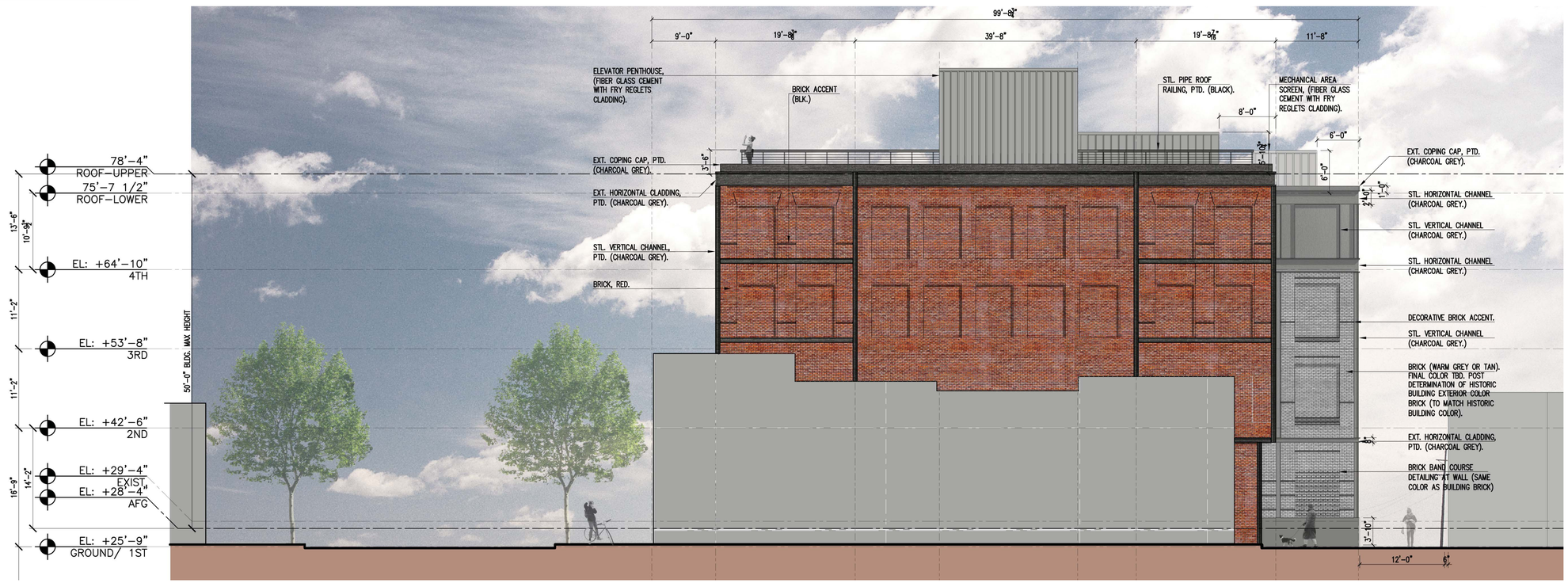
SHEET NUMBER:
A-201

Original drawing is 24" x 36". Scale entities accordingly if reduced.

SOUTH ELEVATION (ALLEY)



WEST ELEVATION



THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET
Alexandria, VA 22314

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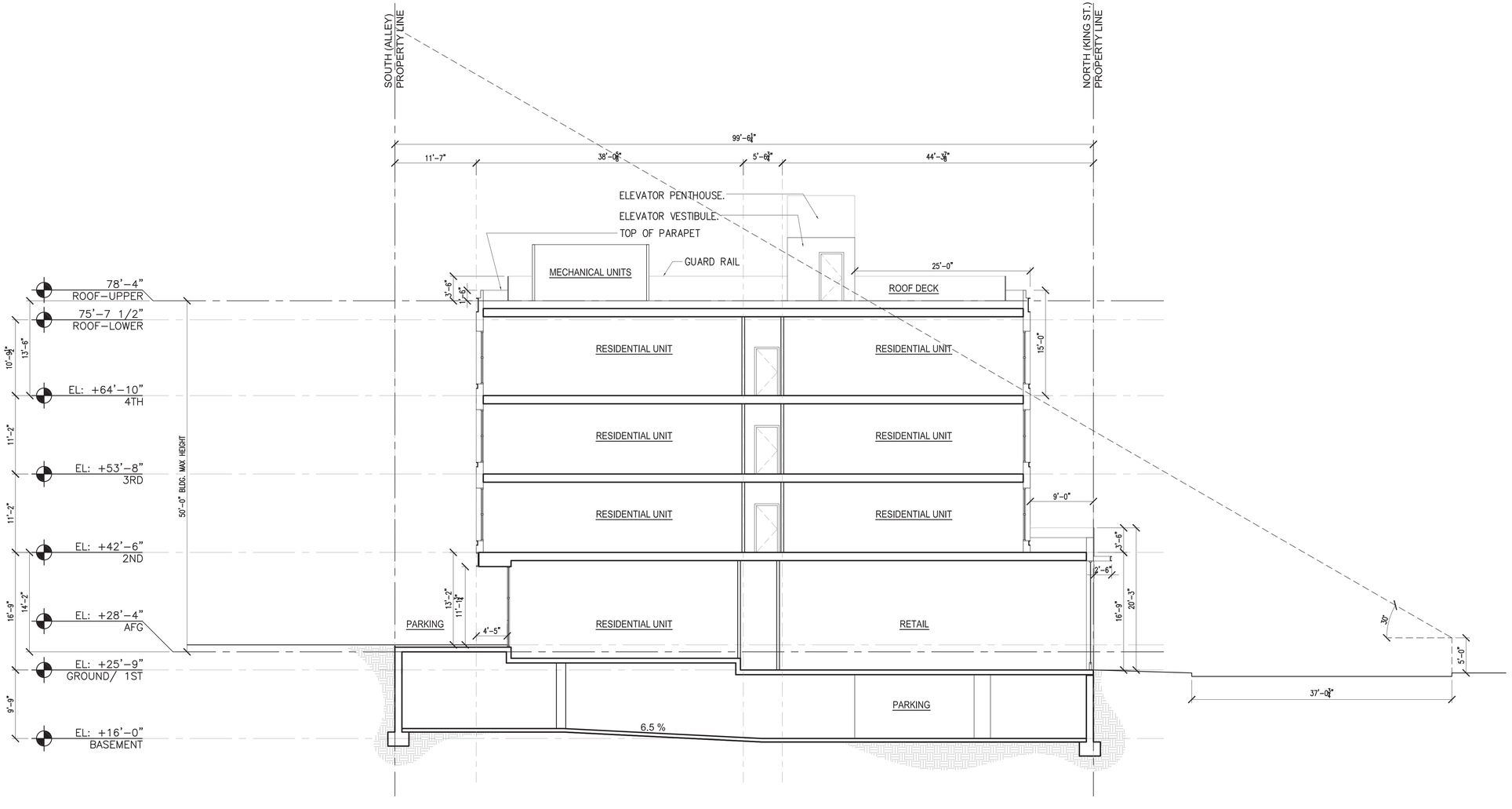
APPROVED
SPECIAL USE PERMIT NO. _____
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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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INSTRUMENT NO. DEED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

0 4' 8' 16'
SCALE : 1/8" = 1'-0"

EXTERIOR ELEVATION - SOUTH & WEST

SHEET NUMBER:
A-202

Original drawing is 24" x 36". Scale entities accordingly if reduced.



SECTION - NORTH TO SOUTH

THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET

Alexandria, VA 22314

MICHAEL WINSTANLEY ARCHITECTS & PLANNERS

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	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	~~05/07/2019~~	DEVELOPMENT SPECIAL USE PERMIT
	~~06/18/2019~~	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

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DRAWN BY:
CHECKED BY:

APPROVED
SPECIAL USE PERMIT NO. _____
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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.

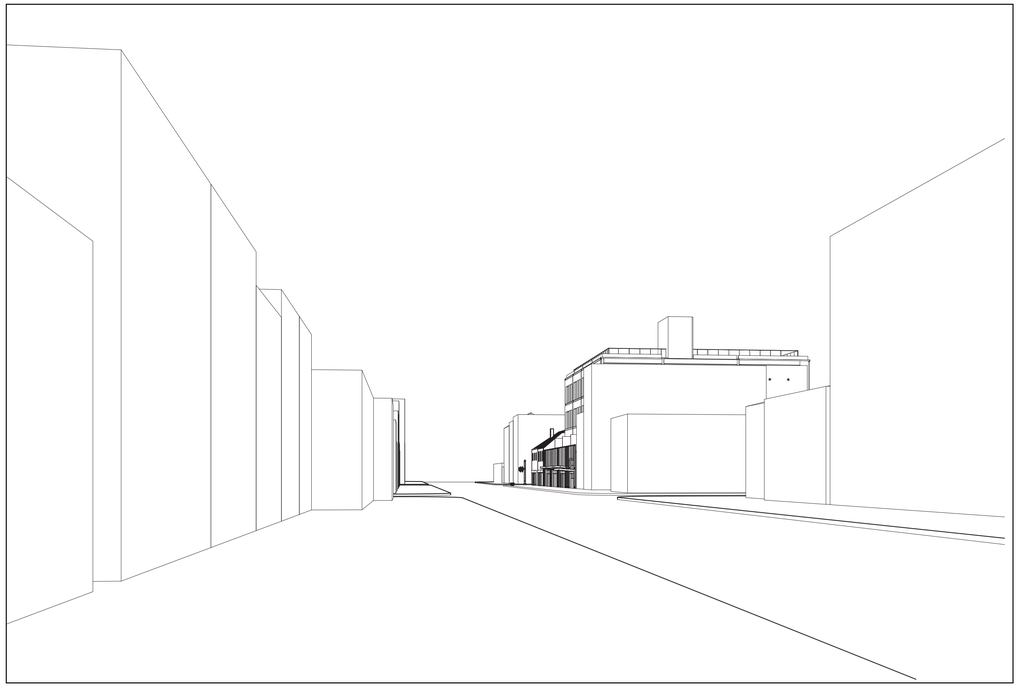
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SCALE : 1/8" = 1'-0"

BUILDING SECTION

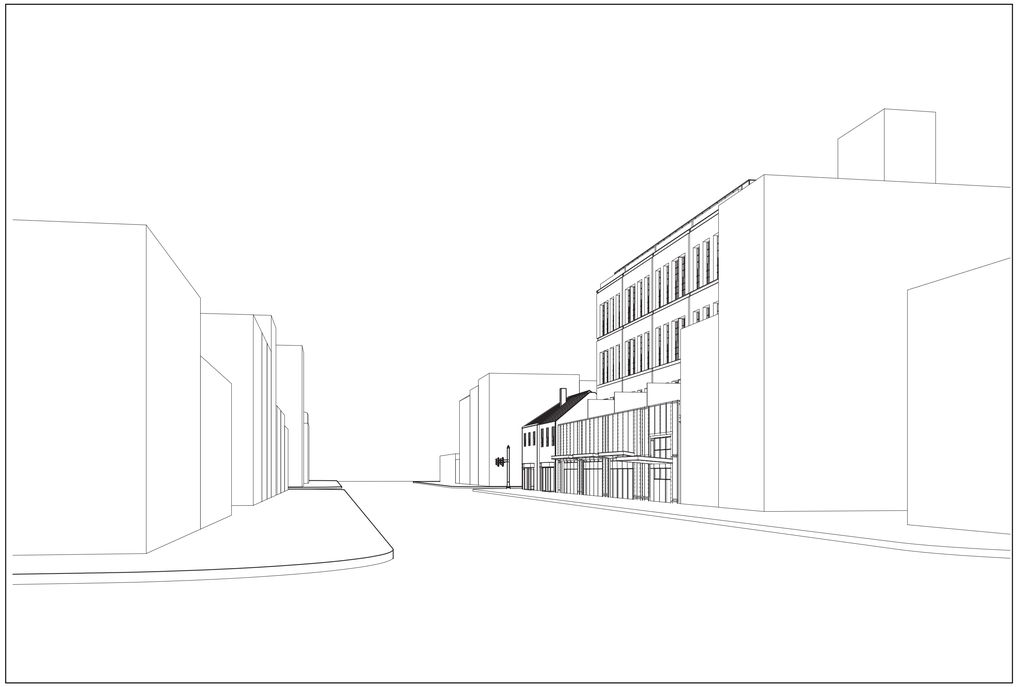
SHEET NUMBER:

A-301

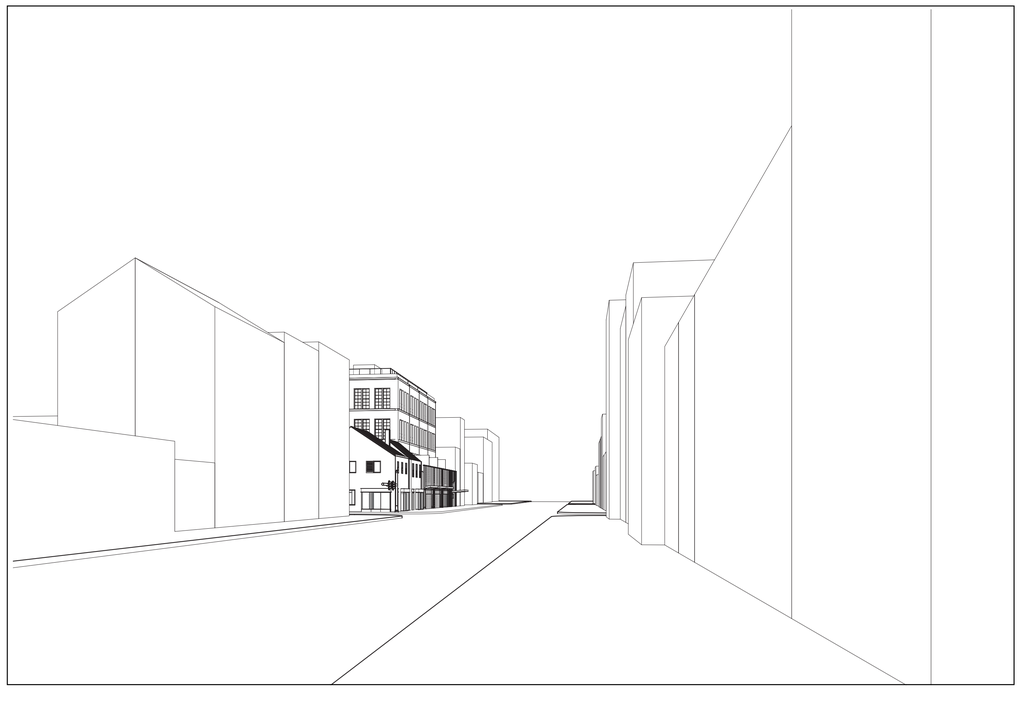
Original drawing is 24" x 36". Scale entities accordingly if reduced.



STREET VIEW - KING ST. FACING EAST
NTS



STREET VIEW - KING ST. & N. WEST ST.
NTS



STREET VIEW - KING ST. FACING WEST
NTS



STREET VIEW - KING ST. & N. PAYNE ST.
NTS

THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.

COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

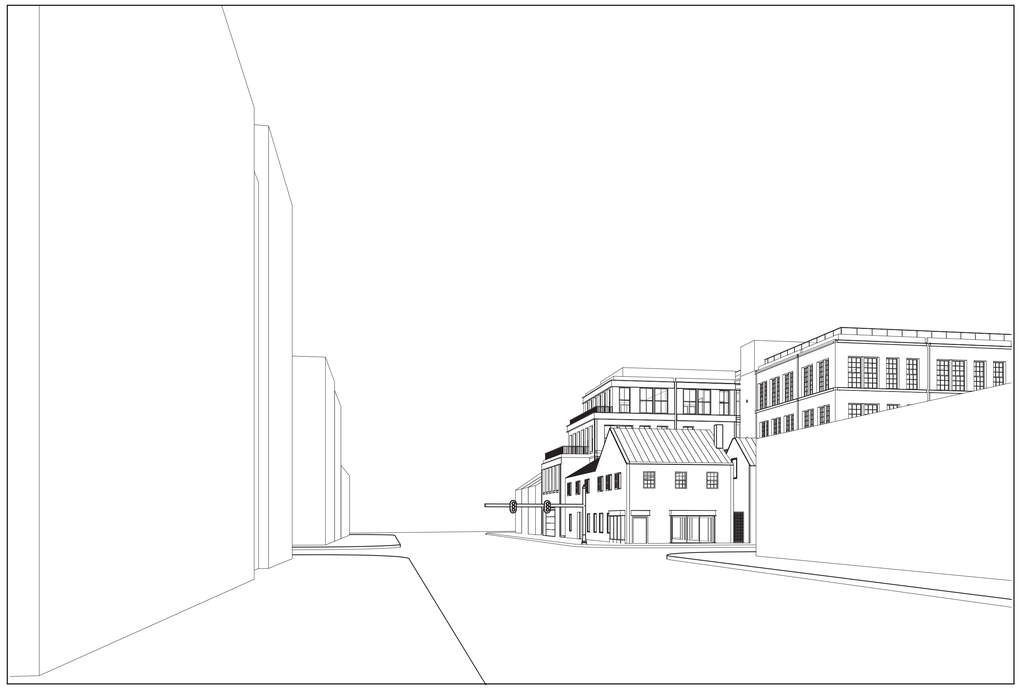
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

0 4' 8' 16'
SCALE : 1/8" = 1'-0"

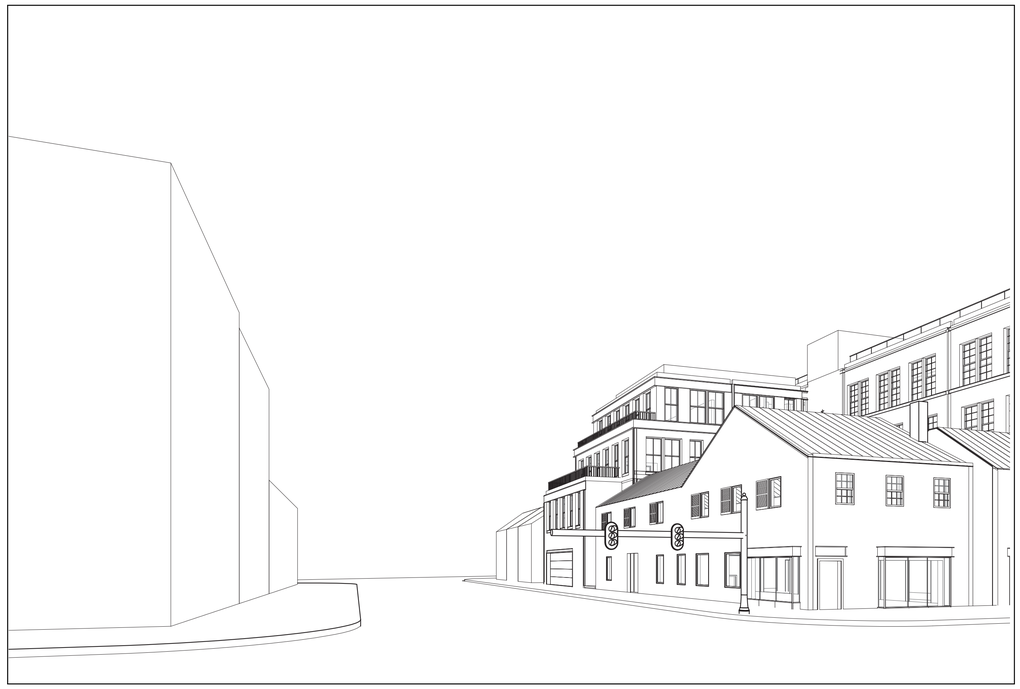
MASSING STUDIES

SHEET NUMBER:
A-801

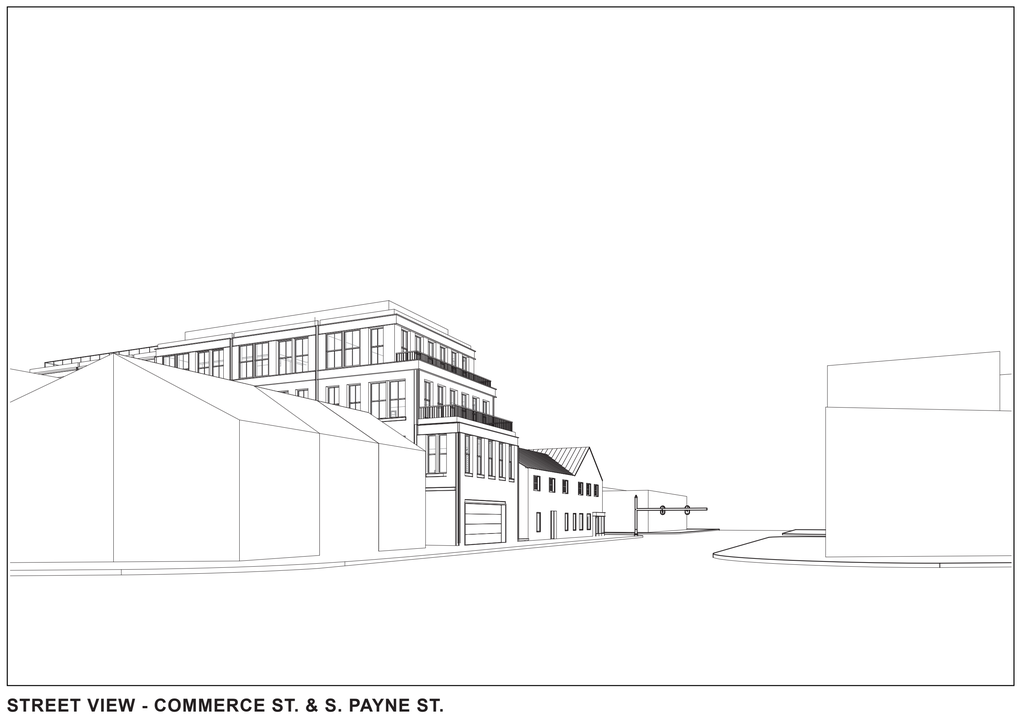
Original drawing is 24" x 36". Scale entities accordingly if reduced.



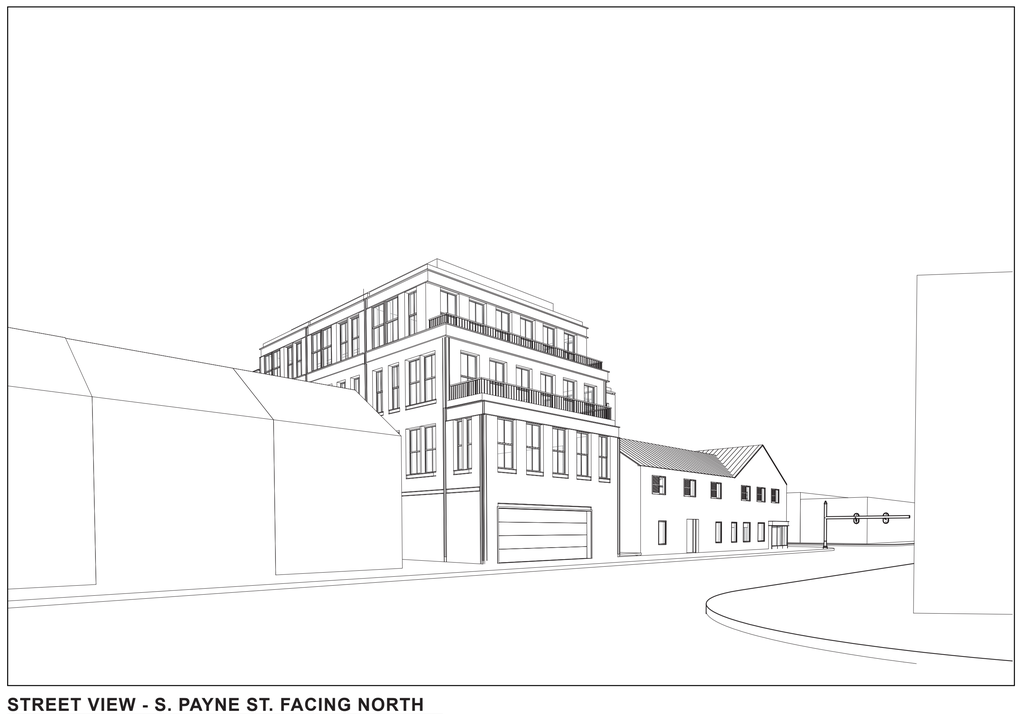
STREET VIEW - N. PAYNE STREET FACING SOUTH
NTS



STREET VIEW - KING ST. & PAYNE ST.
NTS



STREET VIEW - COMMERCE ST. & S. PAYNE ST.
NTS



STREET VIEW - S. PAYNE ST. FACING NORTH
NTS

THE FOUNDRY COMPANIES

THE HOLLADAY CORPORATION

1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY ARCHITECTS & PLANNERS

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COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
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REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
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	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

0 4' 8' 16'
SCALE : 1/8" = 1'-0"

MASSING STUDIES

SHEET NUMBER:
A-802

Original drawing is 24" x 36". Scale entities accordingly if reduced.