S TENT

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

	Filing Fee Planning Commission Hearing				
	City Council				
REQUIREMENTS FOR MAILING NOTICES:					
Applicants must send written notice to all abutting property owners. See detailed instructions on "Notice Requirements."					
Mail certified or registered notice of hearings betweenand					
Return notice materials to Department of Pl	lanning and Zoning by				

APPLICATION



DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP #Amendment to 2015-0004 Project Name: 808 N Washington Street

_	<u> </u>				
PROPERTY	LOCATIO	N: 808 N Washir	ngton Street		
		054.04-02-13		zone: CD-X	
APPLICAN ¹					
Name:					
Address:	7905-	C Cessna Ave. G	aithersburg, MD 2	0879-4113	
PROPERTY	OWNER:				
Name:		ASHINGTON LL	С		
Address:	7905-	C Cessna Ave. G	aithersburg, MD 2	0879-4113	
CUMMADV	OF BROR	osa. Conversion of	f prior-approved hot	el to multifamily residential use	
SUMMARY	OF PROP	USAL CONVERSION OF	Phot approved not	ion to manual may residential ase	
MODIFICAT	TIONS RE	QUESTED Reductio	n of tree canopy		
	_	on per Section 8-1		le housing per Section 7-700; and	
<u>a parking</u>	reductio	ni per occitori o- i	00(//)(+)		
		ENED hereby applies for De on 11-400 of the Zoning Ord		pecial Use Permit approval in accordance dria, Virginia.	
Alexandria to p	ost placard r		nich this application is reque	wner, hereby grants permission to the City of ested, pursuant to Article XI, Section 11-301	
				vided and specifically including all surveys, of his/her knowledge and belief.	
Kenneth W. V	Vire & Mega	n Rappolt, Wire Gill LLP	Kan HUW.	- Inpoperto	
Print Name of A	pplicant or Ag	jent	Signature		
Mailing/Ctroat A	ddraea		Talanhana #	N/A	
Mailing/Street A Alexandri		22314	Telephone #	Fax #	
City and State	a, vA	Zip Code	Email address		
		·	Dec. 16, 202	24	
			Date		
		DO NOT WRITE IN	THIS SPACE - OFFICE U	SE ONLY	
				Completeness:	
Fee Paid and			Received Plans fo	r Preliminary:	
		MISSION:			
ACTION - CIT	Y COUNCIL: _				

Development SUP #		
•	<u> </u>	

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1.		t is: (check one) Contract Purchaser erty.	OLessee or	Other:	of
appl than		s and percent of ownership tity is a corporation or partn ure attachment.		-	
or of	ther person for whic	licant is being represented h there is some form of cor ave a business license to o	npensation, does t	his agent or the busines	-
	· · · · · · · · · · · · · · · · · · ·	of current City business lice Il obtain a business license		cation, if required by the	City

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See disclosure attachment		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 808 N. Washington St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
^{1.} See disclosure attachment		
2.		
3.		

3. BusinessorFinancialRelationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by	Member of the Approving	
	Section 11-350 of the Zoning	Body (i.e. City Council,	
	Ordinance	Planning Commission, etc.)	
See disclosure attachment	None	N/A	
2.			
3.			

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Dec. 16, 2024 Kenneth W. Wire & Megan C. Rappolt Signature

Disclosure Attachment

JRicciardi Development LLC



Jerry Ricciardi Greater than 3%

P.T. Blooms Development LLC

Patrick Bloomfield Greater than 3%

Zehn, LLC

Juan Lopez Greater than 3%

Mohammed Shamari Greater than 3%

Frank Hetrick Greater than 3%

2. Narrative description. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The Applicant seeks to convert the approved and partially-constructed 98-room hotel to a 48 unit multifamily building. The hotel was approved by City Council in 2016 through DSUP #2015-0004. The Applicant also proposes the retention of the historic townhouse. The building height varies and extends up to 50 feet at its highest point. The proposed development is generally compatible with the OTN SAP and the existing surrounding neighborhood. A concurrent rezoning to the CRMU-X zone is requested along with SUPs for bonus density for affordable housing and a parking reduction. Encroachments for building, stoops and balconies are also requested.

3.	How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift). Typical for a 48 unit multifamily building and 1 townhouse.				
4.	How many employees, staff and other personnel do you expect? Specify time period (i.e. day, hour, or shift). Typical for management of a 48 unit multifamily building. No employees for the townhouse.				
5.	Describe the propo	osed hours and davs	of operation of the p	roposed use:	
	Day 7	Hours 24	Day	Hours	
6.	A. Describe the	e noise levels anticipat		posed use: equipment and patrons. ifamily building and one	
		noise from patrons be ce and building man			
7.	Describe any po control them: None	tential odors ema	nating from the pro	pposed use and plans to	

8.	Provide information regarding trash and litter generated by the use:		
	A. What type of trash and garbage will be generated by the use? Residential trash		
	B. How much trash and garbage will be generated by the use? Typical for a 48 unit multifamily building and one townhouse.		
	C. How often will trash be collected? 1-2 times per week		
	D. How will you prevent littering on the property, streets and nearby properties? Building management and townhouse residents.		
9.	Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?		
	☐Yes. ✓ No.		
	If yes, provide the name, monthly quantity, and specific disposal method below:		
10.	Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?		
	Yes. No.		
	If yes, provide the name, monthly quantity, and specific disposal method below: Building maintenance and cleaning supplies typical for a residential buildings.		

11.		methods are proposed to ensure the safety of residents, employees atrons?
		e building and garage access via key card; building lighting; and building gement staff. Traditional door locks for the townhouse.
ALC	OHOL S	SALES
12.	Will t	he proposed use include the sale of beer, wine or mixed drinks?
	Ye	s. V No.
	or off-p	describe alcohol sales below, including if the ABC license will include on-premises and/oremises sales. Existing uses must describe their existing alcohol sales and/or service entify any proposed changes in that aspect of the operation.
DADI	ZINIC A	ND ACCESS REQUIREMENTS
PARI	XIING A	ND ACCESS REQUIREMENTS
13.	Provi	de information regarding the availability of off-street parking:
	A.	How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?
	B.	How many parking spaces of each type are provided for the proposed use: 14 Standard spaces
		29 Compact spaces
		2 Handicapped accessible spaces

_____ Other

C.	Where is required parking located? (check one) on-site formsite
	If the required parking will be located off-site, where will it be located?
	Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.
D.	If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5 of the zoning ordinance, complete the Parking Reduction Supplemental Application.
Prov	ide information regarding loading and unloading facilities for the use:
A.	How many loading spaces are required for the use, per section 8-200 (B) of the
	zoning ordinance? 0
B.	How many loading spaces are available for the use? 0
C.	Where are off-street loading facilities located? N/A
D. N/A	During what hours of the day do you expect loading/unloading operations to occur?
E.	How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
impr	reet access to the subject property adequate or are any street ovements, such as a new turning lane, necessary to minimize impacts on
	ic flow? ss is adequate and no new public streets are required.

14.

15.

APPLICATION



ENCROACHMENT

PRO	PERTY LOCATION:	808 N.	Washington	Street	
ΓΑΧ	MAP REFERENCE:	054.04	-02-13		zone: CD-X
	LICANT			-	
Name		808 WA	SHINGTON	LLC	
Addr	ess:				
PRO	PERTY OWNER				
Name	e:	808 W <i>A</i>	SHINGTON	ILLC	
Addr	ess:				
PRO	POSED USE:	Encroach	ment of buildir	ng, balconies, an	d stoops
INS	URANCE CARRIER	(copy attache	ed)	P	POLICY #
	rtificate of general liabi dditional insured must			,000,000 which will inde	emnify the owner and names the city as
✓				hment Ordinance in ac City of Alexandria, Virgi	ccordance with the provisions of Section nia.
✓	THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City o Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc. connected with the application.				
✓		acard notice o	n the property for w	hich this application is	, hereby grants permission to the City of requested, pursuant to Article XI, Section
THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.					
Ken	nneth W. Wire & Meg	ian C. Rappr	oltWire Gill I I P	Kanthuw:	managento
	Name of Applicant or			Signature	111
				202-431-3624 & 703-3	362-5232
	ng/Street Address	201		Telephone #	Fax#
Alexandria, VA 22314			Supplied to the		
city i	and State	Zip Co	oue	Email address	
				Dec. 16, 2024	
				Date	

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
See disclosure attachment		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity own	ing an
interest in the property located at808 N. Washington St.	(address),
unless the entity is a corporation or partnership, in which case identify each owner of more th	an three
percent. The term ownership interest shall include any legal or equitable interest held at the t	ime of the
application in the real property which is the subject of the application.	

Name	Address	Percent of Ownership
See disclosure attachment		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, <u>click here</u>.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
See disclosure attachment	None	N/A
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent	, I hereby attest to the best of my ability that
the information provided above is true and correct.	

Dec. 16, 2024	Kenneth W. Wire, & Megan I	Rappolt Wire Gill LLP	hopperto
Date	Printed Name	Signature	

Disclosure Attachment



INSTRUCTIONS ENCROACHMENT INTO RIGHT-OF-WAY APPLICATION

An encroachment is the projection of a building, structure, stoop, step, or other improvement beyond a property line into a public right-of-way such as a sidewalk, street or alley. The encroachment must be approved by the Alexandria City Council through public hearings.

FILING DEADLINE. Applications are encouraged to be submitted by the 'Recommended Submission Date for Completeness Review,' as listed on the Hearing Schedule and Filing Deadlines form on our <u>Forms webpage</u>. Applications are not docketed for a particular hearing until they are deemed complete by staff. Submission by the final filing deadline for a certain hearing does not guarantee the application being docketed for that hearing.

APPLICATION FORMS. Encroachment applications must contain a certificate of insurance indicating a \$1,000,000 policy and naming the City as an additional insured. Complete the application form using black ink or type. Sign the form, and include a daytime telephone number.

PLANS. Applicants must submit a PDF of a scaled survey and/or other scaled plans showing the proposed area of encroachment with the application.

FILING FEE. See current fee schedule.

PROPERTY OWNER NOTIFICATION. Applicants must send written notice to all adjoining and facing property owners; notices must be sent by certified or registered mail **at least 10 days** prior to the Planning Commission public hearing and **not more than 30 days** prior to the City Council public hearing. Applicants may use the notice form supplied with the application forms. In the event the application is deferred, notification must be given again.

The following must be submitted to the Planning Department no later than **five calendar days** prior to the public hearing:

- · a copy of the notice letter sent,
- a copy of the list of the names and addresses of those persons to whom notice was sent,
- · a copy of the post office receipts for the certified or registered mail,
- a certification of notice statement that notice was sent by certified or registered mail to those to whom notice is required to be given.

Failure to send accurate or correct notices will result in **deferral** of the application to a later hearing date. Property ownership information may be obtained from the City Real Estate Assessment Office, Room 2600, City Hall, 301 King Street or on the City's website at alexandriava.gov.

STAFF REPORT. A staff report and recommendation will be prepared and made available in the Department of Planning and Zoning office. The report is typically available 7 business days prior to the Planning Commission hearing.

FOR ASSISTANCE WITH ANY OF THESE PROCEDURES, CALL THE DEPARTMENT OF PLANNING & ZONING AT 703.746.4666

APPLICATION

MASTER PLAN AMENDMENT and/or ZONING MAP AMENDMENT (REZONING)

	Filing Fee
	Filing Deadline
	Planning Commission Hearing
	City Council Hearing
REQUIREMENTS FOR MAILING NO	OTICES
• •	ic hearings by certified or registered mail to all abutting property ng Commission hearing and not more than 30 days prior to the City on "Notice Requirements".
	s between and anning and Zoning by
,	
APPLICATION CHECKLIST	

Check off below items submitted to Department of Planning and Zoning:

Completed and signed application Filing fee Legal description of subject property Vicinity map (8 1/2" by 11") Metes and bounds map (8 1/2" by 11") Buildings and structures map Draft notice language

INSTRUCTIONS

MASTER PLAN AMENDMENT AND/OR ZONING APPLICATION

- 1. Upload a completed application prior to the filing deadline for the desired Planning Commission public hearing meeting. Call the Planning and Zoning staff (703-746-4666) to obtain the specific filing information for Master Plan and/or Rezoning amendments.
- 2. Upload the required filing fee. The filing fee is based on the acreage of land for which an amendment is being requested. Please refer to the current fee schedule.
- **3.** Upload a Legal Description of the property proposed for an amendment in this application.
- **4.** Upload a Vicinity Map (8 ½" by 11") showing existing land use, master plan designations and zoning within 300 feet of the subject property.
- 5. Upload a Metes and Bounds Map (8 ½" by 11") showing the actual dimensions of the subject property, according to the recorded plat of such property, including contour lines, all significant vegetation and other significant natural environmental features on the property.
- **6.** Upload a Buildings and Structures Map showing the use, height, location and ground area of all present and, if known, proposed buildings and structures for the subject property.
- **7.** Provide written notice to nearby property owners pursuant to Section 11-301A of the Zoning Ordinance (see detailed instructions on "Notice Requirements").
- **8.** The Planning and Zoning staff will prepare a report and recommendation to the Planning Commission. The report is typically available 11 days prior to the hearing in the Department of Planning and Zoning.
- **9.** Attend both the Planning Commission and City Council public hearing meetings to present the application and respond to questions.

NOTE: The Director of Planning and Zoning may require additional information as determined necessary for adequate review.

FOR ASSISTANCE WITH ANY OF THESE PROCEDURES, CALL THE DEPARTMENT OF PLANNING & ZONING AT (703) 746-4666



APPLICATION

	Master Plan Amendment MPA#			_		
KEINID V	Zoning Map	Amendment	REZ#			
PROPERTY LOCATION	on: 808 N. W	/ashington S	st.			
APPLICANT						
Name:	808 WASH	IINGTON LL	<u>C</u>			
Address:						
PROPERTY OWNER: Name:		HINGTON LI	_C			
Address:						
Interest in propert	fv:					
miorost in proper	Owner	OContract Pu	rchaser			
	ODeveloper	OLessee	0	Other		
have a business licens	se to operate in A O Yes: If yes,	lexandria, VA: provide proof of	current City b	ousiness	usiness in which they are license. se prior to filing application	
	-301B of the Zon	ing Ordinance, h	ereby grants	permissio	tion is complete and accur on to the City of Alexandria	
Kenneth W. Wire & Mega	an C. Rappolt, Wire	Gill LLP	Kant	NW:	Improperto	
Print Name of Applicant	or Agent	_	Signature	_		_
					I	_
Mailing/Street Address			Telephone #		Fax #	
Alexandria, VA	223		12/16/2024			-
City and State	Zip C	ode	Date			
	DO NOT	WRITE IN THIS S	SPACE - OFFI	CE USE (ONLY	
Application Received:						
Legal advertisement: ACTION - PLANNING CO	OMMISSION		ACTION - C	ITY COUN	CIL:	

MPA #	
REZ#	
REZ #	

Extent of Interest:

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
1 054.04-02-13	hotel residential	OTN S same	CD-X CRMU-X	.4536 ac
2				
3				
4				

PROPERTY OWNERSHIP

[] Individual Owner

4.

Identif	y each person or individual with ownership interest. If corporation or part	nership owner, identify each person with
more t	han 3% interest in such corporation or partnership.	
1.	Name: See disclosure attachment	Extent of Interest:
	Address:	
2.	Name:	Extent of Interest:
	Address:	
3.	Name:	Extent of Interest:
	Addross:	

[/] Corporation or Partnership Owner

Disclosure Attachment

JRicciardi Development LLC



Jerry Ricciardi Greater than 3%

P.T. Blooms Development LLC

Patrick Bloomfield Greater than 3%

Zehn, LLC

Juan Lopez Greater than 3%

Mohammed Shamari Greater than 3%

Frank Hetrick Greater than 3%

MPA #	
REZ#	

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies: No amendments to the applicable Master Plan are requested.
- 2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:
 - A rezoning from CD-X to CRMU-X is consistent with properties within the Old Town North SAP (OTN SAP). CRMU-X was developed to implement properties within the SAP. A residential building on the Property is consistent with the guidance of the OTN SAP.
- 3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.
 - The project is a modest size of 49 units in a dense area of the City. As shown in the enclosed DSUP, there is adequate capacity of utilities and infrastructure to support the development. Site improvements including utilities, parking and access are included in the development.
- 4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):
 This application does not include a request for conditional/proffered rezoning.

SUP #	
-------	--



surrounding neighborhood.

APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-sit
location) The Applicant requests a minimal parking reduction of 2 spaces. The property is
relatively small and the parking garage was largely designed with the prior hotel DSUP
which is no longer feasible. Please see DSUP plans.
which is no longer leasible. Flease see DSOF plans.
2. Provide a statement of justification for the proposed parking reduction. In the conversion from hotel to residential use, the Applicant needs minor relief of 2
parking spaces. Less parking is required for hotel use than residential use. The
Property is located adjacent to bus routes and the Applicant will participate in the City's
TMP policy to mitigate the impacts of this development.
3. Why is it not feasible to provide the required parking? The Applicant is converting the property from hotel to residential use. The Property is a relatively small size and the 2 space reduction request is minimal.
4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes. ✓ No.
5. If the requested reduction is for more than five parking spaces, the applicant must submit a <i>Parking</i>
Management Plan which identifies the location and number of parking spaces both on-site and off-site, the
availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

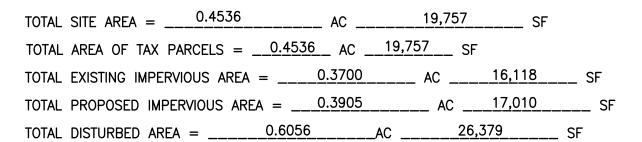
6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the

PRELIMINARY PLAN

THE WHITLEY RESIDENCES - PHASE 2

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS



ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THE DEVELOPMENT ON THIS PROPERTY
- NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS. DRUMS AND CONTAINERS ARE ENCOUNTERED MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND
- TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4866.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE
- 5. THIS PROJECT IS LOCATED WITHIN 1000' OF A FORMER SANITARY LANDFILL.

ENVIRONMENTAL PERMITS NOTES

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS. VIRGINIA MARINE RESOURCES MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES THAT DISTURB AN AREA LESS THAN 1 ACRE, THEREFORE A VPDES PERMIT IS NOT REQUIRED

ARCHAEOLOGY NOTES

THE APPLICANT/DEVELOPER 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.

THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING

BUILDING CODE ANALYSIS:

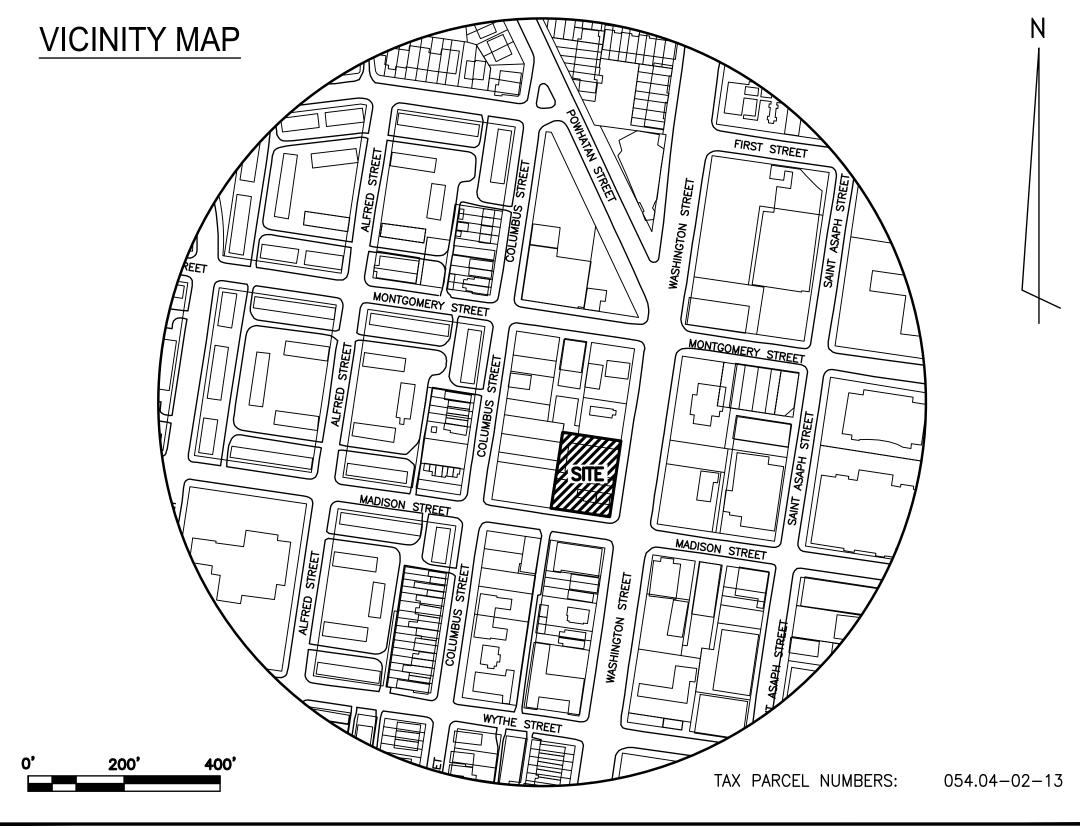
USE GROUP:	MULTI UNIT BUILDING: R-2(LEVELS 1-5), S-2 STORAGE (GARAGE), A-3 (LEVEL 1 AND ROOF), B (LEVEL 1) EX. TOWNHOUSE: R-5
TYPE OF CONSTRUCTION:	IA (GARAGE), IIB (1ST-5TH FLOORS), IIIB (EX. TOWNHOUSE)
NUMBER OF STORIES:	5
FLOOR AREA (GROSS):	74,917 SF
FLOOR AREA (NET):	50,269 SF
BUILDING FOOT PRINT AREA:	11,891 SF
BUILDING HEIGHT:	50 FT
FIRE SUPRESSION/DETECTION:	FULLY SPRINKLERED

COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	N/A
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	2
CURB RAMPS	N/A	1
SIDEWALKS (LF)	N/A	289
BICYCLE PARKING (NUMBER SPACES)	28	N/A
PUBLIC/VISITOR	6	N/A
PRIVATE/GARAGE	17	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

GENERAL NOTES

- PRIOR TO THE APPLICATION FOR NEW CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A BUILDING PERMIT FOR A CHANGE OF USE. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND PLUMBING FACILITIES.
- NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
- BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
- 4. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
- REQUIRED EXITS, PARKING, AND ACCESSIBILITY WITHIN THE BUILDING FOR PERSONS WITH DISABILITIES MUST COMPLY WITH USBC CHAPTER 11 HANDICAPPED ACCESSIBLE BATHROOMS SHALL ALSO BE PROVIDED.
- TOILET FACILITIES FOR PERSONS WITH DISABILITIES: LARGER, DETAILED, DIMENSIONED DRAWINGS ARE REQUIRED TO CLARIFY SPACE LAYOUT AND MOUNTING HEIGHTS OF AFFECTED ACCESSORIES. INFORMATION ON DOOR HARDWARE FOR THE TOILET STALL IS REQUIRED (USBC 1109.2.2).
- 7. IF APPLICABLE, ENCLOSED PARKING GARAGES MUST BE VENTILATED IN ACCORDANCE WITH USBC 406.4.2. THE REQUIRED MECHANICAL VENTILATION RATE FOR AIR IS 0.75 CFM PER SQUARE FOOT OF THE FLOOR AREA (USBC 2801.1). IN AREAS WHERE MOTOR VEHICLES OPERATE FOR A PERIOD OF TIME EXCEEDING 10 SECONDS, THE VENTILATION RETURN AIR MUST BE EXHAUSTED. AN EXHAUST SYSTEM MUST BE PROVIDED TO CONNECT DIRECTLY TO THE MOTOR VEHICLE EXHAUST (USBC 2801.1).
- 8. ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
- 9. IF APPLICABLE, THE PUBLIC PARKING GARAGE FLOOR MUST COMPLY WITH USBC 406.2.6 AND DRAIN THROUGH OIL SEPARATORS OR TRAPS TO AVOID ACCUMULATION OF EXPLOSIVE VAPORS IN BUILDING DRAINS OR SEWERS AS PROVIDED FOR IN THE PLUMBING CODE (USBC 2901). THIS PARKING GARAGE IS CLASSIFIED AS AN S-2, GROUP 2, PUBLIC GARAGE.
- 10. THIS PROJECT IS LOCATED IN A COMBINED SEWER AREA.
- 11. THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.



PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT TO CONSTRUCT A 5—STORY MULTI UNIT BUILDING WITH 49 UNITS, UNDERGROUND PARKING, AND ASSOCIATED STREETSCAPE AND OPEN SPACE. THE PREDEVELOPMENT CONDITIONS OF THE SITE CONSISTED OF A 2—STORY MOTEL AND A 3—STORY HISTORIC TOWNHOUSE. WHILE NOT DEPICTED IN THE EXISTING CONDITIONS, THE 3-STORY TOWNHOUSE WAS PREVIOUSLY RELOCATED TO THE LOCATION SHOWN ON THE INTERIM EXISTING CONDITIONS PLAN UNDER DSUP2019-0002. SITE ACCESS WILL BE PROVIDED BY A TWO WAY ENTRANCE AT THE SOUTHWEST CORNER OF THE SITE ON MADISON STREET IN CONJUNCTION WITH THE ADJACENT CONSTRUCTION LOCATED AT 805 COLUMBUS STREET (DSUP2021-1002).

REQUESTED APPLICATIONS AND MODIFICATIONS:

- DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN FOR A MULTIFAMILY BUILDING TO INCREASE THE FLOOR AREA RATIO TO 2.5 PER SECTION 5-406(B)
- DEVELOPMENT FOR BONUS DENSITY FOR THE PROVISION OF AFFORDABLE HOUSING, PURSUANT TO SECTION 7-700 • SPECIAL USE PERMIT FOR PARKING REDUCTION PURSUANT TO 8-100(A)(4)
- ENCROACHMENT FOR BUILDING AND BALCONIES, PURSUANT TO SECTION 5-2-29 MODIFICATION FOR REDUCTION IN THE TREE CANOPY COVER REQUIREMENT

OWNER/DEVELOPER

808 WASHINGTON LLC 7905-C CESSNA AVE. GAITHERSBURG, MD 20879

P.T BLOOMS DEVELOPMENT

GAITHERSBURG, MD 20879

CONTACT: PATRICK BLOOMFIELD

SHEET INDEX

INTERIM EXISTING CONDITIONS PLAN

STORMWATER MANAGEMENT PLAN

SANITARY SEWER OUTFALL ANALYSIS

PLANTING SCHEDULE & CALCULATIONS

STORM SEWER OUTFALL ANALYSIS

FURNING MOVEMENTS (1 OF 2)_

TURNING MOVEMENTS (2 OF 2) SIGHT DISTANCE PLAN AND PROFILE

OVERALL LANDSCAPE PLAN

PLANTING DETAILS

STORMWATER MANAGEMENT COMPUTATIONS

7905-C CESSNA AVE,

(240) 720 6552

COVER SHEET

CONTEXTUAL PLAN

PRELIMINARY PLAN

SITE DIMENSIONS

EXISTING CONDITIONS

DEVELOPER:

INSTRUMENT #240009507

PLAN PREPARED BY: R.C. FIELDS & ASSOCIATES, INC. 700 S. WASHINGTON STREET, SUITE 220 ALEXANDRIA, VA 22314 (703) 549-6422 CONTACT: TAYLOR DOYLE

ARCHITECT:

ERIC COLBERT & ASSOCIATES

717 5TH STREET NW

(202) 289-6800

WASHINGTON, DC 20001

CONTACT: STEVE DICKENS

ATTORNEY: WIRE GILL LLP 700 N FAIRFAX STREET, SUITE 600 ALEXANDRIA, VA 22314 (703) 836-5757 CONTACT: KEN WIRE

LANDSCAPE ARCHITECTURE: AVENS + HEALTH LANDSCAPE ARCHITECTURE 707 BEALL AVE, ROCKVILLE MD, 20850 (202) 716-3449 CONTACT: CAITLIN OLSEN

PARKING LEVEL PLAN 1ST FLOOR PLAN 2ND FLOOR PLAN 3RD FLOOR PLAN

4TH FLOOR PLAN 5TH FLOOR PLAN ROOF PLAN BUILDING ELEVATIONS **BUILDING SECTIONS** SF & UNIT TABULATIONS FAR & OPEN SPACE PLAN DIAGRAMS

ZONING TABULATIONS

2.	USE: EXISTING	PROPOSED MIGETI- GIVIT
3.	LOT AREA:19,757	SF (0.4536 AC) MINIMUM LOT AREA: N/A
4.	NUMBER OF DWELLIN	G UNITS: 49 (48 CONDOS & 1 ROWHOME UNIT)
5.	NUMBER OF BED RO	OMS: 72 (SEE SHEET A901 FOR UNIT MIX)
6.	UNITS PER ACRE:	ALLOWED N/A PROPOSED 108.02
7.	FLOOR AREA: GROSS NET	: 74,917 SF : 50,269 SF
	GARAGE	: 17,696 SF
8.	FLOOR AREA RATIO:	EXISTING: 0.75 ALLOWED: 2.54* PROPOSED: 2.54 (SEE SHEET A902 FOR FLOOR AREA BREAKDOWN)
9.	OPEN SPACE:	REQUIRED: 25% = 4,939.25 SF PROPOSED: PRIVATE GROUND LEVEL: 2,893 SF (14.64%) PRIVATE ABOVE GRADE: 2,140 SF (10.83%) TOTAL: 5,033 SF (25.47%)
10.	AVERAGE FINISHED G	RADE: 42.91
11.	HEIGHT: PERMITTED	PROPOSED CONDOS 50' RELOCATED HOUSE 36'
12.	S S F PROPOS S S	ED (MULTIFAMILY IN CRMU-X): SIDE (NORTH): N/A SIDE (WEST): N/A SRONT (EAST): N/A SRONT (SOUTH): N/A
13.		ED: N/A

14. PARKING:

MARKET RATE MULTIFAMILY WITHIN METRO STATION WALKSHED AREA = 0.8 SPACES/BEDROOM (MAX 2 BEDROOMS PER UNIT) ADDITIONAL 5% REDUCTION FOR DWELLING WITHIN 0.25 MILE RADIUS OF 4 BUS STOPS ADDITIONAL 10% REDUCTION FOR DWELLING WITH WALKIBILITY INDEX OF 90-100

FOUR 3 BEDROOM UNITS ARE PROPOSED WITH THIS PLAN (SEE SHEET A901) REDUCING THE NUMBER OF MARKET RATE BEDROOMS FROM 71 TO 67 FOR ALL PARKING REQUIREMENTS.

0.80*0.85*67 BEDROOMS = 45.56 SPACES

AFFORDABLE MULTIFAMILY UNITS = 0.68 SPACES/BEDROOM = 1*0.68 = 0.68 SPACES

TOTAL REQUIRED = 47 SPACES*

PROVIDED:
ABOVE GRADE:

2 STANDARD SPACES GARAGE:

> 12 STANDARD SPACES 2 ACCESSIBLE SPACES 29 COMPACT SPACES

STANDARD SIZE PARKING: 14 SPACES COMPACT SIZE PARKING: 29 SPACES (64.4%) ACCESSIBLE PARKING: 2 SPACES

TOTAL PARKING: 45 SPACES 15. LOADING SPACES: REQUIRED _____0 PROPOSED _____0

PROPOSED <u>255 VPD</u> (PER ITE STANDARDS) 16. TRIP GENERATION: EXISTING 169 VPD PROPOSED AM PEAK: 19 AVTE (PER ITE STANDARDS) EXISTING AM PEAK: 14 AVTE EXISTING PM PEAK: 24 AVTE PROPOSED PM PEAK: 23 AVTE (PER ITE STANDARDS)

17. CROWN COVERAGE: REQUIRED 4,939 SF PROVIDED 3,431 SF*

*SEE REQUESTED MODIFICATIONS AND APPLICATIONS

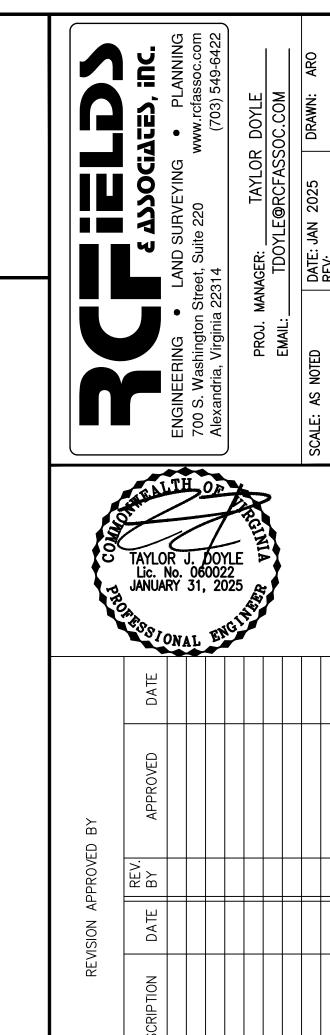
A201

A202

SURVEYOR'S CERTIFICATE

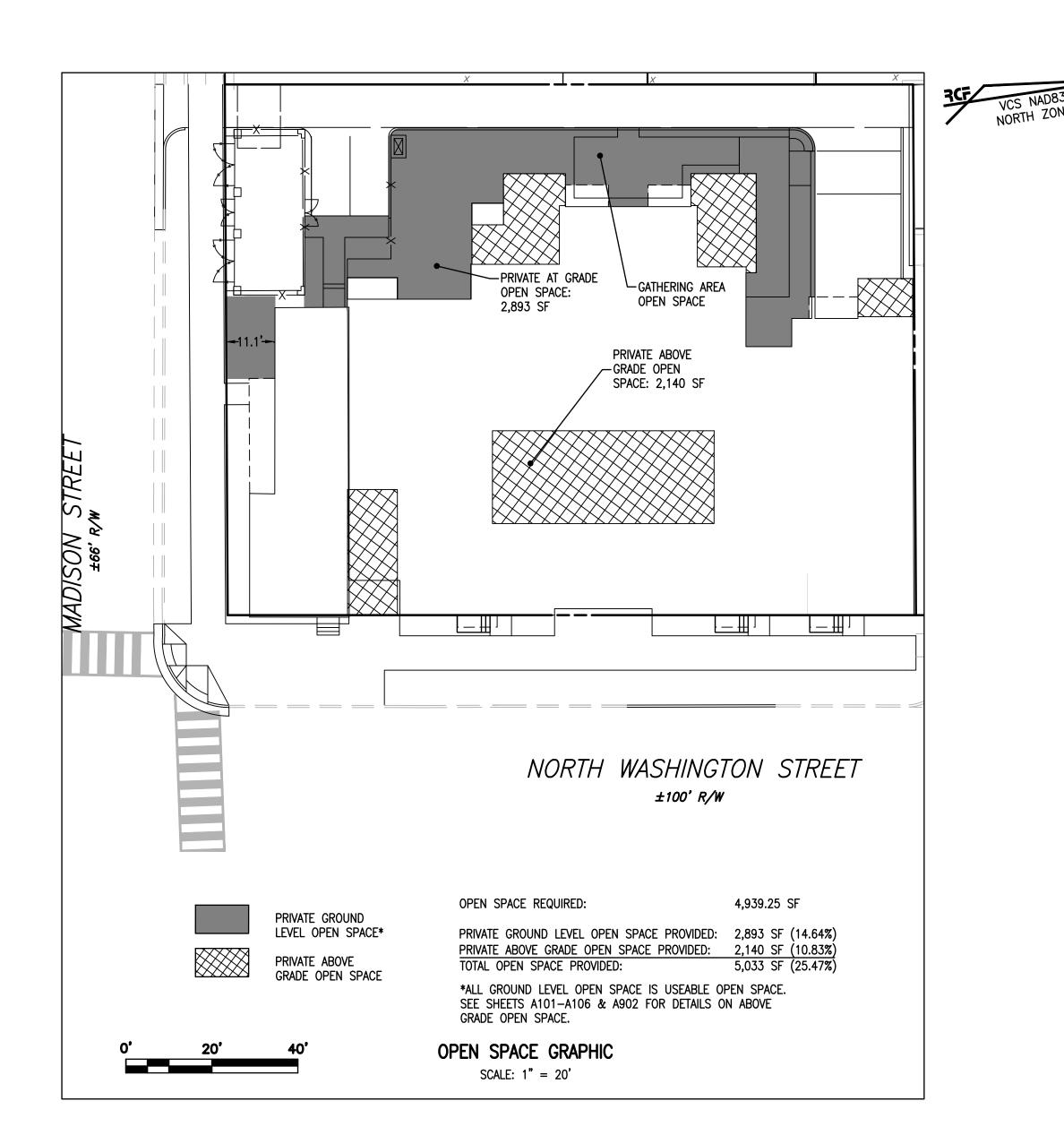
I, GARY FAULHABER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT THE BEST OF MY KNOWLEDGE AND BELIEF; THAT ALL LAND CONVEYED TO 808 WASHINGTON LLC. BY SHAKTI LLC, DATED 10/18/2024 ANI RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA LAND CONVEYED TO 808 WASHINGTON LLC WITH INSTRUMENT #240009506 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE IRON PIPES MARKED THUS—O— WILL BE SET AS INDICATED. GIVEN UNDEF

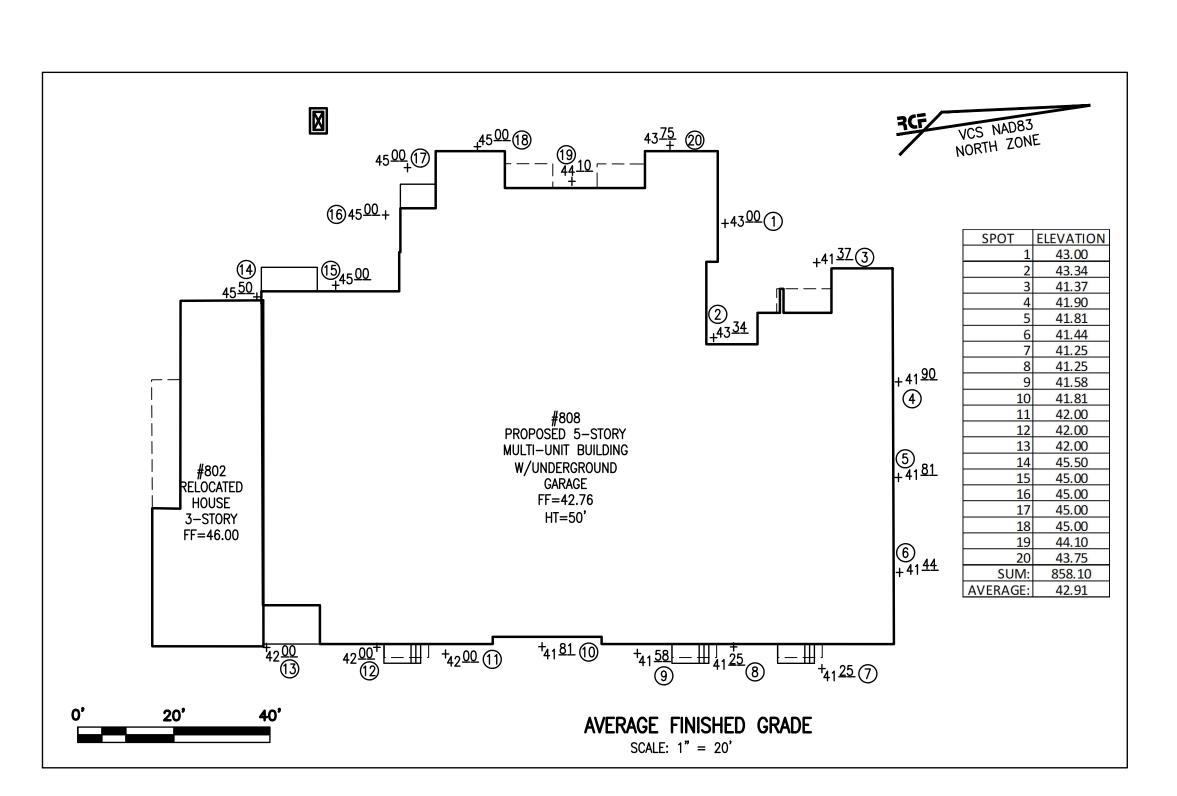
MY HAND THIS 30th DAY OF OCTOBER, 2015

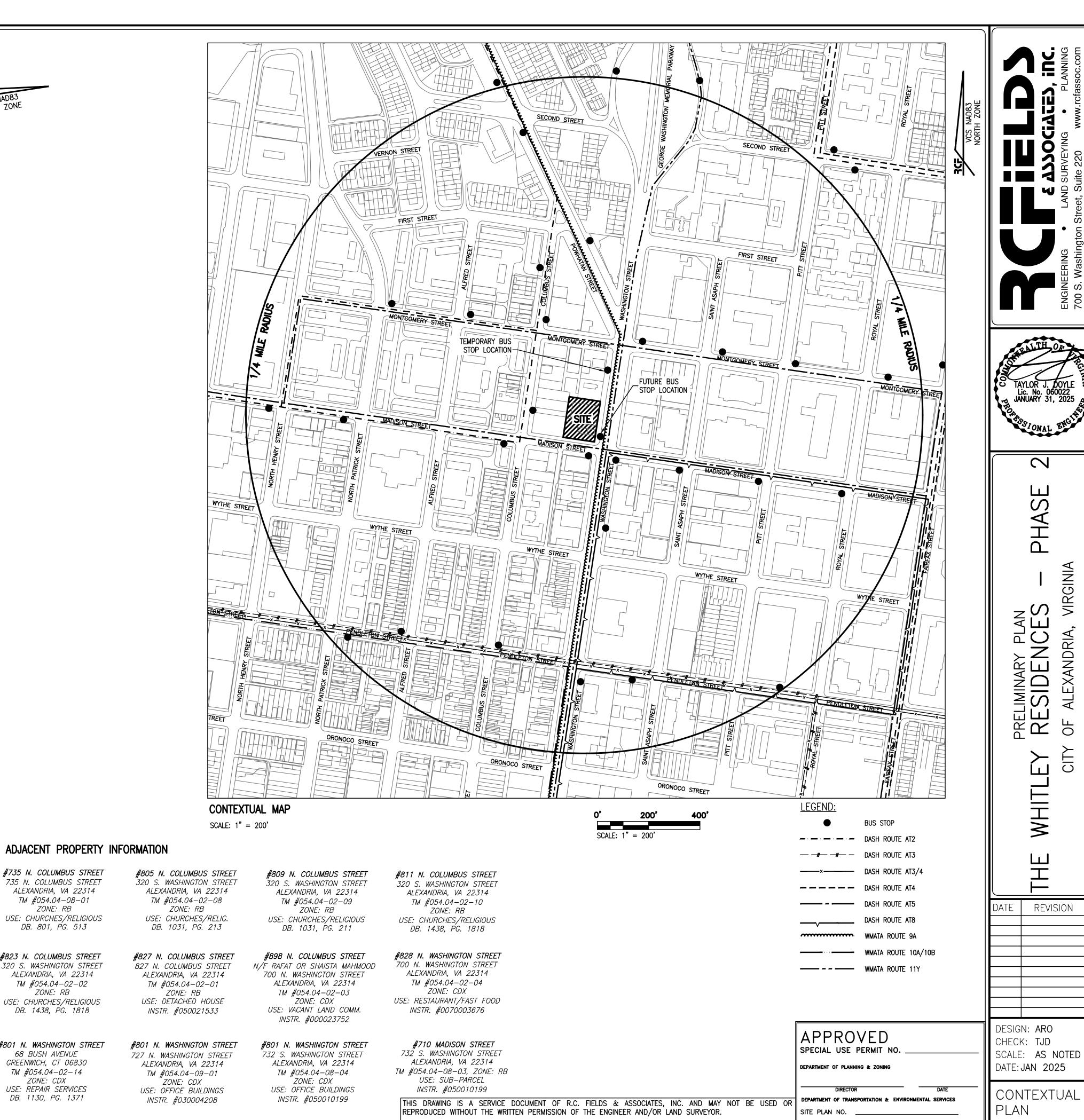


APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DATE RECORDED DEED BOOK NO.

OF 13







EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF

CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

XANDRI

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REVISION

of **13**

CHAIRMAN, PLANNING COMMISSION

DEED BOOK NO. DATE

© 2025 R.C. FIELDS & ASSOCIATES, INC.

#735 N. COLUMBUS STREET

735 N. COLUMBUS STREET

ALEXANDRIA, VA 22314

TM #054.04-08-01

ZONE: RB

USE: CHURCHES/RELIGIOUS

#823 N. COLUMBUS STREET

320 S. WASHINGTON STREET

ALEXANDRIA, VA 22314

TM #054.04-02-02

ZONE: RB

USE: CHURCHES/RELIGIOUS

DB. 1438, PG. 1818

#801 N. WASHINGTON STREET

68 BUSH AVENUE

GREENWICH, CT 06830

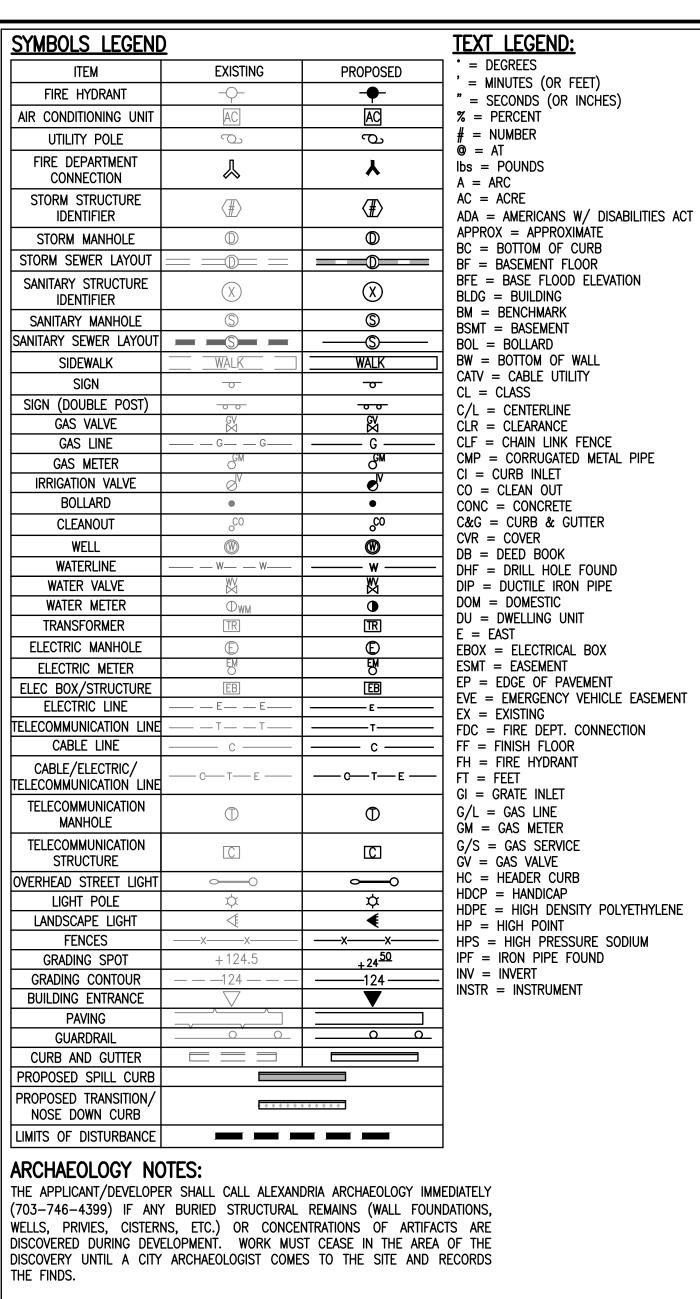
TM #054.04-02-14

USE: REPAIR SERVICES

DB. 1130, PG. 1371

ZONE: CDX

DB. 801, PG. 513



THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

EXISTING TREE NOTE:

DUE TO THE FACT THAT ALL ONSITE TREES HAVE BEEN PREVIOUSLY REMOVED WITH DSUP2019-00002 AND THERE ARE NO ADJACENT TREES WITH 15' OF THE PROPERTY LINE, NO TREE INVENTORY IS PROVIDED.

VAWC NOTE:

DEVELOPER SHALL CONTACT VAWC TO COORDINATE EXISTING WATER SERVICE LINE ABANDON (CUT/CAP) WORK.

EXISTING CONDITIONS SURVEY NOTES:

UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF R.J. KELLER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 5, 2015; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

INTERIM SITE CONDITIONS NOTE:

THIS PLAN SHOWS THE ORIGINAL CONDITIONS OF THE SITE AS SURVEYED ON JUNE 5, 2015. CONSTRUCTION ASSOCIATED WITH DSUP2019-0002 BEGAN IN 2020 BUT HAS SINCE BEEN HALTED. THE CURRENT CONDITIONS OF THE SITE ARE SHOWN ON SHEET 4.

INTX = INTERSECTION IRF = IRON ROD FOUND EXISTING TREE TABLE L = LUMENSLAT = LATERAL17" SCARLET OAK (TBR) LED = LIGHT EMITTING DIODE 28" BLACK CHERRY (TBR) LL = LANDSCAPE LIGHT3. 11" LACEBARK ELM (TBR) LOC = LOCATION7. 12" MULBERRY (TBS) LP = LIGHT POLE 8. 12" CALLERY PEAR (TBS) MAX = MAXIMUM

LEGEND

STORY

BRICK

BUILDING

#732

SIDEWALK

EX. ASPHALT PAVEMENT TO BE REMOVED

EX. BUILDING TO BE REMOVED

TO BE REMOVED

ZONING DISTRICT BOUNDARY

EX. CONCRETE TO BE REMOVED

ME = MATCH EXISTING

MH = MANHOLE

MIN = MINIMUM

N = NORTH

PN = PANEL

PG = PAGE

R = RADIUS

MON = MONUMENT

MPH = MILES PER HOUR

MW = MONITORING WELL

OHW = OVERHEAD WIRE

PED = PEDESTRIAN

PP = POWER POLE

PROP = PROPOSED

RELOC = RELOCATED

RESID = RESIDENTIAL

ROW = RIGHT-OF-WAY

RET = RETAINING

REQ = REQUIRED

SAN = SANITARY

SF = SQUARE FEET

STR = STRUCTURE

SW = SIDEWALK

TM = TAX MAP

TYP = TYPICAL

W = WEST

SQ FT = SQUARE FEET

TBR = TO BE REMOVED

TMH = TELEPHONE MANHOLE

TRAF SIG = TRAFFIC SIGNAL

VPD = VEHICLES PER DAY

UGE = UNDERGROUND ELECTRIC

VCS = VIRGINIA COORDINATE SYSTEM

WSE = WATER SURFACE ELEVATION

TBS = TO BE SAVED

TC = TOP OF CURB

TW = TOP OF WALL

UP = UTILITY POLE

W/L = WATER LINE

WV = WATER VALVE

WW = WINDOW WELL

XING = CROSSING

WM = WATER METER

W/S = WATER SERVICE

SEW = SEWER

STM = STORM

S = SOUTH

PVC = POLYVINYL CHLORIDE

RCP = REINFORCED CONCRETE PIPE

EXISTING SEWER SCHEDULE: EX. COMB. MH TOP = 41.16

B INV.IN=39.99(10" STM.,SW)

INV.IN=37.79(12" SAN.,W)

INV.IN=38.39(8' SAN.,NW)

INV.IN=37.99(10" STM.,N)

INV.OUT=37.49(12" COMB.)

EX. SAN. MH TOP=42.61 © INV.IN=39.31(8") INV.IN=37.46(15". STM.) INV.IN=35.51(12" COMB.) INV.OUT=39.31(8") INV.OUT=35.36(12" COMB.)

EX. COMB. MH EX. SAN. MH TOP=42.49 INV.IN=38.39 (10" STM..S)

EX. CURB INLET

TOP=41.89

INV.OUT=38.84(15")

EX. STORM MH

TOP=42.44

INV.IN=39.79(12")

INV.OUT=39.64(12")

EX. SAN. MH TOP=40.50 TOP=38.87 D INV.IN=37.70(8") F) INV.IN=36.69(8" INV.OUT=37.55(8") INV.IN=36.58(8' INV.IN=36.61(8' INV.IN=36.61(8"

EXISTING STORM

SEWER SCHEDULE:

EX. CURB INLET

TOP=43.02

INV.OUT=40.22(18")

EX. STORM MH

(4) | IUP=42.33 | INV.OUT=±40.45(12")

EX. SAN. MH EX. SAN. MH TOP=39.00 TOP=36.19 E) INV.IN=36.74(8") © INV.IN=30.13(10") INV.OUT=36.74(8")

EX. STORM GRATE

EX. STORM MANHOLE

TOP=45.50

INV.IN=42.42 (15")

INV.OUT=42.17 (15

EX. STORM MANHOLE

TOP=42.95

INV.IN=40.37 (15")

INV.OUT=39.04 (15")

5 INV.OUT=39.91(12")

INV.OUT=36.57(10")

(K) INV.IN=24.01(15") INV.OUT=29.74(10") EX. SAN. MH TOP=32.97 (INV.IN=24.32(15")

REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF

CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

EX. SAN. MH TOP=31.75 (L) INV.IN=22.70(15") INV.OUT=24.27(15") INV.OUT=22.60(15")

INV.OUT=23.96(15")

EX. SAN. MH

TOP=33.56

4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 MONUMENT = CITY OF ALEXANDRIA GPS 43. ELEVATION = 45.57' HORIZONTAL LOCATIONS AND CO-ORDINATES SHOWN HEREON ARE ON THE

808 WASHINGTON LLC

7905-C CESSNA AVE

GAITHERSBURG, MD 20879

GENERAL NOTES:

2. ZONE:

OWNER:

1. TAX MAP: #054.04-02-13

CDX

VIRGINIA CO-ORDINATE SYSTEM (VCS) 1983 NORTH ZONE, PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK OF CARON FAST, INC. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO.

2176-00900 DATED JULY 19. 2001 AND IS RELIED UPON AS ACCURATE. 6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.

7. TOTAL SITE AREA = 19,757 S.F. OR 0.4536 AC. (COMP.)

8. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.

9. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.

10. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.

11. THIS PROJECT IS LOCATED WITHIN 1000' OF A FORMER SANITARY LANDFILL.

12. THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE

_______ 13. THIS SITE IS LOCATED IN A HISTORIC DISTRICT.

 GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN McCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA

ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.

WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.

SANITARY SEWER: ALL EXISTING AND PROPOSED SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE PROPOSED SANITARY LATERAL WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.

STORM SEWER: ALL EXISTING AND PROPOSED STORM SEWER LOCATED II THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ALL PROPOSED STORM SEWER UPSTREAM OF PROPOSED CURB INLET PR1 IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES. 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE:

TELEPHONE: ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSINGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA

APPROVED

EPARTMENT OF PLANNING & ZONIN

CHAIRMAN, PLANNING COMMISSION

SITE PLAN NO. ____

DATE RECORDED

INSTRUMENT NO.

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEED BOOK NO.

NA TRUSTEES OF STATISTICAL *M/F TRUSTEES Of* Brulah baptist 4880014710# - REMOVE EX. CHAIN BEULAH BAPTIST STATISTICAL LINK FENCE (TYP) PEXISTING FENCE TO CHURCH 47. ASSOCIATION PUBLIÇ ACCESS EASEMENT ├╼ | EX.**|**'|OFF ST.¬ | UTILITY OWNERSHIP NOTE: BE REMOVED (INSTR #230005803)— PARKING · LIMITS OF **ASPHALT** - DISTURBANCE (TYP) PARKING EX. ASPHALT N 6.982.475.139 PARKING E 11,897,245.253 _czone rb_ EX PARKING SIGN SIGN TONE CDX TO BE RELOCATED N 6,982,633.421 10' PUBLIC ACCESS EASEMENT E 11.897.269.191 POTION OF EXISTING C/G (INSTR #240006963) RESUB. LOTS TO BE REMOVED FOR 8820 REMOVE EX. -PROPOSED SITE ENTRANCE ______ ASPHALT DRIVE EX PARKING SIGN — EX. GRASS X43.0 X43.0 X41.9 TO BE REMOVED AREA ₹ **>** CONGINUALL 🔾 REMOVE EX. ASPHALT CAP EX DOMESTIC PARKING LOT - EX. OHW WATER SERVICE, (TYP.) REMOVE W/M WALK BELOW YASPHALT 41.8× |**X** ★ OVERHEAD POWER LINES TO BE REMOVED, RELOCATED. * REMOVE EX. AND UNDERGROUNDED (TYP) BUILDING EX. MON. STATISTICAL EX. ELECTRICAL o WELL ASSOCIATION ASPHALT 41.7X EX. FIRE HYDRANT PARKING TO BE MAINTAINED *N/F 828 N* leasees EXISTING PARKING SIGN EX. TRANSFORMER STREET, LLC TO BE REMOVED TO BE REMOVED EX. BUS EX. MON. 703-746-4357. o WELL EX. SEWER/CURB BRICK 42.5^x INLET TO BE N 6.9812.615.639 REMOVED EX. STEPS TO E 11,897,391.325 RELOCATED FF BE RELOCATE 1.05% `WITH BUILDING BM TOP=40.50 EX. BRICK. FX. SIDEWALK EMH-FX. CONC. SIDEWALK SEWER @ ±0.54% EX. CURB S 08°36'00" W ~ 160.08' 10" STORM TOP= §≤ EX. ELECTRICAL MH TO BE: SEWER @ WASHINGTON STREET **ASPHALT** RETAINED 2.40% EX. BUS SIGN TO JSURFACE EX. X-WALK STRIPPING ±100' R/W BE RELOCATED EX. SOUTHBOUND TO BE ERADICATED DISTURBANCE (TYP) LANES EX. 8" WATERLINE (APPROX. EXISTING LP. AND -*\ MONUMENT LINE 41.2* EX. LIGHT POLE AND "NO PARKING" NO PARKING SIGN LCAP EX DOMESTIC \CAP EX GAS LINE, CAP EX GAS LINE, TO BE MAINTAINED SIGN TO BE RELOCATED WATER SERVICE. COORDINATE WITH COORDINATE WITH EX. NORTHBOUND WASHINGTON GAS REMOVE W/M WASHINGTON GAS LANE POTION OF EXISTING C/G-✓ EX. X–WALK TO BE REMOVED FOR STRIPPING TO PROPOSED SITE ENTRANCE - BE ERADICATED (1) EMHYL (Y40)'STORM | EX. 4" GASLINE (APPROX.) SEWER @ E J-G EX. EBOX 3.45% EX. CONC.42__ EX. CONC. EX. GRASS STRIP EX. CONC. SIDEWALK *APRON* .40.7 APRÒŅ 40.4 x | SPECIAL USE PERMIT NO. N/F THE ANDROUS FAMILY EX. BRICK SIDEWALK NJ/F VISION EX. BUS SIGN *39.8 **#825** HOUSE, LLC ROUTE ATS 20' 10' #727 l THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES. INC. AND MAY NOT BE USED OR

JANUARY 31, 2025

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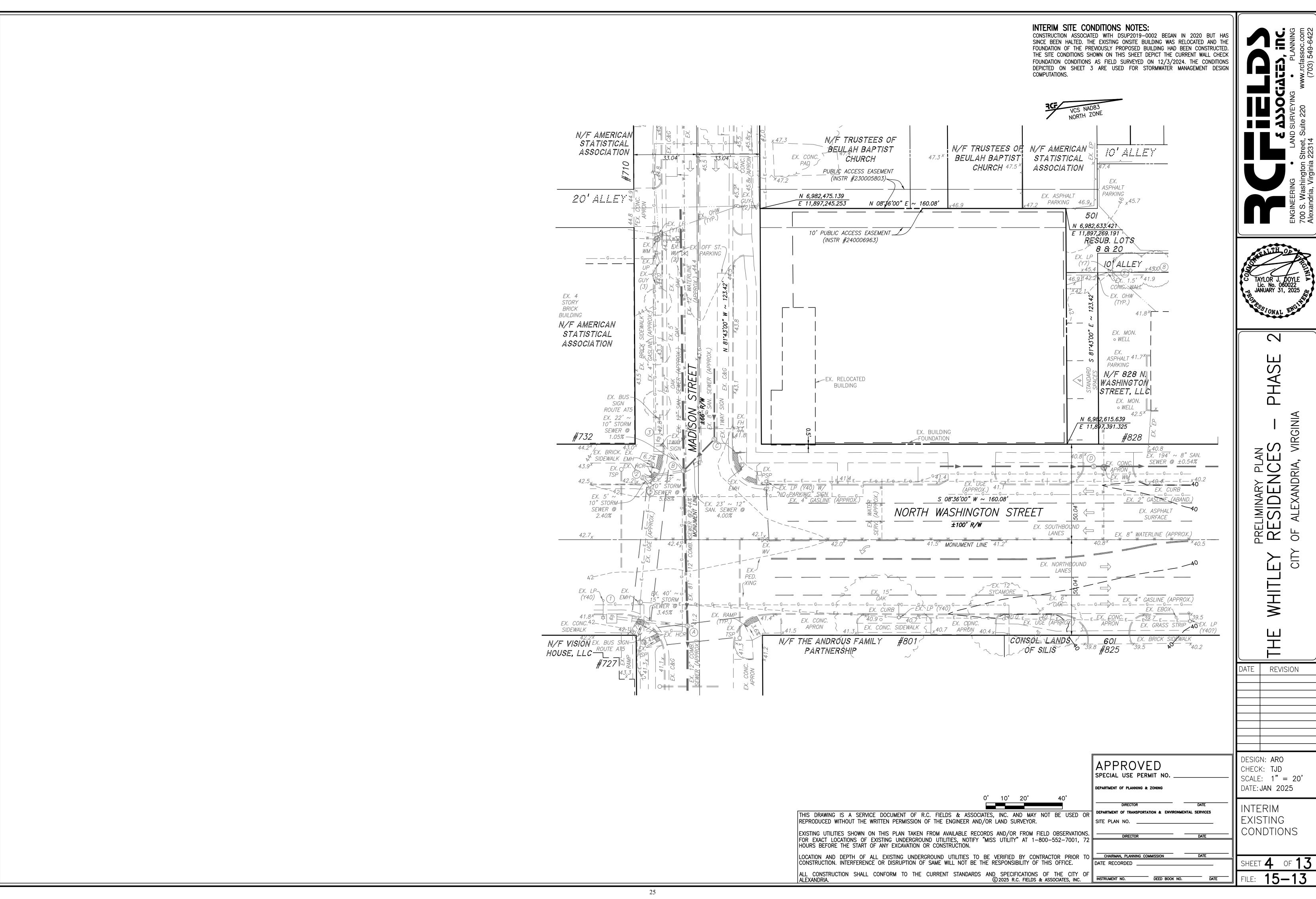
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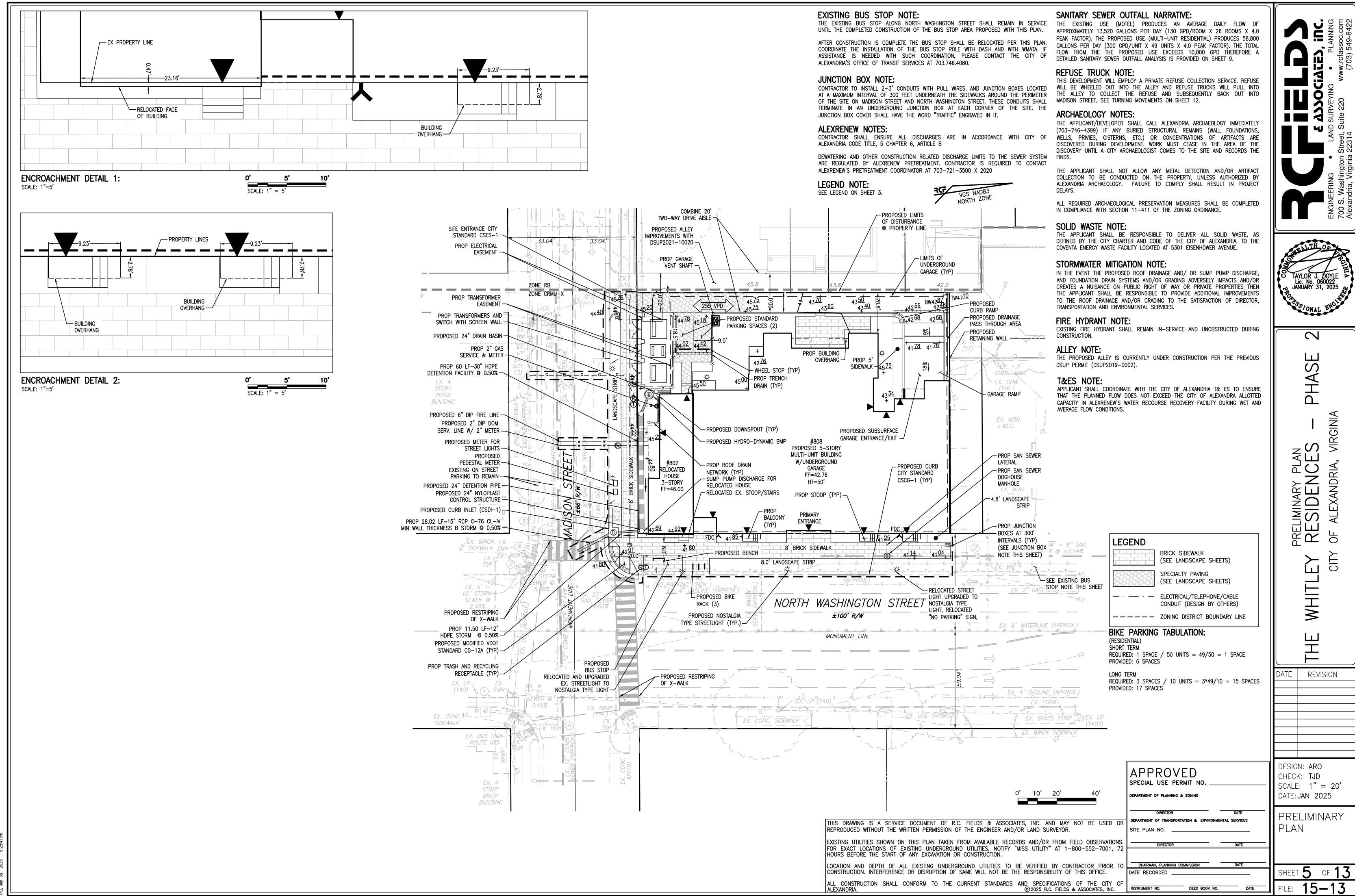
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EXISTING CONDITIONS

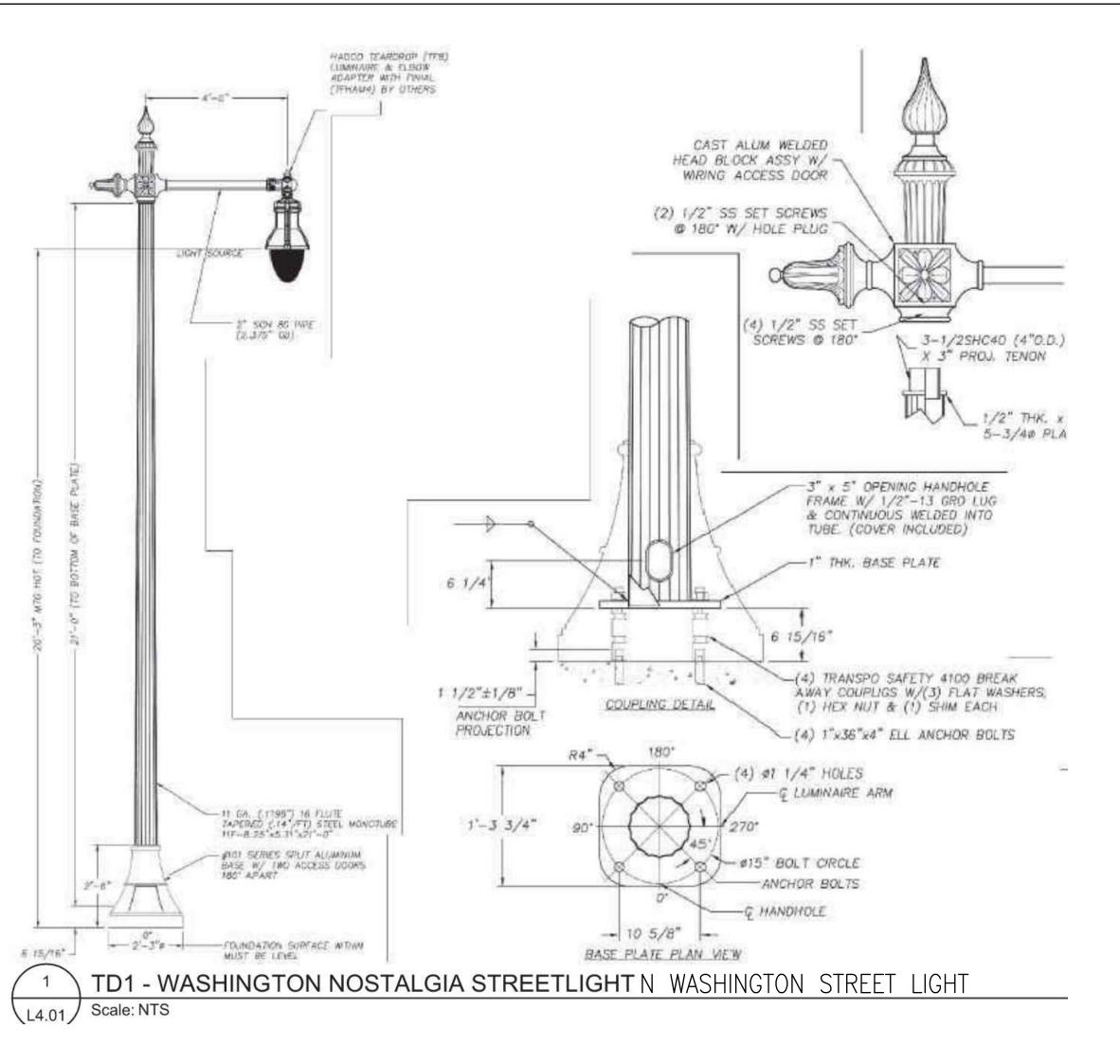
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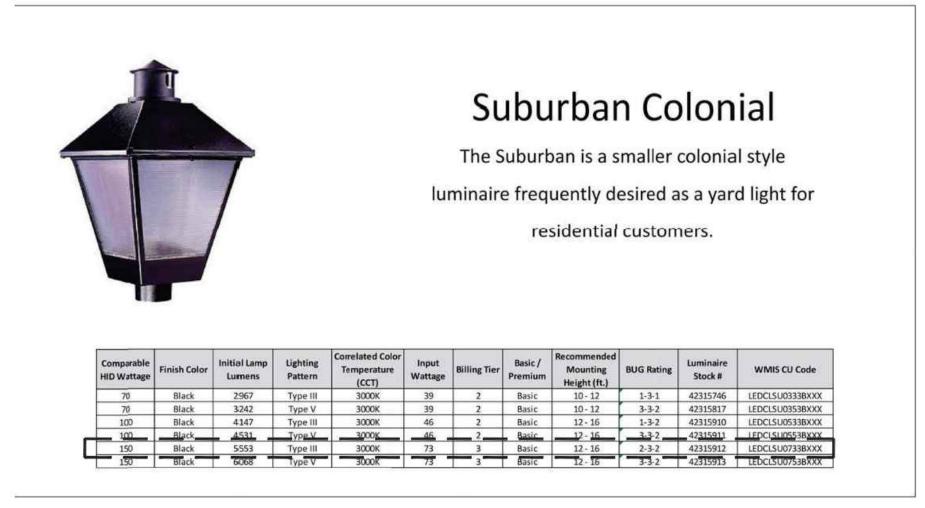


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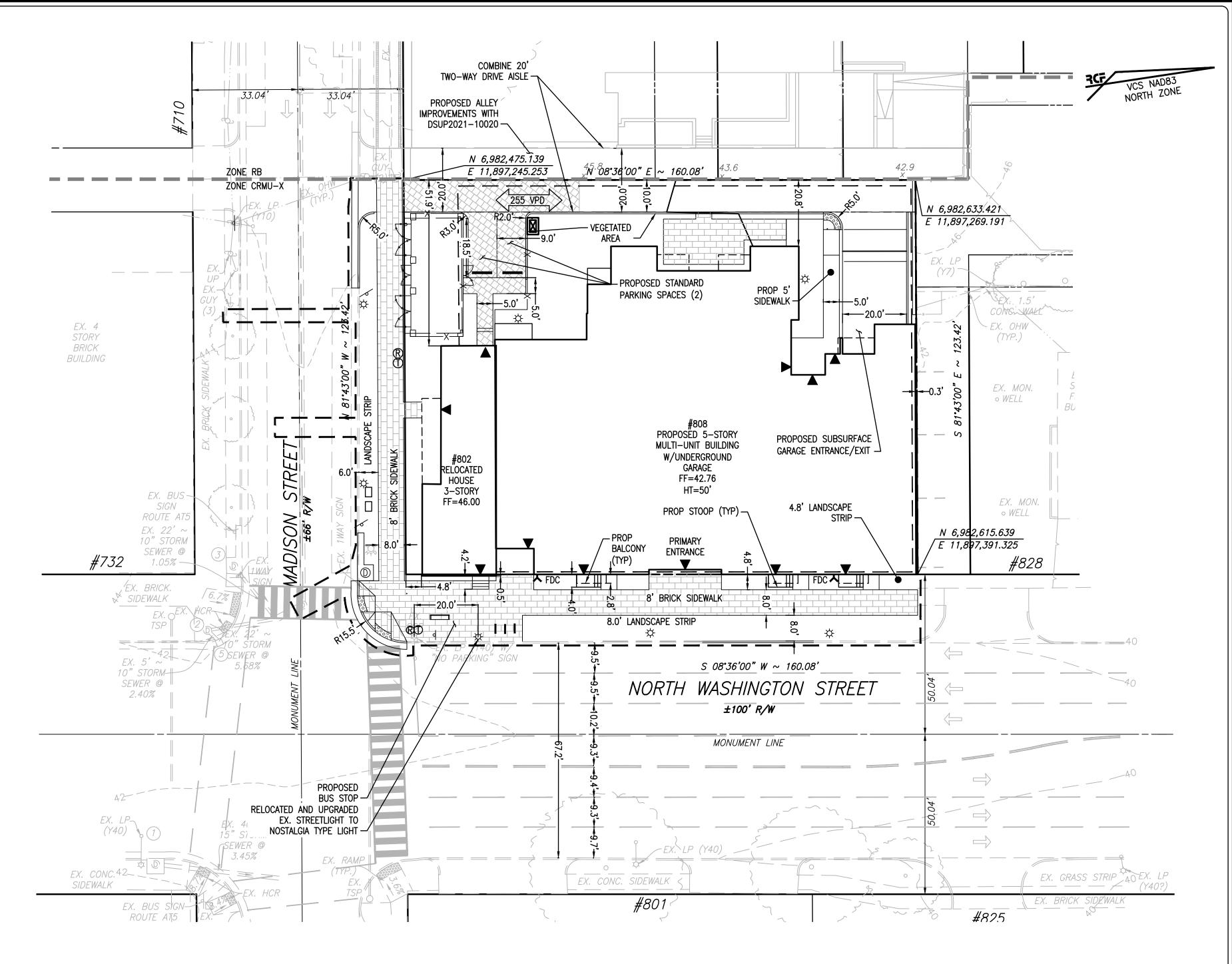


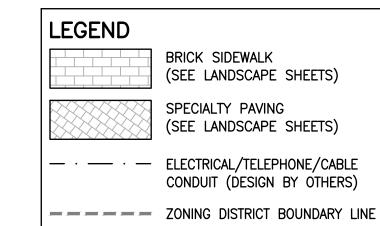
- FIXTURE AND POLE TO BE SELECTED FROM DOMINION ENERGY'S LED OUTDOOR LIGHTING FIXTURES - INSTALLATION TO BE COORDINATED WITH DOMINION ENERGY.



LIGHT FIXTURE

PT1 - SUBURBAN COLONIAL STREETLIGHT MADISON STREET LIGHT Scale: NTS \L4.01/





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ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF

DESIGN: ARO |APPROVED CHECK: TJD SPECIAL USE PERMIT NO. SCALE: 1" = 20'DATE: **JAN 2025** DEPARTMENT OF PLANNING & ZONING

DEED BOOK NO.

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STORMWATER MANAGEMENT (CITY CODE SECTION 13-109F COMPLIANCE) NARRATIVE

STORMWATER MANAGEMENT LIMITS OF DISTURBANCE:
THE PROPOSED REDEVELOPMENT OF THE SUBJECT SITE INCLUDES 0.60 ACRES OF TOTAL DISTURBED AREA. HOWEVER, 0.15 ACRES OF THE DISTURBED AREA INCLUDING OFFSITE WORK WITHIN THE OLD THE SUBJECT SITE INCLUDES 1.40 AFE THE RIGHT-OF-WAY CONSISTING OF UTILITY/SEWER CONNECTION AND STREETSCAPE IMPROVEMENTS. COMPUTATIONS FOR THE PRE AND POST DEVELOPMENT LAND COVER INCLUDE THE 0.45 ACRE (STORMWATER MANAGEMENT LIMITS OF DISTURBANCE) SUBJECT PROPERTY ONLY AS DEPICTED ON DSUP2015-0004.

PRE-DEVELOPMENT CONDITIONS:

THE 0.45 ACRE STORMWATER MANAGEMENT DISTURBED AREA IS LOCATED IN THE COMBINED SEWER WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A TOWNHOUSE, MOTEL, AND ASSOCIATED SITE IMPROVEMENTS. THE STORMWATER RUNOFF SHEET FLOWS TO WASHINGTON STREET WHERE IS ENTERS THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM. THE RUNOFF THEN CONTINUES IN A GENERALLY EASTERLY DIRECTION BEFORE ULTIMATELY ENTERING THE POTOMAC RIVER.

POST-DEVELOPMENT CONDITIONS:

THIS PORTION OF THE PROJECT PROPOSES THE CONSTRUCTION OF A MULTI-UNIT BUILDING, RELOCATED TOWNHOUSE, PRIVATE ALLEY, AND ASSOCIATED SITE IMPROVEMENTS. A MAJORITY OF THE SITE IS COLLECTED BY THE PROPOSED STORM PIPE SYSTEM AND PIPED TO THE PROPOSED HYDRODYNAMIC BMP AND DETENTION PIPE FOR TREATMENT. THE COLLECTED AND TREATED RUNOFF THEN FLOWS THROUGH PROPOSED STORM SEWER TO THE EXISTING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM AND ULTIMATELY OUTFALLS TO THE POTOMAC RIVER.

DUE TO AN OVERALL INCREASE IN ONSITE IMPERVIOUS AREA, THERE IS AN INCREASE IN THE POST-DEVELOPMENT PEAK RATE OF RUNOFF (SEE COMPUTATIONS PROVIDED ON THIS SHEET). HOWEVER, ONE DETENTION PIPE IS PROPOSED WITH THIS PLAN TO PROVIDE RUNOFF REDUCTION AND DETENTION FOR THE 2 AND 10-YEAR, 24-HOUR STORMS. THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

BASED ON THE ABOVE MENTIONED JUSTIFICATIONS AND COMPUTATIONS, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER CITY CODE SECTION 13-109F. NO NATURAL STREAMS ARE LOCATED WITHIN THE STORMWATER ANALYSIS AREA, THEREFORE, PER CITY ZONING ORDINANCE CHAPTER 13, 1-YR STORM CALCULATIONS ARE NOT REQUIRED.

PROJECT DESCRIPTION:

REDEVELOPMENT - HOTEL

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA	0.3905	0.0631	0.4536
ON-SITE TREATED	0.3842	0.0509	0.4351
OFF-SITE TREATED	0.0000	0.0000	0.0000
TOTAL TREATED	0.3842	0.0509	0.4351
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.4351

WATER QUALITY VOLUME DEFAULT: PROPOSED IMPERVIOUS: 0.3905 AC

TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 0.3905 = 709 CU. FT. WQV REQUIRED

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BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
HYDRO-DYNAMIC	0.4351	0.3842	20%

TOTAL WQV TREATED: YES (SEE STORMWATER QUALITY COMPLIANCE NARRATIVE) WATER QUALITY VOLUME REQUIRED = 709 CU. FT. WATER QUALITY VOLUME TREATED = 1,815 X 0.3842 = 697 CU. FT. PERCENT OF WATER QUALITY VOLUME TREATED = 98.4% DETENTION ON SITE: YES PROJECT IS WITHIN WHICH WATERSHED? POTOMAC RIVER

PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

STORMWATER RUNOFF COMPUTATIONS

PROJECT AREA = 19.757 SQ.FT. OR 0.45 AC (STORMWATER MANAGEMENT LIMITS OF DISTURBANCE) EXISTING IMPERVIOUS AREA = 16,118 SQ.FT. OR 0.37 AC PROPOSED IMPERVIOUS AREA = 17,010 SQ.FT. OR 0.39 AC

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM, USING CLASS D SOILS):

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS: CN PRE-DEVELOPMENT = $(0.37 \times 98 + 0.08 \times 80) \div 0.45 = 95$ CN POST-DEVELOPMENT = $(0.39 \times 98 + 0.06 \times 80) \div 0.45 = 96$

III. PRE-DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.) PEAK Q_2 PRE-DEVELOPMENT = 1.32 cfs PEAK Q_{10} PRE-DEVELOPMENT = 2.22 cfs

IV. POST-DEVELOPMENT PEAK DISCHARGES (Tc = 5 MINS.) (WITHOUT DETENTION) PEAK Q₂ POST-DEVELOPMENT = 1.35 cfs PEAK Q_{10} POST-DEVELOPMENT = 2.24 cfs

 Q_2 INCREASE = 0.03 cfs Q_{10} INCREASE = 0.02 cfs

DUE TO THE INCREASE IN THE PEAK DISCHARGE FOR THE 2, AND 10-YEAR STORM, DETENTION IS REQUIRED AND SHALL BE PROVIDED THROUGH THE USE OF THE PROPOSED DETENTION PIPE.

V. POST-DEVELOPMENT PEAK DISCHARGES (Tc = 5 MINS.) PEAK Q_2 POST-DEVELOPMENT = 1.23 cfs PEAK Q_{10} POST-DEVELOPMENT = 1.99 cfs

> Q_2 DECREASE = 0.12 cfs (9.09% REDUCTION) Q_{10} DECREASE = 0.25 cfs (11.26% REDUCTION)

BMP FACILTIY	AREA	IMPERVIOUS AREA	PERVIOUS AREA	TP REMOVAL	PHOSPHORUS	GEOGRAPHIC C	COODINATES
	TREATED	TREATED (ACRES)	TREATED (ACRES)	EFFICENCY	REMOVAL (LBS)	LONGITUDE	LATITUDE
DRODYNAMIC BMP	0.43	0.40	0.04	20	0.18	11897287.68	6972473.48

HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

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

CHAIRMAN, PLANNING COMMISSION

DEED BOOK NO.

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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF © 2025 R.C. FIELDS & ASSOCIATES, INC.

FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72

DATE: **JAN 2025**

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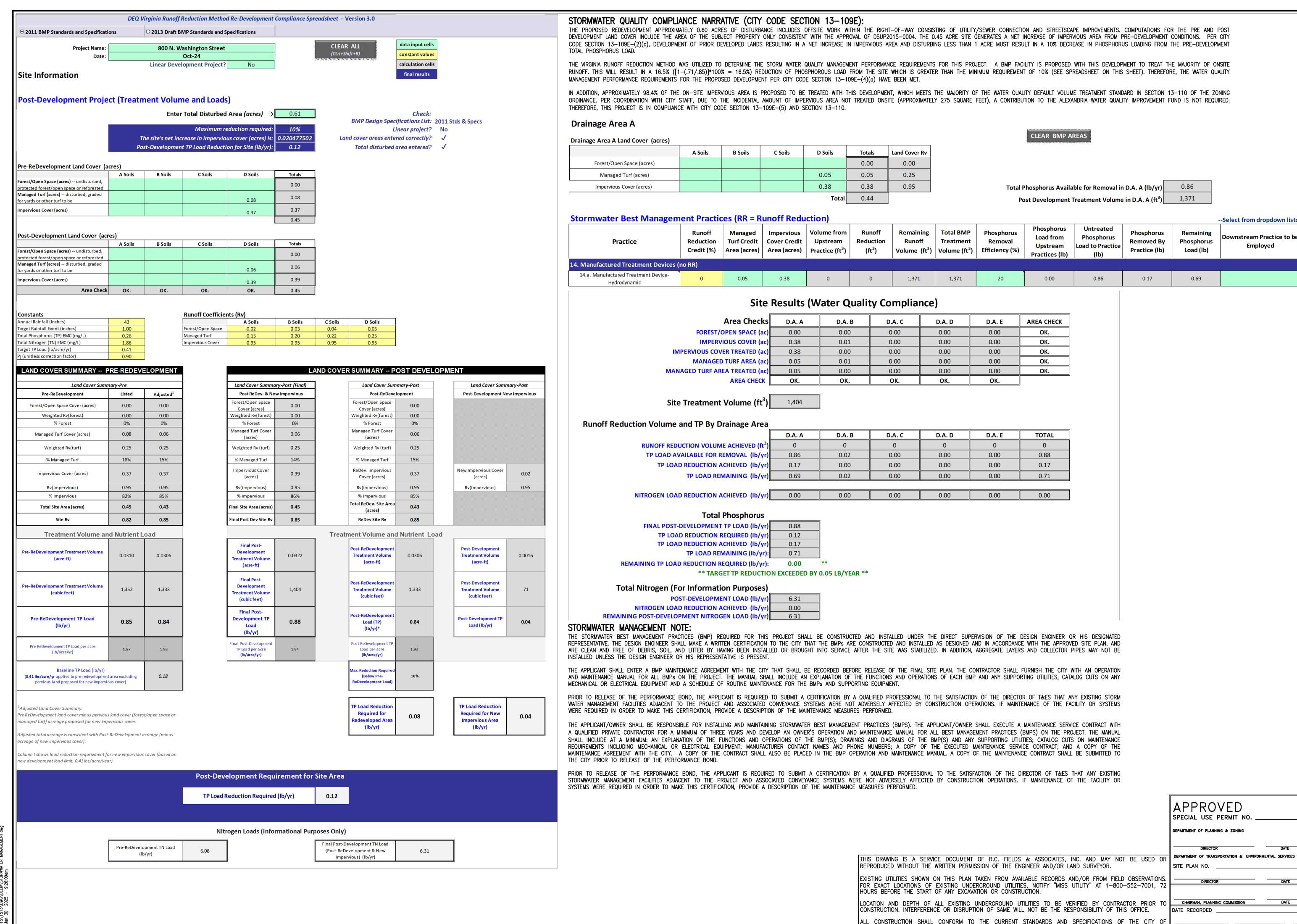
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STORMWATER MANAGEMENT



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DEED BOOK NO.

SCALE: AS NOTED

STORMWATER

MANAGEMENT

COMPUTATIONS

DATE: **JAN 2025**

SANITARY SHED TABLE

BLD#	USE	DESIGN FLOW GAL/DAY	UNIT	SIZE	GAL/DAY	GAL/HR	CFS	PEAK CFS (x4)	FLOWS TO
1	OFFICE	200 GPD/1000SF	SF	23,000	4,600	192	0.0071	0.0285	М
SITE	RESIDENTIAL	300 GPD/UNIT	EACH	49	14,700	613	0.0227	0.0910	S1
2	RESTAURANT	200 GPD/1000SF	SF	884	177	7	0.0003	0.0011	D
3	RETAIL	200 GPD/1000SF	SF	4,368	874	36	0.0014	0.0054	E
4	RESIDENTIAL	350 GPD/UNIT	EACH	60	21,000	875	0.0325	0.1300	F
5	OFFICE	200 GPD/1000SF	SF	43,923	8,785	366	0.0136	0.0544	G
6	RETAIL	200 GPD/1000SF	SF	3,014	603	25	0.0009	0.0037	G
7	RETAIL	200 GPD/1000SF	SF	5,842	1,168	49	0.0018	0.0072	Η
8	RETAIL	200 GPD/1000SF	SF	5,348	1,070	45	0.0017	0.0066	J
9	RETAIL	200 GPD/1000SF	SF	1,840	368	15	0.0006	0.0023	М
10	OFFICE	200 GPD/1000SF	SF	47,788	9,558	398	0.0148	0.0592	
11	OFFICE	200 GPD/1000SF	SF	11,381	2,276	95	0.0035	0.0141	М
12	RETAIL	200 GPD/1000SF	SF	5,090	1,018	42	0.0016	0.0063	М
13	RETAIL	200 GPD/1000SF	SF	9,720	1,944	81	0.0030	0.0120	М
14	RETAIL	200 GPD/1000SF	SF	4,588	918	38	0.0014	0.0057	М
15	RETAIL	200 GPD/1000SF	SF	20,000	4,000	167	0.0062	0.0248	N
16	RETAIL	200 GPD/1000SF	SF	26,643	5,329	222	0.0082	0.0330	N
17	HOTEL	130 GPD/UNIT	ROOM	248	32,240	1,343	0.0499	0.1995	0
			_	TOTAL	110,626	4,609	0.1712	0.6847	

SANITARY SEWER OUTFALL CALCULATIONS:

THE EXISTING USE OF THIS SITE IS HOTEL. THE AVERAGE DAY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06-14. THE PROPOSED USE FOR THIS PROJECT WILL BE MULTI-UNIT RESIDENTIAL WITH 49 UNITS. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

130 GPD/UNIT X 28 UNITS = 3,640 GPD OR 0.006 CFS EXISTING HOTEL:

TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

3,640 GPD X 4 = 14,560 GPD0.006 CFS X 4 = 0.022 CFS

TOTAL PEAK FLOW = 14,560 GPD OR 0.022 CFS

PROPOSED MULTI-UNIT: 300 GPD/UNIT X 49 UNITS = 14,700 GPD OR 0.023 CFS

TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

14,700 GPD X 4 = 58,800 GPD0.022 CFS X 4 = 0.091 CFS

TOTAL PEAK FLOW = 58,800 GPD OR 0.091 CFS

SANITARY SEWER OUTFALL NOTE:

THIS PROJECT IS ANTICIPATED TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 14,700 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 58,800 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY 06-14. THE GENERAL AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

THIS PROJECT WILL UTILIZE A PROPOSED 6" PVC SANITARY LATERAL THAT CONNECTS INTO AN EXISTING 8" SANITARY SEWER MAIN WITHIN THE WASHINGTON STREET RIGHT-OF-WAY (SEE SHEET 5). THE SANITARY FLOW IS THEN CONVEYED NORTH, THEN EAST, THEN SOUTH UNTIL IT ENTERS AN EXISTING ELLIPTICAL SANITARY SEWER AT STRUCTURE Q. PER MEMORANDUM TO INDUSTRY NÓ. 06-14, THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE OUTFALL IS AT A POINT WHERE THE DOWNSTREAM SEWER HAS A MINIMUM DIAMETER GREATER THAN 24". WITH A WIDTH OF 52" AND A HEIGHT OF 42" THE EQUIVALENT DIAMETER OF THE PIPE AT STRUCTURE Q IS LARGER THAN 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE Q.

COMBINE SEWER CONNECTION NOTE:

THIS SITE DISCHARGES TO THE COMBINE SEWER SYSTEM. PER MEMO TO INDUSTRY 23-02, THE APPLICANT WILL PROVIDE A CONTRIBUTION FOR STORMWATER AND SANITARY RUNOFF GENERATED ONSITE IN LIEU OF SEPARATION AS THERE IS NO OPPORTUNITY FOR SEPARATION WITHIN THE VICINITY OF THE SITE. a. THE SANITARY FLOW FROM THE SITE WILL BE DISCHARGED INTO THE COMBINE SEWER SYSTEM. THE PROJECT IS TO MEET CSS MANAGEMENT POLICY REQUIREMENTS BY MAKING A SANITARY CONTRIBUTION (OPTION B).

b. THE STORMWATER FROM THE SITE WILL BE DISCHARGE TO THE COMBINE SEWER SYSTEM. THE PROJECT IS TO MEET THE CSS MANAGEMENT POLICY REQUIREMENTS BY INSTALLED AN UNDERGROUND DETENTION PIPE, REDUCING THE AMOUNT OF STORMWATER INTO THE CSS BY AT LEAST 10 PERCENT FOR THE 10-YEAR, 24-HOUR DESIGN STORM FROM THE PRE-DEVELOPMENT CONDITION (OPTION B).

SANITARY SEWER OUTFALL CALCULATIONS:

				SA	NITA	RY	OUT	FAL	L CC	MPL	JTA ¹	ΓΙΟΝ	S					
STRU	CTURE	FACIL	ITY ID	=	<u></u>	<u>-</u>				(S		(FT)				>		
FROM	10	FROM	10	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	MATERIAL	"u"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (F	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH	CONTRIBUTING SHEDS
S1	D	NEW MANHOLE	005165SSMH	0.0910	0.091	8	1.00%	RCP	0.015	1.09	3.01	46.50	38.17	37.70	0.46	2.10	0.23	SITE
D	E	005165SSMH	005167SSMH	0.0011	0.092	8	0.45%	RCP	0.015	0.73	2.01	182.17	37.55	36.74	0.81	2.82	0.18	2
Е	F	005167SSMH	005166SSMH	0.0054	0.097	8	0.45%	RCP	0.015	0.73	2.01	10.44	36.74	36.69	0.05	2.61	0.19	3
F	G	005166SSMH	005155SSMH	0.1300	0.227	10	4.22%	RCP	0.015	4.07	7.17	152.50	36.57	30.13	6.44	2.61	0.19	4
G	H *	005155SSMH	005450SSMH	0.0581	0.286	10	3.50%	RCP	0.015	3.71	6.53	71.04	29.74	27.25	2.49	2.61	0.19	5,6
H *	*	005450SSMH	005451SSMH	0.0072	0.293	15	3.50%	RCP	0.015	10.93	8.56	42.50	27.25	25.76	1.49	2.61	0.19	7
*	J	005451SSMH	005154SSMH	0.0000	0.293	15	3.50%	RCP	0.015	10.93	8.56	41.23	25.76	24.32	1.44	2.61	0.19	
J	K	005154SSMH	005156SSMH	0.0066	0.299	15	0.38%	RCP	0.015	3.59	2.81	68.75	24.27	24.01	0.26	2.61	0.19	8
K	L	005156SSMH	005157SSMH	0.0000	0.299	15	0.86%	RCP	0.015	5.41	4.24	146.77	23.96	22.70	1.26	2.61	0.19	
L	М	005157SSMH	005158SSMH	0.0592	0.359	15	0.76%	RCP	0.015	5.09	3.98	217.65	22.60	20.95	1.65	2.61	0.19	10
M	N	005158SSMH	005159SSMH	0.0688	0.427	12	1.50%	RCP	0.015	3.94	4.82	10.03	20.81	20.66	0.15	2.61	0.19	1, 9, 11-14
N	0	005159SSMH	005097SSMH	0.0577	0.485	21	1.08%	RCP	0.015	14.89	5.95	180.65	20.62	18.67	1.95	2.61	0.19	15 & 16
0	Р	005097SSMH	005095SSMH	0.1995	0.685	21	1.46%	RCP	0.015	17.29	6.91	123.62	17.64	15.84	1.80	2.61	0.19	17
Р	Q	005095SSMH	005094SSMH	0.0000	0.685	21	9.57%	RCP	0.015	44.34	17.71	48.15	15.71	11.10	4.61	2.61	0.19	

CUMULATIVE FLOWS CALCULATED PER AVAILABLE CITY LOT RECORDS.

HYDRAULIC GRADE LINE COMPUTATIONS:

	HYDRAULIC GRADE LINE COMPUTATIONS																				
INLET	OUTLET										JUN	CTION LO	OSS						INII ET	DIM	FDFF
INLEI	WSE	D _O (in)	\mathbf{Q}_{O}	L_0	S _{fo %}	H_{f}	Vo	H _O	Q	V _i	Q _i *V _i	H;	ANGLE	H∧	Н₊	1.3	0.5	FINAL H	INLET WSE	RIM ELEV	FREE BOARD
טו	WOL						VO	110	α _i	v _i	Q Vi	Uį	ANGLL	' 'Δ	11t	H_t	H _t		WOL		DOAND
Q	12.50	21	0.685	48.15	0.0000	0.00	0.19	0.000	0.685	0.19	0.13	0.000	62	0.0003	0.001	-	0.00	0.00	12.50	27.3	14.80
Р	17.24	21	0.685	123.62	0.0000	0.00	0.19	0.000	0.485	0.19	0.09	0.000	43	0.0002	0.001	-	0.00	0.00	17.24	29.27	12.03
0	20.07	21	0.485	180.65	0.0000	0.00	0.19	0.000	0.427	0.19	0.08	0.000	0	0.0000	0.000	-	0.00	0.00	20.07	28.2	8.13
N	21.46	12	0.427	10.03	0.0001	0.00	0.19	0.000	0.359	0.19	0.07	0.000	0	0.0000	0.000	-	0.00	0.00	21.46	30.54	9.08
M	21.95	15	0.359	217.65	0.0000	0.00	0.19	0.000	0.299	0.19	0.06	0.000	90	0.0392	0.040	-(0.02	0.02	21.97	30.68	8.71
L	23.70	15	0.299	146.77	0.0000	0.00	0.19	0.000	0.299	0.19	0.06	0.000	87	0.0004	0.001	-	0.00	0.00	23.70	31.75	8.05
K	25.01	15	0.299	68.75	0.0000	0.00	0.19	0.000	0.293	0.19	0.06	0.000	89	0.0004	0.001	-	0.00	0.00	25.01	33.56	8.55
J	25.32	15	0.293	41.23	0.0000	0.00	0.19	0.000	0.293	0.19	0.06	0.000	0	0.0000	0.000	-	0.00	0.00	25.32	32.97	7.65
1	26.76	15	0.293	42.50	0.0000	0.00	0.19	0.000	0.286	0.19	0.05	0.000	0	0.0000	0.000	-	0.00	0.00	26.76	39.19	12.43
Н	27.92	10	0.286	71.04	0.0002	0.00	0.19	0.000	0.227	0.19	0.04	0.000	51	0.0003	0.001	-	0.00	0.00	27.92	39.19	11.27
G	30.80	10	0.227	152.50	0.0001	0.00	0.19	0.000	0.097	0.19	0.02	0.000	40	0.0002	0.001	-	0.00	0.00	30.80	36.19	5.39
F	37.22	8	0.097	10.44	0.0001	0.00	0.19	0.000	0.092	0.18	0.02	0.000	34	0.0002	0.001	-(0.00	0.00	37.22	38.87	1.65
Ε	37.27	8	0.092	182.17	0.0001	0.00	0.18	0.000	0.091	0.23	0.02	0.000	55	0.0003	0.001	-	0.00	0.00	37.27	39	1.73
D	38.18	8	0.091	46.50	0.0001	0.00	0.23	0.000	-	-	-	-			0.000	-	0.00	0.00	38.18	40.520	2.34

SINCE MANHOLES H AND I ARE UNDER EXISTING STRUCTURES AND COMPLETELY INACCESSIBLE, A COMMON SLOPE WAS ASSUMED TO CONNECT MANHOLES G TO J.

MANHOLES E, F, G, J, K, & L HAVE BEEN FIELD SURVEYED AND CERTIFIED BY A REGISTERED SURVEYOR. MANHOLES M, N, O, P, & Q WERE FIELD SURVEYED AND SHOWN ON DSUP#2010-00027 AND RELIED UPON AS ACCURATE.

> FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. CHAIRMAN, PLANNING COMMISSION

APPROVED

DEPARTMENT OF PLANNING & ZONING

SPECIAL USE PERMIT NO.

DEED BOOK NO.

DESIGN: ARO CHECK: TJD DATE: **JAN 2025**

SANITARY SEWER OUTFALL

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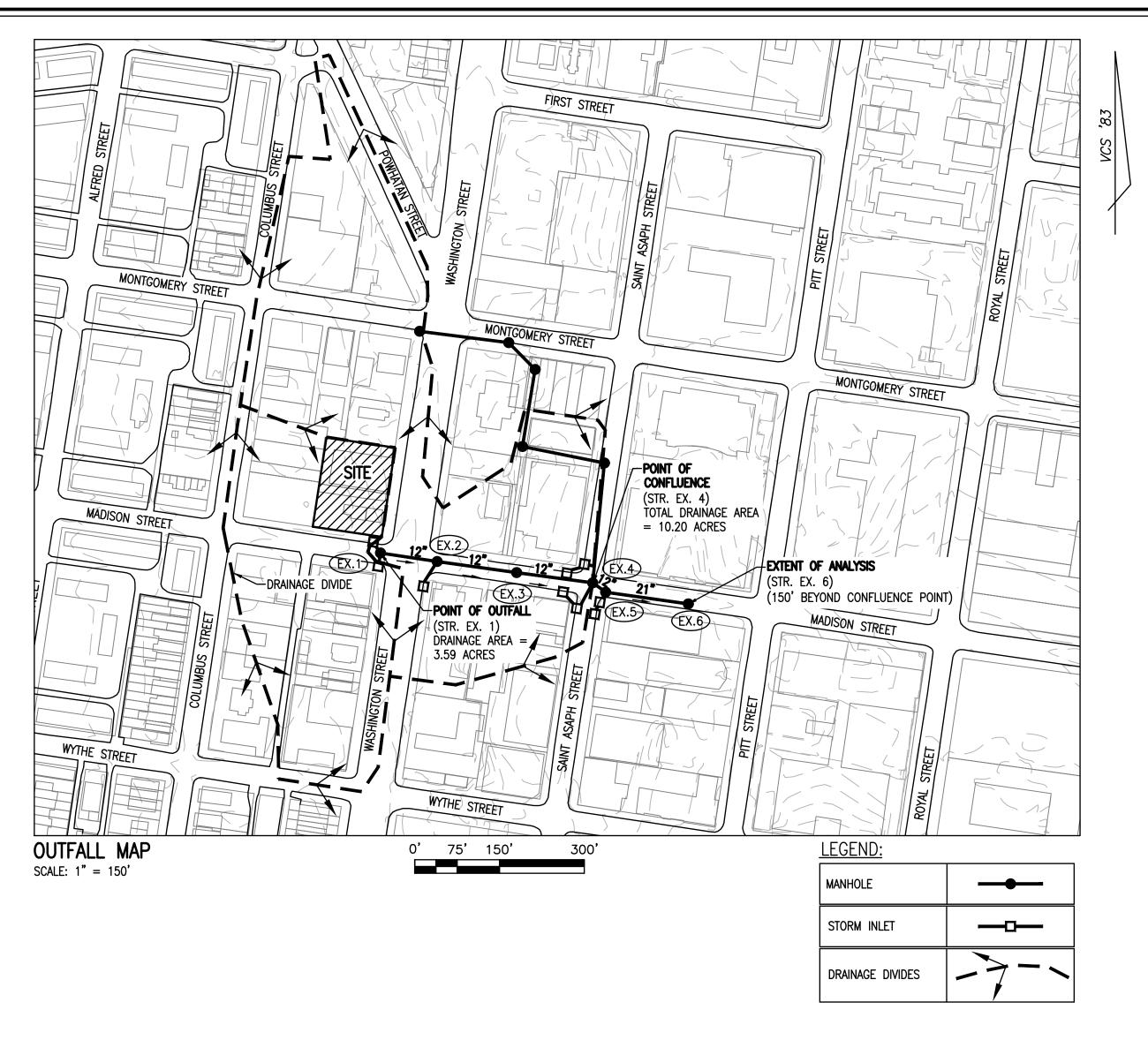
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REVISION

SCALE: 1"=100'

ANALYSIS OF 1



10-YEAR, 24-HOUR STORM SEWER OUTFALL COMPUTATIONS:

NOTE: STORM SEWER COMPUTATIONS PROVIDED PER NRCS TR-20 HYDRAULIC METHODOLOGY.

STRU	RICTURE BER REA OF CE		G	E			£	S)	RUN	Ϋ́	₹.		S)				
FROM	ОТ	AINA (AC)	ACCUM. DRAINAGE AR (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	INCREMENTA "Q" (CFS)	ACCUMULATI "Q" (CFS)	PIPE DIAMETE (IN)	(%) SLOPE	"u"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FP	LENGTH OF RI (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FP
PR.1	EX.1	3.59	3.59	95	5.2	17.72	17.72	18	0.51%	0.015	6.77	3.68	31.51	37.75	37.59	0.16	4.07
EX.1	EX. 2	3.83	7.42	92	5.2	18.19	35.91	12	2.42%	0.015	5.02	6.14	81.67	37.49	35.51	1.98	6.74
EX.2	EX.3	1.41	8.83	92	5.2	6.70	42.61	12	3.29%	0.015	5.85	7.15	132.49	35.36	31.00	4.36	8.6
EX.3	EX.4	1.37	10.20	92	5.2	6.51	49.12	12	5.80%	0.015	7.76	9.49	145.71	30.85	22.40	8.45	10.48
EX.4	EX.5	2.32	12.52	92	5.2	11.02	60.14	12	0.36%	0.015	1.93	2.36	13.92	21.15	21.10	0.05	2.61
EX.5	EX.6	1.83	14.35	92	5.2	8.69	68.83	21	1.55%	0.015	17.84	7.13	180.66	21.00	18.20	2.80	7.87

HYDRAULIC GRADE LINE COMPUTATIONS:

ID	OUTLET WSE	D _O (in)	Qo	L ₀	S _{fo %}	H _f	JUNCTION LOSS										FINAL	INLET	RIM	FREE	
							Vo	H _o	Qi	V _i	Q _i *V _i	H _i	ANGLE	Δ.	H _t	1.3	0.5	Н	WSE		BOARD
																H _t	H _t				
EX.5	19.60	21	68.83	180.66	0.0155	0.03	7.87	0.240	68.83	7.87	541.69	0.337	-	0.000	0.58	0.75	0.29	0.61	20.21	30.90	10.69
EX.4	21.90	12	60.14	13.92	0.0036	0.00	2.61	0.026	60.14	2.61	156.97	0.037	20	0.026	0.09	0.12	0.04	0.09	21.99	30.95	8.96
EX.3	23.20	12	49.12	145.71	0.0580	0.08	10.48	0.426	49.12	10.48	514.78	0.597	20	0.026	1.05	1.36	0.52	1.13	24.33	35.88	11.55
EX.2	31.80	12	42.61	132.49	0.0329	0.04	8.60	0.287	42.61	8.60	366.45	0.402	-	0.000	0.69	0.90	0.34	0.73	32.53	43.14	10.61
EX.1	36.31	12	35.91	81.67	0.0242	0.02	6.74	0.176	35.91	6.74	242.03	0.247	- 15	0.000	0.42	0.55	0.21	0.44	36.75	42.19	5.44
PR.1	38.79	18	17.72	31.51	0.0051	0.00	4.07	0.064	17.72	4.07	72.12	0.090	1-	0.000	0.15	0.20	0.08	0.16	38.95	42.34	3.39

NOTE: HYDRAULIC GRADE LINE ANALYSIS PROVIDED PER THE MOST CURRENT VERSION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION DRAINAGE MANUAL.

OUTFALL NARRATIVE (CITY CODE SECTION 13-109F COMPLIANCE):

PRE-DEVELOPMENT CONDITIONS:

THE 0.45 ACRE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A TOWNHOUSE AND MOTEL WITH ASSOCIATED SURFACE PARKING AND A SMALL AMOUNT OF VEGETATED OPEN SPACE. THE ENTIRE SITE SHEET FLOWS TO THE NORTH WASHINGTON STREET AND MADISON STREET RIGHTS-OF-WAY. RUNOFF IS COLLECTED IN TWO EXISTING CURB INLETS LOCATED ALONG THE WESTERN SIDE OF NORTH WASHINGTON STREET AT THE INTERSECTION OF MADISON STREET. DRAINAGE IS CONVEYED EAST VIA A CITY MAINTAINED COMBINED SEWER SYSTEM THAT OUTFALLS TO THE POTOMAC RIVER.

POST-DEVLEOPMENT CONDITIONS:

THE REDEVELOPMENT OF THE PROJECT PROPOSES RELOCATING THE EXISTING TOWNHOUSE ONSITE, A 5-STORY MULTI-UNIT BUILDING WITH UNDERGROUND PARKING, AND IMPROVED STREETSCAPE. OVERALL IMPERVIOUS AREA WILL INCREASE WITH THE PROPOSED CONSTRUCTION, HOWEVER, STORMWATER RUNOFF WILL DECREASE DUE TO THE PROPOSED ON-SITE DETENTION FACILITY. IN PROPOSED CONDITIONS, THE MAJORITY OF THE SITE WILL BE COLLECTED IN AN ON-SITE STORM SEWER SYSTEM THAT CONNECTS TO THE CITY MAINTAINED STORM SEWER SYSTEM LOCATED NEAR THE INTERSECTION OF NORTH WASHINGTON STREET AND MADISON STREET. DRAINAGE IS THEN CONVEYED EAST VIA A CITY MAINTAINED COMBINED SEWER SYSTEM THAT OUTFALLS TO THE POTOMAC RIVER.

THIS PROJECT PROPOSES A DECREASE FOR THE 2 AND 10-YEAR, 24-HOUR STORM EVENTS WITH THE INSTALLATION OF A DETENTION FACILITY. PER CITY CODE SECTION 13-109F-2, COMPUTATIONS PROVIDED ON THIS SHEET DEMONSTRATES THAT THE EXISTING COMBINED SEWER SYSTEM DOES NOT CONTAIN THE PRE-DEVELOPMENT PEAK FLOW FOR THE 10-YEAR, 24-HOUR STORM PER NRCS TR-20 HYDRAULIC METHODOLOGY. DUE TO THE PROPOSED DETENTION SYSTEM, RUNOFF FOR THE 10-YEAR, 24-HOUR STORM EVENT WILL DECREASE WITH THE PROPOSED DEVELOPMENT. THEREFORE, STORMWATER REQUIREMENTS FOR THIS DEVELOPMENT FALL UNDER CITY CODE SECTION 13-109-F-2(b)(ii) CRITERIA DUE TO SITE DRAINAGE OUTFALLING TO A STORMWATER CONVEYANCE SYSTEM THAT CURRENTLY EXPERIENCES LOCALIZED FLOODING DURING THE 10-YEAR, 24-HOUR STORM EVENT AND A REDUCTION OF THE 10-YEAR, 24-HOUR PEAK FLOW.

THE POINT OF OUTFALL FOR THIS PROPOSED DEVELOPMENT IS THE EXISTING COMBINED SEWER MANHOLE, STRUCTURE "EX 1", LOCATED IN MADISON STREET WITH A TOTAL DRAINAGE AREA OF 3.59 AC. THE LIMITS OF ANALYSIS INCLUDES ANALYZING THE RECEIVING STORM SEWER SYSTEM TO A POINT LOCATED AT LEAST 150 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE. THE POINT OF CONFLUENCE IS A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE DRAINAGE AREA ASSOCIATED WITH THE POINT OF OUTFALL. IN THIS CASE. THE POINT OF CONFLUENCE IS LOCATED AT STRUCTURE "EX 4" WHERE THE RECEIVING PIPE IS JOINED BY A DRAINAGE AREA EQUAL TO 6.61 ACRES (GREATER THAN 90% OF POINT OF OUTFALL) FOR A TOTAL DRAINAGE AREA OF 10.20 ACRES. THE ANALYSIS CONCLUDES AT STRUCTURE "EX 6" WHICH IS LOCATED APPROXIMATELY 175 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE.

CONCLUSION:

THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWNSTREAM PROPERTIES OR RESOURCES.

SINCE THIS SYSTEM EXPERIENCES LOCALIZED FLOODING IN EXISTING CONDITIONS AND THE PEAK FLOW RATE IS BEING REDUCED WITH THE PROPOSED DEVELOPMENT DUE TO THE PROPOSED DETENTION SYSTEM, THE FLOOD PROTECTION FOR THIS SITE IS IN COMPLIANCE WITH SECTION 13-109F(2)b)(ii). DUE TO SITE DRAINAGE OUTFALLING TO AN EXISTING UNDERSIZED STORM SEWER SYSTEM, NO OFFSITE IMPROVEMENTS TO THE SYSTEM ARE REQUIRED. THEREFORE, PER THE LIMITS OF ANALYSIS PER CITY CODE SECTION 13-109F(2)(d)(i) AND REDUCED POST-DEVELOPMENT RUNOFF RATE FOR THE 10-YEAR, 24-HOUR STORM, THE PROJECT POST-DEVELOPMENT RUNOFF WILL NOT AGGRAVATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS.

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REVISION

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DESIGN: ARO CHECK: TJD

DATE: **JAN 2025** STORM SEWER

ANALYSIS

SCALE: 1" = 150'

SITE PLAN NO. _____

DATE RECORDED

APPROVED

DEPARTMENT OF PLANNING & ZONING

SPECIAL USE PERMIT NO.

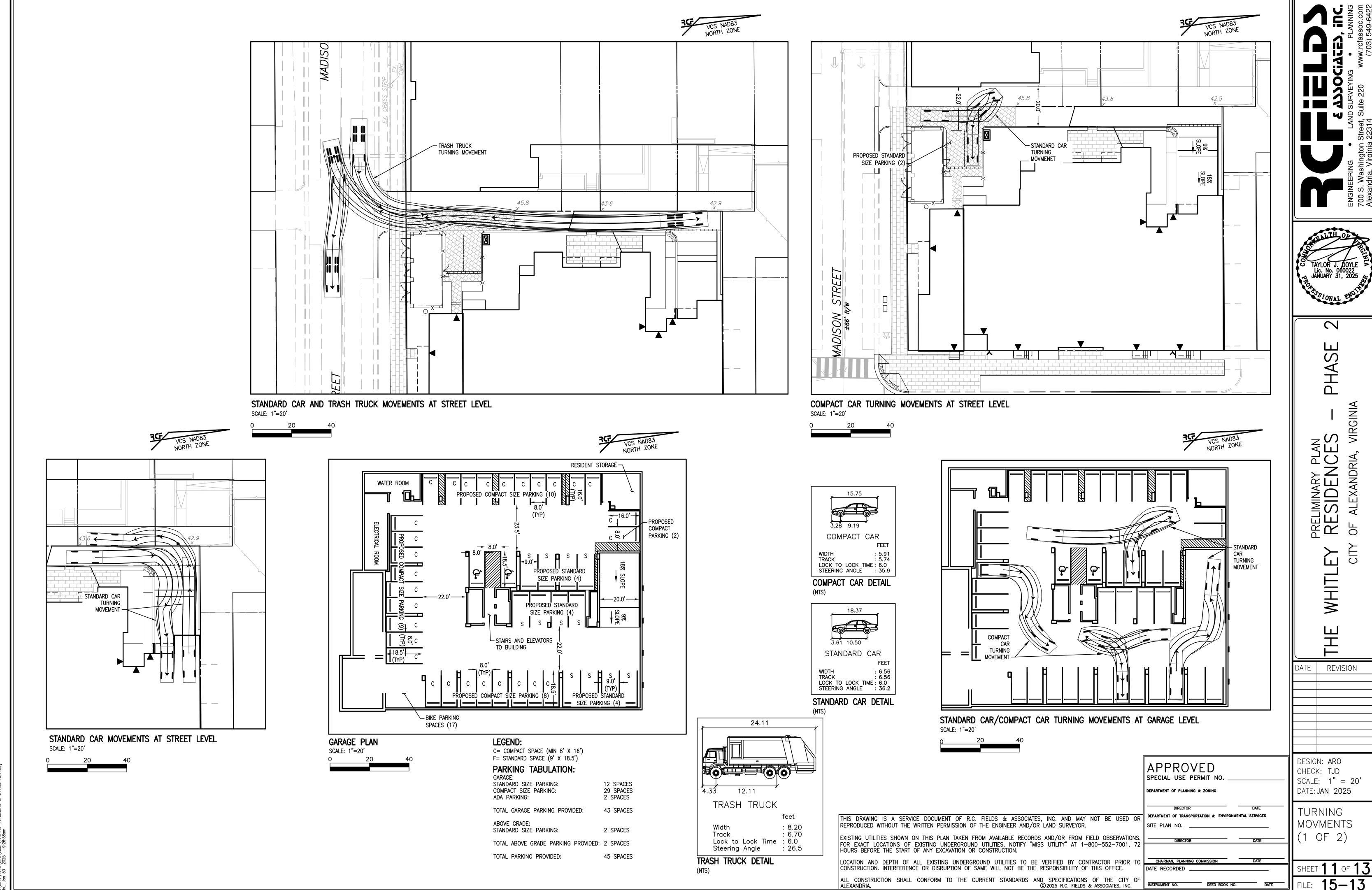
CHAIRMAN, PLANNING COMMISSION

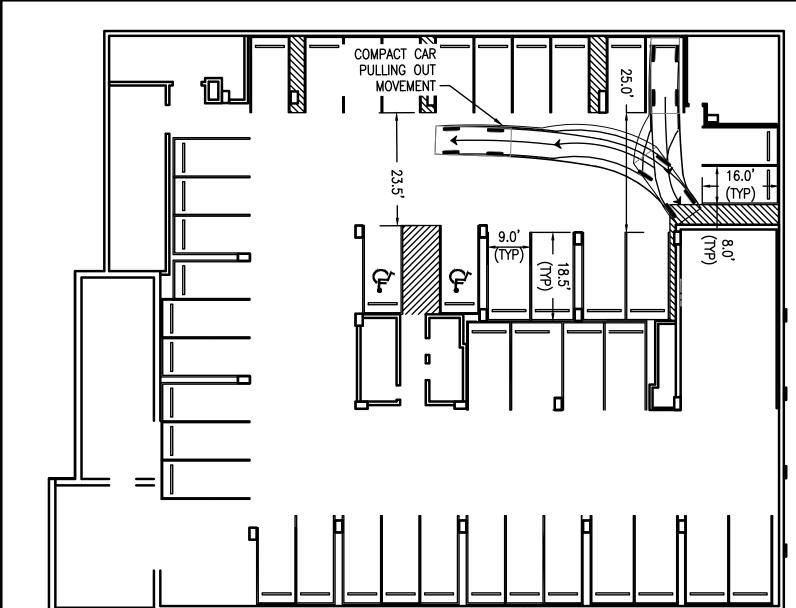
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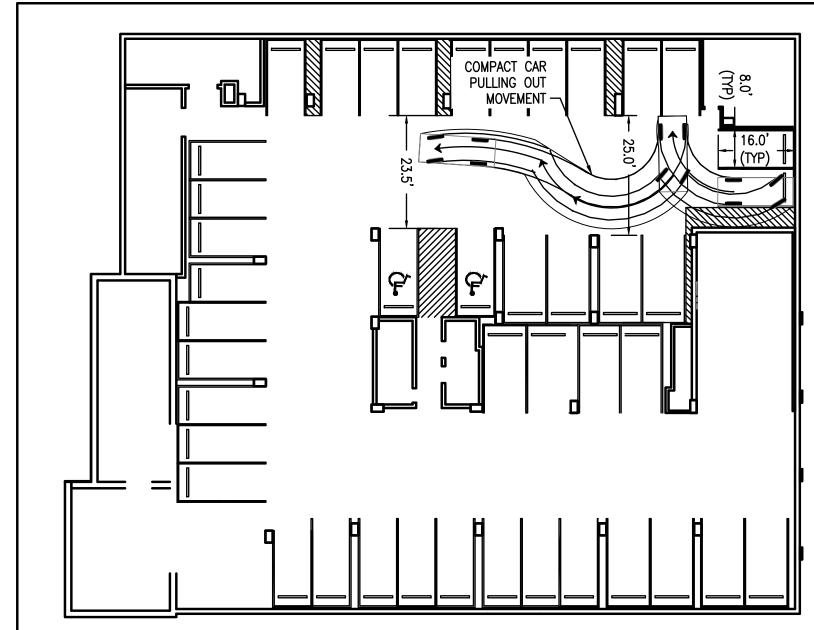
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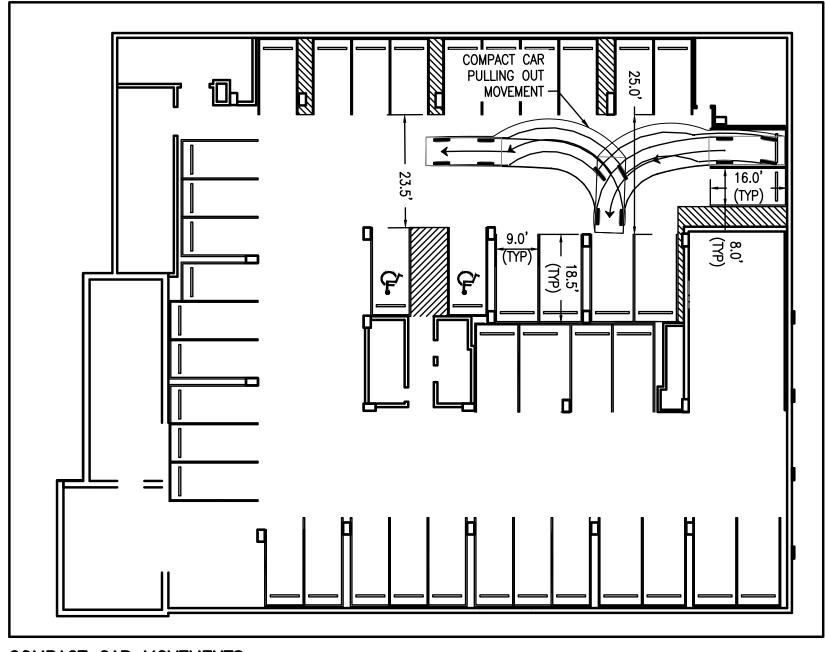
COMPACT CAR MOVEMENTS
SCALE: 1"=20'





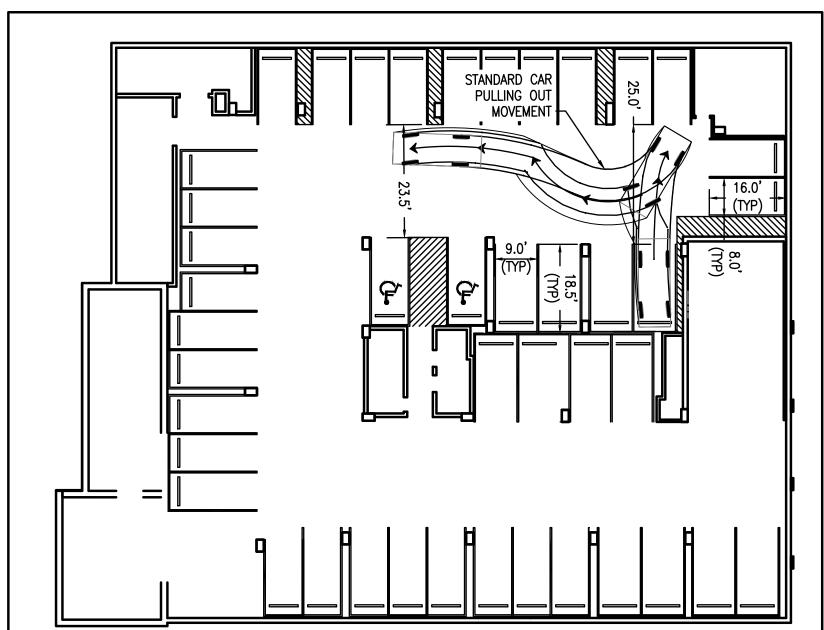
COMPACT CAR MOVEMENTS SCALE: 1"=20'



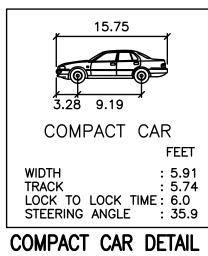


COMPACT CAR MOVEMENTS
SCALE: 1"=20"

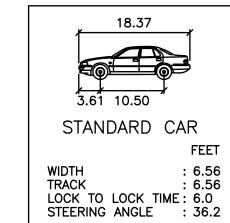




STANDARD CAR MOVEMENTS SCALE: 1"=20'



COMPACT CAR DETAIL (NTS)



STANDARD CAR DETAIL

APPROVED

SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING SITE PLAN NO.

DEED BOOK NO. DATE

DESIGN: ARO

CHECK: TJD

SCALE: 1" = 20'

DATE: **JAN 2025**

TURNING

MOVEMENTS

2

PRELIMINARY PLAN
RESIDENCES
OF ALEXANDRIA, VIR

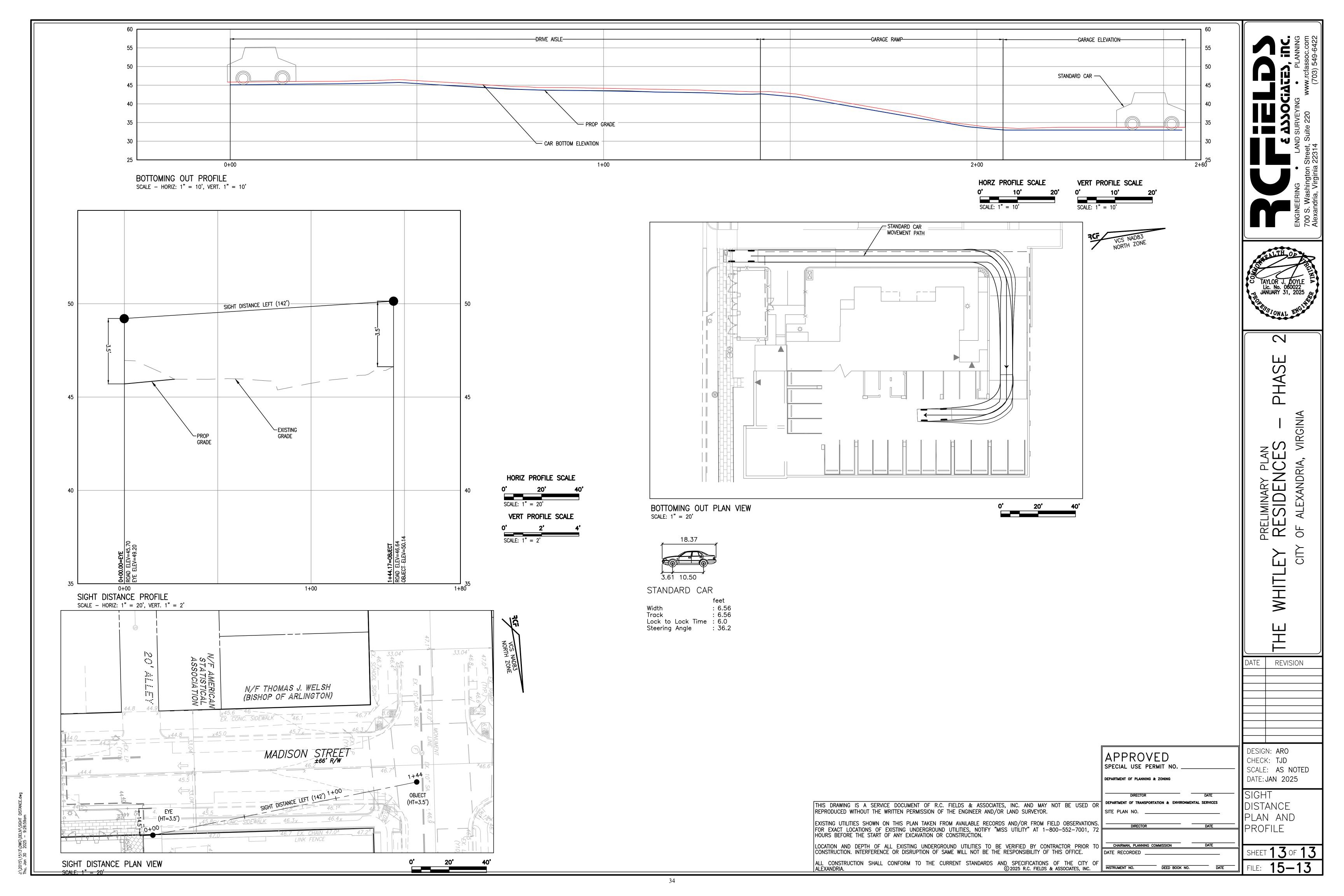
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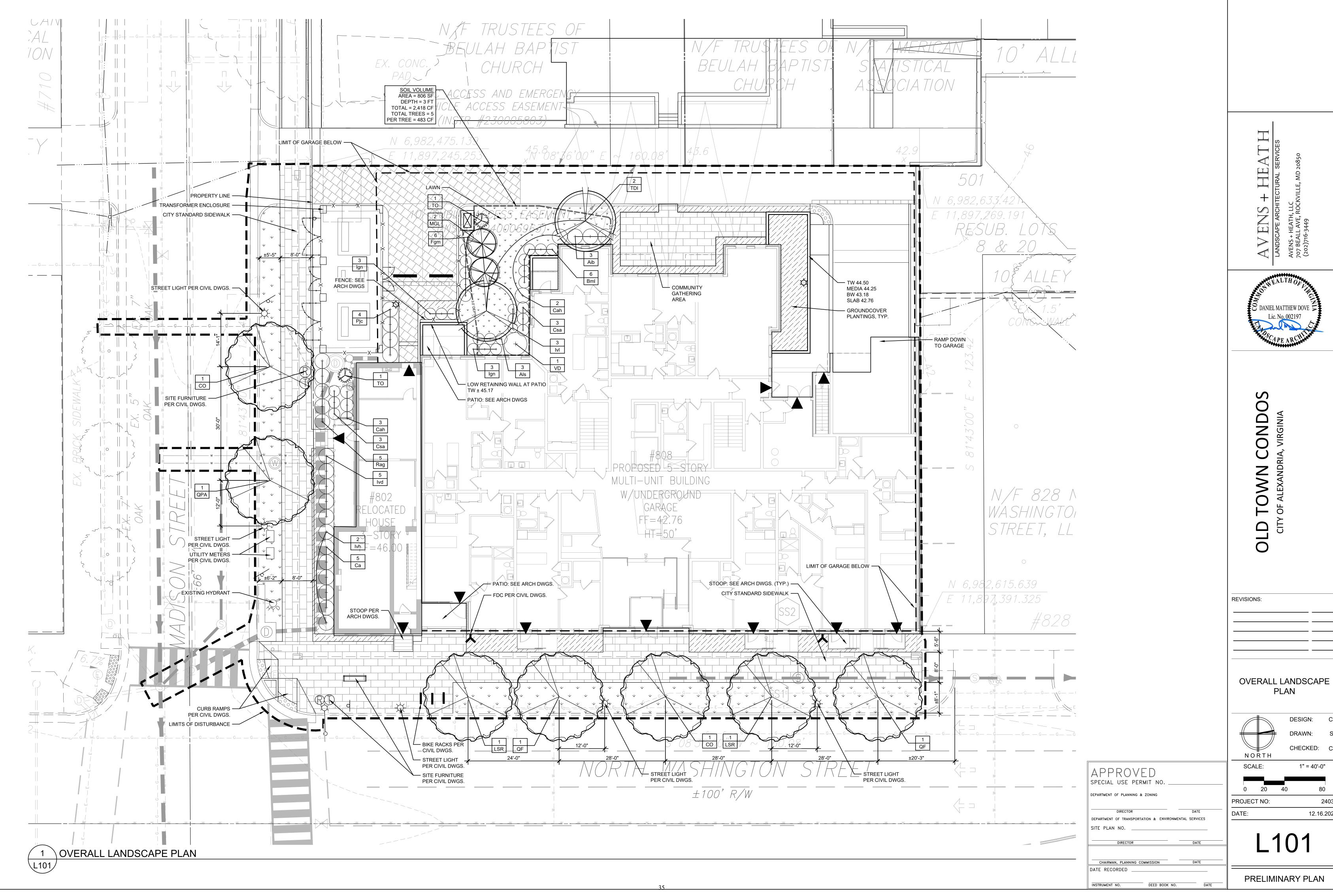
REVISION

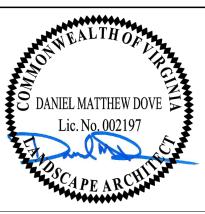
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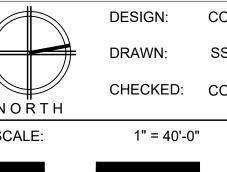
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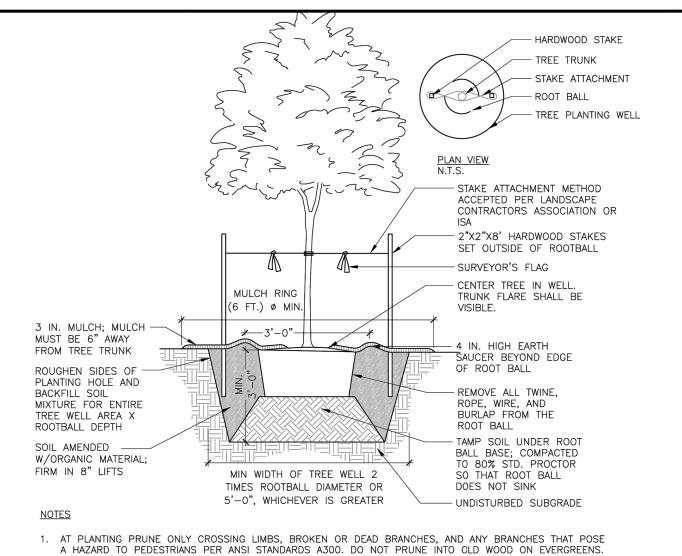






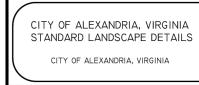


24031 12.16.2024



- 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.





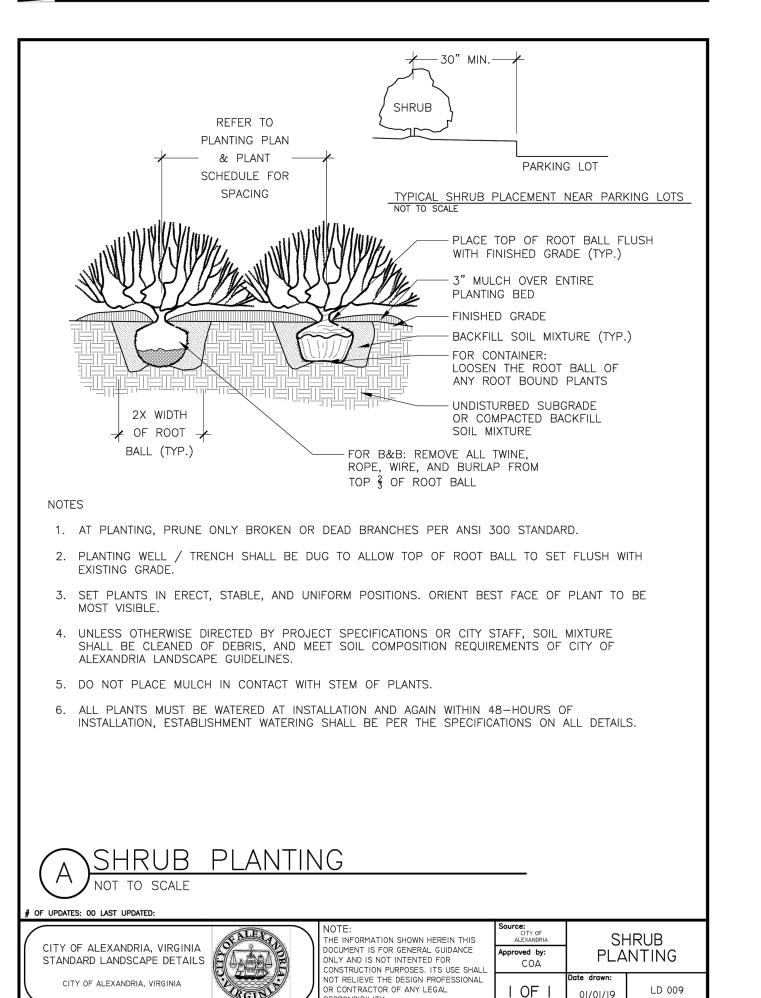
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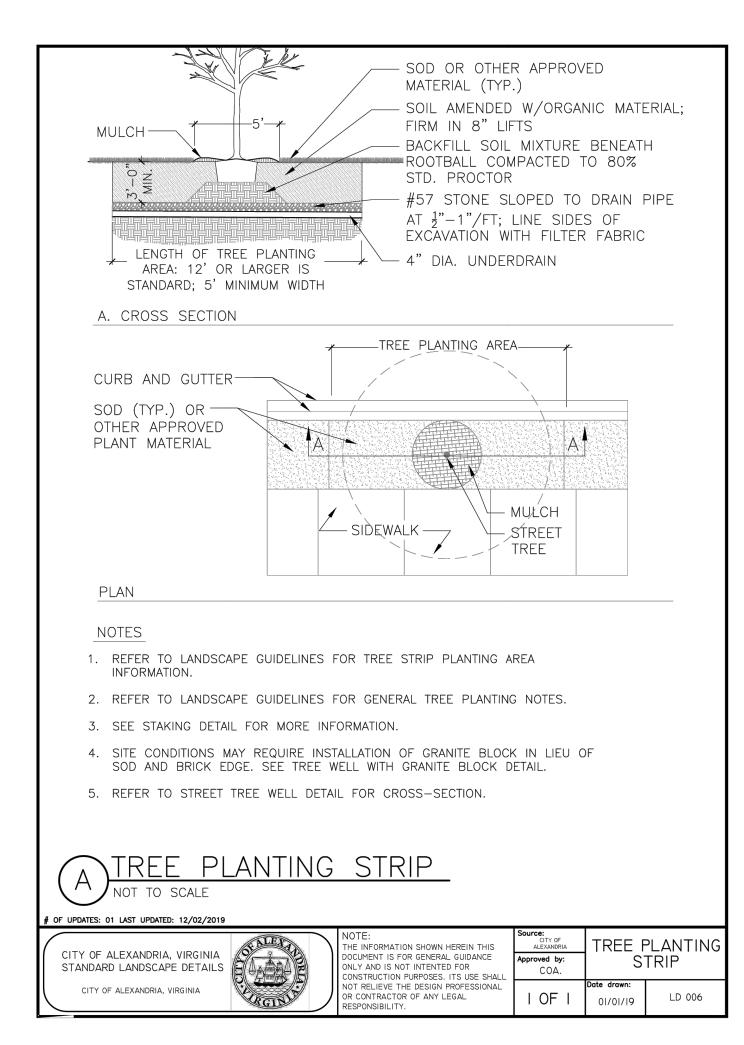
TREE PLANTING I OF I

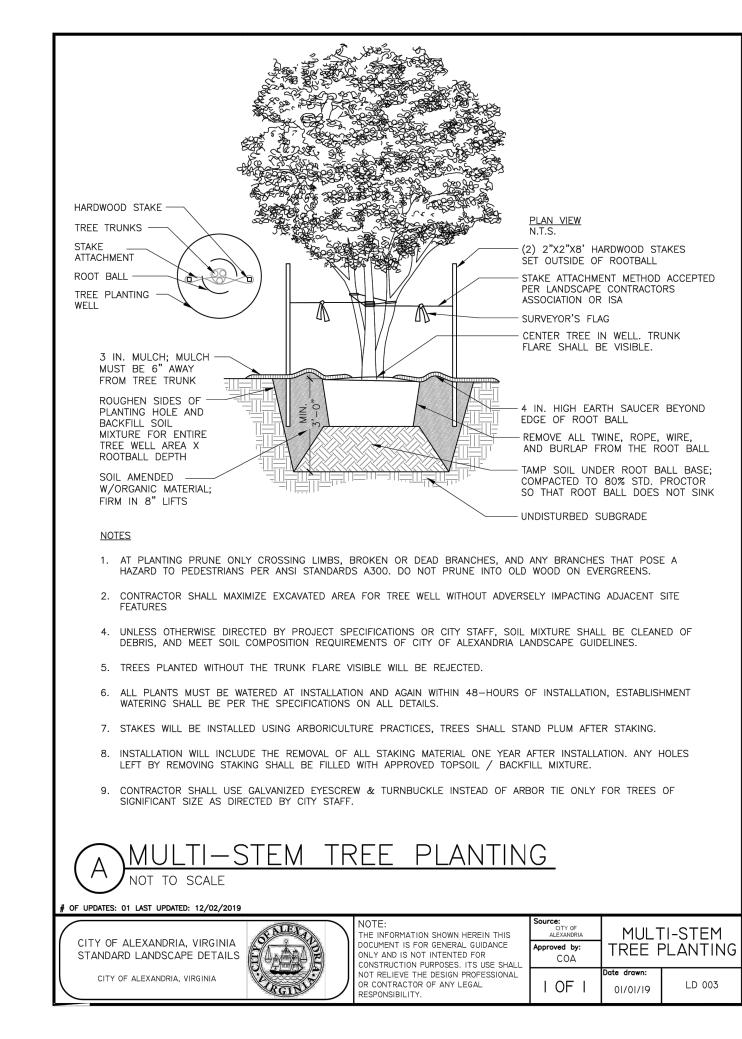
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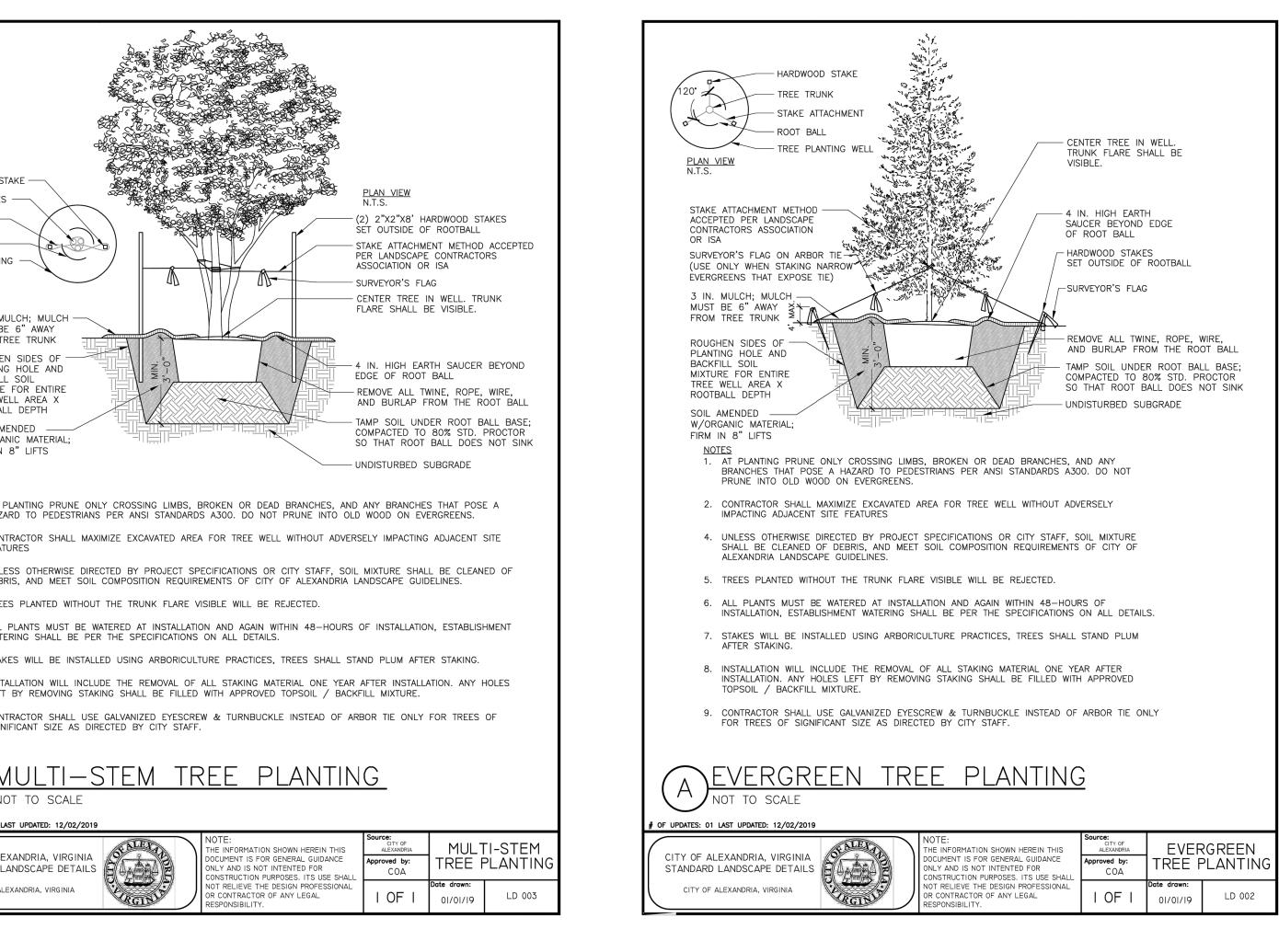


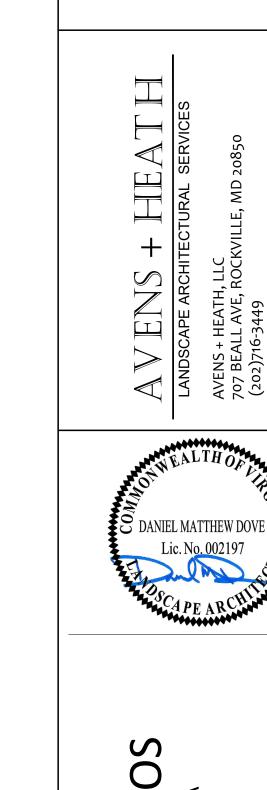
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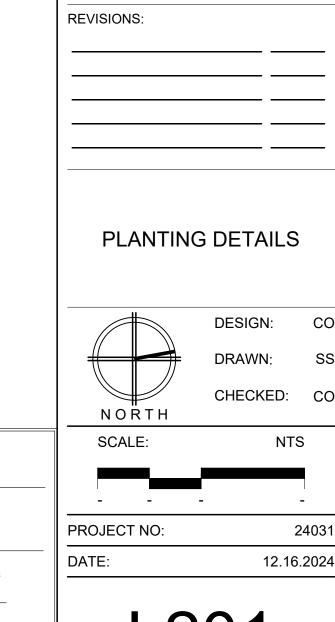














PLANT SCHEDUL	 F												Dece	ember 16, 2024
PLANT TYPE		ORMATION		BOTANIC/COMMON NAME		SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)			NATIVE PLANTS PROVIDED			
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	СО	2	Celtis	occidentalis		Hackberry	2"-3" cal./12-14 ft. ht.	B&B symmetrical, single leader	1,250	2,500	Local	2	0	2
STREET TREES/	LSR	2	Liquidambar	styraciflua	Rotundiloba	Sweetgum	2"-3" cal./12-14 ft. ht.	B&B symmetrical, single leader	1,250	2,500	Local	2	0	2
URBAN TREES	QF	2	Quercus	falcata		Southern Red Oak	2"-3" cal./12-14 ft. ht.	B&B symmetrical, single leader	1,250	2,500	Local	2	0	2
	QPA	1	Quercus	palustris		Pin Oak	2"-3" cal./12-14 ft. ht.	B&B symmetrical, single leader	1,250	1,250	Local	1	0	1
	TOTALS	7						STREET TRE	E/URBAN TREE CCA:	N/A		7	0	7
												100.0%	0.0%	100.0%
	PLAN KEY	QUANTITY	GENUS	SPECIES		COMMON NAME	CALIPER/HEIGHT	NOTES	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	MGL	2	Magnolia	grandiflora	Little Gem	Little Gem Southern Magnolia	6 ft ht./ 3 ft. spread	B&B full to ground, good seasonal flush	500	1,000	Eastern US	0	2	2
STANDARD TREES	TDI	2	Taxodium	distichum	var. imbricarium	Pond Cypress	2"-3" cal./12-14 ft. ht.	B&B symmetrical, single leader	750	1,500	Local	2	0	2
	то	2	Thuja	occidentalis	Nigra	Dark Green Aroborvitae	6 ft ht./ 3 ft. spread	B&B full to ground, good seasonal flush	250	500	Region	2	0	2
	TOTALS	6						CT	ANDARD TREE CCA:	3,000		4	2	6
	TOTALS								ANDARD TREE CCA.	3,000		66.7%	33.3%	100.0%
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT/CONT.	NOTES	CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	Bml	6	Buxus	microphylla	Wintergreen	Wintergreen Boxwood	18"-24"/#3 cont.	healthy virgorous, well-rooted & established	10	60	No	0	0	6
	lgn	6	llex	glabra	Nordic	Nordic Inkberry	18"-24"/#3 cont.	healthy virgorous, well-rooted & established	10	60	Region	6	0	6
EVERGREEN SHRUBS	Ivd	5	Ilex	vomitoria	Dwarf syn. Nana	Dwarf Yaupon	18"-24"/#3 cont.	healthy virgorous, well-rooted & established	10	50	Region	5	0	5
	Pjc	4	Pieris	japonica	Compacta	Japanese Pieris	24"-30"/#3 cont.	healthy virgorous, well-rooted & established	10	40	No	0	0	4
	TOTALS	21		•	•		•	- FVEN	GREEN SHRUB CCA:	210		11	0	11
	IUIALS	21						EVER	GREEN SHRUB CCA:	210		52.4%	0.0%	52.4%
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT/CONT.	NOTES	CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)		LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	Aib	3	Aronia	melanocarpa	Iriquois Beauty	Iriquois Chokeberry	18"-24"/#3 cont.	healthy virgorous, well-rooted & established	10	30	Region	3	0	3
	Als	3	Aronia	melanocarpa	Low Scape Mound	Low Scape Chokeberry	15"-18"/#2 cont.	healthy virgorous, well-rooted & established	2	6	Region	3	0	3
	Ca	5	Callicarpa	americana		American Beautyberry	24"-30"/#5 cont.	healthy virgorous, well-rooted & established	10	50	Region	5	0	5
	Cah	5	Clethra	alnifolia	Hummingbird	Summersweet	18"-24"/#3 cont.	healthy virgorous, well-rooted & established	10	50	Region	5	0	5
	Csa	6	Cornus	sericea	Farrow	Arctic Fire Dogwood	30"-36"/#3 cont.	healthy virgorous, well-rooted & established	10	60	Region	6	0	6
DECIDUOUS SHRUBS	Fgm	6	Fothergilla	gardenii	Mt. Airy	Mt. Airy Dward Witchalder	18"-24"/#3 cont.	healthy virgorous, well-rooted & established	10	60	Region	6	0	6
	lvh	2	Itea	virginica	Henry's Garnet	Henry's Garnet Sweetspire	18"-24"/#3 cont.	healthy virgorous, well-rooted & established	10	20	Local	2	0	2
	Ivl	3	Itea	virginica	Little Henry	Little Henry Sweetspire	18"-24"/#3 cont.	healthy virgorous, well-rooted & established	2	6	Local	3	0	3
	Rag	5	Rhus	aromatica	Gro-Low	Gro-Low Fragrant Sumca	12"-15"/#3 cont.	healthy virgorous, well-rooted & established	10	50	Local	5	0	5
	Vd	1	Viburnum	dentatum		Arrowwood	24"-36"/B&B	healthy virgorous, well-rooted & established	25	25	Local	1	0	1
	TOTALS	39						DEC	DITOTIC CHOILD CCV	221		39	0	39
	TOTALS 39 DECIDUOUS SHRUB CCA:						221		100.0%	0.0%	100.0%			
TOTAL PROPOSED CCA (SF): 3,431														

TOTAL SITE AREA (SF)	19,757
25% CROWN COVER REQUIRED (SF)	4,939
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	3,000
Crown Cover from Proposed Shrubs	431
TOTAL CROWN COVER PROVIDED (%)	17.4%
TOTAL CROWN COVER PROVIDED (SF)	3,431
CROWN COVER DEFICIET (SF)	1,508
REQUIRED TREE FUND CONTRIBUTION	\$3,016

CROWN COVER TABULATIONS

		NATIVE PLAN	NI IABULATIONS				
			BEGINNING .	JANUARY 2, 2	024		
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED	PROVIDED			
PLAINT TIPE	QUANTITI	NATIVETTPE	%	PROV QTY. 7 7 4 6 11 11 39 39 OF NATIVE PLAI	%		
Urban Trees	7	Regional/Local	20%	7	100.0%		
Orban frees	,	Total Natives	% QTY.	100.0%			
Standard Trees	6	Regional/Local	40%	4	66.7%		
Trees	0	Total Natives	80%	6	100.0%		
Evergreen Shrubs	21	Regional/Local	10%	11	52.4%		
	21	Total Natives	40%	11	52.4%		
Deciduous Shrubs	39	Regional/Local	20%	39	100.0%		
	39	Total Natives	80%	39	100.0%		
		Regional/Local	10%				
Groundcovers		Total Natives	20%				
Perennials, Ferns,		Regional/Local					
Ornamental Grasses		Total Natives					
Vines		Total Natives	100%				
		T	OTALS				
TOTAL PLANTS SPECIFIED		OF REGIONAL/LOCAL IVE PLANTS	TOTAL SUM OF NATIVE PLANTS				
73	61		63				
/3	83.6%		86.3%				
NOTES:							
				pleteness/Pre	liminary Plans		

3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

on the plans for each plant type.

			BIODIVERSITY	TABULATIONS)		
STREET TREES							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	I CDECTES I		PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Celtis	2	33.3%	50%	occidentalis	2	33.3%	35%
Liquidambar	2	33.3%	50%	styraciflua	2	33.3%	35%
Quercus	3	50.0%	50%	palustris	1	16.7%	35%
				falcata	2	33.3%	35%
	7	TOTAL NUM	IBER OF STREET TREES PE	OPOSED	7		
SITE TREES	•	-					
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Magnolia	2	33.3%	50%	grandiflora	2	33.3%	35%
Taxodium	2	33.3%	50%	distichum	2	33.3%	35%
Thuja	2	33.3%	50%	occidentalis	2	33.3%	35%
	6 TOTAL NUMBER OF SITE TREES PROPOSED				6		
SHRUBS							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Aronia	6	10.0%	33%	melanocarpa	6	10.0%	10%
Buxus	6	10.0%	33%	microphylla	6	10.0%	10%
Callicarpa	5	8.3%	33%	americana	5	8.3%	10%
Clethra	5	8.3%	33%	alnifolia	5	8.3%	10%
Cornus	6	10.0%	33%	sericea	6	10.0%	10%
Fothergilla	6	10.0%	33%	gardenii	6	10.0%	10%
llex	11	18.3%	50%	glabra	6	10.0%	10%
				vomitoria	5	8.3%	10%
Itea	5	8.3%	33%	virginica	5	8.3%	10%
Pieris	4	6.7%	33%	japonica	4	6.7%	10%
Rhus	5	8.3%	33%	aromatica	5	8.3%	10%
Viburnum	1	1.7%	33%	dentatum	1	1.7%	10%
	60	TOTAL N	UMBER OF SHRUBS PROF	POSED	60		

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.

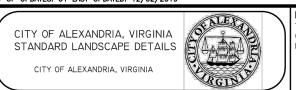
 4)ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
- 5)AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT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

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

STANDARD LANDSCAPE PLAN NOTES

NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

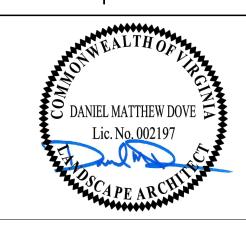


THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

OR	Source: CITY OF ALEXANDRIA	STANDARD LANDSCAPE PLAN NOTES			
•	Approved by:				
	I OF I	Date drawn: 01/01/19	LD 016		

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APPROVED		Ì
SPECIAL USE PERMIT NO		Ì
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DEPARTMENT OF PLANNING & ZONING		PRO
DIRECTOR	DATE	DA1
DEPARTMENT OF TRANSPORTATION & ENVIRONMENT	NTAL SERVICES	—
SITE PLAN NO.		l
DIRECTOR	DATE	l
CHAIRMAN, PLANNING COMMISSION	DATE	
DATE RECORDED		·
		Ì
INSTRUMENT NO. DEED BOOK NO.	DATE	i

VENS + HEATHERT IS + HEATH, LLC



OLD TOWN CONDOS

REVISIONS:	

PLANTING SCHEDULE CALCULATIONS

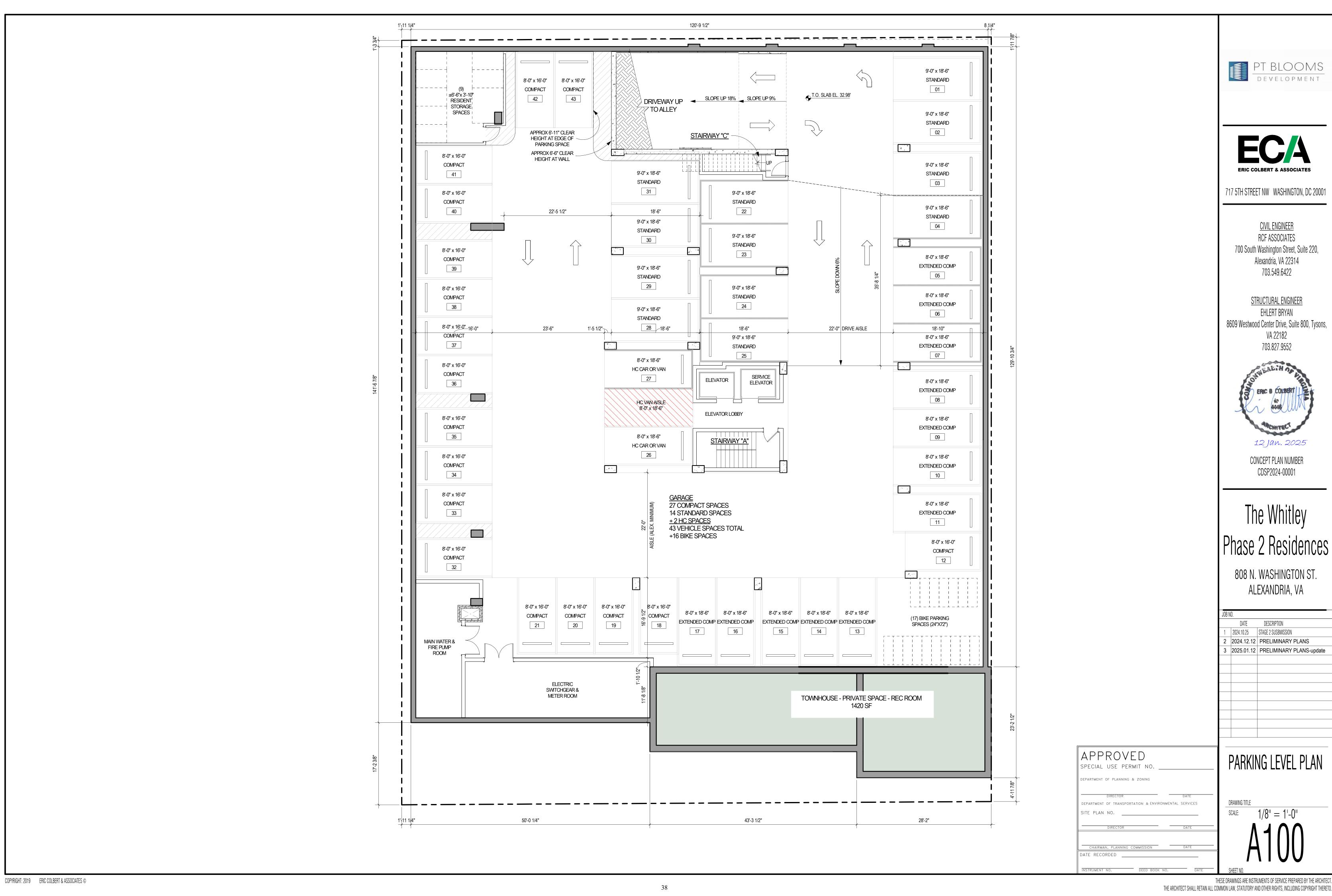
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SCALE:	NTS	5
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PROJECT NO:		24031

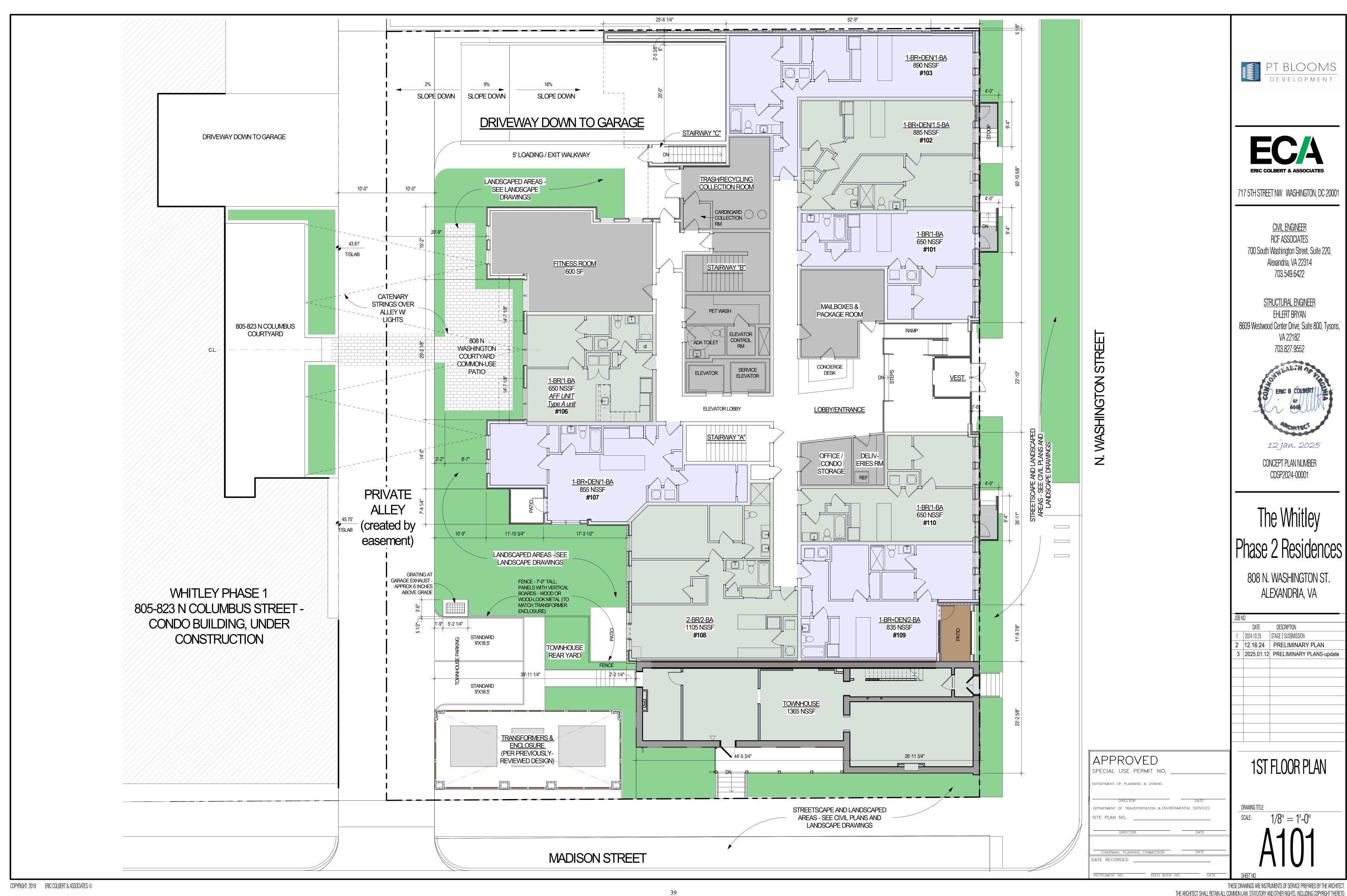
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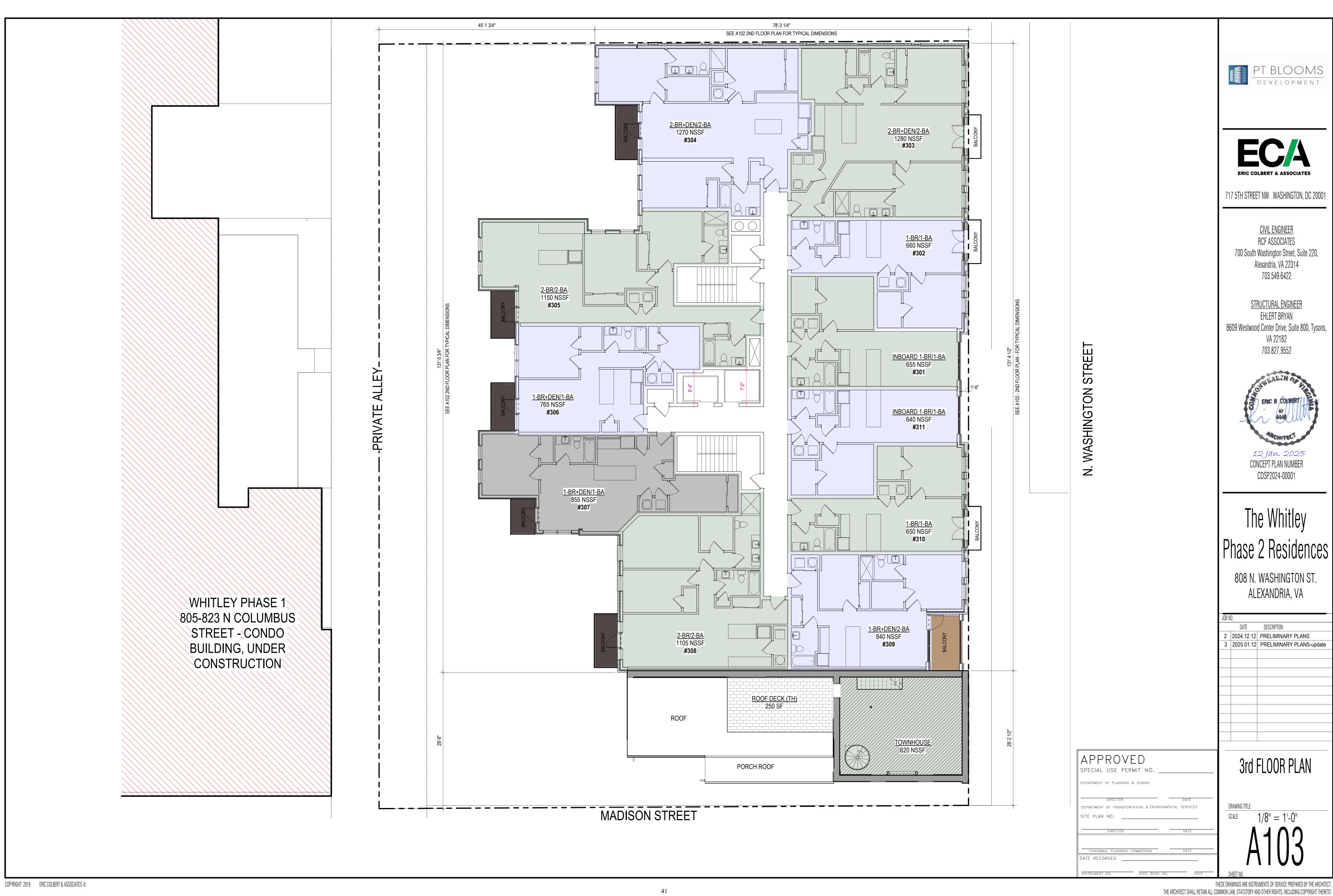
PRELIMINARY PLAN

37

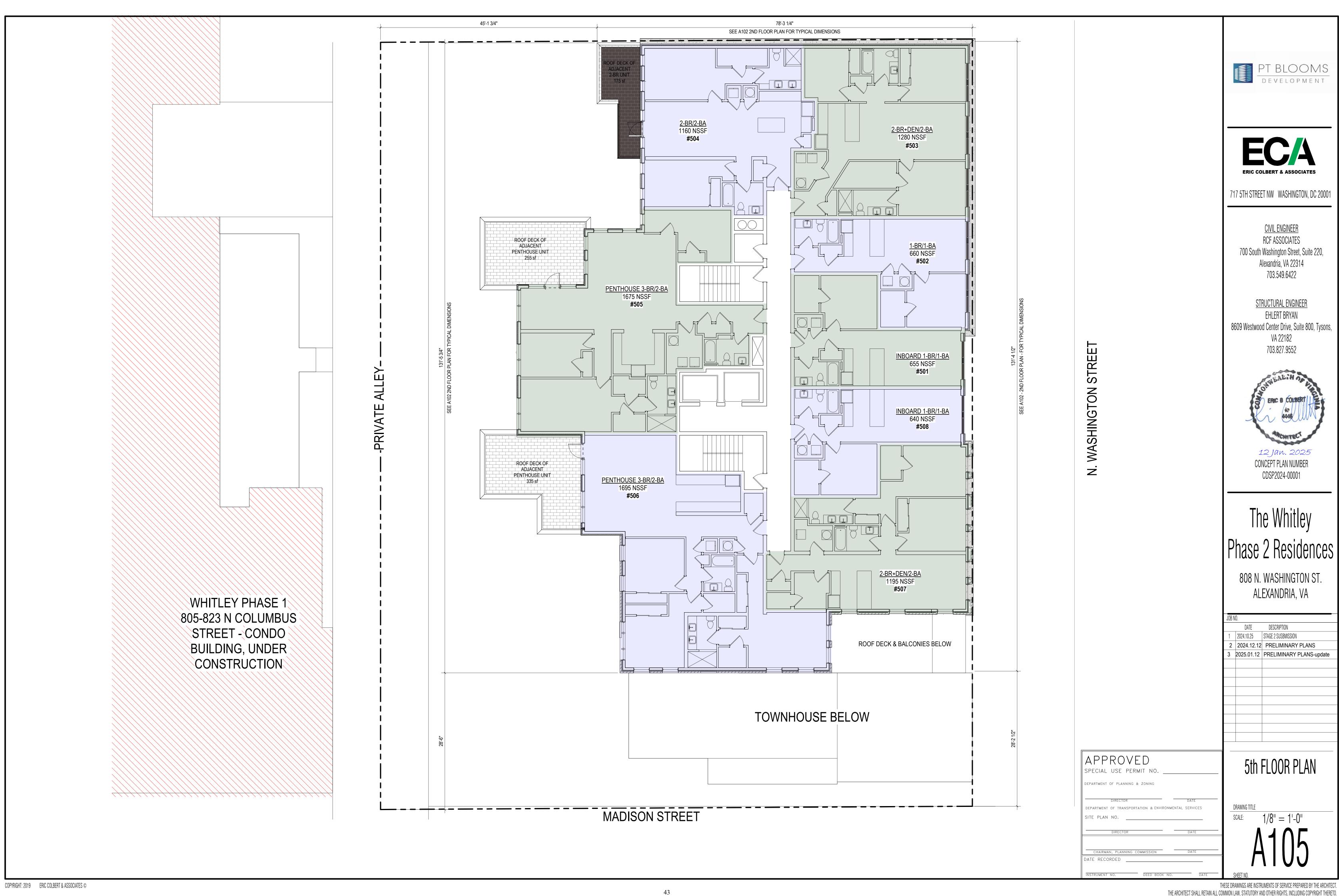


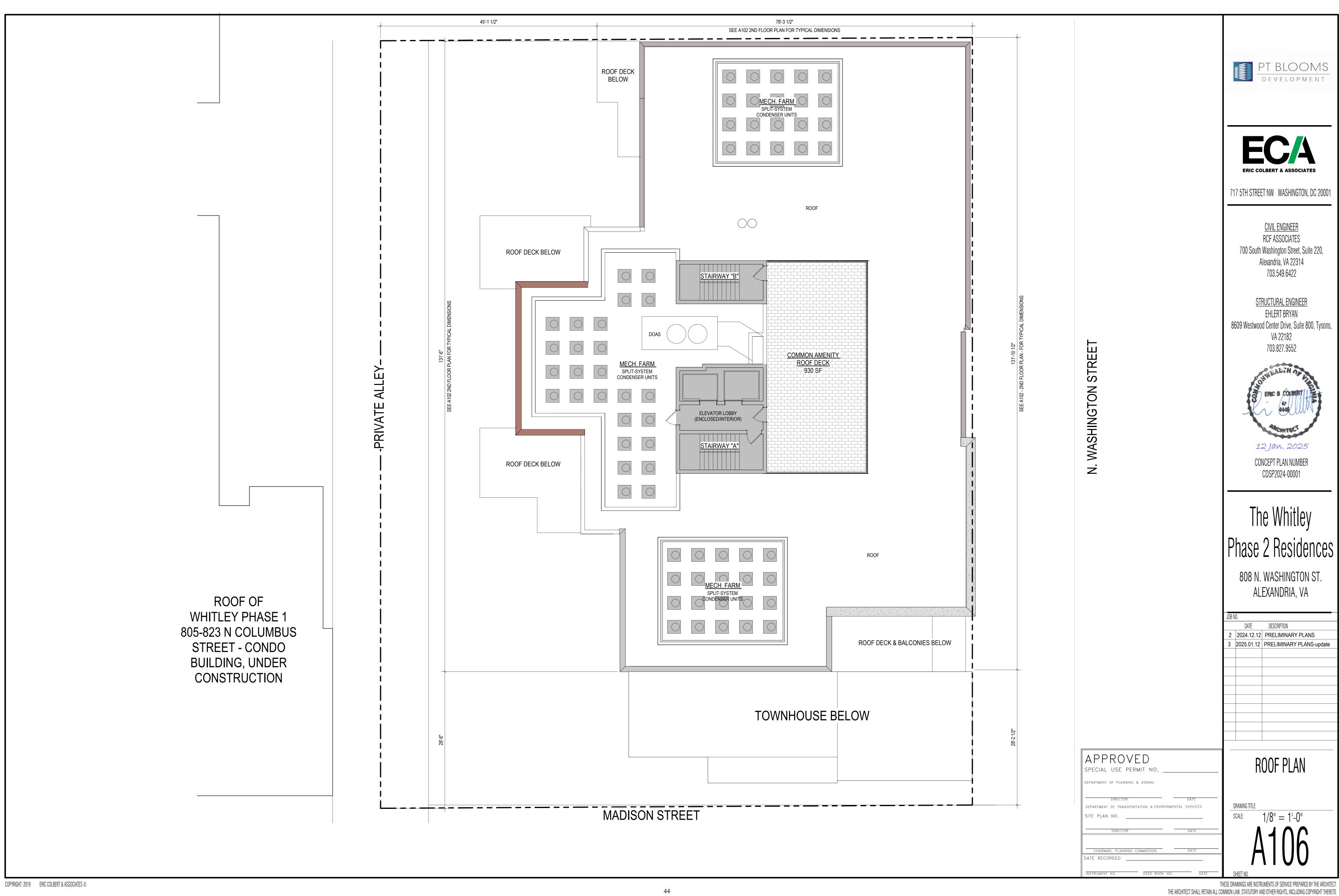




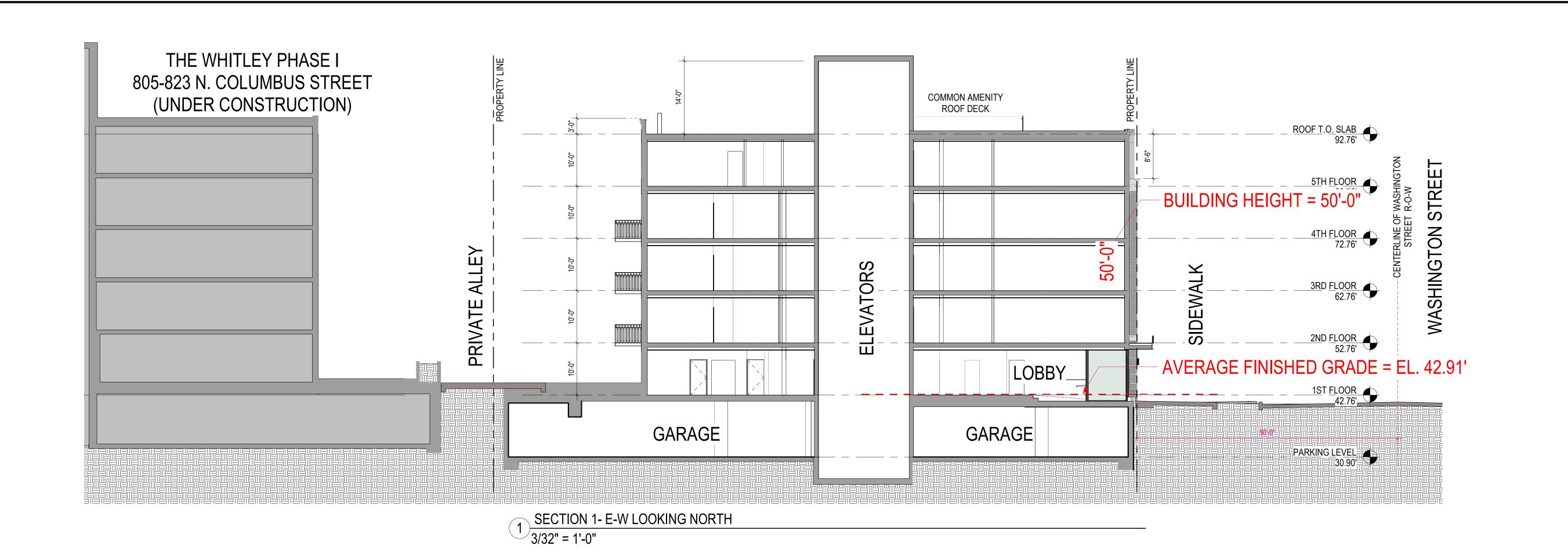


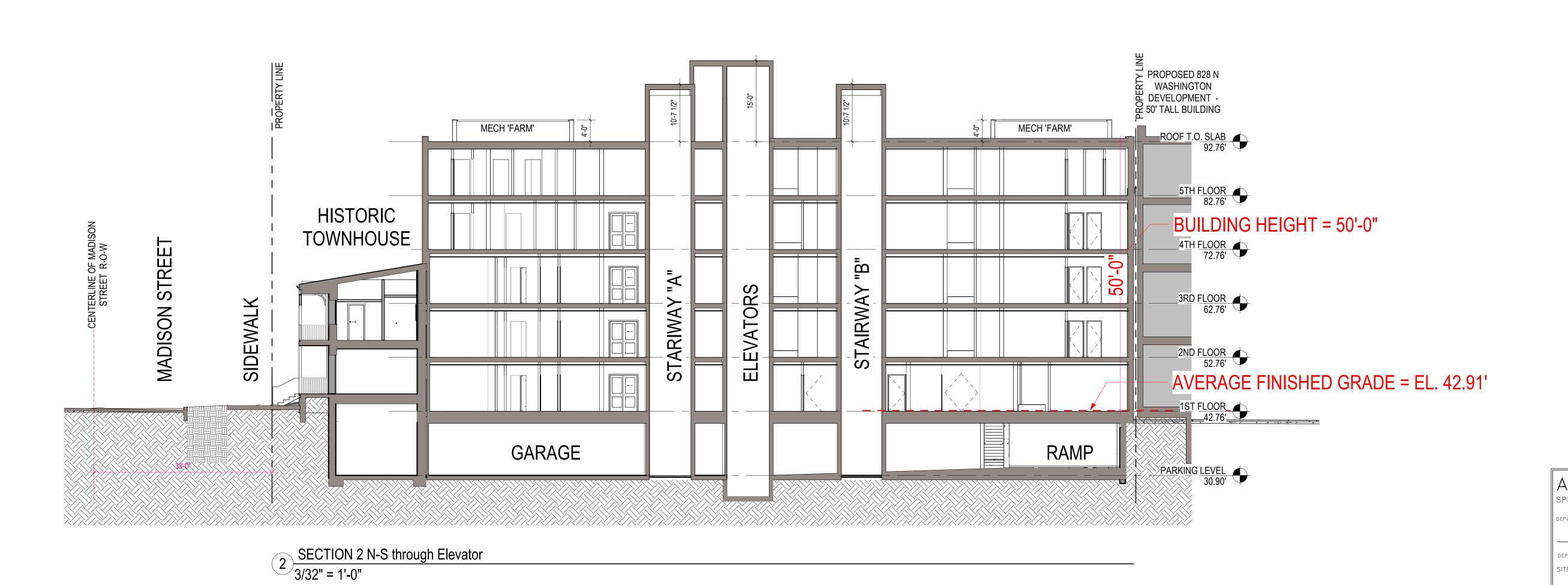












PT BLOOMS
DEVELOPMENT



717 5TH STREET NW WASHINGTON, DC 20001

<u>CIVIL ENGINEER</u> RCF ASSOCIATES 700 South Washington Street, Suite 220, Alexandria, VA 22314 703.549.6422

STRUCTURAL ENGINEER EHLERT BRYAN 8609 Westwood Center Drive, Suite 800, Tysons, VA 22182 703.827.9552



CONCEPT PLAN NUMBER CDSP2024-00001

808 N. WASHINGTON ST. ALEXANDRIA, VA

	DATE	DESCRIPTION
2	2024.12.12	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

PPROVED cial use permit no	BUILDING S
RTMENT OF PLANNING & ZONING	
DIRECTOR DATE RTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES PLAN NO.	$\frac{\text{DRAWING TITLE}}{\text{SCALE:}} = \frac{3/32"}{} =$
DIRECTOR DATE	\downarrow $\wedge \wedge \wedge$
CHAIRMAN, PLANNING COMMISSION DATE RECORDED	I AZI

SECTIONS

GREEN BUILDING NARRATIVE

CERTIFICATION: LEED-SILVER OR EARTHCRAFT

THE BUILDING WILL COMPLY WITH THE CITY OF ALEXANDRIA'S 2019 GREEN BUILDING POLICY AND WILL INCORPORATE MULTIPLE SUSTAINBLE STRATEGIES.
WHILE THE SPECIFIC STRATEGIES AND ELEMENTS WILL BE REFINED DURING THE FINAL BUILDING DESIGN PHASE (PRIOR TO SUBMISSION FOR BUIDING PERMIT), DEVELOPER P.T. BLOOMS CURRENTLY CONTEMPLATES INCLUDING THE FOLLOWING ITEMS:

GENERAL GREEN ITEMS

- URBAN INFILL SITE IN WALKABLE LOCATION WITH GOOD PUBLIC TRANSIT
- CONDENSED PARKING, ALMOST ALL BELOW-GRADE/STRUCTURED.
- COMMERCIAL RECYCLING
- ACCESS TO QUALITY VIEWSONGOING WATER AND AIR PERFORMANCE TESTING
- GREEN CLEANING PRODUCTS
- INTEGRATED PEST MANAGEMENT
- BIKE STORAGE
- EV CARS CHARGING STATIONS

FNFRG

- PRELIMINARY EMERGY SAVINGS ESTIMATE: 5% REDUCTION FROM BASELINE
- RENEWABLE ENERGY WITH OUTPUT ESTIMATES: 3%.
- LOAD REDUCTION STRATEGIES
- 1. BASIC ENVELOPE ATTRIBUTES HIGH-EFFICIENCY GLAZING AT WINDOWS; HIGH INSULATION VALUES AT WALLS AND ROOFS; SUPERIOR AIRTIGHTNESS VIA VAPOR AND AIR BARRIERS.
- 2. LIGHTING REDUCED WATTS PER SQUARE FOOT LOADS VIA EFFICIENT LED LIGHT FIXTURES AND USE OF OCCUPANCY SENSORS, DAYLIGHT
- CONTROLS, AND LOW ALBEDO INTERIOR SURFACES.

 3. MECHANICAL AND WATER HEATING HIGH-EFFICIENCY EQUIPMENT.
- 4. APPLIANCES ENERGY STAR RATED.
- 5. COMMISSIONING A COMMISSIONING AGENT WILL BE CONTRACTED FOR THE PROJECT.
- 6. METERING STRATEGY: INSTALL ADVANCED ENERGY METERING FOR ALL WHOLE-BUILDING ENERGY RESOURCES AND ANY INDIVIDUAL USES THAT REPRESENT 10% OR MORE OF THE TOTAL ANNUAL CONSUMPTION OF THE BUILDING.

WATER

- INDOOR USES: REDUCE WATER CONSUMPTION BY A MINIMUM OF 20% FROM BASELINE BY SELECTING WATERSENSE ("LOW-FLOW") FIXTURES
- LANDSCAPE USES: REDUCE WATER CONSUMPTION BY A MINIMUM OF 30% THROUGH SELECTION OF DROUGH-RESISTANT NATIVE PLANT SPECIES AND EFFICIENT IRRIGATION.

INDOOR ENVIRONMENTAL QUALITY

ZONING OVERVIEW

BASEMENT/GARAGE

1ST FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR

5TH FLOOR

SUBTOTALS

GRAND TOTALS

ROOF

FAR AND PARKING TABULATION

9,398

9,803

9,478

9,616

8,877

47,172

NET SF (COUNTING TO FAR) **

-0-

1,354

1,181

562

3,097

**GROSS ABOVE-GRADE SF LESS STAIRWAYS, ELEVATORS, AND

= 50,269 NET SF

BATHROOMS -- SEE PLAN

DIAGRAMS ON A902

= FAR 2.54

NEW BLDG ROWHOUSE

GENERAL DESIGN: LOW-VOC MATERIALS AND FINISHES; FRESH ("OUTDOOR") AIR VIA DIRECT OUTDOOR AIR DELIVERY TO ALL PARTS OF THE BUILDING.
 CONSTRUCTION PERIOD: DEVELOP IAQ MANAGEMENT PLAN INCORPORATING ALL APPICABLE SMACNA IAQ GUIDELINES; PROTECT ALL OBSORPTIVE MATERIAL STORED ON SITE FROM MOISTURE DAMAGE; INSTALL MINIMUM MERV-8 FILTRATION PRIOR TO OPERATION; PERFORM PREOCCUPANCY FLUSHOUT..

OPEN SPACE*

2,893

250

245

715

930

5,033

* SEE CIVIL &

DIAGRAMS ON A902

• OCCUPANCY PERIOD: INSTALL MINIMUM MERV-12 FILTERS; EXHAUST AND FRESH AIR TO PROVIDE REGULAR AIR CHANGES.

SEE COVER SHEET FOR GENERAL ZONING INFORMATION. INCLUDING ZONE DISTRICTS (EXISTING AND PROPOSED).

PARKING

43 SPACES - GARAGE

2 SPACES - SURFACE

PARKING REQUIREMENT, YARDS (SETBACKS), FLOOR AREA RATIO, USE, PARKING & LOADING, AND THE LIKE.

• OCCUPANT THERMAL COMFORT: HVAC SYSTEM AND BUILDING ENVELOPE TO MEET THE REQUIREMENTS OF ASHRAE STANDARD 55-2010.

BUILDING CODE OVERVIEW

CERTIFICATION: LEED-SILVER OR EARTHCRAFT

THE BUILDING HAS TWO COMPONENTS. MOST OF THE SQUARE FOOTAGE IS A NEW, 5 STORY MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED AMENITY AND SERVICE SPACES AND A PARKING GARAGE IN ONE BASEMENT LEVEL. THE SITE ALSO INCORPORATES A HISTORIC ROWHOUSE, WHICH WILL BE RENOVATED TO BE A SINGLE-FAMILY RESIDENCE.

MAJOR APPLICABLE CODES AND STANDARDS:

BUILDING CODES:

- VIRGINIA CONSTRUCTION CODE-2021 (PRIMARY CODE FOR BOTH NEW BUILDING AND ROWHOUSE RENOVATION)
- VIRGINIA EXISTING BUILDINGS CODE-2021 (ROWHOUSE)
- VIRGINIA PLUMBING, MECHANICAL, ADN ENERGY CODES 2021; AND THE VIRGINIA STATEWIDE FIRE PREVENTION CODE-2021
- VIRGINIA ELECTRICAL CODE-2020 (NFPA 70-2020, AMENDED)

 ACCESSIBILITY
- VIRGINIA ACCESSIBILITY CODE 2017 (ANSI 117.1, NOT AMENDED)
- FAIR HOUSING AMENDMENT ACT (ACCESSIBILITY STANDARDS FOR DWELLING UNIT INTERIORS)
- AMERICANS WITH DISABILITIES ACT STANDARDS-2010 (ACCESSIBILITY STANDARDS FOR AREAS OF "PUBLIC ACCOMODATION")

USE/OCCUPANCY CLASSIFICATION (PER VCC)

- R-2 RESIDENTIAL (PRIMARY USE)
- A-3 ASSEMBLY (ACCESSORY USE AMENITY SPACES)
- S-2 STORAGE (PARKING GARAGE)

FULLY SPRINKLERED, PER NFPA 13. (NOT NFPA 13R.)

CONSTRUCTION TYPE (PER VCC):

- TYPE II-B, FULLY SPRINKLERED (NEW BUILDING) -- PRINCIPAL STRUCTURE TO BE LIGHT-GAGE METAL FRAME WALLS AND COMPOSITE (METAL DECK AND CONCRETE) FLOORS.
- MAXIMUM HEIGHT PER TABLE 504.3 = 85'; MAXIMUM NUMBER OF STORIES ABOVE GRADE PER TABLE 504.4 = 5 STORIES.
- NOTE THAT, PER 503.1.4, AN "OCCUPIED ROOF" (THAT IS, A ROOF DECK) DOES NOT COUNT AS A STORY.
- MAXIMUM FOOTPRINT PER TABLE 506.2 = 48,000 SQ FT.
- TYPE III-B, FULLY SPRINKLERED (EXISTING ROWHOUSE) NONCOMBUSTIBLE (SOLID MASONRY) EXTERIOR WALLS; WITH COMBUSTIBLE (WOOD)
- FLOOR AND ROOF HORIZTONAL STRUCTURE.
- MAXIMUM HEIGHT PER TABLE 504.3 = 75'; MAXIMUM NUMBER OF STORIES ABOVE GRADE PER TABLE 504.4 = 5 STORIES.
- MAXIMUM FOOTPRINT PER TABLE 506.2 = 48,000 SQ FT (R-1 OR R-2 USE)

PROPOSED GROSS FLOOR AREAS (OVERALL CONSTRUCTION SF - NOT SF THAT COUNTS TO FAR)

	BASEMENT	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	ROOF	<u>TOTAL</u>
NEW BUILDING	16,274	10,256	11,043	11,043	10,798	10,008	615	70,037
HISTORIC ROWHOUSE	1,420	1,420	1,420	620	-			4,880
GRAND TOTAL								74,917

FIRE-RESISTANCE REQUIREMENTS:

CONSTRUCTION TYPE II-B, PER VCC TABLE 601, HAS 0 (ZERO) HOUR REQUIREMENTS FOR ALL STRUCTURAL ELEMENTS (PRIMARY STRUCTURAL FRAME, BEARING WALLS, FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS, ETC.). HOWEVER, MANY ELEMENTS MUST BE RATED FOR OTHER REASONS, SUCH AS 2-HOUR FIRE WALL BETWEEN THE ROWHOUSE AND NEW BUILDING (DUE TO BEING DIFFERENT CONSTRUCTION TYPES) STAIR, ELEVATOR, AND OTHER SHAFTS (2-HOUR "FIRE BARRIER" WALLS); DEMISING PARTITIONS (1-HOUR "FIRE BARRIER" WALLS); FLOORS BETWEEN UNITS (1-HOUR) AND AT GARAGE CEILING (2-HOUR); AND OTHER MISCELLANEOUS SEPARATION CONDITIONS.

PT BLOOMS



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8609 Westwood Center Drive, Suite 800, Tysons, VA 22182 703.827.9552



12 Jan. 2025

CONCEPT PLAN NUMBER CDSP2024-00001

The Whitley Phase 2 Residences

808 N. WASHINGTON ST ALEXANDRIA, VA

JOB	NO.	
	DATE	DESCRIPTION
2	2024.12.16	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

SF & UNIT TABULATIONS DRAWING TITLE SCALE:

A901

<u>UNITS OVERVIEW</u>

NOTE THAT PER AGREEMENT IN PREVIOUS DSUP, THE AFFORDABLE REQUIREMENT IS ONE 1-BEDROOM UNIT OF MINIMUM 650 NSSF.

DWELLING UNIT MIX							
FLOOR	AFF	1-BR/1-BA	1-BR+DEN	2-BR/2-BA	2-BR+DEN	3-BR	TOTAL
1ST FLOOR	1 1-BR	2	4	1	0	0	8
2ND FLOOR		4	3	2	2	0	11
3RD FLOOR		4	3	2	2	0	11
4TH FLOOR		4	2	1	2	1	10
5TH FLOOR		3	0	1	2	2	8
SUBTOTALS	1	17	12	7	8	3	48
	+ 3-BR TOWNHOUSE = 49 UNITS TOTAL						

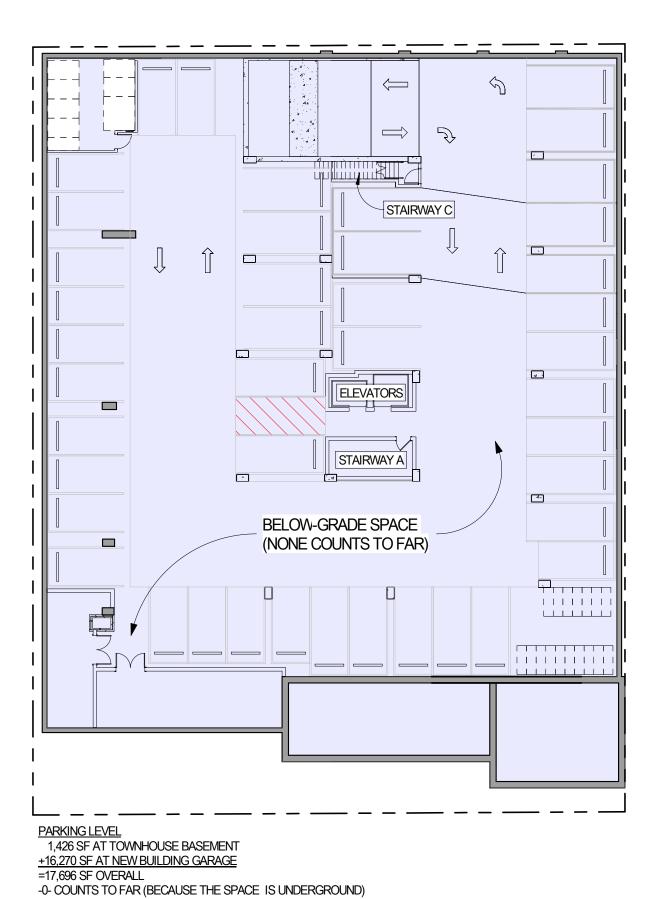
APPROVED	
SPECIAL USE PERMIT NO	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENT	MENTAL SERVICES
SITE PLAN NO.	
DIRECTOR	DATF
BIREGION	DATE
CHAIRMAN, PLANNING COMMISSION	DATE

INSTRUMENT NO.

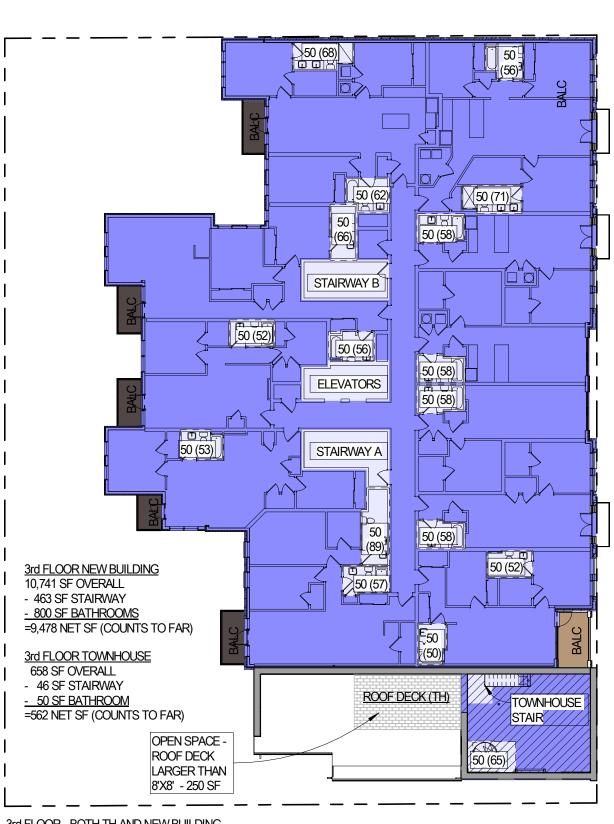
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FAR PLAN DIAGRAMS

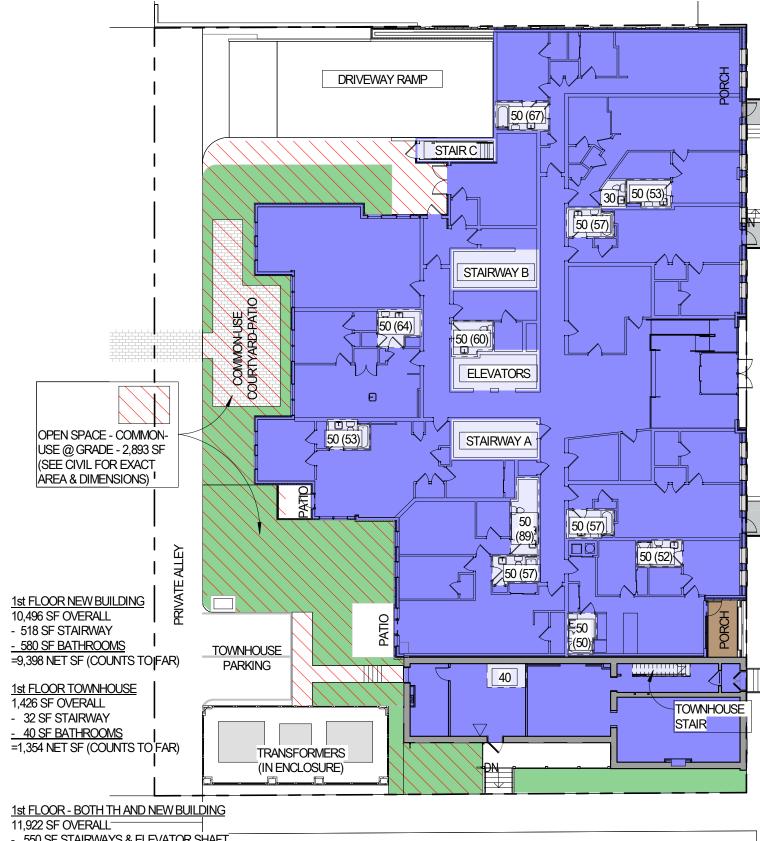


PARKING LEVEL - SQ FT



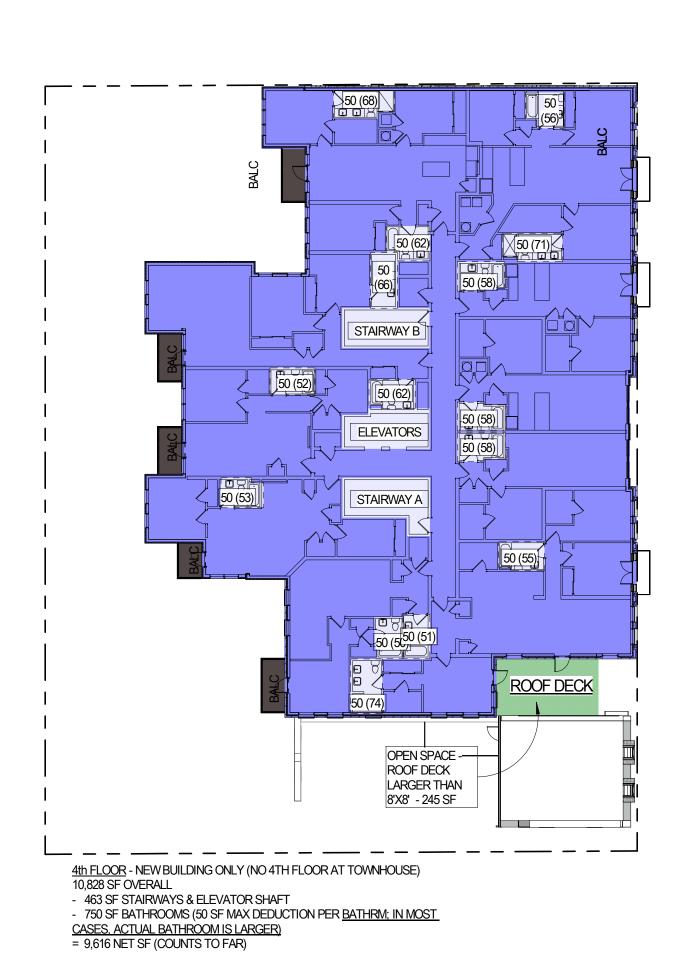
3rd FLOOR - BOTH TH AND NEW BUILDING 11,399 SF OVERALL - 509 SF STAIRWAYS & ELEVATOR SHAFT - 850 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHRM; IN MOST CASES, ACTUAL BATHROOM IS LARGER) = 10,040NET SF (COUNTS TO FAR)

3RD FLOOR PLAN - OPEN SPACE & FAR



- 550 SF STAIRWAYS & ELEVATOR SHAFT
- 620 SF BATHROOMS (50 SF MAX DEDUCTION PER
BATHRM; IN MOST CASES, ACTUAL BATHROOM IS LARGER)
= 10,752 NET SF (COUNTS TO FAR)

2 1ST FLR PLAN - OPEN SPACE & FAR 1" = 20'-0"



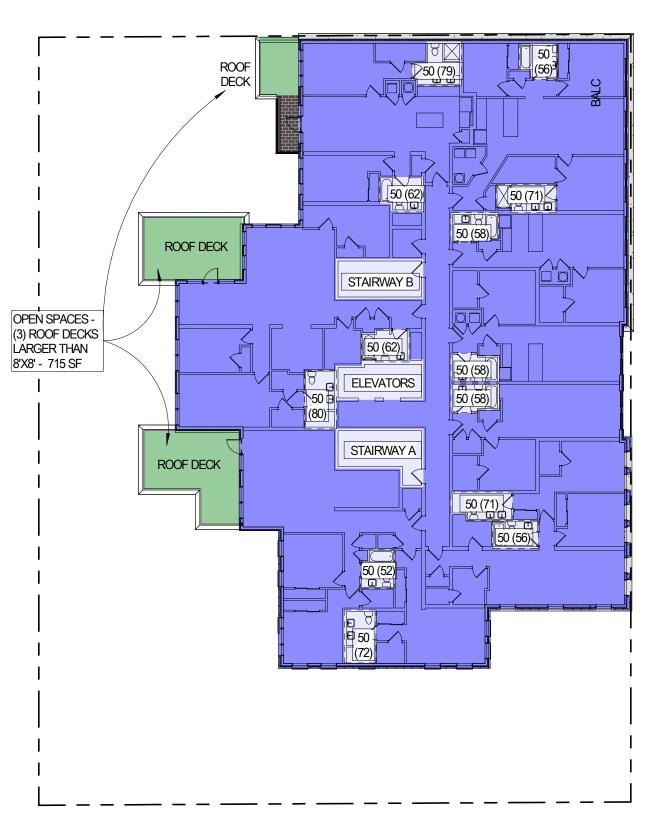
4TH FLOOR PLAN - OPEN SPACE & FAR

ELEVATORS 2ND FLOOR NEW BUILDING 11,066 SF OVERALL - 463 SF STAIRWAY - 800 SF BATHROOMS 2ND FLOOR TOWNHOUSE 1,426 SF OVERALL TOWNHOUSE - 145 SF STAIRWAY - 100 SF BATHROOMS = 1,181 NET SF (COUNTS TO FAR)

<u>2ND FLOOR - BOTH TH AND NEW BUILDING</u> 12,492 SF OVERALL

- 608 SF STAIRWAYS & ELEVATOR SHAFT
- 900 SF BATHROOMS (50 SF MAX DEDUCTION PER
BATHRM; IN MOST CASES, ACTUAL BATHROOM IS LARGER)
= 10,984 NET SF (COUNTS TO FAR)

2ND FLOOR PLAN - OPEN SPACE & FAR



5th FLOOR - NEW BUILDING ONLY (NO 5TH FLOOR AT TOWNHOUSE)
9,990 SF OVERALL
- 463 SF STAIRWAYS & ELEVATOR SHAFT
- 650 SF BATHROOMS (50 SF MAX DEDUCTION PER <u>BATHRM: IN MOST CASES</u>, ACTUAL BATHROOM IS LARGER)
= 8,877NET SF (COUNTS TO FAR)

 $6 \frac{5\text{TH FLOOR PLAN -OPEN SPACE \& FAR}}{1" = 20'-0"}$



717 5TH STREET NW WASHINGTON, DC 2000

<u>CIVIL ENGINEER</u> RCF ASSOCIATES 700 South Washington Street, Suite 220, Alexandria, VA 22314 703.549.6422

STRUCTURAL ENGINEER EHLERT BRYAN 8609 Westwood Center Drive, Suite 800, Tysons, VA 22182 703.827.9552



CDSP2024-00001

808 N. WASHINGTON ST. ALEXANDRIA, VA

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	DATE	DESCRIPTION			
2	2024.12.16	PRELIMINARY PLANS			
3	2025.01.12	PRELIMINARY PLANS-upda			

 FAR PLAN DIAGRAMS

APPROVED

SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

DATE RECORDED

DRAWING TITLE SCALE:

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