

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

1604-1614 KING STREET

AREA TABULATIONS

TOTAL SITE AREA = 0.401 AC 17,480 SF

TOTAL AREA OF TAX PARCEL = 0.401 AC 17,480 SF

TOTAL EXISTING IMPERVIOUS AREA = 0.396 AC 17,254 SF

TOTAL PROPOSED IMPERVIOUS AREA = 0.397 AC 17,304 SF

TOTAL DISTURBED AREA = 0.424 AC 18,450 SF

ZONING TABULATION

TAX MAP NUMBERS, LOT AREA, ADDRESS, CURRENT ZONING, AND CURRENT USE:

TM 063.04-09-07	3,496 SF	0.08 AC	1614 KING STREET	ZONE: KR	USE: GENERAL COMMERCIAL
TM 063.04-09-08	2,796.8 SF	0.06 AC	1612 KING STREET	ZONE: KR	USE: GENERAL COMMERCIAL
TM 063.04-09-09	2,796.8 SF	0.06 AC	1610 KING STREET	ZONE: KR	USE: GENERAL COMMERCIAL
TM 063.04-09-10	2,796.8 SF	0.06 AC	1608 KING STREET	ZONE: KR	USE: GENERAL COMMERCIAL
TM 063.04-09-11	2,796.8 SF	0.06 AC	1606 KING STREET	ZONE: KR	USE: GENERAL COMMERCIAL
TM 063.04-09-12	1,597 SF	0.04 AC	1604 KING STREET	ZONE: KR	USE: GENERAL COMMERCIAL
TM 063.04-09-18	1,200 SF	0.03 AC	1604 DECHANTAL STREET	ZONE: OCH	USE: GENERAL COMMERCIAL

TOTAL SITE AREA: 17,480 SF (0.401 AC.)

LOT AREA: 17,480 SF (0.401 AC.)

EXISTING ZONE: KR (KING STREET URBAN RETAIL ZONE)
OCH (OFFICE COMMERCIAL HIGH ZONE)

PROPOSED ZONE: KR (KING STREET URBAN RETAIL ZONE) OR KR AND OCH

OVERLAY ZONES: OLD TOWN AND HISTORIC ALEXANDRIA DISTRICT
KING STREET TRANSIT DISTRICT
KING STREET METRO HEIGHT DISTRICT #5
100-YEAR FLOOD PLAIN

EXISTING USE: OFFICE/COMMERCIAL

PROPOSED USE: RESIDENTIAL

MAXIMUM BUILDING HEIGHT: 77.00' (WITH SUP)

BUILDING HEIGHT PROVIDED: 77.00' (HIGH RISE), 23.25' (ROW HOUSES)

AVERAGE FINISHED GRADE: 19.43' (HIGH-RISE), 18.25' (ROW HOUSES)

OPEN SPACE REQUIRED: 8,850 SF (150 SF/UNIT FOR 59 UNITS)

OPEN SPACE PROVIDED: 9,643 SF (55.0%) (SEE SHEET C12.00 FOR ADDITIONAL INFORMATION)

GROUND LEVEL OPEN SPACE = 3,163 SF; ABOVE GRADE OPEN SPACE = 6,480 SF

KING STREET FRONTAGE: 100 FT

DECHANTAL STREET FRONTAGE: 100 FT

BUILDING SETBACKS REQUIRED: MIDRISE SETBACK: 16.5 FT

FRONT YARD: 8.0 FT

SIDE YARD: 0 FT

REAR YARD: 16.5 FT

DEVELOPMENT TABULATION

(BEDROOMS AS DEFINED BY CODE)		59 UNITS	GROSS FLOOR AREA (GFA): 72,187 SF
TOTAL NUMBER OF UNITS BY TYPE			EXCLUDING BELOW-GRADE PARKING AREA AND BASEMENTS
ALL UNITS	EFFICIENCIES	8	NET FLOOR AREA (NFA): 52,440 SF
	1 BEDROOM	10	EXISTING GFA: 11,696 SQ.FT.
	1 BEDROOMS/DEN	20	EXISTING FAR: 11,696/17,480 = 0.67
	2 BEDROOM	10	
	2 BEDROOM/ROWHOUSE	5	PROPOSED FLOOR AREA RATIO: 52,440/17,480 = 3.00
	2 BEDROOMS/DEN	4	UNITS PER ACRE (EXCLUDING ENG. BASEMENT UNITS): 59/0.41 132 UNITS PER ACRE
	3 BEDROOM	2	(MAXIMUM PROPOSED)
	TOTAL	59	UNITS PER ACRE: (WITH ENG. BASEMENT UNITS): 59/0.401 147 UNITS PER ACRE
UNIT LAYOUT:			(MAXIMUM PROPOSED)
ROWHOUSE ENG. BASEMENT/STUDIO EFFICIENCIES		5	NOTE: UNIT COUNTS, DISTRIBUTION OF UNIT TYPES AND BEDROOMS MAY VARY WITH
ROHOUSE TOWNHOUSE TYP. (2 LEVEL)		5	FINAL UNIT DESIGNS AND LAYOUTS
MID RISE			
1ST FLOOR		3	
2ND FLOOR		8	
3RD FLOOR		8	
4TH FLOOR		8	
5TH FLOOR		8	
6TH FLOOR		8	
7TH FLOOR AND 7TH FLOOR MEZZ.		6 (2 LEVEL)	
8TH FLOOR		0	
TOTAL		59	

PARKING TABULATION

PARKING

44 COMPACT SPACES

15 STANDARD SPACES

3 HANDICAPPED SPACES

62 TOTAL SPACES

SEE SHEET C2.20 FOR TABULATION

CITY OF ALEXANDRIA, VIRGINIA



VICINITY MAP

SCALE : 1" = 500'

NARRATIVE

THIS SITE IS APPROXIMATELY 17,480 S.F. (0.401 AC) AND IS ZONED KR AND OCH AND HAS SIX (6) ROWHOUSES THAT ARE CURRENTLY USED FOR OFFICE, RETAIL AND RESIDENTIAL PURPOSES. THE APPLICANT PROPOSES TO PRESERVE THE ROWHOUSES BY DEMOLISHING AND REBUILDING THE REAR PORTIONS AND RENOVATING THE ROWHOUSES AT 1604-1612 KING STREET AND DEMOLISHING AND REBUILD THE 2ND FLOOR FACADE AND PART OF THE 2ND FLOOR OF 1614 KING STREET PROVIDING 10 CONDO UNITS IN THE ROWHOUSES WHICH COULD BE USED FOR RESIDENTIAL, OFFICE OR RETAIL USES PURSUANT TO SECTION 6-702 AND TO BUILD A MID RISE BUILDING OVER 2 PARKING GARAGE LEVELS (BELOW GRADE) WITH UP TO 49 RESIDENTIAL CONDOMINIUM UNITS. AN EXTERIOR COURTYARD WILL SEPARATE THE RENOVATED ROWHOUSES AND THE NEW BUILDING. THE MID RISE BUILDING IS SET BACK 16.5 FEET FROM THE PROPERTY LINE AT DECHANTAL STREET.

SPECIAL USE PERMITS

ZONING MODIFICATIONS/ WAIVERS

- MAP AMENDMENT (REZONING) TO BRING ALL ASSOCIATED LOTS INTO KR ZONE PURSUANT TO SECTION 11-800;
- DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN, WITH MODIFICATIONS AND A SUBDIVISION PURSUANT TO SECTION 11-400;
 - SUP TO INCREASE THE FAR TO 3.0, PURSUANT TO SECTION 6-705;
 - MODIFICATION TO BUILDING HEIGHT TO SETBACK, PURSUANT TO SECTION 6-403; (ON DECHANTAL STREET)
 - MODIFICATION TO CROWN COVERAGE REQUIREMENTS, PURSUANT TO SECTION 11-410;
 - MODIFICATION OF OPEN SPACE REQUIREMENT TO PERMIT OPEN SPACE AS PROPOSED SUBJECT TO MINOR MODIFICATIONS TO EXTENT REQUIRED FOR BUILDING UTILITIES, ETC.
- SPECIAL USE PERMIT FOR TRANSPORTATION MANAGEMENT PLAN, PURSUANT TO SECTION 11-701;

NOTE: BUILDING CODE MODIFICATION FOR FIRE SAFETY REQUIREMENTS SUBMITTED SEPARATELY

SHEET INDEX

C1.00	COVER SHEET	A001	CALCULATION SHEET
C2.00	NOTES, ABBREVIATIONS, AND LEGEND	A001A	FIRST FLOOR GROSS AREA DEDUCTIONS
C2.10	GENERAL NOTES (1 OF 2)	A001B	SECOND FLOOR PLAN GROSS AREA DEDUCTIONS
C2.20	GENERAL NOTES (2 OF 2) PARKING TABULATION	A001C	SEVENTH FLOOR PLAN GROSS AREA DEDUCTIONS
C3.00	CONTEXTUAL PLAN	A001D	EIGHTH PLAN GROSS AREA DEDUCTIONS
C4.00	EXISTING CONDITIONS PLAN	A100A	UPPER LEVEL PARKING PLAN
C5.00	DEMOLITION PLAN	A100B	LOWER LEVEL PARKING PLAN
C6.00	PRELIMINARY DEVELOPMENT SITE PLAN	A101	FIRST FLOOR PLAN
C6.10	AVERAGE FINISHED GRADE PLAN	A102	SECOND FLOOR PLAN
C7.00	DIMENSION PLAN	A103	3RD-6TH FLOOR PLAN
C8.00	UTILITY PLAN	A107	7TH FLOOR PLAN
C9.00	EXISTING DRAINAGE DIVIDES	A108	8TH FLOOR PLAN
C9.10	PROPOSED DRAINAGE DIVIDES	A109	ROOF PLAN
C10.00	PRE AND POST IMPERVIOUS AREAS	A200	NORTH & SOUTH ELEVATIONS
C11.00	SWM-BMP PLAN	A201	NORTH ELEVATION
C11.10	STORMWATER MANAGEMENT DETAILS	A202	SOUTH ELEVATION
C11.20	STORM SEWER ADEQUATE OUTFALL ANALYSIS	A203	EAST ELEVATION
C12.00	OPEN SPACE PLAN	A204	WEST ELEVATION
C13.00	FIRE SERVICE PLAN	A301	BUILDING SECTION 1
C14.00	VEHICLE TURNING MOVEMENTS - 1ST FLOOR (1 OF 2)	A302	BUILDING SECTION 2
C14.10	VEHICLE TURNING MOVEMENTS - 1ST FLOOR (2 OF 2)	A303	BUILDING SECTION 3
C14.20	VEHICLE TURNING MOVEMENTS - P1 LEVEL		
C14.30	VEHICLE TURNING MOVEMENTS - P2 LEVEL (1 OF 2)		
C14.40	VEHICLE TURNING MOVEMENTS - P2 LEVEL (2 OF 2)		
C15.00	GARBAGE & LOADING TRUCK TURNING MOVEMENT		(56 TOTAL SHEETS)
C15.10	FIRE TRUCK TURNING MOVEMENT		
C15.20	VEHICLE TURNING - COMBINED ACCESS EXHIBIT		
C16.00	SANITARY ADEQUATE OUTFALL ANALYSIS		
C17.00	SIGHT DISTANCE PROFILE		
C-32	EXHIBIT SHOWING PASSENGER VEHICLE TURN MOTIONS		
C-33	EXHIBIT SHOWING 30' DELIVERY TRUCK TURN MOTIONS		
L1.00	LANDSCAPE PLAN		
L2.00	LANDSCAPE PLAN - ROOF		
L3.00	LANDSCAPE SCHEDULE AND DETAILS		
L4.00	LIGHTING PLAN		

FLOODPLAIN NOTE:

THE SUBJECT PROPERTY IS CURRENTLY LOCATED IN THE FEMA ZONE AE (PER FEMA FLOOD PLAIN MAP NUMBER 5155190041E (REVISED JUNE 16 2011) WITH A BASE FLOOD PLAIN ELEVATION (BFE) OF 15.3' (NAVD 88). THE BUILDINGS AND PARKING BELOW GRADE THAT IS PROPOSED IS HELD 16.5' BACK FROM THE DECHANTAL STREET R.O.W. A GARAGE ENTRY APRON AND RAMP UP TO THE 1ST FLOOR PARKING LEVEL LOCATED 16.5' FROM THE PROPERTY LINE AND WILL BE BUILT AT THE ELEVATIONS AS SHOWN THAT PUTS THE FIRST FLOOR OF THE BUILDING ABOVE THE FLOOD PLAIN. THE APPLICANT INTENDS TO SUBMIT THE FLOODPLAIN ALTERNATION STUDY TO THE CITY OF ALEXANDRIA IN ORDER TO OBTAIN THE SIGNED "COMMUNITY ACKNOWLEDGEMENT" WHICH IT WILL THEN SUBMIT WITH THE FLOODPLAIN ALTERNATION STUDY TO FEMA IN ORDER TO OBTAIN A CLOMRF WHICH WILL SERVE AS WRITTEN ACKNOWLEDGMENT THAT IF THE PROJECT IS BUILT AS PROPOSED, THE FLOOD INSURANCE MAP WILL BE MODIFIED SO THAT THE BUILDING AND UNDERGROUND PARKING WILL NOT BE IN THE AREAS OF THE FLOODPLAIN IN WHICH PARKING BELOW GRADE IS NOT PERMITTED BY ORDINANCE.. UPON COMPLETION OF THE CONSTRUCTION A LOMRF PACKAGE WILL BE SUBMITTED TO FEMA FOR APPROVAL.

BUILDING CODE ANALYSIS

HIGH RISE: CONSTRUCTION TYPE IB; R-2 OCCUPANCY SPRINKLED
ROWHOUSE: CONSTRUCTION TYPE IIIB; R-2 OCCUPANCY WITH PROVISIONS FOR B (BUSINESS) & M (MERCANTILE SPRINKLED)

TRIP GENERATION

EXISTING TRIP GENERATION:		
RETAIL:	33 TRIPS/DAY	
OFFICE:	50 TRIPS/DAY	
RESIDENTIAL:	12 TRIPS/DAY	
TOTAL:	95 TRIPS/DAY	
PROPOSED TRIP GENERATION:		
ALTERNATIVE A		
59 RESIDENTIAL UNITS:	343 TRIPS/DAY	
NEXT TRIP GENERATION (ALT A.):		343-95 = 248 TRIPS/DAY (NET INCREASE)
ALTERNATIVE B (MAXIMUM TRIP GENERATION ALTERNATIVE)		
RETAIL**:	359 TRIPS/DAY	
RESIDENTIAL (49 UNITS):	285 TRIPS/DAY	
TOTAL:	644 TRIPS/DAY	
NEXT TRIP GENERATION (ALT. B):		644-95 = 549 TRIPS/DAY (NET INCREASE)

*BASED ON ITE TRIP GENERATION MANUAL, 9TH EDITION. SEE TRANSPORTATION SCREENING WORKSHEET PROVIDED WITH THIS SUBMISSION.

**MAXIMUM POTENTIAL RETAIL USE. GENERATES GREATER TRAFFIC THAN RESIDENTIAL OR OFFICE USE ALTERNATIVES

ADDITIONAL NOTES

CROWN COVERAGE MODIFICATION
A CROWN COVERAGE MODIFICATION IS BEING SOUGHT TO REFLECT THE LIKELIHOOD THAT THE UNDERGROUND PARKING AND STORMWATER RETENTION STRUCTURES WILL NOT PERMIT, OR MAKE FEASIBLE OR DESIRABLE THE PLANTER BOXES REQUIRED FOR TREE AND OTHER LARGE PLANTING.

CITY EASEMENT AREAS NOT IN USE
EASEMENT AREA HELD BY CITY NOT USED FOR ACCESS TO LORIE HOTEL; TO BE QUIT-CLAIMED BY CITY TO APPLICANT AT LOT CONSOLIDATION RECORDATION.

FIRE FLOW ANALYSIS NOTE
TWO (2) ORIGINAL WET STAMPED COPIES OF FIRE FLOW ANALYSIS BY A CERTIFIED LICENSED FIRE PROTECTION ENGINEER TO ASSUME ADEQUATE FIRE FLOW ANALYSIS WILL BE SUBMITTED TO ALEXANDRIA FIRE DEPARTMENT, FIRE PREVENTION, C/O A. MAURICE JONES, JR., 900 SECOND STREET, ALEXANDRIA, VA 22314.

DESIGN ENGINEER / SURVEYOR

Bowman
CONSULTING

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Chantilly, VA 20151
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www.bowmanconsulting.com

SCALE: AS SHOWN
DATE: SEPTEMBER 21, 2018
DRAWN: CA

PLAN STATUS
DATE DESCRIPTION
08/17/2018 5TH POSSUP SUBMISSION
08/21/2018 7TH POSSUP SUBMISSION
08/27/2018 6TH POSSUP SUBMISSION

SEAL:

REVISION APPROVED BY
NO. DESCRIPTION DATE REV BY

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ESi
Peer Review

SHEET NAME:
COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. 2016-0038

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ABBREVIATIONS

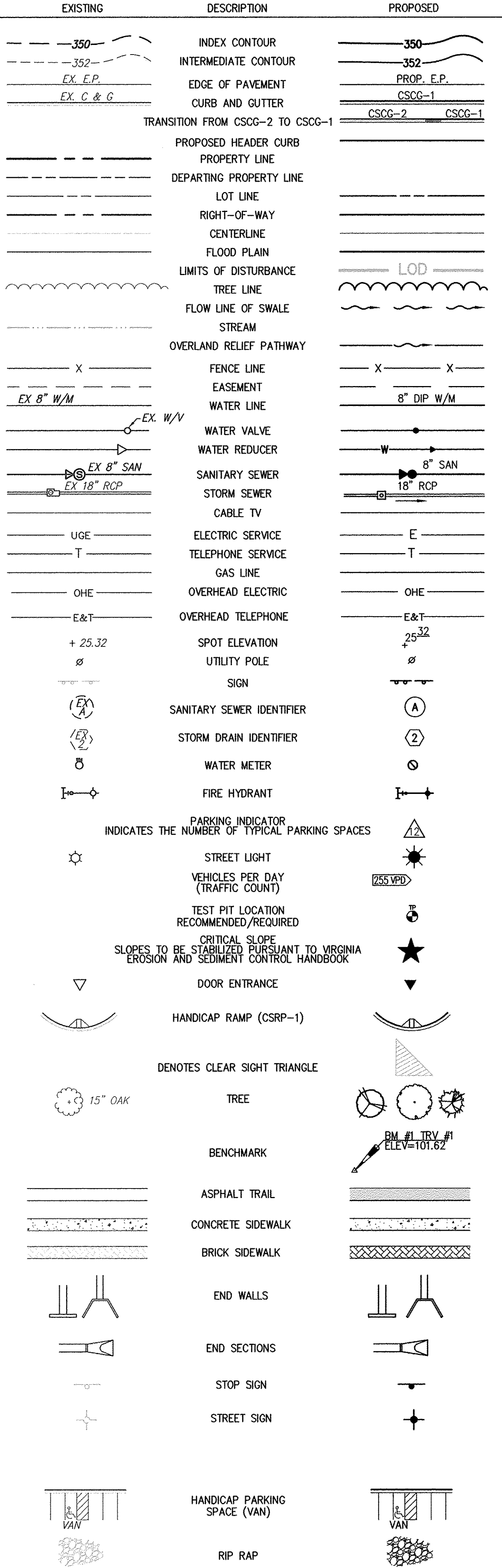
A AREA OF ARC
AASHTO AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS
AC ACRE
ADJ ADJACENT
AGGR AGGREGATE
AHD AHEAD
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX APPROXIMATE
ARCH ARCHITECTURAL
ASPH ASPHALT
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA AMERICAN WATER WORKS ASSOCIATION
B BREADTH
BC BACK OF CURB
BLD BASEMENT FLOOR
BM BENCHMARK
BMP BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV BLOW OFF VALVE
BRG BEARING
BRL BUILDING RESTRICTION LINE
BVCE BEGINNING VERTICAL CURVE ELEVATION
BVCS BEGINNING VERTICAL CURVE STATION
BW BOTTOM OF WALL
C,Ce CENTER CORRECTION ON VERTICAL CURVE
C RUNOFF COEFFICIENT
C&G CABLE TELEVISION
CATV CURB AND GUTTER
CB CATCH BASIN
CBR CALIFORNIA BEARING RATIO
CC CENTER TO CENTER
CF CUBIC FEET
CFS CUBIC FEET PER SECOND
CG(R) CURB AND GUTTER (REVERSE SLOPE)
CH CHORD
CHBRG CHORD BEARING
CIP CAST IRON PIPE
CL CENTERLINE OR CLASS
C CENTERLINE
C/L CENTERLINE
CLR CLEAR
CM CUBIC METERS
CMP CORRUGATED METAL PIPE
CMS CUBIC METERS PER SECOND
CN RUNOFF CURVE NUMBER
CONT CONTINUOUS
CO CLEAN OUT
CONC CONCRETE
CS CURB STOP
CT COURT
CTR CENTERLINE
CY CUBIC YARD
D DEPTH
DA DRAINAGE AREA
DB DEED BOOK
DEQ DEPT. DEPARTMENT OF ENVIRONMENTAL QUALITY
DET DETAIL
DIA DIAMETER
DIP DUCTILE IRON PIPE
DI DROP INLET
DIST DISTANCE
DL DOMESTIC LINE
DM DROP MANHOLE
DOM DOMESTIC
DR DRIVE
DRN DRAINAGE AREA
DS DOWN SPOUT
DU DWELLING UNITS
DWG DRAWING
D/W DRIVEWAY
Δ DELTA
E RATE OF SUPER ELEVATION
EA EACH
EBL EAST BOUND LANE
EC EROSION CONTROL
EG EDGE OF GUTTER
EGL ENERGY GRADIENT LINE
EL ELEVATION
ELEC ELECTRIC
ELEV ELEVATION
ENGR ENGINEER
ENT ENTRANCE
EP EDGE OF PAVEMENT
EQUIP EQUIPMENT
ES END SECTION
ESMT EASEMENT
ETD EXISTING TO BE DEMOLISHED
ETR EXISTING TO REMAIN
ETRL EXISTING TO BE RELOCATED
ETRP EXISTING TO BE REPLACED
EVCE ENDING VERTICAL CURVE ELEVATION
EVCS ENDING VERTICAL CURVE STATION
EW END WALL
EX EXISTING
EQC ENVIRONMENTAL QUALITY CORRIDOR

F FIRE LINE
FAR FLOOR AREA RATIO
FC FACE OF CURB
FOPA FAIRFAX COUNTY PARK AUTHORITY
FOWA FAIRFAX COUNTY WATER AUTHORITY
FD FLOOR DRAIN
FF FIRST FLOOR
FG FINISH GRADE
FH FIRE HYDRANT
FL FLOW LINE
FND FOUNDATION
FOY FOYER
FP FLOOD PLAIN
FPS FEET PER SECOND
FS FIRE SERVICE OR FACTOR OF SAFETY
FT FOOT / FEET
G GAS
GAR GARAGE
GFA GROSS FLOOR AREA
GR GUARD RAIL OR GRATE INLET
H HEAD
HC HANDICAP
HB HORIZONTAL BEND
HGL HYDRAULIC GRADE LINE
HORZ HORIZONTAL
HP HIGH POINT
HR HAND RAIL
HT HEIGHT
HW HEADWATER
I RAINFALL INTENSITY
ID INSIDE DIAMETER OR IDENTIFICATION
IE INVERT ELEVATION
IN INCH
INV INVERT
IP IRON PIPE
IPF IRON PIPE FOUND
IPS IRON PIPE SET
JB JUNCTION BOX
JNT JOINT
K SIGHT DISTANCE COEFFICIENT
Ke CULVERT ENTRANCE LOSS COEFFICIENT
L LENGTH
LAT LATERAL
LCG LIMITS OF CLEARING & GRADING
LF LINEAR FEET
LL LOWER LEVEL
LOS LINE OF SIGHT
LP LOW POINT
LS LOADING SPACE
LT LEFT
M MONUMENT FOUND
MAX MAXIMUM
MECH MECHANICAL
MH MANHOLE
MI MILE
MIN MINIMUM
MISC MISCELLANEOUS
MPH MILES PER HOUR
MS MEDIAN STRIP
MSL MEAN SEA LEVEL
NA OR N/A NOT APPLICABLE
NBL NORTH BOUND LANE
N/F NOW OR FORMERLY
NFA NET FLOOR AREA
NO. OR # NUMBER
OC ON CENTER
OBJ OBJECT
OD OUTSIDE DIAMETER
OH OVERHANG
O/H OVERHEAD
OHC OVERHEAD CABLE
OHE OVERHEAD ELECTRIC
OHT OVERHEAD TELEPHONE
P PERIMETER
P&P PLAN AND PROFILE
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVE
PCEC POINT OF CURVATURE TOP OF CURB
PCEP POINT OF CURVE EDGE OF PAVEMENT
PFM PUBLIC FACILITIES MANUAL
PG PAGE
PGL POINT OF GRADE LINE
PI POINT OF INTERSECTION
PL PROPERTY LINE
P PROPERTY LINE
PRC POINT OF REVERSE CURVE

PRELIM PRELIMINARY
PROP PROPOSED
PT POINT OF TANGENCY
PVC POINT OF VERTICAL CURVE
PVI POINT OF VERTICAL INTERSECTION
PVMT PAVEMENT
PVR POINT OF VERTICAL REVERSE CURVE
PVT POINT OF VERTICAL TANGENT
Q (cfs) AMOUNT OF RUNOFF (FLOW RATE)
R RADIUS
RCP REINFORCED CONCRETE PIPE
RD ROAD OR ROOF DRAIN
REIN REINFORCED
REQD REQUIRED
RET RETAINING
REV REVISION
RGP ROUGH GRADING PLAN
RMA RESOURCE MANAGEMENT AREA
ROM REMOTE OUTSIDE MONITOR
RPA RESOURCE PROTECTION AREA
RR RAILROAD
RT RIGHT
ROUTE ROUTE
R/W RIGHT OF WAY
S SPEED OR SLOPE
SAN SANITARY
SBL SOUTH BOUND LANE
SCH SCHEDULE
SD SIGHT DISTANCE
SEC SECTION
SECT SECTION
SEW SEWER
SF SQUARE FEET
SH SHOULDER
SP SPACE OR SITE PLAN
SPEC SPECIFICATIONS
STA STATION
STD STANDARD
STK STACK
STM STORM
STR STRUCTURE
SVC SERVICE
S/W SIDEWALK
SWM STORM WATER MANAGEMENT
Sx CROSS SLOPE
SY SQUARE YARD
T TANGENT
TB TOP OF BANK OR TEST BORING
Tc TOP OF CURB
Tc TIME OF CONCENTRATION
TEL TELEPHONE
TEMP TEMPORARY
TH TEST HOLE
TP TEST PIT OR TREE PROTECTION
TRANS TRANSPORTATION
TW TOP OF WALL OR TAILWATER
TYP TYPICAL
UG UNDERGROUND
UGE UNDERGROUND ELECTRIC
UGT UNDERGROUND TELEPHONE
UGC UNDERGROUND CABLE
UD UNDERDRAIN
UL UPPER LEVEL
UP UTILITY POLE
USGS US GEOLOGICAL SURVEY
V OR VOL VOLUME
V OR VEL VELOCITY
VA VIRGINIA
VAN HANDICAPPED VAN PARKING SPACE
VB VERTICAL BEND
VC VERTICAL CURVE
VDOT VA DEPT OF TRANSPORTATION
VF VERTICAL FOOT
W WEIGHT OR WIDTH
WBL WEST BOUND LANE
WL WATER LINE
WM WATER METER
W/M OR WM WATER MAIN
WP WALLED PLANTER BOX
WQIA WATER QUALITY IMPACT ASSESMENT
WV WATER VALVE
XF TRANSFORMER
YI YARD INLET
YR YEAR
Z SIDE SLOPES

NOTE:
THIS IS A STANDARD SHEET. THEREFORE, SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

LEGEND



GENERAL NOTES

- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF THE CITY OF ALEXANDRIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON AUGUST 11, 2014.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.

ENVIRONMENTAL SITE ASSESSMENT NOTE

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE.

PORTIONS OF THE SITE ARE LOCATED WITHIN THE FLOODPLAIN AND FLOODPLAIN PERMITS MAY BE REQUIRED.

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

ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT AN ENVIRONMENTAL HEALTH SPECIALIST, AND COORDINATE WITH ALEXANDRIA HEALTH DEPARTMENT AT 703 746-4400.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:

- MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM
- SATURDAYS FROM 9 AM TO 6PM.
- NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.

PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:

- MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM
- SATURDAYS FROM 10 AM TO 4 PM.

GREEN BULDING NOTE

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

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 ORDINANCE.

ARTICLE XIII COMPLIANCE NARRATIVE

THE SITE SHALL DETAIN AND TREAT STORMWATER RUNOFF PER ARTICLE XIII OF THE CITY OF ALEXANDRIA ZONING ORDINANCE. A STORMWATER DETENTION VAULT WILL BE CONSTRUCTED AT THE SITE OUTFALL POINT AND WILL FLOW INTO A HYDRODYNAMIC DEVICE IN ORDER TO TREAT THE REQUIRED WATER QUALITY VOLUME. ADDITIONALLY, THE STORM VAULT WILL BE SIZED ADEQUATELY FOR THE REQUIRED DETENTION VOLUME.

FIRE FLOW

INFORMATION SHALL PROVIDED BY VIRGINIA AMERICAN WATER.

SOIL INFORMATION

A GEOTECHNICAL REPORT FOR THIS SITE HAVE BEEN SUBMITTED AS A PART OF THIS APPLICATION. PREPARED BY ECS DATED 12/29/03.

EXISTING TOPOGRAPHY NOTE

THE TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF CITY OF ALEXANDRIA GIS AND FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP DATED JUNE 2005.

RPA NOTE:

THERE ARE NO RPA'S ON THIS SITE.

DESIGN ENGINEER / SURVEYOR

Bowman CONSULTING

Phone: (703) 548-9388
Fax: (703) 883-5781
www.bowmanconsulting.com

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1. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NO 063.04-09-07, 08, 09, 10, 11 AND 12 ALL OF WHICH ARE ZONED KR AND 063.04-09-18 IS ZONED OCH.
2. OWNER: DESHANTAL ASSOCIATES, INC.
3. DEED BOOK 1196 AT PAGE 807 (063.04-09-07) DEED BOOK 1196 AT PAGE 804 (063.04-09-09) AND DEED BOOK 1196 AT PAGE 810 (063.04-09-10, 11 & 12).
4. ADDRESS:1604-1614 KING STREET, ALEXANDRIA, VA
5. SEE COVER SHEET FOR AREA TABULATIONS ON SHEET C1.00.
6. NATURAL SOILS AT THE SITE CONSIST OF KEYPORT SILT LOAM PER THE CITY OF ALEXANDRIA SOIL MAP.
7. THE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED.
8. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT IS SUBMITTED FOR CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
9. ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC AND/OR PRIVATE EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
10. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
11. BUILDING HEIGHT SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LIMIT BY CITY OF ALEXANDRIA ZONING ORDINANCE OR AS APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
12. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC)
13. SEE SHEET C1.00 FOR FLOOR AREA CALCULATIONS.
14. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT

- AREAS: IF ANY CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO STREETS, ALLEYS, DRIVEWAY APRONS, SANITARY AND STORM SEWER, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDE WALKS, CURBS AND GUTTERS AND STORM WATER DRAIN INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL PREPARE THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
15. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS SPECIFICATIONS.
16. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
17. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR WRITTEN LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
18. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDOR), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEI), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSWMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500.
19. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION AT (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
20. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACT CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
21. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSE IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
22. THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT (703) 838-4520 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
23. ROOF DRAINAGE SYSTEM, SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEM MUST BE INSTALLED SO AS NOTENOT TO ADVERSELY IMPACT UPON, NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.
24. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
25. IN THE EVENT, THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEM AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
26. PER THE REQUIREMENTS OF SECTIONS 8-1-12 OF THE CITY CHARTER AND CODE, WHEN THE BUILDING FOOTING HAS BEEN PLACED AND THE WALLS HAVE BEEN RAISED TO THE FIRST JOINT BEARING OR STORY HEIGHT ABOVE GRADE, A PLOT PLAN SHOWING THE EXACT LOCATION OF THE WALLS SHALL BE PREPARED BY A LICENSED, CERTIFIED PUBLIC LAND SURVEYOR OR PROFESSIONAL ENGINEER AND FILED WITH THE BUILDING OFFICIAL FOR REVIEW BEFORE PROCEEDING FURTHER WITH THE CONSTRUCTION.
27. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE WALLS.
28. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
29. ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
30. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER FACILITIES.
31. THE SIDEWALKS SHALL REMAIN OPENED DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
32. PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSE; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
33. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH VIRGINIA USC 115.0.

ALL EMERGENCY VEHICLE EASEMENTS ARE SHOWN ON THE PLAN AND SHALL BE RECORDED WITH ALEXANDRIA LAND RECORDS

THERE IS NO OBSERVABLE, HISTORICAL, OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION THAT WILL OUTLINE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION DEPARTMENT AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.

1. SEE STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) SYSTEMS THAT HOLD WATER FOR MORE THAN 5 DAYS BETWEEN THE MONTHS OF MAY-OCTOBER HAVE THE POTENTIAL TO CAUSE MOSQUITO BREEDING HABITATS; THEREFORE SUCH BMPs SHALL BE TREATED WITH A REGISTERED MOSQUITO LARVAL CONTROL PRODUCT. LABELS SHOULD BE FOLLOWED FOR APPLICATION RATES AND AMOUNTS.
2. SEE EXCESSIVE VEGETATION IN EXISTING BMPs ALSO INCREASES THE POTENTIAL FOR MOSQUITO PROBLEMS; THEREFORE, VEGETATION SHALL BE CONTROLLED AND CUT TO REDUCE MOSQUITO BREEDING.
3. CONTACT THE CITY OF ALEXANDRIA ENVIRONMENTAL HEALTH VECTOR BORNE ILLNESS PROGRAM (703-746-4400 EXT. 326, 327) FOR QUESTIONS OR TREATMENT ASSISTANCE.

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMPs ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPs ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPs AND SUPPORTING EQUIPMENT.

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:

- A. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS. UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS/CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.
- B. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.
- C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
- D. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
- E. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- F. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
- G. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- H. SHOULD UTILTY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.
- I. RE-STABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS 4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
- J. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- K. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
- L. A REMEDIATION PLAN SHALL BE SUBMITTED DETAILING HOW CONTAMINATED SOILS AND/OR GROUNDWATER WILL BE DEALT WITH INCLUDING PLANS TO REMEDIATE UTILITY CORRIDORS.
- M. UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.
- N. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
- O. ALL UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES, INCLUDING WATER AND SEWER LATERALS ON PRIVATE PROPERTY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH MINIMUM 3" WIDE 5 MIL. OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPE (DUWT). THE DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" FOR DUWT WIDTHS OF 3" AND 24" FOR WIDTHS OF 6" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED LOGOS TO MEET OR EXCEED INDUSTRY STANDARDS.

1. IN COMPLIANCE WITH TITLE 5 TRANSPORTATION AND ENVIRONMENTAL SERVICES SECTION 5-1-31 OF THE CITY CHARTER AND CODE, THE CITY OF ALEXANDRIA WILL PROVIDE SOLID WASTE COLLECTION SERVICES TO EVERY USER PROPERTY, DEFINED IN SECTION 5-1-2 (12B) AS CONTAINING FOUR OR FEWER DWELLING UNITS EXCLUDING CONDOMINIUM DWELLINGS.

SINCE THE CITY OF ALEXANDRIA IS PROVIDING SOLID WASTE COLLECTION AND DISPOSAL SERVICES, THE PLAN DEMONSTRATES THAT THE DEVELOPMENT MEETS ALL THE MINIMUM STREET STANDARDS, INCLUDING ALL STANDARD CUL-DE-SAC TURNAROUNDS, IF APPLICABLE. THE TRASH TRUCK TURNING MOVEMENTS DEMONSTRATE THAT THE TRASH TRUCK IS ABLE TO PICK UP SOLID WASTE FROM PRIVATE STREETS WITHOUT BACKING UP.

SINCE THE CITY OF ALEXANDRIA WILL PROVIDE THE SOLID WASTE COLLECTION AND DISPOSAL SERVICES; ALL TRASH AND RECYCLING RECEPTACLES ARE SHOWN LOCATED AT THE CITY'S RIGHT-OF-WAY.

2. IN THE EVENT SECTION 5-1-2(12B) OF THE CITY CHARTER AND CODE TITLE 5: TRANSPORTATION AND ENVIRONMENTAL SERVICES IS AMENDED TO DESIGNATE MULTI-FAMILY DWELLINGS IN GENERAL, OR MULTI-FAMILY WHEN SO PROVIDED BY SPECIAL USE PERMIT (SUP), AS REQUIRED USER PROPERTY [AS DEFINED IN 5-1-2(12B) OF THE CITY CHARTER AND CODE] THEN REFUSE COLLECTION SHALL BE PROVIDED BY THE CITY FOR THE TOWNHOME CONDOMINIUM PORTION OF THIS PLAN.

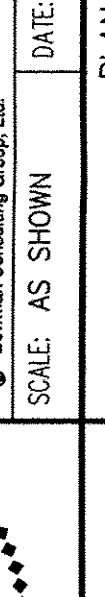
1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE AND PENALTIES SHALL BE PREPARED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA AND APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING AND CONSTRUCTION ACTIVITIES.
2. ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED/VERIFIED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
3. LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES WILL BE SHOWN ON DEMOLITION, SEDIMENTATION, EROSION CONTROL, AND LANDSCAPE PLAN SHEETS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED TO THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.
5. APPLICANT MUST INCLUDE ON THE PLAN DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF AND AGREEMENT WITH CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE AFFECTED BY PROJECT WORK.
6. INCLUDING SPECIFIC CONSTRUCTION STAGING INFORMATION ON THE PLAN THAT INDICATES THE METHODS, AND PROCEDURES TO BE IMPLEMENTED FOR PROTECTION OF EXISTING ON-SITE AND OFF-SITE VEGETATION.
7. PROPOSED PLANTING SHALL BE PROVIDED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.
8. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-260.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERMEN WASHINGTON, D.C.
9. THE APPLICANT SHALL MAKE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OR UTILIZING OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL WITH PRIOR APPROVAL BY THE CITY BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
10. IN LIEU OF MORE STRENUOUS SPECIFICATION, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
11. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
12. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY BY THE OWNER IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
13. A NOTIFICATION LETTER TO ALL TREE OWNERS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE APPLICANT AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
14. AS-BUILT DRAWINGS FOR THIS LANDSCAPE PLAN AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND THE PROPER IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY SURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY SURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS/CLEAN FILL AS PER THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE NOT THE REMAIN, ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER/OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
10. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION THE CONTRACTOR OBSERVES ANY UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED, IF REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS THAT MAY BE OBSERVED OR ENCOUNTERED DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE DISCONNECTED.
6. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7. ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL BE PERMITTED TO PERMIT SEEDING AND SOIL REPAIR TO BE AS RECOMMENDED BY THE CITY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SOODED AND PEGGED OF OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
8. EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
9. ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
10. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
11. THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
12. EXISTING BUILDINGS, FENCES, AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONSTRUCTION.
13. EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
14. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
15. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS, IF REQUIRED, SHALL BE MADE IN THE FIELD WITH THE APPROVAL OF SITE INSPECTOR OF THE DEPARTMENT OF TRANSPORTATIONS AND ENVIRONMENTAL SERVICES.
16. THE DESIGN, CONSTRUCTION, AND MAINTENANCE METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA ZONING ORDINANCE AND DESIGN AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
17. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
18. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
19. THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL, AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION, WATERPROOFING FOR FILL AGAINST BUILDINGS, LOCATION OF MECHANICAL EQUIPMENT, AND CONNECTIONS AT THE FACES OF BUILDINGS.
20. SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB AND GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR PONDING OF WATER ON THE ROADWAY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE.
22. THE CALIFORNIA BEARING RATION (CBR) VALUES OF IN-SITU MATERIALS SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TESTS FOR ACTUAL DETERMINATION OF REQUIRED THICKNESSES OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS. THE PAVEMENT SECTIONS SHALL BE DESIGNED BY A GEOTECHNICAL/LICENSED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT THICKNESS SHALL BE AT LEAST 6" OR EXCEED EXISTING SECTION.
23. THE THICKNESSES OF SUB-BASE, BASE, AND WEARING COURSE SHALL BE DESIGNED USING "CALIFORNIA METHOD" AS SET FORTH ON PAGE 3-76 OF THE SECOND EDITION OF A BOOK ENTITLED, "DATA BOOK FOR CIVIL ENGINEERS, VOLUME ONE, DESIGN" WRITTEN BY ELWYN E. SELBYE. AN ALTERNATE PAVEMENT SECTION DESIGNED TO THE SATISFACTION OF DIRECTOR, TRANSPORTATIONS AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) T SUPPORT H-20 LOADING BASED ON CBR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASWANI METHOD) AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ACCEPTABLE.
24. EMERGENCY VEHICLE EASEMENTS (EVE) AND AMERICAN WITH DISABILITY (ADA) ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH PAVEMENT MARKINGS PER THE CITY OF ALEXANDRIA STANDARD SIGNAGE AND AMERICAN WITH DISABILITIES (ADA) REQUIREMENTS.
25. ALL STRIPING SHALL MEET THE REQUIREMENTS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
26. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS.
27. THE CONTRACTOR SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
28. UNLESS OTHERWISE APPROVED THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDER STYLE/STANDARD PEDESTRIAN CROSS WALKS AT ALL CROSSINGS AT THE PROPOSED DEVELOPMENT, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGN OF LADDER STYLE OR STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY CASE BASIS AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION 30.18, PEDESTRIAN CROSSWALKS, JULY 13, 2006. A COPY OF THE POLICY MANUAL CAN BE OBTAINED FROM YON LAMBERT, BICYCLE AND PEDESTRIAN COORDINATOR/TRANSPORTATION PLANNER, TELEPHONE (703) 746-4081.

DESIGN ENGINEER / SURVEYOR		Bowman CONSULTING G Bowman Consulting Group, Ltd. P.O. Box 1000 Chantilly, VA 20151 Phone: (703) 548-9788 Fax: (703) 568-9781 www.bowmanconsulting.com		SCALE: AS SHOWN	DATE: SEPTEMBER 21, 2018	DRAWN: CA
PLAN STATUS						
DATE	DESCRIPTION	DATE	DESCRIPTION			
05/17/2018	5TH PDSPUB SUBMISSION	09/21/2018	7TH PDSPUB SUBMISSION			
08/21/2018	6TH PDSPUB SUBMISSION					

SEAL:



REVISION APPROVED BY			
No.	Description	Date	Rev By

GENERAL NOTES (1 OF 2)

- 1604-1614 KING STREET
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME:

ES I
Peer Review

PARKING TABLE FOR ALTERNATIVE USES

59 UNITS TOTAL-49 UNITS MID-RISE/10 UNITS ROWHOUSES

	# UNITS	AS SHOWN IN PLANS PER ZONING CODE DEFINITIONS		MIN. PARKING REQUIRED PER CODE .684 PER BEDROOM (WITH FULL CREDITS FOR		MAXIMUM BEDROOM COUNT PERMITTED IF ALL RESIDENTIAL		PARKING REQUIRED AT .684 PER BEDROOM	PARKING PROVIDED (EXCLUDES ADA PARKING)
1. ALL RESIDENTIAL									
MID-RISE	49	65		44.46					
ROWHOUSES	10								
ENGLISH BASEMENT		5							
1ST FLOOR		0							
2ND FLOOR		10							
TOTAL ROWHOUSES	10	15		10.26					
TOTAL ALL RESIDENTIAL	59	80		54.72		80.00		54.72	59

2. MID-RISE RESIDENTIAL WITH ROWHOUSE ENG. BASEMENT AND 1ST FLOOR RETAIL OR OFFICE / 2ND FLOOR RESIDENTIAL				MINIMUM REQUIRED RES. AND COMMERCIAL	MINIMUM REQUIRED FOR RES. AND RESTAURANT
<u>59 UNITS TOTAL-49 UNITS MID-RISE/10 UNITS ROWHOUSES</u>					
MID-RISE	49	65	37.62	37.62	37.62
ROWHOUSES		<u>N.S.F</u>	<u>USE</u>	<u>PARKING CODE REQUIREMENT</u> <u>FOR COMMERCIAL USES</u> <u>PER REVISED ZONING CODE</u> <u>MINIMUM REQUIRED</u> .25 PER 1,000 S.F.	<u>MINIMUM</u> <u>PARKING CODE REQUIREMENT</u> <u>FOR RESTAURANT USES</u> <u>PER REVISED ZONING CODE</u> <u>1 SPACE PER 1000</u>
ENGLISH BASEMENT		2,640	** RETAIL OR OFFICE OR RESTAURANT	0.660	2.640
1ST FLOOR		2,113	RETAIL OR OFFICE OR RESTAURANT	0.528	2.113
2ND FLOOR		<u>2,296</u>	RETAIL OR OFFICE OR RESTAURANT	<u>0.574</u>	<u>2.30</u>
TOTAL ROWHOUSES	10		10.26	<u>1.762</u>	<u>7.049</u>
TOTAL PROJECT WITH ALL RESIDENTIAL USES			47.88		

39.38

42.80

44.67

45.45

ALL COMBINATIONS STUDIED ARE PROVIDED FOR BY 59 PARKING SPACES

*** 3 BEDROOM UNIT COUNTED AS 2 BEDROOM FOR PARKING DETERMINATION PER ZONING CODE

PLAN STATUS				
	DATE	DESCRIPTION	DATE	DESCRIPTION
	5/17/2018	5TH PDSP SUBMISSION	09/21/2018	7TH PDSP SUBMISSION
	8/21/2018	6TH PDSP SUBMISSION		

SEAL:

COMMONWEALTH OF VIRGINIA
 STEVEN T. LIAM
 Lic. No. 40224
 PROFESSIONAL ENGINEER
 9/2/12

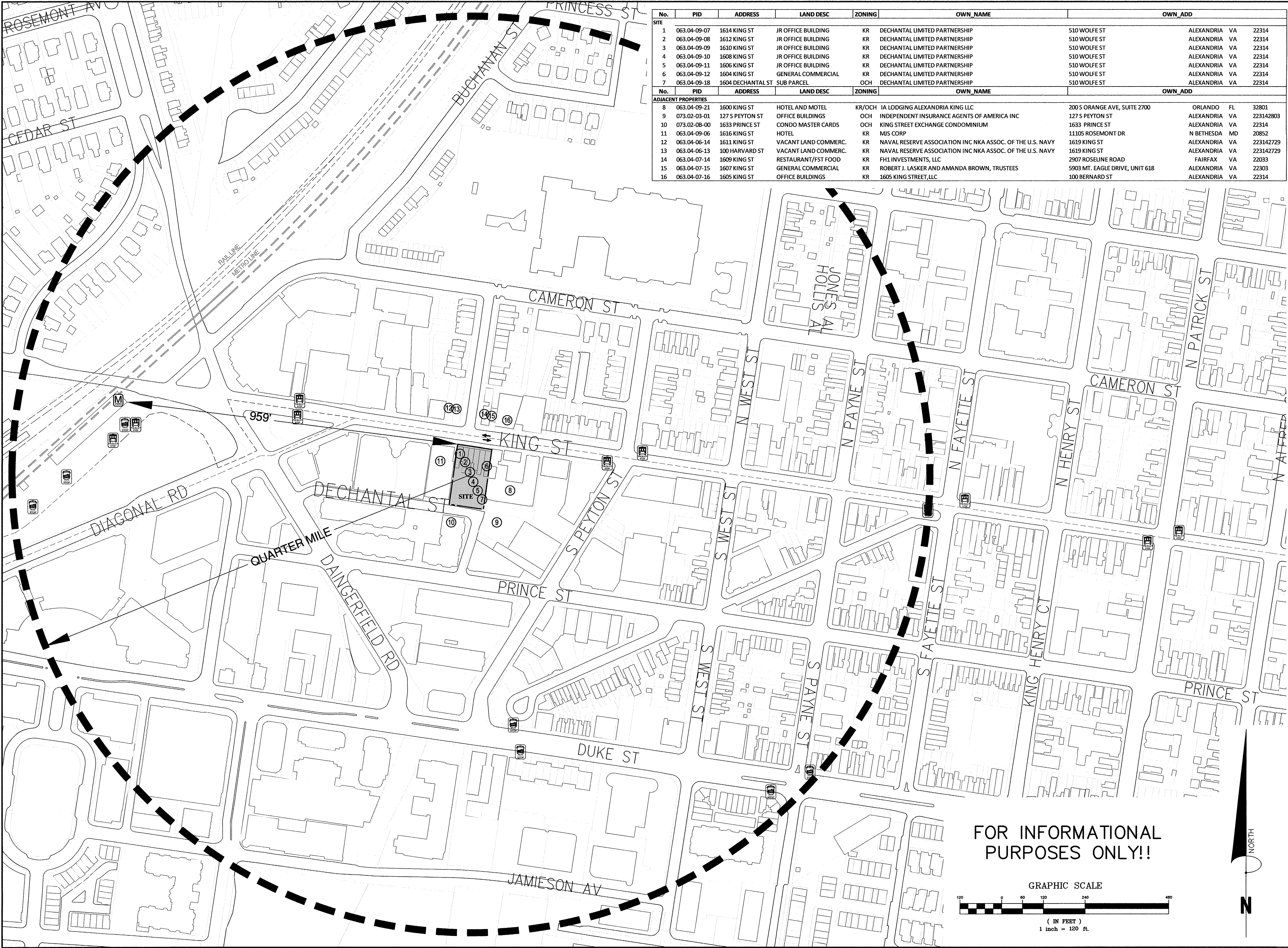
SHEET NAME: **GENERAL NOTES (2 OF 2) PARKING TABULATION**

CITY OF ALEXANDRIA, VIRGINIA

DEPARTMENT OF PLANNING & ZONING

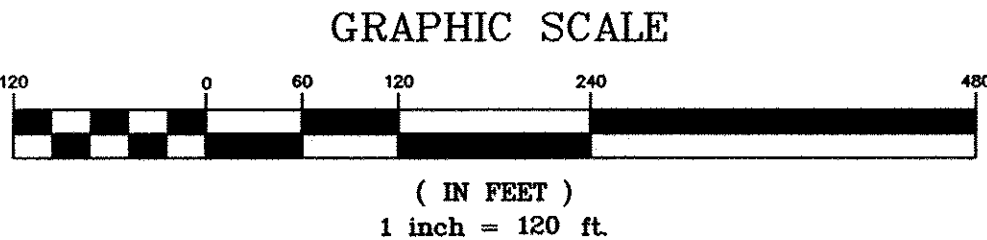
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INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.
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No.	PID	ADDRESS	LAND DESC	ZONING	OWN_NAME	OWN_ADD
SITE						
1	063.04-09-07	1614 KING ST	JR OFFICE BUILDING	KR	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
2	063.04-09-08	1612 KING ST	JR OFFICE BUILDING	KR	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
3	063.04-09-09	1610 KING ST	JR OFFICE BUILDING	KR	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
4	063.04-09-10	1608 KING ST	JR OFFICE BUILDING	KR	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
5	063.04-09-11	1606 KING ST	JR OFFICE BUILDING	KR	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
6	063.04-09-12	1604 KING ST	GENERAL COMMERCIAL	KR	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
7	063.04-09-18	1604 DECHANTAL ST	SUB PARCEL	OCH	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
ADJACENT PROPERTIES						
8	063.04-09-21	1600 KING ST	HOTEL AND MOTEL	KR/OCH	IA LODGING ALEXANDRIA KING LLC	200 S ORANGE AVE, SUITE 2700 ORLANDO FL 32801
9	073.02-03-01	127 S PEYTON ST	OFFICE BUILDINGS	OCH	INDEPENDENT INSURANCE AGENTS OF AMERICA INC	ALEXANDRIA VA 223142803
10	073.02-08-00	1633 PRINCE ST	CONDO MASTER CARDS	OCH	KING STREET EXCHANGE CONDOMINIUM	1633 PRINCE ST ALEXANDRIA VA 22314
11	063.04-09-06	1616 KING ST	HOTEL	KR	MJS CORP	11105 ROSEMONT DR N BETHESDA MD 20852
12	063.04-06-14	1611 KING ST	VACANT LAND COMMERC.	KR	NAVAL RESERVE ASSOCIATION INC NKA ASSOC. OF THE U.S. NAVY	1619 KING ST ALEXANDRIA VA 223142729
13	063.04-06-13	100 HARVARD ST	VACANT LAND COMMERC.	KR	NAVAL RESERVE ASSOCIATION INC NKA ASSOC. OF THE U.S. NAVY	1619 KING ST ALEXANDRIA VA 223142729
14	063.04-07-14	1609 KING ST	RESTAURANT/FST FOOD	KR	FH1 INVESTMENTS, LLC	2907 ROSELINE ROAD FAIRFAX VA 22033
15	063.04-07-15	1607 KING ST	GENERAL COMMERCIAL	KR	ROBERT J. LASKER AND AMANDA BROWN, TRUSTEES	5903 MT. EAGLE DRIVE, UNIT 618 ALEXANDRIA VA 22303
16	063.04-07-16	1605 KING ST	OFFICE BUILDINGS	KR	1605 KING STREET, LLC	100 BERNARD ST ALEXANDRIA VA 22314

FOR INFORMATIONAL PURPOSES ONLY!!



DESIGN ENGINEER / SURVEYOR

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
14023 Thunderbolt Place, Suite 300
Chantilly, VA 20151
Phone: (703) 548-9188
Fax: (703) 548-9781
www.bowmanconsulting.com

DATE: SEPTEMBER 21, 2018

DRAWN: CA

DATE: 05/17/2018 5TH PDSUP SUBMISSION

DESCRIPTION: 1604-1614 KING ST SUP (Dechantal) (Mixed) Engineering Plans PDSUP V2714-D-PR-03.00-CONTEXT.dwg

DATE: 09/27/2018 6TH PDSUP SUBMISSION

DESCRIPTION: 1604-1614 KING ST SUP (Dechantal) (Mixed) Engineering Plans PDSUP V2714-D-PR-03.00-CONTEXT.dwg

PLAN STATUS

DATE

DESCRIPTION

SEAL:

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ESI

Peer Review

SHEET NAME:

CONTEXTUAL PLAN

APPROVED
SPECIAL USE PERMIT NO. 2016-0038

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR DATE

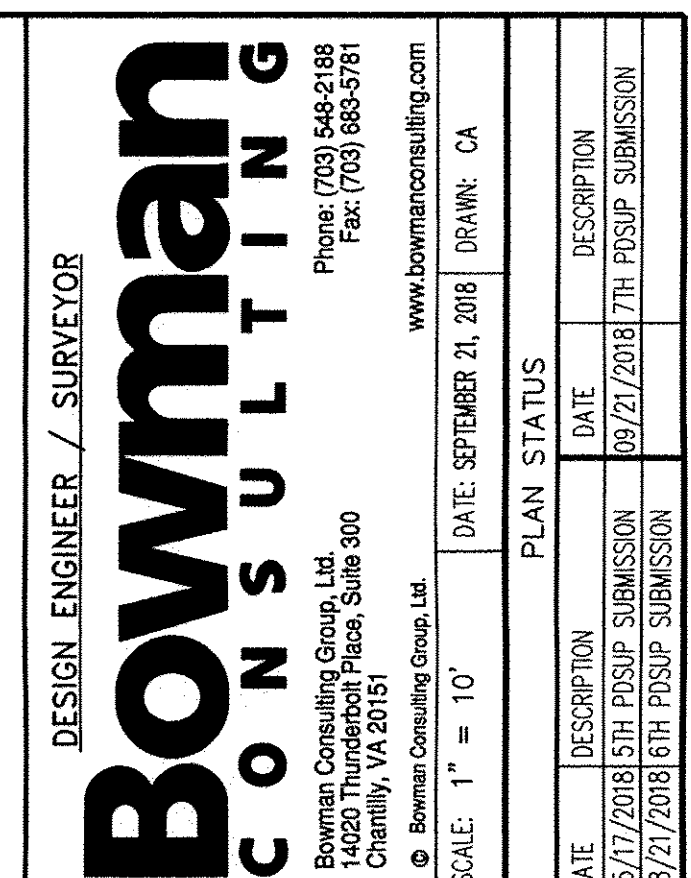
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.

SHEET: **C3.00**

[illegible]

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

SHEET NAME:

ESI
Peer Review

APPROVED 2016-0038
SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF PLANNING & ZONING

 DIRECTOR DATE

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

[illegible]

DIRECTOR _____ DATE _____

DIRECTOR	DATE

[illegible]

CHAIRMAN, PLANNING COMMISSION	DATE

DATE RECORDED _____

INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.
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SHEET: C4.00

SHEET: 04.00

SHEET. **C4.00**

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF ALEXANDRIA, VIRGINIA TAX ASSESSMENT MAP 063.04-09-07, 08, 09, 10, 11, AND 12, ALL OF WHICH ARE ZONED KR AND 063.04-09-18 IS ZONED OCH.
2. THE PROPERTY IS NOW IN THE NAME OF DECHANTEL LIMITED PARTNER SHIP AS RECORDED IN DEED BOOK 1196 AT PAGE 807 (063-04-09-07), DEED BOOK 1196 AT PAGE 804 (063-04-09-09) AND DEED BOOK 1196 AT PAGE 810 (063-04-09-08, 10, 11 & 12) ALL AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF THE CITY OF ALEXANDRIA AND A FIELD SURVEY BY BOWMAN CONSULTING GROUP, LTD ON AUGUST 11, 2014.
4. A PORTION OF THE PROPERTY IS LOCATED IN FLOOD ZONE "AE", SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUAL OR EXCEEDED IN ANY GIVEN YEAR) AND A PORTION OF THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE, AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); BOTH OF THESE ARE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, MAP NUMBER 5155190041E, MAP REVISED JUNE 16, 2011.
5. THE FLOOD ZONE "AE" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 5155190041E, HAS BASE FLOOD ELEVATIONS SHOWN "ABOVE" AND "BELOW" THE PROPERTY. THE PROPERTY IS BETWEEN THE 15 AND 16 BASE FLOOD ELEVATION LINES. AN INTERPOLATION BETWEEN THESE TWO LINES PUTS THE BASE FLOOD ELEVATION AT 15.3 FEET AT THE PROPERTY. THE FLOOD PLAIN LINE GRAPHICALLY SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP

6. THE HORIZONTAL AND VERTICAL DATUMS AS REFERENCED HEREON WERE ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID, VCS 83 NORTH ZONE AND THE VERTICAL DATUM IS REFERENCED TO NAVD 1988 DATUM.
7. THE TOPOGRAPHICAL FEATURES SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
8. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
9. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON OBSERVED EVIDENCE AND ON EXISTING PLANS OF RECORD PROVIDED BY OTHERS. THIS SURVEY DOES NOT CERTIFY TO THE ACCURATE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON.
10. THE OVERALL SITE AREA IS 17,480 SQUARE FEET PER COMPUTATIONS AND 17,340 SQUARE FEET PER TAX ASSESSMENT.

1. 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.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

EX 1 TOP = 15.72
IN = 12.53 (15° STM Fr 2)
IN = 10.54 (15° STM Fr 6)
OUT = 10.43 (18° STM To 3)

EX 2 TOP = 15.81
OUT = 12.61 (15° STM To 1)

EX 3 STM TOP=14.78
IN=11.40 (12°RCP Fr EX4)
IN=9.95 (21°RCP Fr EX1)
OUT=9.94 (21°RCP To EX5)

EX 4 TOP = 15.40
IN = 12.98 (8° STM Fr BLDG)
OUT = 13.06 (8° STM To 3)

EX 5 TOP = 13.91
IN = 9.55 (18° STM Fr 3)
OUT = 9.49 (18° STM To WEST)

EX 6 TOP = 16.05
IN = 13.33 (8° STM Fr 10)
IN = 12.95 (15° STM Fr 7)
OUT = 12.89 (15° STM To 1)

EX 7 TOP = 16.02
IN = 13.01 (15° STM Fr 8)
OUT = 12.98 (15° STM To 6)

EX 8 TOP = 16.56
IN = 13.43 (12° STM Fr 9)
IN = 13.86 (15° STM Fr EAST)
OUT = 13.11 (15° STM To 7)

TOP = 17.08
 FILLED, NO INVERTS VISIBLE
 STM = 16.26
 IN = 14.59 (4" STM Fr BLDG)
 OUT = 13.68 (8" STM OUT TO 6'
 STM TOP=12.54
 IN=10.28 (15"RCP Fr BLDG TO T
 SOUTHEAST)
 IN=9.14 (15"RCP Fr EX12)
 OUT=9.06 (15"RCP TO OUT)
 STM TOP=11.36
 IN=7.92 (15"RCP Fr EX11)
 OUT=7.86 (15"RCP TO 2353)
 STM TOP=12.90
 IN=9.79 (12"PVC Fr IN)
 OUT=9.43 (18"RCP TO EX. 13)
 STM TOP=12.32
 OUT=9.23 (12"RCP TO 2324)
 STM TOP=12.87
 OUT=9.55 (21"RCP TO 2298)
 STM TOP=13.14
 BOTTOM OF VAULT=6.28
 MH OFF-CENTERED, UNABLE TO
 CENTER/FLOW OF STRUCTURE
 POSSIBLE 6'X6' PRE-CAST
 STM TOP=12.54
 OUT=8.64 (12"RCP TO EX. 16)

23027 STW TOP=12.97
 OUT=8.76 (12"RCP To Ex. 14)
 STW TOP=12.40 (PONDING IN MH)
 IN=8.46 (12"RCP Fr 2301)
 IN=7.20 (24"RCP Fr Ex. 14)
 OUT=7.15 (24"RCP To Ex. 16)
 STW TOP=12.39 (PONDING IN MH)
 IN=7.06 (24"RCP Fr Ex. 15)
 OUT=6.44 PER RECORD
 (24"RCP To NW)
 STW TOP=12.69
 IN=8.72 (12"RCP Fr IN)
 IN=8.68 (12"RCP Fr 2302)
 IN=8.13 (21"RCP Fr Ex. 13)
 OUT=8.12 (21"RCP To Ex. 15)
 STW TOP=12.69
 IN=9.25 (12"DIP Fr IN)
 IN=8.95 (18"RCP Fr 2270)
 IN=8.32 (21"RCP Fr Ex. 14)
 OUT=8.14 (21"RCP To Ex. 5)
 STW TOP=13.51
 OUT=8.16 (15"RCP To SOUTH)
 STW TOP=13.95 UNABLE TO OPEN
 STW TOP=12.53
 IN=8.77 (12"RCP Fr 2295)
 OUT=8.13 (12"RCP To SOUTHWEST)

2328# STM TOP=12.78
IN=8.87 (8"PVC Fr IN)
IN=7.75 (15"PVC Fr IN)
OUT=7.53 (15"RCP To OUT)

2332# STM TOP=12.52
IN=8.90 (15"RCP Fr SOUTHWEST)
OUT=8.55 (15"RCP To NORTHEAST)

2339# STM TOP=13.12
IN=9.22 (8"PVC Fr IN)
OUT=8.93 (15"RCP To 2340)

2340# STM TOP=12.98
IN=8.88 (15"RCP Fr 2339)
OUT=8.78 (15"RCP To NORTHEAST)

2352# STM TOP=11.98
IN=9.69 (8"PVC Fr BLD)
OUT=9.17 (12"DIP To 2353)

2353# STM TOP=11.80
IN=8.10 (12"DIP Fr 2352)
IN=7.85 (15"RCP Fr EX12)
OUT=7.62 (15"RCP To SOUTHWEST)

2357# STM TOP=11.96 (ABANDONED???/FUL
OF DEBRIS)
IN=6.30 (Fr SOUTHEAST)
IN=7.00 (Fr SOUTH)
IN=6.57 (Fr NORTHEAST)
OUT=6.26 (To NORTH)

7156: SAN TOP=13.09
 IN=8.24 (8°PVC Fr IN)
 IN=7.45 (15°PVC Fr 7799)
 OUT=7.19 (15°PVC To 7157)

7157: SAN TOP=12.88
 IN=7.03 (15°PVC Fr 7156)
 OUT=7.00 (15°TC To 7159)

7159: SAN TOP=12.03
 IN=6.02 (15°TC Fr 7157)
 OUT=5.98 (15°PVC To 7160)

7160: SAN TOP=11.62
 IN=5.95 (15°PVC Fr 7159)
 OUT=5.82 (15°PVC To 7160A)

7160A: SAN TOP=11.85
 IN=5.92 (12°PVC Fr IN)
 IN=5.74 (15°PVC Fr 7160)
 OUT=5.66 (15°PVC To 7171)

7171: SAN TOP=12.52
 IN=6.43 (12°TC Fr IN)
 IN=5.51 (15°PVC Fr 7160A)
 IN=4.81 (27°TC Fr IN)
 OUT=4.77 (27°TC To OUT)

7799: SAN TOP=14.72
 IN=9.26 (15°TC Fr 7145)
 OUT=9.02 (15°PVC To 7158)

SAN TOP=15.64
 IN=10.06 (12" PVC Fr 7148)
 OUT=9.98 (15" TC To 7799)

SAN TOP=15.93
 IN=14.40 (12" PVC Fr IN)
 OUT=14.00 (12" PVC To 7145)

TOP = 15.75
 INV. IN = 10.93 (10" SAN Fr E)
 INV. OUT = 10.93 (10" SAN To F)

TOP = 15.99
 INV. IN = 13.24 (10" SAN Fr NORTH)
 INV. IN = 13.43 (6" PVC Fr EAST)
 INV. OUT = 12.81 (10" SAN To D)

TOP = 14.34
 INV. IN = 10.57 (8" LAT Fr NORTH)
 INV. IN = 9.74 (10" SAN Fr D)
 INV. OUT = 9.70 (10" SAN To WEST)

EASEMENT LEGEND

EX. RIGHT OF ENTRY EASEMENT
 D.B. 1113, PG. 260

PORTION OF EX. RIGHT OF ENTRY
 EASEMENT

10 5 0 10

GRAPHIC SCALE
 1" = 10'

TOP = 17.08
 FILLED, NO INVERTS VISIBLE
 STM = 16.26
 IN = 14.59 (4" STM Fr BLDG)
 OUT = 13.68 (8" STM OUT TO 6'
 STM TOP=12.54
 IN=10.28 (15"RCP Fr BLDG TO T
 SOUTHEAST)
 IN=9.14 (15"RCP Fr EX12)
 OUT=9.06 (15"RCP TO OUT)
 STM TOP=11.36
 IN=7.92 (15"RCP Fr EX11)
 OUT=7.86 (15"RCP TO 2353)
 STM TOP=12.90
 IN=9.79 (12"PVC Fr IN)
 OUT=9.43 (18"RCP TO EX. 13)
 STM TOP=12.32
 OUT=9.23 (12"RCP TO 2324)
 STM TOP=12.87
 OUT=9.55 (21"RCP TO 2298)
 STM TOP=13.14
 BOTTOM OF VAULT=6.28
 MH OFF-CENTERED, UNABLE TO
 CENTER/FLOW OF STRUCTURE
 POSSIBLE 6'X6' PRE-CAST
 STM TOP=12.54
 OUT=8.64 (12"RCP TO EX. 16)

7156: SAN TOP=13.09
 IN=8.24 (8°PVC Fr IN)
 IN=7.45 (15°PVC Fr 7799)
 OUT=7.19 (15°PVC To 7157)

7157: SAN TOP=12.88
 IN=7.03 (15°PVC Fr 7156)
 OUT=7.00 (15°TC To 7159)

7159: SAN TOP=12.03
 IN=6.02 (15°TC Fr 7157)
 OUT=5.98 (15°PVC To 7160)

7160: SAN TOP=11.62
 IN=5.95 (15°PVC Fr 7159)
 OUT=5.82 (15°PVC To 7160A)

7160A: SAN TOP=11.85
 IN=5.92 (12°PVC Fr IN)
 IN=5.74 (15°PVC Fr 7160)
 OUT=5.66 (15°PVC To 7171)

7171: SAN TOP=12.52
 IN=6.43 (12°TC Fr IN)
 IN=5.51 (15°PVC Fr 7160A)
 IN=4.81 (27°TC Fr IN)
 OUT=4.77 (27°TC To OUT)

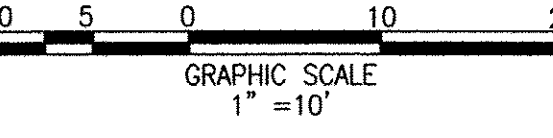
7799: SAN TOP=14.72
 IN=9.26 (15°TC Fr 7145)
 OUT=9.02 (15°PVC To 7158)

EX. RIGHT OF ENTRY EASEMENT
D.B. 1113, PG. 260

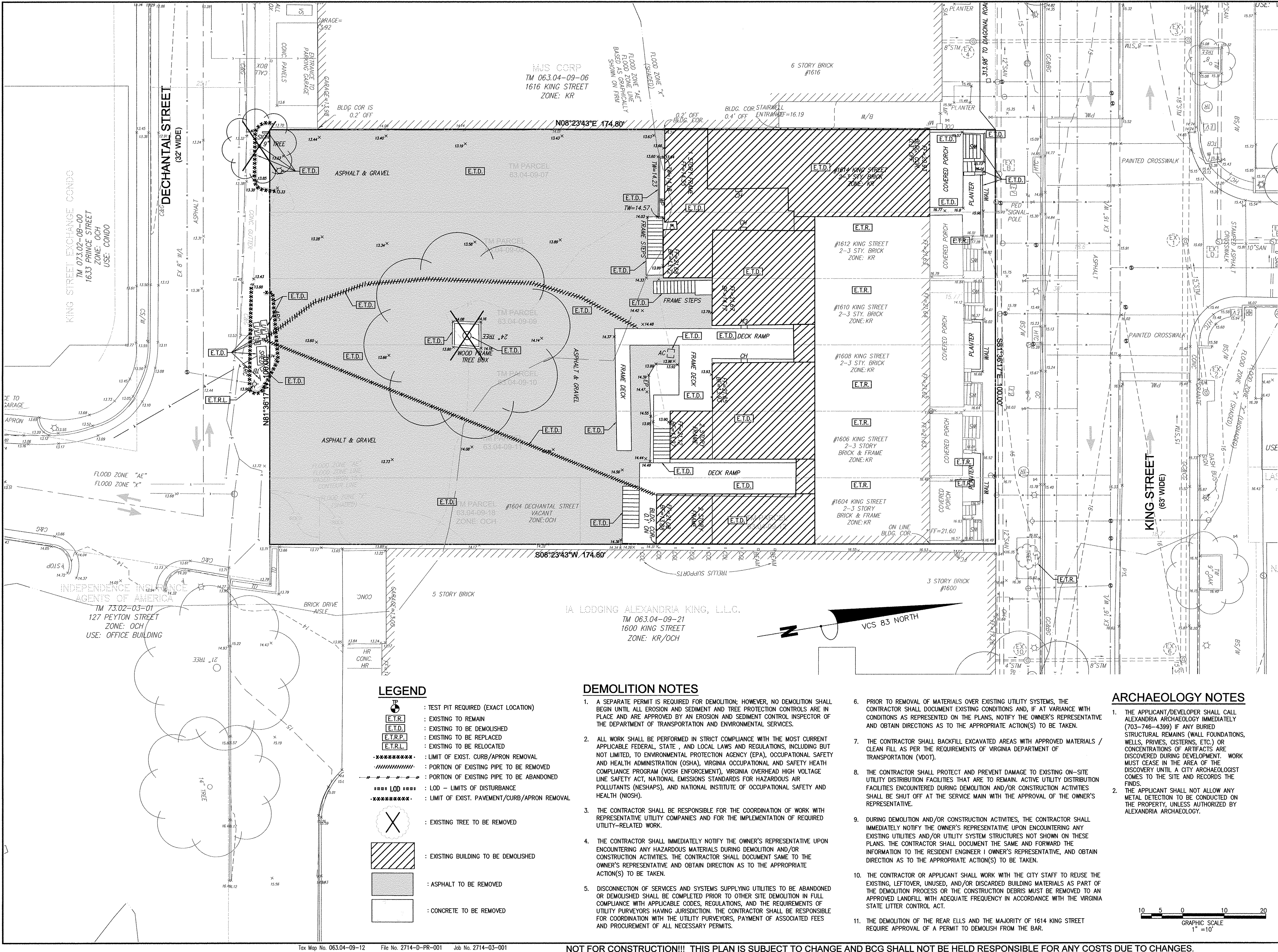
PORTION OF EX. RIGHT OF ENTRY
EASEMENT

10 5 0 10

GRAPHIC SCALE
1" = 10'



Tax Map No. 063.04-09-12 File No. 2714-D-PR-001 Job No. 2714-03-001 NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES. SHEET: **C4.00**



LEGEND

- TEST PIT REQUIRED (EXACT LOCATION)
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING TO BE REPLACED
- EXISTING TO BE RELOCATED
- LIMIT OF EXIST. CURB/APRON REMOVAL
- PORTION OF EXISTING PIPE TO BE REMOVED
- PORTION OF EXISTING PIPE TO BE ABANDONED
- LOD - LIMITS OF DISTURBANCE
- LIMIT OF EXIST. PAVEMENT/CURB/APRON REMOVAL
- EXISTING TREE TO BE REMOVED
- EXISTING BUILDING TO BE DEMOLISHED
- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED

DEMOLITION NOTES

- A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.

- PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS / CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER / OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.
- THE DEMOLITION OF THE REAR ELLS AND THE MAJORITY OF 1614 KING STREET REQUIRE APPROVAL OF A PERMIT TO DEMOLISH FROM THE BAR.

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 TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

DESIGN ENGINEER / SURVEYOR

Bowman
CONSULTING
Bowman Consulting Group, LLC
14420 The Woodlands, Suite 300
Chantilly, VA 20151
Phone: (703) 548-9188
Fax: (703) 583-9761
www.bowmanconsulting.com

DATE: 05/17/2018 5TH PRISUP SUBMISSION
DATE: 09/21/2018 7TH PRISUP SUBMISSION
PLAN STATUS: DATE: DESCRIPTION

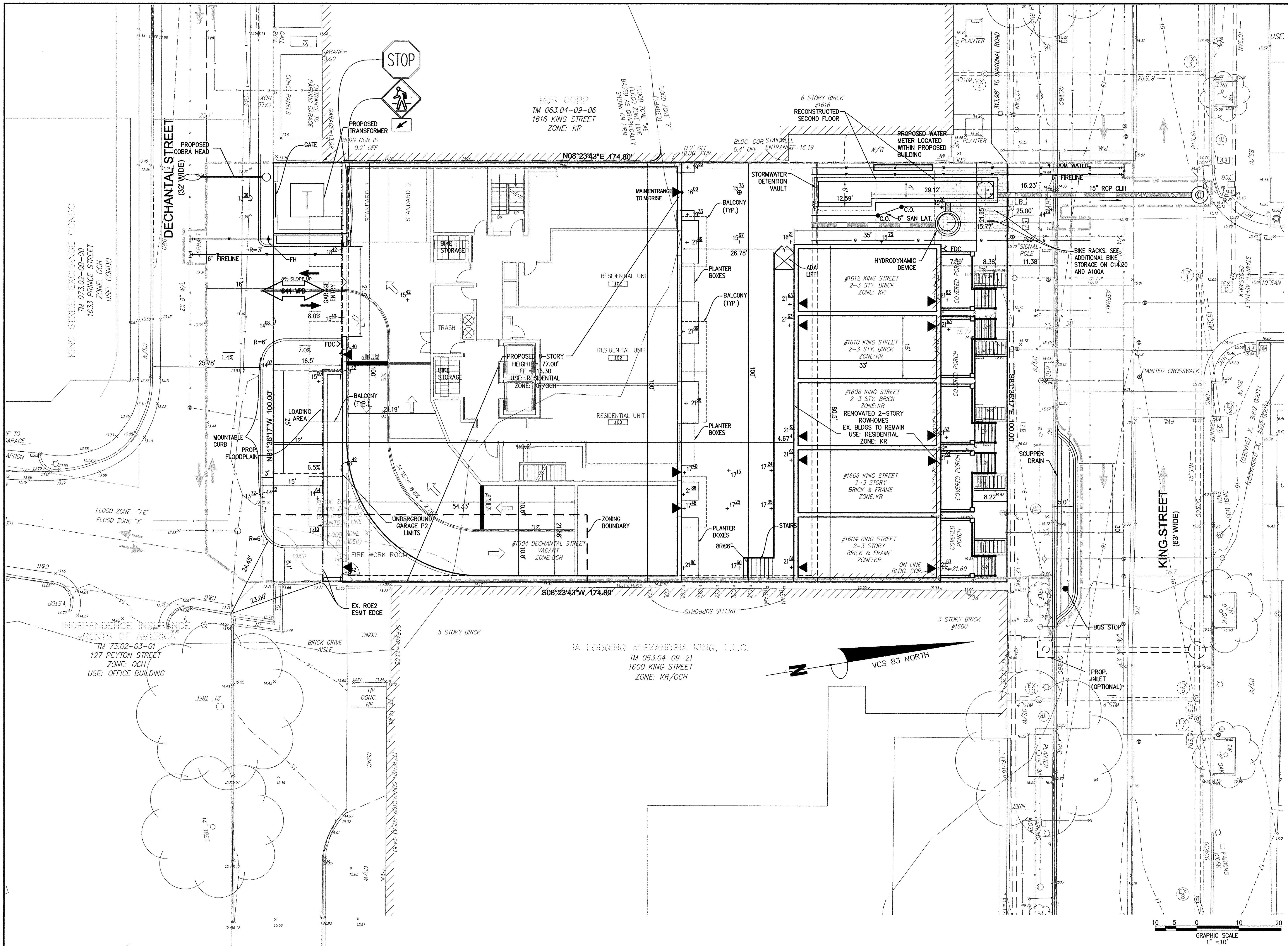
SEAL: STEVEN T. LIAM
Lic. No. 40224
PROFESSIONAL ENGINEER

REVISION APPROVED BY: NO. DESCRIPTION REV. BY DATE APPROVED DATE

1604-1614 KING STREET
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
SHEET NAME: DEMOLITION PLAN

ESI
Peer Review

APPROVED
SPECIAL USE PERMIT NO. 2016-0038
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



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Fax: (703) 683-5781
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DATE: 09/21/2018
DESCRIPTION: 5TH PDSP SUBMISSION
PLAN STATUS: 7TH PDSP SUBMISSION

SEAL:
COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
PROFESSIONAL ENGINEER

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NO.	DESCRIPTION	DATE	APPROVED

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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ESL
Peer Review

APPROVED
SPECIAL USE PERMIT NO. 2016-0038

DEPARTMENT OF PLANNING & ZONING

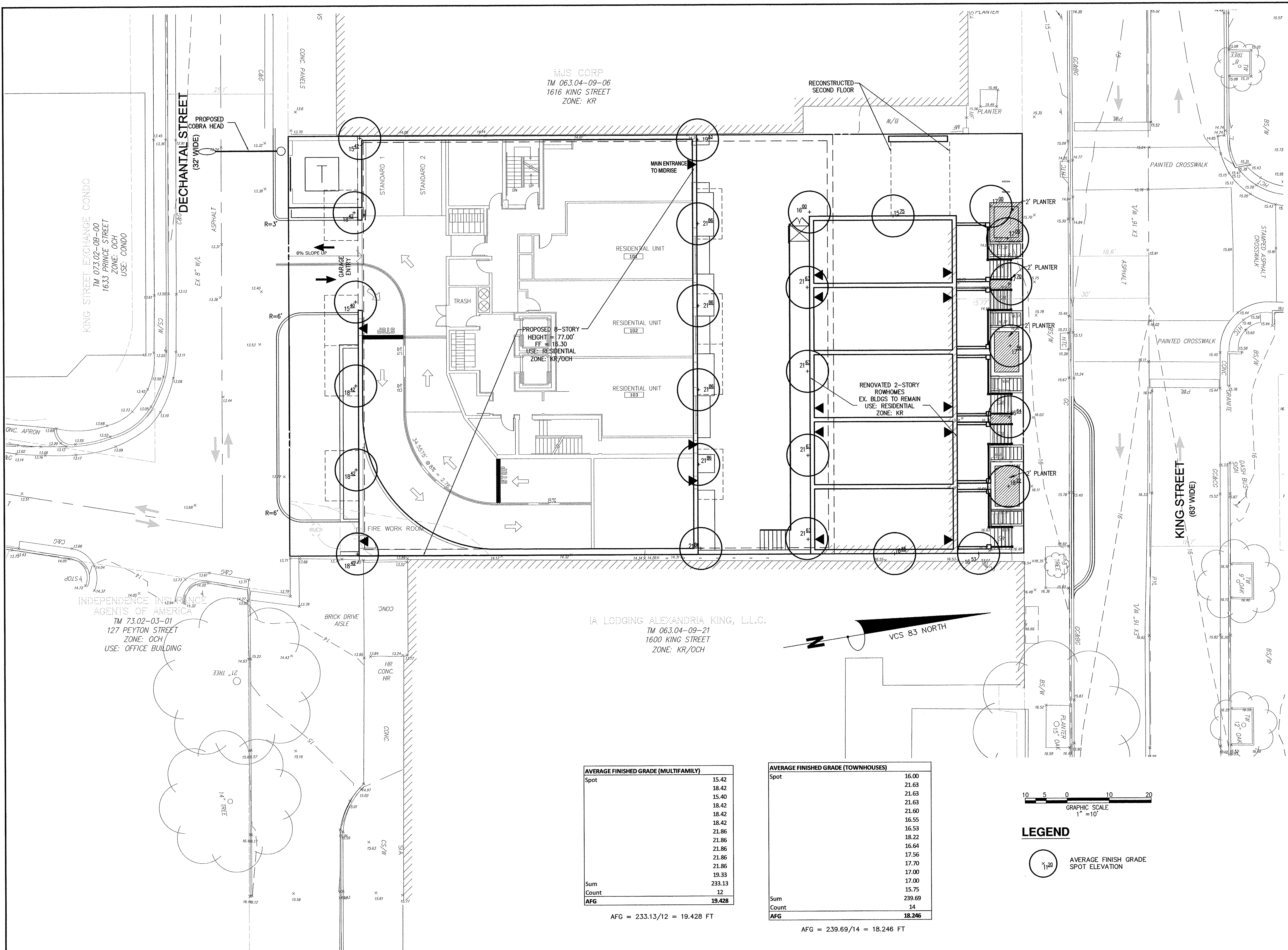
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



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SEAL:

REVISION APPROVED BY	
NO.	DESCRIPTION

PLAN STATUS	
DATE	DESCRIPTION
05/17/2018	5TH PSDP SUBMISSION
09/21/2018	7TH PSDP SUBMISSION
09/27/2018	6TH PSDP SUBMISSION

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ESI
Peer Review

APPROVED
SPECIAL USE PERMIT NO. 2016-0038

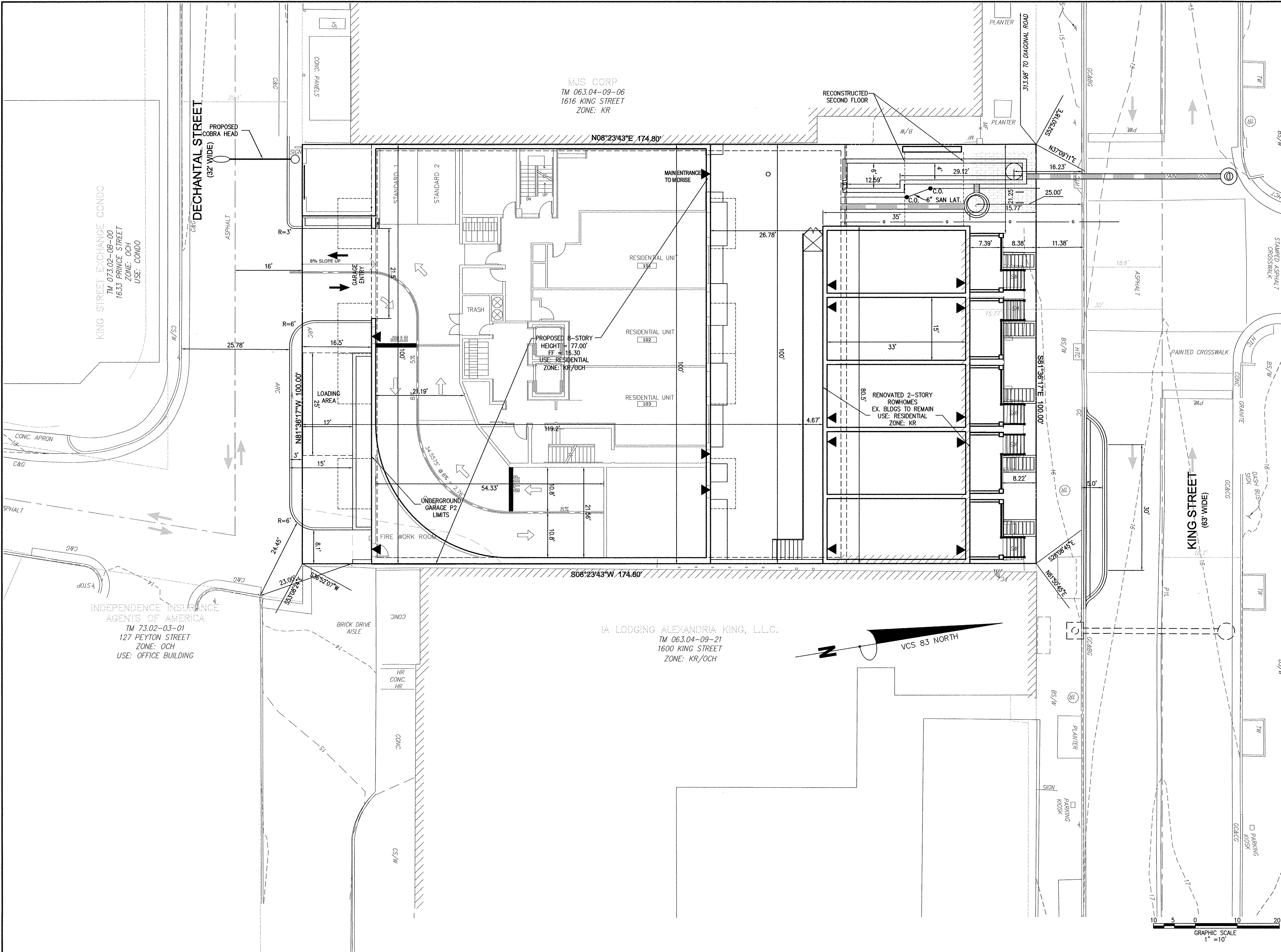
DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	

DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.

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SHEET: **C6.10**



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SCALE: 1" = 10'

DATE: SEPTEMBER 21, 2018 DRAWN: CA

DATE	DESCRIPTION	DATE	DESCRIPTION
05/17/2018	5TH PDSP SUBMISSION	09/21/2018	7TH PDSP SUBMISSION
06/21/2018	6TH PDSP SUBMISSION		

SEAL:

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

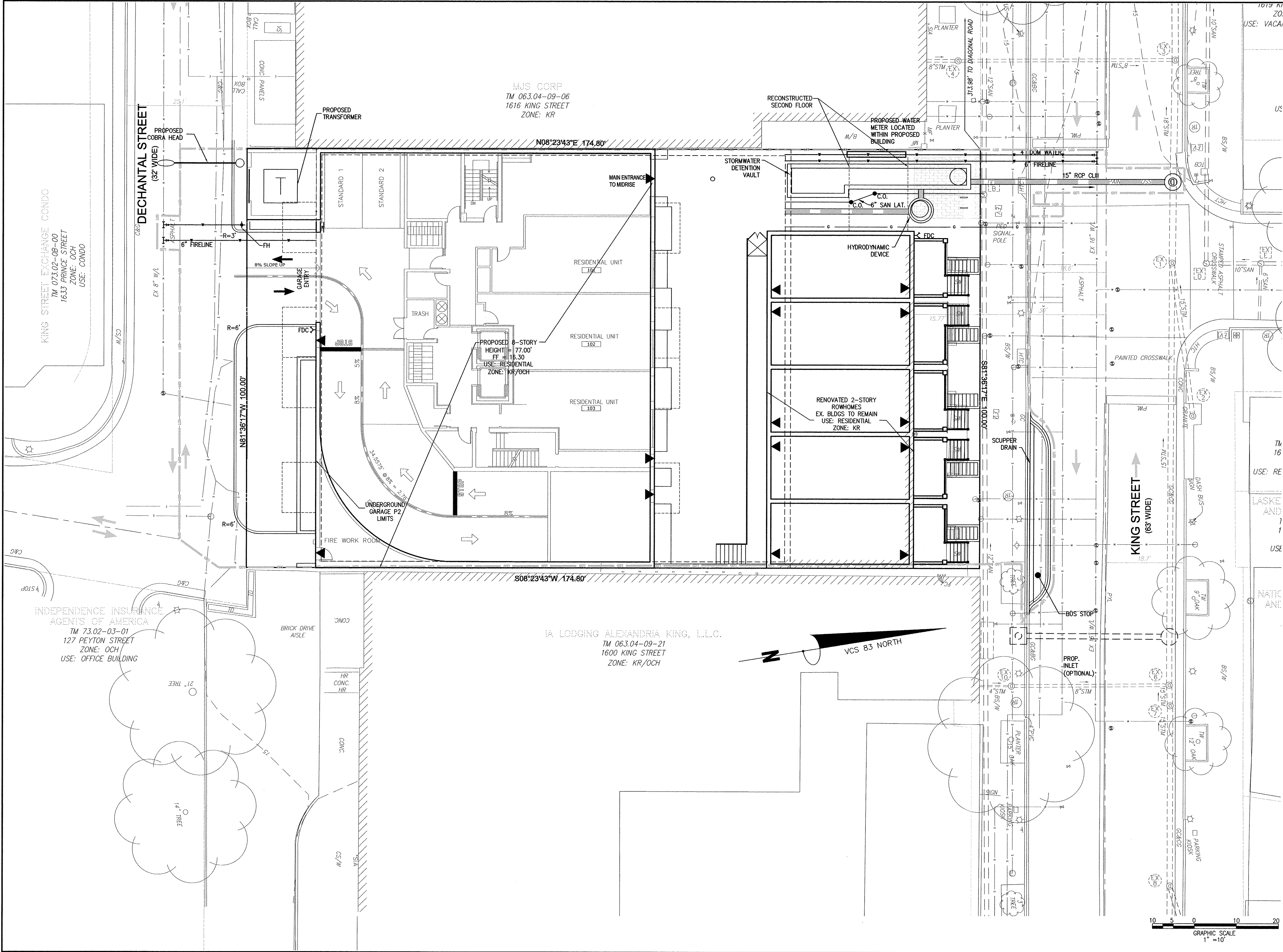
SHEET NAME: **DIMENSION PLAN**

ESI
Peer Review

APPROVED SPECIAL USE PERMIT NO. 2016-0038

DEPARTMENT OF PLANNING & ZONING

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



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Fax: (703) 888-5781
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DATE: SEPTEMBER 21, 2018
SCALE: 1" = 10'

DATE: 05/17/2018
DESCRIPTION: 5TH PDSUP SUBMISSION

DATE: 09/21/2018
DESCRIPTION: 7TH PDSUP SUBMISSION

DATE: 09/21/2018
DESCRIPTION: 6TH PDSUP SUBMISSION

PLAN STATUS

DATE

DESCRIPTION

SEAL:
COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
9/21/18
PROFESSIONAL ENGINEER

REVISION APPROVED BY

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1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

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APPROVED
SPECIAL USE PERMIT NO. 2016-0038

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

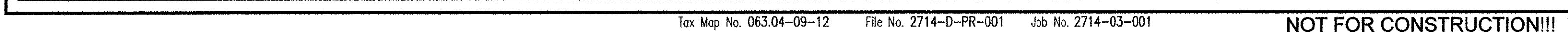
DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Tax Map No. 063.04-09-12 File No. 2714-D-PR-001 Job No. 2714-03-001

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SHEET: C8.00



DA#2 - TO KING STREET
DA = 0.064 ACRES
C = 0.87
Q(2) = 0.35 CFS
Q(10) = 0.51 CFS

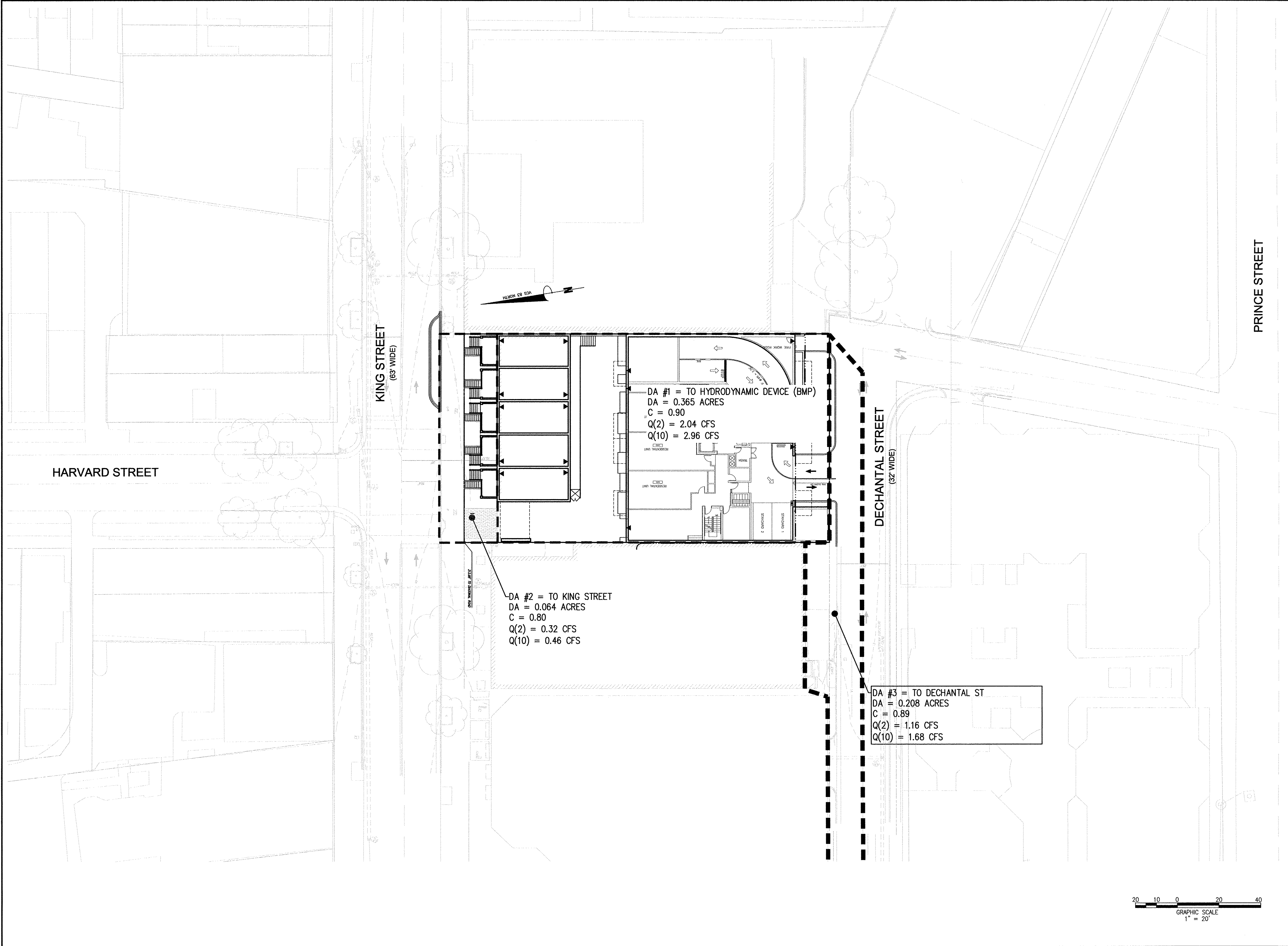
PORTION OF THE PROPERTY IS LOCATED IN FLOOD ZONE "A", SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (THE 1% ANNUAL CHANCE FLOOD - YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUAL OR EXCEEDED IN ANY GIVEN YEAR) AND A PORTION OF THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); BOTH OF THESE ARE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, MAP NUMBER 1904004E, MAP REVISED JUNE 16, 2011.



SEAL:

11

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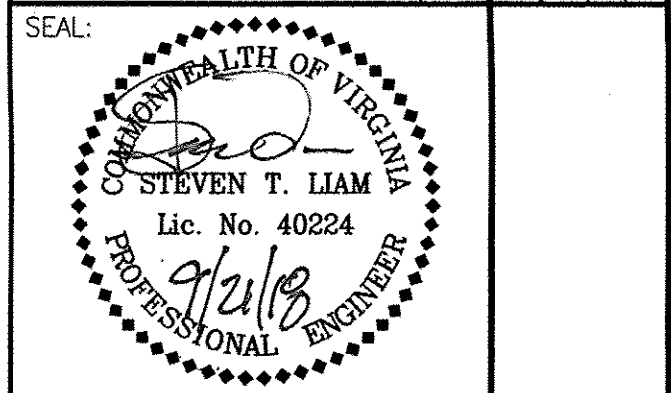
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www.bowmanconsulting.com

SCALE: 1" = 20'

DATE: SEPTEMBER 21, 2018 DRAWN: CA

DATE	DESCRIPTION	PLAN STATUS
05/17/2018	5TH PS&P SUBMISSION	DATE
09/21/2018	7TH PS&P SUBMISSION	DATE
09/27/2018	6TH PS&P SUBMISSION	DATE



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1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ESI
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SHEET NAME: **PROPOSED DRAINAGE DIVIDES**

APPROVED
SPECIAL USE PERMIT NO. 2016-0038

DEPARTMENT OF PLANNING & ZONING

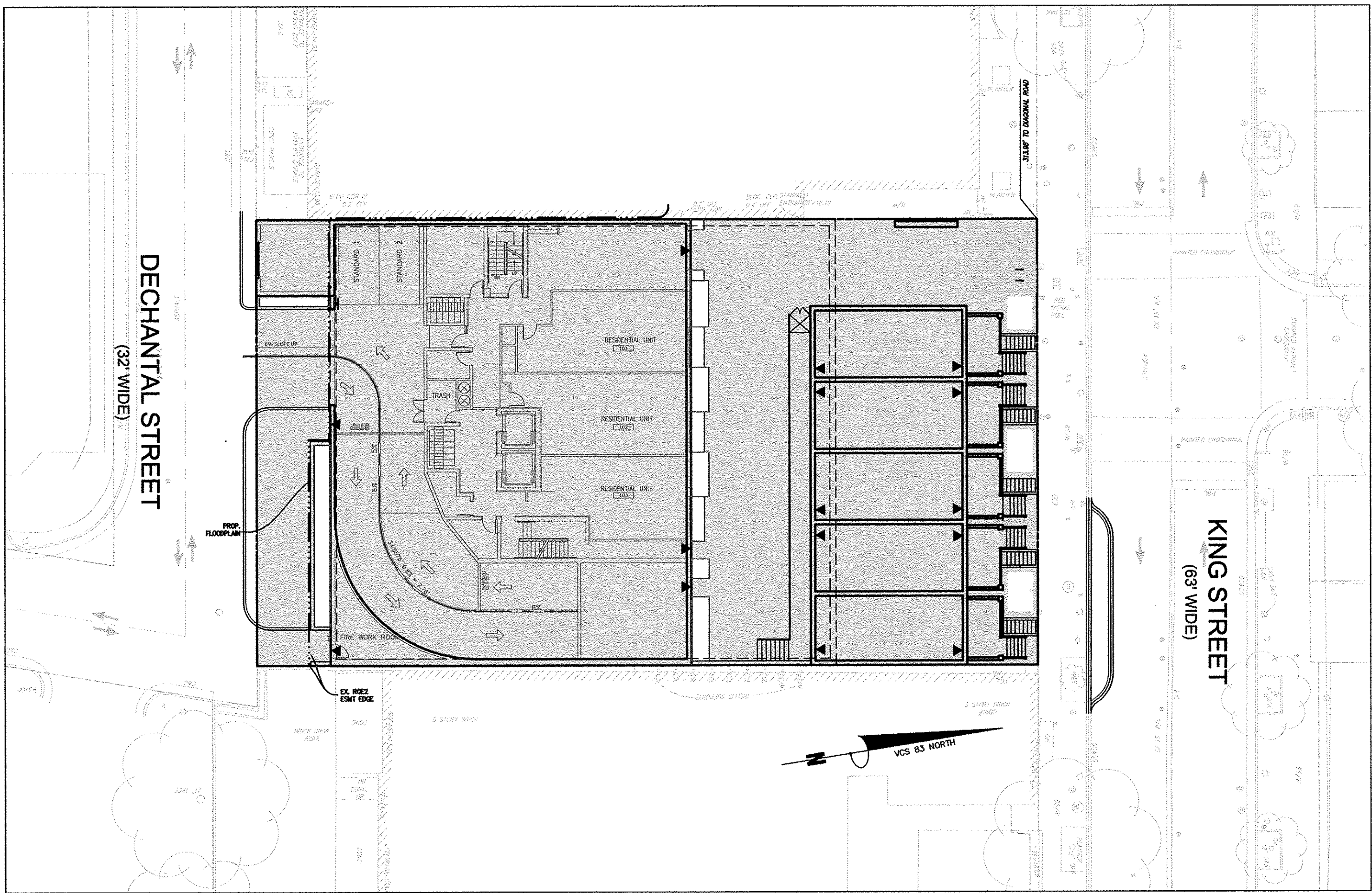
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

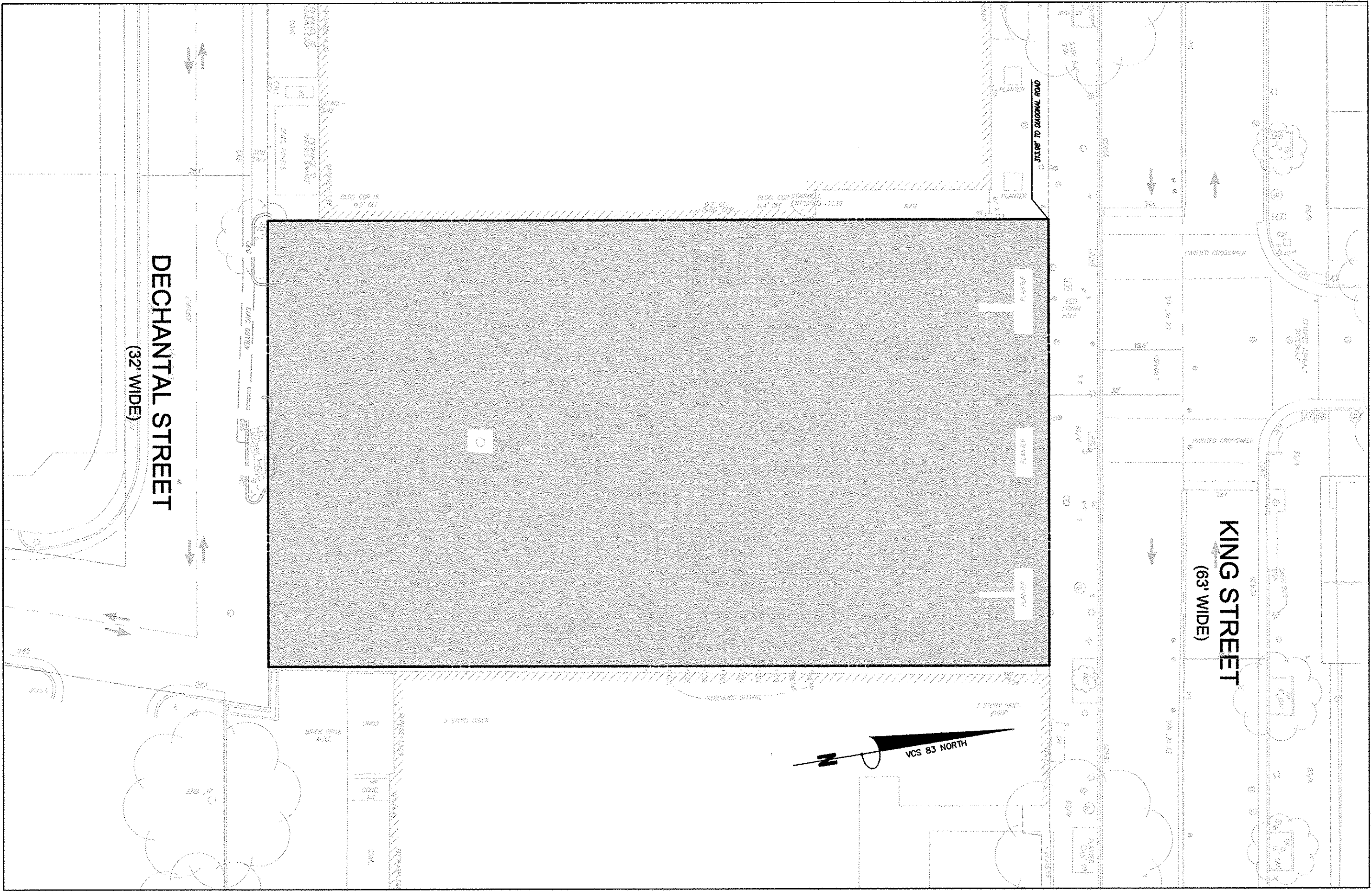
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



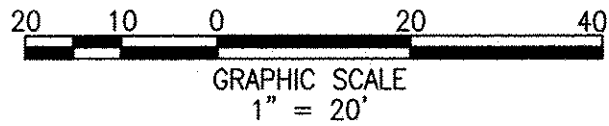
PROPOSED IMPERVIOUS PLAN
SCALE: 1" = 20'

PROPOSED IMPERVIOUS AREA = 16,857 SF
 $CN = ((16,857 \times 98) + (623 \times 80)) / 17,480$
 $CN = 97$ (SEE SHEET C11.00 FOR ADJ. CN)



EXISTING IMPERVIOUS PLAN
SCALE: 1" = 20'

EXISTING IMPERVIOUS AREA = 17,267 SF
 $CN = ((17,267 \times 98) + (214 \times 80)) / 17,480$
 $CN = 98$

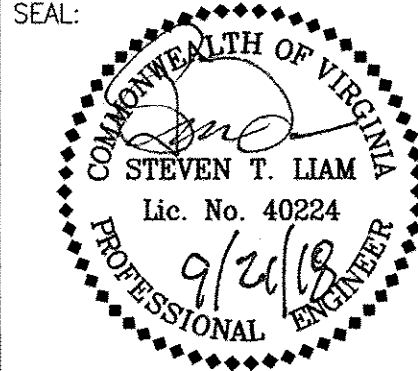


APPROVED SPECIAL USE PERMIT NO. 2016-0038	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

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1604-1614 KING STREET
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

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NO.	DESCRIPTION	DATE	DATE



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SCALE: 1" = 10'

DATE: SEPTEMBER 21, 2018

DRAWN: CA

PLAN STATUS	
DESCRIPTION	DATE
05/17/2018 5TH PSDUP SUBMISSION	09/21/2018 7TH PSDUP SUBMISSION
06/21/2018 6TH PSDUP SUBMISSION	

SHEET NAME: PRE AND POST IMPERVIOUS AREAS



SHEET: **C11.00**

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© Bowman Consulting Group, Ltd.		DATE: SEPTEMBER 21, 2018		DRAWN: CA	
SCALE: 1" = 20'		PLAN STATUS			
DATE	DESCRIPTION	DATE	DESCRIPTION		
05/27/2018	5TH PDSUP SUBMISSION	09/21/2018	7TH PDSUP SUBMISSION		
08/27/2018	6TH PDSUP SUBMISSION				

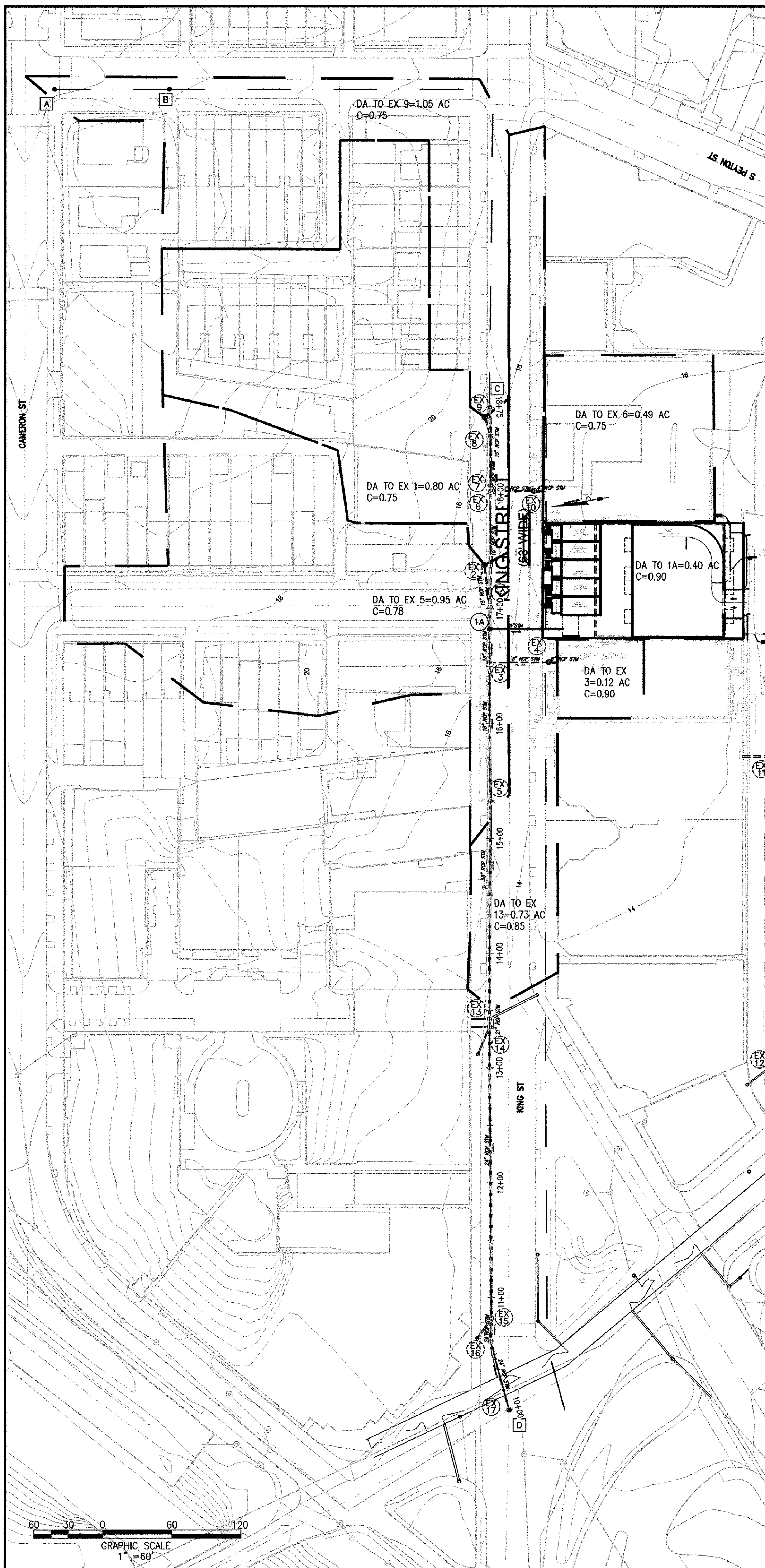
[illegible]

1604-1614 KING STREET
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

ESI
Peer Review

SHEET NAME:
STORMWATER MANAGE

APPROVED SPECIAL USE PERMIT NO.	2016-0038
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO.	PAGE NO.



Structure		Drainage Area (acre)		C	CA		Tc	I	Q	Slope (%)		n	D/A (in)	DISCHARGE CAPACITY	VELOCITY			LENGTH	TIME IN PIPE	Upper Inv	Lower Inv	Remarks	
FROM	TO	Incr.	Accum.		Incr.	Accum.	(min)	(in/hr)	(cfs)	(min)	(actual)				F.F.	F.F.	ACT	FEET					SEC
EX 9	EX 8	1.05	1.05	0.75	0.79	0.79	5.76	8.50	6.69	1.43	0.64	0.015	15	4.48	3.65	5.45	17.14	3.14	13.54	13.43			
EX 8	EX 7	0.00	1.05	0.00	0.00	0.79	5.76	8.50	6.69	1.43	0.23	0.015	15	2.70	2.20	5.45	43.03	7.89	13.11	13.01			
EX 7	EX 6	0.00	1.05	0.00	0.00	0.79	5.76	8.50	6.69	1.43	0.61	0.015	15	4.37	3.56	5.45	4.92	9.00	12.98	12.95			
EX 6	EX 1	0.00	1.05	0.00	0.00	0.79	5.76	8.50	6.69	1.43	2.33	0.015	15	8.55	6.96	7.73	100.84	13.05	12.89	10.54			
EX 1	1A	0.80	1.85	0.75	0.60	1.39	5.76	8.50	11.79	1.68	0.73	0.015	18	7.75	4.39	6.67	19.31	2.89	10.43	10.29			
1A	EX 3	0.40	2.25	0.90	0.36	1.75	5.76	8.50	14.85	2.66	0.69	0.015	18	7.55	4.27	8.41	29.11	3.46	10.29	10.09			
EX 3	EX 5	0.12	2.37	0.90	0.11	1.86	5.76	8.50	15.77	3.00	0.01	0.015	18	0.83	0.47	8.92	120.89	13.55	9.95	9.94			
EX 5	EX 13	0.95	3.32	0.78	0.74	2.60	5.76	8.50	22.07	5.88	0.03	0.015	18	1.65	0.93	12.49	182.15	14.58	9.55	9.49			
EX 13	EX 14	0.75	4.07	0.85	0.64	3.23	5.76	8.50	27.49	9.12	0.76	0.015	18	7.94	4.49	15.56	23.65	1.52	8.32	8.14			
EX 14	EX 15	0.00	4.07	0.00	0.00	3.23	5.76	8.50	27.49	1.97	0.00	0.015	24	1.26	0.40	8.75	243.65	27.85	8.13	8.12			
EX 15	EX 16	0.00	4.07	0.00	0.00	3.23	5.76	8.50	27.49	1.97	0.23	0.015	24	9.33	2.97	8.75	22.10	2.53	7.20	7.15			
EX 16	EX 17	0.00	4.07	0.00	0.00	3.23	5.76	8.50	27.49	1.97	1.00	0.015	24	19.64	6.25	8.75	61.79	7.06	7.06	6.44			

HYDRAULIC GRADELINE COMPUTATIONS																								
Structure Number	Surface Flow	Inlet Shaping	Outlet W.S.E.	h' Factor	Do	Qo	Lo	Sf %	Hf	H.G.L. @ Struct. Outlet	Vo	Ho	Qi	Vi	Hi	Angle K' Value	Ha	Ht	Ht (Adjust. Surface Flow)	Ht (Adjust. Inlet Shaping)	H.G.L. @ Struct. Inlet	Top Struct. or Throat Elev.	HGL Elev. Below Top Struct.	
EX 16	NO	NO	8.04	0.015	24	24.07	61.79	1.97	1.21	9.25	8.75	0.30	24.07	8.75	0.42	0.00	0.00	0.71	0.71	0.71	9.97	0.00	-9.97	
EX 15	NO	NO	9.97	0.015	24	24.07	19.33	1.97	0.38	10.35	8.75	0.30	24.07	8.75	0.42	0.00	0.00	0.71	0.71	0.71	11.06	0.00	-11.06	
EX 14	NO	NO	11.06	0.015	24	24.07	254.06	1.97	4.99	16.06	8.75	0.30	24.07	15.56	1.32	0.00	0.00	1.61	1.61	1.61	17.67	0.00	-17.67	
EX 13	NO	NO	12.86	0.015	18	24.07	6.93	9.12	0.63	13.49	15.56	0.94	18.65	12.49	0.85	0.00	0.00	1.79	1.79	1.79	15.28	0.00	-15.28	
EX 5	NO	NO	14.09	0.015	18	18.65	189.58	5.88	11.14	25.23	12.49	0.61	12.35	8.92	0.43	0.00	0.00	1.04	1.04	1.04	26.27	0.00	-26.27	
EX 3	NO	NO	14.78	0.015	18	12.35	120.96	3.00	3.63	18.41	8.92	0.31	11.43	8.41	0.38	0.00	0.00	0.69	0.69	0.69	19.10	14.76	-4.34	
1A	NO	NO	14.78	0.015	18	11.43	29.11	2.66	0.77	15.55	8.41	0.27	11.79	6.67	0.24	0.00	0.00	0.52	0.52	0.52	16.07	0.00	-16.07	
EX 1	NO	NO	15.72	0.015	18	11.79	19.31	1.68	0.32	16.04	6.67	0.17	6.69	7.73	0.32	0.00	0.00	0.50	0.50	0.50	16.54	15.72	-0.82	
EX 6	NO	NO	16.05	0.015	15	6.69	100.84	2.33	2.35	18.40	7.73	0.23	6.69	5.45	0.16	0.00	0.00	0.39	0.39	0.39	18.79	16.05	-2.74	
EX 7	NO	NO	16.02	0.015	15	6.69	4.92	1.43	0.07	16.09	5.45	0.12	6.69	5.45	0.16	0.00	0.00	0.28	0.28	0.28	16.37	16.02	-0.35	
EX 8	NO	NO	16.56	0.015	15	6.69	43.03	1.43	0.62	17.18	5.45	0.12	6.69	5.45	0.16	0.00	0.00	0.28	0.28	0.28	17.45	16.56	-0.89	
EX 9	NO	NO	17.08	0.015	15	6.69	17.14	1.43	0.25	17.33	5.45	0.12					0.12	0.12	0.12	17.45	17.08	-0.36		

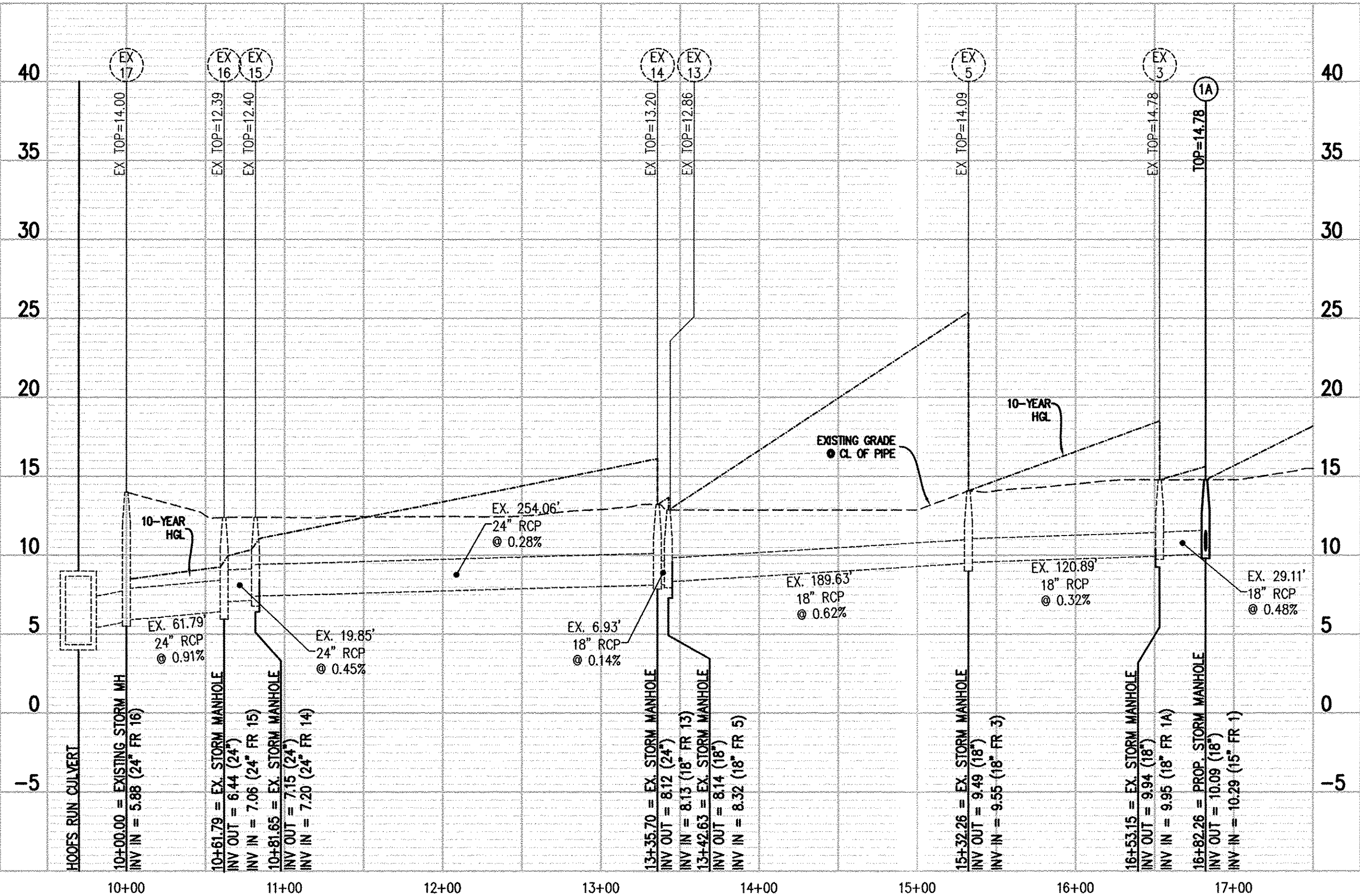
10 Yr STORAGE ROUTING								
Time (min)	Intensity (in/hr)	Inflow (cfs)	Volume (cfs)	Carryover (cf)	Total (cf)	Outflow (cfs)	Volume Out (cf)	Balance in Storage (cf)
5	9.0	3.42	1026		1026	1.04	312	714
10	7.0	2.66	1596	714	2310	1.04	624	972
15	5.8	2.20	1984	972	2956	1.04	936	1048
20	5.1	1.94	2326	1048	3374	1.04	1248	1078
25	4.5	1.71	2565	1078	3643	1.04	1560	1005
30	4.0	1.52	2736	1005	3741	1.04	1872	864
35	3.6	1.37	2873	864	3737	1.04	2184	689
40	3.3	1.25	3010	689	3699	1.04	2496	514
45	3.1	1.18	3181	514	3695	1.04	2808	373
50	2.9	1.10	3306	373	3679	1.04	3120	186
55	2.8	1.06	3511	186	3697	1.04	3432	79
60	2.5	0.95	3420	79	3499	1.04	3744	-324

ADEQUATE OUTFALL ANALYSIS NARRATIVE:

THE OUTFALL OF THIS PROJECT IS AN UNDERGROUND PIPE NETWORK, WITH PIPES RANGING FROM 24" RCP TO 18" RCP. THIS PIPE SYSTEM IS TIED TO THE HOOF'S RUN CULVERT.

GIVEN THAT THE SYSTEM IS ALREADY OVER CAPACITY, THE PROJECT WILL NOT INTRODUCE ADDITIONAL FLOW TO THE SYSTEM. DUE TO THE EXISTING SYSTEM BEING OVER CAPACITY, THE SITE IS PROVIDING A 10% ADDITIONAL DETENTION STORAGE ON SITE. THE DETENTION OF THE STORMWATER MANAGEMENT WILL CREATE A DIFFERENT PEAKING TIME, AND THEREFORE WILL NOT CREATE ADDITIONAL FLOODING. THE PEAK TIME OF THE SYSTEM AS SHOWN IN THE COMPUTATION IS 5.76 MIN. THE DETENTION SYSTEM WILL HAVE A PEAK TIME OF 20 MIN AS SHOWN IN THE 10-YR STORAGE ROUTING WITH A 1.04 CFS RELEASE RATE. THIS WILL DECREASE THE ONSITE RELEASE FROM 3.42 CFS TO 1.04 CFS.

THE SYSTEM IS UNDER PRESSURE FLOW BUT THE GIVEN SITE IS 100% IMPERVIOUS, AND A RELEASE RATE OF 1.04 CFS, IT IS AN IMPROVEMENT TO THE OVERALL WATERSHED. THEREFORE, IT IS THE OPINION OF BOWMAN CONSULTING GROUP THAT THE OUTFALL FROM THIS DEVELOPMENT WILL IMPROVE THE WATERSHED.



Storm Profile PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

DESIGN ENGINEER / SURVEYOR

Bowman

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20200 Westchase, Suite 300
Chantilly, VA 20151

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www.bowmanconsulting.com

SCALE: 1" = 50'

DATE: SEPTEMBER 21, 2018

DRAWN: CA

SEAL:

COMMONWEALTH OF VIRGINIA



STEVEN T. LIAM

Lic. No. 40224

9/21/18

PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ESI
Peer Review

SHEET NAME:

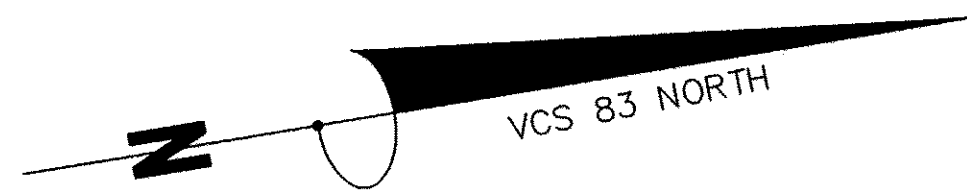
STORM SEWER ADEQUATE OUTFALL ANALYSIS

PLAN STATUS

DATE	DESCRIPTION	DATE	DESCRIPTION
05/17/2018	5TH PDSP SUBMISSION	09/21/2018	7TH PDSP SUBMISSION
08/21/2018	6TH PDSP SUBMISSION		

DECHANTAL STREET
(32' WIDE)

KING STREET
(63' WIDE)



TOTAL CONFORMING OPEN SPACE:

- GROUND LEVEL OPEN SPACE = 3,163 SF**
INCLUDES:
• KING ST. ENTRANCE AREA = 405 SF
• COURTYARD AREA = 2,758 SF
- ROOFTOP OPEN SPACE = 6,096 SF**
INCLUDES:
• ROOFTOP AREA = 4,344 SF
• TERRACE OPEN SPACE AREAS = 1,752 SF
- BALCONY OPEN SPACE = 384 SF**
INCLUDES:
• BALCONY AREAS ON DECHANTAL STREET = 384 SF

TOTAL:
3,163 SF + 6,096 SF + 384 SF = **9,643 SF**

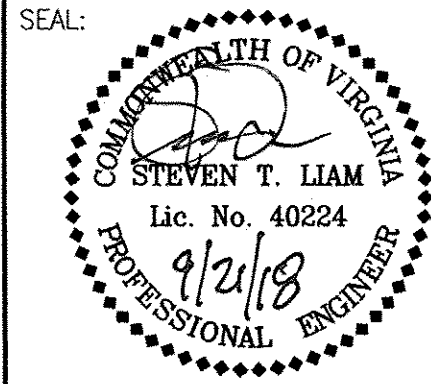
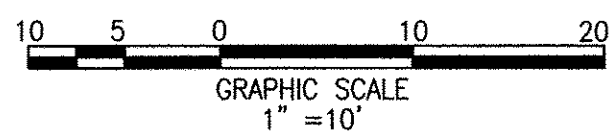
EFFECTIVE OPEN SPACE NOT INCLUDED IN OPEN SPACE CALCULATION:

- PLANTING & STEPS IN FRONT OF TOWNHOUSES ABUTTING PUBLIC SIDEWALK = 573 SF**
- TOWNHOUSE PORCHES PRIVATE OPEN SPACE (HISTORIC STRUCTURE) = 440 SF**
- COVERED ENTRYWAY FROM KING ST. TO COURTYARD = 250 SF**
- BALCONIES OF RESIDENTIAL UNITS (ESTIMATED MINIMUM FINAL TOTAL TO BE DETERMINED BASED ON BAR APPROVAL) = 2,304 SF *NOT SHOWN**

TOTAL:
573 SF + 440 SF + 250 SF + 2,304 SF = **3,567 SF**

OPEN SPACE COMPUTATIONS:

TOTAL PARCEL AREA	= 17,480 SF	(0.401 AC.)
REQUIRED OPEN SPACE (150 SF/UNIT=59*150)	= 8,850 SF	(0.203 AC.)
OPEN SPACE AREA PROVIDED	= 9,643 SF	(0.221 AC.)
PERCENTAGE OPEN SPACE PROVIDED	= 55.0%	



REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	REV. BY

1604-1614 KING STREET
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

ESI
Peer Review

SHEET NAME:

OPEN SPACE PLAN

APPROVED		2016-0038	
SPECIAL USE PERMIT NO.			
DEPARTMENT OF PLANNING & ZONING			
DIRECTOR	DATE		
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN No. _____			
DIRECTOR	DATE		
CHAIRMAN, PLANNING COMMISSION			
DATE RECORDED _____			
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.	

DESIGN ENGINEER / SURVEYOR

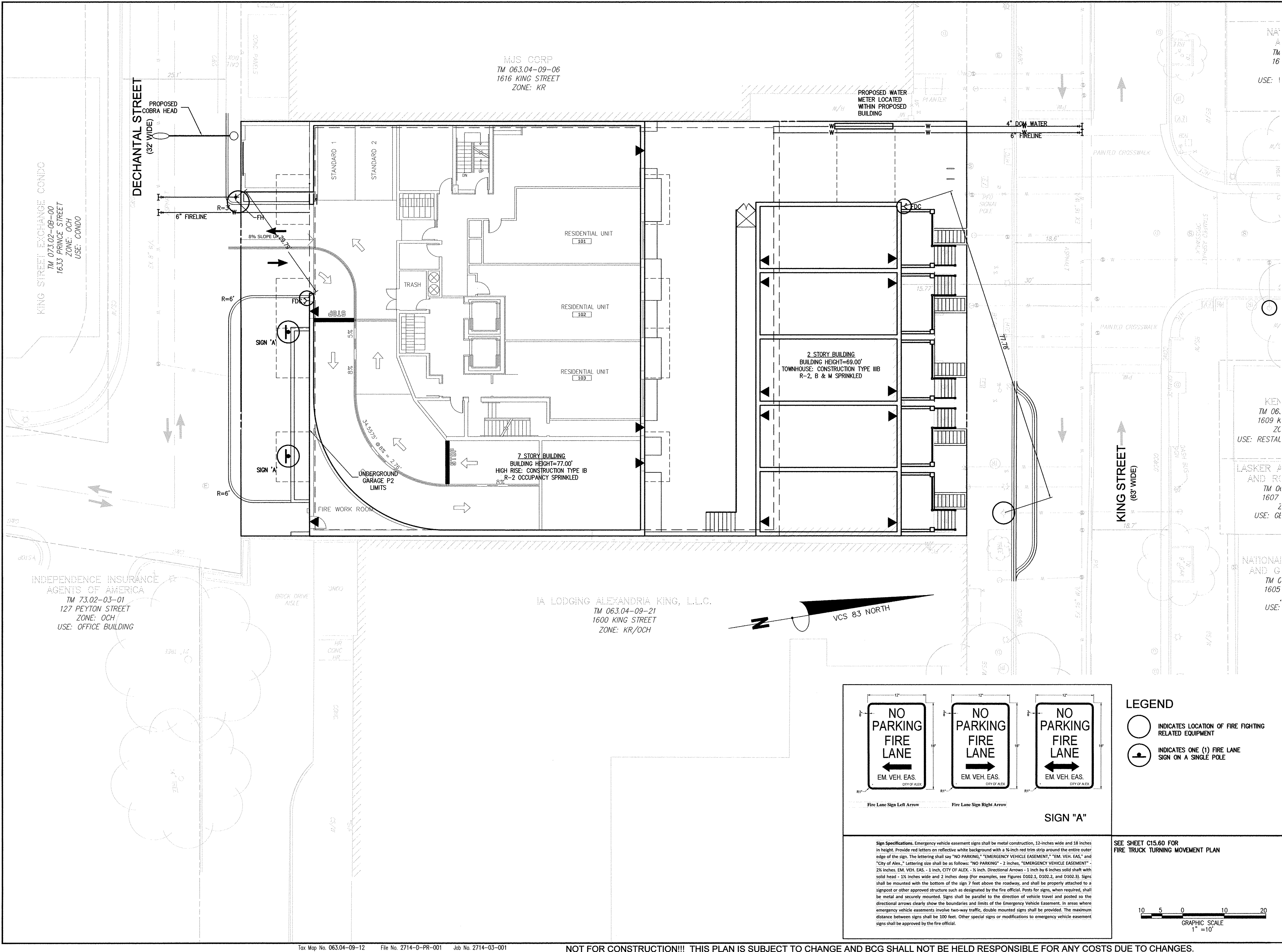
Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151
Phone: (703) 548-2188
Fax: (703) 883-5761
www.bowmanconsulting.com

SCALE: 1" = 10'

DATE: SEPTEMBER 21, 2018 DRAWN: CA

PLAN STATUS	
DATE	DESCRIPTION
05/17/2018	5TH PSDUP SUBMISSION
09/21/2018	7TH PSDUP SUBMISSION
09/21/2018	6TH PSDUP SUBMISSION



DESIGN ENGINEER / SURVEYOR

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Bowman Consulting Group, Ltd.
10000 Lee Road, Suite 300
Chantilly, VA 20151
Phone: (703) 548-2149
Fax: (703) 583-9761
www.bowmanconsulting.com

DATE: SEPTEMBER 21, 2018
SCALE: 1" = 10'
DRAWN: CA

SEAL:

REVISION APPROVED BY	NO.	DESCRIPTION	DATE	APPROVED	DATE

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ESIPeer Review

APPROVED
SPECIAL USE PERMIT No. 2016-0038
DEPARTMENT OF PLANNING & ZONING

DIRECTORDATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTORDATE

CHAIRMAN, PLANNING COMMISSIONDATE

DATE RECORDED

INSTRUMENT NO.

DEED BOOK NO.

PAGE NO.

PLAN STATUS

DATE

DESCRIPTION

DATE

DESCRIPTION

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.

9/21/2018 5TH PDSP SUBMISSION

9/21/2018 6TH PDSP SUBMISSION

12"18"NO PARKING FIRE LANE←EM. VEH. EAS.
CITY OF ALEX.

12"18"NO PARKING FIRE LANE→EM. VEH. EAS.
CITY OF ALEX.

12"18"NO PARKING FIRE LANE↔EM. VEH. EAS.
CITY OF ALEX.

Fire Lane Sign Left Arrow

Fire Lane Sign Right Arrow

SIGN "A"

Sign Specifications. Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red lettering on reflective white background with a 3/4-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS.," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2 1/2 inches, EM. VEH. EAS. - 1 inch, CITY OF ALEX. - 1/2 inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1 1/2 inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

SEE SHEET C15.60 FOR FIRE TRUCK TURNING MOVEMENT PLAN

105020GRAPHIC SCALE1" = 10'

LEGEND

INDICATES LOCATION OF FIRE FIGHTING RELATED EQUIPMENT

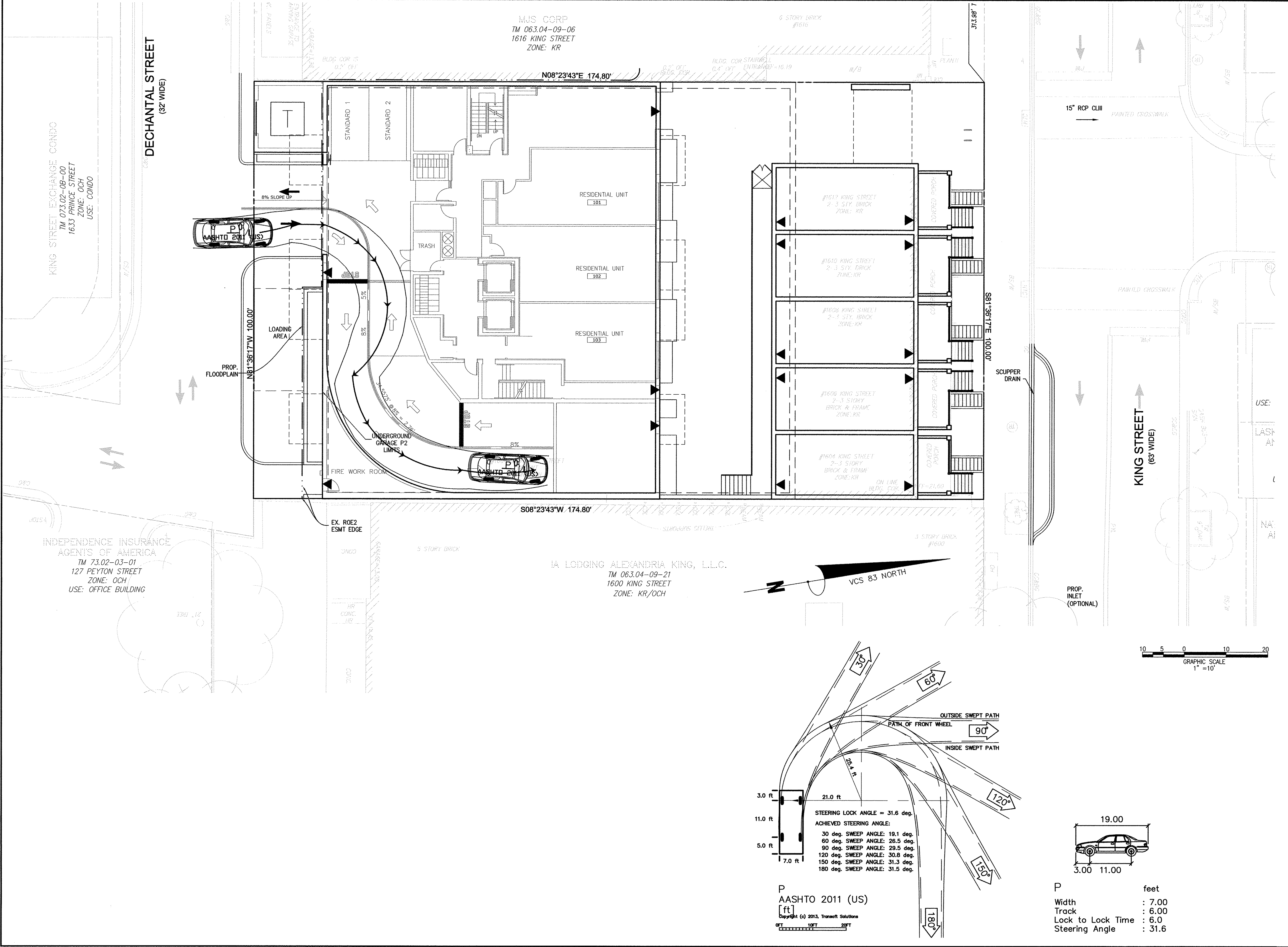
INDICATES ONE (1) FIRE LANE SIGN ON A SINGLE POLE

Tax Map No. 063.04-09-12File No. 2714-D-PR-001Job No. 2714-03-001

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.

9/21/2018 5TH PDSP SUBMISSION9/21/2018 6TH PDSP SUBMISSION

Sheet: C13.00



DESIGN ENGINEER / SURVEYOR

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Phone: (703) 546-9448
Fax: (703) 546-9780
www.bowmanconsulting.com

DATE: 05/17/2018

DESCRIPTION: 5TH POSIP SUBMISSION

PLAN STATUS: DATE: 09/21/2018

DESCRIPTION: 7TH POSIP SUBMISSION

SEAL:

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ESi
Peer Review

APPROVED
SPECIAL USE PERMIT NO. 2016-0038

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET NAME: **VEHICLE TURNING MOVEMENTS - 1ST FLOOR (1 OF 2)**

DATE: 05/17/2018

DESCRIPTION: 5TH POSIP SUBMISSION

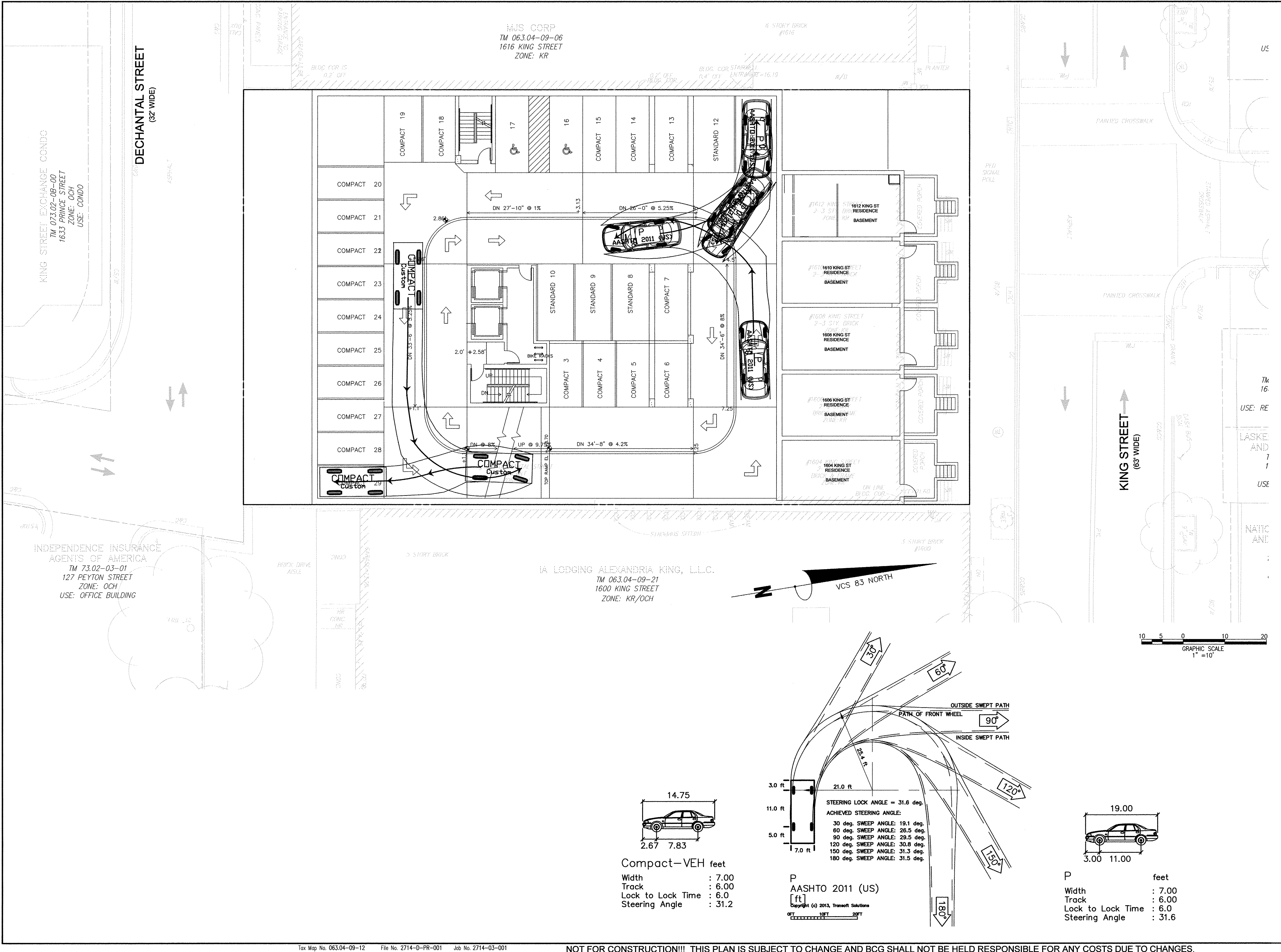
PLAN STATUS: DATE: 09/21/2018

DESCRIPTION: 7TH POSIP SUBMISSION

Tax Map No. 063.04-09-12 File No. 2714-D-PR-001 Job No. 2714-03-001

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.

SHEET: **C14.00**



DESIGN ENGINEER / SURVEYOR

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CONSULTING

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Fax: (703) 548-2181
www.bowmanconsulting.com

DATE: 05/17/2018 5TH PSDUP SUBMISSION
DATE: 09/21/2018 7TH PSDUP SUBMISSION
DATE: 09/21/2018 6TH PSDUP SUBMISSION

PLAN STATUS: DATE DESCRIPTION

SEAL: COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
9/21/18
PROFESSIONAL ENGINEER

REVISION APPROVED BY
REV. BY DATE APPROVED DATE

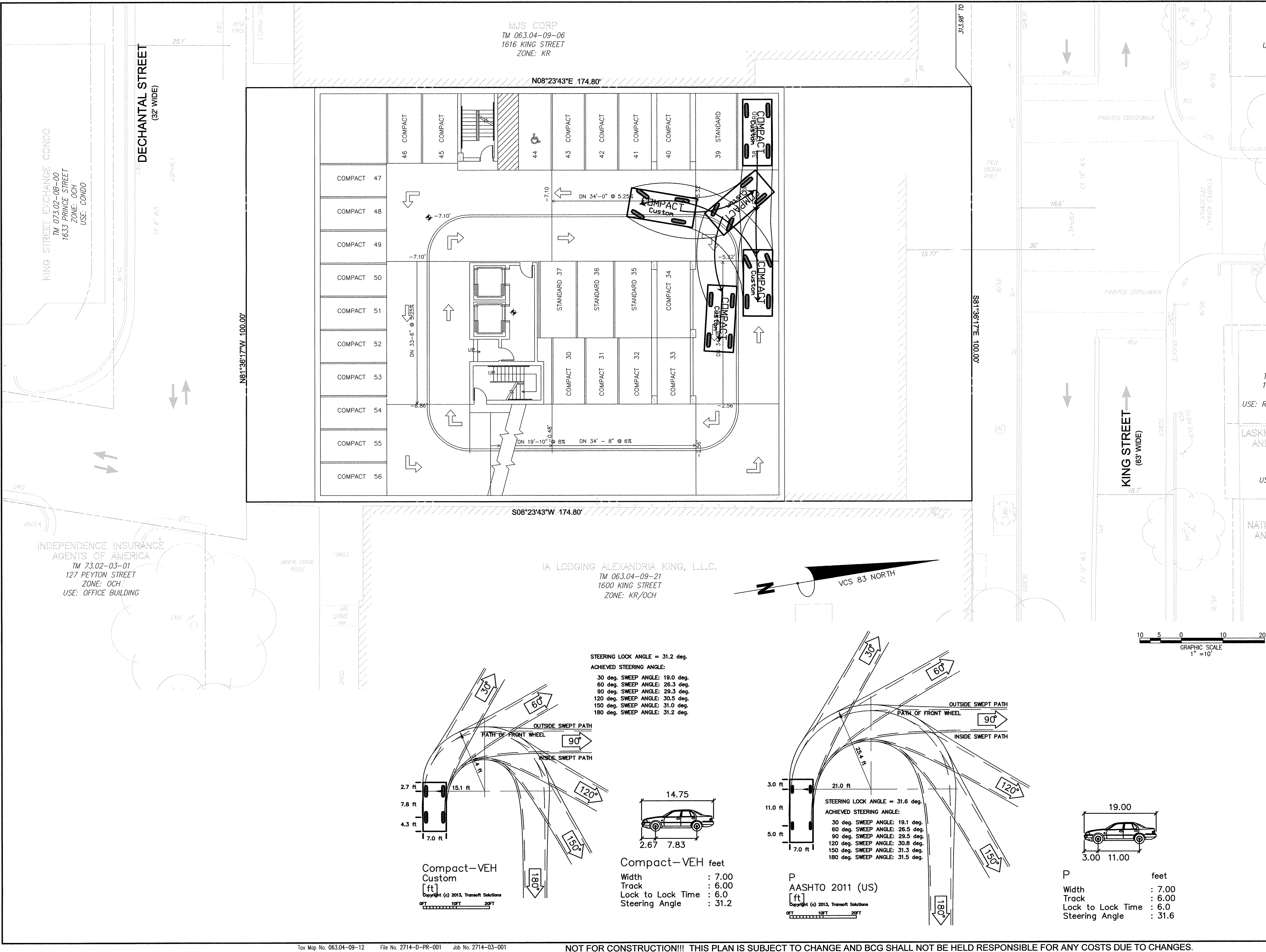
NO. DESCRIPTION

1604-1614 KING STREET
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

ESIPeer Review

APPROVED SPECIAL USE PERMIT NO. 2016-0038
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET NAME: VEHICLE TURNING MOVEMENTS - P1 LEVEL



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14020 Thunderbolt Place, Suite 300
Charlottesville, VA 22901
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Fax: (703) 883-5781
www.bowmanconsulting.com

SEAL:

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV.	BY	APPROVED	DATE

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

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Peer Review

APPROVED

SPECIAL USE PERMIT NO. 2016-0038

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

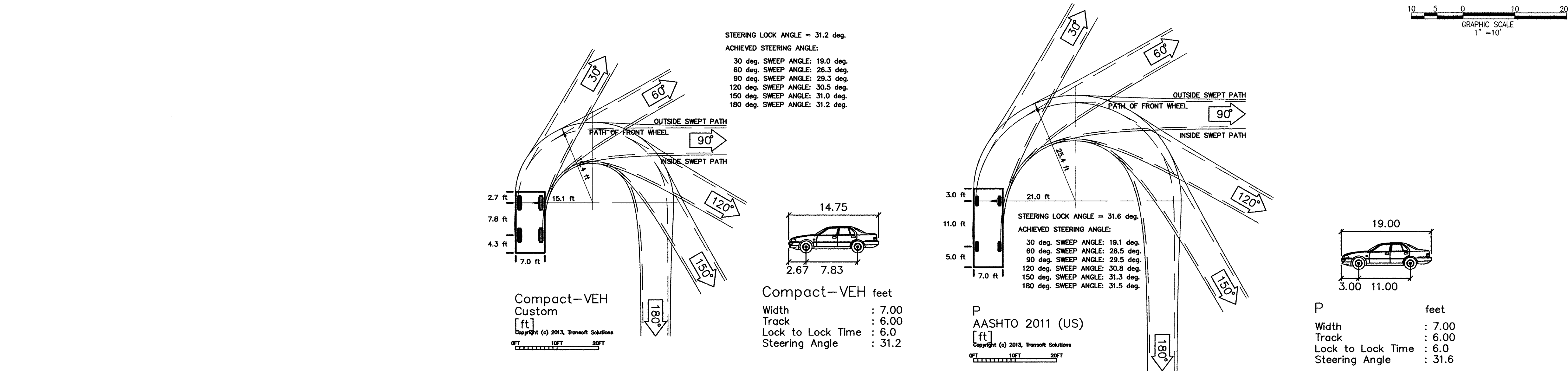
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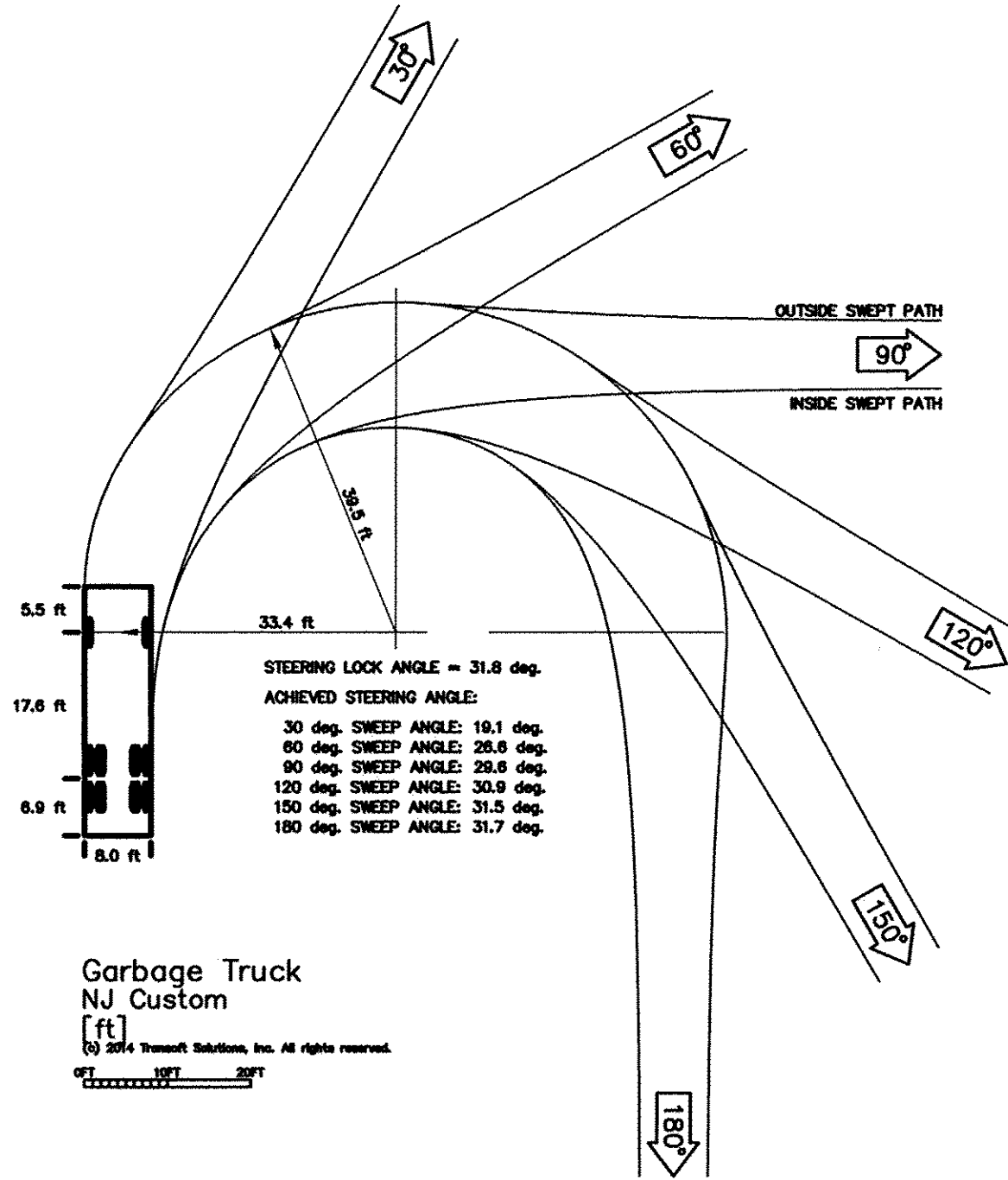
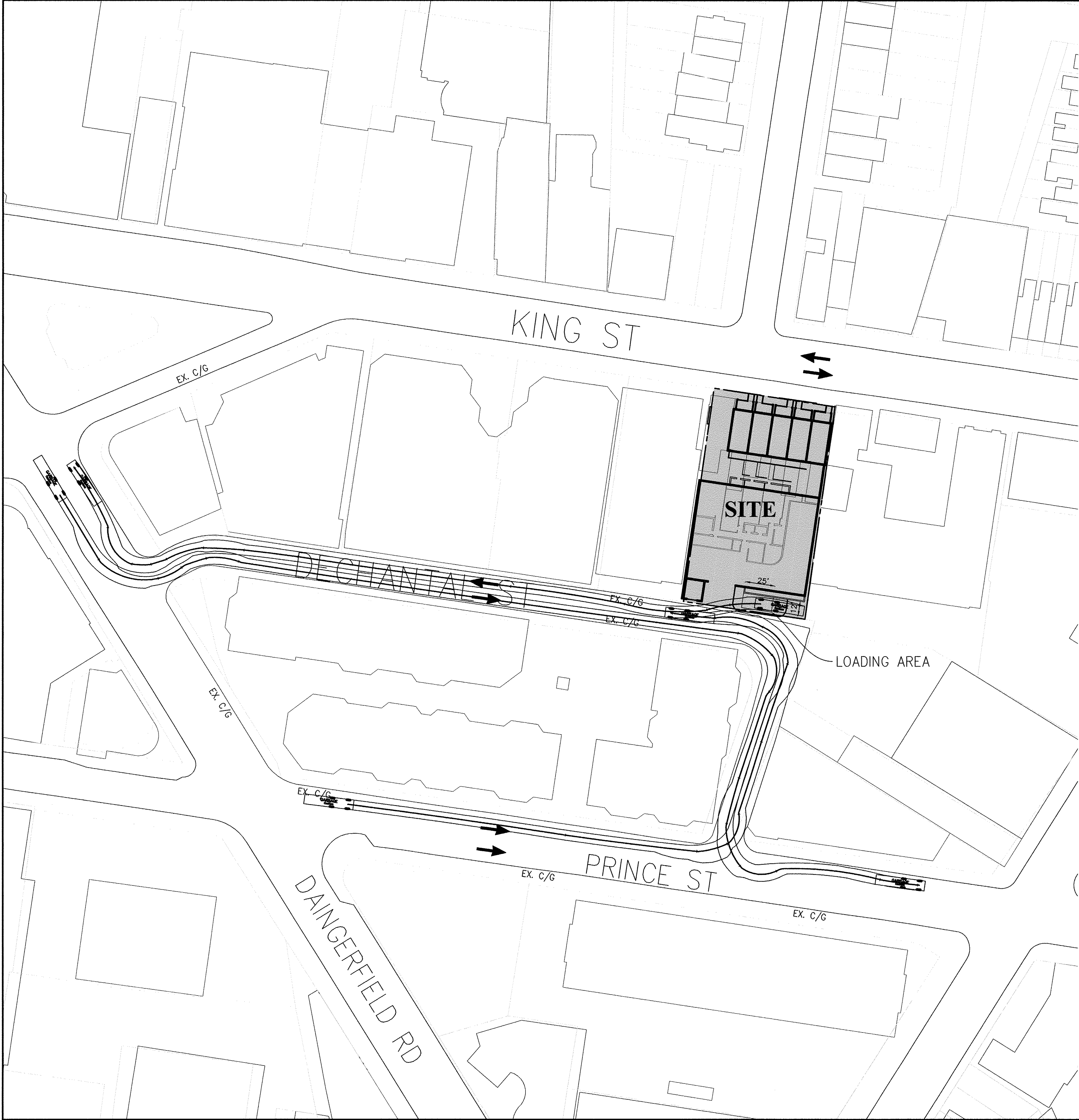
PLAN STATUS

DATE	DESCRIPTION
08/17/2016	5TH PSDP SUBMISSION
09/27/2016	7TH PSDP SUBMISSION
09/27/2016	6TH PSDP SUBMISSION

SHEET NAME:

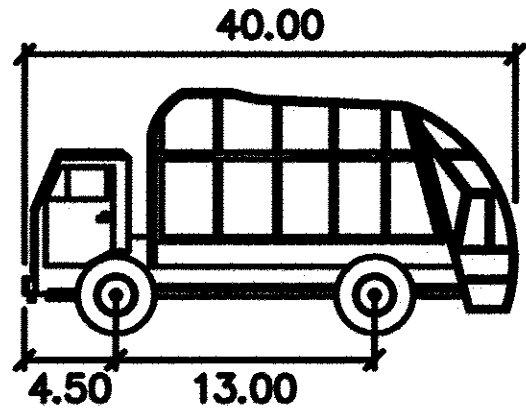
VEHICLE TURNING MOVEMENTS - P2 LEVEL (1 OF 2)





Garbage Truck
NJ Custom
[ft]
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SCALE 1"=20'

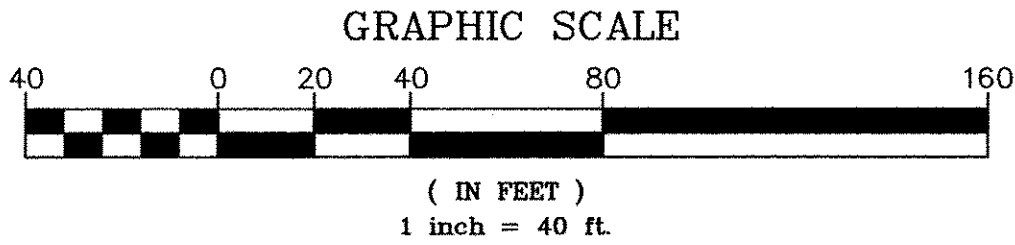


GARBAGE

Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 28.1

SCALE 1"=10'

NOTE:
TRASH PICK UP SHALL BE ALONG THE CURB ON DECHANTAL STREET.
TRASH CONTAINERS SHALL BE ROLLED OUT OF THE GARAGE FOR CURB
PICKUP. IN THE EVENT TRASH IS COLLECTED WITHIN THE GARAGE,
GARBAGE COLLECTING VEHICLES ARE RESTRICTED TO A HEIGHT OF 7'.



DESIGN ENGINEER / SURVEYOR

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14420 Thunderbolt Place, Suite 300
Chantilly, VA 20151
Phone: (703) 548-2188
Fax: (703) 583-2781
www.bowmanconsulting.com

SCALE: AS SHOWN DATE: SEPTEMBER 21, 2018 DRAWN: CA

DATE	DESCRIPTION	PLAN STATUS
05/17/2018	5TH PSDP SUBMISSION	DATE
09/27/2018	7TH PSDP SUBMISSION	DESCRIPTION
09/27/2018	6TH PSDP SUBMISSION	DATE

SEAL:

STEVEN T. LIAM
Lic. No. 40224
9/21/18
PROFESSIONAL ENGINEER

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

ESI
Peer Review

SHEET NAME: **GARBAGE & LOADING TRUCK TURNING MOVEMENT**

APPROVED
SPECIAL USE PERMIT NO. 2016-0038
DEPARTMENT OF PLANNING & ZONING

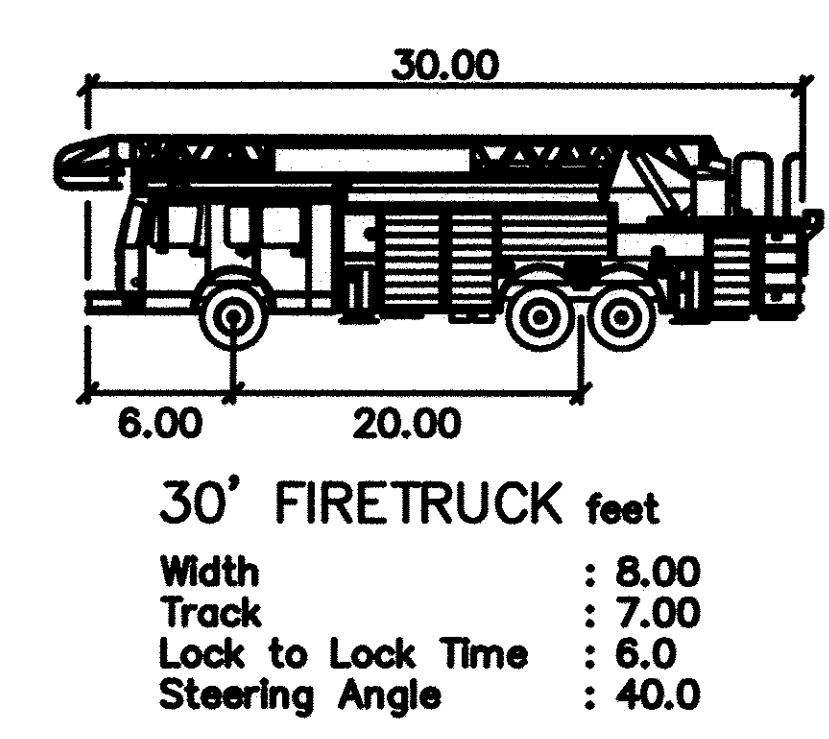
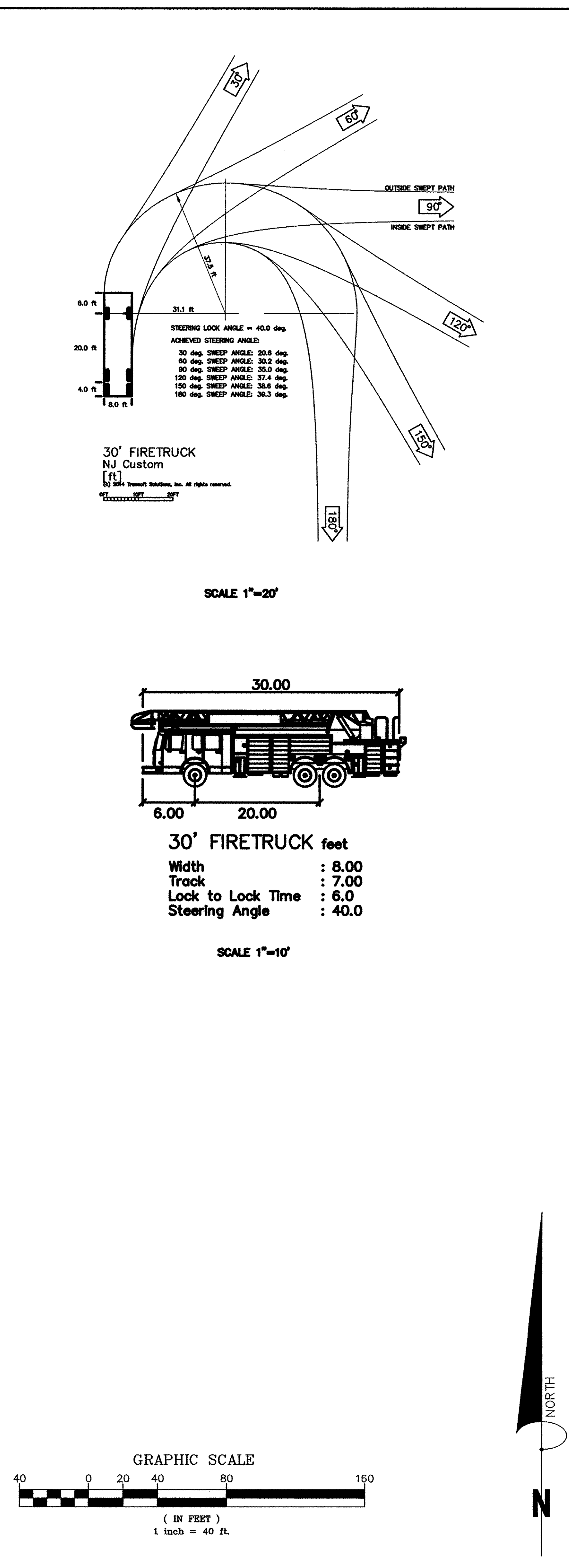
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

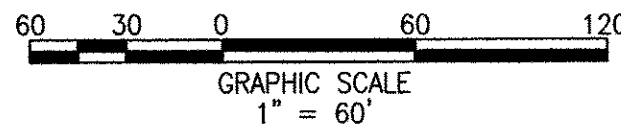
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

[illegible]



PROPOSED SANITARY SEWER COMPUTATIONS - 1600 KING ST								n= 0.015	
MANHOLE	CUMULATIVE SANITARY AREAS INTO PIPE	INV. HIGH (FT-ELEV)	INV. LOW (FT-ELEV)	PIPE LENGTH (FT)	PIPE SIZE (IN)	PIPE SLOPE (%)	CAPACITY (CFS)	PROJECTED FLOW (CFS)	% FULL
007148SSMH TO 007145SSMH	A, PROP. SITE, B, C	14.40	14	339.02	12	1.16%	3.33	0.258	7.74%
007145SSMH TO 007799SSMH	A, PROP. SITE, B, C, D	10.06	9.98	77.68	15	0.93%	5.39	0.322	5.98%
007799SSMH TO 007156SSMH	A, PROP. SITE, B, C, D, E	9.26	9.02	232.65	15	0.67%	4.60	0.460	10.01%
007156SSMH TO 007157SSMH	A, PROP. SITE, B, C, D, E, F	7.45	7.19	22.10	15	0.72%	4.76	0.529	11.10%
007157SSMH TO 007159SSMH	A, PROP. SITE, B, C, D, E, F	7.03	7.00	123.13	15	0.80%	4.99	0.529	10.58%
007159SSMH TO 007160SSMH	A, PROP. SITE, B, C, D, E, F	6.02	5.98	6.35	15	0.47%	3.85	0.529	13.73%
007160SSMH TO 007160ASSMH	A, PROP. SITE, B, C, D, E, F, G	5.95	5.82	54.27	15	0.15%	2.15	0.563	26.20%
007160ASSMH TO 007171SSMH	A, PROP. SITE, B, C, D, E, F, G	5.74	5.66	49.53	15	0.30%	3.08	0.563	18.28%

Tax Map No. 063.04-09-12 File No. 2714-D-PR-001 Job No. 2714-03-001

SANITARY AREA G						
0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
28045	SF	@	0.2 GPD/SF	=	5609 GPD	0.009 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	5609 GPD	0.009 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	22436 GPD	0.035 CFS

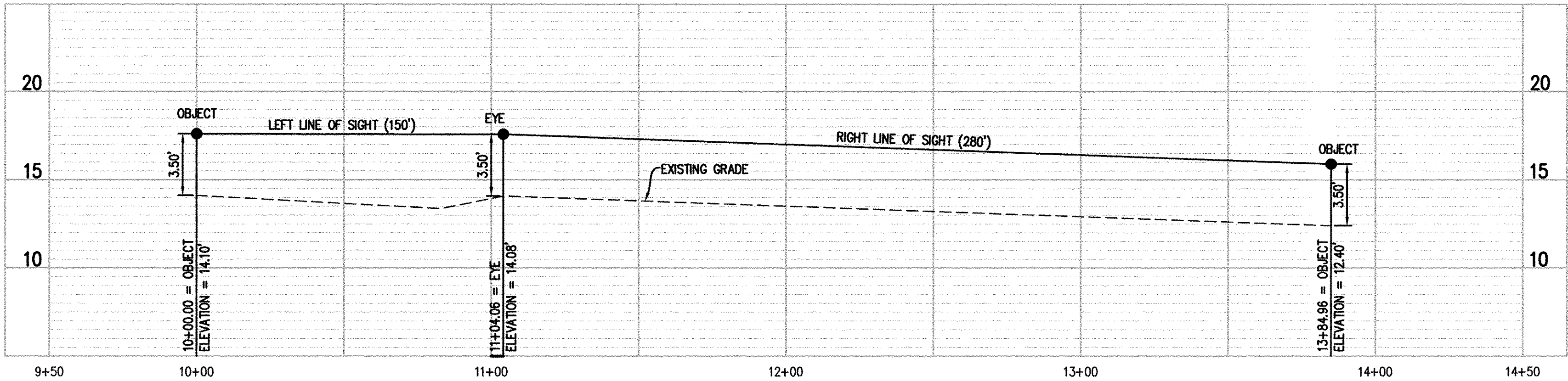
SANITARY AREA G						
0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
28045	SF	@	0.2 GPD/SF	=	5609 GPD	0.009 CFS

SEWER ADEQUATE QUTEA I NARRATIVE

THIS SANITARY ADEQUATE OUTFALL ANALYSIS PRESENTED ON THIS SHEET INCLUDES PEAK SANITARY FLOWS BASED ON MEMO TO THE INDUSTRY 02-07 AND THE PIPE CAPACITIES FOR DOWNSTREAM SEWERS UP TO A 24" MAIN. THIS SITE DISCHARGES INTO A SEPARATE SEWER AND STORM SYSTEM AND IS NOT IN A COMBINED SEWER SITE AREA. THE PIPE CAPACITIES WERE DETERMINED USING FIELD RUN TOPOGRAPHY DATED 10/17/17. BASED ON THE INFORMATION PROVIDED IN THIS ANALYSIS, NO PIPE WILL BE SURCHARGED DOWNSTREAM DUE TO THE IMPROVEMENTS PROPOSED FOR THE PROJECT. THEREFORE, IT IS THE OPINION OF THE ENGINEER OF RECORD THAT THE DOWNSTREAM SYSTEM IS ADEQUATE TO RECEIVE FLOW FROM THE PROPOSED IMPROVEMENTS. THE 1604-1614 KING STREET SITE'S PEAK FLOW EXCEEDS A 10,000 GPD NET INCREASE, THEREFORE AN ADEQUATE OUTFALL ANALYSIS HAS BEEN PROVIDED ON THIS SHEET. SUPPORTING COMPUTATIONS BELOW:

PIPE ID 007887SEWP = 2,005 GPM = 4.467 CFS
PIPE ID 007691SEWP = 2,165 GPM = 4.824 CFS

Cad File Name: V:\2714 - 1804 King St\2714-03-001 (ENG) - 1804-1614 King St SUP (Decentral) (Mixed)\Engineering\Engineering Plans\PDSUP\2714-D-PR C16.00-ADEQ-OUTFALL-ANAL.dwg



SIGHT DISTANCE PROFILE
POSTED SPEED LIMIT: 25 MPH
SCALE: H: 1"=30'
V: 1"=5'

DESIGN ENGINEER / SURVEYOR

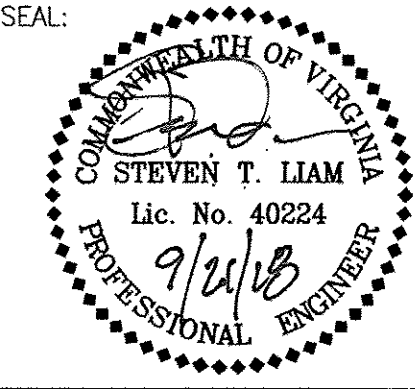
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1000 North Main Street, Suite 300
Charlottesville, VA 22901
Phone: (703) 548-2788
Fax: (703) 548-2781
www.bowmanconsulting.com

SCALE: 1" = 10'

DATE: SEPTEMBER 21, 2018 DRAWN: CA

DATE	DESCRIPTION	DATE	DESCRIPTION
05/17/2018	5TH POSUP SUBMISSION	09/21/2018	7TH POSUP SUBMISSION
08/21/2018	6TH POSUP SUBMISSION		



REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ESI
Peer Review

SHEET NAME: **SIGHT DISTANCE PROFILE**

APPROVED
SPECIAL USE PERMIT NO. 2016-0038

DEPARTMENT OF PLANNING & ZONING

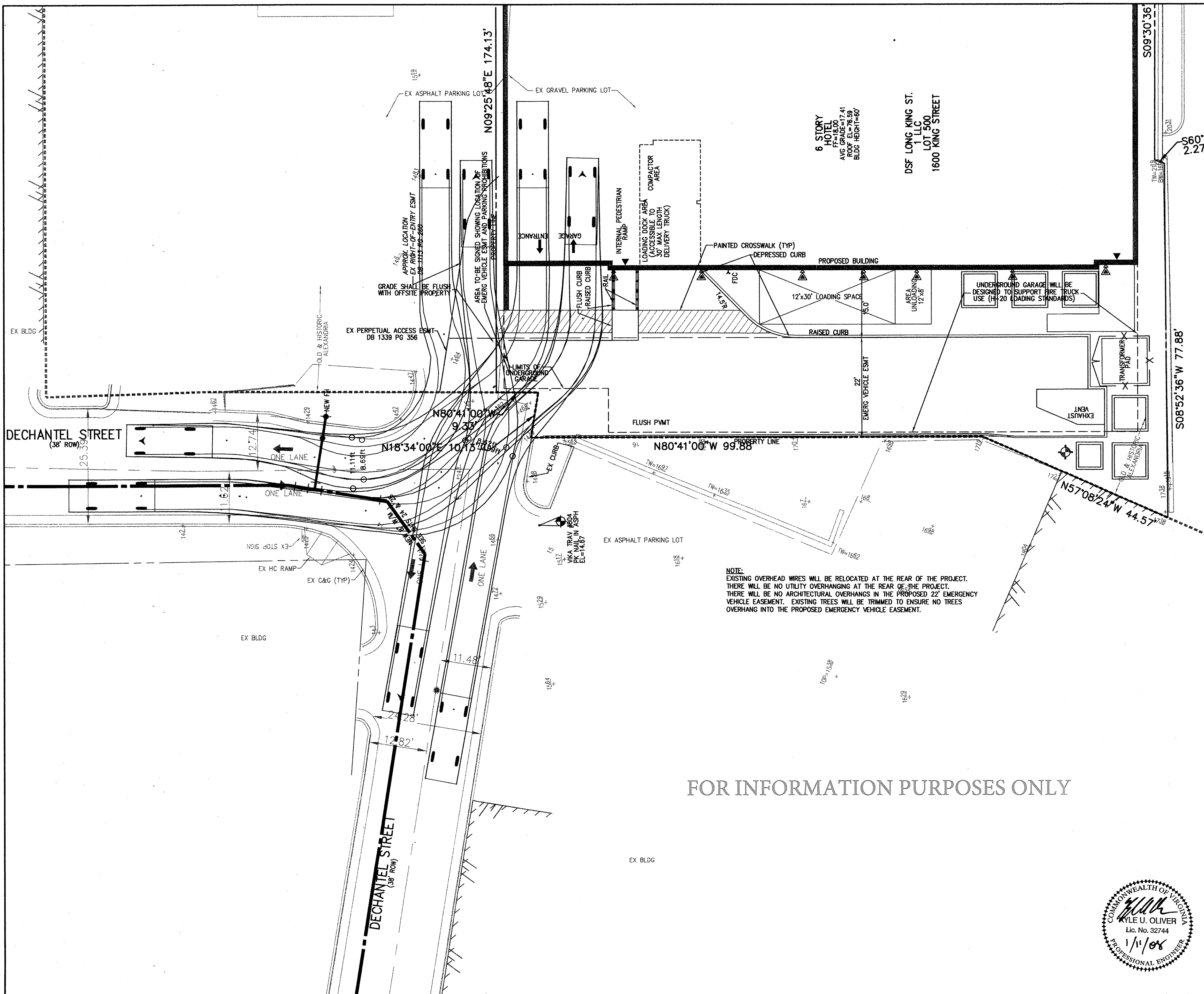
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR _____ DATE _____

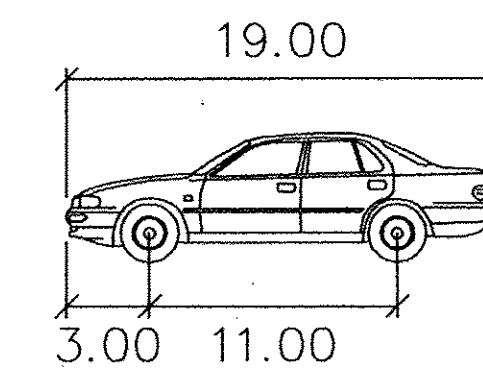
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

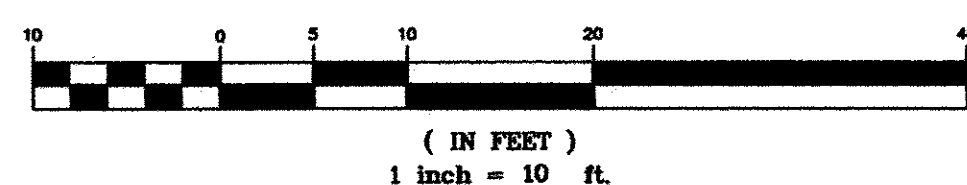
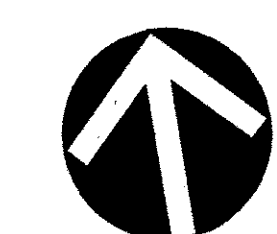
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



FOR INFORMATION PURPOSES ONLY



P
Width : 7.00
Track : 6.00
Lock to Lock Time : 6.00
Steering Angle : 31.60
MINIMUM CENTERLINE TURNING RADIUS=21.99'



ESI PEER REVIEW



APPROVED	
SPECIAL USE PERMIT NO.	DSUP# 2006-0036
DEPARTMENT OF PLANNING & ZONING	DSUP# 2002-6041
DIRECTOR	1/22/08
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	1/22/08
CHAIRMAN, PLANNING COMMISSION	1/22/08
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

DSF/LONG KING STREET
CITY OF ALEXANDRIA, VIRGINIA

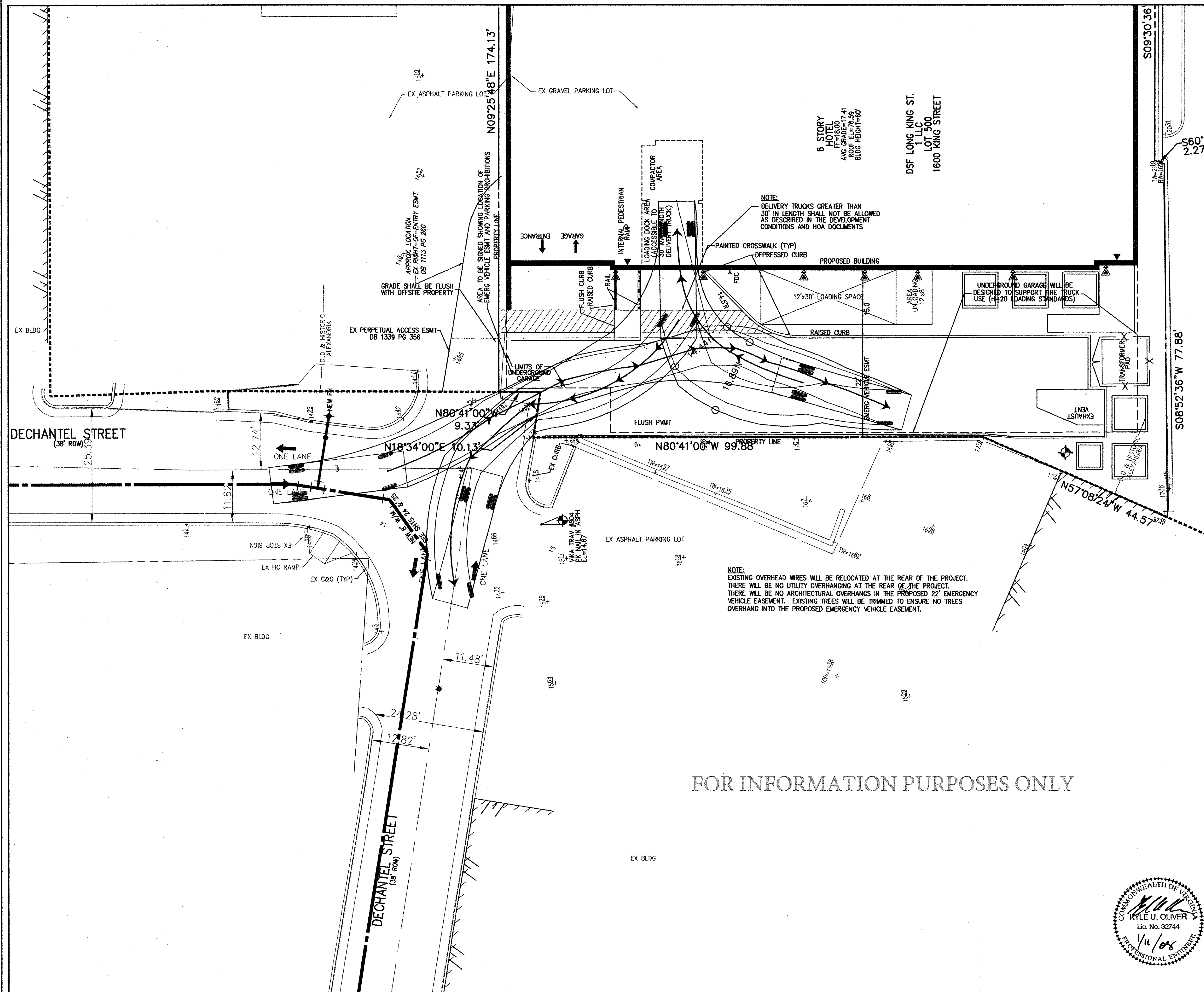
EXHIBIT SHOWING
PASSENGER VEHICLE
TURN MOTIONS

VIKA REVISIONS

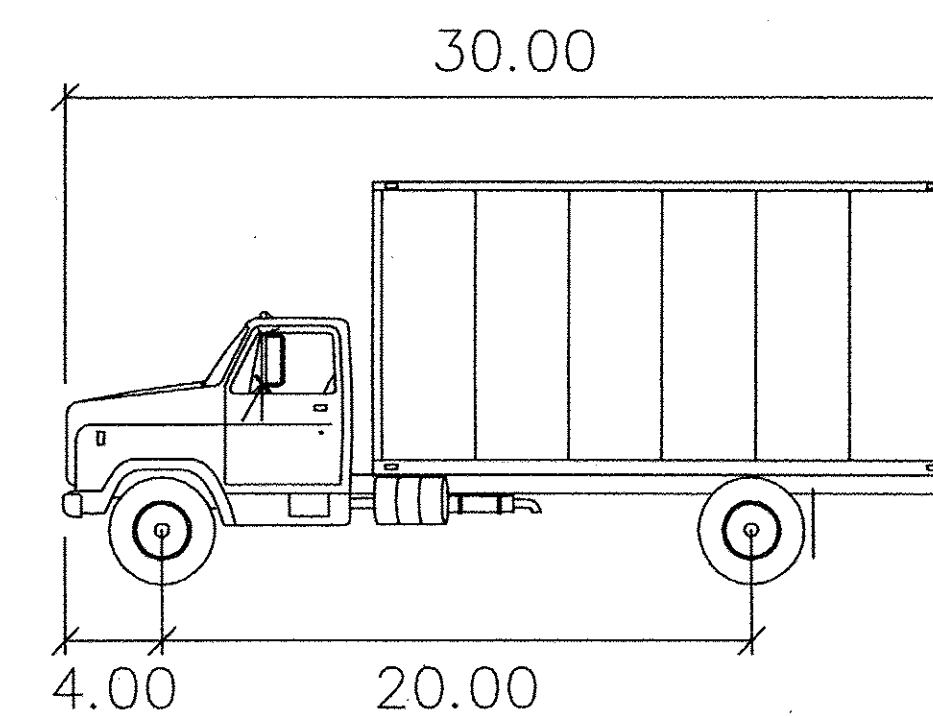
REV. 06-19-07	DWN.
SUBM. 02-23-05	CADD
SUBM. 02-04-05	
DATE: SEPTEMBER 16, 2004	
DES. KUO	DWN. CADD
SCALE: 1"=10'	
PROJECT/FILE NO. 6737	
SHEET NO. C-32	

PASSENGER VEHICLE ACCESS MOTIONS

DSP2006-0036



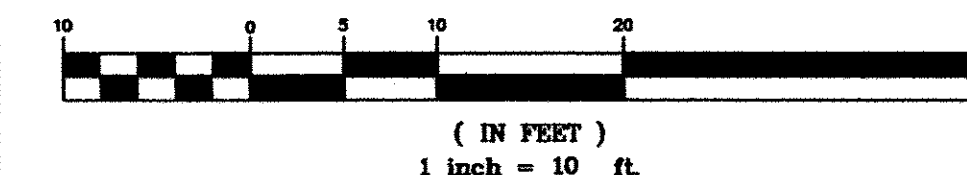
FOR INFORMATION PURPOSES ONLY



SU feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.00
 Steering Angle : 31.80
 MINIMUM CENTERLINE TURNING RADIUS=37.95'



RECORD NORTH
 GRAPHIC SCALE



ESI PEER REVIEW

APPROVED
 SPECIAL USE PERMIT NO. DSUP# 2006-0036
 DEPARTMENT OF PLANNING & ZONING DSUP# 2002-0641
 DATE 1/21/08
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. 6737
 DATE 1/28/08
 CHAIRMAN, PLANNING COMMISSION
 DATE 1/21/08

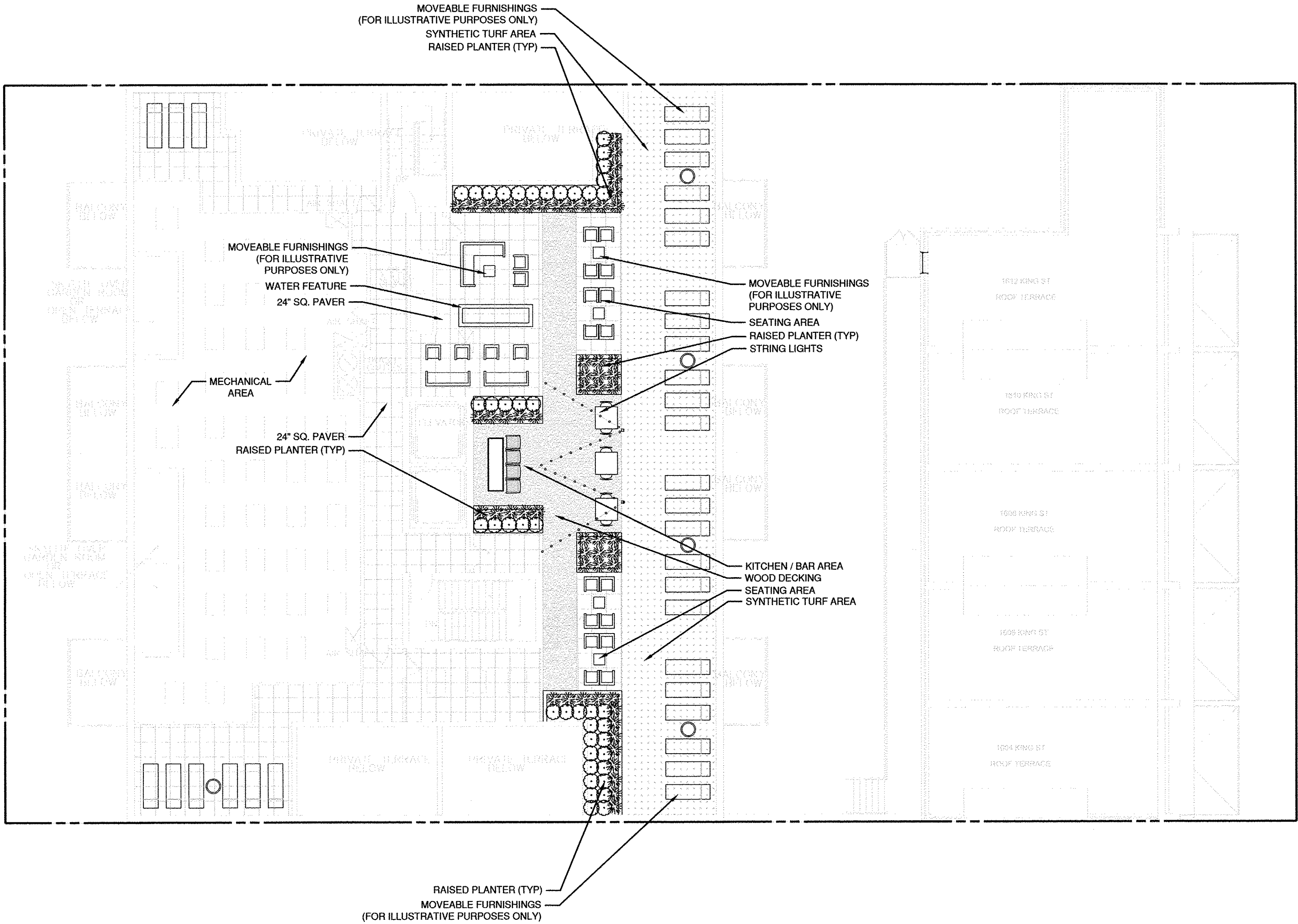
VIA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
 VIKI INCORPORATED
 8180 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
 (703)442-7800 ■ FAX (703)781-2787
 MCLEAN, VA GERMANTOWN, MD LEESBURG, VA

DSF/LONG KING STREET
 CITY OF ALEXANDRIA, VIRGINIA

EXHIBIT SHOWING
 30' DELIVERY TRUCK
 TURN MOTIONS

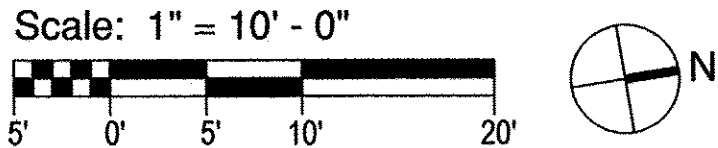
VIKA REVISIONS

REV: 06-19-07
 SUBM: 02-23-05
 SUBM: 02-04-05
 DATE: SEPTEMBER 16, 2004
 DES. KUO DWN. CADD
 SCALE: 1"=10'
 PROJECT/FILE NO. 6737
 SHEET NO. C-33



LEGEND

	STREET TREE		TRASH RECEPTACLE
	ORNAMENTAL TREE		BIKE RACK
	SHRUB / GRASS		LIGHT
	GROUNDCOVER		PLANTER POTS
	SYNTHETIC TURF AREA		TABLE / UMBRELLA AND CHAIRS
			LIMITS OF DISTURBANCE
			FENCE
			SPECIALTY PAVERS
			CITY STANDARD BRICK PAVERS



DESIGN ENGINEER / SURVEYOR

Bowman CONSULTING

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14022 Thunderbolt Place, Suite 300
Charlottesville, VA 22911
Phone: (703) 548-2188
Fax: (703) 683-5761
www.bowmanconsulting.com

DATE: OCTOBER 18, 2017 | DRAWN: CA

SCALE: 1" = 10'

PLAN STATUS

DATE	DESCRIPTION	DATE	DESCRIPTION
08/17/2018	5TH PSDUP SUBMISSION		
08/16/2018	6TH PSDUP SUBMISSION		

SEAL:

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ESI
Peer Review

SHEET NAME: **LANDSCAPE PLAN - ROOF**

APPROVED
SPECIAL USE PERMIT NO. 2016-0038

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

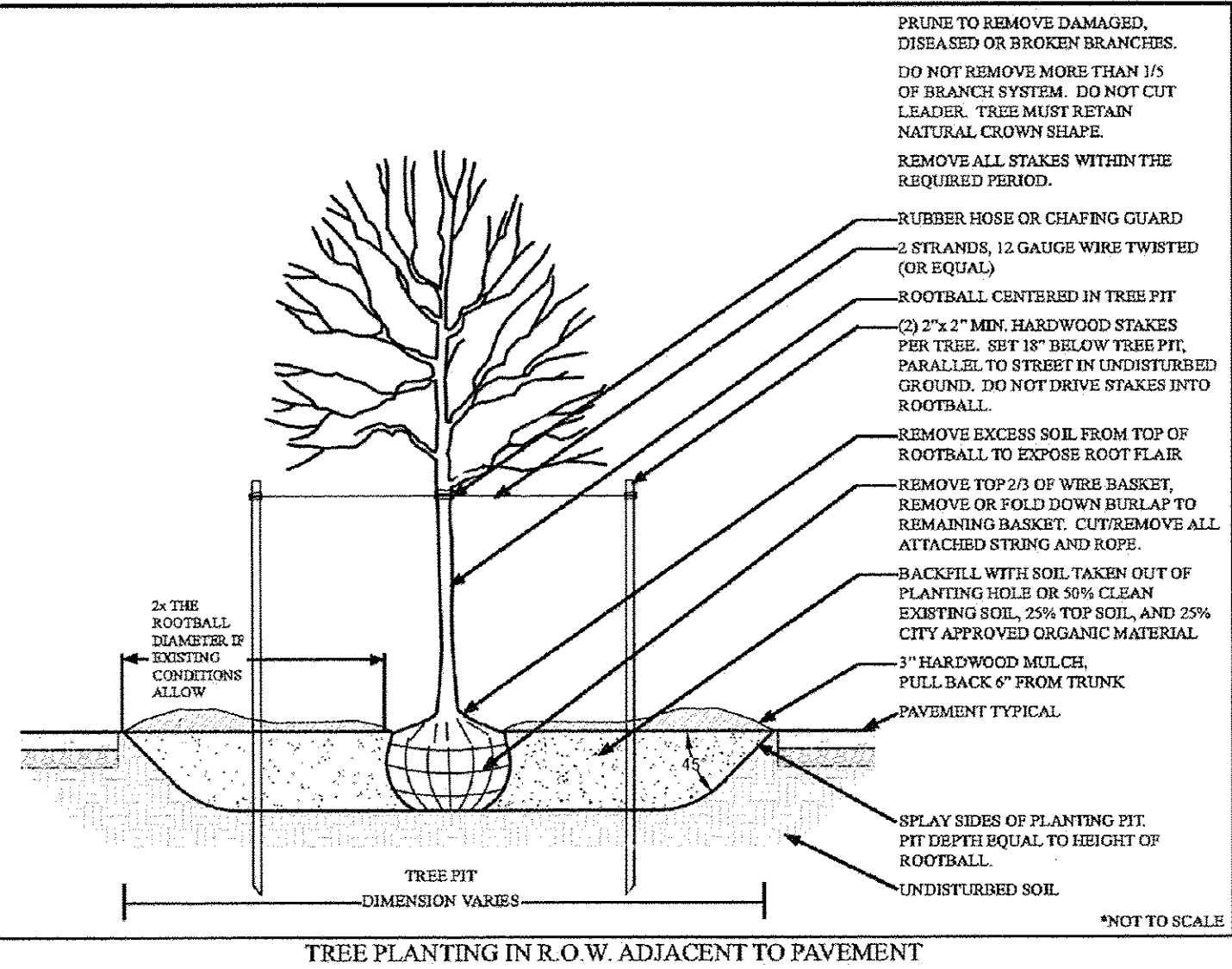
PLANT SCHEDULE:

				CCA		NATIVE
QTY KEY	LATIN NAME	COMMON NAME	SIZE	EA	SUBTOTAL	
STREET TREES						
1 QCX	Quercus coccinea	Scarlet Oak	4" cal., B&B.	N/A	N/A	X
ORNAMENTAL AND EVERGREEN TREES						
3 MV	Magnolia virginiana	Cloud Nine Eastern Dogwood	2-2 1/2" cal., 10' ht., B&B.	N/A	N/A	X
SHRUBS						
57 On grade				1	57	
*222 On structure				0.50	111	
	Buxus 'Green Mountain'	Green Mountain Boxwood	3 gal., 2' height min. at maturity			
	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	3 gal., 2' height min. at maturity			X
	Euonymus 'Emerald 'n' Gold'	Wintercreeper	3 gal., 2' height min. at maturity			
	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 gal., 2' height min. at maturity			
	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	3 gal., 2' height min. at maturity			
	Ilex glabra 'Shamrock'	Shamrock Inkberry	3 gal., 2' height min. at maturity			X
	Itea virginica 'Sprich'	Little Henry Sweetspire	3 gal., 2' height min. at maturity			X
	Nandina 'Firepower'	Firepower Nandina	3 gal., 2' height min. at maturity			
	Weigela 'Midnight Wine'	Midnight Wine Weigela	3 gal., 2' height min. at maturity			
TOTAL					168	

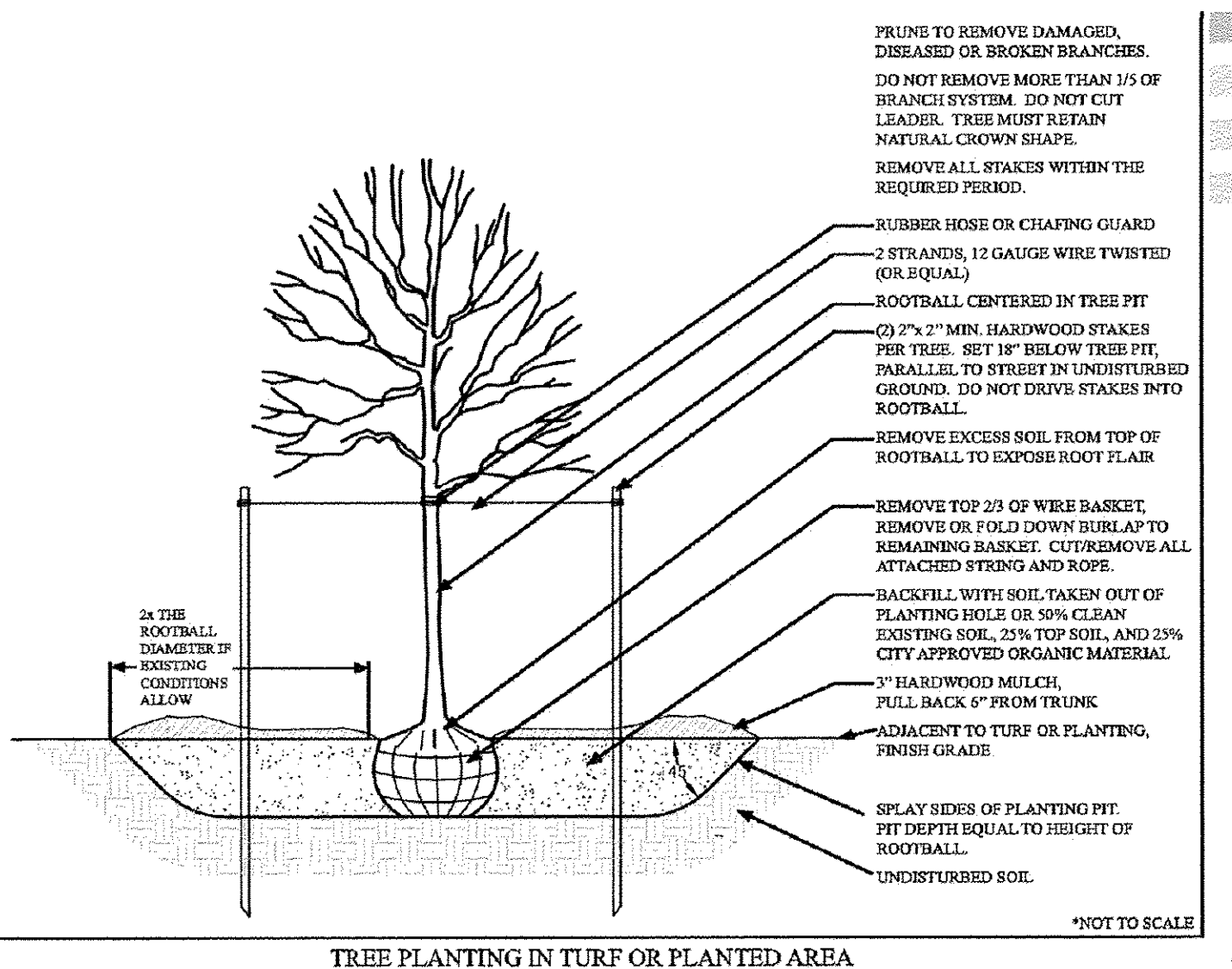
*Plantings above structure - CCA credit shall be 50% of the designated allowance.

CROWN COVERAGE CALCULATIONS:

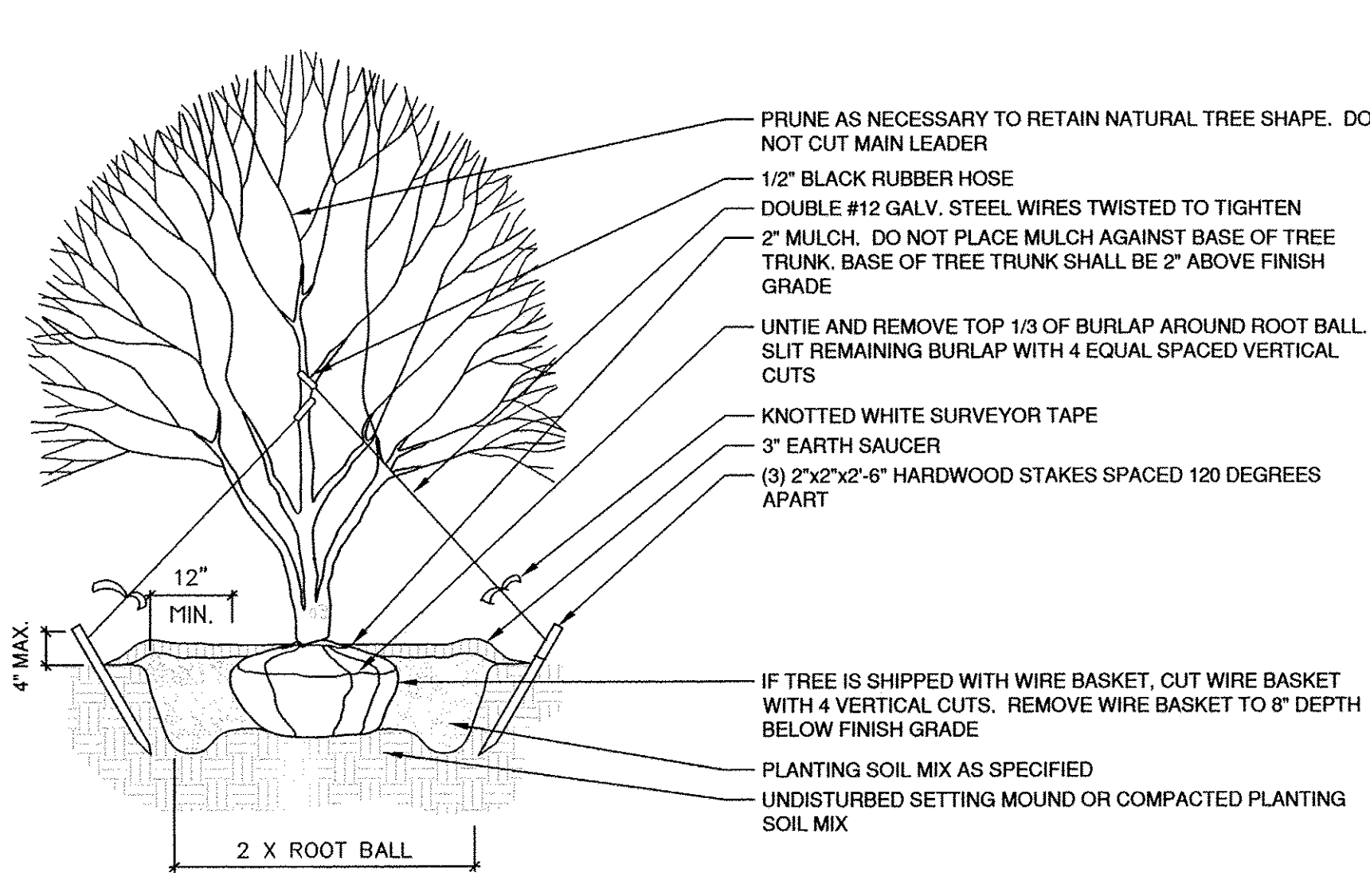
Site Area:	17,480 SF (0.40 ac)
Required Crown Coverage:	4,370 SF (25%)
Crown Coverage Provided:	168 SF (1%)



Landscape Guidelines - City of Alexandria, Virginia - 2007



Landscape Guidelines - City of Alexandria, Virginia - 2007



1 DECIDUOUS TREE (STREET TREE CONDITION)

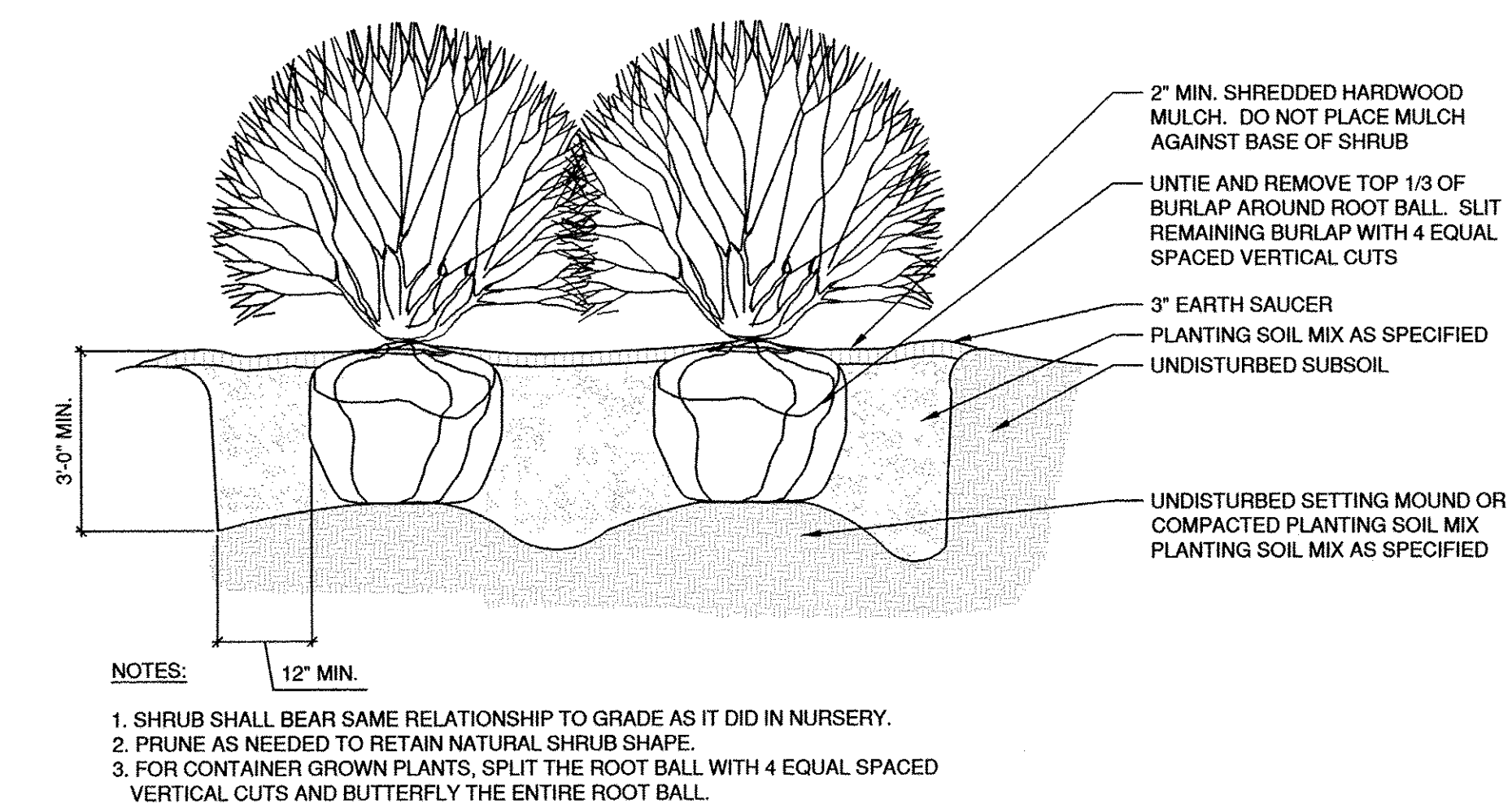
Scale: NTS

2 DECIDUOUS TREE (NON-STREET TREE)

Scale: NTS

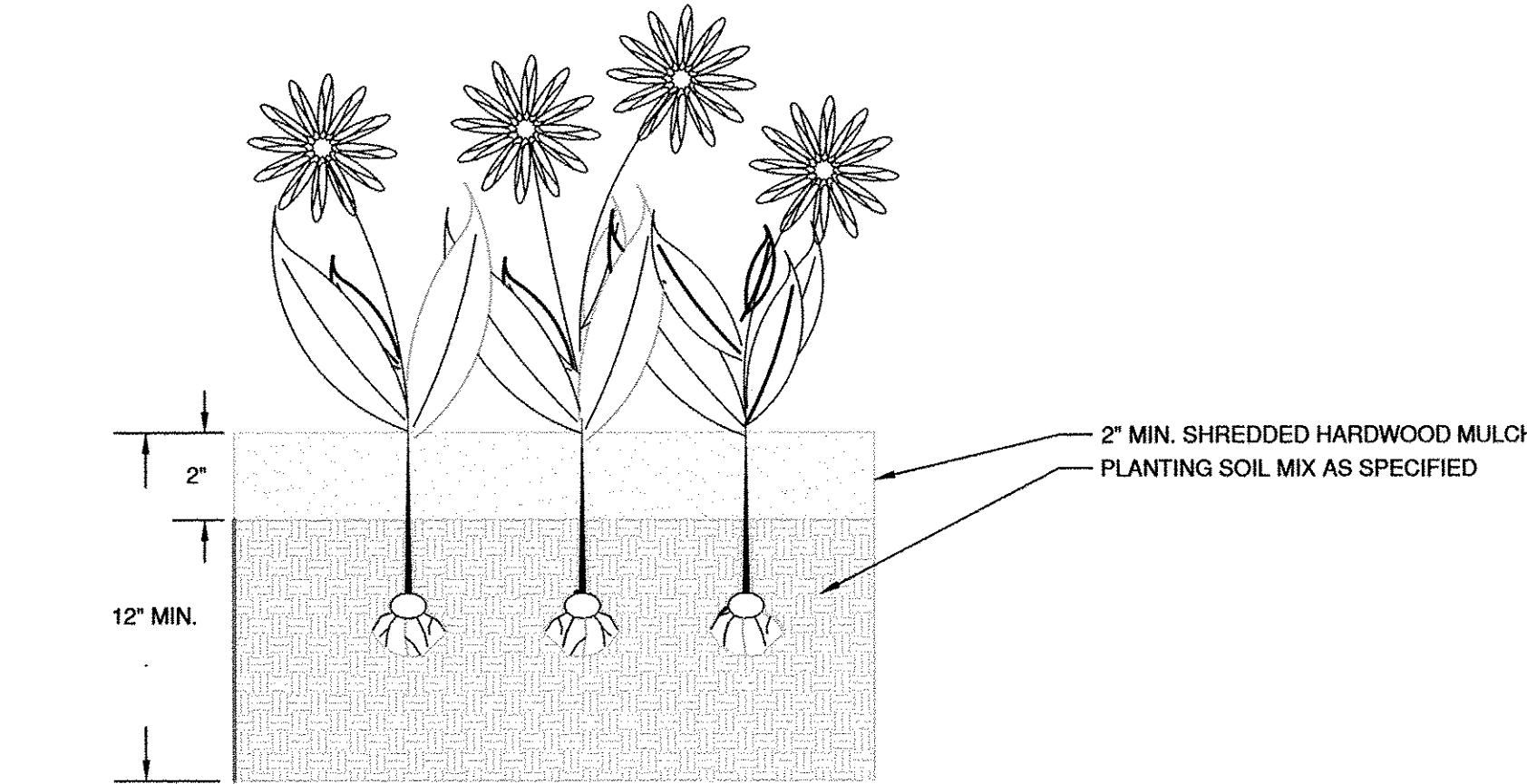
3 MULTI-STEM ORNAMENTAL TREE

Scale: NTS



4 SHRUB

Scale: NTS



5 GROUNDCOVER-PERENNIAL-ANNUAL

Scale: NTS

PLANT SPACING CHART		
SPACING "D"	ROW "A"	PLANTS / SF.
6" O.C.	5.20" O.C.	4.81
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29

6 GROUNDCOVER SPACING

Scale: NTS

DESIGN ENGINEER / SURVEYOR

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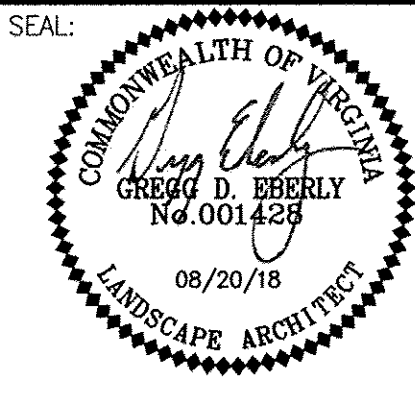
DATE: 08/16/2018 5TH PSDIP SUBMISSION
DATE: 08/16/2018 6TH PSDIP SUBMISSION

PLAN STATUS

DATE: 08/17/2018 5TH PSDIP SUBMISSION
DATE: 08/16/2018 6TH PSDIP SUBMISSION

SCALE: 1" = 10'

DATE: OCTOBER 18, 2017
DRAWN: CA



REVISION	APPROVED BY	DATE	APPROVED	DATE
NO.	DESCRIPTION	DATE	REVIEW	DATE

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ESR
Peer Review

APPROVED SPECIAL USE PERMIT NO. 2016-0038

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

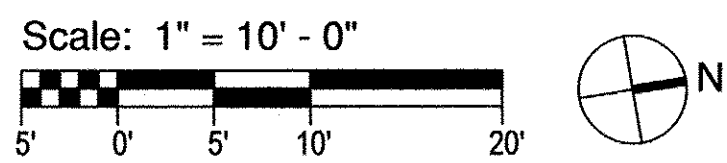
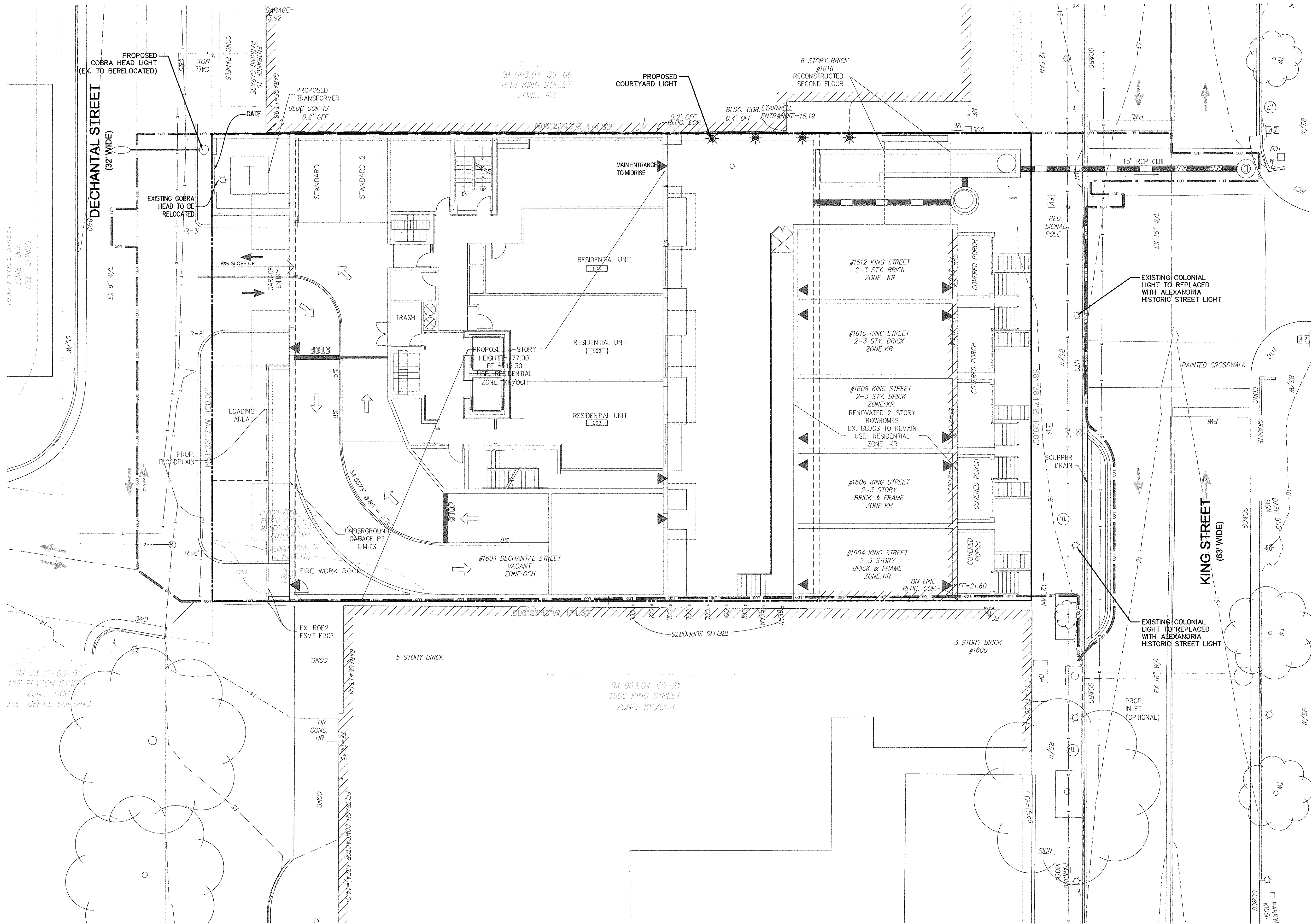
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14200 Thunderbolt Place, Suite 300
Chantilly, VA 20151
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Fax: (703) 883-5781
www.bowmanconsulting.com

DATE: 09/21/2018 5TH PDSP SUBMISSION
DATE: 09/21/2018 6TH PDSP SUBMISSION
DATE: 09/21/2018 7TH PDSP SUBMISSION

PLAN STATUS

DATE: 09/21/2018 7TH PDSP SUBMISSION
DESCRIPTION: 1604-1614 KING STREET LIGHTING PLAN
SCALE: 1" = 10'

SEAL:

COMMONWEALTH OF VIRGINIA

STEVEN T. LIAM
Lic. No. 40224
PROFESSIONAL ENGINEER

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: **LIGHTING PLAN**

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Peer Review

APPROVED SPECIAL USE PERMIT NO. 2016-0038

DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR	DATE

CHAIRMAN, PLANNING COMMISSION

DATE RECORDED	DATE

INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.