

PROJECT DESCRIPTION:

THE PLAN PROPOSES TO REMOVE THE EXISTING TRAILER & GRAVEL PARKING. THE PLAN PROPOSES TO BUILD A 2-STORY & BASEMENT COMMERCIAL BUILDING AND THE USE FOR UNITS A, B & C WOULD BE MOTORCYCLE REPAIR UNDER "THE GENERAL AUTOMOBILE REPAIR" AND WAREHOUSE. THE USE OF BASEHOUSE IS STORAGE, ONLINE SELL & REPAIR. UNITS A, B & C TO BE USED BY OWNER.

THE SITE IS ZONED - I (INDUSTRIAL).

TAX MAP# 061-04-02-16

TOTAL SITE AREA = 14,807 SF (0.340 AC).

TOTAL EXISTING IMPERVIOUS AREA = 10,430 SF (0.239 AC)

TOTAL PROPOSED IMPERVIOUS AREA = 12,242 SF (0.281 AC)

TOTAL SITE DISTURBANCE = 17,400 SF (0.399 AC)

PROJECT LOCATION:

3120 COLVIN STREET
ALEXANDRIA, VIRGINIA

OWNER/DEVELOPER:

KHARRI MOJANI
3120 COLVIN STREET ALEXANDRIA
VA 22314
TEL (571) 294-2386
E-mail - kumar@csxrealty.com

ARCHITECT:

HDA N. TRAM
ACQUINUS ARCHITECTURE DESIGN & CONSULTING, LLC
12000 CHAPEL ROAD
CLIFTON, VA 20124
TEL (703) 222-6901

ENGINEER:

CIVILAND, LLC
FARHANG MOJANI
12200 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA, 20191
(703)951-3262

LOT & IMPERVIOUS AREA TABULATION

TOTAL LOT AREA = 14,807 SF (0.340 AC)
TOTAL DISTURBED AREA = 17,400 SF (0.399 AC)
EXISTING IMPERVIOUS AREA = 10,430 SF (0.239 AC)
PROPOSED IMPERVIOUS AREA = 12,242 SF (0.281 AC)

LOT FRONTAGE

LOT FRONTAGE = 155.86 FT.

LOT COVERAGE

BUILDING 5,959 SF
LOT COVERAGE FOR SITE = 5,959/ 14,807
LOT COVERAGE FOR SITE = 0.40 < 0.85 Maximum

OPEN SPACE

OPEN SPACE REQUIRED = 0 SF
OPEN SPACE PROVIDED = 2,260 SF

BUILDING HEIGHT

1. BUILDING HEIGHT ALLOWED (Industrial Zone) = 50'-0"
2. PROPOSED MAXIMUM BUILDING HEIGHT = 32.73' @ 50'-0".
SEE ARCHITECTURAL SHEET 2A FOR COMPUTATION.

PARKING CALCULATION:

LEVEL	GROSS SF	OFFICE	WORKSHOP	WAREHOUSE
1	5,796	012	1,470	4,014
2	5,796	N/A	N/A	5,796
3	2,058	N/A	N/A	2,058
ATTC	N/A	N/A	N/A	N/A
PARKING REQUIRED	11,650	0.78	3.88	2.37
REQUIRED SPACE	11,650	0.78	3.88	2.37
TOTAL REQUIRED PARKING SPACES: 6.83 SPACES (7 SPACES)+(1) ADA				
TOTAL PROVIDED PARKING SPACES: 9 SPACES				

FAR CALCULATION:

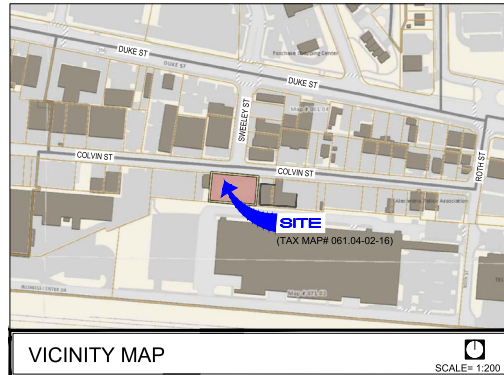
LEVEL	GROSS SF	NET SF	ALLOWABLE EXCLUSION
1	5,796	4,761	1,035 (ELEVATOR, STAIRS, BATHS, MECHANICAL RM, SPRINKLER RM)
2	5,796	4,761	1,035 (ELEVATOR, STAIRS, BATHS, MECHANICAL RM)
3	2,058	N/A	2,058 (Area: Shaded grade from 1st floor = 36' 7/8" (44")
ATTC	5,796	N/A	5,796 (existing height 6'-4" 5/8" (47'-0")
TOTAL	13,446	9,482	9,484
FAR=9,482 SF (Net Gross Feet)/14,807 SF (Total Lot Area)=0.64 FAR< 0.85 FAR			

ADJACENT OWNER INFORMATION:

LOT NO.	ADDRESS	OWNER NAME	PARCEL NO.
709	3000 BUSINESS CENTER DR, ALEXANDRIA, VA 22314	CITY OF ALEXANDRIA	PARCEL: 061-04-02-26
104	3124 COLVIN ST ALEXANDRIA, VA 22314	MARPECH INVESTMENT GROUP LLC	PARCEL: 061-04-02-06
97	3110 COLVIN ST ALEXANDRIA, VA 22314	CAROL H. H. ROOP	PARCEL: 061-04-02-07

FINAL SITE PLAN

COLVIN GARAGE
3120 COLVIN STREET,
CITY OF ALEXANDRIA, VIRGINIA



VICINITY MAP

SCALE= 1:200



SOILS MAP

SCALE= 1:100

SPECIAL USE PERMIT NUMBER (#2021-10022)

- SPECIAL USE PERMIT FOR GENERAL AUTO REPAIR PER SECTION 4-1203(H)
- MODIFICATION OF THE MINIMUM REQUIREMENT OF ONE STREET TREE PER 30' OF FRONTAGE PER SECTION 11-410(CC)

TRIP GENERATION (ADT)

EXISTING = 0 VPD (PER ITE TRIPE GENERATION)
PROPOSED = 20 VPD (PER ITE TRIPE GENERATION)

COMPLETE STREET TABULATION

	NEW	UPGRADED
CROSSWALKS (NUMBER)	1	
STANDARD	N/A	
HIGH VISIBILITY	N/A	
CURB RAMPS	2	
SIDEWALKS (LF)		121
BICYCLE PARKING (# SPACES)	N/A	
PUBLIC / VISITOR	N/A	
PRIVATE / GARAGE	N/A	2
BICYCLE PATHS (LF)	N/A	
PEDESTRIAN SIGNALS	N/A	

BUILDING CODE ANALYSIS

CODES	IBC 2012 - VAUSEC 2012
USE GROUP	I
CONSTRUCTION CLASS	III - NON - COMBUSTIBLE
HEIGHT AND LIMITATION	2 STORY
FIRE PROTECTION	AUTOMATIC FIRE SPRINKLER SYSTEM
GROSS FLOOR AREA	1st FLOOR : 2,344 SF 2nd FLOOR : 5,454 SF

PARKING DIMENSION

STANDARD CAR PARKING SPACE (18.5' X 9.0') PROVIDED = 9
COMPACT CAR PARKING SPACE (16.0' X 9.0') PROVIDED = 0

Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations for
Single and Two-Family Residential Outside Historic Districts

A. Property Information

A1. 3120 COLVIN STREET, ALEXANDRIA, VA 22314
A2. 14,807.00
Total Lot Area

B. Existing Gross Floor Area

Basement 2,058.00
First Floor 5,796.00
Second Floor 5,796.00
Third Floor 0.00
Attic 5,796.00
Porch 0.00
Balcony/Deck 0.00
Garage 0.00
Other 0.00

C. Proposed Gross Floor Area

Basement 2,058.00
First Floor 5,796.00
Second Floor 5,796.00
Third Floor 0.00
Attic 5,796.00
Porch 0.00
Balcony/Deck 0.00
Garage 0.00
Other 0.00

D. Total Floor Area

C1. 13,446.00
C2. 13,446.00
C3. 13,446.00

E. Open Space (RA & RB Zones)

E1. 13,446.00
E2. 13,446.00
E3. 13,446.00

F. Notes

1. Refer to the Zoning Ordinance (Section 2-140.1) and consult with Zoning Staff for information regarding allowable exclusions. Exclusions may also be required for some enclosures.

2. Refer to the Zoning Ordinance (Section 2-140.1) and consult with Zoning Staff for information regarding allowable exclusions. Exclusions may also be required for some enclosures.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: *Farhang Mojani* Date: *02/10/2025*

SHEET INDEX

- COVER SHEET
- 1A. STUFF REPORT - I
- 1B. STUFF REPORT - II
- 1C. STUFF REPORT - III
- 1D. STUFF REPORT - IV
- EXISTING CONDITION PLAN - I
- SITE PLAN - I
- SITE PLAN - II
- SIGNAGE & STRIPING PLAN
- FIRE SERVICE PLAN
- GRADING PLAN
- GRADING DETAIL
- CONTEXTUAL PLAN
- NOTES-I
- NOTES-II
- SITE DETAILS-I
- SITE DETAILS-II
- EROSION & SEDIMENT CONTROL PLAN
- EROSION & SEDIMENT CONTROL NOTES
- LOADING TRUCK MOVEMENTS
- LIGHTING PLAN
- LIGHTING DETAILS
- SKM CALCULATION & ENERGY BALANCE
- ROUTING
- RUNOFF REDUCTION METHOD REDEVELOPMENT COMPLIANCE
- BMP PLAN & DETAILS
- STORM SEWER PROFILE
- UTILITY PROFILE
- PRIVATE INLET DETAIL
- EXISTING VEGETATION MAP
- TREE PROTECTION PLAN
- LANDSCAPING PLAN
- LANDSCAPING DETAIL
- SIGHT DISTANCE PLAN
- DIMENSION PLAN

SOIL:

A. GENERALLY THE SOIL OF THE SITE IS MEDIUM TO VERY FINE LIGHT BROWN SANDY ELASTIC SILT (NH) FROM 3" TO 48", AND DENSE MOIST SILTY POORLY GRADED SAND (SM-SP).
B. SEE SOILS REPORT ON SHEET 22.

SEWER NOTES:

THE SITE IS SEWERS BY PUBLIC SEWER.

STORM WATER QUALITY REQUIREMENT NOTE:

THE DISTURBED AREA IS 17,400 SF. A BIORETENTION WITH UNDERDRAIN IS PROPOSED FOR STORM WATER QUALITY REQUIREMENT. THE CONTROLLED OUTFALL & OVERFLOW FROM BIORETENTION WILL BE CONNECTED TO PROPOSED STORM SEWER SYSTEM, WHICH EVENTUALLY DRAINS INTO THE EXISTING STORM SEWER NETWORK.

STORM WATER QUANTITY REQUIREMENT NOTE:

IN POST DEVELOPMENT CONDITION, ACCORDING TO THE ENERGY BALANCE COMPUTATION (ON SHEET 13), 1.172 OF STORAGE REQUIRED FOR FLOOD CONTROL. THE PROPOSED BIORETENTION WITH UNDERDRAIN PROVIDES 1.181 OF (ON SHEET 14) STORAGE, WHICH WILL CONTROL WATER QUANTITY.

ALEXRENEW NOTES

- CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE 6.
- THE APPLICANT SHALL COORDINATE WITH THE CITY OF ALEXANDRIA TO ENSURE THAT THE PLANNED FLOW DOES NOT EXCEED THE CITY OF ALEXANDRIA'S ALLOTTED CAPACITY IN ALEXRENEW'S WATER RESOURCE RECOVERY FACILITY.
- DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 10/20/21

UTILITY CONTACTS:

- ELECTRIC: VIRGINIA POWER
C/O KEN HOLMES
907 WEST GLENN ROAD
ALEXANDRIA, VA, 22305
(703) 838-2437
- NATURAL GAS: WASHINGTON GAS
C/O RAY BAKER
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA, 22151
(703) 750-4440
- WATER: VIRGINIA AMERICAN WATER CO.
C/O BILL WALSH
2223 DUKE STREET
ALEXANDRIA, VA, 22314
(703) 706-3864
- TELEPHONE: VERIZON
C/O VAL FISHER
2880 FARMVIEW PARK N.
6TH FLOOR
FALLS CHURCH, VA, 22042
(703) 204-5068
- TELECATV/MS INTERNET: COMCAST
C/O BRIAN SHADE
3900 WHEELER AVENUE
ALEXANDRIA, VA, 22304
(703) 567-4449

HEREBY, FARHANG MOJANI, A PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA, CERTIFY THAT THE PRELIMINARY PLAN HAS BEEN PREPARED AND MEETS ALL THE SUBMISSION REQUIREMENTS.

FARHANG MOJANI

APPROVED

SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DATE	REVISION
10/20/21	CITY FINAL SITE PLAN FIRST SUBMISSION REVIEW COMMENTS

CIVILAND, LLC	DATE 11-NOV-2022
12200 SUNRISE VALLEY DRIVE, SUITE 100 RESTON, VA 20191 farhang@civiland.com	DESIGN BY: AK/JS



SCALE : AS SHOWN

COVER SHEET
LOT 705 PROP OF CSX REALTY
3120 COLVIN STREET
TAX PARCEL 061.04-02-16
ALEXANDRIA, VIRGINIA 22314

SHEET NO. 1 OF 23
FILE NO. 14-19

DSUP #2021-10022 Colvin Street Garage / 3120 Colvin Street

h. Provide a commission report that has been verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests prior to issuance of the final Certificate of Occupancy. ***

i. Provide evidence showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) to issuance of a Certificate of Occupancy. ***

j. Provide documentation of applicable green building certification prior to approval of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. ****

k. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of T&ES. ****

26. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (T&ES) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

27. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****

28. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *

29. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****

30. Street names and addresses must be obtained for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS)

22

DSUP #2021-10022 Colvin Street Garage / 3120 Colvin Street

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

31. **CONDITION AMENDED BY ADMINISTRATIVE ACTION:** Pay the sewer connection fee prior to Final Site Plan release in accordance with City Code Sec. 2-6-25.1(a) (T&ES) (P&Z).

B. UTILITIES

32. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

33. Do not locate transformer and switch gears in the public right-of-way. (T&ES)

34. All new fire hydrants on public streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***

C. SOLID WASTE

35. Obtain approval from the Director of T&ES to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic, or pedestrians. All trash collectors for the project site are required to take their collected trash to the Alexandria/Virginia waste-to-energy facility. (T&ES)

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

36. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *

37. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates erodible soils otherwise. (T&ES) *

38. Design all stormwater Best Management Practices (BMPs) to comply with the most current standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *

39. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorus removal efficiency (percentage), phosphorus removal efficiency (percentage), phosphorus removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *

40. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) ****

41. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are:

a. Constructed and installed as designed and in accordance with the released Final Site Plan.

b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ****

42. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) ****

43. Submit two originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum as part of the Final Site Plan #2. Executed and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *

44. The applicant/owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum:

a. An explanation of the functions and operations of the BMP(s).

g. Include the location and size of proposed construction trailers, if any. *

h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *

i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***

60. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:

a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *

b. Post information on transit schedules and routes. *

c. The community liaison must manage parking activity for all construction workers and ensure compliance with the off-street parking requirement, and

d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued with construction halted until the violation has been corrected. (P&Z) (T&ES) *

61. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **

62. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)

63. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **

28

DSUP #2021-10022 Colvin Street Garage / 3120 Colvin Street

h. Drawings and diagrams of the BMP(s) and any supporting utilities.

c. Catalog cuts on maintenance requirements including mechanical or electrical equipment, manufacturer contact names and phone numbers.

d. A copy of the executed maintenance service contract, and

e. A copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Submit a copy of the maintenance agreement to the City prior to Performance Bond release. (T&ES) ****

45. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****

46. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations prior to Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

47. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)

48. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)

49. Provide Environmental Site Assessment notes that delineate, map, describe, and/or explain these environmental features (if located on site):

a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers.

b. Highly erodible and highly permeable soils.

c. Steep slopes greater than 15 percent in grade.

d. Known areas of contamination, springs, seeps, or related features, and

e. A listing of all wetlands/potential wetlands required by law. (T&ES)

C. CONTAMINATED LAND

50. Indicate on the plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *

51. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction

25

DSUP #2021-10022 Colvin Street Garage / 3120 Colvin Street

D. SOILS

54. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site Plan release. (T&ES) *

E. NOISE

55. If necessary, to comply with the City noise ordinance, equip all roof top HVAC and other mechanical equipment with noise reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures). Show the noise reducing specifications and locations prior to Final Site Plan release and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code) *, ***

56. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)

57. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ****

F. AIR POLLUTION

58. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

V. CONSTRUCTION MANAGEMENT

59. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)

a. No firetrucks shall be removed without authorization from the City of Alexandria.

b. If firetrucks are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights.

c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed. *

d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction. *

e. Include an overall proposed schedule for construction. *

f. Include a plan for temporary pedestrian circulation. *

27

DSUP #2021-10022 Colvin Street Garage / 3120 Colvin Street

activity shall occur until these items have been submitted and approved by the Director of T&ES. (T&ES) *

a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.

b. A Risk Assessment indicating any risks associated with the contamination.

c. A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with "clean" soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).

d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatile and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.

e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26827 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5693 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).

52. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should manifested conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in "a" through "c" above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *

53. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a positive ventilation system that can be converted to an active ventilation system if warranted. (T&ES) (Code)

26

DSUP #2021-10022 Colvin Street Garage / 3120 Colvin Street

g. Include the location and size of proposed construction trailers, if any. *

h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *

i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***

60. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:

a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *

b. Post information on transit schedules and routes. *

c. The community liaison must manage parking activity for all construction workers and ensure compliance with the off-street parking requirement, and

d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued with construction halted until the violation has been corrected. (P&Z) (T&ES) *

61. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **

62. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)

63. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **

28

REVISION

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

CIVILAND, LLC

12020 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA 20191
703-851-3262
forhang@civiland.com

DESIGN BY: AK/SS

DATE: 11-NOV-2022

CHD BY: FM

SCALE: AS SHOWN

STAFF REPORT - II

LOT 705 PROP OF CSX REALTY

3120 COLVIN STREET

TAX PARCEL 06104 02-16

ALEXANDRIA, VIRGINIA 22314

SHEET NO. 1B OF 23

FILE NO. 14-19

APPROVED

SPECIAL USE PERMIT NO. DSUP2021-10022

DEPARTMENT OF PLANNING & ZONING

BLV for K. Moritz 5/21/2025

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

5/21/2025

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

<div><div>DSUP #2021-10022 Colvin Street Garage 3120 Colvin Street</div><div>outfall. If the project site is within the Broadleaf-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *</div><div>C - 4 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-1(A)(7), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *</div><div>C - 5 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1(c) of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *</div><div>C - 6 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and 13-5-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)<div>a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****</div><div>b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****</div></div><div>C - 7 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ****</div><div>C - 8 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article R, § 4-2-21, Appendix A, § A.106(6), Figure A.106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *</div><div>C - 9 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the</div></div>	<div><div>DSUP #2021-10022 Colvin Street Garage 3120 Colvin Street</div><div>collection trucks, minimizing the need to revert to perform trash or recycling collection. The City's storage space guidelines are at: https://www.alexandriava.gov/ResourceRecovery or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *</div><div>C - 10 Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) *</div><div>C - 11 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article II of Title 5 prior to Final Site Plan release. The Form is available at: https://www.alexandriava.gov/ResourceRecovery or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *</div><div>C - 12 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *</div><div>C - 13 Post the bond for the public improvements before Final Site Plan release. (T&ES) *</div><div>C - 14 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *</div><div>C - 15 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *</div><div>C - 16 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) ****</div><div>C - 17 Design the thickness of sub-base, base, and wearing course 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 L. Soelbye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vasum Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, ****</div><div>C - 18 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *</div><div>C - 19 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *</div></div> <div>37</div>	<div><div>DSUP #2021-10022 Colvin Street Garage 3120 Colvin Street</div><div>C - 20 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *</div><div>C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)</div><div>C - 22 Comply with the City of Alexandria's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)</div><div>C - 23 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-40(X15), which permits construction activities to occur during these hours: (T&ES)<div>i. Monday Through Friday from 7 AM to 6 PM</div><div>ii. Saturdays from 9 AM to 6 PM</div><div>iii. No construction activities allowed on Sundays and holidays</div><div>a. § 11-5-40(X19) further restricts pile driving to these hours:<div>iv. Monday through Friday from 9 AM to 6 PM</div><div>v. Saturdays from 10 AM to 4 PM</div><div>vi. No pile driving is allowed Sundays and holidays</div></div><div>b. § 11-5-109 restricts excavating work in the right-of-way to:<div>i. Monday through Saturday 7 AM to 5 PM</div><div>ii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.</div></div></div><div>C - 24 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *</div><div>C - 25 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *</div><div>C - 26 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: http://alexandriava.gov/esa/info/default.asp?cid=3522. (T&ES) *</div><div>F. Information Technology<div>R - 1. Coordinate with the GIS Division for address assignments at tenant fit out for all first-floor bays with a street-facing door as their primary access. These uses may not use the primary building address for their address. Contact the Addressing Coordinator in the GIS Division</div></div></div> <div>38</div>	<div><div>DSUP #2021-10022 Colvin Street Garage 3120 Colvin Street</div><div>(703) 746-3823 for each new tenant to receive the address based on the primary entrance door. (GIS) (If ground floor tenants)</div><div>R - 2 Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)</div><div>G. Fire Department<div>C - 1 Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *</div><div>R - 1. Consider letting the Alexandria Fire Department use buildings that will be used for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.</div></div><div>H. Police Department<div>R - 3. Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.</div><div>R - 4. Equip all ground floor windows with a device or hardware that enables securing them in a partially open position. This design prevents breaking and entering when the windows are open for air.</div></div><div>Asterisks denote:<div>* Condition must be fulfilled prior to release of the Final Site Plan</div><div>** Condition must be fulfilled prior to release of the building permit</div><div>*** Condition must be fulfilled prior to issuance of the Certificate of Occupancy</div><div>**** Condition must be fulfilled prior to release of the bond</div></div></div> <div>39</div>
--	--	--	---

APPROVED

SPECIAL USE PERMIT NO. DSUP2021-10022

DEPARTMENT OF PLANNING & ZONING

BLV for K. Moritz

DIRECTOR

5/21/2025


DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR

DATE



5/21/2025

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED _____

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

STAFF REPORT - IV

LOT 705 PROP OF CSX REALTY

3120 COLVIN STREET

TAX PARCEL 061.04 02-16

ALEXANDRIA, VIRGINIA 22314

SHEET NO. 1D OF 23

FILE NO. 14-19

CIVILIAN, LLC

12020 SUNRISE VALLEY DRIVE, SUITE 100

RESTON, VA 20191

703-451-3262

forhang@alexandria.com

DESIGN BY: AK/JS

CHD BY: FM

DATE: 11-10-2022

COUNTY OF ALEXANDRIA

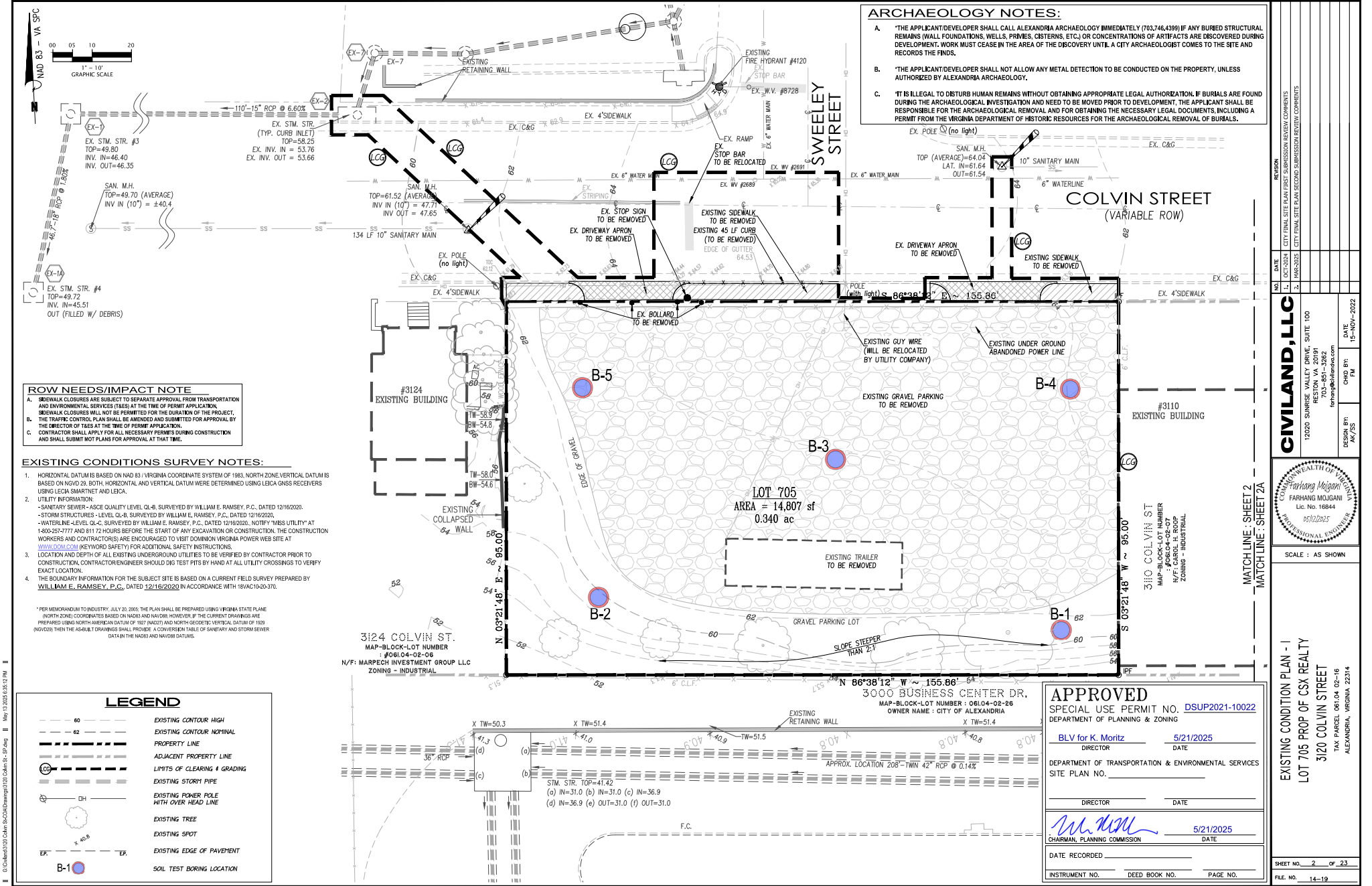
FARHANG MUGHAM

Lic. No. 16844

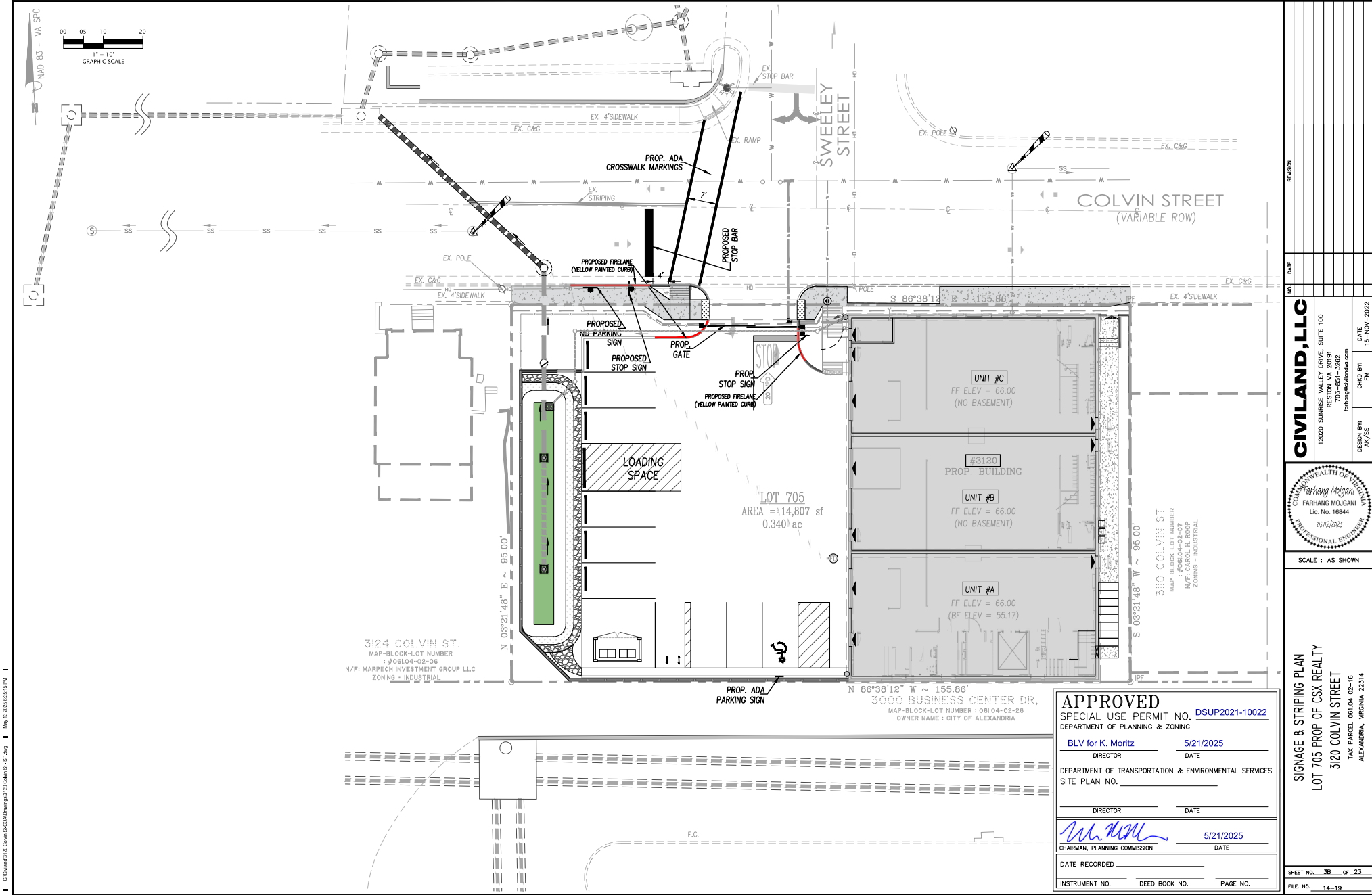
05/12/2025

PROFESSIONAL ENGINEER

SCALE : AS SHOWN



B:\City\103101\Colvin St\CD\103101-02-06.dwg May 13 2025 10:12 PM



CIVILAND, LLC		DATE	11-NOV-2022
12200 SUNRISE VALLEY DRIVE, SUITE 100 RESTON, VA 20191 703-451-3282 forhang@alexandria.com		DESIGN BY:	AK/SS
CITY OF ALEXANDRIA		DATE	11-NOV-2022
Farhang Mojarad FARHANG MOJARAD Lic. No. 16844 05/12/2015		DATE	11-NOV-2022
SCALE : AS SHOWN		DATE	11-NOV-2022
SIGNAGE & STRIPING PLAN		DATE	11-NOV-2022
LOT 705 PROP OF CSX REALTY		DATE	11-NOV-2022
3120 COLVIN STREET		DATE	11-NOV-2022
TAX PARCEL 06104 02-16		DATE	11-NOV-2022
ALEXANDRIA, VIRGINIA 22314		DATE	11-NOV-2022
SHEET NO. 3B OF 23		DATE	11-NOV-2022
FILE NO. 14-19		DATE	11-NOV-2022

1. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NO. #061.04-02-16, PARCELS #061.04-02-16, AND IS ZONED (I) Industrial.
2. OWNER : KHANH NGUYEN
3. DEED BOOK : 1403 PAGE 1090
4. ADDRESS : 3120 COLVIN STREET, ALEXANDRIA, VIRGINIA
5. AREA TABULATION (Total site area, construction, disturbed, impervious, etc.) (Show areas in acres and square feet).

TOTAL SITE AREA		TOTAL DISTURBED AREA		EXISTING IMPERVIOUS AREA		PROPOSED IMPERVIOUS AREA	
SF	AC	SF	AC	SF	AC	SF	AC
14,807 SF	0.340 AC	17,400 SF	0.399 AC	10,430 SF	0.239 AC	12,242 SF	0.281 AC

20 COLVIN STREET
TAX PARCEL 061.04 02-16
ALEXANDRIA, VIRGINIA 22314

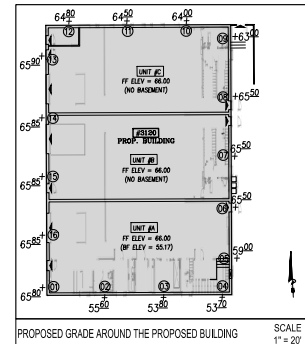
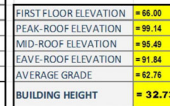
UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:

- | COLOR | CODES |
|--------|---|
| RED | CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDUITS,
AND LIGHTING CABLES |
| YELLOW | CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS
MATERIALS |
| ORANGE | CAUTION COMMUNICATIONS, ALARM OR SIGNAL LINES,
CABLES, OR CONDUITS |
| BLUE | CAUTION POTABLE WATER |
| PURPLE | CAUTION RECLAIMED WATER, IRRIGATION AND SLURRY LINES |
| GREEN | CAUTION SEWER, DRAIN LINES, AND FORCE MAIN |

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

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

1. SINCE STORM WATER 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. ALL LABELS SHOULD BE FOLLOWED FOR APPLICATION RATES AND AMOUNTS.
2. CONTACT THE CITY OF ALEXANDRIA ENVIRONMENTAL HEALTH VECTOR BORNE ILLNESS PROGRAM (703-638-4400 EXT. 326, 327) FOR QUESTIONS OR TREATMENT ASSISTANCE.

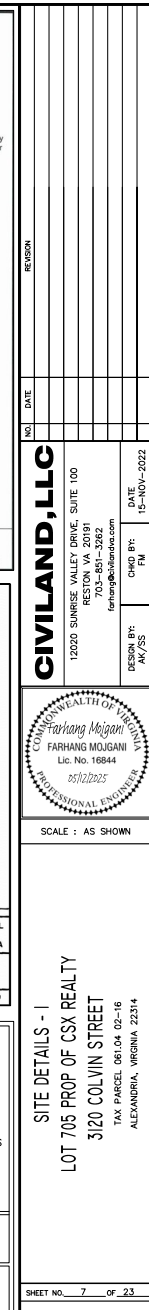
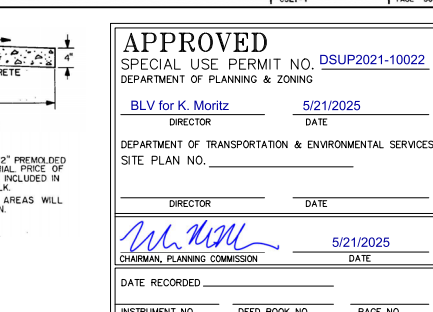
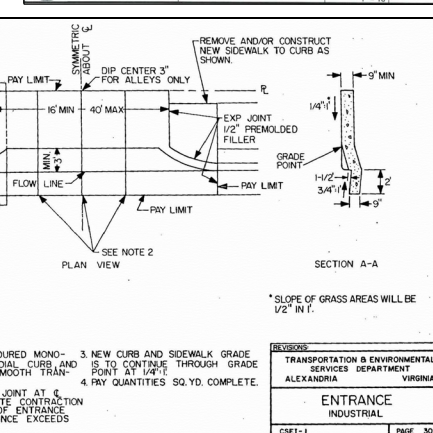
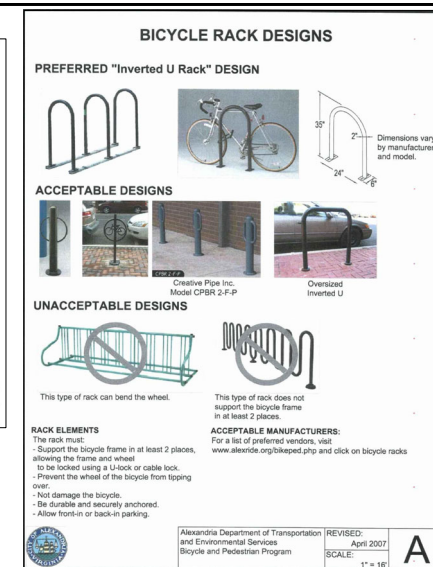
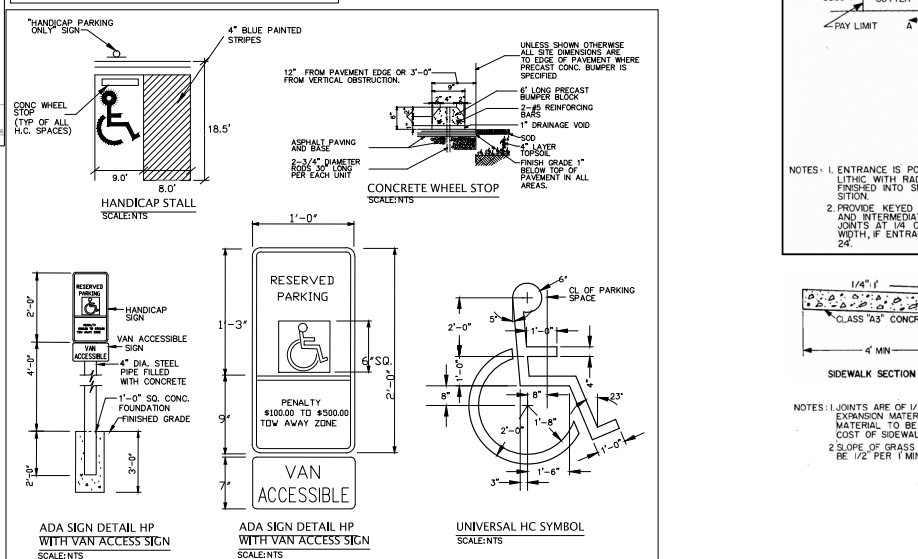
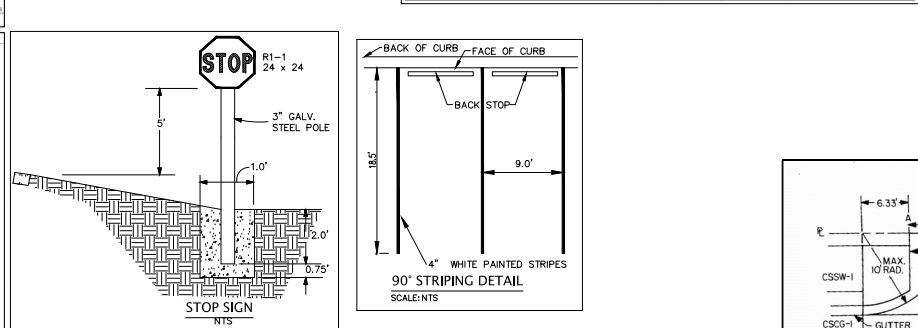
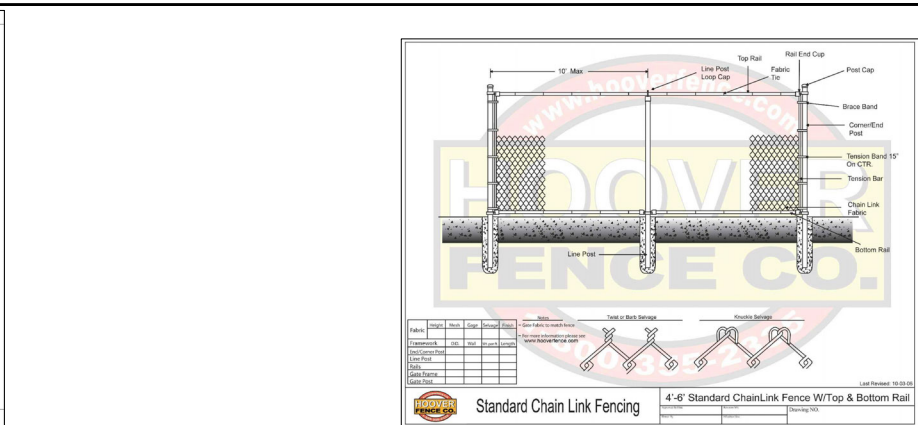
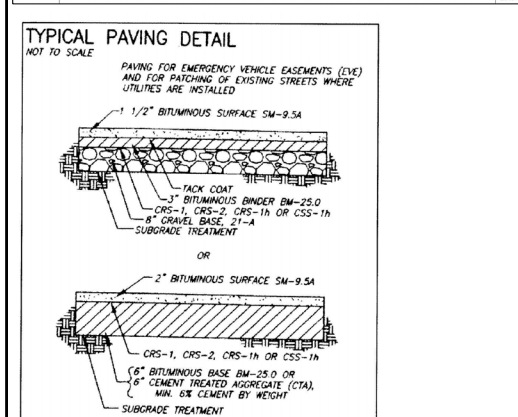
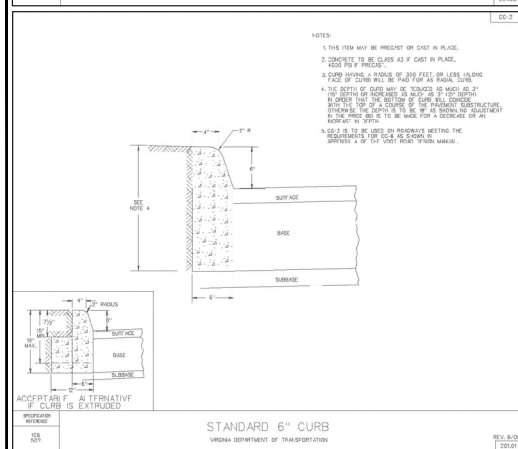
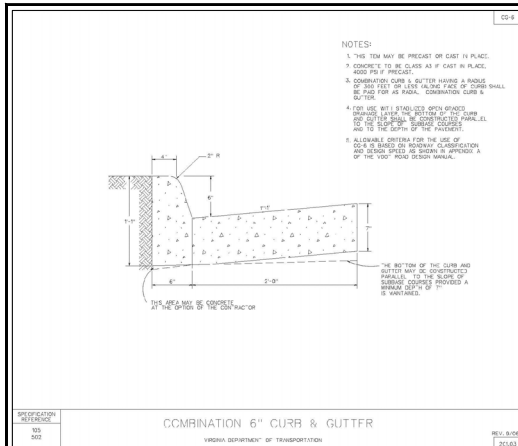
[illegible]

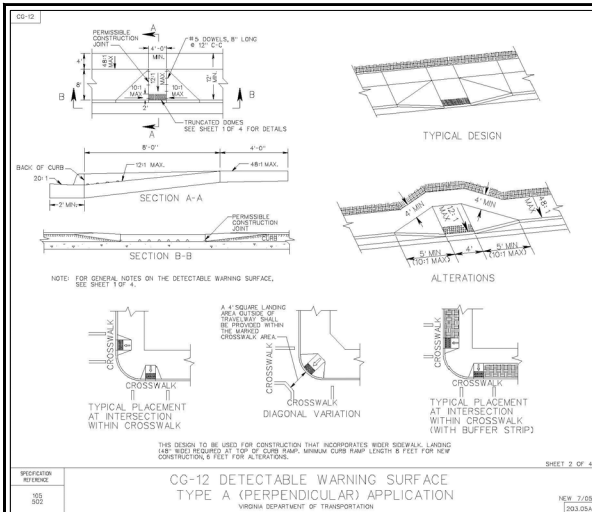
SCALE : AS SHOWN

SHEET NO. 6A OF 23
FILE NO. 14-19

DATE RECORDED _____

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



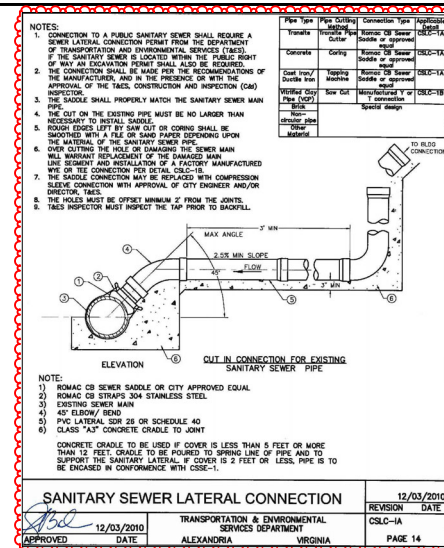


STORMWATER MANAGEMENT FACILITY

This Best Management Practice (BMP) facility helps to maintain the health of our streams, the Potomac River, and the Chesapeake Bay. It also helps to prevent flooding and stream erosion, promotes improved water quality, and protects aquatic life.

You are in the
Cameron Run Watershed

Report Problems to: (703) 746-6499
CITY OF ALEXANDRIA
Department of Transportation & Environmental Services



Nyloplast

WEIR STRUCTURE (STRUCTURE #C)

The Weir Structure is a Nyloplast PVC or HP Storm Manhole with a panel or plate device secured inside the structure. The weir structures are manufactured to the precise plan design specifications and sent to the job site ready to install. They are designed to divert inflowing water to a preferred outlet, or to regulate the outflow of water from the drainage system.

HOW THE WEIR STRUCTURE WORKS:

- Stormwater flows into the Nyloplast PVC or HP Storm Manhole structure
- The water flow is diverted to a desired outlet from the catch basin, typically to a water quality device. In order to effectively capture pollutants during the "first flush" of a storm event.
- The Weir Structure may also serve to restrict or regulate the flow of water exiting the drainage system. The restriction is determined by height of the weir and/or the size of the orifice hole in the weir plate and is produced to exact engineered design specifications

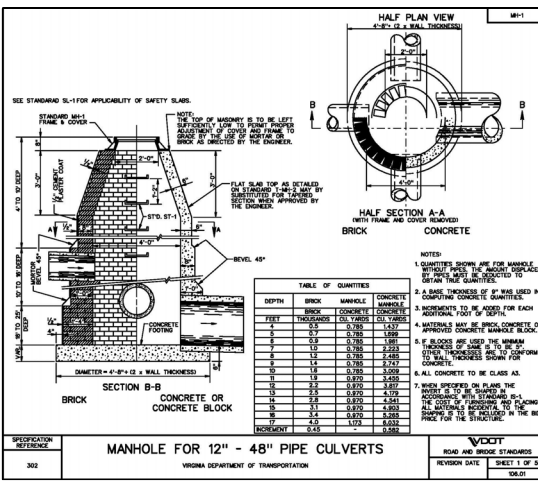
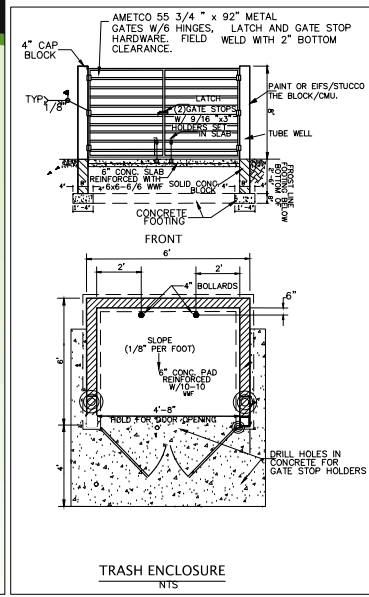
WEIR STRUCTURE BENEFITS:

- Simple and effective method to control water flow into a stormwater management system or water quality device
- Enhances ability of a water quality device to capture pollutants from storm event.
- Allows for flexibility to re-direct water flow during a high-flow event
- Nyloplast can customize Weir Structures (at the direction of the design engineer) to provide a variety of weir designs for site-specific needs, including "wey stop" and "v-notch" weir designs, and high flow or low flow orifice hole designs to further regulate the flow of stormwater

PRODUCT INFORMATION:

- Weir Structure available for 24", 30", 48" (600, 750 and 1200 mm) diameter drain basins
- For use with 4"-36" (100-900 mm) watertight pipe connections
- Minimum pumps are required in Weir Structures
- Key measure is finish grade to top of weir device in drain basin
- Orifice hole diameter/location based on direction from project engineer.

Ask a local representative for a complete listing of specifications, details and pricing. Visit www.nyloplast-us.com or call 1-866-858-6478 for project support.



APPROVED

SPECIAL USE PERMIT NO. **DSUP2021-10022**
DEPARTMENT OF PLANNING & ZONING

BLV for K. Moritz 5/21/2025
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

John Moritz 5/21/2025
CHAIRMAN, PLANNING COMMISSION DATE

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

CIVILAND, LLC

12020 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA 20191
703-851-3262
farhang@civiland.com

DESIGN BY: AK/JS
CHD BY: FM
DATE: 12-NOV-2022

SCALE: AS SHOWN

SITING DETAILS - II
LOT 705 PROP OF CSX REALTY
3120 COLVIN STREET
TAX PARCEL 081.04 02-18
ALEXANDRIA, VIRGINIA 22314

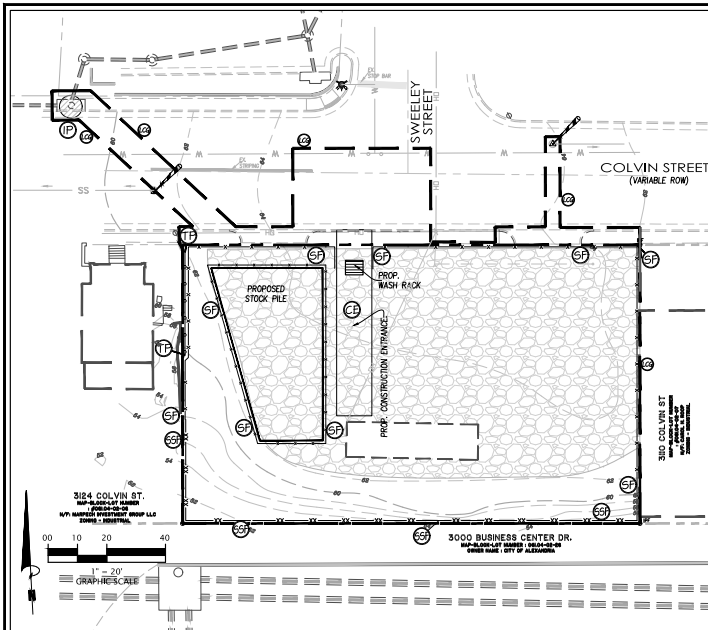


EXHIBIT : EROSION AND SEDIMENT CONTROL PLAN PHASE - I

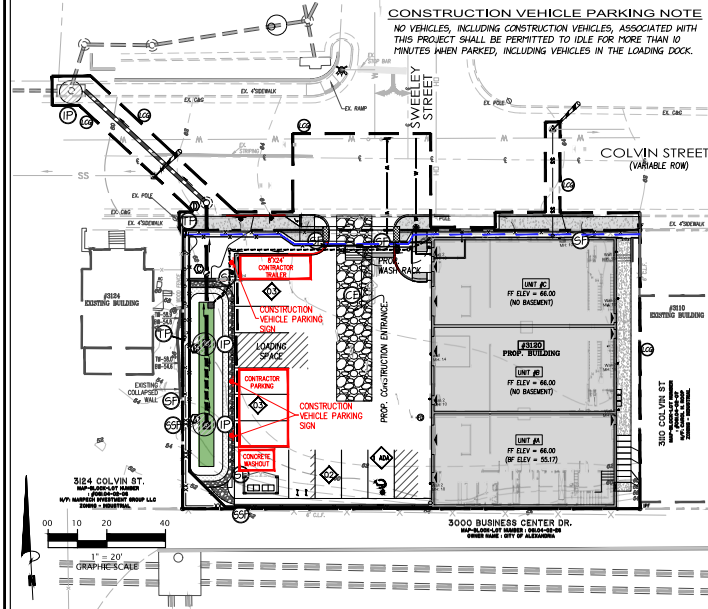
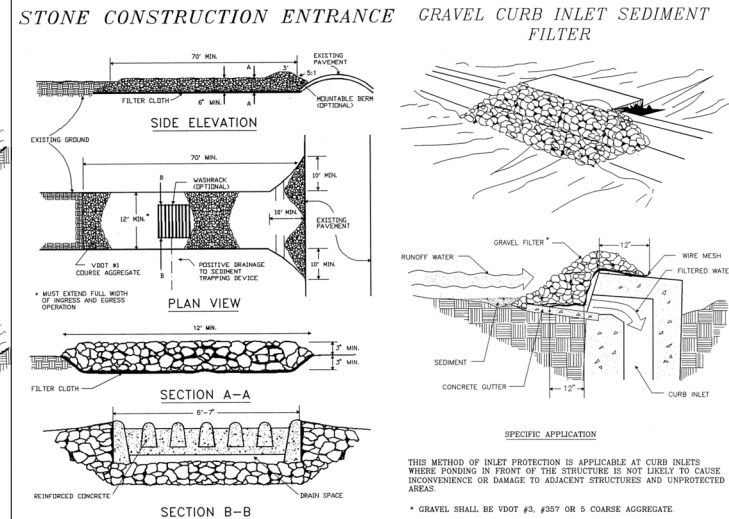
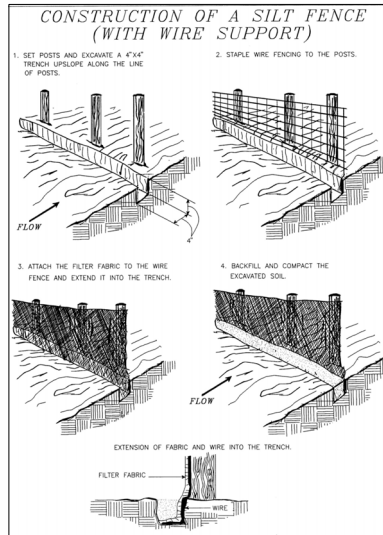


EXHIBIT : EROSION AND SEDIMENT CONTROL PLAN PHASE - II



ARCHAEOLOGY NOTES:

- "THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703.746.4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, 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/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
- "IT IS ILLEGAL TO DISTURB HUMAN REMAINS WITHOUT OBTAINING APPROPRIATE LEGAL AUTHORIZATION. IF BURIALS ARE FOUND DURING THE ARCHAEOLOGICAL INVESTIGATION AND NEED TO BE MOVED PRIOR TO DEVELOPMENT, THE APPLICANT SHALL BE RESPONSIBLE FOR THE ARCHAEOLOGICAL REMOVAL AND FOR OBTAINING THE NECESSARY LEGAL DOCUMENTS, INCLUDING A PERMIT FROM THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES FOR THE ARCHAEOLOGICAL REMOVAL OF BURIALS.

EROSION AND SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
3.05	SILT FENCE	SF	***
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	***
3.38	TREE PROTECTION	TP	***
3.07	STORM DRAIN INLET PROTECTION	IP	***
7-11	SUPER SILT FENCE	SSF	***

PRE DEVELOPMENT CONDITION	
Total Disturbed Area (A)	= 0.399 AC
Pervious area inside LOD	= 0.090 AC
Impervious area inside LOD	= 0.309 AC
Runoff Co-efficient (Cw)	= 0.76
10-YR Rainfall Intensity (I)	= 6.77 IN/HR
10-YR Discharge (Q=C _w xIxA)	= 2.05 CFS

PHASE - I RUNOFF SUMMARY	
Total Disturbed Area (A)	= 0.218 AC
Runoff Co-efficient (Cw)	= 0.60
10-YR Rainfall Intensity (I)	= 6.77 IN/HR
10-YR Discharge (Q=C _w xIxA)	= 0.89 CFS

SOURCE OF WATER WILL BE VIA DELIVERY TRUCKS

THE AREA OF DISTURBANCE IS 17,400 SF (0.399 AC)

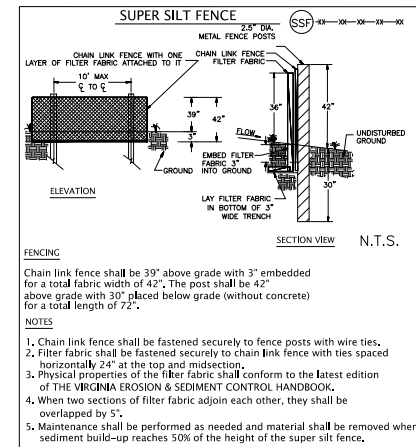
CERTIFICATE OF SURVEY:

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAN, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS IS A SUBDIVISION OF PART (OR ALL) OF THE LAND CONVEYED BY MARPECH INVESTMENT GROUP, LLC TO 3120 COLVIN, LLC BY DEED DATED NOVEMBER 20, 2013 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTRUMENT NUMBER 130226282 AND IS WITHIN THOSE BOUNDARIES, AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.



CERTIFIED LAND DISTURBER NOTE:

A "CERTIFIED LAND DISTURBER" (CLD) SHALL BE NAMED IN A LETTER TO THE DIVISION CHIEF OF INFRASTRUCTURE RIGHT OF WAY PRIOR TO ANY DISTURBING ACTIVITIES. IF THE CLD DURING THE PROJECT, THAT MUST BE NOTED IN A LETTER TO THE DIVISION CHIEF.



APPROVED

SPECIAL USE PERMIT NO. **DSUP2021-10022**
DEPARTMENT OF PLANNING & ZONING

BLV for K. Moritz 5/21/2025
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

Chairman, Planning Commission 5/21/2025
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

DATE _____
LOCATION _____
CITY FINAL SITE PLAN FIRST SUBMISSION REVIEW COMMENTS _____
CITY FINAL SITE PLAN SECOND SUBMISSION REVIEW COMMENTS _____

CIVILAND, LLC
12020 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA 20191
703-551-3262
farhang@civiland.com



SCALE : AS SHOWN

EROSION & SEDIMENT CONTROL PLAN
LOT 705 PROP OF CSX REALTY
3120 COLVIN STREET
TAX PARCEL 081.04 02-16
ALEXANDRIA, VIRGINIA 22314

SHEET NO. 8 OF 23
FILE NO. 14-19

EROSION AND SEDIMENTATION NARRATIVE :

PROJECT DESCRIPTION:
THE PLAN PROPOSES TO REMOVE THE EXISTING TRAILER & GRAVEL PARKING. THE PLAN PROPOSES TO BUILD A 2-STORY COMMERCIAL BUILDING AND THE USE OF UNITS A, B & C WILL BE MOTORCYCLE REPAIR UNDER GENERAL AUTOMOBILE REPAIR AND WAREHOUSE. THE USE OF WAREHOUSE IS STORAGE, ONLINE SELL & REPAIR.

THE PROJECT IS ANTICIPATED TO TAKE APPROXIMATELY 9 MONTHS AND CONSTRUCTION IS EXPECTED TO BEGIN AS SOON AS PERMITS ARE OBTAINED.

THE AREA OF DISTURBANCE IS 17,400 SF.

EXISTING PROPERTY:
THE EXISTING PROPERTY CONSISTS OF AN EXISTING TRAILER, GRAVEL PARKING & SIDEWALK (SEE SHEET 2). THE SITE HAS AVERAGE SLOPE OF 11 - 38 IN FRONT & 358 - 508 AT REAR.

ADJACENT PROPERTY:
THE SITE IS BORDERED BY COLVIN STREET IN THE NORTH AND ZONE-I PROPERTIES TO THE OTHER SIDES.

OFFSITE AREA:
NO OFF-SITE WORK IS PROPOSED BEYOND ESTABLISHMENT OF PROPOSED ENTRANCE TO SITE AND PROPOSED WALKWAY ALONG COLVIN STREET. THE PROPOSED STORM OUTFALL PIPE FROM BOREHOLEMENT WILL BE INSTALLED BY OPEN-CUT. THE PROPOSED WATER & SANITARY CONNECTION WILL BE INSTALLED BY OPEN-CUT.

EXCESS TOPSOIL WILL BE STOCKPILED ON-SITE. ANY OFFSITE BORROW / SPOIL WILL REQUIRE AN ADDITIONAL GRADING PERMIT AND AN APPROVED E & S C PLAN.

CRITICAL EROSION AREAS:
NO CRITICAL AREAS HAVE BEEN IDENTIFIED ON THE SITE.

SOIL:
SEE COVER SHEET FOR SOIL(S) MAP.
SEE SHEET 22 FOR GEOLOGICAL NOTES.

EROSION AND SEDIMENT CONTROL MEASURES:
UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROLS SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESH). THESE STANDARDS SHALL BE ADHERED TO UNLESS OTHERWISE AUTHORIZED BY AN AGENT OF THE GOVERNING COUNTY AGENCY.

- STRUCTURAL PRACTICES
1. TEMPORARY CONSTRUCTION ENTRANCE - 3.02:
CONSTRUCTION ENTRANCE TO BE BUILT WITH AN ACCESS FROM COLVIN STREET. ALL MUD AND DEBRIS SHALL BE REMOVED FROM CONSTRUCTION VEHICLES PRIOR TO RE-ENTERING THE STREET. SOURCE OF WATER IS AVAILABLE ON-SITE.
 2. SILT FENCE - 3.02:
SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN TO FILTER SEDIMENT LAIDEN SHEET FLOW FROM LEAVING THE DISTURBED AREA.
 3. TREE PRESERVATION AND PROTECTION-3.30:
TREE PRESERVATION AND PROTECTION MEASURES SHALL BE ADOPTED AS SHOWN ON THE PLAN TO PROTECT THE TREES IN THE LOT.
 4. STORM DRAIN INLET PROTECTION - 3.07:
STORM DRAIN INLET PROTECTION MEASURES SHALL BE ADOPTED AS SHOWN ON THE PLAN TO PROTECT CURB UNITS WHERE POURING INLET OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURE AND UNPROTECTED AREA.
 5. SUPER SILT FENCE - 3.1:
SUPER SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN TO FILTER SEDIMENT LAIDEN SHEET FLOW FROM LEAVING THE DISTURBED AREA.

- VEGETATIVE PRACTICES
1. TEMPORARY SEEDING - 3.31:
ALL DENVED AREAS WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME SHALL BE SEEDDED WITHIN DAYS WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING.
 2. PERMANENT STABILIZATION-3.32:
ALL AREAS DISTURBED BY CONSTRUCTION NOT RECEIVING PAVEMENT SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING IN ACCORDANCE WITH MINIMUM STANDARD #3.32. ALL EROSION CONTROL MEASURES SHALL BE CHECKED DAILY AND AFTER EVERY SIGNIFICANT RAINFALL.

- MAINTENANCE OF PERIMETER CONTROLS:
1. THE SILT & SUPER SILT FENCE SHALL BE CLEANED WHEN THE SEDIMENT HAS BUILT UP TO ONE HALF OF THE HEIGHT OF THE SILT AND THE SUPER SILT FENCES OR WHEN "BULGES" APPEAR. THE FENCES SHALL ALSO BE CHECKED DAILY FOR RIPS TEARS, OR FALLEN SECTIONS. DAMAGED FENCE SHALL BE REPLACED IMMEDIATELY.
 2. THE RESPONSIBLE LAND DISTURBER HAS PRIMARY RESPONSIBILITY FOR FIELD INSPECTION TO ENSURE THAT THE ERS CONTROL MEASURES SHOWN ON APPROVED GRADING PLANS OR SITE AND SUBDIVISION PLANS ARE ACTUALLY PROVIDED. FIELD INSPECTORS ARE AUTHORIZED TO MAKE MINOR MODIFICATIONS TO THE REQUIREMENTS SHOWN ON PLANS WHERE NECESSARY TO CONFORM TO FIELD CONDITIONS OR TO ENSURE EFFECTIVE CONTROL. MAJOR CHANGES SHALL BE CLEARED WITH THE ENVIRONMENTAL AND FACILITIES REVIEW DIVISION.

CONSTRUCTION SEQUENCE:

- PHASE I IMPLEMENTATION
1. AFTER APPROVAL OF THE GRADING PERMIT, THE CONTRACTOR MAY BEGIN LAND DISTURBANCE ONLY. LAND DISTURBANCE NECESSARY FOR THE INSTALLATION OF E & S CONTROL MEASURE IS PERMITTED UNTIL PERMISSION OF THE CITY INSPECTOR IS GRANTED. A COPY OF THE APPROVED E & S CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES.
 2. EXISTING GRAVEL DRIVEWAY WILL BE USED AS CONSTRUCTION ENTRANCE.
 3. INSTALL PERIMETER SILT & SUPER SILT FENCE, TREE PROTECTION & INLET PROTECTION.
 4. CONFIRM REMOVAL OF EXISTING TRAILER & GRAVEL DRIVEWAY AS SHOWN ON SHEET 2.

- PHASE II IMPLEMENTATION
1. ONCE ALL PHASE I EROSION AND SEDIMENT CONTROL MEASURE ARE INSTALLED AND COUNTY INSPECTOR HAS GIVEN PERMISSION, BEGIN GRADING OPERATIONS. ALL GRADING SHALL OCCUR UPRIDE, WHILE MAINTAINING POSITIVE DRAINAGE TO EROSION & SEDIMENT CONTROL MEASURE.
 2. BEGIN CONSTRUCTION OF PROPOSED BUILDING.
 3. BEGIN INSTALLATION OF PROPOSED UTILITIES AS SHOWN ON PLANS.
 4. COMPLETE GRADING OPERATIONS TO SUB GRADE ELEVATIONS. CONTROL CURBS AND GUTTER AND APPLY GRAVEL BASE TO PARKING LOT. SLOPES TO BE PROPERLY COMPACTED AND STABILIZED IMMEDIATELY UPON COMPLETION OF GRADING ACTIVITIES.
 5. EROSION & SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE AFTER THE SITE IS COMPLETELY STABILIZED. THESE DEVICES SHALL BE INSPECTED PRIOR TO THEIR USE FOR ANY FUTURE GRADING AND LAND DISTURBANCE ACTIVITIES. NO EROSION & SEDIMENT CONTROL MEASURE SHALL BE REMOVED WITHOUT THE APPROVAL OF THE CERTIFIED RESPONSIBLE LAND DISTURBER (CRLD) AND THE COUNTY ERS INSPECTOR. AFTER THEIR REMOVAL, THE AREAS DENVED BY THESE FEATURES SHALL BE TOP SOILED AND SEEDDED TO COMPLETE SITE STABILIZATION.
 6. BEGIN INSTALLATION OF BOREHOLEMENT AS SHOWN ON PLANS. CONTRACTOR TO PROTECT BOREHOLEMENT DURING CONSTRUCTION & MAKE IT OPERATIONAL AFTER STABILIZATION OF ENTIRE SITE.
 7. ALL REMAINING E & S MEASURES REMOVED FOLLOWING APPROVAL FROM COUNTY E & S INSPECTOR.

NOTES: ALL EROSION & SEDIMENT DESIGN PER MINIMUM STANDARDS

VIRGINIA E&S CONTROL MINIMUM STANDARDS

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENVED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENVED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS DURING CONSTRUCTION OF THE PROJECT. SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES.
2. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENVED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
3. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
4. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSION IMMEDIATELY AFTER INSTALLATION. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.
5. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. ADDITIONAL SOIL STABILIZATION MEASURES SHOULD BE PROVIDED TO PROVIDE EXCESSIVE EROSION ON CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
6. ADEQUATE DRAINAGE PROTECTION SHALL BE MADE WHENEVER WATER SEEPS FROM A SLOPE FACE.
7. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED.
8. ADEQUATE OUTLET PROTECTION AND TEMPORARY OR PERMANENT LINING SHALL BE INSTALLED IN BOTH CONVEYANCE CHANNEL AND RECEIVING CHANNEL BEFORE MAKE OPERATIONAL.
9. MINIMIZE ENCROACHMENT; CONTROL SEDIMENT TRANSPORT AND STABILIZE THE AREA WHEN WORKING IN A LIVE VEGETATED AREA.
10. TEMPORARY VEHICULAR STREAM CROSSING SHALL BE PROVIDED WHEN A LIVE WATERCOURSE MUST BE CROSSED.
11. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATION TO WORKING IN CROSSLAND WATERCOURSE SHALL BE MET.
12. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IS COMPLETED.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND CRITERIA SHOWN ON SHEET 8 OF VESH, PAGE 22.
14. PROVIDE AND/OR ADDRESS NOTES (A) THROUGH (I) ON THE SUBMITTED PROVISION SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRAFFIC AND THE WORKING OF THE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PUBLIC OR PAVED ROAD.
15. ALL TEMPORARY EROSION SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION AFTER THE PERMISSION OF THE INSPECTOR.
16. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION AND DAMAGE DUE TO THE STRUCTURE IS NOT INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORY OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA.
- a. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL. PIPE OR STORM SEWER SYSTEM FOR THESE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.
- b. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:
- (1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS 100 TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION.
 - (2) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORY TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS.
 - (3) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORY TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORY TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS.
 - (4) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORY TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.
- c. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:
- (1) IMPROVE THE CHANNELS TO A CONDITION WHERE A 10-YEAR STORY WILL NOT OVERTOP THE CHANNELS AND A TWO-YEAR STORY WILL NOT CAUSE EROSION TO THE CHANNEL, THE BED, OR THE BANKS.
 - (2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE 10-YEAR STORY IS CONTAINED WITHIN THE APPURTENANCES.
 - (3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORY TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL, OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A 10-YEAR STORY TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL OR PIPE.
 - (4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE VESCP AUTHORITY TO PREVENT EROSION AND DOWNSTREAM DAMAGE.
- d. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.
- e. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT CONDITION OF THE SUBJECT PROJECT.
- f. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE SHALL OBTAIN APPROVAL FROM THE VESCP OF A PLAN FOR MAINTENANCE OF THE DETENTION STRUCTURE AND THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.
- g. INCREASED VOLUMES OF OR SHEET FLOODS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY.
- h. IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.
- i. PROPOSED COMMERCIAL OR INDUSTRIAL SUBDIVISIONS SHALL APPLY THESE STORMWATER MANAGEMENT CRITERIA TO THE DEVELOPMENT AS A WHOLE. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE SUBDIVISIONS DEVELOPMENT SHALL BE USED IN ALL ENGINEERING CALCULATIONS.

GENERAL E&S CONTROL NOTES

1. EROSION AND SEDIMENT CONTROLS ARE NECESSARY IN ORDER TO PREVENT TRANSPORTATION OF SEDIMENTS DOWNSTREAM.
 2. INSTRUCTION TO THE CONTRACTOR
- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL, & DUST CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS AVACS-30 EROSION AND SEDIMENT CONTROL REGULATIONS.
- ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRECONSTRUCTION CONFERENCE. ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP OF CLEARING, ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
- ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
- ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

TEMPORARY SEEDING:
SELECTION OF PLANTS SHOULD BE BASED ON THE SPECIFIC SITE AND SEASON AND PER VESH TABLES 3.31-3.32. LIME REQUIREMENTS SHOULD BE BASED ON TABLE 3.31-A OF VESH. FERTILIZERS SHALL BE APPLIED AS 400 LBS PER ACRE. FERTILIZER SHALL BE INCORPORATED INTO TOP 2"-4" OF SOIL. SEED SHALL BE EVENLY APPLIED AND SMALL GRAINS SHALL BE PLANTED NO MORE THAN 1/2" DEEP. SEEDING MADE IN FALL FOR WINTER COVER AND DURING HOT SUMMER MONTHS SHALL BE MULCHED.

PERMANENT SEEDING:
CONTRACTOR SHOULD BE USE A NON-NATIVE SEEDING FOR PERMANENT SEEDING MIX FOR THIS REGION AND CLIMATE.

PERMANENT VEGETATION COVER MUST MEET THE REQUIREMENTS OF MINIMUM STANDARD #3.31-A OF VESH. PROVIDE A NOTE WHICH DESCRIBE THE PROCEDURE FOLLOWED IN SELECTING PLANT MATERIAL. THE SELECTION SHOULD BE BASED ON TABLES 3.32-A & B. DEPENDING ON CLIMATE, TOPOGRAPHY, SOILS AND SITE CONDITIONS. THE PLANTING SOIL MUST HAVE ENOUGH FINE GRAINED SOIL, SUFFICIENT PORE SPACE, SUFFICIENT DEPTH AND FREE FROM TOXIC OR EXCESSIVE QUANTITIES OF ROOTS AND SHALL BE APPLIED IN ACCORDANCE WITH 3.30.

SOODING:
GOODER AREAS SHALL BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLANS. SOIL TESTS SHOULD BE MADE TO DETERMINE THE EXACT REQUIREMENTS FOR LIFE AND FERTILIZER. PRIOR TO LAYING SO, SOIL SURFACE SHALL BE CLEAR OF TRASH, DEBRIS AND LARGE OBJECTS. QUALITY OF SOD SHALL BE STATE CERTIFIED AND ENSURE GENETIC PURITY AND HIGH QUALITY. SOD SHALL NOT BE LAID IN EXCESSIVELY WET OR DRY WEATHER AND BE DELIVERED AND INSTALLED WITHIN 36 HRS. SOD SHOULD NOT BE LAID ON FROZEN SOIL SURFACE AND SHALL BE INSTALLED PER PLATE 3.33-1 OF VESH.

DUST CONTROL:
PROVISION FOR DUST CONTROL SHALL BE MADE IN ACCORDANCE WITH STD. AND SPEC. 3.33 OF VESH.

TABLE 3.31-C TEMPORARY SEEDING PLANT MATERIALS, SEEDING RATES, AND DATES											
SPECIES	Acres	1000 ft ²	SEEDING RATE			NORTH ^a			SOUTH ^b		
			3/1 to 4/30	5/1 to 8/15	8/15 to 11/1	3/1 to 4/30	5/1 to 8/15	8/15 to 11/1	3/1 to 4/30	5/1 to 8/15	8/15 to 11/1
OATS (Avena sativa)	3 bu. (up to 100 lbs., not less than 50 lbs.)	2 lbs.	X	-	-	X	-	-	-	-	-
RYE ^d (Secale cereale)	2 bu. (up to 110 lbs., not less than 50 lbs.)	2.5 lbs.	X	-	X	X	-	X	-	-	-
GERMAN MILLET (Seteria italica)	30 lbs.	approx. 1 lb.	-	X	-	-	X	-	-	-	-
ANNUAL RYEGRASS ^e (Lolium multi-florum)	60 lbs.	1 1/2 lbs.	X	-	X	X	-	X	-	-	-
WEEDING LOVEGRASS (Eragrostis carycula)	15 lbs.	516 ozs.	-	X	-	-	X	-	-	-	-
KOREAN LESPEDEZA ^f (Lespedeza stipulacea)	25 lbs.	approx. 1 1/2 lbs.	X	X	-	X	X	-	-	-	-

^a Northern Piedmont and Mountain region. See Plates 3.22-1 and 3.22-2.
^b Southern Piedmont and Coastal Plain.
^c May be used as a cover crop with spring seeding.
^d May be used as a cover crop with fall seeding.
^e X May be planted between these dates.
^f - May not be planted between these dates.

TABLE 3.33-A ORGANIC MULCH MATERIALS AND APPLICATION RATES			
MULCHES:	Per Acre	Per 1000 sq. ft.	NOTES:
Straw or Hay	1 1/2 - 2 tons (Minimum 2 tons for winter cover)	70 - 90 lbs.	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand.
Fiber Mulch	Minimum 1500 lbs.	35 lbs.	Do not use as mulch for winter cover or during hot, dry periods.* Apply as slurry.
Corn Stalks	4 - 6 tons	185 - 275 lbs.	Cut or shredded in 4-6" lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood Chips	4 - 6 tons	185 - 275 lbs.	Free of coarse matter. Air-dried. Treat with 12 lbs. strength per ton. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.
Bark Chips or Shredded Bark	50 - 70 cu. yds.	1-2 cu. yds.	Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.

* When fiber mulch is the only available mulch during periods when straw should be used, apply at a minimum rate of 2000 lbs./ac. or 45 lbs./1000 sq. ft.

TABLE 3.32-D SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA	
Minimum Care Lawn	Total Lbs. Per Acre
- Commercial or Residential - Kentucky 31 or Turf-Type Tall Fescue - Improved Perennial Ryegrass - Kentucky Bluegrass	175-200 lbs. 95-100% 0-5% 0-5%
High-Maintenance Lawn	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	100%
General Slope (3:1 or less)	
- Kentucky 31 Fescue - Red Top Grass - Seasonal Nurse Crop *	128 lbs. 2 lbs. 20 lbs. 150 lbs.
Low-Maintenance Slope (Steeper than 3:1)	
- Kentucky 31 Fescue - Red Top Grass - Seasonal Nurse Crop * - Crowsfoot **	108 lbs. 2 lbs. 20 lbs. 150 lbs.
* Use seasonal nurse crop in accordance with seeding dates as stated below: February 16th through April Annual Rye May 1st through August 15th Fescue Millet August 16th through October Annual Rye November through February 15th Winter Rye	
** Substitute Series Inpedora for Crowsfoot east of Farmville, Va. (May through September use Inpedora Series, all other periods, use unshaded Series). If Flapleaf is used in lieu of Crowsfoot, increase rate to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.	

TABLE 3.31-B ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS 'QUICK REFERENCE FOR ALL REGIONS'		
Planting Dates	Species	Rate (lbs./acre)
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (Lolium multi-florum) & Cereal (Winter) Rye (Secale cereale)	50 - 100
Feb. 16 - Apr. 30	Annual Ryegrass (Lolium multi-florum)	60 - 100
May 1 - Aug 31	German Millet (Seteria italica)	50

EROSION & SEDIMENT CONTROL NOTES

LOT 705 PROP OF CSX REALTY

3120 COLVIN STREET

ALEXANDRIA, VIRGINIA 22314

DESIGN BY: CIVILAND, LLC

12200 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA 20191
703-851-3262
farhang@civiland.com

SCALE : AS SHOWN

DATE: 12-NOV-2022

DATE: 05/21/2025

APPROVED
SPECIAL USE PERMIT NO. DSUP2021-10022
DEPARTMENT OF PLANNING & ZONING
BLV for K. Moritz 5/21/2025
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE 5/21/2025
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET NO. 9 OF 23
FILE NO. 14-19

\\S:\Civil\0320\Colvin\SC04\Drawings\102 Colvin SS - SP.dwg May 13 2025 3:31 PM

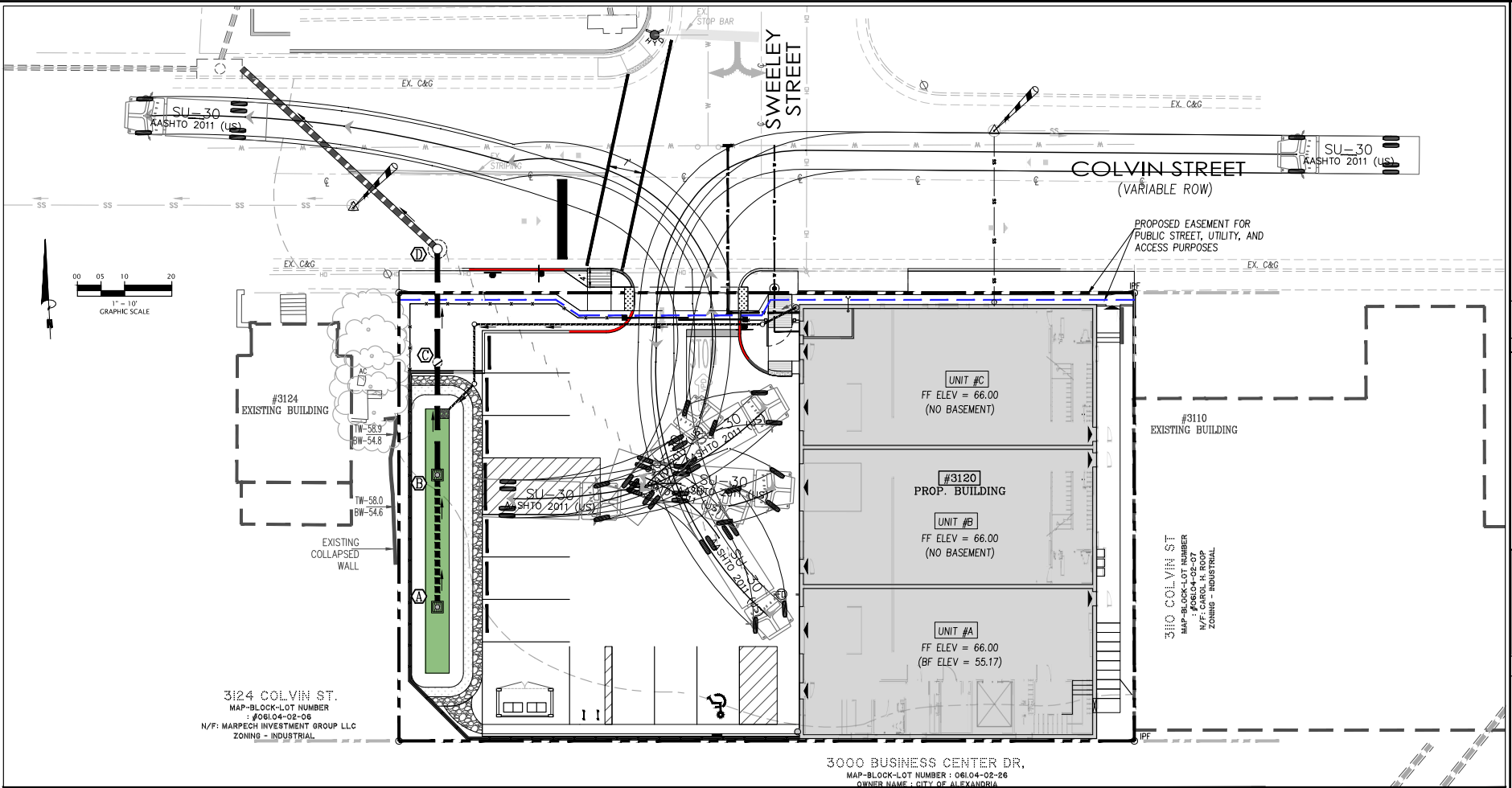
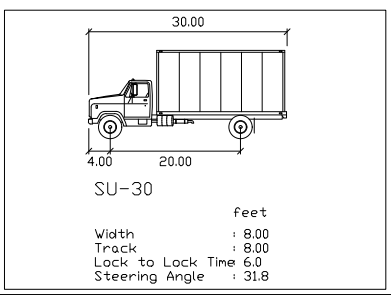


EXHIBIT : SU30 MOVEMENT IN AND OUT

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	60
	62
	EXISTING CONTOUR NOMINAL
	LIMITS OF CLEARING & GRADING
	EXISTING STORM PIPE
	EXISTING POWER POLE WITH OVERHEAD LINE
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONTOUR HIGH
	PROPOSED CONTOUR NOMINAL
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE
	PROPOSED STORM PIPE
	PROPOSED RETAINING WALL

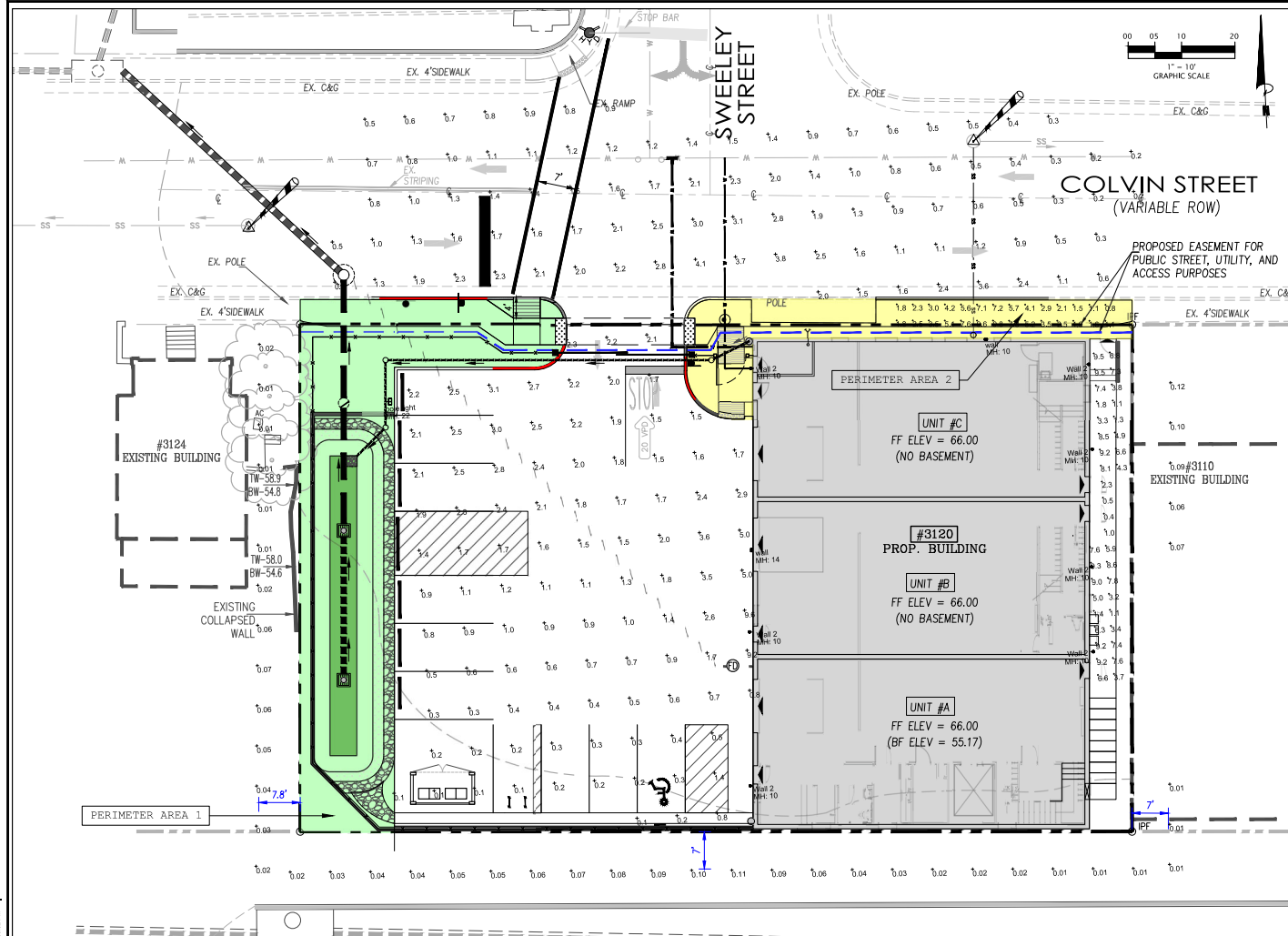


TRASH HAULING NOTE:
TRASH BINS ARE ON WHEEL AND WOULD BE PUSH TO THE STREET IT WOULD BE PICKING UP ON CURB.

APPROVED	
SPECIAL USE PERMIT NO. DSUP2021-10022	
DEPARTMENT OF PLANNING & ZONING	
BLV for K. Moritz	5/21/2025
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____ DATE _____	
5/21/2025	
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	DATE _____
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

REVISION	
NO.	DATE
CIVILAND, LLC	
12020 SUNRISE VALLEY DRIVE, SUITE 100 RESTON, VA 20191 703-851-3262 farhang@civiland.com	
DESIGN BY: AK/SS	DATE: 11-NOV-2022
CHD BY: FM	
FARHANG MOJGANI Professional Engineer 05102025	
SCALE : AS SHOWN	
LOADING TRUCK MOVEMENTS LOT 705 PROP OF CSX REALTY 3120 COLVIN STREET TAX PARCEL 06104-02-16 ALEXANDRIA, VIRGINIA 22314	
SHEET NO. 10 OF 23 FILE NO. 14-19	

\\S:\Civil\3120 Colvin\SCD\Drawings\3120 Colvin SS - SP.dwg May 13 2025 5:32 PM



Luminaire Location Summary						
Project: 3120 Colvin						
LumNo	Label	Insertion Point		Z	Orient	Tilt
		X	Y			
1	pole light	142.041	216.7	22	357.073	0
2	existing street-	208.399	231.992	30	83.759	0
3	wall	208.653	184.712	14	176.331	0
4	Wall 2	273.277	215.441	10	353.286	0
5	Wall 2	272.916	199.547	10	356.424	0
6	Wall 2	270.729	161.79	10	356.304	0
7	Wall 2	211.164	218.58	10	176.309	0
8	Wall 2	206.184	140.743	10	176.223	0
9	Wall 2	207.855	169.433	10	174.941	0
10	Wall 2	271.407	177.612	10	356.304	0
11	wall	254.862	221.256	10	85.133	0

Luminaire Schedule						
Project: 3120 Colvin						
Symbol	Qty	Label	Catalog No.	Manufacturer	LLF	Luminaire Lumens Watts
	2	wall	EWLS01_40AF730_-120-277V	GE Current	0.808	3880 37
	7	Wall 2	C6BLR 12 36K SH	Peachtree	0.808	1237 12,7
	1	existing street-	M2AC15S_GMC3_	GE	0.800	11270 183
	1	pole light	EALS03_F4AH730-ELS-EAL-RBL-BLCK, Valmont DS330-400Q200-D1-FP-FBC-AB pole	GE Current	0.808	12900 116

Calculation Summary						
Project: 3120 Colvin						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
7' from prop line	Illuminance	Fc	0.04	0.12	0.01	4.00 12.00
east sidewalk	Illuminance	Fc	5.52	9.5	0.4	13.80 23.75
existing 4' sidewalk	Illuminance	Fc	4.03	9.8	0.8	5.04 12.25
parking	Illuminance	Fc	1.58	9.6	0.1	15.80 96.00
road	Illuminance	Fc	1.35	4.1	0.2	6.75 20.50

see plan for mounting height above grade

APPROVED

SPECIAL USE PERMIT NO. DSUP2021-10022

DEPARTMENT OF PLANNING & ZONING

BLV for K. Moritz 5/21/2025

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

5/21/2025

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

CIVILAND, LLC

12020 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA 20191
703-851-3262
farhang@civiland.com

DESIGN BY: AK/SS
CHD BY: FM
DATE: 12-NOV-2022

CIVIL AND ENVIRONMENTAL ENGINEER

FARHANG MOJGANI

05/12/2025

SCALE: AS SHOWN

LIGHTING PLAN

LOT 705 PROP OF CSX REALTY

3120 COLVIN STREET

TAX PARCEL 061.04 02-16

ALEXANDRIA, VIRGINIA 22314

SHEET NO. 11 OF 23

FILE NO. 14-19

[illegible]




CUSTOMER NAME _____

PROJECT NAME _____ TYPE _____

DATE _____

PROJECT NUMBER _____

EALS Series

LED Strip Lighting

The EALS Area Light luminaires offer a wide range of optical patterns, color temperatures, lumen packages and mounting configurations to address any LED application, as well as provide versatility in lighting design with the same form factor. They are ideal for commercial property site lighting applications such as retail and commercial exteriors.

Construction

Housing: Aluminum die cast enclosure.

Heat Sink: Heat sink for maximum heat transfer

Input: Immersion resistant tempered glass

Paint: Corrosion resistant polyester powder paint, minimum 25 mil thickness

Mounting: Black, Color Bronze Gray, White, B&B, 4 custom colors available

Optional: Coastal Finish

Weight: 2.7 lbs

Lumen Maintenance

Measured at per 1000 ft. at 20°C

OPTIC	8000K	5000K	4000K
CU, CR, CS, CL, CE, CLD, DL, DLR	LP8	LP2	LP8
FL, RCL, RL, HL, HE	LP8	LP8	LP2
TL, TL2, PL, CL, CL2, HL, HE	LP8	LP2	LP2
RL2, RL, HL2, HL	LP8	LP2	LP2

Notes: Reported at 20°C. Ambient at 20°C. Ambient higher than 20°C will reduce lumen output. Ambient lower than 20°C will increase lumen output.

Optical System

Beam: 100°/30°/50°/90°

Photometrics: Type I, II, III & V

Efficiency: 100-180 LM/W

CCT: 3000K, 4000K, 5000K, 6000K

CRI: >70

Upward Light Output: 0-100% (Ambient Orientation)

Electrical

Input Voltage: 120-277V, 277-480V & 347-480V

Input Frequency: 50/60 Hz

Power Factor (PFC): >90% at rated watts

Total Harmonic Distortion (THD): >90% at rated watts

Ratings

Operating Temperature: 30°C to 40°C

Vibration: IEC 60068-2-6 Class 200

Testing in accordance with IECMA Standards

Surge Protection

TYPICAL SURGE STRIKES

☐ direct ☐ inductive ☐ zener/clamp

For more information

Warranty

☐ 5 Year (Standard) ☐ 10 Year (Optional)











LEDs from

Current's proprietary LEDs are UL recognized and certified to meet or exceed industry design standards.

Page 2 of 8

04/2016



valmont
STRUCTURES

DS300
Fatigue Resistant
Soft Surface Steel Post

Job Number: 3102 Cohn

Job Location: City

Product: DS300

State:

County:

Date: New

Created By:

Customer Approval:

Date:

Date:

SPECIFICATIONS

Pole Shaft - The pole shaft is fabricated from hot rolled welded steel taking of one piece construction with a minimum yield strength of 55 KSI.

Pole Top - A removable pole cap is provided for poles receiving drilling patterns for bolt-down hardware. For installation, the top must be removed and the pole inserted through the hole. Contact the hardware manufacturer for correct sizes and drill patterns. The pole top options include pole cap only (PC) or pole top (PT) which is typical when the pole top diameter matches the necessary 3" ID dimension.

Handhole - A reinforced handhole with grating provision is provided at 14' from the base end of the pole assembly. Each handhole includes an easy to install, self-storing SSGR hand-hole cover assembly, U.S. Patented Spring Latch cover is fabricated from Araldite polycarbonate/BSB blend plastic. All pole assemblies are provided with a 2'50" x 5'00" rectangular handhole. Handhole dimensions are flexible.

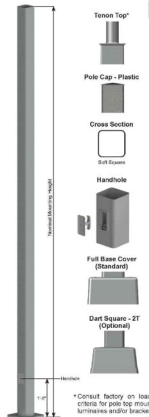
Base Cover - A two-piece full base cover fabricated from A85 plastic is provided with each pole assembly. Additional base cover options, including the cast square (CT) aluminum cover, are available upon request.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hot nuts and two flat washers. Bolts have an L1 bend on one end and are galvanized a minimum of 12" in the threaded end.

Hardware - All structural fasteners are galvanized 180 through cold steel. All non-structural fasteners are galvanized or zinc plated carbon steel to stainless steel.

Finish - Standard finish options are either Galvalume® (G) or Galvalume Plus® (GP). Additional finish options including Finish Paint over Galvalume® (FPGV), or any of the V-PWish Clear Coating Systems are available upon request. See the product ordering code for color options.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.



The diagram illustrates the DS300 pole assembly with the following components and dimensions:

- Tension Top**: Located at the very top of the pole.
- Pole Cap - Plastic**: A removable cap for the top of the pole.
- Handhole**: A rectangular opening in the pole wall, 2'50" wide and 5'00" high.
- Base Cover**: A two-piece cover at the bottom of the pole, with a standard option and an alternative cast square (CT) aluminum option.
- Dart Square - 2T (Optional)**: A square base plate at the bottom of the pole.
- Dimensions**:
 - 14'**: The height from the base to the handhole.
 - 2'50"**: The width of the handhole.
 - 5'00"**: The height of the handhole.

*Consult factory for loading
criteria for pole top
browsers and sign supports

VALMONT STRUCTURES, INC. 10000 E. 10TH STREET, BOX 600, LITTLE ROCK, AR 72204 USA TEL: 501-766-1111 FAX: 501-766-1112 WWW.VSTRUCTURES.COM

APPROVED	
SPECIAL USE PERMIT NO. <u>DSUP202</u>	
DEPARTMENT OF PLANNING & ZONING	
<u>BLV for K. Moritz</u>	<u>5/21/2025</u>
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL	
SITE PLAN NO. _____	

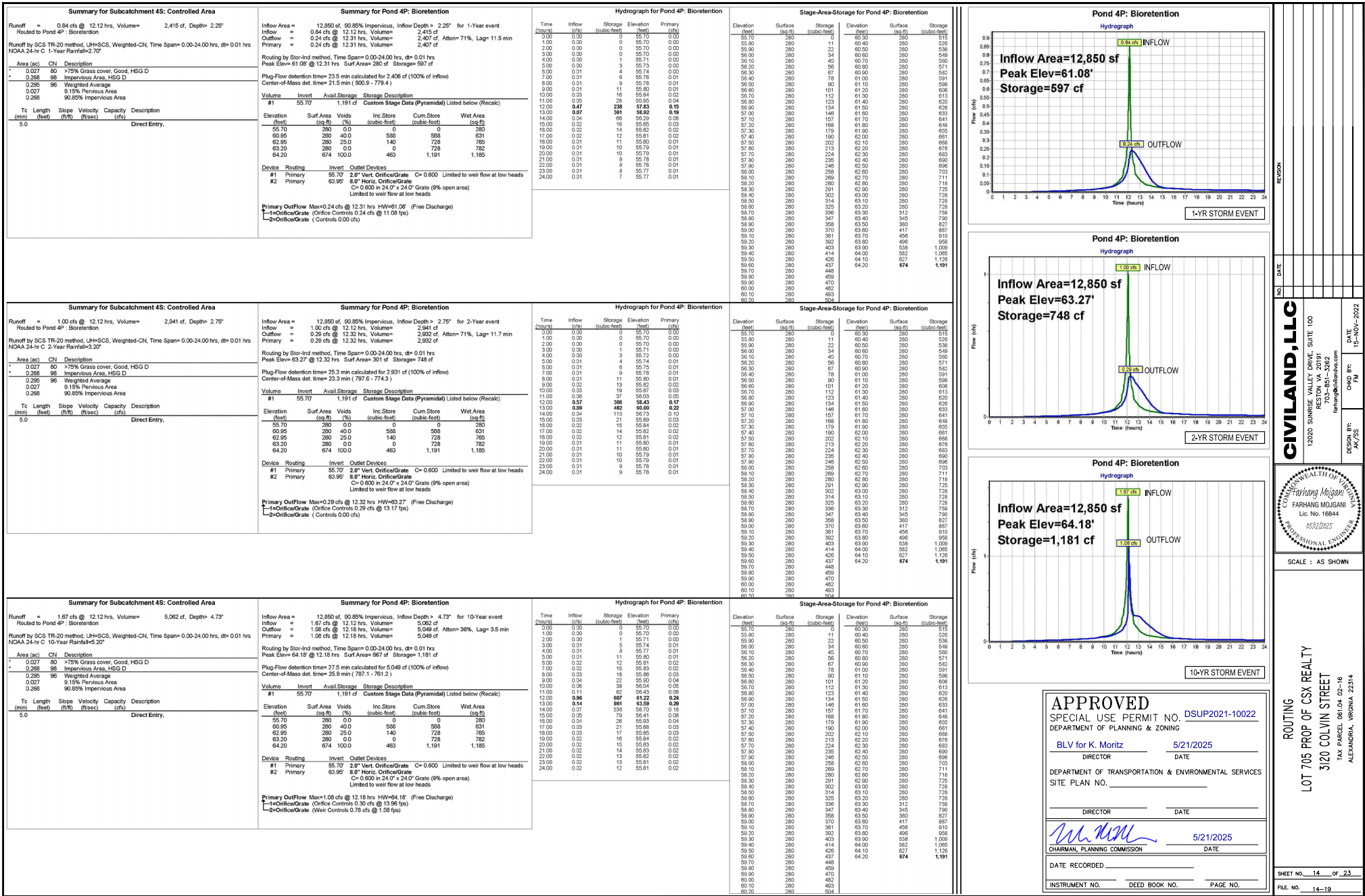
CIVILAND, LLC



SCALE : AS SHOWN

LIGHTING DETAILS
LOT 705 PROP OF CSX REALTY
3120 COLVIN STREET
TAX PARCEL 061.04 02-16
ALEXANDRIA, VIRGINIA 22314

APPROVED		DSUP2021-10022
SPECIAL USE PERMIT NO.		
DEPARTMENT OF PLANNING & ZONING		
BLV for K. Moritz	5/21/2025	
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO.		
DIRECTOR		DATE
		5/21/2025
CHAIRMAN, PLANNING COMMISSION		DATE
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

2013 BMP Standards and Specifications

Project Name: 3300 COLVIN ST
Date: OCT-23

Site Information

Post-Development Project (Treatment Volume and Loads)

Pre-Development Land Cover (Acres)

Post-Development Land Cover (Acres)

Consent

Runoff Coefficients (Cn)

LAND COVER SUMMARY - PRE-DEVELOPMENT

LAND COVER SUMMARY - POST-DEVELOPMENT

Treatment Volume and Nutrient Load

Post-Development Requirement for Site Area

Drainage Area A

Drainage Area B

Stormwater Best Management Practices (RR = Runoff Reduction)

Site Results (Water Quality Compliance)

Area Checks

Site Treatment Volume (ft³)

Runoff Reduction Volume and TP by Drainage Area

Total Phosphorus

Total Nitrogen (For Information Purposes)

Runoff Volume and Curve Number Calculations

Drainage Area Curve Numbers and Runoff Depths*

Drainage Area A

Drainage Area B

Project Description

Development or Redevelopment

Drainage Area

Site Area

On-Site Treated

On-Site Treated

Total Treated

Any On-Site Disconnected by a Vegetated Buffer (25 ft)

Total On-Site Treated or Disconnected

Water Treatment on site

BMP Type

Area treated by BMP (acres)

Impervious area treated by BMP (acres)

BMP efficiency (%)

Miscellaneous

Total WQV treated:

Detention on site:

Project is within which watershed?

Project discharges to which body of water?

REVISION

DATE

NO

CIVILAND, LLC

1200 SUMMIT VALLEY DRIVE, SUITE 100
RESTON, VA 20191
703-851-3262
farhang@civiland-llc.com

DESIGN BY: AK/JS

CHD BY: FM

DATE: 15-NOV-2022

SCALE: AS SHOWN

APPROVED

SPECIAL USE PERMIT NO. DSUP2021-10022

DEPARTMENT OF PLANNING & ZONING

BLV for K. Moritz

5/21/2025

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR

DATE

5/21/2025

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED

INSTRUMENT NO.

DEED BOOK NO.

PAGE NO.

RUNOFF REDUCTION METHOD REDEVELOPMENT COMPLIANCE

LOT 705 PROP OF CSX REALTY

3300 COLVIN STREET

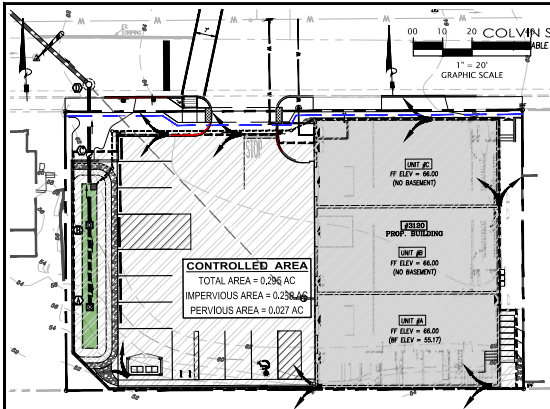
TAX PARCEL 081.04.02-16

ALEXANDRIA, VIRGINIA 22314

SHEET NO. 15 OF 23

FILE NO. 14-19

SEE SHEET 16 FOR BMP CONTROLLED AREA MAP



BMP NARRATIVE:

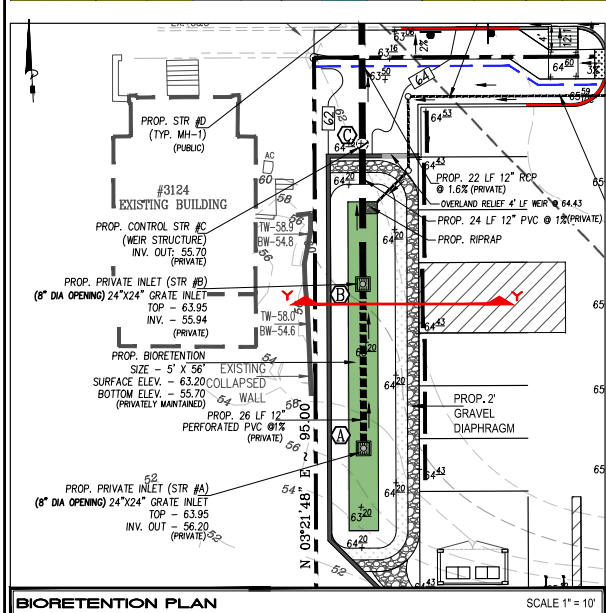
TOTAL SITE AREA IS 0.340 AC
 AREA CONTROLLED BY BIORETENTION 0.29% AC
 TP LOAD REDUCTION REQUIRED 0.13 LB/yr (from VRR1)
 TP LOAD REDUCTION ARCHIVED 0.33 LB/yr (from VRR1)
 TOTAL TREATMENT VOLUME REQUIRED 949 CF (from VRR1)
 TOTAL VOLUME PROVIDED IN BIORETENTION 1,191 CF > REQUIRED (949 CF)

LEGEND

PROPERTY LINE
 ADJACENT PROPERTY LINE
 EXISTING STORM PIPE
 PROPOSED STORM PIPE
 BMP CONTROLLED AREA

BIORETENTION SIZING:

Facility name/type	Impervious Area to Facility (ac)	Pervious Area to Facility (ac)	Total Drainage Area (ac)	Rainfall Depth (in)	Rv	Target storage (WQV) (CF)	Surface area required (SA) (SF)	Surface Area provided (SF)	Ponding depth (in)	Filter depth (in)	Gravel depth (in)	Available Storage (CF)	Caliper (1 per 250 sf)
Proposed Bioretention on #1	0.268	0.027	0.295	1.00	0.89	949	263.61	280	12	24	63	1,191	2"



BIORETENTION MATERIAL SPECIFICATIONS:

Table 9.6. Bioretention Material Specifications

Material	Specification	Notes
Filter Media Composition	Filter Media to contain: • 85%-88% soil • 9%-12% sand fines • 3%-5% organic matter in the form of leaf compost	The volume of filter media based on 110% of the plan volume, to account for settling or compaction
Filter Media Testing	P-index range = 10-30, OR Between 7 and 21 mg/kg of P in the soil media. CFCs greater than 10	The media must be procured from approved filter media vendors
Mulch Layer	Use fine stone or pea gravel, coarse and silt meeting, or turf cover	Layer 2 to 3 inch layer on the surface of the filter bed
Surface Layer	Use a 2 to 3 inch layer of sand over a 2 inch layer of choker stone (typically #8 or #10 washed gravel), which is laid over the underdrain stone	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed
Top Soil For Turf Cover	Use a non-woven geotextile fabric with a flow rate of > 110 gal/min/ft. ft. (e.g., Geotex SF or equivalent)	Apply only to the sides and above the underdrain. For hotspots and certain least sides only, use an appropriate liner on bottom
Geotextile/Liner	Use a 2 to 4 inch layer of sand over a 2 inch layer of choker stone (typically #8 or #10 washed gravel), which is laid over the underdrain stone	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed
Choker Layer	1 inch stone should be double-washed and clean and free of all fines (e.g., VDOT #87 stone)	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed
Stone Jacket for Underdrain and/or Storage Layer	Use 6 inch rigid schedule 40 PVC pipe (or equivalent) composite (HPC for micro-bioretenion), with 3/8 inch perforations at 6 inches on center, position each underdrain on a 1% or 2% slope toward not more than 20 feet from the next pipe	Plant one tree per 200 square feet (15 feet on-center, minimum: 1 inch caliper). Shrubs a minimum of 30 inches high planted a minimum of 10 feet on-center. Plant cover plugs at 12 to 18 inches on-center. Plant container-grown plants at 18 to 24 inches on-center, depending on the initial plant size and how large it will grow
Underdrains, Cleanouts, and Observation Wells		

BIORETENTION MAINTENANCE: PRIVATELY MAINTAINED

SECTION 9: MAINTENANCE

9.1. Maintenance Agreements

Section 4 VAC 50-60-124 of the regulations specifies the circumstances under which a maintenance agreement to be executed between the owner and the local program. This section sets forth inspection requirements, compliance procedures if maintenance is neglected, notification of the local program upon transfer of ownership, and right-of-entry for local program personnel.

For bioretention, maintenance agreements must contain recommended maintenance tasks and a copy of an annual inspection checklist. When micro-scale bioretention practices are applied on private residential lots, homeowners will need to be educated regarding their routine maintenance needs. A deed restriction, drainage easement or other mechanism enforceable by the qualifying local program must be in place to help ensure that rain gardens and bioretention filters are maintained and not converted or disturbed, as well as to pass the knowledge along to any subsequent owners. The mechanism should, if possible, grant authority for local agencies to access the property for inspection or corrective action.

9.2. First Year Maintenance Operations

Successful establishment of bioretention areas requires that the following tasks be undertaken in the first year following installation:

- Initial Inspections.** For the first 6 months following construction, the site should be inspected at least twice after storm events that exceed 1/2 inch of rainfall.
- Spot Revealing.** Inspectors should look for bare or eroding areas in the contributing drainage area or around the bioretention area, and make sure they are immediately stabilized with grass cover.
- Fertilization.** One-time, spot fertilization may be needed for initial plantings.
- Watering.** Watering is needed once a week during the first 2 months, and then as needed during first growing season (April-October), depending on rainfall.
- Remove and replace dead plants.** Since up to 10% of the plant stock may die in the first year, construction contracts should include a care and replacement warranty to ensure that vegetation is properly established and survives during the first growing season following construction. The typical threshold below which replacement is required are 85% survival of plant material and 100% survival of trees.

9.3. Maintenance Inspections

It is highly recommended that a spring maintenance inspection and cleanup be conducted at each bioretention area. The following is a list of some of the key maintenance problems to look for:

- Check to see if 75% to 90% cover (mulch plus vegetative cover) has been achieved in the bed, and measure the depth of the remaining mulch.
- Check for sediment buildup at curb cuts, gravel diaphragms or pavement edges that prevent flow from getting into the bed, and check for other signs of bypassing.
- Check for any winter- or salt-kill vegetation, and replace it with harder species.
- Note presence of accumulated sand, sediment and trash in the pre-treatment cell or filter beds, and remove it.

Inspect bioretention side slopes and grass filter strips for evidence of any fill or gully erosion, and repair it.

Check the bioretention bed for evidence of mulch flotation, excessive ponding, dead plants or concentrated flows, and take appropriate remedial action.

Check inflow points for clogging, and remove any sediment.

Look for any bare soil or sediment sources in the contributing drainage area, and stabilize them immediately.

Check for clogged or slow-draining soil media, a crust formed on the top layer, inappropriate soil media, or other causes of insufficient filtering time, and restore proper filtration characteristics.

Example maintenance inspection checklists for Bioretention area can be accessed in Appendix C of Chapter 9 of the *Virginia Stormwater Management Handbook* (2010) or at the Center for Watershed Protection website at: http://www.cwp.org/Resource_Library/Controlling_Runoff_and_Discharges/vsm.html

9.4. Routine and Non-Routine Maintenance Tasks

Maintenance of bioretention areas should be integrated into routine landscape maintenance tasks. If landscaping contractors will be expected to perform maintenance, their contracts should contain specifics on unique bioretention landscaping needs, such as maintaining elevation differences needed for ponding, proper mulching, sediment and trash removal, and limited use of fertilizers and pesticides. A customized maintenance schedule must be prepared for each bioretention facility, since the maintenance tasks will differ depending on the scale of bioretention, the landscaping template chosen, and the type of surface cover. A generalized summary of common maintenance tasks and their frequency is provided in Table 9.7.

The most common non-routine maintenance problem involves standing water. If water remains on the surface for more than 48 hours after a storm, adjustments to the grading may be needed or underdrain repairs may be needed. The surface of the filter bed should also be checked for accumulated sediment or a fine crust that builds up after the first several storm events. There are several methods that can be used to rehabilitate the filter (try the easiest things first, as listed below):

- Open the underdrain observation well or cleanout and pour in water to verify that the underdrain is functioning and not clogged or otherwise in need of repair. The purpose of this check is to see if there is standing water all the way down through the soil. If there is standing water on top, but not in the underdrain, then there is a clogged soil layer. If the underdrain and stand pipe indicates standing water, then the underdrain must be clogged and will need to be snaked.
- Remove accumulated sediment and till 2 to 3 inches of sand into the upper 8 to 12 inches of soil.
- Install sand wicks from 3 inches below the surface to the underdrain layer. This reduces the average concentration of fines in the media bed and promotes quicker drawdown times. Sand wicks can be installed by excavating or auguring (using a tree auger or similar tool) down to the gravel storage zone to create vertical columns which are then filled with a clean open-graded coarse sand material (ASTM C-33 concrete sand or similar approved sand mix for bioretention media). A sufficient number of wick drains of sufficient dimension should be installed to meet the design de-watering time for the facility.
- Remove and replace some or all of the soil media.

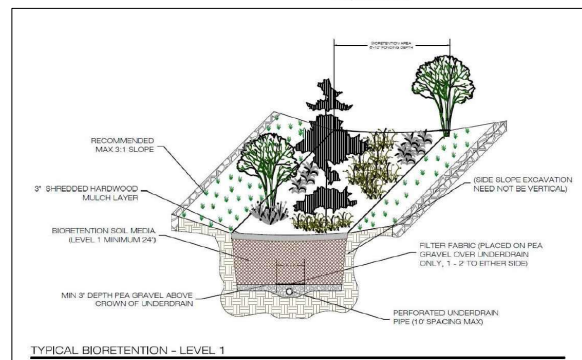


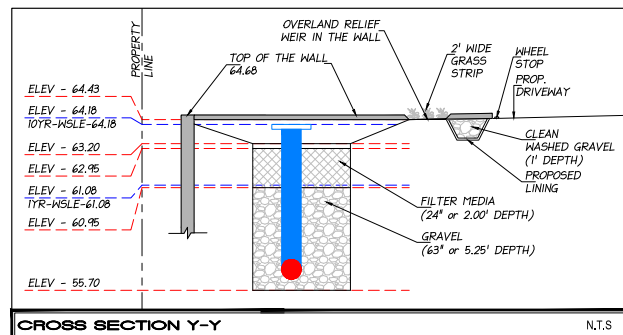
Table 9.7. Suggested Annual Maintenance Activities for Bioretention

Maintenance Tasks	Frequency
Mowing of grass filter strips and bioretention turf cover	At least 4 times a year
Spot weeding, erosion repair, trash removal, and mulch raking	Twice during growing season
Add reinforcement planting to maintain desired vegetation density	As needed
Remove invasive plants using recommended control methods	Annually
Stabilize the contributing drainage area to prevent erosion	Annually
Spot inspection and cleanup	Annually
Remove mulch to maintain a 3 inch layer	Annually
Prune trees and shrubs	Annually
Remove sediment in pre-treatment cells and inflow points	Once every 2 to 3 years
Replace the mulch layer	Every 3 years

STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

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 UNDER 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.



APPROVED

SPECIAL USE PERMIT NO. **DSUP2021-10022**

DEPARTMENT OF PLANNING & ZONING

BLV for K. Moritz

DIRECTOR DATE 5/21/2025

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE _____

5/21/2025

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

CIVILAND, LLC

1200 SUNRISE VALLEY DRIVE, SUITE 100
 RESTON, VA 20191
 703-851-3262
 farhang@civiland.com

DESIGN BY: DATE 12-NOV-2022
 AK/SS FM

CITY OF FARMINGHAM

Farhang M. Ghanbari
 PROFESSIONAL ENGINEER
 05/10/2025

SCALE: AS SHOWN

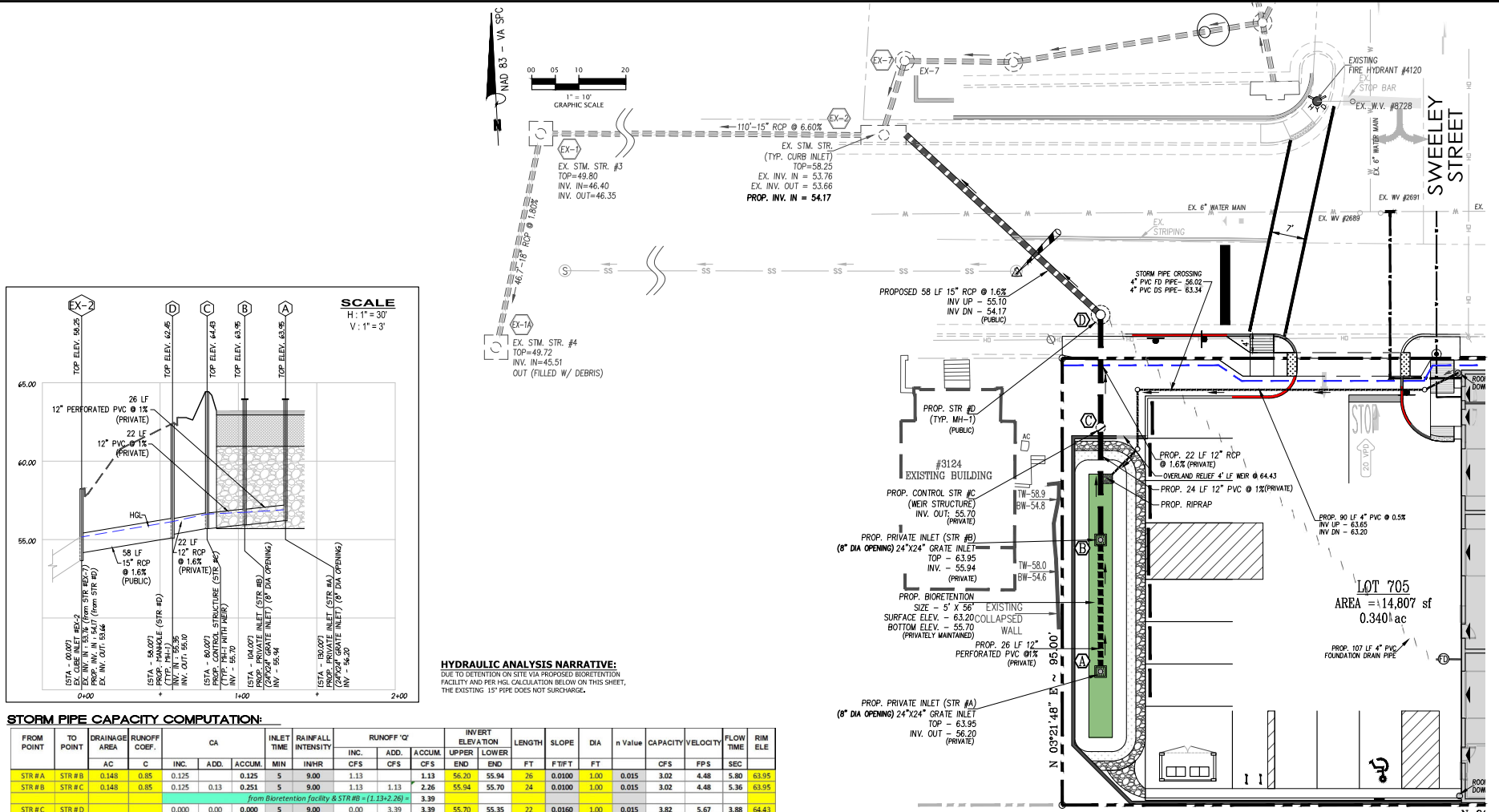
BMP PLAN & DETAILS

LOT 705 PROP OF CSX REALTY

3120 COLVIN STREET

TAX PARCEL 081.04 02-16
 ALEXANDRIA, VIRGINIA 22314

SHEET NO. 16 OF 23
 FILE NO. 14-19



STORM PIPE CAPACITY COMPUTATION:

FROM POINT	TO POINT	DRAINAGE AREA	RUNOFF COEF.	CA				INLET TIME	RAINFALL INTENSITY	RUNOFF 'Q'				INVERT ELEVATION				LENGTH	SLOPE	DIA	n Value	CAPACITY	VELOCITY	FLOW TIME	RIM ELE
				UPPER / LOWER						UPPER / LOWER				UPPER / LOWER											
				INC.	ADD.	ACCUM.	MIN			INC.	ADD.	ACCUM.	MIN	INC.	ADD.	ACCUM.	MIN								
AC	C	INC.	ADD.	ACCUM.	MIN	IN/HR	CFS	ADD.	ACCUM.	UPPER	LOWER	END	END	FT	FT/PT	FT	FT	FT	FT	FT	FT	FT	FT	FT	
STR #A	STR #B	0.148	0.85	0.125		0.125	5	9.00	1.13	1.13		55.20	55.94	26	0.0100	1.00	0.015	3.02	4.48	5.80	63.95				
STR #B	STR #C	0.148	0.85	0.125	0.13	0.251	5	9.00	1.13	1.13	2.26	55.94	55.70	24	0.0100	1.00	0.015	3.02	4.48	5.36	63.95				
						from Borenet facility & STR #B = (1.13x26) =																			
STR #C	STR #D			0.000	0.00	0.000	5	9.00	0.00	3.39	3.39	55.70	55.35	22	0.0160	1.00	0.015	3.82	5.67	3.88	64.43				
STR #D	EX-2			0.000	0.00	0.000	5	9.00	0.00	3.39	3.39	55.10	54.17	58	0.0160	1.25	0.015	6.92	6.58	8.82	62.45				
						from structure #B & REK-7 = (3.39x58) =																			
								8.97																	
EX-2	EX-1	0.060	0.90	0.054	0.00	0.054	5	9.00	0.49	8.97	9.46	53.66	46.40	110	0.0660	1.25	0.015	14.06	13.36	8.24	58.25				

HYDRAULIC GRADE LINE COMPUTATION:

INLET NUMBER	OUTLET WATER SURFACE ELEV.	Do	Qe	Le	Sf0%	H _i	Vo	Contractio n Loss (H _c)	Q _i	V _i	Q _i V _i	V _i 2g	Entrance Loss (H _e)	Angle	Headloss at a bend (H _b)	H _t	1.3 H _t	0.5 H _t	Final H	INLET WATER SURFACE ELEV.	RIM ELE
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
STR #D	55.17	1.25	3.39	58.00	0.39	0.23	6.58	0.17	3.25	4.24	13.78	0.28	0.10	90	0.20	0.46			0.69	55.86	62.45
STR #C	56.15	1.00	3.39	22.00	1.27	0.28	5.67	0.12	2.12	3.66	7.76	0.21	0.07		0.00	0.20			0.46	56.63	64.43
STR #B	56.63	1.00	2.26	24.00	0.57	0.14	4.48	0.08					0.00		0.00	0.08	0.10		0.34	56.87	63.95
STR #A	56.74	1.00	1.13	26.00	0.15	0.04	4.48	0.09					0.00		0.00	0.09	0.12		0.30	56.90	63.95

DATE

11-NOV-2022

DESIGN BY:

AK/SS

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

DATE

11-NOV-2022

CHD BY:

FM

NO.	DATE	CITY/FINAL SITE PLAN FIRST SUBMISSION REVIEW COMMENTS
1.	OCT-2024	

CIVILAND, LLC

12020 SUNRISE VALLEY DRIVE, SUITE 100
RESTON VA 20191
703.861.8888
Farhang.Mojgan@Civiland.com

DATE
15-NOV-2022

 DESGN BY:
AK/JS

 CHD BY:
FM

SCALE : AS SHOWN

UTILITY PROFILE

LOT 705 PROP OF CSX REALTY

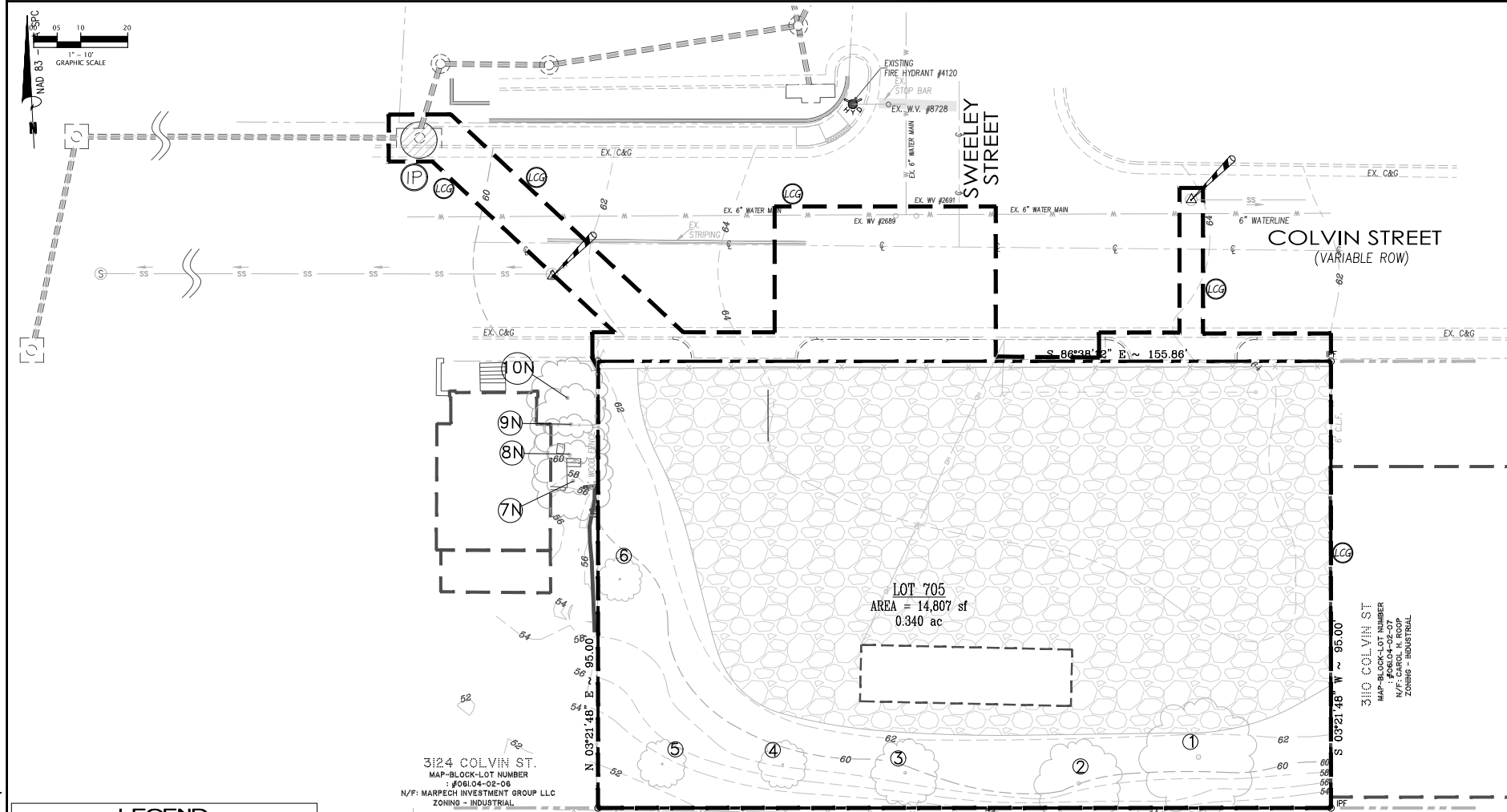
3120 COLVIN STREET

TAX PARCEL 081.04 02-16
ALEXANDRIA, VIRGINIA 22314

SHEET NO. 17A
OF 23

FILE NO.
14-19

11 E:\G:\m10320\Colvin St\CD\Drawings\10320 Colvin St - SP.dwg May 13 2025 10:58:48 PM



LEGEND

---	60	EXISTING CONTOUR HIGH
---	62	EXISTING CONTOUR NOMINAL
---		PROPERTY LINE
---		ADJACENT PROPERTY LINE
---		LIMITS OF CLEARING & GRADING
---		EXISTING STORM PIPE
---		EXISTING TREE
---		EXISTING POWER POLE WITH OVER HEAD LINE
---		EXISTING SPOT
---		EXISTING EDGE OF PAVEMENT

Becker Landscaping & Tree Service
10698 Moore Dr.
Manassas, Va. 20111
703-330-5204

Narrative of Tree Preservation
3120 Colvin St, Alexandria, Va.

1. All tree preservation activities shall be done according to the City Landscape Guidelines and meet industry standards as specified by the International Society of Arboriculture and the American National Standards Institute.

2. Excavation and demolition shall occur. Prior to tree protective fence shall be installed. Signs shall be placed every 50' indicating the tree protection area. No activity, materials or equipment shall go beyond the tree protective fence which shall remain in place until completion of construction.

3. Due to the scope of construction all of the existing trees are to be removed. The trees onsite are in fair to poor condition and overgrown with weeds and vines. The canopy coverage requirements will be met through the planting of trees.

4. There are no "Heritage", "Specimen", "Memorial" or "Street" trees on this lot or neighboring lots.

5. New trees and shrubs shall be planted according to the City Landscape Guidelines.

Bill Becker
ISA Certified Arborist # MA - 0216A
June 25, 2018

Tree List for 3120 Colvin St, Alexandria, VA
Prepared by Bill Becker, ISA Certified Arborist # MA-0216 June 25, 2018
Lot size = 14,807 s. f. requiring 3,702 s. f. tree canopy. Preserved tree canopy = 0 s. f.
N denotes neighbor's tree. R denotes City Right of Way tree.

Tree #	Common Name	Botanical name	DBH	Height	Health	Comments/Condition	Preservation Measures	Canopy
1	Tree of Heaven	Ailanthus altissima	14"	45'		Overgrown with vines and weeds.	Remove - within limits of disturbance.	N/A
2	Pin Oak	Quercus palustris	10"	65'		Overgrown with vines and weeds.	Remove - within limits of disturbance.	N/A
3	Black Locust	Robinia pseudoacacia	8"	65'		Overgrown with vines and weeds.	Remove - within limits of disturbance.	N/A
4	Black Locust	Robinia pseudoacacia	6"	65'		Overgrown with vines and weeds.	Remove - within limits of disturbance.	N/A
5	Black Locust	Robinia pseudoacacia	6"	65'		Overgrown with vines and weeds.	Remove - within limits of disturbance.	N/A
6	Tree of Heaven	Ailanthus altissima	6"	65'		Overgrown with vines and weeds.	Remove - within limits of disturbance.	N/A
7N-10N	Photinia	Photinia fraseri	3x3"	75'			Save - install protective fence.	N/A

APPROVED
SPECIAL USE PERMIT NO. **DSUP2021-10022**
DEPARTMENT OF PLANNING & ZONING

BLV for K. Moritz 5/21/2025
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE
[Signature] 5/21/2025
CHAIRMAN, PLANNING COMMISSION DATE

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

CIVILAND, LLC
12020 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA 20191
703-551-3262
farhang@civiland.com

DESIGN BY: MK/SS
CHD BY: FM
DATE: 12-NOV-2022

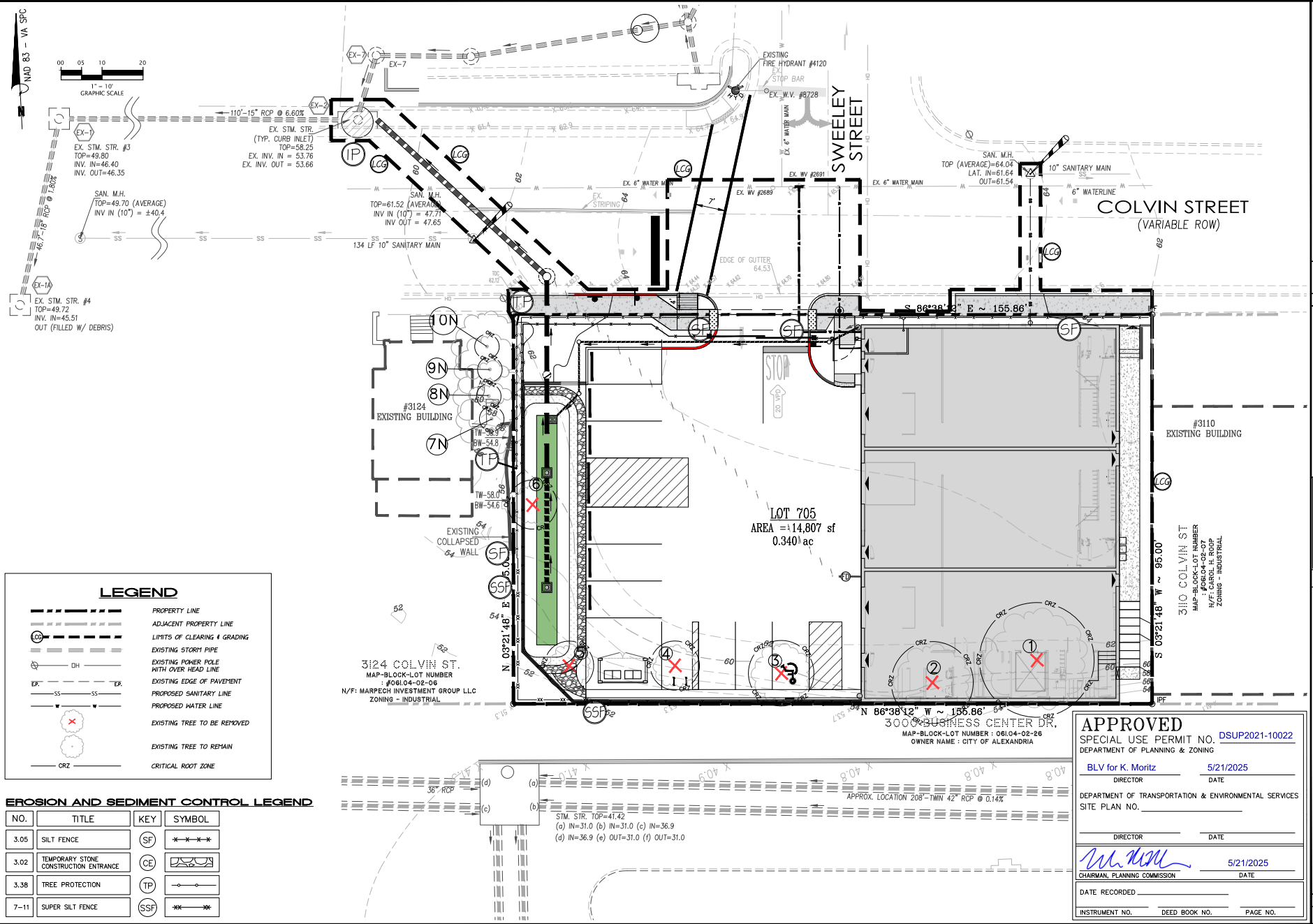
FARHANG MOJGANI
PROFESSIONAL ENGINEER
Lic. No. 16844
05/02/2025

SCALE: AS SHOWN

EXISTING VEGETATION MAP
LOT 705 PROP OF CSX REALTY
3120 COLVIN STREET
TAX PARCEL 06104 02-16
ALEXANDRIA, VIRGINIA 22314

SHEET NO. 19 OF 23
FILE NO. 14-19

11 B:\Cadd\03102 Colvin SCD\Drawings\03102 Colvin S - SP.dwg 11 May 13 2025 08:47 PM 11



REVISION

NO.	DATE	DESCRIPTION
1	10-20-2024	CITY FINAL SITE PLAN FIRST SUBMISSION REVIEW COMMENTS

CIVILAND, LLC

12200 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA 20191
703-451-3282
forhang@civiland.com

DESIGN BY: AK/SS
CHECK BY: FM
DATE: 11-NOV-2022

CITY OF ALEXANDRIA

Forhang McLean
FARHANG MCGILGAN
Lic. No. 16844
Professional Engineer

SCALE: AS SHOWN

TREE PROTECTION PLAN

LOT 705 PROP OF CSX REALTY

3120 COLVIN STREET

TAX PARCEL 06104 02-16

ALEXANDRIA, VIRGINIA 22314

APPROVED

SPECIAL USE PERMIT NO. **DSUP2021-10022**

DEPARTMENT OF PLANNING & ZONING

BLV for K. Moritz 5/21/2025

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

[Signature] 5/21/2025

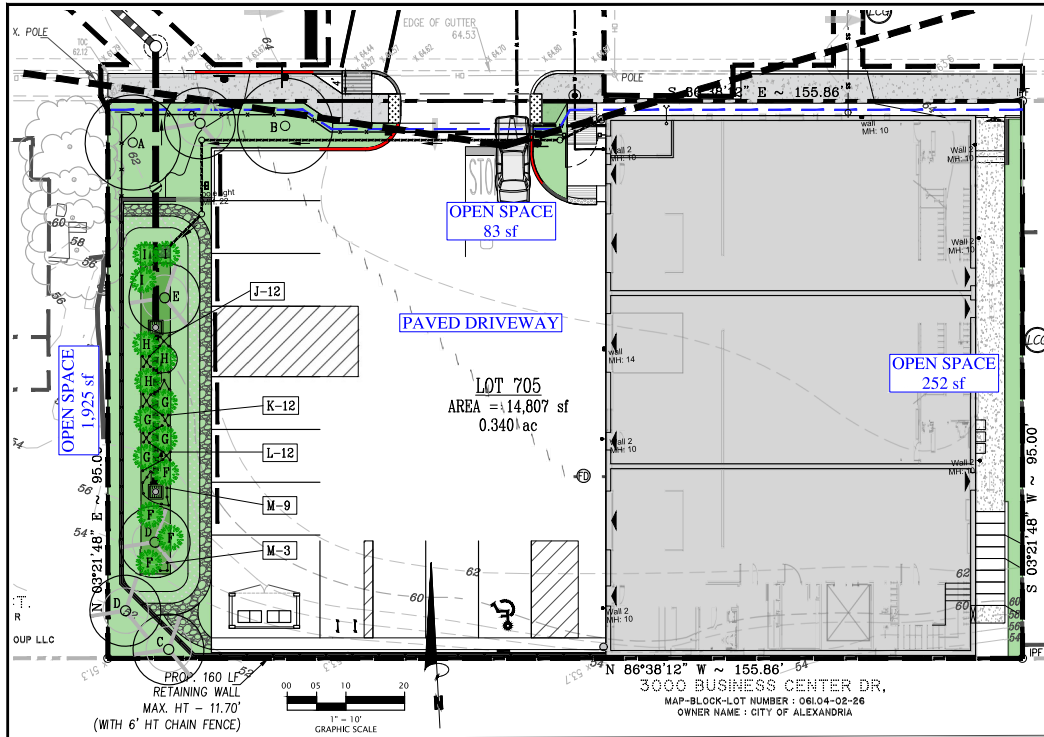
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

SHEET NO. 20 OF 23

FILE NO. 14-19



BIODIVERSITY TABULATIONS										
TREES (URBAN AND STANDARD)										
TOTAL NUMBER OF TREES PROPOSED: 7										
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED			
Quercus	1	14.3%	50%	alba	1	14.3%	50%			
Fagus	1	14.3%	50%	grandifolia	1	14.3%	50%			
Halesia	2	28.6%	50%	canadensis	2	28.6%	50%			
Ilex	1	14.3%	50%	attenuata Fosteri	1	14.3%	50%			
Thuja	2	28.6%	50%	occidentalis	2	28.6%	50%			
SHRUBS										
TOTAL NUMBER OF SHRUBS PROPOSED: 14										
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED			
Euonymus	4	28.4	33%	Americus	4	28.4	33%			
Pieris	4	28.4	33%	Japonica	4	28.4	33%			
Rhododendron	3	21.3	33%	Catawbiense	3	21.3	33%			
Gaylussacia	3	21.3	33%	Brachycera	3	21.3	33%	33%		
NATIVE PLANT TABULATIONS										
PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020		JANUARY 2, 2020 – JANUARY 1, 2024			BEGINNING JANUARY 2, 2024		
			REQUIRED	PROVIDED	REQUIRED	PROVIDED		REQUIRED	PROVIDED	
Urban Trees	0	Regional/Local	%	QTY.	%	%	QTY.	%	QTY.	%
		Total Natives	10%		15%		20%			
		Total Natives	25%		25%		50%			
Standard Trees	7	Regional/Local	15%		25%		40%	7	100	
		Total Natives	40%		60%		80%	7	100	
		Total Natives	5%		8%		10%	8	100	
Evergreen Shrubs	8	Regional/Local	20%		30%		40%	8	100	
		Total Natives	10%		15%		20%	6	100	
		Total Natives	40%		60%		80%	6	100	
Deciduous Shrubs	6	Regional/Local	5%		10%		10%	24	100	
		Total Natives	10%		20%		20%	24	100	
		Total Natives	10%		20%		25% (perennials) 30% (herbs & grasses)	24	100	
Groundcovers	24	Regional/Local	10%		15%		60% (perennials) 80% (herbs & grasses)			
		Total Natives	25%		40%		100%			
		Total Natives	80%		100%					
TOTALS										
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS				TOTAL SUM OF NATIVE PLANTS				
69		69				69				
		100.0%				100.0%				
NOTES:										
1) Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.										
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.										
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.										

PLANT SCHEDULE									
January 15, 2025									
PLANT TYPE	PLAN KEY	QUANTITY	GENUS	SPECIES	BOTANIC/Common NAME	SIZE	NOTES	CROWN COVER ALLOWANCE	NATIVE PLANTS PROVIDED
STANDARD TREES	A	1	Quercus	bicolor	Swamp White Oak	2"-3" cal./12-14 ft. ht.	88B; symmetrical, single leader	CCA PER TREE (SF) 1,250 TOTAL CROWN COVER (SF) 1,250	LOCAL/ REGIONAL (#) 1 EASTERN U.S. (#) 1
	B	1	Celtis	occidentalis	Hackberry	2"-3" cal./12-14 ft. ht.	88B; symmetrical, single leader	1,250 1,250	1 1
	C	2	Chionanthus	virginicus	Fringetree	8 ft. ht.	88B; symmetrical	250 500	2 2
	D	1	Magnolia	virginiana	Sweetbay Magnolia	8 ft. ht.	88B; symmetrical	250 250	1 1
	E	2	Thuja	occidentalis	Arbor Vitae	8 ft. ht.	88B; symmetrical	250 500	2 2
TOTALS									7 0 0 0 0 0 0 0 0
EVERGREEN SHRUBS	F	4	Illicium	parvifolium	Anise Inkberry	3 ft. ht.	Bioretention	CCA PER SHRUB (SF) 4 TOTAL CROWN COVER (SF) 16	LOCAL/ REGIONAL (#) 4 EASTERN U.S. (#) 4
	G	4	Ilex	glabra	Anise Inkberry	3 ft. ht.	Bioretention	N/A	4 4
	TOTALS								
DECIDUOUS SHRUBS	H	3	Calliandra	americana	American Beautybush	3 ft. ht.	Bioretention	CCA PER SHRUB (SF) 3 TOTAL CROWN COVER (SF) 9	LOCAL/ REGIONAL (#) 3 EASTERN U.S. (#) 3
	I	3	Viburnum	dentatum	Arrowwood	3 ft. ht.	Bioretention	N/A	3 3
	TOTALS								
GROUND COVERS	J	12	Tiarella	cordifolia	Foamflower	plug	Bioretention	CCA PER SHRUB (SF) 3 TOTAL CROWN COVER (SF) 36	LOCAL/ REGIONAL (#) 12 EASTERN U.S. (#) 12
	K	12	Chrysanthemum	virginianum	Green and Gold	plug	Bioretention	N/A	12 12
	TOTALS								
PERENNIALS, FERNS, ORNAMENTAL GRASSES	L	12	Andropogon	virginicus	Broom sedge	plug	Bioretention	CCA PER SHRUB (SF) 3 TOTAL CROWN COVER (SF) 36	LOCAL/ REGIONAL (#) 12 EASTERN U.S. (#) 12
	M	12	Calamagrostis	acutiflora	Feather Reed Grass	plug	Bioretention	N/A	12 12
	TOTALS								

LANDSCAPE TABULATIONS

	Acres	Square Feet
Total Site Area	0.34	14,807
Total Required Tree Canopy		3,722
Total Ex. Tree Canopy Preserved		100
Total Proposed Tree Canopy		3,750
Total Tree Canopy		3,750

CANOPY REQUIRED
REQUIRED 2% CANOPY AREA OF TOTAL LAND AREA
LAND AREA = 14,807 SF
REQUIRED CANOPY AREA = 0.25 X 14,807 = 3,702 SF
PROVIDED = 3,750 SF

OPEN AREA TABULATION

	SF	(%)
Total Site Area	14,807	
Approved SUP Open space area	2,855	19.28
Revised site layout Open space area	2,260	15.26

ARCHAEOLOGY NOTES:

- "THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703.746.4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, 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/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
- "IT IS ILLEGAL TO DISTURB HUMAN REMAINS WITHOUT OBTAINING APPROPRIATE LEGAL AUTHORIZATION. IF BURIALS ARE FOUND DURING THE ARCHAEOLOGICAL INVESTIGATION AND NEED TO BE MOVED PRIOR TO DEVELOPMENT, THE APPLICANT SHALL BE RESPONSIBLE FOR THE ARCHAEOLOGICAL REMOVAL AND FOR OBTAINING THE NECESSARY LEGAL DOCUMENTS, INCLUDING A PERMIT FROM THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES FOR THE ARCHAEOLOGICAL REMOVAL OF BURIALS.

LANDSCAPING NOTES:

- ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL-THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE

APPROVED

SPECIAL USE PERMIT NO. **DSUP2021-10022**
DEPARTMENT OF PLANNING & ZONING

BLV for K. Moritz 5/21/2025
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

5/21/2025

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

CIVILAND, LLC

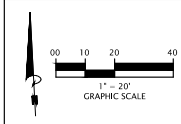
12202 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA 20191
703-851-3282
forhang@civiland.com

DESIGN BY: AK/SS
DATE: 11-NOV-2022

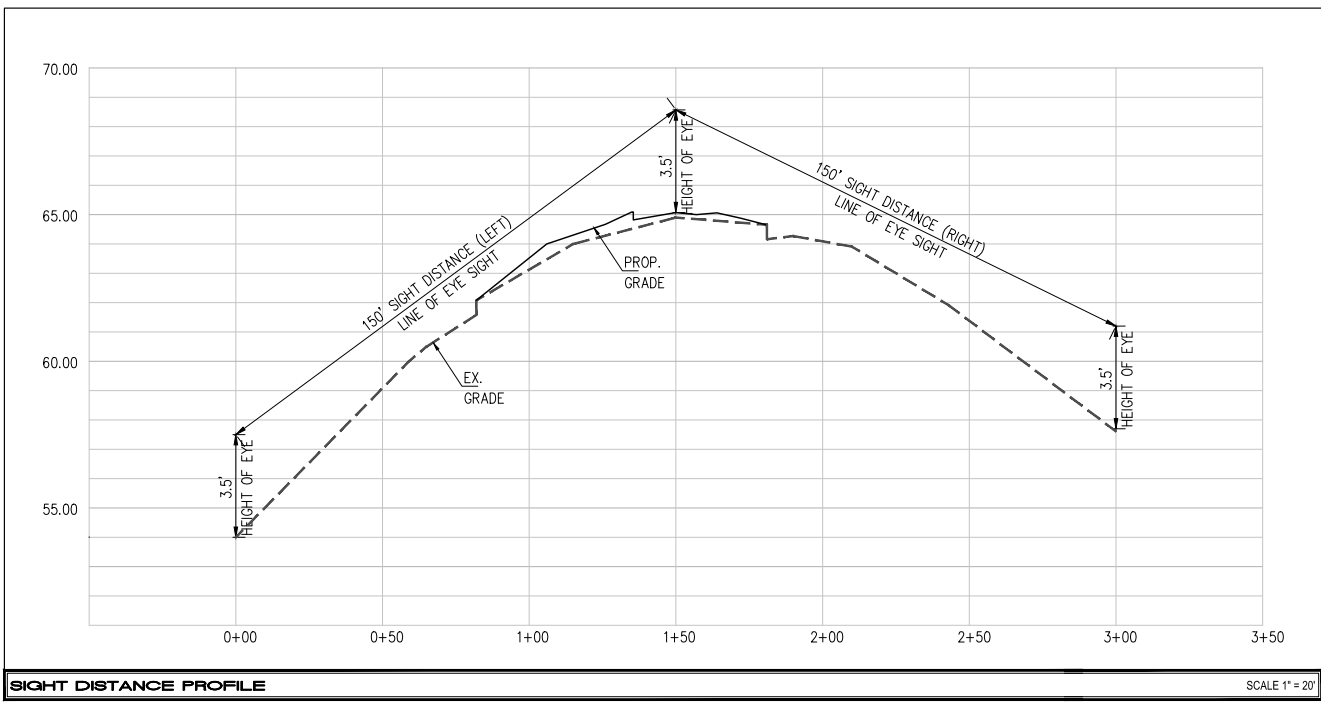
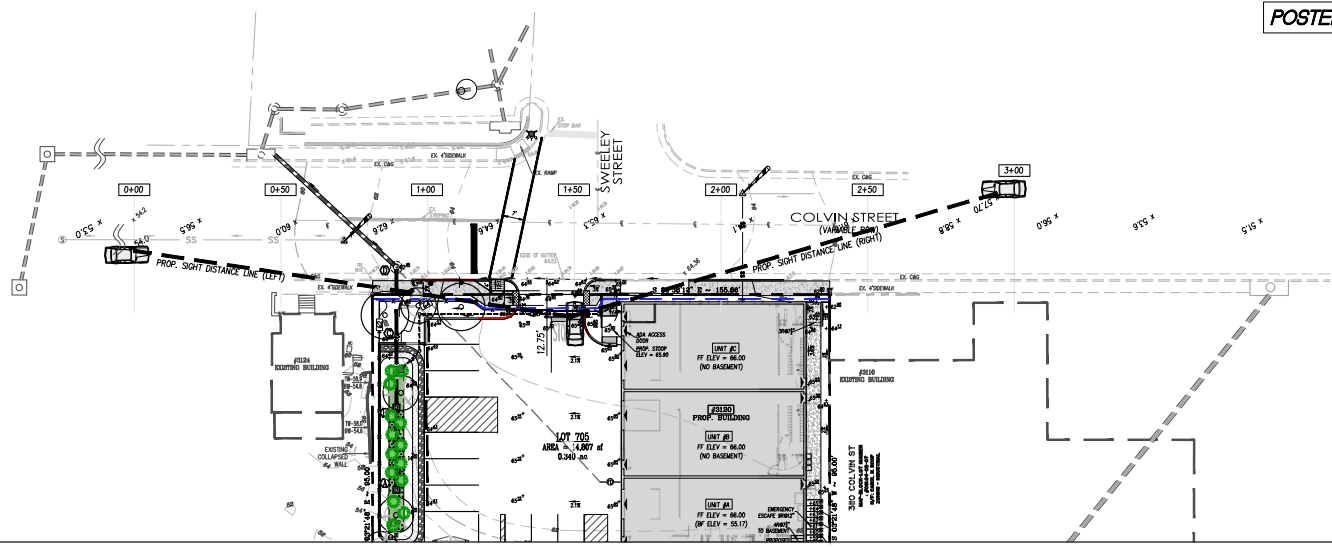
LANDSCAPING PLAN

LOT 705 PROP OF CSX REALTY
3120 COLVIN STREET
TAX PARCEL 06104 02-16
ALEXANDRIA, VIRGINIA 22314

SHEET NO. 21 OF 23
FILE NO. 14-19



POSTED SPEED LIMIT IS 25 MPH



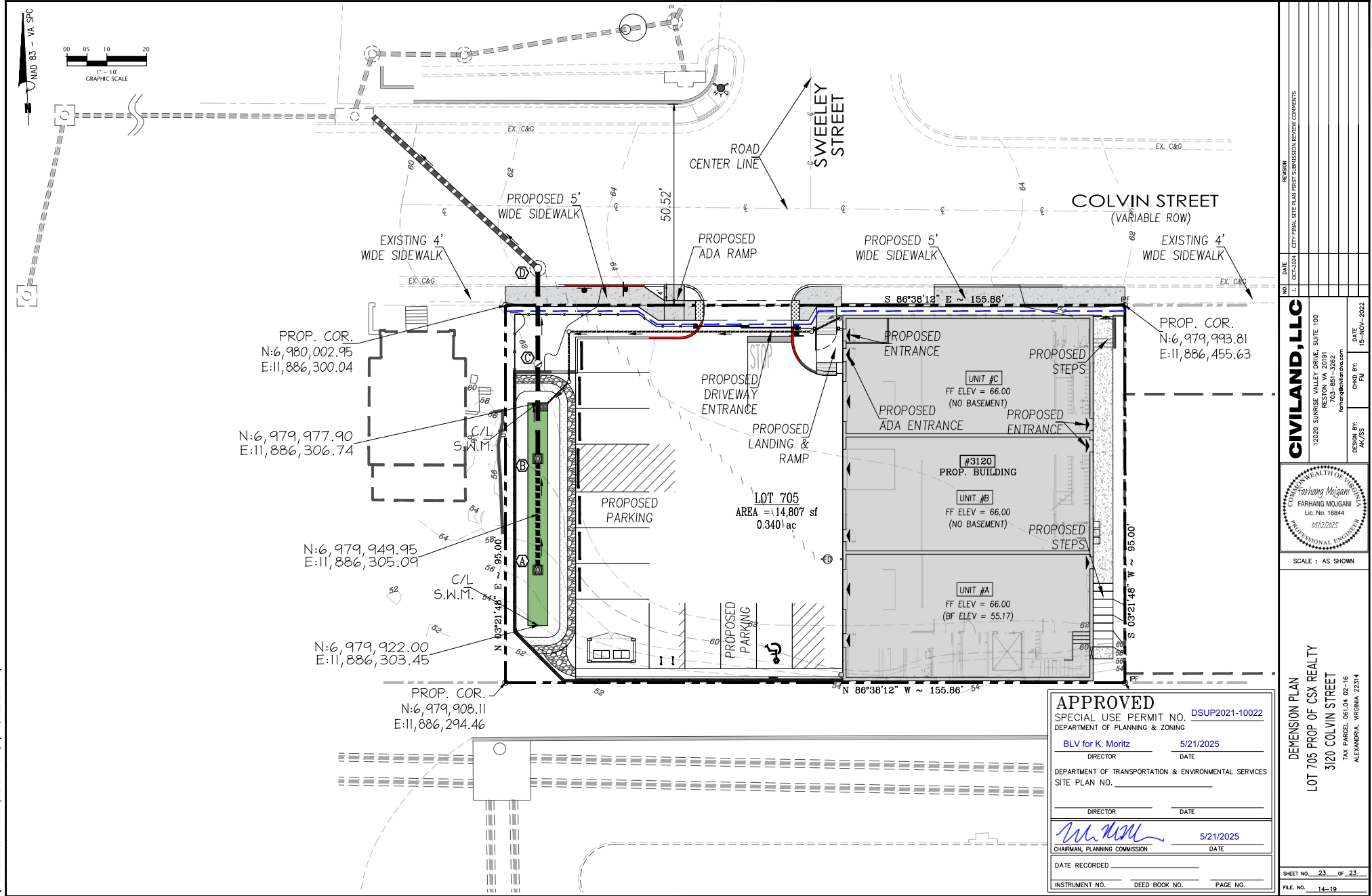
SIGHT DISTANCE PROFILE

SCALE 1" = 20'

APPROVED	
SPECIAL USE PERMIT NO. <u>DSUP2021-10022</u>	
DEPARTMENT OF PLANNING & ZONING	
BLV for K. Moritz	5/21/2025
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR	DATE
<i>[Signature]</i>	5/21/2025
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.

CIVILAND, LLC 12200 SUNRISE VALLEY DRIVE, SUITE 100 RESTON, VA 20191 703-451-3262 farhang@civiland.com		DATE 12-NOV-2022
DESIGN BY: AK/SS	CHD BY: FM	
SCALE : AS SHOWN		
SIGHT DISTANCE PLAN LOT 705 PROP OF CSX REALTY 3120 COLVIN STREET TAX PARCEL 061.04 02-16 ALEXANDRIA, VIRGINIA 22314		
SHEET NO. <u>22</u> OF <u>23</u>		FILE NO. <u>14-19</u>

\\S:\Civild\0320 Colvin SDC\Drawings\0320 Colvin S - SP.dwg May 13 2025 5:55:52 PM



REVISION	
NO.	DATE
1	05-20-2025
CITY FINAL SITE PLAN FIRST SUBMISSION REVIEW COMMENTS	

CIVILAND, LLC	
12020 SUNRISE VALLEY DRIVE, SUITE 100 RESTON, VA 20191 703-451-3262 farhang@civiland.com	
DESIGN BY: AK/SS	CHD BY: FM
DATE 12-NOV-2022	

SCALE : AS SHOWN	

DEVISION PLAN	
LOT 705 PROP OF CSX REALTY	
3120 COLVIN STREET	
TAX PARCEL 061.04 02-16	
ALEXANDRIA, VIRGINIA 22314	

APPROVED	
SPECIAL USE PERMIT NO. <u>DSUP2021-10022</u>	
DEPARTMENT OF PLANNING & ZONING	
BLV for K. Moritz	5/21/2025
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR	DATE
	5/21/2025
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

SHEET NO. <u>23</u> OF <u>23</u>
FILE NO. <u>14-19</u>

GENERAL NOTES

- 1- Demolition, building and trades permits are required for this project. Six sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application (s).
- 2- The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.
- 3- Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building.
- 4- Waste materials shall be removed in a manner which prevents injury or damage to persons, adjoining properties and public right-of-way.
- 5- A well location plat prepared by a land surveyor is required to be approved by the zoning department prior to requesting any framing inspection.
- 6- Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property.
- 7- Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project, materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes.
- 8- During Construction dwellings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible for the street or road fronting the property.
- 9- The temporary use of streets or public property for the storage or handling of materials or equipment required for construction or demolition, and the protection provided to the public shall comply with provisions of the applicable governing authority and the building code.
- 10- Fire safety during construction shall comply with the applicable requirements of this code and the applicable provisions of the building code.
- 11- Construction documents and schedule for demolition must be submitted when required.
- 12- All structures under construction, alteration or demolition shall be provided with no less than one approved portable fire extinguisher and sized for not less than ordinary hazard as follows:
 - a) At each stairway on all floor levels where combustible materials have accumulated.
 - b) In every storage and construction shed.
 - c) Additional portable fire extinguishers shall be provided where special hazards exist, such as the storage and use of flammable and combustible liquids.
- 13- An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
- 14- he applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archeology.
- 15- It is illegal to disturb human remains without obtaining appropriate legal authorization. If burials are found during the archaeological investigation and need to be moved prior to development, the applicant shall be responsible for the archaeological removal and for obtaining the necessary legal documents, including a permit from the Virginia Department of Historic Resources for the archaeological removal of burials.
- 16- All required archaeological preservation measures shall be completed in compliance with section 11-411 of the zoning ordinance.

MOCK-UP PANEL DETAIL



BUILDING CODE ANALYSIS

CODES IBC 2021- VAUSBC 2021
USE GROUP: S1
CONSTRUCTION CLASS: III - NON-COMBUSTIBLE
HEIGHT AND UNIFORMITY: 2 STORY
OCCUPANCY LOAD: -
DESIGN LOADS: REF. STRUCTURE NOTES - SHEET S100

PROJECT DIRECTORY

PROJECT NAME:
General Motor Vehicle Repair shop

PROJECT ADDRESS:
3120 Colvin Street
Alexandria, VA 22314

Owner:
3120 Colvin Street, LLC
3120 Colvin Street
Alexandria, VA 22314
Attn: Mr. Khanh Nguyen
PH: 571-294-2386

PROJECT ARCHITECTS:
ACANTHUS ARCHITECTURE DESIGN & CONSULTING
12000 Chapel Road- Clifton, VA 20124
Hoa N. Tran : 703-222-4901 or 703-214-8112 (cell)
Kenneth A. Waples : 301-613-2848
EMAIL: aadr@verizon.net

STRUCTURE ENGINEER:
LOUIS & ASSOCIATES, LLC
Louis Yan : 571-232-6589
EMAIL: lyen@louisassociatesllc.com

MEP ENGINEERS:
N.T. ENGINEERS
703-498-6027
Tung Phoc Mechanical/Plumbing Engineer
EMAIL: ntran2025@gmail.com
Noel Zaragosa - Electrical Engineer
EMAIL: ntran2025@gmail.com

DRAWING INDEX

ARCHITECTURE

01 A1	COVER SHEET
02 A2	F.A.R. / AVERAGE GRADE CALCULATION
03 A3	FOUNDATION / BASEMENT PLAN
04 A4	FIRST FLOOR PLAN
05 A5	SECOND FLOOR PLAN
06 A6	WEST ELEVATION
07 A7	EAST ELEVATION
08 A8	NORTH ELEVATION
09 A9	SOUTH ELEVATION
10 A10	BUILDING SECTION A-A & B-B
11 A11	ROOF PLAN

STRUCTURAL

12 S100	STRUCTURAL NOTES
13 S101	FOUNDATION PLAN
14 S102	1ST FLOOR FRAMING PLAN
15 S103	2ND FLOOR FRAMING PLAN
16 S104	ROOF FRAMING PLAN
17 S201	RETAINING WALL - LAYOUT PLAN & ELEVATION
18 S202	RETAINING WALL - TRPICAL DETAILS
19 S301	SECTIONS AND DETAILS
20 S302	SECTIONS AND DETAILS

ELECTRICAL

21 E1	ELECTRICAL NOTES, SYMBOLS, ABBREVIATIONS
22 E2	SITE PLAN ELECTRICAL
23 E3	BASEMENT FLOOR PLAN - LIGHTING & SCHEDULE
24 E4	1ST FLOOR PLAN - LIGHTING
25 E5	2ND FLOOR PLAN - LIGHTING
26 E6	BASEMENT PLAN - POWER & FIRE ALARM
27 E7	1ST FLOOR PLAN - POWER
28 E8	2ND FLOOR PLAN - POWER
29 E9	POWER RISER DIAGRAM
30 E10	PANEL SCHEDULES

MECHANICAL

31 M1	GENERAL NOTES
32 M2	BASEMENT - HVAC PLAN
33 M3	1ST FLOOR PLAN - HVAC
34 M4	2ND FLOOR - HVAC PLAN
35 M5	FANCOIL UNIT - OUTSIDE AIR CALCULATION CHARTS
36 M6	MECHANICAL EQUIPMENT SCHEDULE AND DETAILS
37 M7	UNIT A, UNITB, UNIT C - FANCOIL UNIT CLOSET DETAIL

PLUMBING

38 P1	PLUMBING GENERAL NOTES, SCHEDULES AND DETAILS
39 P2	BASEMENT - PLUMBING PLAN
40 P3	1ST FLOOR - PLUMBING PLAN
41 P4	2ND FLOOR - PLUMBING PLAN
42 P5	SANITARY AND WATER - PIPING RISER DIAGRAMS
43 P6	FIRE SPRINKLER - NOTES AND RISER DIAGRAMS
44 P7	PLUMBING DETAILS AND UNIT WATER FIXTURE CAL.

APPROVED

SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

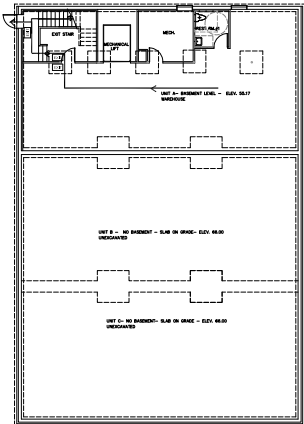
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

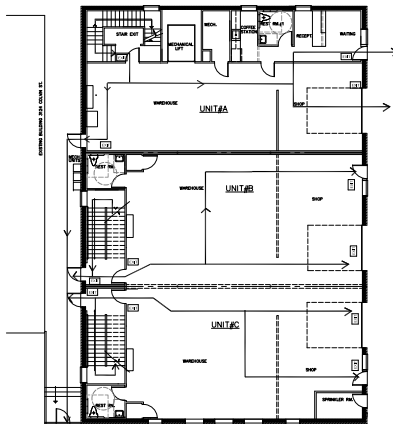
DATE RECORDED _____

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

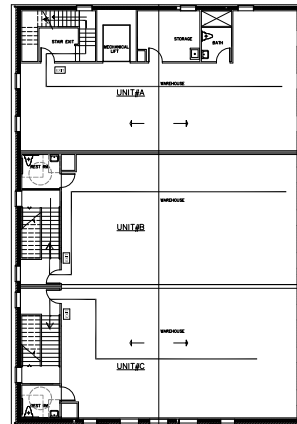


BASEMENT PLAN

FIRE PROTECTION PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PHD - 08/15/18
FIC - 10/26/19
FIC - 08/17/20
FIC - 10/28/2021
REV: 11/04/2021
REV: 12/24/2024
REV: 03/16/25

COLVIN GARAGE
The General Automobili Repair
3120 Colvin St. - Alexandria VA 22314

3120 Colvin St. LLC

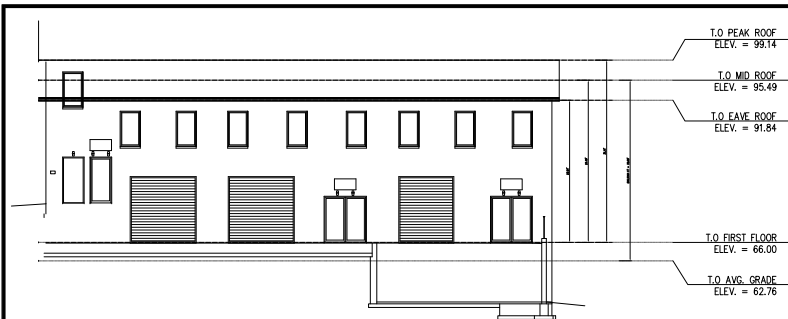
Cover sheet
khanh - TB

A1



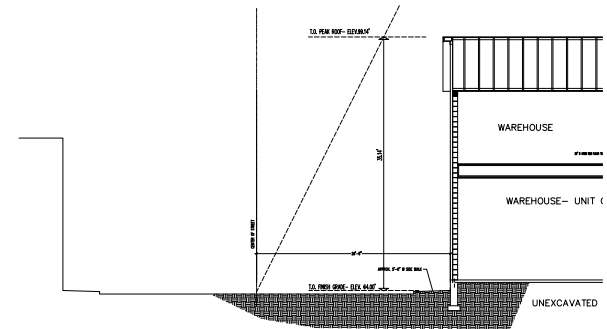
Acacanthus Architecture
Design & Consulting LLC

12000 Chapel Road
Clifton, VA 20124
703-222-4901 (Phone)
703-222-4902 (Fax)
E-mail: aadr@verizon.net

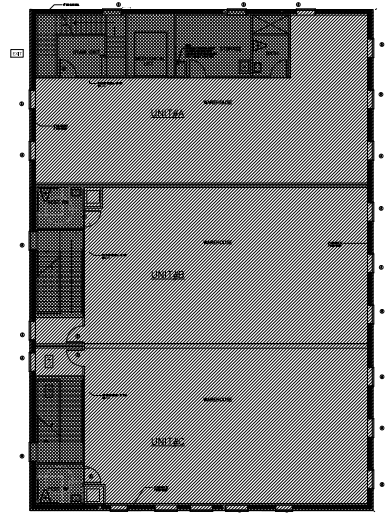
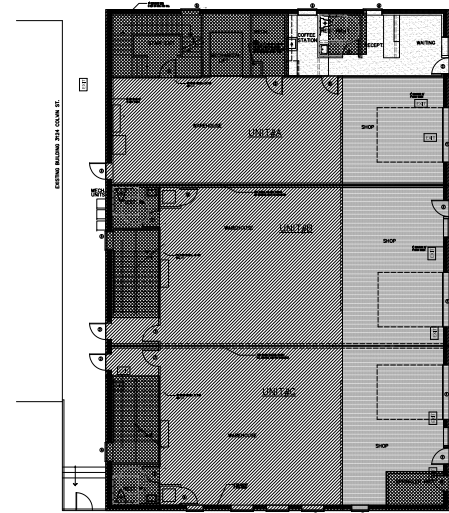
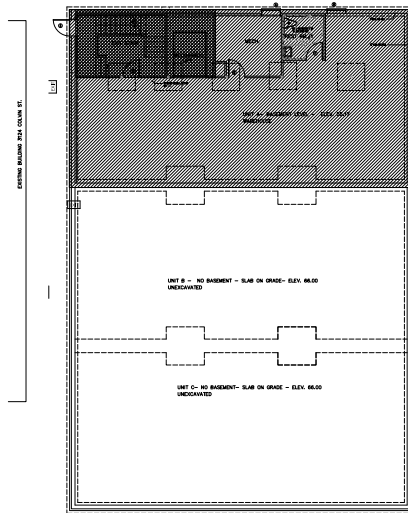
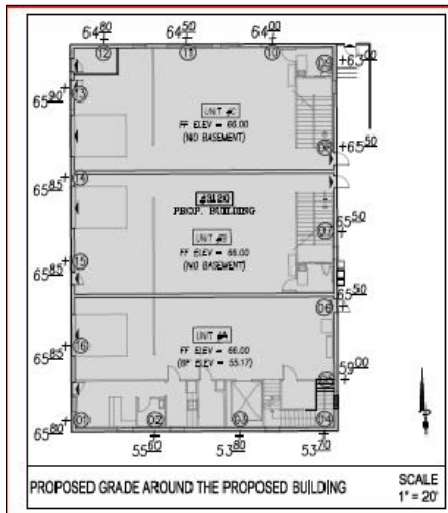


PARKING CALCULATION				
LEVEL	GROSS SF.	OFFICE	WORKSHOP	WAREHOUSE
1	5,796	312	1,476	4,014
2	5,796	N/A	N/A	5,796
BMF	2,058	N/A	N/A	2,058
ATTC	N/A	N/A	N/A	N/A
PARKING REQUIRED		1 SPACE/400 SF (8'-200'X10')	1 SPACE/400 SF (8'-200'X10')	1 SPACE/400 SF (8'-200'X10')
REQUIRED SPACE	13,848	678	236	237
TOTAL REQUIRED PARKING SPACES: 6.83 SPACES (7 SPACES)+(1) ADA				
TOTAL PROVIDED PARKING SPACES: 9 SPACES				

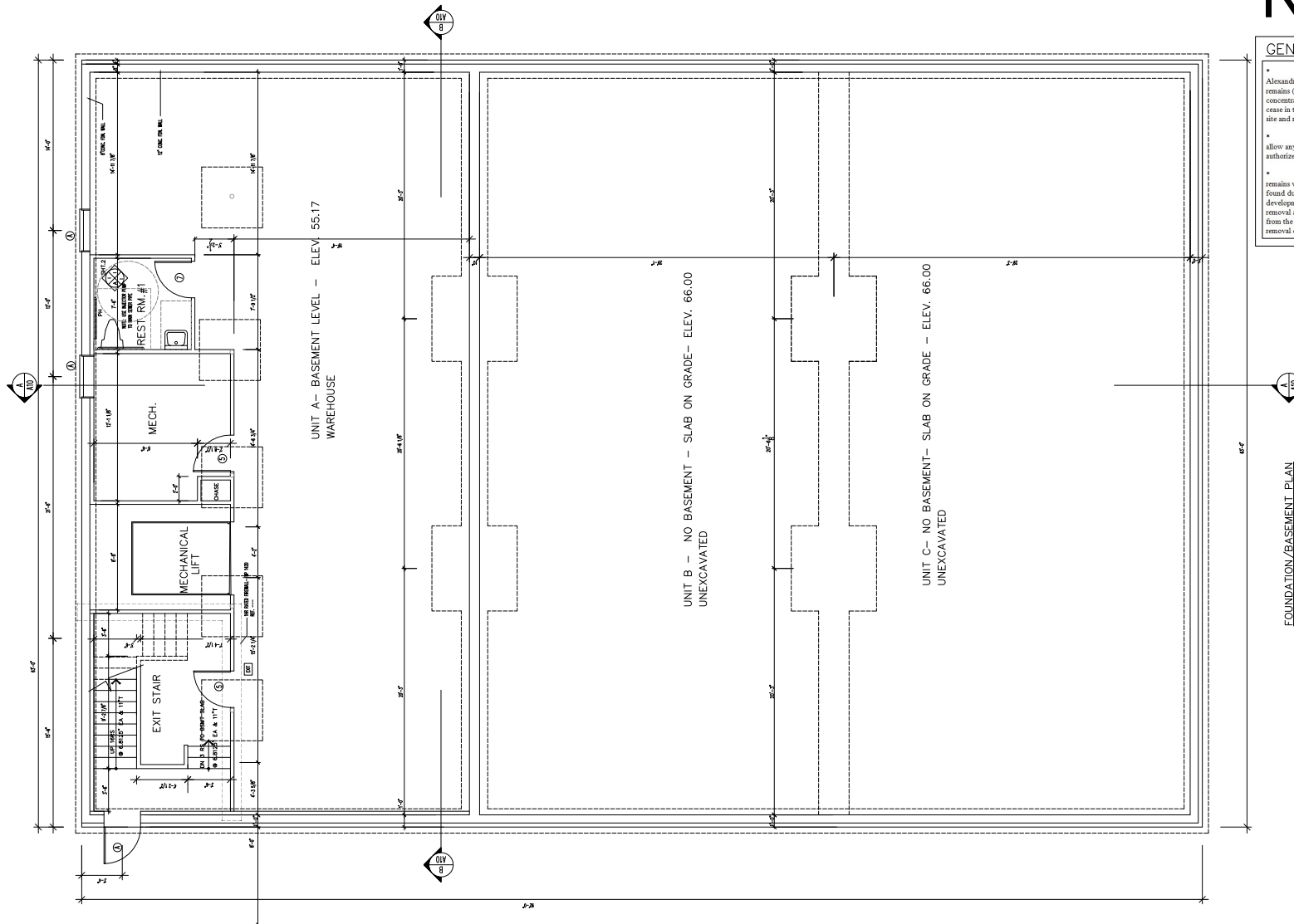
F.A.R.		
LEVEL	GROSS SF	NET SF
1	5,796	4,781
2	5,796	4,721
BMF	2,058	N/A
ATTC	5,796	N/A
TOTAL	19,446	9,502
FAR=0.82 SF (Net Square Feet)/14,807 SF (Total Lot Area)=0.64 FAR=0.85 FAR		



RELATIONSHIP OF HEIGHT TO SETBACK



BUILDING HEIGHT COMPUTATION			
DISTANCE FROM BUILDING FACE TO CENTERLINE OF ST. STREET		= 28.00	
MAXIMUM BUILDING HEIGHT		= 64.84	
STATION	PROPOSED GRADE ELEV.	BUILDING PEAK ROOF ELEV.	BUILDING HEIGHT
1	= 65.80	= 98.84	= 32.84
2	= 65.90	= 98.84	= 32.94
3	= 65.80	= 98.84	= 33.04
4	= 65.70	= 98.84	= 33.14
5	= 65.60	= 98.84	= 33.24
6	= 65.50	= 98.84	= 33.34
7	= 65.40	= 98.84	= 33.44
8	= 65.30	= 98.84	= 33.54
9	= 65.20	= 98.84	= 33.64
10	= 65.10	= 98.84	= 33.74
11	= 65.00	= 98.84	= 33.84
12	= 64.90	= 98.84	= 33.94
13	= 64.80	= 98.84	= 34.04
14	= 64.70	= 98.84	= 34.14
15	= 64.60	= 98.84	= 34.24
16	= 64.50	= 98.84	= 34.34
17	= 64.40	= 98.84	= 34.44
18	= 64.30	= 98.84	= 34.54
19	= 64.20	= 98.84	= 34.64
20	= 64.10	= 98.84	= 34.74
21	= 64.00	= 98.84	= 34.84
22	= 63.90	= 98.84	= 34.94
23	= 63.80	= 98.84	= 35.04
24	= 63.70	= 98.84	= 35.14
25	= 63.60	= 98.84	= 35.24
26	= 63.50	= 98.84	= 35.34
27	= 63.40	= 98.84	= 35.44
28	= 63.30	= 98.84	= 35.54
29	= 63.20	= 98.84	= 35.64
30	= 63.10	= 98.84	= 35.74
31	= 63.00	= 98.84	= 35.84
32	= 62.90	= 98.84	= 35.94
33	= 62.80	= 98.84	= 36.04
34	= 62.70	= 98.84	= 36.14
35	= 62.60	= 98.84	= 36.24
36	= 62.50	= 98.84	= 36.34
37	= 62.40	= 98.84	= 36.44
38	= 62.30	= 98.84	= 36.54
39	= 62.20	= 98.84	= 36.64
40	= 62.10	= 98.84	= 36.74
41	= 62.00	= 98.84	= 36.84
42	= 61.90	= 98.84	= 36.94
43	= 61.80	= 98.84	= 37.04
44	= 61.70	= 98.84	= 37.14
45	= 61.60	= 98.84	= 37.24
46	= 61.50	= 98.84	= 37.34
47	= 61.40	= 98.84	= 37.44
48	= 61.30	= 98.84	= 37.54
49	= 61.20	= 98.84	= 37.64
50	= 61.10	= 98.84	= 37.74
51	= 61.00	= 98.84	= 37.84
52	= 60.90	= 98.84	= 37.94
53	= 60.80	= 98.84	= 38.04
54	= 60.70	= 98.84	= 38.14
55	= 60.60	= 98.84	= 38.24
56	= 60.50	= 98.84	= 38.34
57	= 60.40	= 98.84	= 38.44
58	= 60.30	= 98.84	= 38.54
59	= 60.20	= 98.84	= 38.64
60	= 60.10	= 98.84	= 38.74
61	= 60.00	= 98.84	= 38.84
62	= 59.90	= 98.84	= 38.94
63	= 59.80	= 98.84	= 39.04
64	= 59.70	= 98.84	= 39.14
65	= 59.60	= 98.84	= 39.24
66	= 59.50	= 98.84	= 39.34
67	= 59.40	= 98.84	= 39.44
68	= 59.30	= 98.84	= 39.54
69	= 59.20	= 98.84	= 39.64
70	= 59.10	= 98.84	= 39.74
71	= 59.00	= 98.84	= 39.84
72	= 58.90	= 98.84	= 39.94
73	= 58.80	= 98.84	= 40.04
74	= 58.70	= 98.84	= 40.14
75	= 58.60	= 98.84	= 40.24
76	= 58.50	= 98.84	= 40.34
77	= 58.40	= 98.84	= 40.44
78	= 58.30	= 98.84	= 40.54
79	= 58.20	= 98.84	= 40.64
80	= 58.10	= 98.84	= 40.74
81	= 58.00	= 98.84	= 40.84
82	= 57.90	= 98.84	= 40.94
83	= 57.80	= 98.84	= 41.04
84	= 57.70	= 98.84	= 41.14
85	= 57.60	= 98.84	= 41.24
86	= 57.50	= 98.84	= 41.34
87	= 57.40	= 98.84	= 41.44
88	= 57.30	= 98.84	= 41.54
89	= 57.20	= 98.84	= 41.64
90	= 57.10	= 98.84	= 41.74
91	= 57.00	= 98.84	= 41.84
92	= 56.90	= 98.84	= 41.94
93	= 56.80	= 98.84	= 42.04
94	= 56.70	= 98.84	= 42.14
95	= 56.60	= 98.84	= 42.24
96	= 56.50	= 98.84	= 42.34
97	= 56.40	= 98.84	= 42.44
98	= 56.30	= 98.84	= 42.54
99	= 56.20	= 98.84	= 42.64
100	= 56.10	= 98.84	= 42.74
101	= 56.00	= 98.84	= 42.84
102	= 55.90	= 98.84	= 42.94
103	= 55.80	= 98.84	= 43.04
104	= 55.70	= 98.84	= 43.14
105	= 55.60	= 98.84	= 43.24
106	= 55.50	= 98.84	= 43.34
107	= 55.40	= 98.84	= 43.44
108	= 55.30	= 98.84	= 43.54
109	= 55.20	= 98.84	= 43.64
110	= 55.10	= 98.84	= 43.74
111	= 55.00	= 98.84	= 43.84
112	= 54.90	= 98.84	= 43.94
113	= 54.80	= 98.84	= 44.04
114	= 54.70	= 98.84	= 44.14
115	= 54.60	= 98.84	= 44.24
116	= 54.50	= 98.84	= 44.34
117	= 54.40	= 98.84	= 44.44
118	= 54.30	= 98.84	= 44.54
119	= 54.20	= 98.84	= 44.64
120	= 54.10	= 98.84	= 44.74
121	= 54.00	= 98.84	= 44.84
122	= 53.90	= 98.84	= 44.94
123	= 53.80	= 98.84	= 45.04
124	= 53.70	= 98.84	= 45.14
125	= 53.60	= 98.84	= 45.24
126	= 53.50	= 98.84	= 45.34
127	= 53.40	= 98.84	= 45.44
128	= 53.30	= 98.84	= 45.54
129	= 53.20	= 98.84	= 45.64
130	= 53.10	= 98.84	= 45.74
131	= 53.00	= 98.84	= 45.84
132	= 52.90	= 98.84	= 45.94
133	= 52.80	= 98.84	= 46.04
134	= 52.70	= 98.84	= 46.14
135	= 52.60	= 98.84	= 46.24
136	= 52.50	= 98.84	= 46.34
137	= 52.40	= 98.84	= 46.44
138	= 52.30	= 98.84	= 46.54
139	= 52.20	= 98.84	= 46.64
140	= 52.10	= 98.84	= 46.74
141	= 52.00	= 98.84	= 46.84
142	= 51.90	= 98.84	= 46.94
143	= 51.80	= 98.84	= 47.04
144	= 51.70	= 98.84	= 47.14
145	= 51.60	= 98.84	= 47.24
146	= 51.50	= 98.84	= 47.34
147	= 51.40	= 98.84	= 47.44
148	= 51.30	= 98.84	= 47.54
149	= 51.20	= 98.84	= 47.64
150	= 51.10	= 98.84	= 47.74
151	= 51.00	= 98.84	= 47.84
152	= 50.90	= 98.84	= 47.94
153	= 50.80	= 98.84	= 48.04
154	= 50.70	= 98.84	= 48.14
155	= 50.60	= 98.84	= 48.24
156	= 50.50	= 98.84	= 48.34
157	= 50.40	= 98.84	= 48.44
158	= 50.30	= 98.84	= 48.54
159	= 50.20	= 98.84	= 48.64
160	= 50.10	= 98.84	= 48.74
161	= 50.00	= 98.84	= 48.84
162	= 49.90	= 98.84	= 48.94
163	= 49.80	= 98.84	= 49.04
164	= 49.70	= 98.84	= 49.14
165	= 49.60	= 98.84	= 49.24
166	= 49.50	= 98.84	= 49.34
167	= 49.40	= 98.84	= 49.44
168	= 49.30	= 98.84	= 49.54
169	= 49.20	= 98.84	= 49.64
170	= 49.10	= 98.84	= 49.74
171	= 49.00	= 98.84	= 49.84
172	= 48.90	= 98.84	= 49.94
173	= 48.80	= 98.84	= 50.04
174	= 48.70	= 98.84	= 50.14
175	= 48.60	= 98.84	= 50.24
176	= 48.50	= 98.84	= 50.34
177	= 48.40	= 98.84	= 50.44
178	= 48.30	= 98.84	= 50.54
179	= 48.20	= 98.84	= 50.64
180	= 48.10	= 98.84	= 50.74
181	= 48.00	= 98.84	= 50.84
182	= 47.90	= 98.84	= 50.94
183	= 47.80	= 98.84	= 51.04
184	= 47.70	= 98.84	= 51.14
185	= 47.60	= 98.84	= 51.24
186	= 47.50	= 98.84	= 51.34
187	= 47.40	= 98.84	= 51.44
188	= 47.30	= 98.84	= 51.54
189	= 47.20	= 98.84	= 51.64
190	= 47.10	= 98.84	= 51.74
191	= 47.00	= 98.84	= 51.84
192	= 46.90	= 98.84	= 51.94
193	= 46.80	= 98.84	= 52.04
194	= 46.70	= 98.84	= 52.14
195	= 46.60	= 98.84	= 52.24
196	= 46.50	= 98.84	= 52.34
197	= 46.40	= 98.84	= 52.44
198	= 46.30	= 98.84	= 52.54
199	= 46.20	= 98.84	= 52.64
200	= 46.10	= 98.84	= 52.74
201	= 46.00	= 98.84	= 52.84
202	= 45.90	= 98.84	= 52.94
203	= 45.80	= 98.84	= 53.04
204	= 45.70	= 98.84	= 53.14
205	= 45.60	= 98.84	= 53.24
206	= 45.50	= 98.84	= 53.34
207	= 45.40	= 98.84	= 53.44
208	= 45.30	= 98.84	= 53.54
209	= 45.20	= 98.84	= 53.64
210	= 45.10	= 98.84	= 53.74
211	= 45.00	= 98.84	= 53.84
212	= 44.90	= 98.84	= 53.94
213	= 44.80	= 98.84	= 54.04
214	= 44.70	= 98.84	= 54.14
215	= 44.60	= 98.84	= 54.24
216	= 44.50	= 98.84	= 54.34
217	= 44.40	= 98.84	= 54.44
218	= 44.30	= 98.84	= 54.54
219	= 44.20	= 98.84	= 54.64
220	= 44.10	= 98.84	= 54.74
221	= 44.00	= 98.84	= 54.84
222	= 43.90	= 98.84	= 54.94
223	= 43.80	= 98.84	= 55.04
224	= 43.70	= 98.84	= 55.14
225	= 43.60	= 98.84	= 55.24
226	= 43.50	= 98.84	= 55.34
227	= 43.40	= 98.84	= 55.44
228	= 43.30	= 98.84	= 55.54
229	= 43.20	= 98.84	= 55.64
230	= 43.10	= 98.84	= 55.74
231	= 43.00	= 98.84	= 55.84



GENERAL NOTES

- a. *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.*
- b. *The applicant developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.*
- c. *It is illegal to disturb human remains without obtaining appropriate legal authorization. If burials are found during the archaeological investigation and need to be moved prior to development, the applicant shall be responsible for the archaeological removal and for obtaining the necessary legal documents, including a permit from the Virginia Department of Historic Resources for the archaeological removal of burials.*

FOUNDATION/BASEMENT PLAN
SCALE: 1/4" = 1'-0"

APPROVED

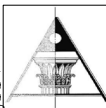
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

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

Transfex Architecture
Design & Construction, LLC



12000 Chapel Road
Clifton, VA 20124
703-222-8901 (Phone)
703-222-8902 (Fax)
E-mail: adolc@verizon.net

Foundation
khanh-FDN

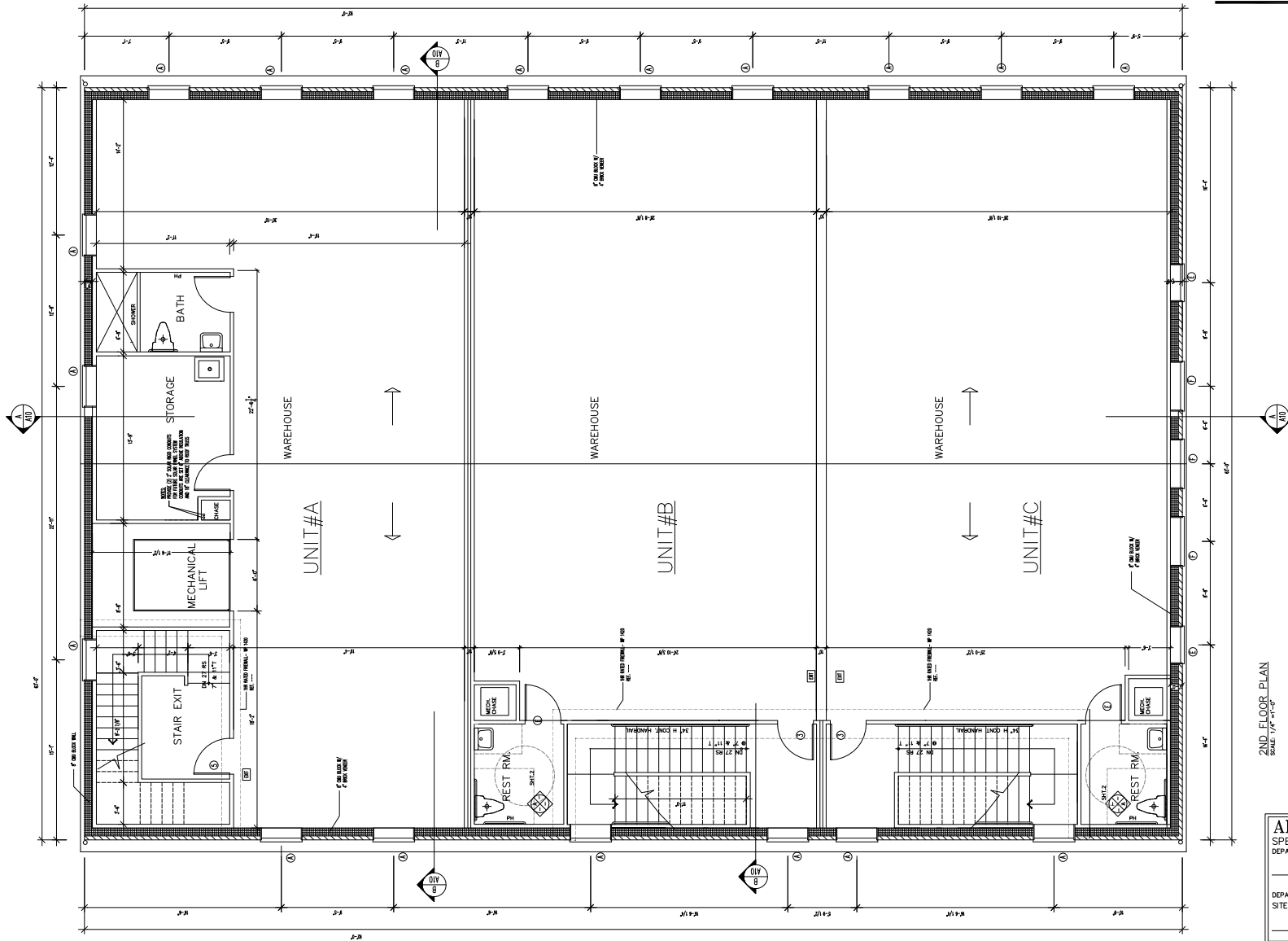
A3

3120 Colvin St. LLC

COLVIN GARAGE

The General Automobili Repair
3120 Colvin St. - Alexandria VA 22314

PRD - 08/18/18
R12 - 10/26/19
R13 - 09/10/2020
R15 - 10/29/2021
R16 - 11/04/22
REV: 11/24/2024



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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



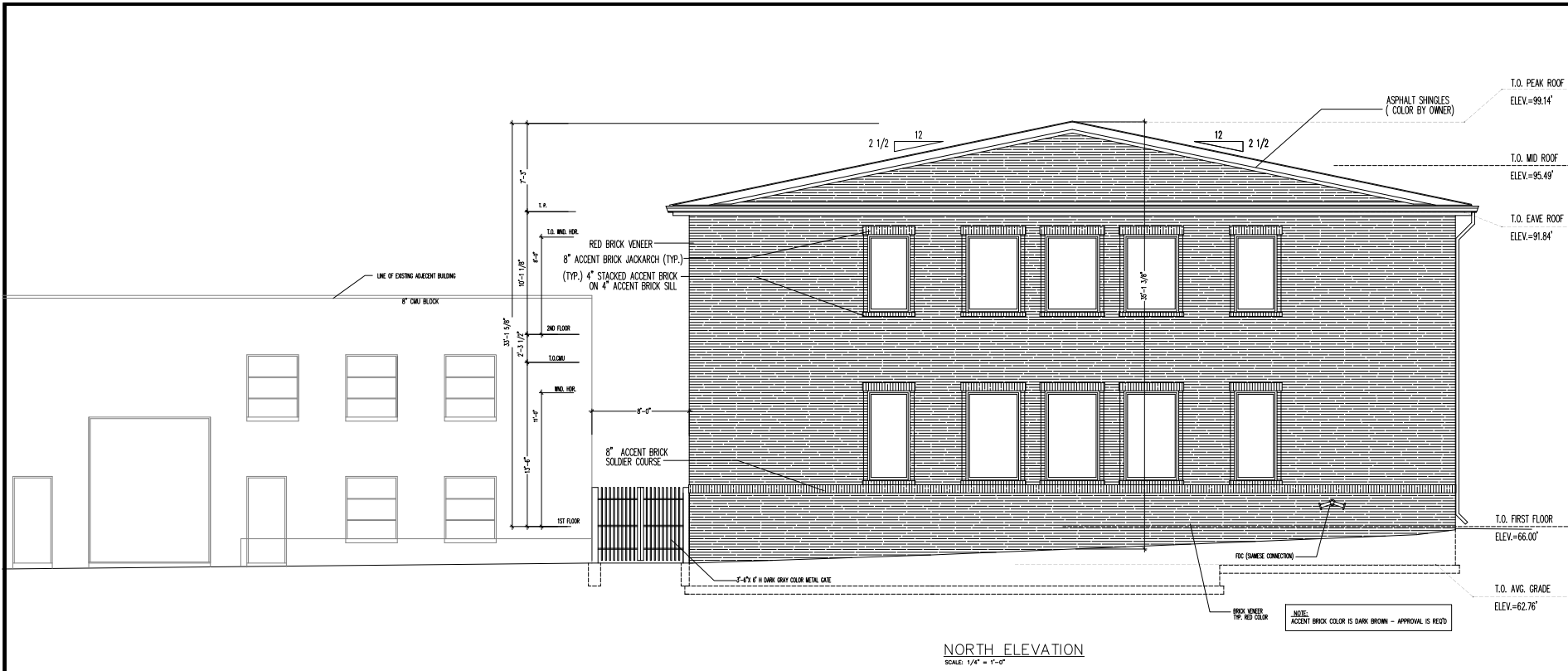
2ND FLOOR
khanh-FP2
A5

3120 Colvin St. LLC

COLVIN GARAGE
The General Automobili Repair
3120 Colvin St. - Alexandria VA 22314

PRO - 08/18/18
REV - 10/26/18
REV - 09/14/2020
REV - 10/28/2021
REV - 11/04/23
REV - 11/23/2024





NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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

3120 Colvin St. - Alexandria VA 22314

COLVIN GARAGE

The General Automobile Repair

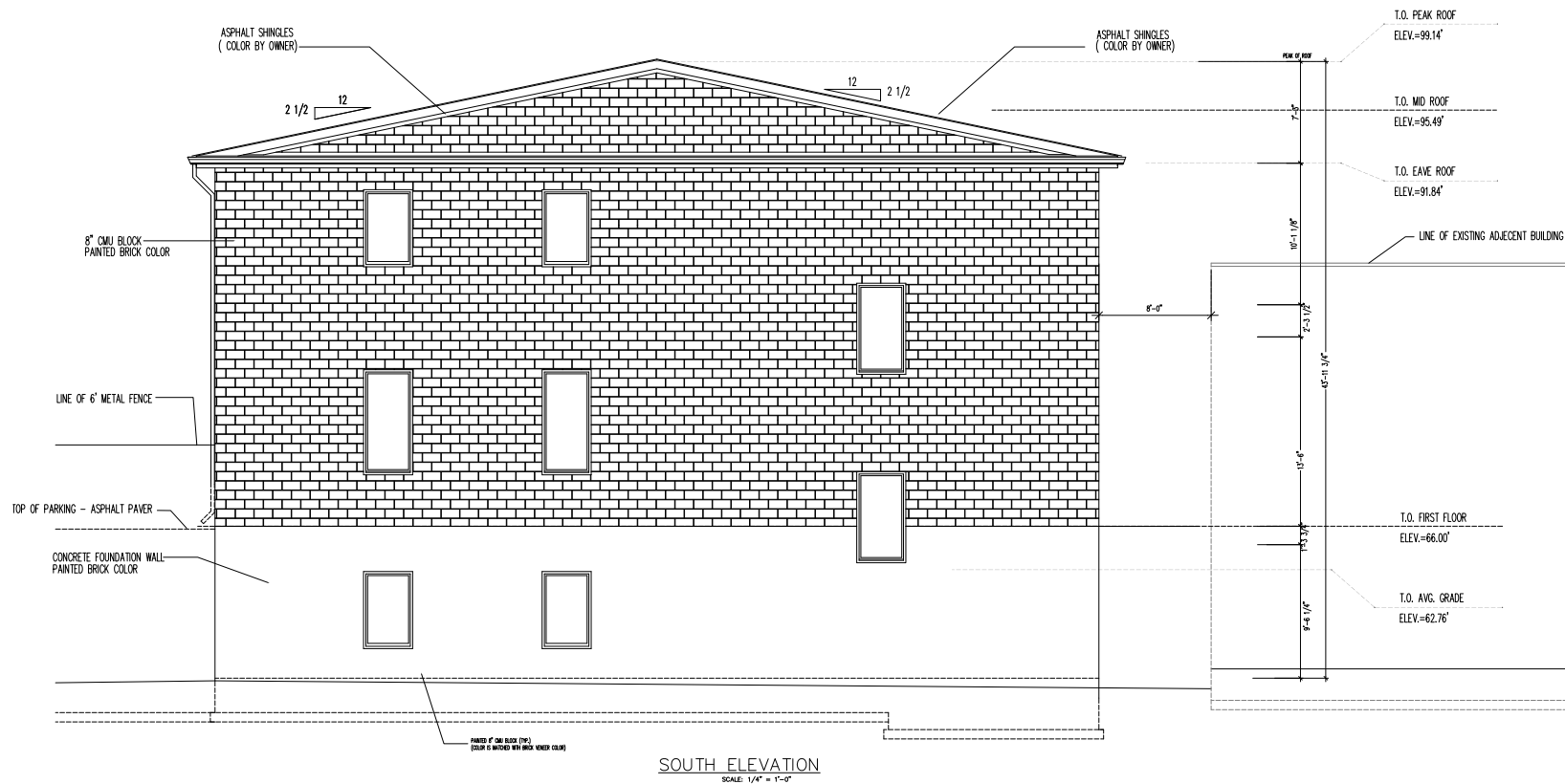
3120 Colvin St. LLC

North Elev. khamh-Nelev

A8

Acontinus Architecture & Consulting LLC

12000 Chapel Road
Clifton, VA 20124
703-222-4901 (Phone)
703-222-4902 (Fax)
E-mail: adick@verizon.net



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

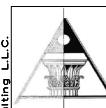
PWD - 08/18/18
 PLS - 09/28/18
 PLS - 09/28/18
 PLS - 10/22/2021
 PLS - 10/28/2021
 REV: 11/04/23
 REV: 11/24/2024

COLVIN GARAGE
 Yhr General Automobile Repair
 3120 Colvin St. - Alexandria VA 22314

3120 Colvin St. LLC

South Elevation
 Khanh-Selev

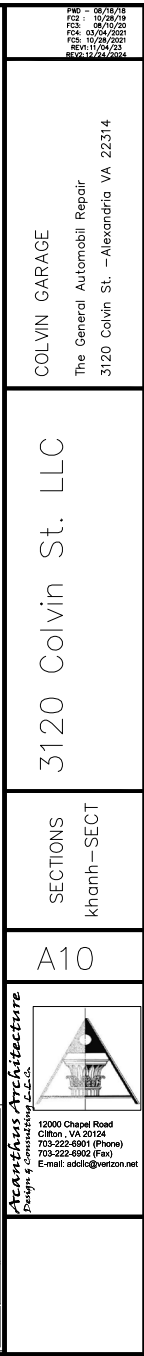
A9

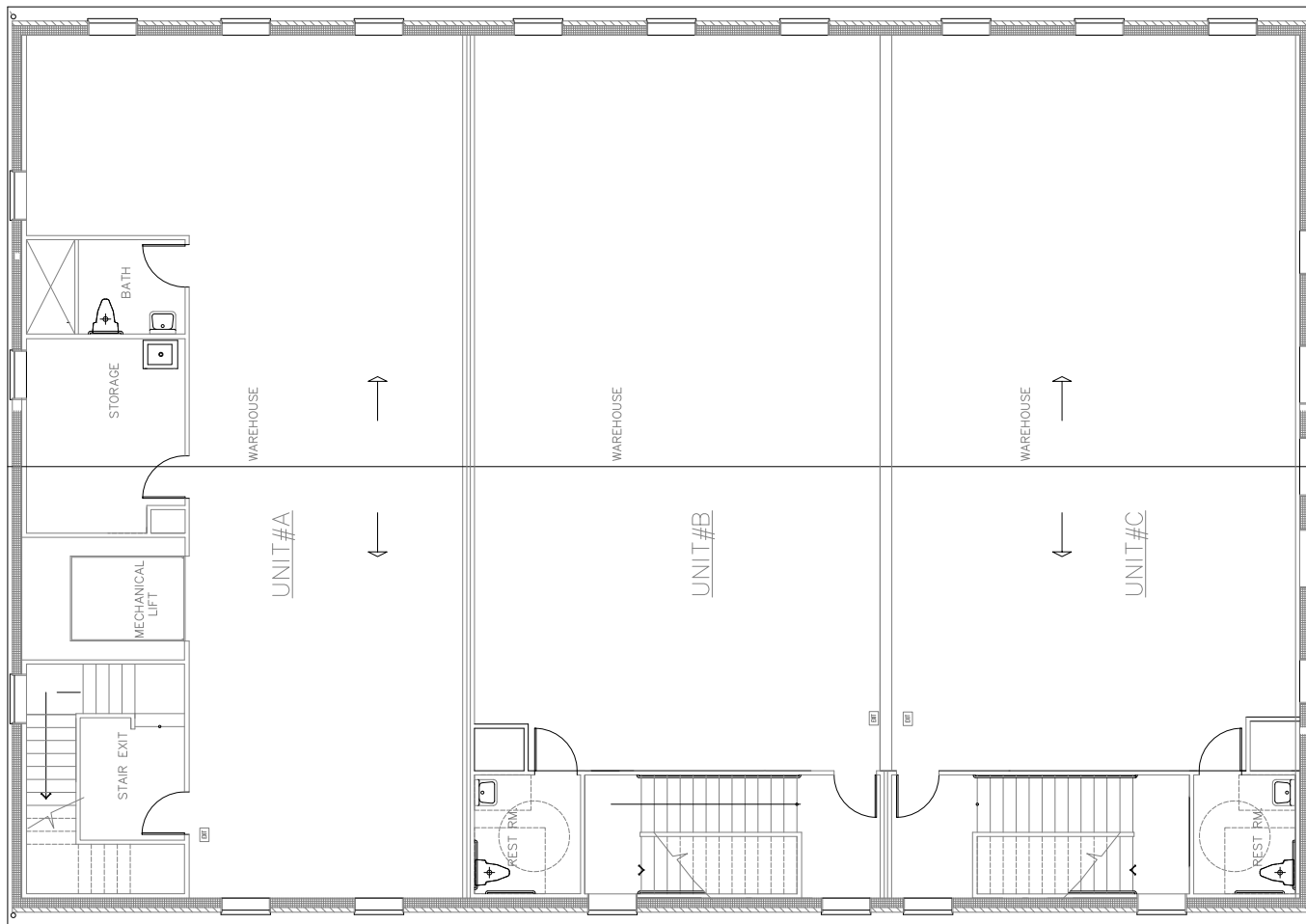


Aconthus Architecture
 Design & Consulting LLC

12000 Chapel Road
 Clifton, VA 20124
 703-222-8901 (Phone)
 703-222-8902 (Fax)
 E-mail: adco@verizon.net

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





ROOF PLAN
SCALE 1/4" = 1'-0"



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



12000 Chapel Road
Clifton, VA 20124
703-222-6901 (Phone)
703-222-6902 (Fax)
E-mail: adcl@verizon.net

ROOF PLAN
khanh-Roof

A11

3120 Colvin St. LLC

COLVIN GARAGE
The General Automobili Repair
3120 Colvin St. - Alexandria VA 22314

PRO - 08/18/18
F12 - 10/26/19
F12 - 09/10/2020
F12 - 10/26/2021
REV 11/04/23
REV 11/23/2024





