

PROJECT DESCRIPTION:

THE PLANNED USE IS FOR A SPECIAL USE PERMIT FOR GENERAL AUTO REPAIR, A 2-STORY & BASEMENT COMMERCIAL BUILDING AND THE USE FOR UNITS A, B & C WOULD BE FOR CYCLE REPAIR UNDER GENERAL AUTOMOBILE REPAIR, AND WAREHOUSE, THE USE OF WAREHOUSE IS STORAGE, ONLINE SELL & REPAIR, UNITS A, B & C TO BE USED BY OWNER.

THE SITE IS ZONED – 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 (0.398 AC)

PROJECT LOCATION:

3120 COLVIN STREET
ALEXANDRIA, VIRGINIA

OWNER/DEVELOPER:

KHANH NGUYEN
3025 COLVIN STREET ALEXANDRIA
VA 22314
TEL: (703) 294-2386
E-mail: subhapt@gmail.com

ARCHITECT:

HOA N. TRAN
ACANTHUS ARCHITECTURE DESIGN & CONSULTING, LLC
12000 CHAPEL HILL DR.
COLUMBIA, MD 20744
TEL: (703) 222-6901

ENGINEER:

CIVILAND, LLC
12230 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA 20191
(703) 951-3282

LOT & IMPERVIOUS AREA TABULATION

TOTAL LOT AREA	= 14,807 SF (0.340 AC)
TOTAL DISTURBED AREA	= 17,400 SF (0.398 AC)
EXISTING IMPERVIOUS AREA	= 10,430 SF (0.239 AC)
PROPOSED IMPERVIOUS AREA	= 12,242 SF (0.281 AC)

LOT FRONTRAGE

LOT FRONTRAGE = 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 SAPCE

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

BUILDING HEIGHT

1. BUILDING HEIGHT ALLOWED (Industrial Zone) = 50.00'
2. PROPOSED MAXIMUM BUILDING HEIGHT = 32.73' < 50.00'.
SEE ARCHITECTURAL SHEET 2A FOR COMPUTATION.

PARKING CALCULATION:

PARKING CALCULATION				
LEVEL	GROSS SF.	OFFICE	WORKSHOP	WAREHOUSE
1	5,796	4,761	1,035 (ELEVATOR, STARS, BARS, MECHANICAL RM, SPRINKLER RM)	4,014
2	5,796	N/A	N/A	5,796
SMI	2,058	N/A	N/A	2,058
ATC	N/A	N/A	N/A	4.4
PARKING REQUIRED	1 SPACE/400 SF 88-200(A)(18)	1 SPACE/400 SF 88-200(A)(18)	1 SPACE/5,000 SF 88-200(A)(18)	1 SPACE/5,000 SF 88-200(A)(18)
REQUIRED SPACE	13,650	0.78	3.88	2.37
TOTAL REQUIRED PARKING SPACES	6.83 SPACES (7 SPACES)+(1) ADA			
TOTAL PROVIDED PARKING SPACES	6.83 SPACES			

FAR CALCULATION:

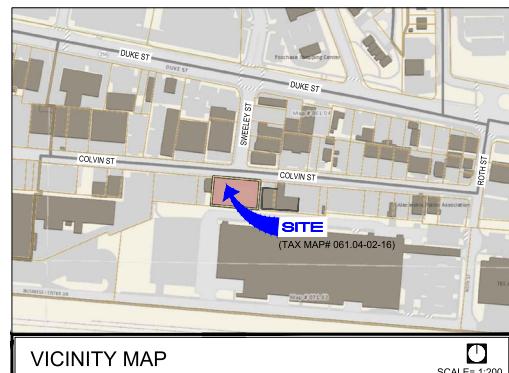
F.A.R.			
LEVEL	GROSS SF.	NET SF.	ALLOWABLE EXCLUSION
1	5,796	4,761	1,035 (ELEVATOR, STARS, BARS, MECHANICAL RM, SPRINKLER RM)
2	5,796	4,721	1,075 (ELEVATOR, STARS, BARS, MECHANICAL RM)
SMI	2,058	N/A	2,058 (Avail. finished grade from 1st floor = 35'-7" 07'-07")
ATC	5,796	N/A	5,796 (ceiling height 8'-0" 3/4"-07")
PARKING	9,482 SF (Net Square feet)/14,807 SF (Total Lot Area)=0.64 PARK 0.85 FAR		

ADJACENT OWNER INFORMATION:

LOT NO.	ADDRESS	OWNER NAME	PARCEL NO.
703	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	310 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



SPECIAL USE PERMIT NUMBER (#2021-10022)

1. SPECIAL USE PERMIT FOR GENERAL AUTO REPAIR PER SECTION 4-1205(H)
2. MODIFICATION OF THE MINIMUM REQUIREMENT OF ONE STREET TREE PER 30' OF FRONTRAGE PER SECTION 11-410(CC)

TRIP GENERATION (ADT)

EXISTING – 0 VPD (PER ITE TRIP GENERATION)
PROPOSED – 20 VPD (PER ITE TRIP GENERATION)

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

**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
Street Address

A2: Total Lot Area: 14,807 SF

R-20
2.000
0.85
Floor Area Ratio Allowed by Zone

R-20
2.000
0.85
Maximum Allowable Floor Area

B. Existing Gross Area

Allowable Exclusions**
Basement***
Stairways***
Mechanics***
Attic less than 7'***
Porches***
Balcony/Deck***
Garage***
Other***
Comments for Existing Gross Floor Area

B1: Existing Gross Floor Area
Sq. Ft.

B2: Admissible Floor Exclusions***
Sq. Ft.

B3: Existing Floor Area Minus Exclusions (Subtract B1 from B2)
Sq. Ft.

C. Proposed Gross Floor Area

Allowable Exclusions**
Basement***
Stairways***
Mechanics***
Attic less than 7'***
Porches***
Balcony/Deck***
Garage***
Other***
Comments for Proposed Gross Floor Area

C1: Total Gross
19,446.00
Proposed Gross Floor Area***
Sq. Ft.

C2: Total Exclusions
0.964.00
Proposed Floor Area Minus Exclusions (Subtract C1 from C2)
Sq. Ft.

D. Total Floor Area

Existing Open Space
Sq. Ft.

Total Floor Area (add B2 and C2)
12,545.95 Sq. Ft.

E. Open Space (RA & RZ Zones)

E1: Existing Open Space
Sq. Ft.

E2: Required Open Space
Sq. Ft.

E3: Proposed Open Space
Sq. Ft.

Notes

* Gross floor area for residential single and two-family dwellings in the R-2, R-3, R-4, R-5, R-6, and R-7 zones. Gross floor area for residential buildings in the R-1 zone is determined by the number of dwelling units in the building.

** The floor area of a portion of a dwelling unit that is not habitable, such as a garage, is not included in the gross floor area.

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** Refer to the Zoning Ordinance (Section 2-1404(A)) and consult with Zoning Staff for specific requirements regarding the use of the floor area calculations. The floor area calculations may also be required for some zoning categories.

SOIL:

A. GENERALLY THE SOIL IS MEDIUM TO VERY FIRM LIGHT BROWN SANDY ELASTIC SILT (SM) FROM 3' TO 45', AND DENSE MOIST WOODY POORLY GRADED SAND (SM-SP).

B. SEE SOILS REPORT ON SHEET 22.

SEWER NOTES:

THE SITE IS SEVERED BY PUBLIC SEWER.

STORM WATER QUALITY REQUIREMENT NOTE:

THE DISRUPTED AREA IS 13,400 SF. A BIOPOND WITH UNDERDRAIN IS PROPOSED FOR STORM WATER QUALITY REQUIREMENT. THE CONTROLLED OUTLET & OVERFLOW FROM BIOPOND 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 SF OF STORAGE REQUIRED FOR FLOOD CONTROL. THE PROPOSED BIOPOND WITH UNDERDRAIN PROVIDES 1,081 SF (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 B.
- THE APPLICANT SHALL COORDINATE WITH THE CITY OF ALEXANDRIA TAES TO ENSURE THAT THE PLANNED TOE DRAIN IS LOCATED IN THE CITY OF ALEXANDRIA'S ALLOTTED CAPACITY IN ALEXANDRIA'S WATER RESOURCE RECOVERY FACILITY.
- DENITRIFICATION AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXANDRIA'S PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRE-TREATMENT COORDINATOR AT 703-721-3500 X2020

UTILITY CONTACTS:

1. ELECTRIC: VIRGINIA POWER
c/o KEN HOLMES
907 WEST GLOUCESTER ROAD
ALEXANDRIA, VA 22305
(703) 838-2437
2. NATURAL GAS: WASHINGTON GAS
c/o RAY BAKER
20290 PARK N
SPRINGFIELD, VA 22151
(703) 759-4440
3. WATER: VIRGINIA AMERICAN WATER CO.
c/o BILL WILSON
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3664
4. TELEPHONE: VERIZON
c/o VAL FISHER
20290 PARK N
6TH FLOOR
FALCON CHURCH, VA 22042
(703) 204-5068
5. TELE/CATV/HS INTERNET: COMCAST
c/o BRIAN SHADE
3900 WHEELER AVENUE
ALEXANDRIA, VA 22304
(703) 561-4449

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

FARHANG MOJGANI

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. _____

SHEET NO. 1 OF 23

FILE NO. 14-19

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

CIVILAND, LLC
1. OCT-2020 CITY FINAL SITE PLAN FIRST SUBMISSION REVIEW COMMENTS
2. 12230 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA 20191
703-951-3282
fml@civiland.com
3. CIVILAND, LLC
12230 SUNRISE VALLEY DRIVE, PARK N.
SPRINGFIELD, VA 22151
CHD BY: FM
DESIGN BY: AK/SS
SCALE : AS SHOWN

09/22/2025

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DSUP #2021-1022
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 are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the City's Green Building Council's Green Guidelines, or EarthCheck (or equivalent) prior 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 requirements for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality are 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 effort to demonstrate that a building can 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) ***

29. Provide temporary curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measure 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 #2021-1022
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. 5-6c 23.1(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 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 collected collection. The point of collection shall be located upon the property and the private collection shall be fully 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/Arlington waste-to-energy facility (T&ES)

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

36. The City of Alexandria requires a minimum of one rainwater harvesting system and one rainfield. (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus removal requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default is determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility (T&ES) ***

37. Provide a site 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 (VRM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the

23

DSUP #2021-1022
Colvin Street Garage | 3120 Colvin Street

spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *

38. Design all stormwater Best Management Practices (BMPs) to comply with the most recent 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), project area treated (acres), impervious area treated (acres), infiltration rate (inches per hour), 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-Dult 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 and 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 BMP and:

- 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 City of Alexandria's Addendum to the Final Site Plan #2. Execute 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 BMPs.

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 City of Alexandria. 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) ***

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 clay, account for marine clay or highly credible 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 wetlands.
- 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 permits 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

24

DSUP #2021-1022
Colvin Street Garage | 3120 Colvin Street

b. Drawings and diagrams of the BMPs 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.

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) ***

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

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

55. Indicate the location and size of proposed construction trailers, if any. *

56. 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

57. 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 to the Final Site Plan and approved by the Director 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 the trailers and parking areas.
- c. The construction liaison must monitor 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 construction liaison will be issued to the applicant. If the violation is not corrected within five days, the work will be issued with construction halted until the violation has been corrected. (P&Z) (T&ES) *

58. 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 to the Final Site Plan and approved by the Director of P&Z and T&ES prior to commencing any construction activities. This plan shall:

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59. 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 #04-18 throughout the construction of the project. (T&ES) **

60. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete mix, asphalt, litter, 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 Director of T&ES and Code Administration. Disposal of all wastes per all applicable federal, state, and local laws. If a 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) **

61. 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) **

62. 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 #04-18 throughout the construction of the project. (T&ES) **

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) **

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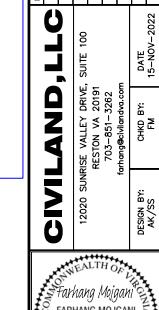
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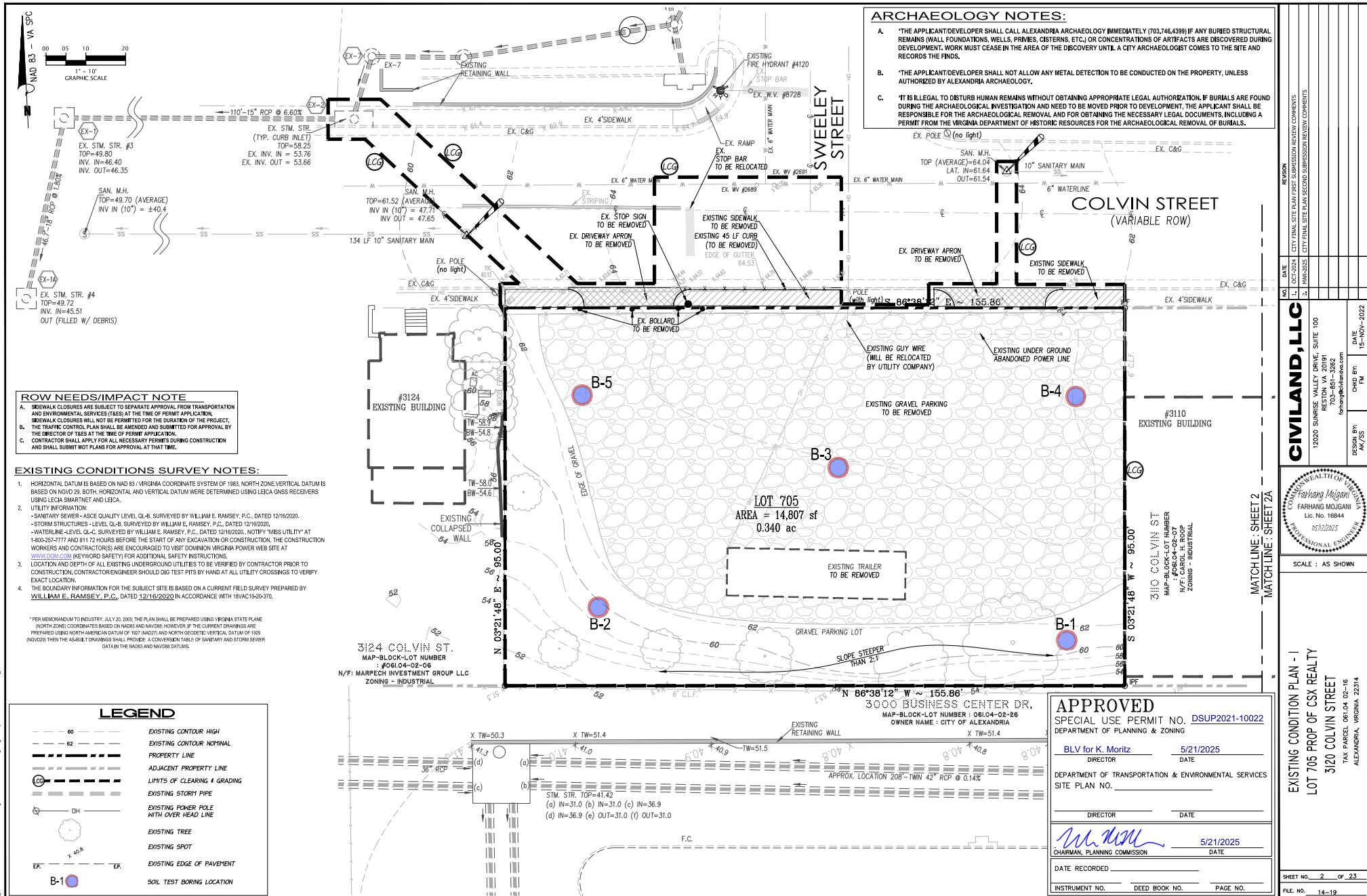
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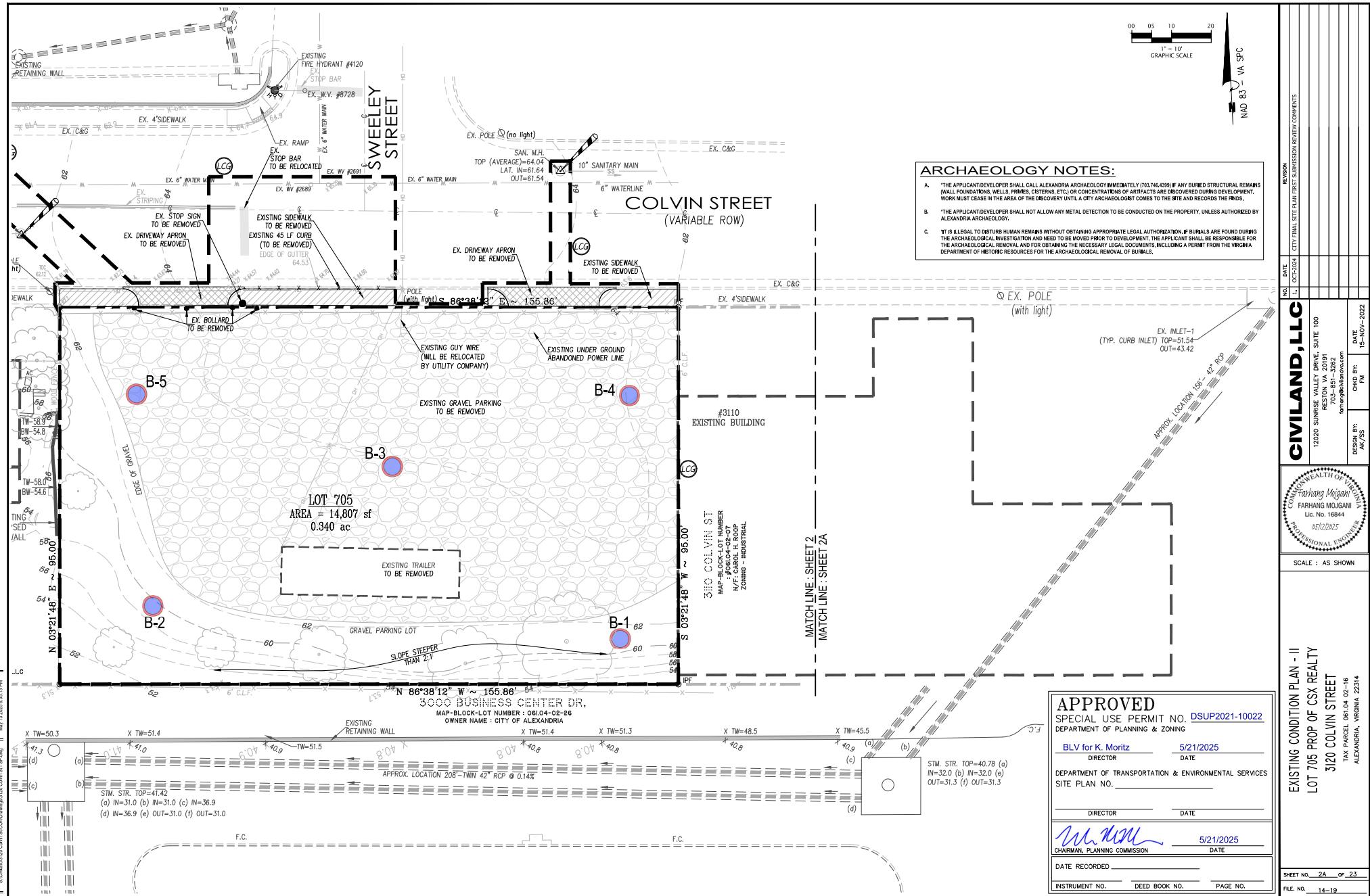
<p>DSUP #2021-1022 Colvin Street Garage 3120 Colvin Street</p> <p>64. Obtain additional City approvals for any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, and tiebacks, from the Director of T&ES as a part of the Sheeting and Shoring permit. (T&ES) ***</p> <p>65. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) ***</p> <p>66. Conduct an in-person or virtual meeting to review the location of construction worker parking, temporary pedestrian and vehicular circulation, and loans and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) ***</p> <p>67. Hold an in-person or virtual pre-installation construction meeting to review the scope of landscaping installation procedures and the P&Z project planner prior to starting work. (P&Z) (Code)</p> <p>68. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including email address, name, title, and contact information, project manager, and business owner who property owns the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) * ***</p> <p>69. Temporary construction and/or on-site sales trailers (are) permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***</p> <p>70. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches proposed finished grade. Ensure the wall check shows: (P&Z) ***</p> <ul style="list-style-type: none"> a. Key dimensions of the building as shown on the approved Final Site Plan, b. Key dimensions from future face of finished wall above the property line and any adjacent structures on the property, c. Extent of any below-grade structures, d. Foundation wall in place, e. Future face of finished wall above. <p>71. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***</p> <p>72. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time it may be conveyed or sold to a party other than the applicant, a substitute bond and any other documents must be provided by that party, including any guarantees or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained by the City until all requirements are met, and the bond(s) released by the City. (T&ES) ***</p> <p>VI. CONTRIBUTIONS</p> <p>73. Contribute \$22,593 to the City's Housing Trust Fund. Housing contribution payments shall be made via wire transfer to the City of Alexandria. Instructions will be provided by Housing staff prior to the time of deposit. Wire transfer documentation must include the source name, project name, receiving department name (Office of Housing), and case number. (Housing) ***</p> <p>74. If a modification to meeting in the Landscape Guidelines is approved, the applicant shall provide a monetary contribution, in the amounts specified within the Landscape Guidelines, to the City's Green Infrastructure Fund. The contribution shall be made prior to issuance of the first Certificate of Occupancy. Payment shall be payable to the City of Alexandria, with a transmittal letter addressed to P&Z/C, citing the project name and case number, contribution amount, and the condition being fulfilled. (P&Z) (RP&CA) ***</p> <p>VII. PUBLIC USES</p> <p>75. Work with City staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan for the City's Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z/C)</p> <p>76. The in-lieu contribution shall be \$0.30 per gross square foot, with a maximum contribution of \$75,000 per building prior to issuance of the first Certificate of Occupancy. On-site public art shall be of an equivalent value to the contribution. (P&Z) (Code) ***</p> <p>VIII. USES AND SIGNS</p> <p>A. RETAIL/COMMERCIAL</p> <p>77. The Director of P&Z shall review administrative Special Use Permits after one year of operation, and shall docket the matter for the Planning Commission and City Council if (1) violations of the permit conditions occurred and were not corrected immediately.</p>	<p>DSUP #2021-1022 Colvin Street Garage 3120 Colvin Street</p> <p>prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***</p> <p>78. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time it may be conveyed or sold to a party other than the applicant, a substitute bond and any other documents must be provided by that party, including any guarantees or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained by the City until all requirements are met, and the bond(s) released by the City. (T&ES) ***</p> <p>79. Encourage employees who drive to use off-street parking. (T&ES)</p> <p>80. Provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material and posting on the business website. Contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)</p> <p>B. AUTOMOTIVE</p> <p>81. Dispose of all waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant, and antifreeze per all local, state, and federal ordinances or regulations. Do not discharge them to the sanitary or storm sewers or onto the ground. (T&ES)</p> <p>82. Comply with the City of Alexandria Best Management practices manual for automotive related industries. Call the Office of Environmental Quality at (703) 746-4662 to get a copy. (T&ES)</p> <p>83. Do not conduct motor vehicle repair work outside. (P&Z) (T&ES)</p> <p>84. Paints or coatings may not be applied at the site without a spray paint booth designed to the satisfaction of the Director of Code Administration prior to Final Site Plan release. Install prior to issuance of the final Certificate of Occupancy. Do not vent any automotive refinishing waste products to the atmosphere. (T&ES) (Code) ***</p> <p>C. SIGNAGE</p> <p>85. Design building signs to relate in material, color, and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z. (P&Z) *</p>	<p>DSUP #2021-1022 Colvin Street Garage 3120 Colvin Street</p> <p>constitutes repeat violations, or create a direct and immediate adverse zoning effect on the surrounding community; (2) the Director has received a request from any person to docket the permit for review due to a complaint that may be a violation of the permit conditions; or (3) the Director has determined that problems with the operation of the use exist and that new or revised conditions are needed. (T&ES) ***</p> <p>86. Encourage employees who drive to use off-street parking. (T&ES)</p> <p>87. Encourage employees to use public transportation. Contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)</p> <p>88. Provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material and posting on the business website. Contact Go Alex at goalex@alexandriava.gov for more information. (T&ES)</p> <p>C. CITY DEPARTMENT CODE COMMENTS</p> <p>Legend: C - Code Requirement R - Recommendation S - Suggestion F - Finding</p> <p>A. Planning and Zoning (P&Z)</p> <p>C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) ***</p> <p>C - 2 Identify all trees to remove and protect/preserve in the tree conservation and protection plan prior to Final Site Plan release. Detail construction methods to reduce disturbance within drip lines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. ***</p> <p>C - 3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) ***</p> <p>B. Code Administration (Building Code)</p> <p>F - 1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A pre-construction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.</p> <p>C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USDC) in effect when applying for building permit(s).</p> <p>C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permits.</p> <p>C - 3 Submit a soils report with the building permit application for all new and existing building structures. ***</p> <p>C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading fleas and ticks to the surrounding community and severs to the Department of Code Administration or receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-abatement site survey to verify that the abatement plan is consistent with the field installation. **</p> <p>C - 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **</p>
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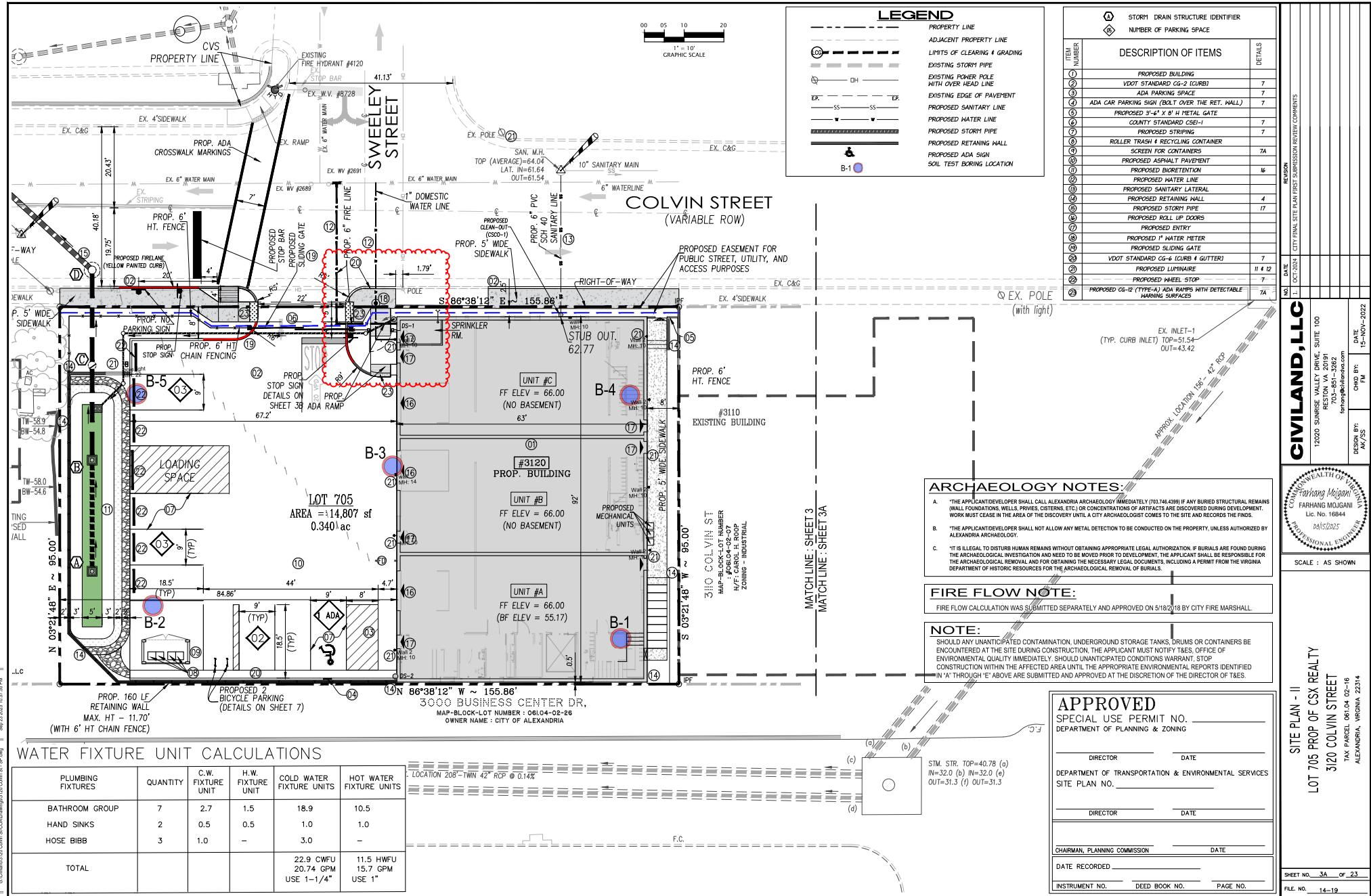
<p>DSUP #2021-1022 Colvin Street Garage 3120 Colvin Street</p> <p>outfall. If the project site is within the Bradlee-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *</p> <p>C - 4 Design 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, § 13-14(E), as signed and sealed by a professional engineer registered to Virginia, including the adequate outfall, inlet, and hydraulic grade line analysis to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *</p> <p>C - 5 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *</p> <p>C - 6 The location of customer utility services and installing transmission, distribution, and main lines in the public right-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 § 5-3-3, respectively. The transformers, switch gear, and boxes shall be outside of the public right-of-way. (T&ES)</p> <p>a. All new customer utility services, extension of existing customer utility facilities, and existing overhead customer utility services supplied by any customer overhead facilities must be installed underground or in the public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *</p> <p>b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, manif, and apparatuses 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 roadways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. * ****</p> <p>C - 7 Discharge flow from drywells, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum of Industry 05-14. Pipe discharges from drywells and sump pump to the storm sewer outfall, where applicable after testing for water quality per Article XIII of the Zoning Ordinance. (T&ES) * ****</p> <p>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 for the requirements of Title 4, Ch. 2, Article B, § 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) *</p> <p>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</p>	<p>DSUP #2021-1022 Colvin Street Garage 3120 Colvin Street</p> <p>collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at http://www.alexandriava.gov/ResourceRecovery or by contacting the City's Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *</p> <p>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 5501 Eisenhower Avenue. Stipulations in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) *</p> <p>C - 11 Submit a Recycling Management Plan to the Solid Waste Division, as outlined in Article H of Title 5, Ch. 3 of the Final Site Plan. The Form is available at http://www.alexandriava.gov/ResourceRecovery or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *</p> <p>C - 12 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *</p> <p>C - 13 Post the bond for the public improvements before Final Site Plan release. (T&ES) *</p> <p>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) *</p> <p>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) *</p> <p>C - 16 Provide as-built sewer data with the final as-built process per the Memorandum of 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) ****</p> <p>C - 17 Design the thickness of the base and subgrade course using "California Method" as set forth on page 10 & 11 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume 2" written by Elvyn E. Sorensen. Data book is the second edition of California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) * ***</p> <p>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) *</p> <p>C - 19 No overhangs (decks, bays, canopies, porches, or other obstructions) shall protrude into public rights-of-way, public easements, and the perimeter or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *</p>	<p>DSUP #2021-1022 Colvin Street Garage 3120 Colvin Street</p> <p>C - 20 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *</p> <p>C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES) *</p> <p>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) *</p> <p>C - 23 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)</p> <ul style="list-style-type: none"> i. Monday Through Friday from 7 AM to 6 PM ii. Saturdays from 9 AM to 6 PM iii. No construction activities allowed on Sundays and holidays <p>a. § 11-5-4(b)(19) further restricts pile driving to these hours:</p> <ul style="list-style-type: none"> iv. Monday through Friday from 9 AM to 6 PM v. Saturdays from 10 AM to 4 PM vi. No pile driving is allowed Sundays and holidays <p>b. § 11-5-109 restricts excavating work in the right-of-way to:</p> <ul style="list-style-type: none"> i. Monday through Saturday 7 AM to 5 PM ii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas. <p>C - 24 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Debulk, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *</p> <p>C - 25 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *</p> <p>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 VIFDS 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 05-14: http://alexandriava.gov/eas/info/defaul.aspx?i=3522. (T&ES) *</p> <p>F. Information Technology</p> <p>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 bays may not use the primary building address for their address. Contact the Addressing Coordinator in the GIS Division</p>	<p>DSUP #2021-1022 Colvin Street Garage 3120 Colvin Street</p> <p>(703) 746-3823 for each new tenant to receive the address based on the primary entrance door. (GIS) //if ground floor tenant]</p> <p>R - 2. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)</p> <p>G. Fire Department</p> <p>C - 1. Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (F&ES) (Code) *</p> <p>R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed 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.</p> <p>H. Police Department</p> <p>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.</p> <p>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.</p> <p>Authorities denote:</p> <ul style="list-style-type: none"> * Condition must be fulfilled prior to release of the Final Site Plan ** Condition must be fulfilled prior to release of the building permit *** Condition must be fulfilled prior to issuance of the Certificate of Occupancy **** Condition must be fulfilled prior to release of the bond
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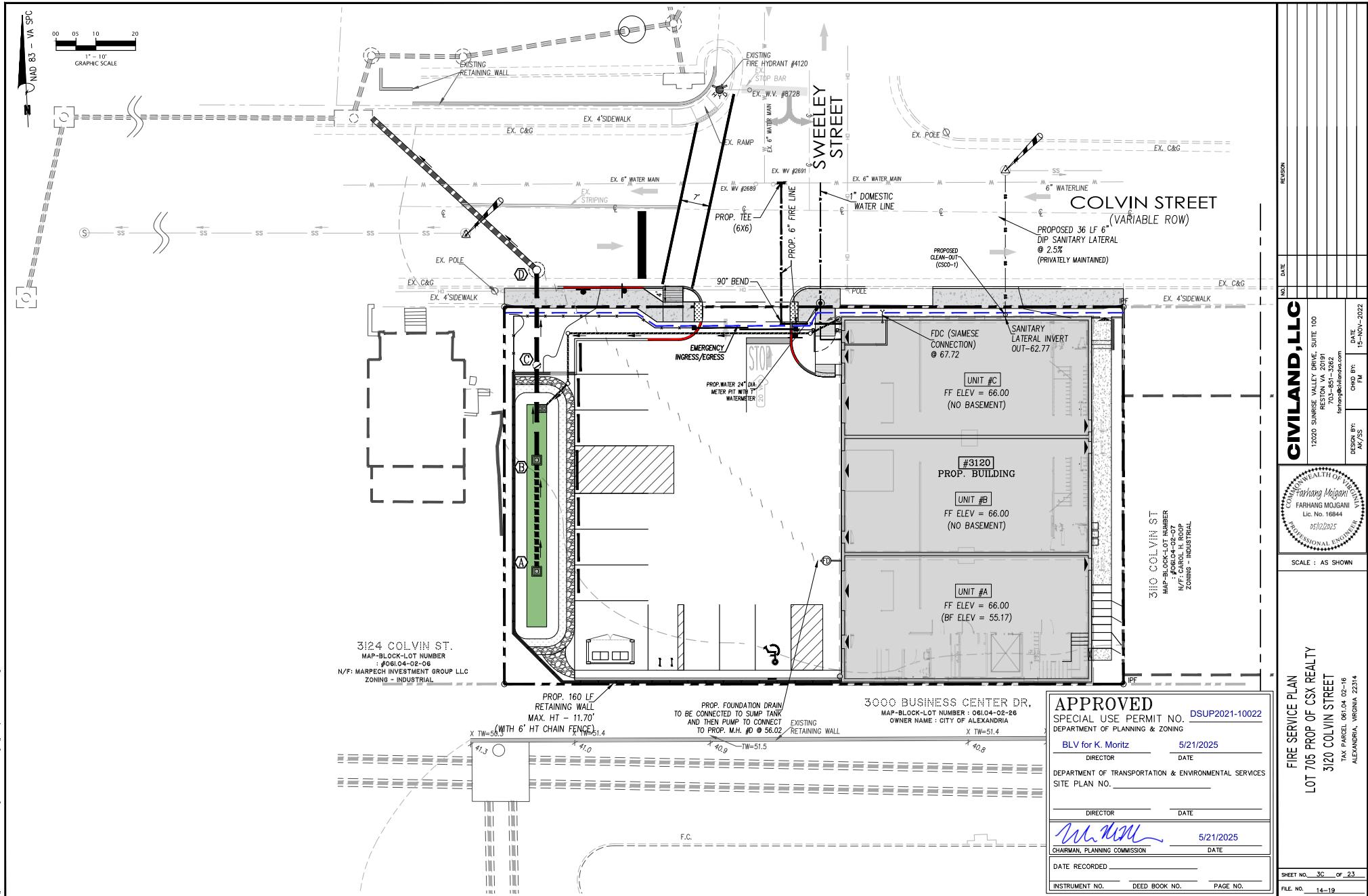
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Farhang Moghani LIC. No. 16944 05/12/2025		
PROFESSIONAL ENGINEER		
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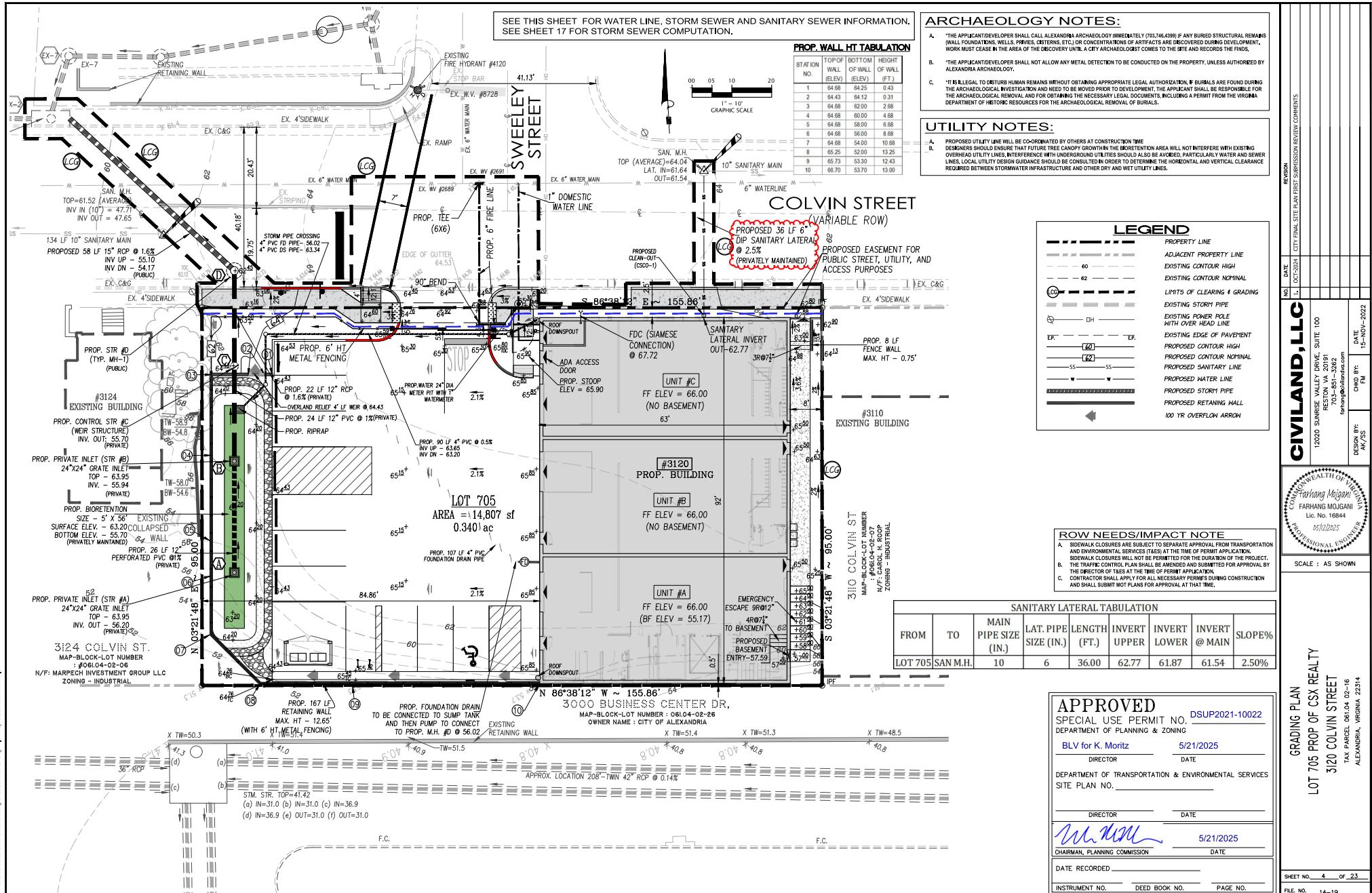
APPROVED SPECIAL USE PERMIT NO. <u>DSUP2021-1022</u> DEPARTMENT OF PLANNING & ZONING
BLV for K. Moritz 5/21/2025 DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____
DIRECTOR DATE
CHARMAN, PLANNING COMMISSION 5/21/2025 DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. _____ PAGE NO. _____
SHEET NO. <u>10</u> OF <u>23</u> FILE NO. <u>14-19</u>

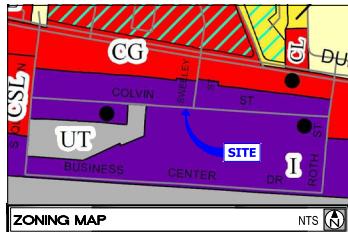
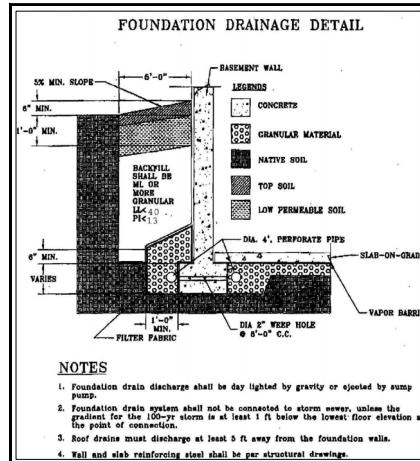




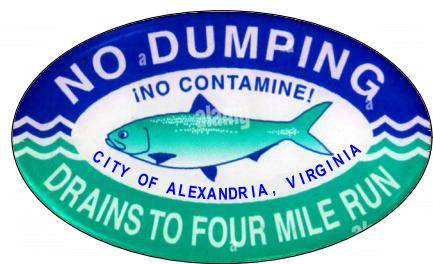






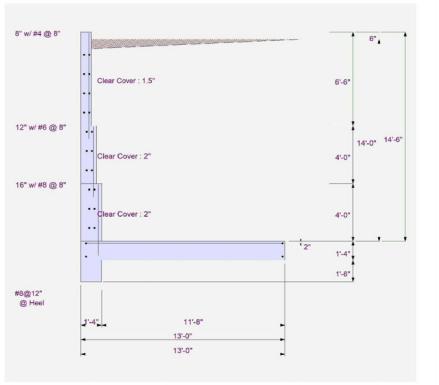


NO DUMPING INLET MARKER:



Liu Yen, PE
Liu & Associates, LLC
Bakke & Associates, LLC
Project Title: 3120 COLVIN STREET GARAGE
Engineer: Liu Yen, PE
Project ID: 22-375
Project Desc: Structural Design
Printed: 24 OCT 2024, 8:30PM

Cantilevered Retaining Wall
Project File: 22-375 Hao Tran Warehouse Alexandria ed6
LIC# 100V-001695-00, Build 0234 05.02
DESCRIPTION: RTW-1 (H = 13 ft)



CIVILAND
CIVIL AND LAND DEVELOPMENT ENGINEERING
12020 Sunrise Valley Drive, Suite 100
Reston, VA 20191
Mr. Gavin Pelletier
Principal Planner
TLS Stormwater Management
2900B Business Center Drive
Alexandria, VA 22314
RE: 3120 COLVIN STREET - DSUP2021-10022

Dear Mr. Pelletier,
On behalf of the property owner, 3120 Colvin Llc, we are requesting to provide a monetary contribution to the Alexandria Water Quality Improvement Fund for the project's impervious area not being treated on-site.

3120 Colvin Street
Total Increase in Impervious Area | 1,612.00 | Square feet
Onsite Impervious Area Treated | 1,167.72 | Square feet
Onsite Impervious Area Treated (percentage of total Imperviousness Area) | 78.85 %
Onsite Impervious Area Untreated | 566.28 | Square feet
Onsite Impervious Area Untreated (percentage of total Imperviousness Area) | 21.15 %

In regards to the onsite impervious area left untreated we are providing the following method (provided to us by OOE) for the required contribution to the Alexandria Water Quality Improvement Fund for your approval:

Determining water quality improvement fund fee:
566.28 square feet x \$2/square foot = \$1,132.66
Once approved, I will include this request letter along with your approval letter as part of the grading plan for this project that will be submitted to the City of Alexandria for review and approval.

Thank you for your attention to this matter,
Respectfully,

Gavin Pelletier
CIVILAND LLC
Farhang Moghani, PE
12020 Sunrise Valley dr, Suite 100
Reston, VA 20191

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
Infrastructure and Environmental Quality
P.O. Box 178 – City Hall
Alexandria, Virginia 22313
www.alexandriava.gov

03/28/2025
Civil and LLC
Attn: Farhang Moghani, PE
12020 Sunrise Valley Dr STE 100
Reston, VA 20191
RE: 3120 Colvin St - DSU/2021-10022

Dear Mr. Pelletier,
On behalf of the property owner, 3120 Colvin Llc, we are requesting to provide a monetary contribution to the Alexandria Water Quality Improvement Fund for the project's impervious area not being treated on-site.

This is in regard to your letter dated March 18, 2024 requesting to meet the Alexandria Water Quality Volume Deficit (WQVD) in a Resource Management Area per Article XIII, Section 13-109(E)(6) by treating 79 percent of the WQVD in the project area(s) through stormwater quality controls (structural BMPs) and by participating in the City's Water Quality Improvement Fund (WQIF). You have agreed to pay a fee in lieu of providing a stormwater outlet in Article XIII, Section 13-109(E)(6)(A)(2). You have agreed to provide a total monetary contribution of \$1,132.66 (\$66.38 per square foot of impervious surface x \$2/square foot). This represents 100 percent of the overall WQVD left untreated.

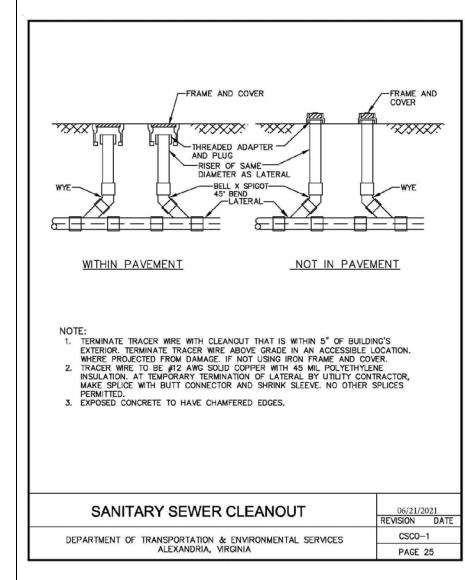
Your request has been approved. The procedure now is to scan your request letter onto your final plan or a sheet that is labeled Stormwater Facility BMP Details or something similar. Your final plan will be eligible for approval when you have paid the fee (\$1,132.66). The approval of the plan (with your request therein) will act as the approval of your request.

Once approved, I will include this request letter along with your approval letter as part of the grading plan for this project that will be submitted to the City of Alexandria for review and approval.

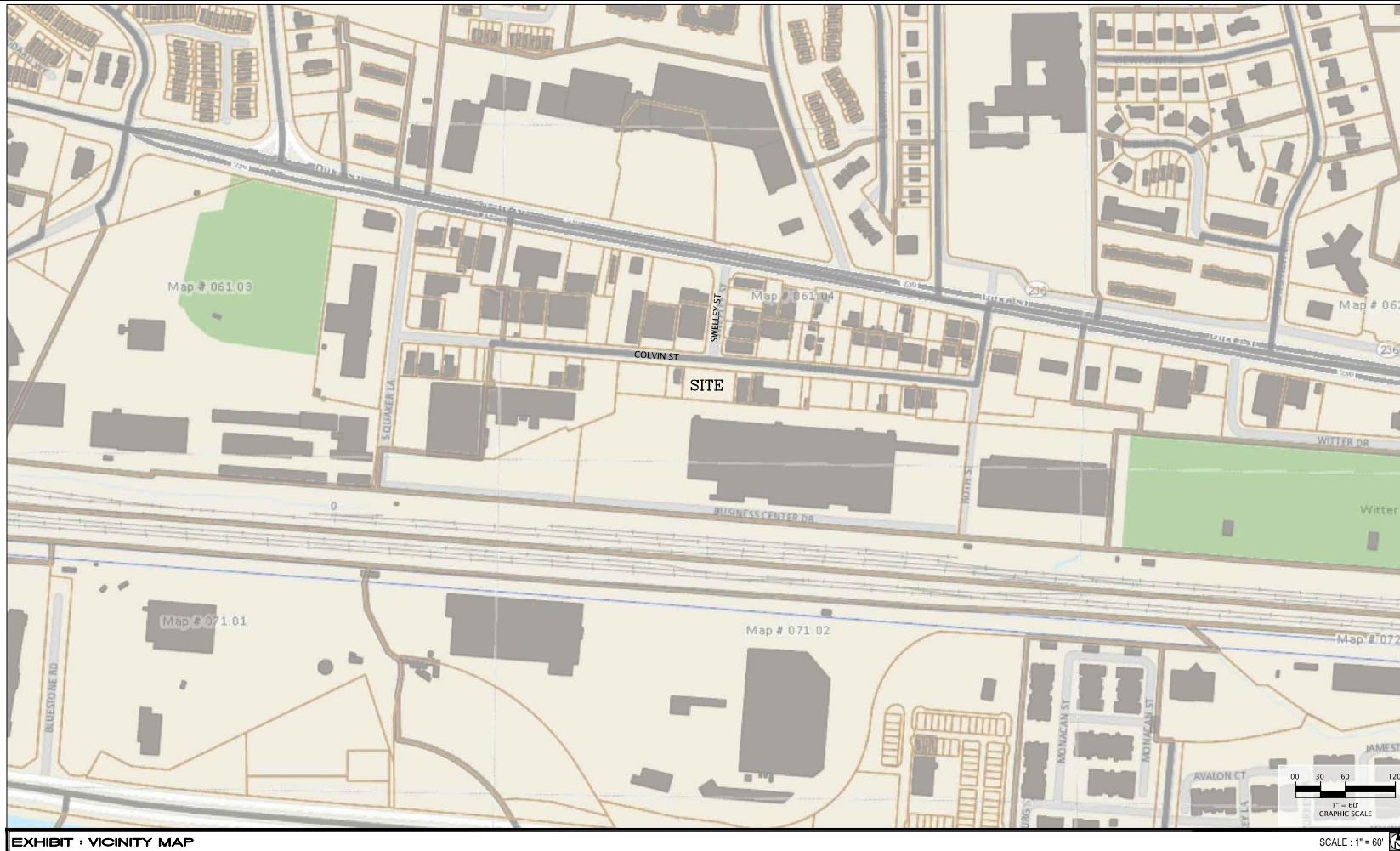
Thank you for your attention to this matter,

Respectfully,

Gavin Pelletier
CIVILAND LLC
Farhang Moghani, PE
12020 Sunrise Valley dr, Suite 100
Reston, VA 20191



CIVILAND, LLC	REVISION	
	1	0
CITY FINAL SITE PLAN FIRST SUBMISSION REVIEW COMMENTS		
12020 SUNRISE VALLEY DRIVE, SUITE 100 RESTON, VA 20191-3262 farhang@civilandva.com		
05/12/2025		
DESIGN BY: AK/SS		
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		
CHARMAN, PLANNING COMMISSION DATE		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____
SHEET NO. 4A 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
Chairman, Planning Commission	5/21/2025
DATE RECORDED _____	DATE _____
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

SHEET NO. 5 OF 23

FILE NO. 14-19

CIVILAND, LLC	
NO.	DATE
REVISION	
12020 SUNRISE VALLEY DRIVE, SUITE 100 RESTON, VA 20191 703-851-3262 farhang@farhang.com	
DESIGN BY: AK/SS	CHD BY: FM
DATE: 15-NOV-2022	

Farhang Mogami
FARHANG MOGAMI
Lic. No. 16844
05/02/2025

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

CONTEXTUAL PLAN
LOT 705 PROP OF CSA REALTY
3120 COLVIN STREET
TAX PARCEL 061-04-02-16
ALEXANDRIA, VIRGINIA 22314

UTILITY WORKS NOTES

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 (VESC) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA.

- A. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA. HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEAR / CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.
 - B. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTION AND LOCATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.
 - C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANUFACTURE UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
 - D. NO MORE THAN 300 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - E. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - F. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SETTING TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OTHER UTILITIES.
 - G. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - H. SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1551) COMPACTION IN ALL TRENCH BACKFILL.
 - I. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS #VAC030-010 EROSION AND SEDIMENTATION CONTROL AND EROSION AND SEDIMENT CONTROL, HANDBOOK (VESC),
 - J. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
 - K. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
 - L. A REMEDIATION PLAN SHALL BE SUBMITTED DETAILING HOW CONTAMINATED SOLS AND/OR GROUNDWATER WILL BE DEALT WITH, INCLUDING PLANS TO REMEDIATE UTILITY CORRIDORS.
 - M. UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.
 - N. CRATING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
 - O. ALL UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES, INCLUDING WATER AND SEWER LATERALS ON PRIVATE PROPERTY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH MINIMUM 3" WIDE 5' DEPTH OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPE (DWT), THE DWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" FOR DWT WIDTHS OF 3" AND 2" FOR WIDTHS OF 6" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASIER TO RELOCATE AND AVOID DAMAGE LOCATED THE DWT SHALL BE WITH ALUMINUM BACKING OR SOLAR GRAVEL, AND LAWN GRAVEL. THE PROTECTIVE CLEARANCE ON BOTH SIDES, SEALING AND PROTECTING THE GRAPPLERS FROM UNDERGROUND MIGRATION, ACIDS, AKALIS, AND OTHER SOL SUBSTANCES. ALL DWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS.

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, PIPES, OR TUBING
BLUE	OPTIONAL MARKING FOR CONTAMINATED WATER
PURPLE	CAUTION RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	CAUTION SEWER, DRAIN LINES, AND FORCE MAIN

RESOURCE PROTECTION AREA NOTES

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

FLOOD PLAIN NOTES

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

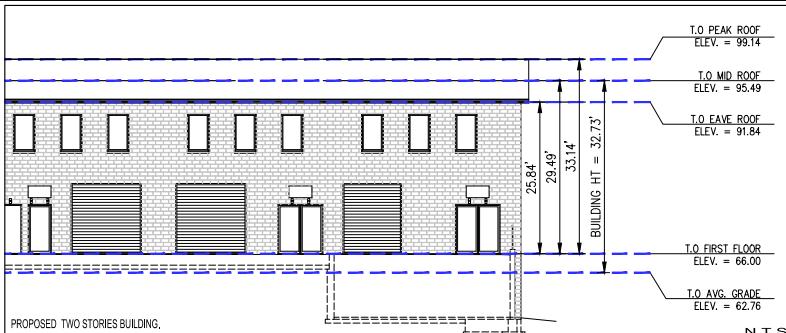
MOSQUITO CONTROL NOTES

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 (703-838-4400 EXT. 326, 327) FOR QUESTIONS OR TREATMENT ASSISTANCE.

26. STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
27. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED DURING THE FULL TIME, ON-SITE SUPERVISION OF A
28. CERTIFIED GEOPHYSICAL CONTRACTOR. ALL EARTHWORK IS TO BE TESTED AND TESTED IN ACCORDANCE WITH CONSTRUCTION
29. SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS.
30. THE CONTRACTORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
31. UNLESS OTHERWISE APPROVED, THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDER STYLE STANDARDED
32. PEDESTRIAN CROSS WALK AT ALL CROSSINGS AT THE PROPOSED DEVELOPMENT, WHICH MUST BE DESIGNED TO THE
33. STANDARDS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, THE 2010 ADA STANDARDS FOR ACCESSIBLE
34. OR STANDARD PEDESTRIAN CROSS WALK IS TO BE EVALUATED ON A CASE BY CASE BASIS AND COMPLY WITH THE
35. REQUIREMENTS OR POLICY MANUAL SECTION 2018.18, PEDESTRIAN CROSSWALKS, JULY 13, 2008. A COPY OF THE
36. POLICY MANUAL CAN BE OBTAINED FROM YON LAMBERT, BICYCLE AND PEDESTRIAN COORDINATOR / TRANSPORTATION
37. PLANNER, TELEPHONE (705) 746-2081.

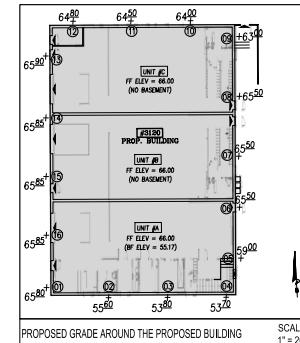
CONSTRUCTION NOTES

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY CHANGES WHICH MAY OCCUR BY HIS FAULT TO LOCATE OR PRESERVE THESE UTILITIES. THE CONTRACTOR COULD BE HELD LIABLE FOR DAMAGE TO THESE UTILITIES OR FOR FAILING TO PROTECT OTHER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS. HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
 2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL NOT PERTURB EXISTING UTILITIES UNLESS PERMITTED, IF REQUIRED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
 4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
 5. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE RECONNECTED.
 6. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
 7. ALL AREAS, OR ON-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION, THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY AGENT, ALL SURFACES AND MATERIALS SHALL BE SODED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
 8. EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.

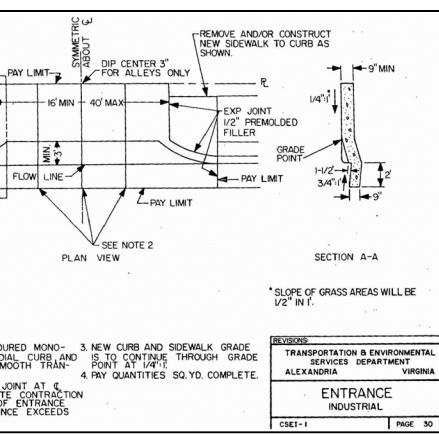
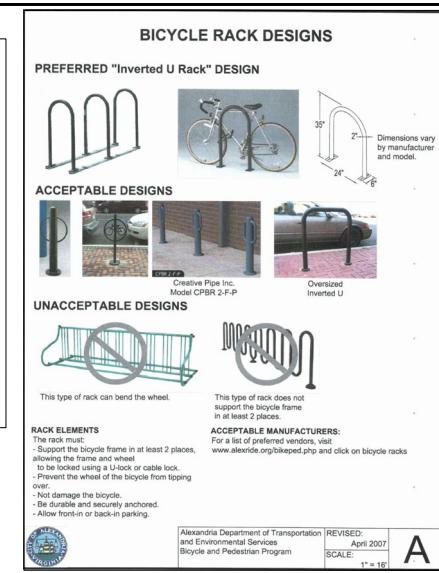
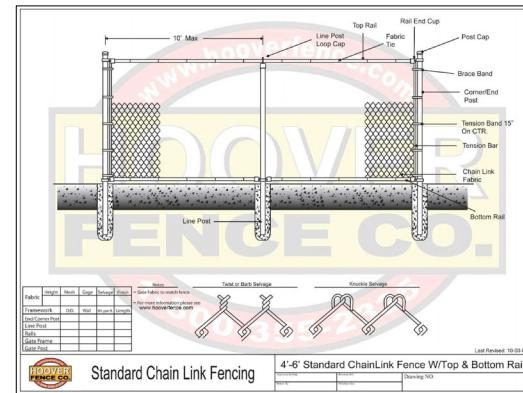
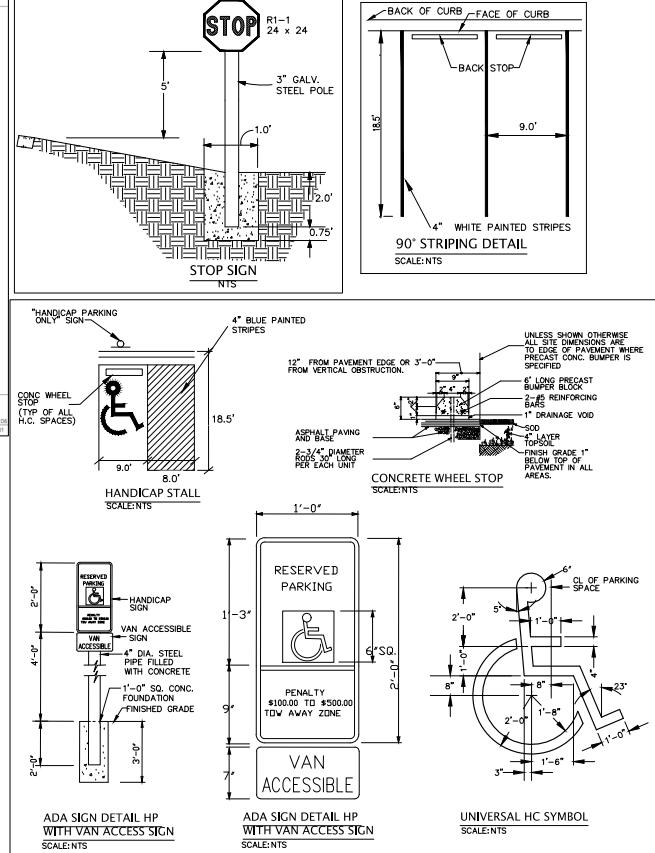
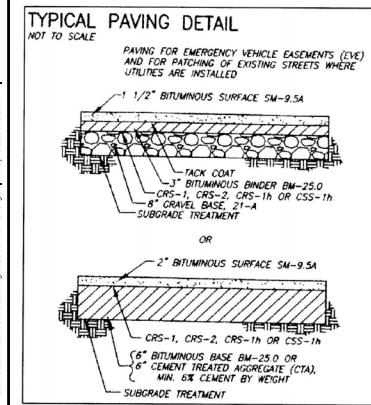
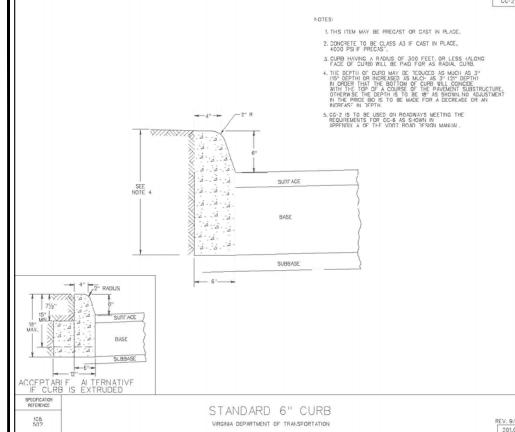
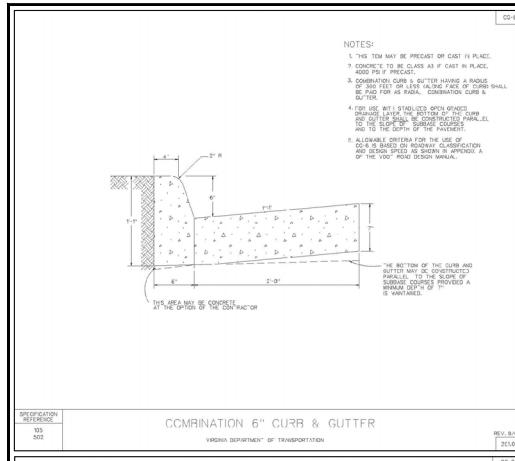


BUILDING HEIGHT COMPUTATION

DISTANCE FROM BUILDING FACE TO CENTERLINE OF STREET		25.00
MAXIMUM BUILDING HEIGHT		44.94
STATION	PROPOSED GRADE ELEV.	BUILDING PEAK ROOF ELEV.
1	= 55.80	= 98.64 = 50.00 = 32.84
2	= 55.60	= 98.64 = 50.00 = 43.04
3	= 53.80	= 98.64 = 50.00 = 44.84
4	= 53.70	= 98.64 = 50.00 = 44.94
5	= 59.00	= 98.64 = 50.00 = 39.64
6	= 65.50	= 98.64 = 50.00 = 33.14
7	= 65.50	= 98.64 = 50.00 = 33.14
8	= 65.50	= 98.64 = 50.00 = 33.14
9	= 63.00	= 98.64 = 50.00 = 35.64
10	= 64.00	= 98.64 = 50.00 = 34.64
11	= 64.50	= 98.64 = 50.00 = 34.14
12	= 64.80	= 98.64 = 50.00 = 33.84
13	= 65.90	= 98.64 = 50.00 = 32.74
14	= 65.85	= 98.64 = 50.00 = 32.79
15	= 65.85	= 98.64 = 50.00 = 32.79
16	= 65.85	= 98.64 = 50.00 = 32.79
AVG. GRADE	= 62.76	
FIRST FLOOR ELEVATION		= 66.00
PEAK-ROOF ELEVATION		= 59.14
MID-ROOF ELEVATION		= 54.50
EAV-E-ROOF ELEVATION		= 91.94
AVERAGE GRADE		= 61.70
BUILDING HEIGHT		= 32.79



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



NOTES: 1. ENTRANCE IS Poured MONOLITHIC WITH RADIAL CURB AND FINISHED INTO SMOOTH TRANSITION. 2. PROVIDE KEYED JOINT AT 6" AND INTERMEDIATE CONTRACTION JOINTS AT 12' ON ENTRANCE WIDTH, IF ENTRANCE EXCEEDS 24'. 3. NEW CURB AND SIDEWALK GRADE IS TO CONTINUE THROUGH GRADE POINT AT 1/4" I. 4. PAY QUANTITIES SQ.YD. COMPLETE.

REVISIONS: TRANSPORTATION & ENVIRONMENTAL SERVICES DEPARTMENT ALEXANDRIA, VIRGINIA

ENTRANCE INDUSTRIAL

CSEI-1 PAGE 30



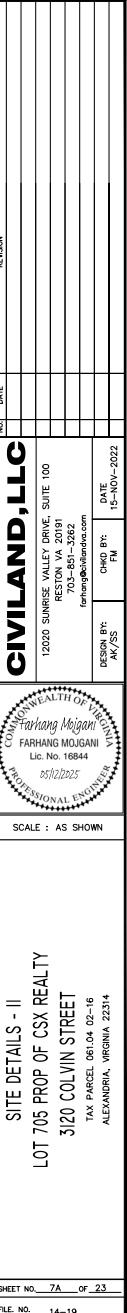
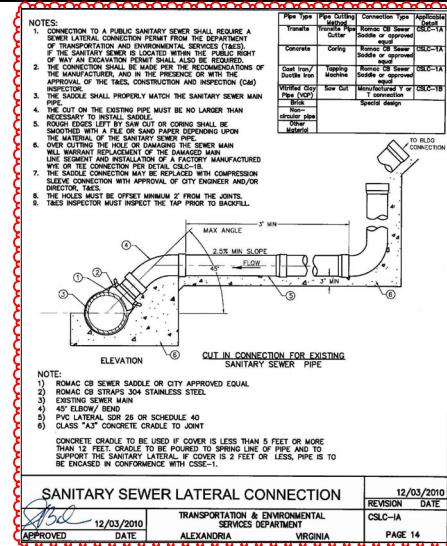
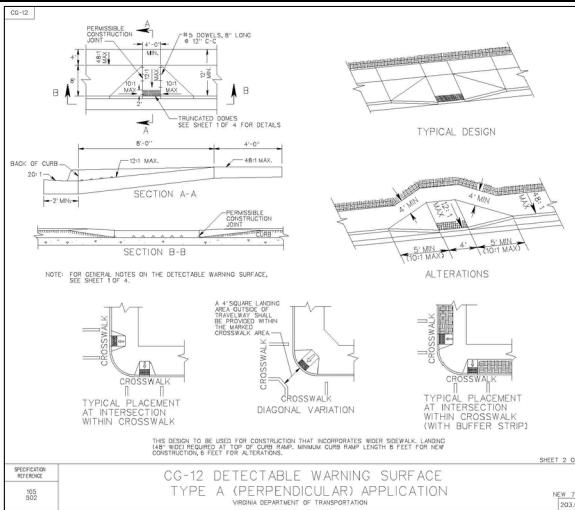
NOTES: 1. JOINTS ARE OF 1/2" PREMOLDED EXPANSION MATERIAL PRICE OF MATERIALS TO BE INCLUDED IN COST OF SIDEWALK. 2. SLOPE OF GRASS AREAS WILL BE 1/2" PER 1 MIN.

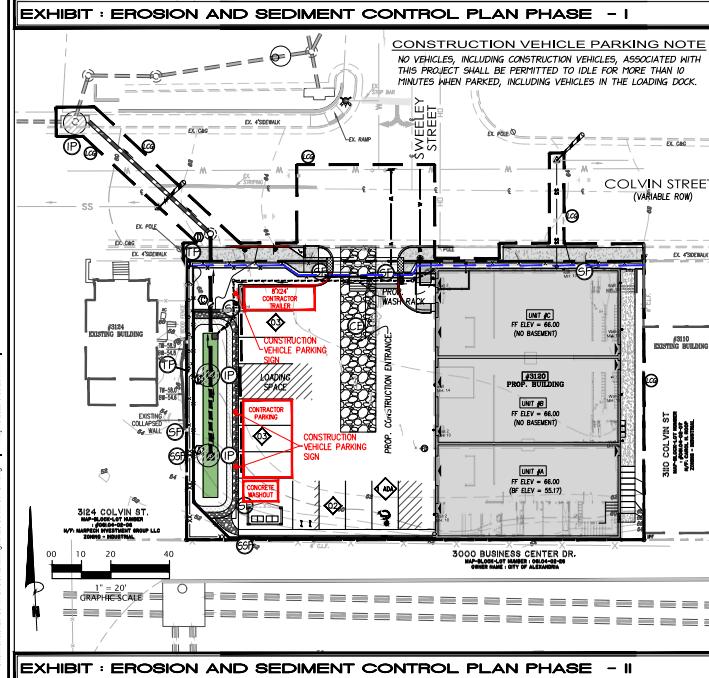
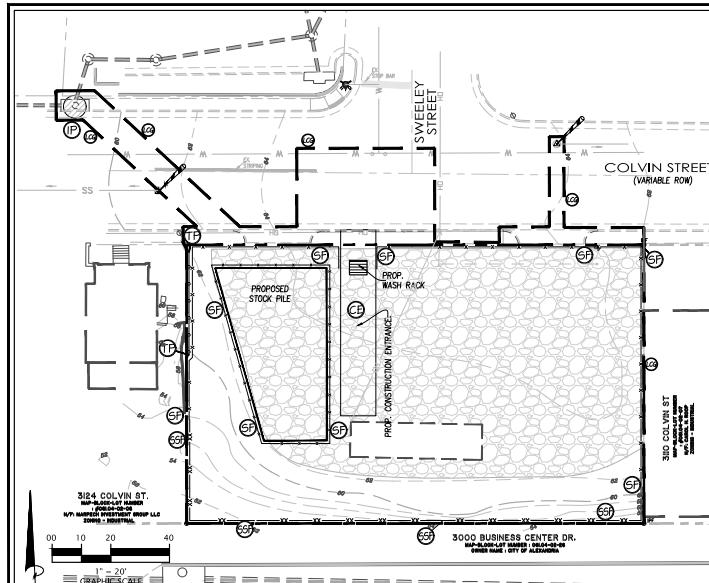


SITE DETAILS -
LOT 705 PROP OF CSA REALTY
3120 COLVIN STREET
TAX PARCEL 061-04-02-16
ALEXANDRIA, VIRGINIA 22314
FILE NO. 14-19

CIVILAND, LLC
1220 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA 20191
703-851-3262
farhang@farhang.com
DESIGN BY: AK/SS
CHD BY: FM
DATE: 15-NOV-2022
SCALE: AS SHOWN
Farhang Moghani
FARHANG MOGHANI
Lic. No. 16844
05/12/2025
PROFESSIONAL ENGINEER
SCHEMATIC

REVISION
NO. DATE
105
500
REV. 0/08
2010.03
NOTICE
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A IF CAST IN PLACE.
3. CONCREATION CURB & GUTTER HAVING A RADIUS OF 10' OR GREATER, THE CROWN OF THE CURB SHALL BE FLAT FOR AS PRACTICAL AS POSSIBLE.
4. I DON USE BIT-1 STANDARDS OPEN GRAVEL
5. THE BOTTOM OF THE CURB AND GUTTER IS TO BE
6. ALLOWABLE CENTER FOR THE USE OF
7. DESIGN SPEED IS SHOWN IN APPENDIX A
8. THIS AREA MAY BE CONCRETE
9. THE CONTRACTOR





CONSTRUCTION OF A SILT FENCE (WITH WIRE SUPPORT)

1. SET POSTS AND EXCAVATE A 4"X4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.

2. STAPLE WIRE FENCING TO THE POSTS.

3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.

4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

• MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATIONS

• VDOT #3 COARSE AGGREGATE

• POSITIVE DRAINAGE TO A TRAPPING DEVICE

• 12' MIN. LENGTH

• 10' MIN. DEPTH

• 10' MIN. LENGTH

• 12' MIN. LENGTH

• 3' MIN. LENGTH

EROSION AND SEDIMENTATION NARRATIVE:

PROJECT DESCRIPTION:
THE PROJECT PROPOSES TO REMOVE THE EXISTING TRAILER & GRAVEL PARKING. THE PLAN PROPOSES TO BUILD A 2-STORY COMMERCIAL BUILDING AND THE USE FOR UNITS A, B & C WOULD 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 1% - 3% IN FRONT & 3% - 5% AT REAR.

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

OFF-SITE AREA:
NO OFF-SITE WORK IS PROPOSED BEYOND ESTABLISHMENT OF PROPOSED ENTRANCE SITE AND PROPOSED WALKWAY ALONG COLVIN STREET. THE PROPOSED STORM OUTfall PIPE FROM BOREHOLE 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 GEOTECHNICAL NOTES.

Erosion and Sediment Control Measures:
UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES 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 SHALL BE PROVIDED TO ALLOW ACCESS FROM COLVIN STREET. ALL MUD TRAILERS SHALL BE REMOVED FROM CONSTRUCTION VEHICLES PRIOR TO RE-ENTERING THE STREET. SOURCE OF WATER IS AVAILABLE ON SITE.

2. SILT FENCE - 1.05:

3. EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN TO FILTER SEDIMENT LADEN SHEET FLOW LEAVING THE DISTURBED AREA.

4. TREE PRESERVATION AND PROTECTION - 3-38:

5. STORM DRAIN INLET PROTECTION - 3-07:
STORM DRAIN INLET PROTECTION MEASURES SHALL BE ADDED AS SHOWN ON THE PLAN TO FILTER SEDIMENT LADEN SHEET FLOW LEAVING THE DISTURBED AREA.

VEGETATIVE PRACTICES:

1. EROSION CONTROL - 3-31:
ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME SHALL BE SEEDED WITH A MAXIMUM OF 14 DAYS FROM FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING.

2. EROSION CONTROL - 3-32:
ALL AREAS DISTURBED BY CONSTRUCTION NOT RECEIVING PAVEMENT SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING 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 CLEARED WHEN THE SEDIMENT HAS BUILT UP TO ONE HALF THE HEIGHT OF THE SILT AND THE SUPER SILT FENCES OR WHEN "BULGES" APPEAR. THE FENCE SHALL ALSO BE CHECKED DAILY FOR PITS, TEARS, OR FALLEN SECTIONS. DAMAGED FENCE SHALL BE REPAVED.

2. THE RESPONSIBLE LAND DISTURBANCE HAS PRIMARY RESPONSIBILITY FOR FIELD INSPECTION TO ENSURE THAT THE ENS CONTROL MEASURES SHOWN ON APPROVED GRADING PLANS ARE MAINTAINED. THE CONTRACTOR AND THE GOVERNING COUNTY AGENCY 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 LAN DISTURBANCE NECESSARY FOR THE INSTALLATION OF E & S CONTROL MEASURES. THE CONTRACTOR MAY NOT BEGIN CONSTRUCTION UNTIL PERMIT IS GRANTED. A COPY OF THE APPROVED E & S CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES.
2. EXISTING GRAVEL DRIVeway SHALL USE EROSION CONTROL ENTRANCE.
3. INSTALL PERIMETER SILT & SUPER SILT FENCE, TEMPORARY PROTECTION & INLET PROTECTION.
4. CONFER 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 MASS GRADING OPERATIONS. ALL GRADING SHALL OCCUR UPSIDE, WHILE MAINTAINING POSITIVE DRAINAGE TO EROSION & SEDIMENT CONTROL MEASURES.
2. BEGIN INSTALLATION OF PROPOSED BUILDING.
3. COMPLETE GRADING OPERATIONS TO SUB GRADE ELEVATION. CONSTRUCT CUBB AND DRAINS AS SHOWN ON PLANS. GRAVEL, DIRT, AND OTHER MATERIALS SHALL BE COMPACTED AND STABILIZED IMMEDIATELY UPON COMPLETION OF GRADING ACTIVITIES.
4. EROSION & SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE AFTER THE SITE IS COMPLETED. STABILIZED AREAS SHALL NOT BE DISTURBED UNLESS APPROVED BY THE RESPONSIBLE LAND DISTURBANCE (CLRD) AND THE COUNTY E&S INSPECTOR. AFTER THE SITE IS COMPLETED, THESE FEATURES SHALL BE TOP SOILED AND SEED TO COMPLETE STABILIZATION.
5. BEGIN INSTALLATION OF BIOMATERIALS AS SHOWN ON PLANS. CONTRACTOR TO PROTECT BIOMATERIALS DURING CONSTRUCTION & MAKE IT OPERATIONAL ONLY AFTER STABILIZATION OF ENTIRE SITE.
6. ALL REMAINING E & S MEASURES REMOVED FOLLOWING APPROVAL FROM COUNTY E & S INSPECTOR.

VIRGINIA E&S CONTROL MINIMUM STANDARDS

MS1: PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 14 DAYS FROM THE DATE THE SITE REACHES FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS.

MS2: DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES.

MS3: A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS THAT OTHERWISE PERMANENTLY STABILIZED.

MS4: EROSION CONTROL MEASURES, 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.

MS5: STABILIZATION MEASURES SHALL BE APPLIED TO UNTREATED STRUCTURES SUCH AS DAMS, Dikes AND DIVERSION IMMEDIATELY AFTER INSTALLATION. SEED, SOIL AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED WITHIN THE TOTAL DRAINAGE AREA TO BE SERVED BY THE CUT OR TRAP BASIN.

MS6: CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS EROSION AND SEDIMENTATION. EROSION CONTROL MEASURES SHOULD BE PROVIDED TO PREVENT EXCESSIVE EROSION ON CONCENTRATED RUNOFF THAT NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MADE IMMEDIATELY.

MS7: ADEQUATE DRAINAGE PROTECTION SHALL BE MADE WHENEVER WATER SEEPs FROM A SLOPE FACE.

MS8: ALL STONE SEMPLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED.

MS9: ADEQUATE OUTLET PROTECTION AND TEMPORARY OR PERMANENT LINING SHALL BE INSTALLED IN BOTH CONVEYANCE CHANNEL AND RECEIVING CHANNEL BEFOR THE CONSTRUCTION OF THE DRAINAGE SYSTEM.

MS10: EROSION & SEDIMENT CONTROL MEASURES SHALL STABILIZE THE AREA WHEN WORKING IN A LIVE WATERCOURSE.

MS11: TEMPORARY VEHICULAR STREAM CROSSING SHALL BE PROVIDED WHEN A LIVE WATERCOURSE IS DISTURBED.

MS12: ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATION TO WORKING IN A WATERCOURSE SHALL BE MET.

MS13: THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION.

MS14: UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE INDIVIDUAL AND CRITERIA SHOWN CHAPTER 8 OF VESCH - PAGE 22.

MS15: PROVIDE FOR EROSION CONTROL MEASURES (A) THROUGH (F) ON SUBMITTED.

MS16: EROSION & SEDIMENT CONTROL MEASURES SHALL BE MADE TO MINIMIZE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ON THE PAVED SURFACE AREA, WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PUBLIC OR PAVED WATERCOURSE.

MS17: TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 90 DAYS AFTER FINAL SITE STABILIZATION AFTER THE PERMISSION OF THE INSPECTOR.

MS18: PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INACCURATE SEDIMENT PLACEMENT AND CONSTRUCTION OF CHANNELS OR WATERWAYS. RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA.

MS19: CONSTRUCTED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED INTO A CHANNEL, PIPE OR STORM SEWER SYSTEM, OR INTO A CONVEYANCE CHANNEL, PIPE OR STORM SEWER SYSTEM, FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSIS AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.

MS20: ADDITION 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 TAP-DRAIN TEST. THE TAP-DRAIN TEST SHOULD NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS.

(3) PREVIOUSLY CONSTRUCTED CHANNELS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP THE BANKS AND BY A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS.

(4) PIPE OR STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM 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 MANUFACTURE A DRAINAGE SYSTEM THAT IS 100 TIMES GREATER THAN A 10-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL, THE BED, OR THE BANKS.

(2) IMPROVE THE PIPE OR PIPE SYSTEM LOCATED IN THE AREA WHERE THE PREVIOUSLY CONSTRUCTED CHANNELS ARE LOCATED.

(3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL OR

(4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION, AND SEDIMENTATION THAT IS SATISFACTORY TO THE VESCH AUTHORITY TO PREVENT DOWNSTREAM EROSION.

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, SHELL OBTAIN APPROVAL FROM THE APPLICANT FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR MAINTENANCE.

g. INCREASED VOLUMES OF SHEET FLOWS 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 TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE APPLICANT SHALL CONSIDER THE WHOLE PROPERTY AS BEING 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.

6. BEGIN INSTALLATION OF BIOMATERIALS AS SHOWN ON PLANS. CONTRACTOR TO PROTECT BIOMATERIALS DURING CONSTRUCTION & MAKE IT OPERATIONAL ONLY 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

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 VESCH E&S SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS AVAC-50-30 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 IN ACCORDANCE WITH THE STEP OF CLEARING, ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON-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 SUPPLEMENTAL EROSION & SEDIMENT CONTROL 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 DRAW 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 EVENTS. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

TABLE 3.32-4
ORGANIC MULCH MATERIALS AND APPLICATION RATES

MULCHES:	RATES:	NOTES:
Straw or Hay	1½ - 2 tons (1½ to 2 tons per 1000 sq. ft. for winter cover)	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand.
Fiber Mulch	Minimum 1500 lbs.	Do not use as mulch for winter cover or during hot, dry periods.* Apply as shredded.
Corn Stalks	4 - 6 tons	Cut or shredded in 4"- lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood Chips	4 - 6 tons	Free of coarse matter. Air- dried. Treat with 12 lbs nitrogen per ton. Do not use in fine turf areas. Apply with mulch blower, chip andler, or by hand.
Bark Chips or Shredded Bark	50 - 70 cu. yds.	Free of coarse matter. Air- dried. Do not use in fine turf areas. Apply with mulch blower, chip andler, 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

Total Lbs.
Per Acre

Minimum Care Lawns	175-200 lbs.
- Commercial or Residential	95-100%
- Kentucky 31 or Turf-Type Tall Fescue	0-5%
- Improved Perennial Ryegrass	0-5%
- Kentucky Bluegrass	0-5%
High-Maintenance Lawns	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	100%
General Slope (3:1 or less)	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
- Crownvetch **	150 lbs.
Low-Maintenance Slope (Steeper than 3:1)	
- Kentucky 31 Fescue	108 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
- Crownvetch **	100 lbs.

** Substitute Seasonal Nurse Crop for Crownvetch east of Farmville, Va. (May through September use baled Sericea, all other periods, use unmixed Sericea). If Flapeta is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seedling periods; add 10-20 lbs./acre in mixes.

* Use seasonal nurse crop in accordance with seed rates as stated below:

February through April Annual Rye

May 1 through July 15 Annual Millet

August 10 through October Annual Rye

November through February 15th Winter Rye

** Substitute Sericea lespedeza for Crownvetch east of Farmville, Va. (May through September use baled Sericea, all other periods, use unmixed Sericea). If Flapeta is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seedling periods; add 10-20 lbs./acre in mixes.

REVISION

DATE

NO.

DATE

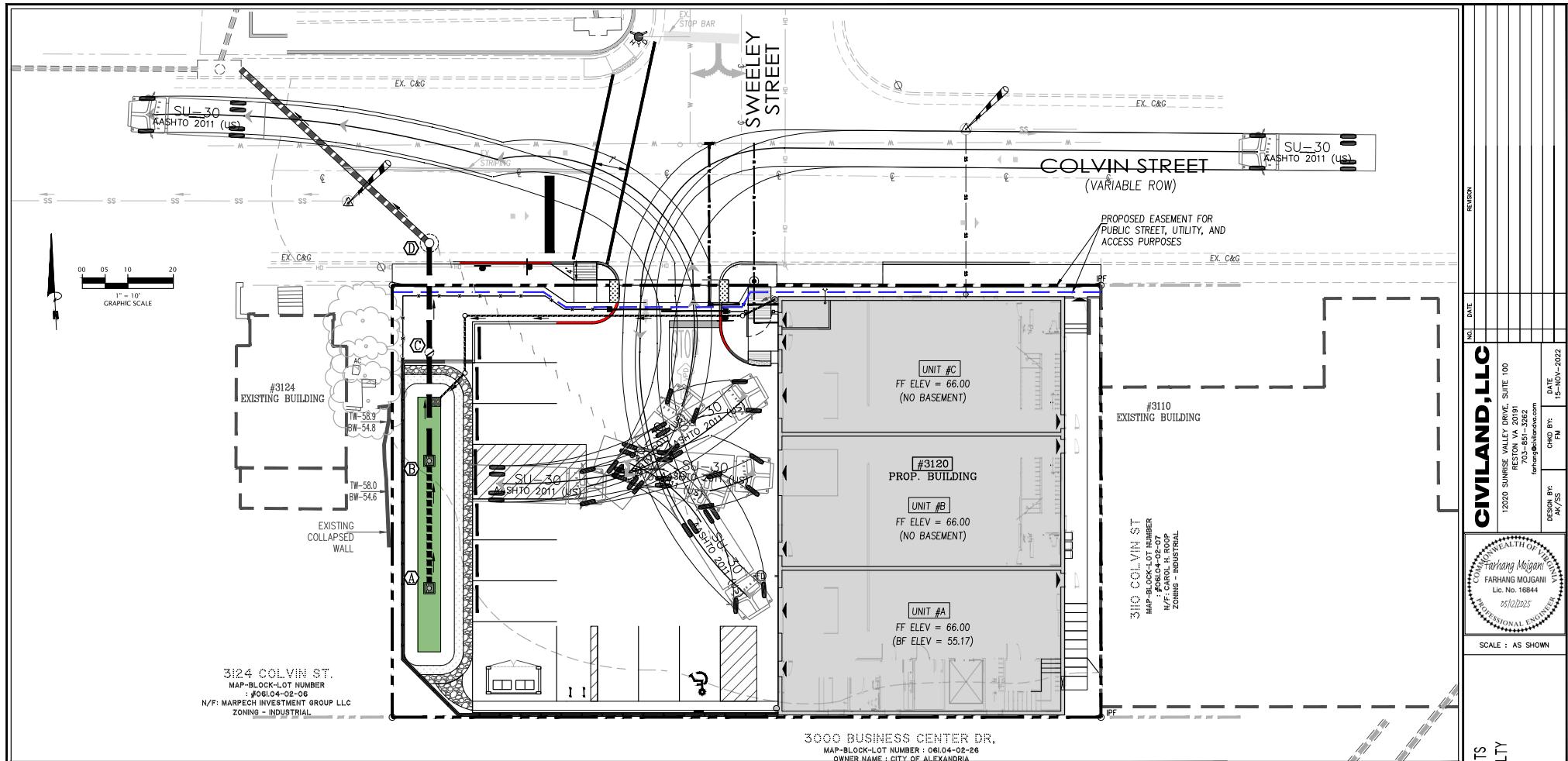
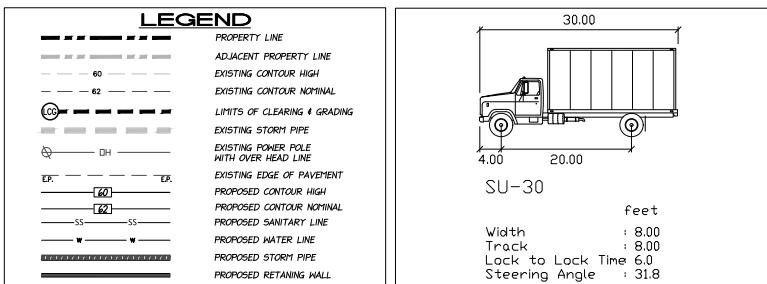


EXHIBIT : SU30 MOVEMENT IN AND OUT

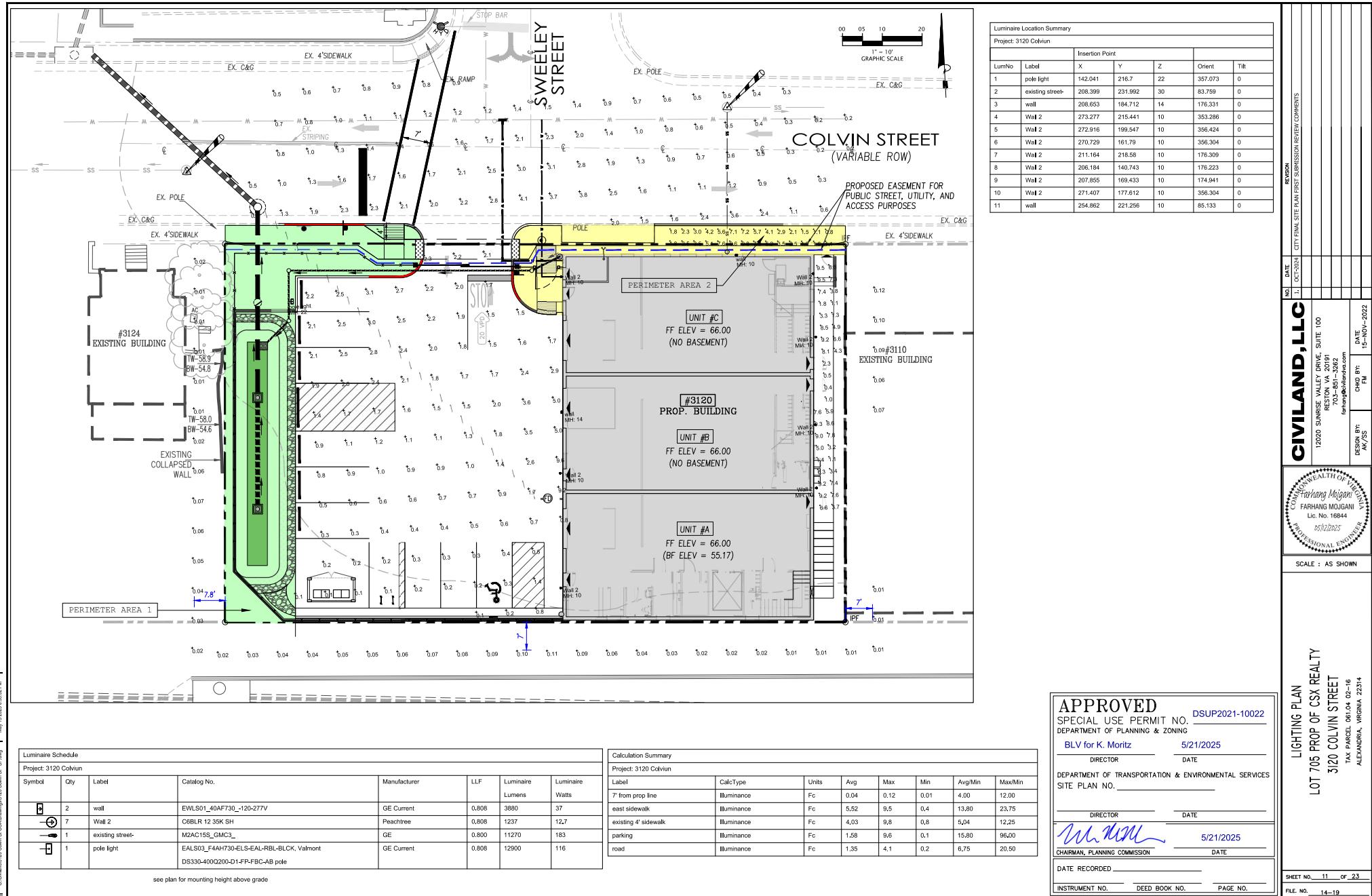


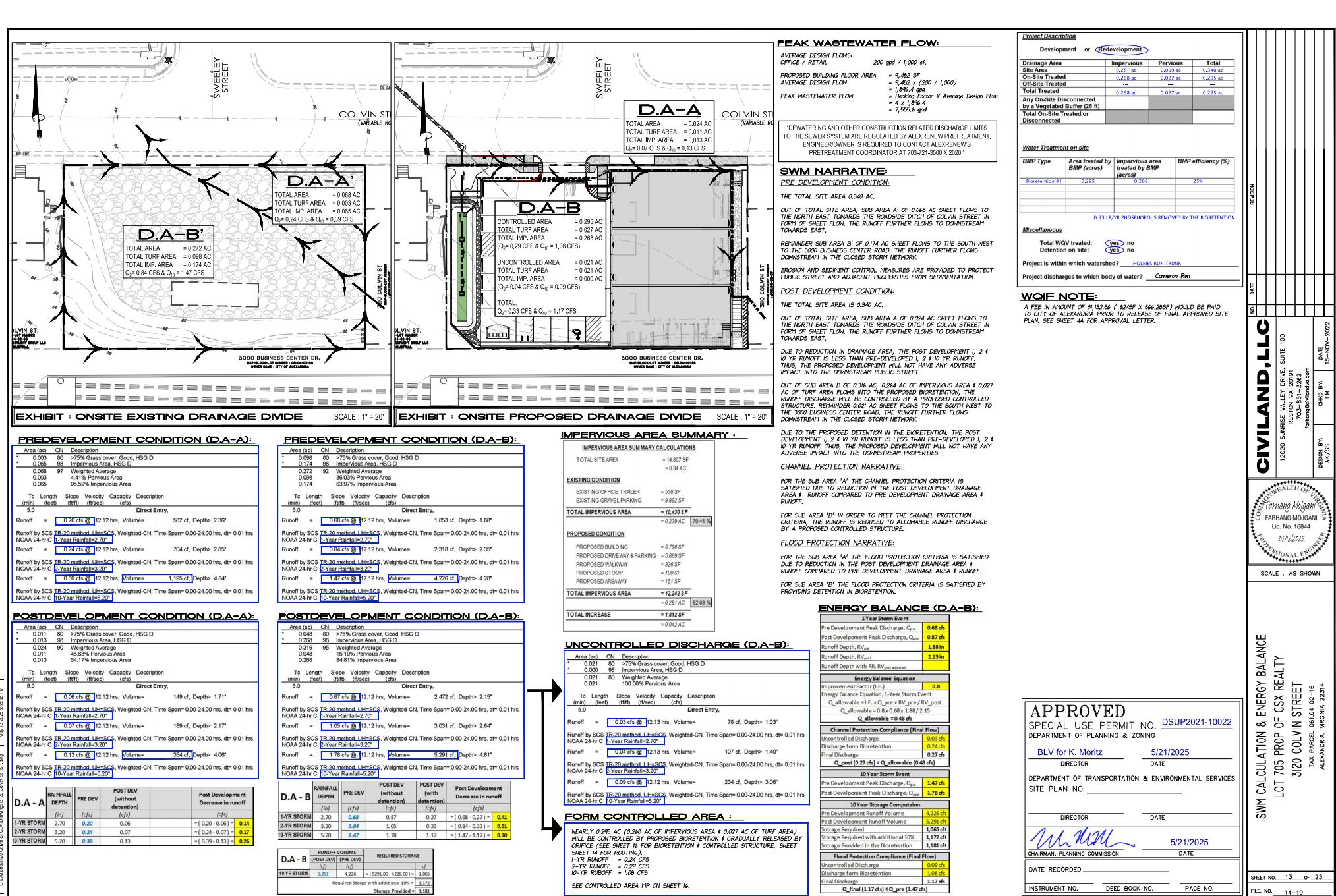
TRASH HAULING NOTE:

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

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.

LOADING TRUCK MOVEMENTS
LOT 705 PROP OF CSX REALTY
3120 COLVIN STREET





Site Results (Water Quality Compliance)

Area Checks	D.A.	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (Ac)	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (Ac)	0.01	0.27	0.00	0.00	0.00	OK
IMPLEMENTED COVER (Ac)	0.00	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (Ac)	0.01	0.05	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATMENT (Ac)	0.00	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

Site Treatment Volume (ft ³)	1,023
--	-------

Runoff Reduction Volume and TP By Drainage Area

D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
0.00	2.73	0.00	0.00	0.00	3.73
BUDGET REDUCTION VOLUME ACHIEVED (lb/yr)					0.00
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)					0.03
TP LOAD REDUCTION ACHIEVED (lb/yr)					0.00
TP LOAD REMAINING (lb/yr)					0.03
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)					0.00
NITROGEN LOAD REMAINING (lb/yr)					2.73
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)					0.00
NITROGEN LOAD REMAINING (lb/yr)					2.73

Total Phosphorus					
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.64				
TP LOAD REDUCTION REQUIRED (lb/yr)					0.13
TP LOAD REDUCTION ACHIEVED (lb/yr)					0.33
TP LOAD REMAINING (lb/yr)					0.32
REMAINING TP LOAD REDUCTION (lb/yr)					
0.00 **					
** TARGET TP REDUCTION EXCEEDED BY 0.21 LB/YEAR **					

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	4.60				
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)					2.73
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)					1.87

Runoff Volume and Curve Number Calculations

Enter design storm rainfall depths [in]:

1-year storm	2-year storm	10-year storm
2.57	3.11	4.78

(Use NOAA Atlas 14 (<http://hdac.noaa.gov/noaa/atl14/atl14.html>))

***Notes (see below):**

(1) The drainage area curves are intended to be used in the volumetric units (e.g., acre-feet or cubic feet) when using the Energy Balance Equation. Runoff measured in watered-inches and shown in the spreadsheet as (Runoff*feet/inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise Runoff*feet/inch must be multiplied by the drainage area.

(2) Adjusted CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roots is included in BMP specification No. 5.

Drainage Area Curve Numbers and Runoff Depths*

Curve numbers (CN, CNadj) and runoff depths (R_{1-year}, R_{2-year}, R_{10-year}) are computed with and without reduction practices.

Drainage Area A	A Soils	B Soils	C Soils	D Soils	Total Area (acres)	0.02
Forest/Open Space – unstructured, protected forest/open space or reference land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other surf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
	CN _(A,B,C)	90				

1-year storm	2-year storm	10-year storm	
1.59	2.09	3.66	
1.59	2.09	3.66	
Adjusted CN ^a	90	90	90

*See Notes above

Drainage Area B	A Soils	B Soils	C Soils	D Soils	Total Area (acres)	0.32
Forest/Open Space – unstructured, protected forest/open space or reference land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other surf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	41	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
	CN _(A,B,C)	95				

1-year storm	2-year storm	10-year storm	
2.01	2.95	4.29	
1.70	2.32	3.81	
Adjusted CN ^a	91	91	92

*See Notes above

Drainage Area C	A Soils	B Soils	C Soils	D Soils	Total Area (acres)	0.32
Forest/Open Space – unstructured, protected forest/open space or reference land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other surf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	41	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
	CN _(A,B,C)	95				

Drainage Area D	A Soils	B Soils	C Soils	D Soils	Total Area (acres)	0.32
Forest/Open Space – unstructured, protected forest/open space or reference land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other surf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	41	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
	CN _(A,B,C)	95				

Drainage Area E	A Soils	B Soils	C Soils	D Soils	Total Area (acres)	0.32
Forest/Open Space – unstructured, protected forest/open space or reference land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other surf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	41	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
	CN _(A,B,C)	95				

Drainage Area F	A Soils	B Soils	C Soils	D Soils	Total Area (acres)	0.32
Forest/Open Space – unstructured, protected forest/open space or reference land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other surf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	41	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
	CN _(A,B,C)	95				

Drainage Area G	A Soils	B Soils	C Soils	D Soils	Total Area (acres)	0.32
Forest/Open Space – unstructured, protected forest/open space or reference land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other surf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	41	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
	CN _(A,B,C)	95				

Drainage Area H	A Soils	B Soils	C Soils	D Soils	Total Area (acres)	0.32
Forest/Open Space – unstructured, protected forest/open space or reference land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other surf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	41	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
	CN _(A,B,C)	95				

Drainage Area I	A Soils	B Soils	C Soils	D Soils	Total Area (acres)	0.32
Forest/Open Space – unstructured, protected forest/open space or reference land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other surf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	41	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
	CN _(A,B,C)	95				

Drainage Area J	A Soils	B Soils	C Soils	D Soils	Total Area (acres)	0.32
Forest/Open Space – unstructured, protected forest/open space or reference land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other surf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	41	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
	CN _(A,B,C)	95				

Drainage Area K	A Soils	B Soils	C Soils	D Soils	Total Area (acres)	0.32
Forest/Open Space – unstructured, protected forest/open space or reference land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other surf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	41	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
	CN _(A,B,C)	95				

Drainage Area L	A Soils	B Soils	C Soils	D Soils	Total Area (acres)	0.32
Forest/Open Space – unstructured, protected forest/open space or reference land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other surf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	41	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
	CN _(A,B,C)	95				

Drainage Area M	A Soils	B Soils	C Soils	D Soils	Total Area (acres)	0.32
Forest/Open Space – unstructured, protected forest/open space or reference land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other surf to be moved/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	41	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	9			

<u>Project Description</u>			
Development or <u>Redevelopment</u>			
Drainage Area	Impervious	Pervious	Total
Site Area	0.281 ac	0.039 ac	0.340 ac
On-Site Treated	0.268 ac	0.027 ac	0.295 ac
Off-Site Treated
Total Treated	0.268 ac	0.027 ac	0.295 ac
Any On-Site Disconnected by a Vegetated Buffer (25 ft)			
Total On-Site Treated or Disconnected			

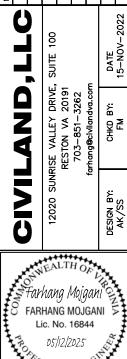
<u>Water Treatment on site</u>			
BMP Type	Area treated by BMP (acres)	Impervious area treated by BMP (acres)	BMP efficiency (%)
Bioretention #1	0.295	0.268	25%

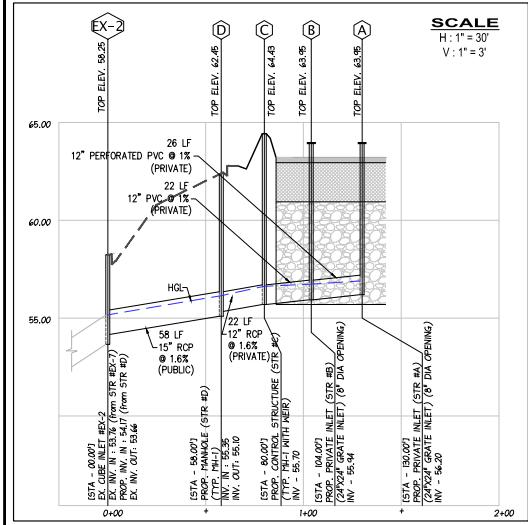
0.233 LB/YR PHOSPHOROUS REMOVED BY THE BIORETENTION

<u>Miscellaneous</u>	
Total WQV treated:	<input checked="" type="radio"/> yes <input type="radio"/> no
Detention on site:	<input checked="" type="radio"/> yes <input type="radio"/> no

Project is within which watershed? HOLMES RUN TRUNK

Project discharges to which body of water?



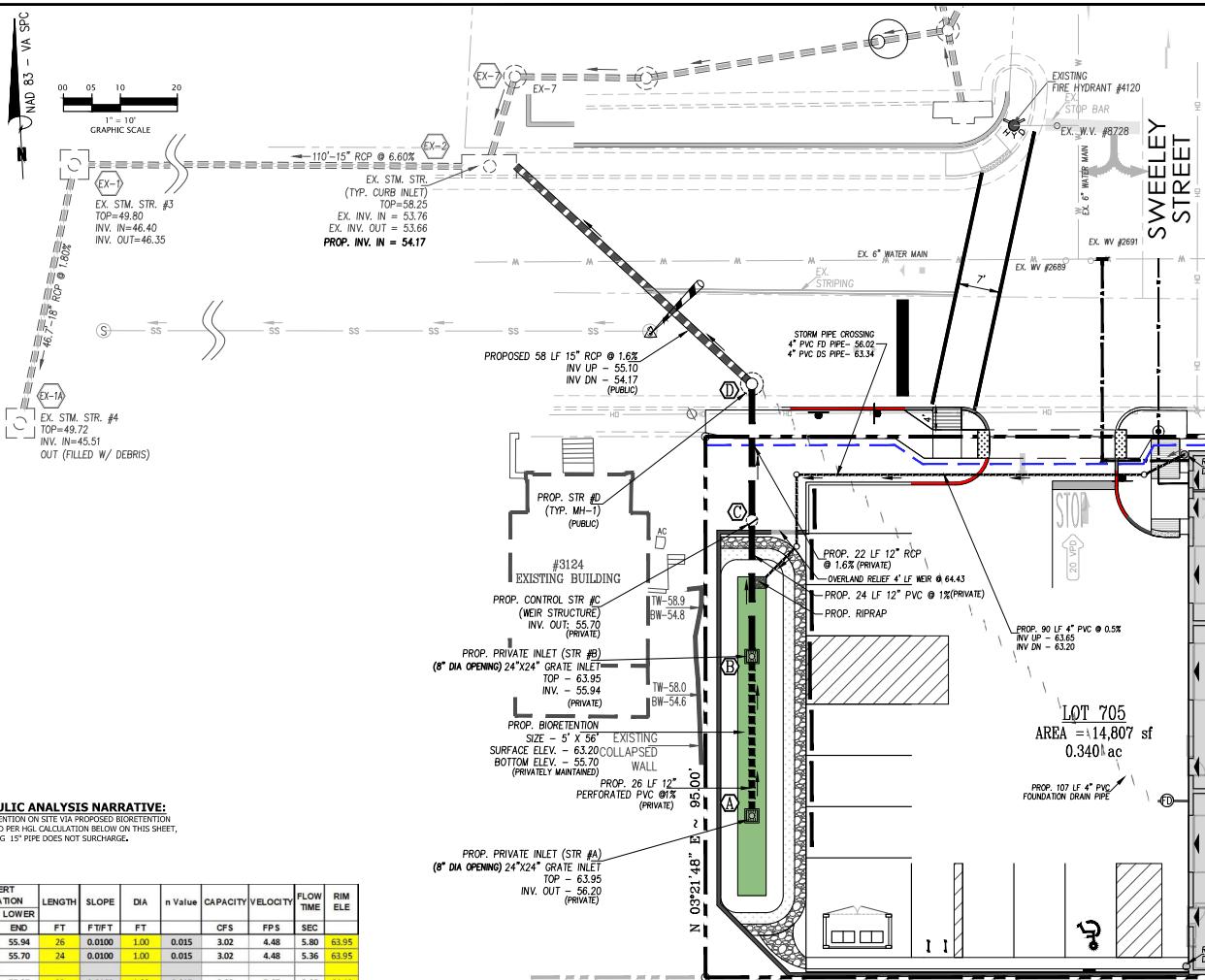


HYDRAULIC ANALYSIS NARRATIVE:
DUE TO DETENTION ON SITE VIA PROPOSED BIORETENTION
FACILITY AND PER HGL CALCULATION BELOW ON THIS SHEET,
THE EXISTING 15" PIPE DOES NOT SURCHARGE.

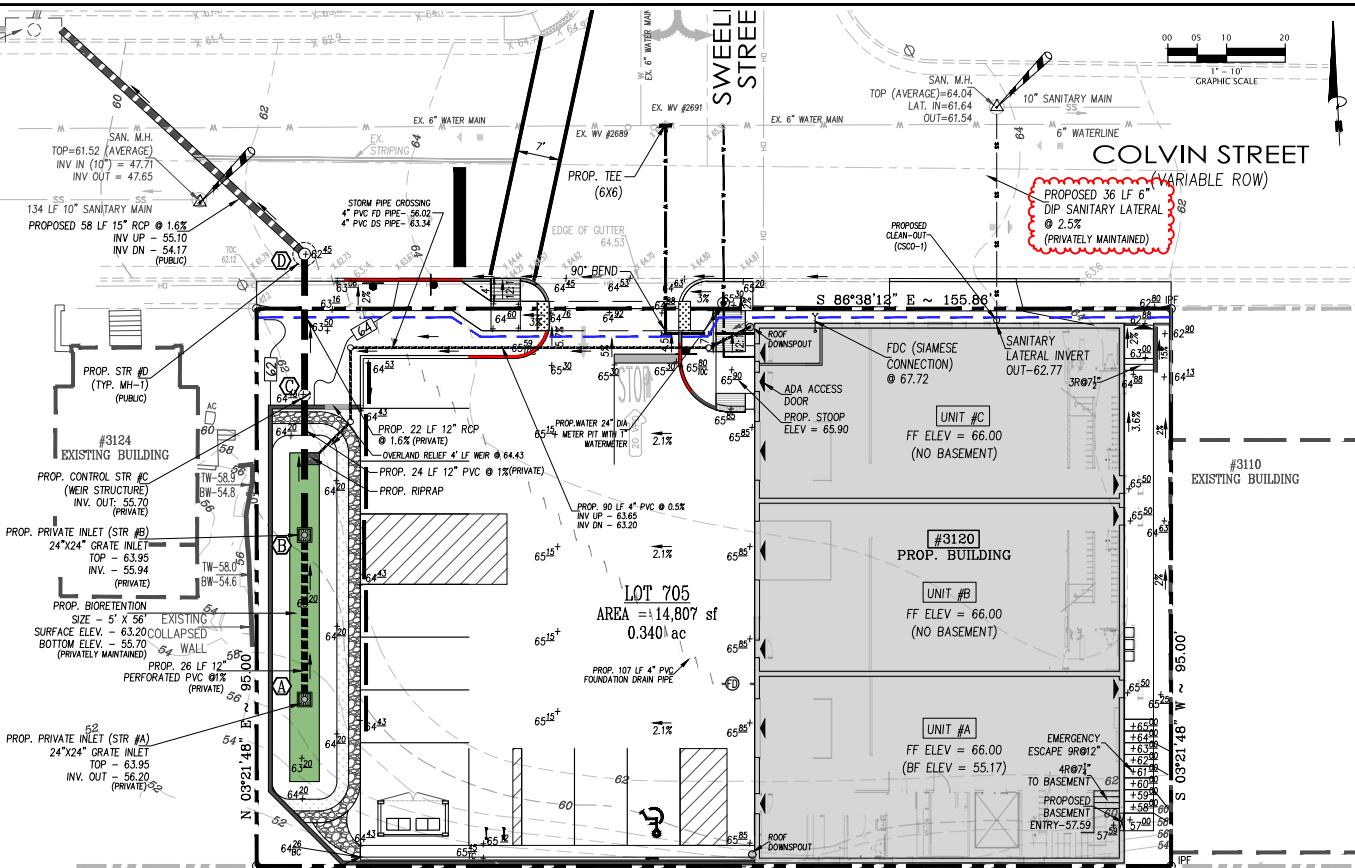
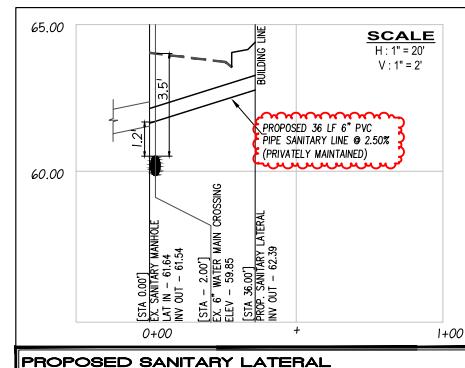
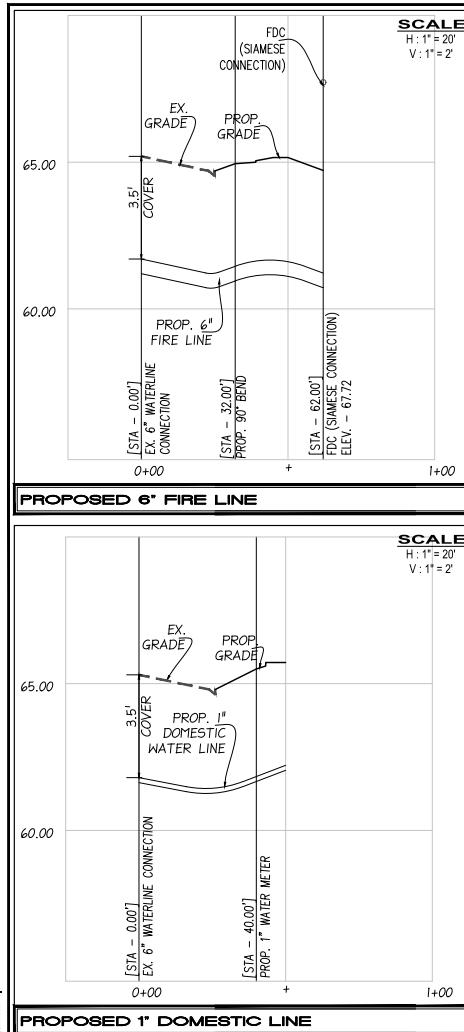
STORM PIPE CAPACITY COMPUTATION:

HYDRAULIC GRADE LINE COMPUTATION:

INLET NUMBER	OUTLET WATER SURFACE ELEV.	Do	Qo	Lo	Sfo%	H _f	JUNCTION LOSSES												INLET WATER SURFACE ELEV.	RIM ELEV.	
							V _o	Contractual Loss (H _o)	Q _i	V _i	Q _i V _i	V _i ² /2g	Entrance Loss (H _i)	Angle	Headloss at a bend (H _b)	H _t	1.3 H _t	0.5 H _t	Final H _t		
		(ft)	(cfs)	(ft)	(ft,ft)	(ft)	(fps)	(ft)	(cfs)	(fps)		(ft)	(ft)	(Degree)	(ft)	(ft)	(ft)	(ft)			
(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		0.48	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	0.24	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	0.16	56.90	63.95	



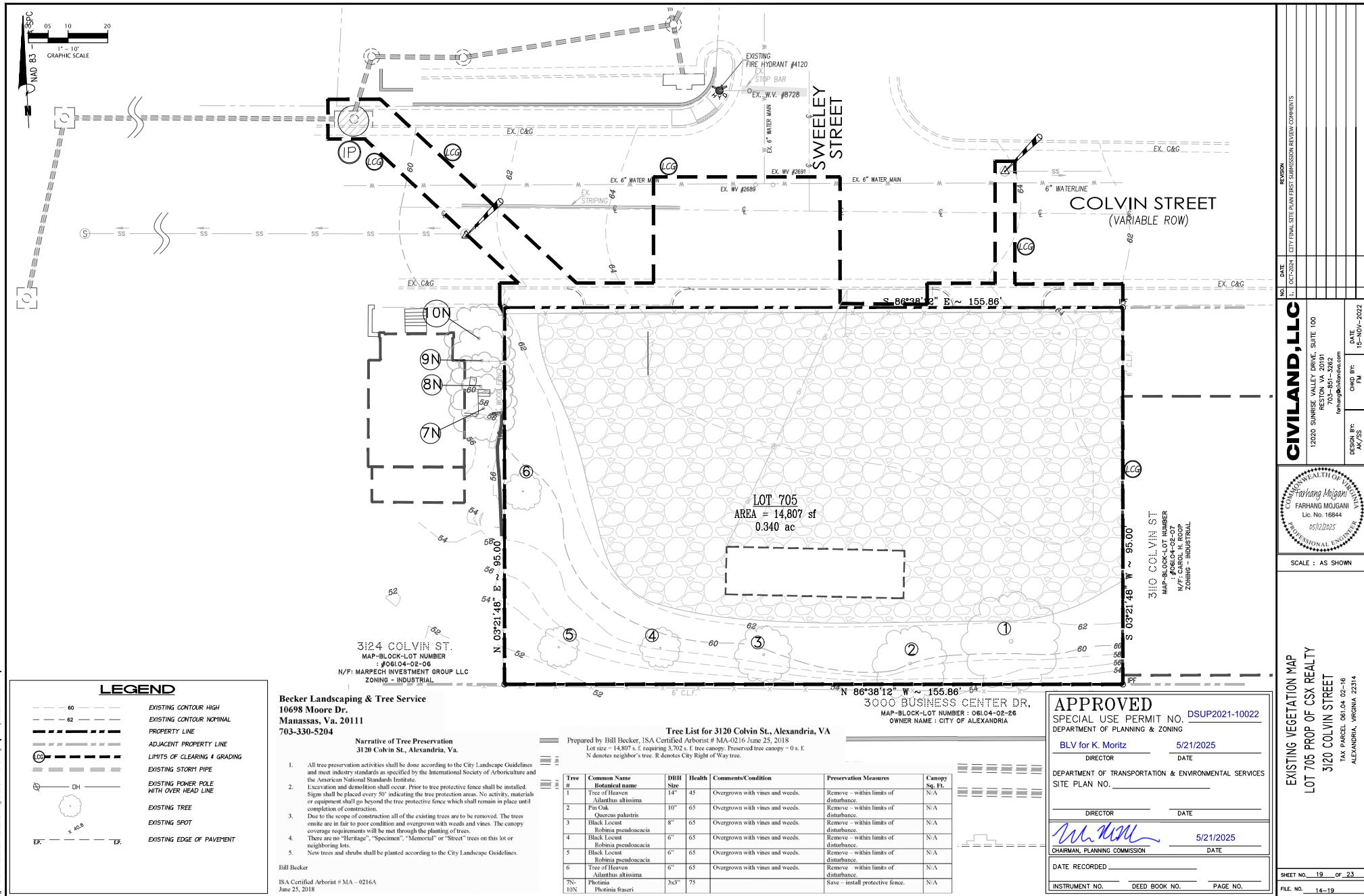
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SPECIAL USE PERMIT NO. <u>DSUP2021-10022</u>		
DEPARTMENT OF PLANNING & ZONING		
BLV for K. Moritz		5/21/2025
DIRECTOR		DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR		DATE
<i>W. K. Moritz</i>		5/21/2025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

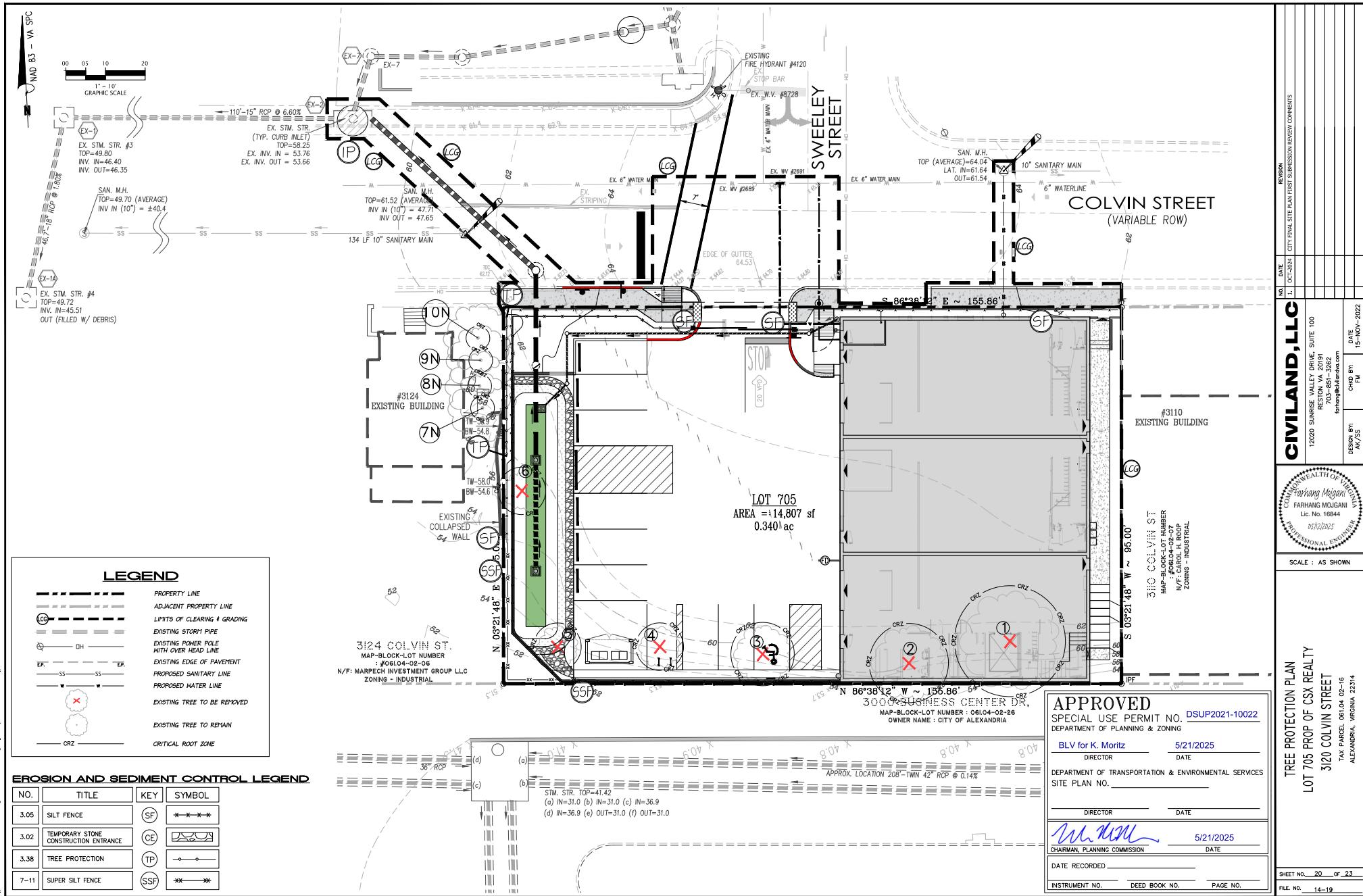


APPROVED	
SPECIAL USE PERMIT NO. <u>DSUP2021-10022</u>	
DEPARTMENT OF PLANNING & ZONING	
BLV for K. Moritz	5/21/2025
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. <u> </u>	
DIRECTOR	DATE
 CHAIRMAN, PLANNING COMMISSION	
5/21/2025	
DATE RECORDED <u> </u>	
INSTRUMENT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

UTILITY PROFILE
LOT 705 PROP OF CSX REALTY
3120 COLVIN STREET

CIVILAND, LLC	
12020 SUNRISE VALLEY DRIVE, SUITE 100 REDSTON, VA 20191 TOLL FREE: 800-851-3262 FAX: 703-851-3262 E-MAIL: info@civiland.com	
DESIGN BY: ACK/SS	CHD BY: FM
DATE: 15-NOV-2022	
CITY/STATE/ZIP FIRST/SURVEYOR REVIEW COMMENTS	
LLC OCT 2024	





TREES 8.1"-23.9" DBH
1" DBH = 1' CRZ RADIUS
TREES DESIGNATED AS SPECIMEN TREES
1" DBH = 1.5' CRZ RADIUS

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

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

1 OF 1 08/09/19 LD 025

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

A TREE PROTECTION FENCE
NOT TO SCALE

1 OF 1 08/09/19 LD 025

NOTES:
1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES FOR ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNTILLED POSITIONS; ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. PLANTING SURFACE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF; SOIL MIXTURE SHALL BE CLEARED OF DEBRIS AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION; ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES SHALL BE REMOVED ONE YEAR AFTER PLANTING.
8. CONTRACTOR SHALL USE APPROVED TOPSOIL / BACKEARTH INSTEAD OF ARBOR TIE FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A SHRUB PLANTING
NOT TO SCALE

1 OF 1 08/09/19 LD 025

NOTES:
1. THE INFORMATION SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR APPROVAL. THE INFORMATION SHOWN HEREIN SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OF THE RESPONSIBILITY FOR DESIGN.

A DECIDUOUS TREE PLANTING
NOT TO SCALE

1 OF 1 08/09/19 LD 025

NOTES:
1. THE INFORMATION SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR APPROVAL. THE INFORMATION SHOWN HEREIN SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OF THE RESPONSIBILITY FOR DESIGN.

A EVERGREEN TREE PLANTING
NOT TO SCALE

1 OF 1 08/09/19 LD 025

CIVILAND,LLC
NO. DATE REVISION

12220 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA 20191
703-851-3262
furnberg@k2kervive.com

CHD BY: FM DATE: 15-NOV-2022
AK/SS

CIVILAND,LLC
NO. DATE REVISION

12220 SUNRISE VALLEY DRIVE, SUITE 100
RESTON, VA 20191
703-851-3262
furnberg@k2kervive.com

CHD BY: FM DATE: 15-NOV-2022
AK/SS

FARHANG MOJGANI
PROFESSIONAL ENGINEER
LIC. NO. 16844
05/12/2025
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

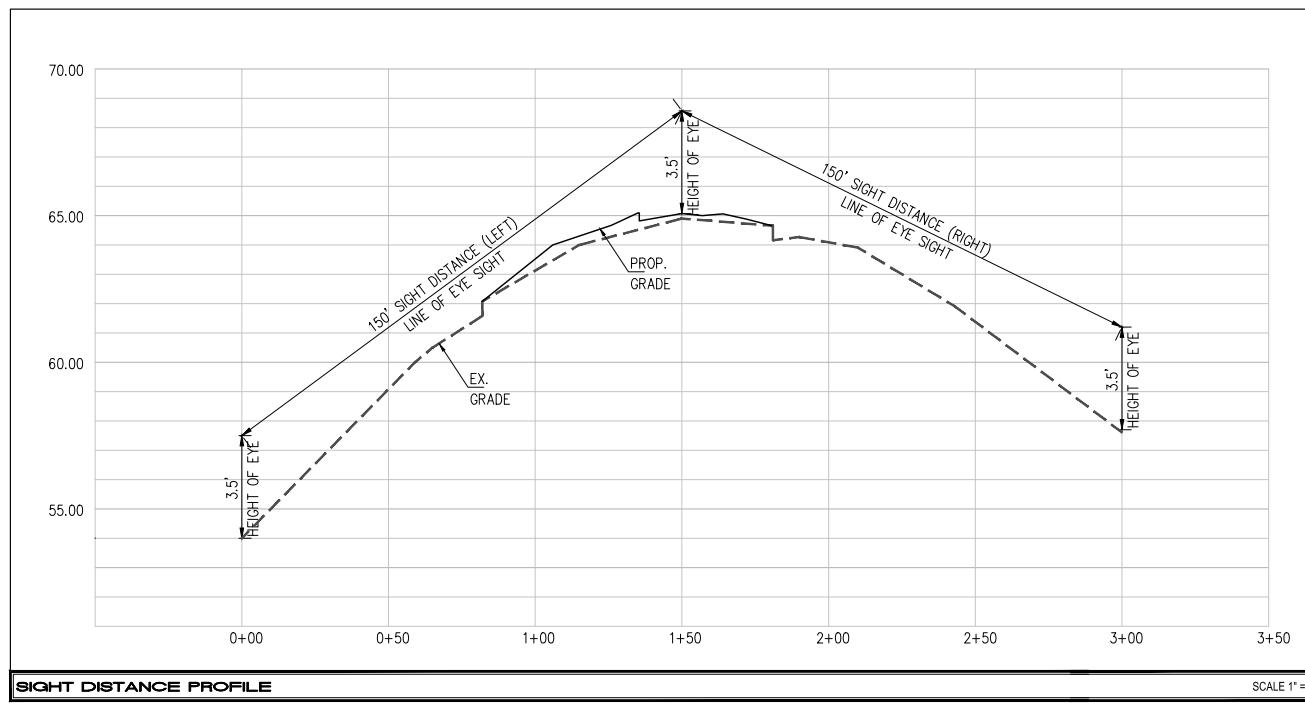
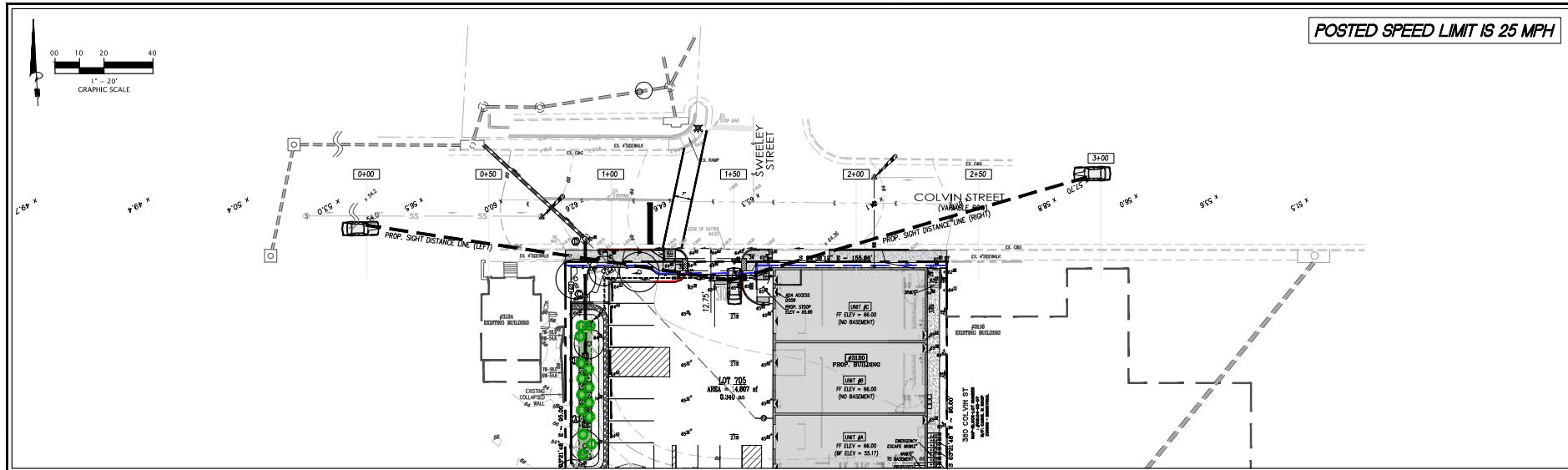
CHARMAN, PLANNING COMMISSION 5/21/2025
DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO. _____

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

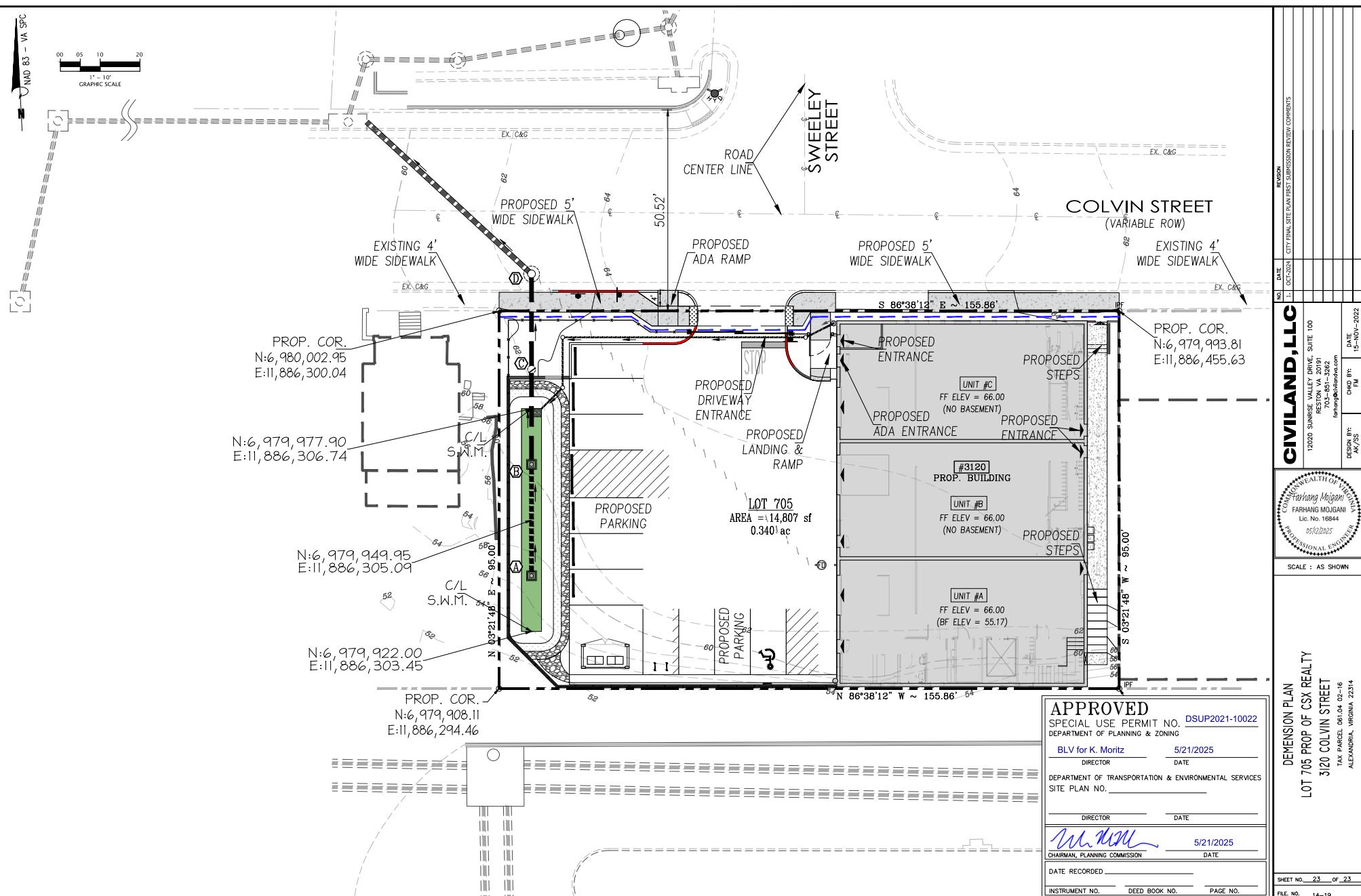
LANDSCAPING DETAIL
LOT 705 PROPS CSX REALTY
3120 COLVIN STREET
TAX RATE: 051.04 02/16
ALEXANDRIA, VIRGINIA 22314



POSTED SPEED LIMIT IS 25 MPH

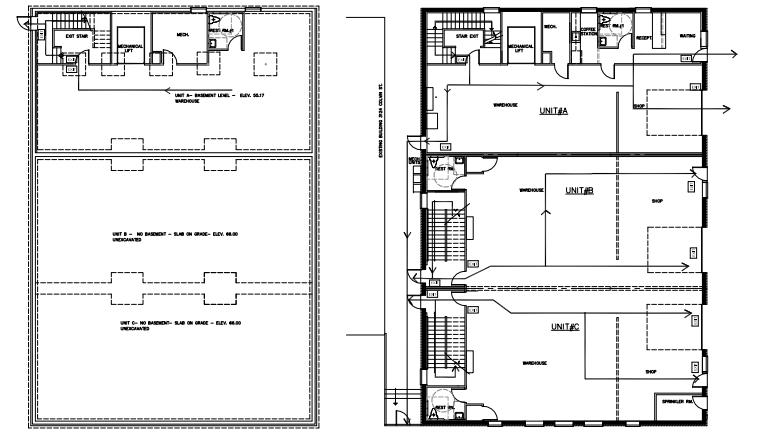
SIGHT DISTANCE PLAN	
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3120 COLVIN STREET	
TAX PARCEL 06104-02-16	
ALEXANDRIA, VIRGINIA 22314	
FARHANG MOJGANI	
LIC. NO. 16864	
85172205	
CIVILAND, LLC	
12020 SUNRISE VALLEY DRIVE, SUITE 100	
RESTON, VA 20191	
FENTON, BRIAN	
fenton@civilandllc.com	
DATE	11-OCT-2024
REVISION	
CITY/FINAL SITE DRAW FIRST SUBMISSION/REVIEW/COMMENTS	
NO.	1
SCALE : AS SHOWN	
SHEET NO. 22 OF 23	
FILE NO. 14-19	

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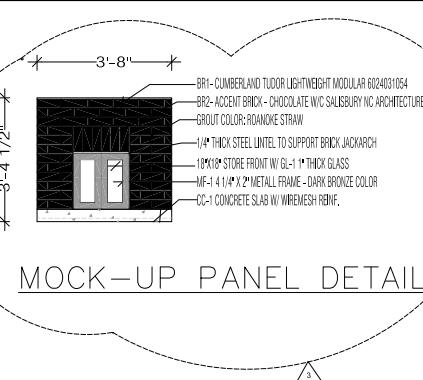


GENERAL NOTES

- 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 for the mechanical, electrical and plumbing systems and accompany the permit application (s).
- The name of the owner that is required to be listed by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.
- Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building.
- Waste materials shall be removed in a manner which prevents injury or damage to persons, adjoining properties or the public right-of-way.
- A wall location plot prepared by a land surveyor is required to be approved by the zoning department prior to requesting any framing inspection.
- Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property.
- 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.
- During construction dwellings shall have approved address numbers, building numbers or approved building identification plates which are plainly legible and visible in the street or road fronting the property.
- 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.
- Fire safety during construction shall comply with the applicable requirements of this code and the applicable provisions of the building code.
- Construction plans and schedule for demolition must be submitted when required.
- 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 follow:
 - At each stairway on all floor levels where combustible materials have accumulated.
 - In every storage and construction shed.
 - Additional portable extinguishers shall be provided where special hazards exists, such as the storage and use of flammable and combustible liquids.
- An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
- The applicant/developer shall not allow any metal detection to conducted on the property, unless authorized by Alexandria Archaeology.
- It is illegal to move 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.
- All required archaeological preservation measures shall be completed in compliance with section 11-411 of the zoning ordinance.



FIRE PROTECTION PLAN



MOCK-UP PANEL DETAIL

BUILDING CODE ANALYSIS

CODES: IBC 2012- VAUSBC 2012
USE GROUP: SI
CONSTRUCTION CLASS: III - NON-COMBUSTIBLE
HEIGHT AND UNITATION: 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: 571-942-3388

PROJECT ARCHITECTS:

ACANTHUS ARCHITECTURE DESIGN & CONSULTING

12000 Chapel Road, Clifton, VA 20124

Hoa N. Tran: 703-224-9901 or 703-144-1812 (cell)

Kenneth A. Weisert: 301-613-2848

EMAIL: addr@vernon.net

STRUCTURE ENGINEER

LOUIS & ASSOCIATES, LLC

Louis Yan: 571-232-6589

EMAIL: lyan@louisassociatesllc.com

MEP ENGINEERS

N.T. ENGINEERS

703-999-8527

Tung Phuc Mechanical/Plumbing Engineer

EMAIL: ncers0205@gmail.com

Neil Zaragoza - Electrical Engineer

EMAIL: ncers0205@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 - TRICIPAL 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, UNIT B, 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.

PN: 08/18/18
FC2 : 10/28/19
FC3 : 11/01/20
FC4 : 03/04/2021
FC5 : 03/04/2021
REV: 11/04/2023
REV: 12/04/2023
REV: 03/04/2024
REV: 03/04/2025

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

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

3120 Colvin St. LLC

Cover sheet
Khanh - TB

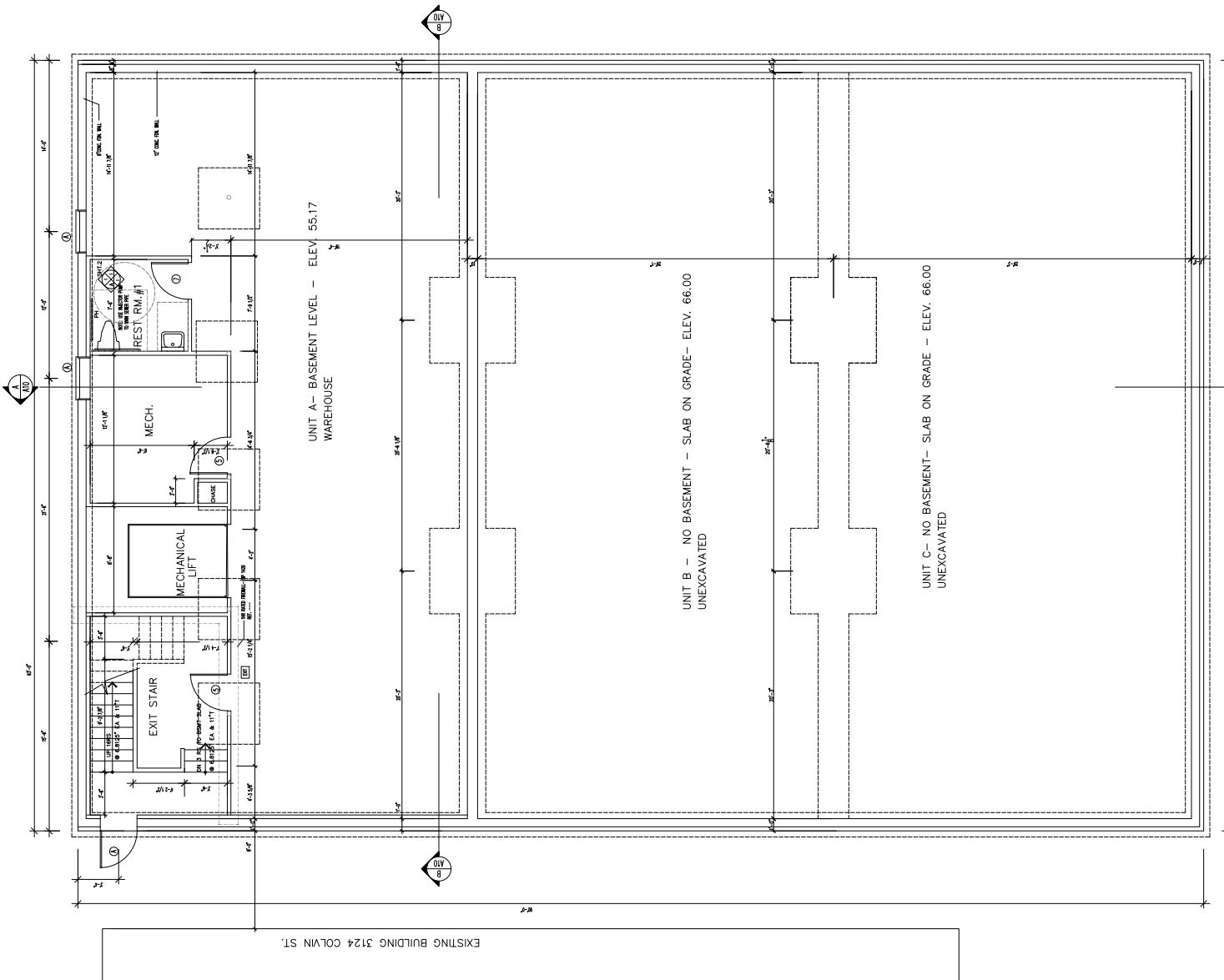
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12000 Chapel Road
Clifton, VA 20124
703-222-6901 (Phone)
703-222-6902 (Fax)
E-mail: addr@vernon.net

Acanthus Architecture
Design & Consulting LLC

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



GENERAL NOTES

- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4309) if any buried structural remains (walls, 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 1/8" = 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 _____

DATE RECORDED _____

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

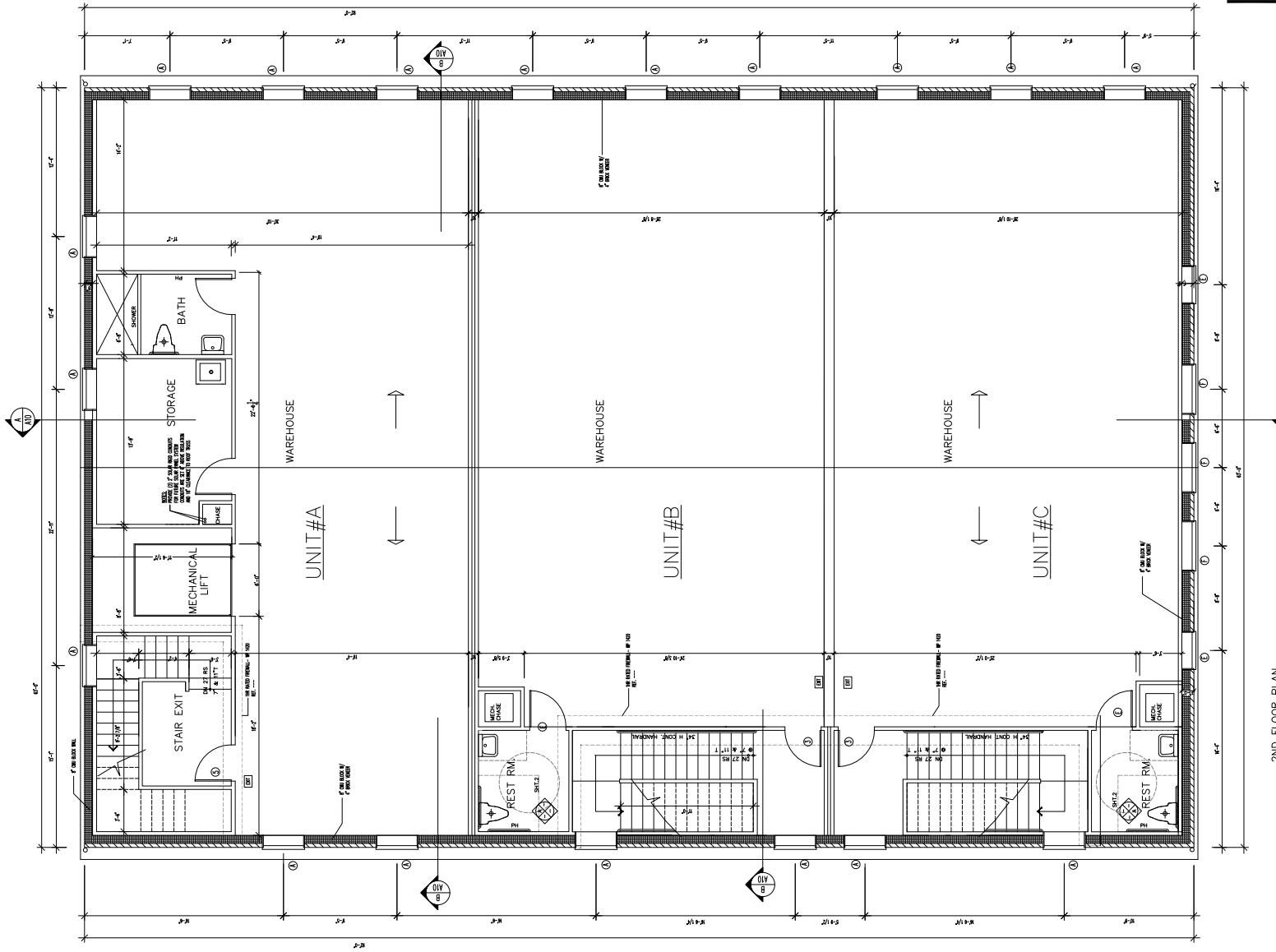
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FC2 : 10/29/19
FC3 : 11/01/2019
FC4 : 03/04/2021
FC5 : 03/04/2021
rev 11/01/23
S2021-223-AZ004

GENERAL GARAGE
The General Automobil Repair
3120 Covin St. - Alexandria VA 22314

COLVIN GARAGE



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



PWD - 08/18/18
FC2 : 10/28/19
FC3: 08/10/2020
FC4: 03/04/2021
FC5: 10/28/2021
REV1: 11/04/23
REV2:12/24/2024

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

COLVIN GARAGE

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Z13000-1-1-1

APPROVED

APPROVED
SPECIAL USE PERMIT NO. **1234567890**
DEPARTMENT OF PLANNING & ZONING

11. *What is the primary purpose of the following statement?*

DEPARTMENT OF TRANSPORTATION & ENVIRONMENT

SITE PLAN NO. _____

DIRECTOR _____

DIRECTOR DATE

11. *What is the primary purpose of the following statement?*

CHAIRMAN, PLANNING COMMISSION

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO.

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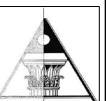


PWD - 08/18/18
FC2 : 10/28/19
FC3: 08/10/2020
FC4: 03/04/2021
FC5: 10/28/2021
REV1: 11/04/23
REV2: 12/24/2024

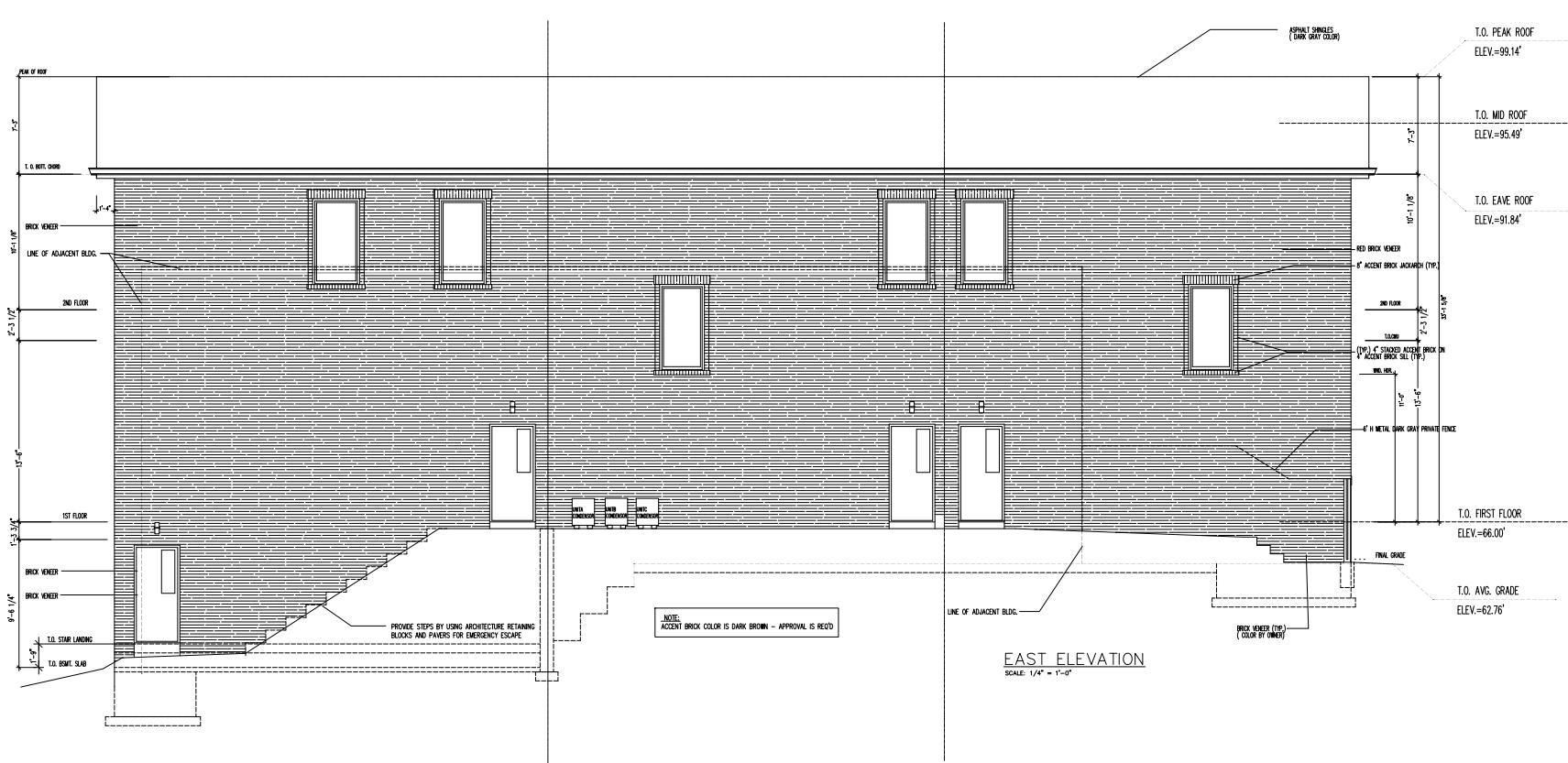
3120 Colvin St. — Alexandria VA 22314
The General Automobile Repair

COI VIN GARAGE

Manh-Welev



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



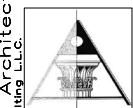
PWD : 08/18/18
FC2 : 10/29/19
FC3 : 11/05/20
FC4 : 03/04/2021
FC5 : 10/12/2021
REV1:11/04/23
REV2:11/04/23
REV3:11/04/23

The General Automobile Repair
3120 Covin St. - Alexandria VA 22314

COLVIN GARAGE

3120 Covin St. LLC

East Elevation
A7

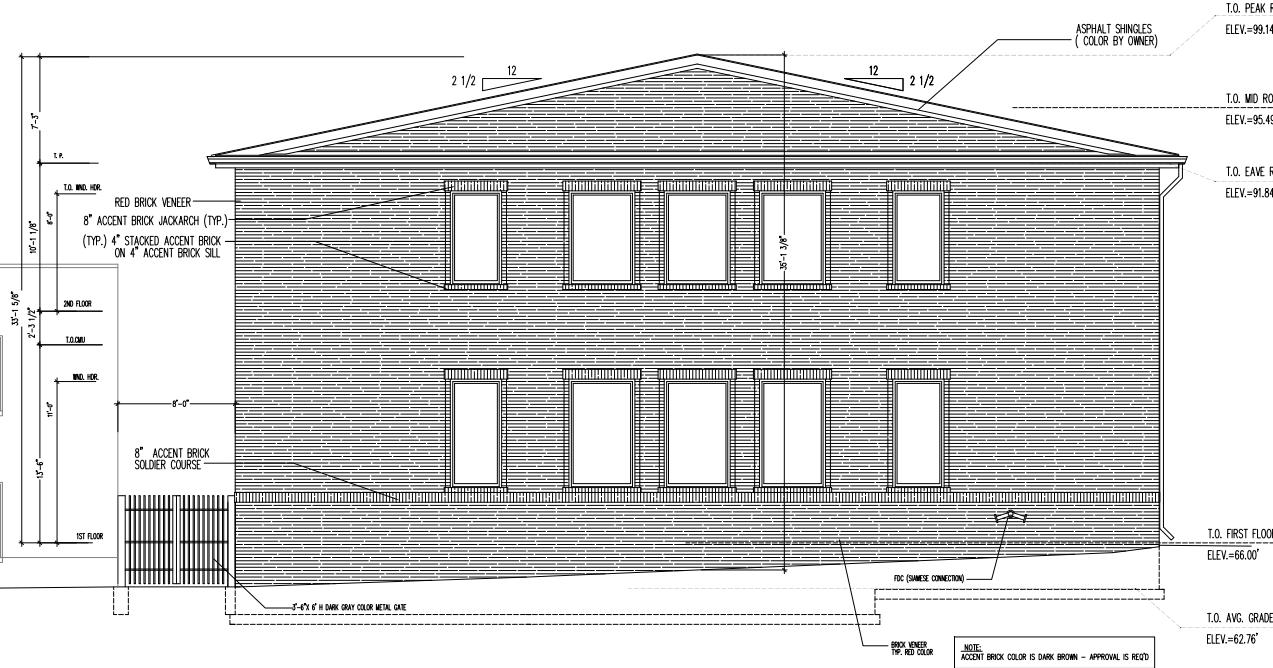


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PWD - 08/18/18
FC2 : 10/29/19
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FC5 : 10/12/2021
REV1:11/04/23
REV2:11/04/23
REV3:11/04/23

The General Automobile Repair
3120 Covin St. - Alexandria VA 22314

COLVIN GARAGE



NORTH ELEVATION

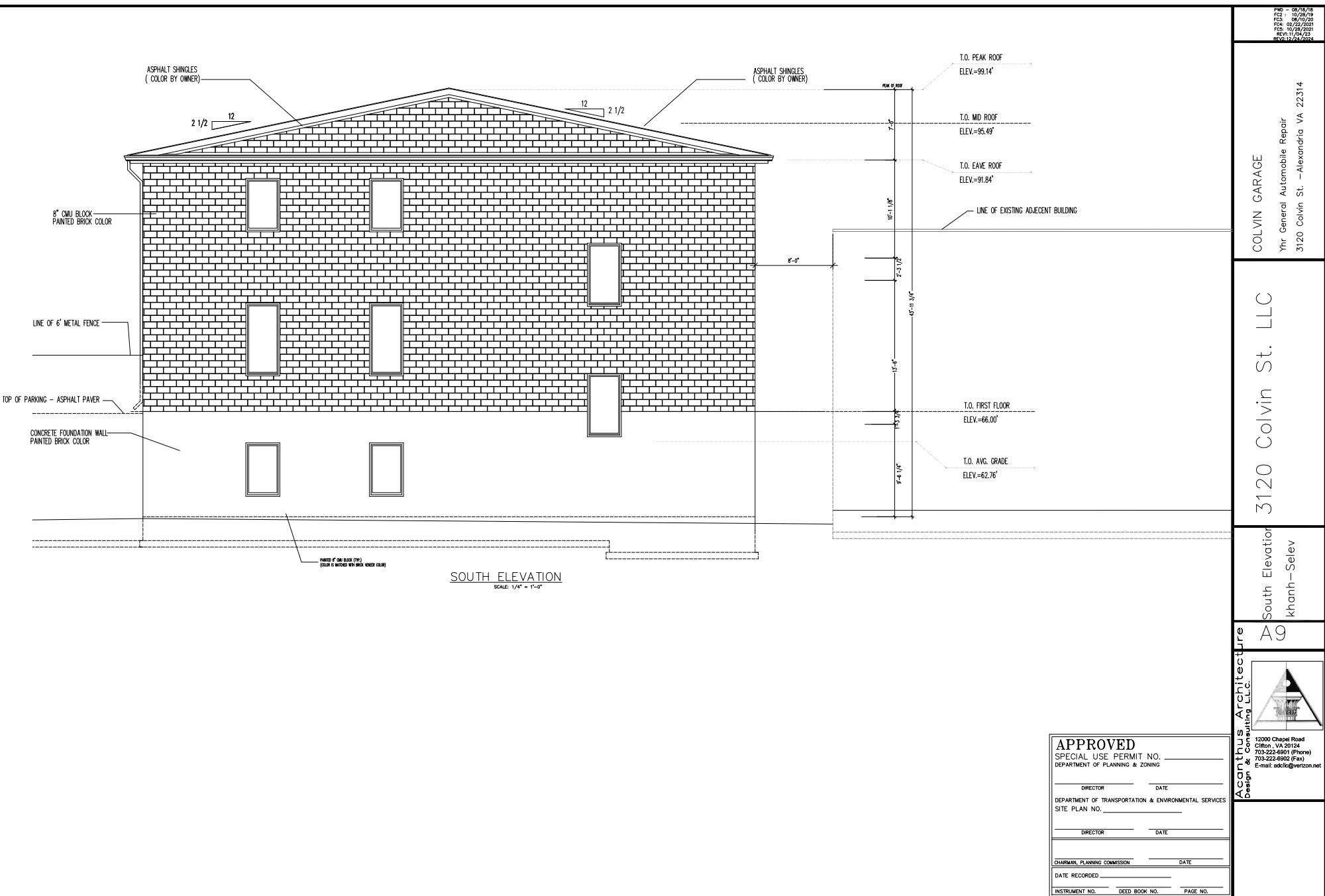
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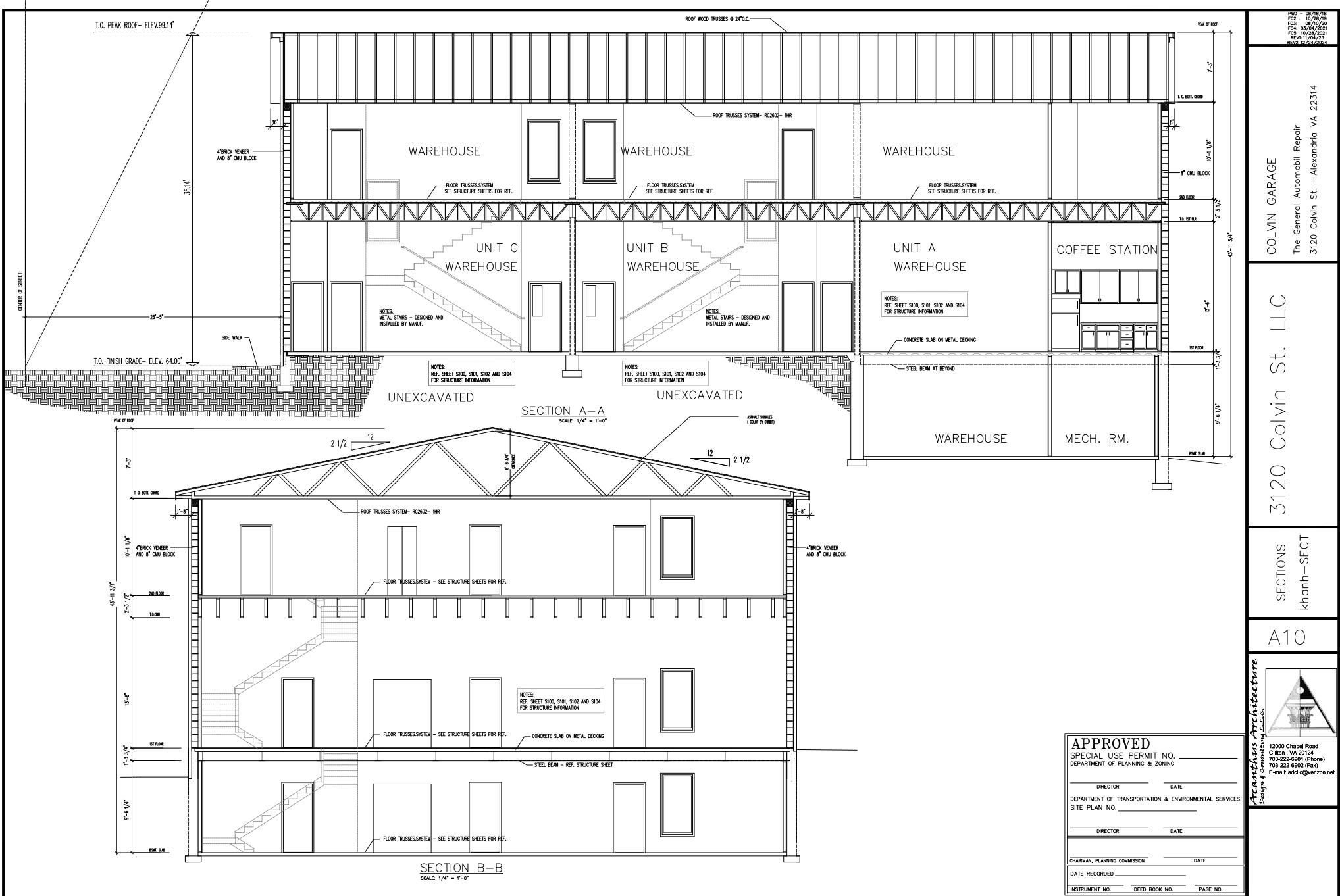
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SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	

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SITE PLAN NO. _____	
DIRECTOR	DATE
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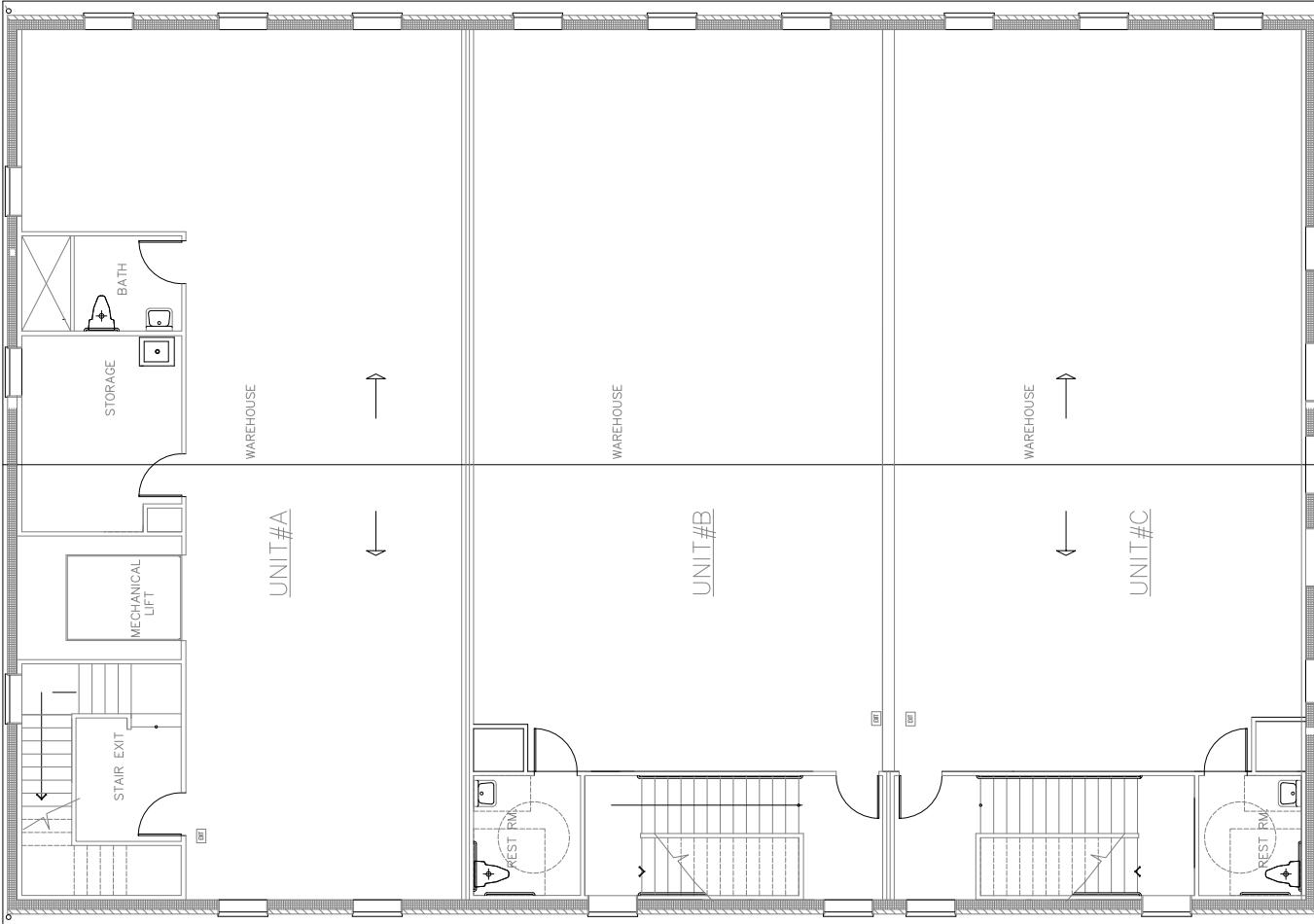
12000 Chapel Road
703-222-6901 (Phone)
703-222-6902 (Fax)
E-mail: addic@verizon.net





FC0 - 08/18/18
FC2 : 10/29/19
FC3 : 01/04/2020
FC4 : 03/04/2021
FC5 : 05/04/2021
REV:11/04/23
SCE:11/04/23/2024

COLVIN GARAGE
The General Automobile Repair
3120 Covin St. - Alexandria VA 22314



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

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SITE PLAN NO. _____	
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Acanthus Architecture
Design & Construction, LLC
12000 Old Lee Highway
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703-222-6902 (Fax)
E-mail: adcolc@verizon.net

A11

