### DEVELOPMENT SPECIAL USE PERMIT

### 1300 KING STREET

### **AREA TABULATIONS**

TOTAL SITE AREA = ±0.3455 AC OR ±15,050 SF TOTAL EXISTING IMPERVIOUS AREA = ±0.35 AC OR ±15,050 SF ±0.35 AC OR ±15,050 SF TOTAL PROPOSED IMPERVIOUS AREA = TOTAL DISTURBED AREA = ±0.52 AC OR ±22,695 SF

064.03-12-09 (±0.1630 AC OR ±7,100 SF) EXISTING ZONE: KR 064.03-12-10 (±0.1825 AC OR ±7,950 SF) EXISTING ZONE: KR TAX PARCEL IDENTIFICATION =

1300-1312 KING STREET, ALEXANDRIA, VA 22314 ADDRESS:

### PARKING TABULATION

### PARKING REQUIRED

BASE RATE: MULTIFAMILY DWELLING WITHIN METRO STATION WALKSHED AREA = 0.80 SPACE/BEDROOM

[ONLY 2 BEDROOMS FROM 3-BEDROOM UNIT CONSIDERED IN PARKING TAB IN ACCORDANCE WITH Z.O. SECTION 8-200(A)(2)(b)

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

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

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

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

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

26 SPACES

TOTAL PARKING REQUIRED 26 - 31 SPACES

### LOADING REQUIRED

TOTAL PARKING PROVIDED

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

0 SPACES \* TOTAL LOADING SPACES PROVIDED

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

### BIKE PARKING REQUIRED

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

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

### TOTAL REQUIRED

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

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

### **ENVIRONMENTAL SITE ASSESSMENT**

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

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

### **DEVELOPMENT TEAM INFORMATION**

1. OWNER/APPLICANT: 1300 KING LLC 4909 CORDELL AVENUE

BETHESDA, MD 20814

ATTN: CHRISTIAN CRONIN

DEVELOPER:

HOLLADAY 1300 KING LLC 3400 IDAHO AVENUE NW. SUITE 500 BETHESDA, MD 20814 WASHINGTON, DC 20016 ATTN: RITA BAMBERGER

2. DEVELOPER: THE FOUNDRY COMPANIES 4909 CORDELL AVENUE

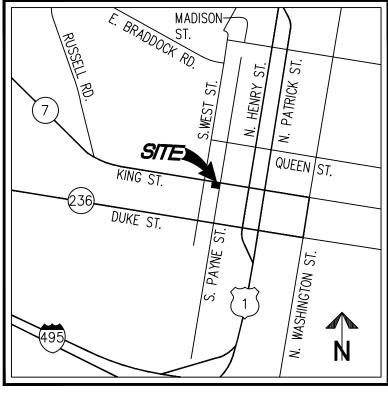
4. CIVIL ENGINEER: WALTER L. PHILLIPS, INC 207 PARK AVENUE FALLS CHURCH, VA 22046 ATTN: AARON VINSON

5. ARCHITECT: WINSTANLEY ARCHITECTS 107 N. WEST STREET ALEXANDRIA, VIRGINIA 22314 ATTN: LEEJUNG HONG

6. LAND USE ATTORNEY:

WALSH, COLUCCI, LUBELEY & WALSH, P.C. 2200 CLARENDON BOULEVARD, SUITE 1300 ARLINGTON, VA 22201 ATTN: CATHARINE PUSKAR

### **VICINITY MAP**



### PROJECT DESCRIPTION NARRATIVE

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

SCALE: 1"=2000'

### SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

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

### **ARCHAEOLOGY NOTES**

- ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
- THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

### DITH DING CODE ANALVEIC

Use Group:				
Mixed Use R-2, S-2 & N	1	Construction Type:		
Basement Level	S-2 (Parking)			
1st Floor	R-2 (Condominium), M (Retail)	Floor Area:		
2nd Floor	R-2 (Condominium)	Basement Level	10,708 GSF	
3rd Floor	R-2 (Condominium)	1st Floor	13,839 GSF	
4th Floor	R-2 (Condominium)	2nd Floor	9,707 GSF	
	,	3rd Floor	9,436 GSF	
Incidental Uses:		4th Floor	9,244 GSF	
Mechanical & Utility	Basement, 1st & Roof Levels.			

### TRIP GENERATION ANALYSIS

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

	ITE						Weekda	ıy		
Land Use	Code	Size	10-	Α	M Peak Ho	ur	F	PM Peak Ho	ur	Daily
	Oodo		/t	in Out		Total	ln	Out	Total	Total
Existing										
Restaurant	932	2.6 k	ksf	14	12	26	16	10	26	296
Reduction (Transit, Other modes, TDM, and Internal)		40%		<u>-6</u>	<u>-5</u>	<u>-10</u>	<u>-6</u>	<u>-4</u>	<u>-10</u>	<u>-118</u>
Retail	820	0.5 k	ksf	0	0	0	1	1	2	19
Reduction (Transit, Other modes, TDM, and Internal)		40%		<u>o</u>	<u>o</u>	<u>o</u>	<u>o</u>	<u>o</u>	<u>-1</u>	<u>-8</u>
Residential	221	8	du	1	2	3	2	2	4	42
Reduction (Transit, Other modes, TDM, and Internal)		40%		<u>0</u>	<u>-1</u>	<u>-1</u>	-1	<u>-1</u>	<u>-2</u>	<u>-17</u>
Existing TOTAL (With Reducti	ons)			9	9	18	11	8	19	214
<u>Proposed</u>										
Retail	820	5.6 ks1	f	3	2	5	10	11	21	211
Reduction (Transit, Other modes, TDM, and Internal)		40%		<u>-1</u>	<u>-1</u>	<u>-2</u>	<u>-4</u>	<u>-4</u>	<u>-8</u>	<u>-84</u>
Residential	221	32 du		3	8	11	9	6	15	173
Reduction (Transit, Other modes, TDM, and Internal)		40%		<u>-1</u>	<u>-3</u>	<u>-4</u>	<u>-4</u>	<u>-2</u>	<u>-6</u>	<u>-69</u>
Proposed TOTAL (With Redu	ctions)			4	6	10	11	10	22	230
Net New Trips (With Reductio	ns)			-5	-3	-8	0	2	2	16

### **ZONING TABULATIONS**

KING STREET, OLD TOWN

**SITE AREA (SQ. FT) (ACRES):** 0.35 AC OR 15,050 SF

EXISTING ZONE: KR; PROPOSED ZONE: KR

EXISTING: RESIDENTIAL, COMMERCIAL & SURFACE PARKING

•	PERMITTED/REQUIRED	PROVIDED
ZONE	KR	KR
FAR	MAX 2.5	2.44 (36,704 SF/15,050 SF)
DENSITY	N/A	89 DU/AC (31 UNITS/0.35 AC)
TOTAL UNITS	N/A	31 UNITS
1 BEDROOM UNIT	_	24 UNITS
2 BEDROOM UNIT	<del>-</del>	6 UNITS
3 BEDROOM UNIT		1 UNIT 42,775 SF*
GROSS FLOOR AREA (SF)	N/A 77.605.65	
FLOOR AREA (SF) LOT AREA (SF)	37,625 SF N/A	36,704 SF** 15,050 SF
SETBACKS (FT)	N/ A	13,030 31
FRONT - KING STREET	N/A	O FT
FRONT - S. PAYNE ST	N/A	0 FT
SIDE - WEST	N/A	0 FT
REAR - ALLEY	N/A	0 FT
FRONTAGE		
KING STREET	N/A	150.50 FT
S. PAYNE STREET	N/A	100.00 FT
OPEN SPACE (SF)	4,650 (150 SF/D.U.)	3,395 SF***
GROUND LEVEL	_	0 SF
ROOFTOP/TERRACE	_	3,395 SF
AVERAGE FINISHED GRADE	-	28.32 FT
HEIGHT (FT)	MAX 50 FT	50 FT
CROWN COVERAGE	3,763 SF (25%)	0 SF (0%)****
PARKING TABULATIONS		
STANDARD	25% MAX	6 (23%)
COMPACT	75% MAX	20 (77%)
ADA	2 (INCL. IN TOTAL)	2 (INCL. IN TOTAL)
TOTAL	26 MIN - 31 MAX	26****
LOADING	1	0****
TRIP GENERATION	<del>-</del>	230 VPD*****

EXCLUDES 10.708 SE FROM BELOW GRADE GARAGE

MASTER PLAN:

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

### **SHEET INDEX**

P-0101	COVER SHEET	A-010	FAR & OPEN SPACE PLANS
P-0201	GENERAL NOTES	A-011	FAR & OPEN SPACE PLANS
P-0301	SITE CONTEXT PLAN	A-110	CONSTRUCTION PLAN - BASEMENT
P-0302	EXISTING CONDITIONS PLAN	A-111	CONSTRUCTION PLAN - FIRST FLOOR
P-0303	EXISTING CONDITIONS NOTES & AS-BUILT DATA	A-112	CONSTRUCTION PLAN - SECOND FLOOP
P-0401	PRELIMINARY LAYOUT PLAN	A-113	CONSTRUCTION PLAN - THIRD FLOOR
P-0402	PRELIMINARY GEOMETRIC PLAN	A-114	CONSTRUCTION PLAN - FOURTH FLOOF
P-0403	PRELIMINARY SUBDIVISION PLAT	A-115	CONSTRUCTION PLAN - ROOF
P-0501	PRELIMINARY GRADING PLAN	A-200	STREET ELEVATIONS - NORTH & EAST
P-0502	PRELIMINARY AVERAGE FINISH GRADE	A-201	EXTERIOR ELEVATIONS - NORTH & EAS
P-0701	PRELIMINARY OUTFALL ANALYSIS	A-202	<b>EXTERIOR ELEVATIONS - SOUTH &amp; WES</b>
P-0702	PRELIMINARY SWM COMPUTATIONS	A-301	BUILDING SECTION
	PRELIMINARY BMP COMPUTATIONS	A-801	MASSING STUDIES
P-0901	PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS	A-802	MASSING STUDIES

P-1101 PRELIMINARY VEHICULAR MOVEMENT PLAN P-1102 PRELIMINARY GARBAGE TRUCK MOVMENT PLAN P-1103 PRELIMINARY GARAGE VEHICLE MOVEMENT PLAN P-1104 PRELIMINARY SITE DISTANCE PLAN & PROFILE P-1201 EXISTING TREE SURVEY & INVENTORY P-1202 TREE PRESERVATION NOTES & DETAILS P-1203 PRELIMINARY LANDSCAPE & SITE LIGHTING PLAN

P-1204 PRELIMINARY LANDSCAPE DETAILS

P-1301 PRELIMINARY FIRE SERVICE PLAN

ARCHITECTURE

### **COMPLETE STREET TABULATION**

NEW	UPGRADED
0	0
0	0
0	0
0	2
0	±250
±16	N/A
±4	N/A
±12	N/A
N/A	N/A
0	0
	0 0 0 0 0 0 ±16 ±4 ±12 N/A

## 1

**1** 

OVE

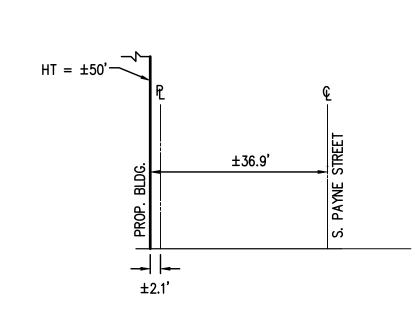
**APPROVED** 2019-0001 SPECIAL USE PERMIT NO. $\_$ DEPARTMENT OF PLANNING & ZONING

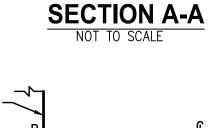
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE RECORDED

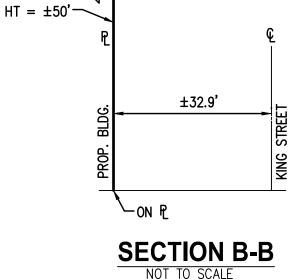
INSTRUMENT NO.

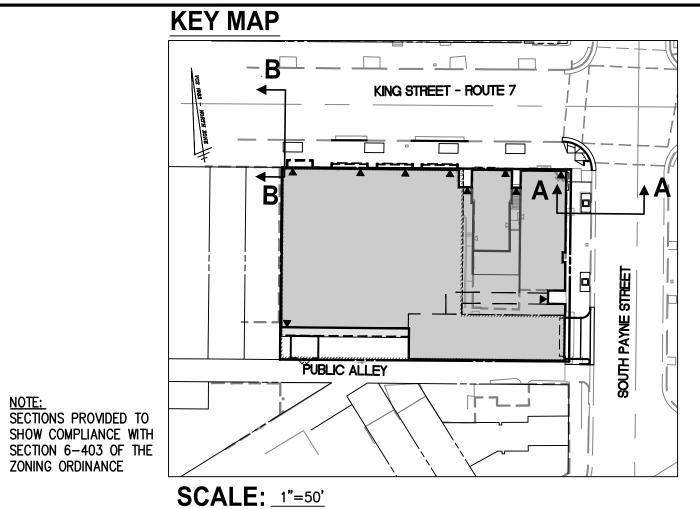
DEED BOOK NO. PAGE NO.





ZONING ORDINANCE





### RESOURCE PROTECTION AREA NOTE

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

### FLOOD PLAIN NOTE

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

### **CEMETERY AND/OR BURIAL**

### **GROUNDS**

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

### **UTILITY CONTACTS**

TELEPHONE: VERIZON ELECTRIC: VIRGINIA DOMINION POWER C/O KEN HOLMES C/O VAL FISHER 907 WEST GLEBE ROAD 2980 FAIRVIEW PARK N., 6TH FLOOR ALEXANDRIA, VA 22305 FALLS CHURCH, VA 22042 (703) 838-2437 (703) 204-5068

CATV/HS INTERNET: COMCAST NATURAL GAS: WASHINGTON GAS C/O RAY BAKER C/O BRIAN SHADE 6801 INDUSTRIAL ROAD 3900 WHEELER AVENUE SPRINGFIELD, VA 22151 ALEXANDRIA, VA 22304 (703) 750-5953 (703) 567-4449

VIRGINIA AMERICAN WATER COMPANY C/O HAO (STEVE) CHEN 2223 DUKÈ STREÉT ALEXANDRIA, VA 22314 (703) 706-3889

### **COMBINED SEWER NARRATIVE**

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

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

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

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

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

### STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

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

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

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

### **GREEN BUILDING NARRATIVE**

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

### **GEOTECHNICAL REPORT NOTE**

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

### SANITARY SEWER OUTFALL NARRATIVE

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

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

RETAIL:

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

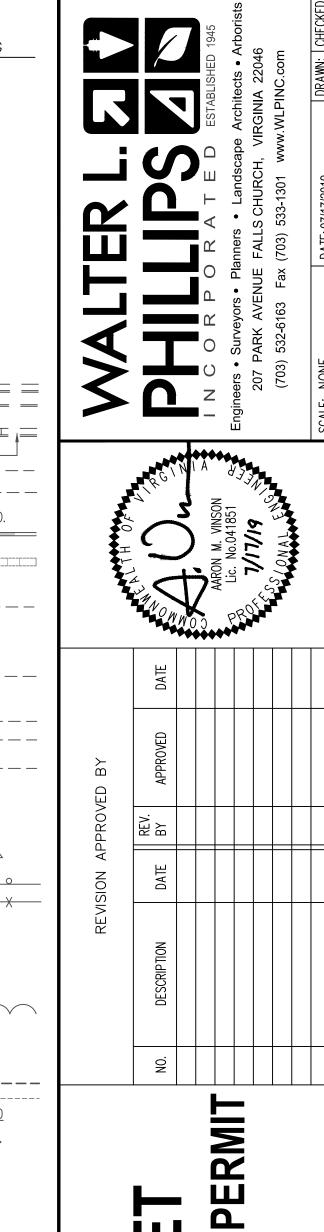
10,579 GPD x 4 (PEAK FACTOR) = 42,316 GPD

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

### **ALEXRENEW NOTES**

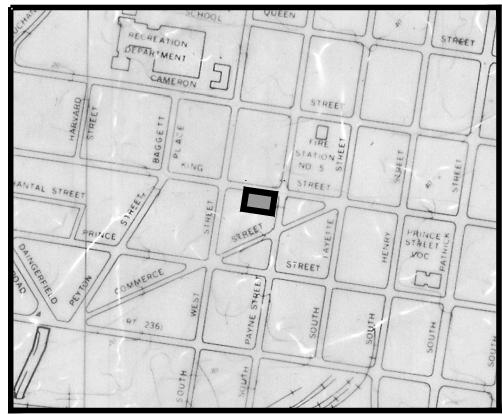
- 1. CONTRACTOR SHALL ENSURE ALL DISCHARGES IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
- 2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. APPLICANT REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR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

PROPOSED  EP MH WV WM GM GV	DESCRIPTION  EDGE OF PAVEMENT  MANHOLE  WATER VALVE	EXISTING  EP.  MH
MH WV WM GM GV	MANHOLE WATER VALVE	
RD TCB LP TRLP TC BC TW BW	WATER METER GAS METER GAS VALVE ROOF DRAIN TRAFFIC CONTROL BOX LIGHT POLE LIGHT POLE WITH SIGNALS TOP OF CURB BOTTOM OF CURB TOP OF WALL BOTTOM OF WALL	WV WM GM GV RD TCB LP TRLP TC BC TW BW
HP	HIGH POINT  CURB & GUTTER	H.P. = = = =
—————————————————————————————————————	CG-2 TRANSITION FROM CG-6 TO CG-6R  SANITARY SEWER SANITARY LATERAL CLEAN OUT STORM SEWER COMBINED SEWER FLOW DIRECTION WATER MAIN FIRE HYDRANT	CG-6R
	PLUG OVERHEAD WIRES UTILITY POLE COMMUNICATION GAS MAIN UNDERGROUND ELECTRIC	E 
	TRANSFORMER HANDICAP RAMP	
* * * * * * * * * * * * * * * * * * *	GUARDRAIL FENCE TRAFFIC FLOW TEST PIT LIGHT DOOR	
	TREES  LIMITS OF CLEARING	
	AND GRADING  CONTOURS  SPOT ELEVATION AINAGE FLOW DIRECTIVE	$ \begin{array}{ccc} - & 40 & - & - & - & - & - & - & - & - & - & $
	BELOW GRADE GARAGE	
	BUILDING	

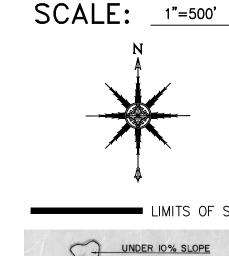




### MARINE CLAY SOILS MAP



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



LIMITS OF SITE 10% - 25% SLOPE OVER 25 % SLOPE KEY TO SYMBOLS

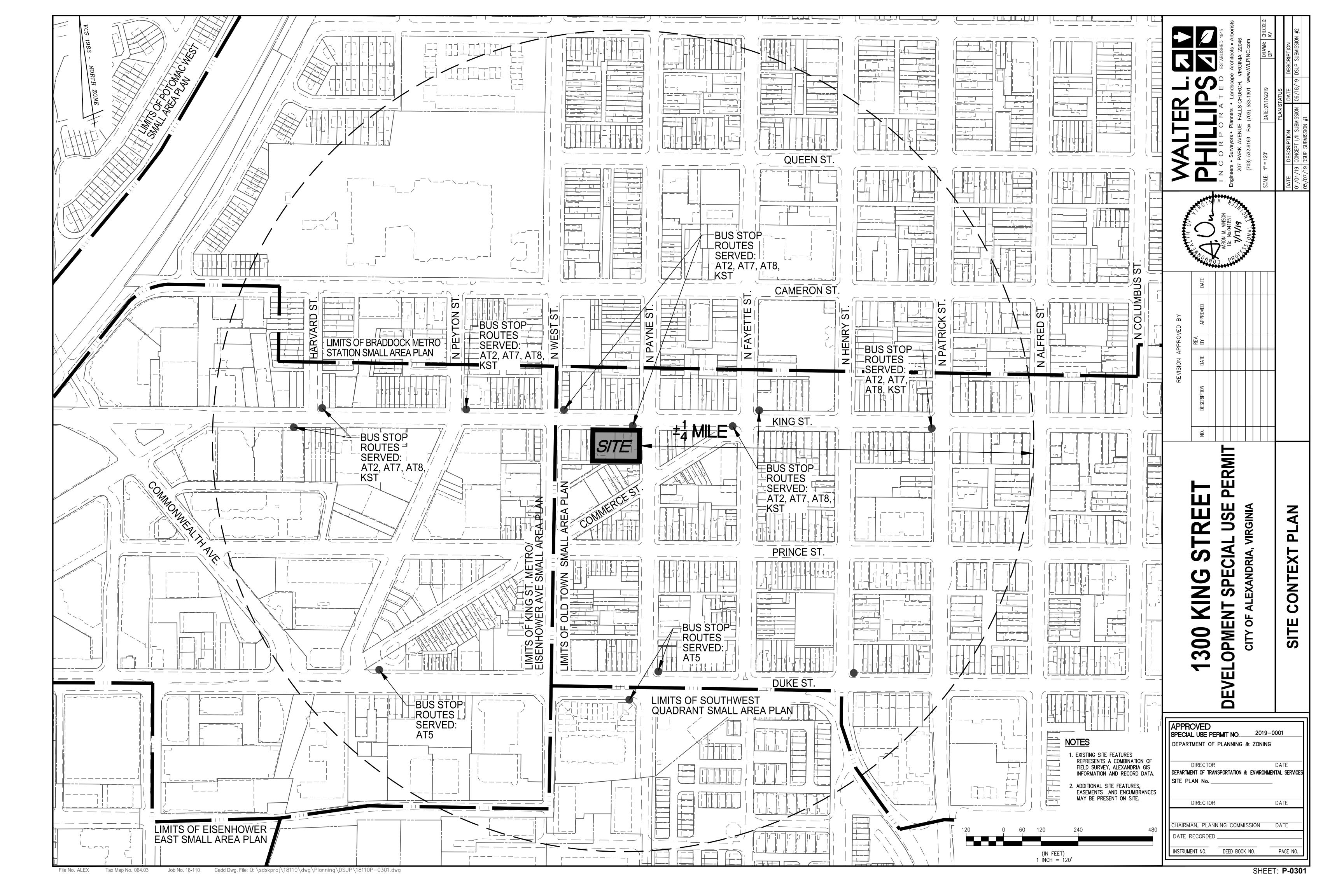
### GENE 300 PM APPROVED SPECIAL USE PERMIT NO. 2019-0001 DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. DIRECTOR DATE CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED INSTRUMENT NO. DEED BOOK NO. PAGE NO.

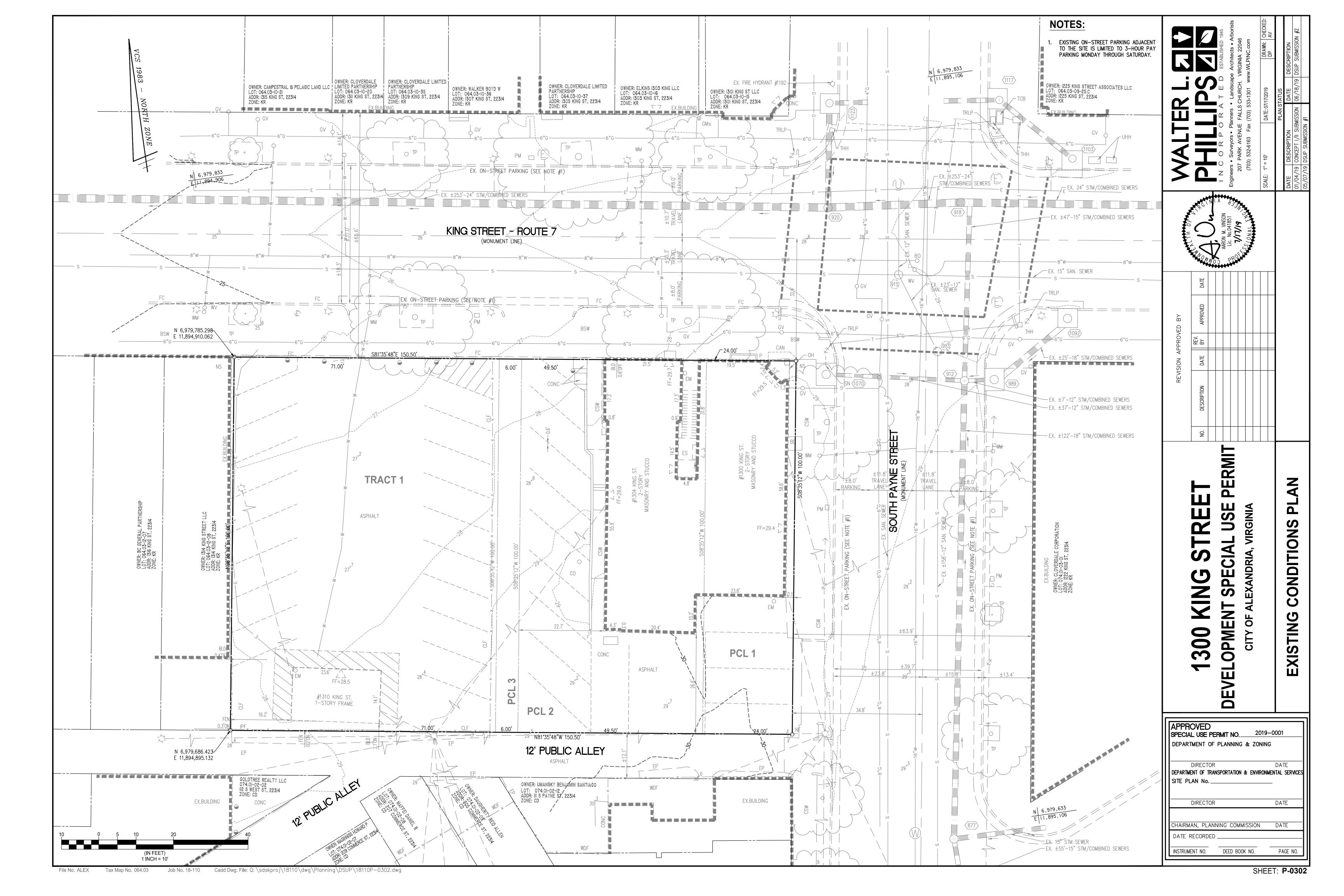
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- 1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 064.03-12-09, 064.03-12-10, AND IS ZONED KR.
- 2. THE PROPERTY IS NOW IN THE NAME OF 1300 KING LLC, AS RECORDED IN INSTRUMENT NUMBER 180013939, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
- 3. THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
- 4. TOTAL RECORD AREA OF THE PROPERTY IS 15,000 SQUARE FEET OR 0.3444 ACRES. TOTAL SURVEYED AREA OF THE PROPERTY IS 15,050 SQUARE FEET OR 0.3455 ACRES.
- 5. THIS PLAN IS BASED ON A FIELD SURVEY BY THIS FIRM ON NOVEMBER 7, 2018.
- 6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190041E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- 7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, CASE NUMBER 18076, DATED JULY 5, 2018.
- 8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995753. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
- 9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DANNY E. POTEET, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON NOVEMBER 7, 2018; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

### STORM SEWER AS-BUILT DATA

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

	T DATA	-
SD 918		
MANHOLE TOP	= (0.5107)	29.2
INV IN	(S.EAST)=	22.2
INV OUT	(SD 920)=	21.70
SD 1123		
CURB INLET TO		28.6
INV IN	(N.EAST)=	22.6
INV OUT	(SD 920)=	22.5
SD 920		
MANHOLE TOP	_	28.6
INV IN	(SD 1123)=	22.0
INV IN	(SD 928)=	21.30
INV OUT	(SD 920) = (SD 818)	21.20
HTY OUT	(30 010)-	
SD 818		
MANHOLE TOP	=	23.5
INV IN	(SD 920)=	
INV OUT	(SD 816)=	16.15
SD 819		
MANHOLE TOP	_	23.4
INVERTS INACCI		23.4
SD 820		
MANHOLE TOP		23.3
INV IN	(SD 819)=	21.5
INV OUT	(N.WEST)=	21.38
SD 811		
MANHOLE TOP	= †	23.3
INV IN	(SOUTH)=	15.43
INV OUT	(SMH 828)=	15.40
1111 001	(3//// 020)	10.10
SD 810		
CURB INLET TO		23.6
INV IN	(N.EAST)=	20.6
INV IN	(SOUTH)=	21.4
INV OUT	(N.WEST)=	20.4
SD 823		22.7
SD 823 CURB INLET TO	P = 1	~~./
SD 823 CURB INLET TO INVERTS INACCI		
CURB INLET TO INVERTS INACCI		
CURB INLET TO INVERTS INACCI SD 835	ESSIBLE	
CURB INLET TO INVERTS INACCI	ESSIBLE	20.3

		SANI	TARY SEWER AS	-BUIL	T DATA
	SMH 870		SMH 822		SMH 1602
29.25	MANHOLE TOP =	29.92	MANHOLE TOP =	22.50	MANHOLE TO
22.27	INV IN (S.EAST)=	21.72	CENTERLINE INVERT =	12.05	INV IN
21.70	INV OUT (SMH 913)=	21.57			INV OUT
	,		SMH 817		
	SMH 913		MANHOLE TOP =	22.86	SMH 1601
	MANHOLE TOP =	28.94	INV IN (SMH 827)=	8.86	MANHOLE TO
28.60	INV IN (SMH 870)=	20.12	INV IN (SMH 828)=	10.91	INV IN
22.62	INV OUT (SMH 915)=	20.01	INV OUT (SMH 836)=	8.81	INV IN
22.55	·				INV OUT
	SMH 915		SMH 815		
	MANHOLE TOP =	28.94	MANHOLE TOP =	22.76	SMH 1600
28.60	12"INV IN (SMH 913)=	19.75	INV IN (SMH 816)=	11.41	MANHOLE TO
22.00	12"INV IN (SMH 919)=	19.64	INV OUT (WEST)=	11.71	INV IN
21.30	15"INV IN (S.EAST)=	19.35			INV IN
21.20	15"INV OUT (SMH 828)=	19.11	SMH 814		INV OUT
			CURB INLET TOP =	22.86	-
	SMH 919		INV OUT (NORTH)=	19.16	
23.50	MANHOLE TOP =	28.93			
	CENTERLINE INV =	20.51	SMH 837		
16.15			MANHOLE TOP =	20.54	
	SMH 838		INV IN (SMH 838)=	16.37	
	MANHOLE TOP =	21.64	INV OUT (SMH 836)=	16.37	
23.43	INV IN (EAST)=	17.54			
	INV OUT (SMH 837)=	17.54	SMH 836		
			MANHOLE TOP =	20.22	
	SMH 828		INV IN (SMH 817)=	7.76	
23.33	MANHOLE TOP =	23.31	INV IN (SMH 837)=	16.12	
21.53	INV IN (SD 811)=	14.71	INV OUT (SMH 831)=	7.66	
21.38	INV IN (SMH 915)=	13.71			
	INV OUT (SMH 817)=	13.15	SMH 832		
			MANHOLE TOP =	20.49	
23.35	SMH 816		INV IN (NORTH)=	16.59	
15.43	MANHOLE TOP =	23.17	INV IN (WEST)=	16.60	
15.40	INV IN (SD 818)=	13.09	INV OUT (SMH 831)=	16.28	
	INV OUT (SMH 815)=	12.99	0.00		
07.05			SMH 831		
23.65			MANHOLE TOP =	20.33	
20.61			INV IN (SMH 836)=	7.63	
21.44			INV IN (SMH 832)=	8.34	
20.46			INV OUT (SOUTH)=	7.18	
			CMIL 970		
22.70			SMH 830 MANHOLE TOP =	19.61	
22.70			INV IN (N.EAST)=	17.86	
			INV IN (N.LAST)=	10.07	
			INV OUT (SOUTH)=	10.07	
I			[, 55. (505.11)-	10.07	

			1945	Arborists 5	CHECKED: AV			N #2		
	R	7	ESTABLISHED 1945	rchitects • A SINIA 22046 /LPINC.com	DRAWN: DP		DESCRIPTION	DSUP SUBMISSION		
		5	T E D	Engineers • Surveyors • Planners • Landscape Architects • Arborists 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 532-6163 Fax (703) 533-1301 www.WLPINC.com	/2019	TUS		06/18/19 DSU		
ZONED KR.			O R A	Janners • 1 E FALLS CH ax (703) 533-	DATE: 07/17/2019	PLAN STATUS		MISSION	N #1	
XANDRIA, RVEY METHODS. GUARANTEES		=	0 R	ers • Surveyors • 1 207 PARK AVENU (703) 532-6163 Fe			DESCRIPTION	CONCEPT I/II SUBMISSION	DSUP SUBMISSION	
RVEY METHODS. GUARANTEES, THAT THE S LINE SIZES	>		■ ()   Z   —	ingineers • 207 P (703)	SCALE: NONE		DATE DE		05/07/19 DS	
.3455 ACRES.  DATE JUNE 16,		8C/N	A A		SC		<b>/</b> 0	10	02	
COMPANY, CASE	, , ,	4	M. VINSON	SS/ONAL ENGINEER						
AND IS ATES IS FOOT. CONTOUR		NONWO	AARON Lis	ROLL						
JRVEY MADE TIAL DATA		DATE								
	ED BY	APPROVED								
	PPROVE	REV. BY								
	REVISION APPROVED	DATE								
OP = 18.18 (SMH 831)= 6.13 (SMH 1601)= 6.12	RE	DESCRIPTION								
OP = 16.19 (SMH 1602)= 5.26 (EAST)= 5.81		ON								
(SMH 1600)= 5.25			F							
OP = 16.05 (SMH 1601)= 5.00 (WEST)= 5.40 (SOUTH)= 4.85		<u></u>	DEPMIT			CLL	ハ 山 ー			

MANHOLE TOP =

MANHOLE TOP =

|MANHOLE TOP =

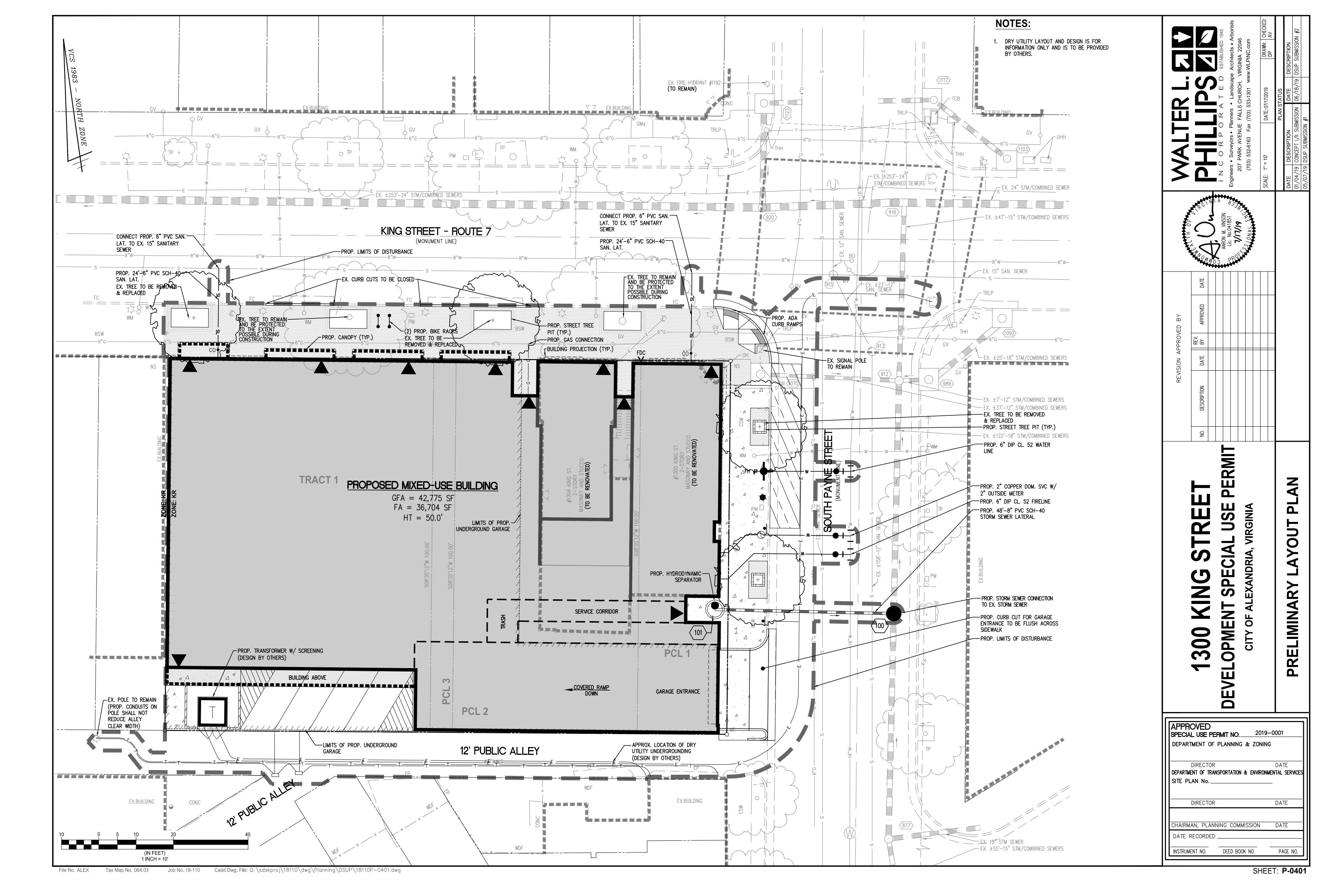
INV IN

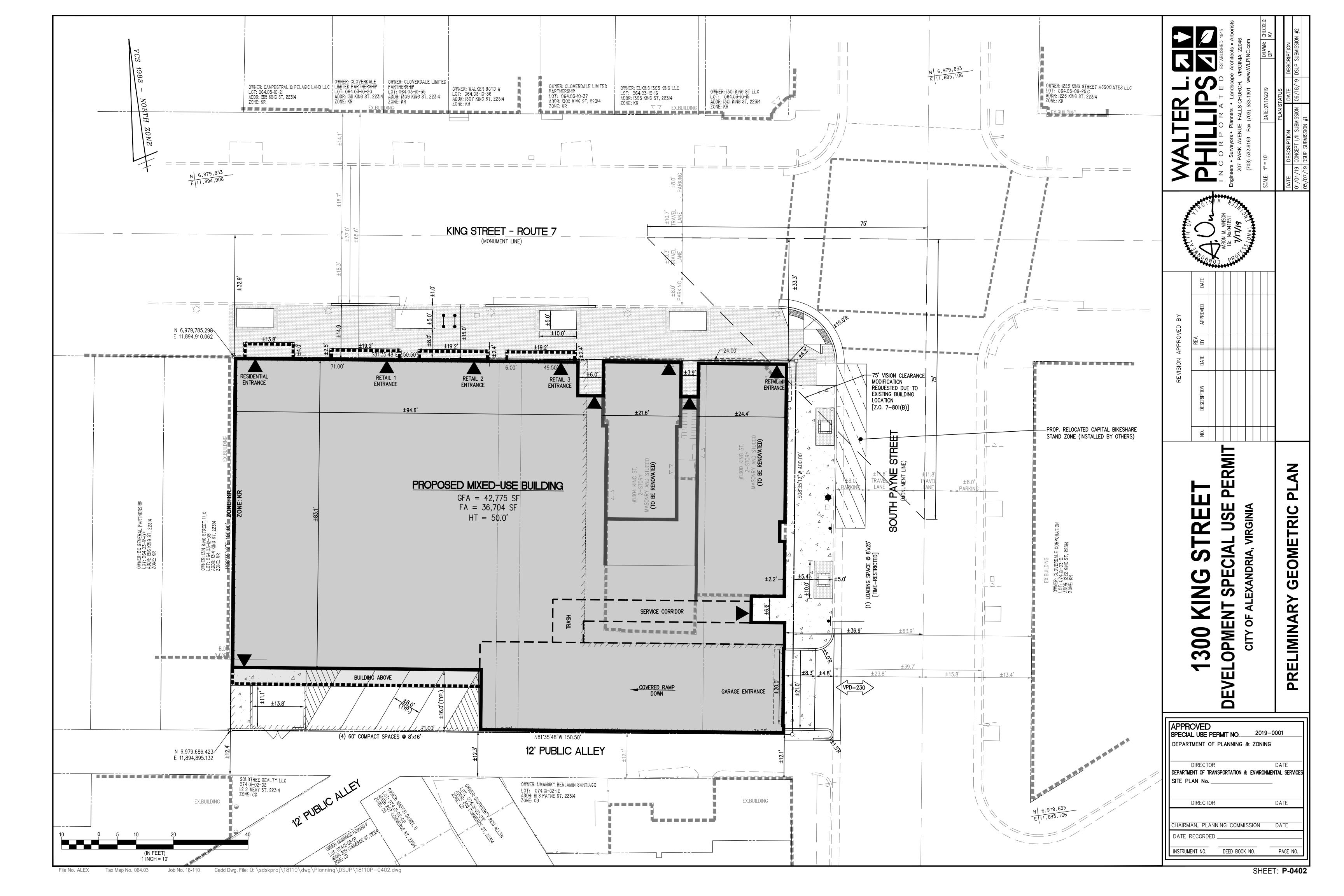
INV OUT (SMH 1601)=

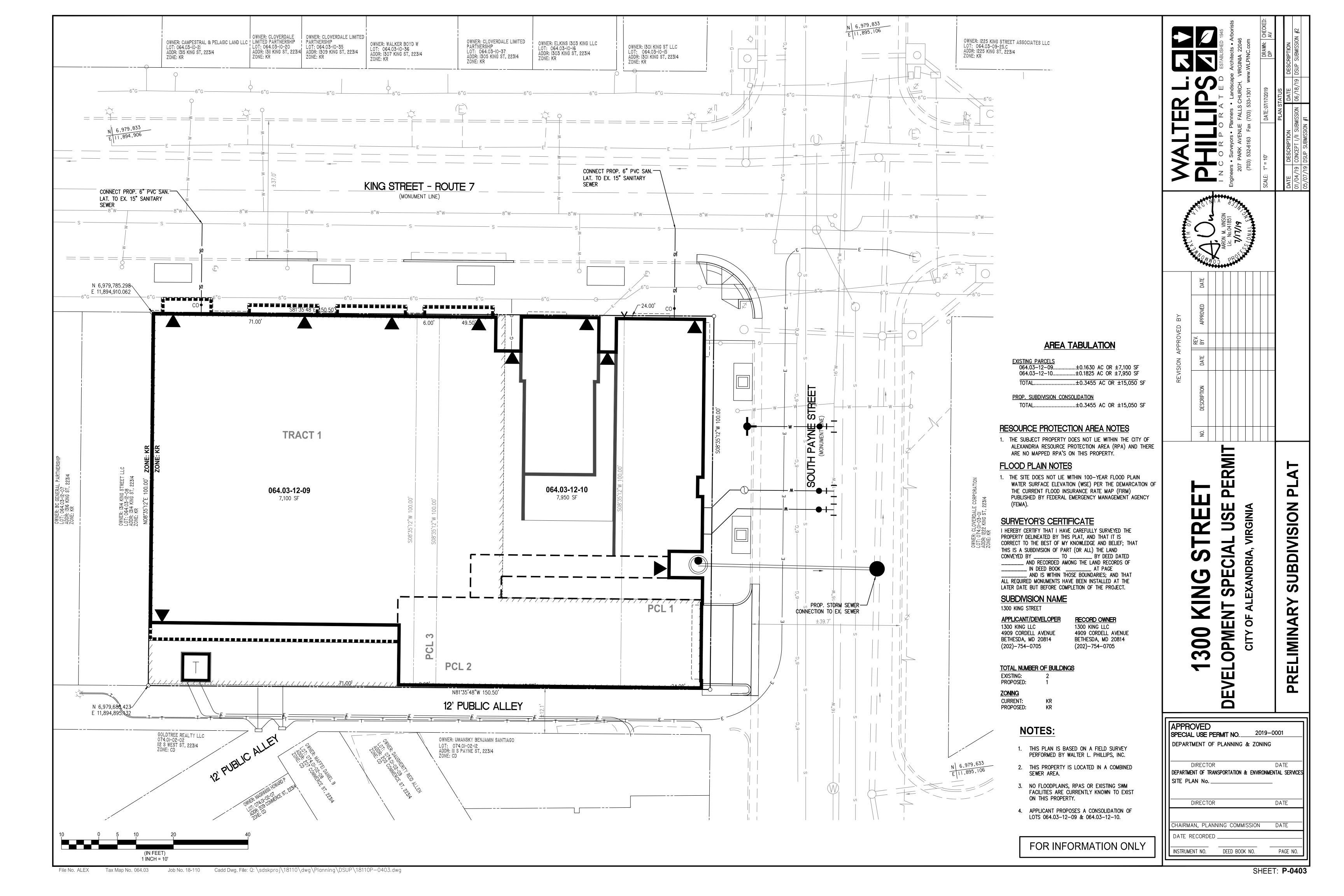
(N.EAST)= 17.86 (SD 835)= 10.07 (SOUTH)= 10.04

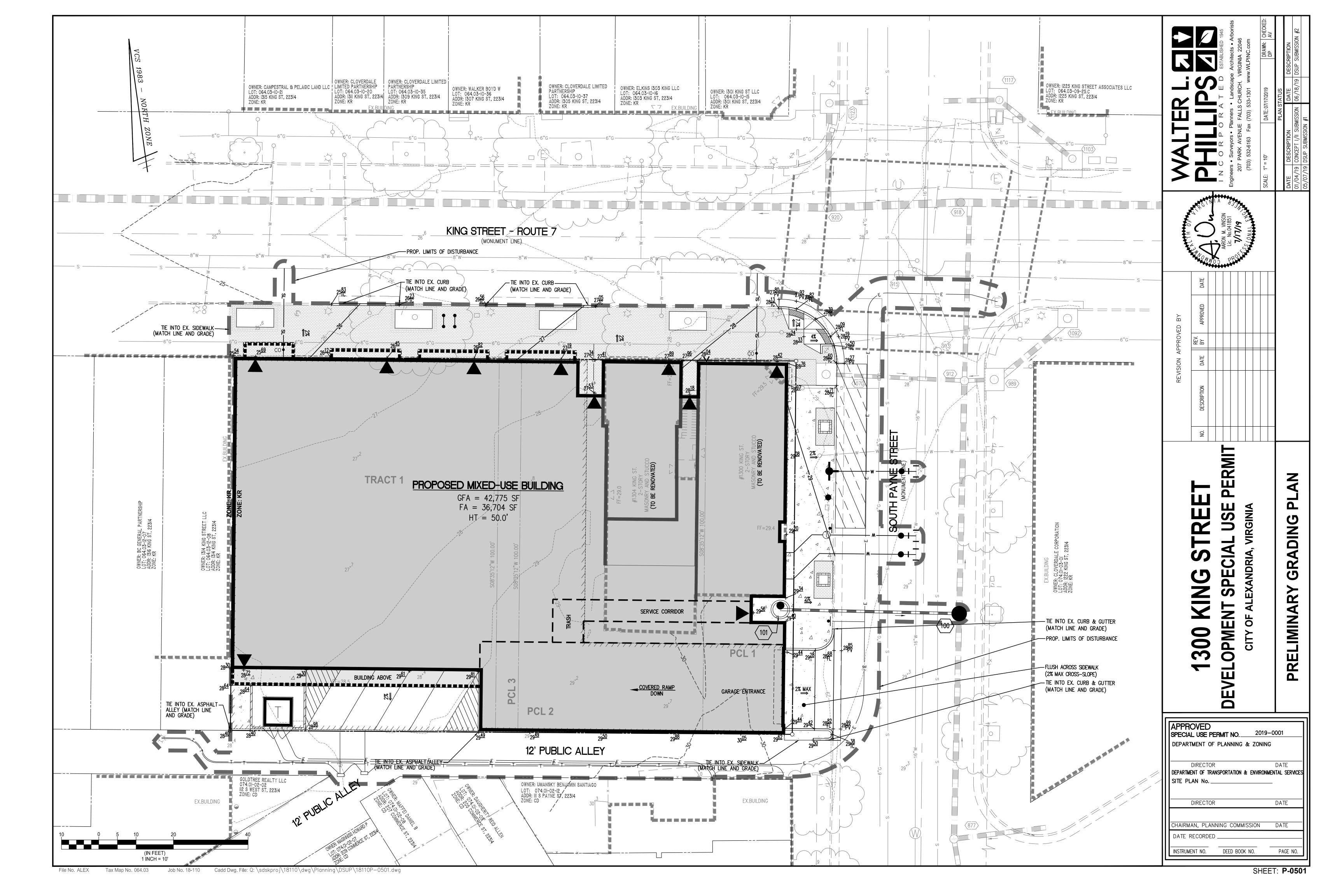
### PER CONDITIONS NO S-BUILT DATA USE VIRGINIA SPE OPMENT OF XISTING & A 300

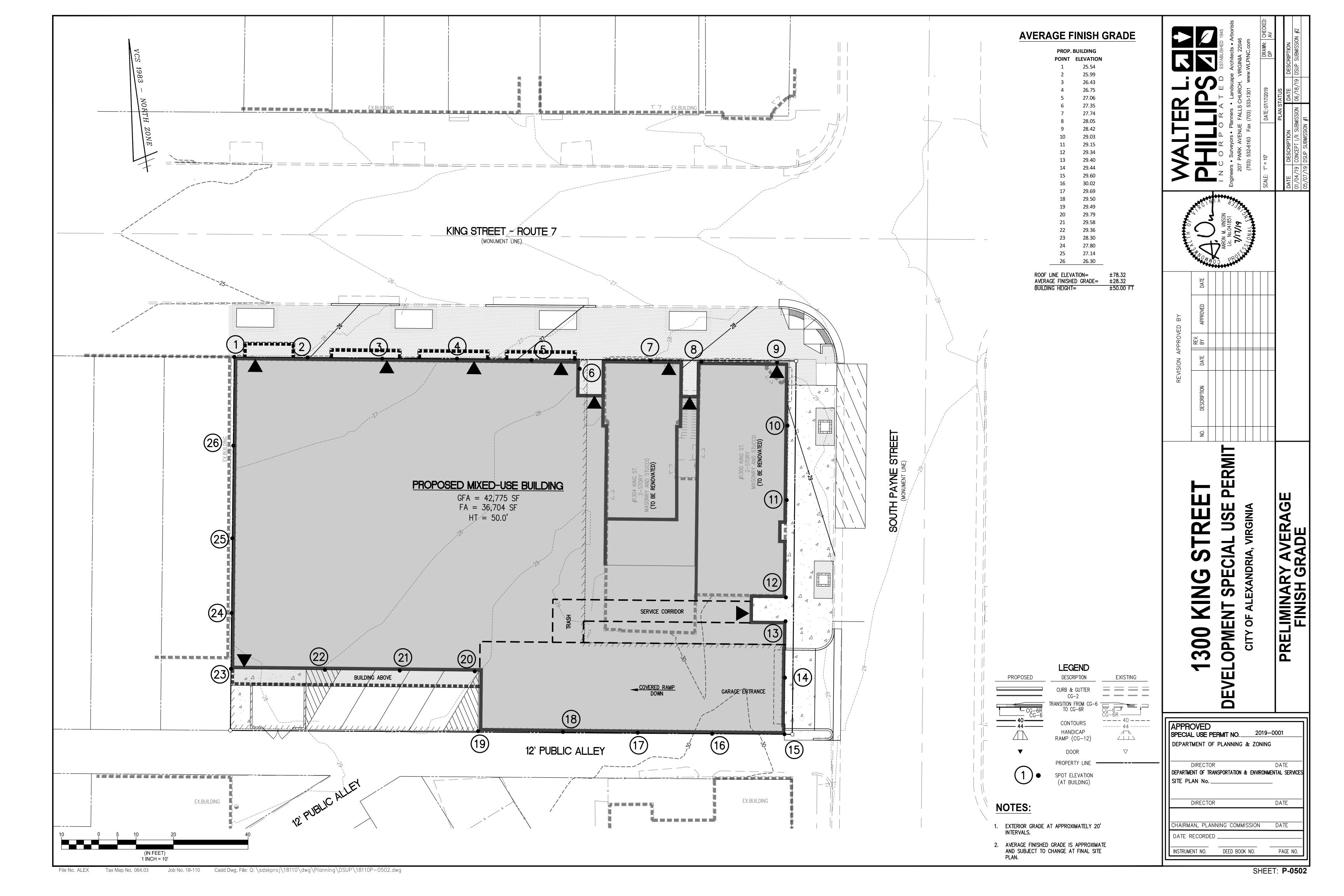
APPROVED SPECIAL USE PERMIT NO. 2019-	0001
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR  DEPARTMENT OF TRANSPORTATION & ENVIRONME	DATE INTAL SERVICES
SITE PLAN No.	-
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO. DEED BOOK NO.	PAGE NO.

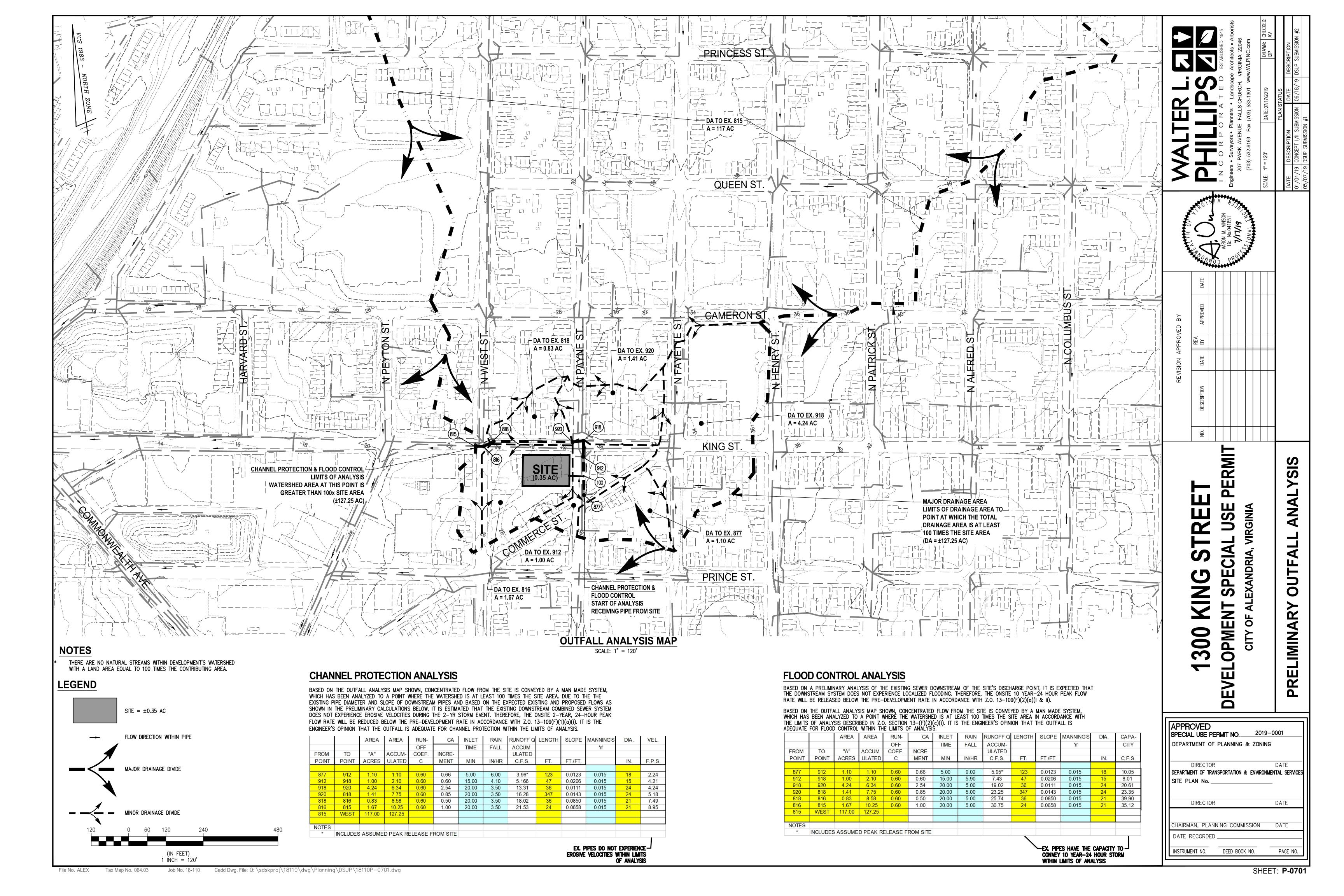


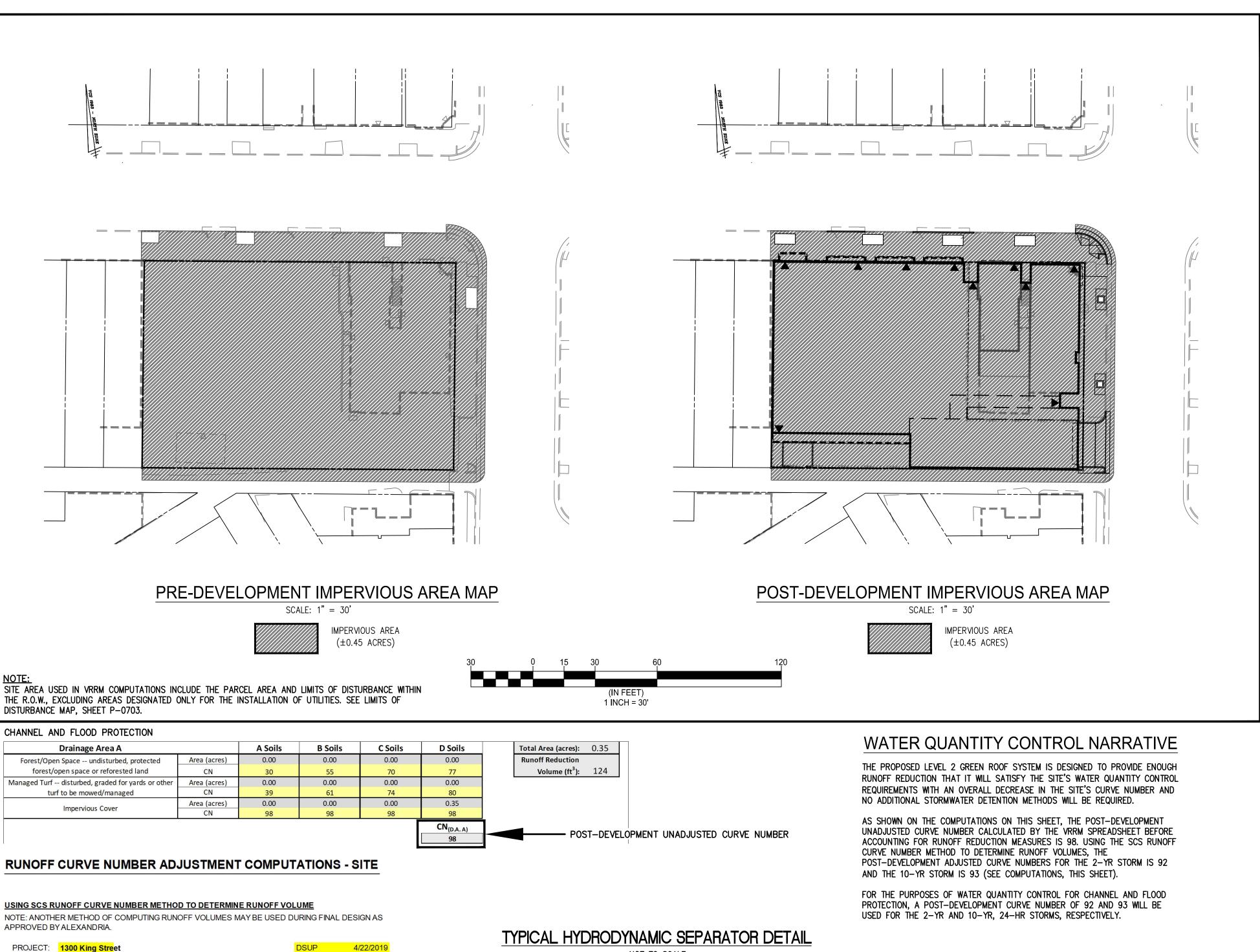












NOT TO SCALE

PLAN VIEW B-B

ELEVATION A-A N.T.S.

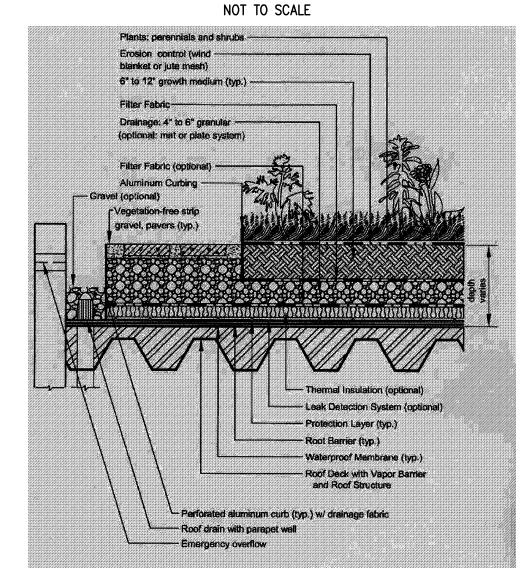
CONTECH INLINE CDS STANDARD DETAIL

(OR SIMILAR)

INLET PIPE (MULTIPLE INLET PIPES — MAY BE ACCOMMODATED)

CENTER OF CDS STRUCTURE, SCREEN AND

### TYPICAL GREEN ROOF DETAIL



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

### II. POST-DEVELOPMENT CONDITION (OVERALL)

HSG D

0.00

0.35

SITE AREA = 0.35 AC CONTRIBUTING AREAS:

CONTRIBUTING AREAS: 0.00 80 PERVIOUS **IMPERVIOUS IMPERVIOUS** 0.35 98

STORMWATER MANAGEMENT COMPUTATIONS

WEIGHTED CN = 98WEIGHTED CN = 98 (UNADJUSTED) WEIGHTED CN = 92 (2-YR ADJUSTED)\*TIME OF CONCENTRATION = 6 MIN. WEIGHTED CN = 93 (15-YR ADJUSTED)\*\*SEE ADJUSTED RUNOFF REDUCTION CN CALCULATIONS, THIS SHEET

Q2 = 1.22 CFS

Q10 = 2.00 CFS

TIME OF CONCENTRATION = 6 MIN.

RUNOFF Q2 = 1.07 CFSQ10 = 1.90 CFS

### III. STORMWATER MANAGEMENT REQUIREMENT - ALLOWABLE RELEASE FROM DEVELOPMENT

A. Q2 = 1.22 CFS

I. PRE-DEVELOPMENT CONDITION (OVERALL)

SITE AREA = 0.35 AC

PERVIOUS

RUNOFF

B. Q10 = 2.00 CFS

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

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

### IV. COMPLIANCE

OUTFALL 1

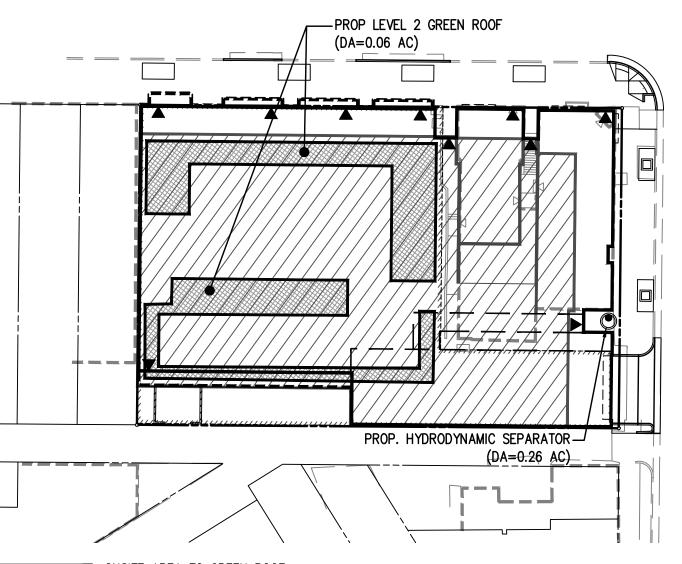
DEMONSTRATE THAT RELEASES FROM THE SITE DO NOT EXCEED STORMWATER REQUIREMENT OF SECTION III.

TOTAL FROM SITE ALLOWABLE  $Q2 = 1.07 \text{ CFS} \leq 1.22 \text{ CFS}$ 1.90 CFS ≤ 2.00 CFS

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

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

### BMP AREA SERVICE MAP SCALE: 1" = 30'



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

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

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

## <u>Δ</u> PM

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**PRELIMIN** 

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

POST-DEVELOPMENT

ADJUSTED CURVE NUMBERS

POST-DEVELOPMENT

UNADJUSTED CURVE NUMBER

PROPOSED CONDITION UNADJUSTED RUNOFF DEPTHS & VOLUMES\*:

0.1 HOURS

5.2

VOID VOLUME WITHIN GREENROOF -

SEE CALCULATIONS SHEET P-0703

NONE

2.7 3.2

2.47 2.97

= 2,838 CF

= 3,470 CF = 6,005 CF

0.35 AC X 2.47 IN X 1FT/12IN X 43,560 = 3,138 CF

0.35 AC X 2.97 IN X 1FT/12IN X 43,560 = 3,770 CF

0.35 AC X 4.96 IN X 1FT/12IN X 43,560 = 6,305 CF

\* BEFORE ACCOUNTING FOR RUNOFF REDUCTION MEASURES

2,838 ( 0.35 X 1FT/12IN X 43,560) = 2.23

6,005 ( 0.35 X 1FT/12IN X 43,560) = 4.73

 $(0.35 \times 1FT/12IN \times 43,560) = 2.73$ 

VOLUME OF RUNOFF RETAINED ONSITE DUE TO PROPOSED VEGETATED ROOF

- 300

- 300

3,770 - 300

UNADJUSTED CURVE NUMBER\*

TIME OF CONCENTRATION:

POND AND SWAMP AREA:

24-HR RAINFALL (INCHES)

3,138

6,305

3,470 /

TRIAL S RESULTING Q

1.91

2.40

4.37

ADJUST RUNOFF DEPTHS (Q, INCHES):

ADJUST RUNOFF CURVE NUMBERS:

0.83

0.81

0.78

FREQUENCY (YEARS)

RUNOFF (INCHES)

DATA: DRAINAGE AREA:

YR STORM:

2 YR STORM:

10 YR STORM:

VOID VOLUME:

1, 2 & 10 YR

YR STORM:

2 YR STORM:

10 YR STORM:

2 YR STORM:

10 YR STORM:

2 YR STORM:

10 YR STORM:

ADJUST RUNOFF VOLUMES:

S=1000/CN - 10 =

RAINFALL TYPE:

(Ctrl+Shift+R)

data input ceiis constant values calculation cells final results

### Site Information

### Post-Development Project (Treatment Volume and Loads)

Area Check OK. OK.

Enter Total Disturbed Area (acres) $\rightarrow$	0.46
Maximum reduction required:	10%
The site's net increase in impervious cover (acres) is:	0
Post-Development TP Load Reduction for Site (lb/yr):	0.10

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

Total disturbed area entered?

LAND COVER SUMMARY -- POST DEVELOPMENT

Forest/Open Space

Cover (acres)

Weighted Rv(forest)

% Forest

Managed Turf Cover

(acres)

Weighted Rv (turf)

% Managed Turf

ReDev. Impervious

Cover (acres)

Rv(impervious)

% Impervious

Total ReDev. Site Area

Re Dev Site Rv

Treatment Volume

Post-ReDevelopment

**Treatment Volume** 

Load per acre

(lb/acre/yr)

(Below Pre-Development Loa

**TP Load Reduction** 

Required for

Treatment Volume and Nutrient Load

Land Cover Summary-Post

Post-ReDevelopment

0.01

0.25

2%

0.45

0.95

0.0358

0.98

Land Cover Summary-Post

Post-Development New Impervious

New Impervious Cover

(acres)

Rv(impervious)

Post-Development

Treatment Volume

Post-Development

Treatment Volume

Post-Development TP

Load (lb/yr)

TP Load Reduction

Required for New

Impervious Area

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

					0.46
Post-Development Land Cover (acro	06)				
rost-Development Land Cover (acre	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) disturbed, graded for yards or other turf to be				0.01	0.01
Impervious Cover (acres)				0.45	0.45

		0.01	0.01
		0.45	0.45
ń	OK.	OK.	0.46

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

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

0.00

0.00

0.01

0.25

0.45

0.95

98%

0.46

0.0358

0.98

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious

Forest/Open Space

Cover (acres)

% Forest

Managed Turf Cover

(acres)

Weighted Rv (turf)

% Managed Turf

Impervious Cover

(acres)

Rv(impervious)

% Impervious

Final Site Area (acres)

Final Post Dev Site Rv

Development

Treatment Volume

Treatment Volume

(cubic feet)

(lb/yr)

TP Load per acre

(lb/acre/yr)

Weighted Rv(fores

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

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

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

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

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

on				
	Post-Development Requirement for	Site Area		
	TP Load Reduction Required (lb/yr)	0.10	<b>—</b>	PHOSPHOROUS REDUCTION REQUIRED

### Drainage Area A (OUTFALL 1)

WATER QUALITY COMPLIANCE

PROJECT DESCRIPTION

DRAINAGE AREA

OFF-SITE TREATED

GREENROOF

HYDRODYNAMIC

SEPARATOR

**MISCELLANEOUS** 

DEVELOPMENT OR REDEVELOPMENT

TOTAL IMPERVIOUS AREA TREATED

DISCONNECTED BY A VEGETATED BUFFER

TOTAL IMPERVIOUS AREA TREATED OR DISCONNECTED

0.26

TOTAL WQV TREATED:

(DETENTION PROVIDED VIA GREEN ROOF)

DETENTION ON SITE:

PROJECT IS WITHIN WHICH WATERSHED? CAMERON RUN

AT THE TIME OF FINAL SITE PLAN

DISCHARGES TO WHICH BODY OF WATER? CAMERON RUN

WQV TREATMENT REQUIRED= 1,816 CF/AC OF IMPERVIOUS AREA

% WQV PROVIDED= 1,816 CF/AC X 0.26 AC

 $= 1,816 \times 0.35 AC$ 

= 636 CF (0.015 AC\*FT)

\* A MONETARY CONTRIBUTION MAY BE MADE FOR THE REMAINDER OF WATER

QUALITY VOLUME IF FULL WATER QUALITY TREATMENT IS NOT PROVIDED

ON-SITE IMPERVIOUS AREAS

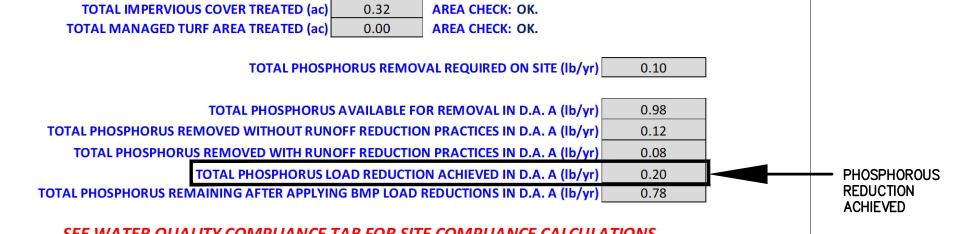
WATER TREATMENT ON SITE

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

CLEAR BMP AREAS

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

Stormwater Best Managem	ent Praction	ces (RR = R	unoff Redu	iction)									-Select from dropdown lists
Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (Ib)	Untreated Phosphorus Load to Practice (Ib)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (Ib)	Downstream Practice to be Employed
1. Vegetated Roof (RR)	1. Vegetated Roof (RR)												
1.a. Vegetated Roof #1 (Spec #5)	45				0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	60		0.06		124	83	207	0		0.13	0.08	0.05	14.a. MTD - Hydrodynamic
14. Manufactured Treatment Devices (	14. Manufactured Treatment Devices (no RR)												
14.a. Manufactured Treatment Device- Hydrodynamic	0	0.00	0.26	83	0	979	979	20	0.05	0.56	0.12	0.49	



### SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

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

IMPERVIOUS | PERVIOUS | TOTAL

LATITUDE | LONGITUDE

38.805705° | -77.054118°

38.805655° | -77.053758°

0.26

0.26

NO

= 485 CF (0.011 AC\*FT) =76.3% WQV PROVIDED

AREA TREATED | IMPERVIOUS AREA | BMP EFFICIENCY

0.06

0.26

YES

BY BMP (ACRES) TREATED BY BMP (ACRES)

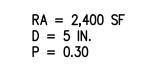
0.00

20%

Site Treatment Volume (ft <sup>3</sup> )	1,561								
unoff Reduction Volume and TP By Drainage Area									
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL			
RUNOFF REDUCTION VOLUME ACHIEVED (ft <sup>3</sup> )	124	0	0	0	0	124			
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.98	0.00	0.00	0.00	0.00	0.98			
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.20	0.00	0.00	0.00	0.00	0.20			
TP LOAD REMAINING (lb/yr)	0.78	0.00	0.00	0.00	0.00	0.78			
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.56	0.00	0.00	0.00	0.00	0.56			
			·		·	·			

Total Phosphorus		
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.98	
TP LOAD REDUCTION REQUIRED (lb/yr)	0.10	
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.20	
TP LOAD REMAINING (lb/yr):	0.78	
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00	**
** TARGET TP REDUCTI	ON EXCEEDED BY	0.1 LB/YEAR **

### GREEN ROOF VOIDS STORAGE VOLUME



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

 $T_v = (2400 \text{ SF})(4 \text{ IN.})(0.30)$ 

 $T_{v} = 300 \text{ CF } *$ \*SIZING PROVIDED BY VA DEQ GUIDELINES FOR VEGETATED ROOFS

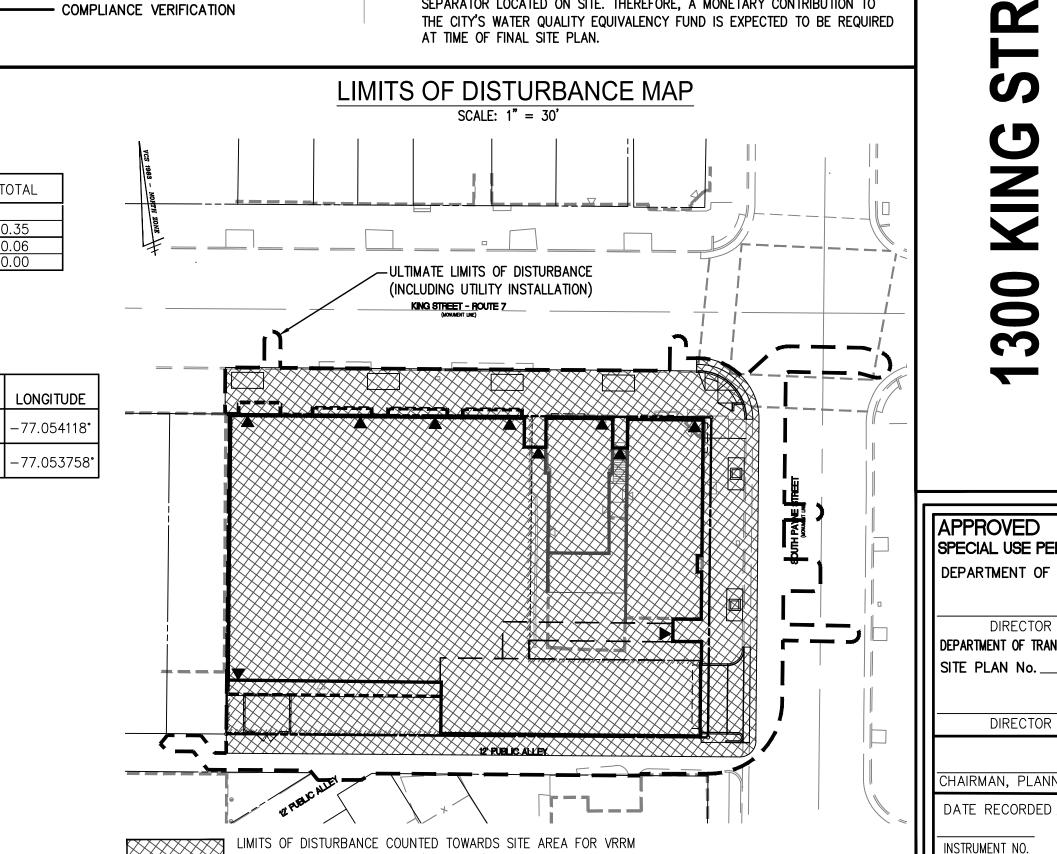
### WATER QUALITY NARRATIVE

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

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

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

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



SPREADSHEET COMPUTATIONS (±0.46 AC)

### 2 **Q** PM

0

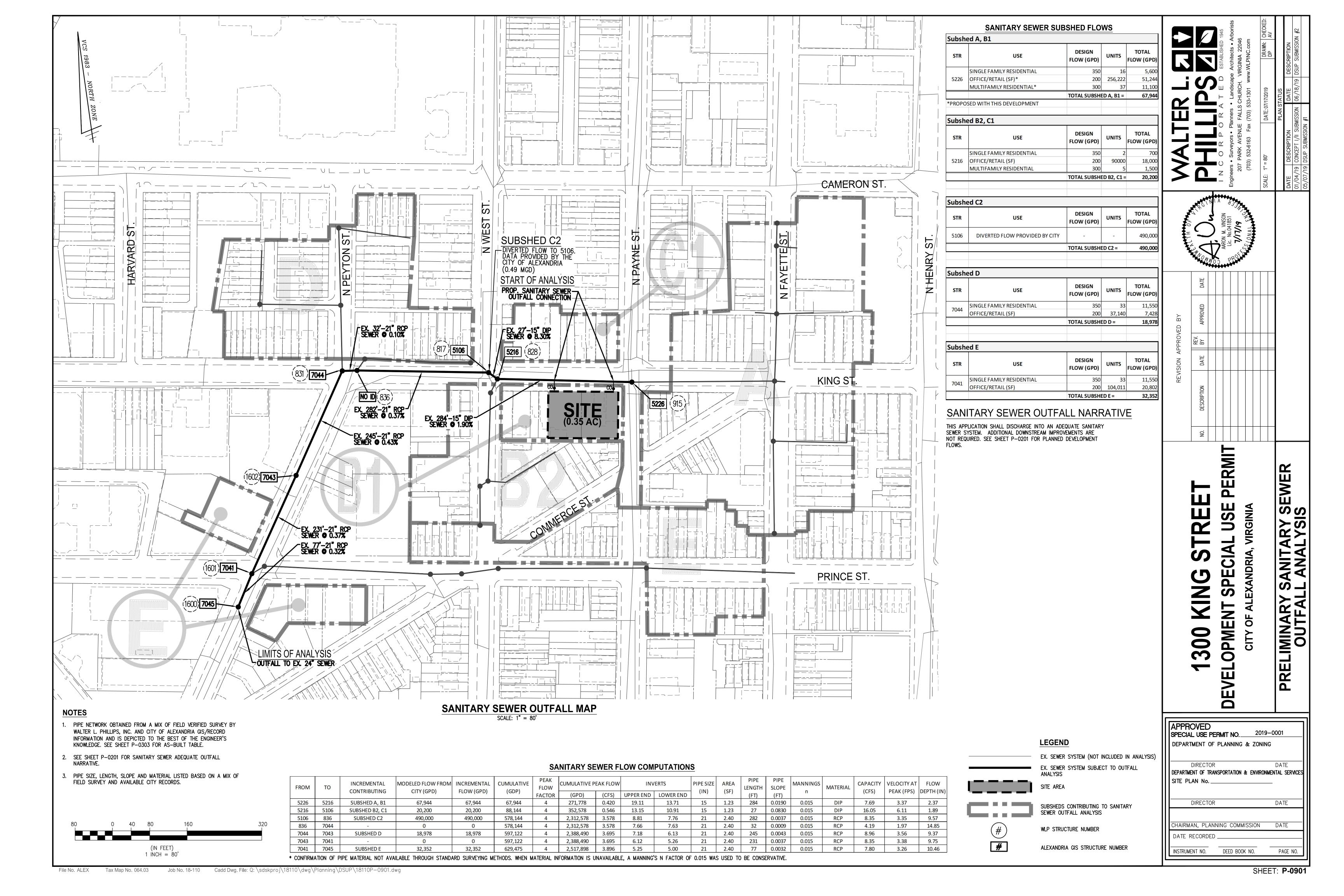
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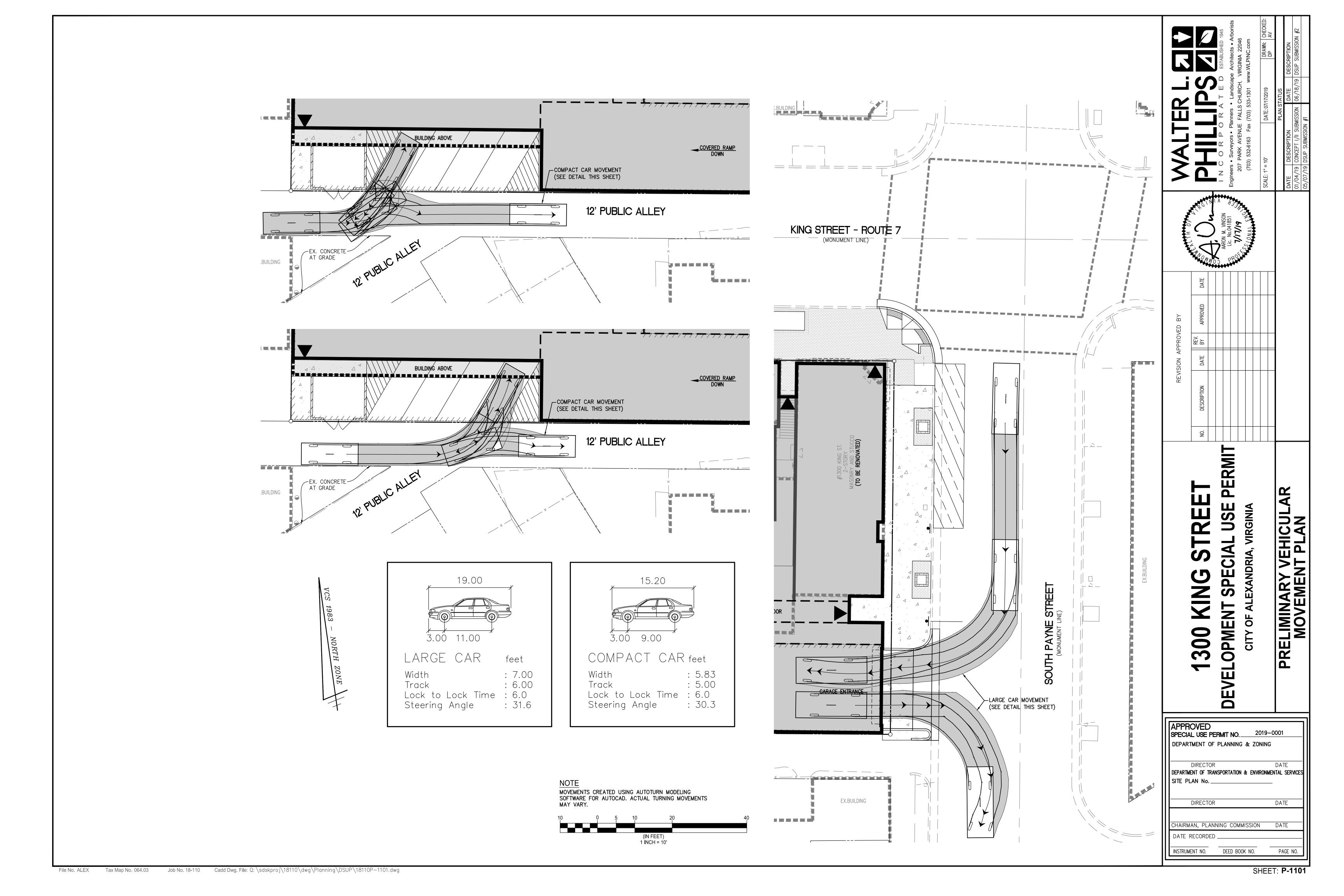
 $\mathbf{\Omega}$ 

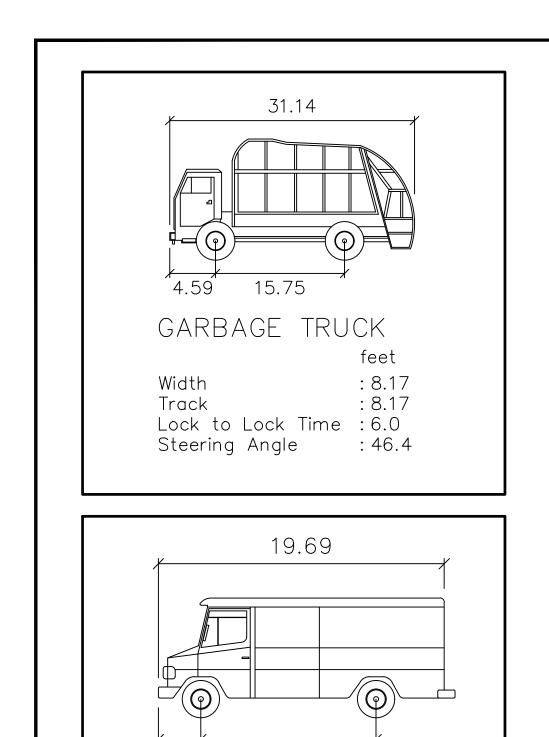
**PRELIMIN** APPROVED SPECIAL USE PERMIT NO. 2019-0001 DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. DATE CHAIRMAN, PLANNING COMMISSION DATE

DEED BOOK NO.

PAGE NO.







### NOTES

2.36

Width

Track

Steering Angle

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

Lock to Lock Time : 6.0

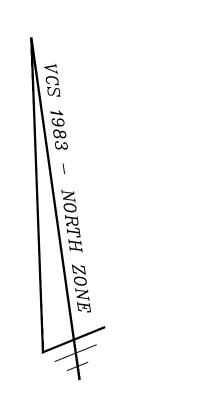
11.48

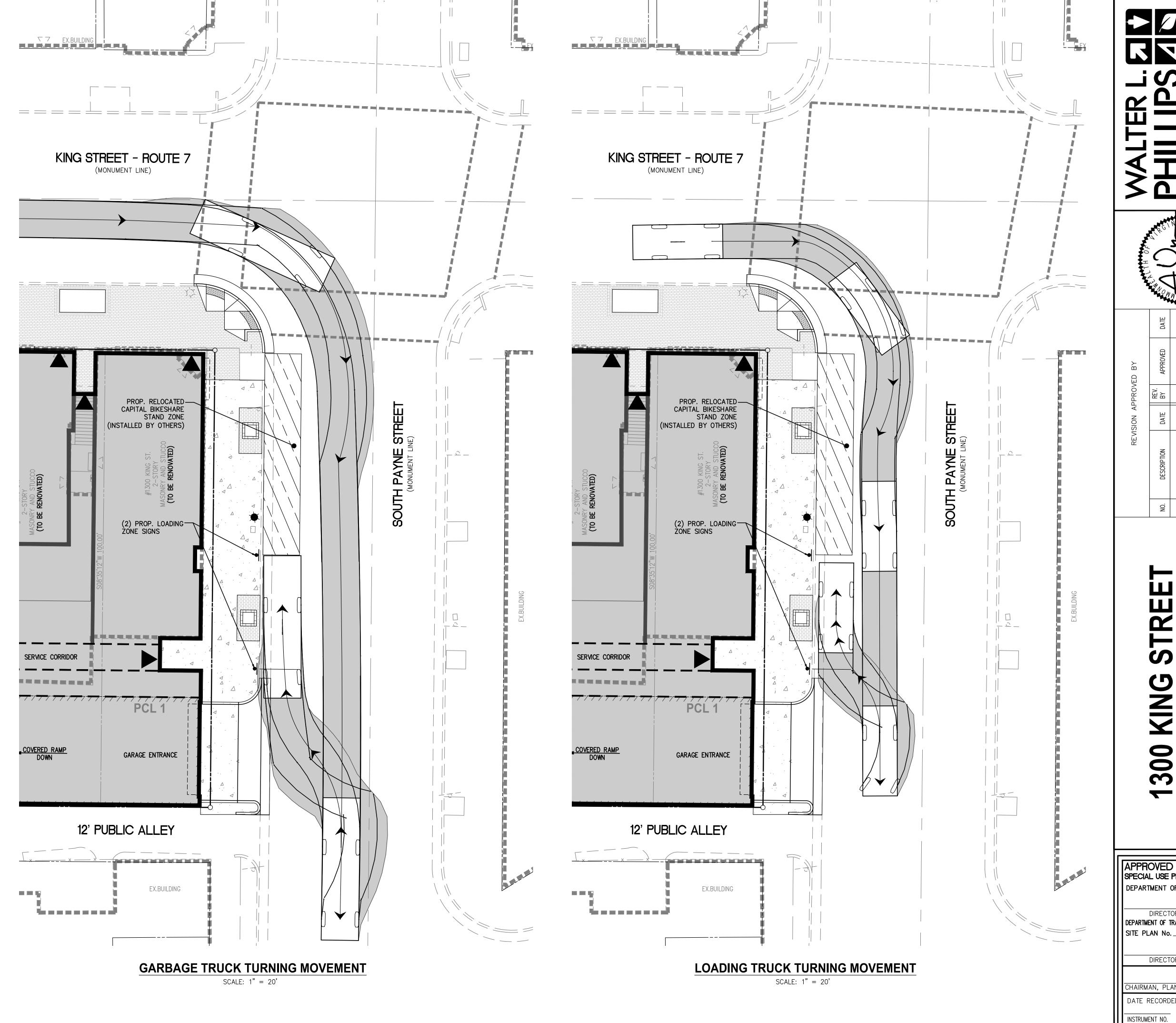
TRUCK feet

: 7.55

: 22.4

2. SOLID WASTE & RECYCLABLE MATERIAL CONTAINERS TO BE STORED WITHIN THE BUILDING AND WHEELED THE ON-STREET LOADING SPACE DURING SCHEDULED PICKUP.





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

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

DIRECTOR DATE

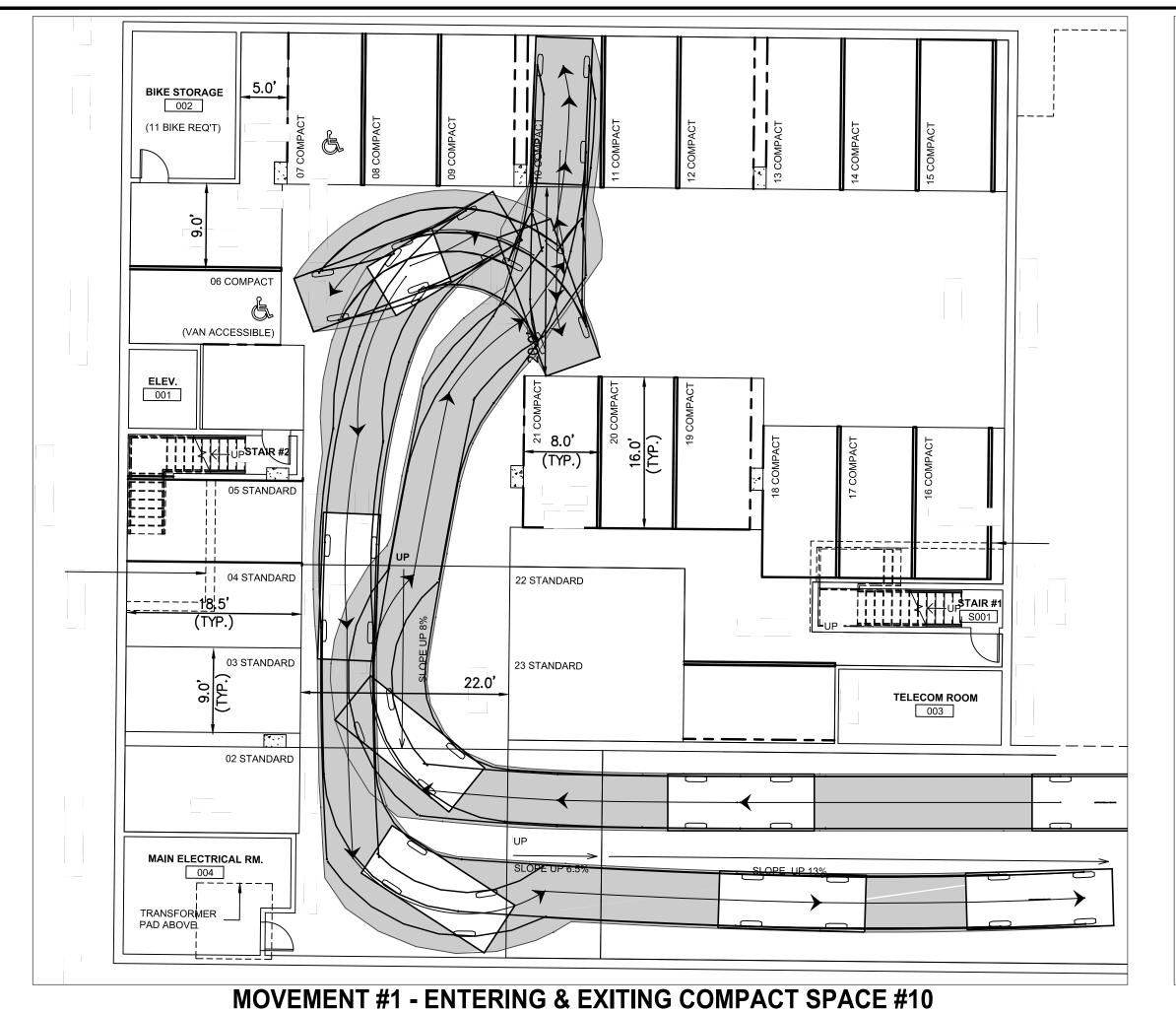
CHAIRMAN, PLANNING COMMISSION DATE

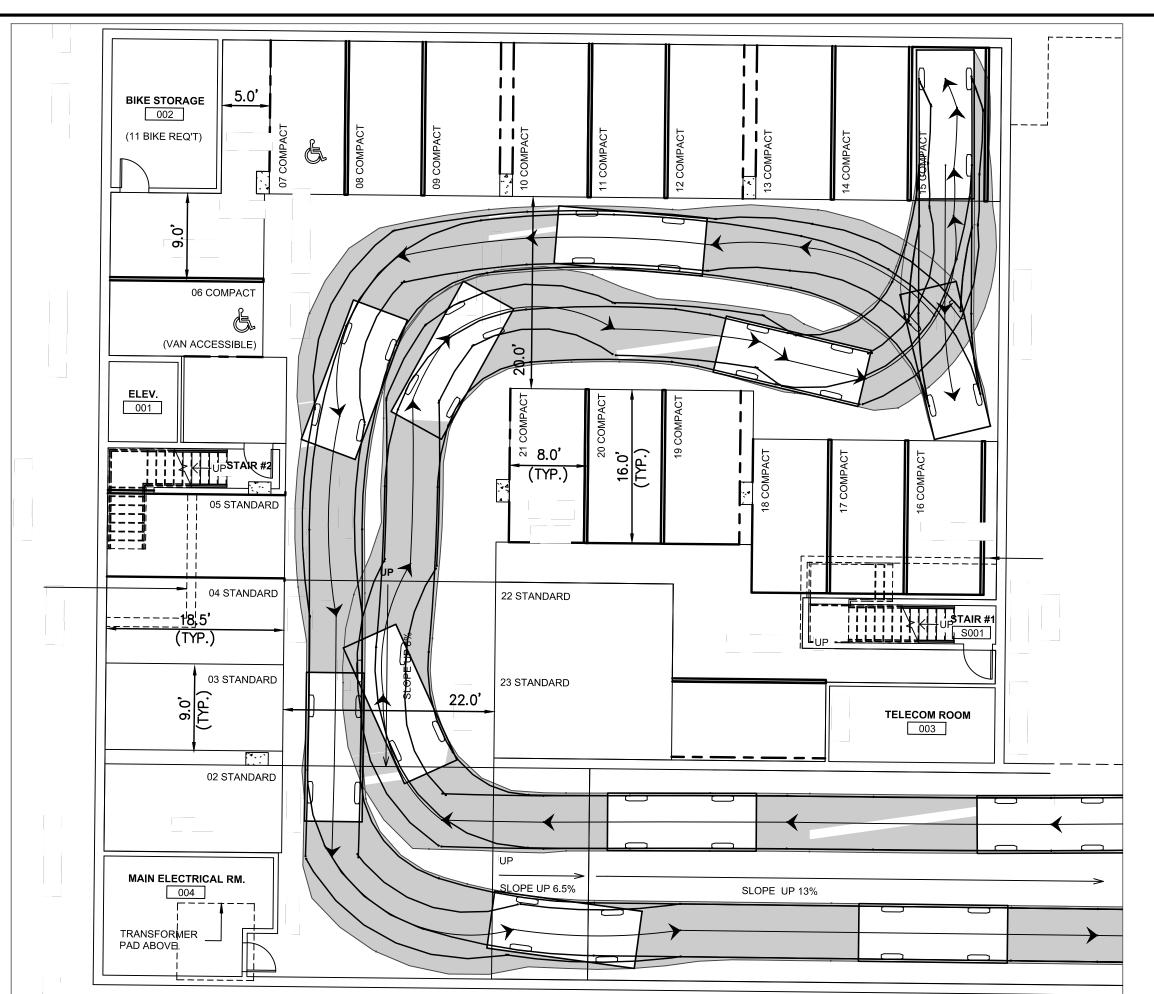
DATE RECORDED \_\_\_\_\_

DEED BOOK NO.

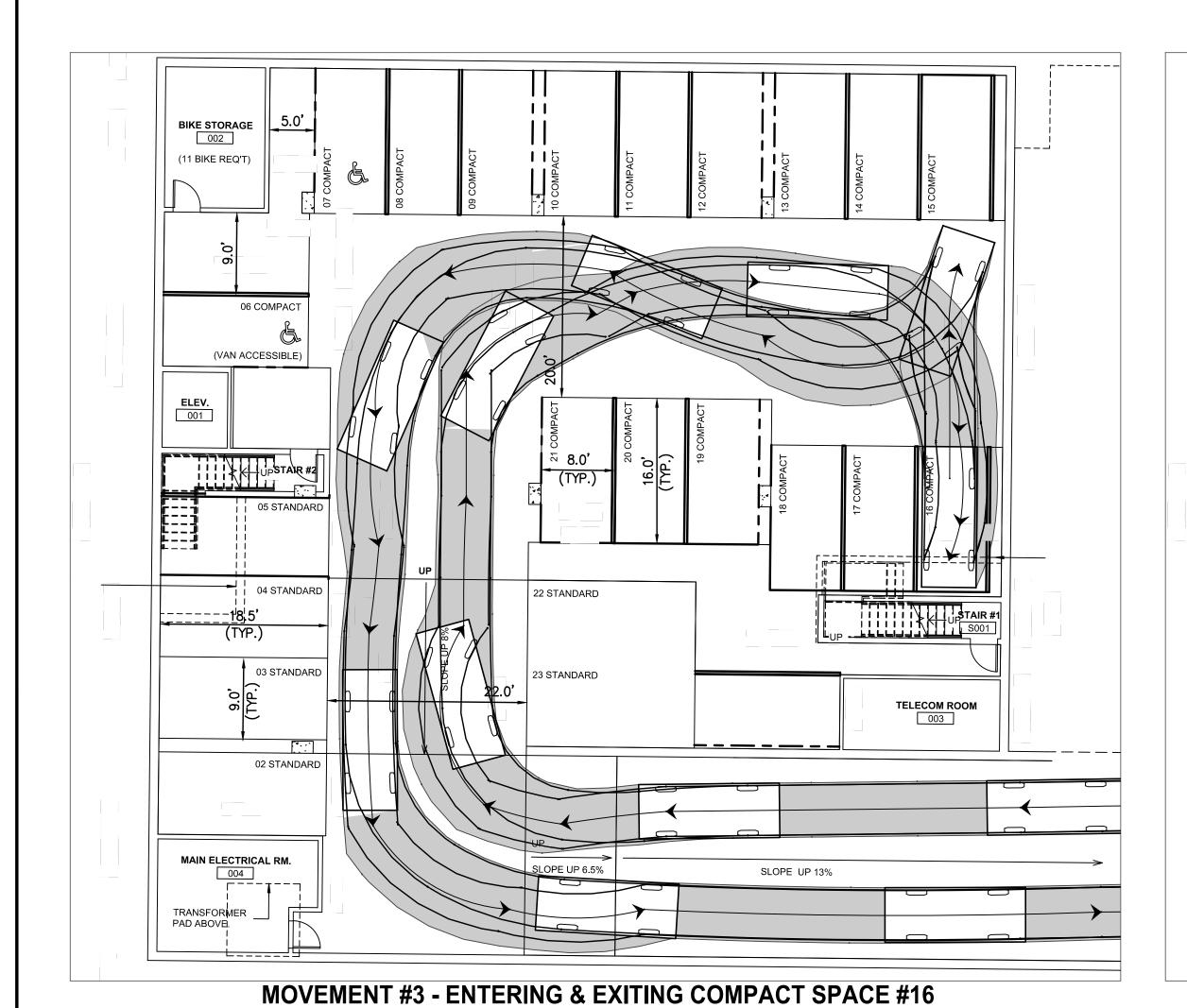
1 INCH = 10'

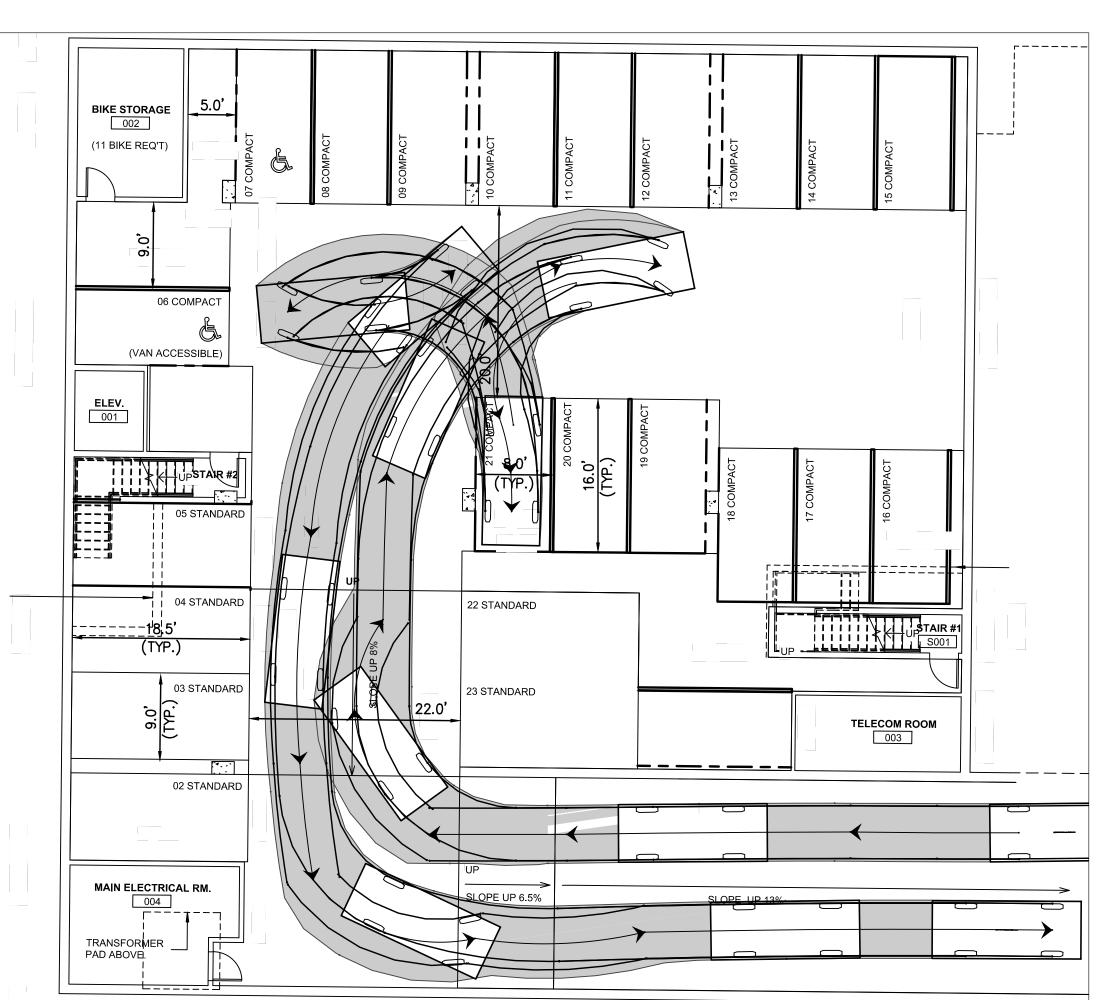
PAGE NO.



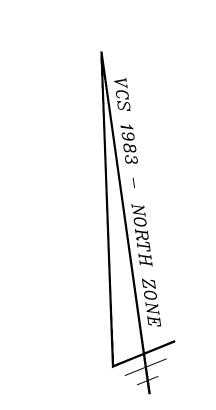


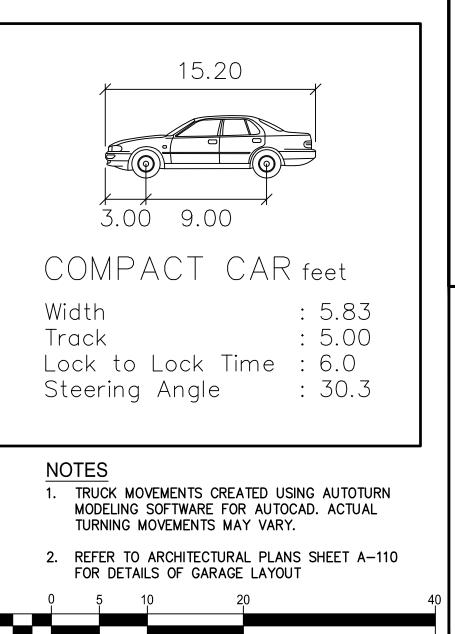
**MOVEMENT #2 - ENTERING & EXITING COMPACT SPACE #15** 





**MOVEMENT #4 - ENTERING & EXITING COMPACT SPACE #21** 





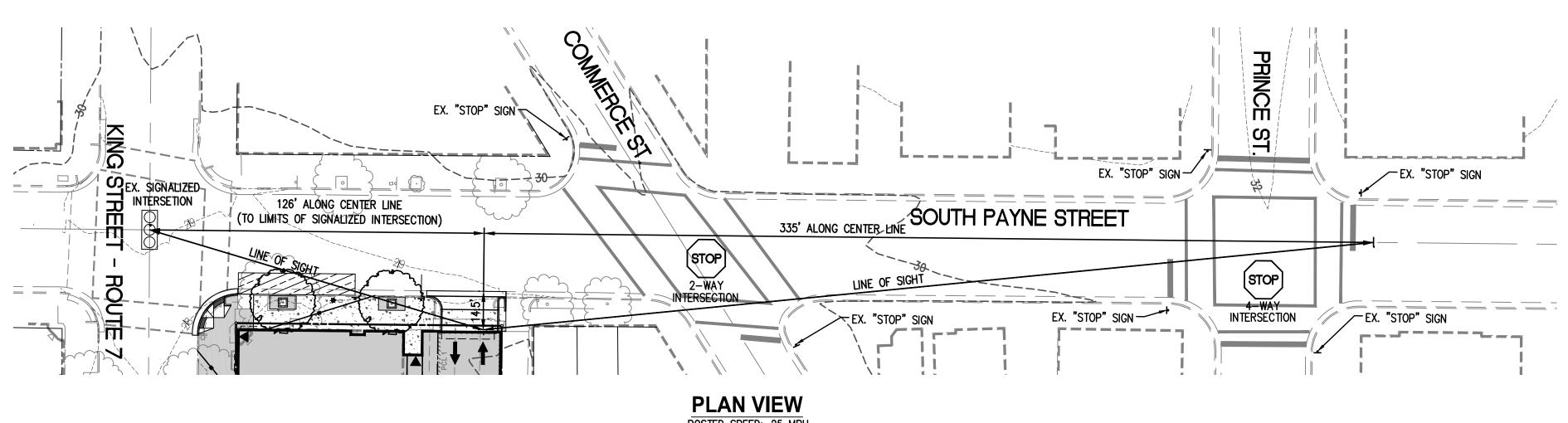
(IN FEET) 1 INCH = 10'

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

SPE( OPMENT. OF 300 DEVEL

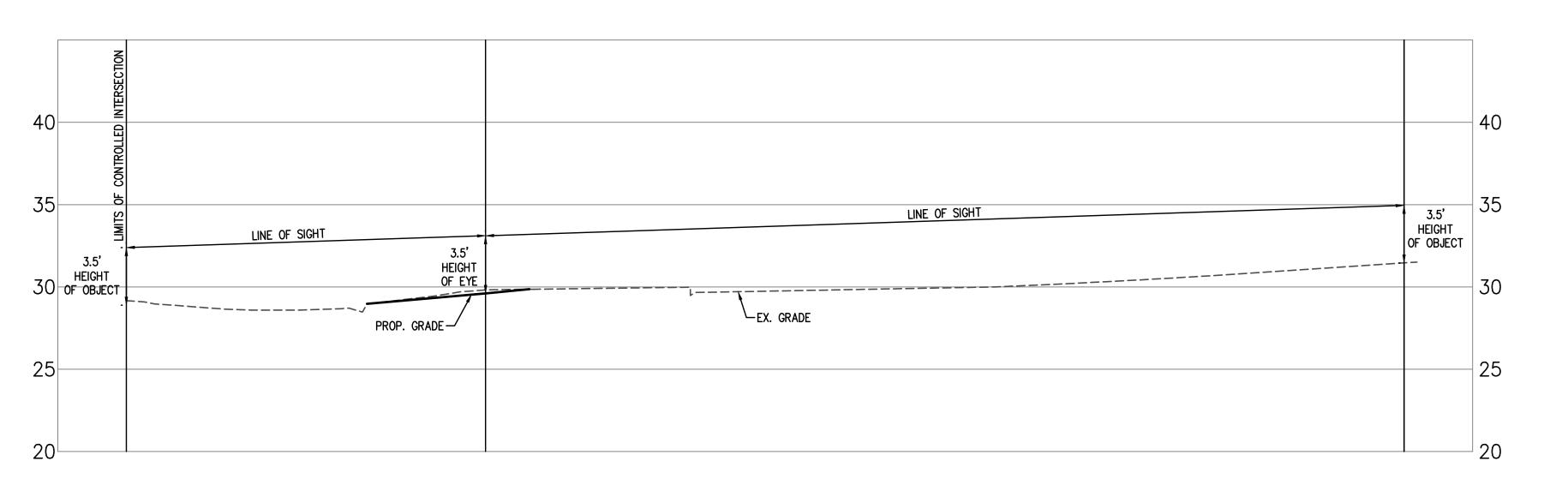
PERI

VIRGINIA



PLAN VIEW

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



PROFILE VIEW

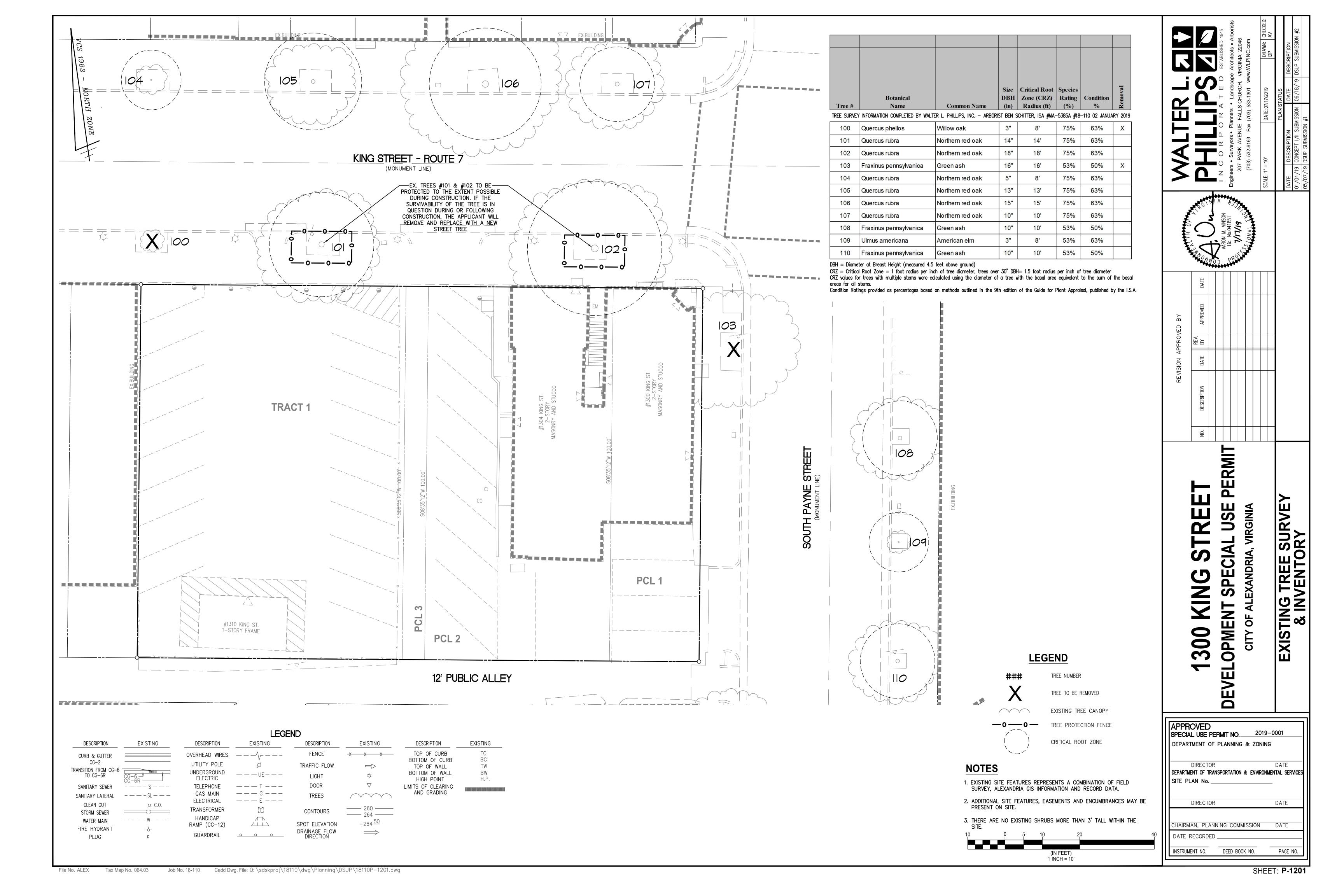
POSTED SPEED: 25 MPH
DESIGN SPEED: 30 MPH
SCALE: 1"=30' (H); 1"=5' (V)

# 1300 KING STREET DEVELOPMENT SPECIAL USE PEF

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

<u>NO</u>	<u>T</u>	<u>E9</u>

- EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA GIS INFORMATION AND RECORD DATA.
- 2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.
- 30 0 15 30 60 120 (IN FEET) 1 INCH = 30'



### LANDSCAPE NOTES

- 1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE AND PENALTIES SHALL BE PREPARED IN COMPLIANCE WITH LANDSCAPE GUÍDELINES OF THE CITY OF ALEXANDRIA AND APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING AND CONSTRUCTION ACTIVITIES.
- 2. ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED / VERIFIED IN FIELD BY CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
- 3. LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES WILL BE SHOWN ON DEMOLITION, SEDIMENT AND EROSION CONTROL AND LANDSCAPE PLAN SHEETS.
- 4. IT IS THE CONTRACTORS RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE
- 5. APPLICANT MUST INCLUDE ON THE PLAN DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF AND AGREEMENT WITH CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE AFFECTED BY THE PROJECT WORK.
- 6. INCLUDE SPECIFIC CONSTRUCTION STAGING INFORMATION ON THE PLAN THAT INDICATES THE METHODS, AND PROCEDURES TO BE IMPLEMENTED FOR PROTECTION OF EXISTING ON-SITE AND OFF-SITE VEGETATION.
- PROPOSED PLANTINGS SHALL BE PROVIDED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.
- 8. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON, DC.
- 9. THE APPLICANT SHALL MAKE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OR UTILIZING OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCUR, REMEDIAL EFFORTS INCLUDING SPECIÉS CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING AND ZONING. RECREATION, PARKS AND CULTURAL ACTIVITIES AND TRANSPORTATION AND ENVIRONMENTAL
- 10. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG,
- 11. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION / PLANTING OPERATIONS. A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
- 12. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY BY THE APPLICANT/OWNER/SUCCESSOR, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
- 13. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
- 14. AS-BUILT DRAWINGS FOR THIS LANDSCAPE PLAN AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY, AND SPECIFICATION OF ALL PROJECT ELEMENTS.

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

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES 1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

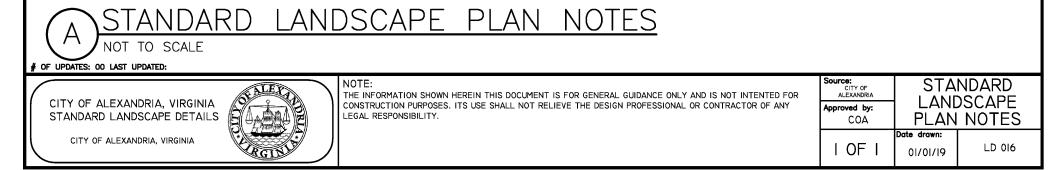
2)THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE

- LANDSCAPE GUIDELINES MUST BE FOLLOWED 3)THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
- 4)ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
- 5)INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES
- 6)IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA: GAITHERSBURG, MARYLAND, 7)SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
- 8)MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE,
- B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

Scale: NTS

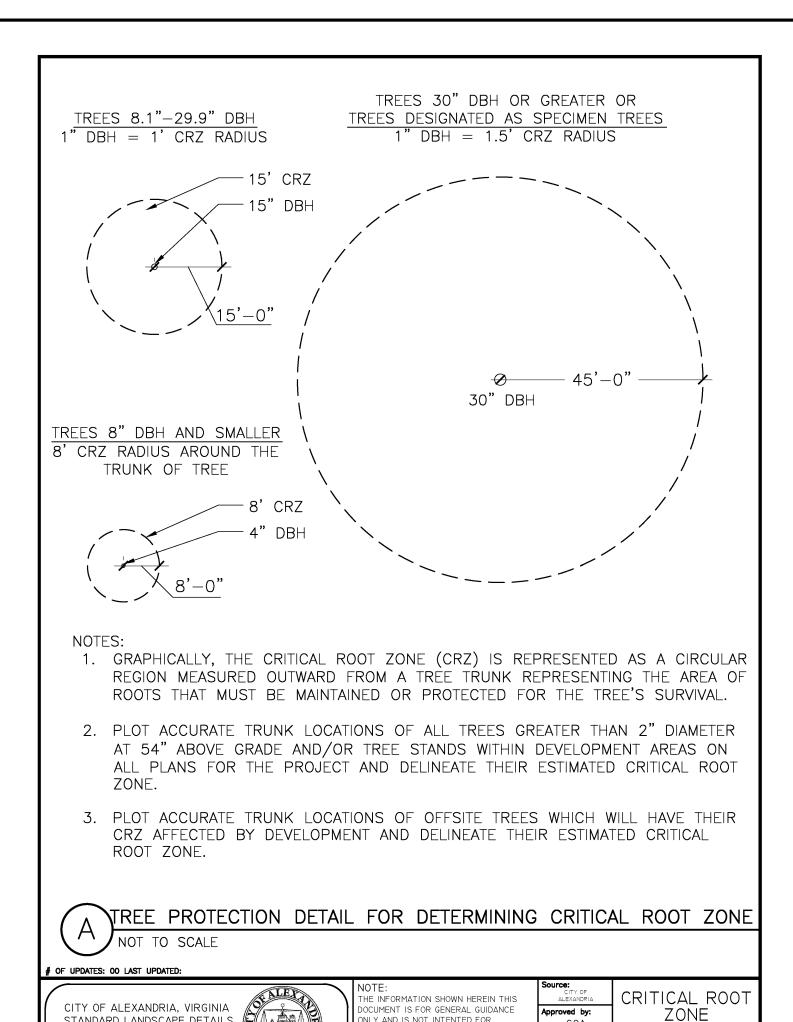
Tax Map No. 064.03

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





DETAIL



STRUCTION PURPOSES, ITS USE SHAI

I OF

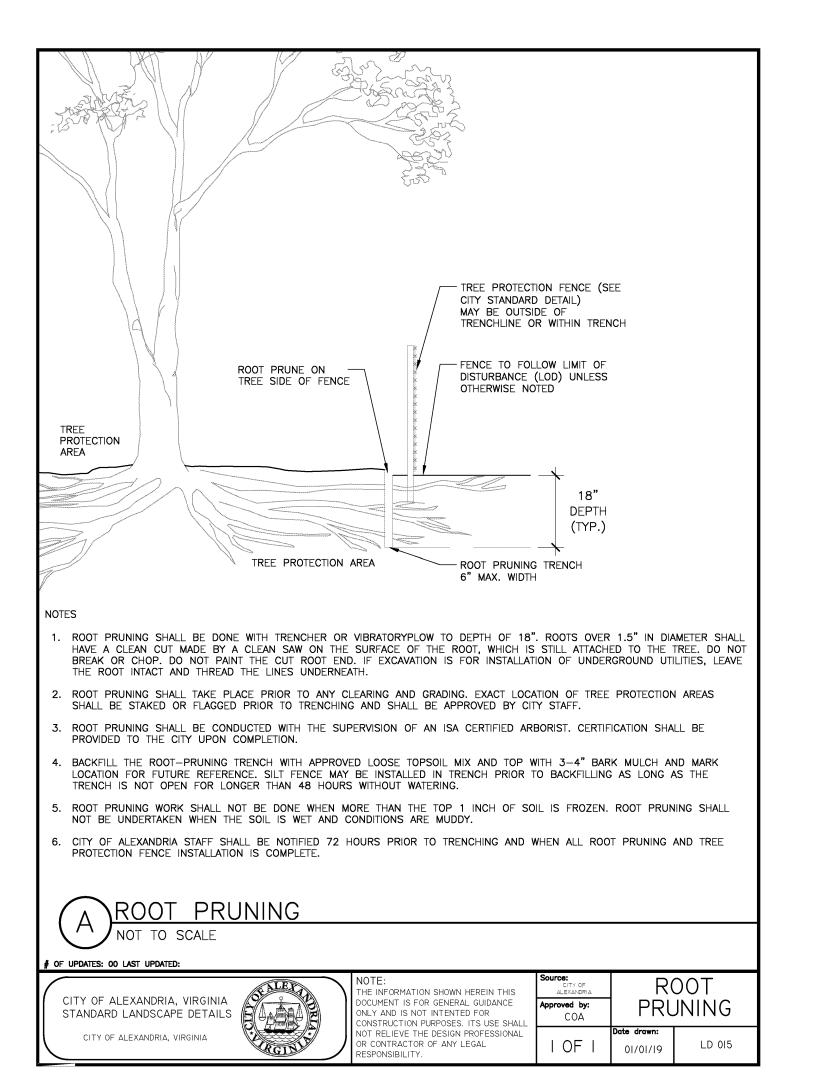
01/01/19

LD 013

RELIEVE THE DESIGN PROFESSIONA

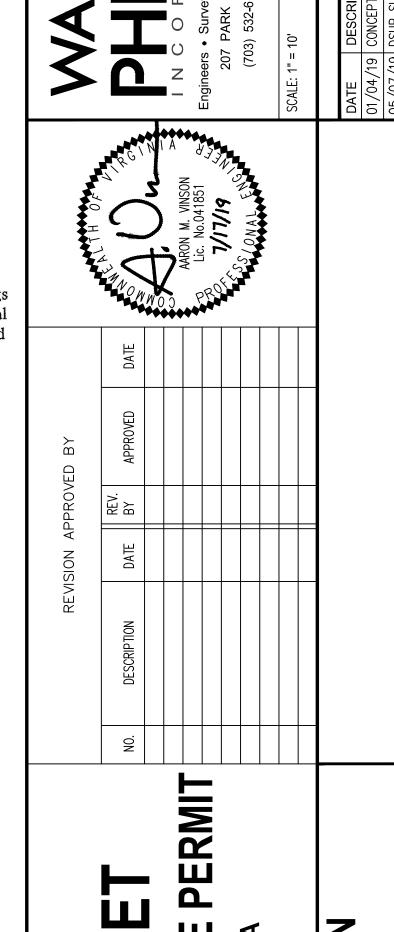
ONTRACTOR OF ANY LEGAL

STANDARD LANDSCAPE DETAILS



### Standards and Requirements Figure I-A. Required Notes on Drawing Submissions

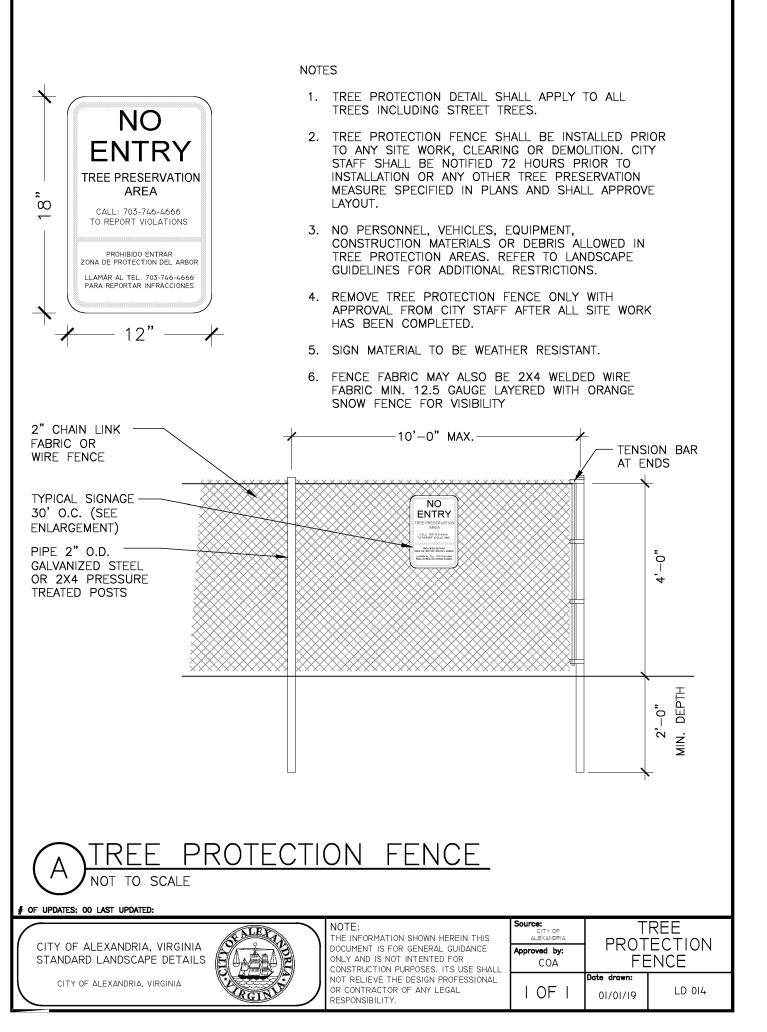
- 1. All protection and preservation measures for existing vegetation, including maintenance shall be approved by the City Arborist in-field prior to commencement of any site disturbing activity.
- 2. Specification for all plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC.
- 3. The applicant has made suitable arrangements for pre-selection tagging, pre-contract growing, or is undertaking specialized planting stock development with a nursery or grower that is conveniently located to the project site, other procedures that will ensure availability of specified materials. In the event that shortages and/or inability to obtain specified plantings occurs, remedial efforts including species changes, additional plantings and modification to the landscape plan shall be undertaken by the applicant. All remedial efforts shall, with prior approval by the city, be performed to the satisfaction of the Directors of Planning & Zoning, Recreation, Parks & Cultural Activities and Transportation & Environmental Services.
- 4. In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
- 5. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City's Arborist and Landscape Architects to review the scope of installation procedures and
- Maintenance for this project shall be performed in perpetuity, in compliance with City of Alexandria Landscape Guidelines and/or as conditioned by project approval.
- 7. A certification letter for tree wells, tree trenches and plantings above structure shall be provided by the project's Landscape Architect. The letter shall certify that all below grade construction is in compliance with approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to approval of the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner/applicant/successor and sealed and dated as approved by the project's Landscape Architect.
- 8. As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements.
- 9. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

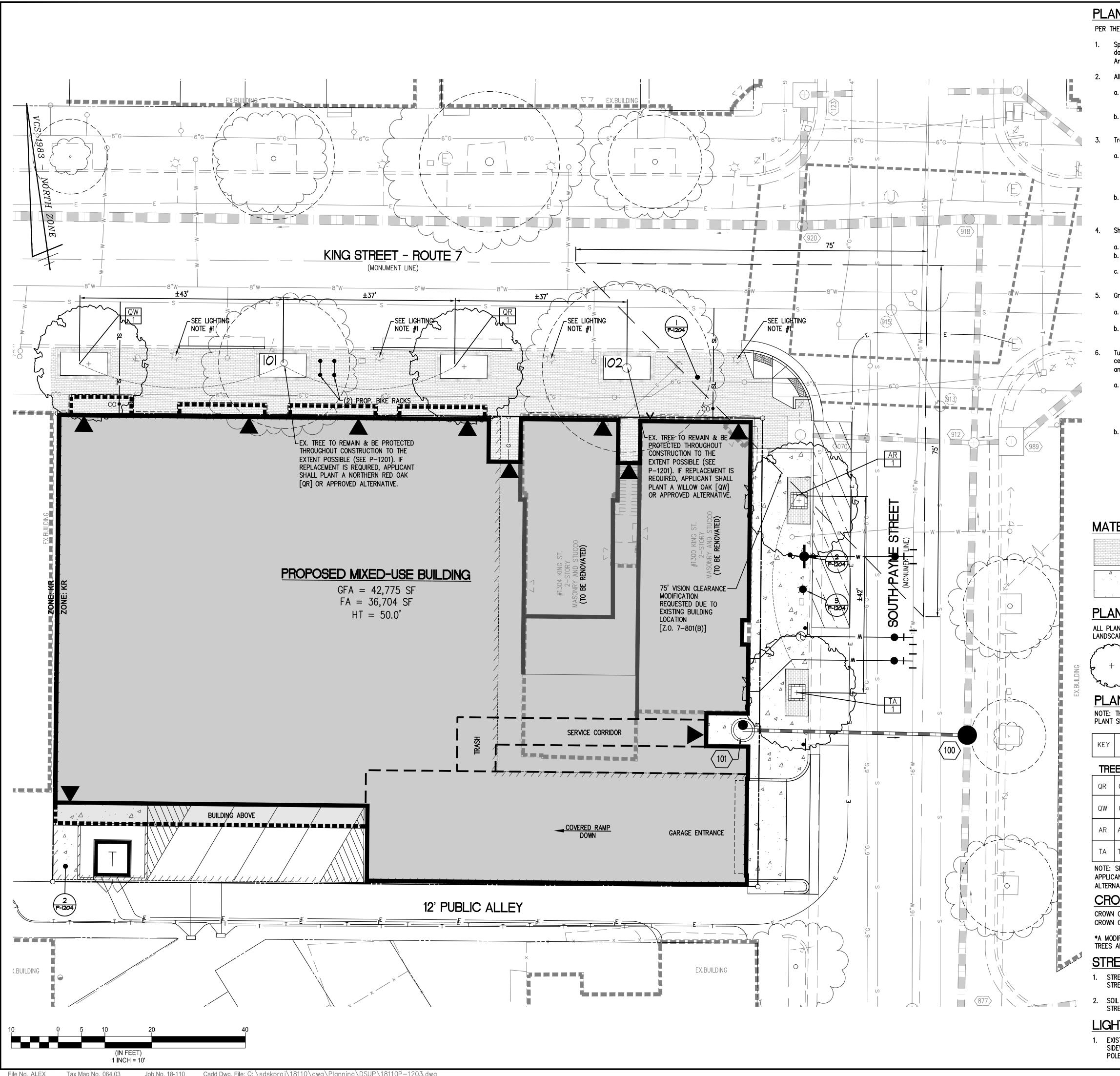




**|APPROVED** 2019-0001 SPECIAL USE PERMIT NO.\_ DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. DIRECTOR DATE CHAIRMAN, PLANNING COMMISSION DATE RECORDED INSTRUMENT NO. DEED BOOK NO. PAGE NO.

**1** 





### PLANT MATERIALS STANDARDS

PER THE 2019 CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.

- Specification for all plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by AmericanHort (formerly American Nursery & Landscape Association).
- All plant material shall be meet the following criteria:
- a. Provenance of plant material must be from within the following states: i. Virginia, Maryland, District of Columbia, Pennsylvania, Delaware, New Jersey, West Virginia, North Carolina, and eastern Tennessee (east of Knoxville) b. Wild-collected plant material is not acceptable except in the case of transplanted material within the project site.
- Trees shall be specified according to the following requirements:
- a. Category I and II Trees:
  - i. Ornamental trees shall be planted at a caliper size between 1.5 inches and 1.75 inches and between six (6) feet and ten (10) feet in height. ii. Multi-stem trees shall be planted at a minimum height of six (6) feet.
- b. Category III and IV Trees: i. Shall be planted at a minimum caliper size between two (2.0) inches and three (3.0) inches and between twelve (12) feet and fourteen (14) feet in height.

iii. Evergreen trees shall be planted at a minimum height of six (6) feet.

- Shrubs and Ornamental Grasses:
- a. Minimum shrub height at time of installation shall be eighteen (18) inches. b. Ornamental grasses shall be a minimum size of one (1) quart at the time of
- c. Shrubs and ornamental grasses planted within the public ROW shall not exceed a mature height of thirty (30) inches.
- Groundcover and Perennials:
- a. Specify and install at a spacing and size to achieve seventy—five (75) percent uniform coverage of the overall design intent prior to the end of the Maintenance Bond period. b. Species planted within the public ROW shall not exceed a mature height of thirty (30)
- Turfgrass specification (sod and seed) shall be of superior specification as approved and certified by the Virginia Department of Agriculture, Virginia Cooperative Extension Service and/or University of Maryland.

- i. Of a uniform non-varying density and continuous texture quality capable of growth and development immediately upon installation.
   ii. Specified from varieties listed on the current Virginia Turfgrass Variety Recommendations from the Virginia Cooperative Extension or University of Maryland Recommended Turfgrass Varieties
- i. Procure from new of the year seed crops, free of foreign material or weed seeds. ii. Replacement or overseeding mixes shall match or complement original
- iii. Provide continuous uniform and consistent coverage.
- iv. Shall be "blue tag" certified by the Virginia Crop Improvement Association (VCIA) to be free of noxious weeds, non-turfgrass plants, unspecified growth, and soil borne insects and disease.
- v. Shall be listed on the current Virginia Turfgrass Variety Recommendations from the Virginia Cooperative Extension or the Maryland Recommended Turfgrass

### MATERIALS LEGEND

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

CONCRETE SIDEWALK TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF

ALEXANDRIA STREETSCAPE STANDARDS

### PLANTING LEGEND

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



PROPOSED STREET TREE

### PLANT SCHEDULE

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

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

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

### CROWN COVERAGE CALCLUATIONS

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

CROWN COVERAGE PROVIDED =  $0 \text{ SF } (0\%)^*$ 

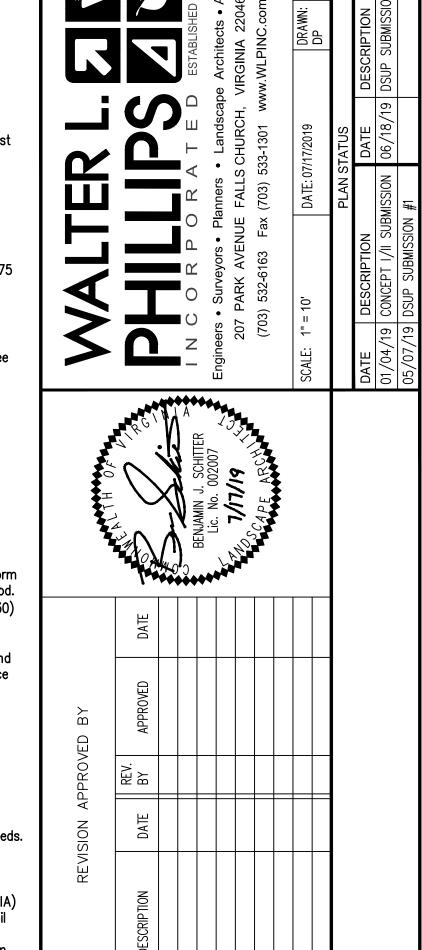
\*A MODIFICATION TO THE CROWN COVERAGE REQUIREMENT IS REQUESTED. PROPOSED STREET TREES ARE NOT INCLUDED IN CROWN COVERAGE CALCULATIONS

### STREET TREE NOTE

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

### LIGHTING NOTE

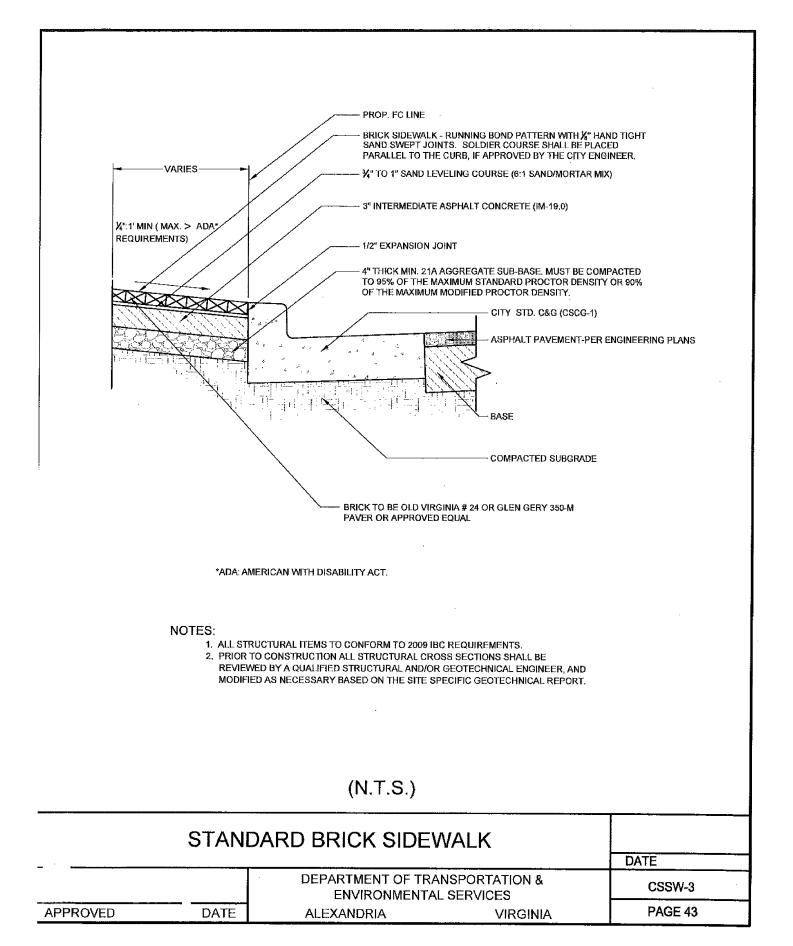
1. EXISTING LIGHT FIXTURE TO BE UPGRADED AND MODIFIED TO DIRECT LIGHT TOWARDS THE SIDEWALK IN ACCORDANCE WITH KING STREET RETAIL STRATEGY LIGHTING GUIDELINES. EXISTING POLES TO BE REMOVED AND REPLACED WITH ALEXANDRIA HISTORIC STREET LIGHT POLES.



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DIRECTOR <b>DEPARTMENT OF TRANSPORTATION &amp; ENVIRON</b>	DATE IMFNITAL SERVI
SITE PLAN No.	
DIRECTOR	DATE
DIRECTOR	DATE
DIRECTOR  CHAIRMAN, PLANNING COMMISSION	
	DATE

300



CITY STANDARD BRICK SIDEWALK DETAIL P-1204 Scale: NTS

**DETAIL** 

**DETAIL** 

STAFF WHEN AVAILABLE. PROPOSED STREETLIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THESE SPECIFICATIONS. DOMINION VIRGINIA POWER COLONIAL LIGHT FIXTURE DETAIL Scale: NTS \P-1204

MULCH RING

MIN WIDTH OF TREE WELL 2

TIMES ROOTBALL DIAMETER OR

5'-0", WHICHEVER IS GREATER

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE

2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT

6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION,

A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.

4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED

OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.

7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.

8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY

9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF

THE INFORMATION SHOWN HEREIN THIS

CONSTRUCTION PURPOSES. ITS USE SHAL NOT RELIEVE THE DESIGN PROFESSIONAL

ONLY AND IS NOT INTENTED FOR

OR CONTRACTOR OF ANY LEGAL

HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.

||(6 FT.) Ø MIN

5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.

SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

DECIDUOUS TREE PLANTING

5.000 - Type III | Matte Black | 6,500 - Type III | 82

8,000 - Type III | Matte Black | 9,500 - Type III | 120 |

14,000 - Type III | Matte Black | 16,000 - Type III | 202

5,000 - Type V Matte Black 6,500 - Type V

8,000 - Type V | Matte Black | 9,500 - Type V |

Smooth Round Tapered Black Composite

Smooth Round Tapered Concrete

3 IN. MULCH: MULCH -

MUST BE 6" AWAY

FROM TREE TRUNK

ROUGHEN SIDES OF PLANTING HOLE AND

MIXTURE FOR ENTIRE

TREE WELL AREA X

FIRMED IN 8" LIFTS

SITE FEATURES

CITY OF ALEXANDRIA, VIRGINIA

STANDARD LANDSCAPE DETAILS

ROOTBALL DEPTH

SOIL SHALL BE

Colonial

Luminaires:

Poles Available:

The Colonial style luminaire is frequently used in

residential areas, pedestrian lighting applications,

• Decorative cast aluminum housing with a matte black paint finish. • Top mounted horizontal lamping with clear refractive acrylic panels

• Vertical base down lamping with clear refractive acrylic panels

10 to 12 ft.

10 to 12 ft.

12 ft.

12 ft.

82

120

- Standard

NOTE: APPLICABLE ALEXANDRIA HISTORIC STREETLIGHT POLE & FIXTURE SPECIFICATIONS TO BE PROVIDED BY CITY

LCOL5SV

LCOL8SV

LCOL14SV

LCOL8SV5

— STAKE ATTACHMENT

TREE PLANTING WELL

- ROOT BALL

- STAKE ATTACHMENT METHOD ACCEPTED PER LANDSCAPE

CONTRACTORS ASSOCIATION OR

2"X2"X8' HARDWOOD STAKES SET OUTSIDE OF ROOTBALL

SURVEYOR'S FLAG

VISIBLE.

CENTER TREE IN WELL.

SAUCER BEYOND EDGE OF ROOT BALL

REMOVE ALL TWINE

BURLAP FROM THE

TAMP SOIL UNDER ROOT

BALL BASE; COMPACTED TO 95% STD. PROCTOR

UNDISTURBED SUBGRADE

ROPE, WIRE, AND

DOES NOT SINK

Approved by:

COA

OF I

TREE PLANTING

LD 00I

DETAIL

TRUNK FLARE SHALL BE

15.2 % LCOL5SV5

66387000

66388000

66386400

66387700

8.0 %

8.0 %

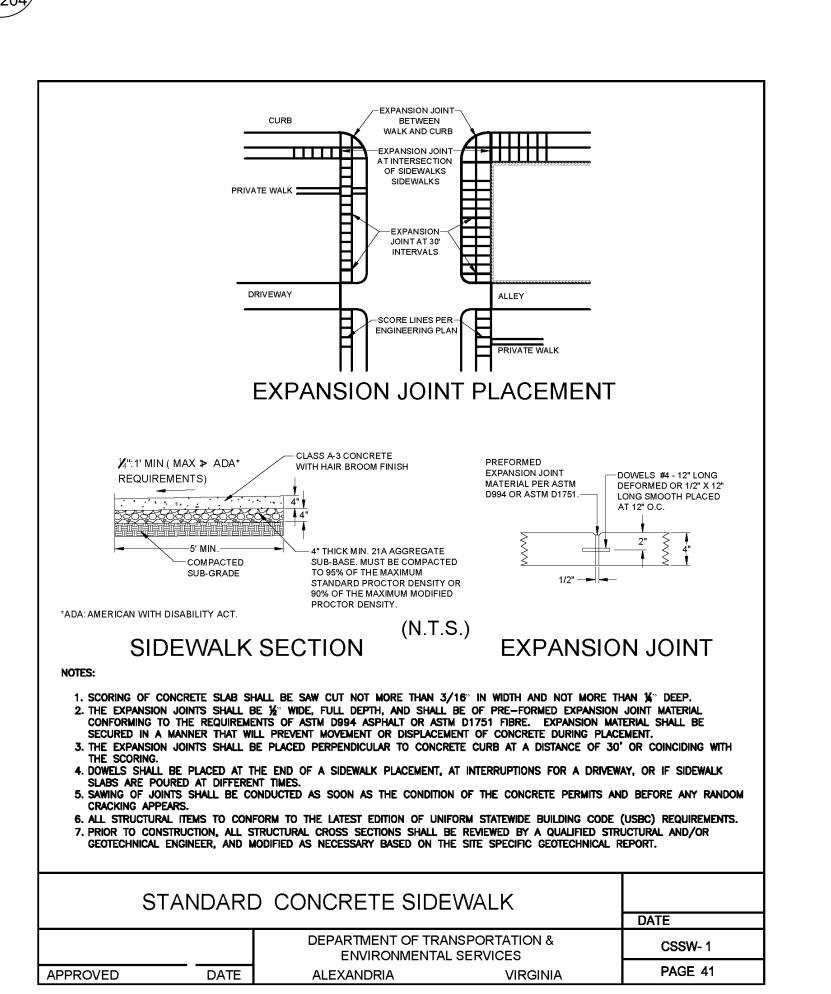
15.2 %

• High pressure sodium lamping in 70, 100, and 150 watts.

and in parks and small parking areas.

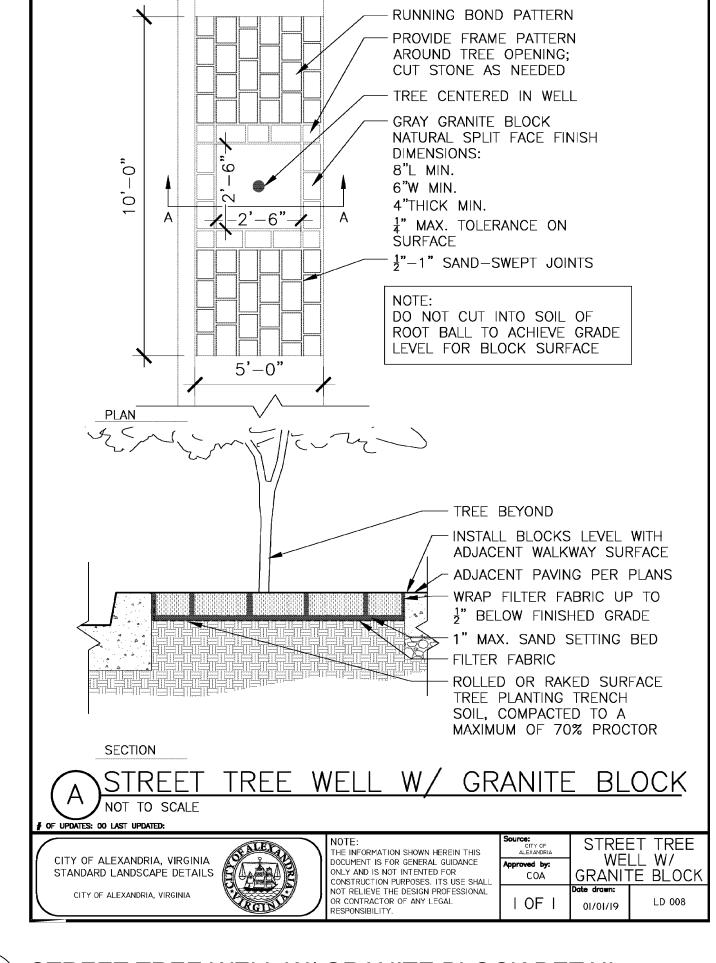
with a Type III distribution.

with a <u>Type V</u> distribution.

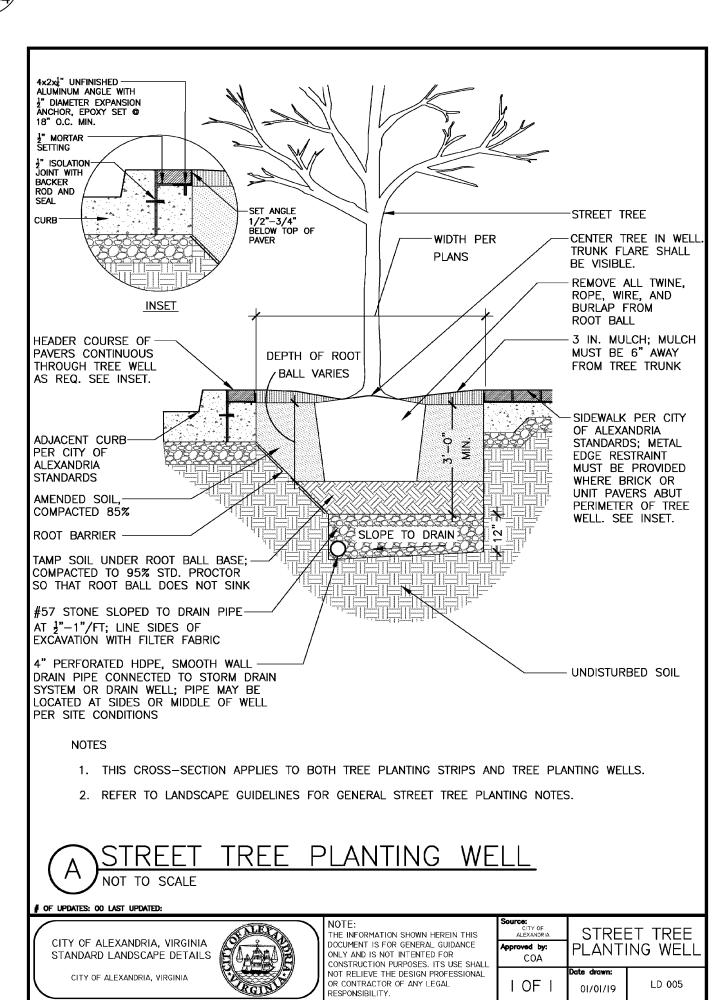


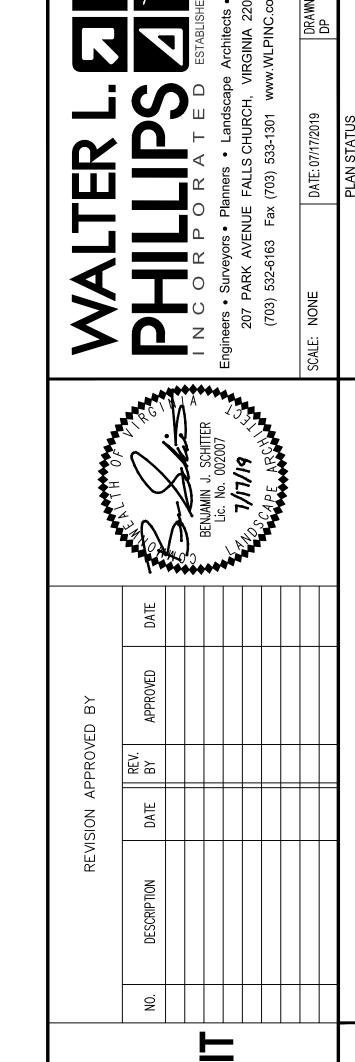












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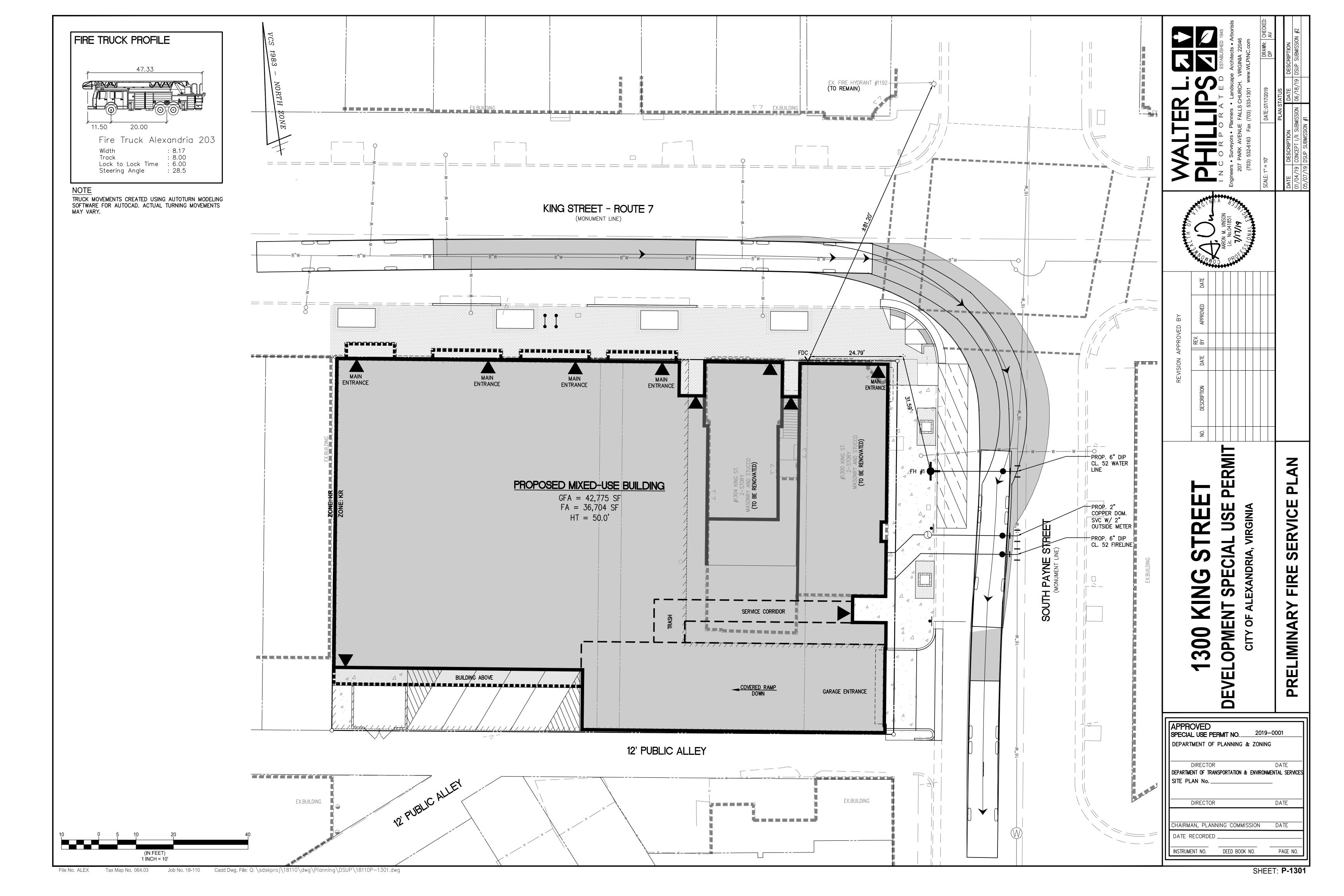
DETAIL

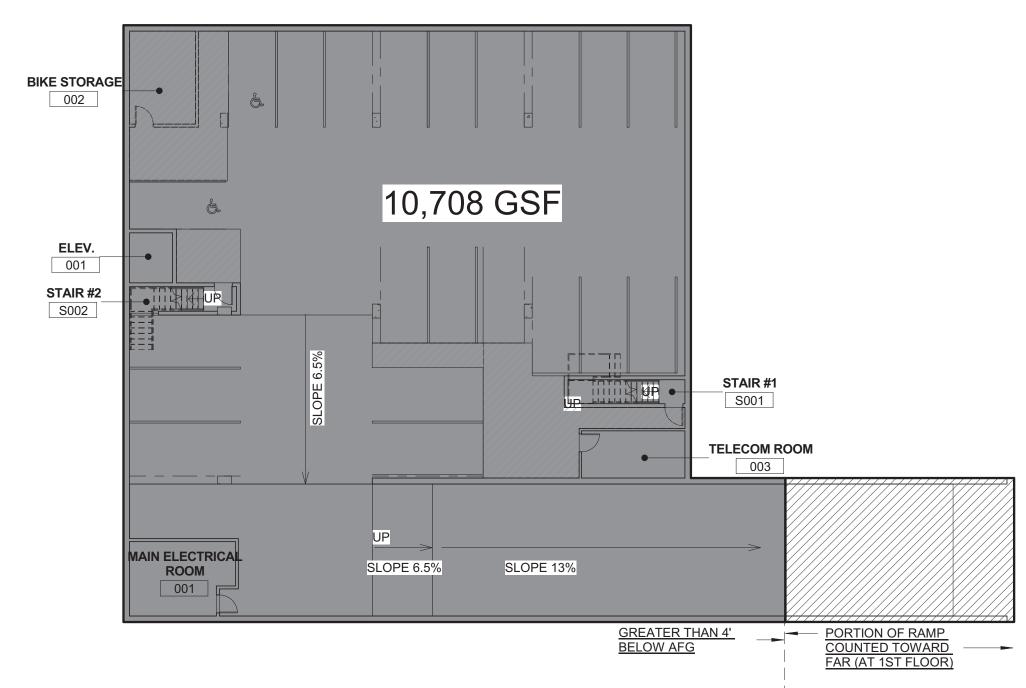
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CITY STANDARD CONCRETE SIDEWALK DETAIL

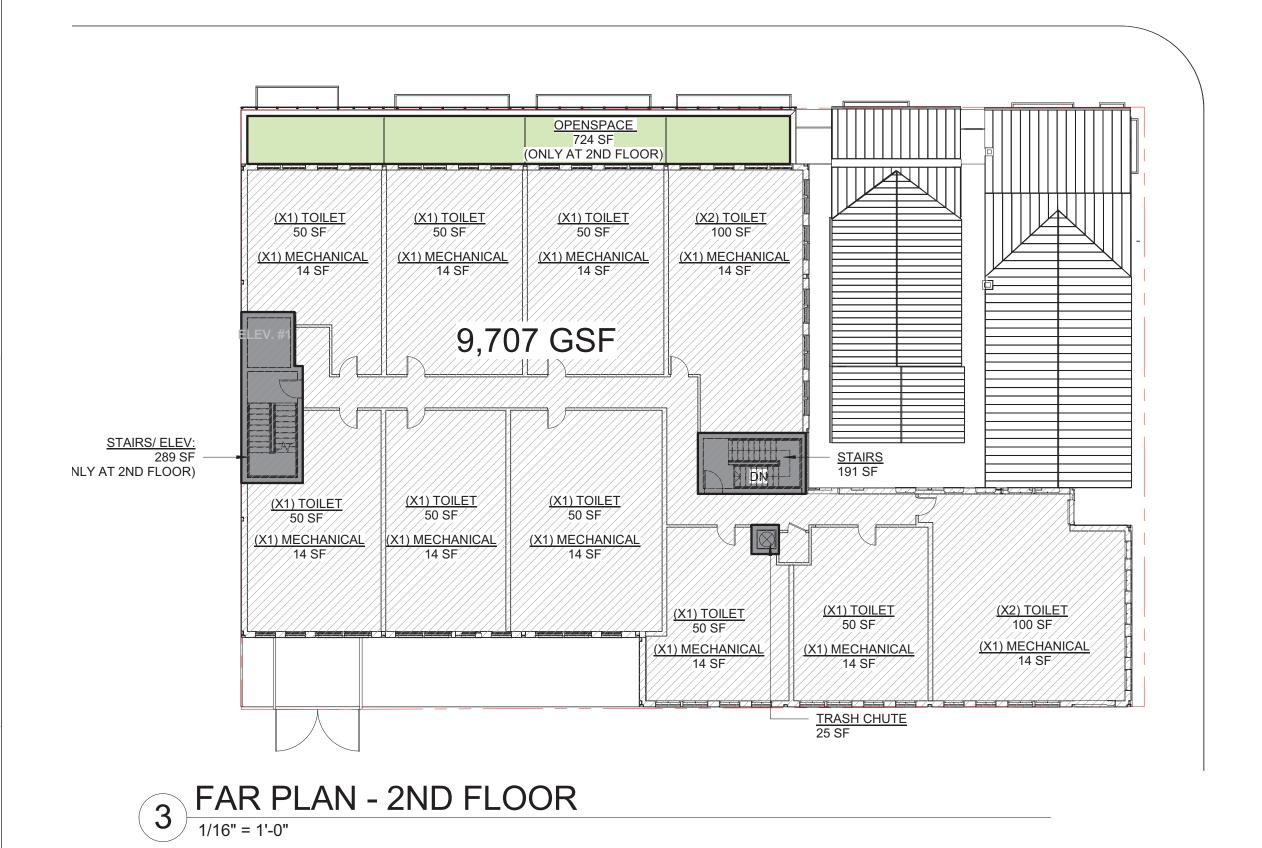
P-1204 Scale: NTS

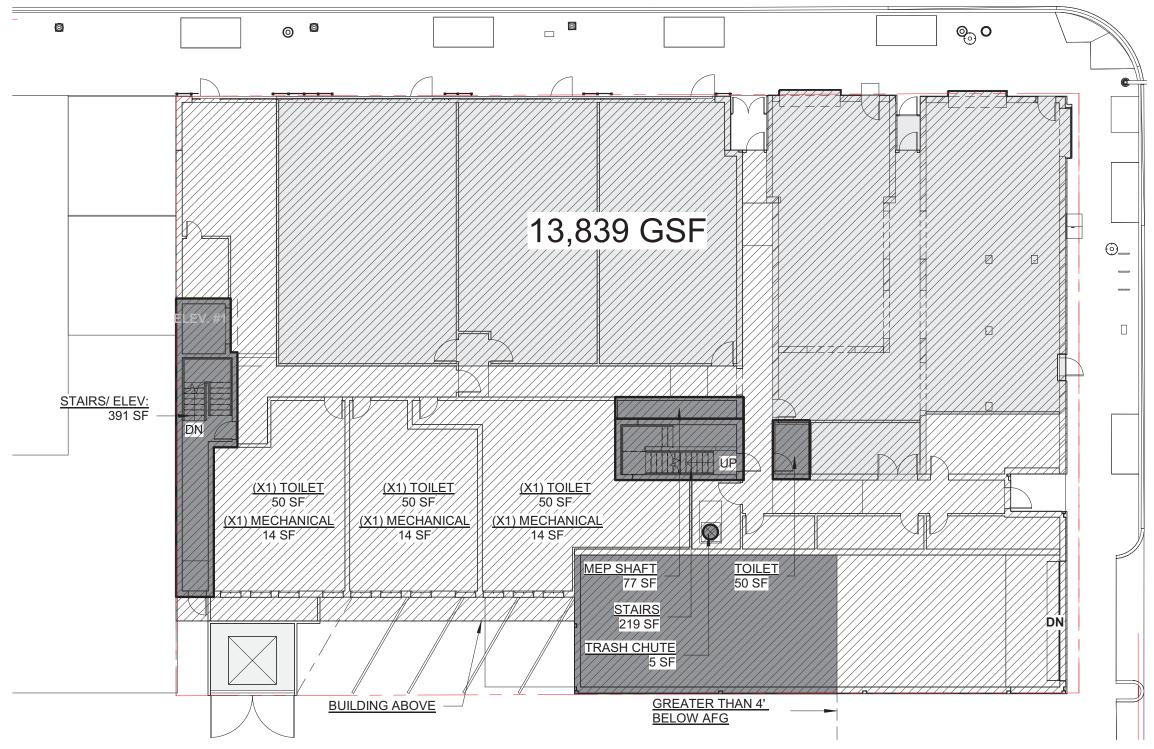
SHEET: **P-1204** 





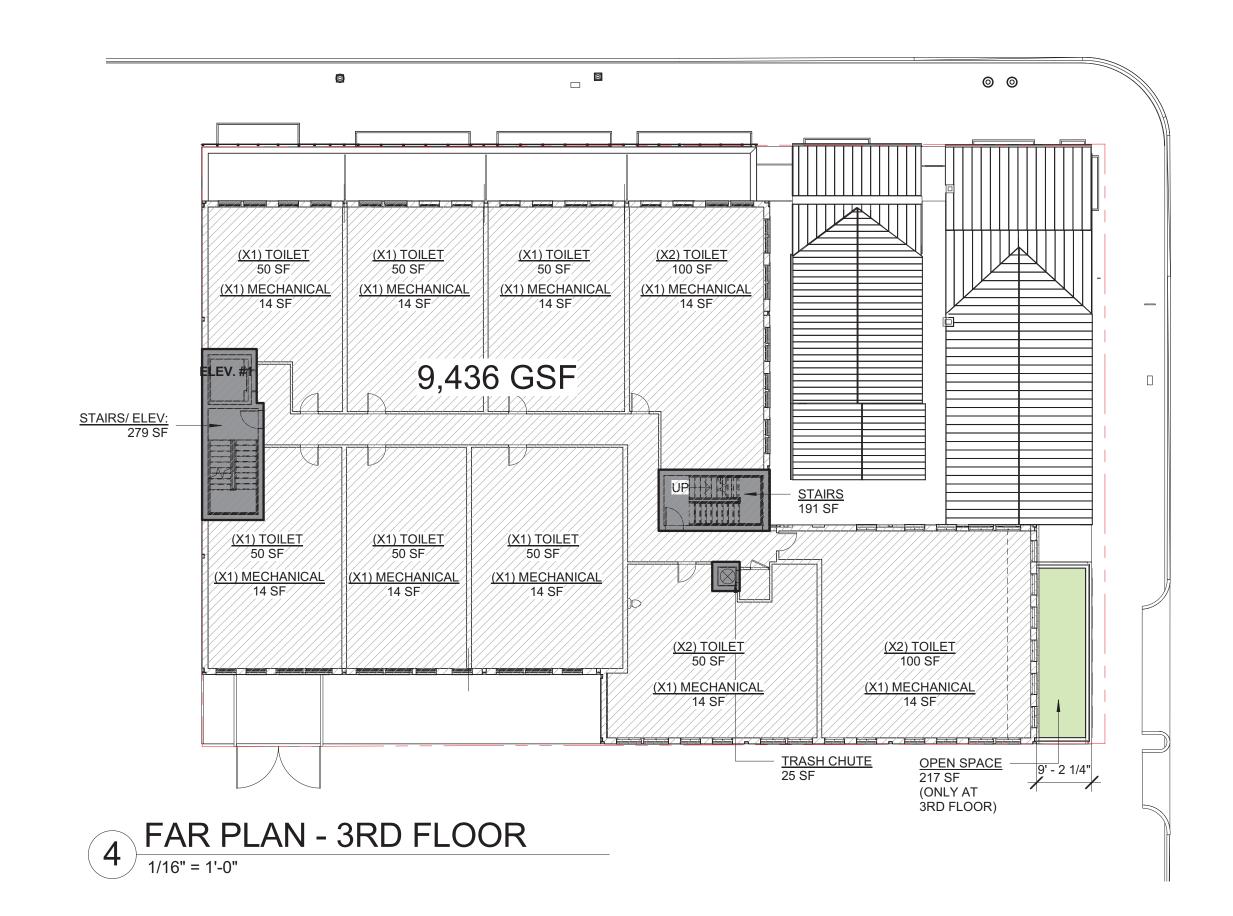
1 FAR PLAN - BASEMENT LEVEL
1/16" = 1'-0"





2 FAR PLAN - 1ST FLOOR

1/16" = 1'-0"







1300 KING STREET
Alexandria, VA 22314



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

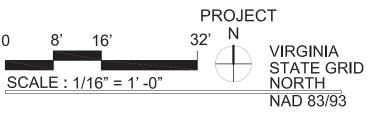


**REGISTRATION:** 

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

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

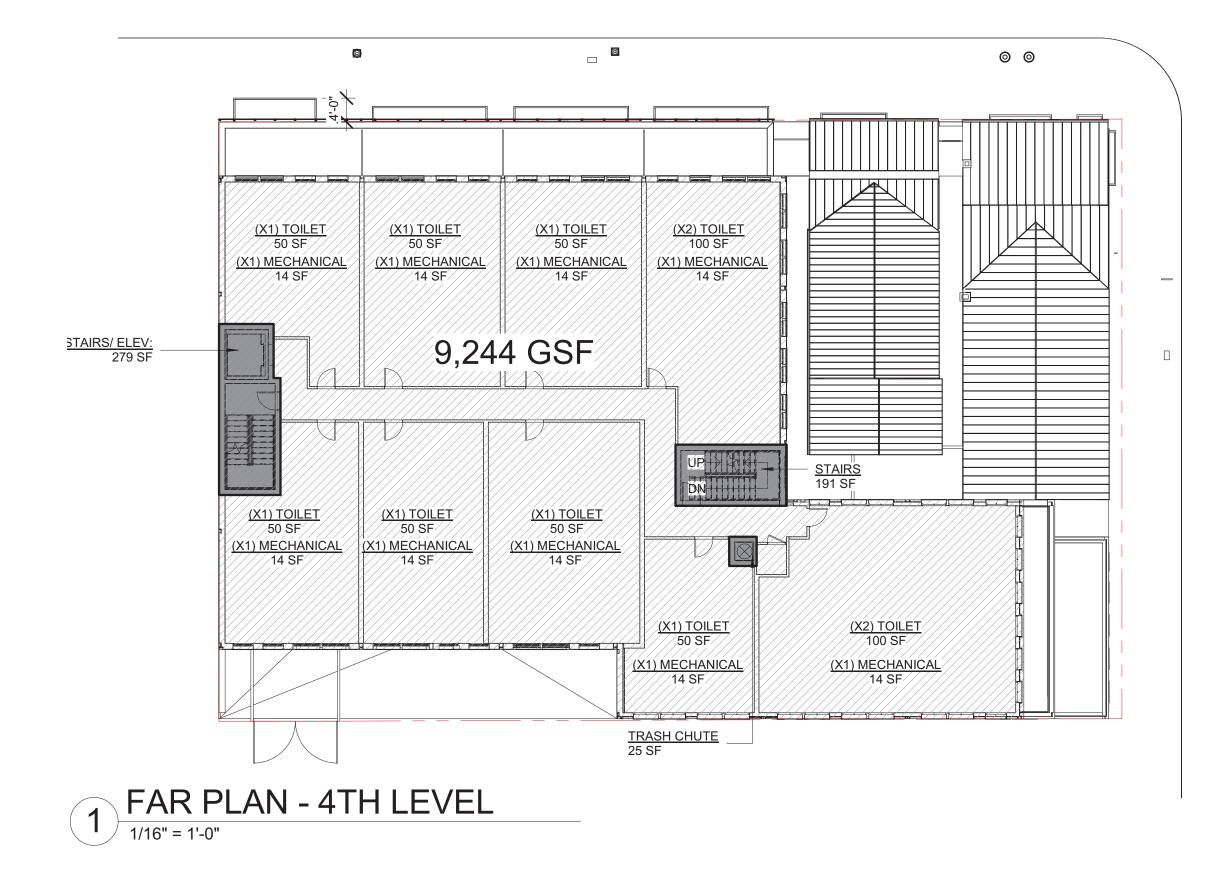


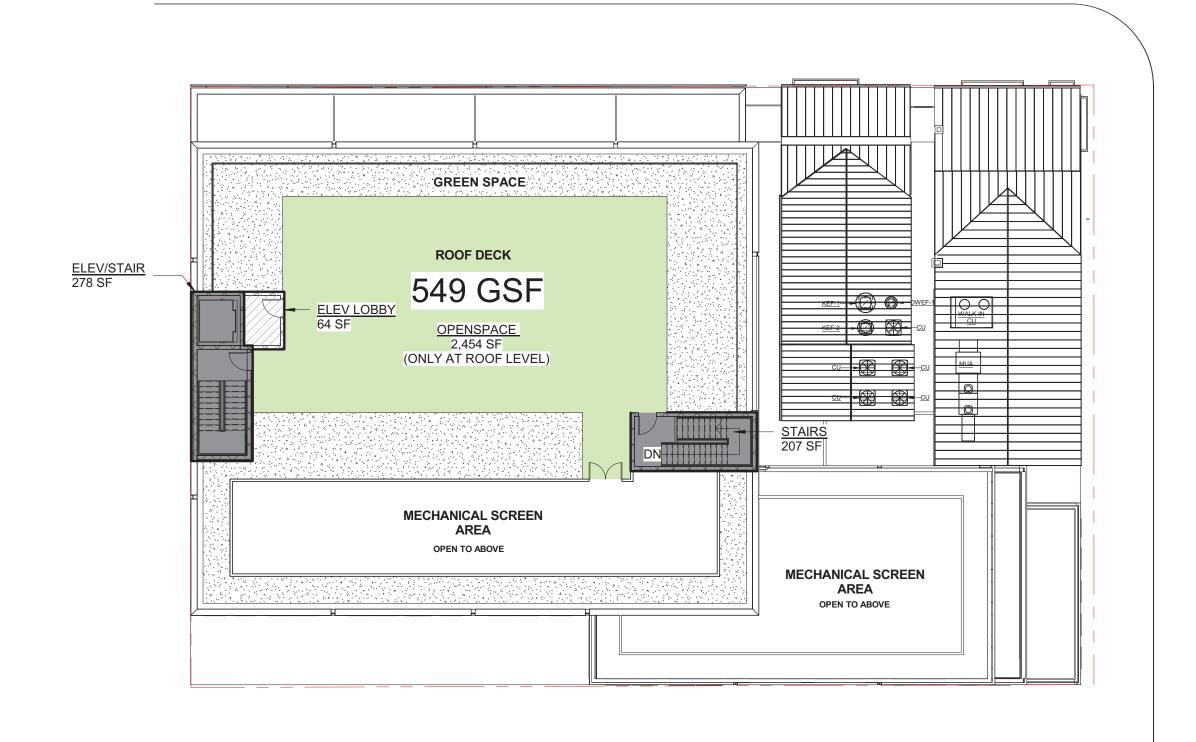


FAR & OPEN SPACE PLANS

SHEET NUMBER:

A-010





PAR PLAN - ROOF LEVEL

1/16" = 1'-0"



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

610

480

470

470

485

2515

SITE

UNITS

% Deductions

0.14

**TOTAL** 

10,708

1,949

1,245

1,221

1,171

16,779

15,050.00

37,625.00

36,704.00

921.00

31.00

4,650.00

3,395.00

50'-0"

50'-0"

485

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**1300 KING STREET** 

MICHAEL WINSTANLEY

ARCHITECTS & PLANNERS

Alexandria, VA 22314

THE

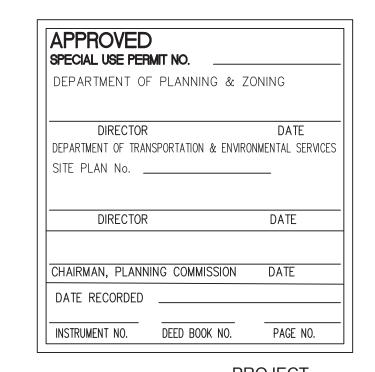
-COMPANIES

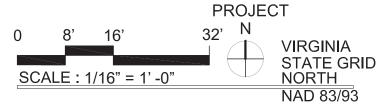


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A/E PROJECT NO: DRAWN BY: CHECKED BY:





FAR & OPEN SPACE **PLANS** 

SHEET NUMBER:

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LVL	HEIGHTS	FLOOR	OPENSPACE	DEDUCTIONS	SF
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1st	15'-6"	13,839	0	1,949	11,890.00
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4th	13'-6" / 10'-9 1/2"	9,244	0	1,171	8,073.00
Roof	9'	549	2,454	485	64.00
Total	0.00	42775.00	3,395	6,071	36,704.00

<sup>\*</sup> Not counted towards FAR

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

LVL

\* Basement

1st

2nd

3rd

4th

Roof

Total

\* Not counted towards FAR

**FAR DEDUCTIONS** 

324

765 -

751 -

701 -

2541

ALLOWABLE FAR (2.5)

REQUIRED OPEN SPACE

PROPOSED OPENSPACE

ALLOWABLE HEIGHT ABOVE AFG

PROPOSED HEIGHT ABOVE AFG

PROPOSED FAR

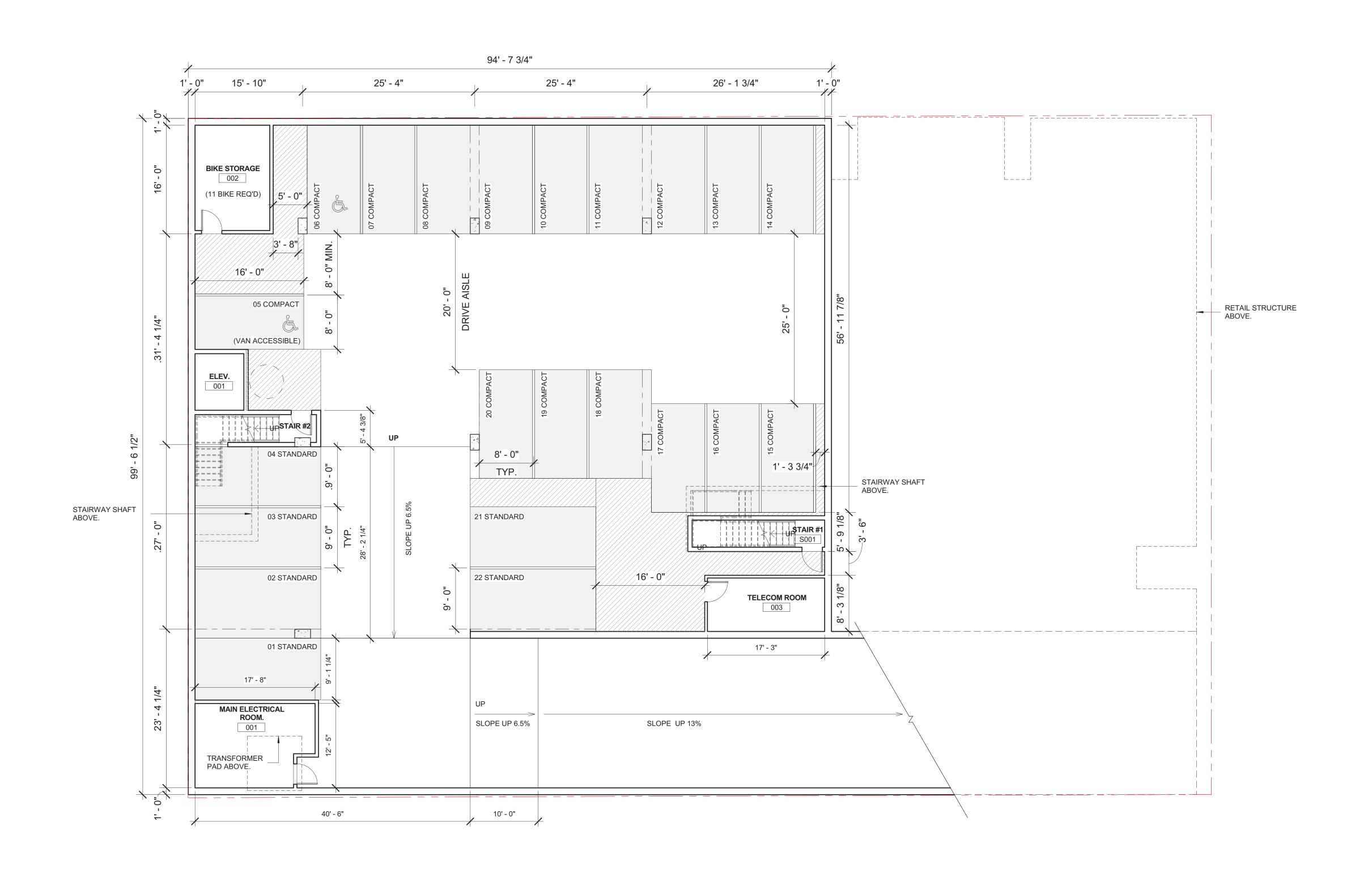
**REMAINING FAR** 

STAIRS/ ELEV. SHAFTS/ UTILITY PARKING

10,708

1,015

11723











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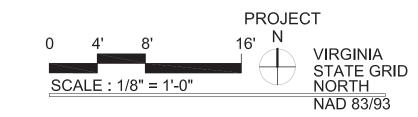


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A/E PROJECT NO: DRAWN BY: CHECKED BY:

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DIRECTOR DEPARTMENT OF TRAN	NSPORTATION & ENVIRC	DATE NMENTAL SERVICE
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DIRECTOR		DATE
CHAIRMAN, PLANN	IING COMMISSION	DATE
CHAIRMAN, PLANN		DATE

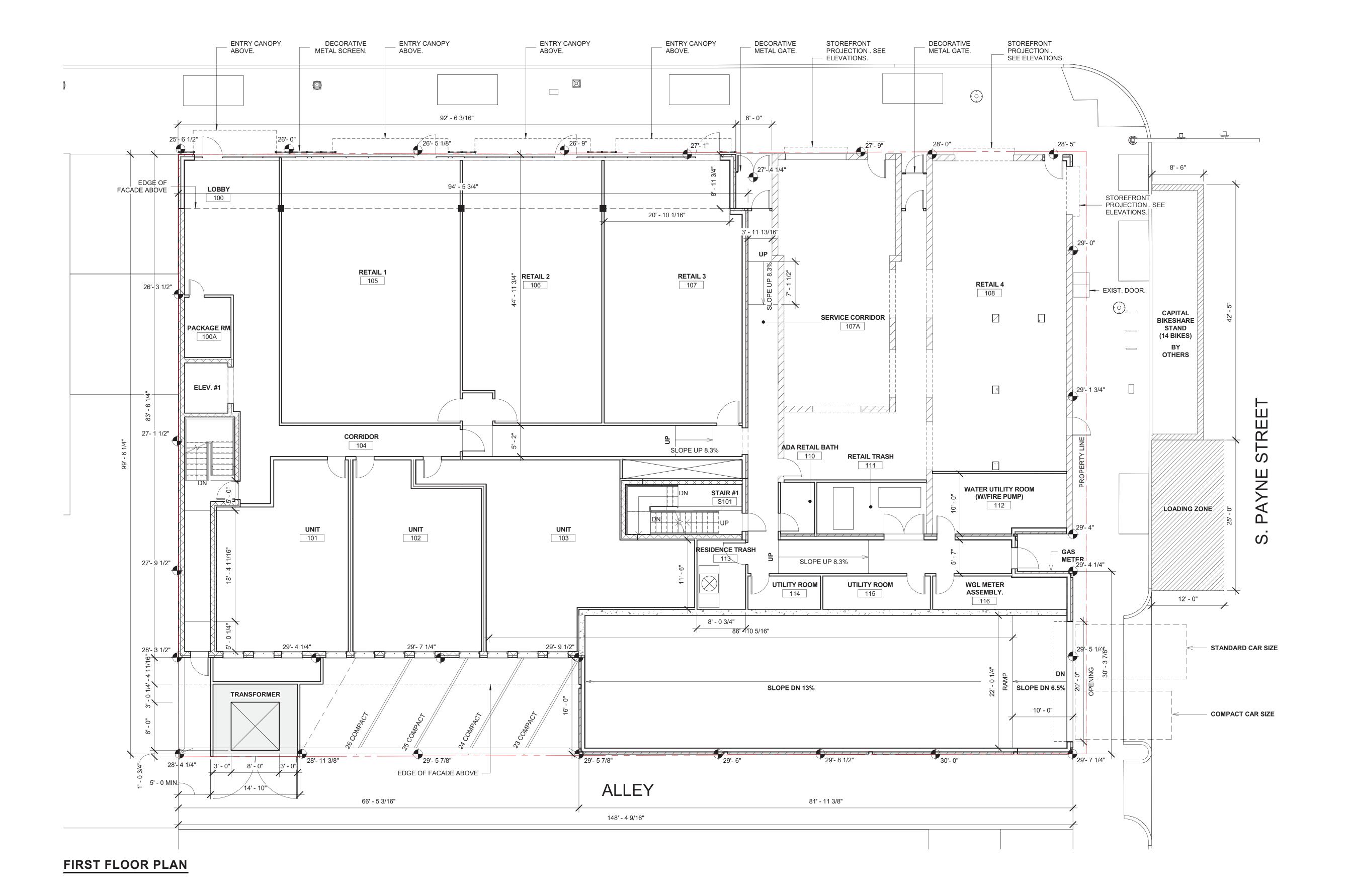


CONSTRUCTION PLAN - BASEMENT

SHEET NUMBER:

A-110

### KING STREET







### 1300 KING STREET Alexandria, VA 22314



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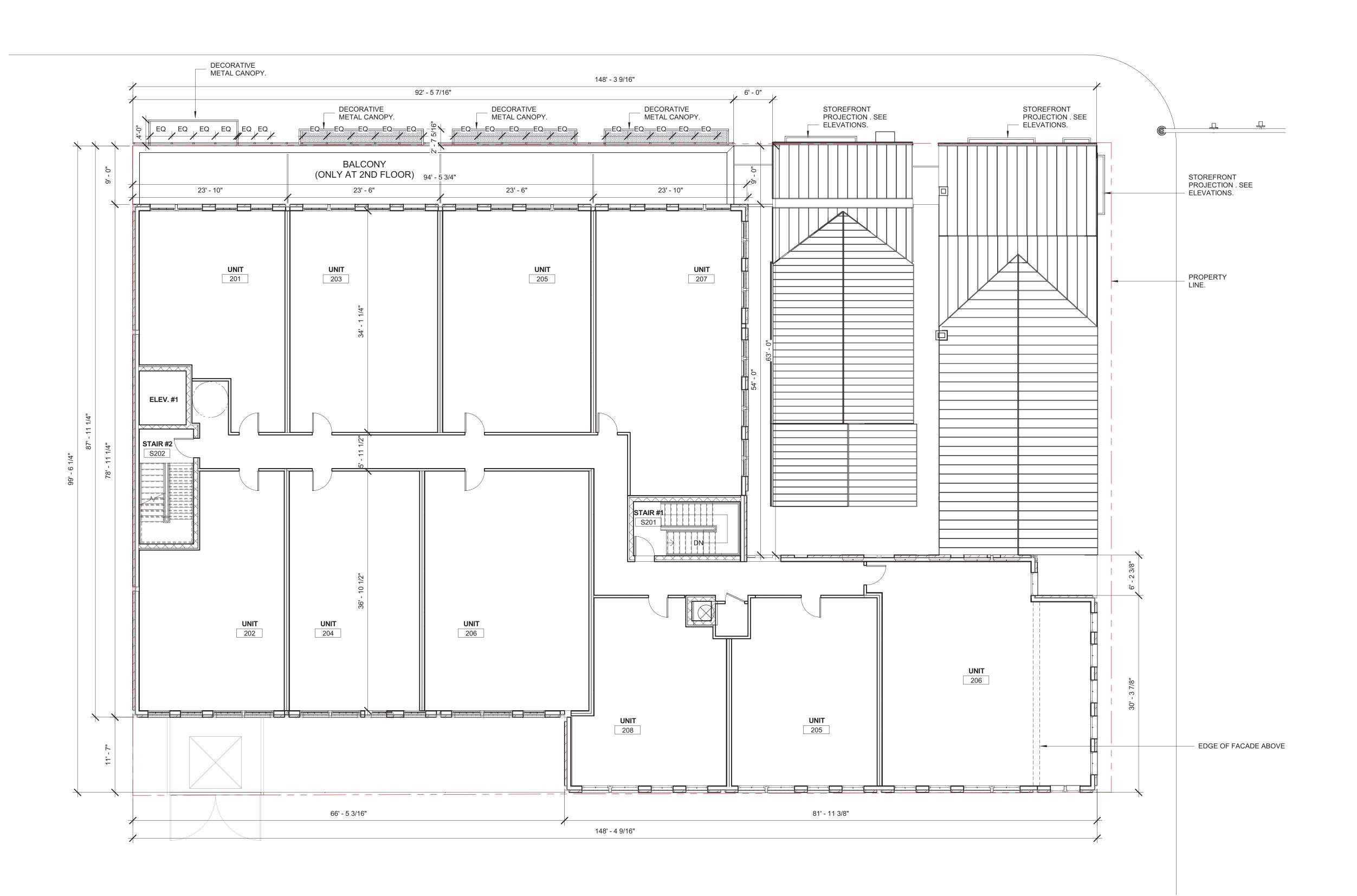
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A/E PROJECT NO: DRAWN BY: CHECKED BY:

APPROVED SPECIAL USE PERMIT NO.	_
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No.	
DIRECTOR DATE	-
CHAIRMAN, PLANNING COMMISSION DATE	_
DATE RECORDED	-
INSTRUMENT NO. DEED BOOK NO. PAGE NO.	
PROJECT	
SCALE : 1/8" = 1'-0"  VIRG STAT NOR	ΓE GRID TH
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**CONSTRUCTION PLAN -**FIRST FLOOR

SHEET NUMBER:



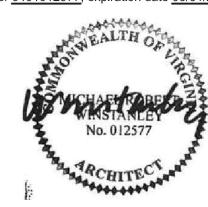








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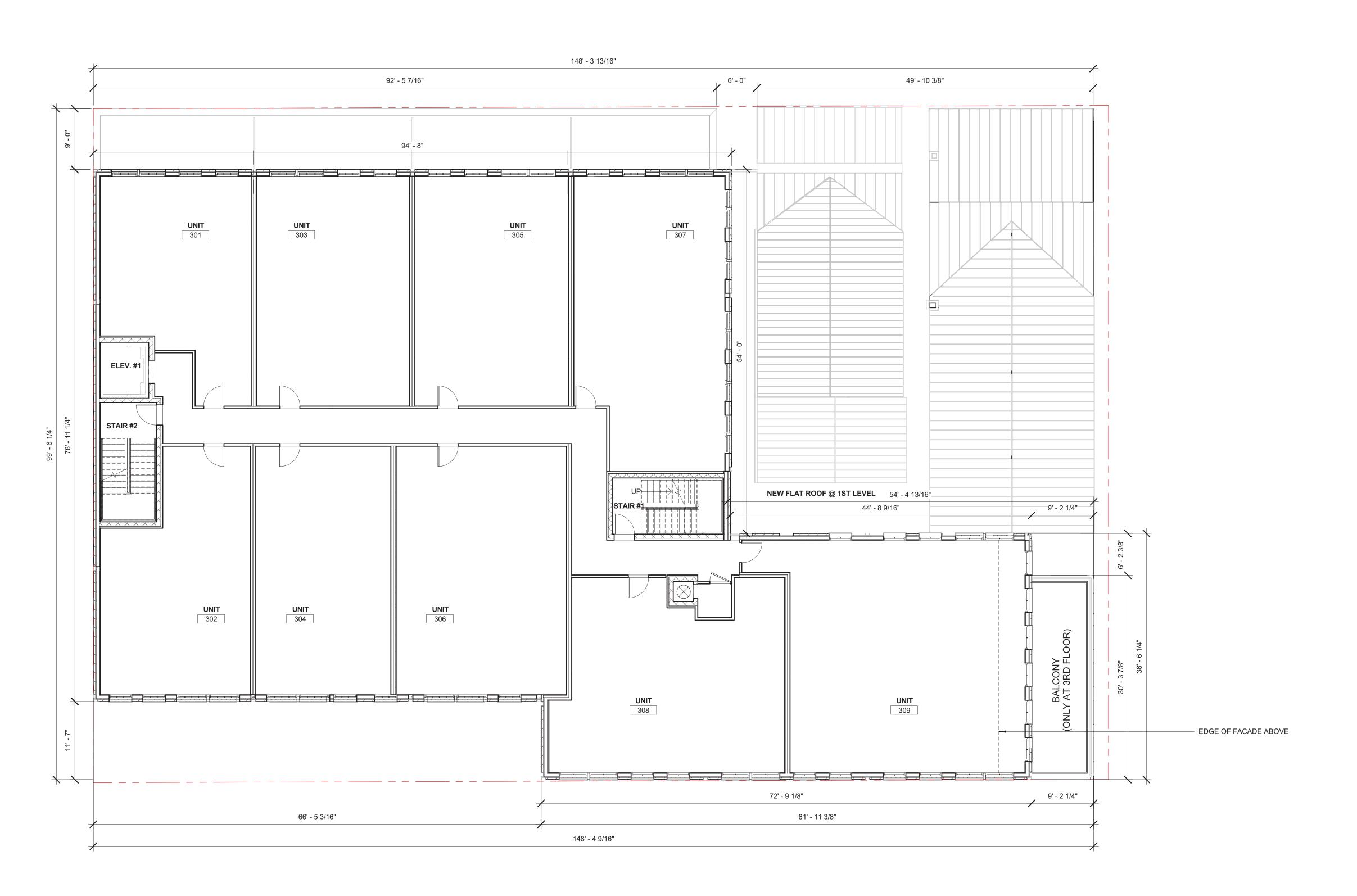
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DATE RECORDED  INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

CONSTRUCTION PLAN - SECOND FLOOR

SHEET NUMBER:

A-112











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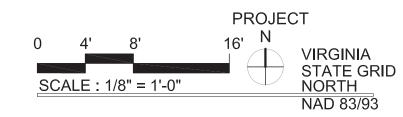


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	07/17/2019	COMPLETENESS SUBMISSION

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

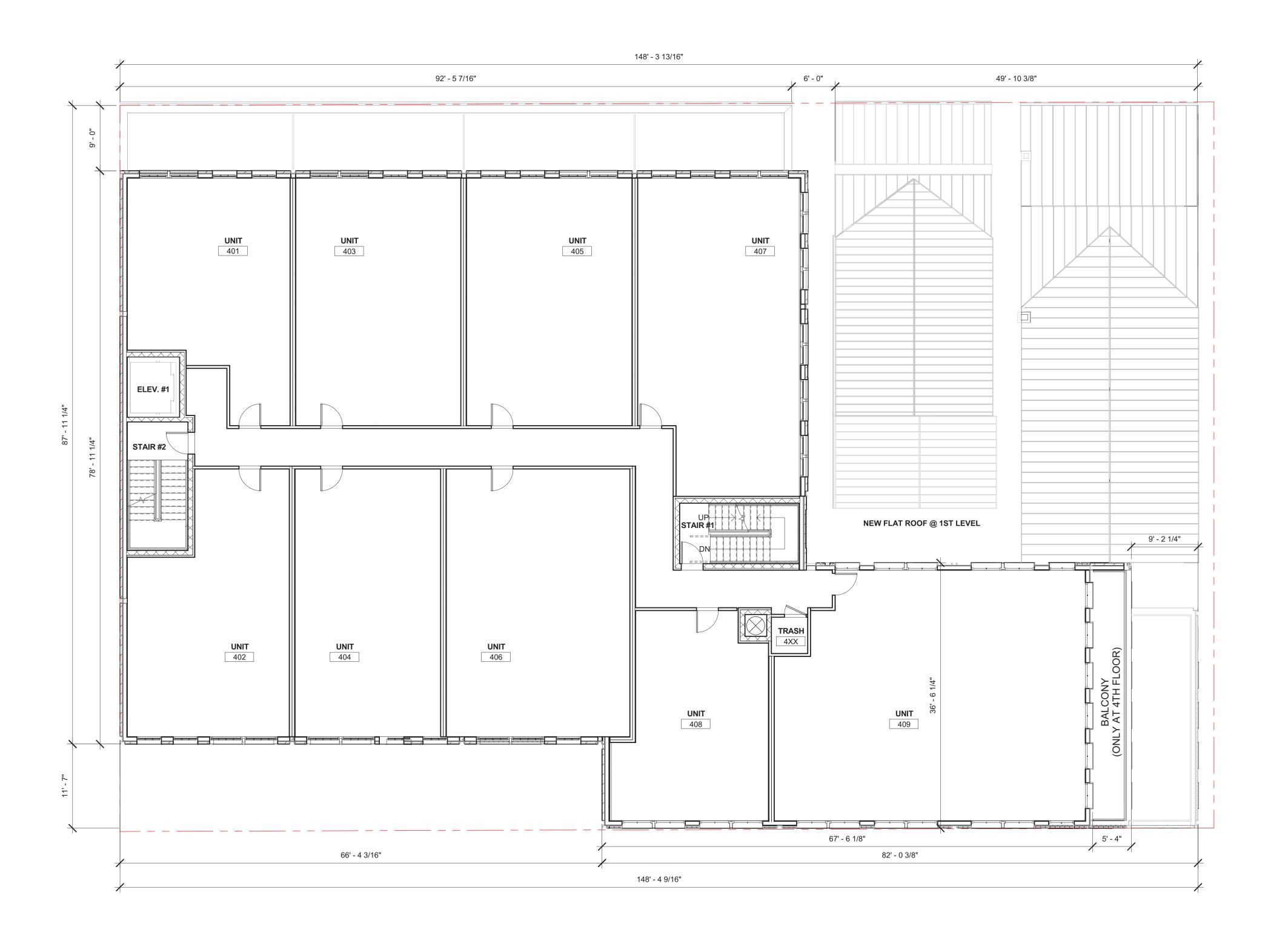
DEI /II(IIIIEIVI O	F PLANNING & Z	ONING
DIRECTOR	₹	DATE
DEPARTMENT OF TRA	NSPORTATION & ENVIRO	NMENTAL SERVICE
SITE PLAN No		
DIRECTOR	?	DATE
	NING COMMISSION	DATE
CHAIRMAN PLANI	1110 00111111001011	DATE
DATE RECORDED		



### CONSTRUCTION PLAN - THIRD FLOOR

SHEET NUMBER:

A-113











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

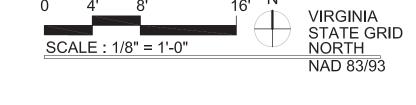


### REGISTRATION:

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

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

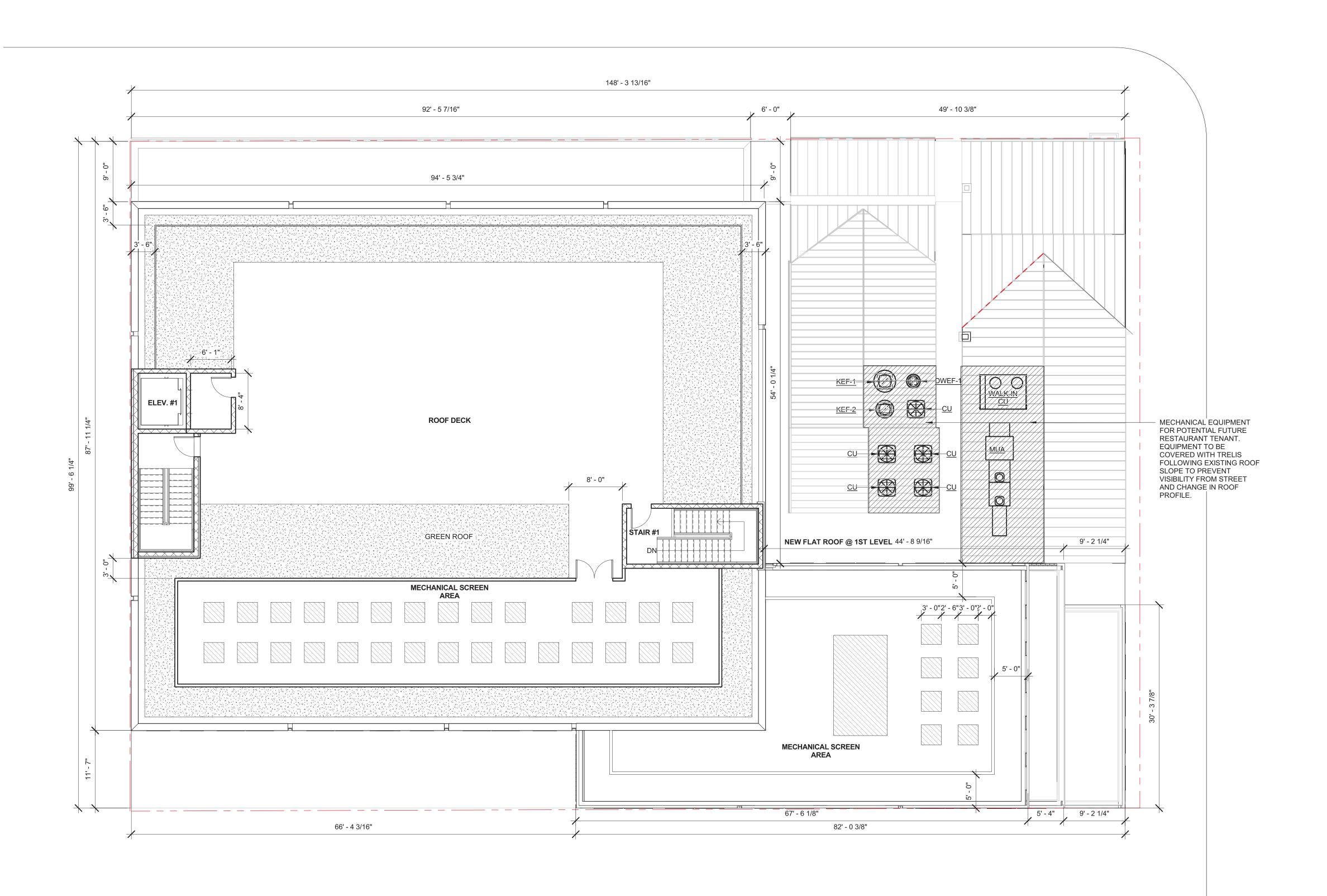
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DIRECTOR	•	DATE
	NSPORTATION & ENVIRO	
SHE PLAN NO		
DIRECTOR	?	DATE
	NING COMMISSION	DATE
CHAIRMAN, PLANI		
DATE RECORDED		



### CONSTRUCTION PLAN - FOURTH FLOOR

SHEET NUMBER:

A-114

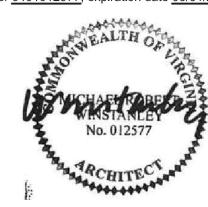








Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.

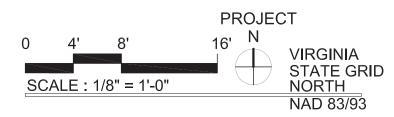


### REGISTRATION:

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

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

DEI /II(IIIIEIVI O	F PLANNING & Z	ONING
DIRECTOR	₹	DATE
DEPARTMENT OF TRA	NSPORTATION & ENVIRO	NMENTAL SERVICE
SITE PLAN No		
DIRECTOR	?	DATE
	NING COMMISSION	DATE
CHAIRMAN PLANI	1110 00111111001011	DATE
DATE RECORDED		



CONSTRUCTION PLAN - ROOF

SHEET NUMBER:

A-115

### KING STREET





### 1300 KING STREET Alexandria, VA 22314



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### REGISTRATION:

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

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

	& ZONING
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & E	
SITE PLAN No.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DN DATE

	0	8'	16'	3
1	SC	ALE I	/I6" = 1'-0	"

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

A-200



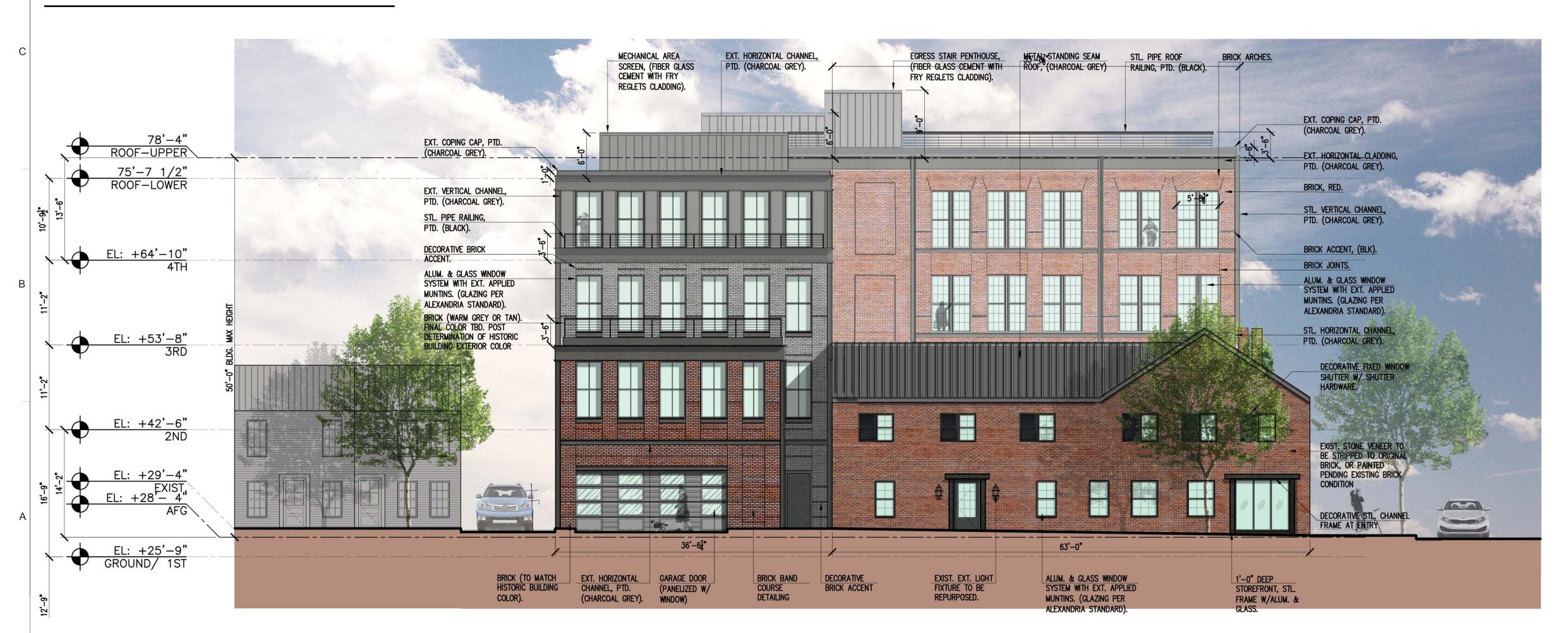
### **PAYNE STREET**

STREET ELEVATION -NORTH & EAST SHEET NUMBER:

### NORTH ELEVATION (KING STREET)



### **EAST ELEVATIO (PAYNE STREET)**







1300 KING STREET
Alexandria, VA 22314



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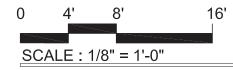


**REGISTRATION:** 

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

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



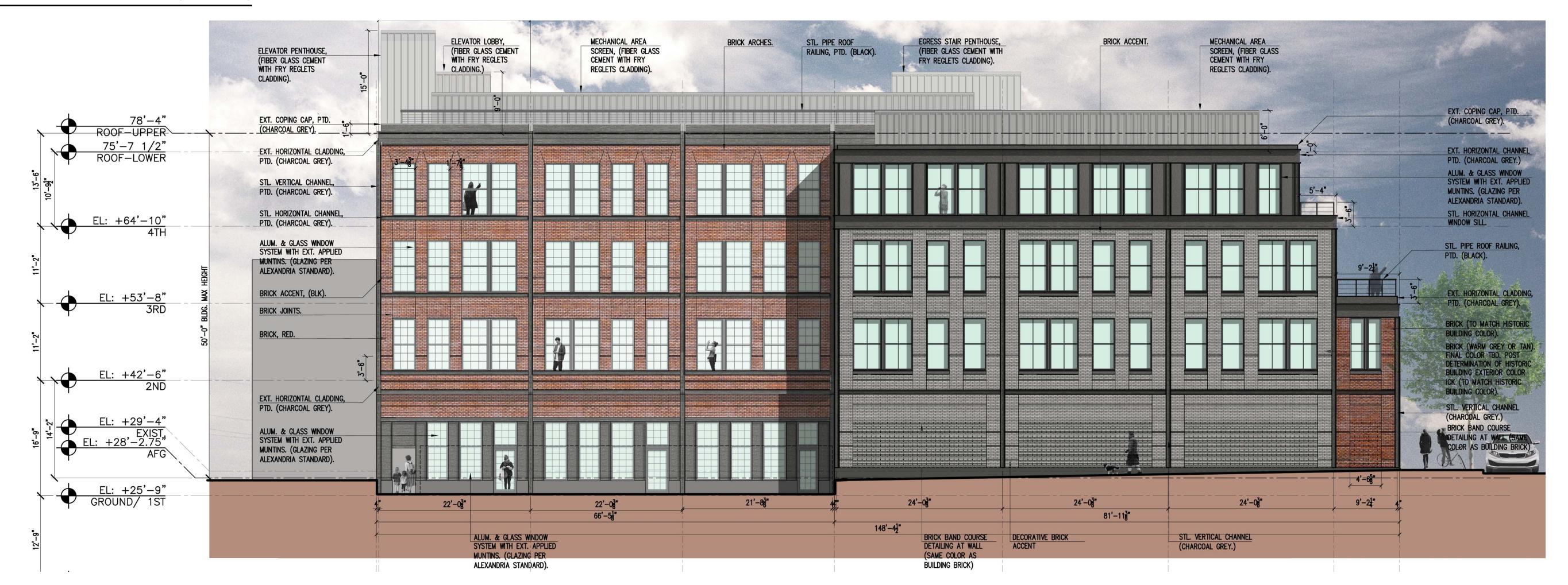


EXTERIOR ELEVATION - NORTH & EAST

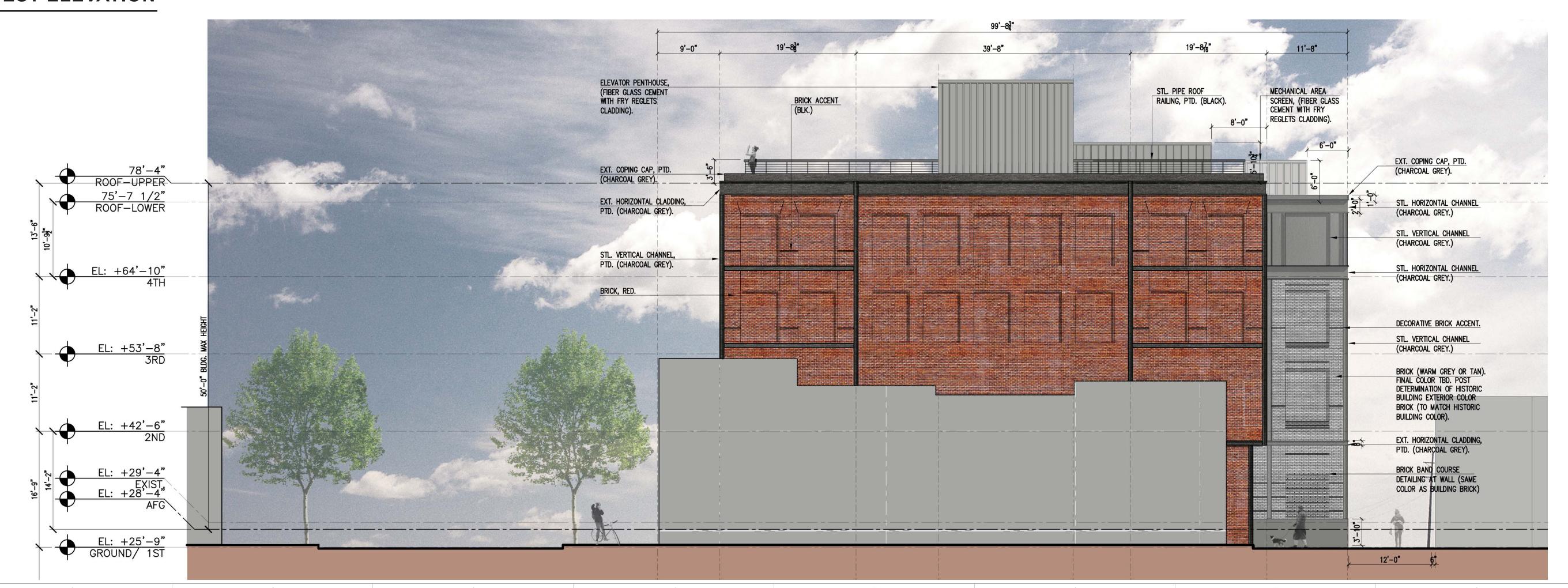
SHEET NUMBER:

A-201

### **SOUTH ELEVATION (ALLEY)**



### **WEST ELEVATION**







1300 KING STREET
Alexandria, VA 22314



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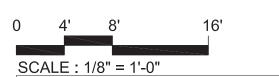


**REGISTRATION:** 

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

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

APPROVED SPECIAL USE PERMIT NO	
DEPARTMENT OF PLANNING & Z	ONING
DIRECTOR  DEPARTMENT OF TRANSPORTATION & ENVIRO	DATE NMENTAL SERVICES
SITE PLAN No.	——
DIRECTOR	DATE
DIRECTOR  CHAIRMAN, PLANNING COMMISSION	



**EXTERIOR ELEVATION - SOUTH & WEST** 

SHEET NUMBER:

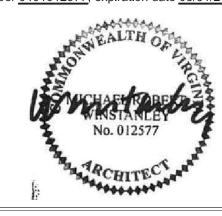
A-202







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

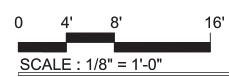


### REGISTRATION:

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

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



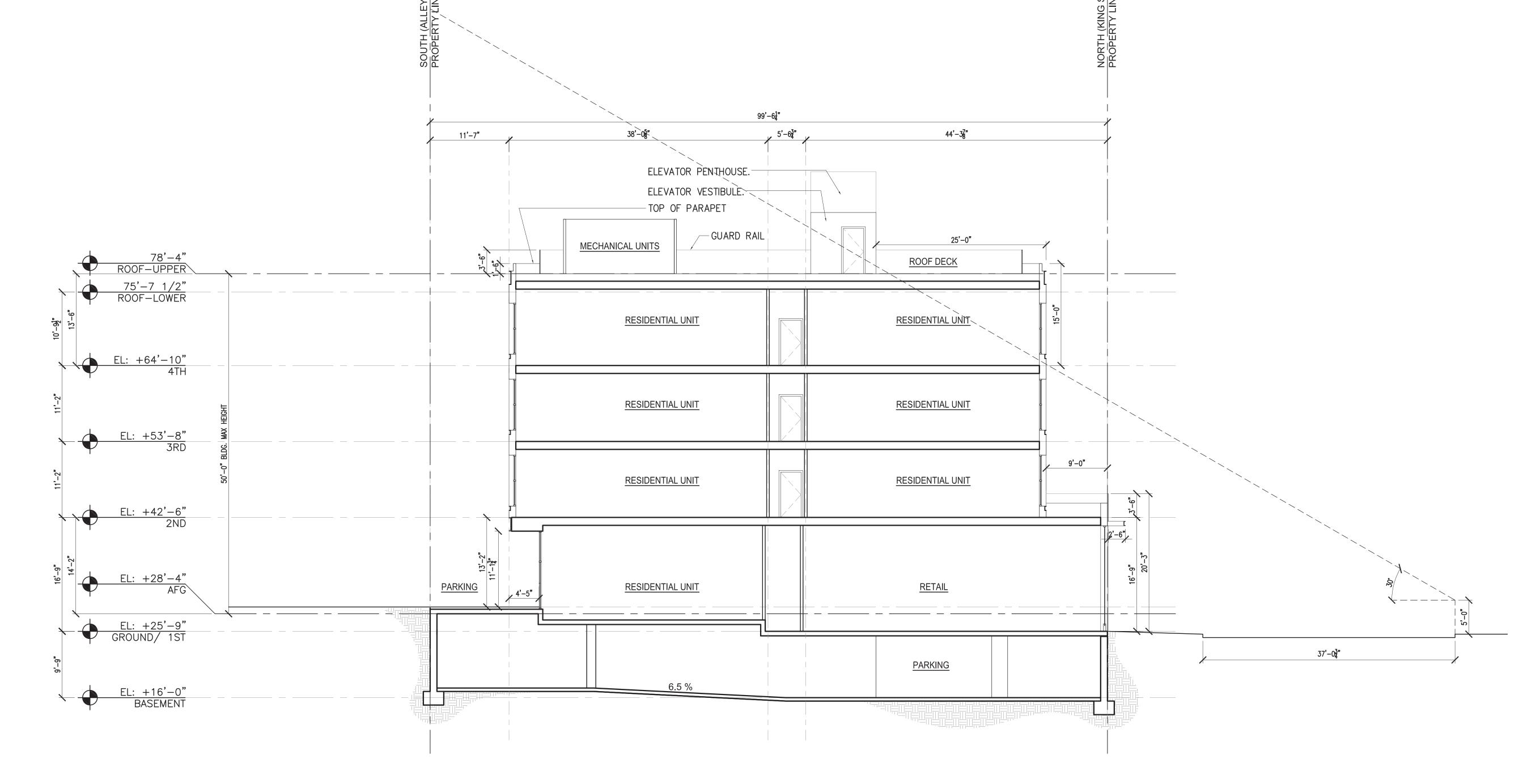


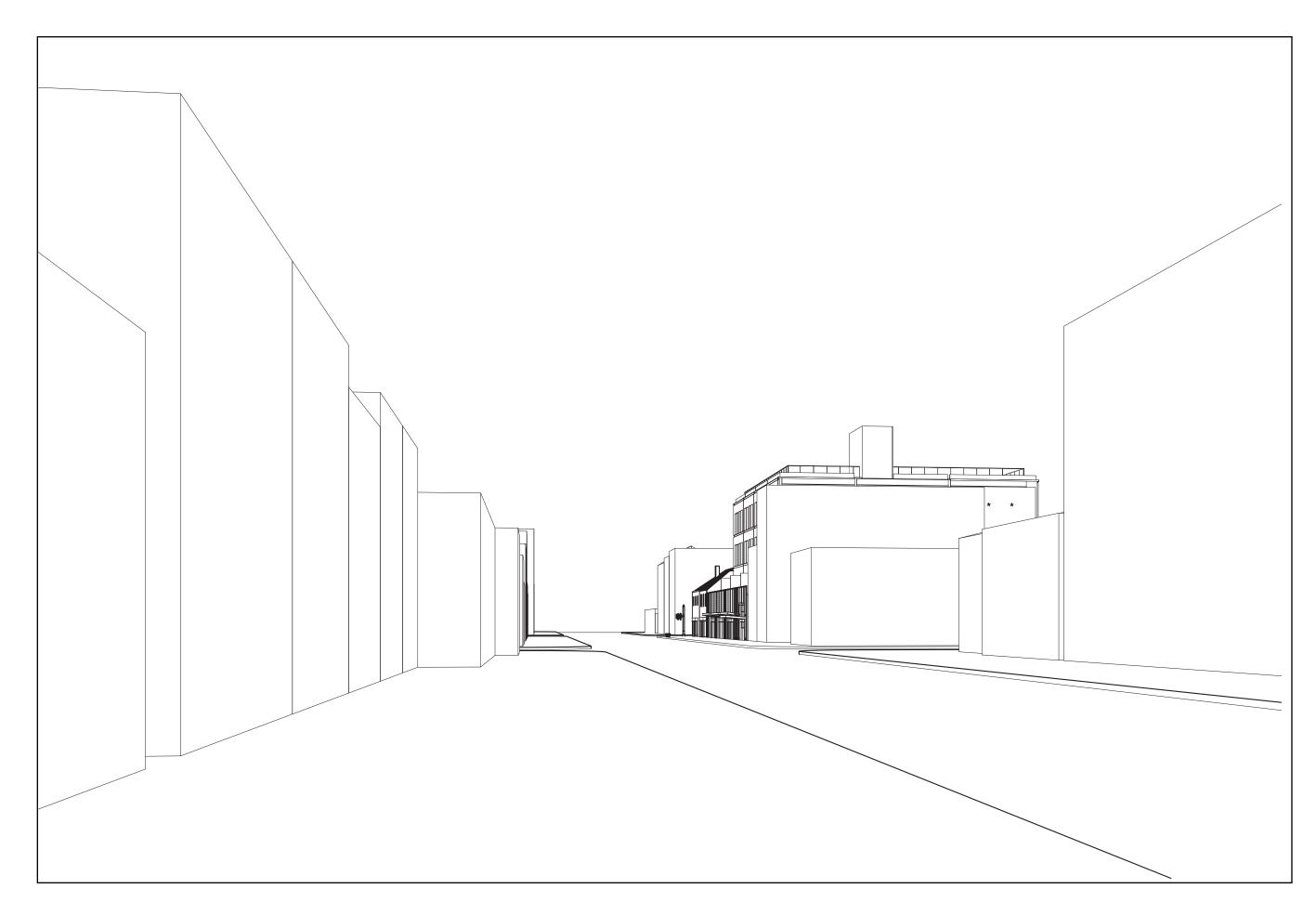
**BUILDING SECTION** 

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

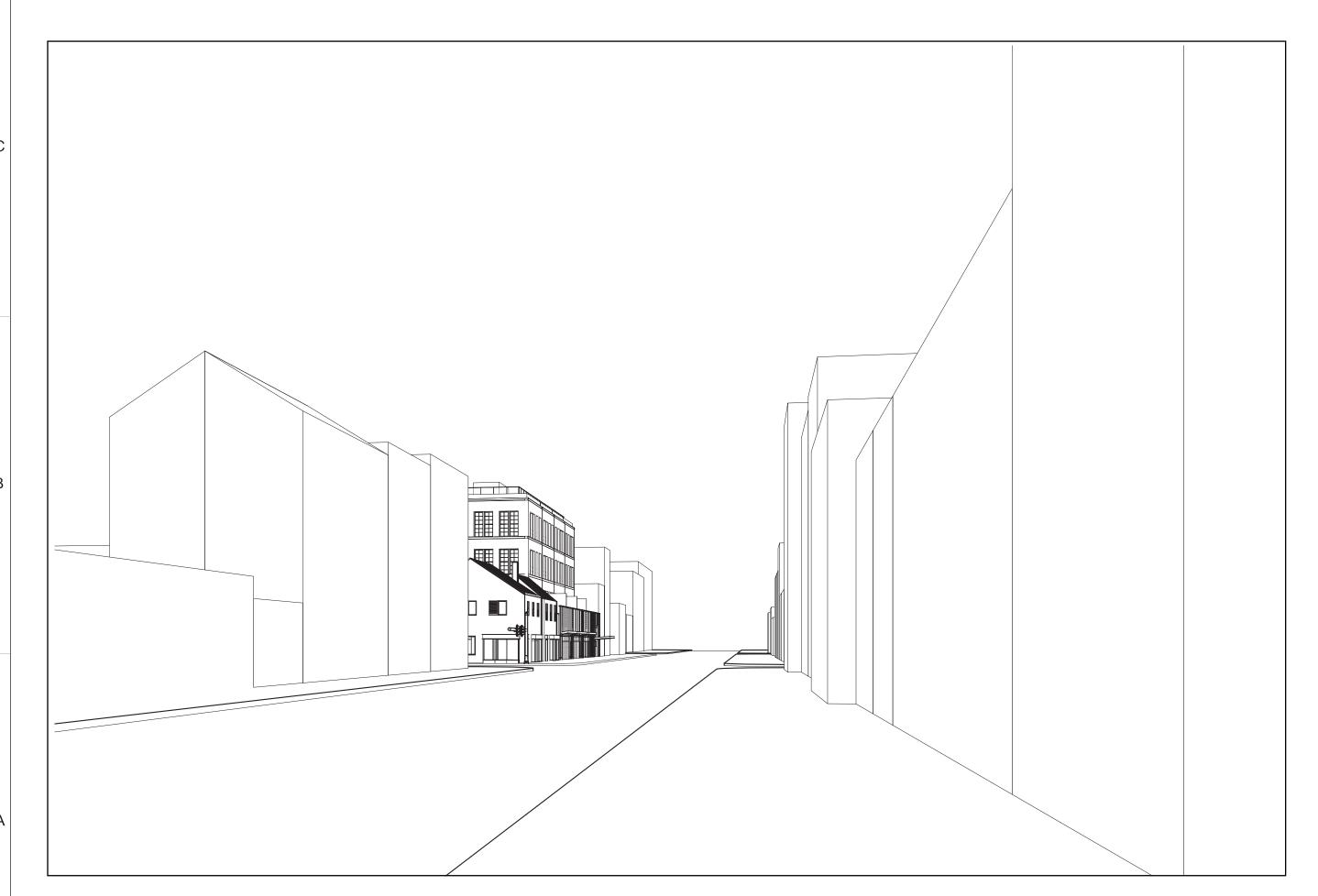
SHEET NUMBER:

A-301

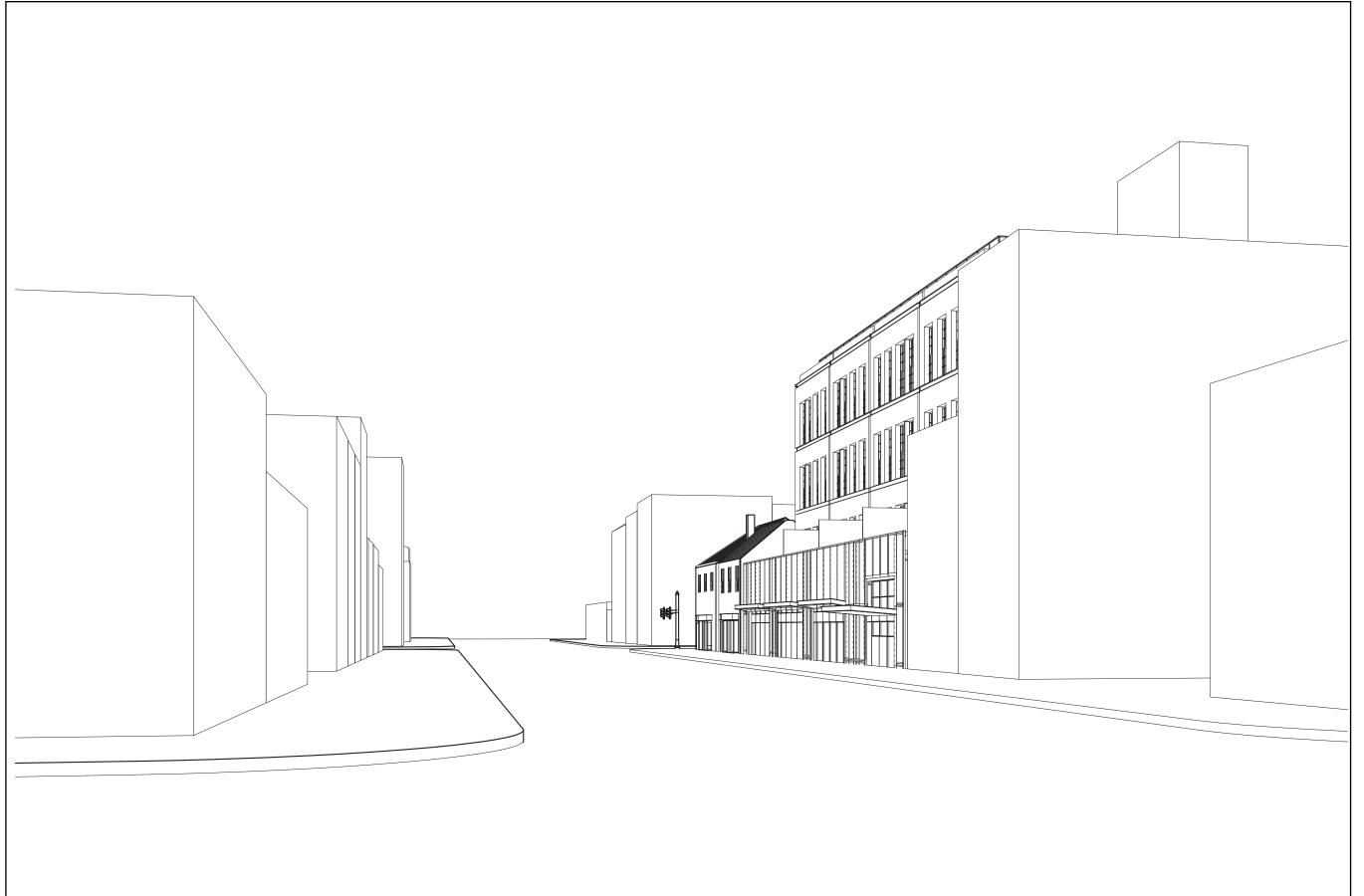




STREET VIEW - KING ST. FACING EAST NTS



STREET VIEW - KING ST. FACING WEST
NTS



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



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





1300 KING STREET
Alexandria, VA 22314



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

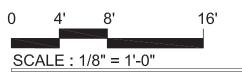


REGISTRATION:

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

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

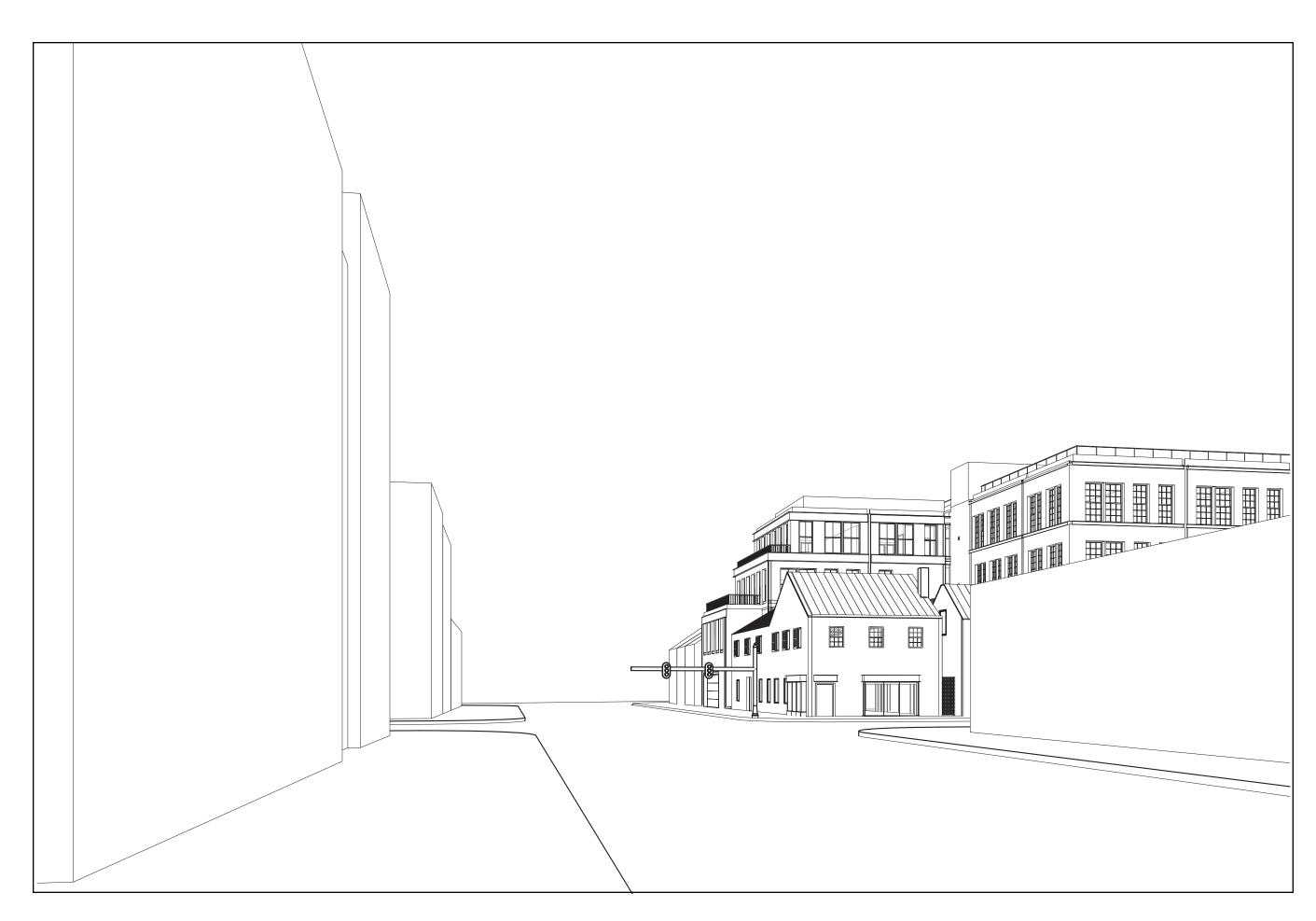
APPROVED SPECIAL USE PER		
DEPARTMENT O	f PLANNING & Z	ONING
DIRECTOR DEPARTMENT OF TRA	R NSPORTATION & ENVIRC	DATE NMENTAL SERVICES
SITE PLAN No		
SITE PLAN No		DATE
DIRECTOR		DATE DATE
DIRECTOR	₹	



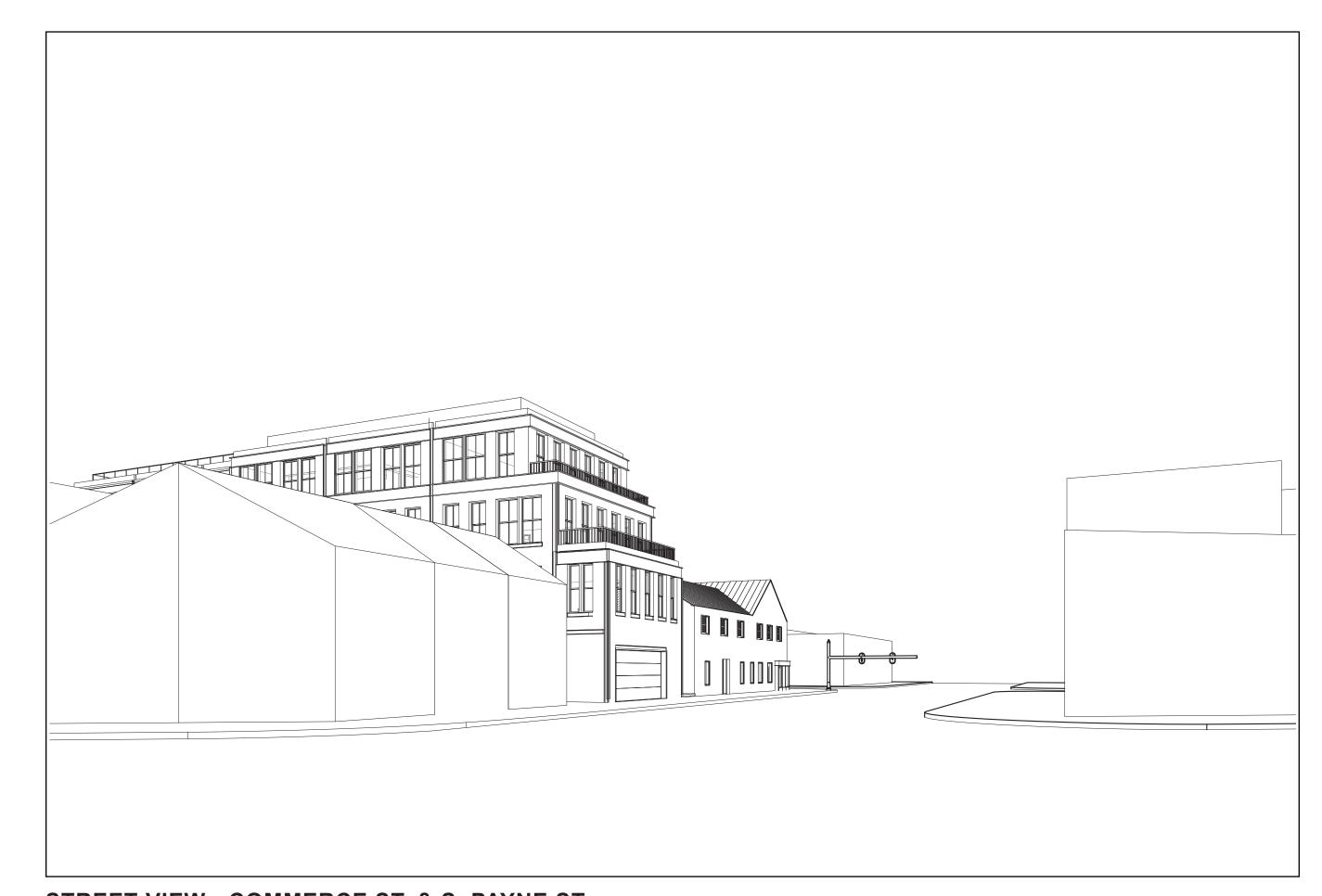
**MASSING STUDIES** 

SHEET NUMBER:

A-801

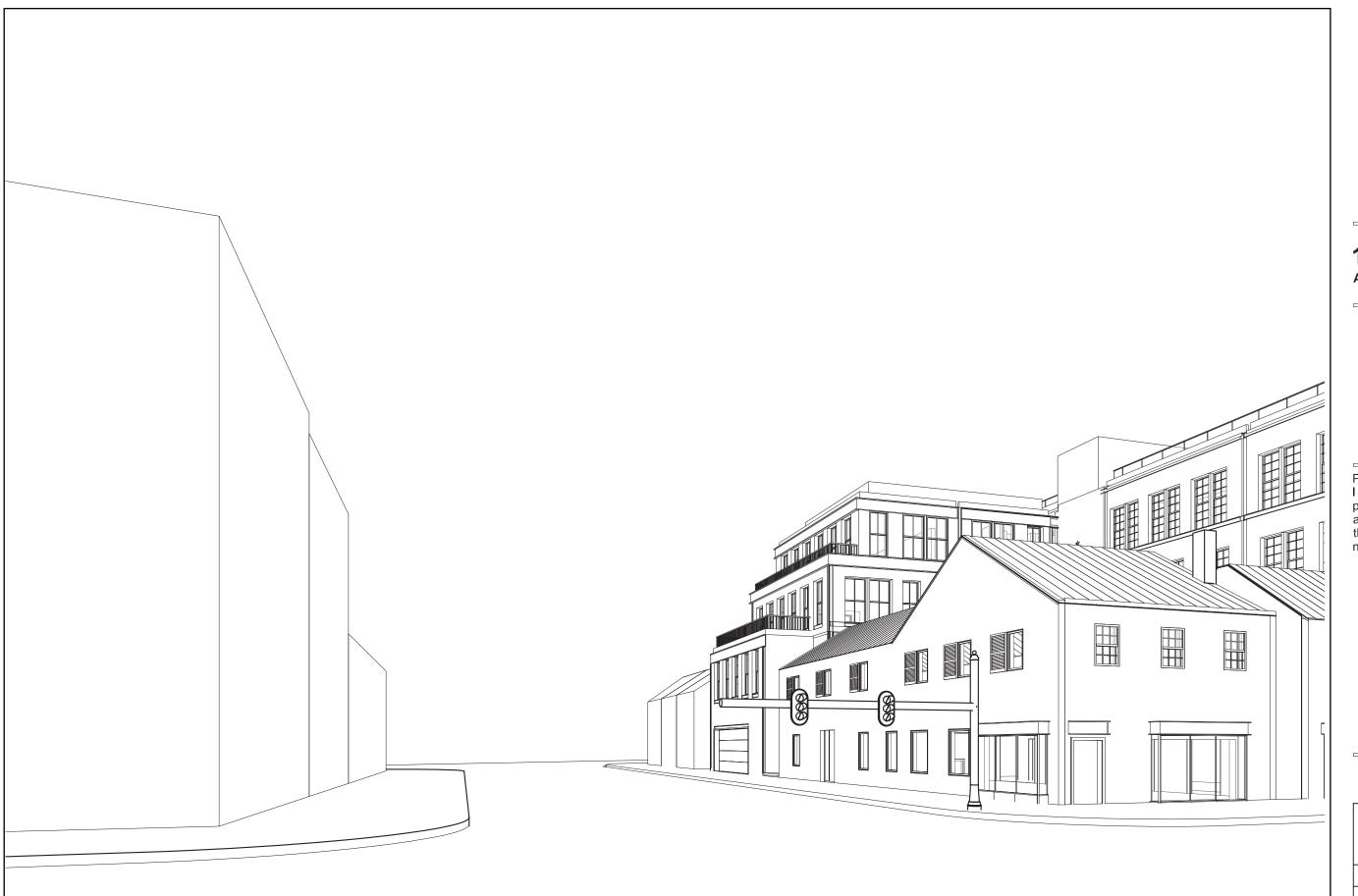


STREET VIEW - N. PAYNE STREET FACING SOUTH NTS



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

NTS



STREET VIEW - KING ST. & PAYNE ST.



STREET VIEW - S. PAYNE ST. FACING NORTH
NTS





1300 KING STREET Alexandria, VA 22314



Professional Certification.
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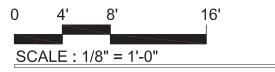


REGISTRATION:

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

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

DEPARTMENT OF	F PLANNING & Z	ONING
DIRECTOR DEPARTMENT OF TRANSITE PLAN No.	NSPORTATION & ENVIR	
DIRECTOR		DATE



### **MASSING STUDIES**

SHEET NUMBER:

A-802