

DATE	REVISION
9-9-15	COMPLETENESS COMMENTS #1
9-29-15	COMPLETENESS COMMENTS #2 / SLIP SHEETS

GENERAL NOTES

- THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON CITY OF ALEXANDRIA GIS INFORMATION AND A PORTION OF A FIELD SURVEY PREPARED BY THIS FIRM IN MARCH 2014.
- EXISTING SITE INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY THIS FIRM IN MARCH 2014 AND JULY 2015.
- A PORTION OF THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP 035.01-04-21, ZONED POS.
- THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NUMBER 515519 0033 E, REVISED JUNE 16, 2011, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- OWNER: THE CITY OF ALEXANDRIA
INSTRUMENT NO. 120013972
- IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
- IN ACCORDANCE WITH THE RESOURCE PROTECTION AREAS MAP ADOPTED JUNE 12, 2004 BY THE CITY COUNCIL OF ALEXANDRIA, THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THIS PROPERTY.
- THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
- TO THE BEST OF OUR KNOWLEDGE THE SITE IS NOT LOCATED WITHIN 1,000 FEET OF A SANITARY LANDFILL. HOWEVER, ACCORDING TO VIDEO POLLUTION CONTROL NUMBER 19954090 THERE WAS A KNOWN UNDERGROUND STORAGE TANK ON THE PROPERTY THAT WAS CLOSED IN 1995. THE CLOSURE/SITE CHARACTERIZATION REPORT AND REMEDIATION MEASURES NECESSARY FOR CONSTRUCTION WILL BE INCLUDED WITH THE FINAL SITE PLAN SUBMISSION.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS ON-SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- NO SANITARY SEWER ANALYSIS IS REQUIRED WITH THIS PLAN BECAUSE THERE IS NO SEWAGE GENERATED WITH THIS PLAN (MEMO TO INDUSTRY 06-14).

ZONING TABULATIONS

SITE ADDRESSES # 035.01-04-21 (2300 JEFFERSON DAVIS HIGHWAY)
TAX MAP NUMBERS: 300 BLOCK (EAST RAYMOND AVENUE)
ZONE: POS (PUBLIC OPEN SPACE)
PARK AREA: MT. JEFFERSON PARK AND GREENWAY - 300,560 S.F. OR 6.9 AC.
SITE AREA: 035.01-04-21 - 190,866 S.F. OR 4.38 AC.
300 BLOCK - 9,522 S.F. OR 0.22 AC. (APPROX.)
TOTAL 200,388 S.F. OR 4.60 AC.

NOTE: THE PARK AREA CONSISTS OF THE ENTIRE LINEAR PARK FROM COMMONWEALTH AVENUE TO JEFFERSON DAVIS HIGHWAY. THE SITE AREA CONSISTS OF THE AREA OF THE PARK THAT THIS PLAN IS UPGRADING, FROM EAST RAYMOND AVENUE TO JEFFERSON DAVIS HIGHWAY.

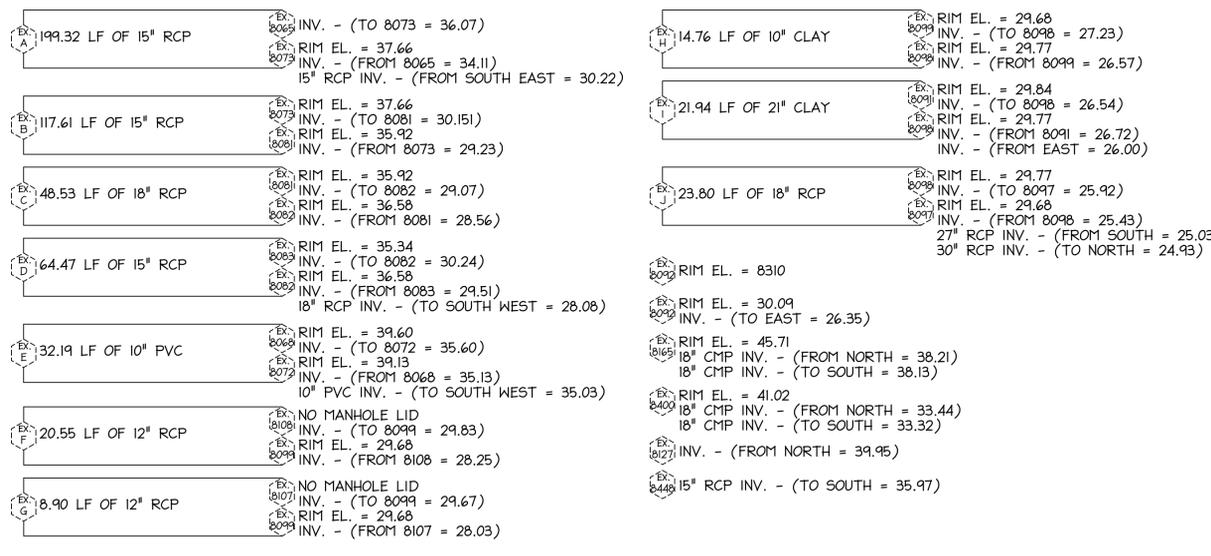
EXISTING IMPERVIOUS AREA: 0.37 ACRES
PROPOSED IMPERVIOUS AREA: 0.00 ACRES
EXISTING USE: CITY PARK
PROPOSED USE: CITY PARK
OPEN SPACE REQUIRED: N/A
OPEN SPACE PROVIDED: AT GRADE 4.60 AC. (100.0%)
ABOVE GRADE 0.00 AC. (0.0%)
TOTAL 4.60 AC. (100.0%)

AVERAGE FINISHED GRADE: N/A
APPROXIMATE TOTAL AREA DISTURBED: 2.78 AC OR 121,000 SF
EXISTING AVG. DAILY TRIPS: 0
PROPOSED AVG. DAILY TRIPS: 0
APPROXIMATE CANOPY COVERAGE REMOVED: 34,500 SF
APPROXIMATE CANOPY COVERAGE RETAINED: 113,000 SF
APPROXIMATE CANOPY COVERAGE PROPOSED: 101,500 SF

ARCHAEOLOGY NOTES

- THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING 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) SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
- CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR THE CITY ARCHAEOLOGISTS CAN BE ARRANGED.
- THE APPLICANT / DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT / DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

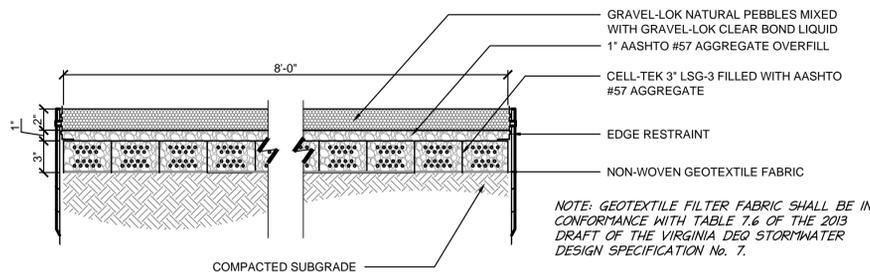
STORM STRUCTURE DATA



ENVIRONMENTAL SITE ASSESSMENT (13-112)

THERE ARE NO TIDAL WETLANDS, 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. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.

THE SITE DOES CONTAIN AREAS WITH STEEP SLOPES (GREATER THAN 15% IN GRADE).

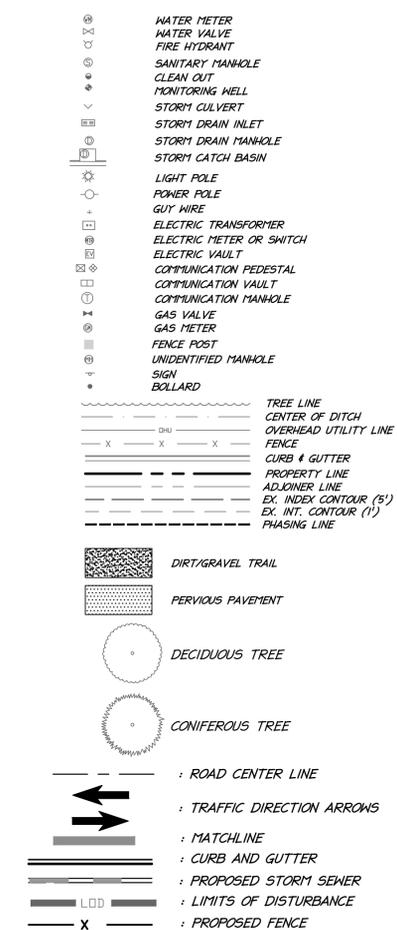


- NOTES:
- OR APPROVED EQUAL.
 - PRIOR TO CONSTRUCTION, ALL PAVEMENT DESIGN AND CROSS SECTIONS TO BE REVIEWED BY A QUALIFIED STRUCTURAL AND GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY.
 - INSTALL PER MANUFACTURER'S INSTRUCTIONS.

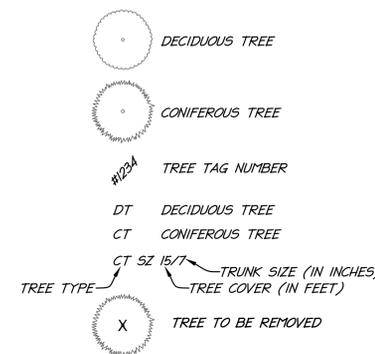
TRAIL SURFACING
SECTION

1 1/2" = 1'-0"

LEGEND



TREE LEGEND



APPROVED
DEVELOPMENT SITE PLAN: 2015-0025
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

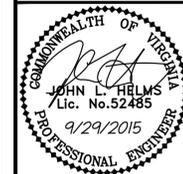
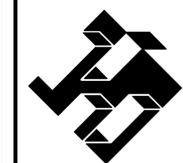
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · Fairfax, VA 22030
phone 703.273.6620 · fax 703.273.7636



NOTES, TABULATIONS AND DETAILS

MOUNT JEFFERSON PARK IMPROVEMENTS PRELIMINARY PLAN
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: M007.001.00
SCALE: N/A
DATE: 07-31-2015
DESIGN: EG
DRAWN: EG
CHECKED: JLH
SHEET No.

C101
103097

P:\Project\14007\00100\00997 MT PARK PRELIM\CUH NOTES AND TABULATIONS.dwg, 9/29/2015 10:25:53 AM, elghobam, T: Christopher consultants, Ltd.

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9-29-15	COMPLETENESS COMMENTS #2 / SLIP SHEETS

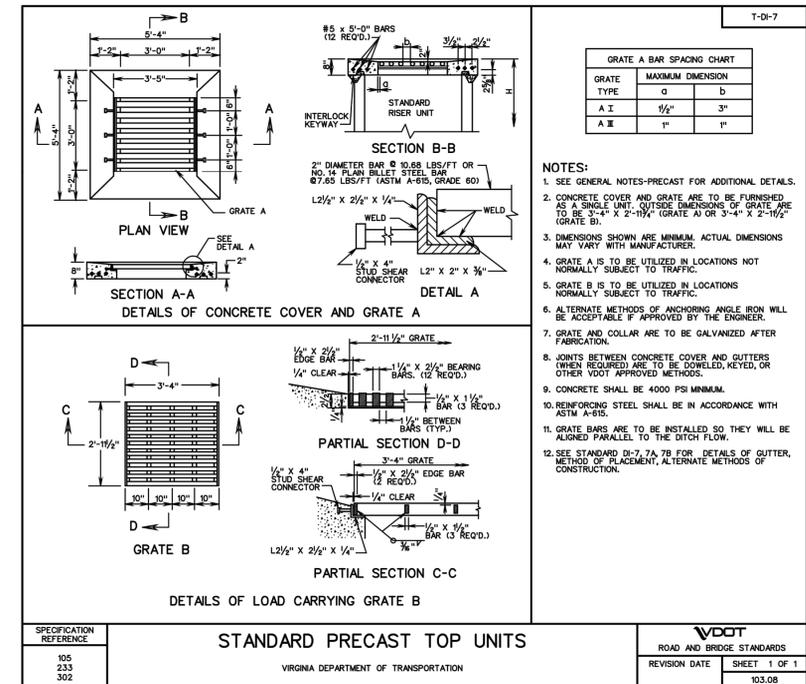
EXISTING TREE INVENTORY - MT. JEFFERSON PARK				
TREE #	SPECIES	SIZE (in)	TBS / TBR	Notes
1	BLACK CHERRY	16	TBS	
2	CATNIP	8	TBS	
3	BLACK WALNUT	16	TBS	
4	BLACK CHERRY	10	TBS	
5	HONEY LOCUST	6	TBS	
6	HONEY LOCUST	10	TBS	
7	SILVER MAPLE	10	TBS	
8	ELM	24	TBS	
9	HONEY LOCUST	10	TBS	
10	SILVER MAPLE	14 (x3)	TBS	
11	ELM	14	TBR	
12	ELM	18 & 12	TBS	REMOVE 12" DEAD TREE
13	SILVER MAPLE	12	TBS	
14	SILVER MAPLE	14	TBS	
15	HONEY LOCUST	24	TBS	
16	ELM	6	TBR	
17	ELM	6	TBR	
18	ELM	8 (x2)	TBR	
19	ELM	8 (x4)	TBR	
20	BLACK CHERRY	10	TBS	ROOT PRUNE
20-A	BLACK CHERRY	8	TBS	
21	PIN OAK	16	TBS	
22	BLACK CHERRY	16	TBS	
23	ELM	8	TBS	
24	BLACK CHERRY	10	TBS	ROOT PRUNE
25	BLACK CHERRY	8 (x2)	TBR	
26	ELM	10	TBS	ROOT PRUNE
27	BLACK CHERRY	8 (x2)	TBR	
28	MULBERRY	6 (x3)	TBR	
29	BLACK CHERRY	16	TBS	
30	BLACK CHERRY	6	TBS	
31	BLACK CHERRY	12	TBS	ROOT PRUNE
32	BLACK WALNUT	6	TBS	
33	BLACK CHERRY	10	TBS	
34	MULBERRY	12 (x2)	TBS	
35	MULBERRY	6	TBS	
36	BLACK CHERRY	6	TBR	
37	MULBERRY	8 (x2)	TBR	
38	MULBERRY	12	TBR	
39	GRAY BIRCH	10	TBR	
40	MULBERRY	8	TBS	
41	SILVER MAPLE	12 (x2)	TBS	
42	BLACK CHERRY	12 & 10	TBS	
43	BLACK CHERRY	12	TBS	ROOT PRUNE
44	BLACK CHERRY	12	TBS	
45	SILVER MAPLE	20	TBS	
46	BLACK CHERRY	8	TBS	
47	COTTONWOOD	12	TBS	ROOT PRUNE
48	BLACK CHERRY	8	TBR	
49	BLACK CHERRY	8	TBR	
50	GRAY BIRCH	10	TBS	
51	GRAY BIRCH	6	TBS	
52	GRAY BIRCH	8 (x2)	TBS	
53	MULBERRY	10	TBS	
54	GRAY BIRCH	10	TBR	
55	GRAY BIRCH	8	TBR	
56	MULBERRY	12	TBS	
57	MULBERRY	10	TBS	
58	MULBERRY	8	TBS	
59	MULBERRY	8	TBS	
60	MULBERRY	8 (x2)	TBS	
61	MULBERRY	10	TBS	
62	BRADFORD PEAR	12	TBR	
63	DEAD TREE	8	TBR	
64	MULBERRY	10	TBS	
65	BLACK WALNUT	10	TBR	
66	TREE OF HEAVEN	16	TBS	
67	TREE OF HEAVEN	16	TBS	
68	CATALPA	8	TBS	
69	CATALPA	8	TBS	
70	BLACK WALNUT	8	TBS	

EXISTING TREE INVENTORY - MT. JEFFERSON PARK (CONT'D)				
TREE #	SPECIES	SIZE (in)	TBS / TBR	Notes
71	MULBERRY	10	TBS	
72	MULBERRY	10	TBS	
73	BLACK CHERRY	16	TBS	
74	MULBERRY	10	TBS	
75	MULBERRY	10	TBS	
76	SILVER MAPLE	16	TBS	
77	ELM	12	TBS	
78	MULBERRY	16	TBS	
79	SILVER MAPLE	12 (x2)	TBR	
80	MULBERRY	8	TBR	
81	LONDON PLANETREE	12	TBR	
82	LONDON PLANETREE	12	TBR	
83	SILVER MAPLE & CATALPA	5 (x3)	TBR	
84	SILVER MAPLE	16	TBR	
85	TREE OF HEAVEN	12	TBR	
86	MULBERRY	10 (x2)	TBR	
87	SILVER MAPLE	12	TBR	
88	BLACK WALNUT	5 (x2)	TBS	
89	MULBERRY	16	TBR	
90	SILVER MAPLE	14	TBR	
91	MULBERRY	12	TBS	
92	SILVER MAPLE	18 (x2)	TBS	
93	BLACK WALNUT	10	TBR	
94	MULBERRY	12 (x2)	TBR	
95	MULBERRY	10	TBR	
96	WHITE PINE	12	TBS	
97	LEYLAND CYPRESS	8	TBS	
98	BLACK WALNUT	10	TBS	
99	LEYLAND CYPRESS	8	TBS	
100	LEYLAND CYPRESS	6	TBS	
101	BLACK WALNUT	18	TBR	
102	LEYLAND CYPRESS	6	TBS	
103	WILLOW OAK	6	TBS	
104	LEYLAND CYPRESS	6	TBS	
105	LEYLAND CYPRESS	6	TBS	
106	BLACK CHERRY	12 (x3)	TBS	
107	BLUE SPRUCE	6	TBS	
108	WILLOW OAK	12	TBR	
109	EASTERN RED CEDAR	8	TBS	
110	EASTERN RED CEDAR	8	TBS	
111	WILLOW OAK	8	TBR	
112	BLACK CHERRY	16 (x2)	TBS	
113	WHITE PINE	14	TBS	
114	WHITE PINE	12	TBS	
115	BLACK CHERRY	14	TBS	
116	BLUE SPRUCE	8	TBS	
117	MULBERRY	30	TBS	
118	MULBERRY	6	TBR	
119	MULBERRY	10 (x3)	TBR	
120	WILLOW OAK	18	TBR	
121	BLACK CHERRY	16	TBS	
122	BLACK CHERRY	8 (x3)	TBS	
123	BLACK WALNUT	10	TBS	
124	MIMOSA	8	TBS	
125	LEYLAND CYPRESS	12	TBS	
126	KWANZ CHERRY	12	TBS	
127	SILVER MAPLE	12 (x3)	TBS	
128	KWANZAN CHERRY	10	TBS	
129	LEYLAND CYPRESS	8	TBS	
130	BLACK CHERRY	16	TBS	
131	BLACK CHERRY	16	TBS	
132	MULBERRY	16	TBS	
133	MULBERRY	10	TBS	
134	WILLOW OAK	16	TBS	
135	MULBERRY	8	TBS	
136	SILVER MAPLE	12 (x5)	TBS	
137	BLACK WALNUT	8	TBS	
138	BLACK WALNUT	8	TBS	
139	BLACK WALNUT	8	TBS	
140	BLACK WALNUT	14	TBS	

TREE INVENTORY LEGEND

TBS - TO BE SAVED
TBR - TO BE REMOVED

EXISTING TREE INVENTORY - MT. JEFFERSON PARK (CONT'D)				
TREE #	SPECIES	SIZE (in)	TBS / TBR	Notes
1701	BLACK CHERRY	12	TBS	IVY COVERED, CONTAINS DEAD BRANCHING
1702	ELM	37	TBS	ON HILL, EXPOSED ROOTS, 3 LEADERS, HEALTHY - ROOT PRUNE
1703	SILVER MAPLE	36	TBR	MULTI-STEM, SOME DEAD BRANCHES - ROOT PRUNE
1704	SILVER MAPLE	38	TBS	ON FENCE - ROOT PRUNE
1705	ELM	7	TBS	LACKS BUTTRESS ROOTS - CURVED BASE - Questionable
1706	MULBERRY	9	TBS	CONTAINS SOME DEAD BRANCHING
1707	PIN OAK	40	TBS	CODOMINANT LEADERS, DEAD BRANCHING - ROOT PRUNE
1708	DEAD	24	TBR	
1709	BLACK CHERRY	8	TBR	
1710	DEAD	8	TBR	
1711	DEAD	9	TBR	
1712	ELM	42	TBS	IN FENCE ON STM STRUCTURE, CODOM., WISTERIA VINE - GOOD CONDITION
1713	SILVER MAPLE	10	TBS	IN FENCE, BROKEN BRANCHES, LACKS SCAFFOLDS
1714	ELM	12	TBS	UNBALANCED BRANCHING STRUCTURE
1715	MULBERRY	18	TBS	IVY COVERED, TRIPLE
1716	ELM	30	TBS	IN FENCE - MULTISTEM, DEAD BRANCHES
1717	MULBERRY	9	TBS	CODOMINANT - LEANING
1718	HONEY LOCUST	12	TBS	IVY COVERED, BROKEN BRANCHES
1719	SILVER MAPLE	8	TBS	BRANCHES ONE SIDE - ROOT PRUNE
1720	CATALPA	15	TBS	IVY COVERED
1721	CATALPA	12	TBS	
1722	HONEY LOCUST	12	TBS	CODOMINANT, BROKEN BRANCHES IVY
1723	BLACK CHERRY	18	TBS	IVY COVERED, BROKEN TRUNK TOP
1724	BLACK CHERRY	7	TBS	IVY COVERED, IN CANOPY
1725	HONEY LOCUST	20	TBS	IVY COVERED, DEAD BRANCHES, LACKS SCAFFOLDS, CODOMINANT
1726	BLACK CHERRY	15	TBS	IVY DEAD BRANCHING
1727	HONEY LOCUST	30	TBS	TRIPLE, IVY COVERED
1728	HONEY LOCUST	10	TBS	BRANCHES ONE SIDE, IVY
1729	BLACK WALNUT	9	TBS	2 TREES, 1-NO TOP - IVY COVERED
1730	BLACK WALNUT	18	TBS	IVY COVERED
1731	SWAMP WHITE OAK	48	TBS	HOLES IN TRUNK, INFESTATION, TRIPLE TRUNK, IVY
1732	CATALPA	12	TBS	IVY COVERED
1733	CATALPA	20	TBS	IVY COVERED
1734	BLACK WALNUT	12	TBS	BROKEN BRANCHES
1735	BLACK WALNUT	7	TBS	DEAD BRANCHES TOP HEAVY
1736	RED MAPLE	8	TBS	POOR - IVY COVERED, DEAD BRANCHES, DYING
1737	BLACK WALNUT	9	TBS	GOOD
1738	SILVER MAPLE	20	TBS	3 LEADERS, FOLIAGE WILTED
1739	CATALPA	17	TBS	IVY COVERED, BRANCHES ONE SIDE GOOD, SOME DEAD BRANCHES
1740	CATALPA	11	TBS	BRANCHES ONE SIDE, GOOD
1741	BLACK WALNUT	15	TBS	TOP HEAVY IVY, LACKS BRANCHES AND FOLIAGE
1742	BLACK WALNUT	15	TBS	ON SLOPE, BRANCHES ONESIDE IVY WEIGHING TOP
1743	ELM	33	TBS	3 LEADERS, STANDING WATER IN CROTCH, IVY COVERED
1744	SILVER MAPLE	9	TBS	IVY COVERED
1745	BLACK CHERRY	36	TBS	IVY REFERRED, SOME DEAD BRANCHING
1746	BLACK CHERRY	15	TBS	ON SLOPE
1747	RED MAPLE	12	TBS	GOOD
1748	RED MAPLE	20	TBS	IVY COVERED, GOOD
1749	SILVER MAPLE	15	TBS	IVY COVERED
1750	SILVER MAPLE	17	TBS	IVY COVERED
1751	CATALPA	9	TBS	TOP HEAVY - LACKS SCAFFOLD BRANCHING
1752	CATALPA	8	TBS	TOP HEAVY - LACKS SCAFFOLD BRANCHING
1753	WILLOW	12	TBS	IVY GOOD
1754	BLACK WALNUT	9	TBS	IVY COVERED, LACKS SCAFFOLDS
1755	BLACK CHERRY	9	TBS	IVY COVERED, LACKS SCAFFOLDS
1756	BLACK WALNUT	9	TBS	IVY COVERED - DEAD BRANCHES TOP HEAVY, LACKS FOLIAGE
1757	BLACK WALNUT	9	TBS	IVY TOP HEAVY LACKS BRANCHES AND FOLIAGE
1758	SILVER MAPLE	45	TBS	IVY COVERED CODOMINANT
1759	SILVER MAPLE	36	TBS	CODOMINANT LEANING LACKS SCAFFOLDS SOME DEAD BRANCHES
1760	NORWAY MAPLE	18	TBS	CODOMINANT, HEALTHY GOOD FROM, SOME DEAD BRANCHES
1761	SILVER MAPLE	40	TBS	CODOMINANT, IVY
1762	BLACK WALNUT	8	TBS	ABNORMAL FORM
1763	SILVER MAPLE	40	TBS	TRIPLE IVY BROKEN BRANCHES
1764	SILVER MAPLE	18	TBS	CODOMINANT IVY, LACKS SCAFFOLDS
1765	CATALPA	24	TBS	IVY COVERED
1766	DEAD	24	TBS	IVY COVERED, NO TOP
1767	SILVER MAPLE	24	TBS	IVY LACKS BRANCHES
1768	ELM	24	TBS	IVY COVERED
1769	ELM	15	TBS	
1770	CATALPA	25	TBS	IVY COVERED, LACKS SCAFFOLDS, GROWING REACHING TOWARDS LIGHT
1771	CATALPA	12	TBS	IVY COVERED
1772	BLACK CHERRY	30	TBS	IVY COVERED LACKS TOP



NOTE: SEE SHEETS C301 - C303 FOR LOCATION OF TREES.

APPROVED
DEVELOPMENT SITE PLAN: 2015-0025
DEPARTMENT OF PLANNING & ZONING

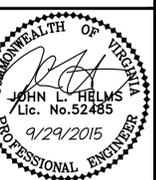
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

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

PROJECT NO: H007.001.00
SCALE: N/A
DATE: 07-31-2015
DESIGN: C.J.L.
DRAWN: C.J.L.
CHECKED: EG
SHEET No.

C102
103097

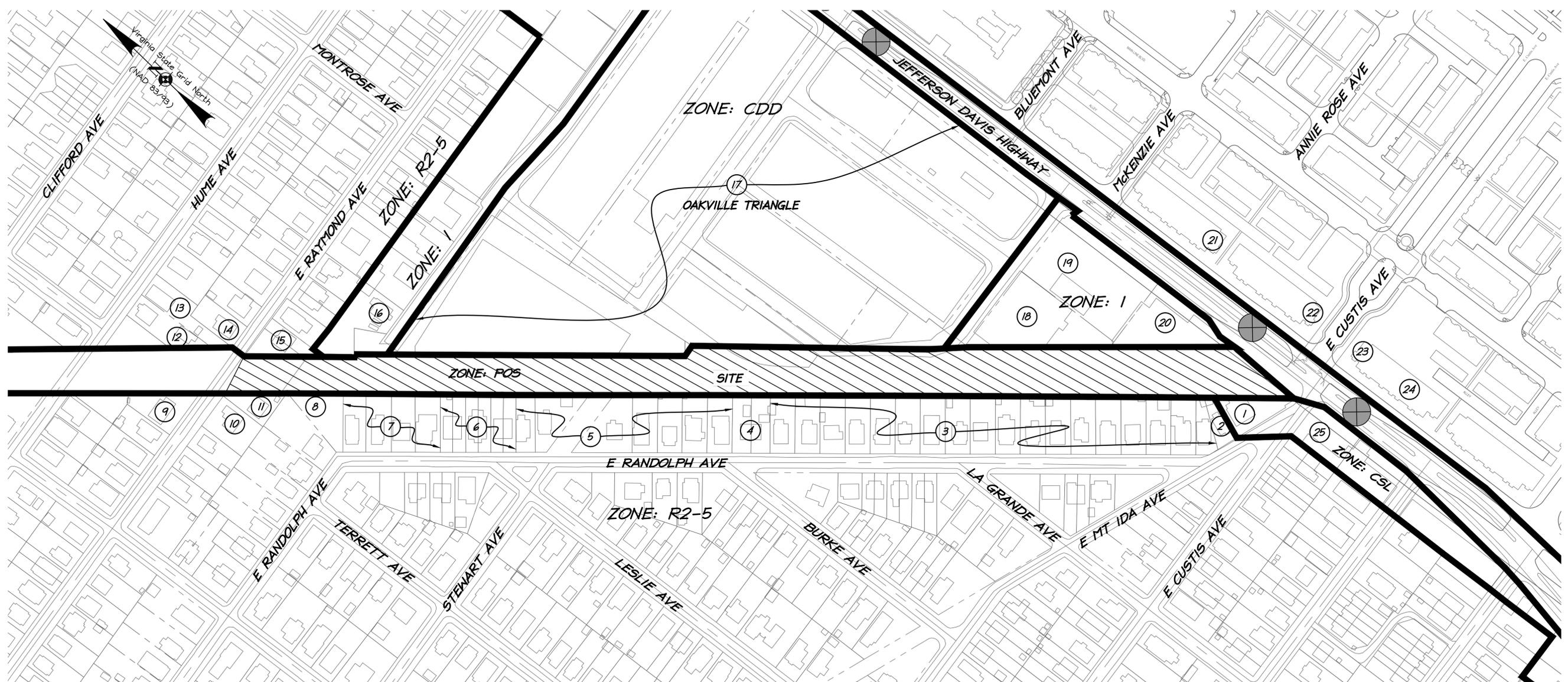
christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · Fairfax, VA 22030
phone 703.273.6620 · fax 703.273.7636



NOTES, TABULATIONS AND DETAILS

MOUNT JEFFERSON
PARK IMPROVEMENTS
PRELIMINARY PLAN
THE CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
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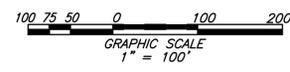


OWNERSHIP INFORMATION

- | | | | | |
|--|--|--|---|--|
| 1. DEL RAY CENTRE LLC AND KNIPLING GARY D ET AL TR
522 E MT IDA AVE
USE: JR OFFICE BUILDING
ZONE: CSL | 7. ABINGDON HOMES
2613-2619 RANDOLPH AVE
USE: DETACHED HOUSES
ZONE: R 2-5 | 13. SMYTHE AUGUSTINE OR KATHERINE D
305 HUME AVE
USE: DETACHED HOUSE
ZONE: R 2-5 | 19. FANNON FRANCIS H III AND FEENEY MARY ELLEN TR
2320 JEFFERSON DAVIS HY
USE: REPAIR SERVICES
ZONE: I | 25. POTOMAC AIRGAS CO INC
2200 JEFFERSON DAVIS HY
USE: GENERAL COMMERCIAL
ZONE: CSL |
| 2. SOLOMON THOMAS JR OR JESSIE M
520 E MT IDA AVE
USE: DETACHED HOUSE
ZONE: R 2-5 | 8. HALLORAN CHARLES
2621 RANDOLPH AVE
USE: VACANT LAND - RESID.
ZONE: R 2-5 | 14. KAISER CHRISTOPHER P OR KATHRYN B
300 E RAYMOND AVE
USE: DETACHED HOUSE
ZONE: R 2-5 | 20. 2316 JEFFERSON DAVIS HWY LLC
2316 JEFFERSON DAVIS HY
USE: OFFICE/COMMERCIAL WAREHOUSE
ZONE: I | |
| 3. ABINGDON HOMES
2205-2413 RANDOLPH AVE
USE: DETACHED HOUSES
ZONE: R 2-5 | 9. LEWIS JESSICA ANN AND SCHLOESSER CHRISTOPHER J
208 E RAYMOND AVE
USE: DETACHED HOUSE
ZONE: R 2-5 | 15. ROWAN SUZETTE
297-299 E RAYMOND AVE
USE: SEMI-DETACHED HOUSE
ZONE: R 2-5 | 21. PULTE HOME CORPORATION
2203-2319 JEFFERSON DAVIS HY
USE: CONDO MASTER CARDS
ZONE: CDD #10 | |
| 4. ABINGDON HOMES
2501-2503 RANDOLPH AVE
USE: SEMI-DETACHED HOUSE
ZONE: R 2-5 | 10. MAIN ROBERT W TR
211 E RAYMOND AVE
USE: DETACHED HOUSE
ZONE: R 2-5 | 16. 300 CALVERT STREET LLC
300 CALVERT AVE
USE: GENERAL COMMERCIAL
ZONE: I | 22. ABRAHAM YOHANNES A
610 E CURTIS AVE
USE: SEMI-DETACHED HOUSE
ZONE: CDD #10 | |
| 5. ABINGDON HOMES
2505-2605 RANDOLPH AVE
USE: DETACHED HOUSES
ZONE: R 2-5 | 11. LEMAITRE ELFIJE OR RAFAEL E
213 E RAYMOND AVE
USE: DETACHED HOUSE
ZONE: R 2-5 | 17. BRE/DP ALEXANDRIA, LLC.
2610-2412 JEFFERSON DAVIS HY
300-420 SWANN AVENUE
254 OAKVILLE STREET
USE: RESIDENTIAL/TOWNHOMES
RETAIL/HOTEL/OFFICE
ZONE: CDD | 23. SCANNELL ELISSA M
611 E CURTIS AVE
USE: SEMI-DETACHED HOUSE
ZONE: CDD #10 | |
| 6. ABINGDON HOMES
2607-2611 A RANDOLPH AVE
USE: SEMI-DETACHED HOUSES
ZONE: R 2-5 | 12. ATTIDORE JOSEPH E OR SELMA N
303 HUME AVE
USE: DETACHED HOUSE
ZONE: R 2-5 | 18. ALEXANDRIA DEPOT INC.
405 FANNON ST
USE: OFFICE/COMMERCIAL WAREHOUSE
ZONE: I | 24. PULTE HOME CORPORATION
2101-2117 JEFFERSON DAVIS HY
USE: CONDO MASTER CARDS
ZONE: CDD #10 | |

LEGEND

- SITE
- OWNER INFORMATION NUMBER
- BUS STOP
- PROPERTY LINE
- STREET CENTER LINE
- ZONING LINE

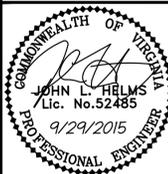


APPROVED
DEVELOPMENT SITE PLAN: 2015-0025
DEPARTMENT OF PLANNING & ZONING

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

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

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phone 703.273.6620 · fax 703.273.7636



CONTEXTUAL PLAN

MOUNT JEFFERSON
PARK IMPROVEMENTS
PRELIMINARY PLAN
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: M007.001.00
SCALE: 1"=100'
DATE: 07-31-2015
DESIGN: C.J.L.
DRAWN: C.J.L.
CHECKED: EG
SHEET No.

C200
103097

DATE	REVISION
9-9-15	COMPLETENESS COMMENTS #1
9-29-15	COMPLETENESS COMMENTS #2 / SLIP SHEETS

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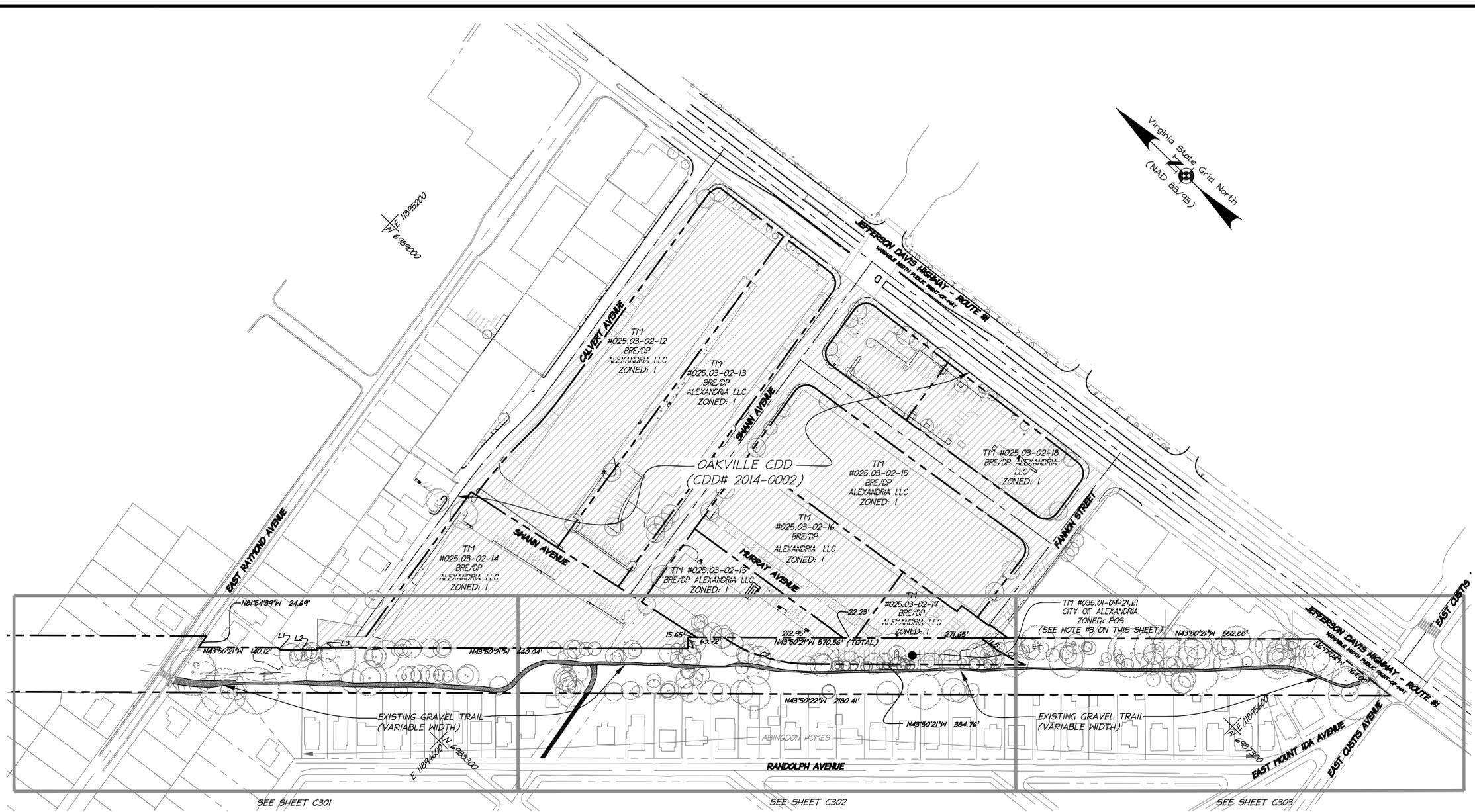


OVERALL EXISTING
 CONDITIONS PLAN

MOUNT JEFFERSON
 PARK IMPROVEMENTS
 PRELIMINARY PLAN
 THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: H007.001.00
 SCALE: 1"=100'
 DATE: 07-31-2015
 DESIGN: C.J.L.
 DRAWN: C.J.L.
 CHECKED: E.G.
 SHEET No.

C300
 103097



NOTES:

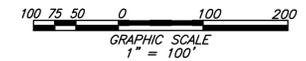
- 1) SEE SHEET C200 FOR ADJACENT OWNERS.
- 2) SEE SHEET C101 FOR LEGEND.
- 3) DEMOLITION OF THE SITE INCLUDED ON TAX MAP PARCEL #035.01-04-21L1 TO BE INCLUDED WITH THE DEMOLITION OF THE OAKVILLE PHASE I PLANS. DEMOLITION AND E#5 PLANS SHALL BE COORDINATED BETWEEN PLANS.
- 4) ALL EXISTING HOUSES SHOWN ARE FROM CITY OF ALEXANDRIA GIS DATA.

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N6°50'28"W	7.49'
L2	N43°50'21"W	65.64'
L3	N46°13'18"E	4.51'
L4	S46°09'39"W	19.99'
L5	S07°47'12"E	28.65'

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	242.81'	63.53'	14°59'29"	31.95'	S15°16'56"E	63.35'
C2	271.56'	162.43'	34°16'12"	83.72'	N26°42'15"W	160.02'



APPROVED
 DEVELOPMENT SITE PLAN: 2015-0025
 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. _____

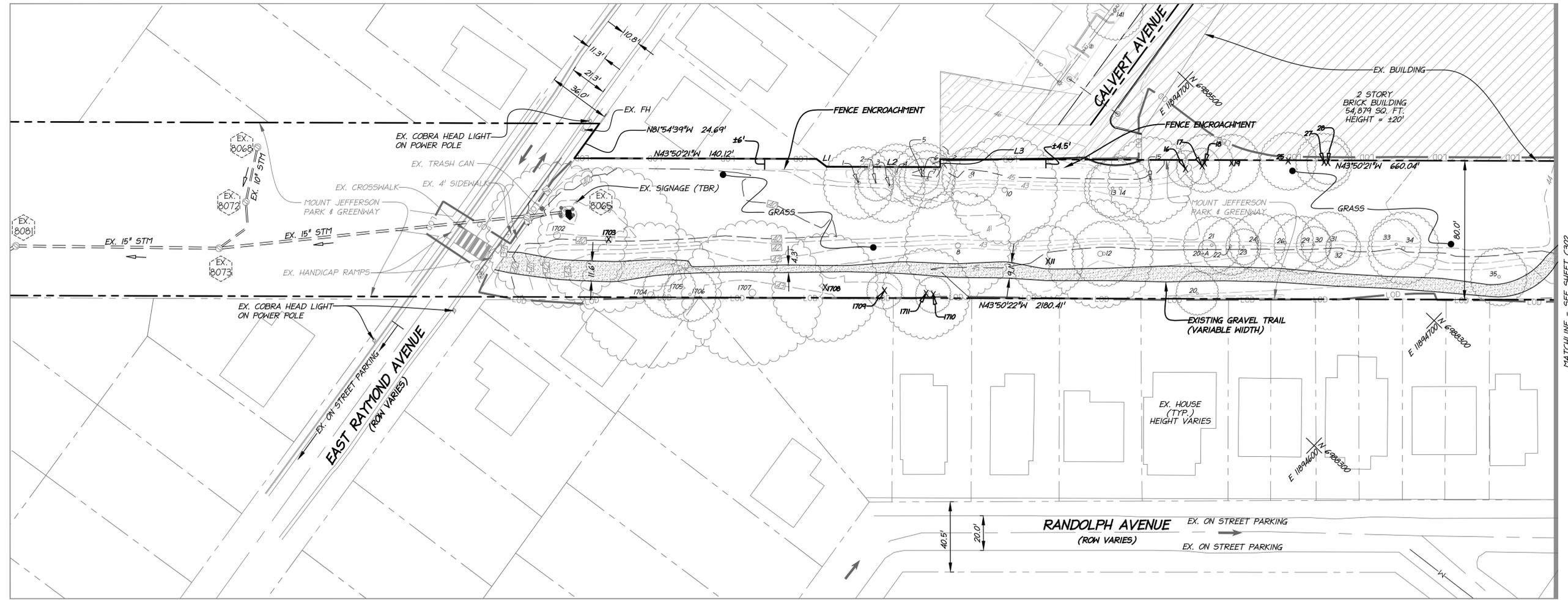
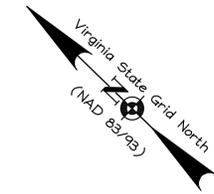
SEE SHEET C301

SEE SHEET C302

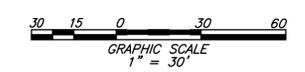
SEE SHEET C303

P:\Projects\14007\00100103097 MT PARK PRELIM C300 OVERALL EXISTING CONDITIONS PLANS.dwg, 9/28/2015 10:26:30 AM, efigoldman, F:\christopher consultants, ltd

DATE	REVISION
9-9-15	COMPLETENESS COMMENTS #1
9-29-15	COMPLETENESS COMMENTS #2 / SLIP SHEETS

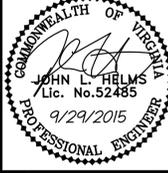


- NOTES:**
- SEE SHEET C200 FOR ADJACENT OWNERS.
 - SEE SHEET C101 FOR LEGEND.
 - ALL EXISTING HOUSES SHOWN ARE FROM CITY OF ALEXANDRIA GIS DATA.
 - SHEET C102 FOR THE EXISTING TREE INVENTORY.
 - AREA PART OF OAKVILLE (CDD #2014-0002). DEMOLITION AND CONSTRUCTION OF ADJACENT PROJECT TO BE COORDINATED. ALL STRUCTURES AND AT-GRADE SITE FEATURES LOCATED WITHIN THE OAKVILLE PROJECT LIMITS TO BE DEMOLISHED.



APPROVED	
DEVELOPMENT SITE PLAN: 2015-0025	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

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EXISTING CONDITIONS
PLAN ENLARGEMENT

MOUNT JEFFERSON
PARK IMPROVEMENTS
PRELIMINARY PLAN
THE CITY OF ALEXANDRIA, VIRGINIA

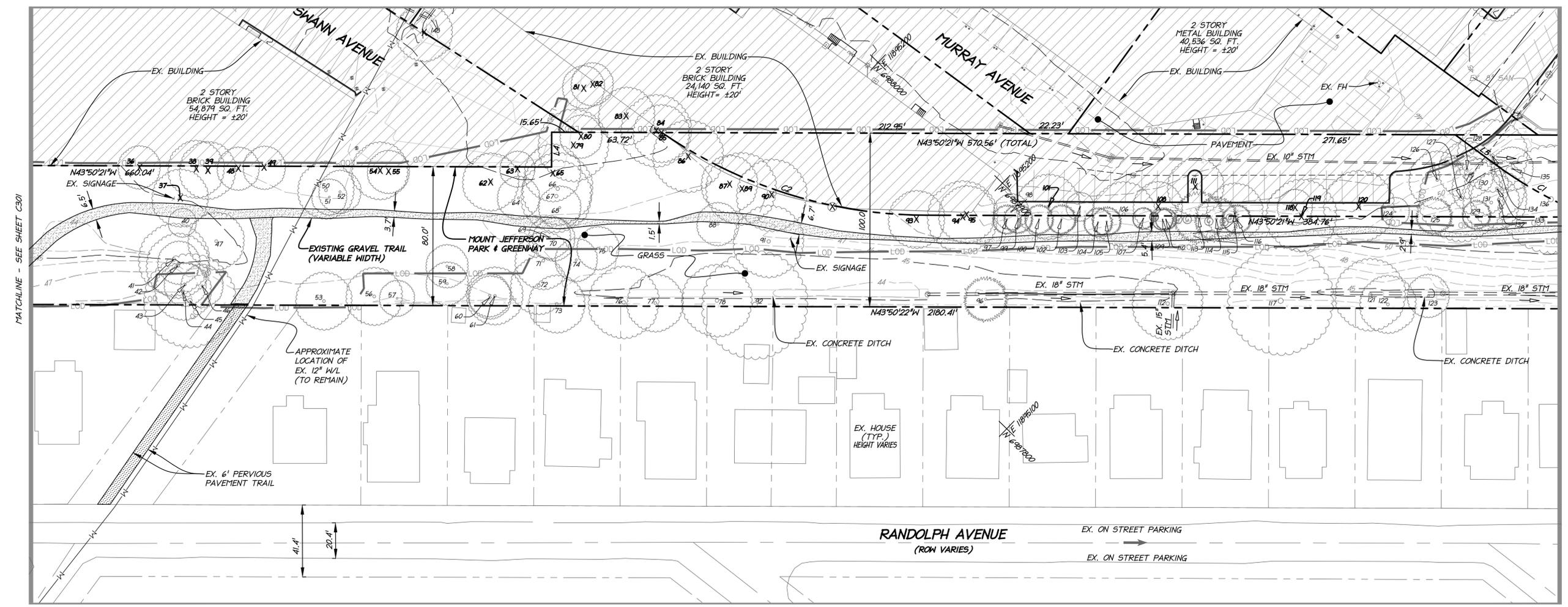
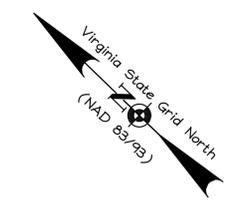
PROJECT NO: H007.001.00
 SCALE: 1"=30'
 DATE: 07-31-2015
 DESIGN: C.J.L.
 DRAWN: C.J.L.
 CHECKED: E.G.
 SHEET No.

C301

103097

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DATE	REVISION
9-9-15	COMPLETENESS COMMENTS #1
9-29-15	COMPLETENESS COMMENTS #2 / SLIP SHEETS

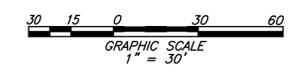


MATCHLINE - SEE SHEET C301

MATCHLINE - SEE SHEET C303

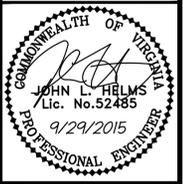
NOTES:

- 1) SEE SHEET C200 FOR ADJACENT OWNERS.
- 2) SEE SHEET C101 FOR LEGEND.
- 3) ALL EXISTING HOUSES SHOWN ARE FROM CITY OF ALEXANDRIA GIS DATA.
- 4) SHEET C102 FOR THE EXISTING TREE INVENTORY.
- 5) AREA PART OF OAKVILLE (CDD #2014-0002). DEMOLITION AND CONSTRUCTION OF ADJACENT PROJECT TO BE COORDINATED. ALL STRUCTURES AND AT-GRADE SITE FEATURES LOCATED WITHIN THE OAKVILLE PROJECT LIMITS TO BE DEMOLISHED.



APPROVED	
DEVELOPMENT SITE PLAN: 2015-0025	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
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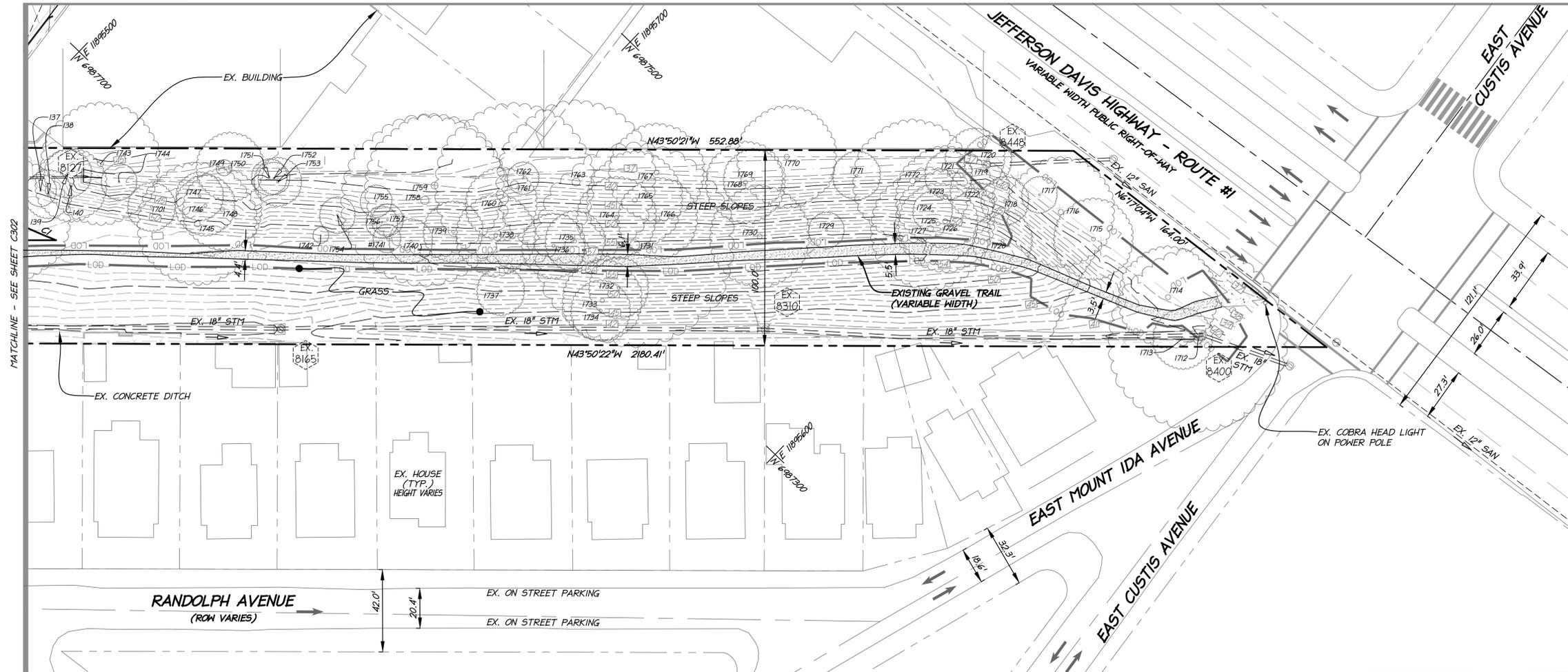
**EXISTING CONDITIONS
 PLAN ENLARGEMENT**

**MOUNT JEFFERSON
 PARK IMPROVEMENTS
 PRELIMINARY PLAN**
 THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: H007.001.00
SCALE: 1" = 30'
DATE: 07-31-2015
DESIGN: C.J.L. DRAWN: C.J.L. CHECKED: E.G.
SHEET No.

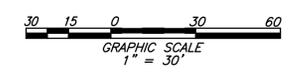
C302
103097

DATE	REVISION
9-9-15	COMPLETENESS COMMENTS #1
9-29-15	COMPLETENESS COMMENTS #2 / SLIP SHEETS



NOTES:

- 1) SEE SHEET C200 FOR ADJACENT OWNERS.
- 2) SEE SHEET C101 FOR LEGEND.
- 3) ALL EXISTING HOUSES SHOWN ARE FROM CITY OF ALEXANDRIA GIS DATA.
- 4) SHEET C102 FOR THE EXISTING TREE INVENTORY.
- 5) AREA PART OF OAKVILLE (CDD #2014-0002). DEMOLITION AND CONSTRUCTION OF ADJACENT PROJECT TO BE COORDINATED. ALL STRUCTURES AND AT-GRADE SITE FEATURES LOCATED WITHIN THE OAKVILLE PROJECT LIMITS TO BE DEMOLISHED.



APPROVED	
DEVELOPMENT SITE PLAN: 2015-0025	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

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EXISTING CONDITIONS
PLAN ENLARGEMENT

MOUNT JEFFERSON
PARK IMPROVEMENTS
PRELIMINARY PLAN
THE CITY OF ALEXANDRIA, VIRGINIA

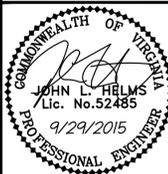
PROJECT NO: H007.001.00
 SCALE: 1"=30'
 DATE: 07-31-2015
 DESIGN: C.J.L.
 DRAWN: C.J.L.
 CHECKED: E.G.

SHEET No.
C303
 103097

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DATE	REVISION
9-9-15	COMPLETENESS COMMENTS #1
9-29-15	COMPLETENESS COMMENTS #2 / SLIP SHEETS

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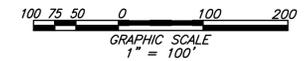
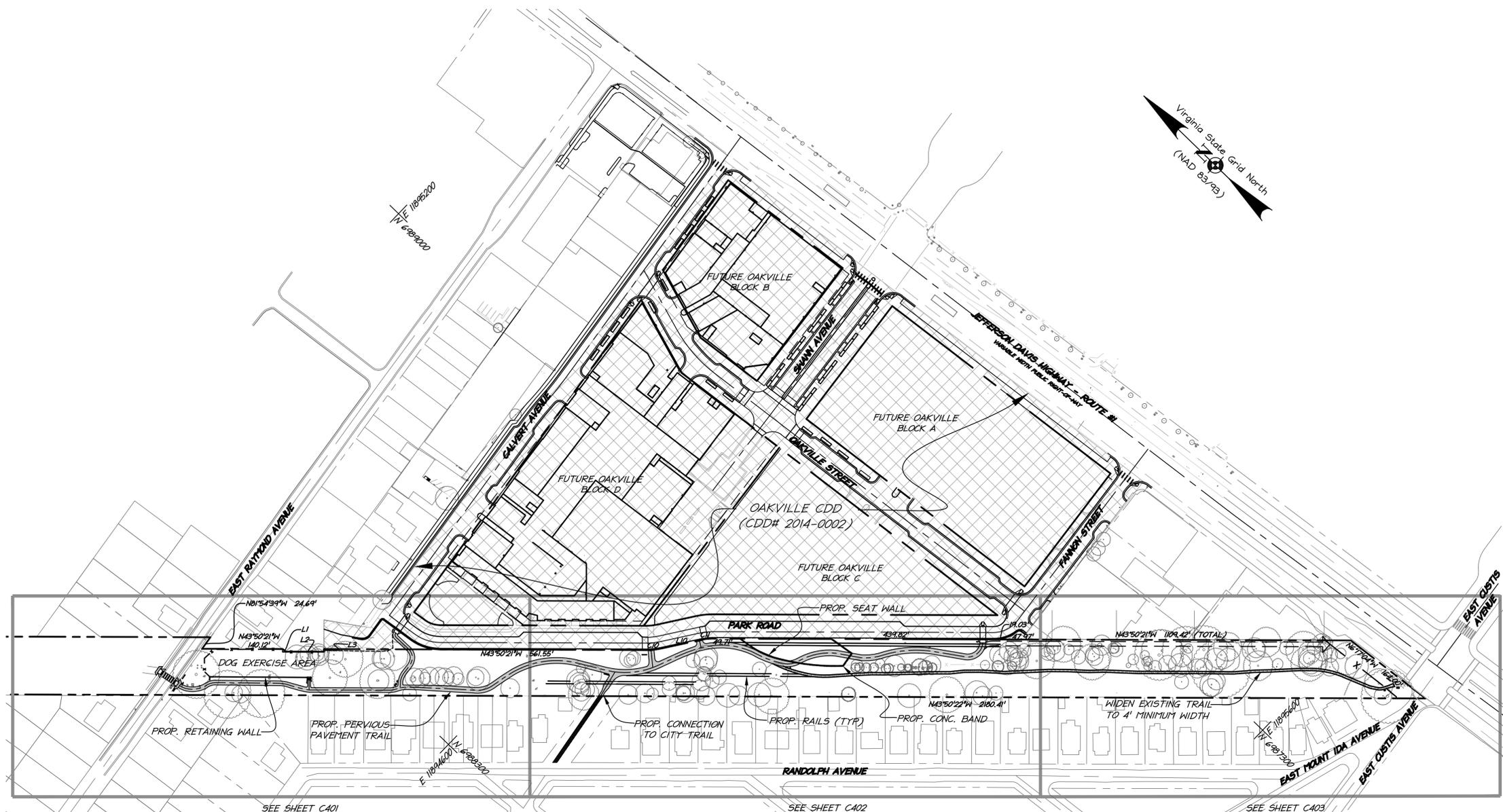


PRELIMINARY PLAN

MOUNT JEFFERSON
 PARK IMPROVEMENTS
 PRELIMINARY PLAN
 THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 14007.001.00
 SCALE: 1"=100'
 DATE: 07-31-2015
 DESIGN: C.J.L.
 DRAWN: C.J.L.
 CHECKED: E.G.
 SHEET No.

C400
 103097



NOTES:

- 1) SEE SHEET C200 FOR ADJACENT OWNERS.
- 2) SEE SHEET C101 FOR LEGEND.
- 3) ALL EXISTING HOUSES SHOWN ARE FROM CITY OF ALEXANDRIA GIS DATA.
- 4) SEE SHEETS C301-C303 AND CORRESPONDING TREE INVENTORY TABLE ON SHEET C102 FOR TREES TO BE REMOVED.

OAKVILLE CDD# 2014-0002

PROPERTY LINE TABLE

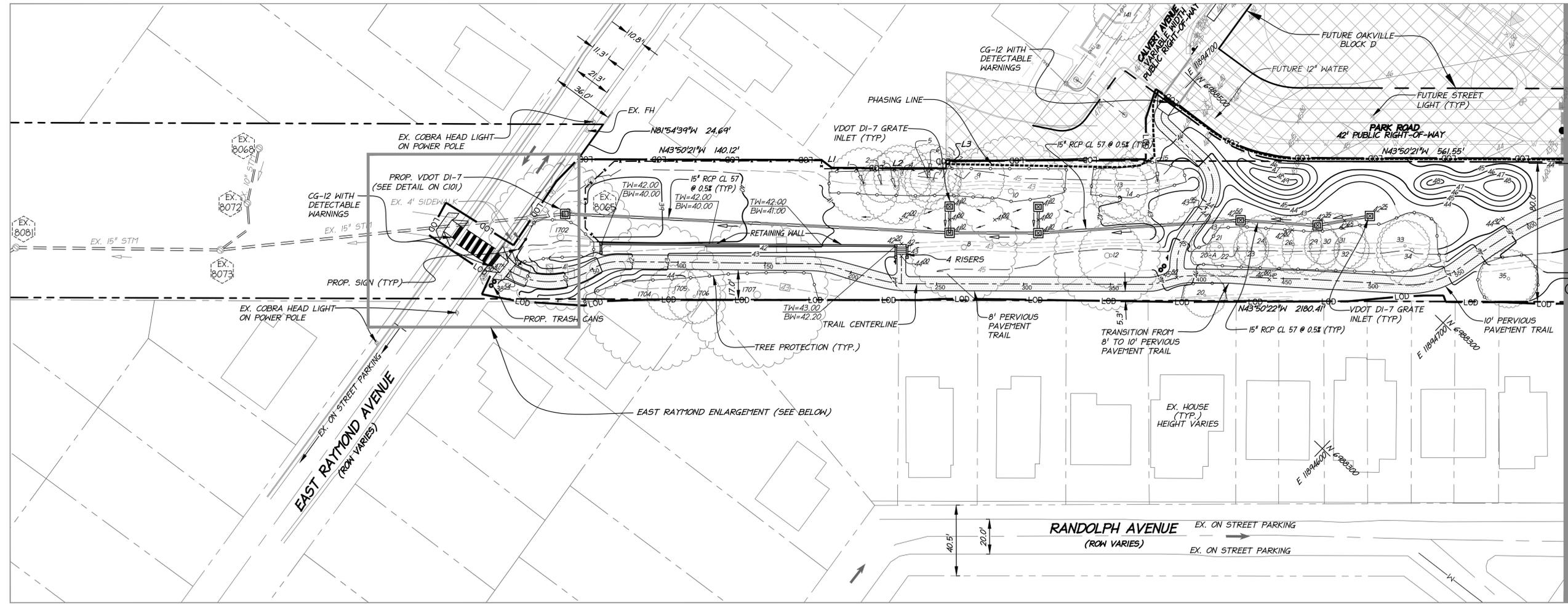
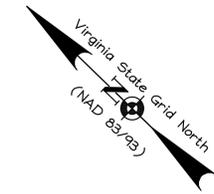
LINE	BEARING	DISTANCE
L1	N6°50'26"W	7.49'
L2	N43°50'21"W	65.64'
L3	N46°13'18"E	4.51'
L10	S56°15'56"E	71.14'

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C10	113.00'	24.51'	12°26'35"	12.30'	S50°03'09"E	24.46'
C11	87.00'	18.87'	12°26'35"	9.47'	S50°03'09"E	18.83'

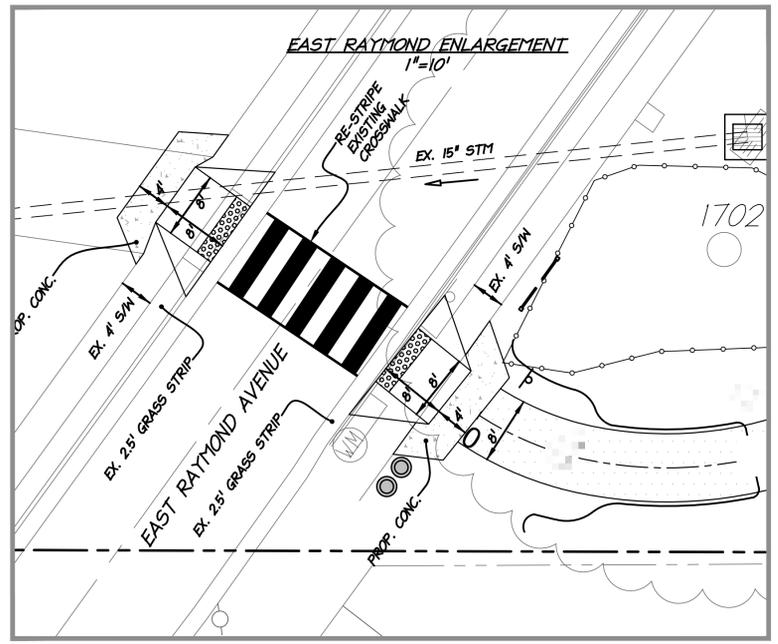
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DATE	REVISION
9-9-15	COMPLETENESS COMMENTS #1
9-29-15	COMPLETENESS COMMENTS #2 / SLIP SHEETS



ARCHAEOLOGY NOTES

1. THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING 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) SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
2. CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR THE CITY ARCHAEOLOGISTS CAN BE ARRANGED.
3. THE APPLICANT / DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
4. THE APPLICANT / DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.



NOTES:

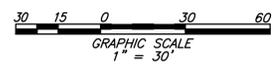
- 1) SEE SHEET C200 FOR ADJACENT OWNERS.
- 2) SEE SHEET C101 FOR LEGEND.
- 3) ALL EXISTING HOUSES SHOWN ARE FROM CITY OF ALEXANDRIA GIS DATA.
- 4) SEE LANDSCAPE PLANS FOR TREES TO BE REMOVED.
- 5) GRADING SHOWN FOR OAKVILLE IS FOR SCHEMATIC PURPOSES ONLY AND IS SUBJECT TO CHANGE.
- 6) SEE LANDSCAPE PLAN SHEETS L5.0 - L5.6 FOR DETAILED GRADING.
- 7) ALL PROPOSED STORM PIPES ARE RCP CL 57.
- 8) ALL PROPOSED INLETS ARE VDOT DI-7, SEE SHEET C102 FOR DETAIL.
- 9) SEE SHEET C102 FOR TREE INVENTORY LIST.
- 10) SEE DETAIL # 5 ON SHEET L7.0 FOR THE TREE PROTECTION DETAIL.

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N6°50'21"W	7.49'
L2	N43°50'21"W	65.64'
L3	N46°13'18"E	4.51'
L10	S56°15'56"E	71.14'

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
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C11	87.00'	18.87'	12°25'35"	9.47'	S60°03'09"E	18.83'



APPROVED
DEVELOPMENT SITE PLAN: 2015-0025
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

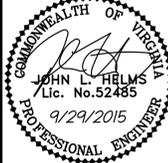
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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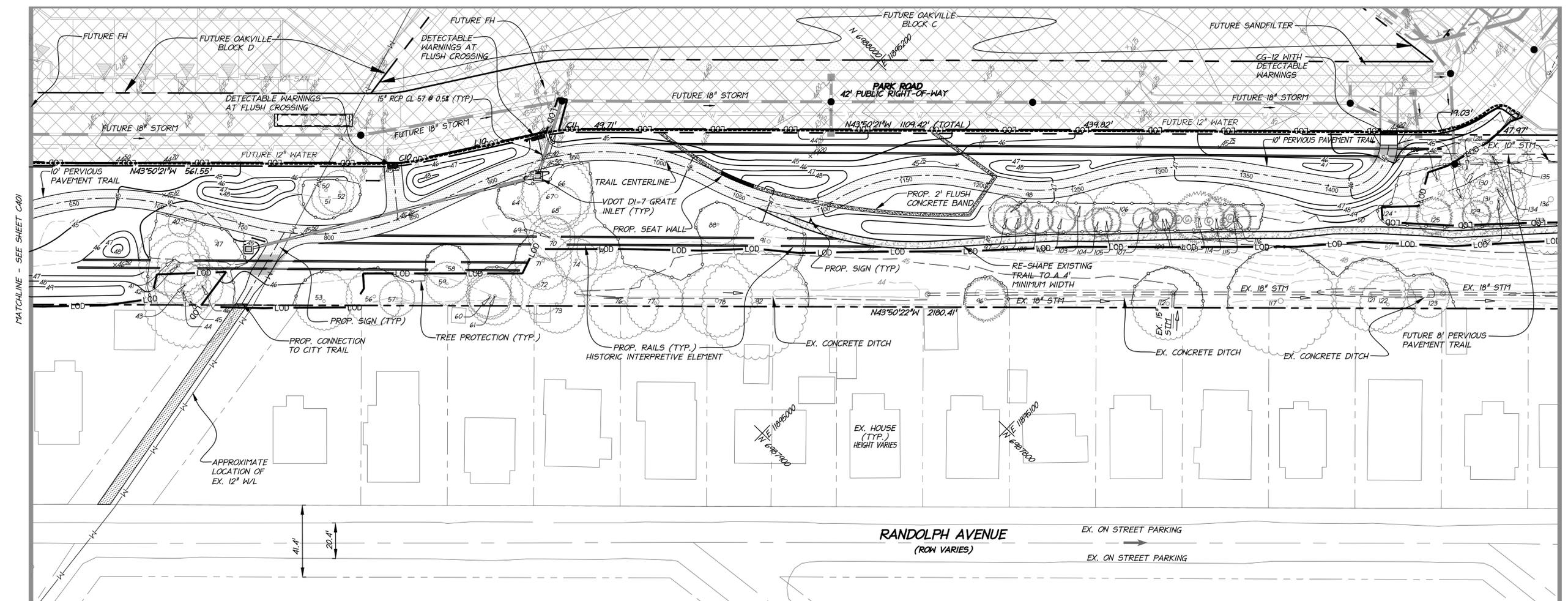
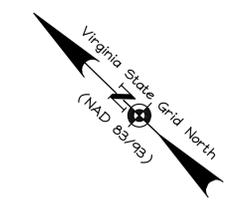
PRELIMINARY PLAN ENLARGEMENT

MOUNT JEFFERSON PARK IMPROVEMENTS PRELIMINARY PLAN
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: H007.001.00
SCALE: 1"=30'
DATE: 07-31-2015
DESIGN: C.J.L.
DRAWN: C.J.L.
CHECKED: EG
SHEET No.

CA01
103097

DATE	REVISION
9-9-15	COMPLETENESS COMMENTS #1
9-29-15	COMPLETENESS COMMENTS #2 / SLIP SHEETS



MATCHLINE - SEE SHEET C401

MATCHLINE - SEE SHEET C403

ARCHAEOLOGY NOTES

1. THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING 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) SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
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NOTES:

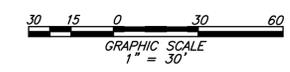
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- 2) SEE SHEET C101 FOR LEGEND.
- 3) ALL EXISTING HOUSES SHOWN ARE FROM CITY OF ALEXANDRIA GIS DATA.
- 4) SEE LANDSCAPE PLANS FOR TREES TO BE REMOVED.
- 5) GRADING SHOWN FOR OAKVILLE IS FOR SCHEMATIC PURPOSES ONLY AND IS SUBJECT TO CHANGE.
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- 7) ALL PROPOSED STORM PIPES ARE RCP CL 57.
- 8) ALL PROPOSED INLETS ARE VDOT DI-7, SEE SHEET C102 FOR DETAIL.
- 9) SEE SHEET C102 FOR TREE INVENTORY LIST.
- 10) SEE DETAIL # 5 ON SHEET L7.0 FOR THE TREE PROTECTION DETAIL.

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N6°50'26"W	7.49'
L2	N43°50'21"W	65.64'
L3	N46°13'18"E	4.51'
L10	S56°15'56"E	71.14'

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C10	113.00'	24.51'	12°25'35"	12.30'	S50°03'04"E	24.46'
C11	87.00'	18.87'	12°25'35"	9.47'	S50°03'04"E	18.83'



APPROVED
DEVELOPMENT SITE PLAN: 2015-0025
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

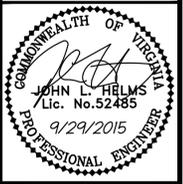
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DATE RECORDED _____

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

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phone 703.273.6620 · fax 703.273.7636



PRELIMINARY PLAN ENLARGEMENT

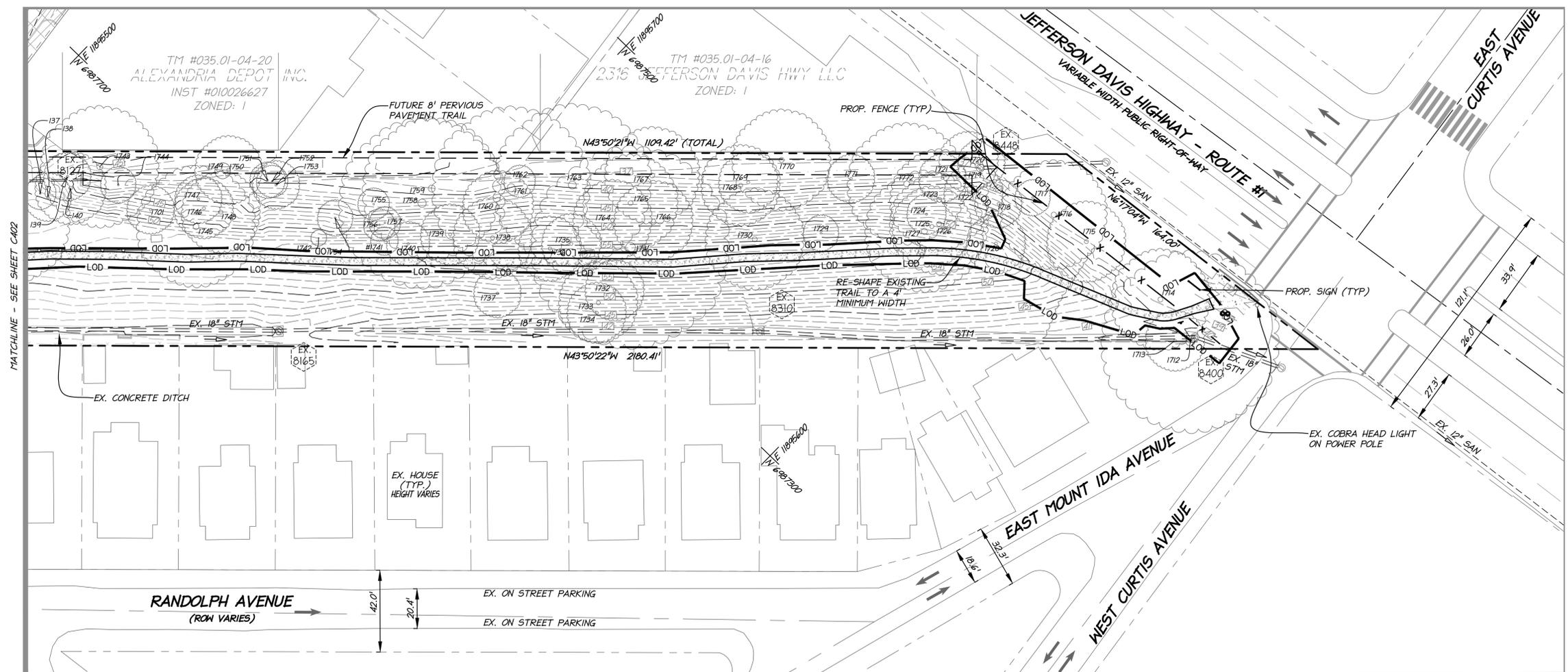
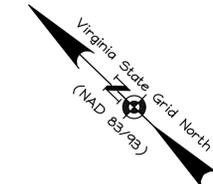
MOUNT JEFFERSON PARK IMPROVEMENTS PRELIMINARY PLAN

THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: H007.001.00
SCALE: 1"=30'
DATE: 07-31-2015
DESIGN: C.J.L.
DRAWN: C.J.L.
CHECKED: EG
SHEET No.

C402
103097

DATE	REVISION
9-9-15	COMPLETENESS COMMENTS #1
9-29-15	COMPLETENESS COMMENTS #2 / SLIP SHEETS



MATCHLINE - SEE SHEET C402

ARCHAEOLOGY NOTES

1. THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING 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) SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
2. CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR THE CITY ARCHAEOLOGISTS CAN BE ARRANGED.
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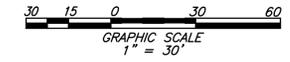
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PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
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C11	87.00'	18.87'	12°25'35"	9.47'	S50°03'09"E	18.83'



APPROVED
DEVELOPMENT SITE PLAN: 2015-0025
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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PRELIMINARY PLAN ENLARGEMENT

MOUNT JEFFERSON PARK IMPROVEMENTS PRELIMINARY PLAN

THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: M007.001.00
SCALE: 1" = 30'
DATE: 07-31-2015
DESIGN: C.J.L.
DRAWN: C.J.L.
CHECKED: EG
SHEET No.

C403
103097

EXISTING CONDITION SITE NARRATIVE

THIS SITE IS 4.60 ACRES AND IS A CITY PARK. THE SITE IS LOCATED ON THE WEST SIDE OF FUTURE OAKVILLE DEVELOPMENT, BETWEEN EAST RAYMOND AVENUE AND JEFFERSON DAVIS HIGHWAY. THE PARK CONSISTS OF A GRAVEL WALKING TRAIL AND A DOG EXERCISE AREA. THE SITE CURRENTLY HAS DRAINAGE ISSUES WITH WATER PONDING IN VARIOUS LOW POINTS. THE SITE'S ENTIRE IMPERVIOUS AREA WILL BE REMOVED (0.37 ACRES).

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE NORTHERN PORTION OF THE PARK DRAINS TO THE STORM SYSTEM IN EAST RAYMOND AVENUE AND THE SOUTHERN PORTION DRAINS TO THE STORM SYSTEM IN JEFFERSON DAVIS HIGHWAY.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT PROPOSES UPGRADES TO THE MOUNT JEFFERSON PARK BETWEEN EAST RAYMOND AVENUE AND JEFFERSON DAVIS HIGHWAY. THESE UPGRADES INCLUDE AN 8' PERVIOUS PAVEMENT TRAIL, DOG PARK, LANDSCAPING AND A HISTORIC INTERPRETIVE ART ELEMENT.

WATER QUALITY TREATMENT (BMP) NARRATIVE

DUE TO THE REMOVAL OF ALL IMPERVIOUS AREA FROM THE SITE, NO BMP TREATMENT WILL BE PROVIDED.

SITE AREA

THE SITE AREA THAT WILL BE USED FOR COMPUTING THE STATE AND CITY BMP REQUIREMENT WILL BE THE MOUNT JEFFERSON PARK AREA FROM THE SOUTH SIDE OF THE EAST RAYMOND AVENUE ROW TO THE JEFFERSON DAVIS HIGHWAY ROW, APPROXIMATELY 4.60 ACRES.

WQV TREATMENT

THE WQV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK IS 1816 CU FT/ ACRE OF IMPERVIOUS SURFACE. THEREFORE WQV REQUIRED = 0 x 1816 = 0 CU FT.

STORM WATER MANAGEMENT / BEST MANAGEMENT PRACTICES NARRATIVE

BEST MANAGEMENT PRACTICES (BMP) - STORMWATER QUALITY

TO MEET THE STATE REQUIREMENTS FOR STORMWATER QUALITY, THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET FOR RE-DEVELOPMENT MUST BE FILLED OUT AND MEET ALL POLLUTANT LOAD REDUCTION REQUIREMENTS. THIS COMPLETED SPREADSHEET HAS BEEN COMPLETED AND IS ON THIS SHEET. SINCE THERE IS NO IMPERVIOUS AREA IN THE POST-DEVELOPED CONDITION, NO STORMWATER QUALITY IS REQUIRED TO MEET STATE REQUIREMENTS. THE CITY REQUIRES THE ENTIRE SITE'S WATER QUALITY VOLUME (WQV) TO BE TREATED (13-109-E-1). SINCE THE WQV IS BASED ON THE AMOUNT OF IMPERVIOUS AREA IN THE POST-DEVELOPED CONDITION AND THERE IS NO IMPERVIOUS AREA REMAINING, NO STORMWATER QUALITY CONTROL IS NEEDED TO MEET THE CITY REQUIREMENTS.

STORMWATER QUANTITY (CHANNEL PROTECTION / FLOOD PROTECTION)

SEE SHEET C502 FOR STORMWATER QUANTITY ANALYSIS.

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

To be used w/ 2011 BMP Standards and Specifications

Site Data

Project Name: Mount Jefferson Park
Date: 7/28/15

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage 4.60

Constants

Annual Rainfall (inches)	43	
Target Rainfall Event (inches)	1.00	
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L) <u>1.86</u>
Target Phosphorus Target Load (lb/acre/yr)	0.41	
Pj	0.90	

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	4.12	4.12
Impervious Cover (acres)	0.00	0.00	0.00	0.48	0.48
Total					4.60

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	4.60	4.60
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00
Total					4.60

Area Check

Area Check	Okay	Okay	Okay	Okay
------------	------	------	------	------

Rv Coefficients

	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

Land Cover Summary

	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Composite Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	4.12	4.12
Composite Rv(turf)	0.25	0.25
% Managed Turf	90%	90%
Impervious Cover (acres)	0.48	0.48
Rv(impervious)	0.95	0.95
% Impervious	10%	10%
Total Site Area (acres)	4.60	4.60
Site Rv	0.32	0.32
Pre-Development Treatment Volume (acre-ft)	0.1238	0.1238
Pre-Development Treatment Volume (cubic feet)	5,394	5,394
Pre-Development Load (TP) (lb/yr)	3.39	3.39

Land Cover Summary

	Post-ReDevelopment
Forest/Open Space Cover (acres)	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	4.60
Composite Rv(turf)	0.25
% Managed Turf	100%
ReDev. Impervious Cover (acres)	0.00
Rv(impervious)	0.95
% Impervious	0%
Total ReDev. Site Area (acres)	4.60
ReDev. Site Rv	0.25
Post-Development Treatment Volume (acre-ft)	0.0958
Post-Development Treatment Volume (cubic feet)	4,175
Post-Development Load (TP) (lb/yr)	2.62

¹Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.

Maximum % Reduction Required Below Pre-ReDevelopment Load 20%

TP Load Reduction Required for Redeveloped Area (lb/yr) 0.00

Total Load Reduction Required (lb/yr) 0.00

Pre-Development Load (TN) (lb/yr) 24.25

Post-Development Load (TN) (lb/yr) 18.76

DATE	REVISION
9-9-15	COMPLETENESS COMMENTS #1
9-29-15	COMPLETENESS COMMENTS #2 / SLIP SHEETS

Project Description
Development Redevelopment

Drainage Area	Impervious	Pervious	Total
Site Area	0.00	4.60	4.60
On-Site Treated	0.00	0.00	0.00
Off-Site Treated	0.00	0.00	0.00
Total Treated	0.00	0.00	0.00
On-Site Impervious Areas Disconnected by Vegetated Buffer	0.00		
Total Treated or Disconnected	0.00	0.00	0.00

Miscellaneous

Total WQV treated yes

Detention on Site no

Project is within which watershed? FOUR MILE RUN / POTOMAC RIVER

Project Discharges to which body of water? FOUR MILE RUN

PROJECT SITE RUNOFF COMPUTATIONS:

PRE-DEVELOPMENT
A = 4.60 ACRES
C = (4.23)(0.35) + (0.37)(0.90) = 1.86
C = 0.39
T = 5 MINUTES
I_s = 6.2 INCHES/HOUR
I_p = 9.0 INCHES/HOUR
Q_s = (0.39)(6.2)(4.60) = 11.12 CFS
Q_p = (0.39)(9.0)(4.60) = 16.15 CFS

POST-DEVELOPMENT
A = 4.60 ACRES
C = (4.20)(0.35) + (0.32)(0.70) + (0)(0.90) = 1.86
C = 0.37
T_c = 5 MINUTES
I_s = 6.2 INCHES/HOUR
I_p = 9.0 INCHES/HOUR
Q_s = (0.37)(6.2)(4.60) = 10.55 CFS
Q_p = (0.37)(9.0)(4.60) = 15.32 CFS

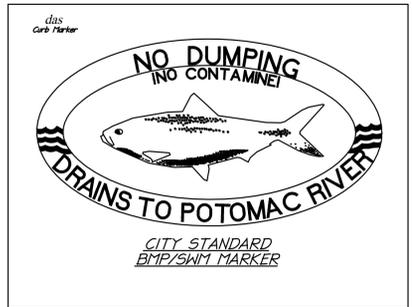
NET DECREASE IN RUNOFF

Q_s = 11.12 CFS - 10.55 CFS = 0.57 CFS
Q_p = 16.15 CFS - 15.32 CFS = 0.83 CFS

Land Cover Summary

	Post-ReDevelopment New Impervious
New Impervious Cover (acres)	0.00
Rv(impervious)	0.95
% Impervious	Check Area
Total New Dev. Site Area (acres)	0.00
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0000
Post-Development Treatment Volume (cubic feet)	0
Post-Development Load (TP) (lb/yr)	0.00

TP Load Reduction Required for New Impervious Area (lb/yr) 0.00



APPROVED
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No. 52485
9/29/2015
PROFESSIONAL ENGINEER

BMP NARRATIVE NOTES AND COMPUTATIONS

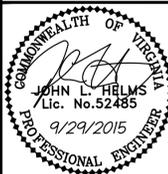
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THE CITY OF ALEXANDRIA, VIRGINIA

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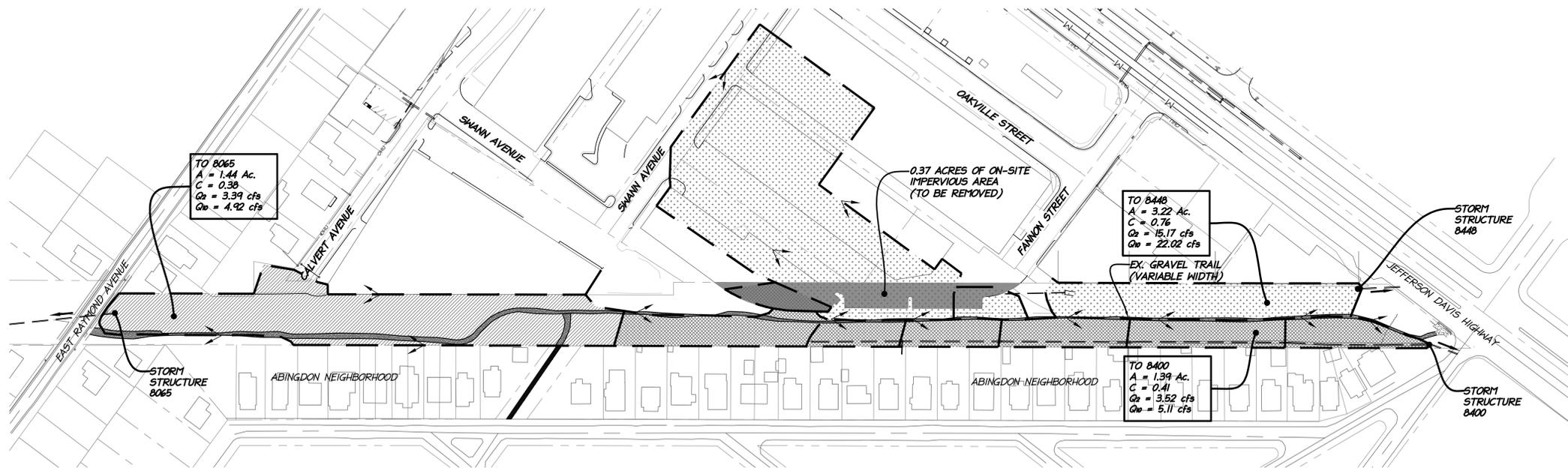
C500
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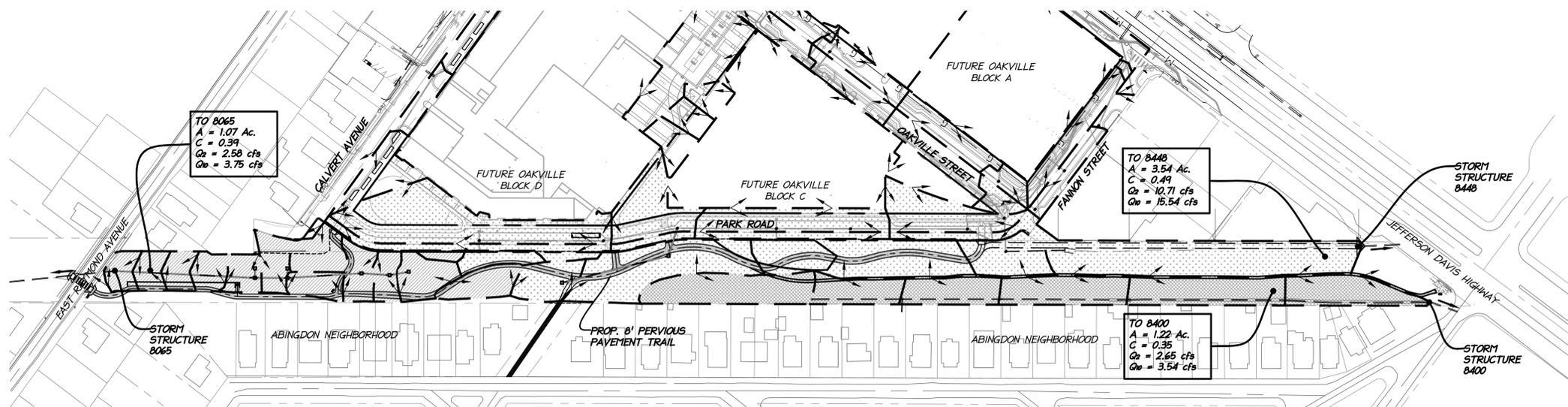
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PRE-DEVELOPMENT DRAINAGE DIVIDE MAP



POST-DEVELOPMENT DRAINAGE DIVIDE MAP



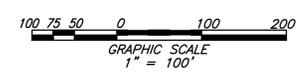
Pre / Post Drainage Area Tabulations							
Pre-Development							
Outfall Structure	Area (Ac.)	Imp	Perv	Prev Pymt	C	Q2 (cfs)	Q10 (cfs)
8065	1.44	0.08	1.36	0	0.38	3.39	4.92
8448	3.22	2.4	0.82	0	0.76	15.17	22.02
8400	1.39	0.09	1.3	0	0.39	3.32	4.82
Post-Development							
Outfall Structure	Area (Ac.)	Imp	Perv	Prev Pymt	C	Q2 (cfs)	Q10 (cfs)
8065	1.07	0	0.95	0.12	0.39	2.58	3.75
8448	3.54	0.9	2.44	0.2	0.51	11.18	16.24
8400	1.22	0	1.22	0	0.35	2.65	3.84

LEGEND

SYMBOL	TITLE
--- --	: POST-DEVELOPMENT DRAINAGE DIVIDE
- - - -	: PROPERTY LIMITS
→	: DRAINAGE DIVIDE ARROW
■ (Solid)	: PRE-DEVELOPMENT IMPERVIOUS AREA ON SITE (0.37 Ac.)
■ (Diagonal Lines)	: DRAINAGE AREA TO 8065
■ (Cross-hatch)	: DRAINAGE AREA TO 8400
■ (Dotted)	: DRAINAGE AREA TO 8448

NOTE: NO REMAINING OR PROPOSED IMPERVIOUS AREA ON SITE WITH THE POST-DEVELOPMENT CONDITION.

- NOTES:**
- DRAINAGE OF EXISTING BUILDING IS UNKNOWN.
 - SEE SHEETS C301 - C303 FOR EXISTING TOPOGRAPHY.
 - SEE SHEETS C401 - C403 FOR PROPOSED GRADING.
 - THE EXISTING WET SWALE ON SITE WILL RECEIVE LESS STORMWATER IN THE POST-DEVELOPMENT CONDITION.
 - NO BIMPS OR SWM IS BEING PROVIDED WITH THIS PLAN. SEE SHEET C500 FOR RATIONALE.
 - ALL POST-DEVELOPMENT OUTFALLS RECEIVE LESS RUNOFF THAN PRE-DEVELOPMENT CONDITIONS.
 - THE TOTAL AREA FOR THE POST-DEVELOPMENT OUTFALLS (8065, 8448 AND 8400) IS LESS THAN THE PRE-DEVELOPMENT TOTAL AREA BECAUSE THE DRAINAGE PATTERN FROM THE OAKVILLE SITE HAS CHANGED FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT.



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 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR _____ DATE _____
 CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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DRAINAGE AREA MAP

MOUNT JEFFERSON
 PARK IMPROVEMENTS
 PRELIMINARY PLAN
 THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 14007.001.00
 SCALE: 1"=100'
 DATE: 07-31-2015
 DESIGN: C.J.L.
 DRAWN: C.J.L.
 CHECKED: EG
 SHEET No.
C501
 103097

P:\Projects\14007\001001\00997 MT PARK PRELIM\C501 DRAINAGE AREA MAP.dwg, 9/29/2015 10:29:50 AM, elgibodanm_11.christopherconsultants, ltd.

DATE	REVISION
9-9-15	COMPLETENESS COMMENTS #1
9-29-15	COMPLETENESS COMMENTS #2 / SLIP SHEETS

Pre / Post Drainage Area Tabulations											
Pre-Development											
Outfall Structure	Area (Ac.)	Imp	Perv	Prev Pvmnt	CN	RV1 (cf)	Q1 (cfs)	RV2 (cf)	Q2 (cfs)	RV10 (cf)	Q10 (cfs)
8065	1.44	0.08	1.36	0	81	6626	2.88	8626.00	3.75	16409.00	7.06
8448	3.22	2.4	0.82	0	93	22920	9.69	28146.00	11.78	47409.00	19.25
8400	1.39	0.09	1.3	0	81	5462	2.35	7261.00	3.15	14425.00	6.25
Post-Development											
Outfall Structure	Area (Ac.)	Imp	Perv	Prev Pvmnt	C	RV1 (cf)	Q1 (cfs)	RV2 (cf)	Q2 (cfs)	RV10 (cf)	Q10 (cfs)
8065	1.07	0	0.95	0.12	80	3981	1.71	5332.00	2.31	10752.00	4.66
8448	3.54	0.9	2.44	0.2	85	17142	7.46	22164.00	9.63	41574.00	17.83
8400	1.22	0	1.22	0	80	4540	1.95	6079.00	2.63	12259.00	5.32

CHANNEL PROTECTION COMPUTATIONS

OUTFALL 8065 IMPROVEMENT FACTOR EQUATION (13-109-F-1-c-i)

$$QDEV \leq (.8) (QPRE) [RVPRE / RVDEV]$$

$$1.71 \leq (.8) (2.88) [6626 / 3981]$$

$$1.71 \leq 3.83 \quad OK$$

OUTFALL 8448 IMPROVEMENT FACTOR EQUATION (13-109-F-1-c-i)

$$QDEV \leq (.8) (QPRE) [RVPRE / RVDEV]$$

$$7.46 \leq (.8) (9.69) [22920 / 17142]$$

$$7.46 \leq 10.36 \quad OK$$

OUTFALL 8400 IMPROVEMENT FACTOR EQUATION (13-109-F-1-c-i)

$$QDEV \leq (.8) (QPRE) [RVPRE / RVDEV]$$

$$1.95 \leq (.8) (2.35) [5462 / 4540]$$

$$1.95 \leq 2.26 \quad OK$$

STORM WATER MANAGEMENT / BEST MANAGEMENT PRACTICES NARRATIVE

BEST MANAGEMENT PRACTICES (BMP) - STORMWATER QUALITY

TO MEET THE STATE REQUIREMENTS FOR STORMWATER QUALITY, THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET FOR RE-DEVELOPMENT MUST BE FILLED OUT AND MEET ALL POLLUTANT LOAD REDUCTION REQUIREMENTS. THIS COMPLETED SPREADSHEET HAS BEEN COMPLETED AND IS ON THIS SHEET. SINCE THERE IS NO IMPERVIOUS AREA IN THE POST-DEVELOPED CONDITION, NO STORMWATER QUALITY IS REQUIRED TO MEET STATE REQUIREMENTS. THE CITY REQUIRES THE ENTIRE SITE'S WATER QUALITY VOLUME (WQV) TO BE TREATED (13-109-E-1). SINCE THE WQV IS BASED ON THE AMOUNT OF IMPERVIOUS AREA IN THE POST-DEVELOPED CONDITION AND THERE IS NO IMPERVIOUS AREA REMAINING, NO STORMWATER QUALITY CONTROL IS NEEDED TO MEET THE CITY REQUIREMENTS.

STORMWATER QUANTITY (CHANNEL PROTECTION / FLOOD PROTECTION)

THE SITE HAS THREE OUTFALLS THAT WERE ALL ANALYZED FOR BOTH CHANNEL PROTECTION AND FLOOD PROTECTION. REFER TO SHEET C501 FOR LOCATION OF THE OUTFALLS AND DRAINAGE AREAS.

OUTFALL 8065

CHANNEL PROTECTION - EQUATION 13-109-F-1-c-i SATISFIED (SEE THIS SHEET FOR COMPUTATIONS).

FLOOD PROTECTION - THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT (REQUIREMENT SATISFIED).

OUTFALL 8448

CHANNEL PROTECTION - EQUATION 13-109-F-1-c-i SATISFIED (SEE THIS SHEET FOR COMPUTATIONS).

FLOOD PROTECTION - THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT (REQUIREMENT SATISFIED).

OUTFALL 8400

CHANNEL PROTECTION - EQUATION 13-109-F-1-c-i SATISFIED (SEE THIS SHEET FOR COMPUTATIONS).

FLOOD PROTECTION - THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT (REQUIREMENT SATISFIED).

SUMMARY

THE CHANNEL PROTECTION REQUIREMENT IS SATISFIED FOR ALL THREE OUTFALLS WITH THE EQUATION 13-109-F-1-c-i, AS STATED IN 13-109-F-1-d, SINCE SUBSECTION (c) WAS USED TO SHOW COMPLIANCE WITH CHANNEL PROTECTION, NO FURTHER REVIEW OF THE OUTFALL IS REQUIRED. THE FLOOD PROTECTION REQUIREMENT IS SATISFIED BECAUSE THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PRE-DEVELOPMENT FOR ALL THREE OUTFALLS. AS STATED IN 13-109-F-2-a-ii (FOR SYSTEMS THAT DO NOT EXPERIENCE LOCALIZED FLOODING) AND IN 13-109-F-2-b-ii (FOR SYSTEMS THAT DO EXPERIENCE LOCALIZED FLOODING), THE RELEASE OF THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT.

christopher consultants
 engineering · surveying · land planning
 9900 main street (fourth floor) · Fairfax, VA 22030
 phone 703.273.6620 · fax 703.273.7636



STORMWATER
 MANAGEMENT
 NARRATIVE AND
 COMPUTATIONS

MOUNT JEFFERSON
 PARK IMPROVEMENTS
 PRELIMINARY PLAN
 THE CITY OF ALEXANDRIA, VIRGINIA

APPROVED		
DEVELOPMENT SITE PLAN: 2015-0025		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

PROJECT NO: H007.001.00

SCALE: N/A

DATE: 07-31-2015

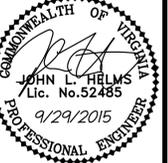
DESIGN: C.J.L.
 DRAWN: C.J.L.
 CHECKED: EG

SHEET No.

C502
 103097

DATE	REVISION
9-9-15	COMPLETENESS COMMENTS #1
9-29-15	COMPLETENESS COMMENTS #2 / SLIP SHEETS

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 engineering · surveying · land planning
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 phone 703.273.6820 · fax 703.273.7636



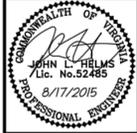
OAKVILLE EXISTING CONDITIONS

MOUNT JEFFERSON PARK IMPROVEMENTS PRELIMINARY PLAN
 THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 14007.001.00
 SCALE: N/A
 DATE: 07-31-2015
 DESIGN: C.J.L.
 DRAWN: C.J.L.
 CHECKED: E.G.
 SHEET No.
C601
 103097

DATE	REVISION
8-17-15	COMPLETENESS COMMENTS

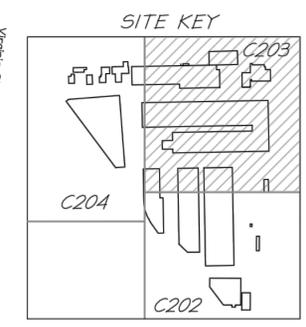
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 9900 main street (fourth floor) · Fairfax, VA 22030
 phone 703.273.6820 · fax 703.273.7636



EXISTING CONDITIONS PRELIMINARY PLAN

OAKVILLE - PHASE 1 PRELIMINARY PLAN
 THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 14007.001.00
 SCALE: 1"=30'
 DATE: 07-13-2015
 DESIGN: E.G.
 DRAWN: E.G.
 CHECKED: J.L.H.
 SHEET No.
C203
 102991

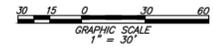


PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°03'00"E	50.52'
L2	S34°01'00"E	65.00'
L3	S82°07'34"W	24.16'
L4	S43°50'00"E	37.04'
L5	S07°52'00"E	2.01'
L6	N83°22'49"E	13.24'
L7	S07°52'00"E	34.49'
L8	S07°52'00"E	25.01'
L9	N83°22'49"E	2.36'
L10	S07°52'00"E	40.68'
L11	S07°47'00"E	28.62'
L12	S46°09'39"W	19.99'

PROPERTY CURVE TABLE

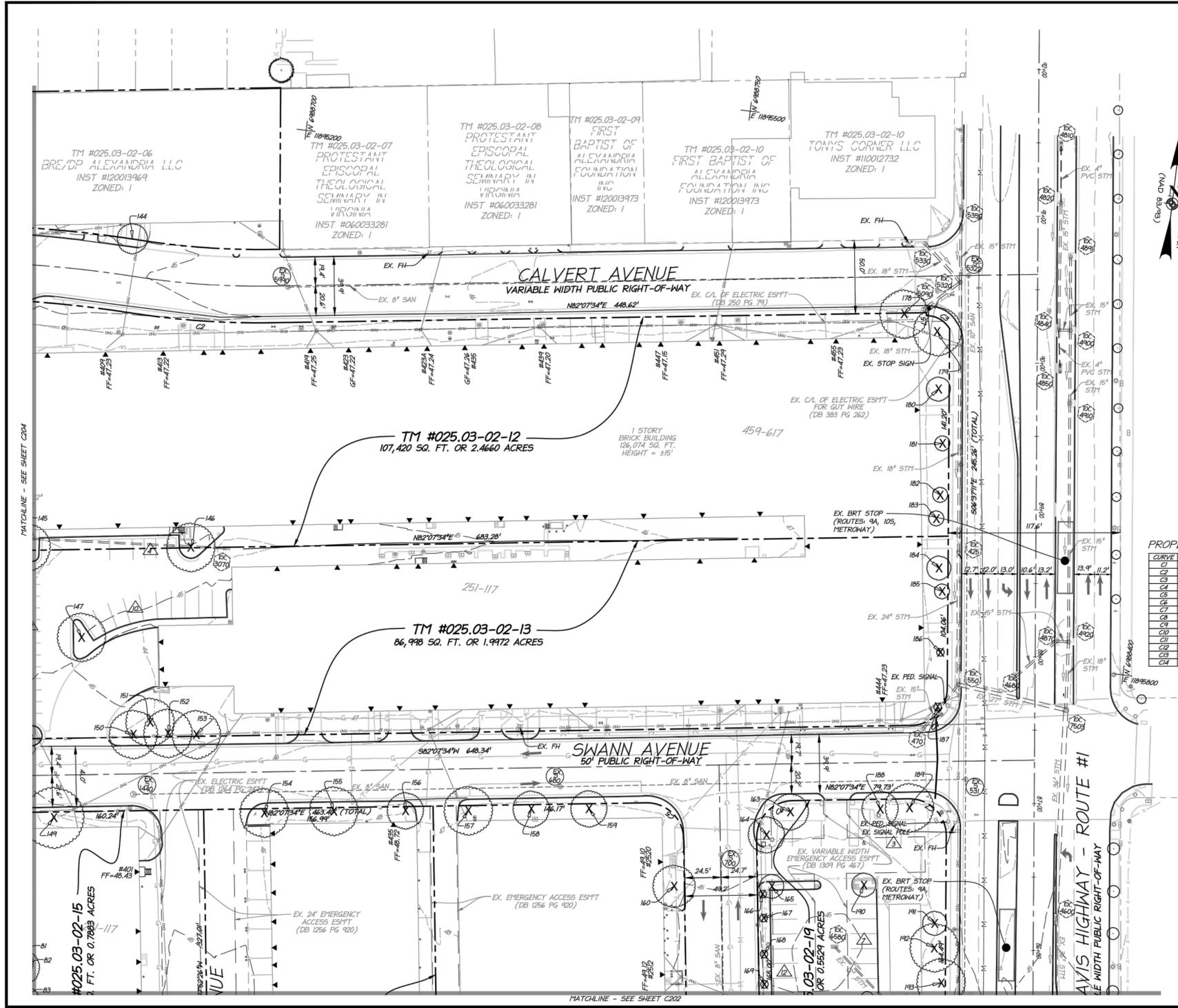
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	600.00'	156.54'	44°56'	68.42'	N87°02'04"E	136.34'
C2	567.14'	96.98'	44°56'	48.61'	N87°02'04"E	96.86'
C3	18.00'	18.00'	80°47'00"	12.56'	S67°33'08"E	18.22'
C4	25.00'	39.70'	89°47'00"	24.63'	S37°42'18"W	34.91'
C5	25.00'	34.28'	80°00'00"	25.01'	S62°52'26"E	35.36'
C6	25.00'	34.27'	80°00'00"	25.00'	N37°07'34"E	35.36'
C7	25.00'	34.82'	89°52'00"	25.01'	S62°44'49"E	35.74'
C8	25.00'	34.27'	80°00'00"	25.00'	S38°22'49"W	35.36'
C9	25.00'	36.72'	88°44'00"	24.46'	N82°44'49"W	34.97'
C10	25.00'	39.76'	89°56'00"	25.01'	S37°42'05"W	35.70'
C11	242.84'	63.53'	145°52'00"	31.95'	S55°16'56"E	63.35'
C12	271.56'	162.43'	34°16'00"	83.72'	N26°42'15"W	160.02'
C13	850.00'	145.04'	44°56'	72.04'	N87°02'04"E	144.84'
C14	571.14'	88.43'	44°56'	44.32'	N87°02'04"E	88.32'



NOTE: ALL EXISTING PARKING SPACES SHOWN ARE STANDARD SIZE.

APPROVED SPECIAL USE PERMIT NO. 2014-0032
 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. _____



THIS SHEET IS FOR REFERENCE ONLY!

P:\Projects\14007\001\002991 MOUNT JEFFERSON PARK PRELIMINARY PLAN\Drawings\14007.001.002991 MOUNT JEFFERSON PARK PRELIMINARY PLAN.dwg, 9/28/2015 10:30:11 AM, c:\program files\christopher consultants, inc.\csoft\csoft.dwg

