

PRELIMINARY SITE PLAN

FIRST BAPTIST CHURCH

(#2932 KING STREET)

AREA TABULATIONS

TOTAL SITE AREA = 0.89 AC 38,768 SF
 TOTAL AREA OF TAX PARCELS = 9.4583 AC 412,002 SF
 TOTAL EXISTING IMPERVIOUS AREA = 0.63 AC 27,443 SF
 TOTAL PROPOSED IMPERVIOUS AREA = 0.68 AC 29,621 SF
 TOTAL DISTURBED AREA = 0.89 AC 38,768 SF

ENVIRONMENTAL SITE ASSESSMENT:

- THERE ARE RESOURCE PROTECTION AREAS (RPA'S) ON THIS SITE.
- THERE ARE NO TIDAL WETLANDS, SHORES, CONNECTED NON-TIDAL WETLANDS LOCATED ON THIS SITE. THE POTENTIAL FOR HIGHLY ERODIBLE OR PERMEABLE SOILS EXISTS ON THIS PROJECT. EVIDENCE OF WETLANDS HAVE BEEN IDENTIFIED IN THE TAYLOR RUN STREAM VALLEY BY THE CITY OF ALEXANDRIA AS RIVERINE LOWER PERENNIAL, UNCONSOLIDATED BOTTOM (R2UB). IF ANY WETLANDS, FLOODPLAINS OR BUFFER AREAS FOR STREAMS OR WETLANDS EXIST, ALL APPLICABLE PERMITS WILL BE OBTAINED BY THE DEVELOPER PRIOR TO DEVELOPMENT OF THIS SITE. RESOURCE PROTECTION AREAS (RPA) ARE DEPICTED ON PLAN.
- THERE ARE NO WETLAND PERMITS REQUIRED FOR THE DEVELOPMENT ON THIS PROPERTY.
- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION 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 RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996 OR THE ENVIRONMENTAL HEALTH DIVISION AT 703-746-4910.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THIS SITE CONTAINS AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

ENVIRONMENTAL PERMITS NOTE:

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS, VIRGINIA MARINE RESOURCES MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN.

ARCHAEOLOGY NOTES:

CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.

CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT 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.

COMPLETE STREETS INFORMATION:

BUILDING CODE ANALYSIS:	
USE:	CHURCH/RELIGIOUS
USE GROUP:	A-3, E
TYPE OF CONSTRUCTION:	IIB
NUMBER OF STORIES:	3 STORIES
FLOOR AREA (GROSS):	57,915 SF
FLOOR AREA (NET):	54,319 SF
BUILDING FOOT PRINT AREA:	23,026 SF
BUILDING HEIGHT:	39.49'
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED PER NFPA 13

CROSSWALKS (NUMBER)	NEW	UPGRADED
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	N/A	N/A
SIDEWALKS (LF)	55	0
BICYCLE PARKING (NUMBER SPACES)	20	0
PUBLIC/VISITOR	20	0
PRIVATE/GARAGE	0	0
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

OWNER/DEVELOPER

TRUSTEES OF FIRST BAPTIST CHURCH
 2932 KING STREET
 ALEXANDRIA, VA 22313
 (703) 684-3720
 CONTACT: SAM MONEYHUN

LAND USE ATTORNEY

LAND, CARROLL & BLAIR, P.C.
 524 KING STREET
 ALEXANDRIA, VIRGINIA 22314
 (703) 836-1000
 CONTACT: DUNCAN BLAIR

LANDSCAPE ARCHITECT

KIRK BEREUTER LANDSCAPE ARCHITECTURE, LLC
 (703) 507-1991
 CONTACT: KIRK BEREUTER

CIVIL ENGINEER

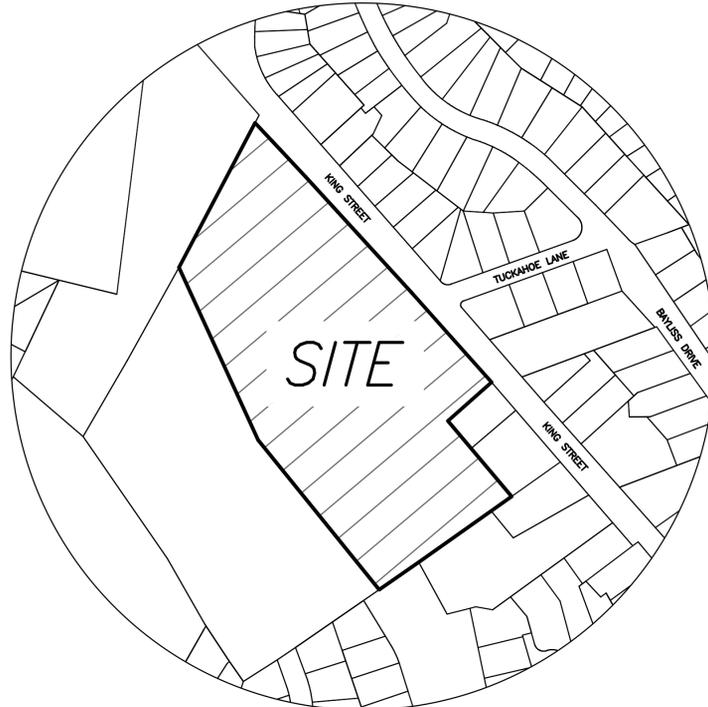
R.C. FIELDS & ASSOC. INC.
 730 S. WASHINGTON STREET
 ALEXANDRIA, VA 22314
 (703) 549-6422
 CONTACT: BRIAN DOFFLEMYER

ARCHITECT

HELMBING LIPP RECNY ARCHITECTS
 8032 LEESBURG PIKE SUITE 201
 VIENNA, VA 22182
 (703) 556-0700
 FX 703 448 7555
 CONTACT: JOHN J. RECNY, AIA

VICINITY MAP

SCALE: 1"=200'



TAX PARCEL NUMBER: 042.03-07-02

PROJECT DESCRIPTION NARRATIVE

THIS PROJECT PROPOSES THREE ADDITIONS TO THE EXISTING CHURCH BUILDING ALONG WITH A RENOVATION OF THE EXISTING SANCTUARY. THE TWO 2-STORY ADDITIONS ON THE FRONT OF THE BUILDINGS WILL FILL IN THE COURTYARDS ADJACENT TO THE SANCTUARY. THE ADDITION IN THE BACK OF THE BUILDING WILL BE A STAIRWELL.

APPLICATIONS AND MODIFICATIONS

DEVELOPMENT SITE PLAN WITH NO MODIFICATIONS REQUESTED

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ZONING TABULATIONS

- ZONE OF SITE: R-8
- USE: EXISTING CHURCH/RELIGIOUS PROPOSED CHURCH/RELIGIOUS
- LOT AREA: 412,002 S.F. OR 9.4583 AC. (COMP.) MINIMUM LOT AREA: 8000 SF
- NUMBER OF DWELLING UNITS: 0
- UNITS PER ACRE: 0
- GROSS SQUARE FOOTAGE: 124,595 SQ. FT
(PROVIDED BY ARCHITECT)
- NET SQUARE FOOTAGE: 114,469 SQ. FT SEE SHEET EA110 FOR DETAILS OF DEDUCTIONS
(PROVIDED BY ARCHITECT)
- FLOOR AREA RATIO: PERMITTED 0.35 x 412,002 SF = 144,201 SF
PROPOSED 113,958 / 412,002 SF = 0.28
- OPEN SPACE: N/A
- HEIGHT: PERMITTED 40' PROPOSED ADDITIONS 39.49' AFG 158.26
EXISTING SANCTUARY 46.73' AFG 158.26
- FRONT YARD: REQUIRED=30'
EXISTING=73'
- SIDE YARD: REQUIRED=25' OR BUILDING RATIO 1:1
EXISTING=58' SOUTH SIDE AND 300' NORTH SIDE
- REAR YARD: REQUIRED=25' OR BUILDING RATIO 1:1
EXISTING=159'
- FRONTAGE: REQUIRED 40' PROPOSED 823.79'
WIDTH: REQUIRED 65' PROPOSED 800'
- PARKING SPACES: TOTAL SEATS IN SANCTUARY = 1102
TOTAL SEATS IN CLASSROOMS = 1000

CHURCHES: ONE SPACE FOR EACH FIVE SEATS IN THE PRINCIPAL AUDITORIUM OR ONE SPACE FOR EACH TEN CLASSROOM SEATS, WHICHEVER IS GREATER.

SANCTUARY REQUIREMENT = 1,102 / 5 = 220 SPACES
SUNDAY SCHOOL REQUIREMENT = 1,000 / 10 = 100 SPACES

TOTAL NUMBER OF SPACES REQUIRED = 220 SPACES

LOT 500 EXISTING STANDARD PARKING SPACES = 431 SPACES
LOT 500 EXISTING ADA SPACES = 10 SPACES
LOT 500 TOTAL EXISTING PARKING SPACES = 441 SPACES

LOT 501 EXISTING STANDARD PARKING SPACES = 124 SPACES
LOT 501 EXISTING ADA SPACES = 0 SPACES
LOT 501 TOTAL EXISTING PARKING SPACES = 124 SPACES

TOTAL EXISTING CHURCH PARKING SPACES = 565 SPACES
- LOADING SPACES: N/A
- TRIP GENERATION: EXISTING CHURCH WITH 885 SEATS ITE CODE 560
SATURDAY PEAK = 531
SUNDAY PEAK = 551

PROPOSED CHURCH WITH 1102 SEATS ITE CODE 560
SATURDAY PEAK = 661
SUNDAY PEAK = 684
- CROWN COVERAGE: LOT AREA 412,002 S.F. OR 9.45 AC.
25% CROWN COVERAGE REQUIRED = 0.25 x 412,002 S.F. = 103,001 S.F.

CROWN COVERAGE PROVIDED = 132,882 S.F.

SANITARY SEWER NOTE:

THE EXISTING SANITARY FLOW FROM THIS CHURCH SITE IS BASED ON THE EXISTING 885 SEATS IN THE SANCTUARY AND A DAILY FLOW OF 5 GPD PER SEAT WITH A PEAKING FACTOR OF 4. THIS GIVES A DAILY FLOW OF 885*5*4 = 17,700 GPD. THE PROPOSED CONDITION INCLUDES AN EXPANSION OF SANCTUARY SEATS TO A TOTAL OF 1,102 WHICH RESULTS IN A POST DEVELOPMENT FLOW OF 1102*5*4 = 22,040 GPD. THIS THE PROPOSED INCREASE IN SANITARY FLOW RESULTING FROM THE INCREASE IN SANCTUARY SEATS IS 22,040-17,700 = 4,340 GPD. FURTHERMORE THE PROPOSED CONDITION WILL RESULT IN THE ADDITION OF 120 NEW CLASSROOM SEATS. UTILIZING A DAILY FLOW OF 10 GPD PER NEW CLASSROOM SEAT ALONG WITH A PEAKING FACTOR OF 4, THE INCREASE IN POST DEVELOPMENT SANITARY FLOW RESULTING FROM THE ADDITIONAL CLASSROOM SPACE IS 120*10*4 = 4,800 GPD.

THEREFORE THE TOTAL INCREASE IN SANITARY FLOW IS 4,340+4,800 = 9,140 GPD WHICH IS LESS THAN 10,000 GPD REQUIRED TO WARRANT A DETAILED SANITARY OUTFALL ANALYSIS PER MEMO TO INDUSTRY 06-14.

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 PROJECT MANAGER: BRIAN DOFFLEMYER
 EMAIL: BDOFFLEMYER@RCFIELDS.COM



REVISION APPROVED BY		DATE	APPROVED
NO.	DESCRIPTION	DATE	APPROVED
1	PER CITY COMMENTS	2/16/16	

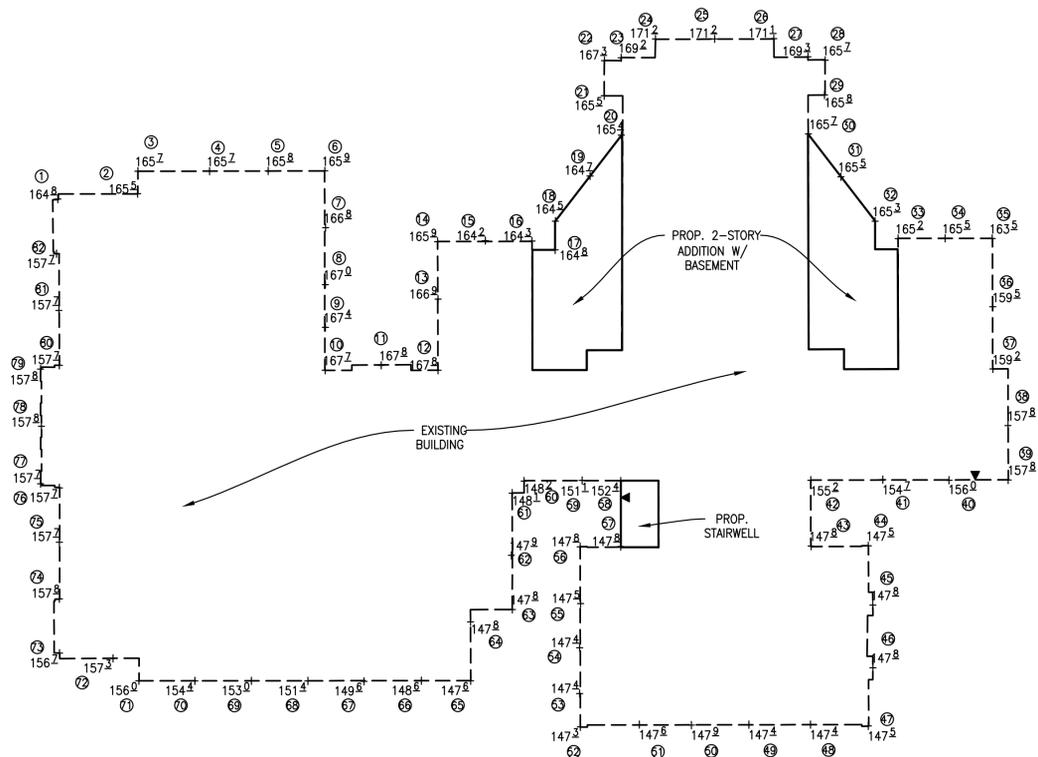
PRELIMINARY SITE PLAN
SPECIAL USE PERMIT PLAN
FIRST BAPTIST CHURCH
(#2932 KING STREET)
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

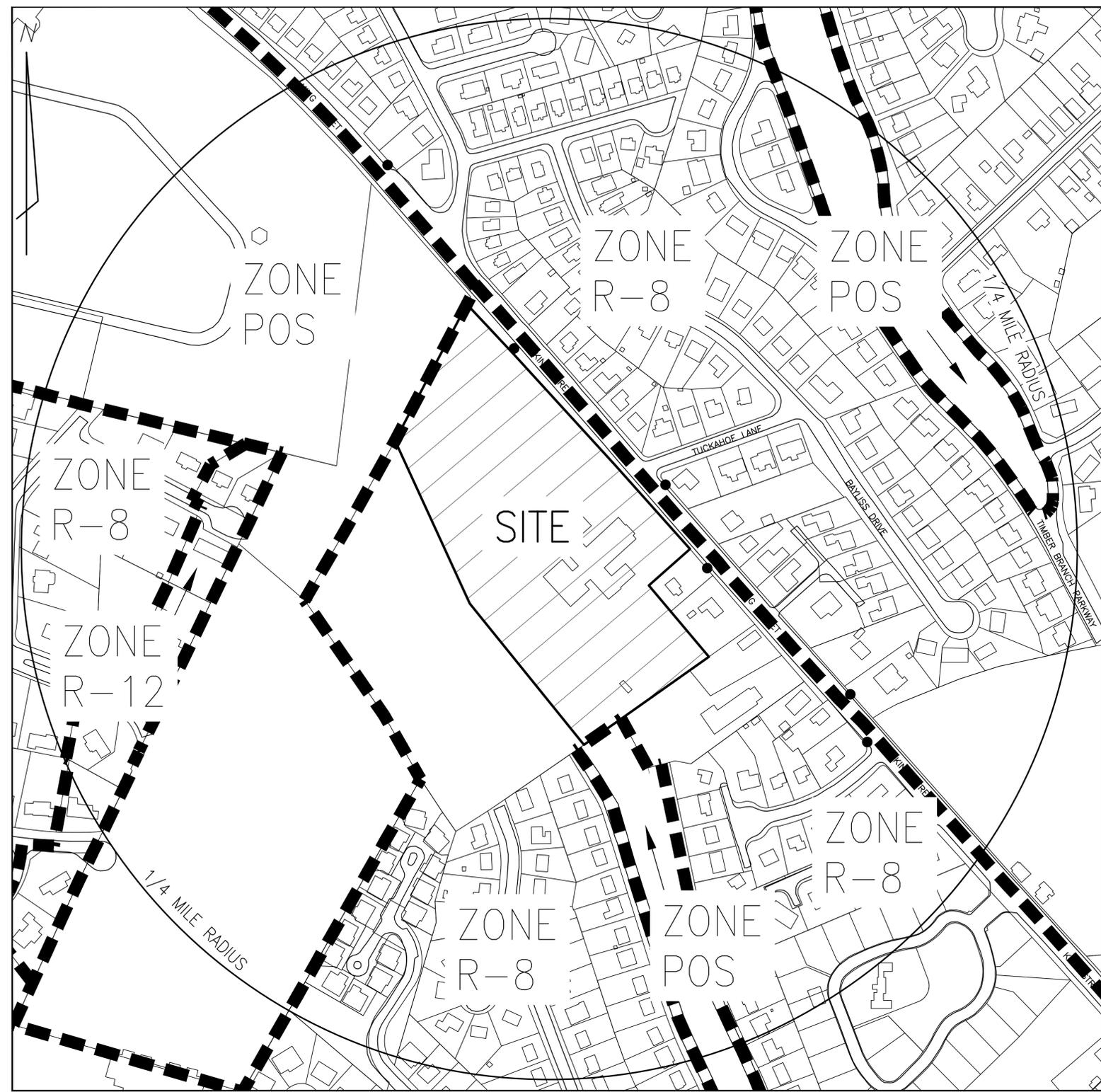
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DEPARTMENT OF PLANNING & ZONING		
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SITE PLAN No. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION DATE		
DATE RECORDED _____		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

AVERAGE FINISHED GRADE PLAN VIEW

SCALE: 1"=30'



AVG. FINISHED GRADE (AFG)							
SPOT	ELEVATION	SPOT	ELEVATION	SPOT	ELEVATION	SPOT	ELEVATION
1	164.80	21	165.50	41	154.70	61	148.10
2	165.50	22	167.30	42	155.20	62	147.90
3	165.70	23	169.20	43	147.80	63	147.80
4	165.70	24	171.20	44	147.50	64	147.80
5	165.80	25	171.20	45	147.80	65	147.60
6	165.90	26	171.10	46	147.80	66	148.60
7	166.80	27	169.30	47	147.50	67	148.60
8	167.00	28	165.70	48	147.40	68	151.40
9	167.40	29	165.60	49	147.40	69	153.00
10	167.70	30	165.70	50	147.90	70	154.40
11	167.80	31	165.50	51	147.60	71	156.00
12	167.80	32	165.30	52	147.30	72	157.30
13	166.90	33	165.20	53	147.40	73	156.70
14	165.90	34	165.50	54	147.40	74	157.80
15	164.30	35	163.50	55	147.50	75	157.70
16	164.30	36	159.50	56	147.80	76	157.70
17	164.80	37	159.20	57	147.80	77	157.70
18	164.50	38	157.80	58	152.40	78	157.80
19	164.70	39	157.80	59	151.10	79	157.80
20	165.40	40	156.00	60	148.20	80	157.70
						81	157.70
						82	157.70
						SUB TOTAL	12977.1
						AFG	158.26



● EXISTING BUS STOP

CONTEXTUAL MAP
SCALE: 1"=150'

LEGEND:

- █ ZONING DISTRICT BOUNDARY LINE
- I INDUSTRIAL
- POS PUBLIC OPEN SPACE
- UT UTILITIES AND TRANSPORTATION ZONE
- OCM OFFICE COMMERCIAL MEDIUM
- CSL COMMERCIAL SERVICE LOW
- CG COMMERCIAL GENERAL
- CRMU/H COMMERCIAL RESIDENTIAL MIXED USE HIGH DENSITY

- RT TOWNHOUSE-LOW DENSITY
- RB TOWNHOUSE-MEDIUM DENSITY
- RA MULTI-FAMILY/MEDIUM DENSITY RESIDENTIAL
- R-2-5 RESIDENTIAL-LOW DENSITY (5,000 SQ FT LOTS)
- R-8 RESIDENTIAL-LOW DENSITY (8,000 SQ FT LOTS)
- R-12 RESIDENTIAL-LOW DENSITY (12,000 SQ FT LOTS)
- R-20 RESIDENTIAL-LOW DENSITY (20,000 SQ FT LOTS)

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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. DATE

CHAIRMAN, PLANNING COMMISSION DATE

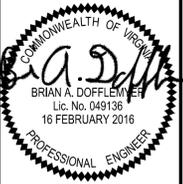
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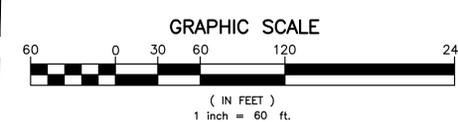
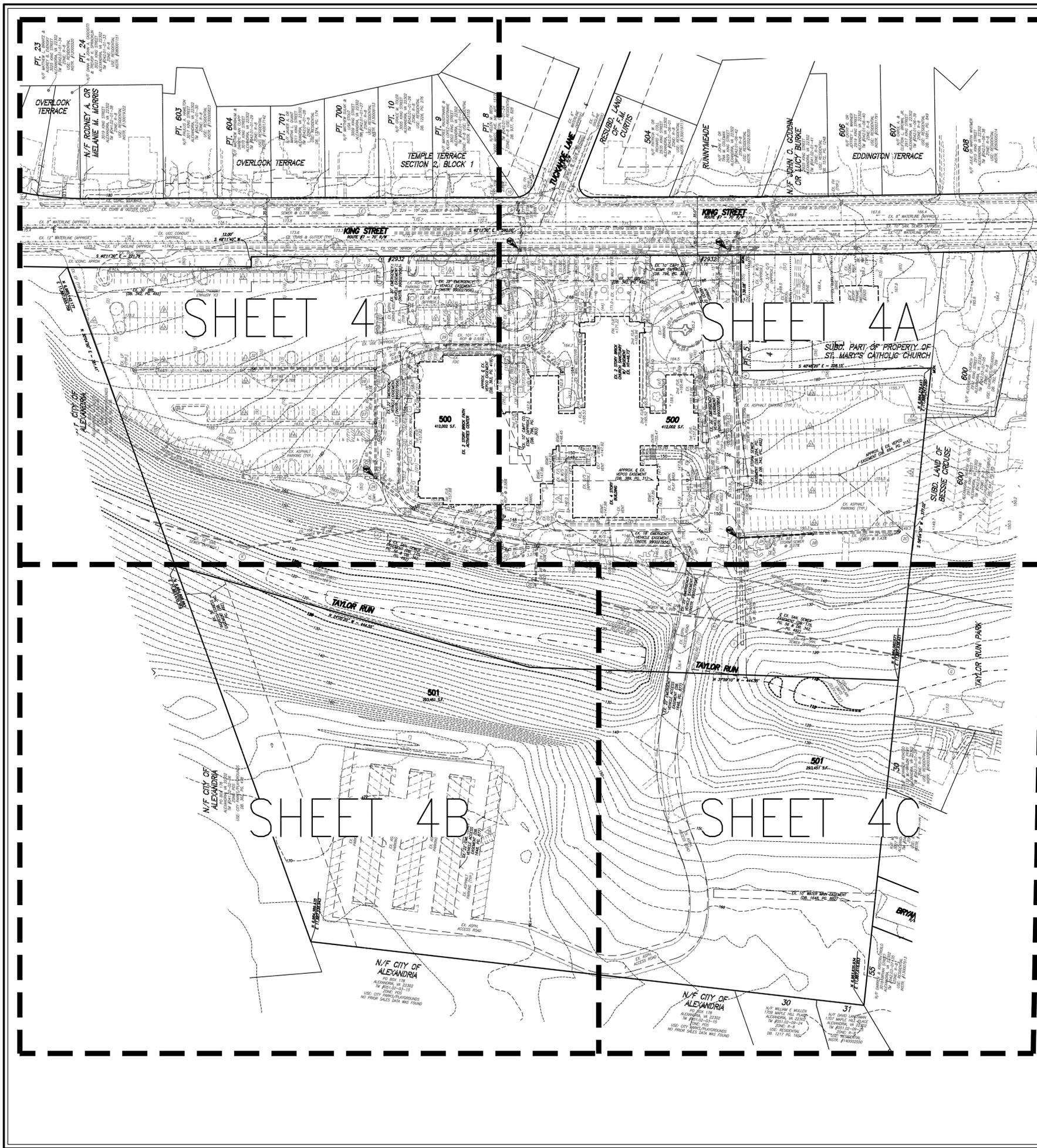
DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
DESIGN: ABH
SCALE: AS NOTED
DATE: 17 JUNE 2015
SHEET 2 OF 14
FILE: 14-55

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DEPARTMENT OF PLANNING & ZONING

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

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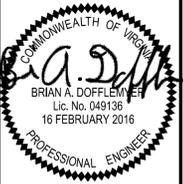
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SCALE: 1"=60'
DATE: 17 JUNE 2015

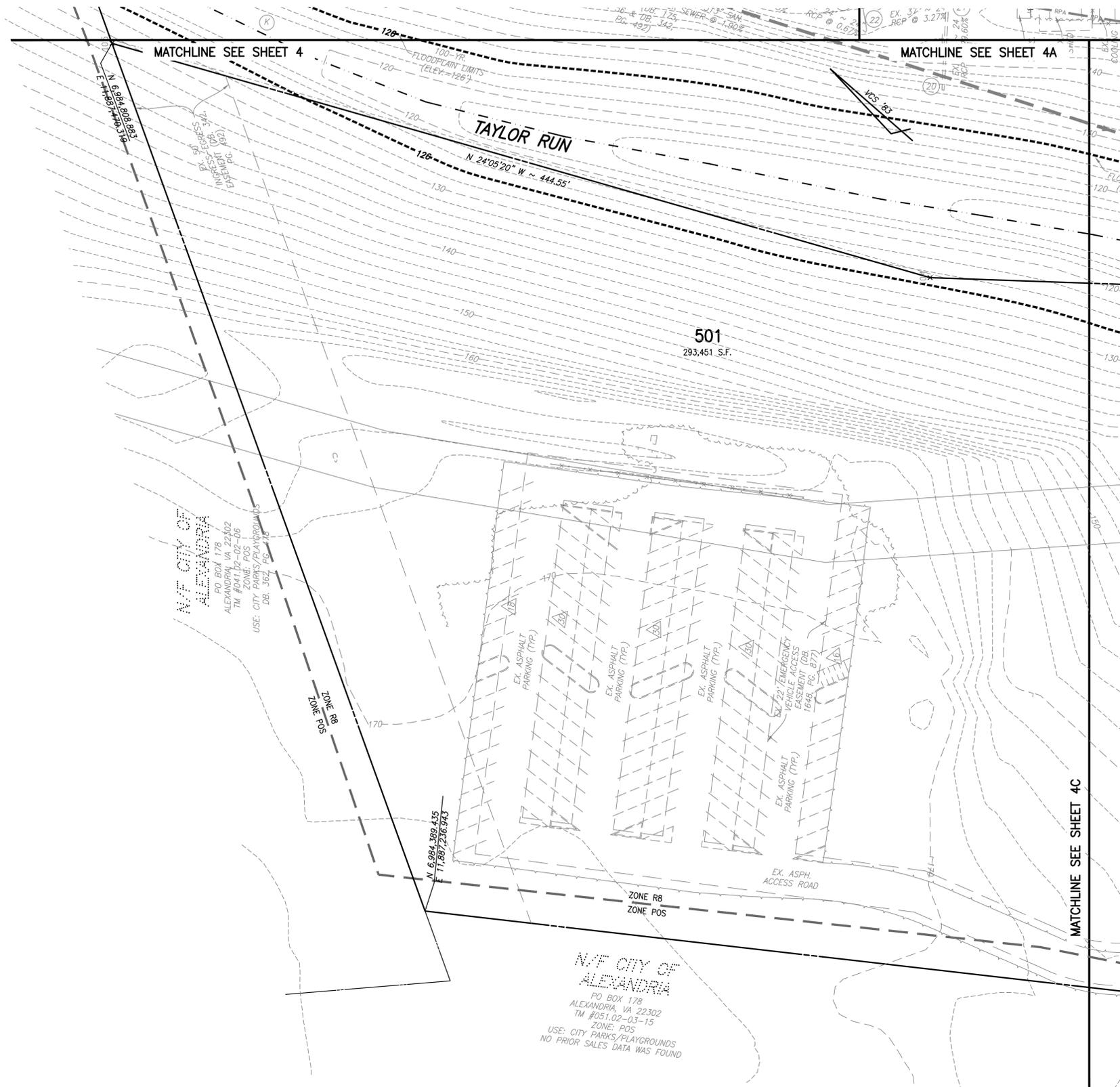
SHEET 3 of 14
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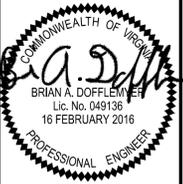


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NOTES & LEGENDS INFORMATION:
 FOR GENERAL NOTES, EXISTING PARKING TABULATIONS,
 TEXT LEGEND, CIVIL LEGEND, & TREE LIST SEE SHEET 4.



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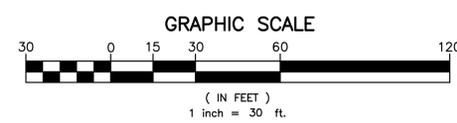
DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
 DESIGN: ABH

SCALE: 1"=30'
 DATE: 17 JUNE 2015

SHEET 4B OF 14
 FILE: 14-55

EXISTING CONDITIONS (3 OF 4)



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DEPARTMENT OF PLANNING & ZONING

 DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

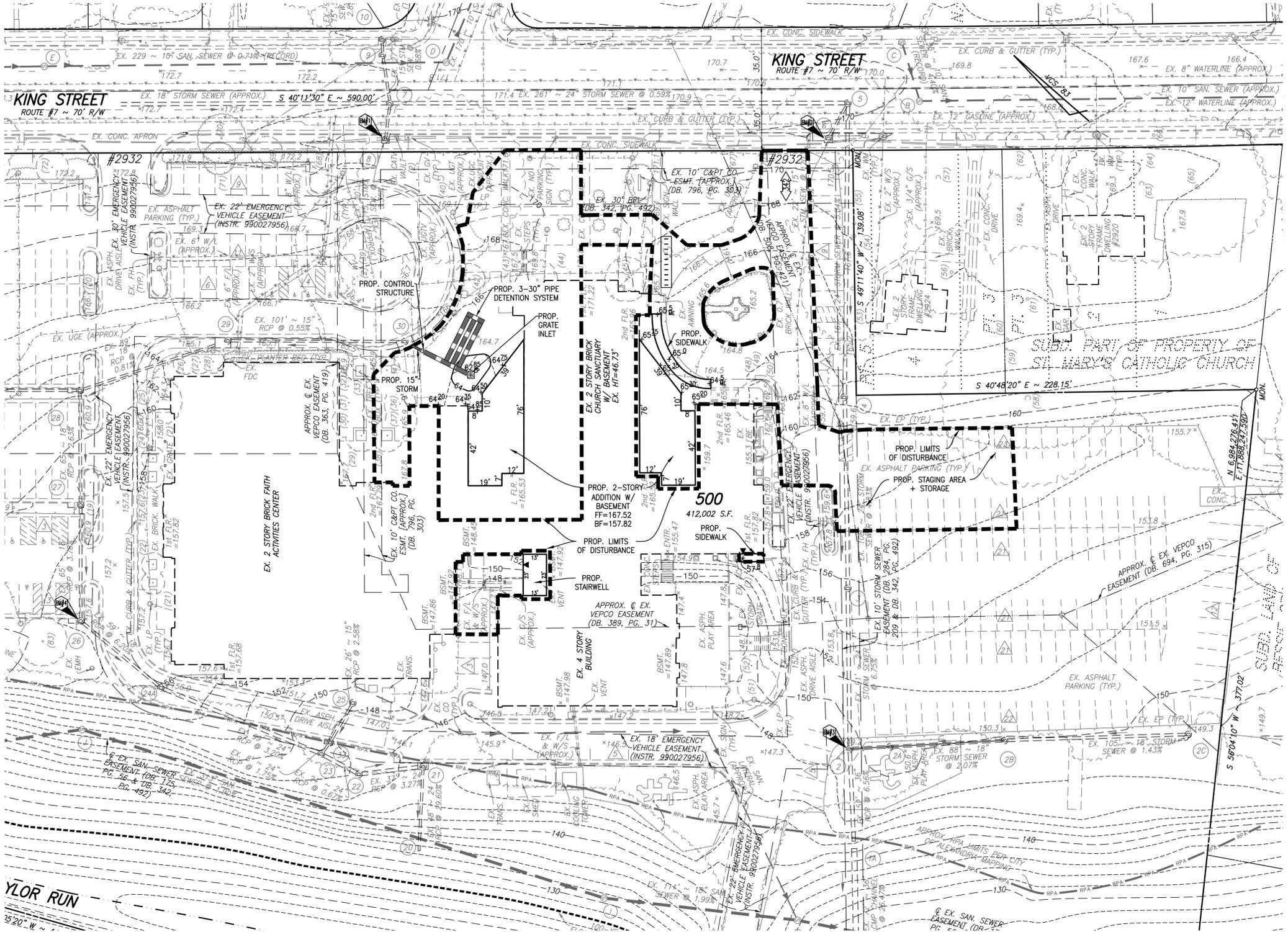
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CHAIRMAN, PLANNING COMMISSION

 DATE

DATE RECORDED _____

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ARCHAEOLOGY NOTE:
 ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO ALL REQUIRED ARCHAEOLICAL 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 RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELL, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

ALL REQUIRED ARCHAEOLICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

SITE PLAN VIEW NOTE:
 FOR EASE OF PLAN DEPICTION—ONLY THE PARCEL AREA CONTAINING THE PROPOSED PROJECT IS SHOWN. SEE SHEETS 3-4C FOR ENTIRE SITE PARCEL.

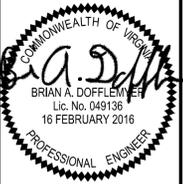
LEGEND NOTE:
 SEE SHEET 4 FOR TEXT LEGEND AND CIVIL LEGEND

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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATION OF THE CITY OF ALEXANDRIA, VIRGINIA ©2016 R.C. FIELDS & ASSOCIATES, INC.



PRELIMINARY SPECIAL USE PERMIT
FIRST BAPTIST CHURCH
 2932 KING STREET
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

APPROVED
 SPECIAL USE PERMIT NO. 2015-0022

DEPARTMENT OF PLANNING & ZONING

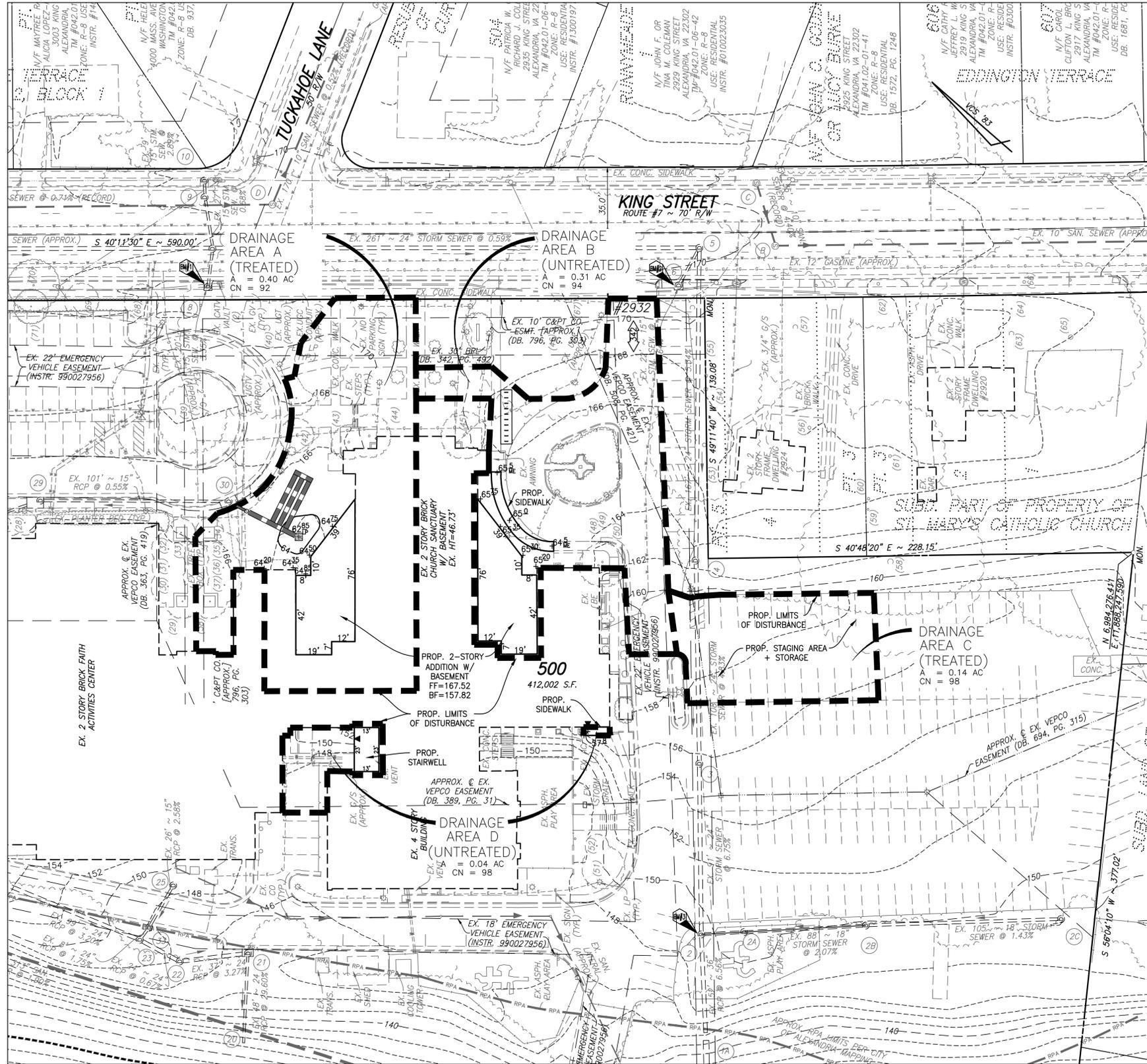
DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____
 DIRECTOR _____ DATE _____
 CHAIRMAN, PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

CHECKED: BD
 DESIGN: ABH
 SCALE: 1"=30'
 DATE: 17 JUNE 2015
 SHEET 7 OF 14
 FILE: 14-55

UTILITY PLAN

DRAINAGE AREA MAP:

SCALE: 1" = 30'

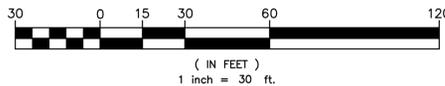


SITE PLAN VIEW NOTE:
FOR EASE OF PLAN DEPICTION—ONLY THE PARCEL AREA CONTAINING THE PROPOSED PROJECT IS SHOWN. SEE SHEETS 3-4C FOR ENTIRE SITE PARCEL.

LEGEND NOTE:
SEE SHEET 4 FOR TEXT LEGEND AND CIVIL LEGEND

SEWER NOTE:
SEE SHEET 4 FOR SEWER STRUCTURE LABELS AND INFORMATION

GRAPHIC SCALE



PROJECT DESCRIPTION

REDEVELOPMENT - CHURCH/RELIGIOUS USE

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA	0.68	0.21	0.89
ON-SITE TREATED	0.40	0.14	0.54
OFF-SITE TREATED	3.25	0.73	3.98
TOTAL TREATED	3.65	0.87	4.52
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			4.52

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 0.68 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 0.68 = 1,234 CU. FT. WQV REQUIRED

WATER TREATMENT ON-SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
EX. HYDRODYNAMIC STR 22*	0.40	0.26	25%
EX. HYDRODYNAMIC STR 2A*	0.14	0.14	25%

*EXISTING ON-SITE HYDRODYNAMIC STRUCTURES INSTALLED WITH CITY OF ALEXANDRIA APPROVED SP#96-026. SEE WATER QUALITY NARRATIVE THIS SHEET FOR MORE INFORMATION.

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 1,234 CU. FT.
WATER QUALITY VOLUME TREATED (FIRST HALF INCH OF RUNOFF) = 1,815 X 0.40 = 726 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 58.8%
DETENTION ON-SITE: YES (SEE STORMWATER MANAGEMENT NARRATIVES THIS SHEET)
PROJECT IS WITHIN WHICH WATERSHED? TAYLOR RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? TAYLOR RUN

STORMWATER RUNOFF COMPUTATIONS:

(RUNOFF ANALYSIS UTILIZING NRCS TR-20 METHOD)

I. PROJECT AREA = 38,768 SQ.FT. OR 0.89 ACRES

EXISTING IMPERVIOUS AREA = 27,443 SQ.FT. OR 0.63 ACRES
PROPOSED IMPERVIOUS AREA = 29,621 SQ.FT. OR 0.68 ACRES

II. WEIGHTED "CN" FACTOR CALCULATION

PRE-DEVELOPMENT "CN" = (80 X 0.26 + 98 X 0.63) + 0.89 = 93
POST-DEVELOPMENT "CN" = (92 X 0.40 + 94 X 0.31 + 98 X 0.14 + 98 X 0.04) + 0.89 = 94

PRE-DEVELOPMENT "CN" = 93

POST-DEVELOPMENT "CN" = 94

III. PEAK DISCHARGE FOR DESIGN STORMS (Tc = 5 MIN)

PEAK DISCHARGE FLOWS WERE CALCULATED USING HYDROCAD SOFTWARE/NRCS TR-20 METHOD.

PRE-DEVELOPMENT

Qp PRE = 2.48 CFS

Qp POST = 4.29 CFS

POST-DEVELOPMENT (WITHOUT DETENTION)

Qp POST = 2.52 CFS

Qp POST = 4.32 CFS

POST-DEVELOPMENT (WITH DETENTION; SEE SHEET ?? FOR DETENTION CALCULATIONS AND INFORMATION)

Qp POST = 2.02 CFS

Qp POST = 4.17 CFS

IV. POST-DEVELOPMENT DECREASES (WITH DETENTION)

Qp = 0.46 CFS

Qp = 0.12 CFS

V. THE VIRGINIA RUNOFF REDUCTION METHOD, EXISTING ON-SITE HYDRODYNAMIC STRUCTURES, AND A PROPOSED ON-SITE DETENTION SYSTEM WILL BE UTILIZED TO ENSURE THIS PROJECT COMPLIES WITH THE CITY'S STORMWATER REGULATIONS IN REGARDS TO WATER QUALITY AND WATER QUANTITY.

OUTFALL NARRATIVE NOTE:

ALL ON-SITE STORMWATER RUNOFF WILL BE COLLECTED INTO AN ADEQUATE ON-SITE STORM SEWER AND BE DISCHARGED TO THE BED AND BANKS OF TAYLOR RUN WHICH RUNS ON-SITE ADJACENT TO THE PROJECT AREA. SEE CHANNEL AND FLOOD PROTECTION NARRATIVES THIS SHEET AND CALCULATIONS ON SHEETS 11 AND 12 FOR MORE INFORMATION.

WATER QUALITY NARRATIVE:

THE WATER QUALITY REQUIREMENTS FOR THIS PROJECT WILL BE ACHIEVED THROUGH TWO EXISTING ON-SITE HYDRODYNAMIC UNITS INSTALLED WITH CITY OF ALEXANDRIA APPROVED PLAN; SP 96-026. TWO OF THE FOUR ON-SITE DRAINAGE AREAS PROPOSED FOR THIS PROJECT, DRAINAGE AREAS A AND C, FLOW TO EXISTING HYDRODYNAMIC UNITS 2A AND 22.

ALL OF DRAINAGE AREA A FLOWS TO THE EXISTING HYDRODYNAMIC UNIT 22. PREVIOUS DESIGN CALCULATIONS FOR EXISTING HYDRODYNAMIC UNIT 22 STATE THAT THE UNIT HAS A TREATABLE IMPERVIOUS AREA CAPACITY OF 2.60 ACRES. IN EXISTING CONDITIONS THE UNIT TREATS 2.58 ACRES—THUS LEAVING 0.02 ACRES OF ADDITIONAL IMPERVIOUS AREA TREATMENT AVAILABLE. THE PROPOSED CONDITIONS WITHIN DRAINAGE AREA A INCREASE THE IMPERVIOUS AREA BY 0.02 ACRES. THUS THE ADDITIONAL EXISTING CAPACITY OF EXISTING HYDRODYNAMIC UNIT 22 IS ADEQUATE TO CAPTURE AND TREAT ALL OF THE POST DEVELOPMENT DRAINAGE AREA A.

EXISTING HYDRODYNAMIC STRUCTURE 2A WAS PREVIOUSLY DESIGNED TO TREAT AN AREA WHICH ENTIRELY CONTAINS PROPOSED DRAINAGE AREA C. FURTHERMORE NO NEW IMPERVIOUS AREA IS PROPOSED WITHIN DRAINAGE AREA C, THEREFORE THE EXISTING HYDRODYNAMIC UNIT 2A WILL CONTINUE TO TREAT DRAINAGE AREA C.

FROM THE VIRGINIA REDUCTION RUNOFF METHOD REDEVELOPMENT WORKSHEET THE POST DEVELOPMENT PHOSPHORUS REDUCTION REQUIRED IS 0.24 LBS./YR.—SEE SHEET 9. THE COMBINATION OF TREATMENT FROM DRAINAGE AREAS A AND C PROVIDES 0.24 LBS./YR. OF PHOSPHORUS REMOVAL THEREFORE COMPLIANCE WITH THE CITY'S WATER QUALITY REQUIREMENTS IS ACHIEVED PER 13-109(8)(c) OF THE CITY CODE. SEE SHEET 9 FOR THE FILLED OUT VIRGINIA RUNOFF REDUCTION SPREADSHEET, CALCULATIONS, AND ADDITIONAL INFORMATION.

CITY OF ALEXANDRIA WATER QUALITY IMPROVEMENT FUND NOTE:

A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENTS FUND WILL BE MADE FOR THE PORTION OF ON-SITE IMPERVIOUS AREA THAT IS NOT TREATED BY THE EXISTING HYDRODYNAMIC UNITS. SEE SHEET 9 FOR THE WATER QUALITY IMPROVEMENTS FUND REQUEST LETTER.

CHANNEL PROTECTION NARRATIVE:

THIS PROJECT OUTFALLS INTO THE NATURAL CHANNEL TAYLOR RUN. THIS COMPLIANCE WITH CITY'S CHANNEL PROTECTION CODE SECTION 13-109F-1(c)(i) IS REQUIRED UTILIZING THE 1-YR, 24-HR STORM. SEE SHEET 11 FOR COMPLIANCE CALCULATIONS, NARRATIVES, AND DETAILS.

FLOOD PROTECTION NARRATIVE:

THE EXISTING ON-SITE STORM SEWER SYSTEM DOES NOT EXPERIENCE LOCALIZED FLOODING DURING THE 10-YEAR STORM EVENT. THIS COMPLIANCE WITH CITY'S FLOOD PROTECTION CODE SECTION 13-109F-2(a)(i) & 13-109F-2(a)(ii) IS REQUIRED UTILIZING THE 10-YR, 24-HR STORM. SEE SHEET 9 & 12 FOR COMPLIANCE CALCULATIONS, NARRATIVES, AND DETAILS.

APPROVED SPECIAL USE PERMIT NO. 2015-0022

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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ENGINEERING • LAND SURVEYING • PLANNING
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730 S. Washington Street
Alexandria, Virginia 22314

COMMONWEALTH OF VIRGINIA
Brian A. Doffleiner
BRIAN A. DOFFLEINER
Lic. No. 049136
16 FEBRUARY 2016
PROFESSIONAL ENGINEER

PRELIMINARY SPECIAL USE PERMIT
FIRST BAPTIST CHURCH
2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
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DESIGN: ABH
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SHEET 8 OF 14
FILE: 14-55

STORMWATER MANAGEMENT PLAN (1 OF 3)

20 November 2015

Jesse E. Maïnes
Watershed Management Planner
Transportation & Environmental Services
301 King Street
P.O. Box 178 (Room 3000)
Alexandria, Va. 22314

RE: **First Baptist Church – WQIF Request Letter**
SUP# 2015-0022
(2932 King Street)

Dear Mr. Jesse E. Maïnes:

On behalf of the property owner, Trustees of First Baptist Church, we are requesting to provide a monetary contribution to the Alexandria Water Quality Improvement Fund for that portion of the project's Water Quality Volume which is not being treated by a water quality facility or Best Management Practice (BMP).

The phosphorous removal requirement and the majority of the Water Quality Default Volume are met through the use of two existing hydrodynamic BMPs located on the property. However, a portion of on-site impervious area from the site is unable to be captured due to several site and existing storm sewer limitations listed below.

- The Limits of Disturbance area was set around the construction project area in a way to provide adequate construction egress and ingress and adequate construction staging and storage area. Therefore 63% of the untreated impervious area within the Limits of Disturbance is represented by existing impervious area which will not be physically disturbed during construction.
- The project proposes retrofit type construction of an existing structure to remain in use during construction. Therefore the ability to connect into the existing on-site storm sewer and BMPs to treat impervious area within the Limits of Disturbance will be restricted in order to minimize the construction footprint.
- An existing 24" storm sewer pipe which runs through the proposed project site collects offsite stormwater runoff from King Street right-of-way. Therefore a proposed BMP cannot be placed online with this existing pipe due to the cost ineffective nature of treating the anticipated large offsite flows from King Street.

The table provided below lists summary values regarding the impervious area information mentioned above.

Alexandria EZ Storage Impervious Area Summary Table		
Total Proposed Onsite Impervious Area	29,621	Square Feet
Onsite Impervious Area Treated	17,424	Square Feet
Onsite Impervious Area Treated (Percentage of Total Imperviousness Area)	58.8%	
Onsite Impervious Area Untreated	12,197	Square Feet
Onsite Impervious Area Untreated (Percentage of Total Imperviousness Area)	41.2%	

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

Determining water quality improvement fund fee:
12,197 square feet x \$2.00 / square foot = \$24,394.00

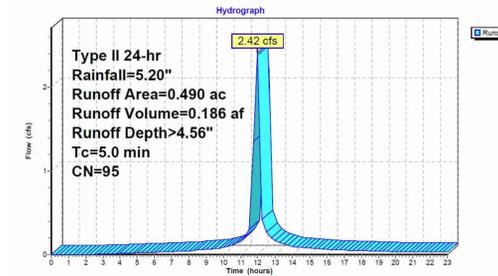
Once approved I will include this request letter along with your approval letter as part of the development special use plan for this project that will be submitted to the City of Alexandria for review and approval.

Thank you for your attention to this matter.

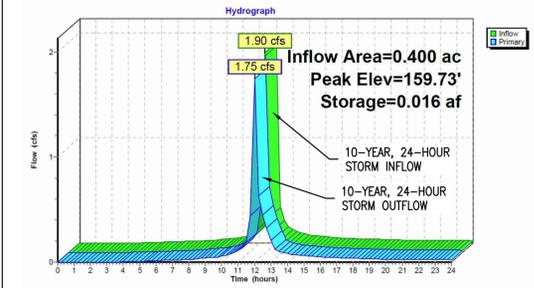
Respectfully,
R.C. FIELDS & ASSOCIATES, INC.

Alex B. Holleman
Alex B. Holleman, P.E.
Project Engineer

Q_{POST} 10-YR, 24-HR STORM UNCONTROLLED ON-SITE FLOW



Q_{POST} 10-YR, 24-HR STORM CONTROLLED ON-SITE FLOW



Q_{POST} 10-YR, 24-HR STORM SUMMARY OF DETENTION ROUTING

Post Development With Detention Type II 24-hr Rainfall=5.20"
Prepared by Windows User Printed 11/19/2015
HydroCAD® 10.00 s/n 08211 © 2013 HydroCAD Software Solutions LLC

Summary for Pond 16P: (new Pond)

Inflow Area = 0.400 ac, 65.00% Impervious, Inflow Depth > 4.28"
Inflow = 1.90 cfs @ 11.96 hrs, Volume= 0.143 af
Outflow = 1.75 cfs @ 12.01 hrs, Volume= 0.143 af, Atten= 8%, Lag= 2.8 min
Primary = 1.75 cfs @ 12.01 hrs, Volume= 0.143 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.25 hrs
Peak Elev= 159.73' @ 12.07 hrs Surf.Area= 0.002 ac Storage= 0.016 af

Plug-Flow detention time= 7.9 min calculated for 0.143 af (100% of inflow)
Center-of-Mass det. time= 7.2 min (784.6 - 777.4)

Volume	Invert	Avail. Storage	Storage Description
#1	157.29'	0.016 af	30.0" Round Pipe Storage L= 140.0'

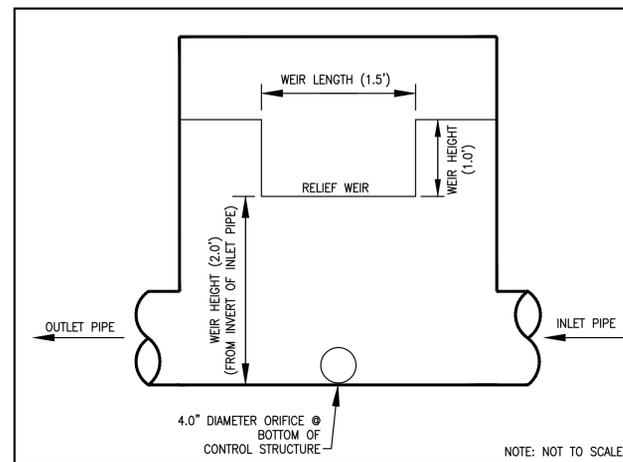
Device	Routing	Invert	Outlet Devices
#1	Primary	157.29'	4.0" Vert. Orifice/Grate C= 0.600
#2	Primary	159.29'	1.5' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contractions(s)

Primary OutFlow Max=1.69 cfs @ 12.01 hrs HW=159.66' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.62 cfs @ 7.15 fps)
2=Sharp-Crested Rectangular Weir (Weir Controls 1.06 cfs @ 2.00 fps)

Q_{POST} 10-YR, 24-HR STORM HYDROGRAPH TABLE

Time (hours)	Inflow (cfs)	Storage (acra-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	157.29	0.00
0.50	0.00	0.000	157.29	0.00
1.00	0.00	0.000	157.29	0.00
1.50	0.00	0.000	157.29	0.00
2.00	0.00	0.000	157.29	0.00
2.50	0.00	0.000	157.29	0.00
3.00	0.00	0.000	157.29	0.00
3.50	0.00	0.000	157.31	0.00
4.00	0.00	0.000	157.33	0.00
4.50	0.01	0.000	157.34	0.01
5.00	0.01	0.000	157.35	0.01
5.50	0.01	0.000	157.36	0.01
6.00	0.01	0.000	157.36	0.01
6.50	0.02	0.000	157.37	0.02
7.00	0.02	0.000	157.38	0.02
7.50	0.02	0.000	157.39	0.02
8.00	0.03	0.000	157.39	0.03
8.50	0.03	0.000	157.41	0.03
9.00	0.04	0.000	157.42	0.04
9.50	0.05	0.000	157.43	0.05
10.00	0.06	0.000	157.45	0.06
10.50	0.08	0.001	157.48	0.08
11.00	0.11	0.001	157.52	0.11
11.50	0.22	0.001	157.68	0.19
12.00	1.87	0.016	159.68	1.75
12.50	0.21	0.008	158.60	0.45
13.00	0.13	0.002	157.70	0.21
13.50	0.10	0.001	157.52	0.10
14.00	0.08	0.001	157.49	0.08
14.50	0.07	0.001	157.47	0.07
15.00	0.06	0.000	157.46	0.06
15.50	0.06	0.000	157.45	0.06
16.00	0.05	0.000	157.44	0.05
16.50	0.04	0.000	157.43	0.05
17.00	0.04	0.000	157.43	0.04
17.50	0.04	0.000	157.42	0.04
18.00	0.04	0.000	157.42	0.04
18.50	0.03	0.000	157.41	0.04
19.00	0.03	0.000	157.41	0.03
19.50	0.03	0.000	157.40	0.03
20.00	0.03	0.000	157.40	0.03
20.50	0.03	0.000	157.39	0.03
21.00	0.03	0.000	157.39	0.03
21.50	0.03	0.000	157.39	0.03
22.00	0.02	0.000	157.39	0.02
22.50	0.02	0.000	157.39	0.02
23.00	0.02	0.000	157.39	0.02
23.50	0.02	0.000	157.39	0.02
24.00	0.02	0.000	157.38	0.02

30" NYLOPLAST CONTROL STRUCTURE INSERT DETAIL



STORMWATER RUNOFF SUMMARY:

(NRCS METHODOLOGY USED TO CALCULATE THE 24-HOUR STORM)

PRE-DEVELOPMENT PEAK FLOW:
Q_{PRE} = 4.29 CFS

POST-DEVELOPMENT PEAK FLOW:
Q_{POST}, DRAINAGE AREA 1 (DETAINED) = 1.75 CFS
Q_{POST}, DRAINAGE AREA 2 (NOT DETAINED) = 1.51 CFS
Q_{POST}, DRAINAGE AREA 3 (NOT DETAINED) = 0.71 CFS
Q_{POST}, DRAINAGE AREA 4 (NOT DETAINED) = 0.20 CFS

Q_{POST}, TOTAL = 4.17 CFS

THE PROPOSED DETENTION SYSTEM DECREASES THE 10-YEAR, 24-HOUR PEAK FLOW RATE FROM 4.29 CFS TO 4.17 CFS. THIS RESULTS IN A DECREASE OF RUNOFF FOR THE 10-YEAR, 24-HOUR STORM WHICH IS IN COMPLIANCE WITH 13-109F-(2)(a)(ii). SEE SHEET 12 FOR COMPLIANCE WITH 13-109F-(2)(a)(i).

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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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APPROVED
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

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CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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CHECKED: BD
DESIGN: ABH

SCALE: N/A

DATE: 17 JUNE 2015

SHEET 9 of 14

FILE: 14-55

STORMWATER OUTFALL NARRATIVE:

PRE-DEVELOPMENT CONDITIONS:
THE 0.89 ACRE SITE IS LOCATED IN THE TAYLOR RUN WATERSHED. THE SITE IS BOUNDED FROM THE NORTH BY KING STREET AND FROM THE SOUTH BY TAYLOR'S RUN. THE EXISTING SITE CONTAINS A BUILDING COMPLEX AND PARKING LOTS. THE SITE GENERALLY SLOPES FROM THE NORTH TO SOUTH AND COLLECTS RUNOFF INTO EXISTING INLETS LOCATED WITHIN THE PROPERTY WHICH OUTFALLS INTO TAYLOR'S RUN JUST TO THE SOUTH.

POST-DEVELOPMENT CONDITIONS:
THIS PROJECT PROPOSES TWO 2-STORY BUILDING ADDITIONS, ONE ON EACH SIDE OF THE EXISTING CHURCH SANCTUARY BUILDING AND A STAIRWELL. THE PROJECT WILL MAINTAIN THE EXISTING OUTFALL POINT AS IN PRE-DEVELOPMENT CONDITIONS. THIS PROJECT PROPOSES AN OVERALL SLIGHT INCREASE OF ON-SITE IMPERVIOUS AREA.

RUNOFF FROM THE PROPOSED ADDITIONS TO THE BUILDING WILL BE COLLECTED VIA THE EXISTING STORM SEWER NETWORK LOCATED WITHIN THE PROPERTY AND OUTFALL INTO TAYLOR'S RUN AS IN PRE-DEVELOPMENT CONDITIONS. POST-DEVELOPMENT CONDITIONS WILL RESULT IN AN INCREASE IN OVERALL IMPERVIOUS AREA. THEREFORE, A DETENTION SYSTEM WILL BE UTILIZED TO DECREASE THE PEAK OUTFALL INTO THE NATURAL CHANNEL.

OUTFALL ANALYSIS AND COMPUTATIONS:
SEE THIS SHEET FOR CHANNEL PROTECTION OUTFALL ANALYSIS AND SHEET 12 FOR FLOOD PROTECTION OUTFALL ANALYSIS.

CHANNEL PROTECTION LIMITS OF ANALYSIS NARRATIVE:

THIS PROJECT OUTFALLS INTO THE NATURAL CHANNEL TAYLOR RUN. THUS CHANNEL PROTECTION FOR THIS SITE SHALL BE ANALYZED PER CITY CODE 13-109F-1(c)(i). THEREFORE PER CITY CODE SECTION 13-109F-1(d) THE LIMITS OF ANALYSIS SHALL BE THE SITE AREA.

CHANNEL PROTECTION STORMWATER RUNOFF COMPUTATIONS:

(RUNOFF ANALYSIS UTILIZING NRCS TR-20 METHOD)

I. PROJECT AREA = 38,768 SQ.FT. OR 0.89 ACRES

EXISTING IMPERVIOUS AREA = 27,443 SQ.FT. OR 0.63 ACRES
PROPOSED IMPERVIOUS AREA = 29,621 SQ.FT. OR 0.68 ACRES

II. WEIGHTED "CN" FACTOR CALCULATION

PRE-DEVELOPMENT "CN" = $(80 \times 0.26 + 98 \times 0.63) \div 0.89 = 93$
POST-DEVELOPMENT "CN" = $(92 \times 0.40 + 94 \times 0.31 + 98 \times 0.14 + 98 \times 0.04) \div 0.89 = 94$
FOREST CONDITION "CN" = 77

III. PEAK DISCHARGE FOR DESIGN STORMS (Tc = 5 MIN)
PEAK DISCHARGE FLOWS WERE CALCULATED USING HYDROCAD SOFTWARE/NRCS TR-20 METHOD.

PRE-DEVELOPMENT
Q_i PRE = 2.02 CFS

POST-DEVELOPMENT:
Q₁₀ POST, DRAINAGE AREA 1 (DETAINED) = 0.49 CFS
Q₁₀ POST, DRAINAGE AREA 2 (NOT DETAINED) = 0.73 CFS
Q₁₀ POST, DRAINAGE AREA 3 (NOT DETAINED) = 0.36 CFS
Q₁₀ POST, DRAINAGE AREA 4 (NOT DETAINED) = 0.10 CFS
Q₁₀ POST, TOTAL = 1.68 CFS
Q₁ POST = 1.68 CFS

FOREST CONDITION CHECK
Q_i FOREST = 0.93 CFS

CHANNEL PROTECTION CITY CODE COMPLIANCE 13-109F-1(c)(i) EQUATIONS:

THE SITE OUTFALL PROVIDES ADEQUATE CHANNEL PROTECTION THROUGH ADHERENCE TO THE FOLLOWING EQUATIONS:
 $Q_{developed} \leq I.F. * (Q_{pre-developed} * R_{V_{pre-developed}} / R_{V_{developed}}) / R_{V_{developed}}$ $(1.68 \text{ CFS}) \leq 0.9 * (2.02 \text{ CFS} * 1.97) / 2.06$ $1.68 \text{ CFS} \leq 1.74$
 $Q_{developed} \leq Q_{pre-developed}$ $1.68 \text{ CFS} \leq 2.02 \text{ CFS}$
 $Q_{developed} \geq (Q_{forest} * R_{V_{forest}}) / R_{V_{developed}}$ $1.68 \text{ CFS} \geq (0.93 \text{ CFS} * 0.87) / 2.06$ $1.68 \text{ CFS} \geq 0.39 \text{ CFS}$

CHANNEL PROTECTION NARRATIVE CONCLUSION:

THIS PROJECT OUTFALLS INTO THE NATURAL CHANNEL TAYLOR RUN. ALL THE REQUIREMENTS FOR THE 1-YR, 24-HR STORM ARE MET AS DEMONSTRATED IN THE EQUATIONS ABOVE. THEREFORE PER CITY CODE SECTION 13-109F-1(c)(i) THE SITE PROVIDES ADEQUATE CHANNEL PROTECTION.

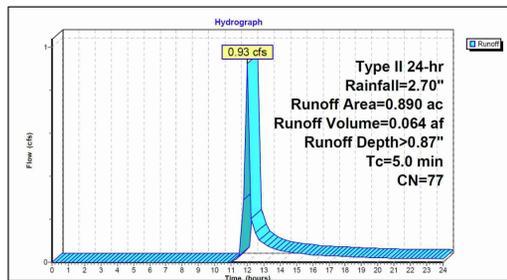
RV_{FOREST} FOR 1-YR, 24-HR STORM

Drainage Area A		A soils	B Soils	C Soils	D Soils	
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.89	
	CN	30	55	70	77	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
					Weighted CN	S
					77	2.99
		1-year storm	2-year storm	10-year storm		
RV _{Developed} (in) with no Runoff Reduction		0.87	1.21	2.79		
RV _{Developed} (in) with Runoff Reduction		0.87	1.21	2.79		
Adjusted CN		77	77	77		

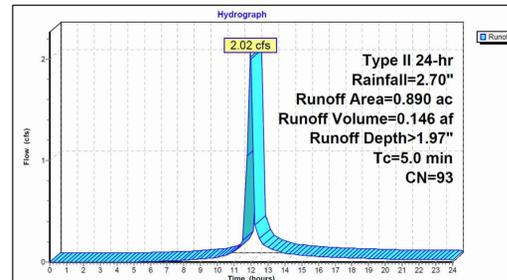
RV_{PRE} FOR 1-YR, 24-HR STORM

Drainage Area A		A soils	B Soils	C Soils	D Soils	
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.26	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.63	
	CN	98	98	98	98	
					Weighted CN	S
					93	0.75
		1-year storm	2-year storm	10-year storm		
RV _{Developed} (in) with no Runoff Reduction		1.97	2.45	4.39		
RV _{Developed} (in) with Runoff Reduction		1.97	2.45	4.39		
Adjusted CN		93	93	93		

Q_{FOREST} 1-YR, 24-HR STORM



Q_{PRE} 1-YR, 24-HR STORM



RV_{POST} 1-YR, 24-HR STORM

Drainage Area A		A soils	B Soils	C Soils	D Soils	
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.14	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.26	
	CN	98	98	98	98	
					Weighted CN	S
					92	0.87
		1-year storm	2-year storm	10-year storm		
RV _{Developed} (in) with no Runoff Reduction		1.88	2.35	4.28		
RV _{Developed} (in) with Runoff Reduction		1.88	2.35	4.28		
Adjusted CN		92	92	92		

Drainage Area B		A soils	B Soils	C Soils	D Soils	
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.07	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.24	
	CN	98	98	98	98	
					Weighted CN	S
					94	0.64
		1-year storm	2-year storm	10-year storm		
RV _{Developed} (in) with no Runoff Reduction		2.06	2.54	4.51		
RV _{Developed} (in) with Runoff Reduction		2.06	2.54	4.51		
Adjusted CN		94	94	94		

Drainage Area C		A soils	B Soils	C Soils	D Soils	
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.14	
	CN	98	98	98	98	
					Weighted CN	S
					98	0.20
		1-year storm	2-year storm	10-year storm		
RV _{Developed} (in) with no Runoff Reduction		2.47	2.97	4.96		
RV _{Developed} (in) with Runoff Reduction		2.47	2.97	4.96		
Adjusted CN		98	98	98		

Drainage Area D		A soils	B Soils	C Soils	D Soils	
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	30	55	70	77	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.04	
	CN	98	98	98	98	
					Weighted CN	S
					98	0.20
		1-year storm	2-year storm	10-year storm		
RV _{Developed} (in) with no Runoff Reduction		2.47	2.97	4.96		
RV _{Developed} (in) with Runoff Reduction		2.47	2.97	4.96		
Adjusted CN		98	98	98		

Q_{POST} 1-YR, 24-HR STORM SUMMARY OF DETENTION ROUTING

Post Development With Detention Type II 24-hr Rainfall=2.70"
Prepared by Windows User Printed 11/19/2015
HydroCAD® 10.00 s/n 08211 © 2013 HydroCAD Software Solutions LLC

Summary for Pond 16P: (new Pond)

Inflow Area = 0.400 ac, 65.00% Impervious, Inflow Depth > 1.88"
Inflow = 0.88 cfs @ 11.97 hrs, Volume= 0.063 af
Outflow = 0.49 cfs @ 12.16 hrs, Volume= 0.063 af, Atten= 44%, Lag= 11.3 min
Primary = 0.49 cfs @ 12.16 hrs, Volume= 0.063 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.25 hrs
Peak Elev= 158.81' @ 12.16 hrs Surf.Area= 0.008 ac Storage= 0.010 af

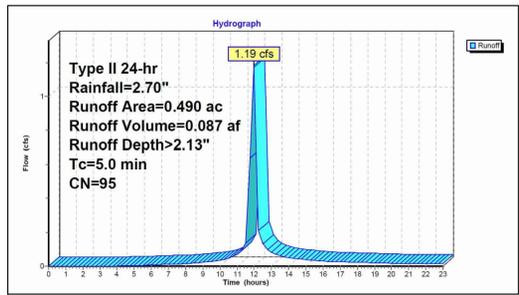
Plug-Flow detention time= 9.1 min calculated for 0.063 af (100% of inflow)
Center-of-Mass det. time= 8.1 min (808.3 - 800.2)

Volume	Invert	Avail Storage	Storage Description
#1	157.29'	0.016 af	30.0" Round Pipe Storage L= 140.0'

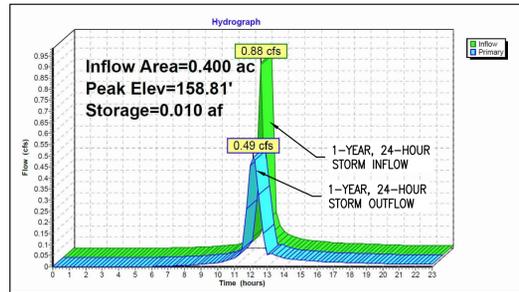
Device	Routing	Invert	Outlet Devices
#1	Primary	157.29'	4.0" Vert. Orifice/Grate C= 0.600
#2	Primary	159.29'	1.5' long x 1.00' rise Sharp-Crested Rectangular Weir 2 End Contractions

Primary OutFlow Max=0.47 cfs @ 12.16 hrs HW=158.72' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.47 cfs @ 5.41 fps)
2=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Q_{POST} 1-YR, 24-HR STORM UNCONTROLLED ON-SITE FLOW



Q_{POST} 1-YR, 24-HR STORM CONTROLLED ON-SITE FLOW



Q_{POST} 1-YR, 24-HR STORM HYDROGRAPH TABLE

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	157.29	0.00
0.50	0.00	0.000	157.29	0.00
1.00	0.00	0.000	157.29	0.00
1.50	0.00	0.000	157.29	0.00
2.00	0.00	0.000	157.29	0.00
2.50	0.00	0.000	157.29	0.00
3.00	0.00	0.000	157.29	0.00
3.50	0.00	0.000	157.29	0.00
4.00	0.00	0.000	157.29	0.00
4.50	0.00	0.000	157.29	0.00
5.00	0.00	0.000	157.29	0.00
5.50	0.00	0.000	157.29	0.00
6.00	0.00	0.000	157.30	0.00
6.50	0.00	0.000	157.32	0.00
7.00	0.00	0.000	157.33	0.00
7.50	0.01	0.000	157.33	0.00
8.00	0.01	0.000	157.34	0.01
8.50	0.01	0.000	157.35	0.01
9.00	0.01	0.000	157.36	0.01
9.50	0.01	0.000	157.36	0.01
10.00	0.02	0.000	157.38	0.02
10.50	0.03	0.000	157.39	0.03
11.00	0.04	0.000	157.42	0.04
11.50	0.09	0.001	157.48	0.08
12.00	0.87	0.009	158.84	0.49
12.50	0.10	0.004	158.85	0.32
13.00	0.06	0.000	157.44	0.05
13.50	0.05	0.000	157.44	0.05
14.00	0.04	0.000	157.42	0.04
14.50	0.03	0.000	157.41	0.03
15.00	0.03	0.000	157.40	0.03
15.50	0.03	0.000	157.40	0.03
16.00	0.02	0.000	157.39	0.02
16.50	0.02	0.000	157.39	0.02
17.00	0.02	0.000	157.38	0.02
17.50	0.02	0.000	157.38	0.02
18.00	0.02	0.000	157.38	0.02
18.50	0.02	0.000	157.37	0.02
19.00	0.02	0.000	157.37	0.02
19.50	0.01	0.000	157.37	0.01
20.00	0.01	0.000	157.36	0.01
20.50	0.01	0.000	157.36	0.01
21.00	0.01	0.000	157.36	0.01
21.50	0.01	0.000	157.36	0.01
22.00	0.01	0.000	157.36	0.01
22.50	0.01	0.000	157.36	0.01
23.00	0.01	0.000	157.36	0.01
23.50	0.01	0.000	157.36	0.01
24.00	0.01	0.000	157.35	0.01

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(703) 549-6422

COMMONWEALTH OF VIRGINIA
Brian A. Doffleiner
Lic. No. 049136
16 FEBRUARY 2016
PROFESSIONAL ENGINEER

PRELIMINARY SPECIAL USE PERMIT
FIRST BAPTIST CHURCH
2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

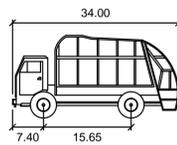
APPROVED
SPECIAL USE PERMIT NO. 2015-0022
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

CHECKED: BD
DESIGN: ABH
SCALE: N/A
DATE: 17 JUNE 2015
SHEET 11 OF 14
FILE: 14-55

OUTFALL ANALYSIS (1 OF 2)

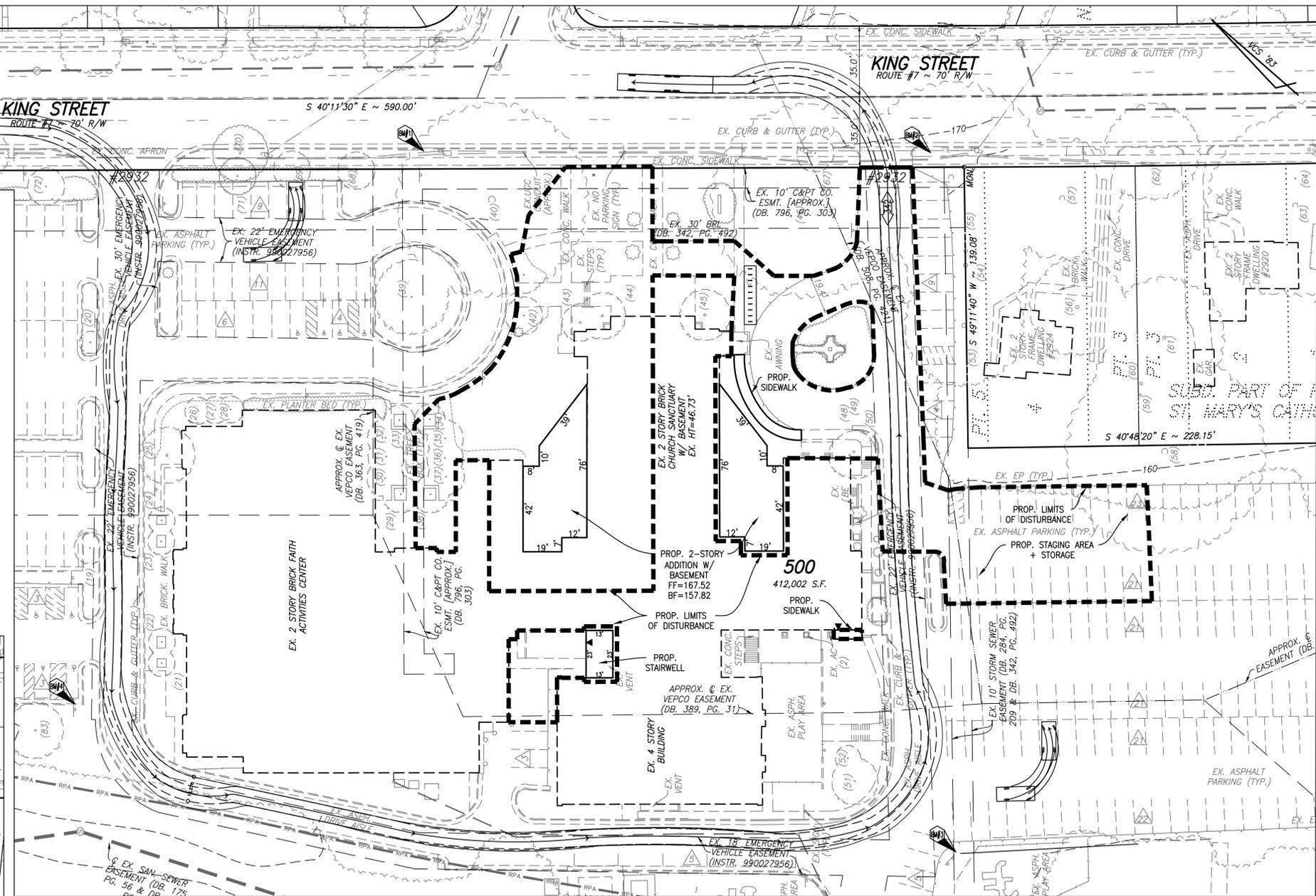
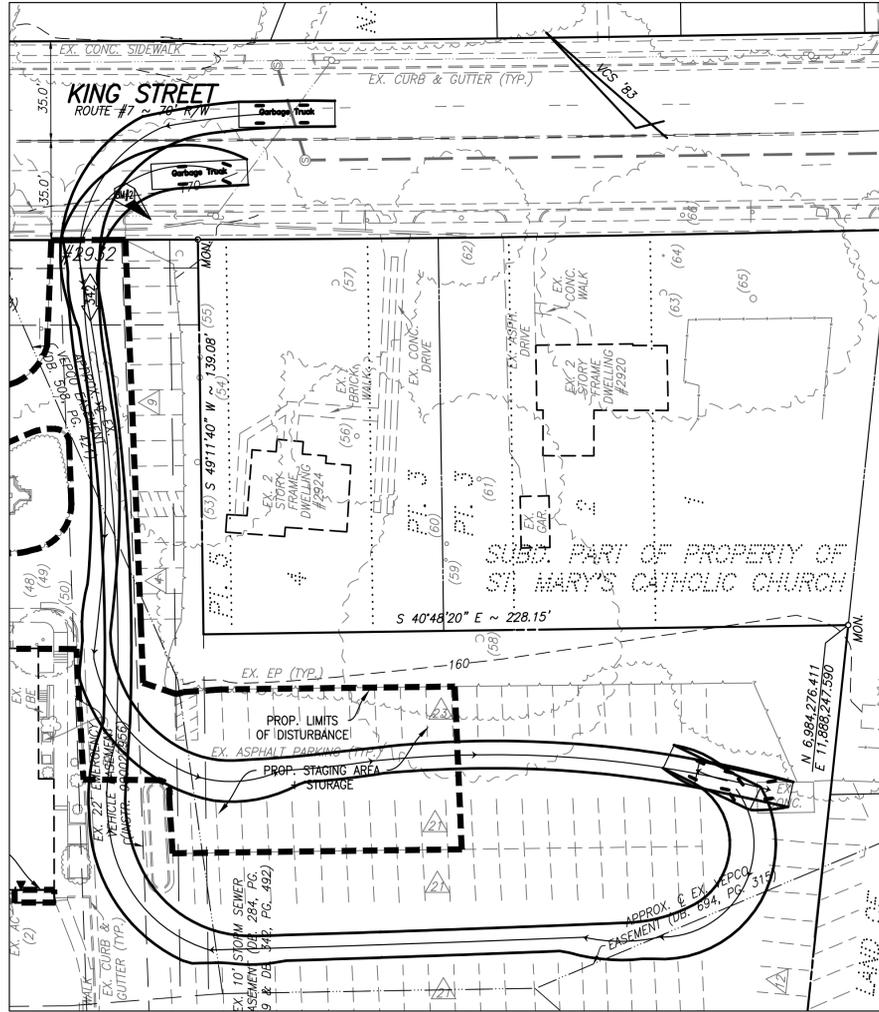
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GARBAGE TRUCK

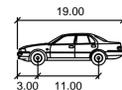


Garbage Truck	feet
Width	: 9.00
Track	: 7.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

**GARBAGE TRUCK
SCALE: 1"=30'**

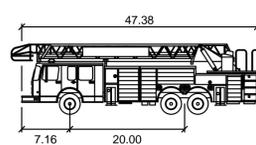


LARGE CAR



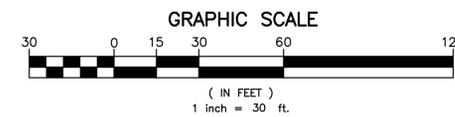
Large Car	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

FIRE TRUCK



Tower 203	feet
Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 24.6

**FIRE TRUCK AND CAR TURNING MOVEMENTS
SCALE: 1"=30'**



SITE PLAN VIEW NOTE:
FOR EASE OF PLAN DEPICTION—ONLY THE PARCEL AREA CONTAINING THE PROPOSED PROJECT IS SHOWN. SEE SHEETS 3-4C FOR ENTIRE SITE PARCEL.

LEGEND NOTE:
SEE SHEET 4 FOR TEXT LEGEND AND CIVIL LEGEND

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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATION OF THE CITY OF ALEXANDRIA, VIRGINIA
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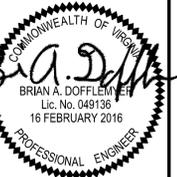
APPROVED
SPECIAL USE PERMIT NO. 2015-0022

DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
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DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO. DATE

PRELIMINARY SPECIAL USE PERMIT
FIRST BAPTIST CHURCH
2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
DESIGN: ABH
SCALE: 1"=30'
DATE: 17 JUNE 2015
SHEET 13 OF 14
FILE: 14-55



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TURNING MOVEMENTS



PRELIMINARY SPECIAL USE PERMIT
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 2932 KING STREET
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DATE	REVISION
2/16/16	PER CITY COMMENTS

BUILDING CODE ANALYSIS:

USE:	CHURCH/RELIGIOUS
USE GROUP:	NONSEPARATED MIXED OCCUPANCY
TYPE OF CONSTRUCTION:	IIB
NUMBER OF STORIES:	3 STORIES
FLOOR AREA (GROSS):	57,915 S.F.
FLOOR AREA (NET):	54,319 S.F.
BUILDING FOOT PRINT AREA:	23,026 S.F.
BUILDING HEIGHT:	39.49'
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED, NFPA 13R

FIRE HYDRANT FLOW INFORMATION:
 (PROVIDED BY EVERARD MID ATLANTIC)

HYDRANT NUMBER: FBCA (PRIVATE HYDRANT)
STATIC = 52 PSI
RESIDUAL = 32 PSI
FLOW = 1,809 GPM
Q20 = 1,403 GPM

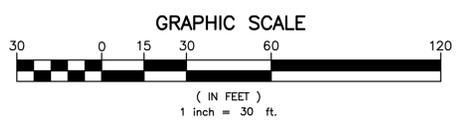
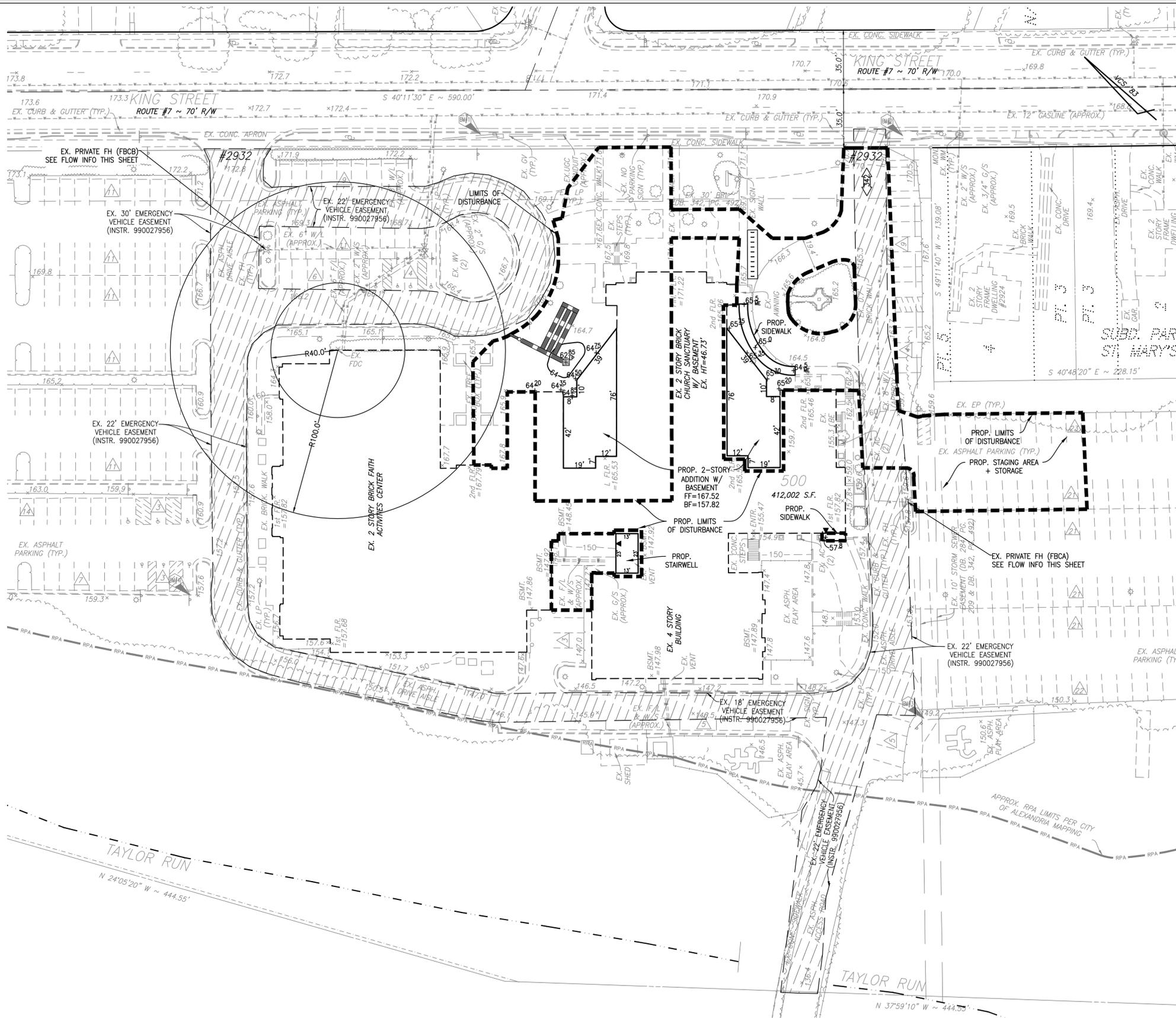
HYDRANT NUMBER: FBCB (PRIVATE HYDRANT)
STATIC = 48 PSI
RESIDUAL = 28 PSI
FLOW = 1,449 GPM
Q20 = 1,207 GPM

EMERGENCY VEHICLE ACCESS NOTE:
 CONSTRUCTION ACTIVITIES SHALL NOT IMPEDE EMERGENCY VEHICLE ACCESS AT ANY TIME DURING CONSTRUCTION. ALL STORAGE AND STAGING ACTIVITIES WILL TAKE PLACE IN THE EXISTING PARKING LOTS OR WITHIN THE LIMITS OF DISTURBANCE. THE EXISTING PRIVATE ROADWAYS SHALL REMAIN ACCESSIBLE AT ALL TIMES. CONSTRUCTION ACTIVITIES SHALL NOT BLOCK OR IMPEDE IN ANY WAY THE EXISTING EMERGENCY VEHICLE EASEMENT (EVE) AT ANY TIME DURING CONSTRUCTION. SEE THIS PLAN VIEW THIS SHEET FOR LOCATION OF ON-SITE EVE.

- FIRE PROTECTION INFORMATION:**
- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
 - A FIRE PREVENTION CODE PERMIT IS REQUIRED FOR THE PROPOSED OPERATION.
 - THE PROPOSED BUILDINGS ARE TO BE FULLY SPRINKLERED WITH FIRE DEPARTMENT CONNECTIONS (FDC).
 - A FINAL FIRE FLOW ANALYSIS REPORT, IN ACCORDANCE WITH CITY STANDARDS AND PREPARED BY A LICENSED ENGINEER, HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF ALEXANDRIA FIRE/EMS DEPARTMENT. VERIFICATION THAT THE PROPOSED INFRASTRUCTURE IS CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW IS PROVIDED IN THE REPORT.

SITE PLAN VIEW NOTE:
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LEGEND NOTE:
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APPROVED
 SPECIAL USE PERMIT NO. 2015-0022

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. _____ DATE _____

CHECKED: BD
 DESIGN: ABH

SCALE: 1"=30'

DATE: 17 JUNE 2015

SHEET 14 OF 14

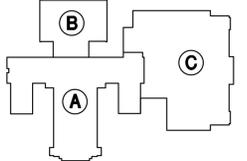
FILE: 14-55

Seal



Consultant

Key Plan



Project Name and Address

RENOVATION AND ADDITION TO

FIRST BAPTIST CHURCH OF ALEXANDRIA

2932 KING STREET
ALEXANDRIA, VA 22302

Drawing Name

OVERALL EXISTING GROUND PLAN

Date

Revisions

1	Date	Description
1	2-16-2016	Per City Comments

Project Number **114505**

Drawing Number

EA110

STAIRS

1 = 236 SF
2 = 385 SF
3 = 45 SF
4 = 135 SF

TOTAL STAIR AREA = 801 SF

MECHANICAL AREAS

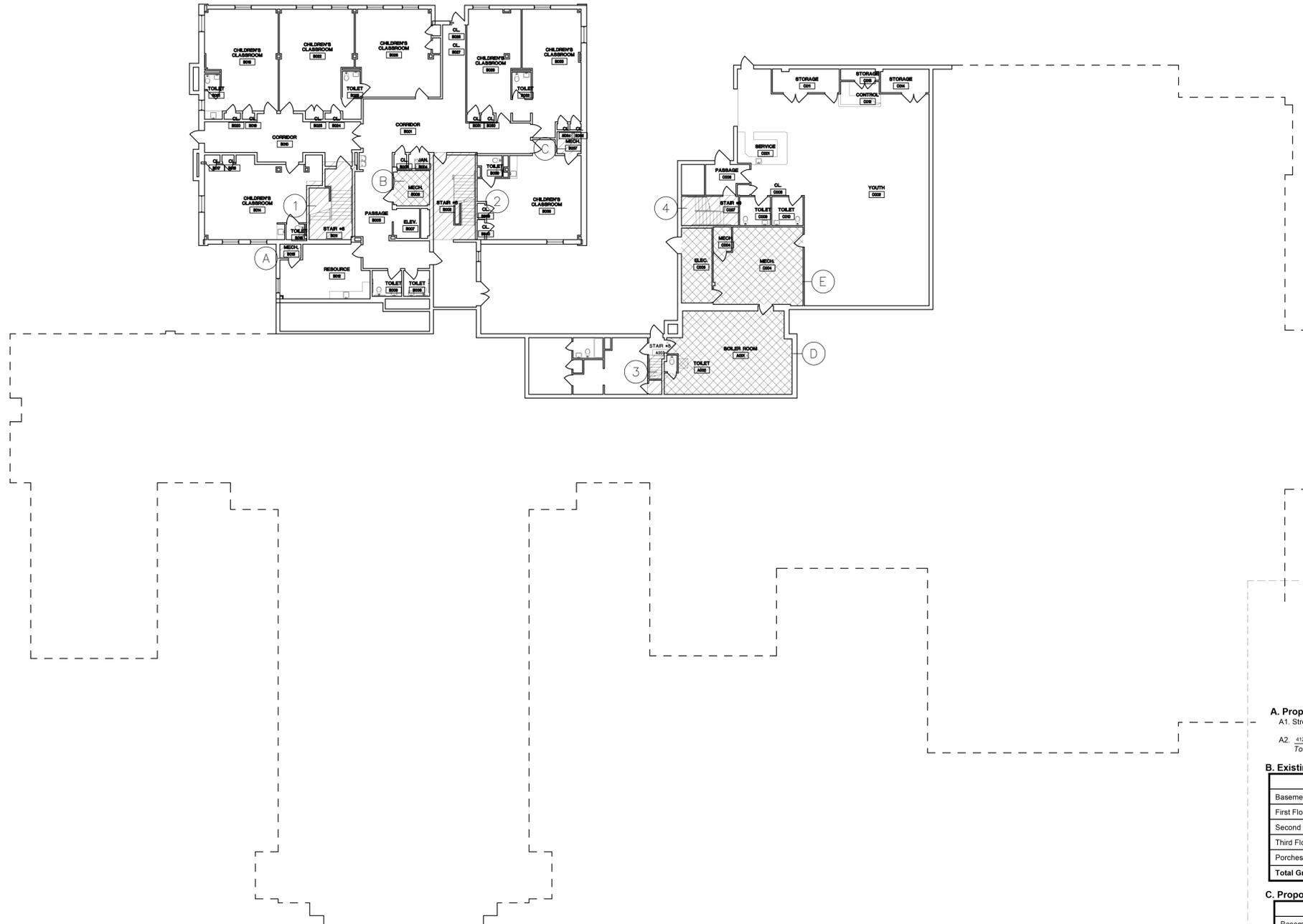
A = 88 SF
B = 663 SF
C = 647 SF

TOTAL MECHANICAL AREA = 1398 SF

EXISTING GROSS FLOOR AREA = 12553 SQFT

TOTAL MECHANICAL AREA = 1398 SQFT

TOTAL STAIR AREA = 801 SQFT



DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information
A1. Street Address 2932 KING ST. Zone B-2
A2. 412,003 SF x 0.35 = 144,201 SF
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	12,553 sf	Basement**	12,553 sf
First Floor	49,820 sf	Stairways**	5,268 sf
Second Floor	29,488 sf	Mechanical**	717 sf
Third Floor	32,735 sf	Other**	0 sf
Porches/ Other	0 sf	Total Exclusions	18,538 sf
Total Gross *	124,596 sf		

B1. Existing Gross Floor Area * 124,596 Sq. Ft.
B2. Allowable Floor Exclusions** 18,538 Sq. Ft.
B3. Existing Floor Area minus Exclusions 106,058 Sq. Ft. (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	316 sf	Basement**	316 sf
First Floor	4,101 sf	Stairways**	426 sf
Second Floor	4,101 sf	Mechanical**	224 sf
Third Floor	1,434 sf	Other**	0 sf
Porches/ Other	0 sf	Total Exclusions	966 sf
Total Gross *	9,952 sf		

C1. Proposed Gross Floor Area * 9,952 Sq. Ft.
C2. Allowable Floor Exclusions** 966 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 8,986 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area
D1. Total Floor Area (add B3 and C3) 115,044 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 144,201 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.
** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

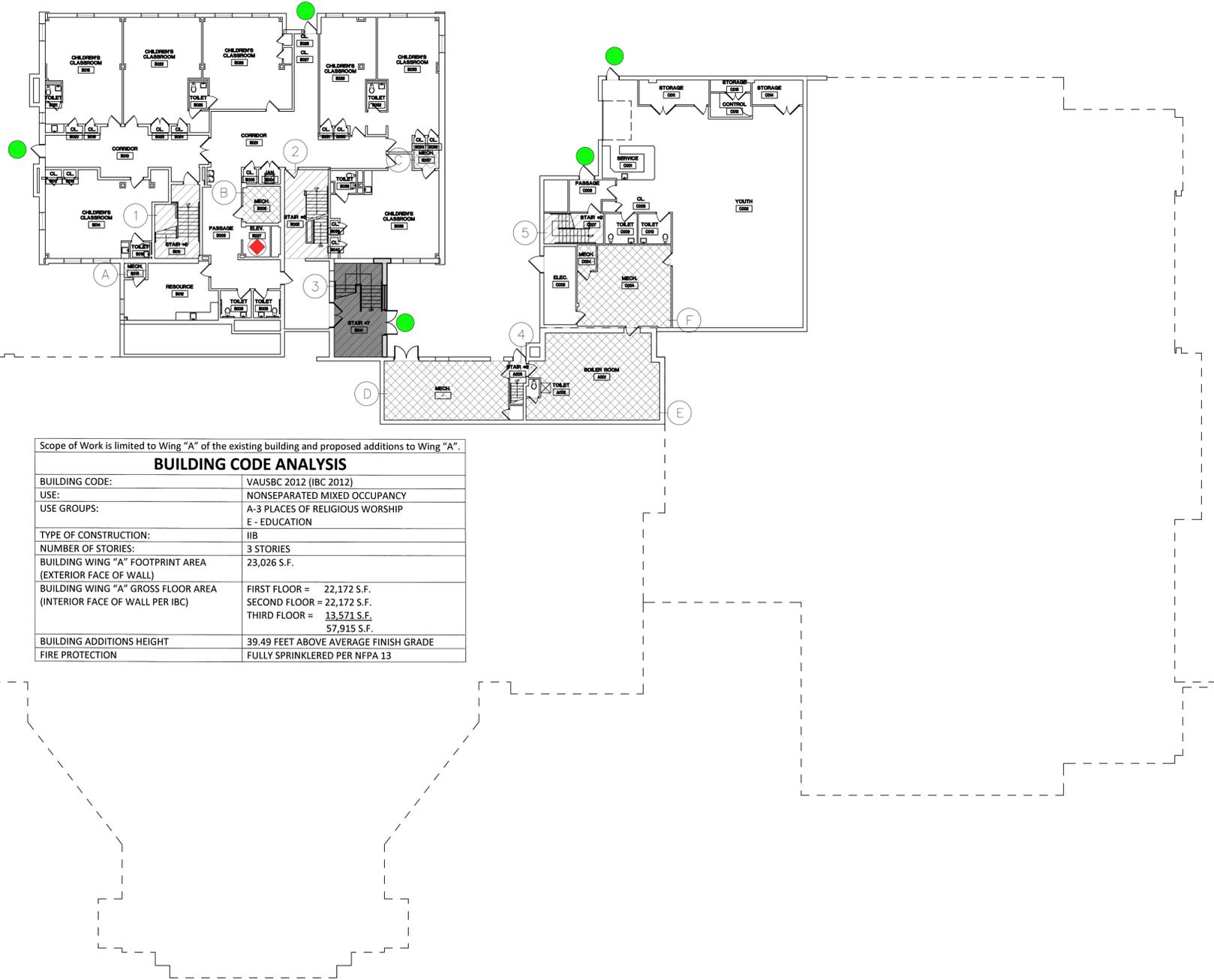
Existing Open Space	
Required Open Space	
Proposed Open Space	

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.
Signature: *[Signature]* Date: 2-16-16

1 EXISTING GROUND FLOOR PLAN
A110 1/8" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. 2015-0022
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
CHAIRMAN, PLANNING COMMISSION
DATE RECORDED
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Scope of Work is limited to Wing "A" of the existing building and proposed additions to Wing "A".

BUILDING CODE ANALYSIS	
BUILDING CODE:	VAUSBC 2012 (IBC 2012)
USE:	NONSEPARATED MIXED OCCUPANCY
USE GROUPS:	A-3 PLACES OF RELIGIOUS WORSHIP E - EDUCATION
TYPE OF CONSTRUCTION:	IIB
NUMBER OF STORIES:	3 STORIES
BUILDING WING "A" FOOTPRINT AREA (EXTERIOR FACE OF WALL)	23,026 S.F.
BUILDING WING "A" GROSS FLOOR AREA (INTERIOR FACE OF WALL PER IBC)	FIRST FLOOR = 22,172 S.F. SECOND FLOOR = 22,172 S.F. THIRD FLOOR = 13,571 S.F. 57,915 S.F.
BUILDING ADDITIONS HEIGHT	39.49 FEET ABOVE AVERAGE FINISH GRADE
FIRE PROTECTION	FULLY SPRINKLERED PER NFPA 13

1 OVERALL GROUND FLOOR PLAN
A110 1/8" = 1'-0"



STAIRS

- 1 - 189 SF
- 2 - 245 SF
- 3 - 316 SF
- 4 - 41 SF
- 5 - 115 SF

TOTAL STAIR AREA - 906 SF

MECHANICAL AREAS

- A - 20 SF
- B - 87 SF
- C - 36 SF
- D - 464 SF
- E - 663 SF
- F - 481 SF

TOTAL MECHANICAL AREA - 1751 SF

GROSS FLOOR AREA - 12844 SQFT

TOTAL MECHANICAL AREA - 1751 SQFT

TOTAL STAIR AREA - 873 SQFT

- ACCESSIBLE ENTRANCES
- ACCESSIBLE ELEVATORS

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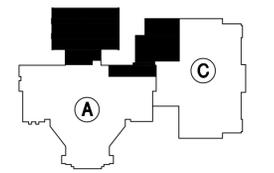
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Key Plan



Project Name and Address

RENOVATION AND ADDITION TO

FIRST BAPTIST CHURCH OF ALEXANDRIA

2932 KING STREET
ALEXANDRIA, VA 22302

Drawing Name

OVERALL GROUND FLOOR PLAN

Date

Revisions

Revisions	Date	Description

Project Number 114505

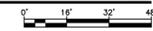
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1 EXISTING FIRST FLOOR PLAN
A111 1/16" = 1'-0"



- STAIRS**
- 1 - 9 SF
 - 2 - 202 SF
 - 3 - 148 SF
 - 4 - 148 SF
 - 5 - 48 SF
 - 6 - 20 SF
 - 7 - 20 SF
 - 8 - 16 SF
 - 9 - 109 SF
 - 10 - 35 SF
 - 11 - 113 SF
 - 12 - 136 SF
 - 13 - 35 SF
 - 14 - 252 SF
 - 15 - 252 SF

TOTAL STAIR AREA - 1624 SF

MECHANICAL AREAS

- A - 41 SF
- B - 53 SF
- C - 99 SF

TOTAL MECHANICAL AREA - 193 SF

EXISTING GROSS FLOOR AREA - 49820 SQFT

TOTAL MECHANICAL AREA - 303 SQFT

TOTAL STAIR AREA - 1624 SQFT



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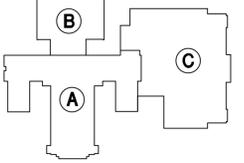
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Drawing Name

OVERALL EXISTING FIRST FLOOR PLAN

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1	Date	Description
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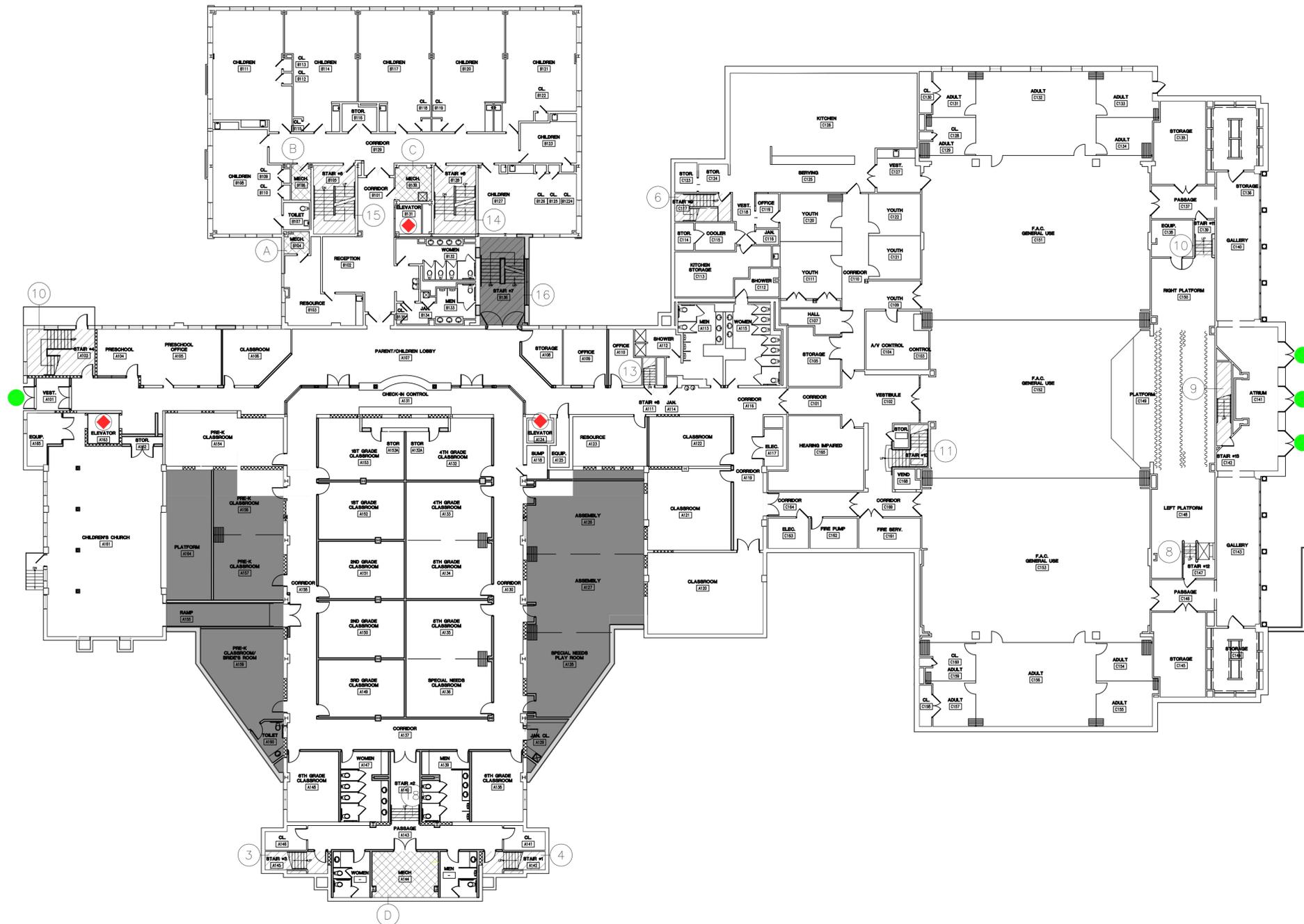
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1 OVERALL FIRST FLOOR PLAN
A111 1/16" = 1'-0"

PROPOSED ADDITION AREA ■
GROSS FLOOR AREA - 4101 SF

STAIRS

- 3 - 96 SF
- 4 - 96 SF
- 8 - 13 SF
- 9 - 87 SF
- 10 - 21 SF
- 11 - 82 SF
- 12 - 114 SF
- 13 - 26 SF
- 14 - 296 SF
- 15 - 210 SF
- 16 - 316 SF
- 17 - 226 SF
- 18 - 25 SF

TOTAL STAIR AREA - 1608 SF

MECHANICAL AREAS

- A - 41 SF
- B - 53 SF
- C - 99 SF
- D - 224 SF

TOTAL MECHANICAL AREA - 417 SF

GROSS FLOOR AREA - 51905 SQFT
TOTAL MECHANICAL AREA - 417 SQFT
TOTAL STAIR AREA - 1608 SQFT

- ACCESIBLE ENTRANCES
- ◆ ACCESIBLE ELEVATORS

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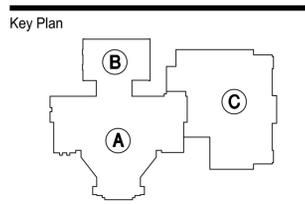
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OVERALL FIRST FLOOR PLAN

Date

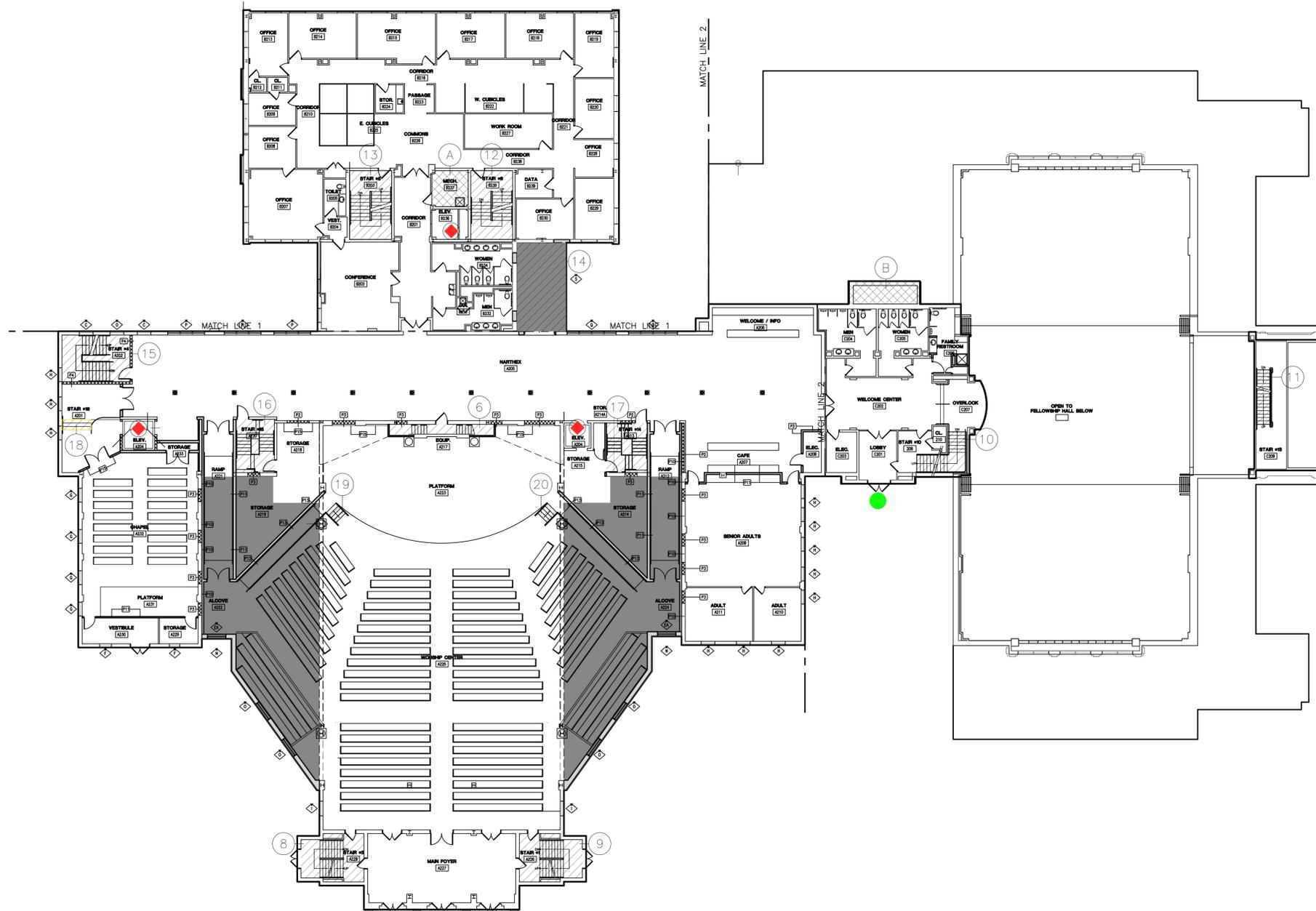
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1 OVERALL SECOND FLOOR PLAN
A112 1/16" = 1'-0"
0' 8' 16' 24'
PROJECT NORTH TRUE NORTH

PROPOSED ADDITION AREA
GROSS FLOOR AREA - 4101 SF

STAIRS

- 8 - 96 SF
- 9 - 96 SF
- 10 - 179 SF
- 11 - 82 SF
- 12 - 295 SF
- 13 - 210 SF
- 14 - 316 SF
- 15 - 280 SF
- 16 - 188 SF
- 17 - 182 SF
- 18 - 21 SF
- 19 - 15 SF
- 20 - 15 SF

TOTAL STAIR AREA - 1955 SF

MECHANICAL AREAS

- A - 94 SF
- B - 119 SF

TOTAL MECHANICAL AREA - 213 SF

GROSS FLOOR AREA - 33554 SQFT

TOTAL MECHANICAL AREA - 213 SQFT

TOTAL STAIR AREA - 1955 SQFT

- ACCESSIBLE ENTRANCES
- ◆ ACCESSIBLE ELEVATORS

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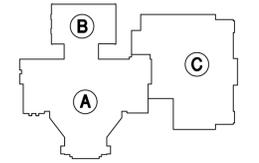
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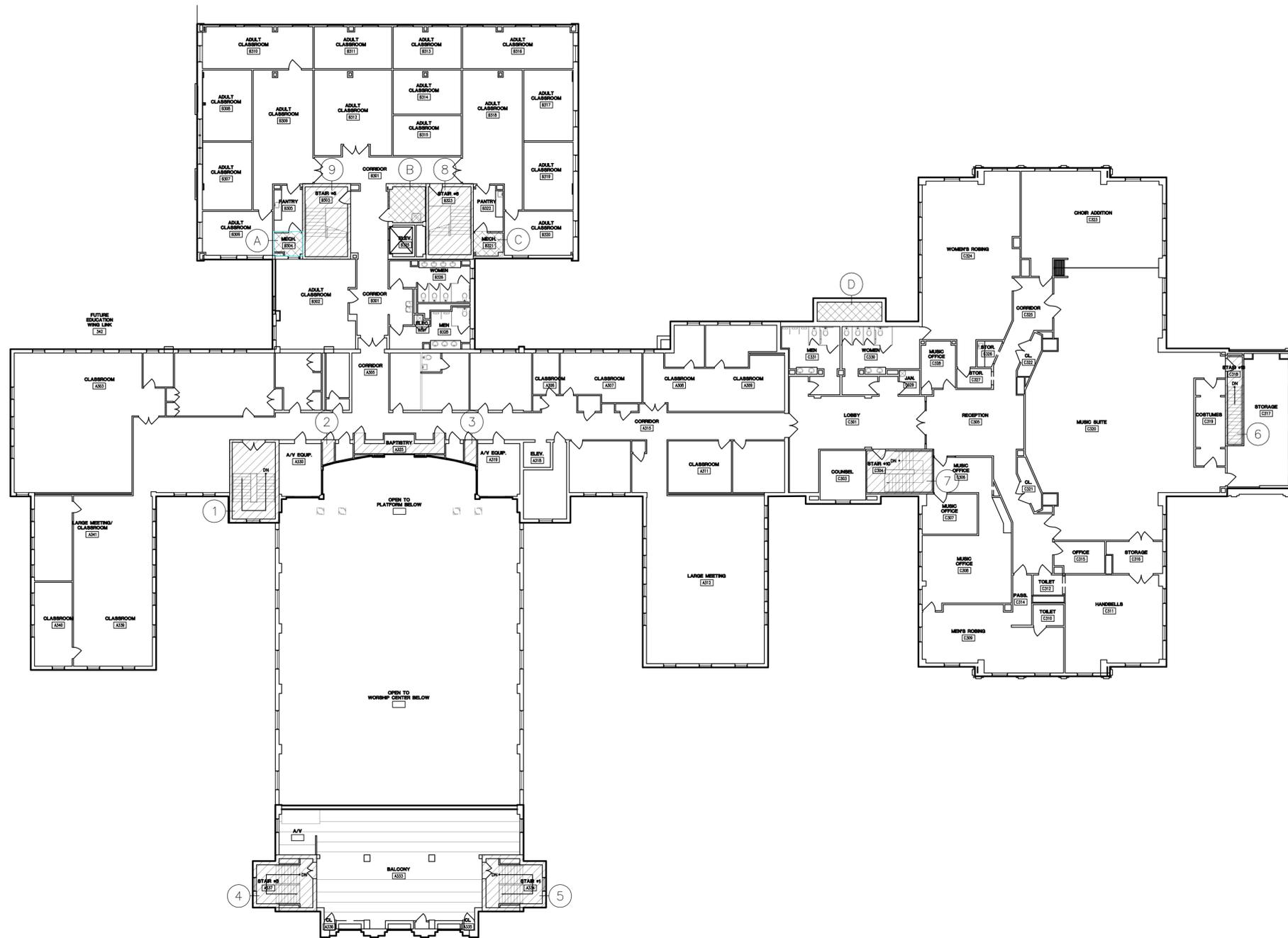
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A112

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1 EXISTING THIRD FLOOR PLAN
 A113 1/8" = 1'-0"
 0' 1' 2' 3' 4'



- STAIRS**
- 1 = 290 SF
 - 2 = 25 SF
 - 3 = 25 SF
 - 4 = 238 SF
 - 5 = 238 SF
 - 6 = 118 SF
 - 7 = 215 SF
 - 8 = 253 SF
 - 9 = 255 SF

TOTAL STAIR AREA = 1657 SF

MECHANICAL AREAS

- A = 49 SF
- B = 103 SF
- C = 51 SF
- D = 119 SF

TOTAL MECHANICAL AREA = 203 SF

EXISTING GROSS FLOOR AREA = 32735 SQFT

TOTAL MECHANICAL AREA = 203 SQFT

TOTAL STAIR AREA = 1657 SQFT



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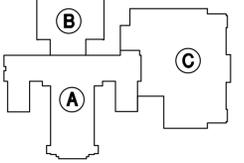
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OVERALL EXISTING THIRD FLOOR PLAN

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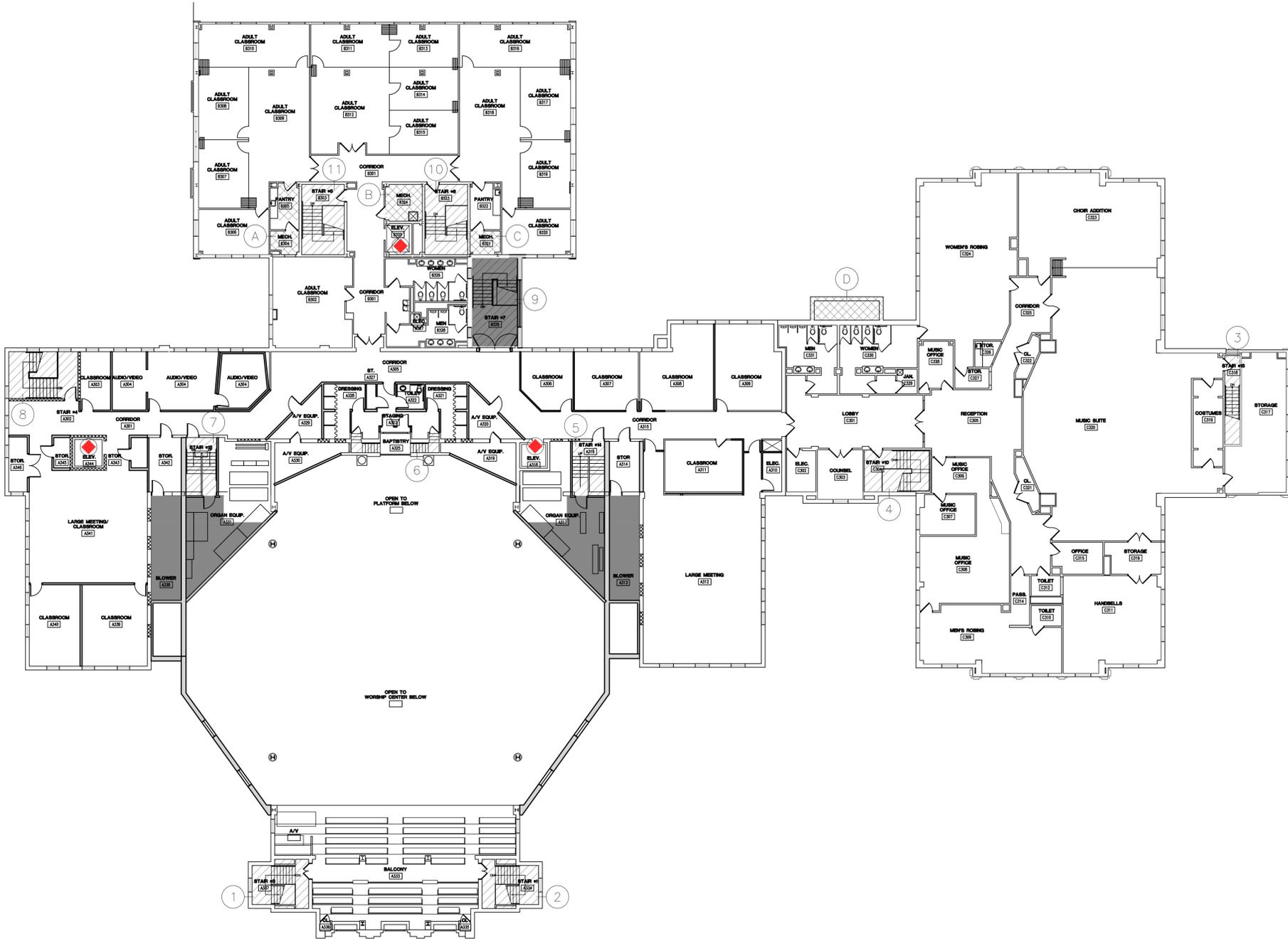
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EA113

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1 OVERALL THIRD FLOOR PLAN
A113 1/16" = 1'-0"



PROPOSED ADDITION AREA ■
GROSS FLOOR AREA - 1022 SF

STAIRS

- 1 - 179 SF
- 2 - 179 SF
- 3 - 95 SF
- 4 - 195 SF
- 5 - 124 SF
- 6 - 75 SF
- 7 - 125 SF
- 8 - 226 SF
- 9 - 316 SF
- 10 - 294 SF
- 11 - 210 SF

TOTAL STAIR AREA - 2137 SF

MECHANICAL AREAS

- A - 94 SF
- B - 44 SF
- C - 49 SF
- D - 119 SF

TOTAL MECHANICAL AREA - 306 SF

GROSS FLOOR AREA - 34328 SQFT
TOTAL MECHANICAL AREA - 187 SQFT
TOTAL STAIR AREA - 2137 SQFT

- ACCESSIBLE ENTRANCES
- ◆ ACCESSIBLE ELEVATORS

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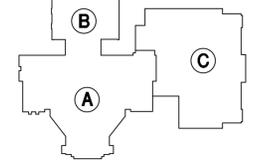
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**OVERALL THIRD
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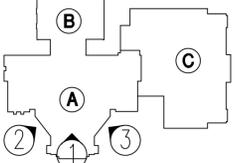
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RENOVATION AND ADDITION TO

**FIRST BAPTIST
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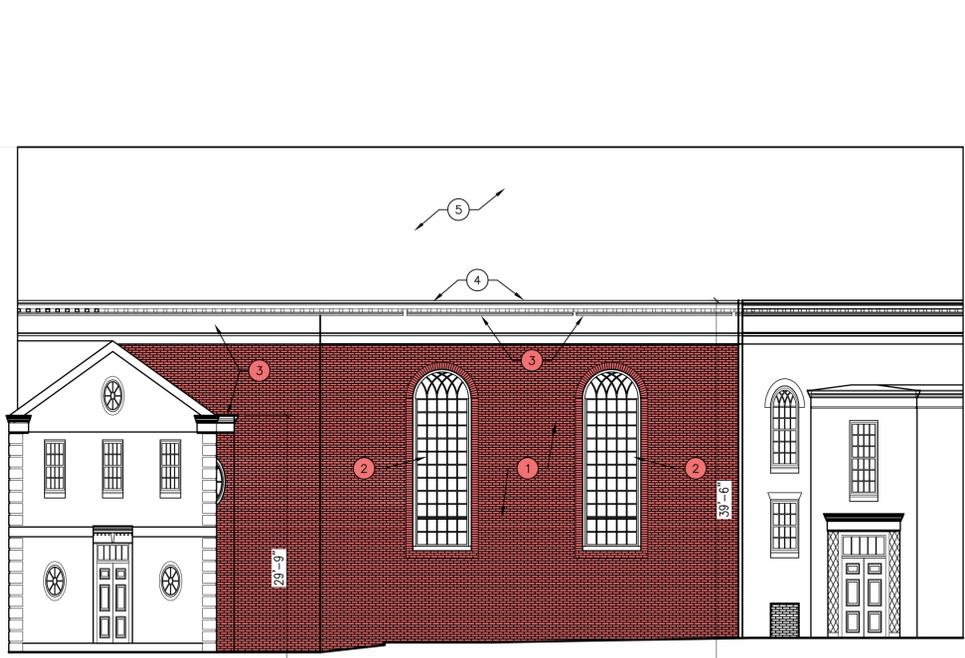
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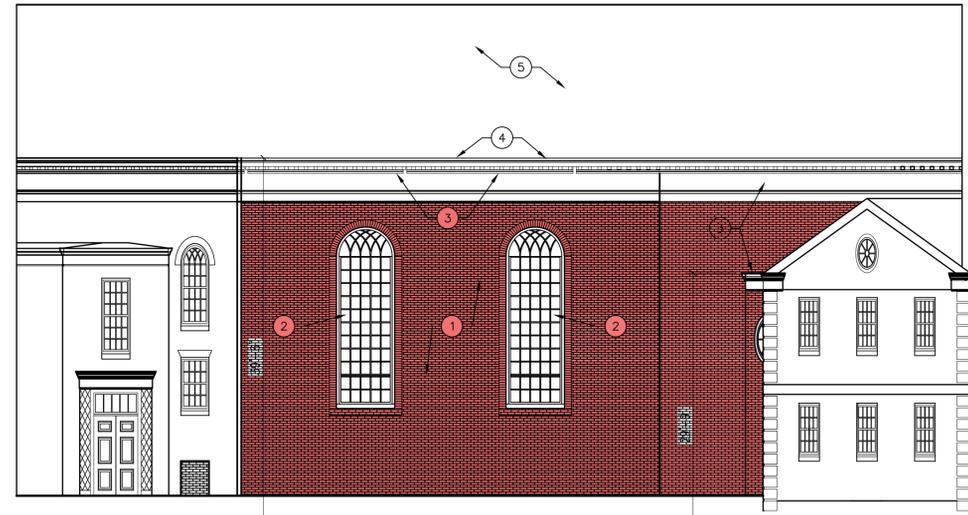
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A201



2 LEFT ELEVATION - SECTION A
A201 1/8" = 1'-0"



3 RIGHT ELEVATION - SECTION A
A201 1/8" = 1'-0"



1 NORTH ELEVATION - SECTION A
A201 1/8" = 1'-0"

ELEVATION KEYNOTES

1. FACE BRICK TO MATCH EXISTING
2. WINDOWS TO MATCH EXISTING
3. CORNICE AND FASCIA TO MATCH EXISTING
4. LOW SLOPE ROOF SYSTEM
5. EXISTING SLATE ROOF (BEYOND)

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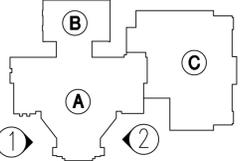
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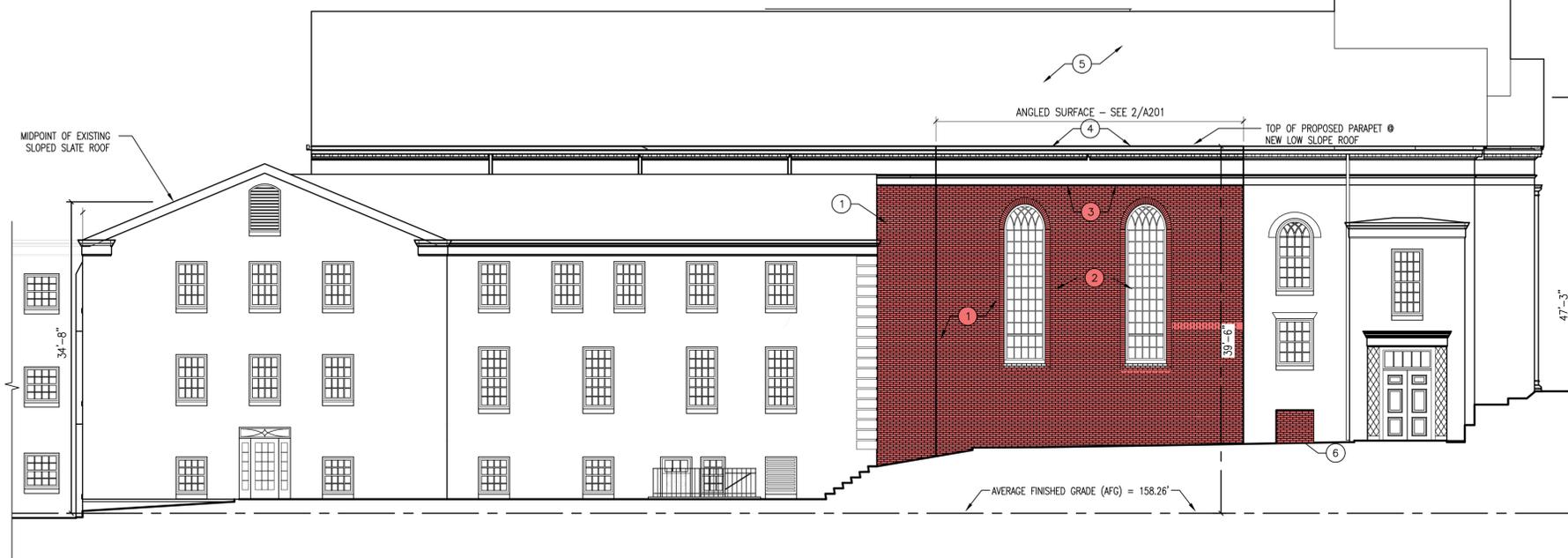
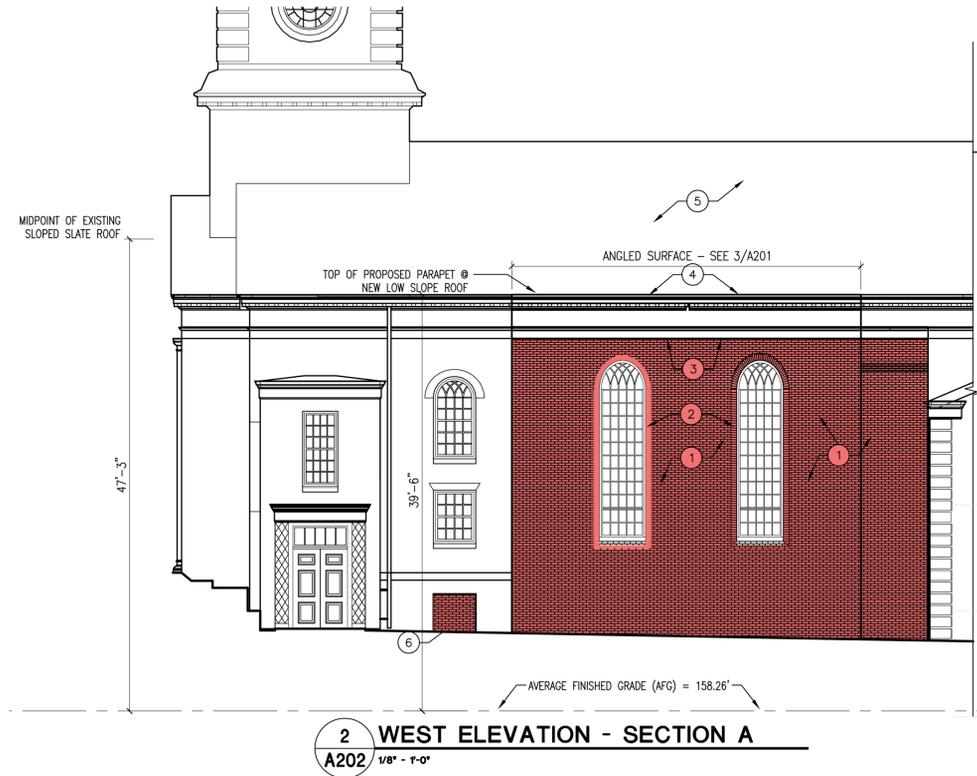
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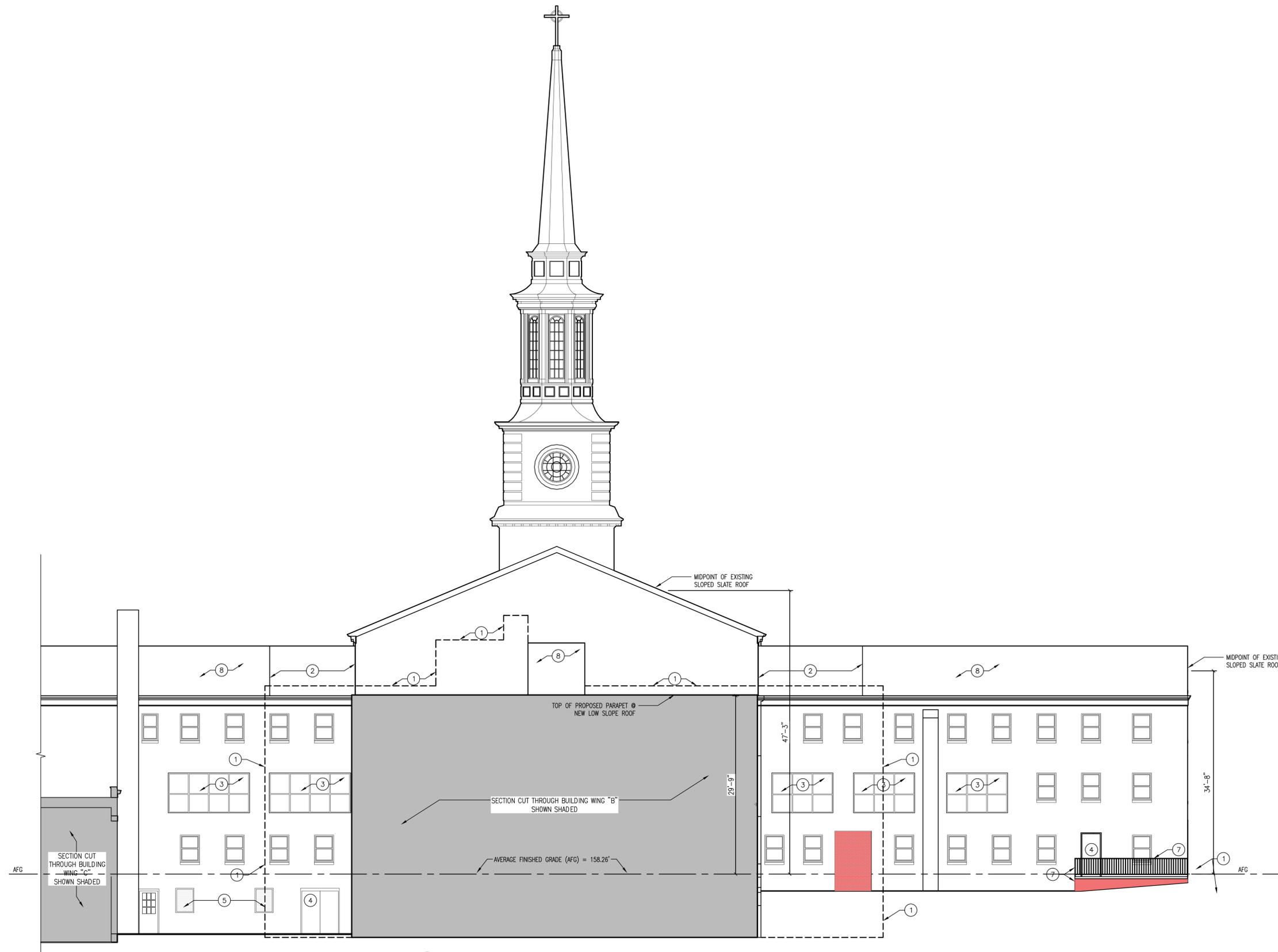


ELEVATION KEYNOTES

1. FACE BRICK TO MATCH EXISTING
2. WINDOWS TO MATCH EXISTING
3. CORNICE AND FASCIA TO MATCH EXISTING
4. LOW SLOPE ROOF SYSTEM
5. EXISTING SLATE ROOF (BEYOND)
6. OPENING IN EXISTING WALL FILLED WITH FACE BRICK TO MATCH EXISTING

1 EAST ELEVATION - SECTION A
A202 1/8" - 1'-0"

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1 SOUTH ELEVATION - SECTION A
A203 1/8" = 1'-0"

ELEVATION KEYNOTES

1. OUTLINE OF EXISTING BUILDING WING "B" BEHIND. (OVERLAPS EXISTING BUILDING WING "A")
2. PORTION OF EXISTING SLOPED SLATE ROOF TO BE REMOVED AND REPLACED WITH LOW SLOPE ROOF.
3. NEW WINDOW OPENING IN EXISTING WALL.
4. NEW DOOR OPENING IN EXISTING WALL.
5. NEW MECHANICAL LOUVER OPENING IN EXISTING WALL.
6. OPENING IN EXISTING WALL FILLED WITH FACE BRICK TO MATCH EXISTING.
7. NEW ELEVATED SIDEWALK AND RAILING.
8. EXISTING SLOPED SLATE ROOF.

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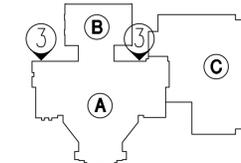
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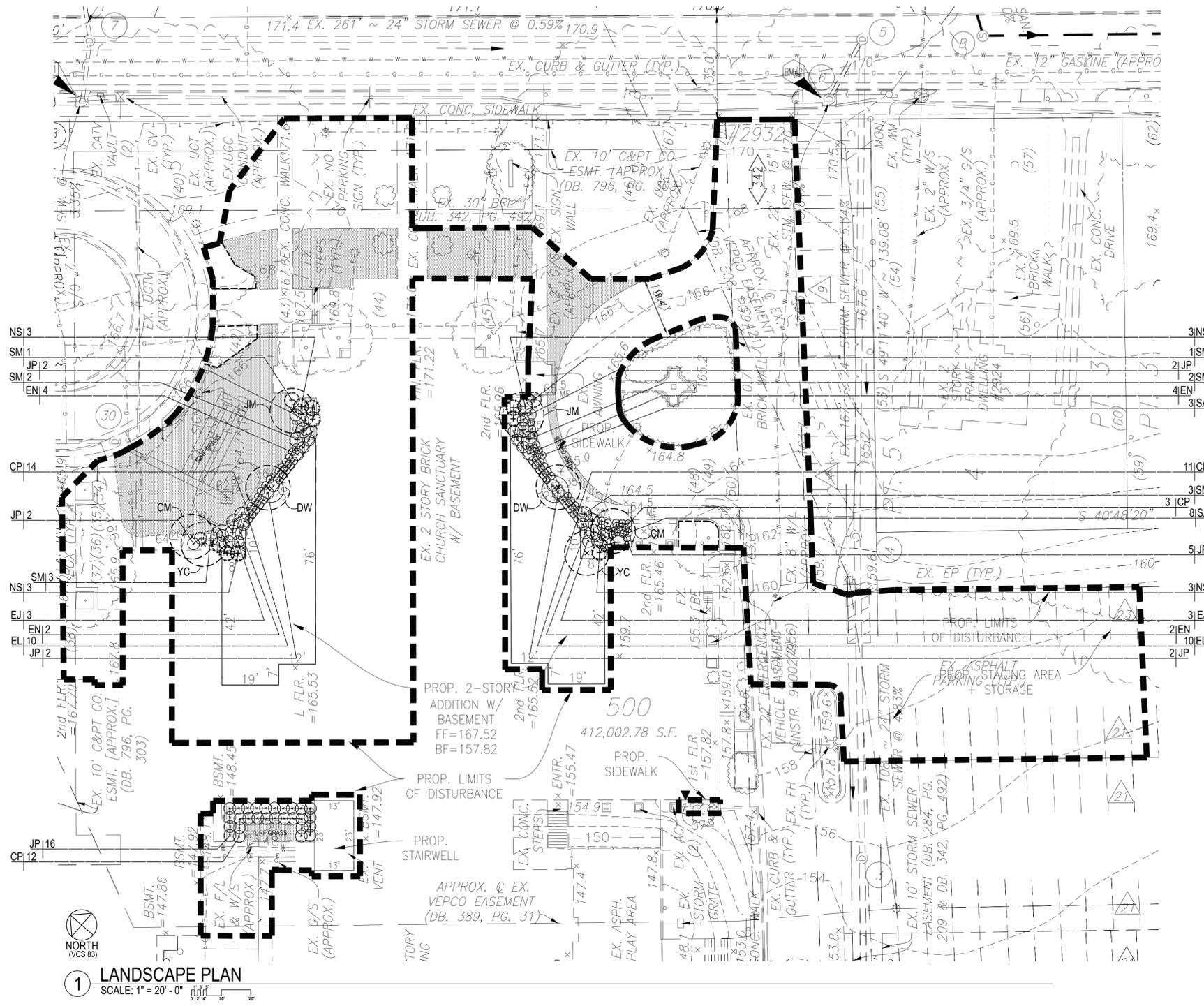
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Drawing Number

A203



LEGEND

PROPOSED PLANTS (SEE PLANTING DETAILS ON SHEET L-2)

- EXISTING TREES TO REMAIN (see existing tree schedule on sheet L-3) (SEE CIVIL PLANS FOR TREES TO BE REMOVED & TREES TO BE SAVED)
- PROPOSED ORNAMENTAL TREES (shown at 15' canopy diameter)
- EVERGREEN TREES (shown at 5' diameter)
- SHRUBS (2.5' wide for each plant - see plant schedule for height & spacing)
- SOD / LAWN & TURF GRASS (SEE "NOTES" IN THIS LEGEND). GRASS INSTALLATION TIMING SHALL COMPLY WITH THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES PLANTING TIMES. ALL GRASS SEED SHALL BE BLUE TAG CERTIFIED.
- PROPOSED LIMITS OF DISTURBANCE (SEE CIVIL DRAWINGS)
- TREE PROTECTION FENCE (SEE DETAIL 6 ON SHEET L-2)

PLANT LABELS

SPECIES ABBREV: XX|## QUANTITY SHRUB & GROUND COVER CALLOUT

SPECIES ABBREV: XX TREE CALLOUT

NOTES:

- TURF GRASS INSTALLATION/PLANTING FOR OPEN AREAS LABELED "TURF GRASS" SHALL BE SELECTED FROM "VIRGINIA COOPERATIVE EXTENSION TURF GRASS VARIETY RECOMMENDATIONS"
- ALL MATERIALS SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL - "THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI 760.1)"
- MAINTINANCE 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 ARBORCULTURE" AND "THE AMERICAN NATIONAL STANDARDS INSTITUTE".

NOTES:

- EXISTING PROPERTY DOES NOT CONTAIN BICYCLE & PEDESTRIAN PATHS AS PER THE "Bicycle Transportation and Multi-Use Trail Master Plan" INSIDE, OR ADJACENT TO PROPERTY BOUNDARIES

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

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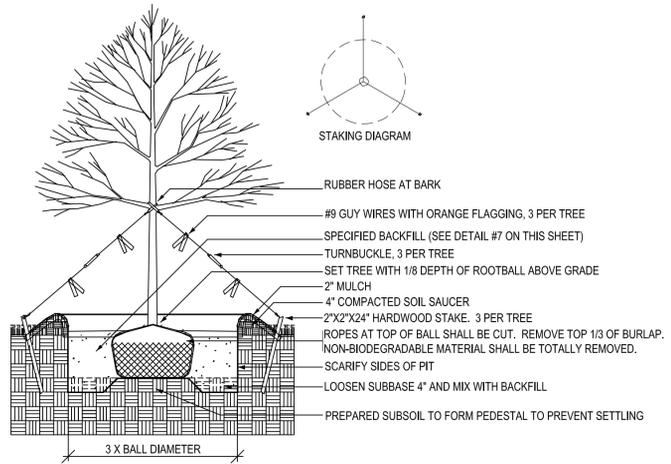
COMMONWEALTH OF VIRGINIA

KIRK DANIEL BERREUTER
LIC. No. 1358

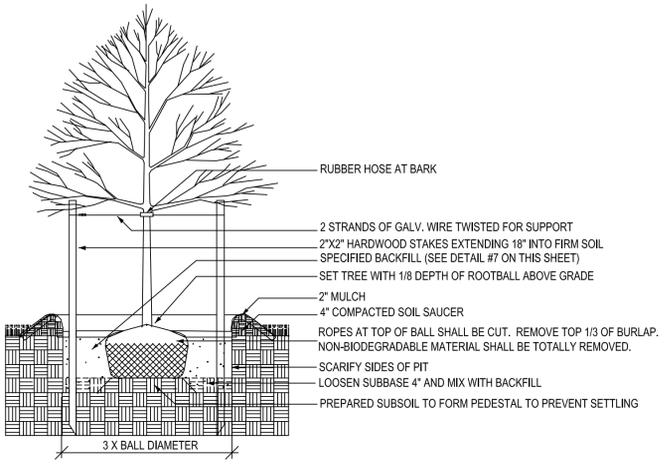
Kirk Berreuter

LANDSCAPE ARCHITECT

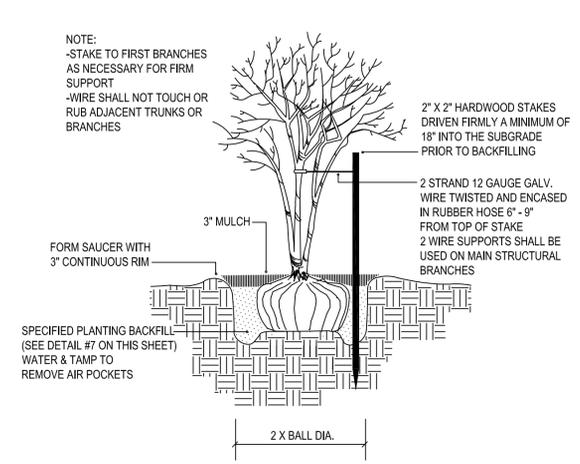
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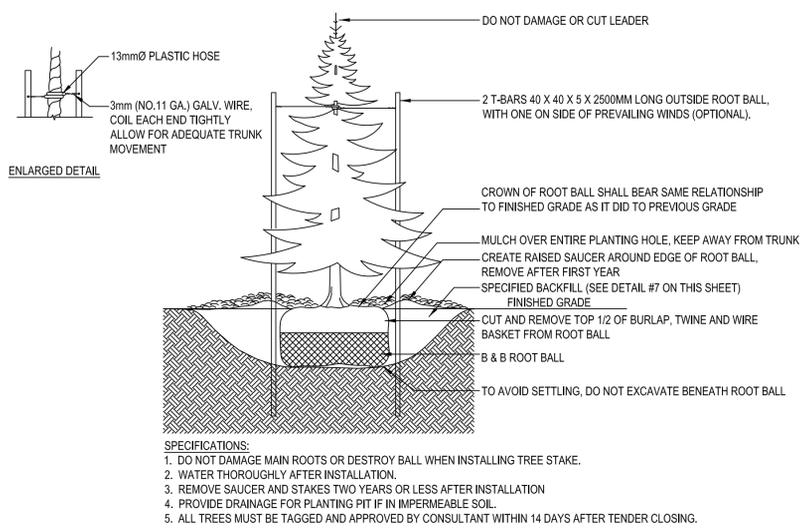
1 TREE PLANTING FOR TREES OVER 3" IN CALIPER NTS



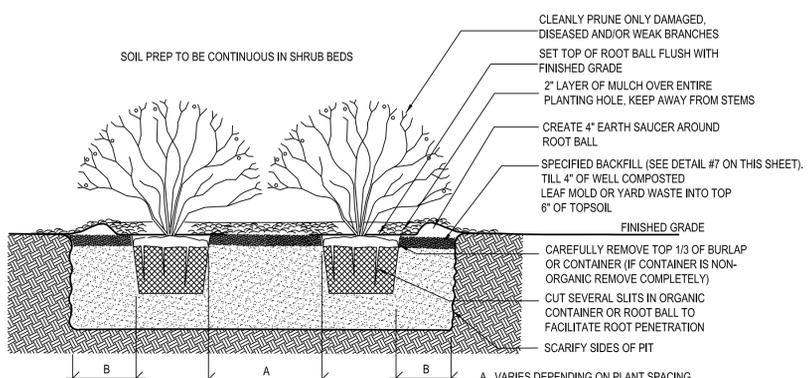
2 TREE PLANTING FOR TREES 3" IN CALIPER AND UNDER NTS



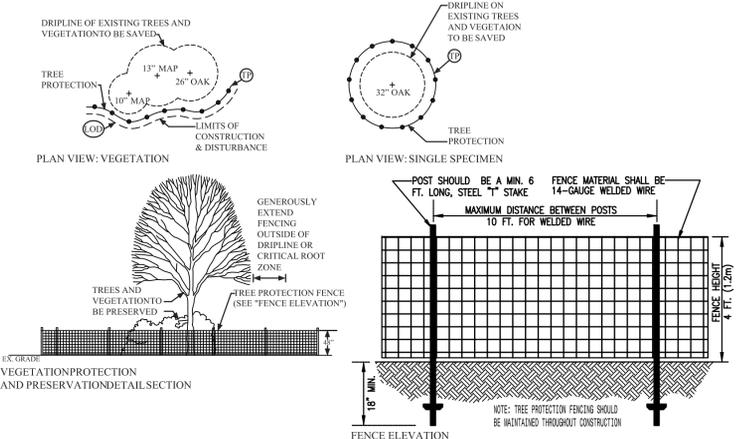
3 MULTI-STEM TREE PLANTING DETAIL NTS



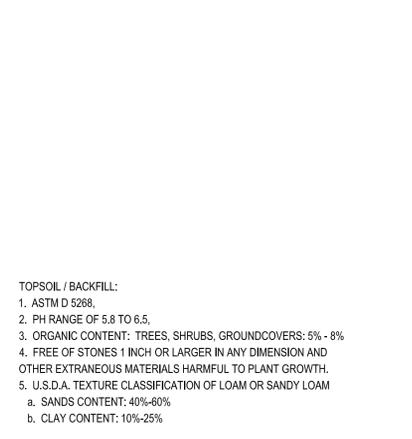
4 EVERGREEN TREE PLANTING DETAIL NTS



5 TYPICAL SHRUB PLANTING DETAIL NTS



6 TREE PROTECTION FENCE INSTALLATION DETAIL NTS



7 TOPSOIL / BACKFILL MIXTURE

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DIRECTOR _____ DATE _____

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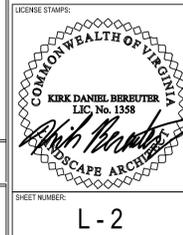
SITE PLAN NO. _____

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PLANT SCHEDULE							
QUANTITY	KEY	COMMON NAME	BOTANICAL NAME	SIZE @ INSTALLATION	APPROX. SPACING	CULTIVAR(S) / NOTES	
ORNAMENTAL TREES (MEDIUM & SMALL)							
QUANTITY	KEY	COMMON NAME	BOTANICAL NAME	SIZE @ INSTALLATION	APPROX. SPACING	CULTIVAR(S) / NOTES	
2	CM	CRAPE MYRTLE	Lagerstroemia indica	8' ht.	AS SHOWN	'Catawba'	
2	DW	DOGWOOD	Cornus kousa	8' ht.	AS SHOWN	'Greensleeves'	
2	JM	JAPANESE MAPLE	Acer palmatum	8' ht.	AS SHOWN	'Bloodgood'	
2	YC	YOSHINO CHERRY	Prunus x yedoensis	8' ht.	AS SHOWN		
EVERGREEN TREES							
QUANTITY	KEY	COMMON NAME	BOTANICAL NAME	SIZE @ INSTALLATION	APPROX. SPACING	CULTIVAR(S) / NOTES	
12	NS	NELLIE STEVENS HOLLY	Ilex x Nellie R. Stevens	8' ht.	AS SHOWN	(mix males & females) evergreen	
12	SM	SWEETBAY MAGNOLIA	Magnolia virginiana	8' ht.	AS SHOWN	evergreen	
SHRUBS							
QUANTITY	KEY	COMMON NAME	BOTANICAL NAME	SIZE @ INSTALLATION	APPROX. SPACING	CULTIVAR(S) / NOTES	
(evergreen) 20	EL	ENGLISH LAUREL	Prunus laurocerasus	2'-3' ht.	2' - 2.75'	'Otto Luken'	
(evergreen) 12	EN	ENGLISH LAUREL	Prunus laurocerasus	2'-3' ht.	2' - 2.75'	'Nana'	
(evergreen) 6	EJ	ENGLISH LAUREL	Prunus laurocerasus	2'-3' ht.	2' - 2.75'	'Majestic Jade'	
(evergreen) 31	JP	JAPANESE PLUM YEOW	Cephalotaxus harringtonia	2'-3' ht.	2' - 2.75'	'Prostrata'	
(evergreen) 40	CP	INKBERRY #2	Ilex glabra	2'-3' ht.	2' - 2.75'	'Compacta'	
(evergreen) 11	SA	SWAMP AZALEA	Rhododendron viscosum	2'-3' ht.	2' - 2.75'	white blooms/flowers	

1 PLANT SCHEDULE

- | | | |
|-----------------|-----------------|-----------------|
| 1) 7" TREE | 29) 7" TREE | 56) 20" MAGNOLA |
| 2) 5" TREE | 30) 7" MAGNOLIA | 57) 30" OAK |
| 3) 5" TREE | 31) 7" MAGNOLIA | 58) 36" OAK |
| 4) 8" TREE | 32) 7" MAGNOLIA | 59) 12" TREE |
| 5) 3" TREE | 33) 6" TREE | 60) 15" TREE |
| 6) 5" TREE | 34) 5" TREE | 61) 18" TREE |
| 7) 5" TREE | 35) 5" MAGNOLIA | 62) 18" TREE |
| 8) 6" TREE | 36) 7" MAGNOLIA | 63) 30" OAK |
| 9) 5" TREE | 37) 7" MAGNOLIA | 64) 8" DOGWOOD |
| 10) 10" TREE | 38) 6" TREE | 65) 28" OAK |
| 11) 5" TREE | 39) 8" TREE | 66) 18" MAPLE |
| 12) 5" TREE | 40) 40" OAK | 67) 5" TREE |
| 13) 5" TREE | 41) 5" DOGWOOD | 68) 7" TREE |
| 14) 6" TREE | 42) 7" TREE | 69) 5" TREE |
| 15) 6" TREE | 43) 4" DOGWOOD | 70) 7" TREE |
| 16) 5" TREE | 44) 12" HOLLY | 71) 7" TREE |
| 17) 6" TREE | 45) 14" HOLLY | 72) 7" TREE |
| 18) 8" TREE | 46) 48" OAK | 73) 6" TREE |
| 19) 5" TREE | 47) 5" DOGWOOD | 74) 10" TREE |
| 20) 3" TREE | 48) 10" HOLLY | 75) 7" TREE |
| 21) 5" TREE | 49) 10" HOLLY | 76) 10" TREE |
| 23) 4" TREE | 50) 10" HOLLY | 77) 7" TREE |
| 24) 5" TREE | 51) 6" DOGWOOD | 78) 6" TREE |
| 25) 3" TREE | 52) 4" DOGWOOD | 79) 7" TREE |
| 26) 5" MAGNOLIA | 53) 24" TREE | 80) 24" TREE |
| 27) 5" MAGNOLIA | 54) 24" TREE | 81) 5" TREE |
| 28) 5" MAGNOLIA | 55) 20" TREE | 82) 5" TREE |
| | | 83) 10" TREE |

2 EXISTING TREE SCHEDULE

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