



Docket Item #4
Development Site Plan #2023-00012 550
South Pickett Street
Avanti 550 Retail Building

Application	General Data	
Project Name: Avanti 550	PC Hearing	November 6, 2023
	CC Hearing	N/A
	If approved, DSP Expiration	November 6, 2026
	Plan Acreage	32,987 square feet (0.76 acres)
Location: 550 South Pickett Street	Zone	I / Industrial
	Existing Use	Vacant
	Proposed Use	Retail
	Net Floor Area	9,250 square feet
	Gross Floor Area	9,750 square feet
	Small Area Plan:	Eisenhower West
Applicant: Avanti HG 500, LLC, represented by M. Catharine Puskar, attorney	Historic District:	Not applicable
	Green Building:	Small project granted flexibility in meeting the 2019 Green Building Policy

Purpose of Application
The applicant requests approval of a Development Site Plan with modifications to construct a new retail building.
Applications/Special Use Permits/Modifications Requested:
Development Site Plan to construct a new retail building with a modification of the 50-foot setback from the centerline of South Pickett Street.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert M. Kerns, AICP, Division Chief robert.kerns@alexandriava.gov Nathan Randall, Principal Planner nathan.randall@alexandriava.gov Leon Vignes, AICP, Urban Planner bert.vignes@alexandriava.gov



I. SUMMARY

A. Recommendation

Staff recommends **approval** of the proposal to construct a new retail building in this location. The request at this small vacant property is in reasonable conformance with the Eisenhower West Small Area Plan (SAP) as an interim use. It also meets the requirements of the I / Industrial zone and the specific site plan review standards contained in the Zoning Ordinance. The project would also provide benefits to the City and surrounding community, including:

- The dedication of a private street with a public access easement, consistent with the Eisenhower West SAP;
- Enhanced streetscape, including new street trees, streetlights, and sidewalk design consistent with the SAP;
- Consistency with the objectives of the City's 2019 Green Building Policy;
- Voluntary affordable housing contribution (\$23,403) and
- New small tenant spaces for local business

B. General Project Description

The applicant seeks to construct a new 9,250 square-foot building on a small, triangular-shaped lot in the City's West End. The new building has been designed to house up to three retail tenants. The proposed new building would be modern in design and urban in form, with its front building wall located close to the sidewalk. Surface parking is located behind the building and would be accessed from a new private street along the southern property line.

II. BACKGROUND

A. Site Context

The project site is located to the southwest of the intersection of South Pickett Street, Edsall Road, and Cameron Station Boulevard. It is a vacant, triangular-shaped parcel that is 32,987 square feet in size. The elevation of the lot varies by approximately eight feet from South Pickett Street downward to the southeastern corner of the property. A storm sewer outfall and swale, which connects directly to Backlick Run, are located immediately to the east/southeast of the property.

The adjacent land uses include a mix of institutional, residential, light industrial and commercial. The northern terminus of Armistead Boothe Park and a self-storage facility are located to the east. The Cameron Park industrial complex, also part of the Greenhill South CDD, occupies the parcel directly south of the site. The Van Dorn Station shopping center and the Modera Tempo mixed-use community are located to the west. Further to the east/southeast are the Cameron Park mixed-use community and the Cameron Station neighborhood.

For the years 2009 through 2015, the subject site was located in the Landmark / Van Dorn Corridor Plan, which at that time recommended the site for open space uses. When the Eisenhower West Small Area Plan (SAP) was adopted in 2015, this area was designated as Neighborhood #2 (Backlick Run neighborhood). The newer SAP recommends that this property ultimately be redeveloped with residential/retail mixed-use in buildings measuring between five and 15 stories in height.

B. Previous Approvals

On December 1, 2020, Planning Commission approved Development Site Plan #2020-00021, a request from the current applicant to construct a new retail/warehouse building at this site. The previously approved project shared some similarities to the current request but was larger in size and included underground parking. The applicant paused its 2020 approval in order to reconsider the scope and design of the project, and subsequently submitted the current request earlier this year.

In July 2019, City Council approved a Coordinated Development District (CDD) Concept Plan for the property immediately to the south of the project site, known as the Greenhill South CDD. Staff has asked the prior and the current property owners of this site about their interest in joining the CDD and both declined to do so.

III. PROJECT DESCRIPTION

The applicant has requested a Development Site Plan to construct a one-story retail building. A 9,250 square-foot building is proposed that would measure 20 feet in height. The footprint is rectangular in shape with the longest side parallel to South Pickett Street. The proposed building, which would be prefabricated and assembled at the site, would have a modern design featuring a metal façade with glass storefront windows.

A surface parking lot located behind the building would provide 10 parking spaces and one loading space, which meets zoning requirements. It would be accessed from a new private street travelling east/west in a 30-foot public access easement along the southern property line of the site. The new private street will intersect South Pickett Street near the southwest corner of the new building. The new private street would temporarily terminate near the parking lot until such time that redevelopment occurs as the neighboring Greenhill South CDD develops. At that time, the street is expected to be extended to the east to connect at a 90-degree angle with a planned public street at the northeast corner of the Greenhill South property.

The plan includes standard streetscape improvements, including new sidewalks, streetlights, and street trees. A modification of the special 50-foot setback from the centerline of South Pickett Street has been requested as part of this application (Section 7-1006(F)).

IV. ZONING

The proposed site is in the I / Industrial zone. Retail uses are permitted in the I / Industrial zone as provided for in [Section 4-1202\(V.2\)](#) of the [Zoning Ordinance](#). The current request for a Development Site Plan (DSP) which involves new construction or additions that are not specifically exempt is required in [Section 11-400](#). [Section 11-410](#) outlines the standards of approval that must be met for a site plan to be approved. [Section 11-416](#) allows for modifications to site plans regarding minimum zoning requirements, such as setbacks, within certain limitations. No elements of this application prompt SUP consideration, so this application is being processed as a DSP and not a DSUP.

Additional zoning elements of the project may be found in the table below.

Table #1: Zoning Tabulations

Property Address:	550 South Pickett Street			
Site Area:	32,987 square feet (0.76 acres)			
Zone:	I / Industrial			
Current Use:	Vacant Land			
Proposed Use:	Retail Shopping Establishment			
	Permitted / Required	Proposed		
FAR	0.85 max (1.25 with SUP)	0.28		
Height	50 feet	20 feet		
Setbacks	None, except for 50-foot (front) setback from the centerline of South Pickett Street	Front	Side (East)	Side (South)
		44.5' from centerline*	20'	30'
		10' from front PL		
Open Space	None (for non-residential uses)	None		
Crown Coverage	25%	27.2%		
Parking	3 spaces min	10 spaces		
	29 spaces max			
Loading Spaces	1 space	1 space		

* Modification requested.

V. STAFF ANALYSIS

Staff supports the request to construct a new retail building at this location. It is consistent with Zoning Ordinance requirements, including site plan standards, as well as the Eisenhower West Small Area Plan (SAP) as an interim use. The applicant's agreement to construct a new private street is also a significant and positive project feature.

A. Consistency with Master Plan

The proposal is consistent with the site plan standard contained in the Zoning Ordinance that states: "*The site plan shall be in reasonable conformity with the master plan of the city*" (Section 11-410(B)). Three areas in which the project is reasonably in conformance with the Eisenhower West Small Area Plan (SAP) are: land-use recommendations, the siting of the building on the property, and the construction of the new private street.

1. Land-Use Recommendations

The proposal for a one-story retail building is not the ultimate land-use vision for the subject property as put forth in the SAP, which is for residential/mixed-use buildings measuring between five and 15 stories in height. However, as an interim use, the project would be consistent with the SAP recommendation allowing for interim uses until the demand for higher density in this area increases (EWSAP Page 99). It should also be noted that, for the purposes of describing the ultimate land-use recommendations in the immediate area, the SAP combined the project site with the property immediately to the south, known today as Greenhill South (see Figure 5.11 on EWSAP Page 77). Even with the proposed interim use in the current project, the majority of the immediate area would still be consistent with the ultimate land-use vision in the SAP given that the Greenhill South CDD has already been approved for mixed-use residential/retail. On balance, staff believes that the proposal is in reasonable conformance with the land use recommendations in the SAP.

2. Street/Building Relationship

The new retail building would be consistent with Eisenhower West SAP recommendations regarding how it addresses the street. Unlike more typically suburban retail buildings, the proposed front building wall for this project would be located at the back of the sidewalk parallel to South Pickett Street for a significant length along the project site and only about 10 feet from the front property line at its closest point. The front building wall would also include up to three front entrances and storefront windows facing the street. Therefore, the project would be directly consistent with two SAP recommendations: that the building would have its primary frontage on the "A Street" (South Pickett) to help create a lively public realm (EWSAP Page 77), and that the building would be configured parallel to the street and create an urban streetwall (EWSAP Page 78).

3. New Street

An important recommendation for Neighborhood #2 of the SAP is to “establish a grid of streets and blocks connecting to South Pickett Street and across Backlick Run.” The SAP further depicts the approximate locations of new streets comprising that grid and prioritizes them as either “required” or “recommended” in the accompanying maps (Figures 5.12 and 5.13) on Page 77. These maps show a recommended new street running north-south across the eastern side of the subject property.

As part of its review of the 2020 DSP approval at this site, staff asked the applicant to provide the recommended north/south street along the eastern edge of the property, but the applicant expressed concern about the amount of land that would be necessary to build a road in this location. Given the small size and shape of the subject lot, the applicant believed that a north/south street would prevent them from developing the property in an economically feasible manner. However, a compromise was reached in which a new east/west-oriented street would be constructed at the southern edge of the property. Less land is required in this option, given that less roadway length is needed to reach South Pickett Street, and a connection to a future street at Greenhill South CDD would still be possible with a 90-degree turn in the street. The total width of the street is equivalent to a 30-foot right-of-way, including the pavement, curb and gutter, and a five-foot sidewalk on one side of the street.

Staff believes that the new street, while not in the precise recommended configuration, is nonetheless reasonably in conformance with the SAP. It also represents a compromise solution to allow for the new street while maintaining the viability of the applicant’s development proposal.

B. Site Plan & Building Design

Staff supports the design of the proposed site plan and new building, finding that they are reasonable and appropriate for the subject location. The site plan is more urban in character than more typical, suburban type buildings. The front building wall is close to the street and required parking is provided behind the building. An improved streetscape along South Pickett Street is proposed with new sidewalk, streetlights, and street trees. No curb cuts are proposed directly from the development onto South Pickett Street. The parking lot, loading space, and trash pick-up areas are all accessible from the new private street.

Although not present among the site plan review standards in the Zoning Ordinance and thus outside of the formal scope of this review, staff believes that the building’s architecture is appropriate. The building features a modern design with a front-facing orientation that includes retail entrances and storefront windows. The façade on the sides of the building facing public streets would include windows and metal panels.

C. Modifications

Staff supports the applicant’s request for a site plan modification for the special 50-foot setback from the centerline of South Pickett Street. It finds that the proposal meets the three criteria for modifications pursuant listed in Section 11-416 as described on the following page.

1. Such modifications are necessary or desirable to good site development.

The requested modification is either necessary or desirable in this instance for good site development. The requested setback modification, from 50 feet to 44.5 feet, is a modest difference of only 5.5 feet and is desirable in order to bring the development closer to the street and allow for a more urban site plan and the urban streetwall recommended in the SAP.

2. Specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought.

The site design includes streetscape improvements, including new street trees, streetlights, and a sidewalk with an unobstructed width of at least 9.9 feet. These improvements, which would provide an adequate buffer between the building and the street and provide ample room for pedestrian movement, make up for the impacts otherwise protected by the special setback from South Pickett Street.

3. Such modifications will not be detrimental to neighboring property or to the public health, safety and welfare.

Given the nature of the special setback requests and that it has been mitigated as noted above, staff believes that the approval would not be detrimental to neighboring property or to the public health, safety, or welfare.

D. Traffic

The proposal is not anticipated to present significant traffic impacts. Although the new retail building is expected to create an increase in AM peak hour trips by 26 vehicles and increase PM peak hour trips by 31 vehicles, these small increases are not anticipated to create congestion concerns on the existing street network. The Zoning Ordinance also recognizes that, as a retail use less than 10,000 square feet in size, the use falls below the threshold at which additional conditions (previously known as TMP conditions) are recommended.

E. Stormwater

This project will meet all stormwater green infrastructure and detention requirements of Chapter XIII of the City's Zoning Ordinance. The City's stormwater requirements are two-fold and involve both water quantity through detention measures and water quality through State and City recognized "Best Management Practices" (BMPs). The applicant proposes three methods for addressing stormwater requirements: the construction of two bioretention areas (one at each end of the new building), the installation of a Level 1 permeable paving surface over most of the new parking lot, and the use of a BMP filter near the southeastern corner of the property adjacent to the parking lot and new private street. As a result of these measures, over 100% of the required phosphorus reduction is achieved, resulting in an overall 33% reduction in phosphorous nutrient load compared to pre-development conditions. The detention system ensures that runoff from the

site will not increase from existing conditions and also complies with flooding protection requirements for the 10-year storm, 24-hour storm event.

F. Consistency with Other City Policies

Given that the subject request is a Development Site Plan rather than a Development Special Use Permit, certain City policies or practices, such as those requiring contributions toward public art, and the Eisenhower West/Landmark Van Dorn Developer Contribution, do not apply to this project. However, the applicant has agreed to a small contribution to Capital Bikeshare, a voluntary affordable housing contribution, and would construct the new building consistent with the objectives of the City's Green Building Policy.

Affordable Housing

The applicant has agreed to provide a voluntary monetary contribution of \$23,403 to the Housing Trust Fund in connection with the construction of the new retail/warehouse building. This contribution is consistent with the "Developer Housing Contribution Work Group Report" accepted by the Alexandria City Council on December 14, 2013 (and adjusted to 2023 dollars) and supports the implementation of the City's Housing Master Plan goals.

Green Building Policy

The City's 2019 Green Building Policy requires new private development to be certified as LEED Silver or equivalent but offers the potential for some flexibility on a case-by-case basis. The applicant has shared concerns that obtaining actual certification through one of the four approved rating systems represents a significant cost for this small, interim project. Accordingly, staff has recommended a degree of flexibility through the use of alternative green building condition language.

The language stipulates that the new building must be built to meet the intent of the policy (i.e., scorecards and performance points) but actual registration of the project for LEED Certification, or certification through one of the other three equivalent rating systems, is not required. Condition language recommending a solar-ready roof and an all-electric building, often included in other projects, has not been included here given the project's size, interim nature, retail use, and future division into up to three individual tenant spaces. Overall, the alternative sustainability language recommended in this case represents a good compromise that encourages the incorporation of green building measures into the project while acknowledging practical considerations in this case.

VI. COMMUNITY

The applicant has notified the Cameron Station Civic Association about the project and presented it to the Eisenhower West/Landmark-Van Dorn Implementation Advisory Group on September 19th. As of the publication of this report, staff has not received comments from the community regarding the current request.

VII. CONCLUSION

Staff recommends approval of the Development Site Plan (DSP) request to construct a new retail building subject to all applicable codes, ordinances, and the recommended conditions contained in Section VIII of this report.

Staff: Robert Kerns, AICP, Division Chief, Development;
Nathan Randall, Principal Planner; and
Leon Vignes, Urban Planner II

VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated August 22, 2023 and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the Development Site Plan shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plats and associated deeds for all applicable easements prior to or concurrent with submitting the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) *
 - a. Provide public easements to the satisfaction of the Directors of P&Z and T&ES. Easements shall be consistent with the preliminary site plan.
 - b. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane.
4. At such time that the property immediately to the south of the subject site receives building permit approval for construction of a new building by others, the applicant agrees to grant reasonable easements necessary for the construction and maintenance of private streets and sidewalks in the unbuilt area within the public access easement along the southern property line on the subject site in order to connect the existing street and sidewalks to the new streets and sidewalks on the adjacent parcel, provided that there is no material adverse impact on the applicant. (P&Z)*
5. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) **
6. Show site utilities compatibly with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES)*
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.

- b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
7. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) *
- a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way.
 - i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - k. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
8. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *

9. Sheeting and shoring, support of excavation shall not extend beyond the property line, except when the applicant has obtained a written release or encroachment from adjacent property owners which has been reviewed prior to Final Site Plan release and recorded in the Land Records. (P&Z) (Code) *

A. BUILDING

10. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code) *
11. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated August 22, 2023 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) *
 - a. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
 - b. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression.
 - c. Where plane changes in facades are proposed, they shall generally not be less than two feet.
 - d. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.
12. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *
 - a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.

- c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
 - d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.
13. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission.
- a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***
 - b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights. *
 - c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. An on-site, mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **
 - e. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. (P&Z) (Code) ***

B. OPEN SPACE/LANDSCAPING

14. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. *
- a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all public right-of-way. (P&Z) (T&ES)

15. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *
16. The applicant shall depict on the final site plan submission the design and materials for the trash enclosure screening to the satisfaction of the Director of Planning & Zoning. (P&Z)

C. ARCHAEOLOGY

17. 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.
18. The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology.

D. PEDESTRIAN/STREETSCAPE

19. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***
 - a. Install ADA accessible pedestrian improvements serving the site.
 - b. Construct all trisected running-bond scored concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks within South Pickett Street shall be six feet and five feet for all other proposed areas internal to the site.
 - c. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
 - d. Curb ramps shall be perpendicular to the street.
 - e. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development.
 - f. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines.
 - g. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

E. PARKING

20. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than 7 feet from the curb. (T&ES).

21. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) *
22. Provide bicycle parking per current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking, and details for allowable locations are available at: www.alexandriava.gov/bicycleparking.
23. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) *, ***
24. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *

F. SUSTAINABILITY

25. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)
26. The applicant shall comply with the following sustainability requirements. The applicant will be exempted from the requirement of obtaining actual certification from one of the four Green Building rating systems:
 - a. With the first final site plan submission, the applicant shall provide a written memorandum for the review and approval of the Climate Action Officer that details how they will achieve the objectives of the 2019 Green Building Policy, plus the pertinent priority performance points, for the project. If applicable, the applicant must provide detail to justify why any objectives or priority performance points cannot be met. The applicant must obtain approval of the memorandum from the Officer prior to final site plan release.
 - b. The plan set included in the first final site plan submission and the future building permit shall demonstrate consistency with the sustainable elements of the memorandum to the satisfaction of the Climate Action Officer.
 - c. The applicant shall provide evidence prior to the approval of the Certificate of Occupancy that the green building standards approved in the memorandum have been installed at the project consistent with the memorandum, final site plan, and building permit approvals.
27. Future retail tenants shall operate their business consistent with the Green Building Policy and the sustainability goals of project. The following requirements must be included in the lease for each tenant:

- a. Meet the minimum requirements of 2018 Virginia Energy Conservation Code for the following: envelope, mechanical systems, service water heating, and electrical power and lighting systems.
- b. Provide low-flow, Water Sense labelled (as applicable) plumbing fixtures.
- c. All eligible appliances must be EnergyStar labeled.

II. TRANSPORTATION

A. STREETS/TRAFFIC

28. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) *****
29. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *
30. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) *****
 - a. Provide bicycle facilities on the South Pickett Street frontage and through the site as per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan, and applicable Small Area Plans and Design Guidelines. (T&ES) Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. For shared-use paths, signs should be consistent with the City's Wayfinding Program.
 - b. Install a 6-foot-wide bicycle lane on the west-side of the on-street parking, consistent with AASHTO guidelines.
31. Street names and addresses must be obtained for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. BUS STOPS AND BUS SHELTERS

32. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *
33. Show all proposed bus stops on the Final Site Plan. All facilities shall be ADA compliant. (T&ES) (Code) *

34. The relocated bus stop on South Pickett Street shall meet ADA requirements and City Standards. Install the bus stops prior to the issuance of the final Certificate of Occupancy. (T&ES) ***
35. Plant and maintain street trees in proximity to bus stop approaches or directly adjacent to travel lanes pursuant to the Landscape Guidelines and to avoid conflict with vehicles, specifically:
 - a. Ensure any trees planted in immediate proximity of bus stops or bus travel lanes have a clearance of at least 15-ft. to the canopy and will not grow branches that protrude into bus stop area or bus travel lane.
 - b. Exclude trees from a 40-foot zone, which represents the length of the bus as it is serving the stop.
 - c. Locate trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) to minimize conflict with vehicles and to allow direct line of sight for approaching buses. (P&Z) (T&ES) *

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

36. Pay the sewer connection fee prior to Final Site Plan release. (T&ES) *

B. UTILITIES

37. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
38. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
39. All new fire hydrants on public streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***

C. INFORMATION TECHNOLOGY

40. To the satisfaction of the Director of Planning & Zoning, construct a conduit grid per the specifications listed below that minimizes the need for post-development excavation and/or right-of-way impacts when installing fiber/cables for high-speed internet access. (ITS) (P&Z)
41. Construct all conduits using schedule 80 PVC or HDPE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)

42. All conduit on private property will be owned and maintained by the property owner. Unless otherwise specified, conduit on public right-of-way will be owned and maintained by the City. (ITS) (T&ES)
43. Provide a minimum of two diverse entrance conduits for each building (East/West or North/South) with a minimum of two, 2-inch conduits for each entrance drop. Terminate each conduit drop to a 36-inch by 48-inch installed hand hole within the public right-of-way or at a nearby accessible location. Include two, four-inch open access conduit risers for each floor. (ITS)
 - a. Enable telecommunications providers to install cables in the conduit. Designating exclusive access to a single provider is not allowed.
 - b. Provide a fiber optic installation plan that provides the required specifications prior to the Final Site Plan release. (ITS) *
 - c. Submit a digital as built in CAD or GIS that details the fiber conduit installation prior to the issuance of the Certificate of Occupancy. (ITS) ***

D. SOLID WASTE

44. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic, or pedestrians. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)
45. Purchase and install one public space trash receptacle and one public space recycling receptacle to the satisfaction of the Director of T&ES prior to Performance Bond. (T&ES) ****
 - a. Trash receptacles shall be Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid
 - b. Recycling receptacles shall be Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection.
 - c. Place the receptacle(s) in the right-of-way along the property frontage at strategic locations as approved by the Director of T&ES and shown on the Final Site Plan.
 - d. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may agree to placing approved containers on private property and contract for private collection, disposal, and maintenance.

- e. The applicant may reuse existing receptacles, if any, along the site frontage if they are in a good shape and acceptable to T&ES Resource Recovery.

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

46. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *
47. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *
48. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
49. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *
50. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) *****
51. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are:

- a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ****
52. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) ****
53. Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
54. The applicant/owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum:
 - a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers,
 - d. A copy of the executed maintenance service contract, and
 - e. A copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Submit a copy of the maintenance agreement to the City prior to Performance Bond release. (T&ES) ****
55. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****
56. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations prior Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

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

58. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
59. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
 - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
 - b. Highly erodible and highly permeable soils,
 - c. Steep slopes greater than 15 percent in grade,
 - d. Known areas of contamination; springs, seeps, or related features, and
 - e. A listing of all wetlands permits required by law. (T&ES)

C. CONTAMINATED LAND

60. Indicate on the plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
61. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *
62. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES) (Code)

D. NOISE

63. All roof top HVAC and other mechanical equipment shall comply with the City noise ordinance by equipment design, location, or with noise mitigating devices (e.g., silencers, acoustic plenums, louvers, or enclosures). (T&ES) (Code) *, ***
64. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
65. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 5 minutes when parked, including vehicles in the

loading dock. Post at least two no idling for greater than 5 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

E. AIR POLLUTION

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

V. CONSTRUCTION MANAGEMENT

67. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
 - a. No streetlights shall be removed without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***
68. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
 - a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned

- to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
69. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
70. Include a chapter on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
71. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)
72. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **
73. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing a stop, a temporary ADA accessible transit stop shall be determined and installed. Coordinate with the T&ES Transportation Planning Division at (703) 746-4088 as well as with the transit agency which provides service to the bus stop. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)

74. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
75. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **
76. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)
77. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***
78. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
79. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches proposed finished grade. Ensure the wall check shows: (P&Z) **
 - a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above.
80. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor.

Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***

81. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

VI. CONTRIBUTIONS

82. Contribute \$2,500 to the City prior to Final Site Plan release for a Capital Bikeshare station and bicycles or system operations. (T&ES) *
83. Contribute \$23,403 to the City's Housing Trust Fund. Make all payments payable to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing) ***

VII. USES AND SIGNS

A. RETAIL/COMMERCIAL

84. Provide these conditions for the retail/commercial areas, to the satisfaction of the Director of P&Z:
 - a. A minimum 15 feet floor-to-floor height.
 - b. Maintain operable entrances along South Pickett Street. Include this requirement in each tenant's lease.
 - c. All ground floor windows shall remain transparent, except as otherwise allowed by the City of Alexandria Zoning Ordinance. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage.
 - d. Placing or constructing items that block visibility through windows of the interior commercial space from the street and the sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited.
85. Encourage employees who drive to use off-street parking. (T&ES)
86. Encourage employees to use public transportation. Contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

87. Provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material and posting on the business website. Contact Go Alex at goalex@alexandriava.gov for more information. (T&ES)
88. Provide information about nearby garages on the business's website to encourage patrons to park off-street. (T&ES)

B. SIGNAGE

89. Design building signs to relate in material, color, and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z. (P&Z) *

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F - Finding

A. Planning and Zoning (P&Z)

- F – 1 Upon request of the Director of Planning & Zoning, the applicant shall obtain approval for a street naming case from the Planning Commission and City Council for the proposed private street. (P&Z) (T&ES) (GIS) *
- F – 2 At such time that a street name sign is erected for the proposed private street intersecting with South Pickett Street, the sign shall include a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets, prior to the issuance of the first Certificate of Occupancy. (P&Z) (T&ES) ***
- C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) *****
- C - 2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *
- C - 3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) *****

B. Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).
- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit a soils report with the building permit application for all new and existing building structures. **

- C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **
- C - 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Archaeology

- C - 1 All archaeological preservation measures shall comply with § 11-411 of the Zoning Ordinance.

D. Transportation & Environmental Services (T&ES)

- F - 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) *
- F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *
- F - 3. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) *
- F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) *, ****
- F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary

lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) *, *****

- F - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, *****
- F - 7. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, *****
- F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, *****
- F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, *****
- F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, *****

- F - 11. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *
- F - 12. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *
- F - 13. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F - 14. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *
- F - 15. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
 - a. Include the statement: "FOR INFORMATION ONLY" on all MOT Sheets. *
 - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 16. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *
- F - 17. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) *
- F - 18. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- F - 19. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *
- C - 2 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C - 3 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. (T&ES) *

- C - 4 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- C - 5 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- C - 6 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
 - a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****
 - b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****
- C - 7 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ****
- C - 8 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *
- C - 9 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *

- C - 10 Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) *
- C - 11 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *
- C - 12 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *
- C - 13 Post the bond for the public improvements before Final Site Plan release. (T&ES) *
- C - 14 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *
- C - 15 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C - 16 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) *****
- C - 17 Design the thickness of sub-base, base, and wearing course using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, *****
- C - 18 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *
- C - 19 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *
- C - 20 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *

- C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 22 Comply with the City of Alexandria's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 23 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
- i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
- a. § 11-5-4(b)(19) further restricts pile driving to these hours:
- i. Monday through Friday from 9 AM to 6 PM
 - ii. Saturdays from 10 AM to 4 PM
 - iii. No pile driving is allowed Sundays and holidays
- b. § 11-5-109 restricts excavating work in the right-of-way to:
- i. Monday through Saturday 7 AM to 5 PM
 - ii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.
- C - 24 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *
- C - 25 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *
- C - 26 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *
- C - 27 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the

released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

E. Information Technology

- R - 1. Coordinate with the GIS Division for address assignments at tenant fit out for all first-floor bays with a street-facing door as their primary access. These uses may not use the primary building address for their address. Contact the Addressing Coordinator in the GIS Division (703) 746-3823 for each new tenant to receive the address based on the primary entrance door. (GIS)
- R - 2. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

F. Fire Department

- C - 1 Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *
- R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

G. Police Department

- R - 3. Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.
- R - 4. Choose benches middle armrests to deter unwanted sleeping and skateboarding.
- R - 5. Use addresses numbers with contrasting colors to the background, at least 3 inches high, reflective, and visible from the street. Avoid using brass or gold numbers. This design aids emergency responders.
- R - 6. Equip all ground floor windows with a device or hardware that enables securing them in a partially open position. This design prevents breaking and entering when the windows are open for air.
- R - 7. Install “door-viewers” (commonly known as a peepholes) in all doors on the ground level that lead directly into an apartment to increase security for the occupant.

Asterisks denote:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit

- *** Condition must be fulfilled prior to issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond



APPLICATION

DEVELOPMENT SITE PLAN

DSP # _____

Project Name: Avanti 550

PROPERTY LOCATION: 550 South Pickett Street

TAX MAP REFERENCE: 067.02-02-02

ZONE: I

APPLICANT

Name: Avanti HG 550, LLC

Address: 1605 King Street, Unit 3 Alexandria, Virginia 22314

PROPERTY OWNER

Name: Avanti HG 550, LLC

Address: 1605 King Street, Unit 3 Alexandria, Virginia 22314

PROPOSED USE: Retail

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

MC Puskar

Signature

703 528-4700

Telephone #

Fax #

cpuskar@thelandlawyers.com

Email address

6/14/2023

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

☒ The Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of
the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license. **N/A**

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

Avanti HG 550, LLC

August 6, 2020

Avanti HG 550, LLC
1605 King Street, Unit 3
Alexandria, Virginia 22314

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File an Application for a Development Site Plan and any related
requests on the Property
550 South Pickett Street (TM ID: .067.02-02-02)

Dear Mr. Moritz:

Avanti HG 550 LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Development Site Plan and any related requests on the Property.

Very Truly Yours,

Avanti HG 550, LLC



By: Joseph "Teddy" Kim

Its: Authorized Signer

Date: 06/14/2023

1605 King Street, Suite 3
Alexandria, VA 22314

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Avanti HG 550, LLC	1605 King Street, Unit 3	100%
2.	Alexandria, VA	see attached.
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 550 South Pickett Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Avanti HG 550, LLC	1605 King Street, Unit 3	100%
2.	Alexandria, VA	see attached.
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Avanti HG 550, LLC	none.	none.
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

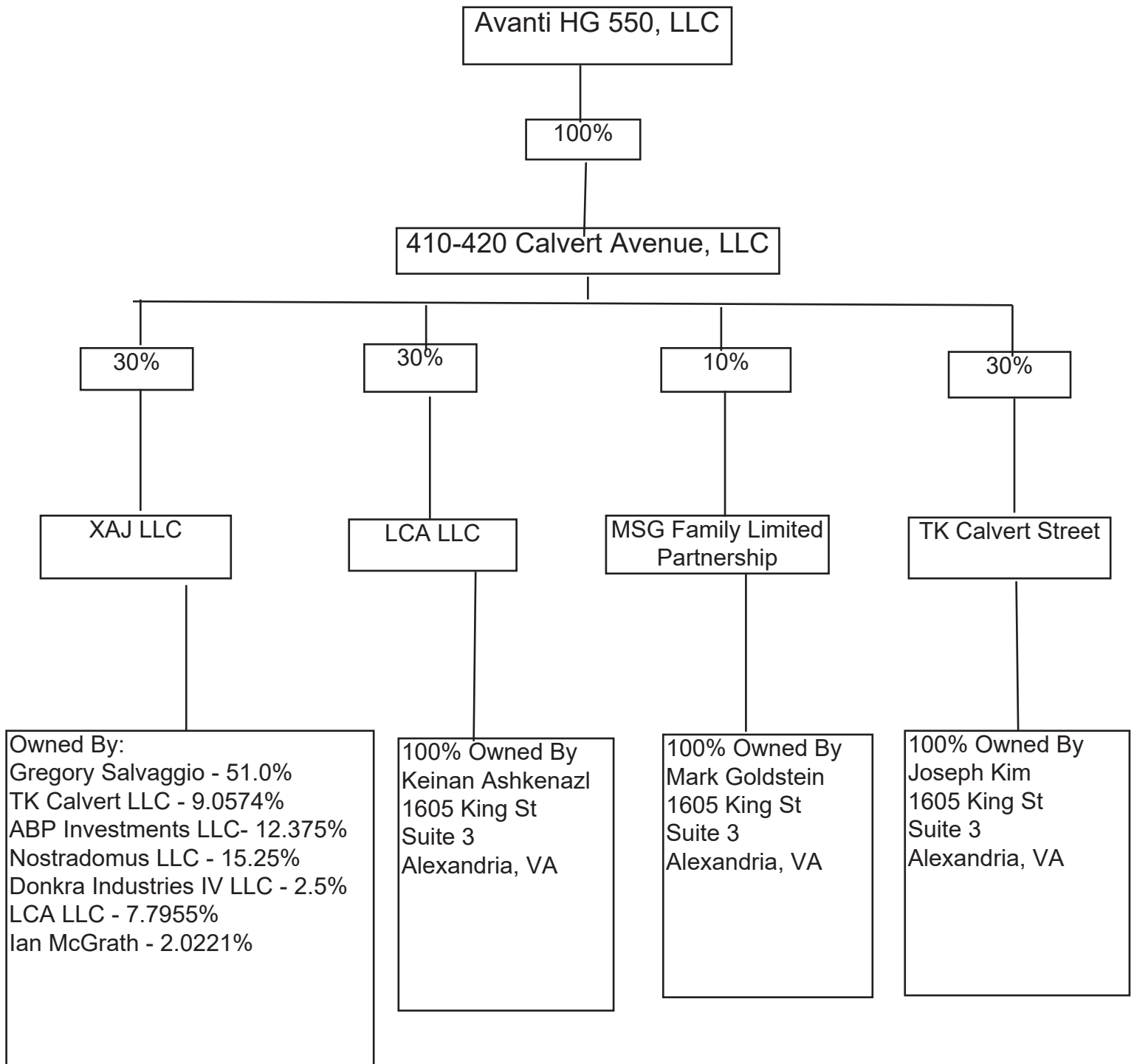
6/14/2023

Date

M. Catharine Puskar

Printed Name


Signature



*None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.

INSTRUCTIONS DEVELOPMENT SITE PLAN APPLICATION

1. APPLICATIONS FOR DEVELOPMENT SITE PLAN. A Development Site Plan for new construction in the City of Alexandria is permitted in accordance with Section 11-400 of the Alexandria Zoning Ordinance. Such Development Site Plan must be approved by the Alexandria Planning Commission through a public hearing. If the project includes land subdivision, a subdivision application must also be filed. Sign the form, and include a daytime telephone number.

2. FILING DEADLINES AND REQUIRED PLANS. The Development Site Plan application form for City staff Completeness Review must be submitted to the Department of Planning and Zoning at least 75 calendar days prior to the Planning Commission public hearing date. Staff will evaluate the application materials for completeness and will notify the applicants of additional materials required to complete the application. A revised application form (if necessary) and revised preliminary Development Site Plan must be submitted to the Department of Planning and Zoning at least 60 calendar days prior to the Planning Commission public hearing date.

Plans submitted after 4:30p.m. will be marked as received on the following business day.

3. FILING FEE. See current fee schedule for fees.

4. PROPERTY OWNER NOTIFICATION. Applicants must send written notice to all abutting property owners. See detailed instructions on "Notice Requirements for Development Site Plans".

The applicant must send a notice of the Planning Commission (PC) meeting to all abutting property owners, by certified mail, **at least 10 days and not more than 30 days** prior to the PC meeting. The notice must state the date, time and place of the meeting. The applicant must supply to the Department of Planning and Zoning a copy of (1) the Certification of Notice, (2) the Notice of Meetings, (3) the List of Property Owners Notified, and (4) the Post Office Stamped Receipts.

Failure to send accurate or correct notices will result in deferral of the application to a later hearing date.

Property ownership information is to be obtained from the City Office of Real Estate Assessments, Room 2600, City Hall, 301 King Street, or at the office's web site: www.realestate.alexandriava.gov.

6. STAFF REPORT. A staff report and recommendation will be prepared and made available in the Department of Planning and Zoning office. The report is typically available 11 days prior to the Planning Commission public hearing.

**For assistance with any of these procedures,
please call the Department of Planning and Zoning at 703-746-4666**

July 13, 2023

Leon Vignes
Urban Planner, Development Division
bert.vignes@alexandriava.gov

**Re: Compiled City Comments for Completeness Submission
DSP #2023-00012 – 550 South Pickett Street (Avanti 550)**

COMMENT RESPONSE LETTER

The following is in response to the list of comments and recommendations made on the most recent review of the above referenced plan.

PLANNING & ZONING COMMENTS

Checklist Items:

Comment 1: Provide biodiversity and native planting tabulations consistent with the 2019 Landscape Guidelines for all proposed landscaping at the site. See also RPCA Comments 1-9.

Response: Please see sheet L5.01 for updated landscape schedule and calculations.

Comment 2: The Tree Crown coverage shown on the Cover Sheet; 9,250 sf does not match the Canopy Cover Analysis, Total Canopy Cover amount of 10,940 on Sheet L5.01. Please rectify.

Response: Please see sheet L5.01 for updated canopy cover calculations.

Comment 3: Please label actual finished grade on Sheets A.201 and A.301 (elevation and section drawings).

Response: The average finished grade has been labeled on both sheets. Please see sheets A.201 and A.301

Comment 4: Green Building items required in Completeness checklist are missing. See also comments from Office of Climate Action.

Response: The Green Building items required in completeness per coordination with City of Alexandria staff have been included with this submission.

Comment 5: Signature Block

- a. Adjust the location of the signature block on several pages to ensure that it is on the same location on each page in the submission.

Response: The signature block has been located at the bottom righthand corner of every sheet.

- b. Remove the CDSP#2023-0006 or DSP#2023-0006 case number references in the signature block. Although the case was previously given the CDSP2013-0006 case number when it was a Concept submission, it has now been given the case number of DSP#2023-00012.

Response: The case number DSP#2023-00012 has been updated on all sheets.

Comment 6: Cover Sheet and Sheet 2 – The Cover Sheet and the Section 6-403 exhibit (on Sheet 2) indicate that the building is setback 44.5 feet from the centerline of South Pickett Street. However, the “South Pickett Street 50-Foot Setback” exhibit shows the closest part of the building is located 44 feet from the setback instead of 44.5 feet. Ensure that these measurements are the same and correct any errors in the next submission.

Response: The dimensions have been updated to accurately show a setback of 44.5 feet. Please see sheet 2.

Comment 7: Cover Sheet and Sheet 5 – These sheets conflict regarding the south side setback. The Cover Sheet lists this measurement as being 25 feet but Sheet 5 states that the same measurement is 30.4 feet. Please correct these measurements so that they match.

Response: Both setbacks have been updated to show 30'. Please see sheet 1 and 5.

Comment 8: Sheets 4, 5, and 6 – Regarding the zone of the property located immediately to the south:

- a. Revise Sheet 4 to show, next to the property owners' name, that the zoning for the property is CDD#28 rather than I / Industrial.

Response: The zone of the property in question has been updated to CDD #28. Please see sheet 4.

- b. Add to Sheets 5 and 6 the same kind of zone change line and labeling between 550 South Pickett and the property to the south as is shown between 550 South Pickett and the property to the east – except that the property to the south is zoned CDD#28.

Response: The zone change lines have been updated to accurately reflect the current zones of the adjacent property. Please see sheets 4, 5, and 6.

Comment 9: Sheet 5 – Utility lines

- a. Double-check whether all utility lines (including gas) would be located to connect to the proposed new transformer. If not, adjust the location of the lines on his sheet.

Response: The proposed gas line does not connect into the transformer and instead a gas meter on the outside of the south side of the building. The combination electrical and telecom line is a place holder for future utility design and will be updated at final site plan. please see sheet 5.

- b. This sheet does not show utility lines between the transformer and the building. Add this line(s) to this sheet.

Response: A utility line has been added to connect the transformer to the proposed building, please see sheet 5.

Comment 10: Although approval for individual signs would follow the sign permit process in the future as noted in the applicant's comment response letter, the locations and heights of future signage are a site plan checklist item. Please provide the anticipated locations and heights of anticipated future signage with the next submission – either as part of the architectural sheets or as a separate plan sheet.

Response: The area for future signs is shown on the west elevation on sheet A2.01.

Additional Comments:

Comment 11: Sheet 5 and Sheet A.101:

- a. If the applicant intends all three units to share the one loading door, show how internal access would be provided from each unit.

Response: Deliveries will be made by hand truck through the person doors at the rear of the building. future tenant buildouts will develop the interior spaces.

- b. The applicant may want to consider locating the loading space next to the loading door if space allows.

Response: Moving the loading space next to the loading door was considered but is not feasible for the parking lot layout. Please see sheet 5.

Comment 12: Discuss with staff prior to the next submission whether the new tree shown near the intersection of the new drive aisle and South Pickett Street can be retained if the sidewalk shape is adjusted as noted in TES comments.

Response: The proposed tree at the intersection has been discussed with staff and is still proposed. Please see sheet L4.01.

TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES)

Findings:

Comment 1: DROW, OEQ, SWM, Survey, and AlexRenew have no further comments.

Response: Acknowledged by Applicant.

Comment 2: Transportation Planning and Transportation Engineering deem the plans **COMPLETE**.

Response: Acknowledged by Applicant

Comment 3: Sanitary deems this **INCOMPLETE**.

Response: Acknowledged by Applicant

Comment 4: DASH and Resource Recovery provided no comments.

Response: Acknowledged by Applicant

Comments:

Comment 1: The foundation of the building shall be extended down to the invert elevation of the existing sanitary sewer at northeast corner of the building next to Sec A-A. The foundation elevation beyond the corner of the building can be reduced at a 1:1 slope until reaching the proposed foundation elevation per design. (PWS)

Response: The foundation has been extended down to the invert elevation of the existing sanitary sewer. Please see sheet 5.

Comment 2: The diameter of the lateral shall be 6" minimum. Please increase the diameter of the lateral which is currently shown as 4". (Sanitary)

Response: The diameter of the proposed sanitary lateral has been updated to 6". Please see sheet 5.

Comment 3: Proposed water service lines shall be right angle straight connected to existing street main. Do not horizontal bend service line. Please see attached exhibit. Also, add annotations per exhibit call out. (VAWC)

Response: The waterline design has been updated to match the provided exhibit. Please see sheet 5.

Comment 4: Add attached fixture count calculation sheets to drawing (existing water main normal work pressure is about 140-psi at this area) (See sheets attached to transmittal email). (VAWC)

Response: The project mechanical plumbing engineer will complete fixture count calculations at the time of building permit.

Non-Completeness Comments:

Comment 1: All parking spaces adjacent to the sidewalk must include wheel stops to prevent overhang of the vehicle that would disrupt the pedestrian path. (Transportation Engineering)

Response: Wheel stops have been added to all parking spaces adjacent to the sidewalk. Please see sheet 5.

Comment 2: The proposed 5' wide concrete walkway does not appear to tie in properly with the sidewalk along South Pickett – perhaps this is a drafting error. The connection to the curb ramp also appears improperly drawn. Please correct the drawings or explain how the current design as drafted will meet ADA requirements. It is Staff's preference that the Applicant propose a more typical urban intersection design at this location, similar to Cameron Station – see screen-grab below. (Transportation Planning)

Response: The sidewalk configuration has been discussed with staff and updated accordingly. Please see sheet 5.

Future Conditions:

Comment 1: Provide a minimum of one (1) electric vehicle charging station - either Level 2 or Level 3 DC "fast charging" - in the parking lot located behind the rear of the building. (Transportation Planning)

Response: This project is a by-right site plan for an interim use. The building is very small and will not generate a significant amount of traffic. There is no nexus between the request for the charging station and the proposed building/use. As such, the Applicant does not agree to provide a vehicle charger in this location.

Comment 2: Unless the applicant chooses to present another option in the next submission to ensure accessibility from the ADA parking space in the rear, future condition language may require the doors oriented towards the parking lot in the rear to remain operable during normal/posted business hours. (Transportation Planning)

Response: The doors at the rear of the building shall be the accessible entrance.

Comment 3: Parking space abutting a walkway of less than 7' in width shall have wheel-stops to prevent the overhanging of vehicles. (Transportation Planning/Transportation Engineering)

Response: Wheel stops have been added to all parking spaces adjacent to the sidewalk. Please see sheet 5.

OFFICE OF CLIMATE ACTION

Comment 1: A narrative provided indicates the project will earn LEED Silver but a draft Certification scorecard has not been provided as required by the Development Preliminary Plan Checklist. Provide a scorecard demonstrating the project will earn the required performance points per the City's 2019 Green Building Policy for private projects pursuing LEED Silver.

Response: The draft certification scorecard has been included with this submission.

Comment 2: There appear to be no EV chargers indicated for the project's parking spaces. Provide at least one EV charging station.

Response: This project is a by-right site plan for an interim use. The building is very small and will not generate a significant amount of traffic. There is no nexus between the request for the charging station and the proposed building/use. As such, the Applicant does not agree to provide a vehicle charger in this location.

OFFICE OF HOUSING

Comment 1: The Office of Housing deems this application complete. Based on the Completeness plans, the Office of Housing estimates a voluntary monetary affordable housing contribution of \$23,403.

Response:

Acknowledged by Applicant.

RPCA

Deemed Incomplete

Comment 1: Please utilize the city's standard plant tabulations template for canopy coverage, natives, and biodiversity. The template can be found here: <https://www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/PlantTabulationsLandscapeGuidelines.xlsx>.

Response: Please see sheet L5.01 for updated landscape tabulations using the template from the Landscape Guidelines.

Comment 2: Planting the same genera or species multiple times in a row will leave the site more vulnerable to catastrophic loss from a single insect or disease. Additional genera could be included to increase diversity. Consider the use of less common genera and species where possible.

Response: Please see the updated planting plan on sheet L4.01 and the updated landscape calculations on sheet L5.01 showing increased biodiversity on site.

Comment 3: Street trees or other planting in public Right-of-Way (ROW) do not apply toward Crown Coverage Allowances.

Response: Street trees and plantings in the ROW have not been included in the Crown Coverage calculations. Please see sheet L5.01.

Comment 4: The percentage of some genera and species are higher than the city's maximum allowed percentage. Increase the genera and species diversity.

Response: The landscape plans have been adjusted to meet the city's biodiversity requirements. Please see sheets L4.01 for the updated plan and L5.01 for the updated calculations.

Comment 5: While trees and shrubs used solely within stormwater BMP facilities are not required to meet the diversity standards set by the City's Landscape Guidelines, BMP plant material should strive to meet the

standards to the maximum extent practicable. Consider noting which species are in stormwater BMPs in the planting schedule.

Response: Please see the Biodiversity Tabulations on sheet L5.01 showing how the planting plan still meets biodiversity requirements when the BMPs are included in the calculations.

Comment 6: Please include an exhibit or callouts that verify the volume of growing medium in the street tree wells/ trenches. Individual trees in BMP tree wells require a soil volume of 450 cubic feet calculated with a maximum depth of 3 feet, planters/ tree box with 2 or more trees require a soil volume of 300 cubic feet per tree calculated with a maximum depth of 3 feet.

Response: Please see the exhibit on sheet L4.02 for the soil volume calculations for trees in the ROW.

Comment 7: There appears to be more than 10% of the site covered with invasive species. Please include an Invasive Species Removal and Management Plan with the final site plan.

Response: The Invasive Species Removal and Management Plan will be provided with the final site plan.

Comment 8: Consider adding additional tree preservation measures to T-9432.

Response: Additional tree preservation measures have been considered for T-9432 and due to the condition of the tree and the proximity to the proposed drive aisle no additional measures are possible. Please see sheet TP-01.

Comment 9: When development proposes disturbance within the CRZ of existing vegetation located on or within fifteen feet of the of subject property line the following must be provided prior to application of a building permit:

- a. A letter provided to the neighboring property owner(s) that includes:
 - i. Notification of construction impacts and potential for loss or damage to existing trees on the neighboring property.
 - ii. Timing, scheduling, and/ or phasing of the project
 - iii. Proposed mitigation and remedial measures should loss or damage occur

Response: A letter will be provided prior to application of a building permit.

- b. Certified proof of delivery for the letter (s) shall be provided to the City.

Response: Proof of delivery will be provided to the City before the application of a building permit.

FIRE DEPARTMENT

Findings:

Comment 1: The following comments are for concept 2 only. Additional comments may be forthcoming or current comments deleted once the Applicant provides supplemental information for review. Please direct any questions to Raymond Overkott at raymond.overkott@alexandriava.gov or 703-746-4256.

Response: Acknowledged by Applicant.

Comment 2: All new fire hydrants on city streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative.

Response: No new hydrant proposed.

Code

Comment 3: The Applicant shall provide a separate Fire Service Plan which illustrates where applicable:

- a. Emergency ingress/egress routes to the site
- b. One fire department connection (FDC) for buildings under 5 stories or under 55 feet; two sufficiently remote FDC's for buildings 5 stories or more and over 55 feet;
- c. FDC's located within one hundred (100) feet of any existing or new fire hydrants
- d. New fire hydrants installed not less than forty (40) feet from building
- e. On site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site
- f. Emergency vehicle easements (EVE) around the building with a minimum width of twenty-two (22) feet
- g. The location and size of the separate fire line(s) for the building fire service connection and fire hydrants

Response: Items will be available with future fire service plan submittal.

Comment 4: The Applicant shall provide a building code analysis with the following building code data on the plan:

- a. Use group
- b. Number of stories
- c. Type of construction
- d. Floor area per floor
- e. Fire protection plan

Response: Provided by applicant.

Comment 5: ~~If building or structure is over 50 feet in height, it is required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case-by-case basis. Equivalency may be demonstrated through methods outlined in the City Fire Prevention Code Appendix D. All elevated structures designated as an EVE shall be designed to AASHTO HS-20 loading.~~

Response: Building is not required to meet this requirement. Deleted.

Comment 6: The Applicant shall provide two wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The fire flow analysis shall be based on the ISO Guide for Determination of Needed Fire Flow Edition 06-2014. The two copies shall be submitted to Alexandria Fire Department, C/O Fire Protection Systems Supervisor Raymond Overkott, 900 Second Street, Alexandria, VA 22314.

Note to applicant: A new point of contact listed above.

Response: Acknowledged by applicant.

Comment 7: A Knox Box Rapid Entry key access system shall be installed to facilitate building entry by fire department personnel during an emergency. The size and number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel.

Response: Applicant indicates NFF will be provided in the future.

Comment 8:

The fire service plan shall show placement of emergency vehicle easement signs. See sign detail and placement requirements are as follows:

- a. Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.
- b. Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "FIRE LANE," "EM. VEH. EAS," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "FIRE LANE" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.
- c. Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement. Except for flush curbs, any fire department access points that require fire apparatus to mount a curb shall conform to the modified 3-inch curb design standard MOD CG-3 or MOD CG-7 design as shown.

Response:

No EVE proposed or required.

Comment 9: Show fire apparatus vehicle turning radius based on the following specifications:

- a. Turning Radius – Wall to Wall = 44 feet 6 inches
- b. Curb to Curb = 36 feet 5 inches
- c. Inside turning radius = 20 feet 3 inches
- d. Overall Length – 46 feet 9.25 inches
- e. Overall Width – 101 inches
- f. Wheelbase from front axle to both rear axles – 257 inches
- g. Tandem axle spacing – 55" CL of axle to CL of axle
- h. Gross Weight – 80,000 pounds as built with no equipment or water gross weight
- i. Angle of Approach – 9 feet 7 inches
- j. Angle of Departure – 10 feet 8 inches
- k. Ramp Break Over – Break over angle is 4.42°

Response: Access via public street.

Comment 10: Existing fire hydrants shall remain in-service and unobstructed during construction.

Response: Acknowledged by applicant.

Comment 11: All fire department connections shall be Knox® StorzGuard® with Locking Cap and 30-degree Elbow Knox® part number 5022.

Response: Acknowledged by applicant.

ARCHEAOLGY

Comment 1: Archaeology deems this plan Complete.

Response: Acknowledged by applicant.

Archaeology Conditions:

Comment 1: 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 language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

Response: Acknowledged by applicant.

Comment 2: The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

Response: Acknowledged by applicant.

Archaeology Findings:

Comment F-1: There is no direct evidence suggesting prehistoric settlement on the site. However, the property's proximity to Backlick Run suggests that Native Americans may have established temporary camps in the area.

Response: Acknowledged by applicant.

Comment F-2: This property was at one-point part of a 4,637-acre land patent granted to John West, William Harrison, Thomas Pearson, and Thomas Harrison in 1706. Records indicate the original 4,637-acre parcel was repeatedly subdivided throughout the years, but there is limited information about land use. Preliminary research didn't provide any specific evidence of historic occupation on the site, but it's likely the land was planted periodically and used for agricultural purposes. Aerial photography from 1927 onward show the site being part of agricultural fields or forest, remaining vacant even as development of surrounding areas began in the 1950's.

Response: Acknowledged by applicant.

Comment F-3: Although the site itself hasn't been developed, the extensive development surrounding the site on all sides lowers the likelihood that any intact archaeological data remains. Additionally, the historical record gives little indication of any potential cultural deposits on the site. Given the above considerations, it has been deemed unnecessary to pursue any further documentary or archaeological research prior to development proceedings.

Response: Acknowledged by applicant.


Code:

Comment C-1: All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Response: Acknowledged by applicant.

Please do not hesitate to contact us if you or any member of your Staff has any questions or comments.

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

A handwritten signature in black ink that reads "Andrew O'Hern". The signature is written in a cursive, slightly slanted style.

Andrew O'Hern, PE
Project Engineer



LEED v4.1 BD+C: Core and Shell Project Checklist

Y ? N

1	Credit	Integrative Process	1
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8	0	12	Location and Transportation	20
		Credit	LEED for Neighborhood Development Location	20
		Credit	Sensitive Land Protection	2
1		Credit	High Priority Site and Equitable Development	3
4		Credit	Surrounding Density and Diverse Uses	6
3		Credit	Access to Quality Transit	6
		Credit	Bicycle Facilities	1
		Credit	Reduced Parking Footprint	1
		Credit	Electric Vehicles	1

3	4	4	Sustainable Sites	11
Y		Prereq	Construction Activity Pollution Prevention	Required
		Credit	Site Assessment	1
		Credit	Protect or Restore Habitat	2
		Credit	Open Space	1
		Credit	Rainwater Management	3
		Credit	Heat Island Reduction	2
		Credit	Light Pollution Reduction	1
		Credit	Tenant Design and Construction Guidelines	1

6	1	4	Water Efficiency	11
Y		Prereq	Outdoor Water Use Reduction	Required
Y		Prereq	Indoor Water Use Reduction	Required
Y		Prereq	Building-Level Water Metering	Required
3		Credit	Outdoor Water Use Reduction	3
3	1	Credit	Indoor Water Use Reduction	4
		Credit	Optimize Process Water Use	3
		Credit	Water Metering	1

11	1	21	Energy and Atmosphere	33
Y		Prereq	Fundamental Commissioning and Verification	Required
Y		Prereq	Minimum Energy Performance	Required
Y		Prereq	Building-Level Energy Metering	Required
Y		Prereq	Fundamental Refrigerant Management	Required
		Credit	Enhanced Commissioning	6
10		Credit	Optimize Energy Performance	18
		Credit	Advanced Energy Metering	1
		Credit	Grid Harmonization	2
	1	Credit	Renewable Energy	5
1		Credit	Enhanced Refrigerant Management	1

Project Name: 550 S Pickett St
Date: 8/18/2023

8	3	3	Materials and Resources	14
Y		Prereq	Storage and Collection of Recyclables	Required
		Credit	Building Life-Cycle Impact Reduction	6
2		Credit	Environmental Product Declarations	2
2		Credit	Sourcing of Raw Materials	2
2		Credit	Material Ingredients	2
2		Credit	Construction and Demolition Waste Management	2

6	1	3	Indoor Environmental Quality	10
Y		Prereq	Minimum Indoor Air Quality Performance	Required
Y		Prereq	Environmental Tobacco Smoke Control	Required
2		Credit	Enhanced Indoor Air Quality Strategies	2
3		Credit	Low-Emitting Materials	3
1		Credit	Construction Indoor Air Quality Management Plan	1
	1	Credit	Daylight	3
		Credit	Quality Views	1

1	3	0	Innovation	6
		Credit	Innovation	5
1		Credit	LEED Accredited Professional	1

1	1	2	Regional Priority	4
1		Credit	Regional Priority: Specific Credit	1
	1	Credit	Regional Priority: Specific Credit	1
		Credit	Regional Priority: Specific Credit	1
		Credit	Regional Priority: Specific Credit	1

44	15	49	TOTALS	Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110 points

i num 80 to 110

PRELIMINARY DEVELOPMENT SITE PLAN
AVANTI 550
550 SOUTH PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 0.76 AC 32,987 SF
TOTAL AREA OF TAX PARCELS = 0.76 AC 32,987 SF
TOTAL DISTURBED AREA = 0.76 AC 32,988 SF
STORMWATER MANAGEMENT DISTURBED AREA = 0.75 AC 32,466 SF
EXISTING IMPERVIOUS AREA = 0.07 AC 3,025 SF
PROPOSED IMPERVIOUS AREA = 0.55 AC 23,800 SF

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER THERE ARE NO WETLANDS PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, AREAS OF SOIL OR GROUNDWATER CONTAMINATION, NOR AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASES ON THE SITE.
- 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 TO PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 7am TO 6pm AND
 - SATURDAYS FROM 9am TO 6pm
 - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYSPILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND
 - SATURDAYS FROM 10am TO 4pm

ENVIRONMENTAL PERMITS NOTES

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.

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES WHICH DISTURB LESS THAN 1 ACRE, THEREFORE A VPDES PERMIT IS NOT REQUIRED.

ARCHAEOLOGY NOTES

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WALLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF HISTORIC OR PREHISTORIC 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 NON-PROFESSIONAL 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.

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

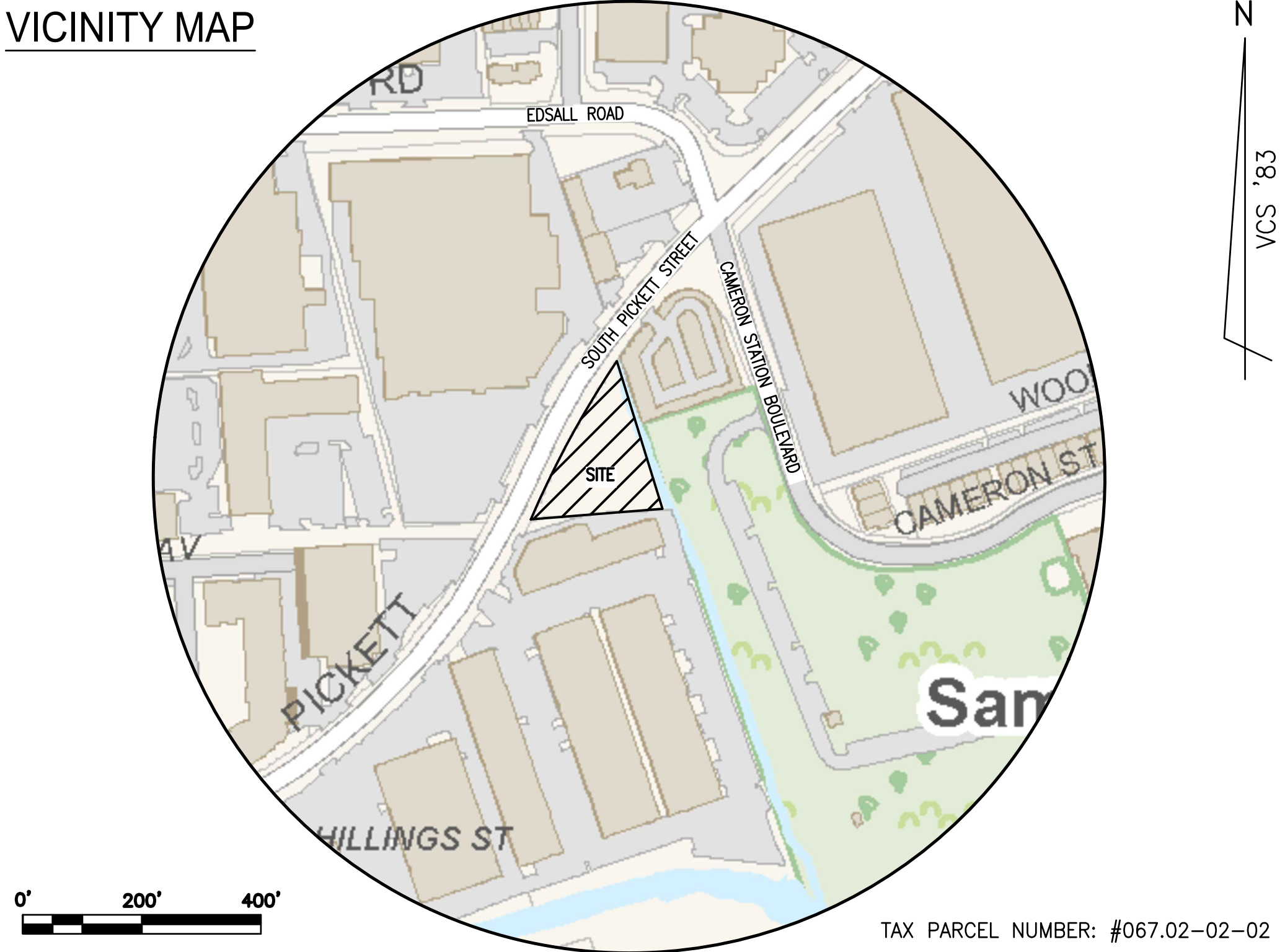
GENERAL NOTES

- PRIOR TO THE APPLICATION FOR NEW CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A BUILDING PERMIT FOR A CHANGE OF USE. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND PLUMBING FACILITIES.
- NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
- BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
- REQUIRED EXITS, PARKING, AND ACCESSIBILITY WITHIN THE BUILDING FOR PERSONS WITH DISABILITIES MUST COMPLY WITH USBC CHAPTER 11. HANDICAPPED ACCESSIBLE BATHROOMS SHALL ALSO BE PROVIDED.
- TOILET FACILITIES FOR PERSONS WITH DISABILITIES: LARGER, DETAILED, DIMENSIONED DRAWINGS ARE REQUIRED TO CLARIFY SPACE LAYOUT AND MOUNTING HEIGHTS OF AFFECTED ACCESSORIES. INFORMATION ON DOOR HARDWARE FOR THE TOILET STALL IS REQUIRED (USBC 1109.2.2).
- IF APPLICABLE, ENCLOSED PARKING GARAGES MUST BE VENTILATED IN ACCORDANCE WITH USBC 406.4.2. THE REQUIRED MECHANICAL VENTILATION RATE FOR AIR IS 0.75 CFM PER SQUARE FOOT OF THE FLOOR AREA (USBC 2801.1). IN AREAS WHERE MOTOR VEHICLES OPERATE FOR A PERIOD OF TIME EXCEEDING 10 SECONDS, THE VENTILATION RETURN AIR MUST BE EXHAUSTED. AN EXHAUST SYSTEM MUST BE PROVIDED TO CONNECT DIRECTLY TO THE MOTOR VEHICLE EXHAUST (USBC 2801.1).
- ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
- IF APPLICABLE, THE PUBLIC PARKING GARAGE FLOOR MUST COMPLY WITH USBC 406.2.6 AND DRAIN THROUGH OIL SEPARATORS OR TRAPS TO AVOID ACCUMULATION OF EXPLOSIVE VAPORS IN BUILDING DRAINS OR SEWERS AS PROVIDED FOR IN THE PLUMBING CODE (USBC 2901). THIS PARKING GARAGE IS CLASSIFIED AS AN S-2, GROUP 2, PUBLIC GARAGE.
- THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
- THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
- THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.

SURVEYOR'S CERTIFICATION

I, WIM DE SUTTER, LS HEREBY CERTIFY THAT THIS PROPERTY IS IN THE NAME OF AVANTI HG 550, LLC AS RECORDED AT INST. #200000698 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VA.

VICINITY MAP



PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SITE PLAN (DSP) TO PERMIT THE DEVELOPMENT OF THE EXISTING VACANT SITE INTO A PROPOSED RETAIL BUILDING WITH ASSOCIATED SITE IMPROVEMENTS. PROPOSED SITE ACCESS IS OFF OF SOUTH PICKETT STREET.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- MODIFICATION OF THE REQUIRED FRONT SETBACK AS ESTABLISHED THROUGH CITY OF ALEXANDRIA ZONING ORDINANCE ARTICLE VII SEC 7-1006 (F)

OWNER/DEVELOPER

OWNER:
AVANTI HG 550, LLC
1605 KING STREET, UNIT 3
ALEXANDRIA, VA 22314
INSTRUMENT #: 200000698
TEDDY.KIM@ME.COM

DEVELOPER:
AVANTI HG 550, LLC
1605 KING STREET, UNIT 3
ALEXANDRIA, VA 22314
INSTRUMENT #: 200000698
TEDDY.KIM@ME.COM

ATTORNEY:
WALSH, COLLUCCI, LUBELEY & WALSH, P.C
2200 CLARENDON BLVD, SUITE 1300
ARLINGTON, VIRGINIA 22201
(703) 528-4700
CONTACT: M. CATHARINE PUSKAR
CPUSKAR@THELANDLAWYERS.COM

ARCHITECT:
COLE & DENNY ARCHITECTS
333 N. FAIRFAX STREET, SUITE 300
ALEXANDRIA, VA 22314
(703) 684-5994
CONTACT: MICHAEL DETOMO
MDETOMO@COLEANDDENNY.COM

PLAN PREPARED BY:
R.C. FIELDS & ASSOCIATES, INC.
700 S. WASHINGTON STREET, SUITE 220
ALEXANDRIA, VA 22314
(703) 549-6422
CONTACT: TAYLOR DOYLE
TDOYLE@RCFASSOC.COM

LANDSCAPE ARCHITECT:
STUDIO39
6416 GROVESALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310
(703) 719-6500
CONTACT: DAN DOVE
DDOVE@STUDIO39.COM

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EXTERIOR ELEVATIONS	A2.01
BUILDING SECTIONS	A3.01
MASSING	A6.01
LIGHTING SCHEDULE	A7.01

ZONING TABULATIONS

- TAX MAP #: #067.02-02-02
- ZONE OF SITE: I (INDUSTRIAL)
- USE: EXISTING: VACANT LAND
PROPOSED: RETAIL
- TOTAL LOT AREA: 32,987 SF (0.76 AC) MINIMUM LOT AREA: N/A
- FRONTAGE: REQUIRED: N/A
EXISTING: 312.25' PROPOSED: 312.25'
- LOT WIDTH: REQUIRED: N/A PROPOSED: N/A
- NUMBER OF UNITS: N/A
- UNITS PER ACRE: N/A
- FLOOR AREA:

	GROSS	NET
RETAIL AREA	9,750 SF	9,250 SF
- FLOOR AREA RATIO: PERMITTED: 0.85 (28,039 SF) EXISTING: N/A
PROPOSED: 0.28 (9,250 SF)
AT GRADE: N/A
ABOVE GRADE: N/A
- OPEN SPACE: REQUIRED: N/A PROPOSED: N/A
- TREE CROWN COVERAGE: REQUIRED: 8.247 (25%) PROPOSED: 8.975 (27.2%)
- AVERAGE FINISHED GRADE: 92.1'
- HEIGHT: ALLOWED: 50 FT PROPOSED: 20 FT
- SETBACKS: FRONT: 50 FT FROM S. PICKETT ST CL PROPOSED: 44.5 FT*
SIDE: N/A PROPOSED: 20 FT (EAST); 30 FT (SOUTH)
REAR: N/A PROPOSED: N/A
- PARKING TABULATION:
REQUIRED:
RETAIL FLOOR AREA (SF) (GROSS FLOOR AREA) = 9,750 SF
MINIMUM - 0.25 SPACES/1,000 SQ. FT. = (0.25/1000)*9,750 SF: 3 SPACES
MAXIMUM - 3 SPACES/1,000 SQ. FT. = (3/1000)*9,750 SF: 29 SPACES
PROVIDED: 10 PARKING SPACES (ABOVE GRADE)
STANDARD PARKING SPACES (9'x18.5'): 3
COMPACT PARKING SPACES: 6
VAN ACCESSIBLE PARKING SPACES: 1
TOTAL PARKING: 10
- LOADING SPACES: REQUIRED: 1 PROPOSED: 1
- TRIP GENERATION: EXISTING AM PEAK 0 AVT PROPOSED AM PEAK 26 AVT
EXISTING PM PEAK 0 AVT PROPOSED PM PEAK 31 AVT
EXISTING VPD 0 VPD PROPOSED VPD 288 VPD
(PER ITE STANDARDS) (PER ITE STANDARDS)

*SEE REQUESTED APPLICATIONS AND MODIFICATIONS

BUILDING CODE ANALYSIS:

USE GROUP(S):	M
TYPE OF CONSTRUCTION:	II-B
NUMBER OF STORIES:	1
FLOOR AREA (GROSS):	9,750 SF
BUILDING HEIGHT:	25.0' (1 STORY)
FIRE SUPPRESSION/DETECTION:	SPRINKLERED

RCF FIELDS & ASSOCIATES, inc.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
(703) 549-6422

PROJ. MANAGER: TAYLOR DOYLE
EMAIL: TDOYLE@RCFASSOC.COM

SCALE: AS NOTED
DATE: AUGUST, 2023
REV: DRAWN: TJD



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

PRELIMINARY DEVELOPMENT SITE PLAN

AVANTI 550
#550 SOUTH PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

SHEET NAME:

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

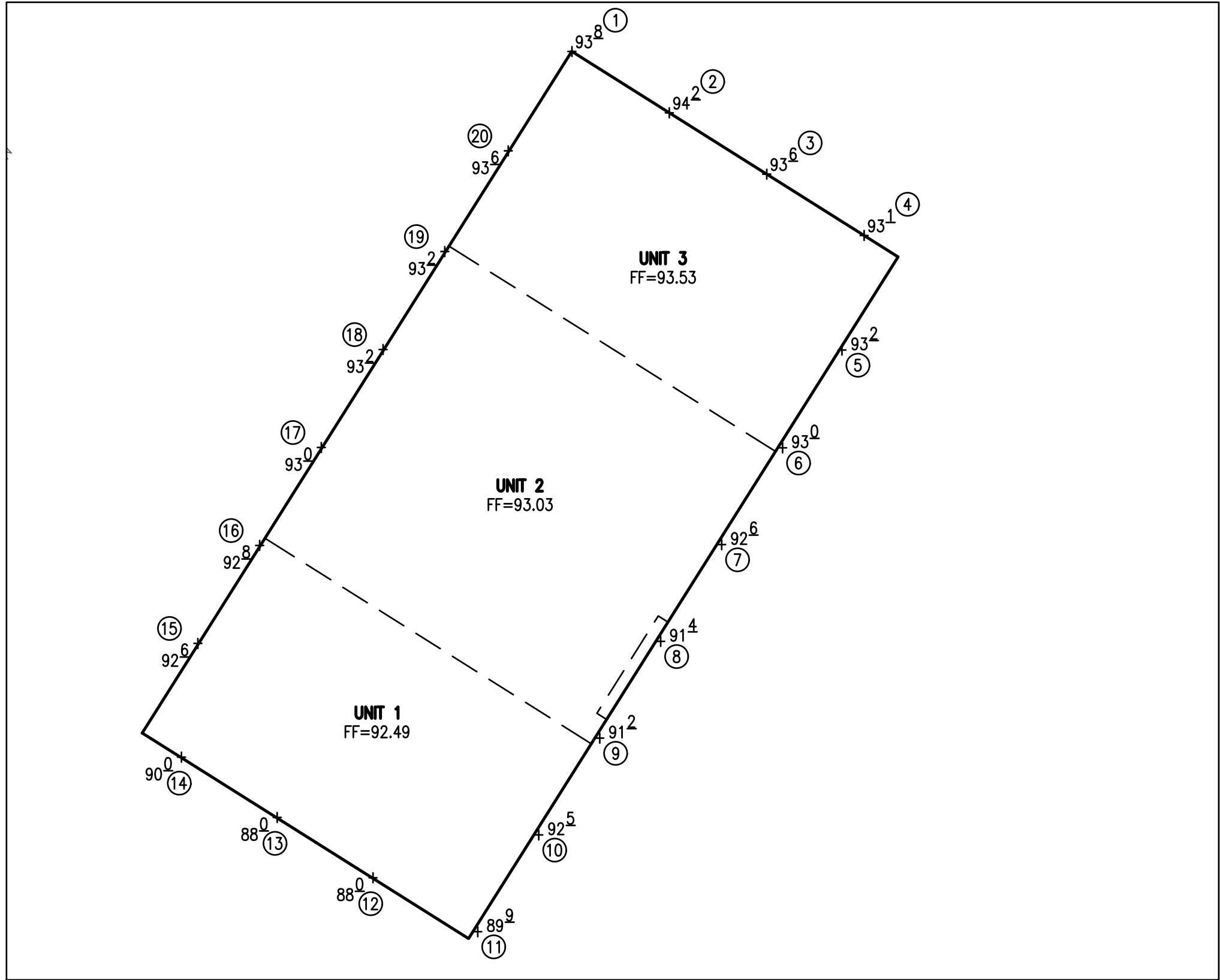
SITE PLAN NO. DSP#2023-00012

DIRECTOR _____ DATE _____

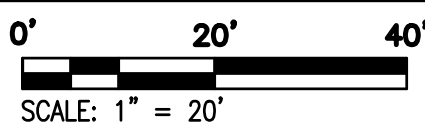
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

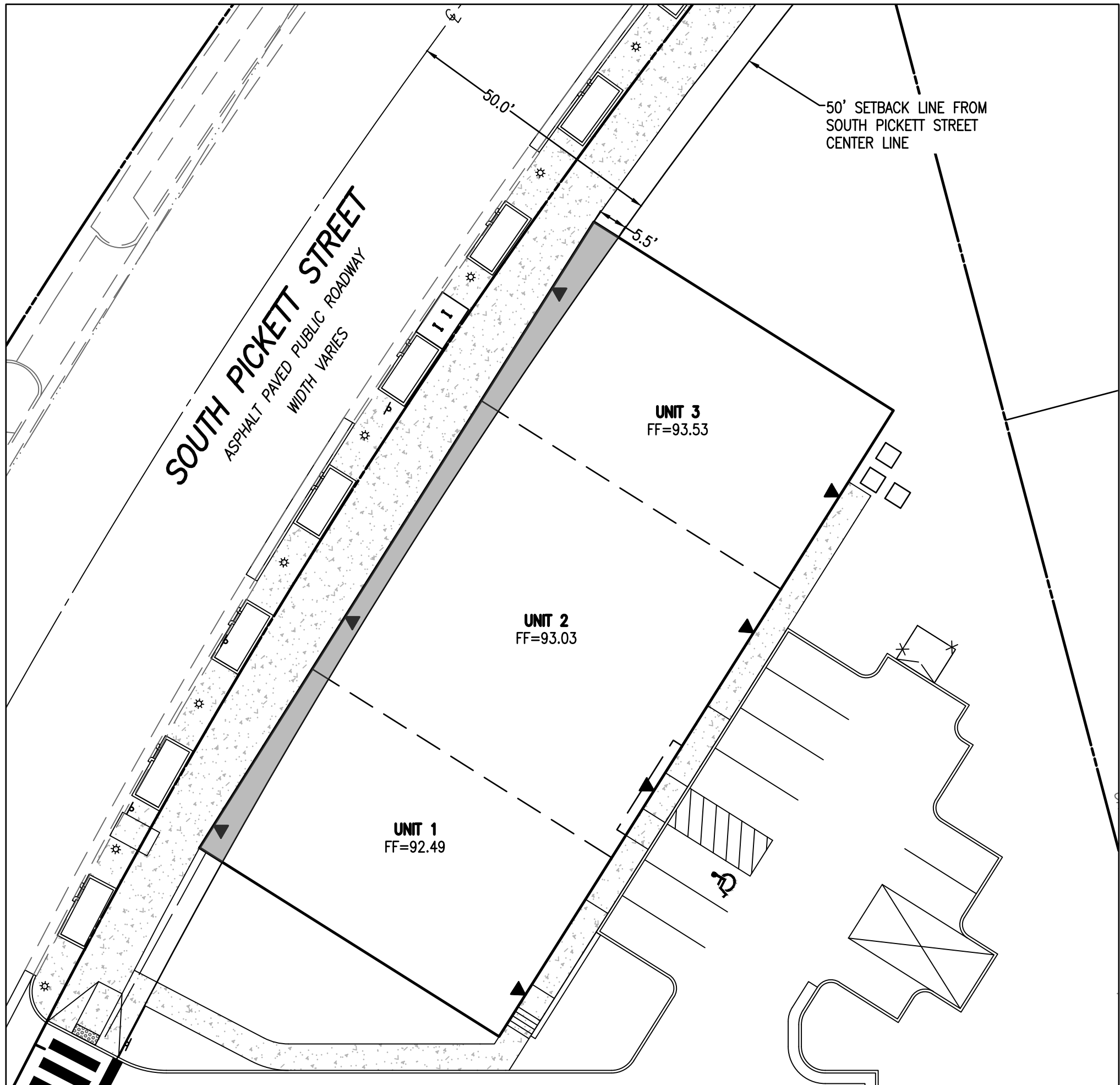
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



AVERAGE FINISHED GRADE & BUILDING DIMENSIONS GRAPHIC
SCALE: 1" = 20'



Spot	Proposed Elevation	Spot	Proposed Elevation
1	93.8	11	89.9
2	94.2	12	88.0
3	93.6	13	88.0
4	93.1	14	90.0
5	93.2	15	92.6
6	93.0	16	92.8
7	92.6	17	93.0
8	91.4	18	93.2
9	91.2	19	93.2
10	92.5	20	93.6
Average Finished Elevation =		92.1	

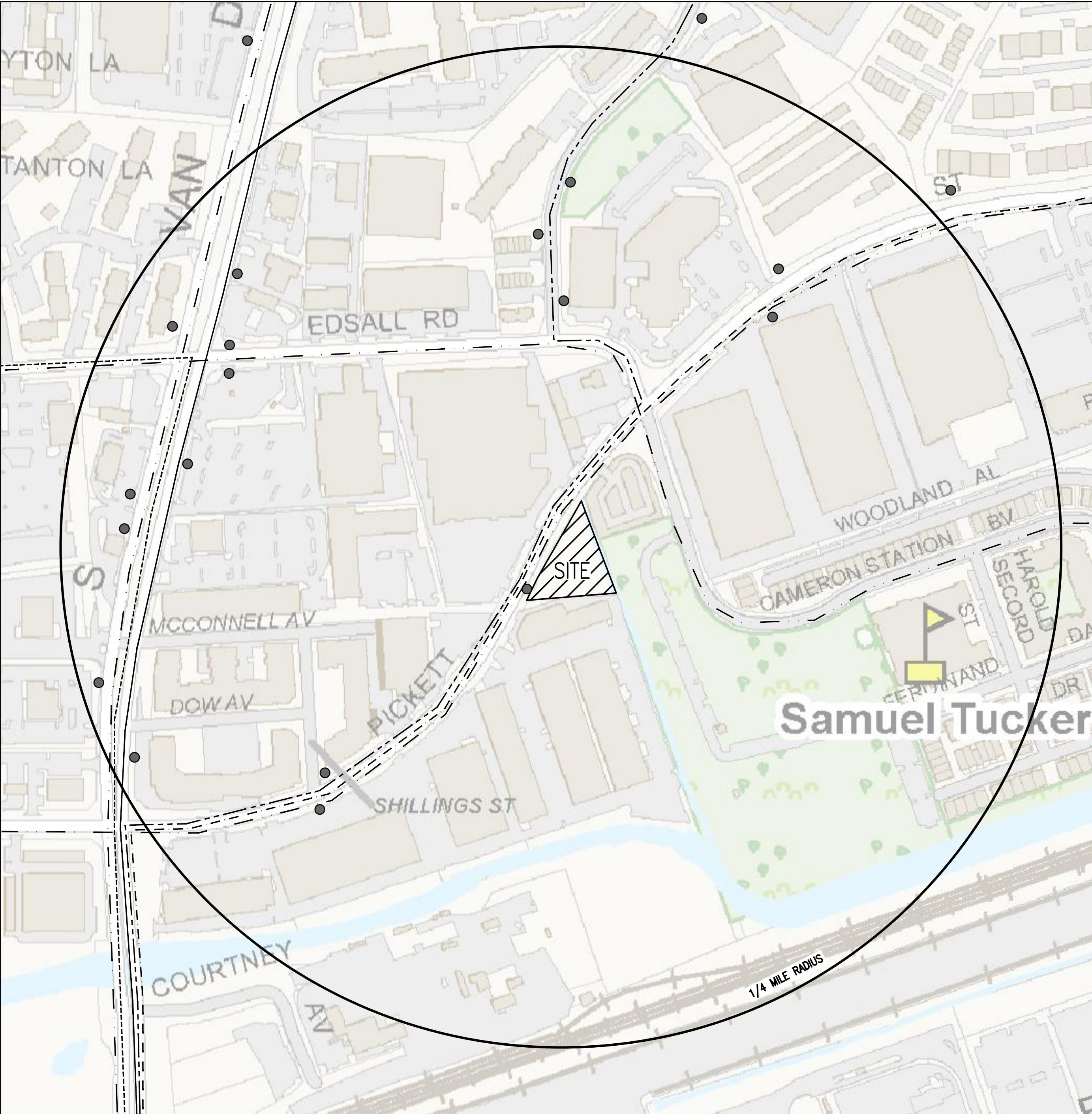


SOUTH PICKETT STREET CENTER LINE 50' SETBACK EXHIBIT
SCALE: 1" = 20'



LEGEND

BUILDING AREA ENCRoACHING INTO
50' SETBACK FROM SOUTH PICKETT
STREET CENTER LINE



CONTEXTUAL MAP

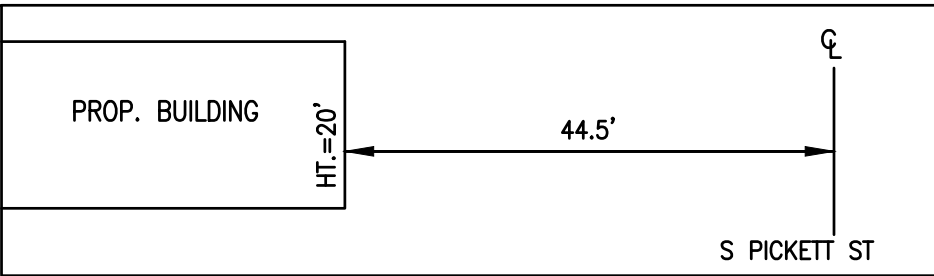
SCALE: 1" = 200'

SECTION 6-403 COMPLIANCE NOTE:

SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS BELOW FOR SECTION SHOWING COMPLIANCE.

SECTION 6-403 DETAILS:

NOT TO SCALE



LEGEND:

- BUS STOP
- DASH ROUTES AT7
- DASH ROUTES AT5
- ENHANCED BICYCLE CORRIDOR
- DASH ROUTES AT8, AT1, & WMATA ROUTES 109, 231/232, & 321/322
- WMATA ROUTES 25B

GRAPHIC SCALE

0' 200' 400'

(IN FEET)
1 inch = 200 ft.

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APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. **DSP#2023-00012**

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

PRELIMINARY DEVELOPMENT SITE PLAN

AVANTI 550
#550 SOUTH PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: ARO
CHECKED: TD
SCALE: AS NOTED
DATE: AUGUST 2023

CONTEXTUAL
PLAN

SHEET 2 OF 13

FILE: 23-016

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TEXT LEGEND:

"= DEGREES
'= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
#= NUMBER
Ø= AT
lbs.= POUNDS
A= ARC
AC.= ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL.= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
CONC.= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL USE PERMIT
DU= DWELLING UNIT
E= EAST

EBOX= ELECTRICAL BOX
ESMT.= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL = GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
G.I.= GRATE INLET
H.C.= HEADER CURB
HDOP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS.= HIGH PRESSURE SODIUM
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
ME= MATCH EXISTING
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PAGE

PP= POWER POLE
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC. = RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TW = TOP OF WALL
TRAF.SIG.= TRAFFIC SIGNAL
TYP= TYPICAL
USE= UNDERGROUND ELECTRIC
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W= WEST
W.S.E.= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

GENERAL NOTES:

- TAX MAP: #067.02-02-02
- ZONE: I
- OWNER: AVANTHG 550 LLC
1605 KING ST UNIT 3
ALEXANDRIA, VA 22314
INSTR. #200000698
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER NGS MONUMENT #HV9314. ELEVATION = 124.90'
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND OTHER FLOOD AREAS ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THIS FLOOD INSURANCE RATE MAP, CITY OF ALEXANDRIA, VIRGINIA INDEPENDENT CITY, PANEL 17 OF 45, MAP NUMBER 5155190017E, WITH A MAP REVISED DATE OF JUNE 16, 2011.
- TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 81C276B49 DATED 11/18/19 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 32,987 S.F. OR 0.7573 AC.
- THERE ARE NO KNOW CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THE "GENERALIZED ALEXANDRIA SOIL MAP" GENERALLY IDENTIFIES THE SOILS AS SUSQUEHANNA LOAM.
- THIS SITE DOES NOT CONTAIN PREVIOUSLY MAPPED MARINE CLAYS.
- THIS SITE IS NOT LOCATED IN THE COMBINED SEWER AREA.

ALEXRENEW NOTES:

CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.

DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT		
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER		
STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SIDEWALK		
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE		
GAS LINE		
GAS METER		
IRRIGATION VALVE		
BOLLARD		
CLEANOUT		
WELL		
WATERLINE		
WATER VALVE		
WATER METER		
TRANSFORMER		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELEC BOX/STRUCTURE		
ELECTRIC LINE		
TELECOMMUNICATION LINE		
CABLE LINE		
CABLE/ELECTRIC/TELECOMMUNICATION LINE		
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE		
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES		
GRADING SPOT		
GRADING CONTOUR		
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/NOSE DOWN CURB		
LIMITS OF DISTURBANCE		

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. **DSP#2023-00012**

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

PRELIMINARY DEVELOPMENT SITE PLAN
AVANTI 550
#550 SOUTH PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: AS NOTED
DATE: AUGUST 2023

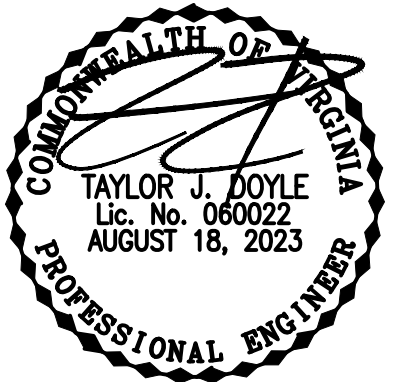
GENERAL PLAN INFORMATION AND NOTES

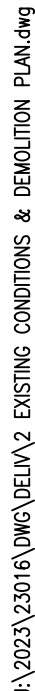
SHEET **3** OF **13**
FILE: **23-016**

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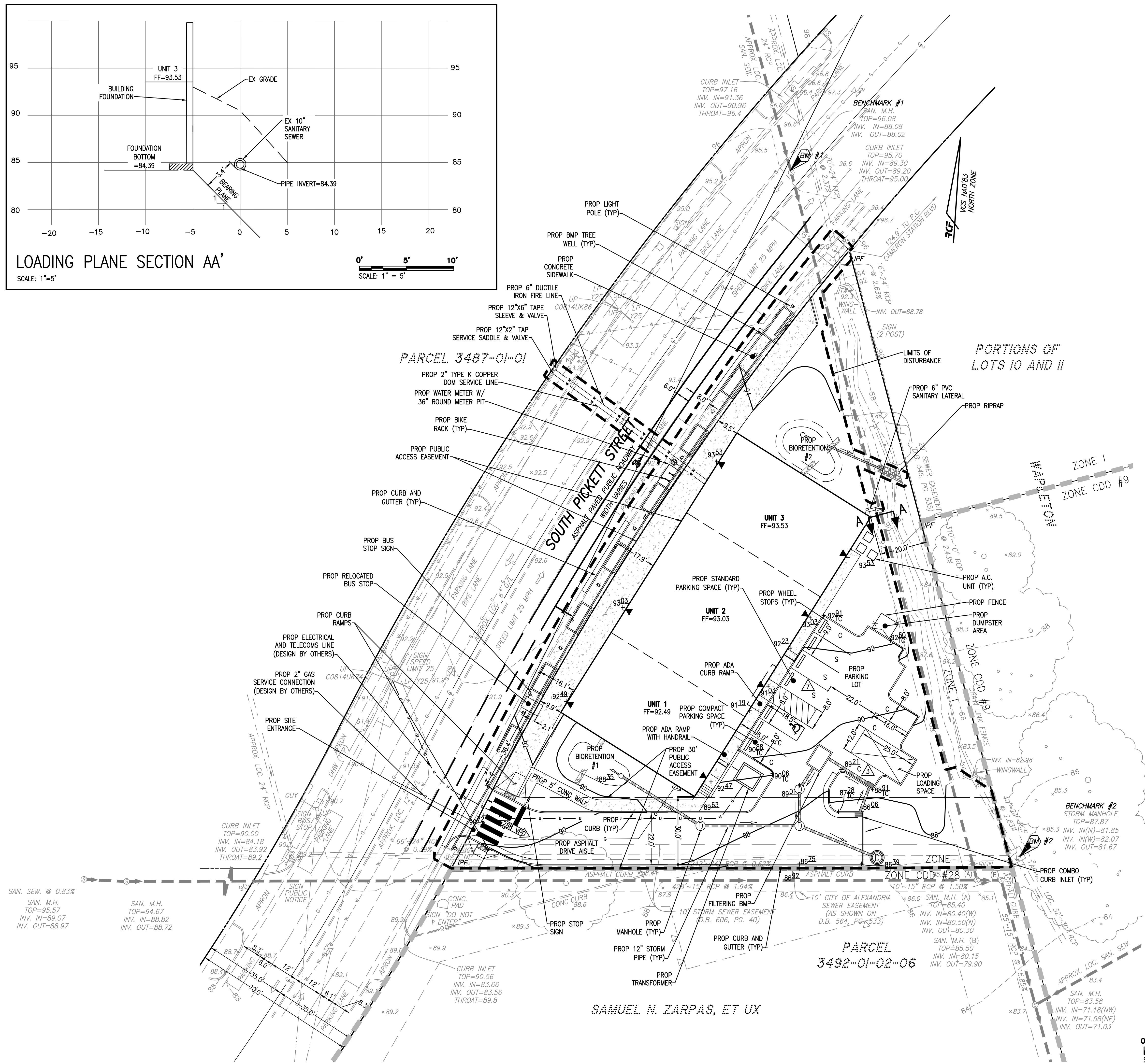
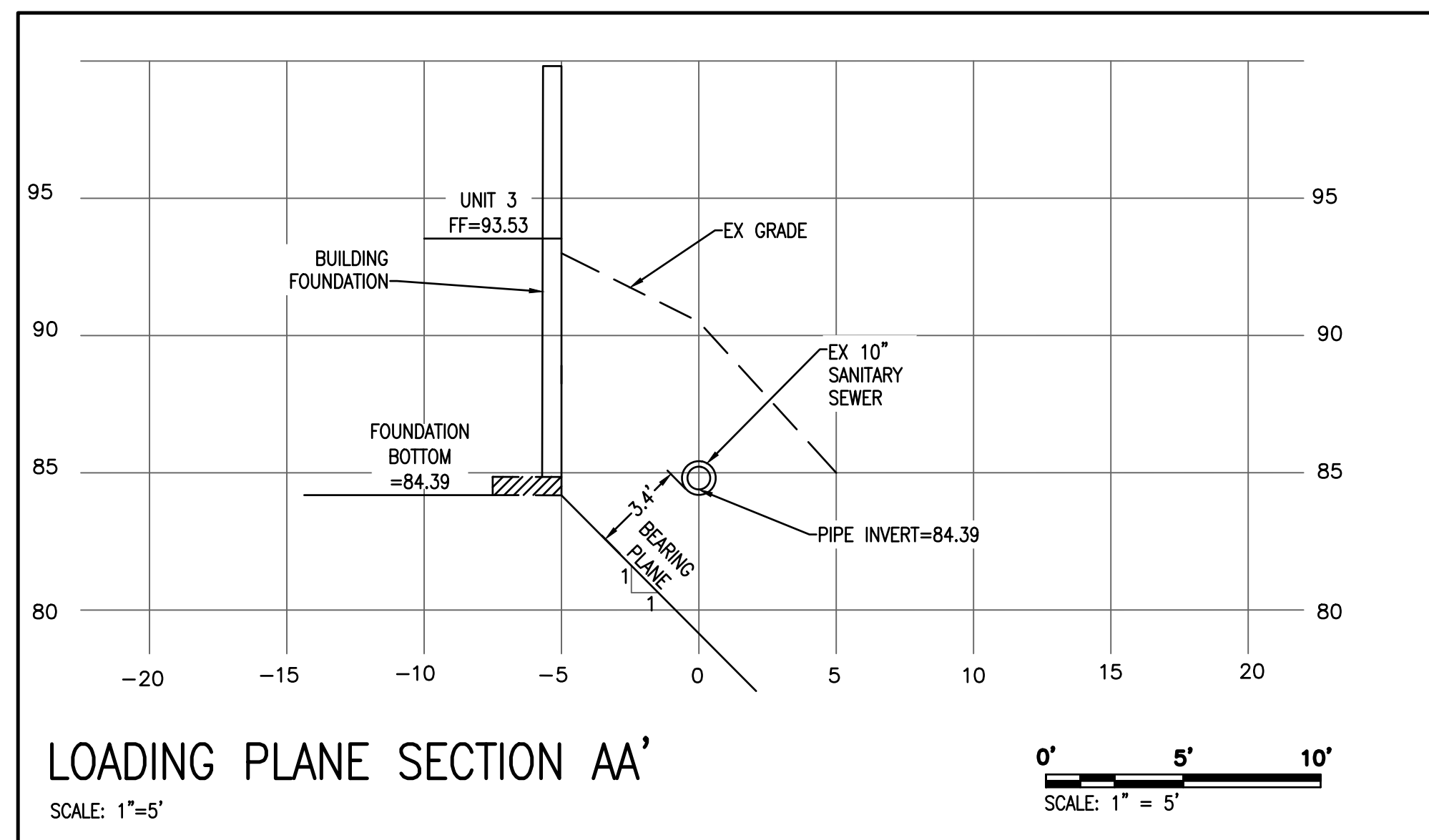
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FILE: 23-016



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 3.

SANITARY SEWER OUTFALL NARRATIVE:
 THE EXISTING USE (VACANT LOT) DOES NOT PRODUCE A SANITARY FLOW AS NO STRUCTURE IS LOCATED ON SITE.
 THE PROPOSED RETAIL BUILDING PRODUCES 7,504 GALLONS PER DAY
 RETAIL: $(200 \text{ GPD}/1,000 \text{ SF OF RETAIL} \times 4 \text{ PFF}) = (200 \times 9,380/1000) \times 4 = 7,504 \text{ GPD}$
 SINCE THE TOTAL FLOW FROM THE PROPOSED USE DOES NOT EXCEED 10,000 GPD, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS NOT REQUIRED.

ARCHAEOLOGY NOTES:
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 NON-PROFESSIONAL METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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

STORM PIPE NOTE:
UNLESS OTHERWISE NOTED ALL STORM PIPES HAVE A DIAMETER OF 12".

GREEN BUILDING NARRATIVE:
THE BUILDING WILL COMPLY WITH THE CITY'S 2019 GREEN BUILDING POLICY AND WILL INCORPORATE SUSTAINABLE STRATEGIES CONSISTENT WITH THE DESIGN CRITERIA OF LEED SILVER WITH OUT OFFICIAL LEED CERTIFICATION. THE SUSTAINABILITY ELEMENTS WILL BE REFINED DURING THE DEVELOPMENT OF THE BUILDING PERMIT AND CONSTRUCTION DRAWINGS.

ENERGY

THE DRAFT SUSTAINABLE ENERGY AND BUILDING ENVELOPE ELEMENTS INCLUDE: A CONTINUOUS THICK ROOF AND WALL INSULATION, OCCUPANCY SENSORS, HIGH EFFICIENCY LED LIGHT FIXTURES, AND ENERGY EFFICIENT AND ENERGY RECOVERING HVAC EQUIPMENT. THE ELECTRICAL ENGINEERING DESIGN FOR THE BUILDING IS NOT COMPLETE AT THIS TIME, THEREFORE, ELECTRICAL LOADS WILL BE PROVIDED WITH FUTURE SUBMISSIONS. THE PROJECT'S DEVELOPMENT DOES NOT INCLUDE RENEWABLE ENERGY PRODUCTION. THE PROJECT IS NOT REQUIRED TO BE A NET ZERO ENERGY CERTIFIED HVAC DESIGN AND ENERGY MODELING WILL BE PROVIDED CONSISTENT WITH THE DESIGN CRITERIA. LEAD SILVER WITHOUT OFFICIAL LEED CERTIFICATION AND WITHOUT A THIRD-PARTY COMMISSIONING CONSULTANT METERING WITHIN THE PROPOSED BUILDING MAY RESULT IN ENERGY MANAGEMENT, ANALYSIS, AND INTERPRETATION OF DATA THAT SAVES APPROXIMATELY 5% OF ENERGY. HOWEVER, THESE ARE ONLY ESTIMATES AS THE ELECTRICAL ENGINEERING DESIGN FOR THE BUILDING HAS NOT BEEN COMPLETED YET.

WATER
THE DRAFT SUSTAINABLE WATER USAGE ELEMENTS INCLUDE: LOW FLOW WATER FIXTURES AND WATERLESS LANDSCAPING. STORMWATER WILL BE MANAGED UTILIZING THE ON-SITE BMPs. THERE WILL BE NO PLANT IRRIGATION SYSTEM, THEREFORE, THE EXTERIOR WATER USAGE WILL BE ZERO.




INDOOR ENVIRONMENTAL QUALITY
THE DRAFT SUSTAINABLE INDOOR ENVIRONMENTAL QUALITY ELEMENTS INCLUDE: INDOOR AIR QUALITY PLAN DURING CONSTRUCTION, DAYLIGHT VIEWS THROUGHOUT THE RETAIL SPACE, LOW VOC MATERIALS, ADHESIVES, AND PAINTS, AND HVAC FILTRATION AND FRESH OUTSIDE AIR. THE RETAIL SPACE WILL BE DESIGNED TO BE THERMALLY COMFORTABLE, HOWEVER, INDIVIDUALIZED THERMAL CONTROL WILL NOT BE PROVIDED. ENERGY REDUCTION STRATEGIES WILL BE AT THE FOREFRONT OF THE BUILDING'S MECHANICAL AND ELECTRICAL ENGINEERING DESIGN AND WILL BE PROVIDED WITH FUTURE SUBMISSIONS.

BIKE PARKING TABULATION:
(RETAIL)
2.0 SPACES / 10,000 SF OF RETAIL SPACE UP TO FIRST 50,000 SF $(9,380/10,000) \times 2.0 = 1.9$
1.0 EMPLOYEE SPACE / 25,000 SF OF RETAIL SPACE $= (9,380)/25,000 \times 1.0 = 0.4$
TOTAL REQUIRED $= 1.9 + 0.4 = 2.3$ SPACES
TOTAL PROVIDED $= 4$ SPACES

PARKING SPACE LEGEND:
C – COMPACT CAR PARKING SPACE
S – STANDARD CAR PARKING SPACE

• -HANDICAP PARKING SPACE

LEGEND:

 PROPOSED CONCRETE SIDEWALK
 PIPE FLOW ARROW
 RUNOFF FLOW ARROW

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DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES


SITE PLAN NO. DSP#2023-00012

DIRECTOR **DATE**

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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PRELIMINARY DEVELOPMENT SITE PLAN

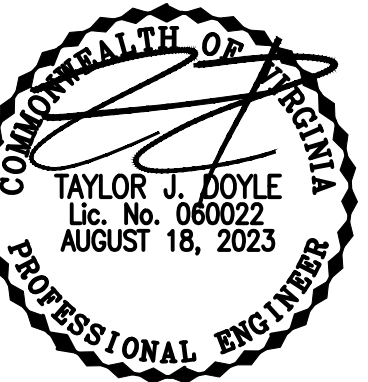
AVANTI 550
#550 SOUTH PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DESIGN: ARO
CHECKED: TD
SCALE: 1"=20'
DATE: AUGUST 2023

PRELIMINARY
PLAN

SHEET 5 OF 13
FILE: 23-016



PRELIMINARY DEVELOPMENT SITE PLAN

AVANTI 550

#550 SOUTH PICKETT STREET

CITY OF ALEXANDRIA, VIRGINIA

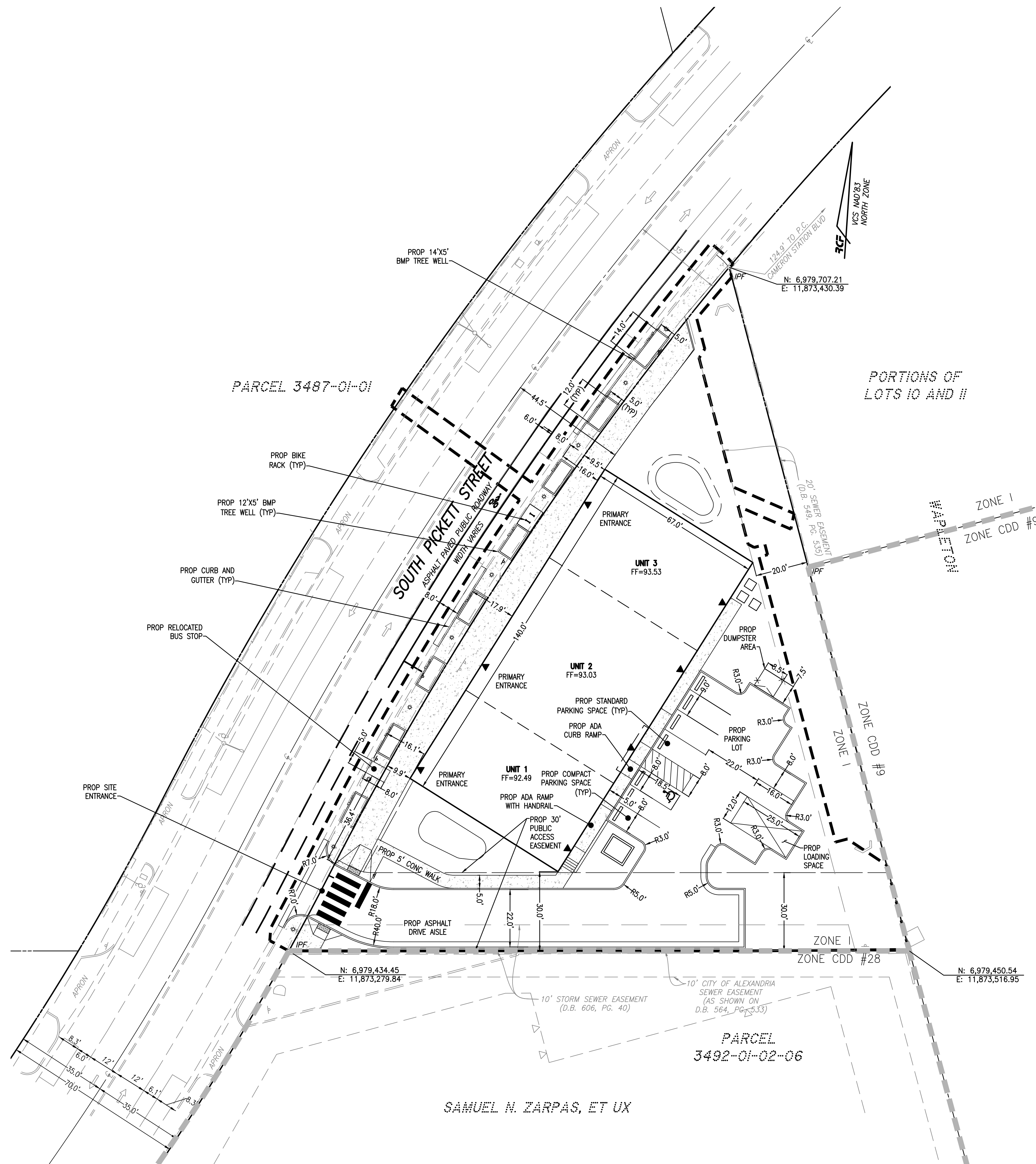
DATE	REVISION

DESIGN: ARO
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SITE DIMENSIONS PLAN

SHEET 6 OF 13

FILE: 23-016



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DIRECTOR _____ DATE _____
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SITE PLAN NO. **DSP#2023-00012**

DIRECTOR **DATE**

CHAIRMAN, PLANNING COMMISSION DATE

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

0' 20' 40'



SCALE: 1" = 20'

Project Name:550 S Pickett Street

Date:5/31/2023

Linear Development Project?

No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 0.75

Maximum reduction required:	10%
The site's net increase in impervious cover (acres) is:	0.476928375
Post-Development TP Load Reduction for Site (lb/yr):	0.86

CHECK: 2013 Draft Stds & Specs
BMP Design Specifications List: Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.68	0.68
Impervious Cover (acres)				0.07	0.07
					0.75

Post-Development Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.20	0.20
Impervious Cover (acres)				0.55	0.55
Area Check	OK.	OK.	OK.	OK.	0.75

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

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT		
Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.68	0.20
Weighted Rv(turf)	0.25	0.25
% Managed Turf	91%	74%
Impervious Cover (acres)	0.07	0.07
Rv(impervious)	0.95	0.95
% Impervious	9%	26%
Total Site Area (acres)	0.75	0.27
Site Rv	0.32	0.43

Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0196	0.0096
Pre-ReDevelopment Treatment Volume (cubic feet)	853	420
Pre-ReDevelopment TP Load (lb/yr)	0.54	0.26
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.72	0.98
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.11

¹ Adjusted Land Cover Summary:
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

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

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

Post-Development Requirement for Site Area	
TP Load Reduction Required (lb/yr)	0.86

Nitrogen Loads (Informational Purposes Only)			
Pre-ReDevelopment TN Load (lb/yr)	3.83	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	9.28

Drainage Area A

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.06	0.06	0.25
Impervious Cover (acres)				0.20	0.20	0.95

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Total	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Post Development Treatment Volume in D.A. A (ft³)				Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
					0.26				Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	739		
3. Permeable Pavement (RR)														
3.a. Permeable Pavement #1 (Spec #7)	45		0.09	0	137	167	303	25	0.00	0.19	0.11	0.08	14.b. MTD - Filtering	
14. Manufactured Treatment Devices (no RR)														
14.b. Manufactured Treatment Device-Filtering	0	0.06	0.11	167	0	602	602	64	0.08	0.27	0.23	0.13		

Drainage Area B

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.06	0.06	0.25
Impervious Cover (acres)				0.12	0.12	0.95

6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.01	0.10	0	149	223	371	25	0.00	0.23	0.13	0.10	

Drainage Area C

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.03	0.03	0.25
Impervious Cover (acres)				0.22	0.22	0.95

6. Bioretention (RR)													
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80	0.07	0.22	0	670	168	838	50	0.00	0.53	0.47	0.05	None

Site Results (Water Quality Compliance)						
Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.20	0.12	0.22	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.20	0.10	0.22	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.06	0.06	0.07	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.06	0.01	0.07	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	
Site Treatment Volume (ft³) 2,065						
Runoff Reduction Volume and TP By Drainage Area						
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	137	149	670	0	0	956
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.46	0.31	0.53	0.00	0.00	1.30
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.34	0.13	0.47	0.00	0.00	0.94
TP LOAD REMAINING (lb/yr)	0.13	0.18	0.05	0.00	0.00	0.36
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)						
	0.80	1.07	3.46	0.00	0.00	5.33
Total Phosphorus						
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.30					
TP LOAD REDUCTION REQUIRED (lb/yr)	0.86					
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.94					
TP LOAD REMAINING (lb/yr)	0.36					
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00	**				
** TARGET TP REDUCTION EXCEEDED BY 0.07 LB/YEAR **						
Total Nitrogen (For Information Purposes)						
POST-DEVELOPMENT LOAD (lb/yr)	9.28					
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	5.33					
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	3.95					

STORMWATER MANAGEMENT NOTE:

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMPs ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN, AND ARE CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER THE SITE WAS STABILIZED. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE APPLICANT SHALL ENTER A BMP MAINTENANCE AGREEMENT WITH THE CITY THAT SHALL BE RECORDED BEFORE RELEASE OF THE FINAL SITE PLAN. THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPs ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPs AND SUPPORTING EQUIPMENT.

PRIOR TO RELEASE OF THE PERFORMANCE BOND, THE APPLICANT IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL TO THE SATISFACTION OF THE DIRECTOR OF T&ES THAT ANY EXISTING STORM WATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS. IF MAINTENANCE OF THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINTENANCE MEASURES PERFORMED.

THE APPLICANT/OWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING STORMWATER BEST MANAGEMENT PRACTICES (BMPs). THE APPLICANT/OWNER SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A QUALIFIED PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS AND DEVELOP AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS INCLUDING MECHANICAL OR ELECTRICAL EQUIPMENT; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. A COPY OF THE CONTRACT SHALL ALSO BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. A COPY OF THE MAINTENANCE CONTRACT SHALL BE SUBMITTED TO THE CITY PRIOR TO RELEASE OF THE PERFORMANCE BOND.

PRIOR TO RELEASE OF THE PERFORMANCE BOND, THE APPLICANT IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL TO THE SATISFACTION OF THE DIRECTOR OF T&ES THAT ANY EXISTING STORMWATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS. IF MAINTENANCE OF THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINTENANCE MEASURES PERFORMED.

CLEAR BMP AREAS

CLEAR BMP AREAS

CLEAR BMP AREAS

STORMWATER QUALITY NARRATIVE (CITY CODE SECTION 13-109E COMPLIANCE):

THE PROPOSED REDEVELOPMENT (0.75 ACRES OF STORMWATER MANAGEMENT LIMITS OF DISTURBANCE) GENERATES A NET INCREASE IN IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY CODE SECTION 13-109E-(5)(c)(e), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN A NET INCREASE IN IMPERVIOUS AREA AND DISTURBING LESS THAN 1 ACRE, MUST RESULT IN A 10% DECREASE IN PHOSPHORUS LOADING FROM THE PRE-DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORMWATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. TWO LEVEL 2 BIORETENTION FACILITIES, LEVEL 1 PERMEABLE PAVEMENT, EIGHT BMP TREE WELLS, AND A MANUFACTURED FILTERING BMP ARE PROPOSED AS BMPs TO PROVIDE WATER QUALITY TREATMENT. THESE BMPs RESULT IN A 33.3% [1-(0.36/0.54)*100 = 33.3%] REDUCTION OF PHOSPHOROUS LOAD FROM THE SITE WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF 10% (SEE SPREADSHEET ON THIS SHEET). THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109E-(5)(a) HAVE BEEN MET.

MEMO TO INDUSTRY 01-18 REQUIRES 65% OF THE TOTAL PHOSPHORUS REMOVAL REQUIRED BY THE VIRGINIA STORMWATER MANAGEMENT PROGRAM MUST BE ACHIEVED USING NON PROPRIETARY SURFACE BMPs APPROVED BY THE VIRGINIA STORMWATER BMP CLEARINGHOUSE. 82.6% [(0.71/0.86)*100 = 82.6%] OF THE REQUIRED PHOSPHORUS REMOVAL HAS BEEN ACHIEVED BY THE BIORETENTION FACILITY, PERMEABLE PAVEMENT, AND BMP TREE WELLS IN DRAINAGE AREAS A, B, AND C.

IN ADDITION, 0.53 ACRES OF THE 0.55 ACRES (96.4%) OF ON-SITE IMPERVIOUS AREA (WITHIN THE STORMWATER ANALYSIS LIMITS) IS PROPOSED TO BE TREATED WITH THIS DEVELOPMENT, WHICH MEETS THE MAJORITY OF THE WATER QUALITY DEFAULT VOLUME TREATMENT STANDARDS PER SECTION 13-110 OF THE ZONING ORDINANCE. A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THAT PORTION OF THE WATER QUALITY VOLUME NOT TREATED IN COMPLIANCE WITH CITY CODE SECTION 13-109E-(5) AND SECTION 13-110.

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DESIGN: ARO
CHECKED: TD
SCALE: 1" = 20'
DATE: AUGUST 2023

STORMWATER QUALITY COMPUTATIONS

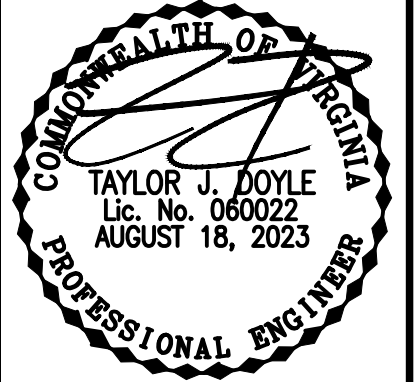
SHEET 8 OF 13
FILE: 23-016

R.C. FIELDS & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING

700 S. Washington Street, Suite 220
Alexandria, Virginia 22314

(703) 549-6422



PRELIMINARY DEVELOPMENT SITE PLAN

AVANTI 550

#550 SOUTH PICKETT STREET

CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

PRELIMINARY DEVELOPMENT SITE PLAN

AVANTI 550

#550 SOUTH PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DESIGN: ARO
CHECKED: TD
SCALE: AS NOTED
DATE: AUGUST 2023

PERMEABLE PAVEMENT PLANS AND DETAILS

SHEET 10 OF 13
FILE: 23-016

PERVIOUS CONCRETE, OR APPROVED EQUAL

PLASTIC EDGE RESTRAINT (OR APPROVED EQUAL)

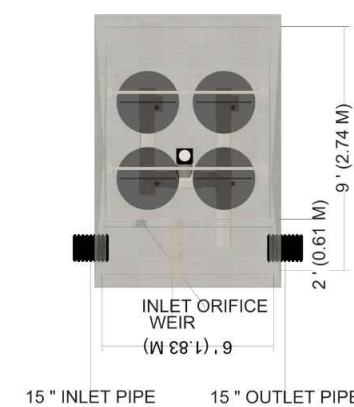
PROVIDED PERFORATED 4" HDPE UNDERDRAIN

NON-WOVEN GEOTEXTILE

UNCOMPACTED SUBGRADE

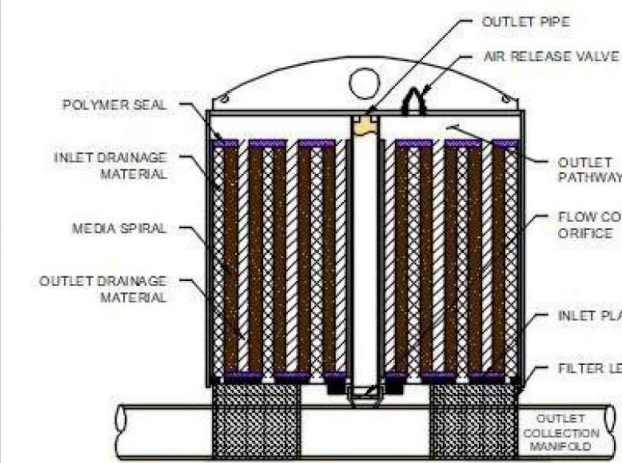
OBSERVATION WELL TO EXTEND TO BOTTOM OF STONE STORAGE LAYER

AASHTO #57 STONE (3" to 1 1/2" in size, no fines)



SECTION A-A
SCALE: N.T.S.


NOTE: THIS DETAIL SHOWS A FUNCTIONAL FILTER DESIGN PER SITE SPECIFIC INFORMATION PROVIDED. THE FINAL APPROVED PRECAST DRAWINGS WILL DETERMINE THE FINAL SIZE, INCLUDING BUT NOT LIMITED TO: OVERALL DIMENSIONS, RISER SIZE, RISER TYPE & HEIGHT AND FRAMES & COVERS BEING PROVIDED.



545BAYFILTER	WQU-1
WATER QUALITY FLOW RATE	0.37 cfs
DRAINAGE AREA	
CARTRIDGE DESIGN FLOW RATE	45 GPM
# BAYFILTER CARTRIDGES	4
TREATED SEDIMENT CAPACITY	1400 lbs

THE BAYFILER STORMWATER MANAGEMENT SYSTEM IS A STORMWATER FILTRATION DEVICE DESIGNED TO REMOVE FINE SEDIMENTS, HEAVY METALS, AND PHOSPHORUS. THE BAYFILER SYSTEM RELIES ON A SPIRAL WOUND MEDIA FILTER CARTRIDGE WITH APPROXIMATELY 90 SQUARE FEET OF FILTRATION AREA. THE FILTER CARTRIDGES ARE HOUSED IN A CONCRETE STRUCTURE THAT EVENLY DISTRIBUTES THE FLOW BETWEEN CARTRIDGES. THIS DESIGN IS IDEAL FOR SITES THAT RECEIVE SYSTEMS ROUTES HIGH INTENSITY STORMS AROUND THE SYSTEM. THE FILTER CARTRIDGES REMOVE POLLUTANTS FROM RUNOFF BY FILTRATION (INTERCEPTION/ATTACHMENT) AND ADSORPTION.

PLAN VIEW
SCALE: N.T.S.

2	 ADS 4640 TRULIUM BLVD HILLIARD OH 43226	Bayfilter® Stormwater Media Filters 1-800-225-7283 WWW.BAYFILTER.COM					R.C. Fields - New Project			
2			NOT TO SCALE				Abscondia - VA DATE: 6/23 DRAWN: XXX PROJECT# 314444 CHECKED: XXX			

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DEPARTMENT OF PLANNING & ZONING

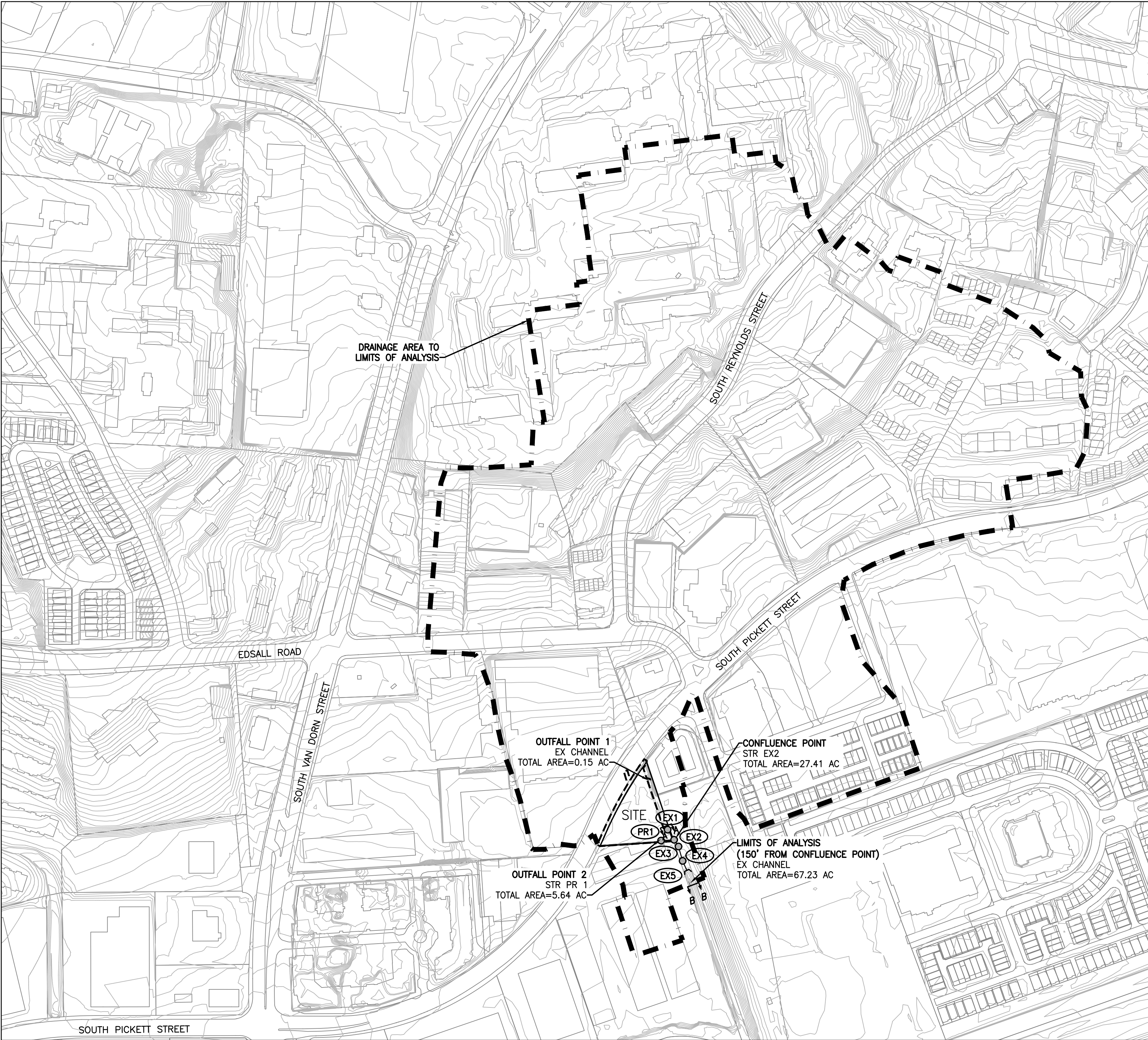
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. **DSP#2023-00012**

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION	DATE
-------------------------------	------

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

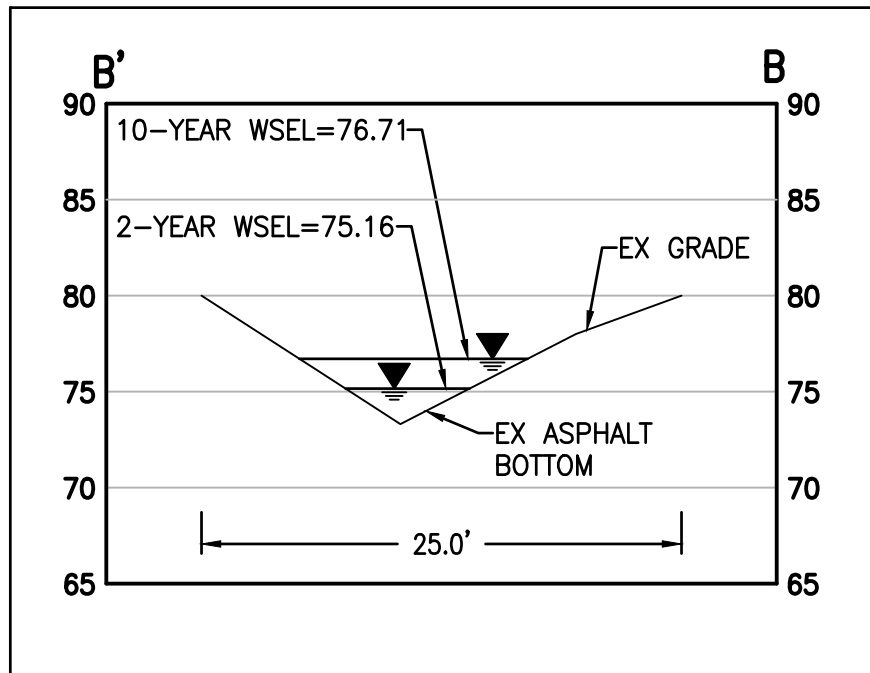


OUTFALL ANALYSIS DRAINAGE AREA MAP
SCALE: 1"=200'

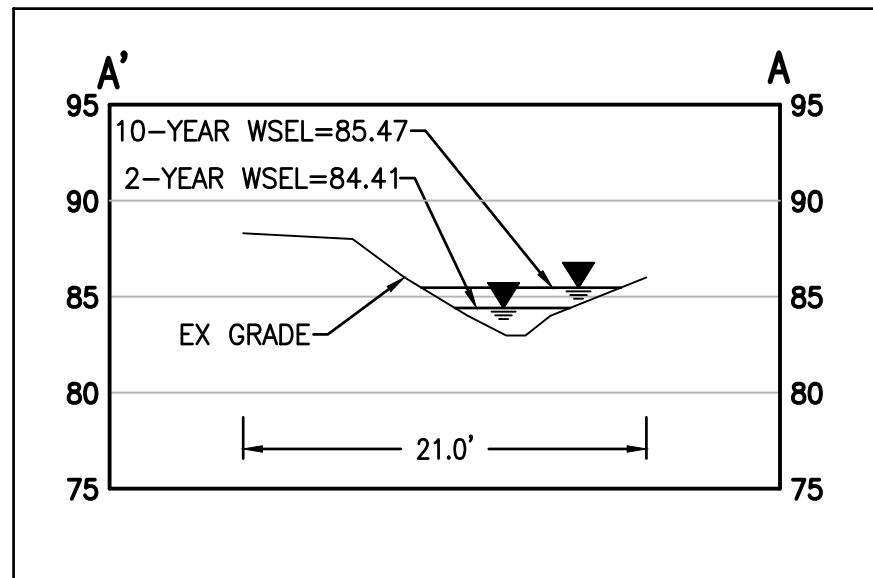
LEGEND:

- STORM STRUCTURE
- DRAINAGE AREA TO LIMITS OF ANALYSIS
- LIMITS OF DISTURBANCE

10-YR, 24-HR STORM SEWER COMPUTATIONS															
STRUCTURE		FROM	TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	Tc (MINUTES)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)
EX1	EX2	21.56	21.56	95	5.20	15	95.62	95.62	24	2.83%	0.015	34.39	10.52	40	82.98
PR1	EX2	5.64	5.64	93	5.20	15	24.27	24.27	24	0.62%	0.015	16.10	4.92	42	82.33
EX2	EX3	0.21	27.41	84	5.20	15	0.74	120.63	30	13.65%	0.015	137.08	26.83	26	81.67
EX3	EX4	0.00	27.41	95	5.20	15	0.00	120.63	72	0.41%	0.015	244.72	8.32	49	75.92
EX4	EX5	39.82	67.23	95	5.20	15	176.60	297.23	72	0.31%	0.015	214.13	7.28	32	75.72



SWALE CROSS-SECTION B-B'
(2-YEAR AND 10-YEAR, 24 HOUR STORM)
SCALE: 1"=10'



SWALE CROSS-SECTION A-A'
(2-YEAR AND 10-YEAR, 24 HOUR STORM)
SCALE: 1"=10'

STORMWATER OUTFALL NARRATIVE (CITY CODE SECTION 13-109F):

PRE-DEVELOPMENT CONDITIONS:
THE 0.76 ACRE SITE LIMITS ARE LOCATED IN THE BACKLICK RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE IS CURRENTLY VACANT, CONSISTING PRIMARILY OF GRASS COVER WITH A DRAINAGE CHANNEL RUNNING ALONG THE EASTERN PROPERTY LINE. THIS PROJECT HAS TWO EXISTING CONDITION OUTFALL POINTS.

OUTFALL #1: A PORTION OF THE PROJECT SITE RUNOFF FLOWS AS NON-CONCENTRATED FLOW (OUTFALL #1) BEFORE ENTERING THE EXISTING DRAINAGE CHANNEL RUNNING ALONG THE EASTERN PROPERTY LINE OF THE SUBJECT SITE. FROM THERE, THE STORMWATER RUNOFF FLOWS IN A GENERALLY SOUTHERLY DIRECTION BEFORE IT ENTERS A CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM (EX1) WHERE IT FLOWS IN A GENERALLY SOUTHERLY DIRECTION BEFORE DISCHARGING INTO AN EXISTING DRAINAGE CHANNEL SOUTH OF THE SUBJECT PROPERTY. FROM THERE, THE STORMWATER RUNOFF FLOWS IN A GENERALLY SOUTHEASTERLY DIRECTION BEFORE IT ULTIMATELY ENTERS BACKLICK RUN.

OUTFALL #2: THE REMAINDER OF THE PROJECT SITE DRAINS VIA NON-CONCENTRATED FLOW (OUTFALL #2) IN A SOUTHWESTERLY DIRECTION TOWARDS THE SOUTH PICKETT STREET RIGHT-OF-WAY BEFORE ENTERING A CITY OF ALEXANDRIA MAINTAINED STORM PIPE SYSTEM ON THE SOUTH SIDE OF THE SUBJECT PROPERTY. THE SUBJECT STORMWATER RUNOFF IS THEN PIPED IN AN EASTERLY DIRECTION WHERE IT CONVERGES WITH THE REST OF THE SITE'S RUNOFF AT STRUCTURE EX2. FROM THIS POINT, THE RUNOFF IS PIPED IN A GENERALLY SOUTHEASTERLY DIRECTION BEFORE DISCHARGING INTO AN EXISTING DRAINAGE CHANNEL SOUTH OF THE SUBJECT PROPERTY. FROM THERE, THE STORMWATER RUNOFF FLOWS IN A GENERALLY SOUTHEASTERLY DIRECTION BEFORE ULTIMATELY ENTERING BACKLICK RUN.

POST-DEVELOPMENT CONDITIONS:
THE REDEVELOPMENT OF THE PROJECT SITE PROPOSES A NEW RETAIL BUILDING WITH A NEW PUBLIC ACCESS DRIVE, PVIOUS PAVAR SIDEWALK, TWO BIORETENTION BMP FACILITIES, BMP TREE WELLS, A FILTERING BMP, AND ASSOCIATED IMPROVEMENTS. OVERALL IMPERVIOUS AREA WILL INCREASE WITH THE PROPOSED CONSTRUCTION. HOWEVER, THE INCREASE IN STORMWATER RUNOFF ASSOCIATED WITH THE IMPERVIOUS AREA HAS BEEN ADEQUATELY ACCOUNTED FOR THROUGH RUNOFF REDUCTION AND DETENTION PROVIDED BY THE PROPOSED BMP FACILITIES. THE PROJECT SITE HAS TWO OUTFALL POINTS IN PROPOSED CONDITIONS.

OUTFALL #1: IN POST-DEVELOPMENT CONDITIONS, A PORTION OF ONSITE STORMWATER RUNOFF IS COLLECTED ONSITE VIA A LEVEL 2 BIORETENTION AND INTO THE EXISTING DRAINAGE CHANNEL RUNNING ALONG THE EASTERN PROPERTY LINE OF THE SITE. THE SUBJECT STORMWATER RUNOFF THEN FLOWS IN A GENERALLY SOUTHERLY DIRECTION BEFORE IT ENTERS AN EXISTING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM (EX1). FROM THERE, THE RUNOFF FLOWS IN A GENERALLY SOUTHERLY DIRECTION UNTIL IT ENTERS EXISTING STRUCTURE EX2. AT THIS POINT, THE FLOW COMBINES WITH AN AREA THAT IS AT LEAST 90% THE SIZE OF THE FIRST DRAINAGE AREA, CREATING THE ANALYSIS POINT OF CONFLUENCE. THE ANALYSIS CONTINUES 150' PAST THE POINT OF CONFLUENCE TO THE LIMITS OF ANALYSIS WITHIN THE EXISTING DRAINAGE CHANNEL TO THE SOUTH OF THE SITE.

OUTFALL #2: THE REMAINING RUNOFF IS COLLECTED ONSITE VIA THE ONSITE BMP FACILITIES AND A PROPOSED PRIVATE STORM SEWER WHERE IT ENTERS THE EXISTING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM AT STRUCTURE PR1. FROM THERE, THE SUBJECT STORMWATER RUNOFF DRAINS IN A GENERALLY EASTERLY WHERE IT CONVERGES WITH THE REST OF THE SITE'S RUNOFF AT STRUCTURE EX2. AT THIS POINT, THE FLOW COMBINES WITH AN AREA THAT IS AT LEAST 90% THE SIZE OF THE FIRST DRAINAGE AREA, CREATING THE ANALYSIS POINT OF CONFLUENCE. THE ANALYSIS CONTINUES 150' PAST THE POINT OF CONFLUENCE TO THE LIMITS OF ANALYSIS WITHIN THE EXISTING DRAINAGE CHANNEL TO THE SOUTH OF THE SITE.

COMPUTATIONS SHOWN ON THIS SHEET DEMONSTRATE THAT THE EXISTING MANMADE STORMWATER CONVEYANCE SYSTEM EXPERIENCES LOCALIZED FLOODING IN EXISTING CONDITIONS. HOWEVER, THE PEAK FLOW RATE FOR THE 2 AND 10-YEAR, 24 HOUR STORMS ARE BEING REDUCED WITH THE PROPOSED DEVELOPMENT THROUGH RUNOFF REDUCTION AND DETENTION PROVIDED BY THE PROPOSED BMP FACILITIES. THE WATER QUANTITY REQUIREMENTS FOR THIS SITE IS THEREFORE IN COMPLIANCE WITH SECTIONS 13-109F(1)(g)(i) AND 13-109F(2)(b)(i) FOR OUTFALL #1 AND OUTFALL #2. DUE TO SITE DRAINAGE OUTFALLS TO AN EXISTING UNDERSIZED MANMADE STORM SEWER SYSTEM, NO OFFSITE IMPROVEMENTS TO THE SYSTEM ARE REQUIRED. PER THE LIMITS OF ANALYSIS PER CITY CODE SECTION 13-109F-2(d)(i) AND REDUCED POST-DEVELOPMENT RUNOFF RATE FOR THE 2 & 10-YEAR, 24-HOUR STORMS, THE PROJECT POST-DEVELOPMENT RUNOFF WILL NOT EXACERBATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS.

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DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. **DSP#2023-00012**

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

PRELIMINARY DEVELOPMENT SITE PLAN
AVANTI 550
#550 SOUTH PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

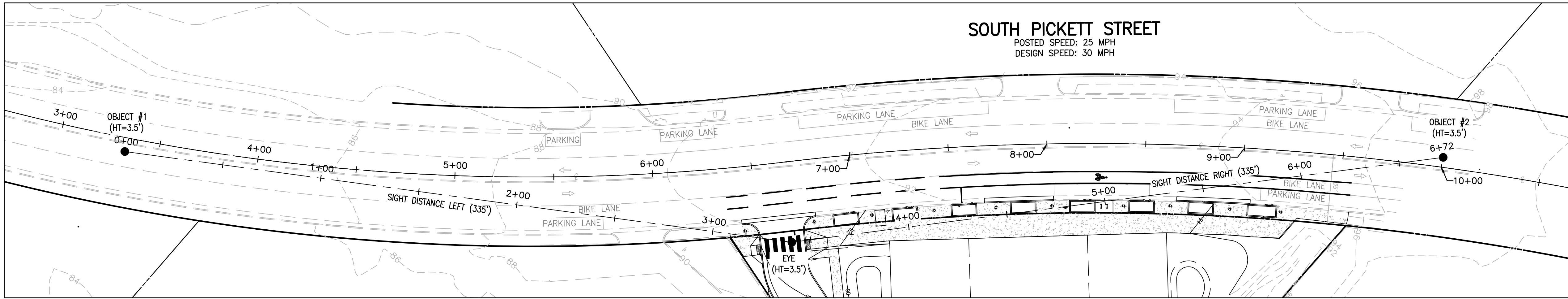
DESIGN: ARO
CHECKED: TD
SCALE: AS NOTED
DATE: AUGUST 2023

ADEQUATE
OUTFALL
ANALYSIS

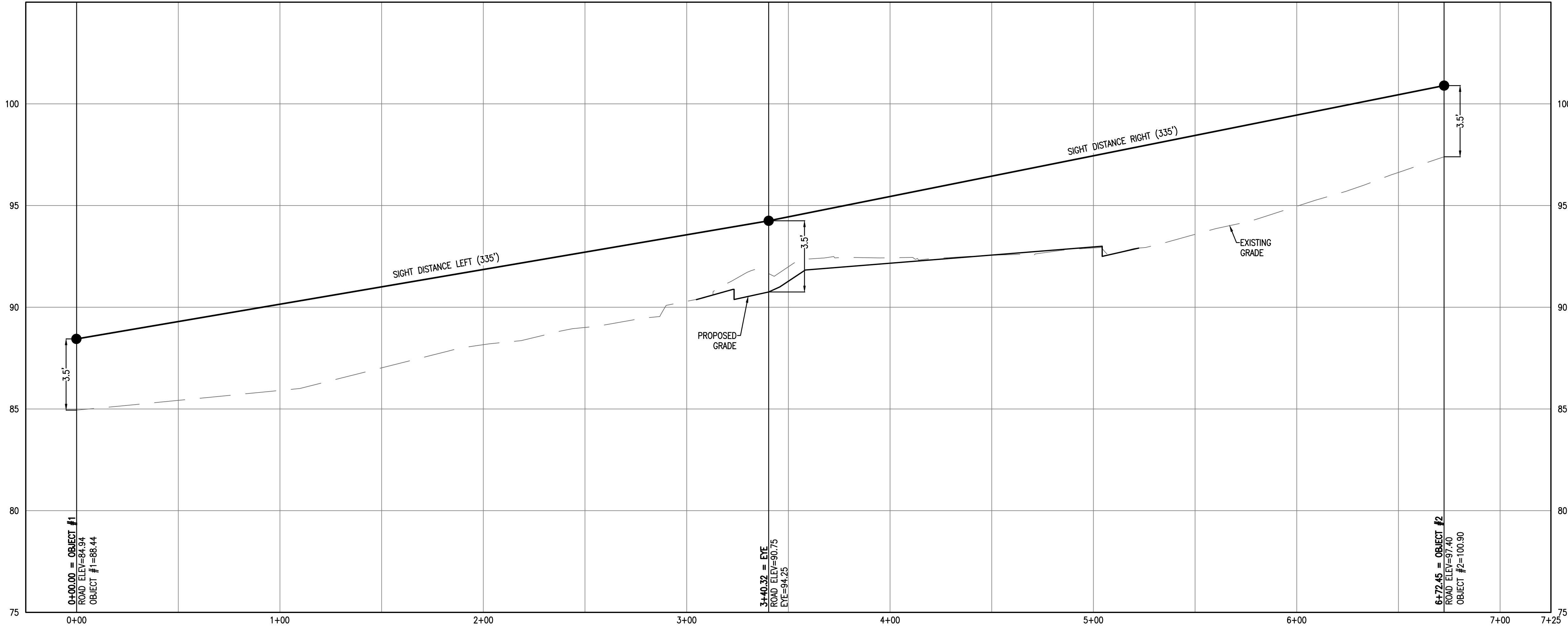
SHEET **11** OF **13**
FILE: **23-016**

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(703) 549-6422
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SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 30'



SIGHT DISTANCE PROFILE
SCALE - HORIZ: 1" = 30', VERT. 1" = 3'

HORIZ PROFILE SCALE

0' 30' 60'

SCALE: 1" = 30'

VERT PROFILE SCALE

0' 3' 6'

SCALE: 1" = 3'

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APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. DSP#2023-00012	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

PRELIMINARY DEVELOPMENT SITE PLAN
AVANTI 550
#550 SOUTH PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA

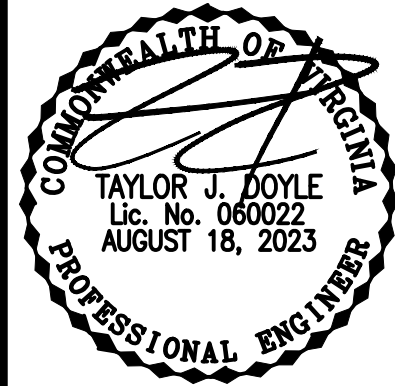
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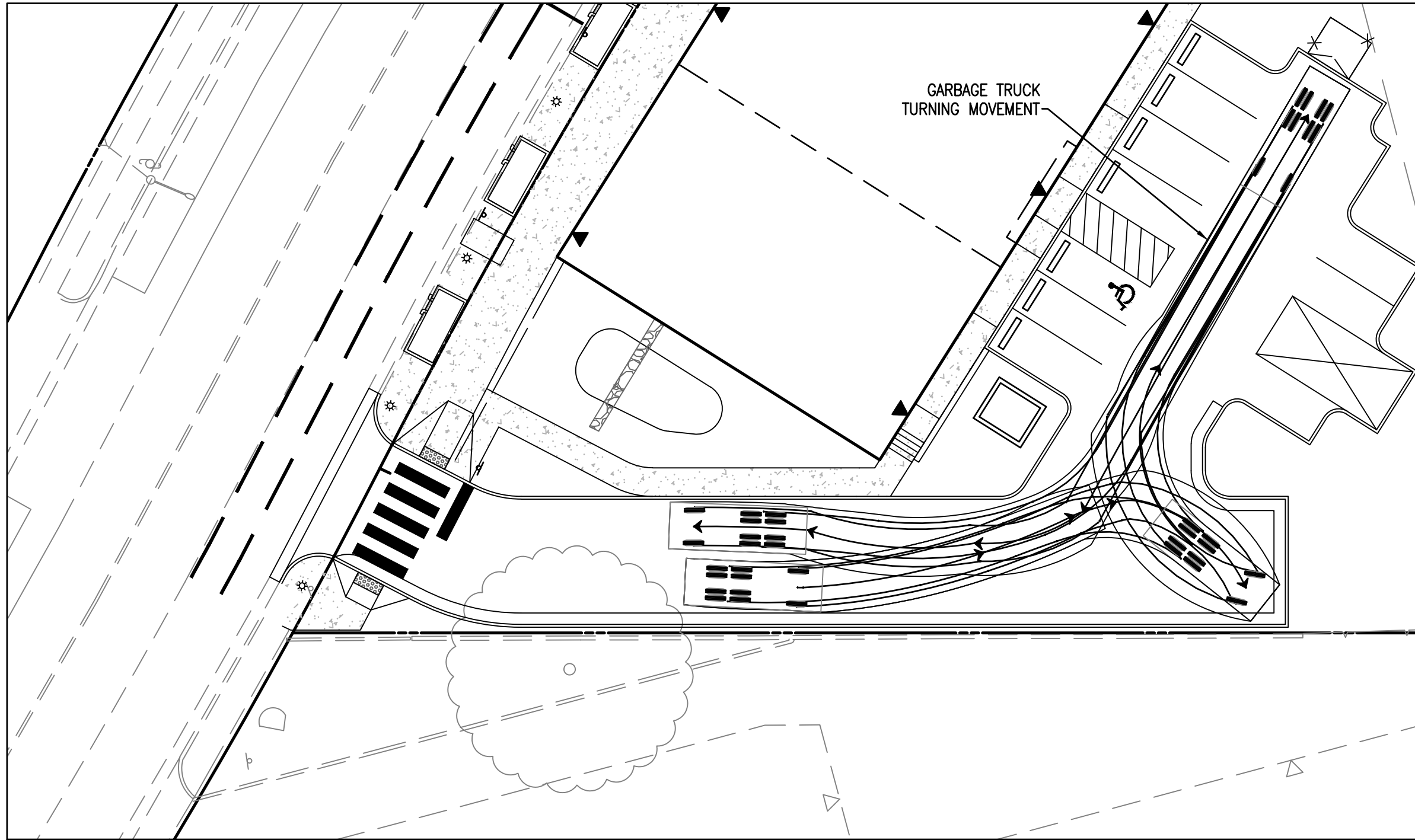
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CHECKED: TD
SCALE: AS NOTED
DATE: AUGUST 2023

SIGHT
DISTANCE
PLAN AND
PROFILE

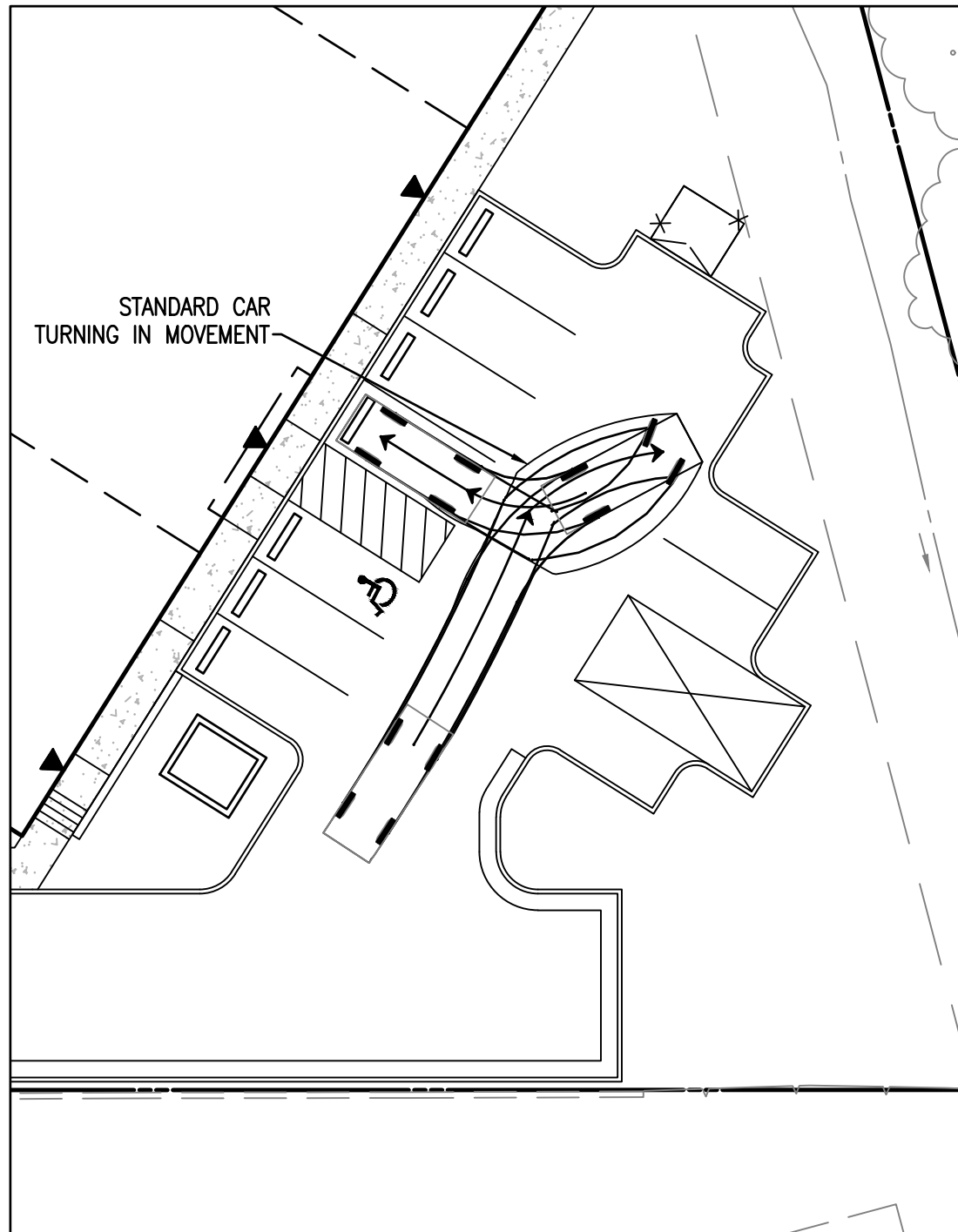
SHEET **12** OF **13**
FILE: **23-016**

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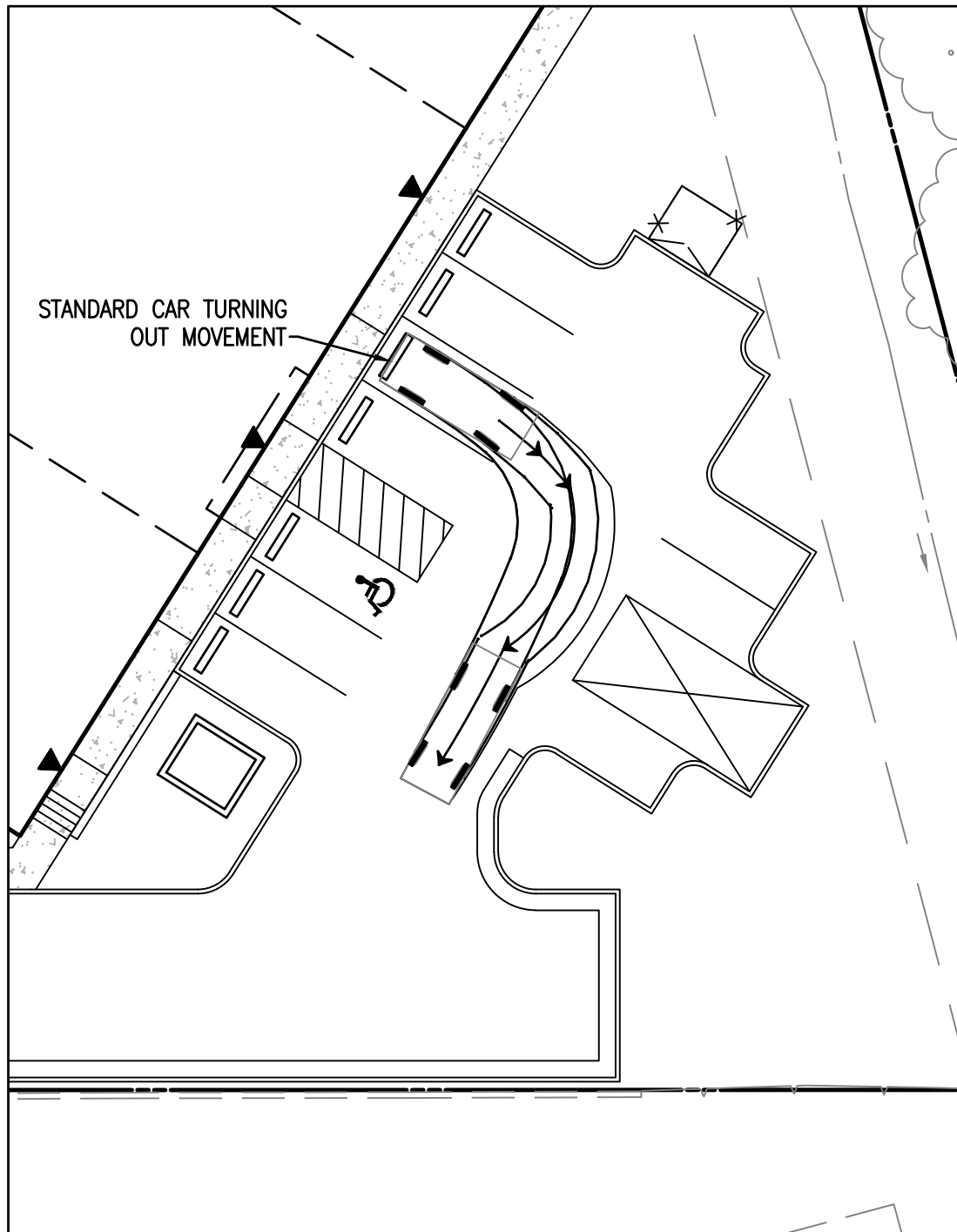




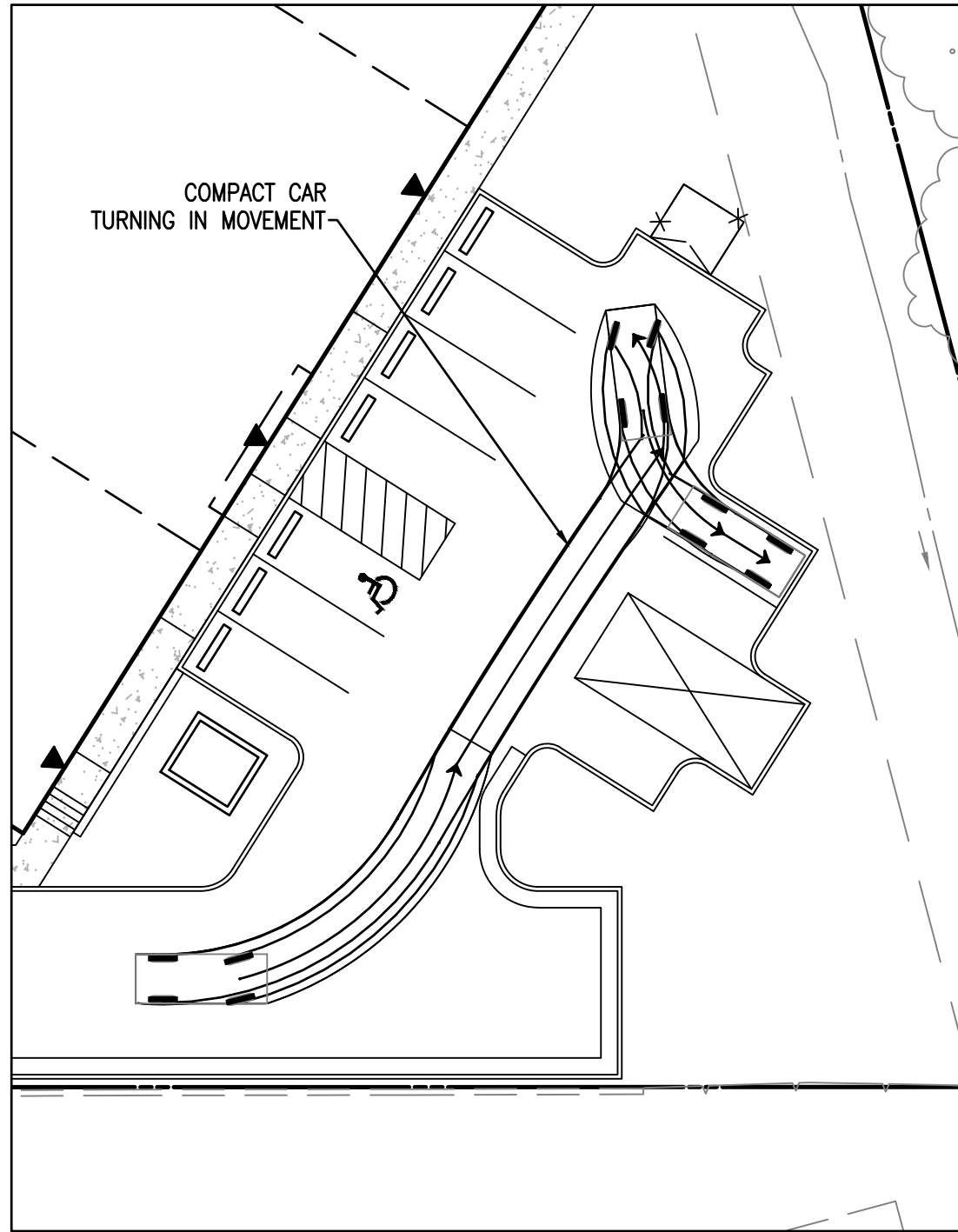
GARBAGE TRUCK TURNING MOVEMENT
SCALE: 1" = 20'



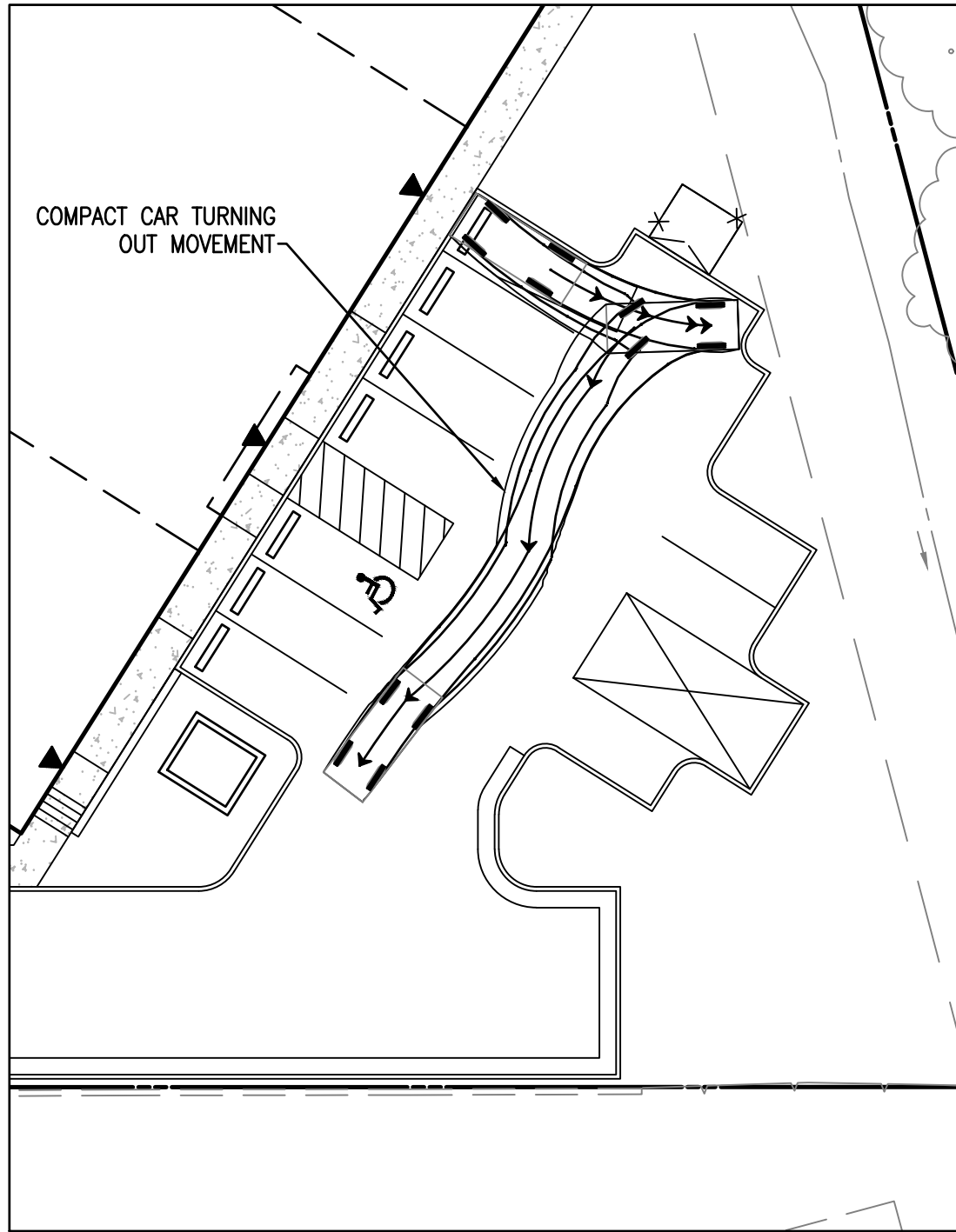
STANDARD CAR TURNING IN MOVEMENT
SCALE: 1" = 20'



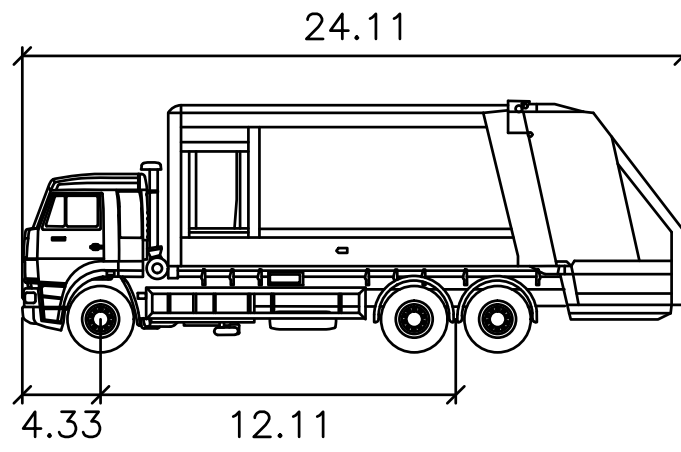
STANDARD CAR TURNING OUT MOVEMENT
SCALE: 1" = 20'



COMPACT CAR TURNING IN MOVEMENT
SCALE: 1" = 20'

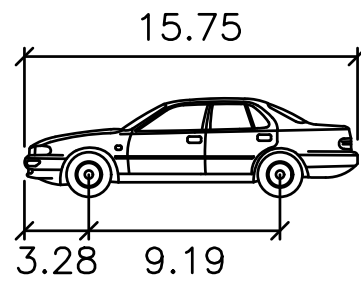


COMPACT CAR TURNING OUT MOVEMENT
SCALE: 1" = 20'



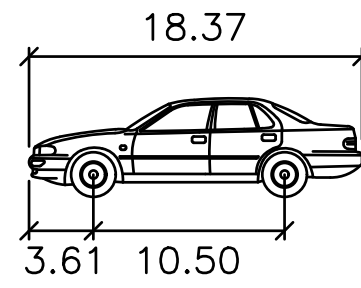
GARBAGE TRUCK

	feet
Width	: 8.20
Track	: 6.70
Lock to Lock Time	: 6.0
Steering Angle	: 26.5



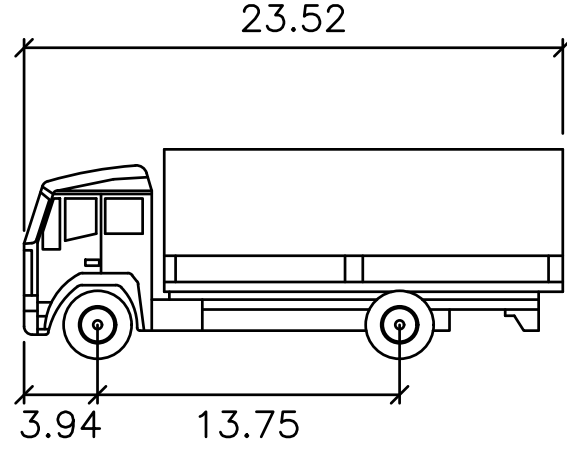
COMPACT CAR

	feet
Width	: 5.91
Track	: 5.74
Lock to Lock Time	: 6.0
Steering Angle	: 35.9



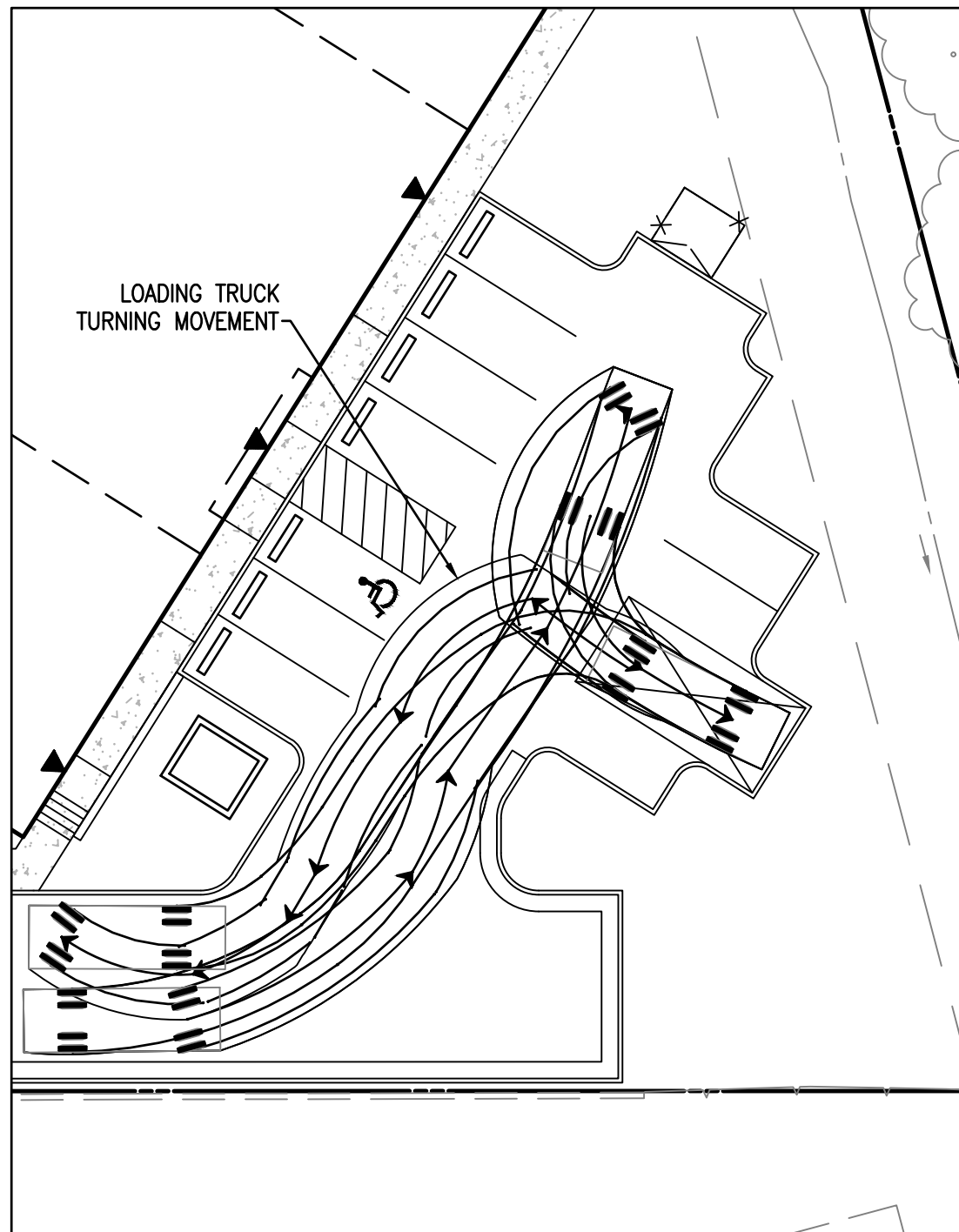
STANDARD CAR

	feet
Width	: 6.56
Track	: 6.56
Lock to Lock Time	: 6.0
Steering Angle	: 36.2



LOADING TRUCK

	feet
Width	: 7.55
Track	: 7.55
Lock to Lock Time	: 6.0
Steering Angle	: 43.2



LOADING TRUCK TURNING MOVEMENT
SCALE: 1" = 20'

0' 20' 40'
SCALE: 1" = 20'

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PRELIMINARY DEVELOPMENT SITE PLAN
AVANTI 550
#550 SOUTH PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA

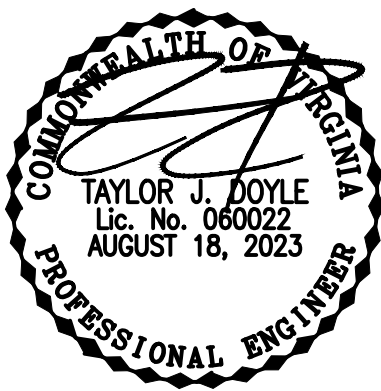
DATE	REVISION

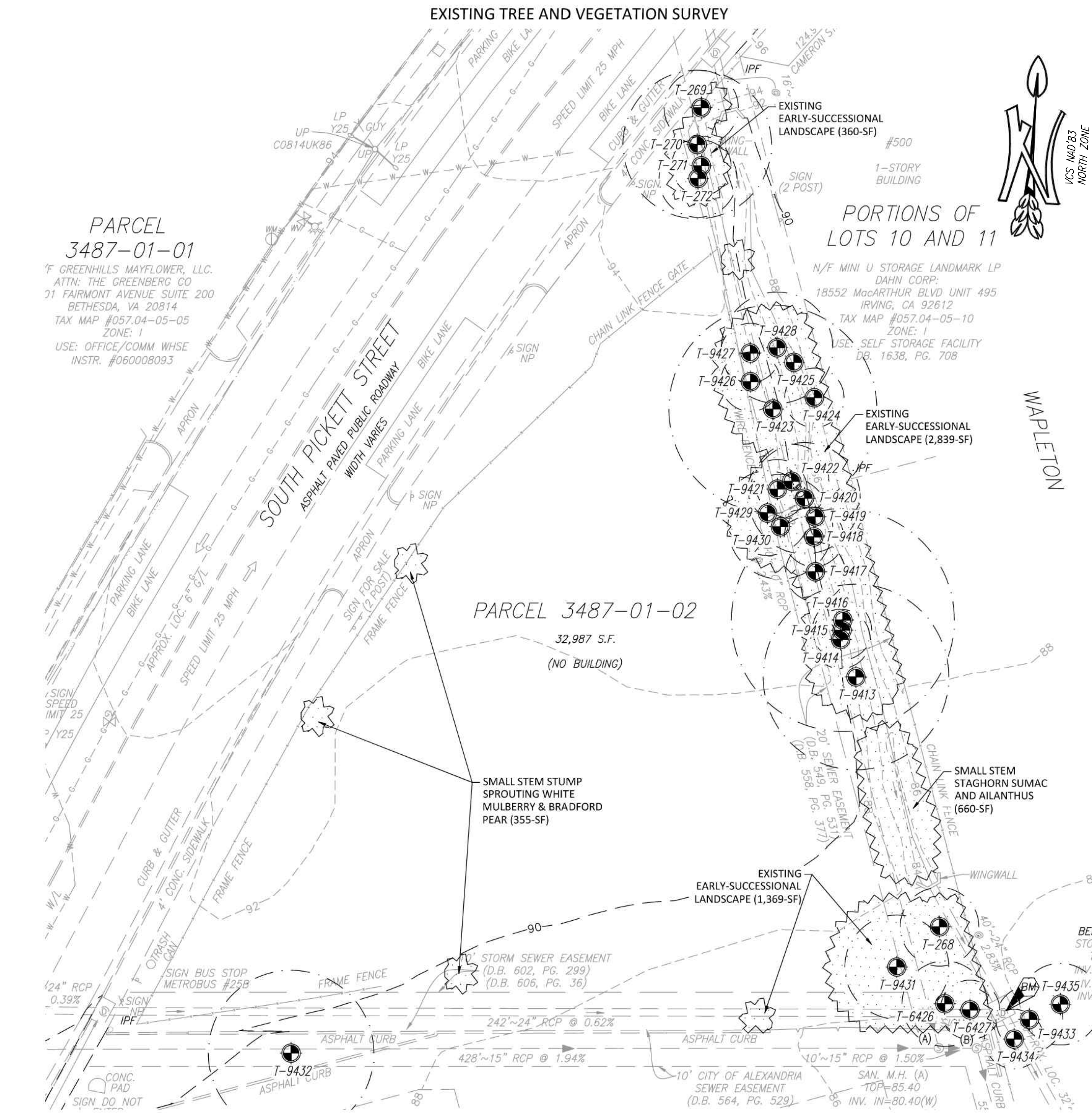
DESIGN: ARO
CHECKED: TD
SCALE: 1"=20'
DATE: AUGUST 2023

TURNING
MOVEMENTS

SHEET **13** OF **13**
FILE: **23-016**

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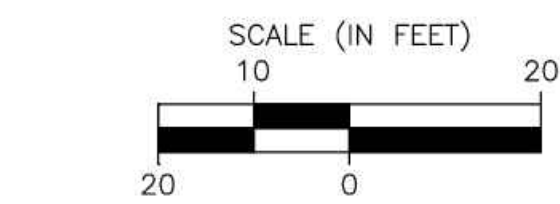
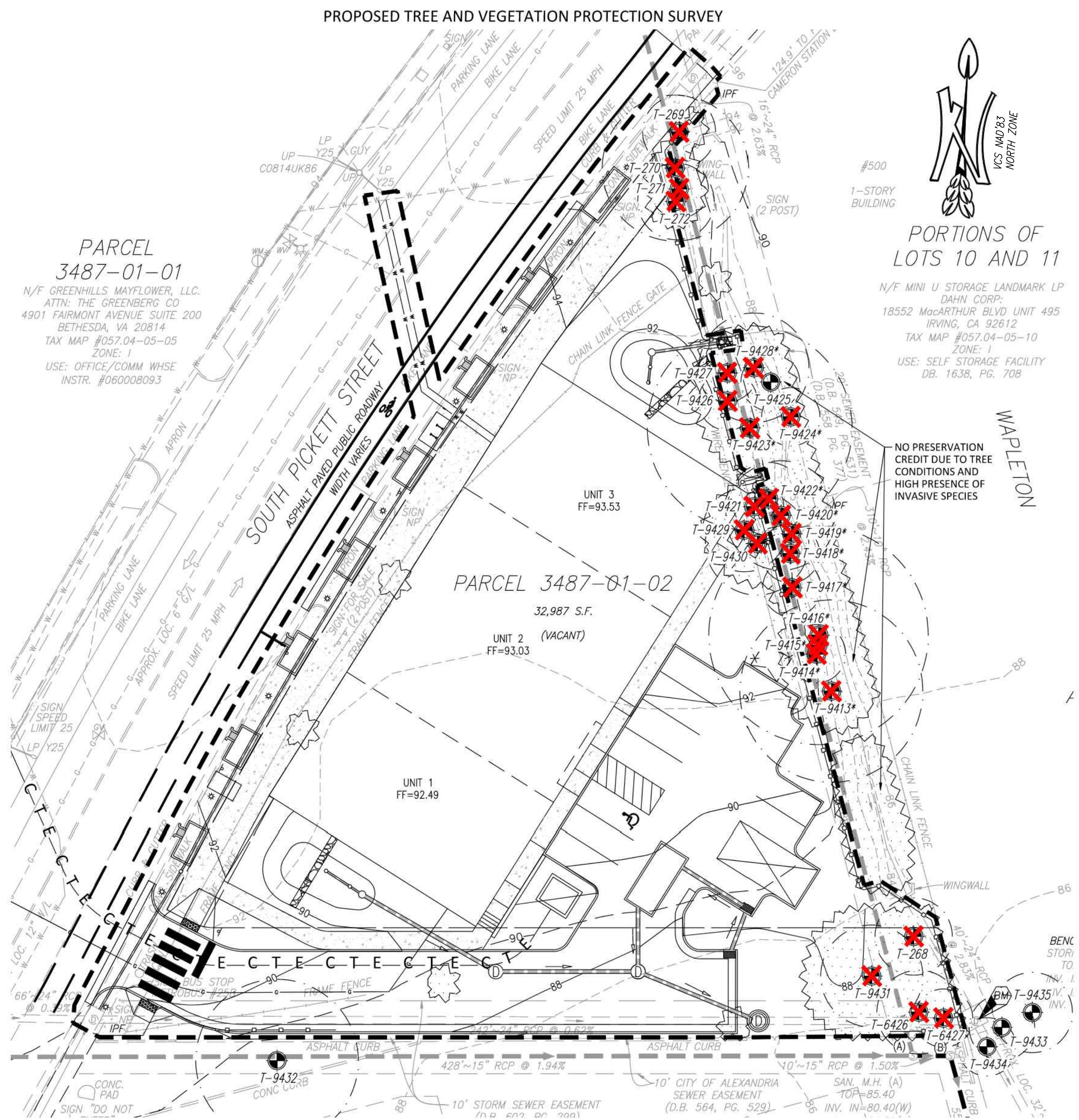




Tree Number	Common Name	Scientific Name	Size (dia. @ 54-in. above grade)	Critical Root Zone (feet)	Condition Rating %	Likelihood of Survival of Construction	Remove?	Offsite or Shared	Notes & Recommendations
268	Tree of Heaven	<i>Ailanthus altissima</i>	10.6	10.6	50%	None, within LOD	TBR		Double trunk, covered in vines, gravel at base, broken limbs.
269	Tree of Heaven	<i>Ailanthus altissima</i>	10.0	10.0	50%	None, within LOD	TBR		Weeping wound, broken limbs/dead limbs, growing in fence.
270	Tree of Heaven	<i>Ailanthus altissima</i>	10.0	10.0	50%	None, within LOD	TBR		Multi-trunk, many broken limbs/dead limbs, uprooting.
271	Tree of Heaven	<i>Ailanthus altissima</i>	7.8	8.0	75%	None, within LOD	TBR		Double trunk, covered in vines.
272	Black Cherry	<i>Prunus serotina</i>	10.5	10.5	75%	None, within LOD	TBR		Triple trunk, uneven canopy, covered in vines.
6426	White Mulberry	<i>Morus alba</i>	11.5	11.5	50%	None, within LOD	TBR		Double trunk.
6427	Ash sp.	<i>Fraxinus sp.</i>	7.4	8.0	50%	None, within LOD	TBR		Large cavity at base.
9413	Staghorn Sumac	<i>Rhus typhina</i>	25.0	25.0	50%	Moderate	TBR*		Multi-trunk, mostly dead, covered in vines.
9414	Ash sp.	<i>Fraxinus sp.</i>	6.0	8.0	15%	Moderate	TBR*		Almost dead, covered in vines, damaged trunk.
9415	Black Cherry	<i>Prunus serotina</i>	7.0	8.0	50%	Moderate	TBR*		Crooked trunk, covered in vines, deadwood, dead limbs.
9416	Ash sp.	<i>Fraxinus sp.</i>	30.0	30.0	15%	Moderate	TBR*		Multi-trunk, almost dead, very shallow rooting, cavities, broken limbs, vines on trunk.
9417	Black Cherry	<i>Prunus serotina</i>	6.5	8.0	72%	Moderate	TBR*		Crooked trunk. Vines on trunk.
9418	Tree of Heaven	<i>Ailanthus altissima</i>	7.0	8.0	69%	Moderate	TBR*		Covered in vines, broken limbs/dead limbs, shallow rooting.
9419	Tree of Heaven	<i>Ailanthus altissima</i>	20.0	20.0	50%	Moderate	TBR*		Uprooting, covered in vines, dead limbs/broken limbs.
9420	Tree of Heaven	<i>Ailanthus altissima</i>	15.0	15.0	15%	Moderate	TBR*		Uprooting, mostly dead, covered in vines, dead limbs/broken limbs, double trunk.
9421	Black Cherry	<i>Prunus serotina</i>	7.0	8.0	28%	None, within LOD	TBR*		Some dead limbs, vines on trunk, dead limbs/broken limbs.
9422	Tree of Heaven	<i>Ailanthus altissima</i>	10.0	10.0	20%	None, within LOD	TBR*		Uprooting, mostly dead, covered in vines, dead limbs/broken limbs, double trunk.
9423	Tree of Heaven	<i>Ailanthus altissima</i>	28.0	28.0	0%	none, dead	n/a		Dead
9424	Black Cherry	<i>Prunus serotina</i>	8.0	8.0	50%	Moderate	TBR*		Uprooting, suppressed, many broken limbs, significant deadwood, and vines on trunk.
9425	Black Cherry	<i>Prunus serotina</i>	6.0	8.0	69%	Moderate	SAVE		Uprooting. Prune broken limbs to ANSI A300 standards, treat/remove vines on trunk.
9426	Black Cherry	<i>Prunus serotina</i>	7.0	8.0	0%	none, dead	n/a		Dead
9427	Black Cherry	<i>Prunus serotina</i>	8.0	8.0	59%	None, within LOD	TBR		Uprooting, many broken limbs, vines on trunk.
9428	Tree of Heaven	<i>Ailanthus altissima</i>	15.0	15.0	50%	Moderate	TBR*		Multi-trunk, uprooting, grinded roots, vines in canopy, broken limbs.
9429	Hackberry	<i>Celtis occidentalis</i>	12.0	12.0	72%	None, within LOD	TBR*		Shallow rooting, enveloping tap, vines up trunk/canopy, dead limbs.
9430	Black Cherry	<i>Prunus serotina</i>	14.1	14.1	20%	None, within LOD	TBR		Double trunk, almost dead, growing through fence, many dead limbs, vines on trunk/canopy.
9431	Black Cherry	<i>Prunus serotina</i>	14.0	14.0	50%	None, within LOD	TBR		Double trunk, dieback, surrounded by satarian honeysuckle, decay at base, dead limbs/broken limbs.
9432	Bradford Pear	<i>Pyrus calleryana</i>	22.3	22.3	72%	High	SAVE	Offsite	Improperly pruned, multi trunk, crossing branches, significant crack between 2 co-leads, and several dead limbs/broken limbs, double trunk.
9433	Tree of Heaven	<i>Ailanthus altissima</i>	9.0	9.0	0%	none, dead	n/a	Offsite	Dead
9434	Eastern Red Cedar	<i>Juniperus virginiana</i>	6.5	8.0	88%	High	SAVE	Offsite	Offsite, covered in English ivy, several broken limbs/dead limbs.
9435	Northern Red Oak	<i>Quercus rubra</i>	13.0	13.0	66%	High	SAVE	Offsite	Offsite, fungus on limbs, covered in English ivy, several broken limbs.

NOTES:

1. SHARED/OFFSITE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. *TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.



NOTES:

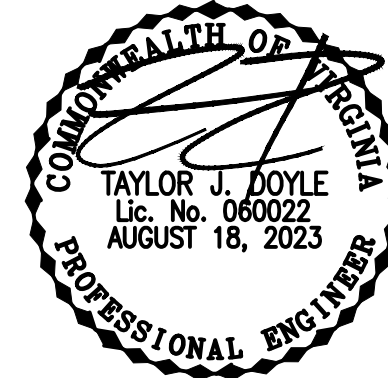
1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 550 SOUTH PICKETT STREET.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2020.
3. PROPOSED DEVELOPMENT PLAN BY R.C. FIELDS & ASSOCIATES, INC., 2020.
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., FEBRUARY 2020, AND APRIL, 2023 (MS. SOPHIE SWARTZENDRUBER, CERTIFICATION #: MA-6053A).
5. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
6. TOTAL CANOPY COVER: 5,583 SQUARE FEET (SF).
7. TOTAL SITE AREA: 32,987 SF.
8. PERCENT OF SITE COVERED: 16.9%
9. PERCENT COVER REQUIRED BY ZONING: 25%
10. QUALIFYING CANOPY TO BE PRESERVED: 0 SF x 1.0 CANOPY MULTIPLIER = 0 SF (0%)
11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 8,247 SF (25%)

LEGEND

- TREELINE
- EXISTING CULTIVATED LANDSCAPE (5,583-SF)
- TREE PRESERVATION AREA (CULTIVATED LANDSCAPE) (0-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE TO BE REMOVED (TBR)
- TREE PROTECTION FENCING



FOR INFORMATION ONLY



DESIGN BY OTHERS

APPROVED
SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	DSP#2023-00012
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
	DATE

ENVIRONMENTAL



AVANTI
550

TREE AND VEGETATION
SURVEY & PROTECTION PLAN

REVISIONS:

DATE	COMMENTS
8/7/20	REV BY MMS
8/12/20	REV BY TNW
9/14/20	REV BY TNW
4/18/23	REV BY AMS
6/06/23	REV BY MEB

SHEET
TP-01

SCALE: 1" = 20'

PROJECT DATE:
6/3/20

DRAFT: TNW

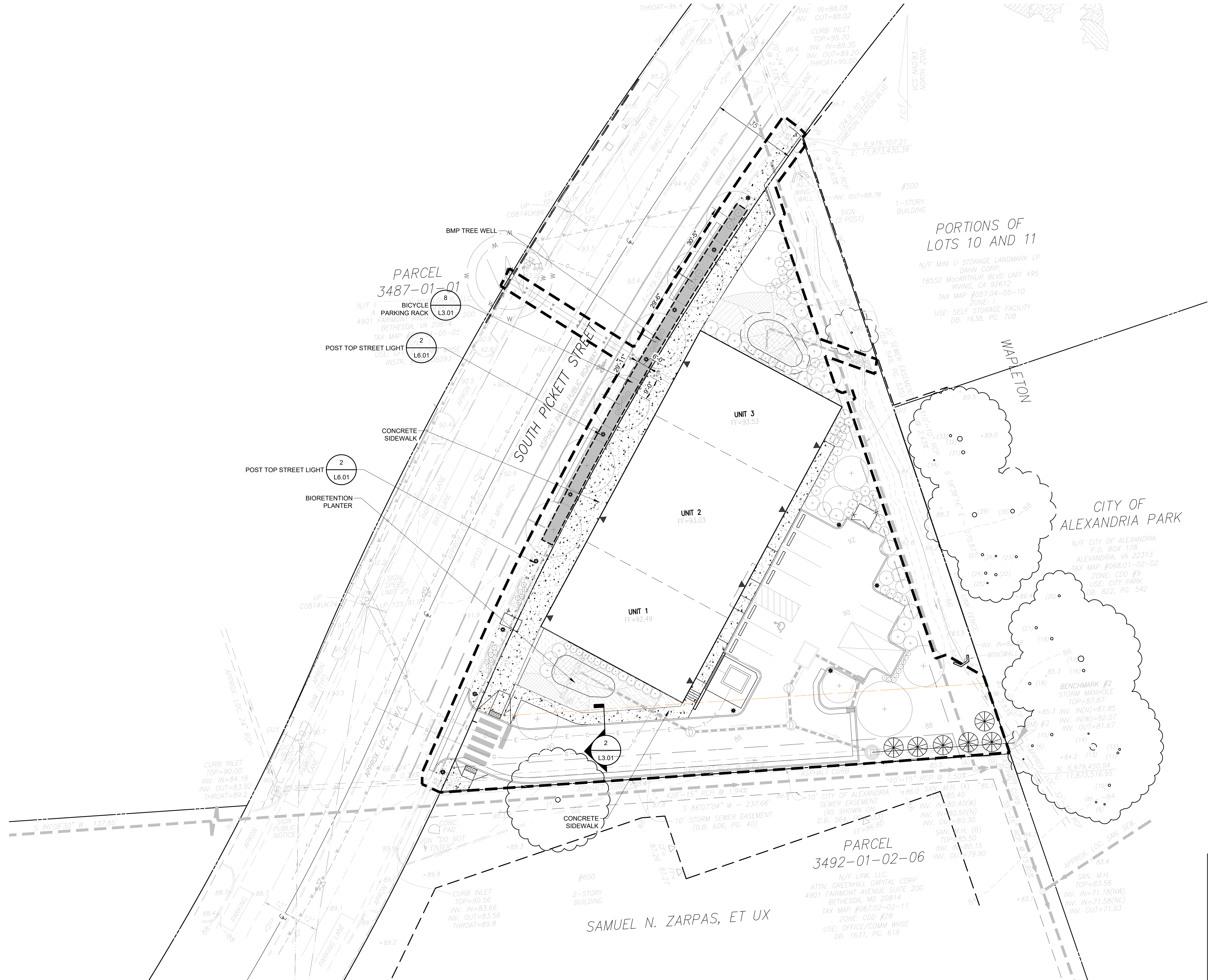
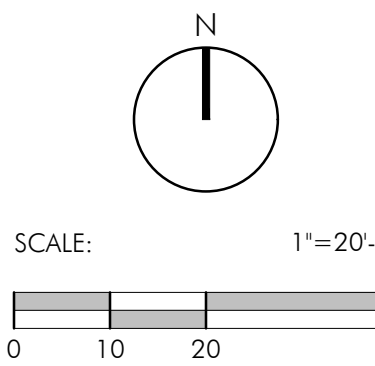
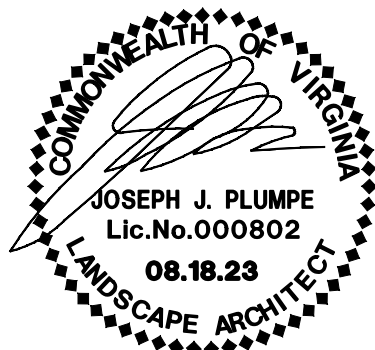
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FILE NUMBER:
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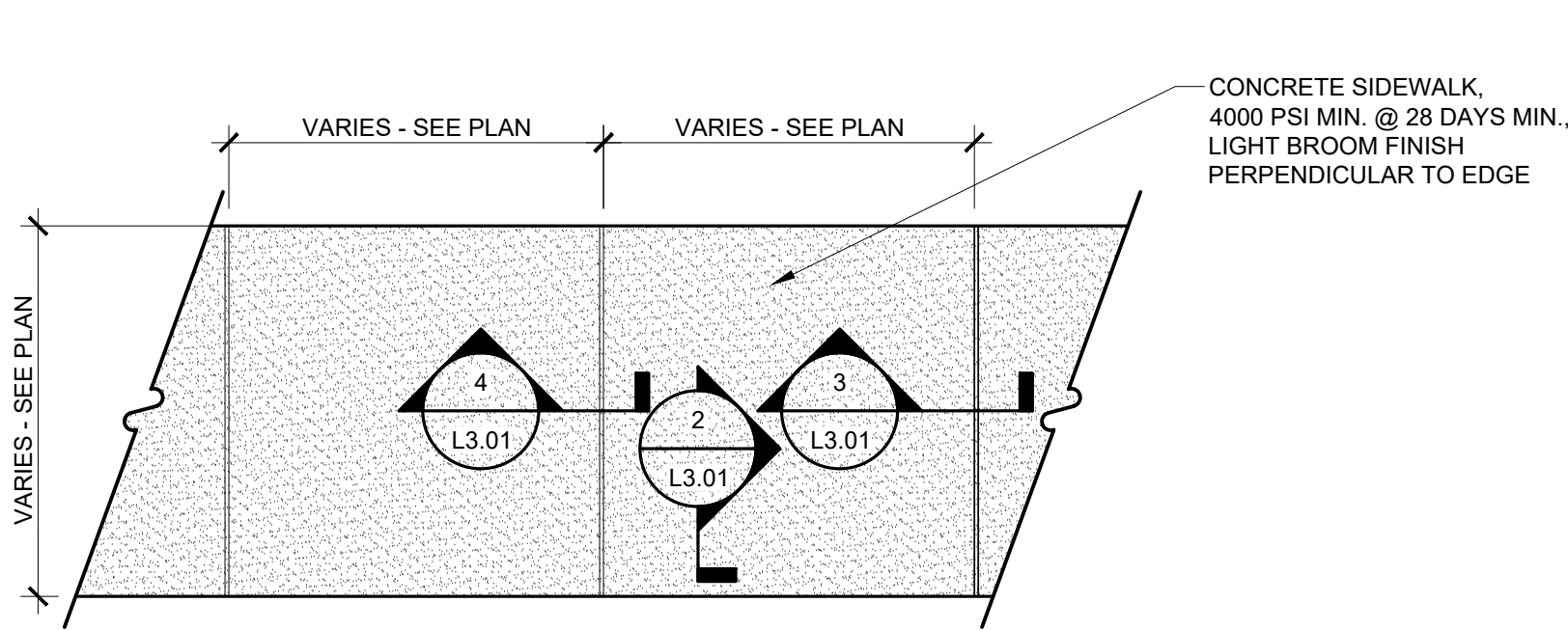
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151

PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

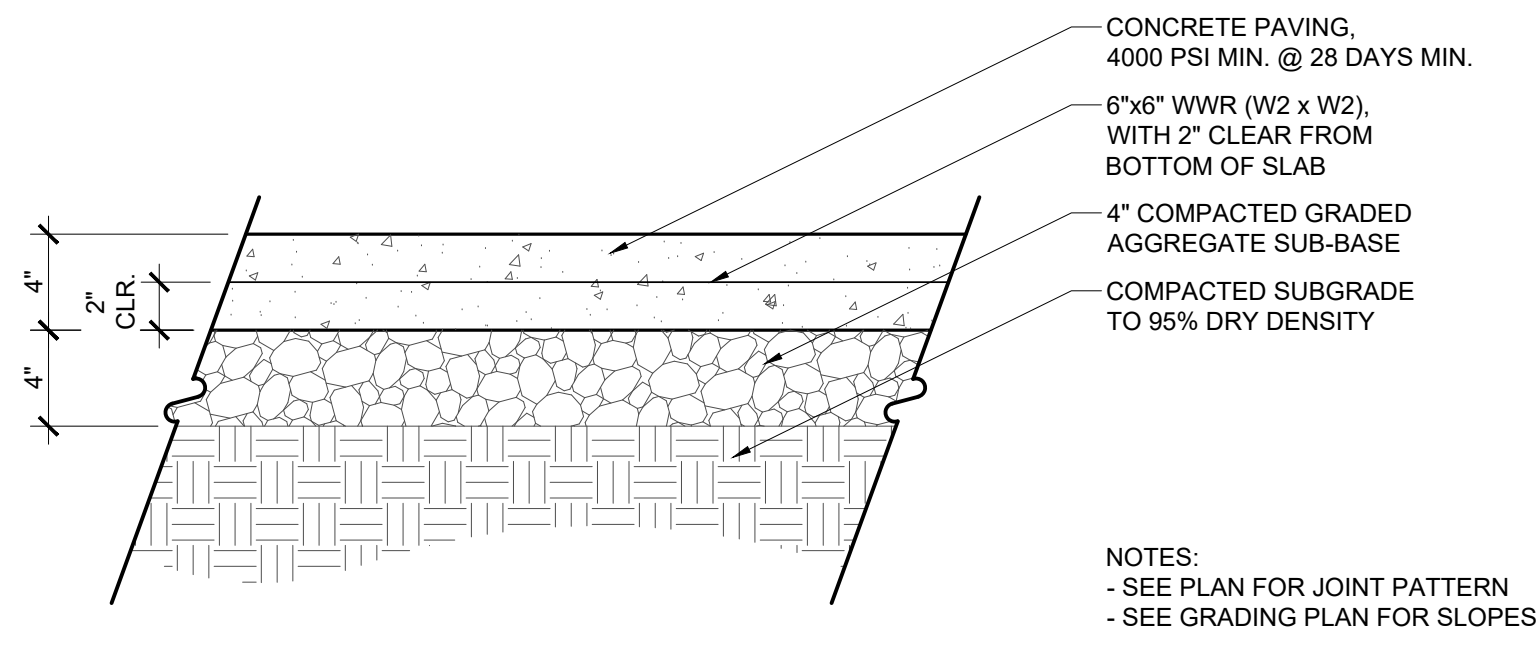
CITY OF ALEXANDRIA, VA



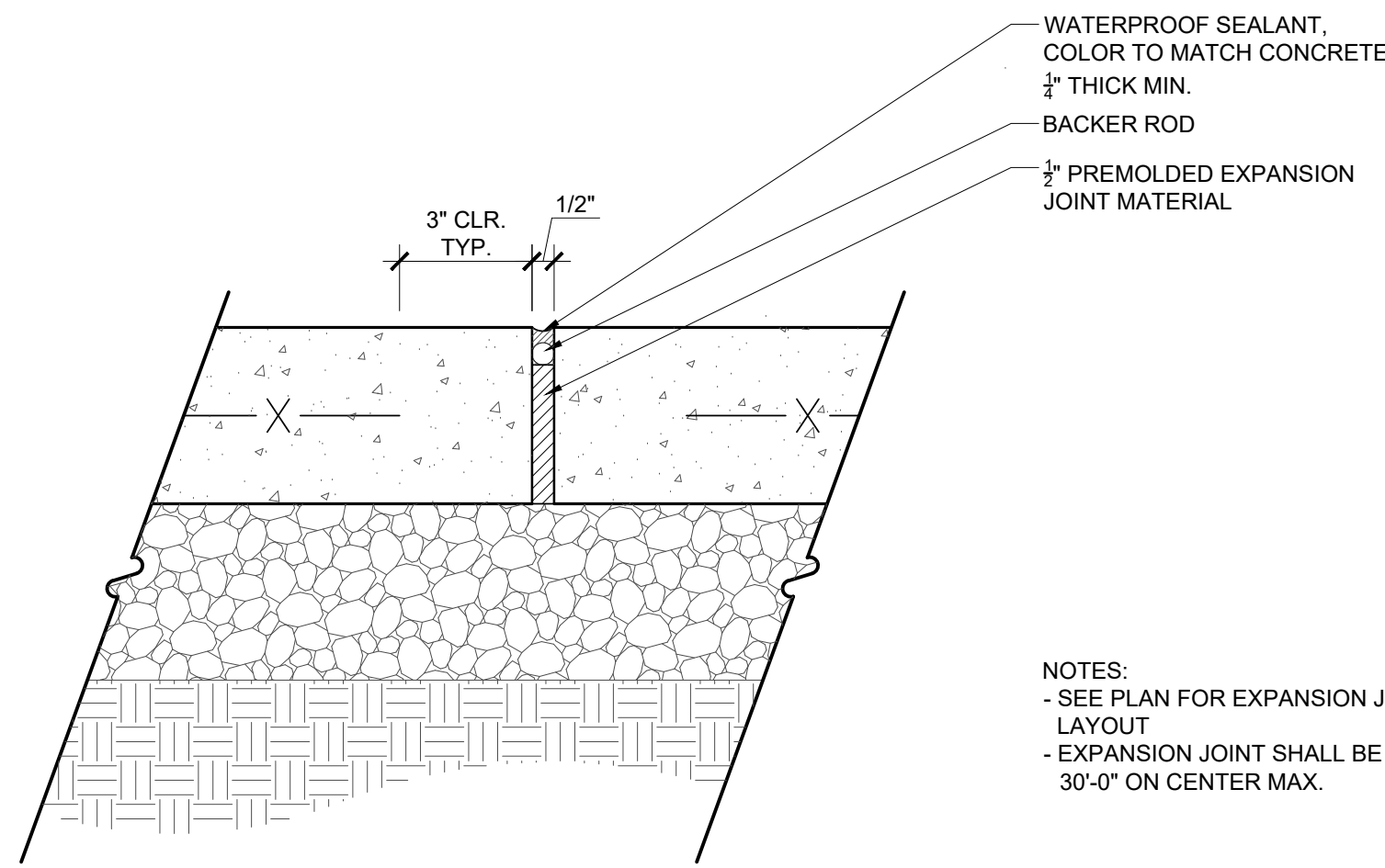
APPROVED SPECIAL USE PERMIT NO. _____	
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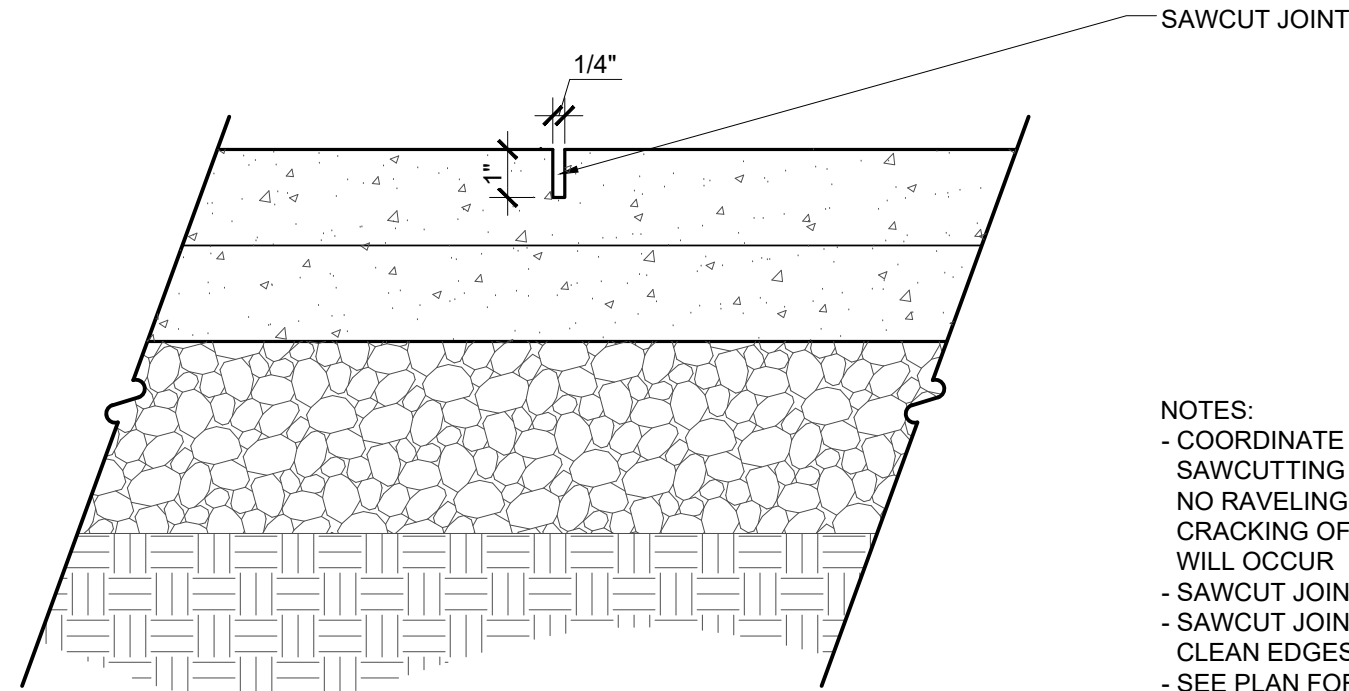
1 CONCRETE SIDEWALK
L3.01 Scale: 1/2" = 1'-0"



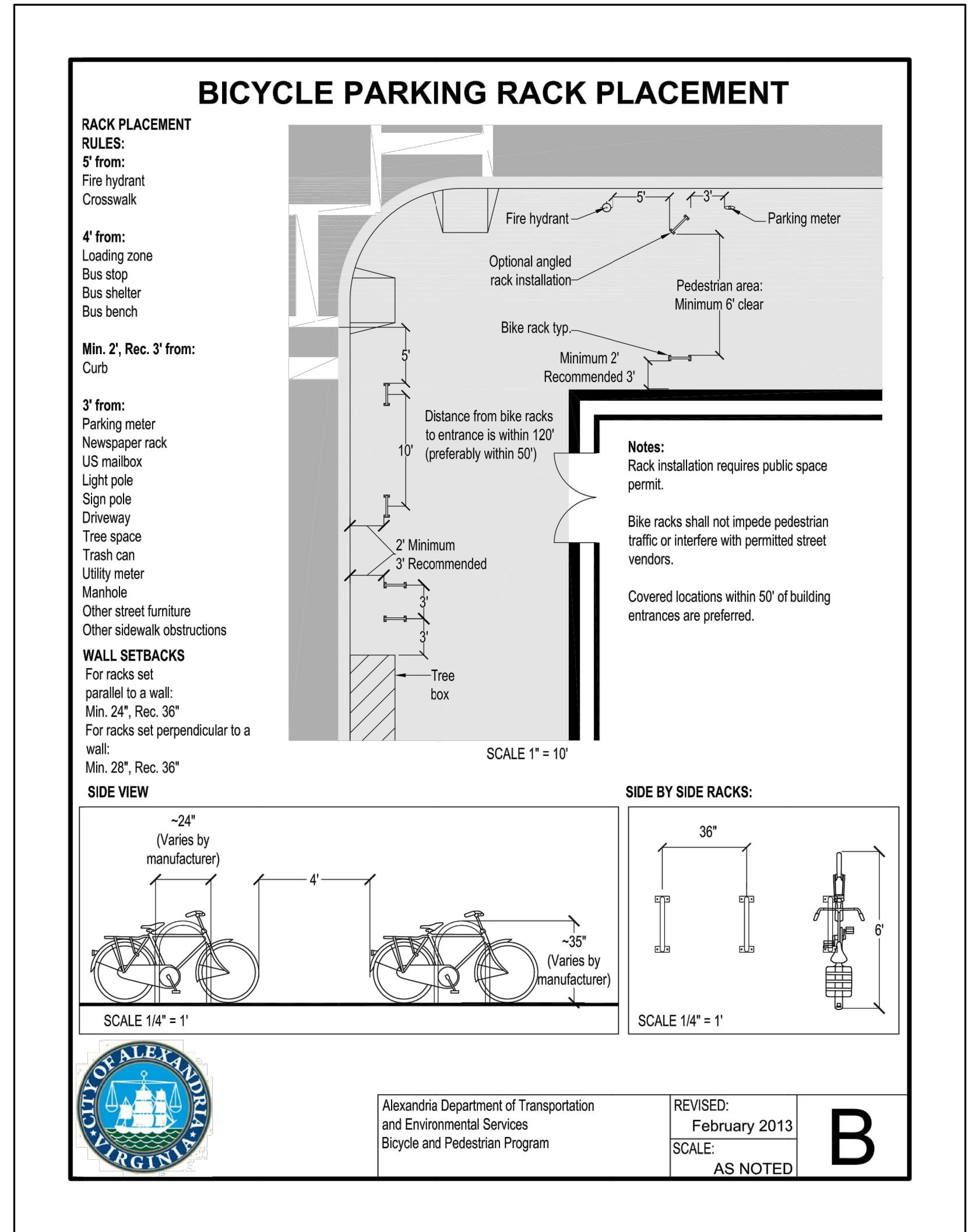
2 CONCRETE PAVING - PEDESTRIAN
L3.01 Scale: 1 1/2" = 1'-0"



3 CONCRETE PAVING EXPANSION JOINT - TYPICAL
L3.01 Scale: 3" = 1'-0"



4 SAWCUT CONTROL JOINT
L3.01 Scale: 3" = 1'-0"



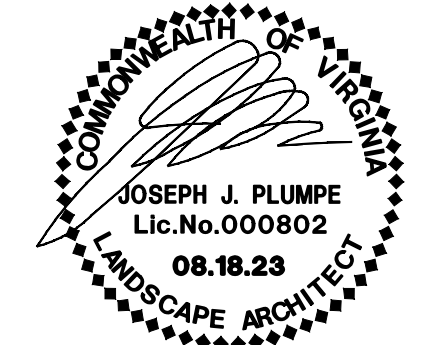
5 BICYCLE PARKING RACK
L3.01 Scale: NTS

AVANTI 550
550 SOUTH PICKETT STREET
ALEXANDRIA, VA 22304
CITY OF ALEXANDRIA

CLIENT
AVANTI HG 550, LLC

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6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

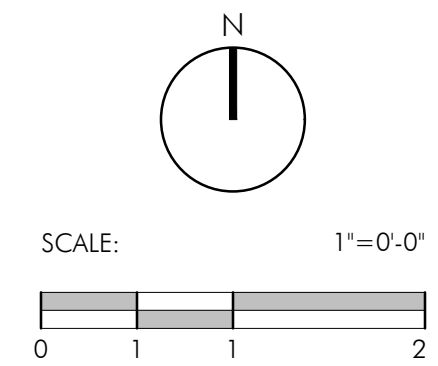


ISSUE DATE

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PROJECT NUMBER: 20006
CONTACT: D.DOVE
DRAWN: AM
APPROVED/CHECKED: DD

ORIENTATION AND SCALE



SHEET TITLE
HARDSCAPE DETAILS

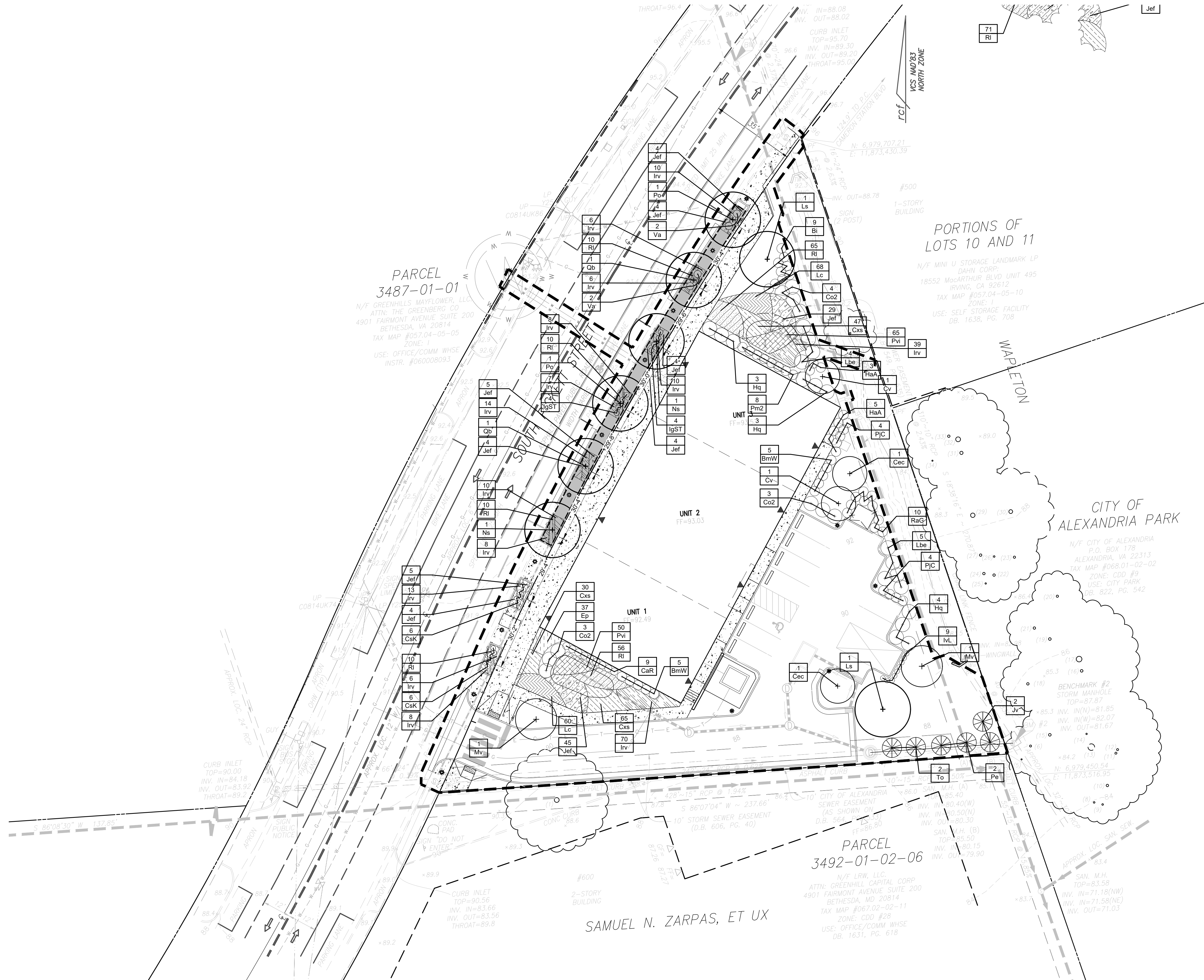
SHEET NUMBER

L3.01

COMPLETENESS PLAN

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P:\2020\202006 550 south pickett st\6.0 and final\preliminary plan\L4.01 LANDSCAPE PLAN.dwg



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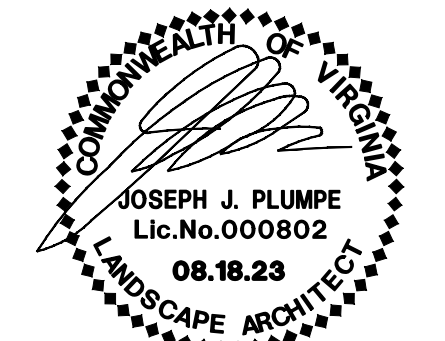
AVANTI 550
550 SOUTH PICKETT STREET
ALEXANDRIA, VA 22304
CITY OF ALEXANDRIA

CLIENT
AVANTI HG 550, LLC

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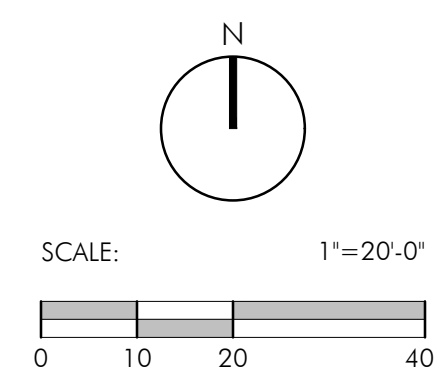
SEAL/SIGNATURE



ISSUE DATE

PROJECT NUMBER: 20006
CONTACT: D.DOVE
DRAWN: AM
APPROVED/CHECKED: DD

ORIENTATION AND SCALE



SHEET TITLE
LANDSCAPE PLAN

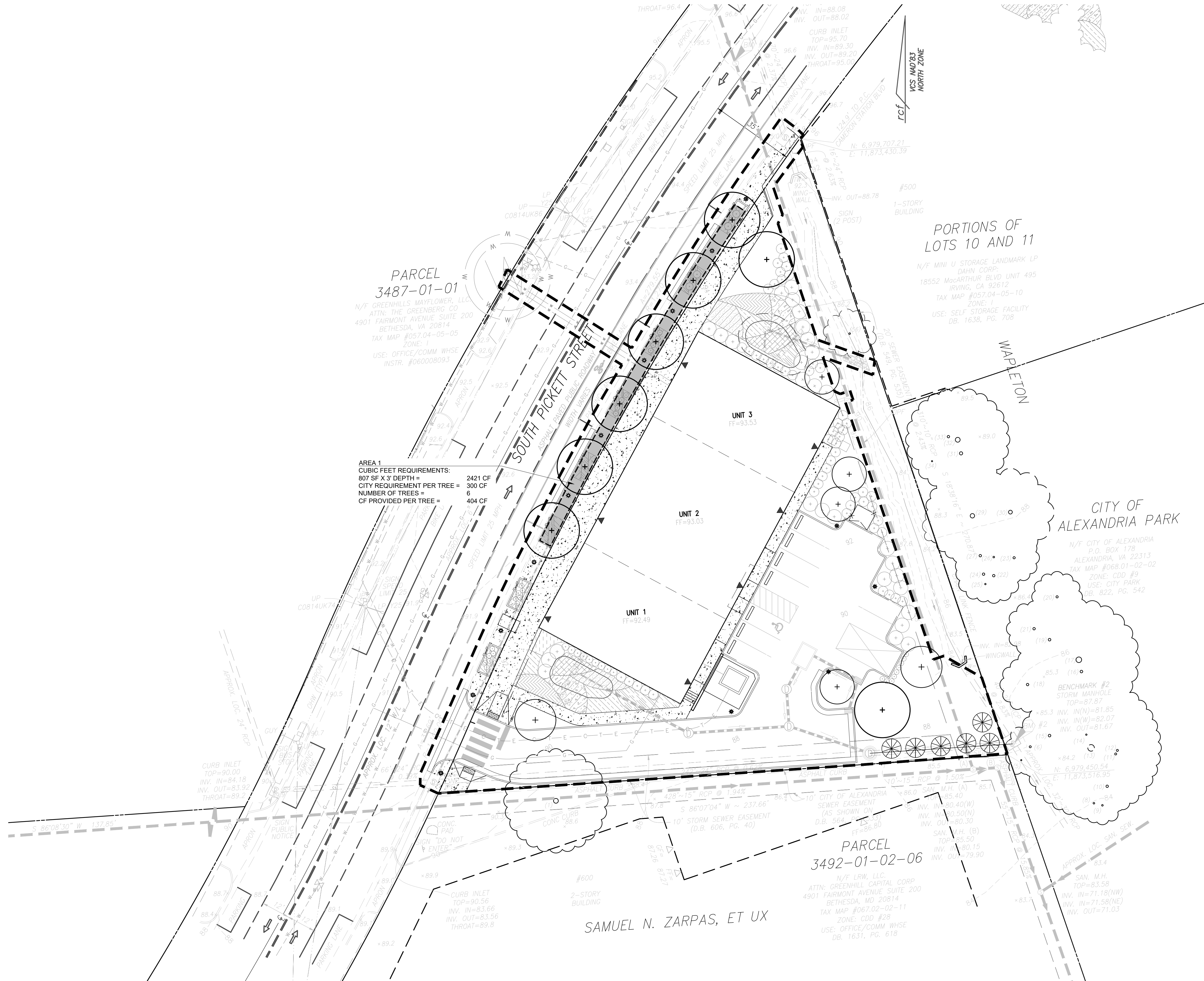
SHEET NUMBER

L4.01

COMPLETENESS PLAN

NOT RELEASED FOR CONSTRUCTION

p:\2020\202006 550 south pickett st\6.0 and files\preliminary plan\4.02 soil volume exhibit.dwg



AREA 1
CUBIC FEET REQUIREMENTS:
807 SF X 3' DEPTH = 2421 CF
CITY REQUIREMENT PER TREE = 300 CF
NUMBER OF TREES = 6
CF PROVIDED PER TREE = 404 CF

APPROVED SPECIAL USE PERMIT NO. _____	
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INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

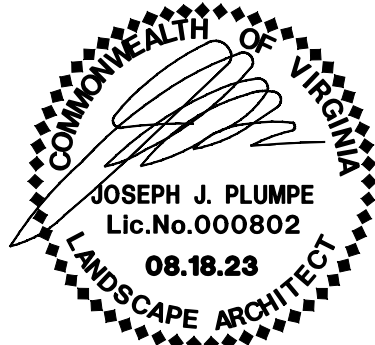
AVANTI 550
550 SOUTH PICKETT STREET
ALEXANDRIA, VA 22304
CITY OF ALEXANDRIA

CLIENT
AVANTI HG 550, LLC

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
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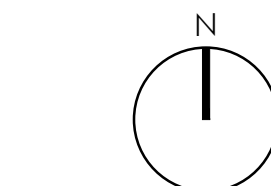
SEAL/SIGNATURE



ISSUE DATE

PROJECT NUMBER:
CONTACT:
DRAWN:
APPROVED/CHECKED:

ORIENTATION AND SCALE



SHEET TITLE

SOIL VOLUME
EXHIBIT

SHEET NUMBER

L4.02

COMPLETENESS PLAN

NOT RELEASED FOR CONSTRUCTION

PLANT SCHEDULE LANDSCAPE PLAN							
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS
Jv	2	Juniperus virginiana	Eastern Red Cedar	6'-8"		3 1/2 - 5'	B&B, full to ground with good seasonal flush
Pe	2	Pinus echinata	Short Leaf Pine	6'-8"		3 1/2 - 5'	B&B, full to ground with good seasonal flush
To	2	Thuja occidentalis	American Arborvitae	6'-8"		3 1/2 - 5'	B&B, full to ground with good seasonal flush
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS
Cec	2	Cercis canadensis	Eastern Redbud	8'-10"	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching
Cv	2	Chionanthus virginicus	White Fringetree	8'-10"	2 1/2" min.		B&B, uniform branching, full specimen
Mv	2	Magnolia virginiana	Sweet Bay	8'-10"	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS
Ls	2	Liquidambar styraciflua	American Sweet Gum	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS
Ns	2	Nyssa sylvatica	Sour Gum	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen
Po	2	Platanus occidentalis	American Sycamore	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen
Qb	2	Quercus bicolor	Swamp White Oak	14'-16'	3" - 3 1/2"		B&B, irregular crown, symmetrical branching, full specimen
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS
Co2	10	Cephalanthus occidentalis	Buttonbush	24"-36"	24"-36"	#3 cont.	
CaR	9	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established
CsK	12	Cornus sericea 'Kelsey'	Kelsey Dogwood	18"-24"	18"-24"	#3 cont.	full specimen, healthy, vigorous, well-rooted and established
HaA	8	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container
Hq	10	Hydrangea quercifolia	Oakleaf Hydrangea	24"-36"	24"-36"	#5 cont.	healthy, vigorous, well-rooted & established in container
IvL	9	Itea virginica 'Little Henry'	Virginia Sweetpire	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
Lbe	9	Lindera benzoin	Spicebush	24"-36"	24"-36"	#5 cont.	healthy vigorous, well-rooted & established in container
RaG	10	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	12"-15"	15"-18"	#3 cont.	4' o.c., full specimen, healthy, vigorous, well-rooted and established
Va	4	Viburnum acerifolium	Mapleleaf viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, well-rooted & established
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS
BmW	10	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
Bi	9	Buxus sinica insularis	Korean Boxwood	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
IgST	8	Ilex glabra 'ILEXFARROWTRACEY'	Strongbox® Inkberry Holly	18"-24"	18"-24"		
Pm2	8	Pieris floribunda	Mountain Pieris	24"-30"	18"-24"		healthy vigorous, well-rooted & established
PjC	8	Pieris japonica 'Compacta'	Compact Pieris	24"-30"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
PERENNIALS, ORNAMENTAL GRASSES AND FERNS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS
Cxs	142	Carex stricta	Tussock Sedge	#1 cont.		18" o.c.	full specimen, healthy, vigorous, well-rooted and established
Ep	37	Echinacea purpurea	Purple Coneflower	#1 cont.	pink	18" o.c.	full specimen, healthy, vigorous, well-rooted and established
Irv	215	Iris versicolor	Blue Flag	#1 cont.	purple	18" o.c.	full specimen, healthy, vigorous, well-rooted and established
Jef	108	Juncus effusus	Soft Rush	#1 cont.		24" o.c.	full specimen, healthy, vigorous, well-rooted and established
Lc	128	Lobelia cardinalis	Cardinal Flower	#1 cont.	Red	18" o.c.	full specimen, healthy, vigorous, well-rooted and established
Pvi	115	Peltandra virginica	Arrow Arum	#1 cont.		18" o.c.	full specimen, healthy, vigorous, well-rooted and established
Ri	164	Rudbeckia laciniata	Cutleaf Coneflower	#1 cont.	yellow	18" o.c.	full specimen, healthy, vigorous, well-rooted and established
Sau	2	Senecio aureus	Golden Ragwort	#1 cont.	yellow	12" o.c.	full specimen, healthy, vigorous, well-rooted and established

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

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL, SHALL BE FORWARDED TO THE CITY PRIOR TO COMMENCEMENT OF EXCAVATION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

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

3)THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR REMOVE ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED FOR THE APPROVED TREE AND VEGETATION PROTECTION PLAN. ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.

DISINSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

6)IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PROVIDED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF VIRGINIA, (COUNCIL OF COLUMBIA AND VIRGINIA, GEORGETOWN, MARYLAND).

7)SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

8)MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSORS) AND/OR ASSIGNED) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL OSP/OSP PROJECTS:

1)THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF EXCAVATION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (PAZ) PROJECT MANAGER ONCE THE TREE PROTECTION MEASURES ARE IN PLACE. NO EXCAVATION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

2)THE APPLICANT MUST CONTACT THE PAZ PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE PAZ PROJECT MANAGER AND THE CITY ARCHITECT (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

3)THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE PAZ PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TACKING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

9)AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLANT INFORMATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATIONS AND BE CHANGED FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

A

NOT TO SCALE

OF UPDATES OR LAST UPDATES

CITY OF ALEXANDRIA, VIRGINIA

STANDARD LANDSCAPE DETAILS

CITY OF ALEXANDRIA, VIRGINIA

NOTE:
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR LEGAL RESPONSIBILITY.

Drawn by: LD 016

Approved by: COA

DATE: 01/01/19

STANDARD LANDSCAPE PLAN NOTES

NATIVE PLANT TABULATIONS					
PLANT TYPE	QUANTITY	NATIVE TYPE	JANUARY 2, 2020 – JANUARY 1, 2024		
			REQUIRED		PROVIDED
			%	QTY.	%
Urban Trees	6	Regional/Local	15%	6	100.0%
		Total Natives	25%	6	100.0%
Standard Trees	14	Regional/Local	25%	12	85.7%
		Total Natives	60%	12	85.7%
Evergreen Shrubs	43	Regional/Local	8%	16	37.2%
		Total Natives	30%	16	37.2%
Deciduous Shrubs	81	Regional/Local	15%	71	87.7%
		Total Natives	60%	81	100.0%
Groundcovers	0	Regional/Local	10%	0	N/A
		Total Natives	20%	0	N/A
Perennials, Ferns, Ornamental Grasses	911	Regional/Local	15%	911	100.0%
		Total Natives	40%	911	100.0%
Vines	0	Total Natives	100%	0	N/A
TOTALS					
TOTAL PLANTS SPECIFIED			TOTAL SUM OF REGIONAL/LOCAL NATIVE	TOTAL SUM OF NATIVE PLANTS	
1055			1016	1026	
			96.3%	97.3%	

BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED: 20							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	2	10.0%	33%	x grandiflora	2	10.0%	10%
Cercis	2	10.0%	33%	canadensis	2	10.0%	10%
Chionanthus	2	10.0%	33%	virginicus	2	10.0%	10%
Juniperus	2	10.0%	33%	virginiana	2	10.0%	10%
Liquidambar	2	10.0%	33%	styraciflua	2	10.0%	10%
Magnolia	2	10.0%	33%	virginiana	2	10.0%	10%
Nyssa	2	10.0%	33%	sylvatica	2	10.0%	10%
Pinus	2	10.0%	33%	echinata	2	10.0%	10%
Platanus	2	10.0%	33%	occidentalis	2	10.0%	10%
Quercus	2	10.0%	33%	bicolor	2	10.0%	10%
Thuja	2	10.0%	33%	occidentalis	2	10.0%	10%
SHRUBS (INCLUDING BMPS)							
TOTAL NUMBER OF SHRUBS PROPOSED: 124							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Buxus	19	16%	33%	microphylla	10	8%	10%
				sinica insularis	9	7%	10%
Cephalanthus	10	8%	33%	occidentalis	10	8%	10%
Clethra	9	7%	33%	alnifolia	9	7%	10%
Cornus	12	10%	33%	sericea	12	10%	10%
Hydrangea	18	15%	33%	arborescens	8	7%	10%
				quercifolia	10	8%	10%
Ilex	8	7%	33%	glabra	8	7%	10%
Itea	9	7%	33%	virginica	9	7%	10%
Lindera	9	7%	33%	benzoin	9	7%	10%
Pieris	16	13%	33%	japonica	8	7%	10%
				floribunda	8	7%	10%
Rhus	10	8%	33%	aromatica	10	8%	10%
Viburnum	4	3%	33%	acerifolium	4	3%	10%
SHRUBS (WITHOUT BMPS)							
TOTAL NUMBER OF SHRUBS PROPOSED: 100							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Buxus	19	19%	33%	microphylla	10	10%	10%
				sinica insularis	9	9%	10%
Cephalanthus	10	10%	33%	occidentalis	10	10%	10%
Clethra	9	9%	33%	alnifolia	9	9%	10%
Hydrangea	19	19%	33%	arborescens	8	8%	10%
				quercifolia	10	10%	10%
Itea	9	9%	33%	virginica	9	9%	10%
Lindera	9	9%	33%	benzoin	9	9%	10%
Pieris	15	15%	33%	japonica	8	8%	10%
				floribunda	8	8%	10%
Rhus	10	10%	33%	aromatica	10	10%	10%

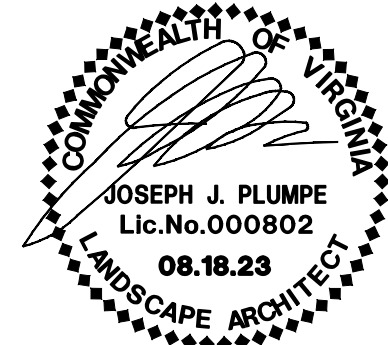
CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	32,987
25% CROWN COVER REQUIRED (SF)	8,247
EXISTING CROWN COVER (SF)	4,515
REMOVED CROWN COVER (SF)	4,515
0	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	7,500
Crown Cover from Proposed Shrubs	1,475
TOTAL CROWN COVER PROVIDED (%)	27.2%
TOTAL CROWN COVER PROVIDED (SF)	8,975

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6416 GROVEDALE DR., SUITE 100-A
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ISSUE DATE

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PROJECT NUMBER: 20006
CONTACT: D.DOVE
DRAWN: AM
APPROVED/CHECKED: DD

ORIENTATION AND SCALE

SHEET TITLE

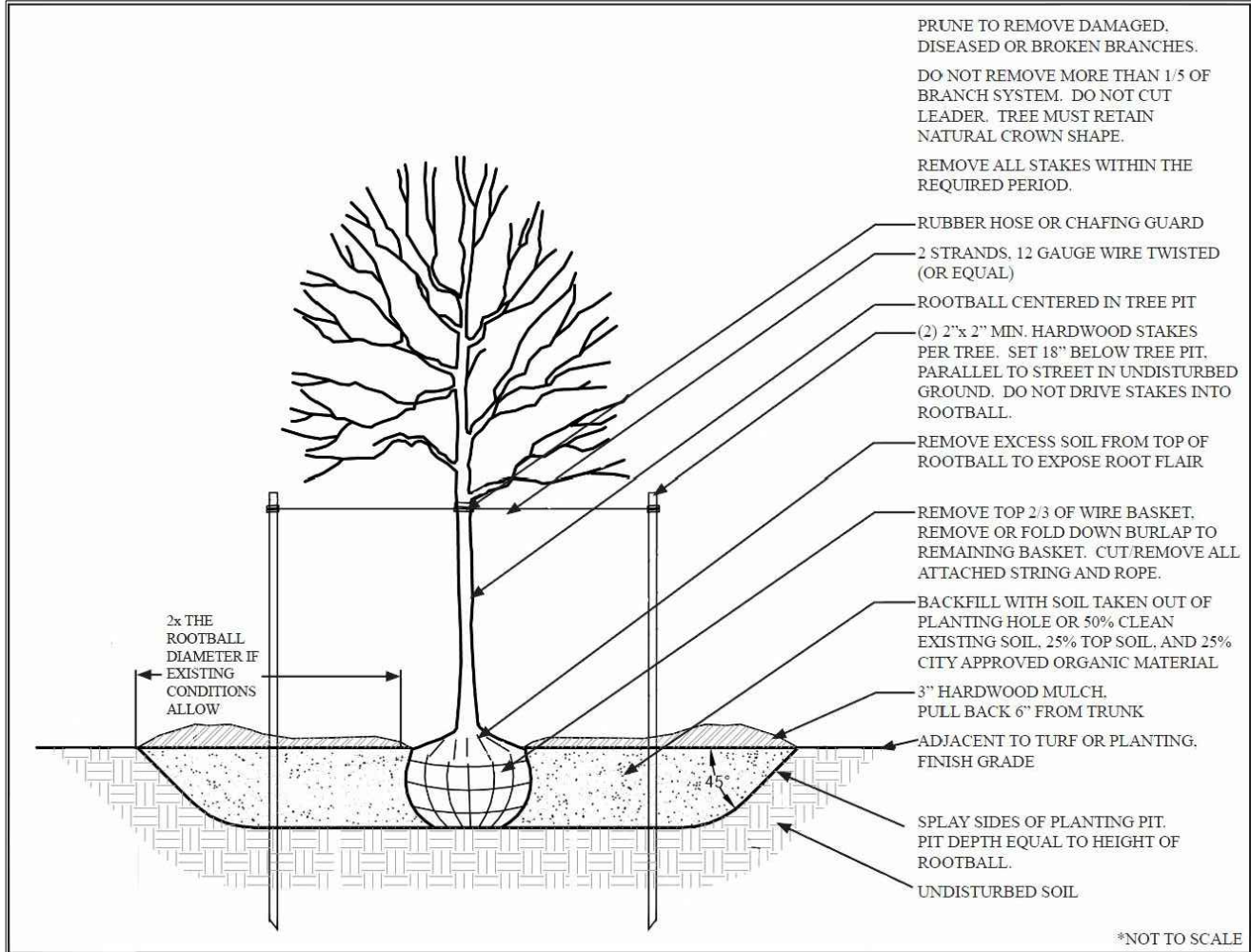
PLANT SCHEDULE

SHEET NUMBER

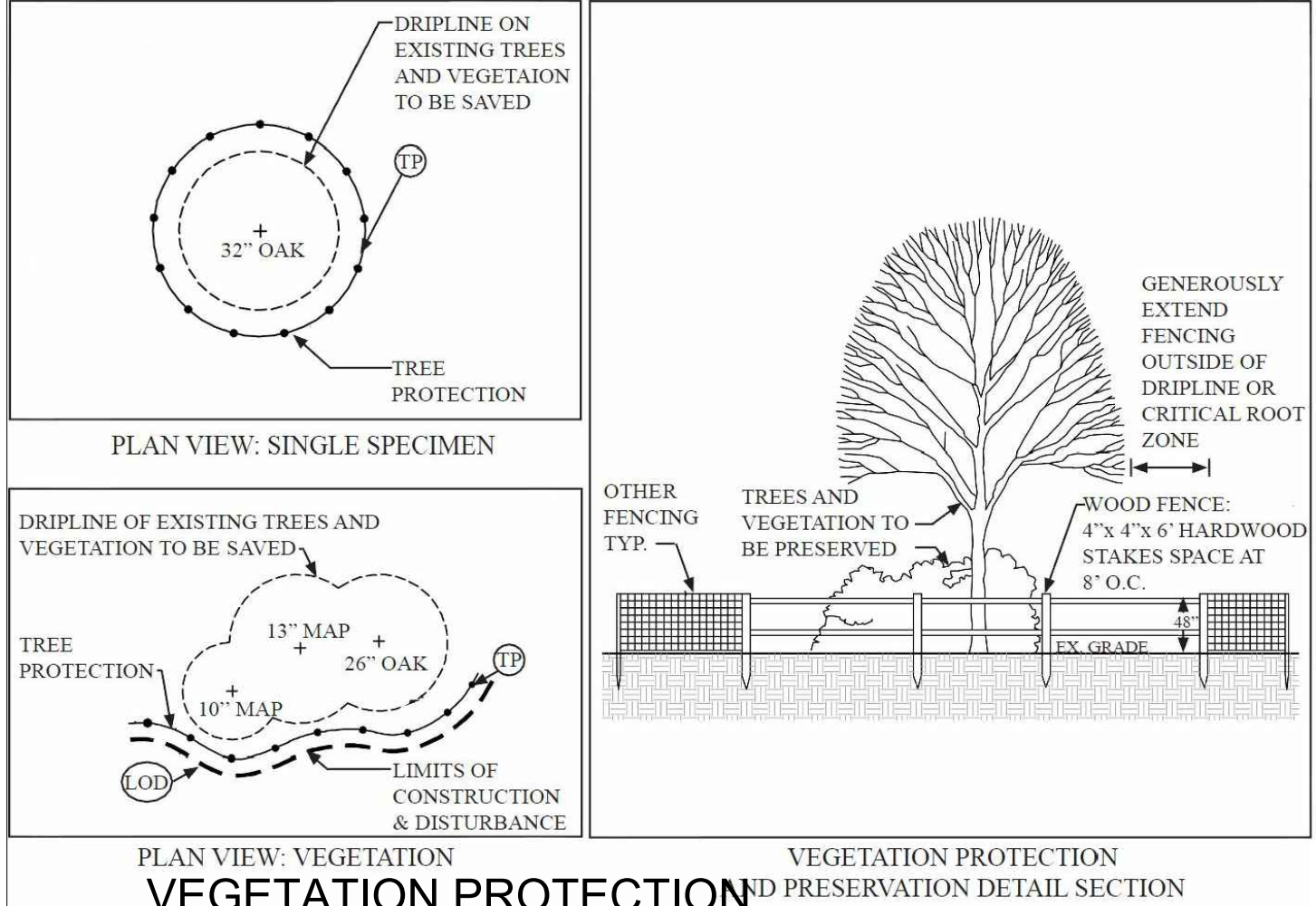
L5.01

COMPLETENESS PLAN

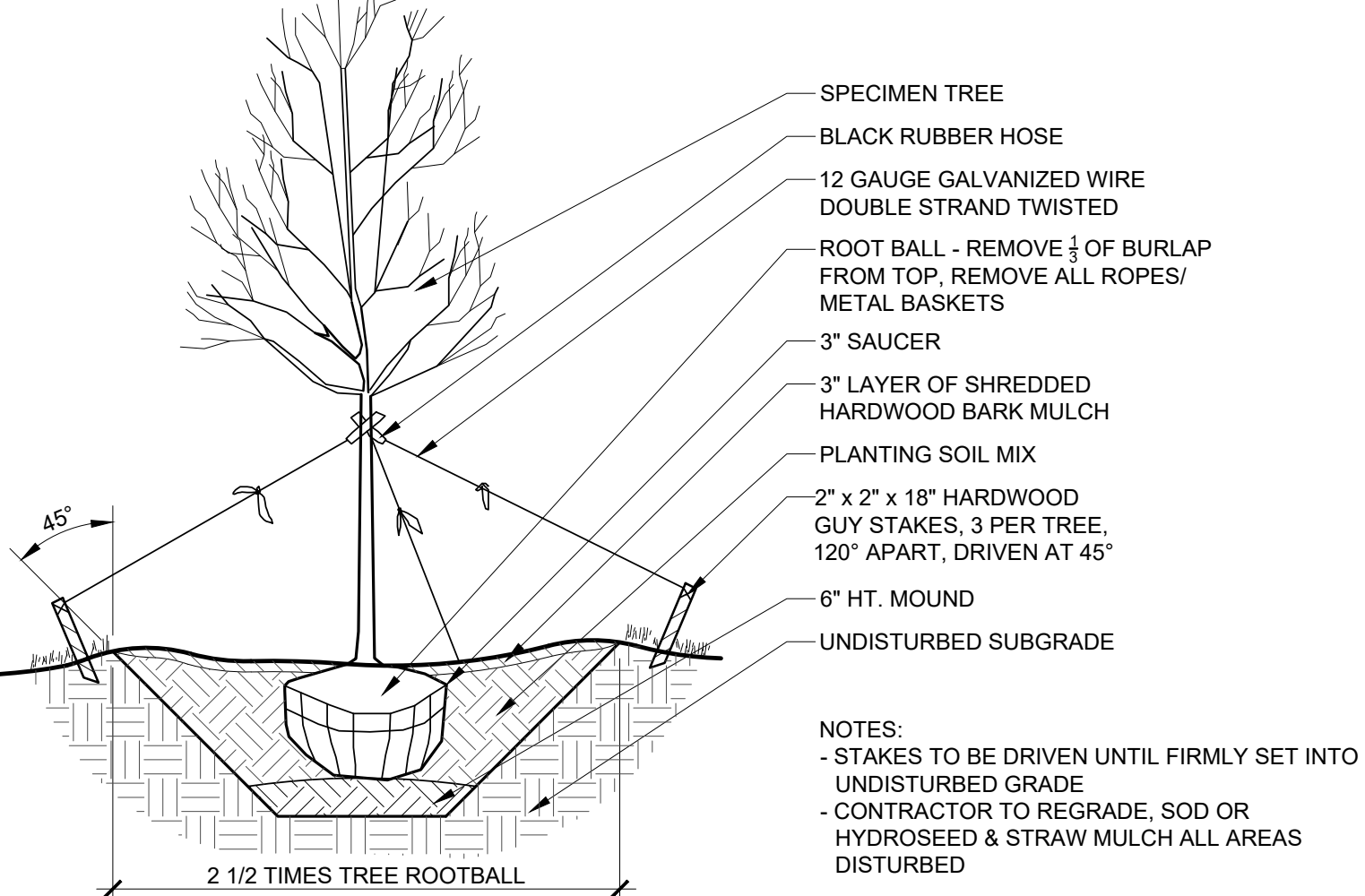
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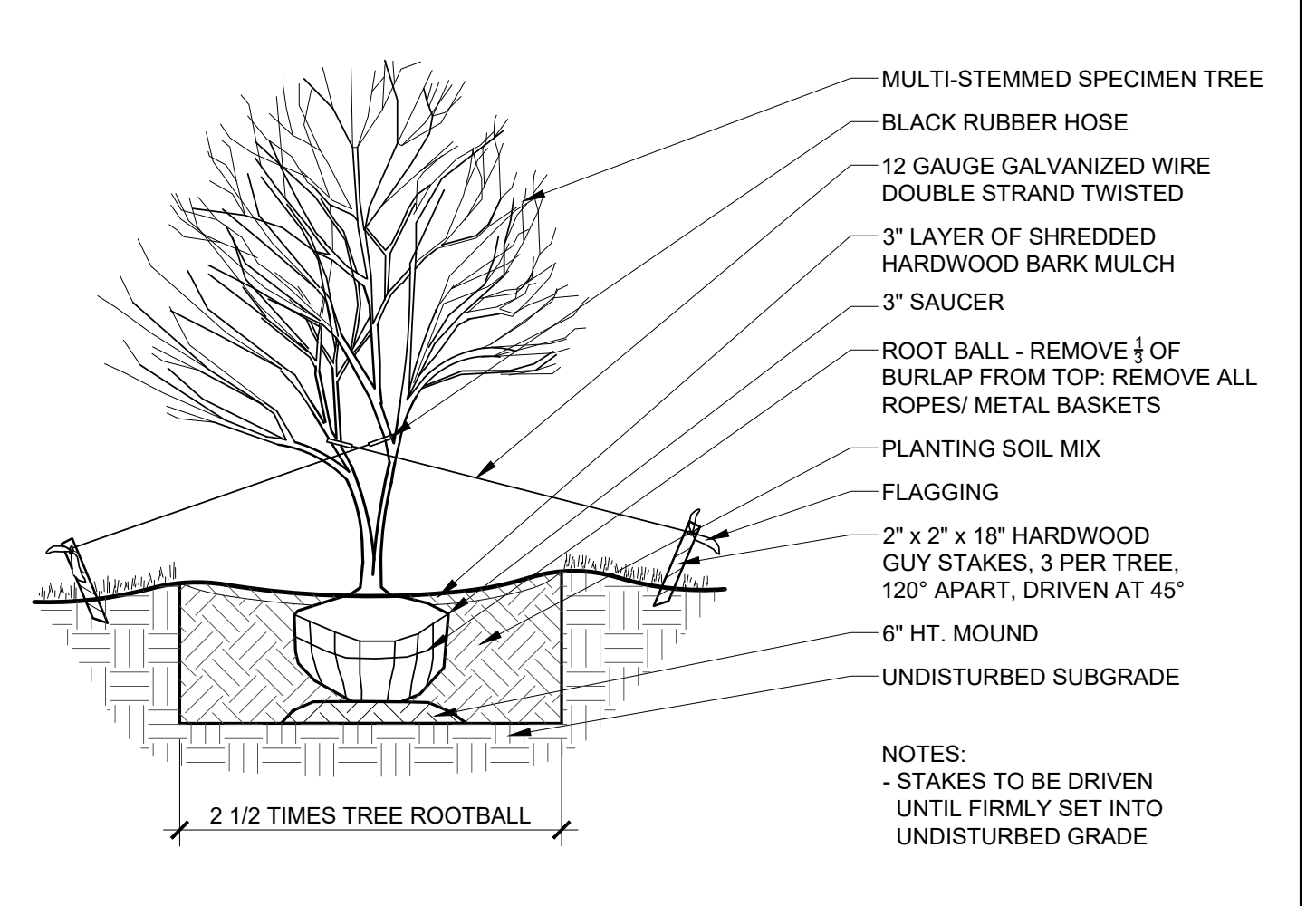
1 TREE PLANTING DETAIL SECTION
L5.02 Scale: 1/2" = 1'-0"



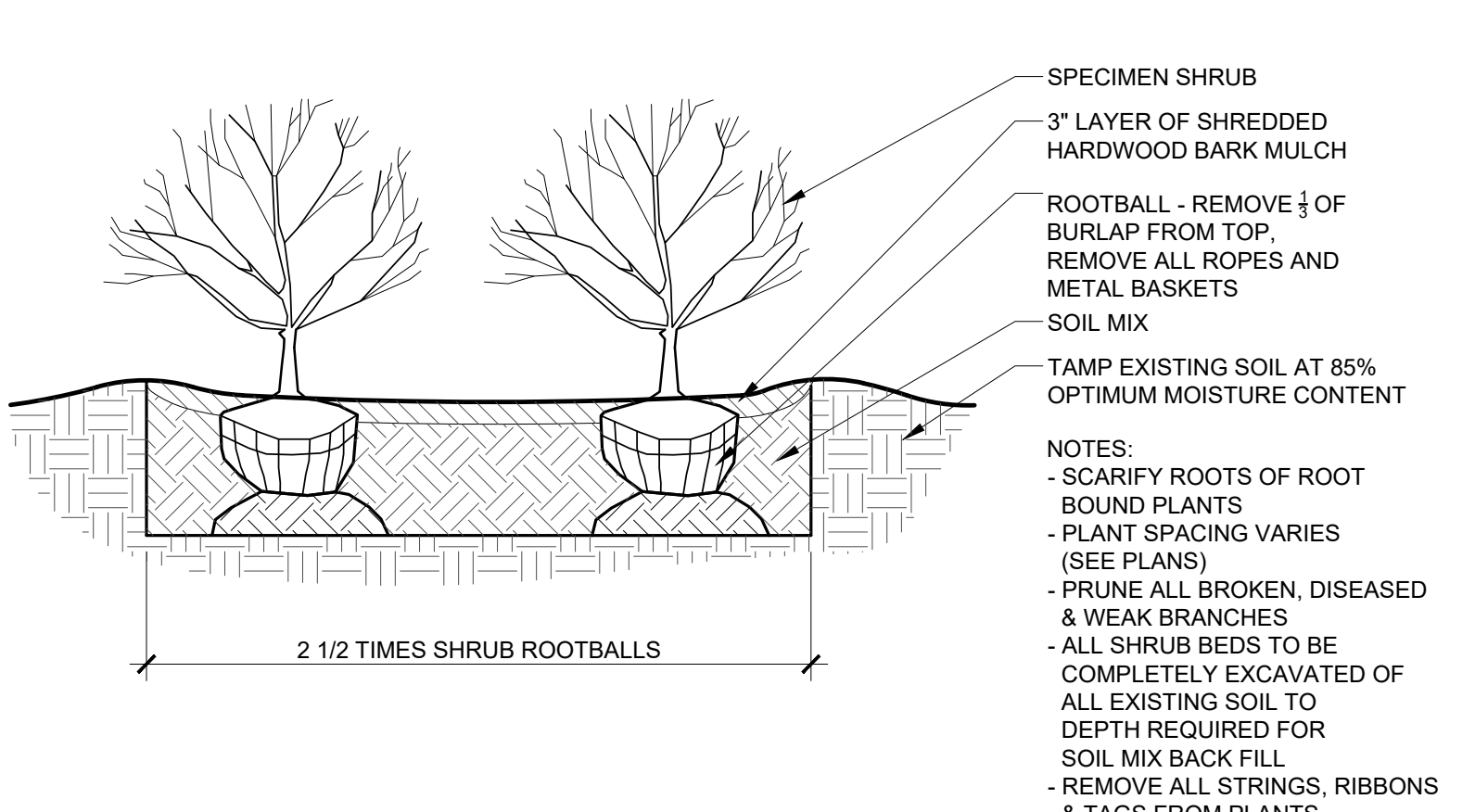
2 VEGETATION PROTECTION AND PRESERVATION DETAIL SECTION
L5.02 Scale: 1/2" = 1'-0"



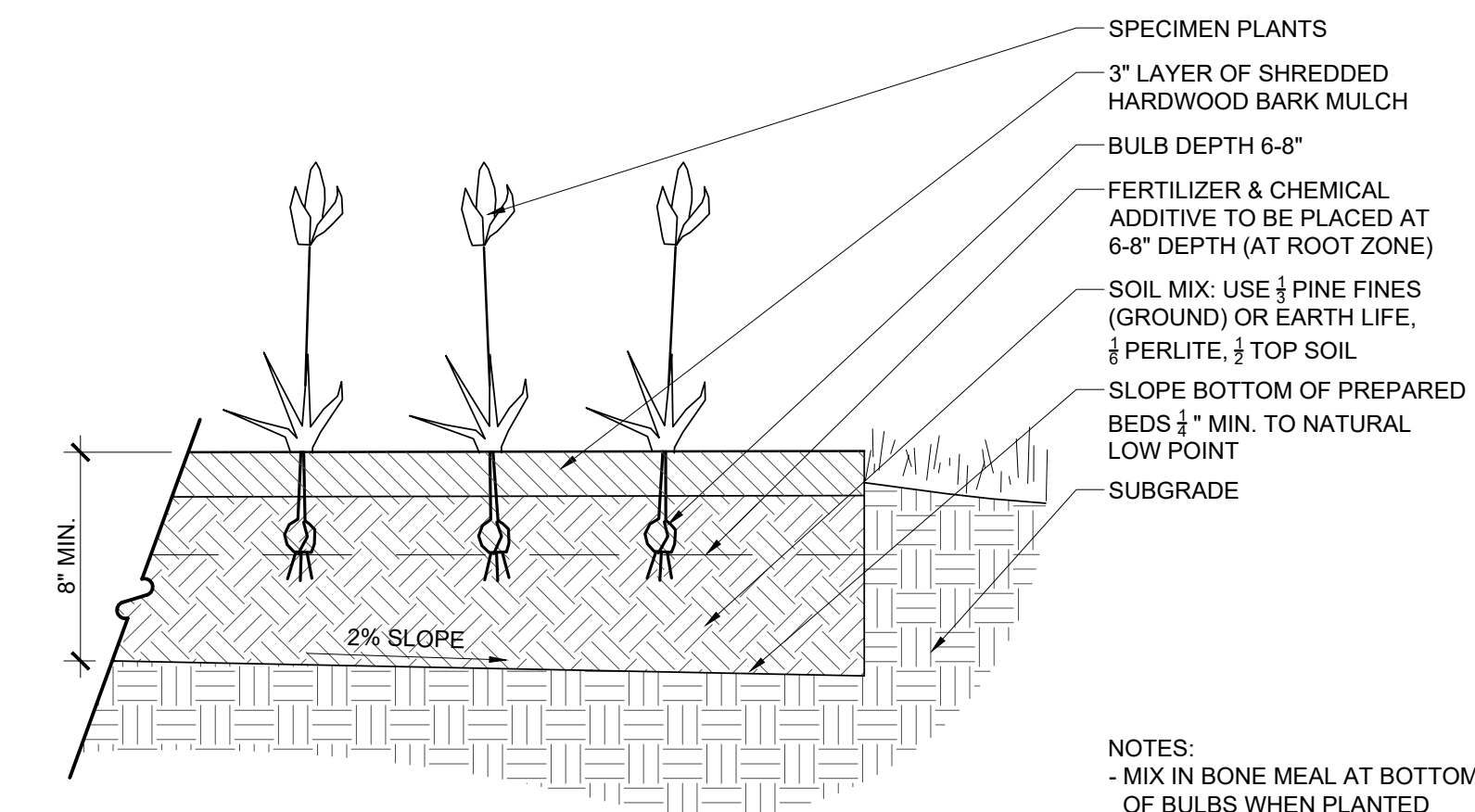
3 TREE GUYING PLANTING - SPECIMEN TREE SECTION
L5.02 Scale: 1/4" = 1'-0"



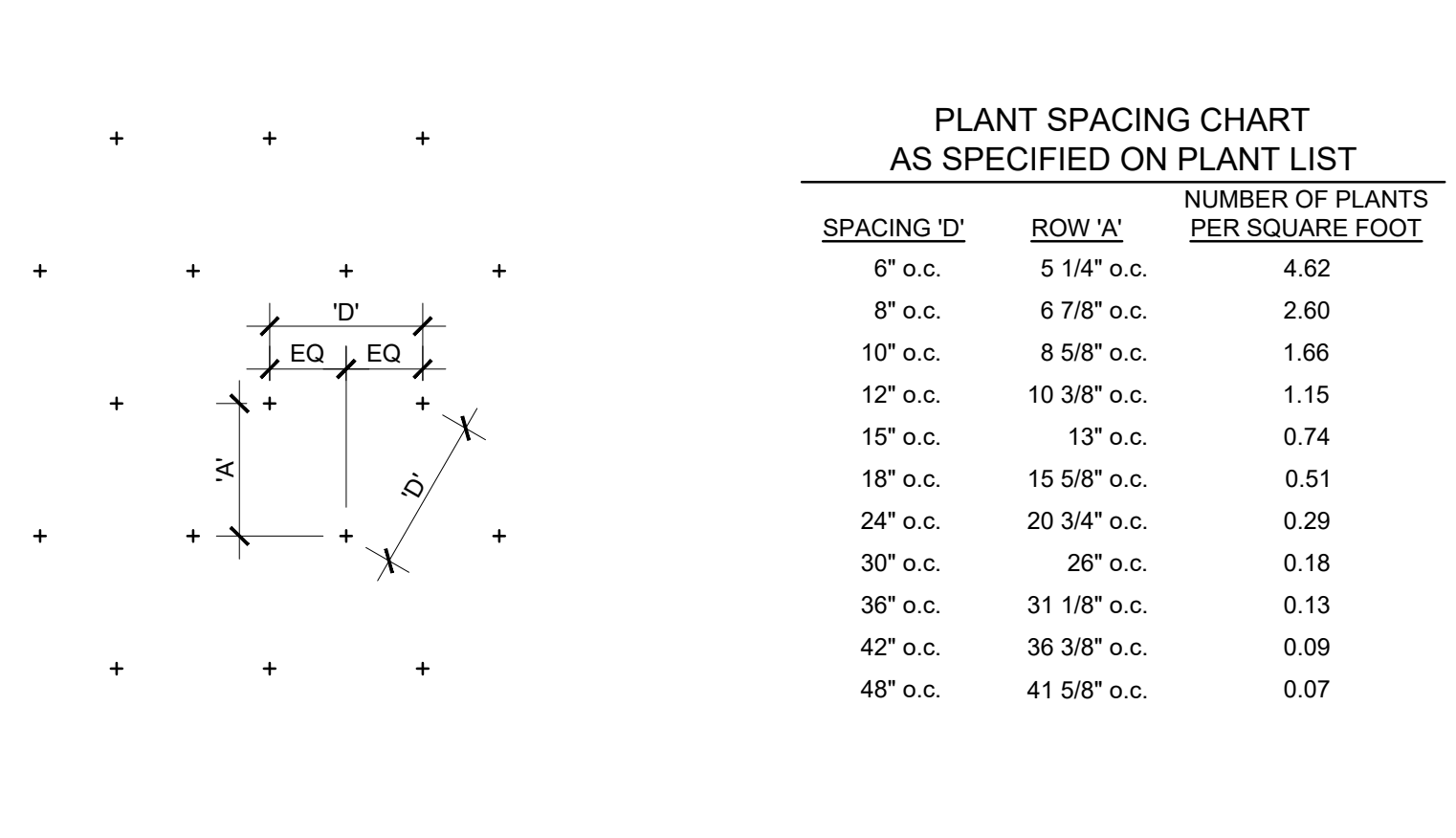
4 TREE GUYING PLANTING - MULTI-STEMMED TREE SECTION
L5.02 Scale: 1/4" = 1'-0"



5 SHRUB PLANTING SECTION
L5.02 Scale: 1/2" = 1'-0"



6 ANNUAL & PERENNIAL PLANTING SECTION
L5.02 Scale: 1" = 1'-0"



7 TRIANGULAR SPACING FOR SHRUBS - GROUND COVERS - BULBS AND PERENNIALS PLAN
L5.02 Scale: 1" = 1'-0"

PLANT SPACING CHART AS SPECIFIED ON PLANT LIST		
SPACING 'D'	ROW 'A'	NUMBER OF PLANTS PER SQUARE FOOT
6" o.c.	5 1/4" o.c.	4.62
8" o.c.	6 7/8" o.c.	2.60
10" o.c.	8 5/8" o.c.	1.66
12" o.c.	10 3/8" o.c.	1.15
15" o.c.	13" o.c.	0.74
18" o.c.	15 5/8" o.c.	0.51
24" o.c.	20 3/4" o.c.	0.29
30" o.c.	26" o.c.	0.18
36" o.c.	31 1/8" o.c.	0.13
42" o.c.	36 3/8" o.c.	0.09
48" o.c.	41 5/8" o.c.	0.07

PLANTING MIX NOTES:

1. THE RECOMMENDED PLANTING MEDIUM SHOULD CONTAIN GOOD TOP SOIL THAT WILL SUSTAIN PLANT GROWTH.
2. THE TOP SOIL SHALL NOT BE LACKING IN POTASSIUM, PHOSPHORUS, MAGNESIUM OR CALCIUM. THE TOP SOIL SHALL NOT CONTAIN ANY MATERIALS TOXIC TO PLANT GROWTH.
3. THE TOP SOIL SHALL BE A SANDY CLAY LOAM OR A SILTY CLAY LOAM WITH WELL AGGREGATED CLAYS AND A MINIMUM OF 4% (FOUR PERCENT) ORGANIC MATTER.
4. THE SOILS PH RANGE SHOULD BE WITHIN 5.5 TO 7.0 AND ADJUSTED AS NECESSARY FOR INDIVIDUAL PLANT SPECIES REQUIREMENTS.
5. A SOIL TEST SHALL BE PERFORMED BY A FULL-SERVICE TESTING COMPANY AND THE RESULTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANTING MEDIUM.
6. IF A LOCAL, REPUTABLE TESTING COMPANY CANNOT BE EMPLOYED, A&L LABS IS AVAILABLE TO CONDUCT THE TESTING. CONTACT THEM AT:
A&L ANALYTICAL LABORATORIES, INC.
2790 WHITTEN ROAD
MEMPHIS, TN 38133
1-800-264-4522
7. THE LAB SHALL PERFORM AN S1A TEST AND SUBMIT THE RESULTS TO STUDIO 39 LANDSCAPE ARCHITECTURE, PC.

PLANTING NOTES:

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES, SHRUBS, GROUNDCOVER AND PERENNIALS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FORM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWN: 03/15 TO 06/15 AND 09/15 TO 12/01. THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM POPULUS SPP.; BETULA SPP. PRUNUS SPP.; CARPINUS SPP. PYRUS SPP.; CRATEGEUS SPP. QUERCUS SPP.; KOELREUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA; LIRIODENDRON TULIPIFERA ZELKOVA; PLATANUS ACERIFOLIA; ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
19. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL SODDED OR SEEDED AS NOTED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.

20. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE; INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
21. CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
22. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
23. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
24. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
25. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
26. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
27. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
28. TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
29. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
30. CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
31. TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.
32. SHRUBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
33. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
34. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.
35. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY, ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS DAILY DURING INSTALLATION.
36. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
37. TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.
38. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
39. THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.

ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
 2. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALLS 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.
 3. 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.
 4. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.
- ### PLANTING NOTES (CONT.)
1. ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
 2. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. **DSP#2023-00012**

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

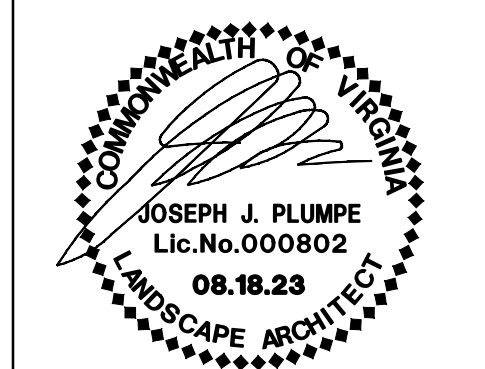
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AVANTI 550
550 SOUTH PICKETT STREET
ALEXANDRIA, VA 22304
CITY OF ALEXANDRIA

CLIENT
AVANTI HQ 550, LLC

Studio39
LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE



ISSUE DATE

PROJECT NUMBER: 20006
CONTACT: D.DOVE
DRAWN: AM
APPROVED/CHECKED: DD

ORIENTATION AND SCALE

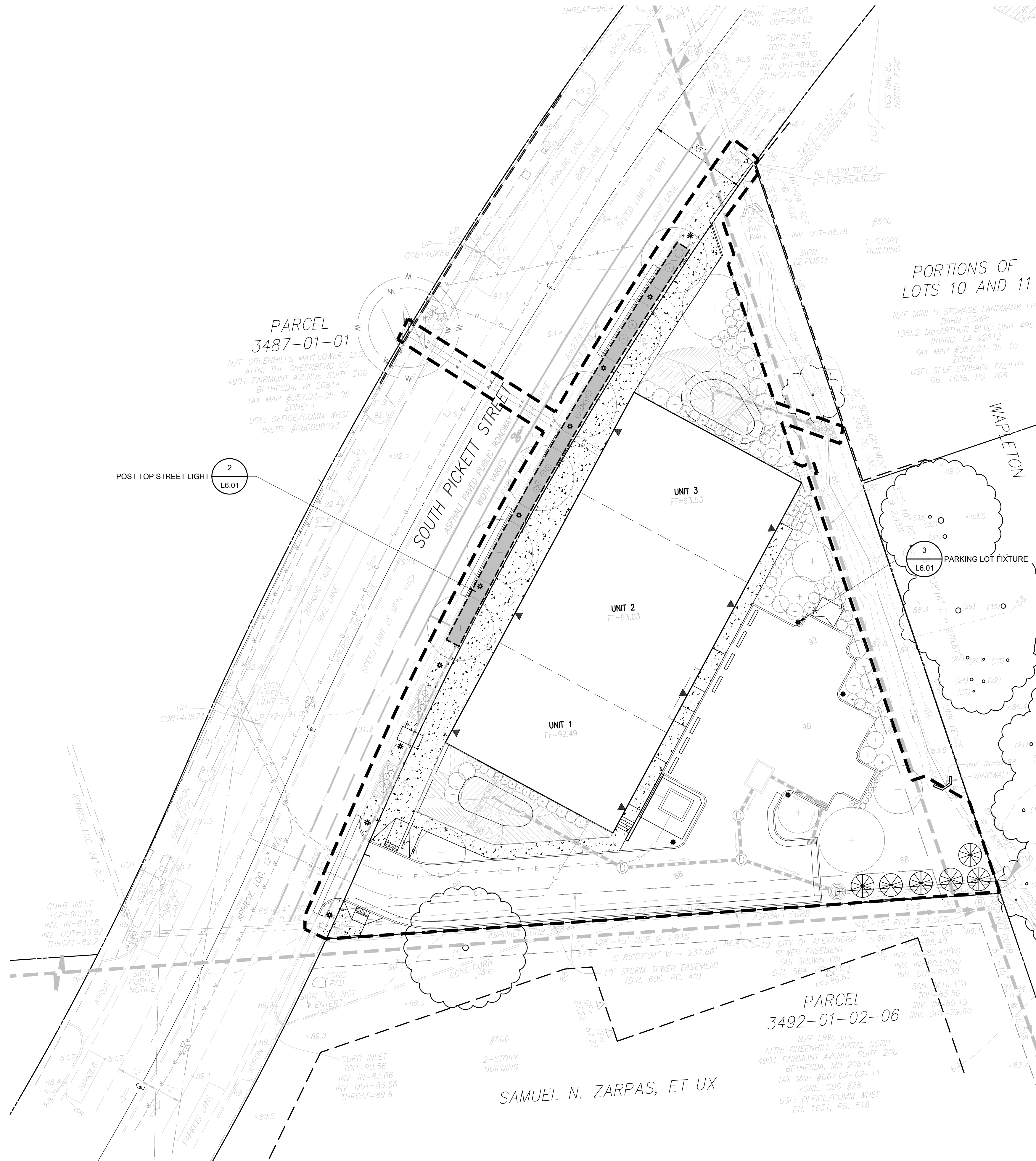
SHEET TITLE
LANDSCAPE NOTES AND DETAILS

SHEET NUMBER

L5.02

COMPLETENESS PLAN

P:\2020\202006 550 south pickett st\6.0 and final\preliminary plan\L6.01 LIGHTING PLAN.dwg



MODEL: RL 54 POST TOP
COLOR: BLACK (BLK)
QUANTITY: PER PLAN
COMPANY: SIGNIFY
200 FRANKLIN SQUARE DRIVE
SOMERSET, NJ 08873
(P) 855.486.2216
CONTACT: LIGHTING ENVIRONMENTS
DEVIN CREHAN
333 W. OSTEND STREET
SUITE 200
BALTIMORE, MD 21230
(P) 410.712.0239
NOTES: 1)INSTALL PER MANUFACTURER'S
RECOMMENDATIONS

2 POST TOP STREET LIGHT SECTION
L6.01 Scale: 1" = 1'-0"



MODEL: CLASSICSTYLE POST TOP LED
(VLR)
ON 12' POLE
COLOR: BLACK (BLK)
QUANTITY: PER PLAN
COMPANY: SIGNIFY
200 FRANKLIN SQUARE DRIVE
SOMERSET, NJ 08873
(P) 855.486.2216
CONTACT: LIGHTING ENVIRONMENTS
DEVIN CREHAN
333 W. OSTEND STREET
SUITE 200
BALTIMORE, MD 21230
(P) 410.712.0239
NOTES: 1)INSTALL PER MANUFACTURER'S
RECOMMENDATIONS

3 PARKING LOT FIXTURE SECTION
L6.01 Scale: 1" = 1'-0"

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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. DSP#2023-00012	
DIRECTOR _____	DATE _____
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DATE RECORDED _____	
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DATE _____	

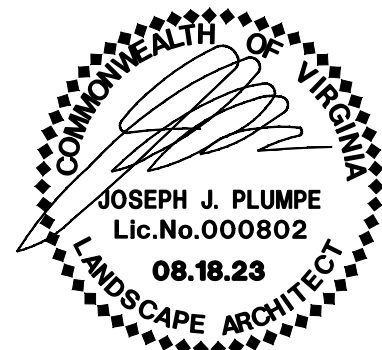
AVANTI 550
550 SOUTH PICKETT STREET
ALEXANDRIA, VA 22304
CITY OF ALEXANDRIA

CLIENT
AVANTI HG 550, LLC

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

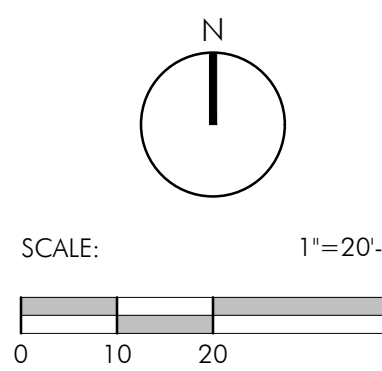
SEAL/SIGNATURE



ISSUE DATE

PROJECT NUMBER: 20006
CONTACT: D.DOVE
DRAWN: AM
APPROVED/CHECKED: DD

ORIENTATION AND SCALE



SHEET TITLE
LIGHTING PLAN

SHEET NUMBER

L6.01

COMPLETENESS PLAN

NOT RELEASED FOR CONSTRUCTION

CODE SUMMARY

USE AND OCCUPANCY CLASSIFICATION:	M (MERCANTILE)
CONSTRUCTION TYPE:	III B
FIRE PROTECTION/SPRINKLERED:	YES
FIRE ALARM:	YES
BUILDING AREA:	
-GROSS:	9,380 SF
-NET:	8,936 SF
-UNIT 1:	2,653 SF
-UNIT 2:	3,631 SF
-UNIT 3:	2,653 SF
BUILDING HEIGHT:	APPROX. 20 FT 1 STORY
OCCUPANCY LOAD:	
-UNIT 1:	44
-UNIT 2:	61
-UNIT 3:	44

APPLICABLE CODES

THE BUILDING CODE FOR THIS PROJECT IS THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC) 2018 EDITION, EFFECTIVE JULY 1, 2021. ALL WORK SHALL CONFORM TO THE BUILDING CODE.

DESCRIPTION OF WORK

THIS PROJECT CONSISTS OF BUILDING A NEW RETAIL AND WAREHOUSE SPACE ON AN EXISTING VACANT SITE.

BASIS OF DESIGN NARRATIVE

THE DESIGN IS BASED ON A PRE-ENGINEERED METAL BUILDING TO BE FABRICATED BY OLYMPIA STEEL BUILDINGS. SPECIFICATIONS ARE 140' LENGTH BY 67' WIDTH WITH A SINGLE SLOPED ROOF AT A HEIGHT OF 20' ALONG SOUTH PICKETT ST AND A HEIGHT OF 18' ALONG THE PARKING LOT. THE ROOF PITCH IS 3/8" TO 12". THE BUILDING WILL BE DIVIDED INTO THREE RETAIL UNITS. THE STREET FACADE CONSISTS OF SEVEN ALUMINUM STOREFRONTS WITH THREE RETAIL ENTRANCES. THE PARKING LOT FACADE INCLUDES A GARAGE DOOR LOADING DOCK AND THREE PERSON DOORS.

MATERIAL NARRATIVE

THE BUILDING EXTERIOR IS CLAD IN TRAPEZOIDAL METAL WALL PANELS PAINTED "SLATE GRAY". THE ALUMINUM STOREFRONT MULLIONS ARE "CLASSIC BRONZE".

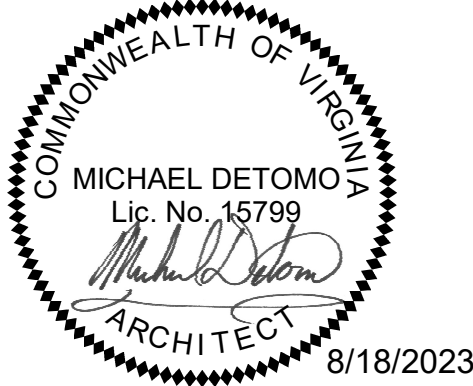
ARCHITECTURE SHEET INDEX

Architectural	
A0.01	Legend of Symbols, Patterns, & Abbreviations
A0.02	FAR - Floor Area Ratios
A1.01	Floor Plan
A1.02	Roof Plan
A2.01	Exterior Elevations
A3.01	Building Sections
A6.01	Massing
A7.01	Lighting Schedule

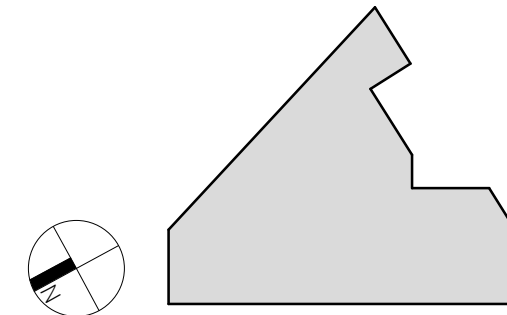
550 S. Pickett St

550 South Pickett St
Alexandria, VA 22304

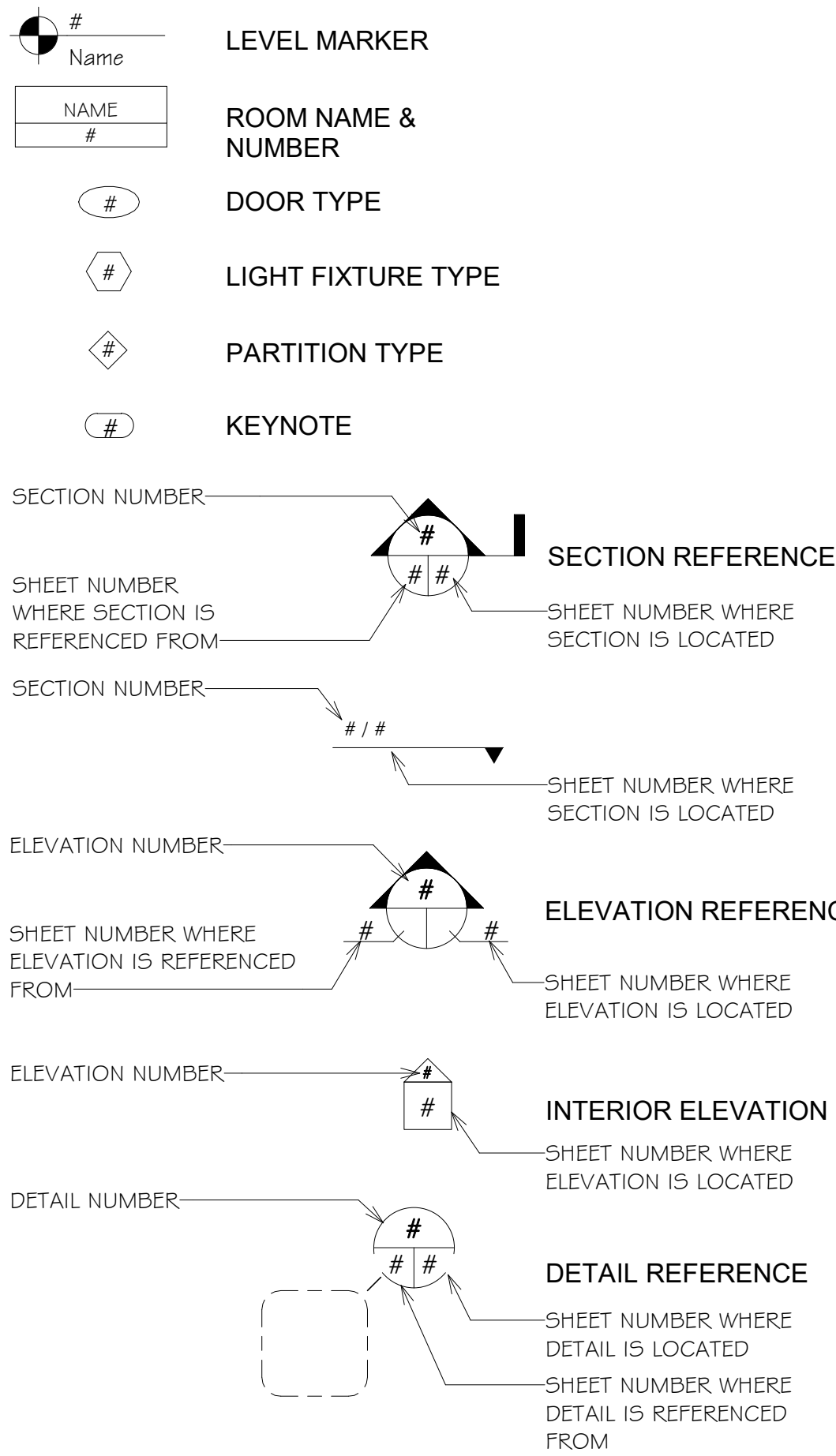
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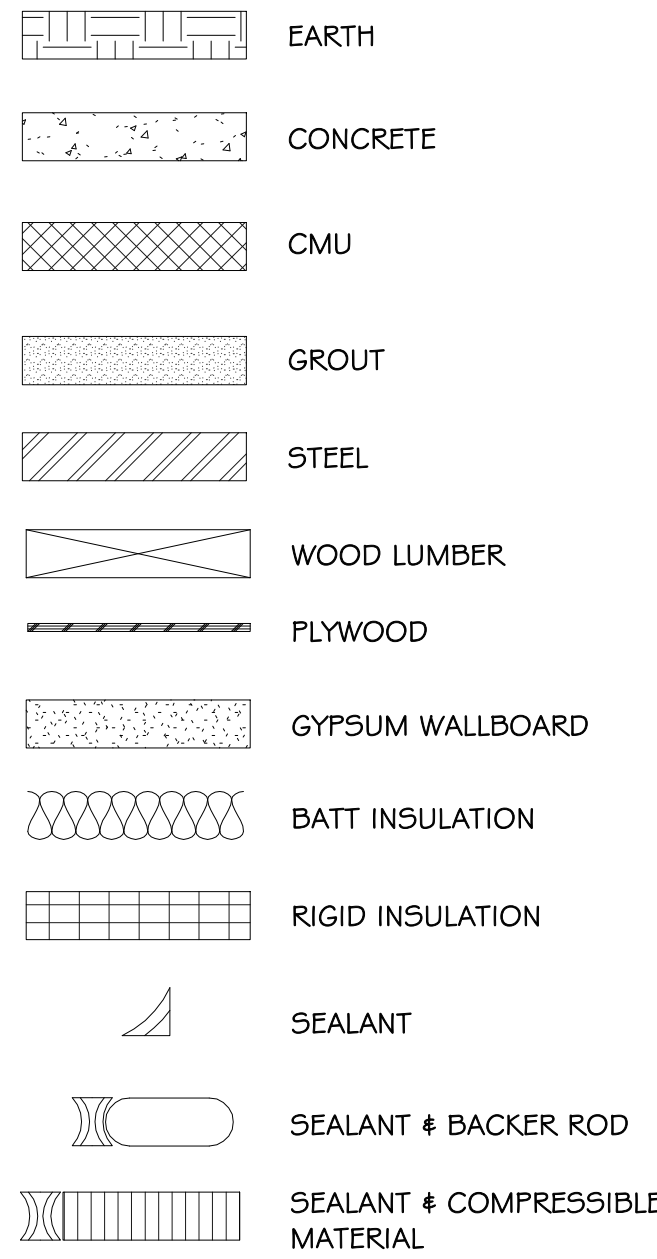
Key Plan



DRAWING SYMBOLS



MATERIALS



ABBREVIATIONS

#	NUMBER	ELEV	ELEVATOR	PLAM	PLASTIC LAMINATE
&	AND	EQ	EQUAL	PLUMB	PLUMBING
@	AT	EQUIP	EQUIPMENT	PLYWD	PLYWOOD
ACP	ACOUSTICAL CEILING PANEL	ETR	EXISTING TO REMAIN	PT	PRESSURE TREATED
AFF	ABOVE FINISH FLOOR	EXIST	EXISTING	PTD	PAINTED
ALT	ALTERNATIVE	EXT	EXTERIOR	PVC	POLYVINYL CHLORIDE
ALUM	ALUMINUM	FE	FIRE EXTINGUISHER	RB	RESILIENT BASE
ASTM	AMERICAN SOCIETY OF TESTING & MATERIALS	FRT	FIRE RETARDANT TREATED	RCP	REFLECTED CEILING PLAN
BD	BUILDING	FT	FEET/FOOT	RD	ROOF DRAIN
BOT	BOTTOM	GA	GAUGE	RM	ROOM
CJ	CONTROL JOINT	GALV	GALVANIZED	SCW	SOLID CORE WOOD
CLG	CEILING	GWB	GYP SUM WALL BOARD	SF	SQUARE FOOT/FEET
CLOS	CLOSET	HDWR	HARDWARE	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	HM	HOLLOW METAL	SST	STAINLESS STEEL
CONC	CONCRETE	HR	HOUR	STOR	STORAGE
CONT	CONTINUOUS	IN	INCH	STRUCT	STRUCTURAL
CPT	CARPET	INSUL	INSULATION	THRU	THROUGH
CT	CERAMIC TILE	INT	INTERIOR	TOS	TOP OF STEEL
DEMO	DEMOLITION	JAN	JANITOR'S CLOSET	TYP	TYPICAL
DF	DRINKING FOUNTAIN	JT	JOINT	UL	UNDERWRITER'S LABORATORIES
DIA	DIAMETER	MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
DN	DOWN	MECH	MECHANICAL	VCT	VINYL COMPOSITE TILE
DS	DOWNSPOUT	MFR	MANUFACTURER	VEST	VESTIBULE
EF	EXHAUST FAN	MIN	MINIMUM	VIF	VERIFY IN FIELD
EIFS	EXTERIOR INSULATION FINISHING SYSTEM	MO	MASONRY OPENING	VWC	VINYL WALL COVERING
EJ	EXPANSION JOINT	MTL	METAL	W/	WITH
EL	ELEVATION	N	NORTH	WD	WOOD
ELEC	ELECTRICAL	NIC	NOT IN CONTRACT		
		NO	NUMBER		
		OC	ON CENTER		

Drawing

Legend of Symbols, Patterns, & Abbreviations

Submission Set

Preliminary DSP	08/18/2023

Revisions

No.	Revision	Date

Date 08/18/23

Project No. 230221

Sheet No.

A0.01

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

550 S. Pickett St

550 South Pickett St
Alexandria, VA 22304

Seal



Key Plan

Drawing
FAR - Floor Area Ratios

Submission Set	
Preliminary DSP	08/18/2023

Revisions		
No.	Revision	Date

Date 08/18/23
Project No. 230221
Sheet No.

A0.02

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SITE PLAN NO. DSP#2023-00012

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

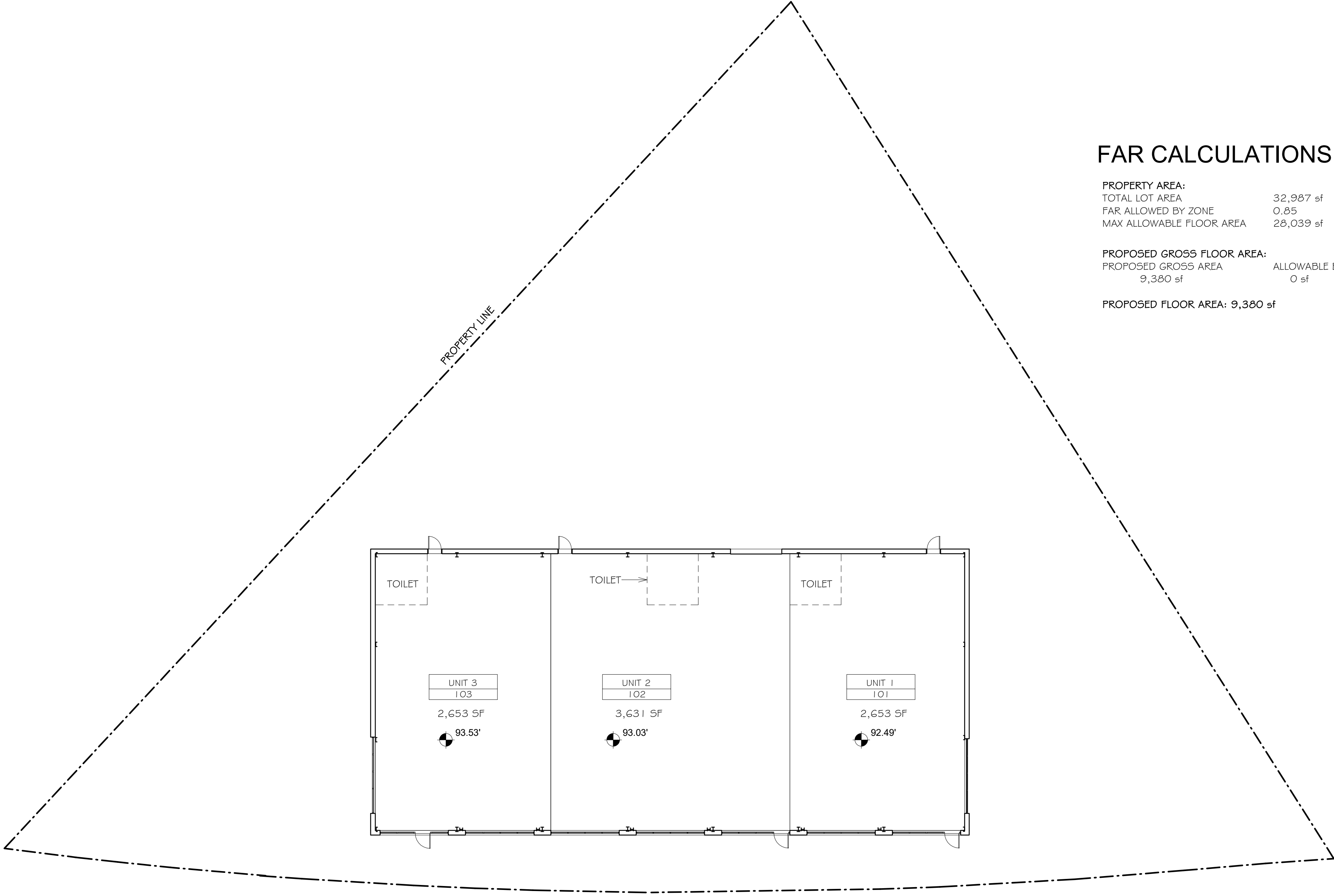
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INSTRUMENT NO.

DEED BOOK NO.

DATE



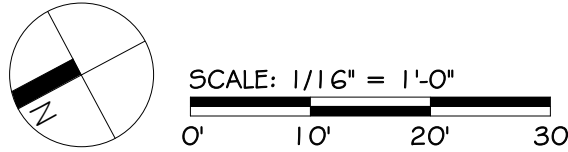
FAR CALCULATIONS

PROPERTY AREA:
TOTAL LOT AREA 32,987 sf
FAR ALLOWED BY ZONE 0.85
MAX ALLOWABLE FLOOR AREA 28,039 sf

PROPOSED GROSS FLOOR AREA:
PROPOSED GROSS AREA 9,380 sf
ALLOWABLE EXCLUSIONS 0 sf

PROPOSED FLOOR AREA: 9,380 sf

1 FAR FLOOR PLAN
A2.01 | A0.02 1/16" = 1'-0"



550 S. Pickett St

550 South Pickett St
Alexandria, VA 22304

Seal



Key Plan

Drawing

Floor Plan

Submission Set

Preliminary DSP	08/18/2023

Revisions

No.	Revision	Date

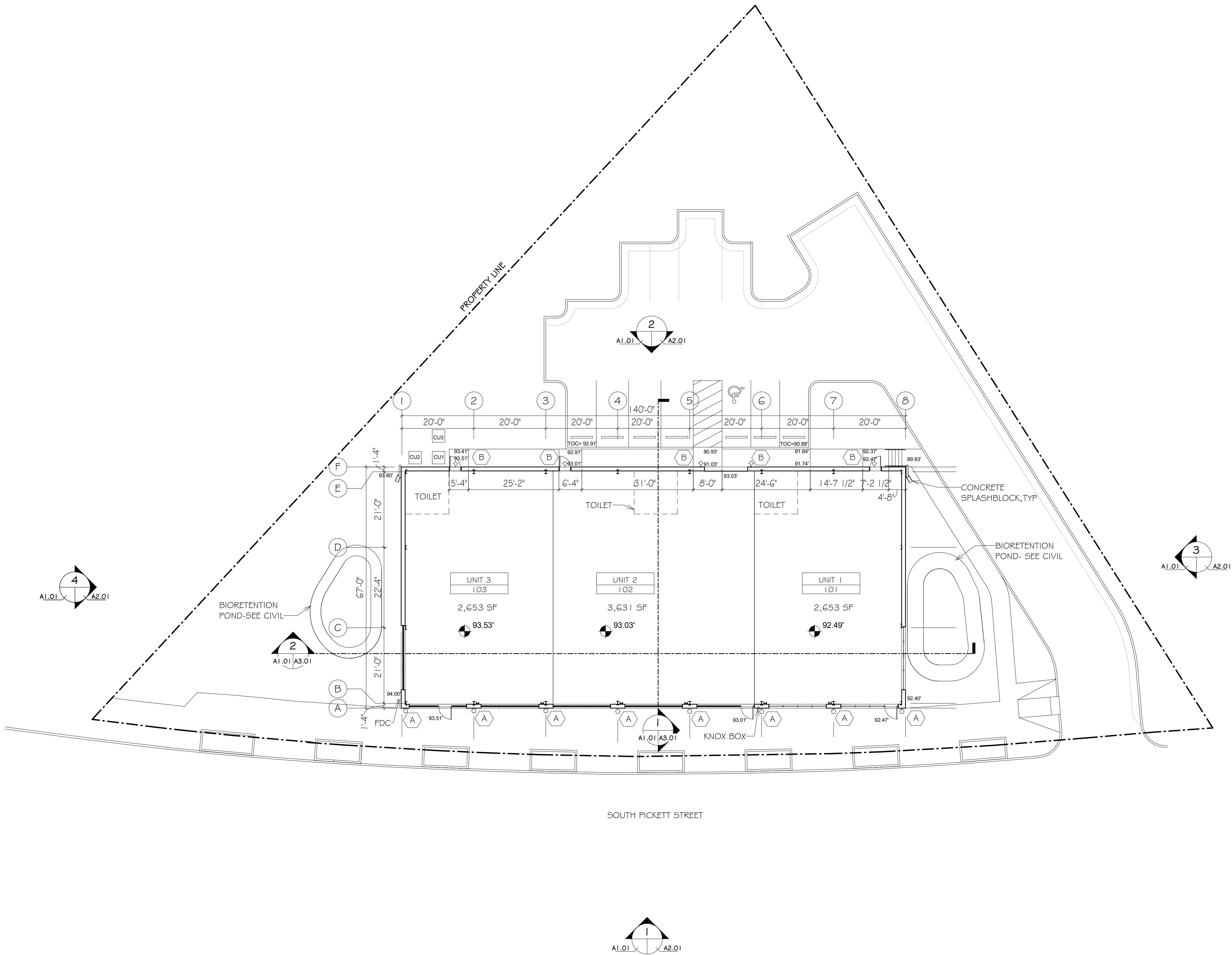
Date 08/18/23

Project No. 230221

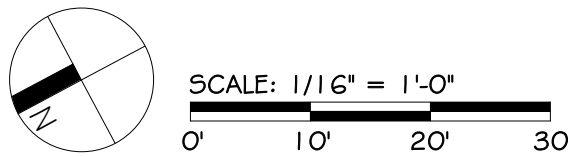
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A1.01

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SITE PLAN NO. DSP#2023-00012	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
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1 FLOOR PLAN
1/16" = 1'-0"



333 North Fairfax Street
Alexandria, Virginia 22314

703.684.5994
coleanddenny.com

Consultants

550 S. Pickett St

550 South Pickett St
Alexandria, VA 22304

Seal



Key Plan

Drawing
Roof Plan

Submission Set

Preliminary DSP	08/18/2023

Revisions

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Date 08/18/23

Project No. 230221

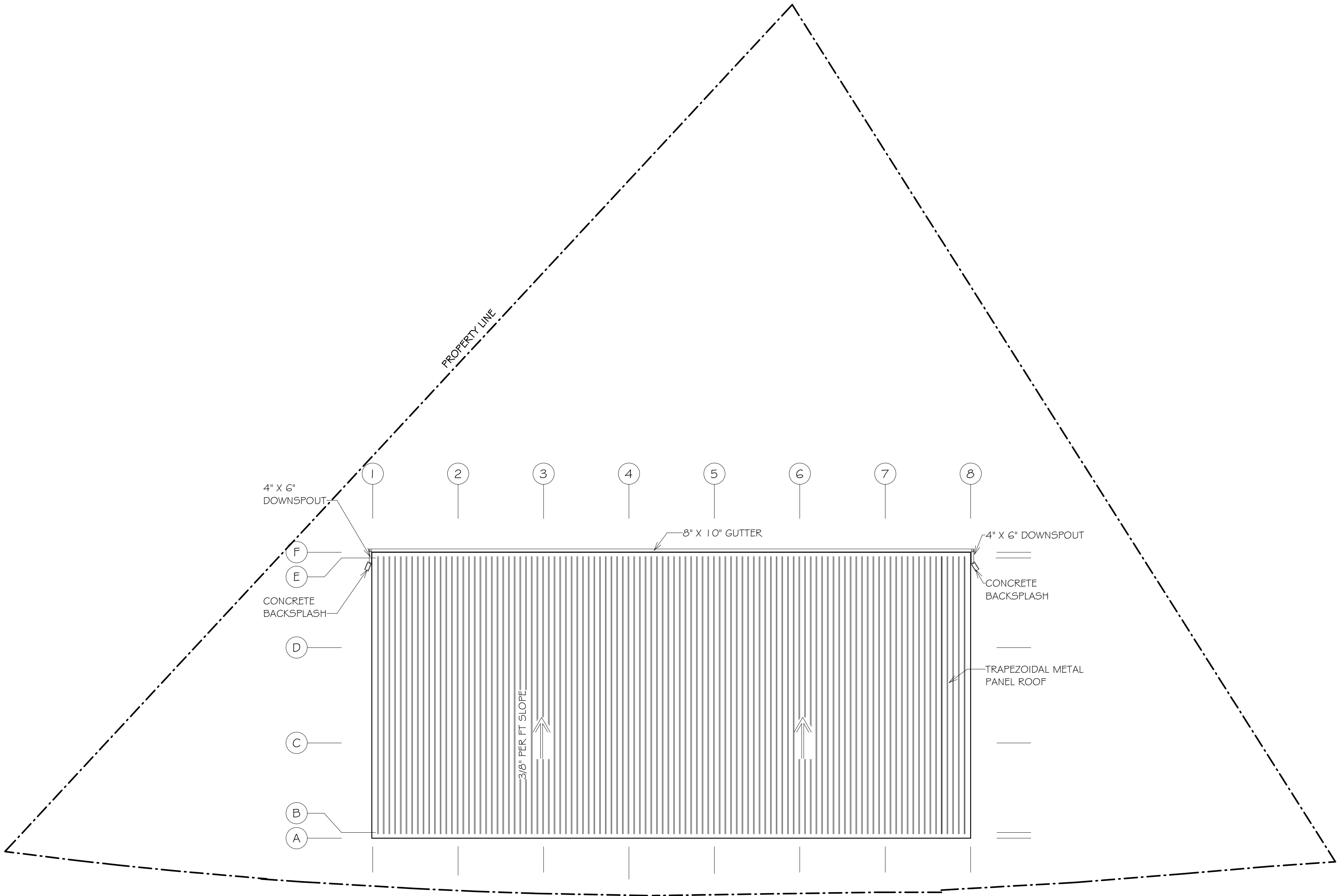
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A1.02

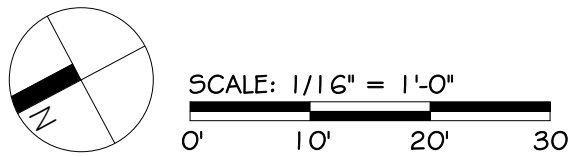
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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. DSP#2023-00012	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

ROOF PLAN LEGEND

PRIMARY ROOF DOWNWARD SLOPE:
3/8" / FT



ROOF PLAN
1/16" = 1'-0"





Preliminary DSP	08/18/2023

No.	Revision	Date

A2.01

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____

DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. DSP#2023-00012

DIRECTOR _____

DATE _____

CHAIRMAN, PLANNING COMMISSION _____

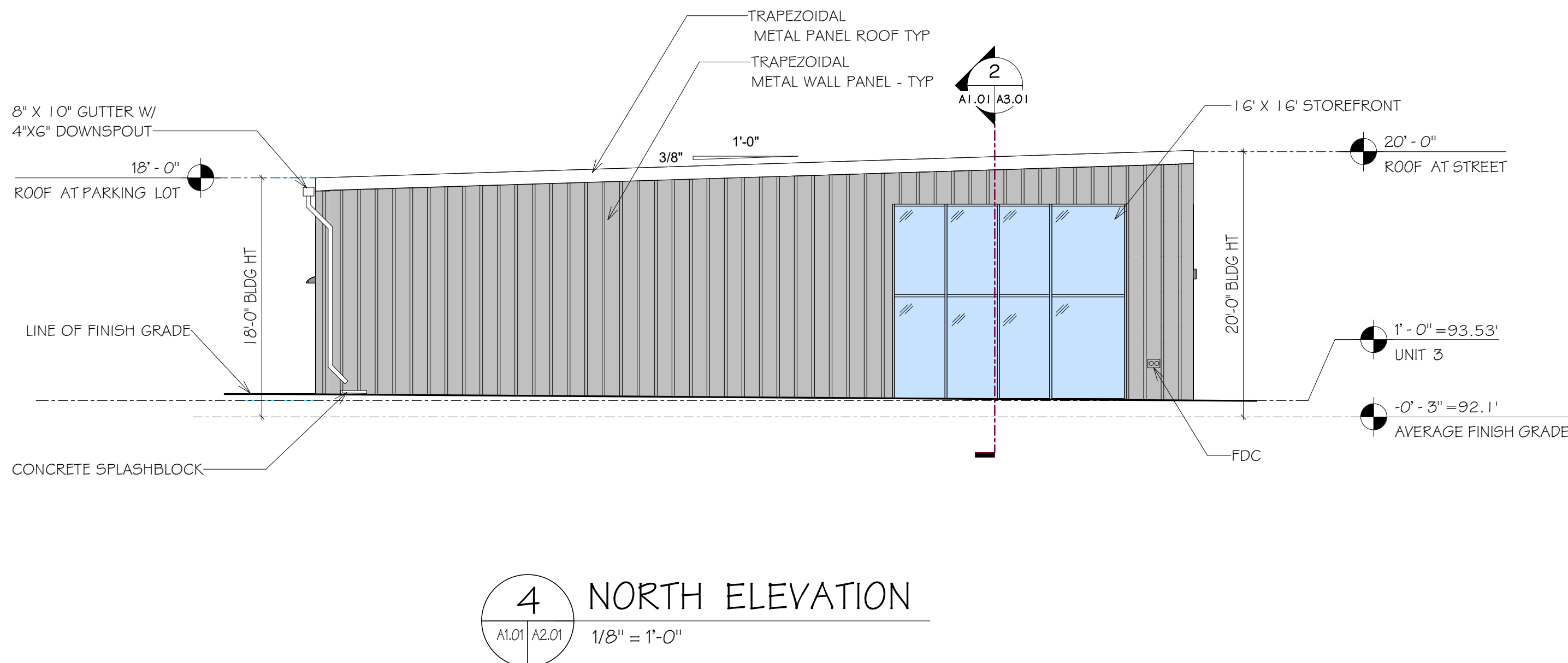
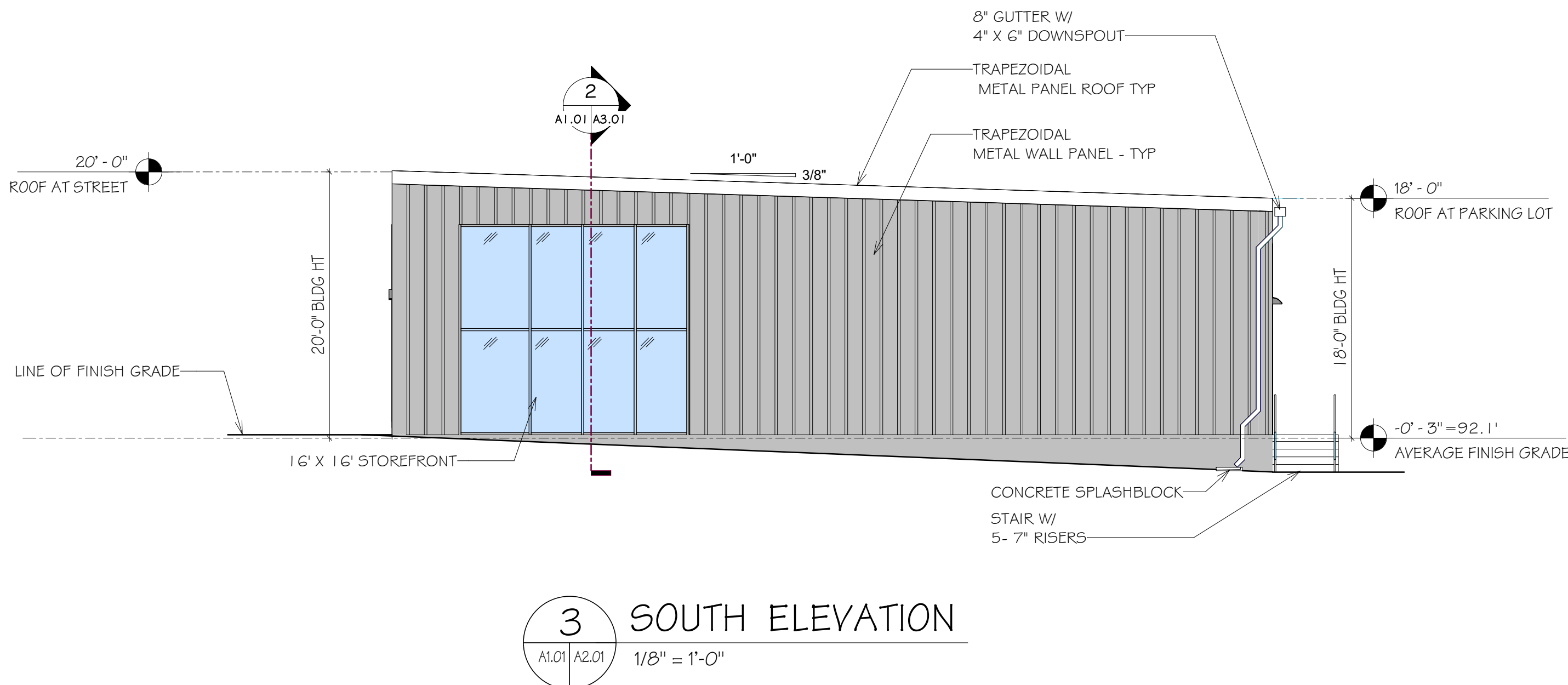
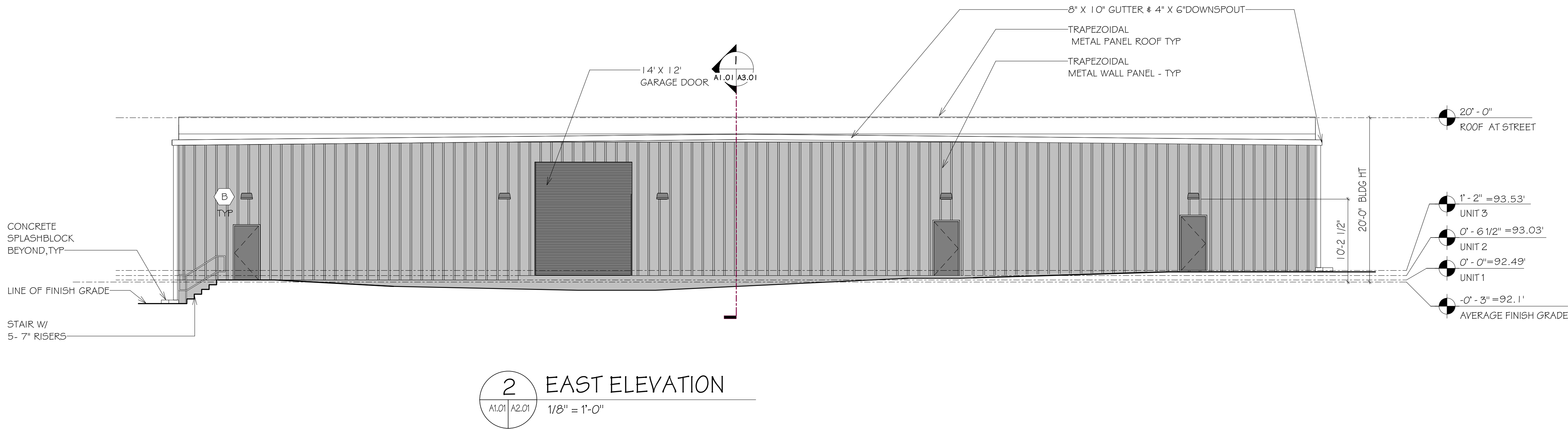
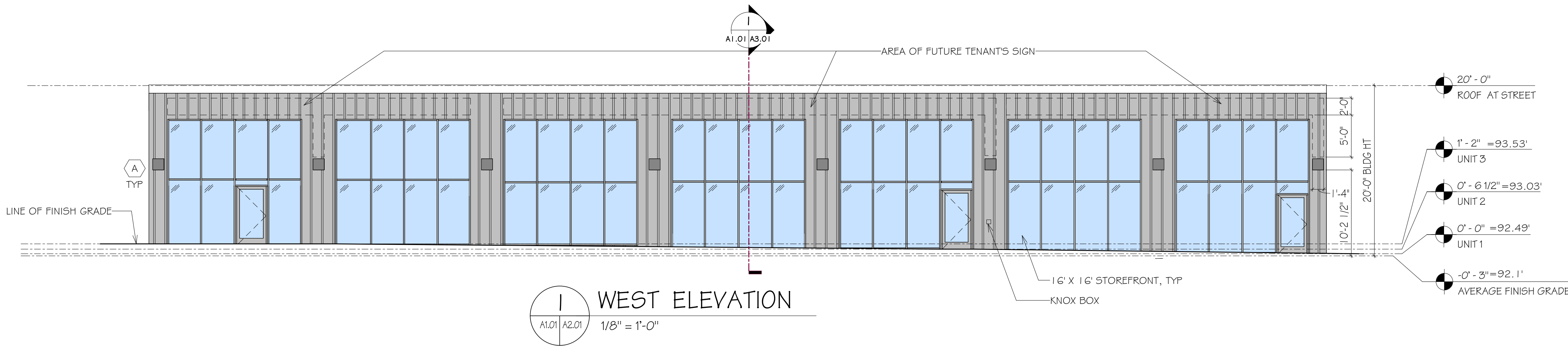
DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____

DEED BOOK NO. _____

DATE _____



550 S. Pickett St

550 South Pickett St
Alexandria, VA 22304

Seal



Key Plan

Drawing
Building Sections

Submission Set

Preliminary DSP	08/18/2023

Revisions

No.	Revision	Date

Date 08/18/23

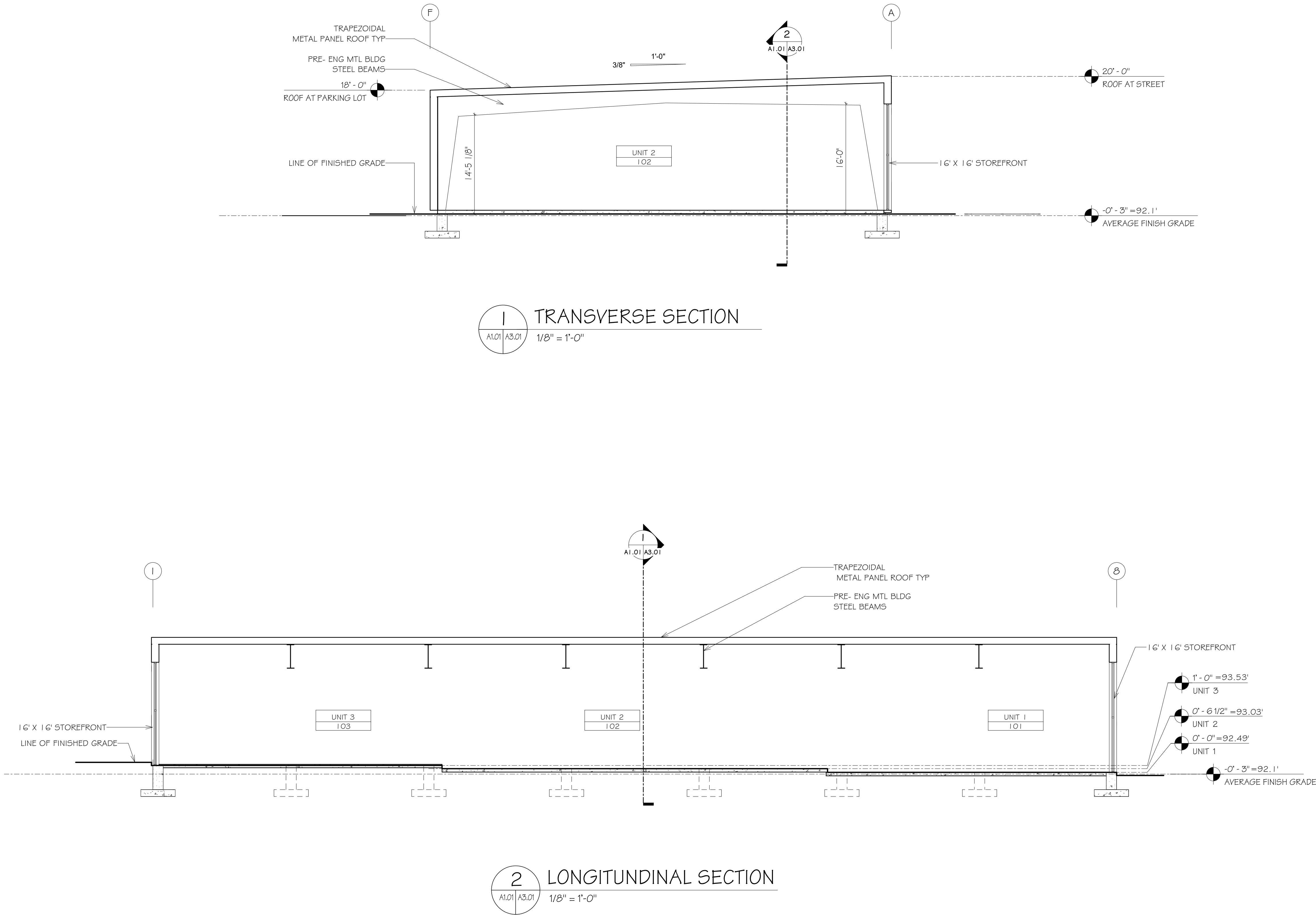
Project No. 230221

Sheet No.

A3.01

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. DSP#2023-00012	
_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ DATE RECORDED	_____ DATE
INSTRUMENT NO. _____	DEED BOOK NO. _____

SCALE: 1/8" = 1'-0"
0' 5' 10' 20'



333 North Fairfax Street
Alexandria, Virginia 22314

703.684.5994
coleanddenny.com

Consultants

550 S. Pickett St

550 South Pickett St
Alexandria, VA 22304

Seal



Key Plan

Drawing
Massing

Submission Set

Preliminary DSP	08/18/2023

Revisions

No.	Revision	Date

Date 08/18/23
Project No. 230221
Sheet No.

A6.01

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

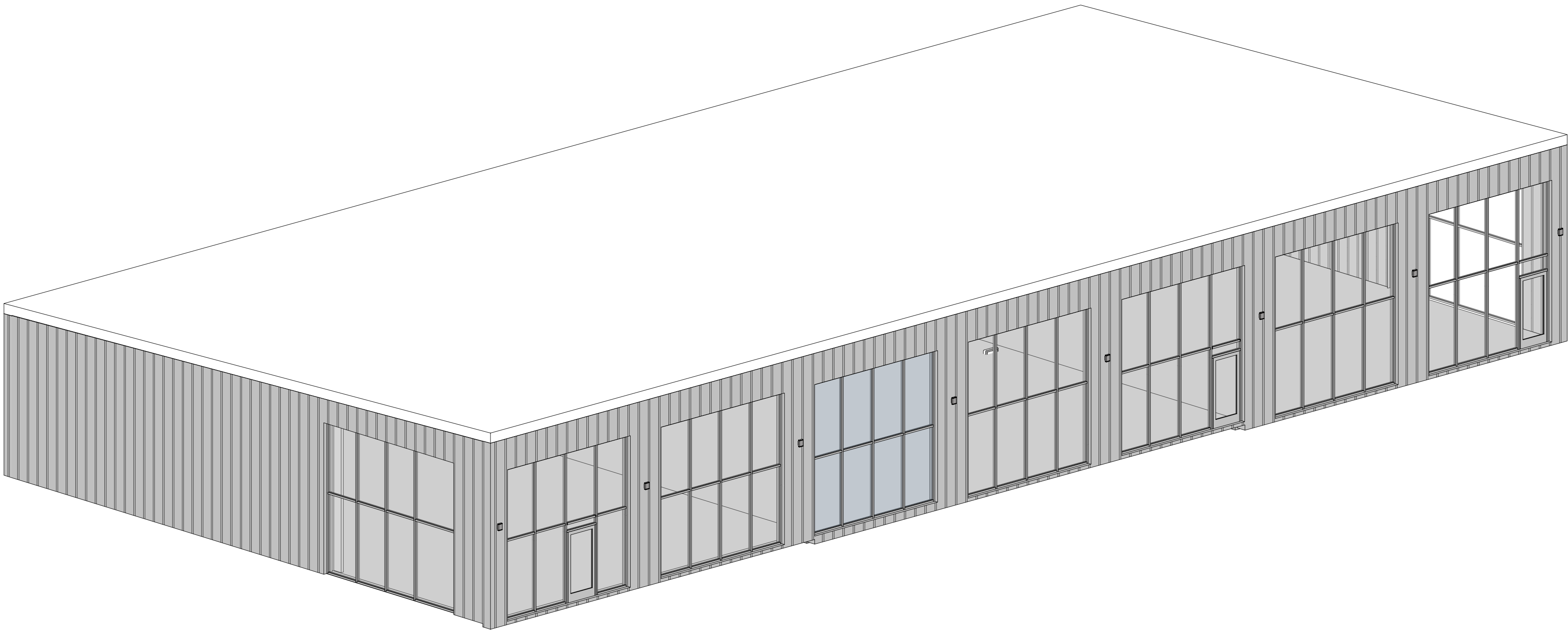
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DIRECTOR _____ DATE _____

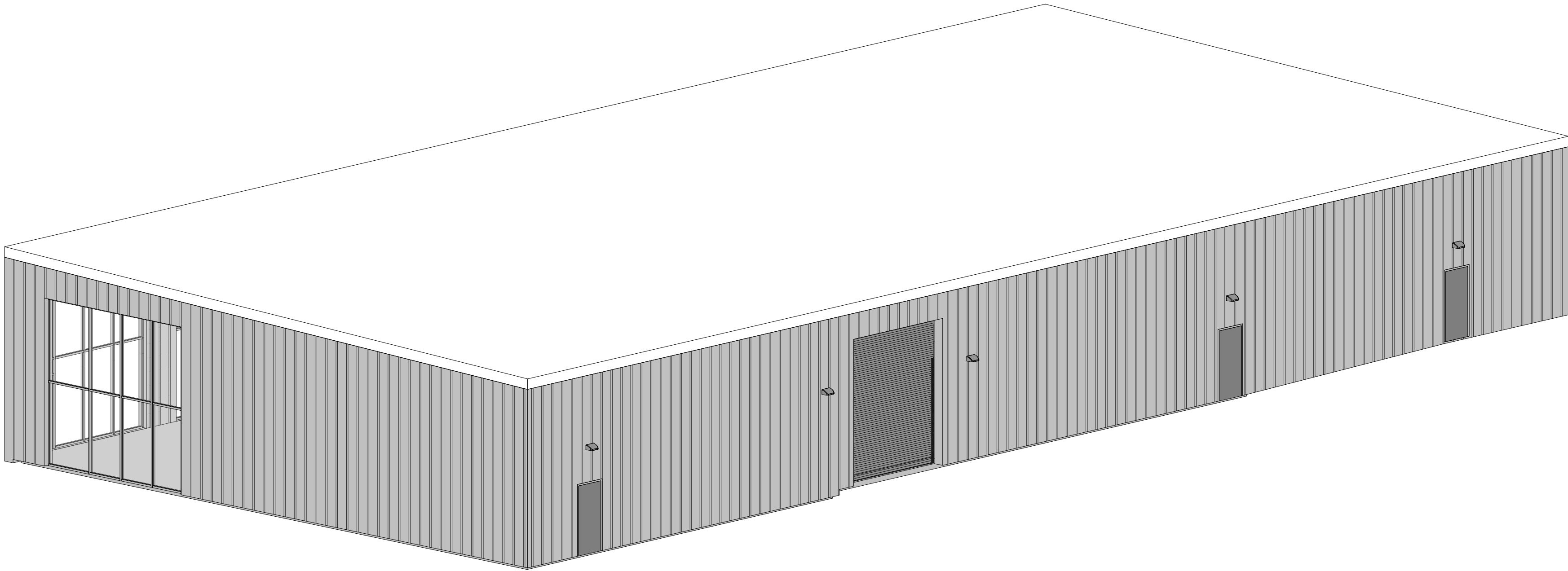
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



1 NORTH WEST MASSING
A6.01



2 SOUTH EAST MASSING
A6.01

