

# DEVELOPMENT PRELIMINARY SITE PLAN

# 930 NORTH HENRY STREET

## CITY OF ALEXANDRIA, VIRGINIA

### AREA TABULATIONS

TOTAL SITE AREA = 0.8216 AC 35,792 SF  
 TOTAL AREA OF TAX PARCEL = 0.8216 AC 35,792 SF  
 TOTAL EXISTING IMPERVIOUS AREA = 0.6024 AC 26,241 SF  
 TOTAL PROPOSED IMPERVIOUS AREA = 0.5812 AC 25,318 SF  
 TOTAL DISTURBED AREA = 0.8216 AC 35,792 SF

### ZONING TABULATIONS

SITE ADDRESS: 930 NORTH HENRY STREET, ALEXANDRIA VA, 22314 (BLOCK 3)  
 TAX MAP NUMBERS: 054.01-03-05  
 EXISTING PARCEL AREA: BLOCK 3 35,792 SQ. FT. (0.8216 AC.) (MEASUREMENT)  
 35,791 SQ. FT. (0.8216 AC.) (REAL ESTATE RECORDS)  
 EXISTING ZONE: CRMU-H  
 PROPOSED ZONE: CRMU-H  
 EXISTING USE: (1.1) HOMELESS SHELTER  
 PROPOSED USE: (1.1) HOMELESS SHELTER  
 (B) MULTIFAMILY  
 GROSS FLOOR AREA: HOMELESS SHELTER (OFFICE) = 17,220 SF  
 MULTIFAMILY = 109,712 SF  
 BOH /LOADING = 1,165 SF  
 TOTAL = 128,097 SF  
 (TOTAL INCLUDING GARAGE = 163,548 SF)  
 NET FLOOR AREA: HOMELESS SHELTER (OFFICE) = 17,135 SF  
 MULTIFAMILY = 86,010 SF  
 BOH /LOADING = 1,165 SF  
 TOTAL = 104,310 SF

FLOOR AREA RATIO: 104,310 / 35,792 = 2.91\*  
 \*FAR IS INCREASED THROUGH THE USE OF SECTION 7-700 WITH THE PROVISION OF AFFORDABLE HOUSING

MAXIMUM BUILDING HEIGHT: 84.5'  
 UNITS:  
 HOMELESS SHELTER = 16 UNITS  
 MULTIFAMILY = 98 UNITS  
 TOTAL = 114 UNITS

BUILDING HEIGHTS PROVIDED:  
 MULTIFAMILY BUILDING: 31' TO 84.5'

OPEN SPACE REQUIRED: 40%

OPEN SPACE PROPOSED:  
 GROUND LEVEL 8,696 SF (0.20 AC) - 54% OF OPEN SPACE  
 LEVEL 2\* 3,554 SF (0.08 AC) - 22% OF OPEN SPACE  
 LEVEL 3\* 3,789 SF (0.09 AC) - 24% OF OPEN SPACE  
 TOTAL 16,039 SF (0.37 AC) - 45% OF SITE AREA

\*THE APPLICANT IS REQUESTING THE DIRECTOR OF PLANNING AND ZONING TO ALLOW NON-GROUND LEVEL AMENITY SPACE TO BE COUNTED TOWARDS THE OPEN SPACE REQUIREMENT PER THE ALEXANDRIA ZONING ORDINANCE.

AVERAGE FINISHED GRADE: 48.17'

### TRIP GENERATION

EXISTING TRIP GENERATION: 18 UNITS X 2.74 TRIPS/UNITS/DAY\* = 50 TRIPS/DAY

PROPOSED TRIP GENERATION:  
 HOMELESS SHELTER: 18 UNITS X 2.74 TRIPS/UNIT/DAY\* = 50 TRIPS/DAY  
 MULTIFAMILY BUILDING: 57 UNITS\*\* X 6.65 TRIPS/UNIT/DAY\* = 349 TRIPS/DAY  
 TOTAL = 399 TRIPS/DAY

\*BASED ON ITE TRIP GENERATION MANUAL SUGGESTED VALUE FOR MULTIFAMILY UNITS  
 \*\* ADJUST FOR 60% AMI RATE

### PARKING TABULATIONS

PARKING REQUIRED:

60% AMI RATE 0.75 SP / UNIT  
 50% AMI RATE 0.65 SP / UNIT  
 31 BICYCLE PARKING SPACES REQUIRED

REQUIRED:

EXISTING/PROPOSED CARPENTER'S SHELTER PER PREVIOUS PDSUP 97-0196\*\*\* = 21 SPACES  
 HALF OF HOUSING UNITS AT 60% AMI: (0.75 SP / UNIT) X 49 UNITS = 30 SPACES\*\*\*\*  
 HALF OF HOUSING UNITS AT 50% AMI: (0.65 SP / UNIT) X 49 UNITS = 25 SPACES\*\*\*\*

\*\*\*FLOOR AREA OF CARPENTER SHELTER WILL BE THE SAME IN BOTH THE EXISTING AND PROPOSED CONDITION.  
 \*\*\*\*HOUSING PARKING RATIOS UTILIZE 10% REDUCTION FOR BEING WITHIN 0.5 MILES OF METRO STATION, 5% REDUCTION FOR WALKABILITY SCORE OF 84 AND 5% REDUCTION FOR BEING WITHIN 1/4 MILE OF 4 OR MORE BUS STOPS

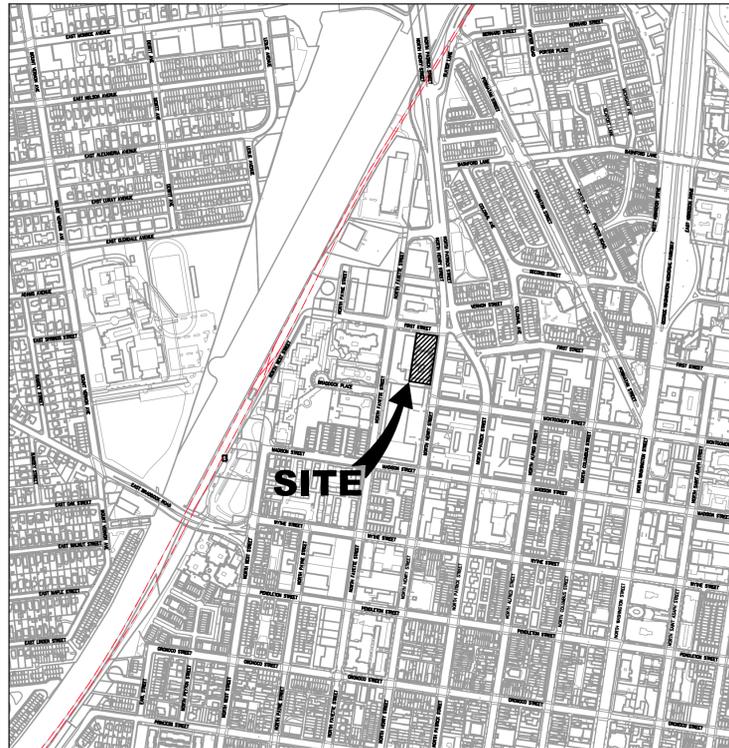
PARKING PROVIDED:

COMPACT PARKING SPACES = 31 SPACES  
 STANDARD PARKING SPACES = 42 SPACES  
 HANDICAP PARKING SPACES = 5 SPACES  
 TOTAL PARKING SPACES = 77 SPACES

TOTAL = 76 REQUIRED, 77 CURRENTLY PROVIDED

### LOADING TABULATIONS

NO RETAIL PROPOSED, NO LOADING REQUIREMENT  
 ONE (1) LOADING SPACE PROVIDED.



VICINITY MAP

SCALE : 1" = 500'

### SHEET INDEX

- C1.00 COVER SHEET
- C2.00 NOTES, ABBREVIATIONS, AND LEGEND
- C3.00 GENERAL NOTES
- C3.00 CONTEXTUAL PLAN
- C4.00 EXISTING CONDITIONS PLAN
- C5.00 SITE PLAN
- C5.10 DIMENSION PLAN
- C6.00 UTILITY PLAN
- C6.10 SANITARY SEWER ANALYSIS
- C6.20 STORM DRAIN ANALYSIS
- C7.00 GRADING PLAN
- C8.00 OPEN SPACE PLAN
- C9.00 EXISTING DRAINAGE DIVIDES
- C9.10 PROPOSED DRAINAGE DIVIDES
- C9.20 BMP OUTFALL PLAN
- C9.30 STORMWATER MANAGEMENT COMPUTATIONS
- C10.00 SIGHT DISTANCE PROFILE FIRST STREET
- C11.00 FIRE SERVICE PLAN
- C11.10 GARBAGE TRUCK TURNING MOVEMENT
- C11.20 LOADING TRUCK TURNING MOVEMENT
- C11.30 PARKING LOT TURNING MOVEMENTS
- L1.00 LANDSCAPE PLAN
- L2.00 LANDSCAPE NOTES AND DETAILS
- L3.00 LANDSCAPE DETAILS
- T1.00 TREE INVENTORY PLAN

- A2.00 FLOOR PLAN - BELOW GRADE AND LEVEL 1
- A2.01 FLOOR PLAN - LEVELS 2 AND 3
- A2.02 FLOOR PLAN - TYPICAL LEVEL AND ROOF
- A2.10 AREA PLANS AND OCCUPANCY DIAGRAM
- A4.01 BUILDING ELEVATIONS AND MASSING
- A4.10 BUILDING MASSING
- A4.11 3D PERSPECTIVE
- A4.12 3D PERSPECTIVE
- A4.21 BUILDING SECTIONS

(34 TOTAL SHEETS)

### PROJECT NARRATIVE

THE SITE IS CURRENTLY ZONED CRMU-H AND CONSISTS OF A HOMELESS SHELTER AND EXISTING ROAD AND UTILITY INFRASTRUCTURE. THE PROJECT PROPOSES THE CONSTRUCTION OF 7-STORY BUILDING; SITE TO REMAIN ZONED AS CRMU-H. ADDITIONALLY, 1-STORY OF UNDERGROUND PARKING AND SUPPORT UTILITY INFRASTRUCTURE IS PROPOSED FOR CONSTRUCTION.

### SPECIAL USE PERMITS/MODIFICATIONS REQUESTED:

1. A MODIFICATION TO PERMIT ENCROACHMENT INTO THE REQUIRED 75-FOOT SIGHT TRIANGLE TO BE REDUCED TO 70.94-FOOT SIGHT TRIANGLE.
2. A SPECIAL USE PERMIT TO AN INCREASE IN THE NUMBER OF PENTHOUSE.
3. THE USE OF A TIER ONE TRANSPORTATION MANAGEMENT PLAN.
4. THE USE OF THE CRMU-H ZONE TO INCREASE THE FAR FROM 2.0 TO 2.5.
5. THE USE OF SECTION 7-700 WITH THE PROVISION OF AFFORDABLE HOUSING TO INCREASE FAR FROM 2.5 TO 2.91 (16% OF THE MAXIMUM 20% INCREASE).
6. A MODIFICATION OF THE ZONE TRANSITION IN THIS AREA.
7. A MODIFICATION OF THE HEIGHT TO CENTER LINE SETBACK.

### FIRE FLOW

INFORMATION SHALL PROVIDED BY VIRGINIA AMERICAN WATER AT A LATER DATE.

### SOILS INFORMATION

A GEOTECHNICAL REPORT FOR THIS SITE SHALL BE PROVIDED AT A LATER DATE. NO ON-SITE CONTAMINATION IS KNOWN OF AT THIS TIME. THE SOIL MAP UNIT NAME PER THE NATIONAL WEB SOIL SURVEY IS URBAN LAND AND WILL BE UNDER THE D TYPE SOIL RATING.

### EXISTING TOPOGRAPHY NOTE

THE TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF CITY OF ALEXANDRIA RECORDS AND FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP AND DATED JUNE 6, 2014.

### RPA NOTE:

THERE ARE NO RPA'S ON THIS SITE ACCORDING TO CITY OF ALEXANDRIA RECORD MAPS. THERE ARE NO WETLANDS THAT HAVE BEEN LOCATED ON THIS SITE.

### GREEN BUILDING NOTE

THE PROPOSED BUILDING WILL COMPLY WITH THE CITY OF ALEXANDRIA GREEN BUILDING POLICY.

### FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 5155190033E, MAP REVISED JUNE 16, 2011.

### SWM NARRATIVE

THE SITE PROPOSES TO COMPLY WITH ALL STORMWATER MANAGEMENT REQUIREMENTS FOR QUANTITY AND QUALITY WITHIN THE CITY OF ALEXANDRIA AND THE STATE OF VIRGINIA. DETAILED STORMWATER MANAGEMENT SHALL BE SHOWN ON THE NEXT SUBMISSION.

### ZONING COMPLIANCE TABLE: CRMU-H

FAR:	REQUIRED/PERMITTED	PROVIDED
	2.95 MAX*	2.91*

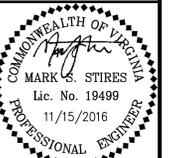
SETBACKS: 18' 16' MIN

\*FAR IS INCREASED THROUGH THE USE OF SECTION 7-700 WITH THE PROVISION OF AFFORDABLE HOUSING.

**Bowman**  
CONSULTING DC

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COVER SHEET  
 930 NORTH HENRY STREET  
 DEVELOPMENT PRELIMINARY SITE PLAN  
 VIRGINIA  
 CITY OF ALEXANDRIA



PLAN STATUS	DATE
CONCEPT I	02/15/16
CONCEPT II	04/15/16
PDSUP 1ST SUB	08/11/16
COMPLETENESS SUB #2	09/16/16
SUBMISSION FOR COMPLETENESS	10/11/16
PDSUP FINAL SUB	11/15/16

**APPROVED**  
 SPECIAL USE PERMIT NO. 2016-0008  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

DATE	DESCRIPTION
CNN DESIGN	CNN DRAWN
MCS CHKD	AS SHOWN
JOB No. 6016-03-001	
DATE JULY, 2016	
FILE No. 6016-PDSUP-001	

SHEET C1.00

EXISTING	LEGEND	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER TRANSITION	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	WATER REDUCER	
	WATER METER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE-UNDERGROUND	
	ELECTRIC SERVICE-OVERHEAD	
	OVERHEAD TELEPHONE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	GUY POLE	
	TRANSFORMER	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	FIRE HYDRANT	
	STREET LIGHT	
	TEST PIT LOCATION	
	RECOMMENDED/REQUIRED	
	HANDICAP RAMP	
	TREE	
	CONCRETE SIDEWALK	

ABBREVIATIONS	ABBREVIATIONS
A AREA OF ARC	I RAINFALL INTENSITY
AASHTO AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS	ID INSIDE DIAMETER OR IDENTIFICATION
AC ACRE	IE INVERT ELEVATION
ADJ ADJACENT	IN INCH
AGGR AGGREGATE	INV INVERT
AHD AHEAD	IP IRON PIPE
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE	IPF IRON PIPE FOUND
APPROX APPROXIMATE	IPS IRON PIPE SET
ARCH ARCHITECTURAL	JB JUNCTION BOX
ASPH ASPHALT	JNT JOINT
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS	K SIGHT DISTANCE COEFFICIENT
AWWA AMERICAN WATER WORKS ASSOCIATION	Ke CULVERT ENTRANCE LOSS COEFFICIENT
B BREADTH	L LENGTH
BC BACK OF CURB	LAT LATERAL
BF BASEMENT FLOOR	LCG LIMITS OF CLEARING & GRADING
BLDG BUILDING	LF LINEAR FEET
BM BENCHMARK	LL LOWER LEVEL
BMP BEST MANAGEMENT PRACTICES (WATER QUALITY)	LOS LINE OF SIGHT
BOV BLOW OFF VALVE	LP LOW POINT
BRG BEARING	LS LOADING SPACE
BRL BUILDING RESTRICTION LINE	LT LEFT
BVCE BEGINNING VERTICAL CURVE ELEVATION	M MONUMENT FOUND
BVCS BEGINNING VERTICAL CURVE STATION	MAX MAXIMUM
BW BOTTOM OF WALL	MECH MECHANICAL
c,e CENTER CORRECTION ON VERTICAL CURVE	MH MANHOLE
C COEFFICIENT	MI MILE
C&G CABLE TELEVISION	MIN MINIMUM
CATV CURB AND GUTTER	MISC MISCELLANEOUS
CB CATCH BASIN	MPH MILES PER HOUR
CBR CALIFORNIA BEARING RATIO	MS MEDIAN STRIP
CC CENTER TO CENTER	MSL MEAN SEA LEVEL
CF CUBIC FEET	NA OR N/A NOT APPLICABLE
CFS CUBIC FEET PER SECOND	NBL NORTH BOUND LANE
CG(R) CURB AND GUTTER (REVERSE SLOPE)	N/F NOW OR FORMERLY
CH CHORD	NFA NET FLOOR AREA
CHBRG CHORD BEARING	NO. OR # NUMBER
CIP CAST IRON PIPE	OC ON CENTER
CL CENTERLINE OR CLASS	OBJ OBJECT
C CENTERLINE	OD OUTSIDE DIAMETER
C/L CENTERLINE	OH OVERHANG
CLR CLEAR	O/H OVERHEAD
CM CUBIC METERS	OHC OVERHEAD CABLE
CMP CORRUGATED METAL PIPE	OHE OVERHEAD ELECTRIC
CMS CUBIC METERS PER SECOND	OHT OVERHEAD TELEPHONE
CN RUNOFF CURVE NUMBER	P PERIMETER
CONT CONTINUOUS	P&P PLAN AND PROFILE
CO CLEAN OUT	PC POINT OF CURVATURE
CONC CONCRETE	PCC POINT OF COMPOUND CURVE
CS CURB STOP	PCEC POINT OF CURVATURE TOP OF CURB
CT COURT	PCEP POINT OF CURVE EDGE OF PAVEMENT
CTR CENTERLINE	PFM PUBLIC FACILITIES MANUAL
CY CUBIC YARD	PG PAGE
D DEPTH	PGL POINT OF GRADE LINE
DA DRAINAGE AREA	PI POINT OF INTERSECTION
DB DEED BOOK	PL PROPERTY LINE
DEQ VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PL PROPERTY LINE
DET DETAIL	PRC POINT OF REVERSE CURVE
DIA DIAMETER	PRELIM PRELIMINARY
DI DUCTILE IRON PIPE	PROP PROPOSED
DI DROP INLET	PT POINT OF TANGENCY
DIST DISTANCE	PVC POINT OF VERTICAL CURVE
DL DOMESTIC LINE	PVI POINT OF VERTICAL INTERSECTION
DM DROP MANHOLE	PVMT PAVEMENT
DR DRIVE	PVRC POINT OF VERTICAL REVERSE CURVE
DRN DRAINAGE AREA	PVT POINT OF VERTICAL TANGENT
DS DOWN SPOUT	Q (cfs) AMOUNT OF RUNOFF (FLOW RATE)
DU DWELLING UNITS	R RADIUS
DWG DRAWING	RCP REINFORCED CONCRETE PIPE
D/W DRIVEWAY	RD ROAD OR ROOF DRAIN
Δ DELTA	REINF REINFORCED
E RATE OF SUPER ELEVATION	REQD REQUIRED
EA EACH	RET RETAINING
EBL EAST BOUND LANE	REV REVISION
EC EROSION CONTROL	RGF ROUGH GRADING PLAN
EG EDGE OF GUTTER	RMA RESOURCE MANAGEMENT AREA
EGL ENERGY GRADIENT LINE	ROM REMOTE OUTSIDE MONITOR
EL ELEVATION	RPA RESOURCE PROTECTION AREA
ELEC ELECTRIC	RR RAILROAD
ELEV ELEVATION	RT RIGHT
ENGR ENGINEER	RTE ROUTE
ENT ENTRANCE	R/W RIGHT OF WAY
EP EDGE OF PAVEMENT	S SPEED OR SLOPE
EQUIP EQUIPMENT	SAN SANITARY
ES END SECTION	SBL SOUTH BOUND LANE
ESMT EASEMENT	SCH SCHEDULE
ETD EXISTING TO BE DEMOLISHED	SD SIGHT DISTANCE
ETR EXISTING TO REMAIN	SEC SECTION
ETRL EXISTING TO BE RELOCATED	SECT SECTION
ETRP EXISTING TO BE REPLACED	SEW SEWER
EVCE ENDING VERTICAL CURVE ELEVATION	SF SQUARE FEET
EVCS ENDING VERTICAL CURVE STATION	SH SHOULDER
EW END WALL	SPT SPACE OR SITE PLAN
EX EXISTING	SPEC SPECIFICATIONS
EQC ENVIRONMENTAL QUALITY CORRIDOR	STA STATION
F FIRE LINE	STD STANDARD
FAR FLOOR AREA RATIO	STK STACK
FC FACE OF CURB	STM STORM
FCPA FAIRFAX COUNTY PARK AUTHORITY	STR STRUCTURE
FCWA FAIRFAX COUNTY WATER AUTHORITY	SVC SERVICE
FD FLOOR DRAIN	S/W SIDEWALK
FF FIRST FLOOR	SWM STORM WATER MANAGEMENT
FG FINISH GRADE	Sx CROSS SLOPE
FH FIRE HYDRANT	SY SQUARE YARD
FL FLOW LINE	T TANGENT
FND FOUNDATION	TB TOP OF BANK OR TEST BORING
FNY FOYER	TC TOP OF CURB
FP FLOOD PLAIN	Tc TIME OF CONCENTRATION
FPS FEET PER SECOND	TEL TELEPHONE
FS FIRE SERVICE OR FACTOR OF SAFETY	TEMP TEMPORARY
FT FOOT / FEET	TH TEST HOLE
G GAS	TP TEST PIT OR TREE PROTECTION
GAR GARAGE	TRANSP TRANSPORTATION
GFA GROSS FLOOR AREA	TW TOP OF WALL OR TAILWATER
GR GUARD RAIL OR GRATE INLET	TYP TYPICAL
H HEAD	UC UNDERGROUND
HC HANDICAP	UGE UNDERGROUND ELECTRIC
HB HORIZONTAL BEND	UGT UNDERGROUND TELEPHONE
HGL HYDRAULIC GRADE LINE	UGC UNDERGROUND CABLE
HORZ HORIZONTAL	UD UNDERDRAIN
HP HIGH POINT	UL UPPER LEVEL
HR HAND RAIL	UP UTILITY POLE
HT HEIGHT	USGS US GEOLOGICAL SURVEY
HW HEADWATER	

### ENVIRONMENTAL SITE ASSESSMENT NOTE

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, CONNECTED TIDAL WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. NO ISOLATED WETLANDS HAVE BEEN IDENTIFIED ON THE SITE AND NO PORTIONS OF THE SITE RESIDE IN ANY FLOODPLAINS PER FEMA MAPS. THERE ARE NO WETLAND AND FLOODPLAIN PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE.

THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, IT'S 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 AN ENVIRONMENTAL HEALTH SPECIALIST, AND COORDINATE WITH ALEXANDRIA HEALTH DEPARTMENT AT 703 746-4400.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:

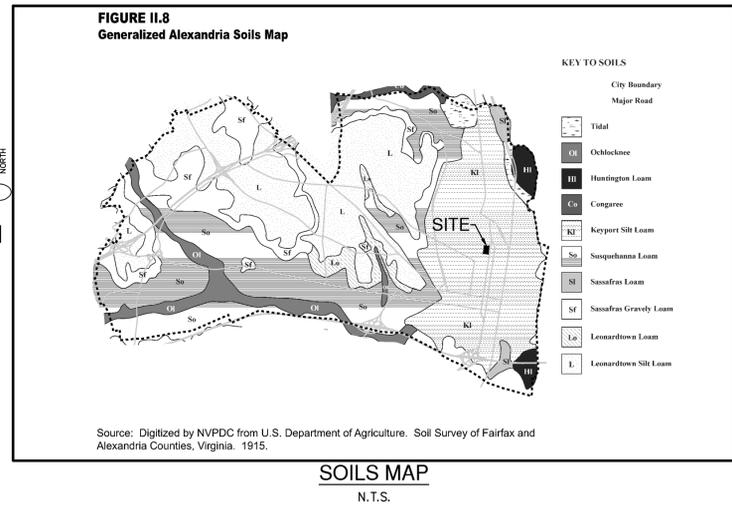
- MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM
- SATURDAYS FROM 9 AM TO 6PM.
- NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.

PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:

- MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM
- SATURDAYS FROM 10 AM TO 4 PM.

### ARCHAEOLOGY NOTES

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.
2. 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.
3. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.



V OR VOL	VOLUME
V OR VEL	VELOCITY
VA	VIRGINIA
VAN	HANDICAPPED VAN PARKING SPACE
VB	VERTICAL BEND
VC	VERTICAL CURVE
VDOT	VA DEPT OF TRANSPORTATION
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
WBL	WEST BOUND LANE
WL	WATER LINE
WM	WATER METER
WM OR WM	WATER MAIN
WQA	WALLED PLANTER BOX
WW	WATER QUALITY IMPACT ASSESMENT
WV	WATER VALVE
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR
Z	SIDE SLOPES

### GENERAL NOTES

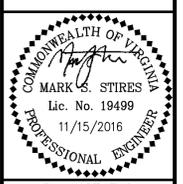
1. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF THE CITY OF ALEXANDRIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON FEBRUARY 23, 2016.
2. THE SUBJECT PROPERTY IS LOCATED IN A COMBINED SEWER AREA.

NOTE: THIS IS A STANDARD SHEET. THEREFORE, SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.



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NOTES, ABBREVIATIONS, AND LEGEND  
930 NORTH HENRY STREET  
DEVELOPMENT PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA VIRGINIA



PLAN STATUS
02/15/16 CONCEPT I
04/15/16 CONCEPT II
08/11/16 PDSUP 1ST SUB
09/16/16 COMPLETENESS SUB #2
10/11/16 SUBMISSION FOR COMPLETENESS
11/15/16 PDSUP FINAL SUB

**APPROVED**  
SPECIAL USE PERMIT NO. 2016-0008  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

DATE	DESCRIPTION
CNN DESIGN	CNN DRAWN
MCS	CHKD
SCALE:	AS SHOWN
JOB No.	6016-03-001
DATE	JULY, 2016
FILE No.	6016-PDSUP-001

**GENERAL NOTES:**

- OWNER: ALEXANDRIA HOUSING DEVELOPMENT CORPORATION (AHDC), 801 NORTH PITT STREET, SUITE 121, ALEXANDRIA, VA 22314.
- THERE ARE NO RPA'S ON THIS SITE ACCORDING TO CITY OF ALEXANDRIA RECORD MAPS. THERE ARE NO FLAGGED WETLANDS LOCATED ON THIS SITE.
- ALL UTILITIES SERVING THIS SITE WILL BE UNDERGROUND.
- FIREFLOW INFORMATION SHALL BE PROVIDED BY VIRGINIA AMERICAN WATER COMPANY AT A LATER DATE.
- ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER.
- ELECTRIC POWER WILL BE PROVIDED BY DOMINION VIRGINIA POWER. ALL CONSTRUCTION WORK TO BE COORDINATED WITH DVP PRIOR TO CONSTRUCTION.
- ONSITE GAS DISTRIBUTION WILL BE IN ACCORDANCE WITH WASHINGTON GAS & LIGHT REQUIREMENTS. ALL CONSTRUCTION WORK TO BE COORDINATED WITH WASHINGTON GAS PRIOR TO CONSTRUCTION.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- A GEOTECHNICAL REPORT SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATIONS. NO ON-SITE CONTAMINATION IS KNOWN OF AT THIS TIME. TO THE BEST OF OUR KNOWLEDGE, MARINE CLAYS ARE NOT PRESENT ON THE PROJECT SITE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO UNDERGROUND STORAGE TANKS; AREAS LOCATED WITHIN 1,000 FT OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA; AND AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
- NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE.
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH USBC 119.0. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.
- PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OF LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO CODE ENFORCEMENT THAT WILL OUTLINE THE STEPS THAT WILL TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS.
- ROOF DRAINAGE SYSTEMS MUST BE INSTALLED SO AS NEITHER TO IMPACT UPON, NOR CAUSE EROSION/DAMAGE TO, ADJACENT PROPERTY.
- SHEETING AND SHORING SHALL NOT EXTEND BEYOND THE PROPERTY LINE; EXCEPT WHEN THE DEVELOPER HAS OBTAINED WRITTEN RELEASE FROM ADJACENT PROPERTY OWNERS WHICH HAS BEEN RECORDED IN THE LAND RECORDS; OR THROUGH AN APPROVED ENCROACHMENT PROCESS.
- CONSTRUCTION STAGING OF MATERIALS SHALL REMAIN CLEAR OF EMERGENCY VEHICLE EASEMENTS, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS AT ALL TIMES.
- ANY INCONSISTENCIES BETWEEN THE VARIOUS DRAWINGS SUBMITTED BY THE APPLICANT SHALL BE RECONCILED BY THE APPLICANT TO THE SATISFACTION OF THE DIRECTORS OF PLANNING AND ZONING & TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- A TEMPORARY INFORMATIONAL SIGN SHALL BE INSTALLED ON THE SITE PRIOR TO THE APPROVAL OF THE FINAL SITE PLAN FOR THE PROJECT AND SHALL BE DISPLAYED UNTIL CONSTRUCTION IS COMPLETE OR REPLACED WITH A MARKETING SIGN INCORPORATING THE REQUIRED INFORMATION; THE SIGN SHALL NOTIFY THE PUBLIC OF THE NATURE OF THE UPCOMING PROJECT AND SHALL PROVIDE A PHONE NUMBER FOR PUBLIC QUESTIONS REGARDING THE PROJECT. (P&Z)
- DURING THE CONSTRUCTION PHASE OF THIS DEVELOPMENT, THE SITE DEVELOPER, THEIR CONTRACTORS, CERTIFIED LAND DISTURBER, OR OWNER'S OTHER AGENT SHALL IMPLEMENT A WASTE AND REFUSE CONTROL PROGRAM. THIS PROGRAM SHALL CONTROL WASTE 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 TRANSPORTATION AND ENVIRONMENTAL SERVICES AND CODE ENFORCEMENT. ALL WASTES SHALL BE PROPERTY DISPOSED OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
- PERFORMANCE BOND FOR BMPs SHALL NOT BE RELEASED UNTIL ALL DRAINAGE AREA FLOWING INTO THE BMP IS DEVELOPED. PRIOR TO RELEASE OF THE PERFORMANCE BOND THE APPLICANT(S) 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(S) AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS AND THAT THEY ARE FUNCTIONING AS DESIGNED AND ARE UNAFFECTED BY CONSTRUCTION ACTIVITIES. IF MAINTENANCE FOR THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINTENANCE MEASURES PERFORMED.
- THE APPLICANT SHALL FUND, OR SHALL REQUIRE THAT INDIVIDUAL BUILDERS AND OWNERS WITHIN THE PROJECT TO FUND A TRANSPORTATION FUND, AT AN ANNUAL RATE OF \$0.12 PER NET SQUARE FOOT OF OCCUPIED RETAIL/COMMERCIAL SPACE AND \$71.96 PER OCCUPIED RESIDENTIAL UNITS. FIRST PAYMENT TO FUND SHALL BE MADE WITH THE ISSUANCE OF INITIAL CERTIFICATE OF OCCUPANCY (OR WHEN FIRST TENANT/OWNER MOVES IN). THE RATE SHALL INCREASE ANNUALLY BY AN AMOUNT EQUAL TO THE RATE OF INFLATION FOR THE PREVIOUS YEAR UNLESS A WAIVER IS OBTAINED FOR THE DIRECTOR OF T&ES. FIRST PAYMENT TO THE TMP FUND SHALL BE MADE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING.

**CONSTRUCTION NOTES:**

- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
- THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED IF REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR CAUSING EXISTING UTILITIES TO BE DISCONNECTED.
- THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
- ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
- EXISTING WELLS SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD REQUIREMENTS.
- EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
- ALL OVER HEAD POLE LINES SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
- PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSION, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
- THE CONTRACTOR IS TO VERIFY INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
- EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONTRACTOR.
- EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOHN. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION.
- DAMAGE TO ANY EXISTING ENTRANCES, CURB AND GUTTER, PAVEMENT OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE REPAIRED TO THE SATISFACTION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR CITY OF ALEXANDRIA AND ANY ADJOINING OWNERS THAT MAY BE AFFECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB.
- ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED.
- THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA AND IT'S CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
- CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
- ALL ON-SITE RETAINING WALLS ARE SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. THIS PLAN IS FOR LOCATION AND PROPOSED GRADING ONLY. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE ACCOMPLISHED BY OTHERS.
- THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION. WATERPROOFING FOR FILL AGAINST BUILDINGS AND LOCATION OF MECHANICAL EQUIPMENT AND CONNECTIONS AT THE FACES OF BUILDINGS.
- SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR THE PONDING OF WATER ON THE ROADWAY.
- PROPOSED PAVEMENT SECTION DEPTH(S) ARE BASED ON A CBR VALUE OF 10. LABORATORY TESTS OF SUBGRADE SOIL SHALL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBGRADE THICKNESS PRIOR TO PAVING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.
- EMERGENCY VEHICLE EASEMENTS AND HANDICAPPED PARKING SPACES TO BE MARKED BY CITY OF ALEXANDRIA STANDARD SIGNAGE AND ADA REQUIREMENTS.
- ALL STRIPING TO MEET MUTCD STANDARDS.
- ALL EROSION CONTROL SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (THIRD ADDITION 1992) AND MUST BE SUBMITTED AND APPROVED BY T&ES.
- ALL EMERGENCY VEHICLE EASEMENTS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS (CSAP-1A).
- ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND SOILS REPORT REQUIREMENTS.

**GEOTECHNICAL REPORT NOTE:**

CONTRACTOR IS ADVISED TO REVIEW SEPARATELY PREPARED GEOTECHNICAL REPORTS FOR DESCRIPTION OF SOILS, SUBSURFACE CONDITIONS AND FOUNDATION CRITERIA. THIS GEOTECHNICAL REPORT, PREPARED BY OTHERS, HAS BEEN SEPARATELY SUBMITTED TO THE CITY OF ALEXANDRIA FOR REVIEW.

**SEWER NOTE:**

THIS PROJECT IS LOCATED IN A COMBINED SEWER AREA. THE SEWER GENERATION FROM THIS SITE IS GREATER THAN 10,000 GPD. A NEW OFFLINE SEWER IS PROPOSED WITH THIS SITE PLAN. SEE SEWER OUTFALL PLAN SHEET C6.10 FOR DETAILS.

114 UNITS x 300 GPD/UNIT x 4PFF = 136,800 GPD

THE OUTFALL FOR THIS PROJECT DISCHARGES TO A PROPOSED 8" SEWER ALONG FIRST STREET THEN INTO A PROPOSED 8" SEWER ALONG NORTH FAYETTE STREET WHERE IT THEN TIES INTO THE EXISTING 30" CCSP POTOMAC TRUNK SEWER. THIS SITE WILL PRODUCE 0.21 CFS WITH A 4.0 PEAK FACTOR. THE 8" COLLECTING SEWER FROM THE SITE TO THE MAIN HAS A CAPACITY OF 2.26 CFS.

**CITY OF ALEXANDRIA NOTES:**

- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT JOE FLANDER AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996. ENVIRONMENTAL HEALTH DIVISION AT 703-746-4910.
- 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 SUNDAYS. PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 9AM TO 6PM AND SATURDAYS FROM 10AM TO 4PM
- 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.

**CONCERNING UTILITY WORKS:**

NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME. ALL EXCAVATED MATERIAL TO BE REPLACED INTO THE TRENCH SHALL BE STOCKPILED ON THE HIGH SIDE OF THE TRENCH. IF ANY TRENCH WORK WILL REMAIN OPEN AFTER THE END OF THE WORKDAY ALL NEEDED EROSION AND SEDIMENT CONTROLS SHALL BE EMPLOYED. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE CITY OF ALEXANDRIA.

**STORMWATER MANAGEMENT NOTES:**

THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) 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 BMP(S)

- CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
- CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER THE SITE WAS STABILIZED. (T&ES)
- AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE DEVELOPER SHALL FURNISH THE OWNERS WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BEST MANAGEMENT PRACTICES (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, A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMP(S) AND SUPPORTING EQUIPMENT, AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY.

**EROSION/SEDIMENT CONTROL NOTES:**

THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH FINAL PLANS FOR APPROVAL BY T&ES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT. ALL EROSION / SEDIMENT CONTROL MEASURES WILL CONFORM TO THE CURRENT STANDARDS OF THE CITY OF ALEXANDRIA AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.

T&ES MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. CERTIFIED RESPONSIBLE LAND DISTURBER IS REQUIRED TO ATTEND PRE-CONSTRUCTION MEETING.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.

ALL DISTURBED AREAS OF THE SITE THAT ARE NOT TO BE WORKED FOR SEVEN OR MORE CALENDAR DAYS MUST BE STABILIZED.

ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.

ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED THROUGH AN APPROVED FILTERING DEVICE.

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL NOT BE WORKED FOR SEVEN OR MORE CALENDAR DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS IS TO BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES MUST BE EMPLOYED FOR STOCKPILE AREAS.

ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 25% ARE TO BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL.

TO THE EXTENT POSSIBLE ALL TREE PROTECTION SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE(S).

AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND ALL DISTURBED AREAS SHALL BE STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE REMOVED.

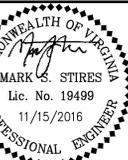
**ARCHAEOLOGICAL NOTES:**

- 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 METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

**Bowman**  
CONSULTING DC

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GENERAL NOTES  
930 NORTH HENRY STREET  
DEVELOPMENT PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA  
VIRGINIA



PLAN STATUS
02/15/16   CONCEPT I
04/15/16   CONCEPT II
08/11/16   PDSUP 1ST SUB
09/16/16   COMPLETENESS SUB #2
10/11/16   SUBMISSION FOR COMPLETENESS
11/15/16   PDSUP FINAL SUB

DATE	DESCRIPTION
CNN DESIGN	CNN DRAWN MCS CHKD
SCALE:	AS SHOWN
JOB No.	6016-03-001
DATE	JULY, 2016
FILE No.	6016-PDSUP-001

SHEET C2.10

**APPROVED**  
SPECIAL USE PERMIT NO. 2016-0008  
DEPARTMENT OF PLANNING & ZONING

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DIRECTOR DATE \_\_\_\_\_

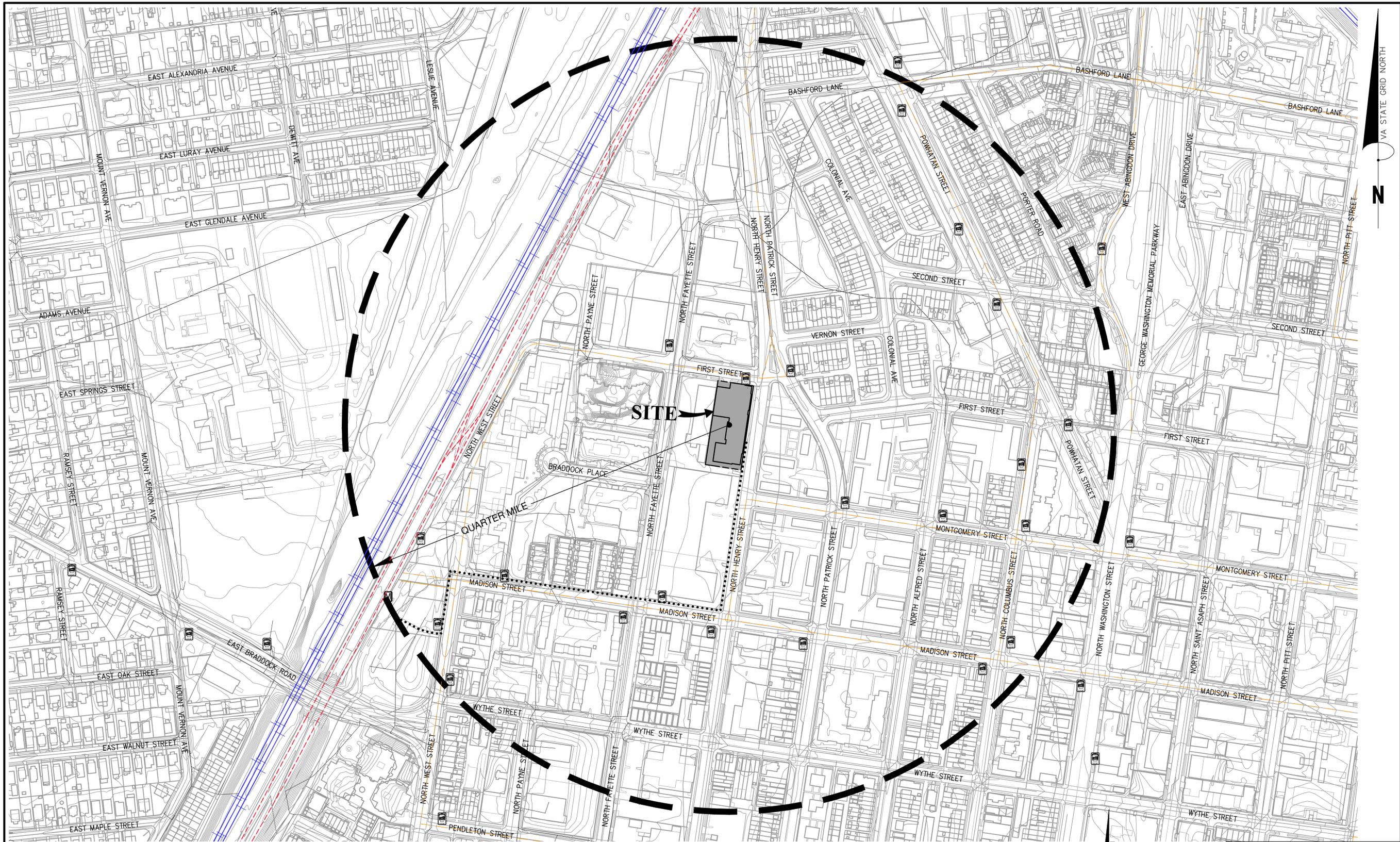
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_

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DIRECTOR DATE \_\_\_\_\_

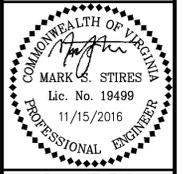
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CHAIRMAN, PLANNING COMMISSION DATE \_\_\_\_\_

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

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



CONTEXTUAL PLAN  
**930 NORTH HENRY STREET**  
DEVELOPMENT PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA VIRGINIA



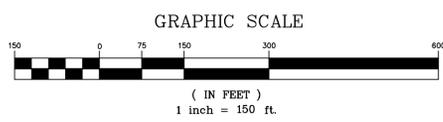
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DATE	DESCRIPTION
CNN DESIGN	CNN DRAWN
MCS CHKD	
SCALE: 1"=150'	
JOB No. 6016-03-001	
DATE JULY, 2016	
FILE No. 6016-PDSUP-001	
SHEET <b>C3.00</b>	

**LEGEND**

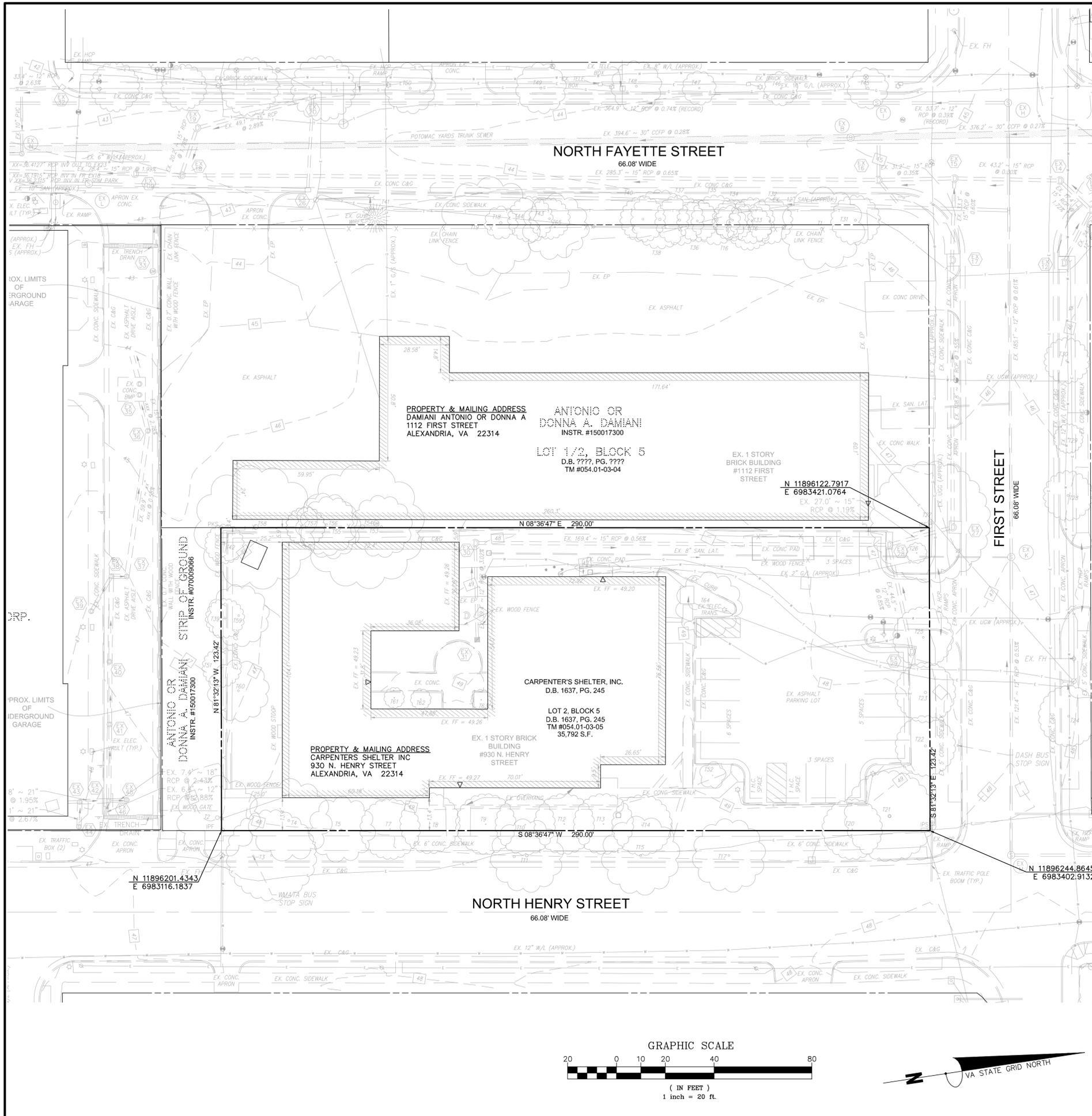
- M METRO STATION
- BS BUS STOP
- BR BUS ROUTE
- RL RAIL LINE
- MR METRO LINE
- ..... DISTANCE TO METRO (1904 FEET)

\* PER ALEXANDRIA GIS



**APPROVED**  
SPECIAL USE PERMIT NO. 2016-0008  
DEPARTMENT OF PLANNING & ZONING

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



**MARINE CLAY NOTE**

PER RECORD FROM THE WEB SOIL SURVEY RETRIEVED ON FEBRUARY 23, 2016, THERE ARE NO MARINE CLAYS PRESENT ON SITE.

**SURVEY NOTES**

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON CITY OF ALEXANDRIA ASSESSMENT MAP AS PARCEL #054.01-03-05 AND IS ZONED CRMU/H
2. THE PROPERTY IS NOW IN THE NAME OF CARPENTER'S SHELTER, INC. AS RECORDED IN DEED BOOK 1637 AT PAGE 245 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THE HORIZONTAL AND VERTICAL DATUM AS REFERENCED HEREON WAS ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS), NORTH ZONE, AND IS REFERENCED IN U.S. SURVEY FEET. VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
4. THE TOPOGRAPHICAL FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
5. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF FAIRFAX COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. IN JANUARY, 2016. BEARINGS AND COORDINATES ARE REFERENCED TO THE VIRGINIA CO-ORDINATE SYSTEM (VCS) 1983, NORTH ZONE.
6. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAN DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
7. THE PROPERTY SHOWN HEREON LIES IN ZONES "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, "X" (SHADED) 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 FEMA FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 5155190033 E, EFFECTIVE DATE JUNE 16, 2011.
8. UTILITY LOCATIONS SHOWN HEREON ARE FROM OBSERVED EVIDENCE AND AVAILABLE RECORDS. ALL UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.

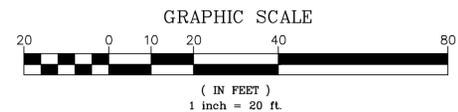
**STORM SEWER SCHEDULE**

EX 11 TOP = 45.24 12" IN = 41.88 (To 13) 12" IN = 45.57 12" IN = 42.54 (Fr. EAST) 12" IN = 42.16 (To 13)	EX 12 TOP = 45.46 12" IN = 41.51 (Fr. 11) 12" IN = 41.36 (Fr. 12) 15" OUT = 41.26 (To 14)	EX 13 TOP = 45.14 15" IN = 40.96 (Fr. 13) 15" OUT = 40.54 (To 15)	EX 14 TOP = 45.16 15" IN = 40.41 (Fr. 14) 15" IN = 40.85 (Fr. 17) 15" OUT = 40.40 (To 16)	EX 15 TOP = 44.85 15" IN = 40.29 (Fr. 15) 12" IN = 41.71 (Fr. NE) 12" IN = 41.04 (Fr. W) 15" OUT = 40.19 (To 18)	EX 16 TOP = 45.57 15" IN = 40.87 (Fr. 28) 15" OUT = 40.85 (To 15)	EX 17 TOP = 43.00 IN = 37.80 (Fr. ???) 15" IN = 38.20 (Fr. 19) 15" IN = 38.33 (Fr. 16) 15" OUT = 37.75 (To 21)	EX 18 TOP = 43.36 15" IN = 38.71 (Fr. 20) 15" OUT = 38.56 (To 18)	EX 19 TOP = 42.81 15" OUT = 40.13 (RECORD)	EX 20 TOP = 42.43 15" IN = 36.19 (Fr. 18) 18" IN = 35.23 (Fr. 34) 27" OUT = 36.41 (To 23)	EX 21 TOP = 42.15 15" OUT = 37.56 (To 34)	EX 22 TOP = 42.21 12" IN = 38.36 (Fr. SW) 12" IN = 38.91 (Fr. 32) 27" IN = 36.36 (Fr. 21) 27" OUT = 36.31 (To W)	EX 23 TOP = 42.93 12" OUT = 38.53 (To 15")	EX 24 TOP = 46.88 15" IN = 42.68 (Fr. 28) 15" OUT = 42.56 (To 17)	EX 25 TOP = 47.30 12" IN = 43.10 (Fr. 29) 15" IN = 43.17 (Fr. 30) 15" OUT = 43.00 (To 27)	EX 26 TOP = 47.93 12" IN = 44.19 (Fr. 31) 15" OUT = 44.12 (To 28)	EX 27 TOP = 48.67 12" IN = 45.38 (To 30)	EX 28 TOP = 42.29 12" OUT = 39.79 (To 23)	EX 29 TOP = 42.68 6" PVC = 39.93 (TO WEST)	EX 30 TOP = 42.04 15" IN = 37.38 (Fr. 22) 18" OUT = 36.43 (To 21)	EX 31 TOP = 44.34 XX" INV. = 37.30	EX 32 TOP = 44.56 XX" OUT = 37.75	EX 33 TOP = 46.15 XX" OUT = 38.10	EX 34 TOP = 46.23 XX" INV. = 35.78	EX 35 TOP = 46.98 XX" INV. = 38.66	EX 36 TOP = 46.91 XX" INV. = 38.36	EX 37 TOP = 47.33 XX" INV. = 38.49	EX 38 TOP = 47.39 12" IN = 45.10 (Fr. 46) 18" IN = 42.69 (Fr. 45) 21" IN = 42.19 (Fr. 43) 21" OUT = 42.16 (To 41)	EX 39 TOP = 47.98 12" IN = 42.48 (Fr. BLDG) 21" IN = 42.61 (Fr. 44) 21" OUT = 42.42 (To 42)	EX 40 TOP = 47.65 21" OUT = 42.88 (To 43)	EX 41 TOP = 47.49 18" OUT = 42.51 (To 42)	EX 42 TOP = 47.20 12" OUT = 45.29 (To 42)
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\* DENOTES STRUCTURE FILLED WITH WATER/DEBRIS

**SANITARY SEWER SCHEDULE**

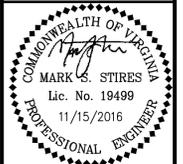
EX A TOP = 43.00 APPROX. (SHAFT 19) 10" IN = 25.03 (Fr. O) 10" IN = 25.05 (Fr. P) 30" IN = 13.61 (Fr. B) 30" OUT = 13.53 (To SOUTH)	EX B TOP = 45.00 APPROX. (SHAFT 20) 30" IN = 14.78 (Fr. C) 30" OUT = 14.70 (To A)	EX C TOP = 46.13 APPROX. (SHAFT 21) 30" IN = 15.89 (Fr. NORTH) 30" OUT = 15.81 (To B)	EX D TOP = 45.17 12" IN = 37.04 (Fr. K) 12" IN = 37.27 (POSSIBLE STUB) 12" OUT = 37.03 (To I)	EX E TOP = 44.53 12" IN = 36.82± (Fr. H) 12" OUT = 36.82± (To J)	EX F TOP = 42.59 12" IN = 34.12 (Fr. I) 12" OUT = 34.08 (To SOUTH)	EX G TOP = 47.02 8" IN = 38.19 (LATERAL) 12" IN = 38.23 (Fr. M) 12" OUT = 38.17 (To H)	EX H TOP = 42.29 C/L = 37.54 PIPES BLOCKED	EX I TOP = 47.80 12" IN = 39.07 (Fr. NORTH) 12" OUT = 38.87 (To K)	EX J TOP = 42.85 10" IN = 26.09 (Fr. WEST) 10" OUT = 25.99 (To O)	EX K TOP = 42.70 10" IN = 25.80 (Fr. N) 10" OUT = 25.80 (To A)	EX L TOP = 42.44 10" IN = 25.52 (Fr. BLDG) 10" OUT = 25.36 (To A)
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EXISTING CONDITIONS PLAN  
**930 NORTH HENRY STREET**  
DEVELOPMENT PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA VIRGINIA



PLAN STATUS	
02/15/16	CONCEPT I
04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB
09/16/16	COMPLETENESS SUB #2
10/11/16	SUBMISSION FOR COMPLETENESS
11/15/16	PDSUP FINAL SUB

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DEPARTMENT OF PLANNING & ZONING

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

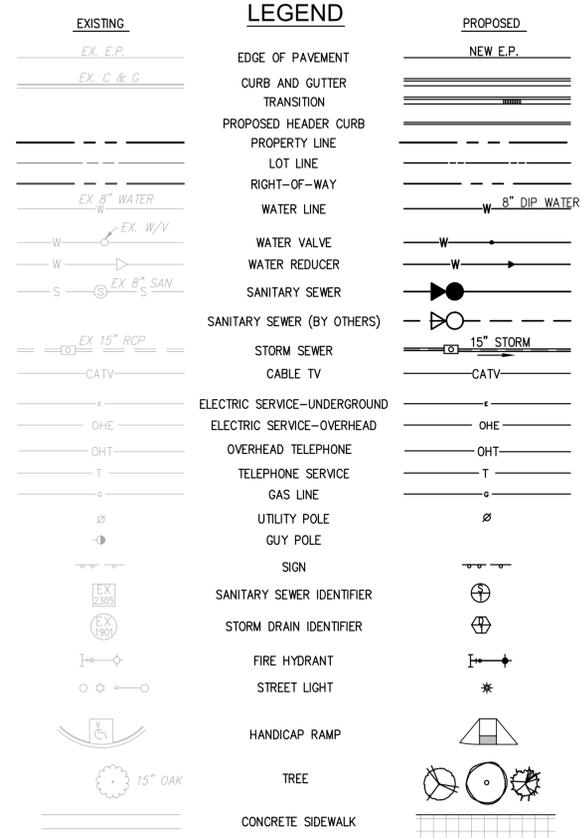
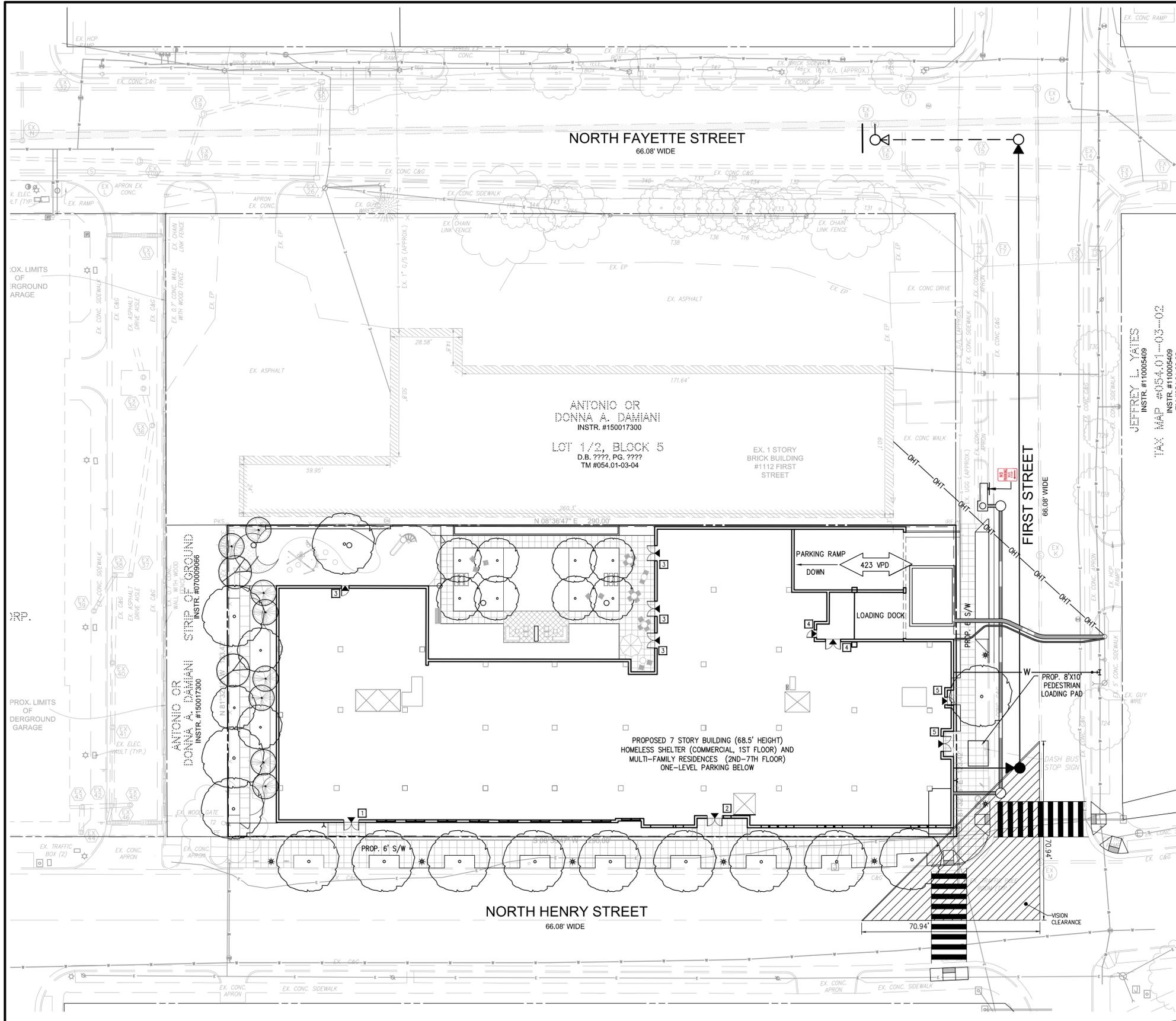
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

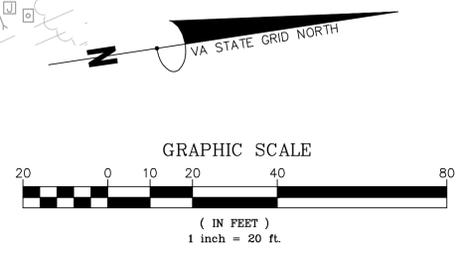
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

DATE	DESCRIPTION
CNN DESIGN	CNN DRAWN
MCS CHKD	
SCALE: 1"=20'	
JOB No. 6016-03-001	
DATE JULY, 2016	
FILE No. 6016-PDSUP-001	
SHEET	C4.00



- ENTRANCES**
- 1 MULTI-FAMILY ENTRANCE
  - 2 CARPENTER'S SHELTER ENTRANCE
  - 3 COURTYARD ENTRANCE
  - 4 LOADING ENTRANCE
  - 5 DAVID'S PLACE ENTRANCE



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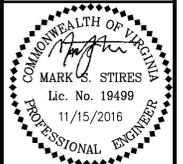
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SITE PLAN  
**930 NORTH HENRY STREET**  
DEVELOPMENT PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA VIRGINIA



PLAN STATUS	
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09/16/16	COMPLETENESS SUB #2
10/11/16	SUBMISSION FOR COMPLETENESS
11/15/16	PDSUP FINAL SUB

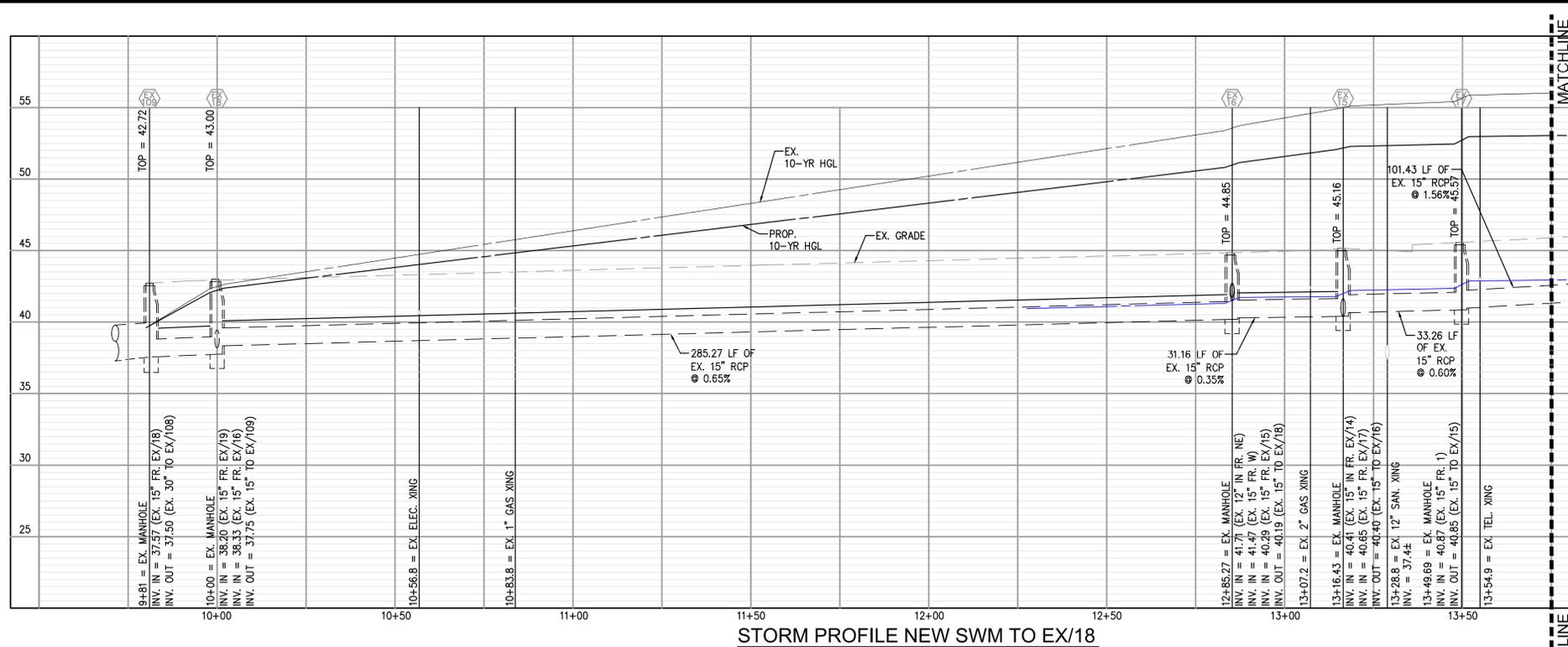
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CNN DESIGN	CNN DRAWN
MCS CHKD	
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JOB No. 6016-03-001	
DATE JULY, 2016	
FILE No. 6016-PDSUP-001	

SHEET **C5.00**







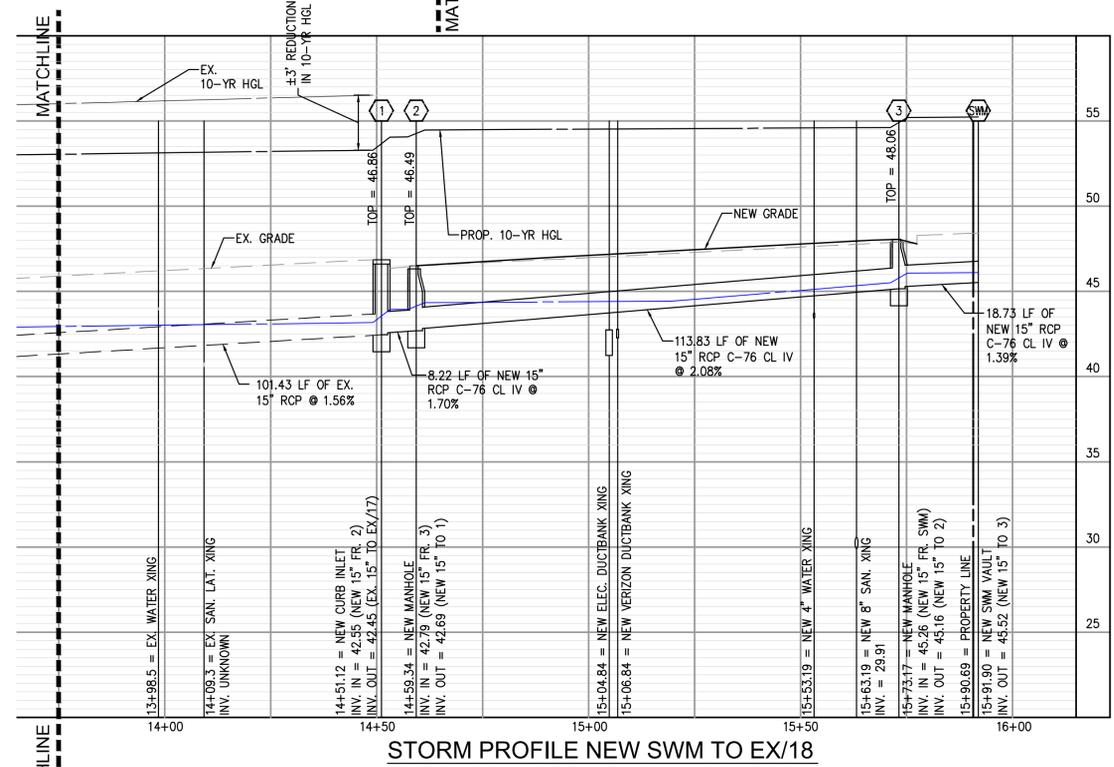


STORM PROFILE NEW SWM TO EX/18

SCALE: H: 1"=20'  
V: 1"=5'

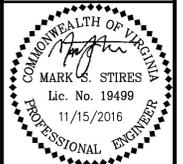
HYDRAULIC GRADE LINE NARRATIVE:  
THE EXISTING CONDITION COMPUTATIONS INDICATES A FLOODING CONDITION CAUSED BY UNDERSIZED PIPE IN FAYETTE STREET. THE PROPOSED PROJECT INCLUDES A STORMWATER MANAGEMENT FACILITY WHICH CONTROLS THE FLOW LEAVING THE SITE AND WILL REDUCE THE FLOW WITHIN THE EXISTING STORM SEWER SYSTEM. THE FINAL FLOWS WILL BE DETERMINED IN THE FINAL ENGINEERING PHASE, HOWEVER THE DESIGN CRITERIA IN THE CITY OF ALEXANDRIA WILL RESULT IN CONTROLLED RUNOFF FROM THE PROJECT SITE.

THE FUTURE RECOMMENDATION IS TO INCREASE THE SIZE OF THE STORM SEWER IN FAYETTE STREET WHICH WILL MITIGATE THE FLOODING CONDITION SHOWN IN THE COMPUTATIONS. THIS RECOMMENDED WORK WILL NOT BE A PART OF THIS PROJECT AND IS A SUGGESTION TO THE CITY OF ALEXANDRIA FOR FUTURE CONSIDERATION.



STORM PROFILE NEW SWM TO EX/18

SCALE: H: 1"=20'  
V: 1"=5'



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SITE PLAN NO. \_\_\_\_\_

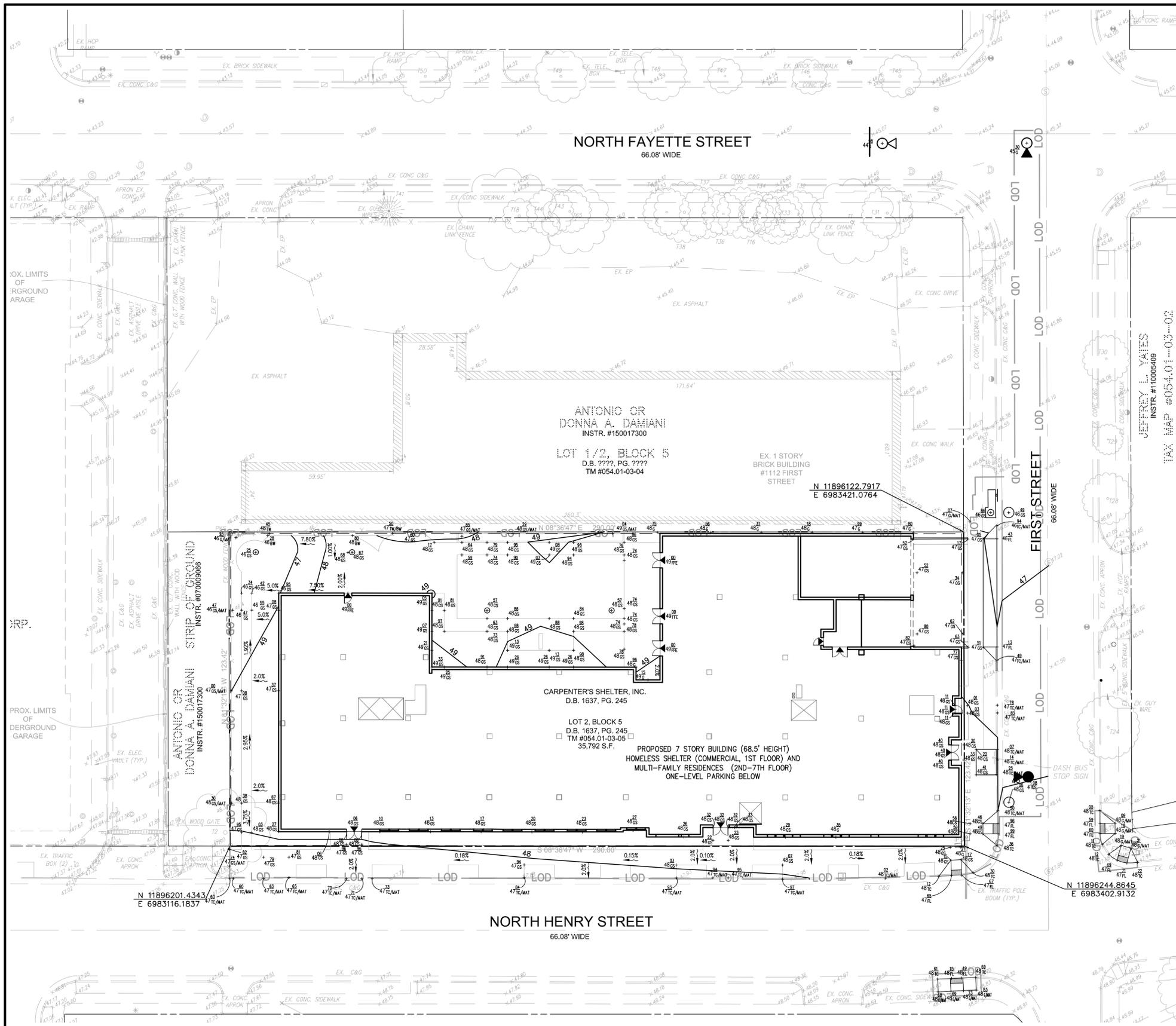
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

DATE	DESCRIPTION
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MCS CHKD	
SCALE: AS SHOWN	
JOB No. 6016-03-001	
DATE JULY, 2016	
FILE No. 6016-PDSUP-001	



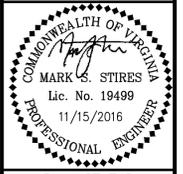
**SPOT SHOT LEGEND**

- xx# + FINISHED FLOOR SPOT
- xx# + GROUND SPOT
- xx# + TOP OF CURB SPOT
- xx# + BOTTOM OF CURB SPOT
- xx# + TOP OF WALL SPOT
- xx# + BOTTOM OF WALL SPOT
- xx# + TOP OF STEPS SPOT
- xx# + BOTTOM OF STEPS SPOT
- xx# + MATCH EXISTING SPOT

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GRADING PLAN  
**930 NORTH HENRY STREET**  
DEVELOPMENT PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA VIRGINIA



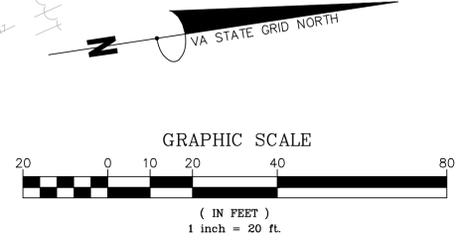
PLAN STATUS	
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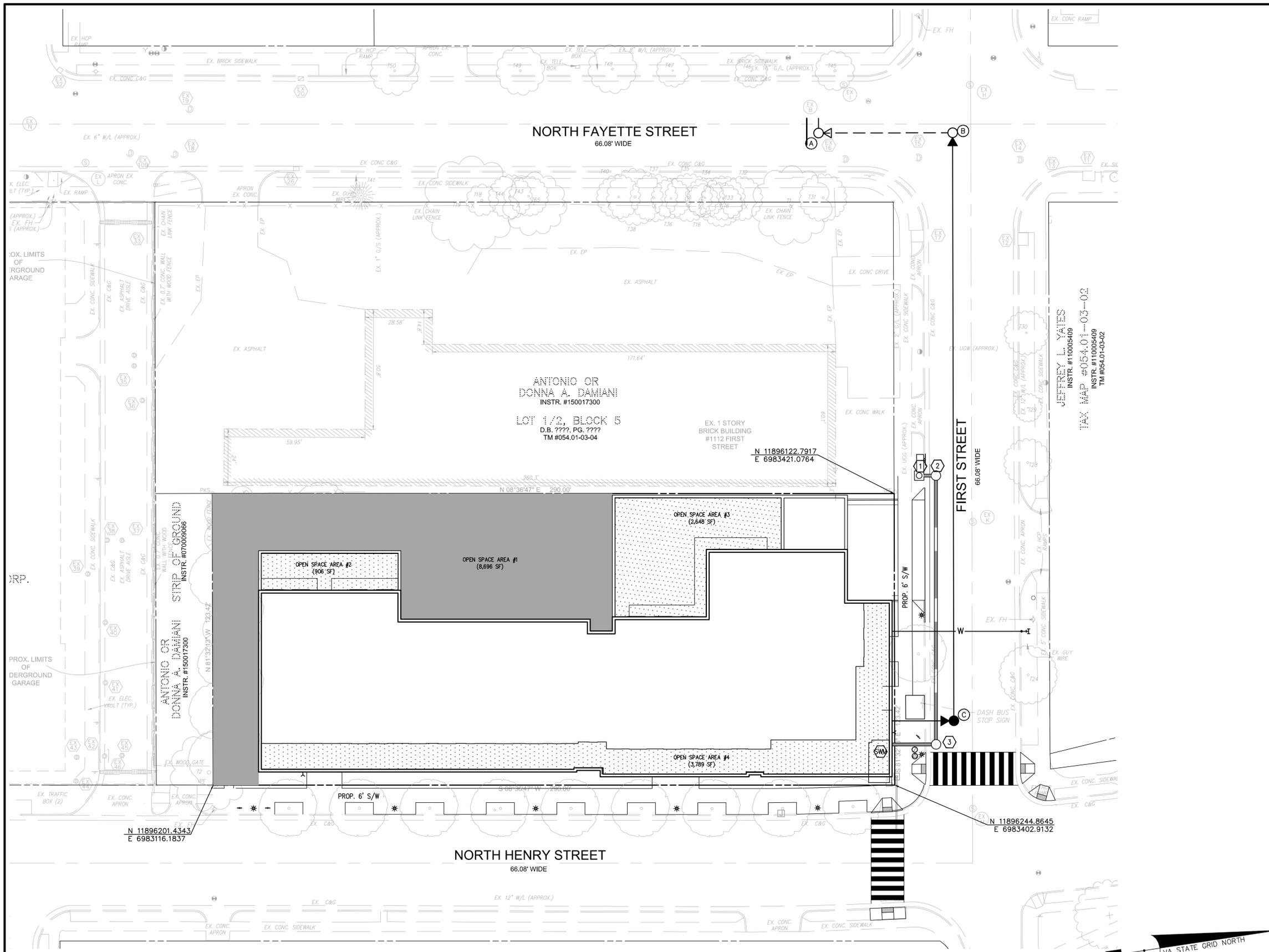
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
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DATE JULY, 2016	
FILE NO. 6016-PDSUP-001	





**LEGEND**

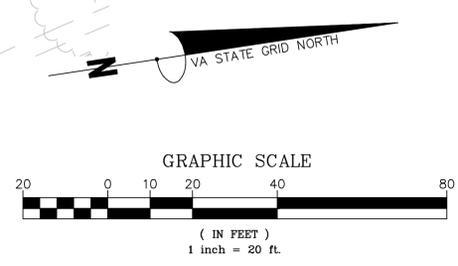
OPEN SPACE #1 - GROUND FLOOR  
 AREA = 8,696 SF (0.20 AC.)  
 PERCENTAGE OF TOTAL OPEN SPACE = 54%

OPEN SPACE #2, #3, & #4 - ROOF\*  
 TOTAL AREA = 7,343 SF (0.17 AC.)  
 PERCENTAGE OF TOTAL OPEN SPACE = 46%

\*THE APPLICANT IS REQUESTING THE DIRECTOR OF PLANNING AND ZONING TO ALLOW NON-GROUND LEVEL AMENITY SPACE TO BE COUNTED TOWARDS THE OPEN SPACE REQUIREMENT PER THE ALEXANDRIA ZONING ORDINANCE

**OPEN SPACE COMPUTATIONS**

SITE AREA = 35,791 SF (0.82 AC.)  
 OPEN SPACE AREA = 16,039 SF (0.37 AC.)  
 PERCENTAGE OPEN SPACE PROVIDED = 45%



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OPEN SPACE PLAN  
 930 NORTH HENRY STREET  
 DEVELOPMENT PRELIMINARY SITE PLAN  
 VIRGINIA  
 CITY OF ALEXANDRIA

COMMONWEALTH OF VIRGINIA  
 MARK S. STIRES  
 Lic. No. 19499  
 11/15/2016  
 PROFESSIONAL ENGINEER

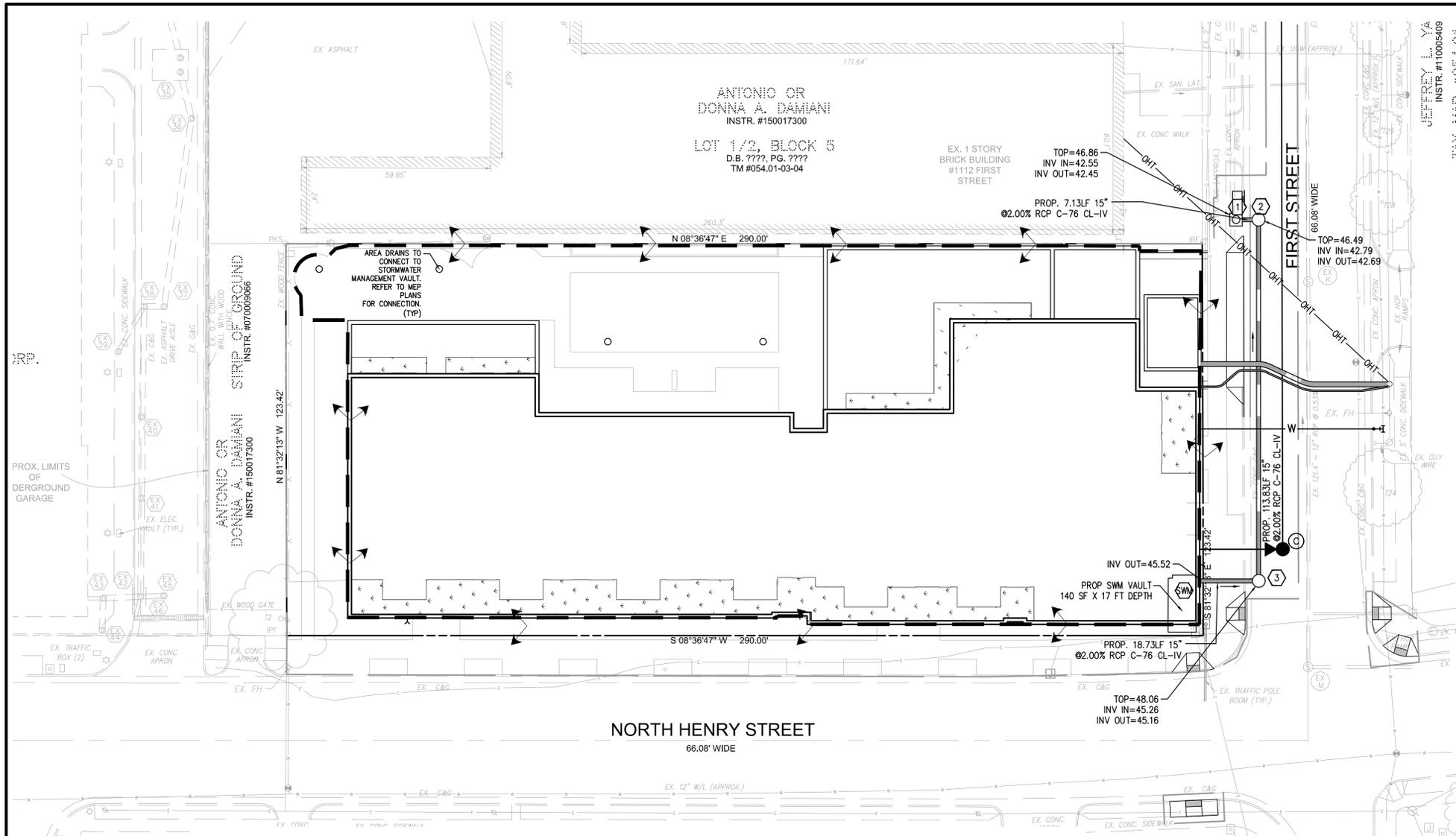
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SHEET **C8.00**







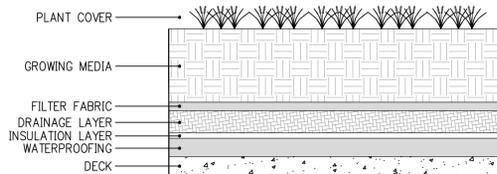
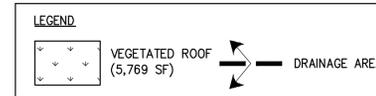
**SWM NARRATIVE:**

THE SITE PROPOSES TO COMPLY WITH ALL STORMWATER MANAGEMENT REQUIREMENTS BY ROUTING STREET RUNOFF TO PROPOSED DRAINAGE INLETS AND COLLECTING AT AN ONSITE TREATMENT FACILITY. THE FACILITY SHALL PROVIDE STORAGE QUALITY AND QUANTITY THROUGH FILTRATION SYSTEM TO BE DETERMINED DURING FINAL ENGINEERING PHASE. SEE THIS PLAN FOR DETAILS.

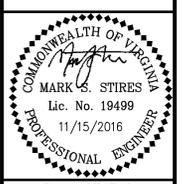
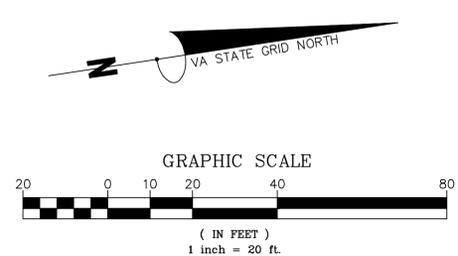
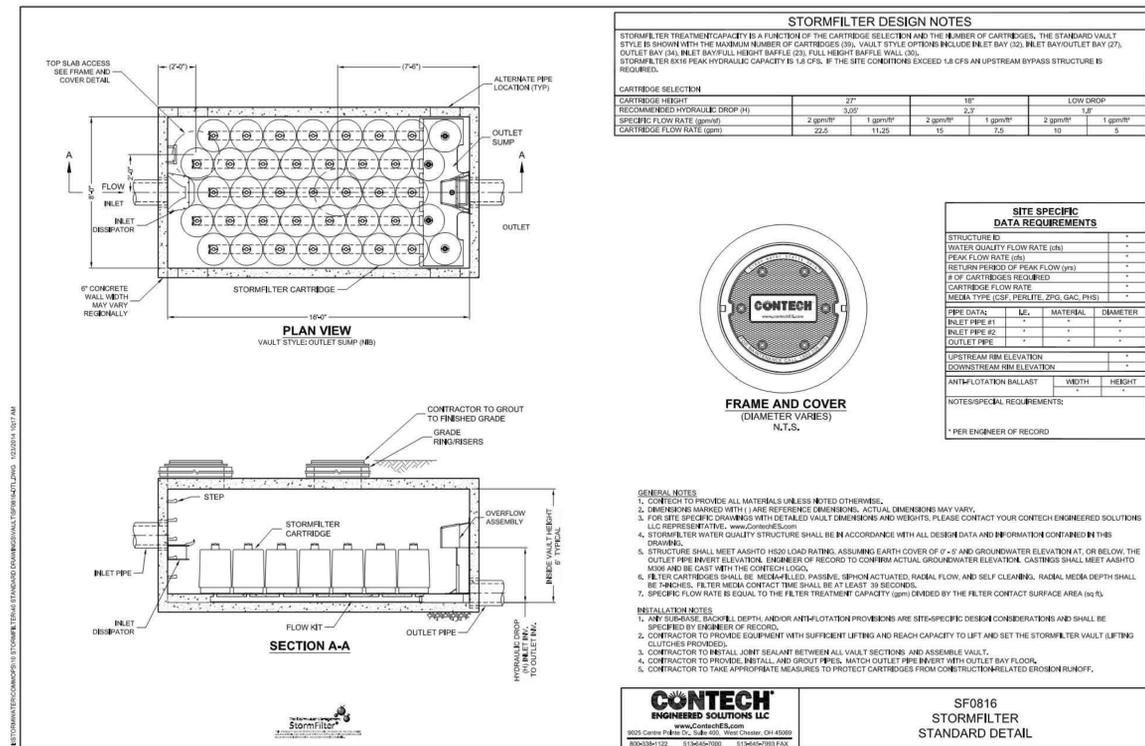
THIS SITE PROPOSES TO COMPLY WITH ALL STORMWATER MANAGEMENT REQUIREMENTS BY ROUTING ONSITE RUNOFF TO A PROPOSED STORMWATER VAULT BEFORE BEING DISCHARGED INTO THE PUBLIC STORM SEWER PIPE. ROOFTOP RUNOFF SHALL BE COLLECTED AND TREATED THROUGH A VEGETATED ROOF SYSTEM AND A STORMWATER MANAGEMENT VAULT WITH FILTRATION CARTRIDGES. THE SURFACE RUNOFF SHALL BE COLLECTED INTO INLETS WITHIN THE COURTYARD, PIPED THROUGH THE GARAGE, AND INTO THE AFOREMENTIONED STORMWATER MANAGEMENT VAULT WITH FILTRATION CARTRIDGES. THE COMBINATION OF THE VEGETATED ROOF AND THE STORMWATER MANAGEMENT VAULT WITH FILTRATION CARTRIDGES SHALL BE USED TO PROVIDE QUALITY AND QUANTITY CONTROL. FINAL STORMWATER MANAGEMENT SHALL BE DETERMINED DURING FINAL ENGINEERING PHASE.

STORMWATER QUALITY ARE CALCULATED VIA VIRGINIA RUNOFF REDUCTION SPREADSHEET. PHOSPHOROUS LOAD REMOVAL IS ACHIEVED VIA VEGETATED ROOF AND PROPRIETARY FILTRATION CARTRIDGES.

THE AFOREMENTIONED STORMWATER MANAGEMENT VAULT IS 277 SF WITH AN 8 FT HEIGHT. THE VOLUME OF THE STORAGE PROVIDED WITHIN THE VAULT IS 2,216 CF. ADDITIONALLY, THE VEGETATED ROOF PROVIDES A STORAGE VOLUME OF 885 CF (PER THE VRRM SPREADSHEET). THE TOTAL STORAGE PROVIDED IS 3,101 CF. PER THE ENERGY BALANCE TABULATION BELOW, THIS VAULT IS GREATER THAN THE REQUIRED STORAGE OF 2,405 CF. THEREFORE, THE STORMWATER QUANTITY IS ACHIEVED. FINAL DESIGN OF VAULTS AND VEGETATED ROOF SHALL BE DETERMINED DURING FINAL ENGINEERING PHASE AND IS SUBJECT TO CHANGE BUT WILL BE COMPLIANT PER VRRM SPREADSHEET AND ALEXANDRIA WATER QUALITY DEFAULT.



**GREENROOF TYPICAL CROSS SECTION**  
(NOT TO SCALE)



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10/11/16	SUBMISSION FOR #2
11/15/16	PDSUP FINAL SUB

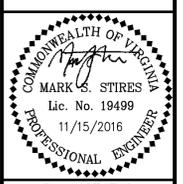
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DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
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08/11/16	PDSUP 1ST SUB
09/16/16	COMPLETENESS SUB #2
10/11/16	SUBMISSION FOR #2
11/15/16	PDSUP FINAL SUB

FILE No. 6016-PDSUP-001



PLAN STATUS	DATE	DESCRIPTION
CONCEPT I	02/15/16	
CONCEPT II	04/15/16	
PDSUP 1ST SUB	08/11/16	
COMPLETENESS SUB #2	09/16/16	
SUBMISSION FOR COMPLETENESS	10/11/16	
PDSUP FINAL SUB	11/15/16	

DATE	DESCRIPTION
CNN DESIGN	CNN DRAWN
MCS CHKD	
SCALE: 1"=20'	
JOB No. 6016-03-001	
DATE JULY, 2016	
FILE No. 6016-PDSUP-001	

**APPROVED**  
SPECIAL USE PERMIT NO. 2016-0008  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
<b>1. Vegetated Roof (RR)</b>													
1.a. Vegetated Roof #1 (Spec #5)	45		0.57		885	1,081	1,966	0		1.23	0.56	0.68	14.b. MTD - Filtering
1.b. Vegetated Roof #2 (Spec #5)	60				0	0	0	0		0.00	0.00	0.00	
<b>14. Manufactured Treatment Devices (no RR)</b>													
14.b. Manufactured Treatment Device-Filtering	0	0.07	0.10	1,081	0	1,489	1,489	50	0.68	0.26	0.47	0.47	

**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)	0.69	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.67	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.16	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.07	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft<sup>3</sup>) = 2,525

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 (ft <sup>3</sup> )	885	0	0	0	0	885
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.59	0.00	0.00	0.00	0.00	1.59
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.02	0.00	0.00	0.00	0.00	1.02
TP LOAD REMAINING (lb/yr)	0.56	0.00	0.00	0.00	0.00	0.56

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
	3.97	0.00	0.00	0.00	0.00	3.97

Total Phosphorus	FINAL POST-DEVELOPMENT TP LOAD (lb/yr)
	1.59
TP LOAD REDUCTION REQUIRED (lb/yr)	0.25
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.02
TP LOAD REMAINING (lb/yr)	0.56
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00 **

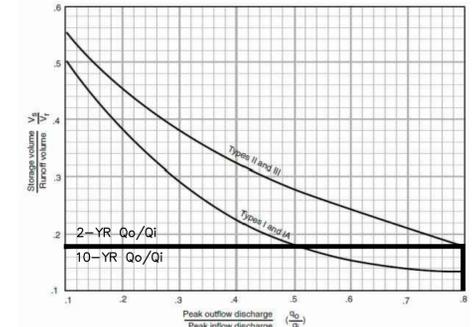
\*\* TARGET TP REDUCTION EXCEEDED BY 0.77 LB/YEAR \*\*

**Drainage Area Curve Numbers and Runoff Depths\***

Curve numbers (CN, CNadj) and runoff depths (RV<sub>Developed</sub>) are computed with and without reduction practices.

Drainage Area A	A Soils	B Soils	C Soils	D Soils	Total Area (acres):	Runoff Reduction Volume (ft <sup>3</sup> ):
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.85	885
CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.16		
CN	39	61	74	80		
Impervious Cover	0.00	0.00	0.00	0.69		
CN	98	98	98	98		

RV <sub>Developed</sub> (watershed-inch) with no Runoff Reduction*	1-year storm	2-year storm	10-year storm
	2.16	2.64	4.62
RV <sub>Developed</sub> (watershed-inch) with Runoff Reduction*	1.87	2.36	4.33
Adjusted CN*	92	92	92



**SWM Water Quantity Energy Balance Worksheet**

SITE AREA (acre)	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.7	2.7	5.2	5.2
CN	95	92	95	92
S=1000/CN-10	0.53	0.87	0.53	0.87
0.25	0.11	0.17	0.11	0.17
RV=(P-0.25)I/(P-0.25)+S	2.16	1.88	4.62	4.28

QPost Development <= I.F.\* (Qpre-development\* RVpre-development)/RVDeveloped

I.F.	0.9
<b>CHANNEL PROTECTION</b>	
Qpre-development	2.42
QPost Development	2.17
RVPost Development (with runoff reduction)	1.88
Qallowable	2.50
<b>FLOOD CONTROL</b>	
Qpre-development	4.96
QPost Development	4.75
RVPost Development (with runoff reduction)	4.28
Qallowable	5.35

Qallowable/QPost Development	1.15
Vs/Vr	0.18
Vs	0.34
Storage required (cf)	1044

Fig 11.7 of DEQ Manual

Qallowable/QPost Development	1.13
Vs/Vr	0.18
Vs	0.77
Storage required (cf)	2377

**ALEXANDRIA WATER QUALITY VOLUME DEFAULT:**

WQv REQUIRED= C(IMPERVIOUS) X IMPERVIOUS AREA (SF) X 0.50 INCH  
WQv REQUIRED= 0.90 X 30,049 SF X 0.50 INCH = 1,127 CF

WQv PROVIDED= Cw X TOTAL CAPTURED AREA (SF) X 0.50 INCH  
WQv PROVIDED= 0.88 X 32,343 SF X 0.50 INCH = 1,145 CF

**STORMWATER MANAGEMENT CALCULATIONS:**

STORMWATER RETENTION VOLUME (SWRv) REQUIREMENTS FOR THIS SITE WILL BE MET USING A COMBINATION OF GREEN ROOF AND STORM FILTER VAULT.

REQUIRED SWRv = 2,377 CF

VEGETATED ROOF RETENTION = 885 CF (FROM VRRM SPREADSHEET)

STORM FILTER VAULT = 140 SF x 17' DEPTH  
Sv = 2,380 CF

TOTAL SWRv PROVIDED: 3,265 CF

3,265 CF > 2,377 CF

SWRv REQUIREMENT EXCEEDED BY 888 CF

Project Name: **Carpenter Shelter**  
Date: **7/7/2016**

Linear Development Project?  No

**CLEAR ALL** (Ctrl+Shift+R)

data input cells  
constant values  
calculation cells  
final results

**Site Information**

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

Enter Total Disturbed Area (acres) → **0.85**

Check:  
BMP Design Specifications List: 2011 Stds & Specs  
Linear project? No  
Land cover areas entered correctly? No  
Total disturbed area entered? No

Maximum reduction required:	10%
The site's net increase in impervious cover (acres) is:	0.06
Post-Development TP Load Reduction for Site (lb/yr):	0.25

**Pre-ReDevelopment Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested				0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.22	0.22
Impervious Cover (acres)				0.63	0.63
					0.85

**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	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.16	0.16
Impervious Cover (acres)				0.69	0.69
Area Check	OK.	OK.	OK.	OK.	0.85

**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
P (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**

Pre-ReDevelopment	Listed	Adjusted <sup>1</sup>
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv (forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.22	0.16
Weighted Rv (turf)	0.25	0.25
% Managed Turf	26%	20%
Impervious Cover (acres)	0.63	0.63
Rv (impervious)	0.95	0.95
% Impervious	74%	80%
Total Site Area (acres)	0.85	0.79
Site Rv	0.77	0.81

**LAND COVER SUMMARY -- POST DEVELOPMENT**

Post-Development	Listed	Adjusted <sup>1</sup>
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv (forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.16	0.16
Weighted Rv (turf)	0.25	0.25
% Managed Turf	19%	20%
Impervious Cover (acres)	0.69	0.69
Rv (impervious)	0.95	0.95
% Impervious	81%	80%
Final Site Area (acres)	0.85	0.79
Final Post Dev Site Rv	0.82	0.81

**Treatment Volume and Nutrient Load**

Pre-ReDevelopment	Post-Development
Treatment Volume (acre-ft)	0.0545 / 0.0532
Treatment Volume (cubic feet)	2,372 / 2,318
TP Load (lb/yr)	1.49 / 1.46
TP Load per acre (lb/acre/yr)	1.75 / 1.84
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)	0.32

**Treatment Volume and Nutrient Load**

Final Post-Development	Post-ReDevelopment	Post-Development	
Treatment Volume (acre-ft)	0.0580	0.0532	0.0047
Treatment Volume (cubic feet)	2,525	2,318	207
TP Load (lb/yr)	1.59	1.46	0.13
TP Load per acre (lb/acre/yr)	1.87	1.84	
Max. Reduction Required (Below Pre-Development Load)	10%		

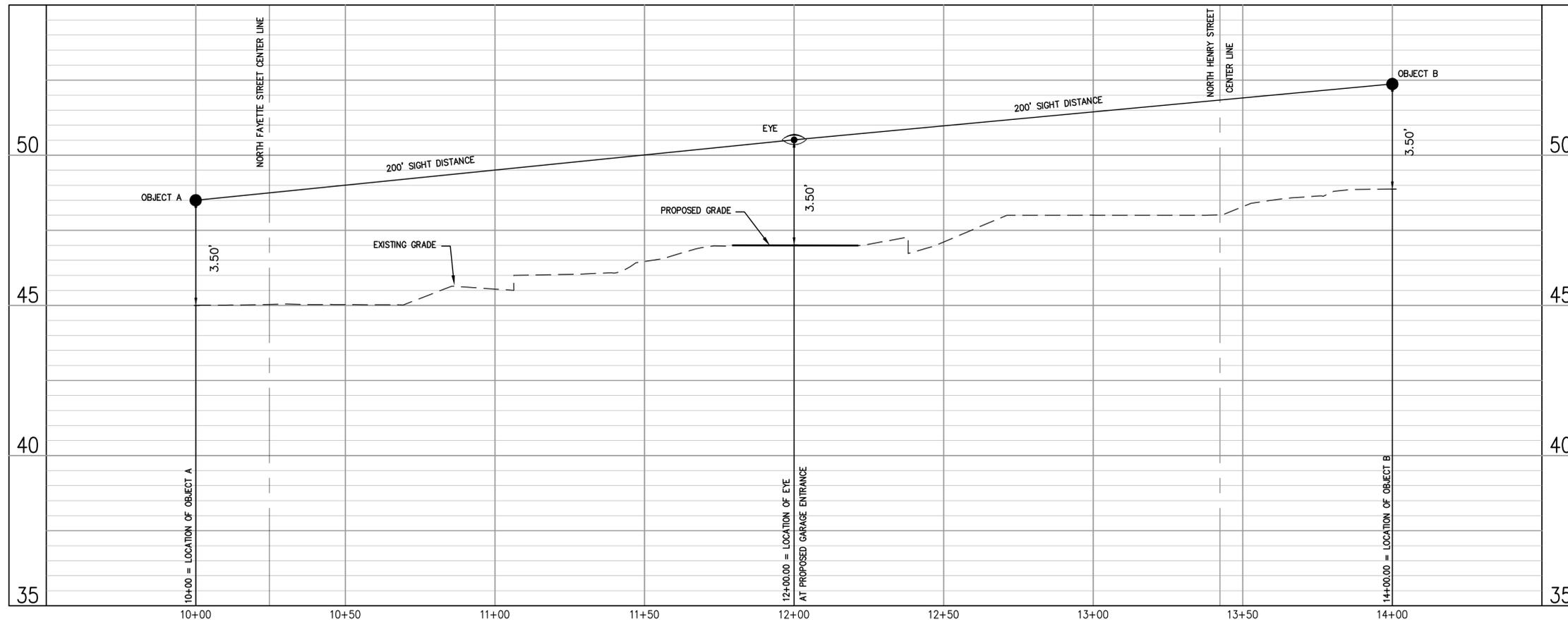
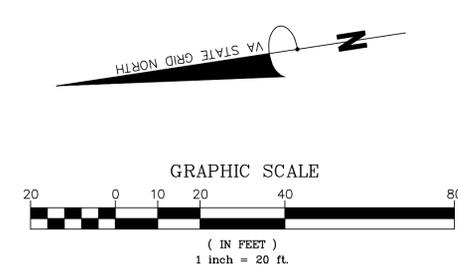
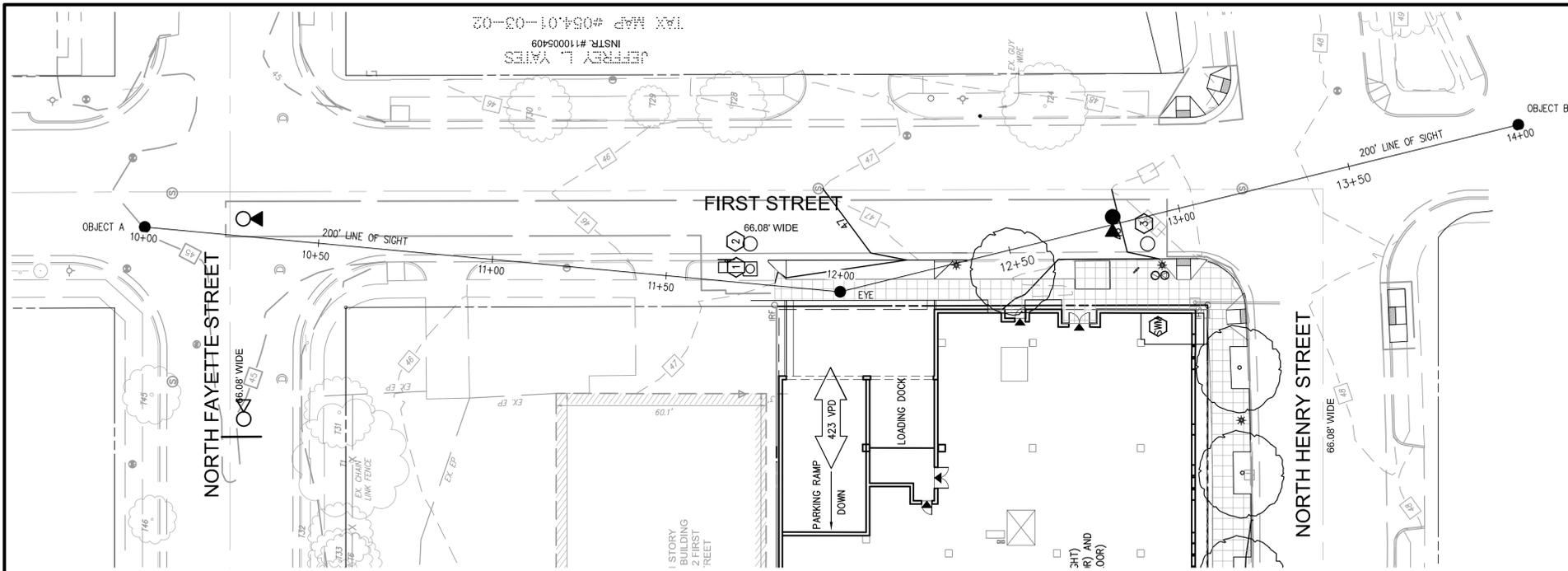
<sup>1</sup> Adjusted Land Cover Summary:  
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

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

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

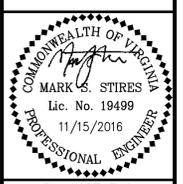
**Post-Development Requirement for Site Area**

TP Load Reduction Required (lb/yr)	0.25
------------------------------------	------



FIRST STREET SIGHT DISTANCE PROFILE

SCALE  
H: 1"=20'  
V: 1"=2'



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02/15/16	CONCEPT I	
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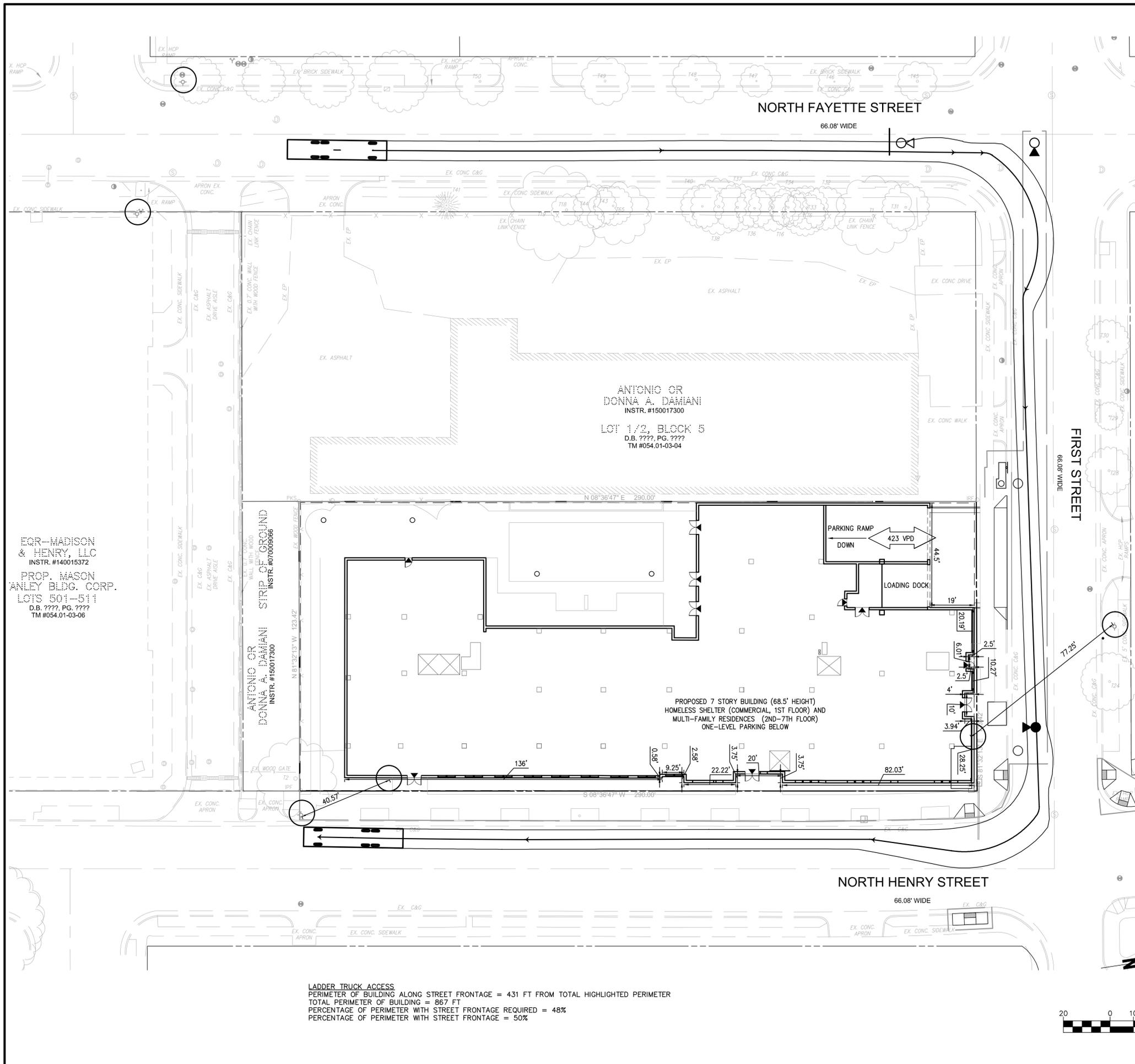
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

DATE	DESCRIPTION
CNN DESIGN	CNN DRAWN
MCS CHKD	
SCALE: 1"=20'	
JOB No. 6016-03-001	
DATE JULY, 2016	
FILE No. 6016-PDSUP-001	

Cad file name: V:\6016 - 1112 First Street\6016-03-001 (ENG) - Carpenters Shelter PDSUP-FDSUP (Mixed)\Engineering\Engineering Plans\PDSUP\6016-03-001-SiteDist.dwg 11/14/2016

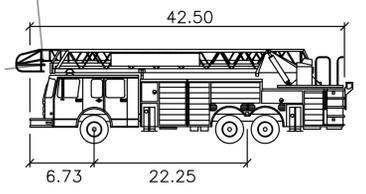


**LEGEND**

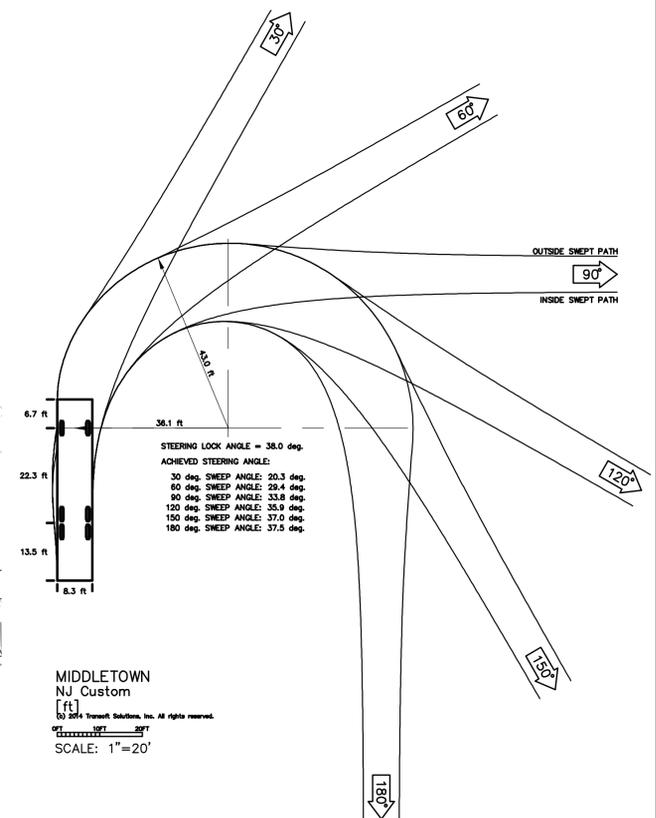
- INDICATES LOCATION OF FDC
- INDICATES LOCATION OF PROPOSED F.H.
- INDICATES LOCATION OF EXISTING F.H.

**NOTES:**

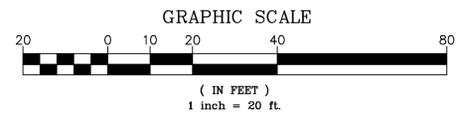
1. THIS FIRE SERVICE PLAN IS CONCEPTUAL AND SUBJECT TO FURTHER REFINEMENT WITH FURTHER DESIGN.
2. LOCATIONS OF FDC'S AND FIRE HYDRANTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FURTHER DESIGN.



**MIDDLETOWN** feet  
 Width : 8.25  
 Track : 7.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 38.0  
 SCALE: 1"=10'



MIDDLETOWN  
 NJ Custom  
 [ft]  
 © 2014 Transit Solutions, Inc. All rights reserved.  
 SCALE: 1"=20'

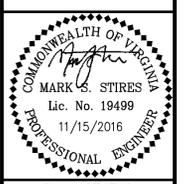


**LADDER TRUCK ACCESS**  
 PERIMETER OF BUILDING ALONG STREET FRONTAGE = 431 FT FROM TOTAL HIGHLIGHTED PERIMETER  
 TOTAL PERIMETER OF BUILDING = 867 FT  
 PERCENTAGE OF PERIMETER WITH STREET FRONTAGE REQUIRED = 48%  
 PERCENTAGE OF PERIMETER WITH STREET FRONTAGE = 50%

EGR-MADISON & HENRY, LLC  
 INSTR. #140015372  
 PROP. MASON ANLEY BLDG. CORP.  
 LOTS 501-511  
 D.B. 7777, PG. 7777  
 TM #054.01-03-06

ANTONIO OR DONNA A. DAMIANI  
 INSTR. #150017300

ANTONIO OR DONNA A. DAMIANI  
 INSTR. #150017300  
 LOT 1/2, BLOCK 5  
 D.B. 7777, PG. 7777  
 TM #054.01-03-04



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DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

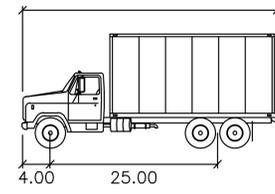
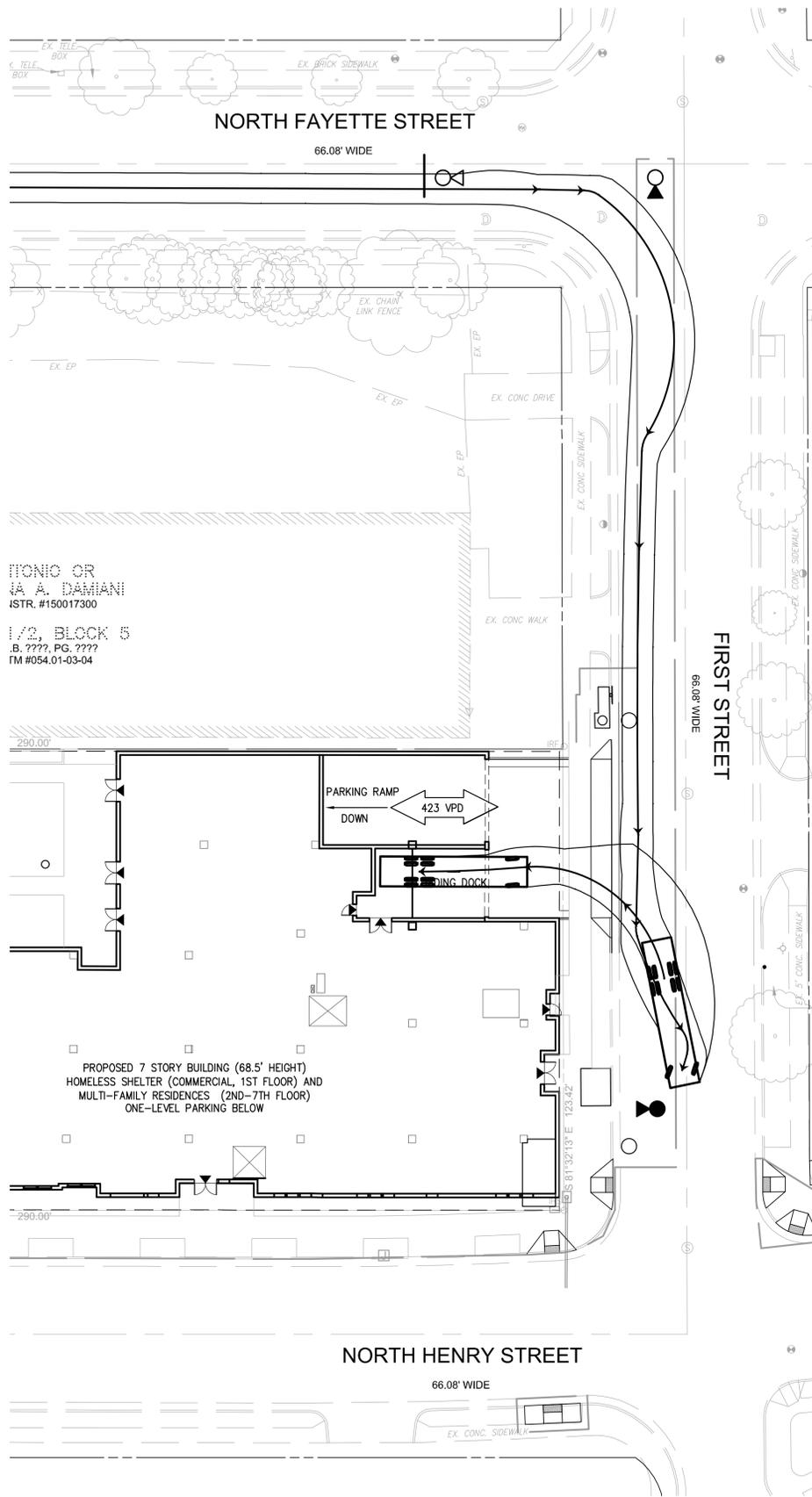
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

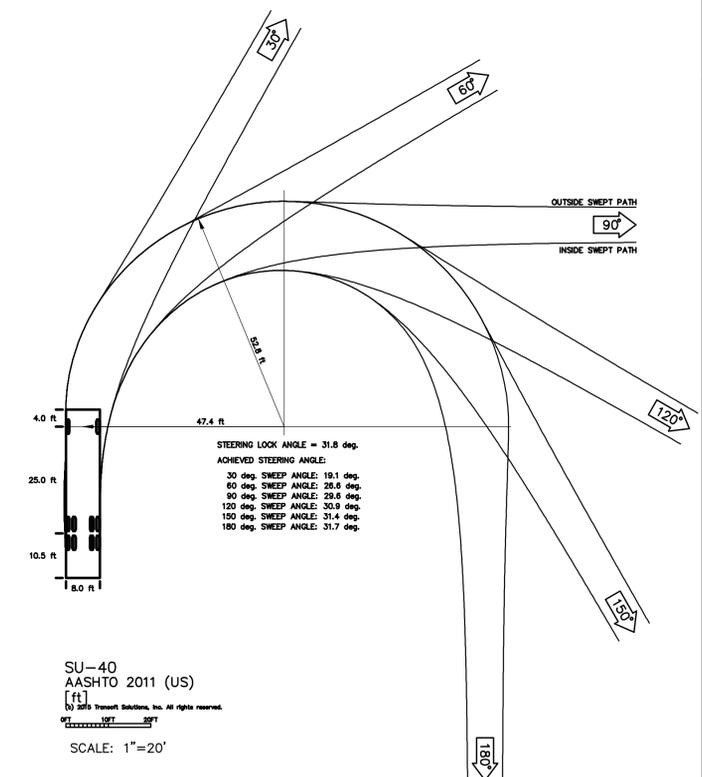
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

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MCS CHKD	
SCALE: 1"=20'	
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FILE No. 6016-PDSUP-001	

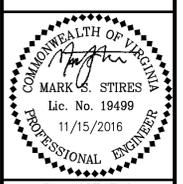
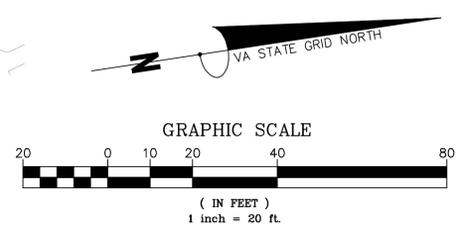




SU-40 feet  
 Width : 8.00  
 Track : 8.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 31.8  
 SCALE: 1"=10'



TICINO OR  
 JA A. DAMIANI  
 ISTR. #150017300  
 1/2, BLOCK 5  
 .B. ????, PG. ????  
 TM #054.01-03-04



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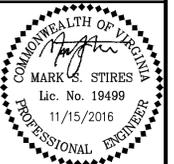
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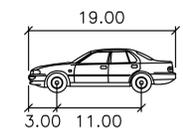
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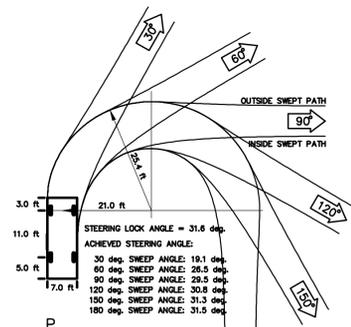
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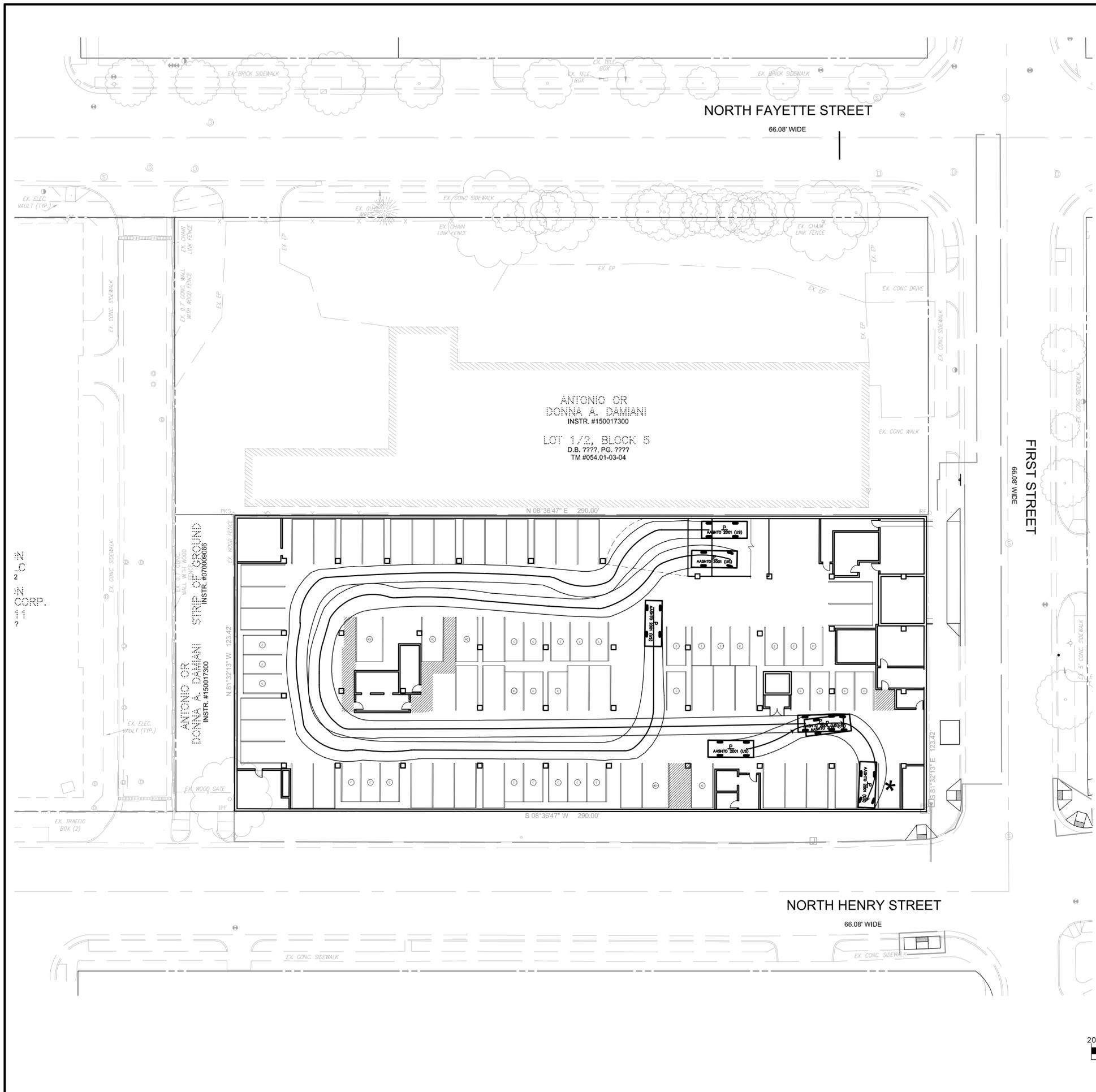
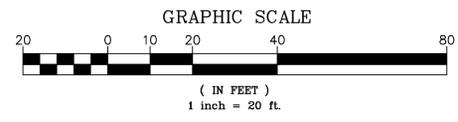


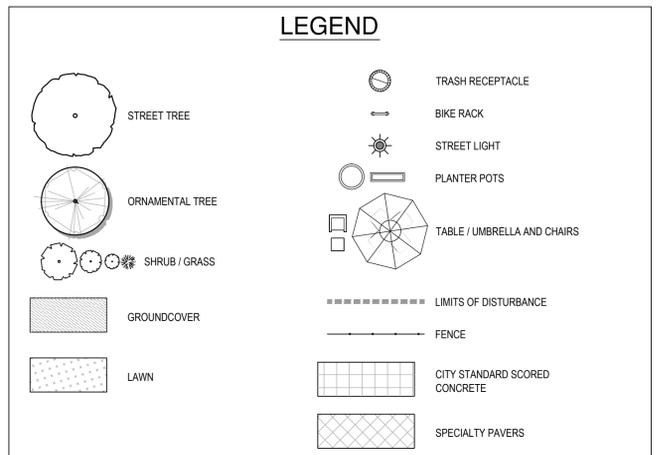
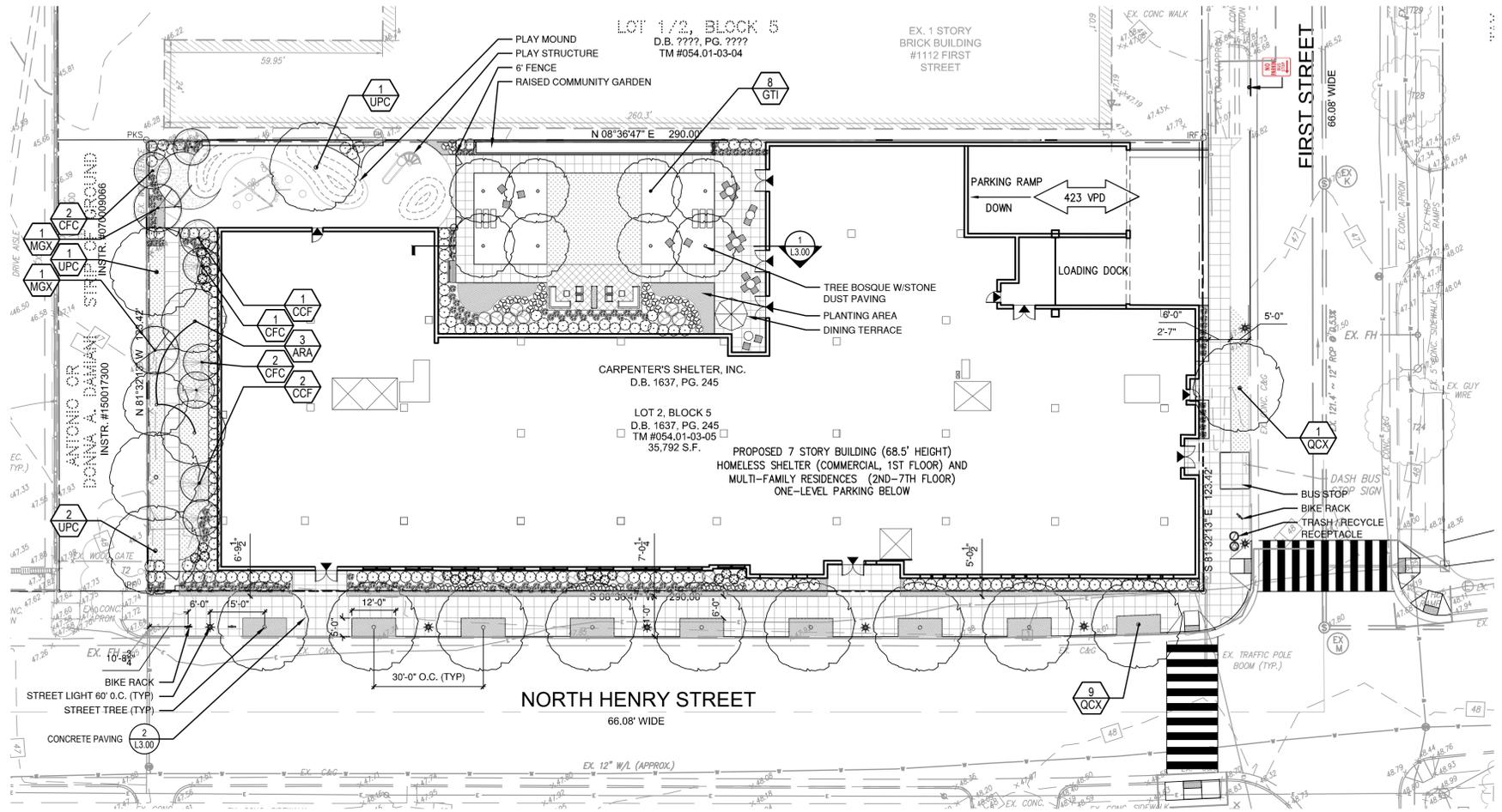
P feet  
 Width : 7.00  
 Track : 6.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 31.6  
 SCALE: 1"=10'



P AASHTO 2001 (US)  
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 SCALE: 1"=20'

\* NON-USEABLE SPACE





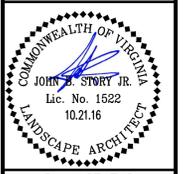
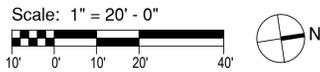
**PLANT SCHEDULE:**

QTY KEY	LATIN NAME	COMMON NAME	SIZE	CCA	
				EA	SUBTOTAL
<b>STREET TREES</b>					
10 QCX	Quercus coccinea	Scarlet Oak	4" cal., B&B.		
<b>SHADE TREES</b>					
3 ARA	Acer rubrum 'Armstrong'	Armstrong Red Maple	3" cal., B&B.	500	750 *
8 GFI	Gleditsia tricanthos var. inermis	Thomless Honeylocust	4" cal., B&B.	750	3,000 *
4 UPC	Ulmus parvifolia	Chinese Elm	3" cal., B&B.	1,250	2,500 *
<b>ORNAMENTAL AND EVERGREEN TREES</b>					
2 CCF	Cornus canadensis 'Forest Pansy'	Forest Pansy Redbud	2-2 1/2" cal., 10' ht., B&B.	500	500 *
6 CFC	Cornus florida 'Cloud Nine'	Cloud Nine Eastern Dogwood	2-2 1/2" cal., 10' ht., B&B.	500	1,500 *
2 MGX	Magnolia grandifolia	Southern Magnolia	2-2 1/2" cal., 10' ht., B&B.	500	500 *
<b>SHRUBS</b>					
198	Shrubs greater than 2' in height			2	198 *
	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	3 gal.		
	Hydrangea quercifolia 'Snow Queen'	Oakleaf Hydrangea	5 gal.		
	Ilex glabra 'Shamrock'	Shamrock Inkberry	3 gal.		
	Rosa hybrida 'Radtke'	Double Knockout Rose	3 gal.		
	Itea virginica 'Sprich'	Little Henry Sweetspire	3 gal.		
	Rhododendron atlanticum	Dwarf Azalea	3 gal.		
				<b>TOTAL</b>	<b>8,948</b>

\*Plantings above structure - CCA credit shall be 50% of the designated allowance.

**CROWN COVERAGE CALCULATIONS:**

Site Area 35,792 SF ( 0.8 ) ac  
 Required Crown Coverage 8,948 SF ( 25% )  
 Crown Coverage Provided (See Sched.) 8,948 SF ( 25% )



PLAN STATUS	
02/15/16	CONCEPT I
04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB
09/16/16	COMPLETENESS SUB #2
10/11/16	COMPLETENESS SUB #3
10/21/16	COMPLETENESS SUB #4
11/15/16	PDSUP FINAL SUB

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

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN NO. \_\_\_\_\_

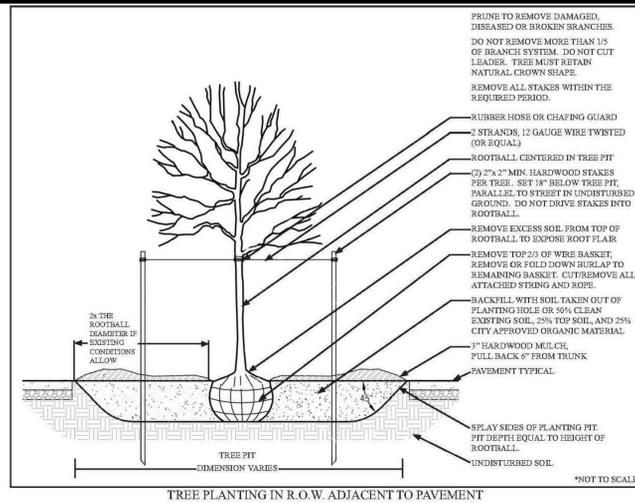
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

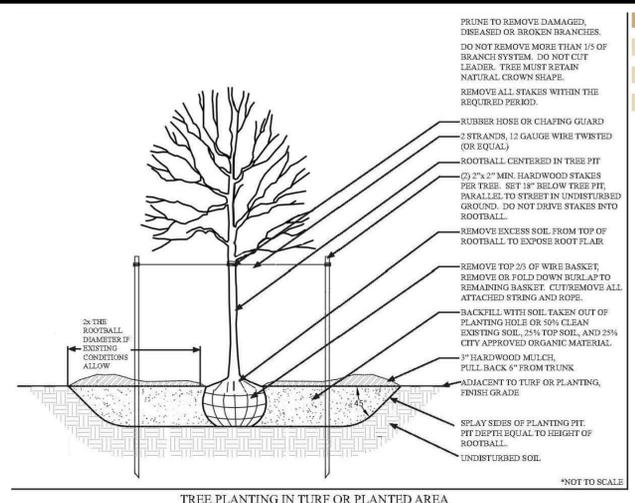
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DESIGN	DRAWN
CHKD	CHKD
SCALE: AS NOTED	
JOB No. 6016-03-001	
DATE JULY, 2016	
FILE No. 6016-D-CD2-001	



TREE PLANTING IN R.O.W. ADJACENT TO PAVEMENT

28

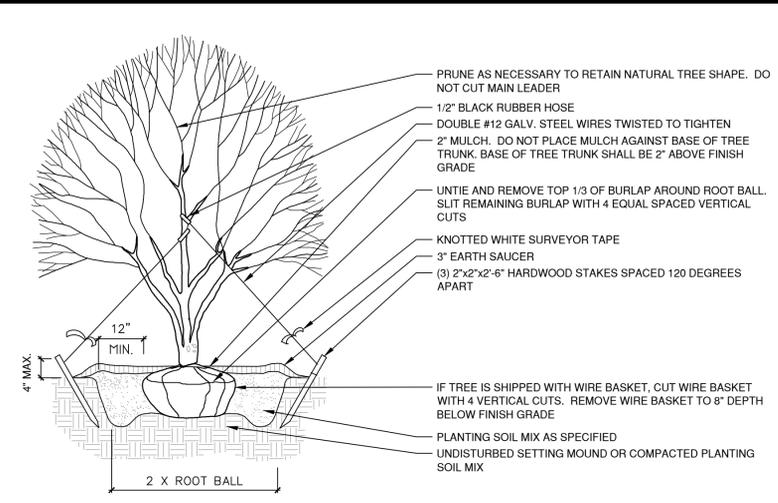
Landscape Guidelines - City of Alexandria, Virginia - 2007



TREE PLANTING IN TURF OR PLANTED AREA

29

Landscape Guidelines - City of Alexandria, Virginia - 2007



MULTI-STEM ORNAMENTAL TREE

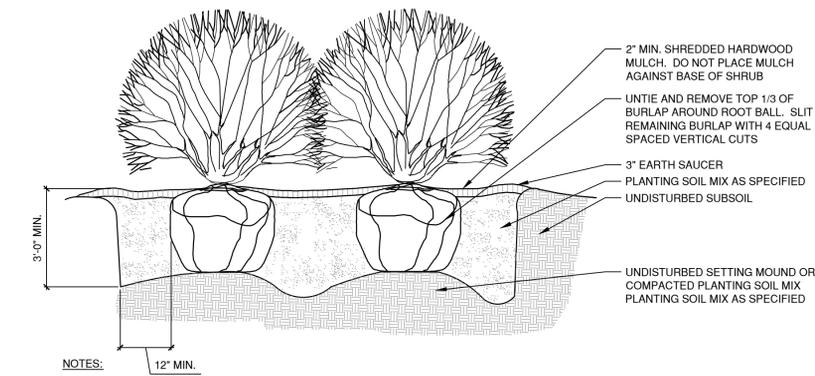
Scale: NTS

1 DECIDUOUS TREE (STREET TREE CONDITION)

Scale: NTS

2 DECIDUOUS TREE (NON-STREET TREE)

Scale: NTS

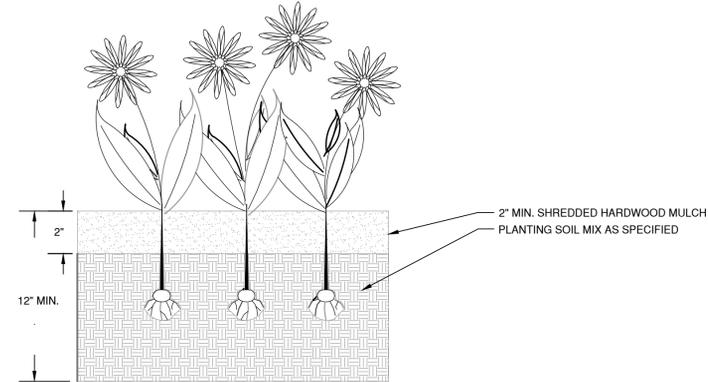


NOTES:

- SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
- PRUNE AS NEEDED TO RETAIN NATURAL SHRUB SHAPE.
- FOR CONTAINER GROWN PLANTS, SPLIT THE ROOT BALL WITH 4 EQUAL SPACED VERTICAL CUTS AND BUTTERFLY THE ENTIRE ROOT BALL.

4 SHRUB PLANTING

Scale: NTS



5 GROUNDCOVER-PERENNIAL-ANNUAL

Scale: NTS

PLANT SPACING CHART		
SPACING "D"	ROW "A"	PLANTS / SF.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29

6 GROUNDCOVER SPACING

Scale: NTS

REQUIRED NOTES - LANDSCAPE GUIDELINES, CITY OF ALEXANDRIA, APRIL, 2007

- ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.
- SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK, AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERMEN; WASHINGTON, DC.
- THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
- IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES, AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
- PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
- MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
- A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
- AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN
- COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

LANDSCAPE NOTES - City of Alexandria December, 2009

- ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE AND PENALTIES SHALL BE PREPARED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA AND APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING AND CONSTRUCTION ACTIVITIES.
- ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED / VERIFIED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
- LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES WILL BE SHOWN ON DEMOLITION, SEDIMENT AND EROSION CONTROL, AND LANDSCAPE PLAN SHEETS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE

STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.

- APPLICANT MUST INCLUDE ON THE PLAN DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF AND AGREEMENT WITH CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE AFFECTED BY PROJECT WORK.
- INCLUDE SPECIFIC CONSTRUCTION STAGING INFORMATION ON THE PLAN THAT INDICATES THE METHODS, AND PROCEDURES TO BE IMPLEMENTED FOR PROTECTION OF EXISTING ON-SITE AND OFF-SITE VEGETATION.
- PROPOSED PLANTING SHALL BE PROVIDED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.
- SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK, AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERMEN; WASHINGTON, D.C.
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**Bowman**  
CONSULTING DC

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LANDSCAPE NOTES AND DETAILS  
930 NORTH HENRY STREET  
DEVELOPMENT PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA VIRGINIA



PLAN STATUS	
02/15/16	CONCEPT I
04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB
09/16/16	COMPLETENESS SUB #2
10/11/16	COMPLETENESS SUB #3
10/21/16	COMPLETENESS SUB #4
11/15/16	PDSUP FINAL SUB

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

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

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

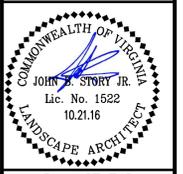
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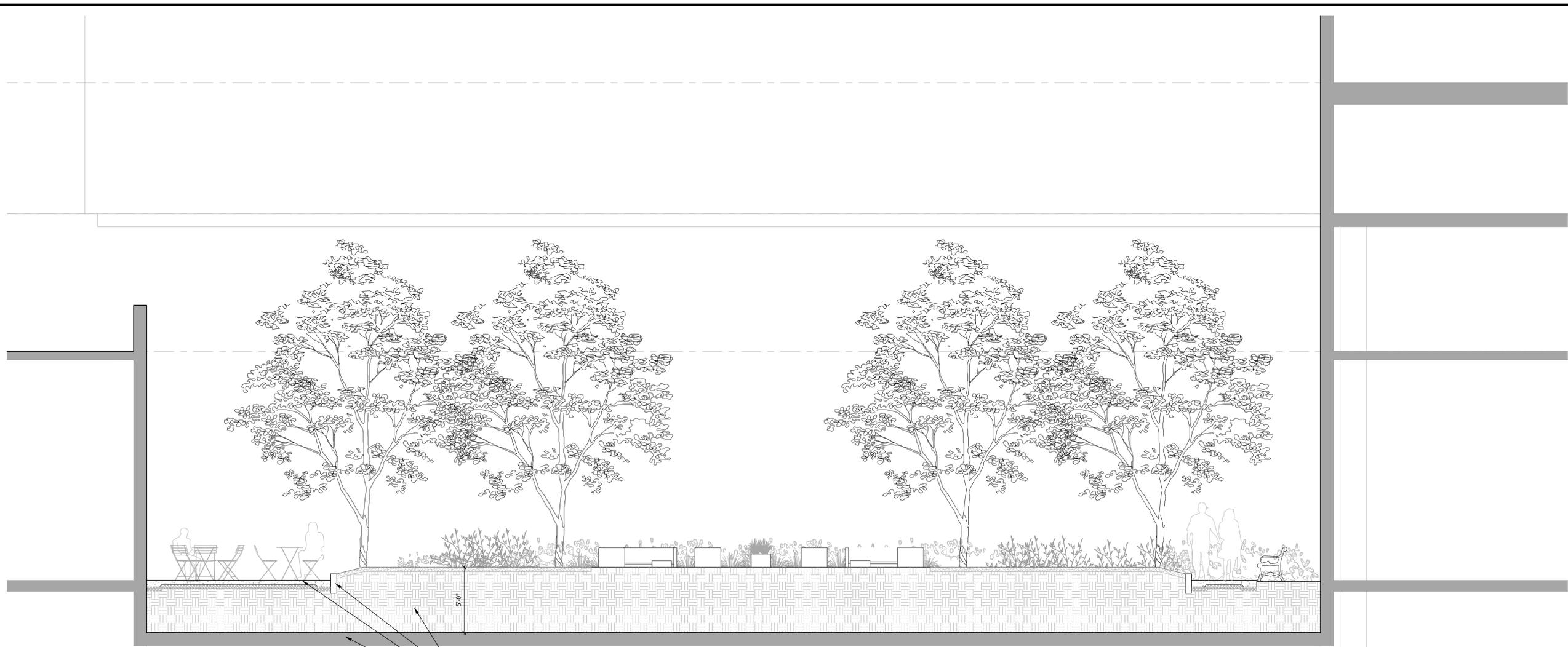
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JOB No. 6016-03-001  
DATE JULY, 2016  
FILE No. 6016-D-CD2-001

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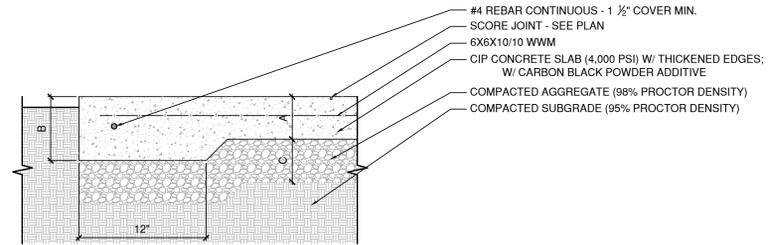


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11/15/16	PDSUP FINAL SUB



- PLANTING SOIL
- CURB
- DINING TERRACE
- STRUCTURAL SLAB

**1** COURTYARD SECTION  
 SECTION Scale: 1/4" = 1'-0"



PAVEMENT SCHEDULE			
	A	B	C
PEDESTRIAN	0'-4"	0'-8"	0'-4"
VEHICULAR	0'-8"	1'-0"	0'-6"

**2** CONCRETE PAVING  
 SECTION Scale: 1 1/2" = 1'-0"

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DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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 SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

DATE	DESCRIPTION
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	JOB No. 6016-03-001
	DATE JULY, 2016
	FILE No. 6016-D-CD2-001

### LEGEND

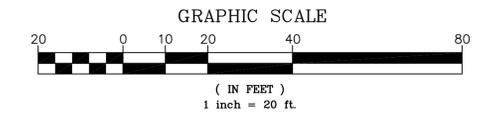
-  EXISTING TREE TO BE PRESERVED
-  EXISTING TREE TO BE REMOVED

### TREE INVENTORY

Carpenter's Shelter, Alexandria, VA  
 Date of site visit (s): January 29, 2015  
 Certified Arborist: Gregg D. Eberly, MA-4616A

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Preserve/Remove
1	Ailanthus altissima	Tree of Heaven	13	70	30	Preserve
2	Ailanthus altissima	Tree of Heaven	14	40	30	Remove
3	Platanus occidentalis	Sycamore	10	80	60	Remove
4	Quercus phellos	Willow Oak	10	80	70	Remove
5	Tilia cordata	Littleleaf Linden	14	70	70	Remove
6	Morus alba	White Mulberry	14	40	40	Preserve
7	Lagerstroemia indica	Crape Myrtle	24	80	80	Remove
8	Lagerstroemia indica	Crape Myrtle	12	80	80	Remove
9	Lagerstroemia indica	Crape Myrtle	10	80	80	Remove
10	Lagerstroemia indica	Crape Myrtle	10	80	80	Remove
11	Platanus occidentalis	Sycamore	9	80	60	Remove
12	Lagerstroemia indica	Crape Myrtle	10	70	80	Remove
13	Lagerstroemia indica	Crape Myrtle	14	80	80	Remove
14	Lagerstroemia indica	Crape Myrtle	10	80	80	Remove
15	Platanus occidentalis	Sycamore	15	80	60	Remove
16	Morus alba	White Mulberry	6	40	40	Preserve
17	Platanus occidentalis	Sycamore	8	80	60	Remove
18	Morus alba	White Mulberry	14	50	40	Preserve
19	Morus alba	White Mulberry	12	40	40	Preserve
20	Lagerstroemia indica	Crape Myrtle	12	60	80	Remove
21	Tilia cordata	Littleleaf Linden	22	70	70	Remove
22	Quercus phellos	Willow Oak	9	80	70	Remove
23	Quercus phellos	Willow Oak	10	80	70	Remove
24	Acer saccharum	Sugar Maple	6	70	70	Preserve
25	Quercus phellos	Willow Oak	8	80	70	Remove
26	Lagerstroemia indica	Crape Myrtle	4	70	80	Remove
27	Ulmus americana	American Elm	20	70	60	Remove
28	Acer saccharum	Sugar Maple	10	60	70	Preserve
29	Acer saccharum	Sugar Maple	6	60	70	Preserve
30	Acer saccharum	Sugar Maple	10	30	70	Preserve
31	Juniperus virginiana	Eastern Redcedar	15	80	70	Preserve
32	Juniperus virginiana	Eastern Redcedar	14	80	70	Preserve
33	Juniperus virginiana	Eastern Redcedar	15	80	70	Preserve
34	Juniperus virginiana	Eastern Redcedar	6	70	70	Preserve
35	Juniperus virginiana	Eastern Redcedar	12	80	70	Preserve
36	Juniperus virginiana	Eastern Redcedar	8	70	70	Preserve
37	Juniperus virginiana	Eastern Redcedar	12	70	70	Preserve
38	Juniperus virginiana	Eastern Redcedar	12	80	70	Preserve
39	Ailanthus altissima	Tree of Heaven	12	70	30	Remove
40	Juniperus virginiana	Eastern Redcedar	12	80	70	Preserve
41	Juniperus virginiana	Eastern Redcedar	10	DEAD	70	Preserve
42	Castalia speciosa	Northern Catalpa	12	30	40	Remove
43	Juniperus virginiana	Eastern Redcedar	6	90	70	Preserve
44	Juniperus virginiana	Eastern Redcedar	16	80	70	Preserve
45	Quercus acutissima	Sawtooth Oak	10	80	80	Preserve
46	Quercus acutissima	Sawtooth Oak	8	80	80	Preserve
47	Quercus acutissima	Sawtooth Oak	7	80	80	Preserve
48	Quercus acutissima	Sawtooth Oak	11	80	80	Preserve
49	Quercus acutissima	Sawtooth Oak	9	80	80	Preserve
50	Quercus acutissima	Sawtooth Oak	9	80	80	Preserve
51	Quercus rubra	Red Oak	12	60	70	Remove
52	Fynus calleryana	Bradford Pear	4	80	40	Remove
53	Acer saccharinum	Silver Maple	8	70	40	Remove
54	Acer saccharinum	Silver Maple	20	40	40	Remove
55	Ailanthus altissima	Tree of Heaven	12	70	30	Remove
56	Ailanthus altissima	Tree of Heaven	12	70	30	Remove
57	Ailanthus altissima	Tree of Heaven	12	70	30	Remove
58	Morus alba	White Mulberry	12	20	40	Remove
59	Quercus phellos	Willow Oak	12	80	70	Remove
60	Quercus phellos	Willow Oak	12	80	70	Remove
61	Magnolia x soulangeana	Saucer Magnolia	6	80	70	Remove
62	Magnolia x soulangeana	Saucer Magnolia	10	80	70	Remove
63	Lagerstroemia indica	Crape Myrtle	10	80	80	Remove
64	Fynus calleryana	Bradford Pear	8	80	40	Remove
65	Morus alba	White Mulberry	6	50	40	Preserve

- Notes:
- Condition Rating based on formula provided by the *Guide for Plant Appraisal* published by the ISA.
  - Species Rating based on formula provided by the *Guide for Plant Appraisal* published by the ISA.
  - Offsite and/or co-owned trees shall not be removed without the written consent of the adjacent property owner. Applicant/Developer shall coordinate with adjoining owner prior to construction.



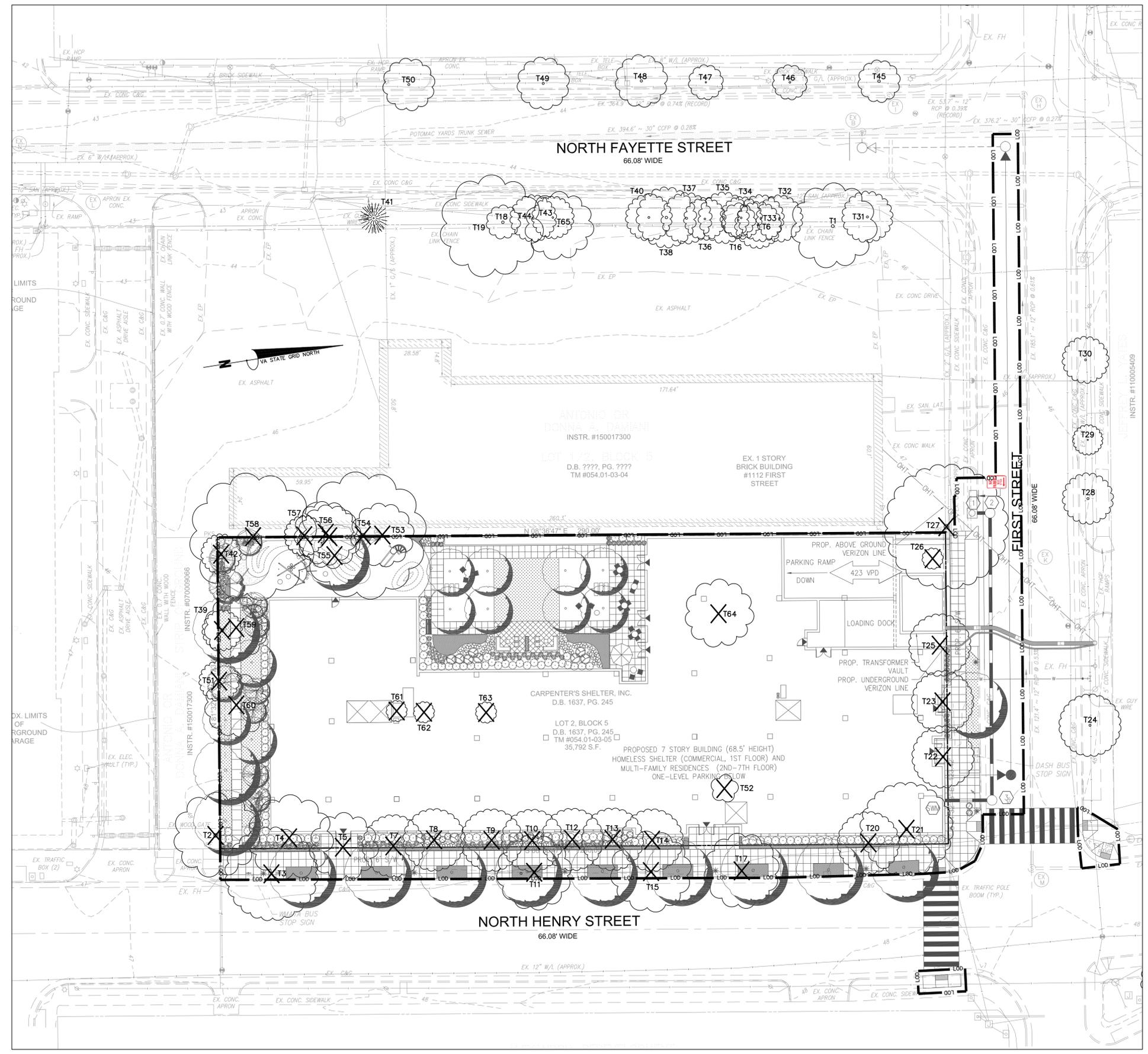
**APPROVED**  
 SPECIAL USE PERMIT NO. 2016-0008  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
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DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

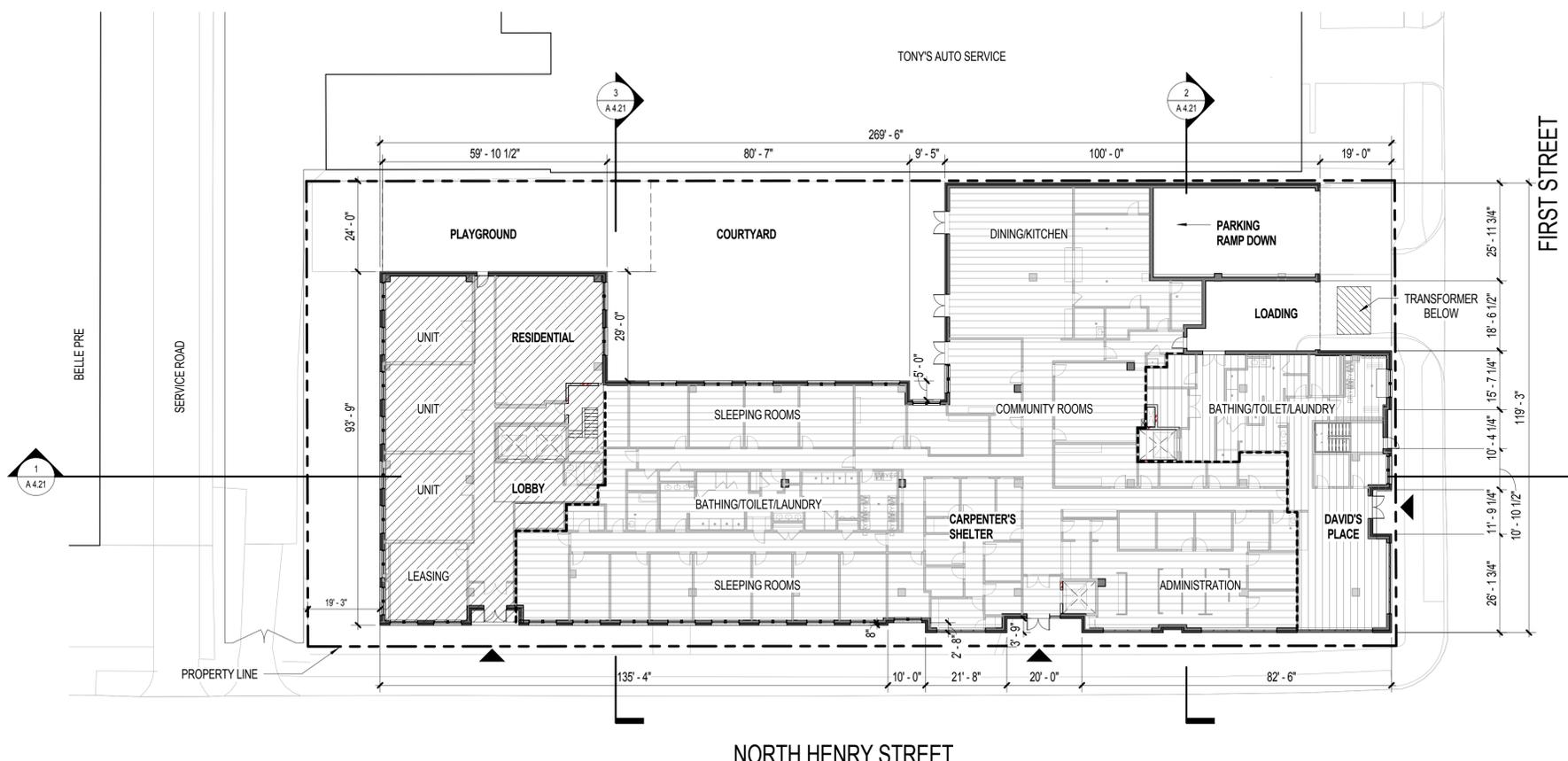
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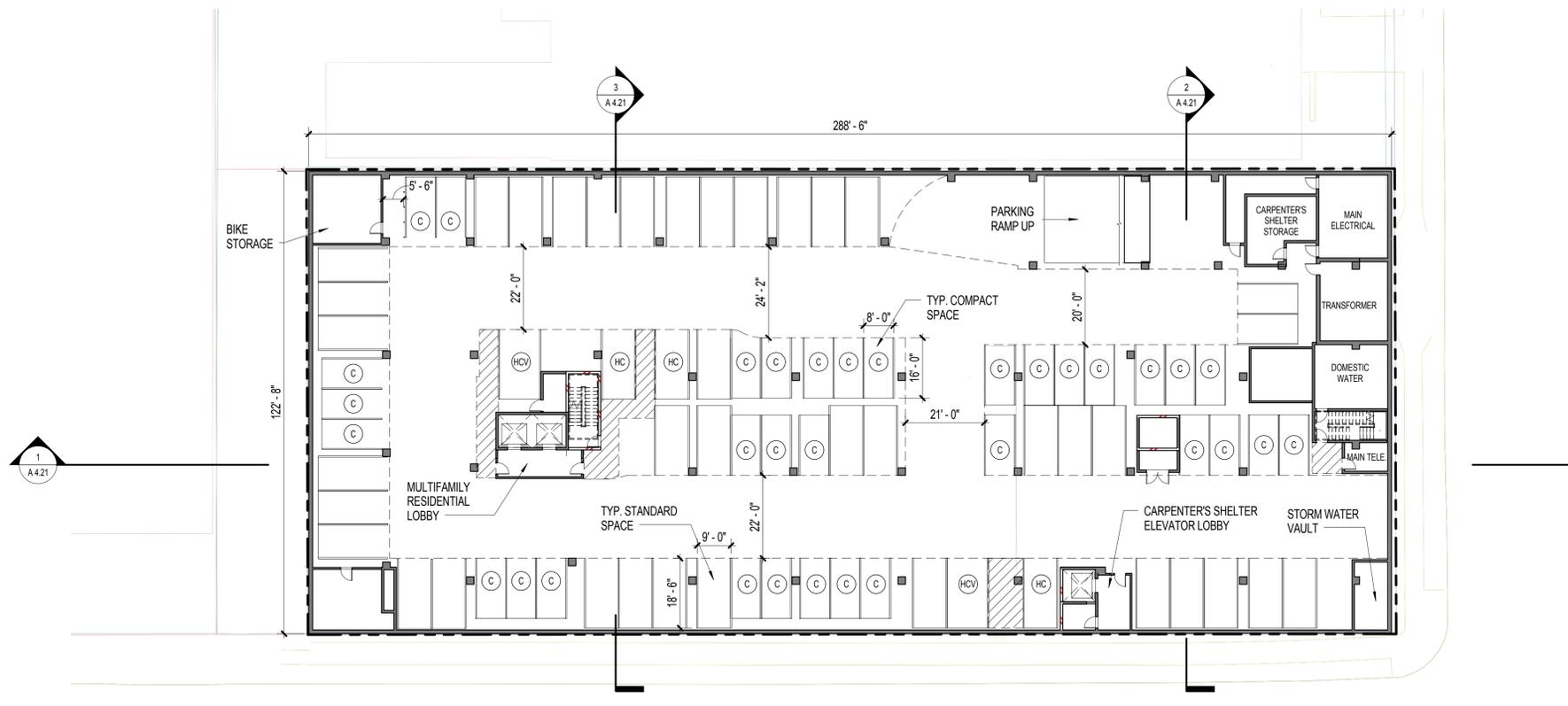
ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT II SUBMISSION	04/15/2016
	DEVELOPMENT PRELIMINARY SITE PLAN	08/08/2016
	COMPLETENESS SUB #2	09/16/2016
	SUBMISSION FOR COMPLETENESS	10/11/2016
	PDSUP FINAL SUB	11/15/2016



- MULTIFAMILY RESIDENTIAL
- DAVID'S PLACE / WINTER SHELTER
- CARPENTER SHELTER

MULTIFAMILY UNIT MIX	
STUDIOS	10 UNITS
1 BEDROOMS	5 UNITS
2 BEDROOMS	71 UNITS
3 BEDROOMS	12 UNITS
<b>TOTAL</b>	<b>98 UNITS</b>

**2** CONCEPT FLOOR PLAN - LEVEL 1  
A 2.00 SCALE: 1" = 20'-0"



PARKING SCHEDULE MATRIX	
	COMMENTS
PARKING	COMPACT
COMPACT:	35
PARKING	HANDICAP
HANDICAP:	5
PARKING	STANDARD
STANDARD:	37
GRAND TOTAL:	: 77

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

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

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

**1** CONCEPT FLOOR PLAN - BELOW GRADE  
A 2.00 SCALE: 1" = 20'-0"

**AHDC / Carpenter's Shelter**

930 North Henry Street  
Alexandria, VA 22314

AHDC / Carpenter's Shelter

**FLOOR PLAN - BELOW GRADE AND LEVEL 1**

DAVID KITCHENS Principal in Charge	20140266 Project No.
PROJECT MANAGER Project Manager	10/11/16 Date
PROJECT ARCHITECT Project Architect	
STAFF ARCHITECT Staff Architect	

**A 2.00**

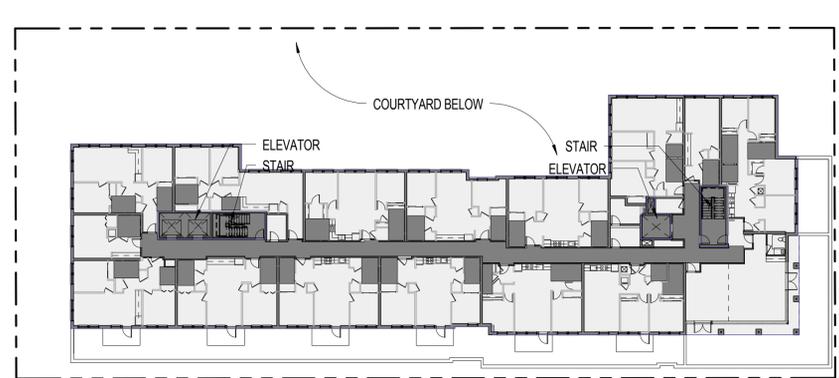
PROJECT NUMBER: 20140266 PROJECT NAME: AHDC / Carpenter's Shelter  
SHEET NUMBER: A.2.00 - FLOOR PLAN - BELOW GRADE AND LEVEL 1  
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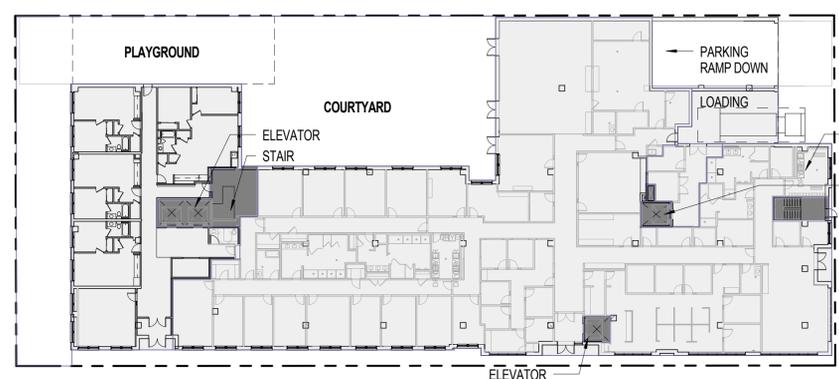
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No.	Drawing Issue Description	Date
	DEVELOPMENT PRELIMINARY SITE PLAN	08/08/2016
	COMPLETENESS SUB #2	09/16/2016
	SUBMISSION FOR COMPLETENESS	10/11/2016
	PDSUP FINAL SUB	11/15/2016



**AREA DEDUCTIONS AT RESIDENTIAL LEVEL 3**

SHAFTS, STAIRWELLS 708 SQUARE FEET  
 LOWERED CEILING HEIGHT 2,842 SQUARE FEET  
 (INCLUDES CORRIDOR AND UNIT RESTROOMS)

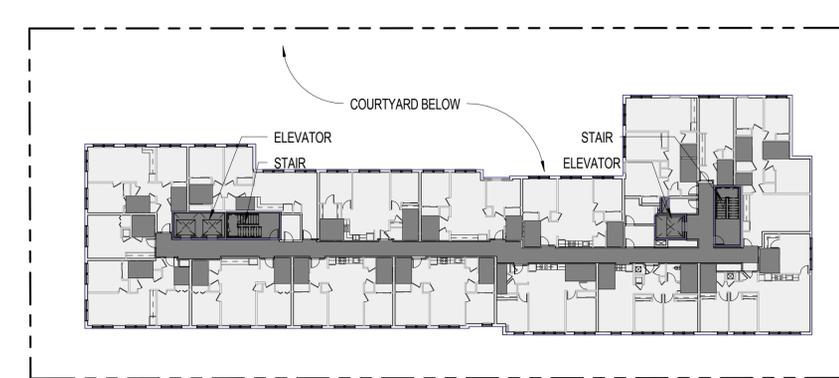
**TOTAL AREA DEDUCTION AT FLOOR 3,550 SQUARE FEET**



**AREA DEDUCTIONS AT RESIDENTIAL LEVEL 1**

SHAFTS, STAIRWELLS 888 SQUARE FEET

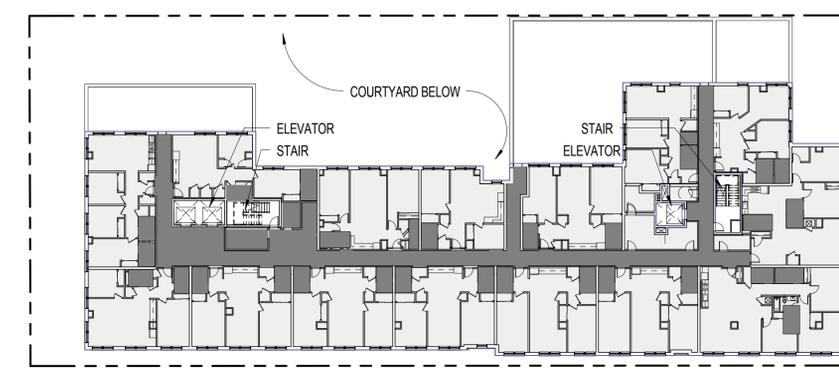
**TOTAL AREA DEDUCTION AT FLOOR 888 SQUARE FEET**



**AREA DEDUCTIONS AT RESIDENTIAL LEVEL 4-7**

SHAFTS, STAIRWELLS 708 SQUARE FEET  
 LOWERED CEILING HEIGHT 2,958 SQUARE FEET  
 (INCLUDES CORRIDOR AND UNIT RESTROOMS)

**TOTAL AREA DEDUCTION AT FLOOR 3,666 SQUARE FEET**



**AREA DEDUCTIONS AT RESIDENTIAL LEVEL 2**

SHAFTS, STAIRWELLS 708 SQUARE FEET  
 LOWERED CEILING HEIGHT 3,985 SQUARE FEET  
 (INCLUDES CORRIDOR AND UNIT RESTROOMS)

**TOTAL AREA DEDUCTION AT FLOOR 4,693 SQUARE FEET**

GROSS FLOOR AREA  
 AREA DEDUCTIONS

BUILDING CODE SUMMARY	
USE GROUP:	PRIMARY OCCUPANCY: R2 SECONDARY OCCUPANCIES: STORAGE, S-2 PARKING DECK BUSINESS, B GENERAL OFFICE ASSEMBLY, A2 (UNCONCENTRATED TWO SEATING) DAVID'S PLACE
CONSTRUCTION TYPE:	TYPE IIB: BELOW GRADE PARKING, FLOORS 1 AND 2 TYPE IIB: FLOORS 3-7
BUILDING HEIGHT:	7 STORIES ABOVE GRADE 1 STORY BELOW GRADE 88'-3" FROM GRADE TO LEVEL 7 (HIGHEST OCCUPIED STORY) - NOT A HIGH RISE
FIRE PROTECTION:	FULLY SPRINKLERED IN COMPLIANCE WITH NFPA 13
NOTES:	1. BUILDING HEIGHT AS MEASURED BY THE ZONING AUTHORITY IS 94'-6" FROM GRADE TO THE HIGHEST DECORATIVE ELEMENT

FAR TABLE			
	GROSS FLOOR AREA	NET DEDUCTION	NET FLOOR AREA
LEVEL B1	35,451	35,451	0
LEVEL 1 - CARPENTER'S SHELTER (COMMERCIAL)	17,220	80	17,135
LEVEL 1 - MULTI-FAMILY (RESIDENTIAL)	5,454	800	4,651
LEVEL 1 - LOADING/BOH	1,165	0	1,165
LEVEL 2	20,643	4,693	17,055
LEVEL 3	16,723	3,550	13,135
LEVEL 4	16,723	3,666	13,135
LEVEL 5	16,723	3,666	13,135
LEVEL 6	16,723	3,666	13,135
LEVEL 7	16,723	3,666	13,135
<b>TOTAL</b>	<b>163,548</b>	<b>59,238</b>	<b>104,310</b>
FAR (NET AREA / SITE AREA)	2.91 (105,681 SF / 35,792 SF)		

NOTES:

- NET DEDUCTIONS INCLUDE STAIRS, SHAFTS AND UNIT BATHROOMS. CEILING IN UNIT BATHROOMS WERE LOWERED BELOW A 7'-6" FINISHED HEIGHT. AREA DEDUCTIONS ARE PER CITY OF ALEXANDRIA ZONING ORDINANCE 2-145.
- LEVEL B-1 PARKING AREA IS NOT INCLUDED IN FLOOR AREA RATIO CALCULATION
- MAX FAR ALLOWED: 3.0  
BASE FAR = 2.5 IN CRMU-H WHERE >50% OF PROPOSED FLOOR SPACE IS RESIDENTIAL (PER 5-305)  
ADD 20% BONUS FOR PROVISION OF LOW AND MODERATE INCOME UNITS (PER 7-700)  
TOTAL FAR ALLOWED = 2.5 X 1.2 = 3.0  
FAR PROVIDED: 2.91
- FAR OF COMMERCIAL AREA ONLY (ENTIRE CARPENTER'S SHELTER) IS 0.48.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

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**AREA PLANS AND  
OCCUPANCY DIAGRAM**

DAVID KITCHENS 20140266  
Principal in Charge Project No.

PROJECT MANAGER 10/11/16  
Project Manager Date

PROJECT ARCHITECT  
Project Architect

STAFF ARCHITECT  
Staff Architect

**A 2.10**

PROJECT NUMBER: 20140266 PROJECT NAME: AHDC / Carpenter's Shelter  
SHEET NUMBER: A 2.10 - AREA PLANS AND OCCUPANCY DIAGRAM  
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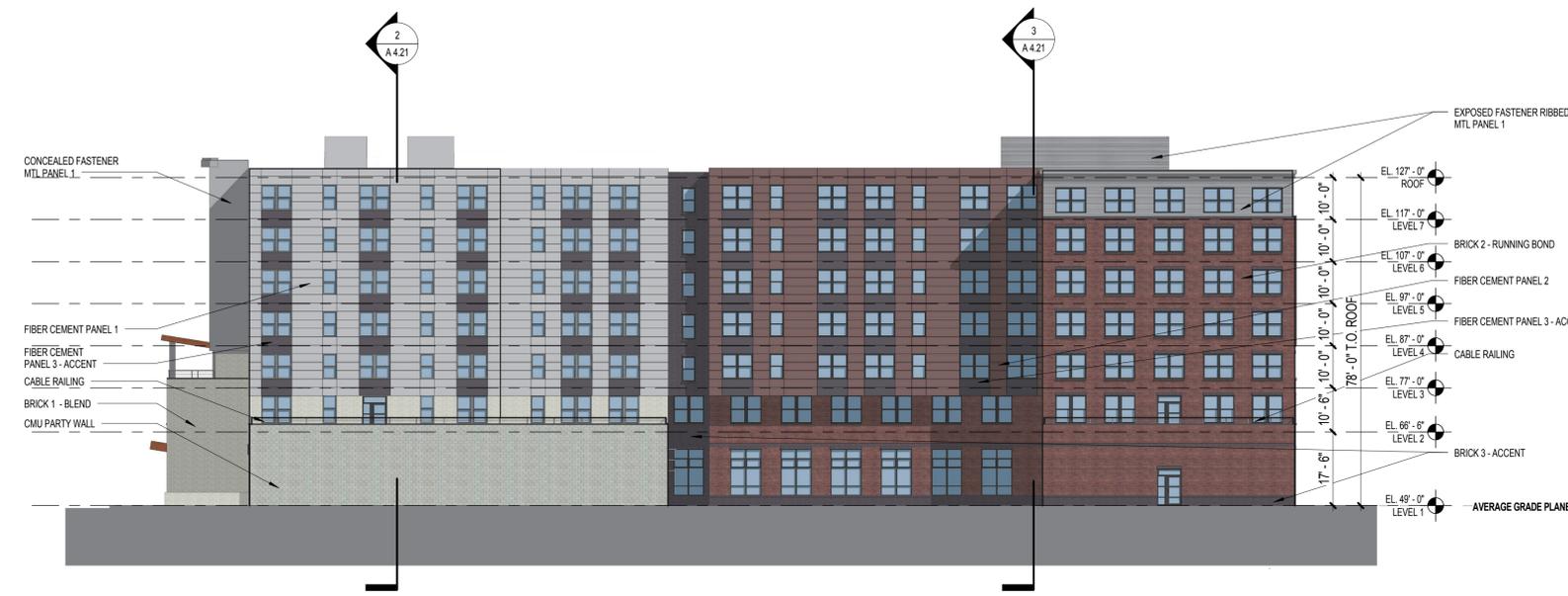
ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT II SUBMISSION	04/15/2016
	DEVELOPMENT PRELIMINARY SITE PLAN	08/08/2016
	COMPLETENESS SUB #2	09/16/2016
	SUBMISSION FOR COMPLETENESS	10/11/2016
	PDSUP FINAL SUB	11/15/2016



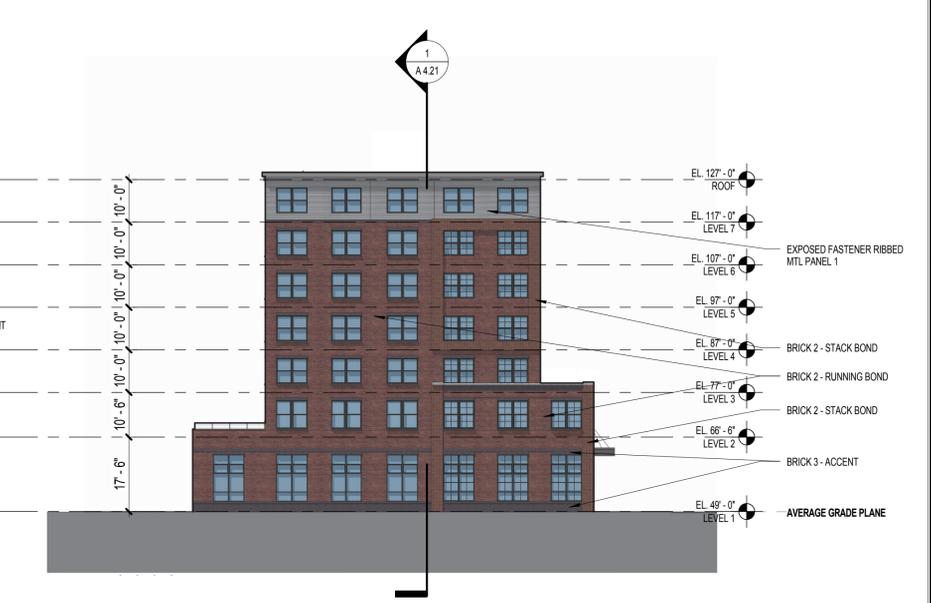
**4 EAST ELEVATION - N. HENRY STREET**  
A 4.01 SCALE: 1" = 20'-0"



**3 NORTH ELEVATION - FIRST STREET**  
A 4.01 SCALE: 1" = 20'-0"



**2 WEST**  
A 4.01 SCALE: 1" = 20'-0"



**1 SOUTH**  
A 4.01 SCALE: 1" = 20'-0"

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DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

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Alexandria, VA 22314

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**BUILDING ELEVATIONS**

DAVID KITCHENS Principal in Charge	20140266 Project No.
PROJECT MANAGER Project Manager	10/11/16 Date
PROJECT ARCHITECT Project Architect	
STAFF ARCHITECT Staff Architect	

**A 4.01**

PROJECT NUMBER: 20140266 PROJECT NAME: AHDC / Carpenter's Shelter  
SHEET NUMBER: A.4.01 - BUILDING ELEVATIONS  
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	SUBMISSION FOR COMPLETENESS	10/11/2016
	PDSUP FINAL SUB	11/15/2016



**2**  
A 4.10 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



**1**  
A 4.10 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

AHDC / Carpenter's Shelter

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Alexandria, VA 22314

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**BUILDING MASSING**

<b>APPROVED</b>		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____ DATE _____		
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DAVID KITCHENS 20140266  
Principal in Charge Project No.  
PROJECT MANAGER 10/11/16  
Project Manager Date  
PROJECT ARCHITECT  
Project Architect  
STAFF ARCHITECT  
Staff Architect

**A 4.10**

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140266 PROJECT NAME: AHDC / Carpenter's Shelter  
SHEET NUMBER: A 4.10 - BUILDING MASSING  
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	PDSUP FINAL SUB	11/15/2016



AHDC / Carpenter's Shelter

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3D PERSPECTIVE

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

Designer	20140266
Principal-in-Charge	Project No.
Approver	10/11/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

## A 4.11

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140266 PROJECT NAME: AHDC / Carpenter's Shelter  
SHEET NUMBER: A.4.11 - 3D PERSPECTIVE  
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	DEVELOPMENT PRELIMINARY SITE PLAN	08/08/2016
	COMPLETENESS SUB #2	09/16/2016
	SUBMISSION FOR COMPLETENESS	10/11/2016
	PDSUP FINAL SUB	11/15/2016

AHDC / Carpenter's Shelter

930 North Henry Street  
Alexandria, VA 22314

AHDC / Carpenter's Shelter

3D PERSPECTIVE

Designer	20140266
Principal-in-Charge	Project No.
Approver	10/11/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

**A 4.12**

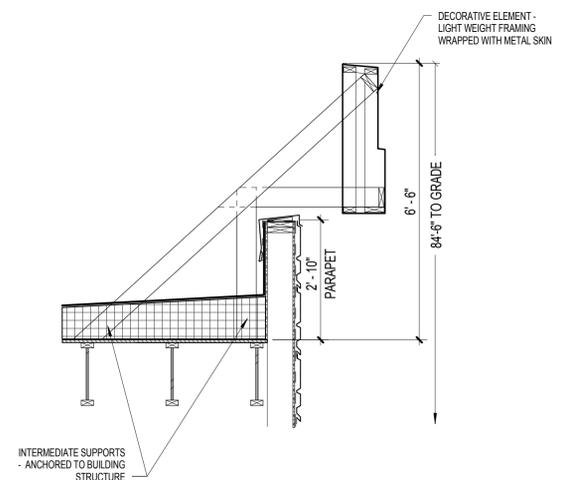


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DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED	DATE	
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

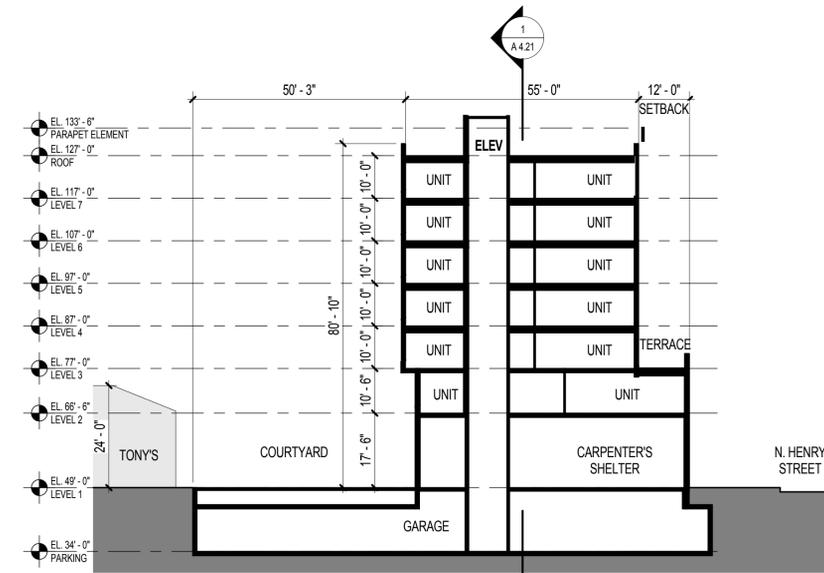
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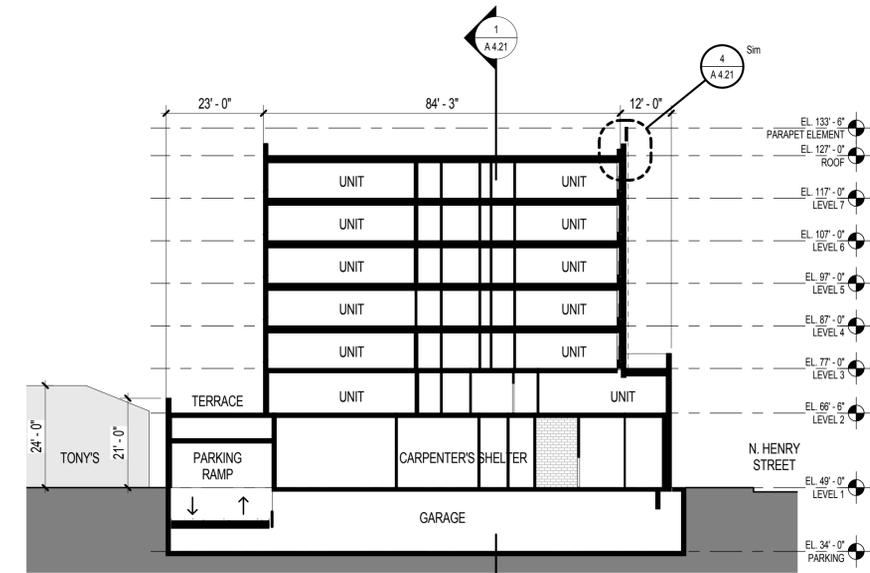
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No.	Drawing Issue Description	Date
	CONCEPT II SUBMISSION	04/15/2016
	DEVELOPMENT PRELIMINARY SITE PLAN	08/08/2016
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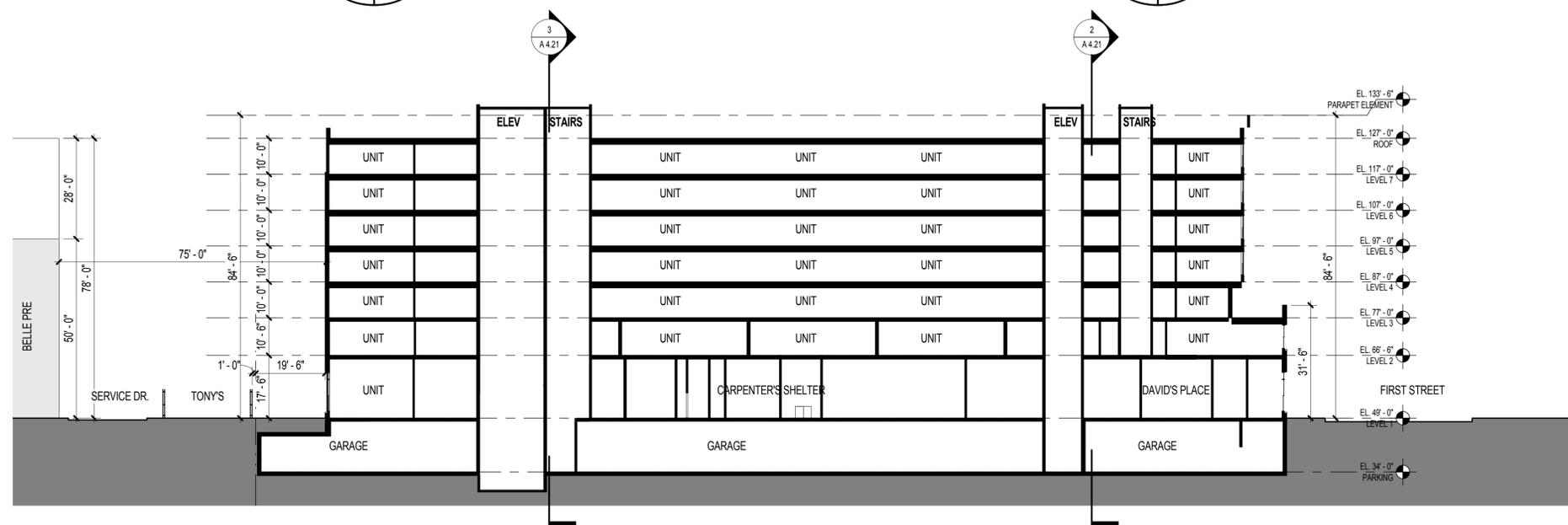
**4** BUILDING PARAPET AND DECORATIVE ELEMENT ABOVE  
A.4.21 SCALE: 1/2" = 1'-0"



**3** CONCEPT SECTION - EAST WEST (1)  
A2.91/A.4.21 SCALE: 1" = 20'-0"



**2** CONCEPT SECTION - EAST WEST (2)  
A2.91/A.4.21 SCALE: 1" = 20'-0"



**1** CONCEPT SECTION - NORTH SOUTH  
A2.91/A.4.21 SCALE: 1" = 20'-0"

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DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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**AHDC / Carpenter's Shelter**

930 North Henry Street  
Alexandria, VA 22314

AHDC / Carpenter's Shelter

**BUILDING SECTIONS**

DAVID KITCHENS	20140266
Principal in Charge	Project No.
PROJECT MANAGER	10/11/16
Project Manager	Date
PROJECT ARCHITECT	
Project Architect	
STAFF ARCHITECT	
Staff Architect	

**A 4.21**

PROJECT NUMBER: 20140266 PROJECT NAME: AHDC / Carpenter's Shelter  
SHEET NUMBER: A.4.21 - BUILDING SECTIONS  
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**PROPOSED  
CARPENTER'S  
SHELTER**

NORTH HENRY STREET

FIRST STREET

MONTGOMERY  
STREET

