





CITY STANDARD GENERAL NOTES

- 1. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NO 063.04-09-07, 08, 09, 10, 11 AND 12 ALL OF WHICH ARE ZONED KR AND 063.04-09-18 IS ZONED OCH.
2. OWNER: DESCHANTAL ASSOCIATES, INC.
3. DEED BOOK 1196 AT PAGE 807 (063.04-09-07) DEED BOOK 1196 AT PAGE 804 (063.04-09-09) AND DEED BOOK 1196 AT PAGE 810 (063-04-09-08, 10, 11 & 12).
4. ADDRESS: 1604-1614 KING STREET, ALEXANDRIA, VA.
5. SEE COVER SHEET FOR AREAS TABULATIONS ON SHEET C1.00.
6. NATURAL SOILS AT THE SITE CONSIST OF KEYPORT SILT LOAM PER THE CITY OF ALEXANDRIA SOIL MAP.
7. THE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED.
8. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
9. ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC AND/OR PRIVATE EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
10. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
11. BUILDING HEIGHT SHALL NOT EXCEED THE ALLOWABLE LIMIT BY CITY OF ALEXANDRIA ZONING ORDINANCE OR AS APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
12. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC)
13. SEE SHEET C1.00 FOR FLOOR AREA CALCULATIONS.
14. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF THE CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, STREETS, ALLEYS, DRIVEWAYS, APRONS, SANITARY AND STORM SEWER, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE CONSTRUCTION SURVEY (SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
15. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS SPECIFICATIONS.
16. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
17. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
18. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDOR), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500.
19. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION AT (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
20. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACT CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
21. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSE IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
22. THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT (703) 838-4520 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
23. ROOF DRAINAGE SYSTEM, SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEM MUST BE INSTALLED SO AS NEITHER TO ADVERSELY IMPACT UPON, NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT OF WAY.
24. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
25. IN THE EVENT, THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEM AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
26. PER THE REQUIREMENTS OF SECTION 8-1-12 OF THE CITY CHARTER AND CODE; WHEN THE BUILDING FOOTING HAS BEEN PLACED AND THE WALLS HAVE BEEN RAISED TO THE FIRST JOIST BEARING OR STORY HEIGHT ABOVE GRADE, A PLOT PLAN SHOWING THE EXACT LOCATION OF THE WALLS SHALL BE PREPARED BY A LICENSED, CERTIFIED PUBLIC LAND SURVEYOR OR PROFESSIONAL ENGINEER AND FILED WITH THE BUILDING OFFICIAL FOR APPROVAL BEFORE PROCEEDING FURTHER WITH THE CONSTRUCTION.
27. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE WALLS.
28. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
29. ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT OF WAY SHALL BE OWNED MAINTAINED PRIVATELY.
30. 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 FACILITIES.
31. THE SIDEWALKS SHALL REMAIN OPENED DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
32. PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAIL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSE; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
33. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH VIRGINIA USBC 115.0.

EMERGENCY VEHICLE EASEMENTS NOTE

ALL EMERGENCY VEHICLE EASEMENTS ARE SHOWN ON THE PLAN AND SHALL BE RECORDED WITH ALEXANDRIA LAND RECORDS

CEMENTRY AND/OR BURIAL GROUNDS

THERE IS NO OBSERVABLE, HISTORICAL, OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

RODENT ABATEMENT NOTE

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION THAT WILL OUTLINE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION DEPARTMENT AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.

MOSQUITO CONTROL NOTES

- 1. SINCE STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) SYSTEMS THAT HOLD WATER FOR MORE THAN 5 DAYS BETWEEN THE MONTHS OF MAY-OCTOBER HAVE THE POTENTIAL TO CAUSE MOSQUITO BREEDING HABITATS, THEREFORE SUCH BMPs SHALL BE TREATED WITH A REGISTERED MOSQUITO LARVAL CONTROL PRODUCT. ALL LABELS SHOULD BE FOLLOWED FOR APPLICATION RATES AND AMOUNTS.
2. SINCE EXCESSIVE VEGETATION IN EXISTING BMPs ALSO INCREASES THE POTENTIAL FOR MOSQUITO PROBLEMS; THEREFORE, VEGETATION SHALL BE CONTROLLED AND CUT TO REDUCE MOSQUITO BREEDING.
3. CONTACT THE CITY OF ALEXANDRIA ENVIRONMENTAL HEALTH VECTOR BORNE ILLNESS PROGRAM (703-746-4400 EXT. 326, 327) FOR QUESTIONS OR TREATMENT ASSISTANCE.

STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

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

THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPs ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPs AND SUPPORTING EQUIPMENT.

UTILITY WORKS

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC050-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:

- A. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS/CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.
B. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.
C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
D. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
E. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
F. EFFLUENT FROM Dewatering OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
G. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
H. SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.
I. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS 4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
J. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
K. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
L. A REMEDIATION PLAN SHALL BE SUBMITTED DETAILING HOW CONTAMINATED SOILS AND/OR GROUNDWATER WILL BE DEALT WITH INCLUDING PLANS TO REMEDIATE UTILITY CORRIDORS.
M. UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.
N. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
O. ALL UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES, INCLUDING WATER AND SEWER LATERALS ON PRIVATE PROPERTY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH MINIMUM 3" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPE (DUWT). THE DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" FOR DUWT WIDTHS OF 3" AND 24" FOR WIDTHS OF 6" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS.

SOIL WASTE MANAGEMENT

- 1. IN COMPLIANCE WITH TITLE 5: TRANSPORTATION AND ENVIRONMENTAL SERVICES SECTION 5-1-31 OF THE CITY CHARTER AND CODE, THE CITY OF ALEXANDRIA WILL PROVIDE SOLID WASTE COLLECTION SERVICES TO EVERY USER PROPERTY, DEFINED IN SECTION 5-1-2 (12B) AS CONTAINING FOUR OR FEWER DWELLING UNITS EXCLUDING CONDOMINIUM DWELLINGS.

SINCE THE CITY OF ALEXANDRIA IS PROVIDING SOLID WASTE COLLECTION AND DISPOSAL SERVICES, THE PLAN DEMONSTRATES THAT THE DEVELOPMENT MEETS ALL THE MINIMUM STREET STANDARDS, INCLUDING ALL STANDARD CURB-DE-SAC TURNAROUNDS, IF APPLICABLE. THE TRASH TRUCK TURNING MOVEMENTS DEMONSTRATE THAT THE TRASH TRUCK IS ABLE TO PICK UP SOLID WASTE FROM PRIVATE STREETS WITHOUT BACKING UP.

SINCE THE CITY OF ALEXANDRIA WILL PROVIDE THE SOLID WASTE COLLECTION AND DISPOSAL SERVICES; ALL TRASH AND RECYCLING RECEPTACLES ARE SHOWN LOCATED AT THE CITY'S RIGHT-OF-WAY.

- 2. IN THE EVENT SECTION 5-1-2(12B) OF THE CITY CHARTER AND CODE TITLE 5: TRANSPORTATION AND ENVIRONMENTAL SERVICES IS AMENDED TO DESIGNATE MULTI-FAMILY DWELLINGS IN GENERAL, OR MULTI-FAMILY WHEN SO PROVIDED BY SPECIAL USE PERMIT (SUP), AS REQUIRED USER PROPERTY [AS DEFINED IN 5-1-2(12B) OF THE CITY CHARTER AND CODE], THEN REFUSE COLLECTION SHALL BE PROVIDED BY THE CITY FOR THE TOWNHOME CONDOMINIUM PORTION OF THIS PLAN.

LANDSCAPE NOTES

- 1. 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.
2. ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED/VERIFIED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
3. LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES WILL BE SHOWN ON DEMOLITION, SEDIMENT AND EROSION CONTROL, AND LANDSCAPE PLAN SHEETS.
4. IT IS THE 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.
5. APPLICANT MUST INCLUDE ON THE PLAN DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF AND AGREEMENT WITH CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE AFFECTED BY PROJECT WORK.
6. INCLUDING 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.
7. PROPOSED PLANTING SHALL BE PROVIDED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.
8. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERMEN; WASHINGTON, D.C.
9. THE APPLICANT SHALL MAKE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OR UTILIZING OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS 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.
10. IN LIEU OF MORE STRENUOUS SPECIFICATION, 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.
11. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
12. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY BY THE OWNER IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
13. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE APPLICANT AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
14. AS-BUILT DRAWINGS FOR THIS LANDSCAPE PLAN AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

DEMOLITION NOTES

- 1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY SURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY SURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS/CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
8. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER/OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
10. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

CONSTRUCTION NOTES

- 1. THE EXISTING UNDERGROUND UTILITIES SHOWN HERON 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 THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. 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 ENSURING THAT EXISTING UTILITIES ARE DISCONNECTED.
6. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7. 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 AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODED AND PEGGED OF OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
8. EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
9. ALL ABOVE GROUND UTILITIES SERVING THE SITE 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.
10. PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
11. THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
12. EXISTING BUILDINGS, FENCES, AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONSTRUCTION.
13. EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREAS SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
14. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
15. 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, IF REQUIRED, SHALL BE MADE IN THE FIELD WITH THE APPROVAL OF SITE INSPECTOR OF THE DEPARTMENT OF TRANSPORTATIONS AND ENVIRONMENTAL SERVICES.
16. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
17. 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.
18. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
19. 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, LOCATION OF MECHANICAL EQUIPMENT, AND CONNECTIONS AT THE FACES OF BUILDINGS.
20. SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB AND GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR PONDING OF WATER ON THE ROADWAY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE.
22. THE CALIFORNIA BEARING RATION (CBR) VALUES OF IN-SITU MATERIALS SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TESTS FOR ACTUAL DETERMINATION OF REQUIRED THICKNESSES OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS. THE PAVEMENT SECTIONS SHALL BE DESIGNED BY A GEOTECHNICAL/LICENSED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.
23. THE THICKNESSES OF SUB-BASE, BASE, AND WEARING COURSE SHALL BE DESIGNED USING "CALIFORNIA METHOD" AS SET FORTH ON PAGE 3-76 OF THE SECOND EDITION OF A BOOK ENTITLED, "DATA BOOK FOR CIVIL ENGINEERS, VOLUME ONE, DESIGN" WRITTEN BY ELWYN E. SEELYE. AN ALTERNATE PAVEMENT SECTION DESIGNED TO THE SATISFACTION OF DIRECTOR, TRANSPORTATIONS AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) T SUPPORT H-20 LOADING BASED ON CBR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASWANI METHOD) AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ACCEPTABLE.
24. EMERGENCY VEHICLE EASEMENTS (EVE) AND AMERICAN WITH DISABILITY (ADA) ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH PAVEMENT MARKINGS PER THE CITY OF ALEXANDRIA STANDARD SIGNAGE AND AMERICAN WITH DISABILITIES (ADA) REQUIREMENTS.
25. ALL STRIPING SHALL MEET THE REQUIREMENTS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
26. 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 GEOTECHNICAL REPORT REQUIREMENTS.
27. THE CONTRACTORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
28. UNLESS OTHERWISE APPROVED THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDER STYLE/STANDARD PEDESTRIAN CROSS WALKS AT ALL CROSSINGS AT THE PROPOSED DEVELOPMENT, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGN OF LADDER STYLE OR STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY CASE BASIS AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION 30.18, PEDESTRIAN CROSSWALKS, JULY 13, 2006. A COPY OF THE POLICY MANUAL CAN BE OBTAINED FROM YON LAMBERT, BICYCLE AND PEDESTRIAN COORDINATOR/TRANSPORTATION PLANNER, TELEPHONE (703) 746-4081.

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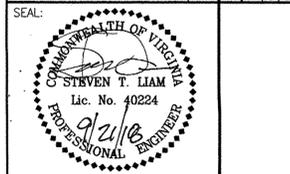


Table with columns: NO., DESCRIPTION, DATE, REV. BY, APPROVED. Contains revision history entries.

1604-1614 KING STREET
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
GENERAL NOTES (1 OF 2)

ESI Peer Review

APPROVED SPECIAL USE PERMIT NO. 2016-0038
DEPARTMENT OF PLANNING & ZONING
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

# PARKING TABLE FOR ALTERNATIVE USES

59 UNITS TOTAL-49 UNITS MID-RISE/10 UNITS ROWHOUSES

	# UNITS	AS SHOWN IN PLANS PER ZONING CODE DEFINITIONS	MIN. PARKING REQUIRED PER CODE .684 PER BEDROOM (WITH FULL CREDITS FOR	MAXIMUM BEDROOM COUNT PERMITTED IF ALL RESIDENTIAL	PARKING REQUIRED AT .684 PER BEDROOM	PARKING PROVIDED (EXCLUDES ADA PARKING)
<b>1. ALL RESIDENTIAL</b>						
MID-RISE	49	65	44.46			
ROWHOUSES	10					
ENGLISH BASEMENT		5				
1ST FLOOR		0				
2ND FLOOR		10				
TOTAL ROWHOUSES	10	15	10.26			
TOTAL ALL RESIDENTIAL	59	80	54.72	80.00	54.72	59
<b>2. MID-RISE RESIDENTIAL WITH ROWHOUSE ENG. BASEMENT AND 1ST FLOOR RETAIL OR OFFICE / 2ND FLOOR RESIDENTIAL</b>						
<u>59 UNITS TOTAL-49 UNITS MID-RISE/10 UNITS ROWHOUSES</u>						
MID-RISE	49	65	37.62		37.62	37.62
ROWHOUSES						
ENGLISH BASEMENT				N.S.F.	USE	
1ST FLOOR				2,640	** RETAIL OR OFFICE OR RESTAURANT	
2ND FLOOR				2,113	RETAIL OR OFFICE OR RESTAURANT	
TOTAL ROWHOUSES	10		10.26	2,296	RETAIL OR OFFICE OR RESTAURANT	
TOTAL PROJECT WITH ALL RESIDENTIAL USES			47.88			
TOTAL PROJECT WITH ENG. BASEMENT, 1ST FLOOR AND SECOND FLOOR OF ROWHOUSES COMMERCIAL					39.38	
TOTAL PROJECT WITH ENG. BASEMENT AND 1ST FLOOR ROWHOUSES COMMERCIAL WITH 2ND FLOOR AS RESIDENTIAL (1 BR. PER UNIT)					42.80	
TOTAL PROJECT WITH ENG. BASEMENT, 1ST FLOOR AND SECOND FLOORS OF ROWHOUSES USED FOR RESTAURANT						44.67
TOTAL PROJECT WITH ENG. BASEMENT, 1ST FLOOR AND SECOND FLOORS OF ROWHOUSES USED FOR RESTAURANT/ ENG BASEMENTS AS RESIDENTIAL						45.45
PARTIAL USES OF SOME ROWHOUSES, OR PARTS OF SOME ROWHOUSES FOR RETAIL, OFFICE OR RESTAURANT					ALL COMBINATIONS STUDIED ARE PROVIDED FOR BY 59 PARKING SPACES	
<p><b>NOTES</b></p> <p>PARTIAL USE OF 1ST FLOOR OR 1ST FLOOR AND ENGLISH BASEMENT IS LIKELY WITH 2ND FLOOR AS RESIDENTIAL. (REQUIRES STAIRS TO ENG. BASEMENT)</p> <p>PARTIAL USE OF 2ND FLOOR COMMERCIAL USE WITHOUT 1ST FLOOR COMMERCIAL USE IS UNLIKELY.</p> <p>* COMMERCIAL AND RESTAURANT PARKING REQUIREMENTS PER ZONING TEXT AMENDMENTS APPROVED JANUARY/FEBRUARY 2018.</p> <p>** GROSS S.F. NOT NET S.F., BUT ROUGHLY EQUIVALENT FOR PARKING PURPOSES</p> <p>*** 3 BEDROOM UNIT COUNTED AS 2 BEDROOM FOR PARKING DETERMINATION PER ZONING CODE</p>						

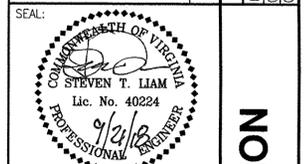
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SCALE: AS SHOWN    DATE: SEPTEMBER 21, 2018    DRAWN: CA

DATE	DESCRIPTION	DATE	DESCRIPTION
08/17/2018	5TH PSDP SUBMISSION	09/27/2018	7TH PSDP SUBMISSION
09/27/2018	6TH PSDP SUBMISSION		



NO.	DESCRIPTION	DATE	APPROVED BY

## 1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
CITY OF ALEXANDRIA, VIRGINIA

**ESI Peer Review**

**APPROVED**    2016-0038

SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

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

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. \_\_\_\_\_

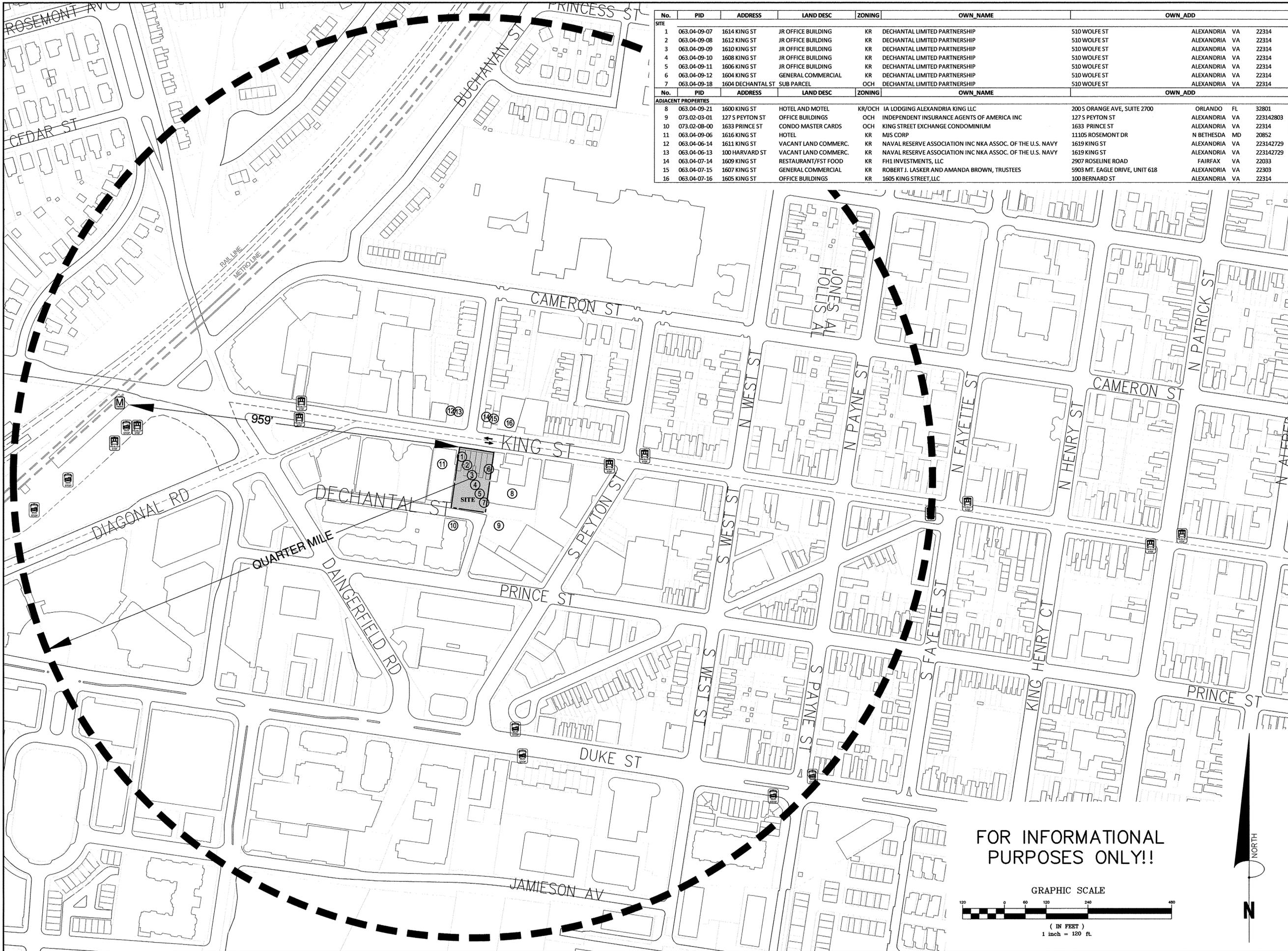
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CHAIRMAN, PLANNING COMMISSION    DATE \_\_\_\_\_

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

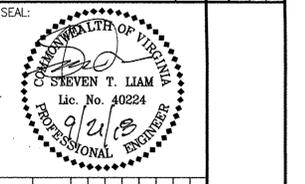
INSTRUMENT NO.    DEED BOOK NO.    PAGE NO.

**GENERAL NOTES (2 OF 2) PARKING TABULATION**



No.	PID	ADDRESS	LAND DESC	ZONING	OWN_NAME	OWN_ADD
<b>SITE</b>						
1	063.04-09-07	1614 KING ST	JR OFFICE BUILDING	KR	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
2	063.04-09-08	1612 KING ST	JR OFFICE BUILDING	KR	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
3	063.04-09-09	1610 KING ST	JR OFFICE BUILDING	KR	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
4	063.04-09-10	1608 KING ST	JR OFFICE BUILDING	KR	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
5	063.04-09-11	1606 KING ST	JR OFFICE BUILDING	KR	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
6	063.04-09-12	1604 KING ST	GENERAL COMMERCIAL	KR	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
7	063.04-09-18	1604 DECHANTAL ST	SUB PARCEL	OCH	DECHANTAL LIMITED PARTNERSHIP	510 WOLFE ST ALEXANDRIA VA 22314
<b>ADJACENT PROPERTIES</b>						
8	063.04-09-21	1600 KING ST	HOTEL AND MOTEL	KR/OCH	IA LODGING ALEXANDRIA KING LLC	200 S ORANGE AVE, SUITE 2700 ORLANDO FL 32801
9	073.02-03-01	127 S PEYTON ST	OFFICE BUILDINGS	OCH	INDEPENDENT INSURANCE AGENTS OF AMERICA INC	127 S PEYTON ST ALEXANDRIA VA 223142803
10	073.02-08-00	1633 PRINCE ST	CONDO MASTER CARDS	OCH	KING STREET EXCHANGE CONDOMINIUM	1633 PRINCE ST ALEXANDRIA VA 22314
11	063.04-09-06	1616 KING ST	HOTEL	KR	MJS CORP	11105 ROSEMONT DR N BETHESDA MD 20852
12	063.04-06-14	1611 KING ST	VACANT LAND COMMERC.	KR	NAVAL RESERVE ASSOCIATION INC NKA ASSOC. OF THE U.S. NAVY	1619 KING ST ALEXANDRIA VA 223142729
13	063.04-06-13	100 HARVARD ST	VACANT LAND COMMERC.	KR	NAVAL RESERVE ASSOCIATION INC NKA ASSOC. OF THE U.S. NAVY	1619 KING ST ALEXANDRIA VA 223142729
14	063.04-07-14	1609 KING ST	RESTAURANT/FST FOOD	KR	FH1 INVESTMENTS, LLC	2907 ROSELINE ROAD FAIRFAX VA 22033
15	063.04-07-15	1607 KING ST	GENERAL COMMERCIAL	KR	ROBERT J. LASKER AND AMANDA BROWN, TRUSTEES	5903 MT. EAGLE DRIVE, UNIT 618 ALEXANDRIA VA 22303
16	063.04-07-16	1605 KING ST	OFFICE BUILDINGS	KR	1605 KING STREET, LLC	100 BERNARD ST ALEXANDRIA VA 22314

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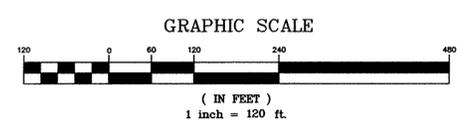


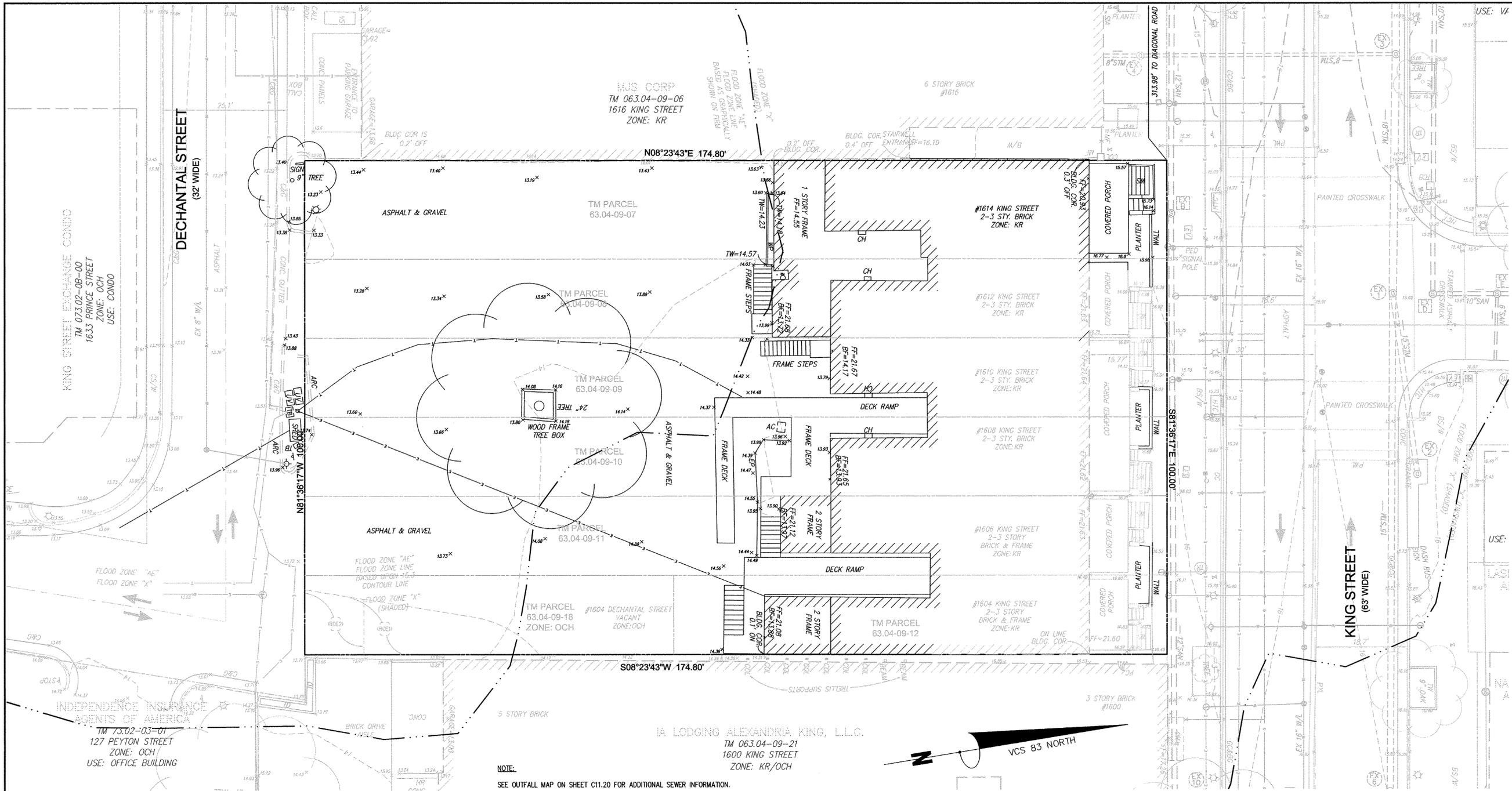
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**1604-1614 KING STREET**  
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VIRGINIA  
**CONTEXTUAL PLAN**  
 SHEET NAME:  
**ESI Peer Review**

APPROVED SPECIAL USE PERMIT NO.	2016-0038
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
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CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.

**FOR INFORMATIONAL PURPOSES ONLY!!**





**NOTES:**

- THE PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF ALEXANDRIA, VIRGINIA TAX ASSESSMENT MAP 063.04-09-07, 08, 09, 10, 11, AND 12, ALL OF WHICH ARE ZONED KR AND 063.04-09-18 IS ZONED OCH.
- THE PROPERTY IS NOW IN THE NAME OF DECHANTAL LIMITED PARTNER SHIP AS RECORDED IN DEED BOOK 1196 AT PAGE 807 (063.04-09-07), DEED BOOK 1196 AT PAGE 804 (063.04-09-09) AND DEED BOOK 1196 AT PAGE 810 (063.04-09-08, 10, 11 & 12) ALL AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF THE CITY OF ALEXANDRIA AND A FIELD SURVEY BY BOWMAN CONSULTING GROUP, LTD ON AUGUST 11, 2014.
- A PORTION OF THE PROPERTY IS LOCATED IN FLOOD ZONE "AE", SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUAL OR EXCEEDED IN ANY GIVEN YEAR) AND A PORTION OF THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE. AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); BOTH OF THESE ARE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, MAP NUMBER 5155190041E, MAP REVISED JUNE 16, 2011.
- THE FLOOD ZONE "AE" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 5155190041E, HAS BASE FLOOD ELEVATIONS SHOWN "ABOVE" AND "BELOW" THE PROPERTY. THE PROPERTY IS BETWEEN THE 15 AND 16 BASE FLOOD ELEVATION LINES. AN INTERPOLATION BETWEEN THESE TWO LINES PUTS THE BASE FLOOD ELEVATION AT 15.3 FEET AT THE PROPERTY. THE FLOOD PLAIN LINE GRAPHICALLY SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP

5155190041E IS SHOWN ON THIS SURVEY.

- THE HORIZONTAL AND VERTICAL DATUMS AS REFERENCED HEREON WERE ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID, VCS 83 NORTH ZONE AND THE VERTICAL DATUM IS REFERENCED TO NAVD 1988 DATUM.
- THE TOPOGRAPHICAL FEATURES SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
- 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.
- THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON OBSERVED EVIDENCE AND ON EXISTING PLANS OF RECORD PROVIDED BY OTHERS. THIS SURVEY DOES NOT CERTIFY TO THE ACCURATE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON.
- THE OVERALL SITE AREA IS 17,480 SQUARE FEET PER COMPUTATIONS AND 17,340 SQUARE FEET PER TAX ASSESSMENT.

**ARCHAEOLOGY NOTES**

- THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

**STORM SEWER TABLE**

EX 9	TOP = 15.72 IN = 12.53 (15" STM Fr 2) OUT = 10.43 (18" STM To 3)
EX 10	TOP = 15.81 IN = 12.81 (15" STM To 1)
EX 11	STM TOP=14.78 IN=11.40 (12"RCP Fr EX4) IN=9.95 (21"RCP Fr EX1) OUT=9.94 (21"RCP To EX5)
EX 12	TOP = 15.40 IN = 12.98 (8" STM Fr BLDG) OUT = 13.06 (8" STM To 3)
EX 13	TOP = 13.91 IN = 9.55 (18" STM Fr 3) OUT = 9.49 (18" STM To WEST)
EX 14	TOP = 16.05 IN = 13.33 (8" STM Fr 10) IN = 12.95 (15" STM Fr 7) OUT = 12.89 (15" STM To 1)
EX 15	TOP = 16.02 IN = 13.01 (15" STM Fr 8) OUT = 12.98 (15" STM To 6)
EX 16	TOP = 16.56 IN = 13.43 (12" STM Fr 9) IN = 13.86 (15" STM Fr EAST) OUT = 13.11 (15" STM To 7)
EX 17	TOP = 17.08 FILLED, NO INVERTS VISIBLE
EX 18	TOP = 16.26 IN = 14.59 (4" STM Fr BLDG) OUT = 13.68 (8" STM OUT To 6)
EX 19	STM TOP=12.54 IN=10.28 (15"RCP Fr BLDG TO THE SOUTHEAST) IN=9.14 (15"RCP Fr EX12) OUT=9.06 (15"RCP To OUT)
EX 20	STM TOP=11.36 IN=7.92 (15"RCP Fr EX11) OUT=7.86 (15"RCP To 2353)
EX 21	STM TOP=12.90 IN=9.79 (12"RCP Fr IN) OUT=9.43 (18"RCP To EX. 13)
EX 22	STM TOP=12.32 OUT=9.23 (12"RCP To 2324)
EX 23	STM TOP=12.87 OUT=9.55 (21"RCP To 2298)
EX 24	STM TOP=13.14 BOTTOM OF VAULT=6.28 MH OFF-CENTERED, UNABLE TO SEE CENTER/FLOW OF STRUCTURE POSSIBLE 6'X6' PRE-CAST
EX 25	STM TOP=12.54 OUT=8.64 (12"RCP To EX. 16)

**STORM SEWER TABLE**

EX 26	STM TOP=12.97 OUT=8.76 (12"RCP To EX. 14)
EX 27	STM TOP=12.40 (PONDING IN MH) IN=8.46 (12"RCP Fr 2301) IN=7.20 (24"RCP Fr EX. 14) OUT=7.15 (24"RCP To EX. 16)
EX 28	STM TOP=12.39 (PONDING IN MH) IN=7.06 (24"RCP Fr EX. 15) OUT=6.44 PER RECORD (24"RCP To NW)
EX 29	STM TOP=12.69 IN=8.72 (12"RCP Fr IN) IN=8.68 (12"RCP Fr 2302) IN=8.13 (21"RCP Fr EX. 13) OUT=8.12 (21"RCP To EX. 15)
EX 30	STM TOP=12.69 IN=9.25 (12"DIP Fr IN) IN=8.95 (18"RCP Fr 2270) IN=8.32 (21"RCP Fr EX. 14) OUT=8.14 (21"RCP To EX. 5)
EX 31	STM TOP=13.51 OUT=8.16 (15"RCP To SOUTH)
EX 32	STM TOP=13.95 UNABLE TO OPEN
EX 33	STM TOP=12.53 IN=8.77 (12"RCP Fr 2295) OUT=8.13 (12"RCP To SOUTHWEST)

**SANITARY SEWER TABLE**

7156	SAN TOP=13.09 IN=8.24 (8"PVC Fr IN) IN=7.45 (15"PVC Fr 7799) OUT=7.19 (15"RCP To 7157)
7157	STM TOP=12.52 IN=8.90 (15"RCP Fr SOUTHWEST) OUT=8.55 (15"RCP To NORTHEAST)
7159	SAN TOP=12.03 IN=6.02 (15"RCP Fr 7157) OUT=5.93 (15"PVC To 7160)
7160	SAN TOP=11.62 IN=5.95 (15"RCP Fr 7159) OUT=5.82 (15"PVC To 7160A)
7160A	SAN TOP=11.85 IN=5.92 (12"PVC Fr IN) IN=5.74 (15"PVC Fr 7160) OUT=5.66 (15"PVC To 7171)
7171	SAN TOP=12.52 IN=6.43 (12"TC Fr IN) IN=5.51 (15"PVC Fr 7160A) IN=4.81 (27"TC Fr IN) OUT=4.77 (27"TC To OUT)
7799	SAN TOP=14.72 IN=9.26 (15"TC Fr 7145) OUT=9.02 (15"PVC To 7156)
7145	SAN TOP=15.64 IN=10.06 (12"RCP Fr 7148) OUT=9.98 (15"TC To 7799)
7148	SAN TOP=18.93 IN=14.40 (12"RCP Fr IN) OUT=14.00 (12"RCP To 7145)
EX 34	TOP = 15.75 INV. IN = 10.93 (10" SAN Fr E) INV. OUT = 10.93 (10" SAN To F)
EX 35	TOP = 15.99 INV. IN = 13.24 (10" SAN Fr NORTH) INV. IN = 13.43 (6" PVC Fr EAST) INV. OUT = 12.81 (10" SAN To D)
EX 36	TOP = 14.34 INV. IN = 10.57 (8" LAT Fr NORTH) INV. IN = 9.74 (10" SAN Fr D) INV. OUT = 9.70 (10" SAN To WEST)

**EASEMENT LEGEND**

- EX. RIGHT OF ENTRY EASEMENT D.B. 1113, PG. 260
- PORTION OF EX. RIGHT OF ENTRY EASEMENT

10 5 0 10 20  
GRAPHIC SCALE  
1" = 10'

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**1604-1614 KING STREET**  
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
CITY OF ALEXANDRIA, VIRGINIA

**EXISTING CONDITIONS PLAN**

**ESI Peer Review**

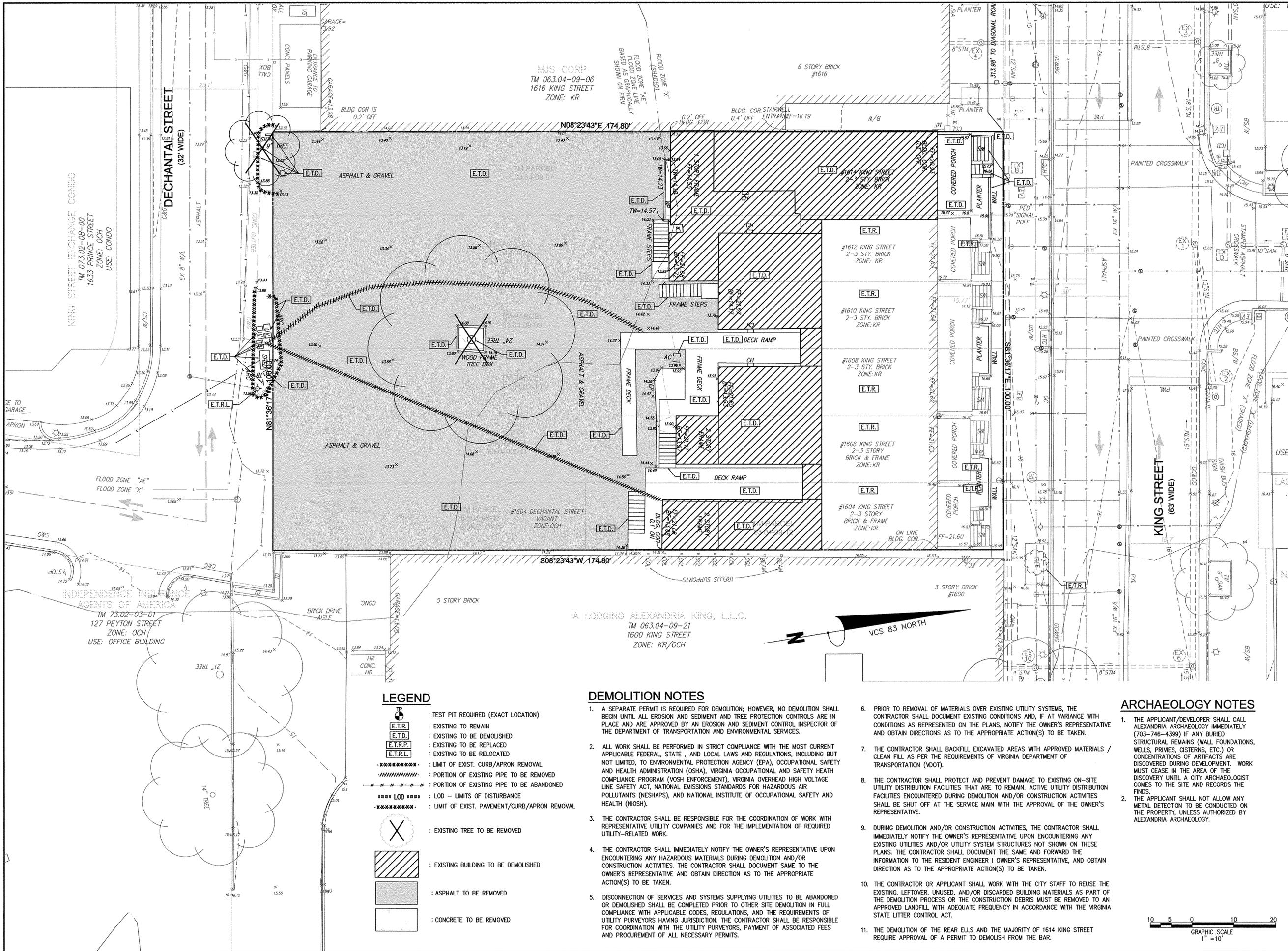
APPROVED SPECIAL USE PERMIT NO. 2016-0038  
DEPARTMENT OF PLANNING & ZONING  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_

REVISION APPROVED BY	DATE	APPROVED	DATE

DATE	DESCRIPTION	PLAN STATUS
09/21/2018	5TH PROSP. SUBMISSION	
09/21/2018	7TH PROSP. SUBMISSION	

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

SHEET: **C4.00**



**LEGEND**

- : TEST PIT REQUIRED (EXACT LOCATION)
- : EXISTING TO REMAIN
- : EXISTING TO BE DEMOLISHED
- : EXISTING TO BE REPLACED
- : EXISTING TO BE RELOCATED
- : LIMIT OF EXIST. CURB/APRON REMOVAL
- : PORTION OF EXISTING PIPE TO BE REMOVED
- : PORTION OF EXISTING PIPE TO BE ABANDONED
- : LOD - LIMITS OF DISTURBANCE
- : LIMIT OF EXIST. PAVEMENT/CURB/APRON REMOVAL
- : EXISTING TREE TO BE REMOVED
- : EXISTING BUILDING TO BE DEMOLISHED
- : ASPHALT TO BE REMOVED
- : CONCRETE TO BE REMOVED

**DEMOLITION NOTES**

1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.

**ARCHAEOLOGY NOTES**

1. 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.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
3. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
4. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS / CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
5. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
6. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER / OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.
8. THE DEMOLITION OF THE REAR ELLS AND THE MAJORITY OF 1614 KING STREET REQUIRE APPROVAL OF A PERMIT TO DEMOLISH FROM THE BAR.

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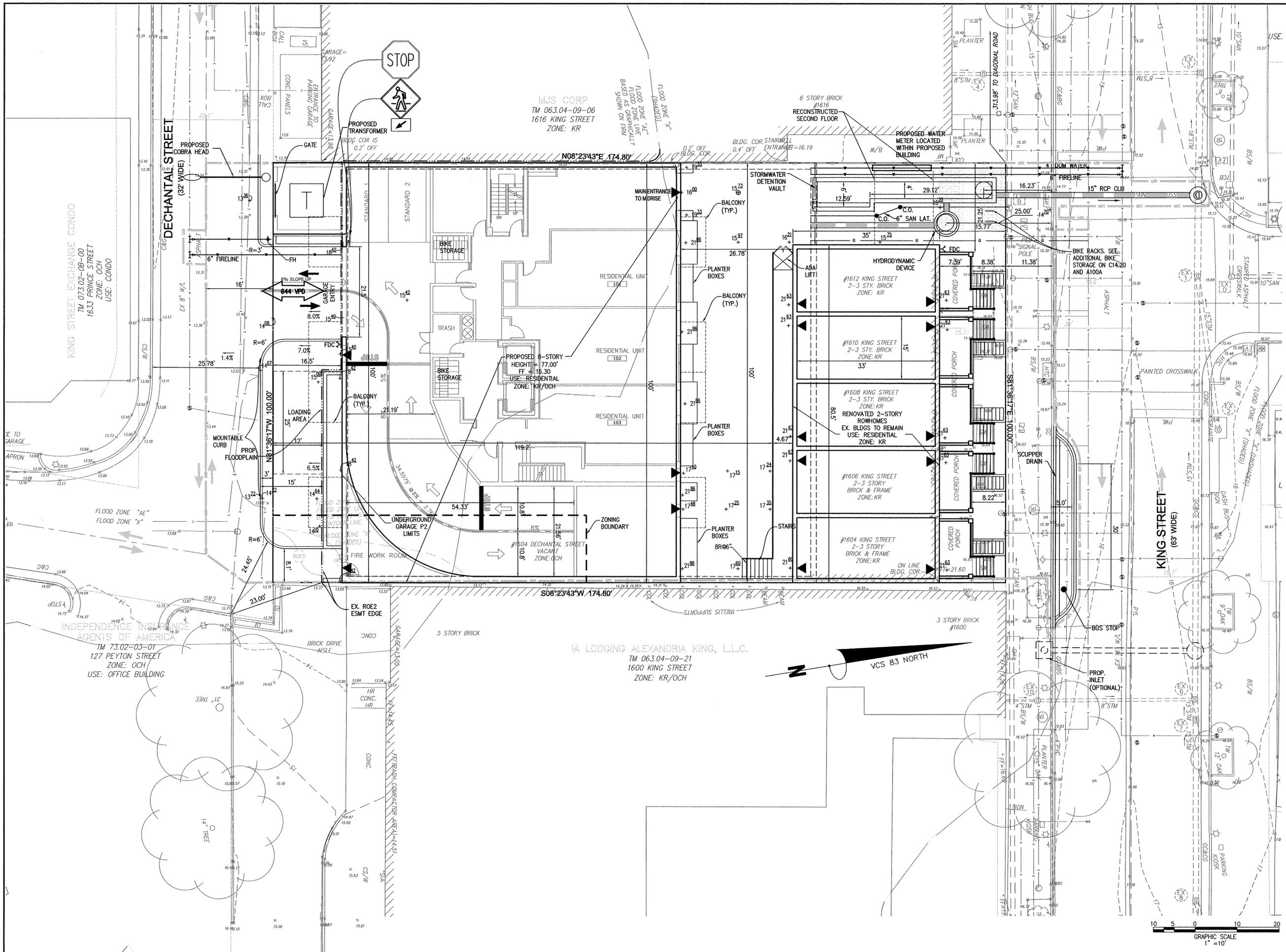
SEAL:  
 COMMONWEALTH OF VIRGINIA  
 STEVEN T. LIAM  
 Lic. No. 40224  
 PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	APPROVED BY

**1604-1614 KING STREET**  
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VIRGINIA  
**DEMOLITION PLAN**

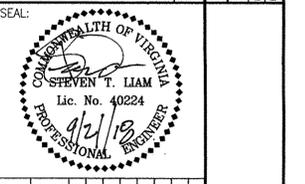
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DIRECTOR	DATE
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SITE PLAN No. _____	
DIRECTOR	DATE
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 CITY OF ALEXANDRIA, VIRGINIA

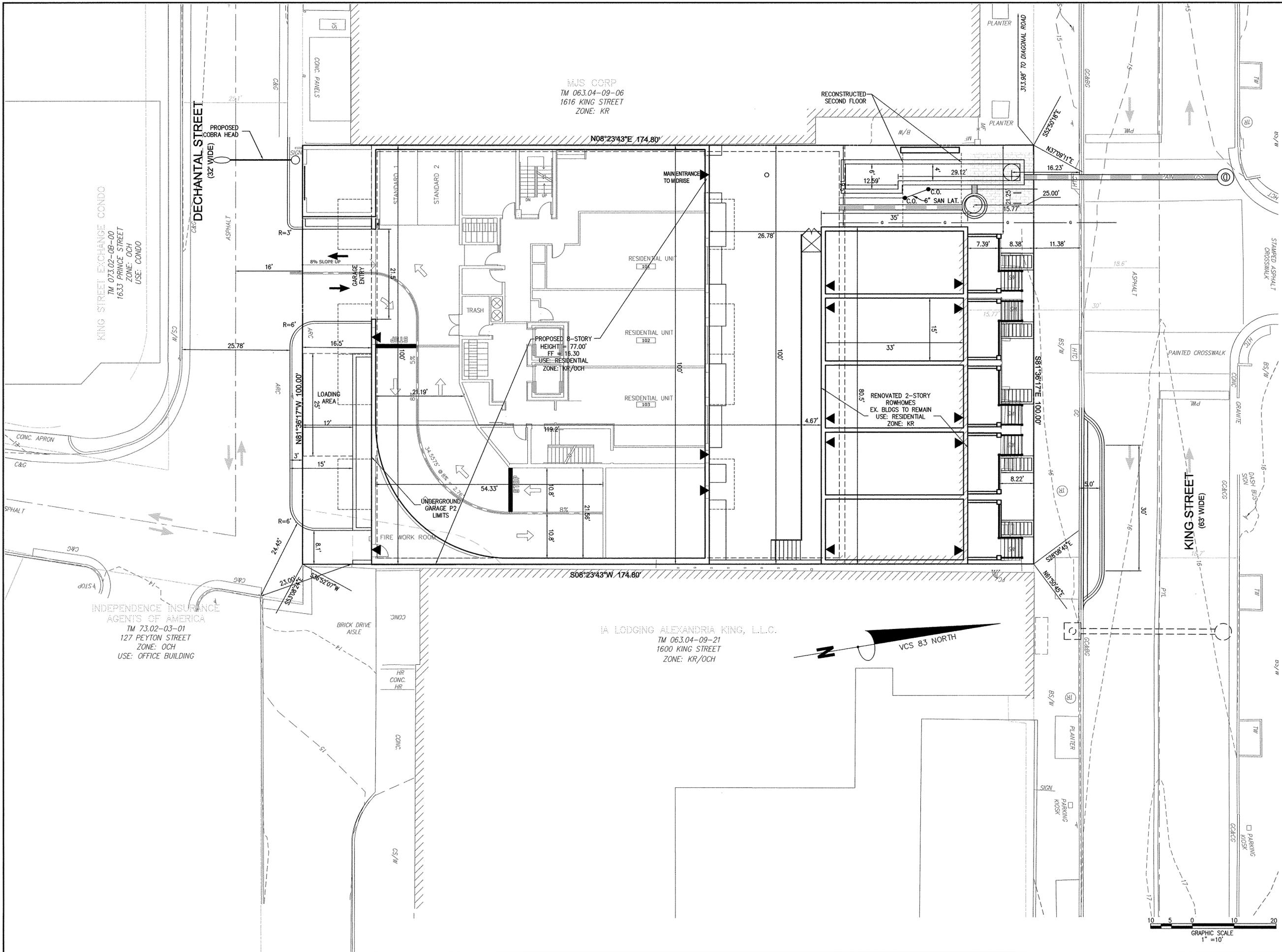
SHEET NAME: **PRELIMINARY DEVELOPMENT SITE PLAN**

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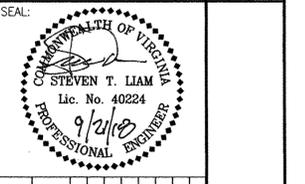
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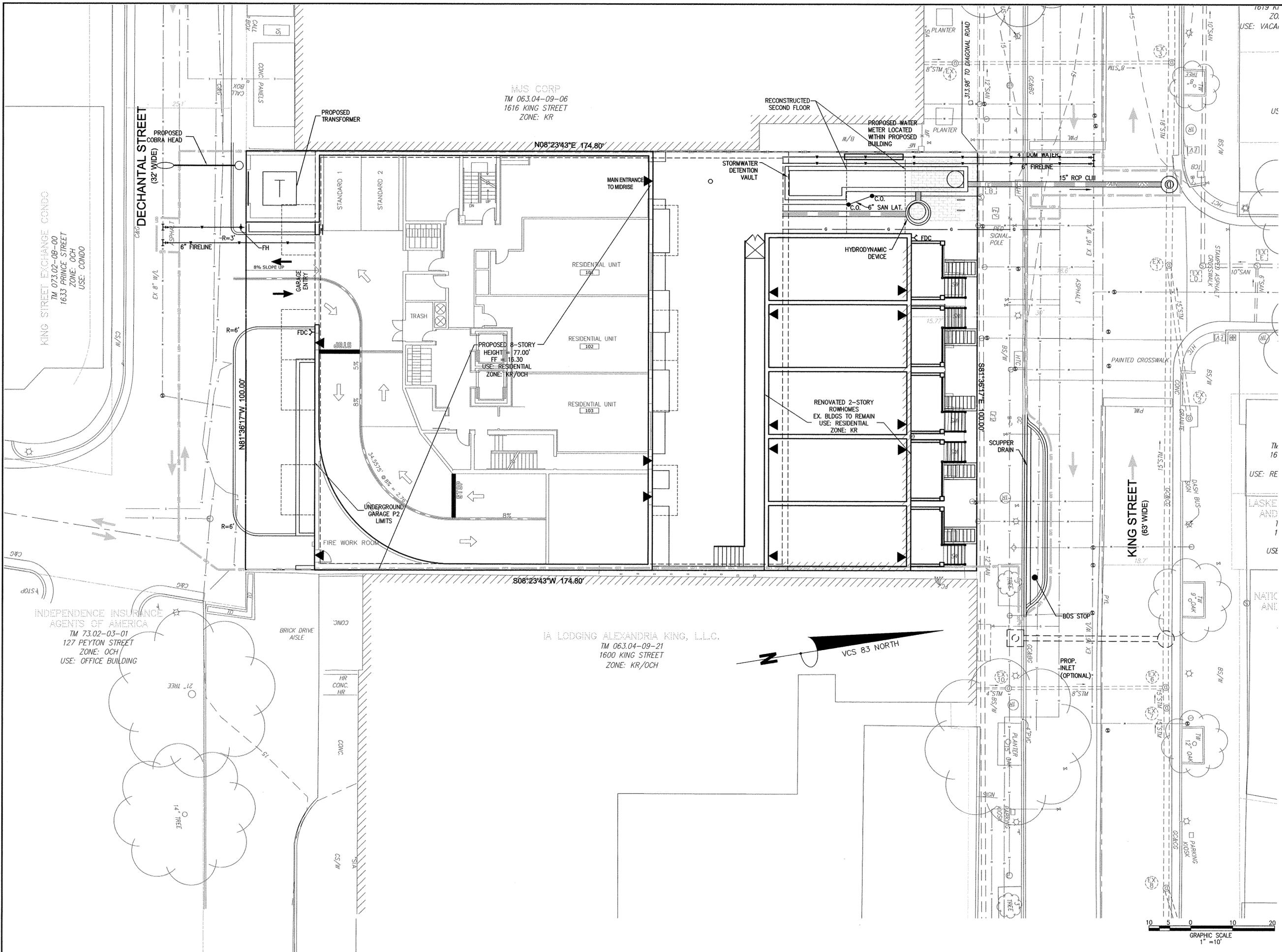
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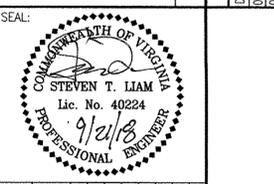
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 SHEET NAME: **DIMENSION PLAN**  
**ESI Peer Review**

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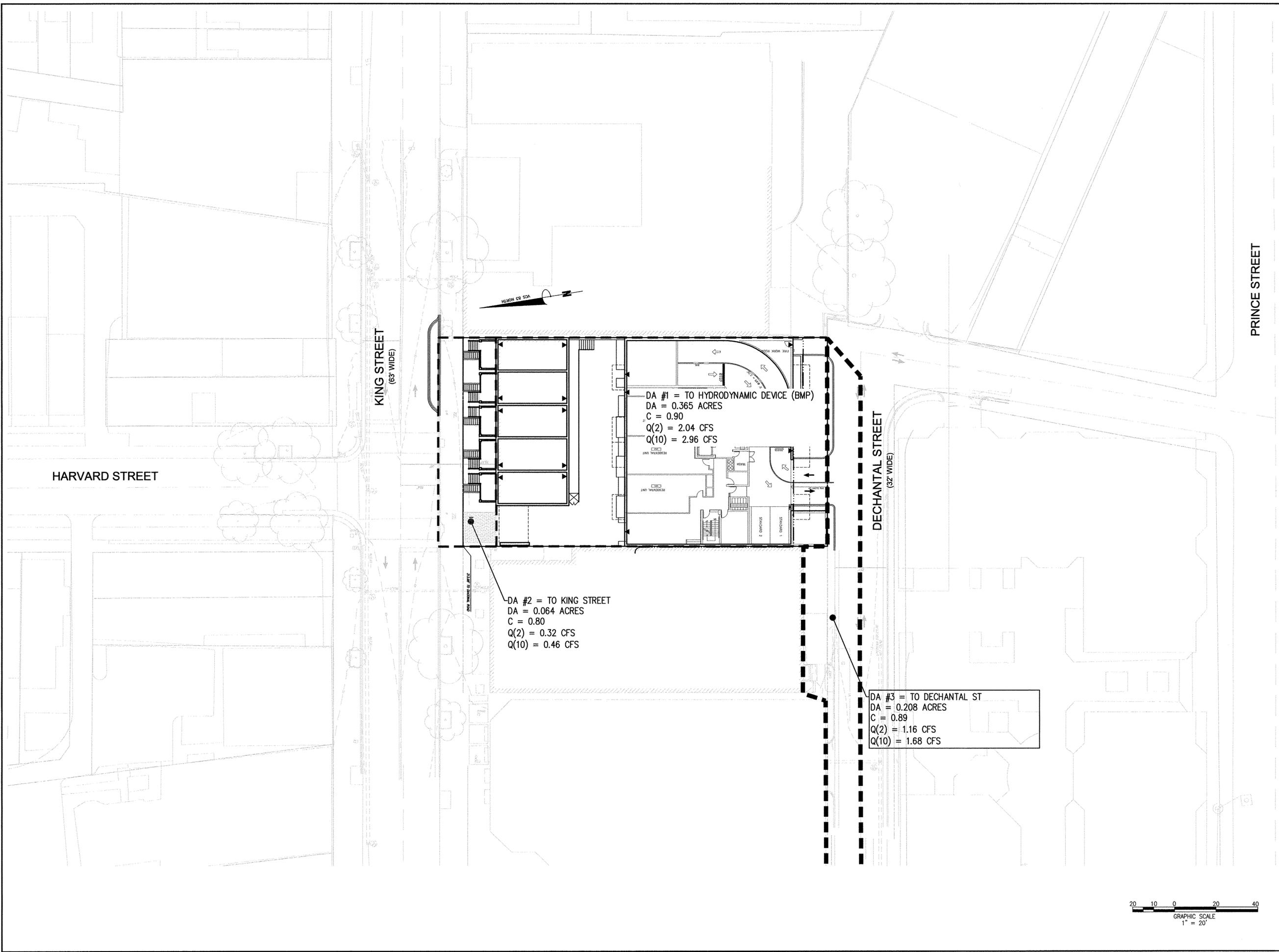
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 SHEET NAME: **UTILITY PLAN**

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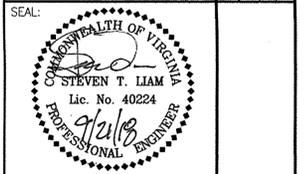
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DATE	DESCRIPTION	PLAN STATUS
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09/21/2018	7TH PS&P SUBMISSION	DATE
09/27/2018	6TH PS&P SUBMISSION	DATE



NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VIRGINIA

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SHEET NAME: **PROPOSED DRAINAGE DIVIDES**

**APPROVED** 2016-0038  
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 DEPARTMENT OF PLANNING & ZONING

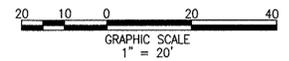
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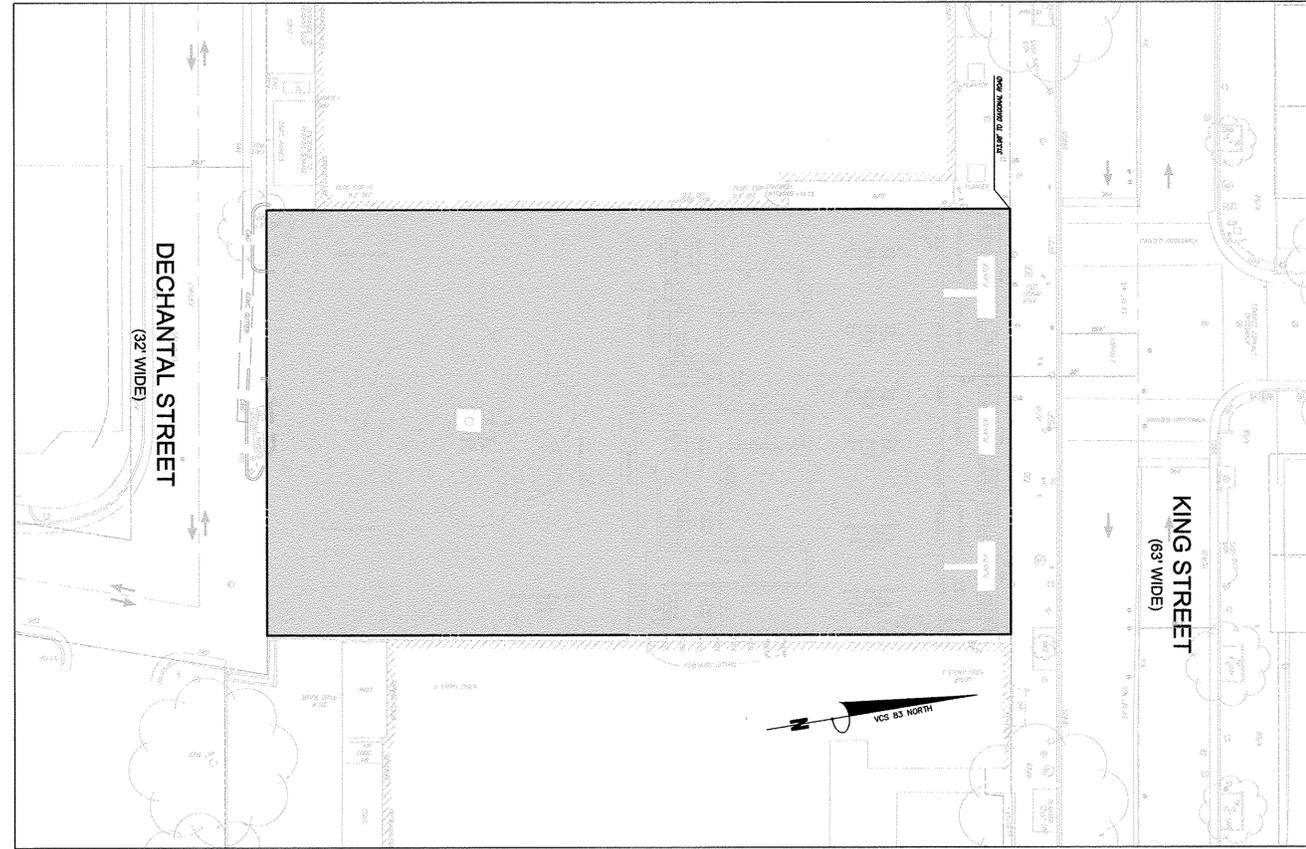
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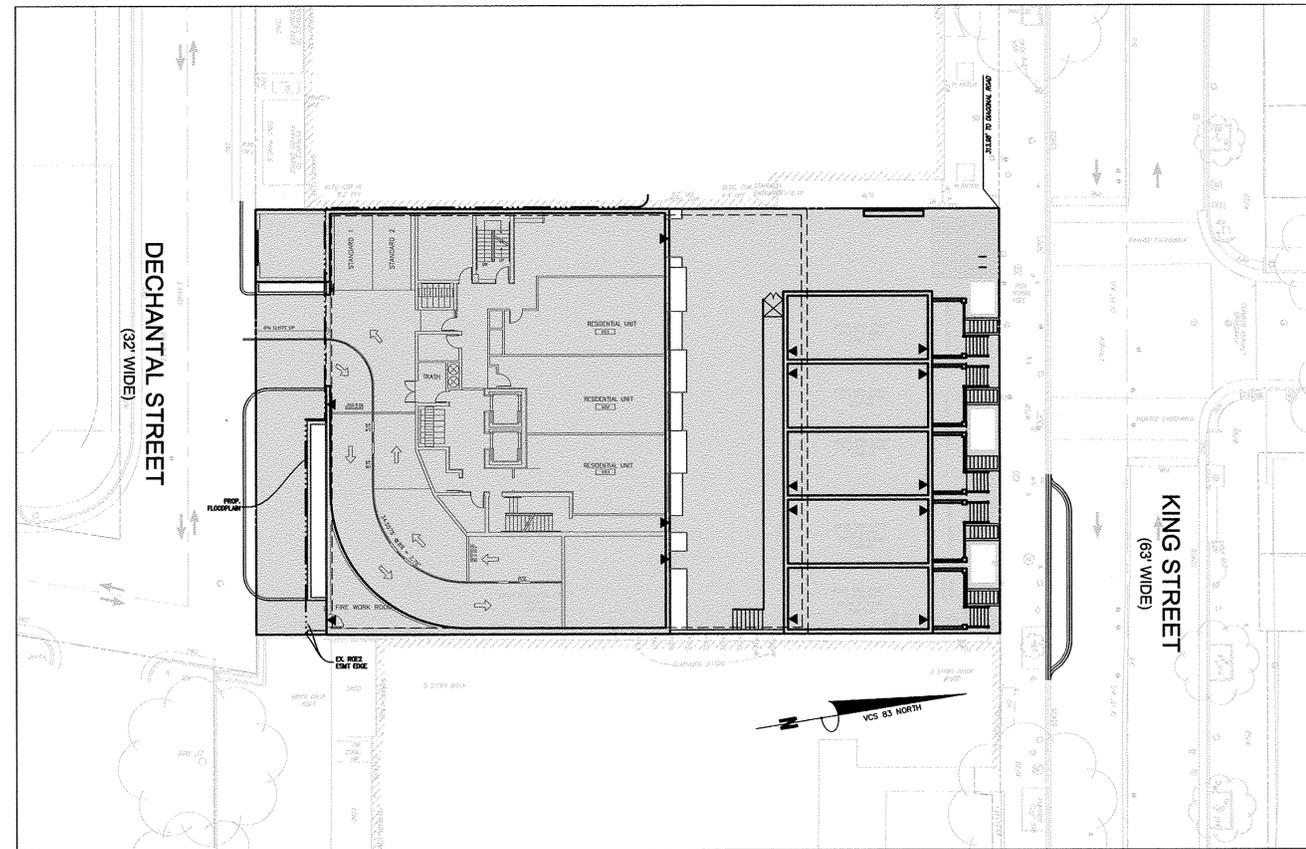
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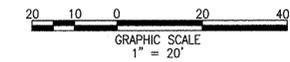
**EXISTING IMPERVIOUS PLAN**  
SCALE: 1" = 20'

EXISTING IMPERVIOUS AREA = 17,267 SF  
 $CN = ((17,267 \times 98) + (214 \times 80)) / 17,480$   
 CN = 98



**PROPOSED IMPERVIOUS PLAN**  
SCALE: 1" = 20'

PROPOSED IMPERVIOUS AREA = 16,857 SF  
 $CN = ((16,857 \times 98) + (623 \times 80)) / 17,480$   
 CN = 97 (SEE SHEET C11.00 FOR ADJ. CN)



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05/17/2018	5TH PSDIP SUBMISSION	DATE
09/21/2018	7TH PSDIP SUBMISSION	DATE
09/27/2018	6TH PSDIP SUBMISSION	DATE



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**1604-1614 KING STREET**

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

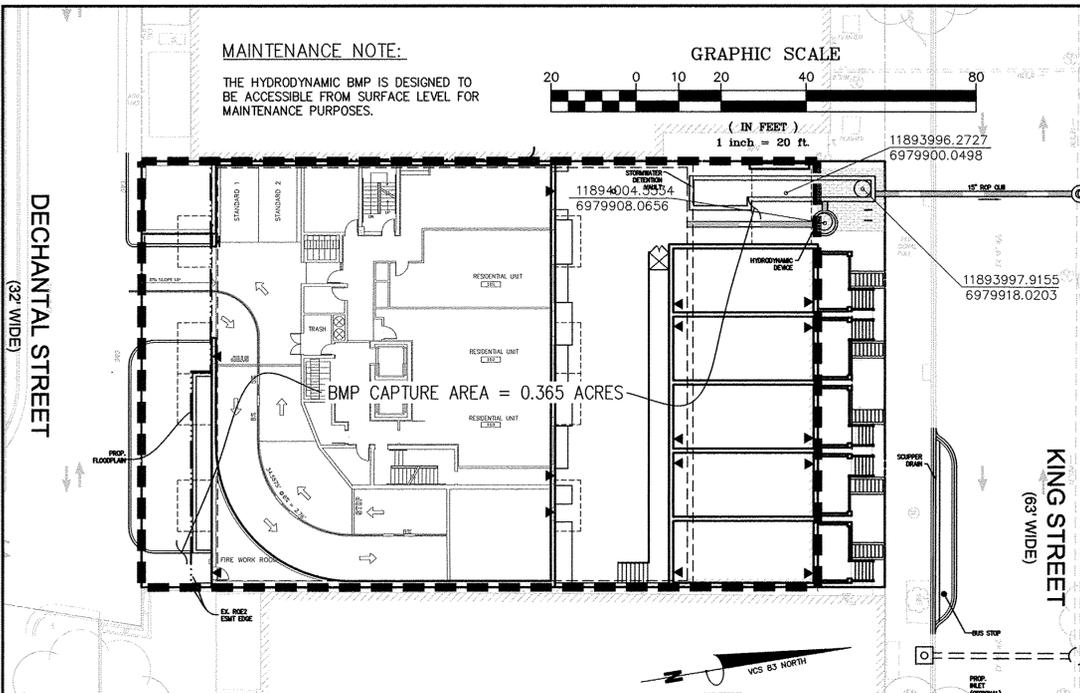
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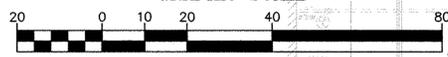
SHEET NAME: **PRE AND POST IMPERVIOUS AREAS**



**MAINTENANCE NOTE:**

THE HYDRODYNAMIC BMP IS DESIGNED TO BE ACCESSIBLE FROM SURFACE LEVEL FOR MAINTENANCE PURPOSES.

**GRAPHIC SCALE**



Project Name: **1604-1614 King Street**  
 Date: **7/20/2017**  
 Linear Development Project?  No

**Site Information**

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

Enter Total Disturbed Area (acres) → **0.40**

Maximum reduction required: **10%**  
 The site's net increase in impervious cover (acres) is: **0**  
 Post-Development TP Load Reduction for Site (lb/yr): **0.07**

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

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.01	0.01
Impervious Cover (acres)				0.40	0.40

**Post-Development Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.01	0.01
Impervious Cover (acres)				0.39	0.39
Area Check	OK	OK	OK	OK	0.40

**Project Description**

Development or **Redevelopment**

**BMP TREATMENT AREA**

Drainage Area	Impervious	Pervious	Total
Site Area	0.397	0.004	0.401
On-Site Treated	0.365	0.000	0.365
Off-Site Treated	0.000	0.000	0.000
Total Treated/Retained	0.365	0.000	0.365
Total Undertained	0.032	0.004	0.036

**Water Treatment on site**

BMP Type	Area Treated by BMP (acres)	Impervious area treated by BMP (acres)	Treated efficiency %
HYDRODYNAMIC DEVICE	0.365	0.365	20.00%

**Miscellaneous**

Total WQV Treated:  yes  no  
 Detention on site:  yes  no

Project is within which watershed: **HOOFF'S RUN TIMBER BRANCH**  
 Project discharges to which body of water?

Drainage Area A	Area (acres)	A Soils	B Soils	C Soils	D Soils	Total Area (acres):
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	CN	30	55	70	77	0.00
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	CN	0.00	0.00	0.00	0.01	0.01
Impervious Cover	CN	0.00	0.00	0.00	0.39	0.39
		98	98	98	98	98

Adjusted CN<sup>97</sup> = **97**

RV <sub>Developed</sub> (watershed-inch) with no Runoff Reduction*	1-year storm	2-year storm	10-year storm
	2.36	2.86	4.85
RV <sub>Developed</sub> (watershed-inch) with Runoff Reduction* <td>2.36</td> <td>2.86</td> <td>4.85</td>	2.36	2.86	4.85

**SWM/BMP NARRATIVE:**

**EXISTING CONDITIONS:**  
 THE SITE CURRENTLY CONSISTS OF EXISTING ROW HOUSES AND AN ASPHALT PARKING LOT. THE SITE IS NEARLY 100% IMPERVIOUS.

**PROPOSED CONDITIONS:**  
 THE PROPOSED IMPROVEMENTS INCLUDE THE RETENTION OF 5 ROW HOUSES AND THE CONSTRUCTION OF A MULTIFAMILY BUILDING WITH INTERIOR COURTYARD AND PARKING LEVELS ABOVE GRADE.

**STORMWATER QUANTITY:**  
 THE SITES STORMWATER SHALL BE DETAINED IN A STORAGE VAULT LOCATED PRIOR TO THE HYDRODYNAMIC DEVICE AND SITE STORMWATER OUTFALL. THE VAULT WILL PROVIDE A MINIMUM OF 730 CF OF STORAGE. DUE TO THE EXISTING SYSTEM BEING OVERCAPACITY THE SITE WILL PROVIDE AN ADDITIONAL 10% DETENTION VOLUME ON SITE. SINCE THE VAULT VOLUME IS GREATER THAN THE STORAGE REQUIRED FOR CHANNEL PROTECTION AND FLOOD CONTROL IS NOT REQUIRED DUE TO Q0/Q1 = Q(ALLOWABLE)/Q(POST) = 2.45/2.45 = 1 THEREFORE FLOOD CONTROL IS NOT REQUIRED.

**STORMWATER QUALITY:**  
 THE SITES STORMWATER SHALL BE TREATED USING A HYDRODYNAMIC DEVICE TO MEET PHOSPHOROUS REMOVAL REQUIREMENTS. 0.032 AC (1394 SF) OF IMPERVIOUS AREA WILL NOT BE TREATED. THEREFORE, THE OWNER WILL PAY INTO THE WOIF. THE SITE RESIDES IN THE HOOFF'S RUN (TIMBER BRANCH) WATERSHED.

**STORMWATER QUANTITY CHANNEL PROTECTION (TR-55 METHOD)**

CN PRE = 98 (GOOD CONDITION)  
 TC = 5 MINUTES  
 Q-PRE (1-YR, 24-HR = 2.7 INCH) = 1.30 CFS  
 RV(PRE) = 2.33 INCHES

CN POST (ADJUSTED) = 98  
 TC = 5 MINUTES  
 Q-POST (1-YR, 24-HR = 2.7 INCH) = 1.30 CFS  
 RV(POST) = 2.33 INCHES

**STORMWATER FLOOD-CONTROL COMPUTATIONS (TR-55 METHOD)**

CN PRE = 98  
 TC = 5 MINUTES  
 Q-PRE (10-YR, 24-HR = 5.2 INCH) = 2.45 CFS  
 RV(PRE) = 4.52 INCHES

CN POST (ADJUSTED) = 98  
 TC = 5 MINUTES  
 Q-POST (10-YR, 24-HR = 5.2 INCH) = 2.45 CFS  
 RV(POST) = 4.52 INCHES

**SWM Water Quantity Energy Balance Worksheet**

SITE AREA (acre)	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	98	98	98	98
S=1000/CN-10	0.20	0.20	0.20	0.20
0.25	0.04	0.04	0.04	0.04
RV=(P-0.25)/(P-0.25)+S	2.46	2.46	4.60	4.60

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

I.F.		0.8
<b>CHANNEL PROTECTION</b>		
Qpre-development	1.3	From TR55
QPost Development	1.3	From TR55
RVPost Development (with runoff reduction)	2.47	From RRM
Qallowable	1.04	
Qallowable/QPost Development	0.80	Fig 11.7 of DEQ Manual
Vs/Vr	0.18	
Vs	0.44	
Storage required (cf)	646	

<b>FLOOD CONTROL</b>	
Qpre-development	2.45
QPost Development	2.45
RVPost Development (with runoff reduction)	4.96
Qallowable	2.27
Qallowable/QPost Development	0.93
Vs/Vr	0.18
Vs	0.89
Storage required (cf)	1296

**Site Compliance Summary**

Maximum % Reduction Required Below Pre-Development Load	10%
---	-----

Total Runoff Volume Reduction (ft <sup>3</sup> )	0
Total TP Load Reduction Achieved (lb/yr)	0.16
Total TN Load Reduction Achieved (lb/yr)	0.00
Remaining Post Development TP Load (lb/yr)	0.69
Remaining TP Load Reduction (lb/yr) Required	0.00

\*\* TARGET TP REDUCTION EXCEEDED BY 0.08 LB/YEAR \*\*

**LAND COVER SUMMARY -- PRE-REDEVELOPMENT**

Land Cover Summary-Pre		
Pre-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)	0.01	0.01
Weighted Rv(turf)	0.25	0.25
% Managed Turf	1%	1%
Impervious Cover (acres)	0.40	0.40
Rv(impervious)	0.95	0.95
% Impervious	99%	99%
Total Site Area (acres)	0.40	0.40
Site Rv	0.94	0.94

Treatment Volume and Nutrient Load		
Pre-Development Treatment Volume (acre-ft)	0.0315	0.0315
Pre-Development Treatment Volume (cubic feet)	1,370	1,370
Pre-Development TP Load (lb/yr)	0.86	0.86
Pre-Development TP Load per acre (lb/acre/yr)	2.15	2.15
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.16

**LAND COVER SUMMARY -- POST DEVELOPMENT**

Land Cover Summary-Post (Final)			
Post ReDev. & New Impervious		Post-Development New Impervious	
Forest/Open Space Cover (acres)	0.00	Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00	Weighted Rv(forest)	0.00
% Forest	0%	% Forest	0%
Managed Turf Cover (acres)	0.01	Managed Turf Cover (acres)	0.01
Weighted Rv (turf)	0.25	Weighted Rv (turf)	0.25
% Managed Turf	3%	% Managed Turf	3%
Impervious Cover (acres)	0.39	ReDev. Impervious Cover (acres)	0.39
Rv(impervious)	0.95	Rv(impervious)	0.95
% Impervious	97%	% Impervious	97%
Final Site Area (acres)	0.40	Total ReDev. Site Area (acres)	0.40
Final Post Dev Site Rv	0.93	ReDev Site Rv	0.93
		New Impervious Cover (acres)	0.00
		Rv(impervious)	--

Treatment Volume and Nutrient Load			
Final Post-Development Treatment Volume (acre-ft)	0.0310	Post-Development Treatment Volume (acre-ft)	0.0310
Final Post-Development Treatment Volume (cubic feet)	1,352	Post-Development Treatment Volume (cubic feet)	1,352
Final Post-Development TP Load (lb/yr)	0.85	Post-Development TP Load (lb/yr)	0.85
Final Post-Development TP Load per acre (lb/acre/yr)	2.12	Post-Development TP Load per acre (lb/acre/yr)	2.12
		Max. Reduction Required (Below Pre-Development Load)	10%
		TP Load Reduction Required for Redeveloped Area (lb/yr)	0.07
		TP Load Reduction Required for New Impervious Area (lb/yr)	0

**NOTE:**

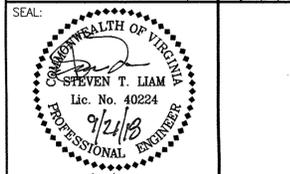
- 0.032 AC (1394 SF) OF IMPERVIOUS AREA WILL NOT BE TREATED. THEREFORE, THE OWNER WILL PAY INTO THE WOIF.
- PER MEMO TO INDUSTRY 01-18 REGARDING MANUFACTURED BMPs, THIS PROJECT'S CONCEPT PLAN WAS SUBMITTED ON 9/23/16 BEFORE THE DEADLINE OF APRIL 2018, THEREFORE THIS PLAN HAS BEEN GRANDFATHERED IN TO PREVIOUS REGULATION.

**Stormwater Best Management Practices (RR = Runoff Reduction)**

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>14. Manufactured Treatment Devices (no RR)</b>													
14.a. Manufactured Treatment Device-Hydrodynamic	0		0.37	0	0	1,259	1,259	20	0.00	0.79	0.16	0.63	

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
<b>14. Manufactured BMP (no RR)</b>				
0	0.00	5.65	0.00	5.65

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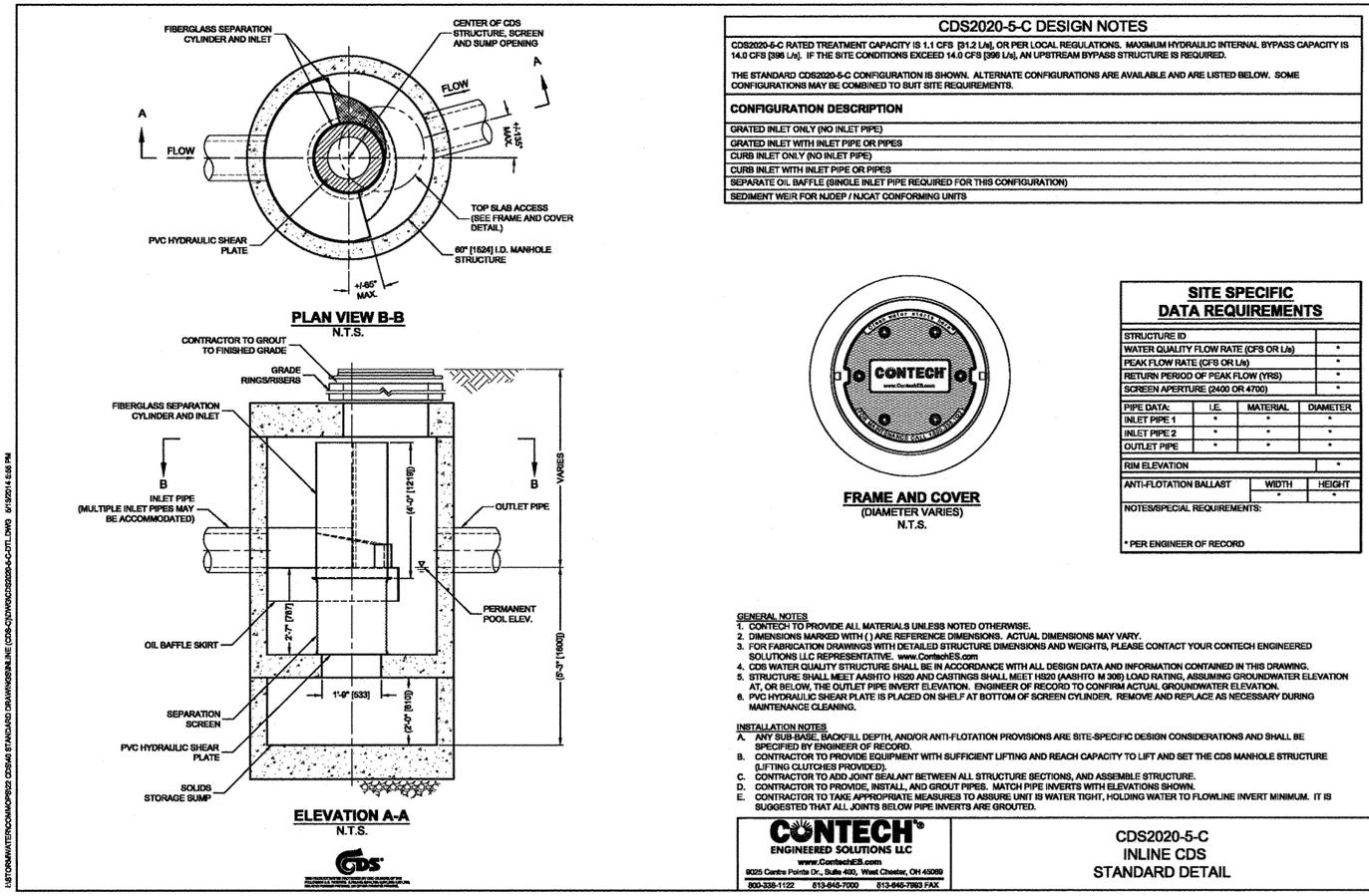


NO.	DESCRIPTION	DATE	APPROVED	REVISION

**1604-1614 KING STREET**  
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VIRGINIA  
**SWM-BMP PLAN**

ESR Peer Review

APPROVED SPECIAL USE PERMIT NO. 2016-0038	DEPARTMENT OF PLANNING & ZONING
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.



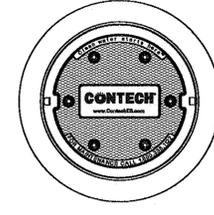
**CDS2020-5-C DESIGN NOTES**

CDS2020-5-C RATED TREATMENT CAPACITY IS 1.1 CFS (31.2 L/s), OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 14.0 CFS (396 L/s). IF THE SITE CONDITIONS EXCEED 14.0 CFS (396 L/s), AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS2020-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

**CONFIGURATION DESCRIPTION**

GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NUDEP / NUCAT CONFORMING UNITS



**FRAME AND COVER**  
(DIAMETER VARIES)  
N.T.S.

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	*		
WATER QUALITY FLOW RATE (CFS OR L/s)	*		
PEAK FLOW RATE (CFS OR L/s)	*		
RETURN PERIOD OF PEAK FLOW (YRS)	*		
SCREEN APERTURE (2400 OR 4700)	*		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION	*	*	*
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
	*	*	*

NOTES/SPECIAL REQUIREMENTS:  
\* PER ENGINEER OF RECORD

**GENERAL NOTES**

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH (1) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.conteches.com](http://www.conteches.com)
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO M302 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

**INSTALLATION NOTES**

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

**CONTECH ENGINEERED SOLUTIONS LLC**  
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8025 Centre Pointe Dr., Suite 400, West Chester, OH 45389  
930-338-1122 613-646-7000 613-646-7993 FAX

**CDS2020-5-C**  
**INLINE CDS**  
**STANDARD DETAIL**

DESIGN ENGINEER / SURVEYOR

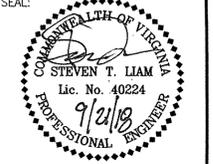
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DATE: 05/17/2018 5TH PSDIP SUBMISSION  
DATE: 09/21/2018 7TH PSDIP SUBMISSION  
DATE: 09/21/2018 6TH PSDIP SUBMISSION

SCALE: 1" = 20'

DATE: SEPTEMBER 21, 2018 DRAWN: CA



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED	DATE

**1604-1614 KING STREET**

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ESI  
Peer Review

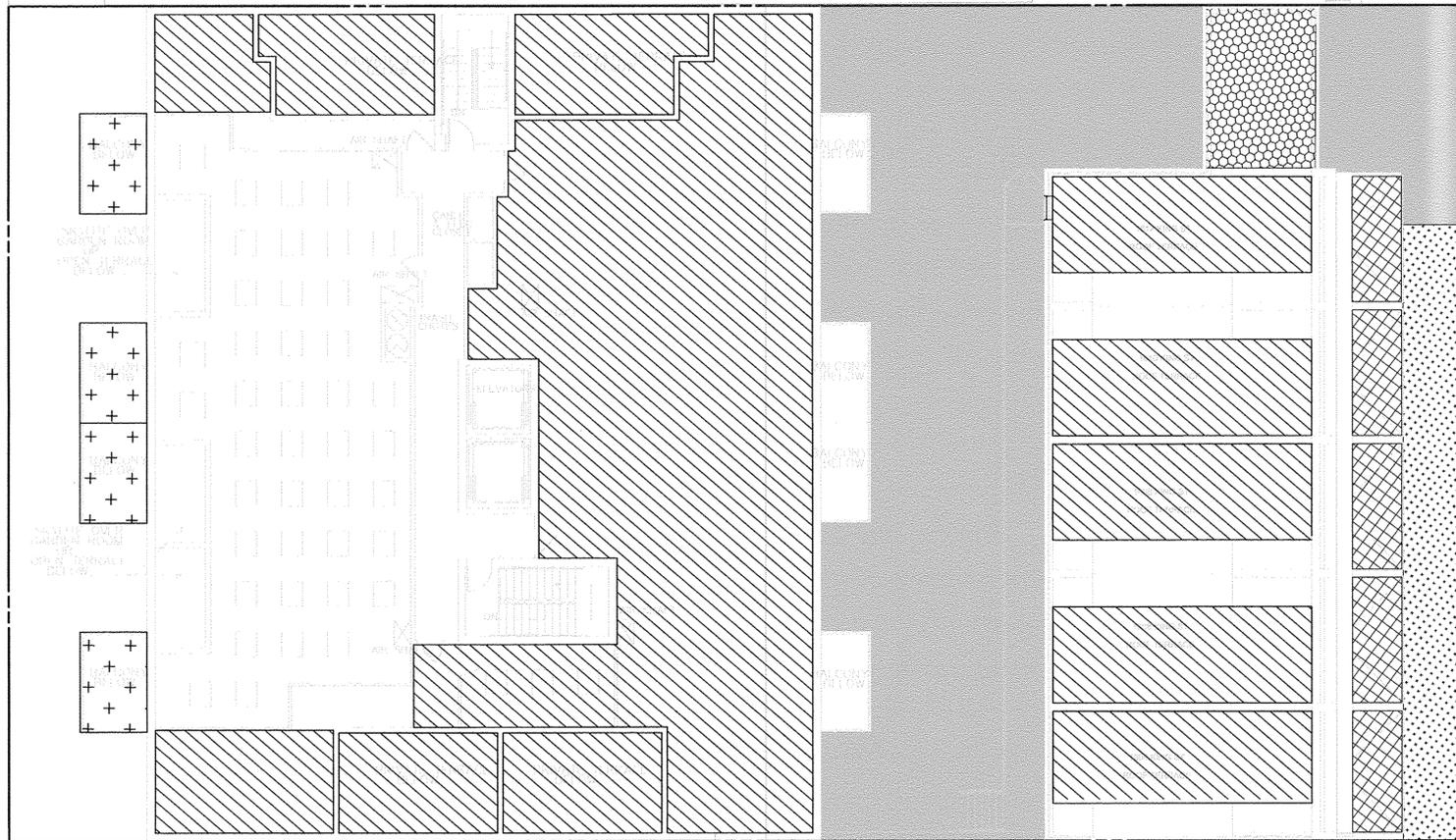
APPROVED SPECIAL USE PERMIT NO. 2016-0038

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.



DECHANTAL STREET  
(63' WIDE)



KING STREET  
(63' WIDE)



**TOTAL CONFORMING OPEN SPACE:**

- GROUND LEVEL OPEN SPACE = 3,163 SF  
 INCLUDES:
  - KING ST. ENTRANCE AREA = 405 SF
  - COURTYARD AREA = 2,758 SF
- ROOFTOP OPEN SPACE = 6,096 SF  
 INCLUDES:
  - ROOFTOP AREA = 4,344 SF
  - TERRACE OPEN SPACE AREAS = 1,752 SF
- BALCONY OPEN SPACE = 384 SF  
 INCLUDES:
  - BALCONY AREAS ON DECHANTAL STREET = 384 SF

**TOTAL:**  
3,163 SF + 6,096 SF + 384 SF = **9,643 SF**

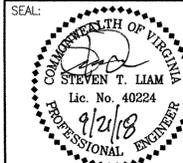
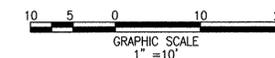
**EFFECTIVE OPEN SPACE NOT INCLUDED IN OPEN SPACE CALCULATION:**

- PLANTING & STEPS IN FRONT OF TOWNHOUSES ABUTTING PUBLIC SIDEWALK = 573 SF
- TOWNHOUSE PORCHES PRIVATE OPEN SPACE (HISTORIC STRUCTURE) = 440 SF
- COVERED ENTRYWAY FROM KING ST. TO COURTYARD = 250 SF
- BALCONIES OF RESIDENTIAL UNITS (ESTIMATED MINIMUM FINAL TOTAL TO BE DETERMINED BASED ON BAR APPROVAL) = 2,304 SF  
\*NOT SHOWN

**TOTAL:**  
573 SF + 440 SF + 250 SF + 2,304 SF = **3,567 SF**

**OPEN SPACE COMPUTATIONS:**

TOTAL PARCEL AREA	= 17,480 SF	(0.401 AC.)
REQUIRED OPEN SPACE (150 SF/UNIT=59*150)	= 8,850 SF	(0.203 AC.)
OPEN SPACE AREA PROVIDED	= 9,643 SF	(0.221 AC.)
PERCENTAGE OPEN SPACE PROVIDED	= 55.0%	



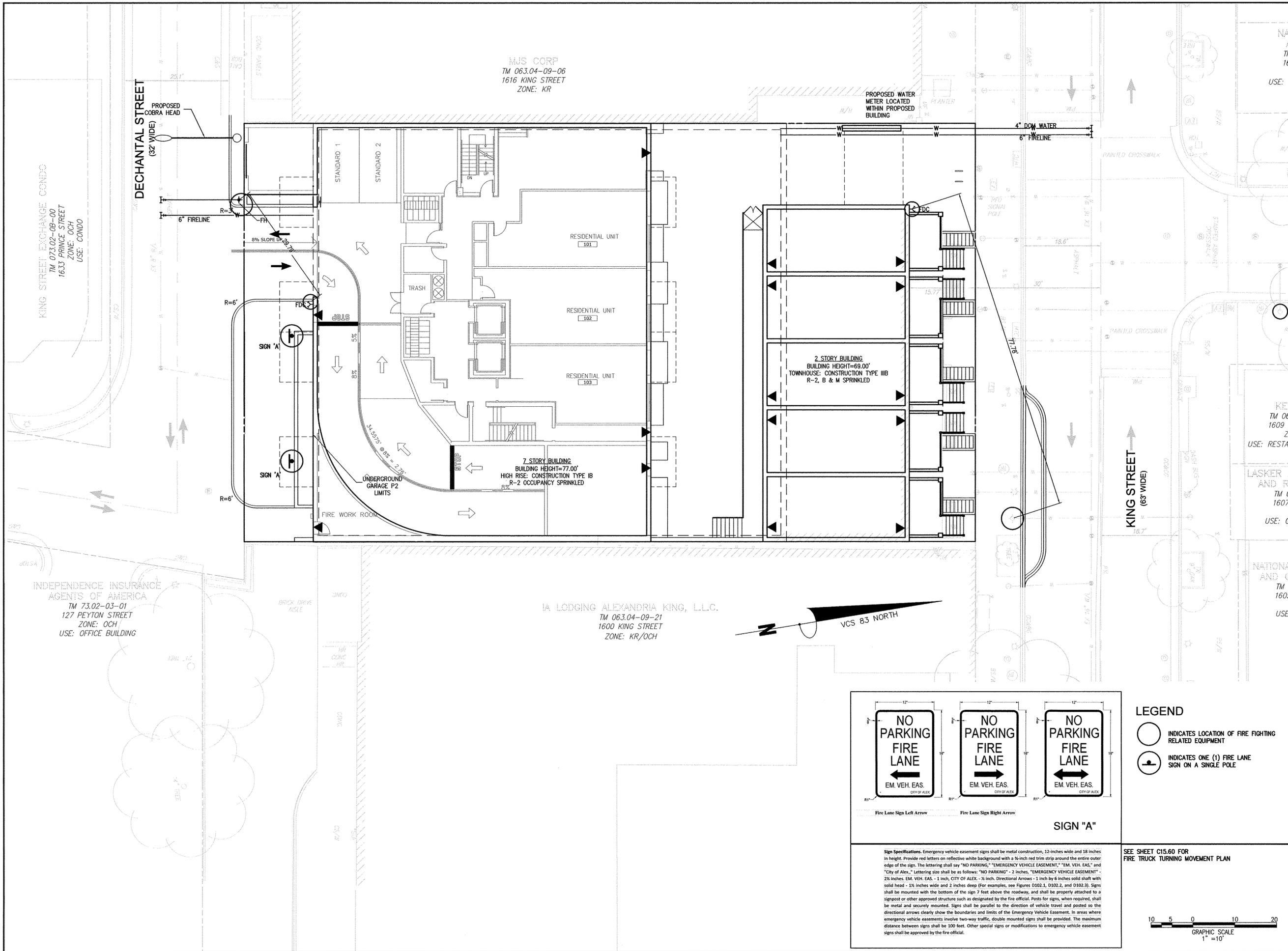
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PLAN STATUS	
DATE	DESCRIPTION
05/17/2018	5TH PSDIP SUBMISSION
09/21/2018	7TH PSDIP SUBMISSION
09/21/2018	6TH PSDIP SUBMISSION

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NO.	DESCRIPTION	DATE	APPROVED

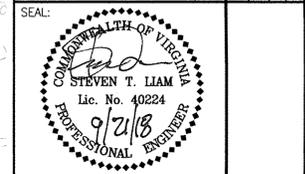
**1604-1614 KING STREET**  
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VIRGINIA  
**ES/ Peer Review**  
 SHEET NAME: **OPEN SPACE PLAN**

<b>APPROVED</b>		<b>2016-0038</b>
SPECIAL USE PERMIT NO.		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR	DATE	
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DATE RECORDED	DATE	
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DATE: 09/21/2018  
 PLAN STATUS: SUBMISSION  
 DATE: 09/21/2018  
 DESCRIPTION: 6TH PROSIP SUBMISSION  
 DATE: 09/21/2018  
 DESCRIPTION: 6TH PROSIP SUBMISSION



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED

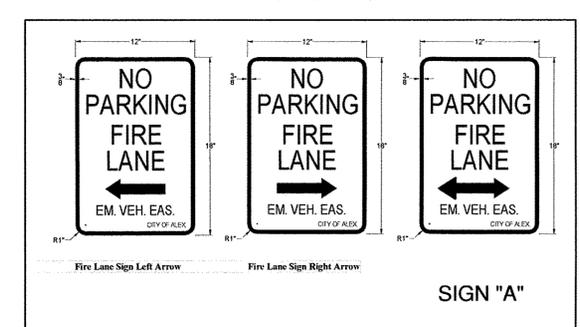
**1604-1614 KING STREET**  
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VIRGINIA

ESi  
 Peer Review

SHEET NAME: **FIRE SERVICE PLAN**

APPROVED SPECIAL USE PERMIT NO. 2016-0038  
 DEPARTMENT OF PLANNING & ZONING

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



SEE SHEET C15.60 FOR FIRE TRUCK TURNING MOVEMENT PLAN

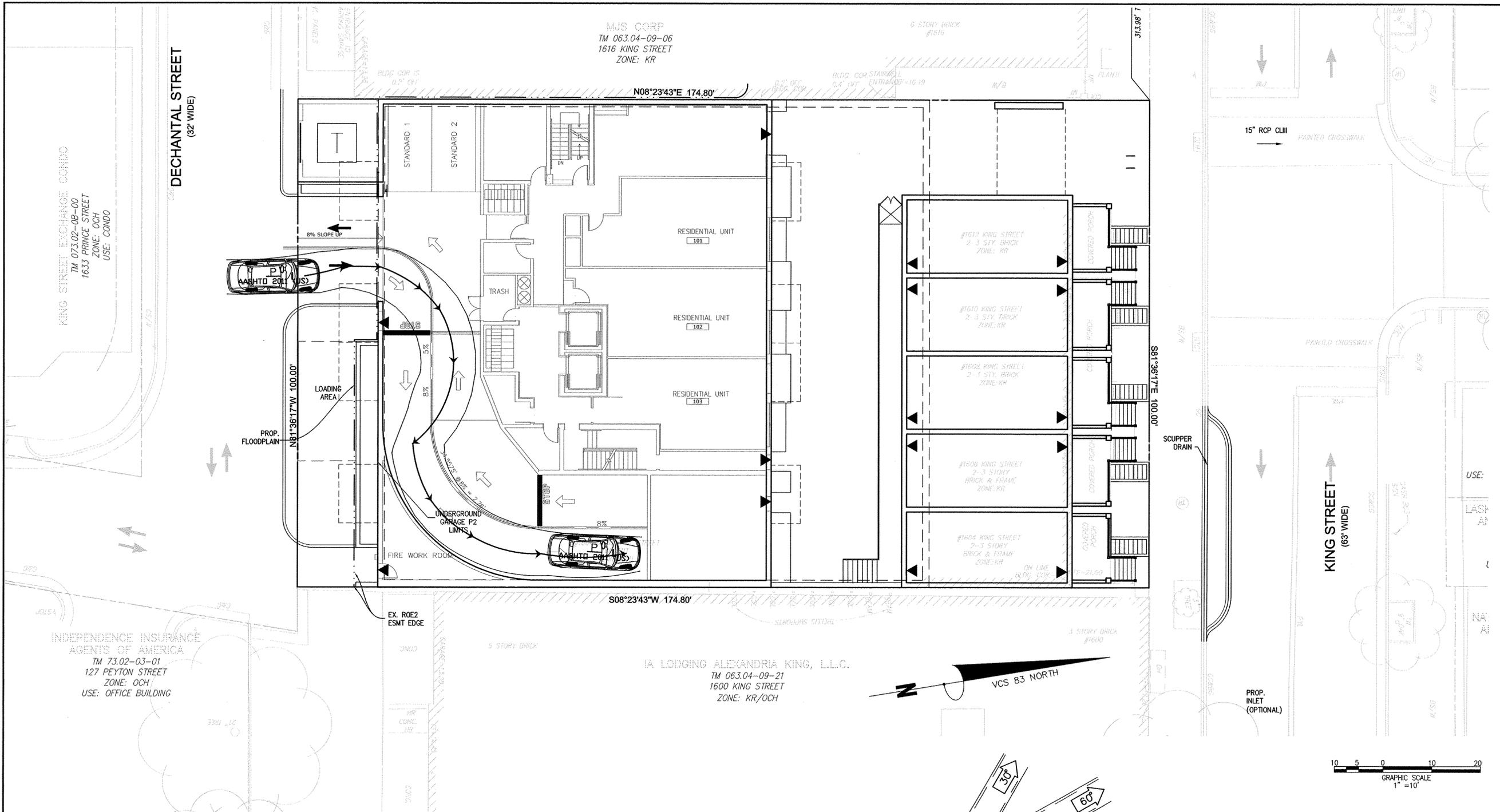
Sign Specifications. Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/4-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS.," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2 1/2 inches, EM. VEH. EAS. - 1 inch, CITY OF ALEX. - 1/2 inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1 1/2 inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

**LEGEND**

- INDICATES LOCATION OF FIRE FIGHTING RELATED EQUIPMENT
- ⊖ INDICATES ONE (1) FIRE LANE SIGN ON A SINGLE POLE

GRAPHIC SCALE  
 1" = 10'

10 5 0 10 20



KING STREET EXCHANGE CONDO  
TM 073.02-08-00  
1633 PRINCE STREET  
ZONE: OCH  
USE: CONDO

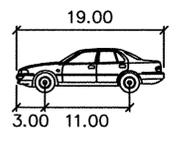
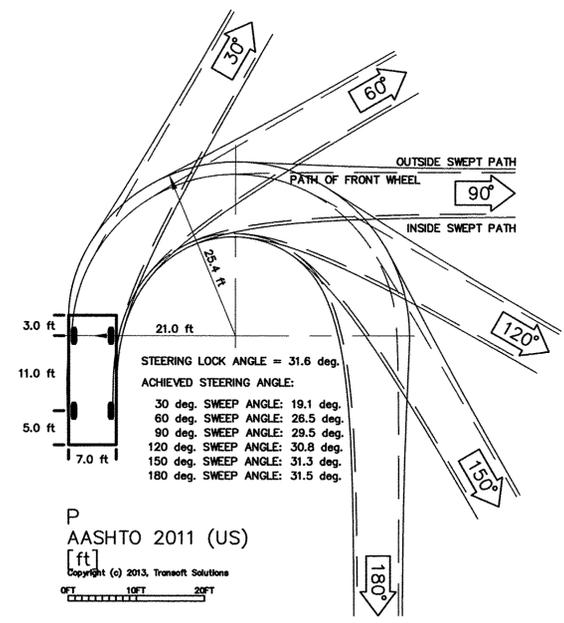
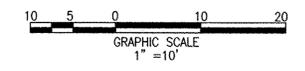
DECHANTAL STREET  
(32' WIDE)

MJS CORP  
TM 063.04-09-06  
1616 KING STREET  
ZONE: KR

INDEPENDENCE INSURANCE  
AGENTS OF AMERICA  
TM 73.02-03-01  
127 PEYTON STREET  
ZONE: OCH  
USE: OFFICE BUILDING

JA LODGING ALEXANDRIA KING, L.L.C.  
TM 063.04-09-21  
1600 KING STREET  
ZONE: KR/OCH

VCS 83 NORTH



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

P  
AASHTO 2011 (US)  
[ft]  
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DATE: SEPTEMBER 21, 2018  
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DATE	DESCRIPTION	PLAN STATUS
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09/21/2018	6TH POSUP SUBMISSION	

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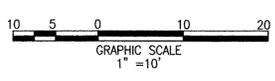
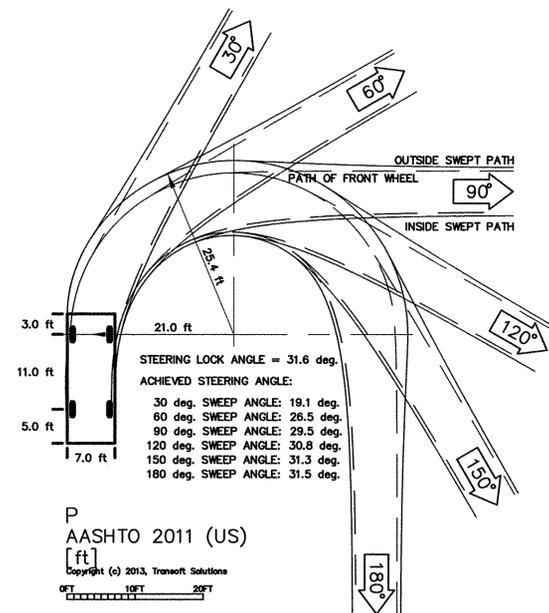
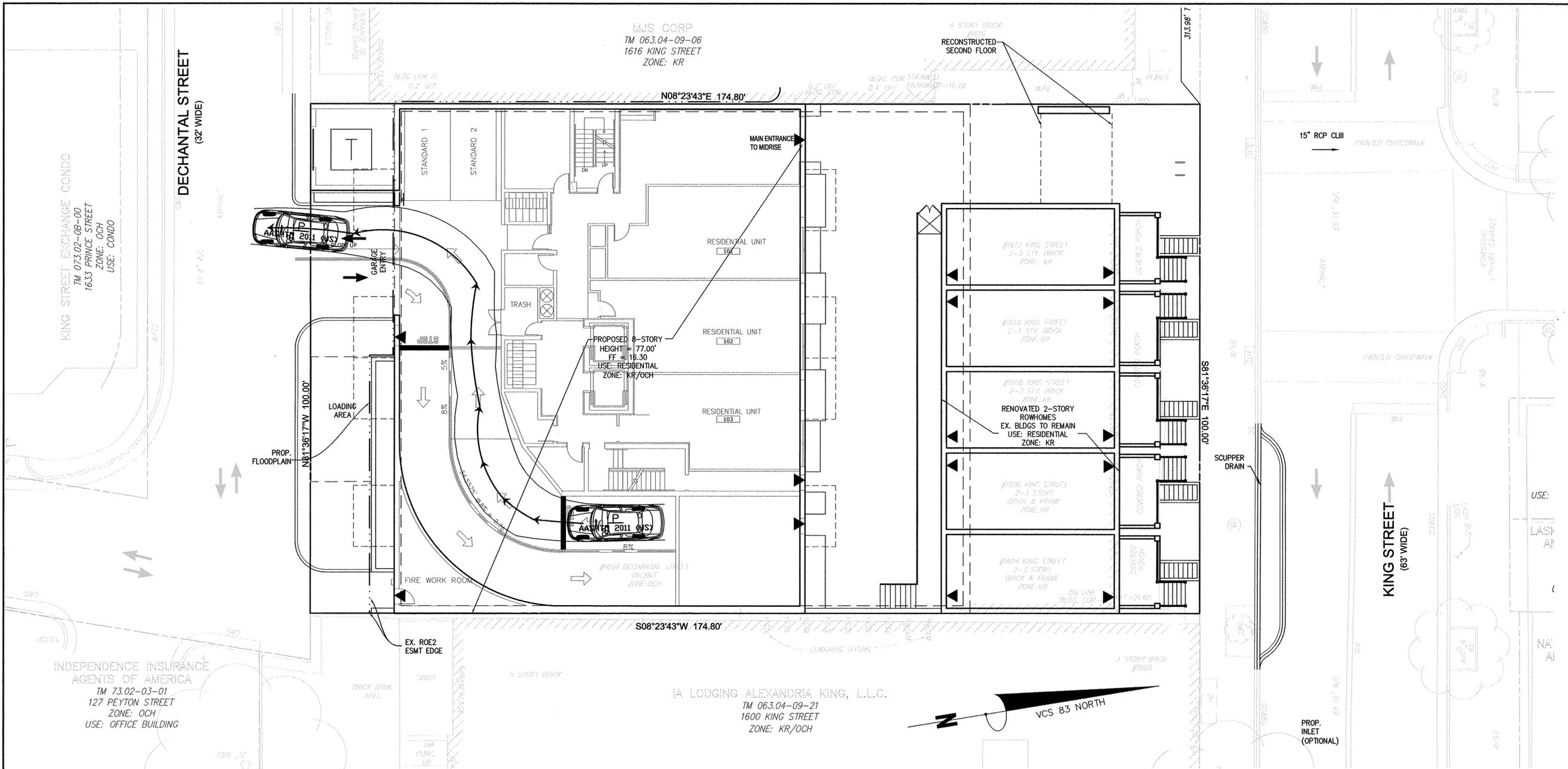
## 1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: **VEHICLE TURNING MOVEMENTS - 1ST FLOOR (1 OF 2)**

ESI  
Peer Review

APPROVED SPECIAL USE PERMIT NO. 2016-0038	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
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	PAGE NO.



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DATE: 05/17/2018 5TH POSIP SUBMISSION  
DATE: 09/27/2018 7TH POSIP SUBMISSION  
DATE: 10/27/2018 6TH POSIP SUBMISSION

PLAN STATUS

DATE DESCRIPTION DATE DESCRIPTION

SEAL:

STEVEN T. LIAM  
Lic. No. 40224  
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED	DATE

## 1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: **VEHICLE TURNING MOVEMENTS - 1ST FLOOR (2 OF 2)**

ESI Peer Review

APPROVED SPECIAL USE PERMIT NO. 2016-0038

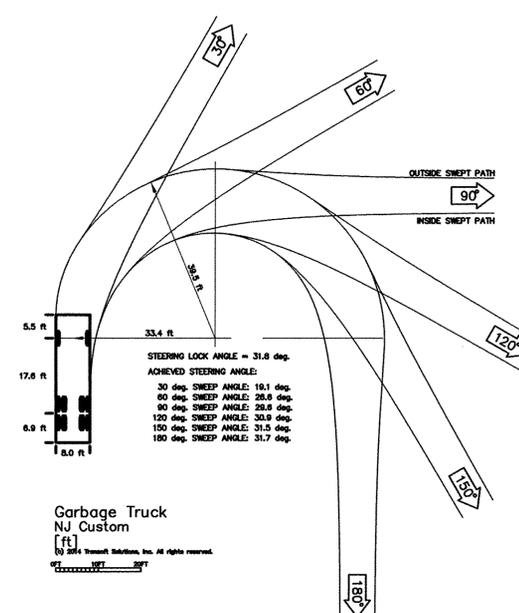
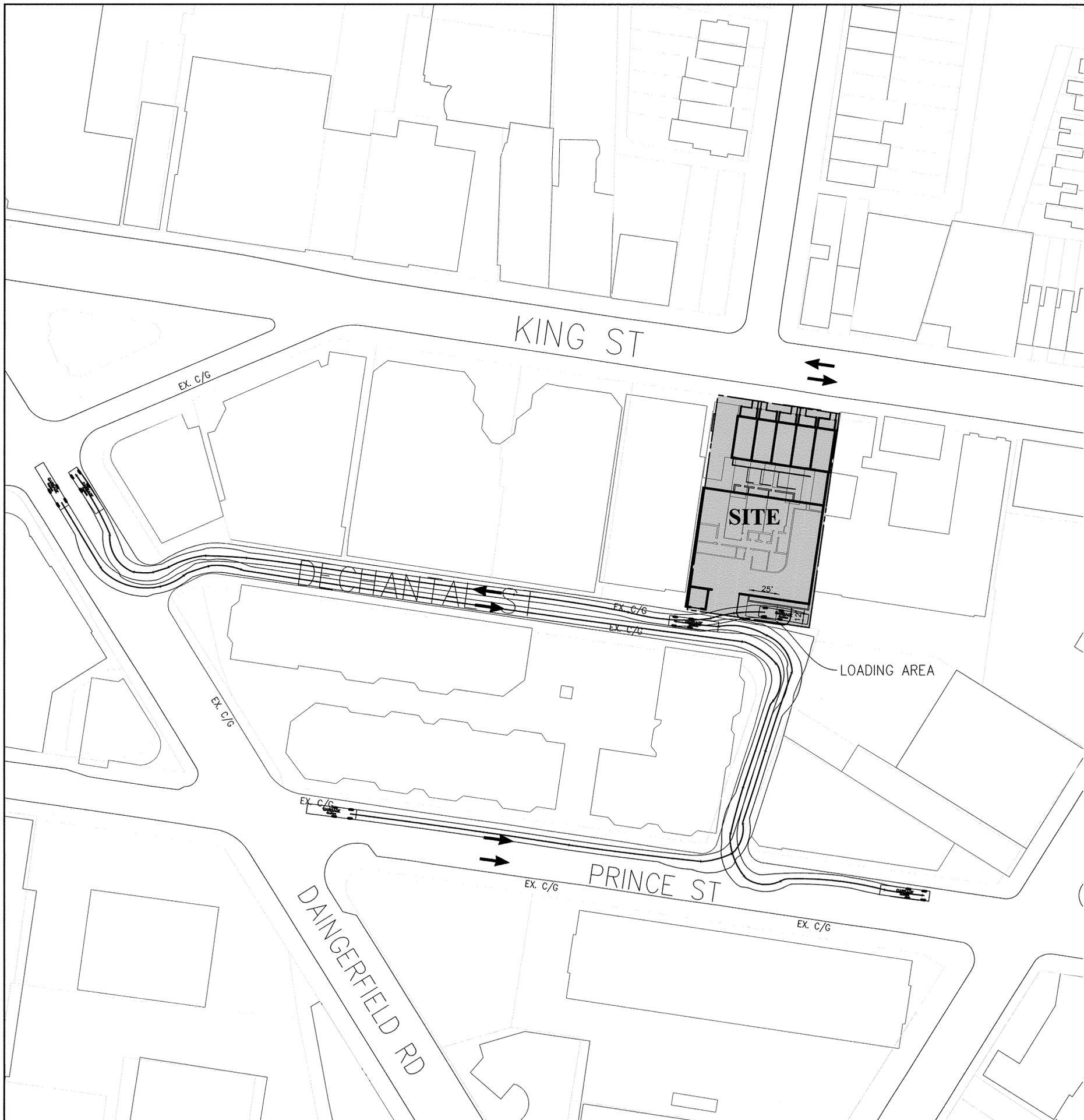
DEPARTMENT OF PLANNING & ZONING

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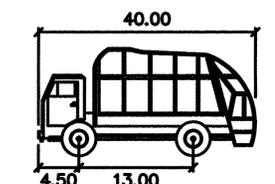








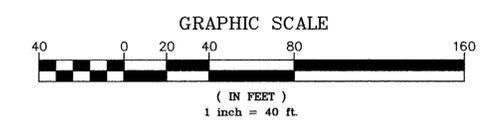
Garbage Truck  
NJ Custom  
[ft]  
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**GARBAGE**

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 28.1

**NOTE:**  
TRASH PICK UP SHALL BE ALONG THE CURB ON DECHANTAL STREET.  
TRASH CONTAINERS SHALL BE ROLLED OUT OF THE GARAGE FOR CURB  
PICKUP. IN THE EVENT TRASH IS COLLECTED WITHIN THE GARAGE,  
GARBAGE COLLECTING VEHICLES ARE RESTRICTED TO A HEIGHT OF 7'.



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DATE	DESCRIPTION	PLAN STATUS
05/17/2018	5TH PDSIP SUBMISSION	09/27/2018 7TH PDSIP SUBMISSION
09/27/2018	6TH PDSIP SUBMISSION	

SEAL:

STEVEN T. LIAM  
Lic. No. 40224  
PROFESSIONAL ENGINEER

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

**1604-1614 KING STREET**

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CITY OF ALEXANDRIA, VIRGINIA

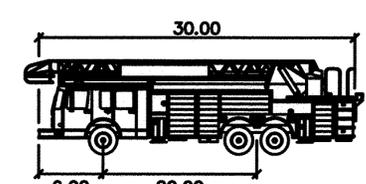
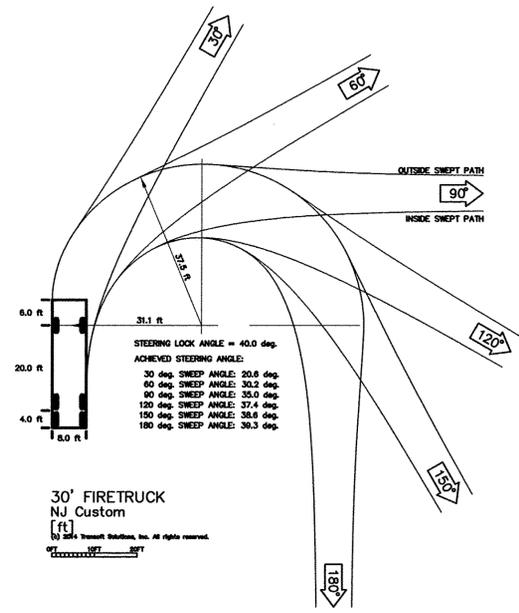
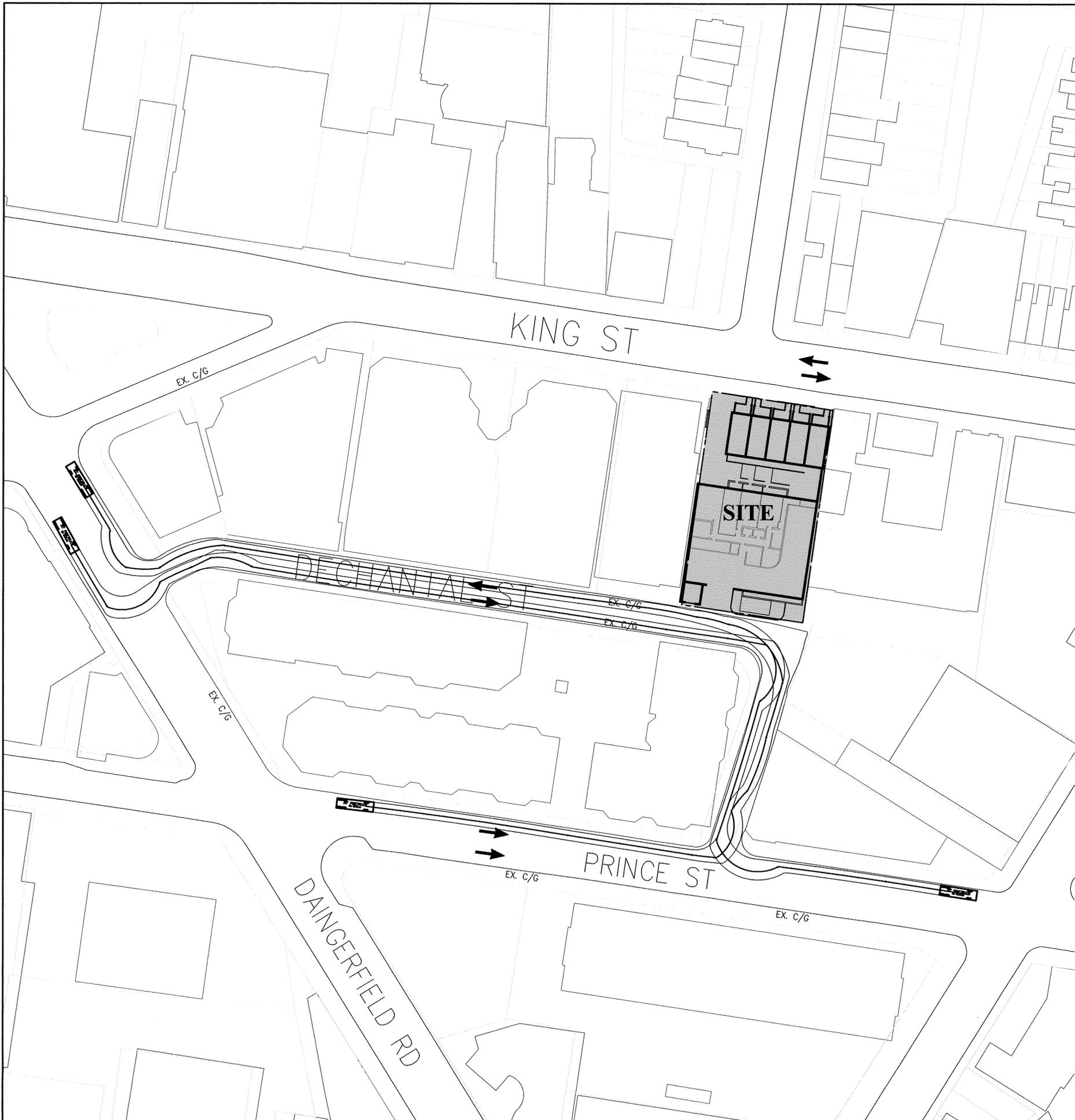
**ESI**  
Peer Review

SHEET NAME: **GARBAGE & LOADING TRUCK TURNING MOVEMENT**

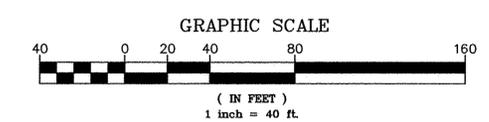
**APPROVED**  
SPECIAL USE PERMIT NO. 2016-0038

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.



**30' FIRETRUCK** feet  
 Width : 8.00  
 Track : 7.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 40.0



**Bowman CONSULTING**  
 DESIGN ENGINEER / SURVEYOR  
 Phone: (703) 668-9168  
 Fax: (703) 668-5788  
 14203 Thompson's Forest, Suite 300  
 Chantilly, VA 20151  
 www.bowmanconsulting.com  
 © Bowman Consulting Group, Ltd.  
 SCALE: AS SHOWN DATE: SEPTEMBER 21, 2018 DRAWN: CA

SEAL:  
 COMMONWEALTH OF VIRGINIA  
 STEVEN T. LIAM  
 Lic. No. 40224  
 9/21/18  
 PROFESSIONAL ENGINEER

REVISION APPROVED BY		DATE	DESCRIPTION
NO.	DESCRIPTION	DATE	APPROVED

**1604-1614 KING STREET**  
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VIRGINIA  
 SHEET NAME: **FIRE TRUCK TURNING MOVEMENT**  
 ESI Peer Review

APPROVED SPECIAL USE PERMIT NO.	2016-0038
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.





**EXISTING SITE FLOW:**

**SANITARY AREA A**

0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
8341	SF	@	0.2 GPD/SF	=	1668 GPD	0.003 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	1668 GPD	0.003 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	6673 GPD	0.010 CFS

**SANITARY AREA B**

0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
45342	SF	@	0.2 GPD/SF	=	9068 GPD	0.014 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	9068 GPD	0.014 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	36274 GPD	0.056 CFS

**SANITARY AREA C**

0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
75064	SF	@	0.2 GPD/SF	=	15013 GPD	0.023 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	15013 GPD	0.023 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	60051 GPD	0.093 CFS

**EXISTING SITE SANITARY AREA**

6	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	2100 GPD	0.003 CFS
0	SF	@	0.2 GPD/SF	=	0 GPD	0.000 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	2100 GPD	0.003 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	8400 GPD	0.013 CFS

**SANITARY AREA D**

0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
0	SF	@	0.2 GPD/SF	=	0 GPD	0.000 CFS
80	UNITS	@	130 GPD/UNIT	=	10400 GPD	0.016 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	10400 GPD	0.016 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	41600 GPD	0.064 CFS

**SANITARY AREA E**

0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
111737	SF	@	0.2 GPD/SF	=	22347 GPD	0.035 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	22347 GPD	0.035 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	89390 GPD	0.138 CFS

**SANITARY AREA F**

0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
55000	SF	@	0.2 GPD/SF	=	11000 GPD	0.017 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	11000 GPD	0.017 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	44000 GPD	0.068 CFS

**SANITARY AREA G**

0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
28045	SF	@	0.2 GPD/SF	=	5609 GPD	0.009 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	5609 GPD	0.009 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	22436 GPD	0.035 CFS

**PROPOSED SITE FLOW:**

**SANITARY AREA A**

0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
8341	SF	@	0.2 GPD/SF	=	1668 GPD	0.003 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	1668 GPD	0.003 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	6673 GPD	0.010 CFS

**SANITARY AREA B**

0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
45342	SF	@	0.2 GPD/SF	=	9068 GPD	0.014 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	9068 GPD	0.014 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	36274 GPD	0.056 CFS

**SANITARY AREA C**

0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
75064	SF	@	0.2 GPD/SF	=	15013 GPD	0.023 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	15013 GPD	0.023 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	60051 GPD	0.093 CFS

**PROPOSED SITE SANITARY AREA**

53	UNITS	@	300 GPD/UNIT	=	15900 GPD	0.025 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
0	SF	@	0.2 GPD/SF	=	0 GPD	0.000 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	15900 GPD	0.025 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	63600 GPD	0.098 CFS

**SANITARY AREA D**

0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
0	SF	@	0.2 GPD/SF	=	0 GPD	0.000 CFS
80	UNITS	@	130 GPD/UNIT	=	10400 GPD	0.016 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	10400 GPD	0.016 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	41600 GPD	0.064 CFS

**SANITARY AREA E**

0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
111737	SF	@	0.2 GPD/SF	=	22347 GPD	0.035 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	22347 GPD	0.035 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	89390 GPD	0.138 CFS

**SANITARY AREA F**

0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
55000	SF	@	0.2 GPD/SF	=	11000 GPD	0.017 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	11000 GPD	0.017 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	44000 GPD	0.068 CFS

**SANITARY AREA G**

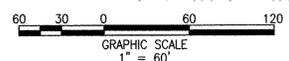
0	UNITS	@	300 GPD/UNIT	=	0 GPD	0.000 CFS
0	TH	@	350 GPD/TH	=	0 GPD	0.000 CFS
28045	SF	@	0.2 GPD/SF	=	5609 GPD	0.009 CFS
TOTAL AREA SANITARY FLOW (ADF)				=	5609 GPD	0.009 CFS
TOTAL AREA SANITARY PEAK FLOW (PF = 4.0)				=	22436 GPD	0.035 CFS

**SANITARY SEWER ADEQUATE OUTFALL NARRATIVE**

THIS SANITARY ADEQUATE OUTFALL ANALYSIS PRESENTED ON THIS SHEET INCLUDES PEAK SANITARY FLOWS BASED ON MEMO TO THE INDUSTRY 02-07 AND THE PIPE CAPACITIES FOR DOWNSTREAM SEWERS UP TO A 24" MAIN. THIS SITE DISCHARGES INTO A SEPARATE SEWER AND STORM SYSTEM AND IS NOT IN A COMBINED SEWER SITE AREA. THE PIPE CAPACITIES WERE DETERMINED USING FIELD RUN TOPOGRAPHY DATED 10/17/17. BASED ON THE INFORMATION PROVIDED IN THIS ANALYSIS, NO PIPE WILL BE SURCHARGED DOWNSTREAM DUE TO THE IMPROVEMENTS PROPOSED FOR THE PROJECT. THEREFORE, IT IS THE OPINION OF THE ENGINEER OF RECORD THAT THE DOWNSTREAM SYSTEM IS ADEQUATE TO RECEIVE FLOW FROM THE PROPOSED IMPROVEMENTS. THE 1604-1614 KING STREET SITE'S PEAK FLOW EXCEEDS A 10,000 GPD NET INCREASE, THEREFORE AN ADEQUATE OUTFALL ANALYSIS HAS BEEN PROVIDED ON THIS SHEET. SUPPORTING COMPUTATIONS BELOW:

EXISTING AVERAGE DAY FLOW = 6 UNITS X 350 GPD/UNIT = 2,100 GPD  
 EXISTING PEAK HOUR FLOW = 1,800 GPD X 4.0 = 8,400 GPD  
 PROPOSED AVERAGE DAY FLOW = 59 UNITS X 300 GPD/UNIT = 17,700 GPD  
 PROPOSED PEAK HOUR FLOW = 20,650 GPD X 4.0 = 70,800 GPD  
 PEAK NET INCREASE = 70,800 - 8,400 = 62,400 GPD = 0.096566 CFS  
 (AVG. FLOW PER MULTIFAMILY = 300 GPD - MEMO TO THE INDUSTRY 06-14)  
 (PEAKING FACTOR (PF) = 4.0 - MEMO TO THE INDUSTRY 06-14)

- NOTE:**
- ANALYSIS IS BASED ON FIELD RUN SURVEY BY BOWMAN CONSULTING DATED 10/17/17. SEE SHEET C4.00 FOR SEWER TABLES.
  - EXISTING PIPE MODEL FLOWS WERE OBTAINED FROM THE CITY OF ALEXANDRIA:  
 PIPE ID 007887SEWP = 2,005 GPM = 4.467 CFS  
 PIPE ID 007691SEWP = 2,165 GPM = 4.824 CFS



**EXISTING SANITARY SEWER COMPUTATIONS - 1600 KING ST**

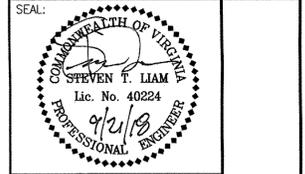
MANHOLE	CUMULATIVE SANITARY AREAS INTO PIPE	INV. HIGH (FT-ELEV)	INV. LOW (FT-ELEV)	PIPE LENGTH (FT)	PIPE SIZE (IN)	PIPE SLOPE (%)	CAPACITY (CFS)	PROJECTED FLOW (CFS)	% FULL
007148SSMH TO 007145SSMH	A, EX. SITE, B, C	14.40	14	339.02	12	1.16%	3.33	0.172	5.18%
007145SSMH TO 007799SSMH	A, EX. SITE, B, C, D	10.06	9.98	77.68	15	0.93%	5.39	0.237	4.39%
007799SSMH TO 007156SSMH	A, EX. SITE, B, C, D, E	9.26	9.02	232.65	15	0.67%	4.60	0.375	8.15%
007156SSMH TO 007157SSMH	A, EX. SITE, B, C, D, E, F	7.45	7.19	22.10	15	0.72%	4.76	0.443	9.30%
007157SSMH TO 007159SSMH	A, EX. SITE, B, C, D, E, F	7.03	7.00	123.13	15	0.80%	4.99	0.443	8.87%
007159SSMH TO 007160SSMH	A, EX. SITE, B, C, D, E	6.02	5.98	6.35	15	0.47%	3.85	0.443	11.52%
007160SSMH TO 007160ASSMH	A, EX. SITE, B, C, D, E, F, G	5.95	5.82	54.27	15	0.15%	2.15	0.478	22.23%
007160ASSMH TO 007171SSMH	A, EX. SITE, B, C, D, E, F, G	5.74	5.66	49.53	15	0.30%	3.08	0.478	15.51%

**PROPOSED SANITARY SEWER COMPUTATIONS - 1600 KING ST**

MANHOLE	CUMULATIVE SANITARY AREAS INTO PIPE	INV. HIGH (FT-ELEV)	INV. LOW (FT-ELEV)	PIPE LENGTH (FT)	PIPE SIZE (IN)	PIPE SLOPE (%)	CAPACITY (CFS)	PROJECTED FLOW (CFS)	% FULL
007148SSMH TO 007145SSMH	A, PROP. SITE, B, C	14.40	14	339.02	12	1.16%	3.33	0.258	7.74%
007145SSMH TO 007799SSMH	A, PROP. SITE, B, C, D	10.06	9.98	77.68	15	0.93%	5.39	0.322	5.98%
007799SSMH TO 007156SSMH	A, PROP. SITE, B, C, D, E	9.26	9.02	232.65	15	0.67%	4.60	0.460	10.01%
007156SSMH TO 007157SSMH	A, PROP. SITE, B, C, D, E, F	7.45	7.19	22.10	15	0.72%	4.76	0.529	11.10%
007157SSMH TO 007159SSMH	A, PROP. SITE, B, C, D, E, F	7.03	7.00	123.13	15	0.80%	4.99	0.529	10.58%
007159SSMH TO 007160SSMH	A, PROP. SITE, B, C, D, E, F	6.02	5.98	6.35	15	0.47%	3.85	0.529	13.73%
007160SSMH TO 007160ASSMH	A, PROP. SITE, B, C, D, E, F, G	5.95	5.82	54.27	15	0.15%	2.15	0.563	26.20%
007160ASSMH TO 007171SSMH	A, PROP. SITE, B, C, D, E, F, G	5.74	5.66	49.53	15	0.30%	3.08	0.563	18.28%

PIPE ID	INV. HIGH (FT-ELEV)	INV. LOW (FT-ELEV)	PIPE LENGTH (FT)	PIPE SIZE (IN)	PIPE SLOPE (%)	CAPACITY (CFS)	PROJECTED FLOW (CFS)	% FULL
007887SEWP	4.66	4.04	341.25	24	0.18%	8.36	4.564	54.61%
007691SEWP	4.04	1.80	486.61	24	0.46%	13.30	4.920	36.99%

**Bowman CONSULTING**  
 DESIGN ENGINEER / SURVEYOR  
 Business Consulting Group, Ltd.  
 14203 Thunderbolt Place, Suite 300  
 Chantilly, VA 20151  
 Phone: (703) 548-2188  
 Fax: (703) 883-5781  
 www.bowmanconsulting.com  
 © Bowman Consulting Group, Ltd.  
 DATE: SEPTEMBER 21, 2018 DRAWN: CA  
 SCALE: 1" = 60'  
 PLAN STATUS  
 DATE DESCRIPTION DATE DATE  
 05/17/2018 5TH PSDIP SUBMISSION 09/21/2018 7TH PSDIP SUBMISSION  
 08/21/2018 6TH PSDIP SUBMISSION



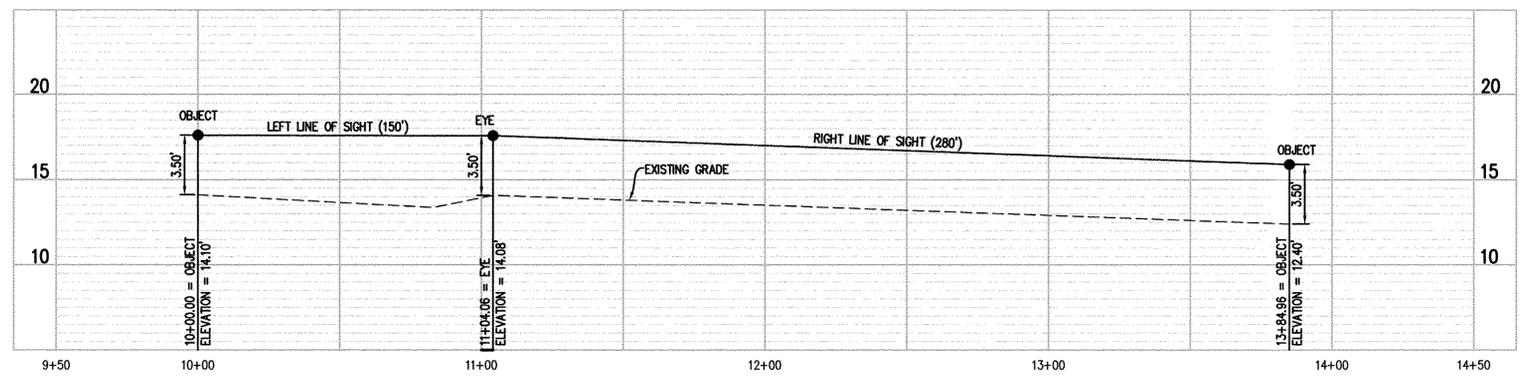
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

**1604-1614 KING STREET**  
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VIRGINIA  
 SHEET NAME: **SANITARY ADEQUATE OUTFALL ANALYSIS**

ESI Peer Review

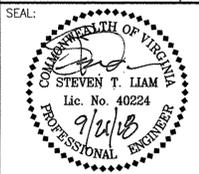
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 DEPARTMENT OF PLANNING & ZONING  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN NO. \_\_\_\_\_  
 DIRECTOR DATE  
 CHAIRMAN, PLANNING COMMISSION DATE  
 DATE RECORDED \_\_\_\_\_  
 INSTRUMENT NO. DEED BOOK NO. PAGE NO.



SIGHT DISTANCE PROFILE  
 POSTED SPEED LIMIT: 25 MPH  
 SCALE: H: 1"=30'  
 V: 1"=5'

DESIGN ENGINEER / SURVEYOR  
**Bowman CONSULTING**  
 Phone: (703) 548-2188  
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 www.bowmanconsulting.com  
 Bowman Consulting Group, Ltd.  
 11111 Westside, Suite 300  
 Chantilly, VA 20151  
 © Bowman Consulting Group, Ltd.  
 SCALE: 1" = 10'  
 DATE: SEPTEMBER 21, 2018 | DRAWN: CA

DATE	DESCRIPTION	DATE	DESCRIPTION
05/17/2018	5TH POSUP SUBMISSION	09/21/2018	7TH POSUP SUBMISSION
06/21/2018	6TH POSUP SUBMISSION		



REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

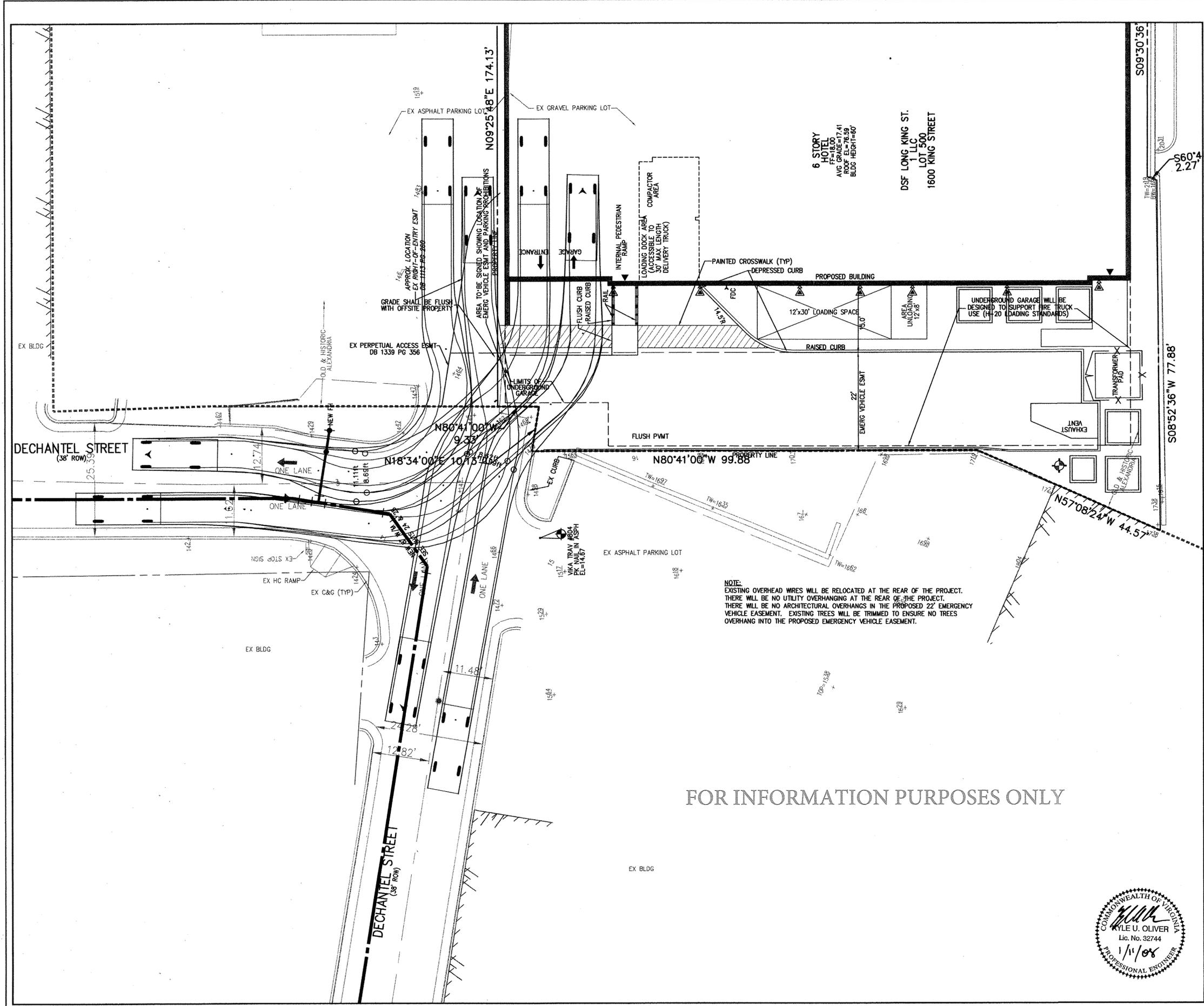
**1604-1614 KING STREET**  
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VIRGINIA

ESL Peer Review

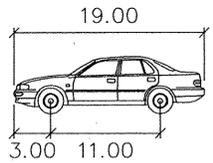
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APPROVED  
 SPECIAL USE PERMIT NO. 2016-0038  
 DEPARTMENT OF PLANNING & ZONING

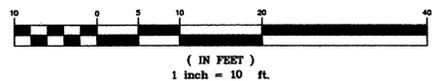
DIRECTOR	DATE
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.



FOR INFORMATION PURPOSES ONLY



P feet  
 Width : 7.00  
 Track : 6.00  
 Lock to Lock Time : 6.00  
 Steering Angle : 31.60  
 MINIMUM CENTERLINE TURNING RADIUS=21.99'



**APPROVED**  
 SPECIAL USE PERMIT NO. DSUP# 2006-0036  
 DEPARTMENT OF PLANNING & ZONING DSUP# 2002-0041  
 DATE: 1/29/08  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN NO. 1/20/08  
 DATE RECORDED: 1/29/08  
 INSTRUMENT NO. DEED BOOK NO. PAGE NO.

**VIVA**  
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 VIVA INCORPORATED  
 8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102  
 (703)442-7800 ■ FAX (703)761-2787  
 McLEAN, VA GERMANTOWN, MD LEESBURG, VA

DSF/LONG KING STREET  
 CITY OF ALEXANDRIA, VIRGINIA

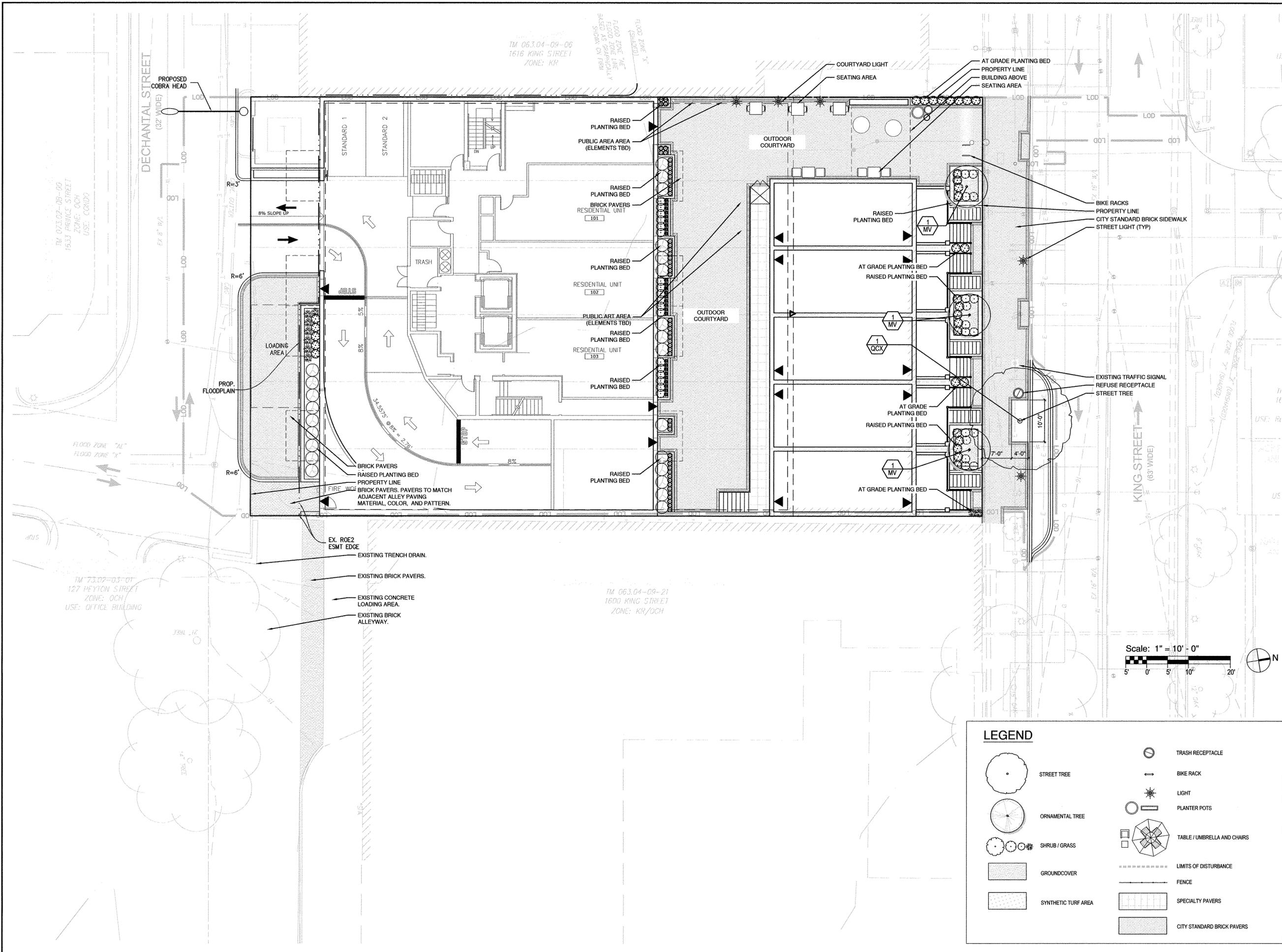
EXHIBIT SHOWING  
 PASSENGER VEHICLE  
 TURN MOTIONS

VIVA REVISIONS	
REV. 06-19-07	DES. Kuo
SUBM. 02-23-05	DWN. Cadd
SUBM. 02-04-05	
DATE: SEPTEMBER 16, 2004	
SCALE: 1"=10'	
PROJECT/FILE NO. 6737	
SHEET NO. C-32	

PASSENGER VEHICLE ACCESS MOTIONS

DSP2006-0036





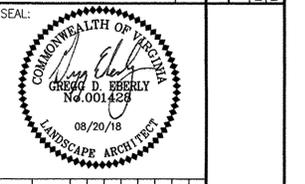
DESIGN ENGINEER / SURVEYOR

# Bowman CONSULTING

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 1420 Thunderbolt Place, Suite 300  
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 Phone: (703) 548-3168  
 Fax: (703) 548-3178  
 www.bowmanconsulting.com

DATE: OCTOBER 18, 2017  
 SCALE: 1" = 10'

DATE	DESCRIPTION	PLAN STATUS	DATE	DESCRIPTION
05/17/2018	5TH POSIP SUBMISSION			
05/18/2018	6TH POSIP SUBMISSION			



NO.	DESCRIPTION	DATE	APPROVED	DATE

## 1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VIRGINIA

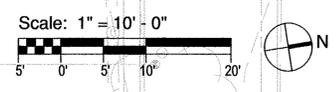
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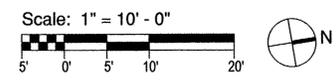
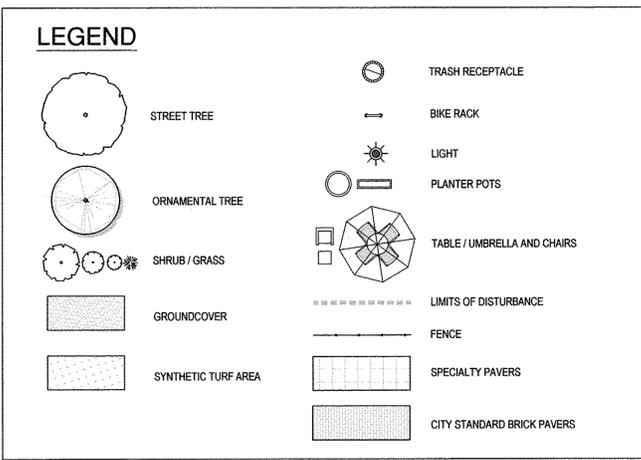
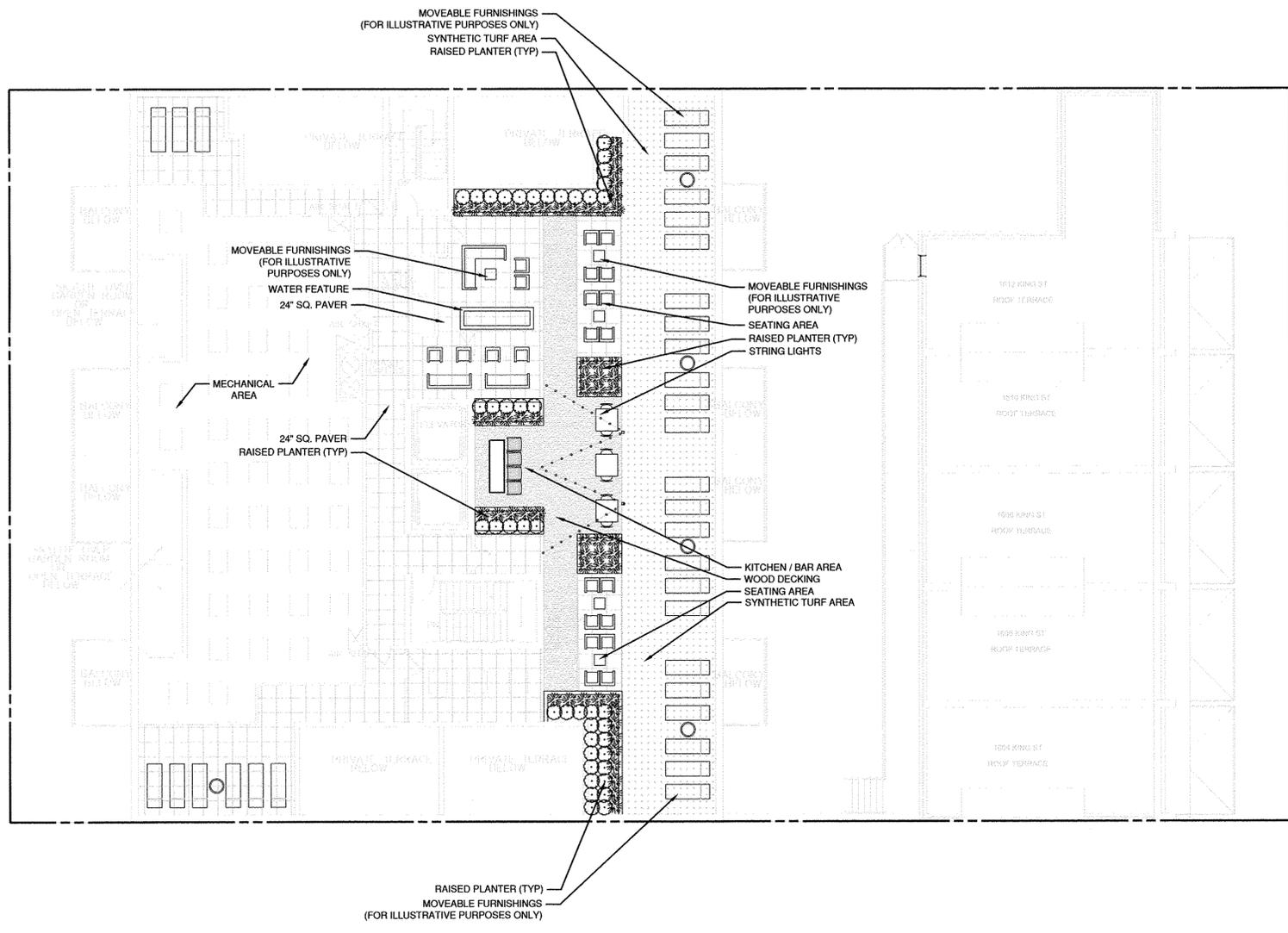
**ESI Peer Review**

APPROVED SPECIAL USE PERMIT NO. 2016-0038	DEPARTMENT OF PLANNING & ZONING
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
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CHAIRMAN, PLANNING COMMISSION	DATE
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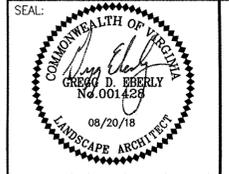
### LEGEND

	STREET TREE		TRASH RECEPTACLE
	ORNAMENTAL TREE		BIKE RACK
	SHRUB / GRASS		LIGHT
	GROUNDCOVER		PLANTER POTS
	SYNTHETIC TURF AREA		TABLE / UMBRELLA AND CHAIRS
			LIMITS OF DISTURBANCE
			FENCE
			SPECIALTY PAVERS
			CITY STANDARD BRICK PAVERS





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 SCALE: 1" = 10'  
 DATE: OCTOBER 18, 2017 | DRAWN: CA



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NO.	DESCRIPTION				

**1604-1614 KING STREET**  
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VIRGINIA  
 SHEET NAME: **LANDSCAPE PLAN - ROOF**  
 ESI  
 Peer Review

APPROVED	2016-0038
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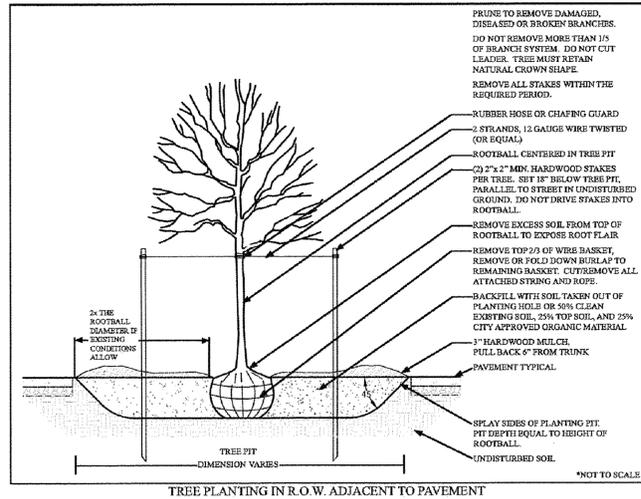
**PLANT SCHEDULE:**

QTY KEY	LATIN NAME	COMMON NAME	SIZE	CCA		NATIVE
				EA	SUBTOTAL	
<b>STREET TREES</b>						
1 QCX	Quercus coccinea	Scarlet Oak	4" cal., B&B.	N/A	N/A	X
<b>ORNAMENTAL AND EVERGREEN TREES</b>						
3 MV	Magnolia virginiana	Cloud Nine Eastern Dogwood	2-2 1/2" cal., 10' ht., B&B.	N/A	N/A	X
<b>SHRUBS</b>						
57 On grade				1	57	
*222 On structure				0.50	111	
	Buxus 'Green Mountain'	Green Mountain Boxwood	3 gal., 2' height min. at maturity			
	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	3 gal., 2' height min. at maturity			X
	Euonymus 'Emerald 'n' Gold'	Wintercreeper	3 gal., 2' height min. at maturity			
	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 gal., 2' height min. at maturity			
	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	3 gal., 2' height min. at maturity			
	Ilex glabra 'Shamrock'	Shamrock Inkberry	3 gal., 2' height min. at maturity			X
	Itea virginica 'Sprich'	Little Henry Sweetspire	3 gal., 2' height min. at maturity			X
	Nandina 'Firepower'	Firepower Nandina	3 gal., 2' height min. at maturity			
	Weigela 'Midnight Wine'	Midnight Wine Weigela	3 gal., 2' height min. at maturity			
<b>TOTAL</b>					<b>168</b>	

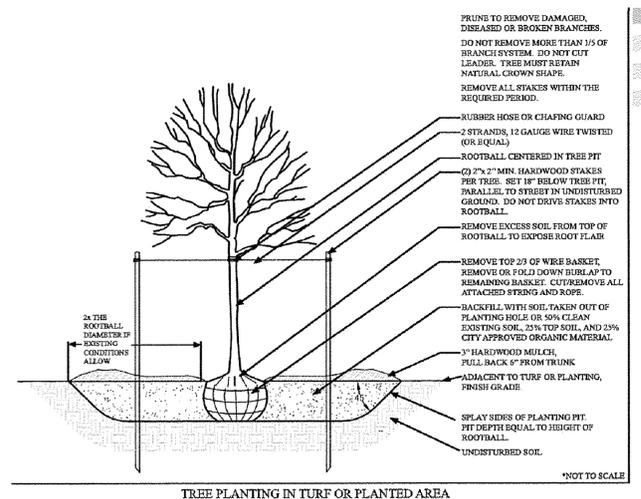
\*Plantings above structure - CCA credit shall be 50% of the designated allowance.

**CROWN COVERAGE CALCULATIONS:**

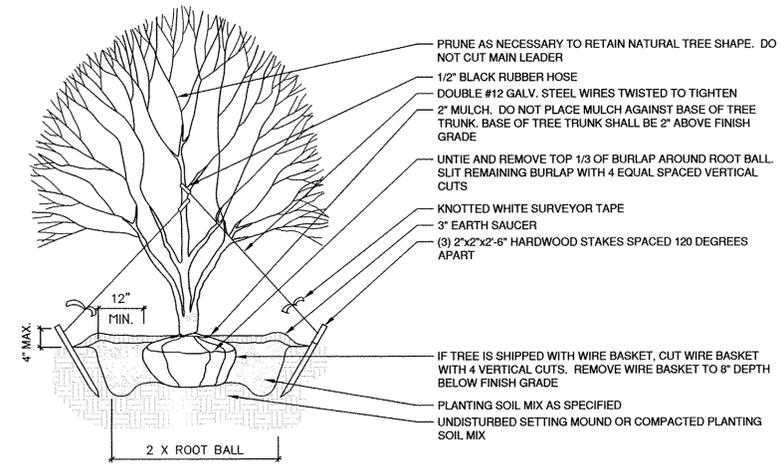
Site Area:	17,480 SF (0.40 ac)
Required Crown Coverage:	4,370 SF (25%)
Crown Coverage Provided:	168 SF (1%)



Landscape Guidelines - City of Alexandria, Virginia - 2007



Landscape Guidelines - City of Alexandria, Virginia - 2007

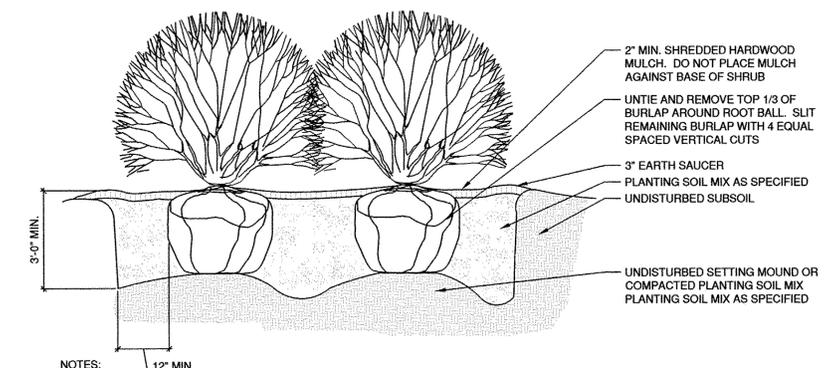


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**LANDSCAPE SCHEDULE AND DETAILS**

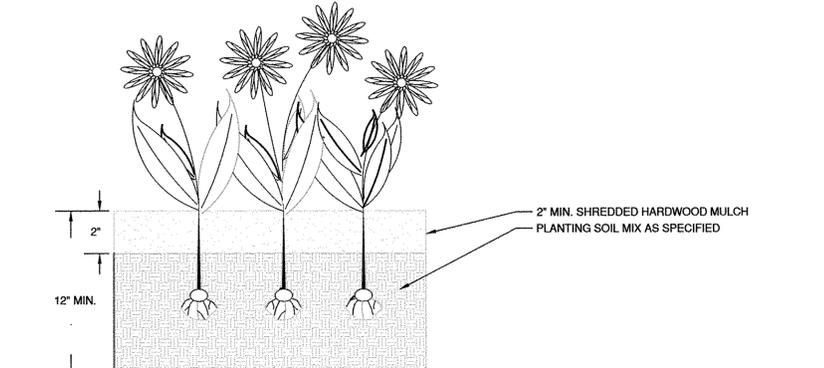
**1 DECIDUOUS TREE (STREET TREE CONDITION)** Scale: NTS



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

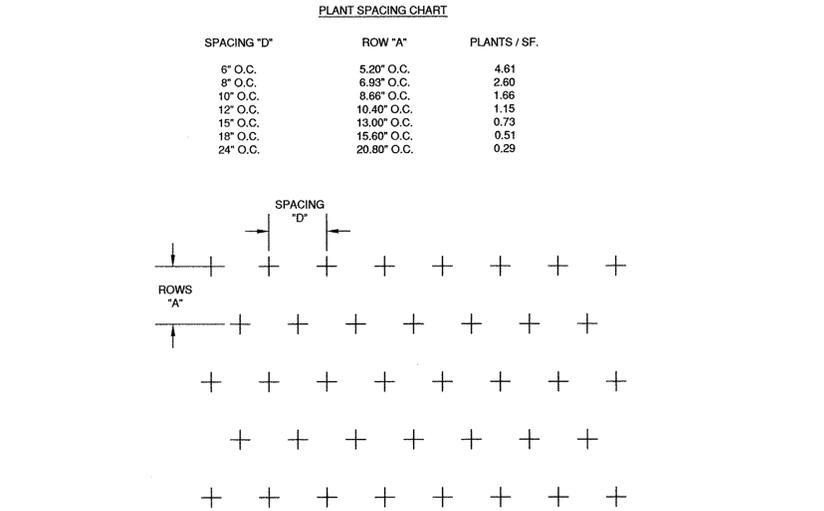
**4 SHRUB** Scale: NTS

**2 DECIDUOUS TREE (NON-STREET TREE)** Scale: NTS



**5 GROUNDCOVER-PERENNIAL-ANNUAL** Scale: NTS

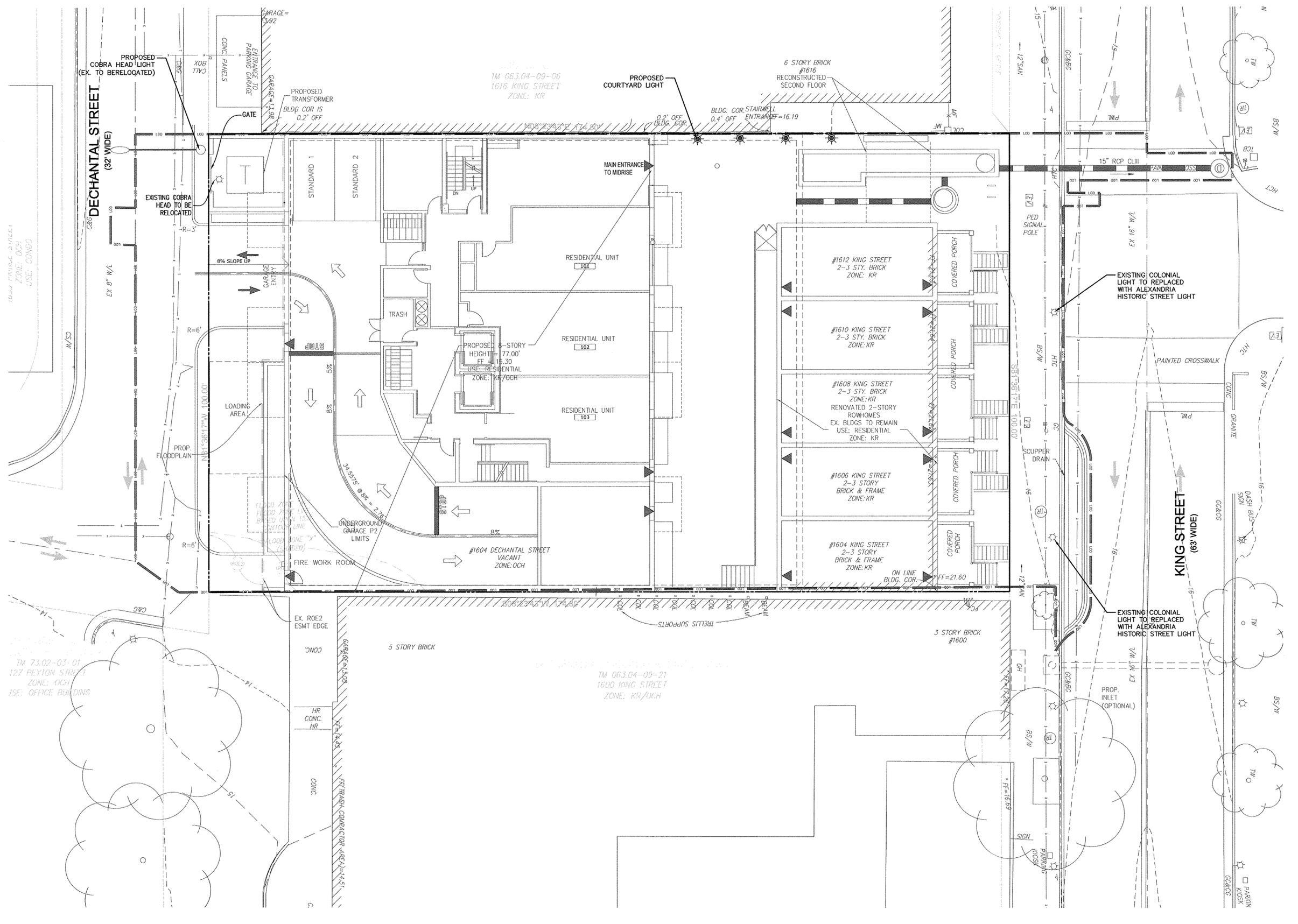
**3 MULTI-STEM ORNAMENTAL TREE** Scale: NTS



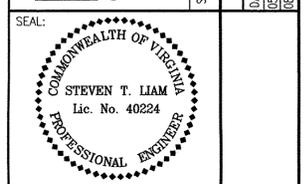
**6 GROUNDCOVER SPACING** Scale: NTS

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**1604-1614 KING STREET**  
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 CITY OF ALEXANDRIA, VIRGINIA  
 SHEET NAME: **LIGHTING PLAN**  
 ESI  
 Peer Review

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