DEVELOPMENT PRELIMINARY PLAN

RESTAURANT DEPOT

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA (DISTURBED AREA) = 1.15 AC 50,115 SF

TOTAL EXISTNG AREA OF TAX PARCEL = 5.3028 AC 230,991 SF

TOTAL PROPOSED AREA OF TAX PARCEL = 6.0217 AC 262,305 SF

TOTAL EXISTING IMPERVIOUS AREA = 0.30 AC 12,894 SF

TOTAL PROPOSED IMPERVIOUS AREA = 0.89 AC 38,590 SF

TOTAL DISTURBED AREA = 1.15 AC 50,115 SF

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER THERE ARE NO WETLANDS PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE.

2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT TO PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.

3. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255.

4. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 7am TO 6pm AND
   - SATURDAYS FROM 9am TO 6pm
   - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS

   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND
   - SATURDAYS FROM 10am TO 4pm

ENVIRONMENTAL PERMITS NOTES

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

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES WHICH DISTURB GREATER THAN 1 ACRE, THEREFORE A VPDES PERMIT IS REQUIRED.

ARCHAEOLOGY NOTES

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

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY NON-PROFESSIONAL METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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

GENERAL NOTES

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

COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	N/A
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	N/A	N/A
SIDEWALKS (LF)	N/A	447.0'
BICYCLE PARKING (NUMBER SPACES)	N/A	N/A
PUBLIC/VISITOR	N/A	N/A
PRIVATE/GARAGE	N/A	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

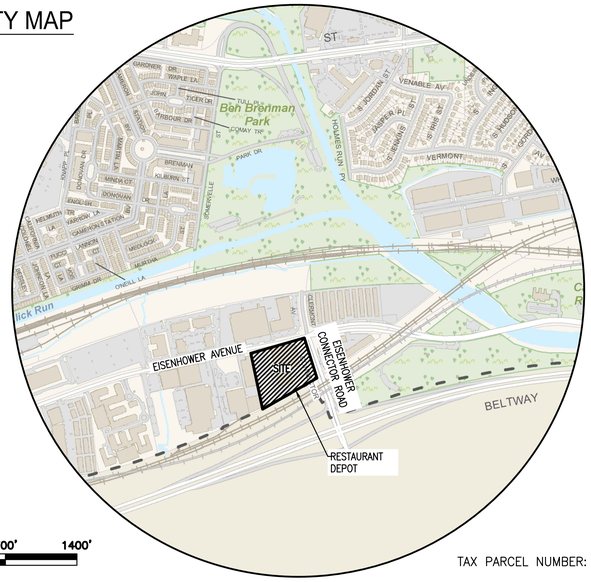
BUILDING CODE ANALYSIS:

USE GROUP(S):	M, B, S-1, S-2
TYPE OF CONSTRUCTION:	IIB
NUMBER OF STORIES:	1
FLOOR AREA (GROSS):	99,973 SF
BUILDING HEIGHT:	49.7'
FIRE SUPRESSION/DETECTION:	SPRINKLERED

SURVEYOR'S CERTIFICATION

I, WIM DE SUTTER, HEREBY CERTIFY THAT THIS PROPERTY IS IN THE NAME OF JMDH REAL ESTATE OF ALEXANDRIA II LLC AS RECORDED AT INSTRUMENT #210028538 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VA.

VICINITY MAP



TAX PARCEL NUMBER: 069.03-01-03

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT (DSUP) AMENDMENT WITH A SITE PLAN TO PERMIT THE CONSTRUCTION OF A BUILDING ADDITION WITH ASSOCIATED SITE IMPROVEMENTS. VEHICULAR ACCESS TO THE SITE WILL BE PROVIDED VIA THE EXISTING ONSITE PARKING LOT.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- DEVELOPMENT SPECIAL USE PERMIT AMENDMENT (DSUP) TO CONSTRUCT A BUILDING ADDITION WITH ASSOCIATED SITE IMPROVEMENTS.
- MODIFICATION OF THE CITY OF ALEXANDRIA TREE CANOPY COVERAGE REQUIREMENTS.

PREVIOUSLY APPROVED SUP/DSUPS:

- DSUP2009-00003

OWNER/DEVELOPER

OWNER:
JMDH REAL ESTATE OF
ALEXANDRIA II LLC
15-24 132ND ST
COLLEGE POINT, NY 11356
INSTRUMENT #: 210028538

DEVELOPER:
JMDH REAL ESTATE OF
ALEXANDRIA II LLC
15-24 132ND ST
COLLEGE POINT, NY 11356
(718) 559-4290
CONTACT: LARRY COHEN

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

ATTORNEY:
WIRE GILL, LLP
700 N. FAIRFAX ST. SUITE 600
ALEXANDRIA, VA 22314
(703) 836-5757
CONTACT: MARY CATHERINE GIBBS

ARCHITECT:
ADA ARCHITECTS, INC.
17710 DETROIT AVENUE
CLEVELAND, OHIO 44107
(216) 521-5134
CONTACT: HEATHER MIZE

LANDSCAPE ARCHITECT:
STUDIO39
6416 GROVEDALE DR,
ALEXANDRIA, VA 22310
(703) 719-6500
CONTACT: DAN DOVE

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ZONING TABULATIONS

1. TAX MAP #: #069.03-01-03
2. ZONE OF SITE: OCM(100)
3. USE: EXISTING WHOLESALE FACILITY PROPOSED WHOLESALE FACILITY
4. TOTAL EXISTING LOT AREA: 230,991 SF (5.3028 AC.) MINIMUM LOT AREA: N/A
   TOTAL PROPOSED LOT AREA: 262,305 SF (6.0217 AC.)
5. NUMBER OF UNITS: N/A
6. UNITS PER ACRE: PERMITTED N/A PROPOSED N/A
7. FLOOR AREA:
   EXISTING (ENCLOSED): GROSS: 72,850 SF (TO REMAIN) NET: 72,850 SF (TO REMAIN)
   EXISTING (CANOPY): GROSS: 8,480 SF (TO REMAIN) NET: 8,480 SF (TO REMAIN)
   EXISTING TOTAL: GROSS: 81,330 SF NET: 81,330 SF
   PROPOSED (ENCLOSED): GROSS 27,123 SF NET: 27,123 SF
   TOTAL (ENCLOSED): GROSS: 99,973 SF NET: 99,973 SF
   TOTAL (ENCLOSED AND CANOPY): GROSS: 108,453 SF NET: 108,453 SF
8. FLOOR AREA RATIO: PERMITTED 1.50 (393,578 SQ.FT.)
   EXISTING 0.35 (81,330 SQ.FT.)
   PROPOSED 0.41 (108,453 SQ.FT.) (AT GRADE)
   NOTE: ALL PROPOSED FLOOR AREA IS AT GRADE; THEREFORE, NO ABOVE GRADE FAR IS SHOWN.
9. OPEN SPACE: REQUIRED: N/A PROPOSED: N/A
10. AVERAGE FINISHED GRADE: 70.9'
11. HEIGHT: ALLOWED: 100 FT
    PROPOSED: (ENTIRE BUILDING): 49.7 FT
    PROPOSED: (BUILDING ADDITION): 40.0 FT
12. YARDS: REQUIRED: N/A
    PROVIDED (FULL BUILDING): NORTH: 6.9' SOUTH: 16.3' EAST: 4.2' WEST: 206.4'
13. FRONTAGE: REQUIRED: N/A
    PROVIDED (EISENHOWER AVE) 520 FT PROVIDED (EISENHOWER AVE CONNECTOR) 363 FT
14. LOT WIDTH: REQUIRED 120 FT
    PROVIDED (EISENHOWER AVE) 520 FT PROVIDED (EISENHOWER AVE CONNECTOR) 363 FT
15. TRIP GENERATION: EXISTING (72,850 SF* OF FLOOR AREA)
    WEEKDAY (PEAK AM HOUR) = 45 AVERAGE VEHICLE TRIP ENDS (AVTE)
    WEEKDAY (PEAK PM HOUR) = 143 AVERAGE VEHICLE TRIP ENDS (AVTE)

    PROPOSED (99,973* SF OF FLOOR AREA)
    WEEKDAY (PEAK AM HOUR) = 60 AVERAGE VEHICLE TRIP ENDS (AVTE)
    WEEKDAY (PEAK PM HOUR) = 191 AVERAGE VEHICLE TRIP ENDS (AVTE)
16. PARKING TABULATION: REQUIRED: (PARKING DISTRICT 4)
    1.0 SPACES / 400 SF OF OFFICE (1672/400) X 1.0 = 4.18
    1.0 SPACES / 3 EMPLOYEES OVER 20 = (35-20) / 3 = 5
    1.2 SPACES / 600 SF OF ENCLOSED FLOOR AREA MINUS OFFICE
    = (99973*-1672)/600 X 1.2 =196.6
    TOTAL REQUIRED = 4.18 + 5 + 196.6 = 206 SPACES

    EXISTING: TOTAL: 201 SPACES (TO REMAIN)
    COMPACT: 34 SPACES
    STANDARD: 160 SPACES
    HANDICAP: 7 (1 VAN ACCESSIBLE)

    PROPOSED: TOTAL: 5 SPACES
    STANDARD: 5 SPACES

    POST DEVELOPMENT FINAL PARKING 206 SPACES
17. LOADING SPACES: REQUIRED: 5 (1 SPACE PER 20,000 SQ FT OF FLOOR AREA)
    EXISTING: 5 (TO REMAIN)
    PROPOSED: 0
    TOTAL: 5

* WHILE THE FLOOR AREA LISTED IN ITEM #7 INCLUDES THE CANOPY AREA AS REQUIRED PER THE CITY OF ALEXANDRIA ZONING ORDINANCE, IT HAS BEEN EXCLUDED FROM THE PARKING AND TRIP GENERATION ANALYSES DUE TO THIS AREA NOT BEING USABLE SPACE AND INSTEAD AN ARCHITECTURAL FEATURE. THEREFORE, THE ENCLOSED FLOOR AREA HAS BEEN UTILIZED FOR THE PARKING AND TRIP GENERATION ANALYSES.

R.C. FIELDS & ASSOCIATES, INC.
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700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
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(703) 549-6422
PROJ. MANAGER: TAYLOR DOYLE
EMAIL: TDOYLE@RCFASSOC.COM

SCALE: AS NOTED DATE: JULY 2022 DRAWN: TD REV:

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY:

DEVELOPMENT PRELIMINARY PLAN
RESTAURANT DEPOT
#4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

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

I:\2022\22023\DWG\DASHA\01 - COVER SHEET.dwg
Thu, Aug 25, 2022 - 1:46:22pm

Docket Item #7
Development Special Use Permit #2009-0003
4600 and 4604 Eisenhower Avenue-Restaurant Depot

Application	General Data	
Project Name: Restaurant Depot	PC Hearing:	September 1, 2009
	CC Hearing:	September 12, 2009
	If approved, DSUP Expiration:	September 12, 2012 (36 months)
	Plan Acreage:	Tract A: 150,409 SF (3.45 acre) Tract B: 80,582 SF (1.85 acres) Total: 230,991 SF (5.30 acres)
Location: 4600 and 4604 Eisenhower Avenue	Zone:	Office Commercial –Medium OCM(100)
	Proposed Use:	Wholesale/Warehouse
	Gross Floor Area:	72,333 SF
	Small Area Plan:	Landmark – Van Dorn
Applicant: Restaurant Depot, LLC by Bud Hart, attorney	Historic District:	N/A
	Green Building:	Project will achieve LEED Certification - 40-49 points

Purpose of Application
The applicant proposes to consolidate two contiguous lots and redevelop the consolidated parcel as restaurant wholesale facility within the OCM 100 Zone District.
Special Use Permits and Modifications Requested:
1) Special Use Permit for a wholesale facility within the OCM 100 Zone District and 2) Modification from the City's Landscape Guidelines requiring a planting island after ten continuous parking spaces.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Patricia Escher, AICP Patricia.Escher@alexandriava.gov **Jessica Ryan, AICP, LEED AP Jessica.Ryan@alexandriava.gov**

VIII. STAFF RECOMMENDATIONS:

1. This DSUP approval shall remain in effect until the end of 25 years after issuance of a Certificate of Occupancy. At the end of 25 years but prior to the expiration date, the property owner/applicant may request the City Council to extend the use; however, the character of the immediately surrounding area and any area changing events will be taken into account in considering any extension request.

2. Provide all improvements depicted on the preliminary plan dated June 11, 2009 and August 20, 2009 and comply with the following conditions of approval.

A. PEDESTRIAN/STREETSCAPE:

3. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
   a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
   b. Install and maintain ADA accessible pedestrian crossings serving the site.
   c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet. The sidewalk along Eisenhower Avenue shall be 6 feet wide with a minimum 4 foot wide landscape strip along the entire frontage. The transition to the wider sidewalk along Clermont Avenue shall be more gradual.
   d. Sidewalks shall be flush (maximum ¼" change in grade) across all driveway crossings.
   e. Upgrade curb ramp at the corner of Clermont Drive and Eisenhower Avenue with detectable warning surface that conforms to VDOT standards as outlined in a City Memo to Industry (3/07) available on-line: http://alexandriava.gov/tes/info/default.aspx?id=3522
   f. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
   g. All crosswalks shall be standard, 6" wide, white thermoplastic parallel lines with reflective material, with 10' in width between interior lines. All other crosswalk treatments must be approved by the Director of T&ES.
   h. Within the parking lot, provide a pedestrian crosswalk that is not inclusive of the gutter pan.
   i. Install four (4) pedestrian countdown signals and pedestrian activated push-buttons at the intersection of Eisenhower Avenue and Clermont Avenue in accordance with City Standards. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG). (P&Z)(RP&CA)(T&ES)
   j. The applicant shall complete 3(f) & (i) for no more than $10,000.00 dollars.

B. OPEN SPACE/LANDSCAPING:

4. The applicant shall provide a voluntary contribution of $500,000 to be allocated towards priority City capital projects, which will be determined during the Fiscal Year 2011 to Fiscal Year 2016 Capital Improvement Program decision making process. The capital project(s) that is/are selected must have a nexus to and/or be in the area of the City of the Restaurant Depot site. The contribution shall be provided to the City prior to the approval of the mylars of the final site plan for this project. (P&Z)(RP&CA)

5. Develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the Landscape Plan shall:
   a. Provide an enhanced level of detail plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
   b. Ensure positive drainage in all planted areas.
   c. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers. (P&Z)(RP&CA)

6. Provide the following modifications to the landscape plan and supporting drawings:
   a. Continue to work with staff to install and maintain an enhanced multi-layered landscape buffer along Clermont Drive inclusive of a reforestation seedling program. Seedlings shall be native hardwoods at a minimum of 1/2 inch in caliper and maximum of 2 inches in caliper at time of installation. The total number of caliper inches shall be no less than 30.
   b. The eastern façade requires additional landscaping to soften the long expanse of solid wall.
   c. To ensure an uninterrupted landscape buffer, eliminate the sidewalk proposed between the eastern building elevation and Clermont Drive.
   d. Provide a mix of evergreen and deciduous shrubs and ornamental plantings along Eisenhower Avenue. Plantings shall be layered and provide a variety of heights.
   e. Revise the planting plan to replace Red Maples, Cherry trees and mislabeled "PA" with a hardy large canopy shade tree such as Honey Locust or Linden species.
   f. Coordinate the landscape plan with the civil drawings including all building exits and service access points. Plantings shall not block access points.
   g. All stormwater inlets shall be located outside of parking islands.
   h. Explore the possibility of relocating the two stormwater inlets within the north-south planting median to a less prominent location.
   i. Provide additional screening along the screened refrigeration equipment to the satisfaction of the Directors of RC&PA and P&Z. (RP&CA)(P&Z)

7. Provide a site irrigation/water management plan developed, installed and maintained to the satisfaction of the Directors of RP&CA and Code Administration.

   a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
   b. Provide external water hose bibs continuous at the perimeter of the building. Provide at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart.
   c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
   d. Install all lines beneath paved surfaces as sleeved connections.
   e. Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (RP&CA)

8. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)

C. TREE PROTECTION AND PRESERVATION:

9. Contract with a professional tree preservation company to provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, RP&CA and the City Arborist. (P&Z)(RP&CA)

D. BUILDING:

10. Provide the following building refinements to the satisfaction of the Director of P&Z:
    a. Provide an aluminum storefront or an aluminum curtain wall with a computer graphic on the eastern building elevation between the checkerboard pattern and the metal wall panel to introduce a vertical break and offer a transition between the north and east building elevations.
    b. Graphics installed behind the aluminum storefront windows on the western building elevation shall be reviewed and approved by the Director of P&Z.
    c. Materials shall be consistent with the material sample board dated June 15, 2009 except for the following:
       i. Revise the blue spandrel glass (G-3) and the blue paint (H-1) (M-4) (P-1) to ensure consistency between the colors. The blue spandrel glass appears too dark to be a continuation of the blue scored panel band.
       ii. Revise the yellow spandrel glass (G-4) and the yellow paint (M-6) (P-2) to ensure consistency between the colors.
       iii. Final materials and colors shall be subject to the approval of the Director
    d. Provide an enlarged detail and section of the metal canopy at the main building entrance with the first final site plan. The final detailing of the metal canopy shall be subject to the approval of the Director of P&Z.
    e. The flush metal panel screens for the rooftop HVAC units shall be factory finished to match the darker scored panel in the checkerboard pattern, labeled H-3 in the materials schedule. (P&Z)

11. The applicant shall construct an on-site mock-up panel prior to vertical construction and approval of the wall check survey.
    a. The mock-up panel shall replicate a representative portion of the building and include each of the proposed building materials, including but not limited to brick, metal, scored panels in checkerboard pattern, spandrel glass adjacent to a colored band and a computer graphic for review and approval by the Department of Planning and Zoning.

12. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified / Equivalent to the satisfaction of the Directors of P&Z, RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
    a. Provide evidence of the project's registration with LEED with the submission of the first final site plan.*
    b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) prior to issuance of a certificate of occupancy. ***
    c. Provide evidence of submission of materials for Construction Phase credits to USGBC within six months of obtaining a final certificate of occupancy.
    d. Provide documentation of LEED Certification from USGBC within two years of obtaining a final certificate of occupancy.
    e. Failure to achieve LEED Certification for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staff's determination will apply. (P&Z)(RP&CA)(T&ES)

E. SIGNAGE:

16. Design the business sign to relate in material, color and scale to the building to the satisfaction of the Director of P&Z.
    a. The business sign shall be designed of high quality materials and sign messages shall be limited to logos and names, except the business may provide the graphics shown in the storefront and on the metal awnings, as illustrated in the preliminary plan dated June 11, 2009 and August 20, 2009 (P&Z)

17. A freestanding identification sign shall be prohibited. (P&Z)

18. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

F. HOUSING:

19. A voluntary contribution of $108,500 ($1.50 per square foot of proposed gross floor area) would be consistent with the "Developer Housing Contribution Work Group Report" dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. The contribution is to be made prior to the issuance of the Certificate of Occupancy. *** (Housing)

G. PARKING:

20. Locate 195-205 parking spaces in the surface parking lot. (P&Z)(T&ES)

21. Provide four employee bicycle parking space(s) within 50 feet of the building entrance. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

22. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall include the following:
    a. Total number of parking spaces.
    b. Dimensions of the parking spaces.
    c. Total number of ADA spaces with dimensions.
    d. The name of the towing company the applicant will use and the contact information for the towing company per the City code.* (T&ES)

H. SITE PLAN:

23. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)

24. Submit the plat of consolidation and all applicable easements prior to the second site plan submission. The plat shall be approved and recorded prior to the release of the final site plan.* (P&Z)

25. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. These items include:
    a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
    b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
    c. Do not locate above grade utilities in dedicated open space areas.
    d. Provide additional screening of the compressors in the rear of the property from public right-of-way and the parking lot. (RP&CA)(P&Z)(T&ES)

26. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and RP&CA in consultation with the Chief of Police and shall include the following:
    a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
    b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
    c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
    d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
    e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
    f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
    g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
    h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
    i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
    j. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)

I. CONSTRUCTION

27. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. * (T&ES)

28. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
    a. Include a plan for temporary pedestrian and vehicular circulation;
    b. Include the overall schedule for construction and the hauling route;
    c. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
    d. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(Code)

29. Provide off-street parking for all construction workers without charge. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
    a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
    b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
    c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)

30. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)

31. No major construction staging shall be allowed in the rights-of-ways along Eisenhower Avenue and along Clermont Drive. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)

32. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)

33. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)

34. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)

35. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

36. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit. *** (P&Z)

37. Submit a wall check prior to the commencement of framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)

38. Submit a height certification and a location survey for all site improvements to the Department of P&Z as part of the request for a certificate of occupancy permit. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z)

J. STORMWATER

39. All stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

K. WASTEWATER / SANITARY SEWERS

40. Per the Alexandria Sanitation Authority (ASA), any new flow into the Holmes Run Trunk Sewer during wet weather will cause downstream surcharging and increase overflow at the Holmes Run Junction Chamber (HRJC). In order to prevent additional overflows at the HRJC, storage from the proposed project (base flow and wet weather) shall be provided during precipitation events, if the municipal wastewater generated from the development is equal to or greater than the equivalent of 400 people. Due to the distance of the site from HRJC, it is recommended that the flow be detained throughout the precipitation event. A standard level of service in the industry is to consider typical precipitation events as 24 hours.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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

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Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY PLAN
RESTAURANT DEPOT
#4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: NO SCALE
DATE: JULY 2022

CONDITIONS (1 OF 2)

SHEET 2 OF 17
FILE: 22-023

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Thu, Aug 25 2022 - 2:19:16pm

38. Submit a height certification and a location survey for all site improvements to the Department of P&Z as part of the request for a certificate of occupancy permit. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z)

J. STORMWATER

39. All stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

K. WASTEWATER / SANITARY SEWERS

40. Per the Alexandria Sanitation Authority (ASA), any new flow into the Holmes Run Trunk Sewer during wet weather will cause downstream surcharging and increase overflow at the Holmes Run Junction Chamber (HRJC). In order to prevent additional overflows at the HRJC, storage from the proposed project (base flow and wet weather) shall be provided during precipitation events, if the municipal wastewater generated from the development is equal to or greater than the equivalent of 400 people. Due to the distance of the site from HRJC, it is recommended that the flow be detained throughout the precipitation event. A standard level of service in the industry is to consider typical precipitation events as 24 hours.

L. SOLID WASTE

42. Provide $1,150 per receptacle to the Director of T&ES for purchase and installation of two (2) receptacles per block face Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans by Victor Stanley. The receptacle(s) shall be placed in the public right of way along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment is required prior to release of the final site plan. (A total of three (3) receptacles are required). (T&ES)*

M. STREETS / TRAFFIC

43. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)

44. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction and Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

45. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan, shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)

46. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)

47. Show turning movements of standard vehicles in the parking lot and show turning movements of tractor with trailer for the loading docks. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

48. Furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' underneath the sidewalks on Eisenhower Avenue along the site frontage. These conduits shall terminate in an underground junction box at each end of the site frontage. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)

N. UTILITIES

49. Locate all new private utilities outside of the public right-of-way and public utility easements. (T&ES)

50. Underground all new secondary utilities serving the site. (T&ES)

O. WATERSHED, WETLANDS, & RPAs

51. The storm water collection system is located within the Cameron Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

52. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)

P. BMP FACILITIES

53. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)

54. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)

55. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:

a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)

56. Submit two originals of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)

57. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****(T&ES)

58. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. ****(T&ES)

59. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations and that they are functioning as designed and are unaffected by construction activities. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

Q. CONTAMINATED LAND

60. Indicate location of any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

61. Design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. (T&ES)

62. Phase I and Phase II Environmental Site Assessment Reports have previously been submitted. The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:

a. Submit a Risk Assessment indicating any risks associated with the contamination.
b. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with "clean" soil.
c. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
d. Applicant shall submit 5 copies of the above. A summary of the remediation plan and the health and safety plan must be included in the Final Site Plan. * (T&ES)

R. NOISE

63. All exterior loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

64. Supply deliveries, loading and unloading activities shall not occur between the hours of 11:00 p.m. and 3:00 a.m. (T&ES)

S. AIR POLLUTION

65. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

F - 1. The gross floor area shall include the proposed canopy. Eliminate the gross floor area which does not include the area below the canopy from the tabulations and all applicable plan sheets (currently 72,333 square feet).

F - 2. The floor area ratio is based on the net square footage and the total site area. Based on the net square footage identified in the tabulations, the FAR is .30.

F - 3. Height, as defined by section 2-154 of the Zoning Ordinance, is measured from the average finished grade. Eliminate the height which is not measured from the average finished grade in the tabulations and all applicable plan sheets (currently 46 feet).

F - 4. Revise the height to be measured from the average finished grade to the highest point of the building, shown as 50 feet on sheet A-4.1.

F - 5. The Development Special Use Permit application indicates that the existing Restaurant Depot currently employs 92 people and may intend to increase employment to 120 people with the proposed expansion. However, the parking tabulations indicate a total of 78 employees. Revise the parking tabulations accordingly to resolve this conflict.

F - 6. Revise the parking and loading tabulations to be based on total gross floor area, including the area beneath the canopy (80,785 square feet).

F - 7. Per the Preliminary Development Special Use Permit checklist, indicate the building height and identify the primary and secondary entrances on the dimension plan.

F - 8. Revise the dimension plan with first final submission to:

a. Provide a dimension from the parking lot to the sidewalk on Eisenhower Avenue.
b. Dimension the building walls, including any undulations.
c. Clarify the 5.3' dimension along the eastern property line.
d. Dimension the fence/wall that is screening the refrigeration equipment.
e. Dimension the width between the 5' concrete ramp and the building.
f. Dimension the width of the sidewalk between the handicap parking signs and the parking spaces in the cart coral area.
g. Provide a dimension from the parking lot to the southern property line.

F - 9. Provide clarification on why the ramp with handrail is necessary on the sidewalk in the southwest corner of the building.

F - 10. Coordinate sheets.

F - 11. Remove "City of Alexandria" from rear portion of the property – all sheets.

F - 12. Call out the entire City Right-Of-Way, including the green space.

F - 13. The civil and landscape sheets indicate that a segment of railroad tracks are located on the site. Confirm whether this is a drafting error and if so, eliminate the railroad tracks shown on the site from all sheets.

F - 14. Clarify detail 8 on sheet A-1.3. Detail 8 refers to detail 5 on sheet A-1.5; however sheet A-1.5 is not included in the plan set.

F - 15. Dimension the width of the ramp in detail 6 on sheet A-1.2.

F - 16. Provide clarification on the yellow guardrail and location of bollards shown in detail 1 on sheet A-1.3.

F - 10. Coordinate sheets.

F - 11. Remove "City of Alexandria" from rear portion of the property – all sheets.

F - 12. Call out the entire City Right-Of-Way, including the green space.

F - 13. The civil and landscape sheets indicate that a segment of railroad tracks are located on the site. Confirm whether this is a drafting error and if so, eliminate the railroad tracks shown on the site from all sheets.

F - 14. Clarify detail 8 on sheet A-1.3. Detail 8 refers to detail 5 on sheet A-1.5; however sheet A-1.5 is not included in the plan set.

F - 15. Dimension the width of the ramp in detail 6 on sheet A-1.2.

F - 16. Provide clarification on the yellow guardrail and location of bollards shown in detail 1 on sheet A-1.3.

putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)

F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)

F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18-inches in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe material will be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

F - 7. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6". The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); however, RCP C-76 Class III pipe may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured "Y" of "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

F - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.

F - 9. Maintenance of Vertical Separation for Crossing Water Main Over and Under a Sewer: When a water main over crosses or under crosses a sewer then the vertical separation between the bottom of one (i.e., sewer or water main) to the top of the other (water main or sewer) shall be at least 18"; however, if this cannot be achieved then both the water main and the sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete.

F - 10. No pipe shall pass through or come in contact with any part of sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place.

F - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. Sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities.

F - 12. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths.

F - 13. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains.

F - 14. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F - 15. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)

F - 16. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)

C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)

C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate form a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

C - 3 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)

C - 4 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. (T&ES)

C - 5 Americans with Disability Act (ADA) ramps shall comply with the requirements of Memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the ramp with contrasting color from the rest of the ramp. A copy of this Memorandum is available on the City of Alexandria website. (T&ES)

C - 6 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental

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C - 6 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental

Services. The plan shall show the turning movements of a trash truck and the trash truck shall not back up to collect trash. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)

C - 7 The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)

C - 8 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.

C - 9 Bond for the public improvements must be posted prior to release of the site plan.*

C - 10 The sewer tap fee must be paid prior to release of the site plan.*

C - 11 All easements and/or dedications must be recorded prior to release of the site plan.*

C - 12 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.*

C - 13 Provide a phased erosion and sediment control plan consistent with grading and construction plan.

C - 14 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary.

C - 15 The thickness 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. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

C - 16 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

C - 17 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code.

C - 18 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C - 19 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

C - 20 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval. (T&ES)*

C - 21 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C - 22 The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management. (T&ES)*

C - 23 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law. (T&ES)

C - 24 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. (T&ES)*

Code Administration:

F - 1. If you have any questions related to the Code Administration's Site Plan Review, please contact James Hunt at 703.746.4197 or via email at james.hunt@alexandriava.gov

F - 2. The heights listed on Sheets A-4.3 and C-1.0 are not consistent.

F - 3. The development shall comply with the storage requirements of the Statewide Fire Prevention Code.

C - 1 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located between forty (40) and one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a width of eighteen (18) feet (one way) and twenty-two (22) feet for two-way traffic; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. The plan is provided on sheet C-5.0. There are fire hydrants within the site that are located more than 300 feet from another fire hydrant. According to the existing submitted plan for Preliminary Review, the applicant shall add one additional hydrant between the existing northwest fire hydrant and the southwest fire hydrant. The additional hydrant will allow the project to be compliant with this code requirement. In the event of the failure of the northwestern fire hydrant, Fire Department Personnel will be able to connect to a fire hydrant that is located within 300 feet from the failed fire hydrant. The fire hydrant can be located on a landscaped island along the EVE as long as the fire hydrant's accessibility is not impeded by anything.

Police

R - 1. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Archaeology

F - 1. There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Asterisks denote the following:

* Condition must be fulfilled prior to release of the final site plan
** Condition must be fulfilled prior to release of the building permit
*** Condition must be fulfilled prior to release of the certificate of occupancy
**** Condition must be fulfilled prior to release of the bond

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY PLAN
RESTAURANT DEPOT
#4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: NO SCALE
DATE: JULY 2022

CONDITIONS (2 OF 2)

SHEET 3 OF 17
FILE: 22-023

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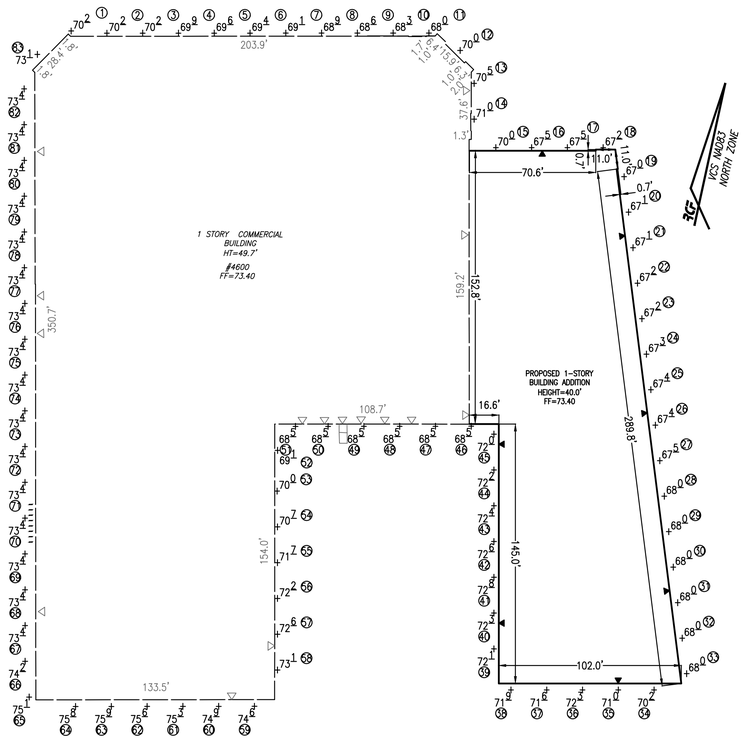
Thu, Aug 25 2022 - 2:19:17pm



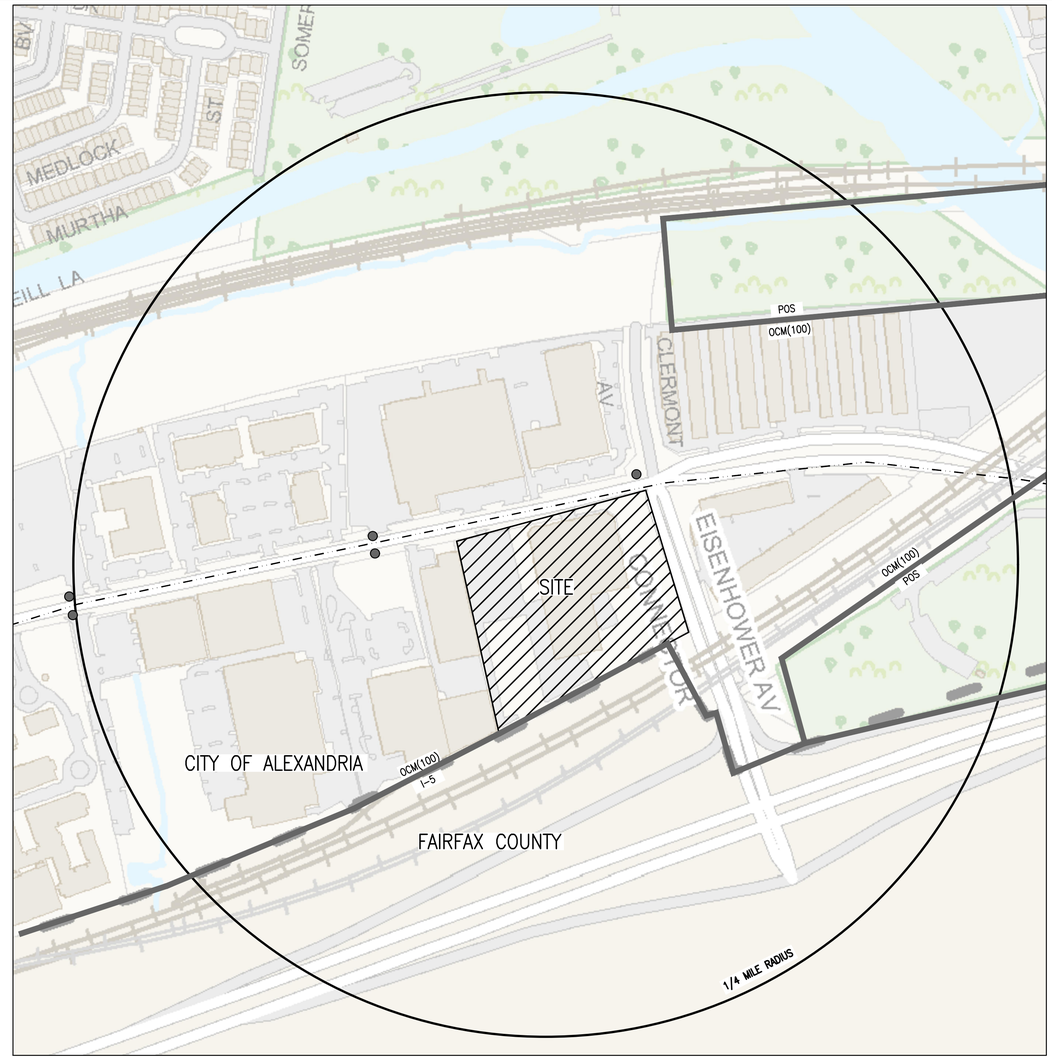
Spot	Elevation	Spot	Elevation	Spot	Elevation	Spot	Elevation	Spot	Elevation	Spot	Elevation	Spot	Elevation
1	70.2	13	70.5	25	67.4	37	71.6	49	68.5	61	75.3	73	73.4
2	70.2	14	71.0	26	67.5	38	71.9	50	68.5	62	75.6	74	73.4
3	70.2	15	70.0	27	68.0	39	72.1	51	68.5	63	75.9	75	73.4
4	69.9	16	67.5	28	68.0	40	72.3	52	69.1	64	75.8	76	73.4
5	69.6	17	67.0	29	68.0	41	72.8	53	70.0	65	75.1	77	73.4
6	69.4	18	67.2	30	68.0	42	72.6	54	70.7	66	74.2	78	73.4
7	69.1	19	67.0	31	68.0	43	72.4	55	71.7	67	73.4	79	73.4
8	68.9	20	67.1	32	68.0	44	72.2	56	72.2	68	73.4	80	73.4
9	68.6	21	67.2	33	68.0	45	72.0	57	72.6	69	73.4	81	73.4
10	68.3	22	67.2	34	70.2	46	68.5	58	73.1	70	73.4	82	73.4
11	68.0	23	67.3	35	71.0	47	68.5	59	74.6	71	73.4	83	73.1
12	70.0	24	67.3	36	72.3	48	68.5	60	74.9	72	73.4	Average	70.87

AVERAGE FINISHED GRADE

SCALE: 1" = 40'

0' 40' 80'

SCALE: 1" = 40'



CONTEXTUAL MAP

SCALE: 1" = 200'

0' 200' 400'

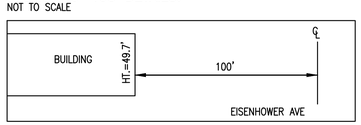
(IN FEET)
1 inch = 200 ft.

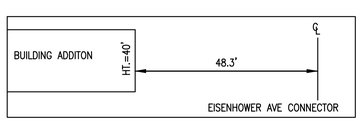
SECTION 6-403 COMPLIANCE NOTE:

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

SECTION 6-403 DETAILS:

NOT TO SCALE





LEGEND:

- BUS STOP
- DASH ROUTES AT5, AT7, & 32
- ZONING BOUNDARY

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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Alexandria, Virginia 22314 (703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY PLAN
RESTAURANT
#4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: AS NOTED
DATE: JULY 2022

CONTEXTUAL PLAN

SHEET 4 OF 17

FILE: 22-023

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Thu, Aug 25 2022 - 3:58:07pm

SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT	AC	AC
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER	#	#
STORM MANHOLE	D	D
STORM SEWER LAYOUT	D	D
SANITARY STRUCTURE IDENTIFIER	X	X
SANITARY MANHOLE	S	S
SANITARY SEWER LAYOUT	S	S
SIDEWALK	WALK	WALK
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE	GV	GV
GAS LINE	G	G
GAS METER	GM	GM
IRRIGATION VALVE	IV	IV
BOLLARD		
CLEANOUT	CO	CO
WELL	W	W
WATERLINE	W	W
WATER VALVE	WV	WV
WATER METER	WM	
TRANSFORMER	TR	TR
ELECTRIC MANHOLE	E	E
ELECTRIC METER	EM	EM
ELEC BOX/STRUCTURE	EB	EB
ELECTRIC LINE	E	E
TELECOMMUNICATION LINE	T	T
CABLE LINE	C	C
CABLE/ELECTRIC/ TELECOMMUNICATION LINE	C T E	C T E
TELECOMMUNICATION MANHOLE	T	T
TELECOMMUNICATION STRUCTURE	TC	TC
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES	X	X
GRADING SPOT	+124.5	+24.50
GRADING CONTOUR	124	124
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/ NOSE DOWN CURB		
LIMITS OF DISTURBANCE		

TEXT LEGEND:

°= DEGREES
'= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
#= NUMBER
@= AT
lbs.= POUNDS
A= ARC
AC.= ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL.= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
CONC.= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL USE PERMIT
DU= DWELLING UNIT
E= EAST
EBOX= ELECTRICAL BOX
ESMT.= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL = GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
G.I.= GRATE INLET
H.C.= HEADER CURB
HDCP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
ME= MATCH EXISTING
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PAGE
PP= POWER POLE
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC. = RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TW = TOP OF WALL
TRAF.SIG.= TRAFFIC SIGNAL
TYP= TYPICAL
UGE= UNDERGROUND ELECTRIC
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W= WEST
W.S.E.= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

GENERAL NOTES:

1. TAX MAP: #069.03-01-13
2. ZONE: OCM(100)
3. OWNER: JMDH REAL ESTATE OF ALEXANDRIA II LLC
   15-24 132ND ST
   COLLEGE POINT, NY 11356
   INSTRUMENT #210028538
4. A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLAND, CONNECTED TIDAL WETLANDS, ISOLATED WETLAND, OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
7. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
8. THE "GENERALIZED ALEXANDRIA SOILS MAP" GENERALLY IDENTIFIES THE SOILS FOR THE SITE AS LEONARDTOWN SILT LOAM.
9. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAY.

UTILITY OWNERSHIP NOTE:

- GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN McCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.
- ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.
- WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.
- SANITARY SEWER: ALL EXISTING SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ALL PROPOSED SANITARY LATERALS SHOWN ON THIS PLAN ARE TO BE PRIVATELY MAINTAINED. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- STORM SEWER: ALL EXISTING AND PROPOSED STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ANY PROPOSED ON-SITE STORM SEWER WILL BE MAINTAINED BY THE PROPERTY OWNER/HOA. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- TELEPHONE: ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSINGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.

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

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GENERAL PLAN INFORMATION AND NOTES

SHEET 5 OF 17
FILE: 22-023

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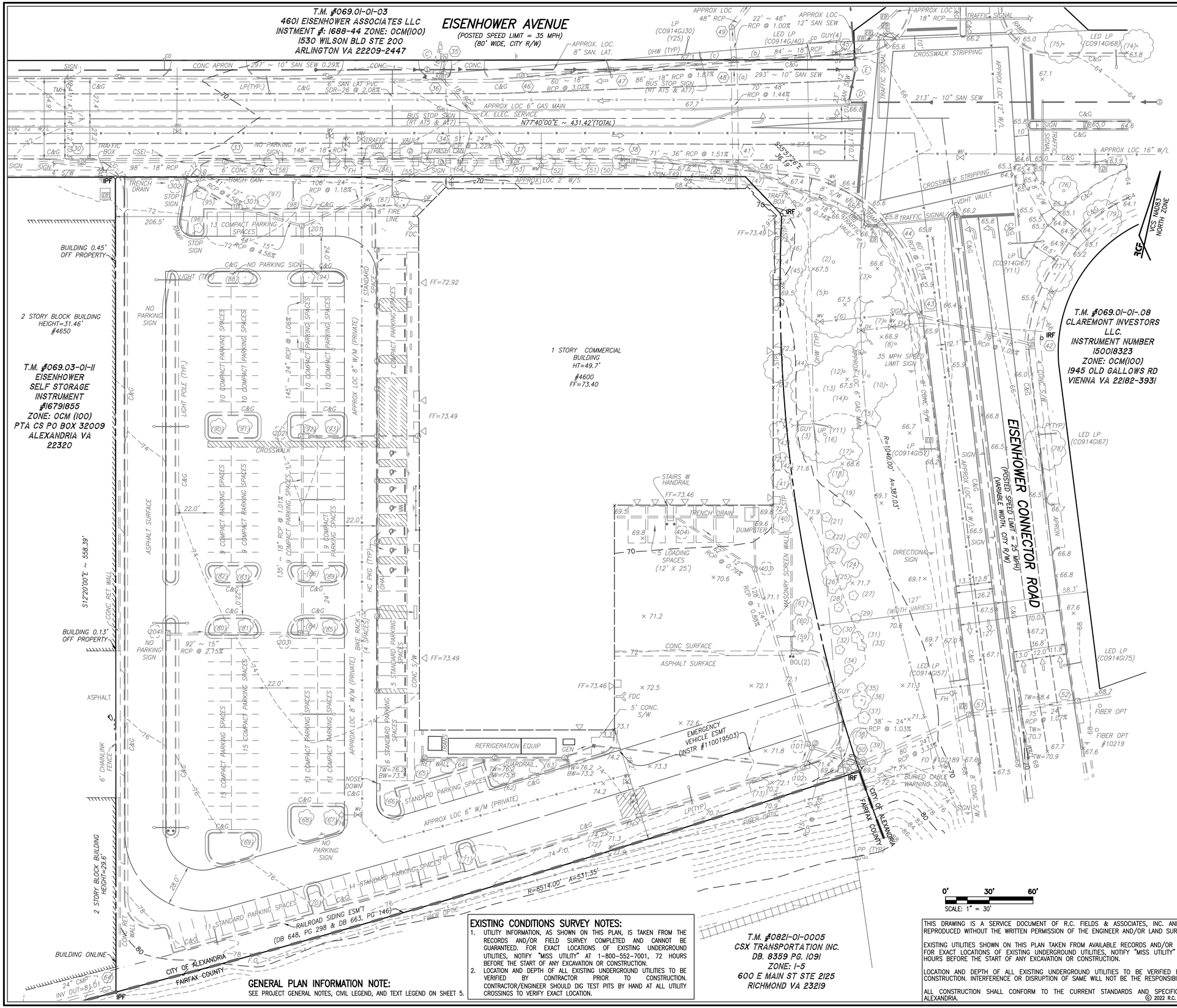
Thu, Aug 25 2022 - 2:19:37pm



STORM SEWER:

(20) TOP=77.10 IN=69.62 IN=69.49 OUT=69.58
(21) TOP=76.70 IN=68.90 OUT=68.84
(30) TOP=71.69 IN=67.59 OUT=67.34
(31) TOP=75.16 OUT=71.15
(32) TOP=70.71 IN=66.59 OUT=66.51
(33) TOP=69.74 IN=66.13 IN=65.94 OUT=65.90
(34) TOP=68.01 IN=63.81 IN=63.83 OUT=63.71
(35) TOP=68.58 OUT=FILLED WITH DEBRIS 6-15-09
(36) TOP=68.19 IN=63.68 OUT=64.54
(37) TOP=67.57 IN=62.69 IN=63.09 OUT=62.19
(38) TOP=67.19 IN=61.66 OUT=61.37
(39) TOP=66.83 THT.=65.10 OUT=62.76
(40) TOP=67.20 IN=62.57 OUT=62.31
(41) TOP=67.29 IN=60.74 IN=60.3 (36") OUT=60.64
(42) TOP=66.03 OUT=62.84
(43) TOP=65.94 IN=61.98 OUT=61.64
(44) TOP=65.77 IN=61.20 OUT=61.14
(45) TOP=66.36 IN=60.45 OUT=60.11
(46) TOP=67.51 OUT=63.02
(47) TOP=67.14 IN=61.21 OUT=61.09
(48) TOP=67.49 (A)IN=59.63 (B)IN=59.64 IN=60.06 (C)IN=59.48(18") OUT=59.48
(49) TOP=66.96 IN=59.26 OUT=59.21
(50) TOP=70.52 IN=64.38 OUT=64.33
(51) TOP=67.35 IN=61.67 OUT=61.63
(52) TOP=67.25 IN=60.83 OUT=60.88
(60) TOP=80.39 IN=73.39 OUT=70.90
(61) TOP=77.44 IN=69.24(48") IN=70.14 IN=71.44 OUT=63.54
(62) TOP=68.85 IN=63.47(48") IN=64.22(36") OUT=63.32
(63) TOP=67.65 IN=62.34 OUT=62.25
(101) TOP=71.77 IN=64.77 IN=64.77 OUT=64.77
(102) TOP=71.85 IN=65.75 OUT=64.95
(201) TOP=72.36 IN=65.06 IN=65.06 OUT=65.06
(202) TOP=72.10 IN=66.90 IN=66.90 OUT=66.60
(203) TOP=73.92 IN=68.37 OUT=68.27
(204) TOP=75.45 OUT=70.35
(301) TOP=71.68 IN=66.68 OUT=66.58
(302) TOP=71.55 IN=68.55
(403) TOP=70.10 INV=66.09 IN=66.09 OUT=65.89
(404) TOP=69.48 OUT=66.58

SANITARY SEWER:

INFORMATION TAKEN FROM PRIOR SURVEY BY RCF DATED APRIL 15, 2010

(A) TOP=77.93 IN=70.50 IN=60.61 OUT=59.86
(B) TOP=72.95 IN=58.29 OUT=58.34
(C) TOP=69.21 IN=57.48 OUT=57.45
(D) TOP=67.78 IN=56.11 IN=56.50 OUT=56.06
(E) TOP=66.99 IN=55.77 IN=55.99 OUT=55.73

TREE INVENTORY:

1) 18" TREE #146
2) 22" TREE #144
3) 19" TREE #145
4) TREE #142
5) 24" TREE #143
6) 15" TREE
7) 18" TREE #140
8) 18" TREE #139
9) 14" TREE TWIN #138
10) 9" TREE TWIN #134
11) 20" TREE #133
12) 19" TREE #135
13) 19" TREE TWIN #136
14) 24" TREE #131
15) 3" TREE #132
16) 22" TREE #130
17) 12" TREE CLUSTER #129
18) 14" TREE CLUSTER #124
19) 4" TREE
20) 4" TREE #119
21) 3" TREE #122
22) 3" TREE #121
23) 6" TREE #118
24) 9" TREE #120
25) 13" TREE CLUSTER #117
26) 4" TREE #117
27) 3" TREE #113
28) 4" TREE #111
29) 2" TREE #110
30) 4" TREE #108
31) 4" TREE #109
32) 3" TREE
33) 3" TREE #107
34) 3" TREE #106
35) 3" TREE #105
36) 12" TREE CLUSTER
37) 4" TREE #103
38) 14" TREE CLUSTER #102
39) 15" TREE CLUSTER #101
40) 7" TREE #125
41) 7" TREE #126
42) 6" TREE #127
43) 10" TREE #128
44) 10" TREE CLUSTER #137
45) 11" TREE CLUSTER #149
46) 12" TREE CLUSTER #148
47) 7" TREE #147
48) 6" TREE
49) 6" TREE
50) 5" TREE
51) 5" TREE
52) 5" TREE
53) 5" TREE
54) 6" TREE
55) 6" TREE
56) 6" TREE
57) 6" TREE
58) 5" TREE
59) 16" TREE CLUSTER #114
60) 9" TREE CLUSTER #115
61) 10" TREE CLUSTER #116
62) 7" TREE
63) 8" TREE CLUSTER
64) 8" TREE CLUSTER
65) 6" TREE CLUSTER
66) 5" TREE
67) 5" TREE
68) 5" TREE
69) 5" TREE
70) 5" TREE
71) 6" TREE
72) 9" TREE
73) 7" TREE
74) 12" TREE
75) 14" TREE
76) 20" TREE CLUSTER
77) 13" TREE
78) 16" TREE
79) 14" TREE
80) 5" TREE
81) 5" TREE
82) 5" TREE
83) 5" TREE
84) 5" TREE
85) 5" TREE
86) 5" TREE
87) 5" TREE
88) 5" TREE
89) 5" TREE
90) 5" TREE
91) 5" TREE
92) 5" TREE
93) 5" TREE
94) 4" TREE
95) 4" TREE
96) 3" TREE
97) 4" TREE
98) 4" TREE

EXISTING CONDITIONS SURVEY NOTES:

1. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
2. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

GENERAL PLAN INFORMATION NOTE:

SEE PROJECT GENERAL NOTES, CIVIL LEGEND, AND TEXT LEGEND ON SHEET 5.

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY PLAN
RESTAURANT DEPOT
#4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: 1"=30'
DATE: JULY 2022

EXISTING CONDITIONS PLAN

SHEET 6 OF 17
FILE: 22-023

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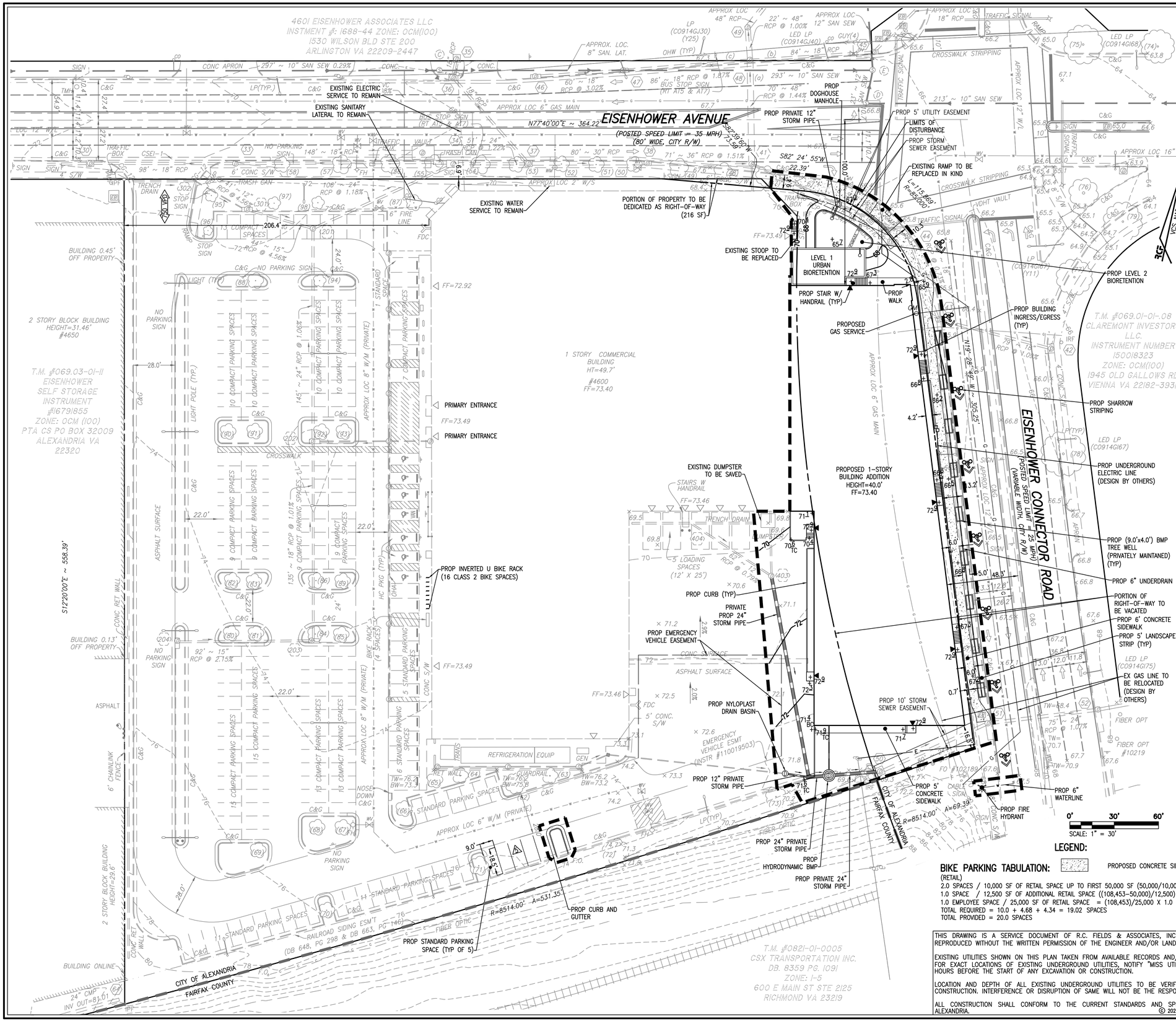
Thu, Aug 25 2022 - 3:59:12pm



LEGEND:

PROPOSED CONCRETE SIDEWALK

BIKE PARKING TABULATION:

(RETAIL)
2.0 SPACES / 10,000 SF OF RETAIL SPACE UP TO FIRST 50,000 SF (50,000/10,000) X 2.0 = 10.0
1.0 SPACE / 12,500 SF OF ADDITIONAL RETAIL SPACE ((108,453-50,000)/12,500) X 1.0 = 4.68
1.0 EMPLOYEE SPACE / 25,000 SF OF RETAIL SPACE = (108,453)/25,000 X 1.0 =4.34
TOTAL REQUIRED = 10.0 + 4.68 + 4.34 = 19.02 SPACES
TOTAL PROVIDED = 20.0 SPACES

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SANITARY SEWER OUTFALL CALCULATIONS:

THE AVERAGE PEAK WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED IN MEMORANDUM TO INDUSTRY NO. 06-14. THE PROPOSED USE FOR THIS PROJECT WILL BE RETAIL/OFFICE WITH AN ADDITIONAL 27,123 SF OF FLOOR AREA. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

RETAIL/OFFICE: 200 GPD / 1000 SF X 27,123 SF = 5,425 GPD OR 0.008 CFS

TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

5,425 GPD X 4 = 21,700 GPD
0.008 CFS X 4 = 0.034 CFS
TOTAL PEAK FLOW = 21,700 GPD OR 0.034 CFS

SANITARY SEWER OUTFALL NARRATIVE:

A SANITARY WASTE OUTFLOW OF APPROXIMATELY 5,425 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 21,700 GPD. THUS, THIS PROJECT DOES GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW AND A SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED ON SHEET 12.

GENERAL PLAN INFORMATION NOTE:

SEE PROJECT GENERAL NOTES, CIVIL LEGEND, AND TEXT LEGEND ON SHEET 5.

ARCHAEOLOGY NOTES:

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

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

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

GREEN BUILDING NARRATIVE:

THE PROJECT INTENDS TO ACHIEVE LEED SILVER CERTIFICATION FOR THE BUILDING EXPANSION PROJECT.

ENERGY

THE PROJECT INTENDS TO REDUCE SOLAR HEAT GAIN TO THE BUILDING WITH THE FOLLOWING STRATEGIES: ELIMINATING WINDOWS, PARTIALLY ON THE SOUTH AND EAST WALLS, SINCE THESE WILL ADMIT THE MOST LIGHT AND HEAT; USE PRISMATIC SKYLIGHTS WITH LOW SOLAR HEAT GAIN COEFFICIENT; AND USE WHITE PANELS AND A WHITE- OR LIGHT-COLORED ROOFING MATERIAL TO REFLECT DAYLIGHT.
INSIDE THE BUILDING WE WILL REDUCE ENERGY USE THROUGH THE USE OF AN ENERGY MANAGEMENT SYSTEM WHICH WILL MONITOR AND CONTROL THE BUILDING SYSTEMS; USE LED LIGHTING CONTROLLED BY DAYLIGHT SENSORS; AND USE ENERGY EFFICIENT HVAC AND REFRIGERATION EQUIPMENT, SIMILAR TO WHAT WAS INSTALLED IN THE ORIGINAL BUILDING.
NOTE THAT BY USING SIMILAR STRATEGIES ON THE ORIGINAL BUILDING, WE ARE ABLE TO REDUCE ENERGY USE BY 28% FROM THE BASELINE. HOWEVER, THESE ARE ONLY ESTIMATES AS ELECTRICAL ENGINEERING DESIGN FORE THE BUILDING HAS NOT BEEN COMPLETED AT THIS TIME.
THE PROJECT TEAM WILL EVALUATE WHETHER SOLAR PANELS SHOULD BE INSTALLED ON THE BUILDING FOR RENEWABLE ENERGY PRODUCTION. IF ON-SITE IS NOT USED, THE OWNER WILL PURCHASE RENEWABLE ENERGY GENERATED IN ANOTHER LOCATION.

WATER

ALL NEW LANDSCAPING WILL BE SELECTED TO REDUCE IRRIGATION DEMANDS. THE LANDSCAPE AREA AT THE CORNER OF EISENHOWER AND EISENHOWER CONNECTOR ROAD INCLUDE A RETENTION AREA WHICH WILL BE PLANTED WITH NATIVE PLANTS.
WE WILL USE LOW-FLOW PLUMBING FIXTURES TO MINIMIZE INDOOR WATER USE. THE INTERIOR WATER REDUCTION ESTIMATES WILL BE PROVIDED WITH A FUTURE SUBMISSION AS THE PLUMBING ENGINEERING DESIGN FOR THE BUILDING HAS NOT BEEN COMPLETED YET.

INDOOR ENVIRONMENTAL QUALITY

SKYLIGHTS WILL BE USE THROUGHOUT THE ADDITION TO PROVIDE DAYLIGHT TO OCCUPANTS.
WE WILL USE EXPOSED/SEALED CONCRETE FLOOR TO EASE OF CLEANING; MINIMAL USE OF PAINTS, FINISHED, AND SEALANTS WHICH CAN PRODUCE ODORS FOR THE OCCUPANTS; AND USE DUST CONTROL TO SEPARATE THE CONSTRUCTION AREAS FROM THE OPERATING FACILITY TO INCREASE INDOOR AIR QUALITY AND OCCUPANT COMFORT.
ENERGY REDUCTION STRATEGIES WILL BE AT THE FOREFRONT OF THE BUILDING'S MECHANICAL AND ELECTRICAL ENGINEERING DESIGN AND WILL BE PROVIDED WITH THE FUTURE SUBMISSIONS.

STORMWATER MITIGATION NOTE:

IN THE EVENT THE PROPOSED ROOF DRAINAGE AND/ OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS 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 GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.

UTILITY UNDERGROUNDING NOTE:

ALL PROPOSED DRY UTILITIES SERVING THE SUBJECT PARCEL SHALL BE PLACED UNDERGROUND.

SITE ENTRANCE AND PARKING SPACE NOTE:

FIVE STANDARD PARKING SPACES ARE PROPOSED WITH THIS PLAN. THE TURNING MOVEMENTS HAVE BEEN PROVIDED ON SHEET 13.

FIRE HYDRANT NOTE:

REPLACEMENT OF EXISTING FIRE HYDRANTS TO BE DETERMINED IN CONSULTATION WITH VIRGINIA AMERICAN WATER COMPANY AND THE FIRE DEPARTMENT.

ALEXRENEW NOTES:

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

B. DEWATERING AND OTHER CONSTRUCTION-RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. THE CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 x2020.

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ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY PLAN
RESTAURANT DEPOT
#4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: 1"=30'
DATE: JULY 2022

PRELIMINARY PLAN

SHEET 7 OF 17
FILE: 22-023

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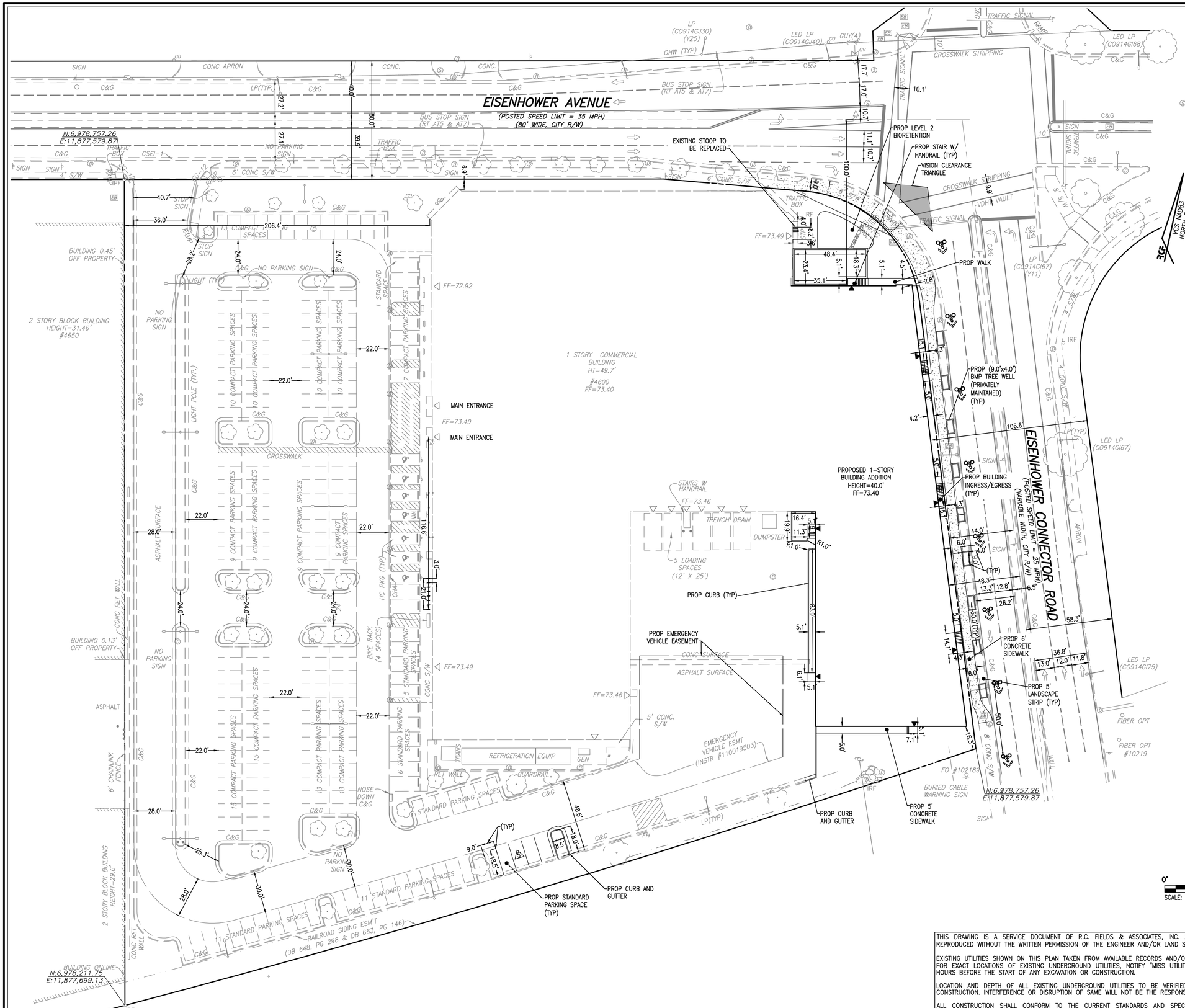

GENERAL PLAN INFORMATION NOTE:

SEE PROJECT GENERAL NOTES ON SHEET 3.

ARCHAEOLOGY NOTES:

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THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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

HATCH LEGEND

PROPOSED CONCRETE SIDEWALK

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DATE: JULY 2022

SITE DIMENSION PLAN

SHEET 8 OF 17
FILE: 22-023

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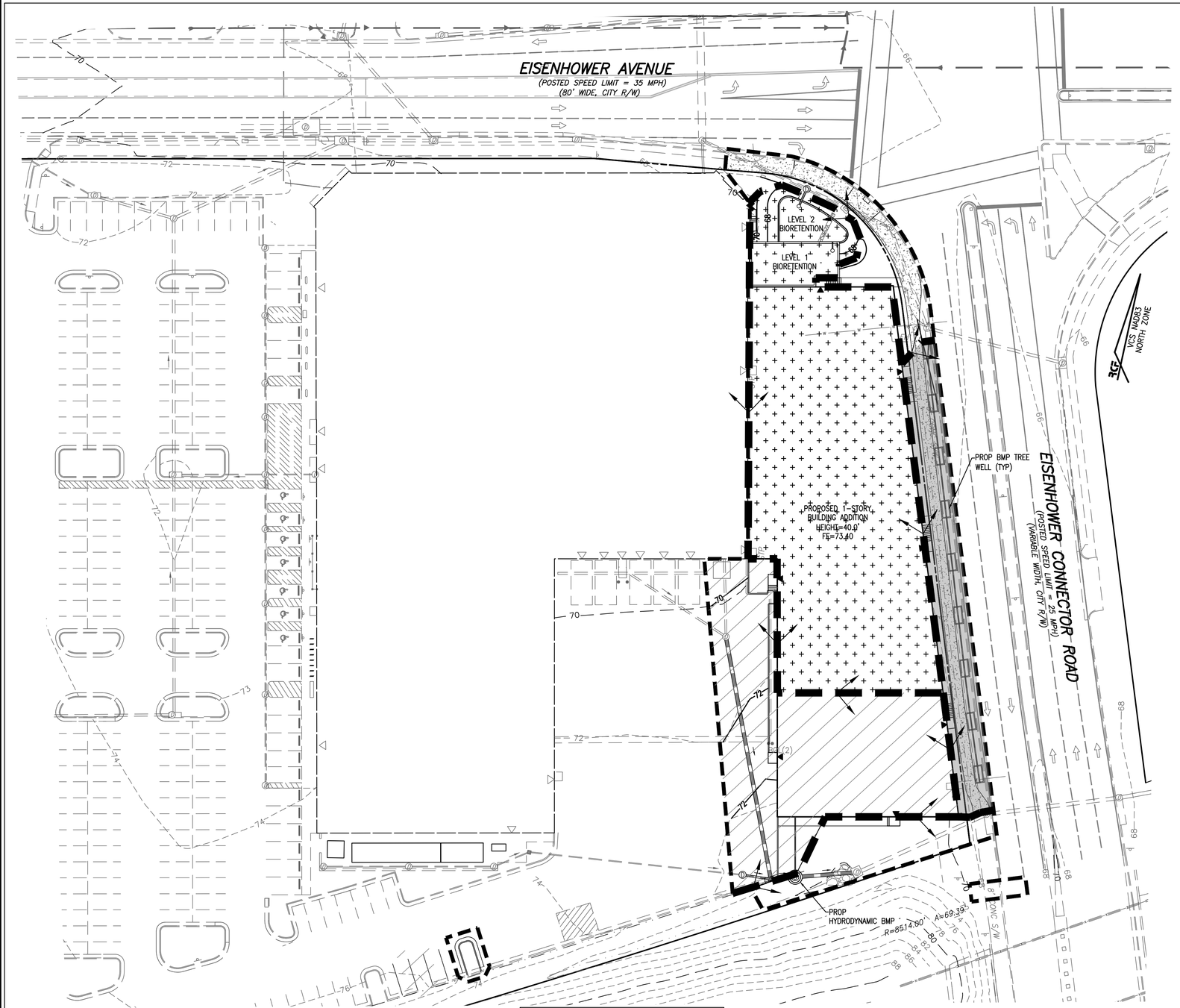

STORMWATER MANAGEMENT (CITY CODE SECTION 13–109F COMPLIANCE) NARRATIVE

PRE–DEVELOPMENT CONDITIONS:
THE 1.15 ACRE PROJECT AREA IS LOCATED IN THE CAMERON RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A BUILDING, DRIVE AISLE, AND ASSOCIATED SITE IMPROVEMENTS. STORMWATER RUNOFF SHEET FLOWS TO THE EISENHOWER CONNECTOR ROAD WHERE IT IS COLLECTED BY THE EXISTING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM. THE RUNOFF THEN CONTINUES WITHIN THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER FLOWING GENERALLY NORTH BEFORE ULTIMATELY ENTERING CAMERON RUN.

POST–DEVELOPMENT CONDITIONS:
THIS PROJECT PROPOSES THE CONSTRUCTION OF A BUILDING ADDITION AND ASSOCIATED SITE IMPROVEMENTS. A MAJORITY OF THE SITE IS COLLECTED BY THE PROPOSED BUILDING ADDITION'S ROOF DRAINAGE SYSTEM OR EXISTING ONSITE STORM INLETS AND PIPED TO THE PROPOSED BIORETENTION FACILITIES, OR A HYDRODYNAMIC BMP FOR TREATMENT. THE COLLECTED AND TREATED RUNOFF THEN FLOWS TO THE EXISTING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM. THE RUNOFF THEN CONTINUES WITHIN THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER FLOWING GENERALLY NORTH BEFORE ULTIMATELY ENTERING CAMERON RUN.

CONCLUSION
DUE TO AN OVERALL INCREASE OF ONSITE IMPERVIOUS AREA, THERE IS AN INCREASE IN POST–DEVELOPMENT PEAK RATE OF RUNOFF (SEE COMPUTATIONS PROVIDED ON THIS SHEET). HOWEVER, AN URBAN BIORETENTION, BIORETENTION, AND 9 BMP TREE WELLS ARE PROPOSED WITH THIS PLAN TO PROVIDE RUNOFF REDUCTION AND DETENTION FOR THE 2 AND 10–YEAR, 24–HOUR STORMS. THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN–GRADIENT PROPERTIES OR RESOURCES.

A DRAINAGE SHED BOUNDARY ANALYSIS OF THE SITE OUTFALL IS PROVIDED ON SHEET 11 PER SECTION 13–109F–2–(c)(ii). THIS WILL CONSTITUTE THE LIMITS OF ANALYSIS FOR THE PROJECT.

BASED ON THE ABOVE MENTIONED JUSTIFICATIONS AND COMPUTATIONS, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER CITY CODE SECTION 13–109F.

STORMWATER RUNOFF COMPUTATIONS

I. PROJECT AREA = 50,115 SQ.FT. OR 1.15 AC (LIMITS OF DISTURBANCE)
EXISTING IMPERVIOUS AREA = 12,894 SQ.FT. OR 0.30 AC
PROPOSED IMPERVIOUS AREA = 38,590 SQ.FT. OR 0.89 AC

VIRGINIA RUNOFF REDUCTION METHOD (PER TR–20, TYPE II, 24–HOUR STORM, USING CLASS D SOILS):

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE–DEVELOPMENT = (0.30 X 98 + 0.85 X 80) ÷ 1.15 = 85
CN POST–DEVELOPMENT = (0.89 X 98 + 0.26 X 80) ÷ 1.15 = 94

2–YEAR VRRM CN POST–DEVELOPMENT= (0.54 X 88 + 0.61 X 91) ÷ 1.15 = 90
10–YEAR VRRM CN POST–DEVELOPMENT= (0.54 X 89 + 0.61 X 91) ÷ 1.15 = 90

III. PRE–DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)
PEAK Q_2 PRE–DEVELOPMENT = 2.44 cfs
PEAK Q_{10} PRE–DEVELOPMENT = 4.79 cfs

IV. POST–DEVELOPMENT PEAK DISCHARGES (Tc = 5 MINS.)
PEAK Q_2 POST–DEVELOPMENT = 2.93 cfs
PEAK Q_{10} POST–DEVELOPMENT = 5.29 cfs

Q_2 INCREASE = 0.49 cfs
Q_{10} INCREASE = 0.50 cfs

DUE TO THE INCREASE IN THE PEAK DISCHARGE FOR THE 2 AND 10–YEAR STORM, DETENTION IS REQUIRED AND SHALL BE PROVIDED THROUGH THE USE OF THE PROPOSED BIORETENTIONS.

V. POST–DEVELOPMENT PEAK DISCHARGES W/DETENTION (Tc = 5 MINS.)
PEAK Q_2 POST–DEVELOPMENT W/DETENTION = 2.29 cfs
PEAK Q_{10} POST–DEVELOPMENT W/DETENTION = 3.58 cfs

Q_2 DECREASE = 0.15 cfs (–6.15%)
Q_{10} DECREASE = 1.21 cfs (–25.26%)

NATURAL CHANNEL 1–YR STORM CALCULATION NOTE:
NO NATURAL STREAMS ARE LOCATED WITHIN THE STORMWATER ANALYSIS AREA. THEREFORE, PER CITY CODE CHAPTER 13, 1–YR STORM CALCULATIONS ARE NOT REQUIRED.

PROJECT DESCRIPTION:
REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA (TOTAL ON–SITE AREA INSIDE LOD)	0.89	0.26	1.15
ON–SITE TREATED (ON–SITE & INSIDE LOD)	0.84	0.14	0.98
OFF–SITE TREATED	0.00	0.00	0.00
TOTAL TREATED	0.84	0.14	0.98
ON–SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.98

BMP FACILITY	AREA TREATED (ACRES)	IMPERVIOUS AREA TREATED (ACRES)	PERVIOUS AREA TREATED (ACRES)	TP REMOVAL EFFICENCY	PHOSPHORUS REMOVAL (LBS)	GEOGRAPHIC COORDINATES	
						LONGITUDE	LATITDUE
BIORETENION 1	0.50	0.47	0.03	25	0.57	38.803973	-77.113390
BIORETENION 2	0.54	0.47	0.07	50	0.44	38.804039	-77.113365
TREE WELLS	0.12	0.07	0.05	25	0.10	38.803627	-77.113302
HYDRODYNAMIC 1	0.32	0.30	0.02	20	0.13	38.803083	-77.113318

WATER QUALITY VOLUME DEFAULT:
PROPOSED IMPERVIOUS: 0.89 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 0.89 = 1,615 CU. FT. WQV REQUIRED

WATER TREATMENT ON–SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
BIORETENTION LEVEL 1	0.50	0.47	25%
BIORETENTION LEVEL 2	0.54	0.47	50%
HYDRODYNAMIC	0.32	0.30	20%
BMP TREE WELLS	0.12	0.07	25%

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 1,615 CU. FT.
WATER QUALITY VOLUME TREATED = 1,815 X 0.84 = 1,525 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 94.4%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? CAMERON RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

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

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

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY PLAN
RESTAURANT DEPOT
#4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: 1"=30'
DATE: JULY 2022

STORMWATER MANAGEMENT PLAN

SHEET 9 OF 17
FILE: 22–023

I:\2022\22023\DWG\DELA\06 – STORMWATER MANAGEMENT PLAN.dwg
Thu, Aug 25 2022 – 2:20:02pm

Project Name:	Restaurant Depot
Date:	7/14/2022
Linear Development Project?	No

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 1.15

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0.584394858*
Post-Development TP Load Reduction for Site (lb/yr):	*1.19*

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

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.85	0.85
Impervious Cover (acres)				0.30	0.30
					1.15

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				0.26	0.26
Impervious Cover (acres)				0.89	0.89
Area Check	OK.	OK.	OK.	OK.	1.15

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.85	0.26
Weighted Rv(turf)	0.25	0.25
% Managed Turf	74%	47%
Impervious Cover (acres)	0.30	0.30
Rv(impervious)	0.95	0.95
% Impervious	26%	53%
Total Site Area (acres)	**1.15**	**0.57**
Site Rv	**0.43**	**0.62**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0416	0.0294
Pre-ReDevelopment Treatment Volume (cubic feet)	1,810	1,280
Pre-ReDevelopment TP Load (lb/yr)	**1.14**	**0.80**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.99	1.42
Baseline TP Load (lb/yr) **(0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.23*

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

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

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

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.26
Weighted Rv (turf)	0.25
% Managed Turf	23%
Impervious Cover (acres)	0.89
Rv(impervious)	0.95
% Impervious	77%
Final Site Area (acres)	**1.15**
Final Post Dev Site Rv	**0.79**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.26
Weighted Rv (turf)	0.25
% Managed Turf	47%
ReDev. Impervious Cover (acres)	0.30
Rv(impervious)	0.95
% Impervious	53%
Total ReDev. Site Area (acres)	**0.57**
ReDev Site Rv	**0.62**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	0.58
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.0756
Final Post-Development Treatment Volume (cubic feet)	3,295
Final Post-Development TP Load (lb/yr)	**2.07**
Final Post-Development TP Load per acre **(lb/acre/yr)**	1.80

Post-ReDevelopment Treatment Volume (acre-ft)	0.0294
Post-ReDevelopment Treatment Volume (cubic feet)	1,280
Post-ReDevelopment Load (TP) (lb/yr)*	**0.80**
Post-ReDevelopment TP Load per acre **(lb/acre/yr)**	1.42
Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.16**

Post-Development Treatment Volume (acre-ft)	0.0463
Post-Development Treatment Volume (cubic feet)	2,015
Post-Development TP Load (lb/yr)	**1.27**
TP Load Reduction Required for New Impervious Area (lb/yr)	**1.03**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**1.19**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	8.14
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	14.81

Drainage Area A

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.07	0.07	0.25
Impervious Cover (acres)				0.47	0.47	0.95
				Total	0.54	

Total Phosphorus Available for Removal in D.A. A (lb/yr): 1.06
Post Development Treatment Volume in D.A. A (ft^3): 1,688

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	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
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.03	0.47	0	661	991	1,651	25	0.00	1.04	0.57	0.47	6.b. Bioretention #2
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80	0.04		991	822	205	1,027	50	0.47	0.02	0.44	0.05	

Drainage Area B

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.19	0.19	0.25
Impervious Cover (acres)				0.41	0.41	0.95
				Total	0.61	

Total Phosphorus Available for Removal in D.A. B (lb/yr): 1.01
Post Development Treatment Volume in D.A. B (ft^3): 1,608

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	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
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.05	0.07	0	111	166	277	25	0.00	0.17	0.10	0.08	None
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.02	0.30	0	0	1,055	1,055	20	0.00	0.66	0.13	0.53	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.47	0.41	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.47	0.37	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.07	0.19	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.07	0.08	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3): 3,295

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	1,482	111	0	0	0	1,593
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.06	1.01	0.00	0.00	0.00	2.07
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.01	0.23	0.00	0.00	0.00	1.24
TP LOAD REMAINING (lb/yr)	0.05	0.78	0.00	0.00	0.00	0.83
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	7.35	0.80	0.00	0.00	0.00	8.15

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	2.07
TP LOAD REDUCTION REQUIRED (lb/yr)	1.19
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.24
TP LOAD REMAINING (lb/yr):	0.83
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.05 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	14.81
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	8.15
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	6.66

1-year storm	2-year storm	10-year storm
2.70	3.20	5.20

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.07
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.47
	CN	98	98	98	98

Total Area (acres): 0.54
Runoff Reduction Volume (ft^3): 1,482

$CN_{(D.A. A)}$: 96

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.26	2.75	4.73
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.50	1.99	3.98
Adjusted CN*	87	88	89

Drainage Area B		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.19
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.41
	CN	98	98	98	98

Total Area (acres): 0.61
Runoff Reduction Volume (ft^3): 111

$CN_{(D.A. B)}$: 92

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	1.88	2.35	4.28
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.83	2.30	4.23
Adjusted CN*	91	91	91

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

THE PROPOSED REDEVELOPMENT (1.15 ACRES OF ONSITE DISTURBANCE) GENERATES A NET INCREASE IN IMPERVIOUS AREA FROM PRE–DEVELOPMENT CONDITIONS. PER CITY CODE SECTION 13–109E–(5)(c)(e), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN A NET INCREASE IN IMPERVIOUS AREA AND DISTURBING MORE THAN 1 ACRE, MUST RESULT IN A 20% DECREASE IN PHOSPHORUS LOADING FROM THE PRE–DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORMWATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. A LEVEL 2 BIORETENTION FACILITY, A LEVEL 1 URBAN BIORETENTION FACILITY, BMP TREE WELLS AND ONE HYDRODYNAMIC BMP ARE PROPOSED AS BMPs TO PROVIDE WATER QUALITY TREATMENT. THESE BMPs RESULT IN A 30.3% [1–(0.83/1.14)*100 = 27.2%] REDUCTION OF PHOSPHOROUS LOAD FROM THE SITE WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF 20% (SEE SPREADSHEET ON THIS SHEET). THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13–109E–(5)(a) HAVE BEEN MET.

MEMO TO INDUSTRY 01–18 REQUIRES 65% OF THE TOTAL PHOSPHORUS REMOVAL REQUIRED BY THE VIRGINIA STORMWATER MANAGEMENT PROGRAM MUST BE ACHIEVED USING NON PROPRIETARY SURFACE BMPS APPROVED BY THE VIRGINIA STORMWATER BMP CLEARINGHOUSE. 93.3% [(1.11/1.19)*100 = 93.3%] OF THE REQUIRED PHOSPHORUS REMOVAL HAS BEEN ACHIEVED BY THE BIORETENTION FACILITIES AND BMP TREE WELLS IN DRAINAGE AREAS A AND B.

IN ADDITION, 0.84 ACRES OF THE 0.89 ACRES OF ON–SITE IMPERVIOUS AREA (WITHIN THE STORMWATER ANALYSIS LIMITS) IS PROPOSED TO BE TREATED WITH THIS DEVELOPMENT, WHICH MEETS THE MAJORITY OF THE WATER QUALITY DEFAULT VOLUME TREATMENT STANDARDS PER SECTION 13–110 OF THE ZONING ORDINANCE. A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THAT PORTION OF THE WATER QUALITY VOLUME NOT TREATED IN COMPLIANCE WITH CITY CODE SECTION 13–109E–(5) AND SECTION 13–110.

STORMWATER MANAGEMENT NOTE:

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

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

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

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

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

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

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY PLAN
RESTAURANT DEPOT
#4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VIRGINIA

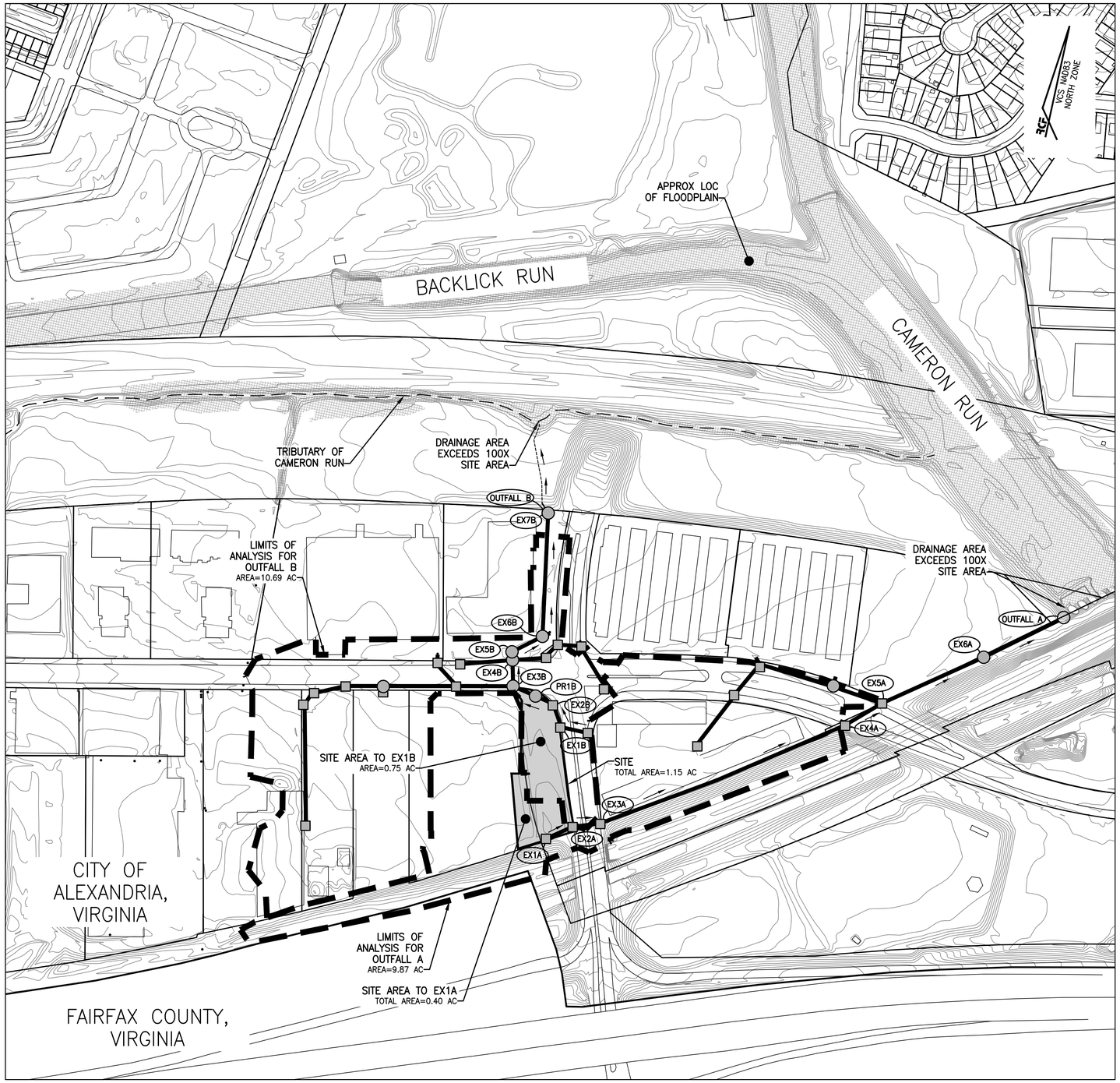
DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: AS NOTED
DATE: JULY 2022

STORMWATER QUALITY COMPUTATIONS

SHEET 10 OF 17
FILE: 22–023

I:\2022\22023\DWG\DEL\V6 – STORMWATER MANAGEMENT PLAN.dwg
Thu, Aug 25 2022 – 2:20:08pm



OUTFALL MAP
SCALE: 1" = 150'

0' 150' 300'

STORMWATER MANAGEMENT (CITY CODE SECTION 13–109F COMPLIANCE) NARRATIVE

PRE–DEVELOPMENT CONDITIONS:
THE 1.15 ACRE PROJECT AREA IS LOCATED IN THE CAMERON RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A BUILDING, DRIVE AISLE, AND ASSOCIATED SITE IMPROVEMENTS. STORMWATER RUNOFF SHEET FLOWS TO THE EISENHOWER CONNECTOR ROAD AND EISENHOWER AVENUE WHERE IT IS COLLECTED BY THE EXISTING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM. RUNOFF IS DIRECTED EITHER NORTH OR EAST WITHIN THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER FLOWING GENERALLY NORTH BEFORE ULTIMATELY ENTERING CAMERON RUN.

POST–DEVELOPMENT CONDITIONS:
THIS PROJECT PROPOSES THE CONSTRUCTION OF A BUILDING ADDITION (RETAIL/OFFICE SPACE) AND ASSOCIATED SITE IMPROVEMENTS WHICH WILL RESULT IN A MINOR INCREASE IN TOTAL ON–SITE IMPERVIOUS AREA.

OUTFALL A: A PORTION OF THE REMAINING RUNOFF FROM THE SITE IS COLLECTED BY EITHER THE PROPOSED BUILDING ADDITION ROOF DRAINAGE SYSTEM, OR AN EXISTING PRIVATELY OWNED STORM SYSTEM LOCATED WITHIN THE SITE AND PIPED TO THE PROPOSED HYDRODYNAMIC FACILITY BEFORE OUTFALLING TO AN EXISTING CITY OWNED AND MAINTAINED YARD INLET (EX1A). THE REMAINING RUNOFF FROM THE SITE SHEET FLOWS TOWARDS THE EISENHOWER CONNECTOR ROAD RIGHT–OF–WAY AND IS COLLECTED BY THE EXISTING CITY OWNED AND MAINTAINED CURB INLET (EX2A). THE TOTAL DRAINAGE AREA AT THE POINT WHERE RUNOFF CONVERGES (EX2A) IS 4.34 AC. RUNOFF CONTINUES EAST, BEFORE ULTIMATELY EXITING THE CITY OWNED AND MAINTAINED STORM SEWER AND ENTERING CAMERON RUN. AT THIS POINT, THE LIMITS OF ANALYSIS HAVE BEEN REACHED SINCE RUNOFF ENTERS THE MAPPED FLOODPLAIN OF CAMERON RUN (PER SECTION 13–109F–2(c)(iii) OF THE ZONING ORDINANCE).

OUTFALL B: THE MAJORITY OF THE SITE IS COLLECTED BY THE PROPOSED BUILDING ADDITION ROOF DRAINAGE SYSTEM AND PIPED TO THE PROPOSED BIORETENTION FACILITIES BEFORE OUTFALLING TO A PROPOSED MANHOLE (PR1), 9 TREE WELL BMPS BEFORE OUTFALLING TO AN EXISTING CITY OWNED AND MAINTAINED CURB INLET (EX1B), OR AN EXISTING STORM STRUCTURE EX3B. THE TOTAL DRAINAGE AREA AT THE POINT WHERE THE RUNOFF CONVERGES (STORM STRUCTURE EX3B) IS 8.88 AC. RUNOFF CONTINUES IN A NORTHERLY DIRECTION, BEFORE ULTIMATELY EXITING THE CITY OWNED AND MAINTAINED STORM SEWER AND ENTERING CAMERON RUN. AT THIS POINT, THE LIMITS OF ANALYSIS HAVE BEEN REACHED SINCE RUNOFF ENTERS THE MAPPED FLOODPLAIN OF CAMERON RUN (PER SECTION 13–109F–2(c)(iii) OF THE ZONING ORDINANCE).

CONCLUSION
COMPUTATIONS SHOWN ON THIS SHEET DEMONSTRATE THAT THE EXISTING SYSTEM IS ADEQUATE AND DOES NOT EXPERIENCE EROSION. COMPUTATIONS SHOWN ON SHEET 9 DEMONSTRATE THAT THERE IS NO INCREASE IN PEAK FLOW RATE FOR THE 2 AND 10–YR, 24–HR STORM WITH THE PROPOSED DEVELOPMENT; THEREFORE, THE FLOOD PROTECTION AND CHANNEL PROTECTION FOR THIS SITE IS IN COMPLIANCE WITH SECTION 13–109F(2)(b)(ii) AND 13–109F(1)(a)(i).

PER THE LIMITS OF ANALYSIS PER CITY CODE SECTION 13–109F–2(c)(iii), AND REDUCED POST–DEVELOPMENT RUNOFF RATE FOR THE 10–YEAR, 24–HOUR STORM, THE PROJECT POST–DEVELOPMENT RUNOFF WILL NOT EXACERBATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS. IN ADDITION, THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN–GRADIENT PROPERTIES OR RESOURCES.

10-YR, 24-HR STORM SEWER COMPUTATIONS

STRUCTURE FROM	STRUCTURE TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	T_C (MINUTES)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
EX1A	EX2A	4.15	4.15	91	5.20	5	17.89	**17.89**	24	3.33%	0.015	37.31	11.41	80	64.33	61.67	2.66
EX2A	EX3A	0.19	4.34	85	5.20	5	0.70	**18.59**	24	1.07%	0.015	21.13	6.46	75	61.63	60.83	0.80
EX3A	EX4A	0.13	4.47	89	5.20	5	0.55	**19.14**	27	1.15%	0.015	30.04	7.26	333	60.75	56.92	3.83
EX4A	EX5A	0.00	4.47	-	5.20	5	0.00	**19.14**	27	1.45%	0.015	33.76	8.16	378	56.92	51.43	5.49
EX5A	EX6A	1.60	6.07	86	5.20	5	6.21	**25.35**	30	1.20%	0.015	40.64	7.95	115	51.13	49.75	1.38
EX6A	EX7A	3.80	9.87	96	5.20	5	17.59	**42.94**	36	1.44%	0.013	83.49	11.35	301	49.75	45.42	4.33
EX7A	OUTFALL A	0.00	9.87	-	5.20	5	0.00	**42.94**	42	3.18%	0.013	187.17	18.69	236	45.42	37.92	7.50
EX1B	EX2B	0.60	0.60	96	5.20	5	2.99	**2.99**	18	0.51%	0.015	6.80	3.70	80	61.61	61.20	0.41
EX2B	PR1B	0.35	0.95	96	5.20	5	1.74	**4.73**	18	0.35%	0.015	5.59	3.04	52	61.14	60.96	0.18
PR1B	EX3B	-	0.95	-	5.20	5	0.00	**4.73**	18	0.34%	0.015	5.53	3.01	65	60.96	60.74	0.22
EX3B	EX4B	7.93	8.88	89	5.20	5	35.83	**40.56**	48	1.44%	0.013	180.07	13.77	70	60.64	59.63	1.01
EX4B	EX5B	0.88	9.76	98	5.20	5	4.05	**44.61**	48	1.00%	0.013	149.91	11.46	22	59.48	59.26	0.22
EX5B	EX6B	-	9.76	-	5.20	5	0.00	**44.61**	48	0.92%	0.013	144.09	11.02	92	59.26	58.41	0.85
EX6B	EX7B	0.93	10.69	98	5.20	5	4.70	**49.31**	48	0.30%	0.013	82.27	6.29	332	58.41	57.41	1.00
EX7B	OUTFALL B	-	10.69	-	5.20	5	-	**49.31**	48	7.50%	0.013	410.53	31.39	8	57.41	56.84	0.57

LEGEND:
- STORM INLET
- STORM MANHOLE
- DRAINAGE AREA TO LIMITS OF ANALYSIS
- APPROX FLOODPLAIN LOCATION

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

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Alexandria, Virginia 22314
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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY PLAN
RESTAURANT DEPOT
#4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: 1" = 150'
DATE: JULY 2022

ADEQUATE OUTFALL ANAYLSIS

SHEET 11 OF 17
FILE: 22–023

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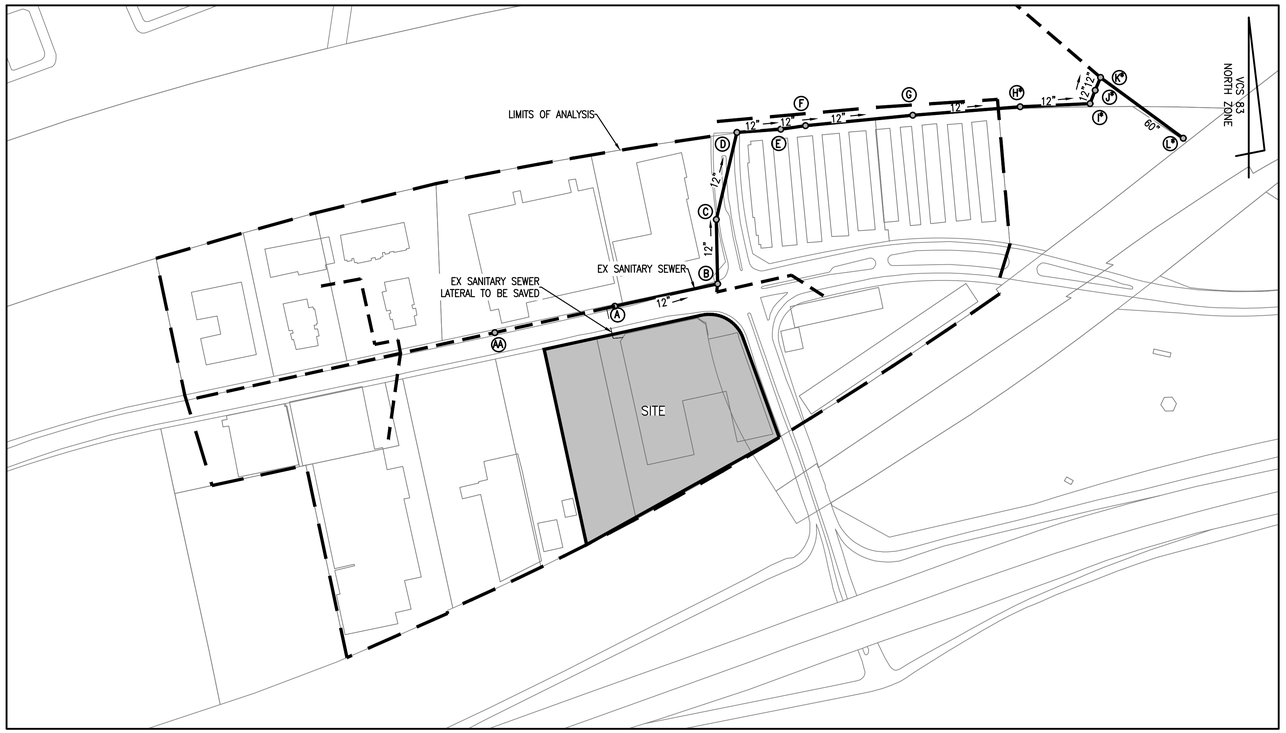
Thu, Aug 25 2022 – 2:20:15pm



SANITARY SEWER OUTFALL MAP
SCALE: 1" = 200'

0' 200' 400'
SCALE: 1" = 200'

*NOTE:

SANITARY SEWER MANHOLES H–K WERE INACCESSIBLE DURING THE FIELD VISIT TO OBTAIN MISSING SURVEY INFORMATION DUE TO THEIR LOCATION WITHIN A PRIVATELY OWNED AND FENCED IN AREA. FIELD MEASURE SLOPES FOR THESE SANITARY SEWER PIPES ARE UNABLE TO BE PROVIDED AT THIS TIME AND A CONSERVATIVE 0.5% SLOPE HAS BEEN ASSUMED FOR THESE RUNS OF PIPE.

SANITARY SEWER OUTFALL CALCULATIONS:

THE EXISTING USE IS A RETAIL SPACE. THE AVERAGE DAY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06–14. THE PROPOSED USE FOR THIS PROJECT WILL BE RETAIL/OFFICE WITH AN ADDITIONAL 27,123 SF OF FLOOR AREA. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

RETAIL/OFFICE: 200 GPD/1000 SF X 27,123 SF = 5,425 GPD OR 0.008 CFS

TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

5,425 GPD X 4 = 27,700 GPD
0.008 CFS X 4 = 0.0340 CFS
TOTAL PEAK FLOW = 21,700 GPD OR 0.0340 CFS

SANITARY SEWER OUTFALL NOTE:

THIS PROJECT IS ANTICIPATED TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 5,425 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 21,700 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY 06–14. THE GENERAL AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

THIS PROJECT WILL UTILIZE AN EXISTING 6" PVC SANITARY LATERAL THAT CONNECTS INTO AN EXISTING 12" SANITARY SEWER MAIN WITHIN THE EISENHOWER AVENUE RIGHT–OF–WAY (SEE SHEET 6). THE SANITARY FLOW IS THEN CONVEYED EAST, THEN NORTH, THEN EAST AGAIN UNTIL IT ENTERS AN EXISTING 60" SANITARY SEWER AT STRUCTURE K. PER MEMORANDUM TO INDUSTRY NO. 06–14, THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE OUTFALL IS AT A POINT WHERE THE DOWNSTREAM SEWER HAS A MINIMUM DIAMETER GREATER THAN 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE K.

SANITARY SEWER OUTFALL CALCULATIONS:

SANITARY OUTFALL COMPUTATIONS

STRUCTURE FROM	STRUCTURE TO	FACILITY ID FROM	FACILITY ID TO	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	MATERIAL	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH	RIM ELEV (LOWER NODE)	FLOW AREA (SF)	WETTED PERIMETER (FT)	HYDRAULIC RADIUS
AA	A	002644SSMH	002640SSMH	0.0869	**0.087**	12	0.57%	RCP	0.015	**2.44**	2.98	293.00	57.45	55.77	1.68	1.44	0.14		0.01	0.44	0.03
A	B	002644SSMH	002640SSMH	0.0340	**0.121**	12	0.57%	RCP	0.015	**2.44**	2.98	293.00	57.45	55.77	1.68	1.48	0.14		0.07	0.77	0.09
B	C	002640SSMH	002666SSMH	0.0089	**0.130**	12	1.25%	RCP	0.015	**3.60**	4.41	180.00	55.73	53.48	2.25	1.97	0.12		0.05	0.70	0.07
C	D	002666SSMH	002670SSMH	0.0111	**0.141**	12	0.12%	RCP	0.015	**1.10**	1.34	250.00	52.43	52.14	0.29	0.90	0.22		0.13	0.98	0.13
D	E	002670SSMH	002668SSMH	0.0023	**0.143**	12	3.37%	RCP	0.015	**5.91**	7.23	123.00	52.14	48.00	4.14	2.89	0.10		0.04	0.64	0.06
E	F	002668SSMH	002667SSMH	0.0044	**0.148**	12	0.83%	RCP	0.015	**2.93**	3.59	70.00	47.99	47.41	0.58	1.83	0.15		0.07	0.79	0.09
F	G	002667SSMH	002669SSMH	0.0089	**0.157**	12	0.66%	RCP	0.015	**2.63**	3.21	301.00	47.40	45.40	2.00	1.68	0.15		0.08	0.81	0.10
G	H*	002669SSMH	007879SSMH	0.0090	**0.166**	12	3.68%	RCP	0.015	**6.18**	7.56	535.00	45.39	25.69	19.70	3.13	0.11		0.04	0.66	0.06
H*	I*	007879SSMH	007878SSMH	0.0000	**0.166**	12	1.00%	RCP	0.015	**3.22**	3.94	195.00	25.00	23.05	1.95	2.00	0.15		0.07	0.78	0.09
I*	J*	007878SSMH	007889SSMH	0.0000	**0.166**	12	1.00%	RCP	0.015	**3.22**	3.94	40.00	23.00	22.60	0.40	2.00	0.15		0.07	0.78	0.09
J*	K*	007889SSMH	002658SSMH	0.0000	**0.166**	12	1.00%	RCP	0.015	**3.22**	3.94	39.00	22.50	22.11	0.39	2.00	0.15		0.07	0.78	0.09

NOTE:

CUMULATIVE FLOWS PER CITY RECORD.

HYDRAULIC GRADE LINE COMPUTATIONS:

HYDRAULIC GRADE LINE COMPUTATIONS

INLET ID	OUTLET WSE	D_O (in)	Q_O	L_θ	S_{fo} %	H_f	JUNCTION LOSS Vo	H_O	Q_i	V_i	$Q_i{*}V_i$	H_i	ANGLE	H_Δ	H_t	1.3 H_t	0.5 H_t	FINAL H	INLET WSE	RIM ELEV	FREE BOARD
*J	22.91	12	0.166	39.00	0.00002	0.00	3.94	0.060	0.166	3.94	0.65	0.084	0	0.0000	0.145	-	0.07	0.07	22.98	-	-
*I	23.40	12	0.166	40.00	0.00002	0.00	3.94	0.060	0.166	3.94	0.65	0.084	66	0.1424	0.287	-	0.14	0.14	23.54	-	-
*H	23.85	12	0.166	195.00	0.00002	0.00	3.94	0.060	0.166	7.56	1.25	0.311	2	0.0058	0.377	-	0.19	0.19	24.04	-	-
G	26.49	12	0.166	535.00	0.00002	0.00	7.56	0.222	0.157	3.21	0.50	0.056	1	0.0107	0.289	-	0.14	0.14	26.63	65.85	39.22
F	46.20	12	0.157	301.00	0.00002	0.00	3.21	0.040	0.148	3.59	0.53	0.070	3	0.0058	0.116	-	0.06	0.06	46.26	68.06	21.80
E	48.21	12	0.148	70.00	0.00002	0.00	3.59	0.050	0.143	7.23	1.04	0.284	4	0.0096	0.344	-	0.17	0.17	48.38	68.68	20.30
D	48.80	12	0.143	123.00	0.00002	0.00	7.23	0.203	0.141	1.34	0.19	0.010	73	0.5076	0.720	-	0.36	0.36	49.16	56.80	7.64
C	52.94	12	0.141	250.00	0.00002	0.00	1.34	0.007	0.130	4.41	0.57	0.106	15	0.0053	0.118	-	0.06	0.06	53.00	66.21	13.21
B	54.28	12	0.130	180.00	0.00001	0.00	4.41	0.075	0.121	2.98	0.36	0.048	79	0.1976	0.321	-	0.16	0.16	54.44	66.23	11.79
A	56.57	12	0.121	293.00	0.00001	0.00	2.98	0.035	0.087	2.98	0.26	0.048	0	0.0000	0.083	-	0.04	0.04	56.61	69.21	12.60
AA	56.61	12	0.087	297.00	0.00001	0.00	2.98	0.035	-	-	-	-	-	-	-	-	-	-	-	-	-

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY PLAN
RESTAURANT DEPOT
#4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VIRGINIA

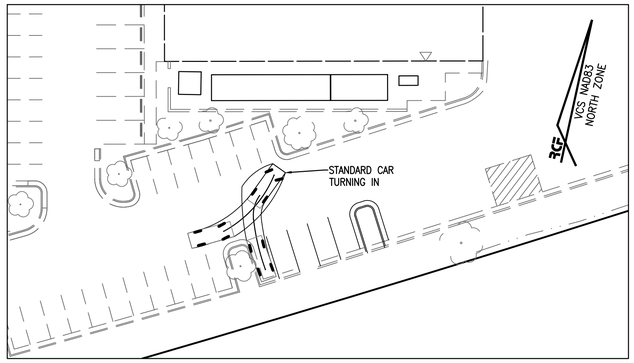
DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: 1" = 200'
DATE: JULY 2022

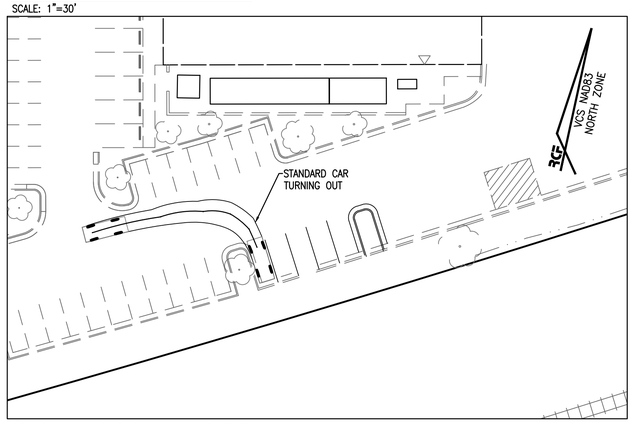
SANITARY SEWER OUTFALL ANALYSIS

SHEET 12 OF 17
FILE: 22–023

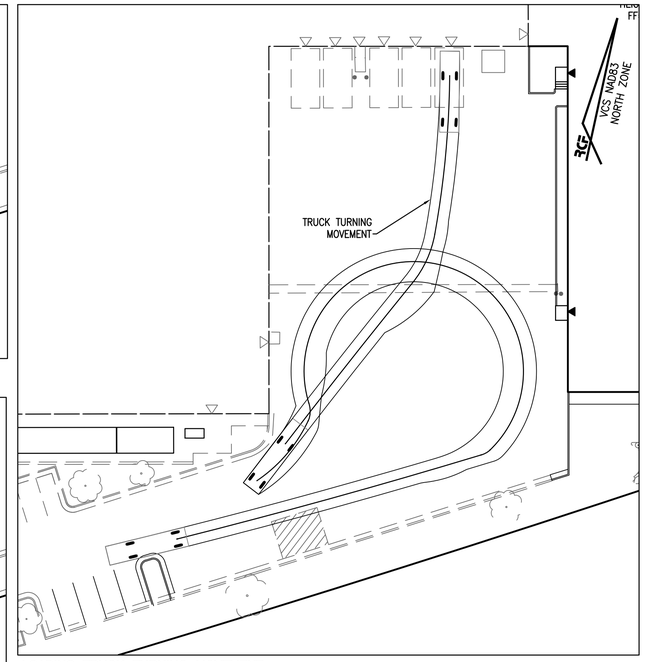
I:\2022\22023\DWG\DEL\V09-SANITARY OUTFALL.dwg
Thu, Aug 25 2022 - 2:20:40pm



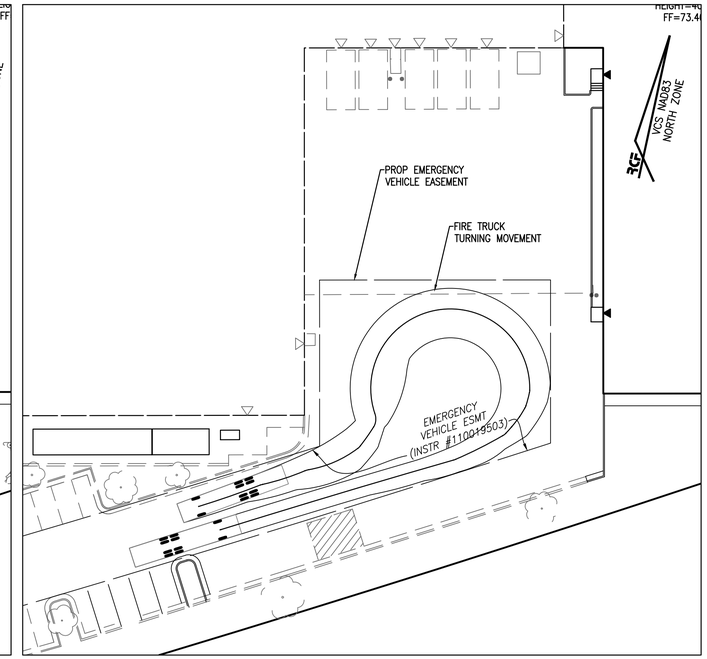
STANDARD CAR TURNING MOVEMENT:
SCALE: 1"=30'



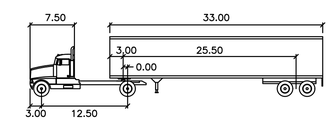
STANDARD CAR TURNING MOVEMENT:
SCALE: 1"=30'



LOADING TRUCK TURNING MOVEMENT:
SCALE: 1"=30'

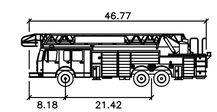


FIRE TRUCK TURNING MOVEMENT:
SCALE: 1"=30'



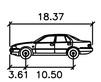
WB-40

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		



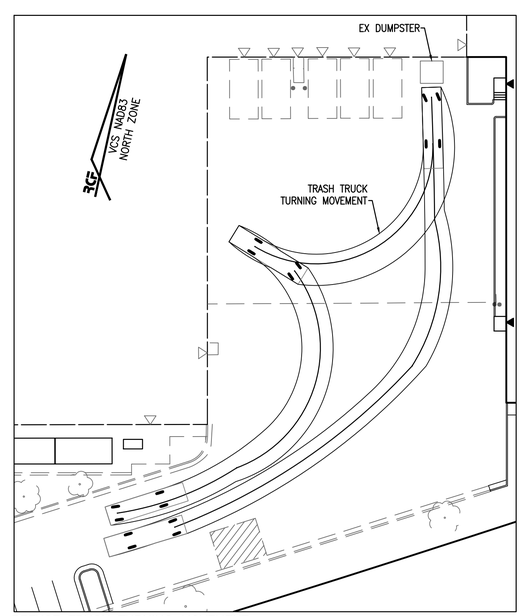
ALEXANDRIA FIRE TRUCK

	feet
Width	: 8.41
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.1

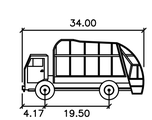


STANDARD CAR

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



REFUSE TRUCK TURNING MOVEMENT:
SCALE: 1"=30'



TRASH TRUCK

	feet
Width	: 8.08
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

0' 30' 60'
SCALE: 1" = 30'

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

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700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY PLAN
RESTAURANT DEPOT
#4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: 1"=30'
DATE: JULY 2022

TURNING MOVEMENTS

SHEET 13 OF 17
FILE: 22-023

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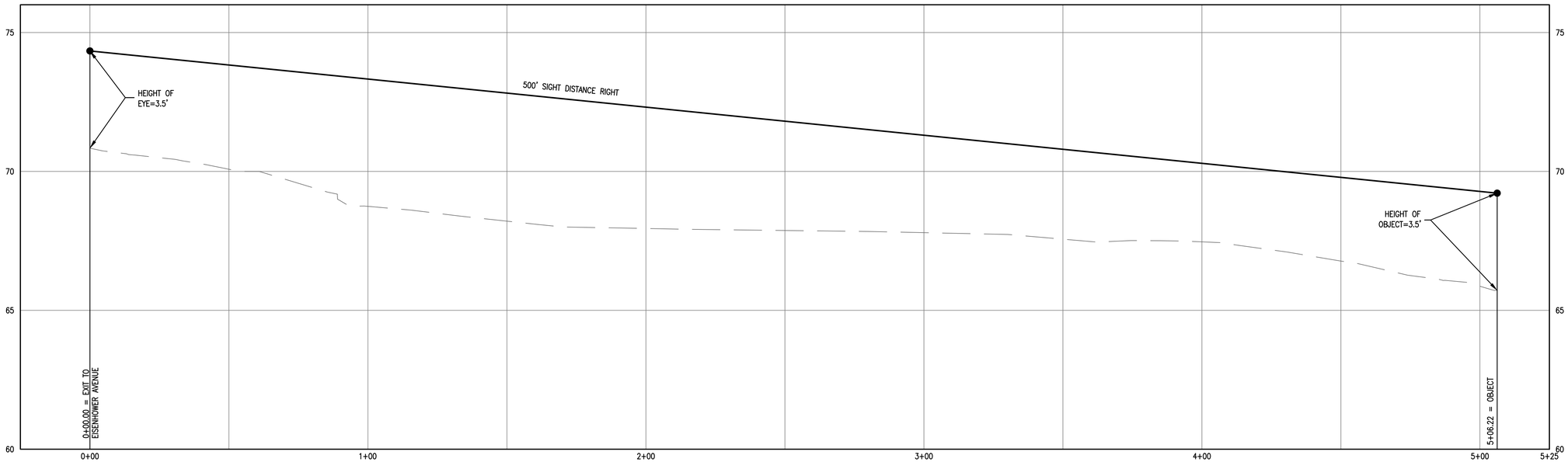
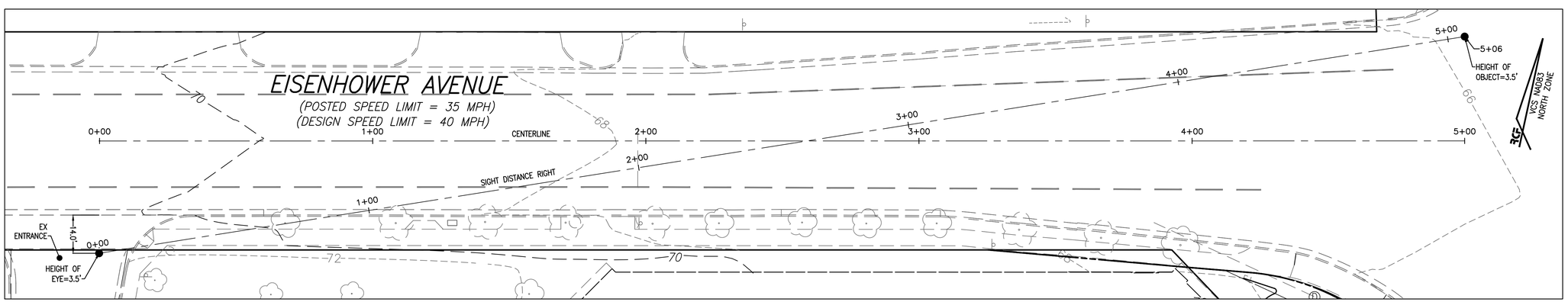
Thu, Aug 25 2022 - 2:20:50pm



EISENHOWER AVENUE SIGHT DISTANCE RIGHT PROFILE
SCALE – HORIZ: 1" = 20', VERT. 1" = 2'

0' 20' 40'
HORIZONTAL SCALE: 1" = 20'
0' 2' 4'
VERTICAL SCALE: 1" = 2'



EISENHOWER AVENUE SIGHT DISTANCE RIGHT PLAN VIEW
SCALE: 1" = 20'

0' 20' 40'

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INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY PLAN
RESTAURANT DEPOT
#4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: AS NOTED
DATE: JULY 2022

SIGHT DISTANCE PLAN AND PROFILE (1 OF 2)

SHEET 14 OF 17
FILE: 22–023

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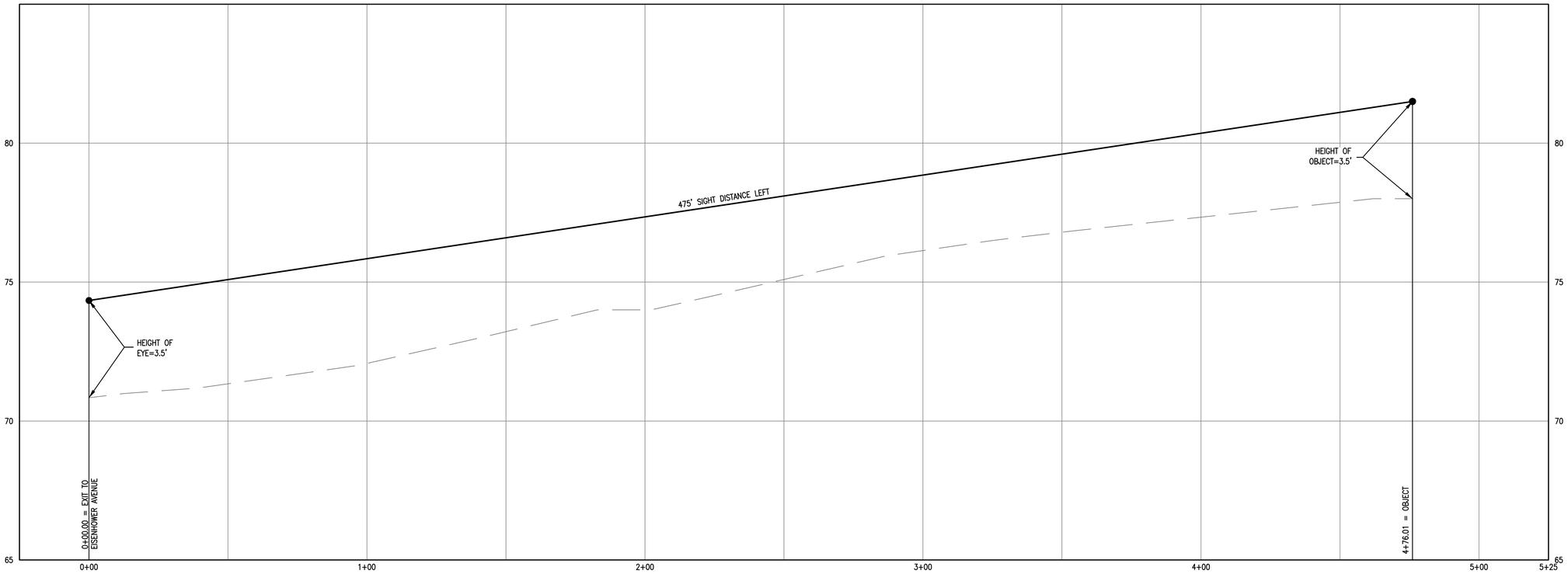
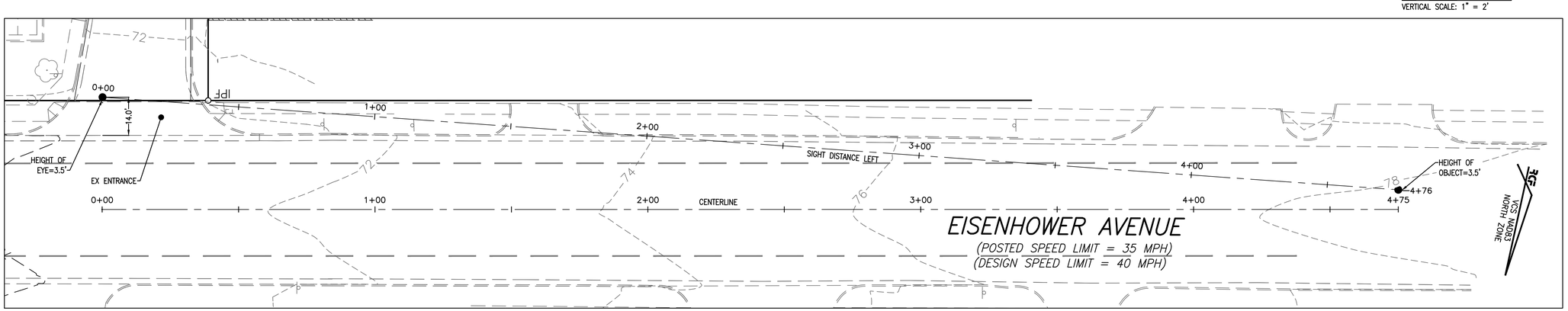


EISENHOWER AVENUE SIGHT DISTANCE LEFT PROFILE
SCALE – HORIZ: 1" = 20', VERT. 1" = 2'

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

0' 2' 4'
VERTICAL SCALE: 1" = 2'



EISENHOWER AVENUE SIGHT DISTANCE LEFT PLAN VIEW
SCALE: 1" = 20'

0' 20' 40'

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

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Alexandria, Virginia 22314 (703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY PLAN
RESTAURANT DEPOT
#4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: AS NOTED
DATE: JULY 2022

SIGHT DISTANCE PLAN AND PROFILE (2 OF 2)

SHEET 15 OF 17
FILE: 22–023

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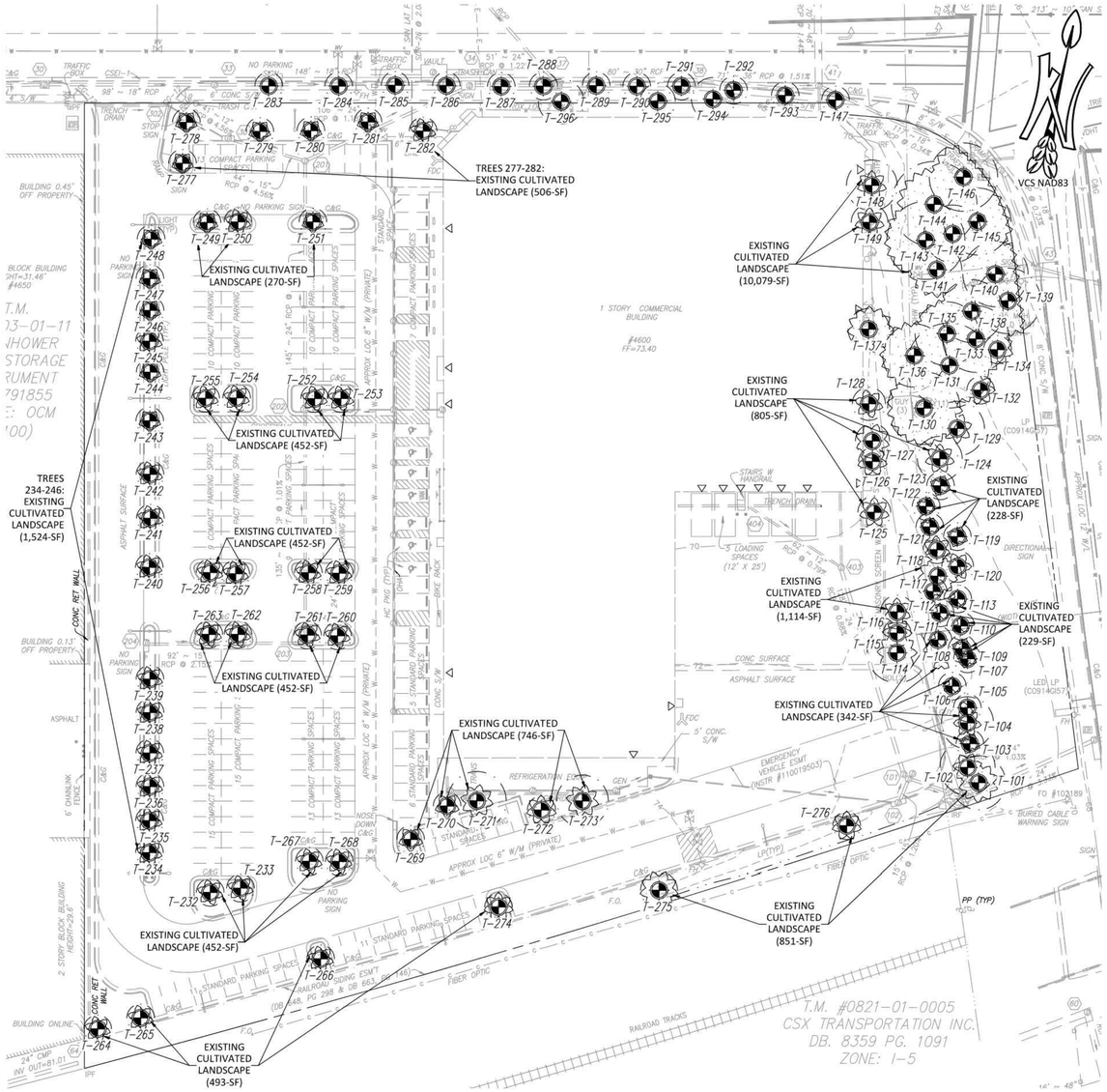
Thu, Aug 25 2022 - 2:21:58pm

NOTES:
1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 4600 EISENHOWER AVENUE.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2022.
3. PROPOSED DEVELOPMENT PLAN BY R.C. FIELDS & ASSOCIATES, INC., 2022.
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., FEBRUARY 2022 AND JUNE 2022.
(MS. SOPHIE SWARTZENDRUBER, CERTIFICATION #: MA-6053A, AND MR. AVI SAREEN, CERTIFICATION #: MA-4727A).
5. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
6. TOTAL CANOPY COVER: 18,995 SQUARE FEET (SF).
7. TOTAL SITE AREA: 230,991 SF.
8. PERCENT OF SITE COVERED: 8.2%
9. PERCENT COVER REQUIRED BY ZONING: 25%
10. QUALIFYING CANOPY TO BE PRESERVED: 4,169 SF x 1.0 CANOPY MULTIPLIER = 4,169 SF (1.8%)
11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 53,579 SF (23.2%)

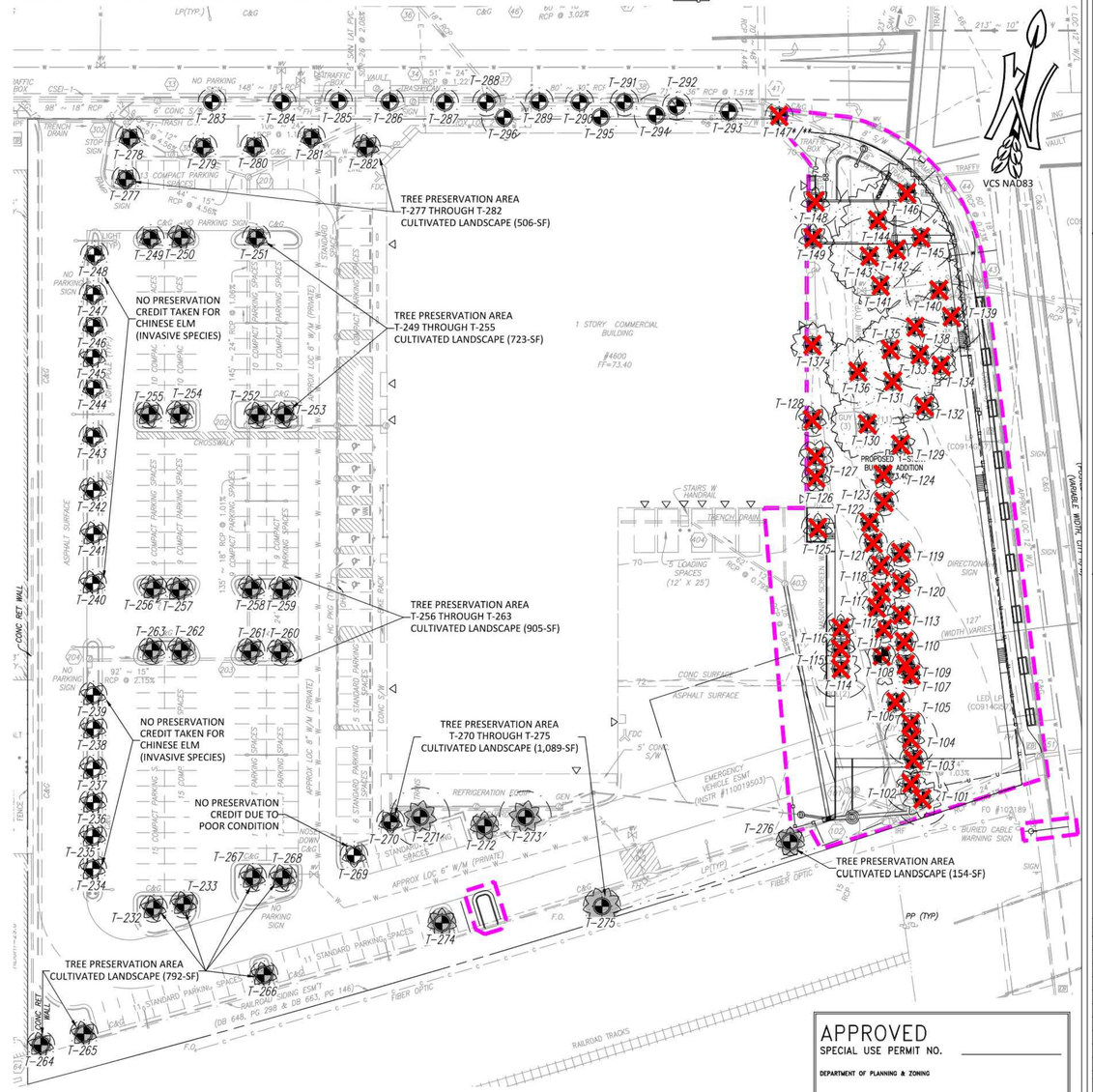
LEGEND

- TREELINE
- EXISTING CULTIVATED LANDSCAPE (18,995-SF)
- TREE PRESERVATION AREA (CULTIVATED LANDSCAPE) (4,169-SF)
- CRITICAL ROOT ZONE (CRZ)
- T–XXX TREE LOCATION
- T–XXX TREE TO BE REMOVED (TBR)
- TREE PROTECTION FENCING

EXISTING TREE AND VEGETATION SURVEY



PROPOSED TREE AND VEGETATION PROTECTION SURVEY



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

SCALE (IN FEET)
20 40
40 0

CERTIFIED ARBORIST ISA
Avinash M. Sareen
Certified Arborist
Certification # MA-4727A

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

ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VA

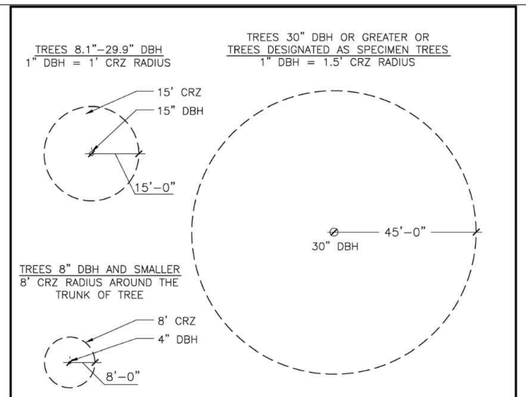
TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISIONS

DATE	COMMENTS

SHEET 16 OF 17
SCALE: 1" – 40'
PROJECT DATE: 6/28/22
DRAFT: MEM
CHECK: AMS
FILE NUMBER: 2741

Tree Number	Common Name	Scientific Name	Size (dia. @ 54-in. above grade)	Critical Root Zone (feet)	Condition Rating %	Likelihood of Survival of Construction	Remove?	Offsite or Shared	Notes & Recommendations
101	Eastern Redbud	*Cercis canadensis*	15.7	15.7	84%	None, within LOD	X		Multi trunk, and several small cavities in trunk.
102	Eastern Redbud	*Cercis canadensis*	16.0	16.0	84%	None, within LOD	X		Multi trunk, and several small cavities in trunk.
103	White Oak	*Quercus alba*	4.0	8.0	81%	None, within LOD	X		Fungus on limbs.
104	Eastern Redbud	*Cercis canadensis*	15.1	15.1	94%	None, within LOD	X		
105	Eastern Redcedar	*Juniperus virginiana*	6.1	8.0	94%	None, within LOD	X		
106	Eastern Redcedar	*Juniperus virginiana*	6.2	8.0	94%	None, within LOD	X		
107	Eastern Redcedar	*Juniperus virginiana*	6.2	8.0	94%	None, within LOD	X		
108	Eastern Redcedar	*Juniperus virginiana*	2.3	8.0	94%	None, within LOD	X		
109	Red Maple	*Acer rubrum*	3.5	8.0	75%	None, within LOD	X		Split trunk, and poor form.
110	Pignut Hickory	*Carya glabra*	2.2	8.0	94%	None, within LOD	X		
111	Eastern Redcedar	*Juniperus virginiana*	4.9	8.0	94%	None, within LOD	X		
112	Eastern Redcedar	*Juniperus virginiana*	6.0	8.0	94%	None, within LOD	X		
113	Red Maple	*Acer rubrum*	3.0	8.0	59%	None, within LOD	X		Cavity in trunk, cracked bark, and many dead limbs.
114	Southern Magnolia	*Magnolia grandiflora*	17.4	17.4	94%	None, within LOD	X		Multi trunk, and few broken limbs.
115	Southern Magnolia	*Magnolia grandiflora*	7.6	8.0	94%	None, within LOD	X		Multi trunk, and few broken limbs.
116	Southern Magnolia	*Magnolia grandiflora*	9.7	9.7	94%	None, within LOD	X		Multi trunk, and few broken limbs.
117	Eastern Redbud	*Cercis canadensis*	13.9	13.9	94%	None, within LOD	X		Multi trunk.
118	Eastern Redbud	*Cercis canadensis*	5.7	8.0	56%	None, within LOD	X		Cracked bark, and cavities in limbs.
119	Northern Red Oak	*Quercus rubra*	3.2	8.0	94%	None, within LOD	X		
120	Eastern Redbud	*Cercis canadensis*	9.2	9.2	88%	None, within LOD	X		Double trunk, weak in crotch, and CODIT.
121	Eastern Redcedar	*Juniperus virginiana*	2.8	8.0	94%	None, within LOD	X		
122	Eastern Redcedar	*Juniperus virginiana*	4.6	8.0	38%	None, within LOD	X		Mostly dead.
123	Eastern Redbud	*Cercis canadensis*	4.1	8.0	66%	None, within LOD	X		Cracked bark, cavities throughout, and co-dominant stems.
124	Eastern Redbud	*Cercis canadensis*	13.0	13.0	94%	None, within LOD	X		Double trunk.
125	Southern Magnolia	*Magnolia grandiflora*	9.5	9.5	94%	None, within LOD	X		Multi trunk.
126	Southern Magnolia	*Magnolia grandiflora*	7.1	8.0	94%	None, within LOD	X		Multi trunk.
127	Southern Magnolia	*Magnolia grandiflora*	9.9	9.9	94%	None, within LOD	X		Multi trunk.
128	American Bladdernut	*Staphylea trifolia*	9.6	9.6	94%	None, within LOD	X		Multi trunk, and improperly mulched.
129	Eastern Redbud	*Cercis canadensis*	15.8	15.8	91%	None, within LOD	X		Triple trunk, and one broken limb.
130	Bradford Pear	*Pyrus calleryana*	21.0	21.0	31%	None, within LOD	X		Split trunk, many suckers, pruned for powerlines, and leaning.
131	Bradford Pear	*Pyrus calleryana*	24.6	24.6	63%	None, within LOD	X		Large broken limb, poor form, and pruned for powerlines.
132	White Oak	*Quercus alba*	2.7	8.0	94%	None, within LOD	X		
133	Bradford Pear	*Pyrus calleryana*	19.3	19.3	56%	None, within LOD	X		Cavity in trunk, improperly pruned, and several dead and broken limbs.
134	Eastern Redbud	*Cercis canadensis*	8.1	8.1	69%	None, within LOD	X		Double trunk, and cavity in limbs.
135	Bradford Pear	*Pyrus calleryana*	18.5	18.5	25%	None, within LOD	X		Uprooting, large cavity at base, and large broken limb.
136	Black Locust	*Robinia pseudoacacia*	18.3	18.3	56%	None, within LOD	X		Double trunk, included bark, grown around metal pole, poor form, and pruned for powerlines.
137	American Bladdernut	*Staphylea trifolia*	12.0	12.0	94%	None, within LOD	X		
138	Bradford Pear	*Pyrus calleryana*	18.2	18.2	50%	None, within LOD	X		Multi trunk, covered in dense vines, and poor form.
139	Bradford Pear	*Pyrus calleryana*	19.0	19.0	50%	None, within LOD	X		Cavity in trunk, lean in growth, and one-sided.
140	Bradford Pear	*Pyrus calleryana*	18.9	18.9	50%	None, within LOD	X		Cavity in trunk, lean in growth, large broken limbs, and one-sided.
141	Bradford Pear	*Pyrus calleryana*	14.5	14.5	69%	None, within LOD	X		Pruned for powerlines, and shallow rooting.
142	Bradford Pear	*Pyrus calleryana*	16.7	16.7	63%	None, within LOD	X		Large dead and broken limbs, and poor form.
143	Bradford Pear	*Pyrus calleryana*	22.6	22.6	50%	None, within LOD	X		Pruned for powerlines, cavity in trunk, and weak crotch.
144	Bradford Pear	*Pyrus calleryana*	24.8	24.8	50%	None, within LOD	X		Pruned for powerlines, cavity in trunk, and weak crotch.
145	Bradford Pear	*Pyrus calleryana*	19.4	19.4	56%	None, within LOD	X		Several dead and broken limbs, and cavity in trunk.
146	Bradford Pear	*Pyrus calleryana*	19.8	19.8	56%	None, within LOD	X		Several dead and broken limbs, and cavity in trunk.
147	American Bladdernut	*Staphylea trifolia*	6.6	8.0	56%	Very Low	X*/**	ROW	Swollen base, and diseased. TNT recommends removal due to poor condition.
148	American Bladdernut	*Staphylea trifolia*	14.1	14.1	94%	None, within LOD	X		Multi trunk.
149	American Bladdernut	*Staphylea trifolia*	10.6	10.6	94%	None, within LOD	X		Multi trunk.
232	American Linden	*Tilia americana*	4.6	8.0	66%	High			Some dead limbs. Prune dead limbs to ANSI A300 standards.
233	American Linden	*Tilia americana*	5.0	8.0	66%	High			Some dead limbs. Prune dead limbs to ANSI A300 standards.
234	Chinese Elm	*Ulmus parvifolia*	3.3	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
235	Chinese Elm	*Ulmus parvifolia*	5.5	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
236	Chinese Elm	*Ulmus parvifolia*	4.2	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
237	Chinese Elm	*Ulmus parvifolia*	4.5	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
238	Chinese Elm	*Ulmus parvifolia*	4.9	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
239	Chinese Elm	*Ulmus parvifolia*	6.0	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
240	Chinese Elm	*Ulmus parvifolia*	4.8	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
241	Chinese Elm	*Ulmus parvifolia*	5.0	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
242	Chinese Elm	*Ulmus parvifolia*	5.0	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
243	Chinese Elm	*Ulmus parvifolia*	4.3	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
244	Chinese Elm	*Ulmus parvifolia*	5.0	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
245	Chinese Elm	*Ulmus parvifolia*	5.5	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
246	Chinese Elm	*Ulmus parvifolia*	4.0	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
247	Chinese Elm	*Ulmus parvifolia*	3.4	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
248	Chinese Elm	*Ulmus parvifolia*	4.1	8.0	66%	High			Some dead limbs, and deadwood up trunk. Prune dead limbs to ANSI A300 standards.
249	American Linden	*Tilia americana*	4.2	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
250	American Linden	*Tilia americana*	4.8	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
251	American Linden	*Tilia americana*	4.4	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
252	American Linden	*Tilia americana*	6.7	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
253	American Linden	*Tilia americana*	5.0	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
254	American Linden	*Tilia americana*	5.4	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
255	American Linden	*Tilia americana*	6.0	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
256	American Linden	*Tilia americana*	5.0	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
257	American Linden	*Tilia americana*	4.6	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
258	American Linden	*Tilia americana*	5.4	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
259	American Linden	*Tilia americana*	5.3	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
260	American Linden	*Tilia americana*	5.0	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
261	American Linden	*Tilia americana*	5.2	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
262	American Linden	*Tilia americana*	5.2	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
263	American Linden	*Tilia americana*	5.4	8.0	66%	High			Some dead limbs, and wounds. Prune dead limbs to ANSI A300 standards.
264	Northern Red Oak	*Quercus rubra*	5.2	8.0	66%	High			
265	Northern Red Oak	*Quercus rubra*	5.4	8.0	66%	High			
266	American Linden	*Tilia americana*	5.4	8.0	53%	Moderate			Deadwood up trunk.
267	American Linden	*Tilia americana*	5.2	8.0	53%	Moderate			Deadwood up trunk.
268	American Linden	*Tilia americana*	5.3	8.0	53%	Moderate			Some dead limbs. Prune dead limbs to ANSI A300 standards.
269	American Linden	*Tilia americana*	5.6	8.0	41%	Low			Deadwood up trunk.
270	Downy Serviceberry	*Amelanchier arborea*	5.0	8.0	75%	High			Double trunk.
271	Downy Serviceberry	*Amelanchier arborea*	17.0	17.0	75%	High			Multi trunk.
272	American Linden	*Tilia americana*	7.0	8.0	75%	High			
273	Downy Serviceberry	*Amelanchier arborea*	15.0	15.0	75%	High			Multi trunk.
274	American Linden	*Tilia americana*	7.2	8.0	75%	High			
275	Pin Oak	*Quercus palustris*	10.7	10.7	75%	High			Several small dead limbs. Prune dead limbs to ANSI A300 standards.
276	Pin Oak	*Quercus palustris*	7.0	8.0	75%	Very Low	X		Several small dead limbs. TNT recommends removal due to CRZ impact.
277	Honey Locust	*Gleditsia triacanthos*	4.0	8.0	75%	High			Some dead limbs. Prune dead limbs to ANSI A300 standards.
278	Honey Locust	*Gleditsia triacanthos*	4.8	8.0	75%	High			Some dead limbs. Prune dead limbs to ANSI A300 standards.
279	Honey Locust	*Gleditsia triacanthos*	5.0	8.0	75%	High			Some dead limbs. Prune dead limbs to ANSI A300 standards.
280	Honey Locust	*Gleditsia triacanthos*	4.8	8.0	75%	High			Some dead limbs. Prune dead limbs to ANSI A300 standards.
281	Honey Locust	*Gleditsia triacanthos*	4.7	8.0	75%	High			Some dead limbs. Prune dead limbs to ANSI A300 standards.
282	Honey Locust	*Gleditsia triacanthos*	5.5	8.0	75%	High			Some dead limbs. Prune dead limbs to ANSI A300 standards.
283	Honey Locust	*Gleditsia triacanthos*	5.0	8.0	75%	High		ROW	Some dead limbs. Prune dead limbs to ANSI A300 standards.
284	Honey Locust	*Gleditsia triacanthos*	5.9	8.0	75%	High		ROW	Some dead limbs. Prune dead limbs to ANSI A300 standards.
285	Honey Locust	*Gleditsia triacanthos*	5.4	8.0	75%	High		ROW	Some dead limbs. Prune dead limbs to ANSI A300 standards.
286	Honey Locust	*Gleditsia triacanthos*	6.0	8.0	75%	High		ROW	Some dead limbs. Prune dead limbs to ANSI A300 standards.
287	Honey Locust	*Gleditsia triacanthos*	5.4	8.0	75%	High		ROW	Some dead limbs. Prune dead limbs to ANSI A300 standards.
288	Honey Locust	*Gleditsia triacanthos*	4.8	8.0	75%	High		ROW	Some dead limbs. Prune dead limbs to ANSI A300 standards.
289	Honey Locust	*Gleditsia triacanthos*	4.5	8.0	75%	High		ROW	Some dead limbs. Prune dead limbs to ANSI A300 standards.
290	Honey Locust	*Gleditsia triacanthos*	4.4	8.0	75%	High		ROW	Some dead limbs. Prune dead limbs to ANSI A300 standards.
291	Honey Locust	*Gleditsia triacanthos*	4.6	8.0	75%	High		ROW	Some dead limbs. Prune dead limbs to ANSI A300 standards.
292	Honey Locust	*Gleditsia triacanthos*	4.8	8.0	75%	High		ROW	Some dead limbs. Prune dead limbs to ANSI A300 standards.
293	Honey Locust	*Gleditsia triacanthos*	5.0	8.0	75%	High		ROW	Some dead limbs. Prune dead limbs to ANSI A300 standards.
294	Downy Serviceberry	*Amelanchier arborea*	12.5	12.5	75%	High		ROW	Multi trunk.
295	Downy Serviceberry	*Amelanchier arborea*	10.2	10.2	75%	High		ROW	Multi trunk.
296	Downy Serviceberry	*Amelanchier arborea*	13.0	13.0	75%	High		ROW	Multi trunk.



NOTES:
1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE:
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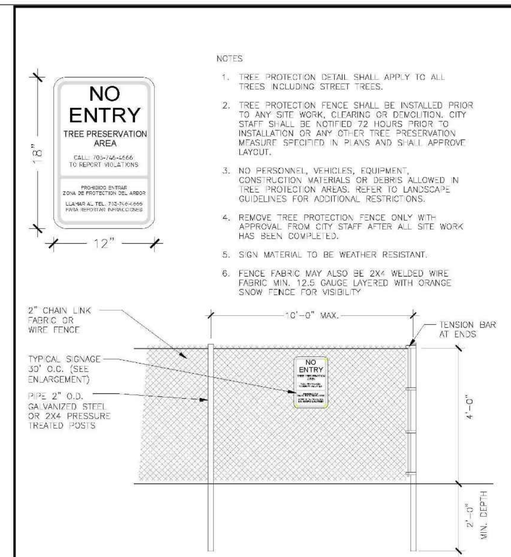
Source: CITY OF ALEXANDRIA
Approved by: COA
CRITICAL ROOT ZONE
1 OF 1
Date drawn: 01/01/19
LD 015



NOTES
1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY

A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA
Approved by: COA
TREE PROTECTION FENCE
1 OF 1
Date drawn: 01/01/19
LD 016

A) STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS WITH PRESERVATION AREAS

1) VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

A. MAINTENANCE SHALL BE PRO–ACTIVE.

B. MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/ OPDRESSING.

C. WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.

2) AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:

A. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.

B. FELLING AND STORING VEGETATION. III. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.

C. OPERATING MACHINERY OR EQUIPMENT, INCLLDING VEHICLE/EQUIPMENT PARKING OR STORAGE.

D. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.

E. DISPOSAL OF DEBRIS OR CHEMICALS. VII. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.

F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

A STANDARD TREE PRESERVATION NOTES
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA
Approved by: COA
STANDARD TREE PRESERVATION PLAN NOTES
1 OF 1
Date drawn: 12/02/2019
LD 017

INVASIVE SPECIES CONTROL NARRATIVE:
1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. EUONYMUS/WINTER CREEPER: VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.

3. INVASIVE SPECIES CONTROL SHALL COMMENCE WITH E&S PHASE I AND BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

CERTIFIED ARBORIST
ISA
Avinash M. Sareen
Certified Arborist
Certification # MA-4727A

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

ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

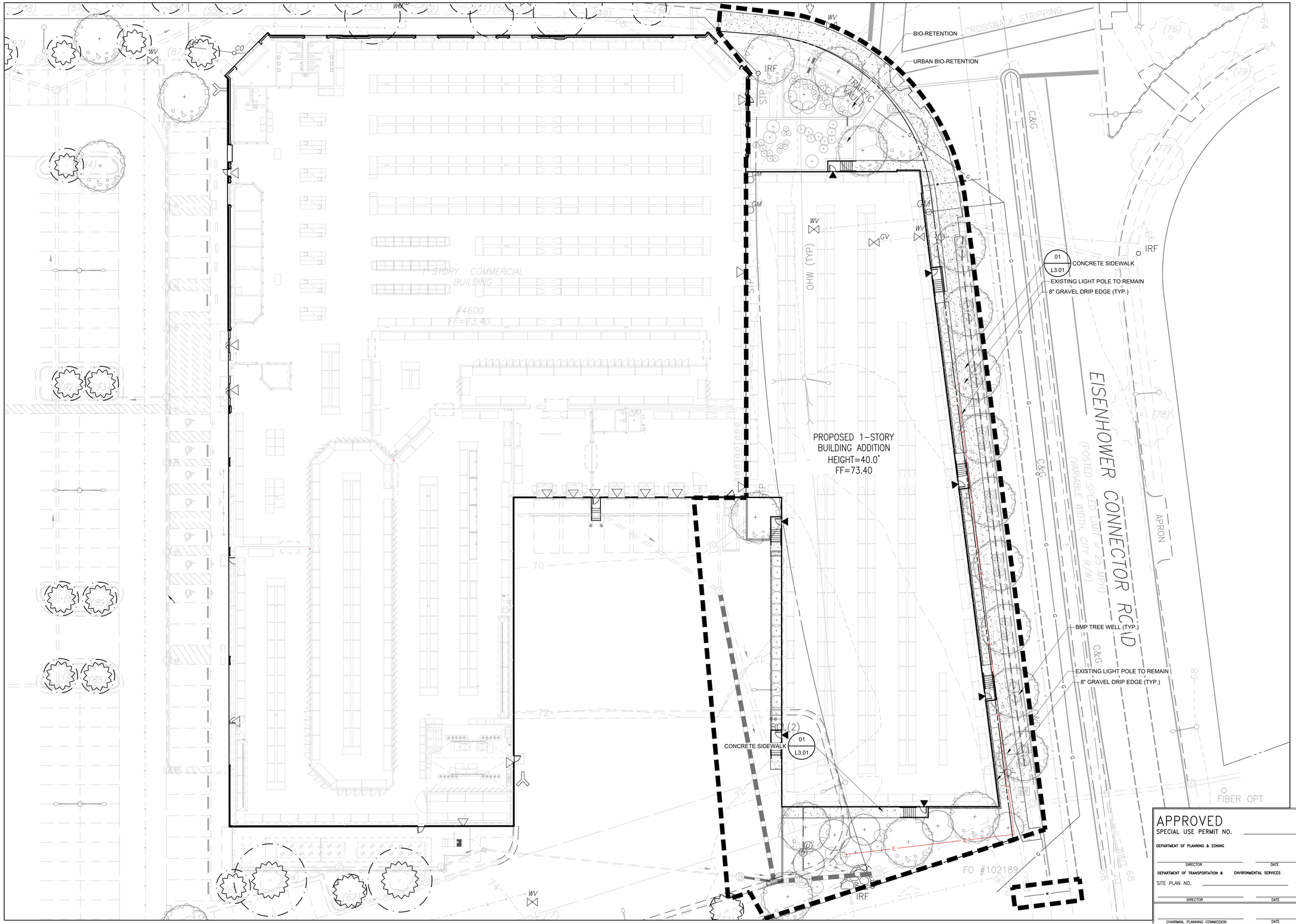
4600 EISENHOWER AVENUE
CITY OF ALEXANDRIA, VA

TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISIONS

DATE	COMMENTS

SHEET 17 OF 17
SCALE: NTS
PROJECT DATE: 6/28/22
DRAFT: MEM
CHECK: AMS
FILE NUMBER: 2741



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DEPARTMENT OF PLANNING & ZONING

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. DATE

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CITY OF ALEXANDRIA

CLIENT

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STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

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703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
08.19.22
LANDSCAPE ARCHITECT

ISSUE DATE

CONCEPT II	03.08.22
CONCEPT II - REVISED	05.18.22
PRELIMINARY PLAN	07.08.22
COMPLETENESS	08.19.22

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PROJECT NUMBER:	22006
CONTACT:	DD
DRAWN:	DH
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: 1"=20'-0"

0 10 20 40

SHEET TITLE

HARDSCAPE PLAN

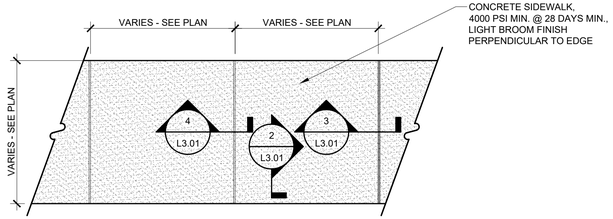
SHEET NUMBER

L1.01

PRELIMINARY PLAN

NOT RELEASED FOR CONSTRUCTION

\\FILESERVER\Projects\2022\22006 restaurant depot\6.0 cad files\current phase\L1.01 HARDSCAPE PLAN.dwg



01 / L3.01 CONCRETE SIDEWALK — SECTION

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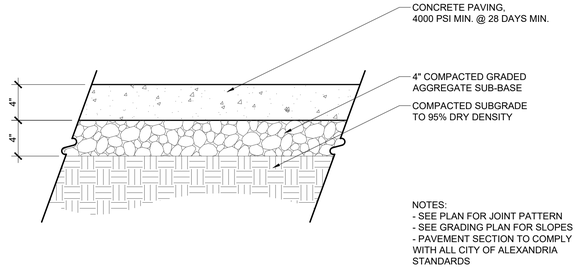

02 / L3.01 CONCRETE PAVING - PEDESTRIAN RATED — SECTION

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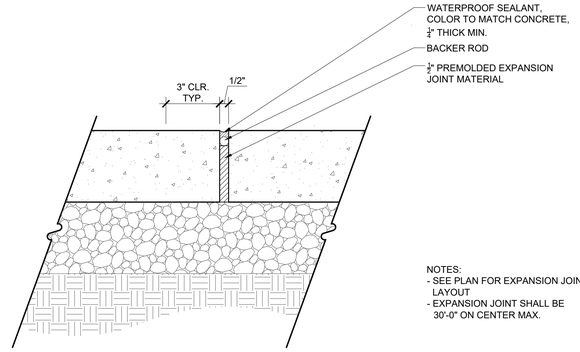

03 / L3.01 CONCRETE PAVING EXPANSION JOINT - TYPICAL — SECTION

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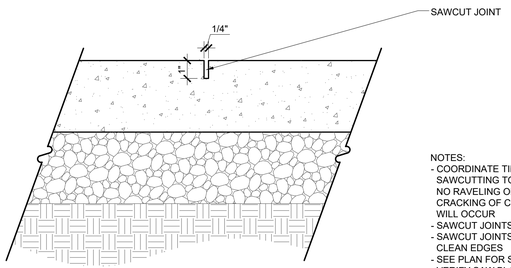

04 / L3.01 SAWCUT CONTROL JOINT — SECTION

Scale: 3" = 1'-0"

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ORIENTATION AND SCALE

SHEET TITLE

HARDSCAPE DETAILS

SHEET NUMBER

L3.01

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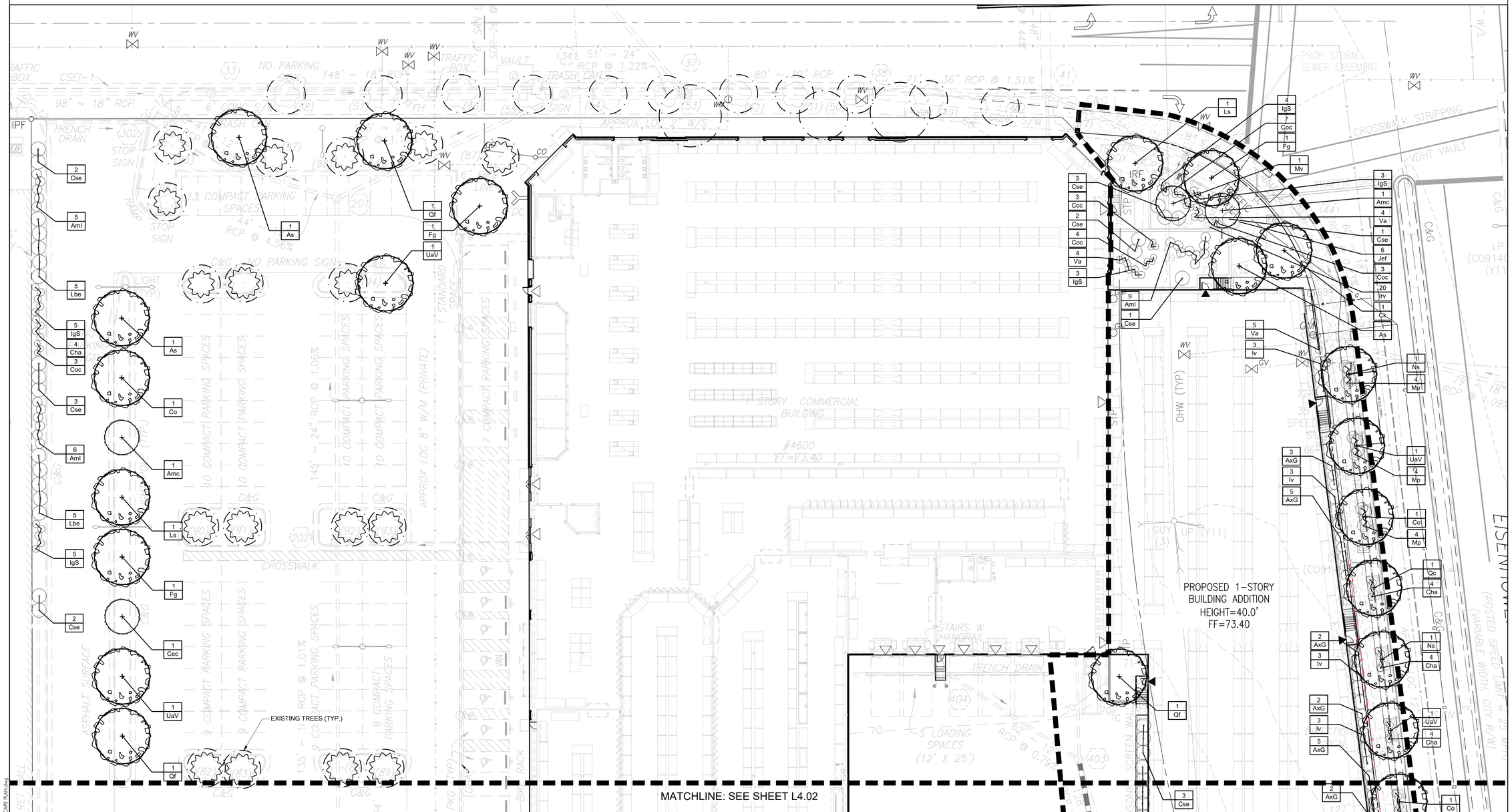

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ORIENTATION AND SCALE

N

SCALE: 1"=20'-0"

0 10 20 40

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L4.01

PRELIMINARY PLAN

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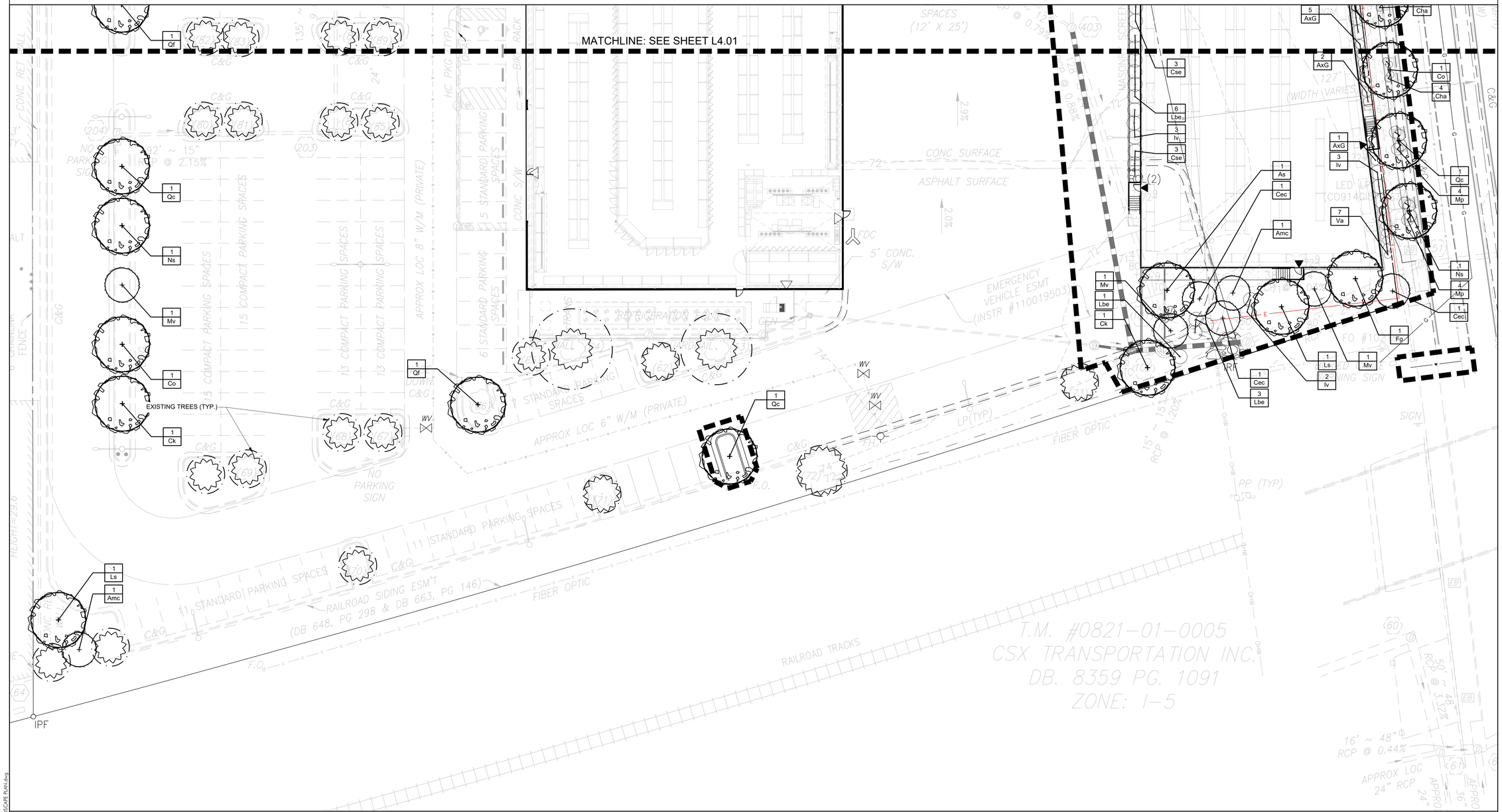

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08.19.22
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SCALE: 1"=20'-0"

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SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L4.02

PRELIMINARY PLAN

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PLANT SCHEDULE

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	NATIVE PLANT STANDARDS: LOCAL/REGIONAL	NATIVE PLANT STANDARDS: EASTERN US	NUMBER IN STREET EXCLUDED FROM CALCS	CANOPY: EACH (SF)	CANOPY: SUBTOTAL
	Amc	4	Amelanchier canadensis	Canadian Serviceberry	8`-10`	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	YES	YES	–	500	2,000
	Cec	4	Cercis canadensis	Eastern Redbud	8`-10`	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	YES	YES	–	500	2,000
	Mv	4	Magnolia virginiana	Sweet Bay	8`-10`	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	YES	YES	–	250	1,000
SHADE TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**CALIPER**	**SPREAD**	**REMARKS**					
	As	4	Acer saccharum	Sugar Maple	14`-16`	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	REGIONAL ONLY	YES	–	1,250	5,000
	Co	4	Celtis occidentalis	Common Hackberry	14`-16`	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	YES	YES	2	1,250	2,500
	Ck	3	Cladrastis kentukea	American Yellowwood	10`-12`	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	YES	YES	–	1,250	3,750
	Fg	4	Fagus grandifolia	American Beech	14`-16`	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	YES	YES	–	1,250	5,000
	Ls	4	Liquidambar styraciflua	American Sweet Gum	14`-16`	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	YES	YES	–	1,250	5,000
	Ns	4	Nyssa sylvatica	Sour Gum	14`-16`	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	YES	YES	3	750	750
	Qc	4	Quercus coccinea	Scarlet Oak	14`-16`	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	YES	YES	2	1,250	2,500
	Qf	4	Quercus falcata	Southern Red Oak	14`-16`	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	YES	YES	–	1,250	5,000
	UaV	4	Ulmus americana `Valley Forge`	American Elm	14`-16`	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	REGIONAL ONLY	YES	2	1,250	2,500
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**HEIGHT**	**SPREAD**	**SIZE**	**REMARKS**					
	AxG	20	Abelia x grandiflora	Glossy Abelia	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container	NO	NO	–	10	200
	Aml	20	Aronia melanocarpa `Iroquois Beauty`	Black Chokeberry	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container	REGIONAL ONLY	YES	–	10	200
	Coc	20	Cephalanthus occidentalis	Buttonbush	24"-36"	24"-36"	#3 cont.		YES	YES	–	10	200
	Cha	20	Cephalotaxus harringtonia	Japenese Plum Yew	18"-24"	18"-24"	B&B	healthy vigorous, well-rooted & established	NO	NO	12	25	200
	Cse	20	Cornus sericea	Red Twig Dogwood	24"-36"	24"-36"	#5 cont.	healthy, vigorous, well-rooted & established	REGIONAL ONLY	YES	–	25	500
	IgS	20	Ilex glabra `Shamrock`	Inkberry	24"-30"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	REGIONAL ONLY	YES	–	25	500
	Iv	20	Ilex verticillata	Winterberry	24"-36"	24"-36"	#5 cont.	healthy vigorous, well-rooted & established in container	YES	YES	–	25	500
	Lbe	20	Lindera benzoin	Spicebush	24"-36"	24"-36"	#5 cont.	healthy vigorous, well-rooted & established in container	YES	YES	–	25	500
	Mp	20	Myrica pensylvanica	Northern Bayberry	30"-36"	30"-36"	#7 cont.	healthy vigorous, well-rooted & established	REGIONAL ONLY	YES	20	25	0
	Va	20	Viburnum acerifolium	Mapleleaf viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, well-rooted & established	YES	YES	–	10	200
												TOTAL	39,500 SF

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSED: 47

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Acer	4	8.5%	33%	saccharum	4	8.5%	10%
Amelanchier	4	8.5%	33%	canadensis	4	8.5%	10%
Celtis	4	8.5%	33%	occidentalis	4	8.5%	10%
Cercis	4	8.5%	33%	canadensis	4	8.5%	10%
Cladrastis	3	6.4%	33%	kantukea	3	6.4%	10%
Fagus	4	8.5%	33%	grandifolia	4	8.5%	10%
Liquidamber	4	8.5%	33%	styraciflua	4	8.5%	10%
Magnolia	4	8.5%	33%	virginiana	4	8.5%	10%
Nyssa	4	8.5%	33%	sylvatica	4	8.5%	10%
Quercus	8	17.0%	33%	coccinea	4	8.5%	10%
				falcata	4	8.5%	10%
Ulmus	4	8.5%	33%	americana	4	8.5%	10%

SHRUBS
TOTAL NUMBER OF SHRUBS PROPOSED: 200

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Abelia	20	10.0%	33%	grandifolia	20	10.0%	10%
Aronia	20	10.0%	33%	melanocarpa	20	10.0%	10%
Cephalanthus	20	10.0%	33%	occidentalis	20	10.0%	10%
Cephalotaxus	20	10.0%	33%	harringtonia	20	10.0%	10%
Cornus	20	10.0%	33%	sericea	20	10.0%	10%
Ilex	40	20.0%	33%	glabra	20	10.0%	10%
				verticillata	20	10.0%	10%
Lindera	20	10.0%	33%	benzoin	20	10.0%	10%
Myrica	20	10.0%	33%	pensylvanica	20	10.0%	10%
Viburnum	20	10.0%	33%	acerifolium	20	10.0%	10%

CANOPY COVER ANALYSIS

	SUBTOTAL (S.F.)
TOTAL SITE AREA	262,305
TREE COVER REQUIRED (25%)	65,576
EXISTING CANOPY COVER	18,995 (7.2%)*
REMOVED CANOPY COVER	- 14,826*
PRESERVED CANOPY COVER	4,169 (1.6%)*
PROPOSED CANOPY COVER	39,500
TOTAL CANOPY COVER	43,669 (16.7%)

* SEE TREE PRESERVATION PLAN FOR DETAILS

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

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

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
6) IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
8) MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

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

1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
2) THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
9) AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. 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.

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE:
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
STANDARD LANDSCAPE PLAN NOTES
1 OF 1
Date drawn: 01/01/19
LD 016

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

RESTAURANT DEPOT
4600 EISENHOWER AVE
ALEXANDRIA, VA 22304
CITY OF ALEXANDRIA

CLIENT
JETRO HOLDINGS

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

SEAL/SIGNATURE
COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
08.19.22
LANDSCAPE ARCHITECT

ISSUE DATE

CONCEPT II	03.08.22
CONCEPT II - REVISED	05.18.22
PRELIMINARY PLAN	07.08.22
COMPLETENESS	08.19.22

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PROJECT NUMBER:	22006
CONTACT:	DD
DRAWN:	DH
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

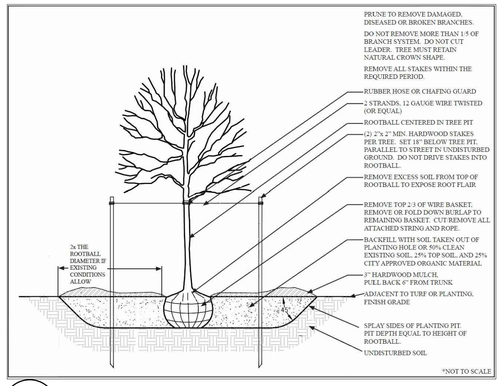
SHEET TITLE
PLANT SCHEDULE

SHEET NUMBER
L5.01

PRELIMINARY PLAN

NOT RELEASED FOR CONSTRUCTION

\\FILESERVER\Projects\2022\22006 restaurant depot\6.0 cad files\current phase\L5.01 PLANT SCHEDULE.dwg



01 L5.02 TREE PLANTING DETAIL — SECTION
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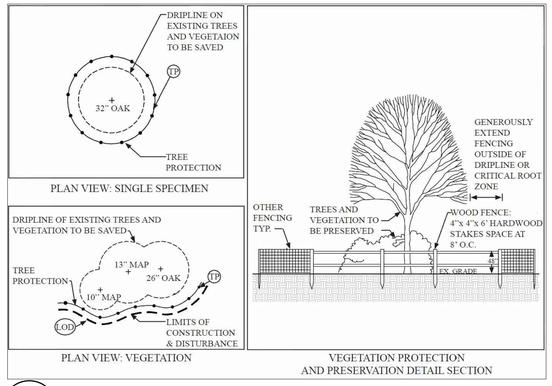
CATALOG NO.



02 L5.02 VEGETATION PROTECTION AND PRESERVATION DETAIL — SECTION
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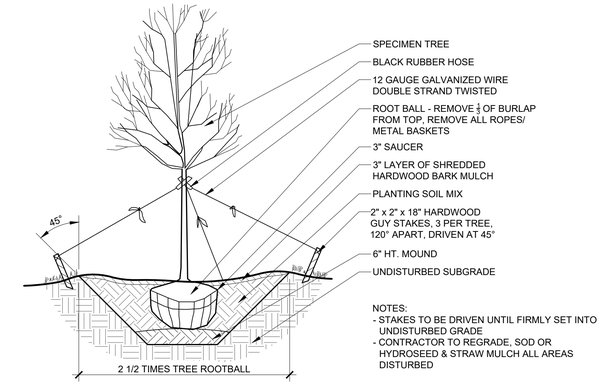
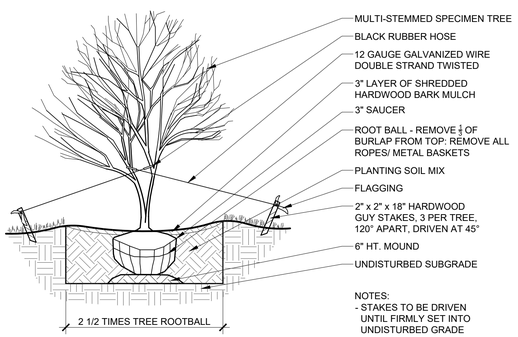
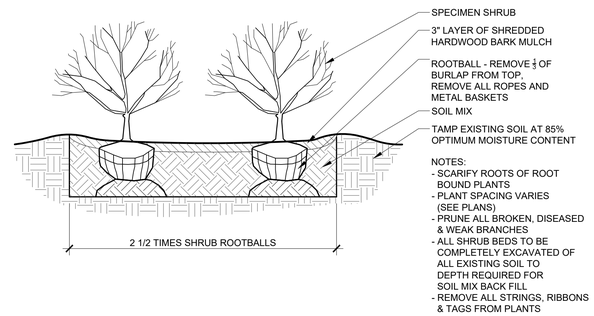


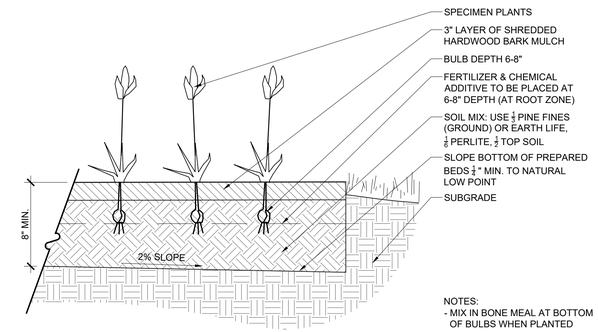
03 L5.02 TREE GUYING PLANTING - SPECIMEN TREE — SECTION
Scale: 1/4" = 1'-0"
LD-001



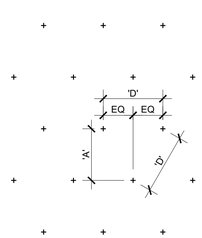
04 L5.02 TREE GUYING PLANTING - MULTI-STEMMED — SECTION
Scale: 1/4" = 1'-0"
LD-003



05 L5.02 SHRUB PLANTING — SECTION
Scale: 1/2" = 1'-0"
LD-004



06 L5.02 ANNUAL & PERENNIAL PLANTING — SECTION
Scale: 1" = 1'-0"
LD-006



PLANT SPACING CHART
AS SPECIFIED ON PLANT LIST

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

07 L5.02 TRIANGULAR SPACING — SECTION
Scale: 1" = 1'-0"
LD-007

PLANTING MIX NOTES:

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

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DIRECTOR — DATE
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SITE PLAN NO. _____
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PROJECT NUMBER: 22006
CONTACT: DD
DRAWN: DH
APPROVED/CHECKED: DD

ORIENTATION AND SCALE

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L5.02

PRELIMINARY PLAN

NOT RELEASED FOR CONSTRUCTION

\\FILESERVER\Projects\2022\22006 restaurant depot\A,D cad files\current phase\L5.02 LANDSCAPE DETAILS AND NOTES.dwg

PLANTING NOTES:

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES, SHRUBS, GROUNDCOVER AND PERENNIALS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FORM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS: 03/15 TO 06/15 AND 09/15 TO 12/01. THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM POPULUS SPP.; BETULA SPP. PRUNUS SPP.; CARPINUS SPP. PYRUS SPP.; CRATECUS SPP. QUERCUS SPP.; KOELREUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA; LIRIODENDRON TULIPIFERA ZELKOVA; PLATANUS ACERIFOLIA; ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
19. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL SODDED OR SEEDED AS NOTED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.
20. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE; INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
21. CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
22. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
23. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
24. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
25. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
26. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
27. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
28. TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
29. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
30. CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
31. TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.
32. SHRUBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
33. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
34. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.
35. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY, ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS DAILY DURING INSTALLATION.
36. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
37. TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.
38. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
39. THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.

PLANTING NOTES (CONT.)

1. ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
2. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
2. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALLS WELL, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.
4. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

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

RESTAURANT DEPOT
4600 EISENHOWER AVE
ALEXANDRIA, VA 22304
CITY OF ALEXANDRIA

CLIENT
JETRO HOLDINGS

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

SEAL/SIGNATURE
COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
08.19.22
LANDSCAPE ARCHITECT

ISSUE DATE

CONCEPT II	03.08.22
CONCEPT II - REVISED	05.18.22
PRELIMINARY PLAN	07.08.22
COMPLETENESS	08.19.22

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PROJECT NUMBER:	22006
CONTACT:	DD
DRAWN:	DH
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

SHEET TITLE
LANDSCAPE NOTES

SHEET NUMBER
L5.03

PRELIMINARY PLAN

NOT RELEASED FOR CONSTRUCTION

\\FILESERVER\Projects\2022\22006 restaurant depot\6.0 cad files\current phase\5.03 LANDSCAPE NOTES.dwg

SOIL VOLUME PLAN LEGEND

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

RESTAURANT DEPOT

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08.19.22
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CONTACT:	DD
DRAWN:	DH
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: 1"=20'-0"

0 10 20 40

SHEET TITLE

SOIL VOLUME PLAN

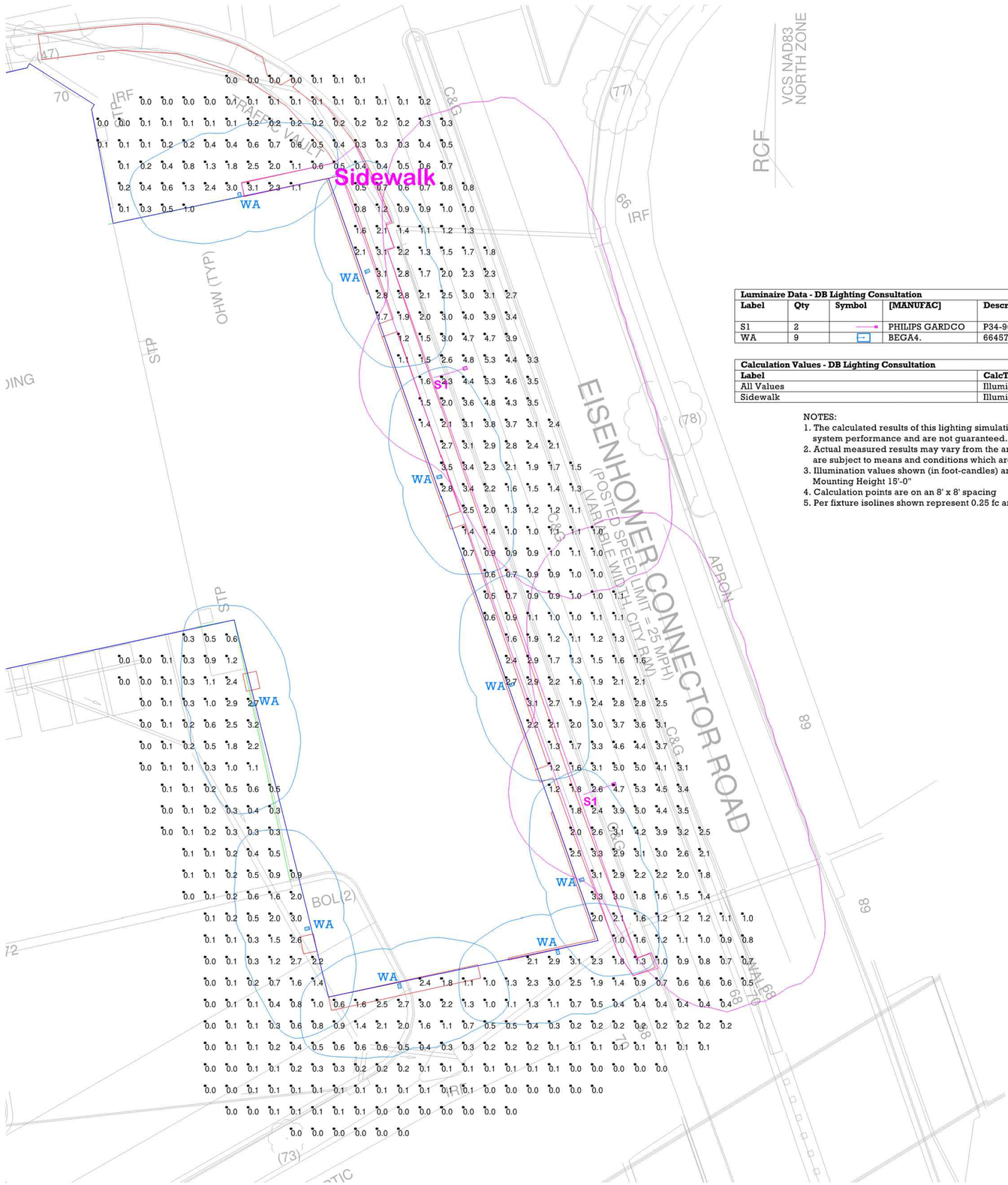
SHEET NUMBER

L6.01

PRELIMINARY PLAN

NOT RELEASED FOR CONSTRUCTION

\\FILESERVER\Projects\2022\22006 restaurant depot\6.0 cad files\current phase\L6.01 SOIL VOLUME PLAN.dwg



Scale: 1 inch= 20 Ft.

Luminaire Data - DB Lighting Consultation								
Label	**Qty**	**Symbol**	**[MANUFAC]**	**Description**	**LLF**	**Arr. Watts**	**Arr. Lum. Lumens**	**Mounting Height**
S1	2		PHILIPS GARDCO	P34-96L-800-NW-G2-3-Existing 12ft Arm 25ft Mtg	0.720	231.699	28932	25
WA	9		BEGA4.	66457	0.720	35	4555	15

Calculation Values - DB Lighting Consultation							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
All Values	Illuminance	Fc	1.24	5.3	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	1.86	3.4	0.4	4.65	8.50

NOTES:
1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height 15'-0"
4. Calculation points are on an 8' x 8' spacing
5. Per fixture isolines shown represent 0.25 fc and is for reference only

FOR DESIGN INTENT PURPOSES ONLY 6/28/2022

LED wall mount luminaires - Asymmetrical flat beam light distribution

BEGA

Application
LED wall mount luminaire with asymmetrical flat beam light distribution designed for the illumination of parking areas and roadways.

Materials
Luminaire housing and mounting canopy constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass with anti-reflective coating for increased transmission
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP66
Weight: 9.3 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	31.4 W
System wattage	35.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	4,555 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature

☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**
☐ Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

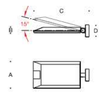
LED module wattage	35.2 W (Amber)
System wattage	41.1 W (Amber)
Luminaire lumens	1,285 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

DESIGNED BY OTHERS
COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 19, 2022
PROFESSIONAL ENGINEER
DESIGNED BY OTHERS



Wall mount luminaire · Asymmetrical flat beam

	LED	A	B	C	D
66457	31.4 W	10	2⅜	16⅛	5⅛

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 08/05/19

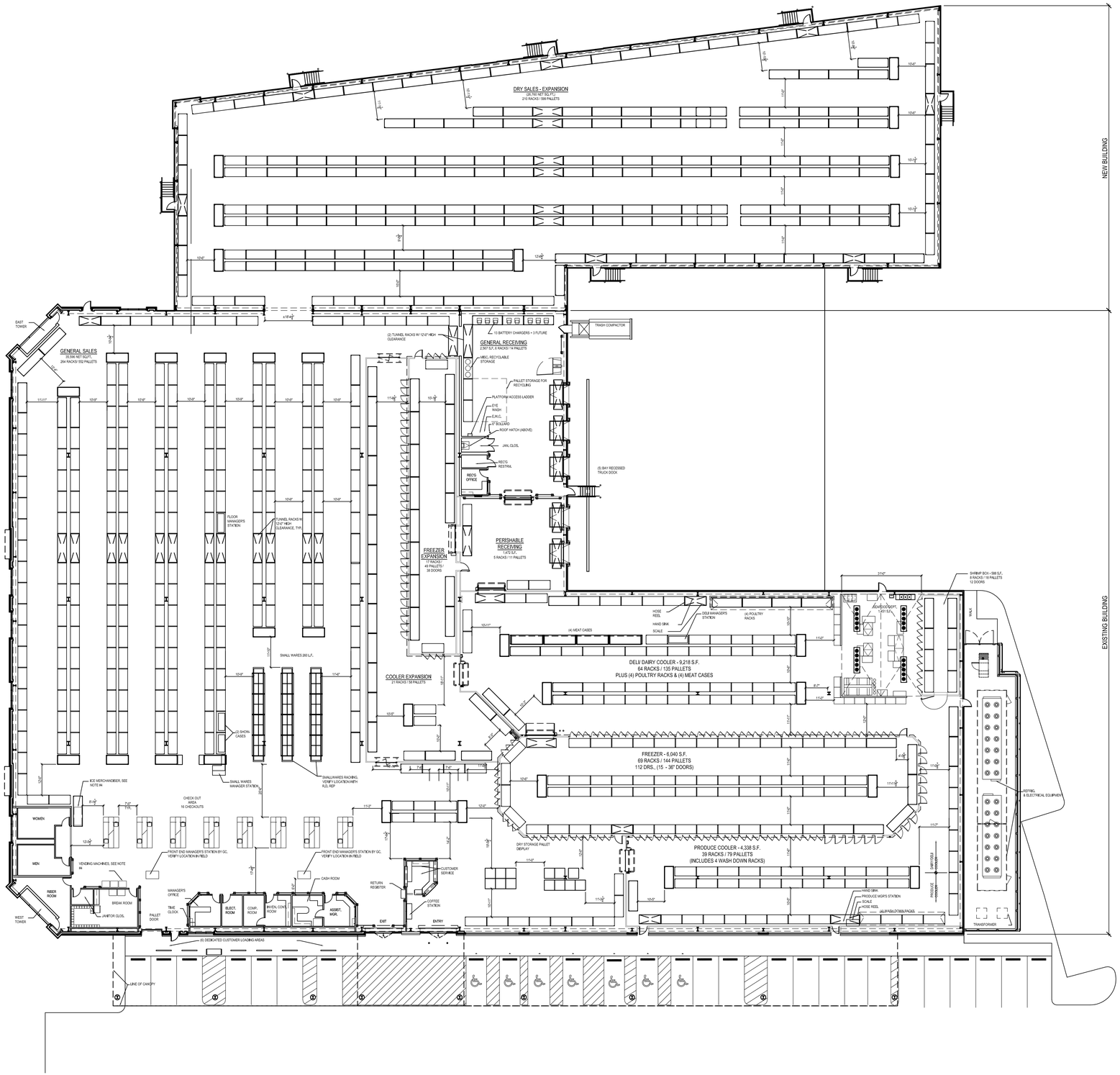
Revisions			
Rev	Date	Comments	
A	06/28/22	Initial Layout	
B	08/22/22	Added Existing Fixtures	
..	....	....	
..	....	....	
..	....	....	

Disclaimer
Lighting Designs by Dugan (LDD) assumes no responsibility for any errors in the layout or specifications, or other information provided to LDD to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and Mother Nature. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Project Name: Restaurant Depot
Project ID#: LEN-20102
Drawn by: D Brownell
Rev: B
Date: 8/22/2022

LIGHTING DESIGNS BY DUGAN

LP-1 OF 1



FIXTURE PLAN

SCALE: 1:20

DENOTES PASS THRU RACKS
10'-0" CLEAR OPENING @ MAN DOORS & 12'-0" CLEAR
@ OTHER LOCATIONS UNLESS NOTED OTHERWISE

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

COMMONWEALTH OF VIRGINIA
JAMES KASSAY
Lic. No. 0401019287
ARCHITECT

ADA ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-3134 Fax (216) 521-4824
www.adaarchitects.cc

Restaurant Depot / ALEXANDRIA, VA

4600 EISENHOWER AVE.
ALEXANDRIA, VA 22304

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REVISIONS

#	DATE	TYPE
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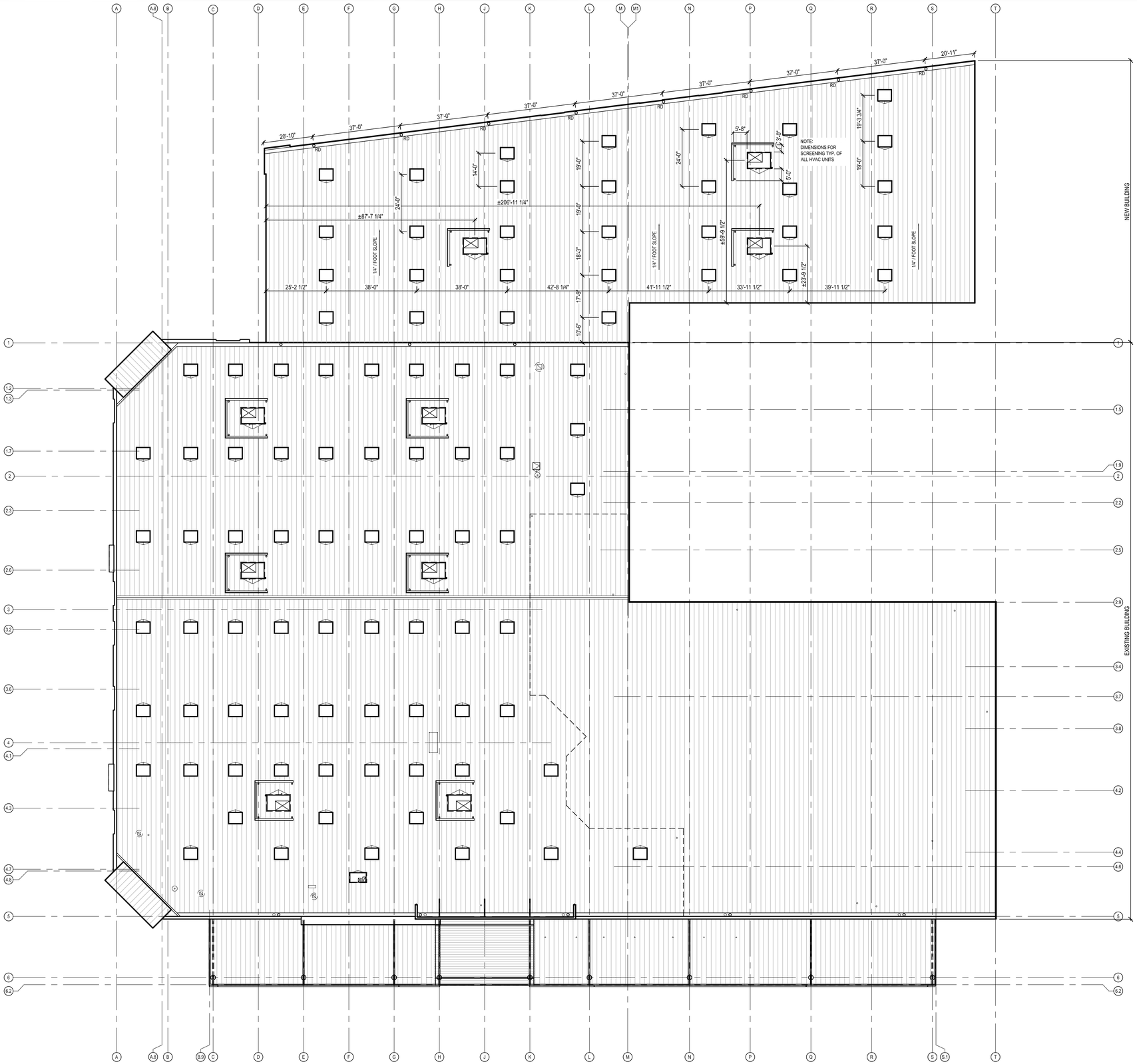
FIXTURE PLAN
(REFERENCE ONLY)

DATE 08-19-2022

JOB NO. 21323

A-2.1
SHEET NO.



ROOF PLAN

SCALE: 1:20

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#	DATE	TYPE
1		
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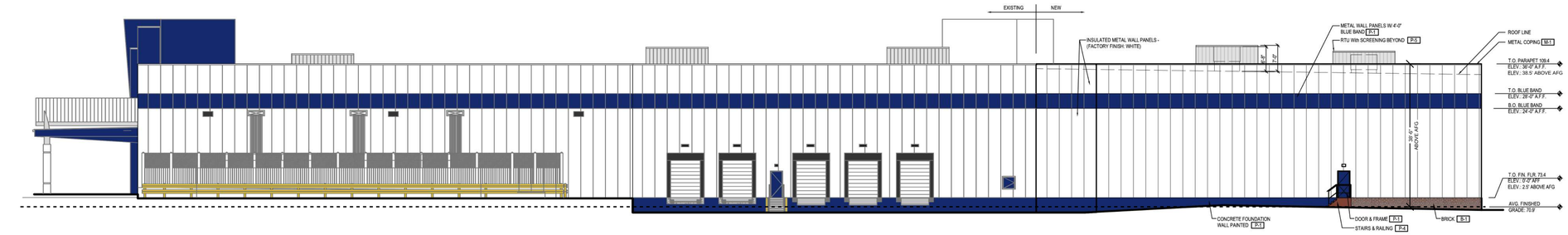
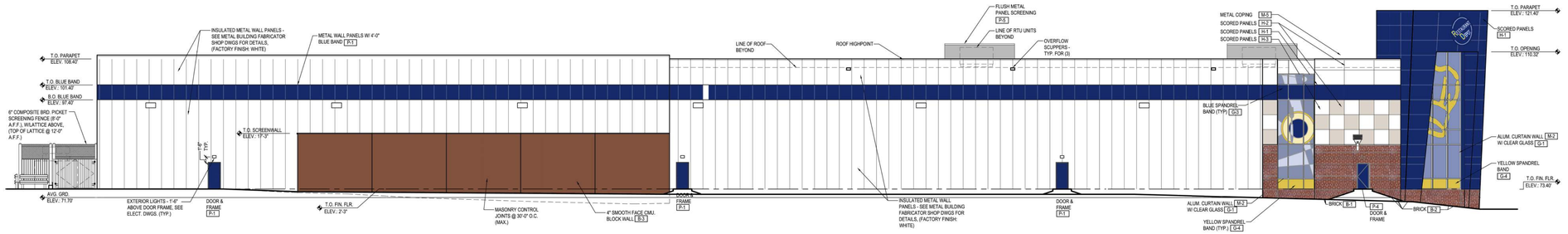
ROOF PLAN

DATE 08-19-2022
JOB NO. 21323

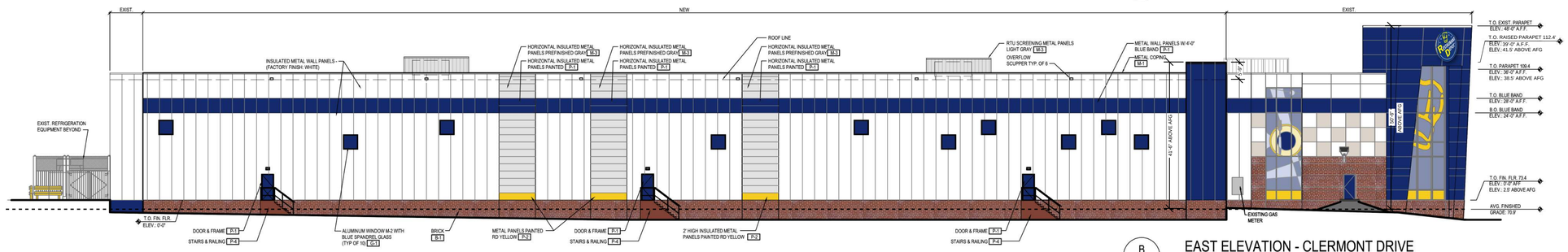
A-3.2
SHEET NO.



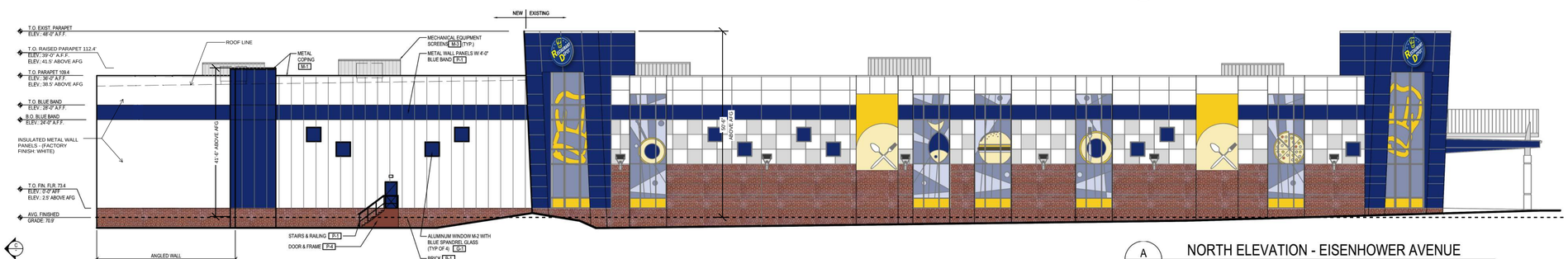
C - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



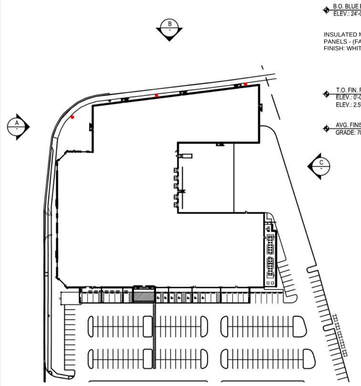
B - EXISTING EAST ELEVATION - CLERMONT DRIVE
SCALE: 1/16" = 1'-0"



B - EAST ELEVATION - CLERMONT DRIVE
SCALE: 1/16" = 1'-0"



A - NORTH ELEVATION - EISENHOWER AVENUE
SCALE: 1/16" = 1'-0"



N SITE PLAN
N.T.S.

MATERIALS SCHEDULE

	MATERIAL	MANUFACTURER	COLOR NAME	REMARKS
M-1	PREFINISHED METAL	TBD	WHITE	
M-2	ALUMINUM	TBD	CLEAR ANODIZED	
M-3	PREFINISHED METAL	TBD	LIGHT GRAY	TO MATCH EXISTING
P-1	PAINT	SHERWIN WILLIAMS	RD-BLUE	
P-2	PAINT	SHERWIN WILLIAMS	RD-YELLOW	
P-3	PAINT	SHERWIN WILLIAMS	WHITE	
P-4	PAINT	SHERWIN WILLIAMS	CANYON CLAY	TO MATCH BRICK B-1
B-1	BRICK	BELDEN BRICK	RUBIGO RED SMOOTH	TO MATCH EXISTING BRICK
GL-1	GLASS	TBD	BLUE SPANDREL	TO MATCH EXISTING RD-BLUE

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

COMMONWEALTH OF VIRGINIA
JAMES KASSAY
Lic. No. 0401019287
ARCHITECT

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Restaurant Depot / ALEXANDRIA, VA

4600 EISENHOWER AVE.
ALEXANDRIA, VA 22304

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REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
5		
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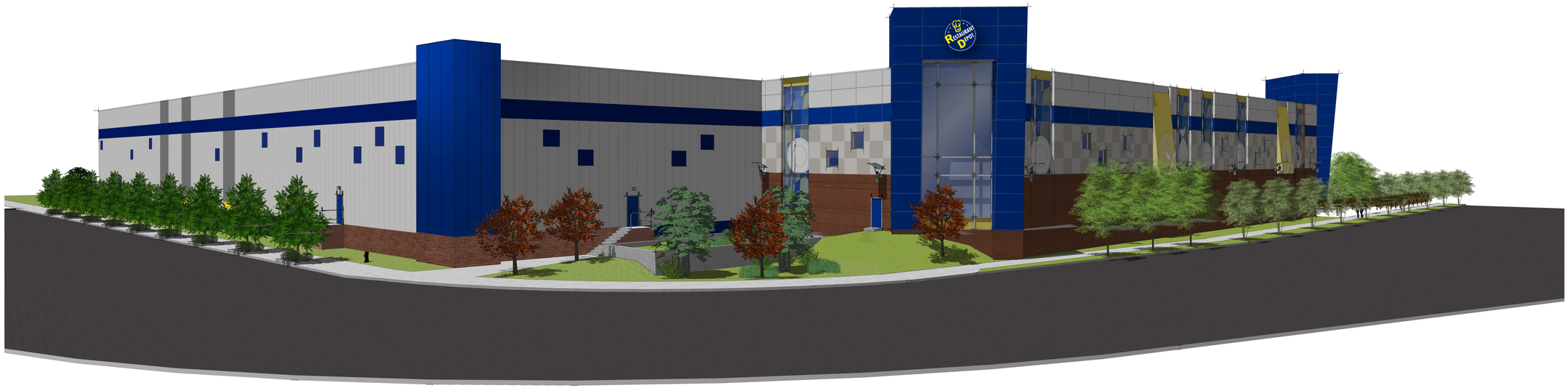
9		
10		

EXTERIOR ELEVATIONS

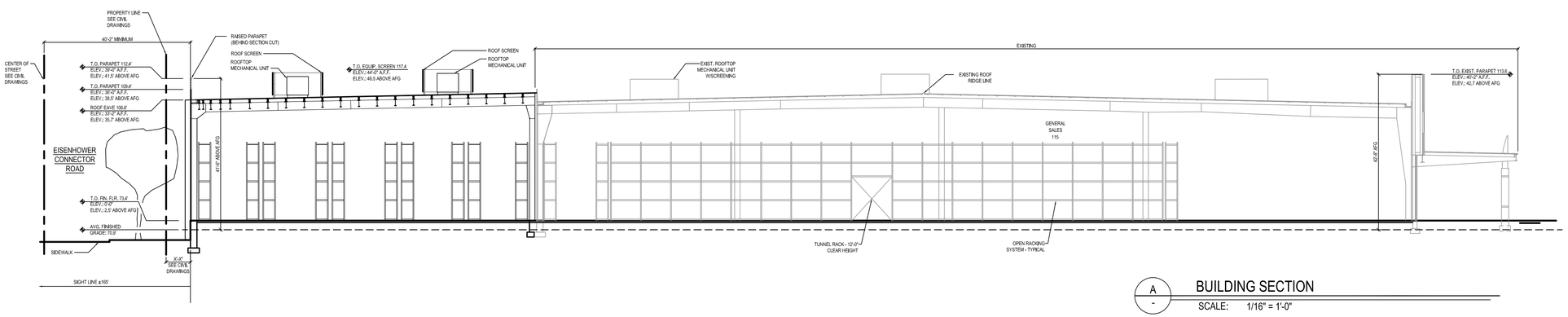
DATE 08-19-2022
JOB NO. 21323

A-4.1
SHEET NO.



B - MASSING ILLUSTRATION

SCALE: N.T.S.



A - BUILDING SECTION

SCALE: 1/16" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. 2009–0003
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

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REVISIONS

#	DATE	TYPE
1		
2		
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4		
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10		

BUILDING SECTION & MASSING DIAGRAM

DATE 08-19-2022

JOB NO. 21323

A-5.1

SHEET NO.