

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

EDGEWOOD TOWNS

(6336 STEVENSON AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA (COMPUTED) = 0.3868 AC 16,850 SF
TOTAL AREA OF TAX PARCEL (RECORDED) = 0.3874 AC 16,877 SF
TOTAL EXISTING IMPERVIOUS AREA = 0.0692 AC 3,016 SF
TOTAL PROPOSED IMPERVIOUS AREA = 0.2240 AC 9,758 SF
TOTAL DISTURBED AREA = 0.5451 AC 23,745 SF
TOTAL STORMWATER DISTURBED AREA = 0.4626 AC 20,150 SF

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THE SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE SITE. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, 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 ON 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 703-746-4996.
4. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
5. 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 AND HOLIDAYS.
- PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 9am to 6pm AND SATURDAYS FROM 10am to 4pm; NO PILE DRIVING ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.
- RIGHT OF WAY EXCAVATION IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH SATURDAY 7am to 5pm; NO RIGHT OF WAY EXCAVATION IS PERMITTED ON SUNDAYS.

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 AN AREA LESS THAN 1 ACRE; THEREFORE, A VPDES PERMIT IS NOT REQUIRED.

ARCHAEOLOGY NOTES

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

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

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

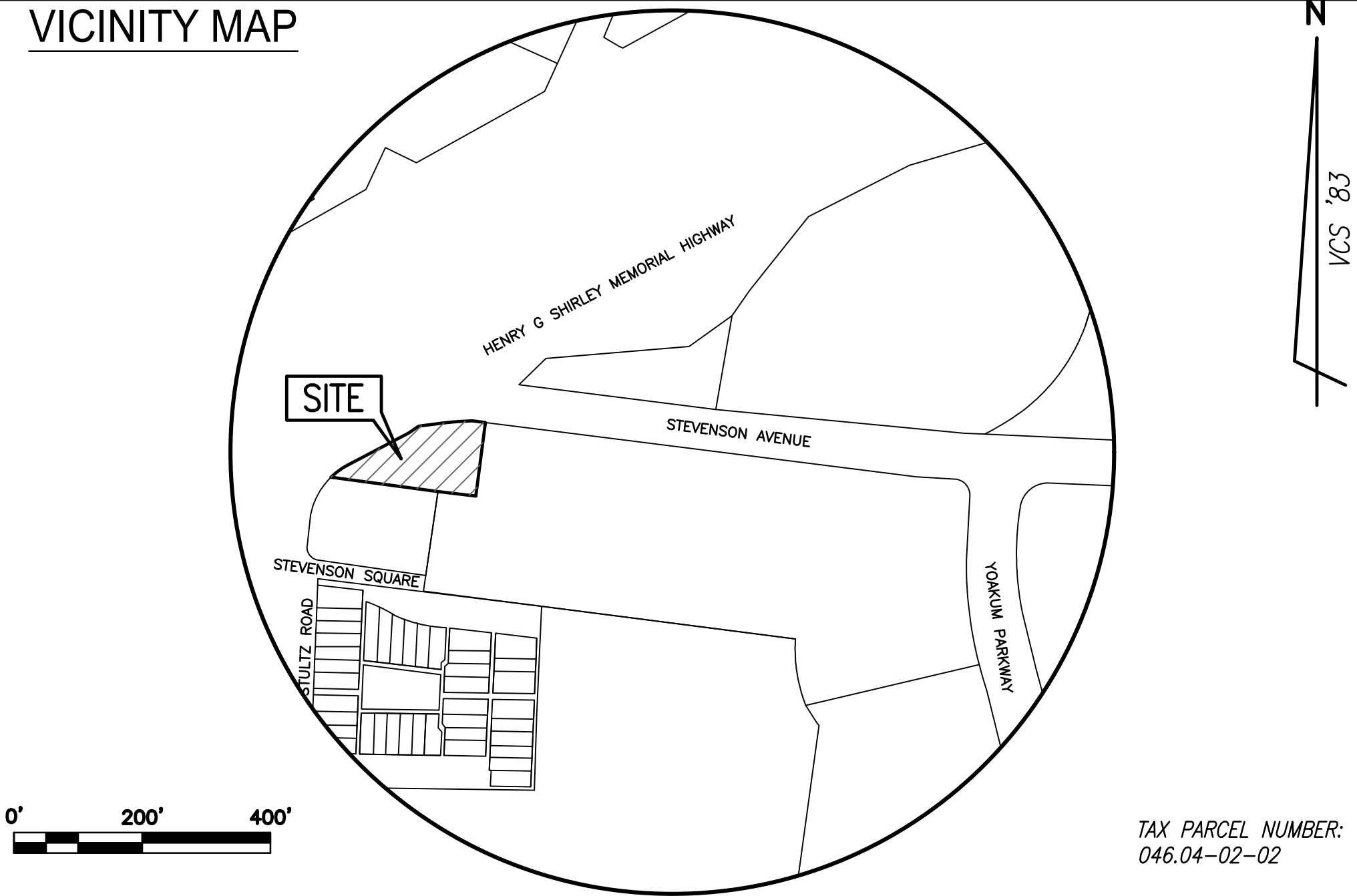
GENERAL NOTES

1. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND PLUMBING FACILITIES.
2. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
3. 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.
4. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
5. 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.
6. 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).
7. 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).
8. ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
9. 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 2801.1). THIS PARKING GARAGE IS CLASSIFIED AS AN S-2, GROUP 2, PUBLIC GARAGE.
10. THIS PROJECT IS LOCATED IN THE BACKLICK RUN WATERSHED.
11. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
12. THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.
13. THIS PROJECT IS NOT A FEDERAL UNDERTAKING AND DOES NOT INVOLVE FEDERAL FUNDS, REVIEWS, OR PERMITS.

SURVEYOR'S CERTIFICATION

THIS BOUNDARY AND TOPOGRAPHIC SURVEY ON THE LAND OF 6336 STEVENSON, LLC WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION ON JUNE 26, 2021 AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

VICINITY MAP



PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT AND SITE PLAN TO REZONE THE EXISTING PARCEL FROM RB/TOWNHOUSE ZONE TO RC/HIGH DENSITY APARTMENT ZONE AND TO PERMIT THE DEVELOPMENT OF THE EXISTING SITE WITH A SINGLE-FAMILY DWELLING INTO SEVEN PROPOSED TOWNHOUSES WITH ASSOCIATED SITE IMPROVEMENTS, ALONG WITH SUBDIVIDING THE EXISTING LOT INTO SEVEN PROPOSED LOTS. PROPOSED SITE ACCESS IS FROM STEVENSON AVENUE TO THE NORTHWEST OF THE SITE.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- AMENDMENT OF THE ZONING OF THE SUBJECT PARCEL FROM RB/TOWNHOUSE ZONE TO RC/HIGH DENSITY APARTMENT ZONE, PURSUANT TO SECTION 11-800.
 - DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN, PURSUANT TO SECTION 11-400.
 - SUBDIVISION, PURSUANT TO SECTION 11-1700.
 - MODIFICATION TO SETBACKS, PURSUANT TO SECTION 11-416:
- | | |
|---|---|
| LOT 501: | LOT 502: |
| • SIDE YARD SETBACK (1:3 TO 45'H MAX/MIN 8' REQUIRED, 4.5' PROVIDED) | • REAR YARD SETBACK (1:1 TO 45'H MAX/MIN 8' REQUIRED, 26.8' PROVIDED) |
| • REAR YARD SETBACK (1:1 TO 45'H MAX/MIN 8' REQUIRED, 0.0' PROVIDED) | |
| LOT 503: | LOT 504: |
| • REAR YARD SETBACK (1:1 TO 45'H MAX/MIN 8' REQUIRED, 26.8' PROVIDED) | • REAR YARD SETBACK (1:1 TO 45'H MAX/MIN 8' REQUIRED, 26.8' PROVIDED) |
| LOT 505: | LOT 506: |
| • REAR YARD SETBACK (1:1 TO 45'H MAX/MIN 8' REQUIRED, 26.8' PROVIDED) | • REAR YARD SETBACK (1:1 TO 45'H MAX/MIN 8' REQUIRED, 26.8' PROVIDED) |
| LOT 507: | |
| • SIDE YARD SETBACK (1:3 TO 45'H MAX/MIN 8' REQUIRED, 6.8' PROVIDED) | |
| • REAR YARD SETBACK (1:1 TO 45'H MAX/MIN 8' REQUIRED, 26.8' PROVIDED) | |
- REQUEST FOR PLANNING COMMISSION TO ACCEPT DRIVEWAY COVERAGE IN REAR YARDS, PURSUANT TO SECTION 7-1600(F).
 - REDUCTION IN PARKING SPACE SIZES WITHIN THE GARAGES, PURSUANT TO SECTION 11-512(B).

OWNER/DEVELOPER

OWNER: 6336 STEVENSON, LLC 3918 PROPERTY AVE, #100 FAIRFAX, VA 22031 FAIRFAX, VA 22031 CONTACT: MATT GRAY EMAIL: MGRAY@MSGC.PROPERTIES	ARCHITECT: PINNACLE DESIGN & CONSULTING, INC. 11150 FAIRFAX BLVD. SUITE 402 FAIRFAX, VA 22030 (703) 218-3400 CONTACT: TOM ROWLAND	LANDSCAPE ARCHITECT: STUDIO 39 LANDSCAPE ARCHITECTURE, PC 6416 GROVEDALE DRIVE, SUITE 100-A ALEXANDRIA, VIRGINIA 22310 (703) 719-6500 CONTACT: AMANDA CLERKIN	PLAN PREPARED BY: R.C. FIELDS & ASSOCIATES, INC. 700 S. WASHINGTON STREET SUITE 220 ALEXANDRIA, VA 22314 (703) 549-6422 CONTACT: TAYLOR DOYLE
--	---	--	---

ARBORIST: TNT ENVIRONMENTAL 13966 PARKEAST CIRCLE, SUITE 101 CHANTILLY, VIRGINIA 20151 (703) 466-5123 CONTACT: SOPHIE SWARTZENDRUBER	DEVELOPER: OLD CREEK HOMES, LLC 225 NORTH WEST STREET ALEXANDRIA, VA 22314 (571) 405-7671 CONTACT: MATT GRAY EMAIL: MGRAY@OLDCREEKHOMES.COM	ATTORNEY: LAND CARROLL & BLAIR PC 524 KING STREET ALEXANDRIA, VA 22314 (703) 836-1000 CONTACT: DUNCAN BLAIR
---	---	--

BUILDING CODE ANALYSIS:

USE:	R5
USE GROUP:	TOWNHOUSES
TYPE OF CONSTRUCTION:	V-B
NUMBER OF STORIES:	4 STORIES
FLOOR AREA (1ST FLOOR):	568 SF (LOT 501) 559 SF EACH (LOT 502-507)
FLOOR AREA (2ND FLOOR):	533 SF (LOT 501) 528 SF EACH (LOT 502-507)
FLOOR AREA (3RD FLOOR):	457 SF (LOT 501) 452 SF EACH (LOT 502-507)
FLOOR AREA (4TH FLOOR):	273 SF (LOT 501) 255 SF EACH (LOT 502-507)
BUILDING HEIGHT:	45.0'
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED 13D (NO FDC REQUIRED)

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	270.0'
BICYCLE PARKING (NUMBER SPACES)	2	N/A
PUBLIC/VISITOR	2	N/A
PRIVATE/GARAGE	N/A	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

SHEET INDEX:

COVER SHEET	1	TREE AND VEGETATION SURVEY & PROTECTION PLAN	TP-1	END ELEVATIONS	2.04
CONTEXTUAL PLAN	2	TREE AND VEGETATION SURVEY & PROTECTION PLAN	TP-2	FRONT ELEVATIONS (LOT #501, #504, & #505)	2.05
EXISTING CONDITIONS	3	TREE AND VEGETATION SURVEY & PROTECTION PLAN	TP-3	FRONT ELEVATIONS (LOT #502, #503, #506, & #507)	2.06
PRELIMINARY PLAN	4	TREE AND VEGETATION SURVEY & PROTECTION PLAN	TP-4	REAR ELEVATIONS	2.07
SITE DIMENSIONS PLAN	5	GENERAL NOTES	1.0,0.1	SIDE ELEVATIONS	2.08
STORMWATER MANAGEMENT PLAN	6	LANDSCAPE PLAN	1.1,0.1	FLOOR PLANS (LOTS #502-#507)	3.00
IMPERVIOUS AREA PLAN	7	LANDSCAPE PLAN-SOIL VOLUME EXHIBIT	1.1,0.2	FAR FLOOR PLANS (LOTS #502-#507)	3.01
STORMWATER QUALITY COMPUTATIONS	8	PLANT SCHEDULE	1.2,0.1	FLOOR PLANS (LOT #501)	3.02
BMP DETAILS	9	LANDSCAPE NOTES & DETAILS	1.2,0.2	FAR FLOOR PLANS (LOT #501)	3.03
STORM OUTFALL ANALYSIS	10	LANDSCAPE NOTES & DETAILS	1.2,0.3	BUILDING SECTION & STAIR	4.00
OVERLAND RELIEF PATH	11	LIGHTING PLAN	1.3,0.1		
SANITARY CAPACITY CALCULATION	12	LIGHTING PRODUCT INFORMATION	1.3,5.1		
TURNING MOVEMENTS	13	COLOR SCHEMES	2.0.1		
SIGHT DISTANCE PLAN AND PROFILES	14	FRONT STRIP ELEVATION LOTS #501-#507	2.0.2		
FIRE SAFETY PLAN	15	REAR STRIP ELEVATION LOT #501-#507	2.0.3		

ZONING TABULATIONS

- *1. EXISTING ZONE OF SITE: RB/TOWNHOUSE ZONE PROPOSED ZONE OF SITE: RC/HIGH DENSITY APARTMENT ZONE
2. USE: EXISTING: SINGLE-FAMILY DWELLING PROPOSED: RESIDENTIAL TOWNHOUSES
3. LOT AREA: REQUIRED: 1,600 SQ. FT. PROVIDED: LOT 501: 3,805 SQ. FT. LOT 502: 1,993 SQ. FT.
LOT 503: 1,983 SQ. FT. LOT 504: 1,984 SQ. FT.
LOT 505: 1,993 SQ. FT. LOT 506: 2,069 SQ. FT.
LOT 507: 3,023 SQ. FT.
4. OPEN SPACE: REQUIRED: 800 SQ. FT.
PROVIDED: LOT 501: 800 SF (21.0%) (GROUND LEVEL) LOT 502: 800 SF (40.1%) (GROUND LEVEL)
800 SF (21.0%) (TOTAL) 800 SF (40.1%) (TOTAL)
LOT 503: 800 SF (40.3%) (GROUND LEVEL) LOT 504: 800 SF (40.3%) (GROUND LEVEL)
800 SF (40.3%) (TOTAL) 800 SF (40.3%) (TOTAL)
LOT 505: 800 SF (40.1%) (GROUND LEVEL) LOT 506: 900 SF (43.5%) (GROUND LEVEL)
800 SF (40.1%) (TOTAL) 900 SF (43.5%) (TOTAL)
LOT 507: 1,150 SF (38.0%) (GROUND LEVEL) ALL OPEN SPACE IS PRIVATE.
1,150 SF (38.0%) (TOTAL) NO PRIVATE OPEN SPACE W/
PUBLIC ACCESS EASEMENT OR
PUBLIC OPEN SPACE IS PROPOSED
WITH THIS DEVELOPMENT.
5. NUMBER OF DWELLING UNITS: ALLOWED: 21 PROPOSED: 7
6. UNITS PER ACRE: ALLOWED: 54.45 PROPOSED: 18.10
7. FLOOR AREA: ALLOWABLE: 21,062 SQ. FT. EXISTING: 2,440 SF NET 2,440 SF PARKING 0 SF
GROSS

LOT NUMBER	GROSS FLOOR AREA/UNIT (SF)	NET FLOOR AREA/UNIT (SF)	PARKING FLOOR AREA/UNIT (SF)*	FLOOR AREA RATIO	ALLOWABLE FAR
501	2,500	1,837	333	0.48	1.25
502	2,500	1,800	328	0.90	1.25
503	2,500	1,800	328	0.91	1.25
504	2,500	1,800	328	0.91	1.25
505	2,500	1,800	328	0.90	1.25
506	2,500	1,800	328	0.87	1.25
507	2,500	1,800	328	0.60	1.25
TOTAL	17,500	12,637	328	0.75	1.25

- *NOTE: PARKING FLOOR AREA IS INCLUDED IN THE GROSS AND NET FLOOR AREA PROVIDED ON THIS SHEET
8. FLOOR AREA RATIO: PERMITTED: 1.25 EXISTING: 0.15 PROPOSED: 0.75
EX BELOW GRADE: 0.0 (0 SF) EX AT GRADE: 0.15 (2,440 SF) EX ABOVE GRADE: 0.0 (0 SF)
PROP BELOW GRADE: 0.0 (0 SF) PROP AT GRADE: 0.23 (3,922 SF) PROP ABOVE GRADE: 0.52 (8,715 SF)
9. AVERAGE FINISHED GRADE: LOT 501: 253.88 LOT 502: 253.75
LOT 503: 253.58 LOT 504: 253.30
LOT 505: 253.05 LOT 506: 252.80
LOT 507: 252.34
10. BUILDING HEIGHT: PERMITTED: 150.0 FEET EXISTING: 20.0 FEET
PROPOSED: LOT 501: 45.00 FEET LOT 502: 45.00 FEET
LOT 503: 45.00 FEET LOT 504: 45.00 FEET
LOT 505: 45.00 FEET LOT 506: 45.00 FEET
LOT 507: 45.00 FEET

- * 11. SETBACKS: END LOT REQUIRED (LOTS 501 & 507): FRONT: N/A
FRONT: N/A INTERIOR: N/A
SIDE: 15.0', 1:3 SETBACK RATIO WITH MINIMUM 8' SIDE: N/A
REAR: 45.0'(LOT 501) 31.0'(LOT 507), 1:1 SETBACK RATIO WITH MINIMUM 8' REAR: 31.0', 1:1 SETBACK RATIO WITH MINIMUM 8'

PROVIDED:

LOT	FRONT	SIDE (NORTH)	SIDE (SOUTH)	REAR
501	7.9'	4.5' *	26.8'	0.0' *
LOT	FRONT	SIDE (EAST)	SIDE (WEST)	REAR
507	53.0'	6.8' *	N/A	26.8' *

LOT	FRONT	SIDE (EAST)	SIDE (WEST)	REAR
502	15.6'	0'	0'	26.8' *
503	27.2'	0'	0'	26.8' *
504	39.3'	0'	0'	26.8' *
505	45.3'	0'	0'	26.8' *
506	49.5'	0'	0'	26.8' *

12. FRONTAGE: REQUIRED: 18' (INTERIOR LOT) PROVIDED: LOT 501: 88.94' (END LOT) LOT 502: 53.00' (INTERIOR LOT)
26' (END LOT) LOT 503: 33.28' (INTERIOR LOT) LOT 504: 22.27' (INTERIOR LOT)
LOT 505: 18.02' (INTERIOR LOT) LOT 506: 18.00' (INTERIOR LOT)
LOT 507: 26.16' (END LOT)
13. LOT WIDTH: REQUIRED: 18' (INTERIOR LOT) PROVIDED: LOT 501: 51.00' (END LOT) LOT 502: 19.00' (INTERIOR LOT)
26' (END LOT) LOT 503: 19.00' (INTERIOR LOT) LOT 504: 19.00' (INTERIOR LOT)
LOT 505: 19.00' (INTERIOR LOT) LOT 506: 19.00' (INTERIOR LOT)
LOT 507: 26.40' (END LOT)
14. PARKING: REQUIRED: NUMBER OF TOWNHOUSES: 7
PARKING RATIO: 2 SPACES/TOWNHOUSE DWELLING

2 SPACES X # OF TOWNHOUSES = 2 X 7: 14 SPACES

TOTAL RESIDENTIAL PARKING REQUIRED: 14 SPACES

EXISTING: STANDARD PARKING SPACES: 1 SPACES

PROVIDED (AT GRADE):
* PRIVATE COMPACT GARAGE PARKING SPACES: 14 SPACES
PUBLIC STANDARD PARKING SPACES: 0 SPACES
PUBLIC COMPACT PARKING SPACES: 0 SPACES
PUBLIC HANDICAP PARKING SPACES: 0 SPACES
TOTAL PARKING SPACES: 14 SPACES
15. LOADING SPACES: REQUIRED: N/A PROPOSED: N/A
16. TRIP GENERATION: EXISTING: 15 VPD PROPOSED: 90 VPD
(PER ITE STANDARDS) EX AM PEAK: 6 VPD PR AM PEAK: 8 VPD
EX PM PEAK: 2 VPD PR PM PEAK: 6 VPD

* SEE REQUESTED APPLICATIONS AND MODIFICATIONS FOR DETAILED INFORMATION (SEE THIS SHEET)

RC FIELDS & ASSOCIATES, inc.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
(703) 549-6422

PROJ. MANAGER: TAYLOR DOYLE
EMAIL: TDOYLE@RCFASOCC.COM
SCALE: AS NOTED
DATE: MARCH 2022
REV. DRAWN: TSM



REVISION APPROVED BY	DATE	APPROVED	DATE	DESCRIPTION	NO.
REV. BY					

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

EDGEWOOD TOWNS

(6336 STEVENSON AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

SHEET NAME:

APPROVED
SPECIAL USE PERMIT NO. 2022-00004

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

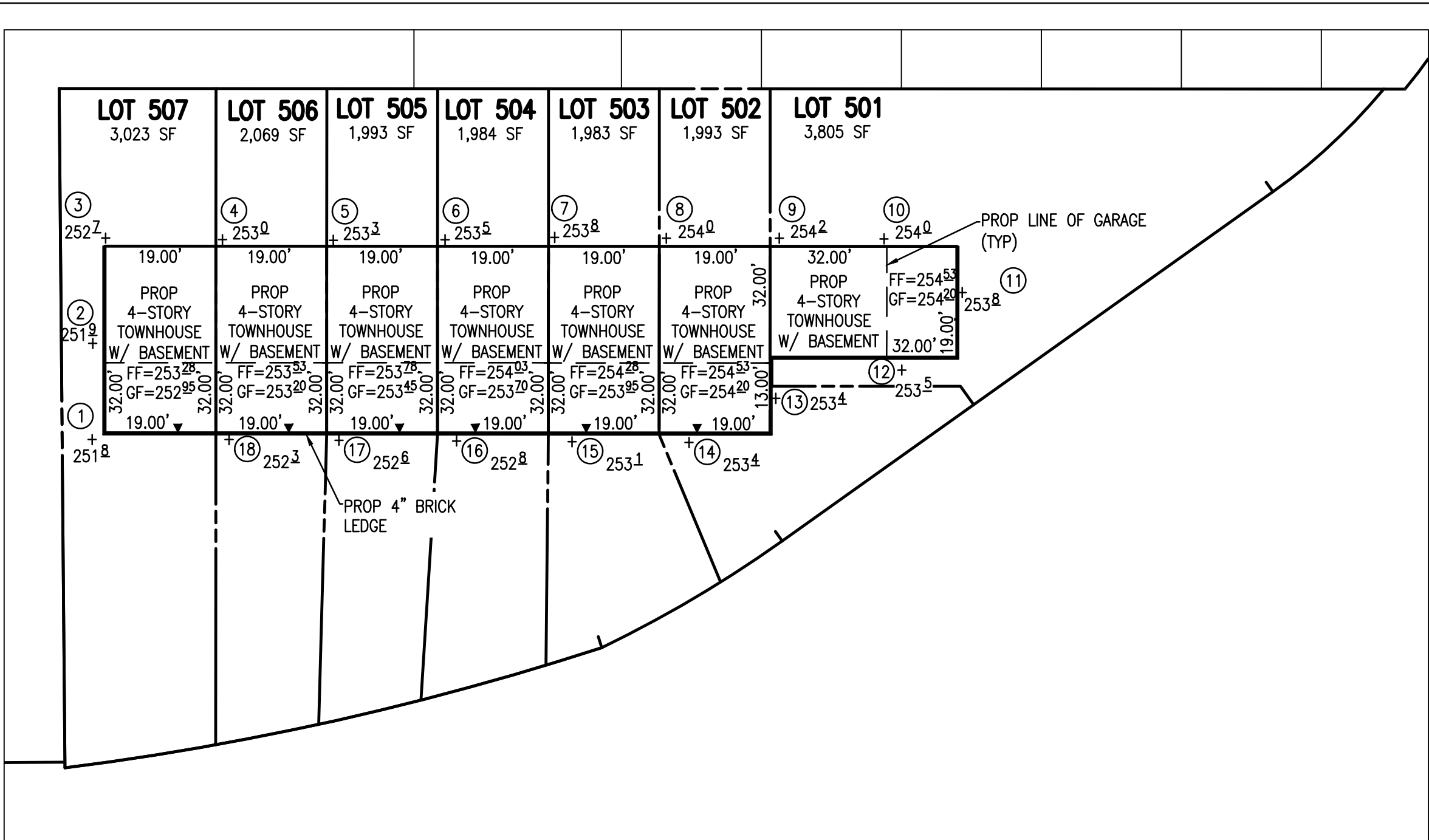
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

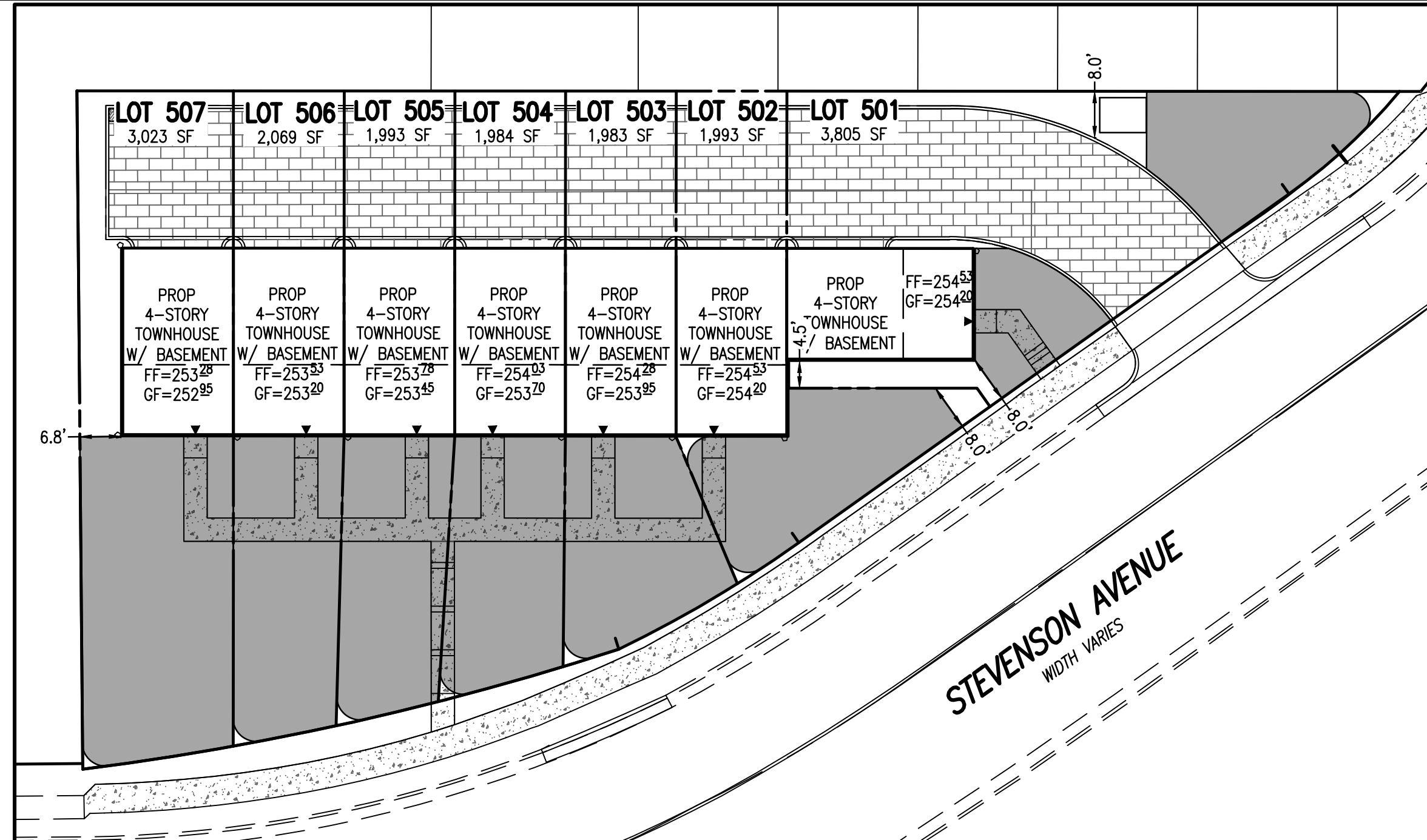
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



AVERAGE FINISHED GRADE AND BUILDING DETAIL GRAPHIC
SCALE: 1" = 20'

Lot 501 Average Finished Grade		Lot 502 Average Finished Grade		Lot 503 Average Finished Grade		Lot 504 Average Finished Grade	
Spot	Proposed Elevation	Spot	Proposed Elevation	Spot	Proposed Elevation	Spot	Proposed Elevation
9	254.20	8	254.00	7	253.80	6	253.50
10	254.00	9	254.20	8	254.00	7	253.80
11	253.80	13	253.40	14	253.40	15	253.10
12	253.50	14	253.40	15	253.10	16	252.80
AFG:	253.88	AFG:	253.75	AFG:	253.58	AFG:	253.30

Lot 505 Average Finished Grade		Lot 506 Average Finished Grade		Lot 507 Average Finished Grade	
Spot	Proposed Elevation	Spot	Proposed Elevation	Spot	Proposed Elevation
5	253.30	4	253.00	1	251.80
6	253.50	5	253.30	2	251.90
16	252.80	17	252.60	3	252.70
17	252.60	18	252.30	4	253.00
AFG:	253.05	AFG:	252.80	18	252.30
				AFG:	252.34

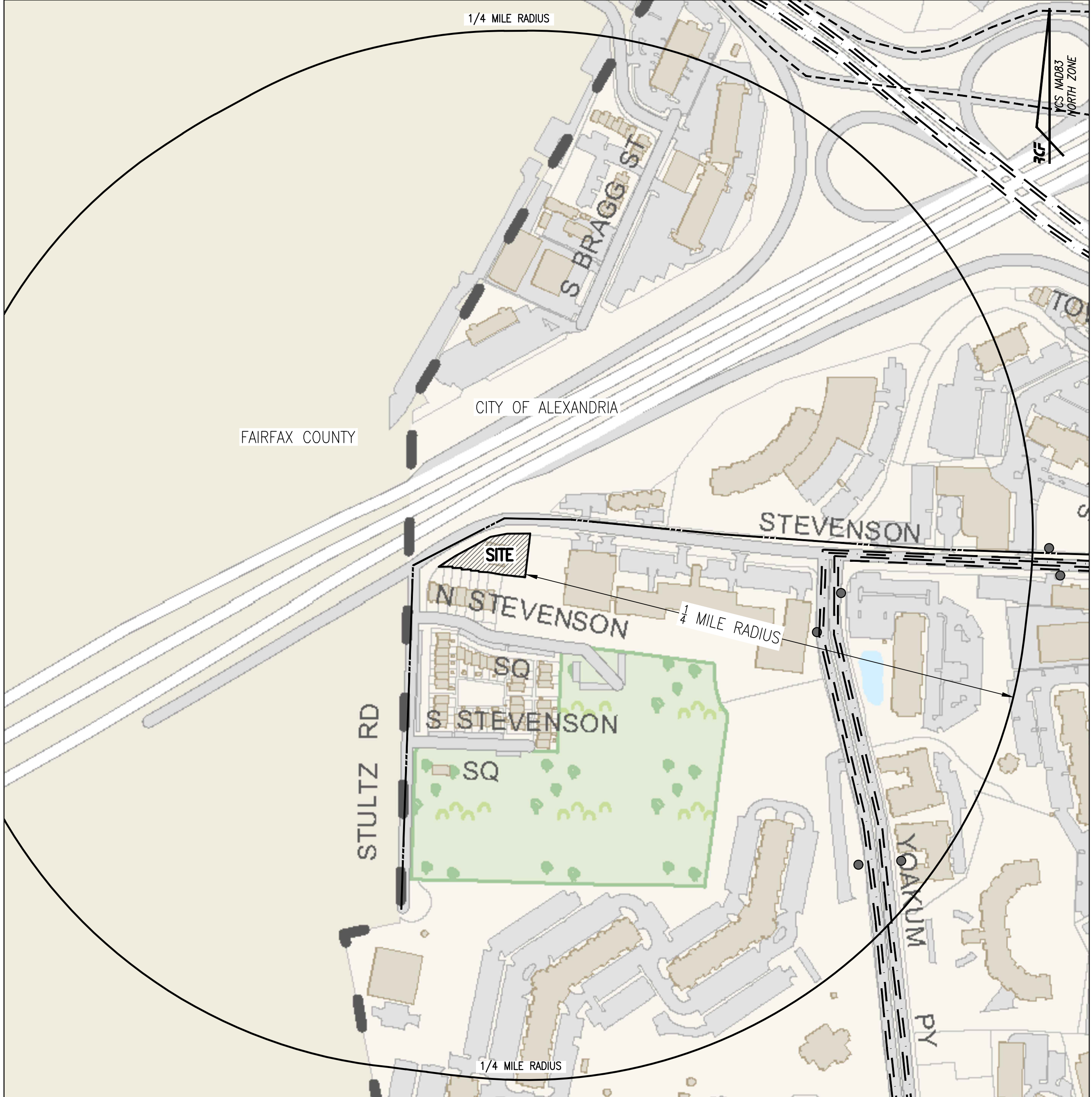


OPEN SPACE GRAPHIC
SCALE: 1" = 20'

ALL OPEN SPACE IS PRIVATE.
NO PRIVATE OPEN SPACE W/
PUBLIC ACCESS EASEMENT OR
PUBLIC OPEN SPACE IS PROPOSED
WITH THIS DEVELOPMENT.

LOT OPEN SPACE REQUIRED: 800 SF

Lot #:	Public Open Space:	Private Open Space:	Private Open Space with Public Access Easement:	Total Open Space:	Groud Level Open Space:
501	0 sf	800 sf	0 sf	800 sf	800 sf
502	0 sf	800 sf	0 sf	800 sf	800 sf
503	0 sf	800 sf	0 sf	800 sf	800 sf
504	0 sf	800 sf	0 sf	800 sf	800 sf
505	0 sf	800 sf	0 sf	800 sf	800 sf
506	0 sf	900 sf	0 sf	900 sf	900 sf
507	0 sf	1,150 sf	0 sf	1,150 sf	1,150 sf

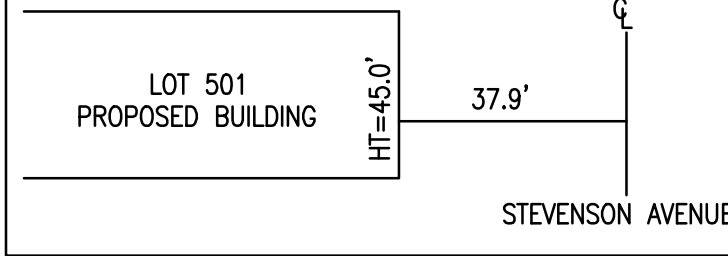


CONTEXTUAL MAP
SCALE: 1" = 200'

- LEGEND:
- BUS STOP
 - DASH ROUTE 35
 - METRO BUS ROUTE 17B
 - METRO BUS ROUTE 21C
 - BIKE ROUTES

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 DETAIL BELOW FOR SECTION SHOWING COMPLIANCE. DUE TO THE DWELLING ON LOT 501 BEING THE CLOSEST TO THE CENTER LINE AND THE BUILDING HEIGHTS BEING THE SAME, IF THE BUILDING ON LOT 501 IS COMPLIANT, THE REMAINING BUILDINGS ARE COMPLIANT.

SECTION 6-403 DETAIL:
NOT TO SCALE



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.

APPROVED
SPECIAL USE PERMIT NO. 2022-00004

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

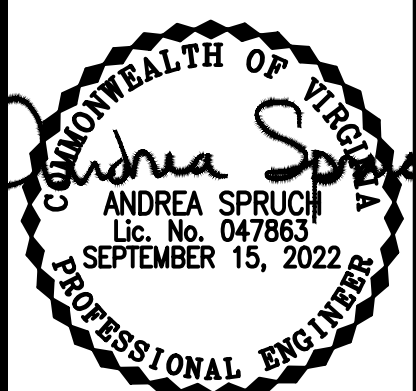
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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



DEVELOPMENT SPECIAL USE PERMIT
EDGEWOOD TOWNS
6336 STEVENSON AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: TSM
CHECKED: ACS
SCALE: AS NOTED
DATE: SEPT 2022

CONTEXTUAL PLAN

SHEET **02** OF **15**
FILE: **21-52**

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

°= DEGREES
 ' = MINUTES (OR FEET)
 " = SECONDS (OR INCHES)
 % = PERCENT
 # = NUMBER
 @ = AT
 lbs. = POUNDS
 A = ARC
 AC = ACRE
 ADA = AMERICANS W/ DISABILITIES ACT
 APPROX=APPROXIMATE
 CB= 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
 DSM= DOMESTIC
 DSP= DEVELOPMENT SITE PLAN
 DSDP= DEVELOPMENT SPECIAL USE PERMIT
 DU= DWELLING UNIT
 E= EAST
 EBOX= ELECTRICAL BOX
 ESMT.= EASEMENT

PVE= EDGE OF PAVEMENT
 EIVE= EMERGENCY VEHICLE EJECTION
 EX=EXISTING
 FDC= FIRE DEPT. CONNECTION
 FF= FINISH FLOOR
 FH= FIRE HYDRANT
 FT.= FEET
 GL = GROUND LIGHT
 G/V= GAS VALVE
 G/M= GAS METER
 G.I.= GRATE INLET
 H.C.= HEADER CURB
 HDOP= HANDICAP
 HDPE= HIGH DENSITY POLYETHYLENE
 HPS= HIGH PRESSURE SODIUM
 IFV= IRON PIPE FOUND
 INV.= INVERT
 INSTR.= INSTRUMENT
 L= LUMENS
 LOC.= LOCATION
 LP= LIGHT POLE
 MAX.= MAXIMUM
 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

RCPs= RE-INFORCED 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
 T.S.= TO BE SAVED
 T.M.= TAX MAP
 T.M.H.= TELEPHONE MANHOLE
 TW= TOP OF CURB
 TW= TOP OF WALL
 TRAF.SIG.= TRAFFIC SIGNAL
 TYPE= TYPICAL
 USE= UNDERGROUND ELECTRIC
 UP= UTILITY POLE
 VCS.= VIRGINIA COORDINATE SYSTEM
 VPD.= VEHICLES PER DAY
 W= WATT
 W= WEST
 W.S.E.= WATER SURFACE ELEVATION
 WV= WATER VALVE
 WM= WATER METER
 W.W.= WINDOW WELL

- 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 THE CITY OF ALEXANDRIA ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES TO THE 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 PROVIDED BY THE PROPERTY OWNER. 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 TYNSINGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3111 HUNGRY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.

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.

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF GARY M FAULHABER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 26, 2021; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

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 OBSERVATION.
FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 7
HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

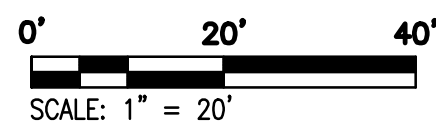
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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

© 2022 R.C. FIELDS & ASSOCIATES, INC.

1. TAX MAP: 046.04-02-02
2. ZONE: RC/HIGH DENSITY APARTMENT ZONE
3. OWNER: 6336 STEVENSON, LLC.
225 N. WEST STREET
ALEXANDRIA, VA 22314
INSTR #210013578
- CLIENT: MATT GRAY
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD83 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. TITLE REPORT FURNISHED BY MBH SETTLEMENT GROUP, FILE NO. 22-21-11535 DATED 03/04/2021 AND IS RELIED UPON AS ACCURATE BY THE ENGINEER.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 16,850 S.F. OR 0.3868 AC. (COMPUTED)
= 16,877 S.F. OR 0.3874 AC. (RECORDED; DB 718 PG 135)
8. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS, OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THE SITE.
9. THE "GENERALIZED ALEXANDRIA SOILS' MAP" IDENTIFIES THE SOILS FOR THIS SITE AS URBAN LAND KINGSTOWNE COMPLEX.
10. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
11. THIS PROJECT IS WITHIN THE BACKLICK RIVER WATERSHED.

(1)	15"	TREE	(58)	2"	TREE	
(2)	4"	TREE	DEAD	(59)	2"	TREE
(3)	4"	TREE		(60)	2"	TREE
(4)	4"	TREE		(61)	10"	TREE
(5)	4"	TREE	DEAD	(62)	10"	TREE
(6)	12"	TREE	TWIN	(63)	10"	TREE
(7)	4"	TREE		(64)	10"	TREE
(8)	16"	TREE	CLUSTER	(65)	12"	TREE
(9)	24"	TREE	CLUSTER	(66)	12"	TREE
(10)	12"	TREE	CLUSTER	(67)	3"	TREE
(11)	3"	TREE		(68)	6"	TREE
(12)	16"	TREE	CLUSTER	(69)	16"	TREE
(13)	3"	TREE		(70)	24"	TREE
(14)	24"	TREE	CLUSTER	(71)	16"	TREE
(15)	7"	TREE		(72)	10"	TREE
(16)	6"	TREE		(73)	7"	TREE
(17)	3"	TREE		(74)	6"	TREE
(18)	3"	TREE		(75)	6"	TREE
(19)	10"	TREE		(76)	9"	TREE
(20)	14"	TREE		(77)	7"	TREE
(21)	24"	TREE	SIMESE	(78)	9"	TREE
(22)	2"	TREE		(79)	6"	TREE
(23)	2"	TREE		(80)	8"	TREE
(24)	7"	TREE		(81)	8"	TREE
(25)	5"	TREE		(82)	8"	TREE
(26)	25"	TREE	DEAD	(83)	4"	TREE
(27)	6"	TREE		(84)	6"	TREE
(28)	4"	TREE		(85)	4"	TREE
(29)	2"	TREE		(86)	8"	TREE
(30)	5"	TREE		(87)	9"	TREE
(31)	2"	TREE		(88)	6"	TREE
(32)	2"	TREE		(89)	7"	TREE
(33)	2"	TREE		(90)	6"	TREE
(34)	2"	TREE		(91)	9"	TREE
(35)	2"	TREE		(92)	2"	TREE
(36)	2"	TREE		(93)	2"	TREE
(37)	2"	TREE		(94)	6"	TREE
(38)	2"	TREE		(95)	20"	TREE
(39)	4"	TREE		(96)	5"	TREE
(40)	4"	TREE		(97)	6"	TREE
(41)	5"	TREE		(98)	6"	TREE
(42)	6"	TREE		(99)	6"	TREE
(43)	7"	TREE		(100)	5"	TREE
(44)	5"	TREE		(101)	3"	TREE
(45)	5"	TREE		(102)	15"	TREE
(46)	10"	TREE		(103)	7"	TREE
(47)	4"	TREE		(104)	6"	TREE
(48)	4"	TREE		(105)	6"	TREE
(49)	4"	TREE		(106)	6"	TREE
(50)	3"	TREE		(107)	6"	TREE
(51)	4"	TREE		(108)	7"	TREE
(52)	4"	TREE		(109)	8"	TREE
(53)	9"	TREE		(110)	12"	TREE
(54)	9"	TREE		(111)	30"	TREE
(55)	8"	TREE		(112)	5"	TREE
(56)	15"	TREE	DEAD	(113)	6"	TREE
(57)	2"	TREE		(114)	7"	TREE



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 _____

DEVELOPMENT SPECIAL USE PERMIT
EDGEWOOD TOWNS
6336 STEVENSON AVENUE
CITY OF ALEXANDRIA, VIRGINIA



R
C
F
I
E
L
D
S
ASSOCIATES, inc.

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

DATE	REVISION
------	----------

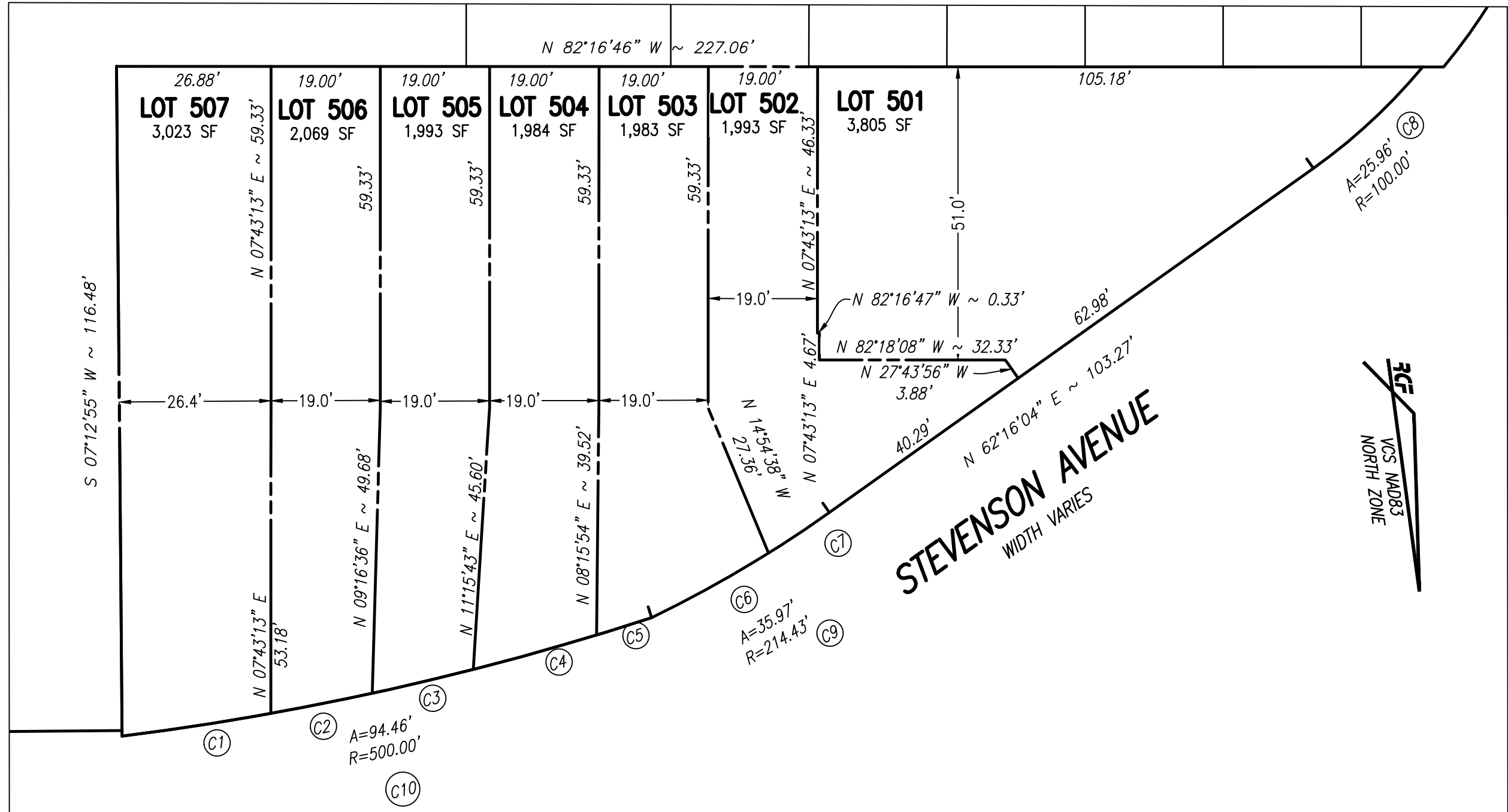
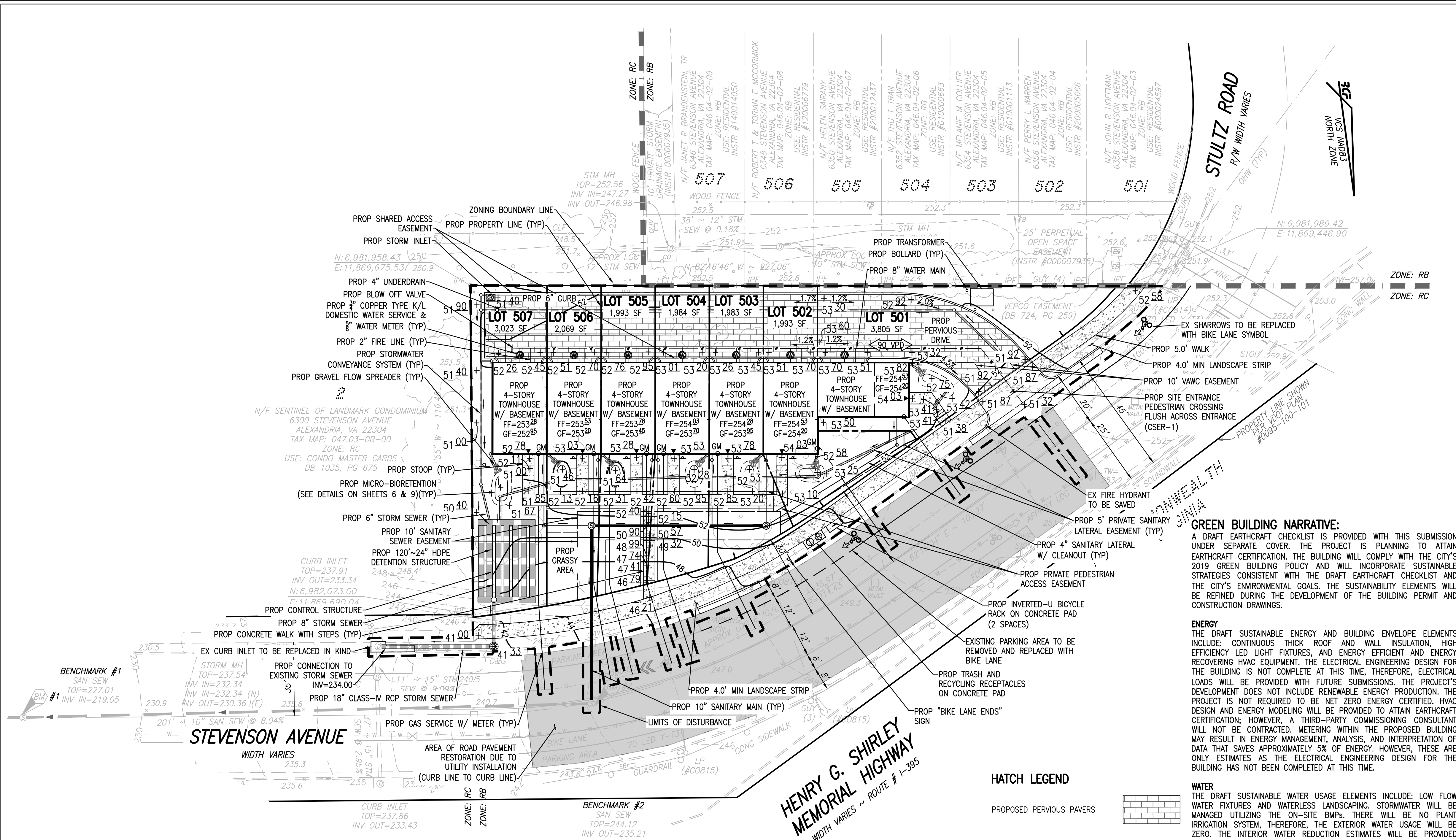
DESIGN: TSM
CHECKED: ACS
SCALE: 1" = 20'
DATE: SEPT 2022

EXISTING CONDITIONS

SHEET 03 OF 15

FILE: 21-52

1A:2021.2102X\DWG\EXHIBIT\Submittal\SA\04_L_Proposed Conditions.dwg
Plt: Sep 16, 2022 - 11:08:48am



SUBDIVISION EXHIBIT:
SCALE: 1"=20'

LEGEND

PROPOSED BEARING AND DISTANCE 26.72'
PROPOSED LOT WIDTH 26.72'

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	26.16'	500.00'	2°59'52"	13.08'	S 88°59'35" W	26.16'
C2	18.00'	500.00'	2°03'45"	9.00'	S 86°27'47" W	18.00'
C3	18.02'	500.00'	2°03'53"	9.01'	S 84°23'58" W	18.02'
C4	22.27'	500.00'	2°33'05"	11.13'	S 82°05'29" W	22.26'
C5	10.01'	500.00'	1°08'51"	5.01'	S 80°14'31" W	10.01'
C6	23.27'	214.43'	6°13'02"	11.65'	S 69°46'15" W	23.26'
C7	12.70'	214.43'	3°23'40"	6.35'	S 63°57'54" W	12.70'
C8	25.96'	100.00'	14°52'32"	13.05'	S 54°49'46" W	25.89'
C9	35.97'	214.43'	9°36'42"	18.03'	N 67°04'25" E	35.93'
C10	94.46'	500.00'	10°49'26"	47.37'	N 85°04'48" E	94.32'

SEE SHEET 3 FOR SYMBOL AND TEXT LEGENDS

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.
© 2022 R.C. FIELDS & ASSOCIATES, INC.

GENERAL PLAN INFORMATION NOTE:

SEE PROJECT GENERAL NOTES ON SHEET 3.

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 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.

SANITARY SEWER OUTFALL NARRATIVE:

THE EXISTING USE (SINGLE FAMILY HOME/TOWNHOUSE) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 1,400 GALLONS PER DAY (350 GPD/UNIT X 1 UNIT X 4.0 PEAK FLOW FACTOR). THE PROPOSED IMPROVEMENTS PRODUCE AN AVERAGE DAILY FLOW OF APPROXIMATELY 9,800 GALLONS PER DAY (350 GPD/UNIT X 7 UNITS X 4.0 PEAK FLOW FACTOR). THE ADDITIONAL FLOW FROM THE PROPOSED IMPROVEMENTS DOES NOT EXCEED 10,000 GPD. THEREFORE, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS NOT REQUIRED WITH THIS PLAN. THE PROPOSED SANITARY SEWER CAPACITY COMPUTATIONS HAVE BEEN PROVIDED ON SHEET 12.

FIRE SERVICE NOTE:

FIRE TRUCK ACCESS WILL BE PROVIDED VIA THE SITE FRONTAGE ALONG THE STEVENSON AVENUE RIGHT-OF-WAY. EXISTING FIRE HYDRANTS SHALL REMAIN IN-SERVICE AND UNOBTSTRUCTED DURING CONSTRUCTION.

ALEXRENEW NOTES:

- CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
- DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

REFUSE TRUCK NOTE:

TRASH CANS WILL BE STORED ON PRIVATE PROPERTY (WITHIN THE PROPOSED GARAGES) AND ROLLED TO THE STEVENSON AVENUE RIGHT-OF-WAY FOR TRASH PICK UP ON A WEEKLY BASIS.

UTILITIES NOTE:

THE PROPOSED BUILDINGS WILL UTILIZE A NEW SANITARY LATERAL, NEW GAS LINE, A NEW FIRE LINE, AND A NEW DOMESTIC SERVICE LINE. THE NEW SANITARY LATERALS ARE TO CONNECT TO THE PROPOSED SANITARY MAIN IN THE FRONT OF THE SITE. THE PROPOSED SANITARY MAIN IS TO CONNECT TO THE EXISTING SANITARY SEWER WITHIN THE STEVENSON AVENUE RIGHT-OF-WAY. GAS LINES SHALL CONNECT TO THE EXISTING MAINS LOCATED IN THE STEVENSON AVENUE RIGHT-OF-WAY. THE FIRE LINE AND DOMESTIC WATER SERVICE LINES ARE TO CONNECT TO THE PROPOSED WATER MAIN LOCATED IN THE DRIVE AISLE, WHICH CONNECTS TO THE EXISTING WATER MAIN WITHIN THE STEVENSON AVENUE RIGHT-OF-WAY.

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.

BUILDING WATERPROOFING NOTE:

PROPER WATERPROOFING FOR THE FACE OF THE PROPOSED DWELLINGS FACING THE BIOTRETENTION FACILITIES IS TO BE PROVIDED AT FINAL SITE PLAN.

PRETREATMENT NOTE:

GUTTER GUARDS ARE TO BE INSTALLED ON DOWNSPOUTS DIRECTED TO THE BIOTRETENTIONS TO SATISFY THE PRETREATMENT REQUIREMENT.

HVAC NOTE:

HVAC UNITS ARE TO BE LOCATED ON THE UPPER ROOF AND ARE TO BE SCREENED BY A SMALL WALL. SEE THE ARCHITECTURAL SHEETS FOR MORE INFORMATION.

PARKING ACCESS NOTE:

PER SECTION 7-1600(F)(a)(ii) OF THE ZONING ORDINANCE, SINCE PERMEABLE PAVEMENT AND LANDSCAPING IS PROVIDED ALONG THE PROPOSED DRIVE AISLE, THE PARKING COVERAGE IN THE REAR IS ACCEPTABLE WITH PLANNING COMMISSION APPROVAL, SEE THE REQUESTED APPLICATIONS AND MODIFICATIONS ON THE COVER SHEET.

STREET LIGHT NOTE:

ALL EXISTING STREET LIGHTS ARE TO BE CONVERTED TO LED ALONG THE FRONTAGE OF THE SITE, SEE THE LIGHTING PLAN PROVIDED ON SHEET L3.01 FOR MORE INFORMATION.

YARD PARKING REQUIREMENTS

REQUIRED YARD AREA	YARD AREA (SQ. FT.)	PARKING AREA (SQ. FT.)	ALLOWABLE RATIO	PARKING RATIO PROPOSED
REAR YARD	5,735	4,309	50%	75%

*NO PROPOSED PARKING IN ANY OTHER REQUIRED YARDS

STREET PAVEMENT RESTORATION NOTE:

THE ROAD SHALL BE REPAVED (MILLED AND OVERLAYED) FROM CURB AND GUTTER LINE TO CURB AND GUTTER LINE DUE TO THE AMOUNT OF PROPOSED UTILITY CUTS IN THE IN THE ROADWAY. BACKFILL MATERIAL SHALL BE COMPACTED TO NO LESS THAN 95% COMPACTION.

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

APPROVED
SPECIAL USE PERMIT NO. 2022-00004

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

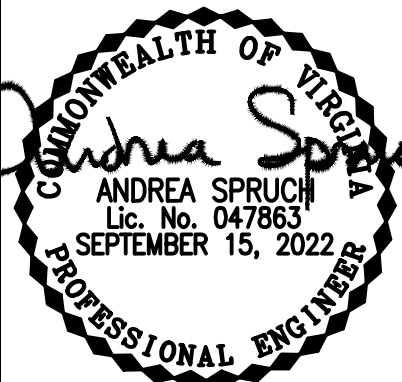
DATE RECORDED

INSTRUMENT NO.

DEED BOOK NO.

DATE

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



DEVELOPMENT SPECIAL USE PERMIT
EDGEWOOD TOWNS
6336 STEVENSON AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

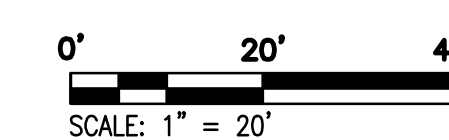
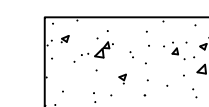
DESIGN: TSM
CHECKED: ACS
SCALE: 1" = 20'
DATE: SEPT 2022

PRELIMINARY
PLAN

SHEET **04** OF **15**

FILE: **21-52**

PERMITTED:	<u>150.0 FEET</u>	EXISTING:	<u>20.0 FEET</u>
PROPOSED:	<u>LOT 501: 45.00 FEET</u>		<u>LOT 502: 45.00 FEET</u>
	<u>LOT 503: 45.00 FEET</u>		<u>LOT 504: 45.00 FEET</u>
	<u>LOT 505: 45.00 FEET</u>		<u>LOT 506: 45.00 FEET</u>
	<u>LOT 507: 45.00 FEET</u>		



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA. © 2022 R.C. FIELDS & ASSOCIATES, INC.

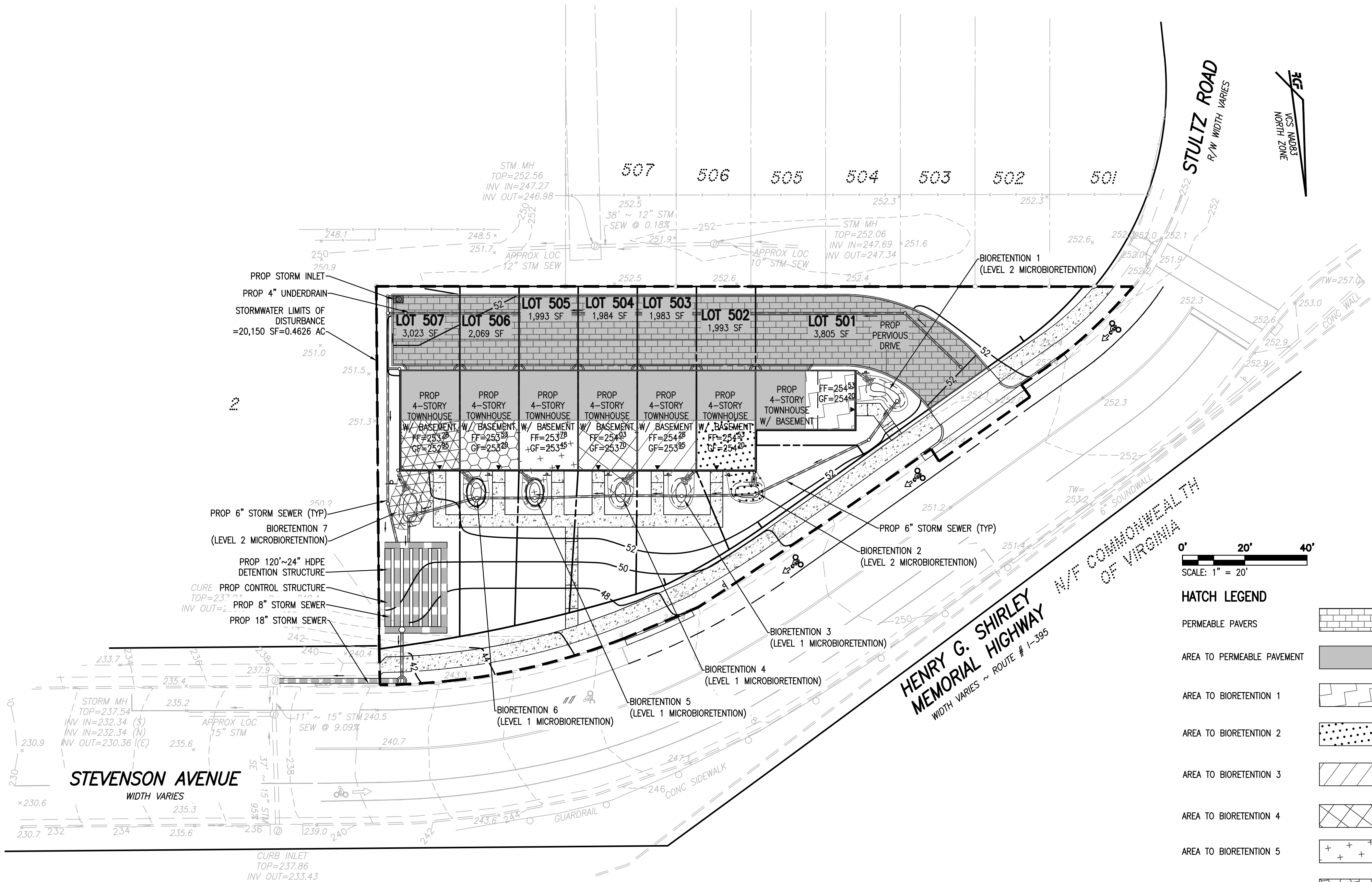
OF _____
INSTRUMENT NO. _____ DEED BOOK NO. _____

DATE	REVISION
------	----------

SHEET 05 OF 15

FILE: 21-52

COMMONWEALTH OF VIRGINIA
Andrea Spruch
 ANDREA SPRUCH
 Lic. No. 047863
 SEPTEMBER 15, 2022
 PROFESSIONAL ENGINEER



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

PRE-DEVELOPMENT CONDITIONS:
THIS 0.39 ACRE PARCEL IS LOCATED IN THE BACKLICK RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF AN EXISTING DWELLING, DRIVEWAY, RETAINING WALL AND VEGETATED AREAS. RUNOFF FROM THE ENTIRE PARCEL DRAINS IN A SOUTHEASTERLY DIRECTION TO THE STEVENSON AVENUE RIGHT-OF-WAY WHERE IT IS COLLECTED BY EXISTING CURB INLETS. RUNOFF IS THEN CONVEYED IN A SOUTHEASTERLY DIRECTION WHERE IT EVENTUALLY OUTFALLS TO BACKLICK RUN.

POST-DEVELOPMENT CONDITIONS:
THIS PROJECT PROPOSES THE CONSTRUCTION OF MULTIPLE TOWNHOUSE DWELLINGS AND ASSOCIATED SITE IMPROVEMENTS. RUNOFF FOR THE ENTIRE SITE WILL CONTINUE TO DRAIN TO THE STEVENSON AVENUE RIGHT-OF-WAY AS IN EXISTING CONDITIONS. RUNOFF IS THEN CONVEYED THROUGH THE EXISTING STORM SEWER SYSTEM WHERE IT EVENTUALLY OUTFALLS TO BACKLICK RUN.

CONCLUSION
DUE TO AN OVERALL INCREASE OF SITE IMPERVIOUS AREA, THE SITE RELEASES A POST-DEVELOPMENT PEAK RATE OF RUNOFF FOR THE 2 AND 10-YEAR, 24-HOUR STORM EVENT THAT IS GREATER THAN PRE-DEVELOPMENT CONDITIONS (SEE COMPUTATIONS PROVIDED ON THIS SHEET); THEREFORE, DETENTION IS REQUIRED ONSITE. WITH THE DETENTION STRUCTURE, THE SITE RELEASES A POST-DEVELOPMENT PEAK RATE FOR THE 2 AND 10-YEAR, 24-HOUR STORM EVENTS THAT IS LOWER THAN THE PRE-DEVELOPMENT PEAK FLOW RATE. DUE TO THERE BEING NO INCREASE IN SHEETFLOW LEAVING THE SUBJECT PARCEL, THE DECREASE IN PEAK RUNOFF DURING THE PEAK 2- AND 10-YEAR, 24 HOUR STORM EVENT, AND THE SMALL PORTION OF RUNOFF THAT EXISTS THE SITE VIA SHEET FLOW HAVING NO ADVERSE IMPACT ON DOWN GRADIENT PROPERTIES OR RESOURCES, 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 = 20,150 SQ.FT. OR 0.46 ACRES
EXISTING IMPERVIOUS AREA = 4,304 SQ.FT. OR 0.10 ACRES (WITHIN STORMWATER LIMITS OF ANALYSIS)
PROPOSED IMPERVIOUS AREA = 11,275 SQ.FT. OR 0.26 ACRES (WITHIN STORMWATER LIMITS OF ANALYSIS)

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 = $(0.10 \times 98 + 0.36 \times 80) \div 0.46 = 84$
CN POST-DEVELOPMENT = $(0.26 \times 98 + 0.20 \times 80) \div 0.46 = 90$
CN POST-DEVELOPMENT FROM VRRM = 88
- III. PRE-DEVELOPMENT PEAK DISCHARGES: ($T_c = 5$ MINS.)
PEAK Q_2 PRE-DEVELOPMENT = 0.94 CFS
PEAK Q_{10} PRE-DEVELOPMENT = 1.88 CFS
- IV. POST-DEVELOPMENT PEAK DISCHARGES ($T_c = 5$ MINS.)
PEAK Q_2 POST-DEVELOPMENT = 1.18 CFS
PEAK Q_{10} POST-DEVELOPMENT = 2.13 CFS
- Q_2 INCREASE = 0.24 CFS
 Q_{10} INCREASE = 0.25 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 ONSITE BMPs (PERMEABLE PAVERS, AND BIORETENTION) AND THE PROPOSED DETENTION STRUCTURE.

- V. POST-DEVELOPMENT PEAK DISCHARGES W/ DETENTION ($T_c = 5$ MINS.)
PEAK Q_2 POST-DEVELOPMENT W/ DETENTION = 0.89 CFS
PEAK Q_{10} POST-DEVELOPMENT W/ DETENTION = 1.81 CFS

Q_2 DECREASE = 0.05 CFS
 Q_{10} DECREASE = 0.07 CFS

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
PROJECT AREA	0.23 AC	0.16 AC	0.39 AC
ON-SITE TREATED	0.20 AC	0.02 AC	0.22 AC
OFF-SITE TREATED	0.00 AC	0.00 AC	0.00 AC
TOTAL TREATED	0.20 AC	0.02 AC	0.22 AC
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.22 AC

WATER QUALITY VOLUME DEFAULT:
PROPOSED IMPERVIOUS: 0.23 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: $1,815 \times 0.23 = 417$ CU. FT. WQV REQUIRED

WATER TREATMENT ON-SITE			
BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
BIORETENTION FACILITIES	0.07	0.05	25%
PERMEABLE PAVERS	0.15	0.15	25%

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 417 CU. FT.
WATER QUALITY VOLUME TREATED = $1,815 \times 0.20 = 363$ CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 87.1%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? BACKLICK RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? CAMERON RUN

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.

APPROVED
SPECIAL USE PERMIT NO. 2022-00004

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 Washington Street, Suite 220
Alexandria, Virginia 22314

(703) 549-6422

www.rcfields.com



DEVELOPMENT SPECIAL USE PERMIT

EDGEWOOD TOWNS

6336 STEVENSON AVENUE

CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: TSM
CHECKED: ACS
SCALE: 1" = 20'
DATE: SEPT 2022

STORMWATER
MANAGEMENT
PLAN

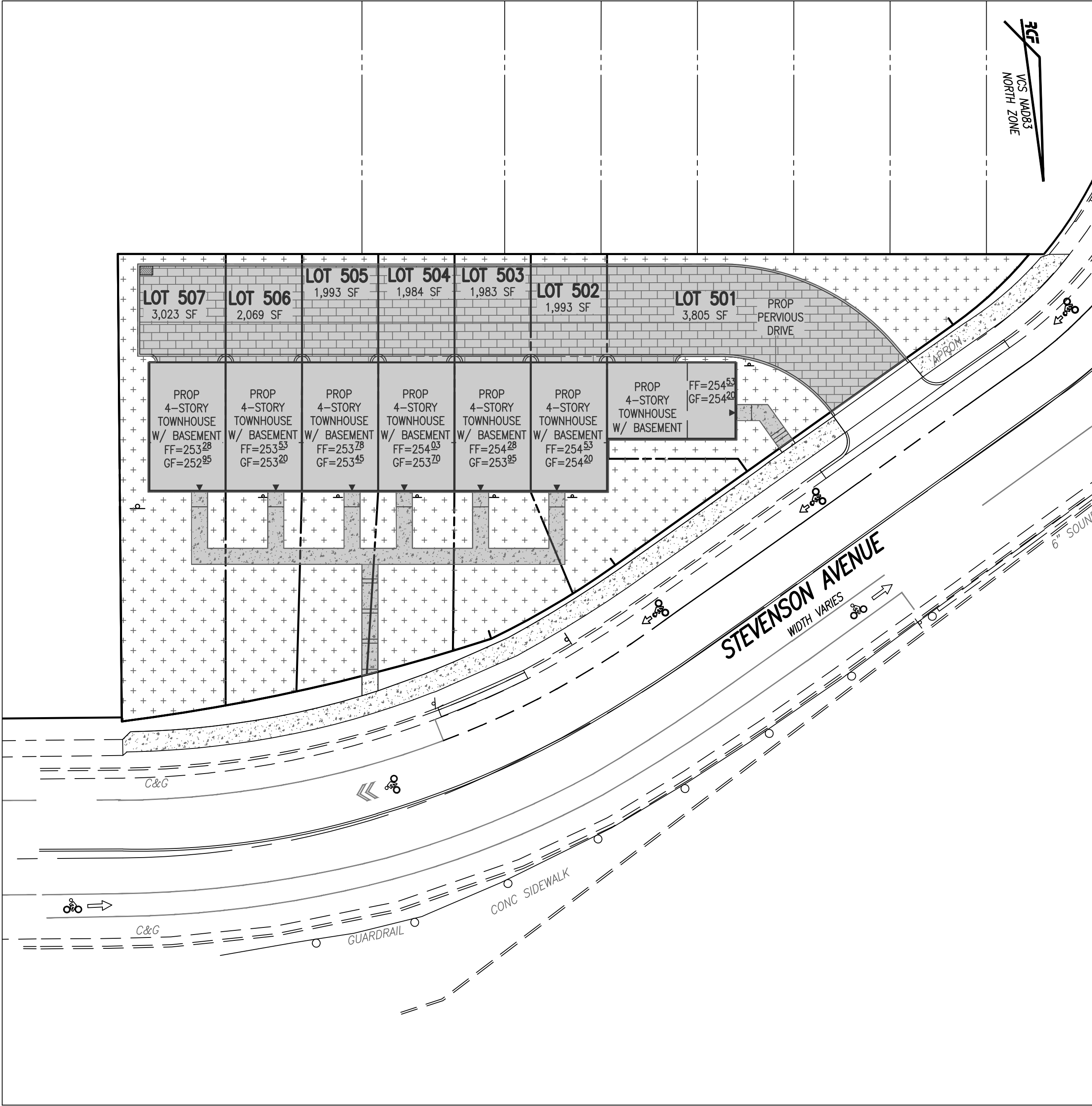
SHEET 06 OF 15

FILE: 21-52



EXISTING IMPERVIOUS AREA MAP
SCALE: 1" = 20'

- LEGEND:
- EXISTING ONSITE IMPERVIOUS AREA = 3,016 SF = 0.0692 AC
 - + + + — EXISTING ONSITE PERVIOUS AREA = 13,834 SF = 0.3176 AC



PROPOSED IMPERVIOUS AREA MAP
SCALE: 1" = 20'

- LEGEND:
- PROPOSED ONSITE IMPERVIOUS AREA = 9,758 SF = 0.2240 AC
 - + + + — PROPOSED ONSITE PERVIOUS AREA = 7,092 SF = 0.1628 AC

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.

APPROVED
SPECIAL USE PERMIT NO. 2022-00004

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 _____

DEVELOPMENT SPECIAL USE PERMIT
EDGEWOOD TOWNS
6336 STEVENSON AVENUE
CITY OF ALEXANDRIA, VIRGINIA

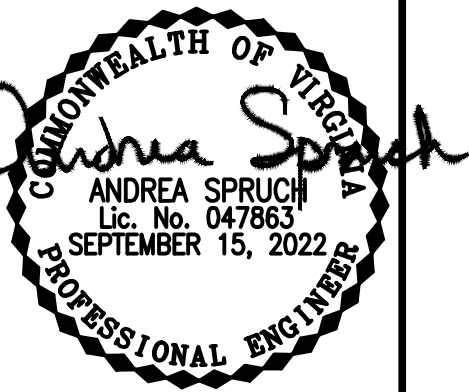
DATE	REVISION

DESIGN: TSM
CHECKED: ACS
SCALE: 1" = 20'
DATE: SEPT 2022

IMPERVIOUS
AREA PLAN

SHEET 07 OF 15
FILE: 21-52

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



I:\2021\2102\DWG\ELV\Preliminary Set\008_STORMWATER QUALITY COMPUTATIONS.dwg
Pc, Sep 16, 2022 - 11:05:00am

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

2011 BMP Standards and Specifications

2013 Draft BMP Standards and Specifications

Project Name:Stevenson Townhouses

Date:12/1/2021

CLEAR ALL
(Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →0.46

Maximum reduction required:10%

The site's net increase in impervious cover (acres) is:0.16

Post-Development TP Load Reduction for Site (lb/yr):0.31

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, protected forest/open space or reforested					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be				0.36	0.36
Impervious Cover (acres)				0.10	0.10
					0.46

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be				0.20	0.20
Impervious Cover (acres)				0.26	0.26
Area Check	OK.	OK.	OK.	OK.	0.46

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)	1.85
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)	0.36	0.20
Weighted Rv(turf)	0.25	0.25
% Managed Turf	78%	67%
Impervious Cover (acres)	0.10	0.10
Rv(impervious)	0.95	0.95
% Impervious	22%	33%
Total Site Area (acres)	0.46	0.30
Site Rv	0.40	0.48

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0154	0.0121
Pre-ReDevelopment Treatment Volume (cubic feet)	672	526
Pre-ReDevelopment TP Load (lb/yr)	0.42	0.33
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.92	1.10
Baseline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-redevelopment area excluding previous land proposed for new impervious cover)		0.12

Final Post-Development Treatment Volume (acre-ft)

0.0248

Final Post-Development Treatment Volume (cubic feet)

1,078

Final Post-Development TP Load (lb/yr)

0.68

Final Post-Development TP Load per acre (lb/acre/yr)

1.47

Max. Reduction Required (Below Pre-ReDevelopment Load)

10%

TP Load Reduction Required for New Impervious Area (lb/yr)

0.03

TP Load Reduction Required for New Impervious Area (lb/yr)

0.28

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)	0.20
Weighted Rv (turf)	0.25
% Managed Turf	43%
Impervious Cover (acres)	0.26
Rv(impervious)	0.95
% Impervious	57%
Final Site Area (acres)	0.46
Final Post Dev Site Rv	0.65

Treatment Volume and Nutrient Load

Post-ReDevelopment Treatment Volume (acre-ft)	0.0121	Post-Development Treatment Volume (acre-ft)	0.0127
Post-ReDevelopment Treatment Volume (cubic feet)	526	Post-Development Treatment Volume (cubic feet)	552
Post-ReDevelopment Load (TP) (lb/yr)*	0.33	Post-Development TP Load (lb/yr)	0.35
Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.10		

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.31
------------------------------------	------

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	3.02	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	4.85
-----------------------------------	------	--	------

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.20	0.20	0.25
Impervious Cover (acres)				0.26	0.26	0.95
Total					0.46	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)0.68

Post Development Treatment Volume in D.A. A (ft³)1,078

--Select from dropdown lists--

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
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45		0.15	0	233	285	517	25	0.00	0.32	0.19	0.13	None
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.01	0.03	0	45	68	113	25	0.00	0.07	0.04	0.03	None
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80	0.01	0.02	0	62	16	78	50	0.00	0.05	0.04	0.00	None

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.26	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.20	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.20	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.02	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³)1,078

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)	340	0	0	0	0	340
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.68	0.00	0.00	0.00	0.00	0.68
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.27	0.00	0.00	0.00	0.00	0.27
TP LOAD REMAINING (lb/yr)	0.40	0.00	0.00	0.00	0.00	0.40
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.01	0.00	0.00	0.00	0.00	2.01

Total Phosphorus	
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.68
TP LOAD REDUCTION REQUIRED (lb/yr)	0.31
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.27
TP LOAD REMAINING (lb/yr):	0.40
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.04

Total Nitrogen (For Information Purposes)	
POST-DEVELOPMENT LOAD (lb/yr)	4.85
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.01
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	2.84

NUTRIENT CREDIT AVAILABILITY LETTER:

Eco-Cap

March 4, 2022

Terry Morris
RC Fields

Eco-Cap, LLC - Harris Nutrient Bank - Availability Letter

Project Reference: 6336 Stevenson Avenue, Alexandria, VA 22304

This letter is to confirm the availability of Nutrient Credits sufficient to meet your project requirements at the Harris Nutrient Bank located in the Westmoreland County, Virginia Hydrologic Unit Code 02070011. The Harris Nutrient Bank received approval and release from the Virginia Department of Environmental Quality on June 14th, 2019 with a release of 28.24 lbs. The nutrient reductions resulting from this activity will generate nonpoint source Nutrient "Credits" which are transferable to those entities requiring nutrient reductions in accordance with the Chesapeake Bay Watershed Nutrient Credit Exchange Program (VA Code § 62.1-44, 19:14) and the Virginia Stormwater Credit Program (VA Code § 62.1-44, 15:35).

The Harris facility has **2.40** Credits available and will be able to meet your removal requirement of approximately **0.04** Credits.

Feel free to contact me if you require further assistance.

Casey J. Jensen
Casey J. Jensen
President
Eco-Cap, LLC
Manager
Harris Nutrient Bank

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.
© 2022 R.C. FIELDS & ASSOCIATES, INC.

APPROVED

SPECIAL USE PERMIT NO. 2022-00004

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

RC FIELDS & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING

700 Washington Street, Suite 220
Alexandria, Virginia 22314

(703) 549-6422

COMMONWEALTH OF VIRGINIA

ANDREA SPRUCH
Lic. No. 047863
SEPTEMBER 15, 2022

PROFESSIONAL ENGINEER

DEVELOPMENT SPECIAL USE PERMIT

EDGEWOOD TOWNS

6336 STEVENSON AVENUE

CITY OF ALEXANDRIA, VIRGINIA

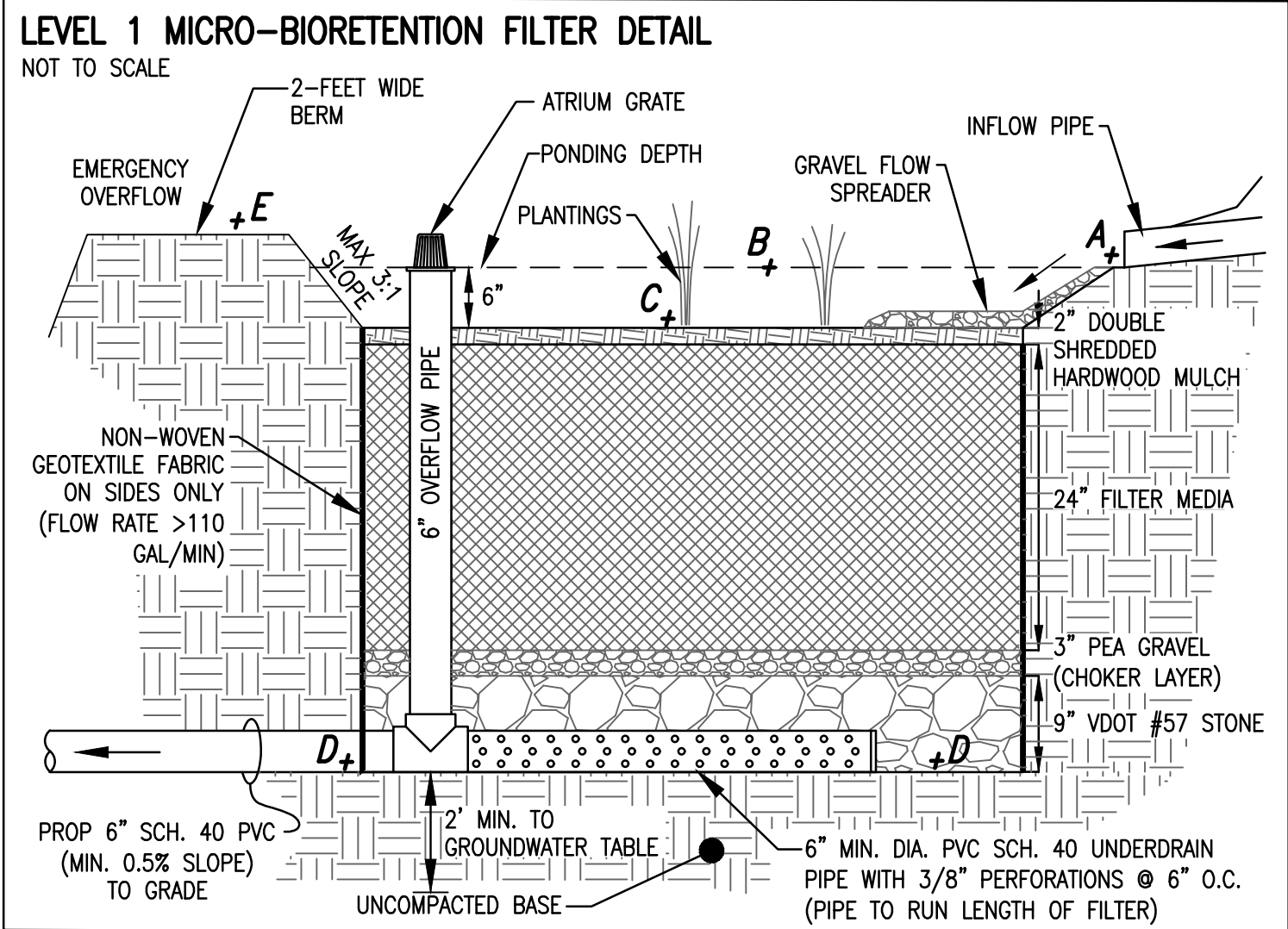
DATE	REVISION

DESIGN: TSM
CHECKED: ACS
SCALE: NO SCALE
DATE: SEPT 2022

STORMWATER
QUALITY
COMPUTATIONS

SHEET 08 OF 15
FILE: 21-52

8



PRETREATMENT NOTE:
 GUTTER GUARDS ARE TO BE INSTALLED ON DOWNSPOUTS DIRECTED TO THE BIORETENTIONS TO SATISFY THE PRETREATMENT REQUIREMENT.

WATER QUALITY VOLUME CALCULATIONS:

PROPOSED BIORETENTION #3:
 TOTAL AREA TO BMP = 395 SQ.FT.
 IMPERVIOUS AREA TO BMP = 304 SQ.FT. ("R_v" = 0.95)
 PERVIOUS AREA TO BMP = 91 SQ.FT. ("R_v" = 0.25)

WATER QUALITY VOLUME REQUIRED:

$T_v = (1.00)(RV)(A)/12$
 WHERE:
 A = AREA TO FACILITY (395 SF)
 R_v = COMPOSITE RUNOFF COEFFICIENT
 $R_v = [(0.25*91)+(0.95*304)] = 0.79$
 $T_v = (1.00)(0.79)(395)/12 = 26.0 \text{ FT}^3$

WATER QUALITY VOLUME PROVIDED:

$V = SA[D_p + (D_{fm})(N_{fm}) + (D_g)(N_g)]$
 WHERE:
 V = VOLUME
 SA = SURFACE AREA (20 SQ. FT.)
 D_p = PONDING DEPTH (6")
 D_{fm} = DEPTH OF FILTER MEDIA (24")
 N_{fm} = VOID RATIO OF FILTER MEDIA (0.25)
 D_g = DEPTH OF GRAVEL BED (12")
 N_g = VOID RATIO OF GRAVEL BED (0.40)

$V = 20[0.5 + (2.0)(0.25) + (1.0)(0.40)] = 28.0 \text{ FT}^3$

REQUIRED: 26.0 CU.FT.
PROVIDED: 28.0 CU.FT.

PROPOSED BIORETENTION #4:
 TOTAL AREA TO BMP = 395 SQ.FT.
 IMPERVIOUS AREA TO BMP = 304 SQ.FT. ("R_v" = 0.95)
 PERVIOUS AREA TO BMP = 91 SQ.FT. ("R_v" = 0.25)

WATER QUALITY VOLUME REQUIRED:

$T_v = (1.00)(RV)(A)/12$
 WHERE:
 A = AREA TO FACILITY (395 SF)
 R_v = COMPOSITE RUNOFF COEFFICIENT
 $R_v = [(0.25*91)+(0.95*304)] = 0.79$
 $T_v = (1.00)(0.79)(395)/12 = 26.0 \text{ FT}^3$

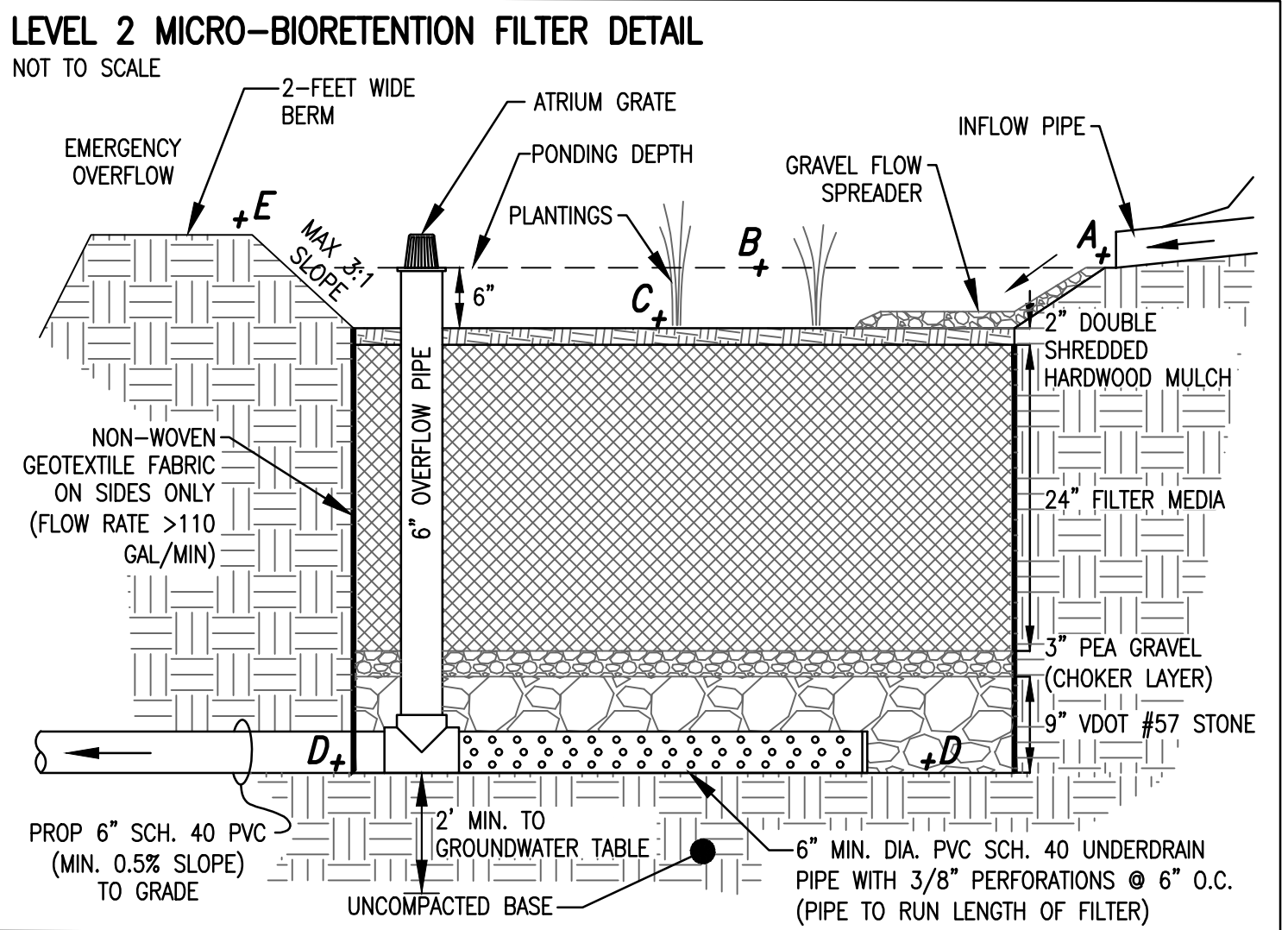
WATER QUALITY VOLUME PROVIDED:

$V = SA[D_p + (D_{fm})(N_{fm}) + (D_g)(N_g)]$
 WHERE:
 V = VOLUME
 SA = SURFACE AREA (20 SQ. FT.)
 D_p = PONDING DEPTH (6")
 D_{fm} = DEPTH OF FILTER MEDIA (24")
 N_{fm} = VOID RATIO OF FILTER MEDIA (0.25)
 D_g = DEPTH OF GRAVEL BED (12")
 N_g = VOID RATIO OF GRAVEL BED (0.40)

$V = 20[0.5 + (2.0)(0.25) + (1.0)(0.40)] = 28.0 \text{ FT}^3$

REQUIRED: 26.0 CU.FT.
PROVIDED: 28.0 CU.FT.

BIORETENTION	SQ.FT. OF SURFACE AREA	ELEVATIONS					LATITUDE	LONGITUDE
		A	B	C	D	E		
3	20.0	53.03	53.03	52.53	49.36	53.20	38.8130942	-77.1430498
4	20.0	52.78	52.78	52.28	49.08	52.95	38.8131028	-77.1428803
5	20.0	54.14	52.14	51.64	48.47	52.31	38.8131012	-77.1427416
6	20.0	51.96	51.96	51.46	48.29	52.13	38.8130856	-77.1425945



PRETREATMENT NOTE:
 GUTTER GUARDS ARE TO BE INSTALLED ON DOWNSPOUTS DIRECTED TO THE BIORETENTIONS TO SATISFY THE PRETREATMENT REQUIREMENT.

WATER QUALITY VOLUME CALCULATIONS:

PROPOSED BIORETENTION #1:
 TOTAL AREA TO BMP = 442 SQ.FT.
 IMPERVIOUS AREA TO BMP = 304 SQ.FT. ("R_v" = 0.95)
 PERVIOUS AREA TO BMP = 138 SQ.FT. ("R_v" = 0.25)

WATER QUALITY VOLUME REQUIRED:

$T_v = (1.25)(RV)(A)/12$
 WHERE:
 A = AREA TO FACILITY (442 SF)
 R_v = COMPOSITE RUNOFF COEFFICIENT
 $R_v = [(0.25*138)+(0.95*304)] = 0.73$
 $T_v = (1.25)(0.73)(442)/12 = 33.7 \text{ FT}^3$

WATER QUALITY VOLUME PROVIDED:

$V = SA[D_p + (D_{fm})(N_{fm}) + (D_g)(N_g)]$
 WHERE:
 V = VOLUME
 SA = SURFACE AREA (25 SQ. FT.)
 D_p = PONDING DEPTH (6")
 D_{fm} = DEPTH OF FILTER MEDIA (24")
 N_{fm} = VOID RATIO OF FILTER MEDIA (0.25)
 D_g = DEPTH OF GRAVEL BED (12")
 N_g = VOID RATIO OF GRAVEL BED (0.40)

$V = 25[0.5 + (2.0)(0.25) + (1.0)(0.40)] = 35.0 \text{ FT}^3$

REQUIRED: 33.7 CU.FT.
PROVIDED: 35.0 CU.FT.

PROPOSED BIORETENTION #2:
 TOTAL AREA TO BMP = 414 SQ.FT.
 IMPERVIOUS AREA TO BMP = 304 SQ.FT. ("R_v" = 0.95)
 PERVIOUS AREA TO BMP = 110 SQ.FT. ("R_v" = 0.25)

WATER QUALITY VOLUME REQUIRED:

$T_v = (1.25)(RV)(A)/12$
 WHERE:
 A = AREA TO FACILITY (414 SF)
 R_v = COMPOSITE RUNOFF COEFFICIENT
 $R_v = [(0.25*114)+(0.95*304)] = 0.77$
 $T_v = (1.25)(0.77)(414)/12 = 33.2 \text{ FT}^3$

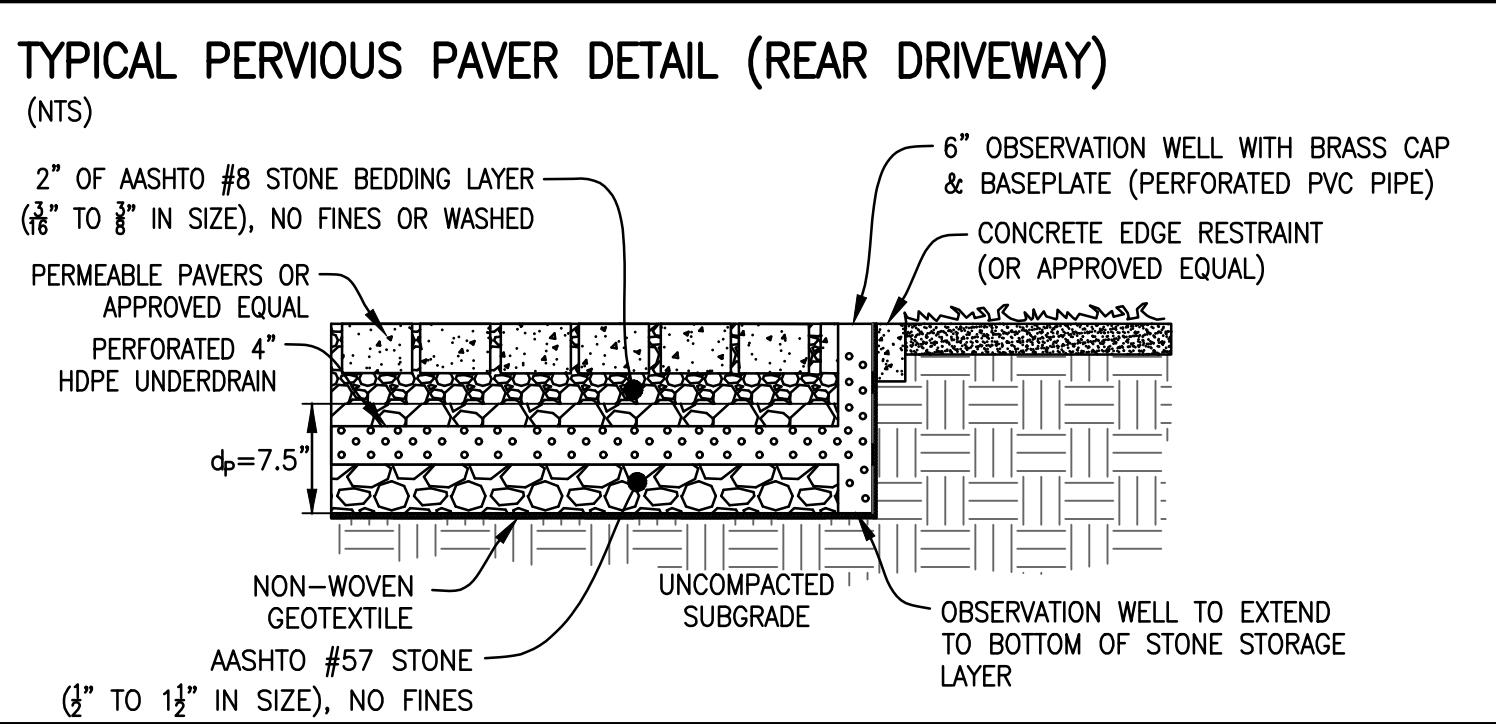
WATER QUALITY VOLUME PROVIDED:

$V = SA[D_p + (D_{fm})(N_{fm}) + (D_g)(N_g)]$
 WHERE:
 V = VOLUME
 SA = SURFACE AREA (25 SQ. FT.)
 D_p = PONDING DEPTH (6")
 D_{fm} = DEPTH OF FILTER MEDIA (24")
 N_{fm} = VOID RATIO OF FILTER MEDIA (0.25)
 D_g = DEPTH OF GRAVEL BED (12")
 N_g = VOID RATIO OF GRAVEL BED (0.40)

$V = 25[0.5 + (2.0)(0.25) + (1.0)(0.40)] = 35.0 \text{ FT}^3$

REQUIRED: 33.2 CU.FT.
PROVIDED: 35.0 CU.FT.

BIORETENTION	SQ.FT. OF SURFACE AREA	ELEVATIONS					LATITUDE	LONGITUDE
		A	B	C	D	E		
1	25.0	53.25	53.25	52.75	49.58	53.42	38.8130984	-77.1432323
2	25.0	53.08	53.08	52.58	49.41	53.25	38.8130735	-77.1424923
7	35.0	51.50	51.50	51.00	47.83	51.67	38.8130735	-77.1424923



AREA TO PAVERS CALCULATION (REAR DRIVEWAY):

MAXIMUM RATIO OF TOTAL AREA TO PAVERS TO AREA OF PAVERS: 2.5
 A(C) = AREA TO PAVERS
 A(P) = AREA OF PAVERS
 A(C) = 6,350 SF
 A(P) = 2,847 SF

A(C)/A(P) = 2.2

ACCORDING TO VA DEQ STORMWATER DESIGN SPECIFICATION #7, SECTION 5, SINCE THE AREA BEING DIRECTED TO THE PROPOSED PERVIOUS PAVERS LESS THAN 2.5 TIMES THE SQUARE FOOTAGE OF PAVERS, THE PAVERS ARE ADEQUATE FOR TREATMENT.

WATER QUALITY VOLUME CALCULATIONS:

WATER QUALITY VOLUME REQUIRED:

$T_v = (R_v)(A)/12$
 WHERE:
 T_v = TREATMENT VOLUME (FT³)
 R_v = COMPOSITE RUNOFF COEFFICIENT
 A = AREA TO FACILITY (SF)

DEPTH OF RESERVOIR LAYER:

$d_r = \frac{(d_r R) + P - (i/2)t_d}{V_r}$

$d_{r-max} = \frac{(i/2)t_d}{V_r}$

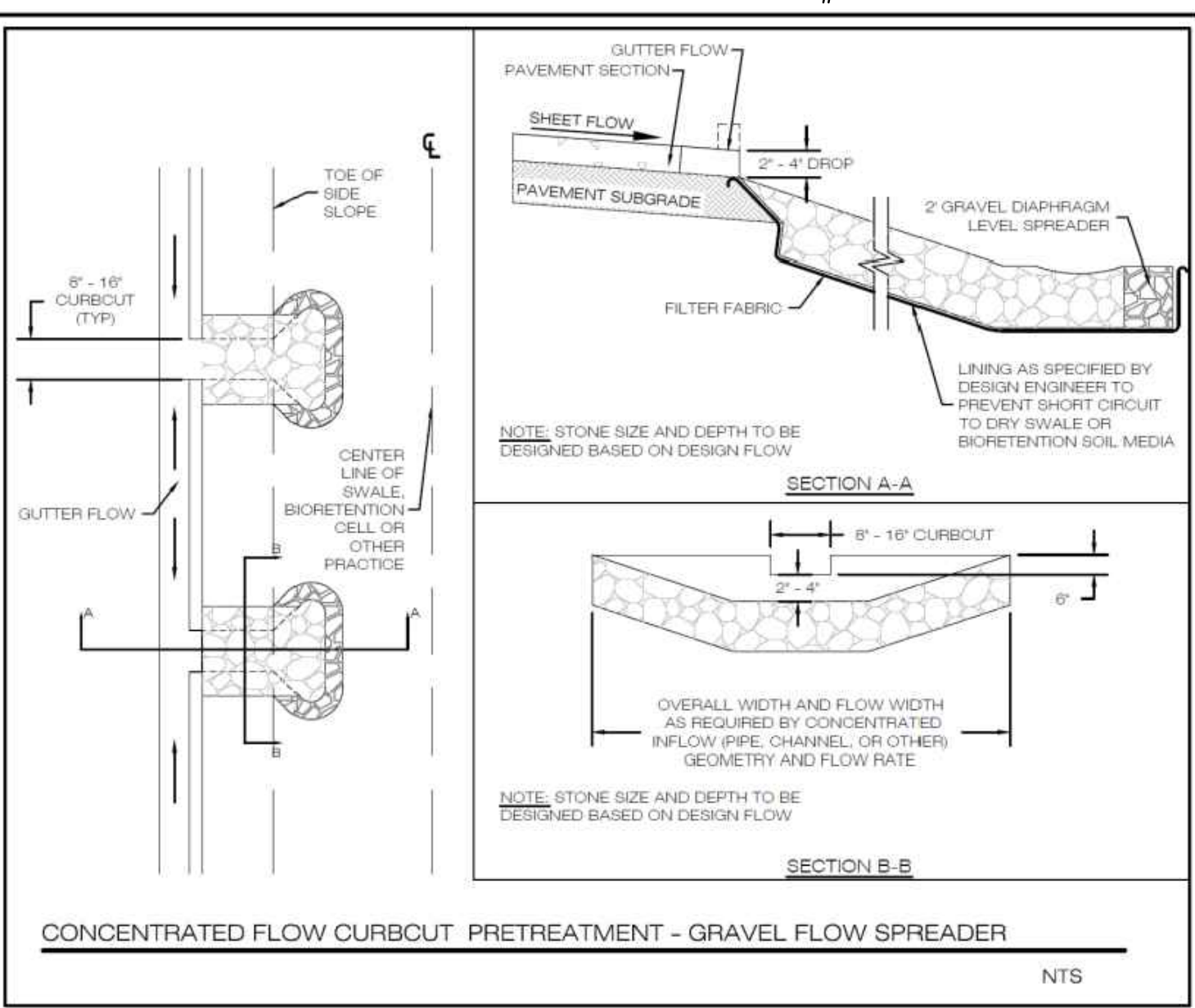
WHERE:

d_r = DEPTH OF RESERVOIR LAYER (FT)
 d_r = DEPTH OF RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA FOR THE TREATMENT VOLUME (T_v/A_c)
 R = RATIO OF CONTRIBUTING DRAINAGE AREA (A_c) TO PERMEABLE PAVEMENT SURFACE AREA (A_p) [A_c/A_p]
 P = RAINFALL DEPTH (0.083 FT)
 i = INFILTRATION RATE (ASSUME 0.5 FT/DAY)
 t_d = TIME TO FILL THE RESERVOIR LAYER (0.083 DAY)
 t_d = TIME TO DRAIN THE RESERVOIR LAYER (1 DAY)
 V_r = VOID RATIO OF THE RESERVOIR LAYER (0.4)

R _v	0.95
A _c (SF)	6350.0
A _p (SF)	2847.0
T _v (FT ³)	502.7
d _r (FT)	0.079
R	2.23
P (FT)	0.083
i (FT/DAY)	0.5
t _d (DAY)	0.083
t _d (DAY)	1.0
V _r	0.4
d _r (FT)	0.60
d _{r-max} (FT)	0.63
d _r Provided (FT)	0.63

GRAVEL FLOW SPREADER DETAIL:

REFERENCE: VA DEQ STORMWATER DESIGN SPECIFICATION #9: BIORETENTION



APPROVED
 SPECIAL USE PERMIT NO. 2022-00004

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 _____

DEVELOPMENT SPECIAL USE PERMIT
EDGEWOOD TOWNS
 6336 STEVENSON AVENUE
 CITY OF ALEXANDRIA, VIRGINIA

DATE _____ REVISION _____

DESIGN: TSM
 CHECKED: ACS
 SCALE: NO SCALE
 DATE: SEPT 2022

BMP DETAILS

SHEET **09** OF **15**

FILE: **21-52**

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

COMMONWEALTH OF VIRGINIA
 ANDREA SPRUCH
 Lic. No. 047863
 SEPTEMBER 15, 2022
 PROFESSIONAL ENGINEER

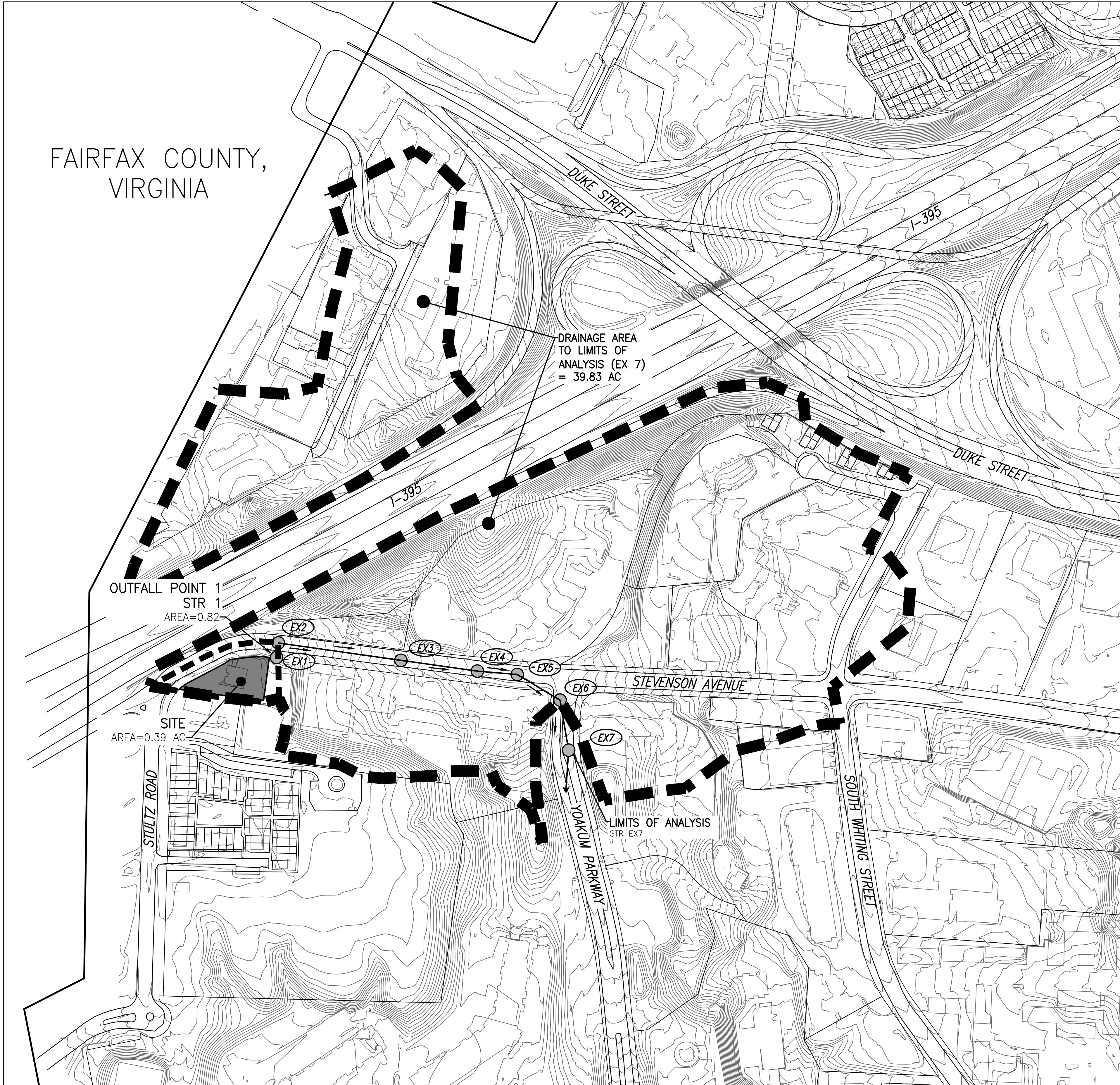
THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

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.
 © 2022 R.C. FIELDS & ASSOCIATES, INC.

FAIRFAX COUNTY,
VIRGINIA



OUTFALL MAP
SCALE: 1" = 150'

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

PRE-DEVELOPMENT CONDITIONS:
THE 0.39 ACRE SITE IS LOCATED IN THE BACKLICK RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF AN EXISTING DWELLING, DRIVEWAY, MULTIPLE RETAINING WALLS, AND VEGETATED AREAS. THIS PROJECT HAS ONE OUTFALL POINT.

OUTFALL #1: A MAJORITY OF THE PROJECT SITE DRAINS VIA NON-CONCENTRATED SHEET FLOW TOWARDS THE STEVENSON AVENUE RIGHT-OF-WAY (OUTFALL #1) BEFORE FLOWING OFF SITE IN A NORTHERLY DIRECTION. THE STORMWATER RUNOFF IS THEN COLLECTED BY THE EXISTING CURB AND GUTTER, DIRECTING RUNOFF TO THE EXISTING CURB INLET WITHIN THE STEVENSON AVENUE RIGHT-OF-WAY AND PIPED IN A GENERALLY EASTERLY DIRECTION VIA THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM BEFORE IT OUTFALLS TO BACKLICK RUN.

THE REMAINDER OF THE PROJECT SITE IS DIRECTED TO THE ADJACENT PROPERTY TO THE EAST. AFTER ENTERING THE NEIGHBORING PROPERTY, THE RUNOFF IS DIRECTED IN A NORTHERLY DIRECTION TOWARDS THE STEVENSON AVENUE RIGHT-OF-WAY. RUNOFF IS QUICKLY COLLECTED BY THE EXISTING CURB AND GUTTER WITHIN THE RIGHT-OF-WAY, EVENTUALLY BEING COLLECTED BY THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM, JOINING THE OTHER FLOW REGIME, AND OUTFALLING TO BACKLICK RUN.

POST-DEVELOPMENT CONDITIONS:
THE REDEVELOPMENT OF THE PROJECT SITE PROPOSES CONSTRUCTION OF SEVEN TOWNHOUSE DWELLINGS WITH A COMMON DRIVE AISLE, AND ASSOCIATED IMPROVEMENTS. OVERALL IMPERVIOUS AREA WILL INCREASE WITH THE PROPOSED CONSTRUCTION; HOWEVER, A PROPOSED DETENTION STRUCTURE AND ONSITE BMPs ARE TO BE USED TO OFFSET THE INCREASE IN RUNOFF AND REMAINING RUNOFF WILL BE DIRECTED TO THE CITY OF ALEXANDRIA STORM SEWER SYSTEM. EXISTING OVERALL DRAINAGE DIVIDES ARE MAINTAINED FROM PRE-DEVELOPMENT CONDITIONS. THE PROJECT SITE HAS ONE PROPOSED CONDITION OUTFALL POINT.

OUTFALL #1: IN POST-DEVELOPMENT CONDITIONS, THE MAJORITY OF ONSITE STORMWATER RUNOFF IS COLLECTED WITHIN AN ONSITE PRIVATE STORM PIPE SYSTEM. THE RUNOFF THEN OUTFALLS VIA PIPE FLOW TO THE EXISTING STORM SEWER SYSTEM LOCATED WITHIN THE STEVENSON AVENUE RIGHT-OF-WAY, WHERE IT CONVERGES WITH THE REMAINDER OF THE RUNOFF THAT EXITS THE SITE VIA SHEET FLOW TO THE SAME CURB INLET (OUTFALL #1). THE STORMWATER THEN FLOWS IN AN EASTERLY DIRECTION VIA THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM BEFORE IT ENTERS EXISTING MANHOLE (EX 6) WITHIN THE INTERSECTION OF STEVENSON AVE AND YOAKUM PKWY. AT THIS POINT, THE FLOW REACHES THE LIMITS OF ANALYSIS WHERE THE SUBJECT SITE CONTRIBUTING DRAINAGE AREA (0.39 AC) IS LESS THAN 1% OF THE TOTAL WATERSHED AREA (39.83 AC) (PER SECTION 13-109F-2(d)(i) OF THE ZONING ORDINANCE).

COMPUTATIONS SHOWN ON THIS SHEET DEMONSTRATE THAT THE EXISTING MANMADE STORMWATER CONVEYANCE SYSTEM IS MINORLY SURCHARGED IN EXISTING CONDITIONS WITHIN THE PIPE THAT FLOWS FROM STRUCTURE EX4-EX5 & EX5-EX6. HOWEVER, THE PEAK FLOW RATE FOR THE 2 AND 10-YEAR, 24-HOUR STORMS WILL BE REDUCED WITH THE PROPOSED DEVELOPMENT THROUGH THE INSTALLATION OF THE PROPOSED DETENTION STRUCTURE AND ONSITE BMPs. THE WATER QUANTITY REQUIREMENTS FOR THIS SITE IS THEREFORE IN COMPLIANCE WITH SECTIONS 13-109F(1)(a)(i) AND 13-109F(2)(b)(ii). SINCE THE SITE DRAINAGE OUTFALLS TO AN EXISTING UNDERSIZED MANMADE STORM SEWER SYSTEM, NO OFFSITE IMPROVEMENTS TO THE SYSTEM ARE REQUIRED DUE TO THE REDUCTION IN THE POST-DEVELOPMENT RUNOFF RATE FOR THE 2-YEAR AND 10-YEAR, 24-HOUR STORM. THE PROJECT'S POST-DEVELOPMENT RUNOFF WILL NOT EXACERBATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS.

10-YR, 24-HR STORM SEWER COMPUTATIONS

STRUCTURE																			
FROM	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)		
EX1	EX2	0.82	0.82	92	5.20	5	3.90	3.90	15	9.26%	0.015	17.78	13.92	10.80	233.34	232.34	1.00		
EX2	EX3	0.33	1.15	92	5.20	5	1.57	5.47	18	8.74%	0.015	28.09	15.27	288.93	230.36	205.11	25.25		
EX3	EX4	2.44	3.59	92	5.20	5	11.59	17.06	18	4.64%	0.015	20.46	11.12	218.04	205.11	195.00	10.11		
EX4	EX5	1.23	4.82	92	5.20	5	5.84	22.90	18	4.29%	0.015	19.68	10.70	103.70	195.00	190.55	4.45		
EX5	EX6	1.67	6.49	92	5.20	5	7.93	30.83	24	1.73%	0.015	26.94	8.24	147.08	190.55	188.00	2.55		
EX6	EX7	33.34	39.83	92	5.20	15	140.99	171.82	96	2.94%	0.013	1632.88	31.21	151.21	188.00	183.55	4.45		

LEGEND:

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

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.
© 2022 R.C. FIELDS & ASSOCIATES, INC.

APPROVED
SPECIAL USE PERMIT NO. 2022-00004

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

DEVELOPMENT SPECIAL USE PERMIT
EDGEWOOD TOWNS
6336 STEVENSON AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: TSM
CHECKED: ACS
SCALE: 1" = 150'
DATE: SEPT 2022

STORM
OUTFALL
ANALYSIS

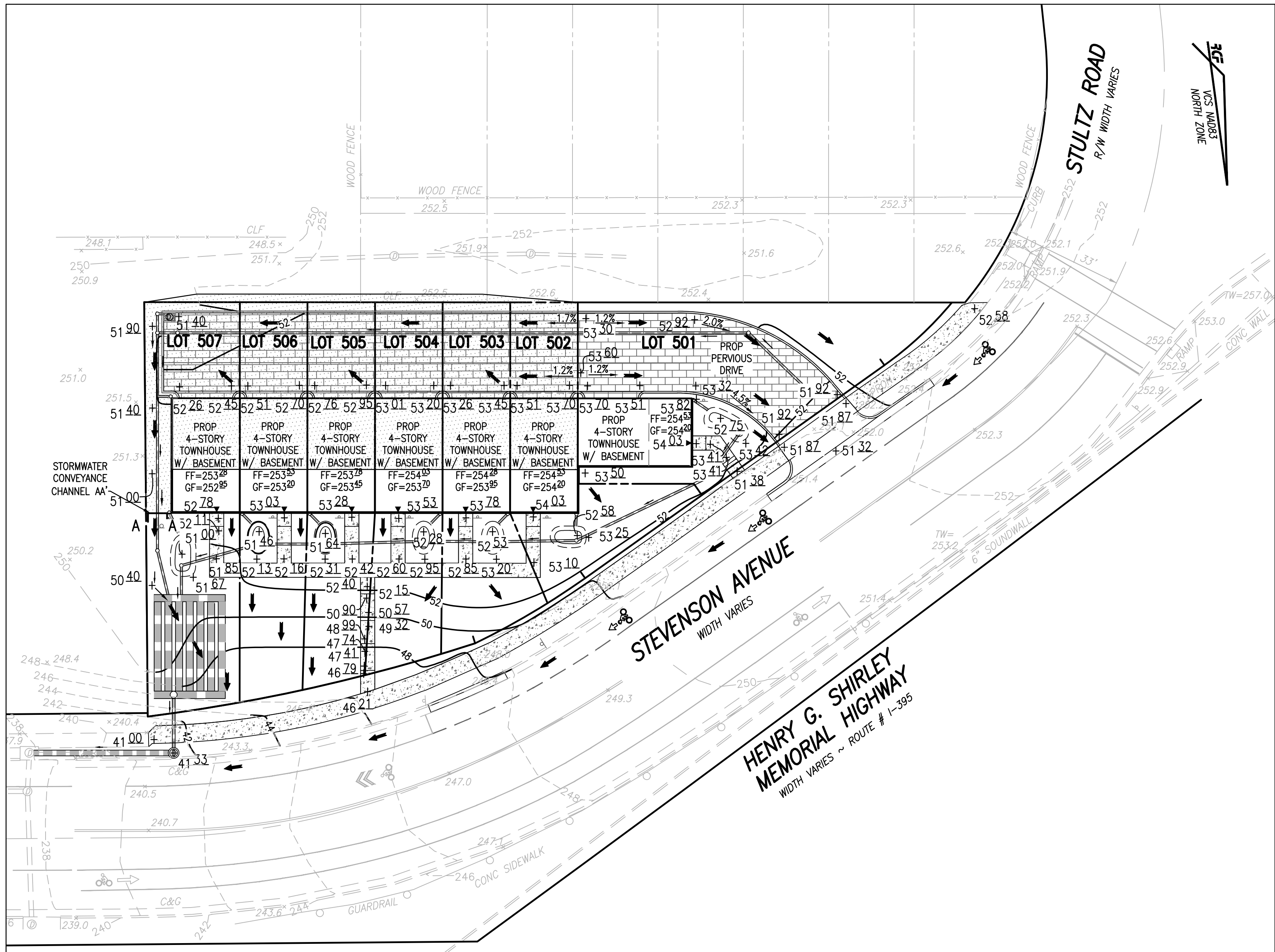
SHEET 10 OF 15

FILE: 21-52

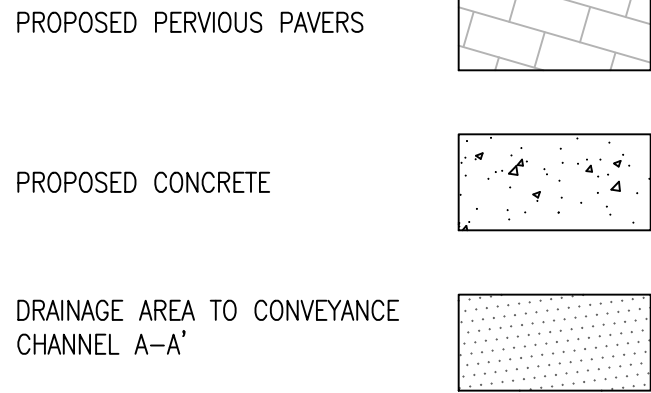
R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 Washington Street, Suite 220
Alexandria, Virginia 22314
(703) 549-6422
www.rcfields.com



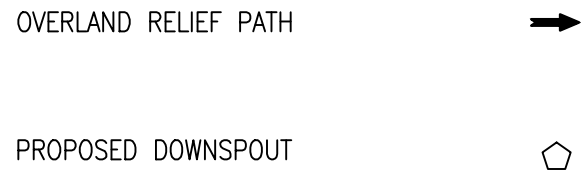
LA:2021\21052\DWG\EDM\Preliminary Set\010A_100-Year Storm Analysis.dwg
Plt, Sep 16, 2022 - 11:09:22am



HATCH LEGEND

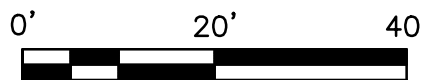


LEGEND



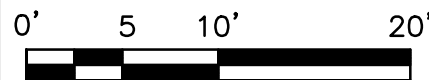
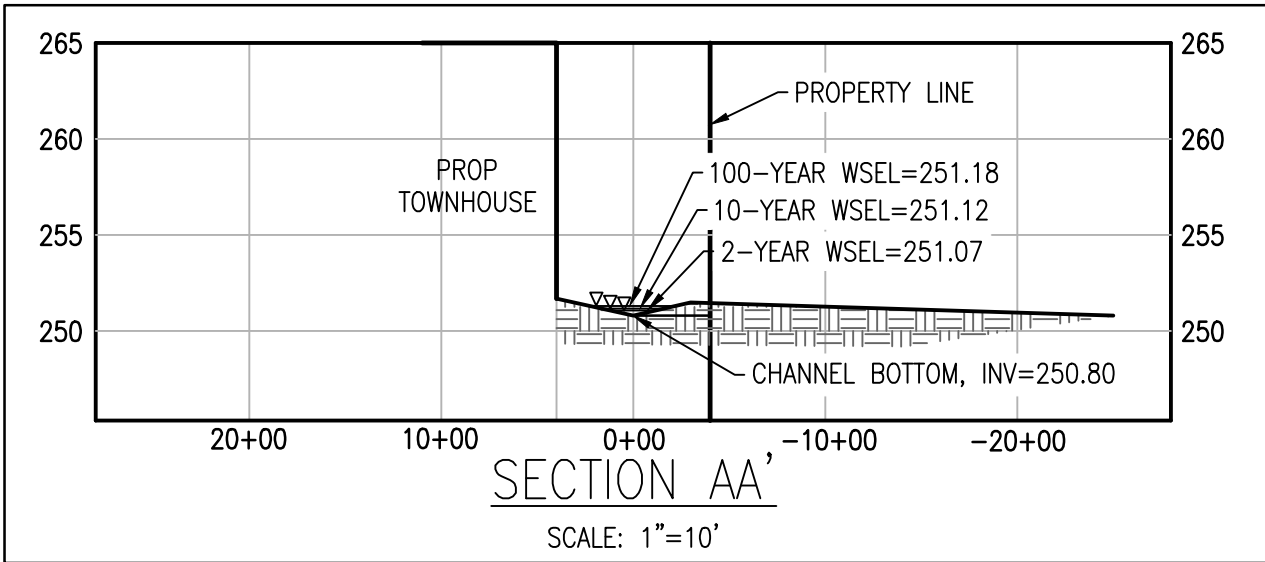
OVERLAND RELIEF PATH

SCALE: 1" = 20'



ONSITE STORMWATER CONVEYANCE CHANNEL COMPUTATIONS (SECTION AA')
(2, 10, & 100-YEAR, 24-HOUR STORM)

CROSS SECTION	DRAINAGE AREA (ACRES)	CURVE NUMBER (CN)	"n"	CHANNEL MATERIAL	CHANNEL SLOPE		BOTTOM WIDTH	LEFT SLOPE	RIGHT SLOPE	CHANNEL DEPTH	RAINFALL DEPTH (2-YR, 24-HR STORM)		Q (2-YR, 24-HR STORM)		2-YEAR CHANNEL DEPTH		2-YEAR VELOCITY		RAINFALL DEPTH (10-YR, 24-HR STORM)		Q (10-YR, 24-HR STORM)		10-YEAR CHANNEL DEPTH		10-YEAR VELOCITY		RAINFALL DEPTH (100-YR, 24-HR STORM)		Q (100-YR, 24-HR STORM)		100-YEAR CHANNEL DEPTH		100-YEAR VELOCITY		MAXIMUM CHANNEL CAPACITY	
					FT/FT			FT	FT/FT	FT	IN	CFS	FT	FPS	IN	CFS	FT	FPS	IN	CFS	FT	FPS	IN	CFS	FT	FPS	IN	CFS	FT	FPS	CFS					
AA'	0.13	96	0.030	GRASS LINED, CLEAN	0.025	N/A	SEE X-SECTION	0.75	3.20	0.39	0.27	1.84	5.20	0.65	0.32	2.08	8.20	0.97	0.38	2.33	9.39															



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.

APPROVED
SPECIAL USE PERMIT NO. 2022-00004

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

DEVELOPMENT SPECIAL USE PERMIT
EDGEWOOD TOWNS
6336 STEVENSON AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: TSM
CHECKED: ACS
SCALE: AS NOTED
DATE: SEPT 2022

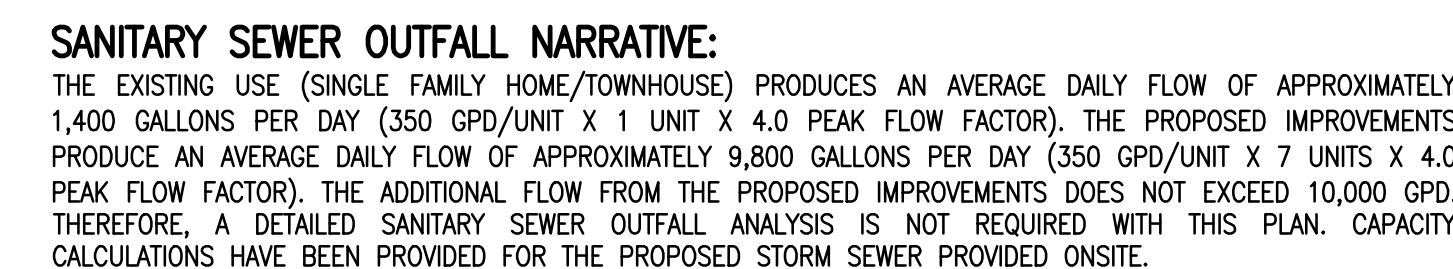
OVERLAND
RELIEF PATH

SHEET 11 OF 15

FILE: 21-52

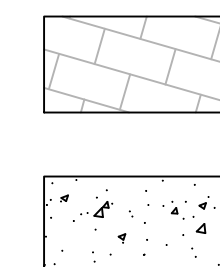
R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfieldsoc.com
(703) 549-6422





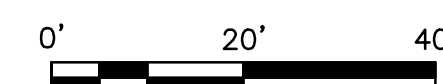
PROPOSED PERVIOUS PAVERS

PROPOSED CONCRETE



HYDRAULIC GRADE LINE COMPUTATIONS

INLET ID		OUTLET WSE	D ₀ (in)	Q ₀	L ₀	S _b	H _f	JUNCTION LOSS											FINAL H (FT)	INLET WSE	RIM ELEV	FREE BOARD	
								V ₀	H ₀	Q _i	V _i	Q _i /V _i	V ^{1/2} _{2g}	H _i	ANGLE	H _d	H _i	1.3 H _i					0.5 H _i
S6		237.29	10	0.015	62.46	0.000000	0.00003	0.03	0.0000035	0.013	1.720	0.02270	0.05	0.02	90	0.032	0.0482383	--	0.0241191	0.024150	237.31	251.00	13.69
CO7 LOT 507 BUILDING	244.60	4	0.002	16.69	0.000001	0.00003	0.33	0.0004227	0.002	5.020	0.01104	0.39	0.14	90	0.274	0.4112988	--	0.02056494	0.205672	244.80	251.00	6.20	
	245.12	4	0.002	25.31	0.000001	0.00003	0.33	0.0004227								0.0004227	--	0.0002114	0.000245	245.12	252.19	7.07	
S5		245.00	10	0.013	2.35	0.000000	0.00000	0.03	0.0000035	0.011	1.810	0.01991	0.05	0.02	0	0.000	0.0178084	--	0.0089042	0.008905	245.01	250.90	5.89
CO6 LOT 506 BUILDING	244.67	4	0.002	23.04	0.000001	0.00003	0.33	0.0004227	0.002	5.020	0.01104	0.39	0.14	0	0.000	0.1373814	--	0.0086907	0.068722	244.74	252.44	7.70	
	245.39	4	0.002	2.50	0.000001	0.00000	0.33	0.0004227								0.0004227	--	0.0002114	0.000215	245.39	252.44	7.05	
S4		245.07	10	0.011	17.43	0.000000	0.00000	0.03	0.0000035	0.009	1.890	0.01663	0.06	0.02	0	0.000	0.0194171	--	0.0097085	0.009713	245.08	250.90	5.82
CO5 LOT 505 BUILDING	245.21	4	0.002	23.01	0.000001	0.00003	0.33	0.0004227	0.002	5.020	0.01104	0.39	0.137	0	0.000	0.1373814	--	0.0086907	0.068721	245.28	252.69	7.41	
	245.93	4	0.002	2.50	0.000001	0.00000	0.33	0.0004227								0.0004227	--	0.0002114	0.000215	245.93	252.69	6.76	
S3		245.61	10	0.009	3.54	0.000000	0.00000	0.03	0.0000035	0.002	5.020	0.01104	0.39	0.14	90	0.274	0.4108796	--	0.2054398	0.205440	245.82	250.90	5.08
CO4 LOT 504 BUILDING	245.32	4	0.002	23.04	0.000001	0.00003	0.33	0.0004227	0.002	5.020	0.01104	0.39	0.000	0	0.000	0.0004227	--	0.0002114	0.000242	245.32	252.94	7.62	
	246.04	4	0.002	2.50	0.000001	0.00000	0.33	0.0004227								0.0004227	--	0.0002114	0.000215	246.04	252.94	6.90	
S2		245.72	10	0.007	19.00	0.000000	0.00000	0.02	0.0000016	0.002	5.020	0.01104	0.39	0.14	90	0.274	0.4108776	--	0.2054388	0.205441	245.93	250.90	4.97
CO3 LOT 503 BUILDING	245.92	4	0.002	23.04	0.000001	0.00003	0.33	0.0004227	0.002	5.020	0.01104	0.39	0.000	0	0.000	0.0004227	--	0.0002114	0.000242	245.92	253.19	7.27	
	246.84	4	0.002	2.50	0.000001	0.00000	0.33	0.0004227								0.0004227	--	0.0002114	0.000215	246.84	253.19	6.55	
S1		246.32	10	0.004	19.00	0.000000	0.00000	0.02	0.0000016	0.002	5.020	0.01104	0.39	0.14	90	0.274	0.4108776	--	0.2054388	0.205440	246.52	250.00	5.48
CO2 LOT 502 BUILDING	246.51	4	0.002	23.04	0.000001	0.00003	0.33	0.0004227	0.002	5.020	0.01104	0.39	0.000	0	0.000	0.0004227	--	0.0002114	0.000242	246.51	253.44	6.93	
	247.23	4	0.002	2.50	0.000001	0.00000	0.33	0.0004227								0.0004227	--	0.0002114	0.000215	247.23	253.44	6.21	
CO1 LOT 501 BUILDING		246.51	4	0.002	53.93	0.000001	0.00007	0.33	0.0004227	0.002	5.020	0.01104	0.39	0.14	0	0.000	0.1373814	--	0.0086907	0.068763	246.58	252.20	5.82
	248.19	4	0.002	3.90	0.000001	0.00001	0.33	0.0004227								0.0004227	--	0.0002114	0.000225	248.19	253.50	5.31	



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. © 2022 R.C. FIELDS & ASSOCIATES, INC.

SANITARY OUTFALL COMPUTATIONS

SANITARY OUTFALL COMPUTATIONS															
STRUCTURE		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 (FT)
FROM	TO														
LOT 501 BUILDING	C01	0.0022	0.0022	4	3.12%	PVC	0.010	0.46	5.02	9.90	248.23	247.93	0.31	5.02	0.33
C01	S1	0.0000	0.0022	4	3.12%	PVC	0.010	0.46	5.02	53.93	247.93	246.24	1.68	5.02	0.33
LOT 502 BUILDING	C02	0.0022	0.0022	4	3.12%	PVC	0.010	0.46	5.02	2.50	247.04	246.96	0.08	5.02	0.33
C02	S1	0.0000	0.0022	4	3.12%	PVC	0.010	0.46	5.02	23.04	246.96	246.24	0.72	5.02	0.33
LOT 503 BUILDING	C03	0.0022	0.0022	4	3.12%	PVC	0.010	0.46	5.02	2.50	246.45	246.37	0.08	5.02	0.33
C03	S2	0.0000	0.0022	4	3.12%	PVC	0.010	0.46	5.02	23.04	246.37	245.65	0.72	5.02	0.33
LOT 504 BUILDING	C04	0.0022	0.0022	4	3.12%	PVC	0.010	0.46	5.02	2.50	245.85	245.78	0.08	5.02	0.33
C04	S3	0.0000	0.0022	4	3.12%	PVC	0.010	0.46	5.02	23.04	245.78	245.06	0.72	5.02	0.33
LOT 505 BUILDING	C05	0.0022	0.0022	4	3.12%	PVC	0.010	0.46	5.02	2.50	245.74	245.67	0.08	5.02	0.33
C05	S4	0.0000	0.0022	4	3.12%	PVC	0.010	0.46	5.02	23.01	245.67	244.95	0.72	5.02	0.33
LOT 506 BUILDING	C06	0.0022	0.0022	4	3.12%	PVC	0.010	0.46	5.02	2.50	245.20	245.12	0.08	5.02	0.33
C06	S5	0.0000	0.0022	4	3.12%	PVC	0.010	0.46	5.02	23.04	245.12	244.40	0.72	5.02	0.33
LOT 507 BUILDING	C07	0.0022	0.0022	4	3.12%	PVC	0.010	0.46	5.02	25.31	245.64	244.85	0.79	5.02	0.33
C07	S6	0.0000	0.0022	4	3.12%	PVC	0.010	0.46	5.02	16.69	244.85	244.33	0.52	5.02	0.33
S1	S6	0.0132	0.0132	10	3.12%	PVC	0.010	5.25	9.25	61.31	246.24	244.33	1.91	1.93	0.03
S6	EX1	0.0022	0.0154	10	3.12%	PVC	0.010	5.25	9.25	62.46	238.57	236.62	1.95	2.00	0.03

APPROVED
SPECIAL USE PERMIT NO. 2022-00004

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

S. 72	DIRECTOR	DATE

TO CHAIRMAN, PLANNING COMMISSION DATE

OF _____
HONOLULU, HI _____ DEED BOOK NO. _____

DEVELOPMENT SPECIAL USE PERMIT
EDGEWOOD TOWNS
6336 STEVENSON AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
------	----------


DESIGN: TSM
CHECKED: ACS
SCALE: 1" = 20'
DATE: SEPT 2022

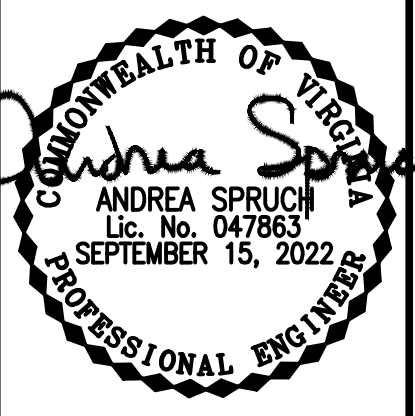
SANITARY CAPACITY CALCULATIONS

SHEET 12 OF 15

FILE: 21-52

R. C. FIELDS
£ ASSOCIATES, inc.
 • ENGINEERING • LAND SURVEYING • PLANNING
 700, Washington Street, Suite 220
 Alexandria, Virginia 22314
 www.rcfields.com
 (703) 549-6422



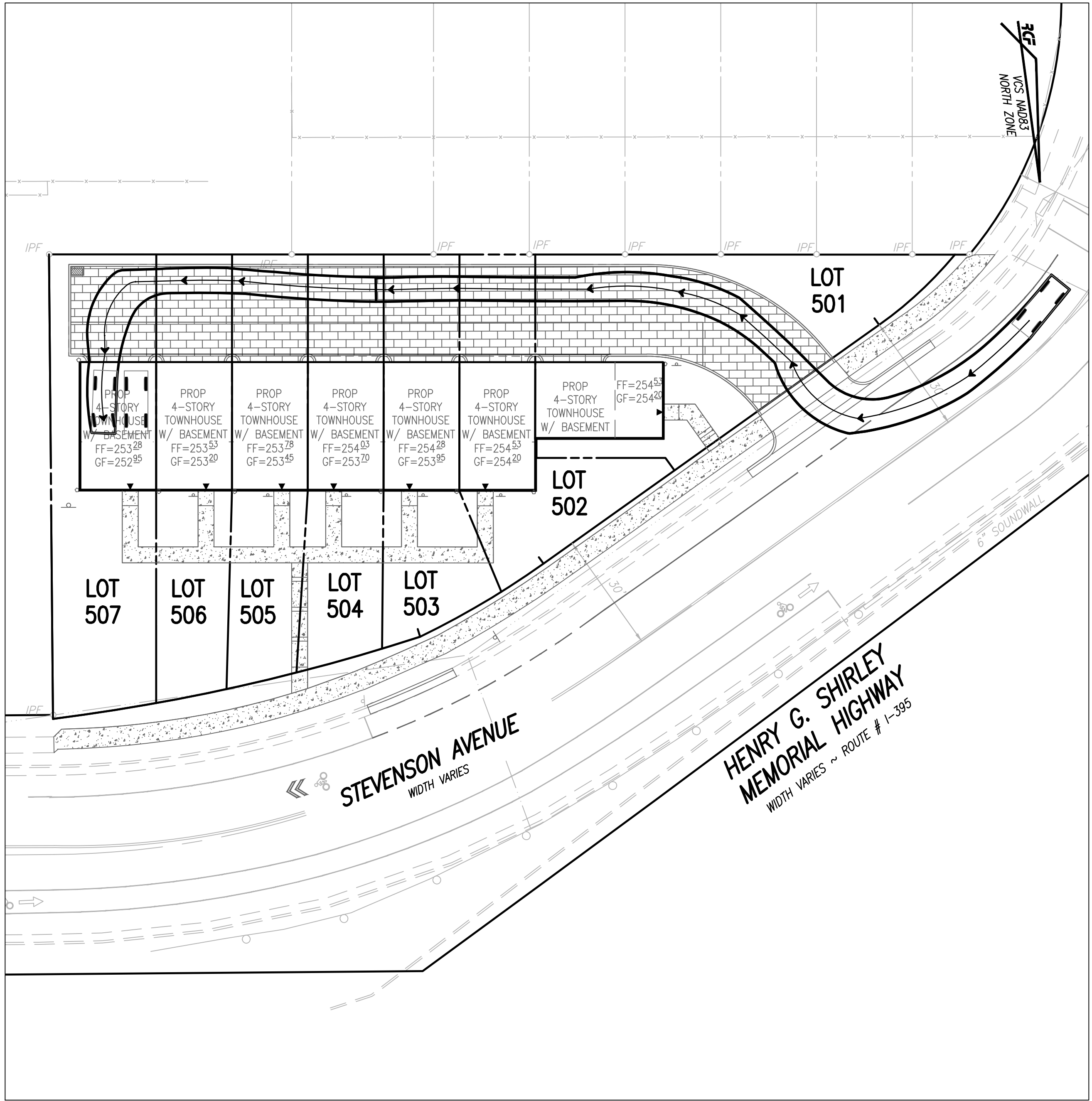


DEVELOPMENT SPECIAL USE PERMIT
EDGEWOOD TOWNS
6336 STEVENSON AVENUE
CITY OF ALEXANDRIA, VIRGINIA

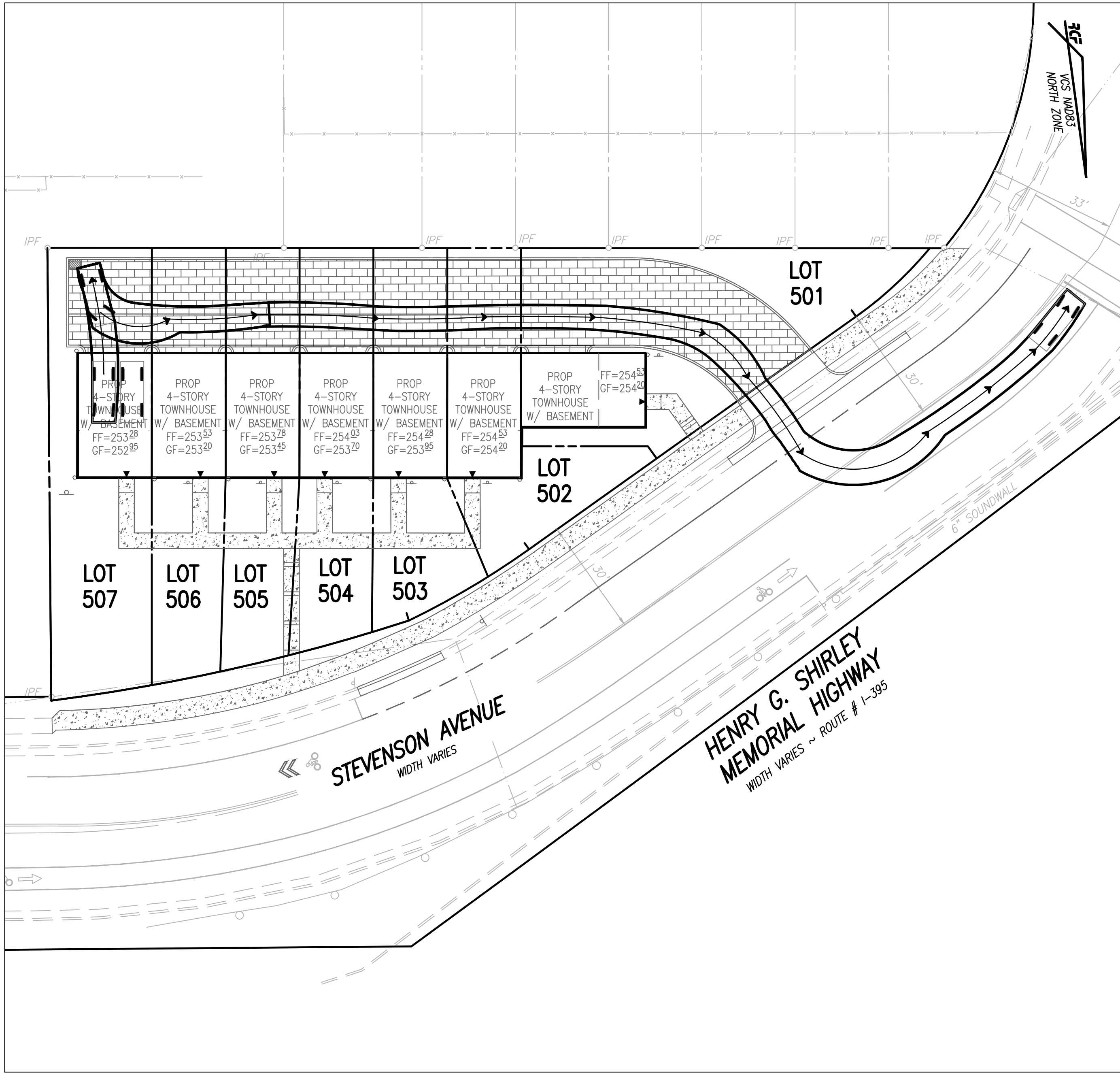
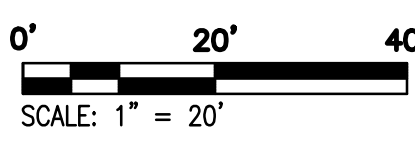
DATE	REVISION

DESIGN: TSM
CHECKED: ACS
SCALE: 1" = 20'
DATE: SEPT 2022

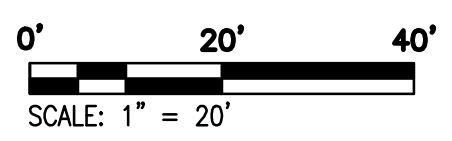
TURNING
MOVEMENTS



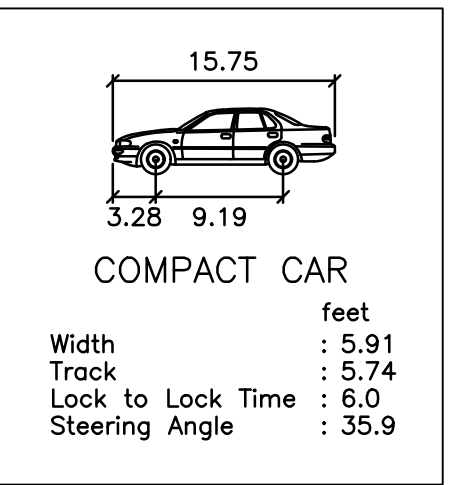
TURNING MOVEMENTS IN
SCALE: 1" = 20'



TURNING MOVEMENTS OUT
SCALE: 1" = 20'



REFUSE TRUCK NOTE:
TRASH CANS WILL BE STORED ON PRIVATE PROPERTY AND ROLLED TO THE TRASH ENCLOSURE
ALONG THE STEVENSON AVENUE RIGHT-OF-WAY FOR TRASH PICK UP ON A WEEKLY BASIS;
THEREFORE, NO REFUSE TRUCK TURNING MOVEMENTS ARE REQUIRED.



COMPACT CAR
(NTS)

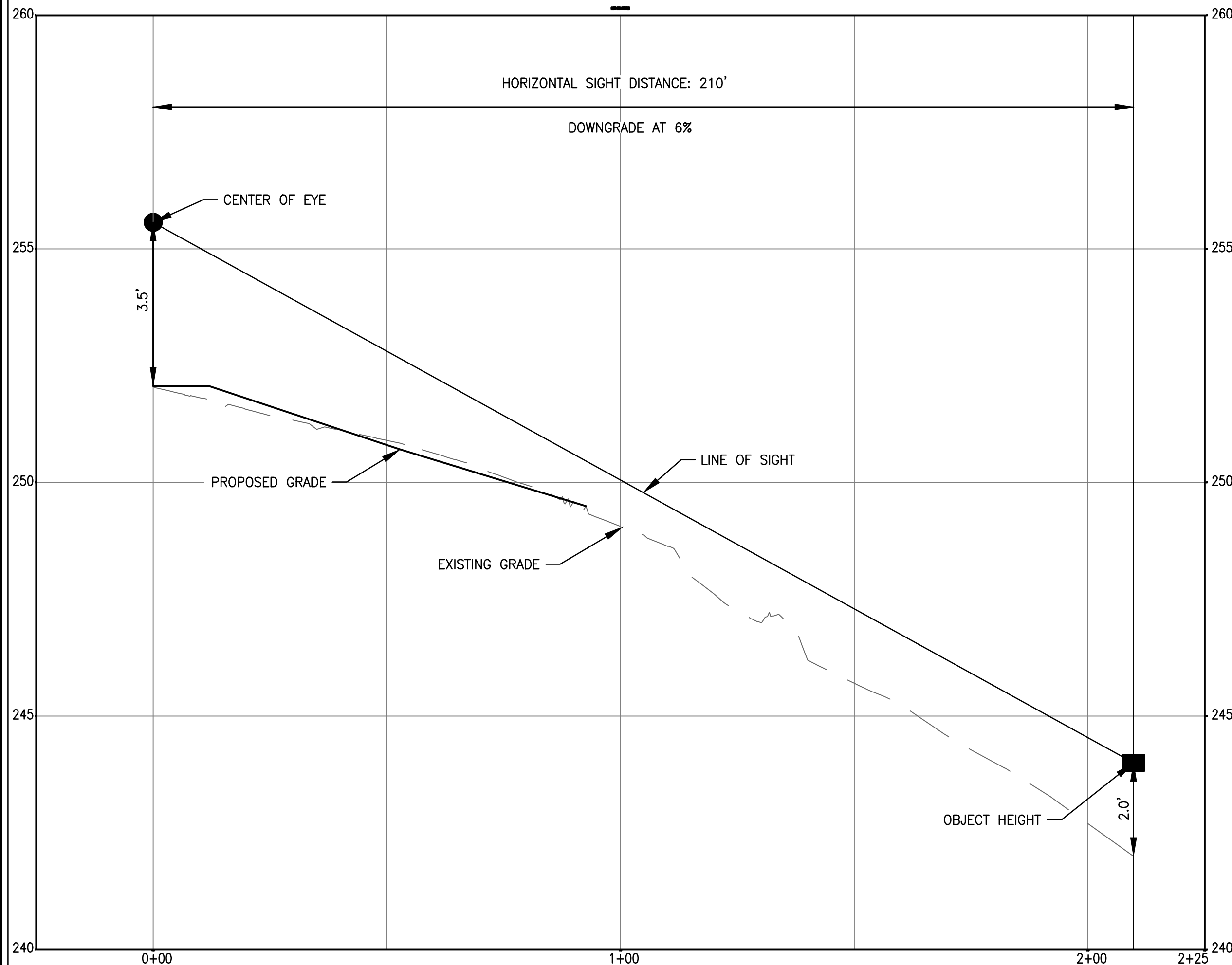
THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

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.

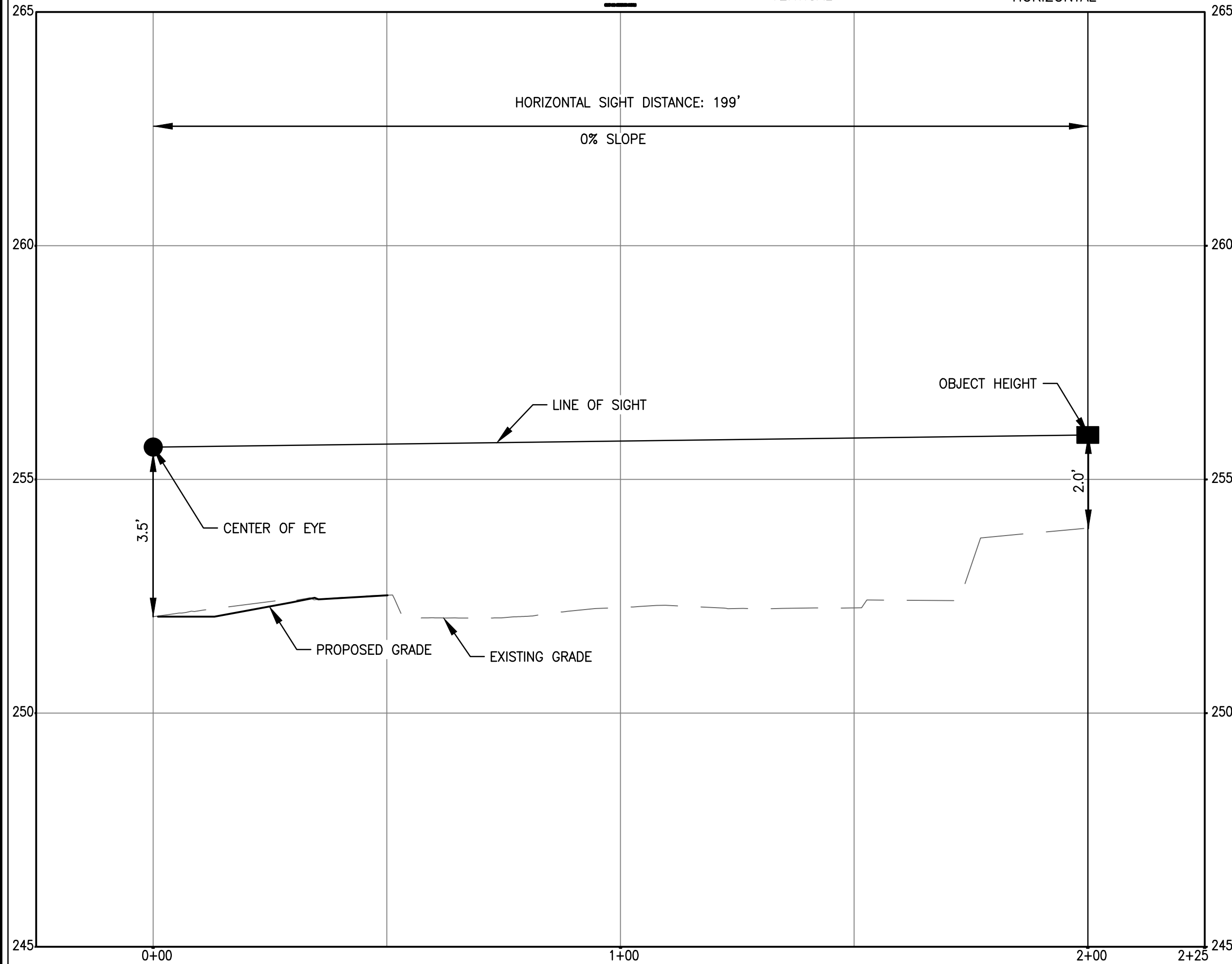
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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

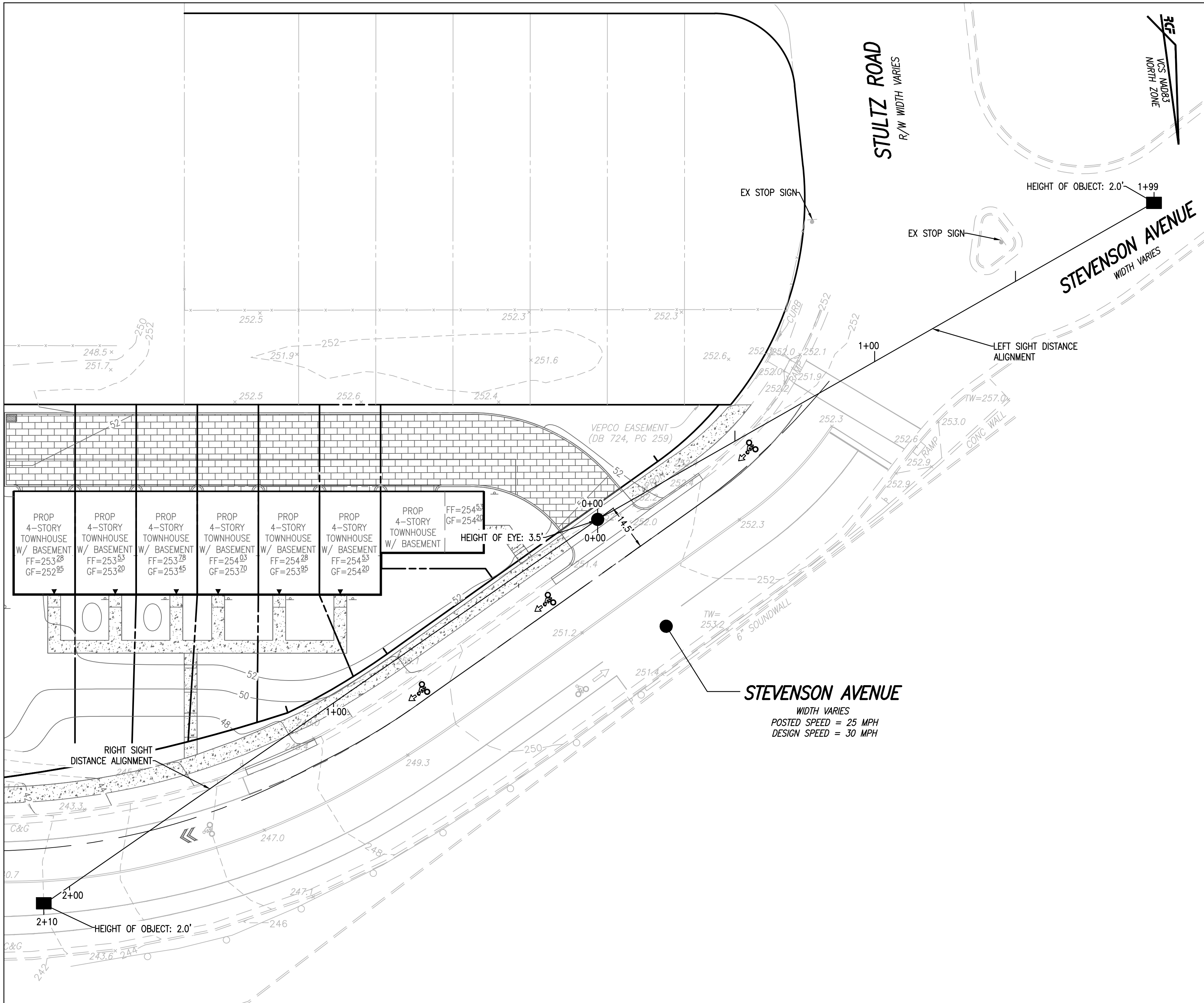
APPROVED SPECIAL USE PERMIT NO. <u>2022-00004</u>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ DATE _____



RIGHT SIGHT DISTANCE PROFILE
SCALE: V: 1" = 2', H: 1" = 20'



LEFT SIGHT DISTANCE PROFILE
SCALE: V: 1" = 2', H: 1" = 20'



SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 20'

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.

APPROVED	
SPECIAL USE PERMIT NO. 2022-00004	
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 Washington Street, Suite 220
Alexandria, Virginia 22314

www.rcfieldsoc.com

(703) 549-6422

COMMONWEALTH OF VIRGINIA

ANDREA SPRUCH

Lic. No. 047863

SEPTEMBER 15, 2022

PROFESSIONAL ENGINEER

DEVELOPMENT SPECIAL USE PERMIT

EDGEWOOD TOWNS

6336 STEVENSON AVENUE

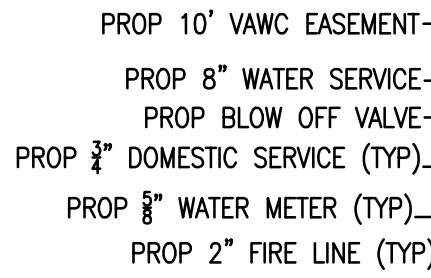
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: TSM
CHECKED: ACS
SCALE: AS NOTED
DATE: SEPT 2022

SIGHT DISTANCE PLAN AND PROFILES

SHEET 14 OF 15
FILE: 21-52



USE:	R5
USE GROUP:	TOWNHOUSES
TYPE OF CONSTRUCTION:	V-B
NUMBER OF STORIES:	4 STORIES
FLOOR AREA (1ST FLOOR):	568 SF (LOT 501) 559 SF EACH (LOT 502-507)
FLOOR AREA (2ND FLOOR):	533 SF (LOT 501) 528 SF EACH (LOT 502-507)
FLOOR AREA (3RD FLOOR):	457 SF (LOT 501) 452 SF EACH (LOT 502-507)
FLOOR AREA (4TH FLOOR):	273 SF (LOT 501) 255 SF EACH (LOT 502-507)
BUILDING HEIGHT:	45.0'
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED 13D (NO FDC REQUIRED)

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA. © 2022 R.C. FIELDS & ASSOCIATES, INC.

OF _____
INSTRUMENT NO. _____ DEED BOOK NO. _____

FILE: 21-52