

DSP AMENDMENT

POTOMAC YARD CENTER

TARGET EXPANSION

CITY OF ALEXANDRIA, VIRGINIA

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NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY EAST REED AVENUE, TO THE SOUTH BY EAST GLEBE ROAD AND LANDBAY G, TO THE EAST BY POTOMAC AVENUE AND TO THE WEST BY JEFFERSON DAVIS HIGHWAY.

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A BUILDING EXPANSION OF THE EXISTING TARGET BUILDING BY 18,441 SF TOWARD THE SOUTH PARKING LOT.

SITE ACCESS: THE PRIMARY ACCESS TO THIS SITE IS FROM JEFFERSON DAVIS HIGHWAY.

SITE UTILITIES: THE SITE IS SERVED BY EXISTING UTILITIES ONSITE. AN EXISTING ELECTRIC LINE WILL NEED TO BE RE-ROUTED AROUND PROPOSED BUILDING.

REQUIRED APPLICATIONS

- DSP AMENDMENT TO INCREASE THE SQUARE FOOTAGE OF THE TARGET STORE BY 18,441 SQUARE FEET.
- REDUCTION IN LOADING SPACE REQUIREMENTS (1 SPACE).

NOTES:

- TOTAL SITE AREA: 2,782,092 SF OR 63.86 Ac.
#016.01-05-01=1,946,882 SF OR 44.69 Ac. #016.02-01-02=835,210 SF OR 19.17 Ac.
- TOTAL AREA DISTURBED WITH THIS PROJECT: 33,492 SF OR 0.77 Ac.
- PRE-DEVELOPED IMPERVIOUS AREA WITHIN THE PROJECT LIMITS: 33,004 SF OR 0.76 Ac.
POST-DEVELOPED IMPERVIOUS AREA WITHIN THE PROJECT LIMITS: 32,541 SF OR 0.75 Ac.
- REFER TO SHEET A021 FOR CODE COMPLIANCE.

OWNER

CPYR SHOPPING CENTER LLC
& CPYR THEATER LLC
C/O THE JBG COMPANIES
4445 WILLARD AVE, SUITE 400
CHEVY CHASE, MD 20815
(240) 333-3600

APPLICANT

TARGET

1000 NICOLLET MALL
MINNEAPOLIS, MN 55403
(612) 761-7960

ARCHITECT

RSP ARCHITECTS

1220 MARSHALL STREET NE
MINNEAPOLIS, MN 55413
(612) 677-7100

ATTORNEY

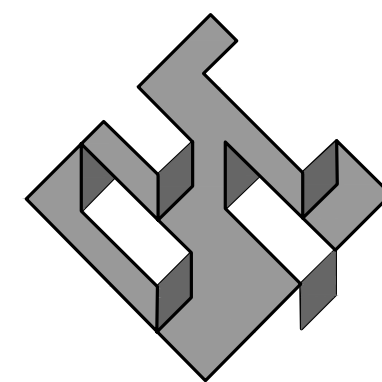
HOLLAND & KNIGHT

1600 TYSONS BOULEVARD, SUITE 700
TYSONS CORNER, VIRGINIA 22102
(703) 720-8079

CIVIL ENGINEER

christopher consultants, ltd.

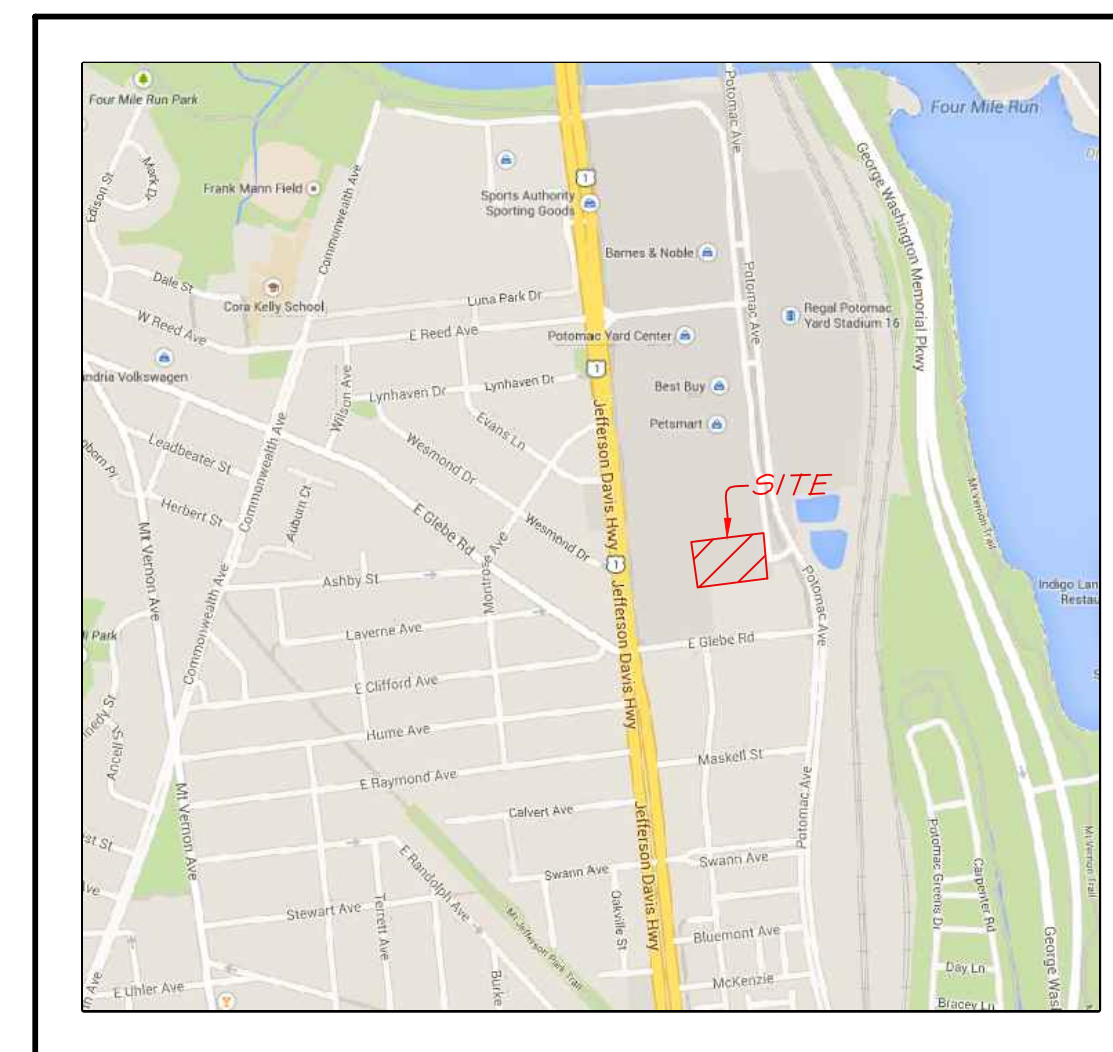
9900 MAIN STREET
FOURTH FLOOR
FAIRFAX, VIRGINIA 22031
(703) 273-6820



PREPARED BY:

christopher consultants

engineering · surveying · land planning
christopher consultants, ltd.
9900 main street (fourth floor) · fairfax, va 22031-3907
703.273.6820 · fax 703.273.7636



VICINITY MAP

SCALE 1"= 1000'

PREVIOUS DSP APPROVALS

SUP97-00012
SUP97-00011
SUP97-00176
SUP97-00175
SUP0734
SUP0499
SUP2000-00004
SUP95-00209
SUP95-00119
SUP95-00121
SUP97-00184
SUP2009-00061
SUP99-0062
SUP97-00019
SUP99-00020
SUP96-00091
SUP96-00164
SUP99-00119
SUP97-00050
SUP96-00086
SUP2006-00009
SUP99-00080
SUP97-00013

	DATE	REVISION
	3/27/15	2ND SUBMISSION

03/27/2015

APPROVED	
DEVELOPMENT SITE PLAN: 95-0020	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. 95-0020	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.

C100

102565

GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NO. 016.01-05-01 & 016.02-01-02.
2. OWNER: CPYR SHOPPING CENTER LLC & CPYR THEATER LLC
C/O THE JBG COMPANIES
4445 WILLARD AVE., SUITE 400
CHEVY CHASE, MD 20815
(240) 333-3600
3. THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY THIS FIRM IN JANUARY 2014.
4. EXISTING SITE INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY THIS FIRM IN JANUARY 2014.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NUMBER 515519 0033 E, REVISED JUNE 16, 2011, ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. IN ACCORDANCE WITH THE RESOURCE PROTECTION AREAS MAP ADOPTED JUNE 12, 2004 BY THE CITY COUNCIL OF ALEXANDRIA, THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THIS PROPERTY.
7. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
8. TO THE BEST OF OUR KNOWLEDGE THE SITE IS NOT LOCATED WITHIN 1,000 FEET OF A SANITARY LANDFILL.
9. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS ON-SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
10. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
11. ACCORDING TO THE ALEXANDRIA MARINE CLAY AREAS MAP PREPARED BY THE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES, DATED NOVEMBER 1976, THERE ARE NO MARINE CLAY AREAS ON SITE.

SURVEY NOTES:

1. BOUNDARY INFORMATION BASED ON A CURRENT SURVEY BY christopher consultants, ltd.
2. TOPOGRAPHIC INFORMATION BASED ON A CURRENT SURVEY BY christopher consultants, ltd.
3. HORIZONTAL DATUM: VIRGINIA STATE GRID - NORTH.
- VERTICAL DATUM: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY.
4. CONTOUR INTERVAL: 1 FOOT.

SOIL DATA:

THE TOP STRATUM CONSISTED OF FILL MATERIAL. BENEATH THE FILL MATERIAL THE SOIL CONSISTED OF LEAN CLAYS, SILTY SAND, POORLY GRADED GRAVEL AND A FIRM CLAYEY SAND.

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THE MAPPED RPA RELATED TO FOUR MILE RUN CHANNEL IS WITHIN THE SITE BOUNDARY TO THE NORTH.

ARCHAEOLOGY NOTES

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

STORM WATER MANAGEMENT NARRATIVE

TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL PROVIDE ON-SITE TREATMENT OF SITE RUNOFF THROUGH THE USE OF A CITY-APPROVED BMP FACILITY TO MEET BOTH POLLUTANT LOAD REDUCTION AND THE WATER QUALITY VOLUME DEFAULT.

SANITARY SEWER OUTFALL NARRATIVE

THIS PROJECT WILL NOT REQUIRE ADDITIONAL SANITARY CONNECTIONS.

PRELIMINARY SANITARY DESIGN FLOWS (TARGET EXPANSION)

18,441 SF OF RETAIL

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:

200 GPD/1000 SF (FOR RETAIL/COMMERCIAL)

200 GPD/1000 SF X 18,441 SF = 3,689 GPD

Q = (3,689 GPD / 7.48 GAL/CF) * (DAY/86,400 SEC) = 0.006 C.F.S.

PEAK FACTOR FOR LATERALS = 4
DESIGN FLOW = 0.006 X 4.0 = 0.024 C.F.S.

ZONING TABULATIONS

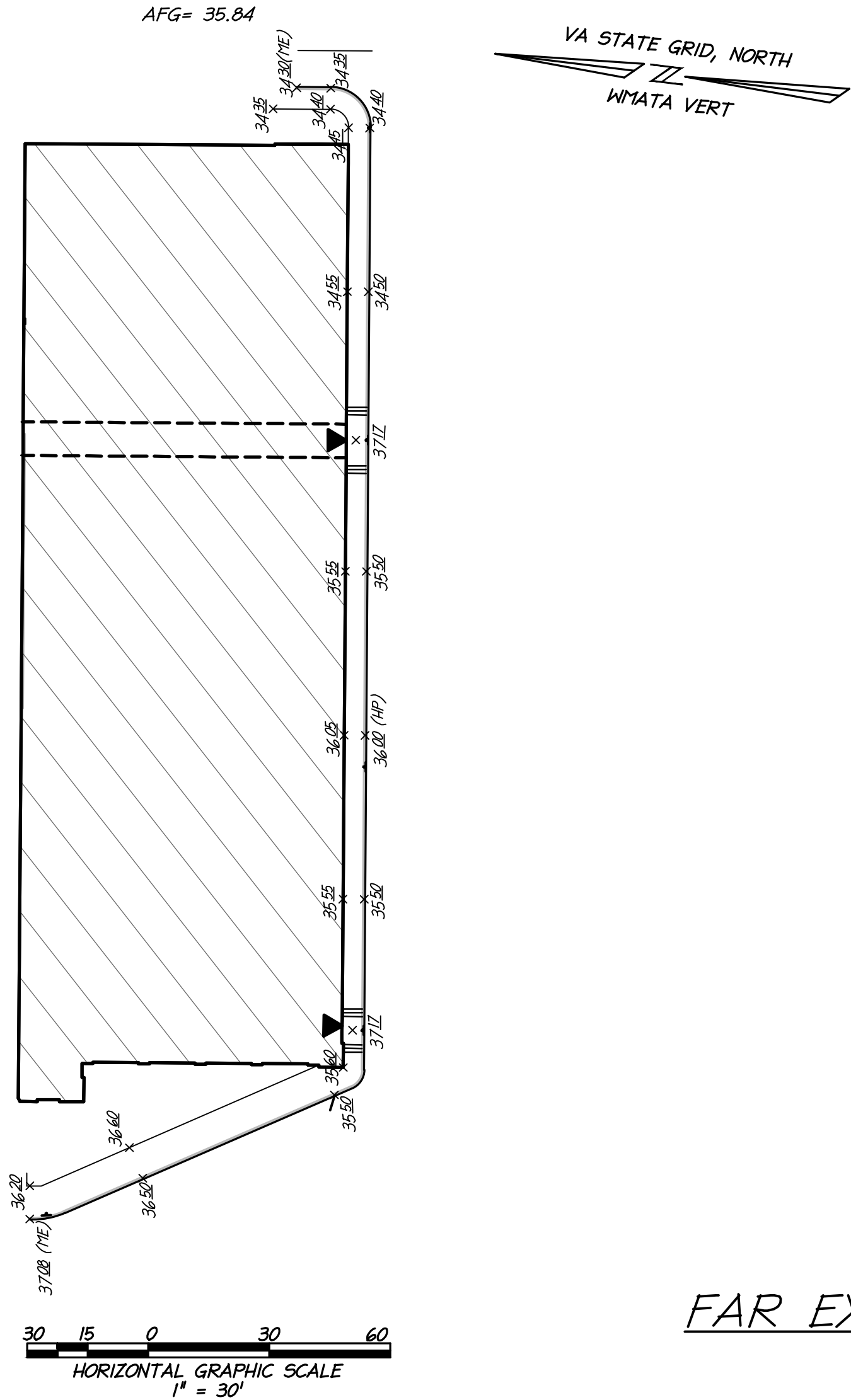
SITE LOCATION/ADDRESS:	3601 JEFFERSON DAVIS HIGHWAY & 3601 POTOMAC AVENUE
EXISTING ZONE:	CDD #19 (CSL & 1 UNDERLYING ZONE)
SMALL AREA PLAN DISTRICT:	POTOMAC YARD/POTOMAC GREENS
SITE AREA:	2,814,285 SF OR 64.61 AC
EXISTING USE:	RETAIL & THEATER
PROPOSED USE:	RETAIL - STORAGE
MAXIMUM FLOOR AREA RATIO:	N/A
EXISTING GROSS FLOOR AREA:	599,243 SF
RETAIL (INLINE STORES)	473,484 SF (INCLUDES TARGET GSF NOTED BELOW)
THEATER	75,083 SF
PADS 16 AND 17 (S.U.P. RESTAURANTS)	13,976 SF
PADS 15, 18, 19, 20 & 21 (BLANKET S.U.P.s)	36,700 SF
EXISTING TARGET GROSS FLOOR AREA:	128,076 SF
PROPOSED GROSS FLOOR AREA:	18,441 SF
TOTAL GROSS FLOOR AREA:	617,684 SF
ALLOWABLE NET FLOOR AREA:	600,000 SF
EXISTING NET FLOOR AREA:	590,623 SF
PROPOSED NET FLOOR AREA:	17,689 SF
TOTAL NET FLOOR AREA:	608,312 SF
OPEN SPACE REQUIRED:	N/A
MAXIMUM BUILDING HEIGHT:	50'
EXISTING TARGET BUILDING HEIGHT:	25'
PROPOSED BUILDING HEIGHT: (TARGET EXPANSION)	25'
AVERAGE FINISHED GRADE:	35.64
YARDS:	N/A

TOTAL PARKING REQUIRED:	
RETAIL (INLINE STORES)	2,059 SPACES
473,484/230	
THEATER (3,812 SEATS)	953 SPACES
3,812/4	
PAD 16 (205 SEATS)	52 SPACES
205/4	
PAD 17 (231 SEATS)	58 SPACES
231/4	
PADS 15,19,20 (24,838 GSF)	
24,838/230	108 SPACES
PAD 18 (200 SEATS)	
200/4	50 SPACES
PAD 21 (200 SEATS)	
200/4	50 SPACES
TOTAL PARKING REQUIRED:	3,330 SPACES
TOTAL STANDARD PARKING PROVIDED:	3,464 SPACES
STANDARD PARKING TO BE REMOVED:	66 SPACES
EX. HANDICAP PARKING PROVIDED:	76 SPACES
HANDICAP PARKING TO BE REMOVED:	2 SPACES
HANDICAP PARKING REQUIRED:	2% OF TOTAL = 70 SPACES
LOADING REQUIRED:	1 ADDITIONAL SPACE FOR PROPOSED ADDITION. REQUESTING MODIFICATION/REDUCTION
APPROXIMATE AREA OF DISTURBANCE DURING CONSTRUCTION:	0.77 AC OR 33,492 SF
EXISTING TRIP GENERATION:	REFER TO PREVIOUS TRAFFIC STUDIES
PROPOSED TRIP GENERATION:	NO INCREASE PLANNED WITH THIS EXPANSION

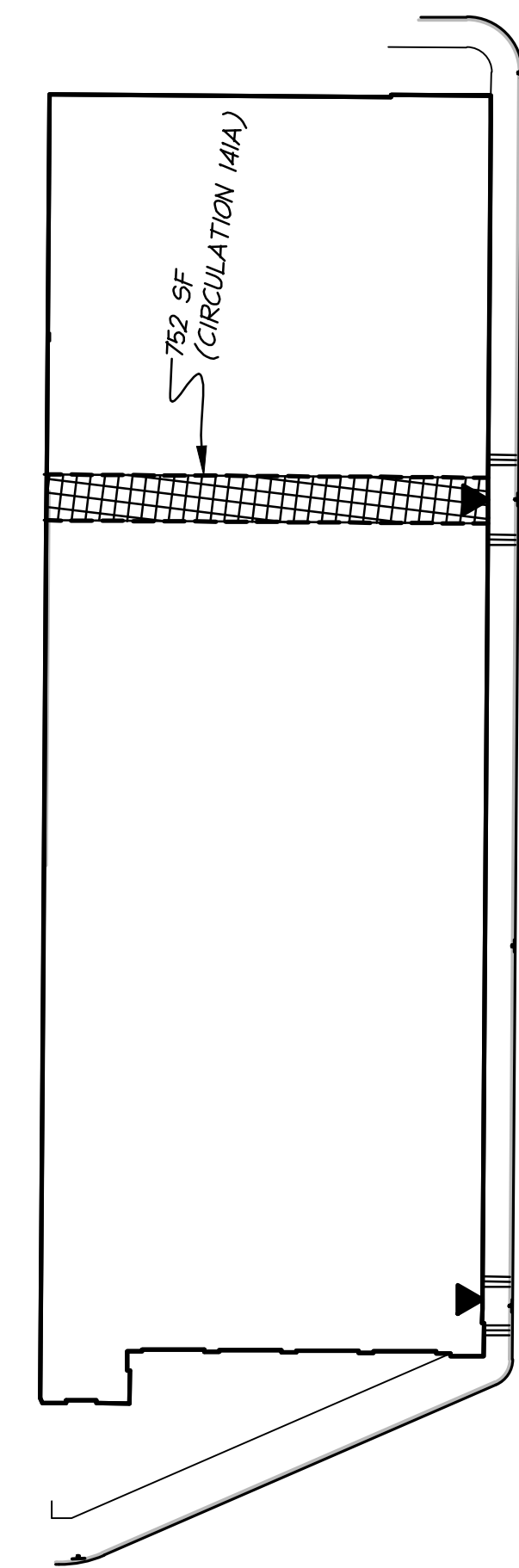
TREE COVER CALCULATIONS

SITE AREA:	2,782,042 AC OR 63.86 Ac.
TREE COVER REQUIRED:	
25% OF SITE AREA	695,623 SF
TREE COVER PROVIDED:	±1,113,433 SF
(CALCULATIONS TAKEN FROM APPROVED RETAIL CENTER SITE PLAN)	
PROPOSED TREE COVER:	±600 SF

AVERAGE FINISHED GRADE EXHIBIT



FAR EXHIBIT



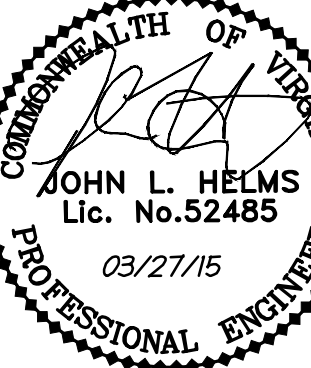
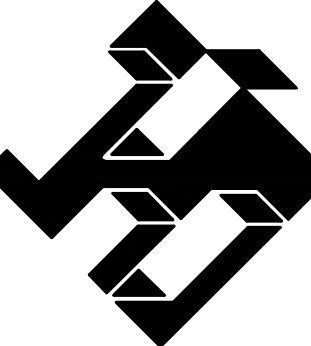
APPROVED	
DEVELOPMENT SITE PLAN: 95-0020	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. 95-0020	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

GROSS FAR= 18,441 SF (EXTERIOR WALLS FACE TO CENTER LINE OF EXISTING WALLS)
CIRCULATION 141A= 752 SF
NET FAR= 17,689 SF (EXCLUDING CIRCULATION 141A)

DATE	REVISION
3/27/15	2ND SUBMISSION

LEGEND	
	: EX. TREE LINE
	: EX. CURB & GUTTER
	: EX. FENCE
	: EX. TREES
	: EX. LIGHT
	: EX. PROPERTY LINE
	: PROP. BUILDING
	: PROP. BUILDING ENTRANCE
	: EX. BUILDING ENTRANCE
	: EX. CONTOUR
	: EXISTING SPOT ELEVATION
	: EX. TREE LINE
	: EX. EDGE OF PAVEMENT
	: HANDICAP RAMP
	: EX. LIGHT
	: LIMITS OF DISTURBANCE
	: SITE BOUNDARY
	: EXISTING STREET RIGHT OF WAYS BY OTHERS
	: RPA LINE & TOP OF BANK
	: EX. COMMUNICATIONS
	: EX. ELECTRIC
	: EX. GAS
	: EX. CABLE
	: EX. WATERLINE
	: EX. STORM PIPE
	: TO BE REMOVED

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9800 main street (fourth floor) · Fairfax va. 22031-3907
703.273.6820 · fax 703.273.7636



GENERAL NOTES & TABULATIONS

**POTOMAC YARD CENTER
TARGET EXPANSION**
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:88024.175.00
SCALE: AS SHOWN
DATE: 02/20/2015
DESIGN: BD
DRAWN: BD
CHECKED: JH
SHEET No.
C200
102565

ADJACENT PROPERTY
INFORMATION

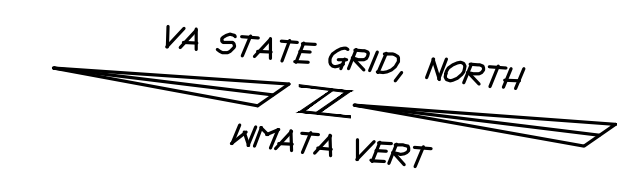
- OWNER: ANGELS SECURITY CORP.
USE: GENERAL COMMERCIAL
ZONE: CSL
- OWNER: 2920 JEFF DAVIS HIGHWAY LLC
USE: GENERAL COMMERCIAL
ZONE: CSL
- OWNER: M AND K REALTY LLC DEL-RAY
GLASS INC.
USE: GENERAL COMMERCIAL
ZONE: CSL
- OWNER: PAPANICOLAS MITCHEL JERRY TR
DEL-RAY GLASS INC.
USE: GENERAL COMMERCIAL
ZONE: CSL
- OWNER: AMERINVEST LLC
USE: SUB-PARCEL
ZONE: CSL
- OWNER: AMERINVEST LLC
USE: OFFICE/COMM WAREHOUSE
ZONE: CSL
- OWNER: COPE CLEMETH L OR CAROL E
USE: REPAIR SERVICES
ZONE: CSL
- OWNER: ISS MANAGEMENT GROUP LLC
USE: RESTAURANT/FASTFOOD
ZONE: CSL

- OWNER: PMIG 1008 LLC
USE: RESTUARANT/FASTFOOD
ZONE: CSL
- OWNER: ACQUANETTA LP
USE: REPAIR SERVICES
ZONE: CSL
- OWNER: 3314-JD PARTNERS LLC
USE: GENERAL COMMERCIAL
ZONE: CSL
- OWNER: WAGONWORK CORP
USE: REPAIR SERVICES
ZONE: CSL
- OWNER: CITY OF ALEXANDRIA
USE: CITY VACANT LAND
ZONE: CSL
- OWNER: PRESTON CONDOMINIUM
USE: CONDO MASTER CARDS
ZONE: CRMU/M
- OWNER: AHC LIMITED PARTNERSHIP 24
USE: RESIDENTIAL UNDER CONSTRUCTION
ZONE: CDD#7

- OWNER: EOR ALEXANDRIA LLC
USE: MED RISE ELEV (4-65)
ZONE: CDD#7
- OWNER: TAYLOR HOLDINGS LLC
USE: AUTO DEALERSHIP
ZONE: CDD#7
- OWNER: POTOMAC YARD DEVELOPMENT
LLC
USE: 4 MILE RUN
ZONE: CDD#10
- OWNER: LBG PARCEL D LLC
USE: VACANT LAND COMMERCIAL
ZONE: CDD #10
- OWNER: LBG PARCEL A LLC
USE: VACANT LAND COMMERCIAL
ZONE: CDD#10

- OWNER: CITY OF ALEXANDRIA
USE: CITY PKS/PLAYGROUND
ZONE: CDD#10
- OWNER: LBG PARCEL A LLC
USE: VACANT LAND COMMERCIAL
ZONE: CDD#10
- OWNER: LBG PARCEL E LLC
USE: VACANT LAND COMMERCIAL
ZONE: CDD#10
- OWNER: LBG PARCEL G LLC
USE: VACANT LAND COMMERCIAL
ZONE: CDD#10
- OWNER: NOTCH 8 RESIDENTIAL LLC
USE: RESIDENTIAL OVER RETAIL
ZONE: CDD#10

- OWNER: LBG PARCEL B LLC
USE: VACANT LAND COMMERCIAL
ZONE: CDD#10



POTOMAC RIVER

GEORGE WASHINGTON
MEMORIAL PARKWAY

POTOMAC AVENUE

EAST GLEBE
ROAD

MAIN STREET

JEFFERSON DAVIS HIGHWAY U.S. ROUTE 1

E REED AVE

LYNNHAVEN
LA

MONTROSE
AVE

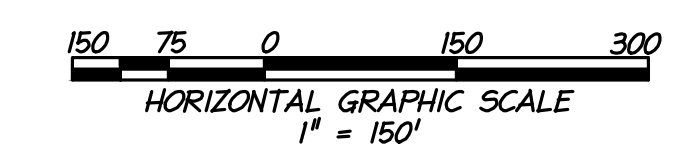
WESMOND DR

EAST GLEBE RD

CLIFFORD AVE

HUME AVE

FOUR
MILE
RUN



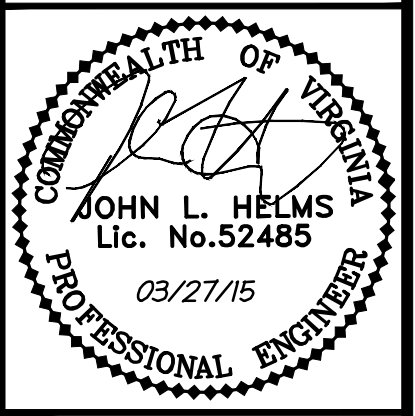
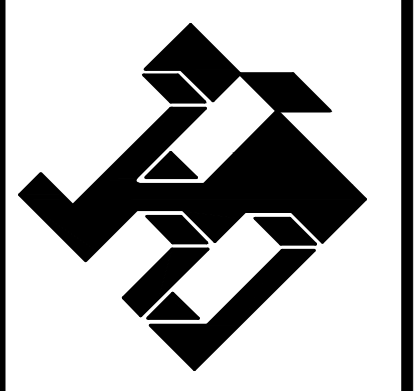
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT
CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF
TRANSPORTATION STANDARDS AND SPECIFICATIONS.

APPROVED	
DEVELOPMENT SITE PLAN: 95-0020	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. 95-0020	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

PROJECT NO: 88024.175.00
SCALE: 1"=150'
DATE: 02/20/2015
DESIGN: BD
DRAWN: BD
CHECKED: JH
SHEET No.

C300 .
102565

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engineering · surveying · land planning
9900 main street (fourth floor) · Fairfax va. 22031-3907
703.273.6820 · fax 703.273.7656

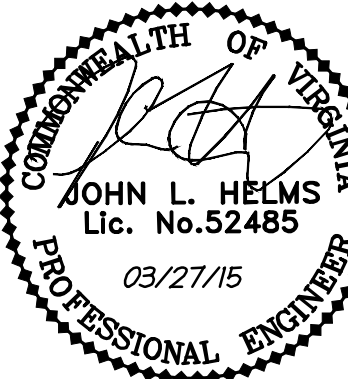
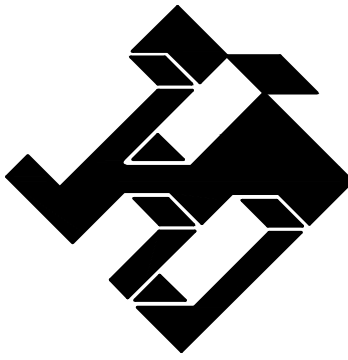


CONTEXTUAL MAP

POTOMAC YARD CENTER
TARGET EXPANSION
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
3/27/15	2ND SUBMISSION

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engineering · surveying · land planning
9900 main street (fourth floor) · Fairfax va. 22031-3907
703.273.6820 · fax 703.273.7636



OVERALL SITE PLAN

POTOMAC YARD CENTER
TARGET EXPANSION
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 88024.175.00

SCALE: 1" = 80'

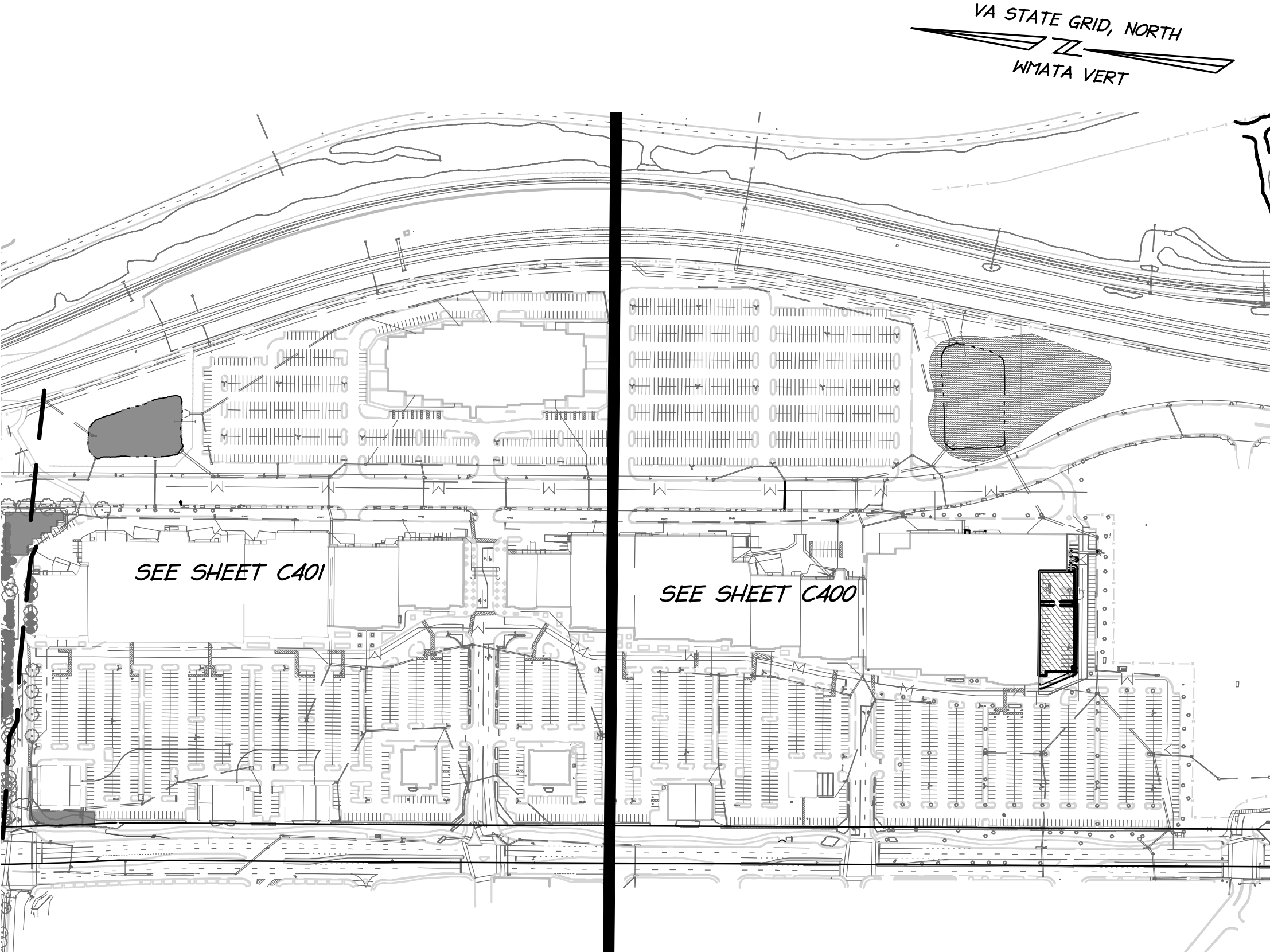
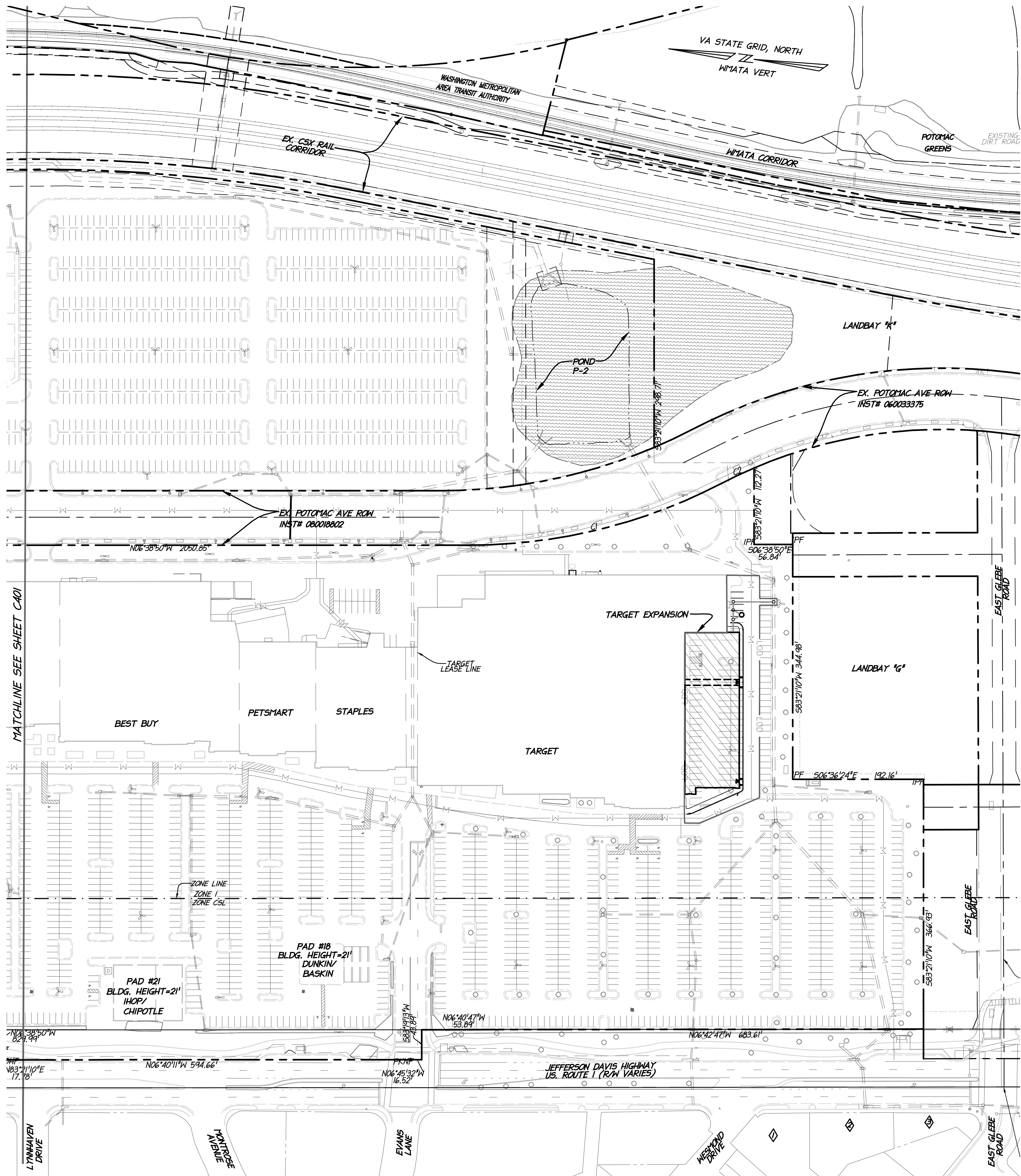
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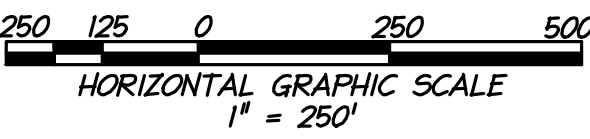
SHEET No.

C400

102565



KEY MAP



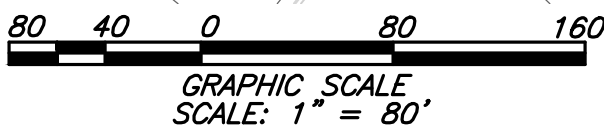
NOTES:

1. ALL BUILDING HEIGHTS ARE 25' UNLESS NOTED OTHERWISE.

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

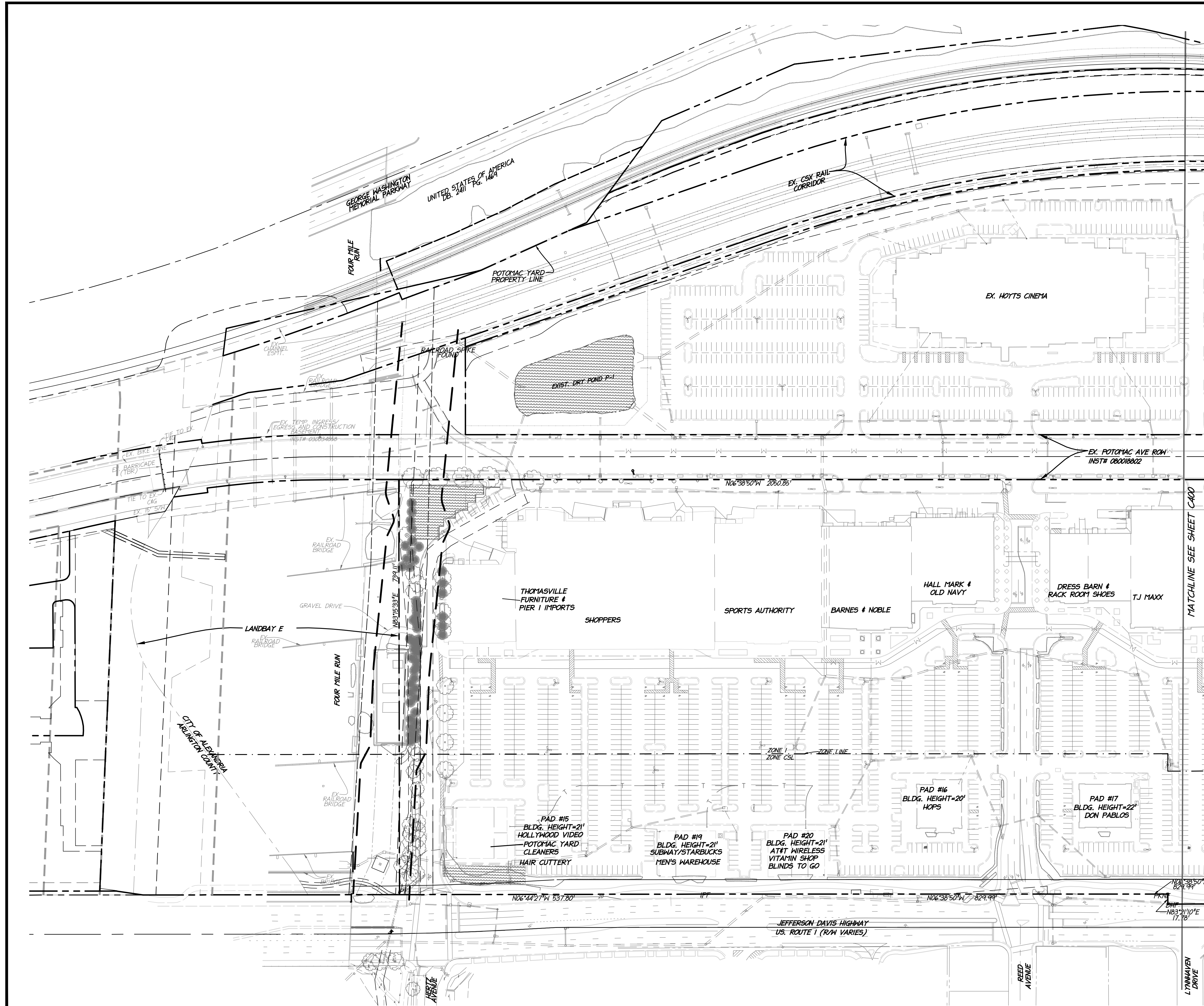
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	800.00'	383.78'	27°29'10"	380.11'	N20°23'25"W	195.66'
C2	705.00'	53.75'	04°22'06"	53.74'	N31°56'57"W	26.89'

APPROVED	
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DEPARTMENT OF PLANNING & ZONING	
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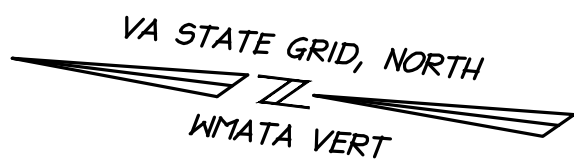


THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY!

P:\Projects\88024 Potomac Yard\17500 Target\102565 DSP Amendment\C401 OVERALL SITE PLAN.dwg, 3/27/2015 3:11:51 PM, haledeman, L.L. christopher consultants, Inc.



DATE	REVISION
3/27/15	2ND SUBMISSION



NOTES:

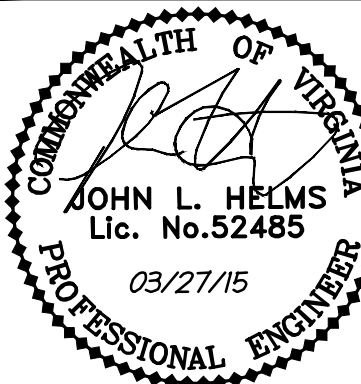
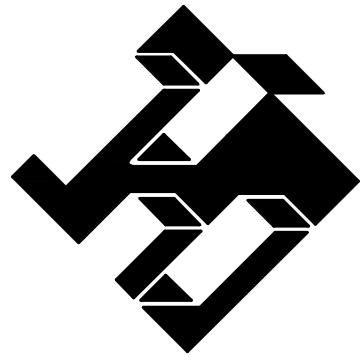
1. ALL BUILDING HEIGHTS ARE 25' UNLESS NOTED OTHERWISE.
2. SEE SHEET C400 FOR KEY MAP.



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

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703.273.6820 · fax 703.273.7636



OVERALL SITE PLAN

POTOMAC YARD CENTER
TARGET EXPANSION

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:88024.175.00

SCALE: 1"=80'

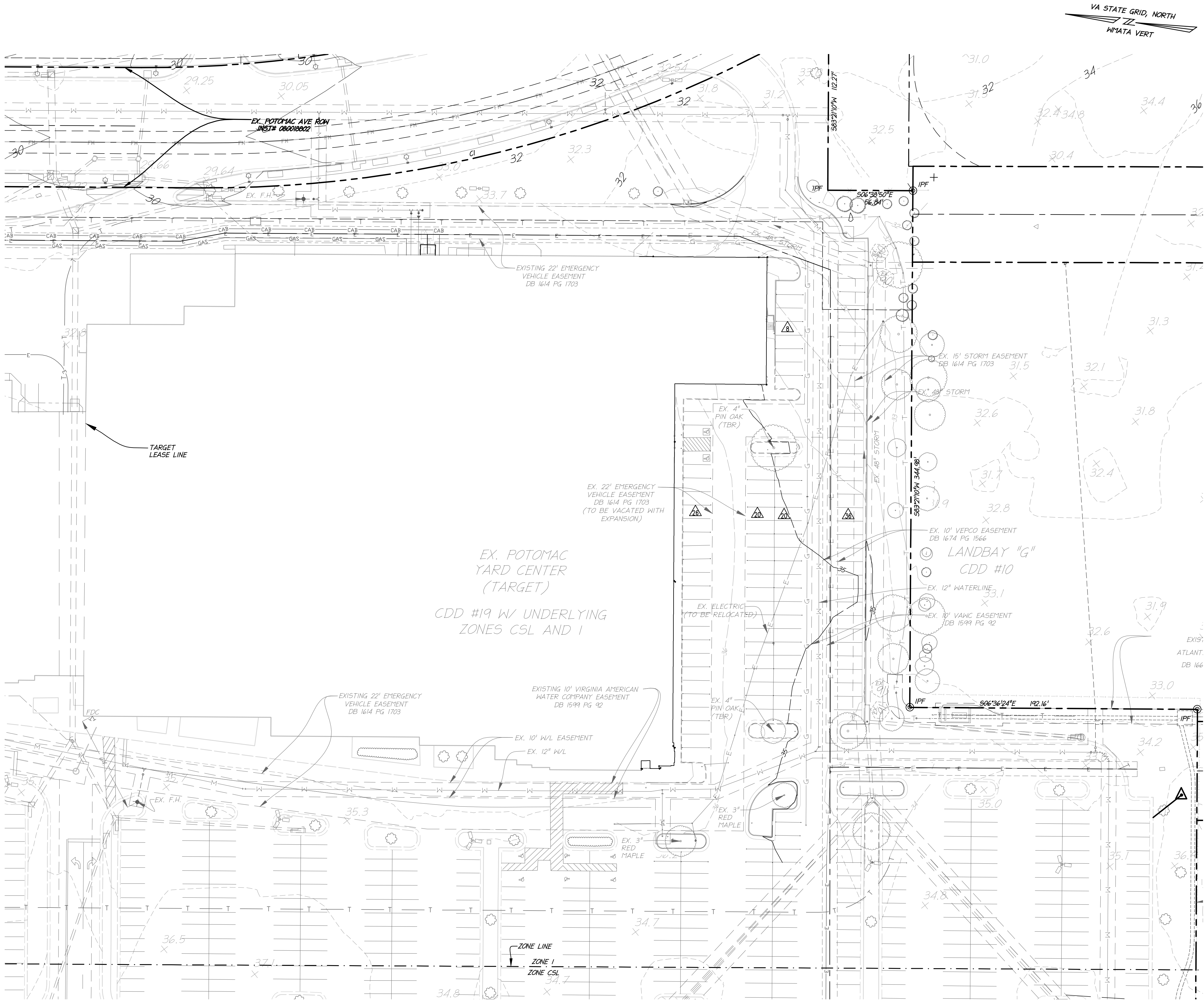
DATE: 02/20/2015

DESIGN: BD
DRAWN: BD
CHECKED: JH

SHEET No.

C401

102565



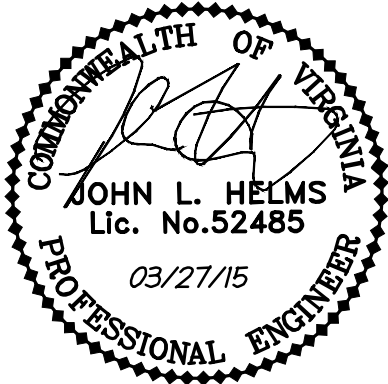
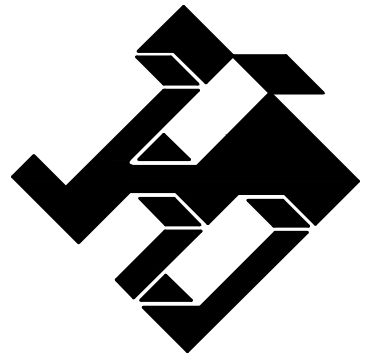
DATE	REVISION
3/27/15	2ND SUBMISSION

VA STATE GRID, NORTH
WMATA VERT

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

APPROVED DEVELOPMENT SITE PLAN: 95-0020 DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. 95-0020	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

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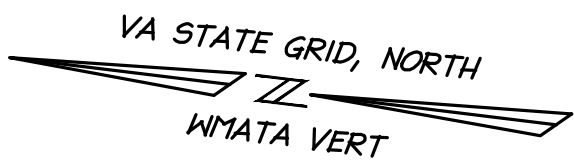
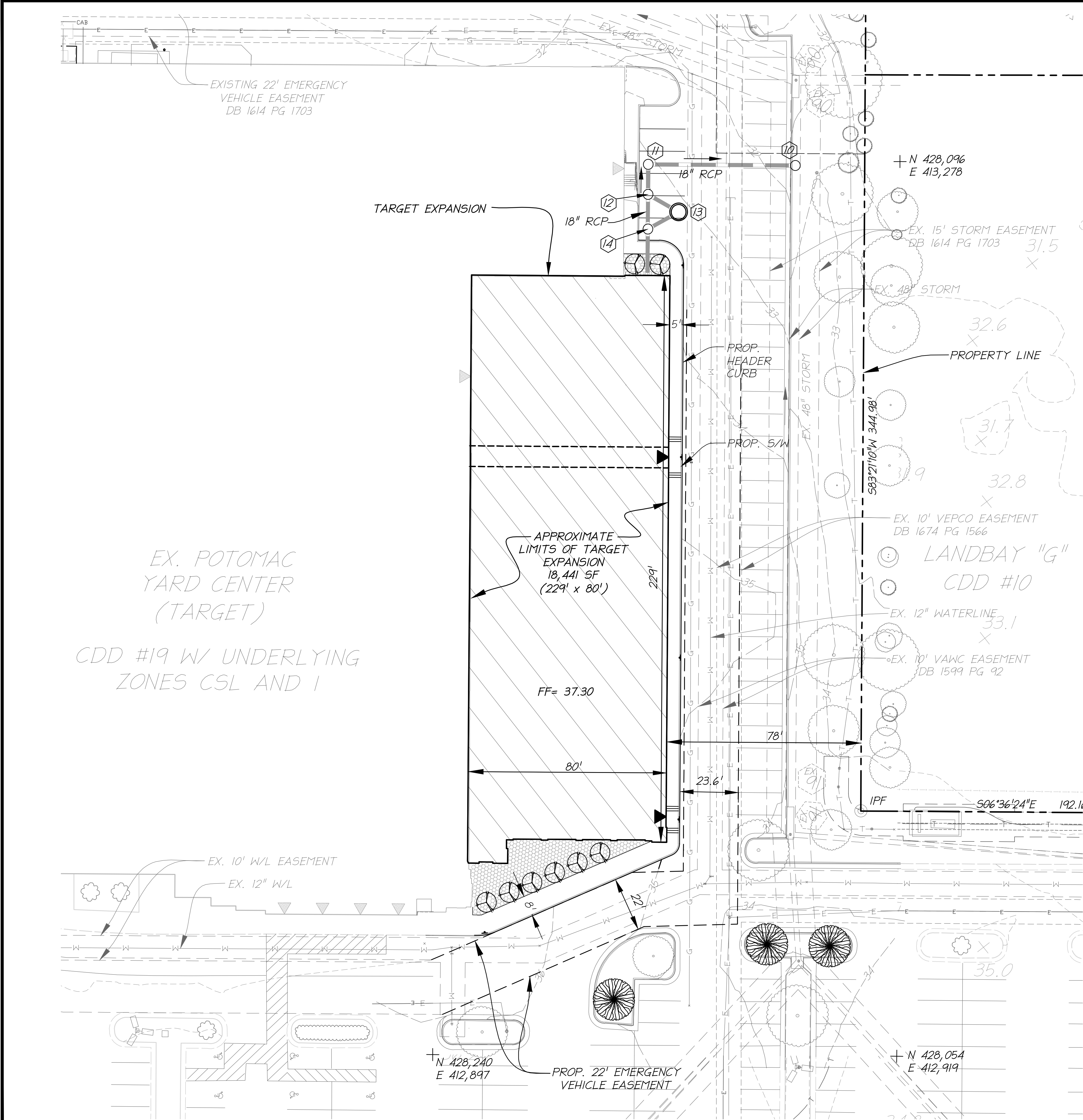


EXISTING CONDITIONS

POTOMAC YARD CENTER
TARGET EXPANSION
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 88024.175.00
SCALE: 1" = 30'
DATE: 02/20/2015
DESIGN: BD
DRAWN: BD
CHECKED: JH
SHEET No.

C500
102565

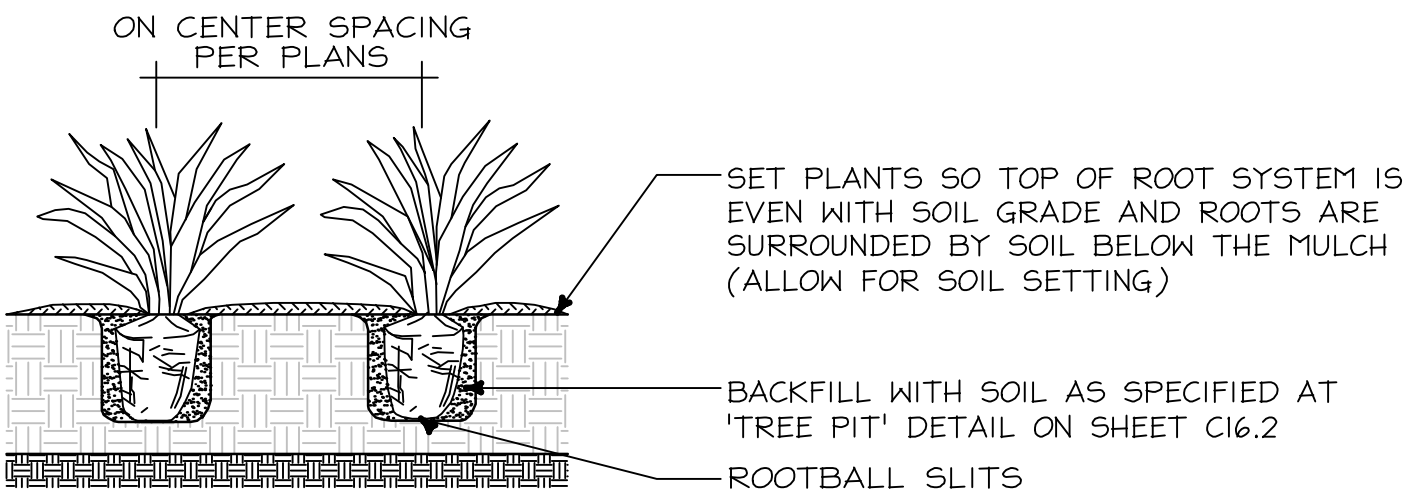


PLANT/TREE LEGEND

- LIRIOPE SPICATA
- LAGERSTROEMIA INDICA
- ACER RUBRUM

PLANT/TREE SCHEDULE

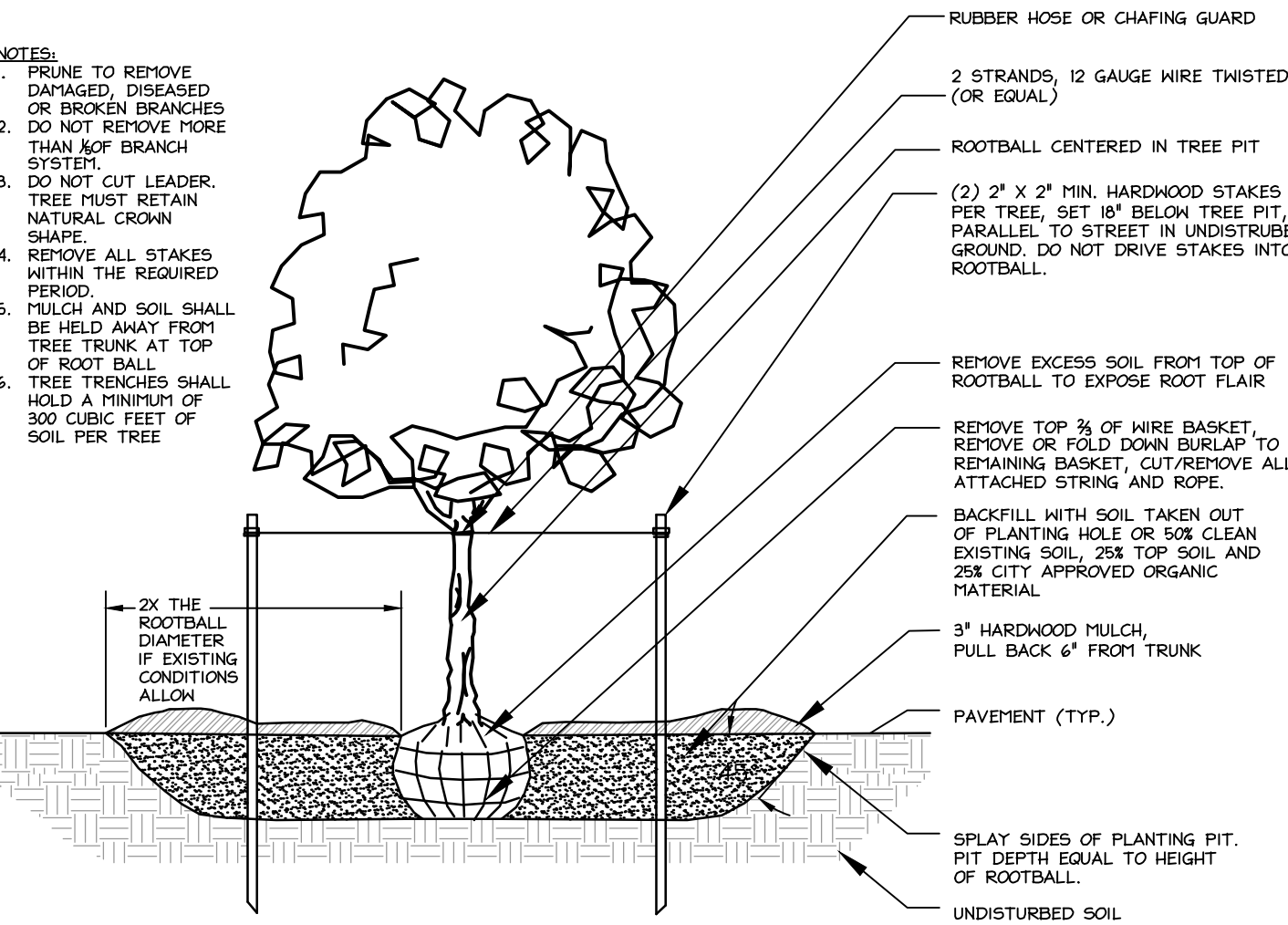
Botanical Name	Common Name	Quantity	Minimum Caliper	Minimum Height	Condition	Comments
Deciduous Trees						
Acer rubrum	Red maple	3	2-2.5"	-	B # B	
Lagerstroemia indica	Grape Murtle	8	2-2.5"	-	B # B	
Ornamental Grasses						
Liriope spicata	Lilyturf	555	-	3-6"	Container	12" O.C. spacing



BEFORE PLANTING, BIODEGRADABLE POTS SHALL BE SLIT IN THREE PLACES AND NON-BIODEGRADABLE SHALL BE REMOVED. (SCARIFY THE BOTTOM OF THE ROOTBALL).

Perennial/Ornamental Grass Planting

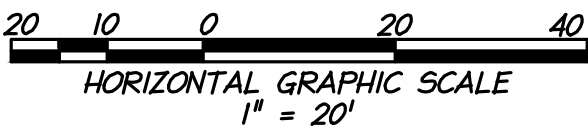
Not To Scale



Tree Planting in Turf or Planted Area

Not To Scale

- NOTES:
- APPROXIMATELY 66 STANDARD PARKING SPACES AND 2 HANDICAP SPACES WILL BE LOST WITH THE EXPANSION.
 - ALL UTILITIES NEED TO BE VERIFIED IN THE FIELD.
 - ALL ENTRANCES (▼) SHOWN ARE SECONDARY PRIVATE ENTRANCES.

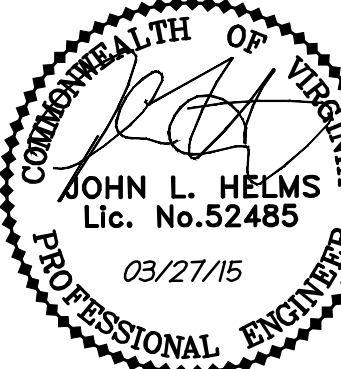
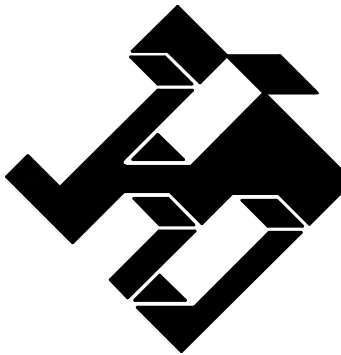


ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

APPROVED DEVELOPMENT SITE PLAN: 95-0020

DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. 95-0020	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

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PRELIMINARY SITE PLAN

POTOMAC YARD CENTER
TARGET EXPANSION

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:88024.175.00

SCALE: 1"=20'

DATE: 02/20/2015

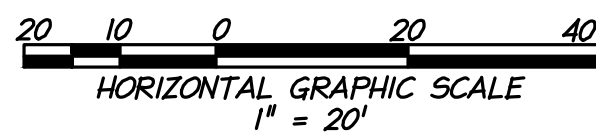
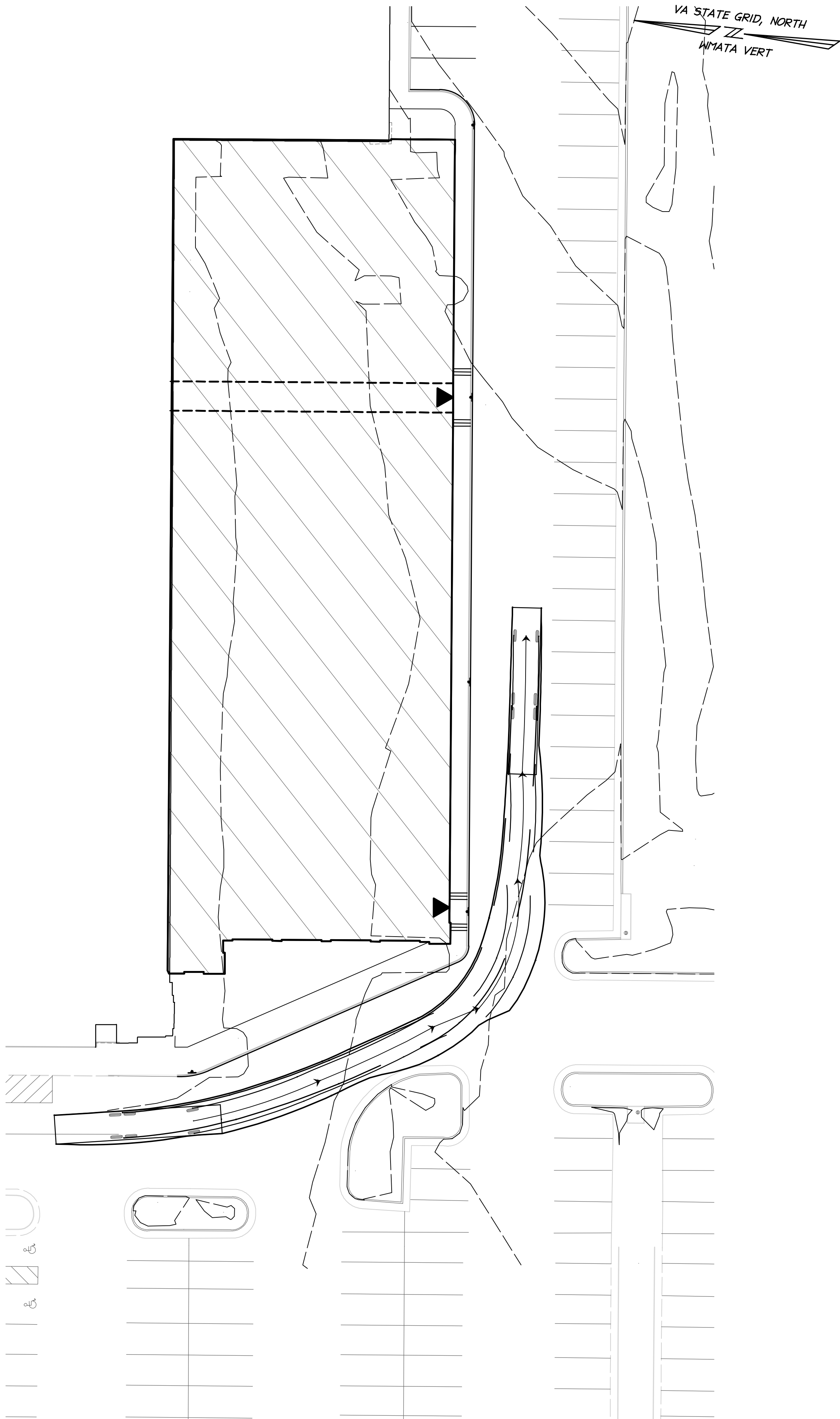
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CHECKED: JH

SHEET No.

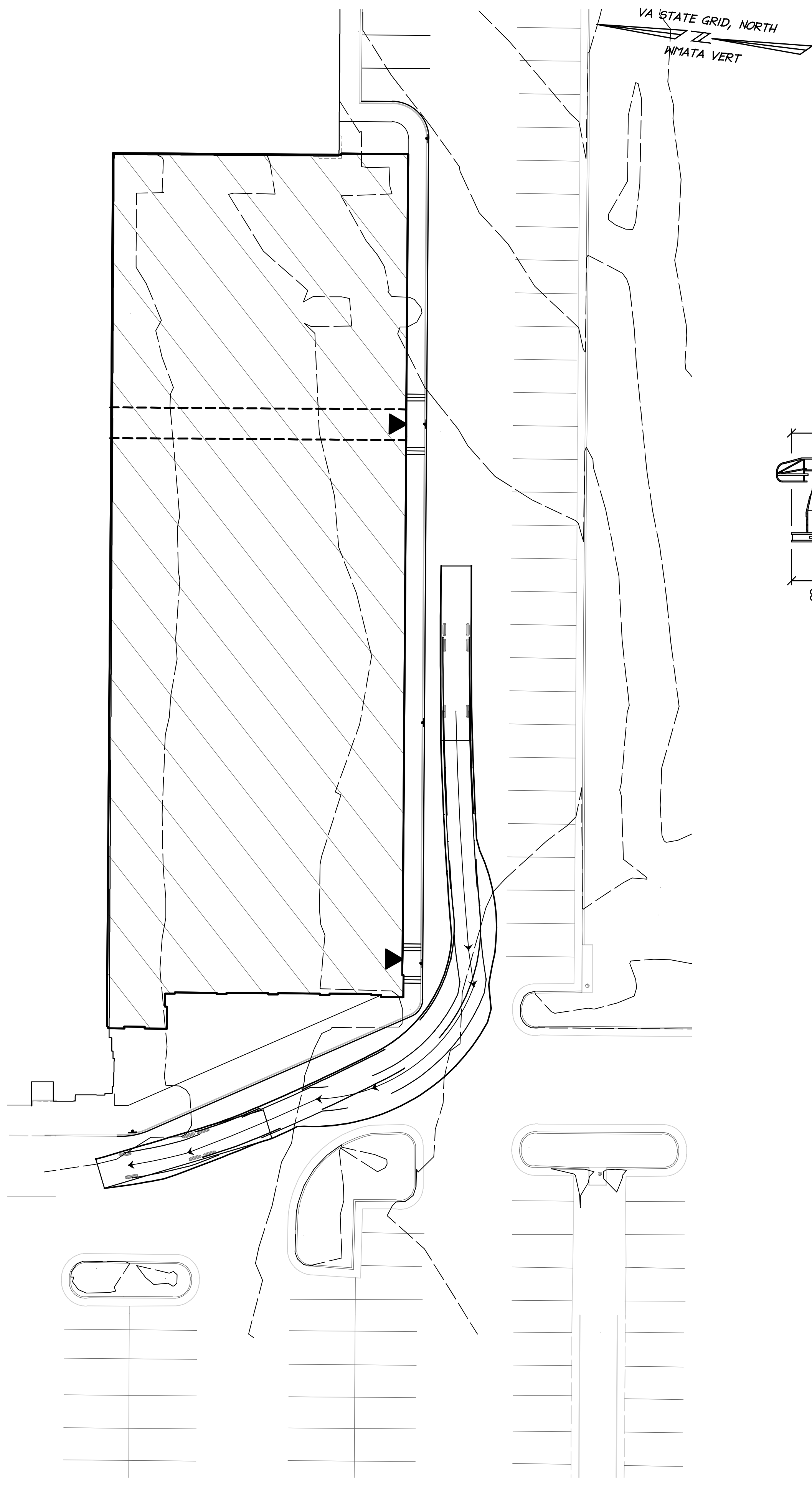
C600

102565

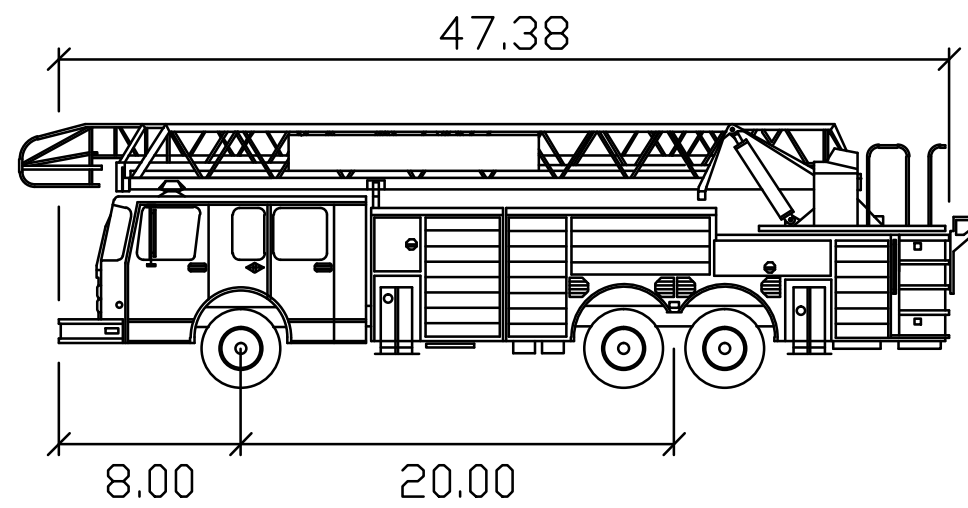
FIRE TRUCK: LEFT TURN



FIRE TRUCK: RIGHT TURN



DATE	REVISION
3/27/15	2ND SUBMISSION



2012-05-03 FIRE TRUCK 203
feet

Width : 8.17
Track : 7.17
Lock to Lock Time : 6.00
Steering Angle : 25.50

APPROVED

DEVELOPMENT SITE PLAN: 95-0020

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. 95-0020

DIRECTOR _____ DATE _____

CHARMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

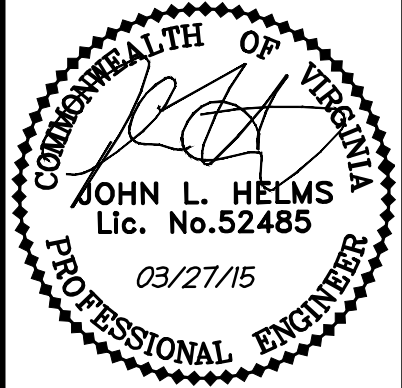
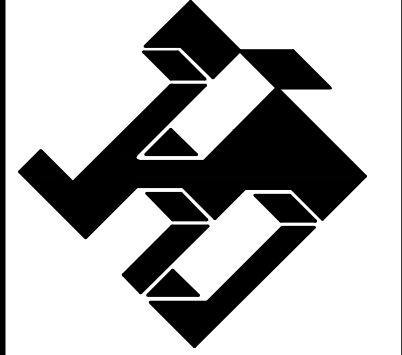
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

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TURNING MOVEMENTS

POTOMAC YARD
CENTER
TARGET EXPANSION
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:88024.175.00

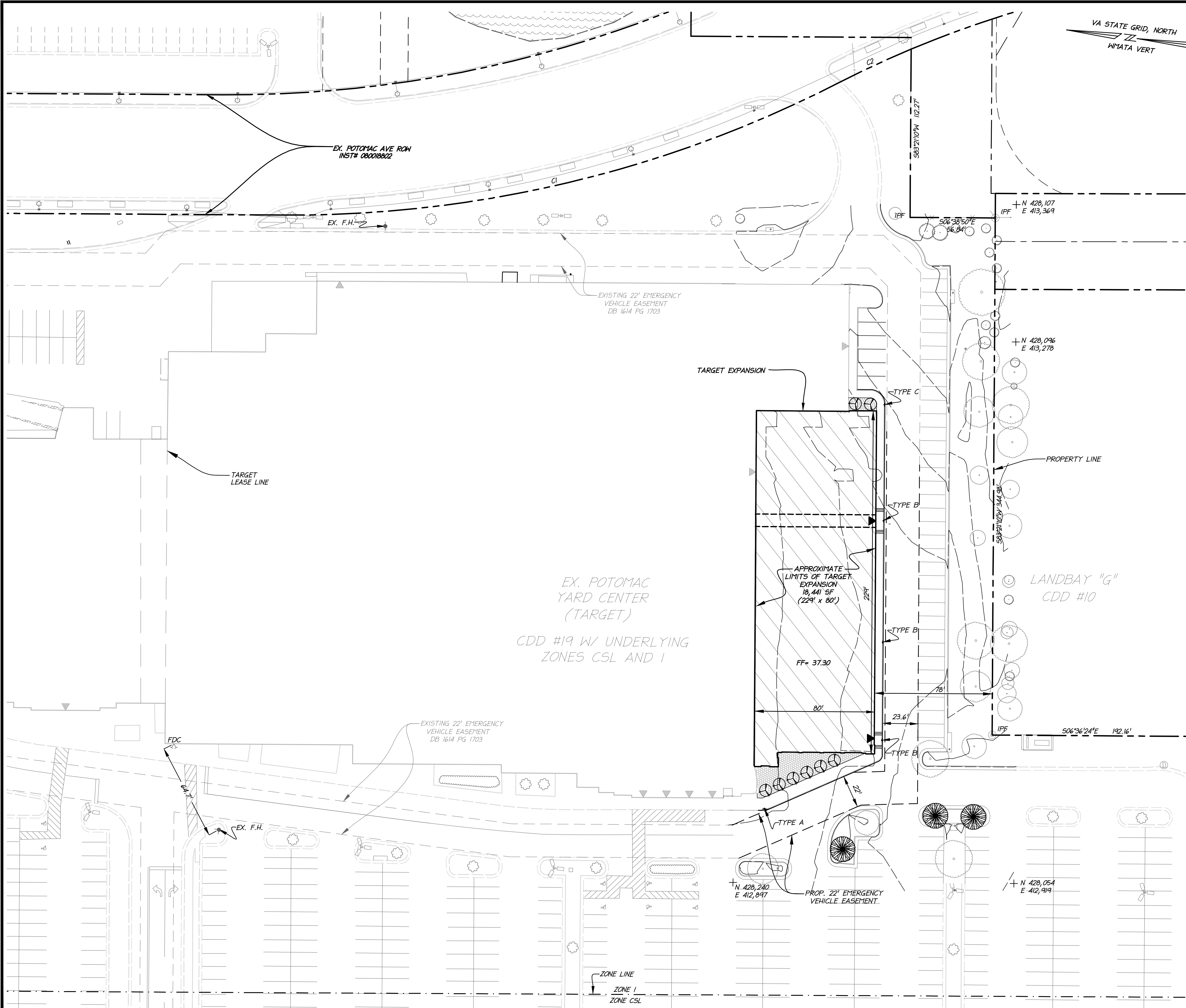
SCALE: 1"=20'

DATE: 02/20/2015

DESIGN: BD
DRAWN: BD
CHECKED: JH

SHEET No.

C602 .
102565



DATE	REVISION
3/27/15	2ND SUBMISSION

PROPOSED LEGEND

- : PROPOSED R.O.W.
- ▽ : BUILDING ENTRANCE
- ⊙ : EXISTING FIRE HYDRANT
- : PROPOSED FIRE DEPARTMENT CONNECTION

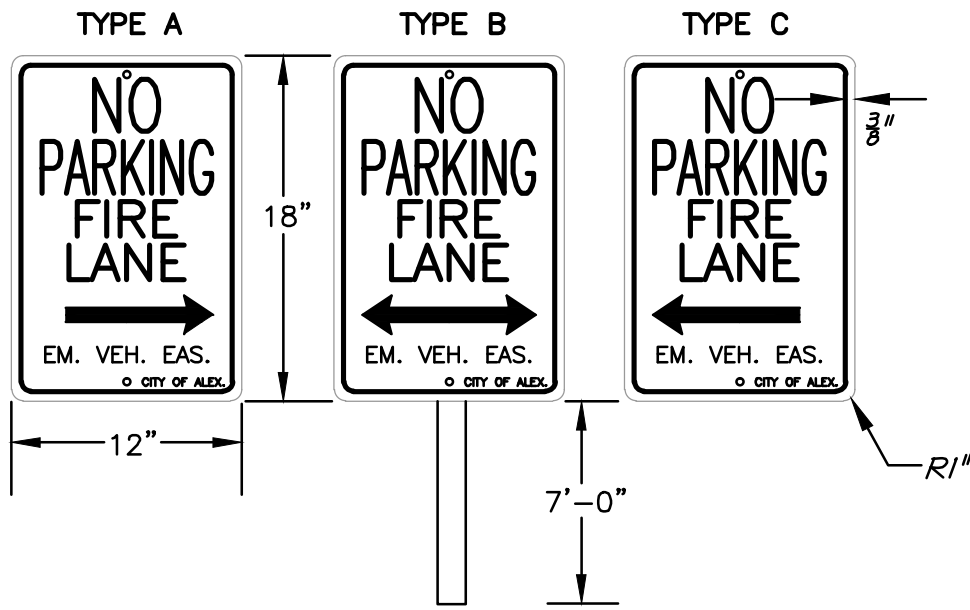
BUILDING CODE ANALYSIS

FLOOR	CONSTRUCTION TYPE	USE GROUP(S)
GROUND FLOOR	1A	R-1
FULL SPRINKLERED	YES	
CODE	VIRGINIA UNIFORM STATEWIDE BUILDING CODE	
NUMBER OF STORIES	1 LEVEL ABOVE GRADE	

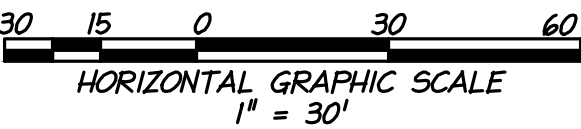
BUILDING AREA PER FLOOR

GROUND FLOOR: 18,441 SF

SPECIFICATIONS FOR FIRE LANE SIGNS



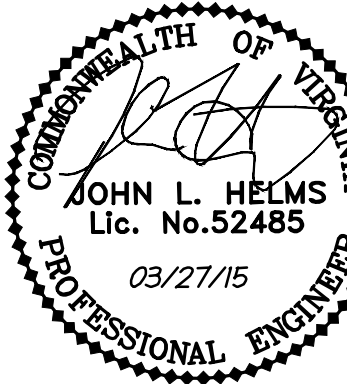
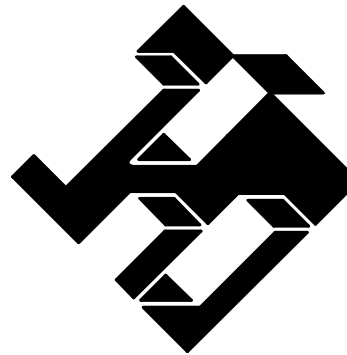
- 1.) SIGNS SHALL BE POSTED NO MORE THAN 100 FEET APART.
- 2.) THE BACKGROUND SHALL BE OF METAL CONSTRUCTION, RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH 3/8" RED TRIM STROP AROUND ENTIRE OUTER EDGE OF SIGN.
- 3.) EACH SIGN SHALL BE MOUNTED SEVEN (7) FEET FROM GRADE LEVEL TO THE BOTTOM OF THE SIGN, AND SHALL BE WITHIN SEVEN (7) FEET OF THE PARKING CURB OR CURD LINE.
- 4.) LETTERING SIZE SHALL BE AS FOLLOWS: "NO PARKING" - 2 INCHES, "EM. VEH. EAS." - 1 INCHES, "CITY OF ALEX." - 1/2 INCH. DIRECTIONAL ARROWS - 1 INCH BY 6 INCHES SOLID SHAFT WITH SOLID HEAD - 1 1/2 INCHES WIDE AND 2 INCHES DEEP.



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

APPROVED	
DEVELOPMENT SITE PLAN: 95-0020	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. 95-0020	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
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INSTRUMENT NO. _____	DEED BOOK NO. _____
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SIGNAGE & FIRE SAFETY PLAN

POTOMAC YARD CENTER
TARGET EXPANSION
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:88024.175.00

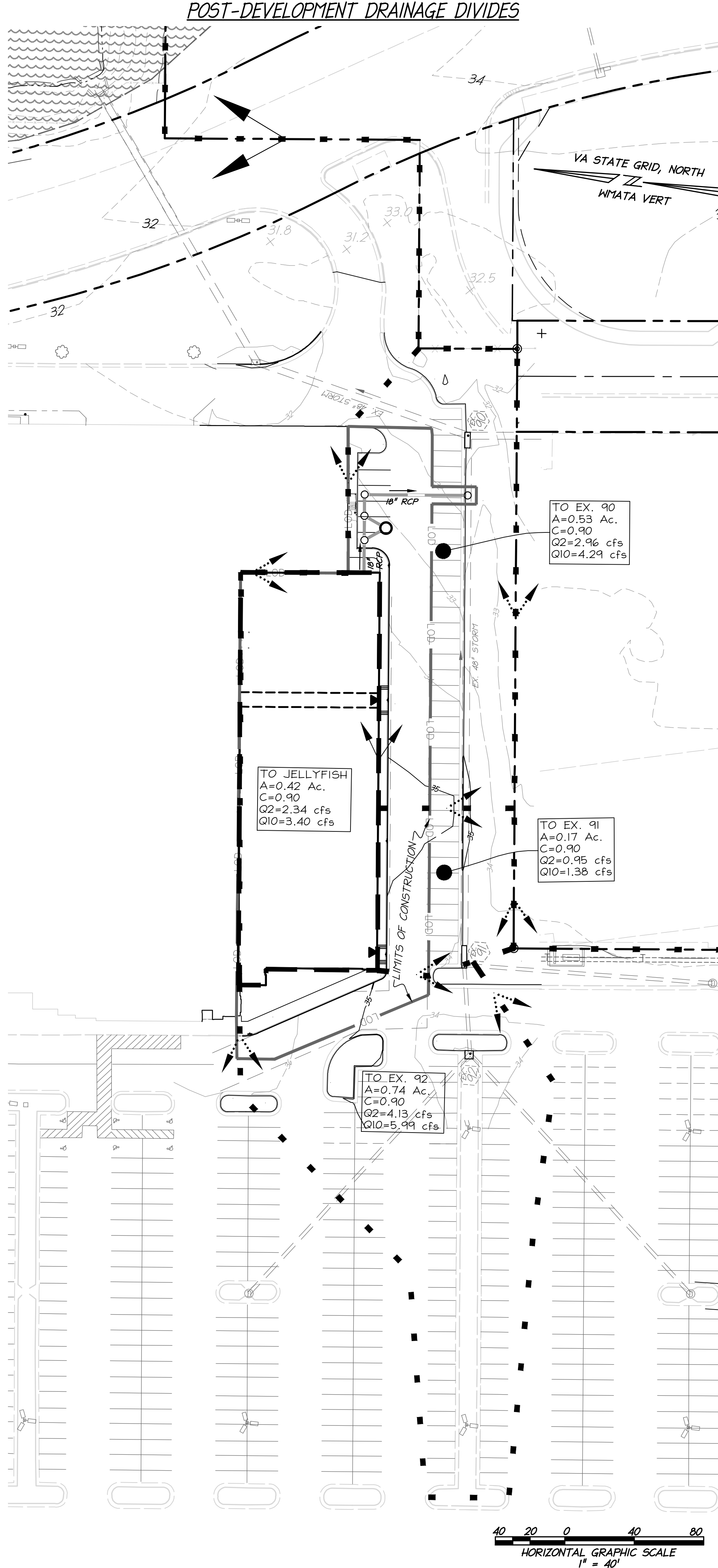
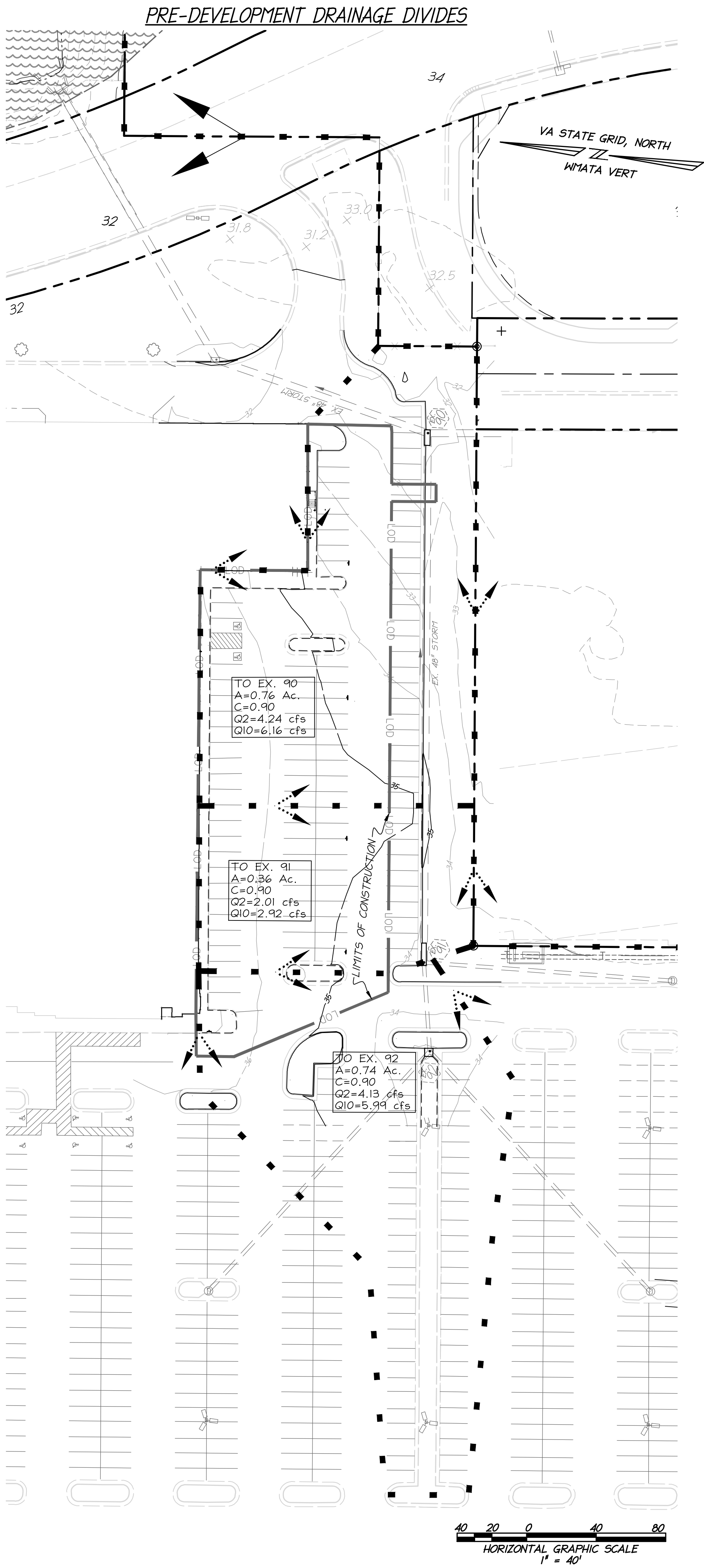
SCALE: 1" = 30'

DATE: 02/20/2015

DESIGN: BD
DRAWN: BD
CHECKED: JH

SHEET No.

C603
102565



DATE	REVISION
3/27/15	2ND SUBMISSION

PROJECT SITE RUNOFF COMPUTATIONS FOR THE TOTAL AREA WITHIN THE LIMITS OF DISTURBANCE	
PRE-DEVELOPMENT	POST-DEVELOPMENT
A = 0.77 ACRES	A = 0.77 ACRES
$C = \frac{(0.76)(0.90) + (0.01)(0.3)}{0.77} = 0.89$	$C = \frac{(0.37)(0.90) + (0.40)(0.3)}{0.77} = 0.59$
$T_c = 5 \text{ MINUTES}$	$T_c = 5 \text{ MINUTES}$
$I_p = 6.2 \text{ INCHES/HOUR}$	$I_p = 6.2 \text{ INCHES/HOUR}$
$I_b = 9.0 \text{ INCHES/HOUR}$	$I_b = 9.0 \text{ INCHES/HOUR}$
$Q_2 = (0.89)(6.2)(0.77) = 4.25 \text{ CFS}$	$Q_2 = (0.59)(6.2)(0.77) = 2.82 \text{ CFS}$
$Q_{10} = (0.89)(9.0)(0.77) = 6.17 \text{ CFS}$	$Q_{10} = (0.59)(9.0)(0.77) = 4.09 \text{ CFS}$

NET DECREASE IN RUNOFF
 $Q_2 = 4.25 \text{ CFS} - 2.82 \text{ CFS} = 1.43 \text{ CFS}$
 $Q_{10} = 6.17 \text{ CFS} - 4.09 \text{ CFS} = 2.08 \text{ CFS}$

LEGEND	
	PRE-DEVELOPMENT DRAINAGE DIVIDE
	POST-DEVELOPMENT DRAINAGE DIVIDE
	PROPERTY LINE
	LIMITS OF DISTURBANCE

EXISTING CONDITION SITE NARRATIVE

THIS DEVELOPMENT CONSISTS OF APPROXIMATELY 64.61 ACRES OF LAND, OF WHICH 0.77 ACRES TO BE DISTURBED, IS SITUATED BETWEEN JEFFERSON DAVIS HIGHWAY AND POTOMAC AVE IN THE CITY OF ALEXANDRIA. THE PROPERTY IS BOUNDED BY E REED AVE TO THE NORTH, POTOMAC AVE TO THE EAST, VACANT COMMERCIAL LAND TO THE SOUTH AND JEFFERSON DAVIS HIGHWAY TO THE WEST. THE PROPERTY CURRENTLY CONSISTS OF A STRIP MALL WITH SURFACE PARKING. THE PROPERTY DOES NOT HAVE PVIOUS AREAS WITHIN THE PROJECT LIMITS.

THE EXISTING PARKING LOT DRAINS TO AN EXISTING CLOSED CONDUIT STORM SYSTEM WHICH OUTFALLS INTO A DETENTION POND, P-2.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT PROPOSES THE EXPANSION OF THE EXISTING TARGET WITH AN AREA OF DISTURBANCE OF 0.77 ACRES. WITHIN THE 0.77 ACRE AREA OF CONSTRUCTION, THE RUNOFF FROM THE 0.42 ACRE ROOF OF THE EXPANSION WILL FLOW THROUGH A STORMWATER FILTER BEFORE BEING CONVEYED TO THE DETENTION POND P-2 TO THE EAST.

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF A ROOFTOP DRAIN TO A STORMWATER FILTER ON THE EAST SIDE OF EXPANSION. THIS TREATMENT DEVICE HAS AN OVERALL PHOSPHOROUS REMOVAL RATE OF 0.35 LB/YR, AND IS CAPABLE OF TREATING A WATER QUALITY FLOW RATE OF 0.63 CFS FOR THE RE-DEVELOPED PROPERTY.

CURRENTLY, THE EXISTING IMPERVIOUS AREA IS TREATED BY THE EXISTING DETENTION POND, P-2. THE EXPANSION WILL NOT INCREASE THE IMPERVIOUS AREA OF THE SITE, AND WILL DECREASE THE AMOUNT OF UNTREATED STORMWATER TO P-2.

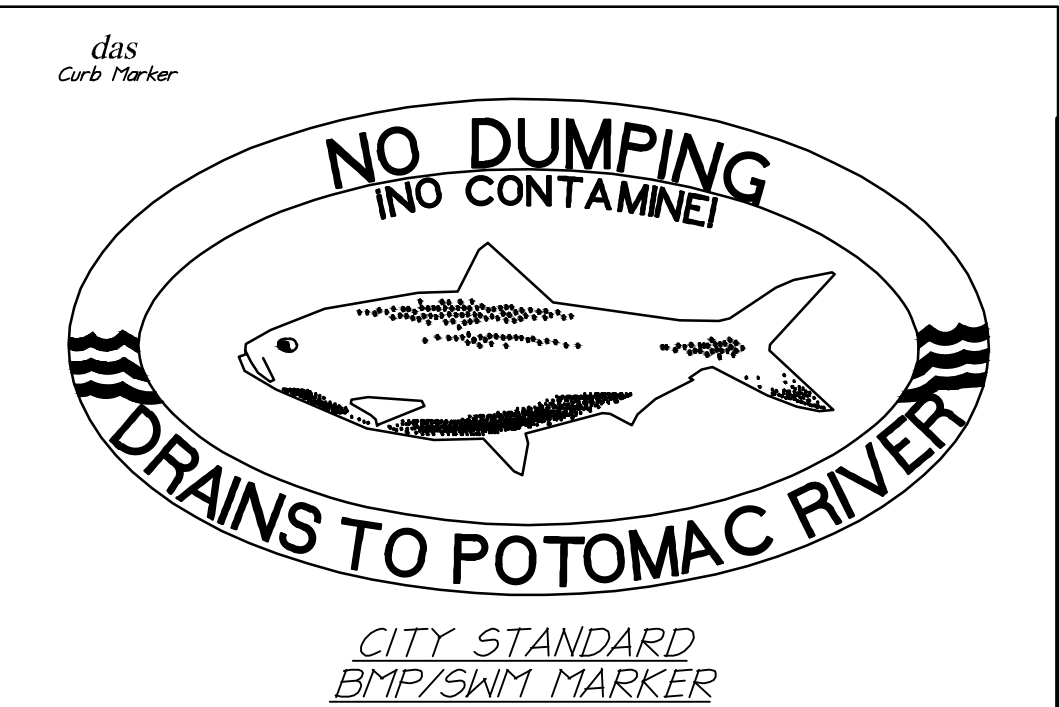
THE STORMWATER FILTER WILL TREAT APPROXIMATELY 0.42 ACRES OF IMPERVIOUS RUNOFF. POND P-2 WILL TREAT THE REMAINING 0.35 ACRES. THE ON-SITE IMPERVIOUS AREA TREATED INCLUDES ALL OF THE PROPOSED BUILDING ROOF.

WATER QUALITY TREATMENT (SWM) NARRATIVE

DUE TO THE DECREASE IN IMPERVIOUS COVER FOR THE AREA OF DISTURBANCE THE POST-DEVELOPMENT PEAK RUNOFF FOR THE TWO (2) TEN YEAR STORMS WILL NOT EXCEED THE PRE-DEVELOPED RATES. ADDITIONAL STORMWATER MANAGEMENT WILL NOT BE PROVIDED.

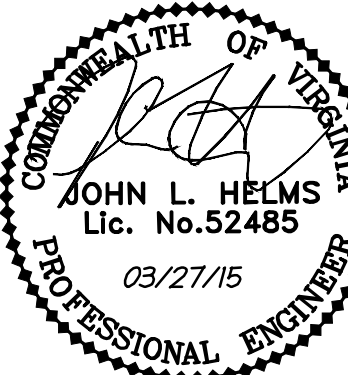
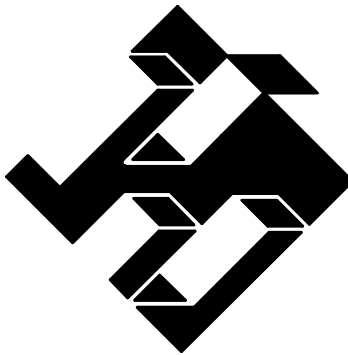
NOTE:

1.) SEE SHEET C400 FOR POND P-2 LOCATIONS.



APPROVED DEVELOPMENT SITE PLAN: 95-0020 DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. 95-0020	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

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SWM & BMP DRAINAGE MAPS

**POTOMAC YARD CENTER
TARGET EXPANSION**
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 88024.175.00
SCALE: 1" = 40'
DATE: 02/20/2015
DESIGN: BD DRAWN: BD CHECKED: JH
SHEET No. C700

Project Name: Target Expansion
Date: August 3, 2014

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage 0.77

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

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 land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be moved/managed	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.77	0.77
				Total	0.77

Post-ReDevelopment Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be moved/managed	0.00	0.00	0.00	0.03	0.03
Impervious Cover (acres)	0.00	0.00	0.00	0.74	0.74
				Total	0.77

Area Check Okay Okay Okay Okay

Rv Coefficients	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	Listed	Adjusted ¹
Pre-ReDevelopment		
Forest/Open Space Cover (acres)	0.00	0.00
Composite Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.00	0.00
Composite Rv(turf)	0.00	0.00
% Managed Turf	0%	0%
Impervious Cover (acres)	0.77	0.77
Rv(imperious)	0.95	0.95
% Impervious	100%	100%
Total Site Area (acres)	0.77	0.77
Site Rv	0.95	0.95

Land Cover Summary	
Post-ReDevelopment	
Forest/Open Space Cover	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.03
Composite Rv(turf)	0.25
% Managed Turf	4%
ReDev. Impervious Cover (acres)	0.74
Rv(imperious)	0.95
% Impervious	96%
Total ReDev. Site Area (acres)	0.77
ReDev. Site Rv	0.92

Land Cover Summary	
Post-ReDevelopment New Impervious	
New Impervious Cover (acres)	0.00
Rv(imperious)	0.95
% Impervious	Check Area
Total New Dev. Site Area (acres)	0.00
New Dev. Site Rv	0.95

Pre-Development Treatment Volume (acre-ft)	0.0610	0.0610	Post- ReDevelopment Treatment Volume (acre-ft)	0.0592	Post-Development Treatment Volume (acre-ft)	0.0000
Pre-Development Treatment Volume (cubic feet)	2,655	2,655	Post- ReDevelopment Treatment Volume (cubic feet)	2,579	Post-Development Treatment Volume (cubic feet)	0
Pre-Development Load (TP) (lb/yr)	1.67	1.67	Post- ReDevelopment Load (TP) (lb/yr)	1.62	Post-Development Load (TP) (lb/yr)	0.00

¹ Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.		Maximum % Reduction Required Below Pre-ReDevelopment Load	10%		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	0.12	TP Load Reduction Required for New Impervious Area (lb/yr)	0.00
		Total Load Reduction Required (lb/yr)	0.12		
Pre-Development Load (TN) (lb/yr)	11.94	Post-Development Load (TN) (lb/yr)	11.59		

Drainage Area A Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.77	0.77	0.95
				Total	0.77	

Post Development Treatment Volume (cf) 2655

14. Manufactured BMP												
14. Stormfilter	impervious acres draining to device	0% runoff volume reduction	0.00	0.42	0.00	0	1448	40	0.00	0.91	0.36	0.55
	turf acres draining to device	0% runoff volume reduction	0.00	0.00	0.00	0	0	0	0.00	0.00	0.00	0.00
		TOTAL IMPERVIOUS COVER TREATED (ac)	0.42									
		TOTAL TURF AREA TREATED (ac)	0.00									
		AREA CHECK	OK.									
		PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A	0.36									
		TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr)	0.36									
		SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS										
		NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A	0.00									
		TOTAL NITROGEN REMOVAL IN D.A. A (lb/yr)	0.00									

14. Manufactured BMP				
0	0.00	6.50	0.00	6.50
0	0.00	0.00	0.00	0.00

APPROVED
DEVELOPMENT SITE PLAN: 95-0020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 95-0020

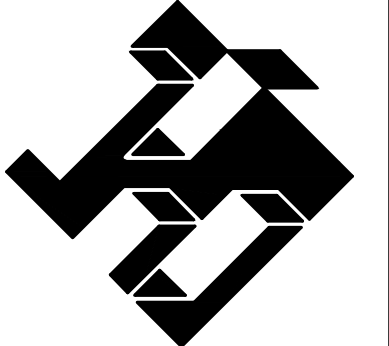
DIRECTOR _____ DATE _____

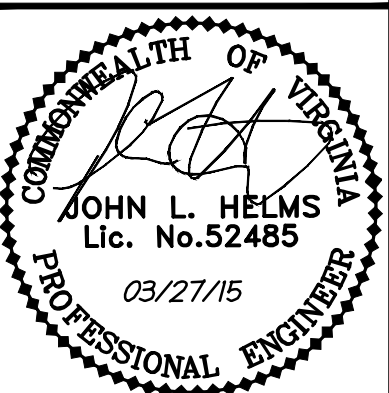
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PROJECT NO:88024.175.00
SCALE: N/A
DATE: 02/20/2015
DESIGN: BD
DRAWN: BD
CHECKED: JH
SHEET No.

C701
102565

christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · Fairfax Va. 22031-3907
703.275.6820 · fax 703.273.7636

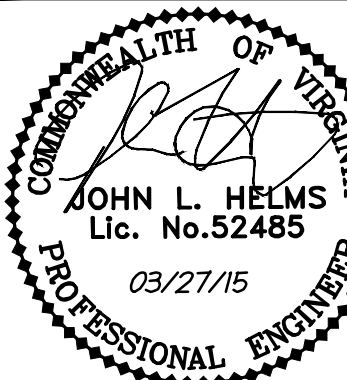




SWM & BMP NOTES AND
DETAILS

POTOMAC YARD CENTER
TARGET EXPANSION
CITY OF ALEXANDRIA, VIRGINIA

christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · fairfax va, 22031-3907
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SWM & BMP DETAILS

POTOMAC YARD CENTER
TARGET EXPANSION
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:88024.175.00

SCALE: N/A

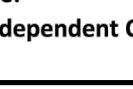
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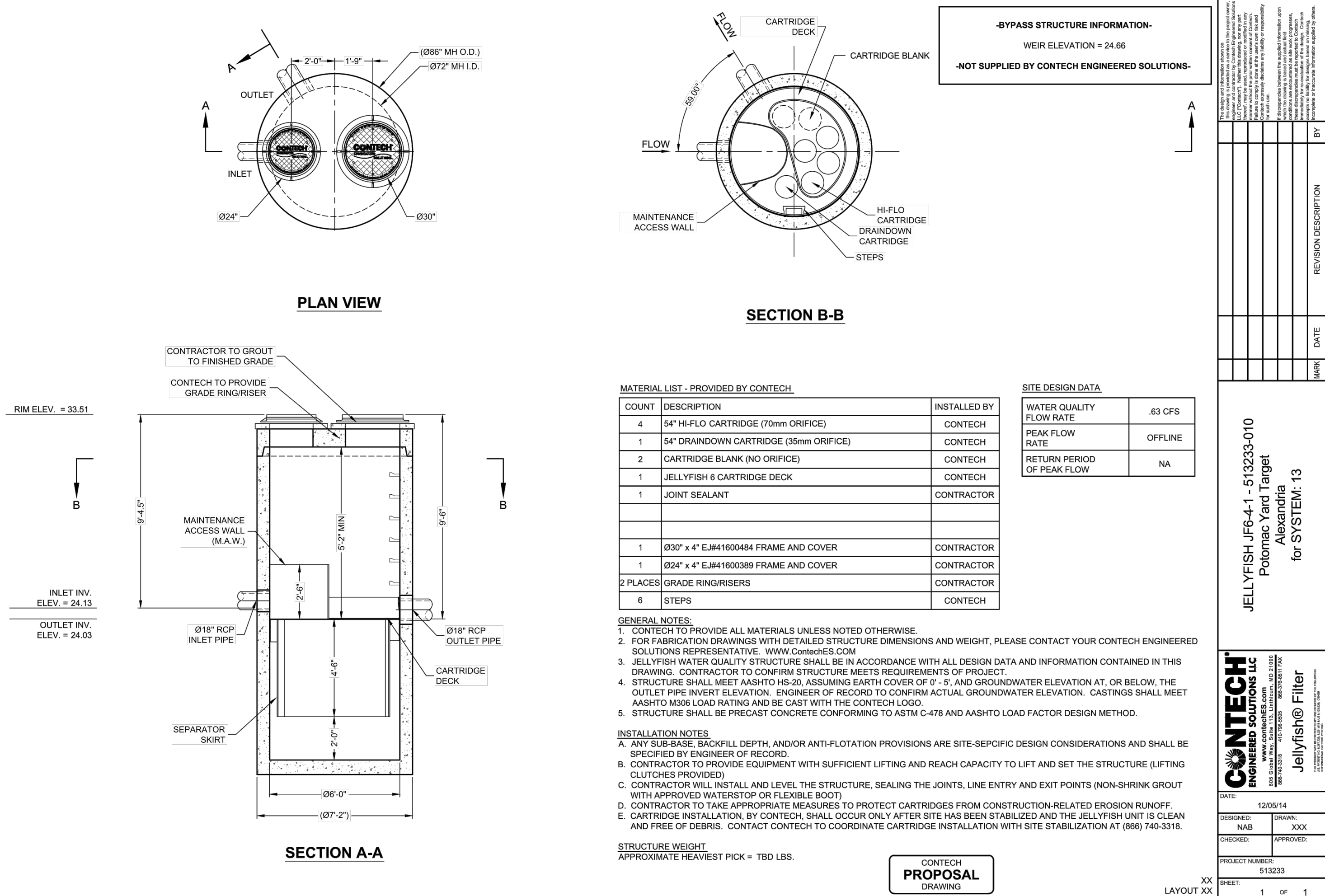
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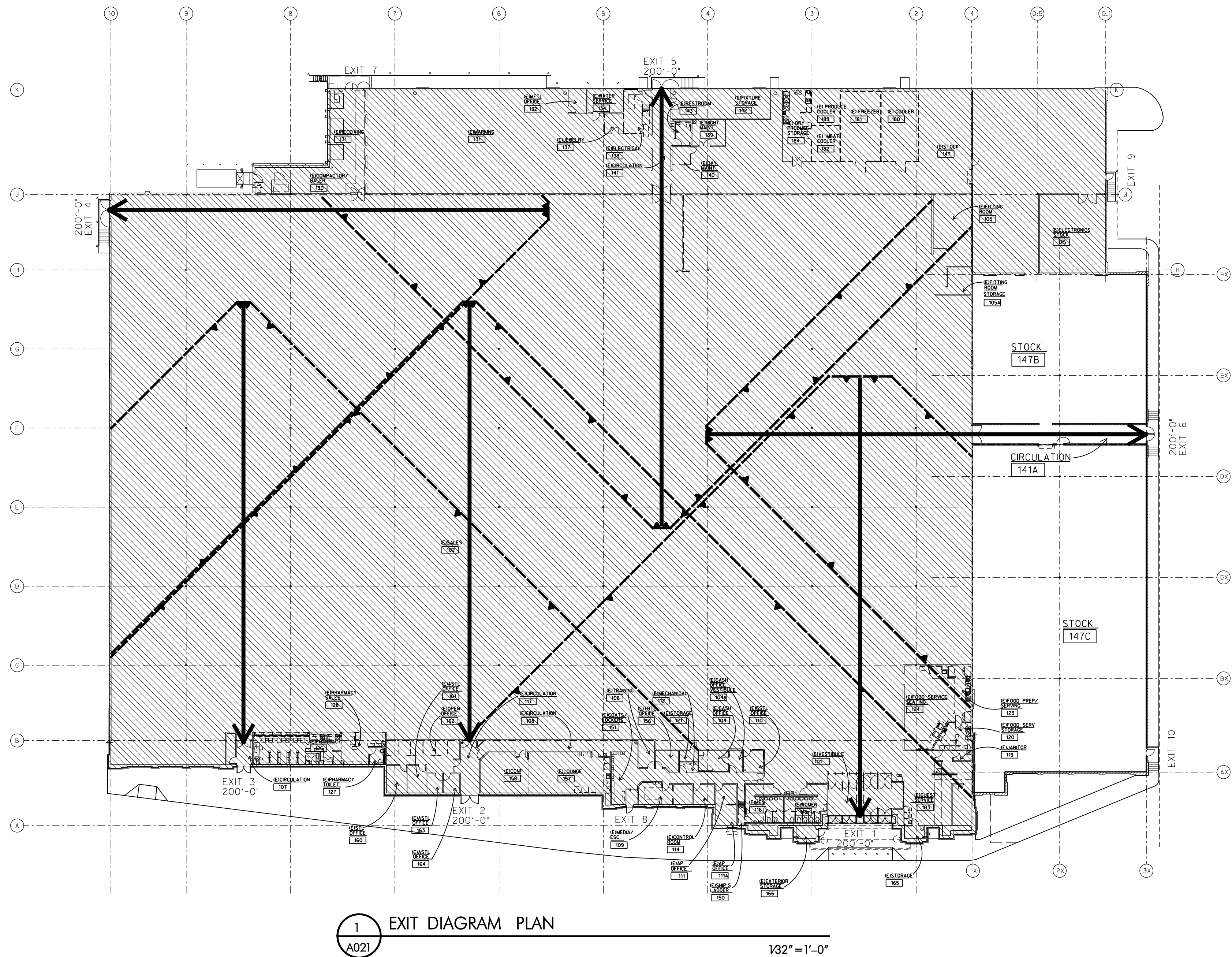
SHEET No.

C702
102565

APPROVED		
DEVELOPMENT SITE PLAN: 95-0020		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR	_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. 95-0020		
_____ DIRECTOR	_____ DATE	
_____ CHAIRMAN, PLANNING COMMISSION		
_____ DATE		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

 CONTECH SOLUTIONS		<i>Jellyfish® Filter</i> Flow-Based Sizing per VADEQ Regulations	
Project Name:	Potomac Yard- Target Exp	Date:	12/1/14
County or Important City:	Alexandria	Design Engineer:	NAB
State:	VA		
Annual Rainfall (inches)	43		
Target Rainfall Event, P (inches)	1.00		
Volume from Upstream Runoff Reduction Practice to BMP:			
	Remaining Volume from Upstream RR Practice (cf)	Runoff Coefficient (R _r)	Effective Area (ac)
Managed Turf	0	0	0.00
Impervious Cover	0	0.95	0.00
Volume from Additional Credit Area to BMP:			
	Treatment Volume from Untreated Credit Area (cf)	Runoff Coefficient (R _r)	Effective Area (ac)
Managed Turf	0	0	0.00
Impervious Cover	1460	0.95	0.42
Total Volume to be Treated	1460	cf	
Total Effective Area to be Treated	0.42	ac	
Composite Rv	0.95		
Time of Concentration (Tc)	5.00	min	
Unit Peak Discharge (qu)	1000	cfs/mi ² /in	
Treatment Volume Peak Discharge	0.63	cfs	
Cartridge Height	54"		
# Hi-Flow Cartridges Required	4		
# Draindown Cartridges Required	1		
Manhole Size	72"		
Model Name	JF6-4-1		



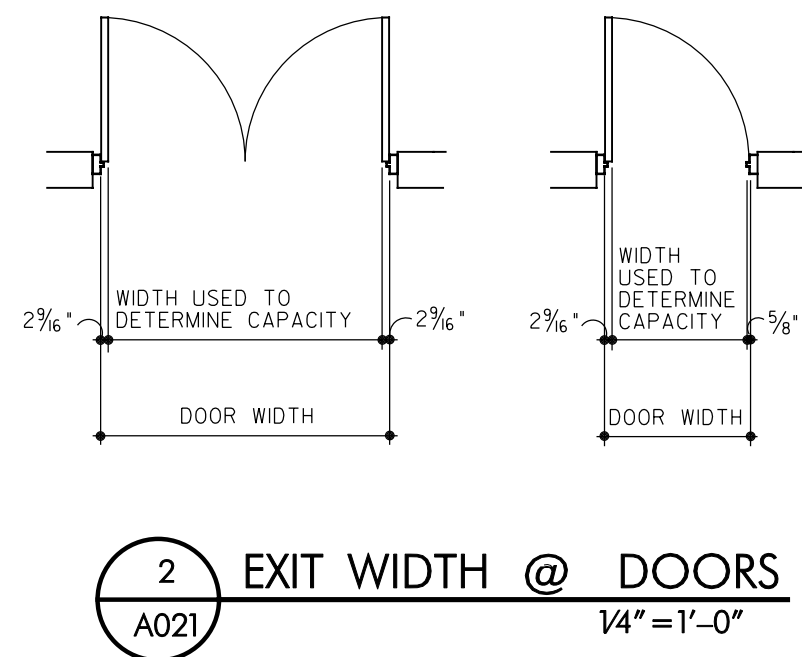


GENERAL NOTES

A. THIS DIAGRAM REFLECTS TOTAL TRAVEL DISTANCE REQUIRED WITH FIXTURES ON THE SALES FLOOR BY LIMITING THE ZONE SERVED TO 45'. THIS IS MORE CONSERVATIVE THAN THE ARC METHOD.

B. BUILDING EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT

C. DOOR WIDTH REDUCED FOR CLEAR WIDTH BY SUBTRACTING STOPS AND/OR DOOR THICKNESS SEE 2 A021



2012 IBC EXIT KEY			
NUMBER	WIDTH	IN/OCC	CAP. OF OCC.
SALES			
1	133 3/4"	.15	891
2	66 7/8"	.15	445
3	66 7/8"	.15	445
4	90 7/8"	.15	605
5	90 7/8"	.15	605
6	66 7/8"	.15	445
NON-SALES			
7	32 3/4"	.15	218
8	32 3/4"	.15	218
9	32 3/4"	.15	218
10	32 3/4"	.15	218
TOTAL PROVIDED	646.2	.15	4308
TOTAL REQUIRED IBC	538.35	.15	3,589

• STAIRS HAVE BEEN SIZED TO ACCOMMODATE DOOR WIDTH

OCCUPANT LOAD ANALYSIS		IBC		
DESCRIPTION	ROOM NOS.	SF/OCC	SQ. FT.	OCC
SALES	101,102,105,105A, 107,115,116	30	99,082	3302
OFFICE	103,104,106,108,109, 104A, 110,111,111A, 114,117,132,151, 156,160,161,162,163, 164,	100	4,048	40
STORAGE/STOCK	121,125,126,127,128, 130,131,137,140,141, 141A,142,143,147,147B, 147C,150,165,166,181, 182,183,184	300	38,120	127
FOOD SERVICE	120, 123,	200	435	2
•FIXED SEATING	124	15	714	47
MECHANICAL	112,134,138	300	348	1
LOUNGE/TRAINING	157,158	15	1,064	70
TOTAL			144,192	3589

LEGEND	
EXISTING CONSTRUCTION (NO WORK)	
EXISTING WALL	
NEW WALL CONSTRUCTION	
RATED ASSEMBLY	

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

T-1076 ALEXANDRIA, VA

CODE COMPLIANCE PLAN

A021

DATE ISSUED: 01 DECEMBER 2014

DRAWN BY: AAJ

CHECKED BY: AAJ/ACT

914.702.00

VISION: T-1076

PROJECT CODE: RR

ENTITLEMENTS

ENTITLEMENTS

RSP Architects, Ltd.

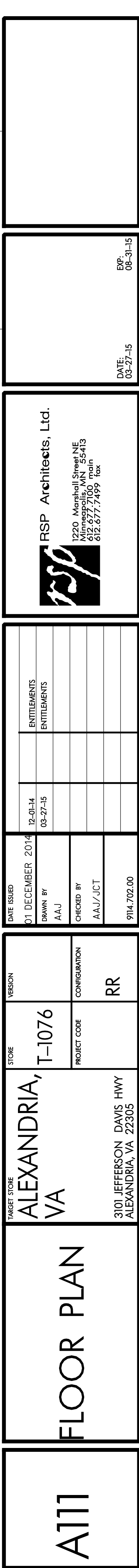
220 Marshall Street, Suite 200, Alexandria, VA 22305

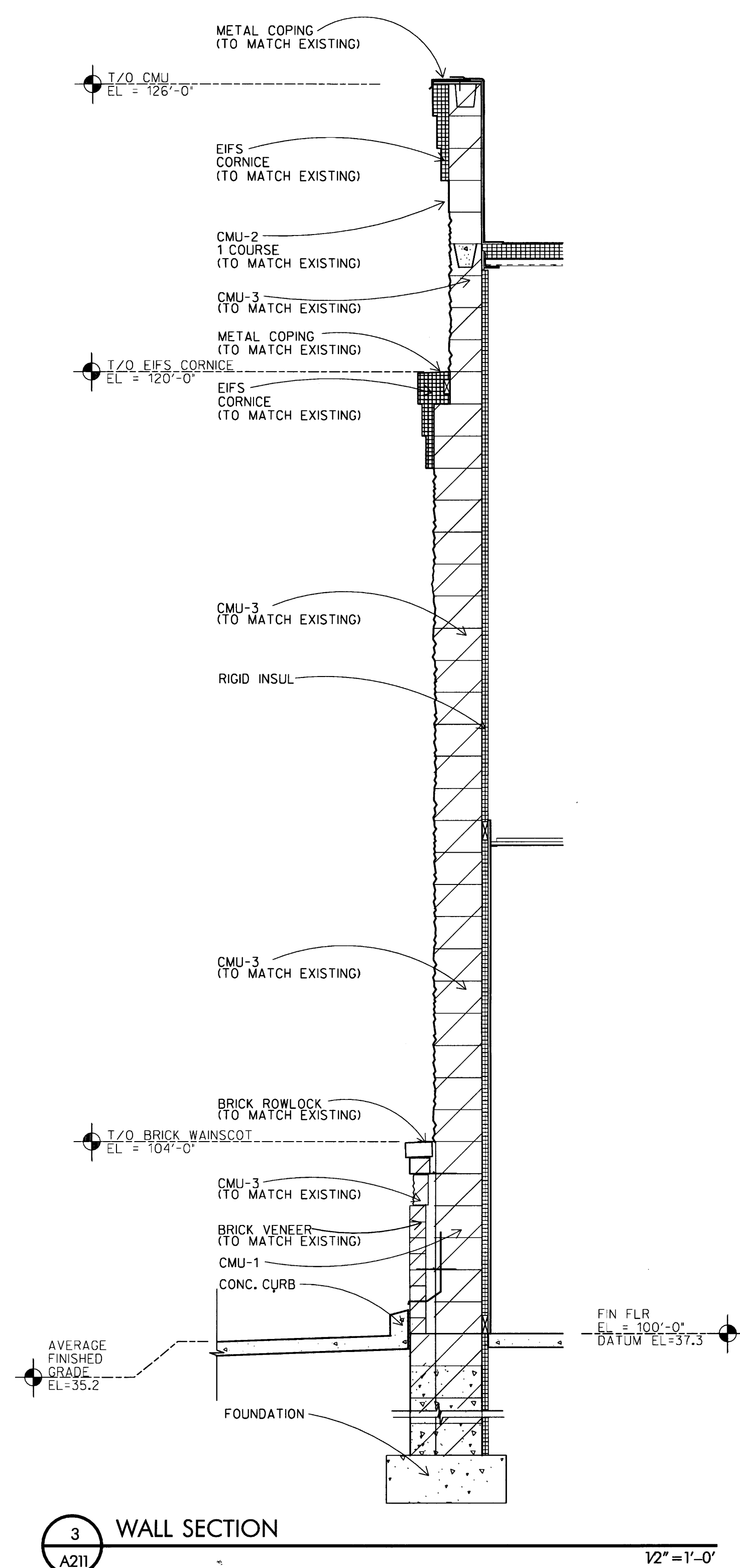
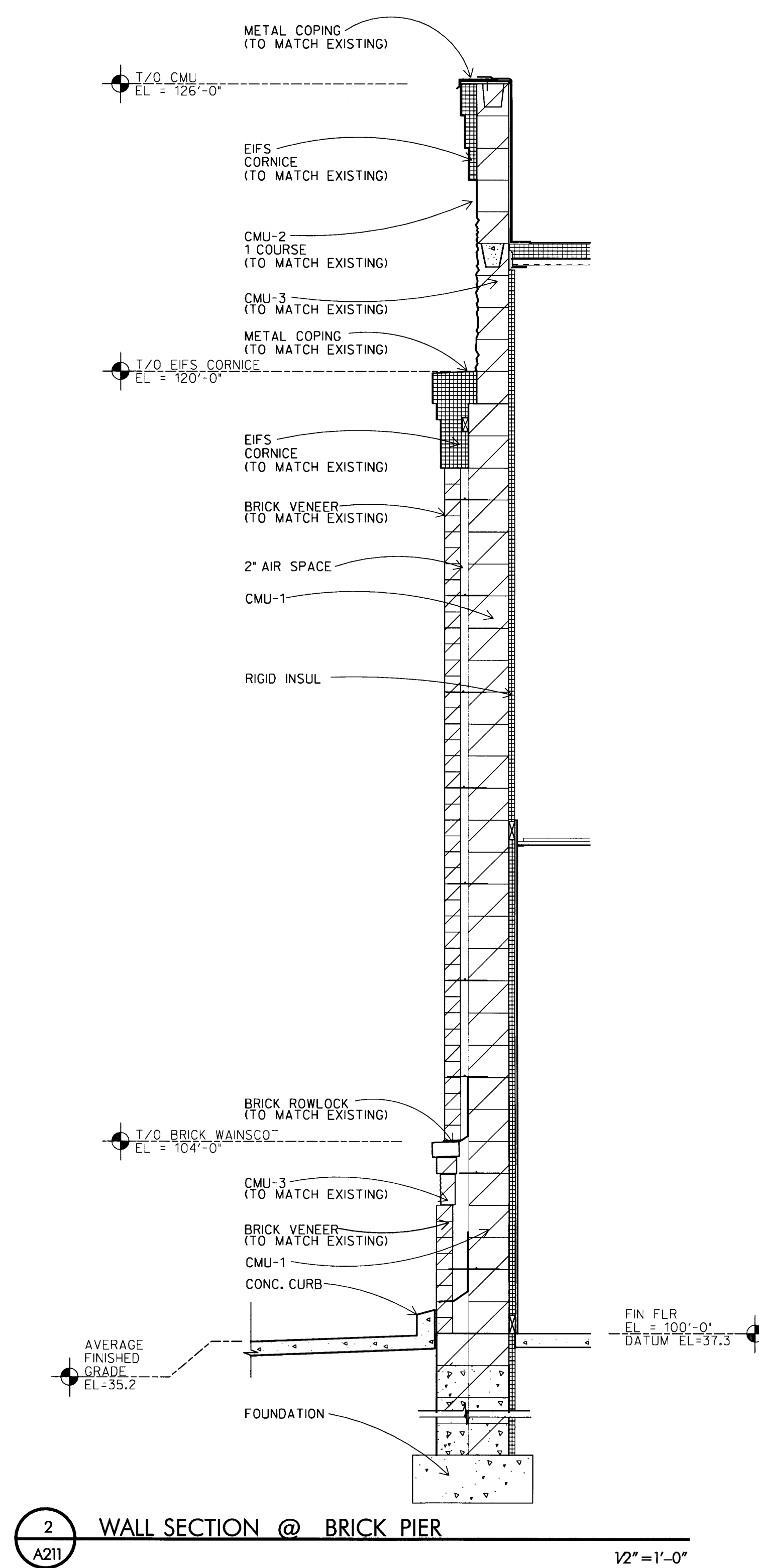
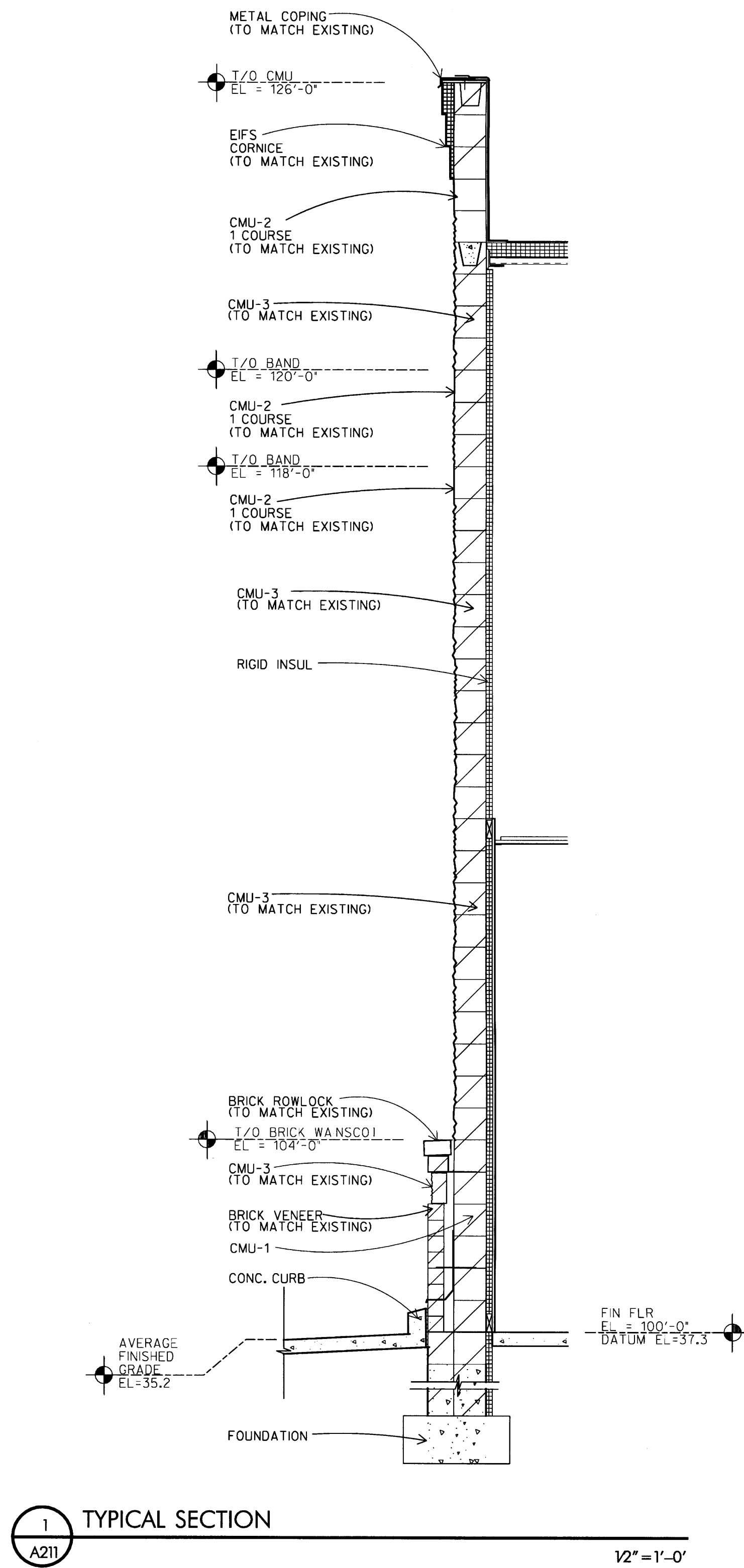
703.677.7000

703.677.7499 fax

EXP: 08-31-15

DATE: 03-27-15





APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. —

DIRECTOR _____ DATE _____

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

RSP Architects, Ltd.
1220 Monmouth Street, Suite 205
Alexandria, VA 22305
703.677.7700 main
703.677.7499 fax

ENTITLEMENTS		DATE ISSUED		DRAWN BY		CHECKED BY	
		01 DECEMBER 2014		AAJ		AAJ/ICT	
		12-01-14				914.702.00	

TARGET STORE

ALEXANDRIA, VA

A211

STORE

T-1076

VERSION

RR

PROJECT CODE

RR

3101 JEFFERSON DAVIS HWY
ALEXANDRIA, VA 22305

