PRELIMINARY SITE PLAN SUBMISSION

FOR

ALDI, INC.

4580 DUKE STREET

ALEXANDRIA, VA 22304

AREA TABULATIONS:

TOTAL SITE AREA = 63,171 SQUARE FEET (1.4502 ACRES)
TOTAL AREA OF TAX PARCEL = 63,171 SQUARE FEET (1.4502 ACRES)
TOTAL EXISTING IMPERVIOUS AREA = ± 60,548 SQUARE FEET (1.390 ACRES)
TOTAL PROPOSED IMPERVIOUS AREA = ± 60,113 SQUARE FEET (1.380 ACRES)
TOTAL DISTURBED AREA = ± 63,170 SQUARE FEET (1.45 ACRES)

ZONING TABULATIONS:

SITE ADDRESS:	4580 DUKE STREET, ALEXANDRIA, VA 22304
TAX MAP NUMBER:	059.01–0A–001
EXISTING PARCEL AREA:	63,171 SQUARE FEET (1.4502 ACRES)
PROPOSED SITE AREA:	63,171 SQUARE FEET (1.4502 ACRES)
EXISTING ZONE:	CG/COMMERCIAL GENERAL ZONE
PROPOSED ZONE:	CG/COMMERCIAL GENERAL ZONE
EXISTING LAND USE:	RESTAURANT
PROPOSED LAND USE:	GROCERY STORE
REQUIRED GROSS FLOOR AREA:	LESS THAN 20,000 SQUARE FEET
PROPOSED GROSS FLOOR AREA:	17,307 SQUARE FEET
REQUIRED NET FLOOR AREA:	N/A
PROPOSED NET FLOOR AREA:	17,307 SQUARE FEET
REQUIRED FAR:	MAXIMUM 0.5
PROPOSED FAR:	0.27
AVERAGE FINISH GRADE:	83.93 FEET
REQUIRED BUILDING HEIGHT:	MAXIMUM 50 FEET
PROVIDED BUILDING HEIGHT:	32.03' FEET
REQUIRED OPEN SPACE AREA (%):	N/A
PROVIDED OPEN SPACE AREA (%):	10,591 SQUARE FEET OR 0.243 ACRES (16.77%)
ROOF–TOP AREA:	N/A
TOTAL AREA:	10,591 SQUARE FEET OR 0.243 ACRES (16.77%)

SETBACKS
REQUIRED FRONT YARD: 75 FEET FROM CENTER OF DUKE STREET
PROVIDED FRONT YARD: 67.2 FEET FROM CENTER OF DUKE STREET

REQUIRED SIDE/REAR YARD: 25 FEET FROM THE NEAREST RESIDENTIAL ZONE LINE
PROVIDED SIDE/REAR YARD: 158.4 FEET (S.JORDAN), 1.8 FEET (WEST SIDE), 1.8 FEET (REAR)

REQUIRED LOT FRONTAGE: N/A
PROVIDED LOT FRONTAGE: 260 FEET

PARKING TABULATIONS:

REQUIRED NUMBER OF PARKING SPACES:
– LAND USE: RETAIL
– SQUARE FEET OF FLOOR AREA: 17,307 SF
– PARKING DISTRICT (#) 3
– REQUIRED SPACES (SPACES/SF): 1.2 PER 220

17,307 SF * 1.2 SPACES / 220 SF = 95 SPACES

REQUIRED PARKING:		95 SPACES
PROVIDED PARKING:		
	STANDARD	53 SPACES
	COMPACT	14 SPACES
	HANDICAPPED	4 SPACES
TOTAL PARKING:		71 SPACES
REQUIRED LOADING:		1 SPACE
PROVIDED LOADING:		1 SPACE

BUILDING INFORMATION:

USE:	GROCERY STORE
BUILDING USE GROUP:	MERCANTILE AND STORAGE (S1)
STORIES:	1
FLOOR AREA:	17,307 SF
CONSTRUCTION TYPE:	TYPE VB
OCCUPANCY LOAD:	339
FIRE PROTECTION PLAN:	FULLY SPRINKLED

SITE NARRATIVE:

THE APPLICANT PROPOSES TO DEMOLISH THIS EXISTING RESTAURANT AND SURFACE PARKING LOT IN ORDER TO DEVELOP A ONE STORY GROCERY STORE INCLUDING APPROXIMATELY 17,307 SQUARE FOOT WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS.

REQUESTED APPLICATIONS AND MODIFICATIONS

- DEVELOPMENT SPECIAL USE PERMIT FOR A GROCERY STORE WITH MODIFICATIONS TO YARD REQUIREMENTS AND A PARKING REDUCTION SUP
- TRANSPORTATION MANAGEMENT PLAN SUP

SWM NARRATIVE

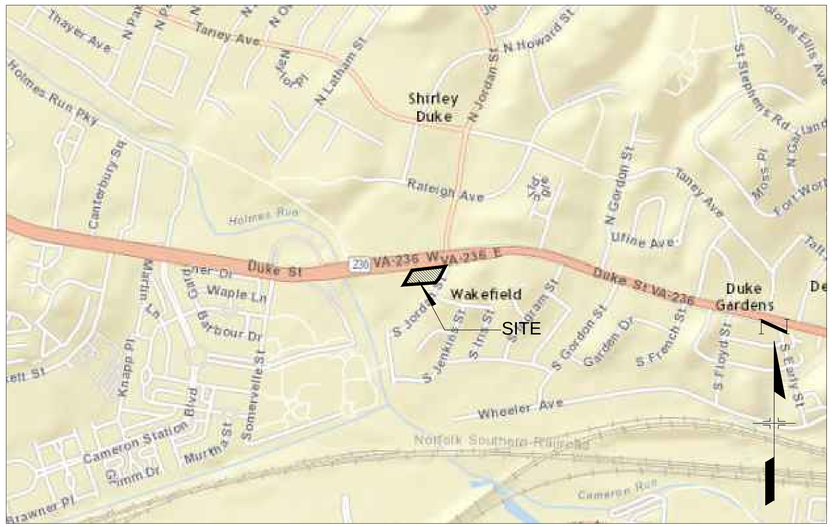
THIS PROJECT WILL BE DESIGNED TO COMPLY WITH BOTH THE STORMWATER QUANTITY AND QUALITY REQUIREMENTS OF ARTICLE XIII OF THE CITY OF ALEXANDRIA ZONING ORDINANCE AND THE 2014 VIRGINIA STORMWATER REGULATIONS.

QUALITY: BIO–RETENTION AREAS WILL BE UTILIZED TO REMOVE THE PHOSPHOROUS REQUIRED BY THE 2014 VIRGINIA STORMWATER REQUALTIONS. THROUGH THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET PROVIDED BY DEQ, IT HAS BEEN DETERMINED THAT APPROXIMATELY 0.54 ACRES OF IMPERVIOUS AREA WILL NEED TO BE ROUTED THROUGH THESE BMPs IN ORDER TO REMOVE THE REQUIRED PHOSPHOROUS. GREEN SIDEWALKS WILL BE UTILIZED ALONG DUKE STREET IN ORDER TO TREAT PHOSPHOROUS. THESE SIDEWALKS WILL BE DESIGNED PER THE TREE WELL BMP DESIGN GUIDELINES. A 5 FOOT PERVIOUS PAVER SECTION WILL BE PLACED DIRECTLY BEHIND THE CURB AND WILL HAVE TREE WELLS LOCATED EVERY 15 FEET (MAY VARY PER TREE SPACING). A 12 FOOT CONCRETE MIXED–USE SIDEWALK WILL BE PLACED BEHIND THE PERVIOUS PAVERS. SEE SHEET 200 FOR LAYOUT.

QUANTITY: THE PERVIOUS AREA WILL BE INCREASED BY 0.01 ACRES FROM THE PREVIOUS USE. PEAK FLOWS FROM THE SITE WILL DECREASED FOR THE 2 AND 10–YEAR DESIGN STORMS.

ENVIRONMENTALLY SENSITIVE DESIGN STRATEGY

CONSISTENT WITH THE CITY'S ECO–CHARTER, THE DESIGN TEAM ARE COMPREHENSIVELY EVALUATING NUMEROUS SUSTAINABILITY MEASURES FOR INCLUSION IN THE BUILDING AND SITE DESIGN WITH THE GOAL OF ACHIEVING GREEN GLOBES 2 GLOBE RATING. ALDI UTILIZES SEVERAL GREEN STRATEGIES THAT NOT ONLY SAVE ENERGY, BUT ALSO CREATE A COMFORTABLE, AESTHETICALLY–PLEASING ENVIRONMENT FOR CUSTOMERS AND EMPLOYEES ALIKE. THE BUILDING IS ORIENTED TO ALLOW FOR NORTHERN AND EASTERN EXPOSURE OF GLAZING WITH FAVORABLE U–VALUES AND SOLAR HEAT GAIN COEFFICIENTS, MINIMIZING SOUTHERN FACING WINDOWS FOR EXTRA HEAT GAIN THROUGHOUT THE DAY. ALDI UTILIZES CONSTRUCTION PRACTICES THAT INCLUDE BEST PRACTICES TO PREVENT CONTAMINATION AND CONTROL MOLD WITH THE BUILDING ENVELOPE WEATHER–TIGHT PRIOR TO INTERIOR INSTALLATION OF PERVIOUS MATERIALS. THE ENVELOPE UTILIZES AIR AND VAPOR BARRIERS TO INHIBIT MOISTURE PENETRATION INTO THE INTERIOR CAVITY OF THE ENVELOPE. THE ROOF CONSISTS OF A WHITE MEMBRANE WITH A HIGH SOLAR REFLECTANCE INDEX OF .55 WHICH CONTRIBUTES TO COOL ROOF STRATEGIES TO MITIGATE HEAT ISLAND EFFECTS IN AND AROUND THE BUILDING. THIS ALSO REDUCES THE HEATING AND COOLING LOADS ON THE HVAC SYSTEMS. ALDI UTILIZES LED LIGHTING FIXTURES THAT ARE 32% MORE EFFICIENT THAN THEIR FLUORESCENT COUNTERPARTS TO HIGHLIGHT THEIR PARKING LOT AND BUILDING INTERIOR. ENERGY STAR ELIGIBLE EQUIPMENT IS PREFERRED TO BE USED WHEN AVAILABLE FOR OFFICE AND REFRIGERATION EQUIPMENT THOUGHT OUT THE STORE.



VICINITY MAP

N.T.S.

CITY STANDARD NOTES

1. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA TAX ASSESSMENT MAP NO. 064.03–01–01 AND IS ZONED RB AND POS.
2. THE EXISTING USE IS RESTAURANT.
3. ADDRESS– 4580 DUKE STREET, ALEXANDRIA VA 22304
4. THE NATURAL SOILS AT THE SITE CONSIST OF VARYING MIXTURES OF SAND WITH CLAY, GRAVEL AND SILT(SP, SC, AND SM), OR LEAN CLAY WITH SAND AND GRAVEL (CL), ACCORDING TO GEOTECHNICAL REPORT NO. 01:23581 BY GEO–TECHNOLOGY ASSOCIATES, INC, DATED DECEMBER 3, 2014 .
5. THE SITE IS LOCATED IN THE HOLMES RUN.
6. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC).
9. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED, TO STREETS, ALLEYWAYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE–CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
10. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
11. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORM WATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES OF STORM WATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500 SF. INFORMATION REGARDING THE VSMP GENERAL PERMIT CAN BE FOUND ONLINE AT: http://www.dcr.virginia.gov/soil_and_water/vsmp.shtml.
12. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838–4644 OR (703) 746–4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
13. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746–4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
14. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSE IN CONTRASTING COLORS FOR EASY IDENTIFICATION.

TRIP GENERATION (ADT) COMPARISON:

EXISTING: 8,598 SF RESTAURANT
USE HIGH TURNOVER SIT DOWN RESTAURANT TRIP RATES
ITE LU CODE 932

WEEKDAY DAILY: 127.15 x 8.598 = 1,093
AM PEAK: 10.81 x 8.598 = 93
PM PEAK: 9.85 x 8.598 = 85

PROPOSED: 17,307 SF ALDI
USE DISCOUNT SUPERMARKET TRIP RATES
ITE LU CODE 854

WEEKDAY DAILY: 90.86 x 17.31 = 1,573
AM PEAK: 2.53 x 17.31 = 44
PM PEAK: 8.34 x 17.31 = 144

Sheet List Table

Sheet Number	Sheet Title
100	COVER SHEET
101	GENERAL NOTES
102	GENERAL NOTES
110	EXISTING CONDITIONS
120	EXISTING CONDITIONS – TREE INVENTORY
200	CONCEPT SITE PLAN
200.1	CONTEXTUAL SITE PLAN
201	TRUCK TURN PLAN
201.1	TRUCK TURN PLAN
202	FIRE SERVICE PLAN
203	SIGHT DISTANCE PLAN
204	GIS DIMENSION PLAN
220	CONCEPTUAL UTILITY PLAN
230	GRADING AND DRAINAGE PLAN
231	PRE DEVELOPMENT BASIN MAP
232	STORMWATER MANAGEMENT CALCULATIONS
233	POST DEVELOPMENT BASIN MAP
234	STORMWATER MANAGEMENT CALCULATIONS
235	BMP TREATMENT MAP
236	BMP CALCULATIONS
250	CONCEPTUAL OPEN SPACE PLAN
400	LANDSCAPE PLAN
401	LANDSCAPE DETAILS
402	LIGHTING DETAILS
A1.0	REFERENCE BUILDING ELEVATIONS
A1.1	REFERENCE BUILDING ELEVATIONS
A1.2	REFERENCE BUILDING ELEVATIONS
A1.3	BUILDING SECTIONS
A1.4	BUILDING PERSPECTIVE A
A1.5	BUILDING PERSPECTIVE B
A1.6	FLOOR PLAN
A1.7	ROOF PLAN
2	SIGN ELEVATIONS
3	SIGN ELEVATIONS
4	WALL SIGN – LED ILLUMINATED
5	CHANNEL LETTERS – LED ILLUMINATED
6	PYLON – ILLUMINATED CABINET SIGN

CIVIL ENGINEER/LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400
RESTON, VIRGINIA 20191
(703) 674-1300
ATTN: RICHARD MOLLER

DEVELOPER/APPLICANT
ALDI INC.
8751 GAS HOUSE PIKE
FREDERICK, MD 21701
(301) 360-9915
ATTN: JACOB DIPIAZZA

ARCHITECT
MS CONSULTANTS, INC.
2221 SCHROCK ROAD
COLUMBUS, OH 43229
(614) 898-7100
ATTN: JASON LONGBRAKE

LAND USE ATTORNEY
WALSH COLUCCI LUBELEY & WALSH
2200 CLARENDON BLVD., SUITE 1300
ARLINGTON, VA 22201
(703) 582-4700
ATTN: M. CATHARINE PUSKAR

MISS UTILITY OF VIRGINIA
CALL BEFORE YOU DIG
1.800.552.7001

APPROVED
SPECIAL USE PERMIT NO. 2014–0046
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.

No.	REVISIONS	DATE	BY

Kimley»Horn

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COMMONWEALTH OF VIRGINIA
RICHARD MOLLER
Lic. No. 0402049416
PROFESSIONAL ENGINEER
4/3/15

KHA PROJECT 110360000
DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

COVER SHEET

4580 DUKE STREET
PREPARED FOR
ALDI, INC.
CITY OF ALEXANDRIA VA

SHEET NUMBER
100

Plotted By: Ida, Paige Sheet Set: Aldi Duke St Layout: COVER SHEET April 02, 2015 06:36:09pm K:\WVA_DIV\105650–ALDI\105650013–Alexandria, VA Marsh\CAD\PlanSheets\100 – Cover Sheet.dwg
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Plotted By:Ido, Paige Sheet Set:Aldi Duke St Layout:101 GENERAL NOTES April 02, 2015 06:38:07pm K:\NVA_CIV\110360-ALDI\110360101-Alexandria, VA Manga\CAD\PlanSheets\101 - GENERAL NOTES.dwg
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GENERAL PROJECT NOTES

1. PROPERTY BOUNDARY LINES WERE PROVIDED BY MKASSOCIATES, INC. PER FIELD RUN SURVEY COMPLETED ON MARCH 15, 2015.
2. ELEVATIONS ARE BASED ON CITY OF ALEXANDRIA DATUM.
3. THE LOCATION OF EXISTING UTILITIES ON THESE DRAWINGS ARE GENERALLY ONLY APPROXIMATE; IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES WITHIN THE AREA OF CONSTRUCTION PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 1.800.552.7001, UTILITY COMPANY REPRESENTATIVES ,PERFORM TEST PITS, REVIEW CURRENT TEST PIT DATA, AND WHATEVER OTHER OPERATIONS AVAILABLE TO INSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFORMATION AND CONDITION OF THE EXISTING GROUND SURFACE AND THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING PROSECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUALITY AND QUANTITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TOT THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO COMMENCEMENT OF ANY WORK.
5. ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAY OR EASEMENTS SHALL BE INSTALLED TO CITY OF ALEXANDRIA STANDARDS PRIOR TO THE INSTALLATION OF ANY SUB-BASE MATERIALS OR RESTORATION OF PAVEMENT.
6. ALL CURB AND GUTTER, PAVEMENT, AND SIDEWALK CONSTRUCTION WITHIN STREET RIGHTS-OF-WAY OR EASEMENT LINES SHALL BE PROPERLY COORDINATED WITH THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AND SHALL BE IN CONFORMANCE WITH THESE PLANS.
7. ALL GAS LINE CONSTRUCTION TO BE BY THE WASHINGTON GAS COMPANY. THE CONTRACTOR SHALL COORDINATE HIS OPERATIONS WITH WASHINGTON GAS COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THIS PROJECT; THESE UTILITIES SHALL BE CAPPED AND REMOVED BY (OR WITH THE APPROVAL OF) EACH UTILITY COMPANY AND/OR BY THE CITY OF ALEXANDRIA.
9. THE CONTRACTOR SHALL FURNISH EMERGENCY TELEPHONE NUMBERS TO THE CONSTRUCTION AND INSPECTIONS DIVISION, T&ES.
10. EXISTING WELLS TO BE CAPPED IN ACCORDANCE WITH STATE OF VIRGINIA HEALTH DEPARTMENT REGULATIONS.
11. EXISTING GAS LINES, WATER LINES, UNDERGROUND TELEPHONE AND ELECTRIC, AND SANITARY HOUSE CONNECTIONS TAKEN FROM AVAILABLE PLANS AND LOCATION IS APPROXIMATE.
12. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT (WETLANDS) AND ANY AMENDMENTS TO THE CODE OF VIRGINIA OR LOCAL CODES PERTAINING TO THE CHESAPEAKE BAY PRESERVATION ACT. THESE REGULATIONS AND ORDINANCES MAY PLACE ADDITIONAL REQUIREMENTS ON THE PROPERTY OR LIMIT ITS PROPOSED USE.
13. ALL RETAINING WALLS 2' OR HIGHER TO BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER.

EROSION AND SEDIMENT CONTROL NOTES

1. AN EROSION AND SEDIMENT CONTROL PLAN MUST BE APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITY GREATER THAN 2,500 SQUARE FEET.
2. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND VIRGINIA REGULATIONS 4VAC50-30 SEDIMENT AND CONTROL REGULATIONS.
3. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH THESE FINAL PLANS FOR APPROVAL BY THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT.
4. A "CERTIFIED LAND DISTURBER" (CLD) SHALL BE NAMED IN A LETTER TO THE DIVISION CHIEF OF CONSTRUCTION AND INSPECTION (C&I), DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITIES. IF THE CLD CHANGES DURING THE PROJECT, THAT CHANGE MUST BE NOTED IN A LETTER TO THE DIVISION CHIEF.
5. THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CONSTRUCTION AND INSPECTION (C&I) DIVISION MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. THE RESPONSIBLE CERTIFIED LAND DISTURBER (CLD) SHALL ATTEND THE PRE-CONSTRUCTION CONFERENCE.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED / CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
7. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT GRADING OPERATION CAN BEGIN AND END AS QUICKLY AS POSSIBLE. AREAS NOT TO BE DISTURBED MUST BE CLEARLY MARKED OR FLAGGED.
8. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.
9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
10. PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.
11. THE CONTRACTOR SHALL KEEP DENUDED AREAS TO A MINIMUM. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS MUST BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED.
12. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES MUST BE EMPLOYED FOR STOCKPILE AREAS.
13. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.
14. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
15. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED THROUGH AN APPROVED FILTERING DEVICE OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY IMPACT FLOWING STREAMS OR OFF-SITE PROPERTY.
16. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

EROSION AND SEDIMENT CONTROL NOTES (CONT'D)

17. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES) OF THE CITY OF ALEXANDRIA.
18. ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 2500 SQUARE FEET ARE TO BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL. AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND, ALL DISTURBED AREAS SHALL BE STABILIZED PERMANENTLY AND ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED.
19.
20. ALL VEHICLES SHALL BE CLEANED BEFORE ENTERING THE PUBLIC RIGHT OF WAY TO PREVENT TRACKING OF SEDIMENT ON PUBLIC STREETS.
21. THE WASH WATER FROM THE CONSTRUCTION ENTRANCE SHALL BE FILTERED THROUGH THE PROVIDED SILT FENCE TO ENSURE THAT NO SEDIMENT LADEN RUNOFF IS ALLOWED TO RUNOFF ON TO THE ADJACENT PROPERTY OR THE PUBLIC RIGHT OF WAY.
22. INSTALL SILT FENCE AND TREE PROTECTION, WHERE APPLICABLE. TO THE EXTENT POSSIBLE ALL TREE PROTECTION SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE(S).
23. DUST CONTROL SHALL BE ACCOMPLISHED BY TEMPORARY VEGETATIVE COVER AND BY IRRIGATION AS NEEDED.

SEQUENCE OF CONSTRUCTION FOR INSTALLATION EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL REFERENCE EROSION CONTROL PLANS FOR SEQUENCE OF INSTALLATION AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS; AND STABILIZE CONSTRUCTION ENTRANCE AS SHOWN ON THIS PLAN.
3. ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED/VERIFIED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
4. INSTALL INLET PROTECTION AT EXISTING STORM DRAIN INLETS AS NECESSARY AND AS SHOWN ON THIS PLAN.
5. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES AS NECESSARY AND AS DIRECTED BY THE EROSION AND SEDIMENT CONTROL INSPECTOR.
6. CONDUCT DEMOLITION AND CONSTRUCTION ACTIVITIES ACCORDING TO THE APPLICABLE PLANS.
7. AS CONTRIBUTING DRAINAGE AREAS ARE STABILIZED AND WITH THE PERMISSION OF THE EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE INDIVIDUAL EROSION AND SEDIMENT CONTROL PRACTICES.
8. UPON COMPLETION OF DEMOLITION, CONSTRUCTION AND LAND DISTURBING ACTIVITIES; PROVIDE PERMANENT STABILIZATION ACCORDING TO APPROVED METHODS AND REMOVE ALL REMAINING EROSION AND SEDIMENT CONTROL MEASURES WITH THE APPROVAL OF THE EROSION AND SEDIMENT CONTROL INSPECTOR.

UTILITY WORKS NOTES

1. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:

A. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE A FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS/CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.

B. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.

C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.

D. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.

E. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

F. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

G. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

H. SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.

I. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS 4VA50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).

J. APPLICABLE SAFETY REGULATIONS SHALL BE COMPILED WITH.

K. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.

L. A REMEDIATION PLAN SHALL BE SUBMITTED DETAILING HOW CONTAMINATED SOILS AND/OR GROUNDWATER WILL BE DEALT WITH, INCLUDING PLANS TO REMEDIATE UTILITY CORRIDORS.

M. UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.

N. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.

UTILITY WORKS NOTES (CONT'D)

M. ALL UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES, INCLUDING WATER AND SEWER LATERALS ON PRIVATE PROPERTY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH MINIMUM 3" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPE (DUWT). THE DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" FOR DUWT WIDTHS OF 3" AND 24" FOR WIDTHS OF 6" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL HAVE ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS AS FOLLOWS:

COLOR	CODES
RED	CAUTION BURIED ELECTRIC POWER LINES, CABLES CONDUITS, AND LIGHTING CABLES
YELLOW	CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	CAUTION COMMUNICATIONS, ALARM OR SIGNAL LINES, CABLES OR CONDUITS
BLUE	CAUTION POTABLE WATER
PURPLE	CAUTION RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	CAUTION SEWER, DRAIN LINES, AND FORCE MAIN

DEMOLITION NOTES

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

SOIL INFORMATION

1. A SUBSURFACE INVESTIGATION AND GEOTECHNICAL EVALUATION HAS BEEN PREPARED BY ECS AND DATED 12/03/2014. NO ON-SITE CONTAMINATION IS KNOWN OF AT THIS TIME.

FIRE FLOW

1. INFORMATION SHALL BE PROVIDED BY VIRGINIA AMERICA WATER.

MISS UTILITY OF VIRGINIA

CALL BEFORE YOU DIG
1.800.552.7001

APPROVED
SPECIAL USE PERMIT NO. 2014-0046

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. _____

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
RICHARD MOLLER
Lic. No. 0402049416
PROFESSIONAL ENGINEER
4/3/15

KHA PROJECT 110360000
DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY RM
DRAWN BY PLI
CHECKED BY RM

GENERAL NOTES

4580 DUKE STREET VA
PREPARED FOR ALDI, INC.
CITY OF ALEXANDRIA

SHEET NUMBER
101

CONSTRUCTION NOTES

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCY SHALL BE OBTAINED IF REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE DISCONNECTED.
6. ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
7. ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
8. PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
9. THE CONTRACTOR SHALL VERIFY INVERT SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
10. EXISTING BUILDING, FENCES, AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONTRACTOR.
11. EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
12. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
13. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENT TO MEET FINISHED GRADE ELEVATION, IF REQUIRED, SHALL BE MADE IN THE FIELD WITH THE APPROVAL OF SITE INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
14. THE CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA AND ITS CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
15. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
16. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
17. THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL, AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION, WATERPROOFING FOR FILL AGAINST BUILDINGS, LOCATION OF MECHANICAL EQUIPMENT, AND CONNECTIONS THE FACES OF BUILDINGS.
18. SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR PONDING OF WATER ON THE ROADWAY.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE.
20. THE CALIFORNIA BEARING RATIO (CBR) VALUES ON IN-SITU MATERIALS SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TESTS FOR ACTUAL DETERMINATION OF REQUIRED THICKNESS OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS. THE PAVEMENT SECTION SHALL BE DESIGNED BY A GEOTECHNICAL/LICENSED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT(EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.
21. EMERGENCY VEHICLE EASEMENTS (EVE) AND AMERICAN WITH DISABILITY (ADA) ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH PAVEMENT MARKINGS PER THE CITY OF ALEXANDRIA STANDARD SIGNAGE AND AMERICAN WITH DISABILITIES (ADA) REQUIREMENTS.
22. ALL STRIPING SHALL MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
23. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND SOILS REPORT REQUIREMENTS.
24. THE CONTRACTORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
25. DAMAGE TO ANY EXISTING ENTRANCES, CURB AND GUTTER, PAVEMENT OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE REPAIRED TO THE SATISFACTION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ANY ADJOINING OWNERS THAT MAY BE AFFECTED.
26. ALL CONSTRUCTION ACTIVITES SHALL CONFORM WITH LATEST EDITION OF OSHA REGULATIONS AND GUIDELINES.
27. IN THE EVENT THE PROPOSED DRAINAGE SYSTEM ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON THE PUBLIC OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE FIELD DRAINAGE SYSTEM AND/OR SUMP PUMP DISCHARGE TO THE SATISFACTION OF THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
28. ALL GEOTECHNICAL AND CONCRETE TESTING AND INPECTIONS SHALL BE PROVIDED BY A CITY APPROVED, THIRD PARTY CONSULTANT. FEES FOR ALL THIRD PARTY CONSULTANT TESTING AND INSPECTIONS SHALL BE PAID BY THE CONTRACTOR AND INCLUDED IN THE CONTRACTOR'S BASE BID.
29. ALL COORDINATION WITH APPLICABLE PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO TIMING OF SERVICE DROPS, RECONNECTIONS, LOAD LETTERS, PRESSURE TESTS AND PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SUCH WORK SHALL BE SCHEDULED AND PERFORMED IN A MANNER TIMELY TO COMPLETION OF THE PROJECT.

RESOURCE PROTECTION AREA NOTE

1. BASED ON ADOPTED CITY COUNCIL RESOURCE PROTECTION AREA MAP, THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S) ON THIS PROPERTY.

FLOODPLAIN NOTE

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 5155190036E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 16, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CEMETERY AND/OR BURIAL GROUNDS NOTE

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

RODENT ABATEMENT NOTE

1. PRIOR TO ISSUANCE OF A DEMOLITION PERMIT OR LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION BY THE CONTRACTOR THAT WILL OUTLINE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
2. ALL NEW DAYLIGHTED DRAINAGE PIPE SHALL BE CONSTRUCTED WITH RODENT SCREENS.

ARCHAEOLOGY NOTE

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.

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS. BASED ON THE PROJECT SCOPE GROUNDWATER IS NOT ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION. SHOULD DEWATERING BECOME NECESSARY, ALL REQUIRED DISCHARGE PERMITS SHALL BE OBTAINED PRIOR TO DISCHARGE TO THE PUBLIC SEWER.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT SHALL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO AOCCURE BETWEEN THE FOLLOWING HOURS:
   -MONDAY THROUGH FRIDAY FROM 7AM TO 6 PM AND SATURDAYS FROM 9AM TO 6 PM.
   -NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
   -PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   -MONDAY THROUGH FRIDAY FROM 9AM TO 6 PM AND SATURDAYS FROM 10AM TO 4PM.

EXISTING CONDITIONS SURVEY NOTES

1. THE TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS PROVIDED BYMKASSOCIATES, INC. AND COMPLETED OCTOBER 2, 2014 BY FIRST ORDER, LLC. THE PLAT INFORMATION SHOWN HEREON WAS REVISED OCTOBER 13, 2014; ORIGINALLY PREPARED ON OCTOBER 7, 2014 BY FIRST ORDER, LLC.
2. THE BEARING BASE FOR THIS SURVEY ORIGINATED FROM INSTRUMENT NO. 020036858.
3. THIS PROPERTY HAS AN AREA OF 63,171 SQUARE FEET OR 1.4502 ACRES OF LAND.
4. THIS PROPERTY IS DESIGNATED BY CITY OF ALEXANDRIA, FAIRFAX COUNTY, AS TAX MAP PARCEL 059.01-0A-0001.
5. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THISSURVEY.
6. IN RESPONSE TO TABLE A ITEMS 16, AND 17 THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, AND NO CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THE PROPERTY HAS ACCESS VIA DUKE STREET, A.K.A. STATE ROUTE 236, AND SOUTH JORDAN STREET, WHICH ARE PUBLIC RIGHTS OF WAY.
8. INTERIOR ROADWAYS APPEAR TO BE PRIVATE, VARIABLE IN WIDTH AND UNNAMED,UNLESS OTHERWISE SHOWN.
9. A. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703.746.4399) IF BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
   B. THE APPLICANT/DEVELOPER SHALL NOW ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

STORMWATER MANAGEMENT PLAN

1. THE PLAN DEMONSTRATES THAT THE SITE HAS BEEN DEVELOPED TO INCREASE THE POST DEVELOPMENT PEAK RUNOFF RATE FROM THE PRE-DEVELOPMENT PEAK RUNOFF RATE FOR A TWO-YEAR AND TEN-YEAR STORM, CONSIDERED INDIVIDUALLY. THEREFORE, STORMWATER DETENTION IS PROVIDED PER THE REQUIREMENTS OF ARTICLE 13-109(F)(1) OF ALEXANDRIA ZONING ORDINANCE, NOT TO RELEASE STORMWATER FROM THE SITE AT A HIGHER RATE THAN PRE-DEVELOPMENT CONDITION. AN ADEQUATE OUTFALL ANALYSIS IS PROVIDED TO DEMONSTRATE THAT THE STORMWATER IS DISCHARGED INTO AN ADEQUATE OUTFALL PER THE REQUIREMENTS OF ARTICLE XI, SECTION 11-410 (N).
2. THE PRE AND POST DEVELOPMENT PEAK RATES OF RUNOFF ARE COMPUTED BY THE SCS METHOD USING THE CITY OF ALEXANDRIA RAINFALL DATA, DESIGN AND CONSTRUCTION STANDARDS, DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, JULY 1989. AN INLET TIME OF CONCENTRATION OF 5 MINUTES HAS BEEN USED FOR BUSINESS, COMMERCIAL APARTMENT, AND TOWNHOUSE COMPLEXES AS AN ULTRA URBAN ENVIRONMENT. ALL HYDROLOGIC ANALYSES RELATED TO PRE AND POST DEVELOPMENT ARE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT OF THE SUBJECT PROJECT, RESPECTIVELY.

LANDSCAPE NOTES

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

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APPROVED
SPECIAL USE PERMIT NO. 2014-0046

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. ____

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
RICHARD MOLLER
Lic. No. 040204916
PROFESSIONAL ENGINEER
4/3/15

KHA PROJECT 110360000
DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY RM
DRAWN BY PLI
CHECKED BY RM

GENERAL NOTES

4580 DUKE STREET
PREPARED FOR
ALDI, INC.
CITY OF ALEXANDRIA VA

SHEET NUMBER
102

Plotted By:Ida Paige Sheet Set:Aldi Duke St Layout:102 GENERAL NOTES April 02, 2015 08:38:08pm K:\NVA_CVL\110360-ALDI\110360013-Alexandria, VA Mangp\Cad\Pln\Sheets\101 - GENERAL NOTES.dwg
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DUKE STREET
a.k.a. State Route 236
(133' PUBLIC RIGHT-OF-WAY)

18 5' WIDE PUBLIC EASEMENT DB 590 PG 569

10 15' WIDE COMMUNICATIONS EASEMENT APPROXIMATE LOCATION DB 790 PG 263

13 22' EMERGENCY VEHICULAR EASEMENT DB 783 PG 20

18 20' WIDE UTILITIES EASEMENT APPROXIMATE LOCATION DB 590 PG 569

P.O.B.

DRILL HOLE SET

N82°32'57"E 260.00'

S07°27'03"E 68.24'

REBAR SET

S59°30'53"E 171.00'

N07°27'03"W 130.40'

N59°30'53"W 134.85'

S75°29'07"W 35.36'

MAG NAIL SET

S30°29'07"W 183.87'

N59°30'53"W 118.00'

MAP-BLOCK-LOT NO. 059.02-01-01
LANDS N/F
HART WILLIAM S SR TR
INSTRUMENT NO. 080012885

MAP-BLOCK-LOT NO. 059.01-0A-0001
LANDS N/F
GORDON PROPERTIES L.L.C.
INSTRUMENT NO. 020036858

MAP-BLOCK-LOT NO. 059.01-0A-00
LANDS N/F
FORTY SIX HUNDRED CONDOMINIUM
INSTRUMENT NO. 750006250

4580 DUKE STREET
ADDRESS TAKEN FROM RECORD DOCUMENTS

1 STORY MASONRY BUILDING
8,982 S.F. FOOTPRINT

BLD. HT. 30.2'

DOOR SILL = 86.29

19 SPACES
6 SPACES
5 SPACES
8 SPACES
14 SPACES
12 SPACES

75' FRONT SETBACK

SOUTH JORDAN STREET
(60' PUBLIC RIGHT-OF-WAY)

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- FND X MARK
- SET X MARK
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- AGL ABOVE GROUND LEVEL
- L/S LANDSCAPING
- TREE
- MCO METAL TANK COVER
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- ELEC. MANHOLE
- ELECTRIC METER
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT
- BACK FLOW PREVENTOR
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- GAS MANHOLE
- GAS LINE
- BOLLARD
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- UNKNOWN MANHOLE
- SQUARE METAL LID
- FUEL TANK LID
- FLAG POLE
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- PAY PHONE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TELEPHONE LINE
- UNDERGROUND TELEPHONE MARKER
- CABLE TELEVISION
- CABLE BOX
- UNDERGROUND CABLE MARKER
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- STOP SIGN
- SIGN

NOTES:
1) THERE ARE NO KNOWN AREAS ON SITE THAT CONTAIN MARINE CLAY.
2) THERE IS NO KNOWN CONTAMINATION ON SITE.
3) A. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703.746.4399) IF BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
   B. THE APPLICANT/DEVELOPER SHALL NOW ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
4) 4580 DUKE STREET IS A CONDOMINIUM LOT; PART OF THE 4600 DUKE CONDOMINIUMS.

NORTH

NORTH IS BASED ON NAD 83 VIRGINIA STATE PLANE NORTH ZONE, US FOOT

GRAPHIC SCALE IN FEET
0 10 20 40

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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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COMMONWEALTH OF VIRGINIA
RICHARD MOLLER
Lic. No. 0402049416
PROFESSIONAL ENGINEER
4/3/14

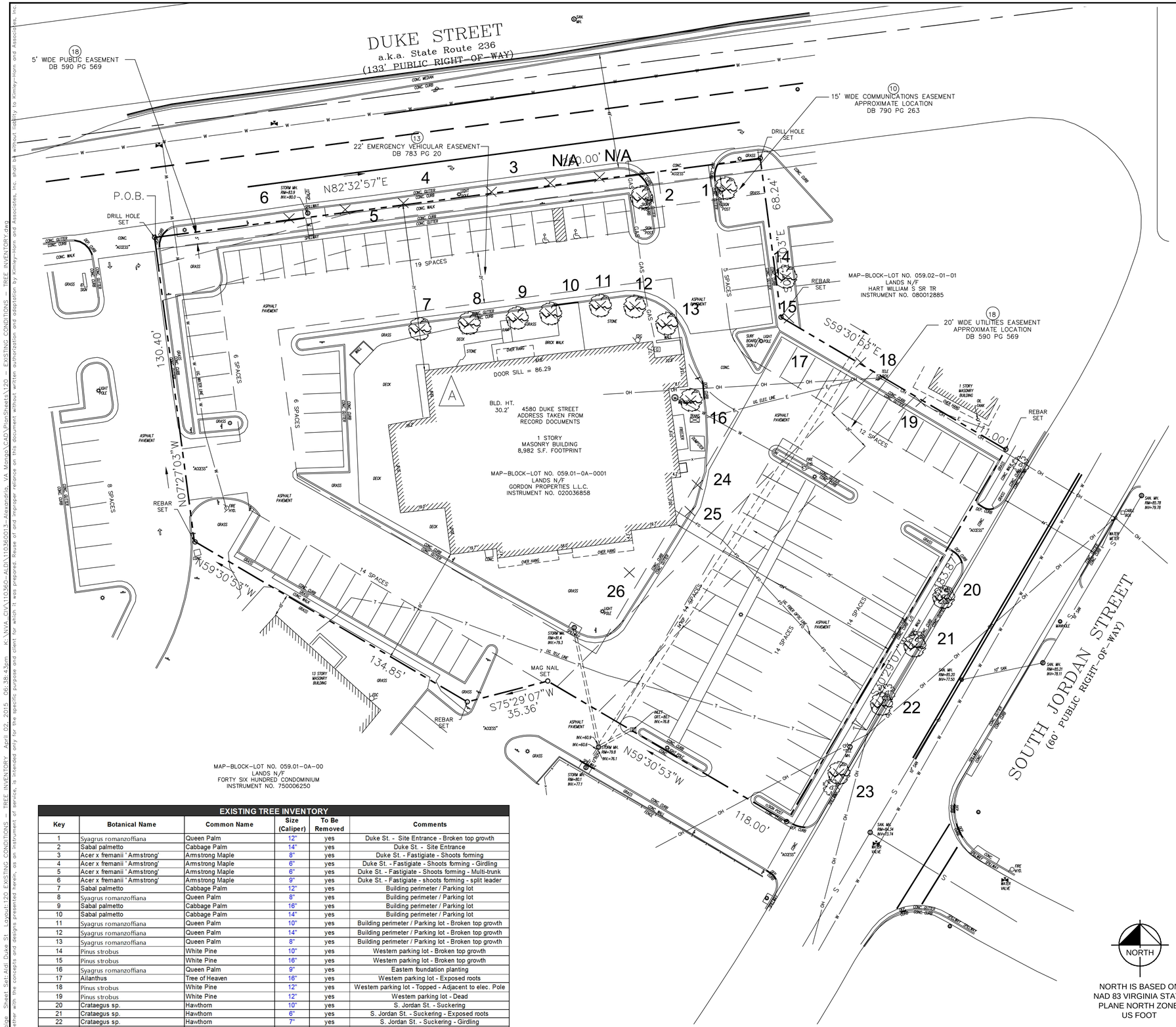
KHA PROJECT 110360000
DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY RLH
CHECKED BY RM

EXISTING CONDITIONS

4580 DUKE STREET
PREPARED FOR
ALDI, INC.
CITY OF ALEXANDRIA VA

SHEET NUMBER
110

Plotted By:Ida, Paige Sheet Set:Alat Duke St. Layout:EXISTING CONDITIONS April 02, 2015 06:38:27pm K:\NVA_CIV\110360-ALD\110360013-Alexandria, VA Manga\CAD\PlanSheets\110 - EXISTING CONDITIONS.dwg
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LEGEND OF SYMBOLS & ABBREVIATIONS

MONUMENT FOUND	POWERPOLE	SEWER MANHOLE
MONUMENT SET	GUY WIRE	CLEAN OUT
P.K. NAIL FOUND	LIGHT POLE	STORM DRAIN MANHOLE
P.K. NAIL SET	STREET LIGHT POLE	STORM INLET
FND X MARK	ELEC. TRANSFORMER	CURB INLET
SET X MARK	AIR CONDITIONER	PAY PHONE
R.R. SPIKE FOUND	BURIED ELECTRIC	TELEPHONE BOX
R.R. SPIKE SET	OVERHEAD ELECTRIC	TELEPHONE MANHOLE
BENCHMARK	ELEC. MANHOLE	TELEPHONE POLE
(R) RECORD DATA	ELECTRIC METER	TELEPHONE LINE
(M) MEASURED DATA	WATER LINE	UNDERGROUND TELEPHONE MARKER
(C) CALCULATED DATA	WATER MANHOLE	CABLE TELEVISION
R/W RIGHT OF WAY	WATER VALVE	CABLE BOX
BSL BACK SET LINE	WATER METER	UNDERGROUND CABLE MARKER
RCP REINFORCED CONC PIPE	HYDRANT	TRAFFIC POLES
CMP CORRUGATED METAL PIPE	BACK FLOW PREVENTOR	TRAFFIC SIGNAL
PVC PLASTIC PIPE	GAS VALVE	TRAFFIC MANHOLE
MTL METAL	GAS METER	TRAFFIC SIGNAL BOX
AGL ABOVE GROUND LEVEL	UNDERGROUND GAS MARKER	STOP SIGN
L/S LANDSCAPING	GAS MANHOLE	SIGN
TREE	GAS LINE	
METAL TANK COVER	BOLLARD	
	BORE HOLE	
	MONITORING WELL	
	MAIL BOX	
	UNKNOWN MANHOLE	
	SQUARE METAL LID	
	FUEL TANK LID	
	FLAG POLE	

LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREE INVENTORY

Key	Botanical Name	Common Name	Size (Caliper)	To Be Removed	Comments
1	Syagrus romanzoffiana	Queen Palm	12"	yes	Duke St. - Site Entrance - Broken top growth
2	Sabal palmetto	Cabbage Palm	14"	yes	Duke St. - Site Entrance
3	Acer x fremanii 'Armstrong'	Armstrong Maple	8"	yes	Duke St. - Fastigiate - Shoots forming
4	Acer x fremanii 'Armstrong'	Armstrong Maple	6"	yes	Duke St. - Fastigiate - Shoots forming - Girdling
5	Acer x fremanii 'Armstrong'	Armstrong Maple	6"	yes	Duke St. - Fastigiate - Shoots forming - Multi-trunk
6	Acer x fremanii 'Armstrong'	Armstrong Maple	9"	yes	Duke St. - Fastigiate - shoots forming - split leader
7	Sabal palmetto	Cabbage Palm	12"	yes	Building perimeter / Parking lot
8	Syagrus romanzoffiana	Queen Palm	8"	yes	Building perimeter / Parking lot
9	Sabal palmetto	Cabbage Palm	16"	yes	Building perimeter / Parking lot
10	Sabal palmetto	Cabbage Palm	14"	yes	Building perimeter / Parking lot
11	Syagrus romanzoffiana	Queen Palm	10"	yes	Building perimeter / Parking lot - Broken top growth
12	Syagrus romanzoffiana	Queen Palm	14"	yes	Building perimeter / Parking lot - Broken top growth
13	Syagrus romanzoffiana	Queen Palm	8"	yes	Building perimeter / Parking lot - Broken top growth
14	Pinus strobus	White Pine	10"	yes	Western parking lot - Broken top growth
15	Pinus strobus	White Pine	16"	yes	Western parking lot - Broken top growth
16	Syagrus romanzoffiana	Queen Palm	9"	yes	Eastern foundation planting
17	Ailanthus	Tree of Heaven	16"	yes	Western parking lot - Exposed roots
18	Pinus strobus	White Pine	12"	yes	Western parking lot - Topped - Adjacent to elec. Pole
19	Pinus strobus	White Pine	12"	yes	Western parking lot - Dead
20	Crataegus sp.	Hawthorn	10"	yes	S. Jordan St. - Suckering
21	Crataegus sp.	Hawthorn	6"	yes	S. Jordan St. - Suckering - Exposed roots
22	Crataegus sp.	Hawthorn	7"	yes	S. Jordan St. - Suckering - Girdling
23	Crataegus sp.	Hawthorn	7"	yes	S. Jordan St. - Suckering
24	Pinus strobus	White Pine	16"	yes	Southern foundation planting - Dead lower limbs
25	Pinus strobus	White Pine	10"	yes	Southern foundation planting - Dead
26	Pinus strobus	White Pine	20"	yes	Southern foundation planting - Dead top growth

NORTH

NORTH IS BASED ON NAD 83 VIRGINIA STATE PLANE NORTH ZONE, US FOOT

GRAPHIC SCALE IN FEET
0 10 20 40

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

No.	REVISIONS	DATE	BY

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COMMONWEALTH OF VIRGINIA
Michael T. Casey
Lic. No. 1810
4/3/15
LANDSCAPE ARCHITECT

KHA PROJECT 110360000
DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY PJL
DRAWN BY PJL
CHECKED BY MTC

EXISTING CONDITIONS - TREE INVENTORY

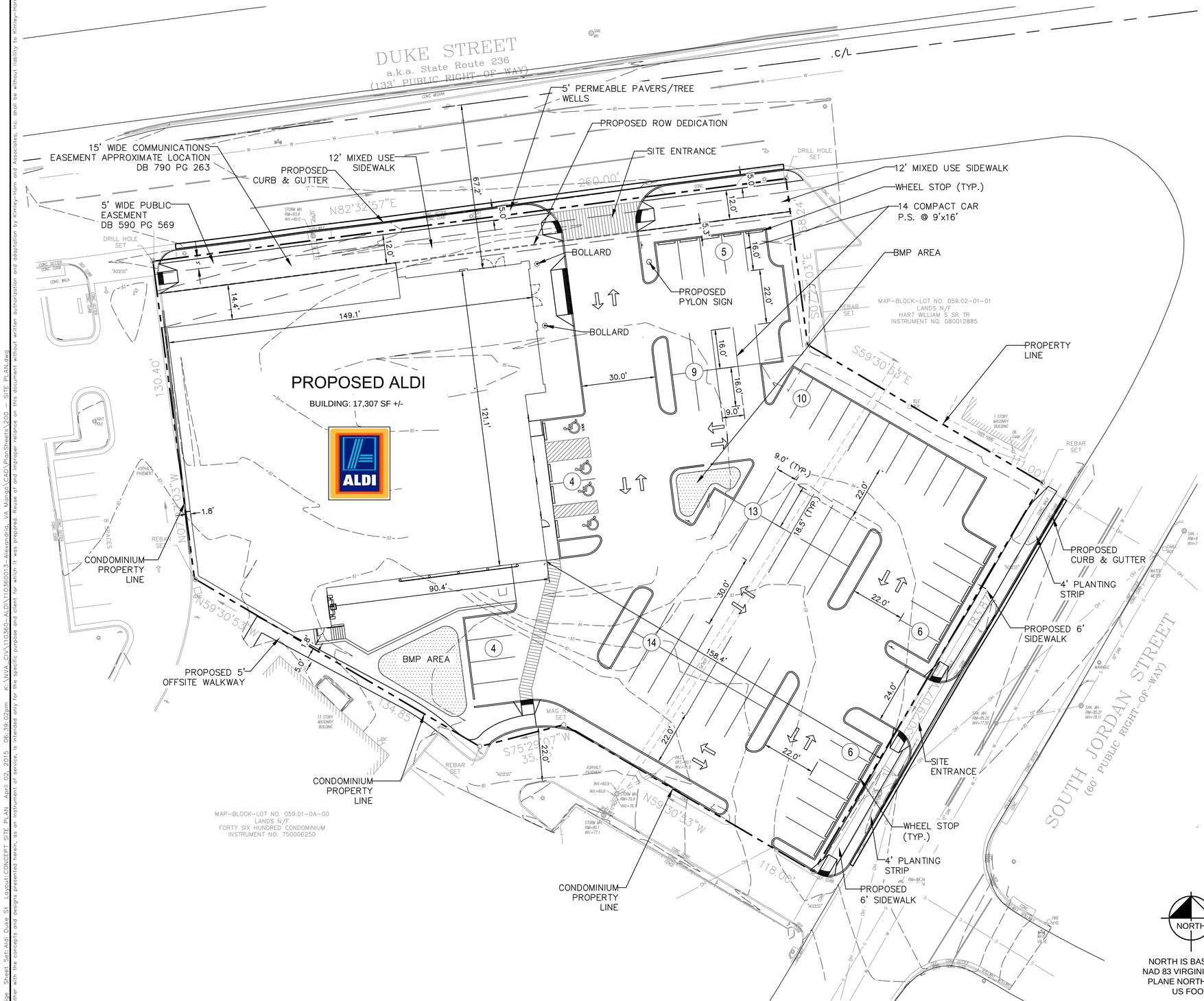
4580 DUKE STREET

PREPARED FOR
ALDI, INC.

CITY OF ALEXANDRIA VA

SHEET NUMBER
120

Plotted By: Ida Paige Sheet Set: Aldi Duke St. Layout: 120 EXISTING CONDITIONS — TREE INVENTORY April 02, 2015 06:38:43pm K:\VA\ALEXVA\110360 ALDI\110360 ALDI_EXISTING CONDITIONS — TREE INVENTORY.dwg
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GENERAL NOTES

1. APPROXIMATE AREA OF DISTURBANCE DURING CONSTRUCTION: 1.45 Ac. +/-
2. STORMWATER MANAGEMENT (BMP) AREAS ARE APPROXIMATE AND HAVE NOT BEEN CALCULATED.
3. THE SITE IS NOT LOCATED IN THE COMBINED SEWER AREA OF THE CITY OF ALEXANDRIA.
4. A. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703.746.4399) IF BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
   B. THE APPLICANT/DEVELOPER SHALL NOW ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

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COMMONWEALTH OF VIRGINIA
RICHARD MOLLER
Lic. No. 0402049416
PROFESSIONAL ENGINEER
4/3/14

KHA PROJECT 110360000
DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY RLH
DRAWN BY RLH
CHECKED BY RM

CONCEPT SITE PLAN

4580 DUKE STREET

PREPARED FOR
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CITY OF ALEXANDRIA VA

SHEET NUMBER
200

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LEGEND:

DASH/WMATA BUS STOP

BUS ROUTES

SITE CONTEXT:

PROPOSED PROJECT SITE LOCATION LIES WITHIN THE CITY OF ALEXANDRIA, VA. DUKE ST. CREATES THE PROPERTY'S NORTH BOUNDARY, SOUTH JORDAN ST. CREATES THE PROPERTY'S SOUTH AND EAST BOUNDARIES, AND THE 4600 DUKE STREET RESIDENTIAL BUILDING BORDERS THE WEST PROPERTY BOUNDARY.

BUS:
ALEXANDRIA'S DASH BUS SYSTEM OPERATES ONE ROUTE AND THE WASHINGTON WMATA BUS SYSTEM OPERATES 3 ROUTES WITHIN 1/4 MILE OF THE SITE.

STREETS	DASH BUS LINES	WMATA BUS LINES
DUKE ST.	AT8	8, 8Z, 29K, AND 29N

NORTH IS BASED ON NAD 83 VIRGINIA STATE PLANE NORTH ZONE, US FOOT

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

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RICHARD MOLLER
Lic. No. 0402049416
PROFESSIONAL ENGINEER
4/3/15

KHA PROJECT 110360000
DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

CONTEXTUAL SITE PLAN

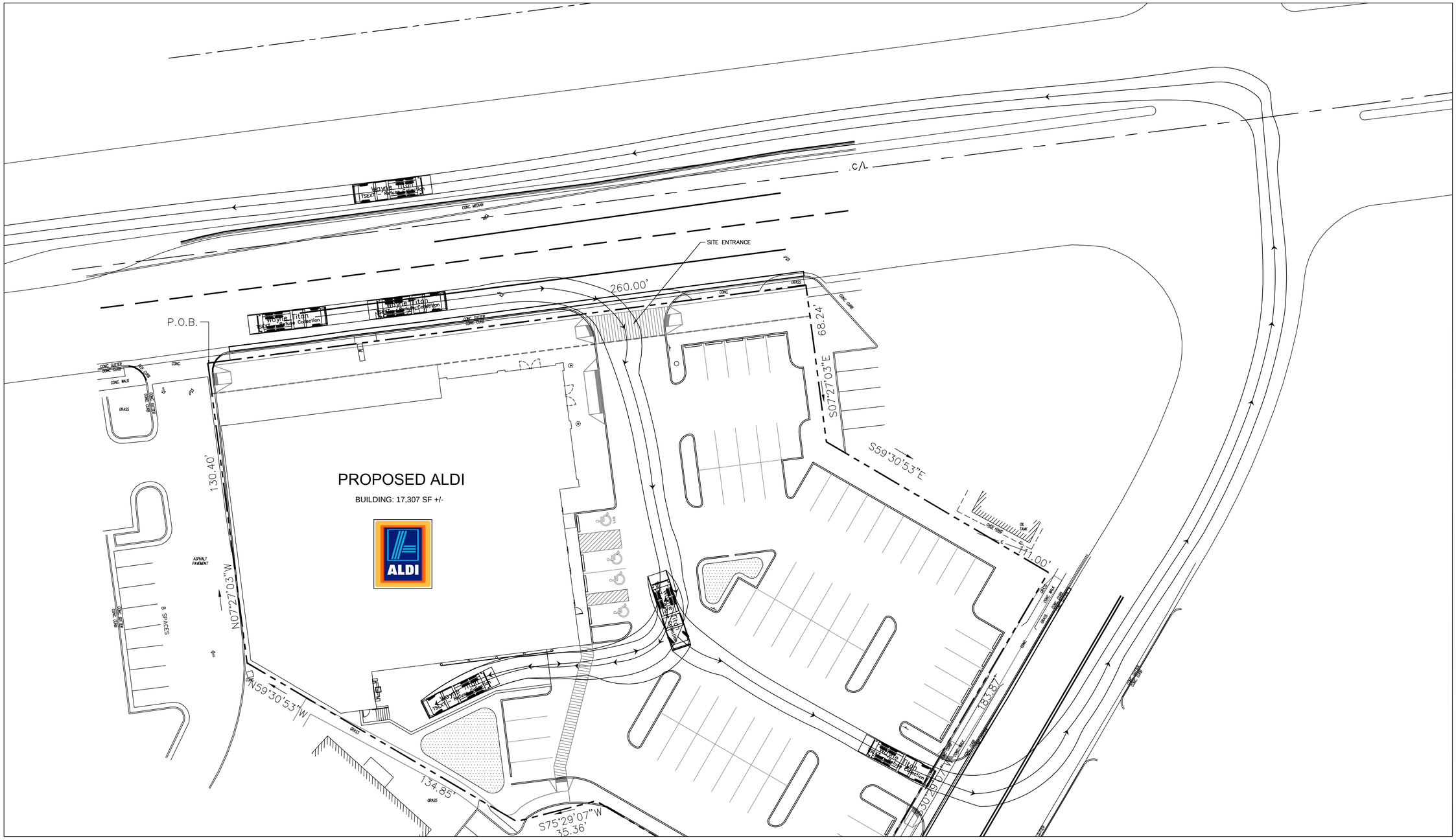
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PREPARED FOR
ALDI, INC.

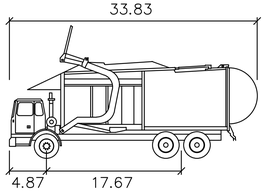
CITY OF ALEXANDRIA VA

SHEET NUMBER
200.1

Plotted By:dia, Paige Sheet Set:Aldi Duke St Layout:CONTEXTUAL SITE PLAN April 02, 2015 06:39:15pm K:\NVA_CIV\110360-ALDI\110360013-Alexandria, VA Manga\CAD\PlanSheets\200.1 — CONTEXTUAL SITE PLAN.dwg
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Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

NORTH

NORTH IS BASED ON NAD 83 VIRGINIA STATE PLANE NORTH ZONE, US FOOT

GRAPHIC SCALE IN FEET
0 10 20 40

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RICHARD MOLLER
Lic. No. 0402049416
4/3/14
PROFESSIONAL ENGINEER

KHA PROJECT	110360000
DATE	04/03/2015
SCALE	AS SHOWN
DESIGNED BY	RLH
DRAWN BY	RLH
CHECKED BY	RM

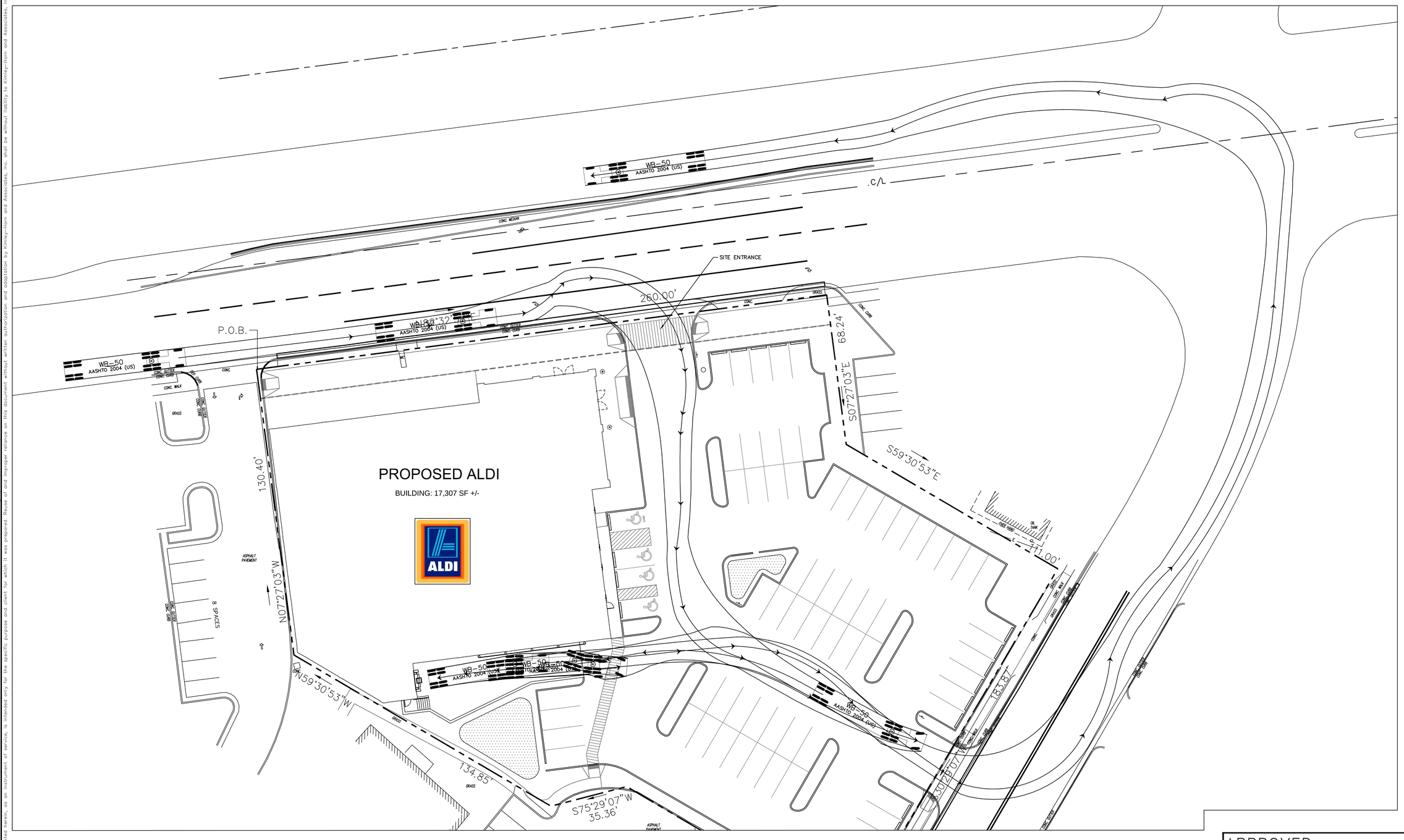
TRUCK TURN PLAN

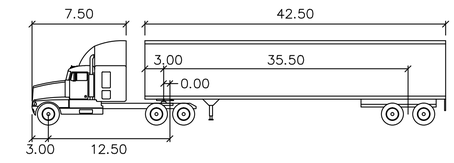
4580 DUKE STREET

PREPARED FOR
ALDI, INC.

CITY OF ALEXANDRIA VA

SHEET NUMBER
201





WB-50 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

NORTH

NORTH IS BASED ON NAD 83 VIRGINIA STATE PLANE NORTH ZONE, US FOOT

GRAPHIC SCALE IN FEET
0 10 20 40

MISS UTILITY OF VIRGINIA

CALL BEFORE YOU DIG
1.800.552.7001

APPROVED
SPECIAL USE PERMIT NO. 2014-0046

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.

No.	REVISIONS	DATE	BY

Kimley»Horn
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11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
RICHARD MOLLER
Lic. No. 0402049416
PROFESSIONAL ENGINEER
4/3/14

KHA PROJECT 110360000
DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

TRUCK TURN PLAN

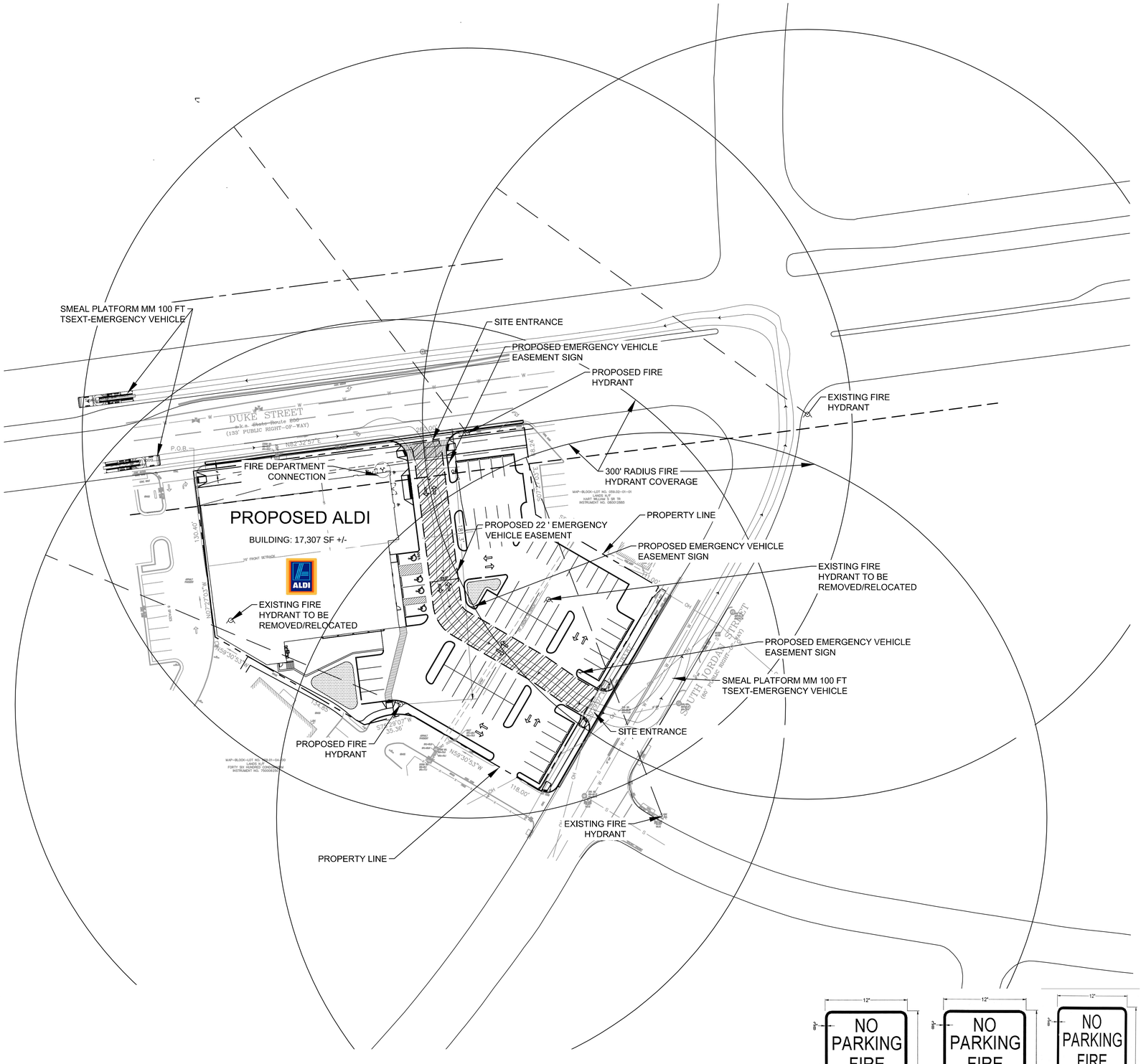
4580 DUKE STREET

PREPARED FOR
ALDI, INC.

CITY OF ALEXANDRIA VA

SHEET NUMBER
201.1

Plotted By: Doig, Paige Sheet Set: Aldi Duke St Layout: TRUCK TURN PLAN April 02, 2015 08:39:35pm K:\NVA_CIV\110360-ALDI\110360013-Alexandria, VA Manga\CAD\PlanSheets\201.1 - SITE PLAN - TRUCK TURN.dwg
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LEGEND

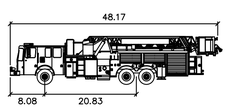
22" EVE

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION

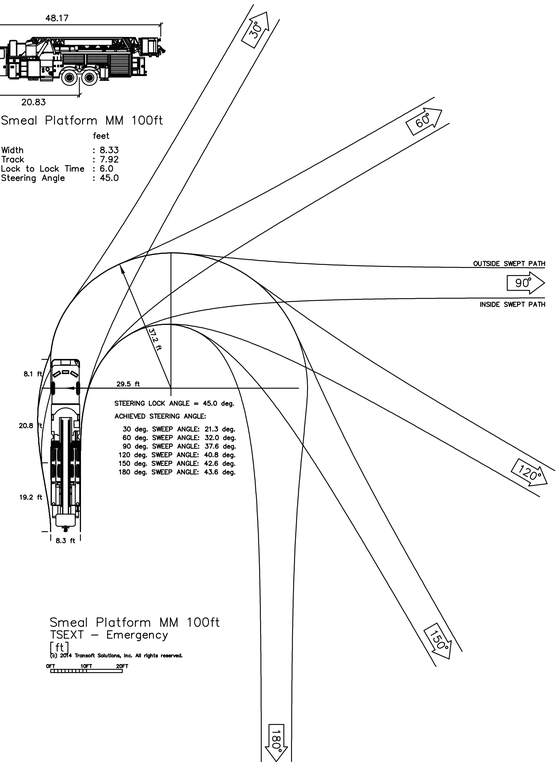
BUILDING INFORMATION:

USE:	GROCERY STORE
BUILDING USE GROUP:	MERCANTILE AND STORAGE (S1)
STORIES:	1
FLOOR AREA:	17,307 SF
CONSTRUCTION TYPE:	TYPE VB
OCCUPANCY LOAD:	339
FIRE PROTECTION;	FULLY SPRINKLED

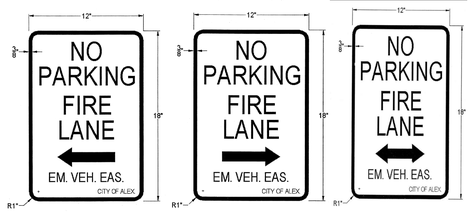


Smeal Platform MM 100ft

feet	
Width	: 8.33
Track	: 7.92
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



Smeal Platform MM 100ft
TSEXT – Emergency
[ft]
(c) 2014 Transoft Solutions, Inc. All rights reserved.
0FT 10FT 20FT



NORTH

NORTH IS BASED ON NAD 83 VIRGINIA STATE PLANE NORTH ZONE, US FOOT

GRAPHIC SCALE IN FEET
0 20 40 80

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APPROVED
SPECIAL USE PERMIT NO. 2014-0046
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COMMONWEALTH OF VIRGINIA
RICHARD MOLLER
Lic. No. 0402049416
PROFESSIONAL ENGINEER
4/3/14

KHA PROJECT	110360000
DATE	04/03/2015
SCALE	AS SHOWN
DESIGNED BY	RLH
DRAWN BY	RLH
CHECKED BY	RM

FIRE SERVICE PLAN

4580 DUKE STREET

PREPARED FOR
ALDI, INC.

CITY OF ALEXANDRIA VA

SHEET NUMBER
202

Plotted By:Hdo, Prape Sheet Set:Aldi Duke St Layout:FIRE SERVICE PLAN April 02, 2015 06:39:54pm K:\NVA_CIV\110360-ALDI\110360013-Alexandria, VA Manga\CAD\PlanSheets\202 - FIRE SERVICE PLAN.dwg
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DUKE STREET
133' R.O.W.
30 MPH DESIGN SPEED

SSD = 305'

OBJECT

EYE

4.5'

3.5'

CONC. CURB

CONC. GUTTER
CONC. CURB

CONC. WALK

CONC.

ASPHALT PAVEMENT

8 SPACES

CONC.

ALDI

MAP–BLOCK–LOT NO. 059.02–01–01
LANDS N/F
HART WILLIAM S SR TR
INSTRUMENT NO. 080012885

TELE

1 STORY MASONRY BUILDING

GAS VENT

OIL TANK

OBJECT

SSD = 200'

EYE

4.5'

100'

SOUTH JORDAN STREET
60' R.O.W.
30 MPH DESIGN SPEED

CONC. CURB

CONC. GUTTER

13 STORY MASONRY BUILDING

ASPHALT PAVEMENT

CONC. CURB

FENCE

CURB

CONC.

MAP–BLOCK–LOT NO. 059.01–0A–00
LANDS N/F
FORTY SIX HUNDRED CONDOMINIUM
INSTRUMENT NO. 750006250

OBJECT

SSD = 200'

LEGEND

	SIGHT DISTANCE LINE
EYE	SIGHT DISTANCE EYE MARKER
OBJECT	SIGHT DISTANCE EYE MARKER

NORTH

NORTH IS BASED ON NAD 83 VIRGINIA STATE PLANE NORTH ZONE, US FOOT

GRAPHIC SCALE IN FEET
0 10 20 40

MISS UTILITY OF VIRGINIA

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APPROVED
SPECIAL USE PERMIT NO. 2014–0046
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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CHAIRMAN, PLANNING COMMISSION — DATE
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INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

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PROFESSIONAL ENGINEER
4/3/14

KHA PROJECT 110360000
DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

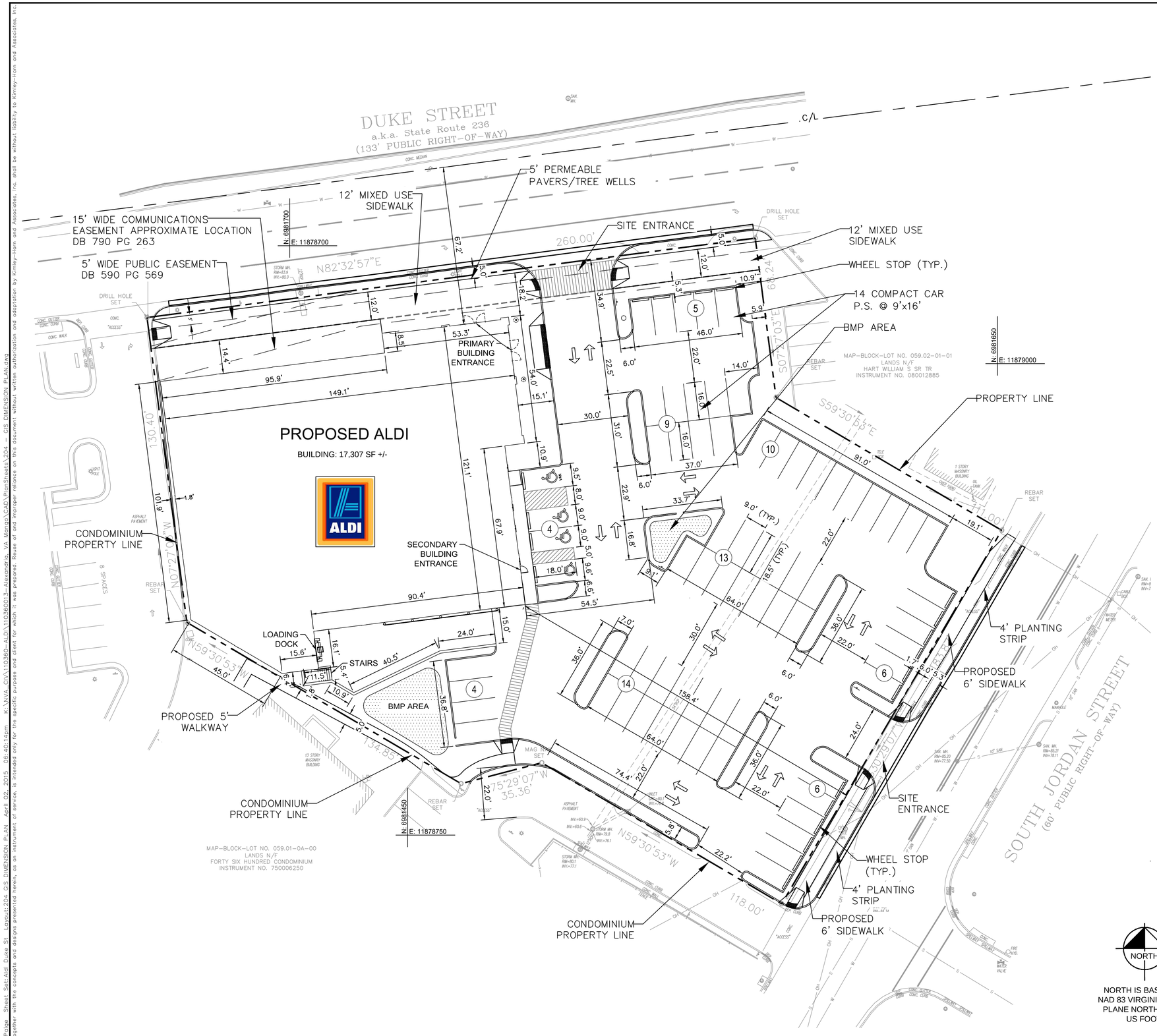
SIGHT DISTANCE PLAN

4580 DUKE STREET

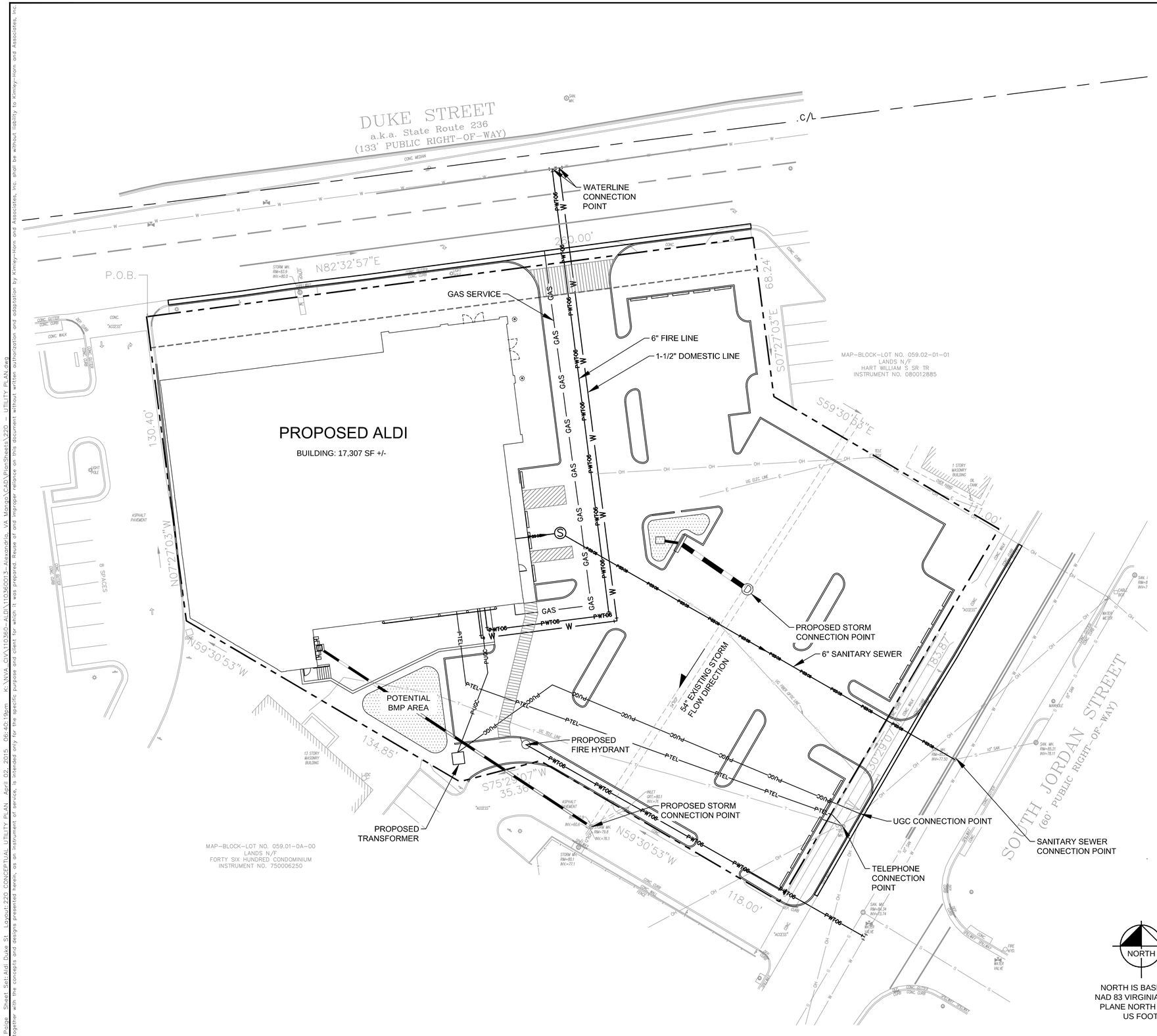
PREPARED FOR
ALDI, INC.

CITY OF ALEXANDRIA VA

SHEET NUMBER
203


DUKE STREET
a.k.a. State Route 236
(133' PUBLIC RIGHT-OF-WAY)
C/L
CONC MEDIAN
15' WIDE COMMUNICATIONS EASEMENT APPROXIMATE LOCATION DB 790 PG 263
5' WIDE PUBLIC EASEMENT DB 590 PG 569
12' MIXED USE SIDEWALK
5' PERMEABLE PAVERS/TREE WELLS
N: 6981700
E: 11878700
N82°32'57"E
260.00'
SITE ENTRANCE
DRILL HOLE SET
12' MIXED USE SIDEWALK
WHEEL STOP (TYP.)
14 COMPACT CAR P.S. @ 9'x16'
BMP AREA
PROPERTY LINE
S07°27'03"E
62.24'
N: 6981650
E: 11879000
MAP-BLOCK-LOT NO. 059.02-01-01
LANDS N/F
HART WILLIAM S SR TR
INSTRUMENT NO. 080012885
REBAR SET
PROPOSED ALDI
BUILDING: 17,307 SF +/-
PRIMARY BUILDING ENTRANCE
SECONDARY BUILDING ENTRANCE
CONDOMINIUM PROPERTY LINE
N07°27'07"W
130.40'
S59°30'53"E
91.0'
1 STORY MASONRY BUILDING
OIL TANK
FIRE ESCAPE
REBAR SET
N59°30'53"W
45.0'
LOADING DOCK
STAIRS
BMP AREA
PROPOSED 5' WALKWAY
CONDOMINIUM PROPERTY LINE
MAP-BLOCK-LOT NO. 059.01-0A-00
LANDS N/F
FORTY SIX HUNDRED CONDOMINIUM
INSTRUMENT NO. 750006250
N: 6981450
E: 11878750
S75°29'07"W
35.36'
134.65'
13 STORY MASONRY BUILDING
MAG NAIL SET
N59°30'53"W
118.00'
CONDOMINIUM PROPERTY LINE
4' PLANTING STRIP
PROPOSED 6' SIDEWALK
SITE ENTRANCE
WHEEL STOP (TYP.)
4' PLANTING STRIP
PROPOSED 6' SIDEWALK
SOUTH JORDAN STREET
(60' PUBLIC RIGHT-OF-WAY)
N30°29'07"W
171.00'
MANHOLE
SAN. MH. RIM=85.20 INV=77.50
SAN. MH. RIM=85.21 INV=78.11
10" SAN
WATER METER
CABLE BOX
SAN. MH. RIM=8 INV=7
FIRE HYD
WATER VALVE
GAS VALVE
GAS LINE MARKER
ASPHALT PAVEMENT
CONC. CURB & GUTTER
CONC. WALK
"ACCESS"
SIDEWALK
CURB INLET
STORM MH. RIM=78.8 INV=76.1
STORM MH. RIM=80.1 INV=77.1
INLET INV=80.9
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SAN. MH. RIM=-15.2
SAN. MH. RIM=-15.3
SAN. MH. RIM=-15.4
SAN. MH. RIM=-15.5
SAN. MH. RIM=-15.6
SAN. MH. RIM=-15.7
SAN. MH. RIM=-15.8
SAN. MH. RIM=-15.9
SAN. MH. RIM=-16.0
SAN. MH. RIM=-16.1
SAN. MH. RIM=-16.2
SAN. MH. RIM=-16.3
SAN. MH. RIM=-16.4
SAN. MH. RIM=-16.5
SAN. MH. RIM=-16.6
SAN. MH. RIM=-16.7
SAN. MH. RIM=-16.8
SAN. MH. RIM=-16.9
SAN. MH. RIM=-17.0
SAN. MH. RIM=-17.1
SAN. MH. RIM=-17.2
SAN. MH. RIM=-17.3
SAN. MH. RIM=-17.4
SAN. MH. RIM=-17.5
SAN. MH. RIM=-17.6
SAN. MH. RIM=-17.7
SAN. MH. RIM=-17.8
SAN. MH. RIM=-17.9
SAN. MH. RIM=-18.0
SAN. MH. RIM=-18.1
SAN. MH. RIM=-18.2
SAN. MH. RIM=-18.3
SAN. MH. RIM=-18.4
SAN. MH. RIM=-18.5
SAN. MH. RIM=-18.6
SAN. MH. RIM=-18.7
SAN. MH. RIM=-18.8
SAN. MH. RIM=-18.9
SAN. MH. RIM=-19.0
SAN. MH. RIM=-19.1
SAN. MH. RIM=-19.2
SAN. MH. RIM=-19.3
SAN. MH. RIM=-19.4
SAN. MH. RIM=-19.5
SAN. MH. RIM=-19.6
SAN. MH. RIM=-19.7
SAN. MH. RIM=-19.8
SAN. MH. RIM=-19.9
SAN. MH. RIM=-20.0
SAN. MH. RIM=-20.1
S

Plotted By: Ida Paige Sheet Set: Aldi Duke St Layout: 220 CONCEPTUAL UTILITY PLAN Apr 02, 2015 - 05:40:19pm K:\VVA_CI\V\110360-ALDI\110360013-Alexandria, VA Manga\CAD\PlanSheets\220 - UTILITY PLAN.dwg
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NOTES:

1. THE PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA
2. THE ANTICIPATED SANITARY SEWER FLOW IS APPROXIMATELY 2,500 GPD. THIS IS LESS THAN THE 10,000 GPD THAT WOULD REQUIRE A STATEMENT ON ADEQUATE OUTFALL PER MEMO TO INDUSTRY 2002-2007.
3. A. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703.746.4399) IF BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
   B. THE APPLICANT/DEVELOPER SHALL NOW ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

UTILITY LEGEND

- P-TEL — TELEPHONE LINE
- T — TELEPHONE LINE
- P-UGC — UNDERGROUND CONDUIT
- E — EXISTING UNDERGROUND CONDUIT
- FO — EXISTING UNDERGROUND FIBER OPTIC CABLES
- OH — EXISTING OVERHEAD POWER
- P-WTOS — 6" WATER LINE
- W — EXISTING WATER LINE
- GAS — GAS LINE
- G — EXISTING GAS LINE
- P-SSOS — SANITARY SEWER
- S — EXISTING SANITARY SEWER
- STORM SEWER
- EXISTING STORM SEWER
- EXISTING CLEAN OUT
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- (S) — SANITARY SEWER
- (D) — STORM MANHOLE

NORTH

NORTH IS BASED ON NAD 83 VIRGINIA STATE PLANE NORTH ZONE, US FOOT

GRAPHIC SCALE IN FEET
0 10 20 40

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1.800.552.7001

APPROVED
SPECIAL USE PERMIT NO. 2014-0046

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.

No.	REVISIONS	DATE	BY

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PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
RICHARD MOLLER
Lic. No. 0402049416
PROFESSIONAL ENGINEER
4/3/14

KHA PROJECT	110360000
DATE	04/03/2015
SCALE	AS SHOWN
DESIGNED BY	RLH
DRAWN BY	RLH
CHECKED BY	RM

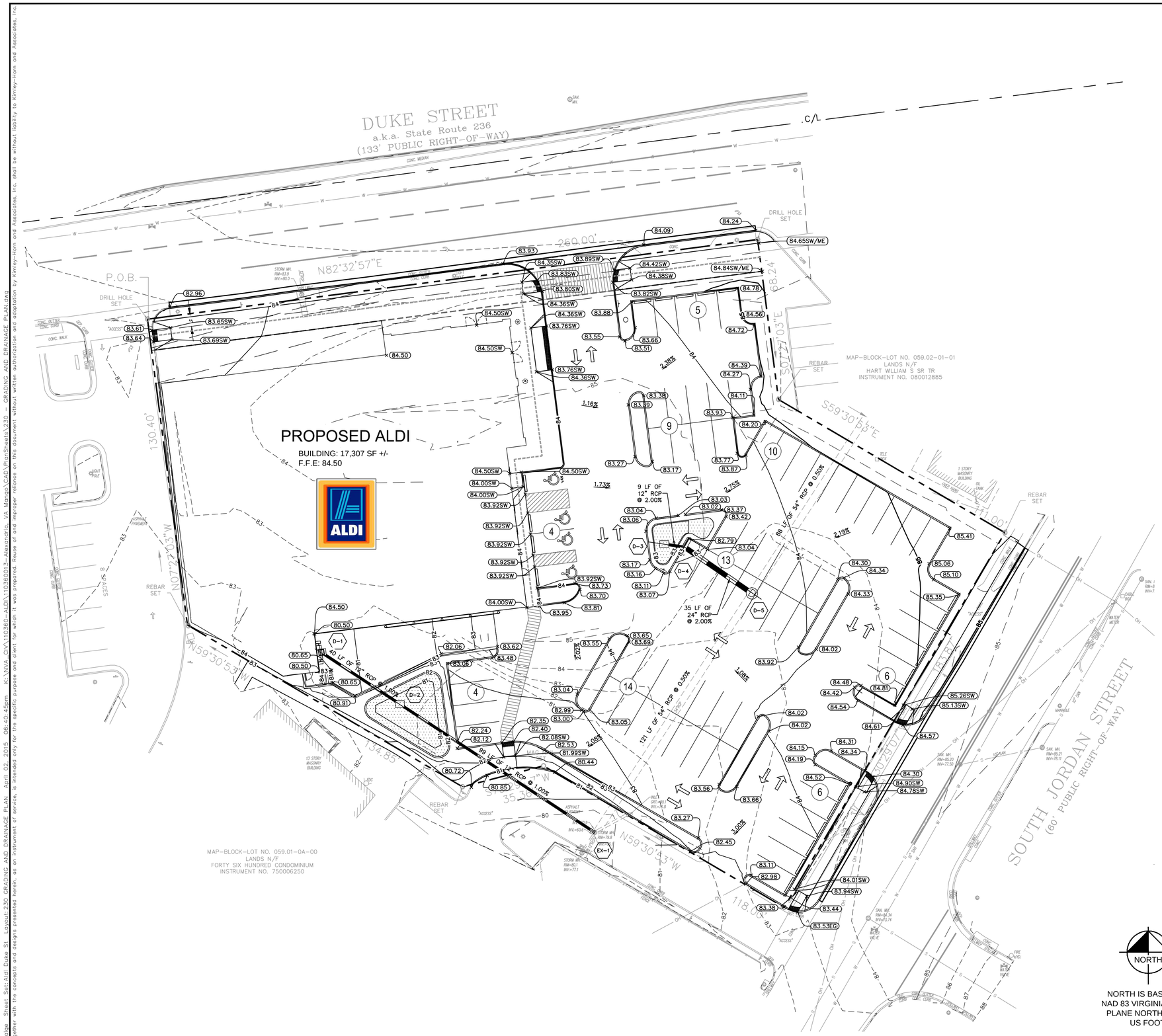
CONCEPTUAL UTILITY PLAN

4580 DUKE STREET

PREPARED FOR
ALDI, INC.

CITY OF ALEXANDRIA, VA

SHEET NUMBER
220



LEGEND

-191- PROPOSED CONTOUR

PROPOSED BIO RETENTION

ACCESSIBLE ROUTE

DRAINAGE STRUCTURE DESCRIPTIONS

D-1 TYPE-2 MANHOLE CSMH-2
RIM=80.92
INV. OUT (12" RCP)=78.25

D-2 YARD INLET CSY1-1
RIM=80.52
INV. IN (12" RCP)=77.85
INV. OUT (12" RCP)=77.75

EX-1 EXISTING STORM MAHOLE
RIM=80.77
INV. IN (12" RCP)=76.77
INV. OUT (54" RCP)=60.90

D-3 YARD INLET CSY1-1
RIM=83.33
INV. OUT (12" RCP)=80.50

D-4 CURB DROP INLET CSDI-1
RIM=82.86
INV. IN (12" RCP)=80.33
INV. OUT (24" RCP)=80.23

D-5 TYPE-3 DROP MANHOLE CSMH-3
RIM=83.57
INV. IN (24" RCP)=79.54
INV. IN (54" RCP)=60.30
INV. OUT (54" RCP)=60.30

DRAINAGE PIPE DESCRIPTIONS

D-1 → D-2 40'-12" RCP @ 1.00%
INV. IN=78.25' INV. OUT=77.85'

D-2 → EX-1 99'-12" RCP @ 1.00%
INV. IN=77.75' INV. OUT=76.77'

D-4 → D-5 35'-24" RCP @ 2.00%
INV. IN=80.23' INV. OUT=79.54'

GRADING KEYNOTE

EG: EXISTING GRADE
GR: FINISHED GRADE
HP: HIGH POINT
ME: MATCH EXISTING GRADE
PV: PAVEMENT
RIM: STRUCTURE RIM
SW: SIDEWALK

GRADES TAKEN OF EDGE OF BACK OF CURB UNLESS OTHERWISE NOTED.

RIM ELEVATIONS TAKEN AT TOP OF STRUCTURE UNLESS OTHERWISE NOTED.

NORTH

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COMMONWEALTH OF VIRGINIA
RICHARD MOLLER
Lic. No. 0402049416
PROFESSIONAL ENGINEER
4/3/15

KHA PROJECT 110360000
DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

GRADING AND DRAINAGE PLAN

4580 DUKE STREET

PREPARED FOR
ALDI, INC.

CITY OF ALEXANDRIA VA

SHEET NUMBER
230

Plotted By:rido, Prupe Sheet Set:Aldi Duke St Layout:230 GRADING AND DRAINAGE PLAN April 02, 2015 05:40:45pm K:\VVA_CVV\110360-ALD\110360-ALD\110360-ALD\Alexandria, VA Manga\CAD\PlanSheets\230 - GRADING AND DRAINAGE PLAN.dwg
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DUKE STREET
a.k.a. State Route 236
(133' PUBLIC RIGHT-OF-WAY)

CONC. CURB

260.00'
N82°32'57"E

STORM MH
RIM=83.9
INV=80.0

SAN MH

84.24'
S07°27'03"E

MAP-BLOCK-LOT NO. 059.02-01-01
LANDS N/F
HART WILLIAM S SR TR
INSTRUMENT NO. 080012885

S59°30'53"E
111.00'

1 STORY MASONRY BUILDING
OVER HANG
OIL TANK
TELE BOX
REF. CURB

EX-1
0.33 | 0.84
5

EX-2
0.16 | 0.77
5

EX-3
0.11 | 0.63
5

EX-4
0.94 | 0.86
5

EX-5
0.04 | 0.87
5

DOOR SILL = 86.29

A

BLD. HT.
30.2'

4580 DUKE STREET
ADDRESS TAKEN FROM
RECORD DOCUMENTS

1 STORY
MASONRY BUILDING
8,982 S.F. FOOTPRINT

MAP-BLOCK-LOT NO. 059.01-0A-0001
LANDS N/F
GORDON PROPERTIES LLC
INSTRUMENT NO. 200006850

130.40'
N07°27'03"W

N59°30'53"W

134.82'

13 STORY MASONRY BUILDING

S75°29'07"W
35.36'

STORM MH
RIM=81.4
INV=79.1

INV=80.1
INV=76.8

INV=80.9
INV=80.6

STORM MH
RIM=79.8
INV=76.1

STORM MH
RIM=80.1
INV=77.1

84.23

N59°30'53"W

118.00'

183.87'
S30°29'07"W

SOUTH JORDAN STREET
(60' PUBLIC RIGHT-OF-WAY)

SELBY

MAP-BLOCK-LOT NO. 059.01-0A-00
LANDS N/F
FORTY SIX HUNDRED CONDOMINIUM
INSTRUMENT NO. 750006250

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- FND X MARK
- SET X MARK
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- AGL ABOVE GROUND LEVEL
- L/S LANDSCAPING
- TREE
- METAL TANK COVER
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- ELEC. MANHOLE
- ELECTRIC METER
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT
- BACK FLOW PREVENTOR
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- GAS MANHOLE
- GAS LINE
- BOLLARD
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- UNKNOWN MANHOLE
- SQUARE METAL LID
- FUEL TANK LID
- FLAG POLE
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- PAY PHONE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TELEPHONE LINE
- UNDERGROUND TELEPHONE MARKER
- CABLE TELEVISION
- CABLE BOX
- UNDERGROUND CABLE MARKER
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- STOP SIGN
- SIGN

LEGEND

- WALMART PROPERTY LINE
- ADJACENT PROPERTY LINE
- 479.84 — EXISTING SURFACE/RIM SPOT ELEVATION
- 468.34 — INVERT SPOT ELEVATION
- A = BASIN DESIGNATION
  B = AREA IN ACRES
  C = RUNOFF COEFFICIENT
  D = FLOWRATE IN CUBIC FEET PER SECOND
- TIME OF CONCENTRATION TRAVEL PATH
- DRAINAGE DIVIDE
- EXISTING PERVIOUS SURFACE

NOTE:
- HYDROLOGIC SOIL GROUP D. REFERENCE NRCS WEB SOIL SURVEY.
- IMPERVIOUS AREAS: PAVED PARKING LOTS C = 0.9.
- OPEN SPACE: FAIR CONDITION C = 0.30.
- ASSUME 5 MINUTES AS MINIMUM TIME OF CONCENTRATION.

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GRAPHIC SCALE IN FEET
0 10 20 40

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APPROVED
SPECIAL USE PERMIT NO. 2014-0046

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DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

No.	REVISIONS	DATE	BY

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COMMONWEALTH OF VIRGINIA
RICHARD MOLLER
Lic. No. 0402049416
PROFESSIONAL ENGINEER
4/3/14

KHA PROJECT 110360000
DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

PRE DEVELOPMENT BASIN MAP

4580 DUKE STREET
PREPARED FOR
ALDI, INC.

CITY OF ALEXANDRIA VA

SHEET NUMBER
231

Plotted By: Ida, Paige Sheet Set: Aldi Duke St Layout: PRE DEVELOPMENT BASIN MAP April 02, 2015 08:41:12pm K:\NVA_CIV\110360-ALDI\110360013-Alexandria, VA Matrix\CAD\PlanSheets\231 - PRE DEV BASIN MAP.dwg
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PRE-DEVELOPMENT CALCULATIONS

Drainage Area Runoff Coefficients for Rational Method

Pre Development

Project: ALDI (Duke Street) Date: 03/05/15 Initials: RJG

Surface Type / Drainage Area (acres)	Runoff Coefficients 0.90	0.85	0.80	0.75	0.70	0.65	0.60	0.55	0.50	0.45	0.40	0.35	0.30	0.25	0.20	Total Area A acres	Weighted Rational Factor C
	90% Impervious			75% Impervious			50% Impervious			30% Impervious			15% Impervious				
	Roofs										Ditches						
	Concrete			Apartments						17k ft² Single-Family Lots							
	Asphalt			Townhomes			Schools				½ Acre Single-Family Lots						
	Business				Gravel				10k ft² Single-Family Lots			Lawns					
	Industrial				Lined Ditches					Pastures			Forests				
	Commercial				Cultivated Areas							Parks / Cemeteries					
EX-1	0.29												0.04			0.33	0.84
EX-2	0.13												0.03			0.16	0.77
EX-3	0.06												0.05			0.11	0.63
EX-4	0.88												0.06			0.94	0.86
EX-5	0.038												0.002			0.04	0.87

Time of Concentration Calculations for Rational Method

Pre Development

Project: ALDI (Duke Street) Date: 03/05/15 Initials: RJG

Factors of Flow Time / Drainage Basin	Overland/Sheet Flow (Seelye) 200' Maximum: Flow Length L ft	Ground Slope S ft/ft	Weighted Rational Factor C	Average Velocity V ft/s	Time of Concentration Tc min	Shallow Concentrated Flow (TR-55) Overland Flow >200' or Gutter Flow: Flow Length L ft	Ground Slope S ft/ft	Weighted Rational Factor C	Average Velocity V ft/s	Time of Concentration Tc min	Channelized Flow Ditches/Streams/Pipes: Flow Length L ft	Average Velocity V ft/s (~ 2-5 fps)	Time of Concentration Tc min	Total Time of Concentration: Calculated Tc min	For Design Tc min
EX-1	126	0.02	0.84	0.5	**4.3**	82	0.05	0.90	4.4	**0.3**				**4.6**	**5**
EX-2	74	0.03	0.77	0.4	**3.5**	169	0.02	0.90	3.2	**0.9**				**4.4**	**5**
EX-3	59	0.12	0.63	0.3	**3.0**						51	2.5	**0.3**	**3.3**	**5**
EX-4	200	0.14	0.86	0.9	**3.5**	92	0.04	0.90	4.1	**0.4**				**3.9**	**5**
EX-5	91	0.05	0.87	0.5	**3.1**						27	2.5	**0.2**	**3.3**	**5**

Peak Flow Rate Calculations using the Rational Method

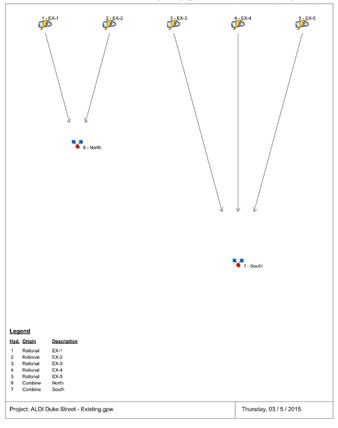
Project: ALDI (Duke Street) Date: 03/05/15 Initials: RJG

Factors of Flow Rate / Drainage Basin	Saturation Factors, Cf: 1.0	1.0	1.0	1.1	1.2	1.25	Rainfall Intensity in Alexandria, i (in/hr): 2-yr Storm	5-yr Storm	10-yr Storm	25-yr Storm	50-yr Storm	100-yr Storm	Peak Flow Rate, Qp (cfs): 2-yr Storm	5-yr Storm	10-yr Storm	25-yr Storm	50-yr Storm	100-yr Storm
	Rational Factor adjusted for Saturation, Cf C																	
EX-1	0.84	0.84	0.84	0.92	1.00	1.00	6.2	8.2	9.0	10.9	12.5	13.9	**1.72**	**2.27**	**2.49**	**3.32**	**4.13**	**4.59**
EX-2	0.77	0.77	0.77	0.85	0.92	0.96	6.2	8.2	9.0	10.9	12.5	13.9	**0.76**	**1.01**	**1.11**	**1.48**	**1.85**	**2.14**
EX-3	0.63	0.63	0.63	0.69	0.76	0.79	6.2	8.2	9.0	10.9	12.5	13.9	**0.43**	**0.57**	**0.62**	**0.83**	**1.04**	**1.20**
EX-4	0.86	0.86	0.86	0.95	1.00	1.00	6.2	8.2	9.0	10.9	12.5	13.9	**5.01**	**6.63**	**7.28**	**9.69**	**11.75**	**13.07**
EX-5	0.87	0.87	0.87	0.96	1.00	1.00	6.2	8.2	9.0	10.9	12.5	13.9	**0.22**	**0.29**	**0.31**	**0.42**	**0.50**	**0.56**

1

Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10



Legend

Hyd.	Origin	Description
1	Rational	EX-1
2	Rational	EX-2
3	Rational	EX-3
4	Rational	EX-4
5	Rational	EX-5
6	Combine	North
7	Combine	South

Project: ALDI Duke Street - Existing.gpw | Thursday, 03 / 5 / 2015

2

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs) 1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	Hydrograph Description
1	Rational	----	----	1.718	----	----	2.404	----	----	3.852	EX-1
2	Rational	----	----	0.763	----	----	1.128	----	----	1.712	EX-2
3	Rational	----	----	0.429	----	----	0.623	----	----	0.963	EX-3
4	Rational	----	----	5.009	----	----	7.272	----	----	11.23	EX-4
5	Rational	----	----	0.216	----	----	0.313	----	----	0.484	EX-5
6	Combine	1, 2,	----	2.481	----	----	3.602	----	----	5.564	North
7	Combine	3, 4, 5,	----	5.711	----	----	8.291	----	----	12.81	South

Proj. file: ALDI Duke Street - Existing.gpw | Thursday, 03 / 5 / 2015

6

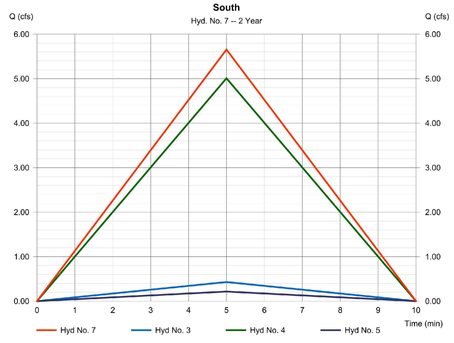
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10 | Thursday, 03 / 5 / 2015

Hyd. No. 7

South

Hydrograph type	= Combine	Peak discharge	= 5.654 cfs
Storm frequency	= 2 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 1,696 cuft
Inflow hyds.	= 3, 4, 5	Contrib. drain. area	= 1.090 ac



7

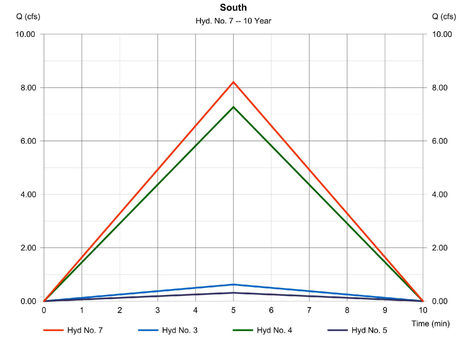
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10 | Thursday, 03 / 5 / 2015

Hyd. No. 7

South

Hydrograph type	= Combine	Peak discharge	= 8.209 cfs
Storm frequency	= 10 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 2,463 cuft
Inflow hyds.	= 3, 4, 5	Contrib. drain. area	= 1.090 ac



3

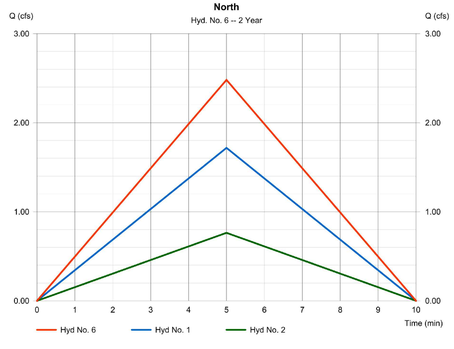
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10 | Thursday, 03 / 5 / 2015

Hyd. No. 6

North

Hydrograph type	= Combine	Peak discharge	= 2.481 cfs
Storm frequency	= 2 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 744 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 0.490 ac



4

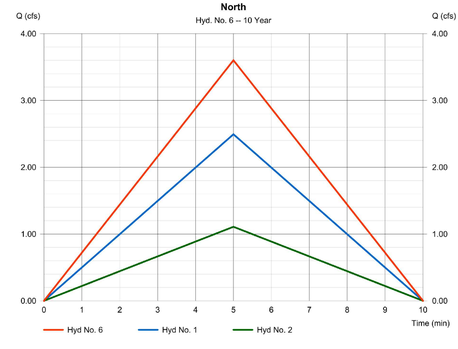
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10 | Thursday, 03 / 5 / 2015

Hyd. No. 6

North

Hydrograph type	= Combine	Peak discharge	= 3.602 cfs
Storm frequency	= 10 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 1,081 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 0.490 ac



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RICHARD MOLLER
Lic. No. 0402049416
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4/3/14

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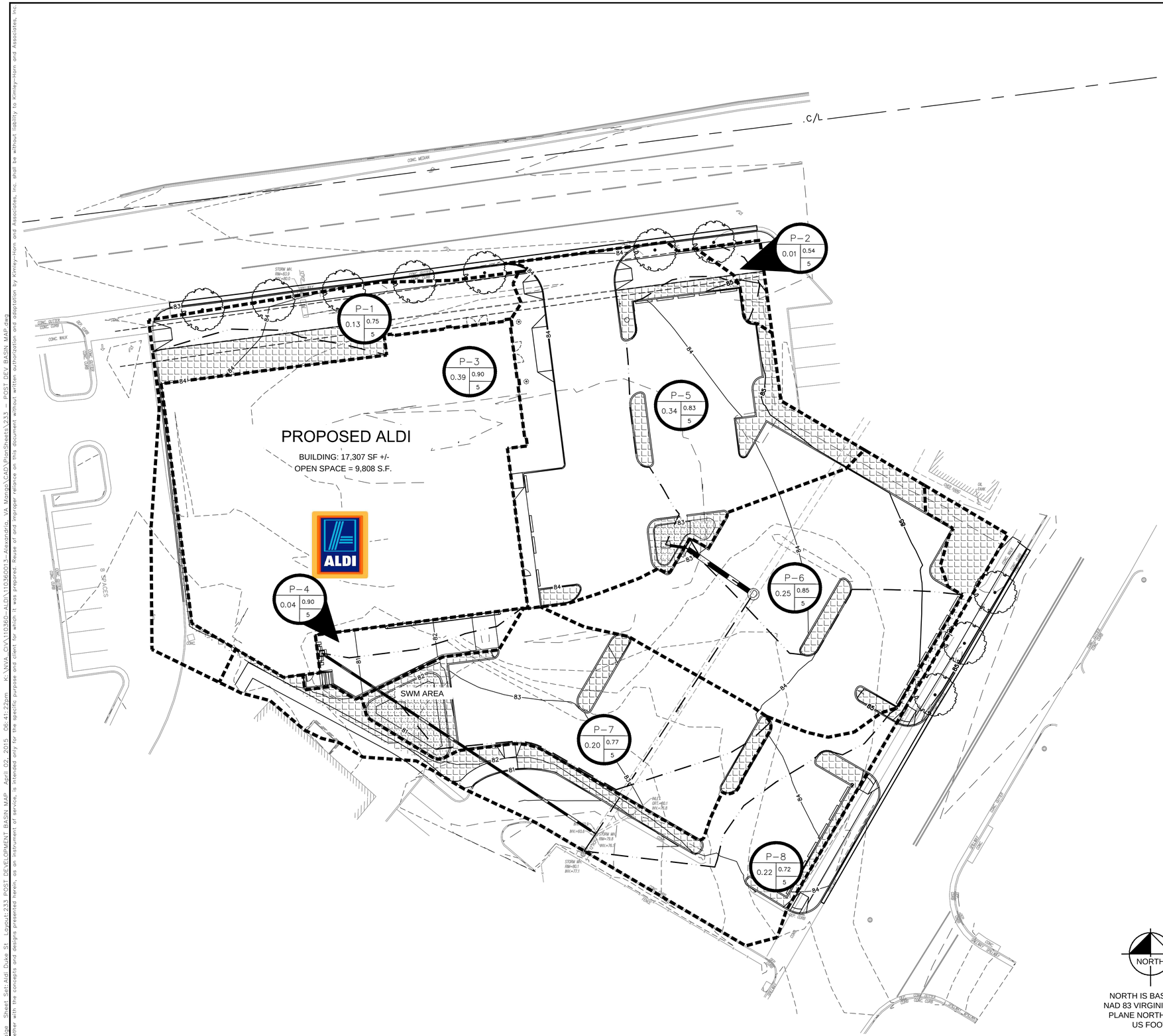
STORMWATER MANAGEMENT CALCULATIONS

4580 DUKE STREET
PREPARED FOR
ALDI, INC.
CITY OF ALEXANDRIA VA

SHEET NUMBER
232

No. REVISIONS DATE BY

Plotted By:rdp, Prope Sheet Set:Aldi Duke St Layout:STORMWATER MANAGEMENT CALCULATIONS April 02, 2015 05:41:11pm K:\NVA_civil\110360-ALDI\110360013-Alexandria, VA Manga\CAD\FloorSheets\231 — PRE DEV BASIN MAP.dwg
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LEGEND

- WALMART PROPERTY LINE
- ADJACENT PROPERTY LINE
- 479.84 — EXISTING SURFACE/RIM SPOT ELEVATION
- 468.34 — INVERT SPOT ELEVATION
- A / B / C / D — A = BASIN DESIGNATION; B = AREA IN ACRES; C = RUNOFF COEFFICIENT; D = FLOWRATE IN CUBIC FEET PER SECOND
- TIME OF CONCENTRATION TRAVEL PATH
- DRAINAGE DIVIDE
- PROPOSED PERVIOUS SURFACE

NOTE:
- HYDROLOGIC SOIL GROUP D. REFERENCE NRCS WEB SOIL SURVEY.
- IMPERVIOUS AREAS: PAVED PARKING LOTS C = 0.9.
- OPEN SPACE: FAIR CONDITION C = 0.30.
- ASSUME 5 MINUTES AS MINIMUM TIME OF CONCENTRATION.

NORTH

NORTH IS BASED ON NAD 83 VIRGINIA STATE PLANE NORTH ZONE, US FOOT

GRAPHIC SCALE IN FEET
0 10 20 40

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4/3/14
PROFESSIONAL ENGINEER

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POST DEVELOPMENT BASIN MAP

4580 DUKE STREET

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233

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POST-DEVELOPMENT CALCULATIONS

Drainage Area Runoff Coefficients for Rational Method

Kimley»Horn — Post Development

Project: ALDI (Duke Street) Date: 04/02/15 Initials: RJG

Drainage Area (acres)	Runoff Coefficients: 0.90 (90% Impervious)	0.85	0.80 (75% Impervious)	0.75	0.70	0.65 (50% Impervious)	0.60	0.55	0.50 (Schools)	0.45 (17k ft² Single-Family Lots)	0.40 (30% Impervious)	0.35 (Ditches)	0.30 (15% Impervious)	0.25 (½ Acre Single-Family Lots)	0.20	Total Area A acres	Weighted Runoff Coeff. C
	Roofs / Concrete / Asphalt			Apartments / Townhomes													
	Business / Industrial / Commercial						Gravel / Lined Ditches / Cultivated Areas			10k ft² Single-Family Lots			Lawns / Pastures		Forests / Parks / Cemeteries		
P-1	0.100												0.030			0.13	0.76
P-2	0.004												0.006			0.01	0.54
P-3	0.390															0.39	0.90
P-4	0.040															0.04	0.90
P-5	0.300												0.040			0.34	0.83
P-6	0.230												0.020			0.25	0.85
P-7	0.160												0.040			0.20	0.78
P-8	0.160												0.060			0.22	0.74

Time of Concentration Calculations for Rational Method

Kimley»Horn — Post Development

Project: ALDI (Duke Street) Date: 04/02/15 Initials: RJG

Drainage Basin	Overland/Sheet Flow (Seelye) 200' Maximum: Flow Length L ft	Ground Slope S ft/ft	Weighted Rational Factor C	Average Velocity V ft/s	Time of Concentration Tc min	Shallow Concentrated Flow (TR-55) Overland Flow >200' or Gutter Flow: Flow Length L ft	Ground Slope S ft/ft	Weighted Rational Factor C	Average Velocity V ft/s	Time of Concentration Tc min	Channelized Flow Ditches/Streams/Pipes: Flow Length L ft	Average Velocity (~ 2-5 ft/s) V ft/s	Time of Concentration Tc min	Total Time of Concentration: Calculated Tc min	For Design Tc min
P-1	102	0.01	0.76	0.4	**4.6**									**4.6**	**5**
P-2	43	0.02	0.54	0.2	**4.4**									**4.4**	**5**
P-3	ROOF DRAIN FLOW - ASSUME 5.0 MIN													**5.0**	**5**
P-4	90	0.04	0.90	0.5	**3.0**						139	2.5	**0.9**	**3.9**	**5**
P-5	48	0.03	0.83	0.3	**2.8**	110	0.01	0.90	1.9	**1.0**	164	2.5	**1.1**	**4.8**	**5**
P-6	47	0.03	0.85	0.3	**2.6**	107	0.01	0.90	2.4	**0.7**	156	2.5	**1.0**	**4.3**	**5**
P-7	72	0.02	0.78	0.3	**3.5**	105	0.01	0.90	2.3	**0.8**	99	2.5	**0.7**	**5.0**	**5**
P-8	36	0.03	0.9	0.8	**0.7**	75	0.024	0.90	3.2	**0.4**				**1.1**	**5**

Peak Flow Rate Calculations using the Rational Method

Kimley»Horn

Project: ALDI (Duke Street) Date: 04/02/15 Initials: RJG

Drainage Basin	Saturation Factors, Cf: 1.0	1.0	1.0	1.1	1.2	1.25	Rational Factor adjusted for Saturation, Cf C: 2yr Storm	5yr Storm	10yr Storm	25yr Storm	50yr Storm	100yr Storm	Rainfall Intensity in Arlington, i (in/hr): 2yr Storm	5yr Storm	10yr Storm	25yr Storm	50yr Storm	100yr Storm	Peak Flow Rate, Qp (cfs): 2yr Storm	5yr Storm	10yr Storm	25yr Storm	50yr Storm	100yr Storm
P-1							0.76	0.76	0.76	0.84	0.91	0.95	6.2	8.2	9.0	10.9	12.5	13.9	**0.61**	**0.81**	**0.89**	**1.18**	**1.48**	**1.72**
P-2							0.54	0.54	0.54	0.59	0.65	0.68	6.2	8.2	9.0	10.9	12.5	13.9	**0.03**	**0.04**	**0.05**	**0.06**	**0.08**	**0.09**
P-3							0.90	0.90	0.90	0.99	1.00	1.00	6.2	8.2	9.0	10.9	12.5	13.9	**2.18**	**2.88**	**3.16**	**4.21**	**4.88**	**5.42**
P-4							0.90	0.90	0.90	0.99	1.00	1.00	6.2	8.2	9.0	10.9	12.5	13.9	**0.22**	**0.30**	**0.32**	**0.43**	**0.50**	**0.56**
P-5							0.83	0.83	0.83	0.91	1.00	1.00	6.2	8.2	9.0	10.9	12.5	13.9	**1.75**	**2.31**	**2.54**	**3.38**	**4.23**	**4.73**
P-6							0.85	0.85	0.85	0.94	1.00	1.00	6.2	8.2	9.0	10.9	12.5	13.9	**1.32**	**1.74**	**1.91**	**2.55**	**3.13**	**3.48**
P-7							0.78	0.78	0.78	0.86	0.94	0.98	6.2	8.2	9.0	10.9	12.5	13.9	**0.97**	**1.28**	**1.40**	**1.87**	**2.34**	**2.71**
P-8							0.74	0.74	0.74	0.81	0.89	0.93	6.2	8.2	9.0	10.9	12.5	13.9	**1.01**	**1.33**	**1.47**	**1.95**	**2.44**	**2.83**

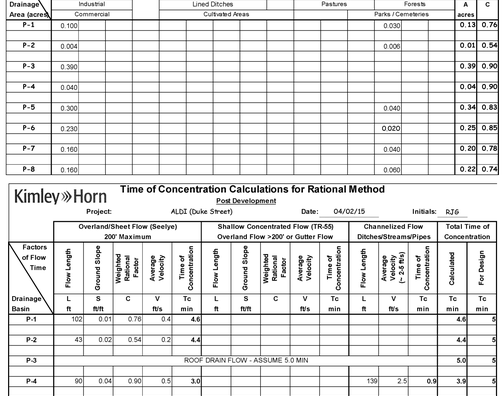
Simple Rational Method Runoff Calculations

Pre-Development		**Post-Development**	
Drainage Area	1.58 acres	Drainage Area	1.58 acres
Impervious Area	1.39 acres	Impervious Area	1.38 acres
Tc	5 minutes	Tc	5 minutes
Weighted C Factor	0.83	Weighted C Factor	0.83
Rainfall Intensity	6.20 inches/hour (2-year)	Rainfall Intensity	6.20 inches/hour (2-year)
	9.00 inches/hour (10-year)		9.00 inches/hour (10-year)
2 Year Runoff		**2 Year Runoff**	
Q = C*i*A	8.14 CFS	Q = C*i*A	8.09 CFS
10 Year Runoff		**10 Year Runoff**	
Q = C*i*A	11.82 CFS	Q = C*i*A	11.74 CFS

Runoff Analysis Summary:
As calculated above, the runoff rates in the proposed condition for the 2-year and 10-year storm events are less than the pre-development runoff rates. Therefore, no detention has been provided as there is a designed reduction in the overall discharge rates for the design storm events for the project outfall. The project was modeled using the Rational Method and includes an underground detention pipe. The results of this modeling can be found on sheets C-230

Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10



Legend

Hyd.	Origin	Description
1	Rational	P-1
2	Rational	P-2
3	Rational	P-3
4	Rational	P-4
5	Rational	P-5
6	Rational	P-6
7	Rational	P-7
8	Rational	P-8
9	Combine	North
10	Combine	South

Project: Proposed.gpw — Thursday, 03 / 5 / 2015

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs): 1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	Hydrograph Description
1	Rational	------	------	0.612	------	------	0.889	------	------	1.373	P-1
2	Rational	------	------	0.033	------	------	0.049	------	------	0.075	P-2
3	Rational	------	------	2.175	------	------	3.157	------	------	4.878	P-3
4	Rational	------	------	0.223	------	------	0.324	------	------	0.500	P-4
5	Rational	------	------	1.749	------	------	2.539	------	------	3.922	P-5
6	Rational	------	------	1.317	------	------	1.912	------	------	2.953	P-6
7	Rational	------	------	0.967	------	------	1.403	------	------	2.168	P-7
8	Rational	------	------	1.009	------	------	1.464	------	------	2.262	P-8
9	Combine	1, 2,	------	0.591	------	------	0.858	------	------	1.326	North
10	Combine	3, 4, 5, 6, 7, 8,	------	7.262	------	------	10.54	------	------	16.29	South

Proj. file: Proposed.gpw — Thursday, 03 / 5 / 2015

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10 — Thursday, 03 / 5 / 2015

Hyd. No. 9

North

Hydrograph type	= Combine	Peak discharge	= 0.646 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 194 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 0.140 ac

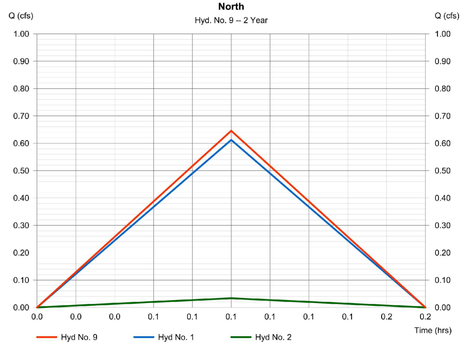
Hydrograph Report

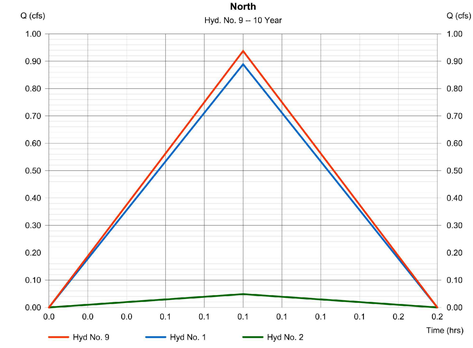
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Hyd. No. 9

North

Hydrograph type	= Combine	Peak discharge	= 0.937 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 281 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 0.140 ac





Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10 — Thursday, 03 / 5 / 2015

Hyd. No. 10

South

Hydrograph type	= Combine	Peak discharge	= 7.439 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 2,232 cuft
Inflow hyds.	= 3, 4, 5, 6, 7, 8	Contrib. drain. area	= 1.440 ac

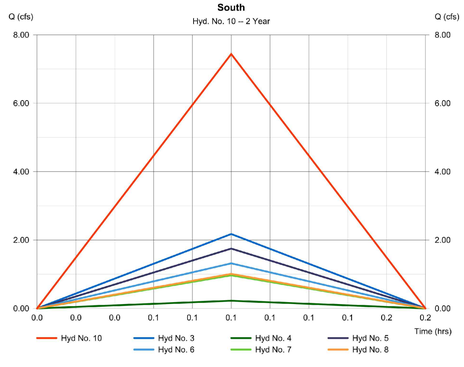
Hydrograph Report

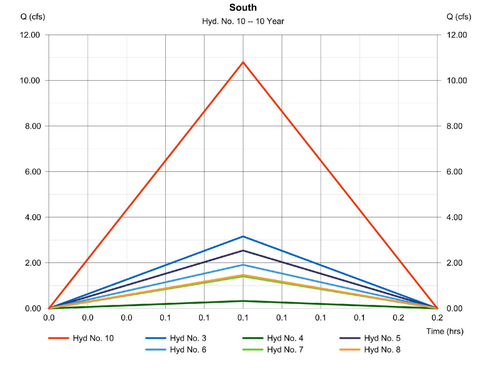
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10 — Thursday, 03 / 5 / 2015

Hyd. No. 10

South

Hydrograph type	= Combine	Peak discharge	= 10.80 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 3,240 cuft
Inflow hyds.	= 3, 4, 5, 6, 7, 8	Contrib. drain. area	= 1.440 ac





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STORMWATER MANAGEMENT CALCULATIONS

4580 DUKE STREET

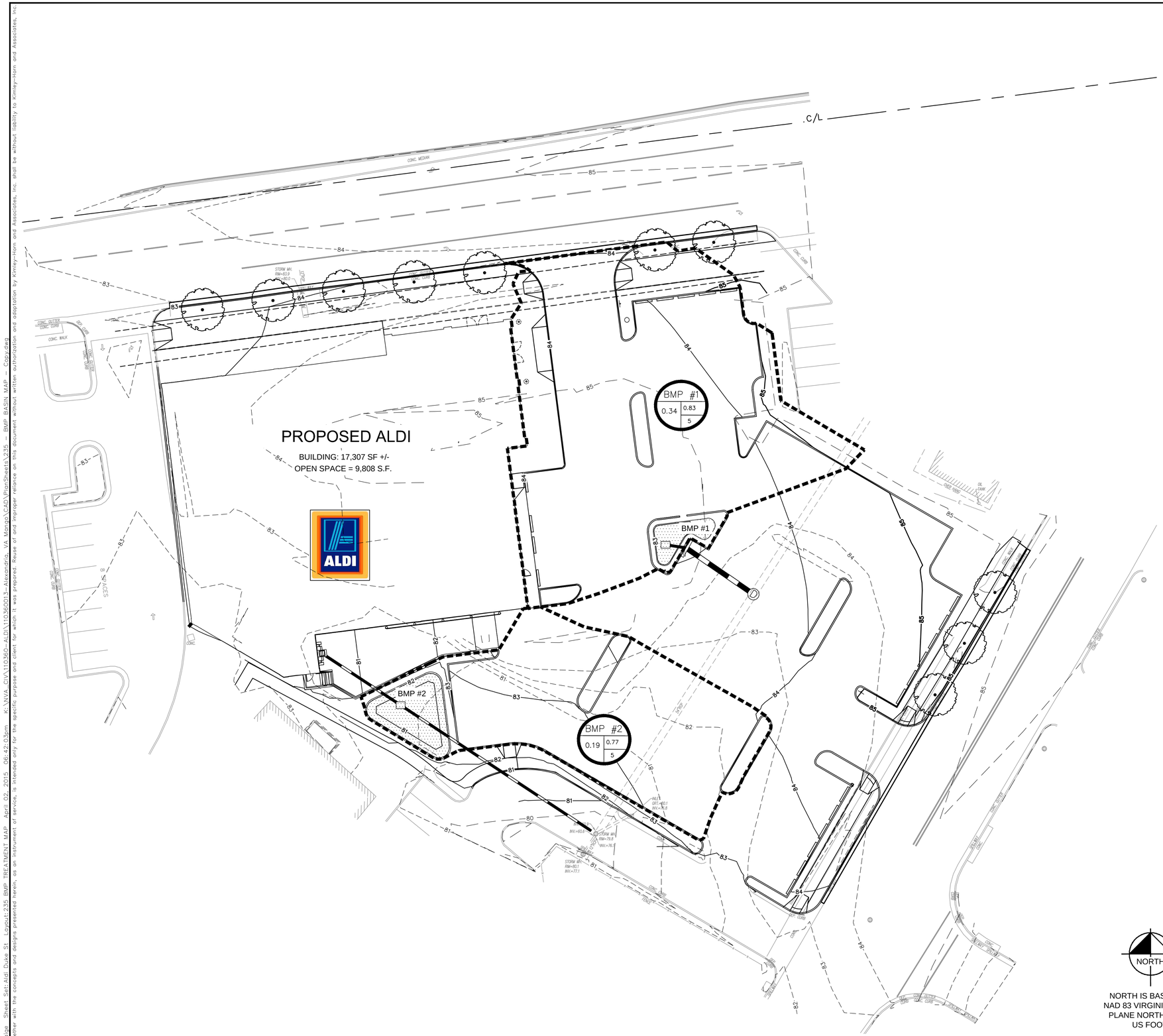
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- TIME OF CONCENTRATION TRAVEL PATH
- DRAINAGE DIVIDE
- PROPOSED BMP

NORTH

NORTH IS BASED ON NAD 83 VIRGINIA STATE PLANE NORTH ZONE, US FOOT

GRAPHIC SCALE IN FEET
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Lic. No. 0402049416
4/3/14
PROFESSIONAL ENGINEER

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BMP TREATMENT MAP

4580 DUKE STREET

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DRAINAGE AREA SUMMARY

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
To be used w/ DRAFT 2013 BMP Standards and Specifications
Site Data

Project Name: Aldi (Duke Street)
Date: 03/02/2015

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage 1.58

Constants

Annual Rainfall (inches)	44		
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 mowed/managed	0.00	0.00	0.00	0.19	0.19
Impervious Cover (acres)	0.00	0.00	0.00	1.39	1.39
			Total		1.58

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 mowed/managed	0.00	0.00	0.00	0.20	0.20
Impervious Cover (acres)	0.00	0.00	0.00	1.38	1.38
			Total		1.58
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 Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Composite Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.19	0.19
Composite Rv(turf)	0.25	0.25
% Managed Turf	12%	12%
Impervious Cover (acres)	1.39	1.39
Rv(impervious)	0.95	0.95
% Impervious	88%	88%
Total Site Area (acres)	1.58	1.58
Site Rv	0.87	0.87
Pre-Development Treatment Volume (acre-ft)	0.1140	0.1140
Pre-Development Treatment Volume (cubic feet)	4,966	4,966
Pre-Development Load (TP) (lb/yr)	3.19	3.19
Pre-Development Load (TN) (lb/yr)	22.84	

Land Cover Summary Post-ReDevelopment	
Forest/Open Space Cover	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.20
Composite Rv(turf)	0.25
% Managed Turf	13%
ReDev. Impervious Cover (acres)	1.38
Rv(impervious)	0.95
% Impervious	87%
Total ReDev. Site Area (acres)	1.58
ReDev. Site Rv	0.88
Post-ReDevelopment Treatment Volume (acre-ft)	0.1134
Post-ReDevelopment Treatment Volume (cubic feet)	4,940
Post-ReDevelopment Load (TP) (lb/yr)	3.18
Post-ReDevelopment Load (TN) (lb/yr)	22.72

Land Cover Summary Post-ReDevelopment New Impervious		
New Impervious Cover (acres)	0.00	
Rv(impervious)	0.95	
% Impervious	Check Area	
Total New Dev. Site Area (acres)	0.00	
New Dev. Site Rv	0.95	
Post-Development Treatment Volume (acre-ft)	0.0000	
Post-Development Treatment Volume (cubic feet)	0	
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	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.62
Total Load Reduction Required (lb/yr)	**0.62**

TP Load Reduction Required for New Impervious Area (lb/yr)	0.00

SITE RESULTS

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.62
RUNOFF REDUCTION (cf)	746
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.66
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	2.52
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0 LB/YEAR!!

Nitrogen (for information purposes)

RUNOFF REDUCTION (cf)	745
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	5.48
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr)	17.25

Project Description

Development or Redevelopment — UPDATE

Drainage Area	Impervious	Pervious	Total
Site Area	1.58	0.20	1.38
On-Site Treated	0.34	0.34	0.68
Off-Site Treated	---	---	---
Total Treated	0.34	0.34	0.68
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	---		
Total On-Site Treated or Disconnected			0.68

Water Treatment on site

BMP Type	*Area treated by BMP (acres)*	*Impervious area treated by BMP (acres)*	*BMP efficiency (%)*
BIORETENTION	0.34	0.34	25%

Miscellaneous

Total WQV treated: (yes) no
Detention on site: yes (no)

Project is within which watershed? HOLMES RUN

Project discharges to which body of water? POTOMAC RIVER

ALEXANDRIA, VIRGINIA
PHOSPHOROUS
LOADING COMPUTATIONS

WORKSHEET B: REDEVELOPMENT

1. Compile site-specific data.

		PRE-DEVELOPMENT	POST-DEVELOPMENT
A*		= 1.58 acres	= 1.58 acres
I_a	structures	= _____ acres	= _____ acres
	parking lot	= _____ acres	= _____ acres
	roadway	= _____ acres	= _____ acres
	other	= _____ acres	= _____ acres
		= _____ acres	= _____ acres
		= _____ acres	= _____ acres
	Total I_a	= 1.39 acres	= 1.38 acres

$I = (\text{total } I_a / A) \times 100$

= 86 percent expressed in whole numbers — = 87 percent expressed in whole numbers

$R_v = 0.05 + (0.009 \times I)$

= 0.842 unitless — = 0.833 unitless

C: I≥ 20 = 1.08mg/l
I< 20 = 0.26mg/l

= 1.08 mg/l — = 1.08 mg/l

*A is the total area of the site
** I_a is the total impervious cover on the site

2. Calculate the pre-development load (L_{pre})

$L_{pre} = 8.16 \times R_{v\text{-}pre} \times C \times A$

$= 8.16 \times 0.842 \times 1.08 \times 1.58$

= 11.724 pounds per year

ALEXANDRIA, VIRGINIA
PHOSPHOROUS
LOADING COMPUTATIONS

WORKSHEET B: REDEVELOPMENT

3. Calculate the post-development load (L_{post})

$L_{post} = 8.16 \times R_{v\text{-}post} \times C \times A$

$= 8.16 \times 0.833 \times 1.08 \times 1.58$

= 11.599 pounds per year

4. Calculate the pollutant removal requirement (RR).

$RR = L_{post} - (0.9 \times L_{pre})$ — $\%RR = (RR / L_{post}) \times 100$

$= 11.599 - (0.9 \times 11.724)$ — $= (1.05 / 11.599) \times 100$

= 1.05 pounds per year — = 9.05 %

ALEXANDRIA, VIRGINIA
PHOSPHOROUS
LOADING COMPUTATIONS

WORKSHEET C: COMPLIANCE

Select BMP options using screening tools and list them below. Then calculate the load removed for each option. DO NOT LIST BMPs IN SERIES HERE.

Selected Option	Removal* Efficiency x (% 100)	Fraction of CBPA Drainage Area Served (expressed in decimal form)	x L_{post} = (lbs/yr)	Load Removed (lbs/yr)
Bioretention	0.25	0.54/1.58 = 0.342	11.599	0.992

*For conventional BMPs, see Section XIa of the Northern Virginia BMP Handbook (NVBMPHR) published by the Northern Virginia Planning District Commission or Chapter 1 of the Alexandria Supplement to the NVBMPHR. For non-conventional BMPs, see Section IV, Chapter 1 of the Alexandria Supplement.

PLANNED BMP MEASURES

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) -- 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	0.34	0.34	0.95
				Total	0.34	

Post Development Treatment Volume (cf) 1172

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Phosphorus Remaining Load (lbs.)	Downstream Treatment to be Employed	Nitrogen Efficiency (%)	Nitrogen Load from Upstream RR Practices	Untreated Nitrogen Load to Practice (lbs.)	Nitrogen Removed By Practice (lbs.)	Nitrogen Remaining Load (lbs.)
6. Bioretention														**6. Bioretention**				
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.34	0	469	703	25	0.00	0.75	0.41	0.34		40	0.00	5.39	3.45	1.94
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.00	0	0	0	25	0.00	0.00	0.00	0.00		40	0.00	0.00	0.00	0.00

Drainage Area B

Drainage Area B 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	0.20	0.20	0.95
				Total	0.20	

Post Development Treatment Volume (cf) 690

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Phosphorus Remaining Load (lbs.)	Downstream Treatment to be Employed	Nitrogen Efficiency (%)	Nitrogen Load from Upstream RR Practices	Untreated Nitrogen Load to Practice (lbs.)	Nitrogen Removed By Practice (lbs.)	Nitrogen Remaining Load (lbs.)
6. Bioretention														**6. Bioretention**				
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.20	0	276	414	25	0.00	0.44	0.24	0.20		40	0.00	3.17	2.03	1.14
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.00	0	0	0	25	0.00	0.00	0.00	0.00		40	0.00	0.00	0.00	0.00

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

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COMMONWEALTH OF VIRGINIA
RICHARD MOLLER
Lic. No. 0402049416
PROFESSIONAL ENGINEER
4/3/14

BY | DATE | REVISIONS | No.

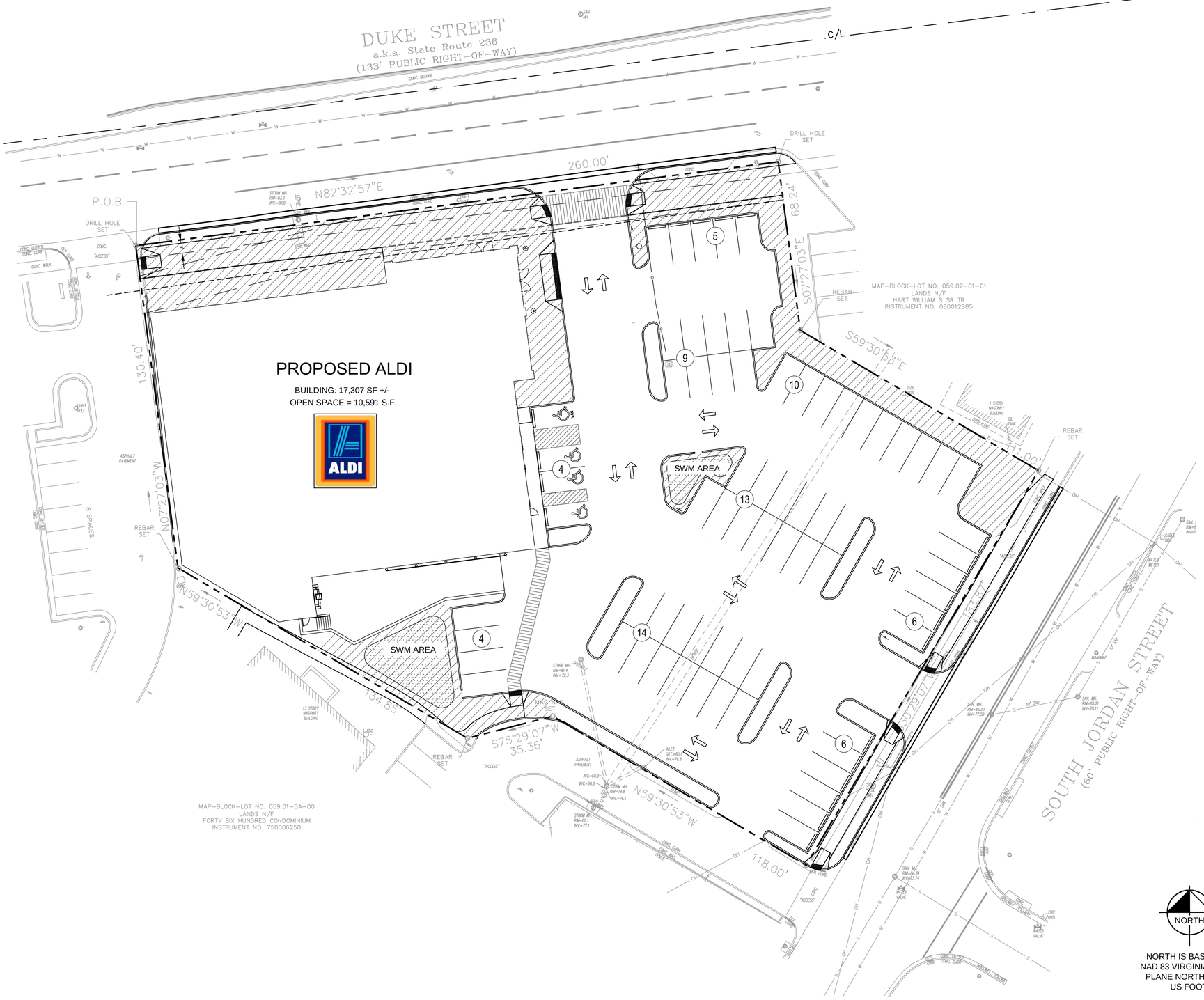
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DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

BMP CALCULATIONS

4580 DUKE STREET
PREPARED FOR
ALDI, INC.
CITY OF ALEXANDRIA VA

SHEET NUMBER
236

Plotted By:Ida Paige Sheet Set:Atdl duke St Layout:230 CONCEPTUAL OPEN SPACE PLAN April 02, 2015 06:42:26pm K:\NVA-CIV\110360-ALDI\110360013-Alexandria, VA Mangle\CAD\PlanSheets\250 - SWM PLAN.dwg
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OPEN SPACE CALUCLATIONS:

* OPEN SPACE TOTAL: 10,862 SQ. FT.
0.2494 ACRES

TOTAL SITE: 1.4502 ACRES

* AREA CALCULATED AT GROUND LEVEL INCLUDES LANDSCAPE VEGETATION AND ANY OTHER AREAS 8' OR GREATER IN WIDTH THAT ARE UNOCCUPIED AND UNOBSTRUCTED. DOES NOT INCLUDE ROADS, DRIVES, ALLEY, AND PARKING AS PER CITY OF ALEXANDRIA ZONING ORDINANCE (2-180) FOR OPEN SPACE.

LEGEND

OPEN SPACE

NORTH

NORTH IS BASED ON NAD 83 VIRGINIA STATE PLANE NORTH ZONE, US FOOT

GRAPHIC SCALE IN FEET
0 10 20 40

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SPECIAL USE PERMIT NO. 2014-0046

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COMMONWEALTH OF VIRGINIA
RICHARD MOLLER
Lic. No. 0402049416
PROFESSIONAL ENGINEER
4/3/15

KHA PROJECT	110360000
DATE	04/03/2015
SCALE	AS SHOWN
DESIGNED BY	RLH
DRAWN BY	RLH
CHECKED BY	RM

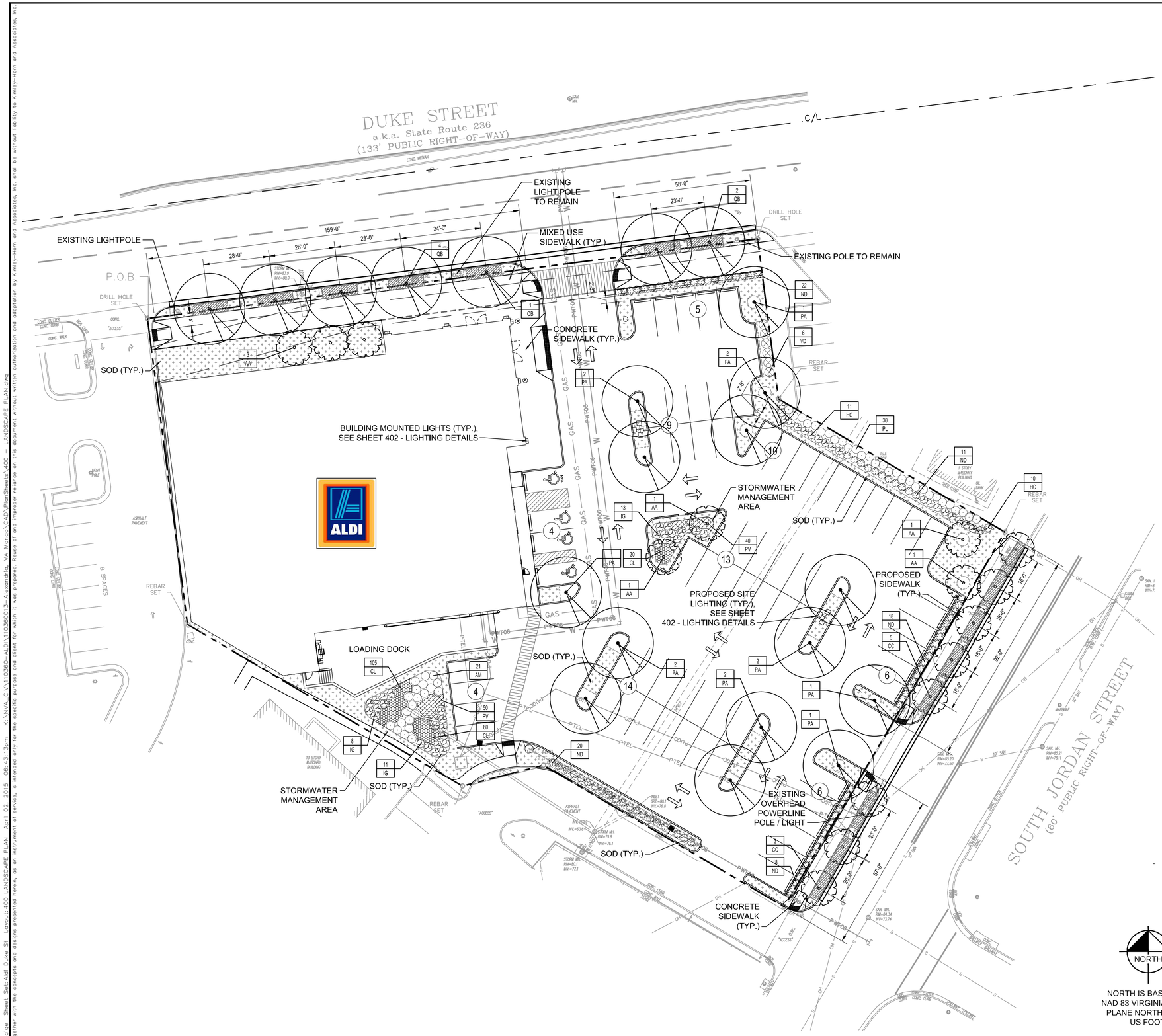
CONCEPTUAL OPEN SPACE PLAN

4580 DUKE STREET

PREPARED FOR
ALDI, INC.

CITY OF ALEXANDRIA VA

SHEET NUMBER
250



GENERAL NOTES

1. APPROXIMATE AREA OF DISTURBANCE DURING CONSTRUCTION: 1.45 Ac. +/–
2. STORMWATER MANAGEMENT (SWM) AREAS ARE APPROXIMATE AND HAVE NOT BEEN CALCULATED.
3. THE SITE IS NOT LOCATED IN THE COMBINED SEWER AREA OF THE CITY OF ALEXANDRIA.
4. A. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703.746.4399) IF BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
   B. THE APPLICANT/DEVELOPER SHALL NOW ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

LEGEND

	SOD AREAS
	LIMIT OF MIN. REQ. TREE TRENCH @ 300 CU. FT., 4' MIN DEPTH AT DUKE ST.; 5' DEPTH AT S. JORDAN ST.
	MULCH LINE
	CANOPY TREE
	ORNAMENTAL TREE
	SHRUBS

NOTES:
1) REFER TO SHEET 401 – LANDSCAPE DETAILS FOR OVERALL PLANT SCHEDULE
2) REFER TO SHEET 401 – LANDSCAPE DETAILS FOR LANDSCAPE DETAILS

NORTH

NORTH IS BASED ON NAD 83 VIRGINIA STATE PLANE NORTH ZONE, US FOOT

GRAPHIC SCALE IN FEET
0 10 20 40

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COMMONWEALTH OF VIRGINIA
Michael T. Casey
Lic. No. 1610
4/3/15
LANDSCAPE ARCHITECT

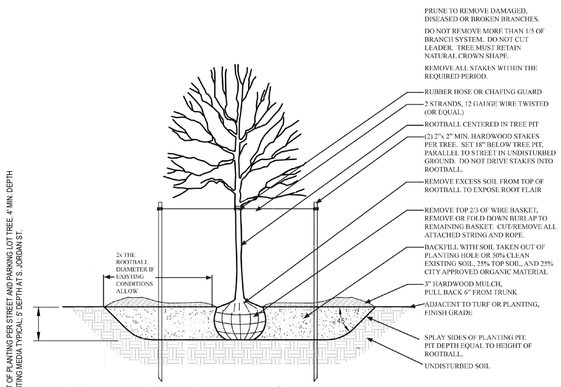
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LANDSCAPE PLAN

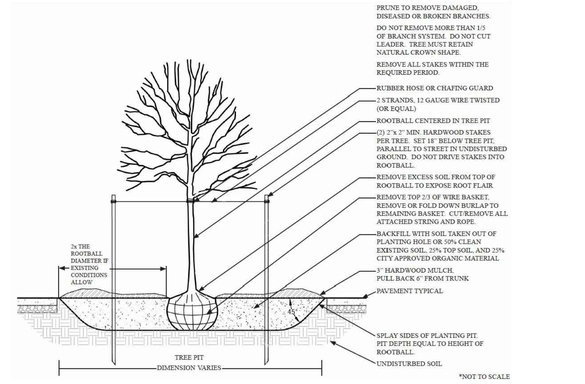
4580 DUKE STREET
PREPARED FOR
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CITY OF ALEXANDRIA VA

SHEET NUMBER
400

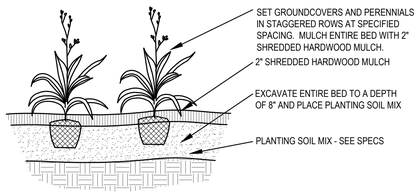
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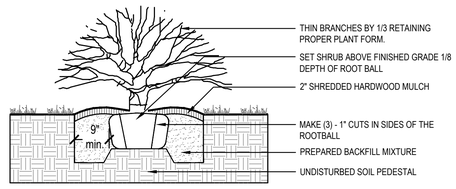
1 TREE PLANTING IN TURF
NTS



2 TREE PLANTING IN ROW ADJACENT TO PAVEMENT
NTS

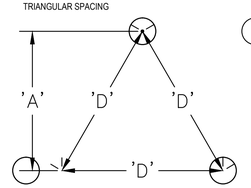


3 GROUNDCOVER & PERENNIAL PLANTING
N.T.S.



4 TYP. B&B SHRUB PLANTING
N.T.S.

NOTE: GROUNDCOVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING



PLANT (TYP.)

PLANT SPACING 'D'	ROW 'A'
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

5 GROUNDCOVER SPACING
N.T.S.

PLANT SCHEDULE

Key	Qty.	Botanical Name	Common Name	Size (Min.)	Height at Planting	Mature Height	Stock Type	Comments	Canopy Coverage Allowance (s.f.) ***** Street Trees not included****	
		LARGE SHADE TREES								
QB	7	Quercus borealis	Northern Red Oak	3.5" Cal.	10'-18' Ht.	50' Ht.	B & B	Single Leader, Uniform branching pattern (Used as Street Trees)		
PA	14	Platanus x acerifolia 'Bloodgood'	London Planetree	2" Cal.	12'-14' Ht.	50' Ht.	B & B	Single Leader, Uniform branching pattern	1250	17,500
		MEDIUM SHADE TREES								
AA	7	Amelanchier Arborea 'Autumn Brilliance'	Eastern Redbud	10' Ht.	10' Ht.	25' Ht.	B & B	Single Leader, Uniform branching pattern	500	3,500
CC	8	Cercis canadensis 'Northern Strain'	Eastern Redbud	10' Ht.	10' Ht.	25' Ht.	B & B	Single Leader, Uniform branching pattern (Used as Street Trees)		
		SHRUBS								
AM	21	Aronia Melanocarpa 'Morton'	Black Chokeberry	24" Min.	24" Min.	48" Ht.		B&B, Full, Dense		
HC	21	Hypericum kalmianum 'Ames'	Kalm's St. John's Wort	24" Min.	24" Min.	30" Ht.		B&B, Full, Dense		
IG	32	Ilex Glabra 'Shamrock'	Inkberry	24" Min.	24" Min.	30" Ht.		B&B, Full, Dense		
PL	30	Prunus laurocerasus 'Otto Luyken'	Cherry Laurel	24" Min.	24" Min.	48" Ht.		B&B, Full, Dense		
ND	89	Nandina domestica 'Gulfstream'	Gulf Stream Heavenly Bamboo	24" Min.	24" Min.	30" Ht.		B&B, Full, Dense		
VD	6	Viburnum dentatum	Arrowwood Virburnum	24" Min.	24" Min.	72" Ht.		B&B, Full, Dense		
		GRASSES								
CL	215	Chasmanthium latifolium	River Oats	18" Min.	Container	36" Ht.		Full, Dense		
PV	90	Panicum virgatum	Switchgrass	18" Min.	Container	36" Ht.		Full, Dense		
TOTAL	228									
									Total New Canopy Coverage	21,000

TREE CROWN COVERAGE REQUIREMENT CALCULATIONS		
Existing Site Area (s.f.)		63,171
Crown Coverage Required (s.f.)	25%	15,793
25% Minimum as per City of Alexandria Zoning Code 11-410 CC (2). Crown Coverages calculated in accordance with City of Alexandria's Landscape Guideline Manual.		
EXISTING CROWN COVERAGE PROVIDED		
Existing Crown Coverage Pre-construction (not including street trees) (s.f.)		X

CROWN COVERAGE PROVIDED		
Existing Crown Coverage to Retain (not including street trees) (s.f.)		0
Existing Crown Coverage to Be Removed (s.f.)		X
Proposed Crown Coverage to Add (not including street trees) (s.f.)		25,000
Total Tree Canopy Provided Post-construction (not including street trees) (s.f.)	39.58%	25,000
*******Site exceeds City of Alexandria Crown Coverage Requirements********		

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COMMONWEALTH OF VIRGINIA
Michael T. Casey
Lic. No. 0410
4/3/15
LANDSCAPE ARCHITECT

KHA PROJECT 110360000
DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY PLI
DRAWN BY PLI
CHECKED BY MTC

LANDSCAPE DETAILS

4580 DUKE STREET
PREPARED FOR
ALDI, INC.
CITY OF ALEXANDRIA VA

SHEET NUMBER
401

Plotted By:dlo, Prupe Sheet Set:Aldi Duke St Layout:401 LANDSCAPE DETAILS April 02, 2015 06:43:28pm K:\NVA_CIV\110360-ALDI\110360013-Alexandria, VA Mainp\CAD\PlotSheets\401 - LANDSCAPE DETAILS.dwg
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VP-S

Viper (Small)

SITE/ROADWAY



FEATURES

- The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS and with 5 different mounting options for application in a wide variety of new and existing installations.
- Each Viper luminaire is supplied with an one piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- A thermal circuit, LIFESHIELD™, shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary.
- Aluminum thermal clad board with 0.062" thick aluminum base layer, thermally conductive dielectric layer, 0.0014" thick copper circuit layer circuit layer designed with copper pours to minimize thermal impedance across dielectric.

ORDERING INFORMATION

VP-S - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

MODEL
VP-S Viper (Small)

CCT-COLOR TEMP
5K 5000° K (std.)
4K 4000° K
3K 3000° K

VOLTAGE
UNV 120-277V
347 347V
480 480V

MOUNTING OPTIONS
RA Rectangular Arm
SF2 2⅛" OD Slipfitter
PK2 2⅛" Adjustable Knuckle
WB Wall Bracket

COLOR
BBT Basic Black Textured
BMT Black Matte Textured
WHT White Textured
MBT Metallic Bronze Textured
BZT Bronze Textured
GYS Gray Smooth
DPS Dark Platinum Smooth
GNT Green Textured
MST Metallic Silver Textured
MTT Metallic Titanium Textured
OWT Old World Iron
_RAL

ENGINE-WATTS
22NB-50 50 Watts
22NB-70 70 Watts
30NB-70 70 Watts
30NB-90 90 Watts

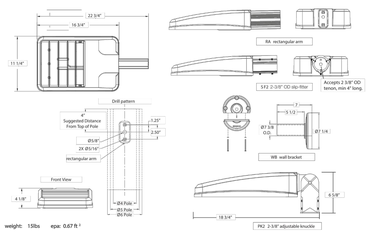
OPTICS
T2 Type II
T3 Type III
T4 Type IV
T5R Rectangular
T5QM Sq. Medium
T5W Round Wide

ELECTRICAL OPTIONS
PCR-TL Photocell, Twist-lock
PCR-SC Photocell, Shorting Cap
NP No Photocontrol
2PF Dual Power Feed [1, 2]

STANDARD ELECTRICAL OPTIONS
Lifeshield™ Thermal Protection
20K-Surge Protection [3]
Dimming Drivers

[1] Not available **30NB-90**
[2] Not available @ **347/480V** Input
[3] Not available @ **347V** Input

DETAILS



weight: 15lbs epa: 0.67 ft ²

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1 VIPER LIGHT
NTS

SQUARE STRAIGHT STEEL POLES

Specifications

SSP SERIES

- Square straight steel shaft
- One-piece construction
- 2 3/8" OD tenons, or factory-drilled side mount
- Ground lug standard (3/8" 16 thread)
- Steel base plate
- Two-piece base cover
- Four L-shaped fully galvanized anchor bolts with nuts and washers, metal template
- Finished in weatherproof powder-coat paint
- Gasketed hand hole standard

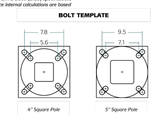


ORDERING INFORMATION

Pole Catalog Number[1]	Height	Wind Load Rating[2,3] 90mph EPA	100mph EPA	110mph EPA	120mph EPA	Pole Size	Base Square	Anchor Bolt Size[4]	Suggested Bolt Circle	Bolt Circle Range	Bolt Projection	Pole Weight[4] lbs
11 GAUGE												
SSP-4118-XXX-XX	18	13.8	10.6	8.2	6.3	4"	10.25"	3/4"	10.5"	8-11"	4"	147
SSP-4125-XXX-XX	25	6.4	4.3	2.7	1.4	4"	10.25"	3/4"	10.5"	8-11"	4"	190
SSP-5125-XXX-XX	25	8.8	5.9	3.6	1.9	5"	12"	1"	10.5"	10-13.5"	4"	231
7 GAUGE												
SSP-4725-XXX-XX	25	10.9	8.1	6.0	4.4	4"	11"	3/4"	10.5"	8-11"	4"	266
SSP-5722-XXX-XX	22	22.4	17.3	13.5	10.5	5"	12"	1"	10.5"	10-13.5"	4"	263
SSP-5728-XXX-XX	28	13.7	9.9	7.1	4.9	5"	12"	1"	10.5"	10-13.5"	4"	340
SSP-5730-XXX-XX	30	11.5	8.0	5.4	3.6	5"	12"	1"	10.5"	10-13.5"	4"	398

1 Catalog Number, as listed, does not include tenons or machining for side mounting. Fixture mounting must be specified by substituting for all Xs in Catalog Number. Refer to Catalog Logic for top type and for mounting arrangements.
2 Maximum allowable luminaire and bracketing weight is determined by multiplying the EPA values above by 30 pounds.
3 Factory supplied template must be used when setting anchor bolts. Security Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template.
4 Anchor bolt weights not included.
5 Allowable EPA loading based on AASHTO 2009 (LTS5) specification; Group II Loading. 50 year recurrence interval calculations are based on 3-second-gust wind speed data.

BOLT TEMPLATE



CATALOG LOGIC

SAMPLE CATALOG NUMBER

SSP XX XX X X X XX XX

Series | Shaft Size Square | Nominal Height | Top Type | Mounting Arrangement | Fixture Type | Option | Finish

SERIES
SSP Square Straight Steel

SHAFT SIZE SQUARE / GAUGE
41 4.0". 11 ga.
47 4.0". 7 ga.
51 5.0". 11 ga.
57 5.0". 7 ga.

NOMINAL POLE HEIGHT (in feet)
See ordering information above[1]

TOP TYPE
1 2 3/8" OD Tenon[2]
5 Removable Tenon[2]
6 Side mount

MOUNTING ARRANGEMENT
A One Fixture
B Two Fixtures at 90°
C Two Fixtures at 180°
D Three Fixtures at 90°
F Four Fixtures at 90°
P Tenons only

FIXTURE TYPE
0 None, tenon only
2 ASB-F, RSB-RCS/RCL, WL, MXC, SL, CR1, CM, CM2

OPTION
BLANK Standard
GL Hot Dip Galvanized

FINISH
DB Dark Bronze
BK Black
WH White
PS Platinum Silver
00 Natural Galvanized Finish

1 Consult factory for other available pole heights.
2 Only for use with optional tenon top mounting brackets or ASB mounting brackets.

ACCESSORY: TENON TOP MOUNTING BRACKET

Catalog Number	Description
TTF-10	Single
TTF-29	Twin 90°
TTF-28	Twin 180°
TTF-39	Triple 90°
TTF-30	Triple 120°
TTF-49	Quad 90°

NOTES:
- *Aluminum poles available, consult factory.*
- *All factory stocked poles are shipped as tenon tops with no drilling required for side mounting.*
- *Consult factory for available pole options (receptacle, mid-pole brackets, and tenon mounting arm)*

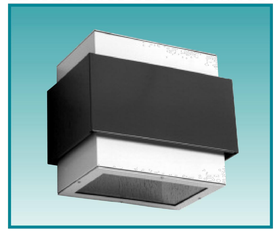
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2 SQUARE STRAIGHT STEEL POLES
NTS

EXTERIOR WALL SCONCE



The WB2000 Series is a very versatile wall sconce that would be aesthetically pleasing in any architectural building design. Illuminate or complement building areas with any combination of uplighting and downlighting along with a variety of standard and custom color finishes in solid or contrasting colors.

Type: F20 LED

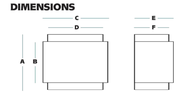
UL cULus E

Fixture Specifications

FEATURES

- All aluminum construction
- Luminaire finished in weatherproof powder-coat paint
- UL wet location listed
- Tempered clear glass lenses at top and bottom openings
- Lensed openings under outside band wash front and sides of main fixture housing with uniform illumination
- Contrasting color band available

DIMENSIONS



A	B	C	D	E	F
14.06"	8.0"	16.06"	14.06"	10.06"	9.06"

ORDERING INFORMATION

SAMPLE CATALOG NUMBER

WB2000 XXXXXX XX XX XXX

Series | Wattage/Source | Finish | Distribution | Voltage

SERIES
WB2000 Exterior Wall Sconce

WATTAGE/SOURCE
100PMH ~~100 watt pulse start metal halide~~
175PMH ~~175 watt pulse start metal halide~~
100HPS ~~100 watt high pressure sodium~~
150HPS ~~150 watt high pressure sodium~~
75LED 75 Watt LED

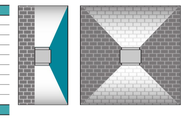
1 Other wattage/sources available. Consult factory.
2 Other colors available. Consult factory.

FINISH[2]
WH White
BE Beige
DB Bronze
SG Shell Grey
WG White w/ gray band
WR White w/ red band
BW Beige w/ white band
BR Beige w/ red band

DISTRIBUTION
UD Up/Down
DL Down only
UL Up only

VOLTAGE
120 120 volt
277 277 volt

TYPICAL APPLICATION



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3 EXTERIOR WALL SCONCE
NTS

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1.800.552.7001

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No.	REVISIONS	DATE	BY

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PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

KHA PROJECT 110360000
DATE 04/03/2015
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LIGHTING DETAILS

4580 DUKE STREET
PREPARED FOR ALDI, INC.
CITY OF ALEXANDRIA VA

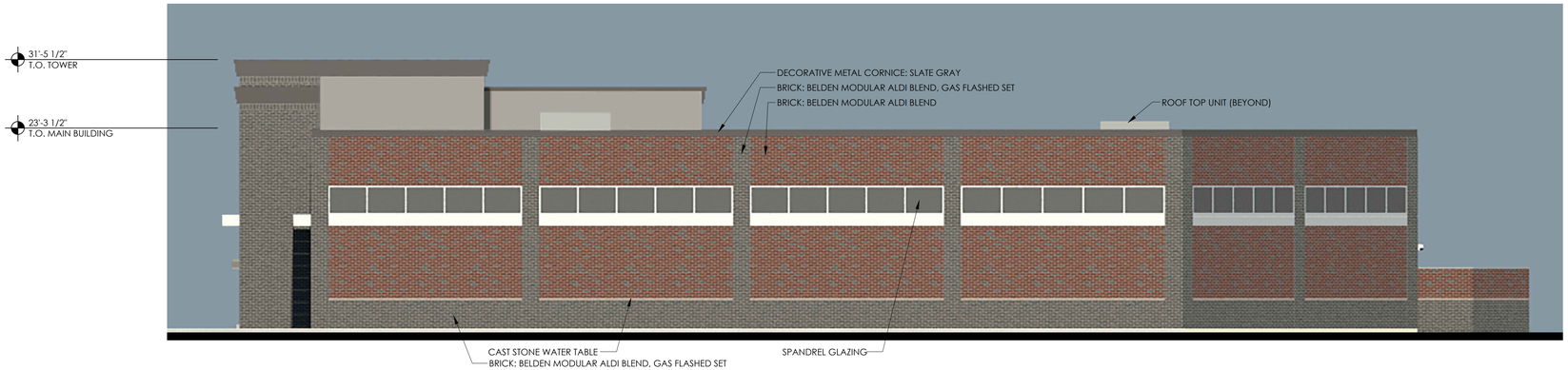
SHEET NUMBER 402

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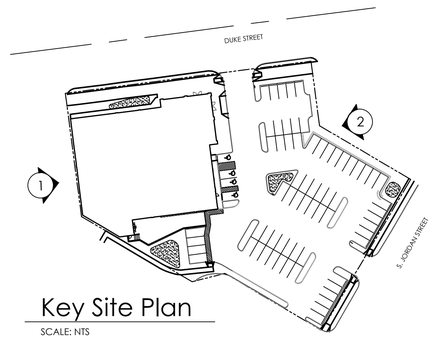
2 Front Elevation

SCALE: 1/8" = 1'-0"



1 Rear Elevation

SCALE: 1/8" = 1'-0"



Key Site Plan

SCALE: NTS

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Issued:		Date:
A	Preliminary Site Plan Submission	04/03/15
B		
C		
D		

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Lic.No. 0401016074
ARCHITECT

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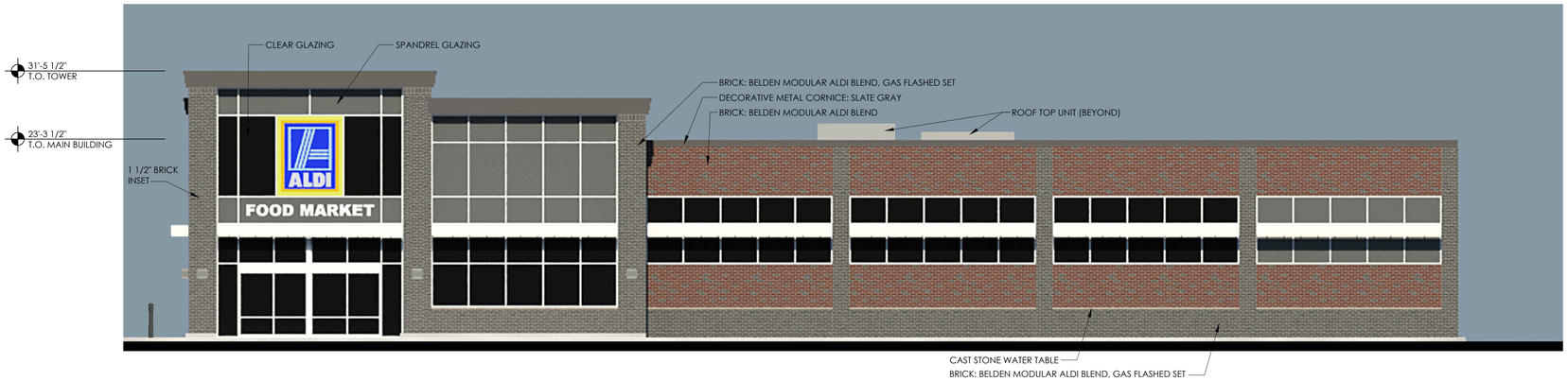
Project Name & Location:

Elevations

Drawing Name:

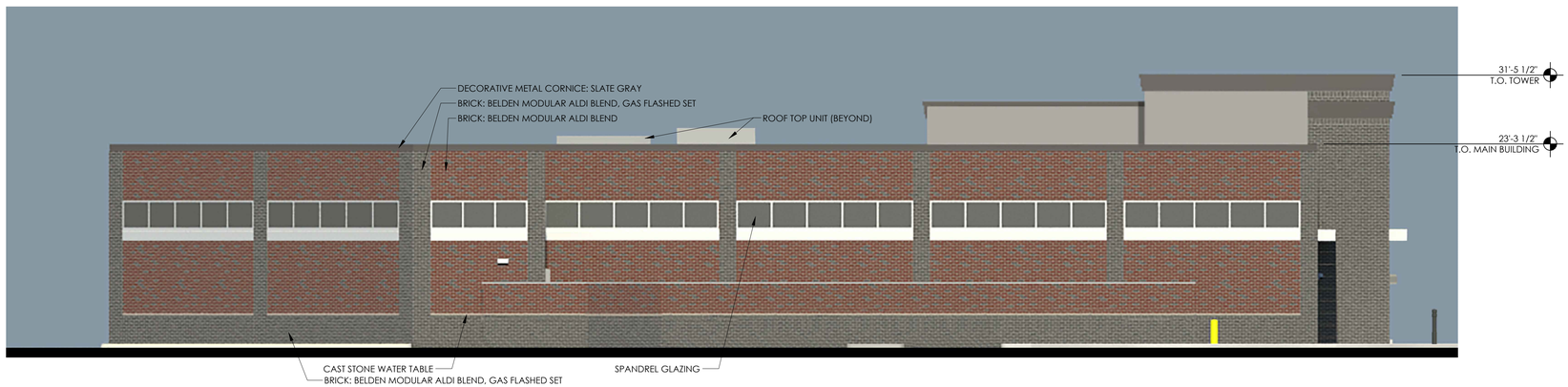
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Scale: As Noted	Drawing No. A1.0

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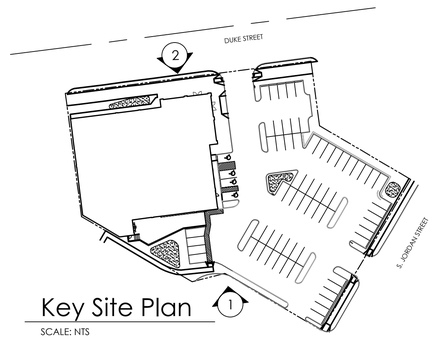
2 Side Elevation

SCALE: 1/8" = 1'-0"



1 Side Elevation

SCALE: 1/8" = 1'-0"



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Issued:		Date:
A	Preliminary Site Plan Submission	04/03/15
B		
C		
D		

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1		
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3		
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Drawing Name:

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Scale: As Noted	Drawing No. A1.1

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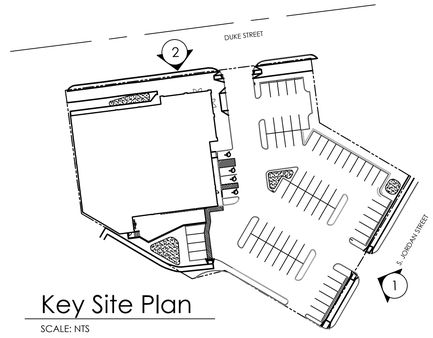
2 Elevation from Duke Street

SCALE: 1/8" = 1'-0"



1 Elevation from South Jordan Street

SCALE: 1/8" = 1'-0"



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Issued:		Date:
A	Preliminary Site Plan Submission	04/03/15
B		
C		
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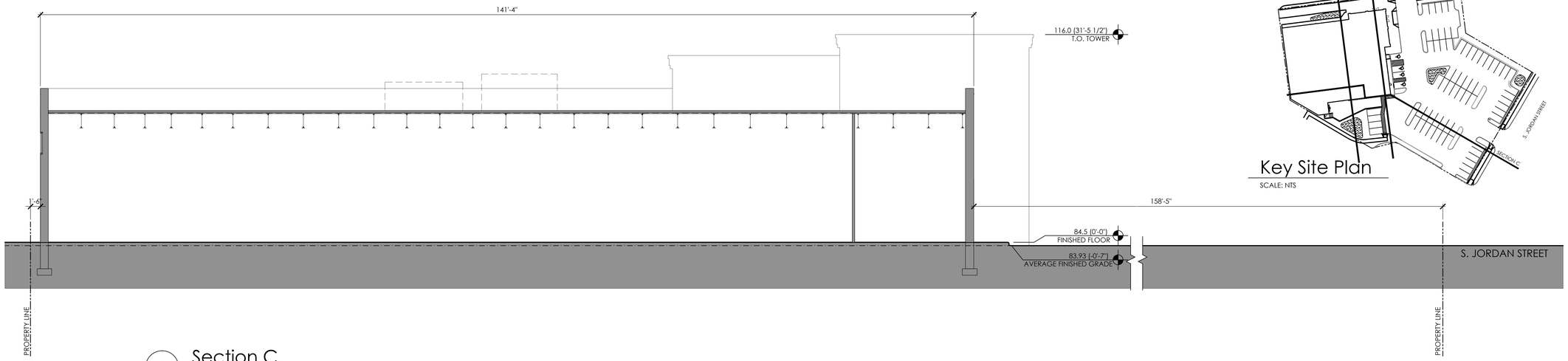
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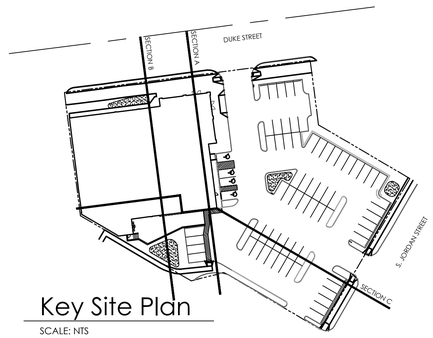
Elevations

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Type: LHRD-V6	
Scale: As Noted	A1.2 Drawing No.

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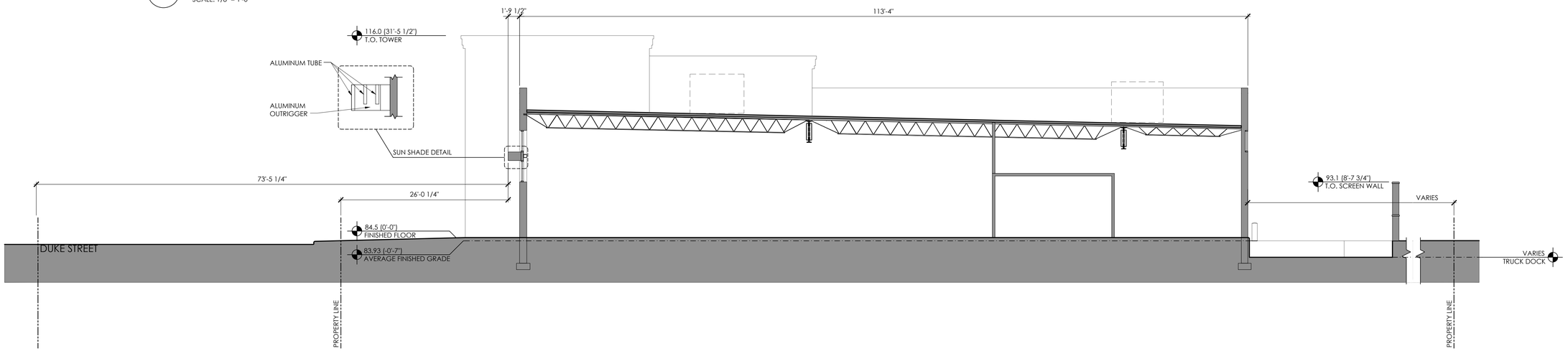


Key Site Plan

SCALE: NTS

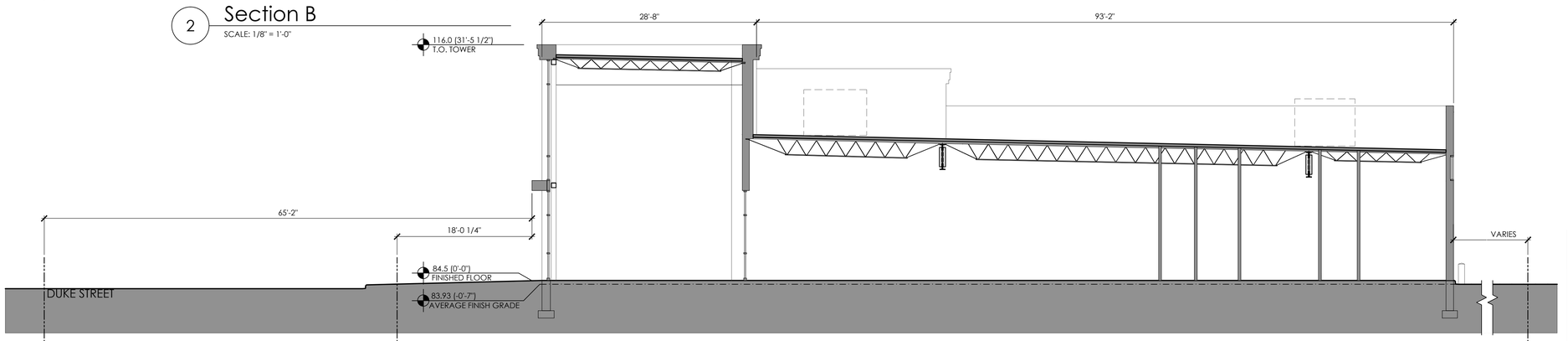
3 Section C

SCALE: 1/8" = 1'-0"



2 Section B

SCALE: 1/8" = 1'-0"



1 Section A

SCALE: 1/8" = 1'-0"

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B		
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Project Name & Location:

Sections

Drawing Name:

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Scale: As Noted	Drawing No. A1.3

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1 Perspective A
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COMMONWEALTH OF VIRGINIA
ERIC MARCELLUS ELIZONDO
Lic.No. 0401016074
ARCHITECT

PROFESSIONAL OF RECORD:
ERIC ELIZONDO No. 0401016074
EXP. DATE: 06/30/2016

ALDI Inc.
8751 Gas House Pike
Frederick, MD 21701
(301) 360-9915
(301) 662-5658 fax

ALDI Inc.
Store No. TBD
4580 Duke Street
Alexandria, VA 22304

Project Name & Location:

Perspective A

Drawing Name:

Prototype Rls. 02/28/14	Project No. 40309-10
Type: LHRD-V6	
Scale: As Noted	A1.4 Drawing No.

APPROVED
SPECIAL USE PERMIT NO. 2014-0046
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.

File Name: N:\62\40309\10 - ALEXANDRIA, VA\DOCS\CAD\VERSION 5.0 PROTOTYPE - A201 - PRESENTATION BOARDS 24X36.DWG Author: POEPPELMAN, MELISSA Plot Date: 4/1/2015



1 Perspective B
SCALE: NTS

	Issued:	Date:
A	Preliminary Site Plan Submission	04/03/15
B		
C		
D		

	Revisions:	Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

DO NOT SCALE PLANS

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ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY: MAP/ACC/MQK

REVIEWED BY: JEL

Seal

COMMONWEALTH OF VIRGINIA
ERIC MARCELLUS ELIZONDO
Lic.No. 0401016074
ARCHITECT

PROFESSIONAL OF RECORD:
ERIC ELIZONDO No. 0401016074
EXP. DATE: 06/30/2016

ALDI Inc.
8751 Gas House Pike
Frederick, MD 21701
(301) 360-9915
(301) 662-3658 fax

ALDI Inc.
Store No. TBD
4580 Duke Street
Alexandria, VA 22304

Project Name & Location:

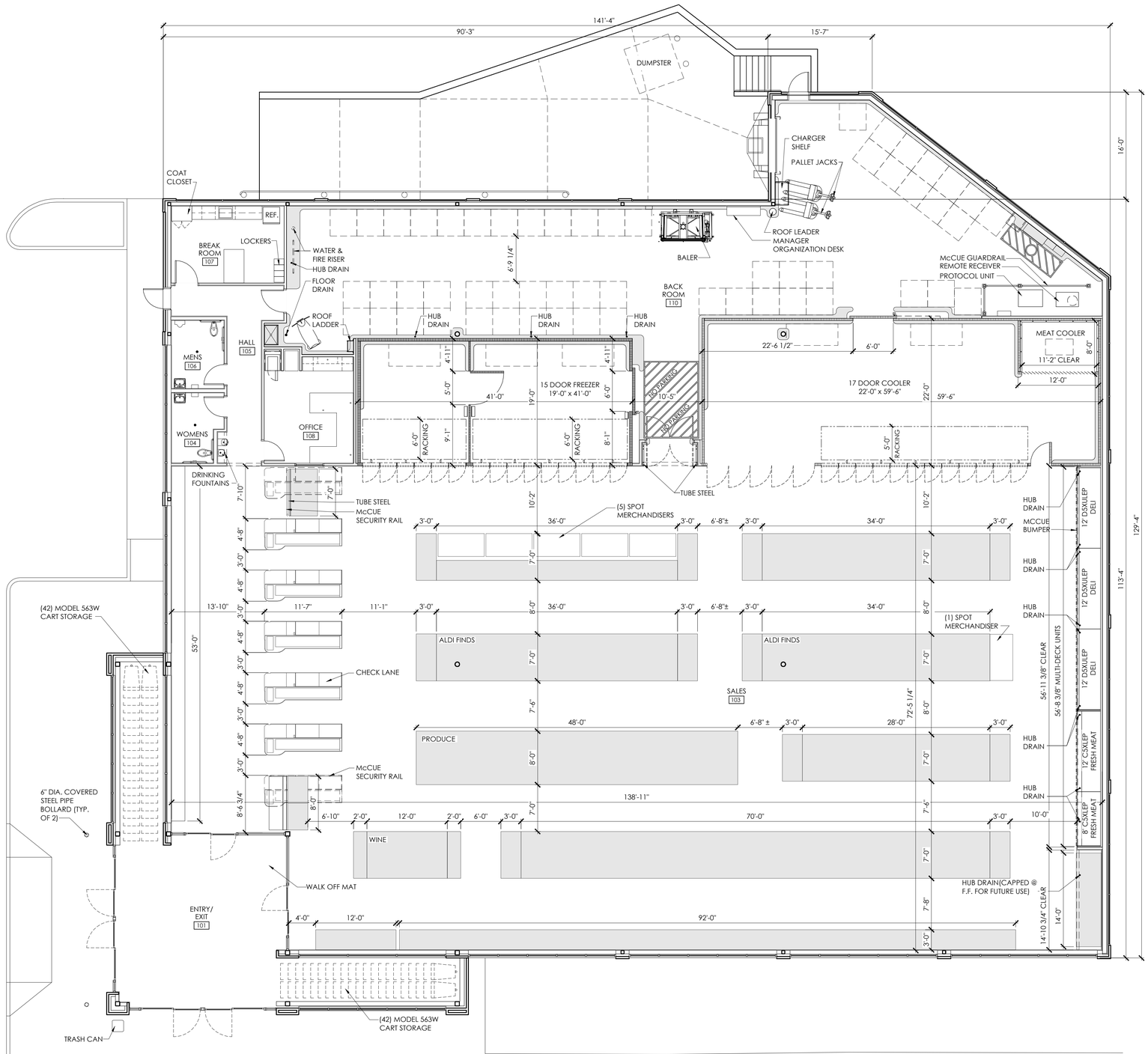
Perspective B

Drawing Name:

Prototype Rls. 02/28/14	Project No. 40309-10
Type: LHRD-V6	
Scale: As Noted	A1.5 Drawing No.

APPROVED
SPECIAL USE PERMIT NO. 2014-0046
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File Name: N:\62\40309\10 - ALEXANDRIA, VA\DOCS\CAD\VERSION 5.0 PROTOTYPE - A201 - PRESENTATION BOARDS 24X36.DWG Author: POEPPELMAN, MELISSA Plot Date: 4/1/2015



1 Operations Plan

SCALE: 1/8" = 1'-0"

PLAN NORTH

AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE	SALES / ENTRY / EXIT	10,722
	OFFICE	215
	BREAK ROOM	194
	MEN'S ROOM	79
	WOMEN'S ROOM	74
	HALL	198
SUBTOTAL (MERCANTILE)		11,482
STORAGE / STOCK	BACKROOM	2,717
	COOLER	1,255
	FREEZER	730
SUBTOTAL (STORAGE / STOCK)		4,702
SUBTOTAL (OCCUPANCIES)		16,184
EXTERIOR /INTERIOR WALLS / UNOCCUPIED SPACE		948
BUILDING SQUARE FOOTAGE		17,132
ROOF OVERHANG SQUARE FOOTAGE		175
GROSS/NET SQUARE FOOTAGE		17,307

FAR CALCULATION	
GROSS/NET BUILDING SQUARE FOOTAGE	17,307 SF
SITE SQUARE FOOTAGE	63,171 SF
FAR RATIO (BUILDING/SITE)	0.27
FAR DEDUCTIONS	0

Issued:		Date:
A	Preliminary Site Plan Submission	04/03/15
B		
C		
D		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
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9		

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phone 614.898.7100
fax 614.898.7570

DRAWN BY: MAP/ACC/MQK

REVIEWED BY: JEL

Seal

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PROFESSIONAL OF RECORD:
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EXP. DATE: 06/30/2016

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(301) 360-9915
(301) 662-3658 fax

ALDI Inc.
Store No. TBD
4580 Duke Street
Alexandria, VA 22304

Project Name & Location:

Floor Plan

Drawing Name:

Prototype Rls. 02/28/14	Project No. 40309-10
Type: LHRD-V6	
Scale: As Noted	Drawing No. A1.6

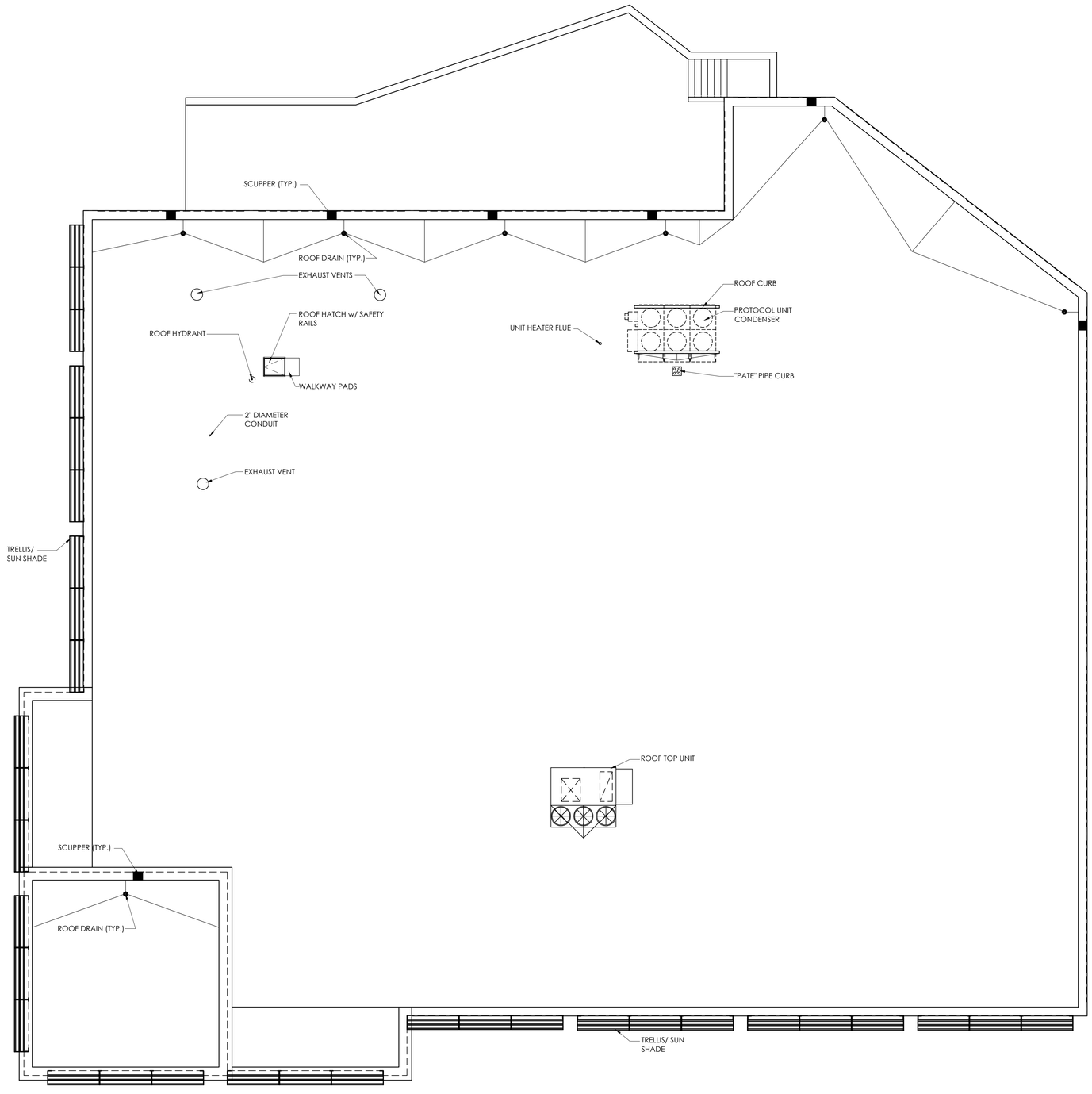
APPROVED
SPECIAL USE PERMIT NO. 2014-0046

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. _____

File Name: N:\62\40309\10 - ALEXANDRIA, VA\DOCS\CAD\VERSION 5.0 PROTOTYPE - A131.DWG Author: POEPPELMAN, MELISSA Plot Date: 4/1/2015



1 Roof Plan
SCALE: 1/8" = 1'-0"

PLAN NORTH

	Issued:	Date:
A	Preliminary Site Plan Submission	04/03/15
B		
C		
D		

	Revisions:	Date:
1		
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DRAWN BY: MAP/ACC/MQK

REVIEWED BY: JEL

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(301) 360-9915
(301) 662-5658 fax

ALDI Inc.
Store No. TBD
4580 Duke Street
Alexandria, VA 22304

Project Name & Location:

Roof Plan

Drawing Name:

Prototype RIs. 02/28/14	Project No. 40309-10
Type: LHRD-V6	
Scale: As Noted	A-1.7 Drawing No.

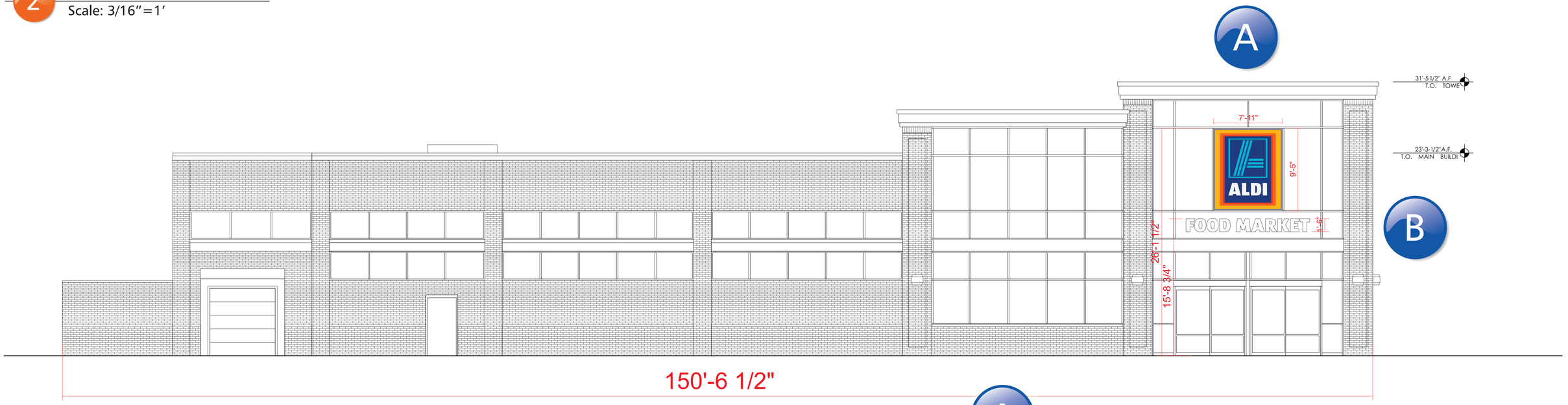
APPROVED
SPECIAL USE PERMIT NO. 2014-0046
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File Name: N:\6240309\10 - ALEXANDRIA, VA\DOCS\CAD\VERSION 6.0 PROTOTYPE - A101-A121.DWG Author: POEPPELMAN, MELISSA Plot Date: 4/1/2015

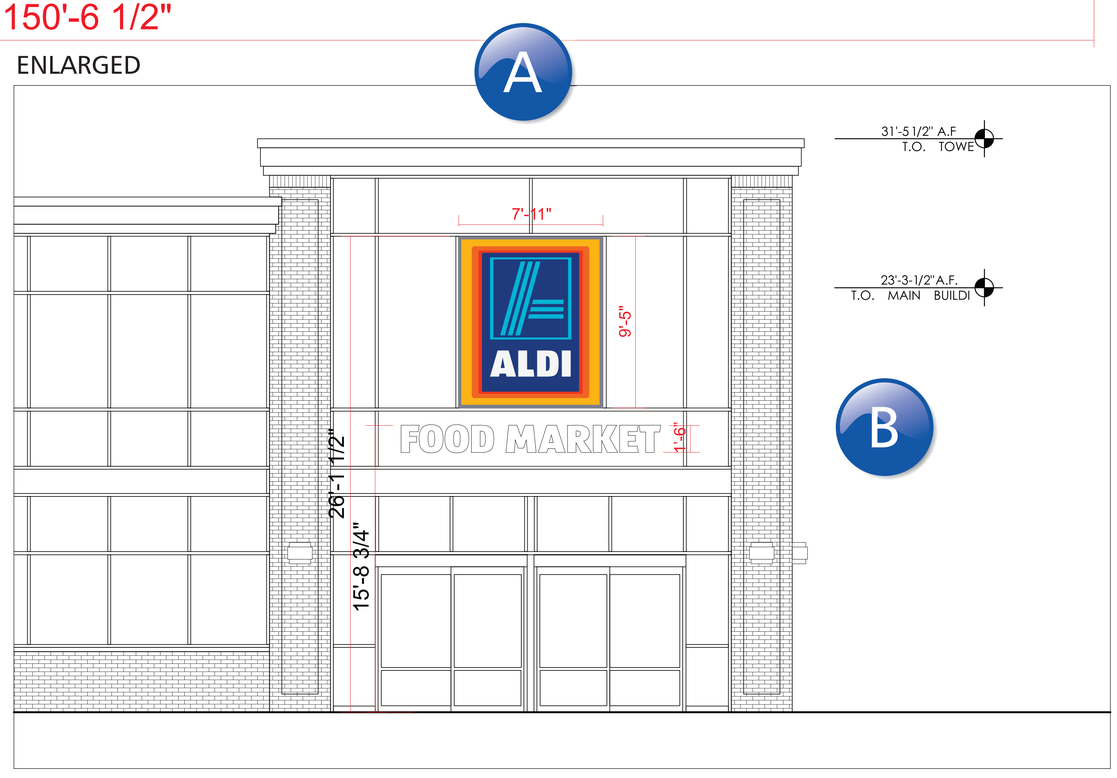
Contact 1900 Ocean Avenue Ronkonkoma, NY 11779 P631.737.3140 F631.737.3160

Sign Type: CABINET/ CHANNEL LETTERS | Description: ELEVATIONS | Quantity: (1 EACH)

2 FRONT ELEVATION
Scale: 3/16"=1'



ENLARGED



CODE:

1 SQ. FT. PER L/F OF BUILDING FRONTAGE.

SIGN MUST BE FACING STREET OR PARKING.

ONLY ONE SIGN ALLOWED PER WALL

CODE:

ALLOWED: 150 SQ. FT.
PROPOSED: A: 74.55 SQ. FT.
B: 22 SQ. FT.
TOTAL: 96.55 SQ. FT

APPROVED
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DIRECTOR DATE
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DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

broadwaynational
SIGNS | LIGHTING | ELECTRICAL

Job Name: ALDI
Address: 4580 DUKE STREET
ALEXANDRIA (DUKE STREET), VA 22304

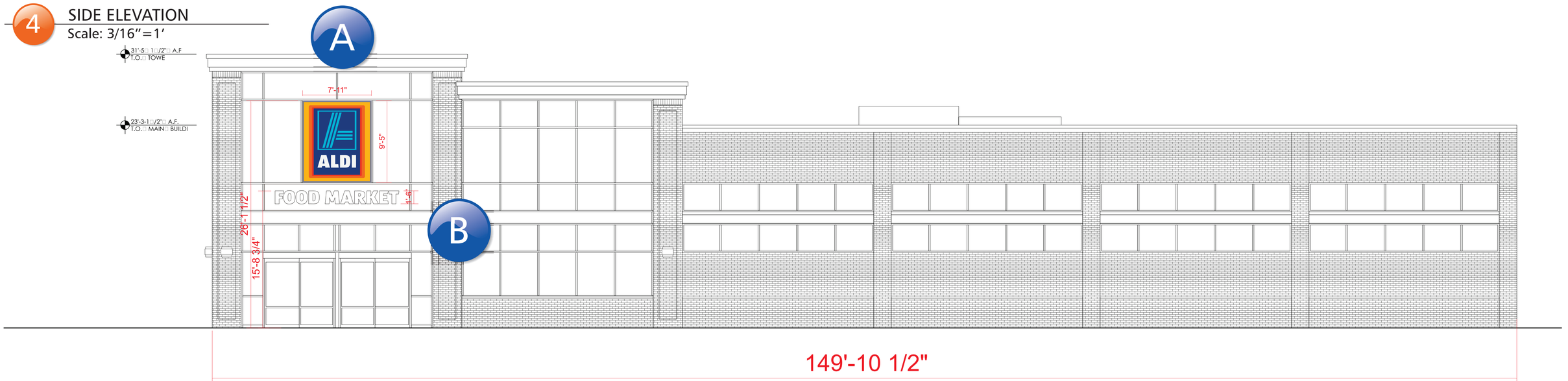
Date: 03.03.15
Job Number: 15694
Project Manager: JR

Scale: See Drawing
Drawn By: BB
Revised: 00.00.00 **#00.00**

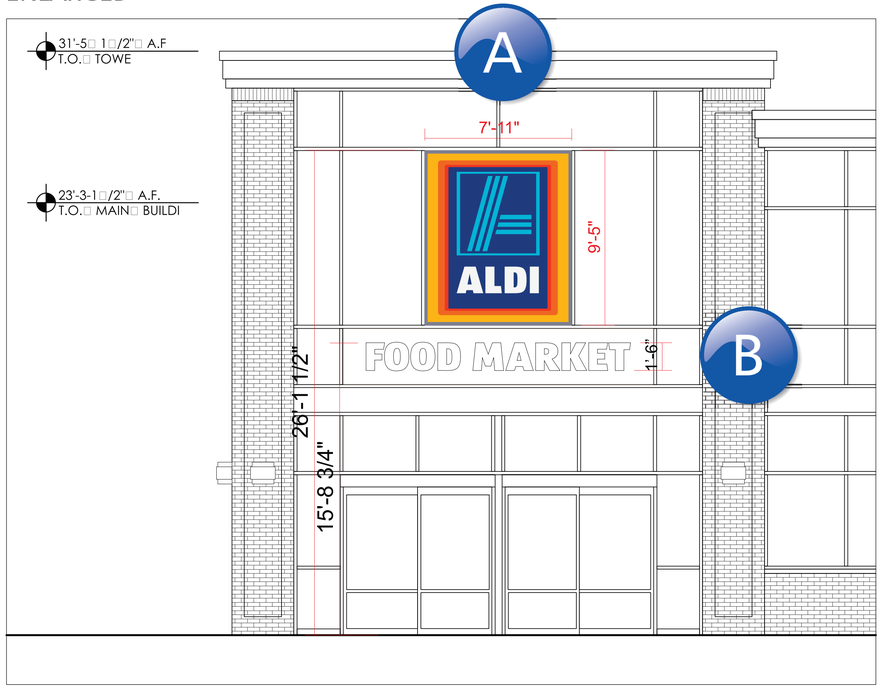
☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
Signature: _____ Date: _____

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4 SIDE ELEVATION
Scale: 3/16"=1'



ENLARGED



CODE:

1 SQ. FT. PER L/F OF BUILDING FRONTAGE.

SIGN MUST BE FACING STREET OR PARKING.

ONLY ONE SIGN ALLOWED PER WALL

CODE:

ALLOWED: 149 SQ. FT.
PROPOSED: A: 74.55 SQ. FT.
B: 22 SQ. FT.
TOTAL: 96.55 SQ. FT

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

broadwaynational
SIGNS | LIGHTING | ELECTRICAL

Job Name: ALDI
Address: 4580 DUKE STREET
ALEXANDRIA (DUKE STREET), VA 22304

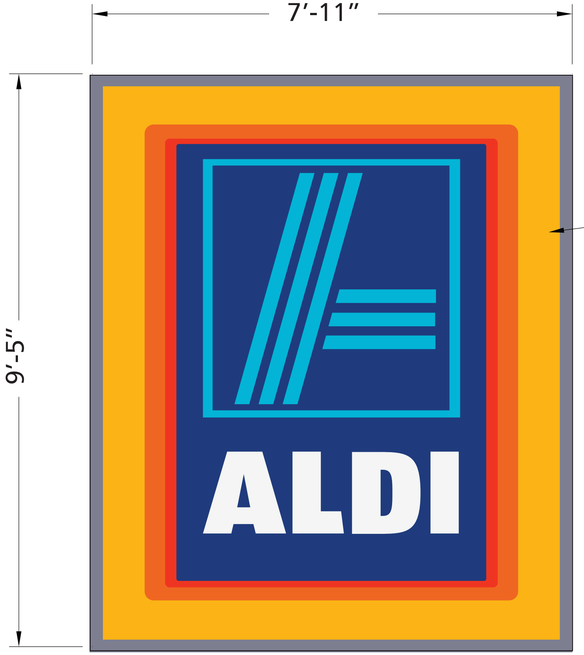
Date: 03.03.15
Job Number: 15694
Project Manager: JR

Scale: See Drawing
Drawn By: BB
Revised: 00.00.00 **#00.00**

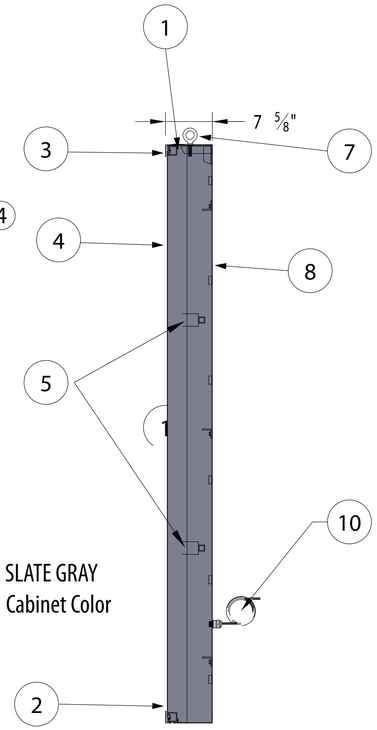
☐ Approved ☐ Rejected
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Signature: _____ Date: _____

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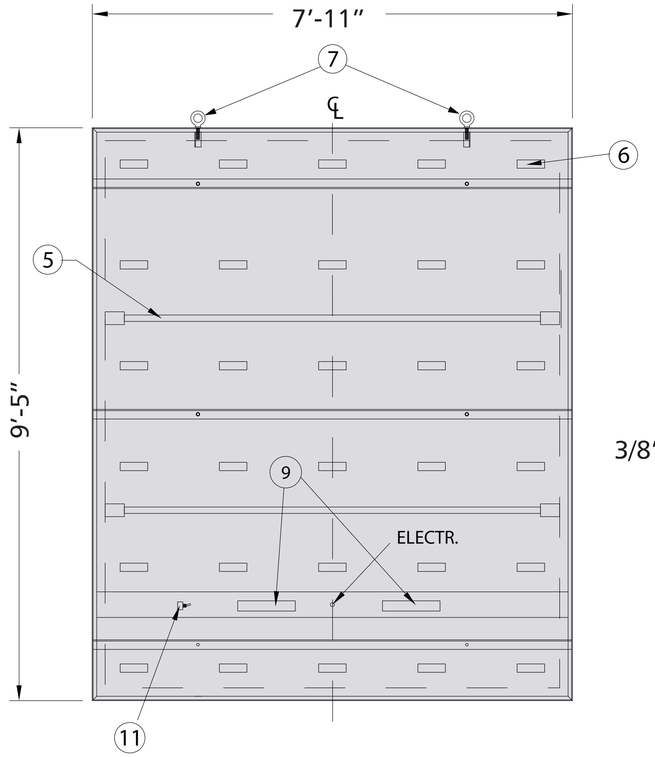
A WALL SIGN (FRONT/SIDE ELEVATION) 68.69 Sq. Ft.



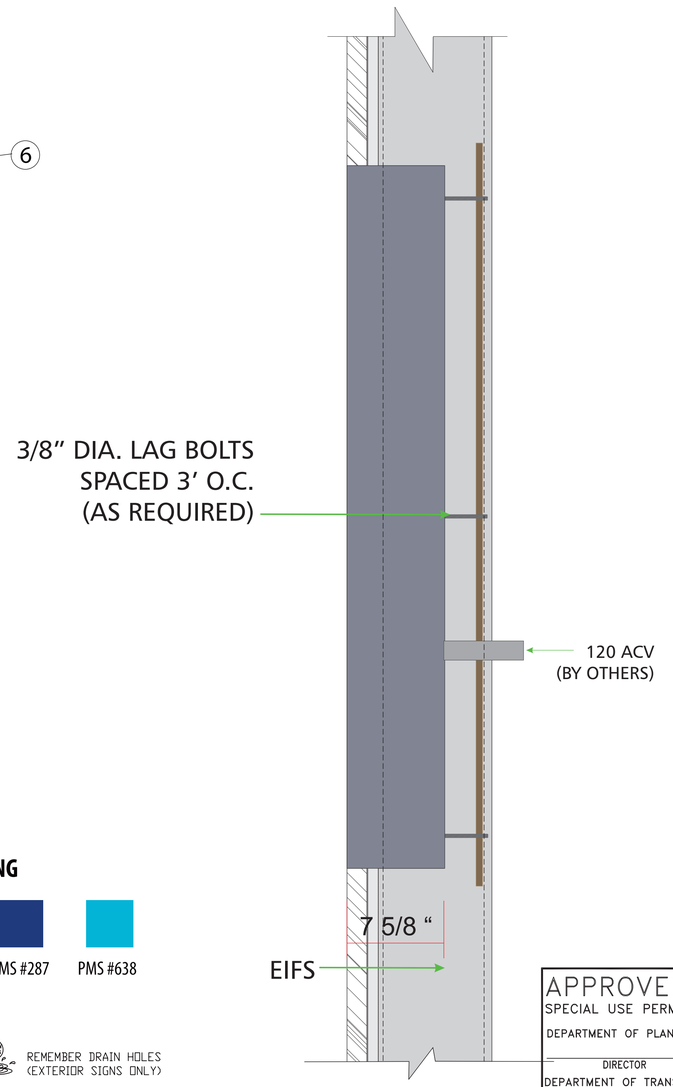
GRAPHIC
SCALE: 1/2"=1'-0"



SIDE SECTION
SCALE: 1/2"=1'-0"



CONSTRUCTION & ELECT.
SCALE: 1/2"=1'-0"



MATERIAL LIST

ITEM	DESCRIPTION
1	FSC EXTRUSION FINISH SLATE GRAY
2	FLEX FACE ALUM. EXTRUSION
3	BREAK BENT ALUM. RETAINER PAINTED SLATE GRAY
4	FLEXIBLE SUBSTRATE W/1ST. SURFACE GRAPHICS
5	SQ, ALUM. TUBE FOR FACE SUPPORT (AS CLOSE AS POSSIBLE TO BACK)
6	LED MODULE
7	LIFTING EYE BOLTS
8	WHITE ALUM. SIGN BACK
9	60W POWER SUPPLY
10	ELECTRICAL PIGTAIL W/CONNECTOR
11	TOGGLE SWITCH ASSY. W/COVER INTERIOR

GRAPHIC

ITEM	DESCRIPTION
A	PMS 1235 C YELLOW-OUTSIDE BORDER
B	PMS 021 C ORANGE-MIDDLE BORDER
C	PMS WARM RED C-INSIDE BORDER
D	PMS 287 C DARK BLUE-BACKROUND
E	PMS 638 C LIGHT BLUE-LOGO
F	WHITE-"ALDI" COPY

COLOR MATCHING

PMS #1235 PMS #021 PMS Warm Red PMS #287 PMS #638

APPROVED CONSTRUCTION

REMEMBER DRAIN HOLES (EXTERIOR SIGNS ONLY)

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

ELECTRICAL SPECS

ITEM	QTY	DESCRIPTION		
VOLTS		AMPS	WATTS	CIRCUITS
120		2	240	1

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

broadwaynational
SIGNS | LIGHTING | ELECTRICAL

Job Name: ALDI
Address: 4580 DUKE STREET
ALEXANDRIA (DUKE STREET), VA 22304

Date: 03.03.15
Job Number: 15694
Project Manager: JR

Scale: See Drawing
Drawn By: BB
Revised: 00.00.00 **#00.00**

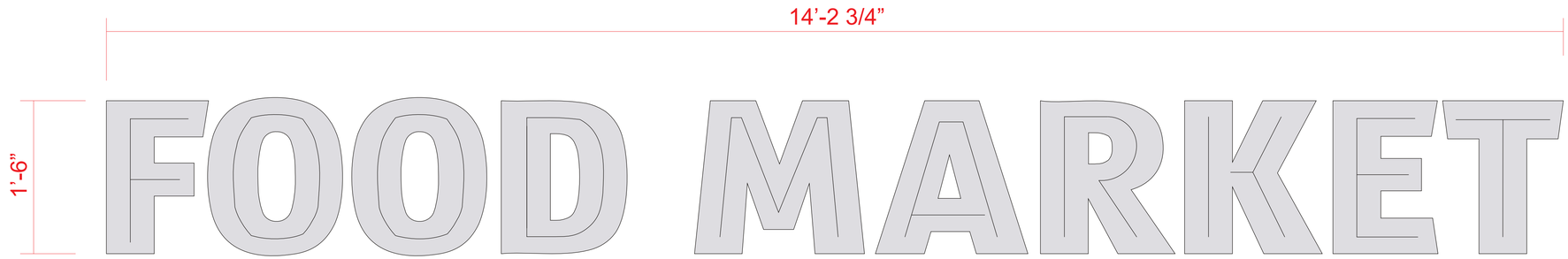
☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
Signature: _____ Date: _____

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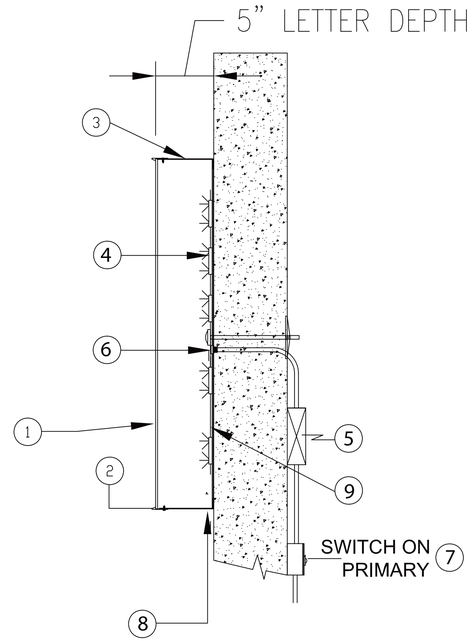
Contact 1900 Ocean Avenue Ronkonkoma, NY 11779 P631.737.3140 F631.737.3160

Sign Type: CHANNEL LETTERS | Description: LED ILLUMINATED | Quantity: (2)

B CHANNEL LETTERS 22 Sq. Ft.
SCALE:3/4"=1'



MATERIAL LIST	
ITEM	DESCRIPTION
1	#7328 WHITE PLEX
2	SILVATRIM FINISH TO MATCH SLATE GRAY
3	ALUM. RETURN FINISH TO MATCH SLATE GRAY
4	LED MODULE
5	MODULAR 60 POWER SUPPLY
6	METALLIC SEALTITE CONNECTOR & SEALTITE
7	STD. TOGGLE STYLE CUT-OFF SWITCH
8	DRAIN HOLES
9	ALUM. CAM CUT BACKS
ELECTRICAL SPECS	
ITEM	DESCRIPTION
1	MODULAR 60 POWER SUPPLY @ 1 AMPS
1	LED MODULE



LED 32'-1"
2 x MOD60 POWER SUPPLY @ 1 AMP EACH
240 WATS TOTAL
PS1 = F,O,O,D
PS2 = M,A,R,K,E,T

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SIGNS | LIGHTING | ELECTRICAL

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Address: 4580 DUKE STREET
ALEXANDRIA (DUKE STREET), VA 22304

Date: 03.03.15
Job Number: 15694
Project Manager: JR

Scale: See Drawing
Drawn By: BB
Revised: 00.00.00 **#00.00**

☐ Approved ☐ Rejected
☐ Approved with Corrections ☐ Revise and Resubmit
Signature: _____ Date: _____

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Contact↘1900 Ocean Avenue Ronkonkoma, NY 11779 P631.737.3140 F631.737.3160

Sign Type: PYLON | Description: ILLUMINATED CABINET SIGN | Quantity: 1

C PYLON
Scale: 3/16"=1'-0"

49.1 Sq. Ft.

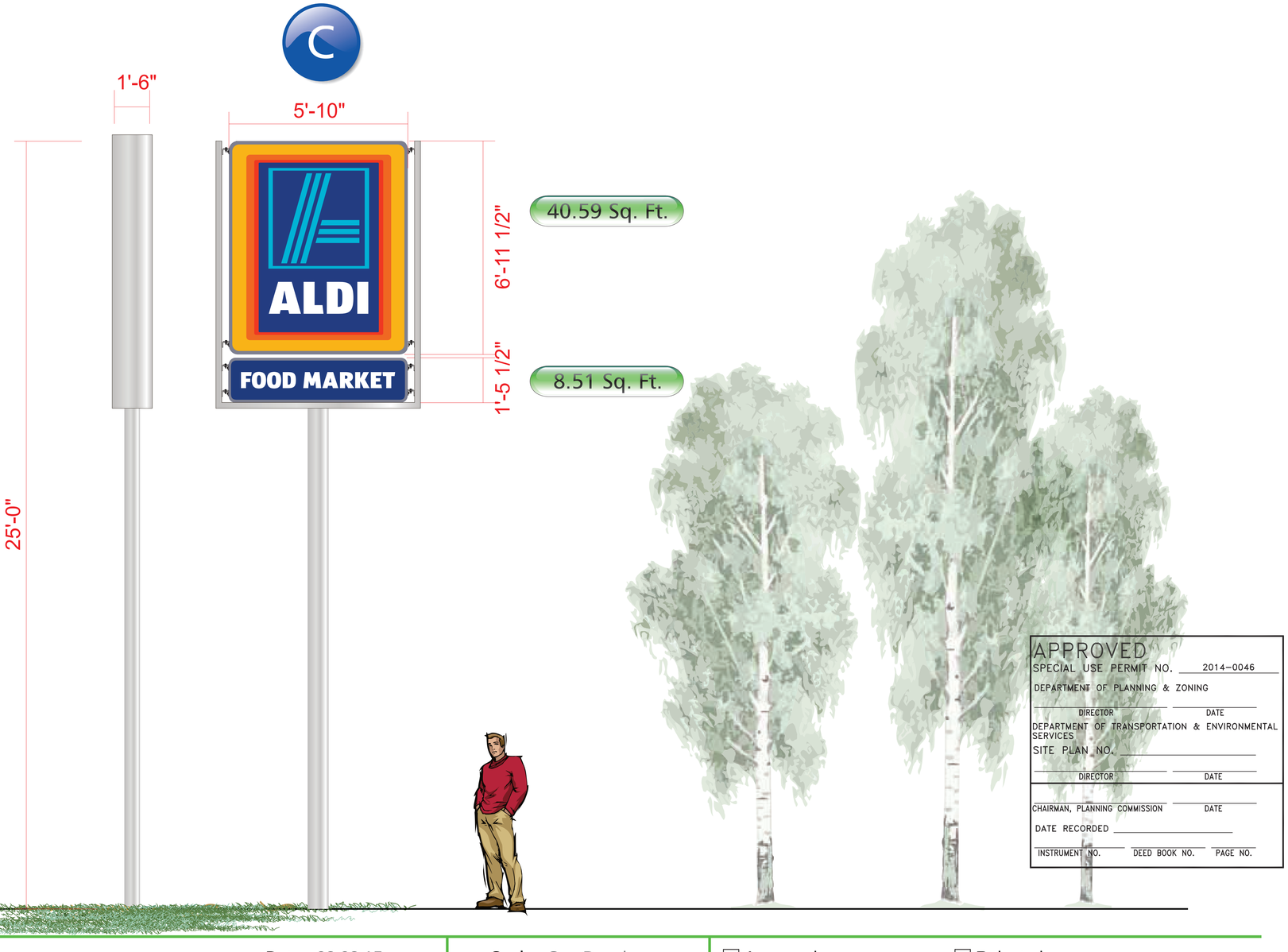
CODE:

PYLON SIGN NOT TO EXCEED 25' IN HEIGHT

SIGN NOT TO EXCEED 50 SQ. FT.

COLOR MATCHING

PMS #1235 | PMS #021 | PMS Warm Red | PMS #287 | PMS #638



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ALEXANDRIA (DUKE STREET), VA 22304

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Revised: 00.00.00 **#00.00**

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