

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)

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

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

$$17,307 \text{ SF} * \frac{1.2 \text{ SPACES}}{220 \text{ SF}} = 95 \text{ SPACES}$$

REQUIRED PARKING: 95 SPACES  
PROVIDED PARKING:

	COMPACT	14 SPACES
	HANDICAPPED	<u>4 SPACES</u>
TOTAL PARKING:		71 SPACES

REQUIRED LOADING: 1 SPACE  
PROVIDED LOADING: 1 SPACE

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

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.

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

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 REGULATIONS. 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 WALK BMP DESIGN. A 15 FOOT PERVIOUS PAVEMENT SECTION WILL BE PLACED DIRECTLY BEHIND THE CURB AND IN FRONT OF THE 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.

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. THE BUILDING IS ORIENTED TO ALLOW FOR NORTHERN AND EASTERLY EXPOSURE OF GLAZING WITH FAVORABLE 11-VALES AND SOLAR GAIN COEFFICIENTS. MINIMIZING HEAT GAIN THROUGHOUT THE BUILDING CAN BE ACHIEVED THROUGH THE UTILIZATION OF 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 OF THE BUILDING. THE DESIGN TEAM HAS ALSO CONSIDERED THE FACT THAT ARTISTS AND CREATORS OF THE BUILDING MOUNTAINS OFFICE HIGHLIGHT THEIR PARKING LOT AND BUILDING INTERIOR, ENERGY STAR FLUORESCENT EQUIPMENT IS PREFERRED TO BE USED WHEN AVAILABLE FOR OFFICE AND REFRIGERATION EQUIPMENT THOUGHT OUT THE STORE.

N.T.S.

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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, ALLEYS, 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 (VDNR), 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 (VSWMP) GENERAL PERMIT FOR DISCHARGES OF STORM WATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500 SF. INFORMATION REGARDING THE VSWMP GENERAL PERMIT CAN BE FOUND ONLINE AT: [http://www.dcr.virginia.gov/soil\\_and\\_water/vswmp.shtml](http://www.dcr.virginia.gov/soil_and_water/vswmp.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.

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

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

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



## SPECIAL USE PERMIT NO. 2014-0046

DEPARTMENT OF PLANNING &amp; ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

\_\_\_\_\_  
DIRECTOR

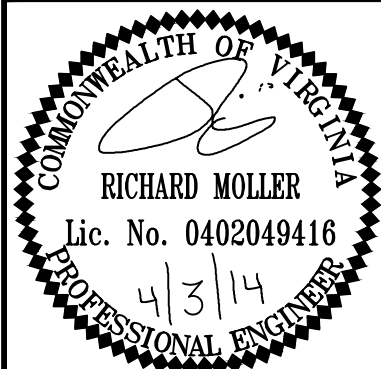
\_\_\_\_\_  
DATE

CHAIRMAN, PLANNING COMMISSION

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

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE: 703-674-1300 FAX: 703-674-1350  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM)



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

COVER SHEET

4580 DUKE STREET  
PREPARED FOR  
ALDI, INC.

SHEET NUMBER  
100











[illegible]

1580 DIKE STREET	110360000	COMMONWEALTH	Kimley-Horn
ST	110360000	COMMONWEALTH	Kimley-Horn

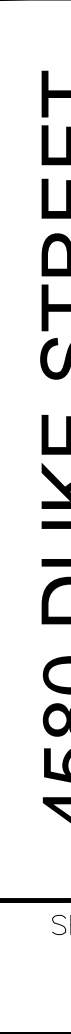


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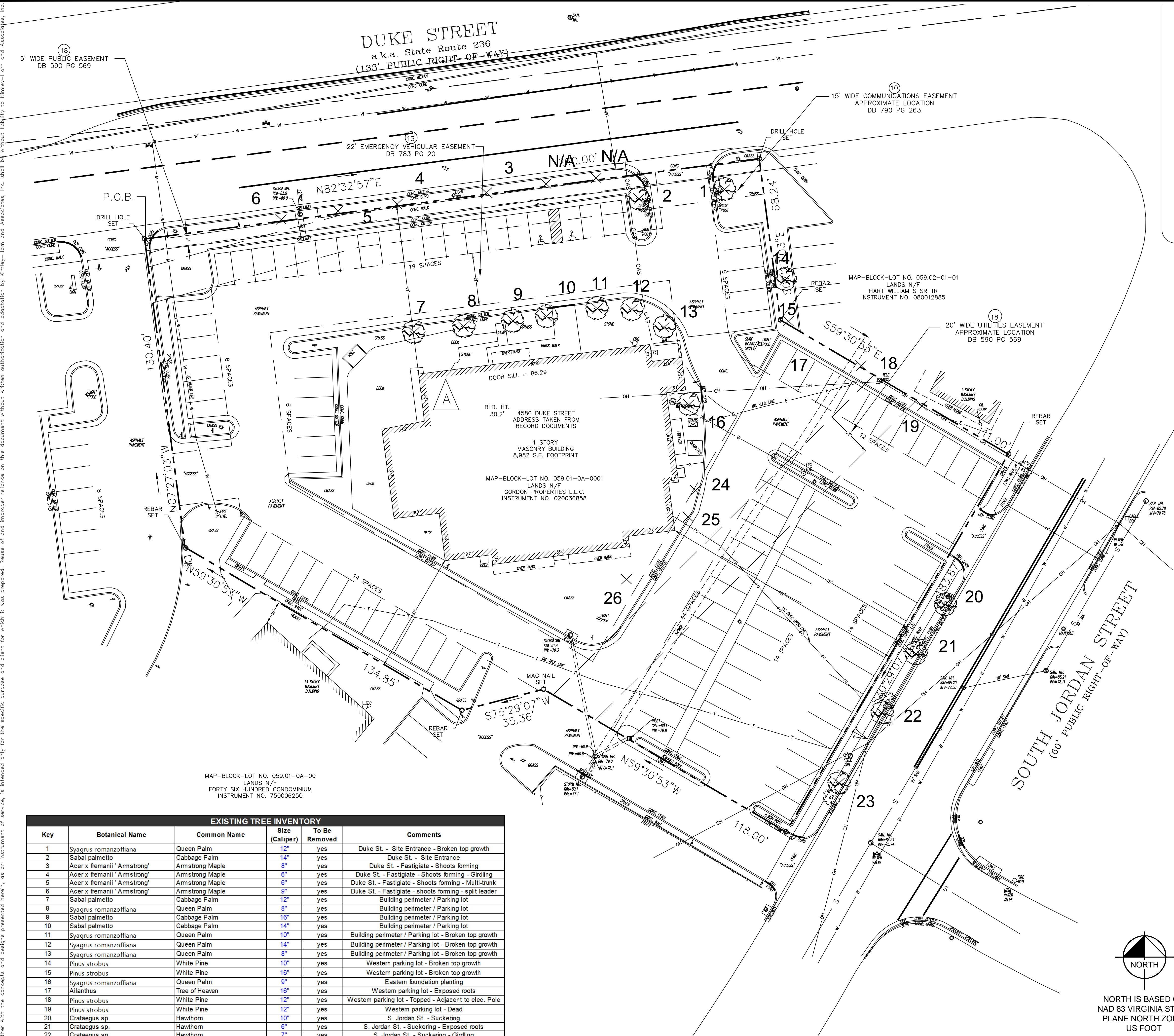
1500 DIKE STREET





Plotted By: JLD, P. Page Sheet Set: A-101 Duke St. Layout: 120 EXISTING CONDITIONS - TREE INVENTORY. April 02, 2015 06:38:43pm K:\NAVA-GVA\10360-ALDI\10360013-Alexandria, VA Map\2-CAD\PlanSheets\120 - EXISTING CONDITIONS - TREE INVENTORY.dwg  
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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. - Fastigate - Shoots forming
4	Acer x fremanii 'Armstrong'	Armstrong Maple	6"	yes	Duke St. - Fastigate - Shoots forming - Girdling
5	Acer x fremanii 'Armstrong'	Armstrong Maple	6"	yes	Duke St. - Fastigate - Shoots forming - Multi-trunk
6	Acer x fremanii 'Armstrong'	Armstrong Maple	9"	yes	Duke St. - Fastigate - 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



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	— E — BURIED ELECTRIC	⊙ TELEPHONE BOX
▲ R.R. SPIKE SET	— OH — OVERHEAD ELECTRIC	⊙ TELEPHONE MANHOLE
⬆ BENCHMARK	⊙ ELEC. MANHOLE	⊙ TELEPHONE POLE
(R) RECORD DATA	⊙ ELECTRIC METER	— T — TELEPHONE LINE
(M) MEASURED DATA	— W — WATER LINE	⊙ UNDERGROUND TELEPHONE MARKER
(C) CALCULATED DATA	⊙ WATER MANHOLE	— C — 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	
L/S LANDSCAPING	⊙ GAS MANHOLE	
🌳 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

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. \_\_\_\_\_

4580 DUKE STREET  
PREPARED FOR  
ALDI, INC.

EXISTING CONDITIONS - TREE INVENTORY

SHEET NUMBER  
120

CITY OF ALEXANDRIA

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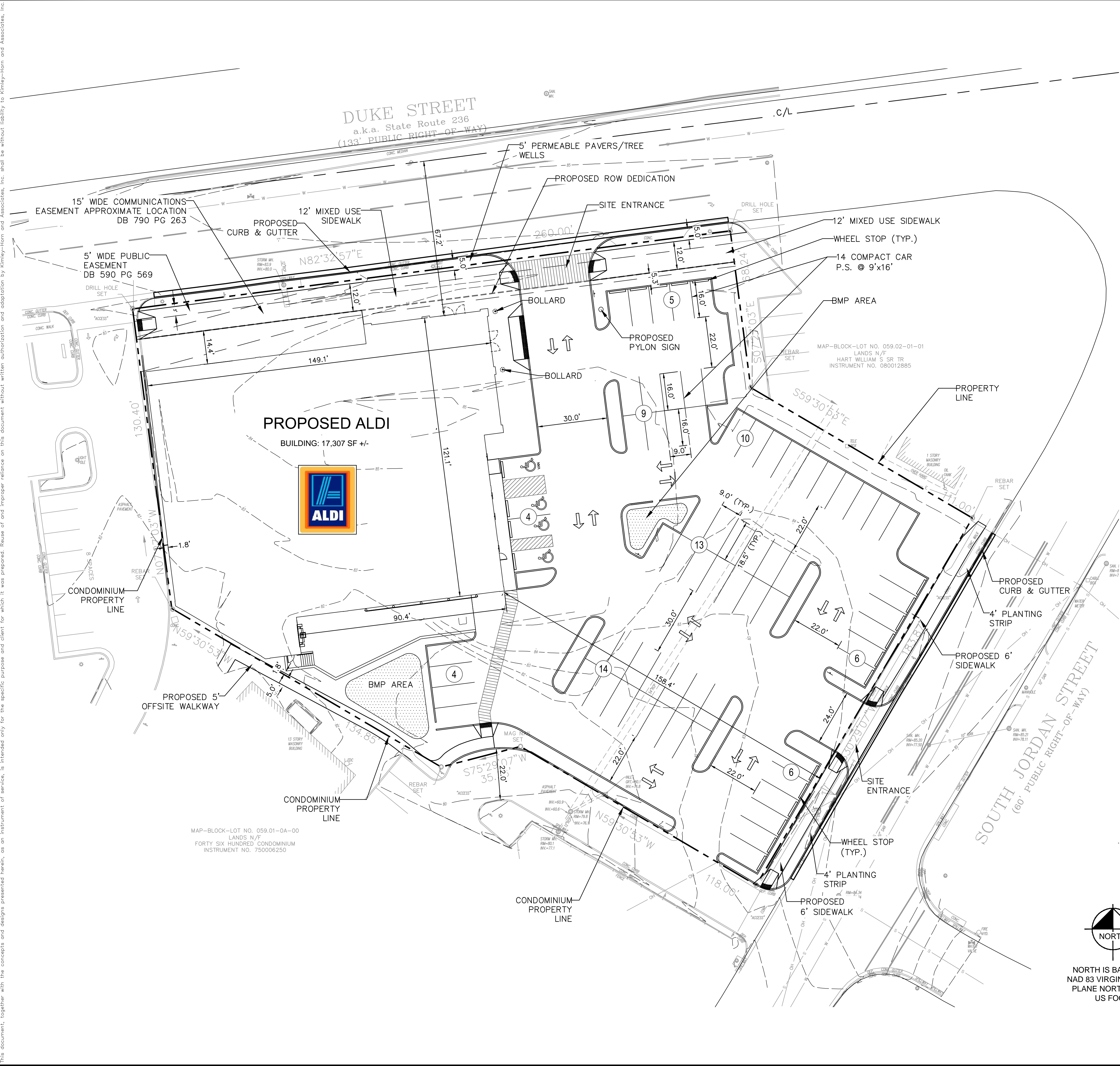
COMMONWEALTH OF VIRGINIA  
Michael P. Casey  
Lic. No. 180  
A/13/15  
LANDSCAPE ARCHITECT

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

NO. \_\_\_\_\_  
REVISIONS  
DATE \_\_\_\_\_  
BY \_\_\_\_\_

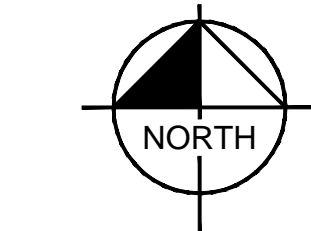


Plotted By: Jda, Pdpge Sheet Set: Aldi Duke St. Layout: CONCEPT SITE PLAN April 02, 2015 06:39:02pm K:\NVA-CIV\110360-Aldi\110360013-Alexandria, VA Maps\CAD\PlanSheets\200 - SITE PLAN.dwg  
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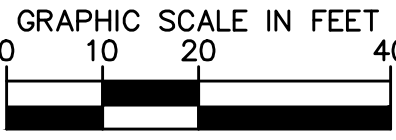


GENERAL NOTES

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.



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



MISS UTILITY OF VIRGINIA



CALL BEFORE YOU DIG  
1.800.552.7001

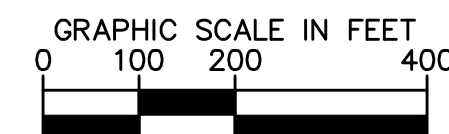
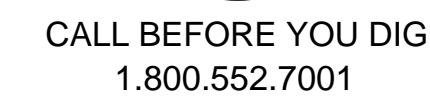
<b>APPROVED</b>	
SPECIAL USE PERMIT NO. 2014-0046	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.

4580 DUKE STREET PREPARED FOR ALDI, INC.	CITY OF ALEXANDRIA	SHEET NUMBER <b>200</b>	REVISIONS	No.	BY	DATE
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 KHA PROJECT 110360000 DATE 04/03/2015 SCALE AS SHOWN DESIGNED BY RLH DRAWN BY RLH CHECKED BY RM						
<b>CONCEPT SITE PLAN</b>						

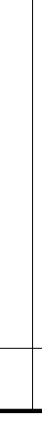





DUKE ST. AT8 8, 8Z, 29K, AND 29N



<b>APPROVED</b>	
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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

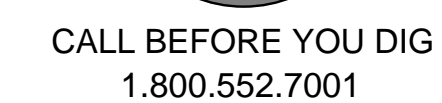
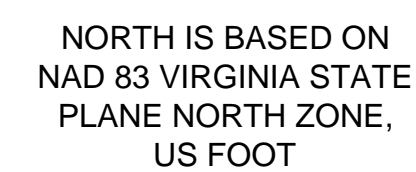
SHEET NUMBER <b>200.1</b>		4580 DUKE STREET PREPARED FOR ALDI, INC.		CITY OF ALEXANDRIA VA		CONTEXTUAL SITE PLAN		KHA PROJECT 110360000 DATE 04/03/2015 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY				 <p>© 2010 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191 PHONE: 703-674-1300 FAX: 703-674-1350 WWW.KIMLEY-HORN.COM</p>		No. _____ DATE _____ REVISIONS _____ BY _____	
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# CONTEXTUAL SITE PLAN

4580 DUKE STREET  
PREPARED FOR  
ALDI, INC.

SHEET NUMBER  
**200.1**

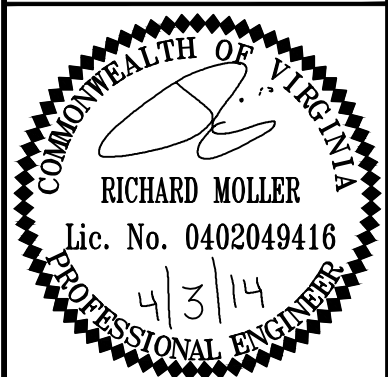




SHEET NUMBER		201	
4580 DUKE STREET		VA	
PREPARED FOR			
ALDI, INC.			
CITY OF ALEXANDRIA			
TRUCK TURN PLAN			
KHA PROJECT	110360000		
DATE	04/03/2015		
SCALE	AS SHOWN		
DESIGNED BY	RLH		
DRAWN BY	RLH		
CHECKED BY	RLH		
			
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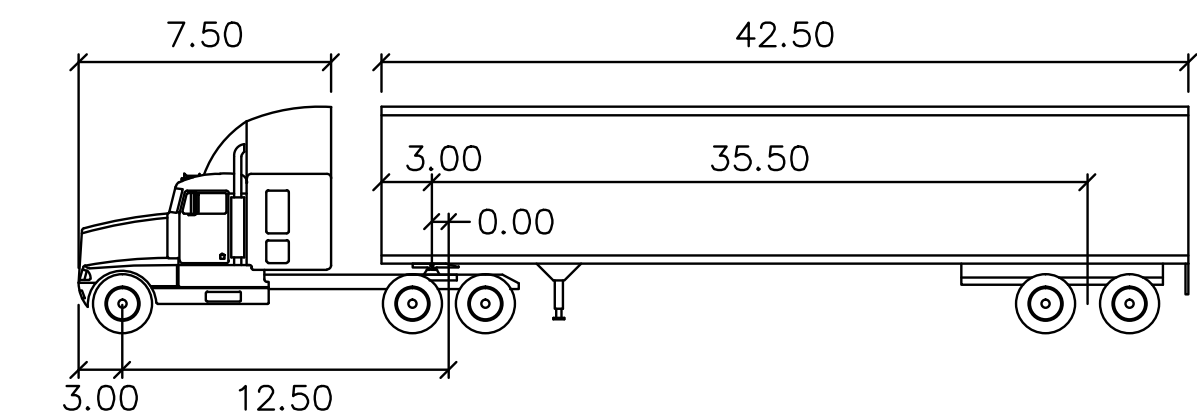
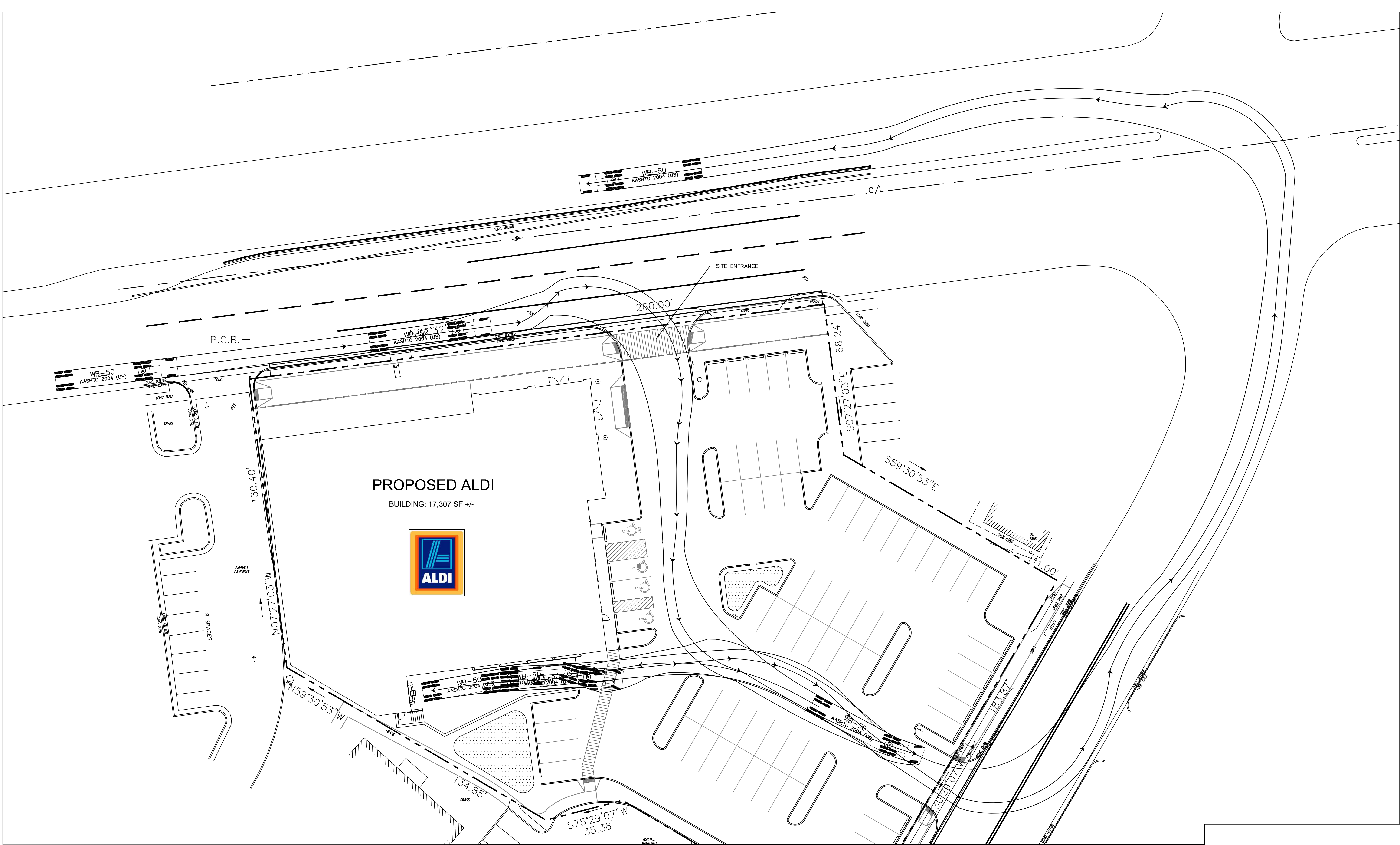
KHA PROJECT 110360000	DATE 04/03/2015	SCALE AS SHOWN	DESIGNED BY RLH	DRAWN BY RLH	CHECKED BY RM
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# TRUCK TURN PLAN

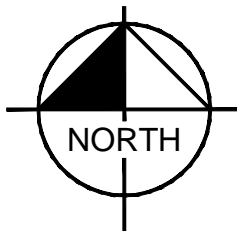
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<div> <div>SHEET NUMBER</div> <div>201</div> </div>	



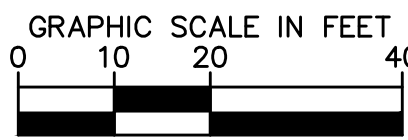
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WB-50		feet	
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



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NAD 83 VIRGINIA STATE  
PLANE NORTH ZONE,  
US FOOT



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

4580 DUKE STREET  
PREPARED FOR  
ALDI, INC.

TRUCK TURN PLAN

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COMMONWEALTH OF VIRGINIA

RICHARD MOLLER  
Lic. No. 0402049416  
5/14  
PROFESSIONAL ENGINEER

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

REVISIONS

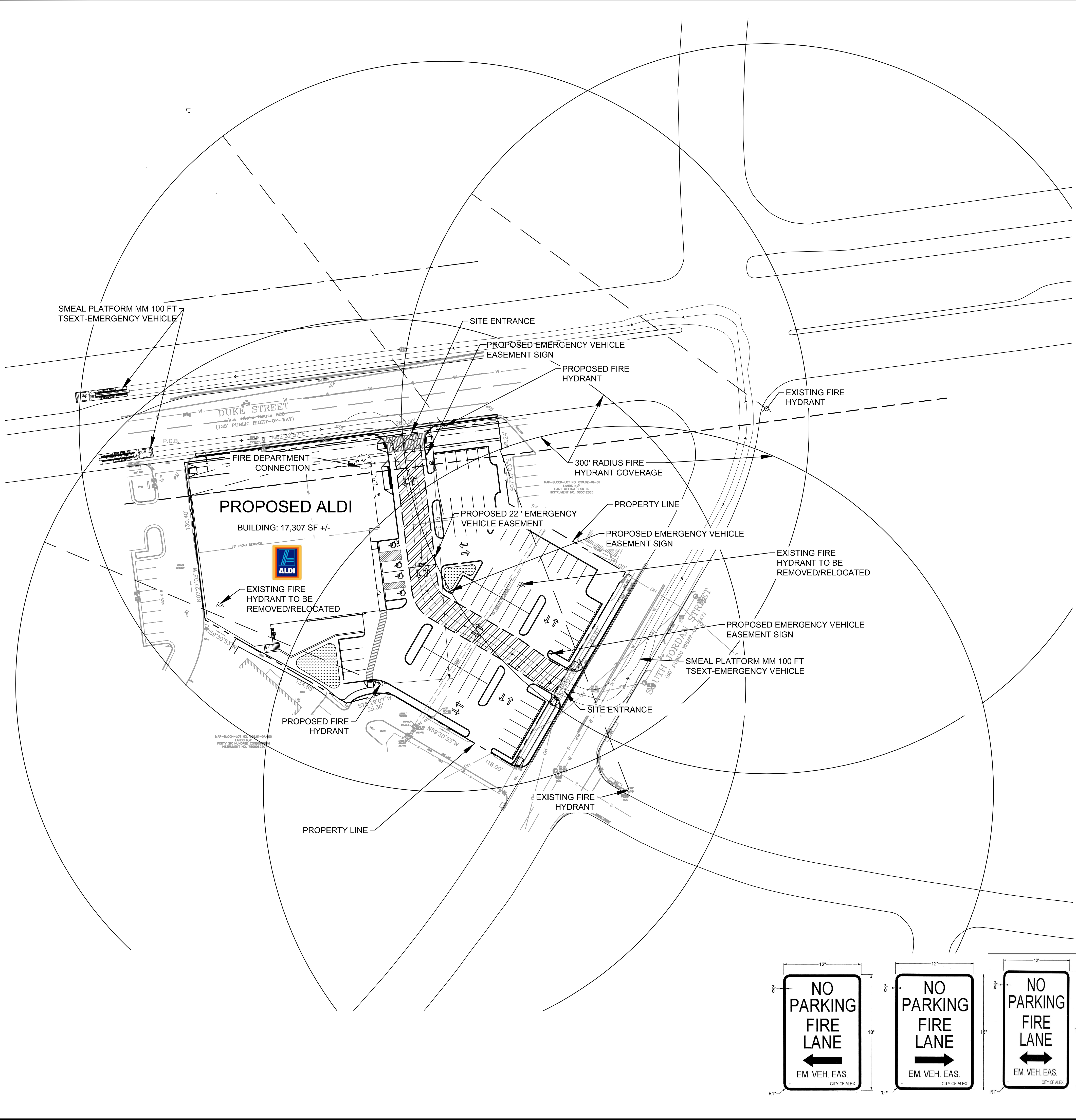
DATE BY

CITY OF ALEXANDRIA

SHEET NUMBER  
201.1

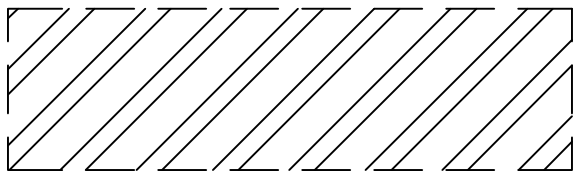


Plotted By: Jda, Pdpge Sheet Set: Aldi Duke St. Layout: FIRE SERVICE PLAN April 02, 2015 06:39:54pm K:\NVA-GVA\110360-ALDI\110360013-Alexandria, VA Mapa\CAD\PlanSheets\202 - FIRE SERVICE PLAN.dwg  
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LEGEND

22" EVE



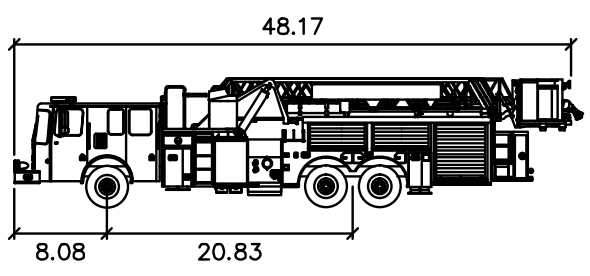
FIRE HYDRANT



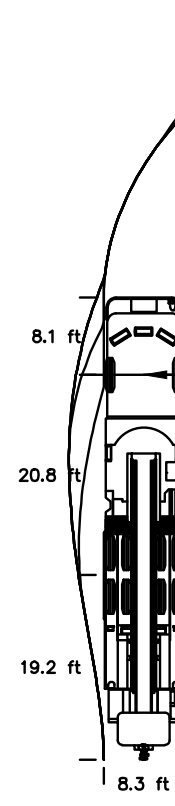
FIRE DEPARTMENT CONNECTION



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

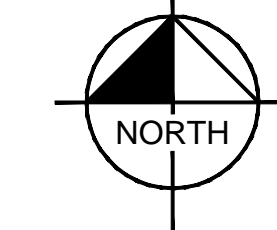
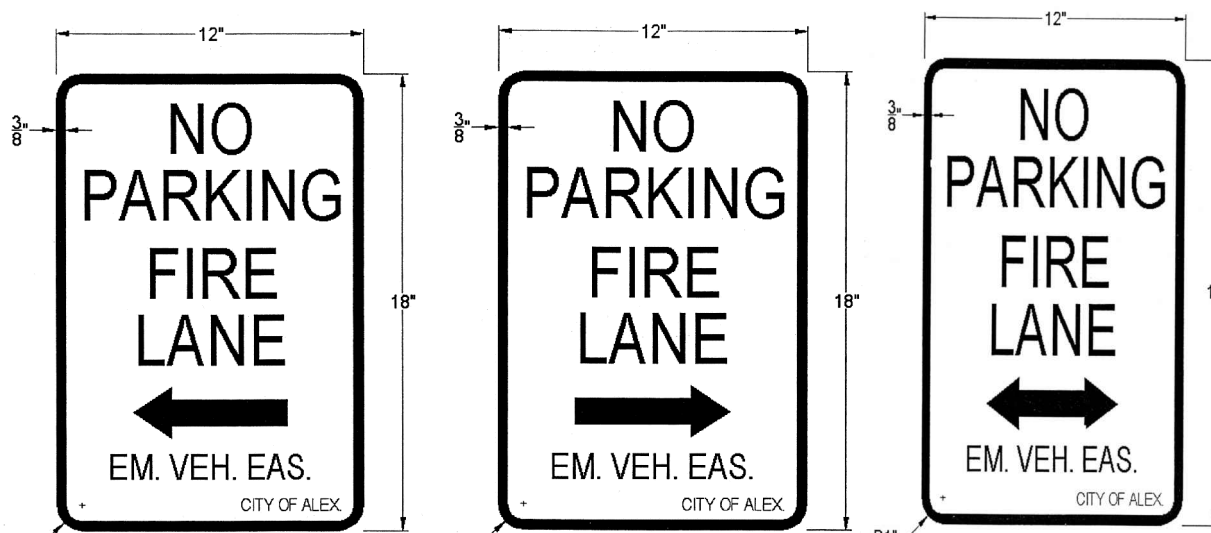


Smeal Platform MM 100ft  
feet  
Width : 8.33  
Track : 7.92  
Lock to Lock Time : 6.0  
Steering Angle : 45.0

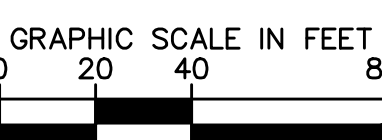


STEERING LOCK ANGLE = 45.0 deg.  
ACHIEVED STEERING ANGLE:  
30 deg. SWEEP ANGLE: 21.3 deg.  
60 deg. SWEEP ANGLE: 32.0 deg.  
90 deg. SWEEP ANGLE: 37.5 deg.  
120 deg. SWEEP ANGLE: 40.8 deg.  
150 deg. SWEEP ANGLE: 42.8 deg.  
180 deg. SWEEP ANGLE: 43.6 deg.

Smeal Platform MM 100ft  
TSEXT - Emergency  
[ft]  
0 100 200  
0' 100' 200'



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PLANE NORTH ZONE,  
US FOOT



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

4580 DUKE STREET  
PREPARED FOR  
ALDI, INC.

CITY OF ALEXANDRIA

SHEET NUMBER  
202

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COMMONWEALTH OF VIRGINIA

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

REVISIONS

No.

DATE

BY



DUKE STREET  
133' R.O.W.  
30 MPH DESIGN SPEED

SSD = 305'

OBJECT

CONC. CURB  
CONC. WALK  
ASPHALT PAVEMENT  
8 SPACES  
13 STORY MASONRY BUILDING  
CONC.

ALDI

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

13 STORY MASONRY BUILDING

ASPHALT PAVEMENT

CONC. CURB  
CONC. WALK  
CONC.

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

1 STORY MASONRY BUILDING  
OIL TANK  
CONC. WALK  
CONC.

SSD = 200'

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

SSD = 200'

SSD = 200'

OBJECT

LEGEND

EYE  
OBJECT

SIGHT DISTANCE LINE  
SIGHT DISTANCE EYE MARKER  
SIGHT DISTANCE EYE MARKER

0 10 20 40  
GRAPHIC SCALE IN FEET

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DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

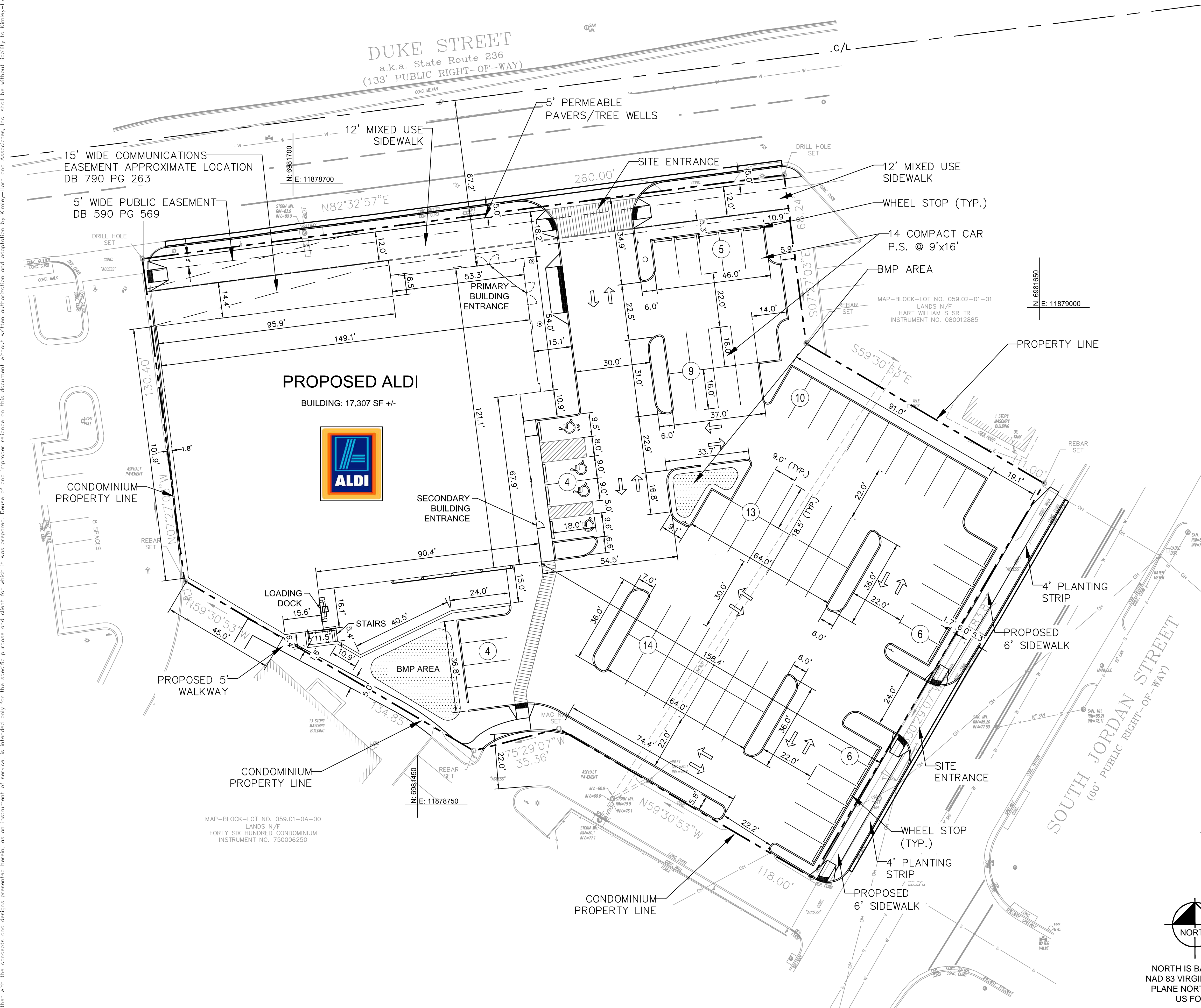
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



Plotted By: Lda, Pope Sheet Set: Aldi Duke St. Layout: 204 GIS DIMENSION PLAN April 02, 2015 06:40:14pm K:\NVA-CIV\10360-ALDIN\10360013-Alexandria VA Map\Map\CAD\PlanSheets\204 - GIS DIMENSION PLAN.dwg  
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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.

REVISIONS		DATE	BY

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

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

**GIS DIMENSION PLAN**

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

**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  
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**GRAPHIC SCALE IN FEET**  
0 10 20 40

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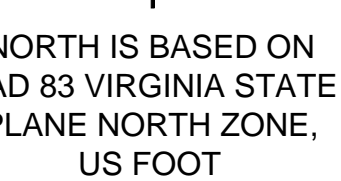
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PLANE NORTH ZONE,  
US FOOT

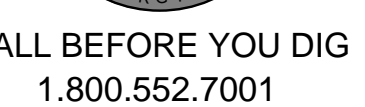




1. THE PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA  
2. THE ANTICIPATED SANITARY SEWER FLOW IS APPROXIMATELY 2,500  
GPD. THIS IS LESS THAN THE 10,000 GPD THAT WOULD REQUIRE A  
STATEMENT ON ADEQUATE OUTFALL PER MEMO TO INDUSTRY  
2002-2007.
3. A. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA  
ARCHAEOLOGY IMMEDIATELY (703.746.4399) IF BURIED STRUCTURAL  
REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR  
CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING  
DEVELOPMENT. RECORD THE LOCATION OF ANY 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.



MISS UTILITY OF VIRGINIA



INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.
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110360000	DATE
04/03/2015	
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DRAWN BY	RLH

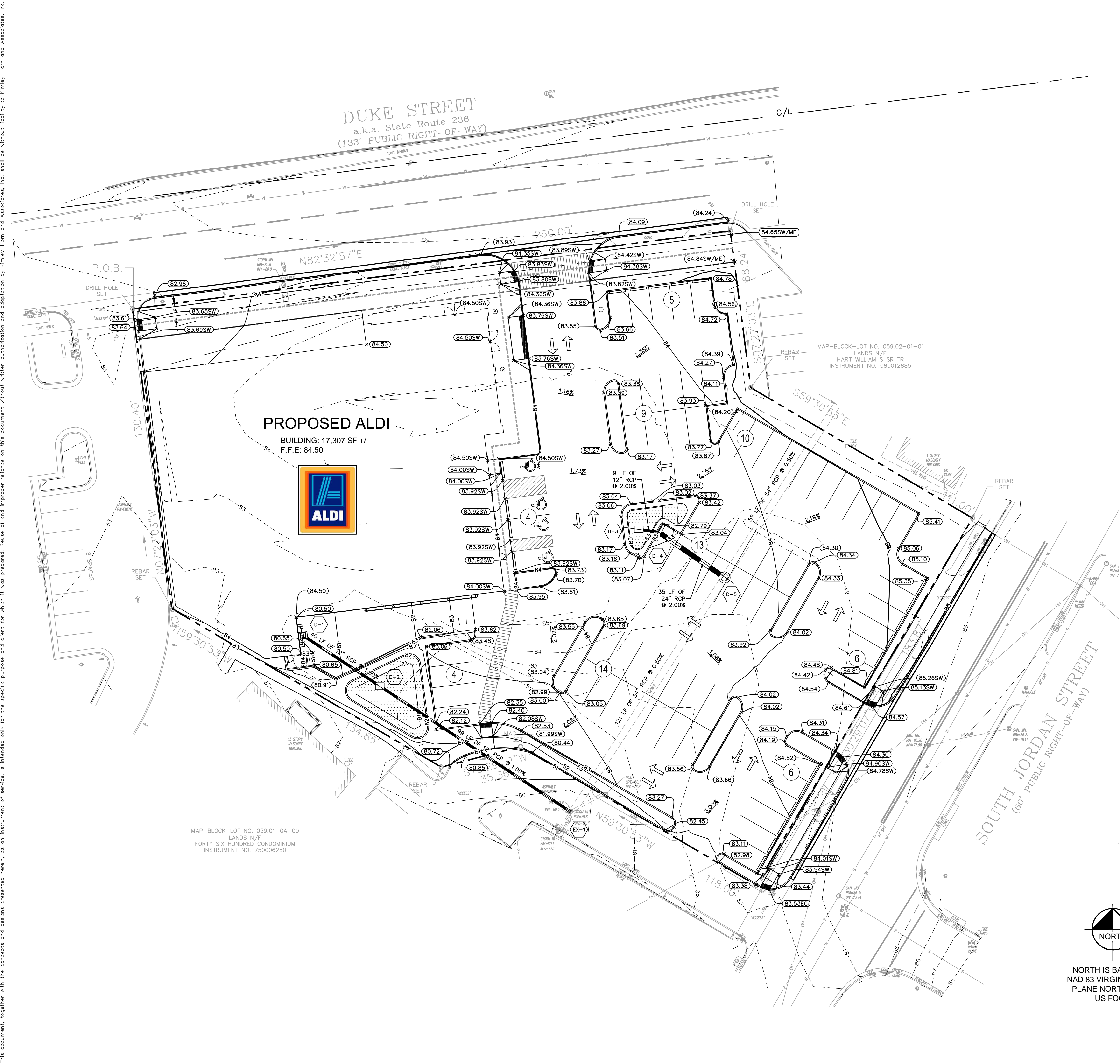
4580 DUKE STREET  
PREPARED FOR  
ALDI, INC.

SHEET NUMBER  
220

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		CHECKED BY	REVISIONS
		R/LP	BY



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- 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 CSY-1  
RIM=80.52  
INV. IN (12" RCP)=77.85  
INV. OUT (12" RCP)=77.75
  - EX-1 EXISTING STORM MANHOLE  
RIM=80.77  
INV. IN (12" RCP)=76.77  
INV. OUT (54" RCP)=60.90
  - D-3 YARD INLET CSY-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

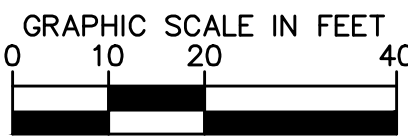
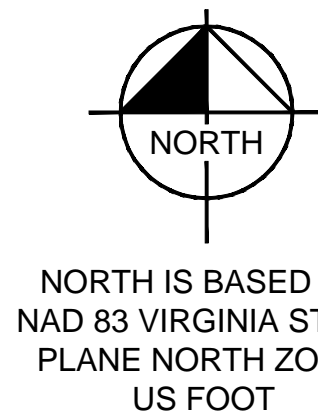
- DRAINAGE PIPE DESCRIPTIONS
- D-1 D-2 40'-12" RCP @ 1.00%  
INV. IN=78.25' INV. OUT=77.85'
  - D-2 EX-1 99'-12" RCP @ 1.00%  
INV. IN=77.75' INV. OUT=76.77'
  - D-4 D-5 35'-24" RCP @ 2.00%  
INV. IN=80.23' INV. OUT=79.54'

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 BACK OF CURB UNLESS OTHERWISE NOTED.

RIM ELEVATIONS TAKEN AT TOP OF STRUCTURE UNLESS OTHERWISE NOTED.



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SPECIAL USE PERMIT NO. 2014-0046

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

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SITE PLAN NO. \_\_\_\_\_

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

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

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

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

4580 DUKE STREET

PREPARED FOR

ALDI, INC.

CITY OF ALEXANDRIA

VA

GRADING AND DRAINAGE PLAN

COMMONWEALTH OF VIRGINIA

RICHARD MOLLER

Lic. No. 0402049416

PROFESSIONAL ENGINEER

Kimley»Horn

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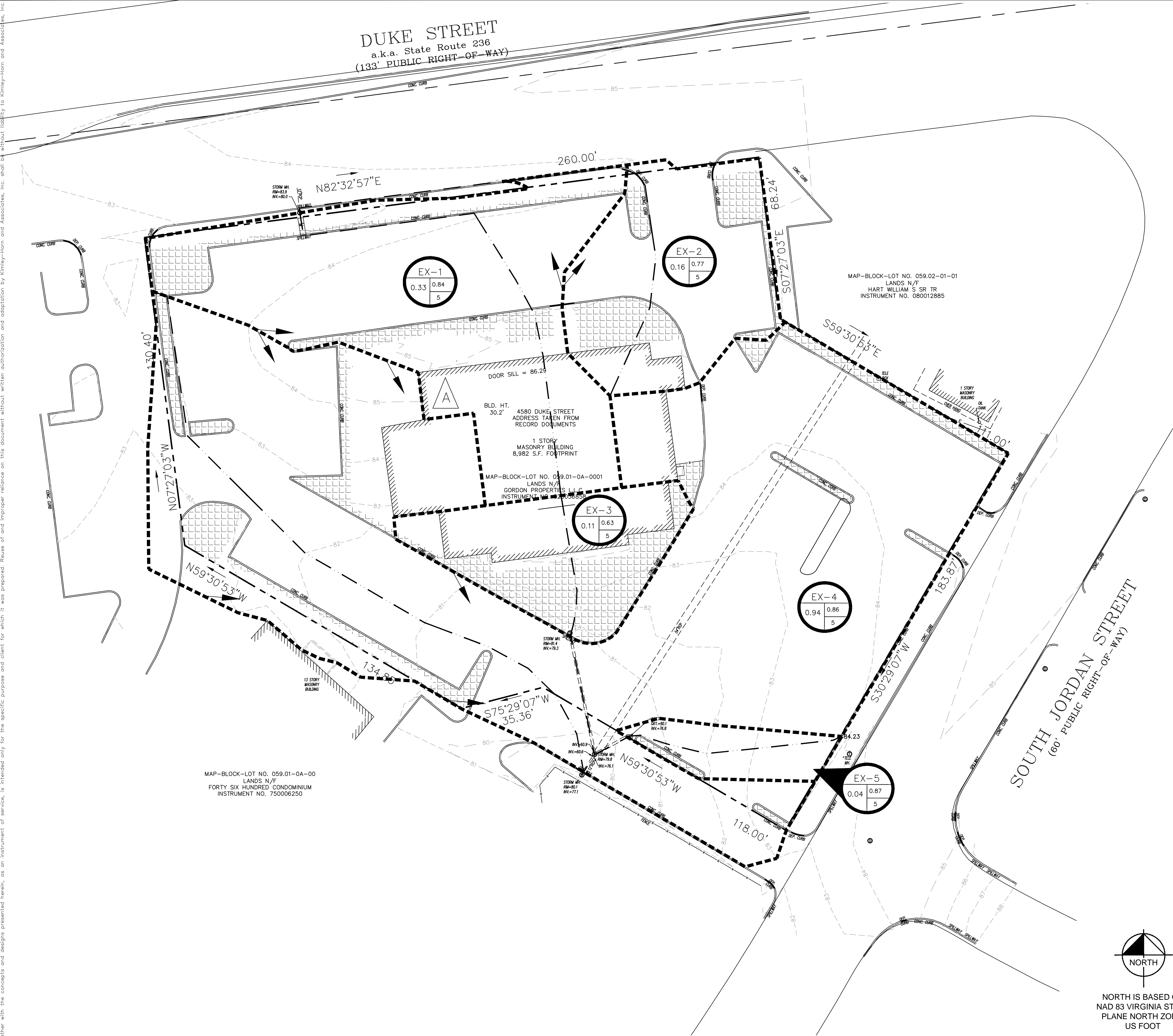
DATE

SHEET NUMBER

230



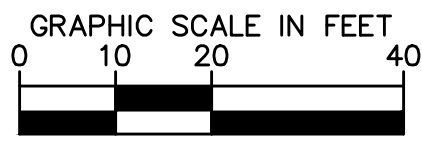
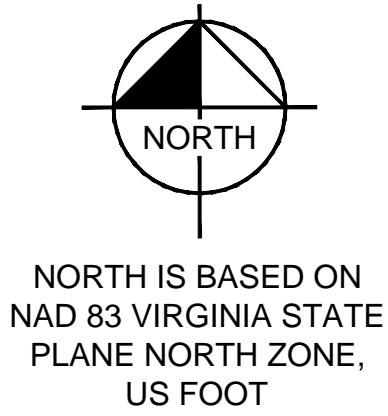
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LEGEND OF SYMBOLS & ABBREVIATIONS		
● MONUMENT FOUND	⚡ POWERPOLE	⊙ SEWER MANHOLE
○ MONUMENT SET	⚡ GUY WIRE	⊙ CLEAN OUT
■ P.K. NAIL FOUND	☀ LIGHT POLE	⊙ STORM DRAIN MANHOLE
□ P.K. NAIL SET	☀ STREET LIGHT POLE	⊙ STORM INLET
× FND X MARK	⚡ ELEC. TRANSFORMER	⊙ CURB INLET
× SET X MARK	⚡ AIR CONDITIONER	⊙ PAY PHONE
▲ R.R. SPIKE FOUND	— E BURIED ELECTRIC	⊙ TELEPHONE BOX
△ R.R. SPIKE SET	— OH— OVERHEAD ELECTRIC	⊙ TELEPHONE MANHOLE
⬮ BENCHMARK	⊙ ELEC. MANHOLE	⊙ TELEPHONE POLE
(R) RECORD DATA	⊙ ELECTRIC METER	— T TELEPHONE LINE
(M) MEASURED DATA	— W WATER LINE	⊙ UNDERGROUND TELEPHONE MARKER
(C) CALCULATED DATA	⊙ WATER MANHOLE	— C 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	
L/S LANDSCAPING	⊙ GAS MANHOLE	
🌳 TREE	⊙ GAS LINE	
MC○ METAL TANK COVER	⊙ BOLLARD	
	⊙ BORE HOLE	
	⊙ MONITORING WELL	
	⊙ MAIL BOX	
	⊙ UNKNOWN MANHOLE	
	⊙ SQUARE METAL LID	
	⊙ FUEL TANK LID	
	⊙ FLAG POLE	

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
▨	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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COMMONWEALTH OF VIRGINIA

RICHARD MOLLER  
Lic. No. 0402049416  
PROFESSIONAL ENGINEER

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.

SHEET NUMBER 231

CITY OF ALEXANDRIA

REVISIONS

DATE

BY



## PRE-DEVELOPMENT CALCULATIONS

**Kimley»»Horn**

### Drainage Area Runoff Coefficients for Rational Method

### Pre Development

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

		Runoff Coefficients																Total Area	Weighted Rational Factor
		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			
Surface Type		90% Impervious				75% Impervious			50% Impervious			30% Impervious			15% Impervious				
	Roofs																		
	Concrete																		
	Asphalt																		
Drainage Area (acres)						Apartments						Ditches							
						Townhomes			Schools			17k ft² Single-Family Lots							
												½ Acre Single-Family Lots							
		Business				Gravel			10k ft² Single-Family Lots			Lawns							
		Industrial							Lined Ditches			Pastures			Forests			A	C
		Commercial							Cultivated Areas						Parks / Cemeteries			acres	
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	

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### Time of Concentration Calculations for Rational Method

### Pre Development

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

	Overland/Sheet Flow (Seelye) 200' Maximum					Shallow Concentrated Flow (TR-55) Overland Flow >200' or Gutter Flow					Channelized Flow Ditches/Streams/Pipes			Total Time of Concentration		
Factors of Flow Time	Flow Length	Ground Slope	Weighted Rational Factor	Average Velocity	Time of Concentration	Flow Length	Ground Slope	Weighted Rational Factor	Average Velocity	Time of Concentration	Flow Length	Average Velocity (~ 2.5 ft/s)	Time of Concentration	Calculated	For Design	
	L ft	S ft/ft	C	V ft/s	Tc min	L ft	S ft/ft	C	V ft/s	Tc min	L ft	V ft/s	Tc min	Tc min	Tc min	
Drainage Basin	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

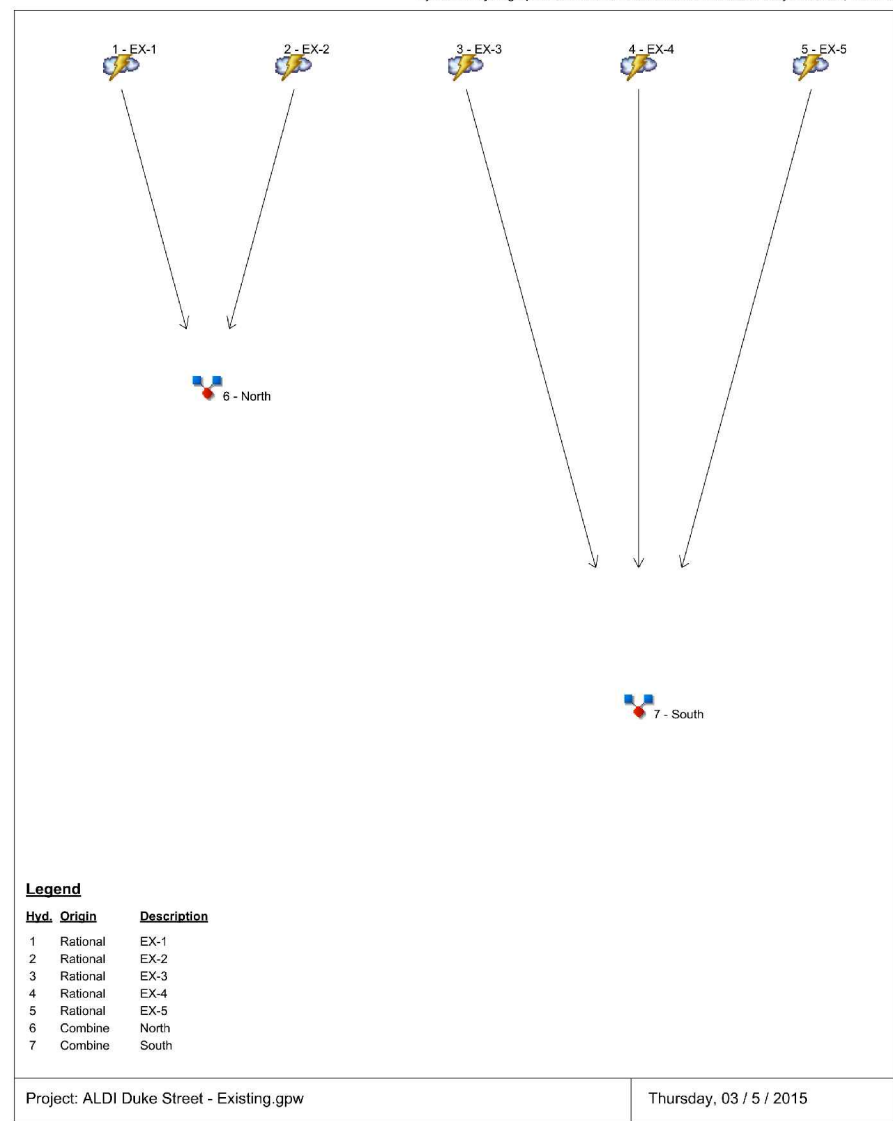
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### Peak Flow Rate Calculations using the Rational Method

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

		Saturation Factors, C <sub>f</sub>																			
		1.0	1.0	1.0	1.1	1.2	1.25														
Factors of Flow Rate	Rational Factor adjusted for Saturation, C <sub>f</sub> C						Rainfall Intensity in Alexandria, i (in/hr)						Peak Flow Rate, Q <sub>p</sub> (cfs)								
	2-yr Storm	5-yr Storm	10-yr Storm	25-yr Storm	50-yr Storm	100-yr Storm	2-yr Storm	5-yr Storm	10-yr Storm	25-yr Storm	50-yr Storm	100-yr Storm	2-yr Storm	5-yr Storm	10-yr Storm	25-yr Storm	50-yr Storm	100-yr Storm			
Drainage Basin																					
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			

### Watershed Model Schematic



## Hydrograph Return Period Recap

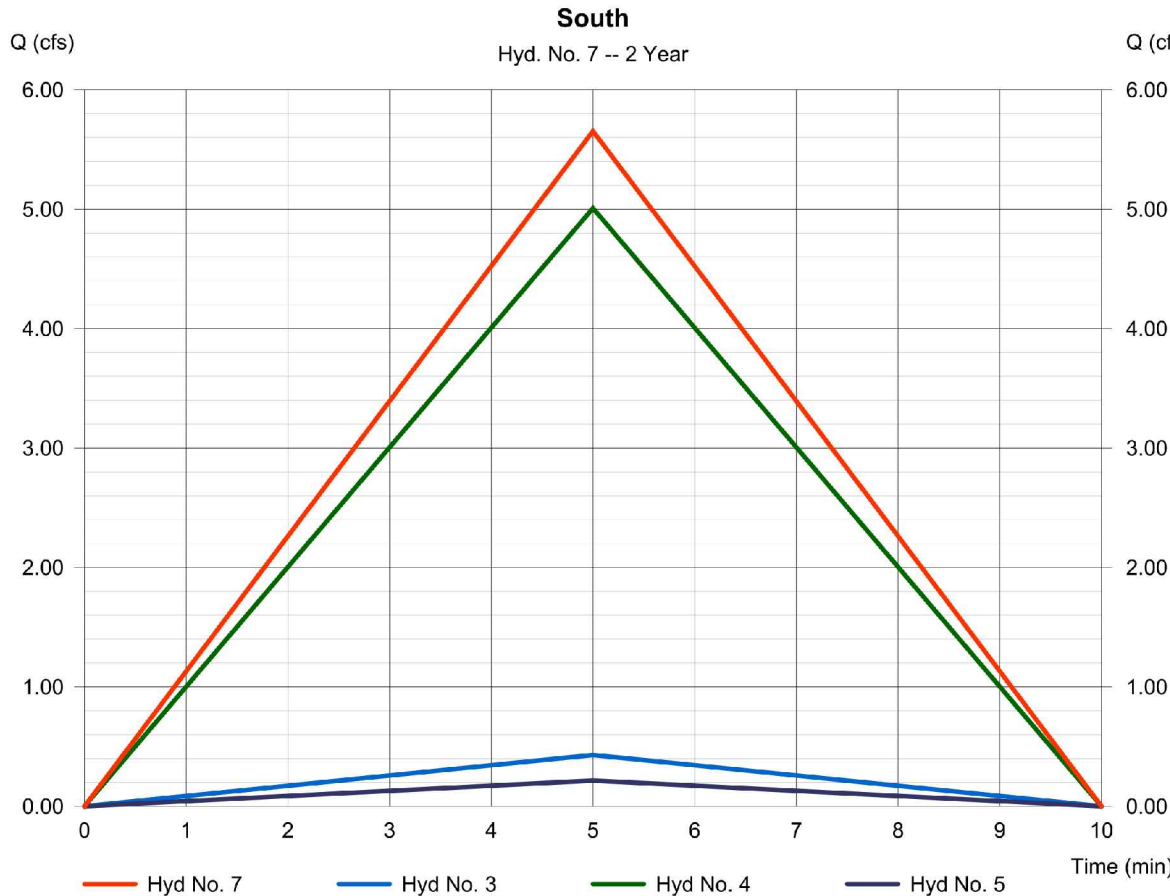
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# Hydrograph Report

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

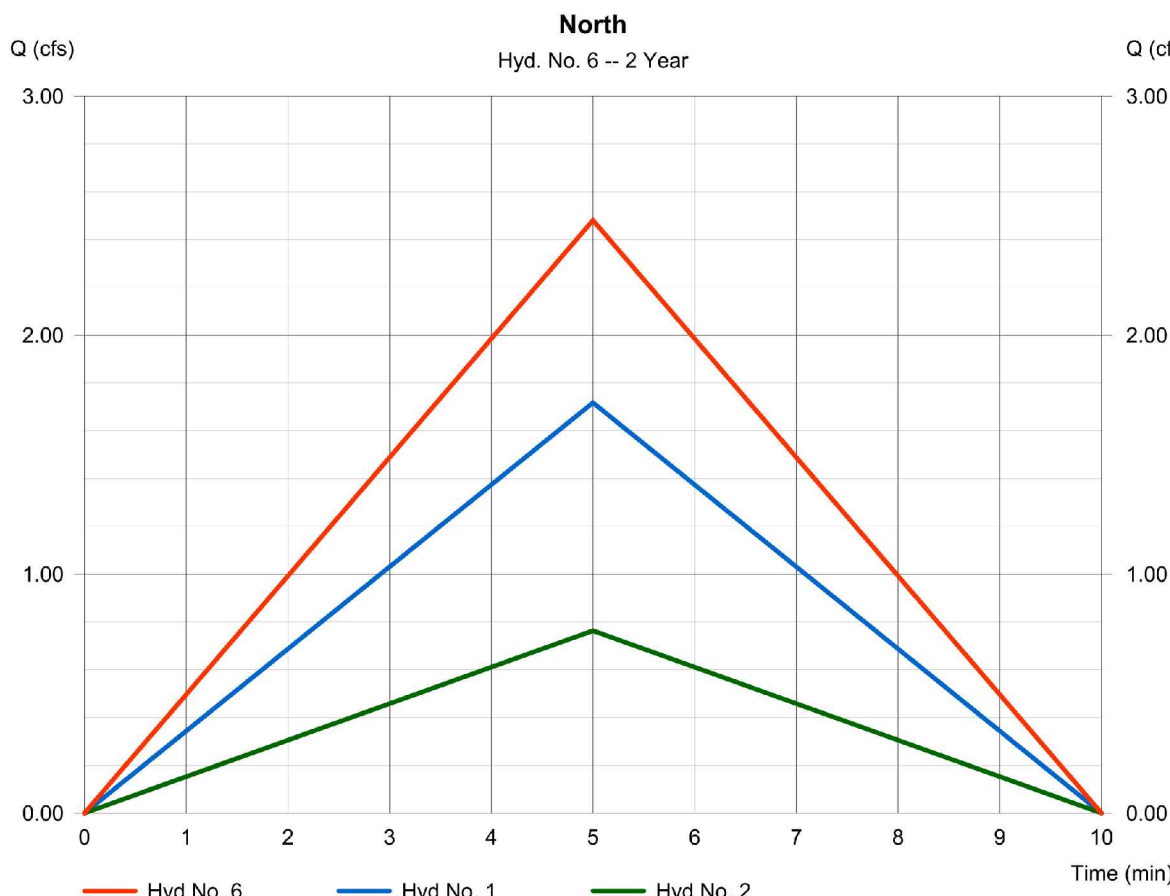


# Hydrograph Report

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

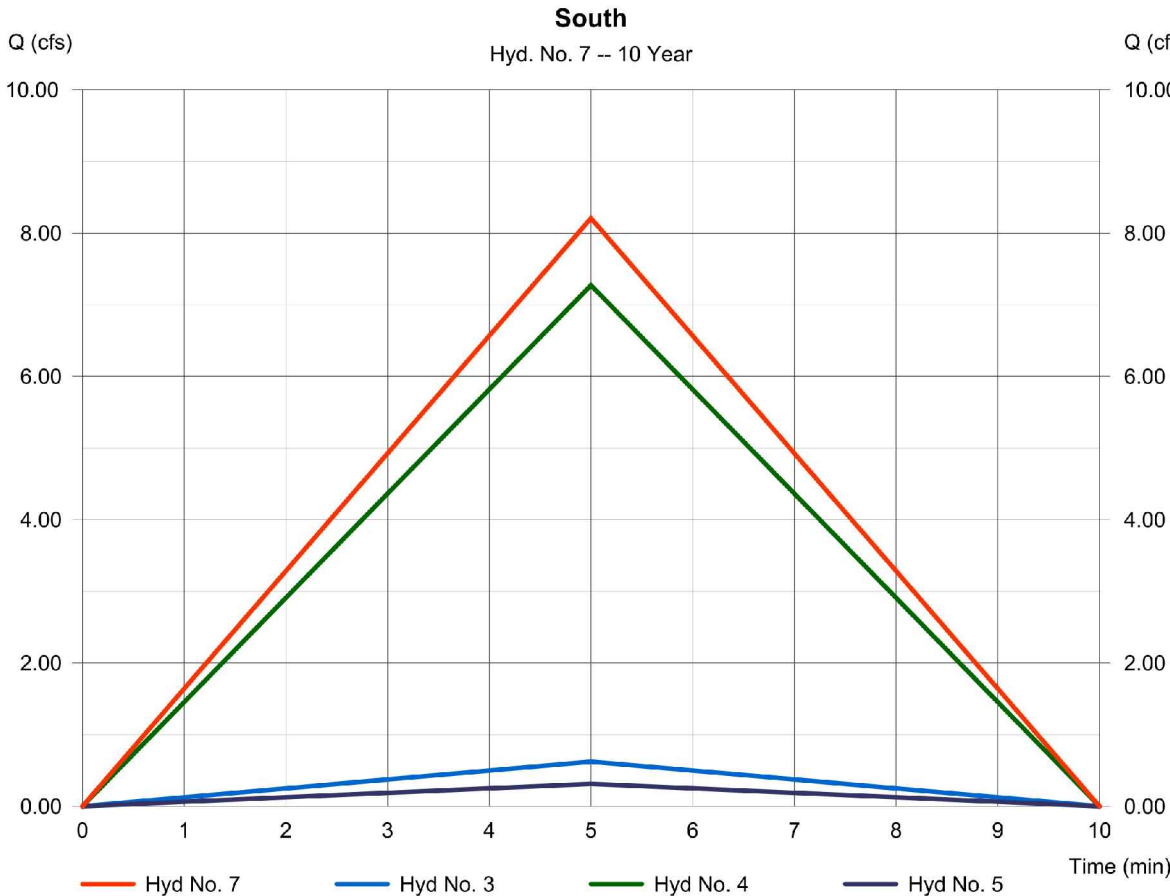


# Hydrograph Report

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

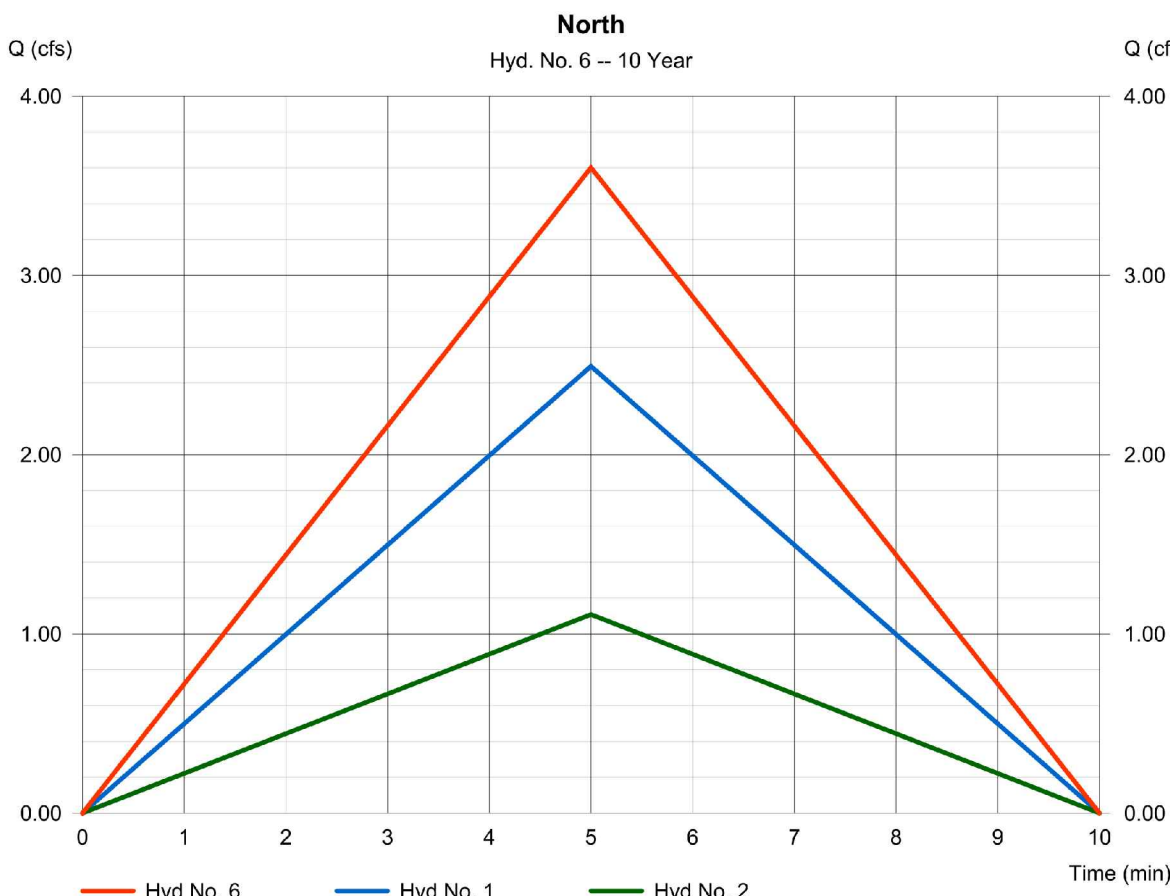


# Hydrograph Report


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

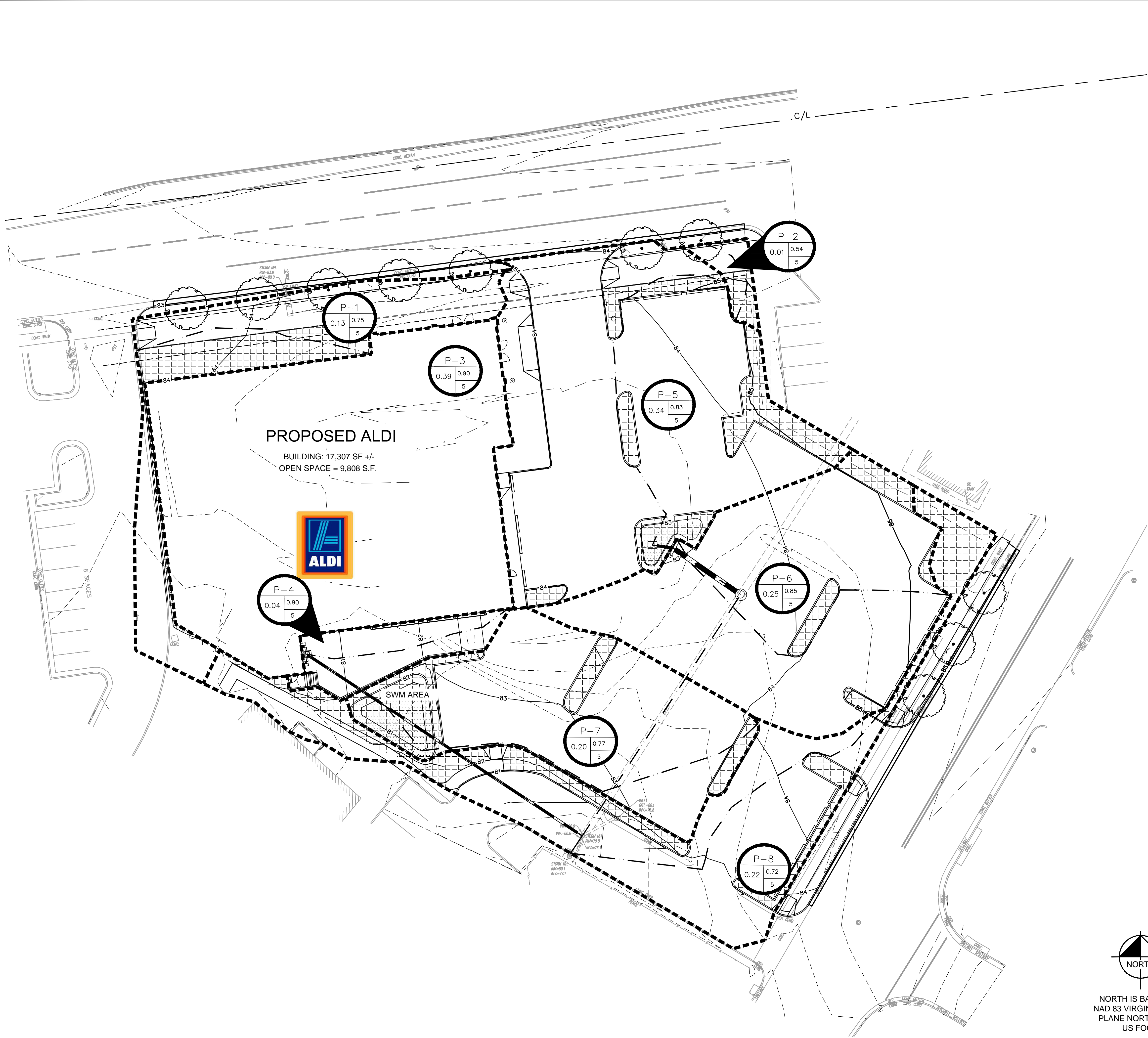


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232		PREPARED FOR ALDI, INC.					
STORMWATER MANAGEMENT CALCULATIONS							
1103600000	DATE 04/03/2015	SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY		
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**LEGEND**

WALMART PROPERTY LINE  
ADJACENT PROPERTY LINE  
EXISTING SURFACE/RIM SPOT ELEVATION  
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  
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

MISS UTILITY OF VIRGINIA

CALL BEFORE YOU DIG  
1.800.552.7001

GRAPHIC SCALE IN FEET  
0 10 20 40

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**RICHARD MOLLER**  
Lic. No. 0402049416  
PROFESSIONAL ENGINEER

KHA PROJECT 110360000  
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**POST DEVELOPMENT BASIN MAP**

**4580 DUKE STREET**  
PREPARED FOR  
**ALDI, INC.**

CITY OF ALEXANDRIA VA

SHEET NUMBER  
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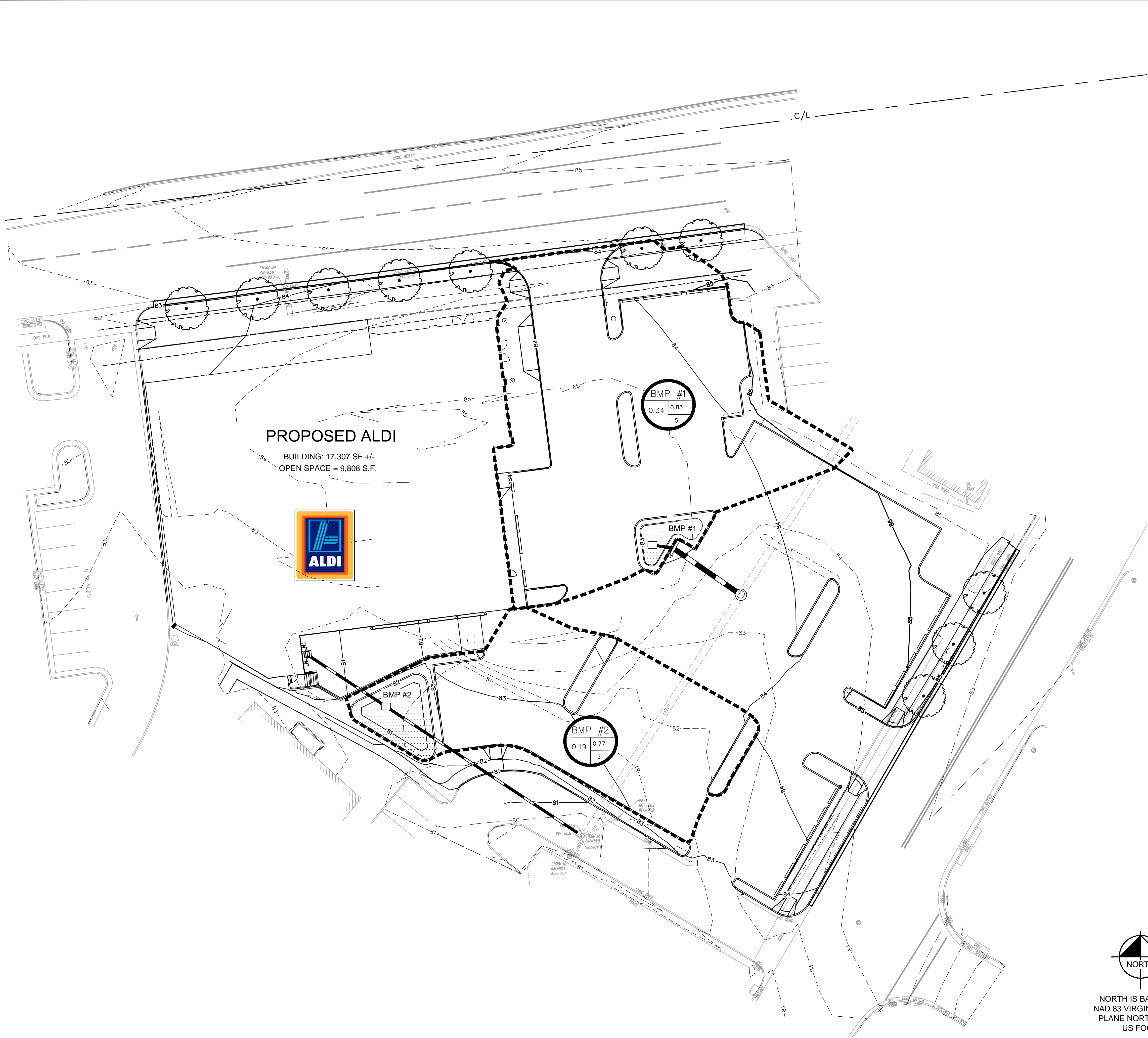






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**4580 DUKE STREET**

PREPARED FOR  
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**BMP TREATMENT MAP**

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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)	0.28		Nitrogen EMC (mg/L)	1.06	
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 Total Okay

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

Land Cover Summary	Listed	Adjusted <sup>1</sup>	Land Cover Summary	Post-ReDevelopment	Land Cover Summary	Post-ReDevelopment New Impervious
Pre-ReDevelopment			Forest/Open Space Cover (acres)	0.00		
Forest/Open Space Cover (acres)	0.00	0.00	Composite Rv(forest)	0.00		
Composite Rv(forest)	0.00	0.00	% Forest	0%		
% Forest	0%	0%	Managed Turf Cover (acres)	0.19		
Managed Turf Cover (acres)	0.19	0.19	Composite Rv(turf)	0.25		
Composite Rv(turf)	0.25	0.25	% Managed Turf	12%		
% Managed Turf	12%	12%	ReDev. Impervious Cover (acres)	1.39		
Impervious Cover (acres)	1.39	1.39	Rv(imperious)	0.95		
Rv(imperious)	0.95	0.95	% Impervious	88%		
% Impervious	88%	88%	Total ReDev. Site Area (acres)	1.58		
Total Site Area (acres)	1.58	1.58	ReDev. Site Rv	0.86		
Site Rv	0.87	0.87	Post-ReDevelopment Treatment Volume (acre-ft)	0.1134		
Pre-Development Treatment Volume (acre-ft)	0.1140	0.1140	Post-Development Treatment Volume (acre-ft)	0.0000		
Pre-Development Treatment Volume (cubic feet)	4,966	4,966	Post-Development Treatment Volume (cubic feet)	0		
Pre-Development Load (TP) (lb/yr)	3.19	3.19	Post-Development Load (TP) (lb/yr)	0.00		

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

Pre-Development Load (TN) (lb/yr)	22.84	Post-Development Load (TN) (lb/yr)	22.72
-----------------------------------	-------	------------------------------------	-------

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	

					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.)	Remaining Phosphorus 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.)	Remaining Nitrogen Load (lbs.)
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	

				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.)	Remaining Phosphorus 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.)	Remaining Nitrogen Load (lbs.)
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

SITE RESULTS

Phosphorous					
TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.62				
RUNOFF REDUCTION (cf)	745				
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.66				
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	2.62				
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 WOV 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.

A*	PRE-DEVELOPMENT	POST-DEVELOPMENT
I <sub>A</sub>		
structures	= 1.58 acres	= 1.58 acres
parking lot	= acres	= acres
roadway	= acres	= acres
other	= acres	= acres
	= acres	= acres
	= acres	= acres
Total I <sub>A</sub>	= 1.39 acres	= 1.38 acres

I = (total I<sub>A</sub>/A) x 100

= 88 percent expressed in whole numbers

= 87 percent expressed in whole numbers

R<sub>V</sub> = 0.05 + (0.009 x 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<sub>A</sub> is the total impervious cover on the site

2. Calculate the pre-development load (L<sub>pre</sub>)

L<sub>pre</sub> = 8.16 x R<sub>V</sub>-pre x C x A

= 8.16 x 0.842 x 1.08 x 1.58

= 11.724 pounds per year

BMP SUPPLEMENT 2/1/92 Page 1 of 2 Page 1-22-2

ALEXANDRIA, VIRGINIA  
PHOSPHOROUS  
LOADING COMPUTATIONS

WORKSHEET B: REDEVELOPMENT

3. Calculate the post-development load (L<sub>post</sub>)

L<sub>post</sub> = 8.16 x R<sub>V</sub>-post x C x A

= 8.16 x 0.833 x 1.08 x 1.58

= 11.599 pounds per year

4. Calculate the pollutant removal requirement (RR).

RR = L<sub>post</sub> - (0.9 x L<sub>pre</sub>)

= 11.599 - (0.9 x 11.724)

= 1.05 pounds per year

%RR = (RR/L<sub>post</sub>) x 100

= (1.05 / 11.599) x 100

= 9.05 %

BMP SUPPLEMENT 2/1/92 Page 2 of 2 Page 1-22-5

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 CBFA Drainage Area Served (expressed in decimal form)	L <sub>post</sub> (lbs/yr)	Load Removed (lbs/yr)
Bioretention	0.25	0.54/1.58 = 0.342	11.599	0.992

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

BMP SUPPLEMENT 2/1/92 Page 1 of 1 Page 1-22-6



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.

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COMMONWEALTH OF VIRGINIA  
RICHARD MOLLER  
Lic. No. 0402049416  
PROFESSIONAL ENGINEER

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

BMP CALCULATIONS

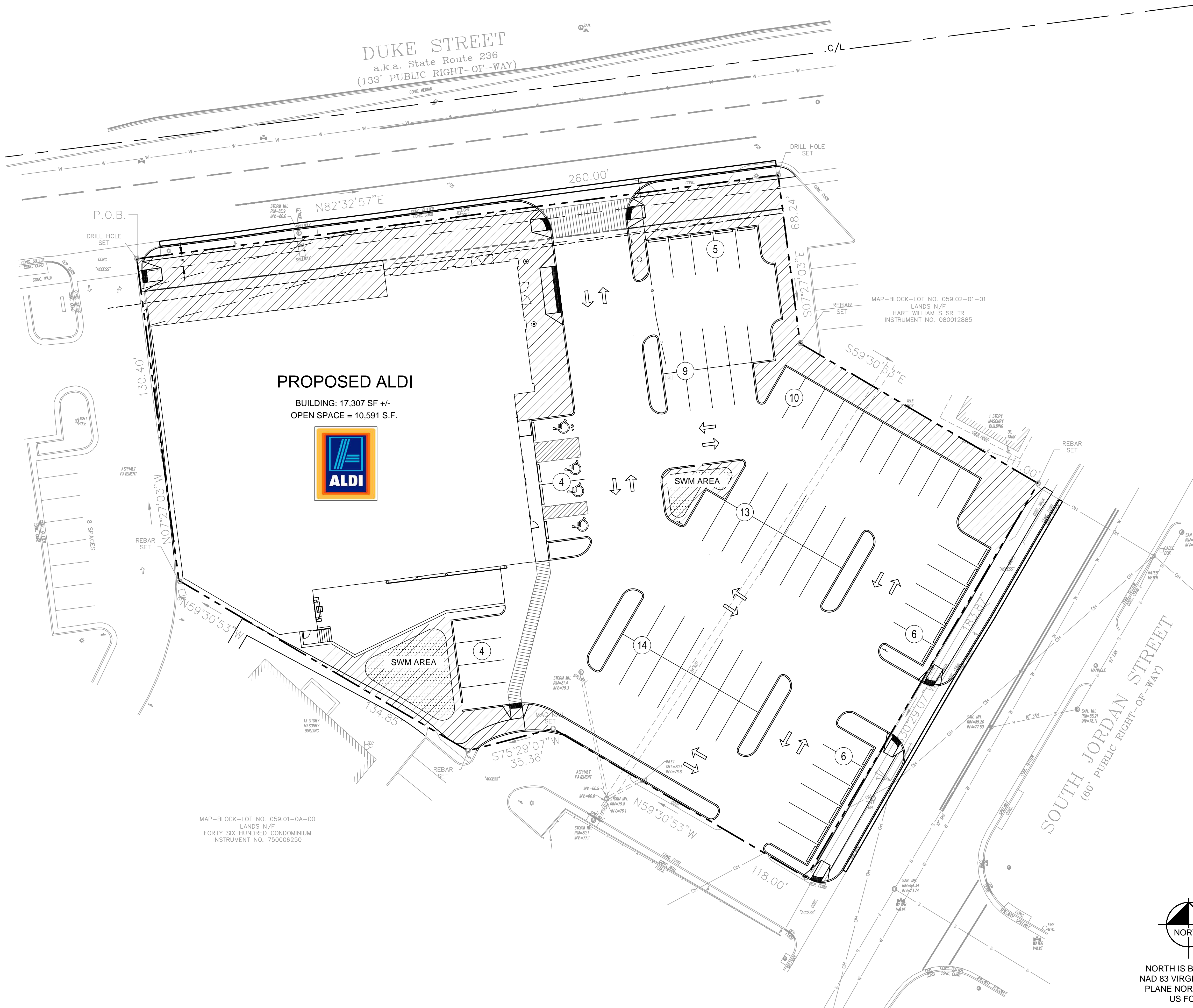
4580 DUKE STREET  
PREPARED FOR  
ALDI, INC.

CITY OF ALEXANDRIA

SHEET NUMBER 236

NO. REVISIONS DATE BY





### OPEN SPACE CALCULATIONS:

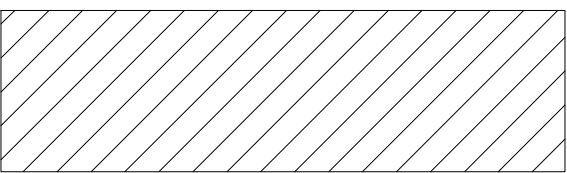
\* OPEN SPACE TOTAL: 10,862 SQ. FT.  
0.2494 ACRES

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.

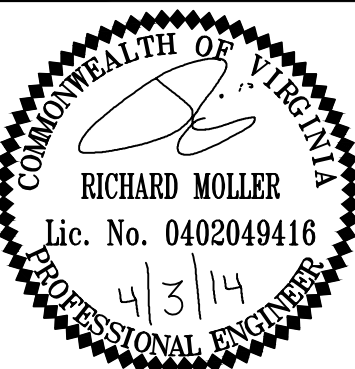
## LEGEND

## OPEN SPACE



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

# CONCEPTUAL OPEN SPACE PLAN

4580 DUKE STREET

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ALDI, INC.

CITY OF ALEXANDRIA

SHEET NUMBER  
250

DATE \_\_\_\_\_

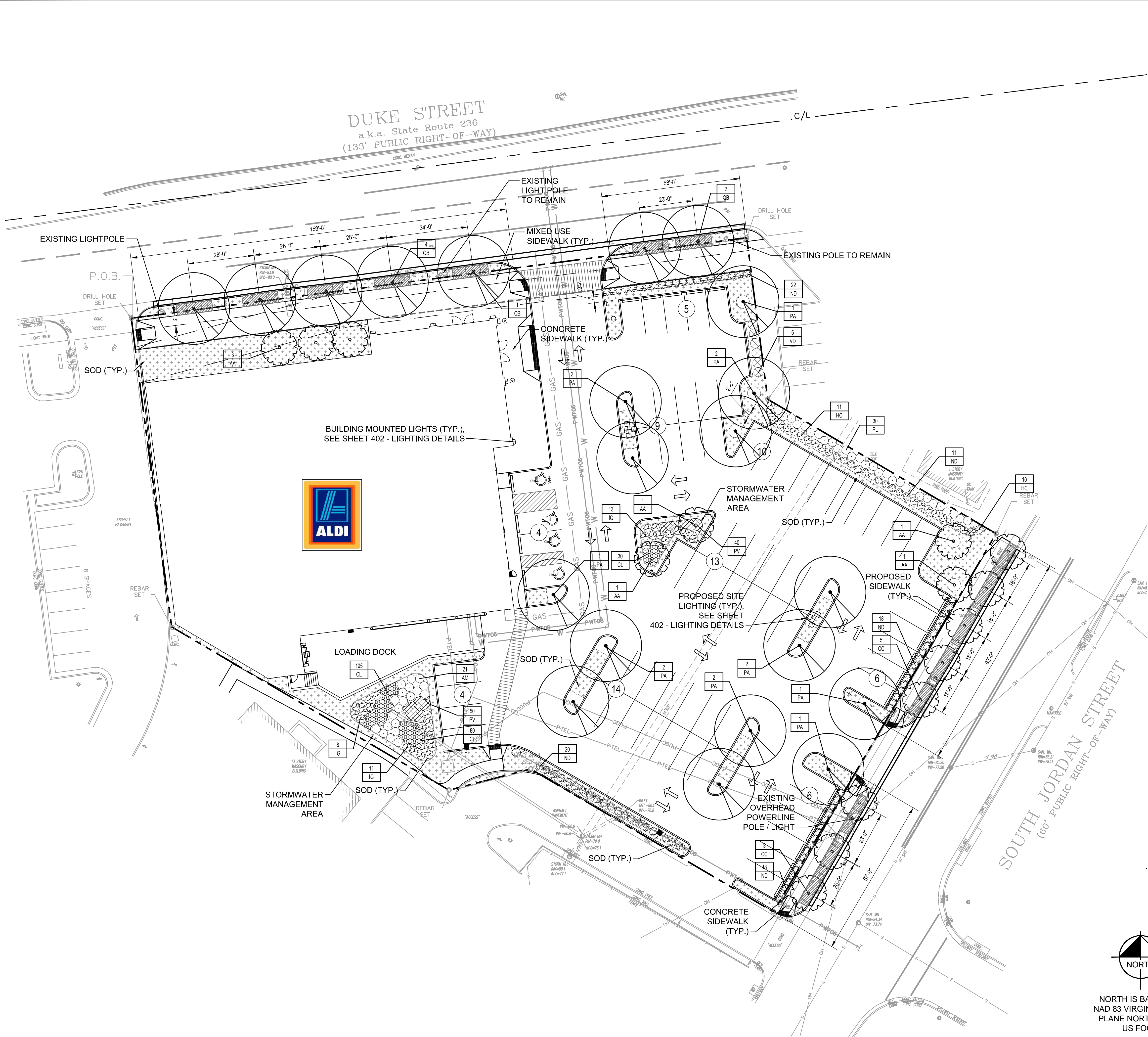
REVISIONS

No.

BY



Plotted By: Lda, Pdpge Sheet Set: Aldi Duke St. Layout: 400 LANDSCAPE PLAN April 02, 2015 06:43:13pm K:\NVA-GVA\10360-ALDI\10360013-Alexandria, VA Mapa\CAD\PlanSheets\400 - LANDSCAPE PLAN.dwg  
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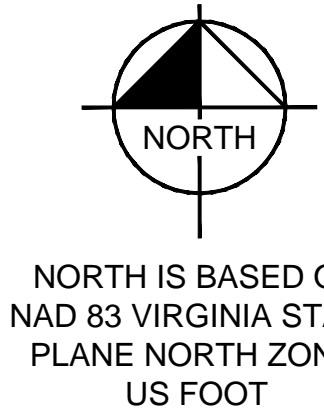
GENERAL NOTES

- APPROXIMATE AREA OF DISTURBANCE DURING CONSTRUCTION: 1.45 Ac. +/-
- STORMWATER MANAGEMENT (SWM) AREAS ARE APPROXIMATE AND HAVE NOT BEEN CALCULATED.
- THE SITE IS NOT LOCATED IN THE COMBINED SEWER AREA OF THE CITY OF ALEXANDRIA.
- 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.

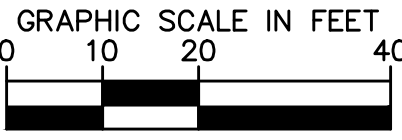
LEGEND

	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:
- REFER TO SHEET 401 - LANDSCAPE DETAILS FOR OVERALL PLANT SCHEDULE
  - REFER TO SHEET 401 - LANDSCAPE DETAILS FOR LANDSCAPE DETAILS



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



MISS UTILITY OF VIRGINIA



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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_  
\_\_\_\_\_  
DIRECTOR DATE  
CHAIRMAN, PLANNING COMMISSION DATE  
DATE RECORDED \_\_\_\_\_  
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4580 DUKE STREET  
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CITY OF ALEXANDRIA

LANDSCAPE PLAN

VA

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COMMONWEALTH OF VIRGINIA  
Michael Casey  
Lic. No. 1810  
A/13/15  
LANDSCAPE

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

SHEET NUMBER  
400

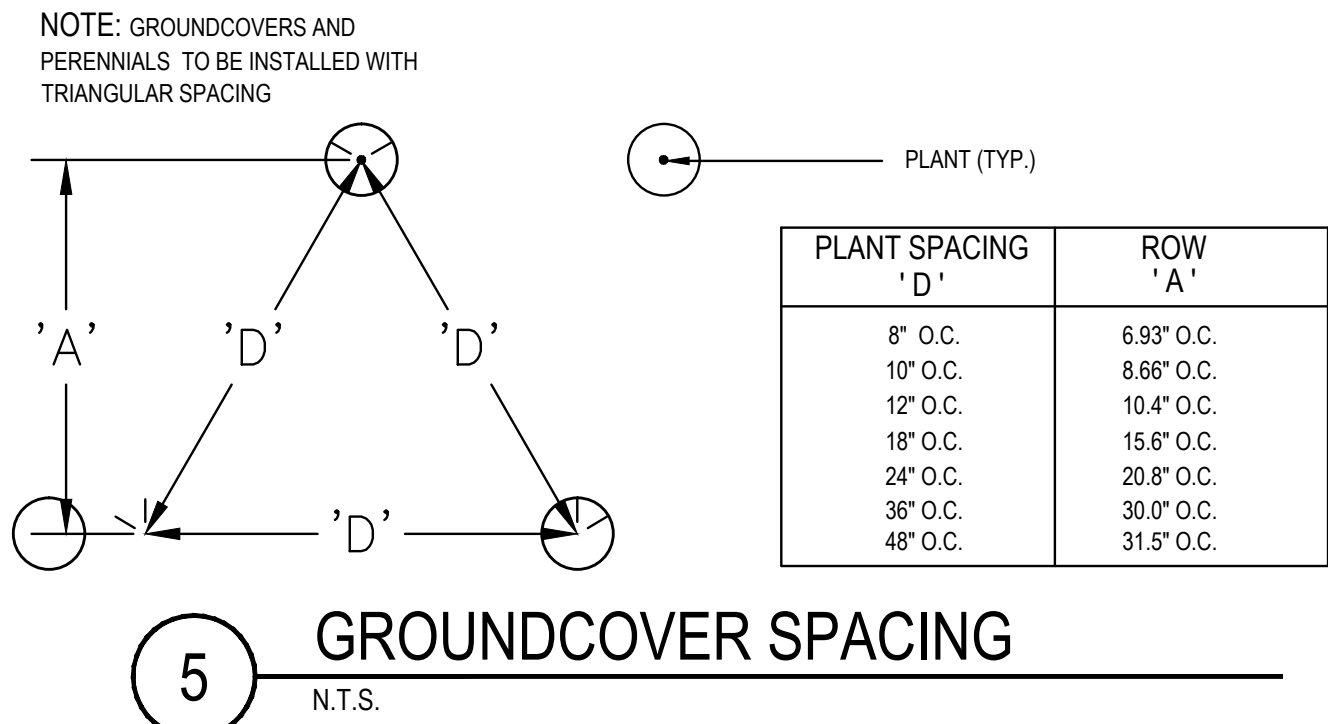
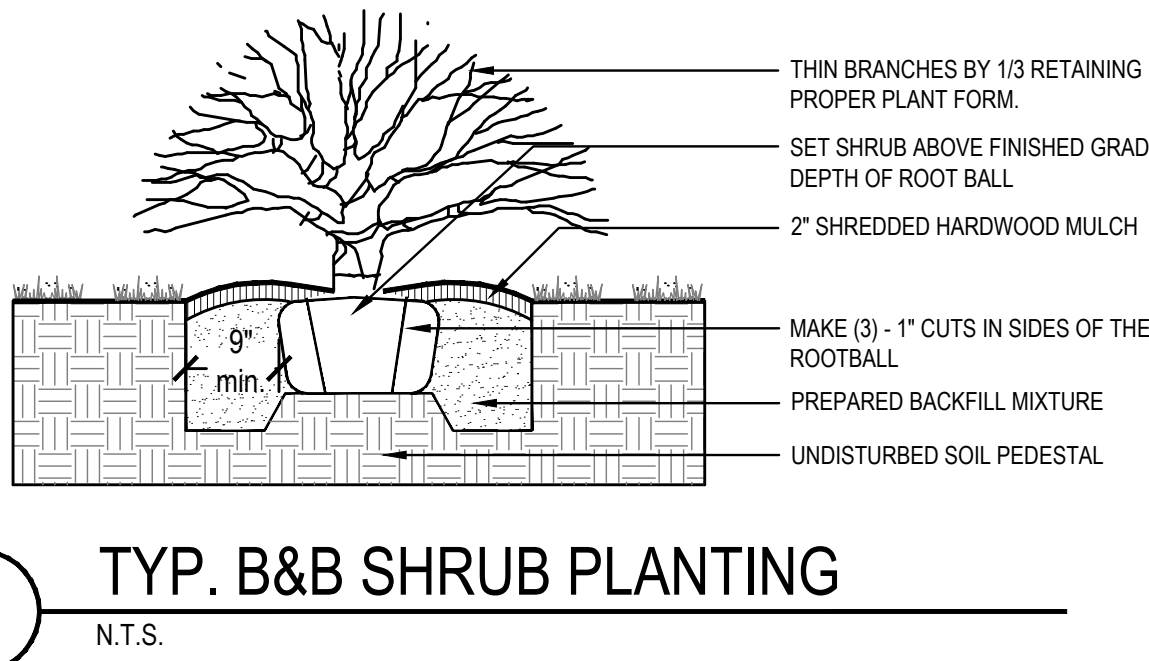
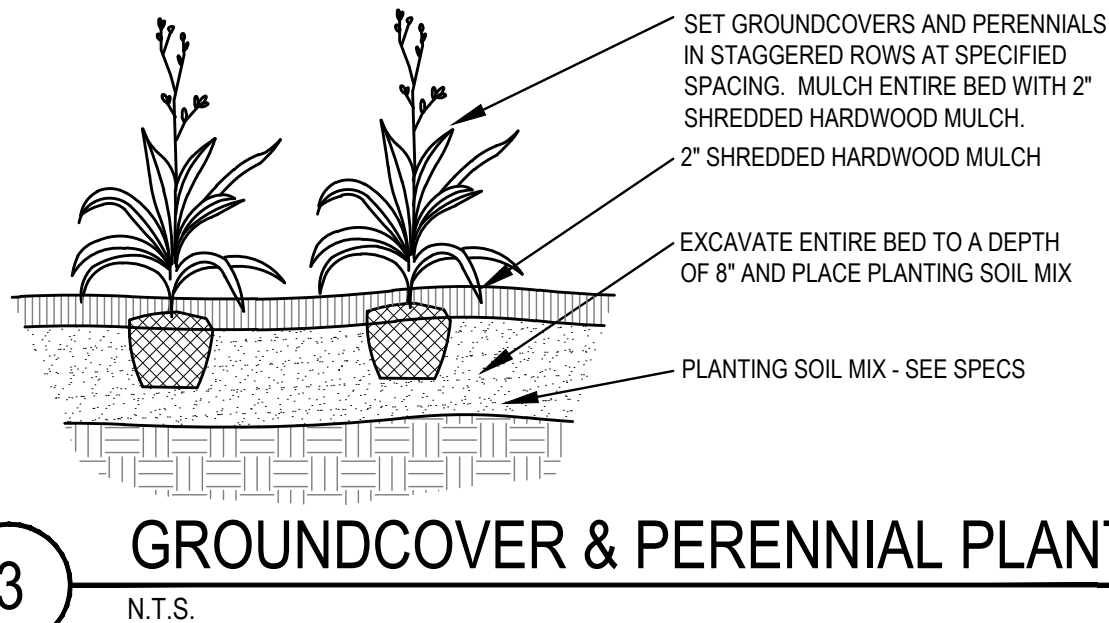
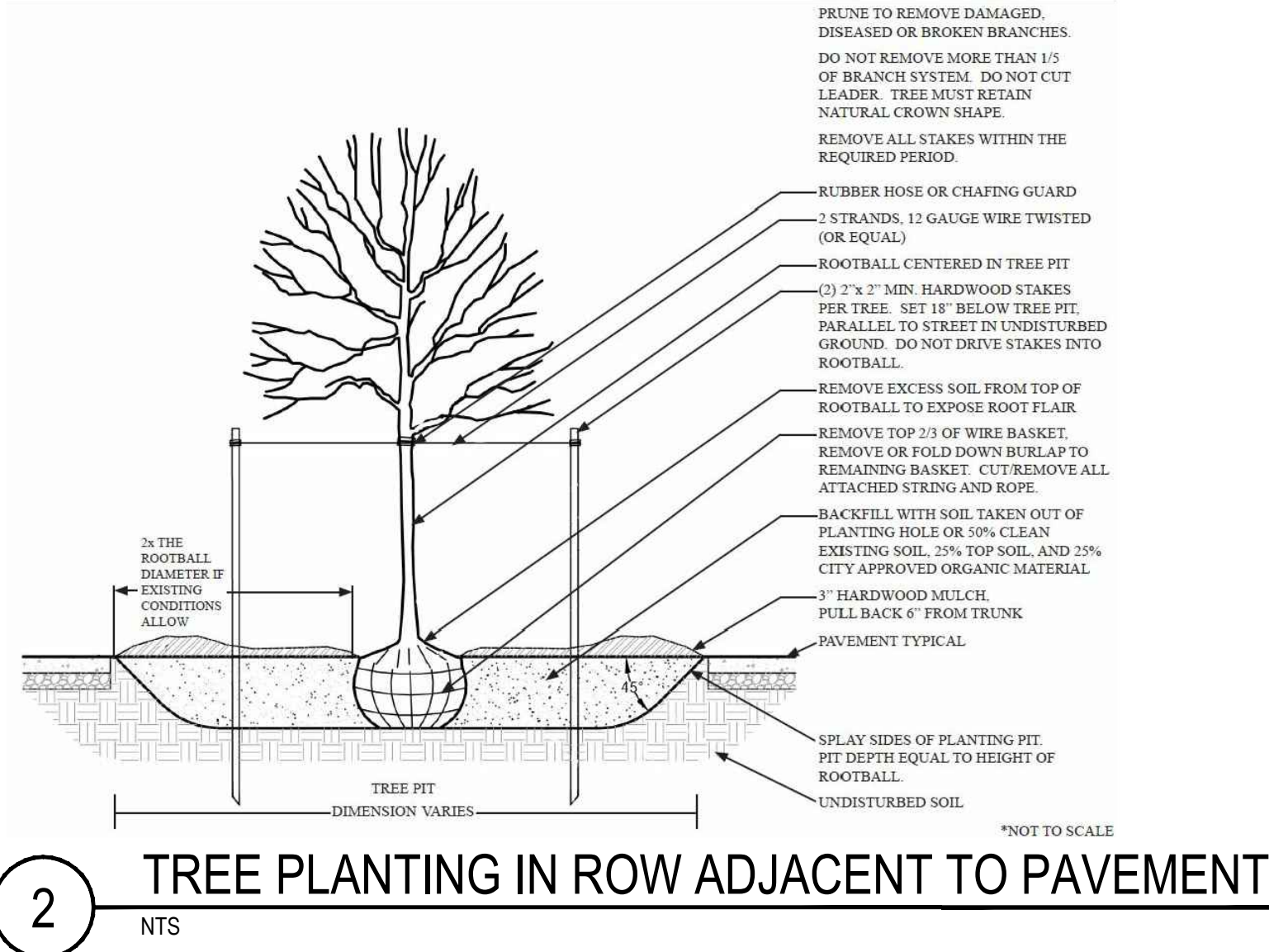
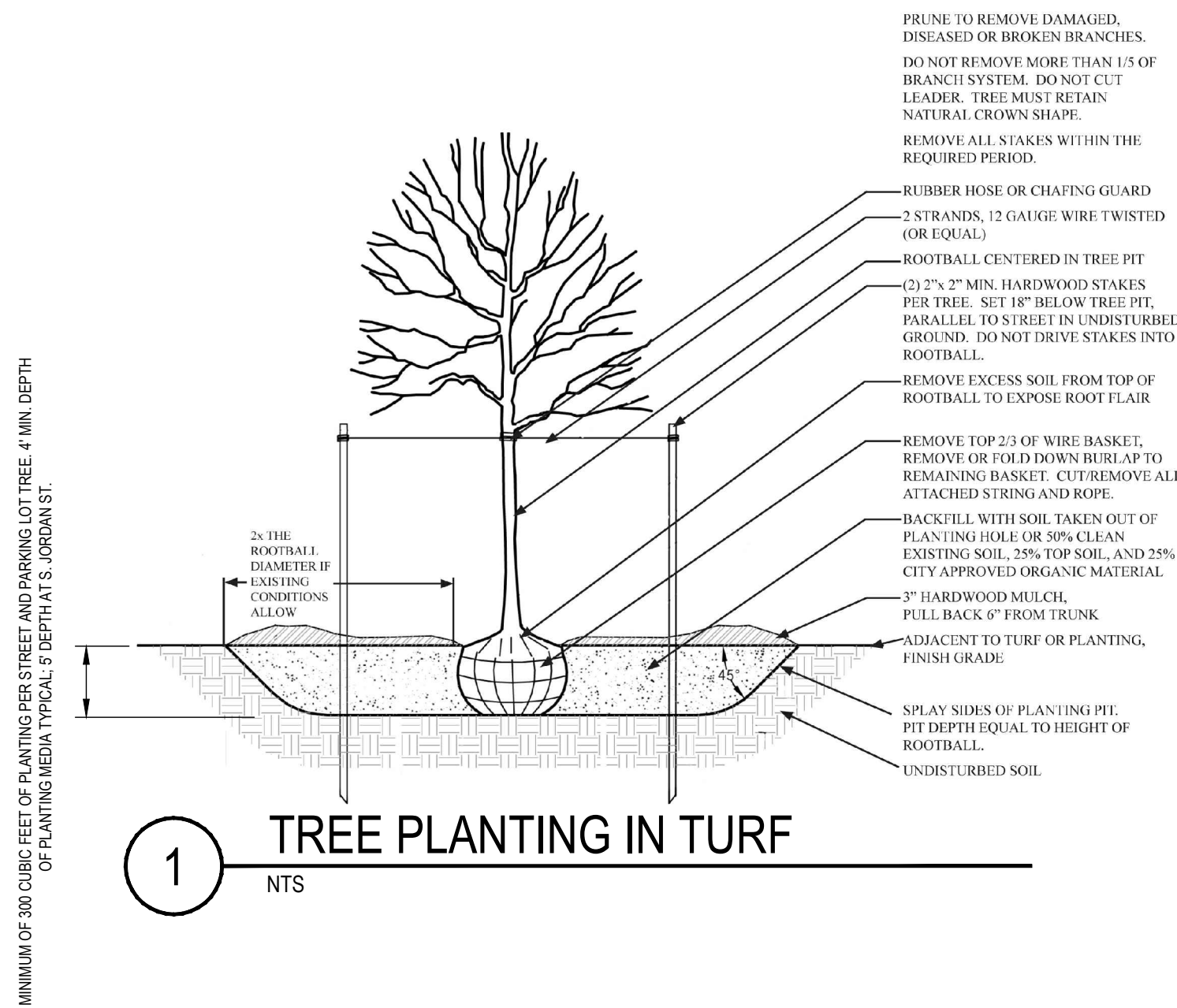
REVISIONS

DATE

BY



Plotted By: Jda, P: Jda, Sheet Set: Aldi Duke St, Layout: 401 LANDSCAPE DETAILS April 02, 2015 06:45:28pm K:\NVA-DVA\10360-ALDI\10360013-Alexandria, VA Marq\CAD\PlanSheets\401 - LANDSCAPE DETAILS.dwg  
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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	125017,500
MEDIUM SHADE TREES									
AA	7	Amelanchier Arborea 'Autumn Brilliance'	Eastern Redbud	10' Ht.	10' Ht.	25' Ht.	B & B	Single Leader, Uniform branching pattern	5003,500
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 Viburnum	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.)	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*****	



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

Michael J. Casey  
Lic. No. 4610  
A/12/15  
LANDSCAPE

KHA PROJECT  
110360000

DATE  
04/03/2015

SCALE AS SHOWN

DESIGNED BY PL

DRAWN BY PLI

CHECKED BY MTC

LANDSCAPE DETAILS

4580 DUKE STREET  
PREPARED FOR  
ALDI, INC.

CITY OF ALEXANDRIA

REVISIONS

DATE

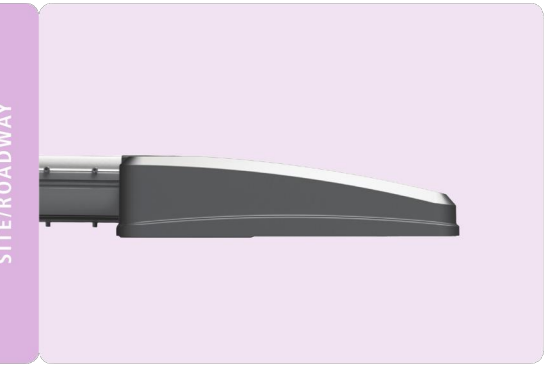
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SHEET NUMBER  
401



VP-S

Viper (Small)



**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 HLD 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**

MODEL	CCT-COLOR TEMP	VOLTAGE	MOUNTING OPTIONS	COLOR
VP-S Viper (Small)	5K 5000° K (std.) 4K 4000° K 3K 3000° K	UNV 120-277V 347 347V 480 480V	RA Rectangular Arm SF2 2 3/4" OD Slipfitter PK2 2 3/4" Adjustable Knuckle WB Wall Bracket	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 HST Metallic Silver Textured MTT Metallic Titanium Textured OWI Old World Iron _RAL

**ENGINE WATTS**

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

**OPTICS**

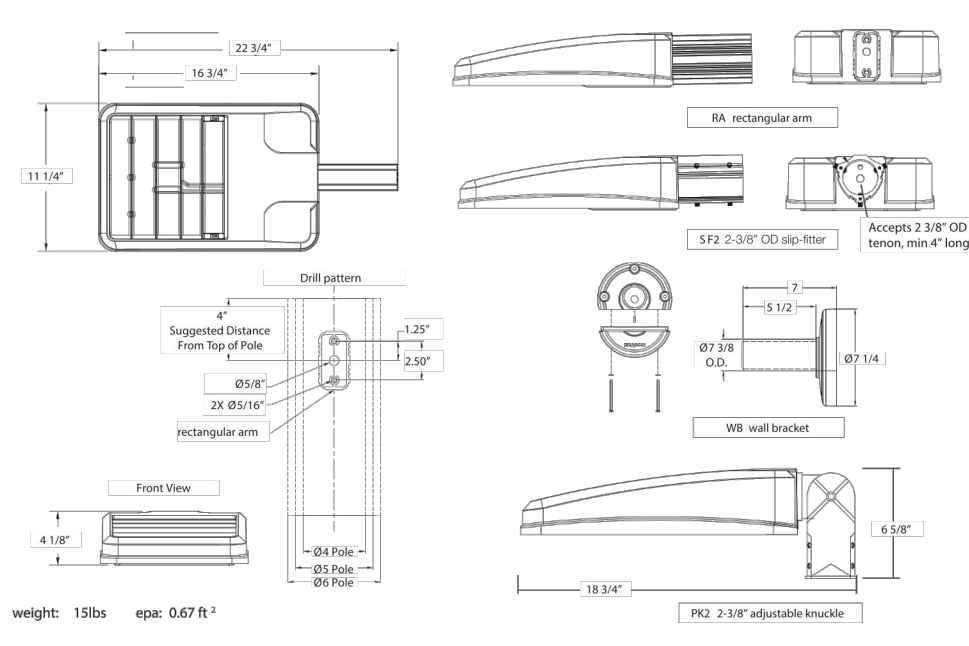
T2 Type II  
T3 Type III  
T4 Type IV  
T5R Rectangular  
T5QM Sq. Medium  
T5W Round Wide

**ELECTRICAL OPTIONS**

PCR-TL Photocell, Twist-lock  
PCR-SC Photocell, Shorting Cap  
NP No Photocontrol  
2PF Dual Power Feed <sup>1,2</sup>  
**STANDARD ELECTRICAL SUPPLIES**  
Lifeshield™ Thermal Protection  
20K-Surge Protection <sup>3</sup>  
Dimming Drivers

<sup>1</sup> Not available 30NB-90  
<sup>2</sup> Not available @ 347/480V input  
<sup>3</sup> Not available @ 347V input

**DETAILS**



weight: 15lbs epc: 0.67 ft <sup>1</sup>

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## SQUARE STRAIGHT STEEL POLES

### Specifications

#### SSP SERIES

- Square straight steel shaft
- One-piece construction
- 2 3/8" OD tenons, or factory-drilled side mount with nuts and washers, metal template
- 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	Height	Wind Load (ft/mph) <sup>1</sup>				Pole Size	Base Square	Anchor Bolt Size	Suggested Bolt Circle	Bolt Circle Range	Bolt Projection	Pole Weight (lbs)
		90mph EPA	100mph EPA	110mph EPA	120mph EPA							
11 GAUGE												
SSP-411B-XXX-KX	18	13.8	10.6	8.2	6.3	4"	10.25"	3/4"	10.5"	8-11"	4"	147
SSP-412S-XXX-KX	25	6.4	4.3	2.7	1.6	4"	10.25"	3/4"	10.5"	8-11"	4"	190
SSP-512S-XXX-KX	25	8.8	5.9	3.6	1.9	5"	12"	1"	10.5"	10-13.5"	4"	231
7 GAUGE												
SSP-472S-XXX-KX	25	10.9	8.1	6.0	4.4	4"	11"	3/4"	10.5"	8-11"	4"	266
SSP-5722-XXX-KX	22	22.4	17.3	13.5	10.5	5"	12"	1"	10.5"	10-13.5"	4"	263
SSP-5728-XXX-KX	28	13.7	9.9	7.1	4.9	5"	12"	1"	10.5"	10-13.5"	4"	340
SSP-5730-XXX-KX	30	11.5	8.0	5.8	3.4	5"	12"	1"	10.5"	10-13.5"	4"	398

<sup>1</sup> Catalog Number, as listed, does not include tenons or mounting for side mounting. Pole mounting must be specified by multiplying the pole's in Catalog Number. Refer to Catalog Log for top type and for mounting arrangements.

<sup>2</sup> Allowable EPA loading based on ASCE 7-05 (1999) specifications. Group I Loading. 30 year recurrence internal calculation are based on 30-year gust wind speed data.

<sup>3</sup> Factory supplied template must be used when setting anchor bolts. Security Lighting will ship any data for incorrect anchorage placement resulting from failure to use factory supplied template.

<sup>4</sup> Anchor bolt weights not included. Allowable EPA loading based on ASCE 7-05 (1999) specifications. Group I Loading. 30 year recurrence internal calculation are based on 30-year gust wind speed data.

#### 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
<b>FINISH</b>							
SSP	Square Straight Steel						DB Dark Bronze
41	4.0", 11 ga.						BK Black
47	4.0", 7 ga.						WH White
51	5.0", 11 ga.						PS Platinum Silver
57	5.0", 7 ga.						DN Natural Galvanized Finish
<b>TOP TYPE</b>							
1	2 3/8" OD Tenon <sup>1</sup>						
5	Removable Tenon <sup>1</sup>						
6	Side mount						
<b>SHAFT SIZE SQUARE / GAUGE</b>							
41	4.0", 11 ga.						
47	4.0", 7 ga.						
51	5.0", 11 ga.						
57	5.0", 7 ga.						
<b>MOUNTING ARRANGEMENT</b>							
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						
<b>NOMINAL POLE HEIGHT (in feet)</b>							
See ordering information above!							
<b>NOTES</b>							
• Aluminum poles available, consult factory. • All factory mounted poles are subject to stress only. • Ground lug mounting pole are specified. • Consult factory for available pole options (pre-painted, hot-dip galvanneal, and custom mounting arm).							
<b>ACCESSORY: TENON TOP MOUNTING BRACKET</b>							
<b>FIXTURE TYPE</b>							
0	None, tenon only						
2	ASB-F, RSB, RCS/RCL, WL, MXC, SL, CR1, CM, CM2						
<b>OPTION</b>							
BLANK	Standard						
GL	Hot Dip Galvanized						

**SECURITY LIGHTING SYSTEMS** A HUBBELL LIGHTING, INC. COMPANY  
Performance Designed Lighting Products  
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## EXTERIOR WALL SCONCE



Type: F20 LED

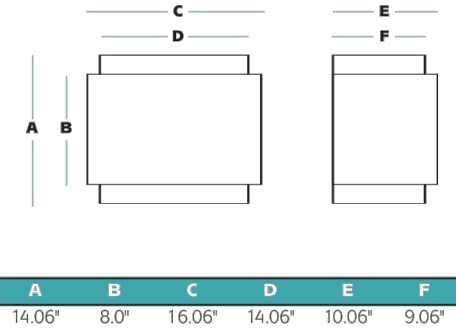


### Fixture Specifications

#### FEATURES

- All aluminum construction
- Luminaire finished in weatherproof powder-coat paint
- UL wet location listed
- Tempered clear glass lenses at top and bottom openings

#### DIMENSIONS



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

#### ORDERING INFORMATION

##### SAMPLE CATALOG NUMBER

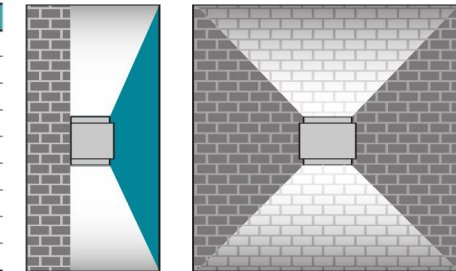
WB2000 XXXXXX XX XX XXX

Series Wattage/Source Finish Distribution Voltage

<b>SERIES</b>				<b>FINISH</b>			
WB2000	Exterior Wall Sconce			WH	White		
<b>WATTAGE SOURCE</b>				BE	Beige		
100PMH	100-watt pulse-start metal halide			DB	Bronze		
175PMH	175-watt pulse-start metal halide			SG	Shell Grey		
100HPS	100-watt high pressure sodium			WG	White w/ gray band		
150HPS	150-watt high pressure sodium			WR	White w/ red band		
75LED	75 Watt LED			BW	Beige w/ white band		
				BR	Beige w/ red band		

<sup>1</sup> Other wattage sources available. Consult factory.  
<sup>2</sup> Other colors available. Consult factory.

#### TYPICAL APPLICATION




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NTS

2 SQUARE STRAIGHT STEEL POLES  
NTS

3 EXTERIOR WALL SCONCE  
NTS

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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.

4580 DUKE STREET

PREPARED FOR  
ALDI, INC.

LIGHTING DETAILS

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

Kimley»Horn

© 2010 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE: 703-674-1300 FAX: 703-674-1350  
WWW.KIMLEY-HORN.COM

CITY OF ALEXANDRIA

SHEET NUMBER  
402

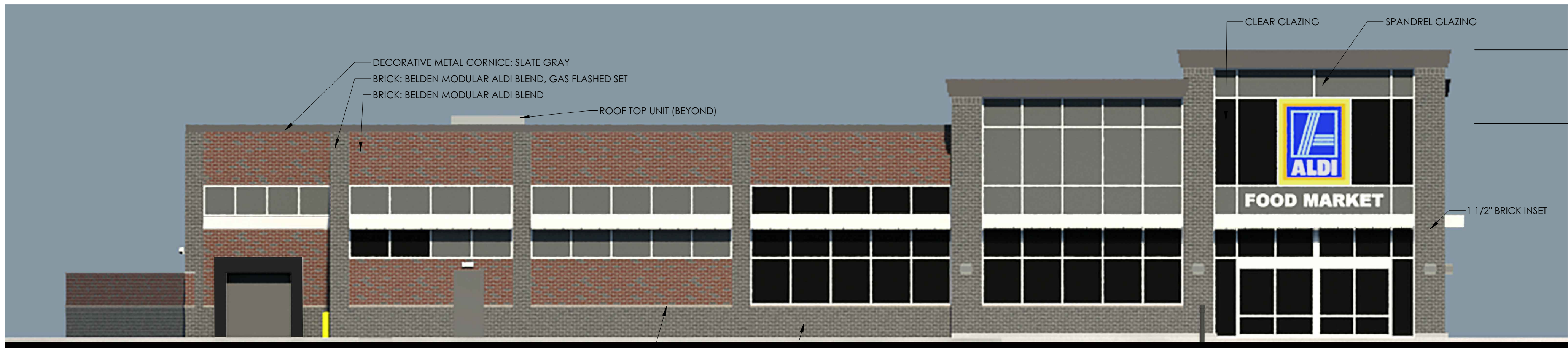
REVISIONS

No.

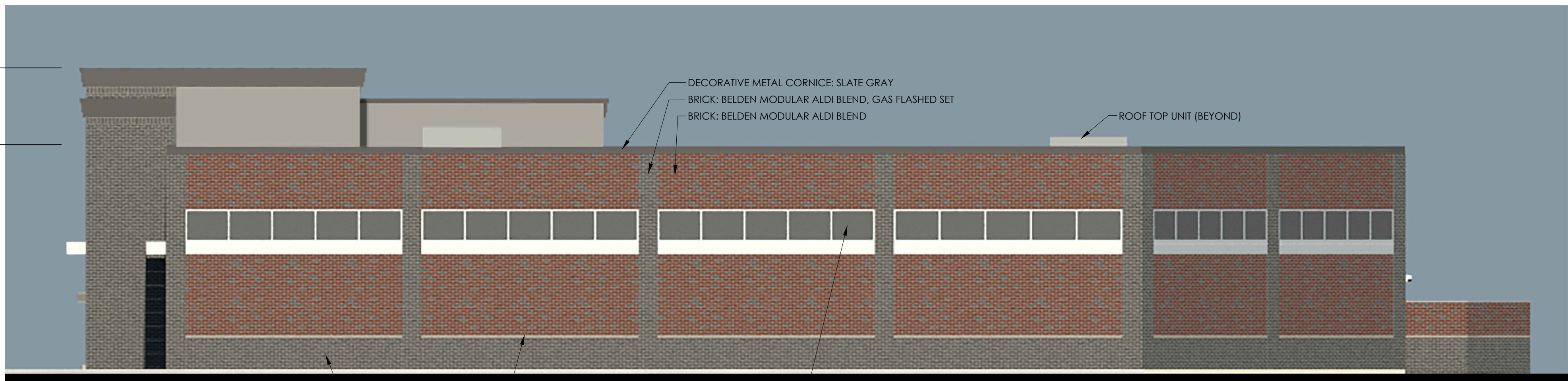
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BY

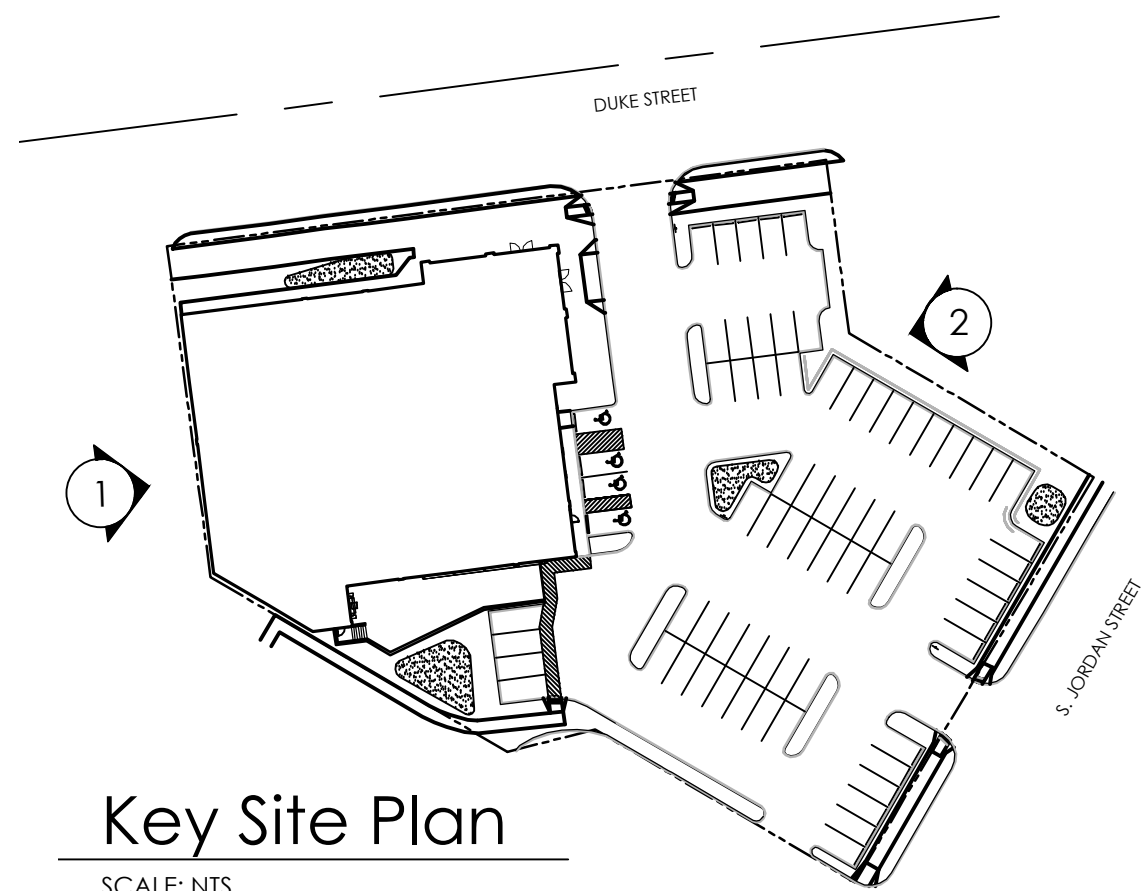




2 Front Elevation  
SCALE: 1/8" = 1'-0"



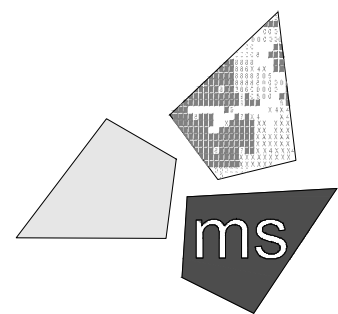
1 Rear Elevation  
SCALE: 1/8" = 1'-0"



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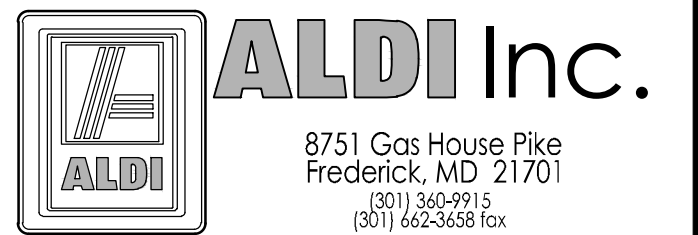
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**ms consultants, inc.**  
engineers, architects, planners  
2221 Schrock Road  
Columbus, Ohio 43229-1547  
phone 614.898.7100  
fax 614.898.7570

DRAWN BY:  
MAP/ACC/MQK

REVIEWED BY:  
JEL



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

Project Name & Location:

Elevations

Drawing Name:

Prototype Rls.  
02/28/14

Project No.  
40309-10

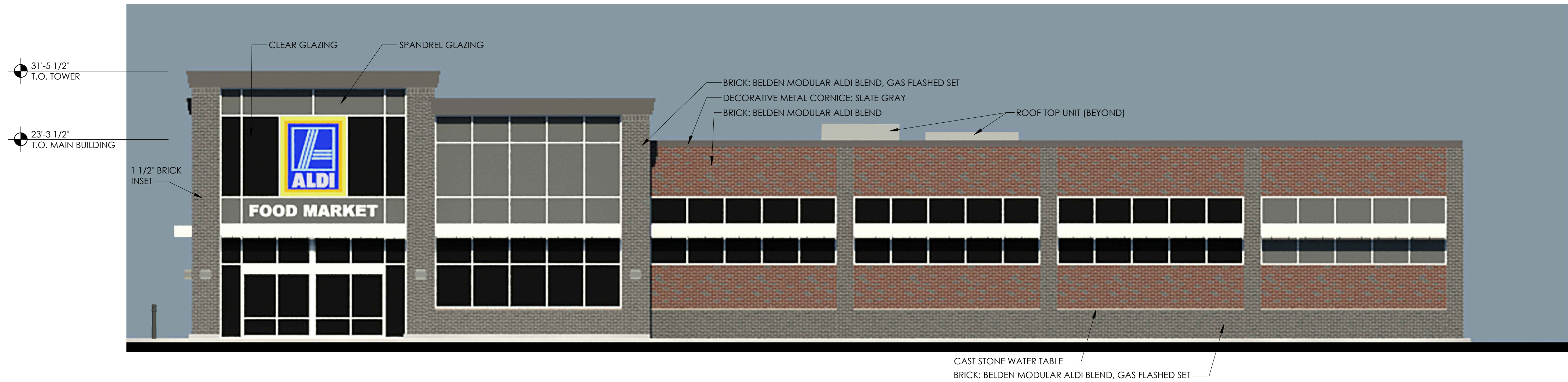
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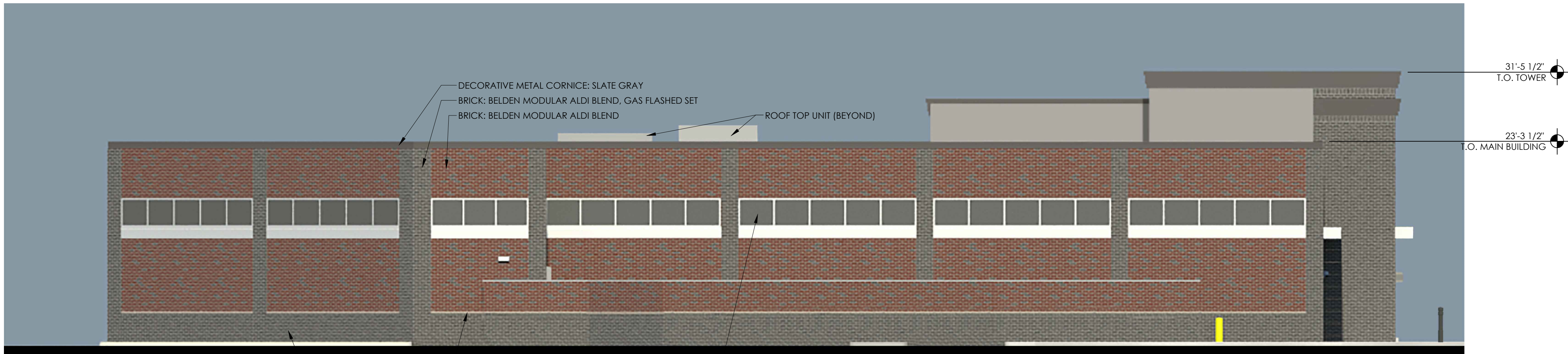
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Drawing No.

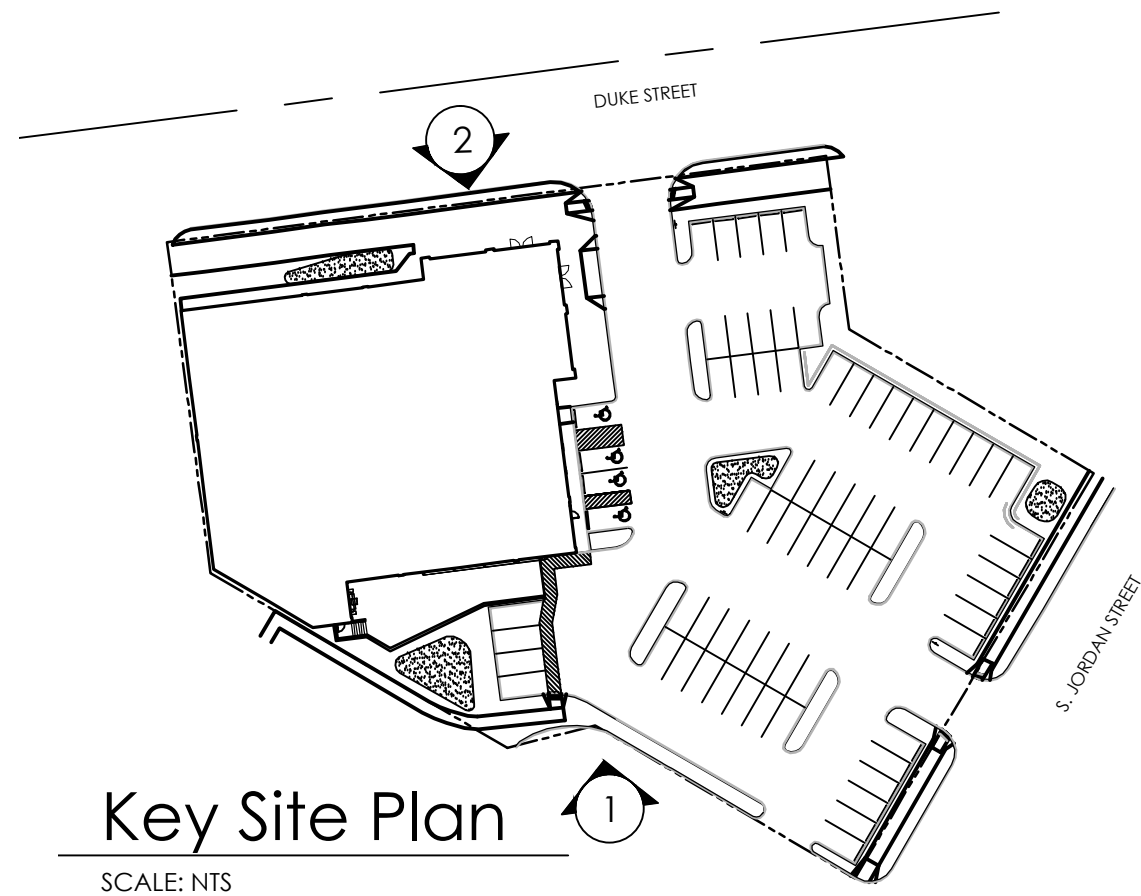




2 Side Elevation  
SCALE: 1/8" = 1'-0"



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



Key Site Plan  
SCALE: NTS

<b>APPROVED</b>		
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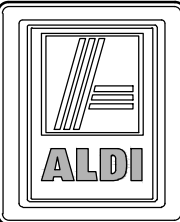
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Seal



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



**ALDI Inc.**  
8751 Gas House Pike  
Frederick, MD 21701  
(301) 362-9115  
(301) 662-3658 fax

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

Project Name & Location:	
Elevations	
Drawing Name:	
Prototype Rls. 02/28/14	Project No. 40309-10
Type: LHRD-V6	
	A1.1
Scale: As Noted	Drawing No.





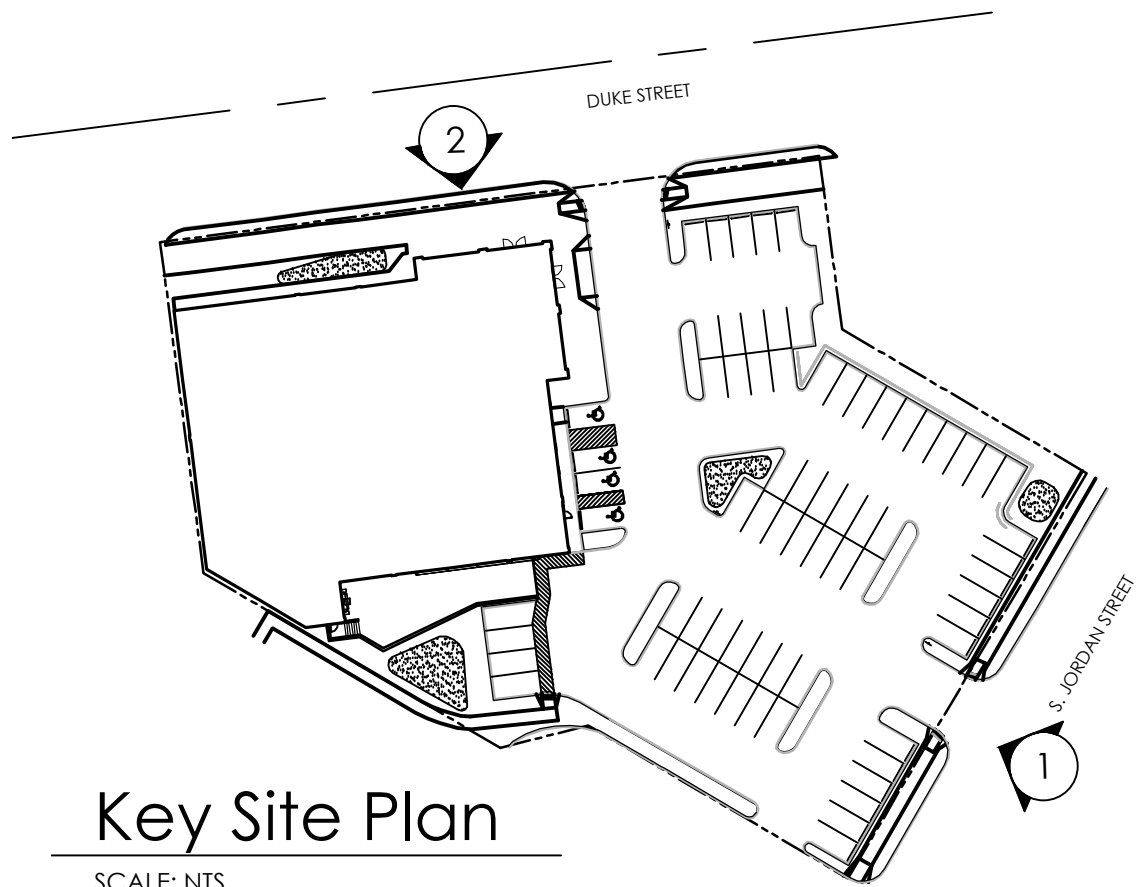
2 Elevation from Duke Street

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



1 Elevation from South Jordan Street

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



Key Site Plan

SCALE: NTS

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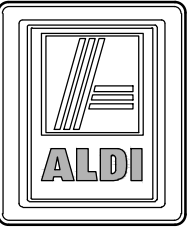
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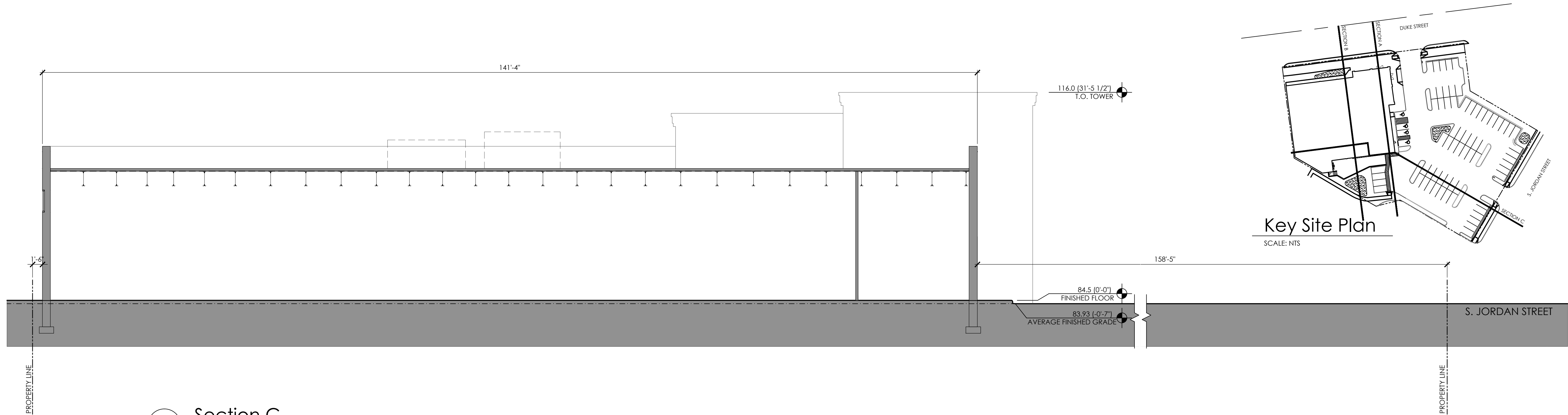


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Frederick, MD 21701  
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(301) 662-3658 fax

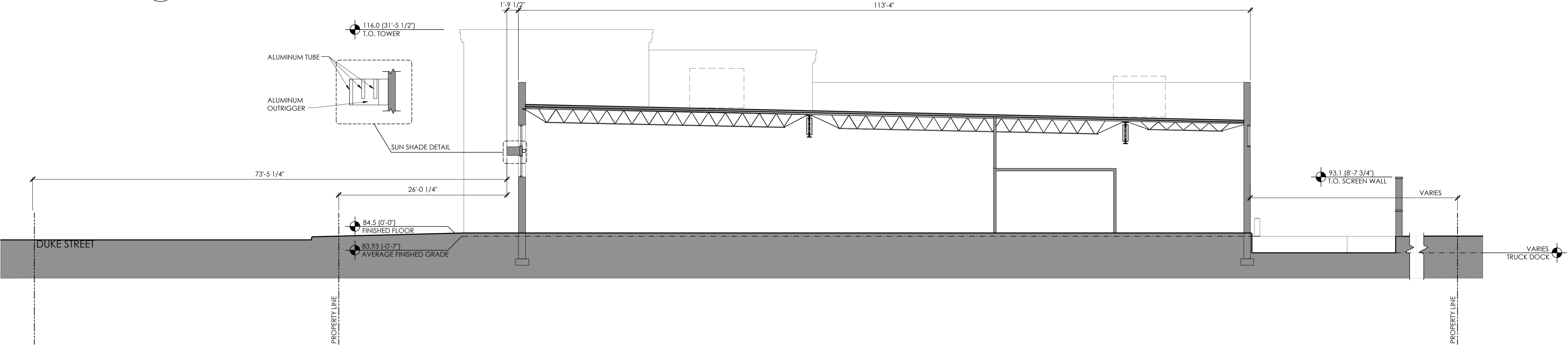
ALDI Inc. Store No. TBD 4580 Duke Street Alexandria, VA 22304	
Project Name & Location:	
Elevations	
Drawing Name:	
Prototype Rls. 02/28/14	Project No. 40309-10
Type: LHRD-V6	A1.2
Scale: As Noted	Drawing No.



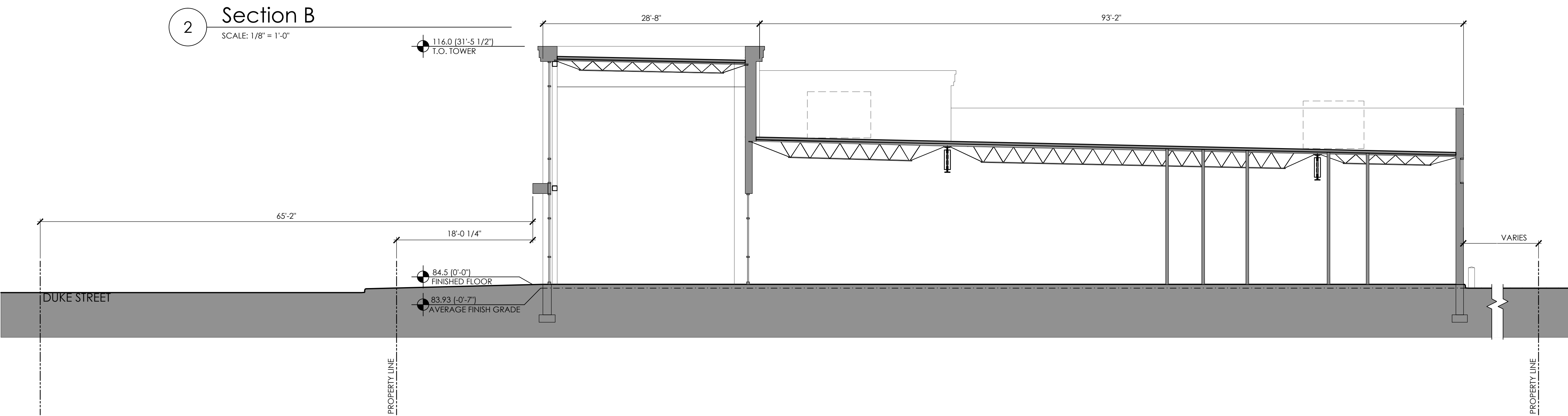
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3 Section C  
SCALE: 1/8" = 1'-0"



2 Section B  
SCALE: 1/8" = 1'-0"

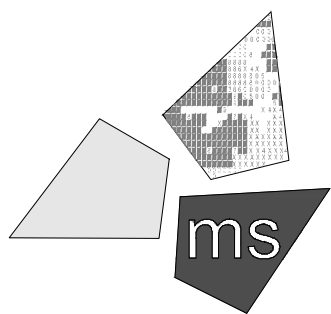


1 Section A  
SCALE: 1/8" = 1'-0"

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DEPARTMENT OF PLANNING & ZONING  
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
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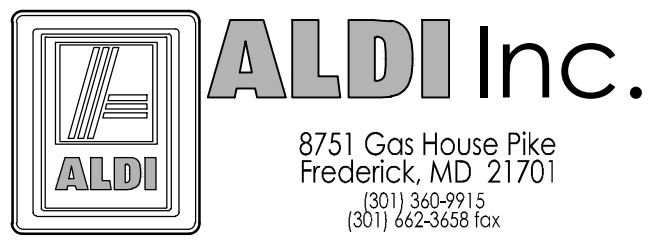
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REVIEWED BY: JEL

Seal



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EXP. DATE: 06/30/2016



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4580 Duke Street  
Alexandria, VA 22304

Project Name & Location:

Sections

Drawing Name:

Prototype Rls. 02/28/14  
Project No. 40309-10

Type: LHRD-V6

Scale: As Noted  
Drawing No. A1.3



File Name: N:\0240309\10 - ALEXANDRIA, VA\DOCS\CAD\VERSION 5.0\PROTOTYPE - A201 - PRESENTATION BOARDS 24X36.DWG Author: POEPPELMAN, MELISSA Plot Date: 4/1/2015



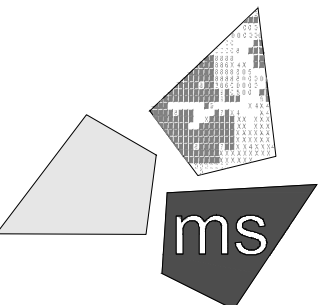
1 Perspective A  
SCALE: NTS

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DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
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DIRECTOR _____	DATE _____	
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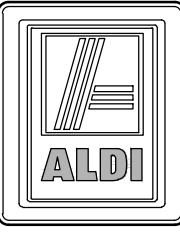
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EXP. DATE: 06/30/2016



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(301) 662-3658 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	
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Scale: As Noted	Drawing No.



File Name: N:\0240309\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

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SPECIAL USE PERMIT NO. 2014-0046		
DEPARTMENT OF PLANNING & ZONING		
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DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
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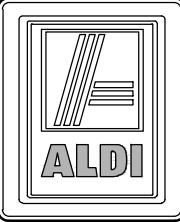
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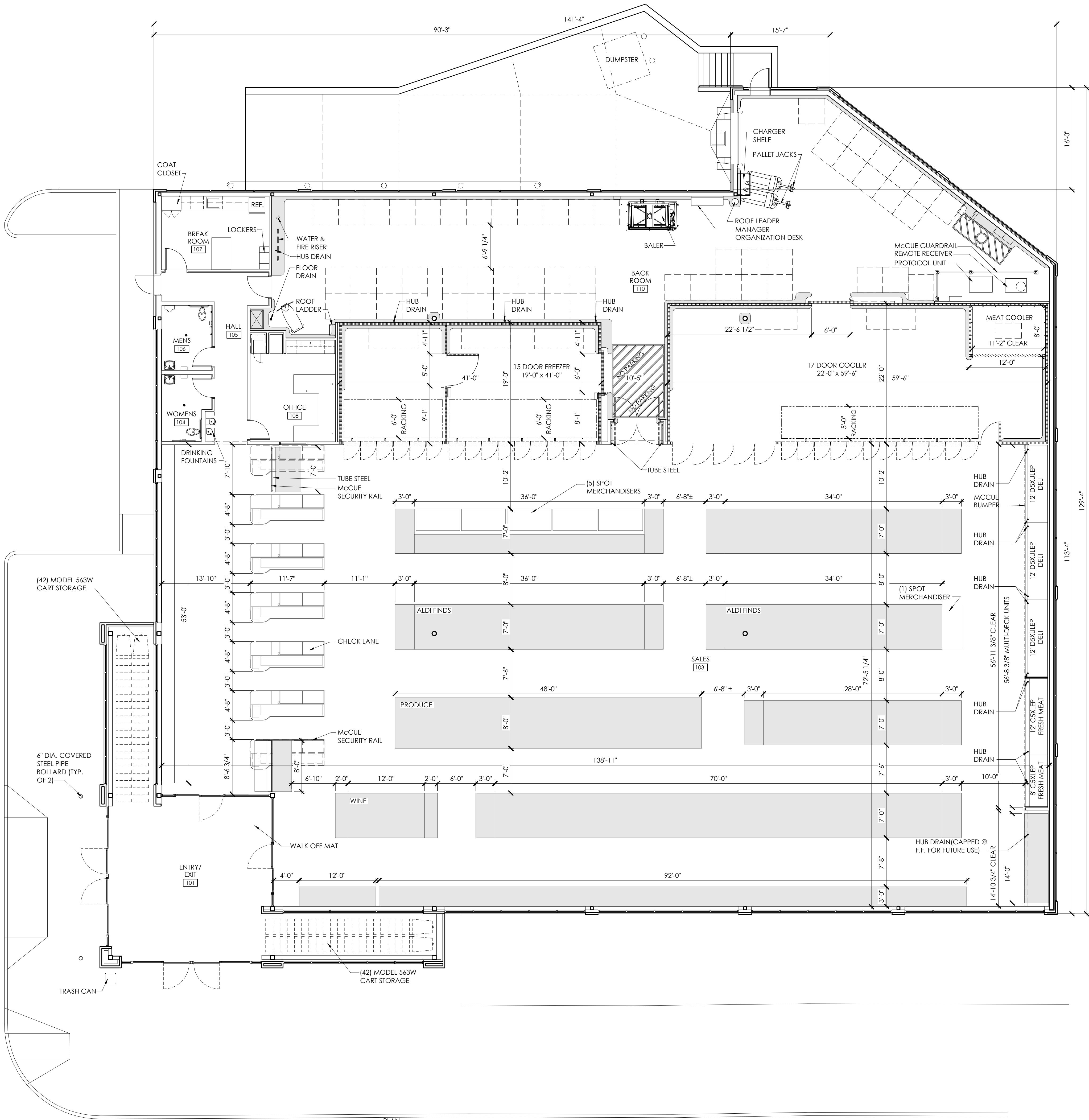
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ERIC ELIZONDO No. 0401016074  
EXP. DATE: 06/30/2016



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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
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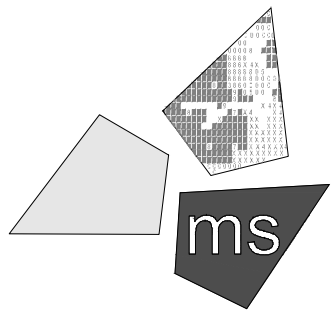


AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE	SALES / ENTRY / EXIT	10,722
	OFFICE	215
	BREAK ROOM	194
	MEN'S ROOM	79
	WOMEN'S ROOM	74
	HALL	198
SUBTOTAL (MERCANTILE)		11,482
STORAGE / STOCK	BACKROOM	2,717
	COOLER	1,255
	FREEZER	730
SUBTOTAL (STORAGE / STOCK)		4,702
SUBTOTAL (OCCUPANCIES)		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

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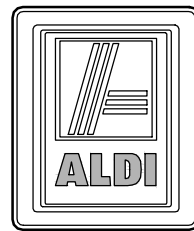
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REVIEWED BY: JEL

Seal



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EXP. DATE: 06/30/2016



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Frederick, MD 21701  
(301) 362-9915  
(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

A1.6

Scale: As Noted

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

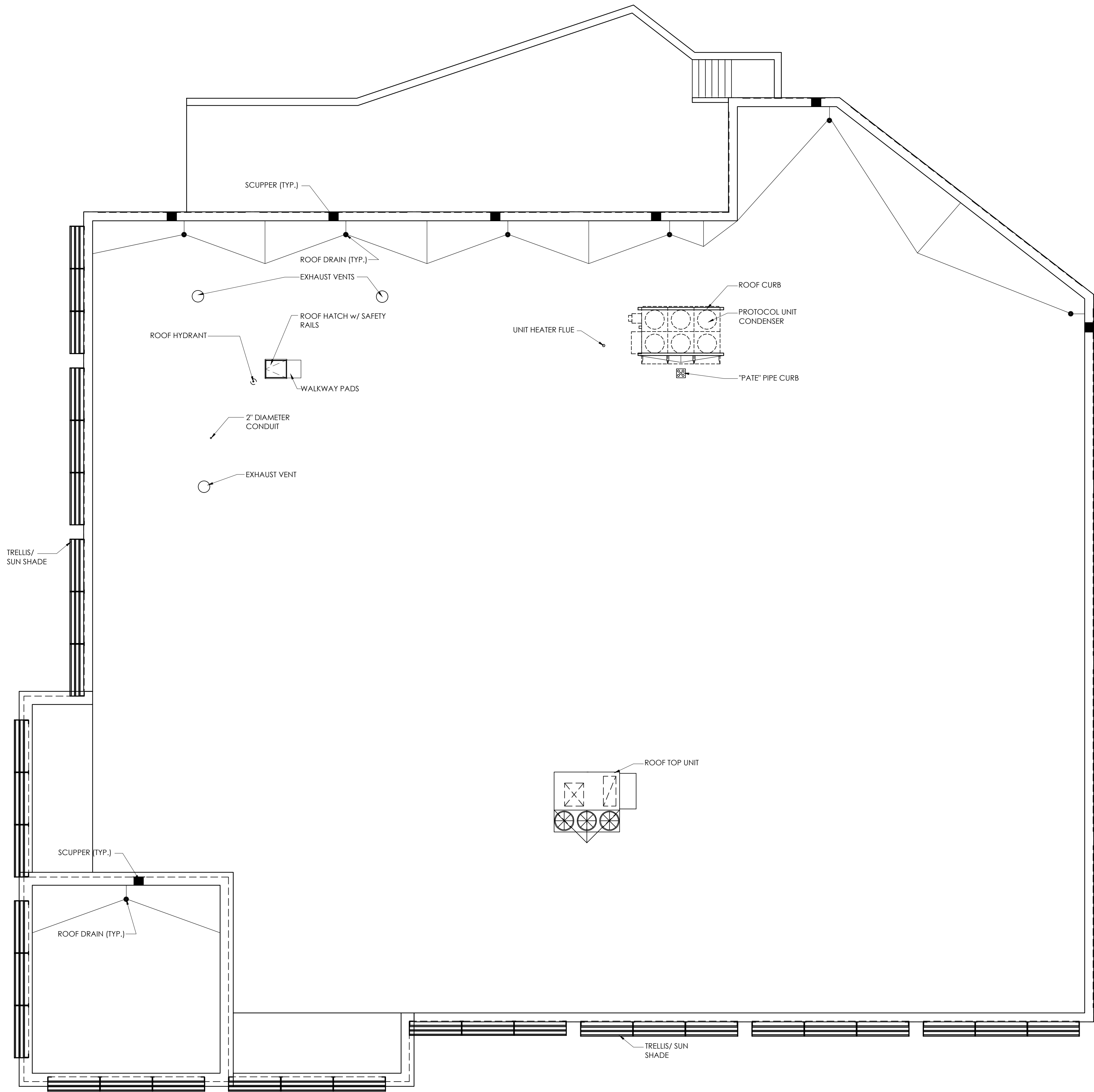
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



File Name: N:\62\40309\10 - ALEXANDRIA, VA\DOCS\CAD\VERSION 6.0 PROTOTYPE - A101-A121.DWG Author: POEPPELMAN, MELISSA Plot Date: 4/1/2015



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

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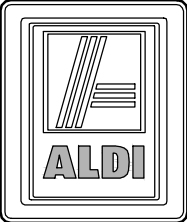
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DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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Project Name & Location:

**Roof Plan**

Drawing Name:

Prototype Rls. 02/28/14	Project No. <b>40309-10</b>
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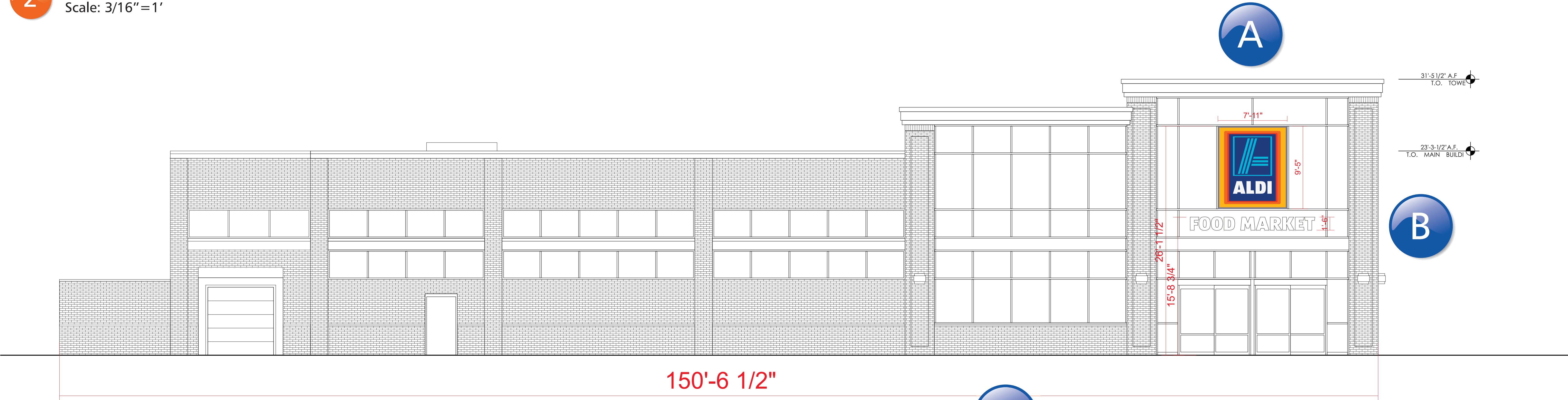
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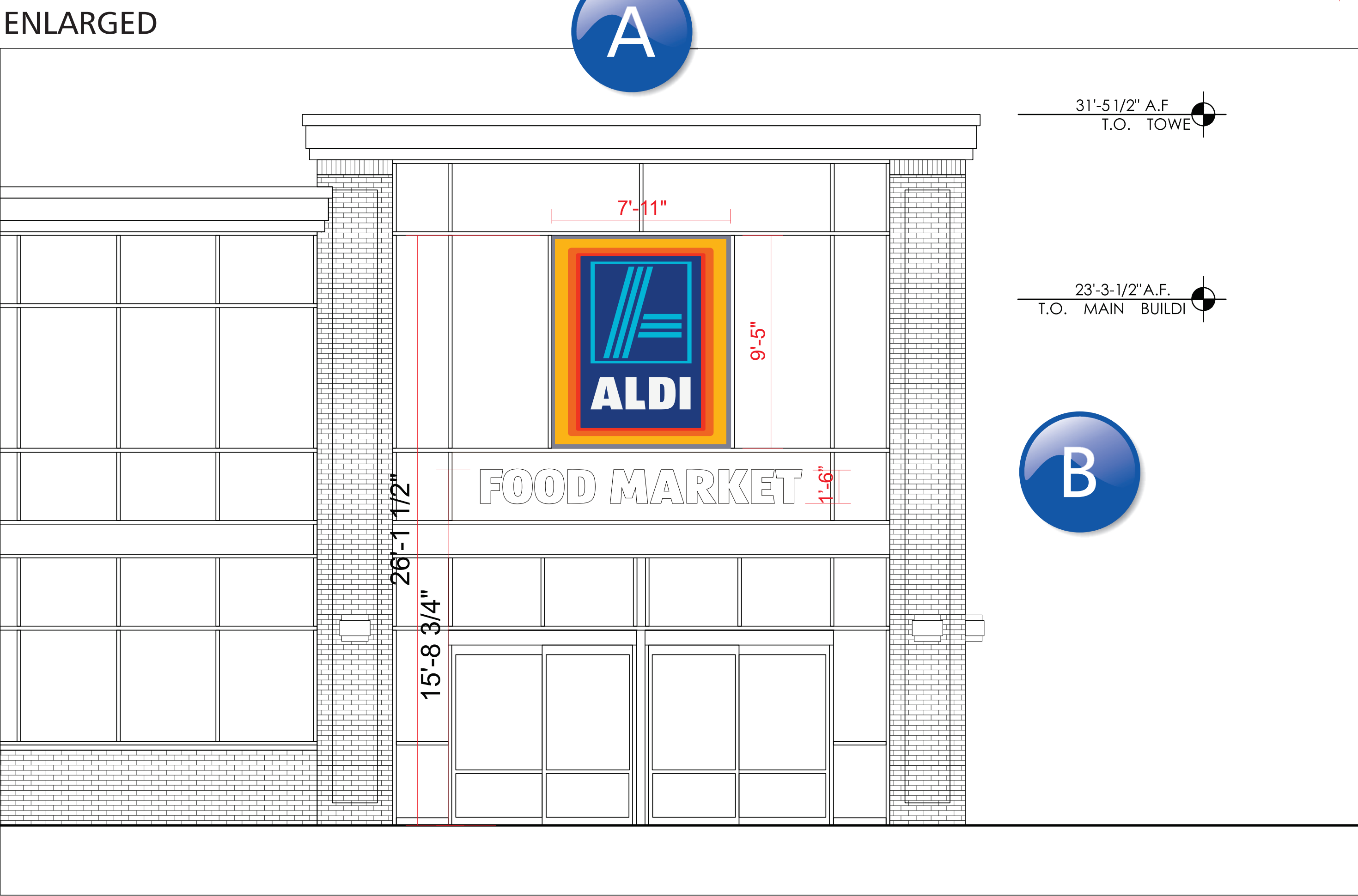


2 FRONT ELEVATION  
Scale: 3/16"=1'



**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



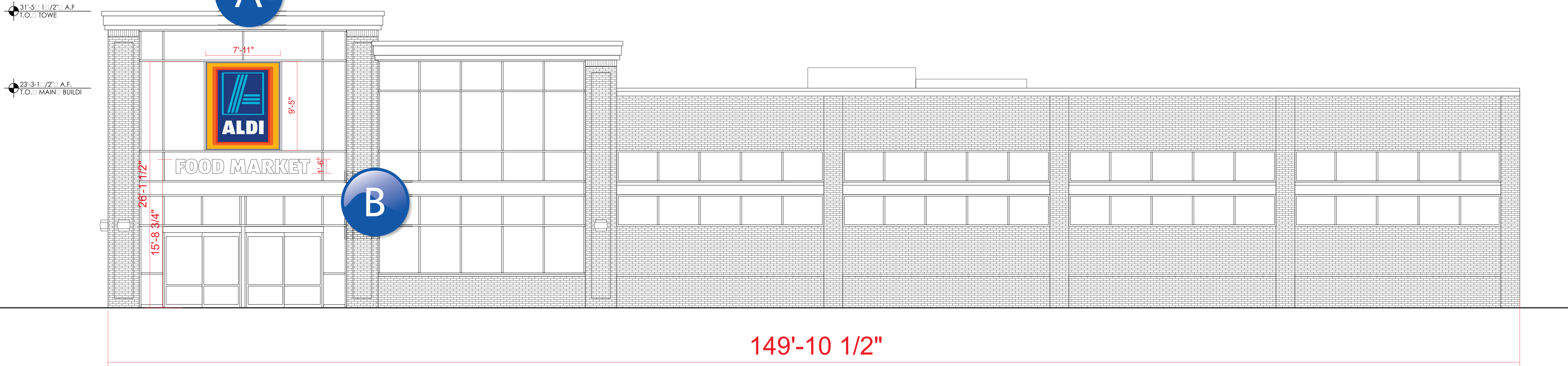
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4

SIDE ELEVATION

Scale: 3/16" = 1'



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

ENLARGED

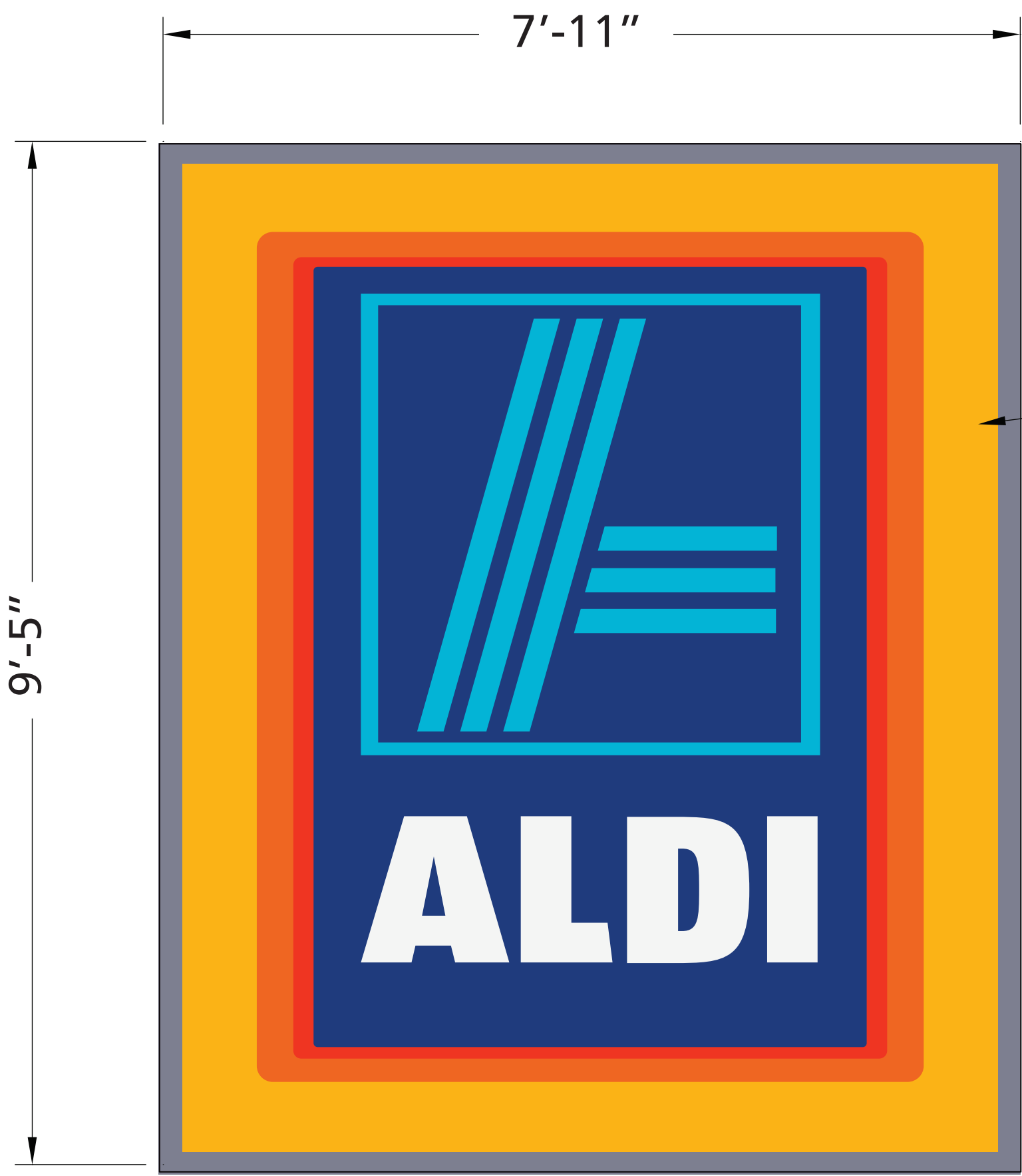


APPROVED	
SPECIAL USE PERMIT NO.	2014-0046
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.



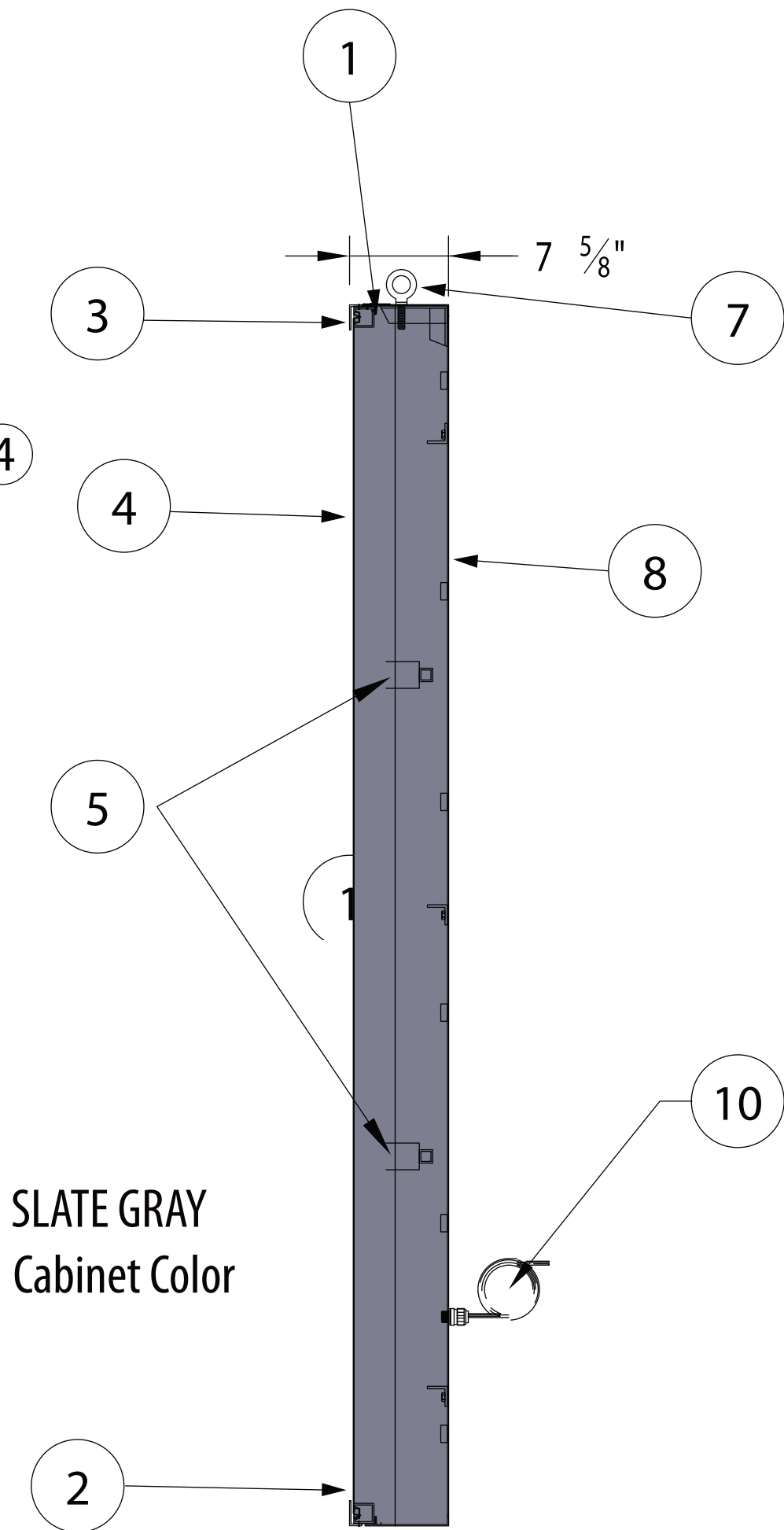
A WALL SIGN (FRONT/SIDE ELEVATION)

68.69 Sq. Ft.



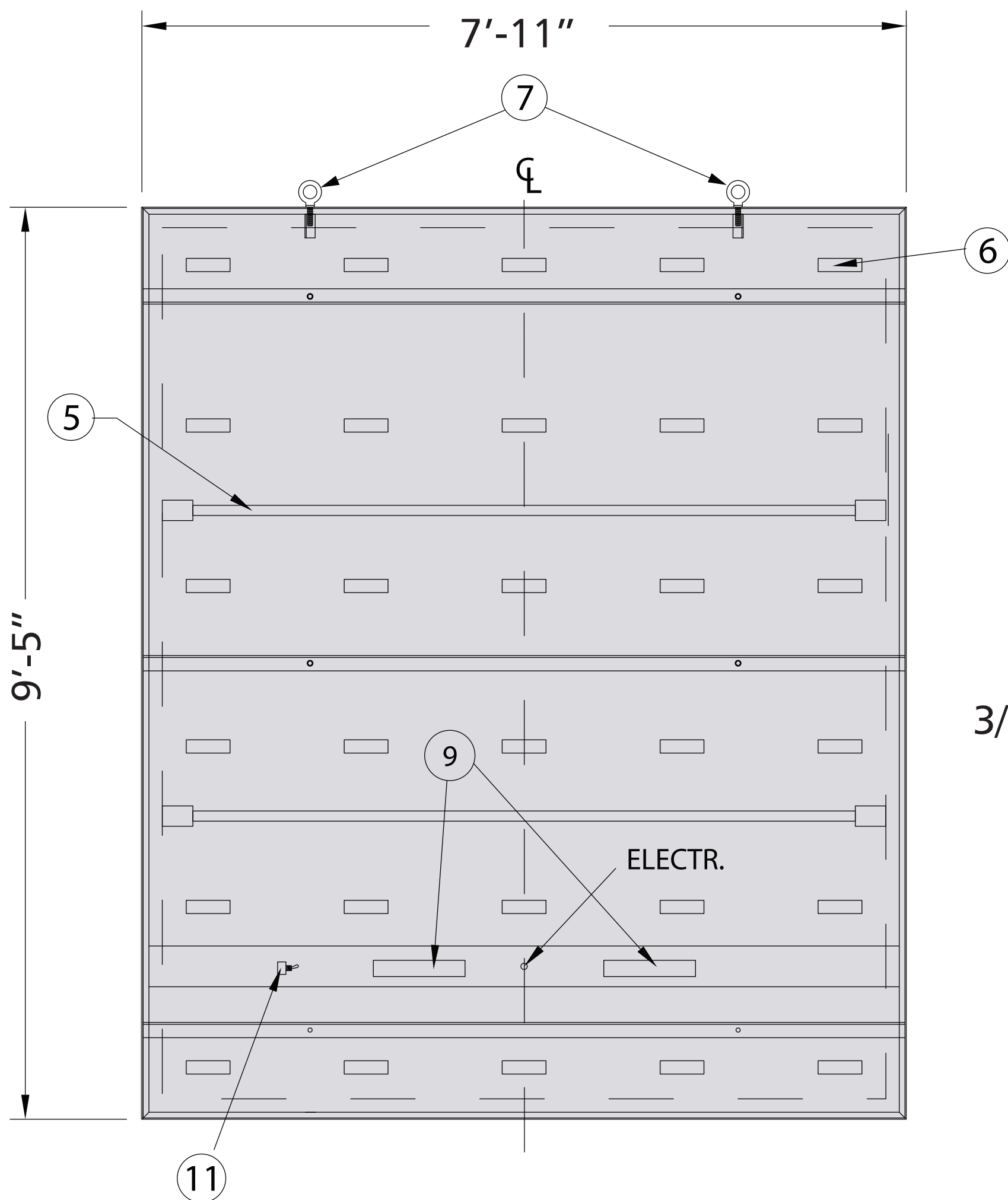
GRAPHIC

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



SIDE SECTION

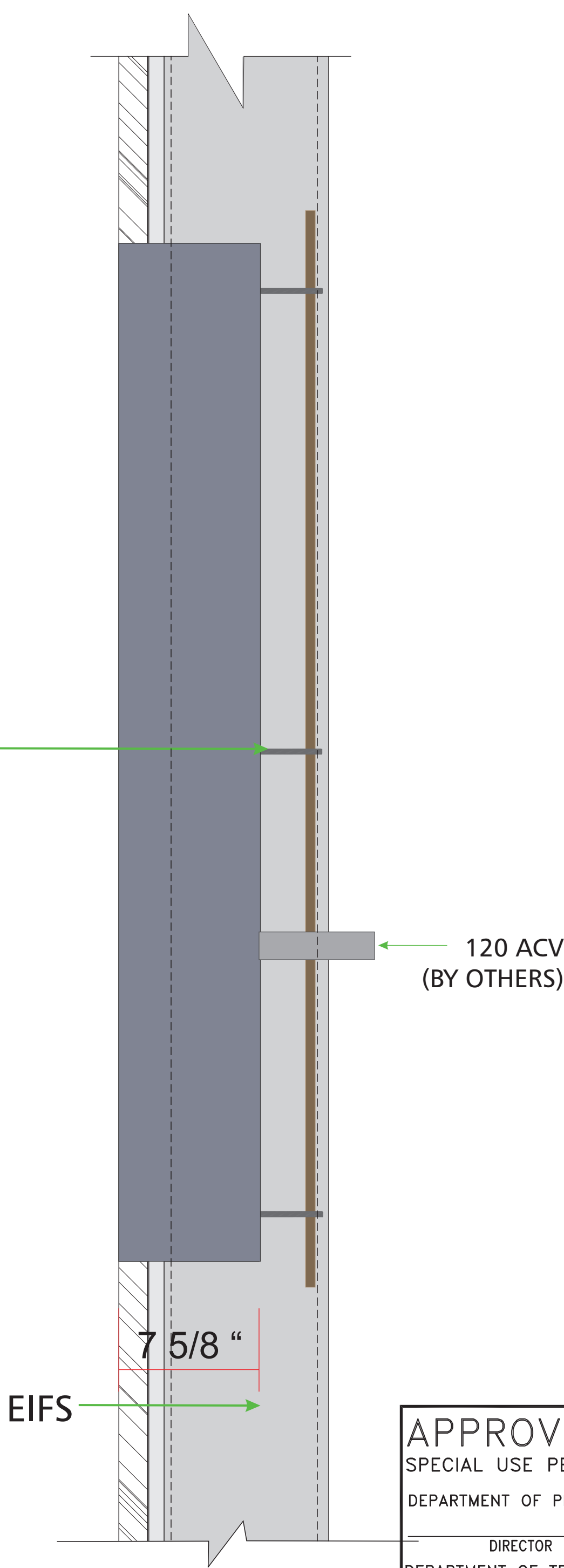
SCALE: 1/2"=1'-0"



CONSTRUCTION & ELECT.

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

COLOR MATCHING



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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-BACKGROUND
E	PMS 638 C LIGHT BLUE-LOGO
F	WHITE-"ALDI" COPY



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
120	2	240
CIRCUITS		1

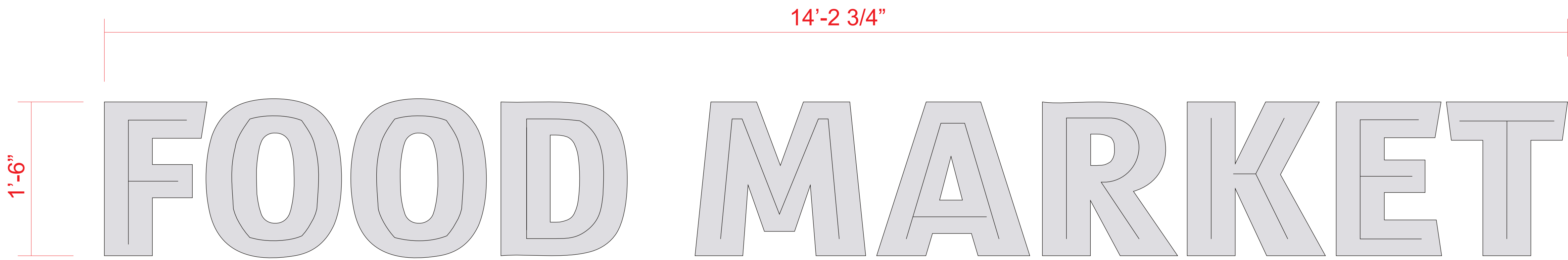


B

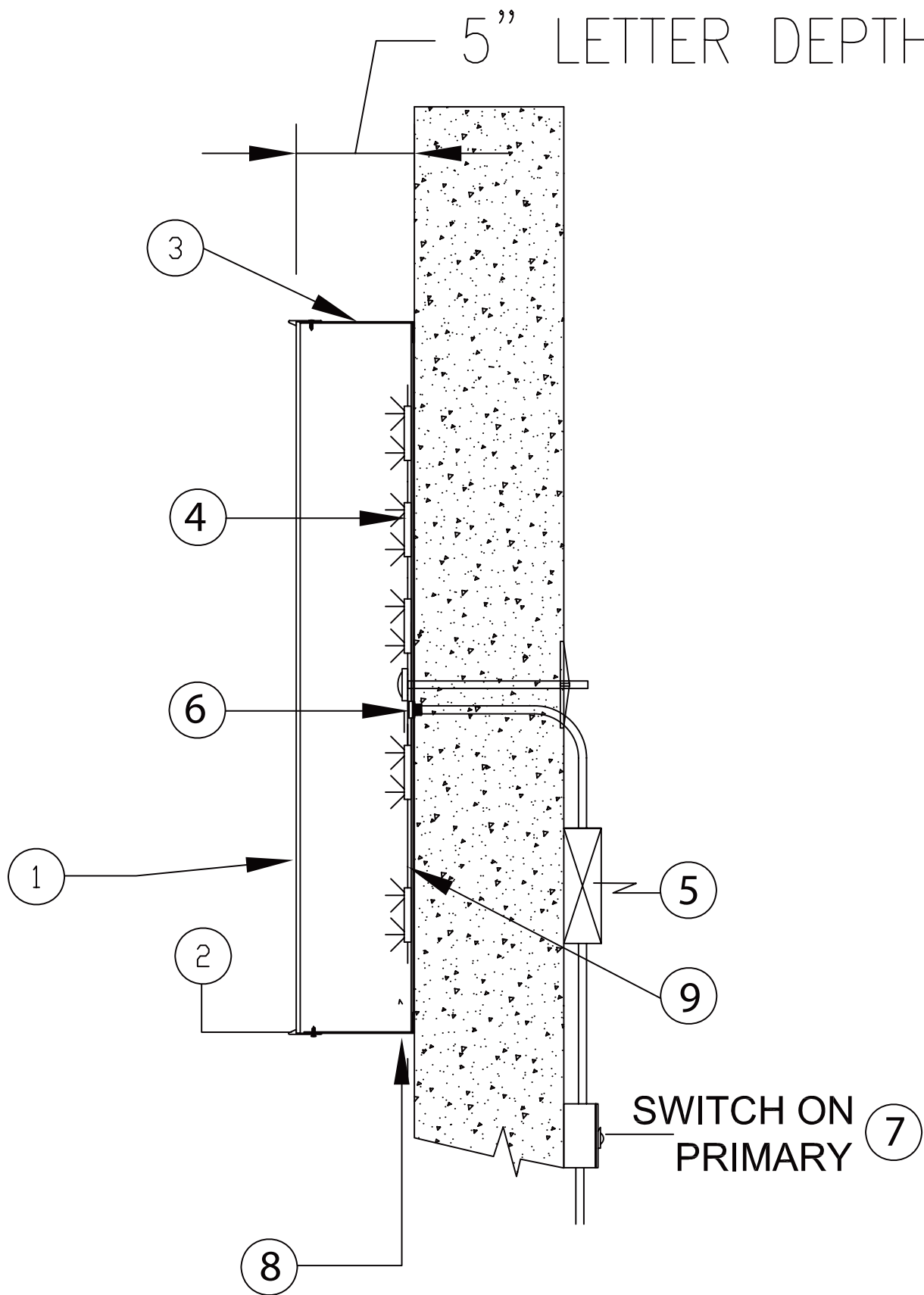
CHANNEL LETTERS

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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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

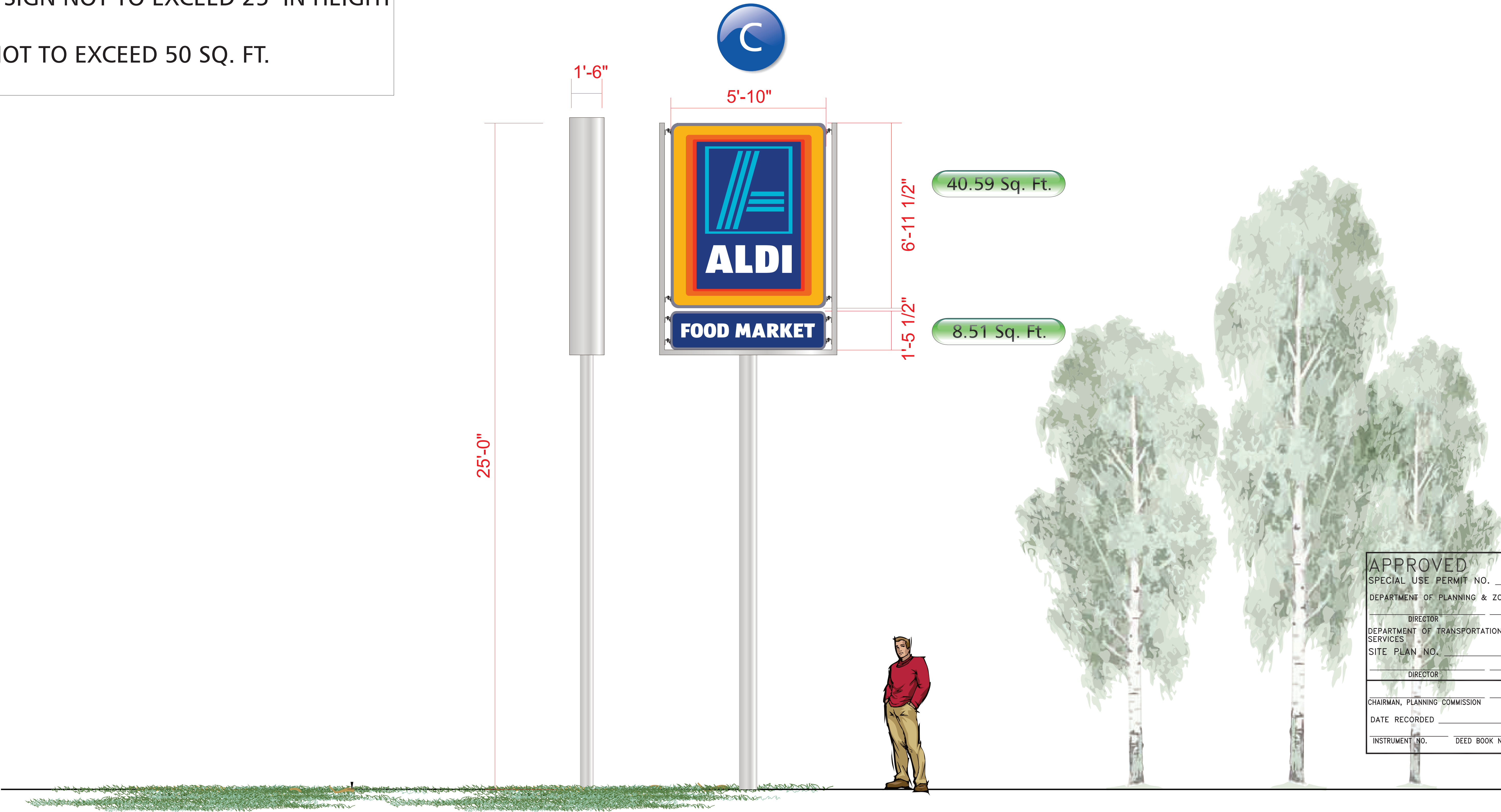
PMS #1235

PMS #021

PMS Warm Red

PMS #287

PMS #638



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