# PRELIMINARY SITE PLAN SUBMISSION FOR

# ALDI, INC.

# 4580 DUKE STREET ALEXANDRIA, VA 22304

**VICINITY MAP** 

#### **AREA TABULATIONS:**

= 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 ACRÉS) TOTAL PROPOSED IMPERVIOUS AREA =  $\pm$  60,113 SQUARE FEET (1.380 ACRES)  $= \pm 63,170$  SQUARE FEET (1.45 ACRES)

#### **ZONING TABULATIONS:**

SITE ADDRESS: 4580 DUKE STREET, ALEXANDRIA, VA 22304 TAX MAP NUMBER:

**EXISTING PARCEL AREA:** 63,171 SQUARE FEET (1.4502 ACRES)

63.171 SQUARE FEET (1.4502 ACRES) PROPOSED SITE AREA: 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 17,307 SQUARE FEET

REQUIRED FAR: MAXIMUM 0.5 PROPOSED FAR:

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: 10,591 SQUARE FEET OR 0.243 ACRES (16.77%) TOTAL AREA:

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

#### **SITE NARRATIVE:**

#### **PARKING TABULATIONS:**

REQUIRED NUMBER OF PARKING SPACES: - SQUARE FEET OF FLOOR AREA: 17,307 SF PARKING DISTRICT (#) - REQUIRED SPACES (SPACES/SF): 1.2 PER 220

17,307 SF \* <u>1.2 SPACES</u> = 95 SPACES 220 SF

**REQUIRED PARKING:** 95 SPACES PROVIDED PARKING: 53 SPACES STANDARD COMPACT 14 SPACES HANDICAPPED <u>4 SPACES</u> 71 SPACES TOTAL PARKING:

REQUIRED LOADING: PROVIDED LOADING: 1 SPACE

FIRE PROTECTION PLAN: FULLY SPRINKLED

OCCUPANCY LOAD:

#### **BUILDING INFORMATION:**

GROCERY STORE MERCANTILE AND STORAGE (S1) BUILDING USE GROUP: 17.307 SE FLOOR AREA: CONSTRUCTION TYPE: TYPE VB

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**

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 REGUALTIONS. 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

THIS PROJECT WILL BE DESIGNED TO COMPLY WITH BOTH THE STORMWATER QUANTITY AND QUALITY REQUIREMENTS OF ARTICLE XIII OF THE CITY OF

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.

WELLS LOCATED EVERY 15 FEET (MAY VARY PER TREE SPACING). A 12 FOOT CONCRETE MIXED-USE SIDEWALK WILL BE PLACED BEHIND THE

#### **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.

## **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

## **CITY STANDARD NOTES**

- 1. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA TAX ASSESSMENT MAP NO. 064.03-01-01 AND IS ZONED
- THE EXISTING USE IS RESTAURANT.
- 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
- 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

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Sheet Title

COVER SHEET

GENERAL NOTES

GENERAL NOTES

**EXISTING CONDITIONS** 

EXISTING CONDITIONS - TREE

CONCEPT SITE PLAN

CONTEXTUAL SITE PLAN

TRUCK TURN PLAN

TRUCK TURN PLAN

FIRE SERVICE PLAN

SIGHT DISTANCE PLAN

GIS DIMENSION PLAN

CONCEPTUAL UTILITY PLAN

GRADING AND DRAINAGE PLAN

PRE DEVELOPMENT BASIN MAP

STORMWATER MANAGEMENT

POST DEVELOPMENT BASIN MAP

STORMWATER MANAGEMENT

BMP TREATMENT MAP

BMP CALCULATIONS

CONCEPTUAL OPEN SPACE PLAN

LANDSCAPE PLAN

LANDSCAPE DETAILS

LIGHTING DETAILS

REFERENCE BUILDING ELEVATIONS

REFERENCE BUILDING ELEVATIONS

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BUILDING SECTIONS

BUILDING PERSPECTIVE A

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FLOOR PLAN

ROOF PLAN

SIGN ELEVATIONS

SIGN ELEVATIONS

WALL SIGN - LED ILLUMINATED

CHANNEL LETTERS - LED

ILLUMINATED

PYLON - ILLUMINATED CABINET

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- ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF
- PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT
- 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
- 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

#### TRIP GENERATION (ADT) COMPARISON:

EXISTING: 8,598 SF RESTAURANT

USE HIGH TURNOVER SIT DOWN RESTAURANT TRIP RATES ITE LU CODE 932

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

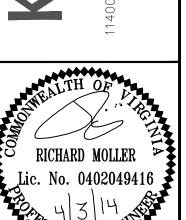
PROPOSED: 17,307 SF ALDI USE DISCOUNT SUPERMARKET TRIP RATES ITE LU CODE 854

> WEEKDAY DAILY:  $90.86 \times 17.31 = 1,573$ AM PEAK:  $2.53 \times 17.31 = 44$ PM PEAK:  $8.34 \times 17.31 = 144$

# APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING SERVICES MISS UTILITY OF VIRGINIA SITE PLAN NO. DIRECTOR CHAIRMAN, PLANNING COMMISSION DATE RECORDED CALL BEFORE YOU DIG

1.800.552.7001

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL DATE DEED BOOK NO. PAGE NO. INSTRUMENT NO.



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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.
- 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**

- 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.
- 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.
- 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
- 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.
- 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.
- 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.
- 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
- ALL VEHICLES SHALL BE CLEANED BEFORE ENTERING THE PUBLIC RIGHT OF WAY TO PREVENT TRACKING OF SEDIMENT
- 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
- 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).
- DUST CONTROL SHALL BE ACCOMPLISHED BY TEMPORARY VEGETATIVE COVER AND BY IRRIGATION AS NEEDED.

## SEQUENCE OF CONSTRUCTION FOR INSTALLATION EROSION AND SEDIMENT CONTROL NOTES

- 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.
- 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
- 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)

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**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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
- 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

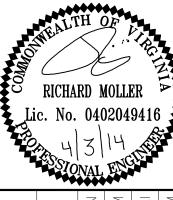
1. A SUBSURFACE INVESTIGATION AND GEOTECHNICAL EVALUATION HAS BEEN PREPARED BY ECS AND DATED 12/03/2014. NO ON-SITE CONTAMINATION IS KNOWN OF AT THIS TIME.

1.800.552.7001

#### FIRE FLOW

1. INFORMATION SHALL BE PROVIDED BY VIRGINIA AMERICA WATER.

**APPROVED** SPECIAL USE PERMIT NO. 2014-0046 DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES MISS UTILITY OF VIRGINIA SITE PLAN NO. DIRECTOR DATE DATE CHAIRMAN, PLANNING COMMISSION DATE RECORDED CALL BEFORE YOU DIG INSTRUMENT NO. DEED BOOK NO. PAGE NO.



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#### **CONSTRUCTION NOTES**

- 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.
- 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.
- THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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
- 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.
- 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
- 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

#### CEMETERY AND/OR BURIAL GROUNDS NOTE

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

#### RODENT ABATEMENT NOTE

- 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

- THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703.746.4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

#### **ENVIRONMENTAL SITE ASSESSMENT**

- 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.
- 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 ACCCURE 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 THE BEARING BASE FOR THIS SURVEY ORIGINATED FROM INSTRUMENT NO. 020036858.
- THIS PROPERTY HAS AN AREA OF 63,171 SQUARE FEET OR 1.4502 ACRES OF LAND. THIS PROPERTY IS DESIGNATED BY CITY OF ALEXANDRIA, FAIRFAX COUNTY, AS TAX MAP PARCEL 059.01-0A-0001.
- THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THISSURVEY.
- 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
- 7. THE PROPERTY HAS ACCESS VIA DUKE STREET, A.K.A. STATE ROUTE 236, AND SOUTH JORDAN STREET, WHICH ARE PUBLIC RIGHTS OF WAY.
- INTERIOR ROADWAYS APPEAR TO BE PRIVATE, VARIABLE IN WIDTH AND UNNAMED. UNLESS OTHERWISE SHOWN. 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

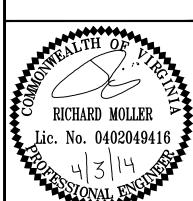
- THE PLAN DEMONSTRATES THAT THE SITE HAS BEEN DEVELOPED TO INCREASE THE POST DEVELOPMENT PEAK RUNOFF RATE FROM THE PRE-DEVELOPMENT PEAK RUNOFF RATE FOR A TWO-YEAR AND TEN-YEAR STORM, CONSIDERED INDIVIDUALLY. THEREFORE, STORMWATER DETENTION IS PROVIDED PER THE REQUIREMENTS OF ARTICLE 13-109(F)(1) OF 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).
- 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

- 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.
- 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.
- 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
- 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
- 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.
- 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.

CALL BEFORE YOU DIG

1.800.552.7001

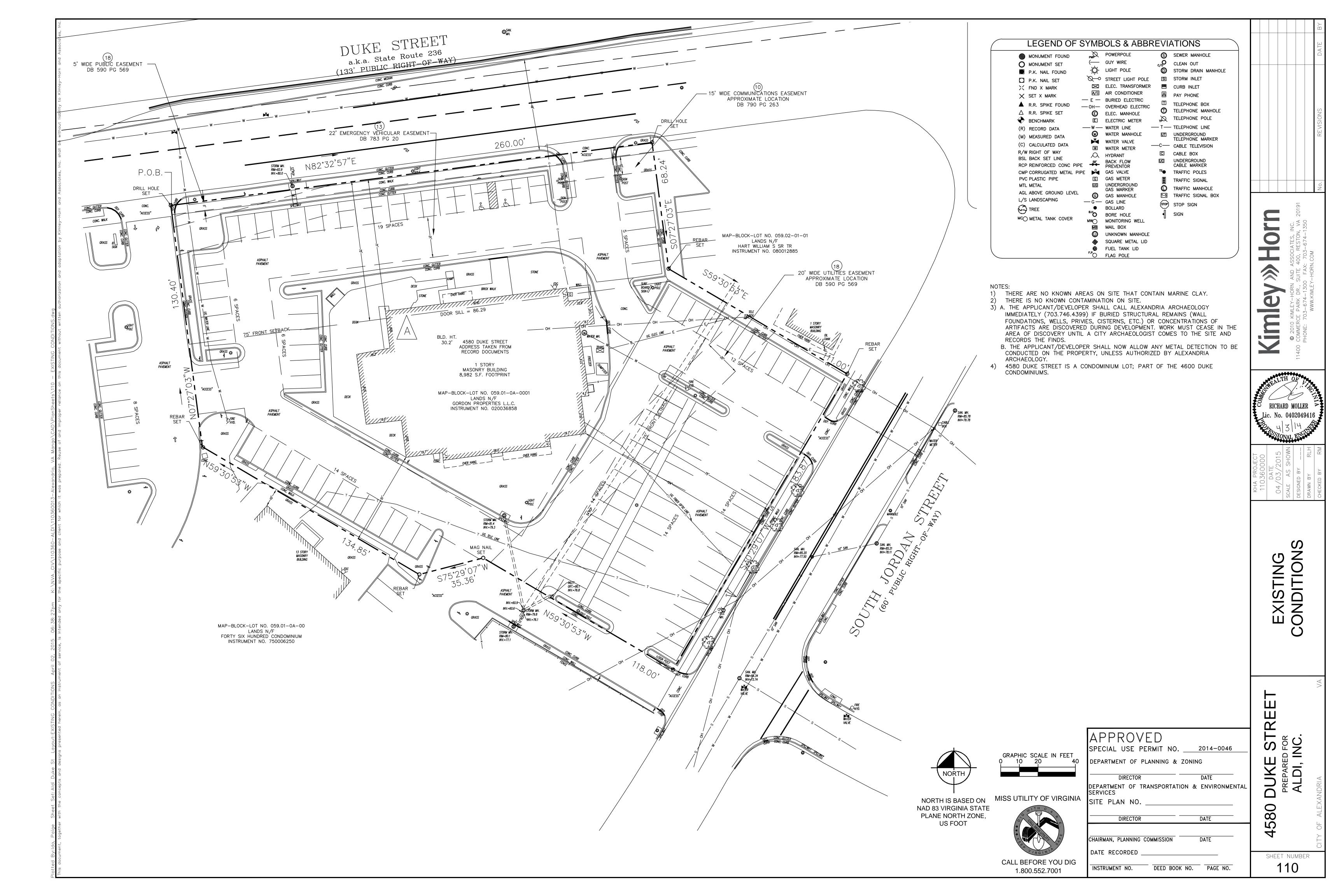


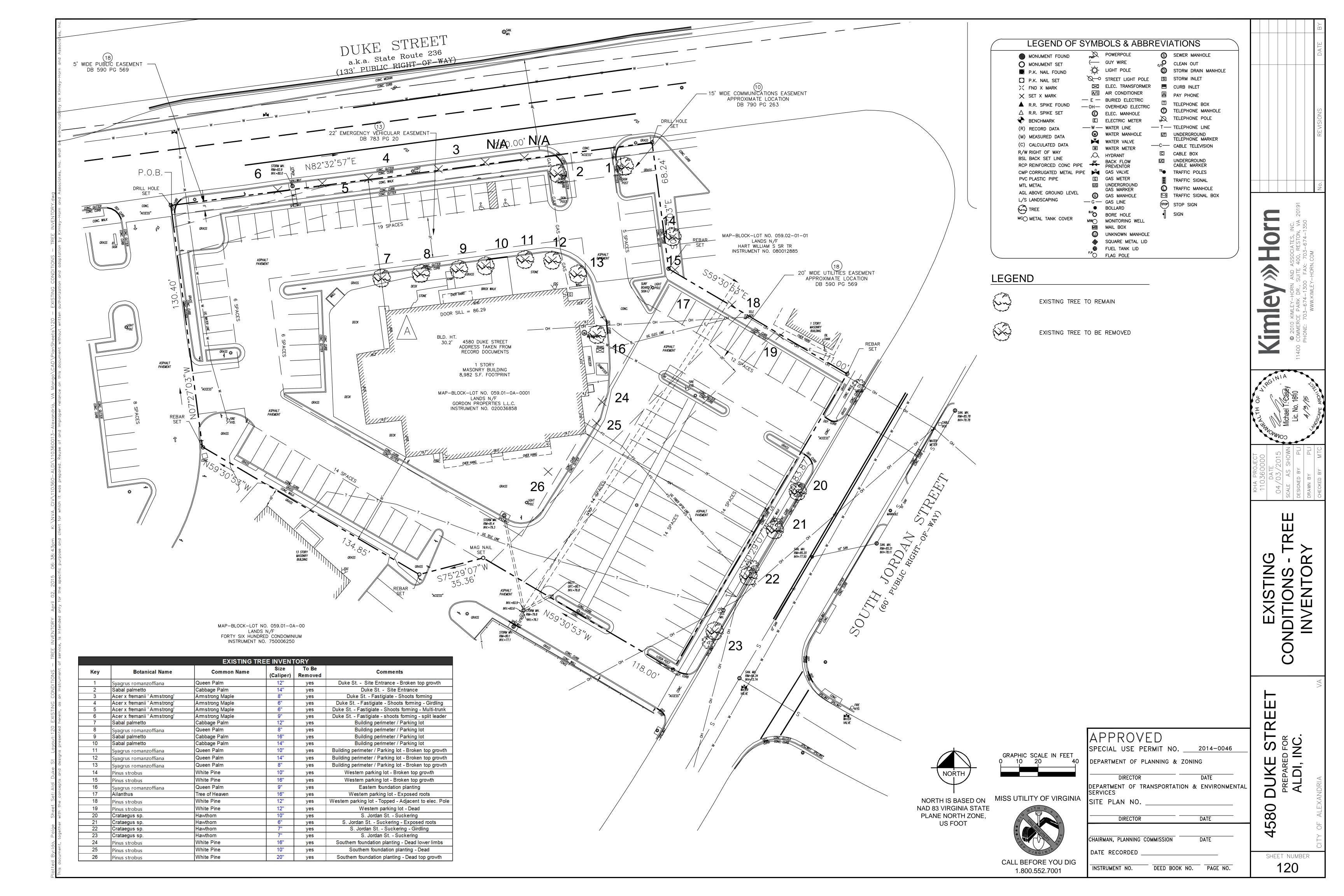
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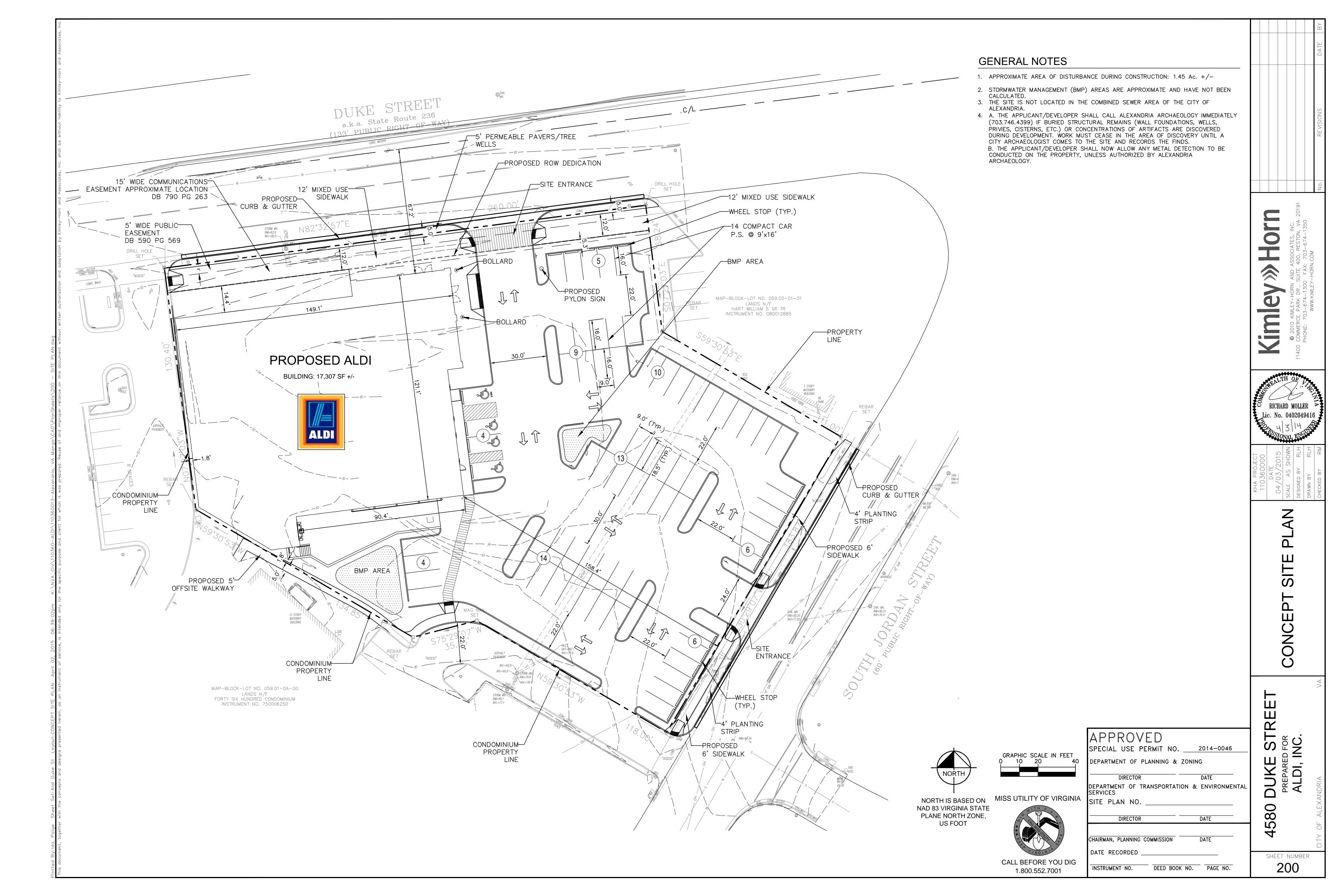
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APPROVED SPECIAL USE PERMIT NO. 2014-0046 DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES MISS UTILITY OF VIRGINIA SITE PLAN NO. DIRECTOR DATE CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED DEED BOOK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









DASH/WMATA BUS STOP

BUS ROUTES

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.

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

<u>WMATA BUS LINES</u>

DIRECTOR

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DATE RECORDED

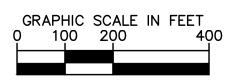
CALL BEFORE YOU DIG 1.800.552.7001

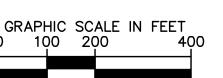
8, 8Z, 29K, AND 29N

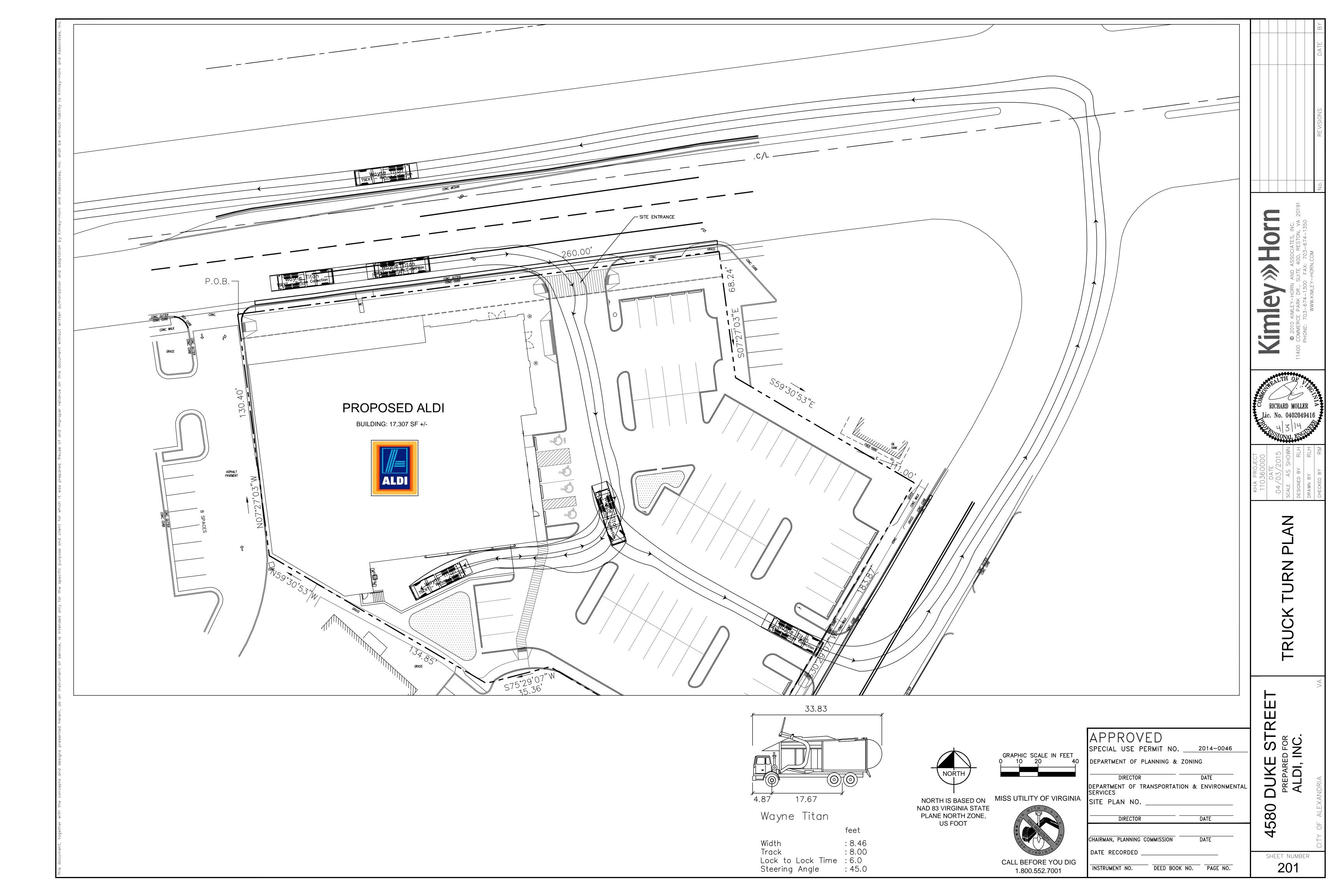
PREPARE ALDI,

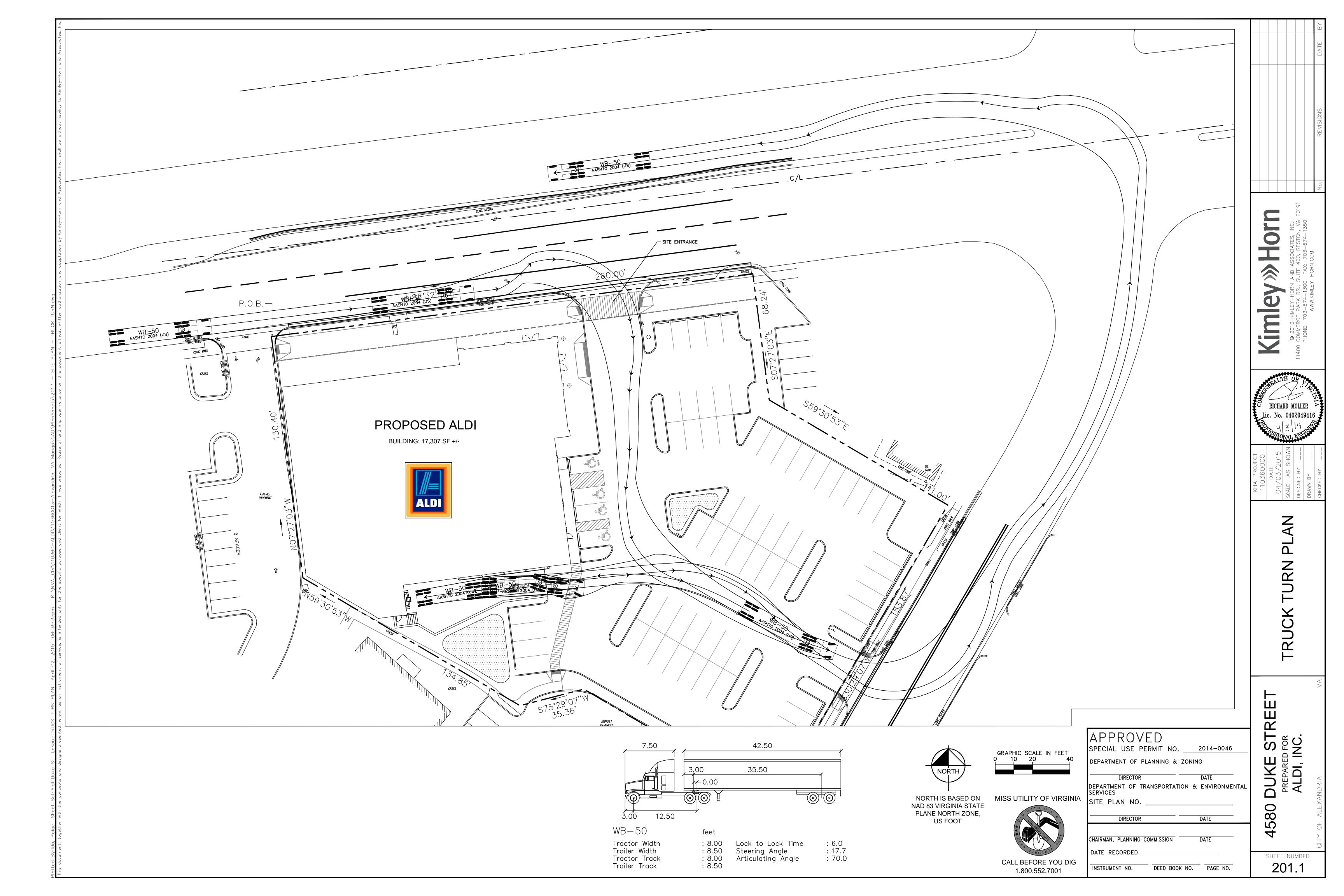
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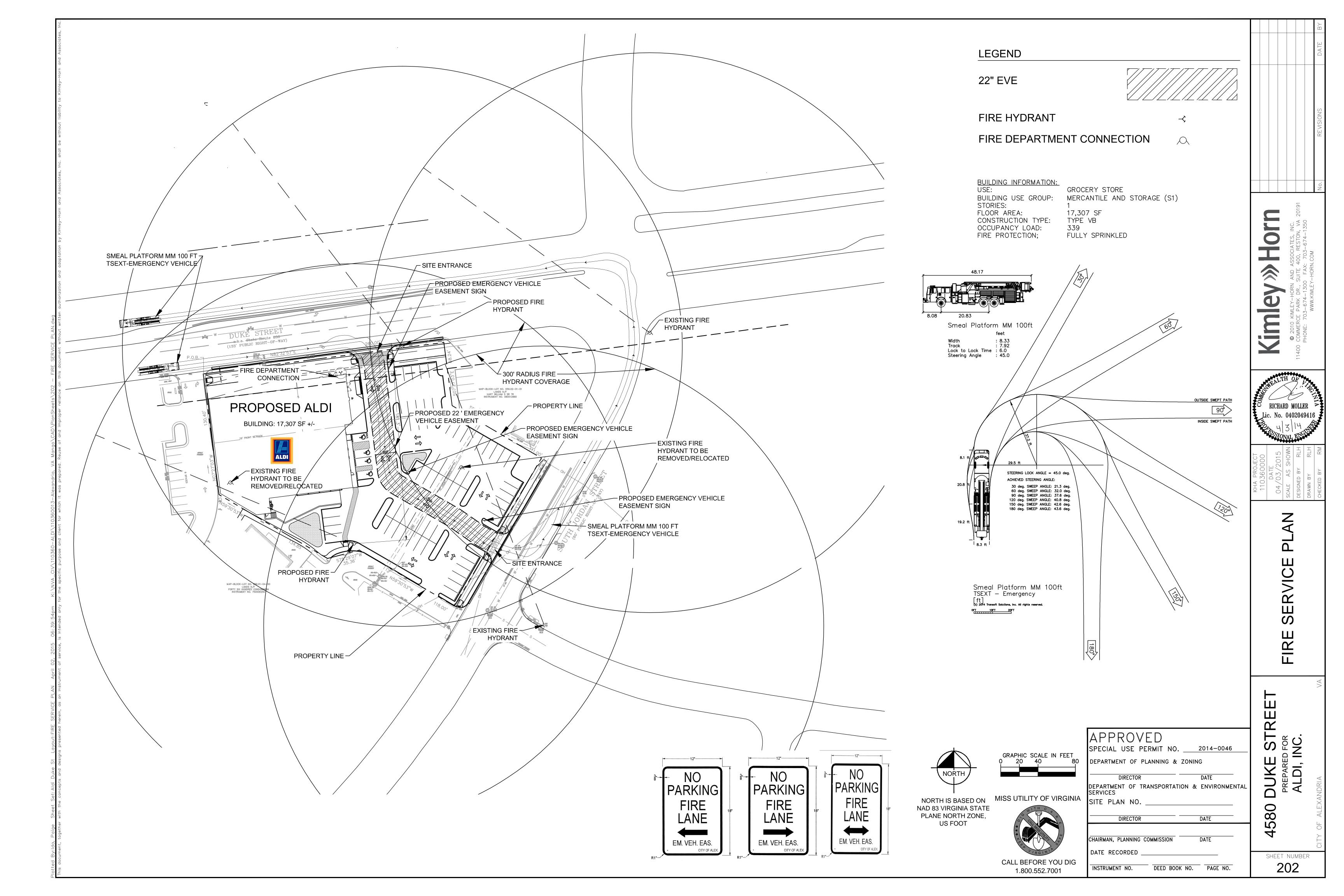
SHEET NUMBER 200.1

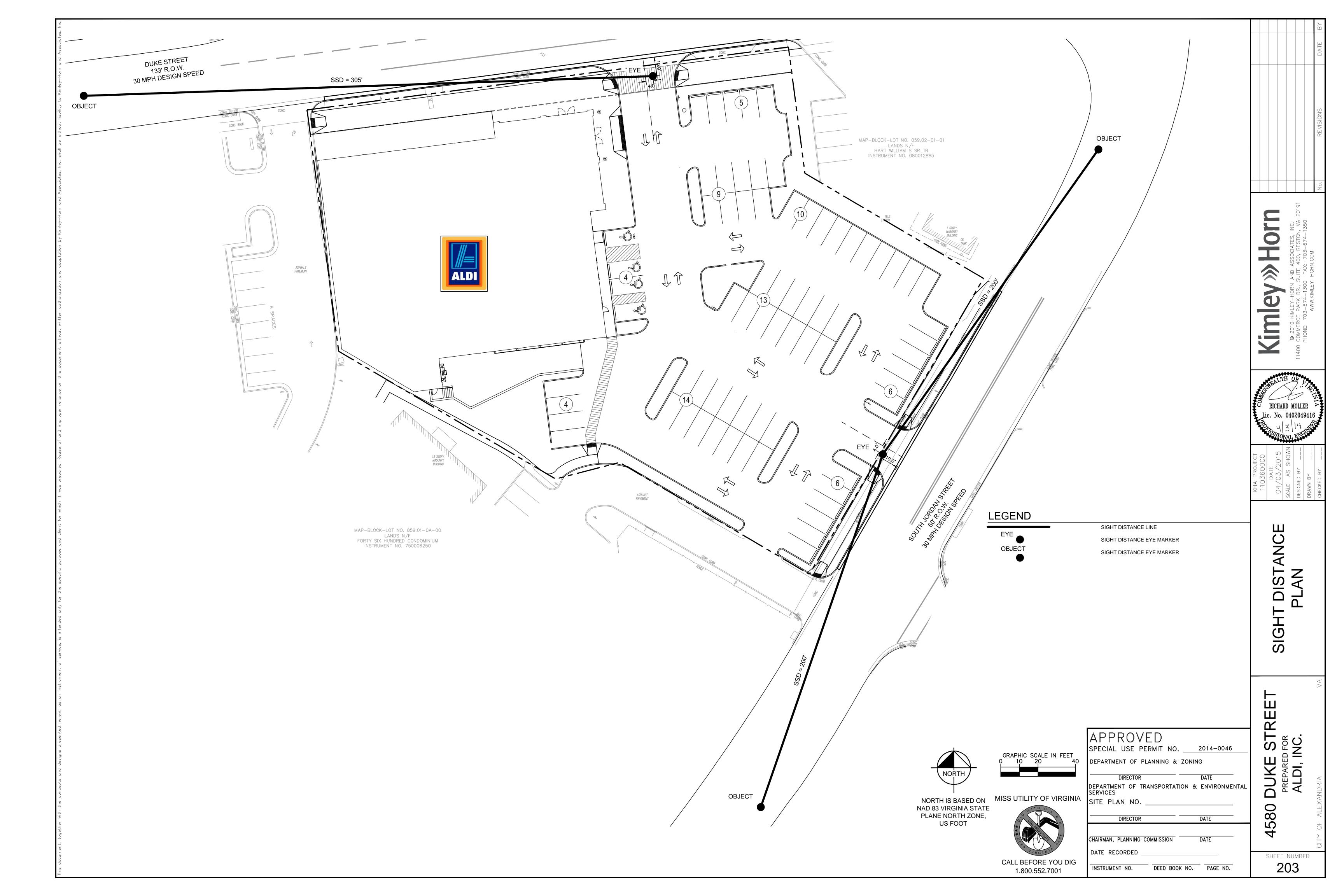


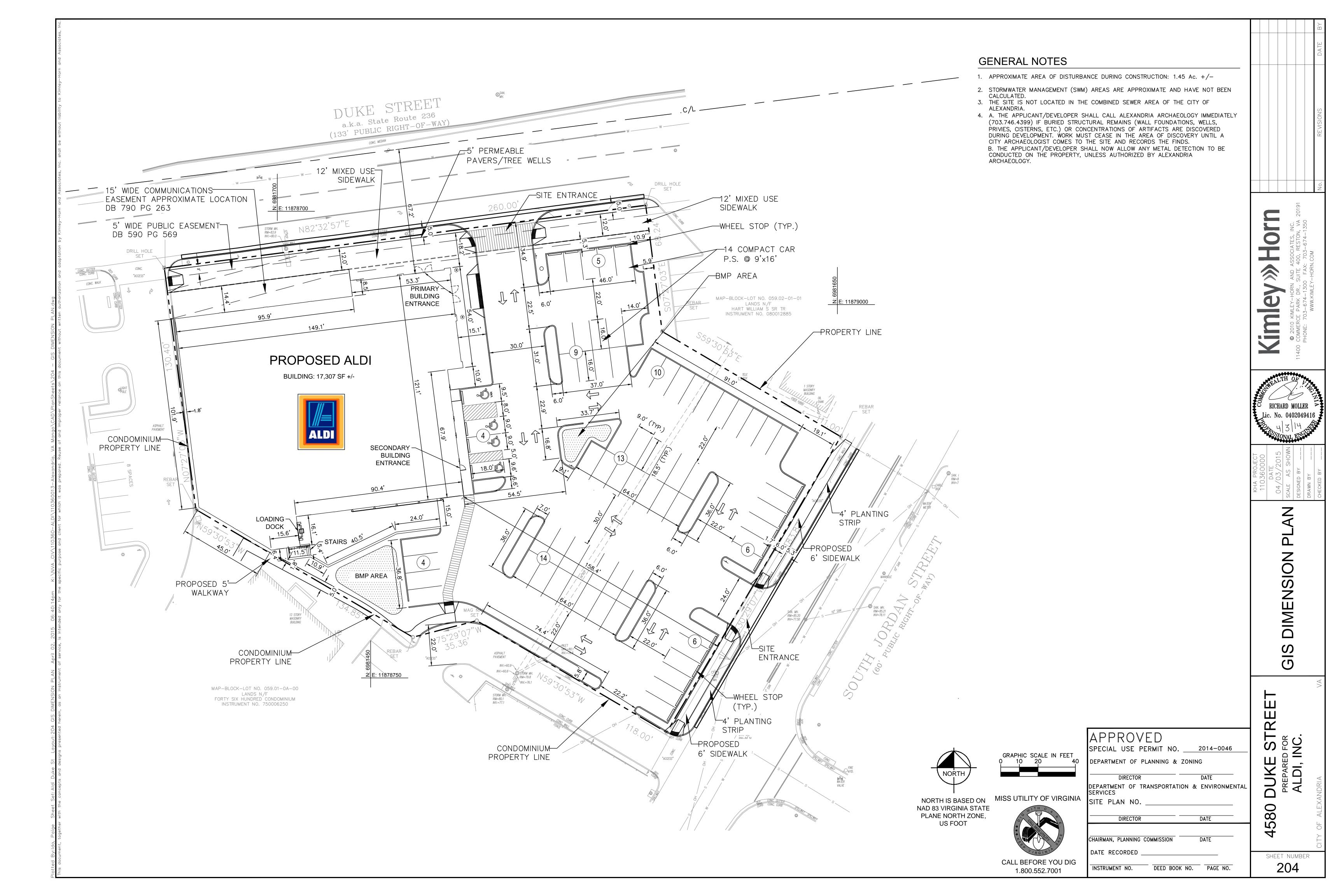


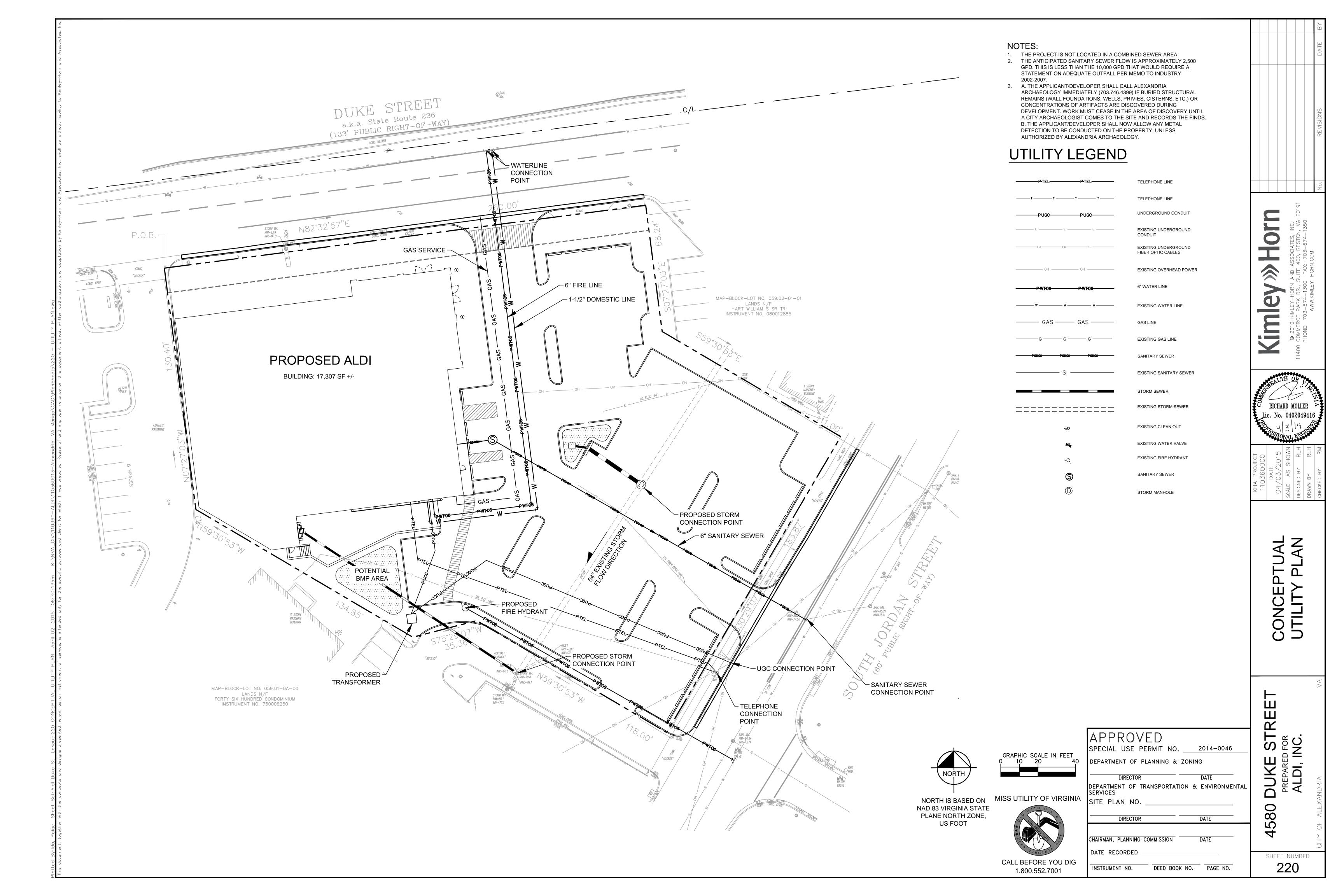


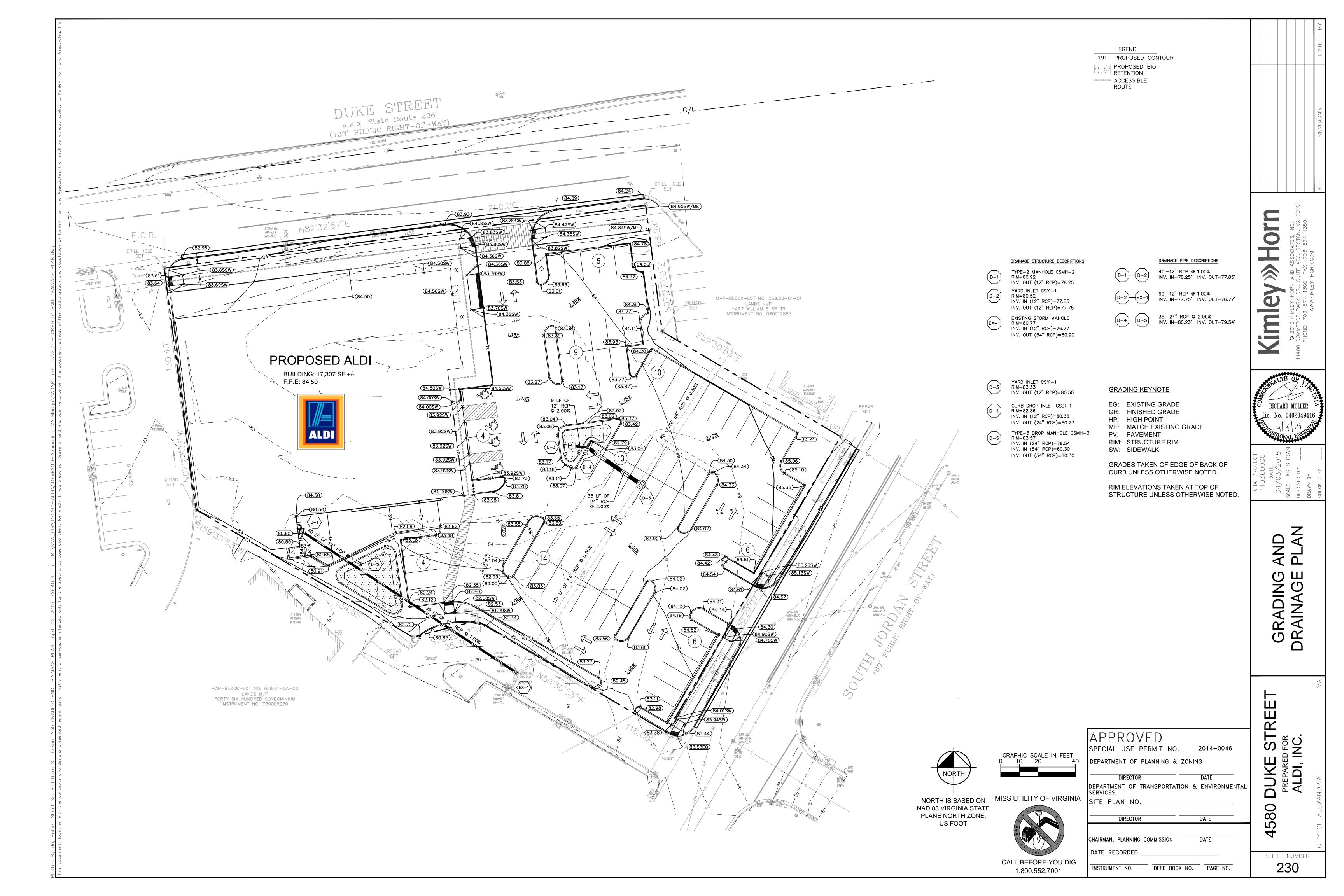


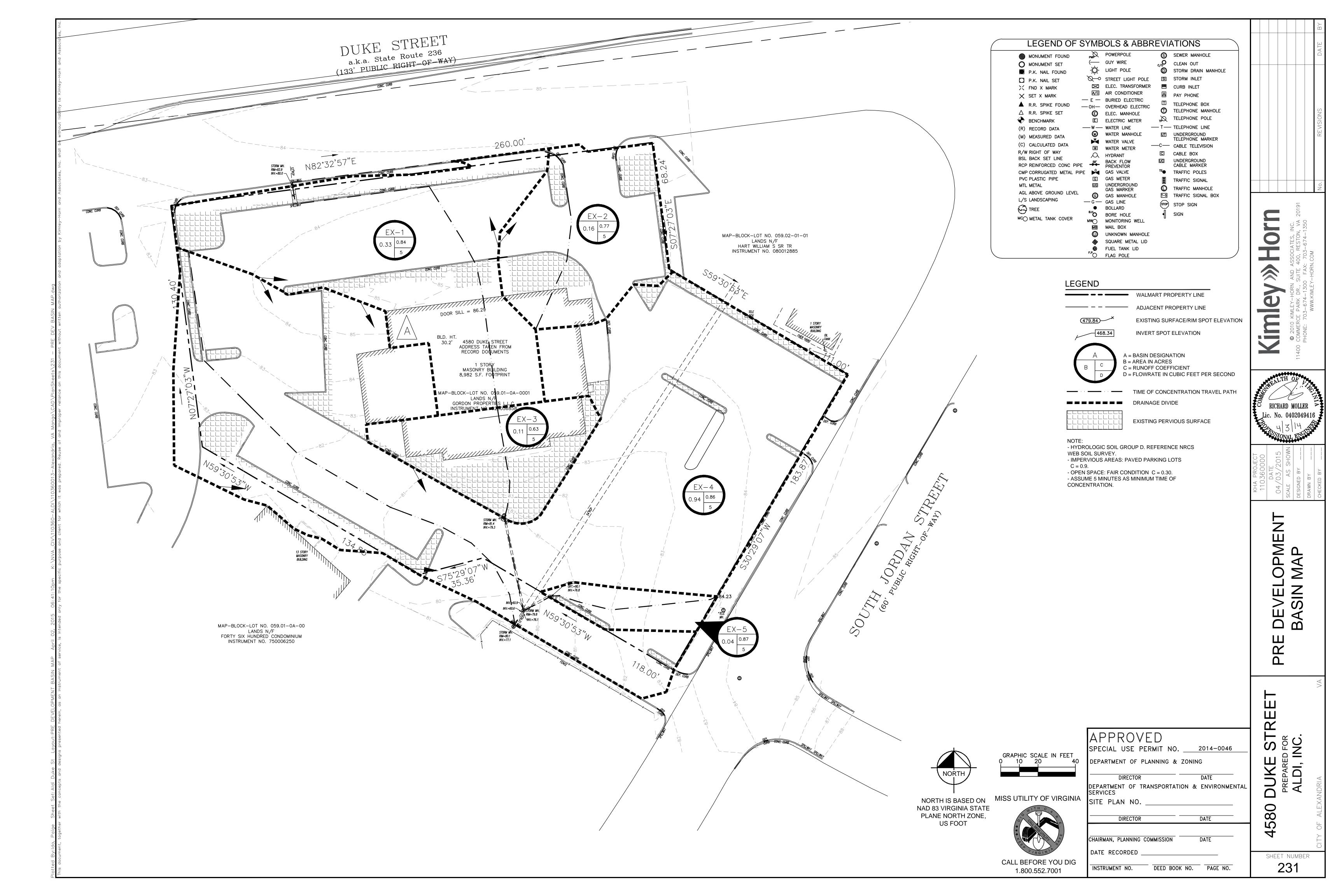












#### PRE-DEVELOPMENT CALCULATIONS

## Kimley » Horn

Drainage Area Runoff Coefficients for Rational Method

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

							Runo	ff Coeffic	cients							1	
	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	90%	% Impervi	ous	75%	% Impervi	ous	509	% Impervi	ous	309	% Impervi	ous	15%	6 Impervi	ous		tor
Туре	Roofs										Dito	hes				Total Area	fact
	Concrete			Α	partment	ts				17k ft <sup>2</sup> S	Single-Far	nily Lots				  a  A	Weighted tional Fac
	Asphalt			To	ownhom e	es		Schools				Single-Far	nily Lots		_		Weighted Rational Factor
		Business				Gra	avel		10k ft <sup>2</sup> S	Single-Far	nily Lots		Lawns				Ř
Drainage		Industrial				Lined [	Ditches				Pastures			Forests		Α	С
Area (acres	С	ommerci	al			Cu	Itivated Ar	eas					Parks / Ce	em eteries	5	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

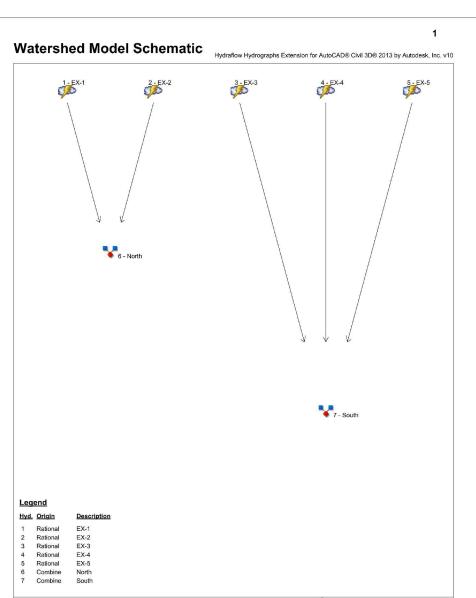
# Kimley » Horn Time of Concentration Calculations for Rational Method

	<u> </u>					ke Street)	)		Date:	03/0				Initials: RJG		
	0			w (Seelye	<del>)</del>	Shal	llow Con	centrated	l Flow (TF	₹-55)	Chai	nnelized	Flow	Total Time of		
		20	0' Maximu	um		Over	rland Flo	w >200' o	r Gutter F	low	Ditche	s/Stream:	s/Pipes	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	
Drainage	L	S	С	V	Тс	L	S	С	V	Тс	L	V	Тс	Тс	Тс	
Basin \	ft	ft/ft		ft/s	min	ft	ft/ft		ft/s	min	ft	ft/s	min	min	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 Kimley»Horn

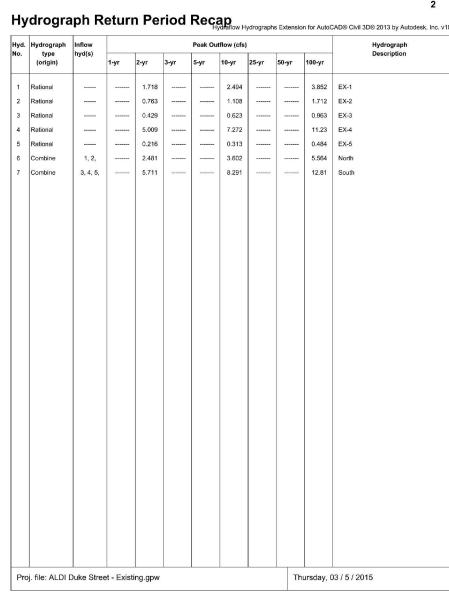
ALDI (Duke Street) **Date**: 03/05/15 Initials: RJG

		Sat	uration	Factors	, Cf													
	1.0	1.0	1.0	1.1	1.2	1.25												
<b>│ Factors</b>	Rationa	al Facto	r adjust	ed for S	aturatio	n, Cf C	Rain	fall Inte	nsity in	Alexan	dria, i (i	n/hr)		Peak	Flow Ra	te, Qp (	cfs)	
of Flow Rate Drainage Basin	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
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	4.5
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	13.0
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	0.5



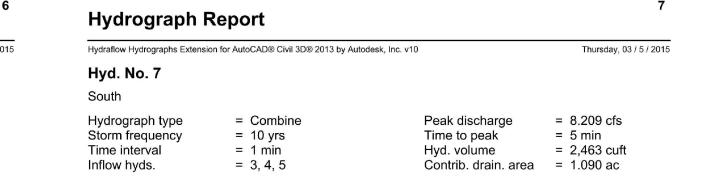
Thursday, 03 / 5 / 2015

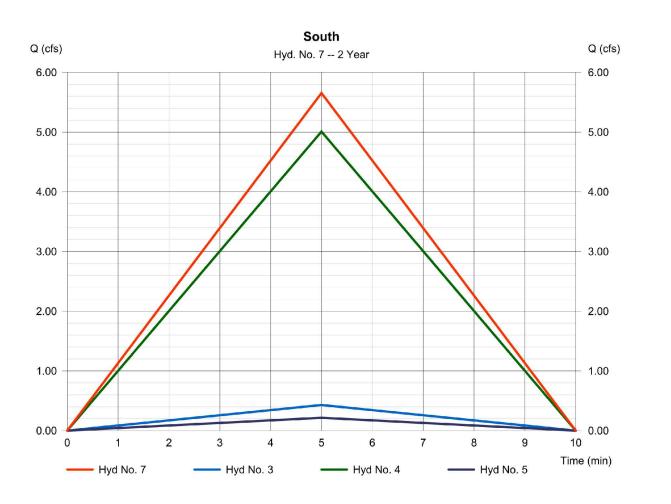
Project: ALDI Duke Street - Existing.gpw

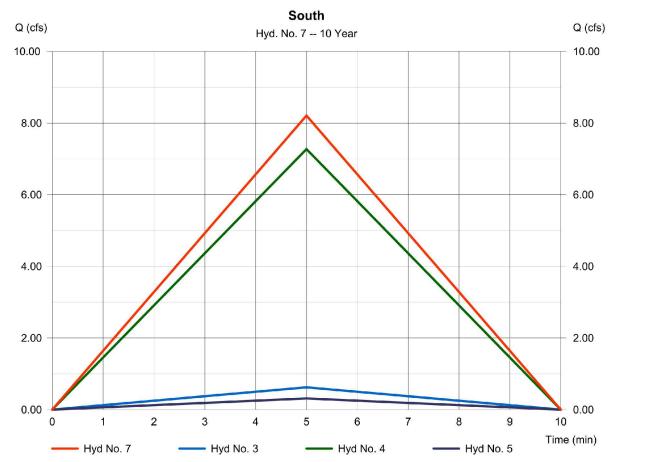


## **Hydrograph Report** Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10 South

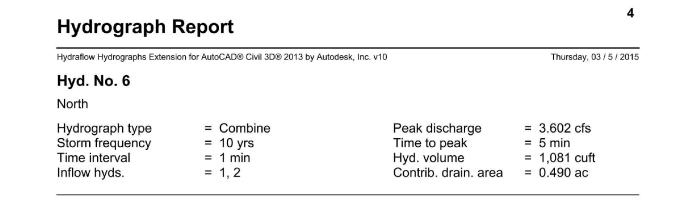
South				
Hydrograph type	= Combine	Peak discharge	= 5.654 cfs	
Storm frequency	= 2 yrs	Time to peak	= 5 min	
Time interval	= 1 min	Hyd. volume	= 1,696 cuft	
Inflow hyds.	= 3, 4, 5	Contrib. drain. area	= 1.090 ac	

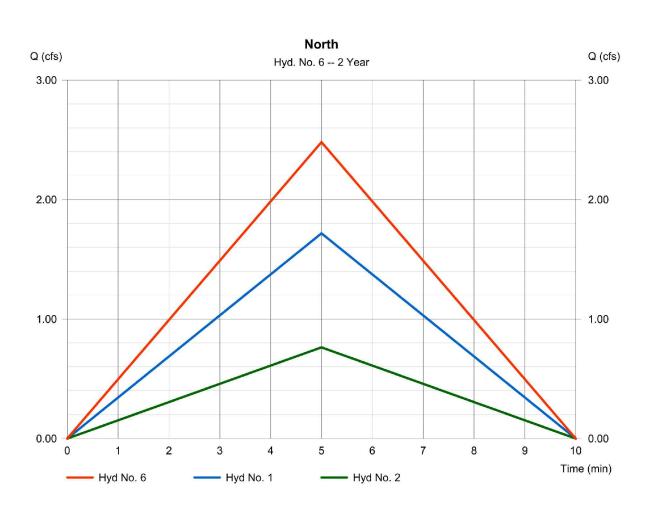


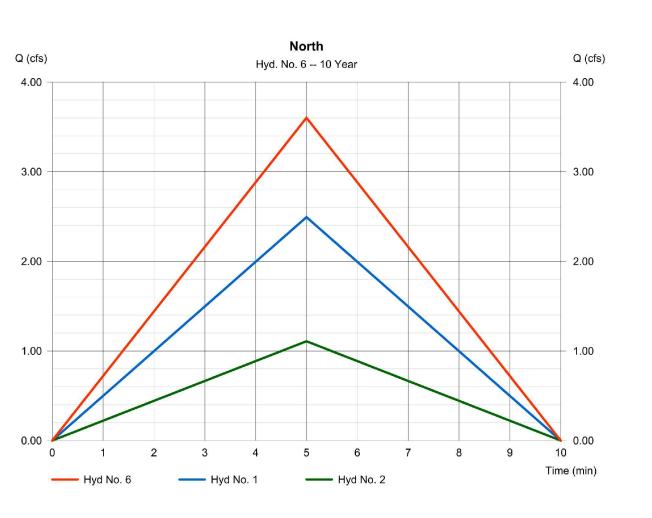




Hydrograph l	Report		3
Hydraflow Hydrographs Extens	ion for AutoCAD® Civil 3D® 2013 by Aut	odesk, Inc. v10	Thursday, 03 / 5 / 2015
Hyd. No. 6			
North			
Hydrograph type Storm frequency Time interval Inflow hyds.	= Combine = 2 yrs = 1 min = 1, 2	Peak discharge Time to peak Hyd. volume Contrib. drain. area	= 2.481 cfs = 5 min = 744 cuft = 0.490 ac





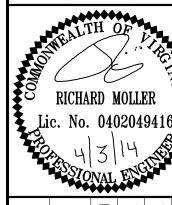


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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

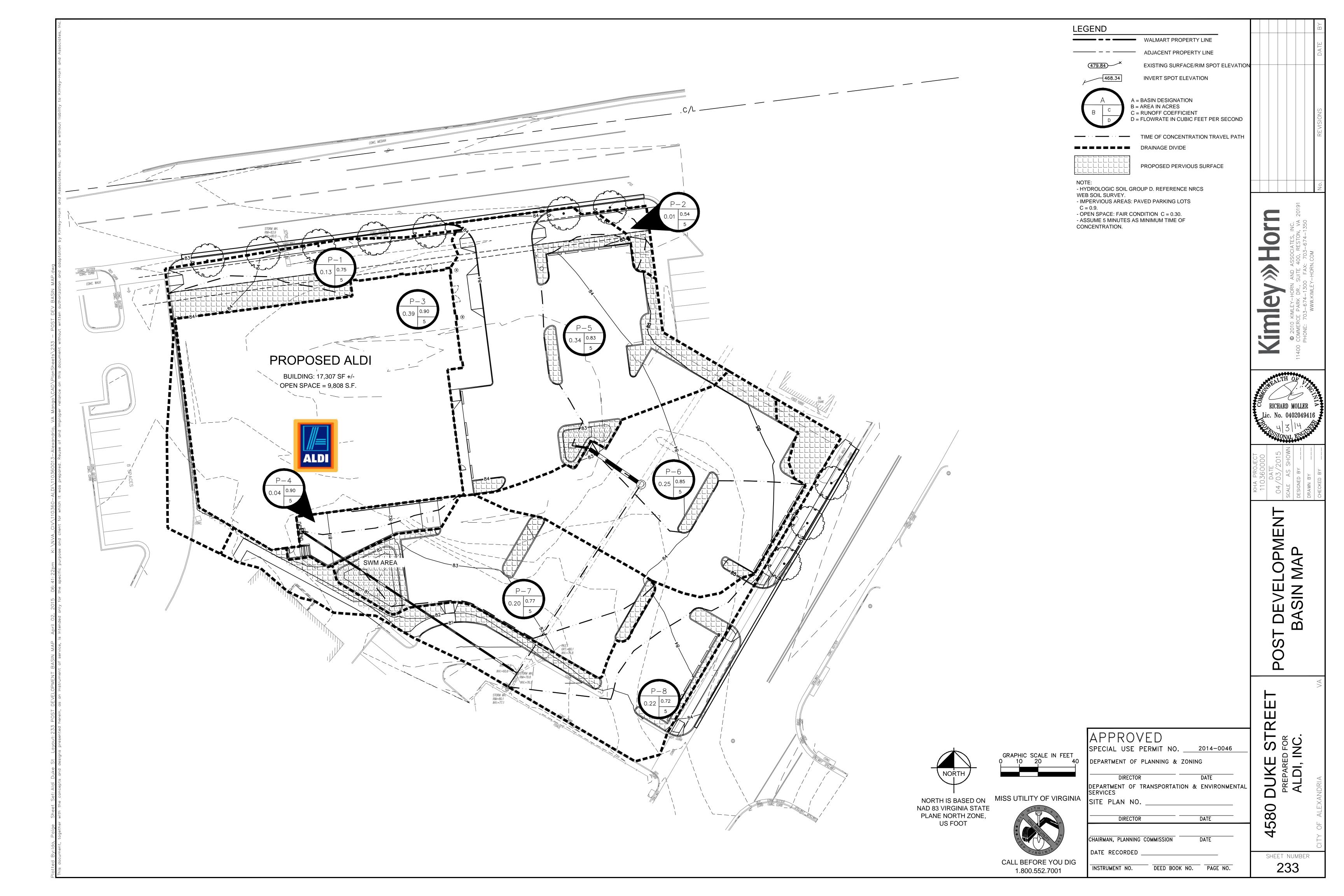
APPROVED

Kimley



STORMWATER MANAGEMENT CALCULATIONS

DUKE STREET
PREPARED FOR
ALDI, INC. 4580



#### POST-DEVELOPMENT CALCULATIONS

Drainage Area Runoff Coefficients for Rational Method ALDI (Duke Street) Date: 04/02/15

		•					,						-				
							Runo	ff Coeffi	cients							1	
	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	1	
Surface	909	6 Impervi	ous	759	% Impervi	ous	50°	% Impervi	ous	309	% Impervi	ous	15%	Impervio	us		ō
Type	Roofs										Dito	hes				ea	act ed
	Concrete			A	partmen	ts				17k ft <sup>2</sup> S	Single-Far	nily Lots	1			Total Area	Weighted Rational Factor
	Asphalt			Т	ownhome	es		Schools			½ Acre S	Single-Far	mily Lots			👸	ĭiğ
		Business	3			Gra	vel		10k ft <sup>2</sup> 9	Single-Far	nily Lots		Lawns				82
Drainage		Industria		1		Lined [	Ditches				Pastures			Forests		Α	С
Area (acres	С	ommerci	al	1		Cul	tivated An	eas					Parks / Ce	meteries		acres	l
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

Kimley	/»H	orn	Time	of Co	ncentı		Calcul Develop	ations	for Ra	tional	Metho	d			
		Project:		,	ALDI (Dul	ke Street)	)		Date:	04/0	2/15		Initials:	RJ <i>G</i>	
	0\		Sheet Flor 0' Maximu		<del>)</del> )			centrated w >200' o	•			nnelized s/Streams		Total 1 Concer	ime of
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
Drainage	L	S	С	٧	Тс	L	S	С	٧	Тс	L	٧	Тс	Tc	Тс
Basin 🔪	ft	ft/ft		ft/s	min	ft	ft/ft		ft/s	min	ft	ft/s	min	min	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
					D001	DDAINE	1.0\4/4/	2011145.5	O MAIN!						_
P-3					ROOF	- DRAIN F	LOW - A	SSUME 5.	U MIIN					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

Kimley	∕»H	lorn		Peak	Flow	Rate	Calcu	ılatioı	ns us	ing th	e Rat	ional	Metho	d				
	F	roject:		AL	.DI (Dul	ke Stree	:†)			Date:	04/0	2/15		Initials:	RJG			
		Sat	uration	Factors,	Cf													
	1.0	1.0	1.0	1.1	1.2	1.25												
Factors	Rationa	I Factor	r adjust	ed for S	aturatio	n, Cf C	Raii	nfall Inte	ensity in	Arlingt	on, i (in	/hr)		Peak	Flow Ra	te, Qp (	cfs)	
of Flow Rate Drainage Basin	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
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 Metho	od 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
Тс	5 minutes	Тс	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	$\overline{Q = C^*i^*A}$	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

Hydrograph F	Report		· ·
Hydraflow Hydrographs Extensi	on for AutoCAD® Civil 3D® 2013 by Auto	odesk, 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

Hyd. No. 10

Hydrograph type

Storm frequency

Time interval

Inflow hyds.

South

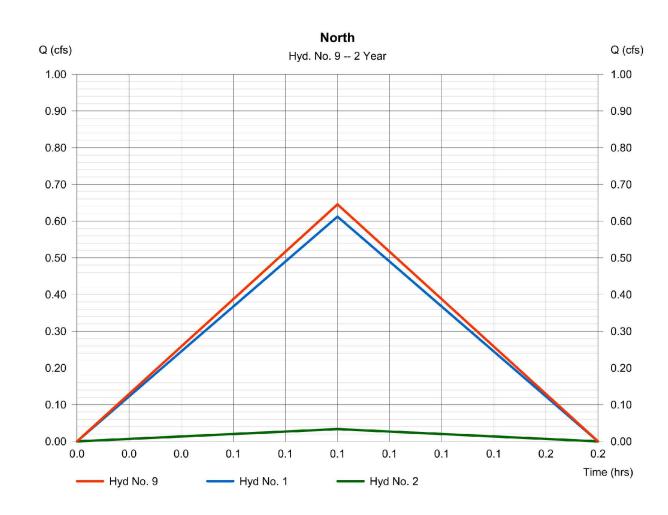
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

= Combine

= 3, 4, 5, 6, 7, 8

= 2 yrs

= 1 min



Hydraflow Hydrographs Extensi	on for AutoCAD® Civil 3D® 2013 by Autod	desk, Inc. v10	Thursday, 03
Hyd. No. 10			
South			
Hydrograph type Storm frequency Time interval Inflow hyds.	= Combine = 10 yrs = 1 min = 3, 4, 5, 6, 7, 8	Peak discharge Time to peak Hyd. volume Contrib. drain. area	= 10.80 cfs = 0.08 hrs = 3,240 cuft = 1.440 ac

— Hyd No. 9 — Hyd No. 1 — Hyd No. 2

**Hydrograph Report** 

Hyd. No. 9

Hydrograph type

Storm frequency

Time interval

Inflow hyds.

0.80 -

0.70 -

0.60 -

0.50 -

0.30 -

0.20

Thursday, 03 / 5 / 2015

= 7.439 cfs

 $= 0.08 \, hrs$ 

= 2,232 cuft

Peak discharge

Time to peak

Hyd. volume

Contrib. drain. area = 1.440 ac

North

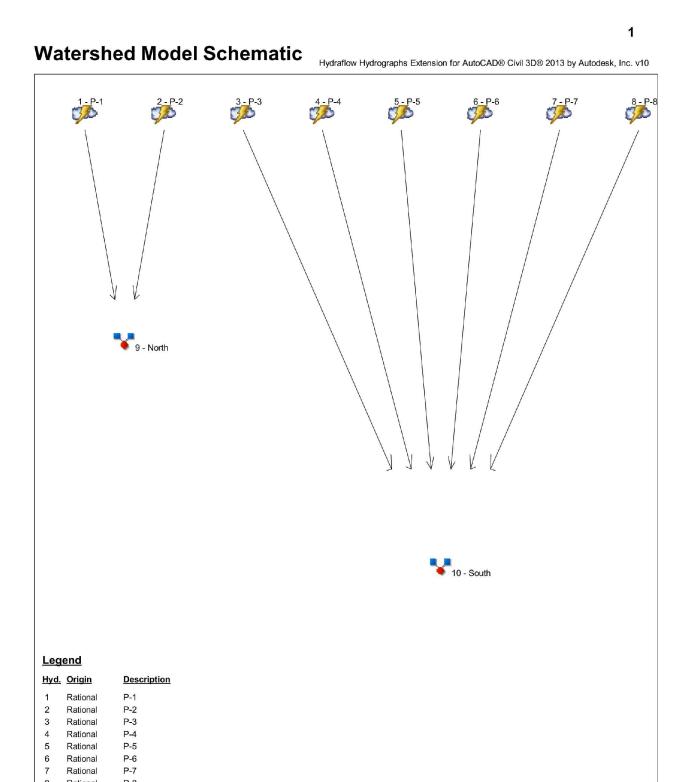
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

= Combine

= 10 yrs

= 1 min

= 1, 2

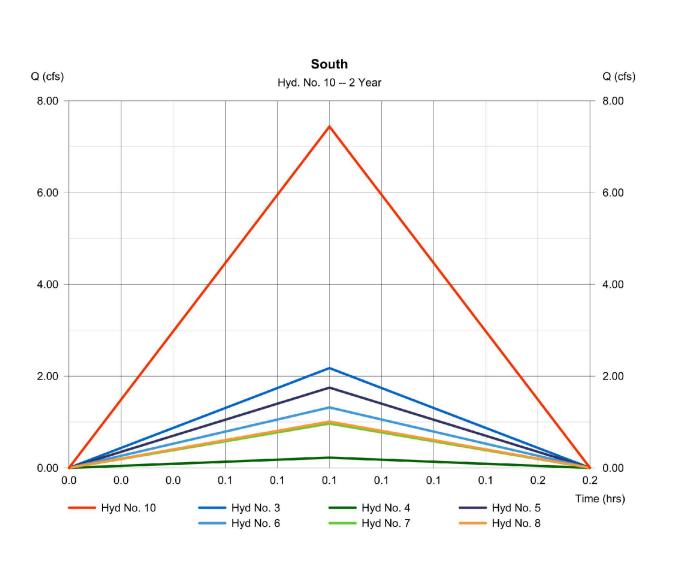


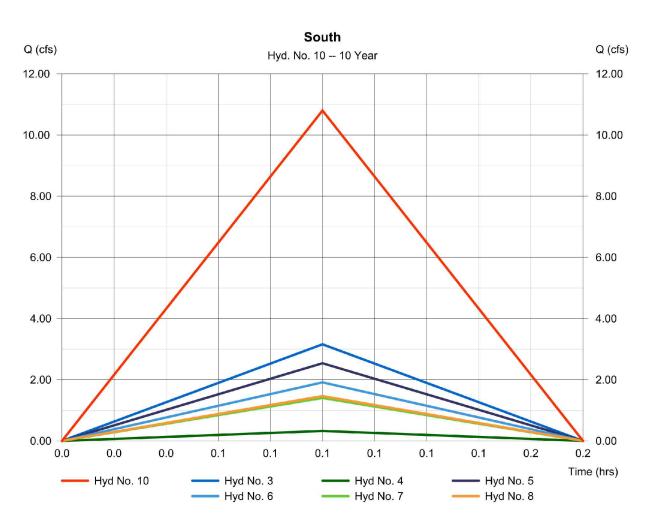
Thursday, 03 / 5 / 2015

8 Rational P-8

Project: Proposed.gpw

Hyd. No.	Hydrograph type	Inflow				Peak Out	tflow (cfs)				Hydrograph
NO.	(origin)	hyd(s)	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	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
Dro	oj. file: Propo	sed anw									03 / 5 / 2015





APPROVED SPECIAL USE PERMIT NO. \_\_\_\_\_2014-0046 DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES MISS UTILITY OF VIRGINIA SITE PLAN NO. DIRECTOR CHAIRMAN, PLANNING COMMISSION DATE RECORDED CALL BEFORE YOU DIG 1.800.552.7001 INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Thursday, 03 / 5 / 2015

Q (cfs)

0.60

0.30

0.20

Time (hrs)

Thursday, 03 / 5 / 2015

= 0.937 cfs

 $= 0.08 \, hrs$ 

= 281 cuft

Contrib. drain. area = 0.140 ac

Peak discharge

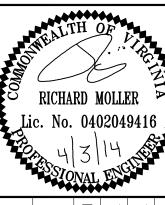
Time to peak

Hyd. volume

Hyd. No. 9 -- 10 Year

0.0 0.0 0.0 0.1 0.1 0.1 0.1 0.1 0.1 0.2 0.2

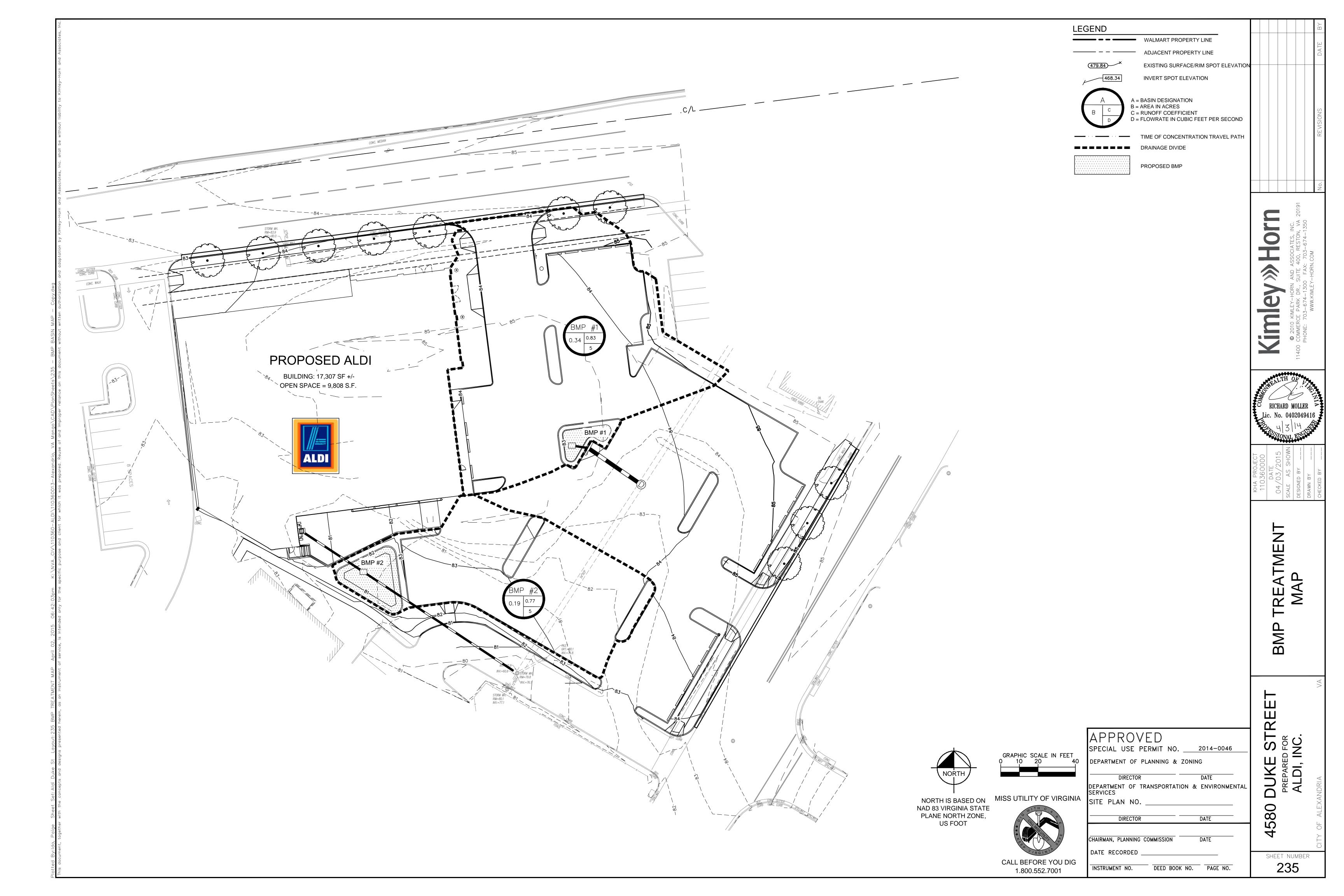
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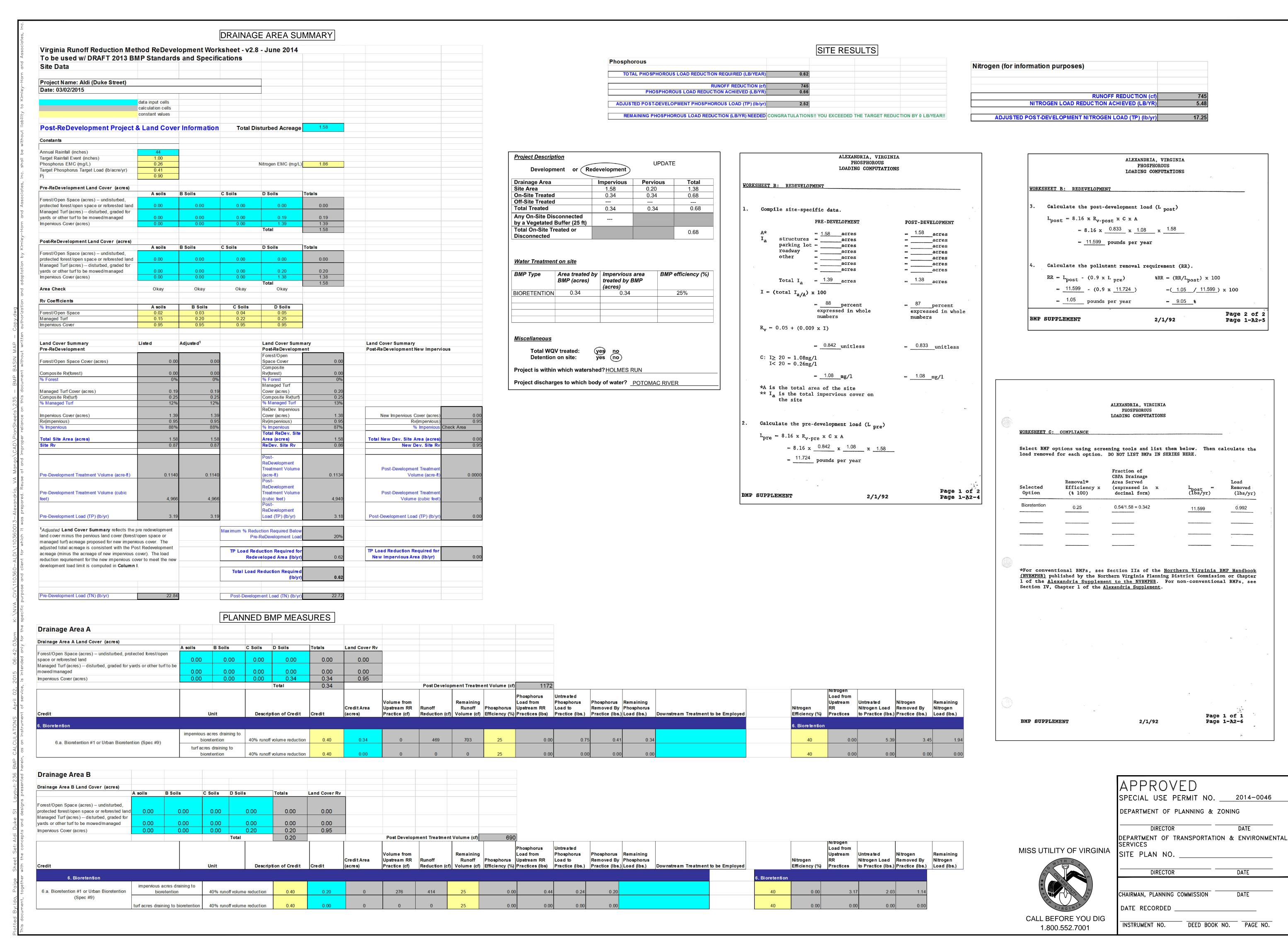


STORMWATER MANAGEMENT CALCULATIONS

DUKE STREET
PREPARED FOR
ALDI, INC.

DUKE 4580





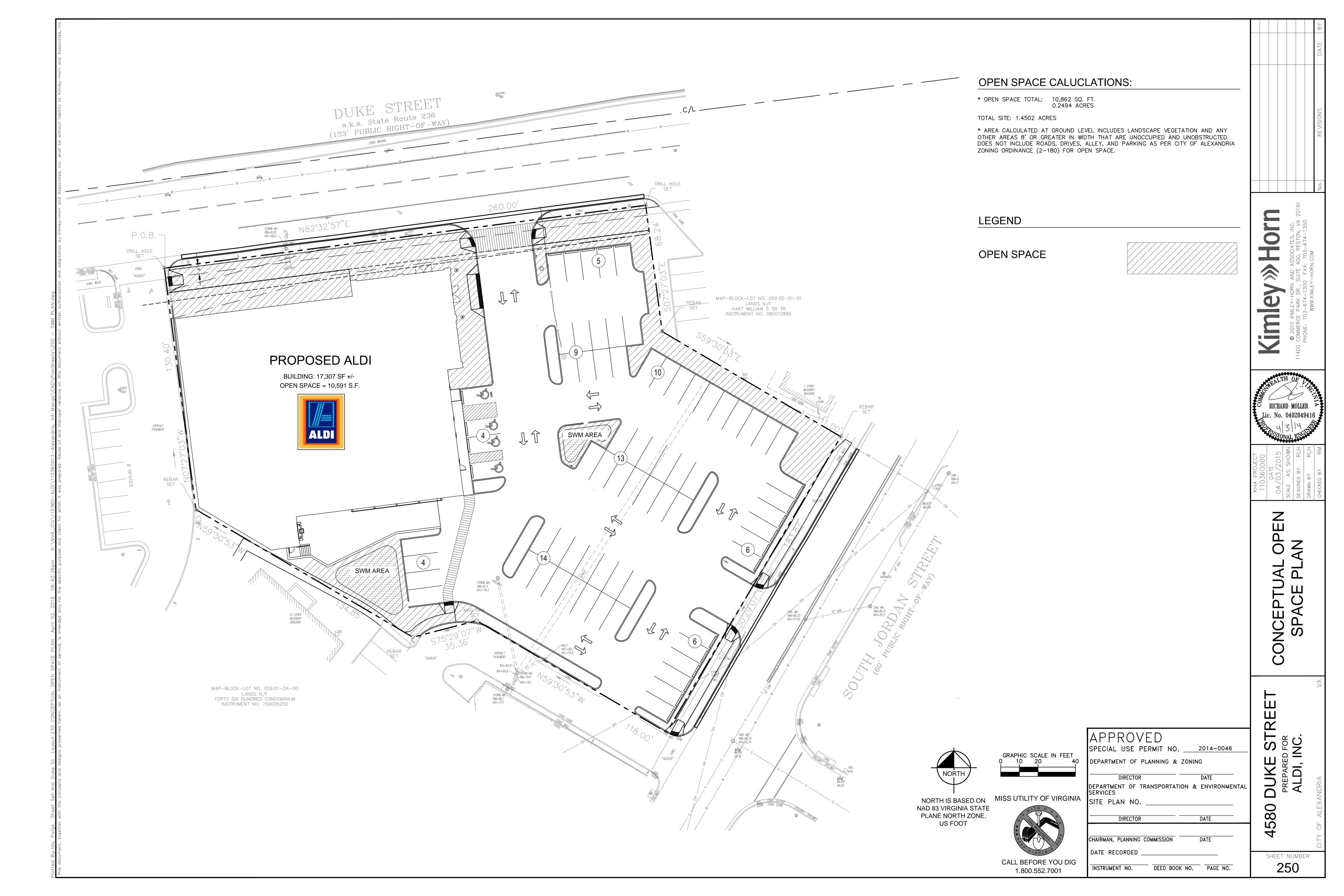
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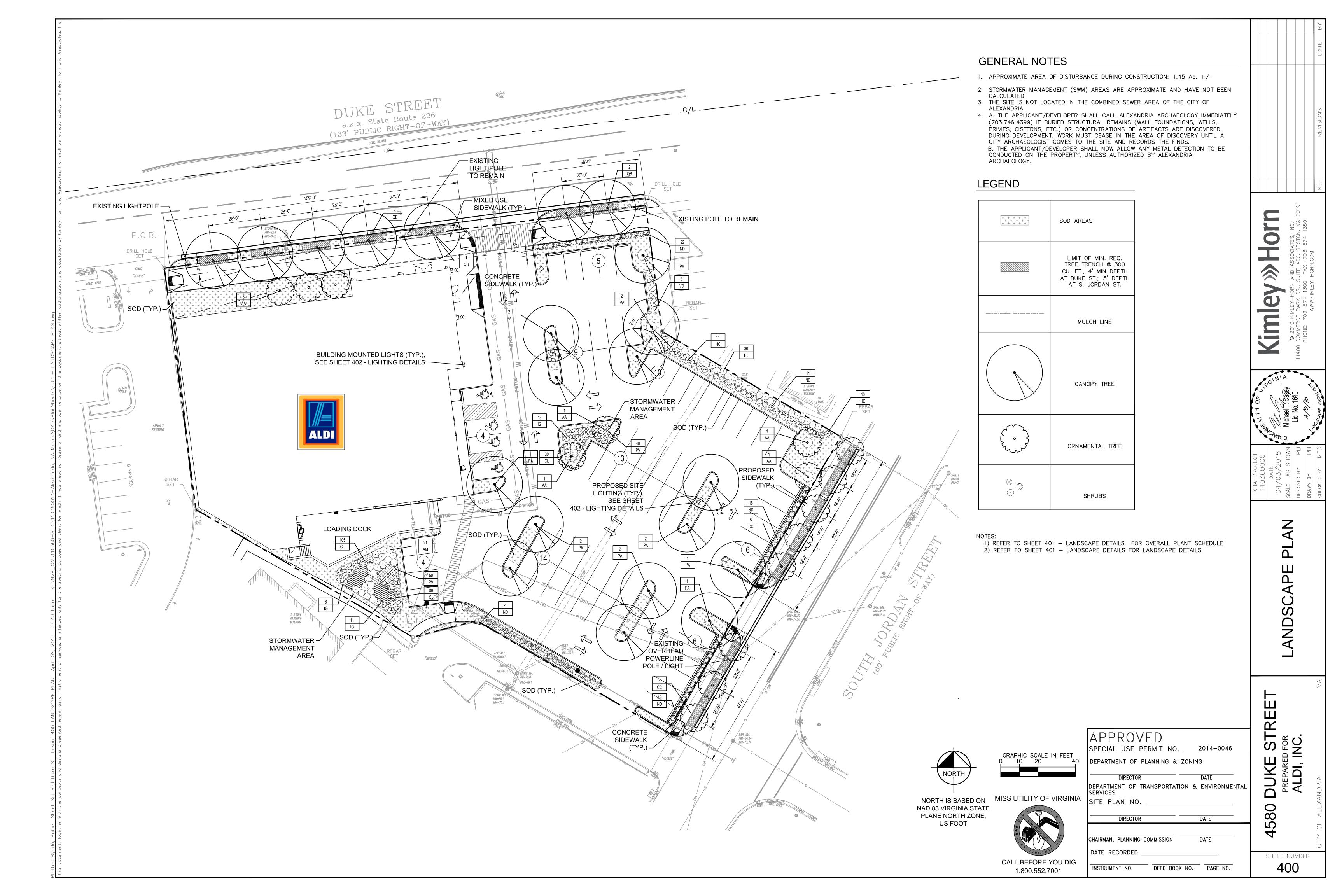
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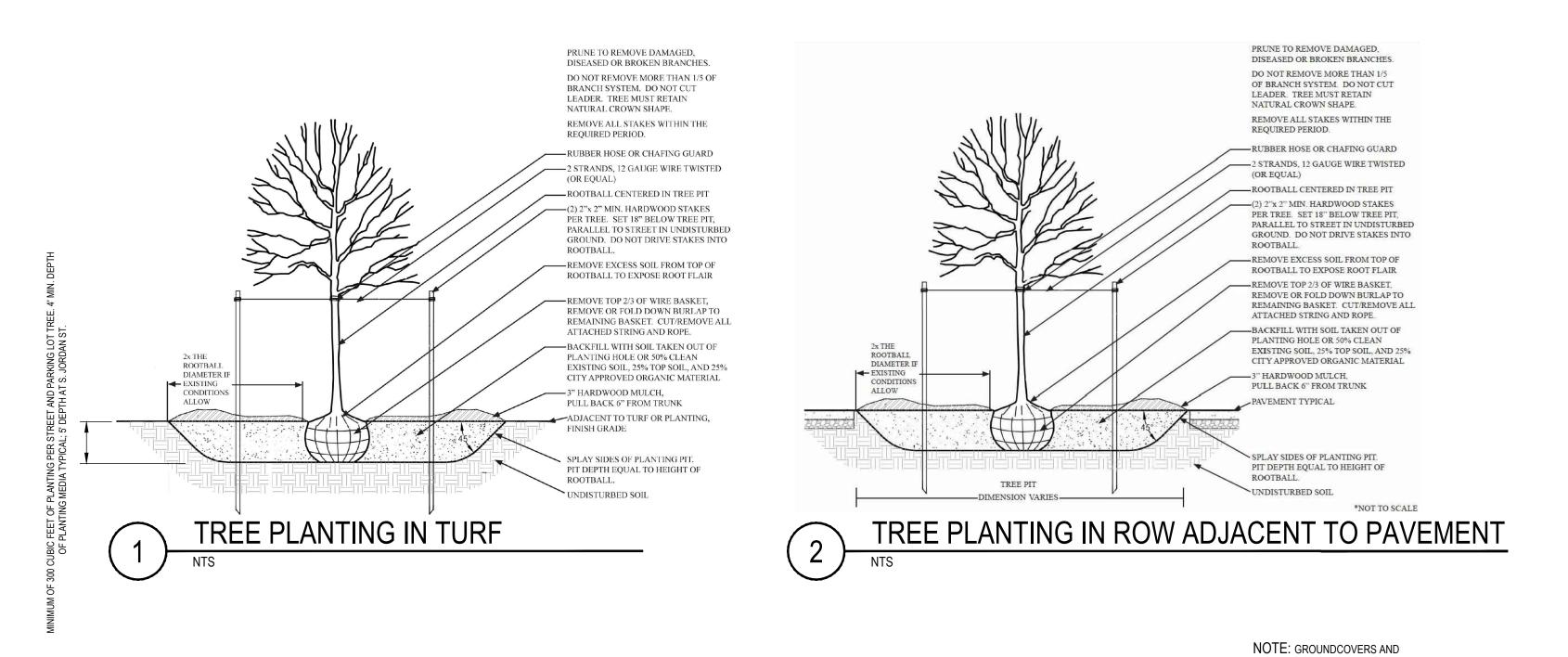
Lic. No. 0402049416

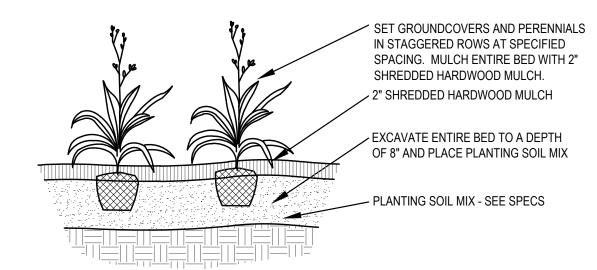
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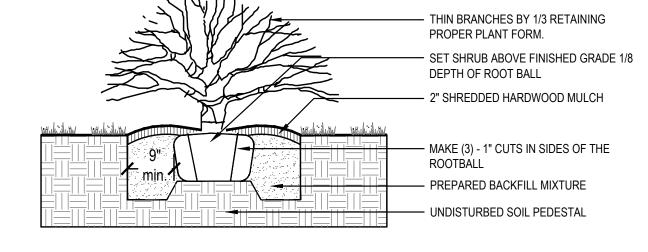
ALDI, 0 58

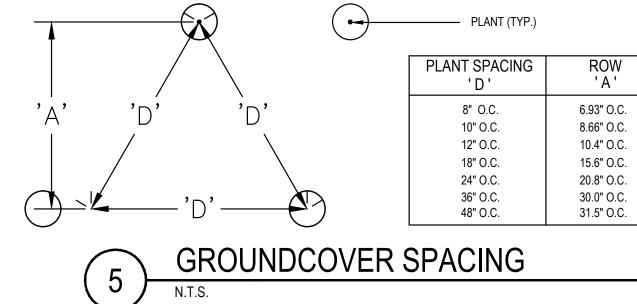












PERENNIALS TO BE INSTALLED WITH

TRIANGULAR SPACING

GROUNDCOVER & PERENNIAL PLANTING

N.T.S.

4 TYP. B&B SHRUB PLANTING

N.T.S.

PLANT	SCHE	DULE								
Key	Qty.	Botanical Name	Botanical Name Common Name Size (Min.) Height at Planting 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
								Single Leader, Uniform branching pattern		
CC	8	Cercis canadensis 'Northern Strain'	Eastern Redbud	10' Ht.	10' Ht.	25' Ht.	B&B	(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 CALCU	LATIONS	
Existing Site Area (s.f.)		63,17
	T. Washington	2012
Crown Coverage Required (s.f.)	25%	15,79
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.)		)
CROWN COVERAGE PROVIDED		
Existing Crown Coverage to Retain (not including street trees) (s.f.)		(
Existing Crown Coverage to Be Removed (s.f.)		Х
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

	APPROVED	
	SPECIAL USE PERMIT NO	2014-0046
	DEPARTMENT OF PLANNING & ZOI	NING
	DIRECTOR	DATE
	DEPARTMENT OF TRANSPORTATION SERVICES	& ENVIRONMENTAL
IISS UTILITY OF VIRGINIA	SITE PLAN NO.	
O CHI TH C. A.	DIRECTOR	DATE
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VIRGINIA	DATE RECORDED	
CALL BEFORE YOU DIG		

1.800.552.7001

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

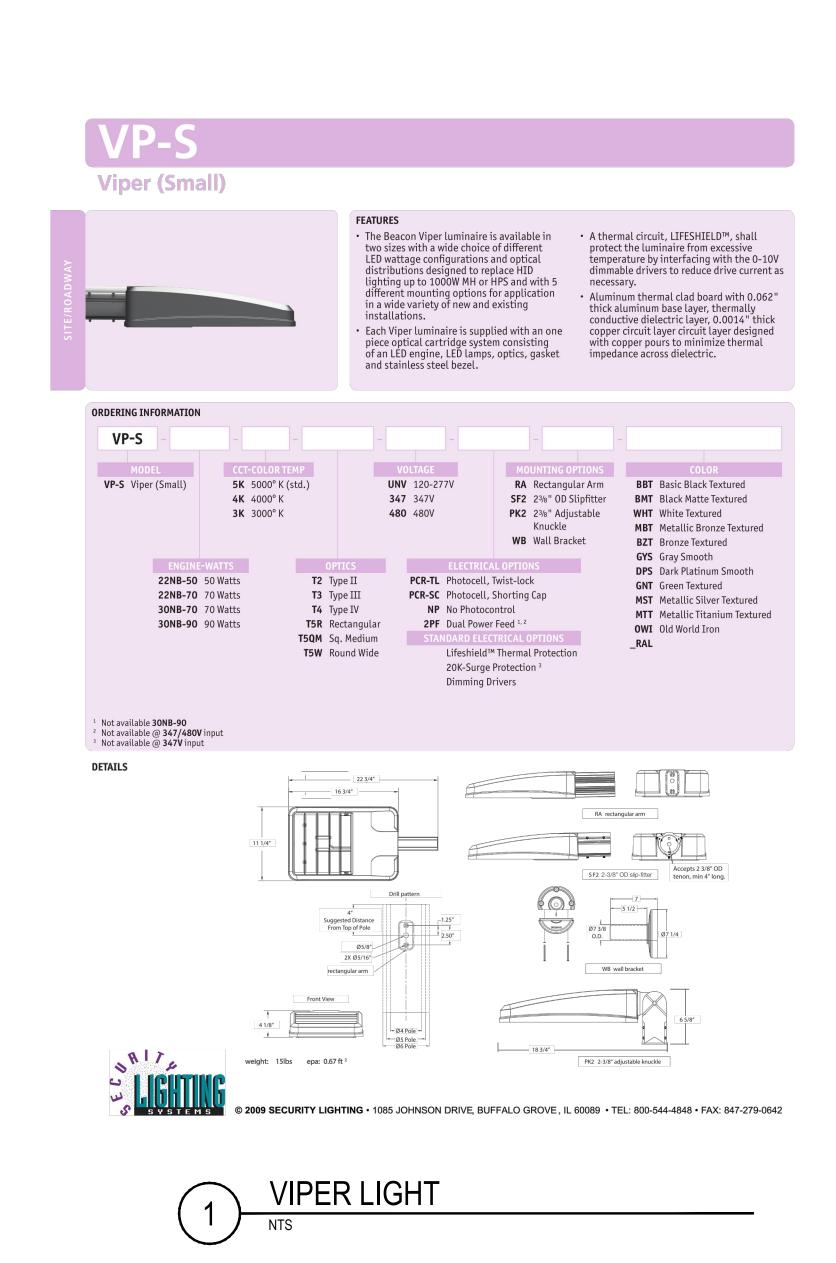
KHA PROJECT

4580 DUKE STREET
PREPARED FOR ALDI, INC.

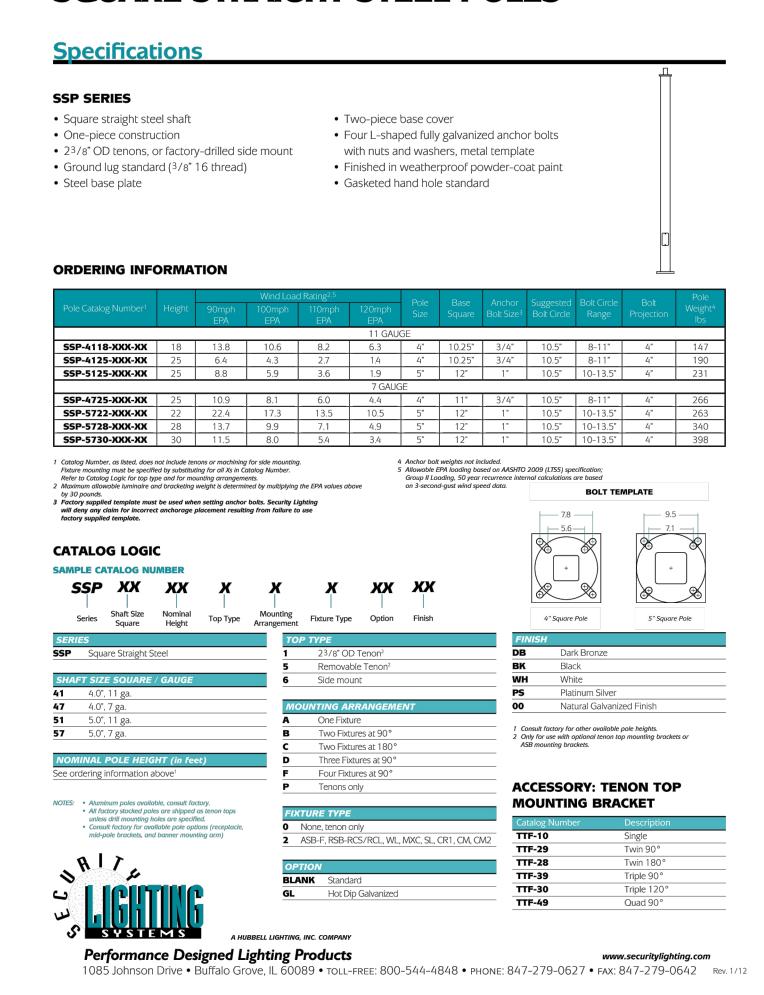
Kimle

SHEET NUMBER

ANDSC,



## **SQUARE STRAIGHT STEEL POLES**





#### **EXTERIOR WALL SCONCE**

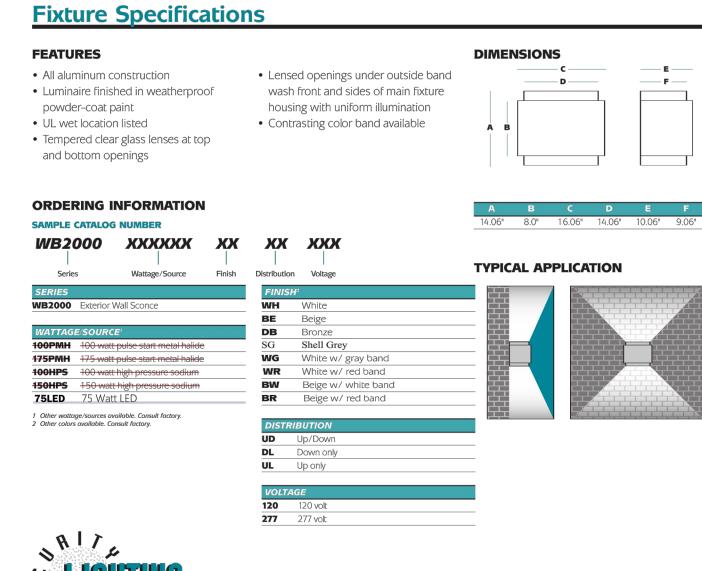


The WB2000 Series is a very versatile wall sconce that would be aesthetically pleasing in any architectural building design. Illuminate or complement building areas with any combination of uplighting and downlighting along with a variety of standard and custom color finishes in solid or contrasting colors.

Type: F20 LED

(I) (E)

**Performance Designed Lighting Products** 





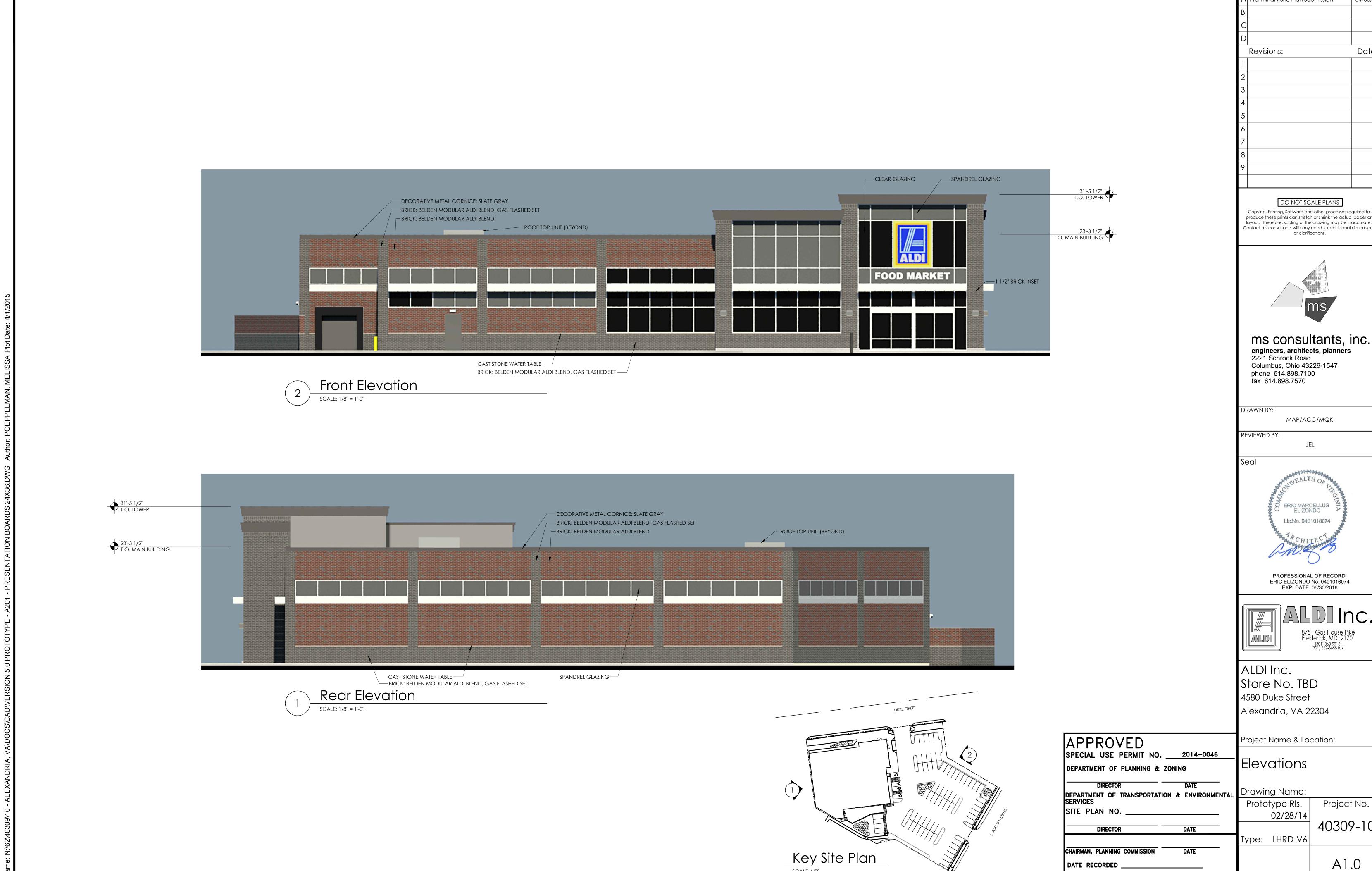
1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642

-		
	APPROVED SPECIAL USE PERMIT NO	2014-0046
	DEPARTMENT OF PLANNING & ZONIN	IG
	DIRECTOR	DATE
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C CALL PM	DIRECTOR	DATE
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CALL BEFORE YOU DIG 1.800.552.7001	INSTRUMENT NO. DEED BOOK NO.	

U Kim

**LIGHTING** 

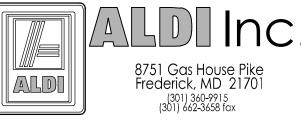
DUKE STREE
PREPARED FOR
ALDI, INC. 4580



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

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Contact ms consultants with any need for additional dimensions



40309-10

Scale: As Noted Drawing No.

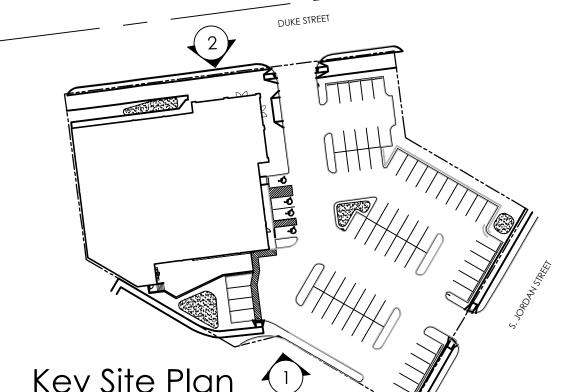
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



CAST STONE WATER TABLE ——
BRICK: BELDEN MODULAR ALDI BLEND, GAS FLASHED SET Side Elevation

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

SPANDREL GLAZING ——



APPROVED SPECIAL USE PERMIT NO. 2014-0046 DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL Drawing Name:

SITE PLAN NO. CHAIRMAN, PLANNING COMMISSION

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

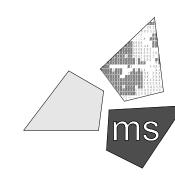
A Preliminary Site Plan Submission 04/03/15 Date: Revisions:

Issued:

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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

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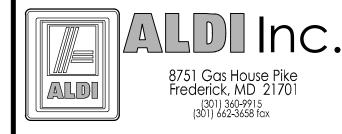
MAP/ACC/MQK

REVIEWED BY:

Seal



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



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

Project Name & Location:

Elevations

Scale: As Noted

Prototype Rls. Project No.

02/28/14 40309-10 Type: LHRD-V6

A1.1

Drawing No.



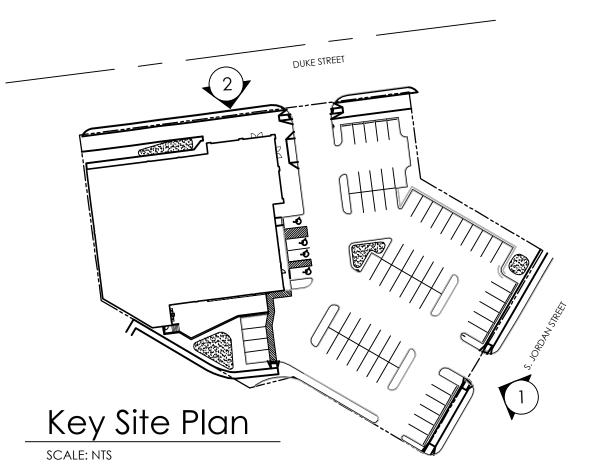


Elevation from South Jordan Street

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

Elevation from Duke Street

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



APPROVED	Pro
SPECIAL USE PERMIT NO. 2014-0046	l _,
DEPARTMENT OF PLANNING & ZONING	El
DIRECTOR DATE	Dr
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO	
DIRECTOR DATE	
	Ту
CHAIRMAN, PLANNING COMMISSION DATE	
DATE RECORDED	

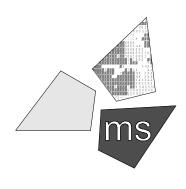
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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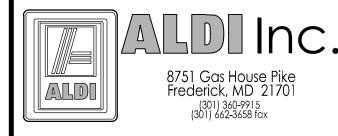
MAP/ACC/MQK

REVIEWED BY:

Seal

O ERIC MARCELLUS ELIZONDO Lic.No. 0401016074

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



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

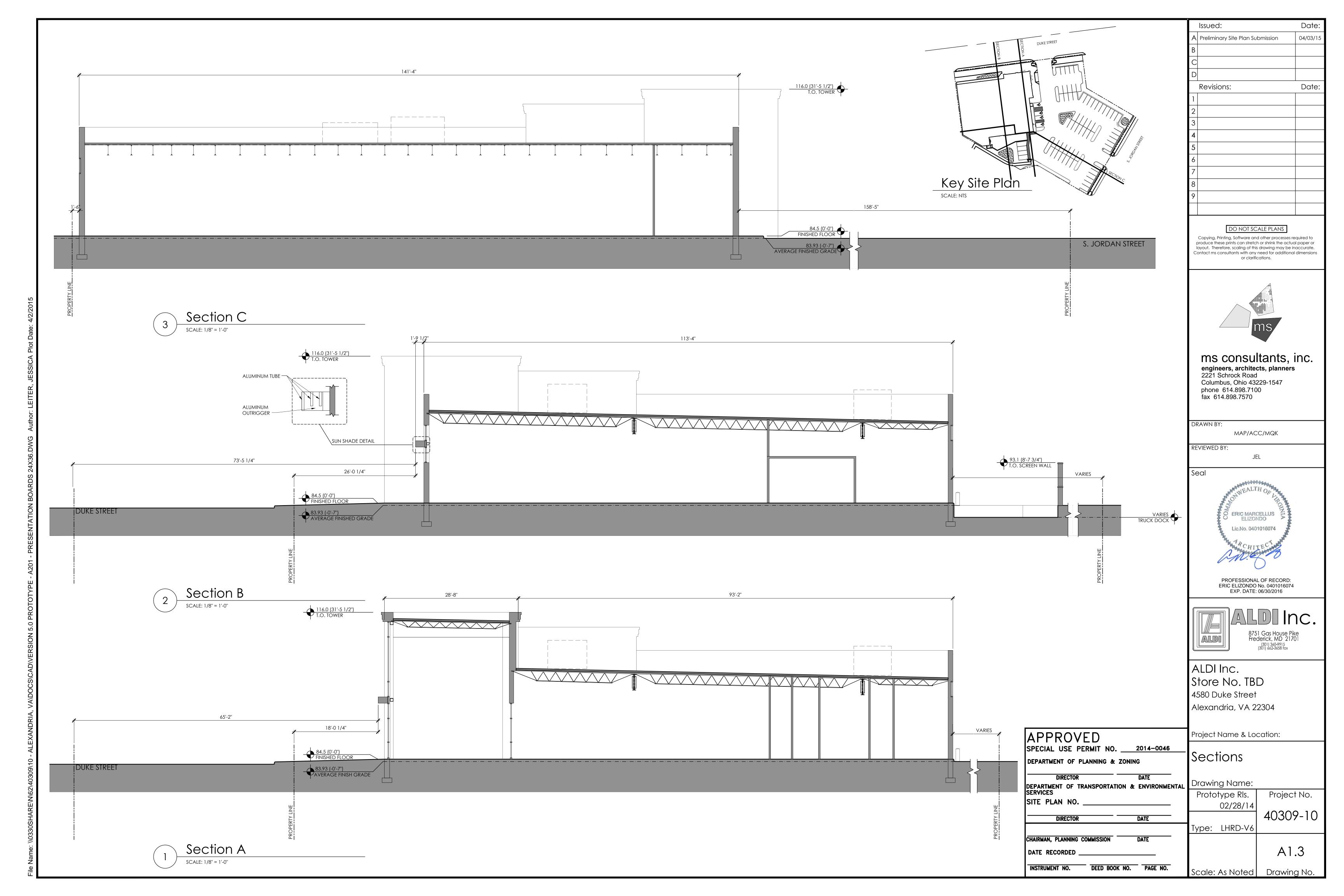
roject Name & Location:

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Orawing Name:
Prototype Rls. Project No.

02/28/14 40309-10 ype: LHRD-V6

A1.2 Drawing No. Scale: As Noted





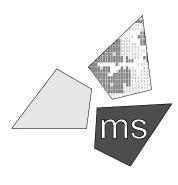


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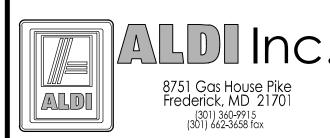
MAP/ACC/MQK

REVIEWED BY:

Seal



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



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

Project Name & Location:

## Perspective A

Prototype Rls.

Project No. 02/28/14 40309-10 Type: LHRD-V6

A1.4

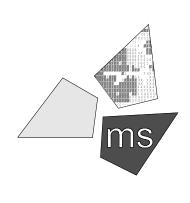
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SPECIAL USE PERMIT NO. 2014-0046 DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL Drawing Name: SITE PLAN NO. \_\_ CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED INSTRUMENT NO. DEED BOOK NO. PAGE NO. Scale: As Noted Drawing No.



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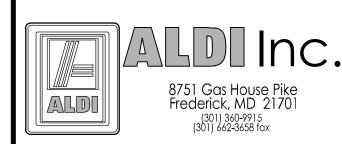
MAP/ACC/MQK

REVIEWED BY:

Seal



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



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

Project Name & Location:

## Perspective B

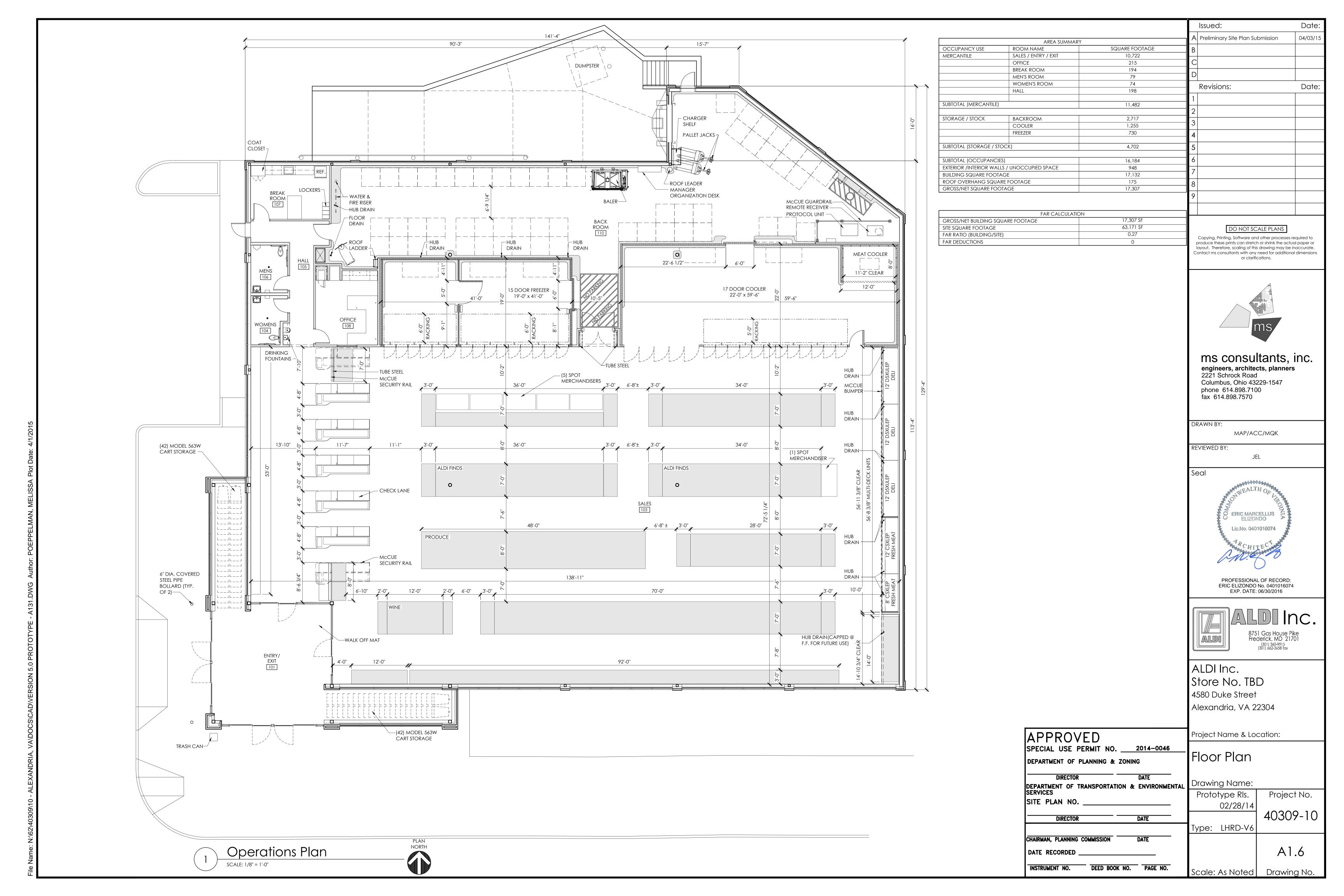
Prototype Rls. Project No. 02/28/14

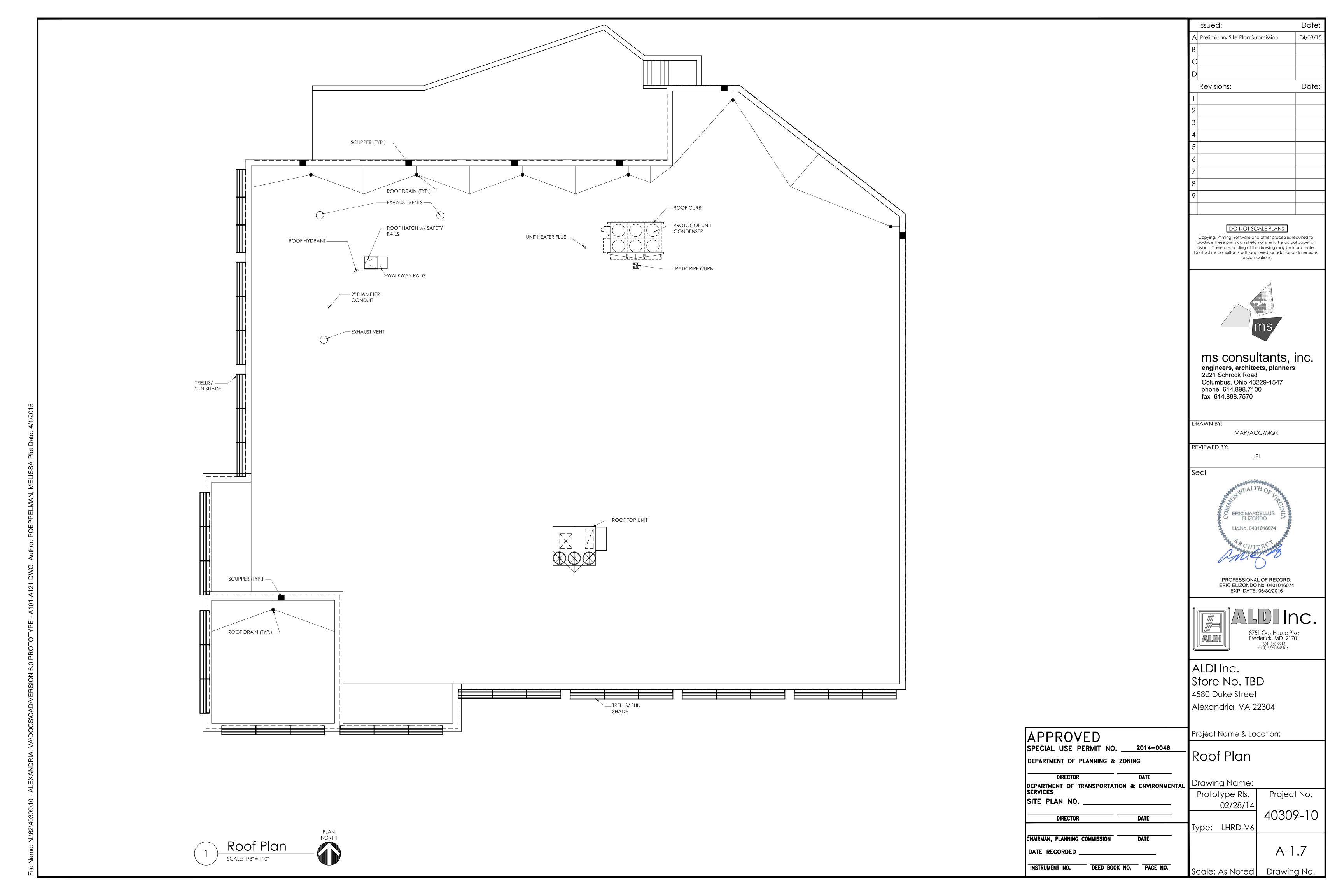
40309-10 Type: LHRD-V6

A1.5 Scale: As Noted Drawing No.

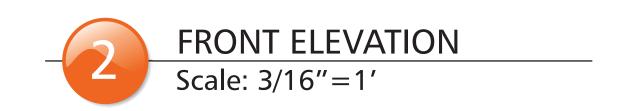
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SPECIAL USE PERMIT NO. 2014-0046 DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL Drawing Name: SITE PLAN NO. \_\_ CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED

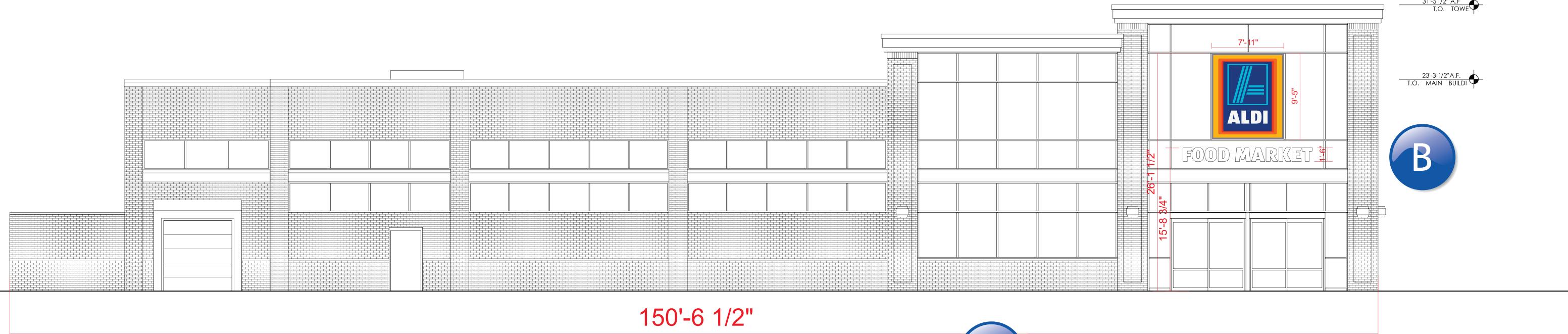
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DIRECTOR





Sign Type: CABINET/

CHANNEL LETTERS

## CODE:

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

SIGN MUST BE FACING STREET OR PARKING.

ONLY ONE SIGN ALLOWED PER WALL

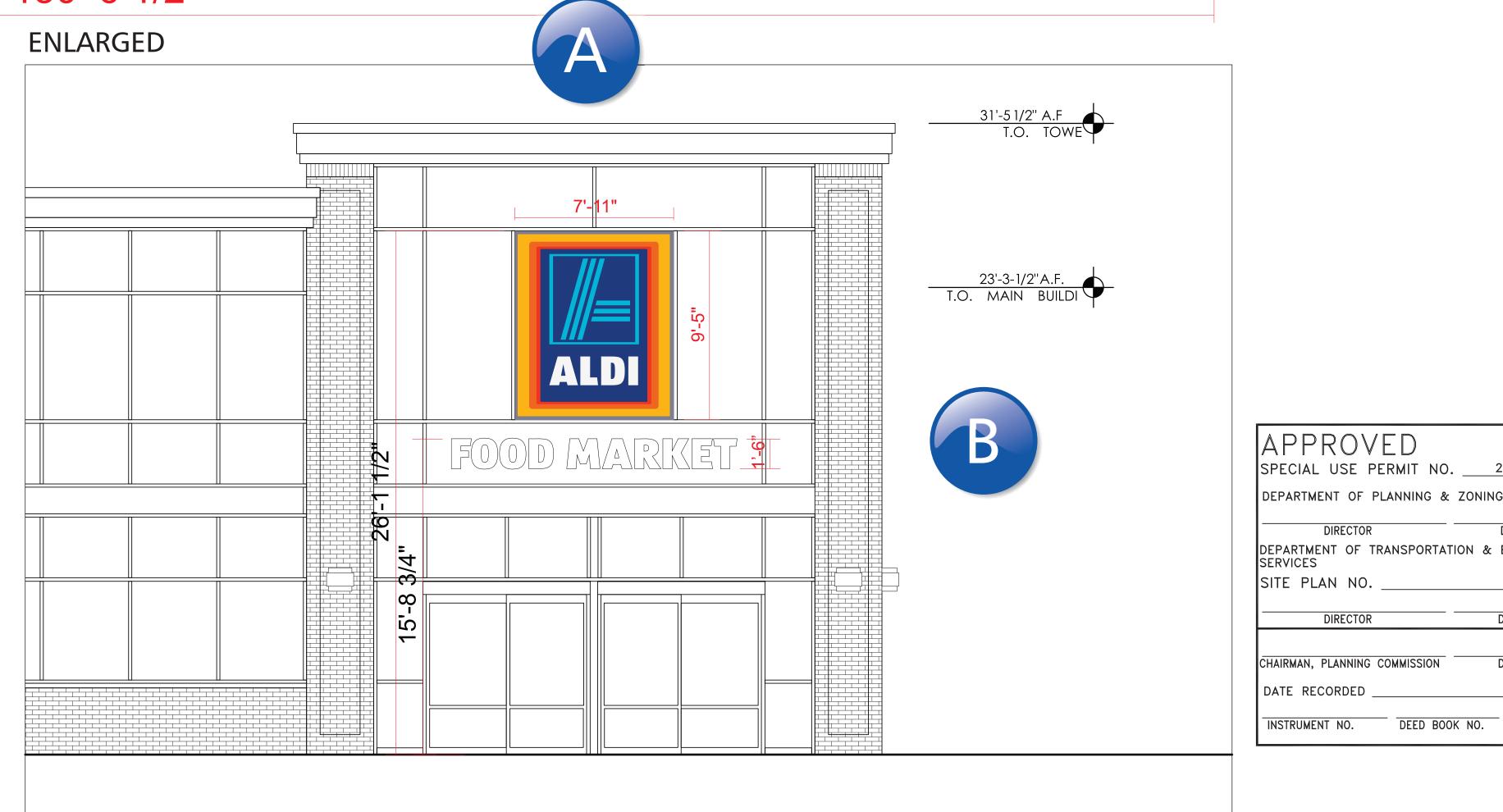
## CODE:

ALLOWED: 150 SQ. FT.

PROPOSED: A: 74.55 SQ. FT.

B: 22 SQ. FT.

TOTAL: 96.55 SQ. FT





Job Name: ALDI

Address: 4580 DUKE STREET

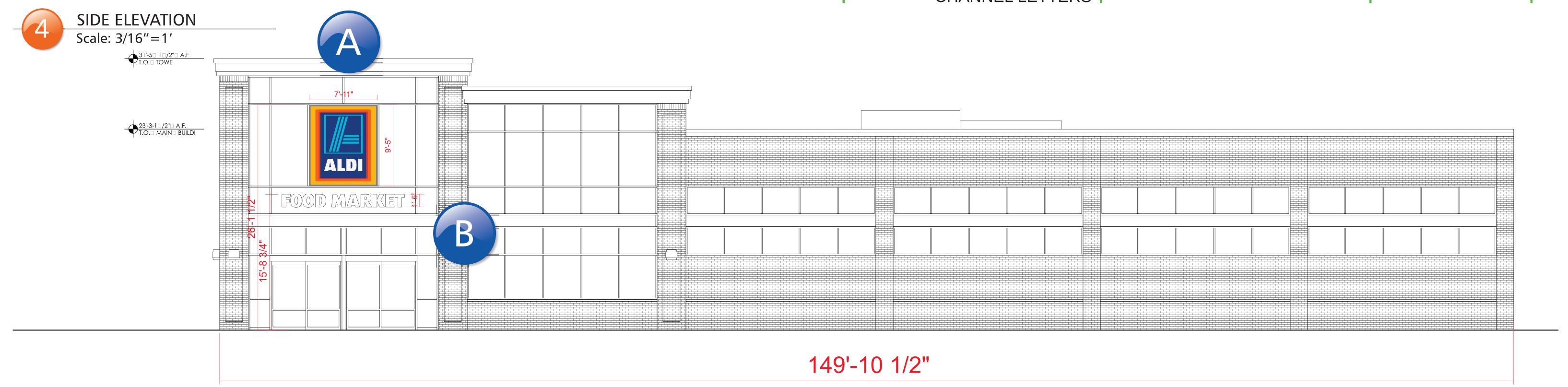
ALEXANDRIA (DUKE STREET), VA 22304

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:



## CODE:

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

SIGN MUST BE FACING STREET OR PARKING.

ONLY ONE SIGN ALLOWED PER WALL

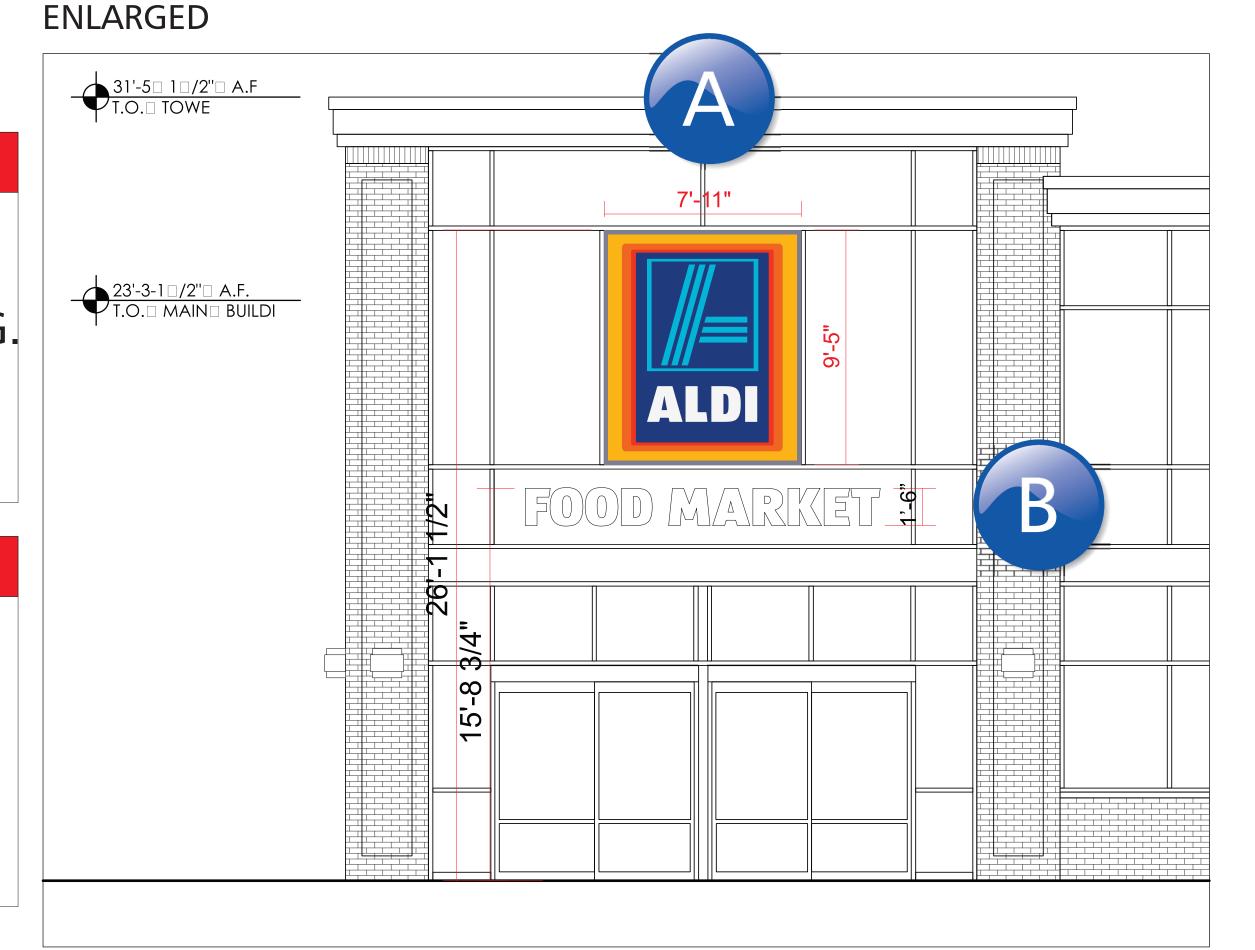
## CODE:

ALLOWED: 149 SQ. FT.

PROPOSED: A: 74.55 SQ. FT.

B: 22 SQ. FT.

TOTAL: 96.55 SQ. FT



APPROVED
SPECIAL USE PERMIT NO2014-0046
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTA SERVICES
SITE PLAN NO
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



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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APPROVED

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

SITE PLAN NO.

DATE RECORDED

INSTRUMENT NO.

SPECIAL USE PERMIT NO. \_

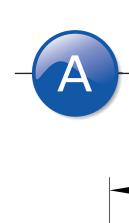
DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL

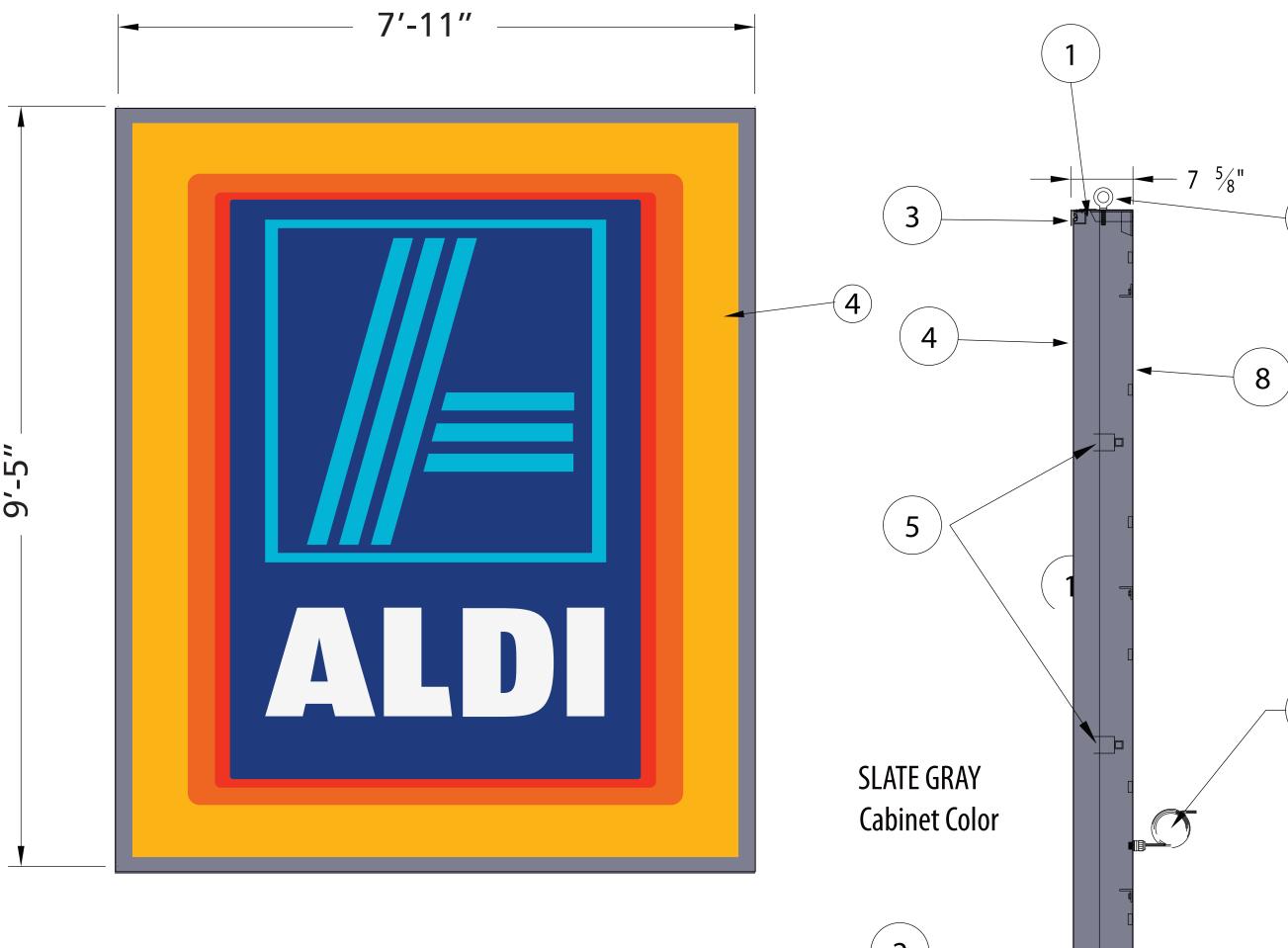
DATE

DEED BOOK NO. PAGE NO.

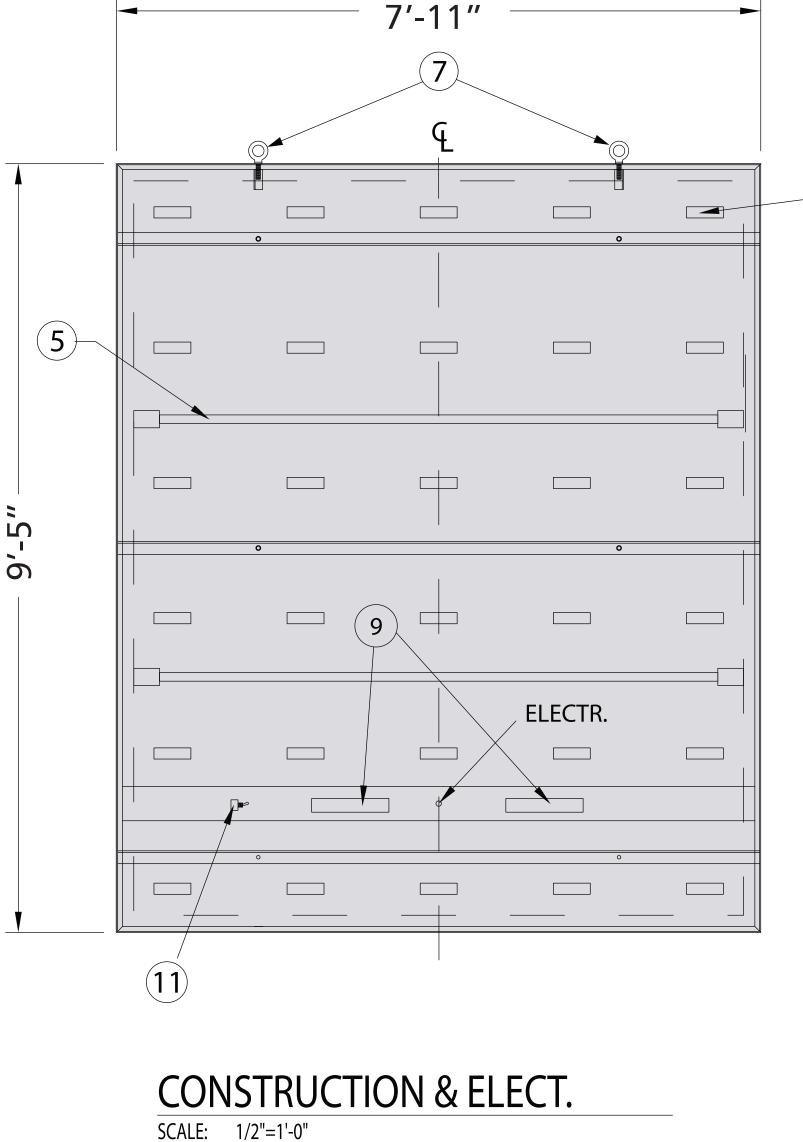
(BY OTHERS)



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



SIDE SECTION



3/8" DIA. LAG BOLTS SPACED 3' O.C. (AS REQUIRED)

**COLOR MATCHING** 

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

APPROVED CONSTRUCTION

REMEMBER DRAIN HOLES (EXTERIOR SIGNS ONLY)

ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF NEC AND/OR OTHER APPLICABLE LOCAL CODES, THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

<b>ELECTRICAL SPECS</b>	

ITEM	QTY	DESCRIPTION			
VOLTS		AMPS	WATTS	CIRCUITS	
120		2	240	1	

## GRAPHIC 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

broadwaynational signs Lighting ELECTRICAL

Job Name: ALDI

Address: 4580 DUKE STREET

ALEXANDRIA (DUKE STREET), VA 22304

**GRAPHIC** 

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

DESCRIPTION

PMS 1235 C YELLOW-OUTSIDE BORDER

PMS 021 C ORANGE-MIDDLE BORDER

PMS WARM RED C-INSIDE BORDER

PMS 287 C DARK BLUE-BACKROUND

PMS 638 C LIGHT BLUE-LOGO

WHITE-"ALDI" COPY

Date: 03.03.15 Job Number: 15694 Project Manager: JR

Scale: See Drawing Drawn By: BB

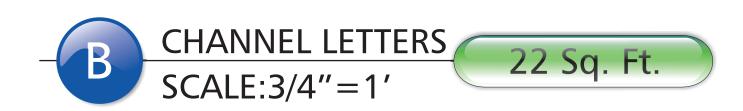
Revised: 00.00.00 #**00.00** 

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

7 5/8 "

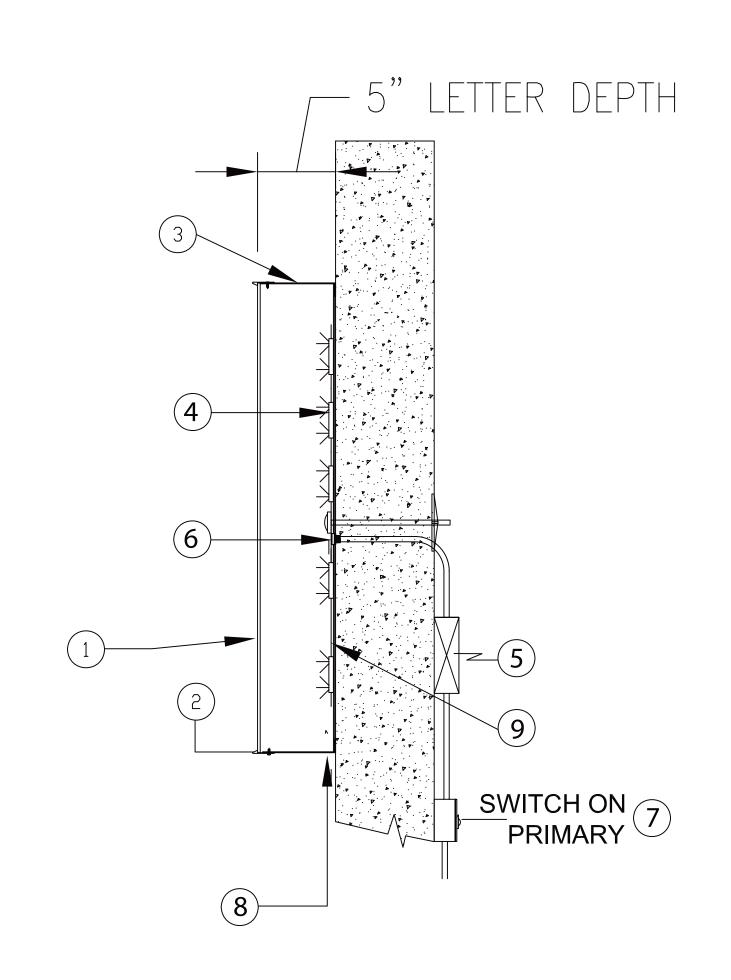
EIFS-

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14'-2 3/4"

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, DPS2 = M,A,R,K,E,T

APPROVED			
SPECIAL USE PERMIT NO.	2014-0046		
DEPARTMENT OF PLANNING & ZONING			
DIRECTOR	DATE		
DEPARTMENT OF TRANSPORTAT SERVICES	TION & ENVIRONMENTAL		
SITE PLAN NO.			
DIRECTOR	DATE		
CHAIRMAN, PLANNING COMMISSION	DATE		
DATE RECORDED			
INSTRUMENT NO. DEED BOO	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 Date: Signature:



49.1 Sq. Ft.

## **COLOR MATCHING**







## CODE:

PYLON SIGN NOT TO EXCEED 25' IN HEIGHT SIGN NOT TO EXCEED 50 SQ. FT.





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  $\square$  Approved with Corrections  $\square$  Revise and Resubmit

Signature: