

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

1800 MOUNT VERNON AVENUE

CITY OF ALEXANDRIA, VIRGINIA

RCF **FIELDS & ASSOCIATES, INC.**
 ENGINEERING • LAND SURVEYING • PLANNING
 730 S. Washington Street
 Alexandria, Virginia 22314
 (703) 549-9422

PROJ. MANAGER: ANDREA SPRUCH
 EMAIL: ASPRUCH@RCFASOC.COM

SCALE: AS NOTED DATE: JUNE 2015 DRAWN: ACS
 REV: _____

AREA TABULATIONS

TOTAL SITE AREA = 0.6151 AC 26,793 SF
 TOTAL AREA OF TAX PARCELS = 0.6151 AC 26,793 SF
 TOTAL EXISTING IMPERVIOUS AREA = 0.5971 AC 26,010 SF
 TOTAL PROPOSED IMPERVIOUS AREA = 0.5240 AC 22,825 SF
 TOTAL DISTURBED AREA = 0.7250 AC 31,583 SF

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THE DEVELOPMENT ON THIS PROPERTY.
- 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 WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4866.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.

ENVIRONMENTAL PERMITS NOTES

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS, VIRGINIA MARINE RESOURCES MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN.

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES THAT DISTURB AN AREA LESS THAN 1 ACRE, THEREFORE A VPDES PERMIT IS NOT REQUIRED.

ARCHAEOLOGY NOTES

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

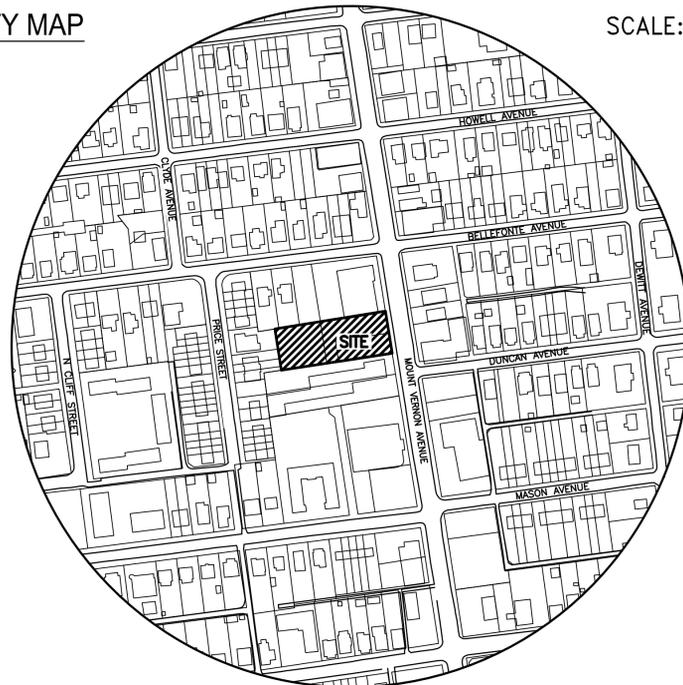
THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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

GENERAL NOTES

- PRIOR TO THE APPLICATION FOR NEW CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A BUILDING PERMIT FOR A CHANGE OF USE. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND PLUMBING FACILITIES.
- NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
- BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
- REQUIRED EXITS, PARKING, AND ACCESSIBILITY WITHIN THE BUILDING FOR PERSONS WITH DISABILITIES MUST COMPLY WITH USBC CHAPTER 11. HANDICAPPED ACCESSIBLE BATHROOMS SHALL ALSO BE PROVIDED.
- TOILET FACILITIES FOR PERSONS WITH DISABILITIES: LARGER, DETAILED, DIMENSIONED DRAWINGS ARE REQUIRED TO CLARIFY SPACE LAYOUT AND MOUNTING HEIGHTS OF AFFECTED ACCESSORIES. INFORMATION ON DOOR HARDWARE FOR THE TOILET STALL IS REQUIRED (USBC 1109.2.2).
- IF APPLICABLE, ENCLOSED PARKING GARAGES MUST BE VENTILATED IN ACCORDANCE WITH USBC 406.4.2. THE REQUIRED MECHANICAL VENTILATION RATE FOR AIR IS 0.75 CFM PER SQUARE FOOT OF THE FLOOR AREA (USBC 2801.1). IN AREAS WHERE MOTOR VEHICLES OPERATE FOR A PERIOD OF TIME EXCEEDING 10 SECONDS, THE VENTILATION RETURN AIR MUST BE EXHAUSTED. AN EXHAUST SYSTEM MUST BE PROVIDED TO CONNECT DIRECTLY TO THE MOTOR VEHICLE EXHAUST (USBC 2801.1).
- ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
- IF APPLICABLE, THE PUBLIC PARKING GARAGE FLOOR MUST COMPLY WITH USBC 406.2.6 AND DRAIN THROUGH OIL SEPARATORS OR TRAPS TO AVOID ACCUMULATION OF EXPLOSIVE VAPORS IN BUILDING DRAINS OR SEWERS AS PROVIDED FOR IN THE PLUMBING CODE (USBC 2901). THIS PARKING GARAGE IS CLASSIFIED AS AN S-2, GROUP 2, PUBLIC GARAGE.
- THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
- THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

VICINITY MAP



SCALE: 1"=200'

TAX PARCEL NUMBERS: #034.04-14-10 (#1800)
 #034.04-14-18 (#1800R)

PROJECT DESCRIPTION NARRATIVE

THIS PROJECT PROPOSES THE REDEVELOPMENT OF THE SUBJECT SITE CURRENTLY OCCUPIED BY A 1-STORY COMMERCIAL BUILDING AND SURFACE PARKING LOT. THE PROPOSED DEVELOPMENT INCLUDES A 4-STORY, MIXED-USE RETAIL/RESIDENTIAL BUILDING AND 1-LEVEL UNDERGROUND PARKING GARAGE. THIS PROJECT IS LOCATED IN THE MOUNT VERNON AVENUE URBAN OVERLAY ZONE AND WILL CONFORM TO THE MOUNT VERNON AVENUE DESIGN GUIDELINES AND MOUNT VERNON AVENUE BUSINESS AREA PLAN.

SPECIAL USE PERMITS/ZONING MODIFICATIONS:

- DEVELOPMENT SPECIAL USE PERMIT (DSUP) REQUESTS:
- A FORM-BASED SUP TO WAIVE CL ZONE RULES PER SECTION 6-606(A)
 - A PARKING REDUCTION PER 8-2008 FROM 70 TO 55 SPACES
 - A WAIVER OF LOADING SPACE REQUIREMENTS FOR THE RETAIL USE
 - A MODIFICATION FOR THE ZONE TRANSITION LINE SETBACK FOR A PORTION OF THE NORTH PROPERTY LINE
 - A TIER 1 TRANSPORTATION MANAGEMENT PLAN SPECIAL USE PERMIT

MOUNT VERNON AVENUE OVERLAY DISTRICT DEVIATION REQUESTS:

- AN INCREASE IN LOT OCCUPANCY FROM 60% TO 67%

ZONING MODIFICATION REQUESTS:

- A REDUCTION OF THE REQUIRED FRONT YARD SETBACK FROM 10.0' TO 8.7' (PER SECT 7-1006(A))

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ZONING TABULATIONS

(PER THE MOUNT VERNON AVENUE URBAN OVERLAY ZONE)

- ZONE OF SITE: #1800 CL/COMMERCIAL LOW ZONE (MOUNT VERNON AVENUE URBAN OVERLAY ZONE)
 #1800R CL/COMMERCIAL LOW ZONE
- USE: EXISTING COMMERCIAL PROPOSED MIXED USE RETAIL/RESIDENTIAL
- LOT AREA: 26,793 SF OR 0.6151 AC MINIMUM LOT AREA: N/A
- NUMBER OF DWELLING UNITS: 2-BEDROOM 11
 1-BEDROOM 38
TOTAL 49
- UNITS PER ACRE: ALLOWED: N/A PROPOSED: 80
- FLOOR AREA: GROSS FLOOR AREA 52,009 SQ. FT. NET FLOOR AREA 48,803 SQ. FT.
 RESIDENTIAL 2,467 SQ. FT. RESIDENTIAL 2,269 SQ. FT.
 RETAIL 54,476 SQ. FT. **TOTAL** 51,072 SQ. FT.
 GARAGE 21,384 SQ. FT. GARAGE 20,036 SQ. FT.
- FLOOR AREA RATIO: PERMITTED N/A
 PROPOSED 1.91 (51,072 SQ.FT.)
- LOT OCCUPANCY: ALLOWED 60% (16,075 SF BUILDING FOOTPRINT)
 PROPOSED 67% (17,870 SF BUILDING FOOTPRINT)
- OPEN SPACE (SEE DETAIL ON SHEET 2):
 REQUIRED 6,698.25 SQ. FT. (25.0%)
 PROPOSED 8,350 SQ. FT. (31.2%, GROUND LEVEL)
6,100 SQ. FT. (22.8%, ABOVE GRADE)
TOTAL: 14,450 SQ. FT. (53.9%)
- AVERAGE FINISHED GRADE: 45.68
- HEIGHT: PERMITTED: 40.0'
 PROVIDED: 45.0' (SEE SHEETS A400 & A401)
- YARDS (SEE SHEETS 5, A700, & A701):
 REQUIRED FRONT 10' (PER SECTION 7-1006(A)) PROVIDED FRONT 8.7'
 SIDE (NORTH) 1:1 HEIGHT RATIO (45.0')(PER SECT 7-902(A)) SIDE (NORTH) 15.0'
 SIDE (SOUTH) N/A SIDE (SOUTH) 0.0'
 REAR 1:1 HEIGHT RATIO (45.0')(PER SECT 7-902(A)) REAR 41.0'
- FRONTAGE: REQUIRED 50' PROPOSED 100'
- TRIP GENERATION: EXISTING 317 VPD PROPOSED 588 VPD (PER ITE STANDARDS)
 PEAK AM 31 AVG VEH TRIP ENDS
 PEAK PM 47 AVG VEH TRIP ENDS
- PARKING TABULATION (SEE SHEET 6):
 PARKING REQUIRED: RESIDENTIAL
 1 SPACE / 1BR UNIT = 1 x 38 = 38
 2 SPACES / 2BR UNIT = 2 x 11 = 22
 5% REDUCTION FOR FOUR OR MORE BUS STOPS WITHIN 1/4 MILE OF ENTRANCE = -3
TOTAL RESIDENTIAL PARKING REQUIRED = 57
 RETAIL
 RETAIL SPACES, DISTRICT 2
 1.1 SPACES/210 SQ.FT. FLOOR AREA = 12.9 OR 13
TOTAL REQUIRED PARKING SPACES = 70
 PARKING PROVIDED: RETAIL (ABOVE GRADE):
 STANDARD SPACES 1
 COMPACT SPACES 0
 ACCESSIBLE SPACES 1
 RESIDENTIAL (BELOW GRADE):
 STANDARD SPACES 11
 COMPACT SPACES 41
 ACCESSIBLE SPACES 1
TOTAL 55
- LOADING SPACES: REQUIRED 1 PROPOSED 0
- MOUNT VERNON AVENUE DESIGN GUIDELINES COMPLIANCE REFERENCES:
 -UPPER FLOORS FOR RESIDENTIAL USE: SHEETS A200, A201
 -GROUND FLOOR RETAIL USE: SHEET A200
 -"STEPPING" DOWN OF BUILDING HEIGHT FROM ADJACENT RESIDENTIAL PROPERTIES: SHEETS A700, A701
 -BUFFERS FOR ADJACENT RESIDENCES: SHEET L1.01
 -PROTECTION OF ADJACENT RESIDENTIAL NEIGHBORHOODS: SHEET L1.01
 -ENHANCED STREETSCAPE AND PEDESTRIAN AMENITIES: SHEETS 5, L1.01
 -PROTECTION AND ENHANCEMENT OF MVA UNIQUE CHARACTER: SHEETS L1.01, A104

* SEE SPECIAL USE PERMITS/ZONING MODIFICATIONS NOTE FOR DETAILED INFORMATION.

OWNER/DEVELOPER

OWNER: BREVIC DEVELOPMENT LLC
 1800 AND 1800R MT VERNON AVE
 ALEXANDRIA, VA 22301
 INSTRUMENT #140000076

ATTORNEY: LAND CARROLL AND BLAIR, P.C.
 524 KING STREET
 ALEXANDRIA, VA 22314
 (703) 836-1000
 CONTACT: DUNCAN BLAIR

DEVELOPER: BREVIC DEVELOPMENT LLC
 6007 MAYFAIR LANE
 ALEXANDRIA, VA 22310
 (571) 233-8585
 CONTACT: VICTOR BONOMI

ARCHITECT: HEFFNER ARCHITECTS, PC
 604 MONTGOMERY STREET
 ALEXANDRIA, VA 22314
 (703) 549-7766
 CONTACT: SHAWN GLERUM

PLAN PREPARED BY:
 R.C. FIELDS & ASSOCIATES, INC.
 730 S. WASHINGTON STREET
 ALEXANDRIA, VA 22314
 (703) 549-6422
 CONTACT: ANDREA SPRUCH

PRELIMINARY DEVELOPMENT
 SPECIAL USE PERMIT
1800 MOUNT VERNON AVENUE
 CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

APPROVED SPECIAL USE PERMIT NO. 2014-0019

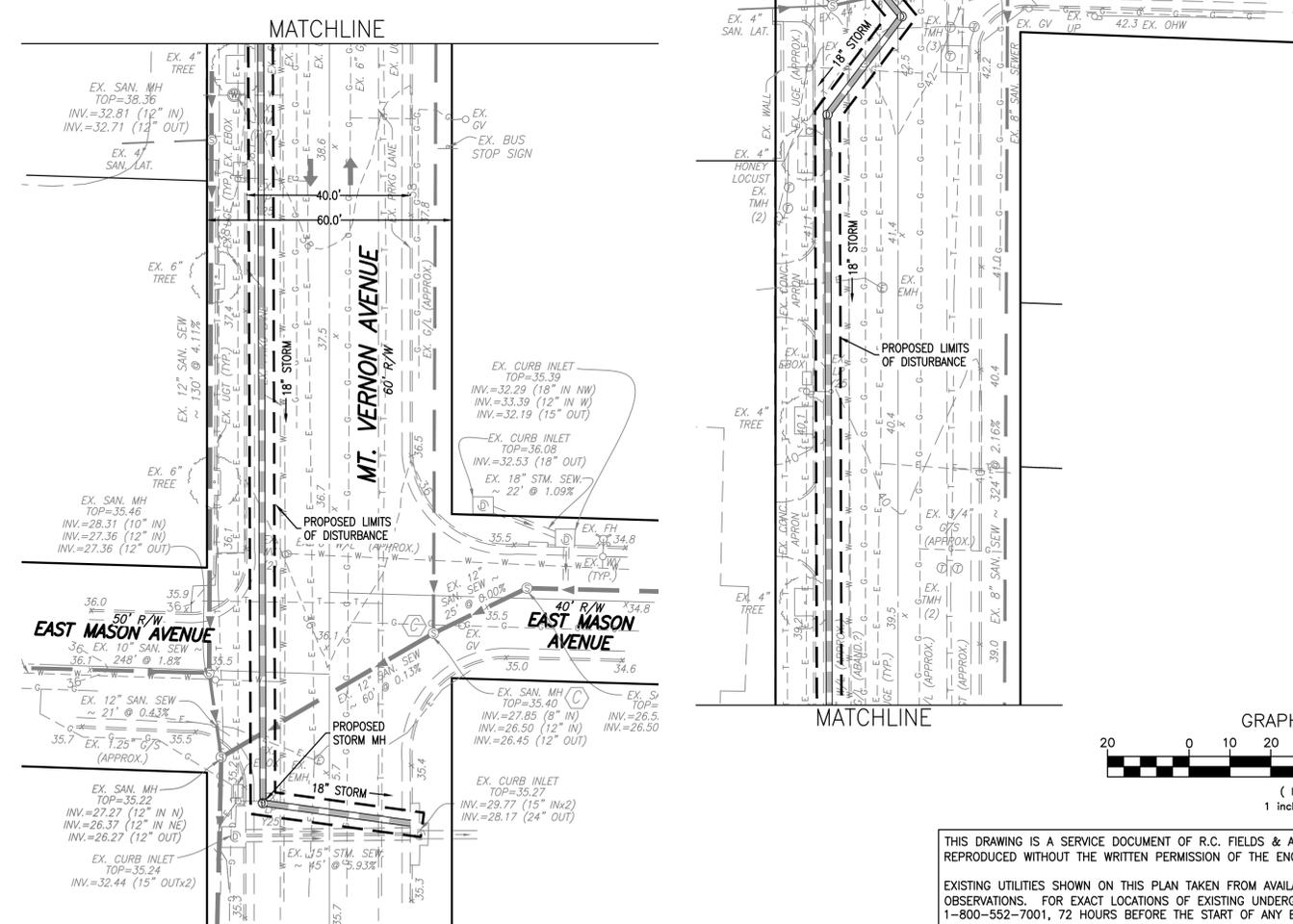
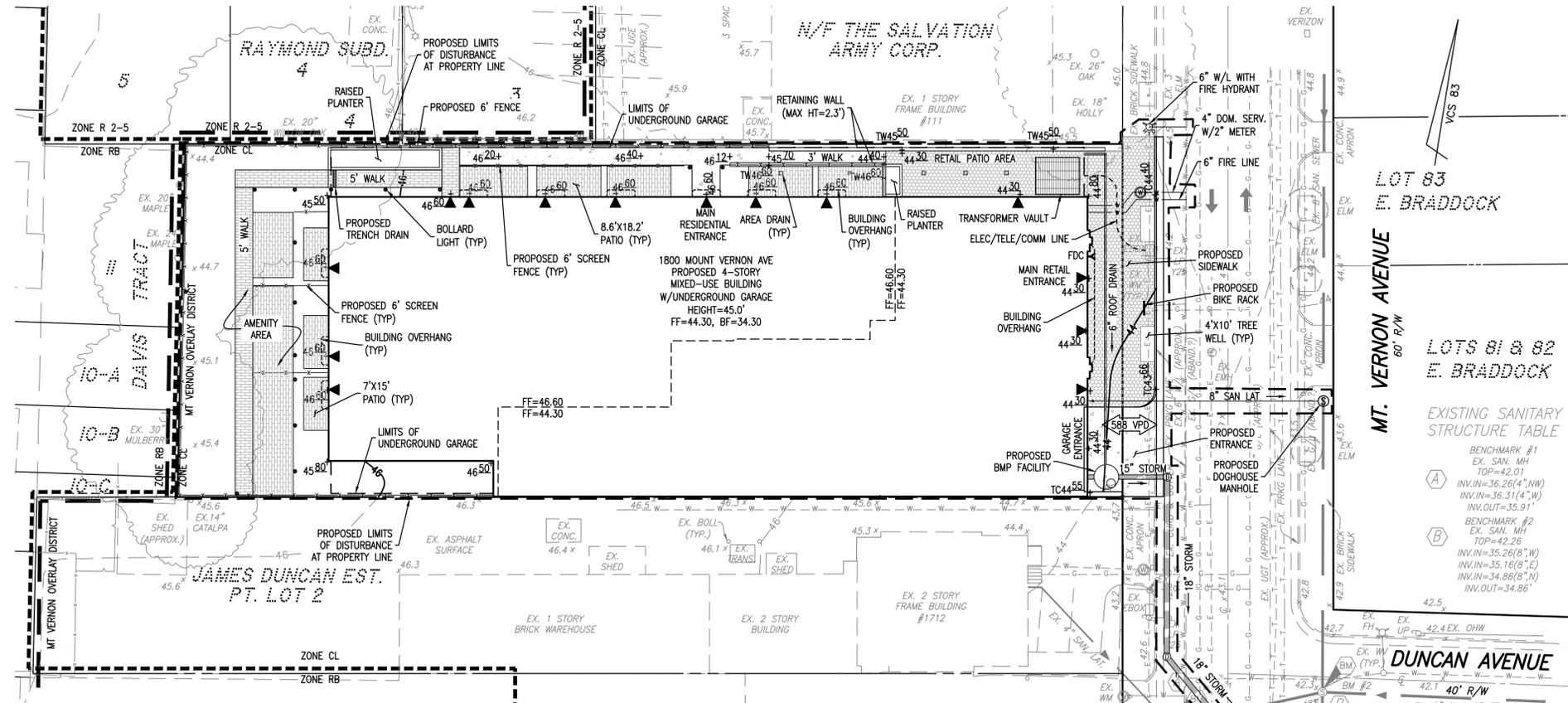
DEPARTMENT OF PLANNING & ZONING	DATE
DIRECTOR	_____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	DATE
SITE PLAN NO.	_____
DIRECTOR	_____
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	_____
INSTRUMENT NO.	DEED BOOK NO. DATE

ABBREVIATIONS:

- ' = DEGREES
- " = MINUTES (OR FEET)
- '' = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- ⊕ = AT
- lbs. = POUNDS
- A = ARC
- AC = ACRE
- ADA = AMERICANS W/ DISABILITIES ACT
- APPROX = APPROXIMATE
- BC = BOTTOM OF CURB
- BF = BASEMENT FLOOR
- BLDG. = BUILDING
- BM = BENCHMARK
- BOL. = BOLLARD
- CATV = CABLE UTILITY
- CL = CLASS
- CLEAR = CLEARANCE
- CLF = CHAIN LINK FENCE
- CMP = CORRUGATED METAL PIPE
- C.I. = CURB INLET
- C.O. = CLEAN OUT
- CONC. = CONCRETE
- C&G = CURB & GUTTER
- DB = DEED BOOK
- DI = DUCTILE IRON PIPE
- DOM = DOMESTIC
- DSP = DEVELOPMENT SITE PLAN
- DSUP = DEVELOPMENT SPECIAL USE PERMIT
- DU = DWELLING UNIT
- E = EAST
- EBOX = ELECTRICAL BOX
- ESMT = EASEMENT
- EP = EDGE OF PAVEMENT
- EX = EXISTING
- FDC = FIRE DEPT. CONNECTION
- FF = FINISH FLOOR
- FH = FIRE HYDRANT
- FT. = FEET
- GL = GROUND LIGHT
- G/V = GAS VALVE
- G/M = GAS METER
- G.I. = GRATE INLET
- H.C. = HEADER CURB
- HDCP = HANDICAP
- HDPE = HIGH DENSITY POLYETHYLENE
- HPS = HIGH PRESSURE SODIUM
- IPF = IRON PIPE FOUND
- INV. = INVERT
- INSTR. = INSTRUMENT
- L = LUMENS
- LOC. = LOCATION
- LP = LIGHT POLE
- MAX. = MAXIMUM
- MH = MANHOLE
- MIN. = MINIMUM
- MPH = MILES PER HOUR
- MW = MONITORING WELL
- N = NORTH
- OHW = OVERHEAD WIRE
- PN = PANEL
- PG = PAGE
- PP = POWER POLE
- PROP. = PROPOSED
- PVC = POLYVINYL CHLORIDE
- R = RADIUS
- RCP = RE-ENFORCED CONCRETE PIPE
- RELOC. = RELOCATED
- RET. = RETAINING
- RESID. = RESIDENTIAL
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SAN. = SANITARY SEWER
- S.F. = SQUARE FEET
- SQ.FT. = SQUARE FEET
- STM. = STORM SEWER
- STR. = STRUCTURE
- SUB. = SUBDIVISION PLAN
- TBR = TO BE REMOVED
- TBS = TO BE SAVED
- T.M. = TAX MAP
- TMH = TELEPHONE MANHOLE
- TC = TOP OF CURB
- TOW = TOP OF WALL
- TRAF.SIG. = TRAFFIC SIGNAL
- TYP. = TYPICAL
- UGE = UNDERGROUND ELECTRIC
- UP = UTILITY POLE
- VCS = VIRGINIA COORDINATE SYSTEM
- VPD = VEHICLES PER DAY
- W = WATT
- W = WEST
- W.S.E. = WATER SURFACE ELEVATION
- WV = WATER VALVE
- WM = WATER METER
- W.W. = WINDOW WELL

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER	[Symbol]	[Symbol]
CONC. WALK	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
STRUCTURES	[Symbol]	[Symbol]
WATER MAINS	[Symbol]	[Symbol]
GAS MAINS	[Symbol]	[Symbol]
TELEPHONE LINES	[Symbol]	[Symbol]
STORM SEWER	[Symbol]	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]
PAVING	[Symbol]	[Symbol]
FENCES	[Symbol]	[Symbol]
POWER LINES	[Symbol]	[Symbol]
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	-124	-124
BUILDING ENTRANCES	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
LIMITS OF DISTURBANCE	[Symbol]	[Symbol]



GENERAL NOTES:

1. TAX MAP: #034.04-14-10 (#1800) #034.04-10-18 (#1800R)
2. ZONE: CL
3. OWNER: BREVIC DEVELOPMENT LLC
1800 & 1800R MOUNT VERNON AVE
ALEXANDRIA, VA 22301
INSTRUMENT #: 140000076
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #GPS 551. ELEVATION = 44.65' HORIZONTAL COORDINATES AND BEARINGS REFERENCED TO VCS '83 DATUM PER CITY OF ALEXANDRIA MONUMENT #GPS 551. N6,986,581.62 E11,893,630.43 COMBINED SCALE FACTOR: 0.999992764
CITY OF ALEXANDRIA MONUMENT #GPS 552. N6,984,170.11 E11,893,975.88 COMBINED SCALE FACTOR: 0.999952350
5. TITLE REPORT FURNISHED BY EXPRESS RECORDING & TITLE, DATED 7/1/2013 AND IS RELEIED UPON AS ACCURATE BY THE SURVEYOR.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 26,793 S.F. OR 0.6151 AC.
8. THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
9. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
10. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.

ARCHAEOLOGY NOTES:

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

SANITARY SEWER OUTFALL NARRATIVE:

THE TOTAL SANITARY FLOWS FOR THIS SITE WERE CALCULATED PER THE MEMORANDUM TO INDUSTRY NUMBER 06-14. THE EXISTING USE (COMMERCIAL) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 5,232 GALLONS PER DAY (200 GAL. X 6,540/1,000 SF X 4.0 PEAK FACTOR). THE PROPOSED DEVELOPMENT (MIXED-USE) PRODUCES 60,774 GALLONS PER DAY (300 GPD X 49 UNITS X 4.0 PEAK FACTOR) + [200 GPD X 2,467/1,000 SF OF RETAIL SPACE X 4.0 PEAK FACTOR]. THE TOTAL FLOW FROM THE PROPOSED USE EXCEEDS 10,000 GPD. THEREFORE, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED ON SHEET 9. THE SANITARY DISCHARGE WILL BE TREATED AT A PUBLICLY OWNED TREATMENT FACILITY PER CITY OF ALEXANDRIA CODE 4035.

AREA PLAN NOTE:

THIS SITE IS LOCATED ALONG MOUNT VERNON AVENUE AND WITHIN THE MOUNT VERNON URBAN OVERLAY ZONE. THIS DESIGN WILL THEREFORE MEET THE MOUNT VERNON AVENUE DESIGN GUIDELINES AS WELL AS CONFORM TO THE MOUNT VERNON AVENUE RIGHT-OF-WAY FOR COLLECTION. AREA PLAN.

GREEN BUILDING NARRATIVE:

THIS BUILDING IS BEING DESIGNED USING LEED STANDARDS OR EQUIVALENT THIRD PARTY VERIFIED ENERGY EVALUATION CERTIFICATION PROGRAM. THE PROJECT COMPONENTS WILL STRIVE TO UTILIZE SUSTAINABLE MATERIALS, RECOGNIZED ENERGY CONSERVATION SYSTEMS, AND GREEN TECHNOLOGY WHERE PRUDENT. MANY OF THE APPLIANCES WILL BE ENERGY STAR AND LIGHTING SELECTIONS WILL BE MADE TO CONSERVE ENERGY CONSUMPTION. SPECIFICS OF SYSTEMS WILL BE OUTLINED IN THE CERTIFIED/RATED PROGRAM USED.

VEHICLE TURNING MOVEMENT NOTE:

THERE IS NO TRASH VEHICLE ACCESS PROVIDED ON THE SITE. INTERIOR TRASH RECEPTACLES WILL BE WHEELED OUTSIDE TO THE MOUNT VERNON AVENUE RIGHT-OF-WAY FOR COLLECTION. SEE SHEET 6 FOR GARAGE TURNING MOVEMENTS.

PAVEMENT MATERIAL NOTE:

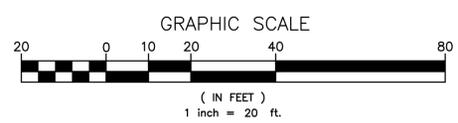
SEE L-SERIES SHEETS FOR SIDEWALK AND PAVEMENT MATERIAL DETAILS AND SPECIFICATIONS.

FIRE HYDRANT FLOW INFORMATION

(PROVIDED BY VIRGINIA AMERICAN WATER)
HYDRANT NUMBER: 2058 (MOUNT VERNON AND DUNCAN AVE)

STATIC	=	46 PSI
RESIDUAL	=	36 PSI
FLOW	=	1,052 GPM
Q20	=	1,763 GPM

--- ZONING DISTRICT BOUNDARY LINE
--- PROPOSED MT. VERNON OVERLAY DISTRICT BOUNDARY LINE



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

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATION OF THE CITY OF ALEXANDRIA, VIRGINIA.

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APPROVED
SPECIAL USE PERMIT NO. 2014-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
 ON THE PROPERTY LOCATED AT
1800 MOUNT VERNON AVENUE
 CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SITE PLAN

DATE	REVISION

DESIGN: ACS
 DRAWN: VMG
 SCALE: 1" = 20'
 DATE: JUNE 25, 2015
 SHEET 4 OF 11
 FILE: 13-88

1/2015 13801.DWG (REV) Preliminary Site Plan.dwg
 Tue Aug 18 2015 8:33:54am

OUTFALL NARRATIVE:

PRE-DEVELOPMENT CONDITIONS:

THE 0.62 ACRE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A RETAIL BUILDING AND ASPHALT/GRAVEL PARKING AREAS. THERE IS NO VEGETATED OPEN SPACE.

APPROXIMATELY TWO-THIRDS OF THE PROJECT SITE DRAINS TO THE MOUNT VERNON AVENUE RIGHT-OF-WAY. RUNOFF DRAINS SOUTH VIA THE MOUNT VERNON AVENUE CURB AND GUTTER THEN ENTERS A CURB INLET APPROXIMATELY 425' SOUTH OF THE SITE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST MASON AVENUE AND MOUNT VERNON AVENUE. DRAINAGE IS THEN CONVEYED SOUTH VIA THE CITY MAINTAINED STORM SEWER SYSTEM, EVENTUALLY OUTFALLING TO HOOFF'S RUN. THE REMAINDER OF THE PROJECT SITES SHEET FLOWS NORTHWEST TOWARDS PRICE STREET. RUNOFF THEN ENTERS A CURB INLET AT THE INTERSECTION OF PRICE STREET AND BELLEFONTE AVENUE WHERE IT IS CONVEYED WEST, THEN SOUTH VIA THE CITY MAINTAINED STORM SYSTEM. THIS SYSTEM EVENTUALLY OUTFALLS TO HOOFF'S RUN.

POST-DEVELOPMENT CONDITIONS:

THE REDEVELOPMENT OF THE PROJECT SITE PROPOSES THE CONSTRUCTION OF A 4-STORY MIXED-USE BUILDING WITH RETAIL SPACE AND 49 DWELLING UNITS. OVERALL IMPERVIOUS AREA WILL DECREASE WITH THE PROPOSED CONSTRUCTION.

RUNOFF FROM THE PROPOSED BUILDING AND THE MAJORITY OF THE PATIO PAVEMENT AREAS WILL BE COLLECTED AND PIPED TO A PROPOSED STORM SEWER SYSTEM IN MOUNT VERNON AVENUE. THE PROPOSED SYSTEM WILL TIE INTO THE EXISTING CITY MAINTAINED STORM SEWER AT THE CURB INLET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MOUNT VERNON AVENUE AND EAST MASON AVENUE. DRAINAGE IS THEN CONVEYED SOUTH VIA THE CITY MAINTAINED STORM SEWER SYSTEM, EVENTUALLY OUTFALLING TO HOOFF'S RUN AS IN PRE-DEVELOPMENT CONDITIONS. A SMALL PORTION OF SITE RUNOFF WILL CONTINUE TO SHEET FLOW NORTHWEST TO THE CURB INLET ON THE CORNER OF PRICE STREET AND BELLEFONTE AVENUE. ONCE WITHIN THE CITY MAINTAINED STORM SEWER SYSTEM, THIS RUNOFF WILL BE CONVEYED SOUTH, OUTFALLING TO HOOFF'S RUN AS IN PRE-DEVELOPMENT CONDITIONS.

CONCLUSION

POST-DEVELOPMENT CONDITIONS REDUCE THE OVERALL IMPERVIOUS AREA WITHIN THE PROJECT SITE (SEE STORMWATER RUNOFF COMPUTATIONS, SHEET 7). THE REDUCED IMPERVIOUS AREA WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM THE 10-YEAR, 24-HOUR STORM TO INCREASE (OUTFALL AND HYDRAULIC GRADE LINE COMPUTATIONS TO BE PROVIDED WITH SUBSEQUENT SUBMISSIONS). THEREFORE, THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY IMPACT THE EXISTING DOWNSTREAM STORM SEWER SYSTEM AND COMPLIES WITH VIRGINIA EROSION AND SEDIMENT CONTROL REGULATION 4 VAC 50-30-40.19(C)(3).

DETAILED LIMITS OF ANALYSIS AND OUTFALL COMPUTATIONS PER CITY CODE SECTION 13-109F WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS. HOWEVER, DUE TO THE REDUCED POST-DEVELOPMENT RUNOFF RATE FOR THE 10-YEAR, 24-HOUR STORM, THE PROJECT POST-DEVELOPMENT RUNOFF WILL NOT EXACERBATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS AND NO OFFSITE IMPROVEMENTS TO THE SYSTEM ARE REQUIRED.

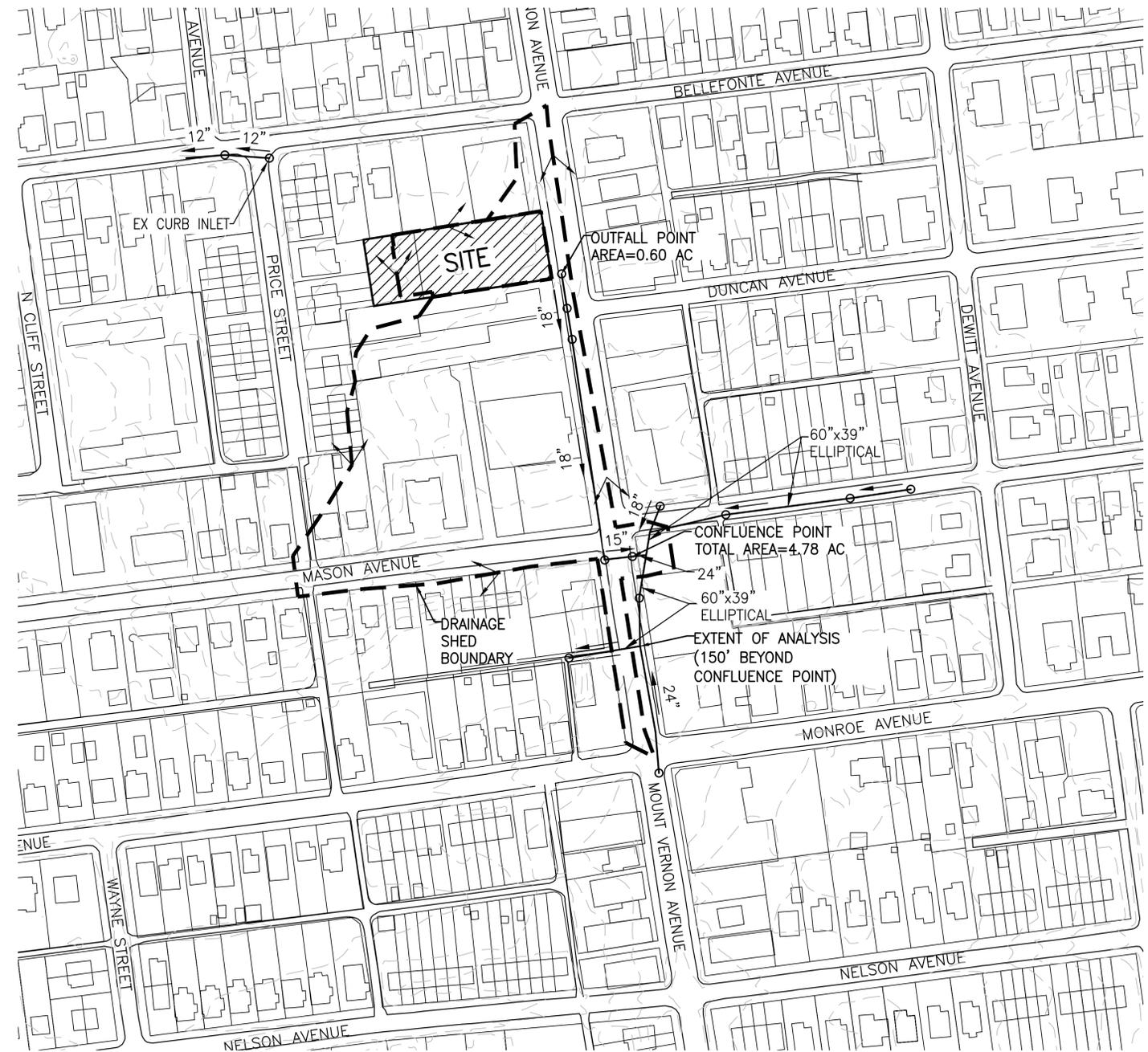
**STORMWATER MANAGEMENT NARRATIVE:
(CITY CODE SECTION 13-109F COMPLIANCE)**

THIS PROJECT PROPOSES AN OVERALL DECREASE OF SITE IMPERVIOUS AREA. SITE RUNOFF IS COLLECTED IN A SERIES OF ROOF DRAIN PIPES AND AREA DRAINS THAT OUTFALL TO A PROPOSED STORM SEWER SYSTEM LOCATED IN MOUNT VERNON AVENUE. THIS PROPOSED SYSTEM CONNECTS TO AN EXISTING UNDERGROUND STORM SEWER SYSTEM LOCATED APPROXIMATELY 425' SOUTH OF THE SITE. THERE ARE NO CHANNEL CONVEYANCE SYSTEMS LOCATED WITHIN THE LIMITS OF ANALYSIS FOR THE DEVELOPMENT. PER CITY CODE SECTION 13-109F-2, COMPUTATIONS FOR THE EXISTING SYSTEM (TO BE PROVIDED WITH THE FINAL SITE PLAN SUBMISSION) DEMONSTRATE THAT THE EXISTING UNDERGROUND STORM SEWER SYSTEM DOES NOT CONTAIN THE PRE-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR, 24-HOUR STORM PER NRCS TR-20 HYDRAULIC METHODOLOGY (SEE PEAK FLOW RATE CALCULATIONS PROVIDED ON THIS SHEET). THEREFORE, STORMWATER REQUIREMENTS FOR THIS SITE FALL UNDER CITY CODE SECTION 13-109F-2(b) CRITERIA DUE TO SITE DRAINAGE OUTFALLING TO A STORMWATER CONVEYANCE SYSTEM THAT CURRENTLY EXPERIENCES LOCALIZED FLOODING DURING THE 10-YEAR 24-HOUR STORM EVENT.

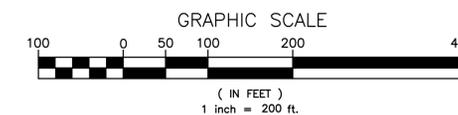
DUE TO AN OVERALL DECREASE OF SITE IMPERVIOUS AREA, THE SITE RELEASES A POST-DEVELOPMENT PEAK RATE FOR THE 10-YEAR 24-HOUR STORM EVENT THAT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT (PER CITY CODE SECTION 13-109F-2(b)(i)). SEE COMPUTATIONS PROVIDED ON SHEET 7. THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADE PROPERTIES OR RESOURCES. ALL PERVIOUS AREAS ON THE SITE WERE ASSUMED TO BE IN GOOD HYDROLOGIC CONDITION FOR PURPOSES OF COMPUTING PRE-DEVELOPMENT RUNOFF.

PER SECTION 13-109F-2(d)(i), A DRAINAGE SHED BOUNDARY ANALYSIS OF THE SITE OUTFALL HAS BEEN PROVIDED TO A POINT THAT IS 150' DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE (SEE OUTFALL MAP ON THIS SHEET). THIS WILL CONSTITUTE THE LIMITS OF ANALYSIS FOR THE PROJECT. OUTFALL COMPUTATIONS FOR THE EXISTING UNDERGROUND STORM SEWER SYSTEM WILL BE PROVIDED WITH THE FINAL SITE PLAN SUBMISSION.

BASED ON THE ABOVE MENTIONED JUSTIFICATIONS, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION (NOT APPLICABLE TO THIS APPLICATION) AND FLOOD PROTECTION REQUIREMENTS PER CITY CODE SECTION 13-109F.



OUTFALL MAP
SCALE: 1" = 100'



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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATION OF THE CITY OF ALEXANDRIA, VIRGINIA. ©2015 R.C. FIELDS & ASSOCIATES, INC.

APPROVED
SPECIAL USE PERMIT NO. 2014-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. DATE

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

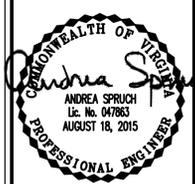
INSTRUMENT NO. DEED BOOK NO. DATE

DATE	REVISION

DESIGN: ACS
DRAWN: VMG

SCALE: 1" = 100'
DATE: JUNE 25, 2015
SHEET 8 OF 11
FILE: 13-88

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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
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CITY OF ALEXANDRIA, VIRGINIA

OUTFALL ANALYSIS

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Tue Aug 18 2015 8:34:18am

SANITARY SEWER FLOW COMPUTATIONS

BLD #	USE	DESIGN FLOW	UNIT	SIZE	GAL/DAY	GAL/HR	CFS	PEAK CFS (x4)	FLOWS TO
SITE	Multi-family	300 unit		49	14,700	613	0.0227	0.0910	S1
SITE	Retail	200 1000 SF		2,467	493	21	0.0008	0.0031	S1
1	Multi-family	300 unit		5	1,500	63	0.0023	0.0093	S1
2	Multi-family	300 unit		2	600	25	0.0009	0.0037	S1
3	Office/Retail	200 1000 SF		7,010	1,402	58	0.0022	0.0087	B
4	Single Family	350 unit		1	350	15	0.0005	0.0022	B
5	Single Family	351 unit		1	351	15	0.0005	0.0022	B
6	Office/Retail	200 1000 SF		13,582	2,716	113	0.0042	0.0168	B
7	Single Family	350 unit		1	350	15	0.0005	0.0022	B
8	Office/Retail	200 1000 SF		9,870	1,974	82	0.0031	0.0122	C
9-19	Single Family/Townhouse	350 unit		11	3,850	160	0.0060	0.0238	C
20-29	Multi-family	300 unit		68	20,400	850	0.0316	0.1262	C
30-55	Townhouse	350 unit		26	9,100	379	0.0141	0.0563	C
56-75	Townhouse	350 unit		20	7,000	292	0.0108	0.0433	C
76-79	Single Family	350 unit		4	1,400	58	0.0022	0.0087	C
80-85	Single Family	350 unit		6	2,100	88	0.0032	0.0130	C
86-89	Single Family	350 unit		4	1,400	58	0.0022	0.0087	C
90-95	Single Family	350 unit		6	2,100	88	0.0032	0.0130	C
96	Office/Retail	200 1000 SF		33,429	6,686	279	0.0103	0.0414	C
98	Office/Retail	200 1000 SF		15,380	3,076	128	0.0048	0.0190	D
99	Multi-family	300 unit		38	11,400	475	0.0176	0.0705	D
97	Office/Retail	200 1000 SF		9,190	1,838	77	0.0028	0.0114	E
106-114	Single Family/Townhouse	350 unit		9	3,150	131	0.0049	0.0195	F
100-105	Single Family	350 unit		6	2,100	88	0.0032	0.0130	G
115-120	Single Family	350 unit		6	2,100	88	0.0032	0.0130	G
121-125	Single Family	350 unit		7	2,450	102	0.0038	0.0152	K
204-208	Single Family/Townhouse	350 unit		5	1,750	73	0.0027	0.0108	Q
126-128	Single Family	350 unit		3	1,050	44	0.0016	0.0065	T
129-135	Single Family	350 unit		7	2,450	102	0.0038	0.0152	T
136	Multi-family	300 unit		12	3,600	150	0.0056	0.0223	T
137-139	Multi-family	300 unit		44	13,200	550	0.0204	0.0817	T
140-150	Single Family/Townhouse	350 unit		11	3,850	160	0.0060	0.0238	T
151-180	Townhouse	350 unit		30	10,500	438	0.0162	0.0650	T
181	Multi-family	300 unit		9	2,700	113	0.0042	0.0167	T
182	Multi-family	300 unit		12	3,600	150	0.0056	0.0223	T
183	Multi-family	300 unit		25	7,500	313	0.0116	0.0464	T
184	Multi-family	300 unit		21	6,300	263	0.0097	0.0390	T
185-200	Townhouse	350 unit		16	5,600	233	0.0087	0.0347	T
201	Multi-family	300 unit		100	30,000	1,250	0.0464	0.1857	T
202	Office/Retail	200 1000 SF		700	140	6	0.0002	0.0009	T
203	Multi-family	300 unit		21	6,300	263	0.0097	0.0390	T
TOTAL					203,127	8464	0.3143	1.257	

SANITARY SEWER HYDRAULIC GRADE LINE COMPUTATIONS

INLET ID	OUTLET WSE	D _o (in)	Q _o	L _o	S _o	H _i	JUNCTION LOSS										FINAL H (FT)	INLET WSE	PIPE CROWN	SURCHARGE OVER PIPE CROWN	RIM ELEV	FREE BOARD (FT)	
							V _o	H _o	Q	V _i	Q/V _i	H _i	ANGLE	H _a	H _t	1.3 H _i							0.5 H _i
OO	18.20	18	2.552	272.41	0.0040	1.08	3.14	0.038	2.552	3.14	8.01	0.054	22	0.046	0.138	--	0.07	1.15	19.35	20.05	--	29.13	9.78
NN	19.35	18	2.507	94.36	0.0028	0.26	2.76	0.030	2.507	2.76	6.92	0.041	36	0.051	0.122	--	0.06	0.33	19.68	20.36	--	29.30	9.62
MM	19.68	15	1.875	177.70	0.0016	0.29	2.63	0.027	1.875	2.63	4.93	0.038	--	0.000	0.064	--	0.03	0.32	20.00	20.67	--	30.07	10.07
LL	20.00	15	1.848	159.62	0.0018	0.29	2.14	0.018	1.848	2.14	3.95	0.025	--	0.000	0.043	--	0.02	0.31	20.31	20.90	--	29.12	8.81
KK	20.31	15	1.821	145.90	0.0020	0.29	2.23	0.019	1.821	2.23	4.06	0.027	--	0.000	0.046	--	0.02	0.31	20.63	21.34	--	29.73	9.10
JJ	20.63	15	1.790	174.90	0.0022	0.38	2.31	0.021	1.790	2.31	4.13	0.029	--	0.000	0.050	--	0.02	0.41	21.03	21.73	--	29.25	8.22
II	21.03	15	1.696	157.84	0.0020	0.32	2.20	0.019	1.696	2.20	3.73	0.026	--	0.000	0.045	--	0.02	0.34	21.37	22.08	--	30.80	9.43
HH	21.37	15	1.685	28.65	0.0024	0.07	2.35	0.021	1.685	2.35	3.96	0.030	--	0.000	0.051	--	0.03	0.29	21.47	22.16	--	30.73	9.26
GG	21.47	15	1.674	121.85	0.0014	0.17	2.38	0.022	1.674	2.38	4.00	0.031	64	0.054	0.107	--	0.05	0.22	21.69	22.44	--	31.59	9.90
FF	21.89	15	1.647	51.17	0.0028	0.14	2.11	0.038	1.647	2.11	5.12	0.053	26	0.053	0.143	--	0.07	0.21	21.90	22.75	--	31.14	9.24
EE	21.90	15	1.645	57.16	0.0027	0.04	0.51	0.001	1.645	0.51	0.84	0.001	--	0.000	0.002	--	0.00	0.04	21.94	22.85	--	30.67	8.73
DD	21.94	15	1.641	6.41	0.0016	0.01	2.00	0.016	1.641	2.00	3.28	0.022	--	0.000	0.037	--	0.02	0.03	21.97	22.87	--	30.64	8.67
CC	21.97	15	1.641	25.48	0.0014	0.11	2.91	0.033	1.641	2.91	4.77	0.046	--	0.000	0.079	--	0.04	0.15	22.12	23.00	--	30.49	8.37
BB	22.12	12	1.614	148.99	0.0024	0.36	1.69	0.011	1.614	1.69	2.73	0.016	--	0.000	0.027	--	0.01	0.37	22.50	23.02	--	32.32	9.82
AA	22.50	12	1.614	212.08	0.0024	0.51	2.09	0.017	1.614	2.09	3.37	0.024	51	0.04	0.56	23.05	23.55	--	0.02	0.86	--	32.86	9.81
Z	23.05	12	1.534	84.14	0.0022	0.18	1.63	0.010	1.534	1.63	2.50	0.014	38	0.018	0.042	--	0.02	0.20	23.25	23.70	--	32.34	9.09
Y	23.25	12	1.507	62.08	0.0021	0.13	0.75	0.002	1.507	0.75	1.13	0.003	22	0.003	0.008	--	0.00	0.13	23.39	23.72	--	30.22	6.83
X	23.39	12	1.480	6.73	0.0018	0.07	3.96	0.061	1.480	3.96	5.86	0.085	--	0.000	0.146	--	0.07	0.15	23.53	23.89	--	30.30	6.77
W	23.53	12	1.326	31.15	0.0013	0.04	1.87	0.014	1.326	1.87	2.48	0.019	21	0.016	0.049	--	0.02	0.07	23.60	23.98	--	30.25	6.65
V	23.60	12	1.257	72.64	0.0022	0.16	2.39	0.022	1.257	2.39	3.00	0.031	--	0.000	0.053	--	0.03	0.19	23.79	24.25	--	31.15	7.36
U	23.79	12	1.257	67.04	0.0028	0.19	2.58	0.026	1.257	2.58	3.24	0.036	--	0.000	0.062	--	0.03	0.22	24.01	24.48	--	31.29	7.28
T	24.01	12	1.257	11.60	0.0034	0.04	2.18	0.018	1.257	2.18	2.74	0.026	67	0.045	0.089	--	0.04	0.08	24.09	24.51	--	31.02	6.93
S	24.09	10	0.658	26.97	0.0010	0.03	0.39	0.001	0.658	0.39	0.26	0.001	25	0.001	0.002	--	0.00	0.03	24.12	24.73	--	29.88	5.76
R	24.12	10	0.658	53.57	0.0032	0.17	1.80	0.013	0.658	1.80	1.18	0.018	--	0.000	0.030	--	0.02	0.19	24.30	24.91	--	29.33	5.03
Q	24.30	10	0.658	30.27	0.0050	0.15	2.10	0.017	0.658	2.10	1.38	0.024	--	0.000	0.041	--	0.02	0.17	24.48	24.96	--	29.64	5.16
P	24.48	10	0.647	70.50	0.0048	0.34	2.15	0.018	0.647	2.15	1.39	0.025	--	0.000	0.043	--	0.02	0.36	24.83	25.13	--	29.86	5.03
N	24.83	10	0.647	41.28	0.0010	0.04	0.39	0.001	0.647	0.39	0.25	0.001	--	0.000	0.001	--	0.00	0.04	24.88	25.14	--	29.54	4.96
M	24.88	10	0.647	55.78	0.0010	0.06	1.02	0.004	0.647	1.02	0.66	0.006	--	0.000	0.010	--	0.00	0.05	24.94	25.22	--	29.39	4.45
L	24.94	10	0.647	44.30	0.0010	0.04	0.39	0.001	0.647	0.39	0.25	0.001	--	0.000	0.001	--	0.00	0.05	24.98	25.27	--	29.44	4.46
K	24.98	10	0.647	41.66	0.0018	0.08	1.45	0.008	0.647	1.45	0.94	0.011	--	0.000	0.020	--	0.01	0.09	25.07	25.34	--	29.49	4.42
J	25.07	10	0.647	96.43	0.0013	0.13	1.25	0.006	0.647	1.25	0.81	0.008	--	0.000	0.015	--	0.01	0.13	25.20	25.48	--	29.90	4.70
I	25.20	10	0.632	18.33	0.0008	0.01	1.30	0.007	0.632	1.30	0.82	0.009	--	0.000	0.016	--	0.01	0.02	25.23	25.58	--	29.90	4.67
H	25.23	10	0.632	23.49	0.0018	0.04	1.40	0.008	0.632	1.40	0.88	0.011	--	0.000	0.018	--	0.01	0.05	25.28	25.61	--	30.12	4.84
G	25.28	10	0.632	21.85	0.0019	0.04	1.44	0.008	0.632	1.44	0.91	0.011	--	0.000	0.019	--	0.01	0.05	25.33	25.67	--	30.16	4.83
F	25.33	10	0.632	292.08	0.0013	0.37	1.56	0.009	0.632	1.56	0.99	0.013	--	0.000	0.023	--	0.01	0.38	25.70	26.19	--	32.48	6.78
E	25.70	10	0.606	342.03	0.0011	0.37	1.47	0.008	0.606	1.47	0.89	0.012	--	0.000	0.020	--	0.01	0.38	26.08	26.72	--	30.39	4.31
D	26.08	12	0.587	90.33	0.0030	0.27	1.67	0.011	0.587	1.67	0.98	0.015	90	0.030	0.056	--	0.03	0.30	26.38	27.10	--	36.41	10.03
C	26.38	12	0.575	130.35																			

SANITARY SEWER HYDRAULIC GRADE LINE COMPUTATIONS:

THE HYDRAULIC GRADE LINES WERE COMPUTED USING THE PROCEDURE PROVIDED BY VDOT:

OUTLET WATER SURFACE ELEVATION (WSE) = NORMAL DEPTH + LOWER INVERT

INLET WSE = FINAL H + OUTLET WSE

D_o = DIAMETER OF OUTFLOW PIPE (INCHES)

Q_o = DISCHARGE FOR THE OUTFLOW PIPE (CFS)

L_o = LENGTH OF THE OUTFLOW PIPE (FT)

FRICITION SLOPE (S_{fo}) = $0.453 \cdot (MANNING'S\ n^2 \cdot Q_o^2) / (FLOW\ AREA^2 \cdot HYDRAULIC\ RADIUS\ (R)^{4/3})$

$H_f = S_{fo} \cdot L_o$

V_o = VELOCITY OF THE FLOW FROM THE OUTFLOW PIPE (BASED UPON PIPE FLOWING PARTIALLY FULL OR FULL)

CONTRACTION LOSS (H_c) = $0.25 \cdot V_o^2 / 64.4$

Q_i = DESIGN DISCHARGE FOR EACH PIPE (CFS)

V_i = VELOCITY OF FLOW FOR EACH PIPE FLOWING INTO THE JUNCTION (FPS)

$QV_i = Q_i \cdot V_i$

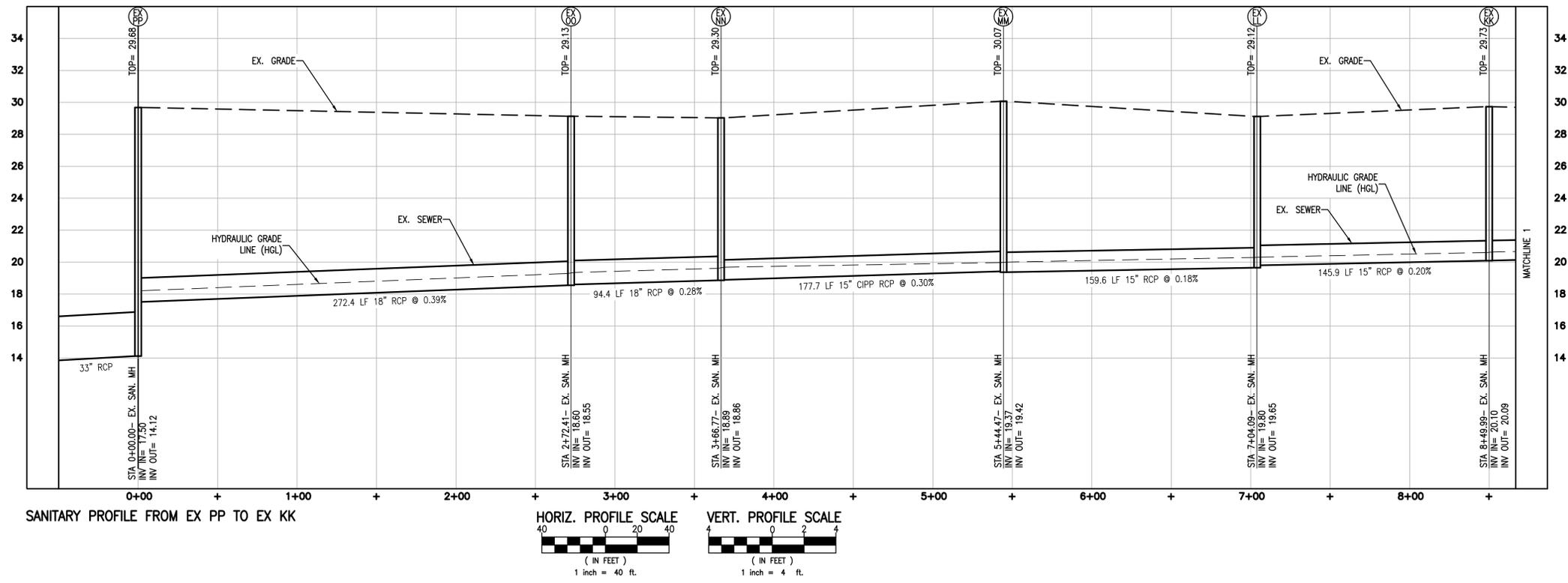
$H_j = 0.35 \cdot V_i^2 / 64.4$

ANGLE = SKEW ANGLE OF EACH INFLOWING PIPE TO THE OUTFLOWING PIPE

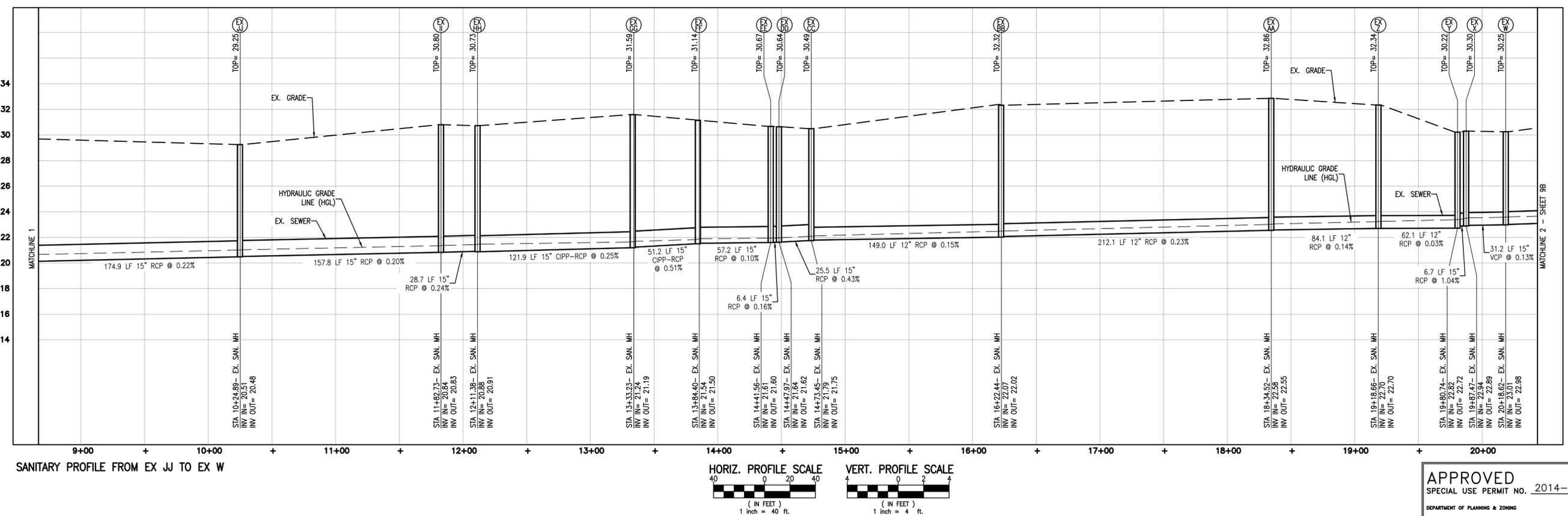
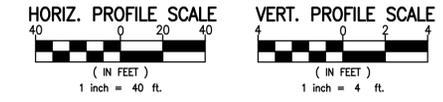
BEND LOSS $H_b = K \cdot V_i^2 / 64.4$

TOTAL JUNCTION LOSS (H_t) = $H_c + H_j + H_b$

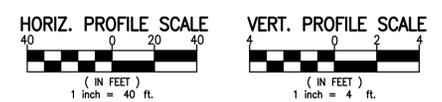
FINAL H = $H_t + H_j$ (FT)



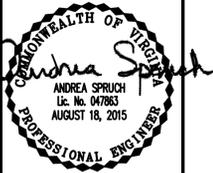
SANITARY PROFILE FROM EX PP TO EX KK



SANITARY PROFILE FROM EX JJ TO EX W



R.C. FIELDS & ASSOCIATES, INC.
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 730 S. Washington Street
 Alexandria, Virginia 22314
 www.rcfields.com
 (703) 549-6422



PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
 ON THE PROPERTY LOCATED AT
1800 MOUNT VERNON AVENUE
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
 DRAWN: VMG
 SCALE: AS NOTED
 DATE: JUNE 25, 2015
 SHEET 9A OF 11
 FILE: 13-88

APPROVED
 SPECIAL USE PERMIT NO. 2014-0019
 DEPARTMENT OF PLANNING & ZONING

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

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

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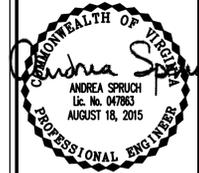
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATION OF THE CITY OF ALEXANDRIA, VIRGINIA. ©2015 R.C. FIELDS & ASSOCIATES, INC.

A:\2015\1388\DWG\CELIA\Sanitary\Sanitary Outfall.dwg
 Tue, Aug 18, 2015 - 8:34:31am

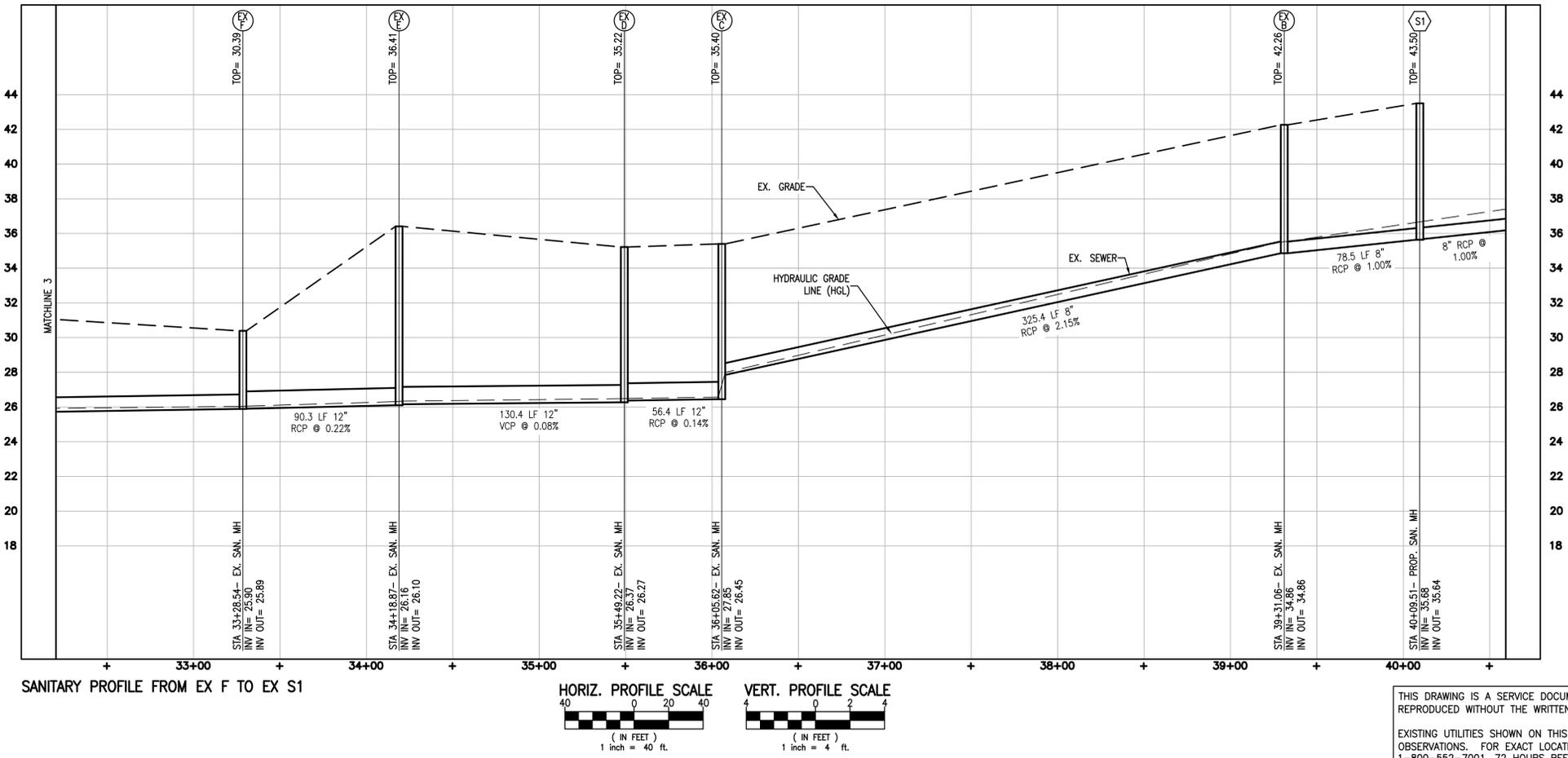
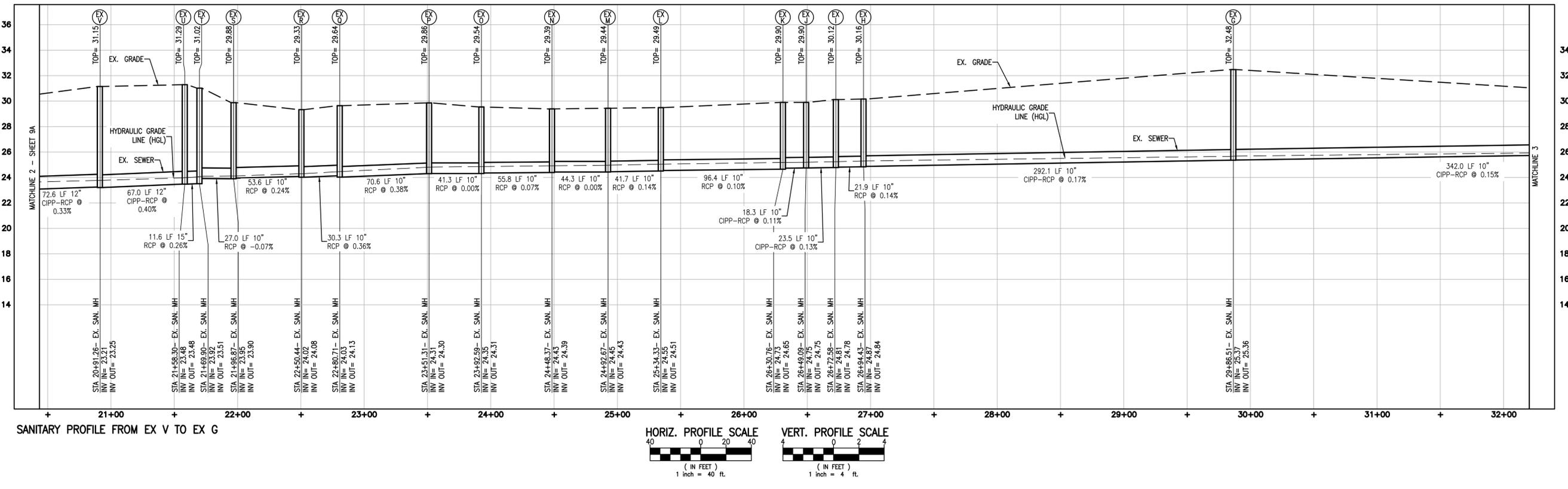
SANITARY SEWER OUTFALL ANALYSIS



PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
 ON THE PROPERTY LOCATED AT
1800 MOUNT VERNON AVENUE
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
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 SCALE: AS NOTED
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 SHEET 9B OF 11
 FILE: 13-88



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APPROVED
 SPECIAL USE PERMIT NO. 2014-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

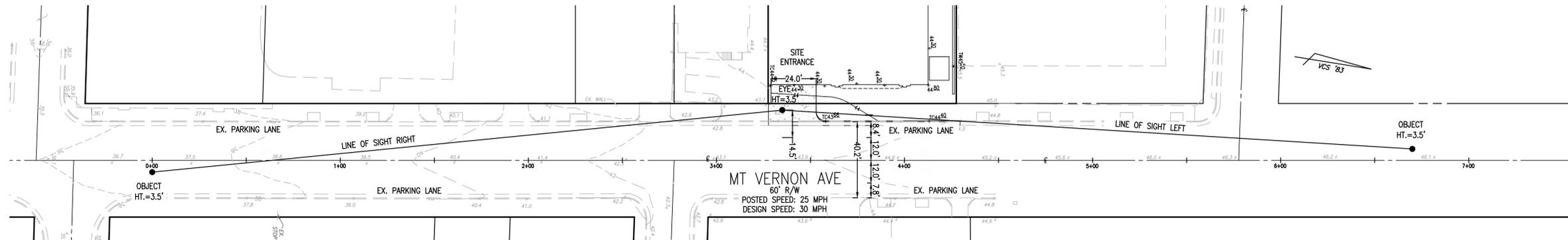
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

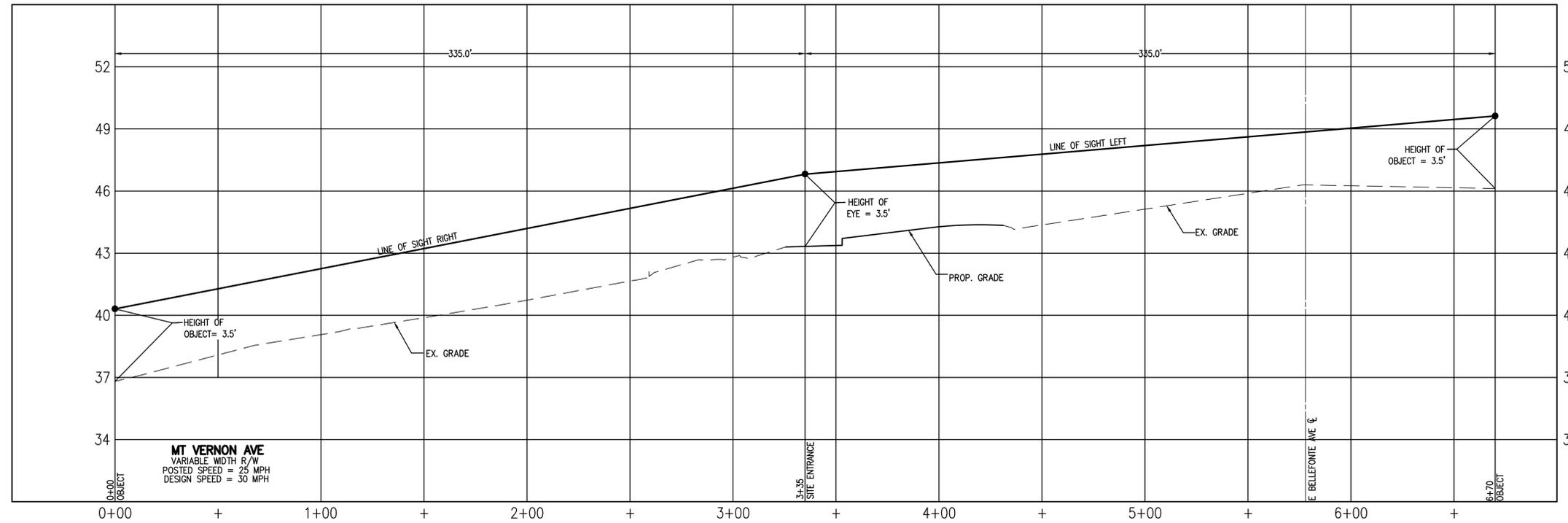
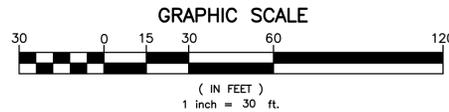
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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 Tue, Aug 18, 2015 - 8:34:37am
 User: VMG

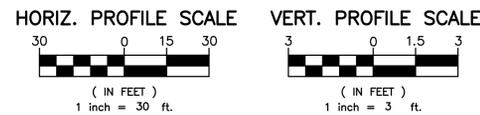
SANITARY SEWER OUTFALL ANALYSIS



SIGHT DISTANCE PLAN
SCALE: 1" = 30'



SIGHT DISTANCE PROFILE
SCALE: HORIZ.: 1" = 30'
VERT.: 1" = 3'



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DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

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SITE PLAN NO.

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

DATE	REVISION

DESIGN: ACS
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DATE: JUNE 25, 2015
SHEET 10 OF 11
FILE: 13-88

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
ON THE PROPERTY LOCATED AT
1800 MOUNT VERNON AVENUE
CITY OF ALEXANDRIA, VIRGINIA



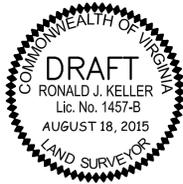
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Tue, Aug 18, 2015 8:34:46am

SIGHT DISTANCE PLAN AND PROFILE

GENERAL NOTES

- TAX MAP: #034.04-14-10 (#1800) #034.04-10-18 (#1800R)
- ZONE: CL
- OWNER: BREVIC DEVELOPMENT, LLC.
1800 & 1800R MT. VERNON AVE.
ALEXANDRIA, VA 22301
INSTRUMENT #: 140000076
- HORIZONTAL COORDINATES AND BEARINGS REFERENCED TO VCS '83 DATUM PER CITY OF ALEXANDRIA MONUMENT #GPS 551. N6,986,581.62 E11,893,630.43 COMBINED SCALE FACTOR: 0.999952764
CITY OF ALEXANDRIA MONUMENT #GPS 552. N6,984,170.11 E11,893,975.88 COMBINED SCALE FACTOR: 0.999952350
- TITLE REPORT FURNISHED BY EXPRESS RECORDING & TITLE, DATED 7/1/2013 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 26,793 S.F. OR 0.6151 AC. (COMPUTED)
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.



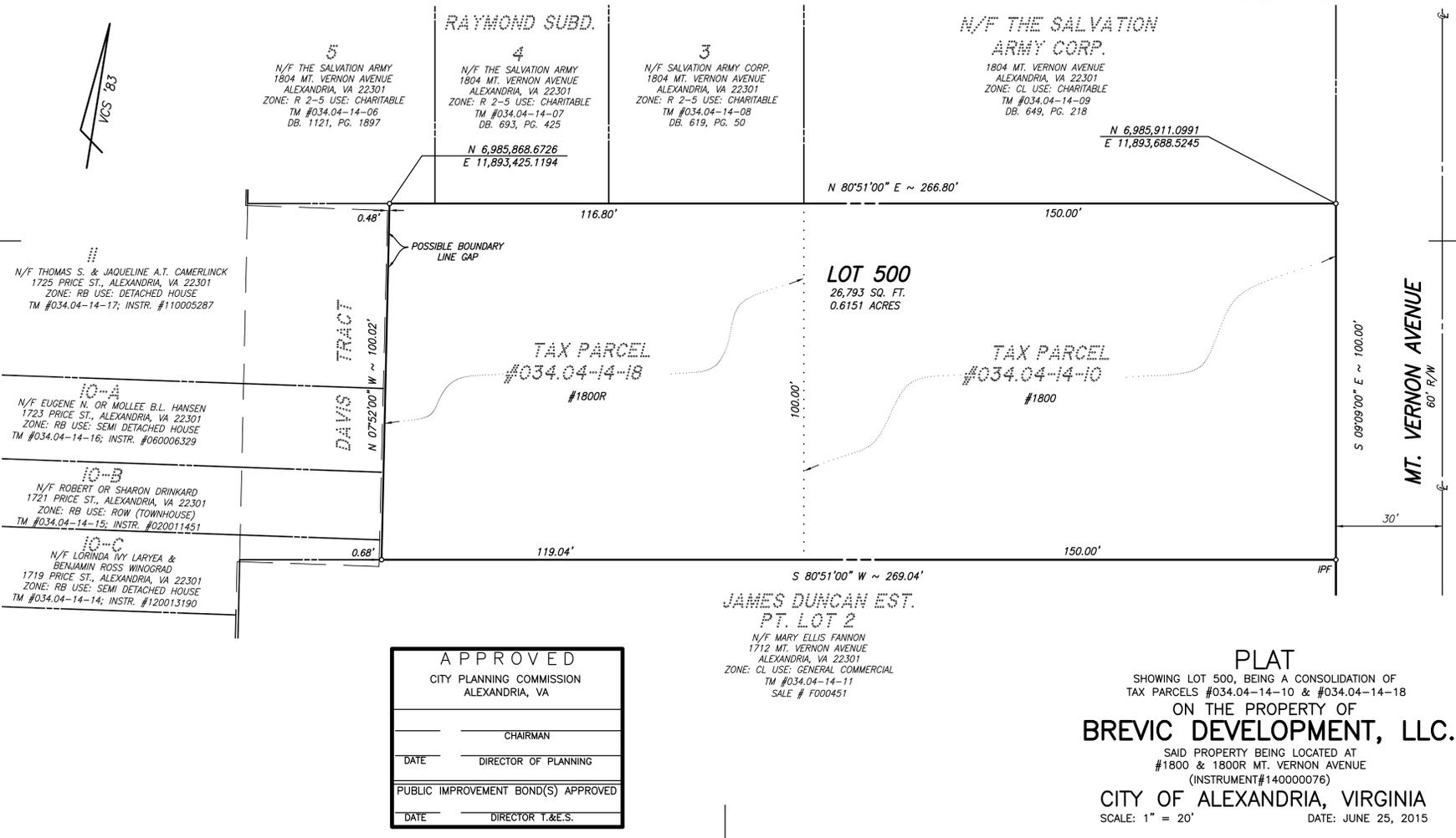
SURVEYOR'S CERTIFICATE

I, TIMOTHY GREENWOOD, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A CONSOLIDATION OF ALL THE LAND CONVEYED TO BREVIC DEVELOPMENT, LLC. BY JOHN P. & MARY C. BRESNAHAN, TRS., DATED 3 JANUARY 2014 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTRUMENT #140000076 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT.

IRON PIPES MARKED THUS—O— WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 25TH DAY OF JUNE, 2015.



VICINITY MAP
SCALE: 1" = 200'



APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

CHAIRMAN

DATE _____ DIRECTOR OF PLANNING

PUBLIC IMPROVEMENT BOND(S) APPROVED

DATE _____ DIRECTOR T.&E.S.

PLAT
SHOWING LOT 500, BEING A CONSOLIDATION OF
TAX PARCELS #034.04-14-10 & #034.04-14-18
ON THE PROPERTY OF
BREVIC DEVELOPMENT, LLC.
SAID PROPERTY BEING LOCATED AT
#1800 & 1800R MT. VERNON AVENUE
(INSTRUMENT #140000076)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DATE: JUNE 25, 2015

PLANNING
LAND SURVEYING
ENGINEERING
730 S. Washington Street
Alexandria, Virginia 22314 (703) 549-6422

RC FIELDS & ASSOCIATES, INC.

FILE NO. 13-88 OF 1
SHEET 1 OF 1

COMP.	WDS.
DRAWN	WDS.
CHECKED	TC

PRELIMINARY ONLY. NOT FOR RECORDATION !!

COMMON ABBREVIATIONS

A	A/C AIR CONDITIONING	I	ID INSIDE DIAMETER
AASHTO AMERICAN ASSOCIATION OF STATE HWY & TRANSPORTATION OFFICIALS		INSTL INSTALLATION	
AB ANCHOR BOLT		INV INVERT	
ABRSV ABRASIVE		IP IRON PIPE	
ABV ABOVE		J	JST JOIST
AC ACRE		JT JOINT	
ACD ACCESS DOOR		L	LAM LAMINATED
AD AREA DRAIN		LB POUND	
ADA AMERICAN WITH DISABILITIES ACT		LBR LUMBER	
ADEN ADDENDA, ADDENDUM		LH LEFT HAND	
ADD ADDITIONAL		LOD LIMITS OF DISTURBANCE	
ADH ADHESIVE		LOS LINE OF SIGHT	
ADJ ADJACENT		LOW LIMITS OF WORK	
ADJT ADJUSTABLE		LTP LIGHT POLE	
A-E ARCHITECT-ENGINEER		LP LOW POINT	
AFF ABOVE FINISH FLOOR		LS LANDSCAPE	
AFG ABOVE FINISH GRADE		LT LIGHT	
AGGR AGGREGATE		LTG LIGHTING	
ALUM ALUMINUM		LVL LEVEL	
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE		M	MAS MASONRY
APPROX APPROXIMATE		MATL MATERIAL	
APT APARTMENT		MAX MAXIMUM	
ASPH ASPHALT		MECH MECHANICAL	
ASTM AMERICAN SOCIETY FOR TESTING & MATERIALS		MED MEDIUM	
AVE AVENUE		MET METAL	
B	B&B BALL AND BURLAP	METB METAL BASE	
BC BOTTOM OF CURB, BOTTOM OF COLUMN		MFG MANUFACTURING	
BE BEAM		MH MANHOLE	
BITUM BITUMINOUS		MIN MINIMUM	
BL BASELINE		MISC MISCELLANEOUS	
BLDG BUILDING		MLDG MOLDING	
BLK BLOCK		MTG MOUNTING	
BLVD BOULEVARD		MULL MULLION	
BM BENCHMARK		MUTCD MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES	
BMP BEST MANAGEMENT PRACTICES		N	N NORTH
BOC BACK OF CURB		N/A NOT APPLICABLE	
BP BREAK POINT		NIC NOT IN CONTRACT	
BRK BRICK		NO NUMBER	
BRKT BRACKET		NOM NOMINAL	
BRL BUILDING RESTRICTION LINE		NTS NOT TO SCALE	
BS BOTTOM OF STEP		O	OA OVERALL
BSMT BASEMENT		OC ON CENTER	
BTWN BETWEEN		OD OUTSIDE DIAMETER	
BW BOTTOM OF WALL		OPNG OPENING	
BEV BEVEL		OPT OPTIONAL	
C	CB CATCH BASIN	ORIG ORIGINAL	
CC CENTER TO CENTER		P	PAR PARALLEL
CEM CEMENT		PERP PERPENDICULAR	
CI CAST IRON		PI POINT OF INTERSECTION	
CIP CAST IRON PIPE		PIE PUBLIC IMPROVEMENT EASEMENT	
CIPC CAST-IN-PLACE CONCRETE		PKWY PARKWAY	
CJ CONTROL JOINT		PL PROPERTY LINE	
CL CENTER LINE		PLBG PLUMBING	
CLO CLOSET		PLYWD PLYWOOD	
CLR CLEAR		PNL PANEL	
CMU CONCRETE MASONRY UNIT		PNT PAINT	
COL COLUMN		POB POINT OF BEGINNING	
CONC CONCRETE		PR PAIR	
CONN CONNECTION		PRCST PRECAST	
CONST CONSTRUCTION		PRELIM PRELIMINARY	
CONT CONTINUOUS		PRKG PARKING	
COORD COORDINATE		PROP PROPOSED	
D	DF DRINKING FOUNTAIN	PSF POUNDS PER SQUARE FOOT	
DIA DIAMETER		PSI POUNDS PER SQUARE INCH	
DIM DIMENSION		PT PRESSED TREATED	
DIST DISTANCE		PTD PAINTED	
DR DRIVE		PUE PUBLIC UTILITY EASEMENT	
DRN DRAIN		PVMT PAVEMENT	
DWG DRAWING		R	R RISER, RADIUS
DEMO DEMOLITION		RC REINFORCED CONCRETE	
DET DETAIL		RD ROAD	
DI DROP INLET		RDWY ROADWAY	
DN DOWN		REC RECESSED	
DS DOWNSPOUT		REF REFERENCE	
DT DRAIN TILE		REQD REQUIRED	
DWL DOWEL		RFD ROOF DRAIN	
E	EA EAST	RH RIGHT HAND	
EACH EACH		RIM DRAIN INLET RIM ELEVATION	
ELEC ELECTRICAL		RLG RAILING	
ELEC P ELECTRICAL PANEL		RM ROOM	
ELEV ELEVATION		RND ROUND	
ENCL ENCLOSURE		ROW RIGHT OF WAY	
ENTR ENTRANCE		RP RADIUS POINT	
EP EDGE OF PAVEMENT		RPA RESOURCE PROTECTION AREA	
EQ EQUAL		RTE ROUTE	
EQ SP EQUALLY SPACED		S	S SOUTH
EQUIP EQUIPMENT		SD SURFACE DRAIN	
ESMT EASEMENT		SECT SECTION	
ETD EXISTING TO BE DEMOLISHED		SGL SINGLE	
ETR EXISTING TO REMAIN		SJ SCORED JOINT	
ETRL EXISTING TO BE RELOCATED		SLP SLOPE	
ETRP EXISTING TO BE REPLACED		SM SMOOTH	
EW EACH WAY		SPEC SPECIFICATION	
EX EXISTING		SQ FT SQUARE FOOT	
EXP EXPANSION		SQ IN SQUARE INCH	
EXT EXTERIOR		SST STAINLESS STEEL	
F	FAR FLOOR AREA RATIO	ST STREET	
FBD FIBER BOARD		STA STATION POINT	
FD FLOOR DRAIN		STD STANDARD	
FDN FOUNDATION		STL STEEL	
FFE FINISHED FLOOR ELEVATION		STM STORM DRAIN	
FIN FINISH		SW SIDEWALK	
FIN FL FINISH FLOOR		SWM STORM WATER MANAGEMENT	
FIN GR FINISH GRADE		T	T&G TONGUE AND GROOVE
FN FENCE		TC TOP OF CURB, TOP OF COLUMN	
FOC FRONT OF CURB		TD TRENCH DRAIN	
FT FOOT/FEET		TEMP TEMPORARY	
FTG FOOTING		TS TOP OF STEP	
FUT FUTURE		TW TOP OF WALL	
FXTR FIXTURE		TXT TEXT	
G	GA GAUGE	TYP TYPICAL	
GAB GRADED AGGREGATE BASE		U	UNFIN UNFINISHED
GALV GALVANIZED		V	VERT VERTICAL
GC GENERAL CONTRACTOR		W	W WEST
GDR GUARD RAIL		WD WOOD	
GFA GROSS FLOOR AREA		WI WROUGHT IRON	
GIP GALVANIZED IRON PIPE		WLD WELDED	
GL GLASS		WP WATER PROOFING	
GP GUTTER PAN		WR WATER RESISTANT	
GVL GRAVEL		WWM WELDED WIRE MESH	
H	HB HOSE BIBB	WWR WELDED WIRE REINFORCEMENT	
HC HANDICAP PARKING SPACE		Y	YD YARD DRAIN
HDPE HIGH DENSITY POLYETHYLENE PIPE			
HWHD HARDWOOD			
HWHE HARDWARE			
HT HEIGHT			
HNDRL HANDRAIL			
HORZ HORIZONTAL			
HP HIGH POINT			
HS HARDSCAPE			

PROFESSIONAL TITLES

ARCH ARCHITECT	
CIVIL CIVIL ENGINEER	
ENGR ENGINEER	
GC GENERAL CONTRACTOR	
ID INTERIOR DESIGNER	
MEP MECHANICAL/ELECTRICAL/PLUMBING	
LA LANDSCAPE ARCHITECT	
LC LANDSCAPE CONTRACTOR	
STR STRUCTURAL ENGINEER	

MATERIAL GRAPHICS

	CONCRETE		FABRIC SEPARATOR
	COMPACTED AGGREGATE SUB-BASE		STEEL / IRON
	SAND		ALUMINUM
	MORTAR		BRASS / BRONZE / COPPER
	MORTAR NEXT TO SAND SETTING BED		WOOD
	BRICK / PAVER		MULCH
	DRAINAGE GRAVEL		PLASTIC
	SOIL / COMPACTED SOIL / UNDISTURBED SUBGRADE		ARCHITECTURAL PRECAST
	STRUCTURAL / PLANTING / LIGHTWEIGHT SOIL		WELDED WIRE REINFORCEMENT
	EXPANSION JOINT W/ BACKER ROD		CMU
	REBAR		RIGID INSULATION W/ OPEN JOINTS FOR DRAINAGE
	STONE		BRICK / CONCRETE PAVER RUNNING BOND
	ASPHALT CONCRETE W/ NEOPRENE TACK COAT		BRICK / CONCRETE PAVER HERRINGBONE

LEGEND

	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	ELEVATION
	STATION POINT
	EASEMENT (PUE, PIE, ETC.)
	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY
	LOT LINE
	CENTER LINE OF SWALE
	EXPANSION JOINT
	STEP
	EXISTING LIGHT
	PROPOSED POLE LIGHT
	PROPOSED PEDESTRIAN LIGHT
	PROPOSED WALL LIGHT
	PROPOSED BOLLARD
	PROPOSED FOUNTAIN LIGHT
	PROPOSED FLOODLIGHT
	PROPOSED UPLIGHT
	PROPOSED STEP LIGHT
	SLAB DRAIN
	SURFACE DRAIN / YARD DRAIN
	TRENCH DRAIN
	PLANT CALLOUT
	MATERIAL OR DETAIL CALLOUT
	ELEVATION CALLOUT
	SECTION CALLOUT

GENERAL NOTES

GENERAL LAYOUT NOTES:

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- UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
- DO NOT SCALE THESE DRAWINGS.
- DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS; FROM EDGE OF PAVEMENT TO FACE OF WALL UNLESS OTHERWISE SPECIFIED.
- ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS AND ANY CONFLICTS ENCOUNTERED IN FIELD.
- QUANTITIES REFERENCED IN PLANS ARE SHOWN AS A COURTESY ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL WALLS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
- CONTRACTOR IS RESPONSIBLE FOR ALL WIRING, CONDUIT, FOOTINGS, PERMITS, ETC. NECESSARY TO COMPLETE SITE LIGHTING INSTALLATION. CONTRACTOR TO COORDINATE POWER CONNECTIONS WITH ELECTRICAL ENGINEER AND OWNER.
- BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.



Landscape Architecture, P.C.
 6416 Greenfield Drive, Suite 100-A
 Alexandria, Virginia 22310
 Tel: 703.719.6500 Fax: 703.719.6503
 Email: Irondesk@studio39.com

1800 MOUNT VERNON AVENUE
 CITY OF ALEXANDRIA, VA
 BREVIC DEVELOPMENT LLC

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REVISIONS:

GENERAL NOTES

DESIGN: DD
 DRAWN: TF
 CHECKED: DD

SCALE: N/A

PROJECT NO: 15030
 DATE: 08.18.15

L0.01

DSUP

APPROVED
 SPECIAL USE PERMIT NO. 2014-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

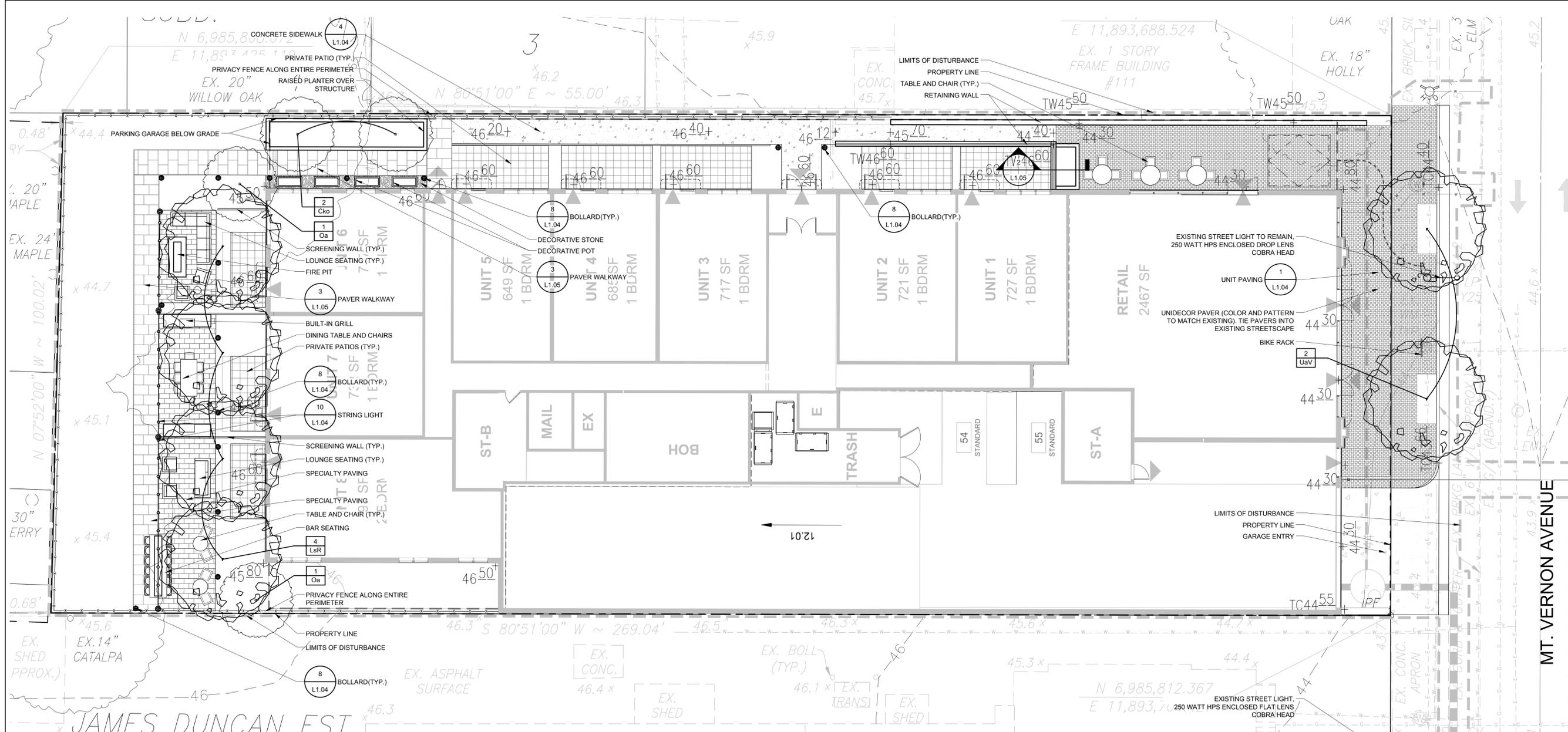
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



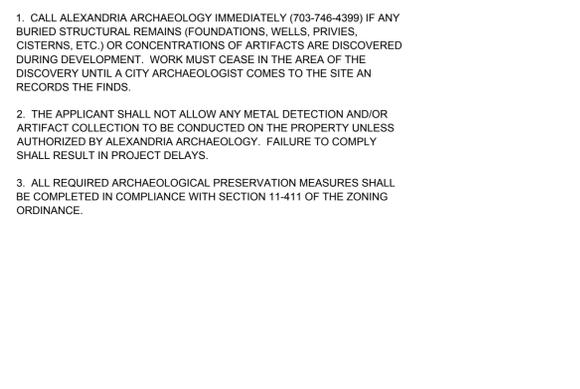
LANDSCAPE NOTES:

- ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE PROVIDED 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.
- 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 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 & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
- 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 THE TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MD.

ARCHAEOLOGY NOTES

- CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (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 AN RECORDS THE FINDS.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.
- ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

VEGETATION PROTECTION AND PRESERVATION



1 L1.01 Scale: NTS

CANOPY COVER ANALYSIS

TOTAL SITE AREA	SUBTOTAL (S.F.)
26,793	26,793 (651 acres)
TREE COVER REQUIRED (25%)	6,698
TREE COVER PROVIDED	6,750
TOTAL COVER PROVIDED	6,750 (25.2%)
STREET TREE CANOPY (NOT INCLUDED)	2,500

*CCA CREDIT SHALL BE FIFTY (50) PERCENT OF THE DESIGNATED ALLOWANCE FOR ANY PLANTINGS ABOVE STRUCTURE.

PLANT LIST

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS	CANOPY (S.F.)	
									EACH (S.F.)	SUBTOTAL
2	UaV	Ulmus	americana	'Valley Forge'	American Elm	14 - 16'	3 - 3 1/2"	B4B, full uniform crown, symmetrical branching, full specimen	1250	---
4	LsR	Liquidambar	styraciflua	'Rotundiloba'	Round-lobed Sweet Gum	14 - 16'	3 - 3 1/2"	B4B, full uniform crown, symmetrical branching, full specimen	1250	5,000
2	Oa	Oxydendrum	arborescens		Sourwood Tree	8-10'	2 1/2" min.	B4B, full uniform crown, symmetrical branching, full specimen	750	1,500
2	Cko	Cornus	kousa		Kousa Dogwood	8-10'	2 1/2" min.	B4B, full uniform crown, symmetrical branching, full specimen	1250	250



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 CITY OF ALEXANDRIA, VA
 BREVIC DEVELOPMENT LLC

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REVISIONS:

ROOF TOP HARDSCAPE PLAN

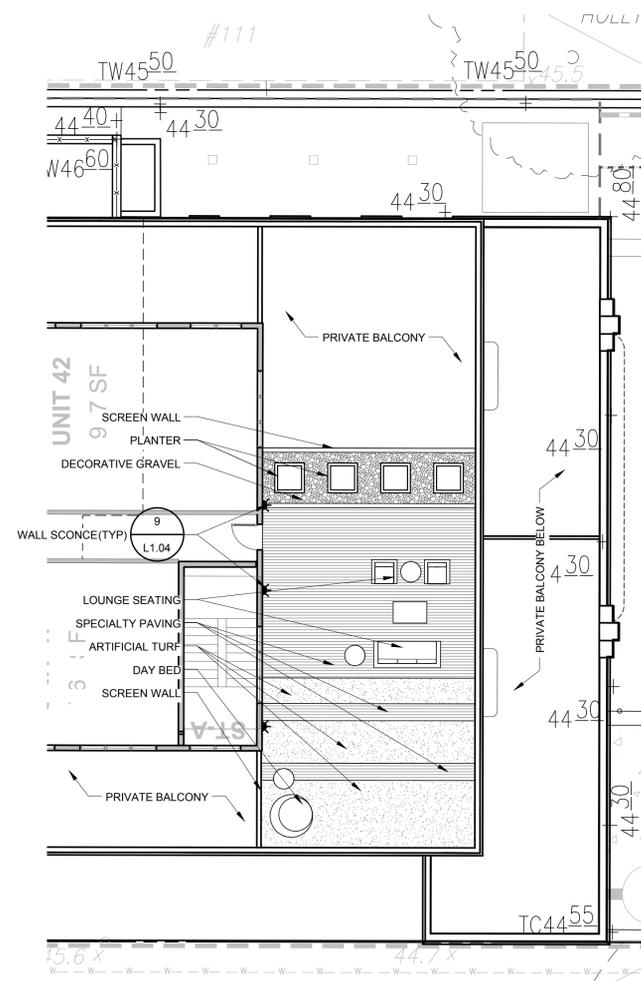
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 DRAWN: TF
 CHECKED: DD

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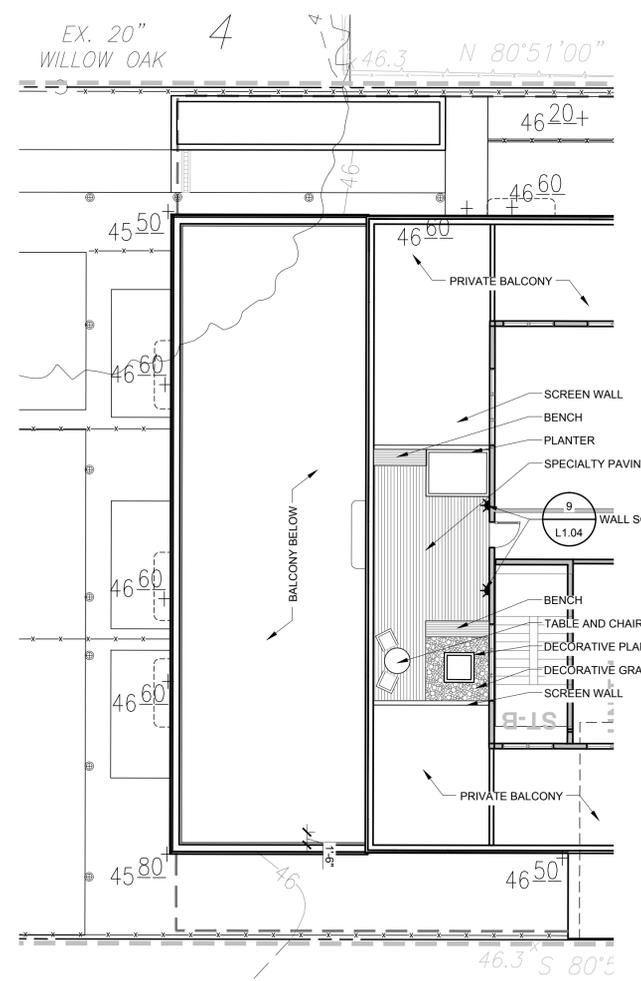
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L1.02

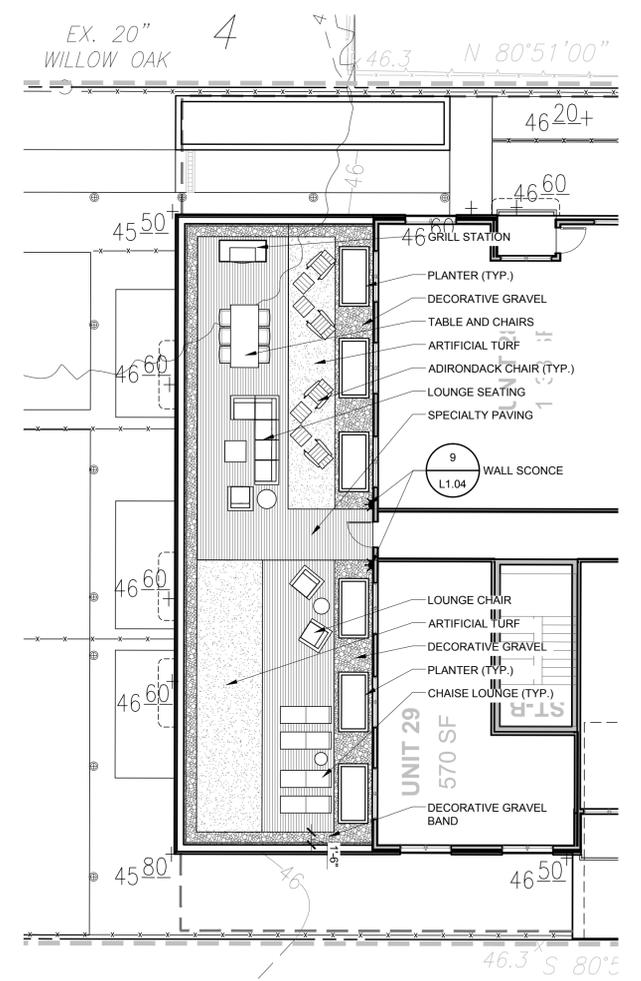
DSUP



3 FOURTH FLOOR BALCONY EAST PLAN
 Scale: 1" = 10'-0"

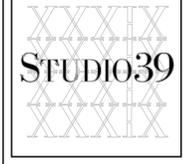


2 FOURTH FLOOR BALCONY WEST PLAN
 Scale: 1" = 10'-0"



1 THIRD FLOOR BALCONY PLAN
 Scale: 1" = 10'-0"

P:\2015\15030 1800 MT Vernon\6.0 CAD Files\CURRENT PHASE\L1.02 ROOF TOP HARDSCAPE PLAN.dwg



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REVISIONS:

LANDSCAPE NOTES AND DETAILS

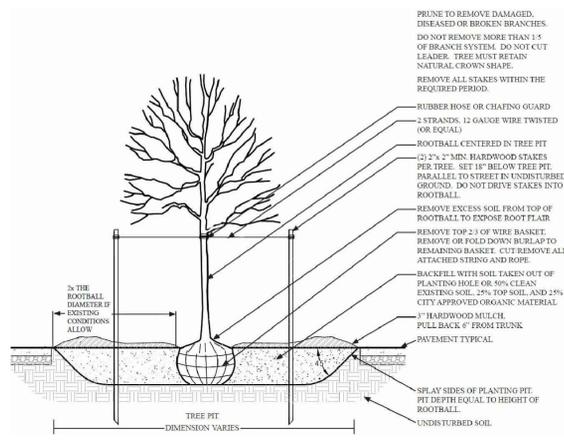
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 NORTH

SCALE: AS SHOWN

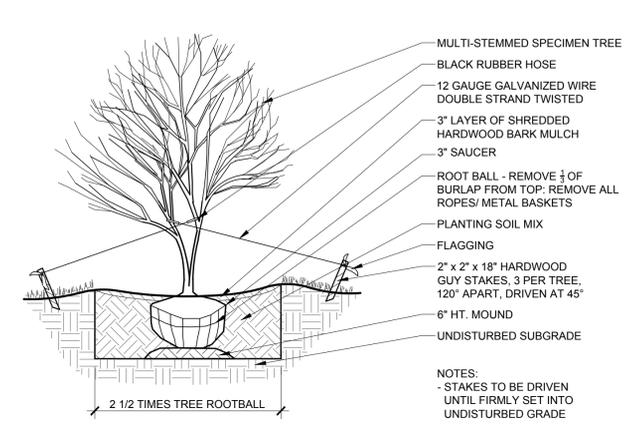
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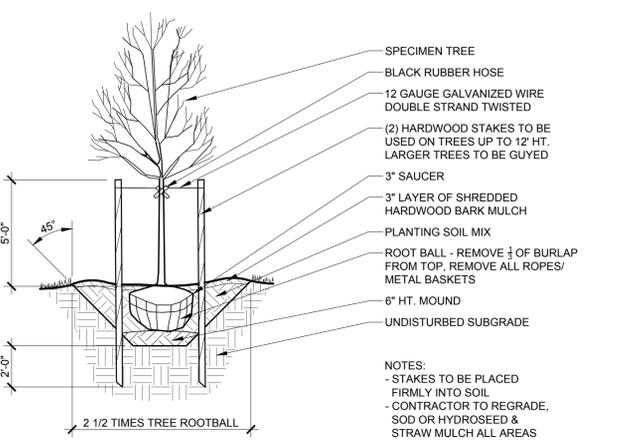
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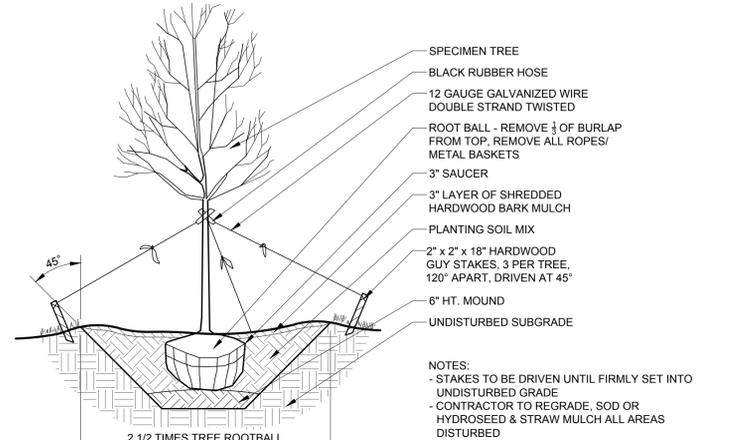
4 STREET TREE PLANTING SECTION
 Scale: NTS



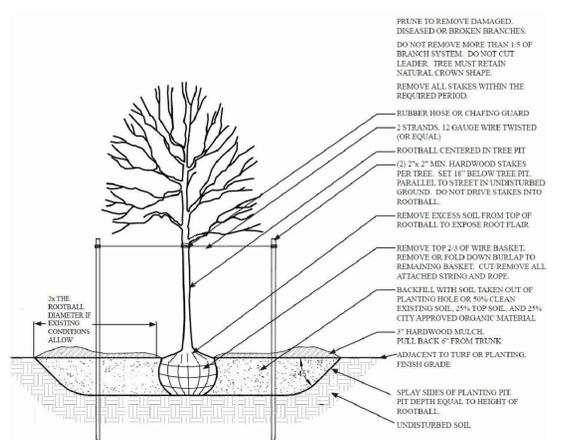
3 TREE GUYING PLANTING - MULTI-STEMMED SECTION
 Scale: 1/4" = 1'-0"



2 TREE PLANTING SECTION
 Scale: 1/4" = 1'-0"



1 TREE GUYING PLANTING - SPECIMEN TREE SECTION
 Scale: 1/4" = 1'-0"

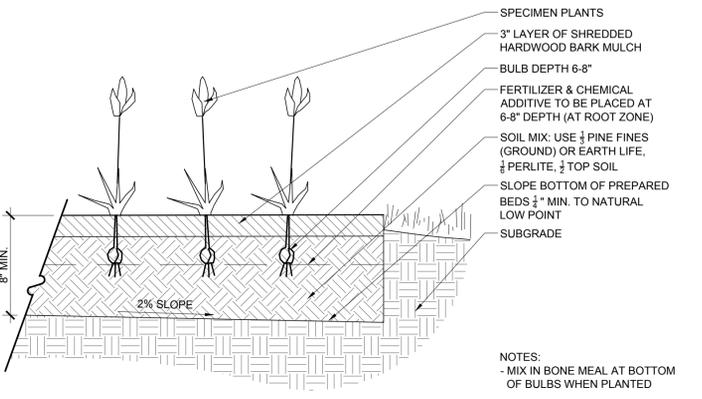


8 TREE PLANTING DETAIL SECTION
 Scale: NTS

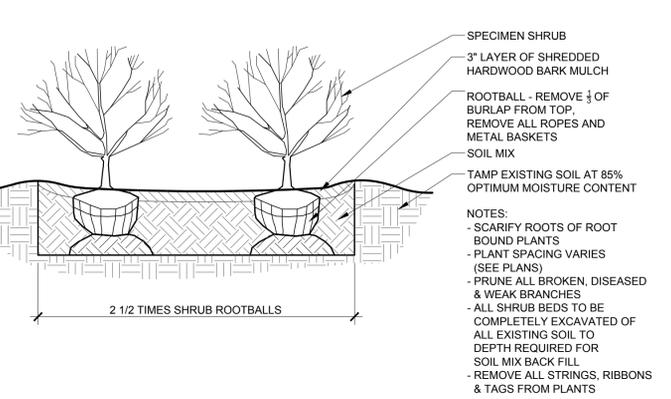
PLANT SPACING CHART AS SPECIFIED ON PLANT LIST

SPACING 'D'	ROW 'A'	NUMBER OF PLANTS PER SQUARE FOOT
6" o.c.	5 1/4" o.c.	4.62
8" o.c.	6 7/8" o.c.	2.60
10" o.c.	8 5/8" o.c.	1.66
12" o.c.	10 3/8" o.c.	1.15
15" o.c.	13" o.c.	0.74
18" o.c.	15 5/8" o.c.	0.51
24" o.c.	20 3/4" o.c.	0.29
30" o.c.	26" o.c.	0.18
36" o.c.	31 1/8" o.c.	0.13
42" o.c.	36 3/8" o.c.	0.09
48" o.c.	41 5/8" o.c.	0.07

7 TRIANGULAR SPACING FOR SHRUBS - GROUND COVERS - BULBS AND PERENNIALS
 Scale: 1" = 1'-0"



6 ANNUAL & PERENNIAL PLANTING SECTION
 Scale: 1" = 1'-0"



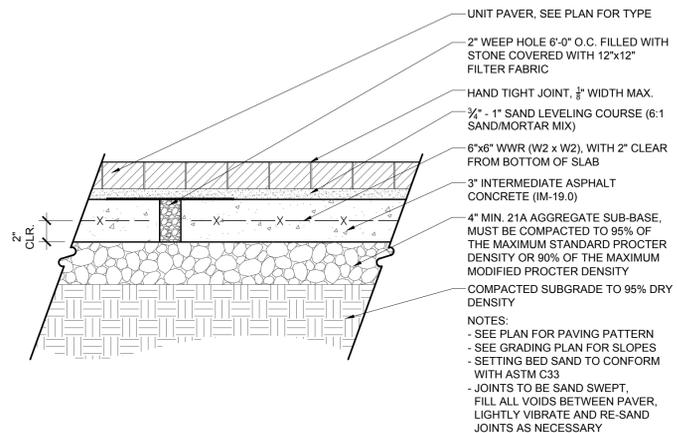
5 SHRUB PLANTING SECTION
 Scale: 1/2" = 1'-0"

PLANTING NOTES:

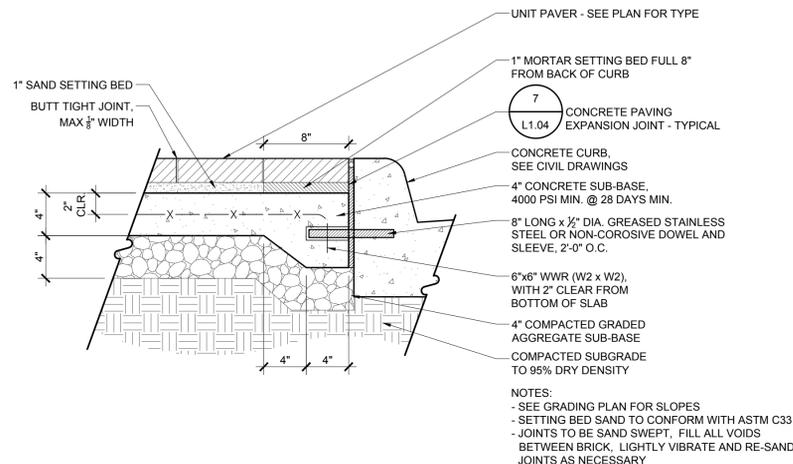
- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES, SHRUBS, GROUND COVER AND PERENNIALS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF MULCH.
- NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
- ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS: 03/15 TO 06/15 AND 09/15 TO 12/01. THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM POPULUS SPP.; BETULA SPP. PRUNUS SPP.; CARPINUS SPP.; PYRUS SPP.; CRATEGUS SPP.; QUERCUS SPP.; KOELREUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR STRACIFLUA TILIA TOMENTOSA; LIRIODENDRON TULIPIFERA ZELKOVA; PLATANUS ACERIFOLIA; ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
- ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL SODDED OR SEEDDED AS NOTED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.

- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE; INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.
- SHRUBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY, ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.

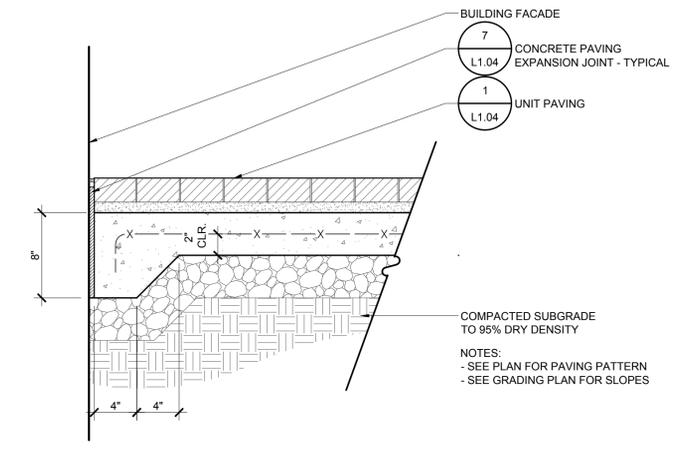
P:\2015\15030 1800 MT Vernon\8.0 CAD Files\CURRENT PHASE\L1.03 LANDSCAPE NOTES AND DETAILS.dwg



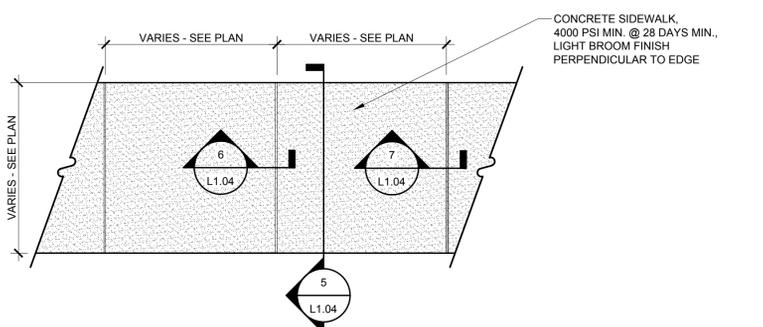
1 UNIT PAVING SECTION
L1.04 Scale: 1 1/2" = 1'-0"



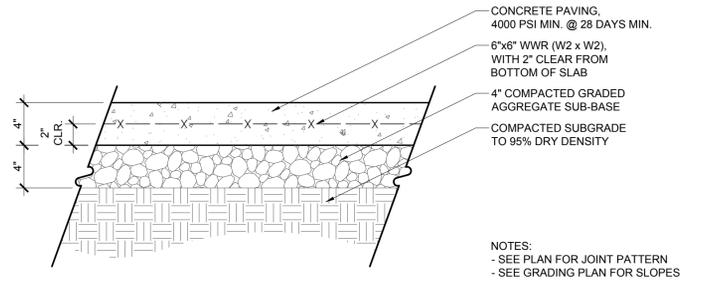
2 UNIT PAVING AT CURB SECTION
L1.04 Scale: 1 1/2" = 1'-0"



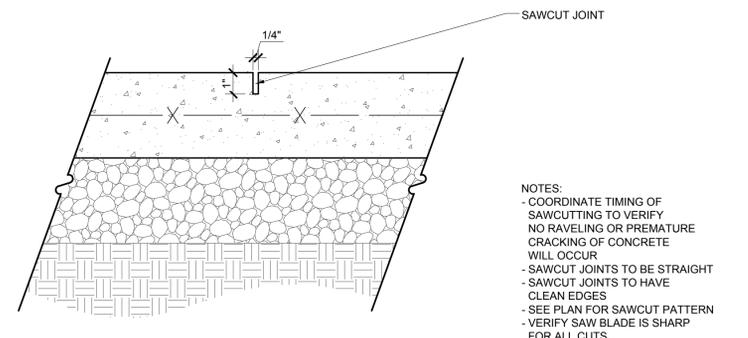
3 UNIT PAVING EDGE TREATMENT AT BUILDING FACADE SECTION
L1.04 Scale: 1 1/2" = 1'-0"



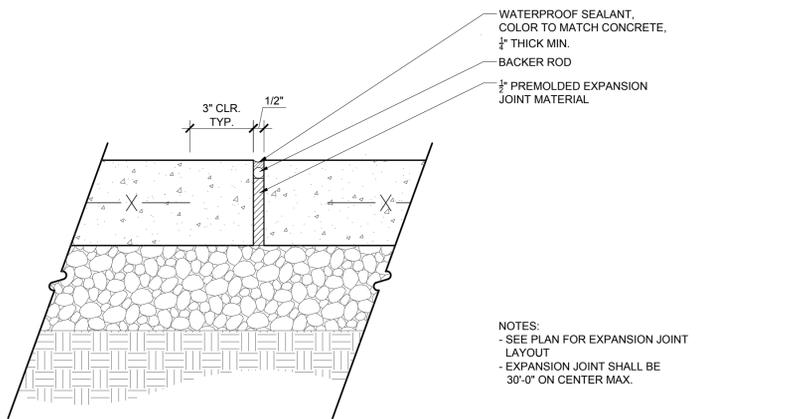
4 CONCRETE SIDEWALK PLAN
L1.04 Scale: 1/2" = 1'-0"



5 CONCRETE PAVING - PEDESTRIAN RATED SECTION
L1.04 Scale: 1 1/2" = 1'-0"



6 SAWCUT CONTROL JOINT SECTION
L1.04 Scale: 3" = 1'-0"



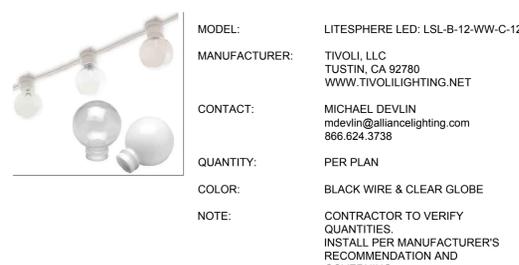
7 CONCRETE PAVING EXPANSION JOINT - TYPICAL SECTION
L1.04 Scale: 3" = 1'-0"



8 BOLLARD PROD. INFO.
L1.04 Scale: NTS



9 WALL SCONCE PROD. INFO.
L1.04 Scale: NTS



10 STRING LIGHT PROD. INFO.
L1.04 Scale: NTS

MODEL: RF6 LED BOLLARD
COLOR: BLACK
QUANTITY: PER PLAN
COMPANY: HADCO
100 CRAFTWAY
LITTLESTOWN, PA 17340
(P) 703.530.9255
CONTACT: DAVE DEPORTER
dave@ddalc.com
703.530.9255
NOTES:
1) INSTALL PER MANUF. INSTRUCTIONS
2) SEE PLAN FOR LOCATIONS AND QUANTITY
3) LEVEL W/ LEVELING SCREWS TO BE PLUMB
4) OR APPROVED EQUAL

MODEL: OLYMPUS SERIES SOLID STATE BKSSL
MANUFACTURER: B-K LIGHTING
MADERA, CA 93636
WWW.BKLIGHTING.COM
CONTACT: TIM GUNTHER
tim@lightingenvironments.com
410.712.0239
QUANTITY: PER PLAN
COLOR: TBD
NOTE: CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS. OR APPROVED EQUAL.

MODEL: LITESPHERE LED: LSL-B-12-WW-C-12
MANUFACTURER: TIVOLI, LLC
TUSTIN, CA 92780
WWW.TIVOLILIGHTING.NET
CONTACT: MICHAEL DEVLIN
mdevlin@alliance-lighting.com
866.624.3738
QUANTITY: PER PLAN
COLOR: BLACK WIRE & CLEAR GLOBE
NOTE: CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS. OR APPROVED EQUAL.

NOTES:
- SEE PLAN FOR EXPANSION JOINT LAYOUT
- EXPANSION JOINT SHALL BE 30'-0" ON CENTER MAX.

NOTES:
- COORDINATE TIMING OF SAWCUTTING TO VERIFY NO RAVELING OR PREMATURE CRACKING OF CONCRETE WILL OCCUR
- SAWCUT JOINTS TO BE STRAIGHT
- SAWCUT JOINTS TO HAVE CLEAN EDGES
- SEE PLAN FOR SAWCUT PATTERN
- VERIFY SAW BLADE IS SHARP FOR ALL CUTS

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REVISIONS:

HARDSCAPE DETAILS

DESIGN:	DD
DRAWN:	TF
CHECKED:	DD

SCALE: AS SHOWN

PROJECT NO: 15030
DATE: 08.18.15

L1.04

DSUP

APPROVED
SPECIAL USE PERMIT NO. 2014-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

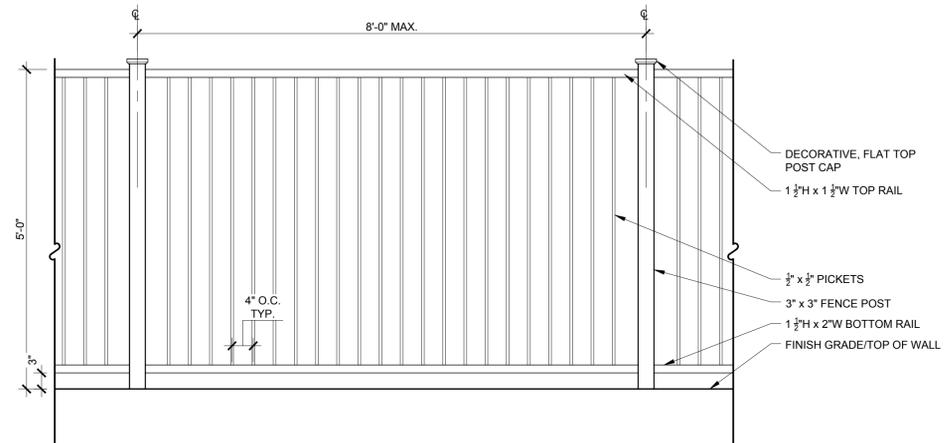
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

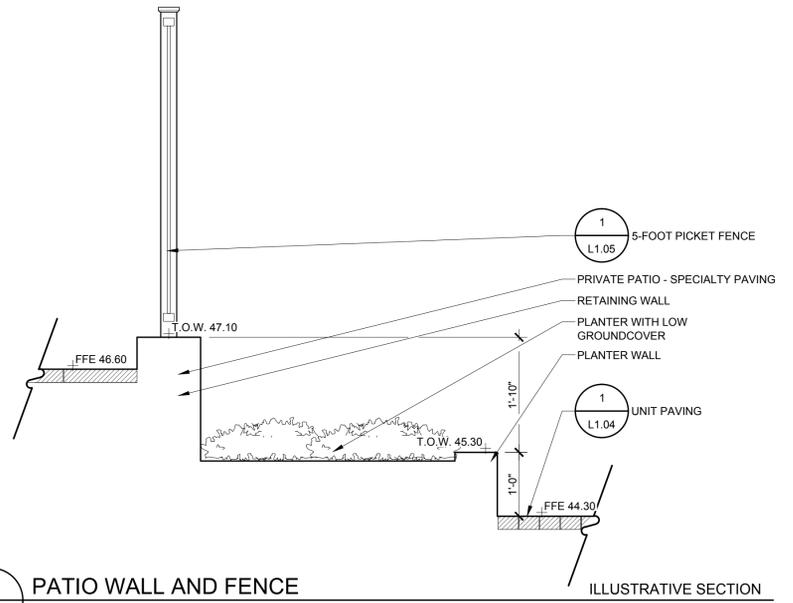
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

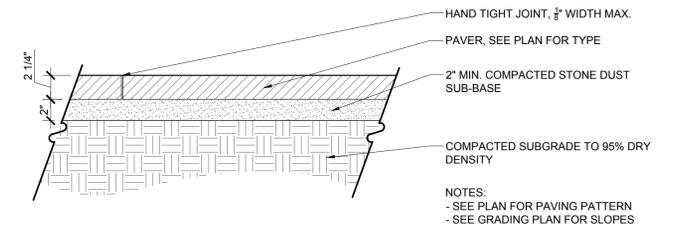


1 5-FOOT PICKET FENCE
Scale: 3/4" = 1'-0"
ELEVATION

NOTES:
- ALL FENCE MEMBERS TO BE ALUMINUM, POWDERCOATED BLACK



2 PATIO WALL AND FENCE
Scale: 3/4" = 1'-0"
ILLUSTRATIVE SECTION



3 PAVER WALKWAY
Scale: 1 1/2" = 1'-0"
SECTION

NOTES:
- SEE PLAN FOR PAVING PATTERN
- SEE GRADING PLAN FOR SLOPES

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