

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

1800 MOUNT VERNON AVENUE

CITY OF ALEXANDRIA, VIRGINIA

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

1. 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.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. 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.
4. 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, PRIVES, 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

1. 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.
2. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
3. 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.
4. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
5. 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.
6. 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).
7. 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).
8. ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
9. 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.
10. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
11. THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

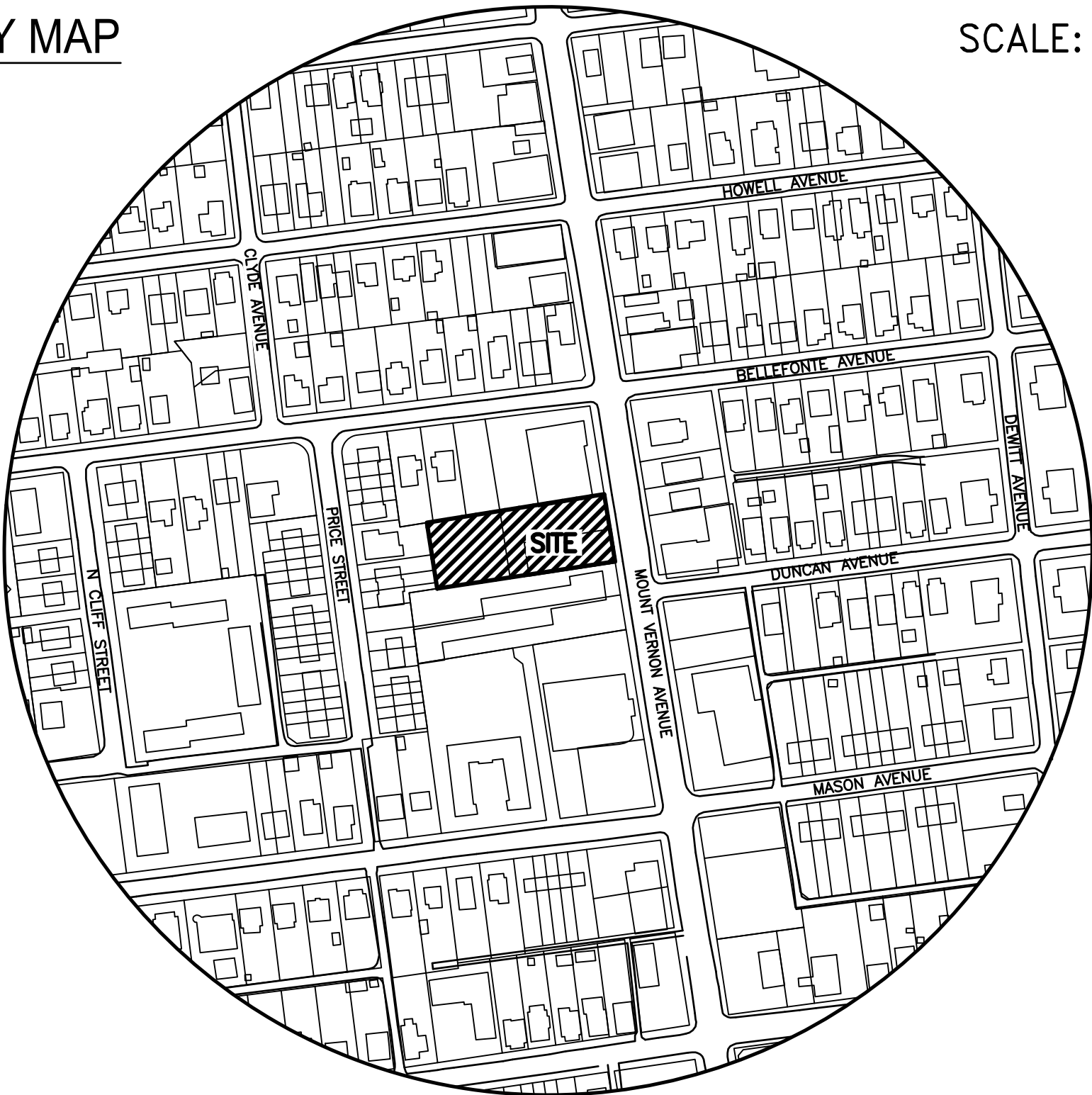
COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	N/A
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	N/A	N/A
SIDEWALKS (LF)	N/A	100
BICYCLE PARKING (NUMBER SPACES)	15	N/A
PUBLIC/VISITOR	N/A	N/A
PRIVATE/GARAGE	15	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

BUILDING CODE ANALYSIS:

USE:	MIXED USE (PARKING GARAGE, MERCANTILE, RESIDENTIAL)
USE GROUP:	M, S-2, R-2
TYPE OF CONSTRUCTION:	VB OVER IA
NUMBER OF STORIES:	4
FLOOR AREA (GROSS):	54,476 SF
FLOOR AREA (NET):	51,072 SF
BUILDING FOOT PRINT AREA:	17,870 SF
BUILDING HEIGHT:	45 FT
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED, NFPA 13

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 6-2008 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))

SHEET INDEX:

COVER SHEET	1
CONTEXTUAL PLAN	2
EXISTING CONDITIONS	3
PRELIMINARY SITE PLAN	4
SITE DIMENSIONS PLAN	5
GARAGE PLAN	6
STORMWATER MANAGEMENT PLAN	7
OUTFALL ANALYSIS	8
SANITARY SEWER OUTFALL ANALYSIS	9, 9A, 9B
SIGHT DISTANCE PLAN & PROFILE	10
CONSOLIDATION PLAT (FOR INFORMATION ONLY)	11

GENERAL NOTES	L0.01
HARDSCAPE PLAN	L1.01
ROOF TOP HARDSCAPE PLAN	L1.02
LANDSCAPE NOTES AND DETAILS	L1.03
HARDSCAPE DETAILS	L1.04
HARDSCAPE DETAILS	L1.05

CONTEXT PLAN	A100
ARCH SITE PLAN	A101
STREETSCAPE AND BUILDING MASSING	A102
PERSPECTIVES AND BUILDING MASSING	A103
PERSPECTIVES AND HISTORIC DETAILS	A104
NET AREA PLANS	A105
FLOOR PLANS	A200
FLOOR PLANS	A201
BUILDING ELEVATIONS	A400
BUILDING ELEVATIONS	A401
BUILDING SECTIONS	A700
BUILDING SECTIONS	A701

ZONING TABULATIONS

(PER THE MOUNT VERNON AVENUE URBAN OVERLAY ZONE)

1. ZONE OF SITE: #1800 CL/COMMERCIAL LOW ZONE (MOUNT VERNON AVENUE URBAN OVERLAY ZONE)
#1800R CL/COMMERCIAL LOW ZONE
2. USE: EXISTING COMMERCIAL PROPOSED MIXED USE RETAIL/RESIDENTIAL
3. LOT AREA: 26,793 SF OR 0.6151 AC MINIMUM LOT AREA: N/A
4. NUMBER OF DWELLING UNITS: 2-BEDROOM 11
1-BEDROOM 38
TOTAL 49
5. UNITS PER ACRE: ALLOWED: N/A PROPOSED: 80
6. 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. RETAIL 51,072 SQ. FT.
TOTAL 54,476 SQ. FT. TOTAL 51,072 SQ. FT.
GARAGE 21,384 SQ. FT. GARAGE 20,036 SQ. FT.
7. FLOOR AREA RATIO: PERMITTED N/A PROPOSED 1.91 (51,072 SQ.FT.)

- *8. LOT OCCUPANCY: ALLOWED 60% (16,075 SF BUILDING FOOTPRINT)
PROPOSED 67% (17,870 SF BUILDING FOOTPRINT)

9. 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%)

- *11. HEIGHT: PERMITTED: 40.0'
PROVIDED: 45.0' (SEE SHEETS A400 & A401)

- *12. 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'

13. FRONTAGE: REQUIRED 50' PROPOSED 100'
14. 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

- *15. 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

- *16. LOADING SPACES: REQUIRED 1 PROPOSED 0

17. 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 ADJOINING 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

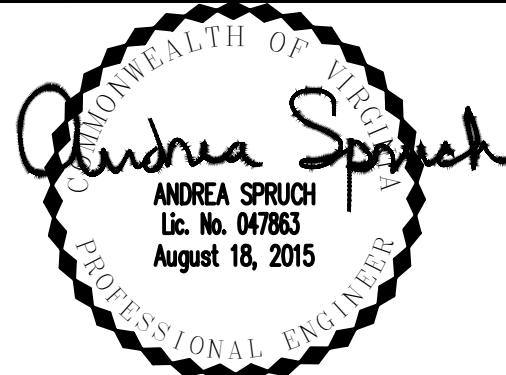
ARCHITECT:
HEFFNER ARCHITECTS, PC
604 MONTGOMERY STREET
ALEXANDRIA, VA 22314
(703) 549-7766
CONTACT: SHAWN GLERUM

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

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

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

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



REVISION APPROVED BY	DATE	APPROVED	DATE
REV. BY	DATE	DATE	DATE
DESCRIPTION	DATE	DATE	DATE
NO.			

PRELIMINARY DEVELOPMENT
SPECIAL USE PERMIT

1800 MOUNT
VERNON AVENUE
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

SHEET NAME:

APPROVED
SPECIAL USE PERMIT NO. 2014-0019

DEPARTMENT OF PLANNING & ZONING

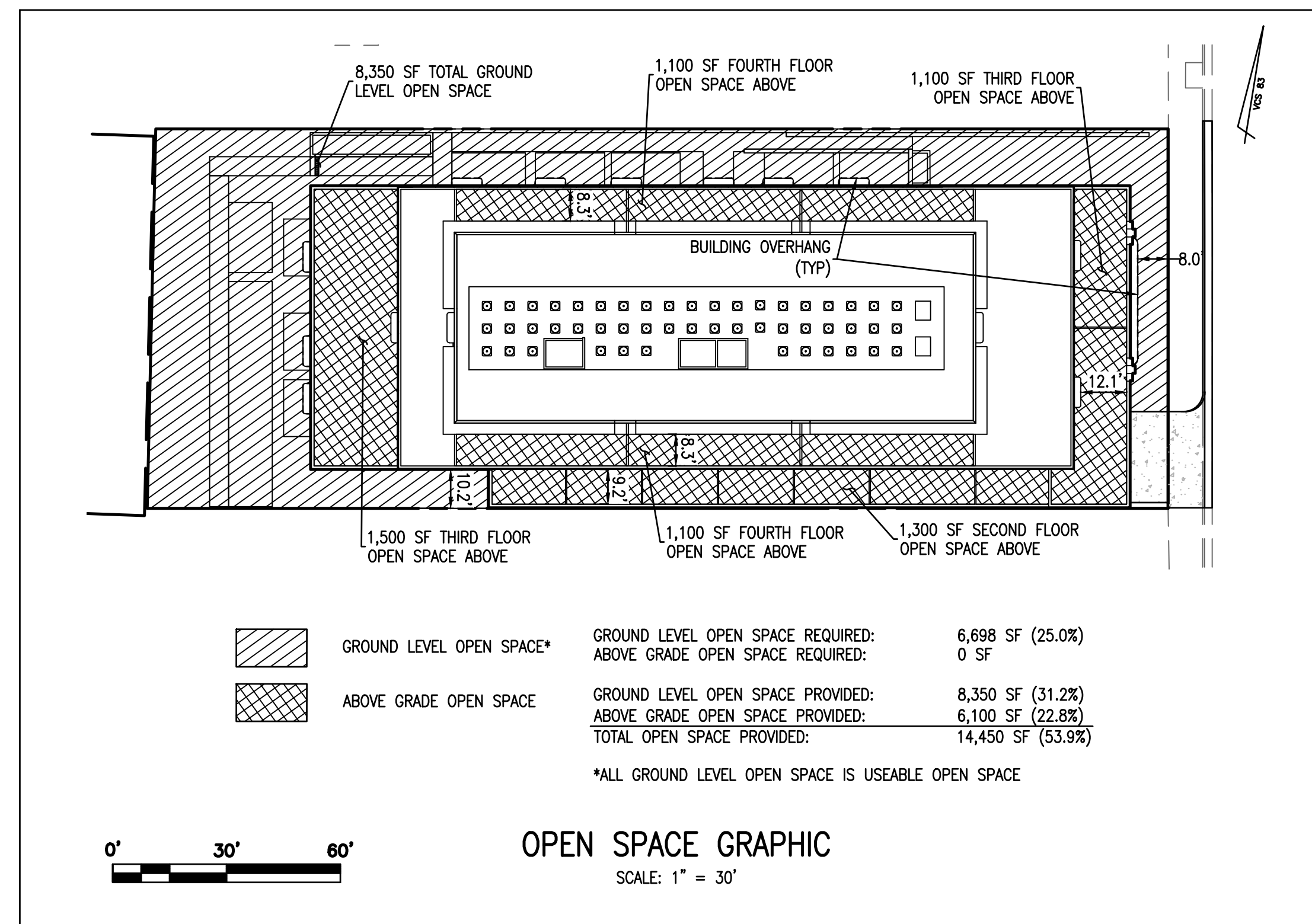
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE



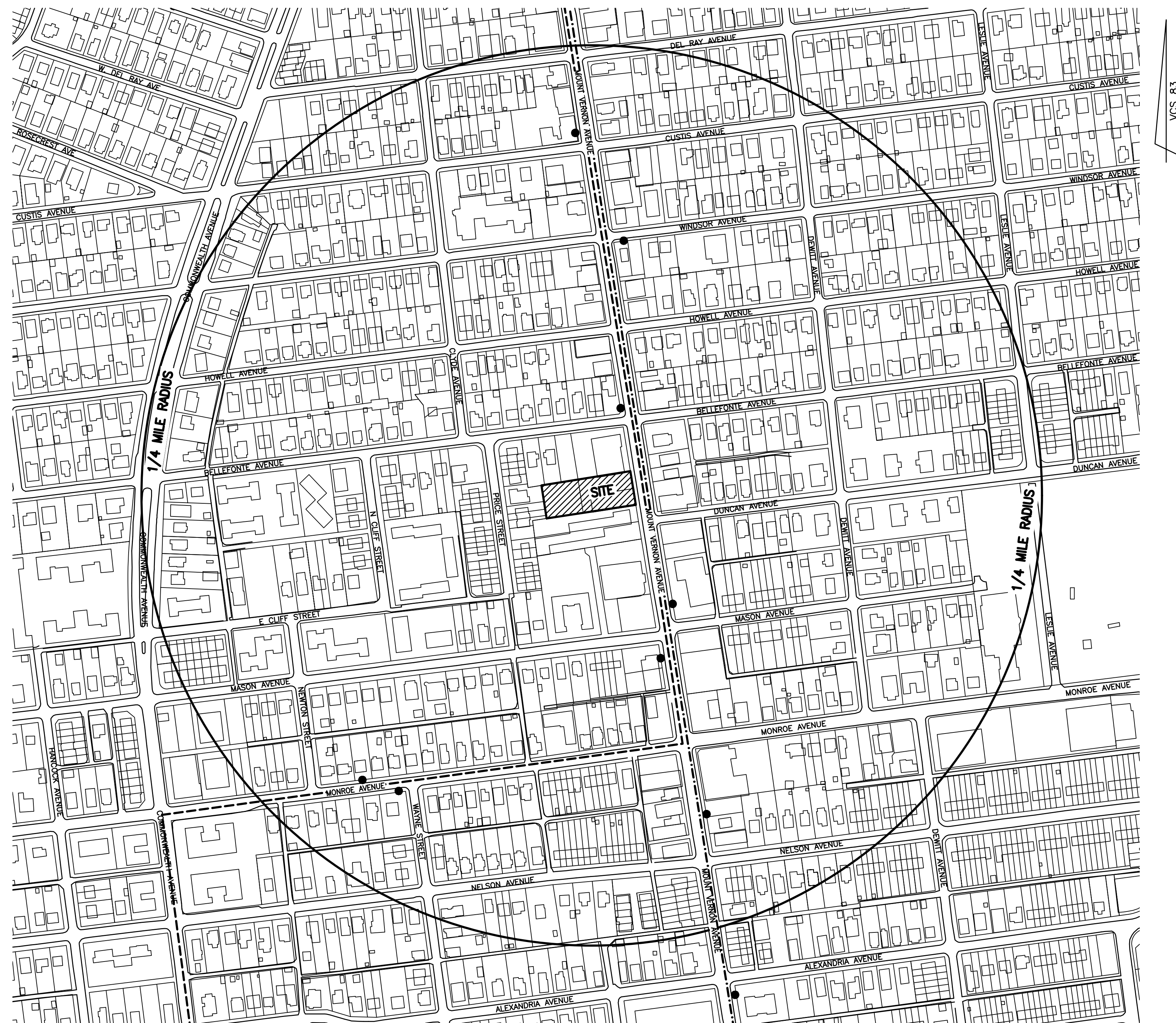
PROPOSED BUILDING

HT = 45.0'

38.7'

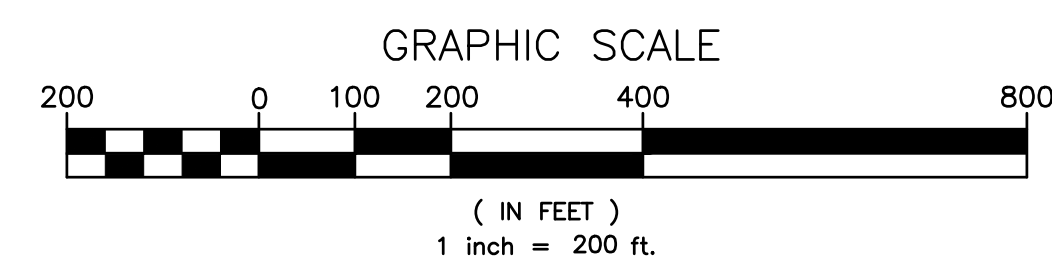
C

MOUNT VERNON AVE



SCALE: 1" = 200'

● BUS STOP
 - - - - - WMATA ROUTES 10A, 10B, 10E
 - - - - - DASH ROUTE AT10



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

APPROVED		2014-0019	
SPECIAL USE PERMIT NO.			
DEPARTMENT OF PLANNING & ZONING			
DIRECTOR		DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO.			
DIRECTOR		DATE	
CHAIRMAN, PLANNING COMMISSION		DATE	
DATE RECORDED			
INSTRUMENT NO.		DEED BOOK NO.	
		DATE	

CITY OF ALEXANDRIA, VIRGINIA

CONTEXTUAL PLAN

ABBREVIATIONS:

'= DEGREES
'= MINUTES (OR FEET)
''= SECONDS (OR INCHES)
%= PERCENT
= NUMBER
Ø = 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
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SPECIAL USE PERMIT
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= 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
SQT.= 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	=====	=====
CONC. WALK	-----WALK-----	=====
FIRE HYDRANT	-----○-----	-----○-----
STRUCTURES	-----[]-----	=====
WATER MAINS	-----W-----W-----W-----	=====W=====
GAS MAINS	-----G-----G-----G-----	=====G=====
TELEPHONE LINES	-----T-----T-----T-----	=====T=====
STORM SEWER	-----S-----S-----S-----	=====S=====
SANITARY SEWER	-----S-----S-----S-----	=====S=====
PAVING	-----[]-----	=====
FENCES	-----X-----X-----X-----	=====X=====
POWER LINES	-----[]-----	=====
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	-----124-----	-----124-----
BUILDING ENTRANCES	-----▽-----	-----▽-----
UTILITY POLE	-----○-----	-----○-----
LIGHT POLE	-----☆-----	-----☆-----
LIMITS OF DISTURBANCE	=====	=====

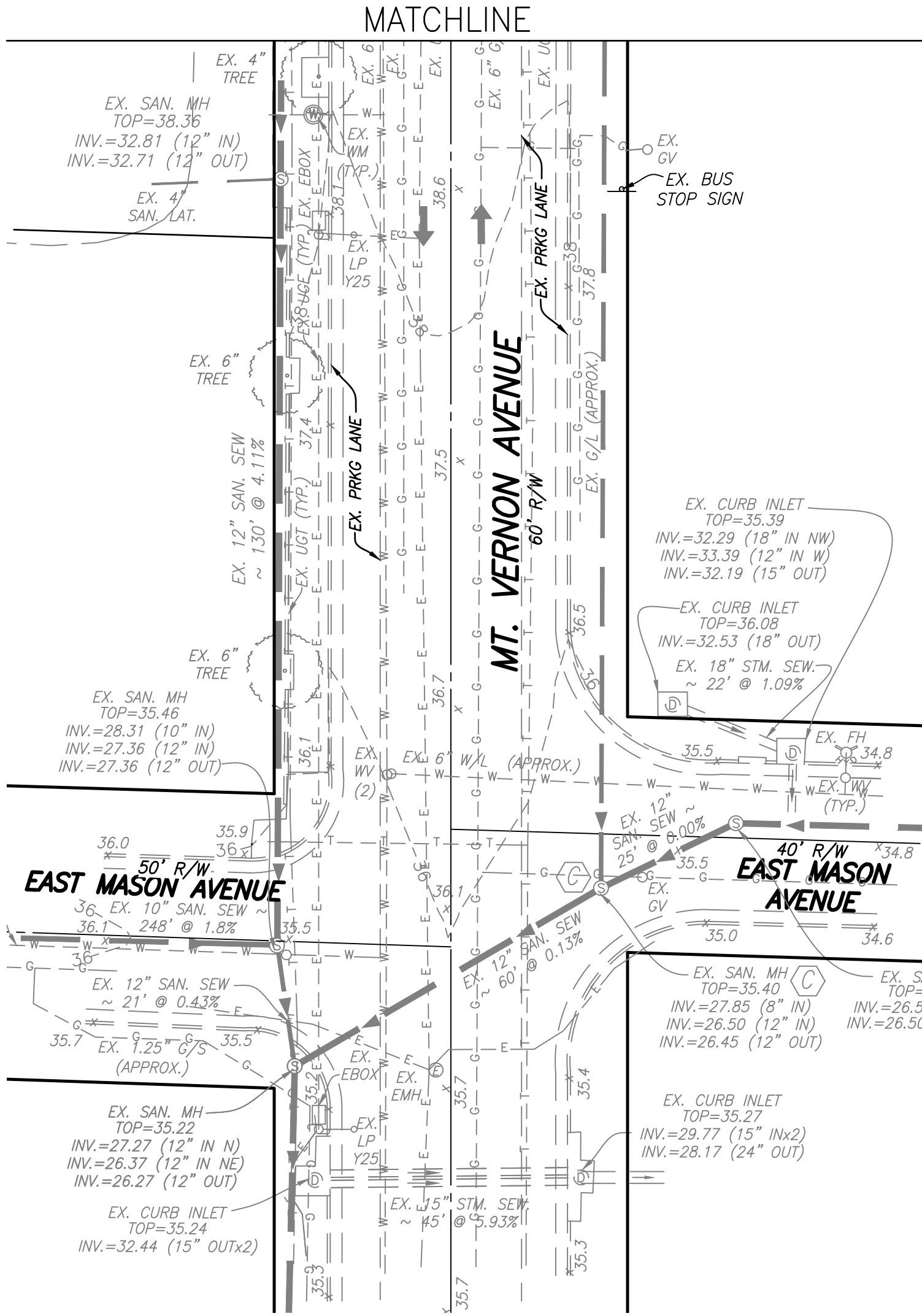
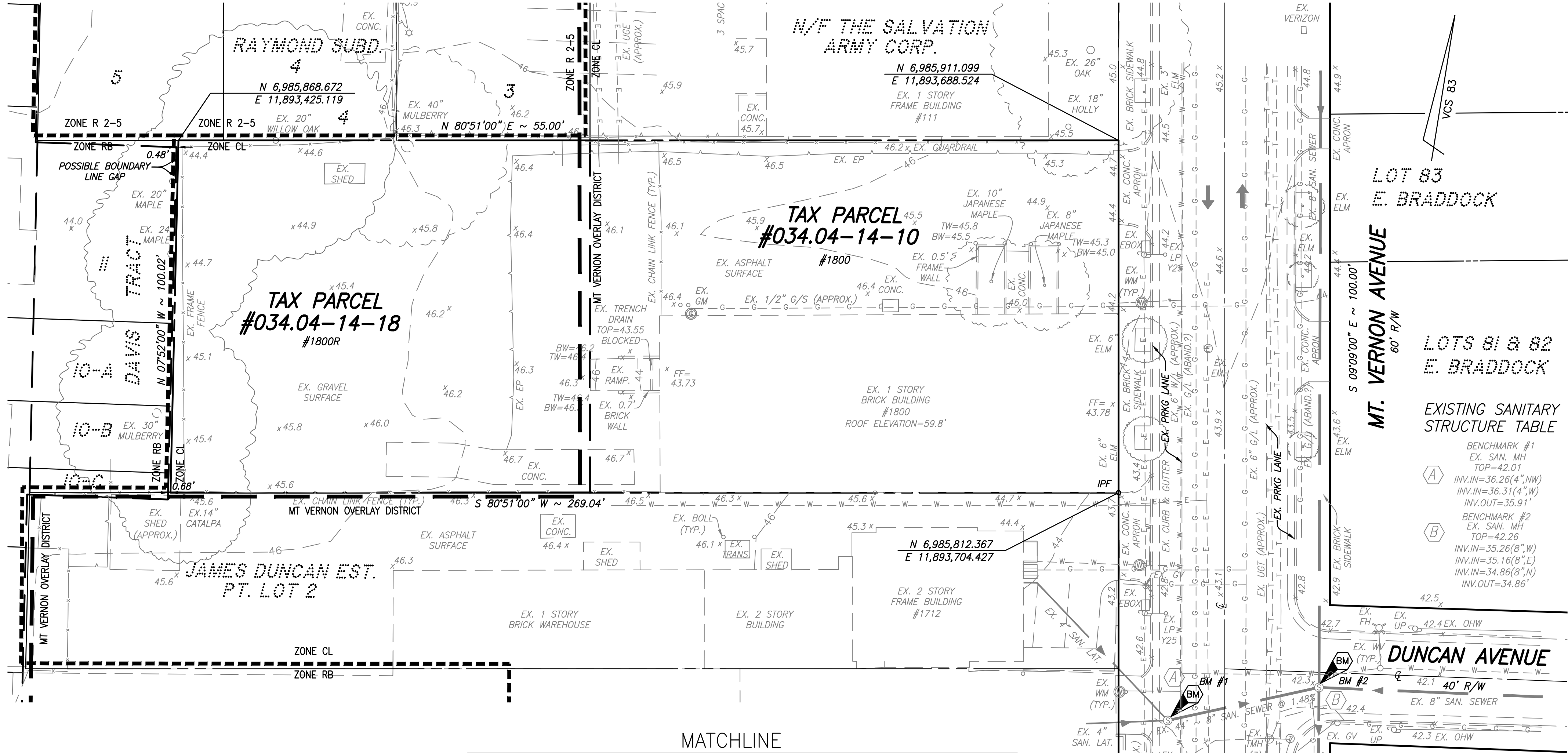
TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF R.J. KELLER, LS FROM AN ACTUAL ■ GROUND □ AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 8, 2013; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EXISTING CONDITIONS SURVEY NOTES:

- UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. 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. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

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



GENERAL NOTES:

- TAX MAP: #034.04-14-10 (#1800), #034.04-10-18 (#1800R)
- ZONE: CL
- OWNER: BREVIC DEVELOPMENT LLC
1800 AND 1800R MT VERNON AVE
ALEXANDRIA, VA 22301
INSTRUMENT #: 140000076
- 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: 0.999952764
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.
- THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.

ADJOINING PROPERTY INFORMATION:

RAYMOND SUBD. 5
N/F THE SALVATION ARMY
1804 MT. VERNON AVENUE
ALEXANDRIA, VA 22301
ZONE: R 2-5 USE: CHARITABLE
TM #034.04-14-06
DB. 1121, PG. 1897

DAVIS TRACT 11
N/F THOMAS S. & JAQUELINE A.T. CAMERLINCK
1725 PRICE ST., ALEXANDRIA, VA 22301
ZONE: RB USE: DETACHED HOUSE
TM #034.04-14-17; INSTR. #110005287

DAVIS TRACT 10-A
N/F EUGENE N. OR MOLLEE B.L. HANSEN
ALEXANDRIA, VA 22301
ZONE: RB USE: SEMI DETACHED HOUSE
TM #034.04-14-16; INSTR. #060006329

DAVIS TRACT 10-B
N/F ROBERT OR SHARON DRINKARD
1721 PRICE ST., ALEXANDRIA, VA 22301
ZONE: RB USE: ROW (TOWNHOUSE)
TM #034.04-14-15; INSTR. #020011451

DAVIS TRACT 10-C
N/F LORINDA VV LARYEA & BENJAMIN ROSS WINOGRAD
1719 PRICE ST., ALEXANDRIA, VA 22301
ZONE: RB USE: SEMI DETACHED HOUSE
TM #034.04-14-14; INSTR. #120013190

JAMES DUNCAN EST. PT. LOT 2
N/F MARY ELLIS FANNON
1712 MT. VERNON AVENUE
ALEXANDRIA, VA 22301
ZONE: CL USE: GENERAL COMMERCIAL
TM #034.04-14-11
P000451

RAYMOND SUBD. 4
N/F THE SALVATION ARMY
1804 MT. VERNON AVENUE
ALEXANDRIA, VA 22301
ZONE: R 2-5 USE: CHARITABLE
TM #034.04-14-07
DB. 693, PG. 425

RAYMOND SUBD. 3
N/F SALVATION ARMY CORP.
1804 MT. VERNON AVENUE
ALEXANDRIA, VA 22301
ZONE: CL USE: CHARITABLE
TM #034.04-14-09
DB. 649, PG. 218

LOTS 81 & 82 E. BRADDOCK
FOUR MILE RUN ASSOCIATES
1707 MT VERNON AVE
ALEXANDRIA, VA 22301
ZONE: CL USE: AUTO DEALERSHIP
TM #034.04-13-19; INSTR. #133500000

LOT 83 E. BRADDOCK
N/F SALVATION ARMY CORP.
1804 MT. VERNON AVENUE
ALEXANDRIA, VA 22301
ZONE: CL USE: CHARITABLE
TM #034.04-13-20; INSTR. #133400000

UTILITY OWNERSHIP NOTE:

- GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN McCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.

- ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.

- WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.

- SANITARY SEWER: ALL EXISTING SANITARY SEWER LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE PROPOSED SANITARY LATERAL WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.

- STORM SEWER: ALL EXISTING AND PROPOSED STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ANY PROPOSED ON-SITE STORM SEWER WILL BE MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.

- TELEPHONE: ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSINGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.

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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 _____

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

ON THE PROPERTY LOCATED AT

1800 MOUNT VERNON AVENUE

CITY OF ALEXANDRIA, VIRGINIA

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

ANDREA SPRUCH
Lic. No. 047863
AUGUST 18, 2015
PROFESSIONAL ENGINEER

DATE REVISION

DESIGN: ACS
DRAWN: VMG

SCALE: 1" = 20'

DATE: JUNE 25, 2015

SHEET 3 OF 11

FILE: 13-88

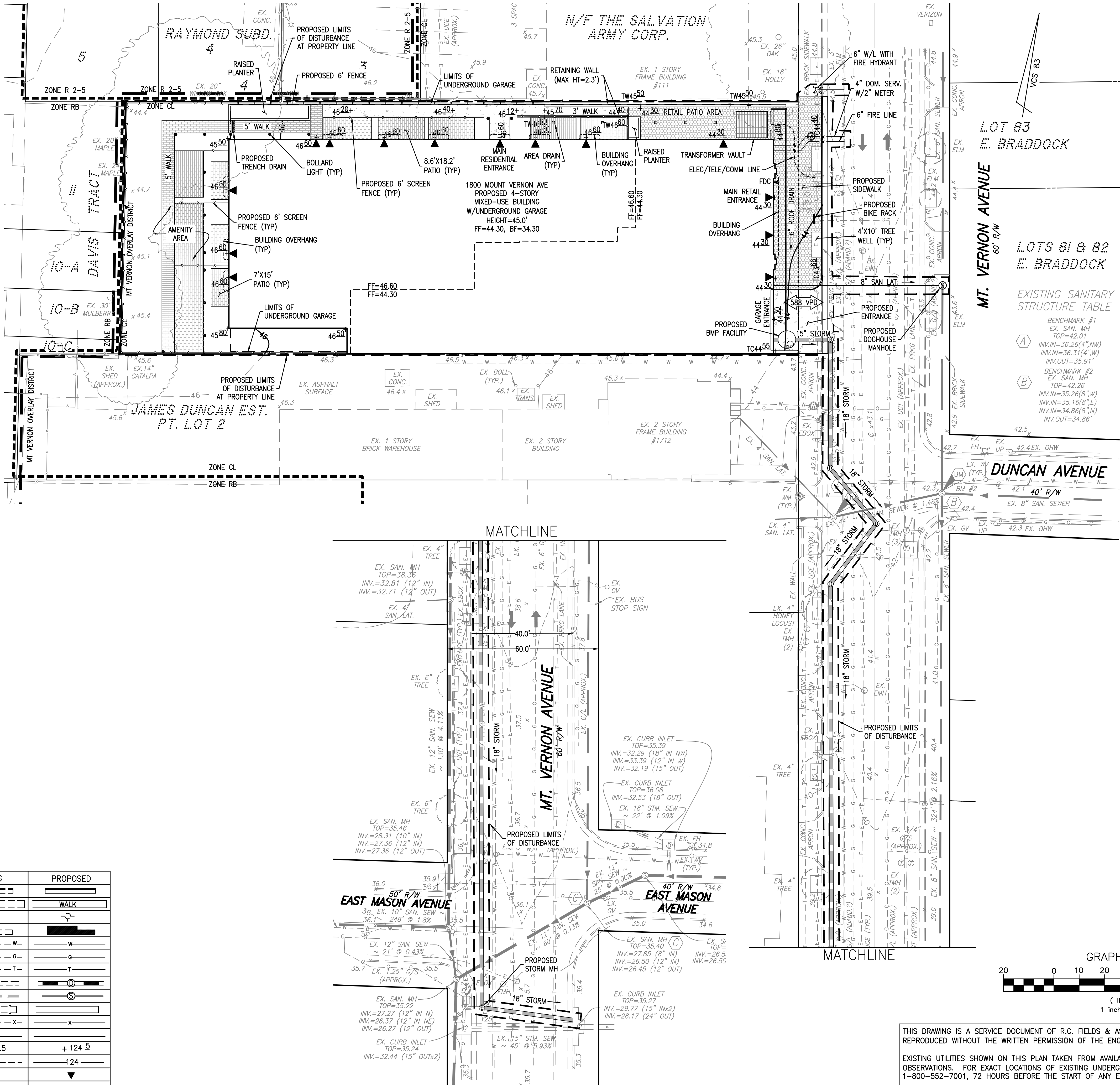
EXISTING CONDITIONS

ABBREVIATIONS:

'= DEGREES
"= MINUTES (OR FEET)
*= SECONDS (OR INCHES)
%= PERCENT
= NUMBER
Ø = 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
DIP= 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
HDOP= 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
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TC= TOP OF CURB
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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		
CONC. WALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	-124	-124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		



GENERAL NOTES:

- TAX MAP: #034.04-14-10 (#1800) #034.04-10-18 (#1800R)
- ZONE: CL
- OWNER: BREVIC DEVELOPMENT LLC
1800 & 1800R MOUNT VERNON AVE
ALEXANDRIA, VA 22301
INSTRUMENT #: 140000076
- 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: 0.999952764
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 REIED UPON AS ACCURATE BY THE SURVEYOR.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 26,793 S.F. OR 0.6151 AC.
- THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.

ARCHAEOLOGY NOTES:

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 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.

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. SEE SHEET 6 FOR GARAGE TURNING MOVEMENTS.

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:

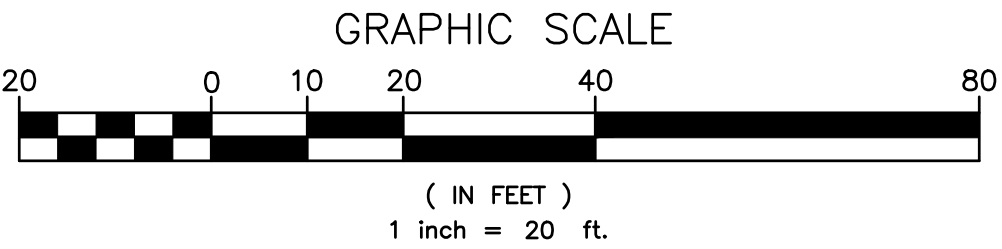
SEE L-SERIES SHEETS FOR SIDEWALK AND PAVEMENT MATERIAL DETAILS AND SPECIFICATIONS.

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



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APPROVED
SPECIAL USE PERMIT NO. 2014-0019

DEPARTMENT OF PLANNING & ZONING

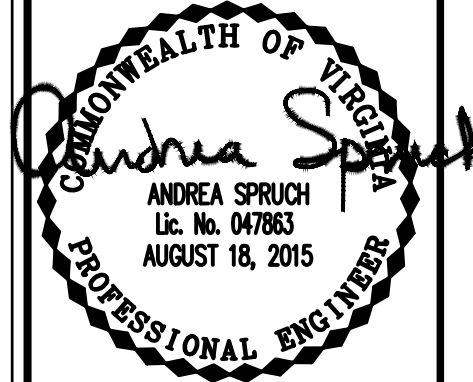
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
	DATE

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
ON THE PROPERTY LOCATED AT

1800 MOUNT VERNON AVENUE

CITY OF ALEXANDRIA, VIRGINIA

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



DATE REVISION

DESIGN: ACS
DRAWN: VMG

SCALE: 1" = 20'

DATE: JUNE 25, 2015

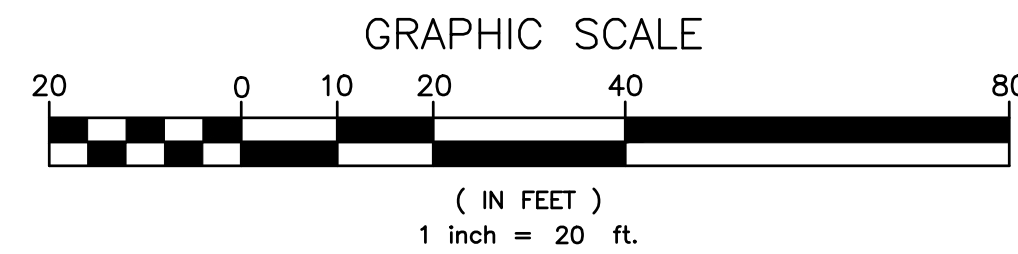
SHEET 4 OF 11

FILE: 13-88

PRELIMINARY SITE PLAN

° = DEGREES
 ' = MINUTES (OR FEET)
 " = SECONDS (OR INCHES)
 % = PERCENT
 # = NUMBER
 @ = AT
 lbs. = POUNDS
 A = ARC
 A.C. = ACRE
 ADA = AMERICANS W/ DISABILITIES ACT
 APPX = 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
 DIP = DUCTILE IRON PIPE
 DOM = DOMESTIC
 DSP = DEVELOPMENT SITE PLAN
 DEV. = DEVELOPMENT SPECIAL USE PERMIT
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 ESMT. = EASEMENT
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 FH = FINISH FLOOR
 FI = 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
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 VCS = VIRGINIA COORDINATE SYSTEM
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 W = WATT
 W = WEST
 W.S.E. = WATER SURFACE ELEVATION
 WS = WATER VALVE
 WM = WATER METER
 W.W. = WINDOW WELL

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




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

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APPROVED	
SPECIAL USE PERMIT NO. <u>2014-0019</u>	
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	

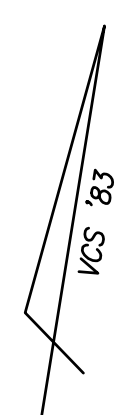
DATE	REVISION
DESIGN:	ACS
DRAWN:	VMG
SCALE:	1" = 20'
DATE:	JUNE 25, 2015
SHEET	5 OF 11
FILE:	13-88



SITE DIMENSIONS PLAN

GARAGE PLAN

DESIGN:	ACS
DRAWN:	VMG
SCALE:	1" = 20'
DATE:	JUNE 25, 2015
SHEET	6 OF 11
FILE:	13-88



VCS '83

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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 RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
	DATE

Diagram illustrating the dimensions of a car:

- Overall Width: 15.35
- Front Overhang: 3.28
- Wheelbase: 8.56
- Rear Overhang: 12.19

feet

Width	: 5.74
Track	: 5.74
Lock to Lock Time	: 6.0
Steering Angle	: 22.8

COMBAT VEHICLE
NOT TO SCALE

\\2013\1388\DWG\DELIM\Preliminary Plan\06 GARAGE PLAN.dwg
Tue, Aug 18 2015 - 8:34:05am

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data

Project Name: 1800 Mount Vernon Avenue

Date: June 2015

	data input cells
	calculation cells
	constant values

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage

0.73

Constants

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

Nitrogen EMC (mg/L)

1.86

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.02	0.02
Impervious Cover (acres)	0.00	0.00	0.00	0.60	0.60
				Total	0.62

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.09	0.09
Impervious Cover (acres)	0.00	0.00	0.00	0.52	0.52
				Total	0.62

Area Check

Okay Okay Okay Total Okay

Rv Coefficients

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

Land Cover Summary

Pre-ReDevelopment	Listed	Adjusted ¹	Post-ReDevelopment	Land Cover Summary Post-ReDevelopment New Impervious
Forest/Open Space Cover (acres)	0.00	0.00	Forest/Open Space Cover (acres)	0.00
Composite Rv(forest)	0.00	0.00	Composite Rv(forest)	0.00
% Forest	0%	0%	% Forest	0%
Managed Turf Cover (acres)	0.02	0.02	Managed Turf Cover (acres)	0.09
Composite Rv(turf)	0.25	0.25	Composite Rv(turf)	0.25
% Managed Turf	3%	3%	% Managed Turf	15%
Impervious Cover (acres)	0.60	0.60	ReDev. Impervious Cover (acres)	0.52
Rv(impervius)	0.95	0.95	Rv(impervius)	0.95
% Impervious	97%	97%	% Impervious	85%
Total Site Area (acres)	0.62	0.62	Total ReDev. Site Area (acres)	0.62
Site Rv	0.93	0.93	ReDev. Site Rv	0.85

Pre-Development Treatment Volume (acre-ft)	0.0476	0.0476	Post-Development Treatment Volume (acre-ft)	0.0434
Pre-Development Treatment Volume (cubic feet)	2,075	2,075	Post-Development Treatment Volume (cubic feet)	1,890
Pre-Development Load (TP) (lb/yr)	1.30	1.30	Post-Development Load (TP) (lb/yr)	1.19

¹Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.

PROJECT DESCRIPTION

REDEVELOPMENT – MIXED USE RETAIL/RESIDENTIAL

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA	0.5240	0.0911	0.6151
ON-SITE TREATED	0.4600	0.0250	0.4850
OFF-SITE TREATED	0.0000	0.0000	0.0000
TOTAL TREATED	0.4600	0.0250	0.4850
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.4850

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 0.5240 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 0.5240 = 951 CU. FT. WQV REQUIRED

WATER TREATMENT ON-SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
HYDRO-DYNAMIC	0.4850	0.4600	20%

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 951 CU. FT.
WATER QUALITY VOLUME TREATED = 1,609 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 169%
DETENTION ON SITE: NO (PROPOSED DECREASE IN IMPERVIOUS AREA)
PROJECT IS WITHIN WHICH WATERSHED? TIMBER BRANCH
PROJECT DISCHARGES TO WHICH BODY OF WATER? HOOFS RUN

Drainage Area A

Drainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.03	0.03	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.46	0.46	0.95
				Total	0.49	

Post Development Treatment Volume (cf)

1609

Apply Practices that Remove Pollutants but Do Not Reduce Runoff Volume

Practice	Unit	Description of Credit	Credit	Area (excluding areas treated by upstream practices)	Runoff from Upstream RR Practices (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs)	Phosphorus Removed By Practice (lbs)	Remaining Phosphorus Load (lbs)
14. Manufactured BMP												
14. Hydro-dynamic BMP Facility	impervious acres draining to device	0% runoff volume reduction	0.00	0.46	0.00	0	1586	20	0.00	1.00	0.20	0.80
	turf acres draining to device	0% runoff volume reduction	0.00	0.03	0.00	0	86	20	0.00	0.01	0.00	0.01

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.01
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.20
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.99
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.2 LB/YEAR

STORM WATER QUALITY NARRATIVE:
(CITY CODE SECTION 13-109E COMPLIANCE)

THE PROPOSED REDEVELOPMENT (APPROXIMATELY 0.73 ACRES OF DISTURBANCE) GENERATES A NET DECREASE OF IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY CODE SECTION 13-109E-4)(a), DEVELOPMENT OF PRIOR DEVELOPED LANDS DISTURBING LESS THAN 1 ACRE AND RESULTING IN NO NET INCREASE IN IMPERVIOUS AREA MUST RESULT IN A 10% DECREASE IN PHOSPHORUS LOADING BELOW THE PRE-DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORM WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. COMPUTATIONS PROVIDED ON THIS SHEET DEMONSTRATE A NET DECREASE OF IMPERVIOUS AREA. THIS WILL RESULT IN A 7.7% ((1.30-1.19)/1.30)*100=8.5%) REDUCTION OF PHOSPHOROUS LOAD FROM THE SITE. FURTHERMORE, A HYDRODYNAMIC BMP IS PROPOSED FOR THIS SITE, RESULTING IN AN ADDITIONAL PHOSPHOROUS LOAD REDUCTION. THE PROJECT WILL RESULT IN AN OVERALL PHOSPHOROUS LOAD REDUCTION OF 23.1% ((1-(0.99/1.30))*100% = 23.8%). THIS TREATMENT AMOUNT IS GREATER THAN THE REQUIRED 10% REMOVAL (SEE SPREADSHEET ON THIS SHEET). THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109E-4)(a) HAVE BEEN MET.

STORMWATER RUNOFF COMPUTATIONS:

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM):

I. PROJECT AREA = 26,793 SQ.FT. OR 0.6151 ACRES

EXISTING IMPERVIOUS AREA = 26,010 SQ.FT. OR 0.5971 ACRES
PROPOSED IMPERVIOUS AREA = 22,825 SQ.FT. OR 0.5240 ACRES

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:

CN PRE-DEVELOPMENT = [(0.5971*98)+(0.0180*80)]/0.6151 = 97
CN POST-DEVELOPMENT = [(0.5240*98)+(0.0911*80)]/0.6151 = 95

III. PRE-DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)

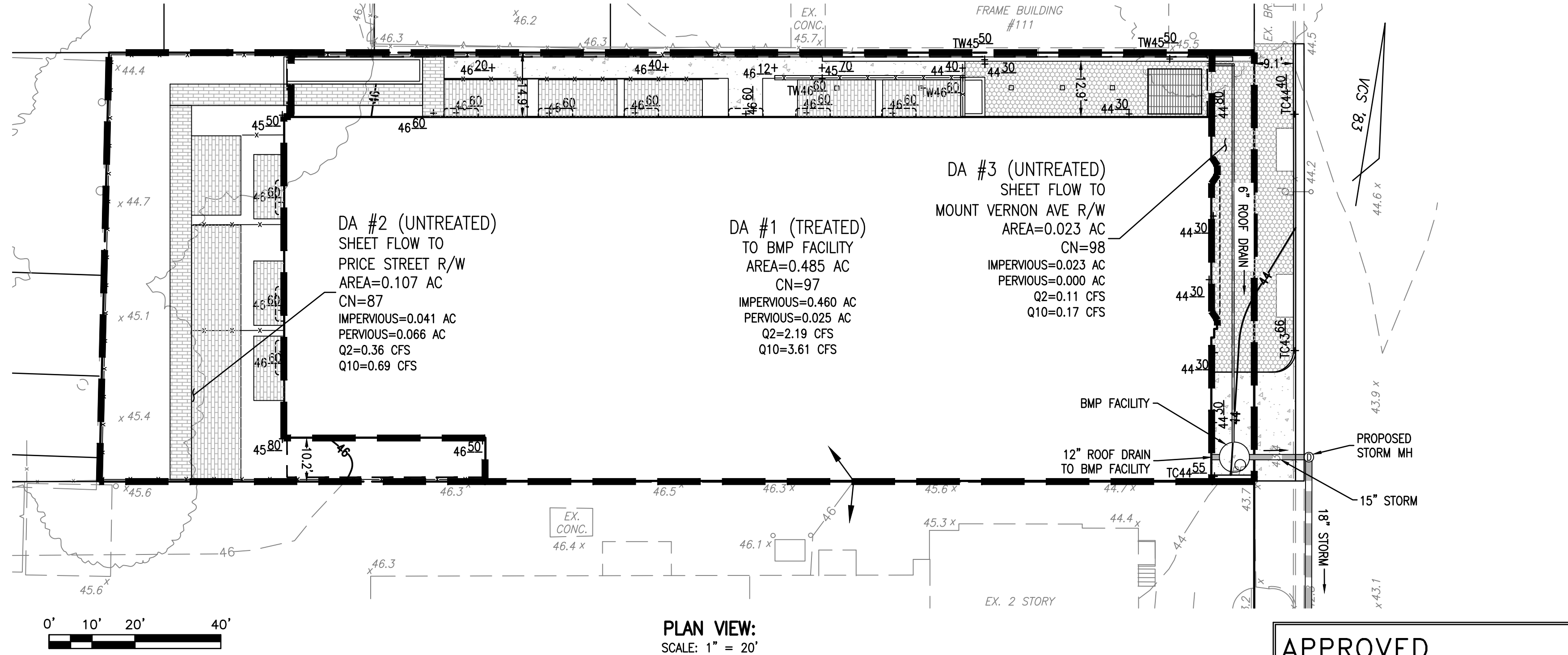
PEAK Q2 PRE-DEVELOPMENT = 2.77 cfs
PEAK Q10 PRE-DEVELOPMENT = 4.58 cfs

IV. POST-DEVELOPMENT PEAK DISCHARGES (Tc = 5 MINS.)

PEAK Q2 POST-DEVELOPMENT = 2.67 cfs
PEAK Q10 POST-DEVELOPMENT = 4.50 cfs

V. POST-DEVELOPMENT DECREASES

Q2 = 0.10 cfs
Q10 = 0.08 cfs



PLAN VIEW:
SCALE: 1" = 20'

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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 _____

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: 1" = 20'

DATE: JUNE 25, 2015

SHEET 7 OF 11

FILE: 13-88

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

ANDREA SPRUCH
Lic. No. 047863
AUGUST 18, 2015
PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT PLAN

PRE-DEVELOPMENT CONDITIONS:

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 SITE 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:

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 SOUTHEAST 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 THE EXISTING CONDITIONS. DRAINAGE FROM THE SMALL LOT TO THE WEST OF THE PROPOSED LOT WILL CONTINUE TO THE NORTHWEST TO THE CURB INLET ON THE CORNER OF PRICE STREET AND BELLEVUE AVENUE, ONCE WITHIN THE CITY MAINTAINED STORM SEWER SYSTEM, THIS PORTION WILL BE CONVEYED SOUTH, OUTFALLING TO HOOFF'S RUN AS IN PRE-DEVELOPMENT CONDITIONS.

CONCLUSION

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 EXAGGERATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS AND NO OFFSITE IMPROVEMENTS TO THE SYSTEM ARE REQUIRED.

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 APPROXIMATE. THIS PROPOSED SYSTEM CONNECTS TO AN EXISTING UNDERGROUND STORM SEWER SYSTEM LOCATED LOCATED APPROXIMATELY 425' SOUTH OF THE PROJECT AREA. THE CHANNEL CONVEYANCE SYSTEMS ARE DESIGNED WITHIN THE LIMITS OF THE DEVELOPER'S PERMIT. THE DEVELOPER HAS COMPLETED HYDRAULIC 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 NCRS TR-20 HYDRAULIC METHODOLOGY (SEE PEAK FLOW RATE CALCULATIONS PROVIDED ON THIS SHEET). THEREFORE, STORMWATER RUNOFF FROM THE PROPOSED CITY CODE SECTION 109F-2(b) CRITERIA DESIGN SITE DRAINAGE AREA OUTFALLING TO A STORMWATER CONVEYANCE SYSTEM THAT CURRENTLY EXPERIENCES LOCALIZED FLOODING DURING THE 10-YEAR 24-HOUR STORM EVENT.

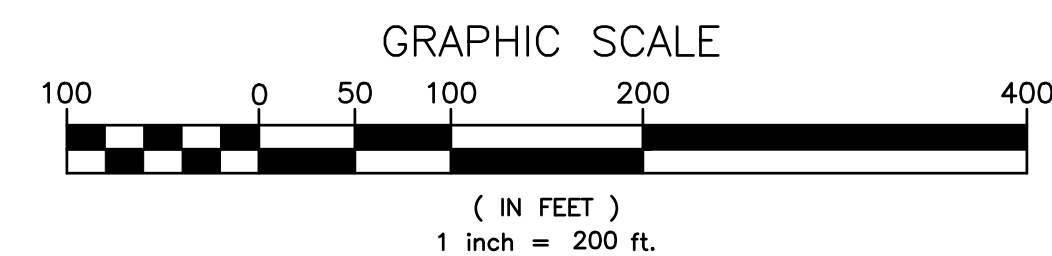
DUE TO AN OVERALL DECREASE OF SITE PERVIOUS AREA, THE SITE RELEASES A POST-DEVELOPMENT PEAK RATE FOR THE 10-YEAR 24-HOUR STORM EVENT THAT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT (PER CITY CODE SECTION 13-109F-2(b)(ii)). SEE COMPUTATIONS PROVIDED ON SHEET 7. THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED PERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF THE RUNOFF THAT EXISTS THE SITE IS NOT ASSOCIATED WITH THE SITE. THEREFORE, NO ADVERSE IMPACTS ON DOWN-GRADIENT 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.



SCALE: 1" = 100'



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DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

SITE PLAN NO. _____

DIRECTOR

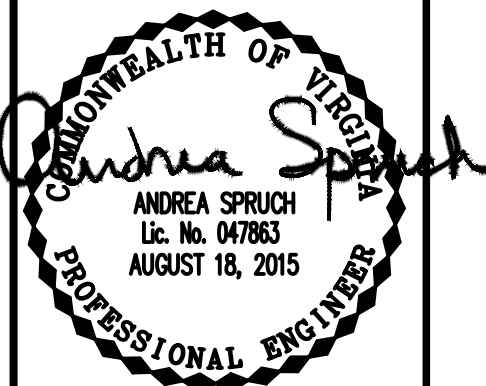
DATE

CHAIRMAN, PLANNING COMMISSION

DATE RECORDED _____

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

[illegible]

DESIGN: ACS
DRAWN: VMG

SCALE: 1" = 100'

DATE: JUNE 25, 201

SHEET 8 OF 11

FILE: 13-88

OUTFALL ANALYSIS

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 OUTFALL COMPUTATIONS

STRUCTURE	FACILITY ID		INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	MATERIAL	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH (FT)	FLOW AREA (SF)	WETTED PERIMETER (FT)	HYDRAULIC RADIUS (FT)
FROM	TO	FROM																	
S1	B		0.070	0.107	8	1.00%	RCP	0.015	1.09	3.01	78.45	35.64	34.86	0.78	1.93	0.14	0.0500	0.6400	0.0781
B	C	007282SSMH	0.0320	0.139	8	2.15%	RCP	0.015	1.60	4.42	325.44	34.86	27.85	7.01	2.79	0.14	0.0500	0.6300	0.0794
C	D	007348SSMH	0.3466	0.486	12	0.14%	RCP	0.015	1.21	1.48	56.40	26.45	26.37	0.08	1.40	0.44	0.3400	1.4600	0.2329
D	E	007270SSMH	0.0896	0.575	12	0.08%	VCP	0.013	1.08	1.32	130.35	26.27	26.16	0.11	1.28	0.50	0.3900	1.5700	0.2484
E	F	007195SSMH	0.0114	0.587	12	0.22%	RCP	0.015	1.52	1.85	90.33	26.10	25.90	0.20	1.67	0.40	0.3000	1.3800	0.2174
F	G	007194SSMH	0.0195	0.606	10	0.15%	CIPP-RCP	0.011	1.05	1.86	342.03	25.89	25.37	0.52	1.47	0.53	0.3600	1.5300	0.2353
G	H	007266SSMH	0.0260	0.632	10	0.17%	CIPP-RCP	0.011	1.11	1.95	292.08	25.36	24.87	0.49	1.56	0.52	0.3500	1.5100	0.2318
H	I	006779SSMH	0.0000	0.632	10	0.14%	RCP	0.015	0.73	1.29	21.85	24.84	24.81	0.03	1.44	0.55	0.3800	1.5800	0.2405
I	J	006778SSMH	0.0000	0.632	10	0.13%	RCP	0.015	0.71	1.25	23.49	24.78	24.75	0.03	1.40	0.56	0.3900	1.6100	0.2422
J	K	006777SSMH	0.0000	0.632	10	0.11%	CIPP-RCP	0.011	0.89	1.57	18.33	24.75	24.73	0.02	1.30	0.60	0.4200	1.6900	0.2485
K	L	007232SSMH	0.0152	0.647	10	0.10%	RCP	0.015	0.64	1.12	96.43	24.65	24.55	0.10	1.25	0.64	0.4500	1.7800	0.2528
L	M	006776SSMH	0.0000	0.647	10	0.14%	RCP	0.015	0.75	1.32	41.66	24.51	24.45	0.06	1.45	0.56	0.3900	1.5900	0.2453
M	N	006775SSMH	0.0000	0.647	10	0.01%	RCP	0.015	0.21	0.37	44.30	24.44	24.43	0.00	0.39	0.78	0.5300	2.2000	0.2409
N	O	006774SSMH	0.0000	0.647	10	0.07%	RCP	0.015	0.53	0.93	55.78	24.39	24.35	0.04	1.02	0.78	0.5300	2.2000	0.2409
O	P	006773SSMH	0.0000	0.647	10	0.01%	RCP	0.015	0.22	0.38	41.28	24.31	24.31	0.00	0.39	0.78	0.5300	2.2000	0.2409
P	Q	006772SSMH	0.0000	0.647	10	0.38%	RCP	0.015	1.23	2.16	70.60	24.30	24.03	0.27	2.15	0.41	0.2700	1.3000	0.2077
Q	R	006770SSMH	0.0108	0.658	10	0.36%	RCP	0.015	1.19	2.10	30.27	24.13	24.02	0.11	2.10	0.42	0.2700	1.3100	0.2061
R	S	006769SSMH	0.0000	0.658	10	0.24%	RCP	0.015	0.98	1.72	53.57	24.08	23.95	0.13	1.80	0.48	0.3200	1.4300	0.2238
S	T	006768SSMH	0.0000	0.658	10	0.01%	RCP	0.015	-	-	26.97	23.90	23.90	0.00	0.39	0.78	0.5300	2.2000	0.2409
T	U	006766SSMH	0.5990	1.257	12	0.26%	RCP	0.015	1.64	2.00	11.60	23.51	23.48	0.03	2.18	0.62	0.5100	1.8200	0.2802
U	V	006765SSMH	0.0000	1.257	12	0.40%	CIPP-RCP	0.011	2.79	3.41	67.04	23.48	23.21	0.27	2.58	0.54	0.4300	1.6500	0.2606
V	W	006767SSMH	0.0000	1.257	12	0.33%	CIPP-RCP	0.011	2.53	3.09	72.64	23.25	23.01	0.24	2.39	0.58	0.4700	1.7200	0.2733
W	X	006739SSMH	-	1.326	12	0.13%	VCP	0.013	1.33	1.63	31.15	22.98	22.94	0.04	1.87	0.85	0.7100	2.3400	0.3034
X	Y	006738SSMH	-	1.480	12	1.04%	RCP	0.015	3.29	4.02	6.73	22.89	22.82	0.07	3.96	0.48	0.3700	1.5300	0.2418
Y	Z	006737SSMH	-	1.507	12	0.03%	RCP	0.015	0.58	0.71	62.08	22.72	22.70	0.02	0.75	0.94	0.7600	2.6400	0.2879
Z	AA	007217SSMH	-	1.534	12	0.14%	RCP	0.015	1.22	1.49	84.14	22.70	22.58	0.12	1.63	0.94	0.7600	2.6400	0.2879
AA	BB	007216SSMH	-	1.614	12	0.23%	RCP	0.015	1.53	1.88	212.08	22.55	22.07	0.48	2.09	0.94	0.7600	2.6400	0.2879
BB	CC	007215SSMH	-	1.614	12	0.15%	RCP	0.015	1.27	1.55	148.99	22.02	21.79	0.23	1.69	0.94	0.7600	2.6400	0.2879
CC	DD	007240SSMH	-	1.641	15	0.43%	RCP	0.015	3.84	3.01	25.48	21.75	21.64	0.11	2.91	0.58	0.5600	1.8800	0.2979
DD	EE	007242SSMH	-	1.641	15	0.16%	RCP	0.015	2.31	1.81	6.41	21.62	21.61	0.01	2.00	0.79	0.8200	2.3000	0.3565
EE	FF	007243SSMH	-	1.645	15	0.10%	RCP	0.015	1.89	1.48	57.16	21.60	21.54	0.06	0.51	1.17	1.2000	3.3000	0.3636
FF	GG	007244SSMH	-	1.647	15	0.51%	CIPP-RCP	0.011	5.68	4.45	51.17	21.50	21.24	0.26	3.11	0.56	0.5300	1.8300	0.2896
GG	HH	007245SSMH	-	1.674	15	0.25%	CIPP-RCP	0.011	4.02	3.15	121.85	21.19	20.88	0.31	2.39	0.70	0.7000	2.1000	0.3333
HH	II	007259SSMH	-	1.685	15	0.24%	RCP	0.015	2.89	2.26	28.65	20.91	20.84	0.07	2.35	0.71	0.7200	2.1300	0.3380
II	JJ	007260SSMH	-	1.696	15	0.20%	RCP	0.015	2.63	2.06	157.84	20.83	20.51	0.32	2.20	0.75	0.7700	2.2200	0.3468
JJ	KK	007262SSMH	-	1.790	15	0.22%	RCP	0.015	2.72	2.13	174.90	20.48	20.10	0.38	2.31	0.76	0.7800	2.2300	0.3498
KK	LL	007287SSMH	-	1.821	15	0.20%	RCP	0.015	2.60	2.04	155.90	20.09	19.80	0.29	2.23	0.79	0.8200	2.3000	0.3565
LL	MM	007288SSMH	-	1.848	15	0.18%	RCP	0.015	2.45	1.92	159.62	19.65	19.37	0.28	2.14	0.83	0.8600	2.3700	0.3629
MM	NN	007289SSMH	-	1.875	15	0.30%	CIPP-RCP	0.011	4.35	3.41	177.70	19.42	18.89	0.53	2.63	0.71	0.7100	2.1200	0.3349
NN	OO	006927SSMH	-	2.507	18	0.28%	RCP	0.015	4.99	3.71	94.36	18.86	18.60	0.26	2.76	0.77	0.9100	2.3900	0.3808
OO	PP	006993SSMH	-	2.552	18	0.39%	RCP	0.015	5.90	2.21	272.41	18.55	17.50	1.05	3.14	0.70	0.8100	2.2600	0.3584

PEAK FLOW NOTE: PEAK FLOWS FROM STRUCTURES W TO PP PROVIDED BY THE CITY OF ALEXANDRIA'S T&ES/STORMWATER AND SANITARY INFRASTRUCTURE DEPARTMENT. THE ABOVE SANITARY SEWER OUTFALL COMPUTATIONS DO NOT INCLUDE THE PEAK FLOW FROM THE EXISTING ONSITE COMMERCIAL BUILDING. SEE SANITARY SEWER

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)

FRICTION SLOPE (S_{fo}) = 0.453 * (MANNING'S n² * Q_o²) / (FLOW AREA² * HYDRAULIC RADIUS (R)^{4/3})

H_f = S_{fo} * L_o

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

CONTRACTION LOSS (H_c) = 0.25 * V_o² / 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 * V_i

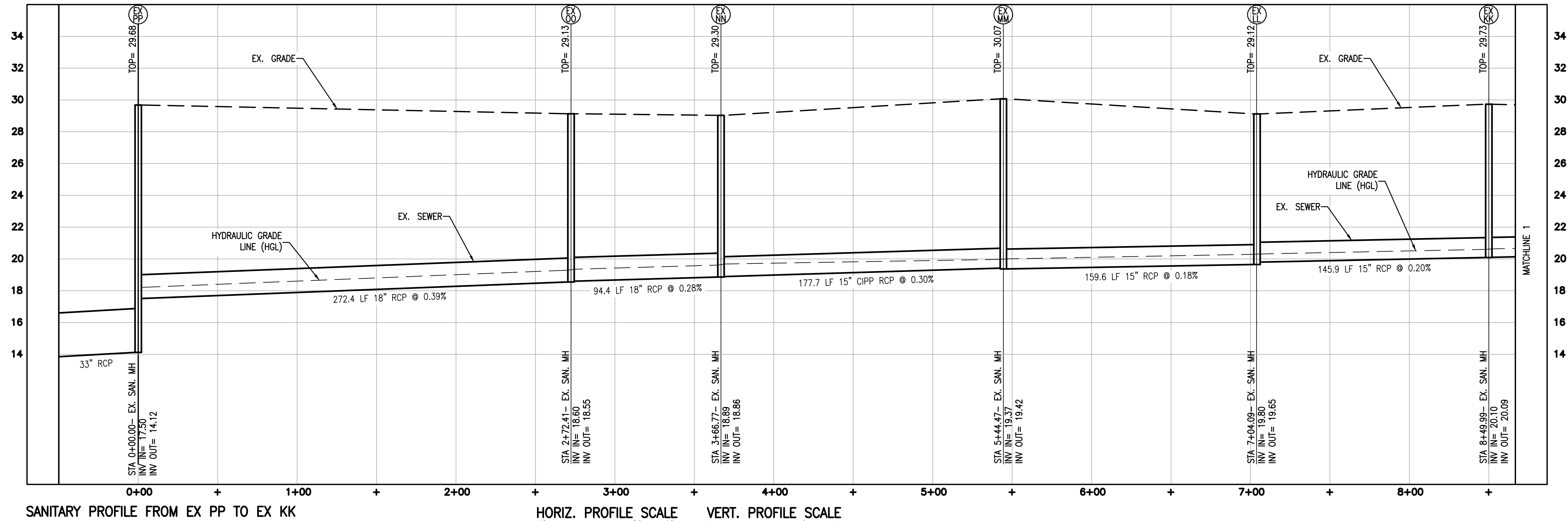
H_i = 0.35 * V_i² / 64.4

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

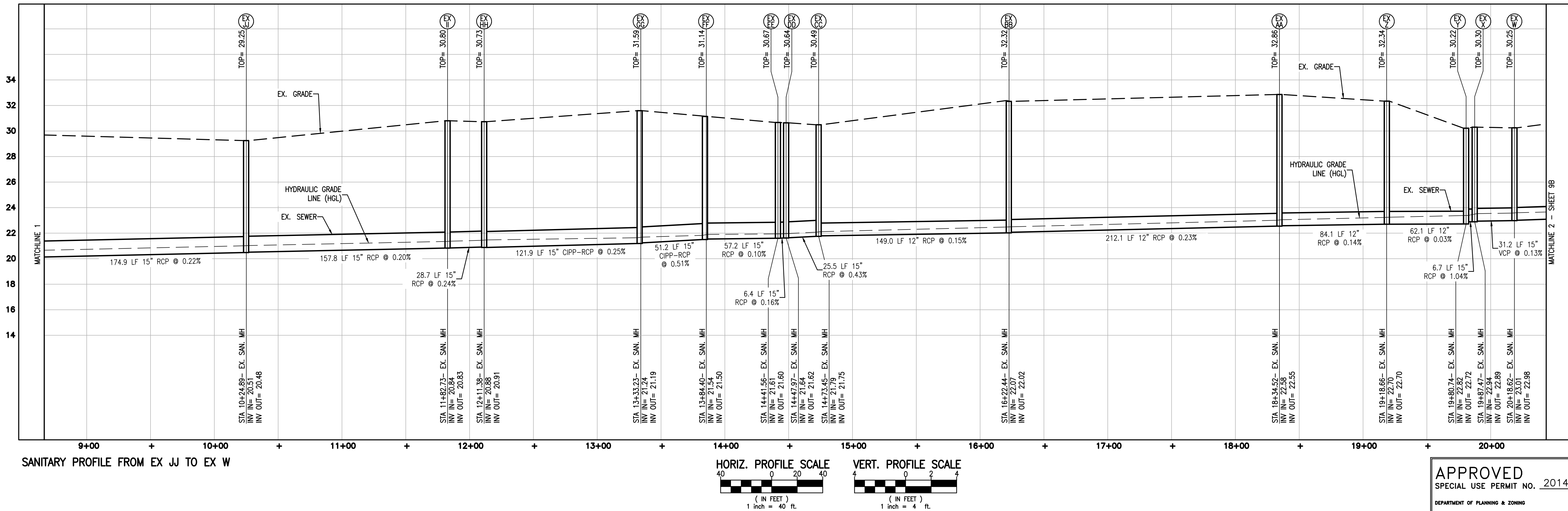
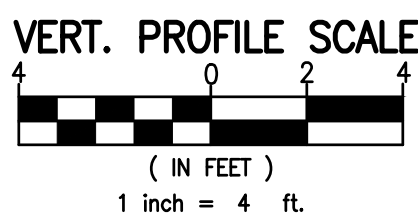
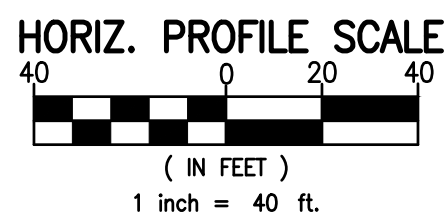
BEND LOSS H_b = K * V_i² / 64.4

TOTAL JUNCTION LOSS (H_j) = H_b + H_i + H_c

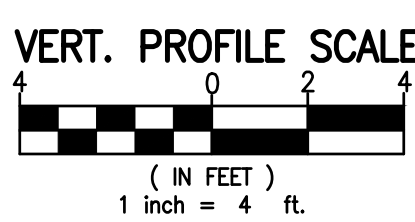
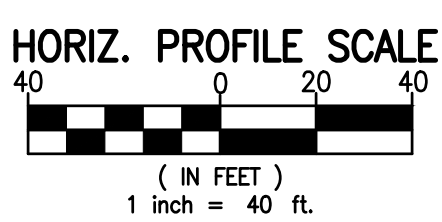
FINAL H = H_j + H_i (FT)



SANITARY PROFILE FROM EX PP TO EX KK



SANITARY PROFILE FROM EX JJ TO EX W



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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.

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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

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

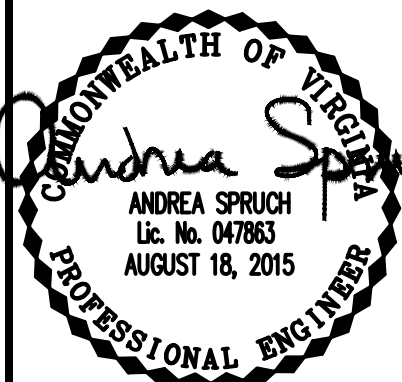
DATE: JUNE 25, 2015

SHEET 9A OF 11

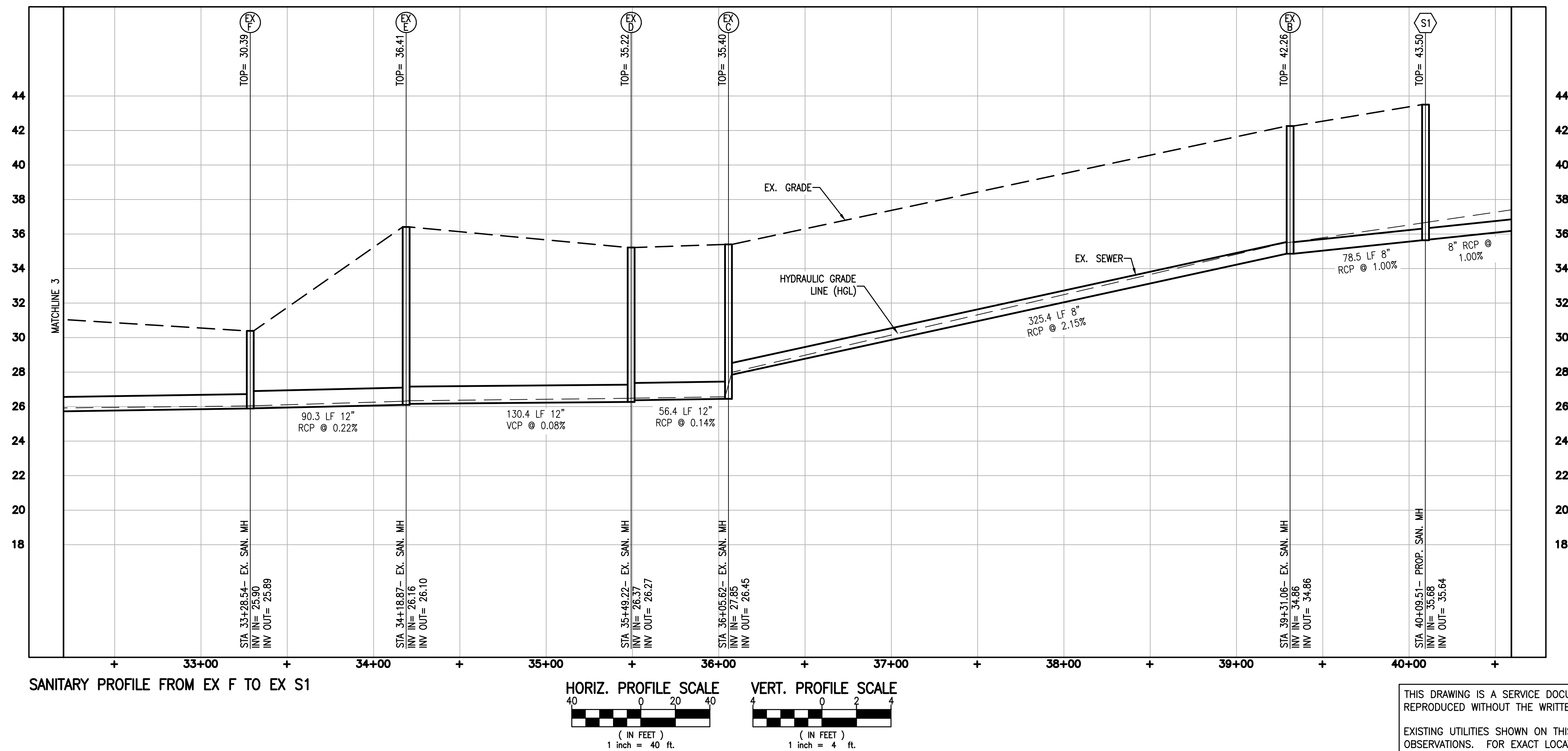
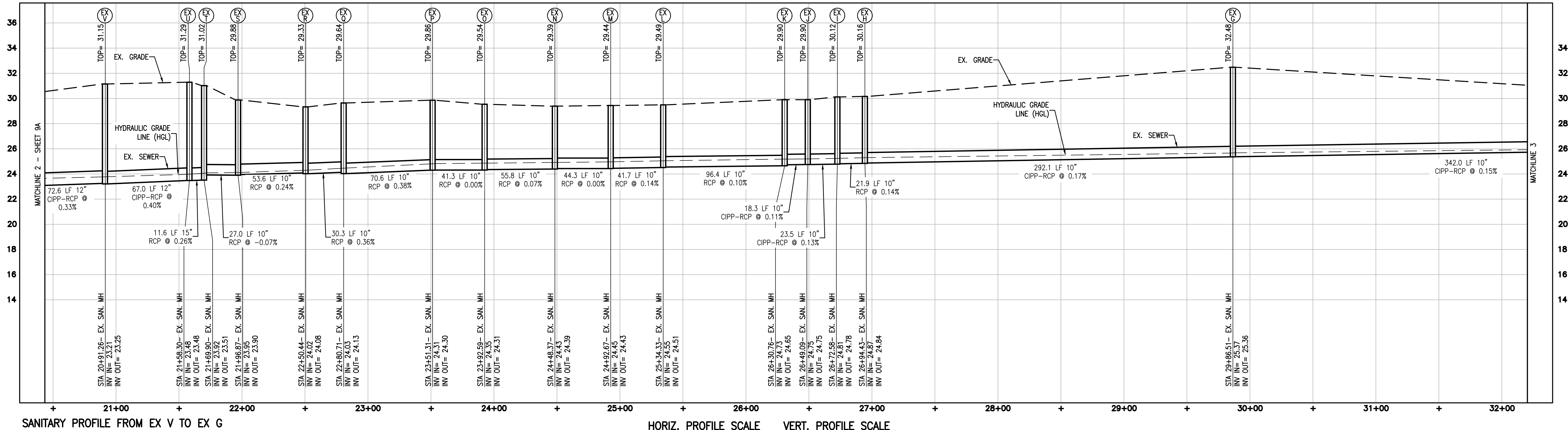
FILE: 13-88

SANITARY SEWER OUTFALL ANALYSIS

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



A:\2015\1800 MOUNT VERNON AVENUE\Sanitary Profile\Sanitary Outfall.dwg
Tue Aug 18 2015 8:34:37am



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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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

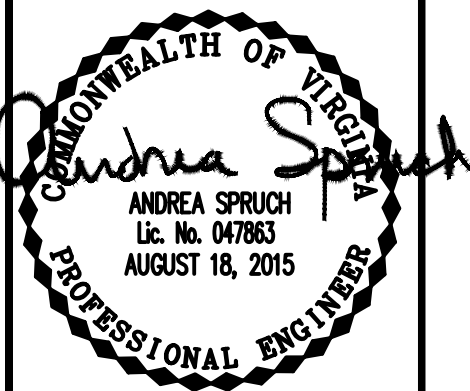
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SHEET 9B OF 11

FILE: 13-88

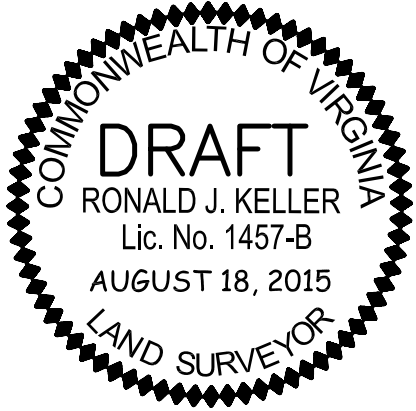
SANITARY SEWER OUTFALL ANALYSIS

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GENERAL NOTES

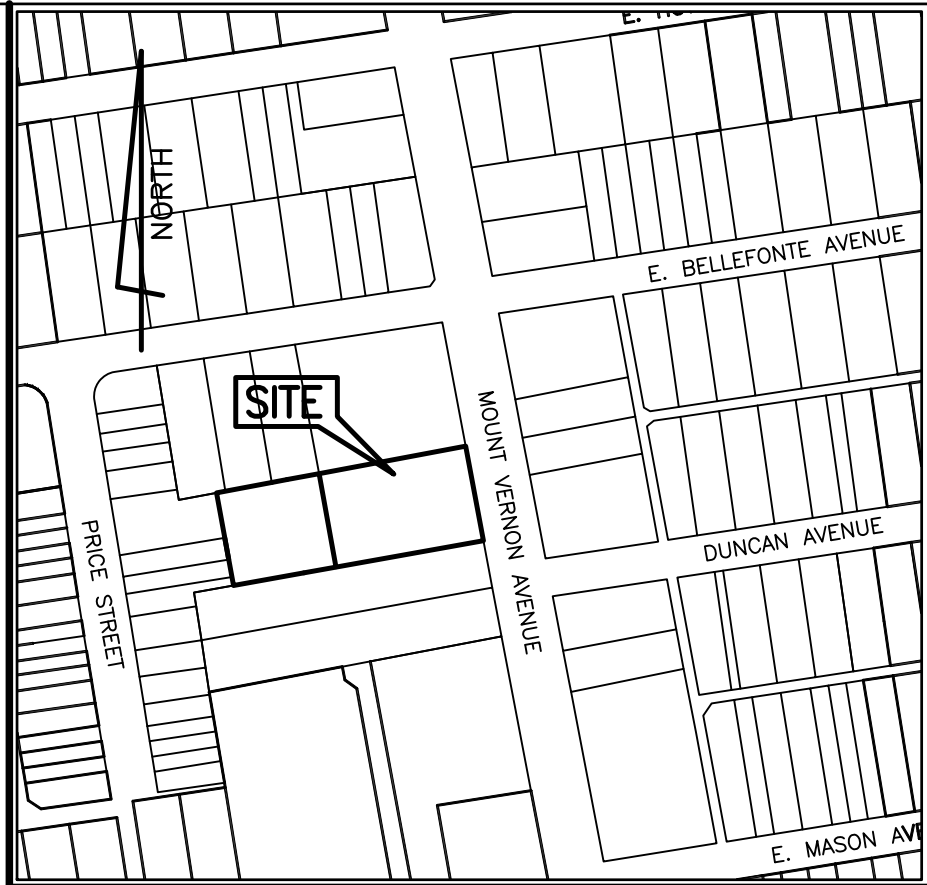
- TAX MAP: #034.04-14-10 (#1800) #034.04-10-18 (#1800R)
- ZONE: CL
- OWNER: BREVIC DEVELOPMENT, LLC.
1800 & 1800R MT. VERNON AVE.
ALEXANDRIA, VA 22301
INSTRUMENT #: 140000076
- HORIZONTAL COORDINATES AND BEARINGS REFERENCED TO VCS '83 DATUM PER CITY OF ALEXANDRIA MONUMENT #GPS 551. N6,986,581.62 E11,893,630.43
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.



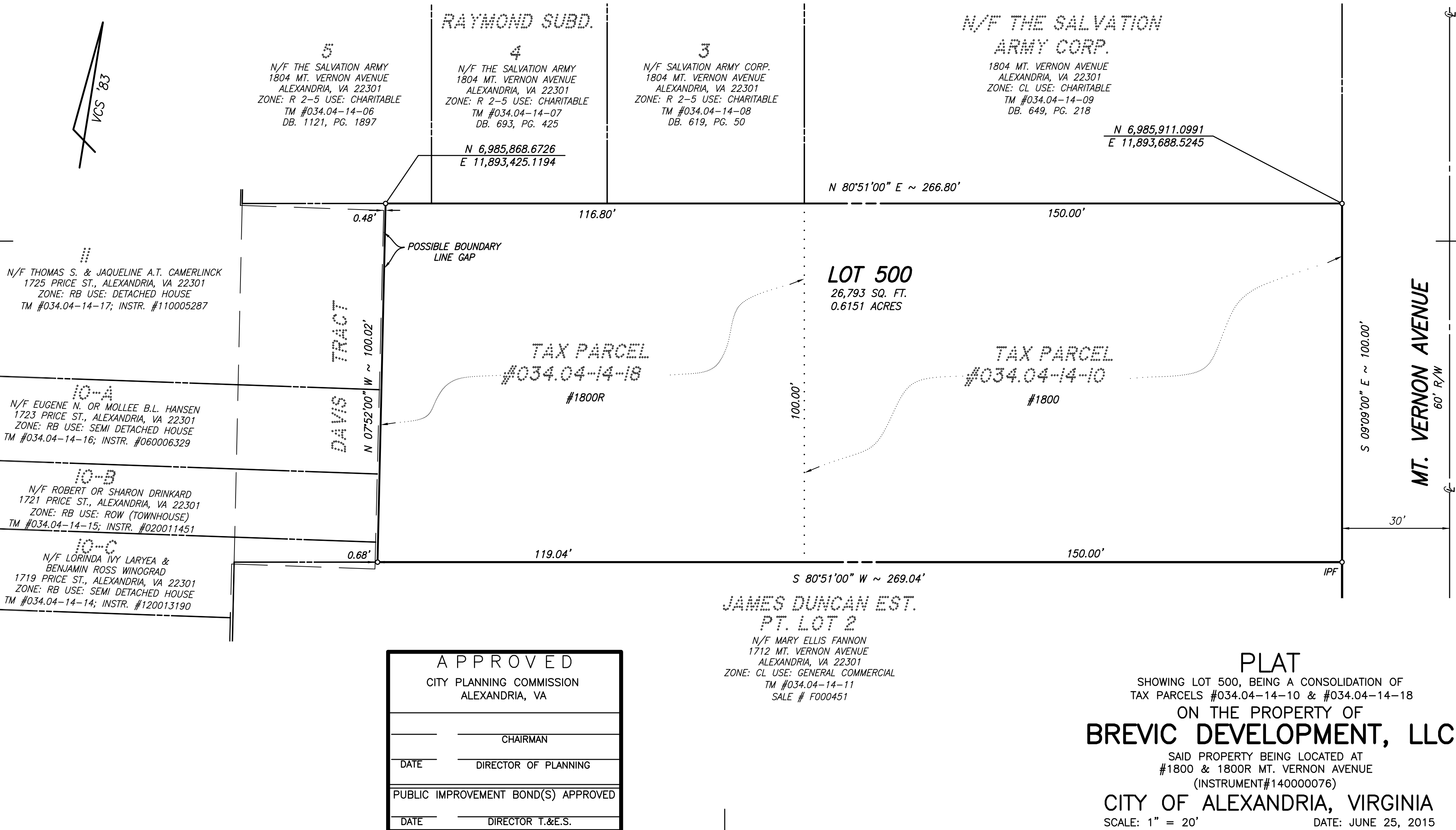
SURVEYOR'S CERTIFICATE

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

RC FIELDS & ASSOCIATES, INC.

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

COMP.	WDS.
DRAWN	WDS.
CHECKED	TG.

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

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	BASLINE		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	PRESSURE 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	E	EAST		RH	RIGHT HAND
	EA	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
	EQL 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
				WWR	WELDED WIRE REINFORCEMENT
H	HB	HOSE BIBB	Y	YD	YARD DRAIN
	HC	HANDICAP PARKING SPACE			
	HDPE	HIGH DENSITY POLYETHYLENE PIPE			
	HDWD	HARDWOOD			
	HDWE	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

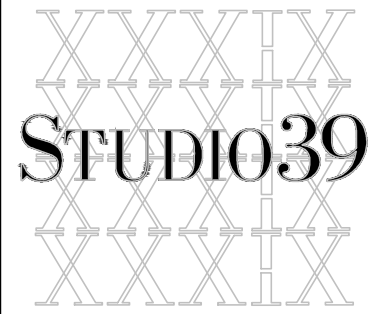
LEGEND

	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:

- BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY R.C. FIELDS AND ASSOCIATES, INC.
- 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.

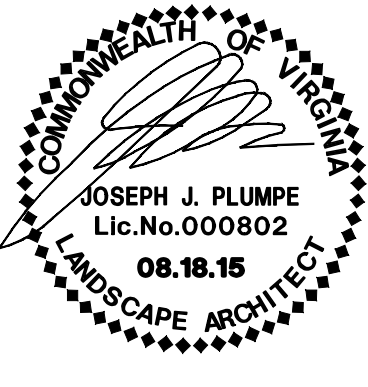
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BREVIC DEVELOPMENT LLC

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© STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.



REVISIONS:

GENERAL NOTES

DESIGN: DD
DRAWN: TF
CHECKED: DD

SCALE: N/A

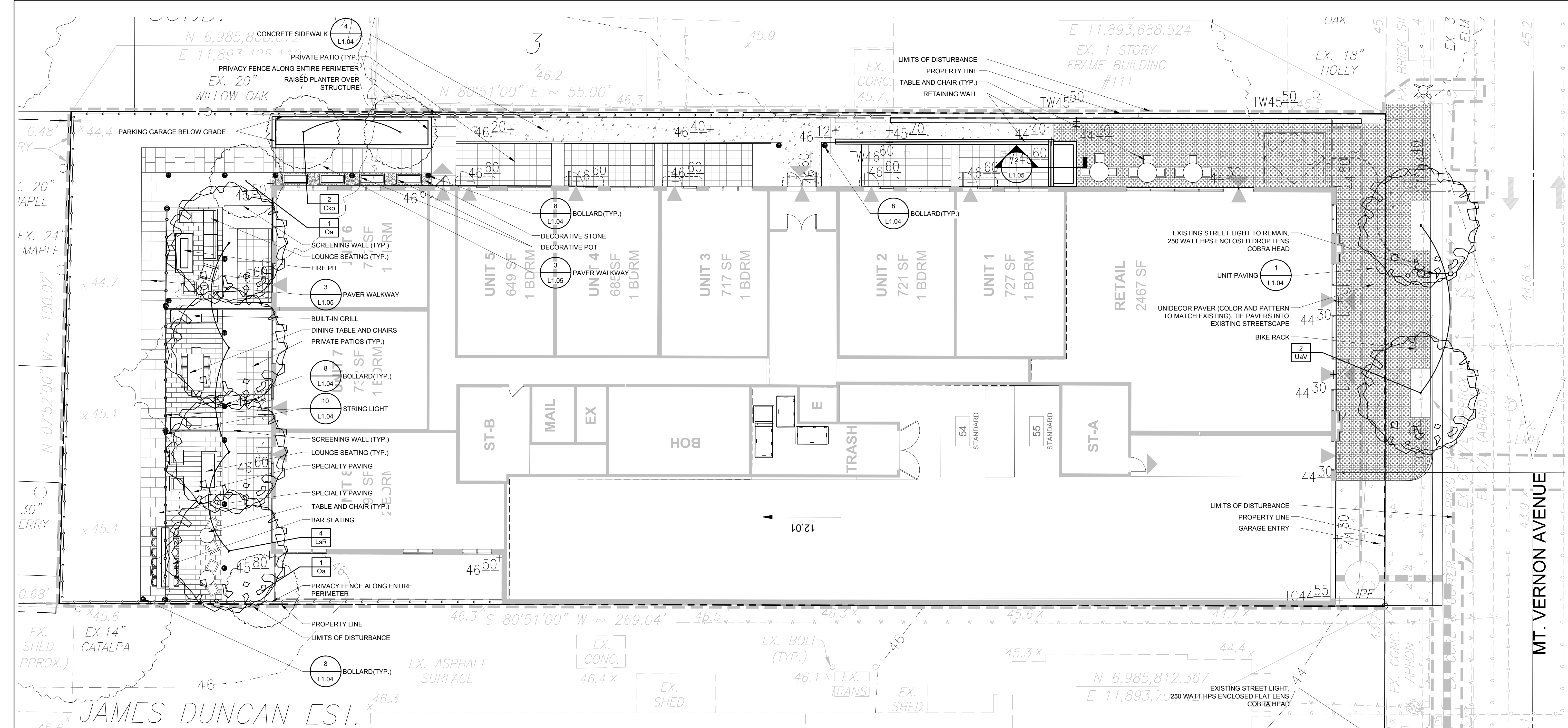
PROJECT NO: 15030

DATE: 08.18.15

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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	



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.
- 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 TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MD.

- PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/ PLANTING OPERATIONS, A PRE INSTALLATION/ CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND PLANNING AND ZONING LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
- MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.
- A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH THE 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.
- THE WORK TO BE PERFORMED UNDER THE CANOPY OF THE 18" TREE ALONG THE EAST PROPERTY LINE IS TO BE PERFORMED BY HAND. WORK INCLUDES, PAVEMENT REMOVAL AS WELL AS CURB, FENCE POST AND PAVEMENT INSTALLATION. TREE PRESERVATION MEASURES SHALL BE PERFORMED PER CITY GUIDELINES. THE NEED FOR ROOT PRUNING SHALL BE DETERMINED IN THE FIELD.

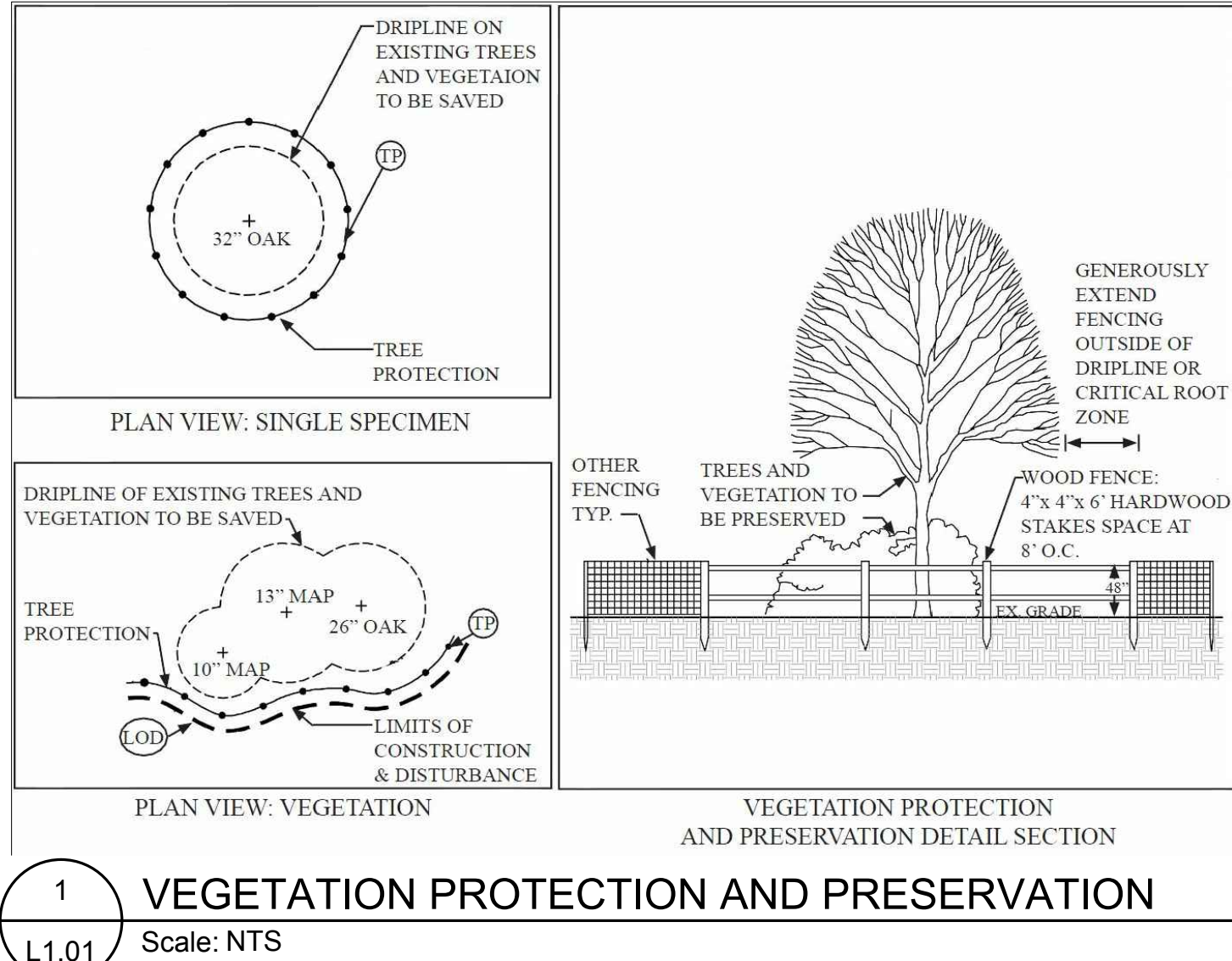
ARCHAEOLOGY NOTES

- 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 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.

PLANT LIST

TREES									CANOPY (SF.)	
QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS	EACH (SF.)	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	'Roundaloba'	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	2,500

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

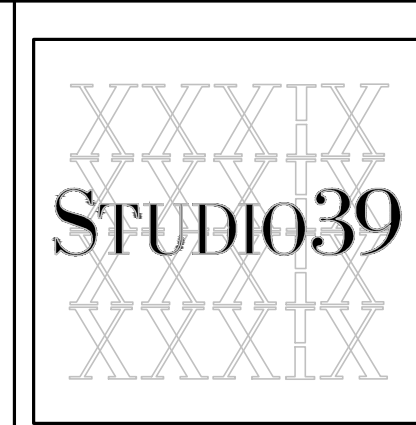


CANOPY COVER ANALYSIS

TOTAL SITE AREA	26,793 (6.61 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

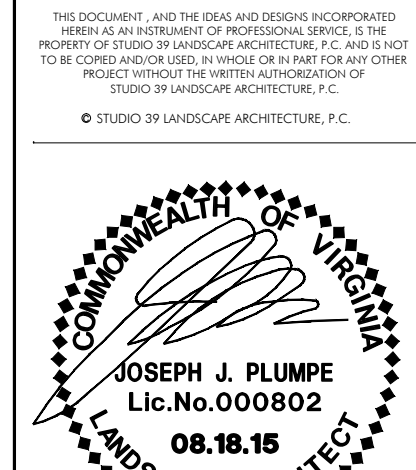
APPROVED SPECIAL USE PERMIT NO. 2014-0019

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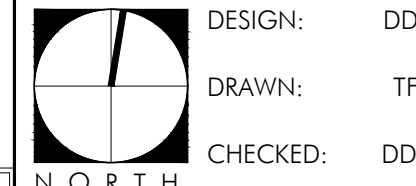
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CITY OF ALEXANDRIA, VA
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REVISIONS:

HARDSCAPE PLAN



SCALE: 1" = 10'-0"

PROJECT NO: 15030

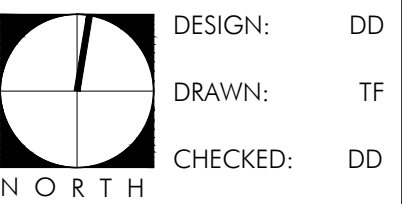
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REVISIONS:

ROOF TOP HARDSCAPE PLAN



SCALE: 1" = 10'-0"

PROJECT NO: 15030

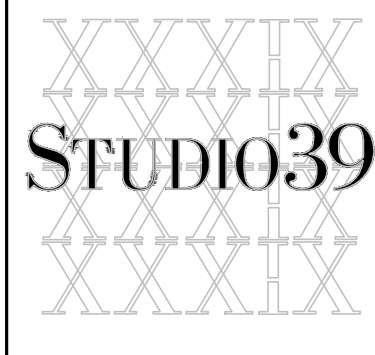
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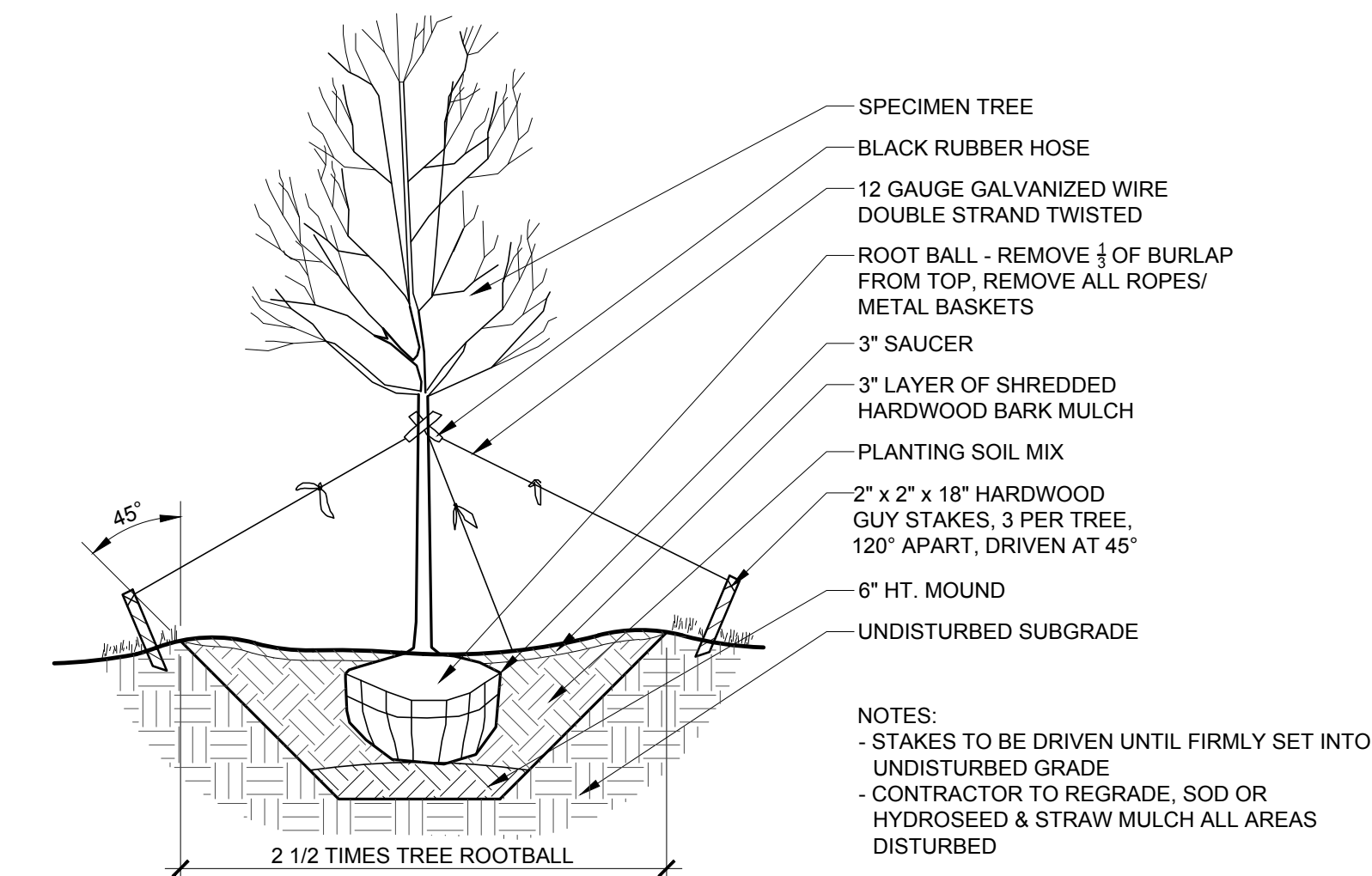
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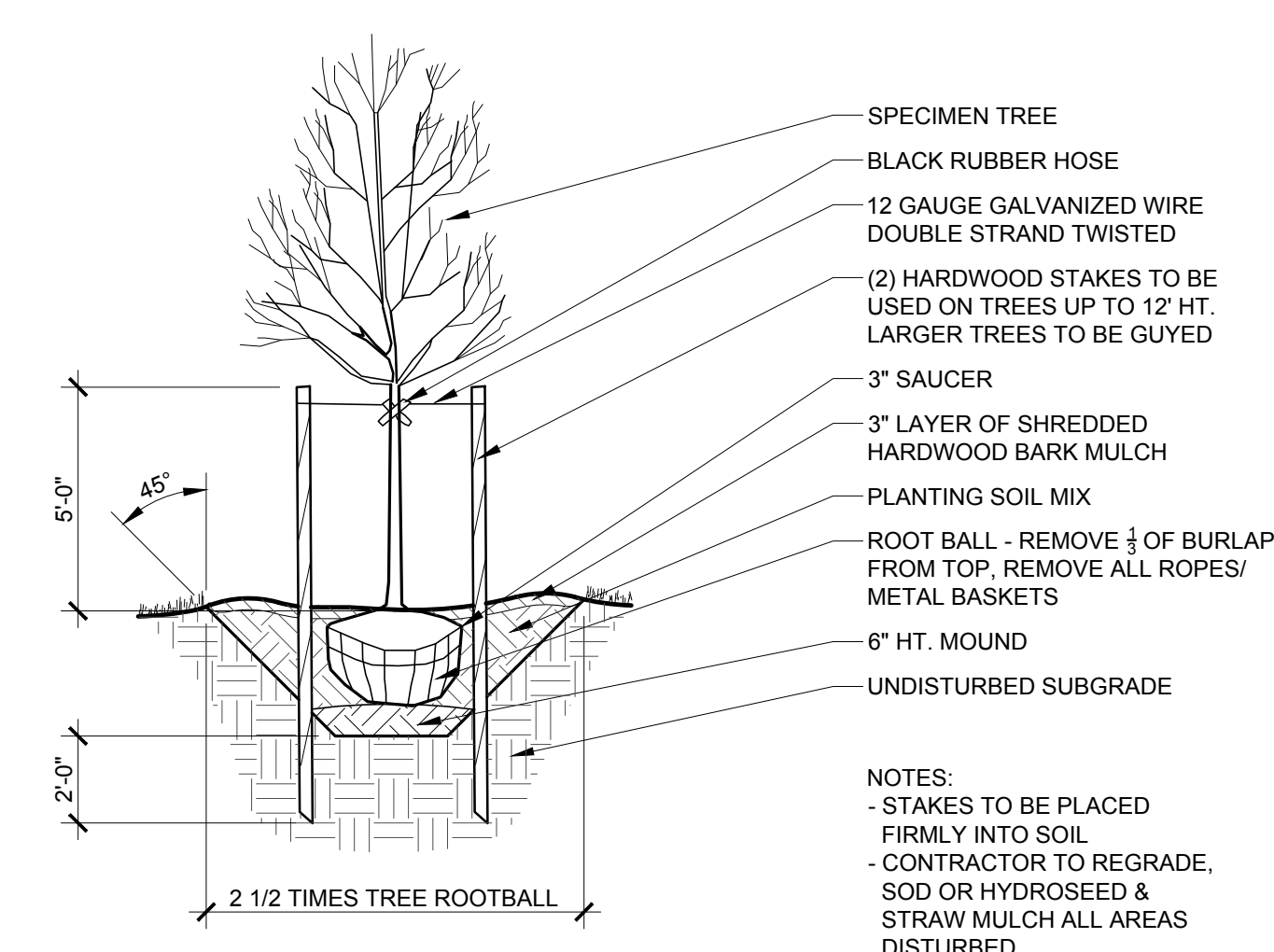
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SPECIAL USE PERMIT NO.	2014-0019
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1 TREE GUYING PLANTING - SPECIMEN TREE SECTION
 L1.03 Scale: 1/4" = 1'-0"

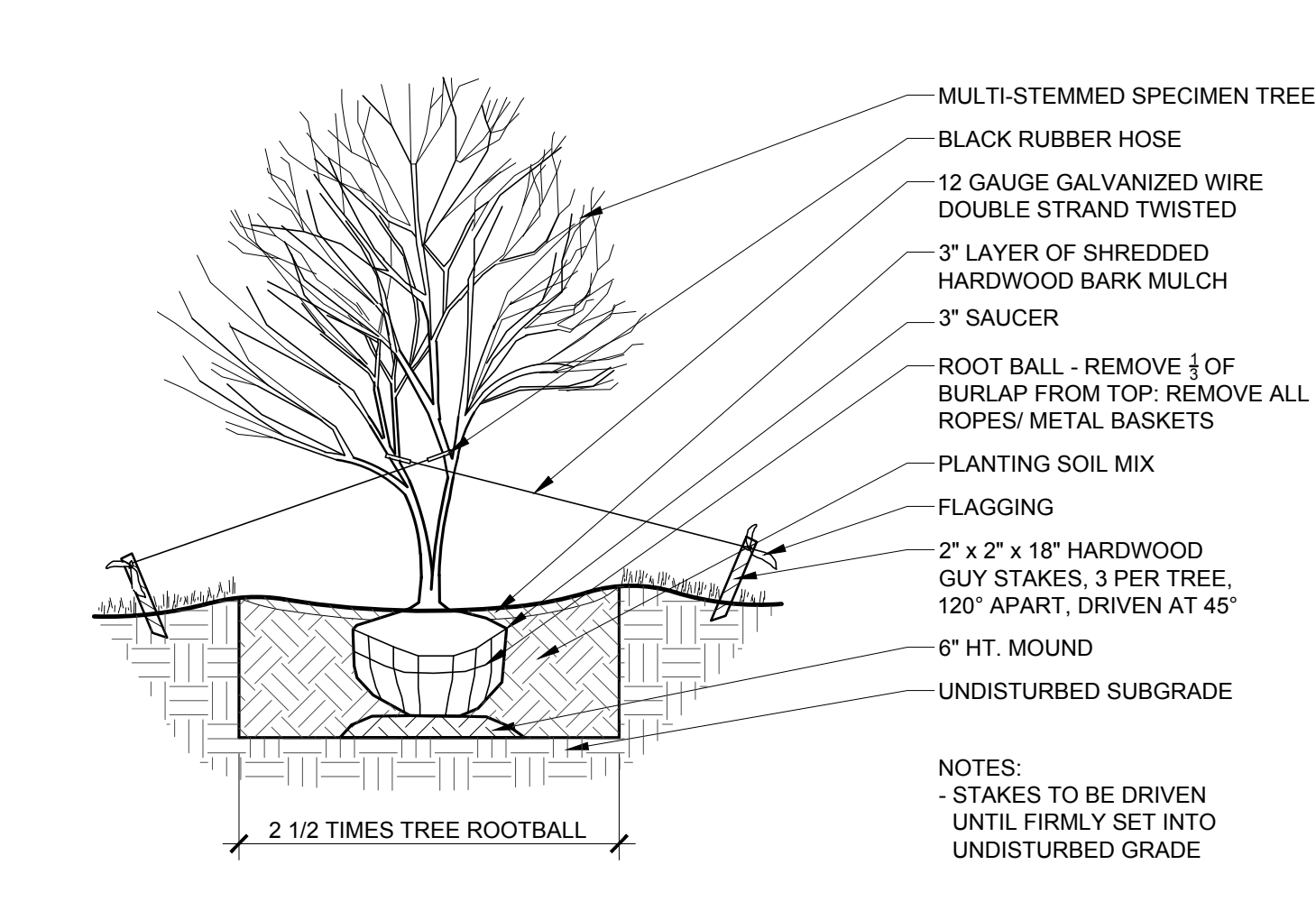


2
L1.03

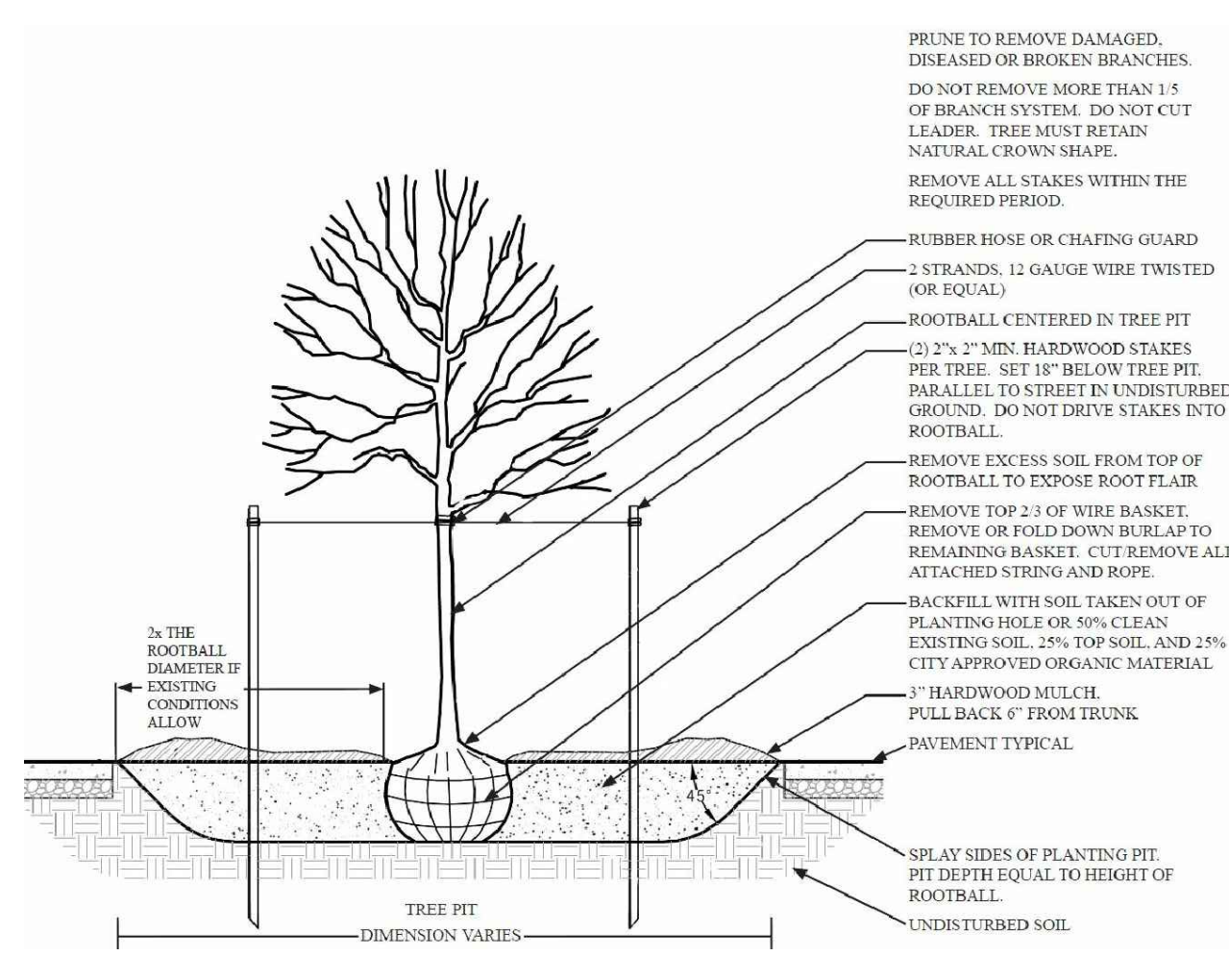
TREE PLANTING

Scale: 1/4" = 1'-0"

SECTION



3 TREE GUYING PLANTING - MULTI-STEMMED SECTION
L1.03 Scale: 1/4" = 1'-0"

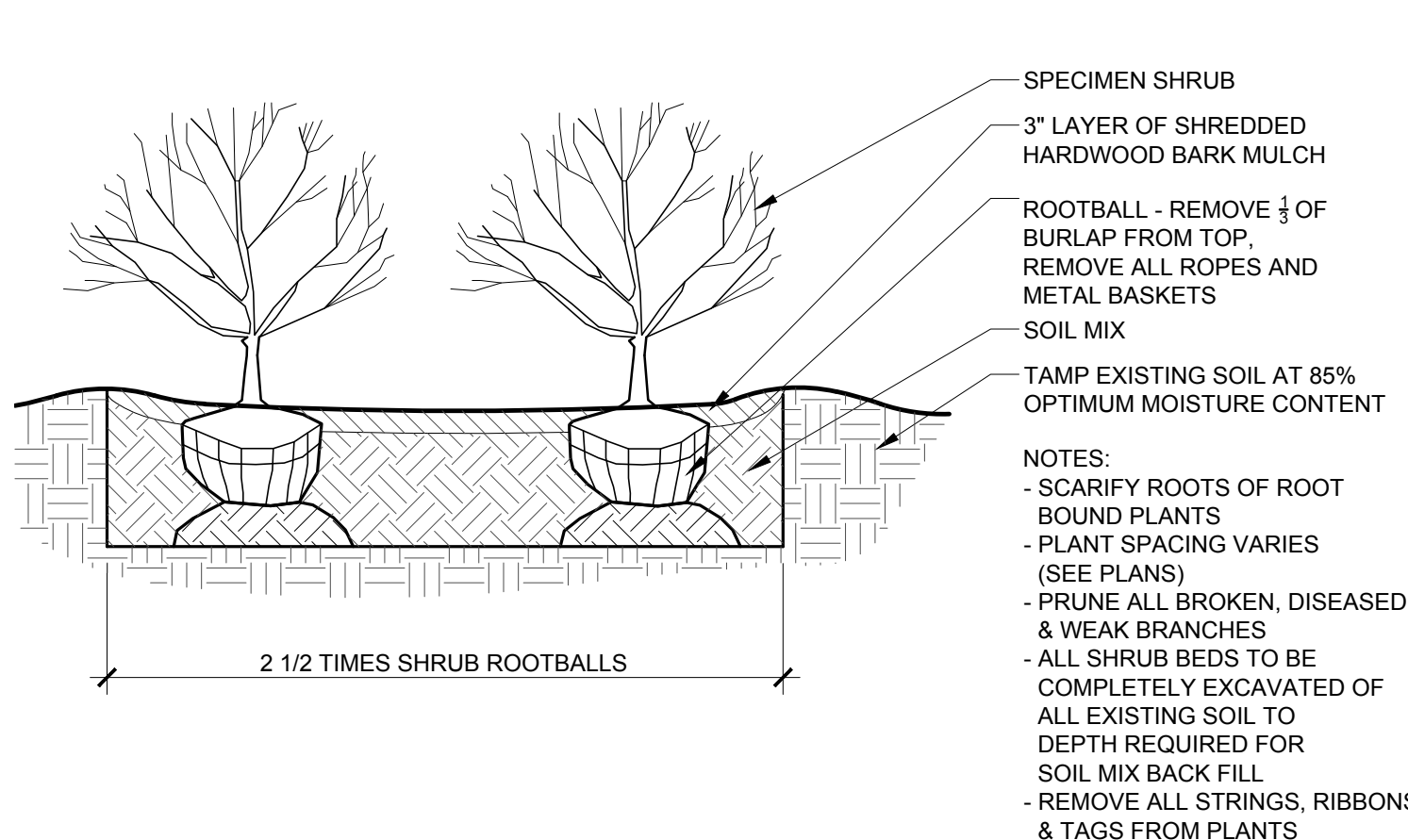


4
L1.03

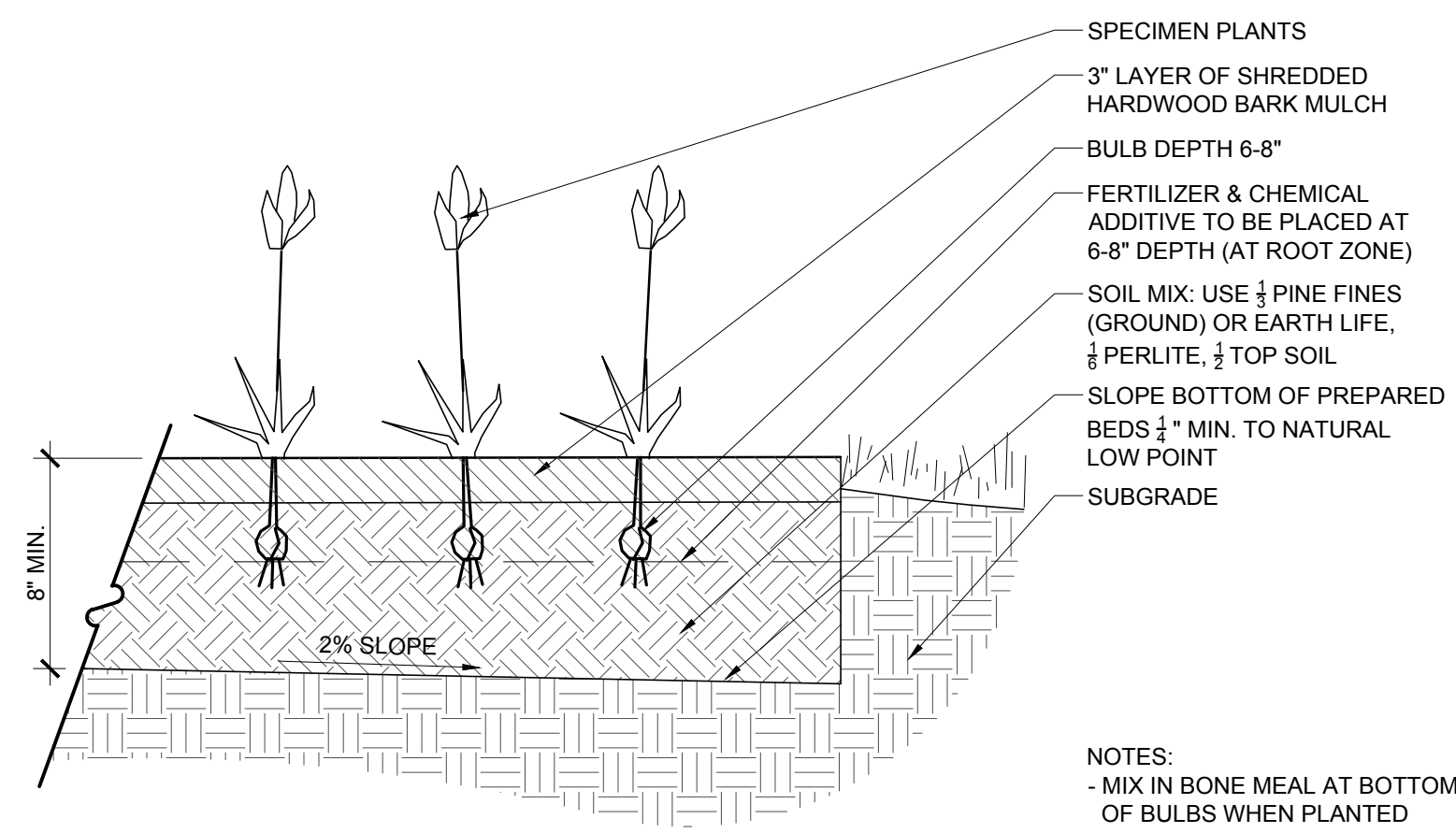
STREET TREE PLANTING

Scale: NTS

SECTION



5 SHRUB PLANTING SECTION
L1.03 Scale: 1/2" = 1'-0"

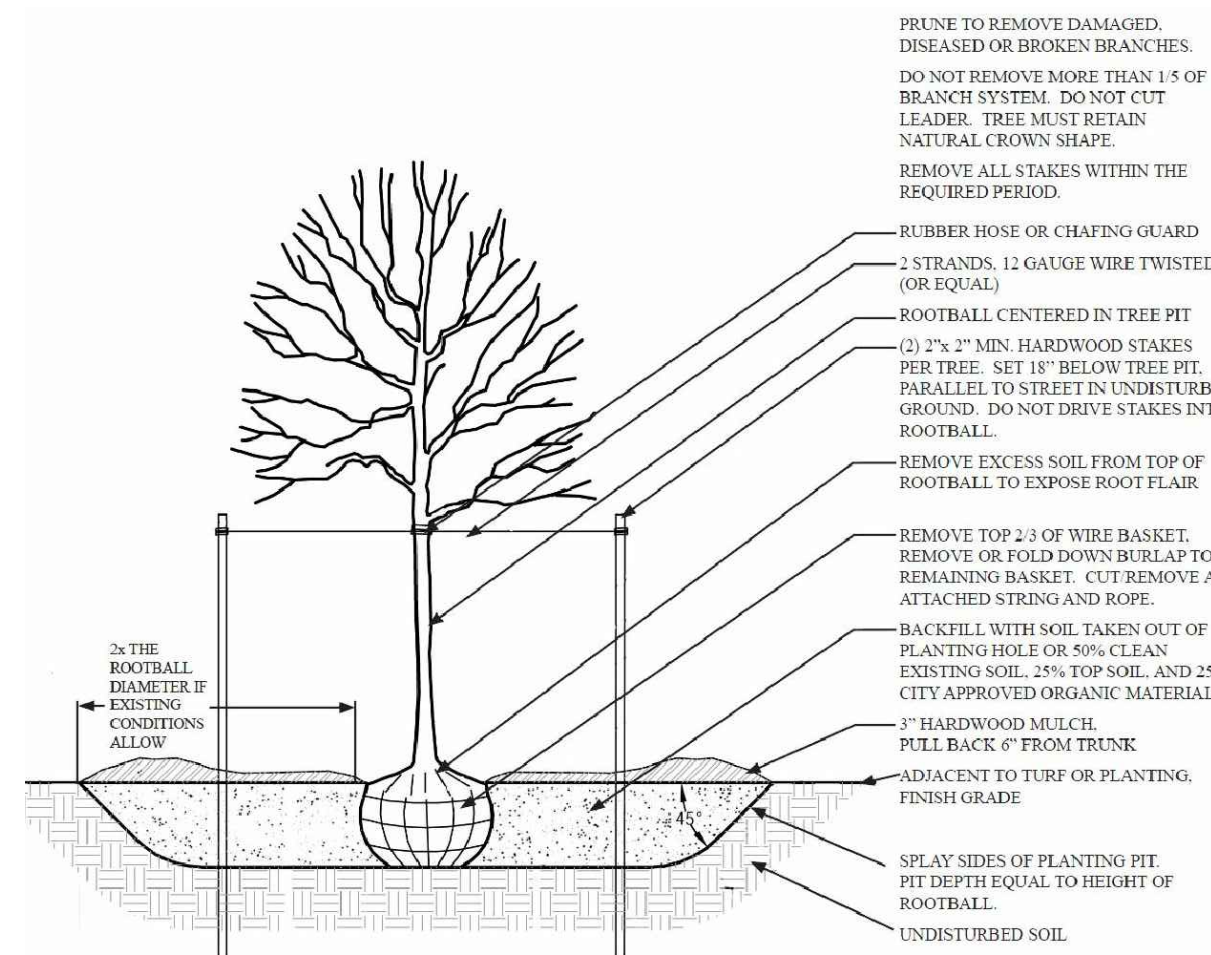


6 ANNUAL & PERENNIAL PLANTING SECTION
L1.03 Scale: 1" = 1'-0"

PLANT SPACING CHART AS SPECIFIED ON PLANT LIST		
	<u>SPECING 'D'</u>	<u>ROW 'A'</u>
		<u>NUMBER OF PLANTS PER SQUARE FOOT</u>
	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

TRIANGULAR SPACING FOR SHRUBS -
GROUND COVERS - BULBS AND PERENNIALS

7
L1.03 Scale: 1" = 1'-0"



8 TREE PLANTING DETAIL SECTION
L1.03 Scale: NTS

PLANTING NOTES:

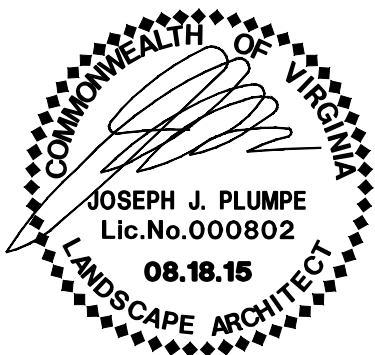
1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
3. 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.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
5. 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.
6. 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.
7. 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 PLANTING STANDARD FOR "STURDY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. 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.
9. 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.
10. 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.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. 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.
13. 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.
14. 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.
15. 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.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. IF PLANTS SHOWN IN THE 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: LAWN: 03/15 TO 08/15 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.; CRATEGEUS SPP., QUERCUS SPP.; KOELERUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR SYRACIFLUA, ILIA 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.
19. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL SODDED OR SEEDS AS NOTED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.

20. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
21. CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
22. 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.
23. 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.
24. SIZES SPECIFIED AT 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.
25. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
26. 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.
27. 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.
28. 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.
29. 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.
30. CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
31. 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.
32. SHRUBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
33. 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 "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE TOP 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. 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.

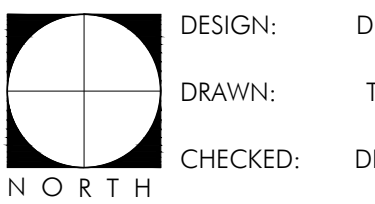
PLANTING MIX NOTES:

1. THE RECOMMENDED PLANTING MEDIUM SHOULD CONTAIN GOOD TOP SOIL THAT WILL SUSTAIN PLANT GROWTH.
2. THE TOP SOIL SHALL NOT BE LACKING IN POTASSIUM, PHOSPHORUS, MAGNESIUM OR CALCIUM. THE TOP SOIL SHALL NOT CONTAIN ANY MATERIALS TOXIC TO PLANT GROWTH.
3. THE TOP SOIL SHALL BE A SANDY CLAY LOAM OR A SILTY CLAY LOAM WITH WELL AGGREGATED CLAYS AND A MINIMUM OF 4% (FOUR PERCENT) ORGANIC MATTER.
4. THE SOILS PH RANGE SHOULD BE WITHIN 5.5 TO 7.0 AND ADJUSTED AS NECESSARY FOR INDIVIDUAL PLANT SPECIES REQUIREMENTS.
5. A SOIL TEST SHALL BE PERFORMED BY A FULL-SERVICE TESTING COMPANY AND THE RESULTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANTING MEDIUM.
6. IF A LOCAL, REPUTABLE TESTING COMPANY CANNOT BE EMPLOYED, A&L LABS IS AVAILABLE TO CONDUCT THE TESTING. CONTACT THEM AT:
A&L ANALYTICAL LABORATORIES, INC.
2790 WHITTEN ROAD
MEMPHIS, TN 38133
1-800-264-4522
7. THE LAB SHALL PERFORM AN S1A TEST AND SUBMIT THE RESULTS TO STUDIO 39 LANDSCAPE ARCHITECTURE, PC.

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REVISIONS:

LANDSCAPE
NOTES AND
DETAILS

SCALE: AS SHOWN

PROJECT NO: 15030

DATE: 08.18.15

L1.03

DSUP

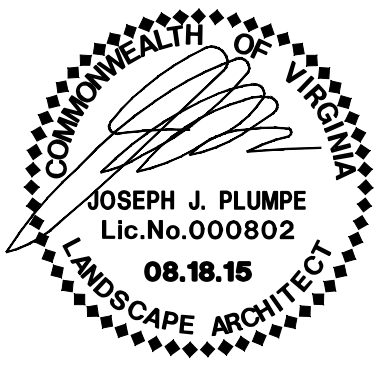


Landscape Architecture, P.C.
6416 Granddale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

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REVISIONS:

HARDSCAPE DETAILS

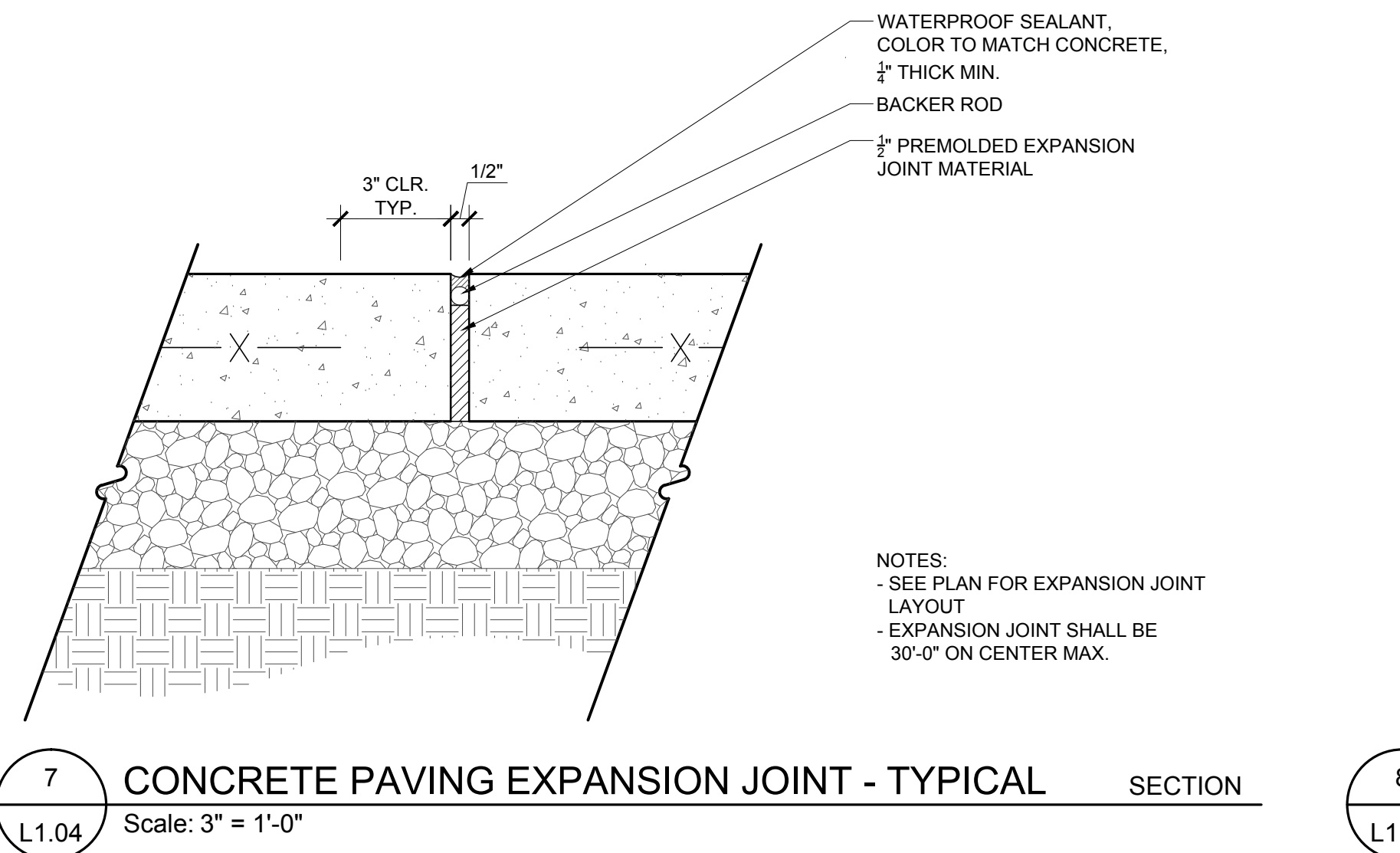
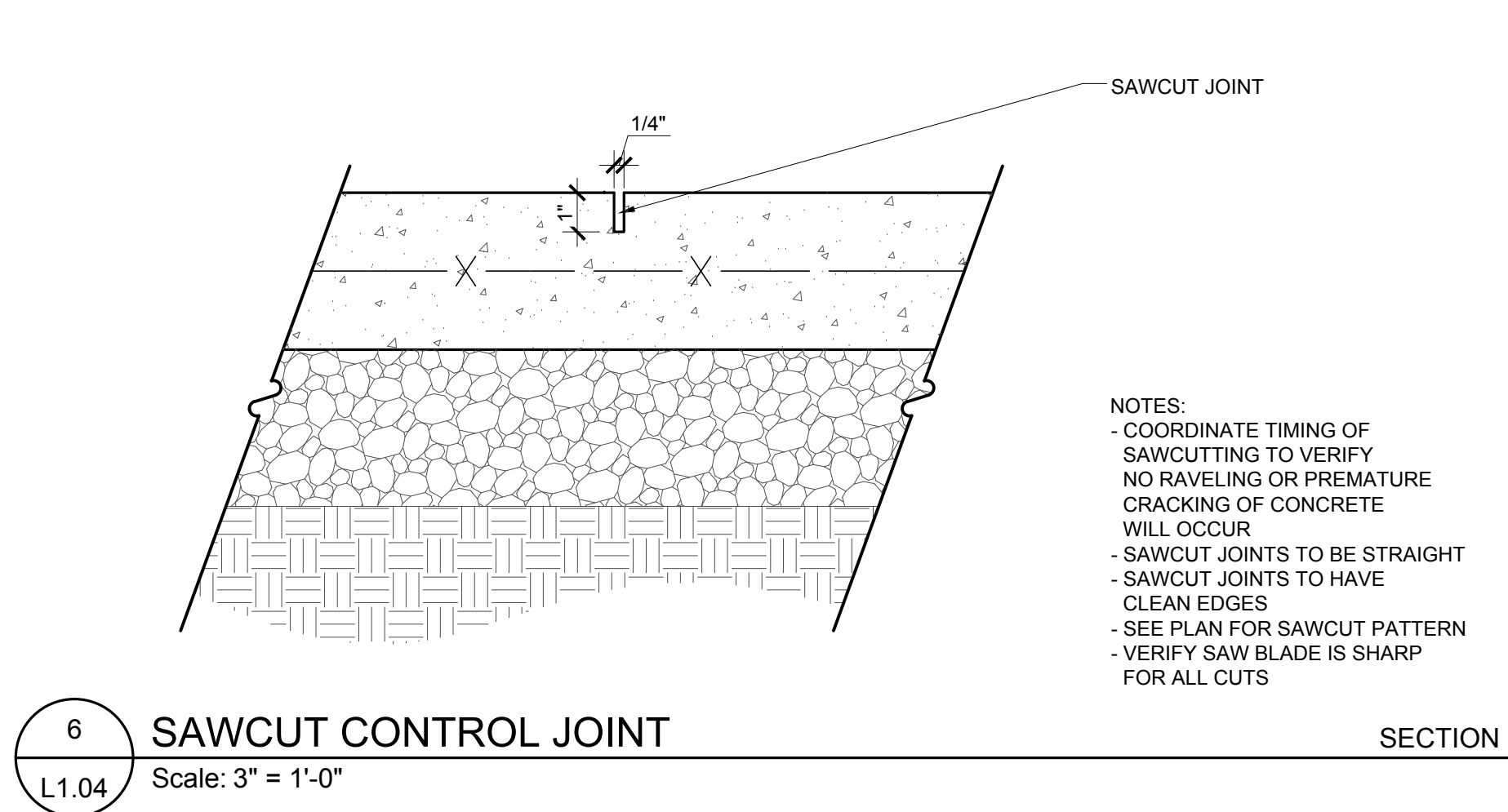
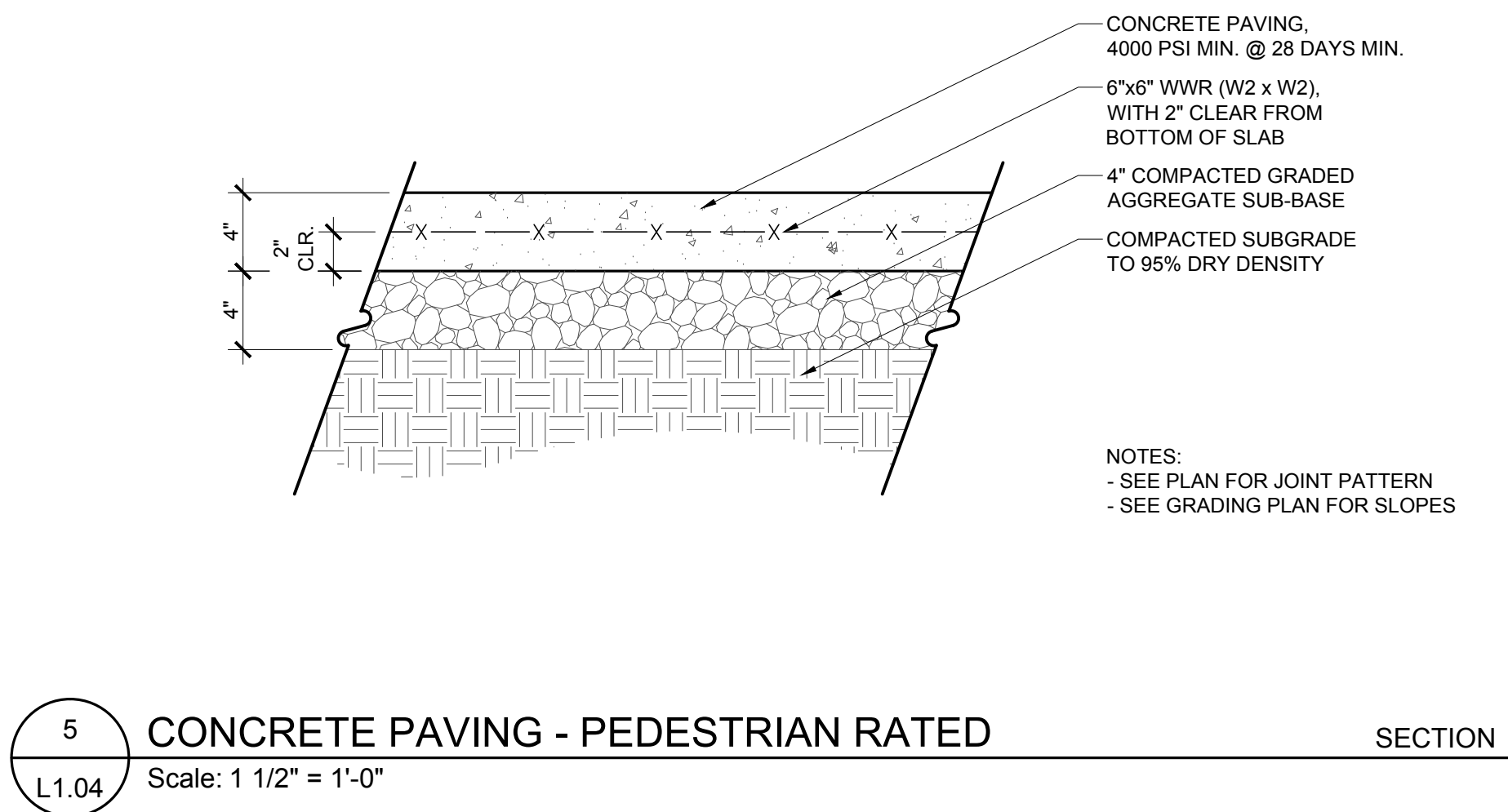
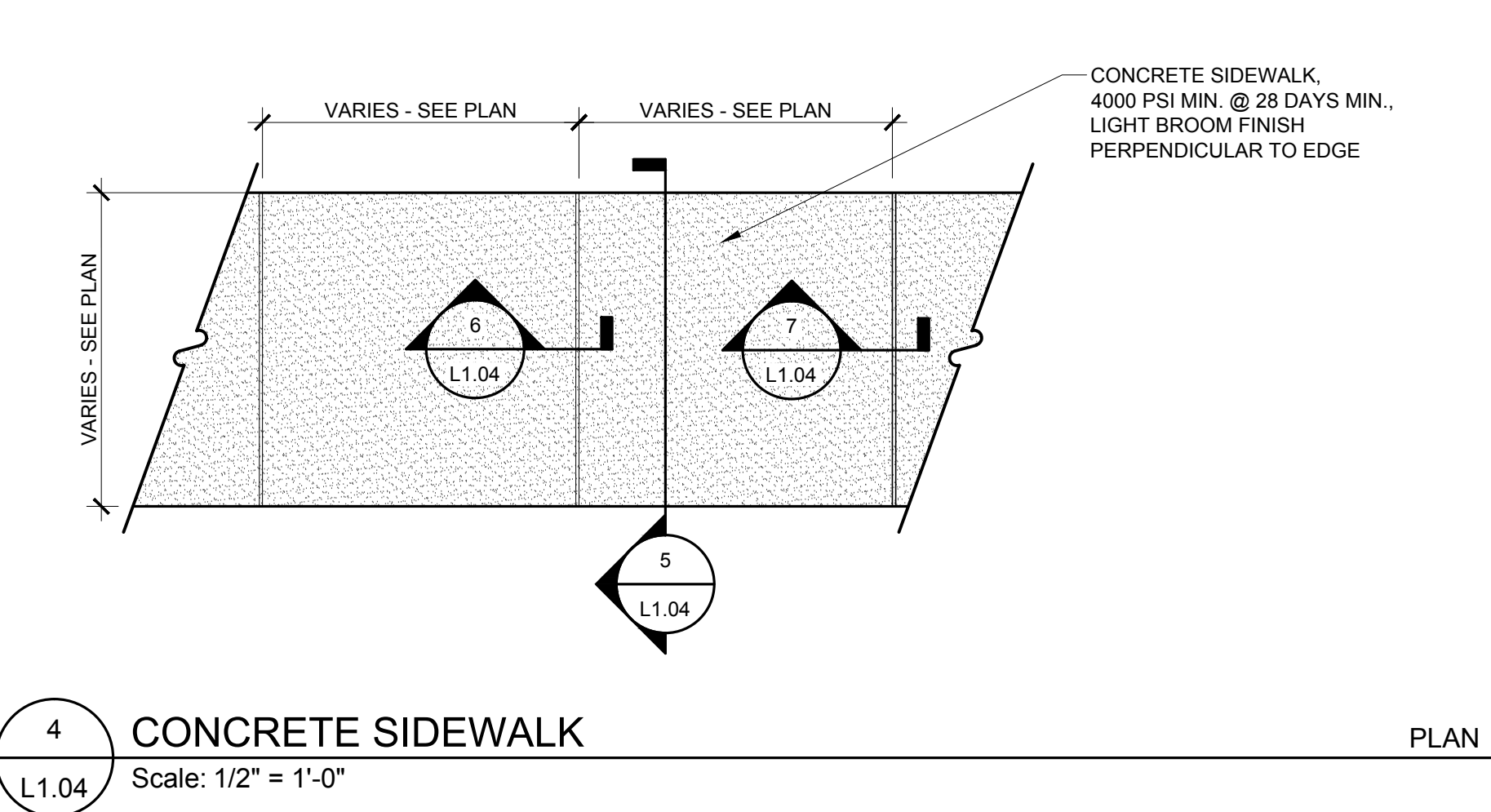
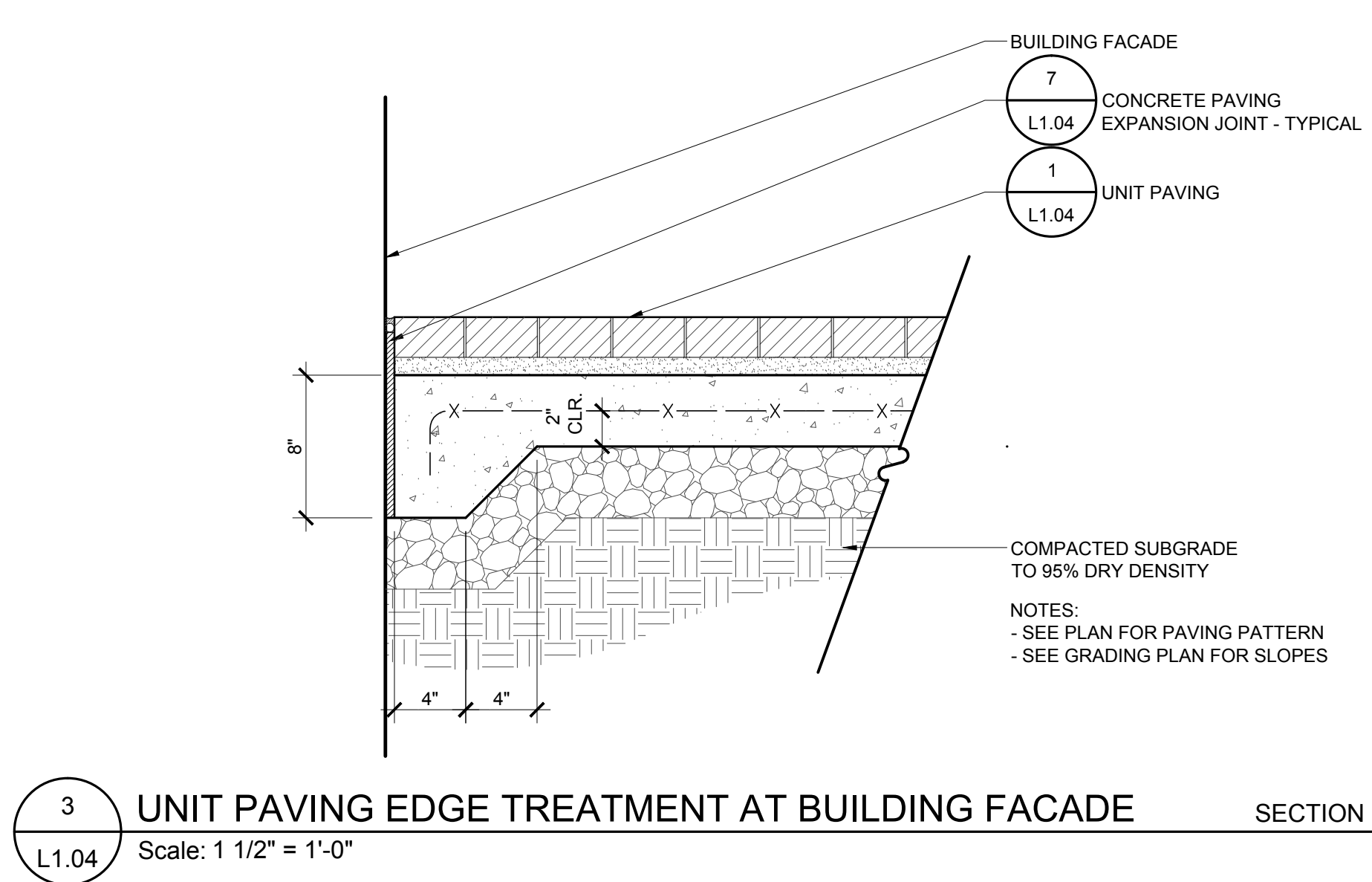
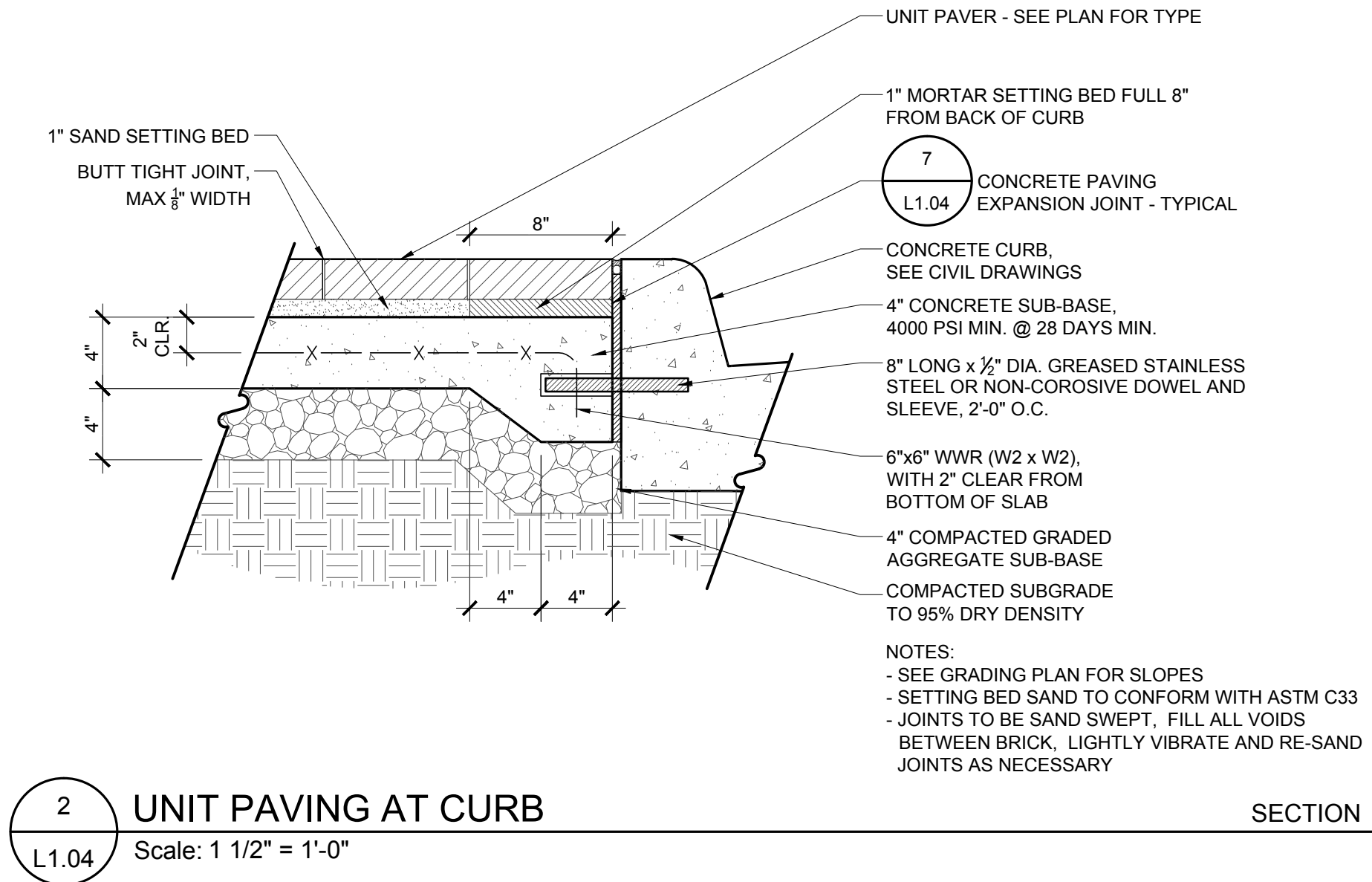
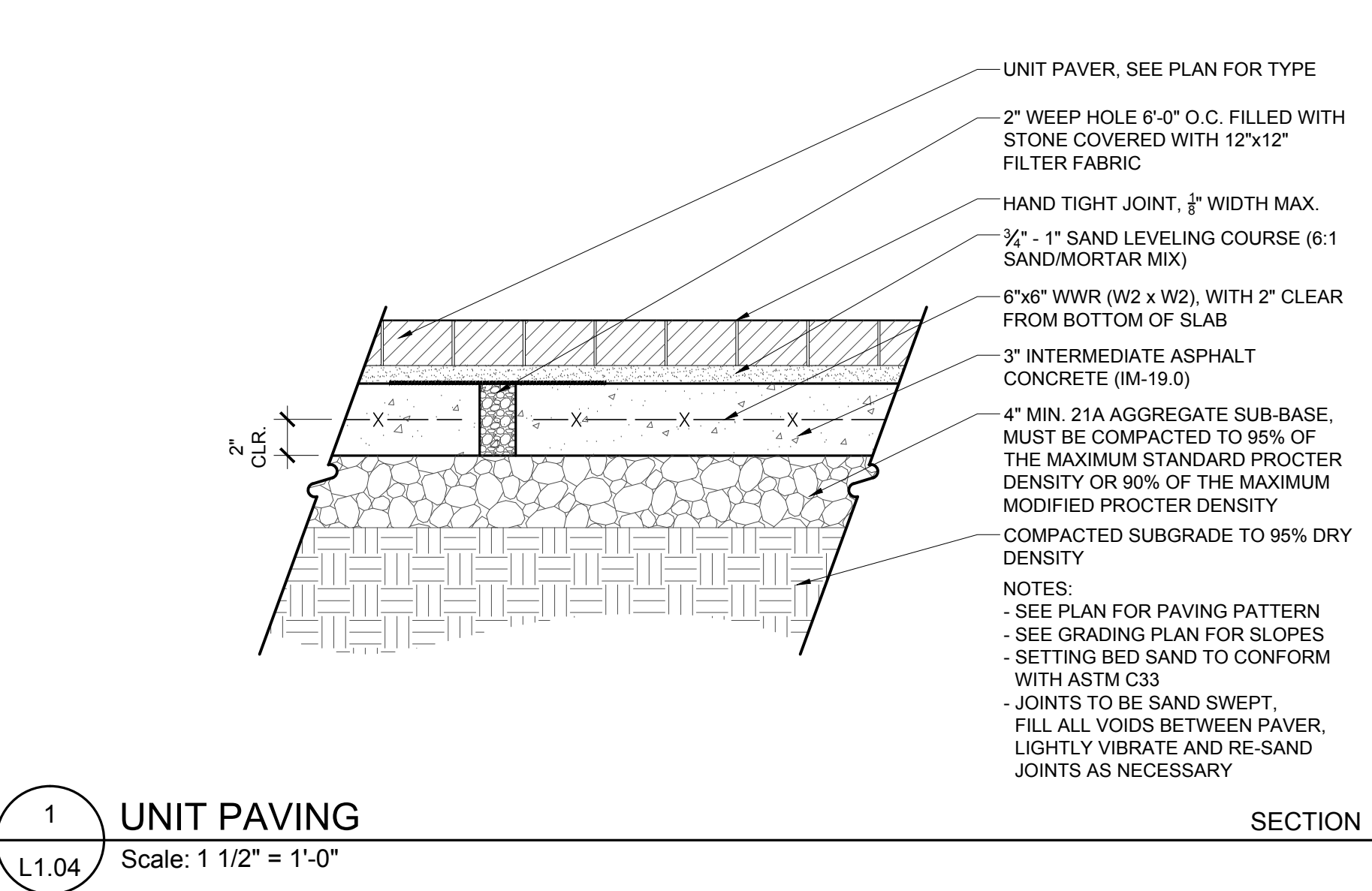
DESIGN:	DD
DRAWN:	TF
CHECKED:	DD

SCALE: AS SHOWN

PROJECT NO: 15030
DATE: 08.18.15

L1.04

DSUP






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



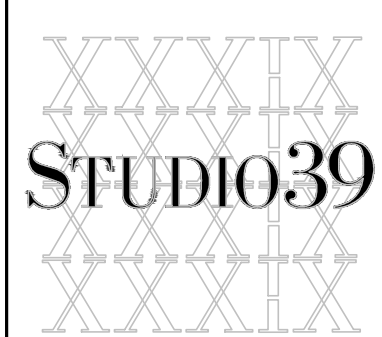
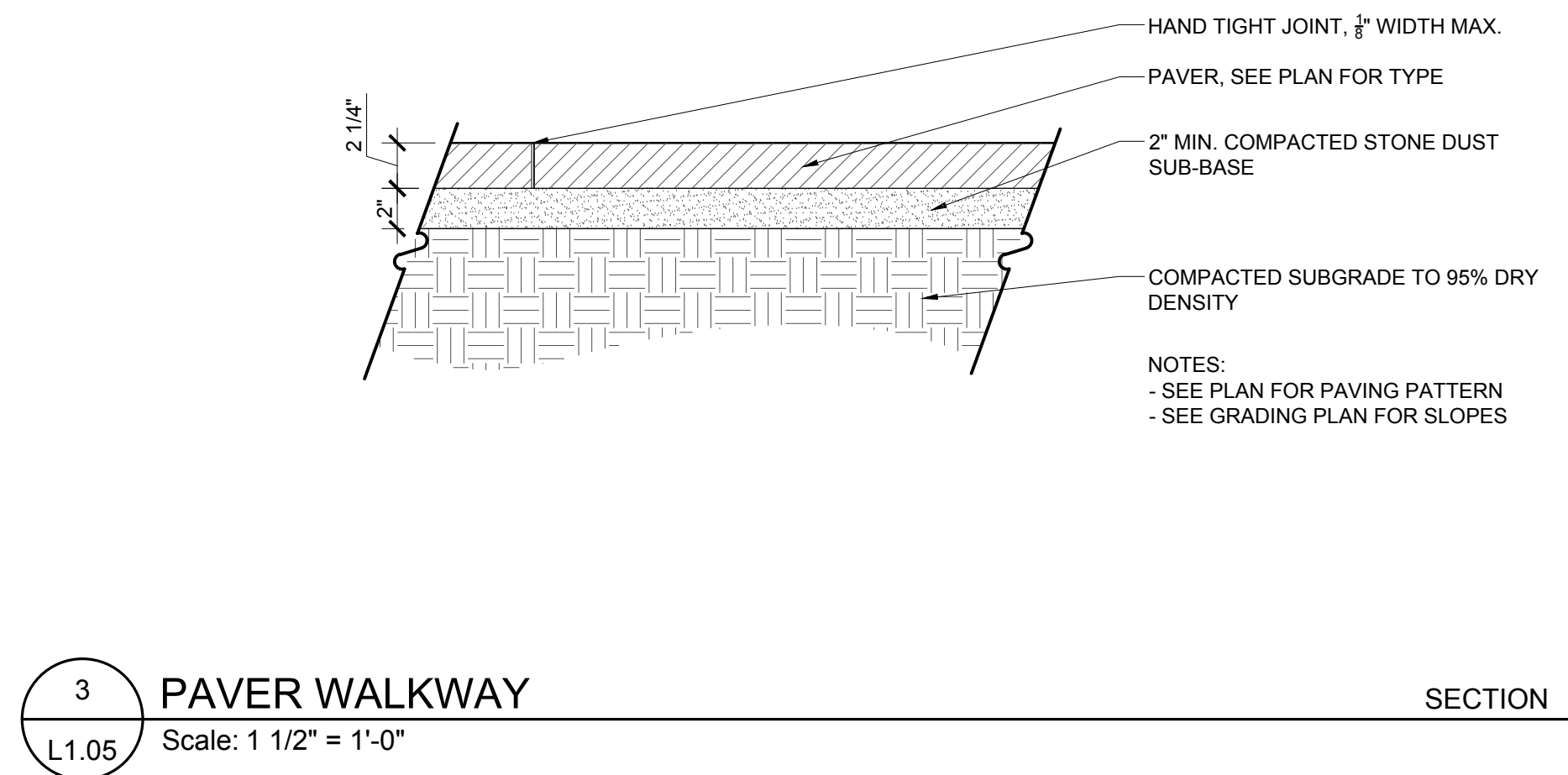
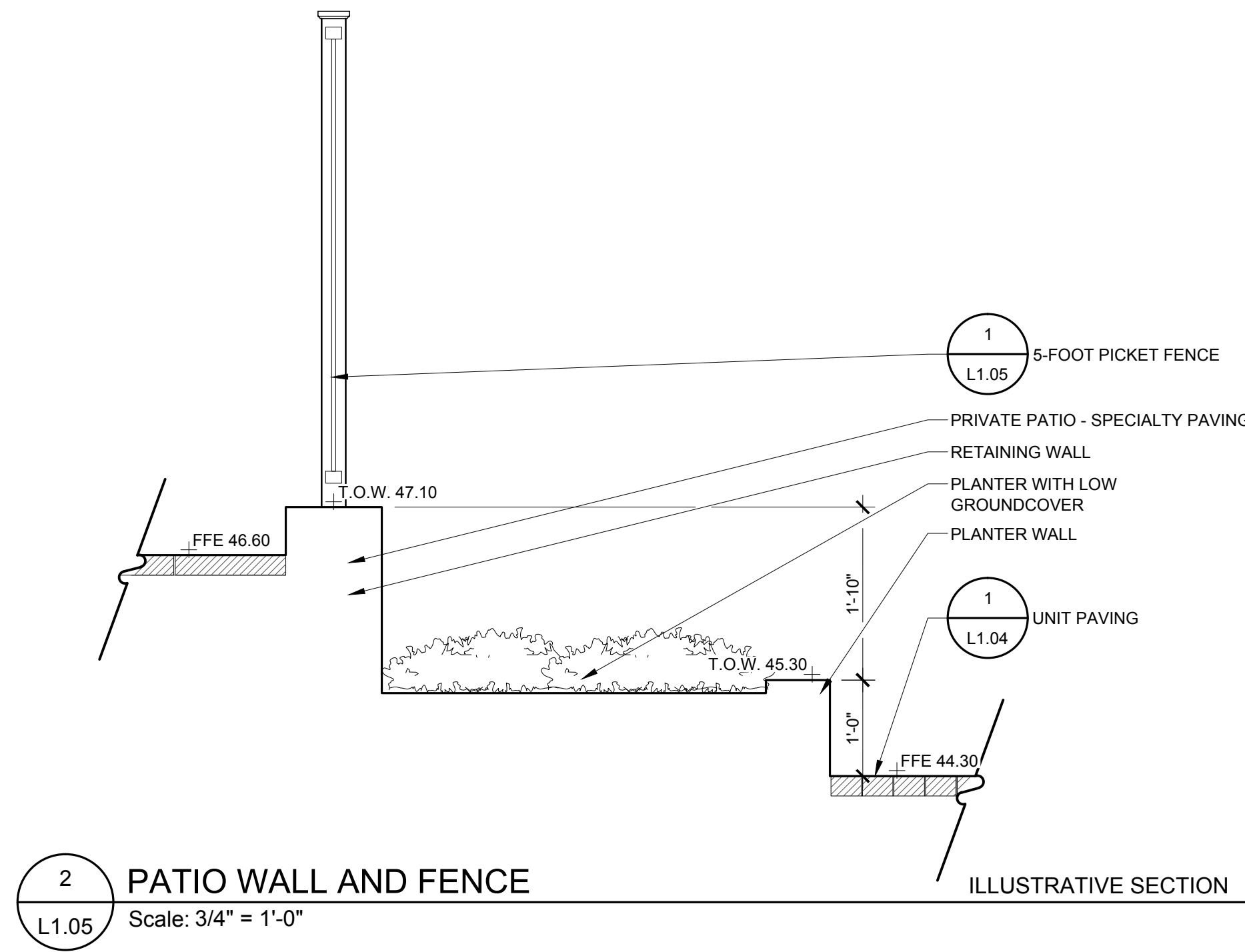
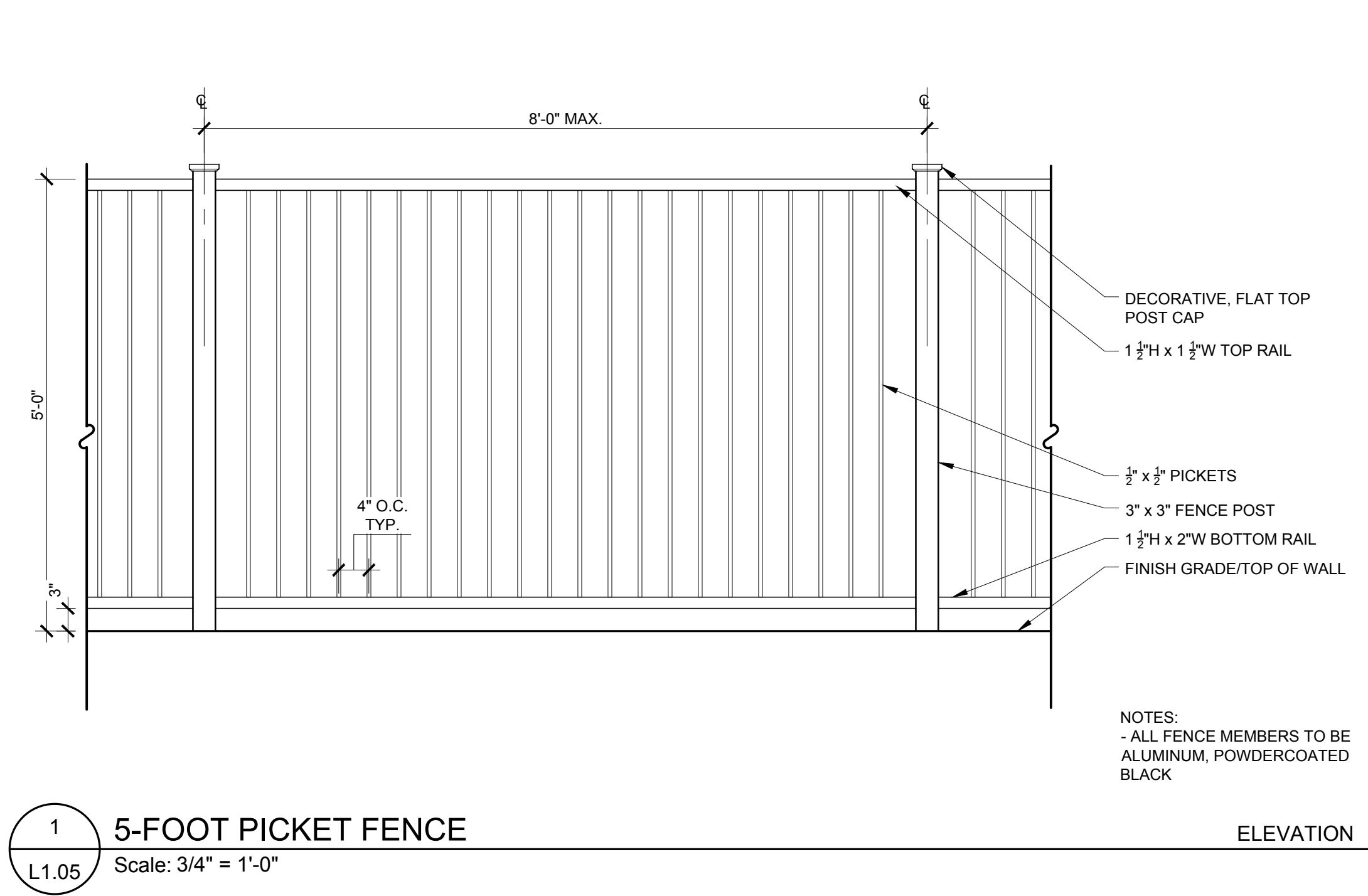
MODEL: OLYMPUS SERIES SOLID STATE BKSSL
MANUFACTURER: B-K LIGHTING
MADERA, CA 93636
WWW.BKLIGHTING.COM
CONTACT: TIM GUNTHER
tim@lightingenvironments.com
410.712.0239
QUANTITY: PER PLAN
COLOR: TBD
NOTE: CONTRACTOR TO VERIFY QUANTITIES.
INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL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

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	

P:\2015\15030 1800 MT Vernon\6.0 CAD Files\CURRENT PHASE\L1.05 HARDSCAPE DETAILS.dwg



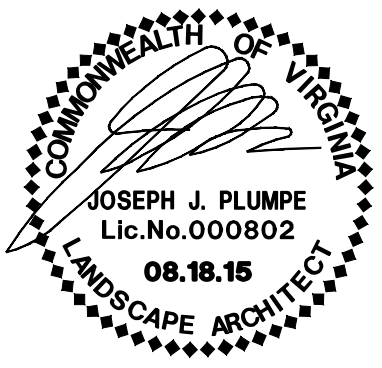
Landscpe Architecture, P.C.

6416 Greenetate Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

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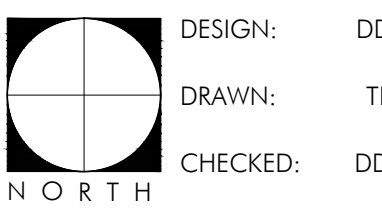
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REVISIONS:

HARDSCAPE
DETAILS



SCALE: AS SHOWN

PROJECT NO: 15030
DATE: 08.18.15

L1.05

DSUP

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DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
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PROJECT NUMBER	13030
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PRINT DATE 08.17.15

SHEET TITLE

CONTEXT PLAN

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DEPARTMENT OF PLANNING & ZONING			
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_____ CHAIRMAN, PLANNING COMMISSION			
_____ DATE RECEIVED		_____ DATE	
_____ INSTRUMENT NO.	_____ FIELD BOOK NO.	_____ SHEET	

SHEET NUMBER

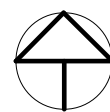
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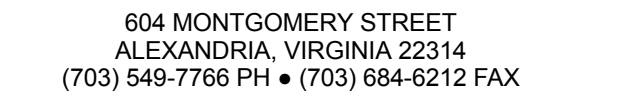
PLANNING

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1 CONTEXT PLAN

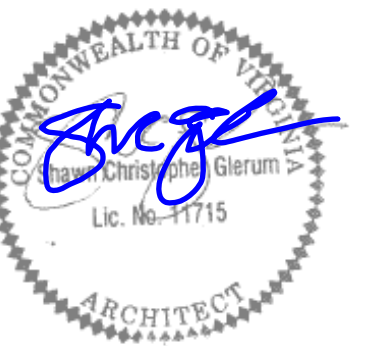




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SHEET TITLE

ARCH SITE PLAN

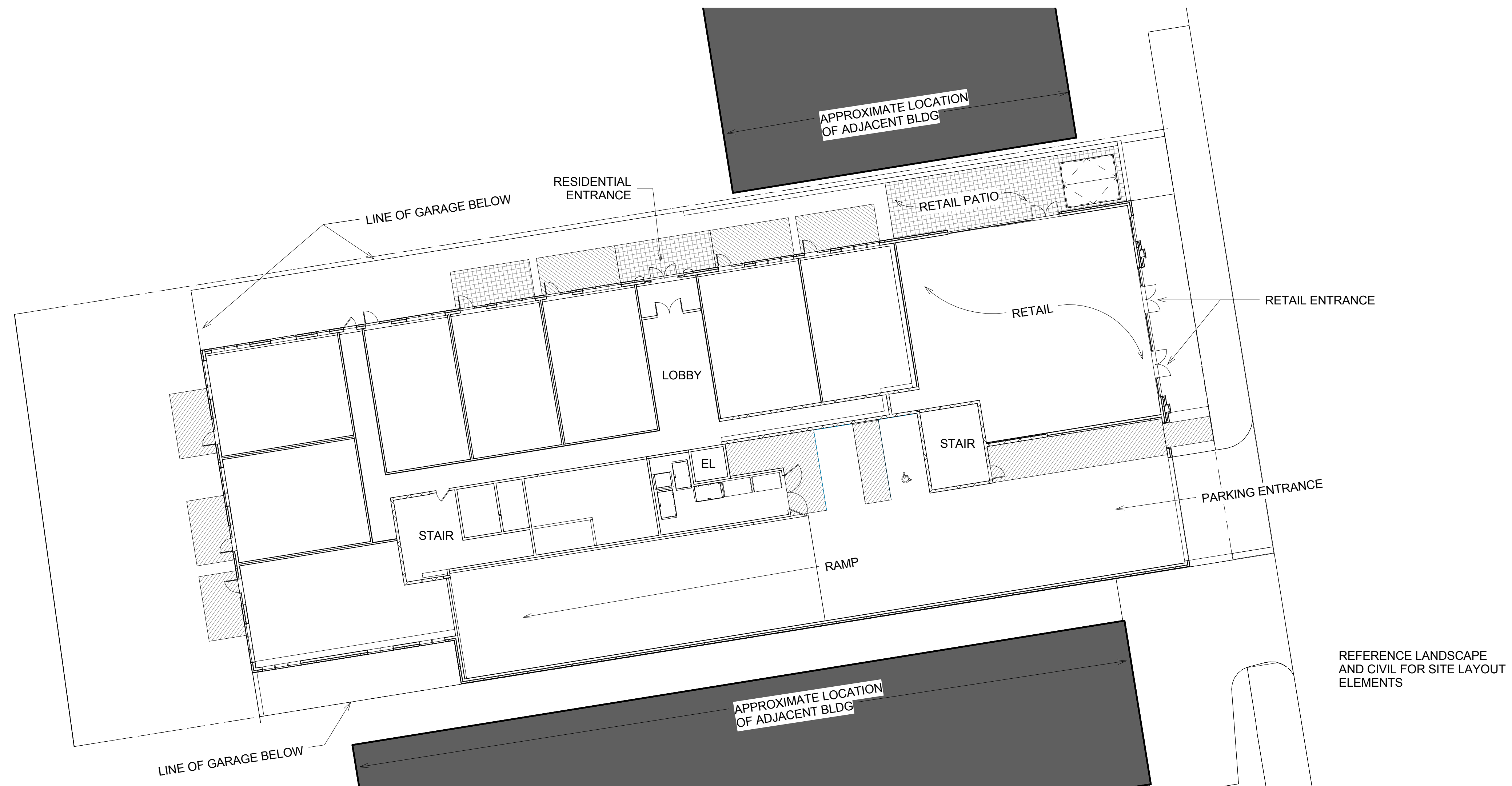
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DEPARTMENT OF PLANNING & ZONING			
DIRECTOR _____		DATE _____	
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SITE PLAN NO.			
DIRECTOR _____		DATE _____	
CHIEF PLANNING COMMISSIONER _____		DATE _____	
DATE RECEIVED _____			
INSTRUMENT NO. _____		FIELD BOOK NO. _____	
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SHEET NUMBER

A101

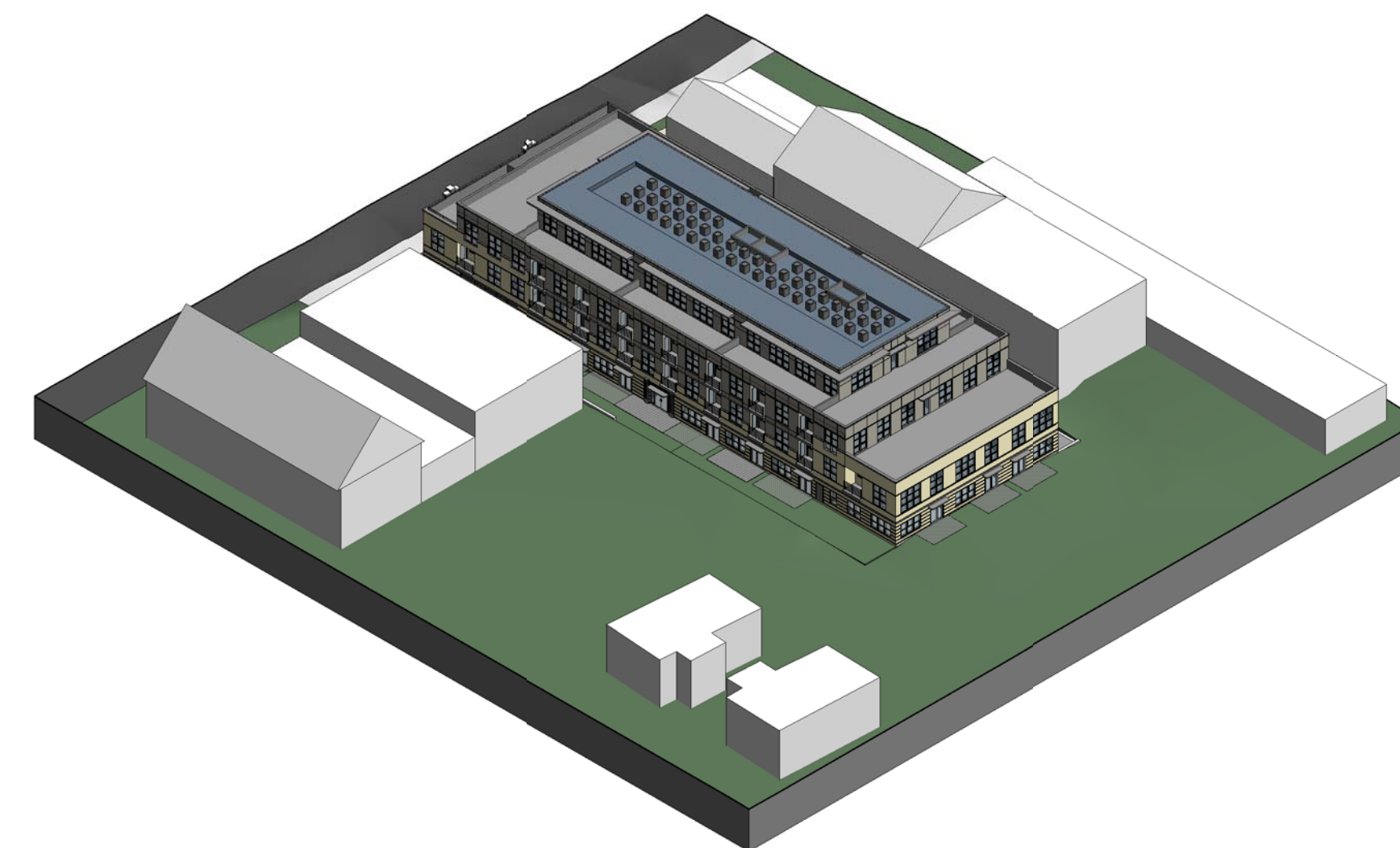
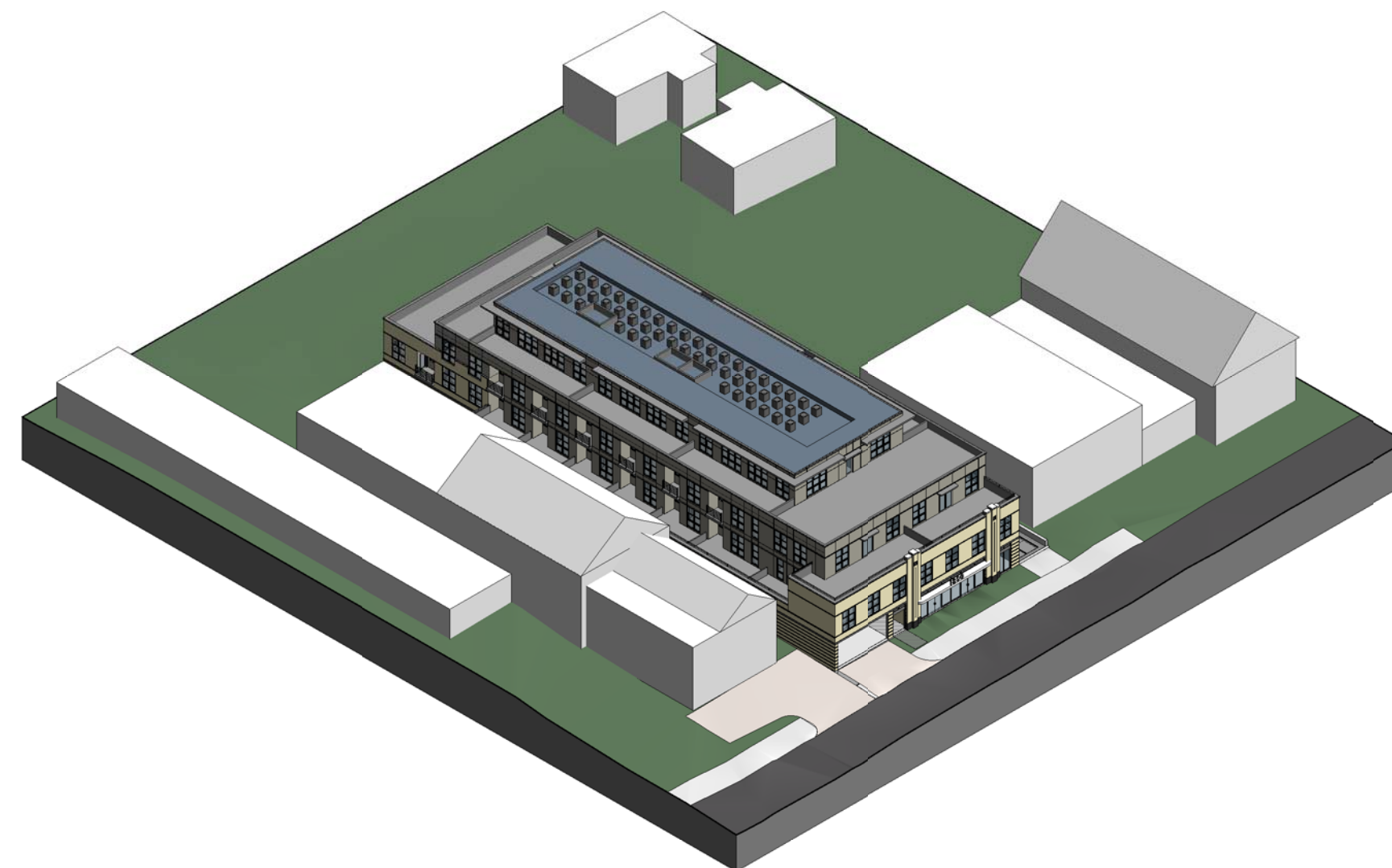
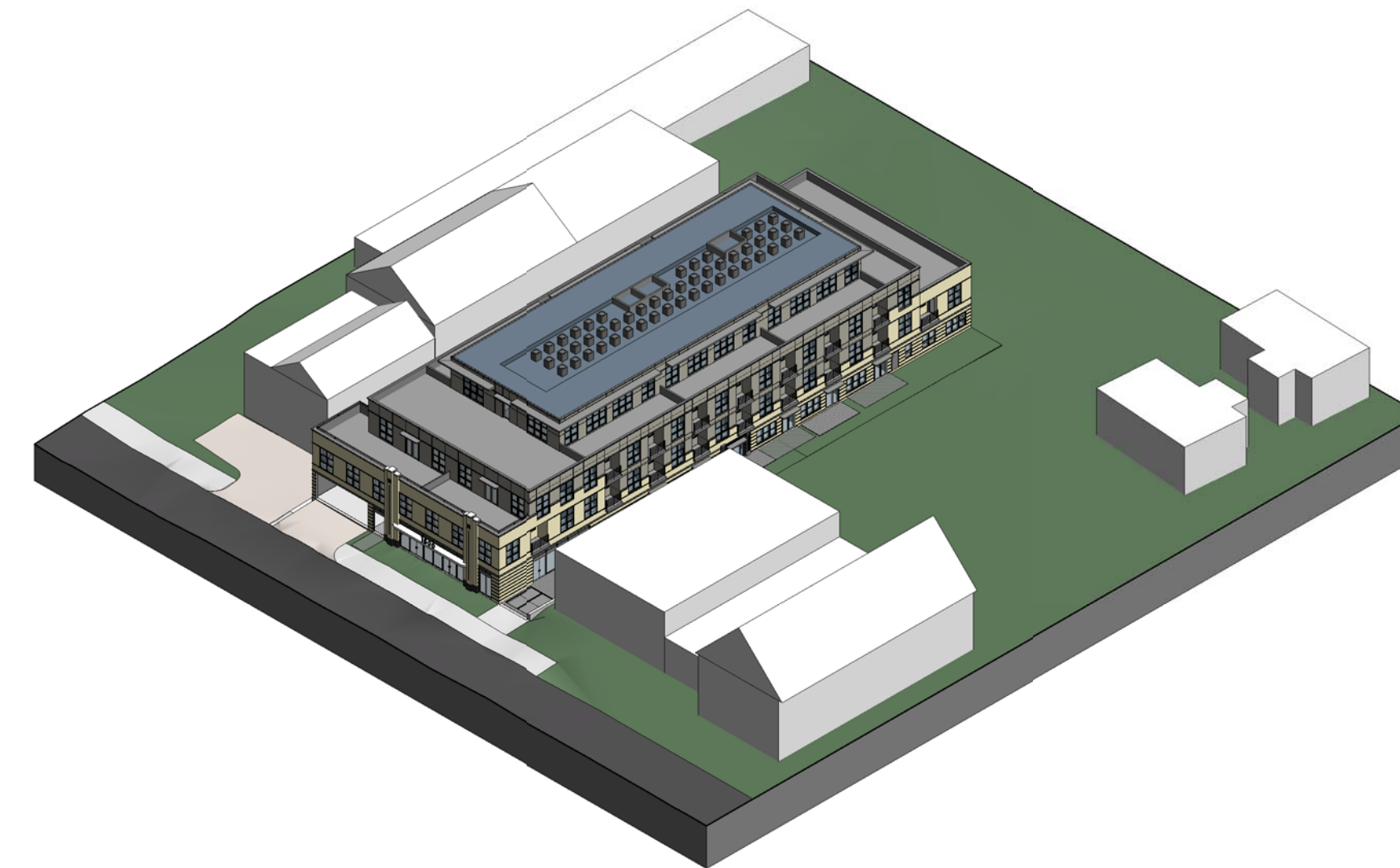
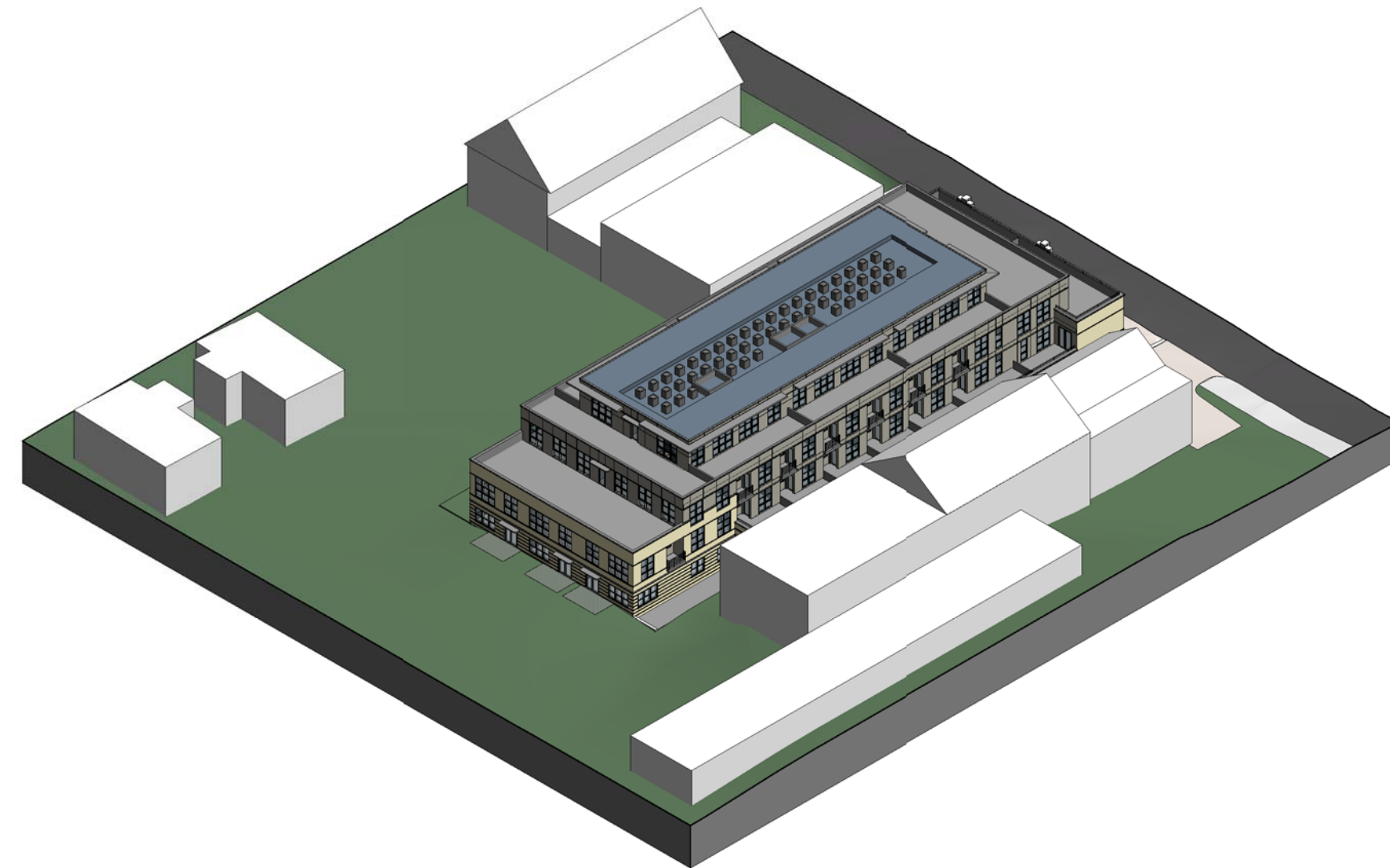
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1 ARCHITECTURAL SITE PLAN





HEFFNER
ARCHITECTS PC

604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
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SHEET TITLE

STREETSCAPE AND BUILDING MASSING

SHEET NUMBER

A102

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NOTE:
1. REFERENCE LANDSCAPE AND CIVIL FOR ALL SITE LAYOUT ELEMENTS.
2. REFERENCE LANDSCAPE FOR FENCE DESIGN.

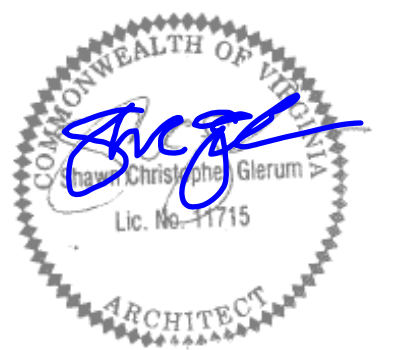


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SHEET TITLE

PERSPECTIVES AND BUILDING MASSING

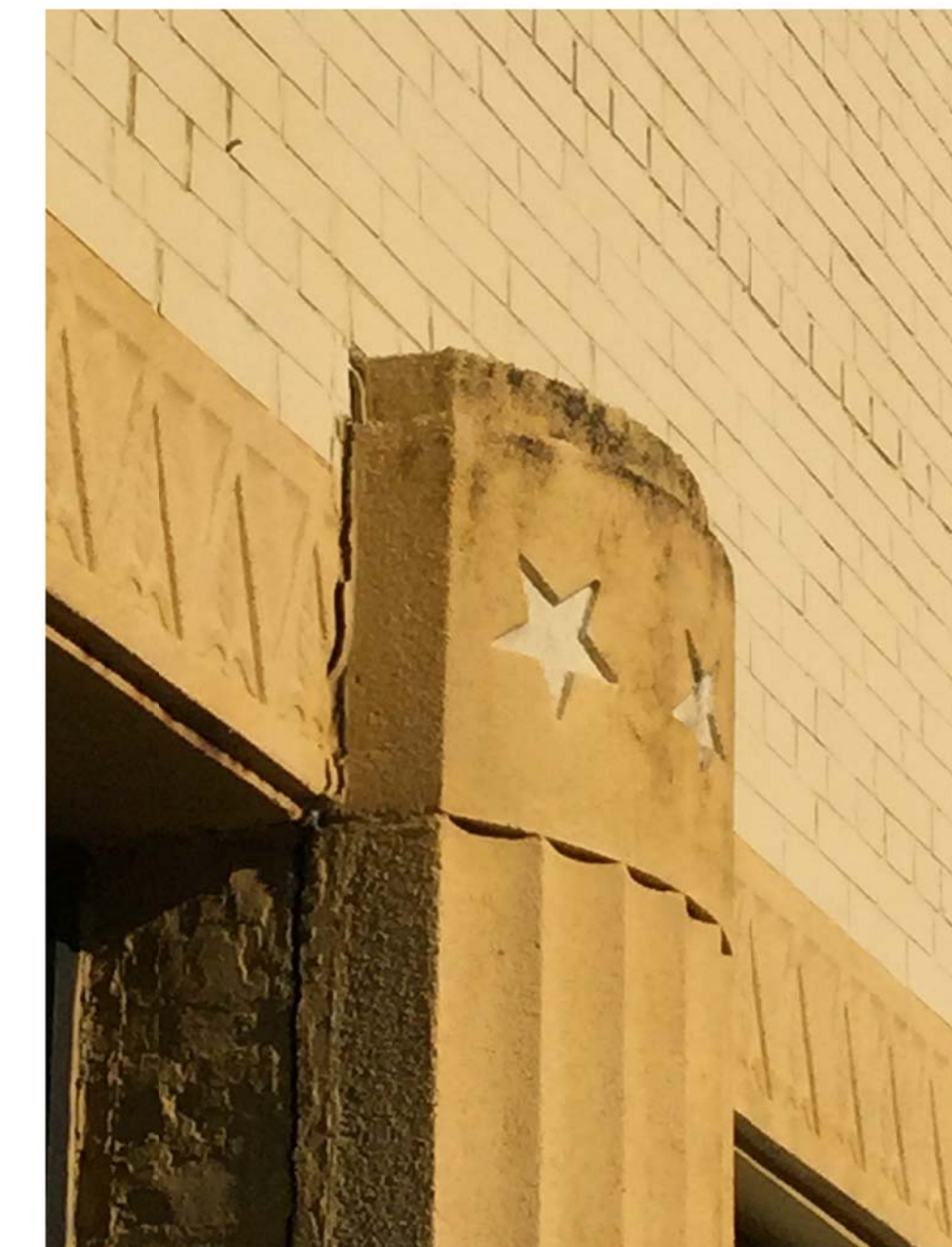
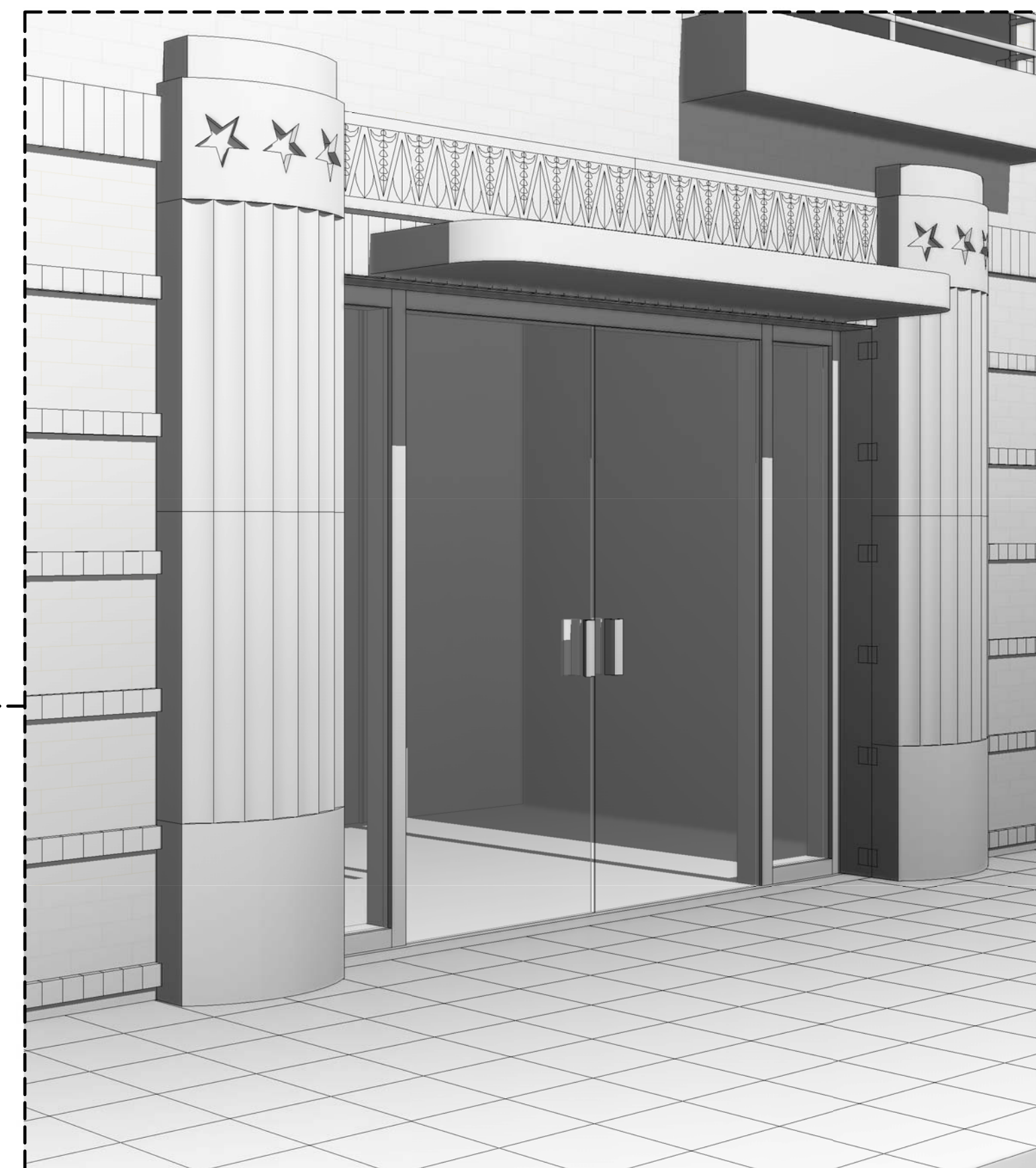
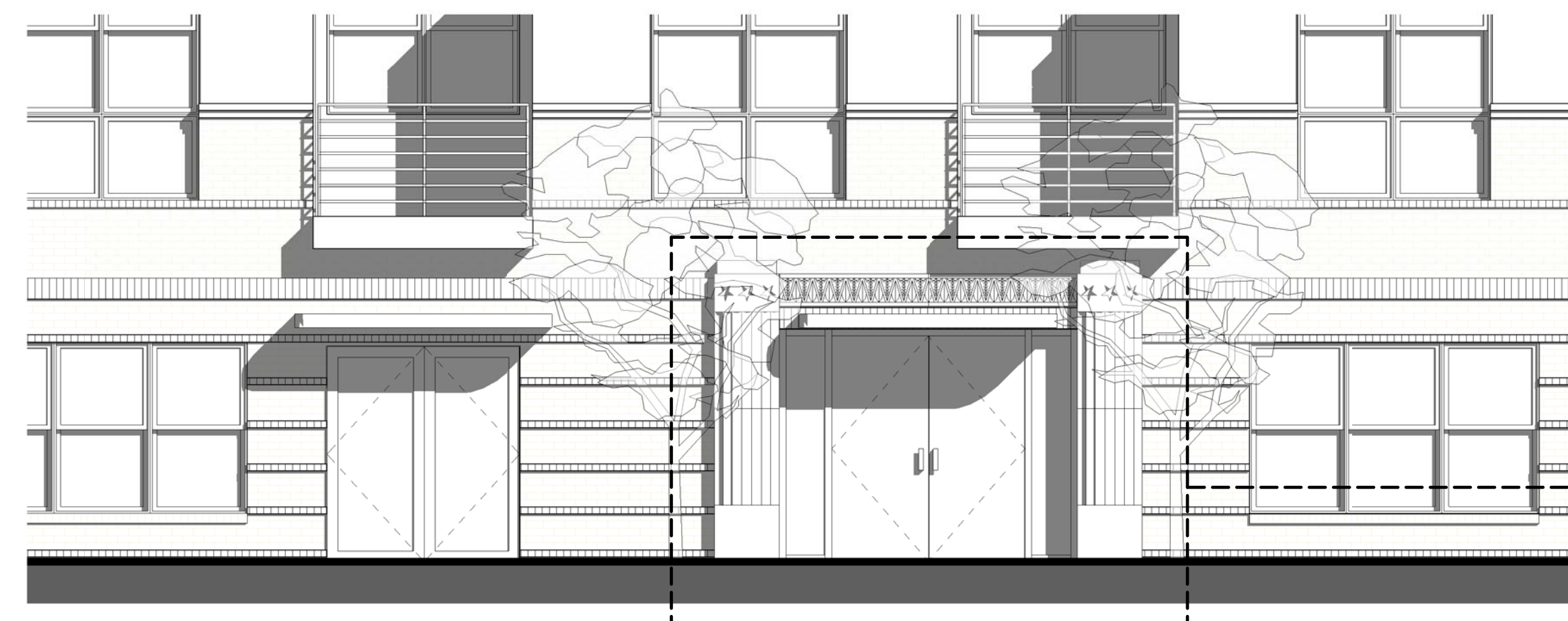
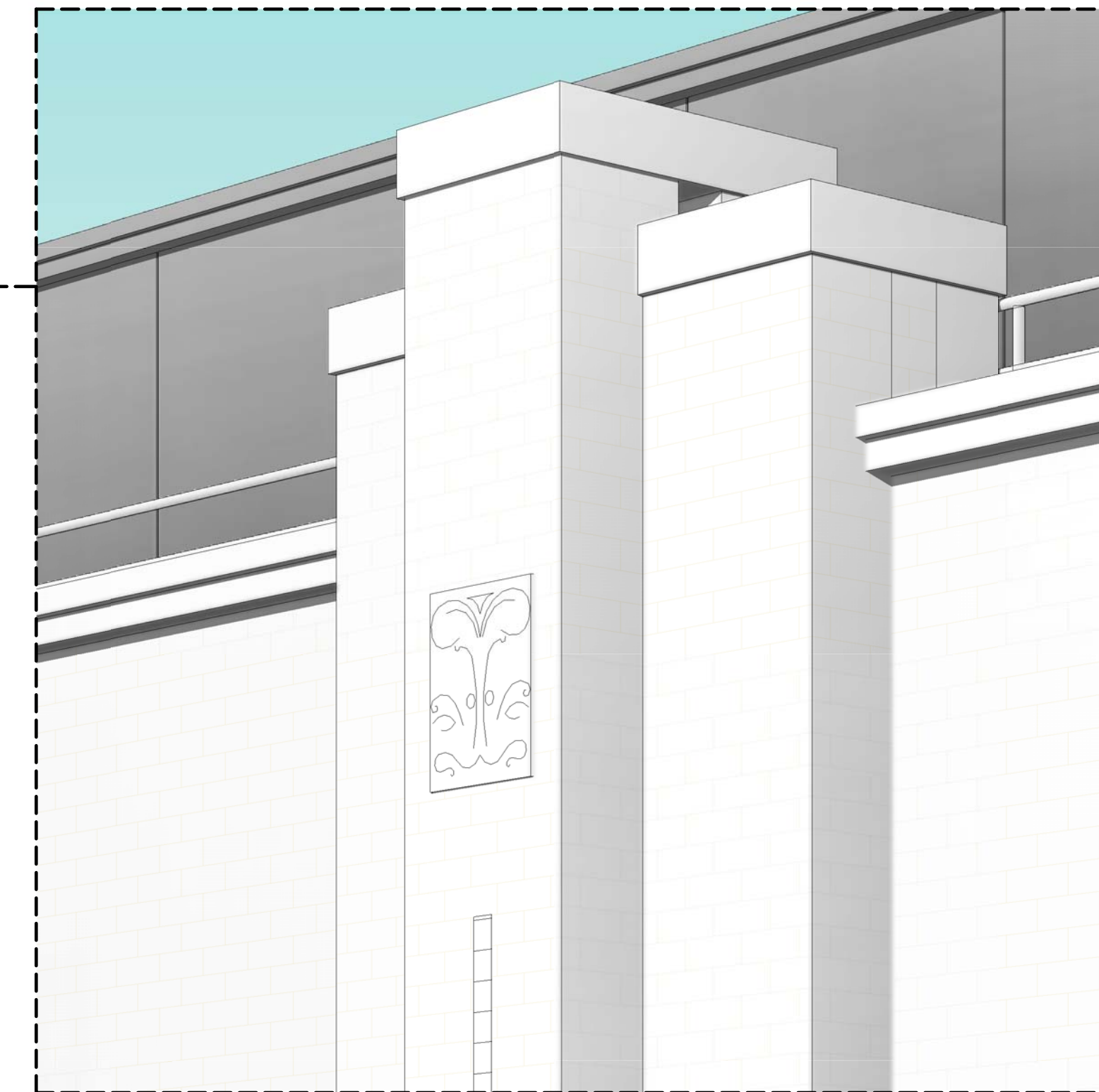
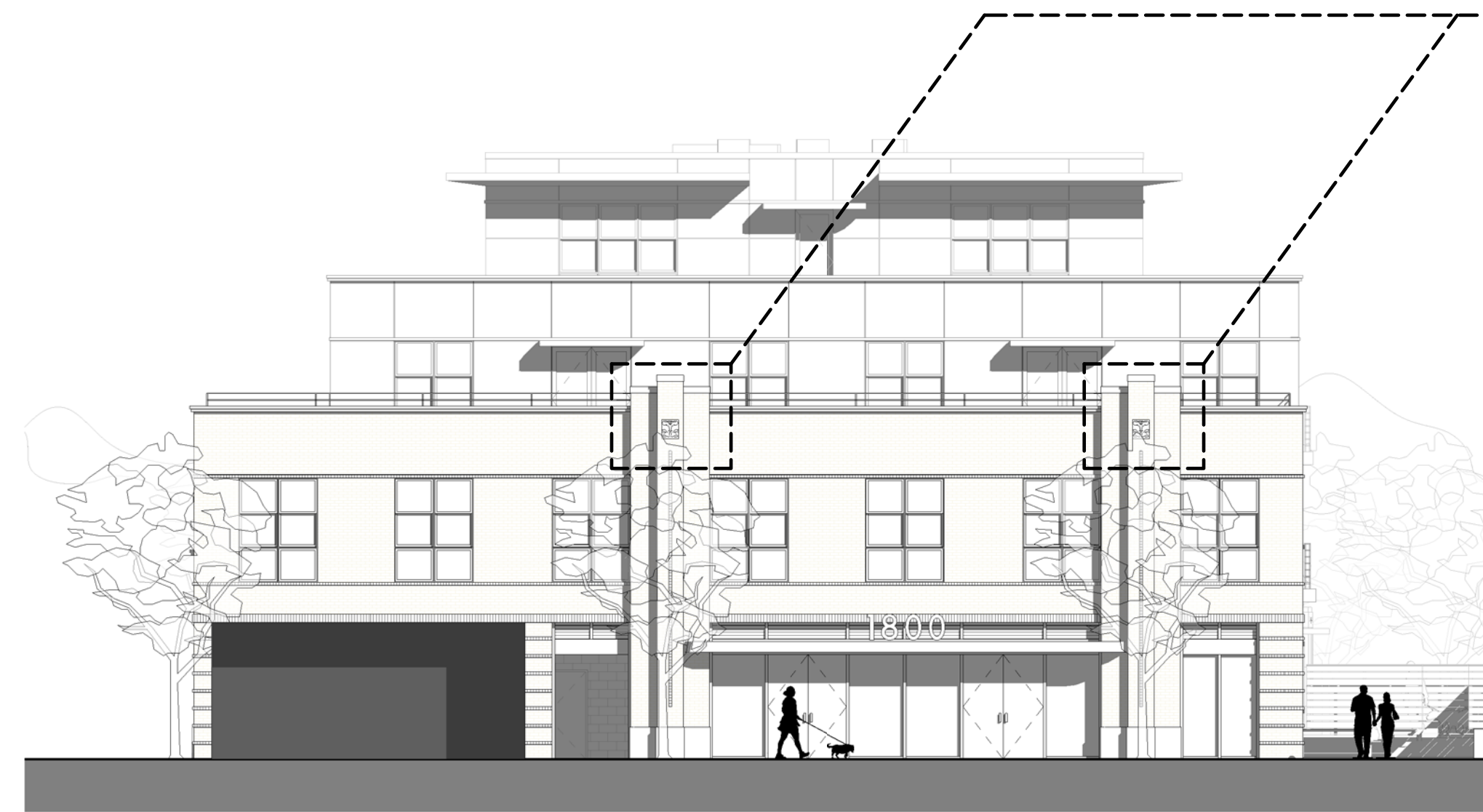
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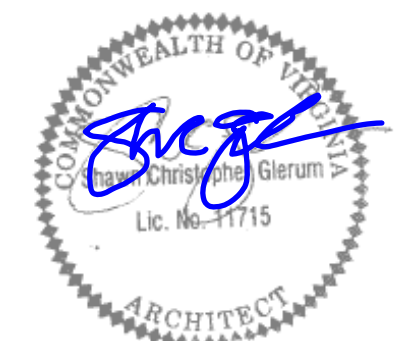
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DIRECTOR		DATE
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DATE		
DATE RECORDED		
RECEIVED NO.	RECD. BLOW NO.	DATE

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PRINT DATE 08.17.15

SHEET TITLE

NET AREA PLANS

SHEET NUMBER

A105

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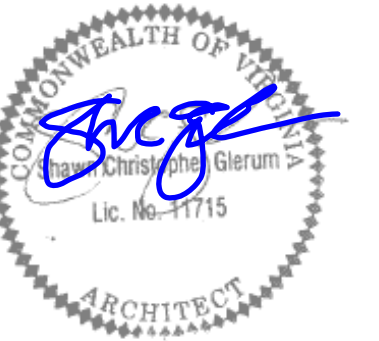
NOTE: SHADED AREAS ARE INCLUDED IN FAR CALCULATIONS



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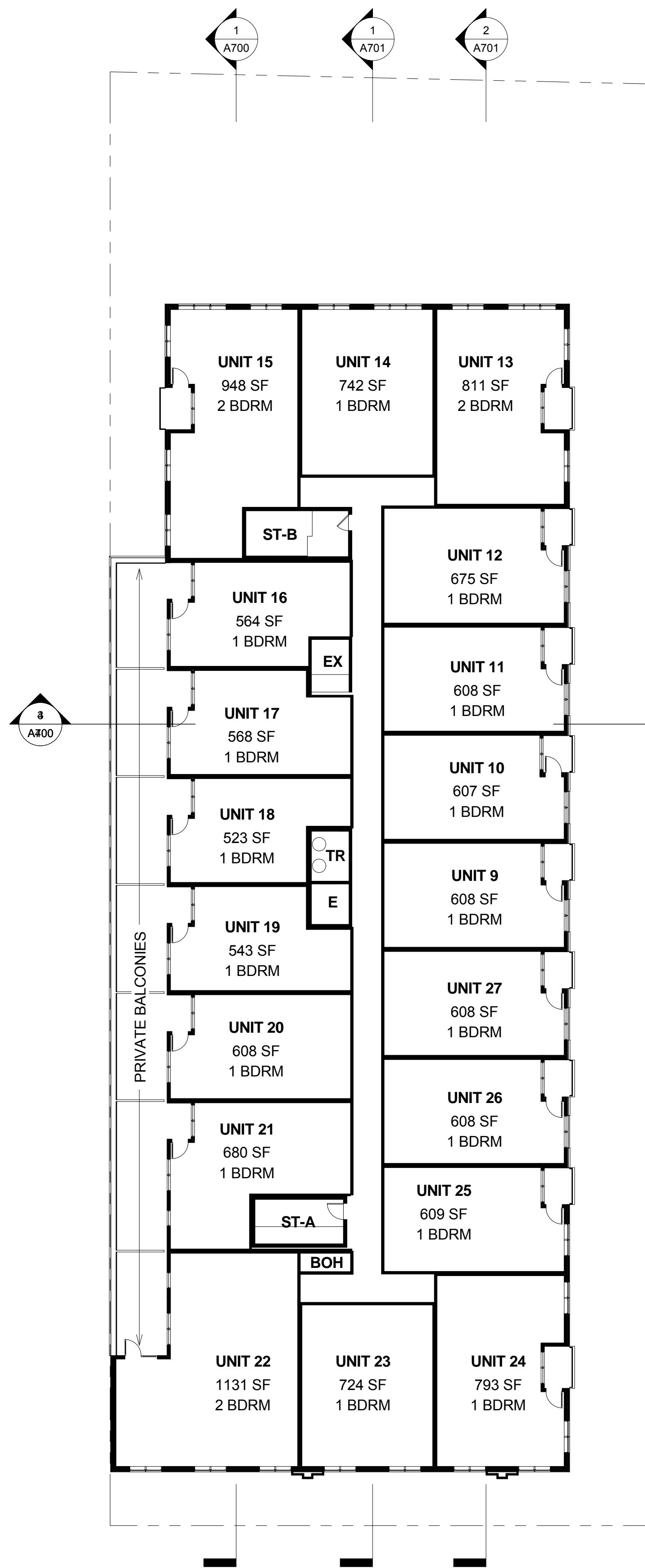
FLOOR PLANS

SHEET NUMBER

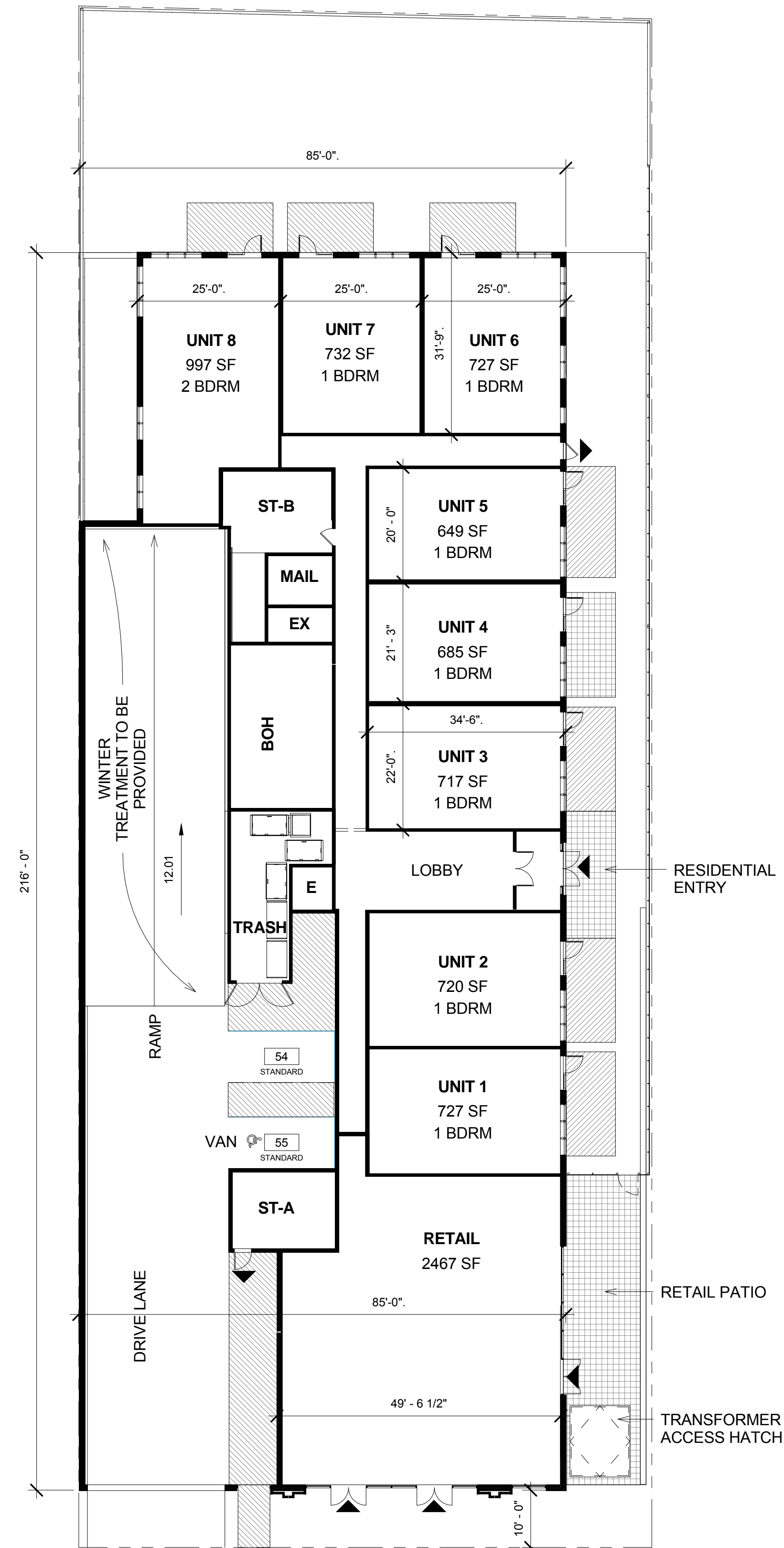
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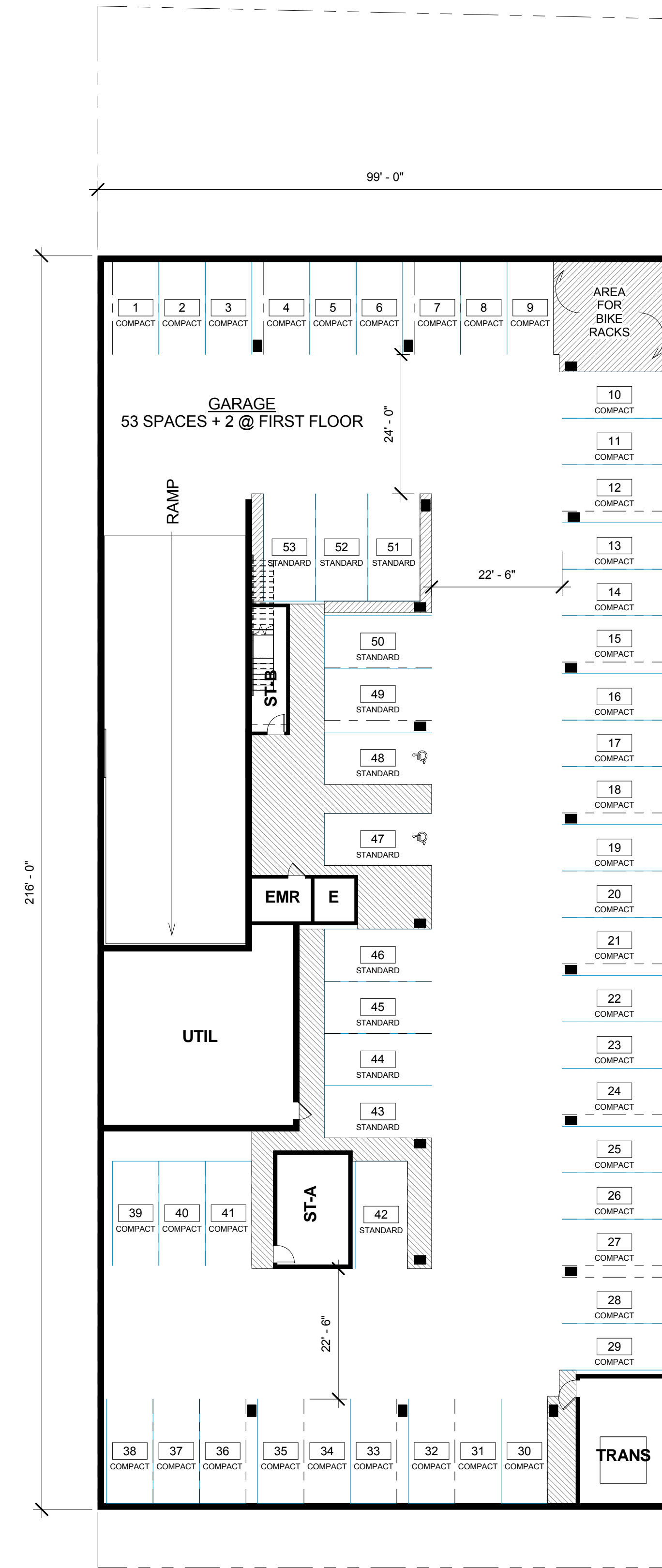


3 SECOND FLOOR
1/16" = 1'-0"



2 FIRST FLOOR
1/16" = 1'-0"

▲
DENOTES EXTERIOR,
GROUND FLOOR
ENTRANCE/EXIT



1 GARAGE
1/16" = 1'-0"

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SPECIAL USE PERMIT NO.		
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DIRECTOR _____	DATE _____	
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SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED _____		DATE _____
INSTRUMENT NO. _____	FIELD BOOK NO. _____	DATE _____

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PROJECT NUMBER	13030
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PRINT DATE 08.17.15

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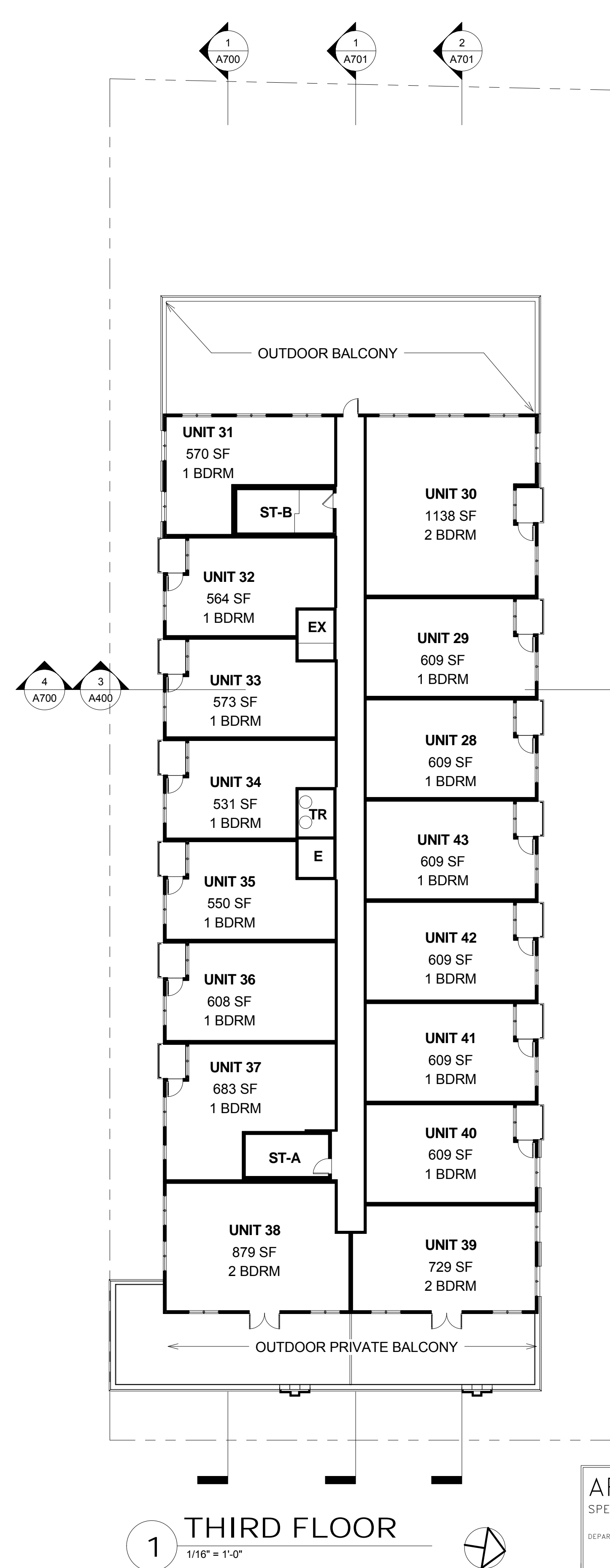
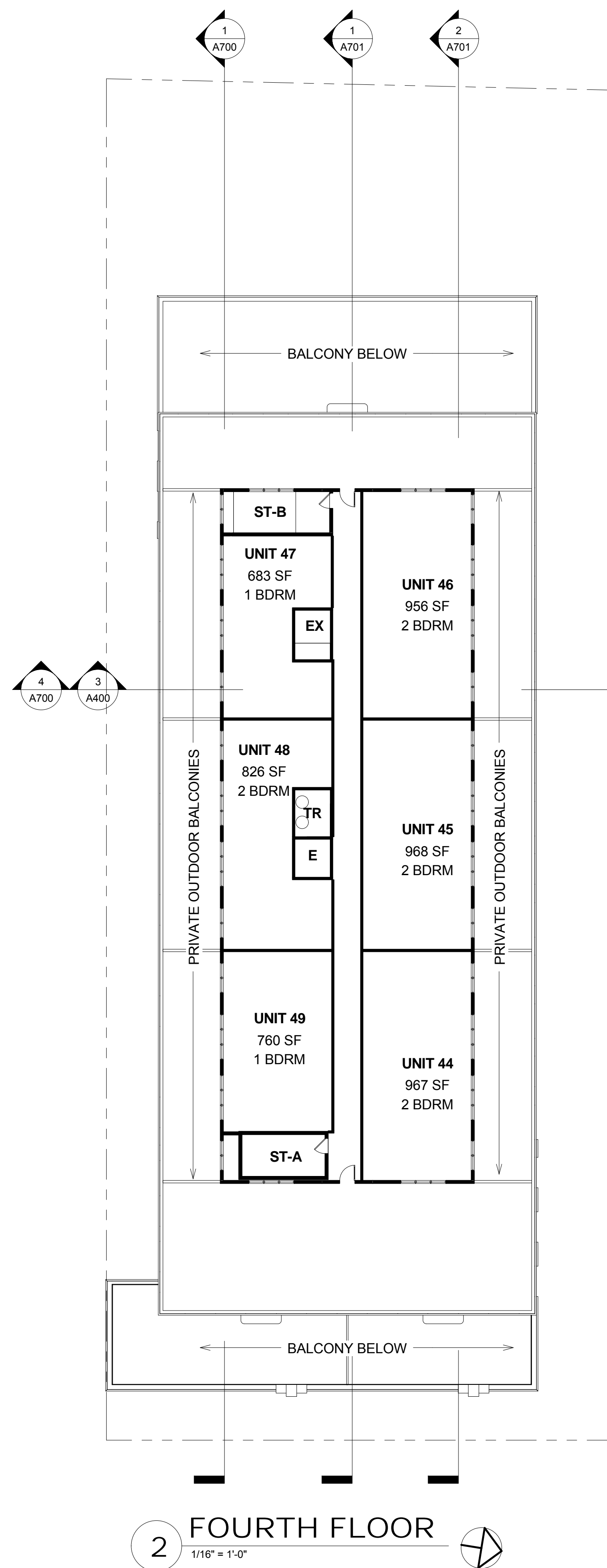
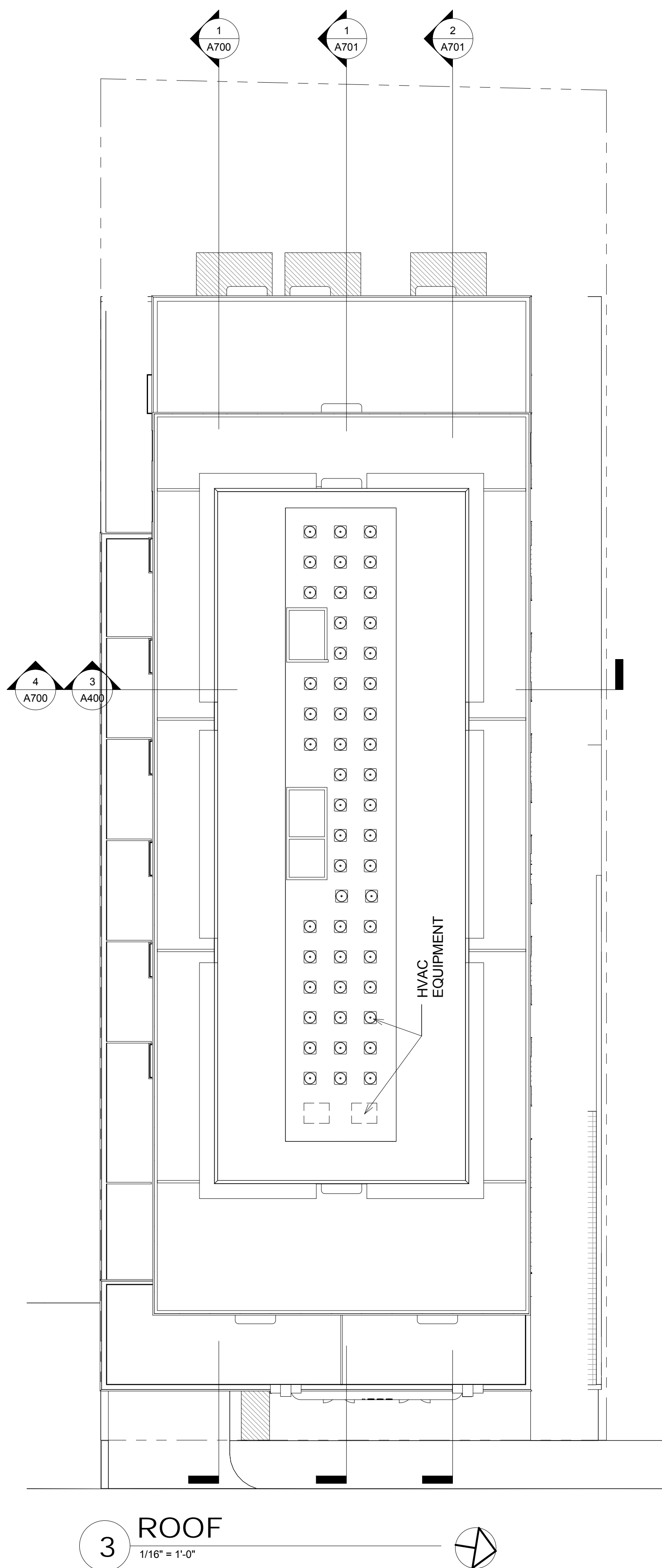
FLOOR PLANS

SHEET NUMBER

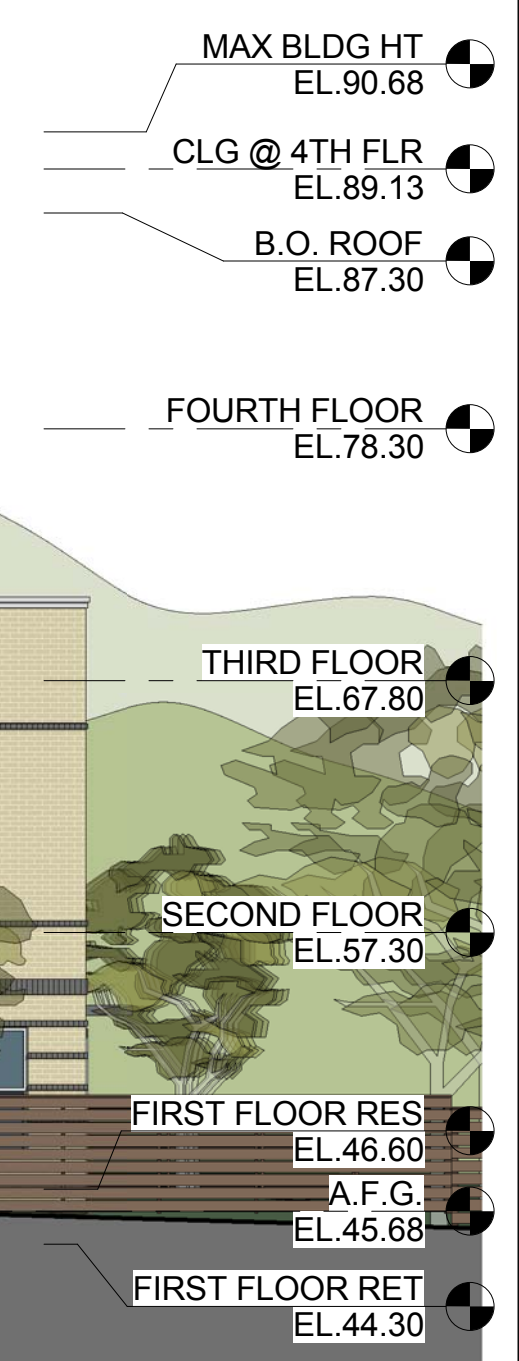
A201

PLANNING

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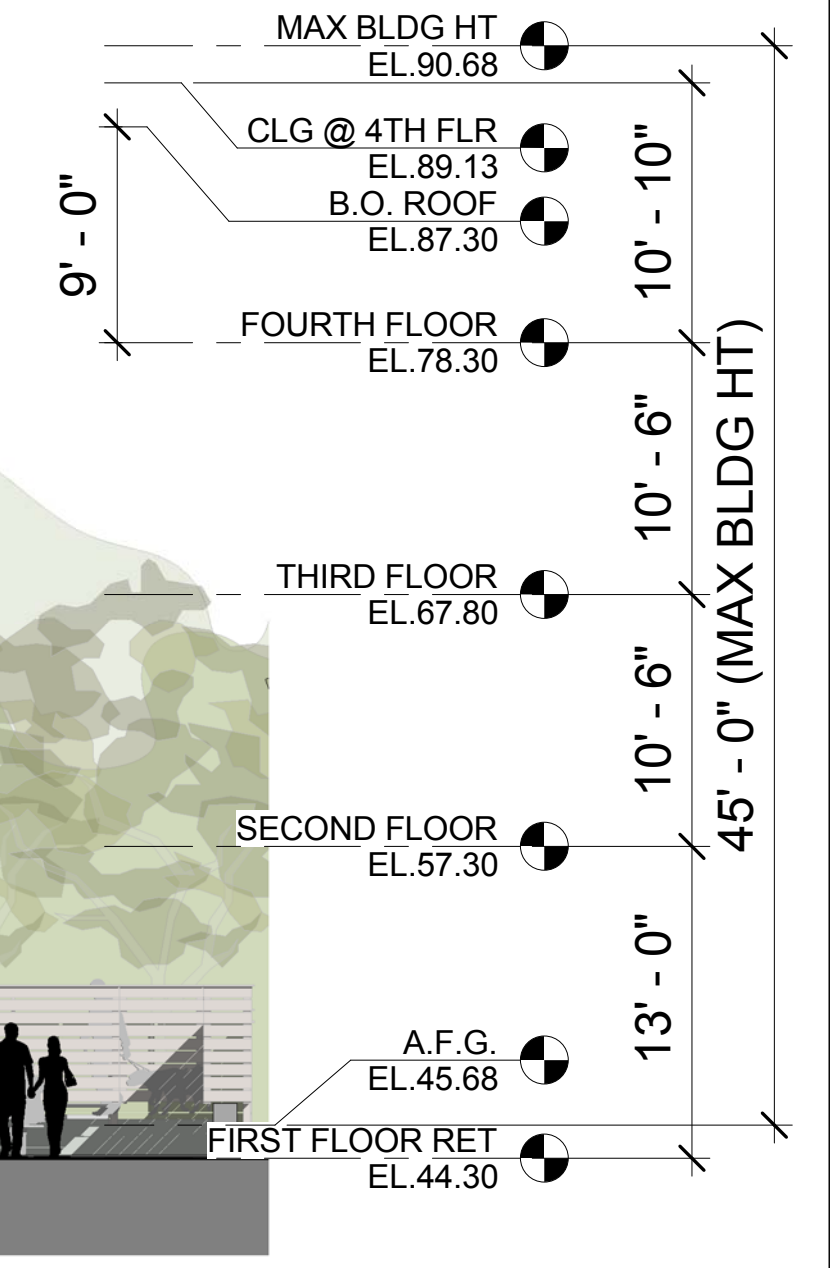
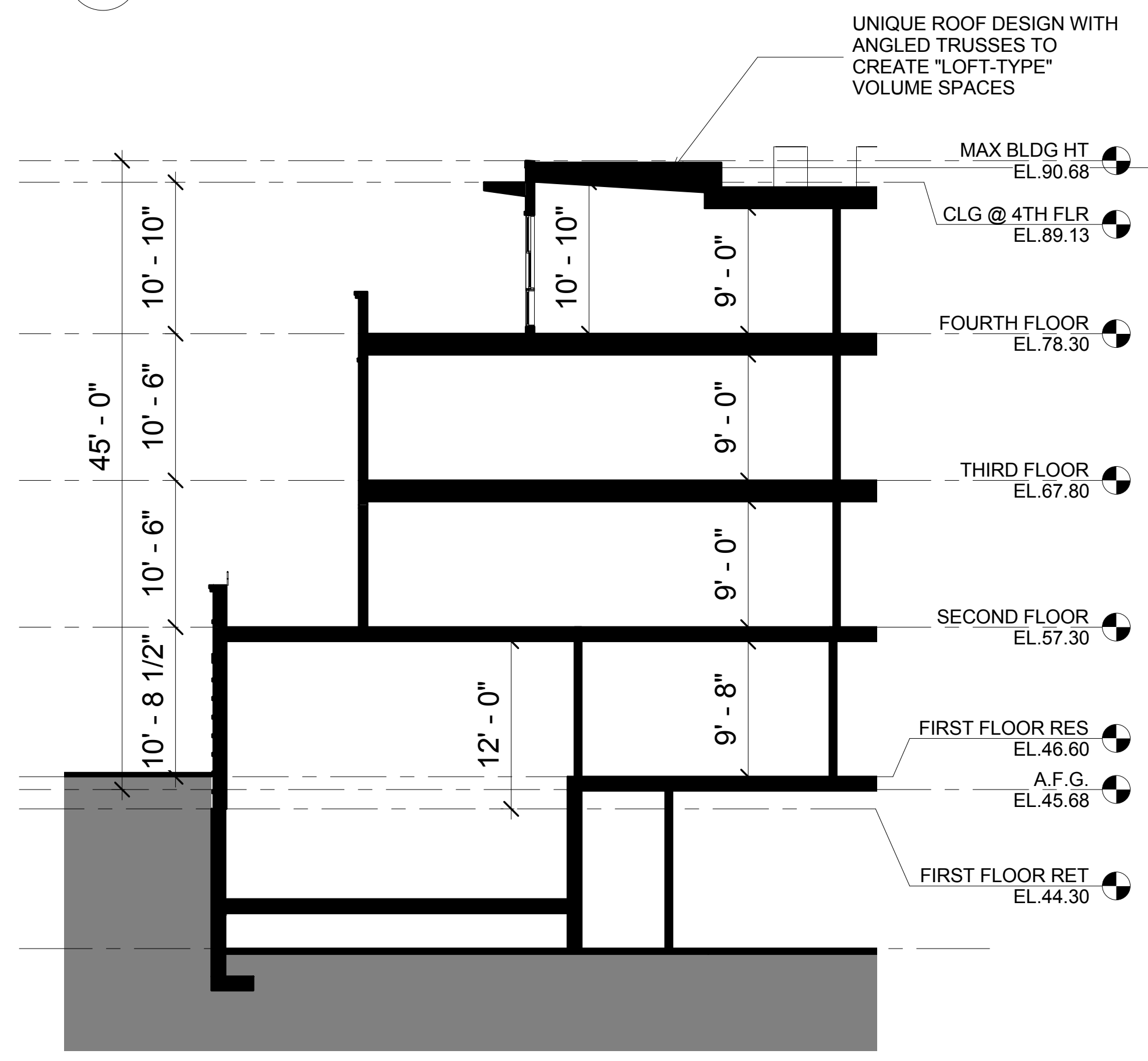


APPROVED		2014-0019
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DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		DATE _____
INSTRUMENT NO. _____	FIELD BOOK NO. _____	DATE _____



2 RIGHT SIDE ELEVATION (NORTH)
1/8" = 1'-0"

NOTE:
1. REFERENCE LANDSCAPE AND CIVIL FOR ALL SITE LAYOUT ELEMENTS.
2. REFERENCE LANDSCAPE FOR FENCE DESIGN.



1 FRONT ELEVATION (EAST)
1/8" = 1'-0"

3 BUILDING SECTION

<h1>APPROVED</h1>		2014-0019	
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_____ DIRECTOR		_____ DATE	
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INSTRUMENT NO. _____		FILED BOOK NO. _____	
		DATE _____	



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ARCHITECTS PC

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1800 MT
VERNON
AVENUE

Alexandria, VA

[illegible]

PROJECT NUMBER	13030
PRINT DATE	08.17.15
SHEET TITLE	

BUILDING ELEVATIONS

SHEET NUMBER

A400

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NER ARCHITECTS PC

COMMONWEALTH OF VIRGINIA
David Christy, Jr. Engineer
Lic. No. 11715
ARCHITECT

2 LEFT ELEVATION (SOUTH)
1/8" = 1'-0"

NOTE:
1. REFERENCE LANDSCAPE AND CIVIL FOR ALL
SITE LAYOUT ELEMENTS.
2. REFERENCE LANDSCAPE FOR FENCE
DESIGN.



1 REAR ELEVATION (WEST)
1/8" = 1'-0"

<div style="text-align: center;"><h1 style="margin: 0;">APPROVED</h1><h2 style="margin: 0;">SPECIAL USE PERMIT NO.</h2></div>	<div style="text-align: center;"><h3 style="margin: 0;">2014-0019</h3></div>
<div>DEPARTMENT OF PLANNING & ZONING</div>	
<div>_____ DIRECTOR</div>	<div>_____ DATE</div>
<div>DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES</div>	
<div>SITE PLAN NO. _____</div>	
<div>_____ DIRECTOR</div>	<div>_____ DATE</div>
<div>CHAIRMAN, PLANNING COMMISSION</div>	
<div>DATE RECORDED _____</div>	
<div>_____ INSTRUMENT NO.</div>	<div>_____ FIELD BOOK NO.</div>
<div>_____ DATE</div>	

[illegible]

PROJECT NUMBER	13030
PRINT DATE	08.17.15

BUILDING
ELEVATIONS

SHEET NUMBER

A401

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SEAL



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4) $\frac{1}{16}'' = 1'-0''$



1) $\frac{1}{16"} = 1'-0"$

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PROJECT NUMBER 13030

PRINT DATE 08.17.15

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A700

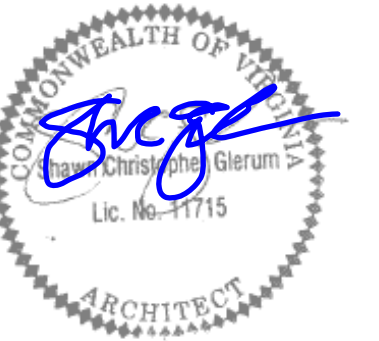
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SEAL



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PROJECT NUMBER	13030
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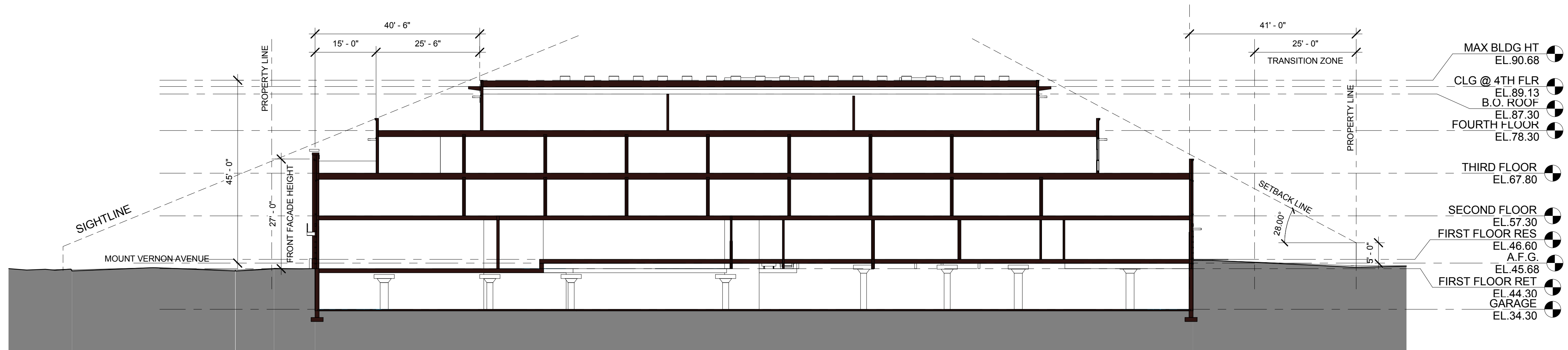
BUILDING SECTIONS

SHEET NUMBER

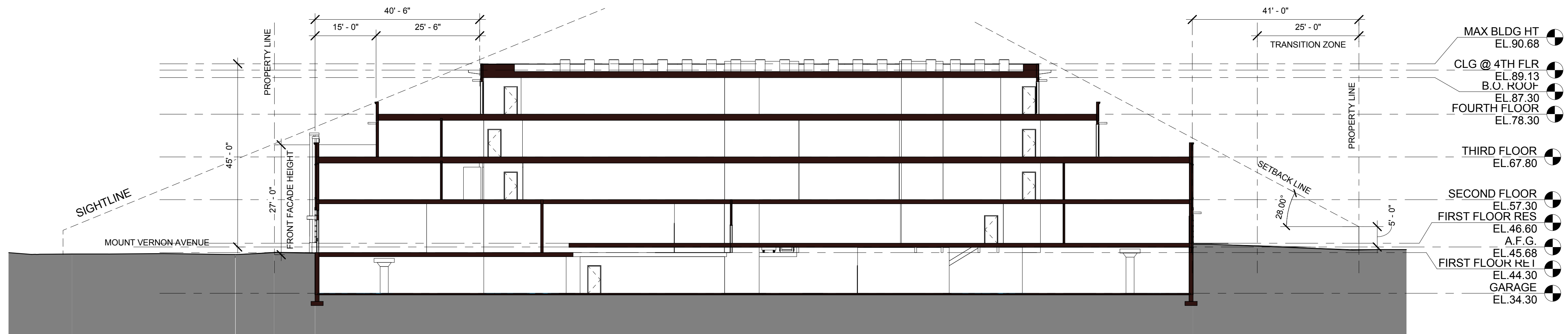
A701

PLANNING

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2 BUILDING SECTION

$$1/16'' = 1'-0''$$


1 BUILDING SECTION

$$1/16'' = 1'-0''$$

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO.			
DIRECTOR		DATE	
CHEIRMAN, PLANNING COMMISSION			
DATE RECORDED		DATE	
INSTRUMENT NO.	FIELD BOOK NO.	DATE	