DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN

RAMSEY HOMES REDEVELOPMENT

699 N PATRICK STREET

AREA TABULATIONS

TOTAL SITE AREA = 0.71 AC OR 30,725 SF
PROP. DEDICATION = ±0.03 AC OR ± 1,413 SF
TOTAL PROP. SITE AREA = ±0.68 AC OR ±29,312 SF

TOTAL EXISTING IMPERVIOUS AREA = ±0.26 AC OR ±11,326 SF
TOTAL PROPOSED IMPERVIOUS AREA = ±0.56 AC OR ±24,394 SF
TOTAL DISTURBED AREA = ±1.18 AC OR ±51,515 SF
TAX PARCEL IDENTIFICATION = 054.04-12-01

PLAN SHEET KEY

NOT APPLICABLE

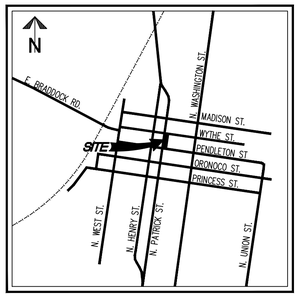
BUILDING CODE ANALYSIS

APPLICABLE CODES	2012 VUSBC (VIRGINIA UNIFORM STATEWIDE BUILDING CODE) 2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL PLUMBING CODE 2012 INTERNATIONAL MECHANICAL CODE 2009 INTERNATIONAL FUEL GAS CODE 2011 NFPA 70 NATIONAL ELECTRICAL CODE 2012 INTERNATIONAL ENERGY CONSERVATION CODE NFPA 72/10 (FIRE ALARM CODE) NFPA 13/10 (SPRINKLER CODE)
ACCESSIBILITY CODES	2009 ICC/ANSI A 117.1 2012 INTERNATIONAL BUILDING CODE FAIR HOUSING ACT OF 1988 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
OCCUPANCY CLASSIFICATION & CONSTRUCTION TYPE	
MAIN USE GROUP (302.1)	R2–RESIDENTIAL, MULTI–FAMILY S2– PARKING GARAGE, STORAGE (LOW HAZARD)
CONSTRUCTION TYPES (601)	R2 TYPE V–A S2 TYPE I–A
MEANS OF EGRESS	
REMOTENESS OF EXITS (1015.2.1)	1/4 (MIN) DIAGONAL DISTANCE
LENGTH OF EXIT ACCESS TRAVEL	250' FOR R2; 400' FOR S2
DEAD END CORRIDOR (1018.4)	50' (MAX) FOR R2; 2.5X WIDTH OF CORRIDOR
CORRIDOR WIDTH	44" (MIN)
COMMON PATH OF TRAVEL (1014.3)	125' FOR R2; 100' FOR S2
EXIT STAIR WIDTH	44" (MIN)
EXIT STAIR HEADROOM	80" (MIN)

	SOUTH RESIDENTIAL BUILDING	NORTH RESIDENTIAL BUILDING	GARAGE
SPRINKLER SYSTEM PROVIDED	YES	YES	YES
TYPE OF SYSTEM	NFPA–13R	NFPA–13R	NFPA–13R
BUILDING HEIGHT			
BUILDING HEIGHT ALLOWED PER TABLE 503	3 STORIES, 50'	3 STORIES, 50'	UNLIMITED
INCREASE DUE TO SPRINKLER SYSTEM	1 STORY, 20'	1 STORY, 20'	
TOTAL ALLOWED WITH INCREASES	4 STORIES, 60'	4 STORIES, 60'	
ACTUAL HEIGHT PROVIDED	3 STORIES, 35' LOW–RISE (1–5 STORIES WITH STRUCTURAL WOOD FRAME CONSTRUCTION)	3 STORIES, 35' LOW–RISE (1–5 STORIES WITH STRUCTURAL WOOD FRAME CONSTRUCTION)	
AREA CALCULATIONS			
BUILDING AREA ALLOWED PER TABLE 503	12,000 SF PER STORY	12,000 SF PER STORY	UNLIMITED
AREA INCREASE DUE TO FRONTAGE			
IF= (F/P–0.25)W/30			
TOTAL BUILDING PERIMETER (P)	513'	513'	
PERIMETER W/ 20 FT. MIN. OPEN SPACE	I=W/30 X (100 X [F/P – 0.25])	I=W/30 X (100 X [F/P – 0.25])	
PERIMETER OPEN CALCULATION	I=28.55/30 X (100 X [513/513–0.25])	I=28.55/30 X (100 X [513/513–0.25])	
	I=0.95 X (100 X [1–0.25])	I=0.95 X (100 X [1–0.25])	
	I=71%	I=71%	
ALLOWABLE BUILDING AREA INCREASE CALCULATION			
Aa= At+[(At X If)] + [(At X Is)]			
Aa= 12,000+[(12,000 X 0.71)+(12,000 X 0.00)]			
Aa= 12,000+[8,520]			
Aa= 20,520 SF			
20,520 = (20,520 X 3)/3	20,520 SF PER STORY	20,520 SF PER STORY	
ACTUAL AREA PROVIDED	9,697 SF (< 20,520 SF)	9,798 SF (< 20,520 SF)	20,787 SF (< UNLIMITED)

VICINITY MAP

SCALE: 1"=2000'



PROJECT DESCRIPTION NARRATIVE

THIS APPLICATION PROPOSES REDEVELOPMENT OF THE RAMSEY HOMES SITE WHICH IS CONSISTENT WITH THE ARHA 2012–2022 STRATEGIC PLAN, THE CITY'S HOUSING MASTER PLAN AND THE BRADDOCK EAST MASTER PLAN. THE PROJECT INVOLVES THE REDEVELOPMENT OF AN UNDERUTILIZED AND OBSOLETE PUBLIC HOUSING SITE INTO A MIXED–INCOME, MULTI–FAMILY RENTAL HOUSING SITE. THE DEVELOPMENT PLAN PROPOSES TO DEMOLISH FOUR (4) EXISTING BUILDINGS WHICH CONTAIN FIFTEEN (15) EXISTING MULTI–FAMILY RESIDENTIAL UNITS AND CONSTRUCT TWO MULTI–FAMILY RESIDENTIAL BUILDINGS CONTAINING FIFTY THREE (53) MULTI–FAMILY, AFFORDABLE DWELLING RENTAL UNITS AND THE CONSTRUCTION OF A LEVEL OF UNDERGROUND PARKING GARAGE. THE PROJECT WILL BE AFFORDABLE TO HOUSEHOLDS AT A RANGE OF INCOME LEVELS. DEDICATION OF ±0.03 AC ALONG NORTH PATRICK STREET IS ALSO PROPOSED WITH THIS PLAN. ALL NECESSARY SUPPORTING INFRASTRUCTURE, INCLUDING RETAINING WALLS, UTILITIES AND WALKS, WILL BE PROVIDED WITH THIS APPLICATION.

THIS SITE IS BOUND BY WYTHE ST. TO THE NORTH, A PUBLIC ALLEY TO THE EAST, PENDLETON ST. TO THE SOUTH AND NORTH PATRICK ST. TO THE WEST.

ARCHAEOLOGY NOTES

1. THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING GROUND DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2–151 OF THE ZONING ORDINANCE) SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703–746–4399.

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

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

4. CERTIFICATES OF OCCUPANCY SHALL NOT BE ISSUED FOR THIS PROPERTY UNTIL INTERPRETIVE ELEMENTS HAVE BEEN CONSTRUCTED, INTERPRETIVE MARKERS HAVE BEEN ERECTED, AND THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, 100 YEAR FLOODPLAIN, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.

THERE ARE NO AREAS OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY MARINE CLAYS MAP.

CONSIDERING THE DATE OF CONSTRUCTION OF THE BUILDINGS, ASBESTOS CONTAINING MATERIALS (ACM) MAY BE PRESENT. SEE PHASE 1 ENVIRONMENTAL STUDY (BY OTHERS) FOR MORE INFORMATION. A PHASE 2 STUDY IS CURRENTLY UNDERWAY, ADDITIONAL INFORMATION WILL BE PROVIDED AT THE COMPLETION OF THAT STUDY.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. A DEVELOPMENT SPECIAL USE PERMIT, WITH SITE PLAN TO INCREASE THE FLOOR AREA RATIO TO 2.0 IS REQUESTED PER CRMU–M ZONE [Z.O. 5–205(C)].
2. A MASTER PLAN AMENDMENT TO THE BRADDOCK EAST MASTER PLAN.
3. REZONING OF EXISTING PARCEL 054.04–12–01 FROM ZONE RB TO ZONE CRMU–M.
4. A TRANSPORTATION MANAGEMENT PLAN SPECIAL USE PERMIT.
5. A MODIFICATION TO REDUCE THE 25% TREE COVERAGE REQUIREMENT (Z.O. 7–2507)
6. A MODIFICATION OF THE 75' VISION SIGHT TRIANGLE AT INTERSECTION OF NORTH PATRICK STREET AND PENDLETON STREET (Z.O. 7–801(B))]
7. A PERMIT TO DEMOLISH AND A CERTIFICATE OF APPROPRIATENESS FROM THE PARKER GRAY BOARD OF ARCHITECTURAL REVIEW OR CITY COUNCIL APPROVAL.

DEVELOPMENT TEAM INFORMATION

1. RECORD OWNER:
ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
401 WYTHE STREET
ALEXANDRIA, VA 22314
ATTN: CONNIE STAUDINGER

2. DEVELOPER:
VIRGINIA HOUSING DEVELOPMENT LLC
401 WYTHE STREET
ALEXANDRIA, VA 22314
ATTN: CONNIE STAUDINGER

3. PLAN PREPARED BY:
WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046
ATTN: BEN FLOOD

4. ARCHITECT:
KTGY GROUP, INC.
8605 WESTWOOD CENTER DR
SUITE 300
VIENNA, VA 22182
ATTN: SMITA ANAND

5. LAND USE ATTORNEY:
LAND CARROLL & BLAIR PC
524 KING STREET
ALEXANDRIA, VA 22314
ATTN: DUNCAN BLAIR

6. ARCHEOLOGIST:
THUNDERBIRD ARCHEOLOGY
A DIVISION OF WETLAND
STUDIES AND SOLUTIONS (WSSI)
5300 WELLINGTON BRANCH DRIVE
GAINESVILLE, VA 20155
ATTN: BOYD SIPE

5. TRANSPORTATION CONSULTANT:
WELLS + ASSOCIATES
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VA 22102
ATTN: CHRIS TURNBULL

6. UTILITY CONSULTANT:
DAVIS UTILITY CONSULTING , LCC
4025 FAIR RIDGE DRIVE, SUITE 200
FAIRFAX, VA 22033
ATTN: MARCUS DAVIS

ZONING TABULATIONS

ZONING:	EXISTING ZONE:RB; PROPOSED ZONE: CRMU–M
MASTER PLAN:	BRADDOCK EAST MASTER PLAN
SITE AREA (SQ. FT) (ACRES):	EX: 0.71 AC OR 30,725 SF; PROP: ±0.68 AC OR ±29,312 SF
USE:	EXISTING: MULTI–FAMILY RESIDENTIAL PROPOSED: MULTI–FAMILY RESIDENTIAL

	EXISTING RB	PERMITTED/REQUIRED CRMU–M	PROVIDED CRMU–M
FAR	0.75	2.0*	1.72 *,**, ***
DENSITY	MAX. 22 DU/AC	N/A	(53 DU/0.71 AC) 74.65 DU/AC **, ***
GROSS FLOOR AREA (SF)		N/A	±78,500 SF
NET FLOOR AREA (SF)	N/A	N/A	±52,774 SF
POST DEDICATION LOT AREA (SF)	MIN. 1,980/DU	N/A	±29,312 SF
SETBACKS (FT)			
FRONT (PENDLETON ST.)	0	N/A	± 0.3'
FRONT (N. PATRICK ST.)	0	N/A	± 0.1'
FRONT (WYTHE ST.)	0	N/A	± 5.8'
REAR	1:1 RATIO MIN. 8'	N/A	± 4.7'
SIDE	MIN. 5'	N/A	N/A
FRONTAGE	MIN. 50'	N/A	±523 FT
OPEN SPACE (SF)			
GROUND OPEN SPACE (SF)	40%	40%	(±4,689 SF) ±16% ****
ROOF TOP OPEN SPACE (SF)	N/A	N/A	(±7,040 SF) ±24% ****
AVERAGE FINISHED GRADE	–	–	± 44.68 (NORTH) ± 43.89 (SOUTH)
HEIGHT (FT)	45'	PER SMALL AREA PLAN (45' MAX)	±39 FT
PARKING TABULATIONS			
TOTAL SPACES	8 SPACES	28 *****	29 SPACES
STANDARD	N/A	30% MIN.	27 SPACES (100%)
COMPACT	N/A	70% MAX.	0 SPACES (0%)
ADA SPACES	N/A	N/A	2 SPACES
TRIP GENERATION	13	–	±47 TRIPS (PM PEAK HOUR) ******

* A SPECIAL USE PERMIT IS BEING REQUESTED TO PERMIT A MAXIMUM OF 2.0 FAR. [5–205(C)]
** A MASTER PLAN AMENDMENT IS REQUESTED TO THE BRADDOCK EAST AREA PLAN.
*** EX. SITE AREA, PRIOR TO DEDICATION, USED TO CALCULATE FAR AND DENSITY.
**** A TOTAL OF 40% OPEN SPACE IS PROVIDED VIA GROUND LEVEL AND ROOFTOP OPEN SPACES.
***** REQUIRED LISTED PER NEW CITY OF ALEXANDRIA ZONING ORDINANCE PARKING REQUIREMENTS.
****** AVERAGE DAILY TRAFFIC PROVIDED BY WELLS AND ASSOCIATES (SEE ENCLOSED TRANSPORTATION SCREENING WORKSHEET)

PARKING TABULATION

REQUIRED PARKING (PER Z.O.)

BASE RATE: AFFORDABLE HOUSING 60% AMI: 0.75 SP/UNIT
BASE RATE: AFFORDABLE HOUSING 50% AMI: 0.65 SP/UNIT
BASE RATE: AFFORDABLE HOUSING 30% AMI: 0.50 SP/UNIT
CREDITS: LOCATED WITHIN 0.5 MILE METRO STATION: 10%
CREDITS: WALKABILITY INDEX SCORE BETWEEN 90–100: 10%
CREDITS: FOUR OR MORE BUS ROUTES WITHIN 0.25 MILE: 5%

FINAL RATE: 60% AMI: (0.75 SP/UNIT)–[0.75 SP/UNIT * (10%+10%+5%)] = 0.5625 SP/UNIT
FINAL RATE: 50% AMI: (0.65 SP/UNIT)–[0.65 SP/UNIT * (10%+10%+5%)] = 0.4875 SP/UNIT
FINAL RATE: 30% AMI: (0.50 SP/UNIT)–[0.50 SP/UNIT * (10%+10%+5%)] = 0.3750 SP/UNIT

27 UNITS @ 60% AMI: 27 UNITS * 0.5625 SP/UNIT = 16 SPACES
11 UNITS @ 50% AMI: 11 UNITS * 0.4875 SP/UNIT = 6 SPACES
15 UNITS @ 30% AMI: 15 UNITS * 0.3750 SP/UNIT = 6 SPACES

PARKING REQUIRED (PER Z.O.) = 28 SPACES

BICYCLE PARKING RATE: RESIDENTIAL: 3 SP/ 10 UNIT
BICYCLE PARKING RATE: VISITOR: 1 SP/ 50 UNIT
53 UNITS @ 3 SP/ 10 UNIT = 16 SPACES (CLASS 1 OR 2)
53 UNITS @ 1 SP/ 50 UNIT = 2 SPACES (CLASS 2 OR 3)
BICYCLE PARKING REQUIRED = 18 SPACES

PROPOSED PARKING

PARKING PROVIDED (ON SITE) = ±29 PARKING SPACES
STANDARD SPACES = ±27 PARKING SPACES
ADA SPACES = ±2 PARKING SPACES
PARKING PROVIDED (ON STREET) = ±5 PARKING SPACES *

* ON STREET PARKING ONLY ACCOUNTS FOR SPACES ALONG PENDLETON STREET AND WYTHE ST. AN ADDITIONAL 15 SPACES EXISTS ON N. PATRICK STREET, HOWEVER THOSE SPACES ARE SUBJECT TO RESTRICTED HOURS.

BICYCLE PARKING PROVIDED: CLASS 1 (GARAGE) = ±18 SPACES
BICYCLE PARKING PROVIDED: CLASS 2 (OUTSIDE) = ±2 SPACES

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CIVIL

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DRAWN: DV | CHECKED: BFAW
SCALE: AS–SHOWN | DATE: 8/21/15

COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No.041851 — 8/21/15 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. 2014-0035
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 54–04 Job No. 13–093 File Name Q:\sdskproj\14029\dwg\Planning\Plans\DSUP\14029P–0101.dwg

SHEET: P-0101

CONSTRUCTION NOTES

CONTRACTOR AND DEVELOPER ARE ADVISED THAT ANY ELECTRONIC FILES ASSOCIATED WITH THE PREPARATION OF THESE PLANS WILL NOT BE RELEASED TO OTHERS FOR USE IN CONSTRUCTION STAKEOUT OR RELATED SERVICES.

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED IF REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR CAUSING EXISTING UTILITIES TO BE DISCONNECTED.
6. THE CONTRACTOR SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7. ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
8. EXISTING WELLS SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD REQUIREMENTS.
9. EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
10. ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
11. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSION, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
12. THE CONTRACTOR IS TO VERIFY INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
13. EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONTRACTOR.
14. EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION.
15. DAMAGE TO ANY EXISTING ENTRANCES, CURB AND GUTTER, PAVEMENT OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE REPAIRED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB.
17. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
18. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, CONTACT ENGINEER FOR ADDITIONAL INFORMATION PRIOR TO CONSTRUCTING IMPROVEMENTS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED.
19. THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA AND IT'S CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
20. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.
22. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
23. NO EVIDENCE OF GRAVES OR BURIAL SITES HAS BEEN FOUND ON THIS PROPERTY.
24. THERE ARE NO MAPPED RESOURCE PROTECTION AREAS ON THIS PROPERTY.
25. ALL ON-SITE RETAINING WALLS ARE SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. THIS PLAN IS FOR LOCATION AND PROPOSED GRADING ONLY. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE ACCOMPLISHED BY OTHERS.
26. THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION. WATERPROOFING FOR FILL AGAINST BUILDINGS AND LOCATION OF MECHANICAL EQUIPMENT AND CONNECTIONS AT THE FACES OF BUILDINGS.
27. SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR THE PONDING OF WATER ON THE ROADWAY.
28. THE CALIFORNIA BEARING RATION (CBR) VALUES OF IN-SITU MATERIAL SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TEST FOR ACTUAL DETERMINATION OF REQUIRED THICKNESS OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS. THE PAVEMENT SECTION SHALL BE DESIGNED BY AN GEOTECHNICAL/LICENCED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.
29. PROPOSED PAVEMENT SECTION DEPTH(S) ARE BASED ON A CBR VALUE OF 10. LABORATORY TESTS OF SUBGRADE SOIL SHALL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBGRADE THICKNESS PRIOR TO PAVING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION. SEE SOILS REPORT, BY OTHERS, FOR ADDITIONAL INFORMATION.
30. EMERGENCY VEHICLE EASEMENTS AND HANDICAPPED PARKING SPACES TO BE MARKED BY CITY OF ALEXANDRIA STANDARD SIGNAGE AND ADA REQUIREMENTS.
31. ALL STRIPING AND SIGNAGE TO MEET MUTCD STANDARDS.
32. ALL EROSION CONTROLS SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST VERSION OF) AND MUST BE SUBMITTED AND APPROVED BY T&ES.
33. ALL EMERGENCY VEHICLE EASEMENTS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS (CSAP-1A).
34. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND SOILS REPORT REQUIREMENTS.
35. ALL SOLID WASTE SHALL BE DELIVERED TO A REFUSE DISPOSAL FACILITY DESIGNATED BY THE DIRECTOR OF T&ES. ALL FUTURE LEASE OR PROPERTY SALES SHALL STIPULATE THIS REQUIREMENT.
36. PROVIDE ALL PEDESTRIAN AND TRAFFIC SIGNAGE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) TO THE SATISFACTION OF THE DIRECTOR OF T&ES.
37. ALL PRIVATE UTILITIES ARE TO BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.
38. THE STORMWATER COLLECTION SYSTEM IS LOCATED WITHIN THE HUFFS RUN TO CAMERON RUN WATERSHED.
39. PRIOR TO RELEASE OF THE PERFORMANCE BOND, A COPY OF THE OPERATION AND MAINTENANCE MANUAL FOR THE STORMWATER MANAGEMENT FACILITY SHALL BE SUBMITTED TO THE DIVISION OF ENVIRONMENTAL QUALITY ON DIGITAL MEDIA.
40. THERE ARE NO KNOWN AREAS OF MARINE CLAY ON THIS SITE ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY MAP.
41. THIS PROJECT IS LOCATED IN A COMBINED SEWER AREA.
42. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
43. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN PUBLIC EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
44. ALL STORM DRAINS NOT SHOWN WITHIN A PUBLIC EASEMENT OR IN A PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
45. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT 703-706-3889 AND RECEIVE AN APPROVED PROPOSAL BEFORE CONSTRUCTION, DEMOLITION AND INSPECTION OF WATER FACILITIES. ALL THE PROPOSED WET TAPS ON AN EXISTING WATER MAIN SHALL BE INSTALLED BY VAWC. ALL PROPOSED WATER MAIN SHALL BE POLYETHYLENE ENCASED.
46. EXISTING SIDEWALKS SHALL REMAIN OPEN DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
47. PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE, AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSES; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THIS FINAL SITE PLAN INCLUDES A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
48. CONTRACTOR SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
49. PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR A LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL OUTLINE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
50. THE TERM "MECHANICAL PLANS" AS USED IN THIS PLAN SHALL REFER TO MECHANICAL AND PLUMBING DRAWINGS.

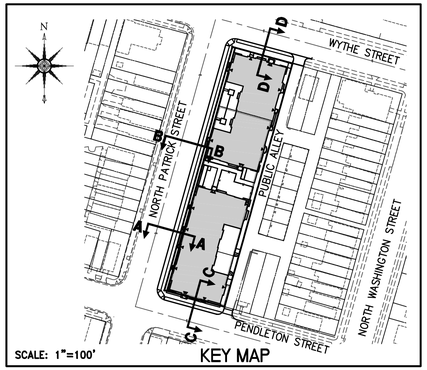
CITY STANDARD NOTES

1. 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.

2. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT JOE FIANDER AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4400 AND THE ALEXANDRIA ENVIRONMENTAL HEALTH DIVISION AT 703-746-4400.

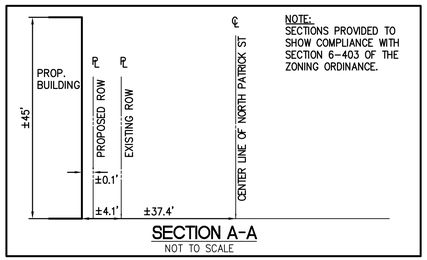
3. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
   MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND
   SATURDAYS FROM 9AM TO 6PM
   NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   MONDAY THROUGH FRIDAY FROM 9AM TO 6PM
   AND SATURDAYS FROM 10AM TO 4PM

SITE SECTIONS



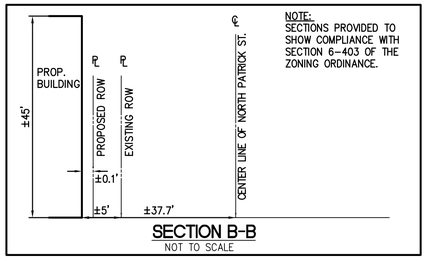
SCALE: 1"=100'

KEY MAP



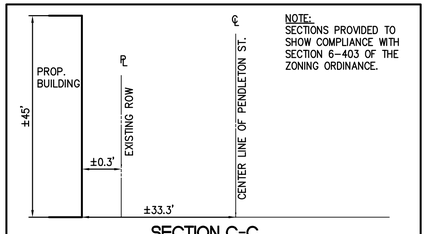
SECTION A-A
NOT TO SCALE

NOTE:
SECTIONS PROVIDED TO SHOW COMPLIANCE WITH SECTION 6-403 OF THE ZONING ORDINANCE.



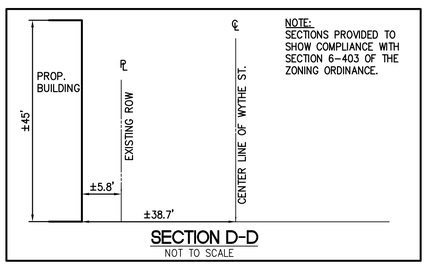
SECTION B-B
NOT TO SCALE

NOTE:
SECTIONS PROVIDED TO SHOW COMPLIANCE WITH SECTION 6-403 OF THE ZONING ORDINANCE.



SECTION C-C
NOT TO SCALE

NOTE:
SECTIONS PROVIDED TO SHOW COMPLIANCE WITH SECTION 6-403 OF THE ZONING ORDINANCE.



SECTION D-D
NOT TO SCALE

NOTE:
SECTIONS PROVIDED TO SHOW COMPLIANCE WITH SECTION 6-403 OF THE ZONING ORDINANCE.

STORMWATER MANAGEMENT NARRATIVE

STORMWATER RUNOFF FROM THE SITE CURRENTLY FLOWS SOUTH AND EAST AND DISCHARGES INTO A COMBINED SEWER SYSTEM. THIS DEVELOPMENT IS SUBJECT TO THE COMBINED SEWER SYSTEM MANAGEMENT POLICY PER MEMO TO INDUSTRY 07-14.

THE APPLICANT MET WITH STAFF ON JULY 15, 2015 TO DISCUSS THE PROPOSED STORMWATER SEPARATION STRATEGY AND MITIGATION PLAN. MEETING MINUTES DATED JULY 16, 2015 WERE ISSUED TO STAFF DETAILING THE OUTCOME OF THAT DISCUSSION. SEE THOSE MEETING MINUTES FOR ADDITIONAL INFORMATION.

AN ANALYSIS OF THE EXISTING STORM SEWER INFRASTRUCTURE HAS FOUND THAT A CONNECTION TO AN EXISTING SEPARATED SEWER FACILITY WITHIN THE LIMITS OF GRAVITY FLOW FROM THE PROPOSED DEVELOPMENT IS NOT FEASIBLE. ADDITIONALLY, RETENTION OF 50% OF GENERATED STORM WATER RUNOFF CANNOT BE ACHIEVED ON SITE DUE TO THE INCORPORATION OF AN UNDERGROUND PARKING GARAGE WHICH EXTENDS OVER THREE QUARTERS OF THE PROPERTY AND ELIMINATES THE ABILITY TO PROVIDE INFILTRATION. SEE SHEET P-0704 FOR ADDITIONAL INFORMATION AND ANALYSIS. IN ORDER TO MEET THE REQUIREMENTS OF MEMO TO INDUSTRY 07-14 FOR STORM SEWER SEPARATION, THE APPLICANT PROPOSES THE REMOVAL OF THE EXISTING ASPHALT PUBLIC ALLEY LOCATED TO THE EAST OF THE SUBJECT PARCEL AND REPLACE IT WITH A PERMEABLE SURFACE AND DETAIN THE POST DEVELOPMENT 2 YEAR 24 HOUR STORM PEAK RATE BELOW THE PRE DEVELOPMENT PEAK RATE.

A PRELIMINARY ANALYSIS SHOWS THAT THE PROPOSED DEVELOPMENT WILL INCREASE THE AMOUNT OF IMPERVIOUS AREA ONSITE. THIS DEVELOPMENT PROPOSES THE USE OF A BMP FACILITY LOCATED WITHIN THE GARAGE TO MEET THE WATER QUALITY REQUIREMENTS SET FORTH IN ARTICLE VIII OF THE ZONING ORDINANCE. SEE SHEET P-0702 FOR VIRGINIA RUNOFF REDUCTION METHOD CALCULATIONS SHOWING COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENTS.

IT IS EXPECTED THAT 100% OF THE WATER QUALITY VOLUME WILL BE TREATED WITH THE PROPOSED BMP LOCATED WITHIN THE GARAGE AND THE CONVERSION OF THE PUBLIC ALLEY TO A PERMEABLE SURFACE. THEREFORE, A MONETARY CONTRIBUTION TO THE CITY'S WATER QUALITY EQUIVALENCY FUND IS NOT EXPECTED TO BE REQUIRED.

THE DEVELOPMENT PROPOSES A CONNECTION TO A MANMADE STORM SEWER CONVEYANCE SYSTEM WITHIN PENDLETON STREET THAT IS EXPECTED TO EXPERIENCE LOCALIZED FLOODING. IN ORDER TO MEET THE CHANNEL PROTECTION REQUIREMENTS SET FORTH IN SECTION 13-109.F.1, THE DEVELOPMENT WILL DETAIN THE SITE'S 2 YEAR-24 HOUR STORM PEAK FLOW RATE WITHIN AN UNDERGROUND DETENTION VAULT AND RELEASE IT SUCH THAT THE RUNOFF DOES NOT CAUSE EROSION WITHIN THE SYSTEM. IN ORDER TO MEET THE FLOOD PROTECTION REQUIREMENTS SET FORTH IN SECTION 13-109.F.2, THE DEVELOPMENT PROPOSES THE DETENTION OF THE POST DEVELOPMENT 10 YEAR-24 HOUR STORM PEAK FLOW RATE BELOW THAT OF THE PRE DEVELOPMENT 10 YEAR-24 HOUR STORM PEAK FLOW RATE. AS NOTED ABOVE, IN ORDER TO MEET REQUIREMENTS OF MEMO TO INDUSTRY 07-14, THE APPLICANT PROPOSES ADDITIONAL DETENTION OF THE 2 YEAR 24 HOUR STORM SO THAT THE POST DEVELOPMENT PEAK RATE IS HELD BELOW THE PRE DEVELOPMENT PEAK RATE.

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY SERVED BY A COMBINED SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL OUTFALL INTO A SEPARATED SANITARY SEWER SYSTEM LOCATED IN WYTHE STREET. THEREFORE, THE REQUIREMENTS FOR SANITARY SEWER SEPARATION PER MEMO TO INDUSTRY 07-14 ARE MET.

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT OF RESIDENTIAL APARTMENTS WILL BE APPROXIMATELY: 300 GPD x 53 UNITS x 4.0 = 63,600 GPD WHICH EXCEEDS 10,000 GPD. A PRELIMINARY STUDY OF THE DOWNSTREAM SEWER SYSTEM SHOWS THE OUTFALL TO BE ADEQUATE IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14, SEE SHEET P-0901.

GEOTECHNICAL REPORT NOTE

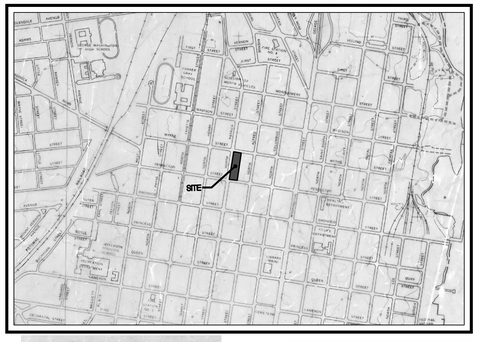
A SITE SPECIFIC GEOTECHNICAL REPORT WILL BE PREPARED FOR THIS PROPERTY (TO BE SUBMITTED BY OTHERS AND UNDER SEPARATE COVER). THERE ARE NO KNOWN SOURCES OF MARINE CLAY ACCORDING TO THE CITY'S MARINE CLAY SOILS MAP ON THIS PROPERTY.

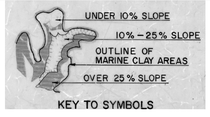
GREEN BUILDING NARRATIVE

THE BUILDING WILL BE DESIGNED WITH ENVIRONMENTALLY CONSCIOUS STRATEGIES IN ORDER TO MEET THE CITY'S ENVIRONMENTAL POLICY. SPECIFIC GREEN BUILDING TECHNIQUES WILL BE EXPLORED AND DETAILED AS THE BUILDING EVOLVES THROUGHOUT THE DESIGN PROCESS.

MARINE CLAY SOILS MAP

SCALE: 1"=1,000'





KEY TO SYMBOLS

APPROVED
SPECIAL USE PERMIT NO. 2014-0035
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

WALTER L. PHILLIPS, INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DRAWN: DV | CHECKED: BF / AV | SCALE: AS NOTED | DATE: 8/21/15

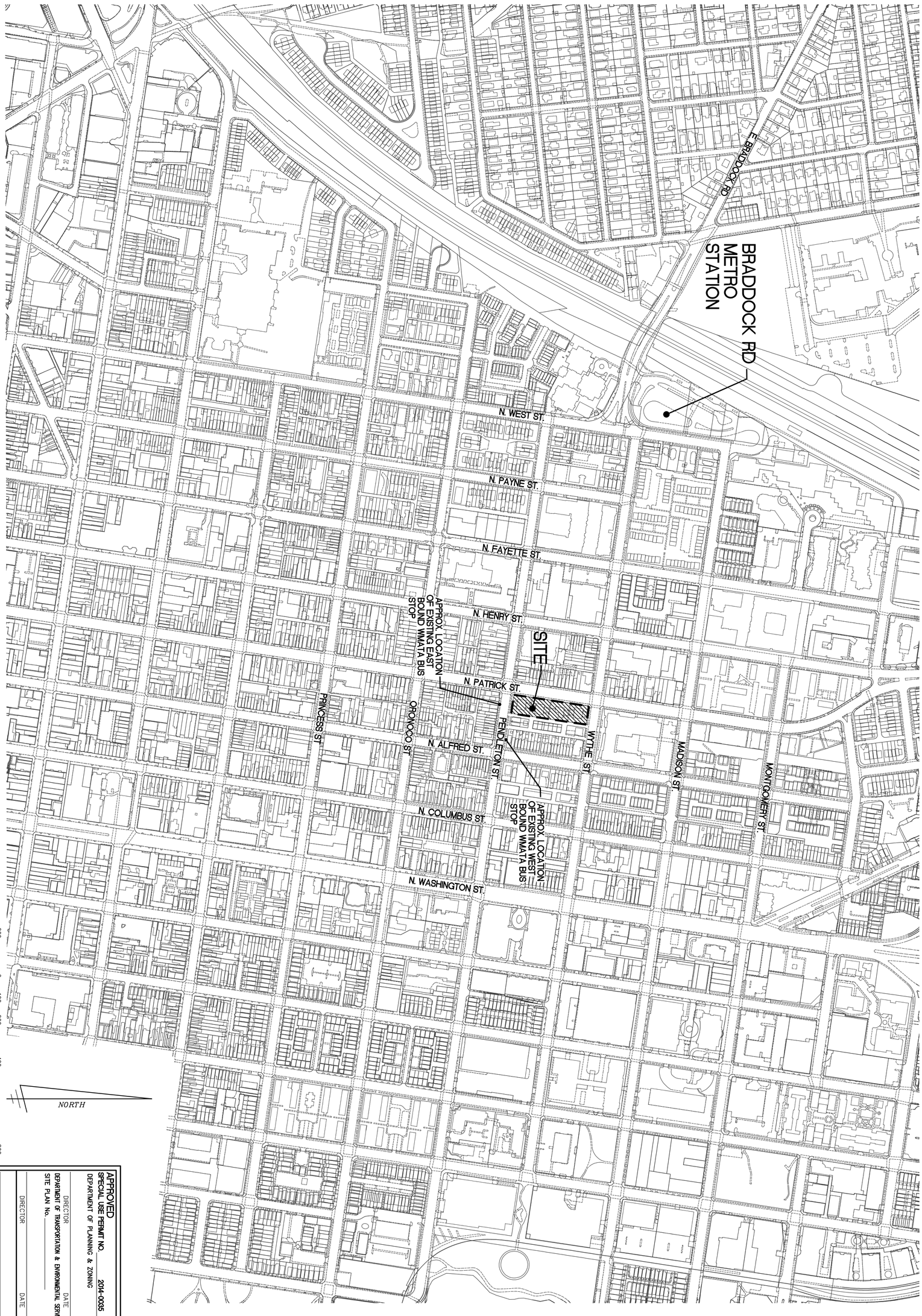
COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No. 041851
8/21/15
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

NOTES AND TABULATIONS

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA



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

SITE CONTEXT PLAN

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

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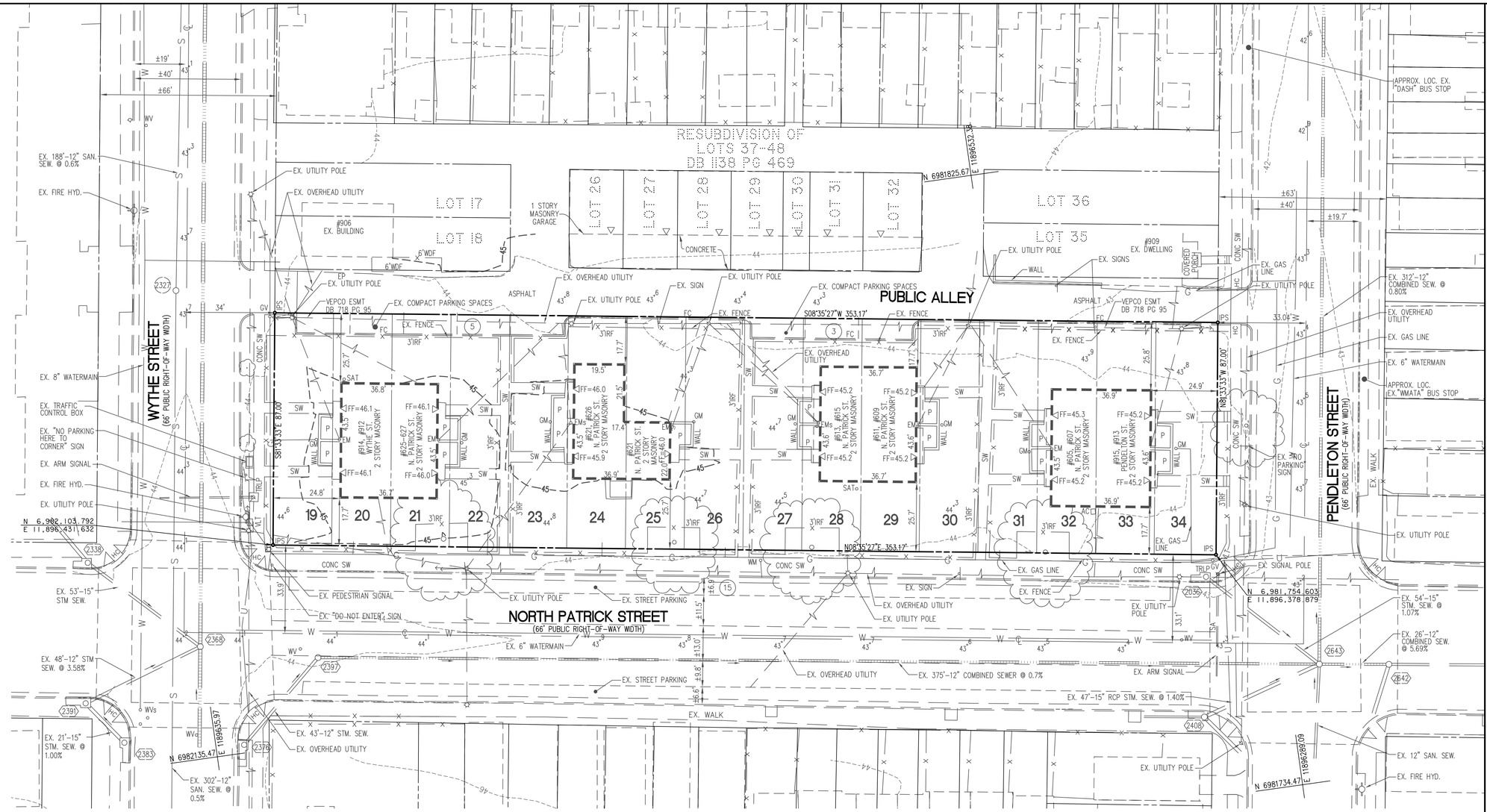
SCALE: 1" = 200' | DATE: 8/21/15 | DRAWN: DV | CHECKED: BF / AV

SHEET: P-0301

File No. ALEX
Tax Map No. 64.04
Job No. 14-068
Gladd Dwg File: G:\data\proj\14068\dwg\Planning\Plans\DSUP\14068P-0301.dwg
Xref:

LEGEND

DESCRIPTION	EXISTING
CURB & GUTTER CG-2	
TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
SANITARY SEWER	S
COMBINED SEWER	
SANITARY LATERAL	SL
CLEAN OUT	C.O.
STORM SEWER	
WATER MAIN	W
FIRE HYDRANT	
PLUG	
OVERHEAD WIRES	
UTILITY POLE	
UNDERGROUND ELECTRIC	UE
TELEPHONE	T
GAS MAIN	G
ELECTRICAL	E
TRANSFORMER	
HANDICAP RAMP (CG-12)	
GUARDRAIL	
FENCE	
TRAFFIC FLOW	
LIGHT	
DOOR	
TREES	
CONTOURS	260 / 264
SPOT ELEVATION	+264.50
DRAINAGE FLOW DIRECTION	
TOP OF CURB	TC
BOTTOM OF CURB	BC
TOP OF WALL	TW
BOTTOM OF WALL	BW
HIGH POINT	H.P.
LIMITS OF DISTURBANCE	
MANHOLE	



NOTES

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 054.04-12-01 AND IS ZONED RB.
2. THE PROPERTY IS NOW IN THE NAME OF ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY, AS RECORDED IN DEED BOOK 356 AT PAGE 407, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
4. TOTAL AREA OF THE PROPERTY IS 30,725 SQUARE FEET OR 0.7054 ACRES.
5. THIS PLAN IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190041E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER 1401406, EFFECTIVE DATE OCTOBER 31, 2014.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 76 AT PAGE 239 AND DEED BOOK 356 AT PAGE 407.
9. THE PROPERTY SHOWN HEREON IS SUBJECT TO AGREEMENTS WITH THE CITY OF ALEXANDRIA, VIRGINIA RECORDED IN DEED BOOK 735 AT PAGE 722, DEED BOOK 736 AT PAGE 1, AND DEED BOOK 1158 AT PAGE 890.
10. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER DH7960; LOYOLA B COOP CORS ARP. THE COMBINED FACTOR THAT HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995704. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
11. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 24, 2014; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
12. THIS SURVEY WAS PERFORMED AT THE REQUEST OF ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY.

STORM AS-BUILT DATA

SD 2383	
CURB INLET TOP =	44.67
15"RCP OUT (SD 2391)=	40.32
SD 2391	
CURB INLET TOP =	44.25
15"RCP IN (SD 2383)=	---
12"RCP OUT (SD 2368)=	40.13
SD 2338	
CURB INLET TOP =	44.39
15"RCP IN (N.EAST)=	40.49
INV OUT (SD 2368)=	37.72
SD 2368 (COMBINED)	
MANHOLE TOP =	44.16
12"RCP IN (SD 2391)=	38.41
15"INV IN (WEST)=	38.09
15"RCP IN (SD 2338)=	37.92
12"INV IN (NORTH)=	37.27
15"INV OUT (SD 2346)=	37.10
SD 2346 (COMBINED)	
MANHOLE TOP =	42.80
INV IN (S.EAST)=	34.46
15"INV IN (SD 2368)=	33.85
INV IN (NORTH)=	32.94
INV OUT (SOUTH)=	32.92
SD 2397 (COMBINED)	
MANHOLE TOP =	44.03
12"INV IN (SD 2376)=	38.85
12"INV OUT (SD 2643)=	38.11

PIPE SIZES FROM RECORD INFORMATION

SD 2408	
CURB INLET TOP =	43.40
8"RCP IN (NORTH)=	39.99
15"RCP IN (S.WEST)=	39.18
15"RCP OUT (SD 2643)=	36.52
STANDING WATER	
SD 2036	
CURB INLET TOP =	43.42
15"INV OUT (SD 2643)=	36.35
SD 2643 (COMBINED)	
MANHOLE TOP =	43.22
15"RCP IN (SD 2408)=	35.86
15"RCP IN (SD 2036)=	35.77
12"INV IN (SD 2397)=	35.39
12"INV IN (WEST)=	35.08
12"INV OUT (SD 2642)=	35.35
12"INV OUT (SD 2768)=	34.91
SD 2642 (COMBINED)	
MANHOLE TOP =	43.14
12"INV IN (WEST)=	34.64
12"INV IN (SD 2643)=	33.87
12"INV OUT (SOUTH)=	33.87
SD 2768 (COMBINED)	
MANHOLE TOP =	42.12
12"INV IN (EAST)=	32.84
12"INV IN (WEST)=	32.40
15"INV IN (NORTH)=	31.19
15"INV OUT (SOUTH)=	31.18

PIPE SIZES FROM RECORD INFORMATION

SANITARY AS-BUILT DATA

SMH 2347	
MANHOLE TOP =	42.75
12"INV IN (NORTH)=	29.27
12"INV IN (EAST)=	29.25
12"INV OUT (SMH 2327)=	28.85
SMH 2327	
MANHOLE TOP =	43.54
12"INV IN (SMH 2347)=	27.72
12"INV OUT (SMH 2742)=	27.66
SMH 2742	
MANHOLE TOP =	45.90
12"INV IN (SMH 2327)=	26.27
12"INV OUT (WEST)=	26.10

PIPE SIZES FROM RECORD INFORMATION

20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

VCS 83 NORTH ZONE

APPROVED
SPECIAL USE PERMIT NO. 2014-0035
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No. 041851 — 8/21/15 — PROFESSIONAL ENGINEER

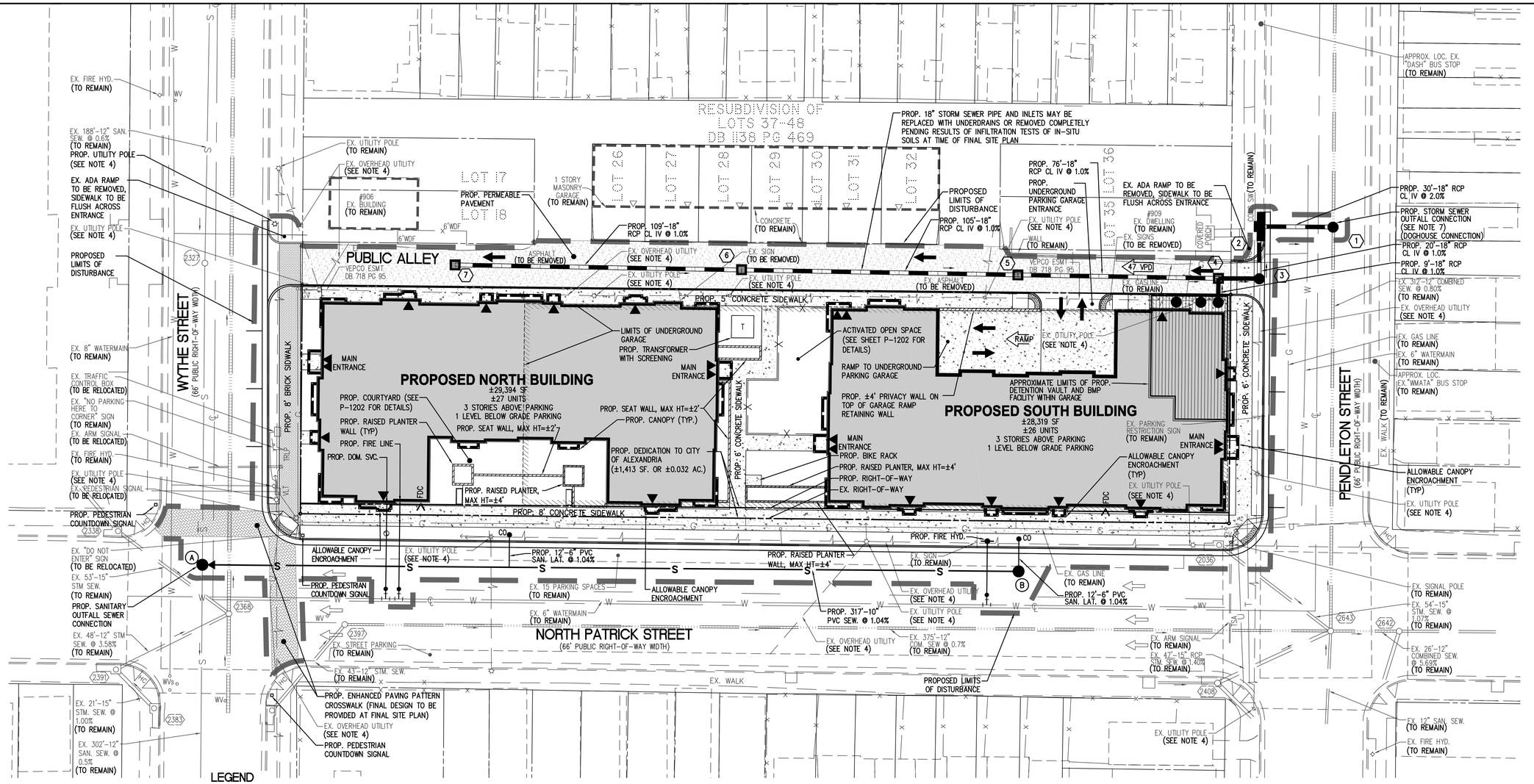
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EXISTING CONDITIONS PLAN

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0302



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
	COMBINED SEWER	
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF DISTURBANCE	
	PROPERTY LINE	
	MANHOLE	
	PERMEABLE PAVEMENT	

20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

VCS 83 NORTH ZONE

NOTES:

1. IMPROVEMENTS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MINOR REVISIONS PENDING FINAL DESIGN.
2. THE EXACT LOCATION, NUMBER AND TYPE OF STORMWATER MANAGEMENT FACILITIES IS SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. SEE ARCHITECT SHEETS FOR BUILDING SECTIONS AND ELEVATIONS.
4. OVERHEAD UTILITIES ALONG THE PROPERTIES FRONTAGES ON WYTHE ST, PENDLETON ST, NORTH PATRICK ST, AND THE PUBLIC ALLEY SHALL BE REMOVED AND PLACED UNDERGROUND. ONE NEW UTILITY POLE SHALL BE PLACED ON WYTHE STREET. OVERHEAD UTILITY UNDER-GROUNDING DESIGN BY OTHERS.
5. ALL DEMOLITION OR ENCAPSULATION OVER 25 SQUARE FEET AND ANY EXTERIOR ALTERATIONS OR NEW CONSTRUCTION VISIBLE FROM A PUBLIC WAY ARE SUBJECT TO REVIEW & APPROVAL BY THE PARKER-GRAY BOARD OF ARCHITECTURAL REVIEW.
6. APPLICANT INTENDS TO CONSOLIDATE LOTS 19 THROUGH 34, AS SHOWN ON SHEET P-0301, AT TIME OF FINAL SITE PLAN.
7. APPLICANT PROPOSES CONNECTION TO EXISTING COMBINED SEWER PIPE FOR STORM WATER OUTFALL. THERE ARE NO EXISTING SEPARATED STORM SEWER WITHIN LIMITS OF GRAVITY FLOW FROM THIS DEVELOPMENT. ADDITIONALLY, RETENTION OF 50% OF THE RUNOFF GENERATED FROM THIS DEVELOPMENT SITE IS NOT POSSIBLE. APPLICANT SHALL PROVIDE A MONETARY CONTRIBUTION TO MEET CITY'S COMBINED SEWER DISCHARGE REQUIREMENTS FOR STORM SEWER WATER DISCHARGE FROM THE SITE AND IMPLEMENT ALTERNATIVE METHODS OF MITIGATING THE ADDITIONAL STORM DISCHARGE INTO THE COMBINED SEWER TO THE SATISFACTION OF THE DIRECTOR. SEE SHEET P-0704 FOR ADDITIONAL INFORMATION REGARDING MITIGATION STRATEGIES.

APPROVED
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COMMONWEALTH OF VIRGINIA 83 AARON M. VINSON Lic. No.041851 PROFESSIONAL ENGINEER
8/21/15

NO.	DESCRIPTION	DATE	REV. BY

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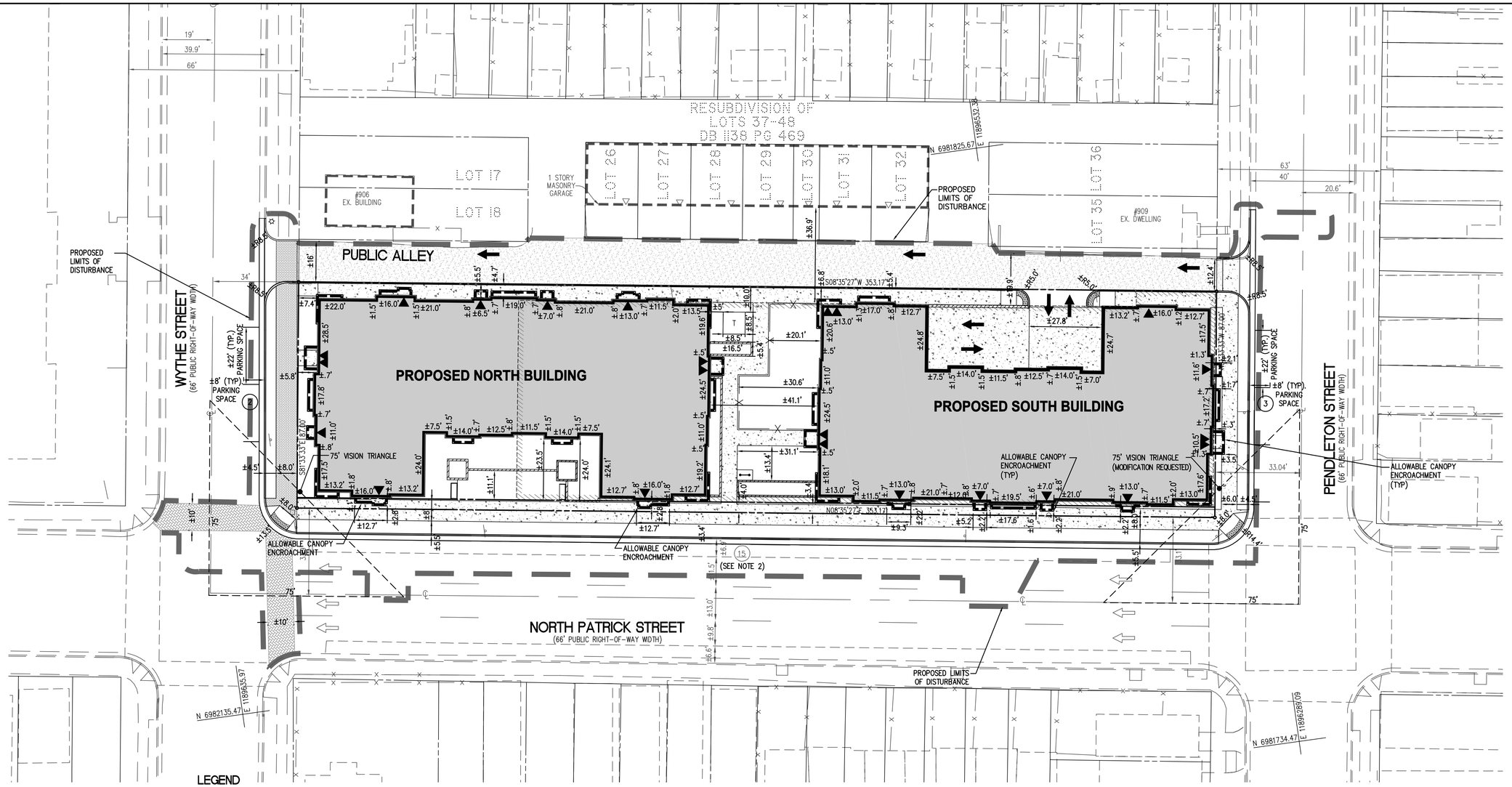
PRELIMINARY SITE PLAN

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0401



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
	COMBINED SEWER	
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
T	TRANSFORMER	T
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF DISTURBANCE	
	PROPERTY LINE	
	MANHOLE	

NOTES:

1. SEE ARCHITECT SHEETS FOR DETAILED BUILDING DESIGN, SECTIONS AND ELEVATIONS.
2. ON STREET PARKING SPACES ARE NOT STRIPED. 15 AVAILABLE SPACES IS AN ESTIMATE BASED ON REQUIRED SPACE LENGTH AND AVAILABLE CURB FRONTAGE. SPACES ON NORTH PATRICK STREET ARE ALSO TIME RESTRICTED.

VCS 83 NORTH ZONE

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DEPARTMENT OF PLANNING & ZONING

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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No. 041851
8/21/15
PROFESSIONAL ENGINEER

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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PRELIMINARY GEOMETRIC PLAN

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
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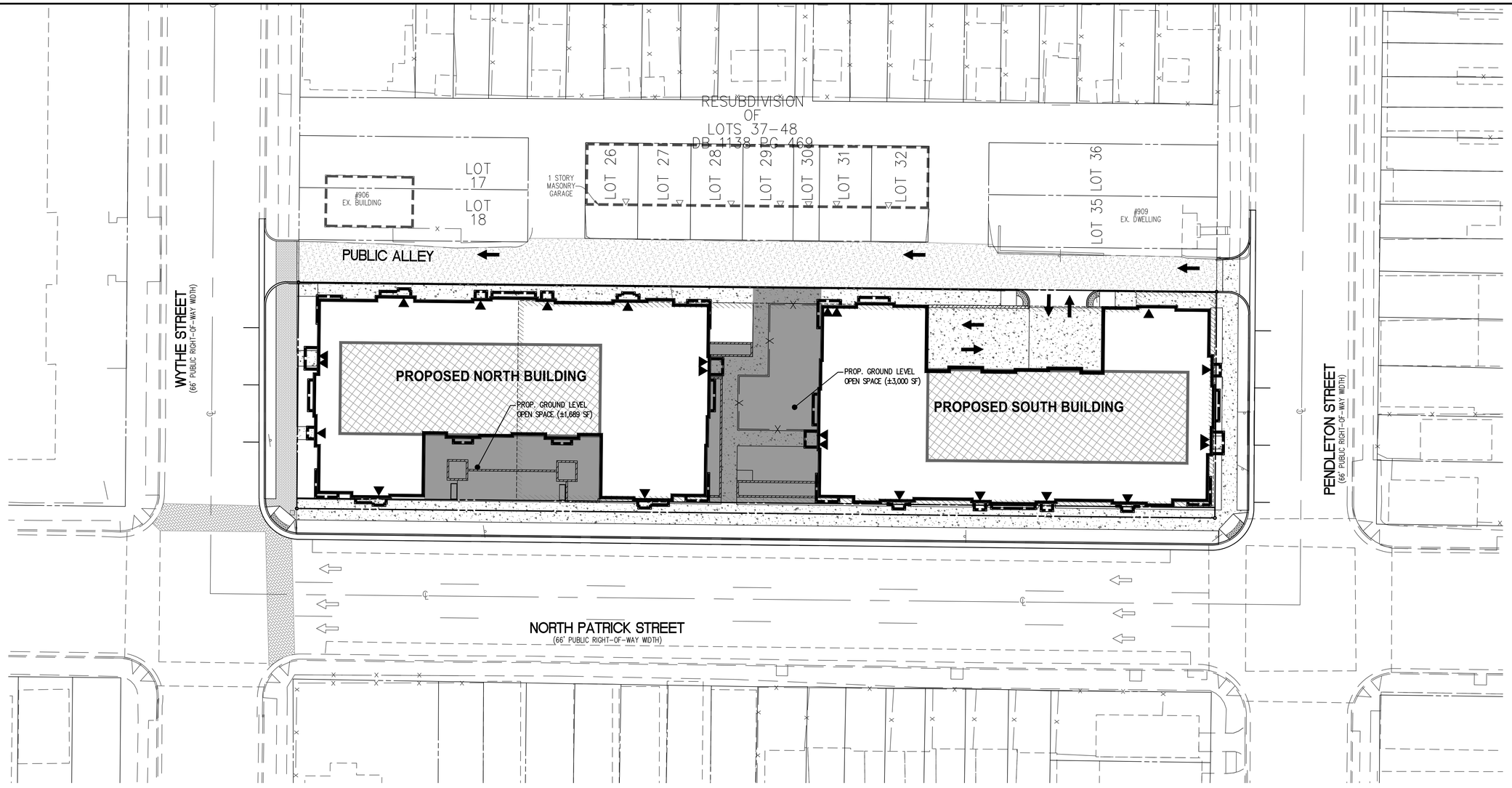
CITY OF ALEXANDRIA, VIRGINIA



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	HANDICAP RAMP (CG-12)	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	DOOR	
	PROPERTY LINE	

OPEN SPACE TABULATION

TOTAL EXISTING SITE AREA =	0.71 AC	OR	30,725 SF
PROPOSED DEDICATION ALONG N. PATRICK ST.	±0.03 AC	OR	±1,413 SF
PROPOSED SITE AREA =	**±0.68 AC**	**OR**	**±29,312 SF**
REQUIRED GROUND OPEN SPACE (40%) =	0.27 AC	OR	11,728 SF
PROVIDED GROUND LEVEL OPEN SPACE =	±0.11 AC	OR	±4,689 SF* (16%)
PROVIDED ROOFTOP OPEN SPACE =	±0.16 AC	OR	±7,040 SF* (24%)

*A TOTAL OF 40% OPEN SPACE IS PROVIDED, REQUIREMENT MET.

GROUND LEVEL OPEN SPACE (±4,689 SF)

ROOFTOP OPEN SPACE (±7,040 SF)

(GRAPHIC DEPICTION OF ROOFTOP OPEN SPACE IS SUBJECT TO CHANGE PENDING FINAL DESIGN)

NOTES:

1. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION REGARDING OPEN SPACE PROGRAMMING AND CHARACTER.

20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

VCS 83 NORTH ZONE

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Lic. No. 041851
8/21/15
PROFESSIONAL ENGINEER

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PRELIMINARY OPEN SPACE PLAN

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0403

RESUBDIVISION OF
LOTS 37-48
DB 1138 PG 469

LOT 17

LOT 18

#906
EX. BUILDING

1 STORY
MASONRY
GARAGE

LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32

LOT 35 LOT 36

#909
EX. DWELLING

PROPOSED
LIMITS OF
DISTURBANCE

PROP. SIDEWALK
FLUSH ACROSS
ENTRANCE (2% MAX.
CROSS SLOPE)

PROPOSED
LIMITS OF
DISTURBANCE

PUBLIC ALLEY

WYTHE STREET
(66' PUBLIC RIGHT-OF-WAY WIDTH)

PROP. RAMP

PROPOSED NORTH BUILDING
3RD FL = 65.82
2ND FL = 55.16
FF = 44.50
GAR = 31.80

PROP. SEAT WALL, MAX HT=±2'

PROP. SEAT WALL, MAX HT=±2'

PRIVACY WALL
(MAX. HT.= ±4 FT)
ON TOP OF GARAGE
RAMP RET. WALL
(MAX HT.=±12 FT)

±16%
(SEE ARCH. PLAN
FOR DETAILS OF
GARAGE RAMP)

STORMWATER
MANAGEMENT
FACILITY
INV=34.68

PROPOSED SOUTH BUILDING
3RD FL = 65.12
2ND FL = 54.46
FF = 43.80
GAR = 31.80

PROP. RAISED PLANTER, MAX HT=±4'

PENDLETON STREET
(66' PUBLIC RIGHT-OF-WAY WIDTH)

PROP. SIDEWALK
FLUSH ACROSS
ENTRANCE (2% MAX.
CROSS SLOPE)

CONTRACTOR TO REMOVE
EXISTING CURB AND
GUTTER AND RE-INSTALL
TO MATCH EXISTING
GRADE. TOP OF CURB
ELEVATIONS SHOWN ALIGN
WITH EXISTING GRADES

CONTRACTOR TO REMOVE
EXISTING CURB AND
GUTTER AND RE-INSTALL
TO MATCH EXISTING
GRADE. TOP OF CURB
ELEVATIONS SHOWN ALIGN
WITH EXISTING GRADES

PROP. CROSSWALKS TO
MATCH EXISTING GRADE

NORTH PATRICK STREET
(66' PUBLIC RIGHT-OF-WAY WIDTH)

CONTRACTOR TO REMOVE EXISTING CURB
AND GUTTER AND RE-INSTALL TO MATCH
EXISTING GRADE. TOP OF CURB ELEVATIONS
SHOWN ALIGN WITH EXISTING GRADES

PROPOSED LIMITS
OF DISTURBANCE

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

VCS 83 NORTH ZONE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
	COMBINED SEWER	
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
T	TRANSFORMER	T

PROPOSED	DESCRIPTION	EXISTING
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260	CONTOURS	260
264		264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF DISTURBANCE	
	MANHOLE	
	PROPERTY LINE	
	PERMEABLE PAVEMENT	

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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8/21/15
PROFESSIONAL ENGINEER

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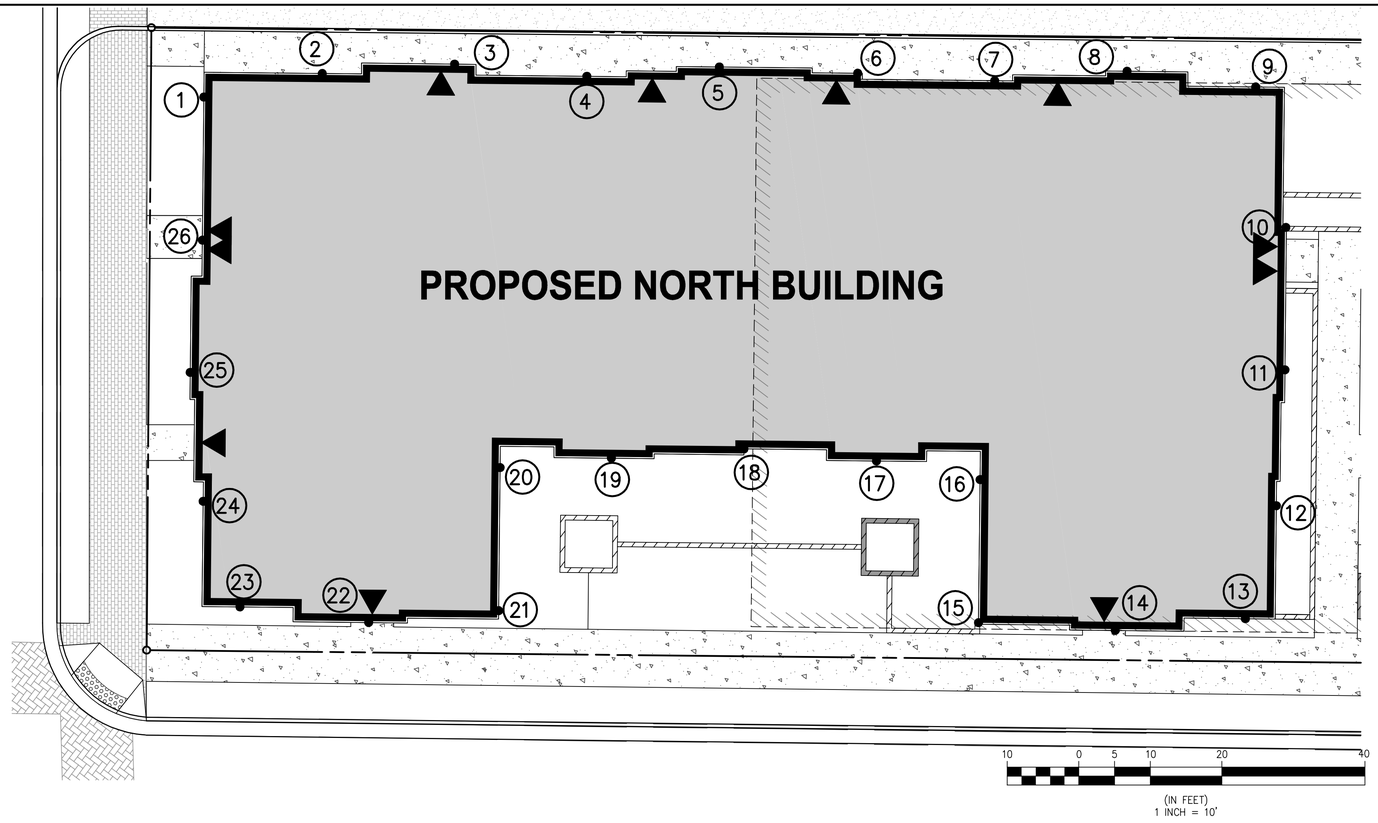
PRELIMINARY GRADING PLAN

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0501

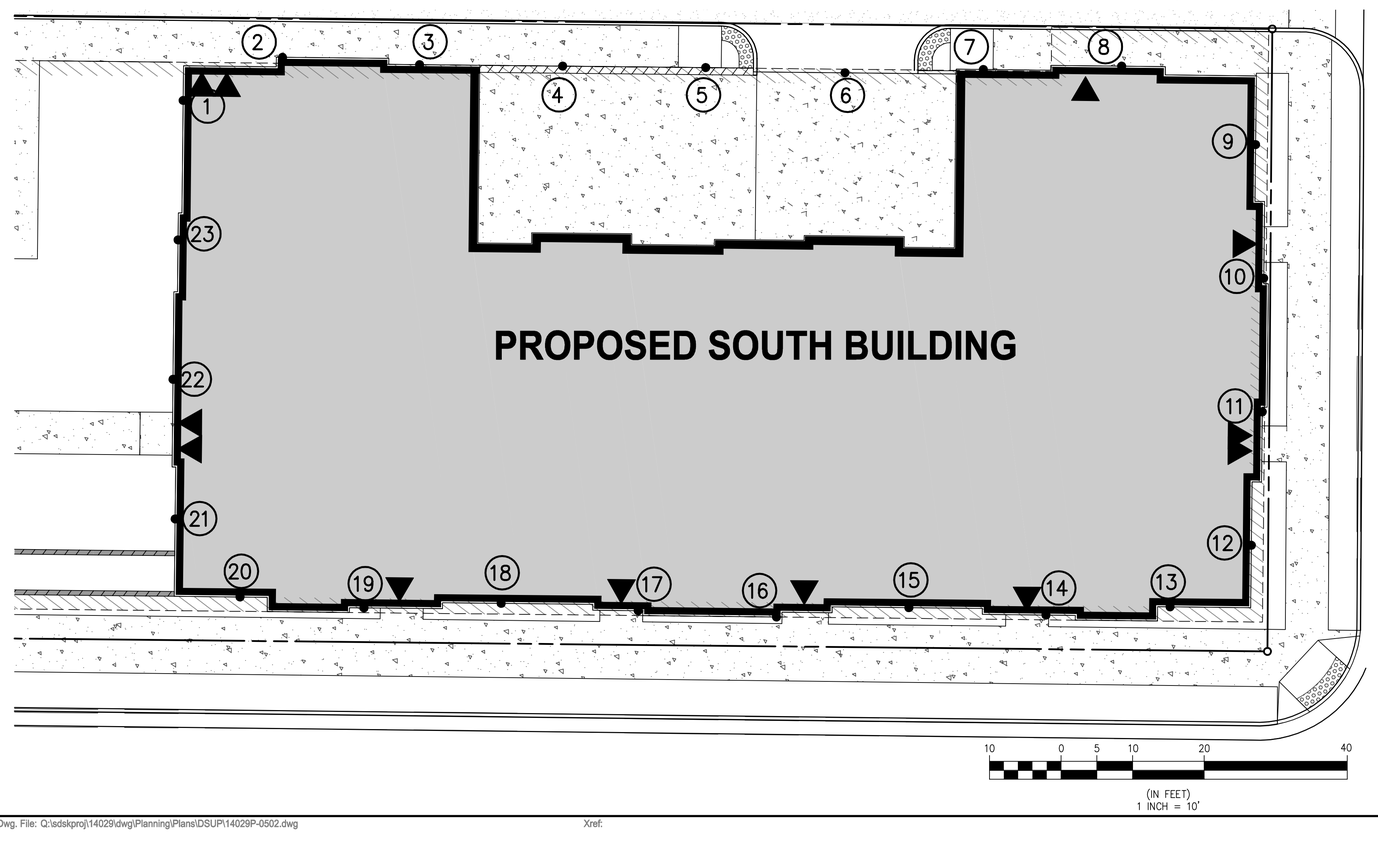
File No. ALEX Tax Map No. 54.04 Job No. 14-058 Cadd Dwg. File: Q:\sdskproj\14029\dwg\Planning\Plans\DSUP\14029P-0501.dwg Xref:



NORTH BUILDING	
POINT	GRADE
1	44.48
2	44.75
3	44.50
4	44.50
5	44.50
6	44.50
7	44.50
8	44.35
9	44.17
10	45.50
11	45.00
12	44.50
13	44.50
14	44.50
15	44.50
16	45.10
17	45.20
18	45.20
19	45.20
20	45.10
21	44.50
22	44.50
23	44.50
24	44.50
25	44.50
26	44.50
AVERAGE	44.68

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	HANDICAP RAMP (CG-12)	
▼	DOOR	▽
	PROPERTY LINE	
1 ●	SPOT ELEVATION (AT BUILDING)	



SOUTH BUILDING	
POINT	GRADE
1	44.50
2	44.30
3	44.01
4	43.82
5	43.32
6	42.94
7	43.40
8	43.80
9	43.80
10	43.80
11	43.30
12	43.40
13	43.70
14	43.80
15	43.80
16	43.80
17	43.80
18	43.80
19	43.80
20	44.10
21	44.80
22	44.80
23	44.80
AVERAGE	43.89

NOTES:

1. EXTERIOR GRADE AT APPROXIMATELY 20' INTERVALS.
2. AVERAGE FINISHED GRADE ARE APPROXIMATE AND SUBJECT TO CHANGE AT FINAL SITE PLAN

VCS 83 NORTH ZONE

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AVERAGE FINISHED GRADE

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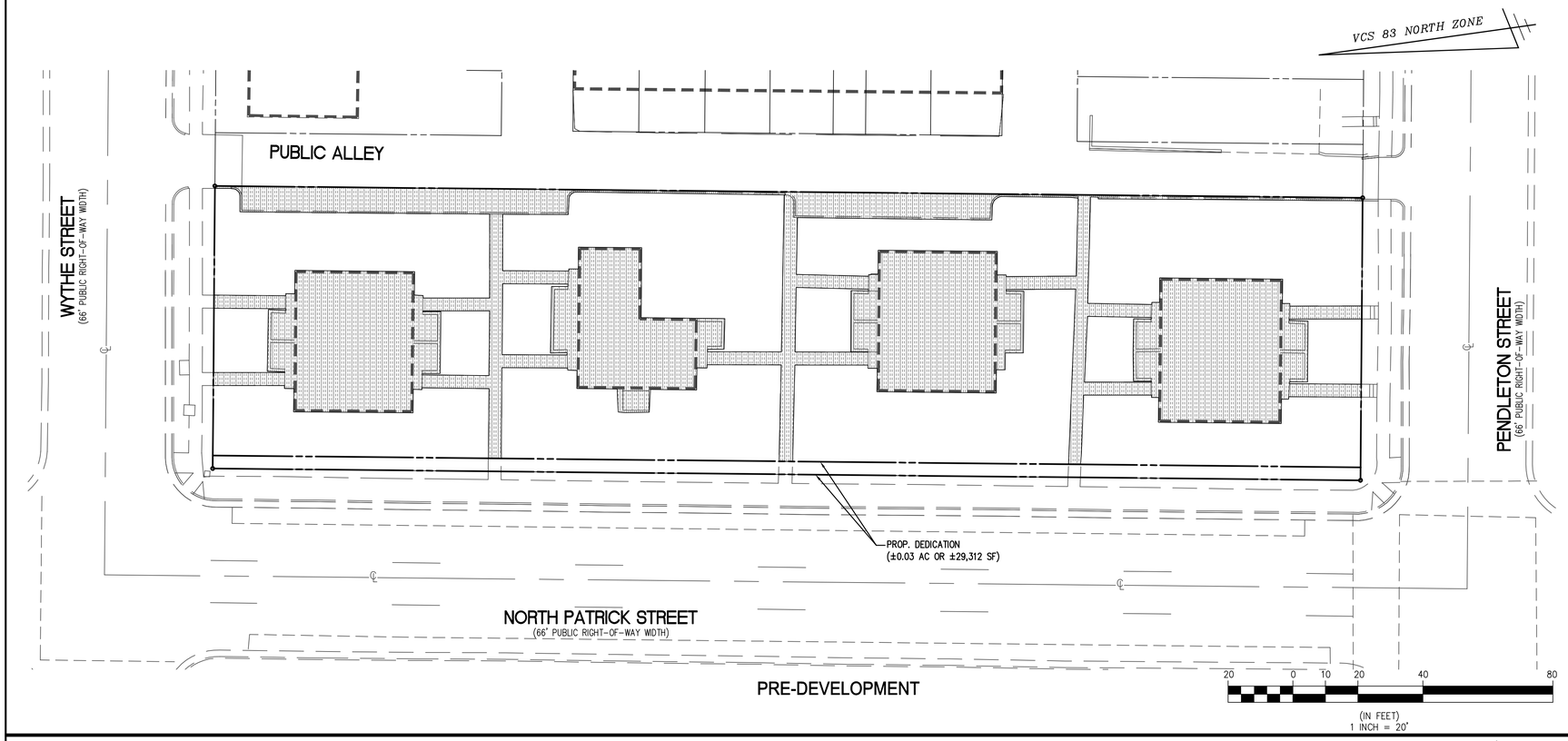
File No. ALEX Tax Map No. 54.04 Job No. 14-058 Cadd Dwg. File: Q:\sdskproj\14029\dwg\Planning\Plans\DSUP\14029P-0502.dwg Xref:

SHEET: P-0502



PRE-DEVELOPMENT

IMPERVIOUS AREA
(0.26 ACRES)

PRE-DEVELOPMENT CONDITION

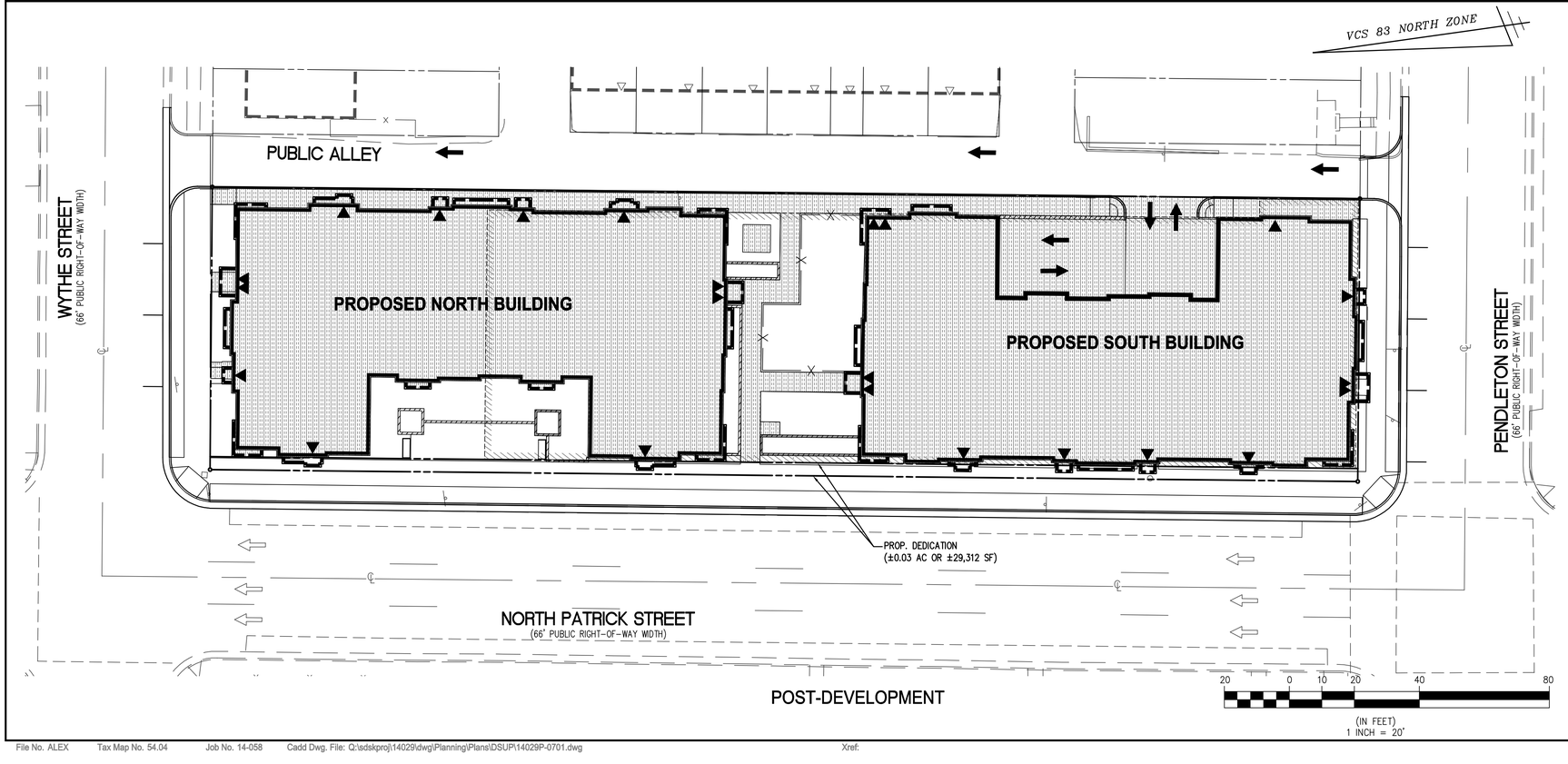
SITE AREA = 0.68 AC

		HSG B	
A.	CONTRIBUTING AREAS:	AC	CN
	PERVIOUS	0.42	80
	IMPERVIOUS	0.26	98

B. WEIGHTED CN = 87

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 1.69 CFS (V1 = 3,425 CF)
Q2 = 2.17 CFS
Q10 = 4.13 CFS



POST-DEVELOPMENT

IMPERVIOUS AREA
(0.56 ACRES)

POST-DEVELOPMENT CONDITION

SITE AREA = 0.68 AC

		HSG B	
A.	CONTRIBUTING AREAS:	AC	CN
	PERVIOUS	0.12	80
	IMPERVIOUS	0.56	98

B. WEIGHTED CN = 95

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q2 = 2.79 CFS
Q10 = 4.70 CFS

E. ALLOWABLE RELEASES
Q2 = 2.17 CFS
Q10 = 4.13 CFS

F. COMPLIANCE
ON-SITE DETENTION WILL BE PROVIDED IN ORDER TO MEET ALLOWABLE RELEASES

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IMPERVIOUS AREA ANALYSIS

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0701

Project Name: Ramsey Homes (DSUP)
Date: 6/23/2015

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage 0.68

Constants

Annual Rainfall (inches)	43		
Target Rainfall Event (inches)	1.00		
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L)	1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41		
Pj	0.90		

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.42	0.42
Impervious Cover (acres)	0.00	0.00	0.00	0.26	0.26
				Total	0.68

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	0.12	0.12
Impervious Cover (acres)	0.00	0.00	0.00	0.56	0.56
				Total	0.68
Area Check	Okay	Okay	Okay	Okay	

Rv Coefficients

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

Land Cover Summary **Pre-ReDevelopment**	**Listed**	**Adjusted[1]**	**Land Cover Summary** **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)	0.42	0.12	Managed Turf Cover (acres)	0.12		
Composite Rv(turf)	0.25	0.25	Composite Rv(turf)	0.25		
% Managed Turf	62%	32%	% Managed Turf	32%		
Impervious Cover (acres)	0.26	0.26	ReDev. Impervious Cover (acres)	0.26	New Impervious Cover (acres)	0.30
Rv(impervious)	0.95	0.95	Rv(impervious)	0.95	Rv(impervious)	0.95
% Impervious	38%	68%	% Impervious	68%	% Impervious	100%
Total Site Area (acres)	0.68	0.38	**Total ReDev. Site Area (acres)**	0.38	**Total New Dev. Site Area (acres)**	0.30
Site Rv	0.52	0.73	**ReDev. Site Rv**	0.73	**New Dev. Site Rv**	0.95
Pre-Development Treatment Volume (acre-ft)	0.0293	0.0231	Post-ReDevelopment Treatment Volume (acre-ft)	0.0231	Post-Development Treatment Volume (acre-ft)	0.0238
Pre-Development Treatment Volume (cubic feet)	1,278	1,006	Post-ReDevelopment Treatment Volume (cubic feet)	1,006	Post-Development Treatment Volume (cubic feet)	1,035
Pre-Development Load (TP) (lb/yr)	0.80	0.63	Post-ReDevelopment Load (TP) (lb/yr)	0.63	Post-Development Load (TP) (lb/yr)	0.65

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

		Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
		TP Load Reduction Required for Redeveloped Area (lb/yr)	0.06
		TP Load Reduction Required for New Impervious Area (lb/yr)	0.53
		Total Load Reduction Required (lb/yr)	**0.59** ← REDUCTION REQUIRED
Pre-Development Load (TN) (lb/yr)	5.74	Post-Development Load (TN) (lb/yr)	9.17

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	0.12	0.12	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.56	0.56	0.95
				Total	0.68	

Post Development Treatment Volume (cf) 2040

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
14. Manufactured BMP													
	impervious acres draining to device			0.52	0.00	0	1793	50	0.00	1.13	0.56	0.56	
Stormfilter	turf acres draining to device			0.10	0.00	0	345	50	0.00	0.06	0.03	0.03	

TOTAL IMPERVIOUS COVER TREATED (ac) 0.52
TOTAL TURF AREA TREATED (ac) 0.10

AREA CHECK OK.

PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A 0.59
TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr) 0.59 ← REDUCTION ACHIEVED

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.56	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED	0.52	0.00	0.00	0.00	0.00	OK.
TURF AREA	0.12	0.00	0.00	0.00	0.00	OK.
TURF AREA TREATED	0.10	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.59
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.59
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.69
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0 LB/YEAR!! ← COMPLIANCE VERIFICATION

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.62	3.17	4.87

Drainage Area A

Drainage Area (acres)	0.68
Runoff Reduction Volume (cf)	0

Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted $RV_{developed}$ and adjusted Curve Number.

Drainage Area A		A soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.12
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.56
	CN	98	98	98	98

Weighted CN	S
95	0.53

← WEIGHTED CN

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ (in) with no Runoff Reduction	2.08	2.62	4.29
$RV_{Developed}$ (in) with Runoff Reduction	2.08	2.62	4.29
Adjusted CN	**95**	**95**	**95**

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.00	0.00	0.12	0.12	*17.65*
Impervious (acres)	0.00	0.00	0.00	0.56	0.56	*82.35*
					0.68	*100.00*

Site Rv	0.83
Post Development Treatment Volume (ft³)	2040
Post Development TP Load (lb/yr)	1.28
Post Development TN Load (lb/yr)	9.17
Total TP Load Reduction Required (lb/yr)	0.59

Total Runoff Volume Reduction (ft³)	0
Total TP Load Reduction Achieved (lb/yr)	1
Total TN Load Reduction Achieved (lb/yr)	0.00
Adjusted Post Development TP Load (lb/yr)	0.69
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.12	0.00	0.00	0.00	0.00	*0.12*
Impervious (acres)	0.56	0.00	0.00	0.00	0.00	*0.56*
						0.68

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.59	0.00	0.00	0.00	0.00	*0.59*
TN Load Red. (lb/yr)	0.00	0.00	0.00	0.00	0.00	*0.00*

NOTES:

1. INFORMATION PROVIDED ON THIS SHEET IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
2. TARGET NITROGEN REDUCTION NOT REQUIRED.
3. THERE ARE NO RUNOFF REDUCTION PRACTICES PROPOSED ON SITE. WEIGHTED CN CALCULATED ABOVE TO BE USED TO PERFORM REQUIRED DETENTION COMPUTATIONS.

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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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ESTABLISHED 1945

DRAWN: DV | CHECKED: BF / AV | DATE: 8/21/15 | SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No. 041851 — 8/21/15 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

REVISION APPROVED BY

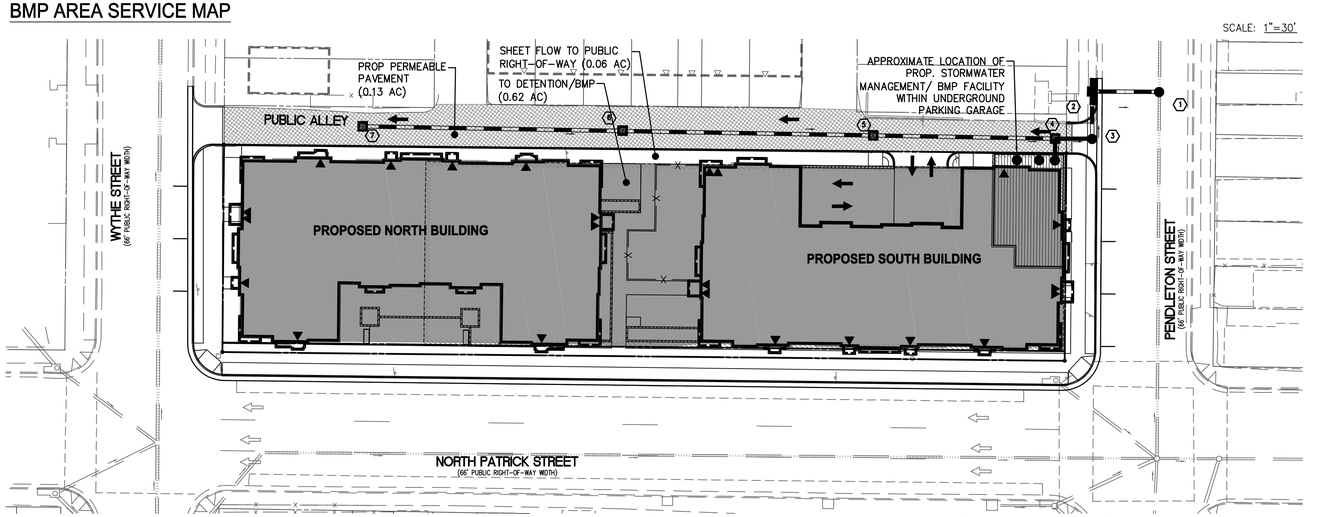
PRELIMINARY BMP DESIGN

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0702

File No. ALEX Tax Map No. 54.04 Job No. 14-058 Cadd Dwg. File: Q:\sdskproj\14029\dwg\Planning\Plans\DSUP\14029P-0703.dwg Xref:

BMP AREA SERVICE MAP



LEGEND

ONSITE AREA TO DETENTION AND BMP (27,000 SF. OR 0.62 AC)

OFFSITE AREA TO PERMEABLE PAVEMENT (5,648 SF. OR 0.13 AC)

PROJECT DESCRIPTION

DEVELOPMENT OR [REDEVELOPMENT]

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	0.56	0.12	0.68
ON-SITE TREATED	0.52	0.10	0.62
OFF-SITE TREATED	0.13	0.00	0.13
TOTAL IMPERVIOUS AREA TREATED	0.52		
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATED BUFFER	0.00		
TOTAL IMPERVIOUS AREA TREATED OR DISCONNECTED	0.65		

WATER TREATMENT ON SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
STORMFILTER OR SIMILAR	0.62	0.52	50%
PERMEABLE PAVEMENT	0.13	0.13	59%

MISCELLANEOUS

TOTAL WQV TREATED: [YES] NO

DETENTION ON SITE: [YES] NO

PROJECT IS WITHIN WHICH WATERSHED? HOOFFS RUN WATERSHED

DISCHARGES TO WHICH BODY OF WATER? CAMERON RUN

WQV TREATMENT REQUIRED= 1,816 CF/AC OF IMPERVIOUS AREA
= 1,816 X 0.56 AC
= 1,017 CF (0.0233 AC*FT)

% WQV PROVIDED= 0.64 AC X 1,816 CF/AC
=1,162 CF (0.0267 AC*FT) =100% WQV REQUIRED

* A MONETARY CONTRIBUTION MAY BE MADE FOR THE REMAINDER WATER QUALITY VOLUME IF FULL WATER QUALITY TREATMENT IS NOT PROVIDED AT THE TIME OF FINAL SITE PLAN

WATER QUALITY NARRATIVE

AS SHOWN IN THE COMPUTATIONS ON SHEET P-0701 AND P-0702, THE AMOUNT OF IMPERVIOUS AREA ON SITE WILL INCREASE WITH THE PROPOSED DEVELOPMENT BY 0.30 AC. THE SITE AREA USED FOR THE ANALYSIS IS THE PROPOSED PARCEL AREA AFTER THE DEDICATION OF ±0.03 AC, WHICH RESULTS IN A SITE AREA OF 0.68 AC. AS COMPUTED USING THE DEQ VRRM SPREADSHEET SHOWN IN SHEET P-0702 THE REQUIRED PHOSPHOROUS REMOVAL TO BE PROVIDED ON SITE SHALL BE AT LEAST 0.59 LB/YR. THE REQUIRED PHOSPHORUS REDUCTION IS PROPOSED TO BE ACHIEVED BY TREATING APPROXIMATELY 0.62 AC ON SITE WITH A STORMFILTER (OR SIMILAR) WHICH WILL BE INSTALLED WITHIN THE PROPOSED SOUTH BUILDING.

THE COMPUTED PHOSPHOROUS REMOVAL ON SITE IS EQUAL TO 0.59 LB/YR, WHICH SATISFIES THE STATE REQUIREMENT FOR WATER QUALITY CONTROL OF SECTION 13-109 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE. AN ELECTRONIC COPY OF THE DEQ VRRM SPREADSHEET HAS BEEN PROVIDED WITH THIS SUBMISSION, SHOWING PRELIMINARY BMP ANALYSIS. IN ADDITION, THE DEVELOPMENT ALSO PROPOSES THE CONVERSION OF 0.13 AC OF IMPERVIOUS AREA LOCATED IN THE PUBLIC ALLEY EAST OF THE PROPERTY. THE PROPOSED PERMEABLE PAVEMENT TO BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA.

IT IS EXPECTED THAT 100% OF THE WATER QUALITY VOLUME WILL BE TREATED WITH THE PROPOSED BMP LOCATED WITHIN THE GARAGE AND THE CONVERSION OF THE PUBLIC ALLEY TO A PERMEABLE SURFACE. THEREFORE, A MONETARY CONTRIBUTION TO THE CITY'S WATER QUALITY EQUIVALENCY FUND IS NOT EXPECTED TO BE REQUIRED.

NOTES:

1. INFORMATION PROVIDED ON THIS SHEET IS PRELIMINARY AND SUBJECT TO CHANGE PENDING ON FINAL DESIGN.
2. SEE SHEETS P-0201 AND P-0704 FOR INFORMATION REGARDING STORM SEWER SEPARATION.

VCS 83 NORTH ZONE

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AARON M. VINSON Lic. No.041851
8/21/15

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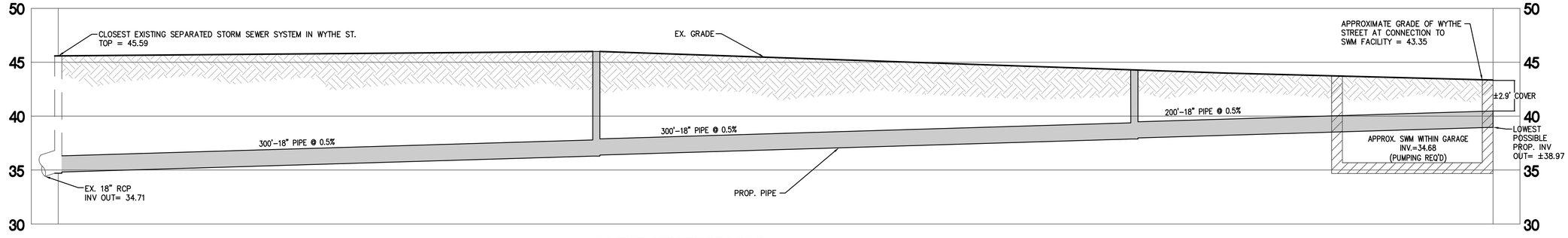
PRELIMINARY SWM COMPUTATIONS

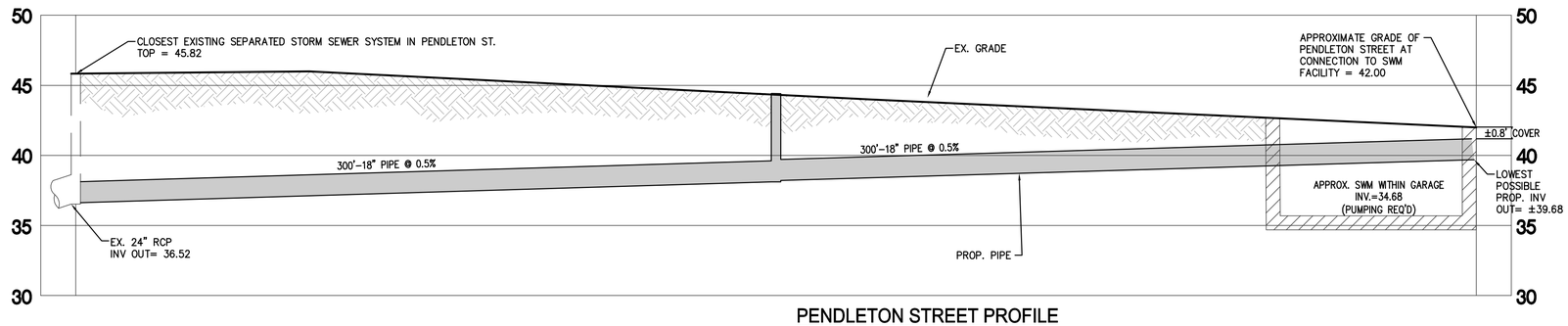
RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0703



WYTHE STREET PROFILE

SCALE: HORZ: 1"=30'
VERT: 1"=5'

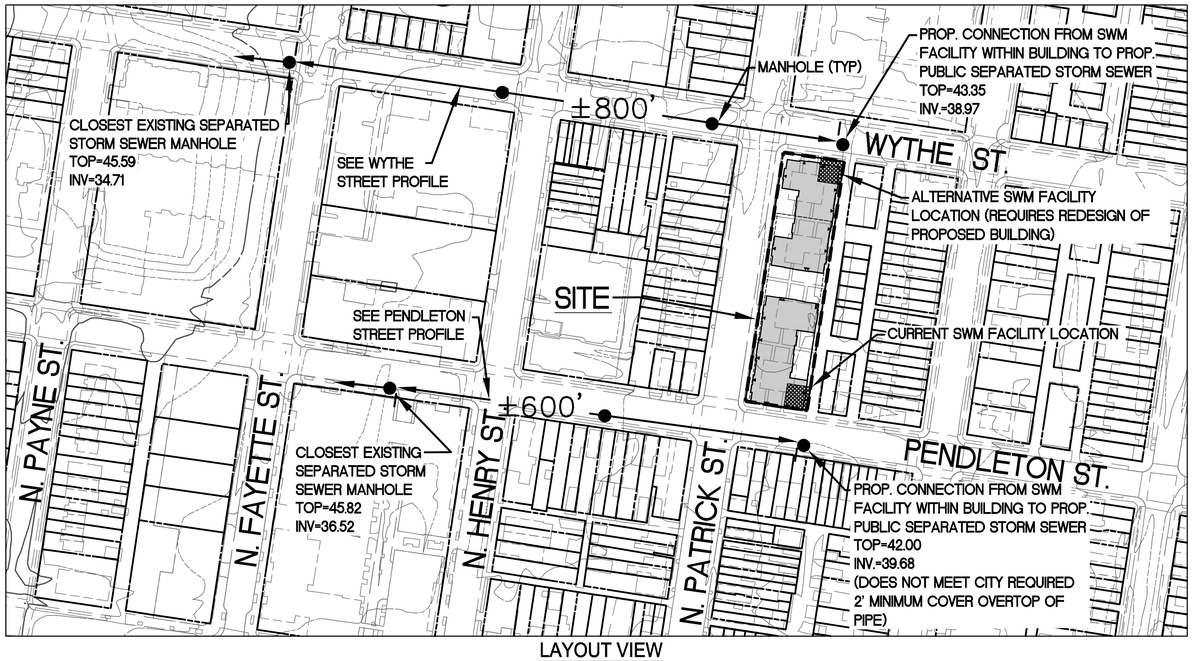


PENDLETON STREET PROFILE

SCALE: HORZ: 1"=30'
VERT: 1"=5'

PROFILE NOTES:

1. EXISTING GRADE AND INVERTS FROM RECORD INFORMATION. VERIFICATION REQUIRED.
2. MANY UTILITY CROSSINGS WILL BE ENCOUNTERED. EXISTING UTILITIES AND POTENTIAL CONFLICTS ARE NOT YET KNOWN.
3. THIS OPTION WILL REQUIRE THAT PROPOSED DETENTION BE PUMPED.



LAYOUT VIEW

SCALE: 1"=100'

NORTH

100 0 50 100 200 400

(IN FEET)
1 INCH = 100'

MITIGATION NARRATIVE

THE APPLICANT PROPOSES THE REMOVAL OF THE EXISTING IMPERMEABLE SURFACE INSTALLED IN THE PUBLIC ALLEY LOCATED TO THE EAST OF THE PROPERTY AND REPLACE IT WITH A PERMEABLE SURFACE IN ORDER TO ACHIEVE RUNOFF REDUCTION. A BMP FACILITY WILL BE INCORPORATED WITHIN THE GARAGE, IF CONNECTION TO THE COMBINED SEWER IS PERMITTED, THAT WILL BE SIZED TO SATISFY THE PROPOSED DEVELOPMENT'S WATER QUALITY REQUIREMENT WITHOUT ACCOUNTING FOR THE PERMEABLE ALLEY. WHILE THERE WILL NOT BE WATER FROM THE SITE DIRECTLY DRAINING TO THE ALLEY, THE VOLUME OF RUNOFF REDUCTION ACHIEVED OFFSITE WILL BE EQUIVALENT TO APPROXIMATELY 15% OF THE FIRST 1" OF RAINFALL GENERATED FROM THE DEVELOPMENT. IN ADDITION, ON SITE DETENTION IS PROPOSED TO BE PROVIDED TO DETAIN THE 2 YR 24 HOUR STORM PEAK FLOW RATE AND RELEASE IT AT A RATE BELOW THE PRE-DEVELOPMENT RATE. THE DETENTION OF THE 2 YEAR 24 HOUR STORM BELOW THE PRE DEVELOPMENT RATE GOES BEYOND THE CHANNEL PROTECTION REQUIREMENT FOR THIS DEVELOPMENT.

SEPARATED SEWER CONNECTION FEASIBILITY NARRATIVE

THE APPLICANT HAS EVALUATED THE POTENTIAL CONNECTION TO SEPARATED STORM SEWER IN THE GENERAL VICINITY OF THE PROJECT AND HAS COME TO THE CONCLUSION THAT A CONNECTION TO SEPARATED SEWER IS NOT FEASIBLE FROM A DESIGN STANDPOINT NOR A PROJECT VIABILITY STANDPOINT. THIS EXHIBIT AND THE FOLLOWING SUMMARIES SERVE TO EXPLAIN HOW WE ARRIVED AT THIS CONCLUSION.

THE TWO CLOSEST POSSIBLE CONNECTION POINTS ARE LOCATED IN WYTHE STREET, APPROXIMATELY 800 FEET WEST OF THE PROPOSED DEVELOPMENT, AND IN PENDLETON STREET, APPROXIMATELY 600 FEET WEST OF THE PROPOSED DEVELOPMENT.

WYTHE STREET SEPARATED SEWER CONNECTION

IF THE 800 FEET OF STORM SEWER PIPE REQUIRED TO MAKE THIS CONNECTION WERE INSTALLED AT 0.5% SLOPE, THIS CONNECTION WOULD BE THEORETICALLY FEASIBLE. HOWEVER, WHEN FACTORING IN POTENTIALLY LIMITING COMPLICATIONS COMBINED WITH THE VERY MARGINAL POTENTIAL BENEFITS, WE BELIEVE THIS OPTION IS LIKELY NOT FEASIBLE NOR IS IT ADVISABLE. FIRST, THIS SOLUTION WOULD REQUIRE THAT THE STORMWATER MANAGEMENT STRUCTURE IN THE GARAGE BE PUMPED. ANY DRAINAGE SYSTEM THAT CANNOT OPERATE VIA GRAVITY FLOW IS POTENTIALLY PROBLEMATIC. A PUMP SYSTEM CAN FAIL OR LOOSE POWER LEADING TO FLOODING WITHIN THE BUILDING. THERE WOULD BE NO PROVISIONS FOR A GRAVITY RELIEF VALVE DURING LARGE STORM EVENTS. PUMPS ALSO PUT ADDITIONAL FINANCIAL OBLIGATIONS ON THE APPLICANT WHICH INCLUDES NOT ONLY INCREASED CONSTRUCTION COSTS BUT ALSO LONG TERM MAINTENANCE AND INEVITABLE REPLACEMENT COSTS. SECOND, THE THEORETICAL PROFILE SHOWN ON THIS EXHIBIT DOES NOT ACCOUNT FOR UTILITY CROSSINGS AND OTHER CONFLICTS WHICH MAY BE IDENTIFIED AS LATE AS AT TIME OF CONSTRUCTION. DURING DESIGN OR CONSTRUCTION OF THIS EXTENSION, EXISTING CONDITIONS WILL LIKELY NECESSITATE ADJUSTMENTS TO THE DESIGN, WHICH LIKELY CANNOT BE ACCOMMODATED DUE TO INVERT CONSTRAINTS AND MINIMAL SLOPES PROVIDED. THIRD, FOR THIS PROPOSED EXTENSION TO WORK, THE PIPE SIZE NEEDS TO BE 18" AND THE DEPTH AT OUR SITE IS APPROXIMATELY 2.9'. THE LIMITED SIZE AND INVERT OF THE PROPOSED PIPE EXTENSION MEANS THAT ANY FUTURE CONNECTION BY OTHERS LIKELY CANNOT BE ACCOMMODATED. FINALLY, WYTHE STREET IS ON THE OPPOSITE SIDE OF THE PROPOSED STORMWATER MANAGEMENT FACILITY, SO THE GARAGE DESIGN WOULD NEED TO BE CHANGED SIGNIFICANTLY OR THE DISTANCE OF STORMWATER PUMPING WOULD BE SIGNIFICANT.

PENDLETON STREET SEPARATED SEWER CONNECTION

AS WITH THE OPTION DESCRIBED ABOVE, IF THE 600 FEET OF STORM SEWER PIPE REQUIRED TO MAKE THIS CONNECTION WERE INSTALLED AT 0.5% SLOPE, THIS CONNECTION WOULD BE THEORETICALLY FEASIBLE, HOWEVER THE COVER OVER THE PROPOSED PIPE WOULD NOT MEET THE CITY'S MINIMUM OF 2'. INSTALLING THE PIPE AT A MORE DESIRABLE SLOPE IS NOT FEASIBLE WHILE ENSURING THE PROPOSED PIPE REMAINS BURIED. WHEN FACTORING IN THE POTENTIALLY LIMITING COMPLICATIONS COMBINED WITH THE VERY MARGINAL POTENTIAL BENEFITS, WE BELIEVE THIS OPTION IS LIKELY NOT FEASIBLE AND IS NOT ADVISABLE. FIRST, THIS SOLUTION WOULD REQUIRE THAT THE STORMWATER MANAGEMENT STRUCTURE IN THE GARAGE BE PUMPED. ANY DRAINAGE SYSTEM THAT CANNOT OPERATE VIA GRAVITY FLOW IS POTENTIALLY PROBLEMATIC. A PUMP SYSTEM CAN FAIL OR LOOSE POWER LEADING TO FLOODING WITHIN THE BUILDING. THERE WOULD BE NO PROVISIONS FOR A GRAVITY RELIEF VALVE DURING LARGE STORM EVENTS. PUMPS ALSO PUT ADDITIONAL FINANCIAL OBLIGATIONS ON THE APPLICANT WHICH INCLUDES NOT ONLY INCREASED CONSTRUCTION COSTS BUT ALSO LONG TERM MAINTENANCE AND INEVITABLE REPLACEMENT COSTS. SECOND, THE THEORETICAL PROFILE SHOWN ON THIS EXHIBIT DOES NOT ACCOUNT FOR UTILITY CROSSINGS AND OTHER CONFLICTS WHICH MAY BE IDENTIFIED AS LATE AS AT TIME OF CONSTRUCTION. DURING DESIGN OR CONSTRUCTION OF THIS EXTENSION, EXISTING CONDITIONS WILL LIKELY NECESSITATE ADJUSTMENTS TO THE DESIGN, WHICH LIKELY CANNOT BE ACCOMMODATED DUE TO INVERT CONSTRAINTS AND MINIMAL SLOPES PROVIDED. THIRD, FOR THIS PROPOSED EXTENSION TO WORK, THE PIPE SIZE NEEDS TO BE 18" AND THE DEPTH AT OUR SITE IS APPROXIMATELY 0.8'. THE LIMITED SIZE AND INVERT OF THE PROPOSED PIPE EXTENSION MEANS THAT ANY FUTURE CONNECTION BY OTHERS LIKELY CANNOT BE ACCOMMODATED.

STORMWATER RETENTION NARRATIVE

THE POSSIBILITY OF RETAINING 50% OF THE ANNUAL STORMWATER RUNOFF WAS EXPLORED AND DETERMINED TO BE INFEASIBLE. THIS IS DUE TO SITE CONSTRAINTS AS WELL AS DESIGN CONSTRAINTS. FIRST, THE PROPOSED BUILDING COVERS ROUGHLY 80% OF THE SITE DUE TO REQUIRED FOOTPRINT EXPANSIONS TO ACCOMMODATE CITY CONCERNS OVER HEIGHT AND AT-GRADE PARKING. THE NECESSARY BUILDING FOOTPRINTS DO NOT LEAVE ADEQUATE ROOM ON SITE FOR SURFACE RUNOFF REDUCTION PRACTICES WITH THE CAPACITIES NEEDED TO RETAIN 50% OF THE ANNUAL STORMWATER RUNOFF. SECOND, RETENTION FACILITIES SUCH AS INFILTRATION FACILITIES REQUIRE SUBSTANTIAL SETBACKS FROM BUILDINGS. THE REQUIRED SETBACKS CANNOT BE MAINTAINED WHILE ALSO MAINTAINING THE NEEDED BUILDING FOOTPRINTS. GREEN ROOFS, CISTERNS AND OTHER RUNOFF REDUCTION METHODS WHERE EXPLORED ON SITE, HOWEVER GIVEN THEIR MINIMAL CAPACITY TO PROVIDE RUNOFF REDUCTION, THE INCREASED CONSTRUCTION AND MAINTENANCE COSTS AND THEIR NEED FOR ADDITIONAL THIRD PARTY MAINTENANCE CONTRACTS, THEIR USE IS NOT A VIABLE SOLUTION FOR THIS DEVELOPMENT.

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COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No. 041851 — 8/21/15 — PROFESSIONAL ENGINEER

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COMBINED SEWER MITIGATION PLAN

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0704

File No. ALEX Tax Map No. 54.04 Job No. 14-058 Cadd Dwg. File: Q:\sdskproj\14029\dwg\Planning\Plans\DSUP\14029P-0704.dwg Xref:

SANITARY SEWER FLOW COMPUTATIONS

USE	FROM	TO	UNIT	CONTRIBUTING	INCREMENTAL FLOW (MGD)	CUMULATIVE (MGD)	PEAK FLOW FACTOR	CUMULATIVE PEAK FLOW (MGD)	CUMULATIVE PEAK FLOW (CFS)	PIPE SIZE (IN)	AREA (SF)	PIPE SLOPE (FT)	MANNINGS n	CAPACITY (CFS)	CAPACITY (MGD)	VELOCITY AT PEAK (FPS)	FLOW DEPTH (IN)
PER DSUP No. 2008-0013	EX. D	PROP. A	FROM RECORD INFORMATION		0.1438	0.1438	4	0.58*	0.89	12	0.79	0.005	0.010	3.26	2.11	3.56	4.27
PROP. MULTIFAMILY RESIDENTIAL	PROP. B	PROP. A	53	300	0.0159	0.0159	4	0.06	0.10	10	0.55	0.010	0.010	2.89	1.87	2.49	1.27
	PROP. A	EX. C	0	0	0.0000	0.1597	4	0.64	0.99	12	0.79	0.005	0.010	3.26	2.11	3.66	4.52
	EX. C	EX. B	0	0	0.0000	0.1597	4	0.64	0.99	12	0.79	0.005	0.010	3.26	2.11	3.66	4.52
	EX. B	EX. A	0	0	0.0000	0.1597	4	0.64	0.99	12	0.79	0.005	0.010	3.26	2.11	3.66	4.52
	EX. A	EX. QQ	0	0	0.0000	0.1597	4	0.64	0.99	12	0.79	0.005	0.010	3.35	2.17	3.74	4.45

* COMULATIVE PEAK FLOWS ENTERING EXISTING STRUCTURE D PER APPROVED PLANS DSUP2008-0013. TOTAL PEAK FLOWS AS SHOWN INCLUDE ADDTIONAL FLOWS ASSUMED TO ENTER THE SANITARY SYSTEM FROM FUTURE DEVELOPMENTS UPSTREAM THROUGH TERMINAL MANHOLE H AT INTERSERCTION MADISON STREET AND ALFRED STREET. FLOWS OBTAINED FROM RECORD INFORMATION WERE ADJUSTED TO USE A PEAK FLOW FACTOR OF 4 IN ORDER TO COMPLY WITH REQUIREMENTS OF CURRENT MEMO TO INDUSTRY 06-14

APPROVED
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DIRECTOR DATE
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SCALE: 1" = 80' | DATE: 8/21/15

COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No. 041851 — 8/21/15 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY

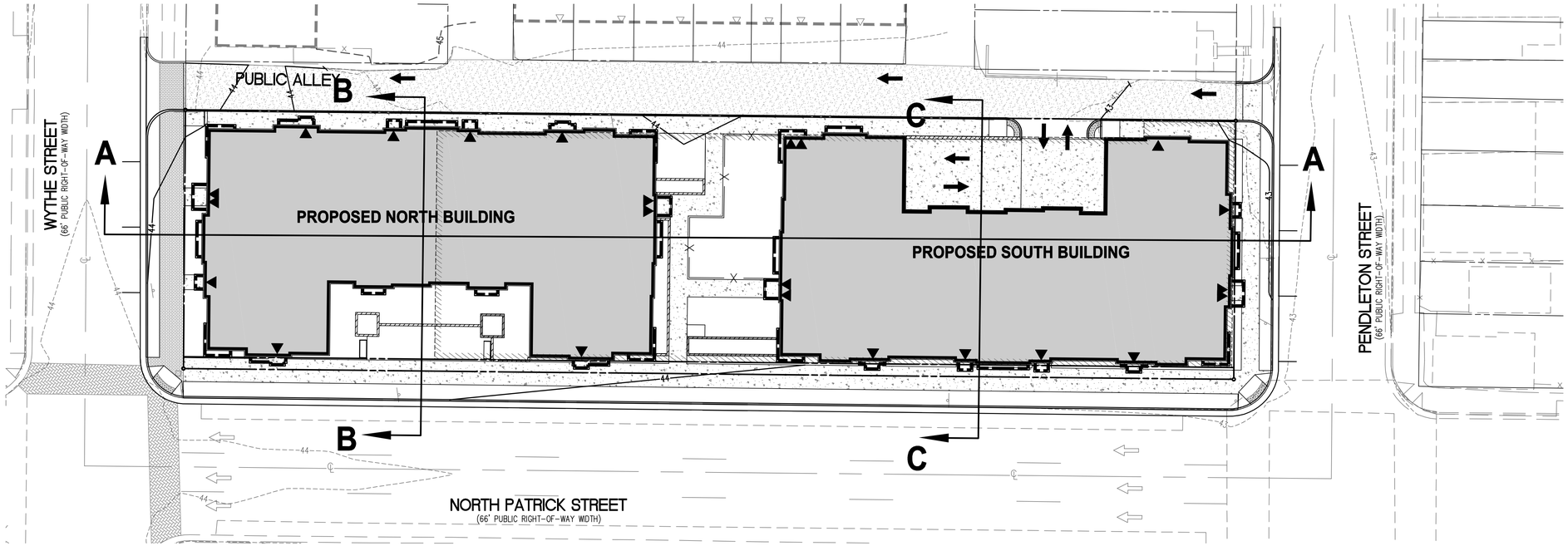
REVISION APPROVED BY | DATE | APPROVED | DATE

PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0901

File No. ALEX | Tax Map No. 54.04 | Job No. 14-058 | Cadd Dwg. File: Q:\sdskproj\14029\dwg\Planning\Plans\DSUP\14029P-0901.dwg | Xref:



PLAN VIEW - KEY MAP
SCALE: 1"=20'

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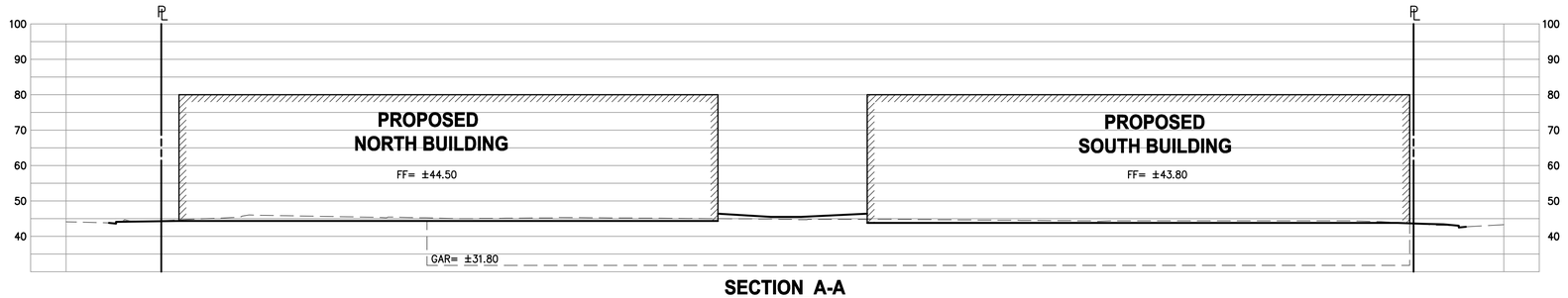
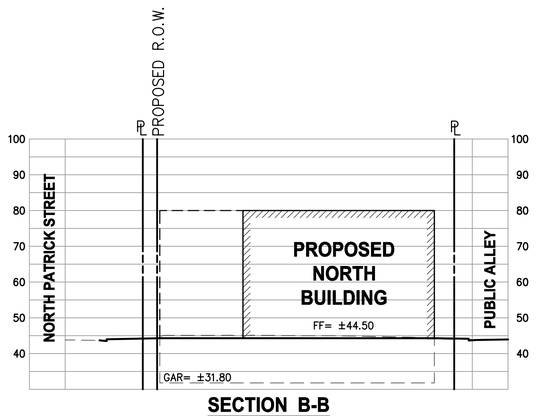
(IN FEET)
1 INCH = 20'



SECTION A-A
SCALE: 1"=20'



SECTION B-B
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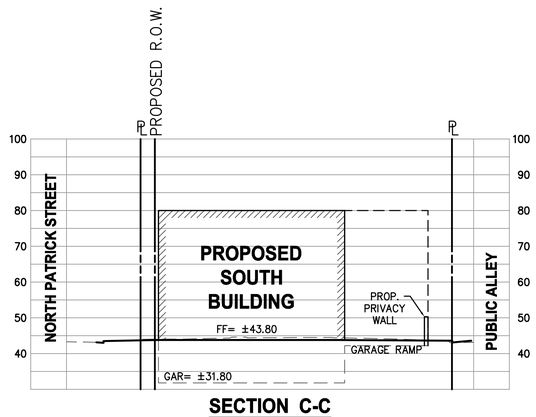

SECTION C-C
SCALE: 1"=20'

NOTE
SEE ARCHITECTURAL DRAWINGS FOR DETAILED INFORMATION REGARDING BUILDING ELEVATIONS

VCS 83 NORTH ZONE

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AARON M. VINSON
Lic. No. 041851
8/21/15
PROFESSIONAL ENGINEER

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PRELIMINARY SITE SECTIONS

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
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CITY OF ALEXANDRIA, VIRGINIA

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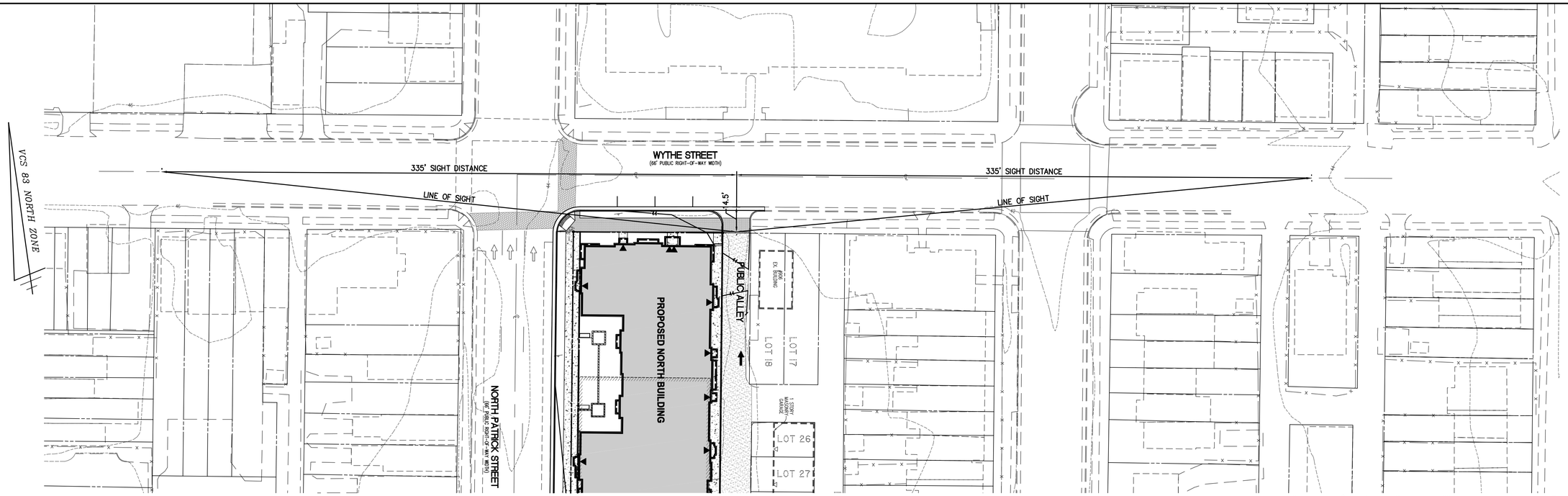
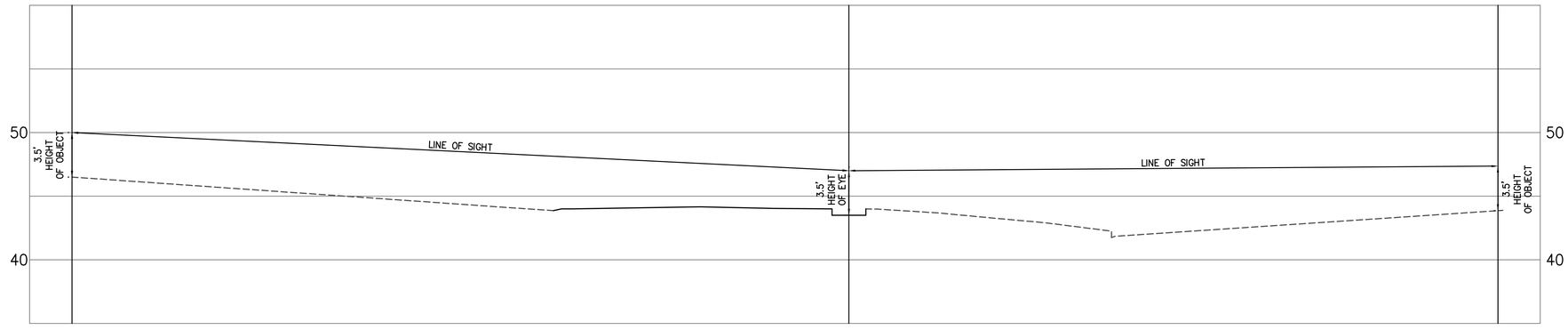
SHEET: P-1101



WYTHE STREET

(66' WIDE PUBLIC RIGHT-OF-WAY)
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH



WYTHE STREET

(66' WIDE PUBLIC RIGHT-OF-WAY)
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH

SCALE: HORZ 1"=30'
VERT 1"=5'

VCS 83 NORTH ZONE

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SCALE: HOR. 1" = 30' | VERT. 1" = 5'

DATE: 8/21/15

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No. 041851
8/21/15
PROFESSIONAL ENGINEER

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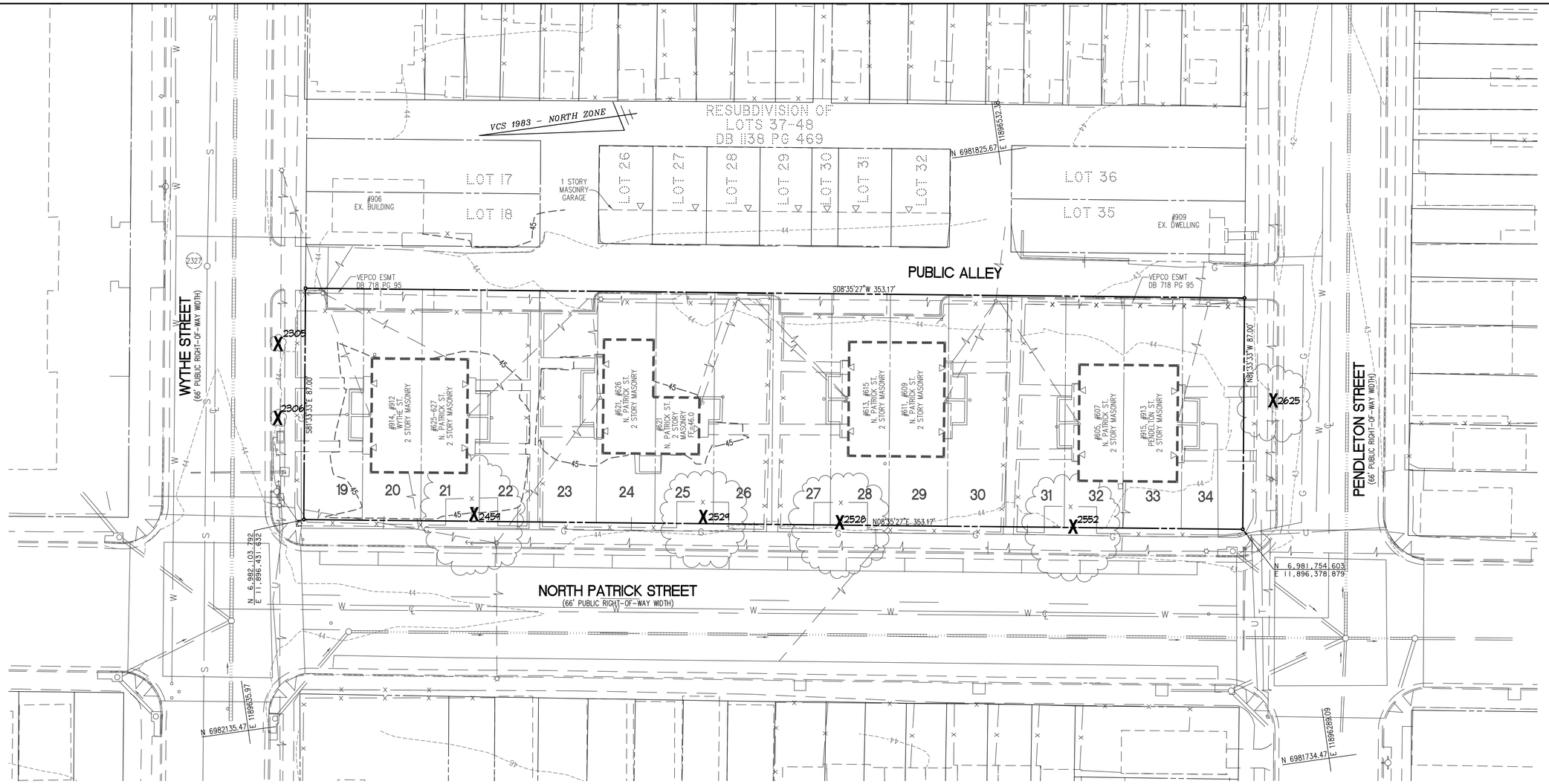
SIGHT DISTANCE PLAN AND PROFILE

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1102

File No. ALEX Tax Map No. 54.04 Job No. 14-058 Cadd Dwg. File: Q:\sdskproj\14029\dwg\Planning\Plans\DSUP\14029P-1102.dwg Xref:



TREE INVENTORY

Tree Inventory - North Patrick Street - Alexandria, VA															
								Activities							
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %	Removal	Tree Protection Fence/ Super Silt Fence	Mulch	Crown Prune	Root Prune	Remove Vines	Treat Pests	Hand Removal/ Selective Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #14-029 19 January 2015															
2305	Lagerstroemia indica	Crape Myrtle	3"	8'	70%	69%	X								
2306	Lagerstroemia indica	Crape Myrtle	3"	8'	70%	69%	X								
2459	Platanus hybrida x acerifolia	London plane tree	22"	22'	50%	56%	X								heavy prune on street side
2528	Acer rubrum	Red maple	20"	20'	55%	56%	X								heavy prune on street side
2529	Platanus hybrida x acerifolia	London plane tree	18"	18'	50%	56%	X								heavy prune on street side
2552	Acer rubrum	Red maple	20"	20'	55%	59%	X								slight lean, grown into utilities
2625	Acer rubrum	Red maple	15"	15'	55%	59%	X								
DBH = Diameter at Breast Height (measured 4.5 feet above ground)															
CRZ= Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter															
CRZ values for trees with multiple stems were calculated using the diameter of a tree with the basal area equivalent to the sum of the basal areas for all stems.															
Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.															
Crown Clean Pruning - Remove all dead, dying, and diseased limbs 1" in diameter and larger, measured at the point of attachment.															
Mulching - Chips or shredded hardwood mulch shall be placed in tree preservation area to a maximum depth of 4" along the limits of clearing and grading to a maximum depth of 10' into the preserved areas.															
Mulch within protected areas without the use of motorized equipment (ie, use wheelbarrows) and will be distributed manually.															

20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

VCS 83 NORTH ZONE

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JOHN L. GWARKOWICH
Lic. No. 000270
8/21/15

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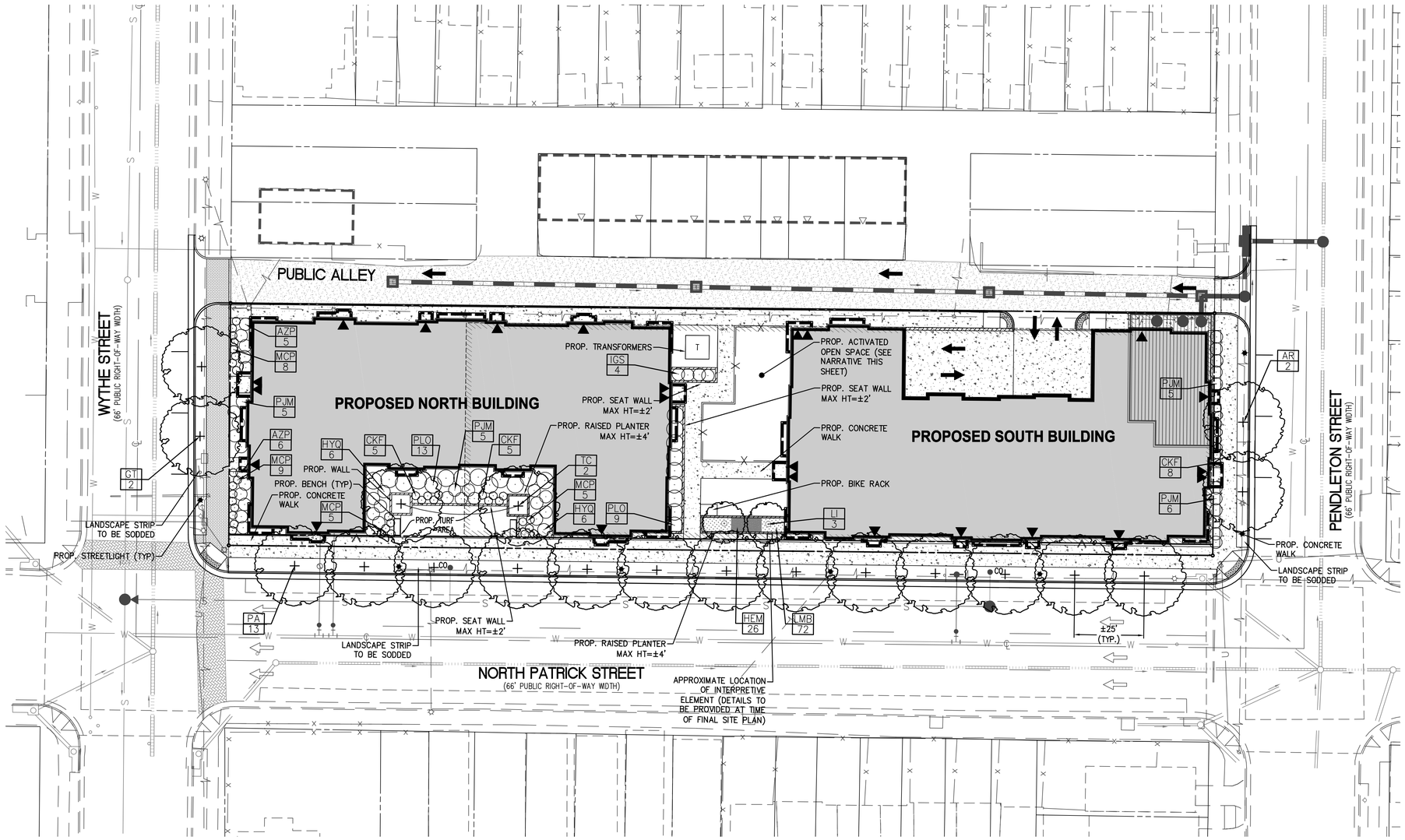
EXISTING VEGETATION SURVEY

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1201



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
	COMBINED SEWER	
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
	PROPERTY LINE	
	PROPOSED TREE	
	PROPOSED SHRUBS	
	PERMEABLE PAVEMENT	
	CONCRETE	
	BRICK	

NOTES:
1. STREETLIGHT DESIGN TO BE FINALIZED AT TIME OF SITE PLAN SUBMITTAL.
2. ONSITE PLANT SELECTION TO BE FINALIZED AT TIME OF SITE PLAN SUBMISSION.
3. ALL TURF AREAS TO BE SODDED.

ACTIVATED OPEN SPACE NARRATIVE

THIS SPACE IS INTENDED TO PROVIDE RESIDENTS WITH A PLACE TO GATHER AND INTERACT WITH EACHOTHER FOR RECEREATION AS WELL AS EDUCATIONAL EXPERIENCES. ACTIVE USES MAY INCLUDE, BUT NOT BE LIMITED TO, A TOT LOT WITH PERMANENT AND/OR MOVABLE PLAY EQUIPMENT, A COMMUNITY GARDEN WITH VERTICAL PLANTERS, PORTABLE GRILLS WITH TABLES AND CHAIRS AND OTHER RECREATIONAL AMENTITIES FOR USE BY THE RESIDENTS. THE INTENT IS TO MAXIMIZE THE AVAILABLE SPACE, PROVIDE AN AREA THAT CAN VARY OVERTIME AND ENSURE THE SPACE CAN ADAPT TO AN ARRAY OF FUTURE RESIDENT DEMOGRAPHICS AND NEEDS.

LANDSCAPE SCHEDULE - ONSITE TREES

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS	CROWN COVERAGE UNIT	CROWN COVERAGE TOTAL
LI	LAGERSTROEMIA INDICA 'COMANCHE' CRAPE MYRTLE	2.5–3"CAL.	2	3–5 LEADERS	250	*250
TC	TILIA CORDATA 'GRENSPIRE' LITTLELEAF LINDEN	2.5–3"CAL.	2	FULL BRANCHING	1,250	*1,875

*TREES ON TOP OF STRUCTURE ONLY RECIEVE 0.5 CREDIT TOTAL: *2,125 SF

LANDSCAPE SCHEDULE - ONSITE SHRUBS / GRASSES / GROUNDCOVER

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS
AZP	AZALEA 'PINK GUMPO'	12"SPR.	11	CONTAINER
CKF	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	24"SPR.	18	CONTAINER
HEM	HEMEROCALLIS 'HAPPY RETURNS' DAYLILY	1 GAL.	26	18" OC.
HYQ	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	24"SPR.	12	CONTAINER
IGS	ILEX GLABRA 'SHAMROCK' INKBERRY	24"SPR.	4	CONTAINER
LMB	LIRIOPE MUSCARI BIG BLUE LIRIOPE	1 GAL.	72	15" OC.
MCP	MUHLENBERGIA CAPILLARIS PINK MUHLYGRASS	3 GAL.	27	CONTAINER
PJM	PIERIS JAPONICA 'MOUNTAIN FIRE' JAPANESE PIERIS	24"SPR.	21	CONTAINER
PLO	PRUNUS LAUROCERASUS 'OTTO LUYKEN' CHERRY LAUREL	18"SPR.	22	CONTAINER

LANDSCAPE SCHEDULE - STREET TREES

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS	CROWN COVERAGE UNIT	CROWN COVERAGE TOTAL
AR	ACER RUBRUM / RED MAPLE 'OCTOBER GLORY'	2.5–3"CAL.	2	25' O.C. SPACING	1,250	2,500
GT	GLEDITSIA TRICANTHOS VAR. INERMIS / 'SHADEMASTER' HONEYLOCUST	2.5–3"CAL.	2	25' O.C. SPACING	750	1,500
PA	PLATANUS x ACERFOLIA / 'BLOODGOOD' LONDON PLANETREE	2.5–3"CAL.	13	25' O.C. SPACING	1,250	16,250

TOTAL: 20,250 SF

CROWN COVERAGE REQUIREMENTS

TOTAL SITE AREA = 29,312 SF
REQUIRED CROWN COVERAGE (25%) = 7,328 SF (ZO 11–410.CC(2))
EXISTING ON SITE CROWN COVERAGE TO REMAIN = 0 SF

TOTAL PROPOSED TREES ON SITE = 2 TREES
TOTAL PROPOSED TREES OFF SITE = 17 TREES
EXISTING TREES OFF SITE TO REMAIN = 0 TREES

CROWN COVERAGE OF PROPOSED ON SITE TREES = 2,125 SF
CROWN COVERAGE OF PROPOSED OFF SITE TREES = 20,250 SF
CROWN COVERAGE OF EXISTING OFF SITE TREES = 0 SF

TOTAL CROWN COVERAGE PROVIDED
MEETING REQUIREMENTS OF ZO 11–410.CC(2) = 5,789 SF (79%)
*50% (3,664 SF) OF CROWN COVERAGE ALLOWED TO COME FROM STREET TREES

SINCE 5,789 SF. < 7,328 SF., CROWN COVERAGE REQUIREMENT IS NOT MET. A MODIFICATION OF THIS REQUIREMENT IS REQUESTED.

TOTAL CROWN COVERAGE PROVIDED = 22,375 SF

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

VCS 83 NORTH ZONE

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COMMONWEALTH OF VIRGINIA
JOHN L. CHANNOUNCH
Lic. No. 000270
8/21/15

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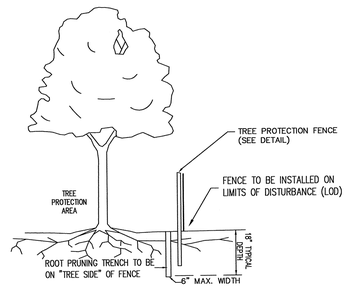
PRELIMINARY LANDSCAPE PLAN

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1202

ROOT PRUNING DETAIL (TYPICAL)



NOTE:

TREE PROTECTION AREA WILL BE DETERMINED AS PART OF THE PLAN REVIEW PROCESS. EXACT LOCATION, DEPTH AND METHODS OF ROOT PRUNING TO BE DETERMINED IN THE FILED BY PROJECT FORESTER.

EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING.

TRENCH SHOULD BE BACKFILLED IMMEDIATELY.

ROOTS SHALL BE SEVERED BY TRENCHER, VIBRATORY PLOW OR APPROVED EQUIVALENT. ROOTS OVER 1.0" DIAMETER SHALL BE CLEANLY CUT BY HAND. ROOT PRUNING ADJACENT TO SPECIMEN TREES MAY REQUIRE SOIL REMOVAL BY SUPERSONIC AIR TOOL TO MINIMIZE TREE AND ROOT IMPACTS.

TREE PRESERVATION TECHNIQUES
(Both techniques described below can be combined with the pruning of roots that may occur beyond the area of treatment).

#1 – For Use in Areas Where Equipment Must Operate in Areas That Will Remain at Existing Grade:

- In the woodchip and plywood or chainlink fence area shown in figure 1 below, spread 10-15" of wood chips by hand.
- On top of the wood chips, lay 5/8 to ¾ inch plywood or heavy-gauge chain link fence to provide a path for equipment and workers to operate.

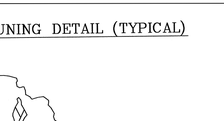


Figure 1

#2 – For Use in Areas Where Fill Soil Will Be Placed Over the Root Zone:

- An aeration system shall be installed in the area shown in figure 2 below prior to grading. The aeration system (see diagram below) shall consist of *geotextile* fabric laid on top of the undisturbed ground; with not less than six inches of river rock on top of it; and with a second layer of *geotextile* fabric laid on top of the rock.
- Fill dirt can then be placed on top of the *geotextile* fabric.

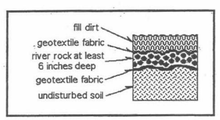


Figure 2

TREE PRESERVATION AREA
KEEP OUT

NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED IN THIS AREA

(COMPANY NAMES AND CONTACT NUMBERS)

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

SPECIFICATIONS

- MINIMUM DIMENSION: 11 X 8 INCHES (W X H)
- BACKGROUND COLOR: RED OR YELLOW
- SIGNS MADE OF WEATHERPROOF MATERIAL

TREE PRESERVATION SIGN DETAIL

Landscape Plan Preparation
Recommended Planting Installation Seasons

A. Recommended seasons are a general guide based on historical climatic data and typical performance of plantings, and which vary dependent on project-specific environmental conditions. Due to construction schedules, recommended planting seasons may/may not coincide with request(s) for certificate of occupancy for projects. Coordination of planting installation and seasons shall be reviewed on an individual project basis.

1. Trees
   a. Do not install/plant the following trees between September 15 and March 15.
      1. Oaks (*Quercus Sp.*, Such as *Q. rubra*, *Q. alba*, *Q. phellos*, *Q. coccinnea*).
      2. Dogwood (*Cornus Sp.*)
      3. Sweetgum (*Liquidambar Sp.*)
      4. All Conifers and Evergreens except White Pine (*Pinus strobus Sp.*).

2. Deciduous and Evergreen Plants
   a. Install/plant between March 15 and June 15 and/or September 15 and November 15.

3. Perennials
   a. Install/plant between March 15 and June 15 and/or September 15 and November 15.

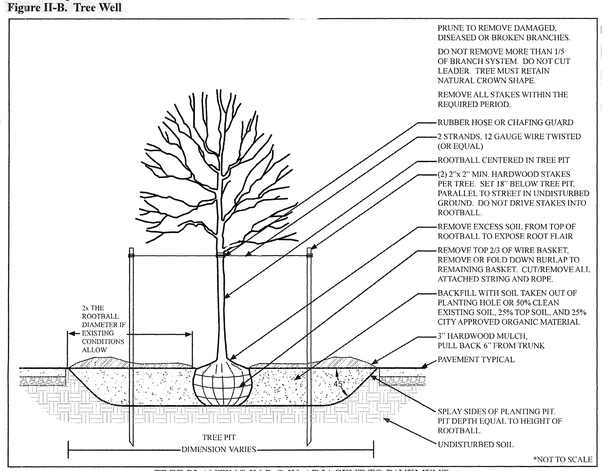
4. Spring Flowering Bulbs
   a. Install/plant between September 15 and December 15.

5. Seasonal Annuals
   a. Install/plant in season per approved schedule.

6. Turf Grass
   a. Install/plant between March 15 and May 15 and/or September 15 and October 15.
   b. Do not install/plant seed or sod turf grass areas when ambient air temperature is below forty (40) degrees Fahrenheit, or is forecast for a twelve (12) hour period after completion of work.

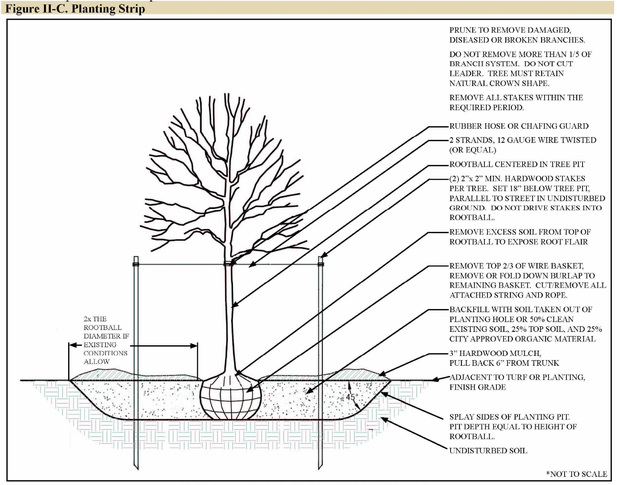
7. No Plant Installation
   a. Do not install plantings or turf grass between June 15 and September 15, without prior written approval by the City Arborist.

Figure II-B. Tree Well



TREE PLANTING IN R.O.W. ADJACENT TO PAVEMENT

Figure II-C. Planting Strip

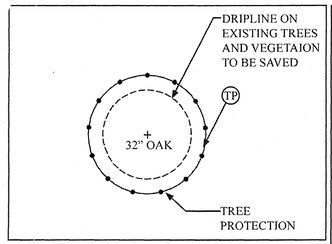


TREE PLANTING IN TURF OR PLANTED AREA

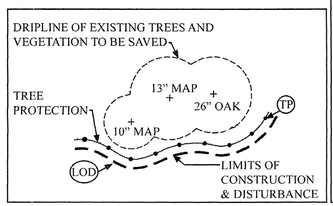
Standards and Requirements
Figure I-A. Required Notes on Drawing Submissions

1. All protection and preservation measures for existing vegetation, including maintenance shall be approved by the City Arborist in-field prior to commencement of any site disturbing activity.
2. Specification for all plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC.
3. The applicant has made suitable arrangements for pre-selection tagging, pre-contract growing, or is undertaking specialized planting stock development with a nursery or grower that is conveniently located to the project site, other procedures that will ensure availability of specified materials. In the event that shortages and/or inability to obtain specified plantings occurs, remedial efforts including species changes, additional plantings and modification to the landscape plan shall be undertaken by the applicant. All remedial efforts shall, with prior approval by the city, be performed to the satisfaction of the Directors of Planning & Zoning, Recreation, Parks & Cultural Activities and Transportation & Environmental Services.
4. In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
5. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City's Arborist and Landscape Architects to review the scope of installation procedures and processes.
6. Maintenance for this project shall be performed in perpetuity, in compliance with City of Alexandria Landscape Guidelines and/or as conditioned by project approval.
7. 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 approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to approval of the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner/applicant/successor and sealed and dated as approved by the project's Landscape Architect.
8. As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements.

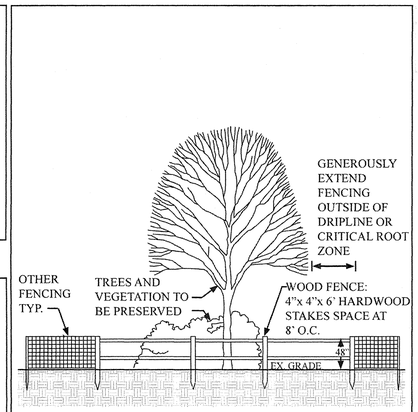
1. Standards and Requirement
Figure I-B. Tree Protection



PLAN VIEW: SINGLE SPECIMEN



PLAN VIEW: VEGETATION



VEGETATION PROTECTION AND PRESERVATION DETAIL SECTION

APPROVED
SPECIAL USE PERMIT NO. 2014-0035
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
ESTABLISHED 1945

DRAWN: DV | CHECKED: BF / AV
SCALE: NTS | DATE: 8/21/15

COMMONWEALTH OF VIRGINIA — JOHN L. CHAMBOVICH — Lic. No. 000270 — 8/21/15 — REGISTERED LANDSCAPE ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PRELIMINARY LANDSCAPE NOTES AND DETAILS

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1203

BUILDING MOUNTED LIGHT

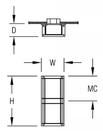
(PROVIDED FOR INFORMATION ONLY. EXACT LIGHT FIXTURE TO BE DETERMINED AT TIME OF FINAL SITE PLAN)

ADVENT SPECIFICATION SHEET

MERIDIAN INTERIOR WALL
AIW9035

ADA

JOB NAME _____ TYPE _____



The Meridian luminous housing is made of a formed opal polycarbonate lens and a framework constructed of metal rods. Demonstrating how structural elements can also be decorative, the wall sconce and ceiling fixture is perfect for corridors, small spaces or anywhere that a decorative element is needed. Choose from a palette of both painted and metal finishes.

Dimensions

W	H	D	MC
7.5 in	16.5 in	4.0 in	8.2 in
190 mm	419 mm	102 mm	208 mm

Weight

Hanging weight: 25.0 lb (11.4 kg).

Features
- Opal acrylic diffuser lens enhances a space with filtered illumination.

Technical Notes

Electrical
- Integral electronic fluorescent ballast utilizes the latest energy-saving technology to maintain consistent color temperature, CRI and lumen maintenance, while eliminating the need for remote mounting and simplifying installation.
- ETL listed to UL standards (US and Canada) for use in damp locations. Not recommended for exterior applications.

Lamping/lamp
- Fluorescent lamps are 3500K unless specified.
- Lamps included, with the exception of T8, T5 and incandescent.

Mounting
- Mounts to standard 4" octagonal junction box.

Additional Documents

Color Chart (http://www.specAdvent.com/pdfs/advent_color_chart.pdf)

ADVENT SPECIFICATION SHEET

MODEL NUMBER: **AIW9035** | LAMP SOURCE | FINISH | VOLTAGE | LAMP OPTIONS | OPTIONS

Not all options are available in all configurations, consult factory for details.

Lamp Source

			Photometry
☐	**1F27**	1F27/WD/G11	LTL04/20
☐	**2M60**	[1] 2/M250/WT10/MED	LTL04/20

[1] Incandescent/Quartz Lamp(s) Not Included

Voltage

☐	**120V**	120 Volt
☐	**277V**	277 Volt

Lamp Options

☐	**BL**	Bottom Lens
☐	**TL**	Top Lens
☐	**EMR**	Emergency Ballast Remote

Options

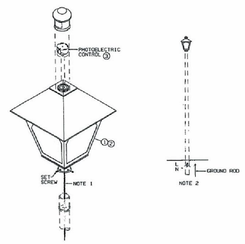
☐	**SBA**	Sandblasted Acrylic

Painted Finishes

PT01	SuperWhite	PT07	Light Taupe	PT13	Warm Gray	PT19	Blue	PT29	Red Brass	PT42	Sky Blue	PT49	Brass
PT02	White	PT08	Medium Taupe	PT14	Light Gray	PT20	Dark Green	PT31	Medium Bronze	PT43	Teal	PT49	Bronze
PT03	Morning Light	PT09	Medium Gray	PT15	Sage	PT21	Pearl White	PT32	Dark Bronze	PT44	Green		
PT04	Warm White	PT10	Dark Gray	PT16	Spruce	PT22	Platinum	PT33	Dark Blue	PT45	Purple		
PT05	Putty	PT11	Black	PT17	Red	PT27	Deep Copper	PT40	Yellow	PT46	Aluminum		
PT06	Warm Beige	PT12	Dark Chocolate	PT18	Deep Red	PT28	Dark Stainless	PT41	Orange	PT47	Deep Red Brass		

Metal and Plated Finishes

BAL	Brushed Aluminum	BBR	Brushed Brass	BSS	Brushed Stainless Steel



NOTES:
1. LUMINAIRE IS PREWIRED WITH 3-20 FT. #10 CU CONDUCTOR LEADS. (ONE) BLACK FOR LINE, (ONE) WHITE FOR NEUTRAL AND (ONE) GREEN FOR GROUNDING.
2. REFER TO THE UNDERGROUND SECONDARY AND GROUNDING ENG. IN THE GROUNDING SECTION.
3. BOTH STYLES OF LUMINAIRES ARE TYPE III LIGHT PATTERN.

DRAWN BY	ORIGINAL	REVISION	REVISION	REVISION	REVISION	COLONIAL LUMINAIRE
DRAWN	ALEX	REVISE				
CHECKED		ADD				VIRGINIA POWER NORTH CAROLINA POWER
APPROVED		DELE				NO. 49 0030 2 OF 2
DATE		6Th-20-'98				

STREET LIGHT SPECIFICATION

MODEL #: BEACON BOSTONIAN LANTERN, 150W HIGH PRESSURE SODIUM, TYPE III, 14000 LUMENS, ON 10' POLE.

MANUFACTURER: BEACON PRODUCTS

CONTACT: DON HOFFMAN
COMMERCIAL LIGHTING SALES, INC.
6797 DORSEY ROAD
SUITE 3
ELKRIDGE, MARYLAND 21075
CELL PHONE: 301.621.1650

QUANTITY: PER PLAN

*NOTE:
VIRGINIA POWER WILL SUPPLY, INSTALL, AND MAINTAIN LIGHT TO ABOVE SPECIFICATIONS. A LIGHT SIMILAR TO THE BOSTONIAN LANTERN MAY BE SUBSTITUTED.

STREET LIGHT SPECIFICATION

MODEL #: SHAKESPEARE BHW22-01S1 (W2½"X5" OVAL)
10' TAPERED FIBERGLASS POLE

MANUFACTURER: SHAKESPEARE COMPOSITES & ELECTRONICS

CONTACT: DON HOFFMAN
COMMERCIAL LIGHTING SALES, INC.
6797 DORSEY ROAD
SUITE 3
ELKRIDGE, MARYLAND 21075
CELL PHONE: 301.621.1650

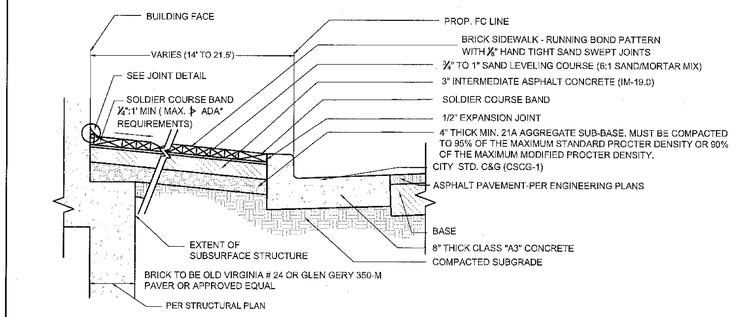
QUANTITY: PER PLAN

MATERIAL: BLACK

LUMINAIRE: SEE DETAIL THIS SHEET

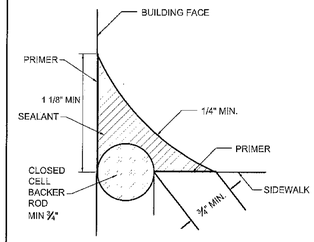
150 W HIGH PRESSURE SODIUM,
TYPE III BOROSILICATE GLASS REFRACTOR, 120V

*NOTE:
VIRGINIA POWER WILL SUPPLY, INSTALL, AND MAINTAIN POLE. A SIMILAR POLE MAY BE SUBSTITUTED. POLE WILL BE DIRECT BURIAL. CONDUIT (120V CONNECTION) AND SPLICE BOXES TO BE PROVIDED BY DEVELOPER/CONTRACTOR.



*ADA: AMERICAN WITH DISABILITY ACT.

NOTES:
1. ALL STRUCTURAL ITEMS TO CONFORM TO 2009 IBC REQUIREMENTS.
2. PRIOR TO CONSTRUCTION ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.



NOTES:
1. SEALANT SHALL BE ASTM C920 (CURRENT STANDARD), TYPE M, GRADE NS, CLASS 100/50, USE T1.
2. CONTRACTOR SHALL CLEAN THE SUBSTRATES FREE OF OIL AND WATER WITH COMPRESSED AIR, OR BRUSHING, SAND BLASTING, GRINDING, OR SAWING AND APPLY PRIMER PER THE RECOMMENDATIONS OF THE SEALANT'S MANUFACTURER.
3. SEALANT MUST BE INSTALLED PER ASTM C1193, AS MODIFIED.

JOINT DETAIL
(REF.: GDBEC)

(N.T.S.)

BRICK SIDEWALK AT SUBSURFACE STRUCTURE

March 8, 2015
DATE

3/8/13
APPROVED DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
ALEXANDRIA VIRGINIA

CSSW-2

PAGE X

APPROVED
SPECIAL USE PERMIT NO. 2014-0035
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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SCALE: NTS

COMMONWEALTH OF VIRGINIA
JOHN L. CHAMBERLAIN
Lic. No. 000270
8/21/15

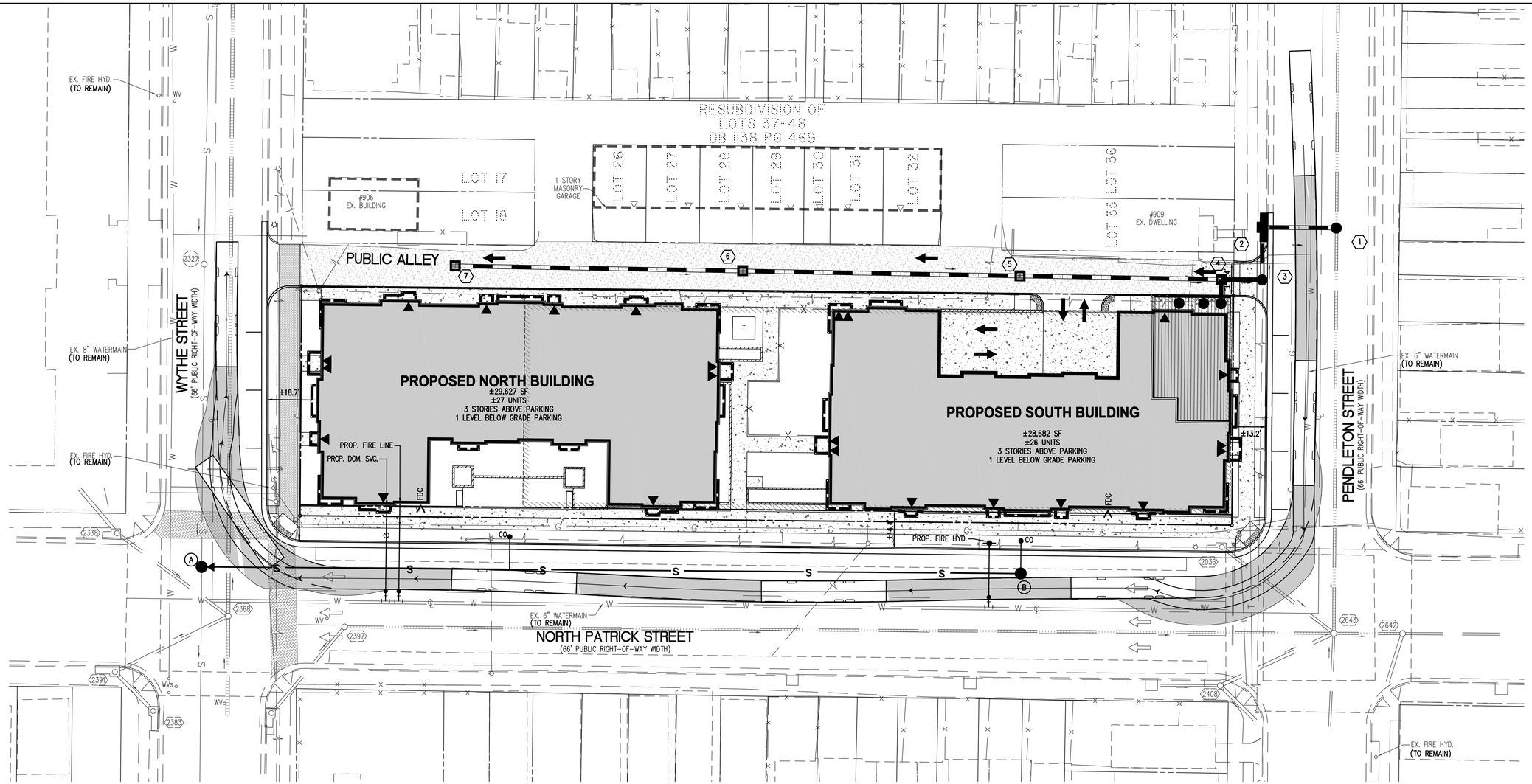
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

PRELIMINARY LANDSCAPE DETAILS

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

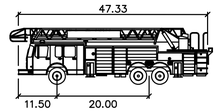
SHEET: P-1204



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
	COMBINED SEWER	
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
	PROPERTY LINE	

FIRE TRUCK DETAIL



Fire Truck Alexandria 203

	feet
Width	: 8.17
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 28.5

NOTE

TRUCK MOVEMENTS CREATED USING AUTOTURN 6 MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.

20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

VCS 83 NORTH ZONE

APPROVED
SPECIAL USE PERMIT NO. 2014-0035
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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(703) 532-6163 Fax (703) 533-1301
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SCALE: 1" = 20' DATE: 8/21/15

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
8/21/15
PROFESSIONAL ENGINEER

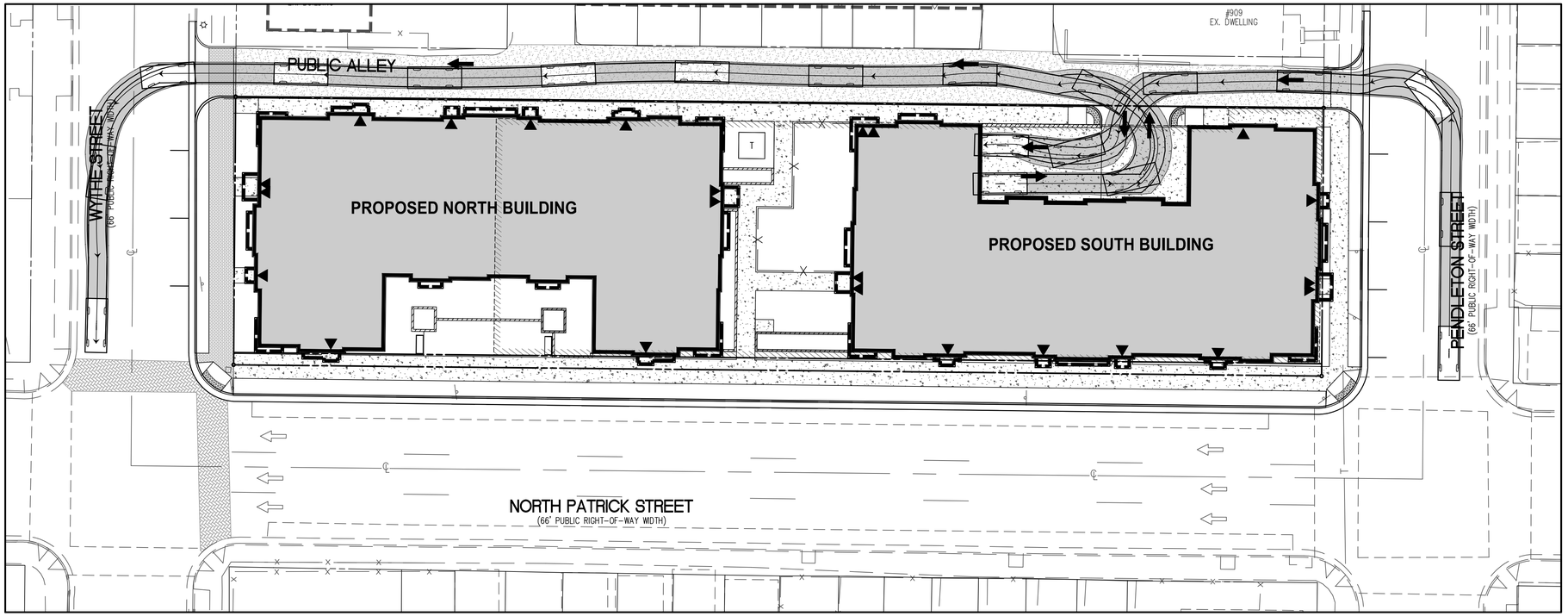
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PRELIMINARY FIRE SERVICE PLAN

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

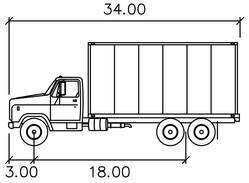
SHEET: P-1301



GARAGE ENTRY - VEHICLE MOVEMENT

20 0 10 20 40 80

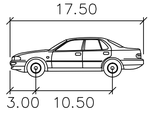
(IN FEET)
1 INCH = 20'



SU-ROLL-OFF feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 40.0

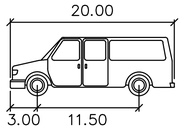
(NOT TO SCALE)



LARGE CAR feet

Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 41.0

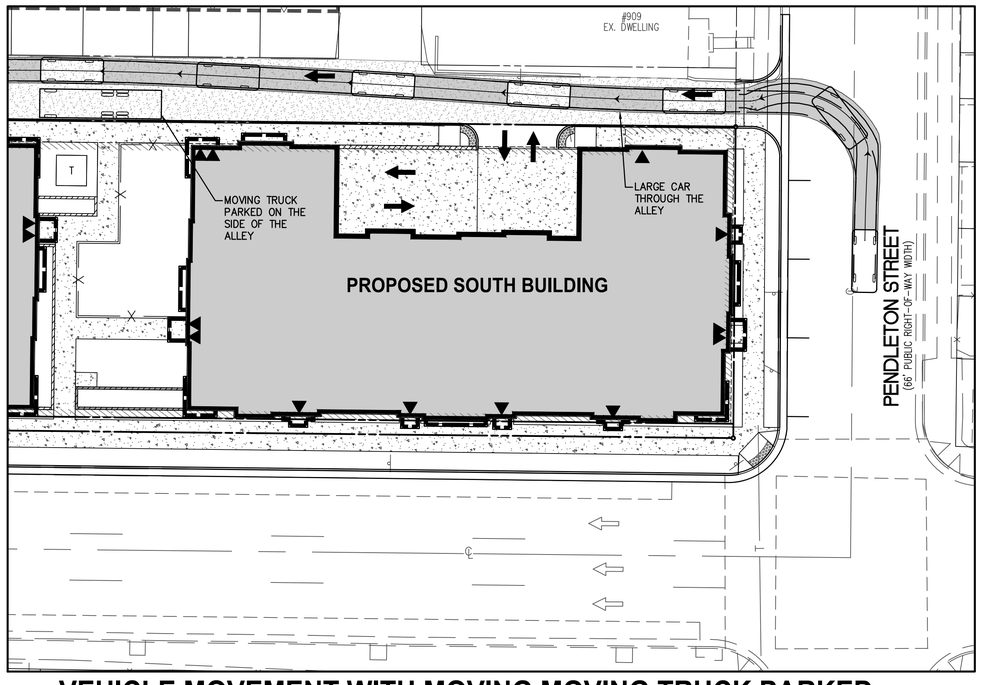
(NOT TO SCALE)



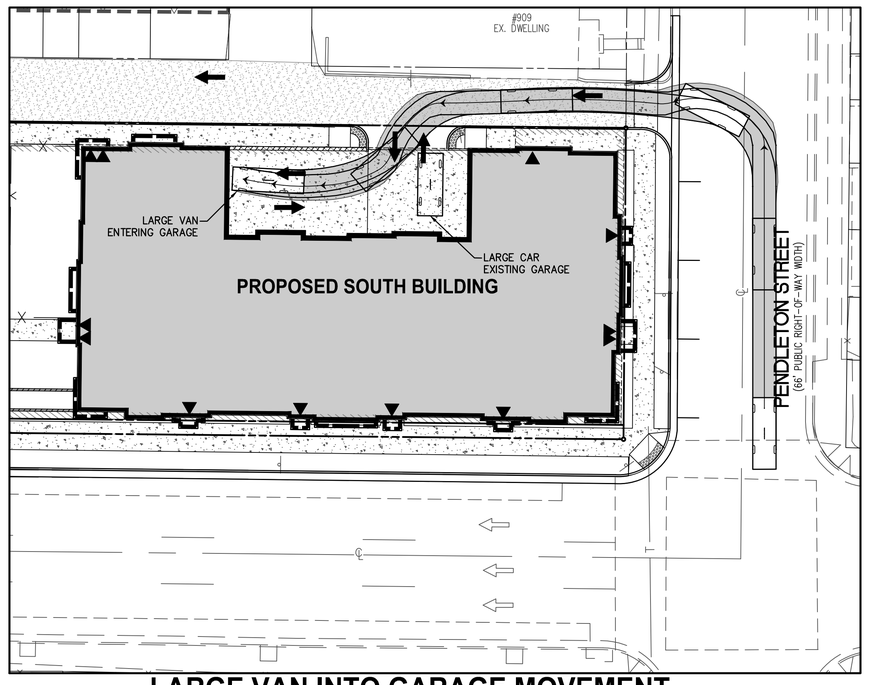
LARGE VAN feet

Width	: 6.50
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 31.5

(NOT TO SCALE)



VEHICLE MOVEMENT WITH MOVING MOVING TRUCK PARKED



LARGE VAN INTO GARAGE MOVEMENT

NOTE

TRUCK MOVEMENTS CREATED USING AUTOTURN 6 MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.

VCS 83 NORTH ZONE

APPROVED
SPECIAL USE PERMIT NO. 2014-0035
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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FALLS CHURCH, VIRGINIA 22046
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DATE: 8/21/15
SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 8/21/15 PROFESSIONAL ENGINEER

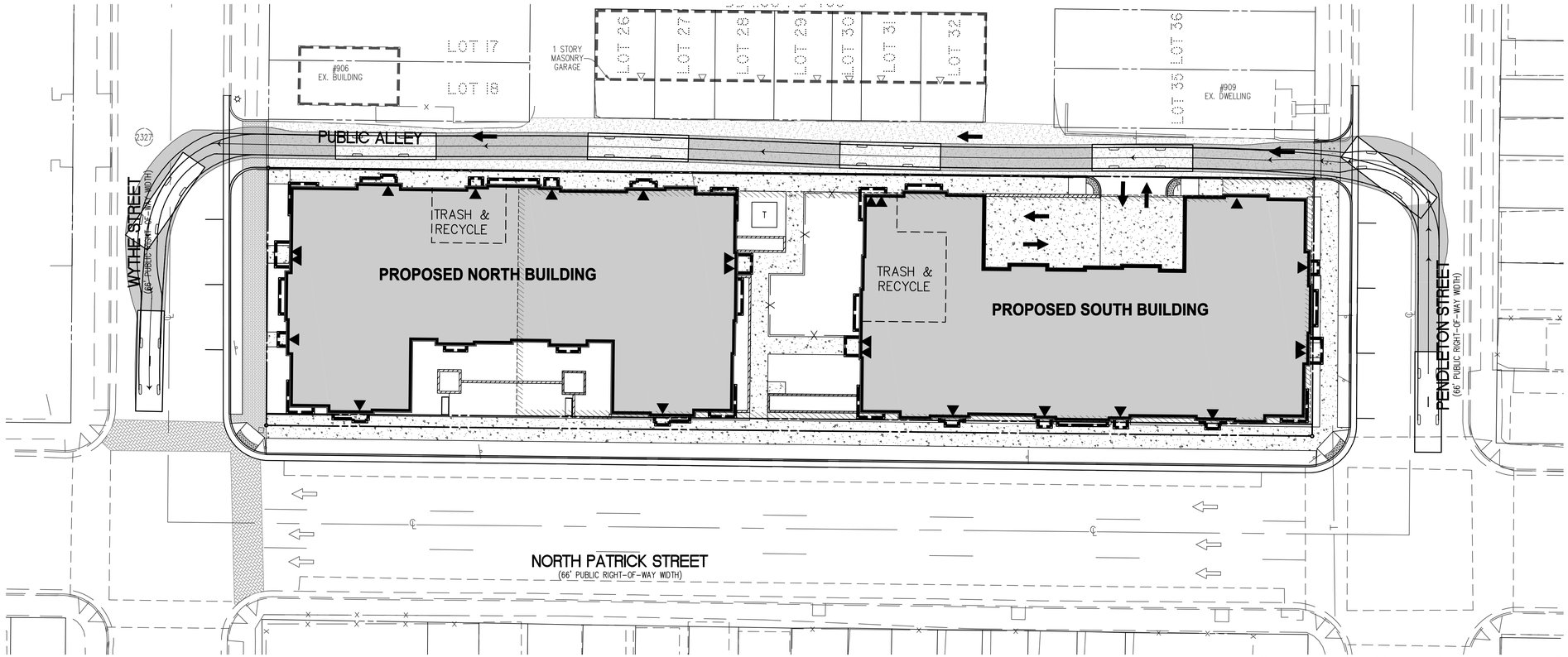
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV.' BY	APPROVED	DATE

PRELIMINARY VECHICLE MOVEMENT PLAN

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1401



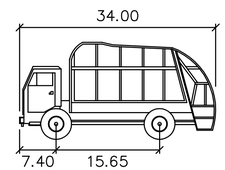
GARBAGE TRUCK MOVEMENT

20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

NOTES

1. TRASH TO BE COLLECTED AT DESIGNATED AREAS WITHIN BUILDINGS AND TO BE WHEELED OUT ON TRASH DAY BY TRASH COLLECTION CREW.
2. TRUCK MOVEMENTS CREATED USING AUTOTURN 6 MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.



GARBAGE TRUCK

Width	: 9.00
Track	: 7.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

(NOT TO SCALE)

VCS 83 NORTH ZONE

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SPECIAL USE PERMIT NO. 2014-0035
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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PRELIMINARY GARBAGE TRUCK MOVEMENT PLAN

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1402

PRELIMINARY ARCHAEOLOGY SCOPING FORM

Office of Historic Alexandria/Alexandria Archaeology
Torpedo Factory Art Center #327
105 N. Union Street
Alexandria, VA 22314
Main Office: 703.746.4399

Scope of Work for a Documentary Study and Archaeological Evaluation at 699 N. Patrick Street in Alexandria, Virginia

February 5, 2015

Development is slated for the property located at 699 North Patrick Street in the City of Alexandria, Virginia. Presently four public housing units stand on the lot. This Scope of Work calls for a full Documentary Study of this property, an area that encompasses about one-third of a block fronting on the east side of North Patrick St. between Wythe St. and Pendleton St. The Documentary Study will present a full cultural and landscape history of the property, placing it in a historical context.

During the Civil War, Battery H, a hospital complex, was located on the subject property. The complex took up the entire block, but the bulk of the complex was located within the bounds of the subject property (the western one-third of the block). A large two-story hospital headquarters was situated on the north end of the property, along with two barracks, several sinks (privies), and a sutler's quarters on the south end near the corner of N. Patrick and Pendleton. The property almost certainly contains significant archaeological remains that pertain to the Union Army occupation of Alexandria during the Civil War. A Documentary Study is recommended to flesh out the history of Battery H, to understand the activities on the lot that predated and postdated the Civil War, and to assess the archaeological potential.

The goals of this scope of work are to complete the full Documentary Study and to provide recommendations concerning the potential need for archaeological investigation on this property prior to development. The strategy and budget for any required archaeological excavations will be determined after completion of the documentary research. The Documentary Study shall present the historical significance of the property and provide historical contexts for the interpretation of the property. The study shall also consider the effects of previous disturbances and grading on potential sites as well as the impact of the proposed construction activities on the areas of potential. All aspects of this investigation will comply with the *City of Alexandria Archaeological Standards*, the *Guidelines for Conducting Cultural Resource Survey in Virginia,* and the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.* Project details are as follows:

Documentary Study Report and Recommendations

The ultimate goals of the research are to understand the history of the project area, to develop a historical context for the interpretation of the site, and to identify, as precisely as possible, the potential locations of archaeological resources that may be preserved. The consultant shall develop a full cultural and landscape history and shall identify significant themes through the research and articulate them in the report and summary. In addition, the consultant

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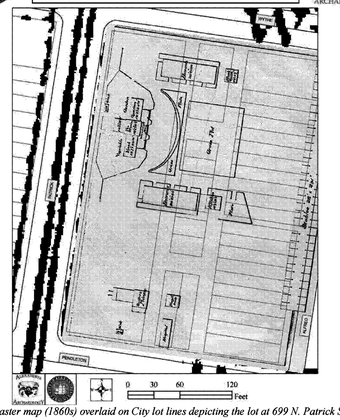

Quartermaster map (1860s) overlaid on City lot lines depicting the lot at 699 N. Patrick St.

shall work with the developer, architect, and landscape architect to potentially integrate themes and elements of the historic character of the property into the design and open space for the project.

The Documentary Study will consist of maps, plus primary and secondary source information. The archival research shall include, but is not limited to, a search of deeds, plats, title documents, probate and other court records; tax and census records; business directories; published and unpublished manuscripts of first-hand accounts (such as letters, diaries, and county histories); historical maps; newspaper articles; previous archaeological research;

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pedological, geological and topographic maps; modern maps, previous construction plans and photographs that can indicate locations of previous ground disturbance; and oral histories, if appropriate. Repositories to be visited include, but are not limited to, Alexandria Archaeology, the local history sections of public libraries in northern Virginia, county and/or city courthouses, the Library of Congress, and the National Archives. An on-line search for relevant data is also encouraged.

The archival research shall result in an account of the chain of title, a description of the owners and occupants, and a discussion of the land-use history of the property through time. The work will address issues relating to the early agricultural use of the lot and will present information on those who may have worked the land (slaves, tenant farmers, etc.) as well as landowners. The study will also document changes in land use history, with particular focus on this particular block in Old Town. It will identify significant themes, develop historical contexts for the interpretation of the site, and include research questions that could provide a framework for conducting any necessary archaeological work.

In addition to the narrative, the Documentary Study report shall include the production of a map or series of overlay maps that will indicate the impact of the proposed construction activities on all known cultural and natural features on the property. Mapping must be at a scale that can accurately depict relevant features on the property. The map(s) will depict the locations of features discovered as a result of the background documentary study (including, but not limited to, historic structures, historic topography, and water systems), the locations of any known previous disturbances to the site (including, but not limited to, changes in topography, grading and filling, previous construction activities), and the locations and depths of the proposed construction disturbances (including, but not limited to, structures, roads, grading/filling, landscaping, utilities). From this information, a final overlay map shall be created that indicates the areas with the potential to yield significant archaeological resources that could provide insight into Alexandria's past. If there is potential for the discovery of significant resources, the report will present specific recommendations in a Scope of Work that delineates the archaeological testing strategy needed to complete an Archaeological Evaluation. The map shall indicate locations for backhoe scraping or trenching, hand excavation, and/or monitoring. The recommendations will be based upon the specific criteria for evaluating potential archaeological significance as established in the Alexandria Archaeological Protection Code. After the recommendations are approved by the City Archaeologist, the consultant shall prepare a budget for any required testing for the Archaeological Evaluation.

Public Interpretation

The *City of Alexandria Archaeological Standards* require that a public summary be prepared as part of the Documentary Study. The public summary will be approximately 4 to 8 pages long with a few color illustrations. This should be prepared in a style and format that is reproducible for public distribution and use on the City's web site. Examples of these can be

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seen on the Alexandria Archaeology Museum website. A draft of the summary should be submitted to Alexandria Archaeology for review along with the draft of the Documentary Study report. Upon approval, a master copy (hard copy as well as on CD) will be submitted to Alexandria Archaeology. The summary and graphics should also be e-mailed to Alexandria Archaeology for publication on the web site.

As mentioned above, the consultant shall also work with the developer and the City staff to develop themes that could be used to integrate the historic character of the property into the design for the project. If required by the City archaeologist, the consultant shall prepare text and graphics for interpretive signage on the property.

Tasks

The following is a summary of the tasks to be completed:

1. A resume of the historian who will be doing the documentary research shall be sent to Alexandria Archaeology for approval prior to beginning the research. Once approved, the historian should speak/correspond with Alexandria Archaeology staff to go over the requirements of the project.

2. Gather available information, including to-scale historical maps, site reports, and secondary compilations and indexes, from City files.

3. Visit other repositories to complete research from primary and secondary sources.

4. Analyze the compiled data to evaluate the potential for the recovery of significant archaeological resources on the property.

5. Produce a preliminary draft of the Documentary Study report with recommendations, including a Scope of Work for the Archaeological Evaluation (if needed), and submit it for review by Alexandria Archaeology staff. Upon approval by Alexandria Archaeology, prepare a budget for the Archaeological Evaluation.

6. Meet with the City Archaeologist and the developer/architect/landscape architect to provide information that might be useful in integrating the historic character into the design of the development. Provide text and graphics for interpretive signage, if required.

7. Make required revisions to the draft and deliver 1 unbound and 3 bound copies of the final Documentary Study report to Alexandria Archaeology, along with a CD of the final report and a separate CD of the public summary with graphics, and text and graphics for

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interpretive signage.

Formats for Digital Deliverables:

1. Photographs:	.jpg.
2. Line Drawings:	.gif or .jpg as appropriate.
3. Final Report/Public Summary	Word and PDF
4. Oral History	Word
5. Catalogue:	Word, Access or Excel
6. Other Written material:	Word, Access, Excel, Adobe InDesign or PDF as appropriate

NOTE

1. REQUIREMENTS OF SCOPING FORM TO BE FULFILLED BY OTHERS AND SUBMITTED UNDER SEPARATE COVER

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

CORRESPONDENCE

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Engineers • Surveyors • Planners
Landscape Architects • Arborists
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FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
ESTABLISHED 1945

DRAWN: DV | CHECKED: BF / AV
SCALE: 1" = 20' | DATE: 8/21/15

COMMONWEALTH OF VIRGINIA — 8/21/15 — AARON M. VINSON Lic. No. 041851 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

RAMSEY HOMES REDEVELOPMENT
699 N PATRICK STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

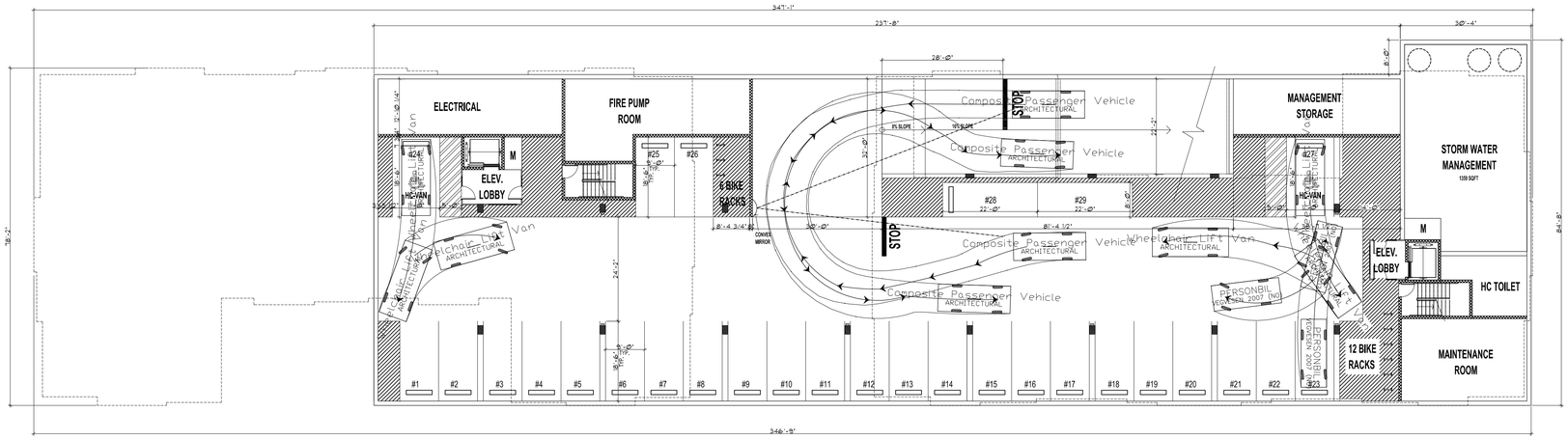
SHEET: P-1501

LINE OF EXTERIOR WALL AT 2ND FLOOR

TYPICAL FLOOR (2ND/3RD)

(EXTERIOR FINISHES SHOWN AT 3RD FLOOR. SEE ELEVATIONS FOR SECOND FLOOR FINISHES.)

FIRST FLOOR



GARAGE FLOOR

BUILDING SUMMARY

(2) 3-STORY WOOD FRAME, 5A STRUCTURES
w/ 1-STORY BELOW GRADE GARAGE, 1A STRUCTURE

BUILDING HEIGHT	= 35'
GARAGE (20,787 SF)	= NOT INCLD.
SOUTH BLDG, FIRST FLOOR	= 8,925 GSF
NORTH BLDG, FIRST FLOOR	= 9,798 GSF
SOUTH BLDG, TYPICAL FLOOR (2ND/3RD) 9,697 x 2	= 19,394 GSF
NORTH BLDG, TYPICAL FLOOR (2ND/3RD) 9,798 x 2	= 19,596 GSF
BUILDING GROSS AREA	= 57,713 GSF
FAR CALCULATION	= 1.72

UNIT SUMMARY

1 BEDROOM	= 6 UNITS
2 BEDROOM	= 43 UNITS
3 BEDROOM	= 4 UNITS
TOTAL UNITS	= 53 UNITS

PARKING SUMMARY

PARKING REQUIRED (PER Z.O.) = 28 SPACES
- 60% AMI (27 UNITS x 0.5625 SP/UNIT) = 16 SPACES
- 50% AMI (11 UNITS x 0.4875 SP/UNIT) = 6 SPACES
- 30% AMI (15 UNITS x 0.3750 SP/UNIT) = 6 SPACES

PARKING PROVIDED (ON SITE) = 29 SPACES
- STANDARD SPACES = 27 SPACES
- ADA SPACES = 2 SPACES

TOTAL PARKING (ON STREET) = 5 SPACES

Rohit Anand
Lic. No. 7979
ARCHITECT

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SCALE: 1/16"=1'

RAMSEY HOMES

PROPOSED FLOOR PLANS

A1

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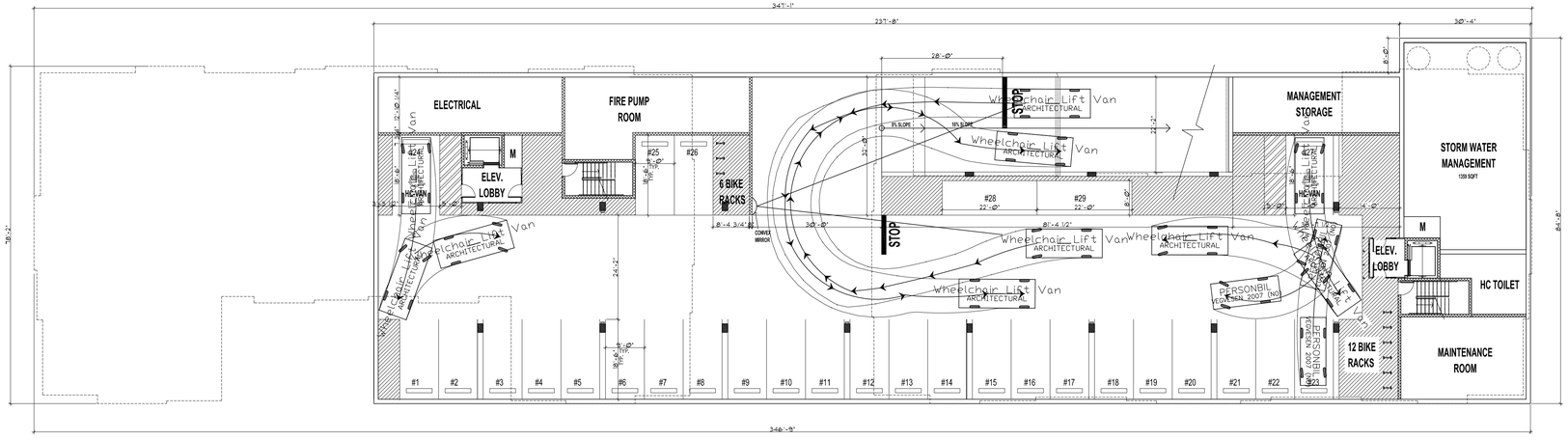

GARAGE FLOOR

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HC-VAN TURNING RADIUS EXHIBIT

A1.1

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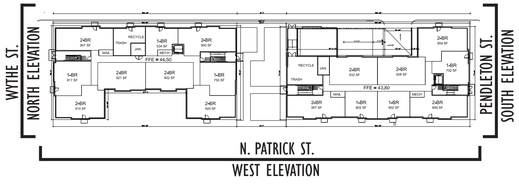
ELEVATION-NORTH PATRICK STREET SOUTH BUILDING

ELEVATION-PENDLETON STREET

METAL BALCONY
BRICK HEAD & SILL
METAL CANOPY
METAL COPING
CEMENT LAP SIDING
BRICK 1
CEMENT PANEL SIDING
BRICK 2

ELEVATION-WYTHE STREET

ELEVATION-NORTH PATRICK STREET NORTH BUILDING



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SCALE: 1/8"=1'

RAMSEY HOMES

PROPOSED ELEVATIONS

A2

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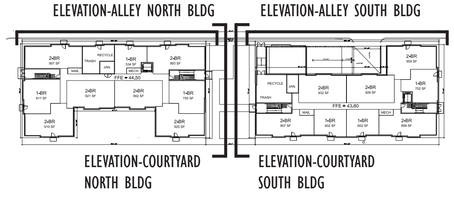
ELEVATION-ALLEY SOUTH BUILDING

ELEVATION-COURTYARD SOUTH BUILDING

ELEVATION-ALLEY NORTH BUILDING

ELEVATION-COURTYARD NORTH BUILDING



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SCALE: 1/8"=1'

RAMSEY HOMES

PROPOSED ELEVATIONS

A3

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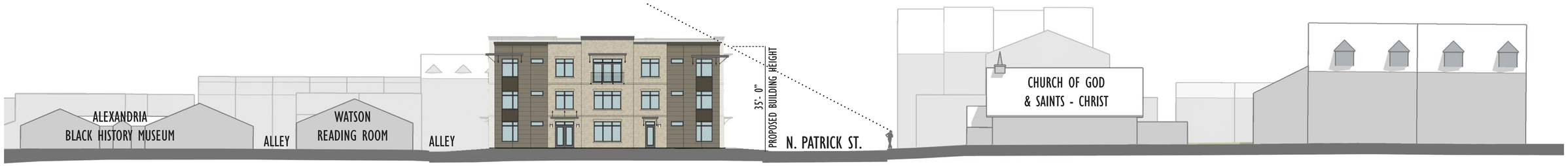

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

WEST ELEVATION (CONTINUED)

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PROPOSED SITE SILHOUETTES A4

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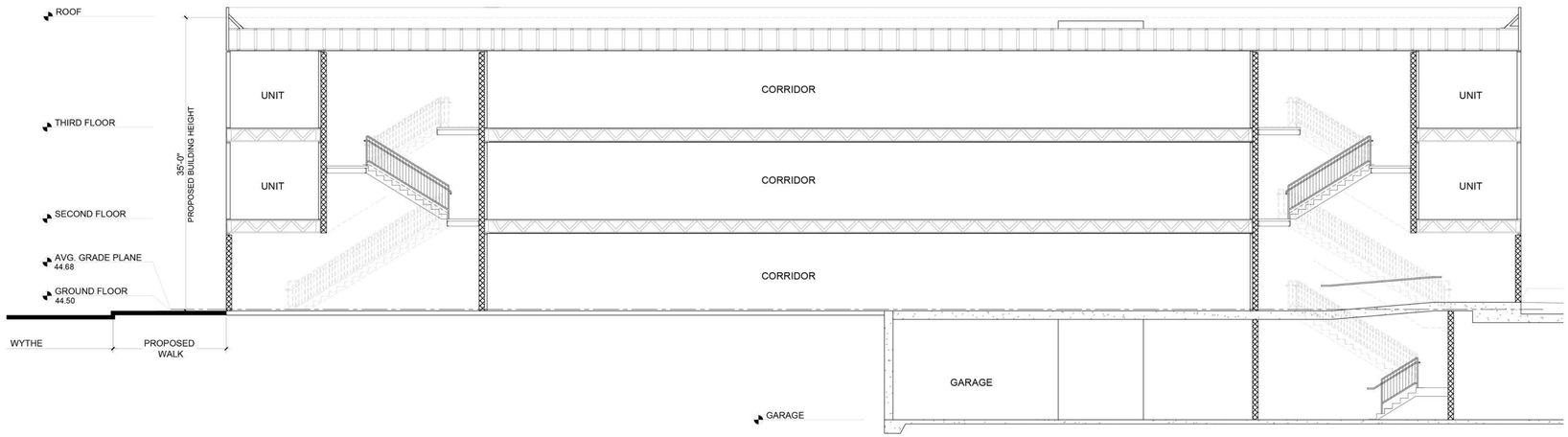
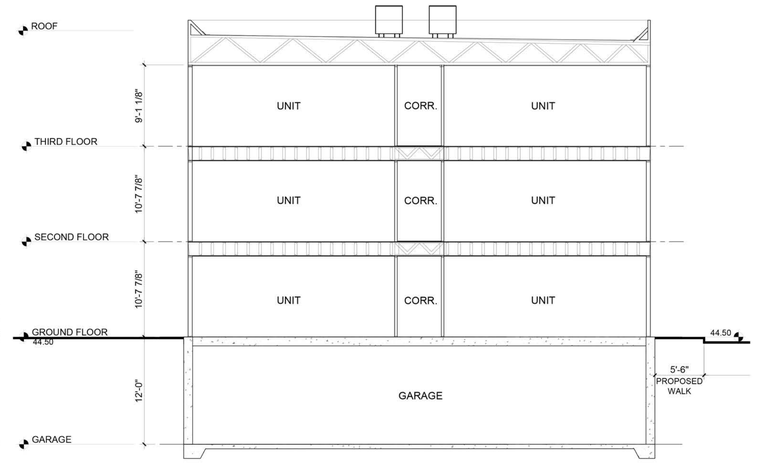
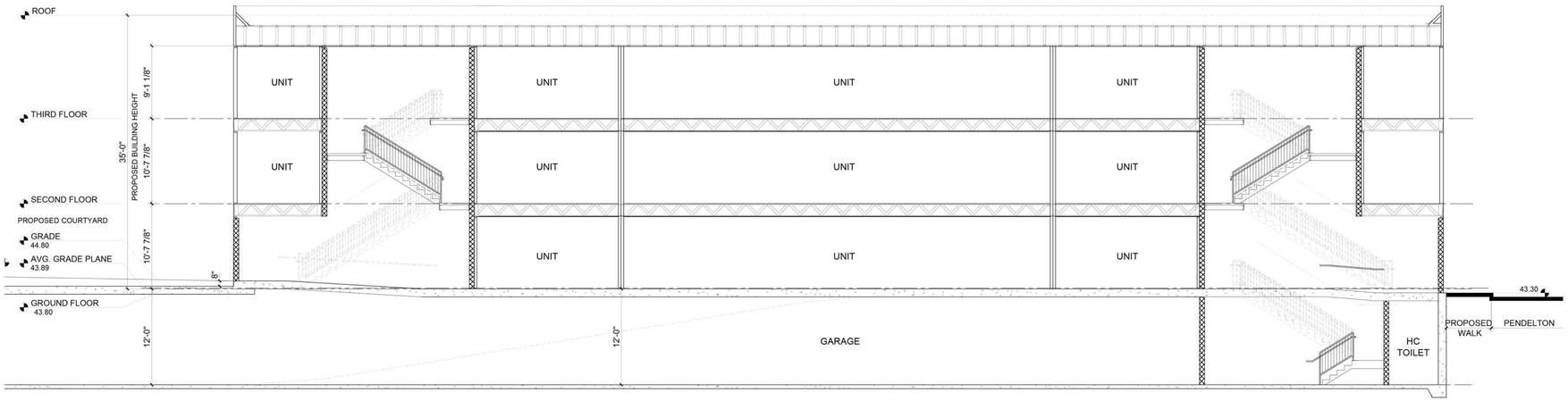


SECTION A-A



SECTION B-B



SECTION A-A (CONTINUED)

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PROPOSED SITE SECTION

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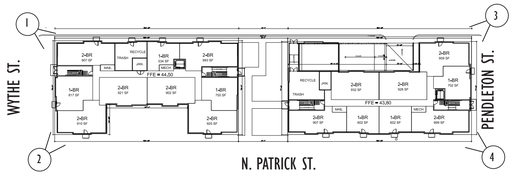
1. WYTHE LOOKING WEST

2. WYTHE LOOKING EAST

3. PENDELTON LOOKING WEST

4. PENDLETON LOOKING EAST



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BUILDING MASSING STUDY

A6

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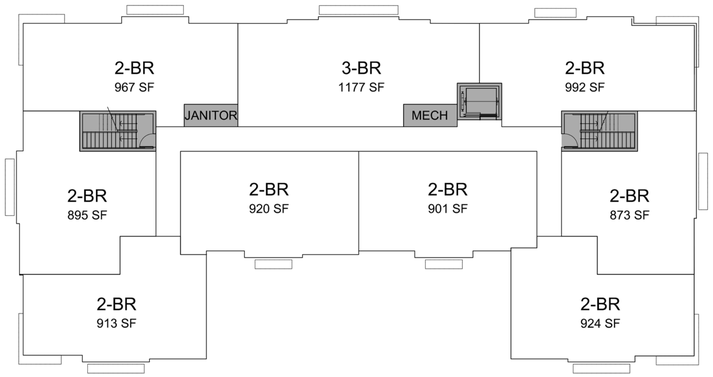
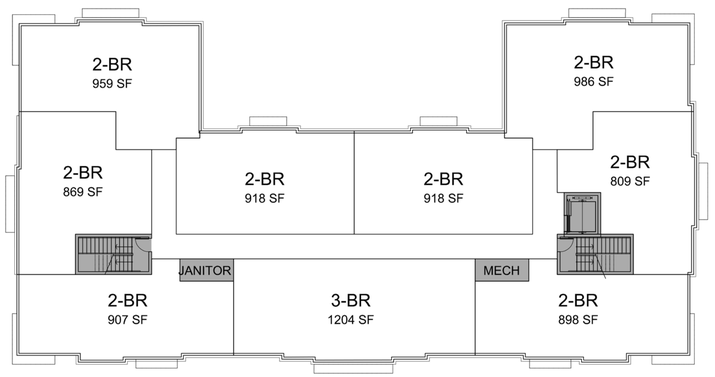
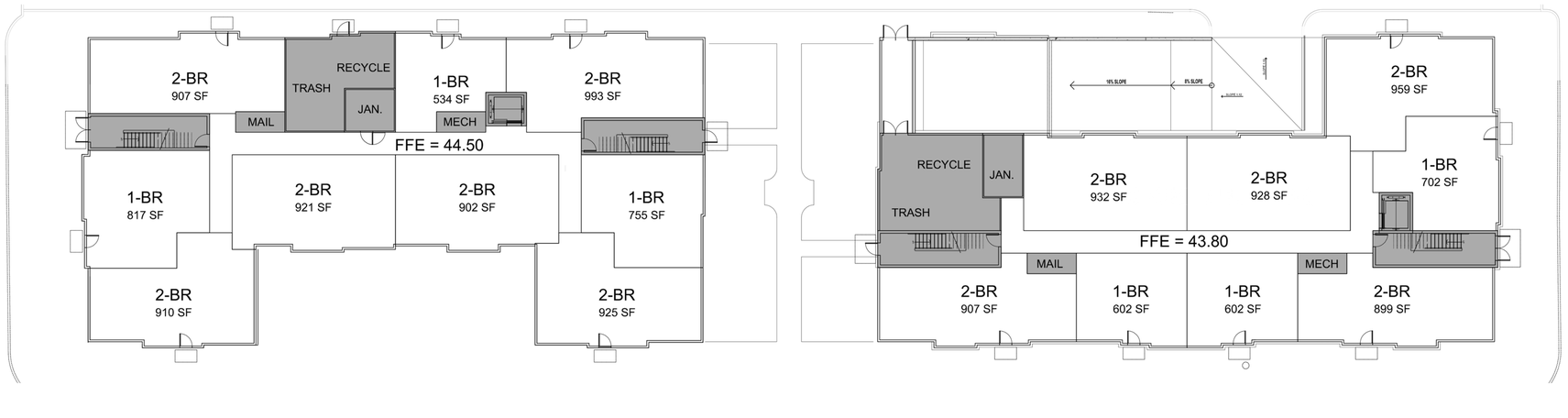
TYPICAL FLOOR (2ND/3RD)





FIRST FLOOR



Proposed Floor Area	
Garage	Basements are not included
1st floor (north building)	9,798 SF
1st floor (south building)	8,925 SF
2nd/3rd floor (north building)	9,798 x 2 = 19,596 SF
2nd/3rd floor (south building)	9,697 x 2 = 19,394 SF
Total Floor Area	**57,713 SF**

Exclusions	
1st floor	
Stairs	*542 SF x 2 bldgs = 1,084 SF*
Elevator	79 SF x 2 bldgs = 157 SF
Mechanical	60 SF x 2 bldgs = 120 SF
Mail	60 SF x 2 bldgs = 120 SF
Janitor	133 SF + 158 SF = 291 SF
Trash	509 SF + 640 SF = 1,149 SF
Total	2,921 SF
2nd thru 3rd floor	
Stair	306 SF x 2 bldgs = 612 SF
Elevator	79 SF x 2 bldgs = 157 SF
Mechanical	60 SF x 2 bldgs = 120 SF
Janitor	60 SF x 2 bldgs = 120 SF
Total	1,009 SF x 2 floors = 2,018 SF
Total Exclusions (Bldg 1 & 2)	**4,939 SF**

57,713 SF (Floor Area) - 4,939 SF (Exclusions) = 52,774 SF
52,774 SF/30,725 SF = **1.72 FAR**

= excluded areas

Building Code Analysis

Applicable Codes	2012 VUSBC (Virginia Uniform Statewide building Code) 2012 International Building Code 2012 International Plumbing Code 2012 International Mechanical Code 2009 International Fuel Gas Code 2011 NFPA 70 National Electrical Code 2012 International Energy Conservation Code NFPA 72/10 (Fire Alarn Code) NFPA 13/10 (Sprinkler Code)
Accessibility Codes	2009 ICC/ANSI A 117.1 2012 International Building Code Fair Housing Act of 1988 2010 ADA Standards for Accessible Design
Occupancy Classification & Construction Type	
Main Use Group (302.1)	R2-Residential, Multi-Family S2-Parking Garage, Storage (Low Hazard)
Construction Types (601)	R2 Type V-A S2 Type I-A
Means of Egress	
Remoteness of Exits (1015.2.1)	1/4 (Min) Diagonal Distance
Length of Exit Access Travel (1016.2)	250' for R2; 400' for S2
Dead-End Corridor (1018.4)	50' (Max) for R2; 2.5x Width of Corridor
Corridor Width	44" (Min)
Common Path of Travel (1014.3)	125' for R2, 100' for S2
Exit Stair Width	44" (Min)
Exit Stair Headroom	80" (Min)

	South Residential Building	North Residential Building	Garage
Sprinkler System Provided	YES	YES	YES
Type of System	NFPA-13R	NFPA-13R	NFPA-13
Building Height			
Building Height Allowed per Table 503	3 Stories, 50'	3 Stories, 50'	Unlimited
Increase Due to Sprinkler System	1 Story, 20'	1 Story, 20'	
Total Allowed With Increases	4 Stories, 60'	4 Stories, 60'	
Actual Height Provided	3 Stories, 35' Lowrise (1-5 Stories With Structural Wood Frame Construction)	3 Stories, 35' Lowrise (1-5 Stories With Structural Wood Frame Construction)	1 Level Below Grade
Area Calculation			
Building Area Allowed per Table 503	12,00 SF per Story	12,00 SF per Story	Unlimited
Area Increase Due to Frontage			
If=(F/P -0.25)W/30			
Total Building Perimeter (P)	513'	513'	
Perimeter w/ 20 ft. min. Open Space	513'	513'	
Perimeter Open Calculation	I = W/30 x (100 x [F/P - 0.25]) I = 28.55/30 x (100 x [513/513 - 0.25]) I = .95 x (100 x [1 - 0.25]) I = 71%	I = W/30 x (100 x [F/P - 0.25]) I = 28.55/30 x (100 x [519/519 - 0.25]) I = .95 x (100 x [1 - 0.25]) I = 71%	
Allowable Building Area Increase Calculation			
Aa = At + [(At x If)] + [(At x Is)]			
Aa = 12,000 + [(12,000 x .71)+(12,000 x 0.00)]			
Aa = 12,000 + [8,520]			
Aa = 20,520 SF			
20,520 = (20,520 x 3) / 3	20,520 SF Per Story	20,520 SF Per Story	
Actual Area Provided	9,697 SF (< 20,520 SF)	9,798 SF (< 20,520 SF)	20,787 SF (< Unlimited SF)

COMMONWEALTH OF VIRGINIA
Rohit Anand
Lic. No. 7979
ARCHITECT

APPROVED
SPECIAL USE PERMIT NO. 2014-0035
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

RAMSEY HOMES

FLOOR AREA ANALYSIS

A7

ALEXANDRIA, VA
DEVELOPMENT SPECIAL USE PERMIT
WITH PRELIMINARY SITE PLAN
08.21.2015

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