

DOCKET ITEM #3
Special Use Permit #2017-0029
305 Virginia Avenue

Application	General Data	
Public hearing and consideration of a request to construct a new single-family dwelling on a developed substandard lot.	Planning Commission Hearing:	June 6, 2017
	City Council Hearing:	June 24, 2017
Address: 305 Virginia Avenue	Zone:	R-8/Single-family zone
Applicant: Virginia and Arise, LLC	Small Area Plan:	North Ridge/Rosemont

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Anh Vu, anh.vu@alexandriava.gov



Special Use Permit #2017-0029
305 Virginia Avenue



I. DISCUSSION

The applicant, Virginia and Arise, LLC, represented by attorney Duncan Blair, requests Special Use Permit approval to construct a single-family dwelling on a developed substandard lot at 305 Virginia Avenue (Fig. 1).

SITE DESCRIPTION

The subject site is one trapezoidal lot of record with approximately 60 feet of frontage along Virginia Avenue and a lot depth of 210.10 feet on the east side to 226.30 feet on the west side for a total parcel area of 13,384 square feet. The subject site is currently developed with a two-story, brick and masonry single-family home of approximately 2,032 gross square feet (Figure 2). The subject site is surrounded by mostly one-and-one-half and two-story single-family homes. The Alexandria Country Day School and the Del Ray Baptist Church is located west of the subject site.

BACKGROUND

The existing dwelling was constructed in the 1950s on a substandard lot and is noncomplying as to the lot width and side yard setback (Fig. 3 and Table 1 for comparison to R-8 zone regulations). In 1985 a building permit was issued for the construction of a rear deck addition. There have been no variances or special exceptions previously granted for the subject property.

The existing dwelling is a one-story split-foyer style house. Split-foyer house plans typically feature a two-story unit divided at mid-height to a one-story wing to create three floor levels of interior space. Each level is intended to accommodate three types of living spaces: the main living and service spaces, sleeping spaces, and a recreation room below. The building features a symmetrical façade with a masonry exterior and asphalt roofing. The house has a mix of window sizes and combinations with multi-pane glazing in the upper and lower sashes. The property features a concrete driveway and curb cut located along the west property line extending to Virginia Avenue.



Fig. 1: Proposed dwelling



Fig. 2: Existing dwelling

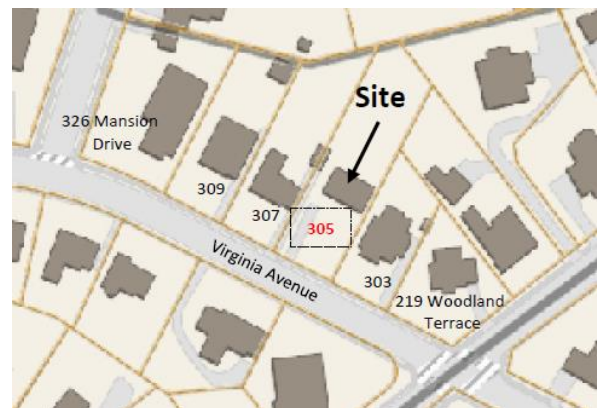


Fig. 3: Existing dwelling placement on substandard lot

PROPOSAL

The applicant requests approval to redevelop a substandard lot with a new two-story single-family dwelling and a detached two-car garage. The existing dwelling and accessory structure would be demolished. The proposed dwelling would have a floor area of 3,536 square feet (gross floor area of 4,081 square feet, including the basement and detached garage), and a building height of 27.4 feet, measured from the average existing grade. The existing dwelling and accessory structure contains approximately 2,096 square feet (gross floor area of 3,151 square feet) and has a building height of 18.6 feet, measured from the average existing grade. The applicant is proposing to retain the existing curb-cut and extend the driveway towards the rear of the lot to connect to the new garage.

The proposed design is a two-story house plan and appears to be a variation of the cottage house style. The design features an asymmetrical façade with a dominant gable-front with fiber cement shake siding and decorative brackets, a covered front porch entry with standing seam metal roof, horizontal fiber cement siding, and asphalt roofing shingles (Fig. 4). A detached two-car garage proposed for the rear of the property features a similar gable-front façade with fiber cement shake siding and decorative brackets, horizontal fiber cement siding and asphalt roofing shingles to match the house (Fig. 5).

PARKING

Pursuant to section 8-200(A)(1) of the Zoning Ordinance, a minimum of two standard size parking spaces are required for single-family detached dwellings. The applicant meets this requirement by proposing two standard sized parking spaces within the proposed garage (Figure 5).

ZONING

The subject property is located in the R-8/Single-Family Residential zone, which requires a minimum lot area of 8,000 square feet, a minimum lot frontage of 40 feet and a minimum lot width of 65 feet at the building line. The subject lot exceeds the both the lot frontage and lot size, but is substandard in lot width.



Fig. 4: Proposed dwelling

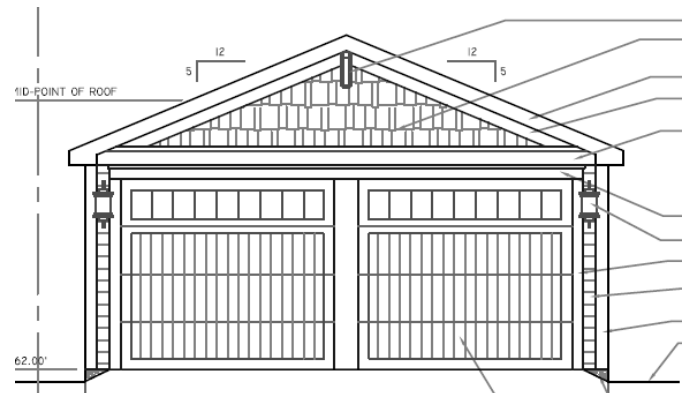


Fig. 5: Proposed garage

Requirement for an SUP

Given that the substandard lot is developed with the existing home, Section 12-900 of the Zoning Ordinance applies to this SUP request. Section 12-901(C) of the Zoning Ordinance states that an SUP is required when a redevelopment is being proposed at a lot that has less lot area, lot width, or lot frontage than the minimum required for use in the zone where it is situated. A request for SUP approval is required for the proposed dwelling to be constructed. Additionally, Section 12-901(C)(2) requires that an analysis of the proposed dwelling and its compatibility with the bulk, height, and design of the existing neighborhood is included in the SUP analyses for residential dwellings proposed on substandard lots.

The applicant's proposal meets all Zoning Ordinance requirements for infill development in the R-8 zone regarding setbacks, FAR, building height, and threshold height. Additional zoning elements of the proposal are indicated in Table 1.

Table 1: Zoning Elements of Proposed Residential Development at 305 Virginia Avenue.

	Requirement		Proposal	Setbacks and FAR of Existing Dwelling
Lot Size	8,000 SF Min		13,384 SF	
Lot Width	65' Min		60'	
Lot Frontage	40' Min		60'	
Front Yard	Prevailing Average	39.5'	39.5'	75.3'
Side Yard (east)	1:2 with 8' Min		10'	6.8'
Side Yard (west)	1:2 with 8' Min		13'	11.2'
Rear Yard	1:1 with 8' Min		112.7'	110.6'
Building Height	Max Prevailing plus 20% OR 25' whichever is higher	$23.9' + 20\% = 28.7'$	27.4'	18.6'
Threshold Height	Max Prevailing plus 20%	$2.7' + 20\% = 3.2'$		
FAR	0.35		0.26	0.15

MASTER PLAN DESIGNATION

The subject site is located within the boundaries of the North Ridge/Rosemont Small Area Plan and the proposed continuation of the site for a single-family residence is consistent with the goals of the small area plan which designate the land for residential uses.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to redevelop the substandard lot at 305 Virginia Avenue with a new single-family dwelling. The architectural design and the infill provisions of the Zoning Ordinance related to dwelling height, threshold height, and setbacks are consistent and compatible with the neighborhood character. Staff has worked with the applicant throughout the SUP review process on revisions to ensure that the proposal complies with the R-8 and infill zoning regulations, as well as with SUP application requirements.

Bulk

While the proposed structure is larger in size than the existing structure, the proposed design conforms to all setbacks required under the Zoning Ordinance and does not exceed the site's allotted floor area ratio of 0.35. According to tax records, most of existing dwellings on the same block-face were constructed the early 1940s and appears to contain floor area ratio close to the 0.35. The existing structure, a one-story split-foyer style house rose to popularity during the 1950s as a multi-story modification of the then-dominant one-story ranch house. Its design and size is indicative of its unique style which features a horizontal façade, low-pitched roof, and an entry that serves as a landing leading upstairs or downstairs.

The design of the proposed dwelling can be perceived as being larger due to an increase in floor area and building height when compared to the existing dwelling. The width of the proposed dwelling is 37 feet wide, while the existing house is 42 feet wide. The existing house might appear smaller because it is set so far back on the lot (approximately 72 feet from the property line). The proposed design of the new dwelling attempts to minimize the perceived bulk of the structure along the streetscape. The proposed structure adheres to the average front setbacks of the street and features a front façade with interesting voids and extrusions, breaking up the full width of the building.

Height

The proposed new dwelling height of 27.4 feet is approximately 8.8 feet higher than the existing dwelling, but it is compatible with the existing character, massing and height pattern of the affected block (Fig. 6). The undulating topography is one of distinctive characteristics of the North Ridge/Rosemont neighborhood that lends itself well to detached dwellings. The proposed massing and height of the new dwelling follows the rhythm set by adjacent buildings.

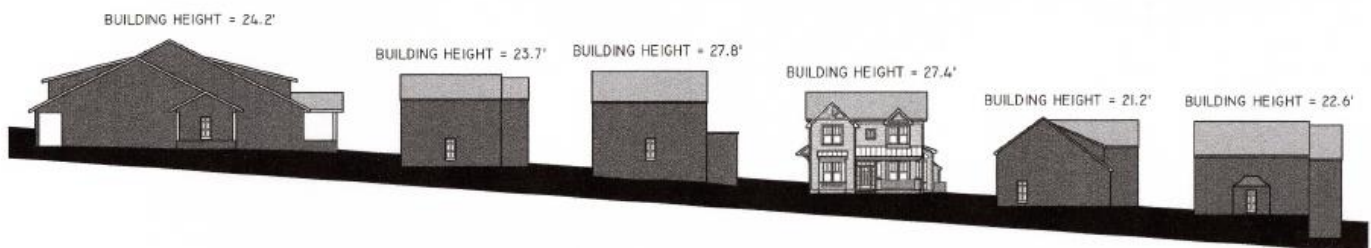


Fig. 6: Rendering of proposed dwelling to compare massing with nearby existing dwellings as from Virginia Avenue

Design

North Ridge/Rosemont neighborhood is composed of mostly one-and-one half and two-story residences with some homes dating from the 1900s to 1940s and feature a variety of architectural style homes including Colonial Revival, Craftsman bungalow, Cottage and Range style homes (Fig.7). Exterior building materials seen in the neighborhood consist of primarily brick and stone veneer, lap siding in a variety of sizes and finishes and asphalt roofing. The design and building materials of the proposed dwelling is compatible with the existing neighborhood context.



Fig. 7: Rendering of proposed dwelling to compare massing with nearby existing dwellings as from Virginia Avenue

Additional Analysis

Members of the North Ridge Citizens Association expressed some key concerns, some of which are shared by staff and staff believes that the applicant had provided satisfactory responses to each of those concerns. One of the concerns is that the proposed dwelling appears to project furthest into the street when compared to neighboring existing dwellings from the same block-face. The front yard setback is the prevailing average of all properties located on the same block as the subject property. Five properties were included in the block-face survey, including 326 Mansion Drive, 303, 307, and 309 Virginia Avenue, and 219 Woodland Terrace. The applicant provided two prevailing averages, one average is 46.1 feet and the second average is 39.5 feet. The 46.1 average represents the average of measurements taken from the curb face to the closest covered projection. The 39.5 feet average represents the average of measurements taken from the property line to the closest covered projection. Section 7-2503 of the Zoning Ordinance requires new residential buildings conform to the average setback. The applicant is proposing a front yard setback of 39.5 feet, which would projects 4.7 feet further than the adjacent dwelling located at 307 Virginia Avenue, but complies with zoning (Fig. 8).

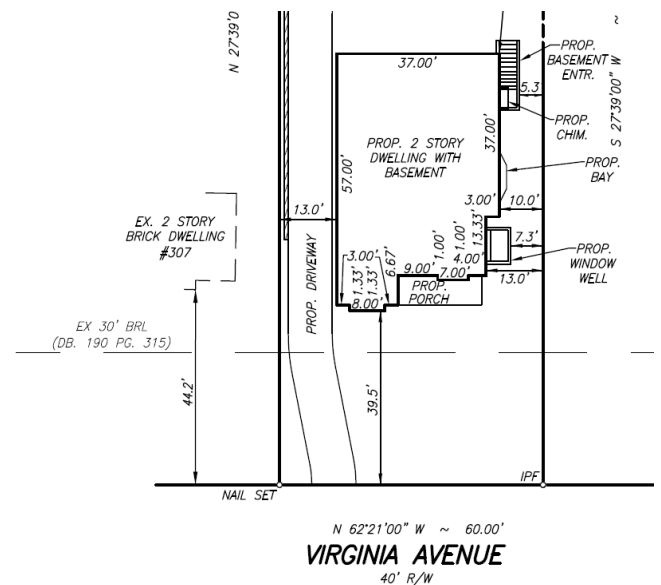


Fig. 8: Proposed dwelling setback compare to adjacent house

The second concern involves the preservation of existing trees and proposed tree canopy coverage for the lot. Based on the submitted existing tree table and the diameter of the canopy as

shown on the plan, the applicant currently has about 55 percent canopy coverage and would have about 20 percent coverage if the applicant removes the trees they have indicated as TBR (To Be Removed). This puts the lot below the required 25 percent without proposal of additional trees. Tree 24 is a large 30-inch caliper oak. If it is in good condition and the critical root area is not disturbed, then saving that tree would provide over the 25 percent requirement. Tree 1 is less than 10 feet from the proposed house. Although the plans indicate that Tree 1 is to remain, the likelihood of it surviving excavation and construction so close to it is low. If Tree 1 is lost, but the Tree 24 is saved, the coverage would be approximately 23 percent. The applicant is proposing to exceed the 25 percent tree canopy coverage requirement and would provide the canopy coverage calculations on the grading plan.

Based on the size of the lot, the size of the proposed structure, and the canopy coverage already provided by the existing trees to remain, 40 percent coverage would fit well with the character of the neighborhood. At the 40 percent coverage for a 13,384 square foot lot would equal 5,354 square feet of canopy coverage. Per the City's Landscape Guidelines, there are several combinations of plantings that the applicant could do to achieve the 40 percent coverage; however, the applicant should consider satisfying the requirement with the least number of trees possible, since space is limited on the lot. The 40 percent coverage can be achieved by planting two (2) large shade trees at 1,250 square feet canopy each and one (1) medium evergreen or ornamental tree at 500 square feet canopy, which would equal 3,000 square feet of new canopy coverage. Additional calculations of the potential tree canopy coverage are indicated in Table 2. In agreement with the North Ridge Citizens Association, staff recommends the applicant provide 40 percent tree canopy coverage, as stated in Condition 2.

Table 2: Calculations of the potential tree canopy coverage at 305 Virginia Avenue.

Lot Size	13,384 SF	
Existing Canopy Coverage	7,3661 SF	55%
Canopy Coverage At 40%	5,354 SF	40%
Remaining Canopy Coverage (based on proposed TBR)	2,477 SF	
New Trees	3,000 SF	
Total	5,477 SF	

Lastly, another concern is the originality of the proposed design of the new dwelling. The proposed dwelling is almost a duplicate design of a house plan located approximately 850 feet east of the subject property with the street address of 212 Virginia Avenue (Fig. 9). It is accurate that the proposed dwelling and 212 Virginia Avenue share a similar floor plan and architectural style. It would be more of a concern if the both dwellings are adjacent to one another. Staff believes that although the proposed dwelling may share a similar floor plan and architecture style to 212 Virginia Avenue, there important differences between the two dwellings in regards to their building materials, texture, color, and other architectural features, that lends itself to establishing its own individuality and creating



Fig. 9: 212 Virginia Avenue

visual harmony along the streetscape. The design of the proposed dwelling can be further modified with the use of different window pane configurations and front door style.

Staff concludes that the proposal is a reasonable plan for the redevelopment of this substandard lot and recommends approval of the Special Use Permit request subject to the conditions contained in Section III of this report.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The design of the dwelling shall be substantially consistent with illustrations submitted on March 23, 2017. (P&Z)
2. As part of the grading plan, trees must be planted or existing trees preserved to exceed a minimum of 40 percent canopy cover over the site. The following existing trees shall be preserved and protected during construction: #15 (24" Oak), #16 (18" Oak), #18 (6" Tree), #19 (28" Oak), #20 (12" Oak), #21 (6" Tree), and #22 (30" Oak). (P&Z)
3. No trees shall be removed at the site, without approval from the Director of Planning & Zoning, prior to approval of a grading plan for the development of the property. (P&Z)
4. Any new driveway areas shall be constructed with a permeable paving system to the satisfaction of the Director of Planning and Zoning, (P&Z)
5. If the land disturbance is less than 2,500 square the applicant shall submit Land Disturbance and Drainage Certificates along with the required grading plan showing topography, drainage, and grading. (T&ES)
6. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
7. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

STAFF: Alex Dambach, Land Use Regulatory Services Division Chief, Department of Planning and Zoning
Ann Horowitz, Urban Planner
Anh Vu, Urban Planner
Stephanie Free, Urban Planner

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

F-1 OEQ and Transportation Planning have no comments.

C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (Sec. 5-6-224) (T&ES)

C-2 New curb cuts require separate approval from the City. (Sec. 5-2-14) (T&ES)

C-3 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)

C-4 The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria. (T&ES)

C-5 All improvements to the City right-of-way such as curbing, sidewalk, driveway aprons, etc. must be City standard design. (Sec.5-2-1) (T&ES)

C-6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224)

C-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-8 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)

C-9 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)

C-10 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-11 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

- C-12 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

- F-1 A building permit, plan review and inspections are required for this application prior to the start of construction.

Fire Department:

- F-1 No comments or concerns.

Health:

- F-1 No comments received.

Parks and Recreation:

- F-1 No comments received.

Police Department:

- F-1 No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2017-0029

PROPERTY LOCATION: 305 Virginia Avenue, Alexandria, Virginia

TAX MAP REFERENCE: 033.02-06-10

ZONE: R-8

APPLICANT:

Name: Virginia and Arise, LLC

Address: 601 King Street, Suite 250, Alexandria, Virginia 22314

PROPOSED USE: Special Use Permit to construct a new single family dwelling on a developed substandard lot pursuant to Section 12-901(c) of the Alexandria Zoning Ordinance.

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Duncan W. Blair, Esq.

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

March 13, 2017

Signature

Date

703-836-1000

Telephone #

703-549-3335

Fax #

dblair@landcarroll.com

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 305 Virginia Avenue, Alexandria, VA, I hereby
(Property Address)
grant the applicant authorization to apply for the Special Use Permit to construct a new single family dwelling use as
(use)
described in this application.

Name: Virginia and Arise LLC by Caroline Andrews

Phone: 703-919-9669

Please Print
Address: 601 King Street, Suite 250, Alexandria, VA 22314

Email: caroline@ams4newhomes.com

Signature: 

Date: March 13, 2017

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Virginia and Arise, LLC is a Virginia limited liability company. The individuals owning an interest
in the limited liability company in excess of 3% are Daryl Andrews (25%), Caroline Andrews
(25%), Jay Zelaya (25%) and Rachel Zelaya (25%). The mailing address for the members is
601 King Street, Suite 250, Alexandria, Virginia 22314.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached	See Attached	See Attached
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 305 Virginia Avenue, Alexandria, Virginia (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached	See Attached	See Attached
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See Attached	None	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

March 13, 2017
Date

Duncan W. Blair, Agent
Printed Name


Signature

ATTACHMENT TO OWNERSHIP & DISCLOSURE STATEMENT

1. APPLICANT:

Name: Virginia and Arise, LLC, a Virginia limited liability company
Address: 601 King Street, Suite 250, Alexandria, Virginia 22314
Ownership: 100%

Members in Excess of 3%

1) Daryl Andrews 25%
2) Caroline Andrews 25%
3) Jay Zelaya 25%
4) Rachel Zelaya 25%

2. PROPERTY:

Name: Virginia and Arise, LLC, a Virginia limited liability company
Address: 601 King Street, Suite 250, Alexandria, Virginia 22314
Ownership: 100%

Members in Excess of 3%

1) Daryl Andrews 25%
2) Caroline Andrews 25%
3) Jay Zelaya 25%
4) Rachel Zelaya 25%

3. BUSINESS OR FINANCIAL RELATIONSHIPS:

Person or Entity:
Virginia and Arise, LLC, a Virginia limited liability company
Daryl Andrews
Caroline Andrews
Jay Zelaya
Rachel Zelaya

Relationship: N/A
Member: N/A

SUP # _____

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[✓] Yes. Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Virginia and Arise, LLC, a Virginia limited liability company is requesting a special use permit to construct a single family dwelling on the property located at 305 Virginia Avenue, a developed substandard lot, pursuant to Section 12-901(c) of the Alexandria Zoning Ordinance. The existing single family dwelling will be demolished.

The proposed new house is compatible with the existing neighborhood character in terms of bulk, height and design.

USE CHARACTERISTICS**4.** The proposed special use permit request is for *(check one)*:

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☒ other. Please describe: Section 12-900 Special Use Permit to construct a single family dwelling.

5. Please describe the capacity of the proposed use:**A.** How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Not applicable - single family dwelling**B.** How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

Not applicable - single family dwelling**6.** Please describe the proposed hours and days of operation of the proposed use: **Not applicable - single family dwelling.**

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.Not applicable - single family dwelling.**B.** How will the noise be controlled?Not applicable - single family dwelling.

8. Describe any potential odors emanating from the proposed use and plans to control them:

Not applicable.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Not applicable.
- _____
- _____

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Not applicable.
- _____
- _____

- C. How often will trash be collected?

Trash and recycled material will be picked up in accordance with the City schedule for the area.

- D. How will you prevent littering on the property, streets and nearby properties?

Not applicable.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Small quantities of cleaning solvents generally recognized to be appropriate for residential
use in the operation of the residence will be stored, used as solvents and disposed of in
accordance with applicable regulations.

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Small quantities of cleaning solvents generally recognized to be appropriate for residential
use in the operation of the residence will be stored, used and disposed of in accordance
with applicable regulations.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Not applicable.

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

2 Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

Not applicable.

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

Not applicable.

15. Please provide information regarding loading and unloading facilities for the use:

Not applicable.

- A. How many loading spaces are available for the use? _____

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? Not applicable.
- _____
- C. During what hours of the day do you expect loading/unloading operations to occur?
Not applicable.
- _____
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Not applicable.
- _____

- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Not applicable.

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☐ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☐ No (New construction)
- How large will the addition be? _____ square feet.
(New construction)
- 18.** What will the total area occupied by the proposed use be?
- N/A sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)
- 19.** The proposed use is located in: (*check one*)
- ☐ a stand alone building
- ☐ a house located in a residential zone (New house to be constructed)
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

End of Application



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 305 VIRGINIA AVENUE

Zone R-8

A2. 13,384

x 0.35

= 4,684

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	1,029	Basement**	
First Floor	1,029	Stairways**	100
Second Floor <u>ATTIC</u>	1,029	Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5'**	955
Total Gross *	3,087	Total Exclusions	1,055

B1. Existing Gross Floor Area *
3,087 Sq. Ft.

B2. Allowable Floor Exclusions**
1,055 Sq. Ft.

B3. Existing Floor Area minus
Exclusions 2,032 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5'**	
Total Gross *		Total Exclusions	

C1. Proposed Gross Floor Area *
_____ Sq. Ft.

C2. Allowable Floor Exclusions**
_____ Sq. Ft.

C3. Proposed Floor Area minus
Exclusions _____ Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,032 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 4,684 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

Date: 3-16-17



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 305 VIRGINIA AVENUE

Zone R-8

A2. 13,384

x 0.35

= 4,684

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5'***	
Total Gross *		Total Exclusions	

B1. Existing Gross Floor Area *
_____ Sq. Ft.

B2. Allowable Floor Exclusions**
_____ Sq. Ft.

B3. Existing Floor Area minus
Exclusions _____ Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	1,924	Basement**	1,924
First Floor	1,953	Stairways**	127
Second Floor	1,710	Mechanical**	
Third Floor	1,890	Porch/ Garage**	604
Porches/ Other	604	Attic less than 5'***	1,890
Total Gross *	8,081	Total Exclusions	4,545

C1. Proposed Gross Floor Area *
8,081 Sq. Ft.

C2. Allowable Floor Exclusions**
4,545 Sq. Ft.

C3. Proposed Floor Area minus
Exclusions 3,536 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3,536 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 4,684 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

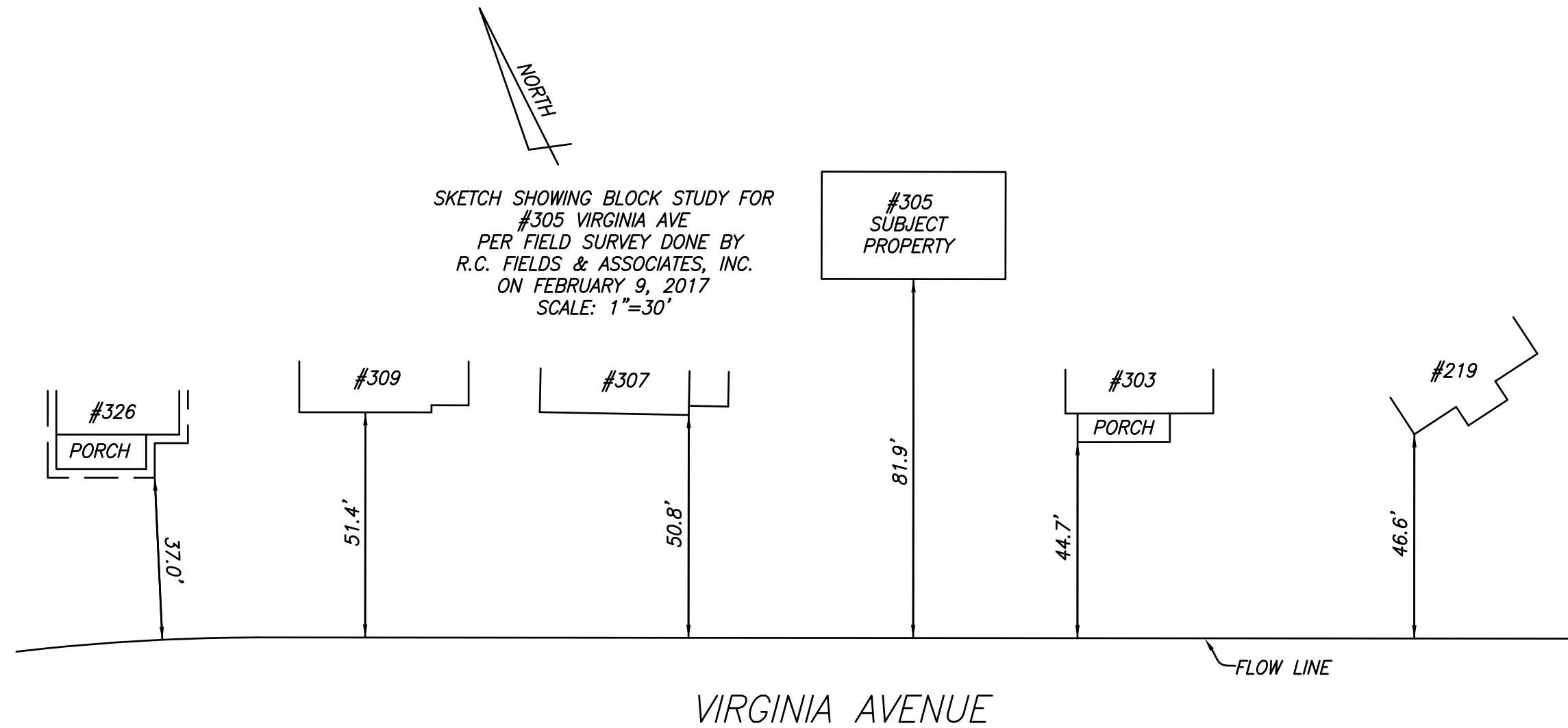
Date: _____

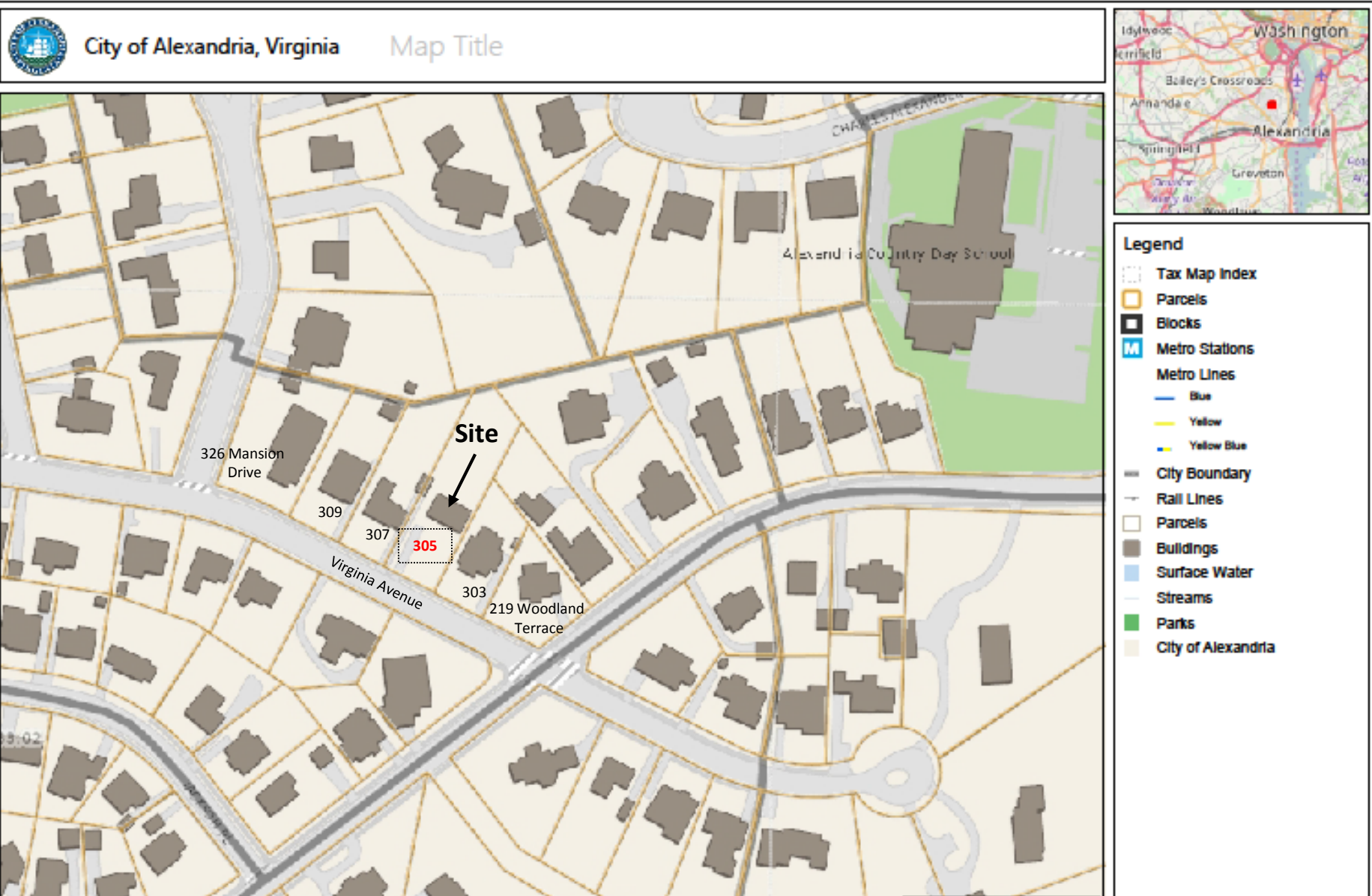
3-10-17

HEIGHT, SETBACK, THRESHOLD STUDY

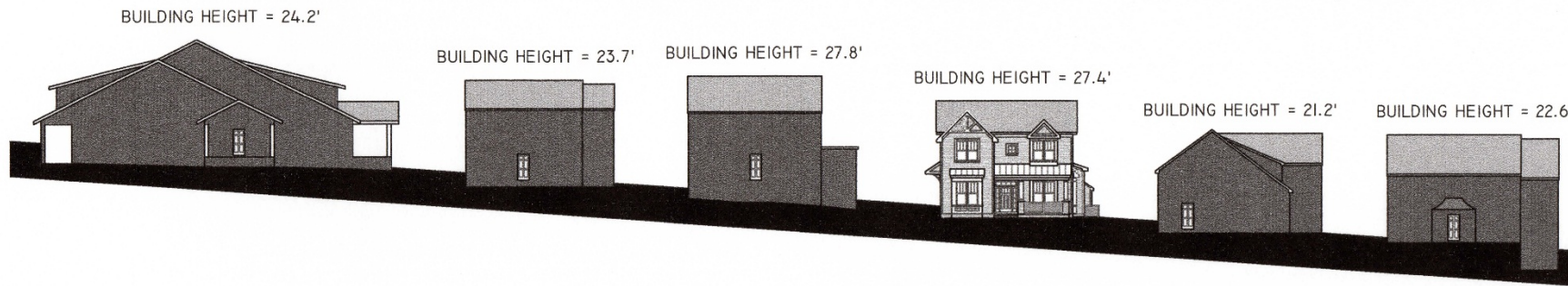
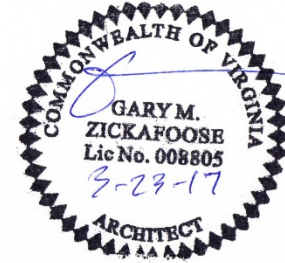
SUP2017-0029
Application Materials
5/10/17

Front Setback Data																	
STREET NAME				#17-17													
VIRGINIA AVE.				Setback From				Setback From									
Address #		Street name		Face of Curb/EP		Comment		Property Line									
326		MANSION		37.0				30.4									
309		VIRGINIA		51.4				44.8									
307		VIRGINIA		50.8				44.2									
303		VIRGINIA		44.7				38.1									
219		WOODLAND		46.6				40.0									
AVERAGE (FACE OF CURB) =				46.1				39.5		= AVERAGE (PROPERTY LINE)							
Building & Threshold Height Data																	
A		B		C		D		E		F		G		H		I	
										(C-B)		(D-B)		(E-B)		(G+H)/2	
				1st Floor		Bottom		Top		Distance		Distance		Distance			
		Ground		Threshold		of Roof		of Roof		Ground to		Ground to		Ground to		Building	
Address #		Elevation		Elevation		Elevation		Elevation		1st Floor		Bottom of Roof		Top of Roof		Height	
VIRGINIA AVE.	326	172.8		176.9		195.4		*	198.7	*	4.1	22.6		25.8		24.2	
	309	168.6		170.4		188.3			196.2		1.8	19.8		27.6		23.7	
	307	164.6		170.4		187.5			197.2		5.8	23.0		32.6		27.8	
	303	156.6		157.6		172.1			183.3		1.0	15.5		26.8		21.2	
	219	154.1		154.6		171.3			181.9		0.6	17.3		27.9		22.6	
AVERAGE		163.3		166.0		182.9		191.5		2.7		19.6		28.1		23.9	
								x1.2=		3.2				x1.2=		28.7	





Virginia and Arise, LLC
305 Virginia Avenue
Supplemental Exhibits



305 VIRGINIA AVENUE MASSING STUDY

VIRGINIA and
ARISE, LLC
601 KING STREET #250
ALEXANDRIA, VIRGINIA 22314
(703) 212-4998

ARCHITECT
GARY M. ZICKAFOOSE
5830 BETHEL ROAD
ALEXANDRIA, VIRGINIA 22310
(703) 960-5245

THE DOGWOOD HOUSE
305 VIRGINIA AVENUE

MASSING STUDY

DATE: 03-16-17

SCALE: 1/32" = 1'-0"

DRAWN: GMZ

JOB:

SHEET No.

A-9

Existing 305 Virginia Ave



Proposed 305 Virginia Ave



307 Virginia Ave



309 Virginia Ave



303 Virginia Ave



219 Woodland Terr



326 Mansion Dr



326 Mansion Dr



Proposed 305 Virginia Ave



303 Virginia Ave



309 Virginia Ave



307 Virginia Ave



219 Woodland Terr

Proposed 305 Virginia Ave



326 Mansion Dr



309 Virginia Ave



307 Virginia Ave



303 Virginia Ave



219 Woodland Terr

April 10, 2017

Virginia and Arise, LLC
601 King St #250
Alexandria, VA 22314

Reference: Special Use Permit Application for 305 Virginia Ave, Alexandria, VA

Thank you for sharing your plans and intentions for redevelopment of the 305 Virginia Ave home. We understand the City of Alexandria approval is required to demolish and rebuild a house in the City. As a resident and neighbor, I (we) are writing to express our support for the demolition and replacement of the residence at 305 Virginia Ave.

We further believe that the proposed home design falls within the character of our Jefferson Park neighborhood, will be an improvement over the existing structure and should have a positive effect on home values in the neighborhood.

I, (we) are in support and hereby express that by this letter to be forwarded to the City of Alexandria.

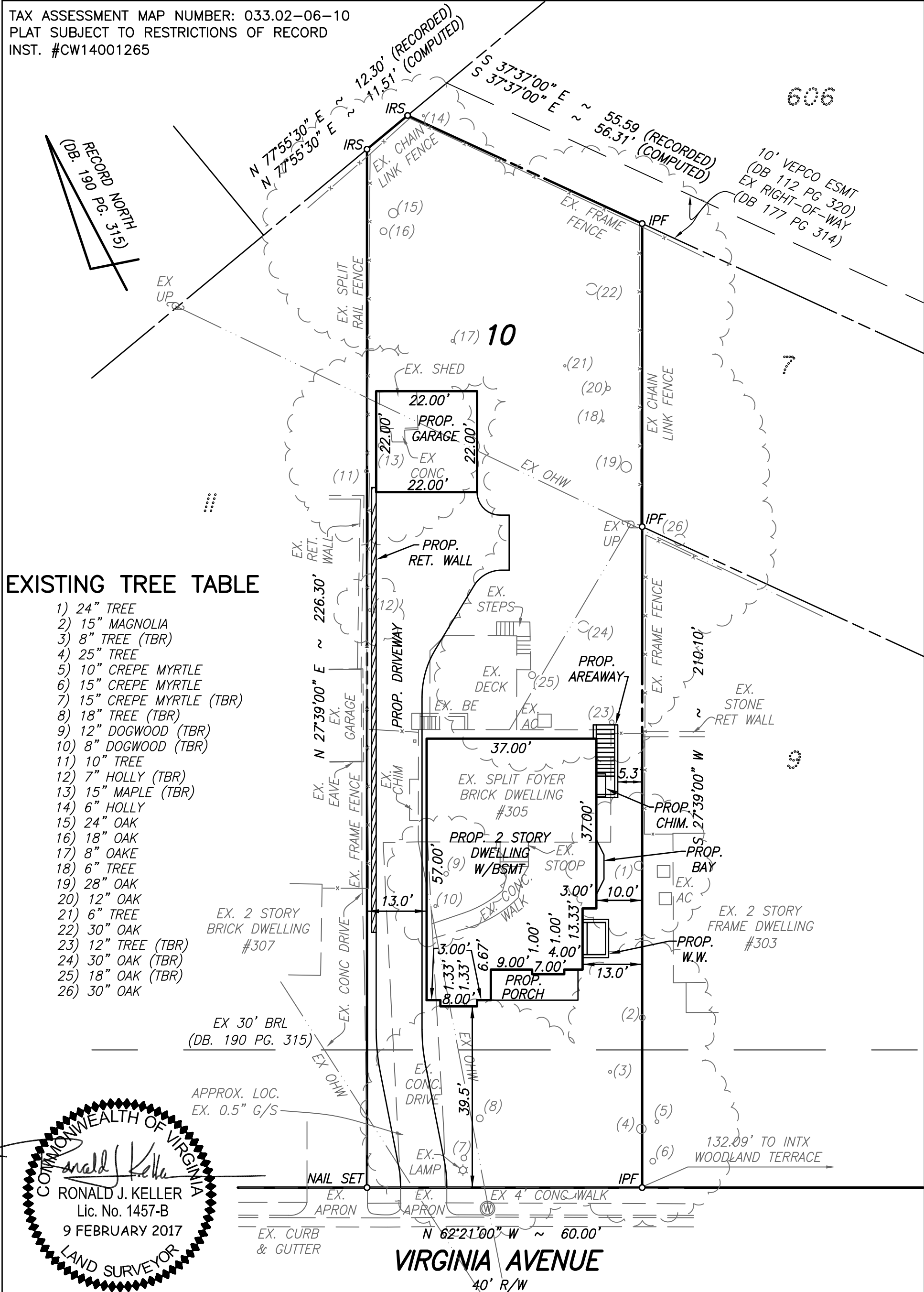
Sincerely,

Print Name Angie Dore Bjarnson

Proximity to 305 Virginia Ave across the street

Your Address 304 Virginia Ave.

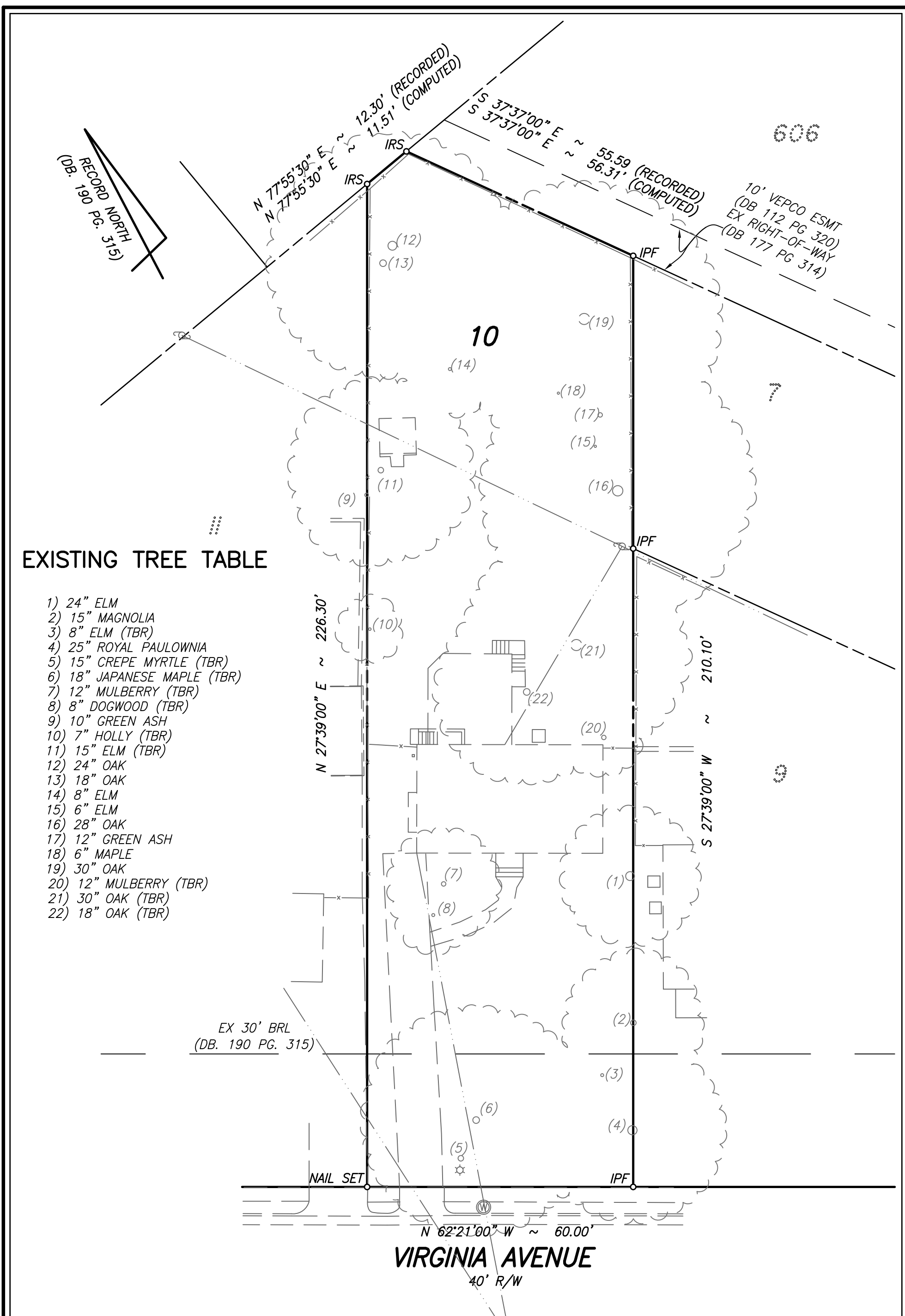
TAX ASSESSMENT MAP NUMBER: 033.02-06-10
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #CW14001265



RCF **IELDS**
& ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

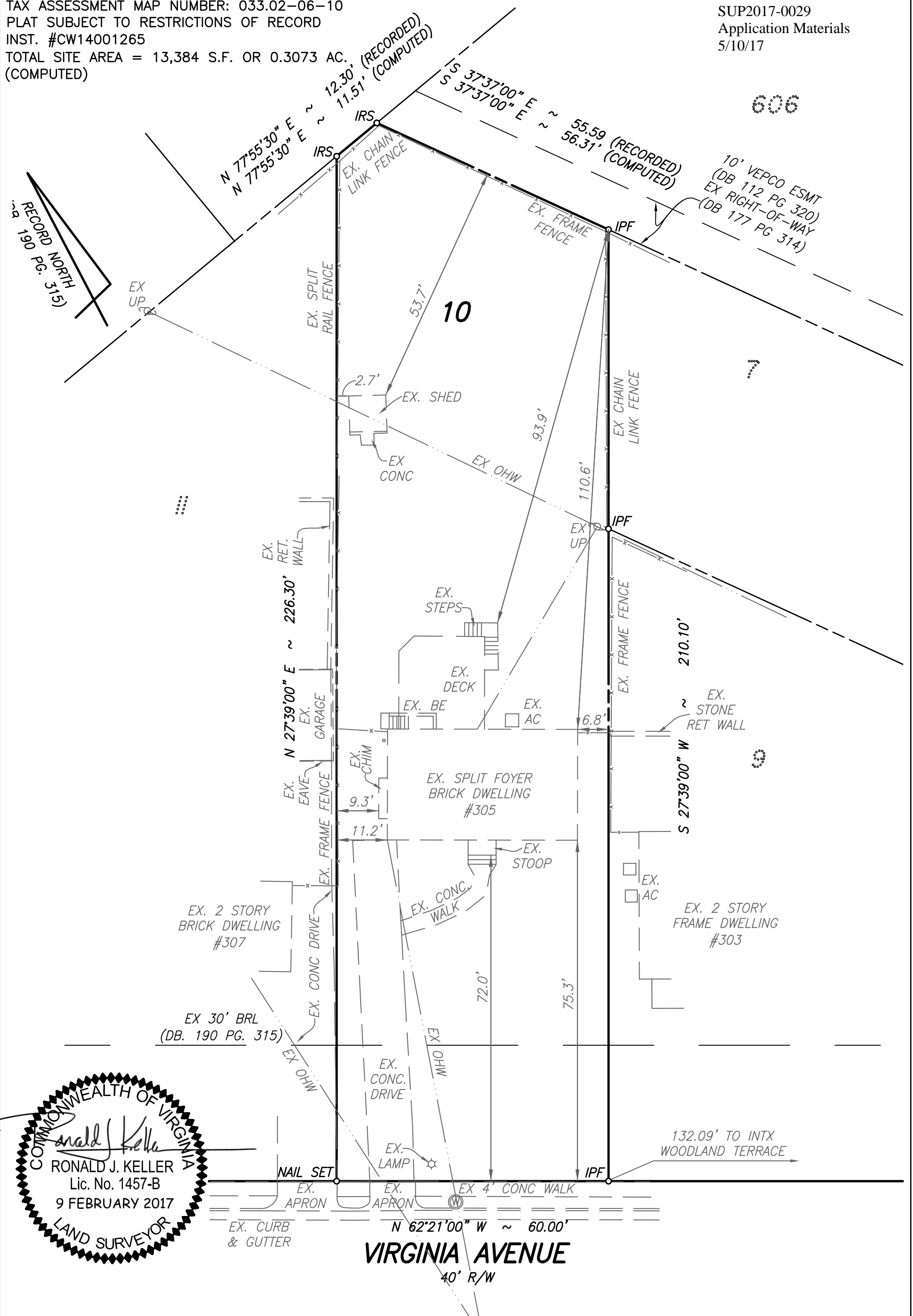
SPECIAL USE PERMIT PLAT
LOT 10, BLOCK 2, PART 1
JEFFERSON PARK
(#305 VIRGINIA AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: RAW
DRAWN: RAW
SCALE: 1"=20'
DATE: FEB. 2017
FILE: 17-17
SHEET 1 OF 1



EXISTING TREES
LOT 10, BLOCK 2, PART 1
JEFFERSON PARK
(#305 VIRGINIA AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

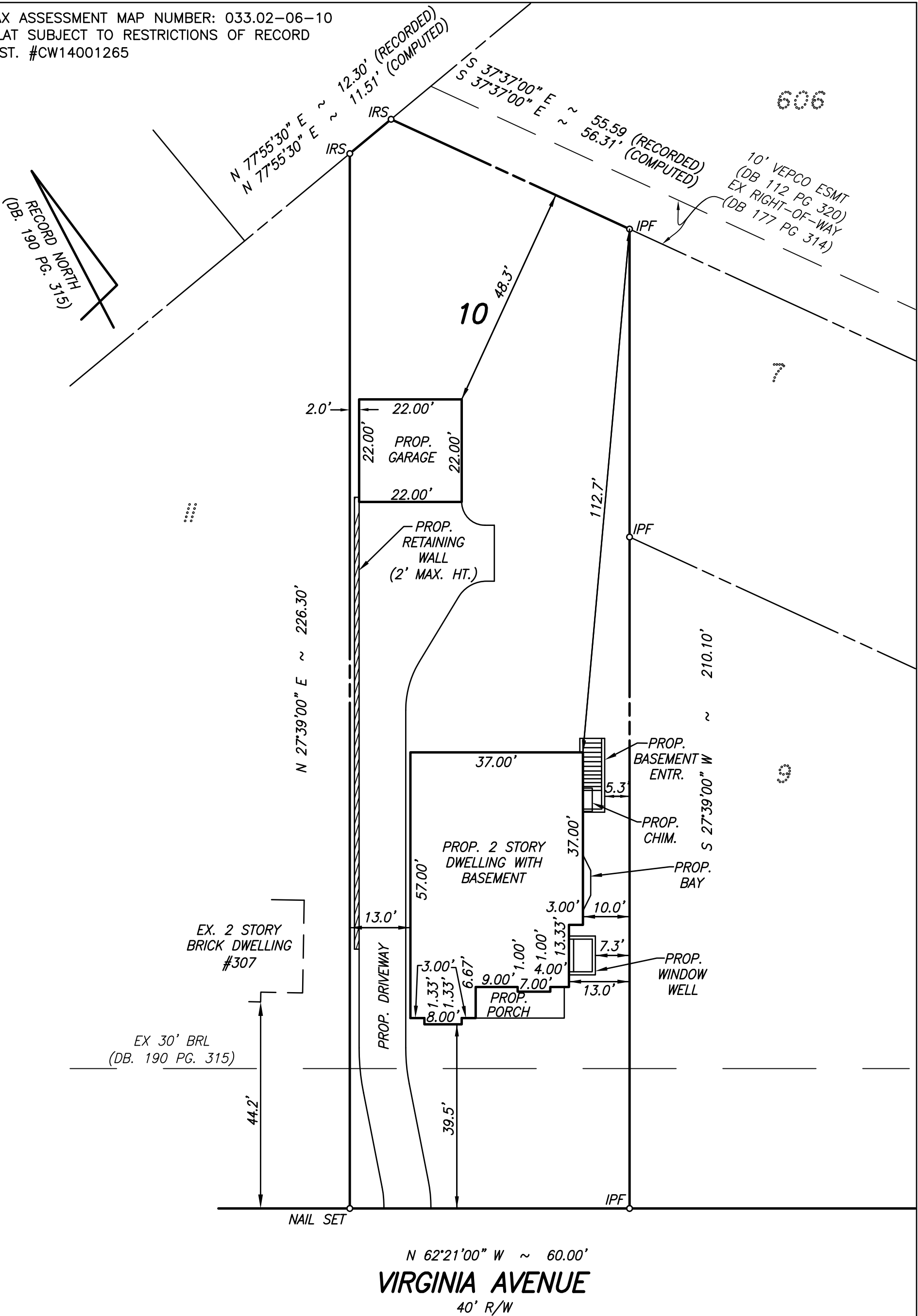
SUP2017-0029
Application Materials
5/10/17

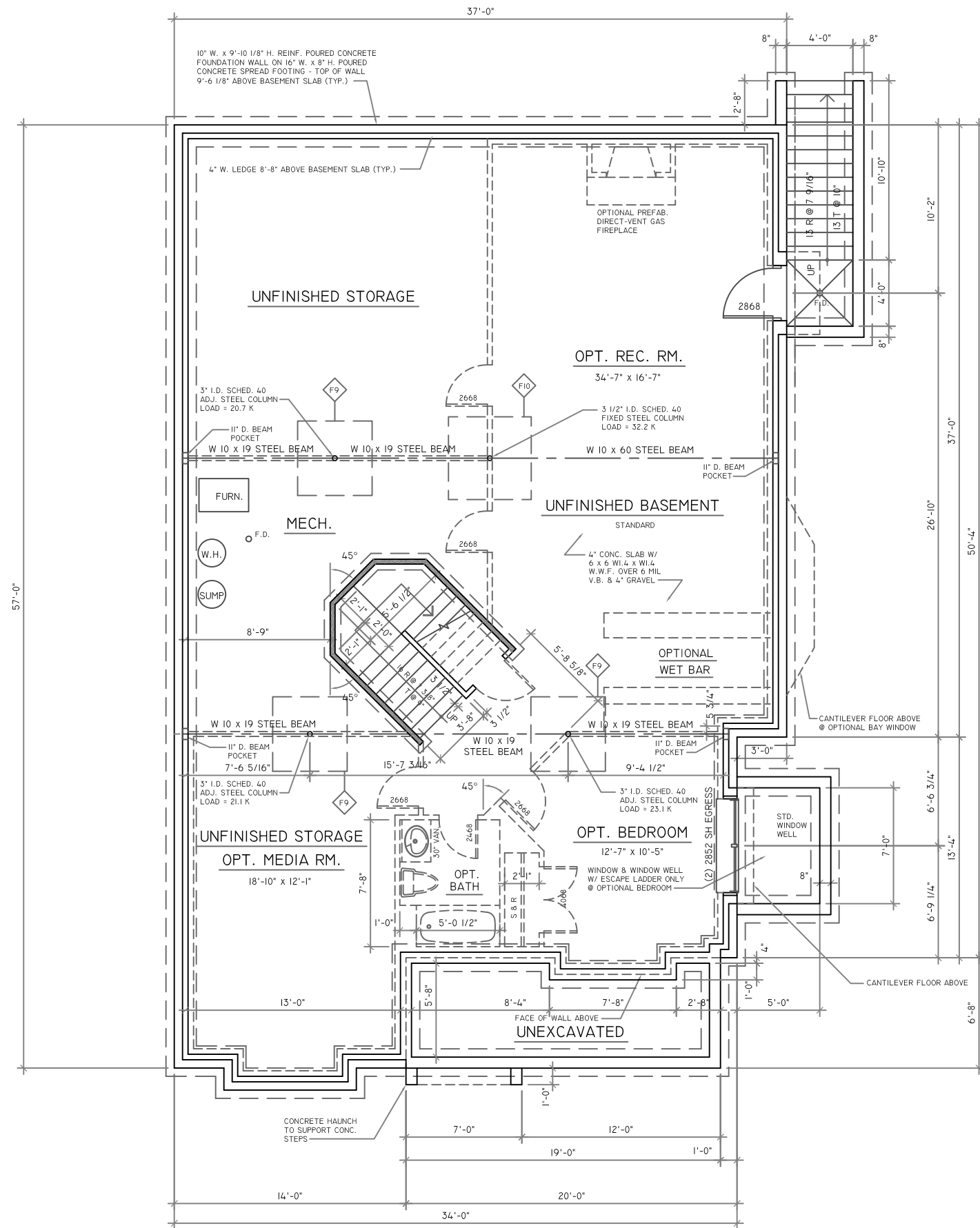


EXISTING CONDITIONS
LOT 10, BLOCK 2, PART 1
JEFFERSON PARK
(#305 VIRGINIA AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: RAW
DRAWN: RAW
SCALE: 1"=20'
DATE: FEB. 2017
FILE: 17-17
SHEET 1 OF 1

TAX ASSESSMENT MAP NUMBER: 033.02-06-10
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #CW14001265





BASEMENT PLAN

VIRGINIA and
ARISE, LLC
601 KING STREET #250
ALEXANDRIA, VIRGINIA 22314
(703) 212-4998

ARCHITECT
GARY M. ZICKAFOOSE
5830 BETHEL ROAD
ALEXANDRIA, VIRGINIA 22310
(703) 960-5245

THE DOGWOOD HOUSE
305 VIRGINIA AVENUE

BASEMENT PLAN

DATE: 03-10-17

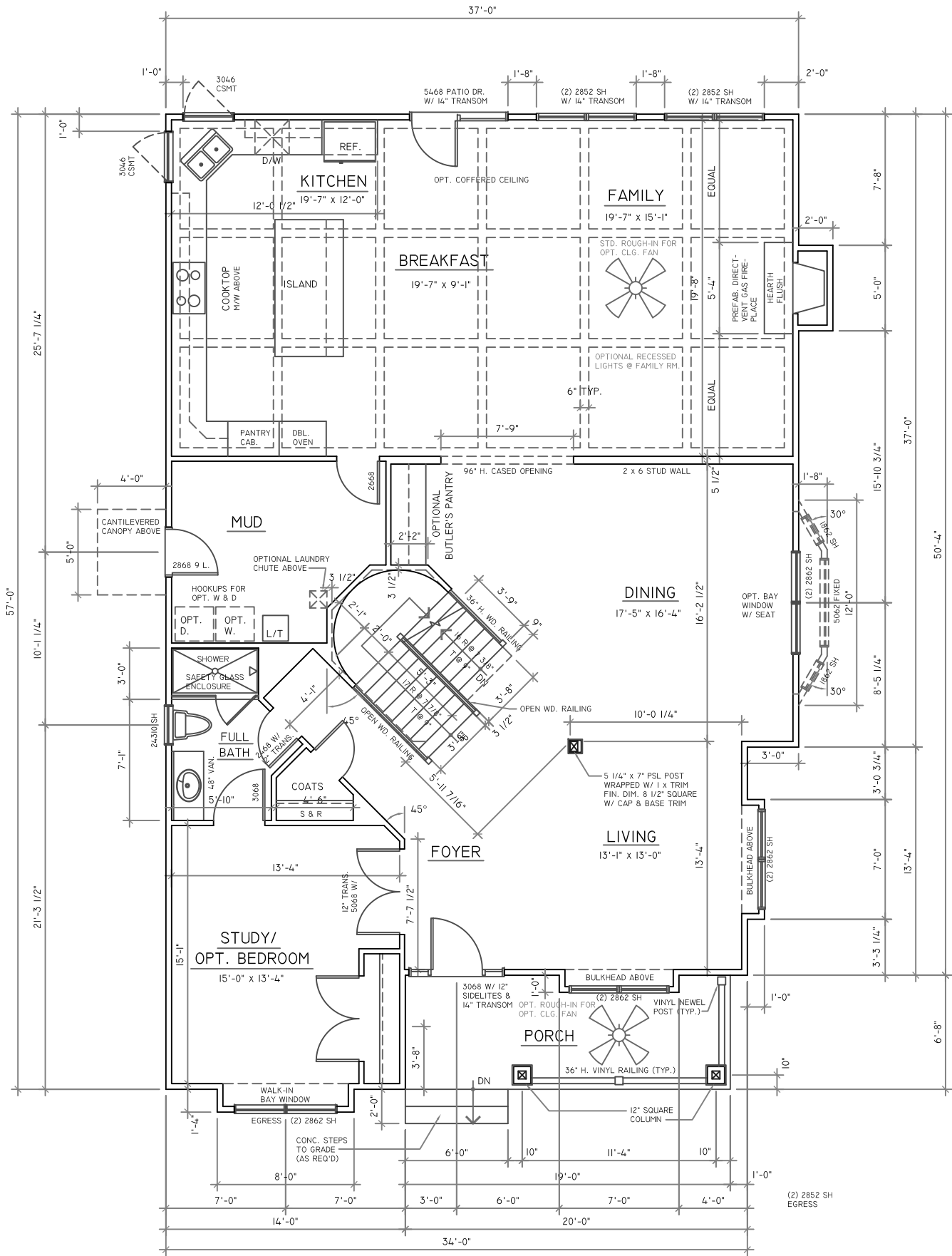
SCALE: 1/8" = 1'-0"

DRAWN: GMZ

JOB:

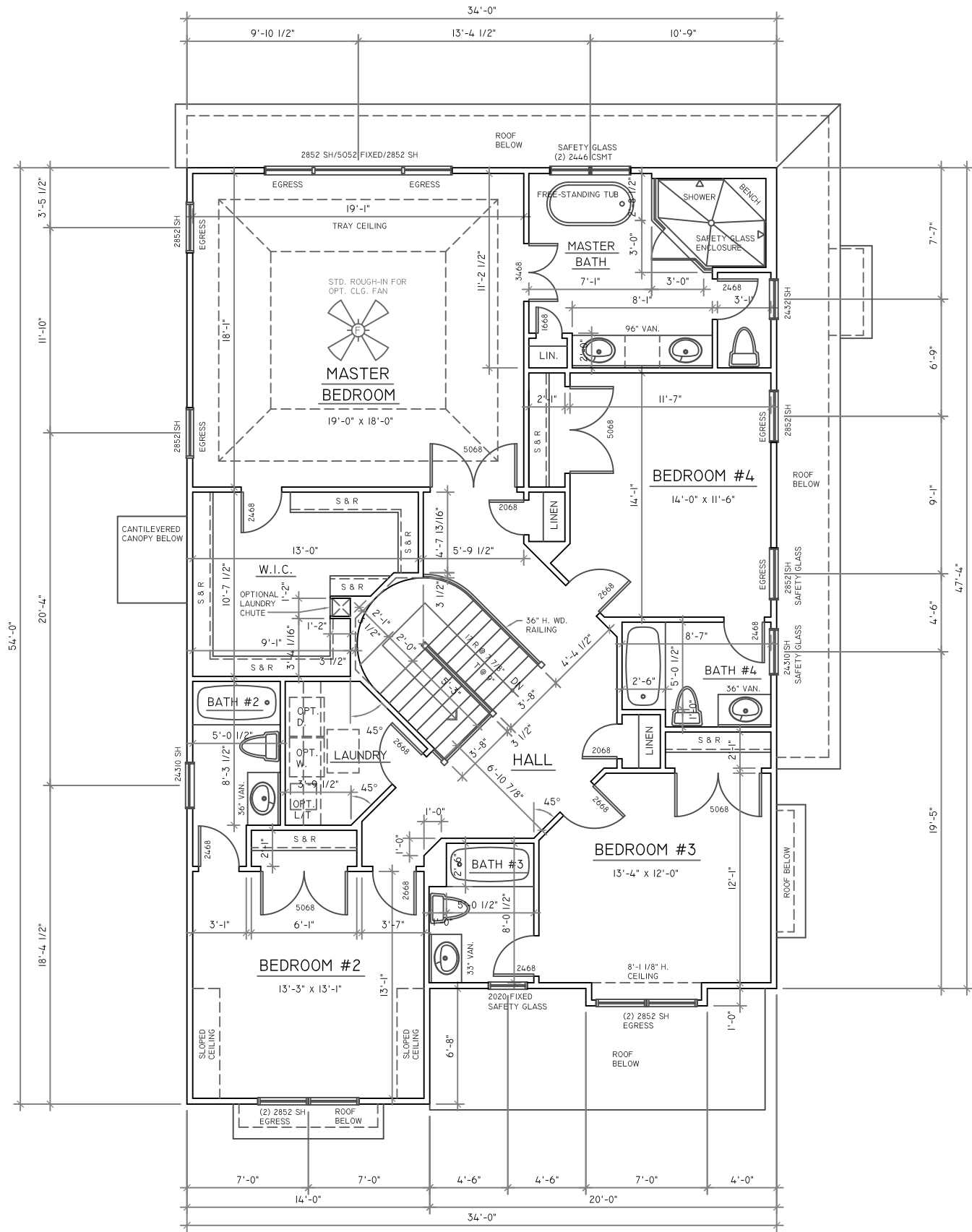
SHEET No.

A-1



FIRST FLOOR PLAN

VIRGINIA and ARISE, LLC 601 KING STREET #250 ALEXANDRIA, VIRGINIA 22314 (703) 212-4998	
ARCHITECT GARY M. ZICKAFOOSE 5830 BETHEL ROAD ALEXANDRIA, VIRGINIA 22310 (703) 960-5245	
THE DOGWOOD HOUSE 305 VIRGINIA AVENUE	
FIRST FLOOR PLAN	
DATE: 03-10-17	
SCALE: 1/8" = 1'-0"	
DRAWN: GMZ	
JOB:	
SHEET No. A-2	



SECOND FLOOR PLAN

THE DOGWOOD HOUSE
305 VIRGINIA AVENUE

SECOND FLOOR PLAN

ARCHITECT
GARY M. ZICKAFOOSE

5830 BETHEL ROAD
ALEXANDRIA, VIRGINIA 22310
(703) 960-5245

VIRGINIA and
ARISE, LLC

601 KING STREET #250
ALEXANDRIA, VIRGINIA 22314
(703) 212-4998

DATE: 03-10-17

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

DRAWN: GMZ

JOB:

SHEET No.

A-3



VIRGINIA and
ARISE, LLC
601 KING STREET #250
ALEXANDRIA, VIRGINIA 22314
(703) 212-4998

ARCHITECT
GARY M. ZICKAFOOSE
5830 BETHEL ROAD
ALEXANDRIA, VIRGINIA 22310
(703) 960-5245

THE DOGWOOD HOUSE
305 VIRGINIA AVENUE

FRONT ELEVATION

DATE: 03-10-17

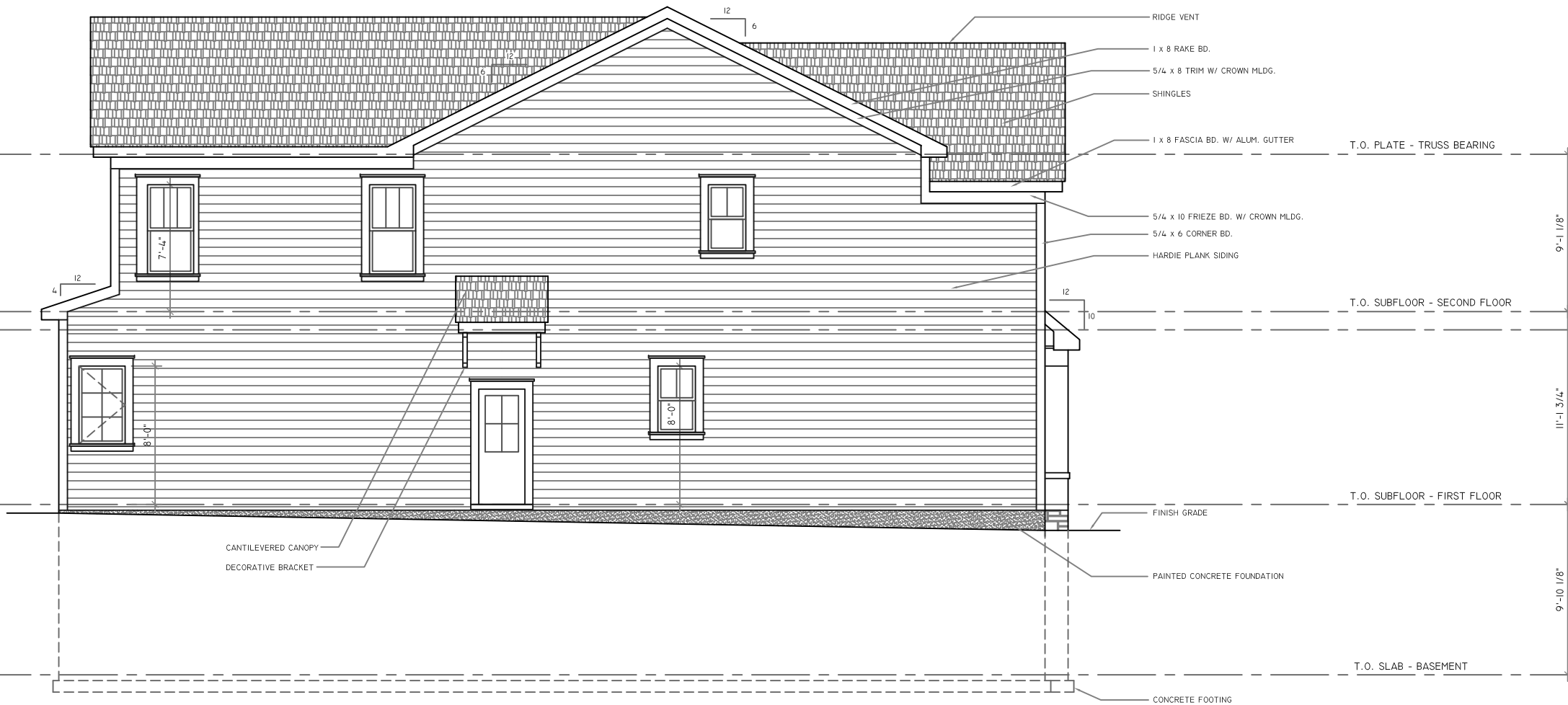
SCALE: 1/8" = 1'-0"

DRAWN: GMZ

JOB:

SHEET No.

A-4



LEFT SIDE ELEVATION

THE DOGWOOD HOUSE
305 VIRGINIA AVENUE
LEFT SIDE ELEVATION

DATE: 03-10-17

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

DRAWN: GMZ

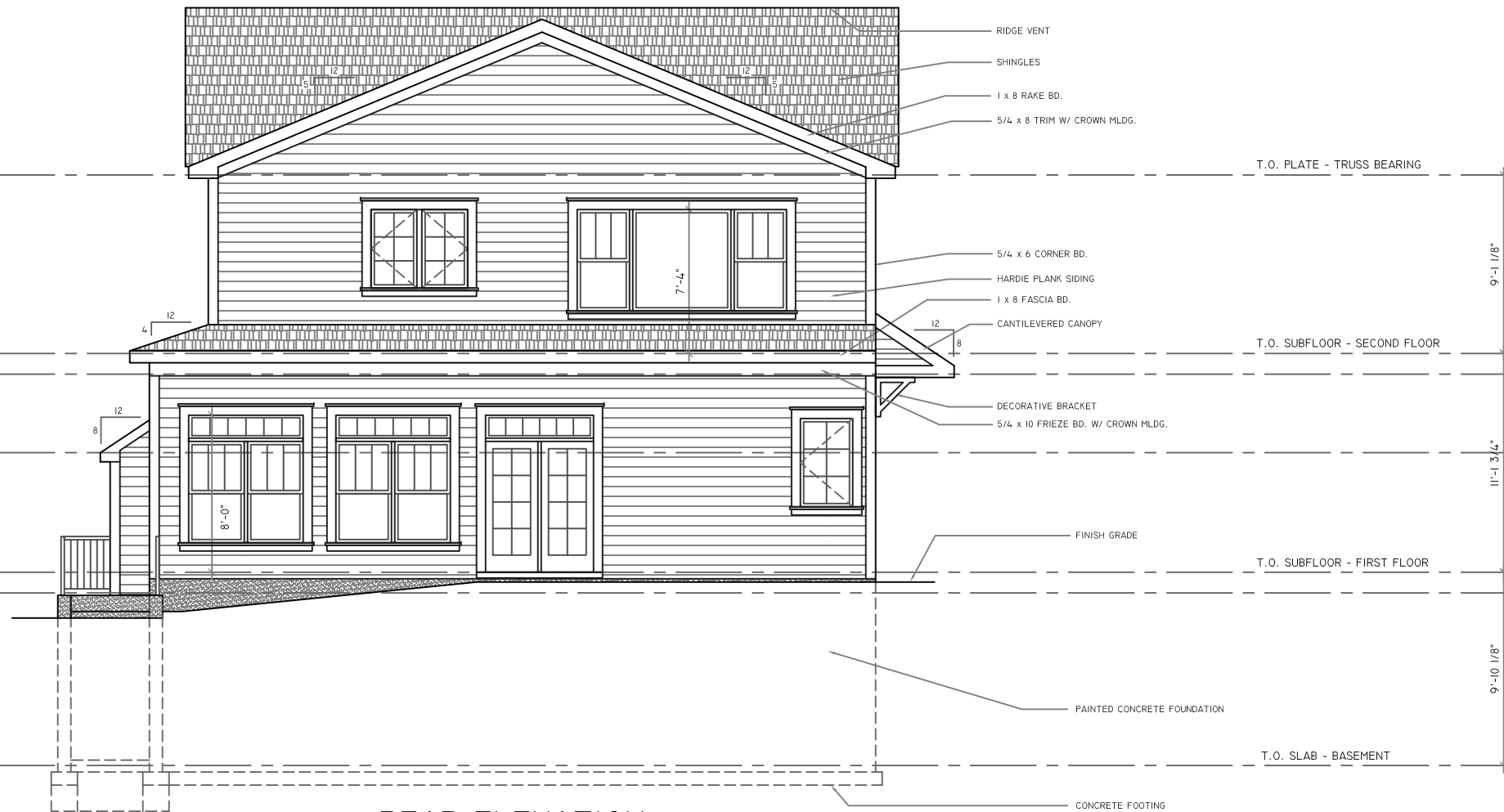
JOB:

SHEET No.

A-5

ARCHITECT
GARY M. ZICKAFOOSE
5830 BETHEL ROAD
ALEXANDRIA, VIRGINIA 22310
(703) 960-5245

VIRGINIA and
ARISE, LLC
601 KING STREET #250
ALEXANDRIA, VIRGINIA 22314
(703) 212-4998



REAR ELEVATION

THE DOGWOOD HOUSE
305 VIRGINIA AVENUE

REAR ELEVATION

VIRGINIA and
ARISE, LLC
601 KING STREET #250
ALEXANDRIA, VIRGINIA 22314
(703) 212-4998

ARCHITECT
GARY M. ZICKAFOOSE
5830 BETHEL ROAD
ALEXANDRIA, VIRGINIA 22310
(703) 960-5245

DATE: 03-10-17

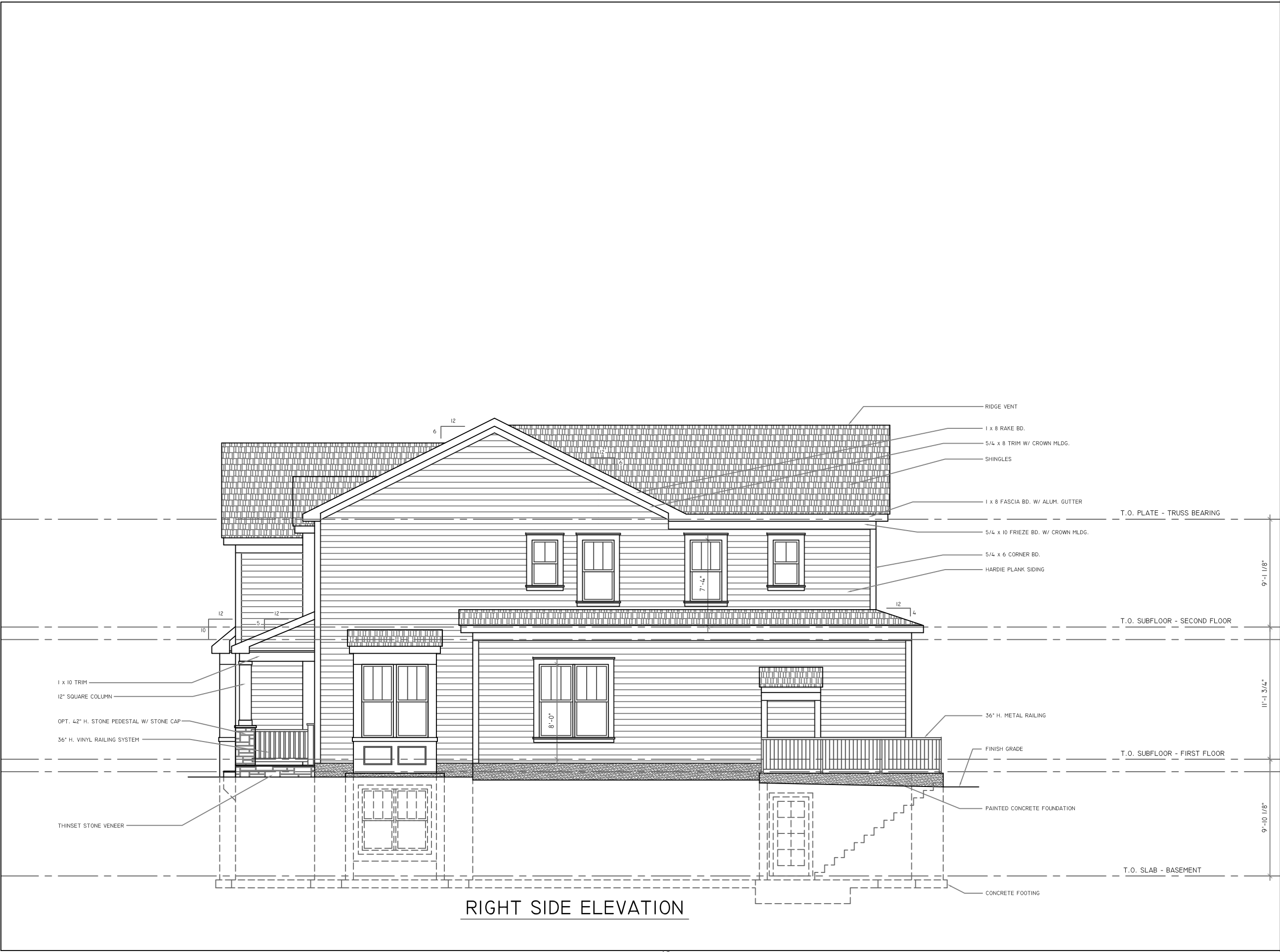
SCALE: 1/8" = 1'-0"

DRAWN: GMZ

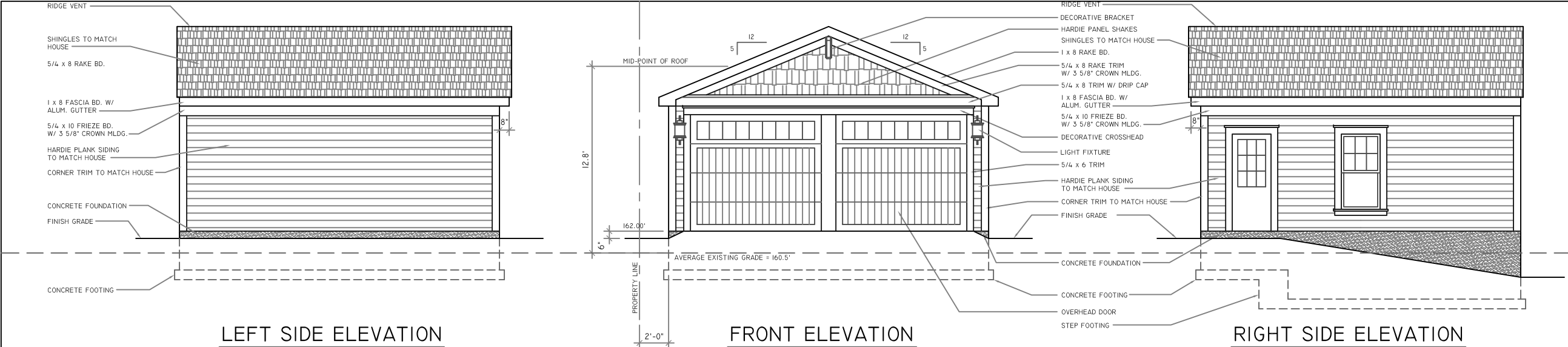
JOB:

SHEET No.

A-6



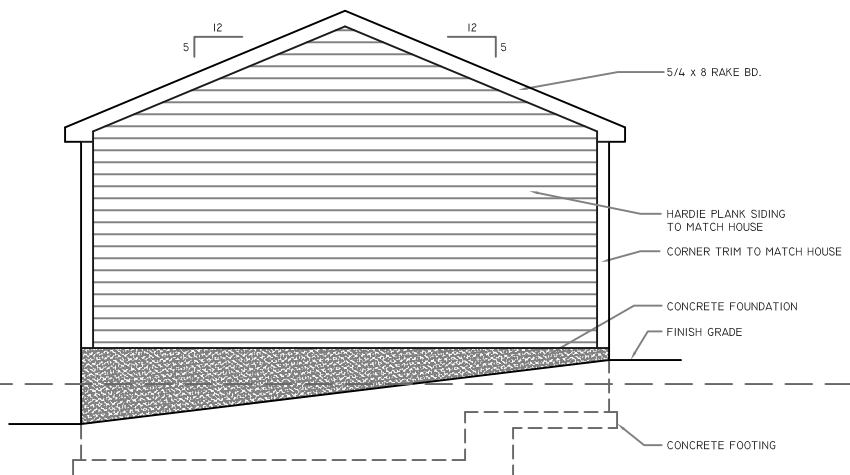
ARCHITECT GARY M. ZICKAFOOSE 5830 BETHEL ROAD ALEXANDRIA, VIRGINIA 22310 (703) 960-5245		VIRGINIA and ARISE, LLC 601 KING STREET #250 ALEXANDRIA, VIRGINIA 22314 (703) 212-4998	
THE DOGWOOD HOUSE 305 VIRGINIA AVENUE		RIGHT SIDE ELEVATION	
DATE: 03-10-17		SHEET No. A-7	
SCALE: 1/8" = 1'-0"		JOB:	
DRAWN: GMZ			



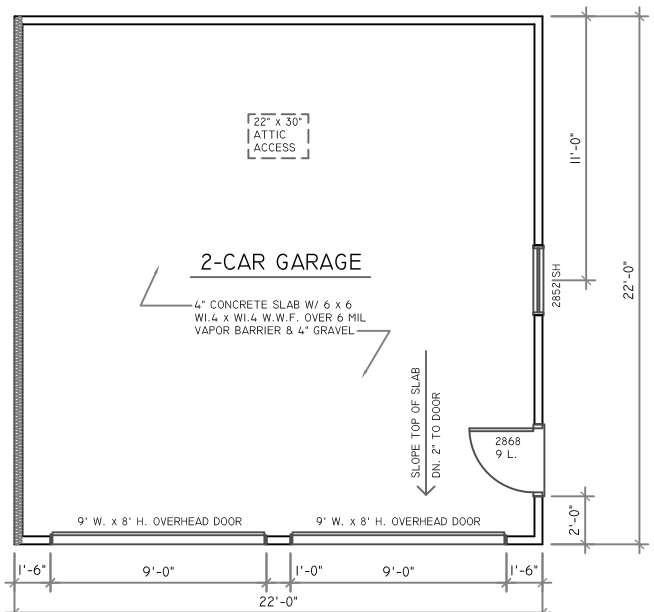
LEFT SIDE ELEVATION

FRONT ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION



FLOOR PLAN

VIRGINIA and
ARISE, LLC
601 KING STREET #250
ALEXANDRIA, VIRGINIA 22314
(703) 212-4998

ARCHITECT
GARY M. ZICKAFOOSE
5830 BETHEL ROAD
ALEXANDRIA, VIRGINIA 22310
(703) 960-5245

THE DOGWOOD HOUSE
305 VIRGINIA AVENUE

DETACHED GARAGE

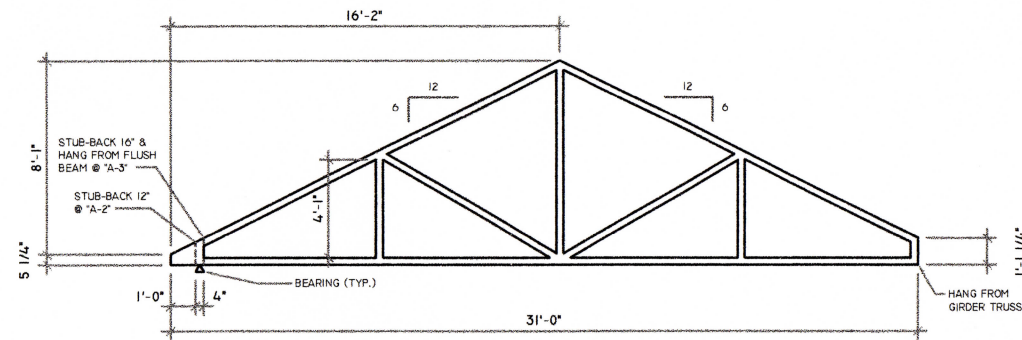
DATE: 03-10-17

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

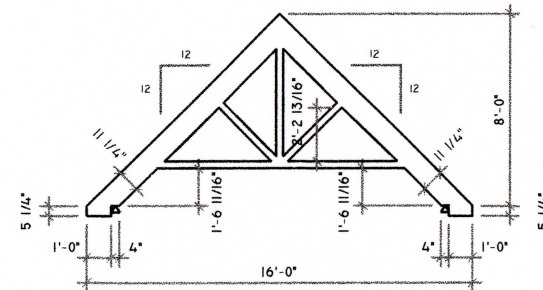
DRAWN: GMZ

JOB:

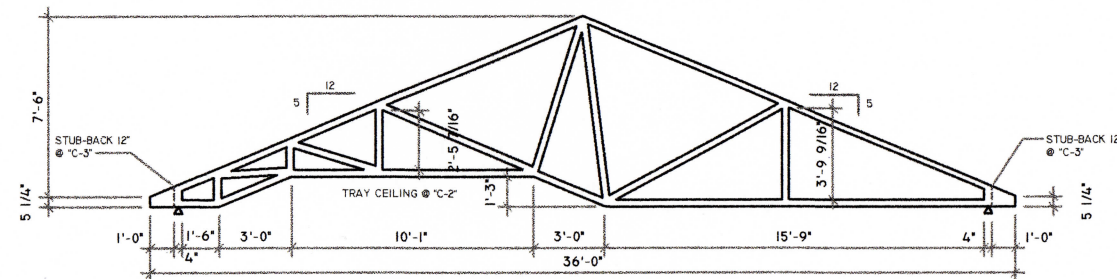
SHEET No.
A-8



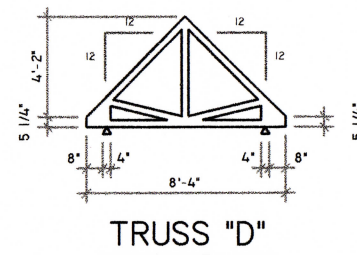
TRUSS "A-1", "A-2" & "A-3"



TRUSS "B"



TRUSS "C-1", "C-2" & "C-3"

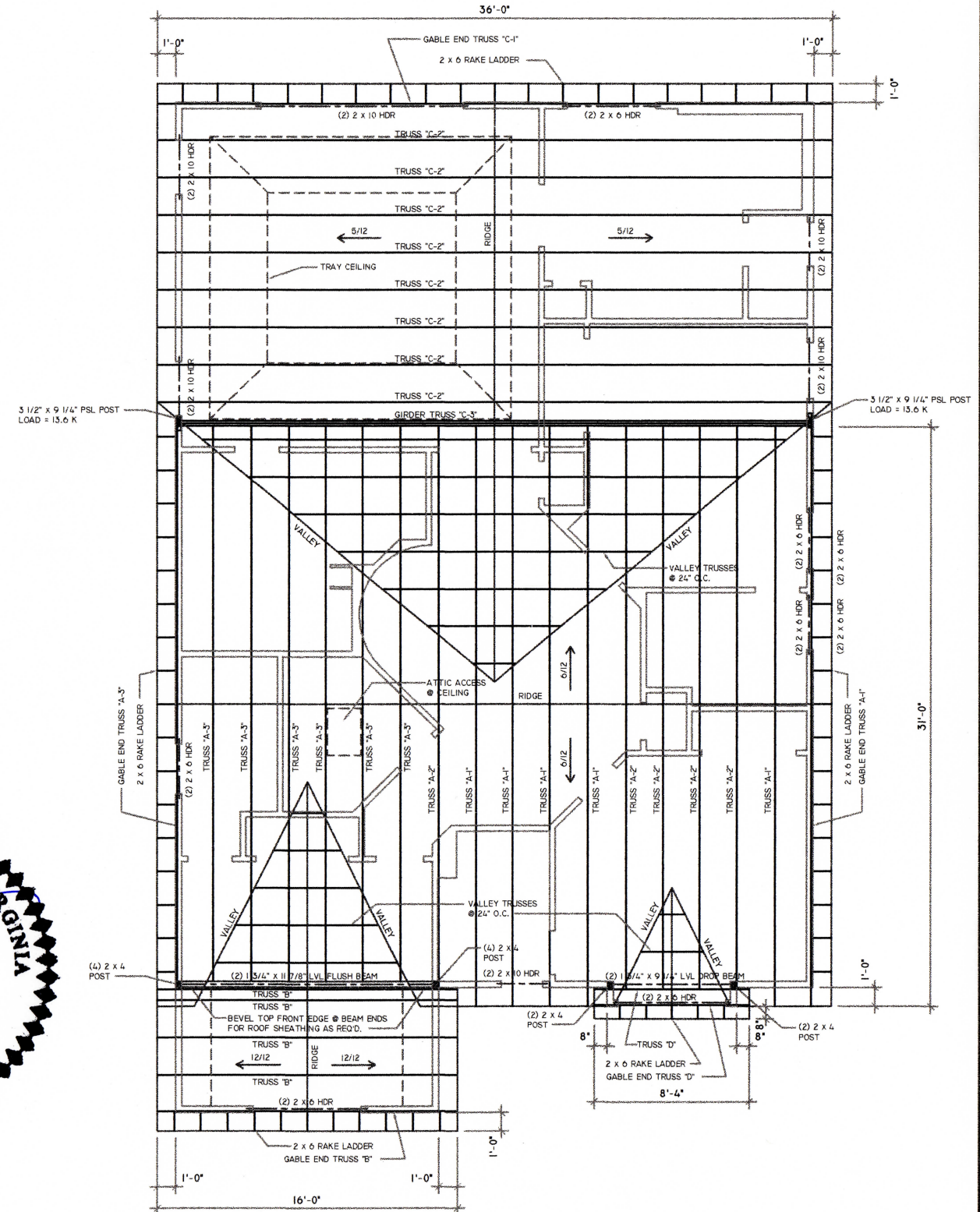


TRUSS "D"



ROOF FRAMING NOTES:

1. SEE FLOOR PLANS FOR SIZE & LOCATION OF BEAMS, HEADERS, POSTS & COLUMNS NOT SHOWN ON FRAMING PLANS.
2. PROVIDE MIN. DOUBLE 2 x 4 POSTS/JACK STUDS BELOW HEADERS/BEAMS IN BEARING WALLS (U.N.O.).
3. ALL ROOF FRAMING MEMBERS TO BE SPACED @ 24" O.C. UNLESS NOTED OTHERWISE.
4. ROOF TRUSSES TO BE DESIGNED & ENGINEERED BY MANUFACTURER. PROVIDE BRACING AS REQUIRED.
5. PROVIDE METAL HANGERS AT ALL FLUSH CONNECTIONS.



ROOF FRAMING PLAN

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

**VIRGINIA and
ARISE, LLC**
601 KING STREET #250
ALEXANDRIA, VIRGINIA 22314
(703) 212-4998

**ARCHITECT
GARY M. ZICKAFOOSE**
5830 BETHEL ROAD
ALEXANDRIA, VIRGINIA 22310
(703) 960-5245

**THE DOGWOOD HOUSE
305 VIRGINIA AVENUE**

ROOF FRAMING PLAN

DATE: 03-10-17

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

DRAWN: GMZ

JOB:

SHEET No.
A-10

CONSTRUCTION NOTES:

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION 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 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 DEVELOPER 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 OF 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 (VSWCB) REQUIREMENTS.
9. EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
10. ALL OVER HEAD POLE LINES 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 OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
12. THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR 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 APPLICANT.
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, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. 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 ITS CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
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 IS NO RESOURCE PROTECTION AREA LOCATED 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.

ENVIRONMENTAL SITE ASSESSMENT:

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER THERE ARE NO WETLANDS PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE.

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 TO PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.

ALL WELLS INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH WELL REGULATIONS. COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996

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.

GRADING PLAN

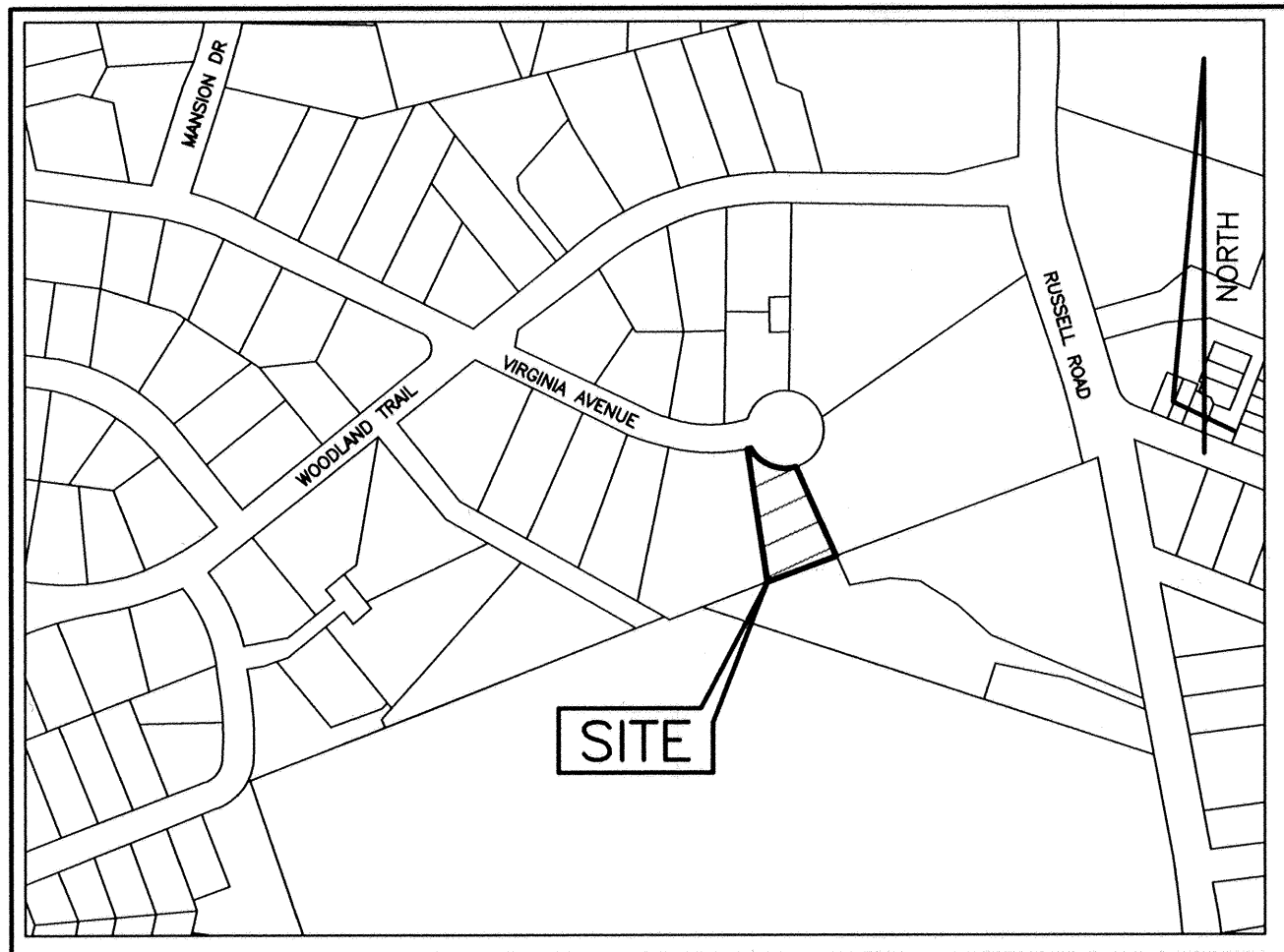
LOT 11, BLOCK 1

PART 1, SECTION 1

JEFFERSON PARK

(212 VIRGINIA AVENUE)

CITY OF ALEXANDRIA, VIRGINIA



VICINITY MAP
SCALE : 1" = 200'

INDEX TO PLAN:	
COVER & GENERAL NOTES	1
GRADING PLAN	2
ZONING AND DRIVEWAY SCHEMATIC	3
STORMWATER ANALYSIS & OUTFALL	4
FAR, E&S NARRATIVE AND DETAILS	5
STANDARD CITY NOTES	6

GENERAL NOTES:

1. TAX MAP: #034.01-02-13
2. ZONE: R-8
SETBACKS: F = 27.4 FEET PER INFILL LOT REGULATIONS
S = 1/2 BUILDING HEIGHT, 8 FEET MINIMUM
R = BUILDING HEIGHT, 8 FEET MINIMUM
(SEE SETBACK REQUIREMENT TABLE ON SHEET 2 FOR COMPLIANCE)
3. OWNER: 212 VIRGINIA AVENUE, LLC
601 KING STREET #250
ALEXANDRIA, VA 22314
INSTRUMENT #140008456
CLIENT: DARYL ANDREWS
PHONE: (703) 212-4998
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA GIS MAPPING.
5. TITLE REPORT FURNISHED BY DAVIS TITLE SERVICES, DTS#14-05-023, DATED 05/01/14 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 10,066 S.F. OR 0.2311 AC. (COMPUTED)
8. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE. ALL CONSTRUCTION SHALL CONFORM TO ALEXANDRIA STANDARDS.
9. BUILDING HEIGHT NOT TO EXCEED 28.9' PER INFILL LOT REGULATIONS. AVERAGE PRE-CONSTRUCTION GRADE AROUND THE PROPOSED DWELLING: 144.3'. BUILDING HEIGHT (FROM AVERAGE PRE-CONSTRUCTION GRADE): 28.8'. (SEE DETAIL ON SHEET 3)
SEE ARCHITECTURAL PLANS FOR MORE DETAILS PERTAINING TO BUILDING HEIGHT.
10. THIS LOT IS NOT IN A BONDED SUBDIVISION.
11. APPLICANT SHALL BE RESPONSIBLE FOR REPAIRS TO THE ADJACENT RIGHT-OF-WAY IF DAMAGED DURING CONSTRUCTION ACTIVITY AS DETERMINED BY THE DIRECTOR OF T&ES.
12. ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND.
13. TREE PROTECTION TO BE PROVIDED WHERE SILT FENCE IS NOT ADEQUATE. PROTECTION WILL BE INSTALLED AS CLOSE AS POSSIBLE TO THE DRIP LINE OF THE TREES TO BE SAVED. CONSULT INSPECTOR AT BEGINNING OF CONSTRUCTION. TREE PROTECTION FENCING MUST BE ESTABLISHED AND APPROVED BY THE CITY ARBORIST BEFORE ANY CLEARING OR CONSTRUCTION CAN BE STARTED.
14. A DEMOLITION PERMIT WILL BE REQUIRED AND SHALL BE OBTAINED PRIOR TO ANY DEMOLITION ACTIVITIES.
15. APPLICANT SHALL BE RESPONSIBLE FOR REPAIRS TO THE ADJACENT CURB, GUTTER AND RIGHT-OF-WAY IF DAMAGED DURING CONSTRUCTION ACTIVITY AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
16. A SEPARATE SOIL REPORT & GROUNDWATER DRAINAGE PLAN WILL BE SUBMITTED TO CODE ADMINISTRATION WITH THE BUILDING PERMIT IF DEEMED NECESSARY.
17. THE APPLICANT WILL COMPLY WITH THE CITY OF ALEXANDRIA'S NOISE CONTROL CODE, TITLE 11, CHAPTER 5 WHICH SETS THE MAXIMUM PERMISSIBLE NOISE LEVEL AS MEASURED AT THE PROPERTY LINE. SEE ENVIRONMENTAL SITE ASSESSMENT ON SHEET 3 FOR HOURS.
18. THE APPLICANT WILL COMPLY WITH ARTICLE XIII OF THE CITY'S ZONING ORDINANCE, WHICH INCLUDES REQUIREMENTS FOR STORMWATER POLLUTANT LOAD REDUCTIONS, TREATMENT OF THE WATER QUALITY VOLUME DEFAULT, AND STORMWATER QUALITY MANAGEMENT. THIS PROJECT WILL INSTALL RAIN BARRELS TO HELP MEET THE WATER QUALITY VOLUME DEFAULT.
19. ADDRESS SHOULD BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DWELLING FOR EMERGENCY RESPONSE PURPOSES.
20. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. PLANS SHALL ACCOMPANY THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEM.
21. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE PLACED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND/OR THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
22. SOLID WASTE SERVICES TO BE PROVIDED BY THE CITY AND REFUSE/RECYCLING MUST BE PLACED AT CURB FOR PICK-UP.
23. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
24. THIS PROJECT IS LOCATED IN THE HOOFF'S RUN WATERSHED.
25. THE APPLICANT IS TO CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-746-1920 REGARDING SECURITY HARDWARE FOR THE NEW HOME. THIS IS TO BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
26. ANY WORK WITHIN THE RIGHT-OF-WAY REQUIRES A SEPARATE PERMIT FOR T&ES.
27. BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR HIS/HER AGENT STATING THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
28. ZONING WILL REQUIRE A SURVEY PLAT CONFIRMING THE BUILDING FOOTPRINT, SETBACKS AND HEIGHT ARE IN COMPLIANCE WITH REGULATIONS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY.
29. ZONING WILL REQUIRE A CERTIFICATION OF FLOOR AREA CALCULATION FROM A LICENSED ARCHITECT OR ENGINEER AFTER CONSTRUCTION AND PRIOR TO RELEASE OF A CERTIFICATE OF OCCUPANCY.
30. A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO OCCUPANCY.
31. A WALL LOCATION PLAT PREPARED BY A LAND SURVEYOR IS REQUIRED TO BE SUBMITTED PRIOR TO REQUESTING ANY FRAMING INSPECTION.

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

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

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA, VIRGINIA.
2014 R.C. FIELDS & ASSOCIATES, INC.

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

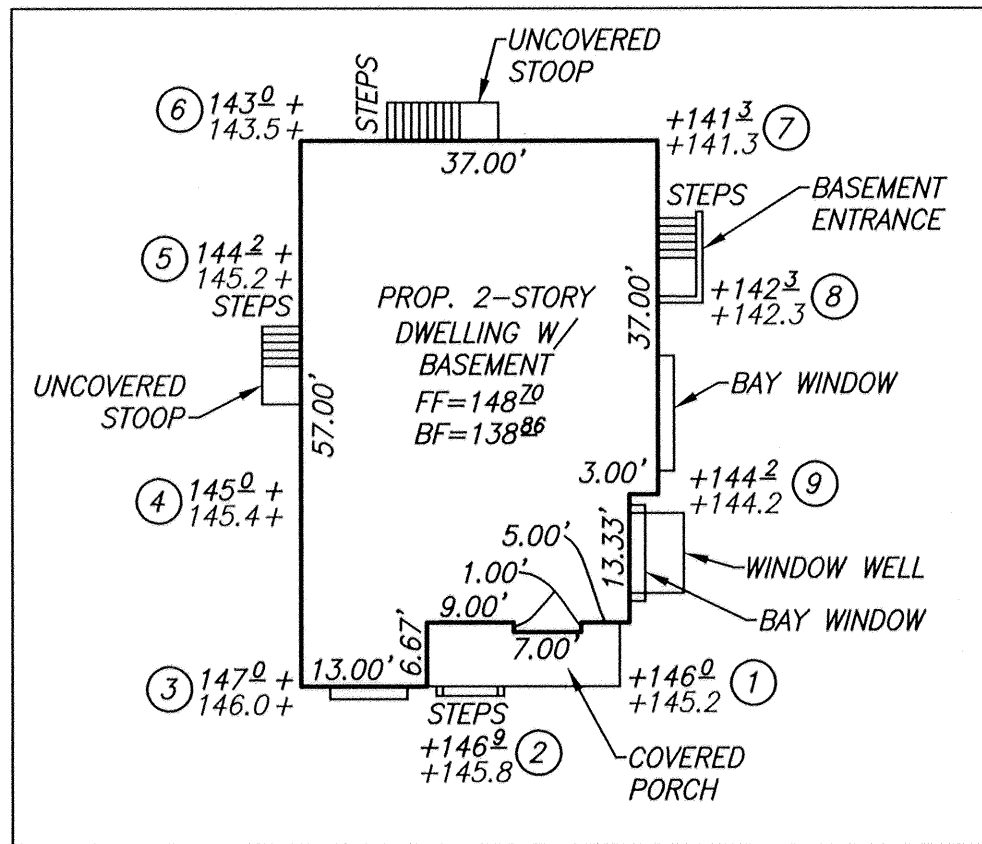


GRADING PLAN
LOT 11, BLOCK 1
PART 1, SECTION 1
JEFFERSON PARK
(D.B. 190, PG. 315)
CITY OF ALEXANDRIA, VIRGINIA

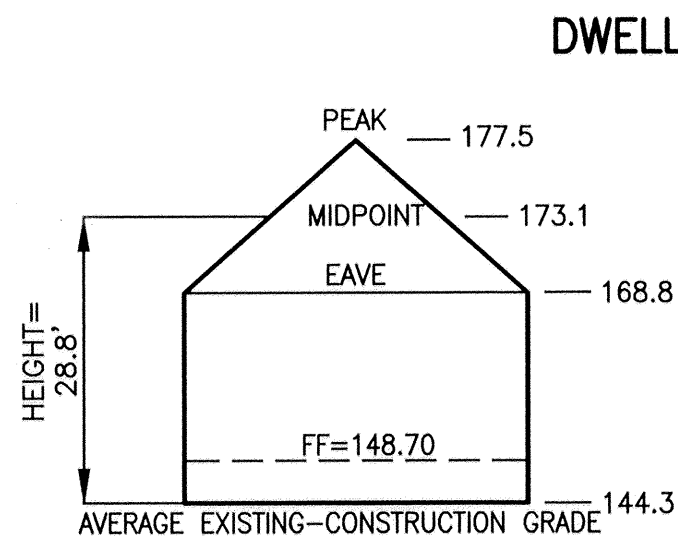
DATE	REVISION
11/7/14	CITY COMMENTS
11/21/14	CITY COMMENTS
12/3/14	MYLARS

DESIGN: A.W.B.
DRAWN: A.W.B.
SCALE: AS NOTED
DATE: 11 SEPTEMBER 2014
SHEET **1** OF **6**
FILE: **14-59**

COVER & GENERAL NOTES

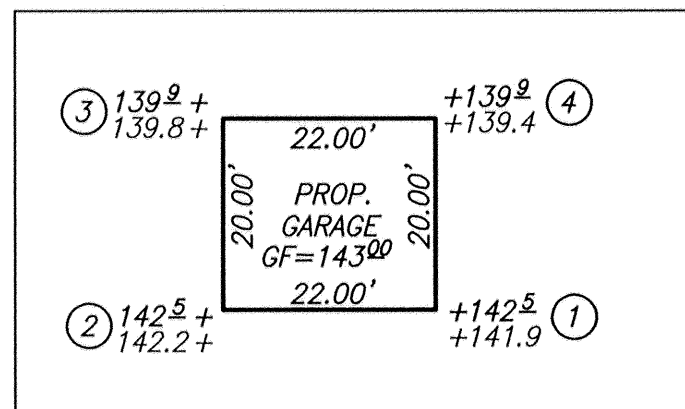


DWELLING DETAIL
SCALE: 1" = 20'

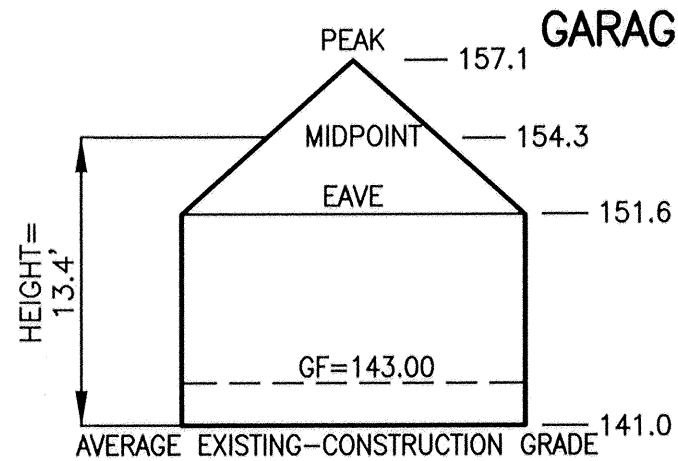


SPOTS	EXISTING - ELEVATION	POST- ELEVATION
1	145.2	146.0
2	145.8	146.9
3	146.0	147.0
4	145.4	145.0
5	145.2	144.2
6	143.5	143.0
7	141.3	141.3
8	142.3	142.3
9	144.2	144.2
SUM:	1298.9	1299.9
AVERAGE:	144.3	144.4

DWELLING HEIGHT CALCULATION				
AVERAGE EXISTING GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
144.3	168.8	177.5	173.1	28.8

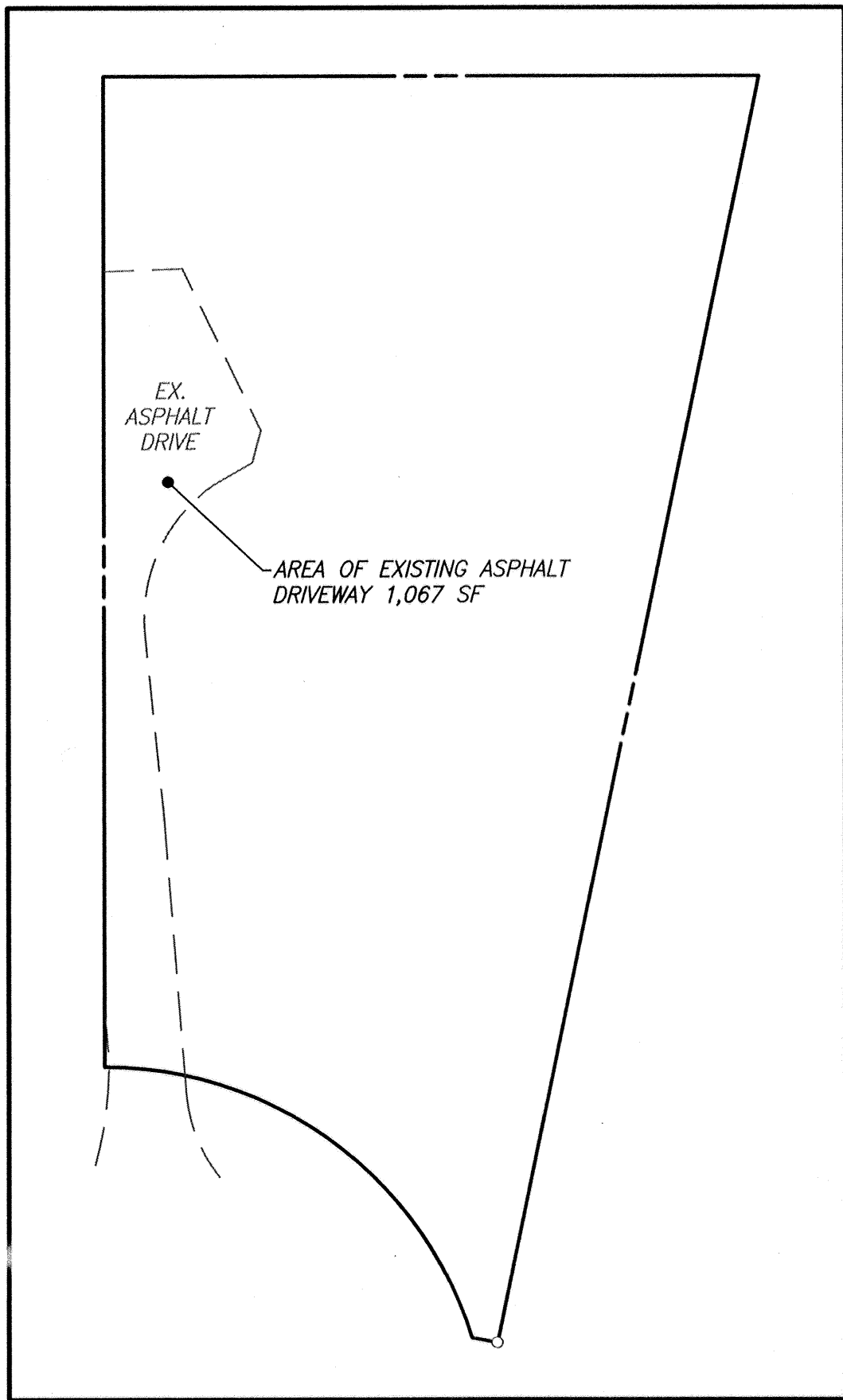


GARAGE DETAIL
SCALE: 1" = 20'

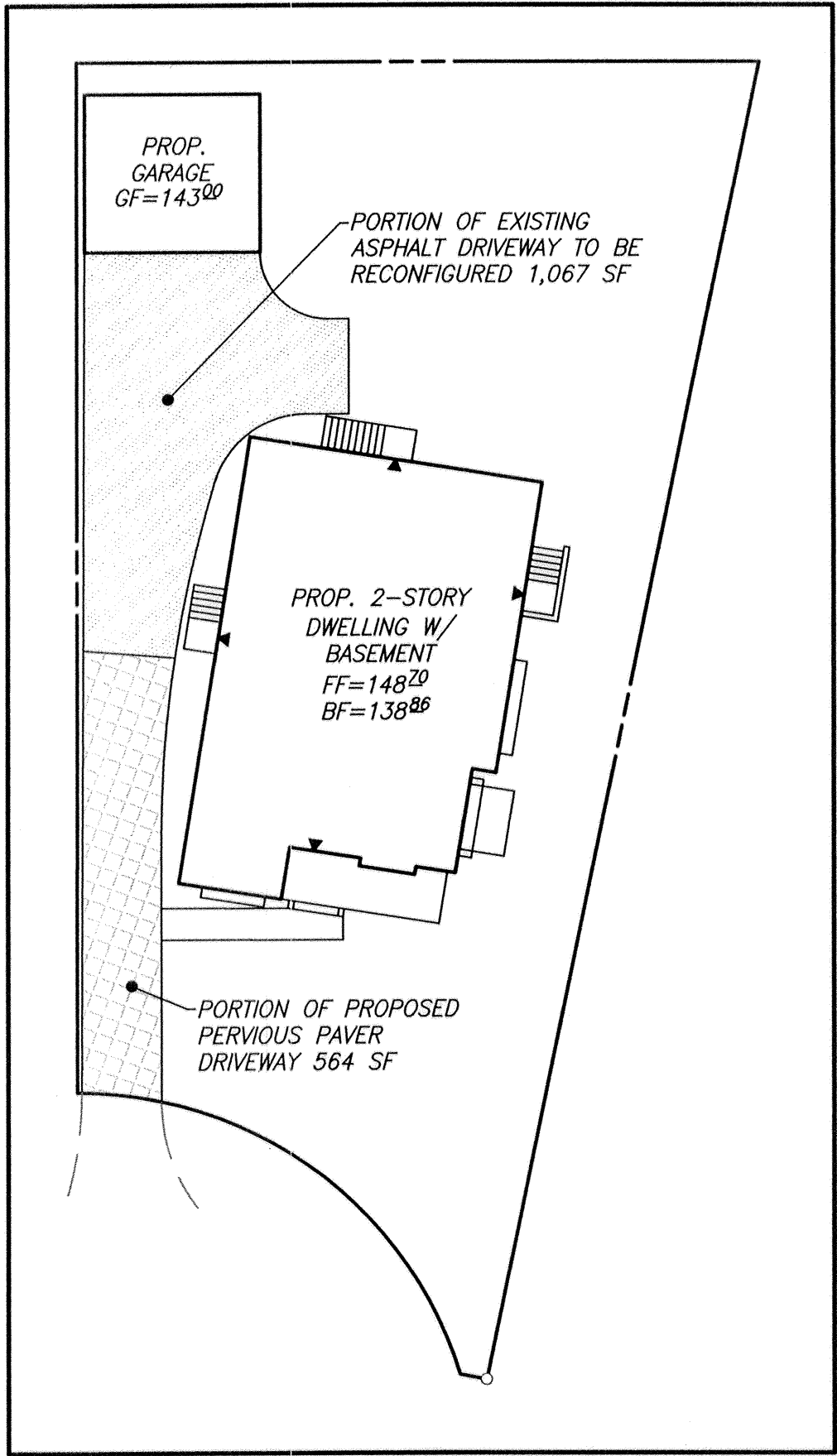


SPOTS	EXISTING - ELEVATION	POST- ELEVATION
1	141.9	142.5
2	142.2	142.5
3	139.7	139.9
4	139.4	139.9
SUM:	563.2	564.8
AVERAGE:	140.8	141.2

GARAGE HEIGHT CALCULATION				
AVERAGE EXISTING GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
140.8	151.6	157.1	154.3	13.5



EXISTING DRIVEWAY SCHEMATIC
SCALE: 1" = 20'



PROPOSED DRIVEWAY SCHEMATIC
SCALE: 1" = 20'

ASPHALT DRIVEWAY NARRATIVE

A PORTION OF THE PROPOSED DRIVEWAY WILL BE ASPHALT. THE ASPHALT PORTION OF THE PROPOSED DRIVEWAY WILL BE EQUAL TO THE AREA OF THE EXISTING ASPHALT DRIVEWAY. THE EXISTING ASPHALT DRIVEWAY IS 1,067 SQUARE FEET. THE ASPHALT PORTION OF THE PROPOSED DRIVEWAY WILL BE 1,067 SF. THE ABOVE DIAGRAM SHOWS THAT THERE WILL BE NO INCREASE IN THE AREA OF ASPHALT MATERIAL ON THE SUBJECT PROPERTY. ALL INCREASES IN DRIVEWAY AREA WILL BE CONSTRUCTED OF PERVIOUS MATERIAL.

Front Setback Data									
VIRGINIA AVENUE									
Setback From									
Address #	Face of curb								
216	43.8								
218	37.4								
220	36.2								
222	36.5								
300	43.6								
AVERAGE = 39.5									
Building & Threshold Height Data									
A	B	C	D	E	F	G	H	I	
					(C-B)	(D-B)	(E-B)		
Address #	Ground Elevation	1st Floor Threshold Elevation	Bottom of Roof Elevation	Top of Roof Elevation	Distance Ground to 1st Floor	Distance Ground to Bottom of Roof	Distance Ground to Top of Roof	Building Height	(G+H)/2
216	149.1	151.2	161.5	176.7	2.2	12.4	27.7	20.0	
218	148.3	150.5	166.5	172.9	2.3	18.3	24.7	21.5	
220	147.8	150.7	168.8	177.8	2.9	21.0	29.9	25.5	
222	147.5	153.0	170.0	176.9	5.5	22.5	29.3	25.9	
300	146.8	150.0	167.1	181.4	3.2	20.4	34.6	27.5	
AVERAGE	147.9	151.1	166.8	177.1	3.2	18.9	29.2	24.1	
					x1.2=	3.8			x1.2=
NOTE: THRESHOLD DISTANCES TAKEN FROM AVERAGE GRADE AT BUILDING FACE TO FIRST FLOOR. BUILDING HEIGHTS TAKEN FROM AVERAGE GRADE AT BUILDING FACE TO ROOF MID-POINT.									

ZONING CRITERIA STUDY (VIRGINIA AVENUE):

BASED ON A FIELD STUDY OF THE EXISTING DWELLINGS ALONG VIRGINIA AVENUE THE FOLLOWING DWELLING CRITERIA WAS DETERMINED:

AVERAGE DWELLING HEIGHT: 24.1'
AVERAGE BLOCK THRESHOLD HEIGHT: 3.2'
AVERAGE FRONT SETBACK FROM FACE OF CURB: 39.5'

FRONT SETBACK ALLOWED FROM EDGE OF PAVEMENT: 39.5'
FRONT SETBACK ALLOWED FROM PROPERTY LINE: 27.4'
FRONT SETBACK PROPOSED FROM PROPERTY LINE: 27.4'

DWELLING HEIGHT ALLOWED: 24.1' X 1.20 = 28.9'
DWELLING HEIGHT PROPOSED: 28.8'
(FROM AVG. PRE-CONSTRUCTION GRADE OF SUBJECT PARCEL)

THRESHOLD HEIGHT ALLOWED: 3.2 X 1.20 = 3.8'
THRESHOLD HEIGHT PROPOSED: 3.0'
(FROM AVERAGE EXISTING GRADE AT FRONT OF BUILDING: 145.7')

Approved Date: 12/4/14

MRD

Director of Transportation and Environmental Services

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

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

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

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

2014 R.C. FIELDS & ASSOCIATES, INC.

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



GRADING PLAN
LOT 11, BLOCK 1
PART 1, SECTION 1
JEFFERSON PARK
(D.B. 190, PG. 315)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
11/7/14	CITY COMMENTS
11/21/14	CITY COMMENTS
12/3/14	MYLARS

DESIGN: A.W.B.
DRAWN: A.W.B.

SCALE: AS NOTED
DATE: 11 SEPTEMBER 2014

SHEET 3 OF 6
FILE: 14-59

ZONING AND DRIVEWAY SCHEMATIC

9 September 2014

Daniel Imig, P.E.
Office of Environmental Quality (OEQ)
Transportation & Environmental Services
301 King Street
P.O. Box 178 (Room 3000)
Alexandria, Va. 22314

RE: 212 Virginia Avenue

Dear Mr. Daniel Imig, P.E.:

On behalf of the property owners, 212 Virginia Avenue, LLC, we are requesting to provide a monetary contribution to the Alexandria Water Quality Improvement Fund for that portion of the project's Water Quality Volume which is not being treated by a water quality facility or Best Management Practice (BMP).

This project proposes the installation of a 2 story dwelling with a basement as well as a detached garage on the above referenced property. It is our client's preference not to install water treatment facilities on the subject parcel. A contribution for the entire Water Quality Volume will be made to the Alexandria Water Quality Improvement Fund.

We are providing the following method for the required contribution to the Alexandria Water Quality Improvement Fund for your approval:

Determining water quality improvement fund fee:
3,842 square feet x \$2.00 / square foot = \$7,684.00

Once approved I will include this request letter along with your approval letter as part of the grading plan for this project that will be submitted to the City of Alexandria for review and approval.

Thank you for your attention to this matter.

Respectfully,
R.C. FIELDS & ASSOCIATES, INC.

Alex Boulden

Alex Boulden,
Project Engineer



DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
Office of Environmental Quality
P.O. Box 178 - City Hall
Alexandria, Virginia 22313
http://alexandriava.gov/Environment

October 1, 2014

RC Fields Jr. and Associates
Attn: Alex Boulden
730 S. Washington Street
Alexandria, VA 22314

RE: Black Residence
212 Virginia Avenue
GRD 2015-00012

Dear Mr. Boulden:

This is in regard to your letter, dated September 9, 2014 requesting to meet the water quality management performance criteria requiring BMP treatment in a Resource Management Area (Article XIII, Section 13-109(F)(5)(a & b)) by treating 0 percent of the water quality volume in the project area(s) through a BMP and by participating in the City's Water Quality Improvement Fund. You have requested to pay a fee in lieu of providing an on-site BMP as outlined in Article XIII, Section 13-110(A)(2). You have agreed to provide a monetary contribution of \$7,684.00 (3,842 square feet impervious surface x \$2/square foot) to the Alexandria Water Quality Improvement Fund. This represents 100 percent of the overall Water Quality Volume left untreated.

Your request has been approved. The procedure now is to scan your request letter onto your final plan on a sheet that is labeled BMP-Details or something similar. Your final plan will be eligible for approval when you have paid the fee (\$7,684.00). The approval of the plan (with your request therein) will act as the approval of your request.

Sincerely,

Daniel Imig

Daniel Imig, P.E.
Acting Watershed Program Administrator

STORMWATER NARRATIVE:

THIS 0.2311 AC SITE IS LOCATED IN THE R-8 ZONE AND IS SERVED BY PUBLIC SEWER AND WATER. NO RESOURCE PROTECTION AREAS (RPA) OR FLOODPLAINS ARE ON THIS SITE.

THIS PROJECT PROPOSES A 2-STORY DWELLING WITH A BASEMENT, WALKWAY, DETACHED GARAGE AND A DRIVEWAY WHICH WILL RESULT IN A TOTAL OF 3,842 SQUARE FEET OF IMPERVIOUS AREA ON THIS 10,066 SQUARE FOOT LOT (38.2% IMPERVIOUS COVER).

PERVIOUS PAVERS ARE PROPOSED ON-SITE TO REDUCE THE AMOUNT OF IMPERVIOUS AREA ON-SITE. THE APPLICANT WILL MAKE A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND FOR THAT PORTION OF THE WATER QUALITY VOLUME NOT BEING TREATED ON-SITE.

THIS PROJECT WILL NOT CHANGE THE CURRENT DRAINAGE PATTERNS FOR THIS SITE (SEE STORMWATER OUTFALL NARRATIVE). CURRENTLY, THERE ARE NO NOTED DRAINAGE ISSUES WITHIN THE IMMEDIATE PROJECT AREA.

THERE IS A SMALL INCREASE (0.4 CFS) IN PEAK RUNOFF FROM THE POST-CONSTRUCTION TEN YEAR STORM EVENT. THE PEAK RATE OF RUNOFF IS 1.1 CFS AND IT IS THE BELIEF OF THIS FIRM THAT NO ADVERSE IMPACTS WILL OCCUR ON ANY DOWN STREAM PROPERTIES AS A RESULT OF THIS PROJECT.

BMP/WATER QUALITY NARRATIVE:

THIS PLAN PROPOSES THE UTILIZATION OF PERVIOUS PAVERS TO REDUCE IMPERVIOUS AREA ON-SITE. THERE ARE NO WATER QUALITY CONTROLS CURRENTLY IN PLACE ON THE SITE. THE ENTIRE WATER QUALITY VOLUME WILL NOT BE TREATED. A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE IN ADDITION TO THE INSTALLATION OF PERVIOUS PAVERS.

WATER QUALITY DEFAULT VOLUME:

TOTAL PROPOSED IMPERVIOUS AREA: 0.0882 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 0.0882 = 160 CU. FT.

IMPERVIOUS AREA TREATED = 0.0000 AC X 1,815= 0 CU. FT.
IMPERVIOUS AREA NOT TREATED= 0.0882 AC

A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY FUND WILL BE MADE TO COMPENSATE FOR THAT PORTION OF THE WQV DEFAULT WHICH IS NOT BEING TREATED ON-SITE.

STORMWATER RUNOFF INFO:

(RUNOFF ANALYSIS UTILIZING RATIONAL METHOD)

- I. TOTAL SITE AREA 10,066 SQ.FT. OR 0.2311 ACRES
EXISTING IMPERVIOUS AREAS 1,067 SQ.FT. OR 0.0245 ACRES
PROPOSED IMPERVIOUS AREAS 3,842 SQ.FT. OR 0.0882 ACRES
PROPOSED AREA OF PERVIOUS DRIVE (C=0.7) 564 SQ.FT. OR 0.0129 ACRES
- II. WEIGHTED "C" FACTOR CALCULATION
PRE-DEVELOPMENT "C" = (0.3 X 0.2066 + 0.9 X 0.0245) ÷ 0.2311 = 0.36
POST-DEVELOPMENT "C" = (0.3 X 0.1300 + 0.7 X 0.0129 + 0.9 X 0.0882) ÷ 0.2311 = 0.55
- III. PEAK DISCHARGE FOR DESIGN STORMS (Tc = 5 MIN)
PRE-DEVELOPMENT
Q₂ PRE = CIA = (0.36)(6.20)(0.2311) = 0.5 CFS
Q₁₀ PRE = CIA = (0.36)(9.00)(0.2311) = 0.7 CFS
POST-DEVELOPMENT
Q₂ POST = CIA = (0.55)(6.20)(0.2311) = 0.8 CFS
Q₁₀ POST = CIA = (0.55)(9.00)(0.2311) = 1.1 CFS
- IV. POST-DEVELOPMENT INCREASES
Q₂ INCREASE = 0.3 CFS Q₁₀ INCREASE = 0.4 CFS

(NO DETENTION REQUIRED FOR INDIVIDUAL GRADING PLAN)

PROJECT DESCRIPTION

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	0.0882 AC	0.1429 AC	0.2311 AC
ON-SITE TREATED	0.0000	0.0000	0.0000
OFF-SITE TREATED	0.0000	0.0000	0.0000
TOTAL TREATED	0.0000	0.0000	0.0000
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE FILTER	0.0000	0.0000	0.0000
TOTAL TREATED OR DISCONNECTED			0.0000

WATER TREATMENT ON-SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
N/A	0.0000	0.0000	N/A

WATER QUALITY VOLUME REQUIRED = 160 CU. FT.

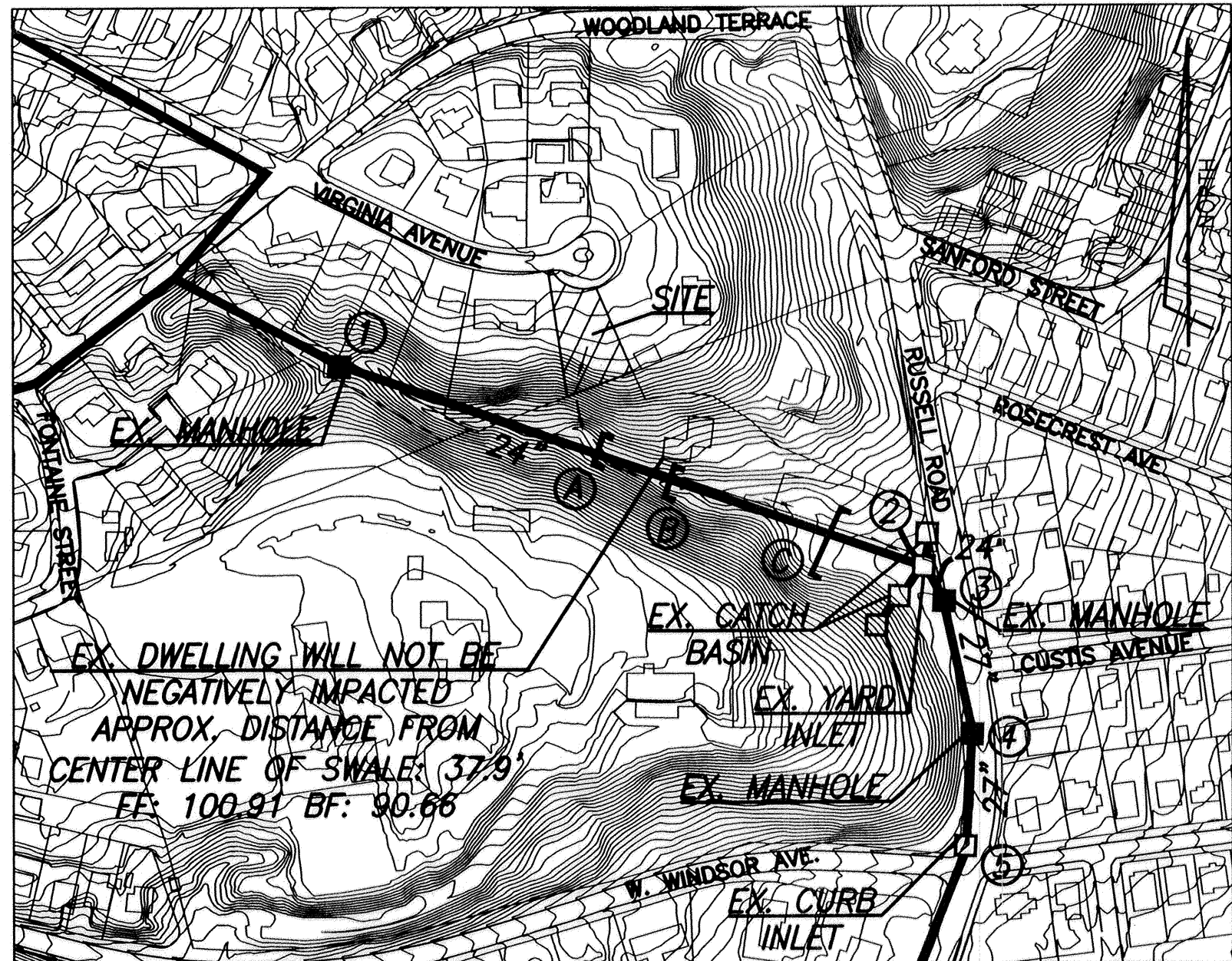
TOTAL WQV TREATED: NO
DETENTION ON SITE: NO
PROJECT IS WITHIN WHICH WATERSHED? TIMBER BRANCH
PROJECT DISCHARGES TO WHICH BODY OF WATER? HOOFF'S RUN

COMPLIANCE NARRATIVE:

SINCE THE ENTIRE WATER QUALITY REQUIREMENT CANNOT BE MET, A CONTRIBUTION WILL BE MADE TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND. THIS CONTRIBUTION WILL BE BASED ON \$2.00 PER SQUARE FOOT OF IMPERVIOUS SURFACE NOT BEING TREATED (0.0882 AC.), WHICH EQUATES TO A CONTRIBUTION OF \$7,684 (SEE REQUEST LETTER ON THIS SHEET).

MITIGATION NOTE:

IN THE EVENT THAT THE PROPOSED DOWNSPOUTS, SUMP PUMP DISCHARGE AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC OR PRIVATE PROPERTIES, THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE SYSTEM, SUMP PUMP DISCHARGE OR GRADING TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).



DRAINAGE PATTERNS MAP

SCALE : 1" = 200'

SOURCE: ALEXANDRIA GIS MAPPING

STORMWATER OUTFALL NARRATIVE:

THIS PLAN HONORS OVERALL NATURAL DRAINAGE PATTERNS. THE SUBJECT PARCEL IS LOCATED ON THE SOUTH SIDE OF VIRGINIA AVENUE. THE STORMWATER GENERATED ON THIS SITE IS CONVEYED OFF-SITE IN A SOUTHERLY DIRECTION IN A NON CONCENTRATED MANNER. THIS PROJECT PROPOSES A SMALL INCREASE OF 0.4 CFS FOR THE 10-YEAR STORM EVENT. ONCE OFF SITE THE RUNOFF IMMEDIATELY ENTERS AN EXISTING NATURAL SWALE AND IS CONVEYED IN A SOUTHEASTERLY DIRECTION UNTIL ENTERING THE CITY MAINTAINED STORM SEWER SYSTEM THROUGH STRUCTURE 2 AS SHOWN ON THE DRAINAGE PATTERNS MAP (THIS SHEET). ONCE WITHIN THE STORM SEWER SYSTEM, RUNOFF IS CONVEYED APPROXIMATELY 8,500 FEET SOUTH TO WHERE IT OUTFALLS TO THE BED AND BANKS OF HOOFF'S RUN.

SWALE CALCULATIONS AS WELL AS PIPE CAPACITY CALCULATION WERE PERFORMED ALONG THE DRAINAGE PATH OF THE SUBJECT PARCEL'S ON-SITE RUNOFF. THE ANALYSIS OF THE OUTFALL ENDED AFTER THE FIRST THREE RUNS OF PIPE THROUGH WHICH THE SUBJECT PARCELS ON-SITE RUNOFF WILL TRAVEL. SWALE CALCULATIONS SHOWN BELOW INDICATE THAT THE EXISTING SWALE IS ADEQUATELY SIZED TO HANDLE THE RUNOFF THAT WILL BE DIRECTED TO IT DURING BOTH THE 2 YEAR AND 10 YEAR STORM EVENTS. FURTHERMORE, THE EXISTING DWELLING LOCATED IN PROXIMITY TO THE CENTERLINE OF THE EXISTING NATURAL SWALE WILL NOT BE NEGATIVELY EFFECTED DURING EITHER STORM EVENTS AS THE 10 YEAR WATER SURFACE WITHIN THE SWALE STAYS APPROXIMATELY 37.9' FROM THE DWELLING. PIPE CAPACITY CALCULATIONS SHOWN BELOW INDICATE THAT THE EXISTING STORM SEWER SYSTEM FROM STRUCTURE 1 TO STRUCTURE 5 ARE CURRENTLY SURCHARGED. WE BELIEVE THE SUBJECT SITE IS A MINOR CONTRIBUTOR TO THE EXISTING LOCALIZED FLOODING CONDITIONS OF THE EXISTING STORM SEWER SYSTEM DUE TO THE FACT THIS PROJECT PROPOSES A SMALL INCREASE IN RUNOFF (0.4 CFS IN THE 10-YEAR STORM EVENT) AND THAT THE SUBJECT SITE (0.2311 AC) REPRESENTS A VERY SMALL PORTION (0.92%) THE OVERALL DRAINAGE AREA (25.20 AC). DRAINAGE AREAS, INVERTS, AND LENGTHS OF THESE PIPES WERE OBTAINED FROM ALEXANDRIA GIS MAPPING.

IT IS THE PROFESSIONAL OPINION OF THIS FIRM THAT, BECAUSE THE SUBJECT PARCEL IS A MINOR CONTRIBUTOR TO THE EXISTING LOCALIZED FLOODING CONDITIONS AND THERE ARE NO KNOWN DRAINAGE ISSUES IN THE AREA, THE OUTFALL FOR THIS SITE IS ADEQUATE.

SWALE CALCULATIONS

NOTE: SEE DRAINAGE PATTERNS MAP FOR APPROXIMATE LOCATIONS OF SWALES.

SWALE "A" DATA

INPUT DATA	
MANNINGS' COEFFICIENT	0.030
CHANNEL SLOPE	0.039 FT/FT
LEFT SIDE SLOPE	2.56 H/V
RIGHT SIDE SLOPE	3.13 H/V
DISCHARGE Q ₂	20.00 CFS
DISCHARGE Q ₁₀	44.52 CFS

RESULTS	
EX. DEPTH	1.07 FT
EX. VELOCITY	6.21 FT/S
PROP. DEPTH	1.07 FT
PROP. VELOCITY	6.21 FT/S
CHANGE IN DEPTH	0.00 FT
CHANGE IN VELOCITY	0.00 FT/S

SWALE "B" DATA

INPUT DATA	
MANNINGS' COEFFICIENT	0.030
CHANNEL SLOPE	0.037 FT/FT
LEFT SIDE SLOPE	3.33 H/V
RIGHT SIDE SLOPE	2.21 H/V
DISCHARGE Q ₂	22.08 CFS
DISCHARGE Q ₁₀	49.82 CFS

RESULTS	
EX. DEPTH	1.12 FT
EX. VELOCITY	6.39 FT/S
PROP. DEPTH	1.12 FT
PROP. VELOCITY	6.39 FT/S
CHANGE IN DEPTH	0.00 FT
CHANGE IN VELOCITY	0.00 FT/S

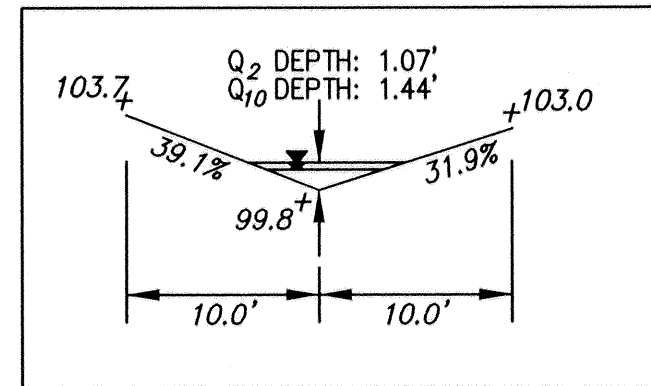
SWALE "C" DATA

INPUT DATA	
MANNINGS' COEFFICIENT	0.030
CHANNEL SLOPE	0.035 FT/FT
LEFT SIDE SLOPE	0.68 H/V
RIGHT SIDE SLOPE	9.24 H/V
DISCHARGE Q ₂	25.46 CFS
DISCHARGE Q ₁₀	57.10 CFS

RESULTS	
EX. DEPTH	0.75 FT
EX. VELOCITY	4.81 FT/S
PROP. DEPTH	0.75 FT
PROP. VELOCITY	4.81 FT/S
CHANGE IN DEPTH	0.00 FT
CHANGE IN VELOCITY	0.00 FT/S

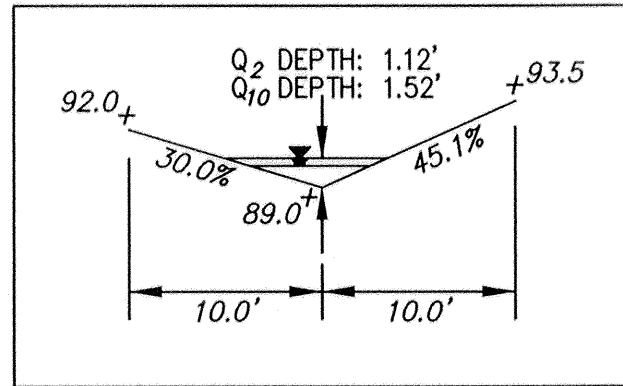
SWALE CROSS-SECTION "A"

SCALE: 1" = 10'



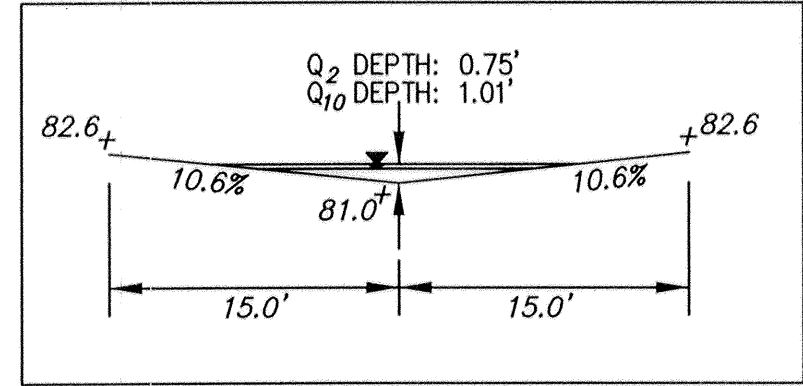
SWALE CROSS-SECTION "B"

SCALE: 1" = 10'



SWALE CROSS-SECTION "C"

SCALE: 1" = 10'



ADEQUATE OUTFALL COMPUTATIONS

STRUCTURE		INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
FROM	TO														
1	2	11.20	11.20	81	45.3	45.3	24	4.42%	0.015	43.0	13.16	951.26	117.18	75.09	42.09
2	3	14.00	25.20	81	56.6	101.9	24	14.48%	0.015	77.8	23.81	33.92	75.09	70.18	4.91
3	4	0.00	25.20	N/A	0.0	101.9	27	0.68%	0.015	23.1	5.59	186.40	70.18	68.91	1.27
4	5	0.00	25.20	N/A	0.0	101.9	27	2.33%	0.015	42.8	10.33	114.11	68.91	66.25	2.66

NOTE: A 15 MINUTE TIME OF CONCENTRATION WAS USED TO COMPUTE RUNOFF

Approved Date: 12/4/14

MEO

Director of Transportation and Environmental Services

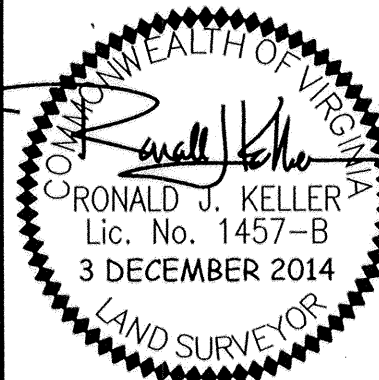
THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

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

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

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

2014 R.C. FIELDS & ASSOCIATES, INC.



GRADING PLAN
LOT 11, BLOCK 1
PART 1, SECTION 1
JEFFERSON PARK
(D.B. 190, PG. 315)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
11/7/14	CITY COMMENTS
11/21/14	CITY COMMENTS
12/3/14	MYLARS

DESIGN: A.W.B.

DRAWN: A.W.B.

SCALE: AS NOTED

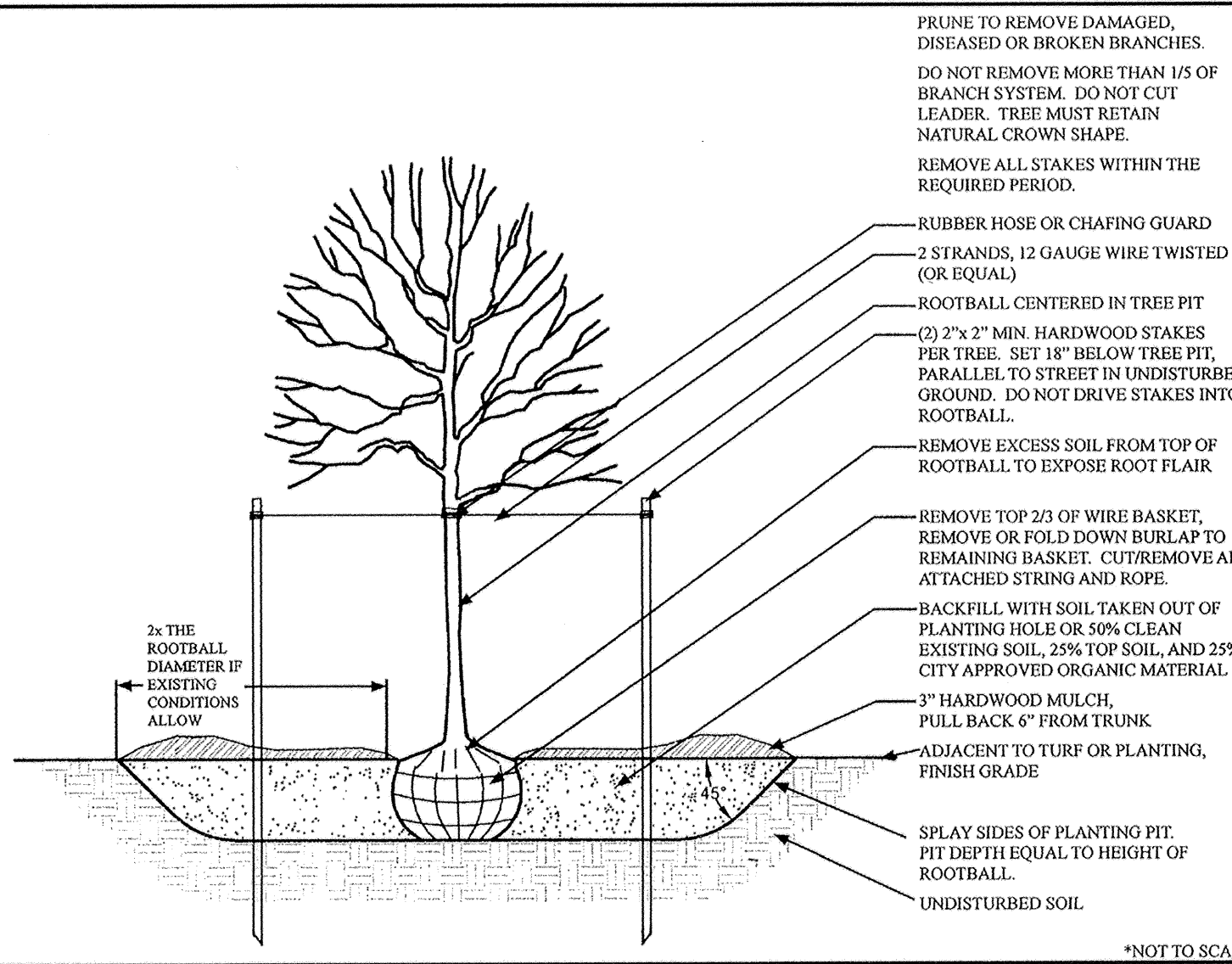
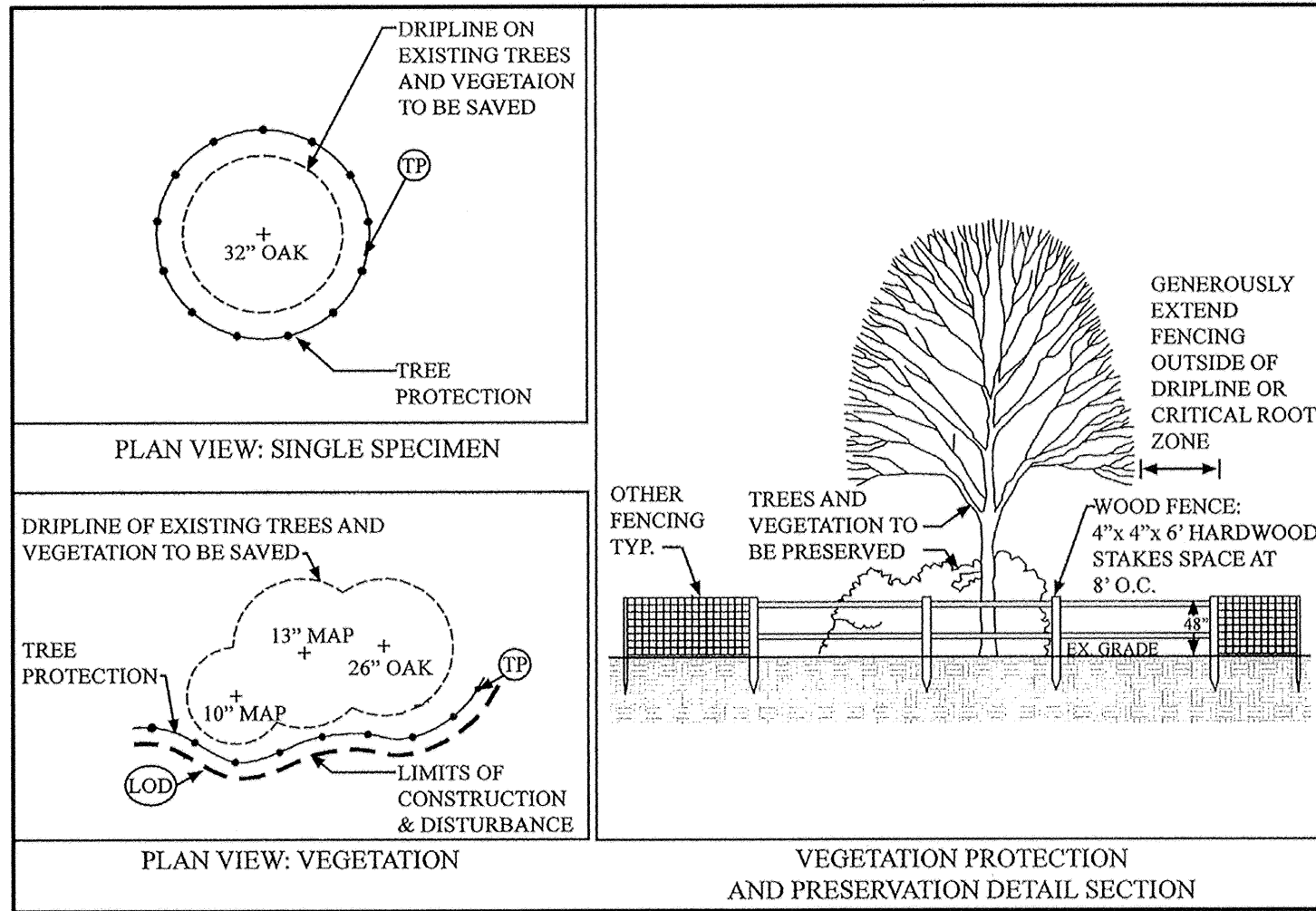
DATE: 11 SEPTEMBER 2014

SHEET 4 OF 6

FILE: 14-59

LANDSCAPE NOTES:

- ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.
- SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, DC.
- THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT 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.
- 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.
- 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.
- MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
- 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.
- 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.



DEMOLITION NOTES:

- NO DEMOLITION CAN BEGIN UNTIL ALL EROSION AND SEDIMENT CONTROLS ARE IN PLACE, AND IS APPROVED BY AN EROSIONS AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
- PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. ALL ADJACENT AREAS DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE CITY OF ALEXANDRIA.
- THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.

NOTES FOR PRESERVATION AND PROTECTION OF EXISTING VEGETATION:

- VEGETATION TO BE REMOVED SHALL BE APPROVED BY THE CITY ARBORIST.
- PROVIDE, IMPLEMENT AND FOLLOW A TREE CONSERVATION AND PROTECTION PROGRAM THAT IS DEVELOPED TO THE SATISFACTION OF THE CITY ARBORIST.
- PROTECTION PROGRAM SHALL BE AUTHORED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES ON ALL PLAN SHEETS INCLUDING DEMOLITION, SEDIMENT AND EROSION CONTROL, SITE PLAN AND LANDSCAPE PLAN.
- PROVIDE PROTECTION OF EXISTING VEGETATION IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.
- LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES SHALL BE APPROVED IN-FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF GROUND DISTURBING ACTIVITY.
- APPLICANT MUST PROVIDE DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE EFFECTED BY PROJECT WORK.
- PROVIDE SPECIFIC CONSTRUCTION STAGING INFORMATION THAT INDICATES THE METHODS, AND PROCEDURES TO BE IMPLEMENTED FOR PROTECTION OF EXISTING ON-SITE AND OFF-SITE VEGETATION.
- TREE PROTECTION SHALL BE PROVIDED WHERE SILT FENCE IS NOT ADEQUATE. PROTECTION SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE DRIP LINE OF THE TREES TO BE SAVED. THE CONTRACTOR WILL CONSULT THE SITE INSPECTOR BEFORE THE CONSTRUCTION STARTS. TREE PROTECTION FENCING MUST BE ESTABLISHED AND APPROVED BY THE CITY ARBORIST BEFORE ANY CLEARING OR CONSTRUCTION CAN BE STARTED. TO THE EXTENT POSSIBLE ALL TREE PROTECTION SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE (S).
- A FINE SHALL BE PAID BY THE APPLICANT FOR EACH TREE IDENTIFIED FOR PROTECTION THAT IS DESTROYED.

SEQUENCE OF CONSTRUCTION:

- INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THIS PLAN.
- INSTALL INLET PROTECTION AT EXISTING STORM DRAIN INLETS AS NECESSARY AND AS SHOWN ON THIS PLAN.
- CONDUCT DEMOLITION AND CONSTRUCTION ACTIVITIES ACCORDING TO THE APPLICABLE PLANS.
- AS CONTRIBUTORY DRAINAGE AREAS ARE STABILIZED AND WITH THE PERMISSION OF THE EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE INDIVIDUAL EROSION AND SEDIMENT CONTROL PRACTICES.
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES AS NECESSARY AND AS DIRECTED BY THE EROSION AND SEDIMENT CONTROL INSPECTOR.
- UPON COMPLETION OF DEMOLITION, CONSTRUCTION AND LAND DISTURBING ACTIVITIES AND WITH THE APPROVAL OF THE EROSION AND SEDIMENT CONTROL INSPECTOR; REMOVE ALL REMAINING EROSION AND SEDIMENT CONTROL PRACTICES AND PROVIDE PERMANENT STABILIZATION ACCORDING TO APPROVED METHODS.
- CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

UTILITY WORKS:

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:

- ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS / CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.
- ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
- NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
- MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.
- RESTALLIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
- APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
- GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
- ALL UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES, INCLUDING WATER AND SEWER LATERALS ON PUBLIC AND PRIVATE PROPERTY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH MINIMUM 3" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPE (DUWT). THE DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" FOR DUWT WIDTHS OF 3" AND 24" FOR WIDTHS OF 6" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS.

COLOR	CODES
RED	CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDUITS, AND LIGHTING CABLES
YELLOW	CAUTION GAS, OIL STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	CAUTION COMMUNICATIONS, ALARM OR SIGNAL LINES, CABLES, OR CONDUITS
BLUE	CAUTION POTABLE WATER
PURPLE	CAUTION RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	CAUTION SEWER, DRAIN LINES, AND FORCE MAIN

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- AN EROSION AND SEDIMENT CONTROL PLAN MUST BE APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITY GREATER THAN 2,500 SQUARE FEET.
- THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH THESE FINAL PLANS FOR APPROVAL BY T&ES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT. ALL EROSION / SEDIMENT CONTROL MEASURES WILL CONFORM TO THE CURRENT STANDARDS OF THE CITY OF ALEXANDRIA AND THE VIRGINIA EROSIONS AND SEDIMENT CONTROL HANDBOOK (VESCH).
- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.
- T&ES MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. CERTIFIED RESPONSIBLE LAND DISTURBER (CRLD) IS REQUIRED TO ATTEND PRE-CONSTRUCTION MEETING.
- ALL EROSION AND SEDIMENT CONTROL MEASURE ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.
- ALL DISTURBED AREAS OF THE SITE NOT TO BE WORKED FOR SEVEN OR MORE CALENDAR DAYS MUST BE STABILIZED.
- ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.
- AN EROSION AND SEDIMENT CONTROL PLAN MUST BE APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITY GREATER THAN 2,500 SQUARE FEET.
- THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH THESE FINAL PLANS FOR APPROVAL BY T&ES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT. ALL EROSION / SEDIMENT CONTROL MEASURES WILL CONFORM TO THE CURRENT STANDARDS OF THE CITY OF ALEXANDRIA AND THE VIRGINIA EROSIONS AND SEDIMENT CONTROL HANDBOOK (VESCH).
- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.
- T&ES MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. CERTIFIED RESPONSIBLE LAND DISTURBER (CRLD) IS REQUIRED TO ATTEND PRE-CONSTRUCTION MEETING.
- ALL EROSION AND SEDIMENT CONTROL MEASURE ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.
- ALL DISTURBED AREAS OF THE SITE NOT TO BE WORKED FOR SEVEN OR MORE CALENDAR DAYS MUST BE STABILIZED.
- ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.

RODENT ABATEMENT NOTE:

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL OUTLINE WHAT STEPS HAVE AND WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT THE ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED ONCE ANY DEMOLITION HAS BEEN COMPLETED ANY ABOVE GROUND BAIT BOXES MUST BE RELOCATED TO WITHIN 50 FEET OF A STRUCTURE IN KEEPING WITH EPA REGULATIONS. IF THIS IS NOT POSSIBLE, THEY SHALL BE REMOVED AND REGULAR INSPECTIONS OF THE SITE CONDUCTED BY A VIRGINIA LICENSED PEST EXTERMINATOR TO ENSURE THE SITE REMAINS RODENT FREE.

Approved Date	12/4/14
Director of Transportation and Environmental Services	

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

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

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA, VIRGINIA. 2014 R.C. FIELDS & ASSOCIATES, INC.

R.C. FIELDS & ASSOCIATES, inc.

ENGINEERING • LAND SURVEYING • PLANNING

730 S. Washington Street
Alexandria, Virginia 22314

www.rcfieldsoc.com
(703) 549-6422



GRADING PLAN
LOT 11, BLOCK 1
PART 1, SECTION 1

JEFFERSON PARK
(D.B. 190, P.G. 315)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
11/7/14	CITY COMMENTS
11/21/14	CITY COMMENTS
12/3/14	MYLARS

DESIGN: A.W.B.
DRAWN: A.W.B.

SCALE: NO SCALE

DATE:11 SEPTEMBER 2014

SHEET 6 OF 6

FILE: 14-59

STANDARD CITY NOTES