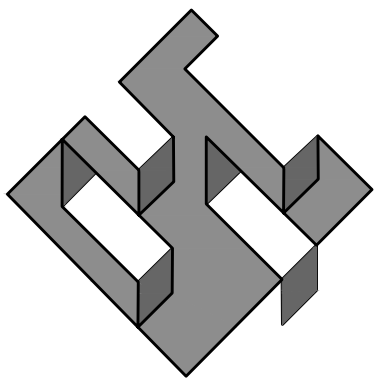


PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
STAGE II
2425 EISENHOWER AVENUE
BLOCK 6C RETAIL PAD SITE
ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THE APPLICANT PROPOSES THE DEVELOPMENT OF A ONE STORY RETAIL BUILDING.



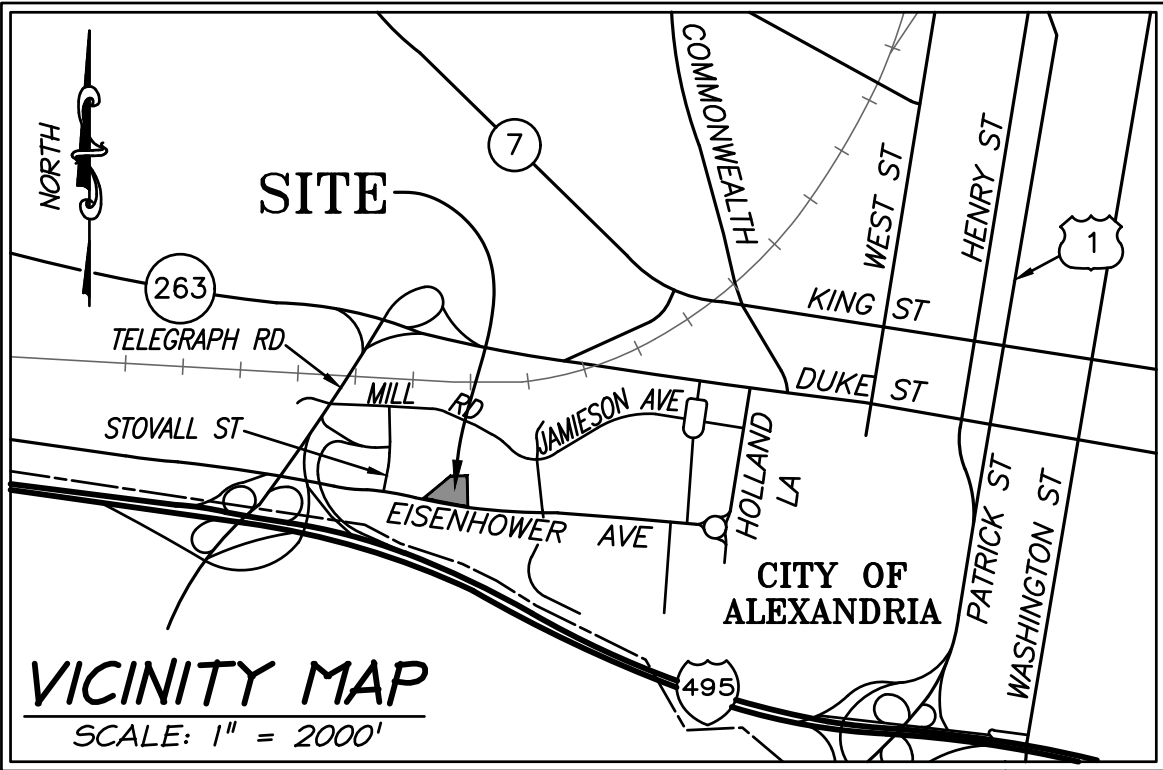
PREPARED BY:
christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
9900 main street (fourth floor) · fairfax, va 22031-3907
703.273.6820 · fax 703.273.7636

SPECIAL USE PERMITS/ZONING MODIFICTIONS/WAIVERS

1. STAGE 2 DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN
2. DSUP #2000-0028
3. TMP SUP #98-0043

COMPLETE STREETS

	New	Upgraded
Crosswalks (number)		
Standard	0	0
High Visibility	0	0
Curb Ramps	1	0
Sidewalks (LF)	0	300
Bicycle Parking (number of spaces)		
Public/Visitor	0	N/A
Private/Garage	0	N/A
Bicycle Paths (LF)	0	N/A
Pedestrian Signals	0	0



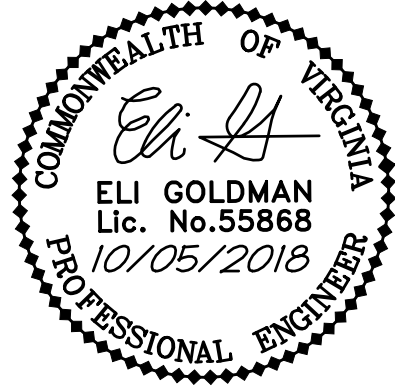
SHEET INDEX

CIVIL	
C100	COVER SHEET
C200	NOTES AND TABULATIONS
C300	EXISTING CONDITIONS PLAN
C301	CONTEXTUAL PLAN
C400	PERLIMINARY SITE PLAN
C401	PRELIMINARY SITE GRADING PLAN
C402	PRELIMINARY DIMENSION PLAN
C403	AVERAGE FINISHED GRADE
C500	TURNING MOVEMENTS
C501	FIRE SERVICE PLAN
C600	OPEN SPACE PLAN
C601	EXISTING TREE EXHIBIT
C700	PRELIMINARY BMP COMPUTATIONS
C701	PRELIMINARY BMP COMPUTATIONS
C702	BMP MAP
C703	PRELIMINARY SWM AND OUTFALL ANALYSIS
C704	PRELIMINARY SWM COMPUTATIONS
C705	PRELIMINARY SWM COMPUTATIONS

ARCHITECTURAL	
AP-001	ZONING EXHIBITS- RETAIL- PAD BUILDING FLOOR PLAN
AP-002	ZONING EXHIBITS- RETAIL- PAD BUILDING ROOF PLAN
AP-101	ZONING EXHIBITS- RETAIL- PAD BUILDING ELEVATIONS
AP-102	ZONING EXHIBITS- RETAIL- PAD BUILDING ELEVATIONS
AP-103	ZONING EXHIBITS- RETAIL- PAD BUILDING SECTIONS

LANDSCAPE	
L100	LANDSCAPE PLAN

DATE	REVISION
09-04-2018	PRELIMINARY DSUP
10-05-2018	COMPLETENESS VERIFICATION



OWNER/APPLICANT
2425 EISENHOWER ACQUISITIONS, LLC
2034 EISENHOWER AVENUE, SUITE 290
ALEXANDRIA, VA 22331
(703) 960-4700

CIVIL ENGINEER
CHRISTOPHER CONSULTANTS, LTD.
9900 MAIN STREET
FOURTH FLOOR
FAIRFAX, VIRGINIA 22031
(703) 273-6820

ATTORNEY
WALSH, COLUCCI, LUBELEY,
& WALSH
2200 CLARENDON BLVD. 13TH FLOOR
ARLINGTON, VA 22021
(703) 528-4700

ARCHITECT
CALLISONRTKL INC.
210 L ST. NW
SUITE 200
WASHINGTON, DC 20037
(202) 833-4400

APPROVED SPECIAL USE PERMIT NO. 2018-0013 DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. --	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.

P:\Projects\98085 Hoffman\05300 Retail Pad\108553 Prelim\C200 NOTES AND TABULATIONS.dwg, 10/5/2018 9:04:38 AM, ellgoldman, 1:1, christopher consultants, ltd

GENERAL NOTES

1.

THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY THIS FIRM ON OCTOBER 31ST, 2017.
2.

EXISTING SITE INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY THIS FIRM ON OCTOBER 2017 AND APPROVED PLANS.
3.

THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP 072.04-03-31, ZONED CDD #2.
4.

THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NUMBER 515519 0037 E, REVISED JUNE 16, 2011, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5.

OWNER: 2425 EISENHOWER ACQUISITIONS, LLC
INSTRUMENT NO. 160003222
6.

IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
7.

IN ACCORDANCE WITH THE RESOURCE PROTECTION AREAS MAP ADOPTED JUNE 12, 2004 BY THE CITY COUCIL OF ALEXANDRIA, THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THIS PROPERTY.
8.

THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
9.

TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THE PROPERTY. SHOULD ANY UNANTICIPATED UNDERGROUND STORAGE TANKS OR DRUMS BE ENCOUNTERED AT THE SITE, THE APPLICANT SHALL IMMEDIATELY NOTIFY THE CITY OF ALEXANDRIA FIRE DEPARTMENT AND DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY. THE SITE IS LOCATED PROXIMATE TO A KNOWN HISTORIC OLD LANDFILL.
10.

TO THE BEST OF OUR KNOWLEDGE THERE ARE AREAS ON-SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
11.

THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
12.

THE APPLICANT WILL COMPLY WITH GREEN BUILDING POLICY.
13.

CONTRACTOR TO MAINTAIN BUS STOP AND SHELTER LOCATED ON EISENHOWER WEST BOUND SOUTH OF PROPOSED RETAIL PAD THROUGHOUT THE DURATION OF CONSTRUCTION.

SOIL DATA

THE NATURAL SOILS OF THE SITE CONSIST GENERALLY OF HALOCENE AND PLEISTOCENE AGE ALLUVIUM AND RIVER TERRACE DEPOSITS CONSISTING OF CLAY, SILT, SAND, AND GRAVEL, UNDERLAIN BY SAND AND CLAY DEPOSITS OF THE POTOMAC GROUP.

ARCHAEOLOGY NOTES

1.

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

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY , UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

SANITARY SEWER OUTFALL NARRATIVE

THIS PROJECT PROPOSES TO CONNECT TO THE EXISTING 24" RCP SEWER THAT RUNS SOUTH ALONG SWAMP FOX ROAD. PER MEMO TO INDUSTRY 06-14, AN ADEQUATE ANALYSIS IS NOT REQUIRED BECAUSE THE TOTAL FLOW IS LESS THAN 10,000 GPD. SEE CALCULATIONS ON THIS SHEET. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.

STORM WATER MANAGEMENT NARRATIVE

TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, SECTION 13-109.F.21, VOLUME CONTROL IS REQUIRED. THIS PROJECT WILL PROVIDE ON-SITE DETENTION OF SITE RUNOFF THROUGH THE USE OF A VAULT OR A BELOW GRADE HDPE ARCHED PIPE SYSTEM.

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED IN THIS AREA OF THE SITE. FURTHER, THERE ARE NO WETLAND 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 ENVIRONMENT SERVICES, DIVISION OF ENVIRONMENT QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, AND 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 STATE WELL REGULATION. CONTACT JOE FINDER AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EX. 255.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE II, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:

MONDAY THROUGH FRIDAY FROM 7:00 AM - 6:00 PM
SATURDAYS FROM 9:00 AM TO 6:00 PM
NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.

ZONING TABULATIONS

SITE LOCATION/ADDRESS:

2425 EISENHOWER AVENUE

EXISTING ZONE:

COORDINATED DEVELOPMENT DISTRICT #2 (CDD)

PROPOSED ZONE:

COORDINATED DEVELOPMENT DISTRICT #2 (CDD)

SMALL AREA PLAN DISTRICT:

EISENHOWER EAST PLAN

EXISTING SITE AREA:

15,849 S.F. OR 0.36 AC.

PROPOSED SITE AREA:

15,849 S.F. OR 0.36384 AC.

EXISTING USE:

VACANT LAND

PROPOSED USE:

RETAIL

ALLOWABLE GROSS FLOOR AREA:

7,882 SF

GROSS FLOOR AREA PROPOSED:

7,752 SF

LOT AREA REQUIRED:

N/A

LOT AREA PROVIDED:

15,849 S.F. OR 0.36 AC.

BUILDING SETBACK REQUIRED:

0'

BUILDING SETBACK PROVIDED:

NORTH: 44.5'
EAST: 9.4'
SOUTH: 2.7'
WEST: 20.4'

LOT FRONTAGE REQUIRED:

N/A

LOT FRONTAGE PROVIDED:

NORTH: 95'
EAST: 79'
SOUTH: 121'
WEST: 89'

OPEN SPACE REQUIRED:

N/A (PER APPROVED CDD #2)

OPEN SPACE PROVIDED:

2,765 SF (SEE SHEET C600)

MAXIMUM BUILDING HEIGHT:

10 TO 15 STORIES

PROPOSED BUILDING HEIGHT:

29.54' , 1 STORY

AVERAGE FINISHED GRADE:

15.7'

YARDS:

N/A

PARKING REQUIRED:

2 SPACES PER 1,000 GSF = 2 X (7752/1,000) = 16 (FROM APPROVED CDD #2)

PARKING PROVIDED:

6 STANDARD SPACES*
*NOTE: SURFACE PARKING ALLOCATED FOR BLOCK
6C PER APPROVED DSUP2000-0028

LOADING REQUIRED:

1 SPACE PER 20,000 GSF

LOADING PROVIDED:

1 SPACE

APPROXIMATE AREA OF DISTURBANCE DURING CONSTRUCTION:

16,000 S.F. OR 0.37 AC.

EXISTING TRIP GENERATION:

0 VEHICLES

PROPOSED TRIP GENERATION:

260 ADT

CONCEPTUAL SANITARY DESIGN FLOWS

7,752 SF OF RETAIL/COMMERCIAL

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:

200 GPD/1000 SF (FOR RETAIL/COMMERCIAL)

200 GPD/1000 SF X 7,752 SF = 1,550 GPD
TOTAL FLOW = 1,550 GPD

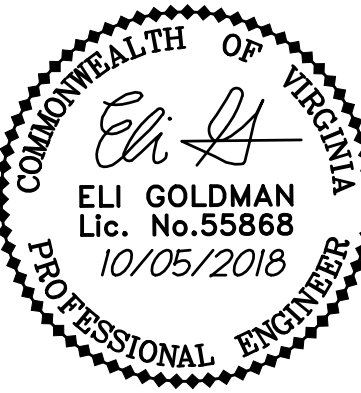
Q = (1,550 GPD / 7.48 GAL/CF) * (DAY/86,400 SEC) = 0.002 C.F.S.

PEAK FACTOR FOR LATERALS = 4.0
DESIGN FLOW = 0.002 X 4.0 = 0.009 C.F.S. OR 6,232 GPD

NOTE: SINCE THE TOTAL WASTEWATER FLOW IS LESS THAN 10,000 GPD, AN OUTFALL ANALYSIS IS NOT WARRANTED PER MEMO TO INDUSTRY 06-14.

DATE	REVISION
10-5-18	VERIFICATION OF COMPLETENESS

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



NOTES AND
TABULATIONS

PRELIMINARY PLAN
2425 EISENHOWER AVENUE
BLOCK 6C RETAIL PAD SITE
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 98085.053.00

SCALE: N/A

DATE: 09/04/2018

DESIGN: MQ
DRAWN: MQ
CHECKED: EG

SHEET No.

C200
108553

APPROVED

SPECIAL USE PERMIT NO. 2018-0013

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. -

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

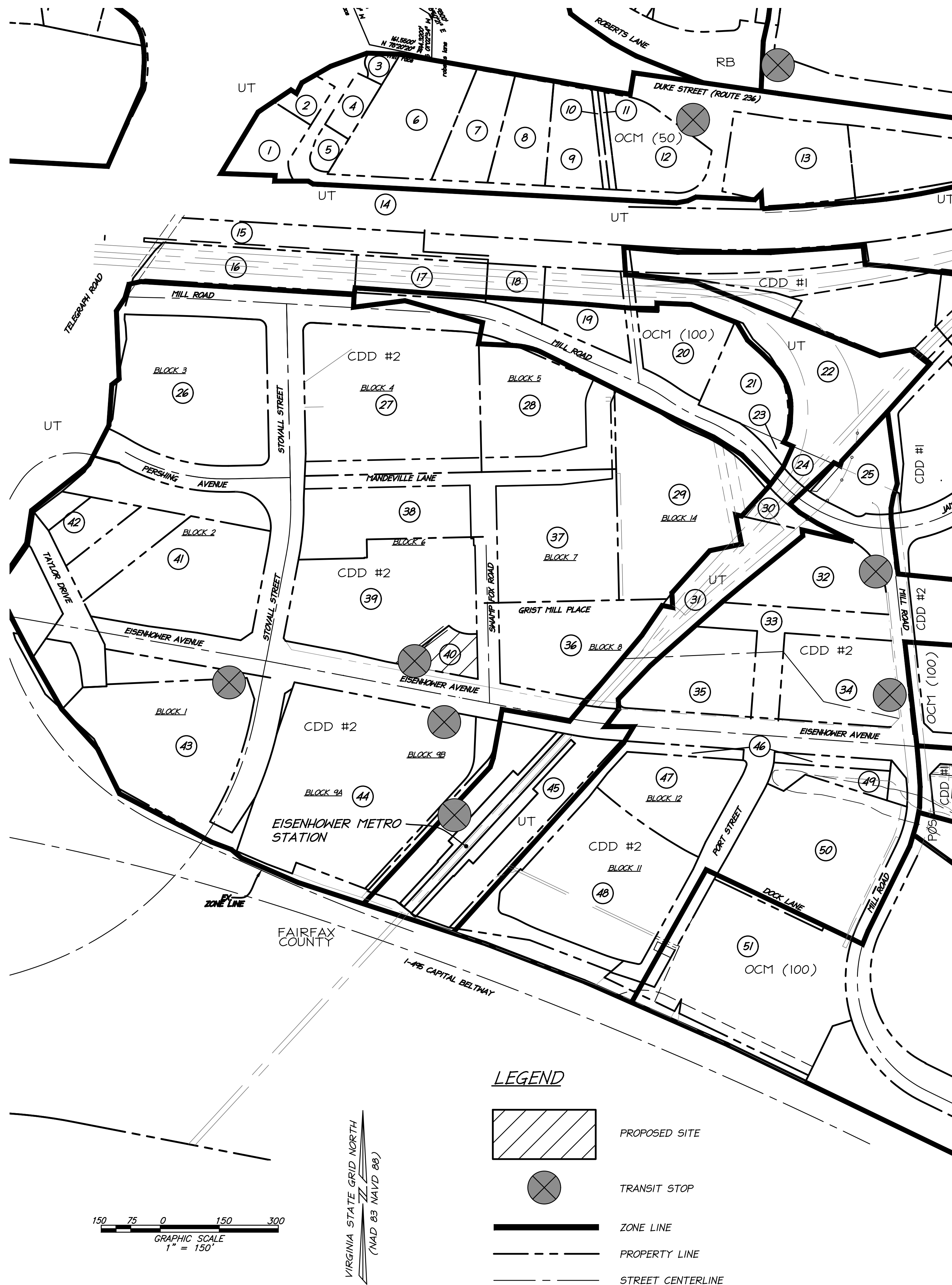
DATE

DATE RECORDED

INSTRUMENT NO.

DEED BOOK NO.

PAGE NO.



- | | |
|---|--|
| 1
100 TELEGRAPH ROAD
EXTRA SPACE PROPERTIES 102 LLC
USE: SELF STORAGE FACILITY
ZONE: OCM (50)
TM 072.02-01-02 | 21
2355 MILL ROAD
CITY OF ALEXANDRIA
USE: CITY GOVERNMENT BUILDINGS
ZONE: OCM (100)
TM 072.02-02-10 |
| 2
25 DOVE STREET
DOVE STREET HOLDINGS LLC
USE: COMMERCIAL BUILDING
ZONE: OCM (50)
TM 072.02-01-03 | 22
2393 MILL ROAD
WASHINGTON METRO AREA
TRANSIT AUTHORITY (WMATA)
USE: WMATA TRACKS
ZONE: UT
TM 072.02-02-19 |
| 3
2438 DUKE STREET
MII LLC
USE: VACANT LAND COMMERCIAL
ZONE: OCM (50)
TM 072.02-01-04 | 23
2375 MILL ROAD
CITY OF ALEXANDRIA
USE: CITY VACANT LAND
ZONE: OCM (100)
TM 072.04-02-14 |
| 4
20 DOVE STREET
MII LLC
USE: AUTOMOTIVE CENTER
ZONE: OCM (50)
TM 072.02-01-05 | 24
2365 MILL ROAD
WASHINGTON METRO AREA
TRANSIT AUTHORITY (WMATA)
USE: WMATA TRACKS
ZONE: UT
TM 072.04-02-20 |
| 5
26 DOVE STREET
DAREZZO REAL ESTATE NO 1 LLC
USE: AUTO SALES
ZONE: OCM (50)
TM 072.02-01-06 | 25
2345 MILL ROAD
MIF ALEXANDRIA V LLC
USE: EXTENDED STAY HOTEL
ZONE: CDD-2
TM 072.04-02-19 |
| 6
100 DOVE STREET
AITCHESON REAL ESTATE INC
USE: DISTRIBUTION WAREHOUSE
ZONE: OCM (50)
TM 072.02-01-07 | 26
2425 MILL ROAD
HOFFMAN FAMILY, LLC
USE: VACANT LAND COMMERCIAL
ZONE: CDD-2
TM 072.02-02-12 |
| 7
2412 DUKE STREET
AITCHESON REAL ESTATE INC
USE: VACANT LAND/COMMERCIAL
ZONE: OCM (50)
TM 072.02-01-08 | 27
2460 MILL ROAD
S/C EISENHOWER, LLC
USE: SURFACE PARKING/COMMERCIAL
ZONE: CDD-2
TM 072.04-03-28 |
| 8
2387 DUKE STREET
2350 DUKE STREET ASSOCIATES, LC
USE: COMMERCIAL WAREHOUSE
ZONE: OCM (50)
TM 072.02-01-09 | 28
2410 MILL ROAD
S/C EISENHOWER, LLC
USE: SURFACE PARKING/COMMERCIAL
ZONE: CDD-2
TM 072.04-03-25 |
| 9
2350 DUKE STREET
2350 DUKE STREET ASSOCIATES, LC
USE: COMMERCIAL WAREHOUSE
ZONE: OCM (50)
TM 072.02-01-10 | 29
2380 MILL ROAD
TOWN CENTER GARAGE, LLC
USE: TOWN CENTER GARAGE
ZONE: CDD-2
TM 072.04-03-26 |
| 10
2328 DUKE STREET
2350 DUKE STREET ASSOCIATES, LC
USE: SURFACE PARKING
ZONE: OCM (50)
TM 072.02-01-11 | 30
2360 MILL ROAD
WASHINGTON METRO AREA
TRANSIT AUTHORITY (WMATA)
USE: WMATA TRACKS
ZONE: UT
TM 072.04-03-08 |
| 11
2326 DUKE STREET
J.T. MARTYN JR. AND E.F. CANNON
USE: VACANT LAND/COMMERCIAL
ZONE: OCM (50)
TM 072.02-01-12 | 31
2299 EISENHOWER AVENUE
WASHINGTON METRO AREA
TRANSIT AUTHORITY (WMATA)
USE: WMATA TRACKS
ZONE: UT
TM 072.04-03-12 |
| 12
2324 DUKE STREET
J.T. MARTYN JR. AND E.F. CANNON
USE: AUTOMOTIVE CENTER
ZONE: OCM (50)
TM 072.02-01-13 | 32
2318 MILL ROAD
CARLITTE OVERLOOK LLC
USE: OFFICE BUILDING/RETAIL
ZONE: CDD-2
TM 072.04-04-00 |
| 13
2226 DUKE STREET
UNITED STATES POSTAL SERVICE
USE: U.S. POST OFFICE
ZONE: OCM (50)
TM 072.02-01-14,C | 33
2316 MILL ROAD
MILL RACE PROPERTY OWNERS ASSOCIATION
USE: VACANT LAND/COMMERCIAL
ZONE: CDD-2
TM 072.04-03-22 |
| 14
CSX TRANSPORTATION, INC
USE: CSX TRACKS
ZONE: OCM (100)
TM 071.01-03-01 | 34
2251 EISENHOWER AVENUE
CARLITTE PLACE ASSOCIATES LLC
USE: HI-RISE RESIDENTIAL
ZONE: CDD-2
TM 072.04-03-21 |
| 15
WASHINGTON METRO AREA
TRANSIT AUTHORITY (WMATA)
USE: WMATA
ZONE: OCM (100)
TM 072.02-02-XX | 35
2351 EISENHOWER AVENUE
EISENHOWER RESIDENTIAL LP
USE: HI-RISE RESIDENTIAL
ZONE: CDD-2
TM 072.04-03-23 |
| 16
108 TELEGRAPH ROAD
WASHINGTON METRO AREA
TRANSIT AUTHORITY (WMATA)
USE: WMATA
ZONE: UT
TM 071.02-02-01 | 36
2415 EISENHOWER AVENUE
USGBF NSF LLC
USE: OFFICE BUILDING
ZONE: CDD-2
TM 072.04-03-27 |
| 17
2421 MILL ROAD
WASHINGTON METRO AREA
TRANSIT AUTHORITY (WMATA)
USE: WMATA
ZONE: OCM (100)/UT
TM 071.02-02-13 | 37
206 SWAMP FOX ROAD
HOFFMAN FAMILY, LLC
USE: AMC HOFFMAN CENTER 22
THEATER & SURFACE PARKING
ZONE: CDD-2
TM 072.04-03-19 |
| 18
2415 MILL ROAD
WASHINGTON METRO AREA
TRANSIT AUTHORITY (WMATA)
USE: WMATA
ZONE: OCM (100)/UT
TM 072.02-02-14 | 38
200 STOVALL STREET
PERSEUS REALTY, LLC
USE: OFFICE BUILDING/SURFACE PARKING
ZONE: CDD-2
TM 072.04-03-29 |
| 19
2403 MILL ROAD
WASHINGTON METRO AREA
TRANSIT AUTHORITY (WMATA)
USE: WMATA
ZONE: OCM (100)/UT
TM 072.02-02-17 | 39
2461 EISENHOWER AVENUE
2461 EISENHOWER ACQUISITIONS LLC
USE: OFFICE BUILDING/SURFACE PARKING
ZONE: CDD-2
TM 072.04-03-30 |
| 20
2395 MILL ROAD
WASHINGTON METRO AREA
TRANSIT AUTHORITY (WMATA)
USE: WMATA
ZONE: OCM (100)
TM 072.02-02-18 | 40
2425 EISENHOWER AVENUE
2425 EISENHOWER ACQUISITIONS LLC
USE: VACANT LAND/COMMERCIAL
ZONE: CDD-2
TM 072.04-03-31 |

- | |
|--|
| 41
315 STOVALL STREET
HOFFMAN FAMILY LLC
USE: VACANT/SURFACE PARKING
ZONE: CDD-2
TM 072.04-04-08 |
| 42
312 TAYLOR DRIVE
HOFFMAN MANAGEMENT INC
USE: VACANT LAND/COMMERCIAL
ZONE: CDD-2
TM 072.03-04-09 |
| 43
2460 EISENHOWER AVENUE
ALEXANDRIA VA HOTEL PARTNERS LLC
USE: HOTEL AND SURFACE PARKING
ZONE: CDD-2
TM 072.04-04-07 |
| 44
2400 EISENHOWER AVENUE
HOFFMAN FAMILY LLC
USE: VACANT LAND/SURFACE PARKING
ZONE: CDD-2
TM 078.02-01-08 |
| 45
2300 EISENHOWER AVENUE
WASHINGTON METROPOLITAN AREA
TRANSIT AUTHORITY (WMATA)
USE: WMATA RAIL TRACKS
ZONE: UT
TM 078.02-01-02 |
| 46
2310 EISENHOWER AVENUE
HOFFMAN FAMILY LLC
USE: VACANT LAND/APARTMENTS
ZONE: CDD-2
TM 078.02-01-19 |
| 47
2356 EISENHOWER AVENUE
HOFFMAN TOWERS BLOCK 12 LLC
USE: VACANT LAND/APARTMENTS
ZONE: CDD-2
TM 078.02-01-09 |
| 48
2300 DOCK LANE
HOFFMAN TOWERS BLOCK 11 LLC
USE: VACANT LAND/APARTMENTS
ZONE: CDD-2
TM 078.02-01-13 |
| 49
2250 EISENHOWER AVENUE
HOFFMAN FAMILY LLC
USE: VACANT LAND/APARTMENTS
ZONE: CDD-2
TM 078.02-01-15 |
| 50
750 PORT STREET
PARADIGM 2230 MILL LLC
USE: HI-RISE RESIDENTIAL
ZONE: CDD-2
TM 078.02-01-20 |
| 51
2200A MILL ROAD
LSREF2 CLOVER PROPERTY 12 LLC
USE: VACANT LAND/COMMERCIAL
ZONE: OCM (100)
TM 078.02-01-18 |

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

APPROVED	
SPECIAL USE PERMIT NO. 2018-0013	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. -	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

PROJECT NO: 98085.053.00
SCALE: 1"=150'
DATE: 09/04/2018
DESIGN: MG
DRAWN: MG
CHECKED: EG
SHEET No.

CONTEXTUAL PLAN

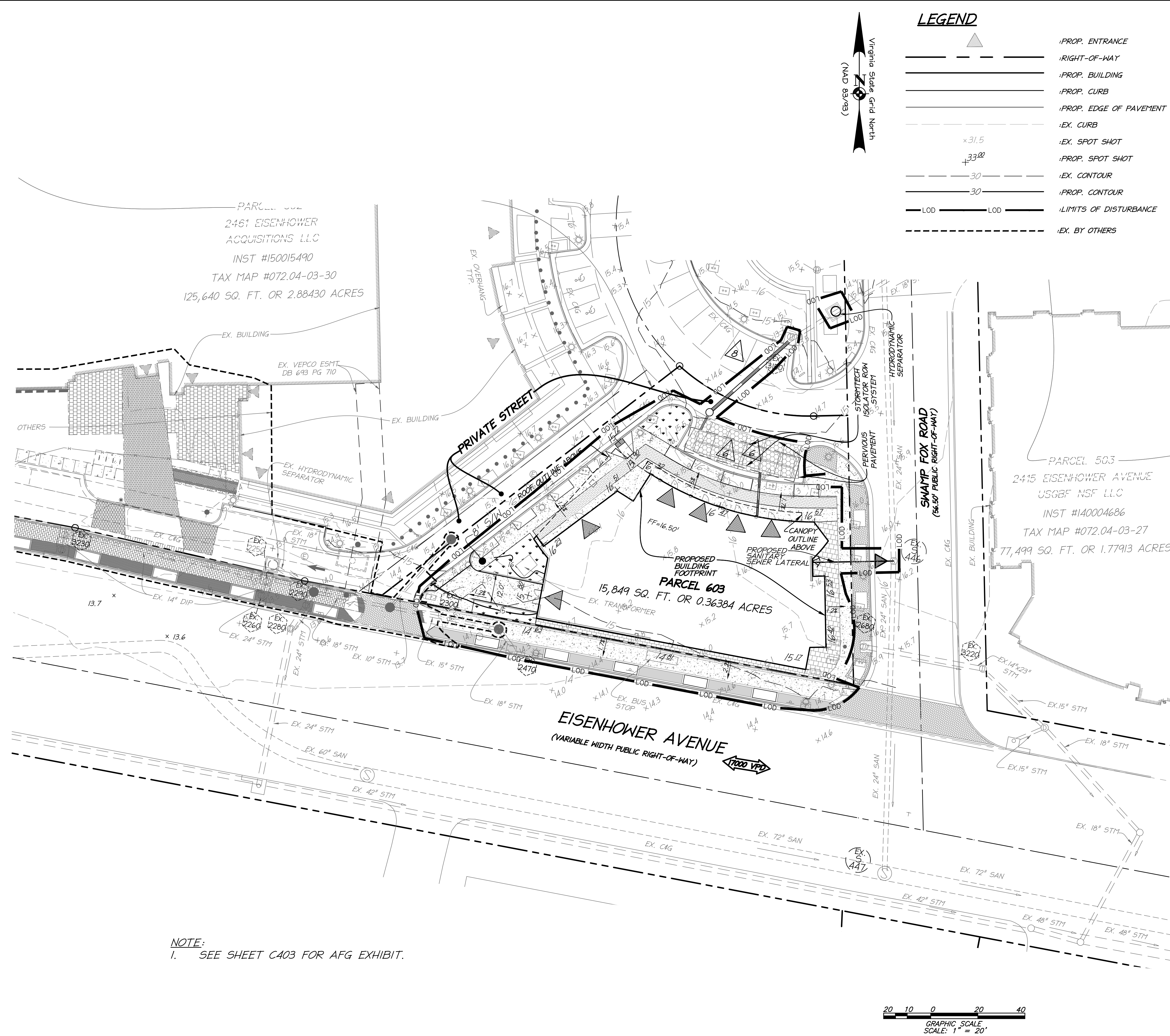
PRELIMINARY PLAN
2425 EISENHOWER AVENUE
BLOCK 6C RETAIL PAD SITE

CITY OF ALEXANDRIA, VIRGINIA

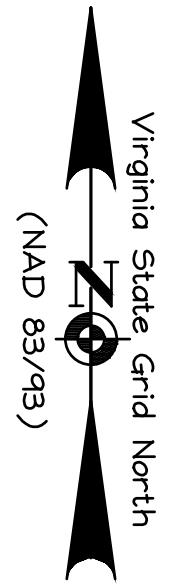
C301
108553



P:\Projects\98085 Hoffman\05-300 Retail Pad\108553 Prelim\401 PRELIMINARY SITE GRADING PLAN.dwg, 10/5/2018 9:06:38 AM, eligoldman, 11, christopher consultants, ltd



NOTE:
1. SEE SHEET C403 FOR AFG EXHIBIT.



LEGEND

- PROPOSED ENTRANCE
- RIGHT-OF-WAY
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING SPOT SHOT
- PROPOSED SPOT SHOT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMITS OF DISTURBANCE
- EXISTING BY OTHERS

DATE	REVISION
10-5-18	VERIFICATION OF COMPLETENESS

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

christopher consultants
9900 main street (suite 400) · Fairfax, VA 22031
phone 703.273.6820 · fax 703.273.6820

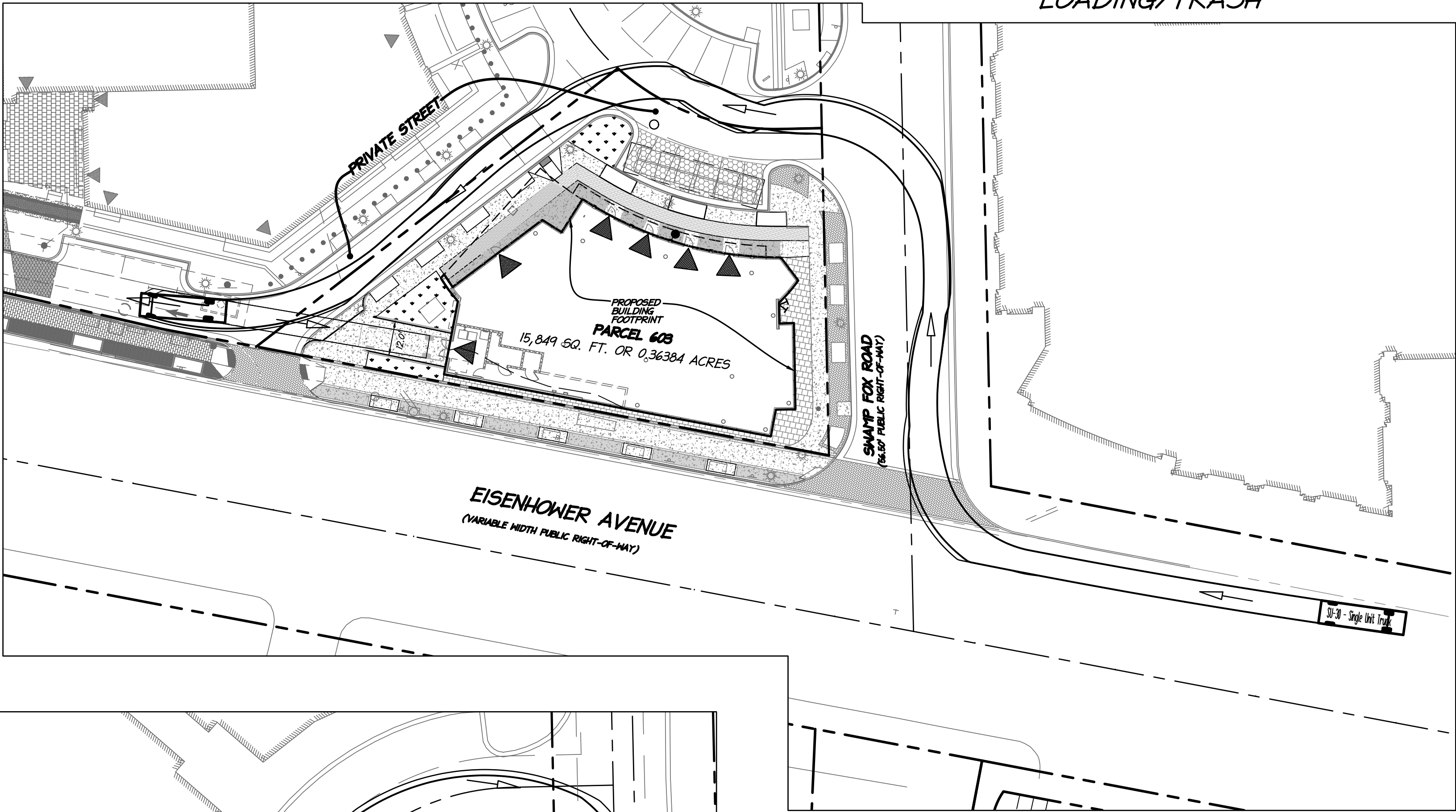
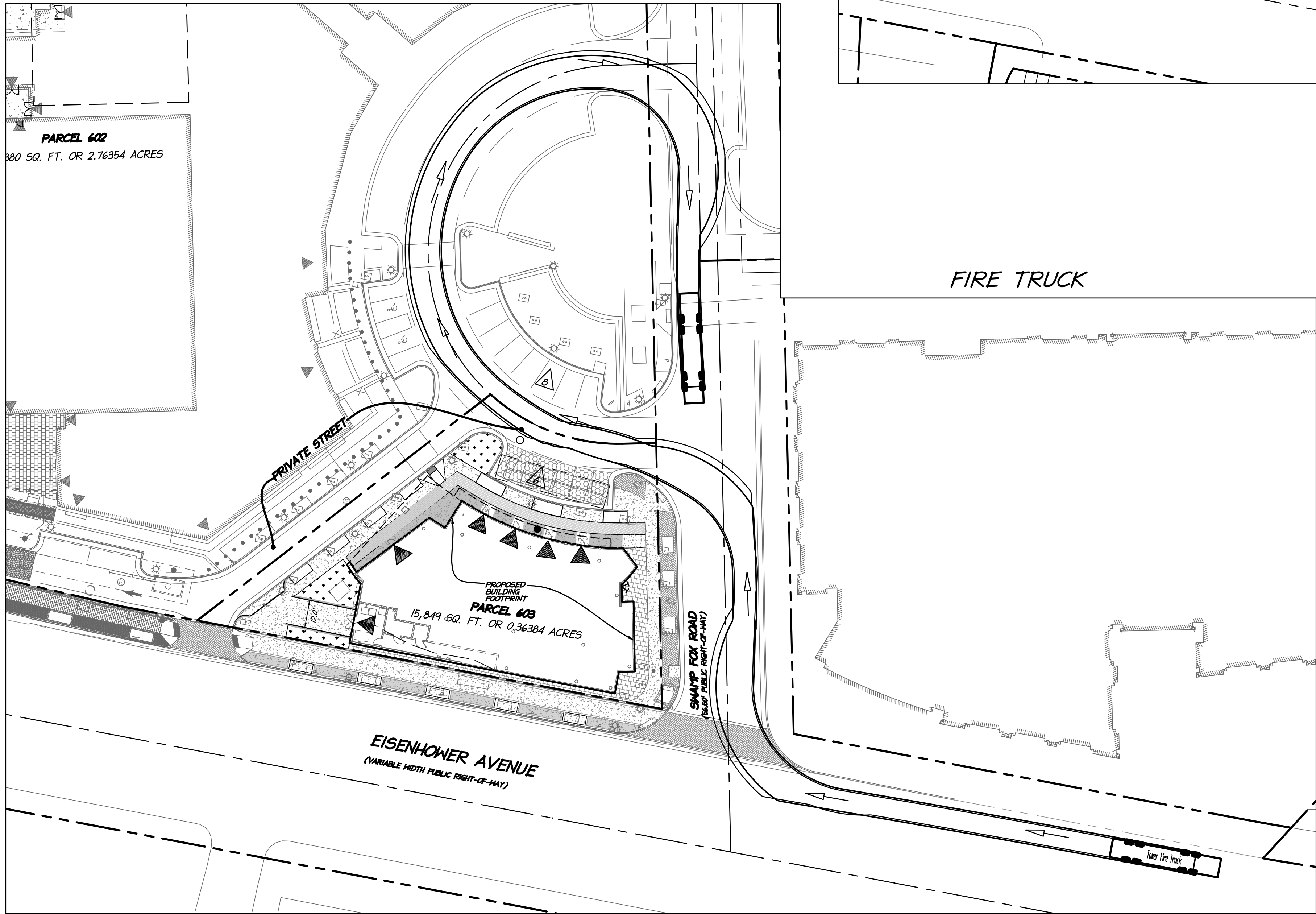
COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No. 55868
10/05/2018
PROFESSIONAL ENGINEER

PRELIMINARY SITE GRADING PLAN

PRELIMINARY PLAN
2425 EISENHOWER AVENUE
BLOCK 6C RETAIL PAD SITE
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 98085.053.00
SCALE: 1"=20'
DATE: 09/04/2018
DESIGN: MQ
DRAWN: MQ
CHECKED: EG
SHEET No.
C401
108553

APPROVED SPECIAL USE PERMIT NO. 2018-0013 DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. -	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.



SU-30 - Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

Tower Fire Truck

Overall Length	47.375ft
Overall Width	8.167ft
Overall Body Height	11.831ft
Min Body Ground Clearance	1.612ft
Track Width	9.583ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	54.980ft

APPROVED
SPECIAL USE PERMIT NO. 2018-0013
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. -

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

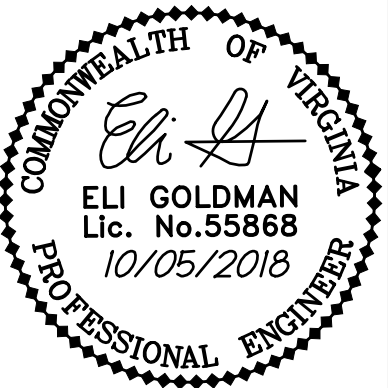
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PRELIMINARY PLAN
2425 EISENHOWER AVENUE
BLOCK 6C RETAIL PAD SITE
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 98085.053.00
SCALE: 1"=30'
DATE: 09/04/2018
DESIGN: MQ
DRAWN: MQ
CHECKED: EG
SHEET No.

C500
108553

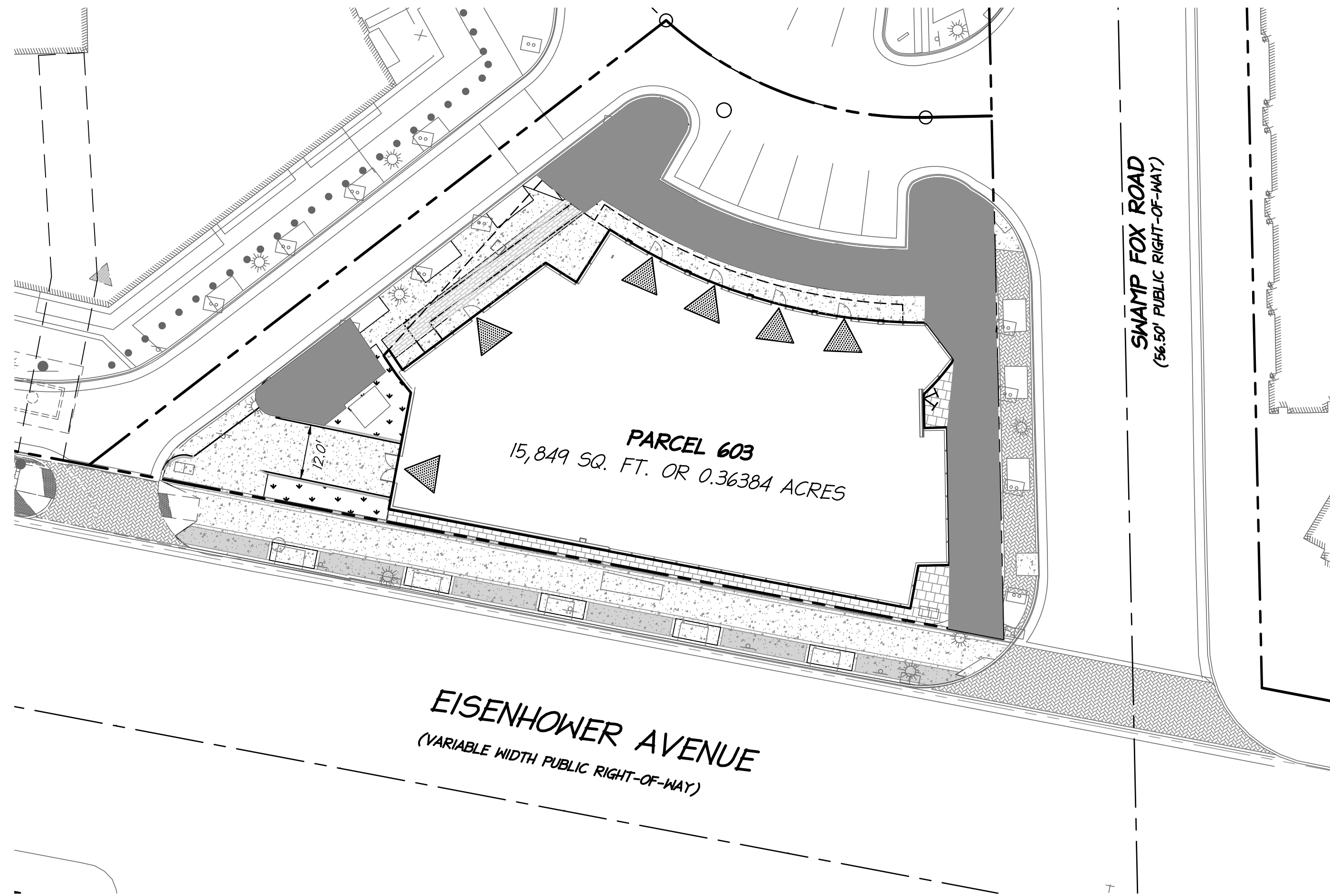


TURNING MOVEMENTS



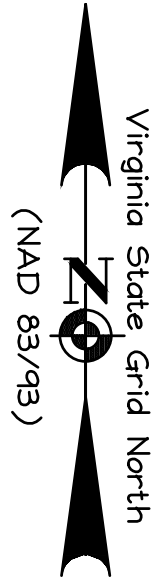
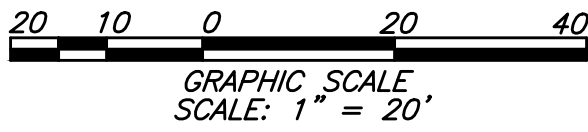
christopher consultants
9900 main street (suite 400) · Fairfax, VA 22031
phone 703.273.6820 · fax 703.273.6820

P:\Projects\98085 Hoffman\05-300 Retail Pad\108553 Prelim\C600 OPEN SPACE PLAN.dwg: 10/5/2018 9:08:48 AM, elgoldman, 1:1, christopher consultants, ltd



:OPEN SPACE = ±2,765 SF (0.06 Ac.)

NOTE: THERE IS NO OPEN SPACE
REQUIREMENT FOR THIS SITE PER CDD #2



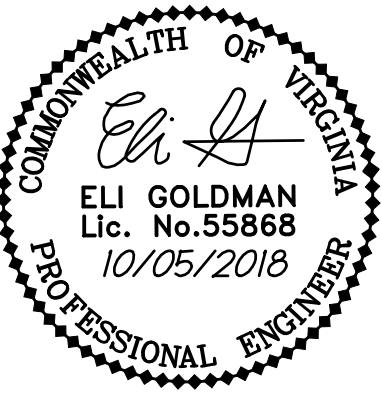
DATE	REVISION
10-5-18	VERIFICATION OF COMPLETENESS

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

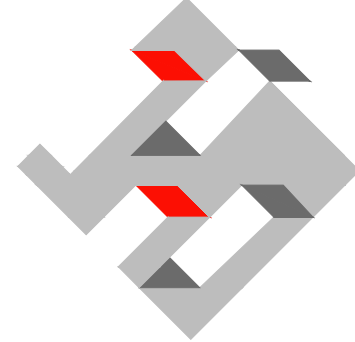
APPROVED	
SPECIAL USE PERMIT NO. 2018-0013	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. <u> — </u>	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

PRELIMINARY PLAN
2425 EISENHOWER AVENUE
BLOCK 6C RETAIL PAD SITE
CITY OF ALEXANDRIA, VIRGINIA

OPEN SPACE PLAN



christopher
consultants



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phone 703.273.6820 · fax 703.273.6820

PROJECT NO: 98085.053.00
SCALE: 1"=20'
DATE: 09/04/2018
DESIGN: MQ
DRAWN: MQ
CHECKED: EG
SHEET No.

C600
108553

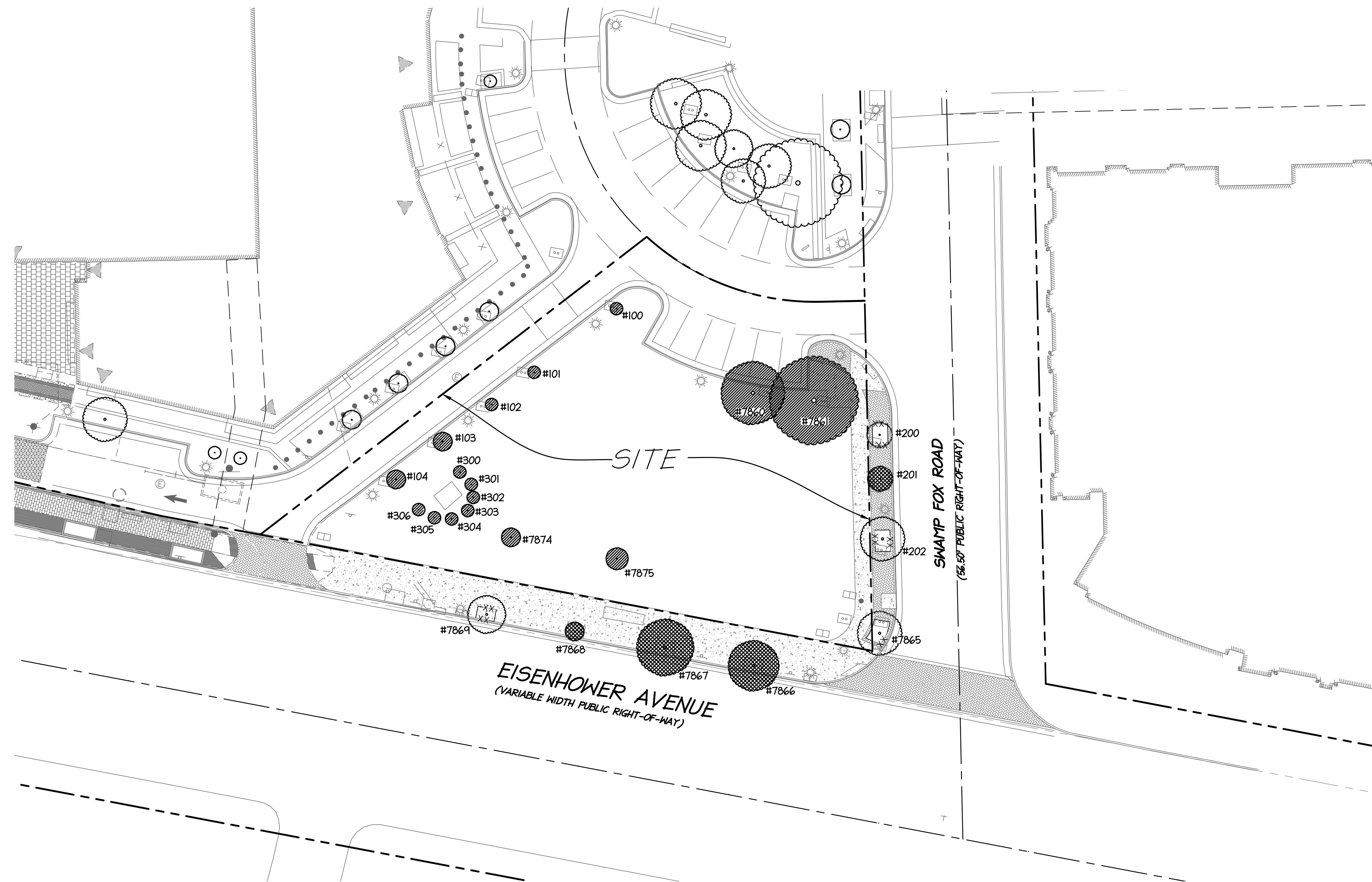
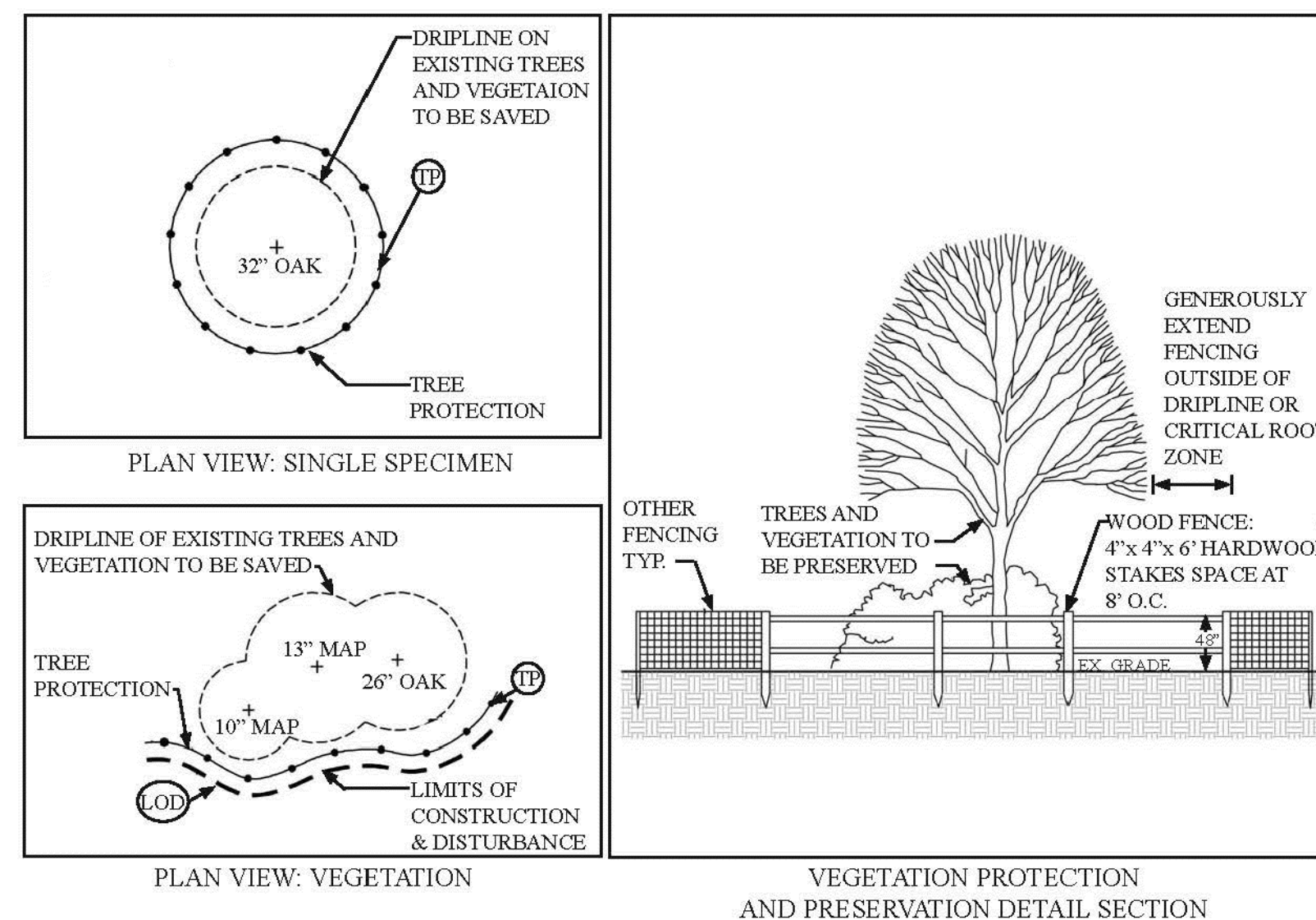


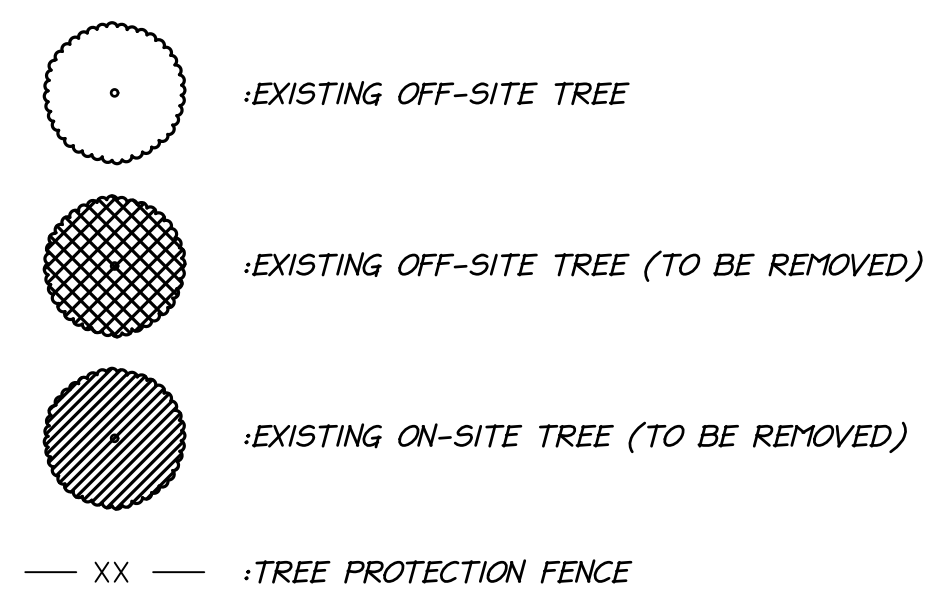
Figure I-B. Tree Protection



TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	SIZE	LOCATION	COMMENTS	PROCEDURE
EXISTING TREES (6" DBH OR GREATER)						
202	ACER SACCHARUM	SUGAR MAPLE	6" DBH	OFFSITE	CANOPY DIEBACK	PRESERVE
7860	ULMUS PARVIFOLIA	CHINESE ELM	10" DBH	ONSITE	INVASIVE SPECIES	REMOVE
7861	ULMUS PARVIFOLIA	CHINESE ELM	12" DBH	ONSITE	INVASIVE SPECIES	REMOVE
7865	ACER RUBRUM	RED MAPLE	6" DBH	OFFSITE	MINOR BRANCH DIEBACK	PRESERVE
7868	QUERCUS PHellos	WILLOW OAK	8" DBH	OFFSITE	POOR CONDITION	REMOVE
7869	QUERCUS PHellos	WILLOW OAK	9" DBH	OFFSITE	POOR CONDITION	REMOVE
7868	QUERCUS PHellos	WILLOW OAK	7" DBH	OFFSITE	DEAD	REMOVE
7869	QUERCUS PHellos	WILLOW OAK	6" DBH	OFFSITE	GOOD CONDITION	PRESERVE
EXISTING TREES (5.9" DBH OR LESS)						
100	LAGERSTROEMIA sp.	CRAPE MYRTLE	6" HT	ONSITE	GOOD CONDITION	REMOVE
101	LAGERSTROEMIA sp.	CRAPE MYRTLE	6" HT	ONSITE	GOOD CONDITION	REMOVE
102	LAGERSTROEMIA sp.	CRAPE MYRTLE	6" HT	ONSITE	GOOD CONDITION	REMOVE
103	LAGERSTROEMIA sp.	CRAPE MYRTLE	6" HT	ONSITE	GOOD CONDITION	REMOVE
104	LAGERSTROEMIA sp.	CRAPE MYRTLE	6" HT	ONSITE	GOOD CONDITION	REMOVE
200	ACER SACCHARUM	SUGAR MAPLE	4" DBH	OFFSITE	GOOD CONDITION	PRESERVE
201	ACER SACCHARUM	SUGAR MAPLE	4" DBH	OFFSITE	GOOD CONDITION	REMOVE
300	ILEX x ATTENUATA 'FOSTERI'	FOSTERS HOLLY	6" HT	ONSITE	GOOD CONDITION	REMOVE
301	ILEX x ATTENUATA 'FOSTERI'	FOSTERS HOLLY	6" HT	ONSITE	GOOD CONDITION	REMOVE
302	ILEX x ATTENUATA 'FOSTERI'	FOSTERS HOLLY	6" HT	ONSITE	GOOD CONDITION	REMOVE
303	ILEX x ATTENUATA 'FOSTERI'	FOSTERS HOLLY	6" HT	ONSITE	GOOD CONDITION	REMOVE
304	ILEX x ATTENUATA 'FOSTERI'	FOSTERS HOLLY	6" HT	ONSITE	GOOD CONDITION	REMOVE
305	ILEX x ATTENUATA 'FOSTERI'	FOSTERS HOLLY	6" HT	ONSITE	GOOD CONDITION	REMOVE
306	ILEX x ATTENUATA 'FOSTERI'	FOSTERS HOLLY	6" HT	ONSITE	GOOD CONDITION	REMOVE
7874	PRUNUS SERRULATA 'KANZAN'	ORNAMENTAL CHERRY	3.5" DBH	ONSITE	SMALL CANOPY	REMOVE
7875	PRUNUS SERRULATA 'KANZAN'	ORNAMENTAL CHERRY	3.5" DBH	ONSITE	CANOPY DIEBACK	REMOVE

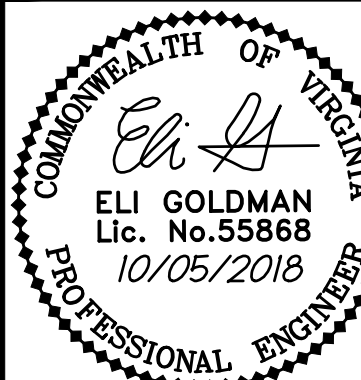
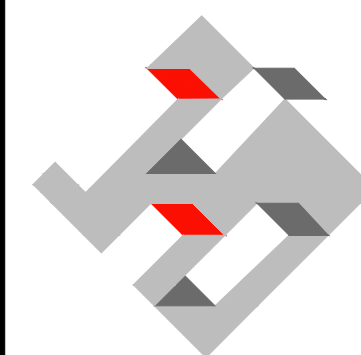
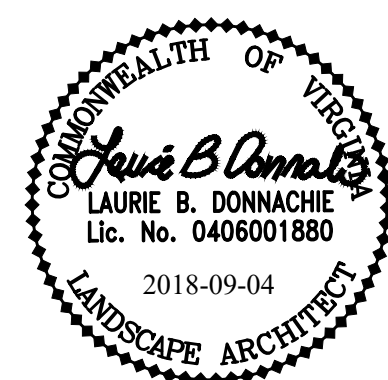
LEGEND



<h1 style="margin: 0;">APPROVED</h1>		
<h2 style="margin: 0;">SPECIAL USE PERMIT NO. 2018-0013</h2>		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR	_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. — _____		
_____ DIRECTOR	_____ DATE	
_____ CHAIRMAN, PLANNING COMMISSION	_____ DATE	
DATE RECORDED _____		
_____ INSTRUMENT NO.	_____ DEED BOOK NO.	_____ PAGE NO.

[illegible]

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



EXISTING TREE EXHIBIT

PRELIMINARY PLAN
2425 EISENHOWER AVENUE
BLOCK 6C RETAIL PAD SITE

PROJECT NO:98085.053.00

SCALE: 1"=20'

DATE: 09/04/2018

DESIGN: MQ
DRAWN: MQ
CHECKED: EG

SHEET No.

C601

108553

THIS SITE IS 0.36 ACRES (EXCLUDING RIGHT-OF-WAYS) AND IS A VACANT GRASSED LOT WITH SOME PAVED PARKING AREAS AND A PRIVATE SERVICE DRIVE. THE SITE IS LOCATED NORTH OF THE EISENHOWER METRO AND IS BORDERED TO THE NORTH BY AN EXISTING PRIVATE STREET AND PARKING; TO THE SOUTH BY EISENHOWER AVENUE; TO THE EAST BY SWAMP FOX ROAD; AND TO THE WEST BY AN EXISTING PRIVATE STREET AND RETAIL AND OFFICE BUILDING

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT A MAJORITY OF THE GRASSED AREA DRAINS TO THE SOUTH VIA OVERLAND RELIEF TOWARDS EISENHOWER AVENUE. PORTIONS OF THE WEST, NORTH AND EAST DRAIN OFF TOWARDS INLETS IN THEIR RESPECTIVE DIRECTION.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT PROPOSES A DEVELOPMENT OF RETAIL ONE-STORY BUILDING. IMPROVEMENTS TO THE STREETScape FRONTING THE PROPERTY WILL ALSO BE PROVIDED.

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF STORMTECH ISOLATOR CHAMBERS UNDER PERVIOUS ASPHALT LOCATED ON THE NORTHERN SIDE OF THE SITE AND AN OFF-SITE PROPOSED HYDRODYNAMIC SEPARATOR DEVICE LOCATED ON SWAMP FOX ROAD.

ON THE NORTH SIDE, PERVIOUS PAVEMENT WILL TREAT APPROXIMATELY 0.05 ONSITE ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING AND NORTHERN SIDEWALK, STORMTECH ISOLATOR CHAMBERS WILL TREAT APPROXIMATELY 0.17 ONSITE ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING (AND THE 0.05 ACRE FROM THE PERVIOUS PAVEMENT), AND THE PROPOSED OFF-SITE HYDRODYNAMIC SEPARATOR DEVICE WILL TREAT ALL OF THE ABOVE NOTED AREA AND AN ADDITIONAL 0.06 ACRES OF ON-SITE IMPERVIOUS AREA AND 0.31 ACRES OFF-SITE IMPERVIOUS AREA.

PER CITY CODE SECTION 13-103-LL, THE SITE IS THE ENTIRE PARCEL SINCE GREATER THAN 50% OF THE TAX PARCEL IS BEING DISTURBED. THIS TOTAL SITE AREA IS 0.36 ACRES.

THE WQV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE
NORTHERN VIRGINIA BMP HANDBOOK IS 1816 CU FT/ ACRE OF IMPERVIOUS SURFACE.
THEREFORE WQV REQUIRED = $0.33 \times 1816 = 599$ CU FT. SEE WQV CALCULATIONS ON C701.

FOR THIS PROJECT, 0.28 ACRES OF ON-SITE IMPERVIOUS COVER IS TREATED BY PERVIOUS PAVEMENT, STORITEX ISOLATOR CHAMBERS, AND OFF-SITE PROPOSED HYDRODYNAMIC SEPARATOR DEVICE. AN ADDITIONAL 0.31 ACRES OF OFF-SITE IMPERVIOUS COVER TREATMENT IS PROVIDED BY THE PROPOSED HYDRODYNAMIC SEPARATOR DEVICE. A TOTAL OF 0.59 ACRES OF IMPERVIOUS AREA IS BEING TREATED AND EXCEEDS THE CITY'S WQV REQUIREMENT.

TO MEET THE STATE REQUIREMENTS FOR STORMWATER QUALITY, THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET FOR RE-DEVELOPMENT MUST BE FILLED OUT AND MEET ALL POLLUTANT LOAD REDUCTION REQUIREMENTS. THE CITY REQUIREMENT IS MORE STRINGENT IN THIS CASE, THE ENTIRE SITE'S WATER QUALITY VOLUME ('WQV') NEEDS TO BE TREATED (13-109-E-1). SINCE THERE IS A NET INCREASE IN IMPERVIOUS AREA FOR THE SITE, THE NET INCREASE WILL HAVE TO MEET THE 'NEW DEVELOPMENT' REQUIREMENT.' THE SITE IS BEING DESIGNED TO CAPTURE AND TREAT AS MUCH WATER AS POSSIBLE WITH PERVIOUS PAVEMENT, STORMTECH ISOLATOR CHAMBERS, AND HYDRODYNAMIC SEPARATOR DEVICE.

SEE SHEETS C703-C704 FOR NARRATIVE AND COMPUTATIONS

1) SEE SHEET C702 FOR LOCATION OF ALL DRAINAGE AREAS

THE APPLICANT SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS. A COPY OF THE CONTRACT SHALL BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE CONTRACT SHALL BE SUBMITTED TO THE CITY. THE APPLICANT SHALL PREPARE AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL THE BEST MANAGEMENT PRACTICES (BMP'S) USED ON SITE. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP'S; DRAWINGS OF THE BMP'S AND ANY SUPPORTING UTILITIES; CALIBRATION RECORDS OF THE MAINTENANCE REQUIREMENTS MANUFACTURER CONTACT INFORMATION AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE CITY ON A DIGITAL MEDIA.

THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF TDES THAT THE BMPs ARE:

A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.

B. CLEAN AND FREE OF DEBRIS, SOIL AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER SITE WAS STABILIZED.

DUE TO THE EXISTING SITE CONSTRAINTS, A WAIVER TO MEMO TO INDUSTRY 01-18 WILL BE APPLIED FOR. THE ONLY PRACTICAL USE OF NON-PROPRIETARY GREEN INFRASTRUCTURE ON THIS SITE IS PREVIOUS PAVEMENT THAT IS LOCATED IN THE PARKING SPACES ON THE NORTH SIDE OF THE SITE. ALL OTHER BMP PRACTICES ARE NOT FEASIBLE DUE TO SITE LAYOUT, EXISTING GRADE, EXISTING STORM LOCATIONS/INVERTS AND PROPOSED BUILDING TYPE.

Project Name:

2425 Eisenhower Avenue

Date:

8/7/2018

Linear Development Project?

No

CLEAR ALL
(Ctrl+Shift+R)

data input cells

constant values

calculation cells

final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →

0.36

Maximum reduction required:

10%

The site's net increase in Impervious cover (acre):

0.24

Post-Development TP Load Reduction for Site (lb/yr):

0.44

Check:

BMP Design Specifications List: 2013 Draft Stds & Specs

Linear project? No

Land cover areas entered correctly? ✓

Total disturbed area entered?

Pre-ReDevelopment Land Cover (acres)

A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, unprotected forest/open space or reforested				
				0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be				
				0.27
Impervious Cover (acres)				
				0.09
				0.36

Post-Development Land Cover (acres)

A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, unprotected forest/open space or reforested				
				0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be				
				0.03
Impervious Cover (acres)				
				0.33
				0.33

Area Check

OK.

OK.

OK.

OK.

Constants

Annual Rainfall (inches)	43
Target Bufferal Eros (inches)	1.00
Total Phosphorus (TP) LMG (mg/L)	0.26
Total Nitrogen (TN) LMG (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
g (unitless correction factor)	0.90

Runoff Coefficients (Rv)

A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.00	0.03	0.04
Managed Turf	0.15	0.20	0.22
Impervious Cover	0.95	0.95	0.95

LAND COVER SUMMARY – PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ¹
Forest/Open Space (acres)		
	0.00	0.00
Weighted Rv/forest		
% Forest	0.00	0.00
Managed Turf Cover (acres)		
	0.27	0.03
Weighted Rv(turf)		
	0.25	0.25
% Managed Turf		
	75%	25%
Impervious Cover (acres)		
	0.09	0.09
Rv(imperivous)		
	0.95	0.95
% Imperivous		
	25%	75%
Total Site Area (acres)		
	0.36	0.12
Site Rv		
	0.43	0.78

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0128	0.0078
Pre-ReDevelopment Treatment Volume (cubic feet)		
	555	338
Pre-ReDevelopment TP Load (lb/yr)		
	0.35	0.21
Pre-ReDevelopment TN Load (lb/acre/yr)		
	0.97	1.77
Baseline TP Load (lb/yr) G-41 lb/acre/yr applied to pre-redevelopment area excluding pervious land processed by new impervious cover¹		
		0.05

LAND COVER SUMMARY – POST DEVELOPMENT

Land Cover Summary-Post			Land Cover Summary-Post	
Post-ReDevelopment			Post-Development New Impervious	
Forest/Open Space (acres)				
	0.00	0.00		
Weighted Rv/forest				
% Forest	0.00	0%		
Managed Turf Cover (acres)				
	0.03	0.03		
Weighted Rv (turf)				
	0.25	0.25		
% Managed Turf				
	8%	25%		
Impervious Cover (acres)				
	0.09	0.33	New Impervious Cover (acres)	0.34
Rv(imperivous)				
	0.95	0.95	Rv(imperivous)	0.95
% Imperivous				
	92%	75%		
Final Site Area (acres)				
	0.36	0.12		
Final Post Dev Site Rv				
	0.89	0.78		

Treatment Volume and Nutrient Load

Post-ReDevelopment Treatment Volume (acre-ft)	0.0078	0.0150
Post-ReDevelopment Treatment Volume (cubic feet)		
	338	828
Post-ReDevelopment Load (TP) (lb/yr)		
	0.21	0.52
Post-ReDevelopment TP Load per acre (lb/acre/yr)		
	1.77	
Nit. Reduction Required (Below Pre-Redevelopment Load)		
	10%	
TP Load Reduction Required for Redeveloped Area (lb/yr)		
	0.02	
TP Load Reduction Required for New Impervious Area (lb/yr)		
		0.42

Footnotes

¹ Adjusted Land Cover Summary:
Pre-ReDevelopment load over minus pervious land cover (Forest/open space or managed turf) coverage proposed for new impervious cover.
Adjusted total coverage is consistent with Post-ReDevelopment coverage (minus coverage of new impervious cover).

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, G-41 lb/acre/yr/year).

Post-Development Requirement for Site Area

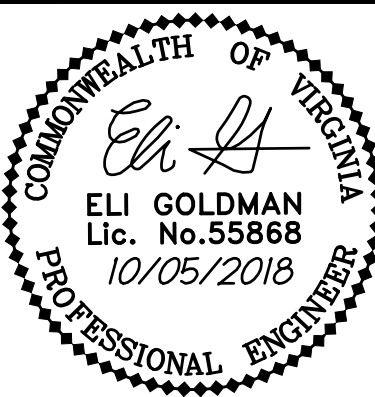
TP Load Reduction Required (lb/yr)	0.44
------------------------------------	------

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	2.50
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	5.24

[illegible]

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SPECIFICATIONS



PRELIMINARY BMP COMPUTATIONS

PRELIMINARY PLAN
2425 EISENHOWER AVENUE
BLOCK 6C RETAIL PAD SITE
CITY OF ALEXANDRIA, VIRGINIA

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 98085.053.0

SCALE: N/A

DATE: 09/04/2018

DESIGN: MQ
DRAWN: MQ

DRAWN: TIQ
CHECKED: EG

SHEET No.

C700

108553



NOTE: ADD STORM DRAIN MARKER TO ALL PUBLIC CURB INLETS WITHIN 50 FEET OF THE PROPERTY LINE

Project Description		Development		
		Impervious	Pervious	Total
Drainage Area				
Site Area		0.33	0.03	0.36
On-Site Treated		0.28	0.01	0.29
Off-Site Treated		0.31	0.03	0.34
Total Treated		0.59	0.04	0.63
Any On-Site Disconnected by a Vegetated Buffer (25 ft.)	0.00			
Total On-Site Treated or Disconnected				0.63

BMP Type	Area Treated by BMP (acres)	Impervious Area treated by BMP (acres)	BMP Efficiency (%)	Phosphorus Removal (lbs)	Geographic Coordinates
Pervious Pavement	0.05	0.05	25%	0.06	X: 11,890,043 Y: 6,978,160
StormTech	0.17	0.17	40%	0.17	X: 11,890,043 Y: 6,978,160
HDS	0.41	0.37	20%	0.22	X: 11,890,082 Y: 6,978,220

TREATMENT NOTE:
PERVIOUS PAVEMENT AREA FLOW OF 0.05 ACRE IN SERIES TO THE
STORMTECH AND THEN CONTINUES IN SERIES TO THE HDS.

Total WQV treated	(yes)	no
Detention on Site	(yes)	no
Project is within which watershed?	<u>HOOFFS RUN</u>	
Project Discharges to which body of water?	<u>CAMERON RUN</u>	

Drainage Area A Land Cover (acres)						
	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.03	0.03	0.25
Impervious Cover (acres)				0.33	0.33	0.95
				Total	0.36	

Total Phosphorus Available for Removal in D.A. A (lb/yr)	0.73
Post Development Treatment Volume in D.A. A (ft ³)	1,165

Drainage Area A Land Cover (acres)						
	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.04	0.04	0.25
Impervious Cover (acres)				0.35	0.35	0.95
				Total	0.39	

Total Phosphorus Available for Removal in D.A. B (lb/yr)	0.78
Post Development Treatment Volume in D.A. B (ft ³)	1,243

OFF-SITE IMPERVIOUS —
AREA TREATED = 0.31 Ac.

PHOSPHORUS REMOVED FROM
OFF-SITE PRACTICE (0.14 LB)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Area Check
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.33	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.28	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.03	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.01	0.00	0.00	0.00	0.00	OK.
Area Check	OK.	OK.	OK.	OK.	OK.	

Runoff Reduction Volume and TP By Drainage Area

Total Phosphorus	
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.73
TP LOAD REDUCTION REQUIRED (lb/yr)	0.44
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.31
TP LOAD REMAINING (lb/yr):	0.43
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.14

Total Nitrogen (For Information Purposes)	
POST-DEVELOPMENT LOAD (lb/yr)	5.24
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	1.49
MAINTAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	3.75

-PHOSPHORUS REMOVED ON-SITE = 0.31 LB/YR
-PHOSPHORUS REMOVED OFF-SITE = 0.14 LB/YR
TOTAL PHOSPHORUS REMOVED = 0.45 LB/YR
REMAINING TP LOAD REDUCTION REQUIRED = 0.00 LB/YR

REQUIRED = (1816 CU FT/ACRE) * (0.33 ACRES) = 599 CU FT
 PROVIDED (ON-SITE) = (1816 CU FT/ACRE) * (0.28 ACRES) = 509 CU FT
 PROVIDED (OFF-SITE) = (1816 CU FT/ACRE) * (0.31 ACRES) = 563 CU FT
 TOTAL CAPTURED WQV/D = 509 + 563 = 1,072 CU FT

TOTAL IMPERVIOUS AREA = 0.33 ACRES

TOTAL IMPERVIOUS TREATED (ON-SITE) = 0.28 ACRES
TOTAL IMPERVIOUS TREATED (OFF-SITE) = 0.31 ACRES

TOTAL IMPERVIOUS AREA TREATED = 0.28 + 0.31 = 0.59 AC

PROJECT NO:98085.053.00

SCALE: N/A

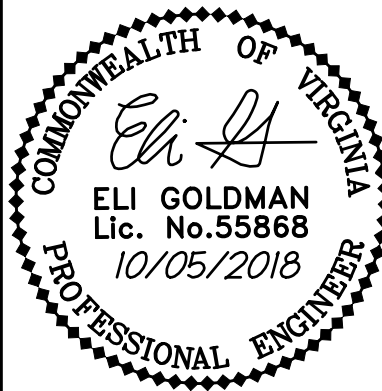
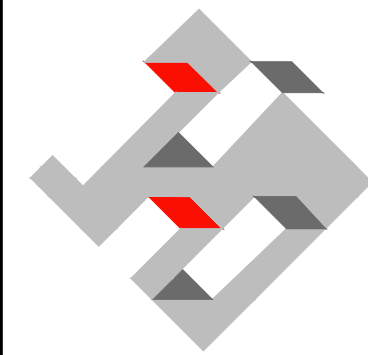
DATE: 09/04/2018

DESIGN: MQ
DRAWN: MQ
CHECKED: EG

SHEET No.

C701

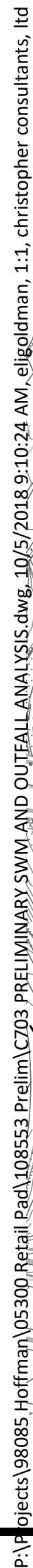
christopher
consultants
9900 main street (suite 400) • fairfax, va 22031
phone 703.273.6820 • fax 703.273.6820



PRELIMINARY BMP COMPUTATIONS

PRELIMINARY PLAN
2425 EISENHOWER AVENUE
BLOCK 6C RETAIL PAD SITE
CITY OF ALEXANDRIA, VIRGINIA

CITY OF ALEXANDRIA, VIRGINIA



GRAPHIC SCALE
1" = 150'

108553

Hydrograph Report		4	
HydrafLOW Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020		Tuesday, 09 / 4 / 2018	
Hyd. No. 1			
Pre - Outfall 1 (A)			
Hydrograph type	= SCS Runoff	Peak discharge	= 1,744 cfs
Storm frequency	= 1 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 3,978 cuft
Drainage area	= 0.450 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484
* Composite (Area/CN) = $\frac{[(0.030 \times 80) + (0.420 \times 98)]}{4.050}$			

<h1>Hydrograph Report</h1>		12	
HydrafLOW Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020		Tuesday, 09 / 4 / 2018	
<h2>Hyd. No. 1</h2>			
Pre - Outfall 1 (A)			
Hydrograph type	= SCS Runoff	Peak discharge	= 2,085 cfs
Storm frequency	= 2 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 4,812 cuft
Drainage area	= 0.450 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

Hydrograph Report		19	
HydrafLOW Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020		Tuesday, 09 / 4 / 2018	
Hyd. No. 1			
Pre - Outfall 1 (A)			
Hydrograph type	= SCS Runoff	Peak discharge	= 3,440 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 8,164 cuft
Drainage area	= 0.450 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

Hydrograph Report		5	
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020		Tuesday, 09 / 4 / 2018	
Hyd. No. 2			
Post - Outfall 1 (A)			
Hydrograph type	= SCS Runoff	Peak discharge	= 2,441 cfs
Storm frequency	= 1 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 5,569 cuft
Drainage area	= 0.630 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484
* Composite (Area/CN) = [(0.040 x 80) + (0.590 x 98)] / 0.630			

HydroFlow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020		Tuesday, 09 / 4 / 2018	
Hyd. No. 6			
Pre - Outfall 2 (B&C)			
Hydrograph type	= SCS Runoff	Peak discharge	= 0.535 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 1,074 cuft
Drainage area	= 0.250 ac	Curve number	= 82*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

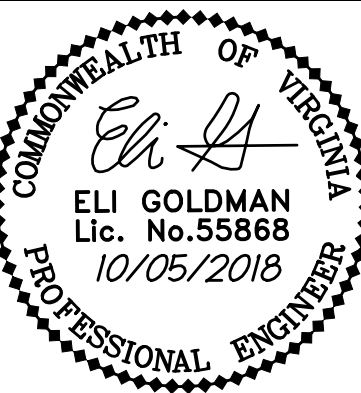
Hydroflow Hygraphs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020		Tuesday, 09 / 04 / 2018			
Hyd. No. 6					
Pre - Outfall 2 (B&C)					
Hydrograph type	=	SCS Runoff	Peak discharge	=	0.535 cfs
Storm frequency	=	1 yrs	Time to peak	=	718 min
Time interval	=	1 min	Hyd. volume	=	1,074 cuft
Drainage area	=	0.250 ac	Curve number	=	82*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	2.70 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020		Tuesday, 09 / 4 / 2018	
Hyd. No. 6			
Pre - Outfall 2 (B&C)			
Hydrograph type	= SCS Runoff	Peak discharge	= 1,474 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 3,050 cuft
Drainage area	= 0.250 ac	Curve number	= 82*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

[illegible]

Hydrograph Report		6	
Hydraflow Hygraphs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020		Tuesday, 09 / 4 / 2018	
Hyd. No. 3			
post development			
Hydrograph type	= Reservoir	Peak discharge	= 0.953 cfs
Storm frequency	= 1 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 5,566 cuf
Inflow hyd. No.	= 2 - Post - Outfall 1 (A)	Max. Elevation	= 12.37 ft
Reservoir name	= Stormtech	Max. Storage	= 1,480 cuf
Storage Indication method used.			

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

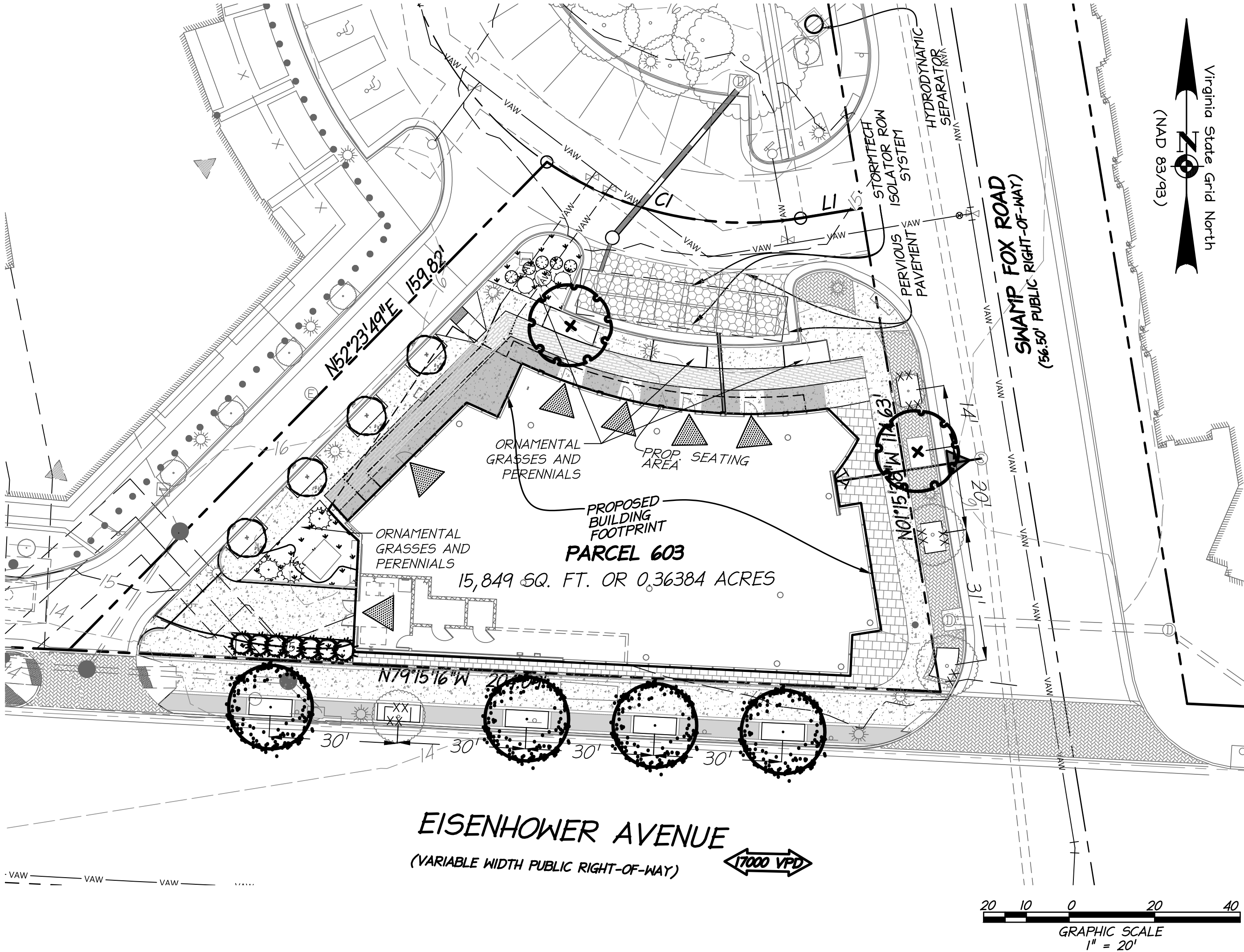


PRELIMINARY PLAN
2425 EISENHOWER AVENUE
BLOCK 6C RETAIL PAD SITE
CITY OF ALEXANDRIA, VIRGINIA

108553

STANDARDS AND REQUIREMENTS

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.
2. SPECIFICATION FOR ALL PLANTINGS & MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON, DC.
3. THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
4. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
5. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
6. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
- a. TREE CANOPY TO BE MAINTAINED AT LEAST 6- FEET ABOVE GRADE LEVEL AS THEY MATURE TO ALLOW FOR NATURAL SURVEILLANCE.
- b. SHRUBS SHALL BE MAINTAINED NO HIGHER THAN 3- FEET FOR SAFETY
7. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
8. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.



LEGEND

- : EX. EVERGREEN TREE
- : EX. DECIDUOUS TREE
- : STREET CENTER LINE
- : EX. RIGHT OF WAY
- : EX. CURB & GUTTER
- : PROP. CURB & GUTTER
- : PROP. BUILDING OUTLINE
- : PROP. BELOW GROUND LEVEL
- : PROP. BUILDING ENTRANCE
- : LIMITS OF DISTURBANCE
- : PROPOSED CONCRETE SIDEWALK
- XX XX : TREE PROTECTION FENCE

LARGE SHADE TREES

- : ACER SACCHARUM 'GREEN MOUNTAIN' - SUGAR MAPLE
- : QUERCUS PHELLOS - WILLOW OAK

SMALL ORNAMENTAL AND EVERGREEN TREES

- : JUNIPERUS SCOPULORUM 'BLUE ARROW' - ROCKY MOUNTAIN JUNIPER
- : LAGERSTROEMIA sp. - CRAPE MYRTLE

SHRUBS

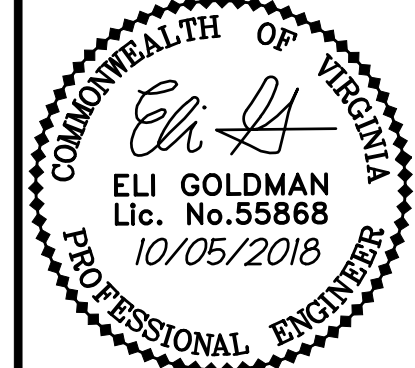
- : CORNUS SERICEA 'KELSEY' - RED OSIER DOGWOOD
- : HYDRANGEA QUERCIFOLIA 'SIKES DWARF' - OAKLEAF HYDRANGEA
- : PRUNUS LAUROCERASUS 'OTTO LUYKEN' - CHERRY LAUREL

NOTES

1. SEE SHEET C601 - EXISTING TREE EXHIBIT FOR THE EXISTING VEGETATION TO BE REMOVED & PRESERVED.

DATE	REVISION
10-5-18	VERIFICATION OF COMPLETENESS

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



PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE		STOCK SIZE			STOCK TYPE	CANOPY COVER (SF)	TOTAL COVER (SF)	COMMENTS
				HEIGHT	SPREAD	STOCK CALIPE R	STOCK HEIGHT	STOCK SPREAD				
LARGE SHADE TREES												
ARB	1	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	35-50'	25-40'	3 1/2 - 4"	12-14'	N/A	B & B	1,250	OFFSITE	PROP. WITHIN R.O.W. (1,250 SF)
ARB	1	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	35-50'	25-40'	3 1/2 - 4"	12-14'	N/A	B & B	1,250	1,250	
QH	4	QUERCUS PHELLOS	WILLOW OAK	40-75'	25-50'	3 1/2 - 4"	12-14'	N/A	B & B	1,250	OFFSITE	PROP. WITHIN R.O.W. (5,000 SF)
SMALL ORNAMENTAL AND EVERGREEN TREES												
JSB	7	JUNIPERUS SCOPULORUM 'BLUE ARROW'	ROCKY MOUNTAIN JUNIPER	12-15'	2-3'	N/A	8'	N/A	B & B	250	1,750	
LI	4	LAGERSTROMIA sp.	CRAPE MYRTLE	15-20'	10-15'	2 - 2 1/2"	8'	N/A	B & B	250	1,000	SELECT CULTIVAR TO MATCH EXISTING
SHRUBS												
CSK	5	CORNUS SERICEA 'KELSEY'	RED OSIER DOGWOOD	2-2.5'	2-2.5'	N/A	2-3'	24" - 30"	CONTAINER	2	10	
HQS	3	HYDRANGEA QUERCIFOLIA 'SIKES DWARF'	OAKLEAF HYDRANGEA	2-4'	2-4'	N/A	2-3'	24" - 30"	CONTAINER	2	6	
PLO	3	PRUNUS LAUROCEPASUS 'OTTO LUYKEN'	CHERRY LAUREL	3-4'	6-8'	N/A	2-3'	24" - 30"	CONTAINER	N/A	N/A	NO CREDIT TAKEN FOR SCREENING SHRUBS
TOTAL COVER (SF):											4,016	

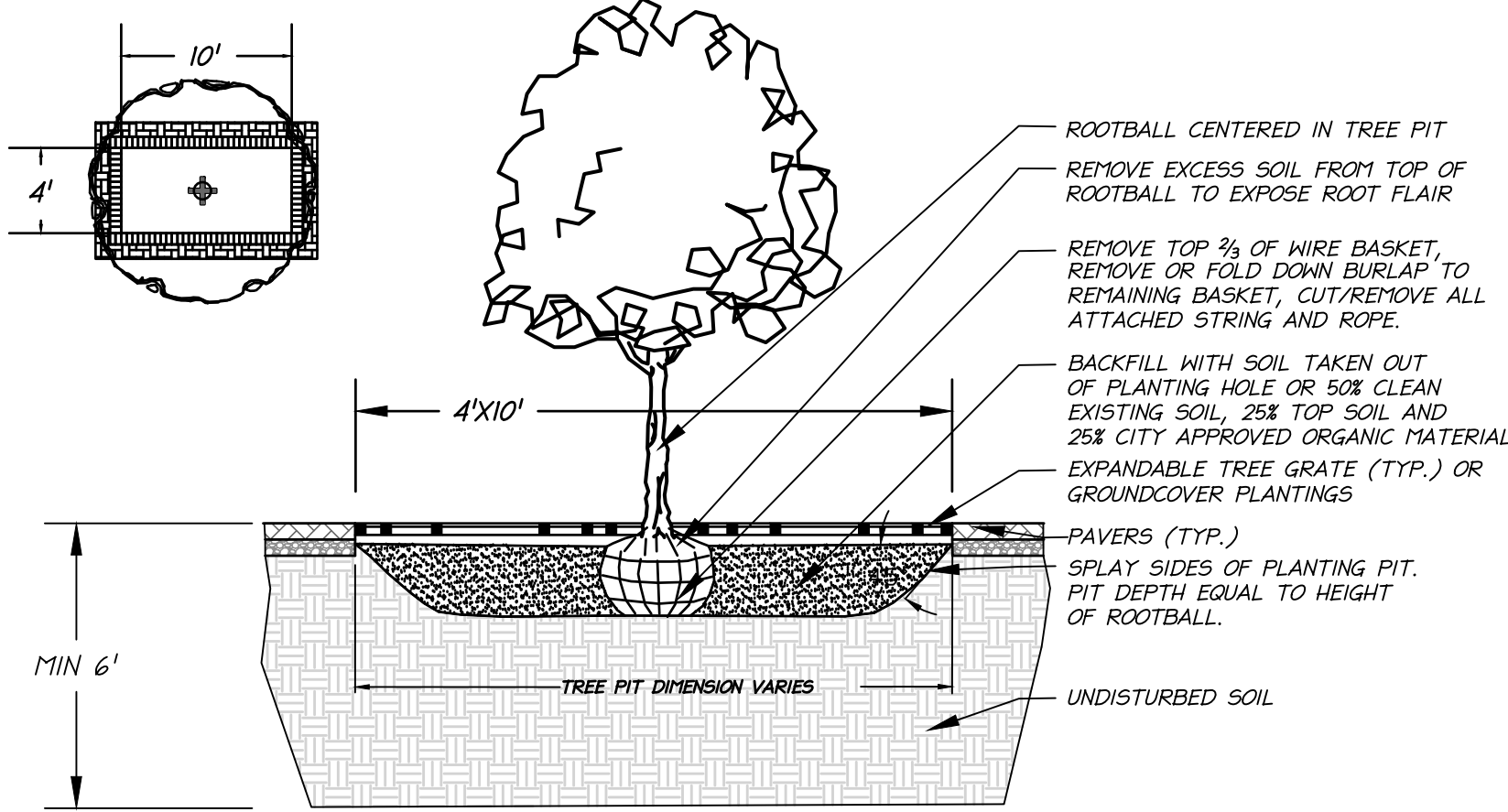
TREE COVER CALCULATIONS

ZONING: CDD	QUANTITY	SF
SITE AREA	N/A	15,849
CANOPY COVERAGE REQUIRED 25%	N/A	3,962
CANOPY COVERAGE PROVIDED - ONSITE		
EXISTING CANOPY TO BE PRESERVED	N/A	0
LARGE SHADE TREE (1,250 SF)	1	1,250
MEDIUM SHADE TREE (750 SF)	0	0
MEDIUM ORNAMENTAL & EVERGREEN TREE (500 SF)	0	0
SMALL ORNAMENTAL & EVERGREEN TREE (250 SF)	11	2,750
SHRUBS (2 SF)	8	16
TOTAL CANOPY COVERAGE PROVIDED 25%	N/A	4,016
CANOPY COVERAGE PROVIDED - OFFSITE		
EXISTING CANOPY TO BE PRESERVED	N/A	0
LARGE SHADE TREE (1,250 SF)	6	7,500
TOTAL CANOPY COVERAGE PROVIDED - OFFSITE	N/A	7,500

NOTES:

1. NO CREDIT IS TAKEN FOR CANOPY COVERAGE PROVIDED OFFSITE.

- NOTES:
1. PRUNE TO REMOVE DAMAGED, DISEASED OR BROKEN BRANCHES.
 2. DO NOT REMOVE MORE THAN 1/6 OF BRANCH SYSTEM.
 3. DO NOT CUT LEADER. TREE MUST RETAIN NATURAL CROWN SHAPE.
 4. REMOVE ALL STAKES WITHIN THE REQUIRED PERIOD.
 5. ALL STAKING TO BE INSTALLED PARALLEL TO STREET, COMPLYING WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
 6. MULCH AND SOIL SHALL BE HELD AWAY FROM TREE TRUNK AT TOP OF ROOT BALL.
 7. TREE TRENCHES SHALL HOLD A MINIMUM OF 300 CUBIC FEET OF SOIL PER TREE.
 8. GROUND COVER WILL NOT BE INSTALLED ON TOP OF ROOT BALL OR WITHIN PLANTING SAUCER.

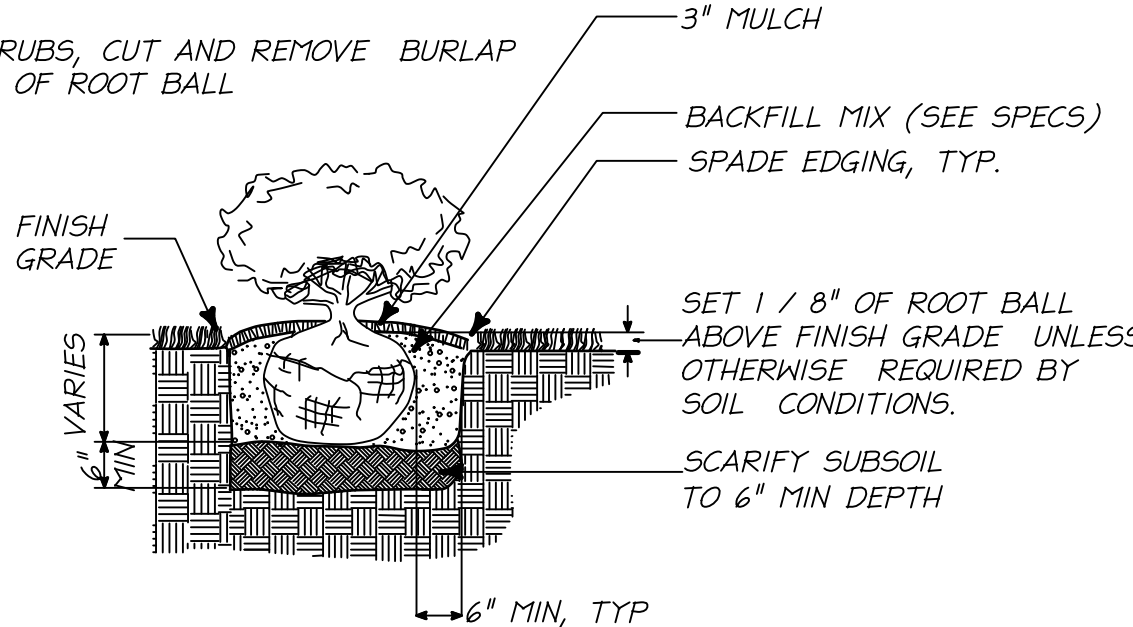


STREET TREE PLANTING

NOT TO SCALE

NOTES:

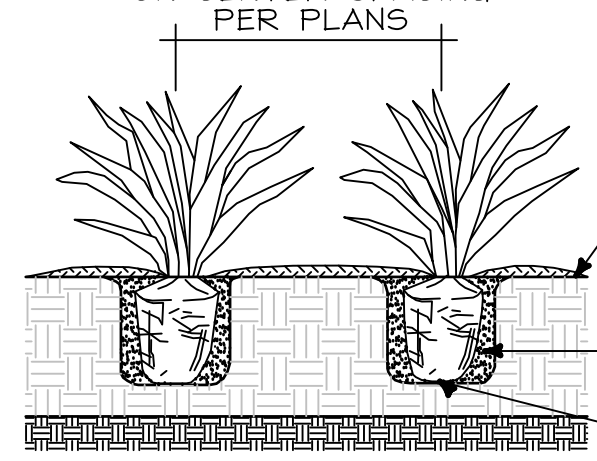
1. FOR CONTAINER SHRUBS, COMPLETELY REMOVE ALL NON-BIODEGRADABLE CONTAINERS AND SCARIFY ROOTBALL BY USING A SHARP BLADE AND MAKING 4 TO 5 ONE INCH CUTS THE LENGTH OF THE ROOTBALL.
2. FOR BAB SHRUBS, CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL



SHRUB BED PLANTING

NOT TO SCALE

ON CENTER SPACING PER PLANS



BEFORE PLANTING, BIODEGRADABLE POTS SHALL BE SLIT IN THREE PLACES AND NON-BIODEGRADABLE SHALL BE REMOVED. (SCARIFY THE BOTTOM OF THE ROOTBALL).

PERENNIAL/ORNAMENTAL GRASS PLANTING

NOT TO SCALE

APPROVED
SPECIAL USE PERMIT NO. 2018-0013
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

LANDSCAPE PLAN

PRELIMINARY PLAN
2425 EISENHOWER AVENUE
BLOCK 6C RETAIL PAD SITE
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 98085.053.00

SCALE: 1"=20'

DATE: 08/16/18

DESIGN: LBD
DRAWN: LBD
CHECKED: LBD

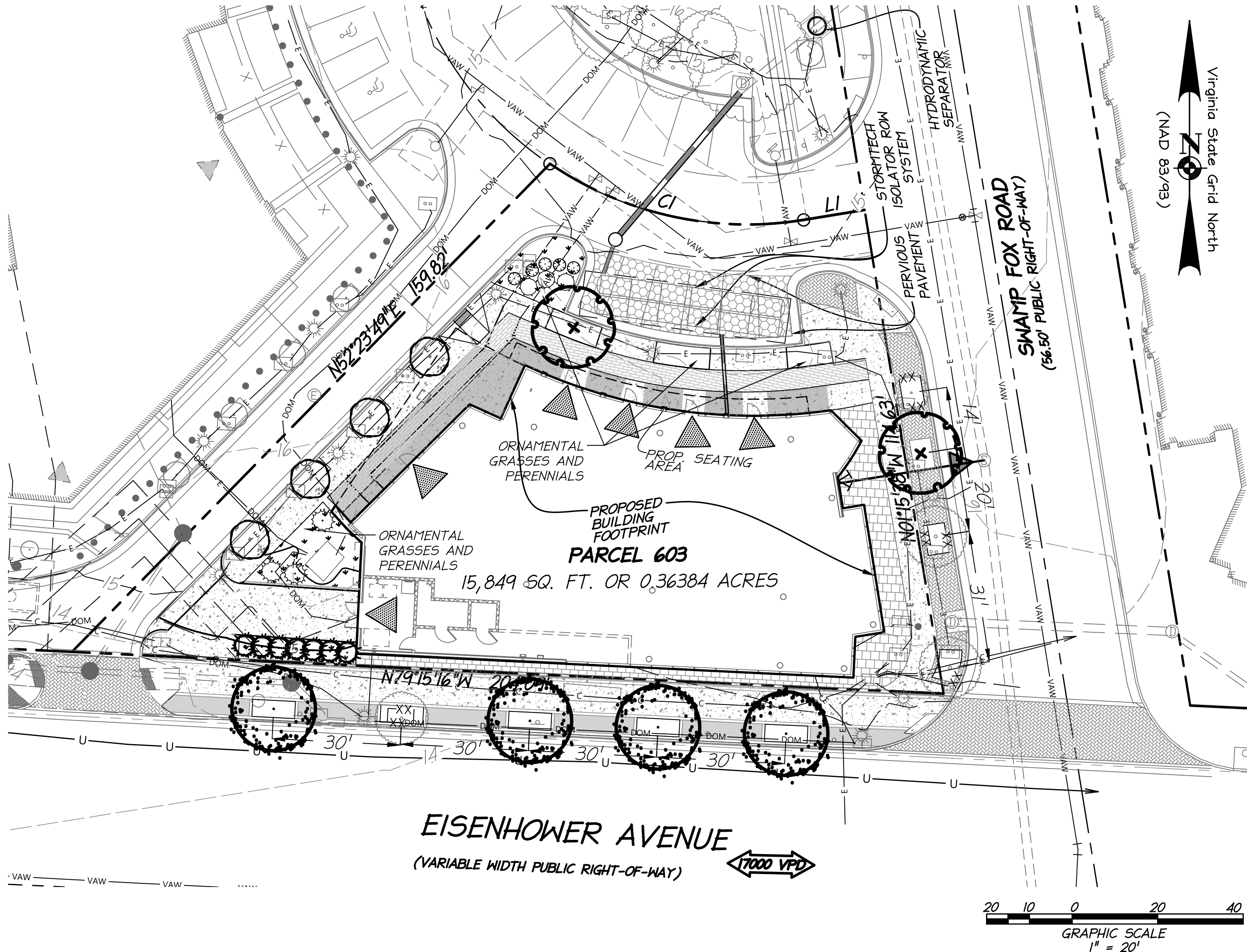
SHEET NO.

L100

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

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LEGEND

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- : QUERCUS PHELLOS - WILLOW OAK

SMALL ORNAMENTAL AND EVERGREEN TREES

- : JUNIPERUS SCOPULORUM 'BLUE ARROW' - ROCKY MOUNTAIN JUNIPER
- : LAGERSTROEMIA sp. - CRAPE MYRTLE

SHRUBS

- : CORNUS SERICEA 'KELSEY' - RED OSIER DOGWOOD
- : HYDRANGEA QUERCIFOLIA 'SIKES DWARF' - OAKLEAF HYDRANGEA
- : PRUNUS LAUROCERASUS 'OTTO LUYKEN' - CHERRY LAUREL

NOTES

1. SEE SHEET C601 - EXISTING TREE EXHIBIT FOR THE EXISTING VEGETATION TO BE REMOVED & PRESERVED.

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE		STOCK SIZE			STOCK TYPE	CANOPY COVER (SF)	TOTAL COVER (SF)	COMMENTS	
				HEIGHT	SPREAD	STOCK CALIPER	STOCK HEIGHT	STOCK SPREAD					
LARGE SHADE TREES													
ARB	1	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	35-50'	25-40'	3 1/2" - 4"	12-14'	N/A	B & B	1,250	OFFSITE	PROP. WITHIN R.O.W. (1,250 SF)	
QH	4	QUERCUS PHELLOS	WILLOW OAK	40-75'	25-50'	3 1/2" - 4"	12-14'	N/A	B & B	1,250	OFFSITE	PROP. WITHIN R.O.W. (5,000 SF)	
SMALL ORNAMENTAL AND EVERGREEN TREES													
JSB	7	JUNIPERUS SCOPULORUM 'BLUE ARROW'	ROCKY MOUNTAIN JUNIPER	12-15'	2-3'	N/A	8'	N/A	B & B	250	1,750		
LI	4	LAGERSTROMIA sp.	CRAPE MYRTLE	15-20'	10-15'	2 - 2 1/2"	8'	N/A	B & B	250	1,000	SELECT CULTIVAR TO MATCH EXISTING	
SHRUBS													
CSK	5	CORNUS SERICEA 'KELSEY'	RED OSIER DOGWOOD	2-2.5'	2-2.5'	N/A	2-3'	24" - 30"	CONTAINER	2	10		
HQS	3	HYDRANGEA QUERCIFOLIA 'SIKES DWARF'	OAKLEAF HYDRANGEA	2-4'	2-4'	N/A	2-3'	24" - 30"	CONTAINER	2	6		
PLO	3	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	CHERRY LAUREL	3-4'	6-8'	N/A	2-3'	24" - 30"	CONTAINER	N/A	N/A	NO CREDIT TAKEN FOR SCREENING SHRUBS	
										TOTAL COVER (SF):		2,766	

TREE COVER CALCULATIONS

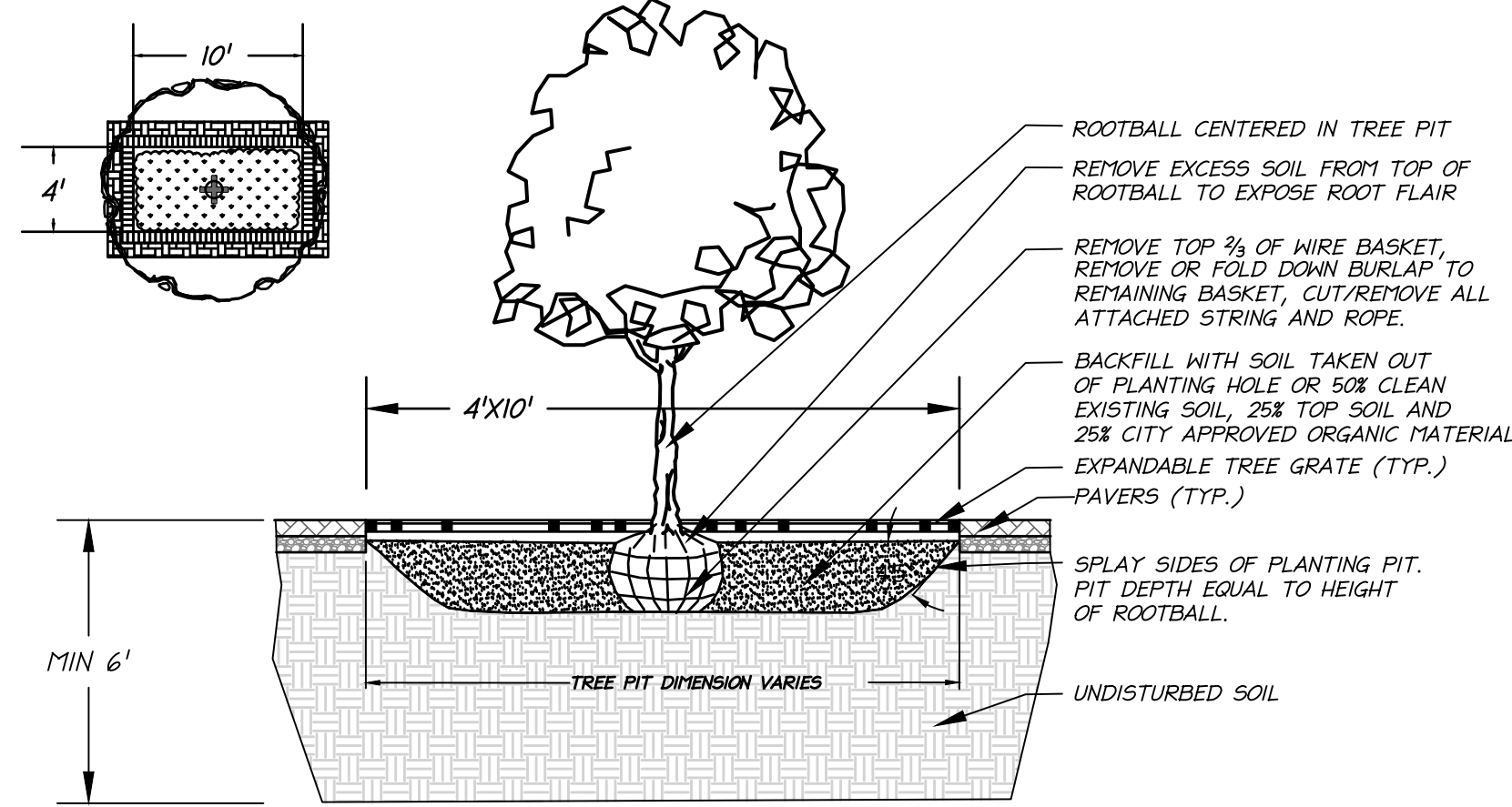
ZONING: CDD			
		QUANTITY	SF
SITE AREA		N/A	15,849
CANOPY COVERAGE REQUIRED		25%	N/A
CANOPY COVERAGE PROVIDED - ONSITE			
EXISTING CANOPY TO BE PRESERVED		N/A	0
LARGE SHADE TREE (1,250 SF)		0	0
MEDIUM SHADE TREE (750 SF)		0	0
MEDIUM ORNAMENTAL & EVERGREEN TREE (500 SF)		0	0
SMALL ORNAMENTAL & EVERGREEN TREE (250 SF)		11	2,750
SHRUBS (2 SF)		8	16
TOTAL CANOPY COVERAGE PROVIDED		17%	N/A
CANOPY COVERAGE PROVIDED - OFFSITE			
EXISTING CANOPY TO BE PRESERVED		N/A	389
LARGE SHADE TREE (1,250 SF)		5	6,250
TOTAL CANOPY COVERAGE PROVIDED - OFFSITE		N/A	6,639

NOTES:

1. AN IN-LIEU FEE TO THE CITY OF ALEXANDRIA LIVING LANDSCAPE FUND SHALL BE PAID BY THE OWNER/DEVELOPER FOR MISSING ONSITE CROWN COVERAGE (1 LARGE SHADE TREE @ 1,250 SF)
2. NO CREDIT IS TAKEN FOR CANOPY COVERAGE PROVIDED OFFSITE.

NOTES:

1. PRUNE TO REMOVE DAMAGED, DISEASED OR BROKEN BRANCHES.
2. DO NOT REMOVE MORE THAN 1/6 OF BRANCH SYSTEM.
3. DO NOT CUT LEADER. TREE MUST RETAIN NATURAL CROWN SHAPE.
4. REMOVE ALL STAKES WITHIN THE REQUIRED PERIOD.
5. ALL STAKING TO BE INSTALLED PARALLEL TO STREET, COMPLYING WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
6. MULCH AND SOIL SHALL BE HELD AWAY FROM TREE TRUNK AT TOP OF ROOT BALL.
7. TREE TRENCHES SHALL HOLD A MINIMUM OF 300 CUBIC FEET OF SOIL PER TREE.
8. GROUND COVER WILL NOT BE INSTALLED ON TOP OF ROOT BALL OR WITHIN PLANTING SAUCER.

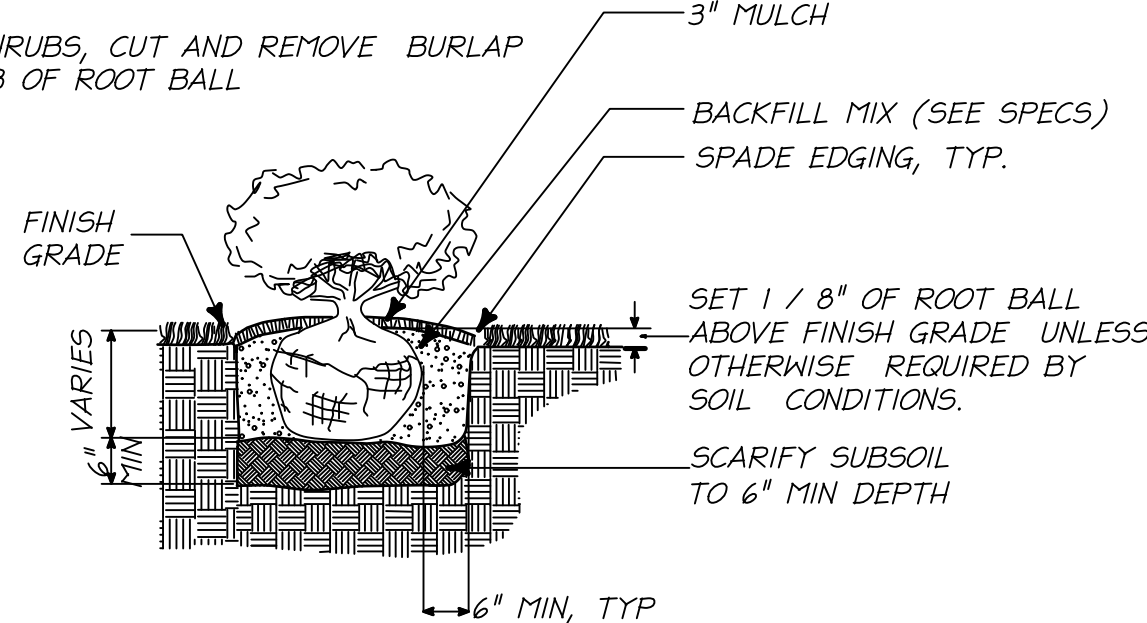


STREET TREE PLANTING

NOT TO SCALE

NOTES:

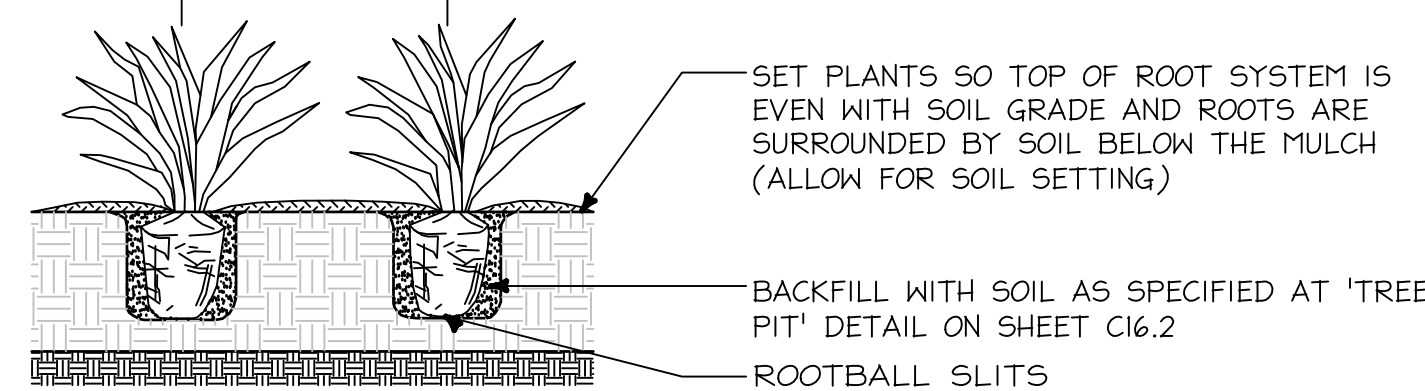
1. FOR CONTAINER SHRUBS, COMPLETELY REMOVE ALL NON-BIODEGRADABLE CONTAINERS AND SCARIFY ROOTBALL BY USING A SHARP BLADE AND MAKING 4 TO 5 ONE INCH CUTS THE LENGTH OF THE ROOTBALL.
2. FOR BAB SHRUBS, CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL



SHRUB BED PLANTING

NOT TO SCALE

ON CENTER SPACING PER PLANS



BEFORE PLANTING, BIODEGRADABLE POTS SHALL BE SLIT IN THREE PLACES AND NON-BIODEGRADABLE SHALL BE REMOVED. (SCARIFY THE BOTTOM OF THE ROOTBALL).

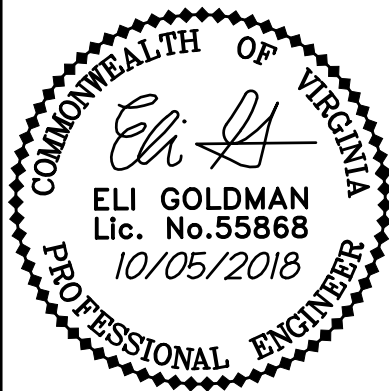
PERENNIAL/ORNAMENTAL GRASS PLANTING

NOT TO SCALE

APPROVED	
SPECIAL USE PERMIT NO. 2018-0013	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____	

christopher consultants

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LANDSCAPE PLAN

PRELIMINARY PLAN

2425 EISENHOWER AVENUE
BLOCK 6C RETAIL PAD SITE

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 98085.053.00

SCALE: 1"=20'

DATE: 08/16/18

DESIGN: LBD
DRAWN: LBD
CHECKED: LBD

SHEET NO.

L100

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!