DEVELOPMENT PRELIMINARY SITE PLAN

2903 MOUNT VERNON AVENUE

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 0.1117 AC 4,864 SF (DISTURBED AREA ONSITE ONLY)

TOTAL AREA OF TAX PARCEL = 0.2376 AC 10,352 SF

TOTAL EXISTING IMPERVIOUS AREA = 0.1038 AC 4,520 SF (ONSITE ONLY)

TOTAL PROPOSED IMPERVIOUS AREA = 0.0788 AC 3,430 SF (ONSITE ONLY)

TOTAL ONSITE DISTURBED AREA = 0.1117 AC 4,864 SF

TOTAL DISTURBED AREA = 0.1403 AC 6,111 SF (INCLUDES OFFSITE AREA)

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THE SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE SITE. THERE ARE KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE. THE SITE IS ENROLLED IN THE CITY OF ALEXANDRIA'S REMEDIAL ACTION PLAN (RAP) AND VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) VOLUNTARY REMEDIATION (VRP) #VRP00548.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.
4. THERE ARE KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE. THE SITE IS ENROLLED IN THE CITY OF ALEXANDRIA'S REMEDIAL ACTION PLAN (RAP) AND VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) VOLUNTARY REMEDIATION (VRP) #VRP00548.
5. 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 AND HOLIDAYS.

   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND SATURDAYS FROM 10am TO 4pm; NO PILE DRIVING ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.

   RIGHT OF WAY EXCAVATION IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   MONDAY THROUGH SATURDAY 7am TO 5pm; NO RIGHT OF WAY EXCAVATION IS PERMITTED ON SUNDAYS.

ENVIRONMENTAL PERMITS NOTES

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

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

ARCHAEOLOGY NOTES

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.

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

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

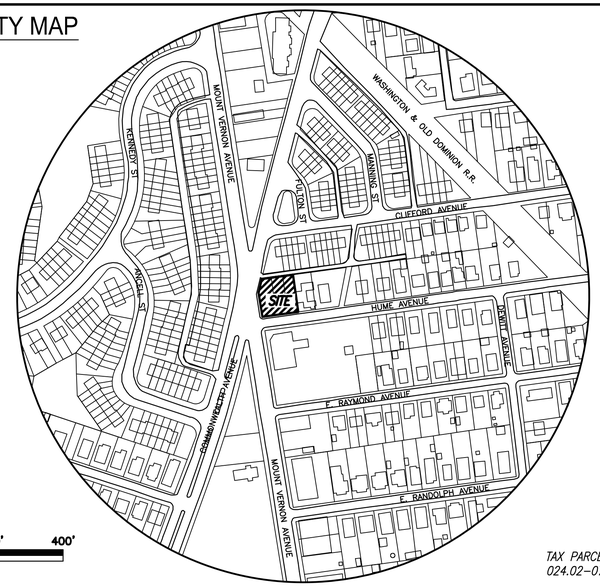
GENERAL NOTES

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

ENGINEER'S/SURVEYOR'S CERTIFICATE

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF ROBERTO TORRES, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 27, 2018; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

VICINITY MAP



TAX PARCEL NUMBER: 024.02-07-39

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS APPROVAL OF A DEVELOPMENT SITE PLAN (DSP) FOR THE RENOVATION AND EXPANSION OF THE EXISTING BUILDING TO BE USED AS OFFICES WITH ASSOCIATED SITE IMPROVEMENTS. THE EXISTING VEHICLE ENTRANCE OFF OF COMMONWEALTH AVENUE WILL BE CLOSED AND THE TWO EXISTING VEHICLE ENTRANCES OFF OF HUME AVENUE WILL BE CONSOLIDATED TO IMPROVE PEDESTRIAN CONNECTIVITY ALONG THE SITE FRONTAGE. THE EXISTING SITE CONSISTS OF A ONE STORY BUILDING (GARAGE) AND PAVED ASPHALT SURFACE COVER THROUGHOUT THE SITE.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- DEVELOPMENT SITE PLAN
- MODIFICATION OF THE SUPPLEMENTAL YARD SETBACK ALONG MOUNT VERNON AVENUE
- MODIFICATION OF THE ZONE TRANSITION YARD SETBACK
- MODIFICATION OF THE STREET TREE REQUIREMENT

OWNER/DEVELOPER

PLAN PREPARED BY:
DE 2903 MT VERNON AND 104 HUME LLC.
2700 QUINCY STREET, SUITE 500
ARLINGTON, VA 22206
INSTR. #170015306
(703) 373-0905
CONTACT: DWIGHT DUNTON

ARCHITECT:
J. PRICE ARCHITECTURE, INC.
105 WEST KANSAS STREET, STE C
LIBERTY, MO 64068
(816) 792-5991
CONTACT: JEFF PRICE

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

ATTORNEY:
WALSH, COLUCCI, LUBELEY & WALSH, PC.
2200 CLARENDON BLVD, SUITE 1300
ARLINGTON, VA 22201
(703) 528-4700 X5413
CONTACT: M. CATHARINE PUSKAR

LANDSCAPE ARCHITECT:
LORAX DESIGN GROUP
8021 SANTA FE DRIVE
OVERLAND PARK, KS 66204
(816) 217-6890
CONTACT: KYLE KNECHT

BUILDING CODE ANALYSIS:

USE:	OFFICE
USE GROUP:	B
TYPE OF CONSTRUCTION:	5B
NUMBER OF STORIES:	1 STORY
FLOOR AREA (GROSS):	4,514 SF
FLOOR AREA (NET):	4,414 SF
BUILDING FOOT PRINT AREA:	4,514 SF (INCLUDES EXISTING BUILDING)
BUILDING HEIGHT:	18.1'
FIRE SUPPRESSION/DETECTION:	NOT SPRINKLERED

COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	N/A
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	1	1
SIDEWALKS (LF)	56	N/A
BICYCLE PARKING (NUMBER SPACES)	2	N/A
PUBLIC/VISITOR	2	N/A
PRIVATE/GARAGE	N/A	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

ZONING TABULATIONS

1. ZONE OF SITE: CL (COMMERCIAL LOW)
2. USE: EXISTING: REPAIR SERVICES PROPOSED: OFFICE
3. LOT AREA: PROVIDED: 10,352 SF OR 0.2376 AC REQUIRED: N/A
4. OPEN SPACE: REQUIRED: N/A PROVIDED: 950 SF, 9.5% (AT GRADE)
5. NUMBER OF DWELLING UNITS: ALLOWED: N/A PROPOSED: N/A
6. UNITS PER ACRE: ALLOWED: N/A PROPOSED: N/A
7. FLOOR AREA: ALLOWED: 5,176 SF
   EXISTING: GROSS: 1,997 SF NET: 1,997 SF
   PROPOSED (ADDITIONS): GROSS: 2,517 SF NET: 2,417 SF
   TOTAL: GROSS: 4,514 SF NET: 4,414 SF
8. FLOOR AREA RATIO: PERMITTED: 0.5 (5,176 SF) PROPOSED: 0.43 (4,414 SF)
9. AVERAGE FINISHED GRADE: 29.8
10. BUILDING HEIGHT: PERMITTED: 35 FT PROPOSED: 18.1 FT (TOP OF TOWER PARAPET)
    15.1 FT (TOP OF MAIN ROOF PARAPET)

**11. YARDS: REQUIRED PER CL ZONE: N/A
MINIMUM SETBACK FROM MOUNT VERNON AVE: 10'
ZONE TRANSITION SETBACK (NORTH): 7.5' (25' FROM CENTERLINE OF 12' ALLEY)

PROPOSED:

YARD	MINIMUM
NORTH	1.5'
EAST	4.8'
SOUTH	37.5'
WEST	1.8'

12. FRONTAGE: REQUIRED: N/A
    PROPOSED: 38 FT (COMMONWEALTH AVE), 69' (MT VERNON AVE), 100' (HUME AVE)
13. PARKING: REQUIRED:
    MIN. 0.25 SPACE/1,000 SF (4,114/1,000*0.25): 1 SPACE MINIMUM
    MAX. 1.5 SPACE/1,000 SF (4,114/1,000*1.5): 7 SPACES MAXIMUM

    PROVIDED:
    STANDARD PARKING SPACES (9'X18.5): 3 SPACES (AT GRADE)
    COMPACT PARKING SPACES (8'X16'): 3 SPACES (AT GRADE)
    VAN ACCESSIBLE PARKING SPACES: 1 SPACE (AT GRADE)

    TOTAL PARKING: 7 SPACES (AT GRADE)
14. LOADING SPACES: REQUIRED: N/A PROPOSED: N/A
15. TRIP GENERATION: (PER ITE STANDARDS)
    EXISTING: 37 VPD PROPOSED: 175 VPD
    EXISTING AM PEAK: 5 AVT PROPOSED AM PEAK: 30 AVT
    EXISTING PM PEAK: 7 AVT PROPOSED PM PEAK: 41 AVT

** SEE REQUESTED APPLICATIONS/MODIFICATIONS FOR DETAILED INFORMATION (THIS SHEET)

SHEET INDEX:

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422
PROJ. MANAGER: ANDREA SPRUCH
EMAIL: ASPRUCH@RCFASSOC.COM

SCALE: AS NOTED DATE: MAR. 19, 2019 DRAWN: VMM
REV.:

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 19, 2019
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED	REV. BY	DATE

DEVELOPMENT PRELIMINARY SITE PLAN
2903 MOUNT VERNON AVENUE
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2018-0022
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

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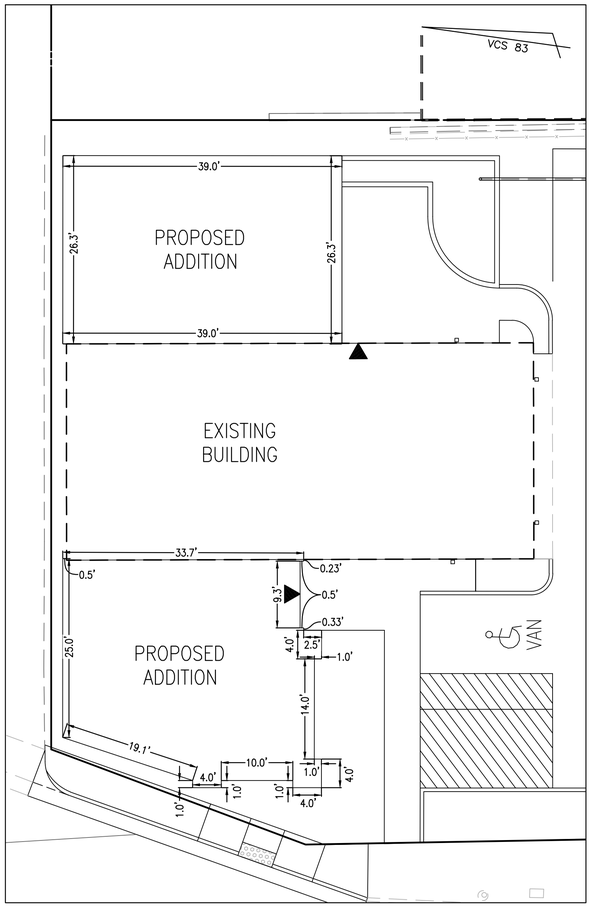
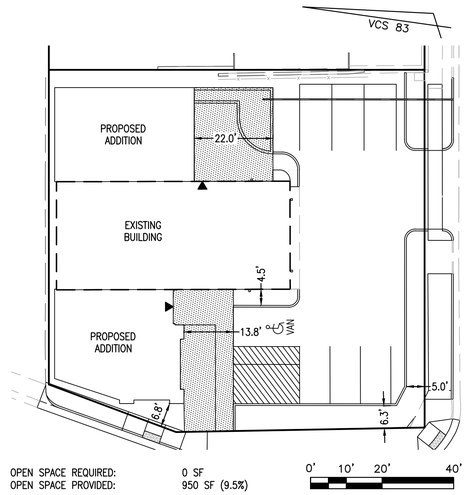


BUILDING DIMENSION DETAIL

SCALE: 1" = 10'

0' 10' 20'



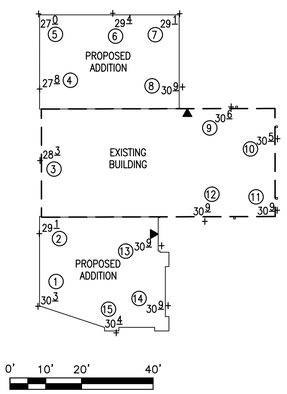
OPEN SPACE REQUIRED: 0 SF
OPEN SPACE PROVIDED: 950 SF (9.5%)

0' 10' 20' 40'

GROUND LEVEL OPEN SPACE

OPEN SPACE GRAPHIC

SCALE: 1" = 20'



SPOT	ELEVATION
1	30.3
2	29.1
3	28.3
4	27.8
5	27.0
6	29.4
7	29.1
8	30.9
9	30.6
10	30.5
11	30.9
12	30.9
13	30.9
14	30.9
15	30.4
AVERAGE:	29.8

0' 10' 20' 40'

AVERAGE FINISHED GRADE GRAPHIC

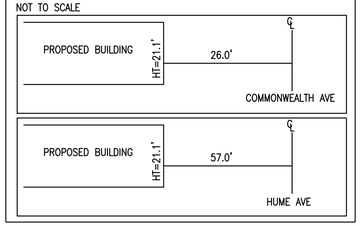
SCALE: 1" = 20'

SECTION 6-403 COMPLIANCE NOTE:

SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAIL BELOW FOR SECTION SHOWING COMPLIANCE.

SECTION 6-403 DETAIL:

NOT TO SCALE



0' 200' 400'

CONTEXTUAL MAP

SCALE: 1" = 200'

LEGEND:

- BUS STOP
- DASH ROUTES AT10
- WMATA ROUTES METROWAY

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. 2018-0022

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 19, 2019
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY SITE PLAN
2903 MOUNT VERNON AVENUE

LOTS 13 & 14, BLOCK 1
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: VMM
SCALE: AS NOTED
DATE: MAR. 19, 2019

CONTEXTUAL PLAN

SHEET 2 OF 11
FILE: 18-137

TEXT LEGEND

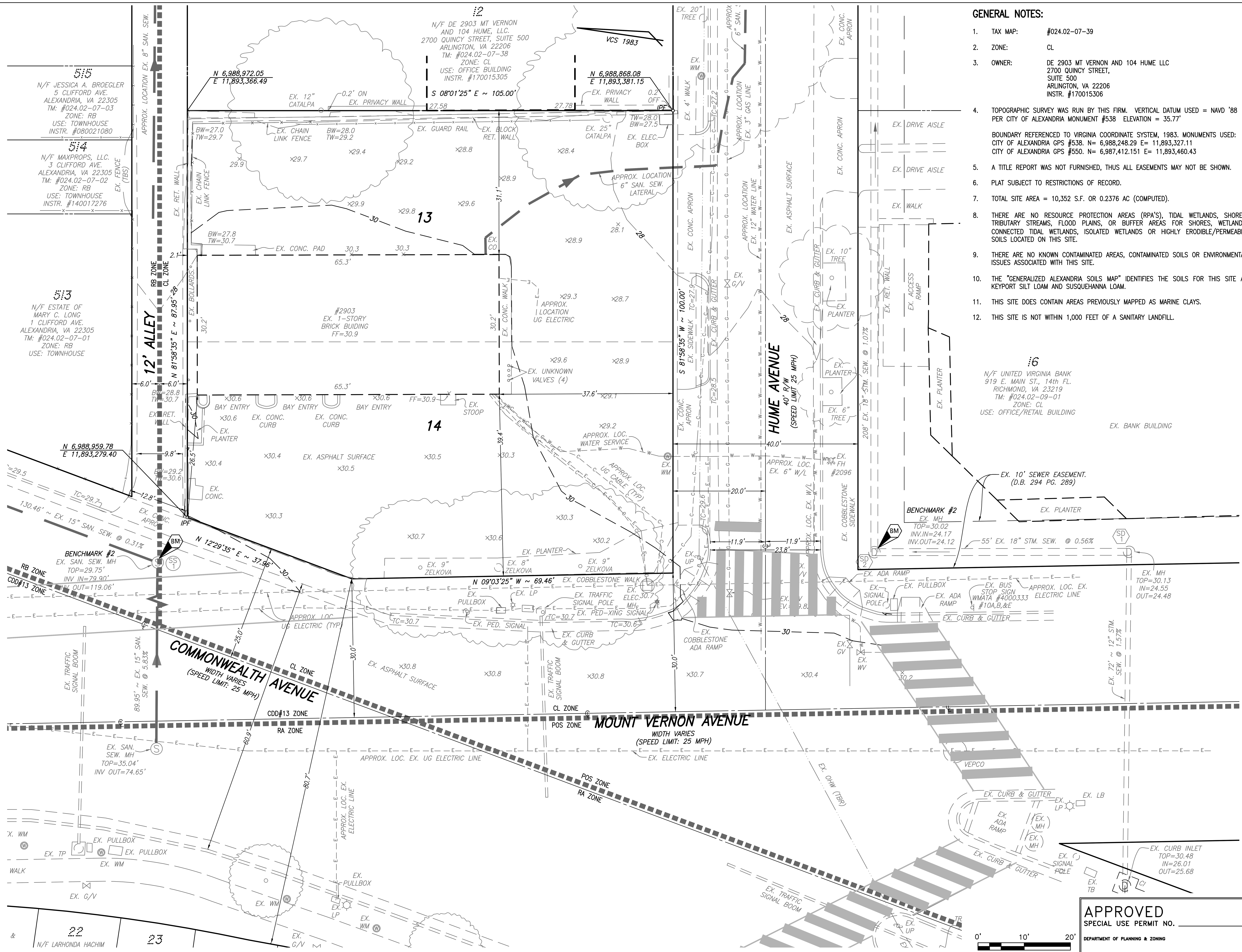
°= DEGREES
'= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
#= NUMBER
@= AT
lbs.= POUNDS
A= ARC
AC.= ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL.= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN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

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS	W W W	W
GAS MAINS	G G G	G
TELEPHONE LINES	T T T	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES	X	X
POWER LINES	E E E	E
SPOT ELEVATIONS	+ 124.5	+ 124 5
CONTOURS	124	124
BUILDING ENTRANCES	▽	▼
UTILITY POLE		
LIGHT POLE	☼	☼
LIMITS OF DISTURBANCE		— — — — —

UTILITY OWNERSHIP NOTE:

- **GAS:** ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN McCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.
- **ELECTRIC:** ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.
- **WATER:** ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.
- **SANITARY SEWER:** ALL EXISTING SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE EXISTING SANITARY LATERAL WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- **STORM SEWER:** ALL EXISTING STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ANY EXISTING ON-SITE STORM SEWER WILL BE MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- **TELEPHONE:** ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSINGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.



GENERAL NOTES:

1. TAX MAP: #024.02-07-39
2. ZONE: CL
3. OWNER: DE 2903 MT VERNON AND 104 HUME LLC
   2700 QUINCY STREET,
   SUITE 500
   ARLINGTON, VA 22206
   INSTR. #170015306
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #538 ELEVATION = 35.77'

   BOUNDARY REFERENCED TO VIRGINIA COORDINATE SYSTEM, 1983. MONUMENTS USED:
   CITY OF ALEXANDRIA GPS #538. N= 6,988,248.29 E= 11,893,327.11
   CITY OF ALEXANDRIA GPS #550. N= 6,987,412.151 E= 11,893,460.43
5. A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 10,352 S.F. OR 0.2376 AC (COMPUTED).
8. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
9. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
10. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM AND SUSQUEHANNA LOAM.
11. THIS SITE DOES CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
12. THIS SITE IS NOT WITHIN 1,000 FEET OF A SANITARY LANDFILL.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF ROBERTO TORRES, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 27, 2018; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EXISTING CONDITIONS SURVEY NOTES:

1. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
2. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

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.

APPROVED
SPECIAL USE PERMIT NO. ____________
DEPARTMENT OF PLANNING & ZONING
DIRECTOR ____ DATE ____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2018-0022
DIRECTOR ____ DATE ____
CHAIRMAN, PLANNING COMMISSION ____ DATE ____
DATE RECORDED ____________
INSTRUMENT NO. ____ DEED BOOK NO. ____ DATE ____

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 19, 2019
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY SITE PLAN
2903 MOUNT VERNON AVENUE
LOTS 13 & 14, BLOCK 1
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: VMM
SCALE: 1" = 10'
DATE: MAR. 19, 2019

EXISTING CONDITIONS

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TEXT LEGEND

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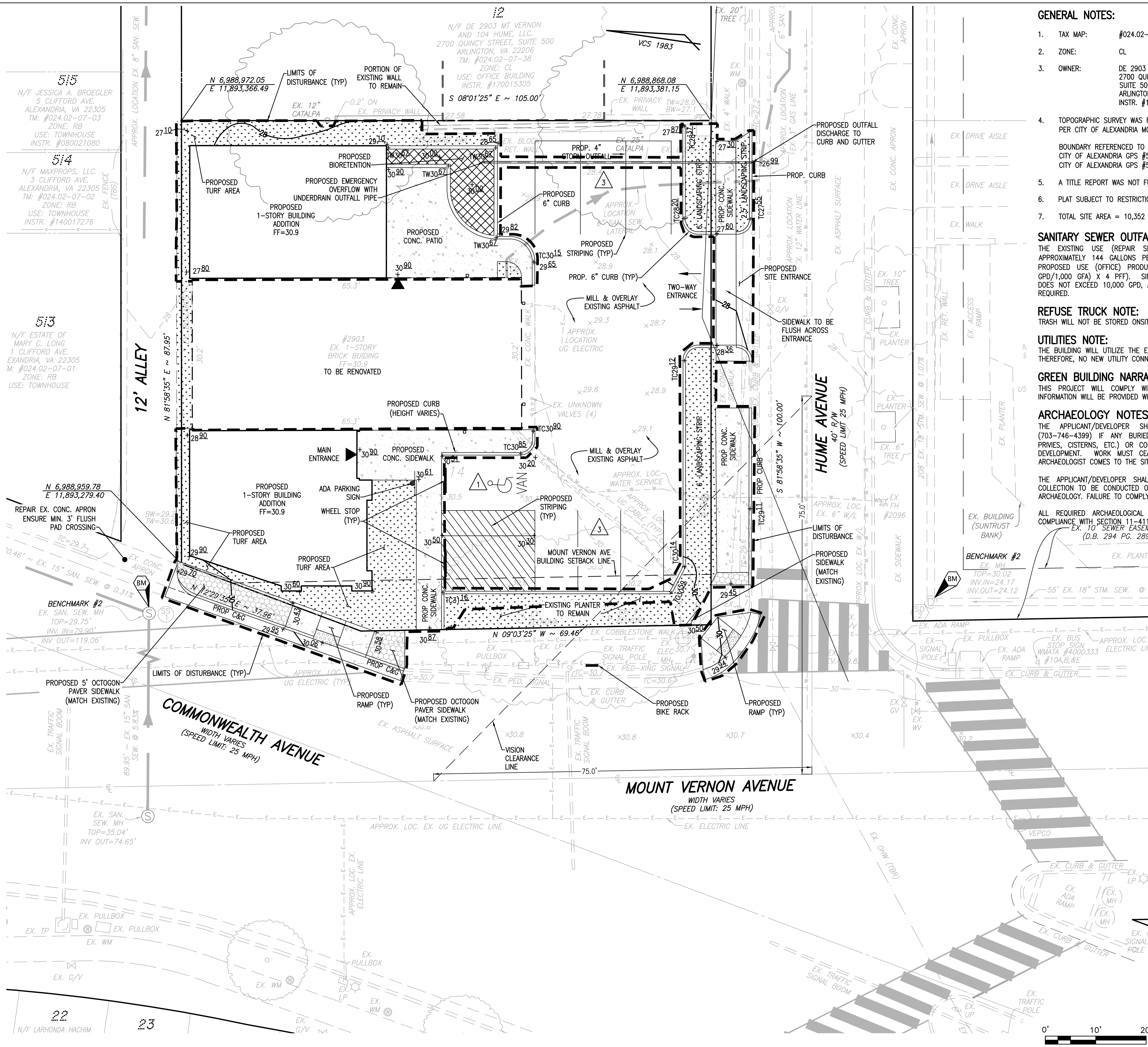
CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS	— — W— — W— — W—	W
GAS MAINS	— — G— — G— — G—	G
TELEPHONE LINES	— — T— — T— — T—	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES	x	x
POWER LINES	— — E— — E— — E—	E
SPOT ELEVATIONS	+ 124.5	+ 124 5
CONTOURS	— — —124 — — —	124
BUILDING ENTRANCES	▽	▼
UTILITY POLE		
LIGHT POLE	☼	☼
LIMITS OF DISTURBANCE		— — — — — —



GENERAL NOTES:

1. TAX MAP: #024.02-07-39
2. ZONE: CL
3. OWNER: DE 2903 MT VERNON AND 104 HUME LLC
   2700 QUINCY STREET,
   SUITE 500
   ARLINGTON, VA 22206
   INSTR. #170015306
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #538 ELEVATION = 35.77'

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5. A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 10,352 S.F. OR 0.2376 AC (COMPUTED).

SANITARY SEWER OUTFALL NARRATIVE:

THE EXISTING USE (REPAIR SERVICES) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 144 GALLONS PER DAY (1,801 GFA X 0.02 GPD X 4 PFF). THE PROPOSED USE (OFFICE) PRODUCES 3,611 GALLONS PER DAY (4,514 GFA X (200 GPD/1,000 GFA) X 4 PFF). SINCE THE TOTAL FLOW FROM THE THE PROPOSED USE DOES NOT EXCEED 10,000 GPD, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS NOT REQUIRED.

REFUSE TRUCK NOTE:

TRASH WILL NOT BE STORED ONSITE. TRASH WILL BE HAULED OFFSITE DAILY.

UTILITIES NOTE:

THE BUILDING WILL UTILIZE THE EXISTING SANITARY LATERAL AND DOMESTIC SERVICE LINE. THEREFORE, NO NEW UTILITY CONNECTIONS ARE PROPOSED.

GREEN BUILDING NARRATIVE:

THIS PROJECT WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY. ADDITIONAL INFORMATION WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.

ARCHAEOLOGY NOTES:

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.

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

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

HATCH LEGEND

- CONCRETE WALK
- OCTAGON PAVER (MATCH EXISTING)
- PLANTING AREA
- BMP AREA

0' 10' 20'

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.

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DEPARTMENT OF PLANNING & ZONING
______ DIRECTOR ______ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2018-0022
______ DIRECTOR ______ DATE
______ CHAIRMAN, PLANNING COMMISSION ______ DATE
DATE RECORDED ______
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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 19, 2019
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY SITE PLAN
2903 MOUNT VERNON AVENUE
LOTS 13 & 14, BLOCK 1
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: VMM
SCALE: 1" = 10'
DATE: MAR. 19, 2019

PRELIMINARY SITE PLAN

FILE: 18-137

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TEXT LEGEND:

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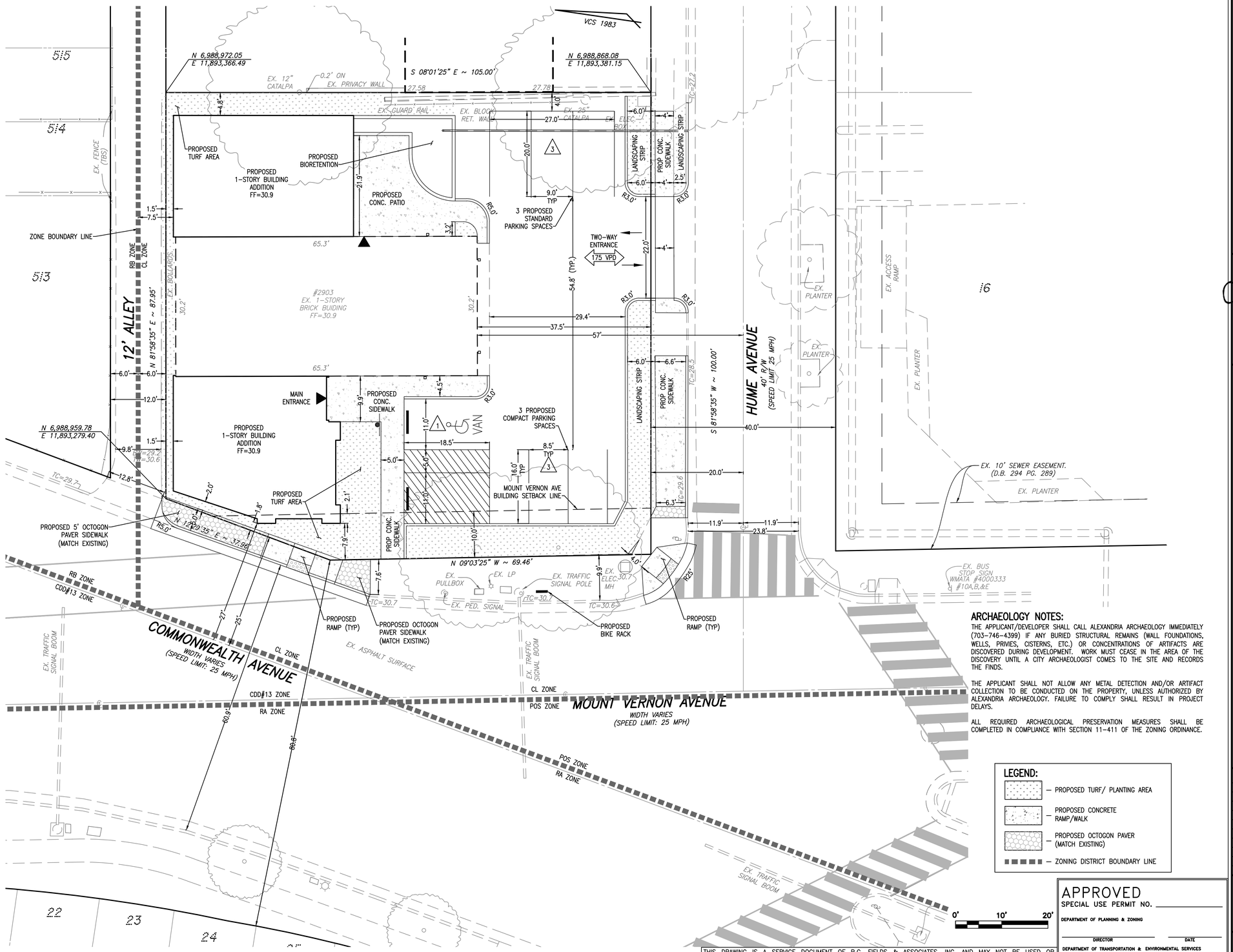
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES	X	X
POWER LINES	E	E
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		



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

LEGEND:

- PROPOSED TURF/ PLANTING AREA
- PROPOSED CONCRETE RAMP/WALK
- PROPOSED OCTOGON PAVER (MATCH EXISTING)
- ZONING DISTRICT BOUNDARY LINE

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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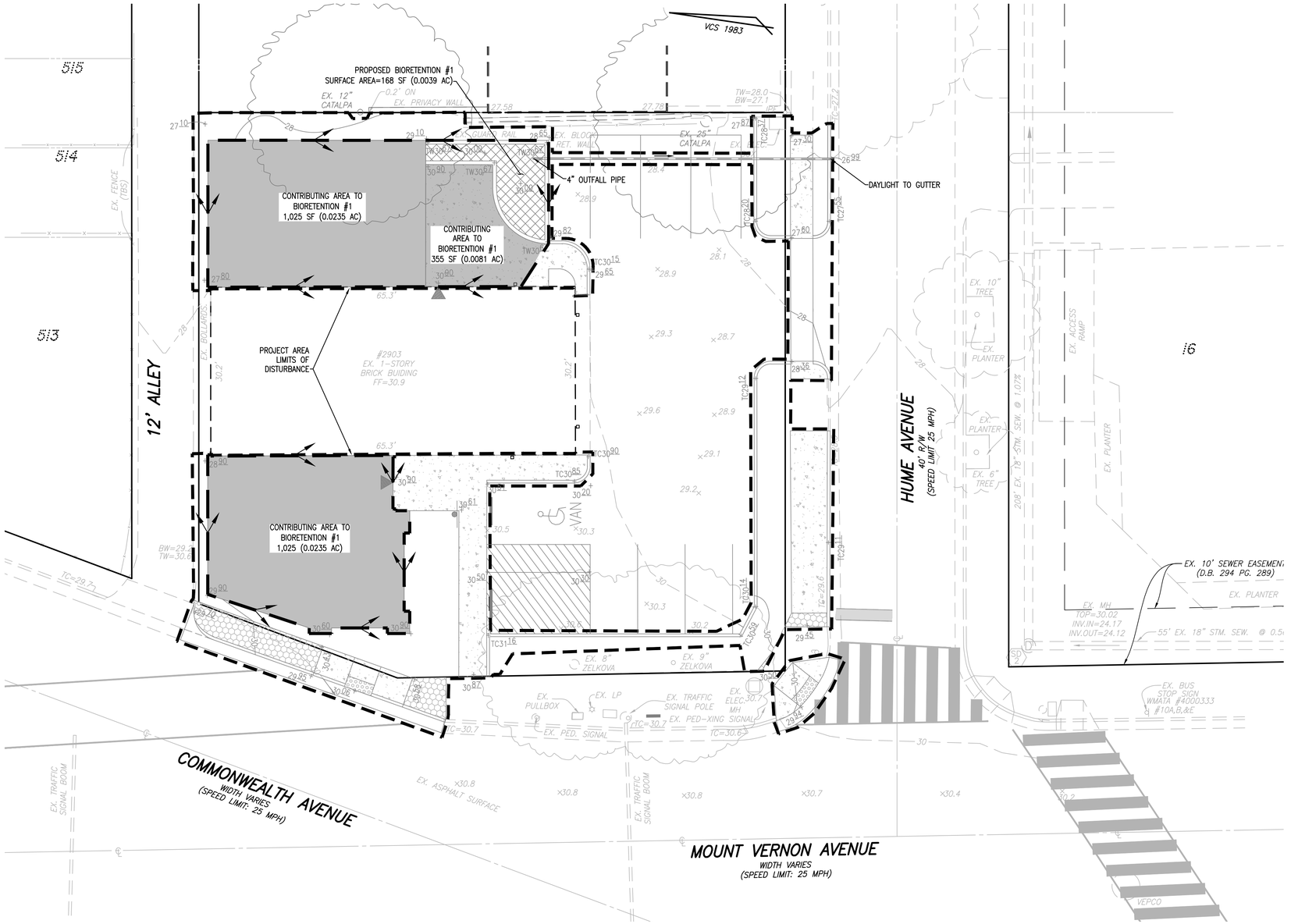
SITE DIMENSION PLAN

SHEET 5 OF 11
FILE: 18-137



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

PRE-DEVELOPMENT CONDITIONS:
THIS 0.11 ACRE PROJECT AREA IS LOCATED IN THE FOUR MILE RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF AN EXISTING BUILDING, ASPHALT PARKING LOT, AND MINIMALLY VEGETATED AREAS. RUNOFF FROM THE MAJORITY OF THE PARCEL DRAINS SOUTH TO THE HUME AVENUE RIGHT-OF-WAY WHERE IT IS COLLECTED BY AN EXISTING CURB INLET LOCATED APPROXIMATELY 110' EAST OF THE PROPERTY. RUNOFF IS THEN CONVEYED IN A NORTHERLY DIRECTION BY THE CITY MAINTAINED STORM SEWER SYSTEM FOR APPROXIMATELY 2500' UNTIL IT OUTFALLS TO FOUR MILE RUN. A SMALL PORTION OF THE SITE WILL DRAIN TO THE COMMONWEALTH AVENUE RIGHT-OF-WAY AND THE 12' ALLEY ALONG THE NORTHERN PORTION OF THE SITE. THIS PORTION OF THE RUNOFF IS COLLECTED BY AN EXISTING GRATE INLET LOCATED WITHIN THE 12' ALLEY WHERE IT WILL JOIN RUNOFF FROM THE REST OF THE SITE RUNOFF WITHIN THE EXISTING CITY MAINTAINED STORM SEWER SYSTEM BEFORE OUTFALLING TO FOUR MILE RUN.

POST-DEVELOPMENT CONDITIONS:
THIS PROJECT PROPOSES THE CONSTRUCTION OF BUILDING ADDITIONS AND ASSOCIATED SITE IMPROVEMENTS. RUNOFF FROM THE MAJORITY OF THE SITE WILL CONTINUE TO DRAIN SOUTH TO THE HUME AVENUE RIGHT-OF-WAY AS IN EXISTING CONDITIONS. THE REMAINDER OF THE SITE WILL DRAIN TO THE COMMONWEALTH AVENUE RIGHT-OF-WAY AND THE 12' ALLEY ALONG THE NORTHERN PORTION OF THE SITE AS IN EXISTING CONDITIONS.

CONCLUSION
DUE TO AN OVERALL DECREASE OF SITE IMPERVIOUS AREA AND RUNOFF REDUCTION FROM THE PROPOSED BIORETENTION FACILITY, THE SITE RELEASES POST-DEVELOPMENT PEAK RUNOFF THAT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FOR THE 2 AND 10-YEAR 24-HOUR STORM EVENTS (SEE COMPUTATIONS PROVIDED ON THIS SHEET). THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

BASED ON THE ABOVE MENTIONED JUSTIFICATIONS AND COMPUTATIONS, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER CITY CODE SECTION 13-109F.

STORMWATER RUNOFF COMPUTATIONS

I. SITE AREA (PARCEL AREA) = 10,352 S.F. OR 0.2376 AC

ONSITE DISTURBED AREA (PROJECT AREA) = 4,864 SQ.FT. OR 0.1117 ACRES (47.0%)
OFFSITE DISTURBED AREA (PUBLIC RIGHT-OF-WAY) = 1,247 SQ.FT. OR 0.0286 ACRES
TOTAL DISTURBED AREA = 6,111 SQ.FT. OR 0.1403 ACRES

EXISTING IMPERVIOUS AREA (ONSITE DISTURBED AREA) = 4,520 SQ.FT. OR 0.1038 ACRES
PROPOSED IMPERVIOUS AREA (ONSITE DISTURBED AREA) = 3,430 SQ.FT. OR 0.0788 ACRES

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

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT = (0.1038 X 98 + 0.0079 X 80) ÷ 0.1117 = 97
CN POST-DEVELOPMENT = (0.0788 X 98 + 0.0329 X 80) ÷ 0.1117 = 93
CN POST-DEVELOPMENT FROM VRRM = 91

III. PRE-DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)
PEAK Q_2 PRE-DEVELOPMENT = 0.34 cfs
PEAK Q_{10} PRE-DEVELOPMENT = 0.56 cfs
PEAK Q_{100} PRE-DEVELOPMENT = 0.84 cfs

IV. POST-DEVELOPMENT PEAK DISCHARGES (Tc = 5 MINS.)
PEAK Q_2 POST-DEVELOPMENT = 0.29 cfs
PEAK Q_{10} POST-DEVELOPMENT = 0.52 cfs
PEAK Q_{100} PRE-DEVELOPMENT = 0.81 cfs

Q_2 DECREASE = 0.04 CFS
Q_{10} DECREASE = 0.04 CFS
Q_{100} DECREASE = 0.03 CFS

DUE TO A DECREASE OF THE PEAK DISCHARGE FOR THE 2, 10, AND 100-YEAR STORM, DETENTION IS NOT REQUIRED.

NOTE: SINCE THE LIMITS OF ANALYSIS DO NOT INCLUDE A NATURAL STORMWATER CONVEYANCE CHANNEL, 1-YEAR STORMWATER COMPUTATIONS ARE NOT REQUIRED/ PROVIDED.

PROJECT DESCRIPTION:

REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA	0.0788	0.0329	0.1117
ON-SITE TREATED	0.0591	0.0000	0.0591
OFF-SITE TREATED	0.0000	0.0000	0.0000
TOTAL TREATED	0.0591	0.0000	0.0591
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.0591

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 0.0787 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 0.0788 = 143 CU. FT. WQV REQUIRED

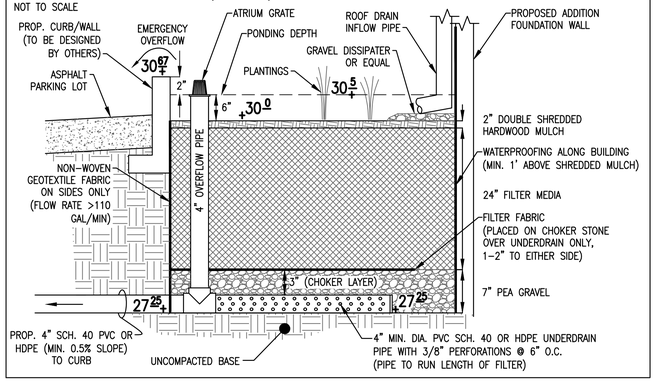
WATER TREATMENT ON-SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
BIORETENTION #1	0.0591	0.0591	25%

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 143 CU. FT.
WATER QUALITY VOLUME TREATED = 1,815 X 0.0591 = 107 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 75.0%
DETENTION ON SITE: NO
PROJECT IS WITHIN WHICH WATERSHED? FOUR MILE RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? FOUR MILE RUN

BIORETENTION FILTER DETAIL (LEVEL 1)

NOT TO SCALE



WATER QUALITY VOLUME CALCULATIONS:

TOTAL AREA TO BMP = 2,573 SQ.FT.
IMPERVIOUS AREA TO BMP = 2,573 SQ.FT. ("R_v" = 0.95)
PERVIOUS AREA TO BMP = 0 SQ.FT. ("R_v" = 0.25)

WATER QUALITY VOLUME REQUIRED:
$T_v = (RV)(A)/12$
WHERE:
A = AREA TO FACILITY (2,573 SF)
R_v = COMPOSITE RUNOFF COEFFICIENT
R_v = $\frac{[(0.25*0)+(0.95*2,573)]}{2,573}$ = 0.95
$T_v = (0.95)(2,573)/12$ = **203.7 FT³**

WATER QUALITY VOLUME PROVIDED:
$V = SA[D_p+(D_m)(N_m)+(D_g)(N_g)]$
WHERE:
V = VOLUME
SA = SURFACE AREA (168 SQ. FT.)
D_p = PONDING DEPTH (6")
D_m = DEPTH OF FILTER MEDIA (24")
N_m = VOID RATIO OF FILTER MEDIA (0.25)
D_g = DEPTH OF GRAVEL BED (7")
N_g = VOID RATIO OF GRAVEL BED (0.40)

$V = 168[0.5+(2)(0.25)+(0.6)(0.40)]$ = **208.3 FT³**

REQUIRED: **203.7 CU.FT.**
PROVIDED: **208.3 CU.FT.**

BMP FACILITY		AREA TREATED (ACRES)	IMPERVIOUS AREA TREATED (ACRES)	PERVIOUS AREA TREATED (ACRES)	TP REMOVAL EFFICIENCY	PHOSPHORUS REMOVED (LBS)	GEOGRAPHIC COORDINATES NORTHING	GEOGRAPHIC COORDINATES EASTING
BIORETENTION	1	0.06	0.06	0.00	25%	0.07	6988916.88	11893354.70

PLANTING SCHEDULE FOR BIORETENTION

NO.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
8	ILEX GLABRA	INKBERRY	3 GALLON CONTAINER	——
9	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	3 GALLON CONTAINER	——

NOTE: SHRUBS AND HERBACEOUS VEGETATION SHOULD GENERALLY BE PLANTED IN CLUSTERS AND AT HIGHER DENSITIES (10' ON-CENTER AND 1'-1.5' ON CENTER, RESPECTIVELY). ORNAMENTAL GRASSES MAY ALSO BE PLANTED INSIDE THE BIORETENTION AT THE OWNERS DISCRETION.

HATCH LEGEND

CONCRETE WALK
OCTAGON PAVER
ONSITE TREATED AREA
BIORETENTION AREA

0' 10' 20'

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2018-0022
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047883
MARCH 19, 2019
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY SITE PLAN
2903 MOUNT VERNON AVENUE
LOTS 13 & 14, BLOCK 1
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: VMM
SCALE: 1" = 10'
DATE: MAR. 19, 2019

STORMWATER MANAGEMENT PLAN

SHEET 6 OF 11
FILE: 18-137

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Mon, Mar 18 2019 - 1:48:13pm

Project Name: 2903 Mount Vernon Avenue
Date: 1/8/2019
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 0.11

Maximum reduction required:	*10%*
The site's net increase in impervious cover (acres) is:	*0*
Post-Development TP Load Reduction for Site (lb/yr):	*-0.02*

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.01	0.01
Impervious Cover (acres)				0.10	0.10
					0.11

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.03	0.03
Impervious Cover (acres)				0.08	0.08
Area Check	**OK.**	**OK.**	**OK.**	**OK.**	0.11

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.01	0.01
Weighted Rv(turf)	0.25	0.25
% Managed Turf	7%	7%
Impervious Cover (acres)	0.10	0.10
Rv(impervious)	0.95	0.95
% Impervious	93%	93%
Total Site Area (acres)	**0.11**	**0.11**
Site Rv	**0.90**	**0.90**
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0084	0.0084
Pre-ReDevelopment Treatment Volume (cubic feet)	365	365
Pre-ReDevelopment TP Load (lb/yr)	**0.23**	**0.23**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.05	2.05
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.05*

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.03
Weighted Rv (turf)	0.25
% Managed Turf	29%
Impervious Cover (acres)	0.08
Rv(impervious)	0.95
% Impervious	71%
Final Site Area (acres)	**0.11**
Final Post Dev Site Rv	**0.74**
Treatment Volume and Nutrient Load	
Final Post-Development Treatment Volume (acre-ft)	0.0069
Final Post-Development Treatment Volume (cubic feet)	302
Final Post-Development TP Load (lb/yr)	**0.19**
Final Post-Development TP Load per acre (lb/acre/yr)	1.70

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.03
Weighted Rv (turf)	0.25
% Managed Turf	29%
ReDev. Impervious Cover (acres)	0.08
Rv(impervious)	0.95
% Impervious	71%
Total ReDev. Site Area (acres)	**0.11**
ReDev Site Rv	**0.74**
Post-ReDevelopment Treatment Volume (acre-ft)	0.0069
Post-ReDevelopment Treatment Volume (cubic feet)	302
Post-ReDevelopment Load (TP) (lb/yr)*	**0.19**
Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.70
Max. Reduction Required (Below Pre-ReDevelopment Load)	**10%**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--
Post-Development Treatment Volume (acre-ft)	--
Post-Development Treatment Volume (cubic feet)	--
Post-Development TP Load (lb/yr)	--

TP Load Reduction Required for Redeveloped Area (lb/yr)	**-0.02**
TP Load Reduction Required for New Impervious Area (lb/yr)	**0**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**-0.02**	**	*TP LOAD REDUCTION NOT REQUIRED*

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	1.64	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	1.36

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.03	0.03	0.25
Impervious Cover (acres)				0.08	0.08	0.95
				Total	0.11	

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.06	0	82	122	204	25	0.00	0.13	0.07	0.06	

1-year storm	2-year storm	10-year storm
2.70	3.20	5.20

Site Results (Water Quality Compliance)

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)	0.08	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.06	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)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 302

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	82	0	0	0	0	82
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.19	0.00	0.00	0.00	0.00	0.19
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.07	0.00	0.00	0.00	0.00	0.07
TP LOAD REMAINING (lb/yr)	0.12	0.00	0.00	0.00	0.00	0.12
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.59	0.00	0.00	0.00	0.00	0.59

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.19
TP LOAD REDUCTION REQUIRED (lb/yr)	-0.02
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.07
TP LOAD REMAINING (lb/yr):	0.12
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.09 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	1.36
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.59
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	0.77

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.03
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.08
	CN	98	98	98	98

$CN_{(D.A.\ A)}$ = 93

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	1.97	2.45	4.39
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.77	2.24	4.19
Adjusted CN*	91	91	91

Total Area (acres):	0.11
Runoff Reduction Volume (ft^3):	82

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

THE PROPOSED REDEVELOPMENT (0.1117 ACRES OF ONSITE DISTURBANCE) GENERATES A NET DECREASE OF IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY CODE SECTION 13-109E-(5)(b), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN NO NET INCREASE IN IMPERVIOUS AREA AND DISTURBING LESS THAN 1 ACRE MUST RESULT IN A 10% DECREASE IN PHOSPHORUS LOADING FROM THE PRE-DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORM WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. DUE TO THE DECREASE OF IMPERVIOUS AREA, THE REQUIRED REDUCTION IN TOTAL PHOSPHOROUS IS 0.00 LB. ADDITIONALLY, THE PROPOSED BIORETENTION FACILITY PROVIDES 0.07 LB OF PHOSPHOROUS REMOVAL. THE TOTAL REDUCTION ACHIEVED (0.11 LB) MEETS THE REQUIRED 10% REDUCTION (SEE SPREADSHEET ON THIS SHEET). THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109E-(5)(b) HAVE BEEN MET.

THE ENTIRETY OF THE PROPOSED ROOF AREA IS CAPTURED AND TREATED WITHIN THE PROPOSED BIORETENTION FACILITY. 2,573 SF OF THE 3,430 SF ON-SITE IMPERVIOUS AREA IS PROPOSED TO BE TREATED WITH THIS DEVELOPMENT. A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THAT PORTION OF THE WATER QUALITY VOLUME NOT TREATED IN COMPLIANCE WITH CITY CODE SECTION 13-109E-(5) AND SECTION 13-110.

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2018-0022
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 19, 2019
PROFESSIONAL ENGINEER

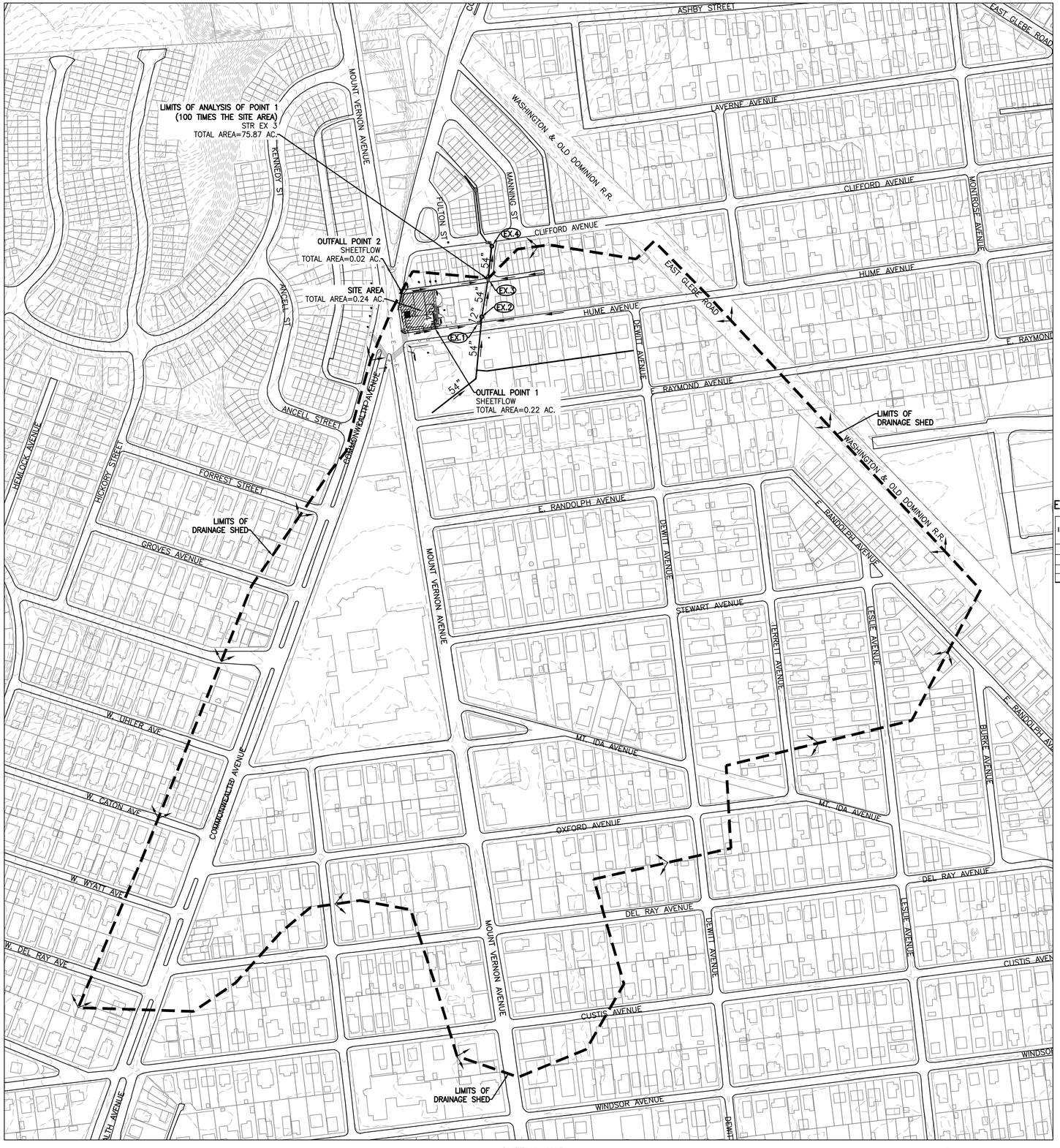
DEVELOPMENT PRELIMINARY SITE PLAN
2903 MOUNT VERNON AVENUE
LOTS 13 & 14, BLOCK 1
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: VMM
SCALE: N/A
DATE: MAR. 19, 2019

STORMWATER MANAGEMENT CALCULATIONS

SHEET 7 OF 11
FILE: 18-137



OUTFALL MAP
SCALE: 1" = 150'

0' 150' 300'

STORMWATER OUTFALL NARRATIVE:

PRE-DEVELOPMENT CONDITIONS:
THE 0.24 ACRE PARCEL IS LOCATED IN THE FOUR MILE RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A CAR MECHANIC SHOP WITH ASSOCIATED PARKING AND VERY LITTLE LANDSCAPED OPEN SPACE. THE PROJECT SITE HAS TWO OUTFALL POINT.

OUTFALL #1: THE MAJORITY OF THE PROJECT SITE DRAINS TO THE EXISTING STORM SYSTEM IN THE HUME AVENUE RIGHT-OF-WAY. RUNOFF FROM THE SOUTHERN PORTION OF THE EXISTING BUILDING AND SURFACE PARKING IS COLLECTED IN THE CURB AND GUTTER OF THE HUME AVENUE RIGHT-OF-WAY CONTINUING EAST WHERE IT ENTERS AN EXISTING CURB INLET (EX. 1) OF THE CITY MAINTAINED STORM SEWER SYSTEM. IT IS THEN CONVEYED NORTH THROUGH THE CITY MAINTAINED STORM SEWER SYSTEM UNTIL IT EVENTUALLY OUTFALLS INTO FOUR MILE RUN.

OUTFALL #2: A PORTION OF THE PROJECT SITE DRAINS TO THE EXISTING STORM SYSTEM IN THE 12' ALLEY TO THE NORTH OF THE PROPERTY. RUNOFF FROM THE NORTHERN PORTION OF THE EXISTING BUILDING AND SURROUNDING HARDSCAPES IS COLLECTED IN THE 12' ALLEY CONTINUING EAST WHERE IT ENTERS AN EXISTING GRATE INLET (EX. 3) OF THE CITY MAINTAINED STORM SEWER SYSTEM. ONCE WITHIN THE CITY MAINTAINED STORM SEWER SYSTEM, THE FLOW CONVERGES WITH THE RUNOFF FROM OUTFALL #1 AND IS THEN CONVEYED NORTH THROUGH THE CITY MAINTAINED STORM SEWER SYSTEM UNTIL IT EVENTUALLY OUTFALLS INTO FOUR MILE RUN.

POST-DEVELOPMENT CONDITIONS:
THE REDEVELOPMENT OF THE PROJECT PROPOSES TWO ADDITIONS TO THE EXISTING BUILDING AND IMPROVED STREETSCAPE/OPEN SPACE. OVERALL IMPERVIOUS AREA WILL DECREASE WITH THE PROPOSED DEVELOPMENT. THE SITE WILL MAINTAIN TWO OUTFALL POINTS AS IN PRE-DEVELOPMENT CONDITIONS.

OUTFALL #1: THE ENTIRETY OF THE RUNOFF FROM THE EXISTING BUILDING AND PROPOSED ADDITIONS DISCHARGES VIA ROOF DRAINS TO THE PROPOSED BIORETENTION FACILITY. ONCE TREATED, THE RUNOFF DISCHARGES TO THE CURB AND GUTTER SYSTEM OF THE HUME AVENUE RIGHT-OF-WAY. AS IN EXISTING CONDITIONS, THE RUNOFF FROM THE PROPOSED PARKING LOT WILL EXIT THE SITE VIA SHEET FLOW INTO THE CURB AND GUTTER SYSTEM OF THE HUME AVENUE RIGHT-OF-WAY. ONCE THE RUNOFF IS WITHIN THE CURB AND GUTTER SYSTEM, IT IS CONVEYED EAST WHERE IT ENTERS AN EXISTING CURB INLET (EX. 1) OF THE CITY MAINTAINED STORM SEWER SYSTEM. AT THIS POINT THE RUNOFF CONTINUES NORTH IN THE EXISTING 54" COMBINED SEWER AND OUTFALLS INTO FOUR MILE RUN.

OUTFALL #2: AS IN EXISTING CONDITIONS, A MINOR PORTION OF THE ONSITE RUNOFF, NORTH OF THE BUILDING, SHEET FLOWS IN A NORTHERLY DIRECTION WHERE IT ENTERS THE 12' ALLEY. ONCE THE RUNOFF IS WITHIN THE 12' ALLEY, IT IS CONVEYED EAST WHERE IT ENTERS AN EXISTING GRATE INLET (EX. 3) OF THE CITY MAINTAINED STORM SEWER SYSTEM. ONCE WITHIN THE CITY MAINTAINED STORM SEWER SYSTEM, THE FLOW CONVERGES WITH THE RUNOFF FROM OUTFALL #1 AND IS THEN CONVEYED NORTH THROUGH THE CITY MAINTAINED STORM SEWER SYSTEM UNTIL IT EVENTUALLY OUTFALLS INTO FOUR MILE RUN.

CONCLUSION:
ONCE THE ONSITE RUNOFF ENTERS THE EXISTING GRATE INLET (EX. 3), THE TOTAL DRAINAGE AREA WITHIN THE SYSTEM EXCEEDS 100 TIMES THE SITE AREA. AT THIS POINT NO FUTHER ANALYSIS IS REQUIRED. COMPUTATIONS SHOWN ON THIS SHEET DEMONSTRATE THAT THE EXISTING STORM SYSTEM EXPERIENCES LOCALIZED FLOODING IN EXISTING CONDITIONS. HOWEVER, THE PEAK FLOW RATE IS BEING REDUCED WITH THE PROPOSED DEVELOPMENT AND CHANNEL AND FLOOD PROTECTION FOR THIS SITE IS THEREFORE IN COMPLIANCE WITH SECTIONS 13-109F(1)(A) & 13-109F(2)(B)(ii). THUS, NO OFFSITE IMPROVEMENTS TO THE SYSTEM ARE REQUIRED, AND THE PROJECT WILL NOT EXACERBATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS.

EXISITNG STORM SEWER COMPUTATIONS:

STRUCTURE FROM	STRUCTURE TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER (CN)	RAINFALL DEPTH (IN)	T_C (MINUTES)	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)	NORMAL VELOCITY (FPS)	NORMAL DEPTH
EX1	EX2	0.35	0.35	95	5.20	5	1.72	**1.72**	12	17.1%	0.013	**14.71**	18.78	19.5	22.00	18.67	3.33	5.49	0.42
EX2	EX3	72.60	72.95	87	5.20	5	315.44	**317.16**	54	0.58%	0.013	**150.29**	9.48	107.9	18.62	17.99	0.63	10.43	4.22
EX3	EX4	1.39	74.34	87	5.20	5	6.04	**323.20**	54	0.53%	0.013	**143.68**	9.06	106.8	17.99	17.42	0.57	9.97	4.22

EXISTING STORM SEWER HGL CALCULATIONS:

INLET ID	OUTLET WSE	D_O (in)	Q_O	L_o	S_{fo} %	H_f	JUNCTION LOSS Vo	H_O	Q_i	V_i	$Q_i{*}V_i$	$V_i^2/2g$	H_i	ANGLE	H_Δ	H_t	1.3 H_t	0.5 H_t	FINAL H	INLET WSE	RIM/ THROAT ELEV	FREE BOARD
EX4	20.08	54	323.20	186.55	2.335%	4.3551	9.68	0.364	323.20	9.97	3,222.30	1.54	0.54	60.00	0.725	1.63	2.12	0.81	5.17	25.25	24.94	-0.31
EX3	25.25	54	323.20	106.77	2.335%	2.4926	9.97	0.386	317.16	10.43	3,307.98	1.69	0.59	0.00	0.794	1.77	2.30	0.89	3.38	28.63	24.49	-4.14
EX2	28.63	54	317.16	107.86	2.248%	2.4248	10.43	0.422	1.72	5.49	9.44	0.47	0.16	0.00	0.220	0.81	1.05	0.40	2.83	31.46	25.57	-5.89
EX1	31.46	12	1.72	19.53	1.776%	0.3469	5.49	0.117	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.12	0.15	0.06	0.41	31.86	25.75	-6.11

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.

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

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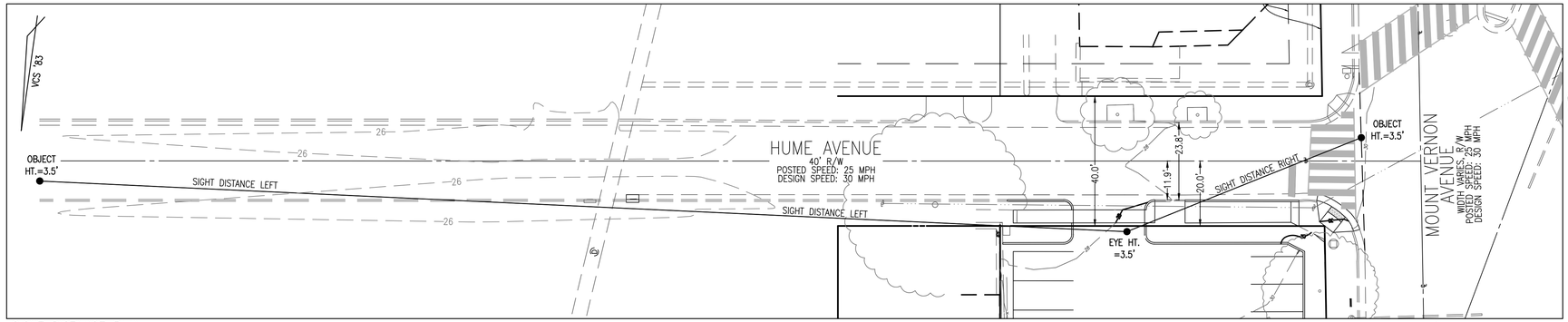
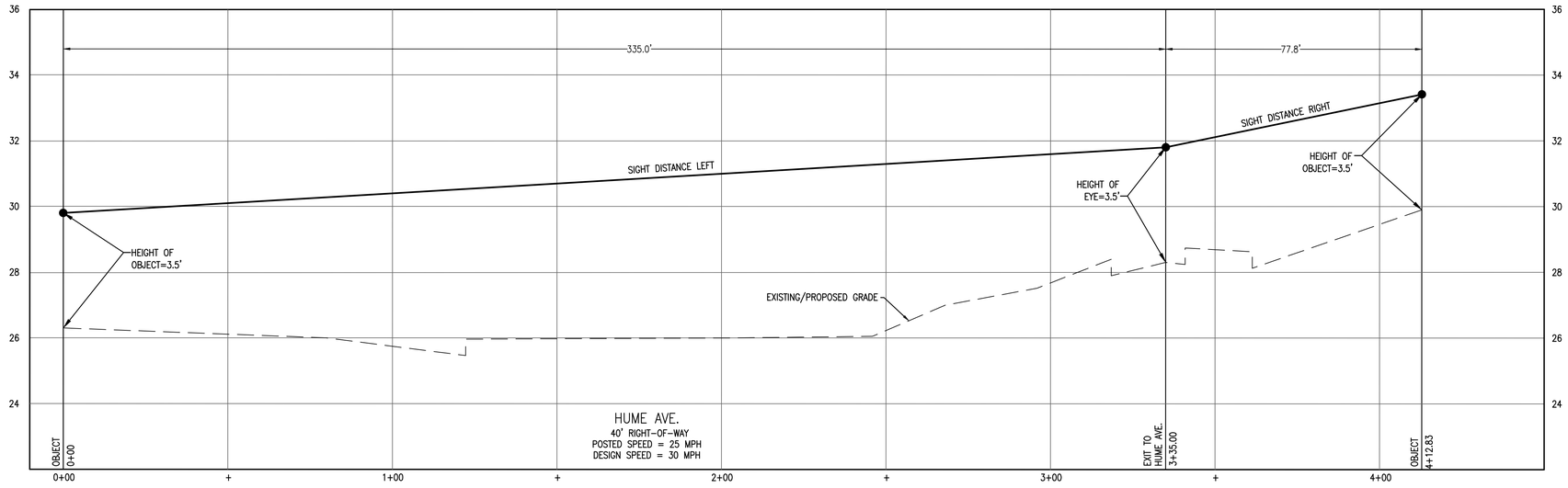
OUTFALL ANALYSIS

SHEET 8 OF 11
FILE: 18-137



SIGHT DISTANCE PLAN
SCALE: 1" = 20'



SIGHT DISTANCE PROFILE
SCALE: HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

0' 20' 40'
0' 2' 4'

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2018-0022

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047883
MARCH 19, 2019
PROFESSIONAL ENGINEER

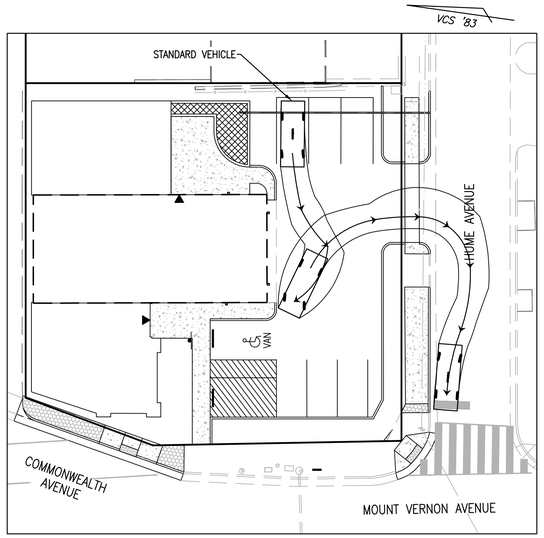
DEVELOPMENT PRELIMINARY SITE PLAN
2903 MOUNT VERNON AVENUE
LOTS 13 & 14, BLOCK 1
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

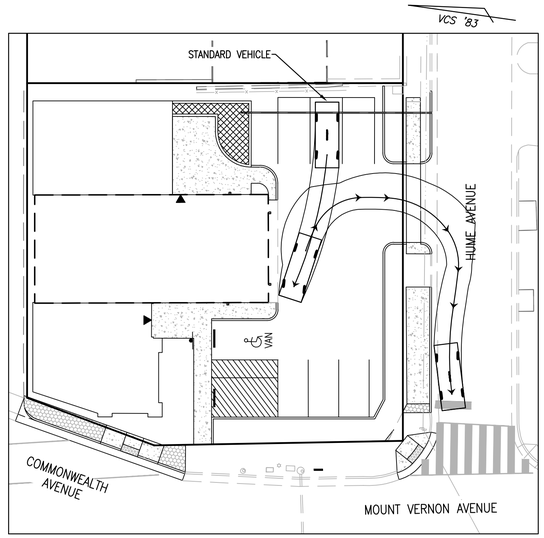
DESIGN: ACS
DRAWN: VMM
SCALE: AS NOTED
DATE: MAR. 19, 2019

SIGHT DISTANCE PLAN AND PROFILE

SHEET 9 OF 11
FILE: 18-137



VEHICLE TURNING MOVEMENTS
SCALE: 1"=20'
0' 10' 20' 40'



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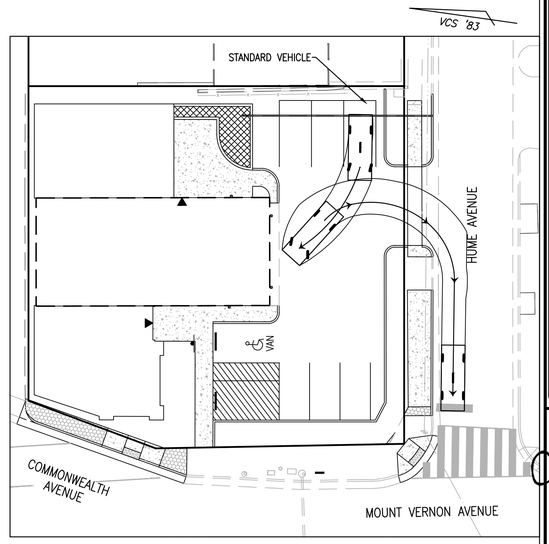

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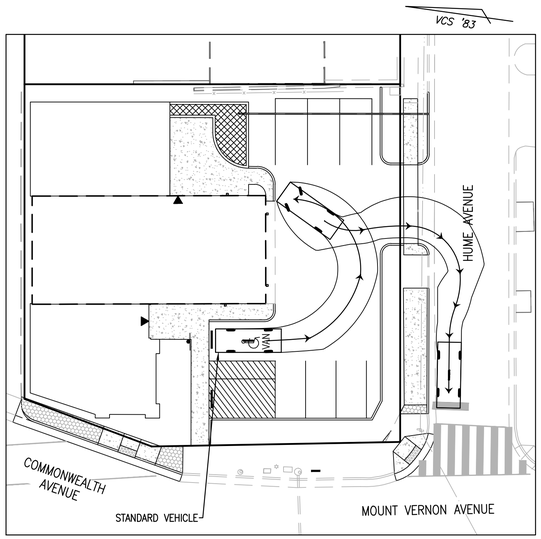

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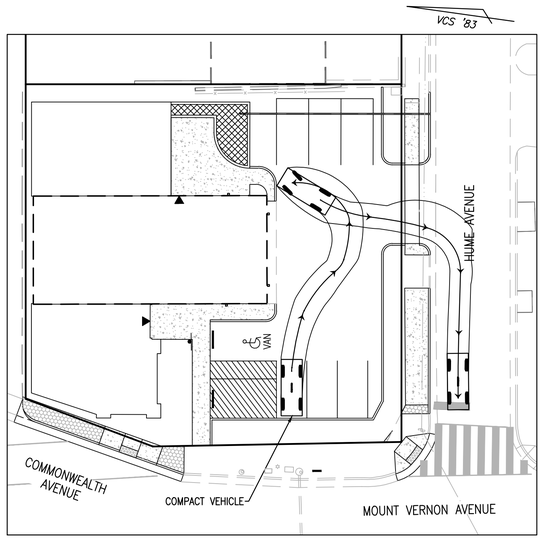

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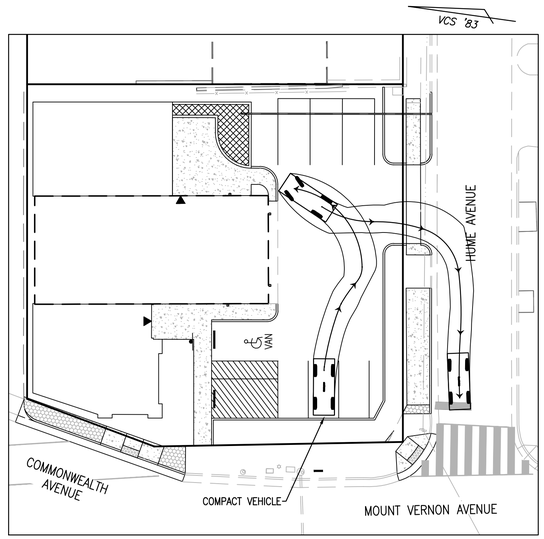

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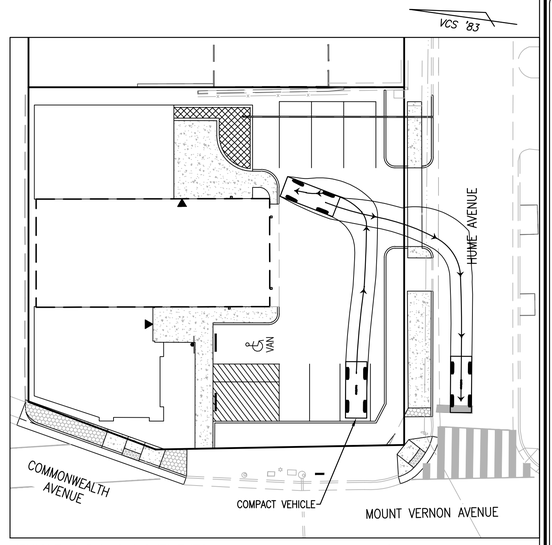

VEHICLE TURNING MOVEMENTS
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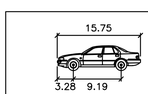
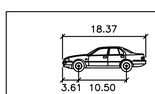


COMPACT CAR

	feet
Width	: 5.91
Track	: 5.74
Lock to Lock Time	: 6.0
Steering Angle	: 35.9

COMPACT CAR DETAIL
(NTS)



FULL SIZE

	feet
Width	: 6.56
Track	: 6.56
Lock to Lock Time	: 6.0
Steering Angle	: 36.2

STANDARD SIZE CAR DETAIL
(NTS)

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2018-0022
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DATE RECORDED ____________
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Andrea Spruch
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MARCH 19, 2019

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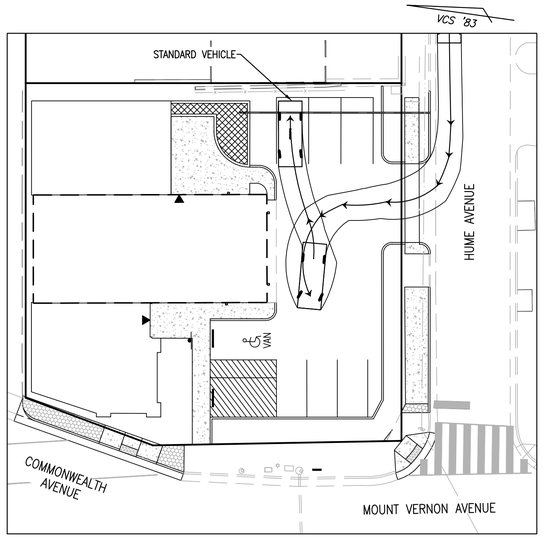
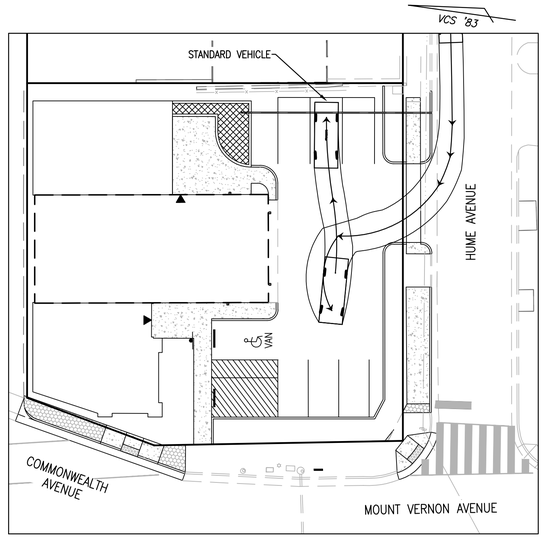
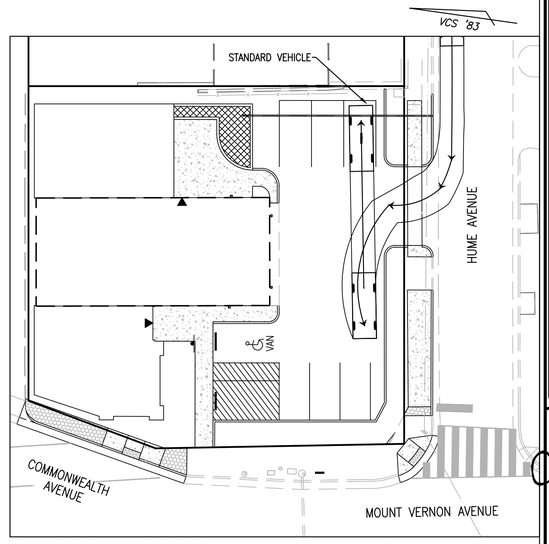
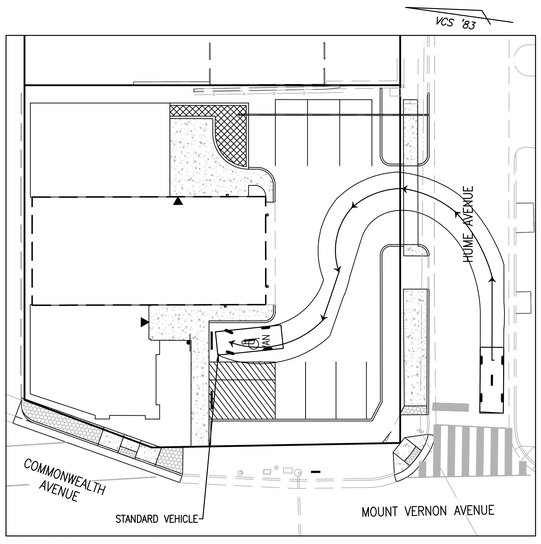
TURNING MOVEMENTS

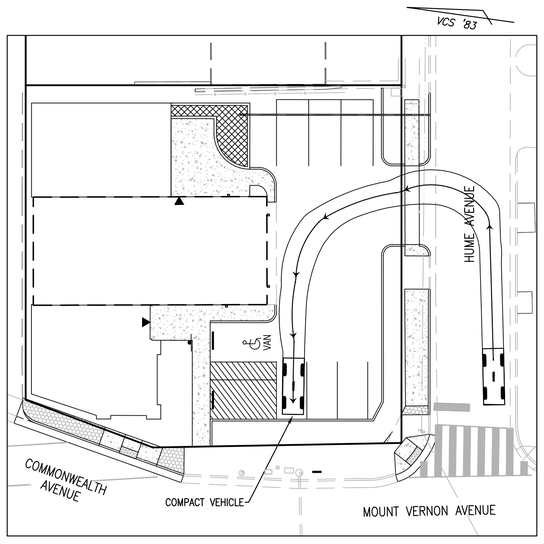
SHEET 10 OF 11
FILE: 18-137

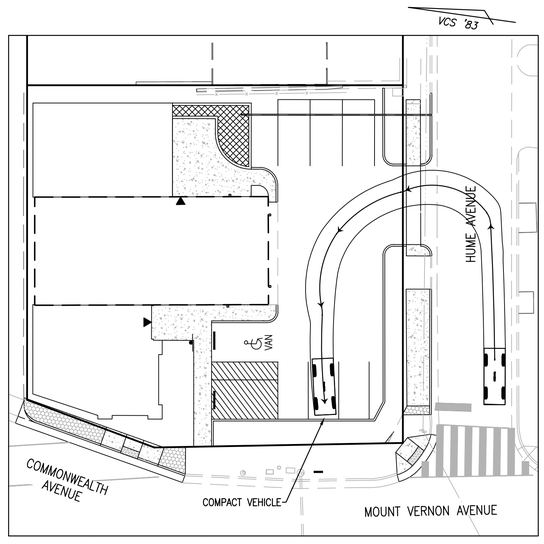


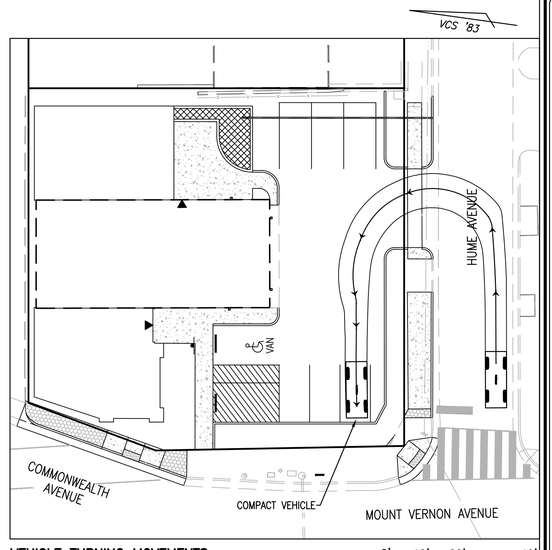


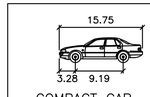


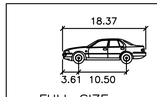












VEHICLE TURNING MOVEMENTS
SCALE: 1"=20'
0' 10' 20' 40'

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COMPACT CAR

	feet
Width	: 5.91
Track	: 5.74
Lock to Lock Time	: 6.0
Steering Angle	: 35.9

COMPACT CAR DETAIL
(NTS)

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	feet
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STANDARD SIZE CAR DETAIL
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TURNING MOVEMENTS

SHEET 11 OF 11
FILE: 18-137

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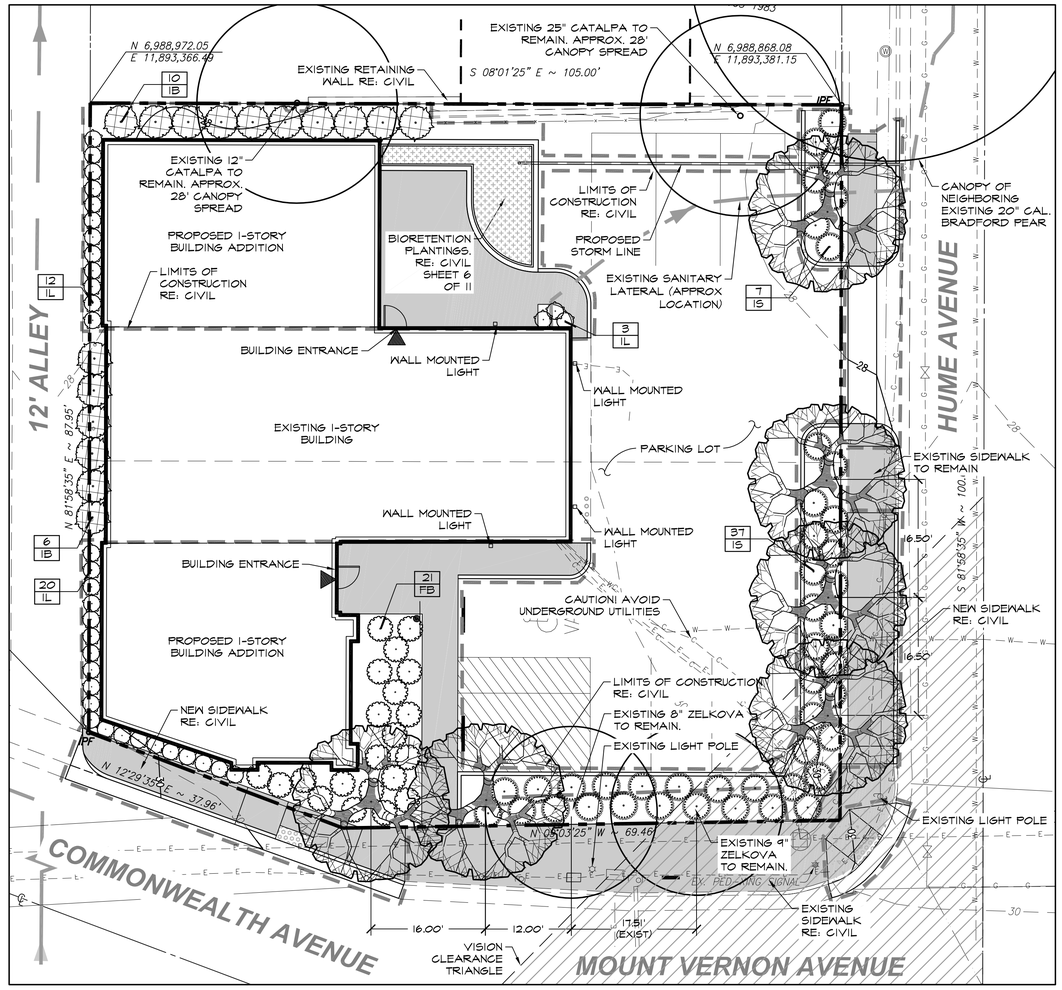


LANDSCAPE PLAN
SCALE: 1"=10'

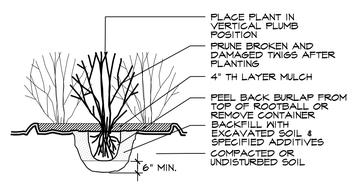
0 10 20 30 feet
SCALE: 1" = 10'

SHRUB PLANTING NOTES:
1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER.

2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

3) BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.

4) WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED.



1 SHRUB PLANTING
SCALE: N.T.S.

PERENNIAL PLANTING NOTES:
1) BREAK UP EXISTING TOPSOIL TO A DEPTH OF 24"

2) PROVIDE NEW TOPSOIL TO A DEPTH OF 18"

3) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL

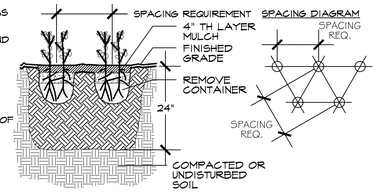
4) DO NOT ALLOW PERENNIALS TO DRY OUT. KEEP MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING.

5) PLACE PLANT IN VERTICAL PLUMB POSITION

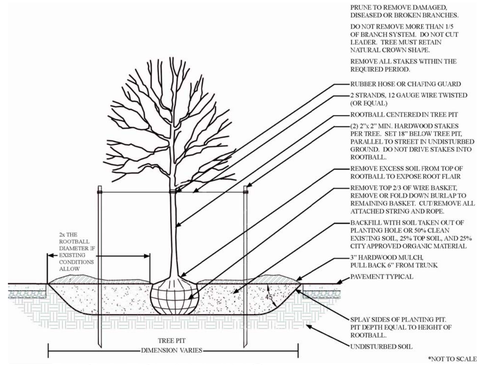
6) DIG HOLE AS DEEP AS INITIAL ROOT SYSTEM

7) BACKFILL w/ SOIL AND PACK FIRMLY BY HAND. ADD ROOT STIMULATOR PER MANUFACTURER'S RECOMMENDATIONS. WATER THOROUGHLY TO FINISH PACKING SOIL AROUND ROOTS.

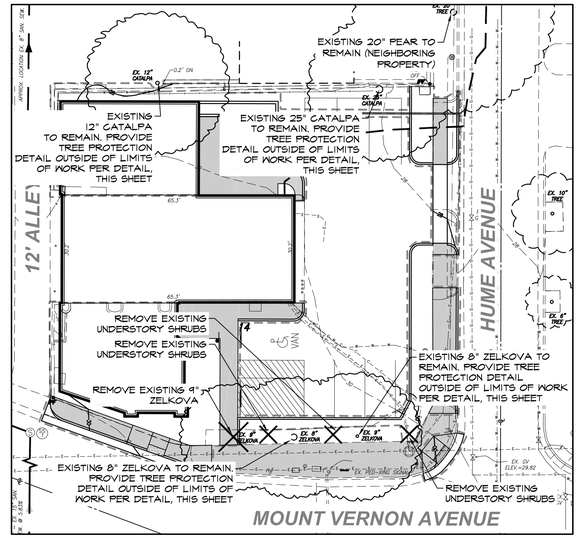
8) APPLY 4" TH LAYER OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS



2 PERENNIAL PLANTING
SCALE: N.T.S.

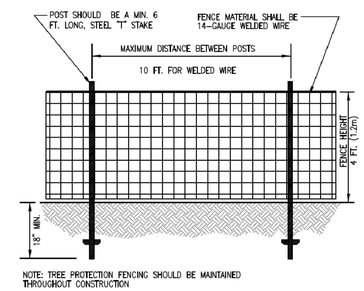


3 TREE PLANTING
SCALE: N.T.S.



TREE PROTECTION PLAN
SCALE: 1"=20'

TREE PROTECTION FENCE INSTALLATION DETAIL:
(NOT TO SCALE)



NOTE: TREE PROTECTION FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION

4 TREE PROTECTION
SCALE: N.T.S.

ALEXANDRIA LANDSCAPE REQUIREMENTS

CODE REQUIREMENT	ZONING ORDINANCE SECTION 7-2507 FOR ALL CONSTRUCTION THAT REQUIRES A GRADING PLAN, TREES MUST BE PLANTED OR EXISTING TREES PRESERVED TO PROVIDE A MINIMUM OF 25 PERCENT CANOPY COVER OVER THE SITE.		
REQUIREMENT AREA	**CALCULATION**	**PLANTING REQUIRED**	**PLANTING PROVIDED**
25% OF 10,352 SF SITE AREA	10,352 x 0.25 = 2,588 SF	2,588 SF CROWN COVERAGE REQUIRED (STREET TREES SHALL NOT BE CREDITED TOWARD CROWN COVERAGE). SHRUB PLANTINGS MAY NOT EXCEED 25% OF CROWN COVERAGE REQUIREMENT.	(2) EXISTING CATALPAS (APPROX. 28' SPREAD EA.) = 658 SF CANOPY OVER SITE (6) PROPOSED ELMS @ 1,250 SF EA = 7,500 SF (113) PROPOSED SHRUBS @ 2 SF EA = 226 SF 7,726 SF NEW CROWN COVERAGE PROPOSED+ 658 SF EXISTING CROWN COVERAGE = 8,384 TOTAL SF CROWN COVERAGE PROVIDED
CODE REQUIREMENT	STREET TREES SHALL BE PROVIDED WITHIN THE RIGHT-OF-WAY AT A RATE OF 1 / 30 LF OF STREET FRONTAGE FOR SHADE TREES OR 1 / 20 LF OF STREET FRONTAGE FOR ORNAMENTAL TREES		
REQUIREMENT AREA	**CALCULATION**	**PLANTING REQUIRED**	**PLANTING PROVIDED**
- 100 LF HUME AVENUE FRONTAGE (MINIMUM 22 LF DRIVE WIDTH) = 78 LF -108 LF COMMONWEALTH AVENUE/MOUNT VERNON AVENUE FRONTAGE	- 78 LF / 30 = 2.60 - 108 LF / = 3.60	- 3 TREES REQUIRED ALONG HUME AVENUE - 4 TREES REQUIRED ALONG COMMONWEALTH AVENUE/MOUNT VERNON AVENUE	-3 PROPOSED TREES -2 EXISTING ZELKOVAS + 2 PROPOSED TREES
CODE REQUIREMENT	PARKING LOT ISLANDS SHALL BE PROVIDED AT A RATE OF 1 ISLAND/10 PARKING SPACES. PROVIDE ISLANDS AT ENDS OF PARKING ROWS AND AT SIDES OF INGRESS/EGRESS. TREES SHALL BE PROVIDED IN ISLANDS.		
REQUIREMENT AREA	**CALCULATION**	**PLANTING REQUIRED**	**PLANTING PROVIDED**
7 PARKING STALLS (AT 2 ROWS OF PARKING)	7 STALLS = 1 ISLAND REQUIRED	1 ISLAND REQUIRED = 1 PARKING LOT TREE REQUIRED	(1) PARKING LOT TREE PROVIDED
CODE REQUIREMENT	PARKING LOT SCREENING REQUIRED ALONG THE LENGTH OF PARKING LOTS ADJACENT TO OR VISIBLE FROM A RIGHT-OF-WAY. SCREENING SHRUBS SHALL BE MAINTAINED AT 2.5' MIN. HEIGHT AND 3.33' MAX. HEIGHT.		
REQUIREMENT AREA	**CALCULATION**	**PLANTING REQUIRED**	**PLANTING PROVIDED**
- 48 LF PARKING ADJACENT TO MOUNT VERNON AVE. 67 LF PARKING ADJACENT TO HUME AVE.	- -	- 48 LF CONTINUOUS SHRUB SCREEN ADJACENT TO MOUNT VERNON AVE. 67 LF CONTINUOUS SHRUB SCREEN ADJACENT TO HUME AVE.	SHRUB SCREENING HAS BEEN PROVIDED ALONG ALL PARKING LOT STREET FRONTAGES

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	UP	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	B & B	3"Cal	Limb up to 'T' branching ht.	6
SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**FIELD2**	**FIELD3**	**QTY**
	FB	Fothergilla gardenii 'Beaver Creek' / Beaver Creek Fothergilla	#3	30" ht. min.		21
	IS	Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon	#5	30" ht. min.		44
	IB	Ilex x meserveae 'Blue Girl' TM / Blue Girl Holly	#5	24" ht. min.		16
	IL	Itea virginica 'Little Henry' TM / Virginia Sweetspire	#3	24" ht. min.		35

ALEXANDRIA PLANT SIZE REQUIREMENTS

LANDSCAPE MATERIAL	SIZE REQUIREMENT (AT TIME OF PLANTING)
SHADE TREES TYPE I	2.0"-2.5" CAL.; 12'-14' HT.
SHADE TREES TYPE II	3.5"-4.0" CAL.; 16'-18' HT.
ORNAMENTAL TREES TYPE I	8' HT.
ORNAMENTAL TREES TYPE II	10' HT.
EVERGREEN TREES	8' HT.
SMALL SHRUBS	VARIES

GENERAL NOTES - CITY OF ALEXANDRIA

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.
2. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK, AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON, DC.
3. THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
4. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA, GAITHERSBURG, MARYLAND.
5. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
6. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
7. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
8. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
_____ DIRECTOR _____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2018-0022
_____ DIRECTOR _____ DATE
_____ CHAIRMAN, PLANNING COMMISSION _____ DATE
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE

LORAX DESIGN GROUP
8321 SANTA FE DRIVE
OVERLAND PARK, KS 66204
WWW.LORAXDESIGNGROUP.COM

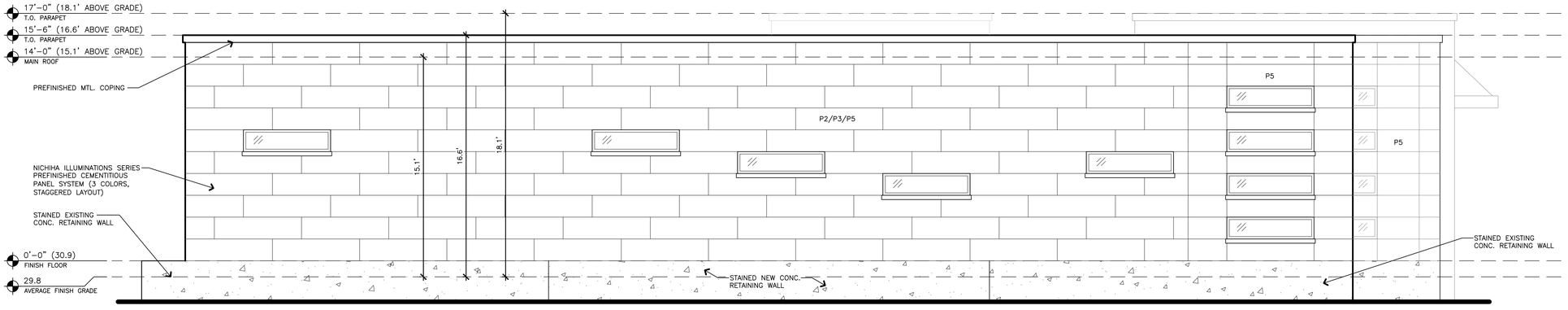
COMMONWEALTH OF VIRGINIA
KURT L. KRAISINGER
Lic. No. 406001746
3-15-2019
LANDSCAPE ARCHITECT

2903 MOUNT VERNON AVENUE
LOTS 13 & 14, BLOCK 1
CITY OF ALEXANDRIA, VIRGINIA

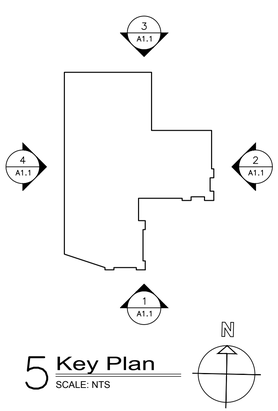
REVISION:

FEBRUARY 15, 2019
LANDSCAPE PLAN

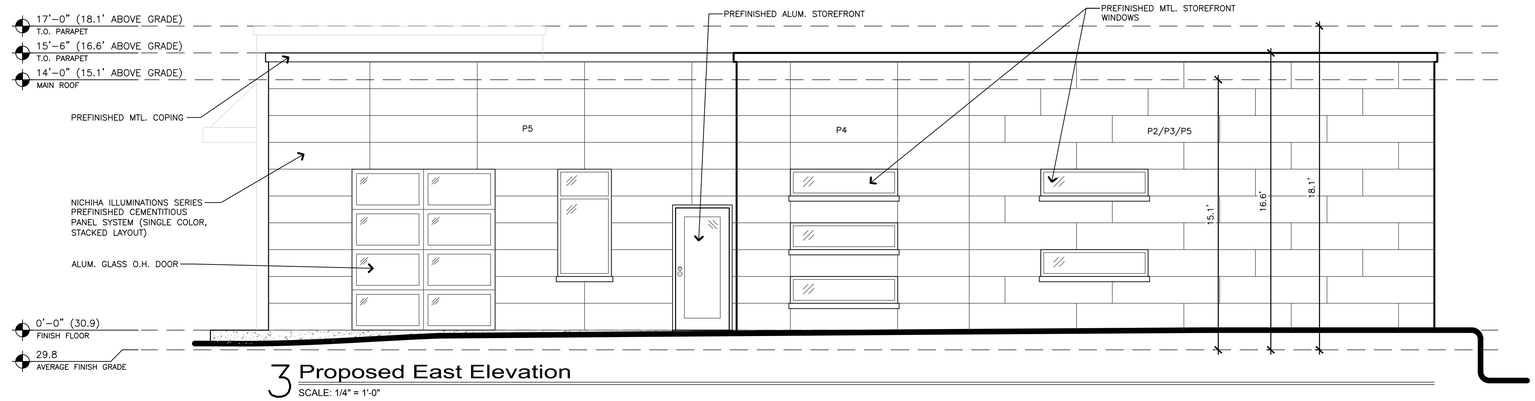
L101



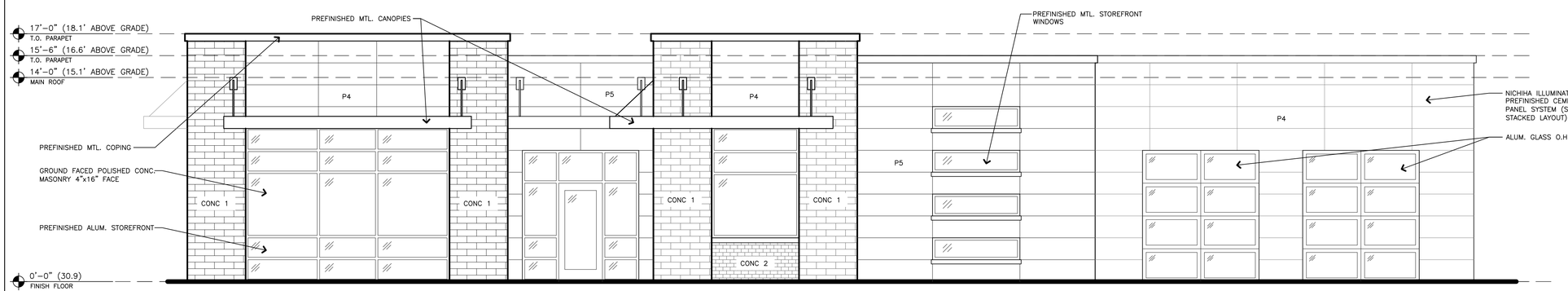
4 Proposed North Elevation
SCALE: 1/4" = 1'-0"



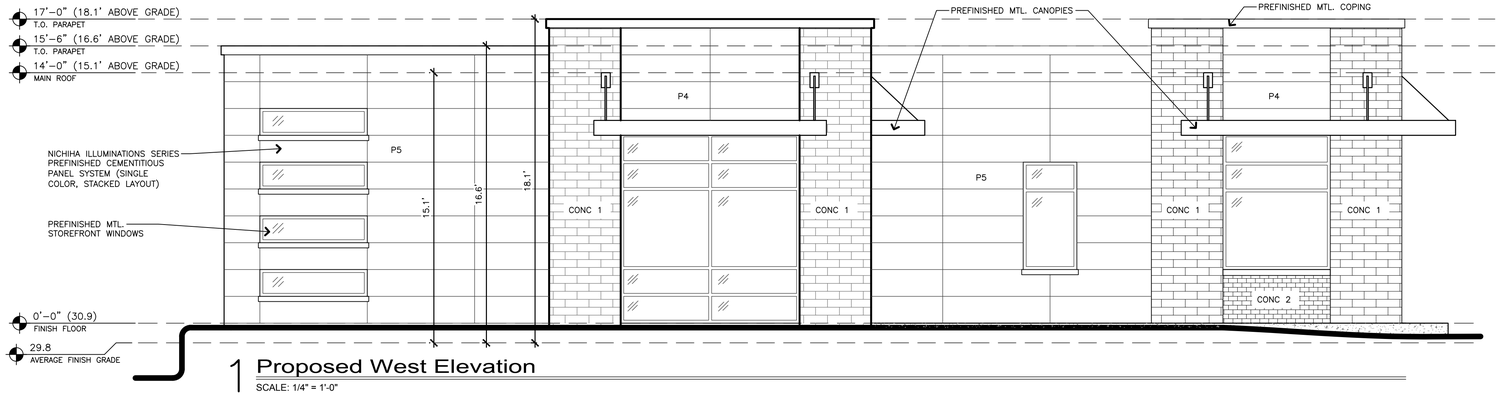
5 Key Plan
SCALE: NTS



3 Proposed East Elevation
SCALE: 1/4" = 1'-0"



2 Proposed South Elevation
SCALE: 1/4" = 1'-0"



1 Proposed West Elevation
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

MASONRY:

TRENDSTONE GROUND FACE MASONRY UNITS BY TRENWYTH INDUSTRIES

CONC 1 – BRICK RED
CONC 2 – IRVING CREAM

CEMENTITIOUS PANELS:

NICHIHA ILLUMINATIONS SERIES PREFINISHED CEMENTITIOUS PANEL SYSTEM (SINGLE COLOR, STACKED) AND (3 COLORS, STAGGERED)

P1 – SW7064 PASSIVE (NOT USED)
P2 – SW7658 Gray Clouds
P3 – SW7067 Cityscape
P4 – SW7048 Urbane Bronze (with Metallic)
P5 – SW7602 Indigo Batik

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. 2018-0022

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

COMMONWEALTH OF VIRGINIA
JEFFREY CARSON PRICE
Lic. No. 0401014468
ARCHITECT
4.15.19

COMMONWEALTH OF VIRGINIA
J. PRICE ARCHITECTURE, INC.
Lic. No. 003368
ARCHITECT
4.15.19

NOTE:
ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS IN THE SET PRIOR TO PLACING BID.

PRELIMINARY DESIGN

NEW OFFICE FOR:
BONAVENTURE REALTY GROUP

2903 Mt Vernon Ave
Alexandria, VA 22305

J. PRICE ARCHITECTURE, INC.
105 W Kansas
Suite C
Liberty, Missouri 64068
(816) 792-5991

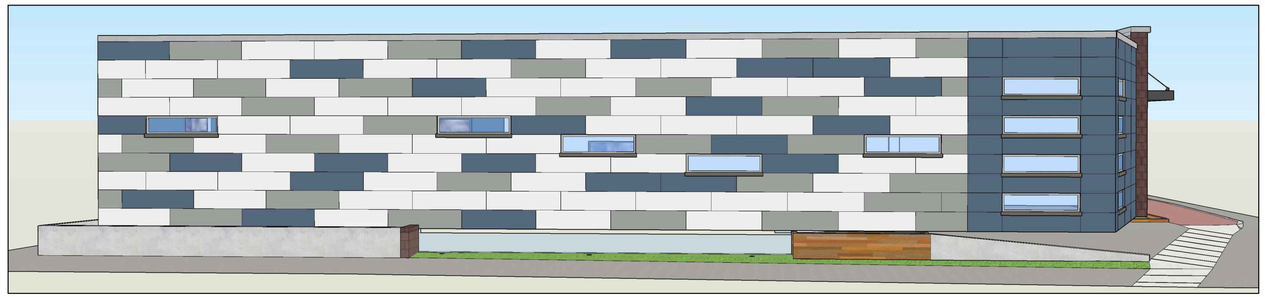
REVISIONS:

Proposed Elevations

PROJECT: 1720311

DATE: February 15, 2019

SHEET NUMBER: A1.1



4 Proposed North Elevation
SCALE: NTS

3 Proposed East Elevation
SCALE: NTS

2 Proposed South Elevation
SCALE: NTS

1 Proposed West Elevation
SCALE: NTS

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. 2018-0022

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

COMMONWEALTH OF VIRGINIA
JEFFREY CARSON PRICE
Lic. No. 0401014468
ARCHITECT
4.15.19

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J. PRICE ARCHITECTURE, INC.
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4.15.19

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Alexandria, VA 22305

NOTE:
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J. PRICE ARCHITECTURE, INC.
105 W Kansas
Suite C
Liberty, Missouri 64068
(816) 792-5991

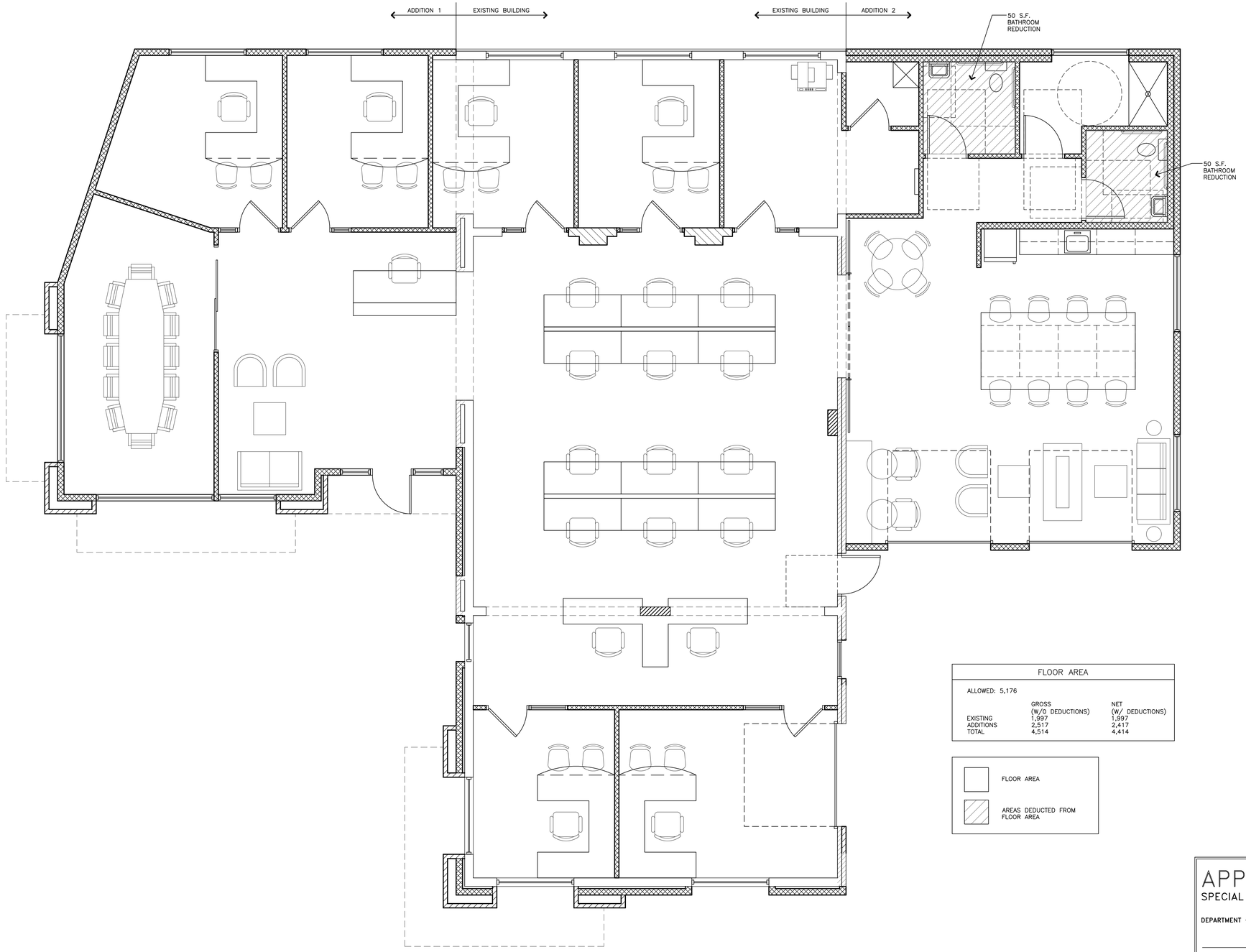
REVISIONS:

Colored Elevations

PROJECT: 1702317

DATE: February 15, 2019

SHEET NUMBER: A1.2



FLOOR AREA		
ALLOWED: 5,176		
	GROSS (W/O DEDUCTIONS)	NET (W/ DEDUCTIONS)
EXISTING	1,997	1,997
ADDITIONS	2,517	2,417
TOTAL	4,514	4,414

FLOOR AREA

AREAS DEDUCTED FROM FLOOR AREA

1 Proposed Floorplan

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

N

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. 2018-0022

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

_____ INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE

COMMONWEALTH OF VIRGINIA
JEFFREY CARSON PRICE
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4.15.19

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J. PRICE ARCHITECTURE, INC.
Lic. No. 003368
ARCHITECT
4.15.19

NOTE:
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PRELIMINARY DESIGN

NEW OFFICE FOR:
BONAVENTURE REALTY GROUP

2903 Mt Vernon Ave
Alexandria, VA 22305

J. PRICE ARCHITECTURE, INC.
105 W Kansas
Suite C
Liberty, Missouri 64068
(816) 792-5991

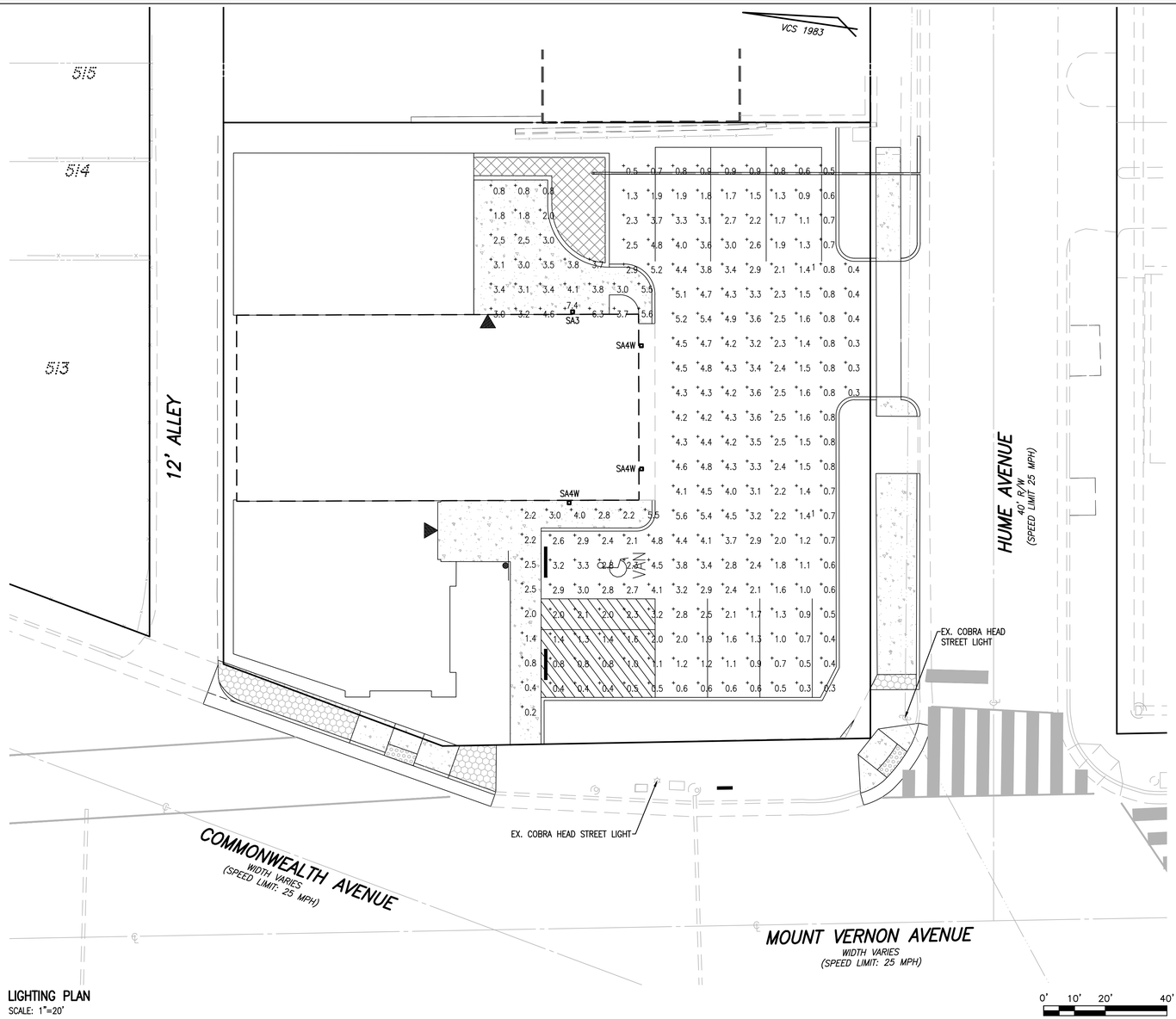
REVISIONS:

Proposed Floor Plan

DATE: February 15, 2019

PROJECT: 17-003171

SHEET NUMBER: A1.3



LIGHTING PLAN

SCALE: 1"=20'

PHOTOVOLTAIC NOTE

ALL LIGHTS INCLUDED IN THE PHOTOMETRIC PLAN THAT COMPLY WITH CITY'S LIGHTING STANDARDS SHALL BE PUT ON PHOTOVOLTAIC SWITCHES.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MOUNTING HEIGHT	TOTAL LAMP LUMENS	LLF	DESCRIPTION
▫	3	SA4W	11 FT.	4,159	0.85	WALL MOUNT LUMINAIRE 70 CRI, 400K, ONE LIGHTSQUARE WITH 16 LEDS AND TYPE IV WIDE OPTICS
▫	1	SA3	11 FT.	4,188	0.85	WALL MOUNT LUMINAIRE 70 CRI, 4000K, ONE LIGHTSQUARE WITH 16 LEDS AND TYPE III OPTICS WITH SPILL LIGHT ELIMINATOR

CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
EAST PATIO	ILLUMINANCE	FC	3.3	7.4	0.8	4:1:1	9:3:1
WEST SIDEWALK	ILLUMINANCE	FC	2.3	5.6	0.3	7:7:1	18:1
PARKING LOT	ILLUMINANCE	FC	2.3	5.5	0.2	11:5:1	27:1

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2018-0022
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

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

FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047883
MARCH 19, 2019
PROFESSIONAL ENGINEER

DESIGN BY OTHERS

DEVELOPMENT PRELIMINARY SITE PLAN
2903 MOUNT VERNON AVENUE
LOTS 13 & 14, BLOCK 1
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: VMM
SCALE: 1" = 20'
DATE: FEB 2019

LIGHTING PLAN

SHEET LP01 OF 11
FILE: 18-137

J:\2018\18137\DWG\DELIV\Preliminary\LP01_LIGHTING PLAN.dwg
Fri, Mar 15 2019 - 10:13:38am

McGraw-Edison

Catalog #		Type
Project	2903 Mount Vernon Ave.	SA1/SA2
Comments		Date
Prepared by		12/4/18

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount uplight housing with additional protections to maintain IP rating.

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480Y/277V systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

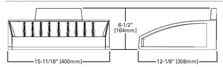
Warranty
Five-year warranty.

GWC GALLEON WALL

1-2 Light Squares
Solid State LED

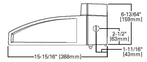
WALL MOUNT LUMINAIRE

DIMENSIONS



HOOK-N-LOCK MOUNTING

BATTERY BACKUP AND THRU-BRANCH BACK BOX



CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Drive
≥0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
27 lbs. (12.2 kgs.)

*www.designlights.org

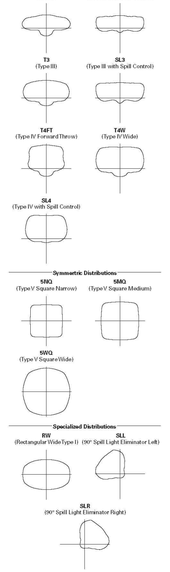
POWER AND LUMENS

Number of Light Squares		1				2			
Drive Current		600mA	800mA	1.0A	1.2A	600mA	800mA	1.0A	1.2A
Nominal Power (Watts)		34	44	59	67	66	85	115	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.26	0.36	0.42	0.48
Input Current @ 347V (mA)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (mA)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	4000K/5000K Lumens	4,110	5,040	6,238	6,843	8,031	9,849	12,190	13,373
	3000K Lumens	3,638	4,461	5,522	6,057	7,109	8,718	10,791	11,838
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T3	4000K/5000K Lumens	4,189	5,136	6,359	6,975	8,187	10,039	12,425	13,630
	3000K Lumens	3,708	4,548	5,629	6,174	7,247	8,887	10,999	12,065
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T4FT	4000K/5000K Lumens	4,214	5,167	6,395	7,016	8,233	10,097	12,497	13,709
	3000K Lumens	3,730	4,574	5,661	6,211	7,288	8,938	11,062	12,135
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3
T4W	4000K/5000K Lumens	4,159	5,100	6,313	6,925	8,127	9,966	12,336	13,532
	3000K Lumens	3,682	4,515	5,588	6,130	7,194	8,822	10,920	11,979
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL2	4000K/5000K Lumens	4,162	5,032	6,227	6,831	8,018	9,832	12,170	13,350
	3000K Lumens	3,631	4,454	5,512	6,047	7,098	8,703	10,773	11,817
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL3	4000K/5000K Lumens	4,188	5,137	6,358	6,974	8,186	10,038	12,424	13,628
	3000K Lumens	3,707	4,547	5,628	6,173	7,246	8,886	10,998	12,064
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
SL4	4000K/5000K Lumens	3,980	4,880	6,040	6,626	7,776	9,537	11,803	12,949
	3000K Lumens	3,523	4,320	5,347	5,865	6,883	8,442	10,448	11,462
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3
SNQ	4000K/5000K Lumens	4,321	5,298	6,558	7,193	8,440	10,353	12,814	14,057
	3000K Lumens	3,825	4,690	5,805	6,367	7,474	9,164	11,343	12,443
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
SWQ	4000K/5000K Lumens	4,400	5,396	6,678	7,326	8,598	10,544	13,050	14,315
	3000K Lumens	3,895	4,777	5,911	6,485	7,611	9,334	11,552	12,672
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
RW	4000K/5000K Lumens	4,412	5,410	6,695	7,345	8,621	10,572	13,085	14,354
	3000K Lumens	3,906	4,789	5,926	6,502	7,631	9,358	11,583	12,706
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
SLL/SLR	4000K/5000K Lumens	3,681	4,515	5,588	6,129	7,191	8,821	10,917	11,976
	3000K Lumens	3,258	3,997	4,946	5,425	6,367	7,808	9,664	10,601
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
RW	4000K/5000K Lumens	4,281	5,290	6,498	7,129	8,366	10,259	12,698	13,930
	3000K Lumens	3,790	4,647	5,752	6,311	7,406	9,081	11,240	12,331
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2

* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

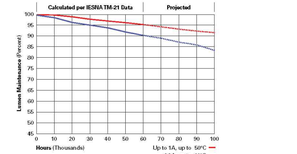


Symmetric Distributions

Specialized Distributions

LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 95%	> 265,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

CONTROL OPTIONS

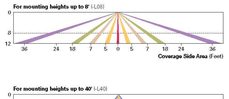
0-10V
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

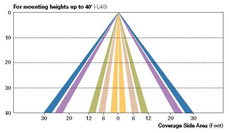
Photocontrol (P, R and PER7)
Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

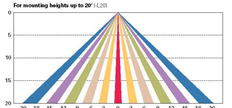
After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

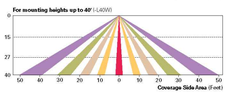
Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time-delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time-delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.

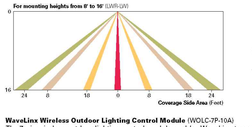


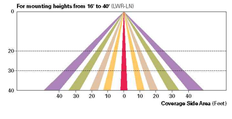






LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.





WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

ORDERING INFORMATION

Sample Number: GWC-AF-02-LED-E1-T3-GM

All other Fixtures

Fixture on East Side

Product Family [1]	Light Engine	Number of Light Squares [2]	Lamp Type	Voltage	Distribution	Color	Mounting Options
GWC–Galleon Wall	AF–1A Drive Current	01–1 02–2 [3]	LED–Solid State Light Emitting Diodes	E1–120-277V 347–347V [4] 480–480V [4, 5]	T2–Type II T3–Type III T4FT–Type IV Forward Throw T4W–Type IV Wide SL2–Type II w/Spill Control SL3–Type III w/Spill Control SL4–Type IV w/Spill Control SLL–90° Spill Light Eliminator Left SLR–90° Spill Light Eliminator Right RW–Rectangular Wide Type I SNQ–Type V Square Narrow SWQ–Type V Square Medium SWQ–Type V Square Wide	AP–Grey BZ–Bronze BK–Black DP–Dark Platinum GM–Graphite Metallic WH–White CC–Custom Color [6]	(BLANK)–Surface Mount

Options (Add as Suffix)
7030–70 CRI / 3000K [7]
5030–80 CRI / 3000K [7]
7050–70 CRI / 5000K [7]
7060–70 CRI / 6000K [7]
600–Drive Current Factory Set to 600mA [8]
800–Drive Current Factory Set to 800mA [8]
1200–Drive Current Factory Set to 1200mA [8]
F–Single Fused (120, 277 or 347V. Must Specify Voltage)
FF–Double Fused (208, 240 or 480V. Must Specify Voltage)
10K–10kV Surge Module
DIM–0-10V Dimming Leads [9, 10]
DALI–DALI Driver [10]
HA–50°C High Ambient [11]
UPL–Uplight Inverted [12]
BBB–Battery Pack with Back Box [3, 9, 13, 14]
CWB–Cold Weather Battery Pack with Back Box [3, 9, 13, 15]
P–Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage)
R–NEMA Twistlock Photocontrol Receptacle
PER7–NEMA 7-PIN Twistlock Photocontrol Receptacle [16]
AHD145–After Hours Dim, 5 Hours [16]
AHD245–After Hours Dim, 6 Hours [16]
AHD295–After Hours Dim, 7 Hours [16]
AHD395–After Hours Dim, 8 Hours [16]
MS-LXX–Motion Sensor for On/Off Operation [17, 18, 19]
MS/DIM-LXX–Motion Sensor for Dimming Operation [17, 18, 19]
LWR-LW–LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [18, 20, 21]
LWR-LN–LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [18, 20, 21]
L90–Optics Rotated 90° Left
R90–Optics Rotated 90° Right
MT–Factory Installed Mesh Top
LCF–Light Square Trim Plate Painted to Match Housing [22]
HSS–Factory Installed House Side Shield [23]
CE–CE Marking and Small Terminal Block [24]

Accessories (Order Separately)
OA/RA1013–Photocontrol Shorting Cap
OA/RA1016–NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201–NEMA Photocontrol - 347V
OA/RA1027–NEMA Photocontrol - 480V
MA1252–10kV Circuit Module Replacement
MA1095X–Thru-branch Back Box (Must Specify Color)
FSIR-100–Wireless Configuration Tool for Occupancy Sensor [17]
LS/NSS–Field Installed House Side Shield [23, 25]
WOLC-7P-10A–WaveLinx Outdoor Control Module (7-pin) [26]

NOTES
1. DesignLight Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Standard 4,000K CCT and minimum 70 CRI.
3. Two light squares with BBB or CWB options limited to -20°C, 120-277V only.
4. 347V and 480V 60Hz operation. Not available with sensor options. Drive current with sensor options at 1,200mA.
5. Only for use with 480Y/Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
6. Custom colors are available. Setup charges apply. Paint chip samples required. Extended Lead times apply.
7. Extended lead times apply. Use dedicated IES files when performing layouts.
8. Not available with 1A drive current.
9. Cannot be used with other control options.
10. Low voltage control lead brought out 18" outside fixture.
11. Not available with SL2, SL3, SL4, RW, SLL, SLR, SNQ, SWQ option available for single light square only. Limited to 1A and below.
12. Not available with 1200, UPL, BBB and CWB options. Available for single light square only.
13. Not available with SL2, SL3, SL4, RW, SLL, SLR, SNQ, SWQ, R, or PER7 options.
14. Operates a single light square only. Cold weather option operates -20°C to +40°C, standard 0°C to +40°C. Backbox is non IP-rated.
15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI control.
16. Not available with 1200, 1A, HA, UPL, BBB, CWB, P, R options. Not compatible with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
18. Replace LXX with the available mounting height options: L08, L20, L40 or L40W are the only choices.
19. Includes integral photosensor.
20. LumaWatt wireless sensors are factory installed requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
21. Not available with Textured Bronze fixtures. White sensor shipped on all other housing color options.
22. Not available with HSS option.
23. Only for use with SL2, SL3 and SL4 distributions. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, P, R or PER7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires 7-pin NEMA twistlock photocontrol receptacle.

R.C. FIELDS & ASSOCIATES, INC.
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www.rcfassoc.com
(703) 549-6422

FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047663
MARCH 19, 2019
PROFESSIONAL ENGINEER

DESIGN BY OTHERS

DEVELOPMENT PRELIMINARY SITE PLAN
2903 MOUNT VERNON AVENUE
LOTS 13 & 14, BLOCK 1
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: VMM
SCALE: 1" = 20'
DATE: FEB 2019

LIGHTING PLAN

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2018–0022

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

SHEET LP02 OF 11

FILE: 18–137

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