# PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

# 800 NORTH WASHINGTON STREET

CITY OF ALEXANDRIA, VIRGINIA

## AREA TABULATIONS

TOTAL SITE AREA = 0.4536 AC 19,757 SF

TOTAL AREA OF TAX PARCELS = 0.4536 AC 19,757 SF

TOTAL EXISTING IMPERVIOUS AREA = 0.3547 AC 15,450 SF

TOTAL PROPOSED IMPERVIOUS AREA = 0.4067 AC 17,716 SF

TOTAL DISTURBED AREA = 0.6364 AC 27,722 SF

## ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THE DEVELOPMENT ON THIS PROPERTY.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4866.
4. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
5. THIS PROJECT IS LOCATED WITHIN 1000' OF A FORMER SANITARY LANDFILL.

## ENVIRONMENTAL PERMITS NOTES

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

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

## ARCHAEOLOGY NOTES

CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, 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.

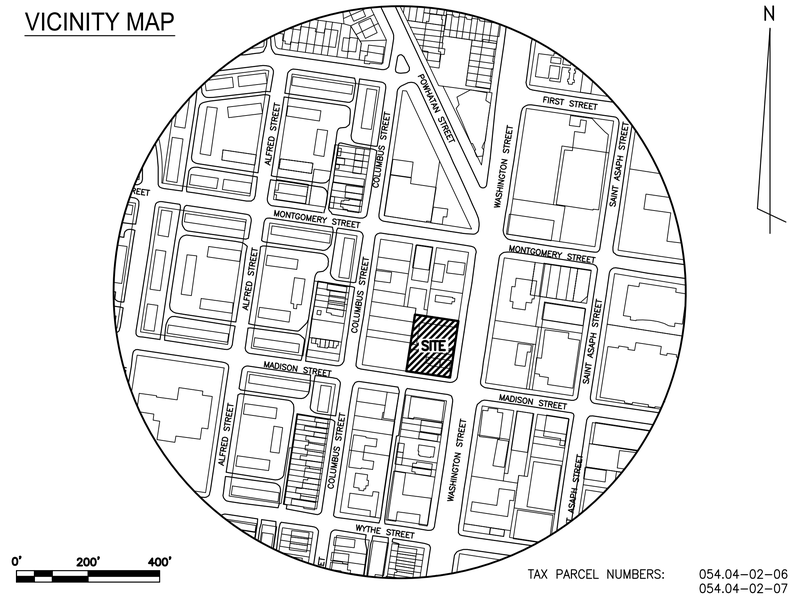
THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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 LOCATED IN A COMBINED SEWER AREA.
11. THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

## VICINITY MAP




TAX PARCEL NUMBERS: 054.04-02-06
054.04-02-07

## PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN (DSUP) TO PERMIT REDEVELOPMENT OF THE SITE. THE PROPERTY CURRENT CONSISTS OF A 2-STORY MOTEL AND 3-STORY TOWNHOUSE. THIS PROJECT PROPOSES RELOCATING THE EXISTING TOWNHOUSE ONSITE, DEMOLITION OF THE EXISTING MOTEL, CONSTRUCTION OF A 5-STORY HOTEL BUILDING WITH UNDERGROUND PARKING, AND IMPROVED STREETSCAPE/OPEN SPACE. SITE ACCESS WILL BE PROVIDED BY A ONE-WAY ENTRANCE AT THE NORTHEAST CORNER OF THE SITE ON NORTH WASHINGTON STREET AND EXIT AT THE SOUTHWEST CORNER ALONG MADISON STREET.

## REQUESTED APPLICATIONS AND MODIFICATIONS:

THIS DEVELOPMENT IS REQUESTING A:

- DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN TO INCREASE THE FLOOR AREA RATIO TO 2.5 PER SECTION 4-606(B)
- SPECIAL USE PERMIT FOR A HOTEL PER SECTION 4-603(N)
- SPECIAL USE PERMIT FOR A PARKING REDUCTION FOR PARKING AND LOADING SPACES, AS WELL AS THE USE OF TANDEM SPACES
- TRANSPORTATION MANAGEMENT PLAN FOR TIER ONE USE UNDER SECTION 11-704
- ADMINISTRATIVE SPECIAL USE PERMIT FOR VALET PARKING
- MODIFICATION FOR THE ZONE TRANSITION LINE SETBACK FOR A PORTION OF THE WEST SIDE YARD OF THE PROPERTY
- REDUCTION IN THE TREE CANOPY COVER REQUIREMENT

## OWNER/DEVELOPER

OWNER:
SHAKTI, LLC
808 N. WASHINGTON STREET
ALEXANDRIA, VA 22314
INSTRUMENT #010017181

ARCHITECT:
RUST ORLING ARCHITECTS
1215 CAMERON STREET
ALEXANDRIA, VA 22314
(703) 836-3205
CONTACT: SCOTT FLEMING

ATTORNEY:
HART, CALLEY, GIBBS & KARP, P.C.
307 N. WASHINGTON STREET
ALEXANDRIA, VA 22314
(703) 836-5757
CONTACT: MARY CATHERINE GIBBS

DEVELOPER:
SHAKTI, LLC
808 N. WASHINGTON STREET
ALEXANDRIA, VA 22314
(703) 548-3500
CONTACT: NEIL PATEL

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

LANDSCAPE ARCHITECTURE:
STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310
(703) 719-6500 X106
CONTACT: DAN DOVE

## ZONING TABULATIONS

1. ZONE OF SITE: CD-X (COMMERCIAL DOWNTOWN (OLD TOWN NORTH))
2. USE: EXISTING MOTEL PROPOSED HOTEL
3. LOT AREA: 19,757 SF (0.4536 AC) MINIMUM LOT AREA: N/A
4. NUMBER OF DWELLING UNITS (ROOMS): N/A
5. NUMBER OF HOTEL ROOMS: EXISTING 26 PROPOSED 98
6. UNITS PER ACRE: ALLOWED N/A PROPOSED N/A
7. FLOOR AREA: GROSS: 53,345 SF
   GARAGE: 16,052 SF
   NET: 49,370 SF
8. FLOOR AREA RATIO: EXISTING: 0.75
   ALLOWED: 2.50
   PROPOSED: 2.50
9. OPEN SPACE: REQUIRED: N/A
   PROPOSED:
   GROUND LEVEL: 1,250 SF (6.33%)
   ABOVE GRADE: 500 SF (2.53%)
   TOTAL: 1,750 SF (8.86%)
10. AVERAGE FINISHED GRADE: 43.18
11. HEIGHT: PERMITTED 50' PROPOSED 50'
12. YARDS: REQUIRED:
    SIDE (NORTH): N/A
    SIDE (WEST): 50' (PER SECTION 7-900)
    FRONT (EAST): N/A
    FRONT (SOUTH): N/A
    PROPOSED:
    SIDE (NORTH): 0.5'
    SIDE (WEST): 13.2'
    FRONT (EAST): 0.7'
    FRONT (SOUTH): 4.9'
13. FRONTAGE: REQUIRED: N/A
    PROPOSED:
    N WASHINGTON ST: 160.1'
    MADISON ST: 123.4'

*14. PARKING: REQUIRED:
0.7 SPACES/ROOM = 0.7 x 98 = 68.6 OR 69 SPACES

PROVIDED:
STANDARD SIZE PARKING: 17 SPACES (GARAGE)
2 SPACES (SURFACE, ON-SITE)
STANDARD SIZE VALET PARKING: 14 SPACES (GARAGE)
COMPACT SIZE PARKING: 11 SPACES (GARAGE)
ACCESSIBLE SIZE PARKING: 2 SPACES (GARAGE)
1 SPACES (SURFACE, ON-SITE)
TOTAL PARKING: 47 SPACES

PARKING RATIO PROPOSED:
0.48 SPACES/ROOM = 0.48 x 98 = 47.0 OR 47 SPACES

*15. LOADING SPACES: REQUIRED 3 PROPOSED 1

16. TRIP GENERATION: EXISTING 169 VPD PROPOSED 504 VPD (PER ITE STANDARDS)
    EXISTING AM PEAK: 14 AVTE PROPOSED AM PEAK: 55 AVTE (PER ITE STANDARDS)
    EXISTING PM PEAK: 24 AVTE PROPOSED PM PEAK: 55 AVTE (PER ITE STANDARDS)

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

### BUILDING CODE ANALYSIS:

| | |
|---|---|
| USE GROUP: | S-2 (GARAGE), R-1 (1ST-5TH FLOORS) |
| TYPE OF CONSTRUCTION: | IA (GARAGE & 1ST FLOOR),<br>IIB (2ND-5TH FLOORS),<br>IIIB (TOWNHOUSE) |
| NUMBER OF STORIES: | 5 |
| FLOOR AREA (GROSS): | 53,345 SF |
| FLOOR AREA (NET): | 49,370 SF |
| BUILDING FOOT PRINT AREA: | 9,755 SF |
| BUILDING HEIGHT: | 50 FT |
| FIRE SUPRESSION/DETECTION: | FULLY SPRINKLERED |

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Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422
PROJ. MANAGER: ANDREA SPRUCH
EMAIL: ASPRUCH@RCFASSOC.COM


SCALE: AS NOTED DATE: AUGUST 2015 DRAWN: AB
REV:

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
OCTOBER 30, 2015
PROFESSIONAL ENGINEER

| NO. | DESCRIPTION | DATE | REV. BY | APPROVED | DATE |
|---|---|---|---|---|---|
| | | | | | |

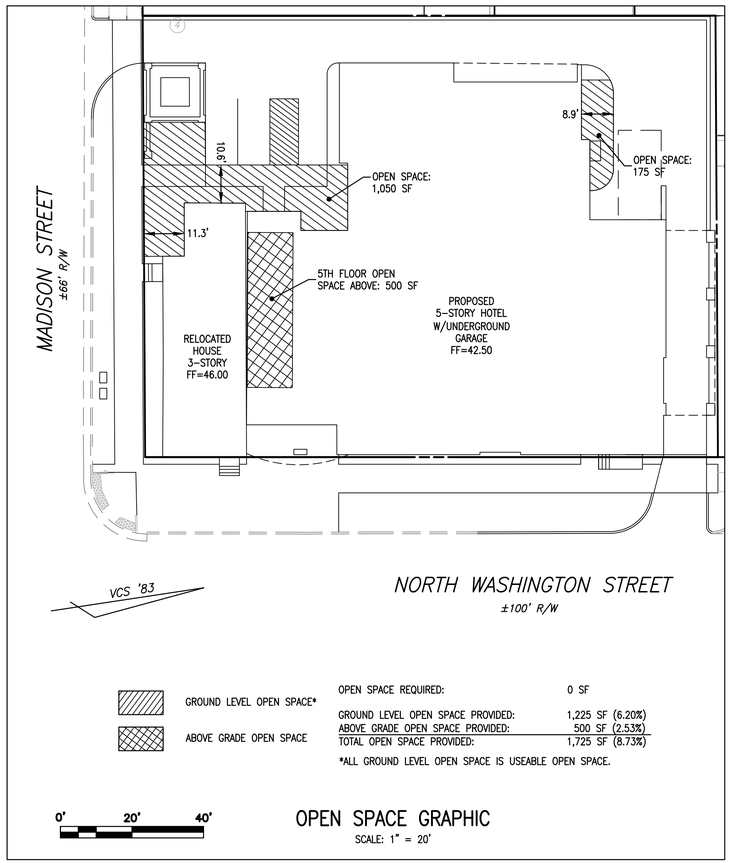
REVISION APPROVED BY

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
800 NORTH WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. 2015-0004

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

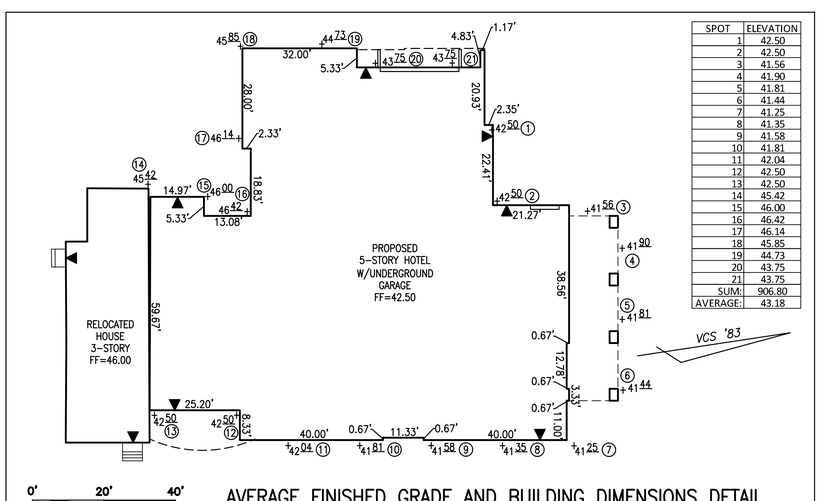



| | |
|---|---|
| OPEN SPACE REQUIRED: | 0 SF |
| GROUND LEVEL OPEN SPACE PROVIDED: | 1,225 SF (6.20%) |
| ABOVE GRADE OPEN SPACE PROVIDED: | 500 SF (2.53%) |
| TOTAL OPEN SPACE PROVIDED: | 1,725 SF (8.73%) |

*ALL GROUND LEVEL OPEN SPACE IS USEABLE OPEN SPACE.

## OPEN SPACE GRAPHIC

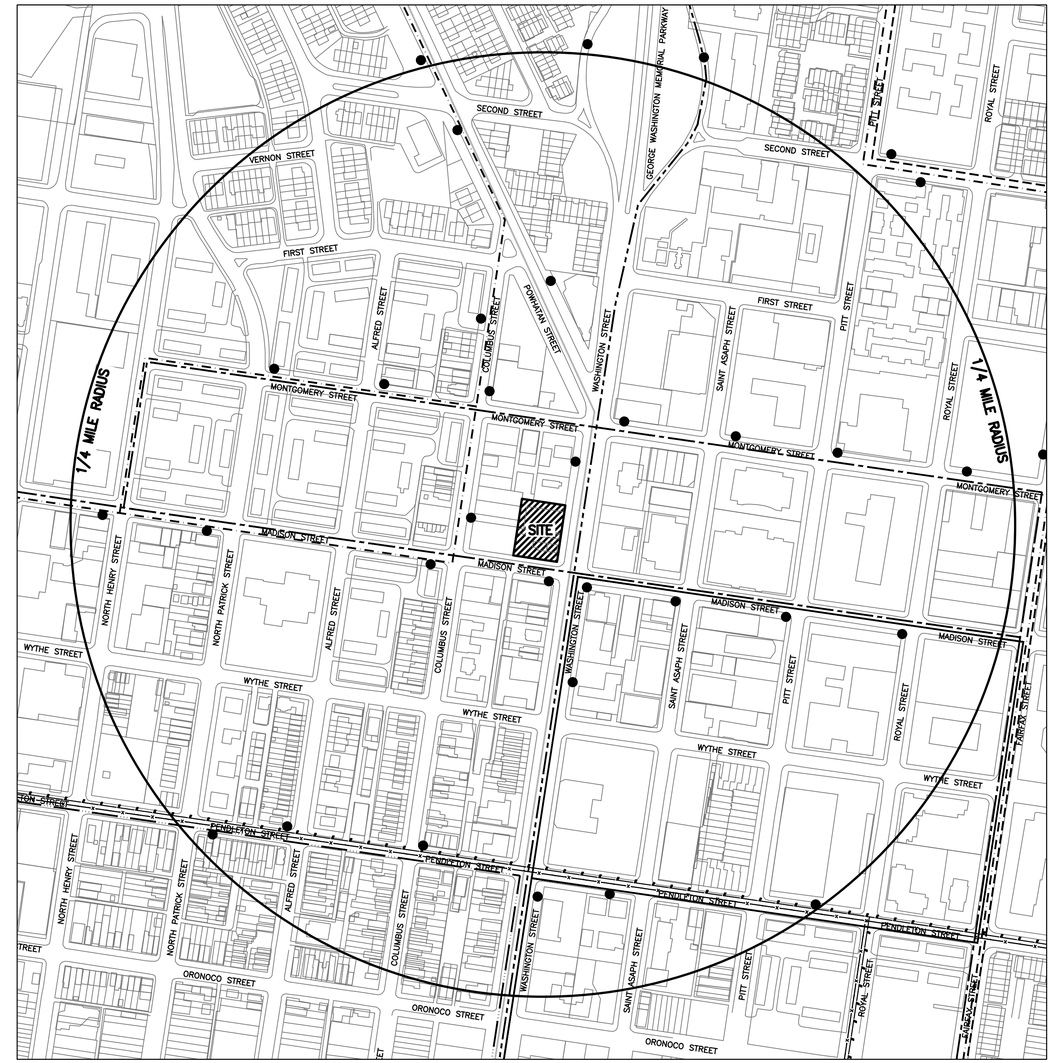
SCALE: 1" = 20'




| SPOT | ELEVATION |
|---|---|
| 1 | 42.50 |
| 2 | 42.50 |
| 3 | 41.56 |
| 4 | 41.90 |
| 5 | 41.81 |
| 6 | 41.44 |
| 7 | 41.25 |
| 8 | 41.35 |
| 9 | 41.58 |
| 10 | 41.81 |
| 11 | 42.04 |
| 12 | 42.50 |
| 13 | 42.50 |
| 14 | 45.42 |
| 15 | 46.00 |
| 16 | 46.42 |
| 17 | 46.14 |
| 18 | 45.85 |
| 19 | 44.73 |
| 20 | 43.75 |
| 21 | 43.75 |
| SUM: | 906.80 |
| AVERAGE: | 43.18 |

## AVERAGE FINISHED GRADE AND BUILDING DIMENSIONS DETAIL

SCALE: 1" = 20'




## CONTEXTUAL MAP

SCALE: 1" = 200'

GRAPHIC SCALE

200 0 100 200 400 800

( IN FEET )
1 inch = 200 ft.

LEGEND:

- BUS STOP
- DASH ROUTE AT2
- DASH ROUTE AT3
- DASH ROUTE AT3/4
- DASH ROUTE AT4
- DASH ROUTE AT5
- DASH ROUTE AT8
- WMATA ROUTE 9A
- WMATA ROUTE 10A/10B
- WMATA ROUTE 11Y

## ADJACENT PROPERTY INFORMATION

*#735 N. COLUMBUS STREET*
735 N. COLUMBUS STREET
ALEXANDRIA, VA 22314
TM #054.04–08–01
ZONE: RB
USE: CHURCHES/RELIGIOUS
DB. 801, PG. 513

*#805 N. COLUMBUS STREET*
320 S. WASHINGTON STREET
ALEXANDRIA, VA 22314
TM #054.04–02–08
ZONE: RB
USE: CHURCHES/RELIG.
DB. 1031, PG. 213

*#809 N. COLUMBUS STREET*
320 S. WASHINGTON STREET
ALEXANDRIA, VA 22314
TM #054.04–02–09
ZONE: RB
USE: CHURCHES/RELIGIOUS
DB. 1031, PG. 211

*#811 N. COLUMBUS STREET*
320 S. WASHINGTON STREET
ALEXANDRIA, VA 22314
TM #054.04–02–10
ZONE: RB
USE: CHURCHES/RELIGIOUS
DB. 1438, PG. 1818

*#823 N. COLUMBUS STREET*
320 S. WASHINGTON STREET
ALEXANDRIA, VA 22314
TM #054.04–02–02
ZONE: RB
USE: CHURCHES/RELIGIOUS
DB. 1438, PG. 1818

*#827 N. COLUMBUS STREET*
827 N. COLUMBUS STREET
ALEXANDRIA, VA 22314
TM #054.04–02–01
ZONE: RB
USE: DETACHED HOUSE
INSTR. #050021533

*#898 N. COLUMBUS STREET*
N/F RAFAT OR SHAISTA MAHMOOD
700 N. WASHINGTON STREET
ALEXANDRIA, VA 22314
TM #054.04–02–03
ZONE: CDX
USE: VACANT LAND COMM.
INSTR. #000023752

*#828 N. WASHINGTON STREET*
700 N. WASHINGTON STREET
ALEXANDRIA, VA 22314
TM #054.04–02–04
ZONE: CDX
USE: RESTAURANT/FAST FOOD
INSTR. #0070003676

*#801 N. WASHINGTON STREET*
68 BUSH AVENUE
GREENWICH, CT 06830
TM #054.04–02–14
ZONE: CDX
USE: REPAIR SERVICES
DB. 1130, PG. 1371

*#801 N. WASHINGTON STREET*
727 N. WASHINGTON STREET
ALEXANDRIA, VA 22314
TM #054.04–09–01
ZONE: CDX
USE: OFFICE BUILDINGS
INSTR. #030004208

*#801 N. WASHINGTON STREET*
732 S. WASHINGTON STREET
ALEXANDRIA, VA 22314
TM #054.04–08–04
ZONE: CDX
USE: OFFICE BUILDINGS
INSTR. #050010199

*#710 MADISON STREET*
732 S. WASHINGTON STREET
ALEXANDRIA, VA 22314
TM #054.04–08–03, ZONE: RB
USE: SUB–PARCEL
INSTR. #050010199

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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 CITY OF ALEXANDRIA, VIRGINIA

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APPROVED
SPECIAL USE PERMIT NO. 2015–0004
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
INSTRUMENT NO. — DEED BOOK NO. — DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047083
OCTOBER 30, 2015
PROFESSIONAL ENGINEER

# PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
# 800 NORTH WASHINGTON STREET
## CITY OF ALEXANDRIA, VIRGINIA

| DATE | REVISION |
|---|---|
| | |

CONTEXTUAL PLAN

CHECKED: ACS
DESIGN: AWB
SCALE: AS NOTED
DATE: AUGUST 2015
SHEET 2 OF 12
FILE: 15–13

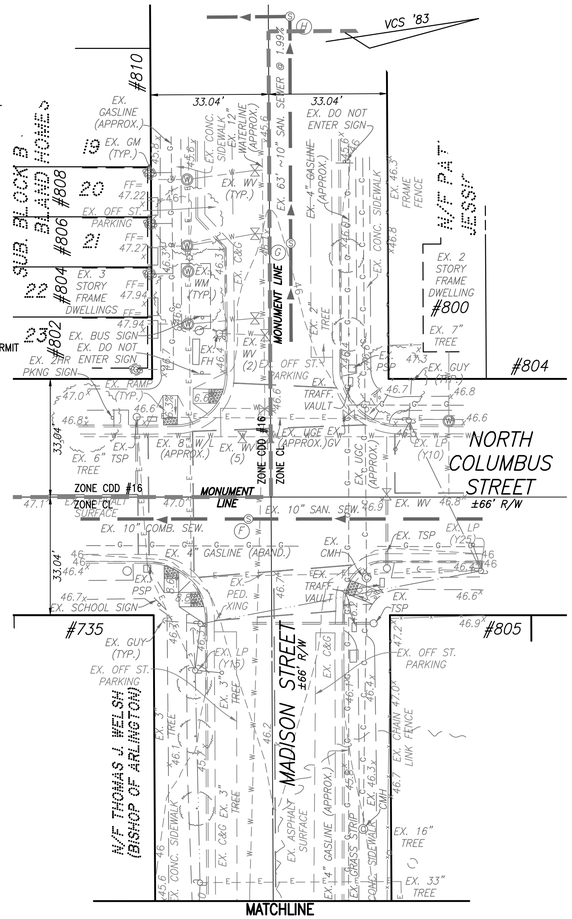
J:\2015\15-13\DWG\VELA\Preliminary\02 CONTEXTUAL PLAN.dwg
Wed, Oct 28 2015 - 4:49:13pm

## 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
HCR= HANDICAP RAMP
HDCP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
ICV= IRRIGATION CONTROL VALVE
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PAGE
PP= POWER POLE
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC. = RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TOW = TOP OF WALL
TRAF.SIG.= TRAFFIC SIGNAL
TYP= TYPICAL
UGE= UNDERGROUND ELECTRIC
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W= WEST
W.S.E.= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

## CIVIL LEGEND:

| ITEM | EXISTING | PROPOSED |
|---|---|---|
| CURB & GUTTER | | |
| CONC. WALK | WALK | WALK |
| FIRE HYDRANT | | |
| STRUCTURES | | |
| 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 | | |
| SPOT ELEVATIONS | +124.5 | +124.5 |
| CONTOURS | 124 | 124 |
| BUILDING ENTRANCES | | |
| UTILITY POLE | | |
| LIGHT POLE | | |
| LIMITS OF DISTURBANCE | | |




### EXISTING TREE TABLE

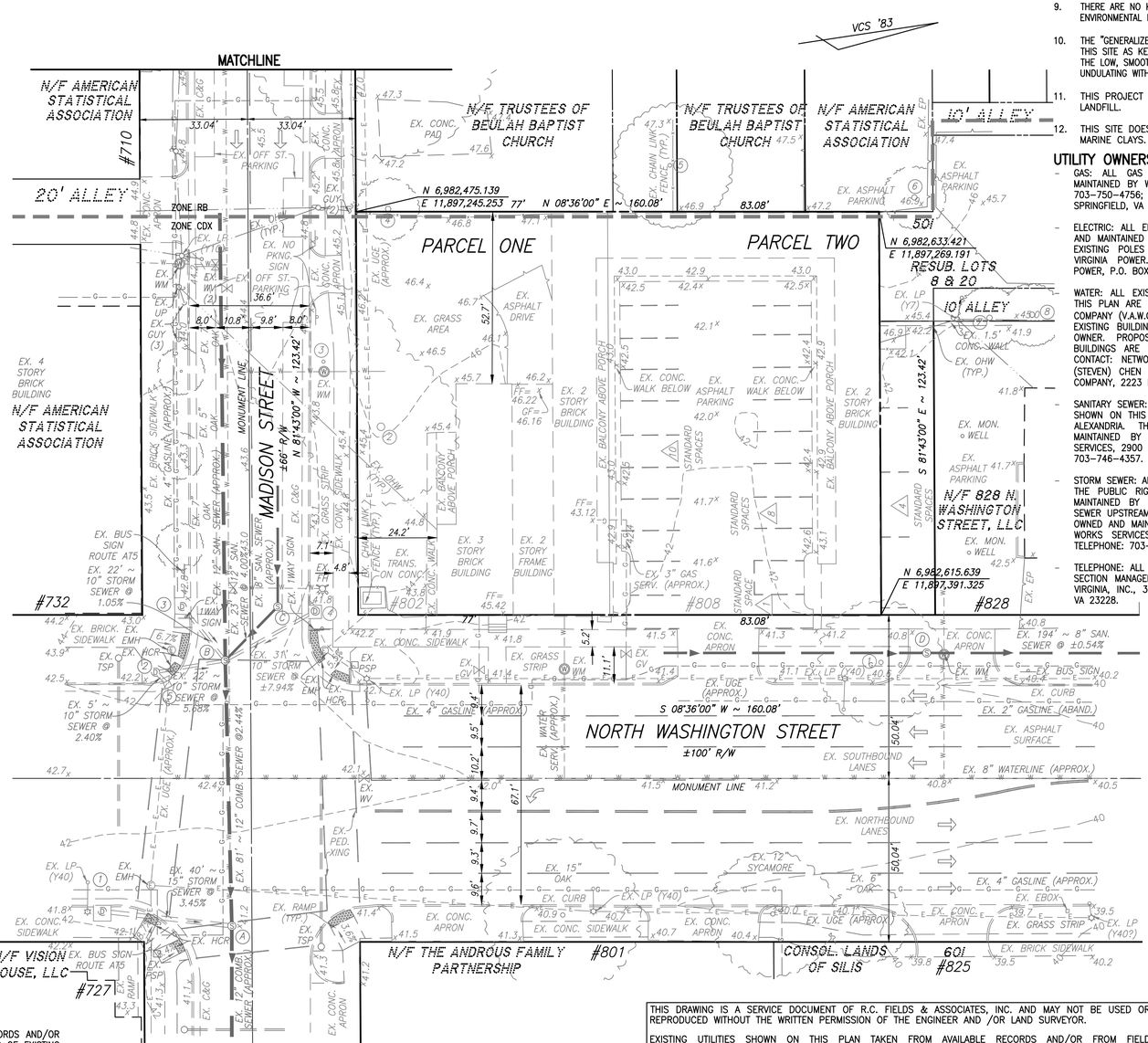
1. 17" SCARLET OAK
2. 28" BLACK CHERRY
3. 11" LACEBARK ELM
4. 20" MULBERRY
5. 14" MULBERRY
6. 12" CALLERY PEAR
7. 12" MULBERRY
8. 12" CALLERY PEAR

### EXISTING SEWER SCHEDULE:

(A) EX. COMB. MH TOP=41.16 INV.IN=37.46(15", STM.) INV.IN=35.51(12" COMB.) INV.OUT=35.36(12" COMB.)
(B) EX. COMB. MH TOP=42.49 INV.IN=38.39 (10" STM.,S) INV.IN=39.99(10" STM.,SW) INV.IN=37.79(12" SAN.,W) INV.IN=38.39(8" SAN.,NW) INV.IN=37.99(10" STM.,N) INV.OUT=37.49(12" COMB.)
(C) EX. SAN. MH TOP=42.61 INV.IN=39.31(8") INV.OUT=39.31(8")
(D) EX. SAN. MH TOP=40.50 INV.IN=37.70(8") INV.OUT=37.55(8")
(E) EX. COMB. MH TOP=38.85 INV.IN=±36.50(8",S) INV.IN=36.50(8",W) INV.OUT=36.40(10")
(F) EX. COMB. MH TOP=46.95 INV.IN=40.15(10" SAN.) INV.OUT=40.05(10" COMB.)
(G) EX. SAN. MH TOP=46.18 INV.IN=38.43(10") INV.OUT=38.33(10")
(H) EX. SAN. MH TOP=45.04 INV.IN=37.07(10") INV.OUT=33.09(10") (PER CITY AS-BUILT)

### EXISTING STORM SEWER SCHEDULE:

(1) EX. CURB INLET TOP=41.89 INV.OUT=38.84(15")
(2) EX. STORM MH TOP=42.44 INV.IN=39.79(12") INV.OUT=39.64(12")
(3) EX. CURB INLET TOP=43.02 INV.OUT=40.22(18")
(4) EX. STORM MH TOP=42.35 INV.OUT=±40.45(12")
(5) EX. STORM GRATE TOP=41.81 INV.OUT=39.91(12")




## GENERAL NOTES:

1. TAX MAP: #054.04-02-06 & 054.04-02-07
2. ZONE: CDX
3. OWNER: SHAKTI, LLC
808 NORTH WASHINGTON STREET
ALEXANDRIA, VA 22314
INSTRUMENT #010017181
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 MONUMENT = CITY OF ALEXANDRIA GPS 43. ELEVATION = 45.57'

   HORIZONTAL LOCATIONS AND CO-ORDINATES SHOWN HEREON ARE ON THE VIRGINIA CO-ORDINATE SYSTEM (VCS) 1983 NORTH ZONE, PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK OF CARON EAST, INC.
5. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 2176-00900 DATED JULY 19, 2001 AND IS RELIED UPON AS ACCURATE.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 19,757 S.F. OR 0.4536 AC. (COMP.)
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. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
11. THIS PROJECT IS LOCATED WITHIN 1000' OF A FORMER SANITARY LANDFILL.
12. THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

## UTILITY OWNERSHIP NOTE:

- GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN McCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.
- ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.
- WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.
- SANITARY SEWER: ALL EXISTING AND PROPOSED SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE PROPOSED SANITARY LATERAL WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- STORM SEWER: ALL EXISTING AND PROPOSED STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ALL PROPOSED STORM SEWER UPSTREAM OF PROPOSED CURB INLET PR1 IS TO BE PRIVATELY OWNED AND 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.

## 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.

## TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF TIMOTHY GREENWOOD, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 5, 2015; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

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

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

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

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

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APPROVED
SPECIAL USE PERMIT NO. 2015-0004
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
INSTRUMENT NO. — DEED BOOK NO. — DATE

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

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047063
OCTOBER 30, 2015
PROFESSIONAL ENGINEER

# PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
# 800 NORTH WASHINGTON STREET
## CITY OF ALEXANDRIA, VIRGINIA

| DATE | REVISION |
|---|---|
| | |

CHECKED: ACS
DESIGN: AWB
SCALE: 1" = 20'
DATE: AUGUST 2015
SHEET 3 OF 12
FILE: 15-13

EXISTING CONDITIONS

J:\2015\15-13\DWG\DELA\Preliminary\03 EXISTING CONDITIONS.dwg
Wed, Oct 28 2015 - 4:08:17pm

## TEXT LEGEND:

°= DEGREES
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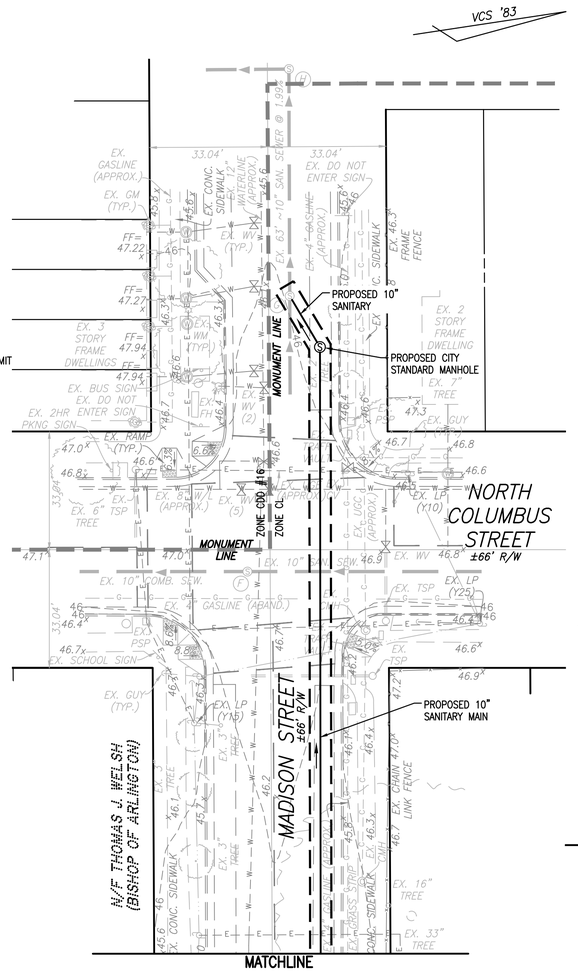
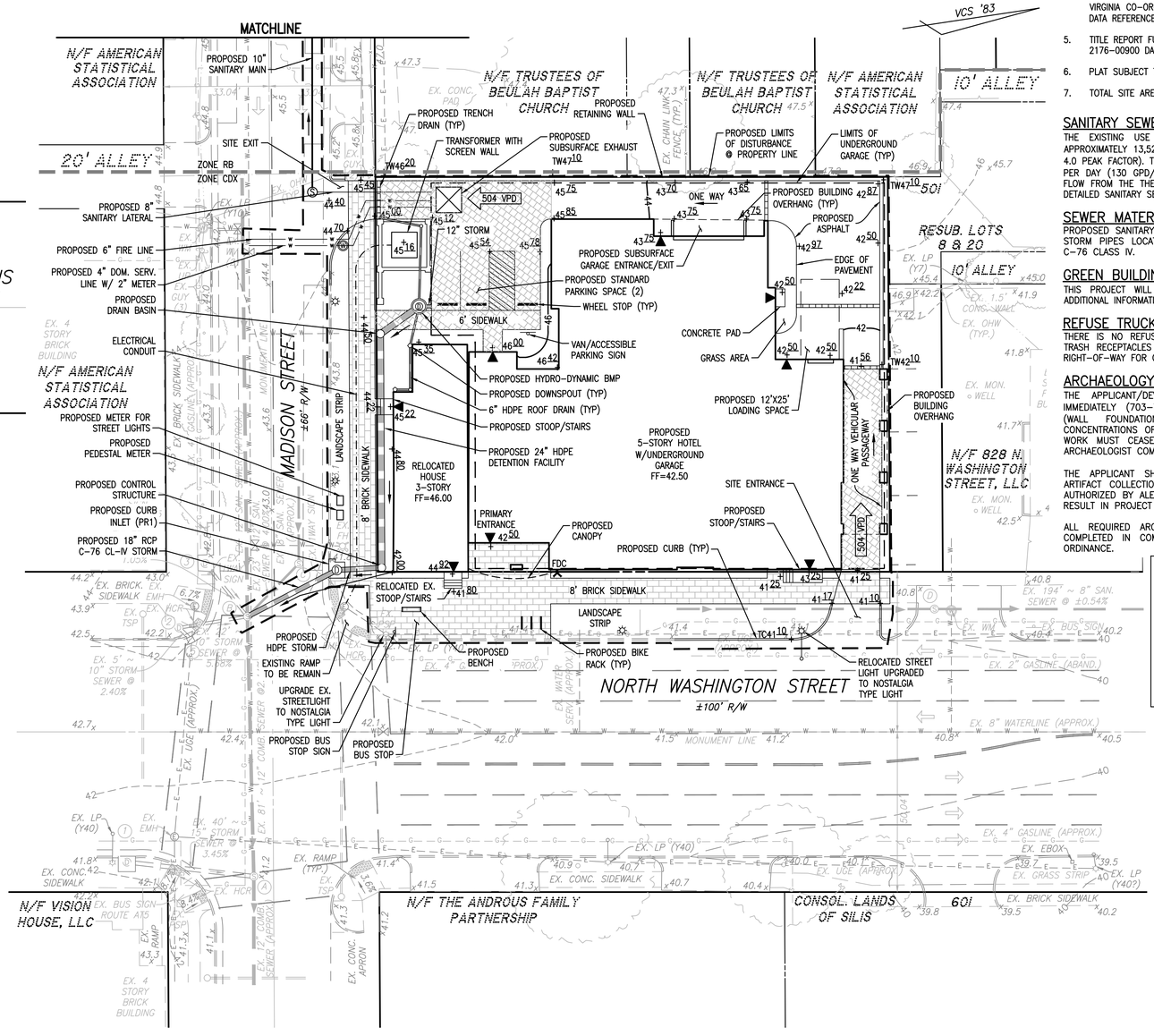
## CIVIL LEGEND:

| ITEM | EXISTING | PROPOSED |
|---|---|---|
| CURB & GUTTER | | |
| CONC. WALK | WALK | WALK |
| FIRE HYDRANT | | |
| STRUCTURES | | |
| 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 | | |
| SPOT ELEVATIONS | +124.5 | +124.5 |
| CONTOURS | 124 | 124 |
| BUILDING ENTRANCES | ▽ | ▼ |
| UTILITY POLE | | |
| LIGHT POLE | | |
| LIMITS OF DISTURBANCE | | |




0' 10' 20' 40'

## GENERAL NOTES:

1. TAX MAP: #054.04-02-06 & 054.04-02-07
2. ZONE: CDX
3. USE: HOTEL
4. OWNER: SHAKTI, LLC
808 NORTH WASHINGTON STREET
ALEXANDRIA, VA 22314
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 MONUMENT = CITY OF ALEXANDRIA GPS 43. ELEVATION = 45.57'

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5. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 2176-00900 DATED JULY 19, 2001 AND IS RELIED UPON AS ACCURATE.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 19,757 S.F. OR 0.4536 AC.

## SANITARY SEWER OUTFALL NARRATIVE

THE EXISTING USE (MOTEL) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 13,520 GALLONS PER DAY (130 GPD/ROOM X 26 ROOMS X 4.0 PEAK FACTOR). THE PROPOSED USE (HOTEL) PRODUCES 50,960 GALLONS PER DAY (130 GPD/ROOM X 98 ROOMS X 4.0 PEAK FACTOR). THE TOTAL FLOW FROM THE THE PROPOSED USED EXCEEDS 10,000 GPD THEREFORE A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED ON SHEET 11.

## SEWER MATERIAL NOTE:

PROPOSED SANITARY MAIN AND LATERALS SHALL BE SDR-26. PROPOSED STORM PIPES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE RCP C-76 CLASS IV.

## GREEN BUILDING NARRATIVE

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

## REFUSE TRUCK NOTE:

THERE IS NO REFUSE VEHICLE ACCESS PROVIDED ON THE SITE. INTERIOR TRASH RECEPTACLES WILL BE WHEELED OUTSIDE TO THE MADISON STREET RIGHT-OF-WAY FOR COLLECTION.

## 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.

## LEGEND

- BRICK SIDEWALK (SEE LANDSCAPE SHEETS)
- SPECIALTY PAVING (SEE LANDSCAPE SHEETS)
- ELECTRICAL/TELEPHONE/CABLE CONDUIT (DESIGN BY OTHERS)
- ZONING DISTRICT BOUNDARY LINE

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APPROVED
SPECIAL USE PERMIT NO. 2015-0004

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047083
OCTOBER 30, 2015
PROFESSIONAL ENGINEER

# PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
# 800 NORTH WASHINGTON STREET
## CITY OF ALEXANDRIA, VIRGINIA

| DATE | REVISION |
|---|---|
| | |

PRELIMINARY SITE PLAN

CHECKED: ACS
DESIGN: AWB
SCALE: 1" = 20'
DATE: AUGUST 2015
SHEET 4 OF 12
FILE: 15-13

J:\2015\1513\DWG\DEVLP\Preliminary\04 PRELIMINARY SITE PLAN.dwg
Wed, Oct 28 2015 - 4:49:21pm

## TEXT LEGEND:

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## CIVIL LEGEND:

| ITEM | EXISTING | PROPOSED |
|---|---|---|
| CURB & GUTTER | | |
| CONC. WALK | WALK | WALK |
| FIRE HYDRANT | | |
| STRUCTURES | | |
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| GAS MAINS | G | G |
| TELEPHONE LINES | T | T |
| STORM SEWER | D | D |
| SANITARY SEWER | S | S |
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| FENCES | X | X |
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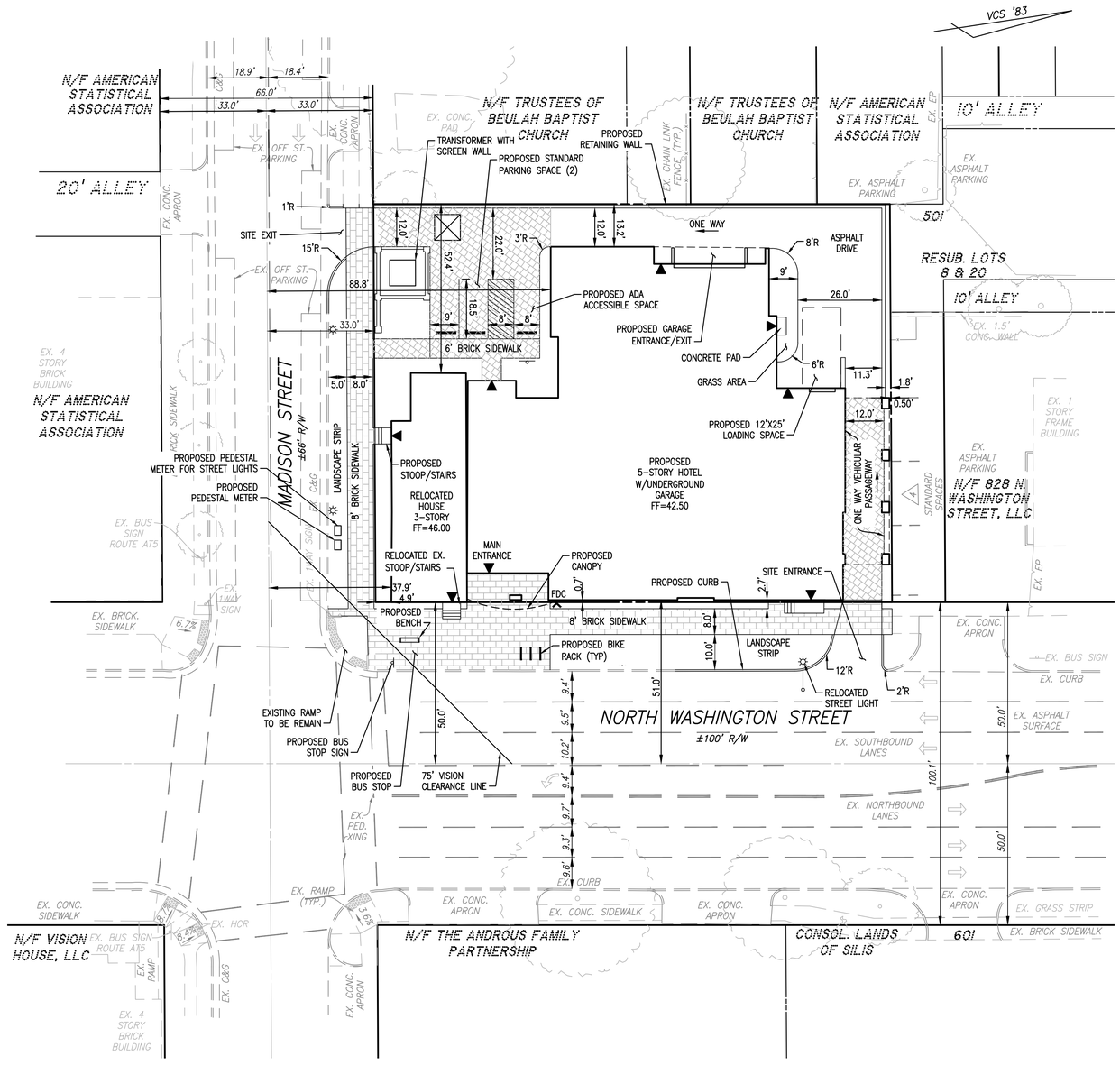
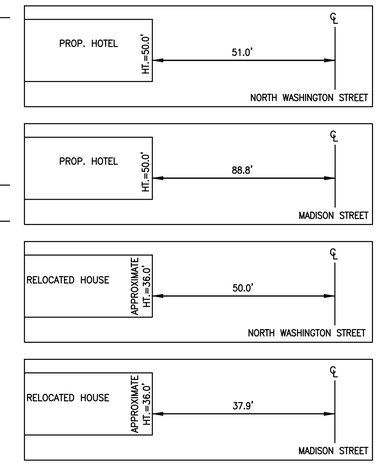



## SECTION 6-403 COMPLIANCE NOTE:

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 DETAILS BELOW FOR SECTION SHOWING COMPLIANCE.

## SECTION 6-403 DETAILS:

NOT TO SCALE




## 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.

### LEGEND

- BRICK SIDEWALK
- SPECIALTY PAVING

SEE LANDSCAPE SHEETS FOR DETAILS

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

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

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730 S. Washington Street
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(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047083
OCTOBER 30, 2015
PROFESSIONAL ENGINEER

# PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
# 800 NORTH WASHINGTON STREET
## CITY OF ALEXANDRIA, VIRGINIA

| DATE | REVISION |
|---|---|
| | |

CHECKED: ACS
DESIGN: AWB
SCALE: 1" = 20'
DATE: AUGUST 2015
SHEET 5 OF 12
FILE: 15-13

SITE DIMENSION PLAN

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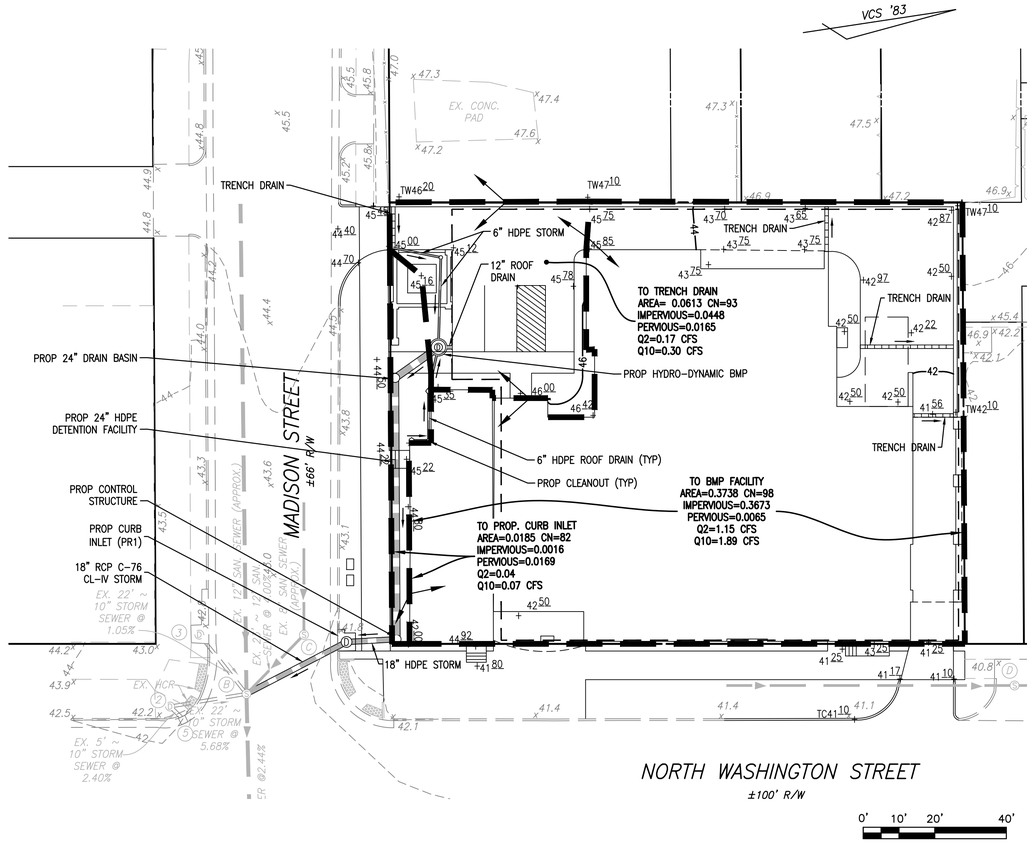
Wed, Oct 28, 2015 - 4:04:24pm




## WATER QUALITY/QUANTITY COMPLIANCE NARRATIVE:

THE 0.45 ACRE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A TOWNHOUSE AND MOTEL WITH ASSOCIATED SURFACE PARKING. THE MAJORITY OF THE SITE SHEET FLOWS SOUTHEAST AND IS COLLECTED IN AN EXISTING UNDERGROUND STORM SEWER SYSTEM LOCATED AT THE INTERSECTION OF NORTH WASHINGTON STREET AND MADISON STREET.

THE REDEVELOPMENT OF THE PROPERTY PROPOSES RELOCATING THE EXISTING TOWNHOUSE ONSITE, A 5-STORY HOTEL WITH UNDERGROUND PARKING, AND IMPROVED STREETSCAPE. IN PROPOSED CONDITIONS, RUNOFF FROM THE MAJORITY OF THE SITE WILL BE COLLECTED IN AN ONSITE STORM SEWER SYSTEM. THE PROPOSED SYSTEM CONSISTS OF AN UNDERGROUND BMP FACILITY AND A DETENTION PIPE WITH CONTROL STRUCTURE. DRAINAGE WILL THEN BE CONVEYED TO A PROPOSED CURB INLET ALONG THE MADISON STREET FRONTAGE THAT OUTFALLS TO THE EXISTING STORM SYSTEM LOCATED AT THE INTERSECTION OF NORTH WASHINGTON STREET AND MADISON STREET AS IN EXISTING CONDITIONS.

OVERALL IMPERVIOUS AREA WILL INCREASE WITH THE PROPOSED DEVELOPMENT (SEE STORMWATER RUNOFF COMPUTATIONS, THIS SHEET). THEREFORE AN ONSITE DETENTION SYSTEM IS PROPOSED TO MITIGATE THE INCREASE OF RUNOFF. COMPUTATIONS WILL BE PROVIDED WITH THE FINAL SITE PLAN DEMONSTRATING A 10% DECREASE IN THE PEAK FLOW RATE FOR THE 10-YEAR, 24-HOUR STORM FROM PRE-DEVELOPMENT CONDITIONS.

A BEST MANAGEMENT PRACTICE (BMP) FACILITY IS PROPOSED TO TREAT THE MAJORITY OF RUNOFF FROM PROPOSED IMPERVIOUS AREAS OF THE SITE. PER COORDINATION WITH CITY STAFF, DUE TO THE INCIDENTAL AMOUNT OF IMPERVIOUS AREA NOT TREATED ONSITE (APPROXIMATELY 70 SQUARE FEET), A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND IS NOT REQUIRED.

COMPLIANCE NARRATIVES AND COMPUTATIONS PER CITY CODE SECTION 13-109E ARE PROVIDED ON SHEET 7.

## STORMWATER RUNOFF COMPUTATIONS:

VIRGINIA RUNOFF REDUCTION METHOD
(PER TR-20, TYPE II, 24-HOUR STORM COMPUTER USING HYDROCAD SOFTWARE)

I. PROJECT AREA = 19,757 SQ.FT. OR 0.4536 ACRES

EXISTING IMPERVIOUS AREA = 15,450 SQ.FT. OR 0.3547 ACRES
PROPOSED IMPERVIOUS AREA = 18,021 SQ.FT. OR 0.4137 ACRES

II. WEIGHTED "CN" FACTOR CALCULATION

CN PRE-DEVELOPMENT = (80 X 0.0989 + 98 X 0.3547) ÷ 0.4536 = 94
CN POST-DEVELOPMENT = (80 X 0.0399 + 98 X 0.4137) ÷ 0.4536 = 96

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

PEAK Q2 PRE-DEVELOPMENT = 1.30 cfs
PEAK Q10 PRE-DEVELOPMENT = 2.22 cfs

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

PEAK Q2 POST-DEVELOPMENT = 1.35 cfs
PEAK Q10 POST-DEVELOPMENT = 2.26 cfs

Q2 INCREASE = 0.05 CFS
Q10 INCREASE = 0.04 CFS

V. DETENTION VOLUME
ESTIMATED INCREASE IN RUNOFF, THEREFORE DETENTION IS REQUIRED.

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## CITY OF ALEXANDRIA, VIRGINIA

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SHEET 6 OF 12
FILE: 15-13

STORMWATER MANAGEMENT PLAN

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Wed, Oct 28 2015 - 4:49:28pm

## Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
**To be used w/ DRAFT 2013 BMP Standards and Specifications**
**Site Data**

**Project Name: 800 N. Washington Street**
**Date: June 2015**

| | |
|---|---|
| | data input cells |
| | calculation cells |
| | constant values |

### Post-ReDevelopment Project & Land Cover Information

**Total Disturbed Acreage** 0.64

**Constants**

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

**Pre-ReDevelopment Land Cover (acres)**

| | A soils | B Soils | C Soils | D Soils | Totals |
|---|---|---|---|---|---|
| Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.00 | 0.10 | 0.10 |
| Impervious Cover (acres) | 0.00 | 0.00 | 0.00 | 0.35 | 0.35 |
| | | | Total | | 0.45 |

**Post-ReDevelopment Land Cover (acres)**

| | A soils | B Soils | C Soils | D Soils | Totals |
|---|---|---|---|---|---|
| Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.00 | 0.04 | 0.04 |
| Impervious Cover (acres) | 0.00 | 0.00 | 0.00 | 0.41 | 0.41 |
| | | | Total | | 0.45 |
| **Area Check** | Okay | Okay | Okay | Okay | |

**Rv Coefficients**

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

| Land Cover Summary Pre-ReDevelopment | Listed | Adjusted[1] |
|---|---|---|
| Forest/Open Space Cover (acres) | 0.00 | 0.00 |
| Composite Rv(forest) | 0.00 | 0.00 |
| % Forest | 0% | 0% |
| Managed Turf Cover (acres) | 0.10 | 0.04 |
| Composite Rv(turf) | 0.25 | 0.25 |
| % Managed Turf | 22% | 10% |
| Impervious Cover (acres) | 0.35 | 0.35 |
| Rv(impervious) | 0.95 | 0.95 |
| % Impervious | 78% | 90% |
| **Total Site Area (acres)** | 0.45 | 0.39 |
| **Site Rv** | 0.80 | 0.88 |
| Pre-Development Treatment Volume (acre-ft) | 0.0301 | 0.0289 |
| Pre-Development Treatment Volume (cubic feet) | 1,313 | 1,259 |
| Pre-Development Load (TP) (lb/yr) | 0.82 | 0.79 |
| Pre-Development Load (TN) (lb/yr) | 5.90 | |

| Land Cover Summary Post-ReDevelopment | |
|---|---|
| Forest/Open Space Cover | 0.00 |
| Composite Rv(forest) | 0.00 |
| % Forest | 0% |
| Managed Turf Cover (acres) | 0.04 |
| Composite Rv(turf) | 0.25 |
| % Managed Turf | 10% |
| ReDev. Impervious Cover (acres) | 0.35 |
| Rv(impervious) | 0.95 |
| % Impervious | 90% |
| **Total ReDev. Site Area (acres)** | 0.39 |
| **ReDev. Site Rv** | 0.88 |
| Post-ReDevelopment Treatment Volume (acre-ft) | 0.0289 |
| Post-ReDevelopment Treatment Volume (cubic feet) | 1,259 |
| Post-ReDevelopment Load (TP) (lb/yr) | 0.79 |

| Land Cover Summary Post-ReDevelopment New Impervious | |
|---|---|
| New Impervious Cover (acres) | 0.06 |
| Rv(impervious) | 0.95 |
| % Impervious | 100% |
| **Total New Dev. Site Area (acres)** | 0.06 |
| **New Dev. Site Rv** | 0.95 |
| Post-Development Treatment Volume (acre-ft) | 0.0047 |
| Post-Development Treatment Volume (cubic feet) | 203 |
| Post-Development Load (TP) (lb/yr) | 0.13 |

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

| | |
|---|---|
| Maximum % Reduction Required Below Pre-ReDevelopment Load | 10% |
| **TP Load Reduction Required for Redeveloped Area (lb/yr)** | 0.08 |
| **TP Load Reduction Required for New Impervious Area (lb/yr)** | 0.10 |
| **Total Load Reduction Required (lb/yr)** | **0.18** |
| Post-Development Load (TN) (lb/yr) | 6.58 |

## Drainage Area A

**Drainage Area A Land Cover (acres)**

| | A soils | B Soils | C Soils | D Soils | Totals | Land Cover Rv |
|---|---|---|---|---|---|---|
| Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.00 | 0.02 | 0.02 | 0.25 |
| Impervious Cover (acres) | 0.00 | 0.00 | 0.00 | 0.41 | 0.41 | 0.95 |
| | | | | Total | 0.44 | |

**Post Development Treatment Volume (cf)** 1442

### Apply Practices that Remove Pollutants but Do Not Reduce Runoff Volume

| Practice | Unit | Description of Credit | Credit | Area (excluding areas treated by upstream practices) | Runoff from Upstream RR Practices (cf) | Runoff Reduction (cf) | Remaining Runoff Volume (cf) | Phosphorus Efficiency (%) | Phosphorus Load from Upstream RR Practices (lbs) | Untreated Phosphorus Load to Practice (lbs.) | Phosphorus Removed By Practice (lbs.) | Remaining Phosphorus Load (lbs.) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **14. Manufactured BMP** | | | | | | | | | | | | |
| 14. Hydro-dynamic BMP Facility | impervious acres draining to device | 0% runoff volume reduction | 0.00 | 0.41 | 0.00 | 0 | 1421 | 20 | 0.00 | 0.89 | 0.18 | 0.71 |
| | turf acres draining to device | 0% runoff volume reduction | 0.00 | 0.02 | 0.00 | 0 | 79 | 20 | 0.00 | 0.01 | 0.00 | 0.01 |

### Phosphorous

| | |
|---|---|
| TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR) | 0.17 |
| RUNOFF REDUCTION (cf) | 0 |
| PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR) | 0.18 |
| ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr) | 0.73 |
| REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED | CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0 LB/YEAR!! |

## BMP SIZING CERTIFICATION:

TO ADDRESS WATER QUALITY REQUIREMENTS, THIS PROJECT PROPOSES UTILIZING A 4' DIAMETER HYDRO INTERNATIONAL FIRST DEFENSE HYDRO-DYNAMIC BMP TO TREAT THE FIRST 1" OF RUNOFF (0.36 CFS PER NRCS TR-20 TYPE II STORM). THE BELOW TABLE OUTLINES THE MANUFACTURES SPECIFICATIONS FOR THE FIRST DEFENSE UNIT. BASED ON THESE SPECIFICATIONS, THE 4' DIAMETER MODEL HAS A MAXIMUM TREATMENT FLOW RATE OF 1.2 CFS. THEREFORE, THIS UNIT HAS THE CAPACITY TO ADEQUATELY TREAT THE FIRST 1" OF RUNOFF FOR THE CONTRIBUTING DRAINAGE AREA TO THE FACILITY.

| Model Number and Diameter | Typical Treatment Flow Rates for TSS Treatment | | Peak Online Flow Rate | Maximum Pipe Diameter | Oil Storage Capacity | Sediment Storage Capacity | Minimum Distance from Outlet Invert to Top of Rim | Standard Distance from Outlet Invert to Sump Floor |
|---|---|---|---|---|---|---|---|---|
| | 106µm[1] | 230µm[2] | | | | | | |
| (ft / m) | (cfs / L/s) | (cfs / L/s) | (cfs / L/s) | (in / mm) | (gal / L) | (yd[3] / m[3]) | (ft / m) | (ft / m) |
| 4 / 1.2 | 0.7 / 20 | 1.2 / 34 | 6.0 / 170 | 18 / 457 | 180 / 681 | 1.0 / 0.76 | 3.5 / 1.07 | 6.5 / 1.98 |
| 6 / 1.8 | 2.2 / 63 | 3.8 / 108 | 25.0 / 708 | 30 / 762 | 420 / 1,590 | 3.10 / 2.37 | 4.0 / 1.22 | 8.5 / 2.59 |

## STORMWATER QUALITY COMPLIANCE NARRATIVE (CITY CODE SECTION 13-109E)

THE PROPOSED REDEVELOPMENT (APPROXIMATELY 0.64 ACRES OF DISTURBANCE) GENERATES A NET INCREASE OF IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY CODE SECTION 13-109E-(2)(c), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN A 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. A BMP FACILITY IS PROPOSED WITH THIS DEVELOPMENT TO TREAT THE MAJORITY OF ONSITE RUNOFF. THIS WILL RESULT IN A 15.9% ([1-(.69/.82)]*100% = 15.9%) REDUCTION OF PHOSPHOROUS LOAD FROM THE SITE WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF 10% (SEE SPREADSHEET ON THIS SHEET). THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109E-(4)(a) HAVE BEEN MET.

PER COORDINATION WITH CITY STAFF, DUE TO THE INCIDENTAL AMOUNT OF IMPERVIOUS AREA NOT TREATED ONSITE (APPROXIMATELY 70 SQUARE FEET), A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND IS NOT REQUIRED. THEREFORE, THIS PROJECT IS IN COMPLIANCE WITH CITY CODE SECTION 13-109E-(5) AND SECTION 13-110.

## PROJECT DESCRIPTION

REDEVELOPMENT – HOTEL

| DRAINAGE AREA | IMPERVIOUS | PERVIOUS | TOTAL |
|---|---|---|---|
| PROJECT AREA | 0.4137 | 0.0399 | 0.4536 |
| ON-SITE TREATED | 0.4121 | 0.0230 | 0.4351 |
| OFF-SITE TREATED | 0.0000 | 0.0000 | 0.0000 |
| TOTAL TREATED | 0.4121 | 0.0230 | 0.4351 |
| ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER | N/A | | |
| TOTAL TREATED OR DISCONNECTED | | | 0.4351 |

## WATER QUALITY VOLUME DEFAULT

PROPOSED IMPERVIOUS: 0.4137 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 0.4137 = 751 CU. FT. WQV REQUIRED

WATER TREATMENT ON-SITE

| BMP TYPE | AREA TREATED BY BMP (ACRES) | IMPERVIOUS AREA TREATED BY BMP (ACRES) | BMP EFFICIENCY (%) |
|---|---|---|---|
| HYDRO-DYNAMIC | 0.4351 | 0.4121 | 25% |

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 751 CU. FT.
WATER QUALITY VOLUME TREATED = 1,815 X 0.4121 = 748 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 99.6%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? POTOMAC RIVER
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

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STORMWATER MANAGEMENT PLAN

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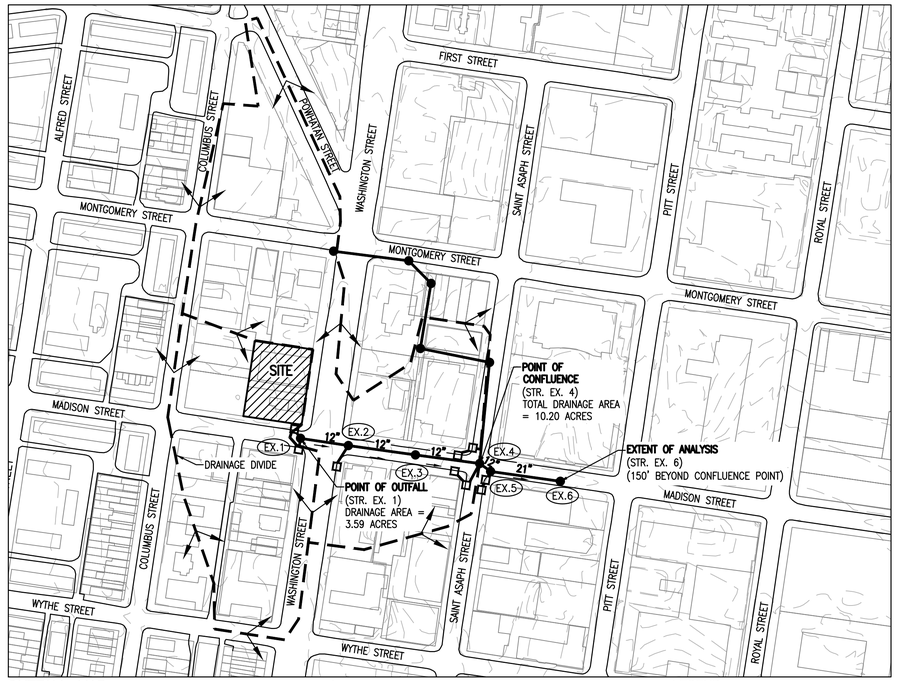


OUTFALL MAP

SCALE: 1" = 150'

0' 75' 150' 300'

LEGEND:

| | |
|---|---|
| MANHOLE | |
| STORM INLET | |
| DRAINAGE DIVIDES | |

VCS '83

## OUTFALL NARRATIVE (CITY CODE SECTION 13-109F COMPLIANCE):

**PRE-DEVELOPMENT CONDITIONS:**

THE 0.45 ACRE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A TOWNHOUSE AND MOTEL WITH ASSOCIATED SURFACE PARKING AND A SMALL AMOUNT OF VEGETATED OPEN SPACE. THE ENTIRE SITE SHEET FLOWS TO THE NORTH WASHINGTON STREET AND MADISON STREET RIGHT-OF-WAYS. RUNOFF IS COLLECTED IN TWO EXISTING CURB INLETS LOCATED ALONG THE WESTERN SIDE OF NORTH WASHINGTON STREET AT THE INTERSECTION OF MADISON STREET. DRAINAGE IS CONVEYED EAST WHERE IT JOINS A CITY MAINTAINED 21" COMBINED SEWER SYSTEM THAT OUTFALLS TO THE POTOMAC RIVER.

**POST-DEVELOPMENT CONDITIONS:**

THE REDEVELOPMENT OF THE PROJECT PROPOSES RELOCATING THE EXISTING TOWNHOUSE ONSITE, A 5-STORY HOTEL WITH UNDERGROUND PARKING, AND IMPROVED STREETSCAPE. OVERALL IMPERVIOUS AREA WILL INCREASE WITH THE PROPOSED CONSTRUCTION, HOWEVER, STORMWATER RUNOFF WILL DECREASE DUE TO THE PROPOSED ON-SITE DETENTION FACILITY. IN PROPOSED CONDITIONS, THE MAJORITY OF THE SITE WILL BE COLLECTED IN AN ON-SITE STORM SEWER SYSTEM THAT CONNECTS TO THE CITY MAINTAINED STORM SEWER SYSTEM LOCATED NEAR THE INTERSECTION OF NORTH WASHINGTON STREET AND MADISON STREET. DRAINAGE IS THEN CONVEYED EAST WHERE IT JOINS A CITY MAINTAINED 21" COMBINED SEWER SYSTEM THAT OUTFALLS TO THE POTOMAC RIVER.

**CONCLUSION:**

THE POINT OF OUTFALL FOR THIS PROPOSED DEVELOPMENT IS THE EXISTING COMBINED SEWER MANHOLE, STRUCTURE "EX 1", LOCATED IN MADISON STREET WITH A TOTAL DRAINAGE AREA OF 3.59 AC. THE LIMITS OF ANALYSIS INCLUDES ANALYZING THE RECEIVING STORM SEWER SYSTEM TO A POINT LOCATED AT LEAST 150 FEET DOWNSTREAM OF TO POINT OF CONFLUENCE. THE POINT OF CONFLUENCE IS A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE DRAINAGE AREA ASSOCIATED WITH THE POINT OF OUTFALL. IN THIS CASE THE POINT OF CONFLUENCE IS LOCATED AT STRUCTURE "EX 4" WHERE THE RECEIVING PIPE IS JOINED BY A DRAINAGE AREA EQUAL TO 6.62 ACRES (GREATER THAN 90% OF POINT OF OUTFALL). THE ANALYSIS CONCLUDES AT STRUCTURE "EX 6" WHICH IS LOCATED APPROXIMATELY 175 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE.

COMPUTATIONS WILL BE PROVIDED WITH THE SUBMISSION OF THE FINAL SITE PLAN DEMONSTRATING THAT, CURRENTLY, THE EXISTING SYSTEM EXPERIENCES LOCALIZED FLOODING. FURTHERMORE, DUE TO INSTALLATION OF AN ON-SITE DETENTION SYSTEM, THE PEAK FLOW RATE LEAVING THE SUBJECT SITE IS REDUCED FROM PRE-DEVELOPMENT CONDITIONS FOR THE 10-YEAR, 24-HOUR STORM AND THUS THE FLOOD PROTECTION FOR THIS SITE IS IN COMPLIANCE WITH SECTION 13-109F(2)(b)(ii) OF THE CITY ZONING ORDINANCE. DUE TO COMPLIANCE WITH SECTION 13-109F(2)(b)(ii) NO OFFSITE IMPROVEMENTS ARE REQUIRED WITH THIS PLAN.

PER THE LIMITS OF ANALYSIS AS OUTLINED BY CITY ZONING ORDINANCE SECTION 13-109F(2)(d)(i) AND DUE TO THE PROPOSED REDUCTION TO THE PEAK FLOW RUNOFF RATE OF THE 10-YEAR, 24-HOUR STORM, IT IS THE PROFESSIONAL OPINION OF THIS FIRM THAT THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THIS PROJECT DOES NOT AGGRAVATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS.

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SPECIAL USE PERMIT NO. 2015-0004

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

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CHAIRMAN, PLANNING COMMISSION DATE

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COMMONWEALTH OF VIRGINIA
Andrea Spruch
ANDREA SPRUCH
Lic. No. 047063
OCTOBER 30, 2015
PROFESSIONAL ENGINEER

# PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
# 800 NORTH WASHINGTON STREET
## CITY OF ALEXANDRIA, VIRGINIA

| DATE | REVISION |
|---|---|
| | |

CHECKED: ACS
DESIGN: AWB

SCALE: 1" - 150'
DATE: AUGUST 2015

SHEET 8 OF 12

FILE: 15-13

OUTFALL ANALYSIS

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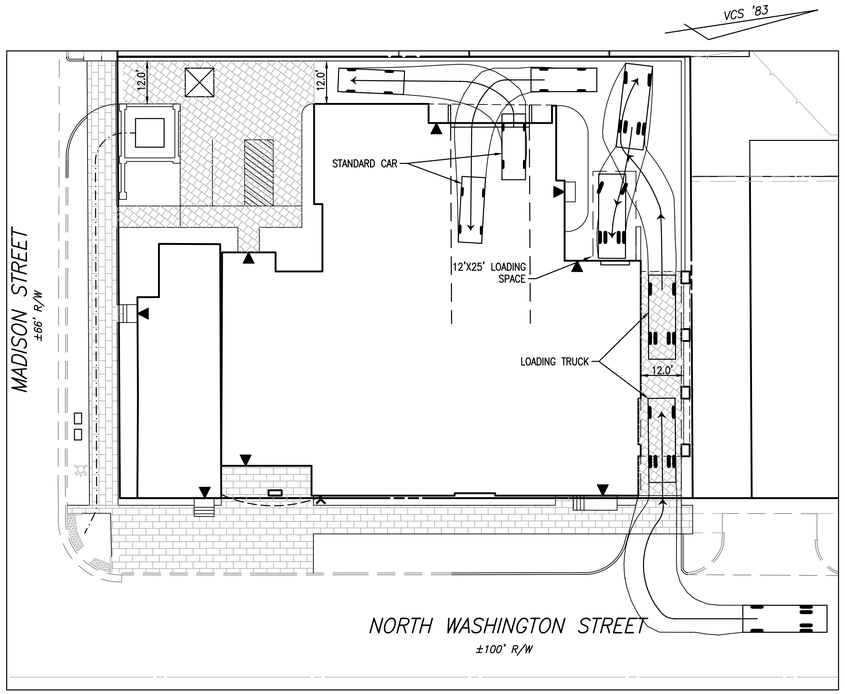
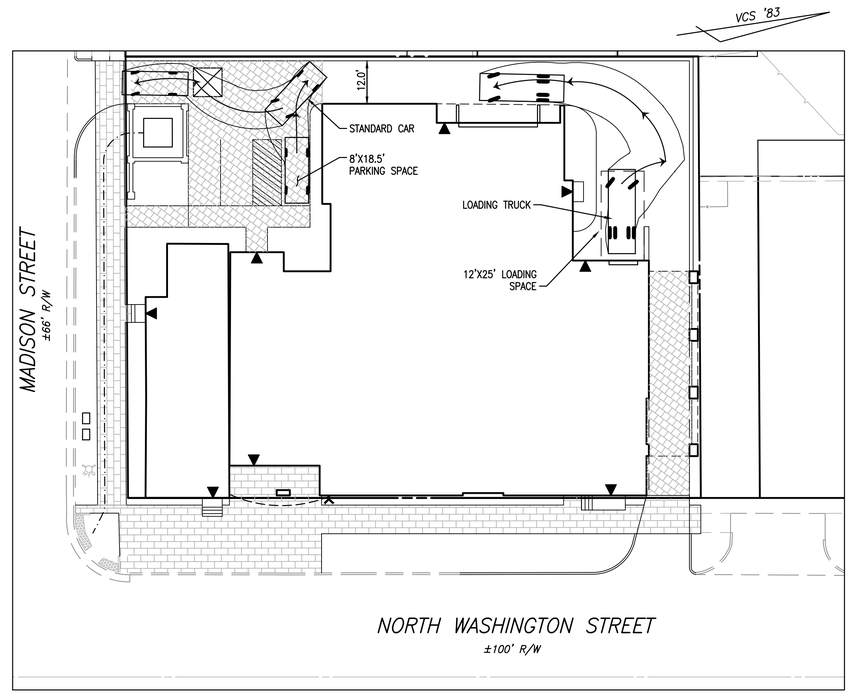
Wed, Oct 28 2015 - 4:29:41pm




STANDARD CAR/LOADING TRUCK TURNING MOVEMENTS AT STREET LEVEL

SCALE: 1"=20'

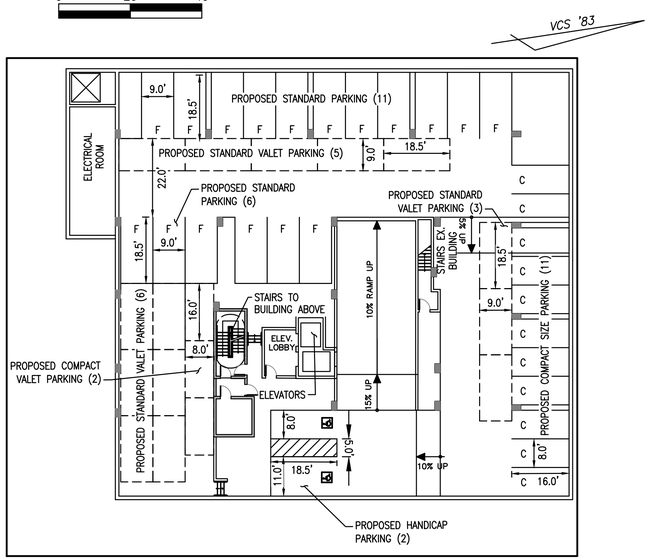
0 20 40




STANDARD CAR/LOADING TRUCK TURNING MOVEMENTS AT STREET LEVEL

SCALE: 1"=20'

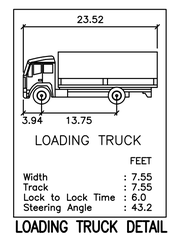
0 20 40




GARAGE PLAN

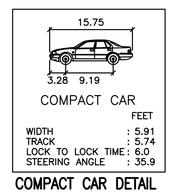
SCALE: 1"=20'

0 20 40



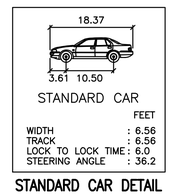

LOADING TRUCK DETAIL

(NTS)



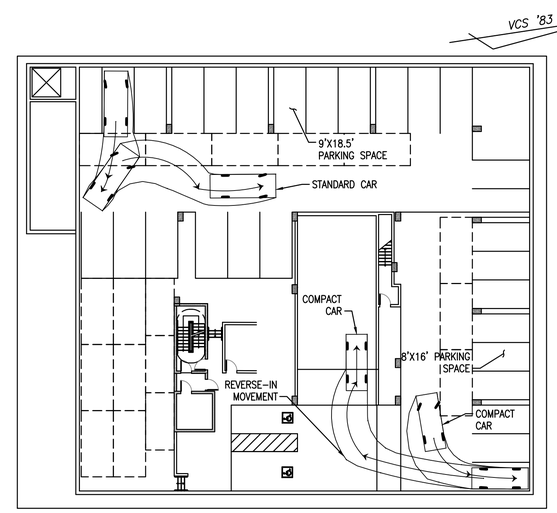

COMPACT CAR DETAIL

(NTS)




STANDARD CAR DETAIL

(NTS)




STANDARD CAR/COMPACT CAR TURNING MOVEMENTS AT GARAGE LEVEL

SCALE: 1"=20'

20 40

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047083
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PROFESSIONAL ENGINEER

# PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
# 800 NORTH WASHINGTON STREET
## CITY OF ALEXANDRIA, VIRGINIA

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|---|---|
| | |

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DATE: AUGUST 2015

SHEET 9 OF 12

FILE: 15-13

TURNING MOVEMENTS & GARAGE PLAN

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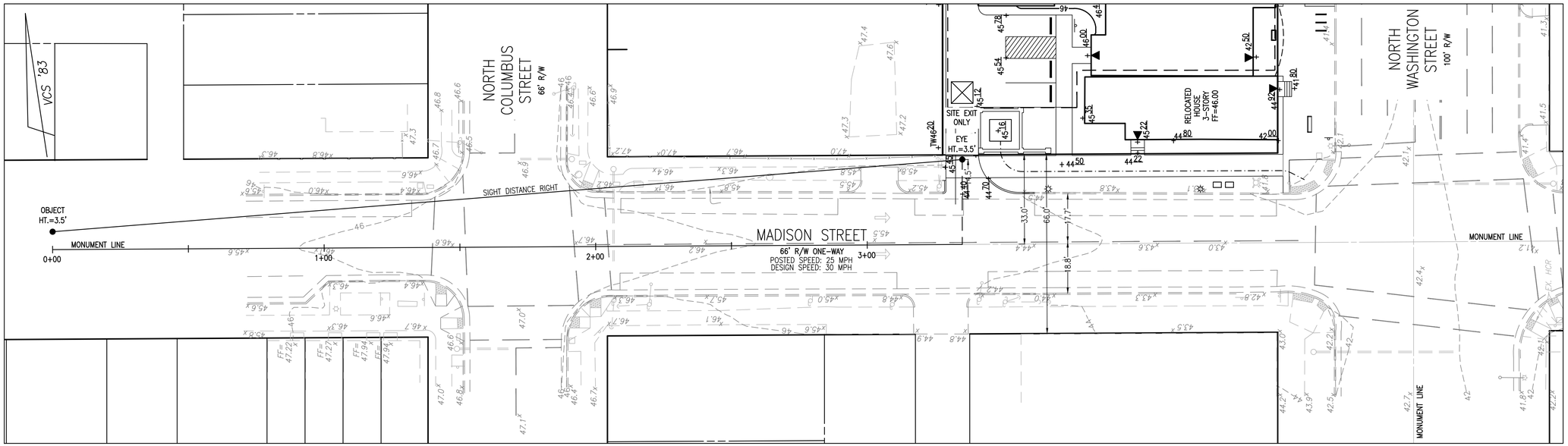
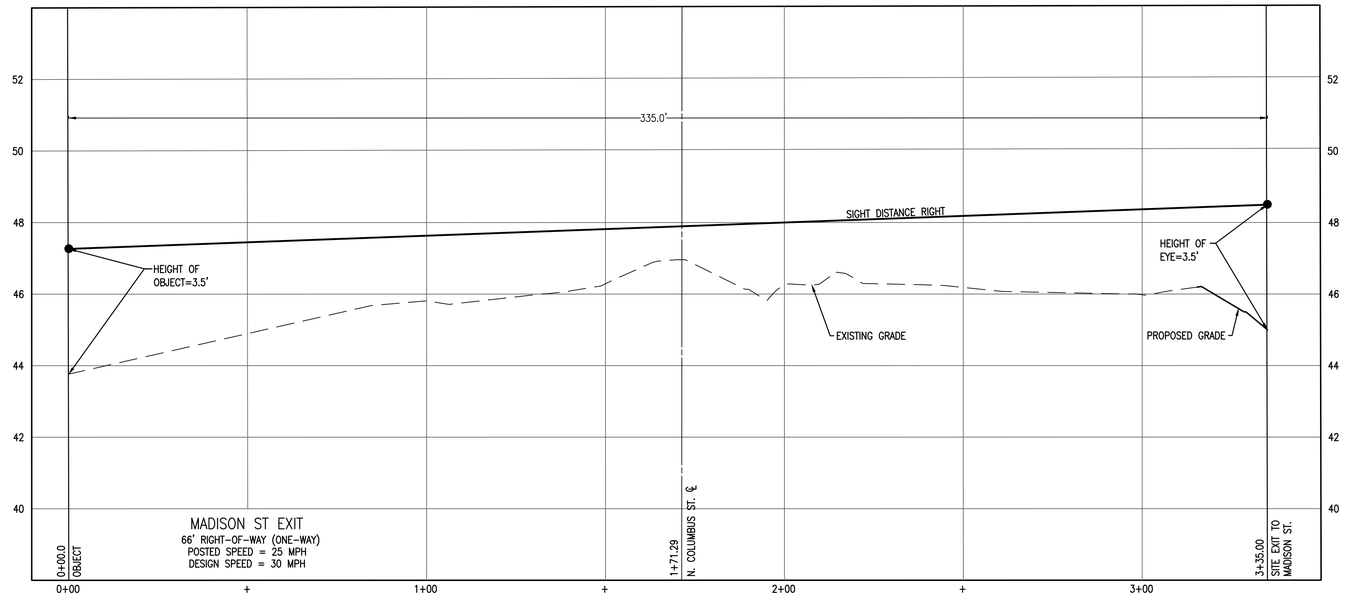



**SIGHT DISTANCE PLAN**
SCALE: 1" = 20'

20 0 10 20
( IN FEET )
1 inch = 20 ft.




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

**HORIZ. PROFILE SCALE**
20 0 10 20
( IN FEET )
1 inch = 20 ft.

**VERT. PROFILE SCALE**
4 0 2 4
( IN FEET )
1 inch = 2 ft.

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SITE PLAN NO.

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CHAIRMAN, PLANNING COMMISSION DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
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OCTOBER 30, 2015
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# PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
# 800 NORTH WASHINGTON STREET
## CITY OF ALEXANDRIA, VIRGINIA

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|---|---|
| | |

CHECKED: ACS
DESIGN: AWB
SCALE: AS NOTED
DATE: AUGUST 2015
SHEET 10 OF 12
FILE: 15-13

SIGHT DISTANCE PLAN AND PROFILE

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Wed, Oct 28 2015 - 4:49:52pm

## SANITARY SEWER FLOW COMPUTATIONS

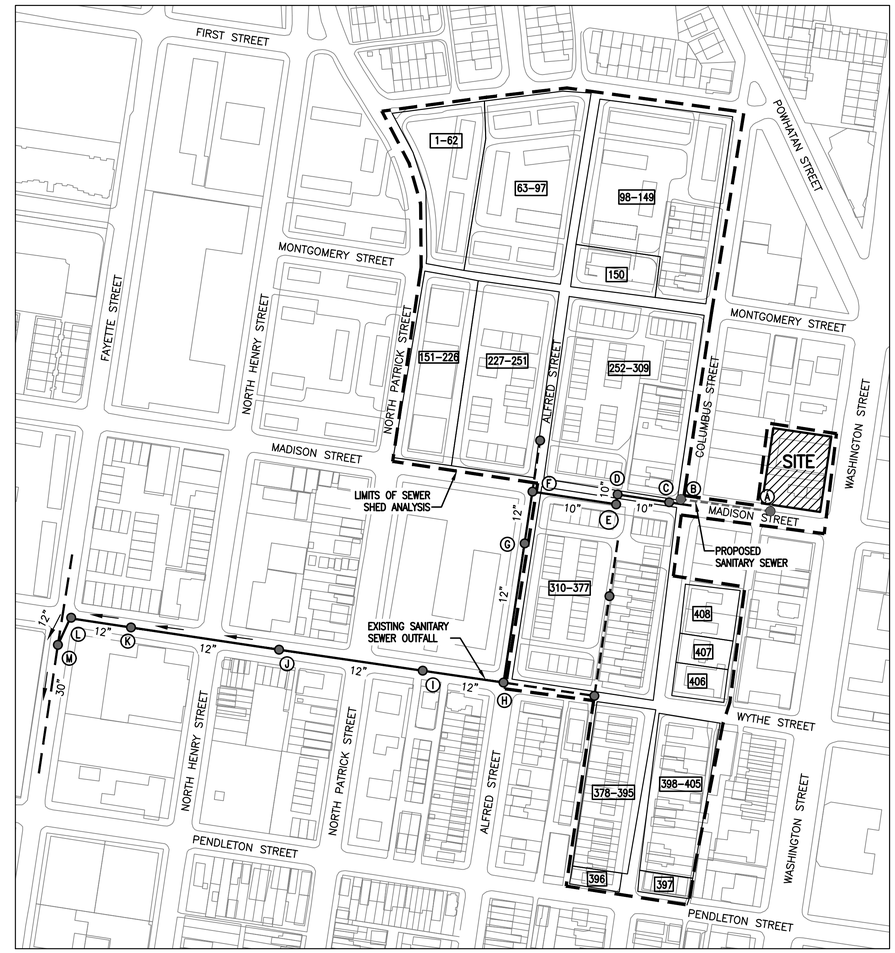
| BLD # | USE | DESIGN FLOW | UNIT | SIZE | GAL/DAY | GAL/HR | CFS | PEAK CFS (x4) | FLOWS TO |
|---|---|---|---|---|---|---|---|---|---|
| SITE | Hotel | 130 | EA. | 98 | 12,740 | 531 | 0.0197 | 0.0789 | A |
| 1-62 | Multi-Family/ Condos | 300 | EA. | 62 | 18,600 | 775 | 0.0288 | 0.1151 | F |
| 63-97 | Single Family/ TH | 350 | EA. | 35 | 12,250 | 510 | 0.0190 | 0.0758 | F |
| 98-149 | Single Family/ TH | 350 | EA. | 52 | 18,200 | 758 | 0.0282 | 0.1126 | D |
| 150 | Office/Comm. | 200 | SF | 4,009 | 802 | 33 | 0.0012 | 0.0050 | D |
| 151-226 | Multi-Family/ Condos | 300 | EA. | 76 | 22,800 | 950 | 0.0353 | 0.1411 | F |
| 227-251 | Single Family/ TH | 350 | EA. | 25 | 8,750 | 365 | 0.0135 | 0.0542 | F |
| 252-309 | Single Family/ TH | 350 | EA. | 58 | 20,300 | 846 | 0.0314 | 0.1256 | D |
| 310-377 | Single Family/ TH | 350 | EA. | 67 | 23,450 | 977 | 0.0363 | 0.1451 | G |
| 378-395 | Single Family/ TH | 350 | EA. | 18 | 6,300 | 263 | 0.0097 | 0.0390 | H |
| 396 | Office/Comm. | 200 | SF | 3,118 | 624 | 26 | 0.0010 | 0.0039 | H |
| 397 | Office/Comm. | 200 | SF | 3,720 | 744 | 31 | 0.0012 | 0.0046 | H |
| 398-405 | Single Family/ TH | 350 | EA. | 8 | 2,800 | 117 | 0.0043 | 0.0173 | H |
| 406 | Office/Comm. | 200 | SF | 7,440 | 1,488 | 62 | 0.0023 | 0.0092 | H |
| 407 | Single Family/ TH | 350 | EA. | 1 | 350 | 15 | 0.0005 | 0.0022 | H |
| 408 | Office/Comm. | 200 | SF | 4,756 | 951 | 40 | 0.0015 | 0.0059 | H |
| | | | | **TOTAL** | **138,409** | **5,767** | **0.2142** | **0.9355** | |

## SANITARY SEWER OUTFALL COMPUTATIONS

| STRUCTURE | | FACILITY ID | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FROM | TO | FROM | TO | INCREMENTAL "Q" (CFS) | ACCUMULATED "Q" (CFS) | PIPE DIAMETER (IN) | SLOPE (%) | MATERIAL | "n" | MAXIMUM "Q" (CFS) | MAXIMUM VELOCITY (FPS) | LENGTH OF RUN (FT) | UPPER INVERT | LOWER INVERT | FALL (FT) | NORMAL VELOCITY (FPS) | NORMAL DEPTH | RIM ELEV (LOWER NODE) | FLOW AREA (SF) | WETTED PERIMETER (FT) | HYDRAULIC RADIUS | RIM ELEV |
| A | B | PROPOSED | - | 0.0789 | **0.079** | 10 | 1.50% | PVC | 0.010 | **3.64** | 6.42 | 220.42 | 42.09 | 38.78 | 3.31 | 2.62 | 0.09 | 44.4 | 0.03 | 0.54 | 0.5400 | 44.4 |
| B | C | PROPOSED | - | 0.0000 | **0.079** | 10 | 1.50% | PVC | 0.010 | **3.64** | 6.42 | 16.65 | 38.68 | 38.43 | 0.25 | 2.62 | 0.09 | 46.25 | 0.03 | 0.54 | 0.5400 | 46.25 |
| C | D | 005617SSMH | 007722SSMH | 0.0000 | **0.079** | 10 | 1.99% | PVC | 0.010 | **4.19** | 7.38 | 63.43 | 38.33 | 37.07 | 1.26 | 4.70 | 0.06 | 46.18 | 0.0400 | 0.6300 | 0.0700 | 43.18 |
| D | E | 007722SSMH | 007723SSMH | 0.2433 | **0.322** | 10 | 3.67% | PVC | 0.010 | **5.70** | 10.03 | 23.70 | 33.09 | 32.22 | 0.87 | 4.24 | 0.12 | 45.04 | 0.0500 | 0.6500 | 0.0700 | 45.04 |
| E | F | 007723SSMH | 007724SSMH | 0.0000 | **0.322** | 10 | 0.55% | PVC | 0.010 | **2.20** | 3.87 | 175.90 | 32.19 | 31.23 | 0.96 | 2.43 | 0.17 | 44.66 | 0.0800 | 0.7900 | 0.1000 | 44.66 |
| F | G | 007724SSMH | 007726SSMH | 0.3862 | **0.708** | 12 | 0.41% | PVC | 0.010 | **3.10** | 3.80 | 99.50 | 31.17 | 30.76 | 0.41 | 3.11 | 0.33 | 43.31 | 0.2300 | 1.2300 | 0.1900 | 43.31 |
| G | H | 007726SSMH | 007727SSMH | 0.1451 | **0.853** | 12 | 0.54% | PVC | 0.010 | **3.56** | 4.35 | 300.50 | 30.64 | 29.01 | 1.63 | 3.61 | 0.34 | 42.80 | 0.2400 | 1.2500 | 0.1900 | 42.8 |
| H | I | 007727SSMH | 007732SSMH | 0.0821 | **0.936** | 12 | 0.59% | PVC | 0.010 | **3.73** | 4.56 | 188.50 | 28.62 | 27.50 | 1.12 | 3.83 | 0.35 | 42.53 | 0.2400 | 1.2700 | 0.1900 | 42.53 |
| I | J | 007732SSMH | 007733SSMH | 0.0000 | **0.936** | 12 | 0.34% | PVC | 0.010 | **2.81** | 3.44 | 301.90 | 27.50 | 26.48 | 1.02 | 3.13 | 0.40 | 43.38 | 0.3000 | 1.3800 | 0.2200 | 43.38 |
| J | K | 007733SSMH | 007734SSMH | 0.0000 | **0.936** | 12 | 0.54% | PVC | 0.010 | **3.56** | 4.35 | 295.70 | 26.38 | 24.78 | 1.60 | 3.71 | 0.36 | 45.98 | 0.2500 | 1.2800 | 0.2000 | 45.98 |
| K | L | 007734SSMH | 007735SSMH | 0.0000 | **0.936** | 12 | 0.40% | PVC | 0.010 | **3.06** | 3.75 | 146.90 | 24.68 | 24.09 | 0.59 | 3.34 | 0.39 | 43.53 | 0.2800 | 1.3500 | 0.2100 | 43.53 |
| L | M | 007735SSMH | 007638SSMH | 0.0000 | **0.936** | 12 | 0.34% | PVC | 0.010 | **2.81** | 3.44 | 56.11 | 23.99 | 23.80 | 0.19 | 3.13 | 0.40 | 42.34 | 0.3000 | 1.3800 | 0.2200 | 42.34 |

SURVEY NOTE: STRUCTURE INFORMATION FOR STRUCTURES C–D AND J–M OBTAINED FROM FIELD SURVEY. ALL OTHER STRUCTURE INFORMATION OBTAIN FROM ALEXANDRIA GIS.

PROPOSED SANITARY MAIN NOTE: COMPUTATIONS PROVIDED FOR PROPOSED SANITARY MAIN SYSTEM FROM STRUCTURES A TO C ARE PRELIMINARY AND MAY BE RVISED WITH THE FINAL SITE PLAN SUBMISSION.




## SANITARY SEWER OUTFALL MAP

BASE MAP PROVIDED BY CITY OF ALEXANDRIA GIS
APPROX. SCALE: 1" = 150'

**LEGEND**

Ⓐ SANITARY SEWER MANHOLE

1 NUMBER OF BUILDING OR USE OUTLINED IN THE FLOW GENERATION ANALYSIS

## SANITARY SEWER OUTFALL CALCULATIONS:

THE AVERAGE DAY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06–14. THE PROPOSED USE FOR THIS PROJECT WILL BE A 98 ROOM HOTEL. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

HOTEL $\frac{130 \text{ GPD}}{\text{UNIT}}$ X 98 UNITS = 12,740 GPD OR 0.0197 CFS

TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

12,090 GPD X 4 = 50,960 GPD
0.0197 CFS X 4 = 0.0789 CFS

**TOTAL PEAK FLOW = 50,960 GPD OR 0.0789 CFS**

## SANITARY SEWER OUTFALL NOTE:

THIS PROJECT IS ANTICIPATED TO GENERATE AN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 12,740 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 50,960 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS WHICH IS PROVIDED ON THIS SHEET.

THIS PROJECT PROPOSES A 10" SANITARY SEWER SYSTEM THAT CONNECTS TO EXISTING SANITARY MANHOLE C, LOCATED WEST OF THE SITE IN MADISON STREET. THE PROPOSED INFRASTRUCTURE WILL BE MAINTAINED BY THE CITY OF ALEXANDRIA. THE EXISTING SANITARY INFRASTRUCTURE FROM EXISTING MANHOLE C TO EXISTING MANHOLE M IS A CITY OF ALEXANDRIA MAINTAINED SANITARY SEWER. THE SANITARY SEWER FLOWS SOUTHWEST TOWARDS FAYETTE STREET FOR APPROXIMATELY 2000' WHERE IT JOINS A 30" SANITARY TRUNK SEWER LOCATED IN THE FAYETTE STREET RIGHT–OF–WAY.

GRAPHIC SCALE

150 0 75 150 300 600

( IN FEET )
1 inch = 150 ft.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR ____ DATE ____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. ____

DIRECTOR ____ DATE ____

CHAIRMAN, PLANNING COMMISSION ____ DATE ____

DATE RECORDED ____

INSTRUMENT NO. ____ DEED BOOK NO. ____ DATE ____

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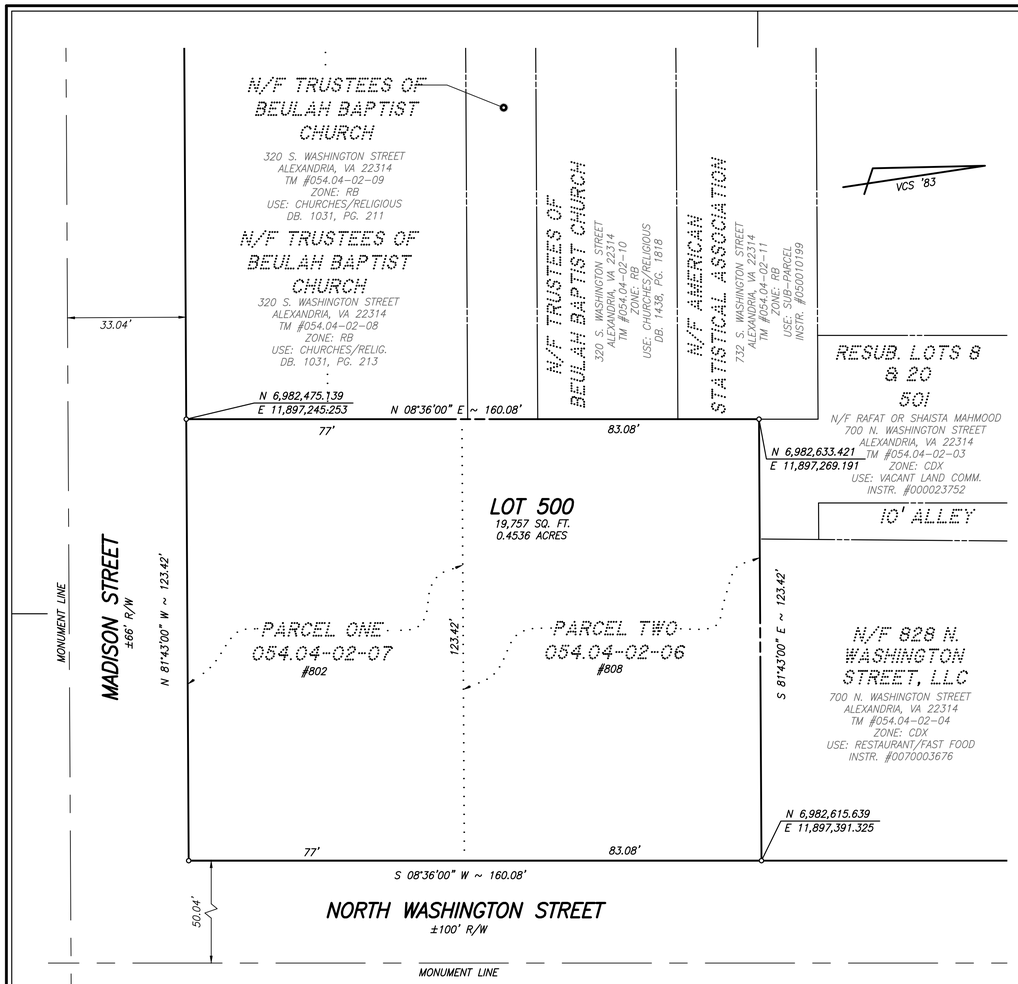
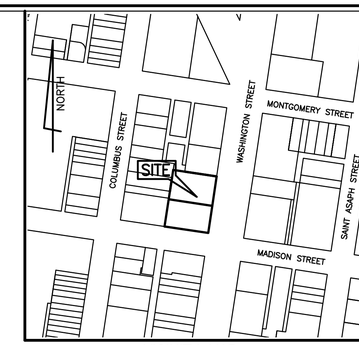
SHEET 11 OF 12
FILE: 15–13

SANITARY SEWER OUTFALL ANALYSIS

A:\2015\15-13\DWG\DELA\Preliminary\11 SANITARY OUTFALL PLAN.dwg
Wed, Oct 28 2015 – 4:45:57pm




VICINITY MAP
SCALE: 1" = 500'

## GENERAL NOTES

1. TAX ASSESSMENT MAP # 054.04-02-06 & # 054.04-02-07
2. ZONE: CDX
3. SITE AREA = 19,757 SQ. FT. OR 0.4536 AC.
4. OWNER = SHAKTI, LLC.
   808 N WASHINGTON ST
   ALEXANRIA, VA 22314
   INSTR. #010017181
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, FILE #2176-00900, DATED JULY 19, 2001 AND IS RELIED UPON BY THE SURVEYOR TO BE ACCURATE.
7. HORIZONTAL COORDINATES AND BEARINGS REFERENCED TO VCS '83 DATUM PER CITY OF ALEXANDRIA MONUMENT GPS #551. N6,986,581.62 E11,893,630.43 COMBINED SCALE FACTOR: 0.999952764
   AND
   CITY OF ALEXANDRIA MONUMENT GPS #552. N6,984,170.11 E11,893,975.88 COMBINED SCALE FACTOR: 0.999952350
8. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.

| APPROVED |
|---|
| CITY PLANNING COMMISSION<br>ALEXANDRIA, VA |
| CHAIRMAN |
| DATE — DIRECTOR OF PLANNING |
| PUBLIC IMPROVEMENT BOND(S) APPROVED |
| DATE — DIRECTOR T.&E.S. |

## SURVEYOR'S CERTIFICATE

I, DARRYL E. BOWSER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF ALL THE LAND CONVEYED TO SHAKTI, LLC. BY BHARATBHAI C. AND RAJNIKANT T. PATEL, DATED JULY 19, 2001 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA WITH INSTRUMENT #010017181 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT.
IRON PIPES MARKED THUS —O— WILL BE SET AS INDICATED.
GIVEN UNDER MY HAND THIS 30TH DAY OF OCTOBER, 2015.

COMMONWEALTH OF VIRGINIA
DRAFT
DARRYL BOWSER
Lic. No. 2160
OCT. 30, 2015
LAND SURVEYOR

# PLAT

SHOWING LOT 500, BEING A CONSOLIDATION OF PARCELS 1 & 2 #054.04-02-06 & #054.04-02-07
ON THE PROPERTY OF
# SHAKTI, LLC.
(INSTR. #010017181)
## CITY OF ALEXANDRIA, VIRGINIA

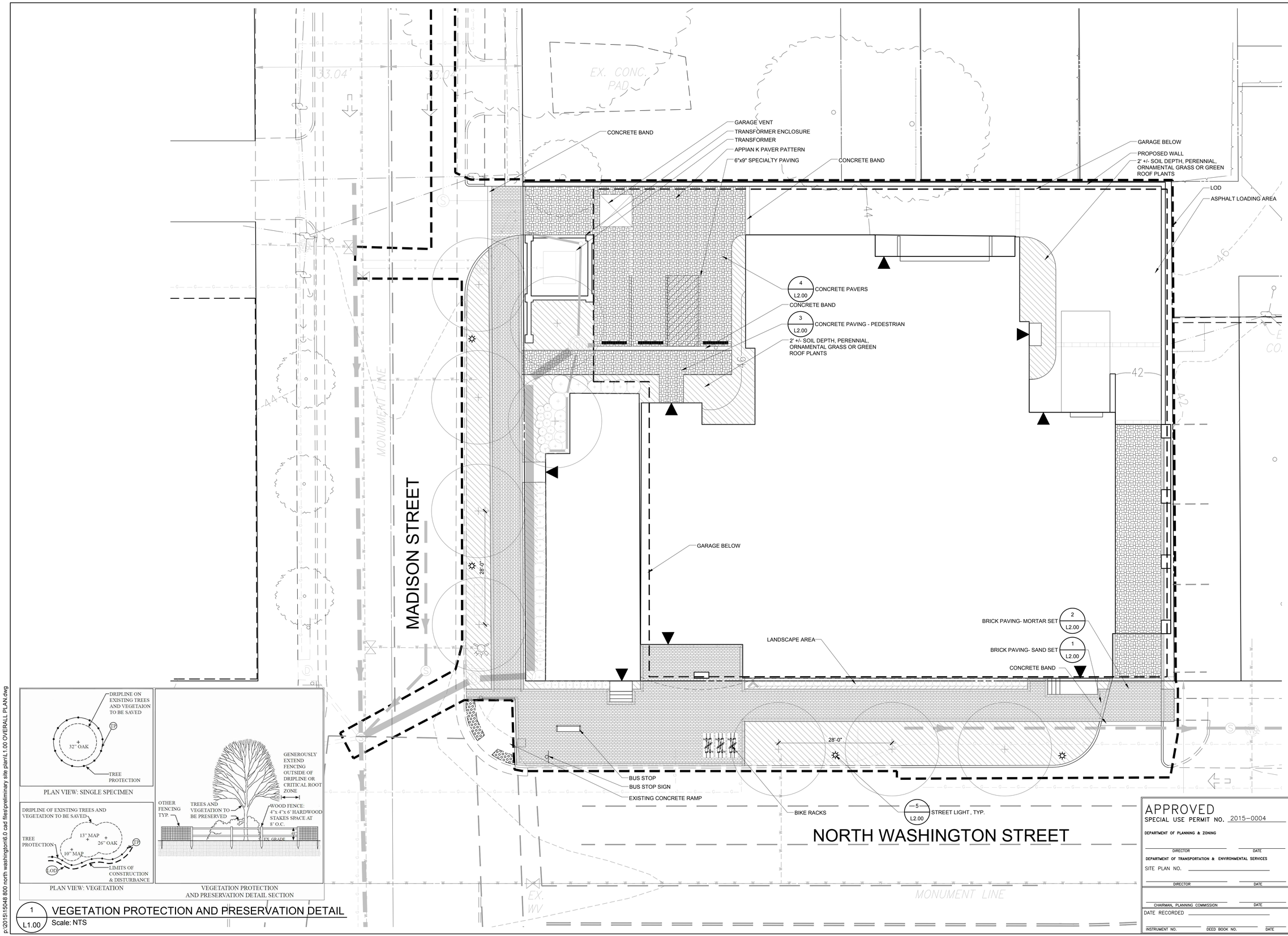
SCALE: 1" = 20' DATE: OCTOBER 30, 2015

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

| | |
|---|---|
| COMP. | W.D.S. |
| DRAWN | G.D.L. |
| CHECKED | D.E.B. |

FILE NO. 15-13
SHEET 1 OF 1

PRELIMINARY ONLY. NOT FOR RECORDATION !!




1 L1.00 VEGETATION PROTECTION AND PRESERVATION DETAIL
Scale: NTS

p:\2015\15048 800 north washington\6.0 cad files\preliminary site plan\L1.00 OVERALL PLAN.dwg


STUDIO39
Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com


# 800 N. WASHINGTON
ALEXANDRIA, VA

SHAKTI LLC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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.30.2015
LANDSCAPE ARCHITECT

REVISIONS:

## OVERALL PLAN

DESIGN: DD
DRAWN: KZ
CHECKED: DD

NORTH

SCALE: 1"=10'-0"
0 5 10 20

PROJECT NO: 15048
DATE: 10.30.15

# L1.00

DSUP

APPROVED
SPECIAL USE PERMIT NO. 2015-0004

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

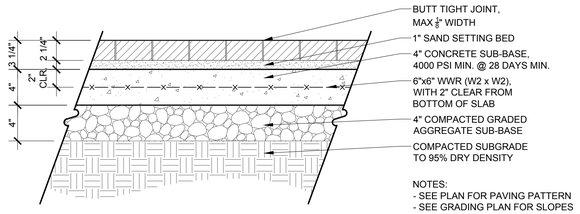
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

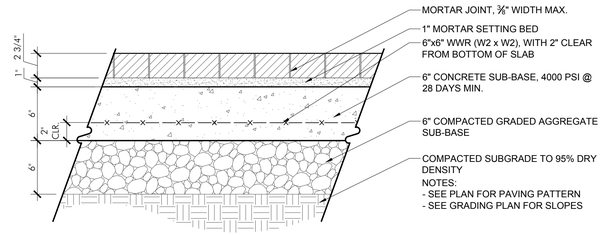
INSTRUMENT NO. DEED BOOK NO. DATE




NOTES:
- SEE PLAN FOR PAVING PATTERN
- SEE GRADING PLAN FOR SLOPES
- SETTING BED SAND TO CONFORM WITH ASTM C33
- JOINTS TO BE SAND SWEPT, FILL ALL VOIDS BETWEEN BRICK, LIGHTLY VIBRATE AND RE-SAND JOINTS AS NECESSARY

1 / L2.00 BRICK PAVING- SAND SET — SECTION

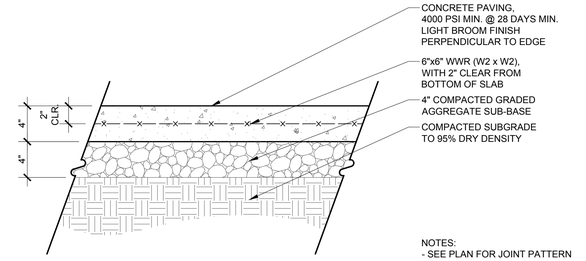
Scale: 1 - 1/2" = 1'-0"




NOTES:
- SEE PLAN FOR PAVING PATTERN
- SEE GRADING PLAN FOR SLOPES

2 / L2.00 BRICK PAVING- MORTAR SET — SECTION

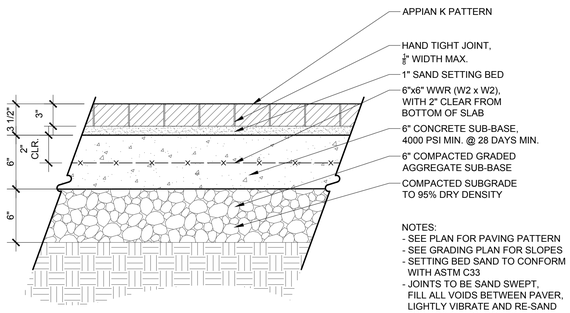
Scale: 1 - 1/2" = 1'-0"




NOTES:
- SEE PLAN FOR JOINT PATTERN
- SEE GRADING PLAN FOR SLOPES

3 / L2.00 CONCRETE PAVING - PEDESTRIAN — SECTION

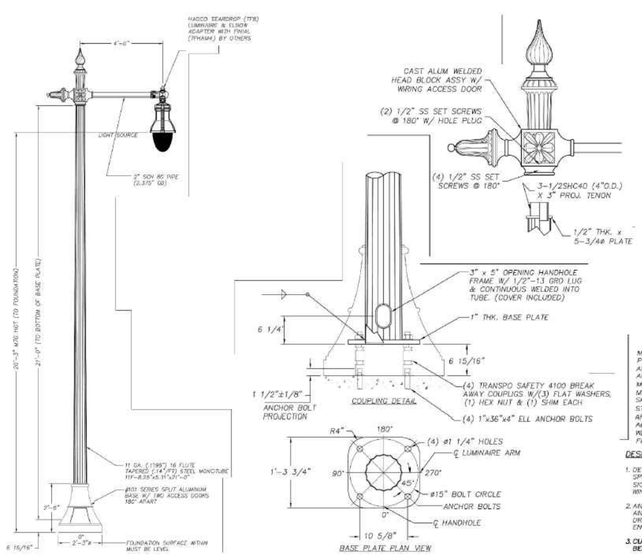
Scale: 1 - 1/2" = 1'-0"




NOTES:
- SEE PLAN FOR PAVING PATTERN
- SEE GRADING PLAN FOR SLOPES
- SETTING BED SAND TO CONFORM WITH ASTM C33
- JOINTS TO BE SAND SWEPT, FILL ALL VOIDS BETWEEN PAVER, LIGHTLY VIBRATE AND RE-SAND JOINTS AS NECESSARY

4 / L2.00 CONCRETE PAVERS — SECTION

Scale: 1 - 1/2" = 1'-0"




ITEM # N5318-101-B2

AVAILABLE FROM:
UNION METAL CORPORATION
1432 Maple Ave NE,
Canton, OH 44705
(330) 456-7653

MATERIAL SPECIFICATIONS
MONOTUBE: CHEM & PHYSICAL PROPERTIES OF A595 GRA
PLATE,BAR: ASTM A36
ANCHOR BOLTS: ASTM F1554 GR55 GALV TO A153
ANCHOR BOLT NUTS: ASTM A563 GR. A GALV. TO A153
MISC. HDWE: (STN. STL) AISI 300 SERIES (18-8)
MISC. HDWE: (STEEL) ASTM A307 H.D. GALV TO ASTM A153
SPLIT BASE: CAST ALUM ASTM B26 356.0F
STEEL PIPE: ASTM A53 GRB
ARM CASTING: CAST ALUMINUM ASTM B26 356-T6
ALUM PIPE: ASTM B209 6063
WELDED ASSEMBLIES HEAT TREATED TO T6 TEMPER
FINISH: POWDER COATED 27038 BLACK

DESIGN CRITERIA:

1. DESIGNED IN ACCORDANCE WITH 2009 AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES, AND TRAFFIC SIGNALS" FOR 90 M.P.H. WIND ZONE.
2. ANCHOR BOLTS ANALYZED FOR STEEL STRENGTH ONLY. THE ANCHOR BOLT EMBEDMENT LENGTH SHOWN ON THIS DRAWING SHALL BE VERIFIED BY THE FOUNDATION ENGINEER.
3. CUSTOMER TO CONFIRM ALL DIMENSIONS & ORIENTATIONS BEFORE RELEASING ORDER FOR MANUFACTURING.

5 / L2.00 STREET LIGHT — PROD. INFO.

Scale: NTS

APPROVED
SPECIAL USE PERMIT NO. 2014-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED

INSTRUMENT NO. — DEED BOOK NO. — DATE


STUDIO39
Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com


800 N. WASHINGTON
ALEXANDRIA, VA

SHAKTI LLC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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.30.2015
LANDSCAPE ARCHITECT

REVISIONS:

HARDSCAPE DETAILS

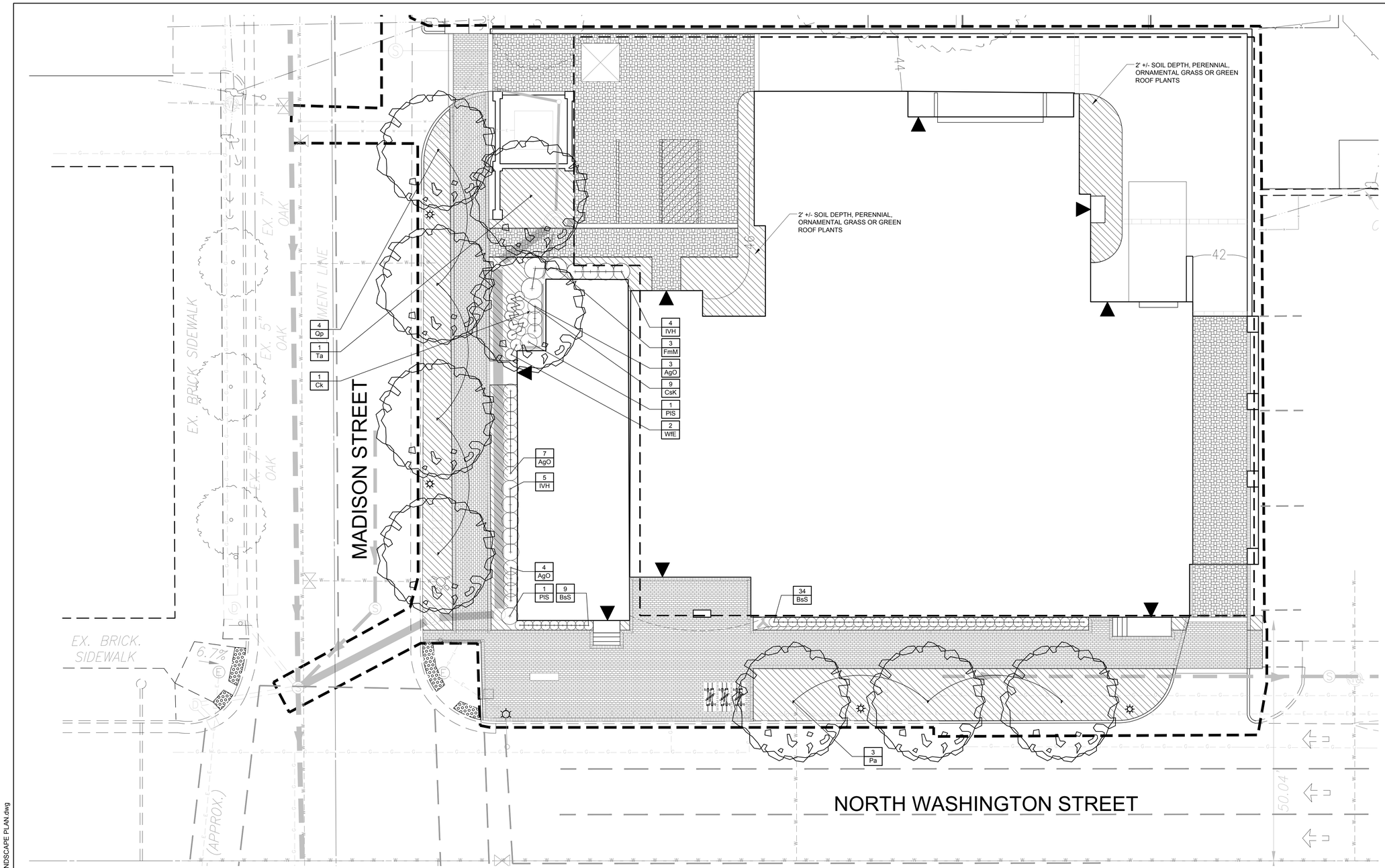
DESIGN: DD
DRAWN: KZ
CHECKED: DD
NORTH
SCALE: AS SHOWN

PROJECT NO: 15048
DATE: 10.30.15

L2.00

DSUP

p:\2015\15048 800 north washington\6.0 cad files\preliminary site plan\L2.00 HARDSCAPE DETAILS.dwg




## PLANT SCHEDULE SITE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | CALIPER | SPREAD | | REMARKS | CANOPY EACH SF | CANOPY SUB TOTAL SF |
|---|---|---|---|---|---|---|---|---|---|---|
| Ck | 1 | Cladrastis kentukea | American Yellowwood | 10`-12` | 3" - 3 1/2" | | | B&B, full uniform crown, symmetrical branching, full specimen | 750 SF | 750 SF |
| Pa | 3 | Platanus x acerifolia | London Plane Tree | 14`-16` | 3" - 3 1/2" | | | B&B, full uniform crown, symmetrical branching, full specimen | NA | NA |
| Qp | 4 | Quercus phellos | Willow Oak | 14`-16` | 3" - 3 1/2" | | | B&B, full uniform crown, symmetrical branching, full specimen | NA | NA |
| Ta | 1 | Tilia americana | American Linden | 14`-16` | 3" - 3 1/2" | | | B&B, full uniform crown, symmetrical branching, full specimen | 1,250 SF | 1,250 SF |
| | | | | | | | | | | |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | SIZE | SPACING | REMARKS | | |
| AgO | 14 | Abelia x grandiflora `Rose Creek` | Rose Creek Abelia | 12"-15" | 18"-24" | #2 cont. | 3` o.c. | healthy vigorous, well-rooted & established in container | 2 SF | 28 SF |
| BsS | 43 | Buxus suffruticosa | Boxwood | 24"-30" | 24"-30" | | | | 2 SF | 86 SF |
| CsK | 10 | Cornus sericea `Kelseyi` | Kelseyi Dogwood | 18"-24" | 18"-24" | #3 cont. | 2` o.c. | full specimen, healthy, vigorous, well-rooted and established | 2 SF | 20 SF |
| FmM | 3 | Fothergilla major `Mount Airy` | Mount Airy Fothergilla | 48"-60" | 36" - 48" | | 4` o.c. | | 2 SF | 6 SF |
| IVH | 9 | Itea virginica `Henry`s Garnet` | Henry`s Garnet Sweetspire | 18"-24" | 30"-36" | #3 cont. | 4` o.c. | healthy vigorous, well-rooted & established in container | 2 SF | 18 SF |
| PIS | 2 | Prunus laurocerasus `Schipkaensis` | Schipka Laurel | 24"-30" | 18"-24" | B&B | 4` o.c. | healthy vigorous, well-rooted & established | 2 SF | 4 SF |
| WIE | 2 | Weigela florida `Elvera` TM | Weigela | 12"-15" | 24"-30" | | 2.5` o.c. | | 2 SF | 4 SF |
| | | | | | | | | | TOTAL | 2,166 SF |

| | |
|---|---|
| GROSS SITE AREA- | 19,757 SF (0.45 ACRES) |
| 25% CROWN COVERAGE REQUIRED- | 4,939 SF |
| TREE CANOPY PROVIDED- | 2,000 SF |
| SHRUB CANOPY PROVIDED- | 166 SF |
| TOTAL CANOPY PROVIDED- | 2,166 SF |
| PERCENTAGE OF TREE CANOPY PROVIDED- | 11% |
| STREET TREE CANOPY (NOT INCLUDED) | 8,750 SF |

* NOTE: ALL EXISTING TREES TO BE REMOVED

APPROVED
SPECIAL USE PERMIT NO. 2015-0004

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE


STUDIO39
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# 800 N. WASHINGTON
ALEXANDRIA, VA

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.30.2015
LANDSCAPE ARCHITECT

REVISIONS:

LANDSCAPE PLAN

NORTH

DESIGN: DD
DRAWN: KZ
CHECKED: DD

SCALE: 1"=10'-0"

0 5 10 20

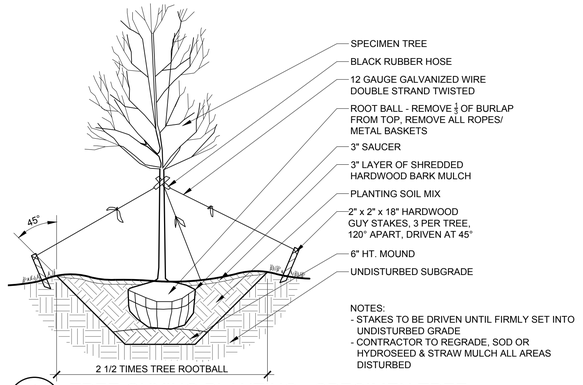
PROJECT NO: 15048

DATE: 10.30.15

L3.00

DSUP

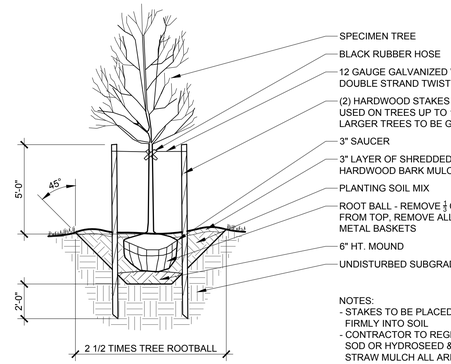
p:\2015\15048 800 north washington\6.0 cad files\preliminary site plan\L3.00 LANDSCAPE PLAN.dwg




NOTES:
- STAKES TO BE DRIVEN UNTIL FIRMLY SET INTO UNDISTURBED GRADE
- CONTRACTOR TO REGRADE, SOD OR HYDROSEED & STRAW MULCH ALL AREAS DISTURBED

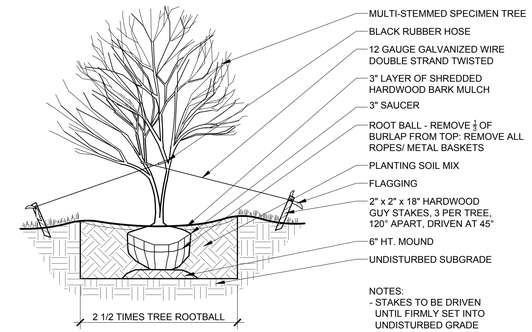
1 L3.01 TREE GUYING PLANTING - SPECIMEN TREE SECTION
Scale: 1/4" = 1'-0"

LD-001



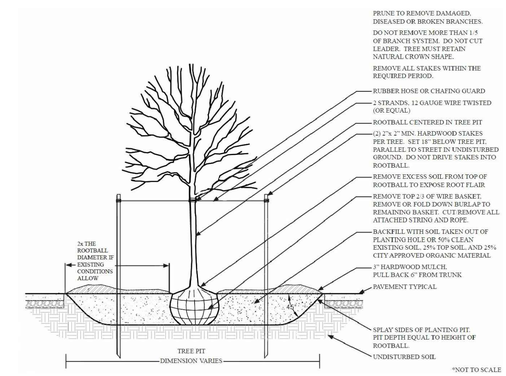

NOTES:
- STAKES TO BE PLACED FIRMLY INTO SOIL
- CONTRACTOR TO REGRADE, SOD OR HYDROSEED & STRAW MULCH ALL AREAS DISTURBED

2 L3.01 TREE PLANTING SECTION
Scale: 1/4" = 1'-0"

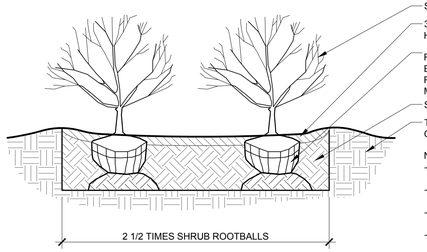



NOTES:
- STAKES TO BE DRIVEN UNTIL FIRMLY SET INTO UNDISTURBED GRADE

3 L3.01 TREE GUYING PLANTING - MULTI-STEMMED SECTION
Scale: 1/4" = 1'-0"

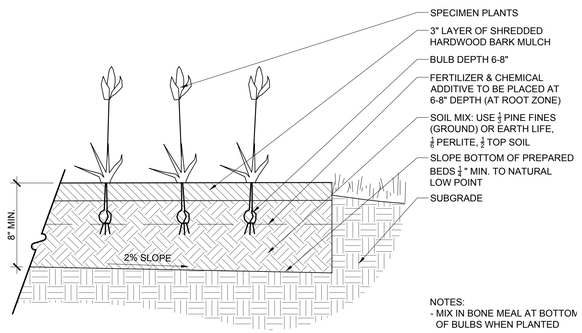



4 L3.01 STREET TREE PLANTING SECTION
Scale: NTS



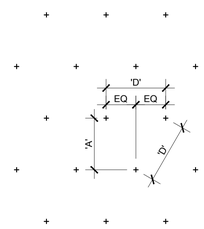

NOTES:
- SCARIFY ROOTS OF ROOT BOUND PLANTS
- PLANT SPACING VARIES (SEE PLANS)
- PRUNE ALL BROKEN, DISEASED & WEAK BRANCHES
- ALL SHRUB BEDS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO DEPTH REQUIRED FOR SOIL MIX BACK FILL
- REMOVE ALL STRINGS, RIBBONS & TAGS FROM PLANTS

5 L3.01 SHRUB PLANTING SECTION
Scale: 1/2" = 1'-0"




NOTES:
- MIX IN BONE MEAL AT BOTTOM OF BULBS WHEN PLANTED

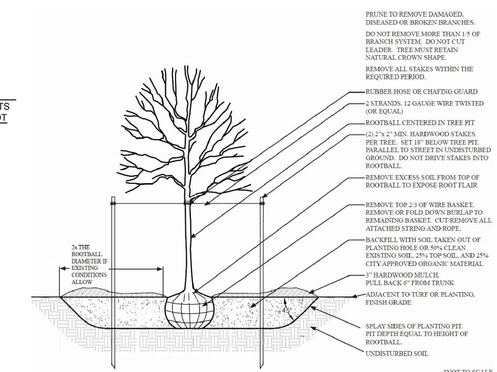
6 L3.01 ANNUAL & PERENNIAL PLANTING SECTION
Scale: 1" = 1'-0"




PLANT SPACING CHART
AS SPECIFIED ON PLANT LIST

| SPACING 'D' | ROW 'A' | NUMBER OF PLANTS PER SQUARE FOOT |
|---|---|---|
| 6" o.c. | 5 1/4" o.c. | 4.62 |
| 8" o.c. | 6 7/8" o.c. | 2.60 |
| 10" o.c. | 8 5/8" o.c. | 1.66 |
| 12" o.c. | 10 3/8" o.c. | 1.15 |
| 15" o.c. | 13" o.c. | 0.74 |
| 18" o.c. | 15 5/8" o.c. | 0.51 |
| 24" o.c. | 20 3/4" o.c. | 0.29 |
| 30" o.c. | 26" o.c. | 0.18 |
| 36" o.c. | 31 1/8" o.c. | 0.13 |
| 42" o.c. | 36 3/8" o.c. | 0.09 |
| 48" o.c. | 41 5/8" o.c. | 0.07 |

7 L3.01 TRIANGULAR PLANT SPACING SECTION
Scale: 1" = 1'-0"




8 L3.01 TREE PLANTING DETAIL SECTION
Scale: NTS

## PLANTING NOTES:

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES, SHRUBS, GROUNDCOVER AND PERENNIALS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FORM THE BOTTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS: 03/15 TO 06/15 AND 09/15 TO 12/01. THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM POPULUS SPP.; BETULA SPP. PRUNUS SPP.; CARPINUS SPP. PYRUS SPP.; CRATECUS SPP. QUERCUS SPP.; KOELREUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA; LIRIODENDRON TULIPIFERA ZELKOVA; PLATANUS ACERIFOLIA; ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
19. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL SODDED OR SEEDED AS NOTED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.
20. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE; INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
21. CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
22. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
23. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
24. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
25. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
26. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
27. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
28. TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
29. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
30. CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
31. TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.
32. SHRUBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
33. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
34. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.
35. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY, ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS DAILY DURING INSTALLATION.
36. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
37. TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.
38. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
39. THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.

## PLANTING MIX NOTES:

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

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE


STUDIO39
Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
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SHAKTI LLC


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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.30.2015
LANDSCAPE ARCHITECT

REVISIONS:

LANDSCAPE NOTES AND DETAILS

DESIGN: DD
DRAWN: KZ
CHECKED: DD
NORTH

SCALE: AS SHOWN

PROJECT NO: 15048
DATE: 10.30.15

L3.01

DSUP

p:\2015\15048 800 north washington\6.0 cad files\preliminary site plan\L3.01 LANDSCAPE NOTES AND DETAILS.dwg

| PARKING QUANTITY PROVIDED | | | | | | | |
|---|---|---|---|---|---|---|---|
| LOCATION | TYPICAL | | | | STACKED | | TOTAL |
| | ADA (STD) | ADA (CMPT) | STANDARD | COMPACT | STANDARD | COMPACT | |
| GARAGE | 1 | 1 | 17 | 11 | 14 | 3 | 47 |
| SURFACE | 1 | | 2 | | | | 3 |
| | | | TOTAL PARKING | | | | 50 |
| | | | PERCENT COMPACT | | | | 28% |

NOTE: FINAL QUANTITY OF COMPACT SPACES TO BE DETERMINED DURING FINAL SITE PLAN. MAXIMUM 75% COMPACT SPACES WILL BE PROVIDED

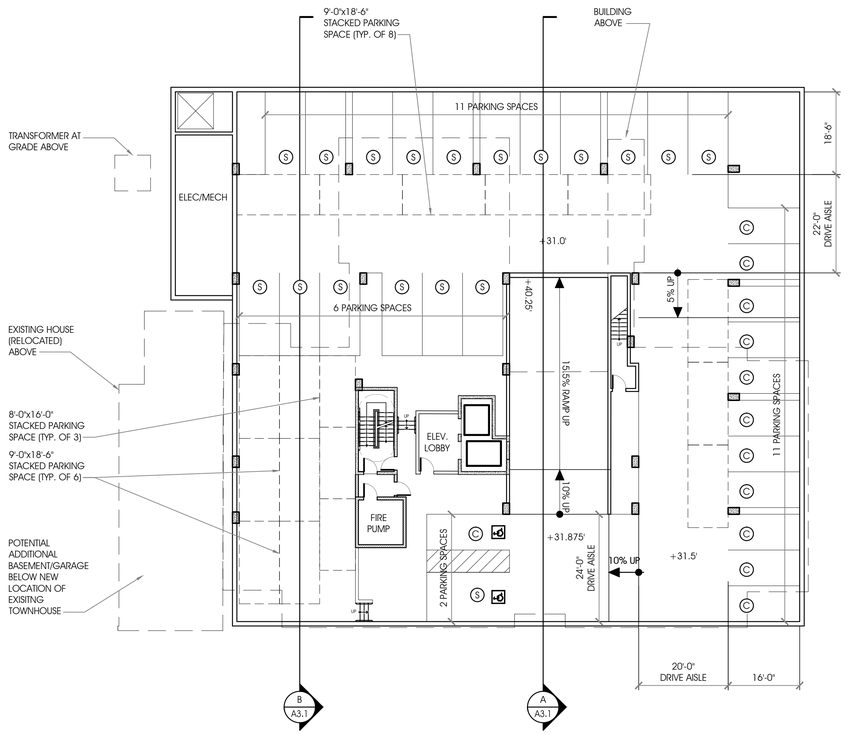
PARKING KEY

(S) STANDARD SIZE PARKING SPACE (9'-0" x 18'-6" CLEAR MIN.)

(C) COMPACT SIZE PARKING SPACE (8'-0" x 16'-0" CLEAR MIN.)

| 800 N. Washington Street - Preliminary Code Analysis | | | | |
|---|---|---|---|---|
| Floor Level | Use Group | New Building Construction Type | | Existing Building Construction Type |
| Garage Level | S-2 | Building 1 (below horizontal | I-A | |
| Ground Floor | R-1, A-3, A-2, B, S-1 | | I-A | III-B |
| 2nd Floor | R-1 | Building 2 (above horizontal separation) | II-B | III-B |
| 3rd Floor | R-1 | | II-B | III-B |
| 4th Floor | R-1 | | II-B | |
| 5th Floor | R-1, A3 | | II-B | |

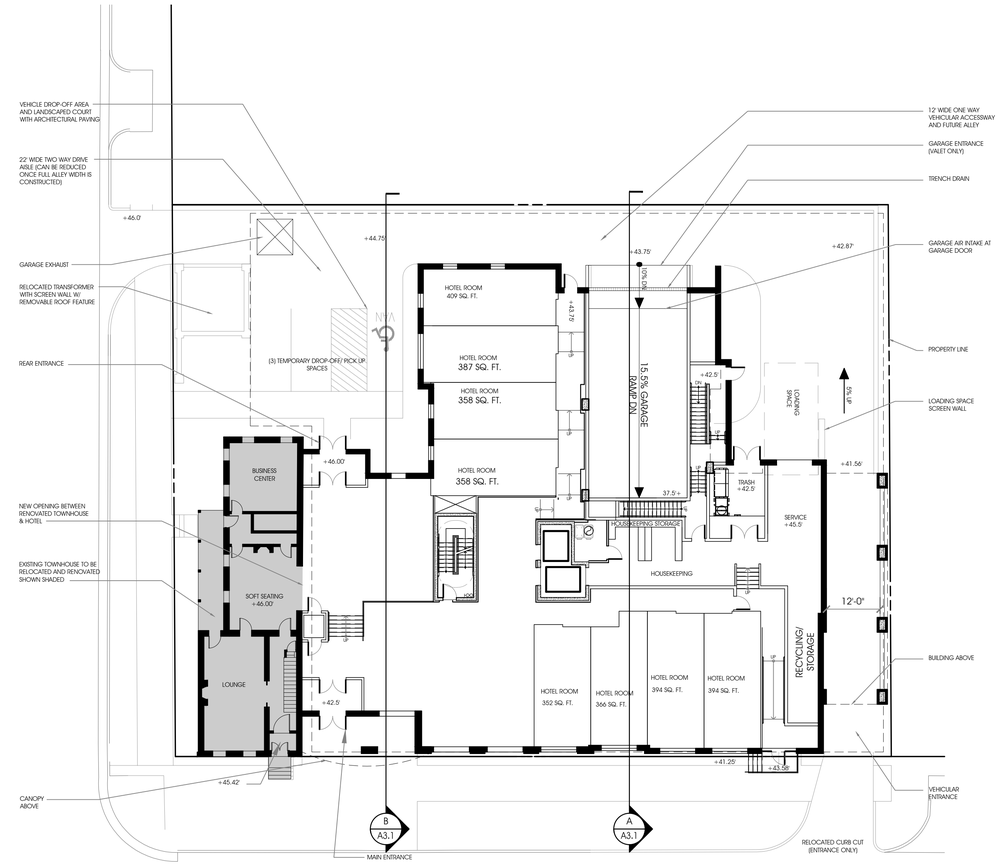
Note: The garage and 1st floor and floors 2-5 are classified as two separate buildings under the VAUSBC with 3 Hour horizontal separation between them per IBC 509.2




B

PROPOSED GARAGE PLAN

1/16" = 1'-0"




A

PROPOSED SITE PLAN & GROUND FLOOR PLAN

1/16" = 1'-0"

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COMMONWEALTH OF VIRGINIA
JOHN W. RUST
Lic. No. 003940
10/30/15
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admin@rustorling.com
www.rustorling.com


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802 & 808 North Washington Street
Alexandria, VA

14.074

REVISIONS

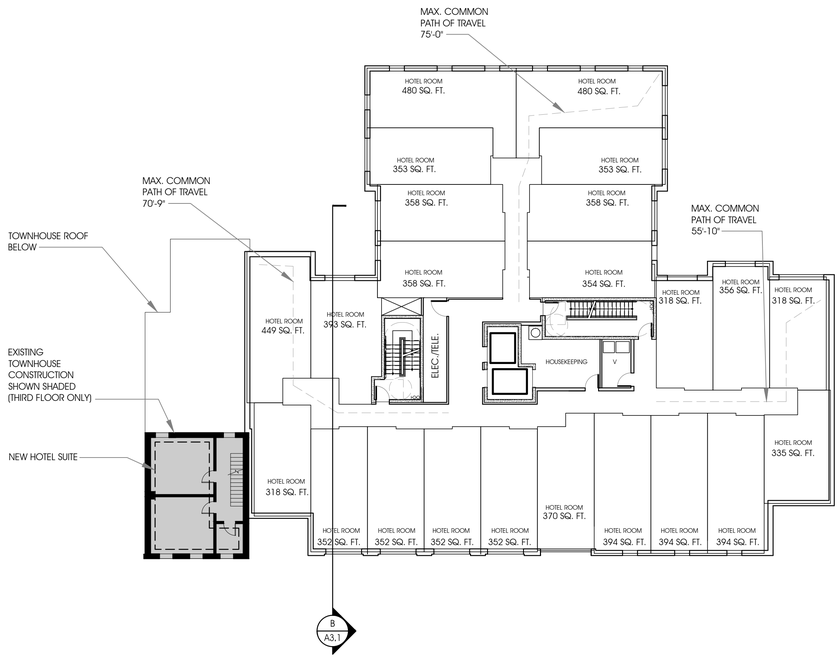
| DATE | DESCRIPTION |
|---|---|
| | |

PRELIMINARY SITE PLAN
10.30.15

PROPOSED SITE PLAN AND GARAGE FLOOR PLAN

SHEET NO.

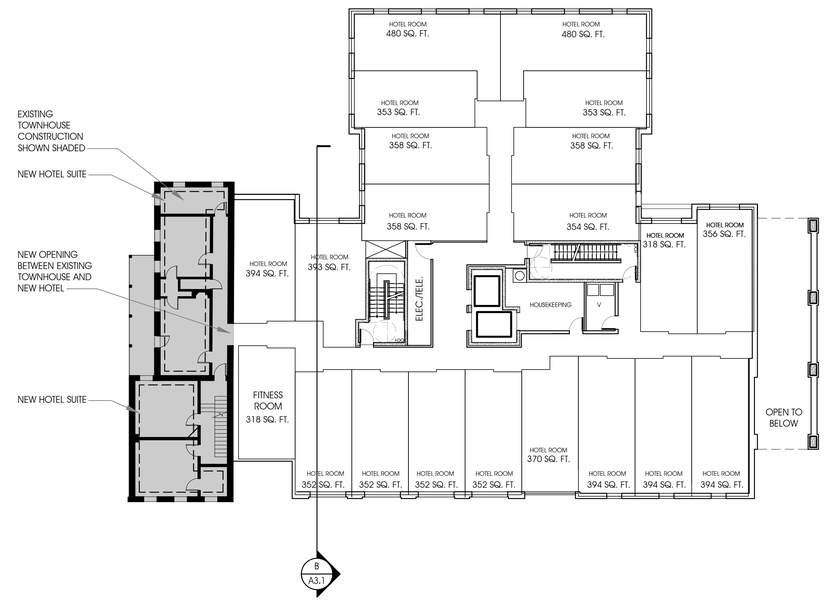
A1.1




B

PROPOSED THIRD FLOOR PLAN (FOURTH FLOOR SIMILAR)

1/16" = 1'-0"




A

PROPOSED SECOND FLOOR PLAN

1/16" = 1'-0"

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PRELIMINARY SITE PLAN
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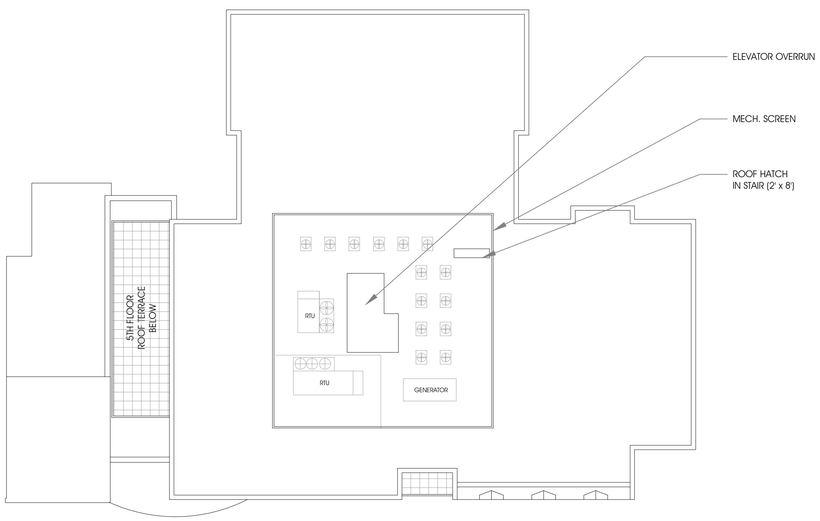
PROPOSED FLOOR PLANS

SHEET NO.

A1.2

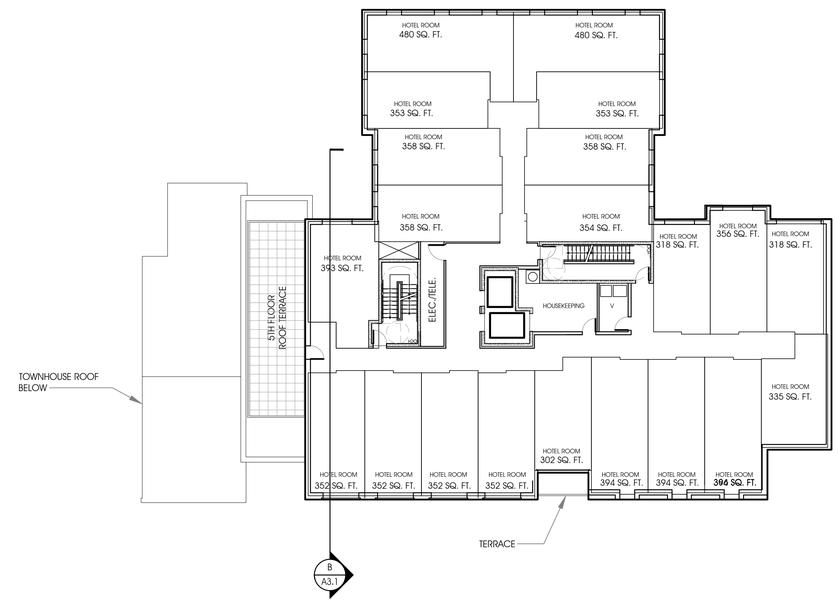



W
S N
E

B

PROPOSED ROOF PLAN

1/16" = 1'-0"




W
S N
E

A

PROPOSED FIFTH FLOOR PLAN

1/16" = 1'-0"

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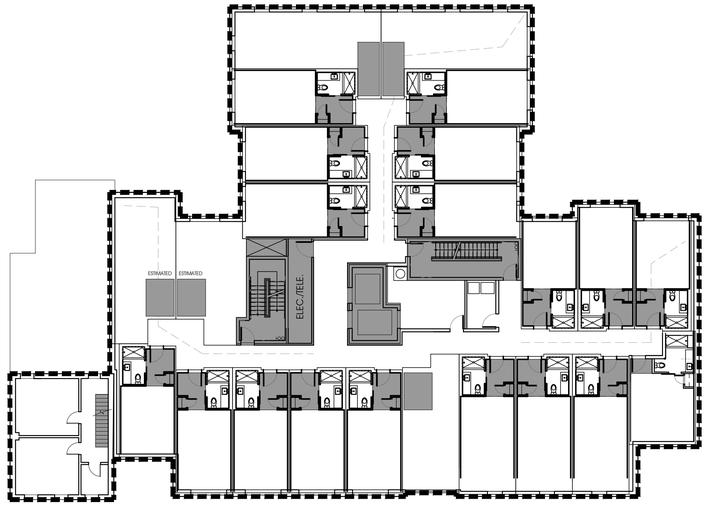
PRELIMINARY
SITE PLAN
10.30.15

PROPOSED FLOOR
PLANS

SHEET NO.

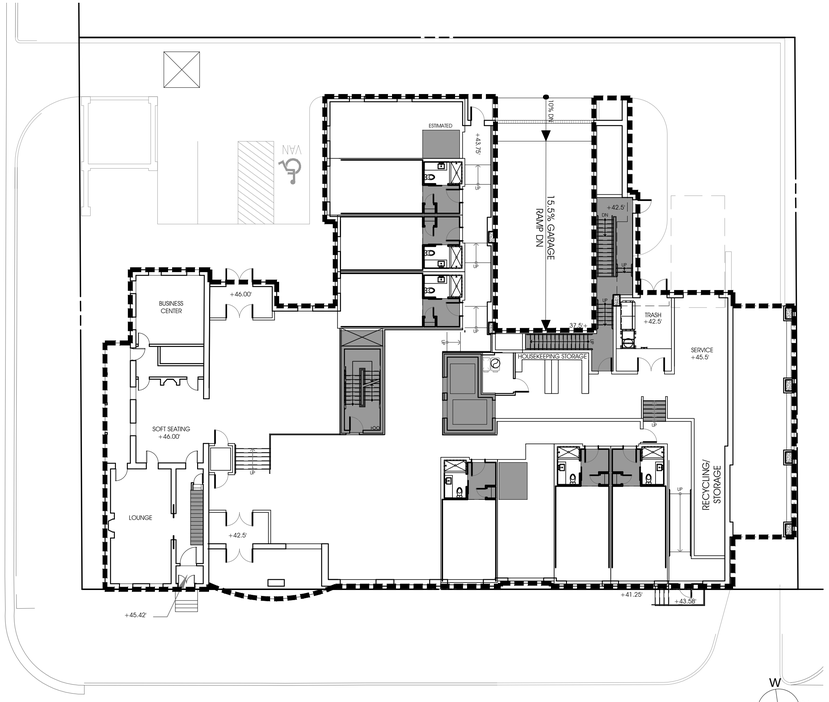
A1.3




B FOR ILLUSTRATIVE PURPOSES ONLY

TYP. FLOOR PLAN

1/16" = 1'-0"




A FOR ILLUSTRATIVE PURPOSES ONLY

GROUND FLOOR PLAN

1/16" = 1'-0"

| FAR CALCULATIONS | | | | |
|---|---|---|---|---|
| | ROOM TYPE | NUMBER OF ROOMS | AREA DEDUCTED | TOTAL |
| ROOMS | TYP. DBL QUEEN | 70 | 52 | 3,640 |
| | TYP. KING | 14 | 52 | 728 |
| | OTHER KING | 3 | 15.9 | 48 |
| | END UNIT KING | 8 | 58 | 464 |
| | SUITE | 3 | 0 | 0 |
| | TOTAL ROOM DEDUCTIONS | | | 4,880 |
| CORE DEDUCTIONS (FLOORS 2-5) | | | | 3,200 |
| CORE DEDUCTIONS (GROUND FLOOR) | | | | 776 |
| GROSS FLOOR AREA | | | | 57,140 |
| TOTAL DEDUCTIONS | | | | 8,856 |
| AVAILABLE DEDUCTIONS AS % OF GROSS FLOOR AREA | | | | 15.50% |
| PROPOSED DEDUCTIONS (SEE COVER SHEET) | | | | 13.60% |

## PLAN LEGEND

GROSS FLOOR AREA

AREAS DEDUCTED FROM GROSS FLOOR AREA TO DETERMINE FAR:
- STAIRWAYS
- MECHANICAL SPACES/ELEVATOR SHAFTS/VERTICAL CHASES
- CEILING HEIGHT BELOW 7'-6"

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PRELIMINARY SITE PLAN
10.30.15

FAR DIAGRAMS

SHEET NO.

A1.4

B

PROPOSED SOUTH ELEVATION (MADISON STREET)

3/32" = 1'-0"

A

PROPOSED EAST ELEVATION (WASHINGTON STREET)

3/32" = 1'-0"

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|---|---|
| 5/27/15 | REVISED |

PRELIMINARY SITE PLAN
10.30.15

EXTERIOR ELEVATIONS

SHEET NO.

A2.1

B

PROPOSED NORTH ELEVATION

3/32" = 1'-0"

A

PROPOSED WEST ELEVATION

3/32" = 1'-0"

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

COMMONWEALTH OF VIRGINIA
JOHN W. RUST
Lic. No. 003940
10/30/15
ARCHITECT

RUST | ORLING
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Washington
Street

802 & 808 North
Washington Street
Alexandria, VA

14.074

REVISIONS

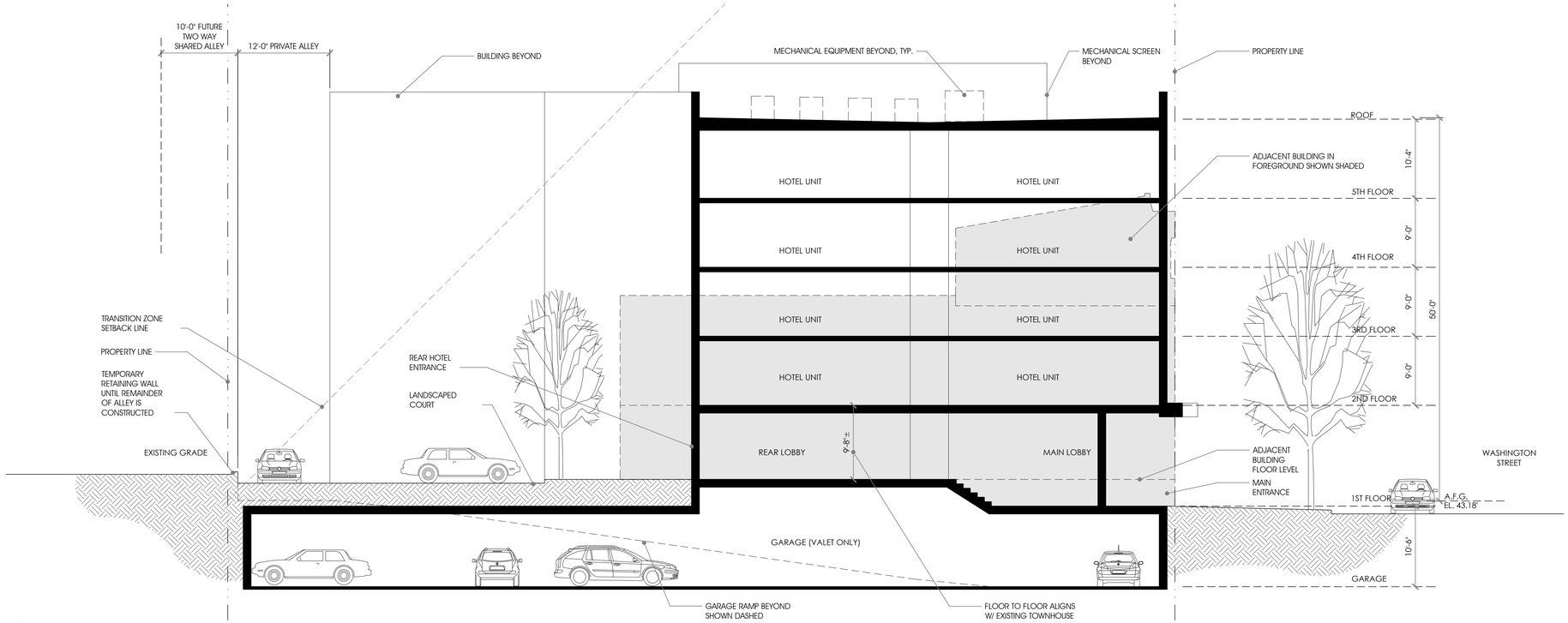
| DATE | DESCRIPTION |
|---|---|
| 5/27/15 | REVISED |

PRELIMINARY
SITE PLAN
10.30.15

EXTERIOR
ELEVATIONS

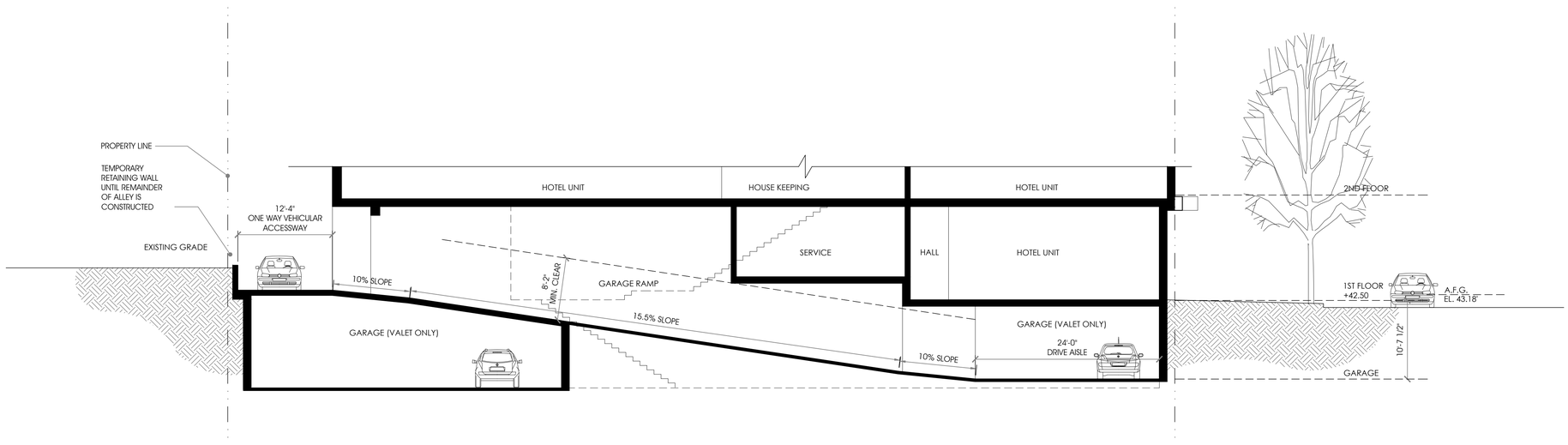
SHEET NO.

A2.2




B

BUILDING SECTION
1/16" = 1'-0"




A

PARTIAL BUILDING SECTION
1/16" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. 2015 - 0004
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
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REVISIONS

| DATE | DESCRIPTION |
|---|---|
| | |

PRELIMINARY SITE PLAN
10.30.15

PROPOSED SITE PLAN, GARAGE FLOOR PLAN, AND STATISTICS

SHEET NO.

A3.1

C

VIEW FROM SOUTH
N.T.S

B

VIEW FROM NORTH
N.T.S

A

AERIAL VIEW
N.T.S

APPROVED
SPECIAL USE PERMIT NO. 2015 - 0004
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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REVISIONS

| DATE | DESCRIPTION |
|---|---|
| | |

PRELIMINARY
SITE PLAN
10.30.15

MASSING MODEL

SHEET NO.

A4.1