





## LEGEND

EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CSCG-2 TO CSCG-1	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF DISTURBANCE	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	WATER REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF OFFICAL PARKING SPACES	
	STREET LIGHT / PRIVATE LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION	
	RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	DOOR ENTRANCE	
	HANDICAP RAMP (CG-12)	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	BRICK SIDEWALK	
	STAMPED ASPHALT	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	
	TRASH CAN	
	BENCH	
	DVP TRANSFORMER	
	VERIZON PEDASTAL	
	COMCAST PEDASTAL	
	DVP MANHOLE	

## ABBREVIATIONS

AASHTO	AREA OF ARC	F	FIRE LINE	PRELIM	PRELIMINARY
	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS	FAR	FLOOR AREA RATIO	PROPOSED	PROPOSED
AC	ACRE	FC	FACE OF CURB	PT	POINT OF TANGENCY
ADJ	ADJACENT	FCPA	FAIRFAX COUNTY PARK AUTHORITY	PVC	POINT OF VERTICAL CURVE
AGGR	AGGREGATE	FCWA	FAIRFAX COUNTY WATER AUTHORITY	PVI	POINT OF VERTICAL INTERSECTION
AHD	AHEAD	FD	FLOOR DRAIN	PVMT	PAVEMENT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	FF	FIRST FLOOR	PVRC	POINT OF VERTICAL REVERSE CURVE
ANSI APPROX	APPROXIMATE	FG	FINISH GRADE	PVT	POINT OF VERTICAL TANGENT
ARCH	ARCHITECTURAL	FH	FIRE HYDRANT	Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
ASPH	ASPHALT	FL	FLOW LINE	R	RADIUS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FND	FOUNDATION	RCP	REINFORCED CONCRETE PIPE
AWWA	AMERICAN WATER WORKS ASSOCIATION	FOY	FOYER	RD	ROAD OR ROOF DRAIN
B	BREADTH	FPS	FEET PER SECOND	REINF	REINFORCED
BC	BACK OF CURB	FS	FIRE SERVICE OR FACTOR OF SAFETY	REQD	REQUIRED
BF	BASEMENT FLOOR	FT	FOOT / FEET	RET	RETAINING
BLDG	BUILDING	G	CAS	REV	REVISION
BM	BENCHMARK	GAR	GARAGE	RGP	ROUGH GRADING PLAN
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	GFA	GROSS FLOOR AREA	RMA	RESOURCE MANAGEMENT AREA
BOV	BLOW OFF VALVE	GR	GUARD RAIL OR GRATE INLET	ROM	REMOTE OUTSIDE MONITOR
BRG	BEARING	H	HEAD	RPA	RESOURCE PROTECTION AREA
BRL	BUILDING RESTRICTION LINE	HC	HANDICAP	RR	RAILROAD
BVCE	BEGINNING VERTICAL CURVE ELEVATION	HB	HORIZONTAL BEND	RT	RIGHT
BVCS	BEGINNING VERTICAL CURVE STATION	HCL	HYDRAULIC GRADE LINE	ROUTE	ROUTE
BW	BOTTOM OF WALL	HORIZ	HORIZONTAL	R/W	RIGHT OF WAY
c,e	CENTER CORRECTION ON VERTICAL CURVE	HP	HIGH POINT	S	SPEED OR SLOPE
C	RUNOFF COEFFICIENT	HR	HAND RAIL	SAN	SANITARY
C&G	CABLE TELEVISION	HT	HEIGHT	SB	SOUTH BOUND LANE
CATV	CURB AND GUTTER	HW	HEADWATER	SCH	SCHEDULE
CB	CATCH BASIN	I	RAINFALL INTENSITY	SD	SIGHT DISTANCE
CBR	CALIFORNIA BEARING RATIO	ID	INSIDE DIAMETER OR IDENTIFICATION	SEC	SECTION
CC	CENTER TO CENTER	IE	INVERT ELEVATION	SECT	SECTION
CF	CUBIC FEET	IN	INCH	SEW	SEWER
CFS	CUBIC FEET PER SECOND	INV	INVERT	SF	SQUARE FEET
CG(R)	CURB AND GUTTER (REVERSE SLOPE)	IP	IRON PIPE	SH	SHOULDER
CH	CHORD	IPS	IRON PIPE FOUND	SP	SPACE OR SITE PLAN
CHBRG	CHORD BEARING	IPF	IRON PIPE SET	SPEC	SPECIFICATIONS
CL	CAST IRON PIPE	JB	JUNCTION BOX	STA	STATION
CIP	CENTERLINE OR CLASS	JNT	JOINT	STD	STANDARD
C	CENTERLINE	K	SIGHT DISTANCE COEFFICIENT	STK	STACK
C/L	CENTERLINE	Ke	CULVERT ENTRANCE LOSS COEFFICIENT	STM	STORM
CLR	CLEAR	L	LENGTH	STR	STRUCTURE
CM	CUBIC METERS	LAT	LATERAL	SVC	SERVICE
CMP	CORRUGATED METAL PIPE	LCG	LIMITS OF CLEARING & GRADING	S/W	SIDEWALK
CMS	CUBIC METERS PER SECOND	LF	LINEAR FEET	SWM	STORM WATER MANAGEMENT
CN	RUNOFF CURVE NUMBER	LL	LOWER LEVEL	Sx	CROSS SLOPE
CONT	CONTINUOUS	LOS	LINE OF SIGHT	SY	SQUARE YARD
CO	CLEAN OUT	LP	LOW POINT	T	TANGENT
CONC	CONCRETE	LS	LOADING SPACE	TB	TOP OF BANK OR TEST BORING
CS	CURB STOP	LT	LEFT	TC	TOP OF CURB
CT	COURT	M	MONUMENT FOUND	Tc	TIME OF CONCENTRATION
CTR	CENTERLINE	MAX	MAXIMUM	TEL	TELEPHONE
CY	CUBIC YARD	MECH	MECHANICAL	TEMP	TEMPORARY
D	DEPTH	MH	MANHOLE	TH	TEST HOLE
DA	DRAINAGE AREA	MI	MILE	TP	TEST PIT OR TREE PROTECTION
DB	DEED BOOK	MIN	MINIMUM	TRANSP	TRANSPORTATION
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	MISC	MISCELLANEOUS	TW	TOP OF WALL OR TAILWATER
DET	DETAIL	MPS	MILES PER HOUR	TYP	TYPICAL
DIA	DIAMETER	MS	MEDIAN STRIP	UG	UNDERGROUND
DIP	DUCTILE IRON PIPE	MSL	MEAN SEA LEVEL	UGE	UNDERGROUND ELECTRIC
DI	DROP INLET	NA OR N/A	NOT APPLICABLE	UGT	UNDERGROUND TELEPHONE
DIST	DISTANCE	NBL	NORTH BOUND LANE	UGC	UNDERGROUND CABLE
DL	DOMESTIC LINE	N/F	NOW OR FORMERLY	UD	UNDERDRAIN
DM	DROP MANHOLE	NFA	NET FLOOR AREA	UL	UPPER LEVEL
DOM	DOMESTIC	NO. OR #	NUMBER	UP	UTILITY POLE
DR	DRIVE	OC	ON CENTER	USGS	US GEOLOGICAL SURVEY
DRN	DRAINAGE AREA	OBJ	OBJECT	V OR VOL	VOLUME
DS	DOWN SPOUT	OD	OUTSIDE DIAMETER	V OR VEL	VELOCITY
DU	DWELLING UNITS	OH	OVERHANG	VA	VIRGINIA
DWG	DRAWING	O/H	OVERHEAD	VAN	HANDICAPPED VAN PARKING SPACE
D/W	DRIVEWAY	OHC	OVERHEAD CABLE	VB	VERTICAL BEND
Δ	DELTA	OHE	OVERHEAD ELECTRIC	VC	VERTICAL CURVE
E	RATE OF SUPER ELEVATION	OHT	OVERHEAD TELEPHONE	VDOT	VA DEPT OF TRANSPORTATION
EA	EACH	P	PERIMETER	VF	VERTICAL FOOT
EBL	EAST BOUND LANE	P&P	PLAN AND PROFILE	W	WEIGHT OR WIDTH
EC	EROSION CONTROL	PC	POINT OF CURVATURE	WBL	WEST BOUND LANE
EG	EDGE OF GUTTER	PCC	POINT OF COMPOUND CURVE	WL	WATER LINE
EGL	ENERGY GRADIENT LINE	PCEC	POINT OF CURVATURE TOP OF CURB	WM	WATER METER
EL	ELEVATION	PCEP	POINT OF CURVE EDGE OF CURB	W/M OR WM	WATER MAIN
ELEC	ELECTRIC	PCEP	POINT OF CURVE EDGE OF PAVEMENT	WQA	WATER QUALITY IMPACT ASSESMENT
ELEV	ELEVATION	PFM	PUBLIC FACILITIES MANUAL	WV	WATER VALVE
ENGR	ENGINEER	PG	PAGE	XF	TRANSFORMER
ENT	ENTRANCE	PGL	POINT OF GRADE LINE	YI	YARD INLET
EP	EDGE OF PAVEMENT	PI	POINT OF INTERSECTION	YR	YEAR
EQUIP	E	PL	PROPERTY LINE	Z	SIDE SLOPES
ES	END SECTION	P	PROPERTY LINE		
ESMT	EASEMENT	PRC	POINT OF REVERSE CURVE		
ETD	EXISTING TO BE DEMOLISHED				
ETR	EXISTING TO REMAIN				
ETRL	EXISTING TO BE RELOCATED				
ETRP	EXISTING TO BE REPLACED				
EVCE	ENDING VERTICAL CURVE ELEVATION				
EVCS	ENDING VERTICAL CURVE STATION				
EW	END WALL				
EX	EXISTING				
EQC	ENVIRONMENTAL QUALITY CORRIDOR				

NOTE:

THIS IS A STANDARD SHEET. THEREFORE, SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

# CITY OF ALEXANDRIA NOTES

1. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
2. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT JOE FIANDER AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.
3. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:  
MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND  
SATURDAYS FROM 9AM TO 6PM  
NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.  
PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:  
MONDAY THROUGH FRIDAY FROM 9AM TO 6PM  
AND SATURDAYS FROM 10AM TO 4PM
4. 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.

## GENERAL NOTES

1. THE BOUNDARY INFORMATION SHOWN HEREIN WAS PREPARED BY BOWMAN CONSULTING DATED FEBRUARY 4, 2019.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NUMBERS T.M. 72.02-02-13, 72.02-02-14, 72.02-02-17, 72.02-02-18.
3. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A MAP COMMUNITY PANEL NO. 5155190037E (6/16/11), DESIGNATED AS UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
4. OWNER: WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, 600 5TH ST NW, WASHINGTON DC 20005 (703) 548-5020P / (703) 548-3120F.
5. NONE OF THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN ARE WITHIN AN RPA.
6. ALL UTILITIES SERVING THIS SITE WILL BE UNDERGROUND.
7. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS.
8. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER.
9. ELECTRIC POWER WILL BE PROVIDED BY DOMINION VIRGINIA POWER. ALL CONSTRUCTION WORK TO BE COORDINATED WITH VERIZON PRIOR TO CONSTRUCTION.
10. ONSITE GAS DISTRIBUTION WILL BE IN ACCORDANCE WITH WASHINGTON GAS & LIGHT REQUIREMENTS. ALL CONSTRUCTION WORK TO BE COORDINATED WITH WASHINGTON GAS PRIOR TO CONSTRUCTION.
11. ONSITE CABLE SERVICES WILL BE PROVIDED BY COMCAST CABLE. ALL CONSTRUCTION WORK TO BE COORDINATED WITH COMCAST CABLE PRIOR TO CONSTRUCTION.
12. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
13. A SOILS REPORT SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATIONS.
14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO UNDERGROUND STORAGE TANKS; AREAS LOCATED WITHIN 1,000 FT OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA; AND AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
15. IN ACCORDANCE WITH CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, AND CURRENT SOIL REPORTS FOR THE PROPERTY, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THE SITE.
16. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE.
17. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH USBC 119.0.
18. PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OF LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO CODE ENFORCEMENT THAT WILL OUTLINE THE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS.
19. ROOF DRAINAGE SYSTEMS MUST BE INSTALLED SO AS NEITHER TO IMPACT UPON, NOR CAUSE EROSION/DAMAGE TO, ADJACENT PROPERTY.
20. SHEETING AND SHORING SHALL NOT EXTEND BEYOND THE PROPERTY LINE; EXCEPT WHEN THE DEVELOPER HAS OBTAINED WRITTEN RELEASE FROM ADJACENT PROPERTY OWNERS WHICH HAS BEEN RECORDED IN THE LAND RECORDS; OR THROUGH AN APPROVED ENCROACHMENT PROCESS.
21. CONSTRUCTION STAGING OF MATERIALS SHALL REMAIN CLEAR OF EMERGENCY VEHICLE EASEMENTS, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS AT ALL TIMES.
22. ANY INCONSISTENCIES BETWEEN THE VARIOUS DRAWINGS SUBMITTED BY THE APPLICANT SHALL BE RECONCILED BY THE APPLICANT TO THE SATISFACTION OF THE DIRECTORS OF PLANNING AND ZONING & TRANSPORTATION AND ENVIRONMENTAL SERVICES.
23. A TEMPORARY INFORMATIONAL SIGN SHALL BE INSTALLED ON THE SITE PRIOR TO THE APPROVAL OF THE FINAL SITE PLAN FOR THE PROJECT AND SHALL BE DISPLAYED UNTIL CONSTRUCTION IS COMPLETE OR REPLACED WITH A MARKETING SIGN INCORPORATING THE REQUIRED INFORMATION; THE SIGN SHALL NOTIFY THE PUBLIC OF THE NATURE OF THE UPCOMING PROJECT AND SHALL PROVIDE A PHONE NUMBER FOR PUBLIC QUESTIONS REGARDING THE PROJECT. (P&Z)
24. NO MAJOR CONSTRUCTION STAGING SHALL BE ALLOWED ALONG ROUTE 1. THE APPLICANT SHALL MEET WITH T&ES TO DISCUSS CONSTRUCTION STAGING ACTIVITIES PRIOR TO RELEASE OF ANY PERMITS FOR GROUND DISTURBING ACTIVITIES.
25. DURING THE CONSTRUCTION PHASE OF THIS DEVELOPMENT, THE SITE DEVELOPER, THEIR CONTRACTORS, CERTIFIED LAND DISTURBER, OR OWNER'S OTHER AGENT SHALL IMPLEMENT A WASTE AND REFUSE CONTROL PROGRAM. THIS PROGRAM SHALL CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICAL LITTER OR TRASH, TRASH GENERATED BY CONSTRUCTION WORKERS OR MOBILE FOOD VENDOR BUSINESSES SERVING THEM, AND ALL SANITARY WASTE AT THE CONSTRUCTION SITE AND PREVENT OFFSITE MIGRATION THAT MAY CAUSE ADVERSE IMPACTS TO NEIGHBORING PROPERTIES OR TO THE ENVIRONMENT TO THE SATISFACTION OF DIRECTORS OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AND CODE ENFORCEMENT. ALL WASTES SHALL BE PROPERLY DISPOSED OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
26. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.
27. THE STORM WATER BEST MANAGEMENT PRACTICES (BMPs) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS/HER DESIGNATED REPRESENTATIVE. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF T&ES THAT THE BMPs ARE:
  - A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
  - B. CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER THE SITE WAS STABILIZED. (T&ES)
28. PERFORMANCE BOND FOR BMPs SHALL NOT BE RELEASED UNTIL ALL DRAINAGE AREA FLOWING INTO THE BMP IS DEVELOPED. PRIOR TO RELEASE OF THE PERFORMANCE BOND THE APPLICANT(S) IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL TO THE SATISFACTION OF THE DIRECTOR OF T&ES THAT ANY EXISTING STORM WATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT(S) AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS AND THAT THEY ARE FUNCTIONING AS DESIGNED AND ARE UNAFFECTED BY CONSTRUCTION ACTIVITIES. IF MAINTENANCE FOR THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINTENANCE MEASURES PERFORMED.

## CONCERNING UTILITY WORKS:

NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.  
ALL EXCAVATED MATERIAL TO BE REPLACED INTO THE TRENCH SHALL BE STOCKPILED ON THE HIGH SIDE OF THE TRENCH. IF ANY TRENCH WORK WILL REMAIN OPEN AFTER THE END OF THE WORKDAY ALL NEEDED EROSION AND SEDIMENT CONTROLS SHALL BE EMPLOYED. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE CITY OF ALEXANDRIA.

## STORMWATER MANAGEMENT NOTES

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMP(S) ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE DEVELOPER SHALL FURNISH THE OWNERS WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT, A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMP(S) AND SUPPORTING EQUIPMENT, AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY.

## ENVIRONMENTAL NOTE

PROPOSED SITE IS NOT LOCATED WITHIN THE RESOURCE PROTECTION AREA (RPA) THE SITE IS FOUND TO BE CONTAMINATED WITH PETROLEUM-IMPACTED SOIL AND MATERIAL MUST BE DISPOSED AT A SITE CAPABLE OF RECEIVING CONTAMINATED SOILS.

## GROUNDWATER NOTE

A VPDES PERMIT IS REQUIRED FOR THE CONSTRUCTION OF THIS BUILDING IF THE GROUNDWATER IS DISCHARGED FROM THE SITE THESE FINDINGS HAVE BEEN DOCUMENTED BY ECS IN THE "PHASE II ENVIRONMENTAL SITE ASSESSMENT WMATA MILL ROAD ALEXANDRIA, VA" DATED JANUARY, 25, 2019.

<b>APPROVED</b>		2018-0028
SPECIAL USE PERMIT NO.		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR	_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
_____ DIRECTOR	_____ DATE	
CHARMALL PLANNING COMMISSION		_____ DATE
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

DATE		DESCRIPTION	
CA DESIGN	CA DRAWN	STL CHKD	
SCALE	H: N/A V:		
JOB No.		030109-01-002	
DATE :		APRIL, 2019	
FILE No.		030109-D-PR-002	
SHEET		C2 00	

SHEET C2.00

NOTES, ABBREVIATIONS AND LEGEND

# 2395 MILL ROAD

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA

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NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.



CONSTRUCTION NOTES

1.

THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
2.

THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED IF REQUIRED.
3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4.

THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5.

THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR CAUSING EXISTING UTILITIES TO BE DISCONNECTED.
6.

THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7.

ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
8.

EXISTING WELLS SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD REQUIREMENTS.
9.

EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
10.

ALL OVER HEAD POLE LINES SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
11.

PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSION, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
12.

THE CONTRACTOR IS TO VERIFY INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
13.

EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONTRACTOR.
14.

EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION.
15.

DAMAGE TO ANY EXISTING ENTRANCES, CURB AND GUTTER, PAVEMENT OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE REPAIRED TO THE SATISFACTION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR CITY OF ALEXANDRIA AND ANY ADJOINING OWNERS THAT MAY BE AFFECTED.
16.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB.
17.

ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
18.

TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED.
19.

THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA AND ITS CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
20.

THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
21.

CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
22.

THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION, WATERPROOFING FOR FILL AGAINST BUILDINGS AND LOCATION OF MECHANICAL EQUIPMENT AND CONNECTIONS AT THE FACES OF BUILDINGS.
23.

SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR THE PONDING OF WATER ON THE ROADWAY.
24.

PROPOSED PAVEMENT SECTION DEPTH(S) ARE BASED ON A CBR VALUE OF 10. LABORATORY TESTS OF SUBGRADE SOIL SHALL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBGRADE THICKNESS PRIOR TO PAVING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION. CONTRACTOR SHALL TAKE CORE SAMPLE TO VERIFY EXISTING THICKNESS.
25.

EMERGENCY VEHICLE EASEMENTS AND HANDICAPPED PARKING SPACES TO BE MARKED BY CITY OF ALEXANDRIA STANDARD SIGNAGE AND ADA REQUIREMENTS.
25.

ALL STRIPING SHALL MEET THE REQUIREMENTS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
26.

ALL EROSION CONTROLS SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (THIRD ADDITION 1992) AND MUST BE SUBMITTED AND APPROVED BY T&ES.
27.

ALL EMERGENCY VEHICLE EASEMENTS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS (CSAP-1A).
28.

ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND SOILS REPORT REQUIREMENTS.

CONCERNING UTILITY WORKS:

NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME. ALL EXCAVATED MATERIAL TO BE REPLACED INTO THE TRENCH SHALL BE STOCKPILED ON THE HIGH SIDE OF THE TRENCH. IF ANY TRENCH WORK WILL REMAIN OPEN AFTER THE END OF THE WORKDAY ALL NEEDED EROSION AND SEDIMENT CONTROLS SHALL BE EMPLOYED. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE CITY OF ALEXANDRIA.

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

- A.

ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS/CONTROL BOXES SHALL BE PLACES IN THE PUBLIC RIGHT OF WAY.
- B.

ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.
- C.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
- D.

NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
- E.

EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- F.

EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
- G.

MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- H.

SHOULD UTILITY CONSTRUCTION BR PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.
- I.

RESTALLIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
- J.

APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- K.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
- L.

A REMEDIATION PLAN SHALL BE SUBMITTED DETAILING HOW CONTAMINATED SOILS AND/OR GROUNDWATER WILL BE DEALT WITH, INCLUDING PLANS TO REMEDIATE UTILITY CORRIDORS.
- M.

UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.
- N.

GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
- O.

ALL UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES, INCLUDING WATER AND SEWER LATERALS ON PUBLIC AND PRIVATE PROPERTY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH MINIMUM 3" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPE (DUWT). THE DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" FOR DUWT WIDTHS OF 3" AND 24" FOR WIDTHS OF 6" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FINDS USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS. THE FOLLOWING ARE THE APWA COLOR CODES:

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

GEOTECHNICAL REPORT NOTE

CONTRACTOR IS ADVISED TO REVIEW SEPARATELY PREPARED GEOTECHNICAL REPORTS FOR DESCRIPTION OF SOILS, SUBSURFACE CONDITIONS AND FOUNDATION CRITERIA. THERE ARE KNOWN CONTAMINATED SOILS ON THIS PROPERTY. ENVIRONMENTAL STUDIES SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA FOR REVIEW.

SEWER NOTE

THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.

MARINE CLAY NOTE

NO MARINE CLAY FOUND IN THIS SITE

FIRE FLOW NOTE

INFORMATION SHALL BE PROVIDED BY VIRGINIA AMERICAN WATER

EXISTING TOPOGRAPHY NOTE

THE TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF CITY OF ALEXANDRIA GIS AND FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP DATED FEBRUARY 2019.

RPA NOTE

THERE ARE NO RPA'S ON THIS SITE

SOIL INFORMATION

A GEOTECHNICAL REPORT FOR THIS SITE HAS BEEN SUBMITTED AS A PART OF THIS APPLICATION. PREPARED BY ECS DATED 02/14/2019.

RODENT ABATEMENT NOTE

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION THAT WILL OUTLINE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION DEPARTMENT AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.

ALEXRENEW NOTES

1.

ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2.

DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS COULD BE REGULATED BY ALEX RENEW PRETREATMENT. ENGINEER/OWNER IS REQUIRED TO CONTACT ALEXANDRIA RENEW ENTERPRISES (ALEXRENEW) PRE-TREATMENT COORDINATOR AT 703-549-3382.

ENVIRONMENTAL SITE ASSESSMENT:

1.

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF GROUNDWATER CONTAMINATION ON THE SITE.
2.

THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANK, DRUMS, AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBTS ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3.

ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255.
4.

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

EROSION/SEDIMENT CONTROL NOTES

THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH FINAL PLANS FOR APPROVAL BY T&ES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT. ALL EROSION / SEDIMENT CONTROL MEASURES WILL CONFORM TO THE CURRENT STANDARDS OF THE CITY OF ALEXANDRIA AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.

T&ES MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. CERTIFIED RESPONSIBLE LAND DISTURBER IS REQUIRED TO ATTEND PRE-CONSTRUCTION MEETING.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.

ALL DISTURBED AREAS OF THE SITE THAT ARE NOT TO BE WORKED FOR SEVEN OR MORE CALENDAR DAYS MUST BE STABILIZED.

ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.

ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED THROUGH AN APPROVED FILTERING DEVICE.

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL NOT BE WORKED FOR SEVEN OR MORE CALENDAR DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS IS TO BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES MUST BE EMPLOYED FOR STOCKPILE AREAS.

ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 25% ARE TO BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL.

TO THE EXTENT POSSIBLE ALL TREE PROTECTION SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE(S).

AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND ALL DISTURBED AREAS SHALL BE STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE REMOVED.

ARCHAEOLOGICAL NOTES

- A.

ARCHAEOLOGICAL TESTING MUST BE COMPLETED PRIOR TO GROUND DISTURBANCE. IF SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT MUST COMPLETE A RESOURCE MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS. PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS APPROVED BY THE CITY ARCHAEOLOGIST, WILL BE IMPLEMENTED.
- B.

ALL ARCHAEOLOGICAL PRESERVATION MEASURES MUST BE COMPLETED PRIOR TO GROUND DISTURBING ACTIVITIES AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
- C.

CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703) 746-4399 IF ANY BURIED STRUCTURAL OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- D.

CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.
- E.

IF WARRANTED BY THE CITY ARCHAEOLOGIST, THE DEVELOPER WILL ERECT A HISTORIC MARKER ON THE PROPERTY ACCORDING TO SPECIFICATIONS PROVIDED BY ALEXANDRIA ARCHAEOLOGY. THE MARKER WILL HIGHLIGHT THE HISTORICAL AND ARCHAEOLOGICAL SIGNIFICANCE OF THE PROPERTY.
- F.

IF WARRANTED BY THE CITY ARCHAEOLOGIST, THE DEVELOPER WILL PRODUCE A BOOKLET FOR THE PUBLIC ON THE HISTORY AND ARCHAEOLOGY OF THE PROPERTY, ACCORDING TO SPECIFICATIONS PROVIDED BY ALEXANDRIA ARCHAEOLOGY.
- G.

ALL ARCHAEOLOGICAL WORK WILL BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS AND IS SUBJECT TO THE APPROVAL OF THE CITY ARCHAEOLOGIST.

APPROVED

SPECIAL USE PERMIT NO. 2018-0028

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.

DATE	DESCRIPTION
CA DESIGN	CRA
SCALE	H: N/A
	V:
JOB No.	030109-01-002
DATE :	APRIL, 2019
FILE No.	030109-D-PR-002



PLAN STATUS
04/09/19 POSUP 1ST SUBMISSION
04/29/19 POSUP 2ND SUBMISSION

DATE	DESCRIPTION
CA DESIGN	CRA
SCALE	H: N/A
	V:
JOB No.	030109-01-002
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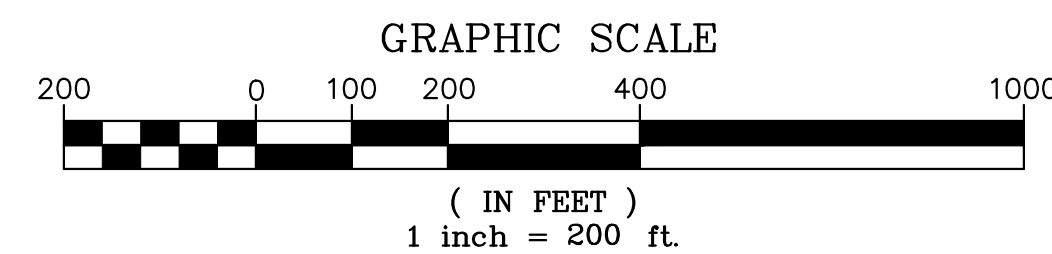


- EXTRA SPACE PROPERTIES 102 LLC  
100 TELEGRAPH ROAD  
ALEXANDRIA, VA  
T.M. 072.02-01-02  
ZONE: OCM (50) USE: COMMERCIAL BUILDING
2. DOVE STREET HOLDINGS LLC  
25 DOVE STREET  
ALEXANDRIA, VA  
T.M. 072.02-01-03  
ZONE: OCM (50) USE: COMMERCIAL BUILDING
3. MII LLC  
2438 DUKE STREET  
ALEXANDRIA, VA  
T.M. 072.02-01-04  
ZONE: OCM (50) USE: VACANT LAND COMMERCIAL
4. MII LLC  
20 DOVE STREET  
ALEXANDRIA, VA  
T.M. 072.02-01-05  
ZONE: OCM (50) USE: AUTOMOTIVE CENTER
5. DAREZZO REAL ESTATE NO 1 LLC  
26 DOVE STREET  
ALEXANDRIA, VA  
T.M. 072.02-01-06  
ZONE: OCM (50) USE: AUTO SALES
6. AITCHESON REAL ESTATE INC  
100 DOVE STREET  
ALEXANDRIA, VA  
T.M. 072.02-01-07  
ZONE: OCM (50) USE: DISTRIBUTION WAREHOUSE
7. AITCHESON REAL ESTATE INC  
2412 DUKE STREET  
ALEXANDRIA, VA  
T.M. 072.02-01-08  
ZONE: OCM (50) USE: VACANT LAND/COMMERCIAL
8. 2350 DUKE STREET ASSOCIATES, LC  
2387 DUKE STREET  
ALEXANDRIA, VA  
T.M. 072.02-01-09  
ZONE: OCM (50) USE: COMMERCIAL WAREHOUSE
9. 2350 DUKE STREET ASSOCIATES, LC  
2350 DUKE STREET  
ALEXANDRIA, VA  
T.M. 072.02-01-10  
ZONE: OCM (50) USE: COMMERCIAL WAREHOUSE
10. J.T. MARTYN JR. AND E.F. CANNON  
2324 DUKE STREET  
ALEXANDRIA, VA  
T.M. 072.02-01-13  
ZONE: OCM (50) USE: AUTOMOTIVE CENTER
11. UNITED STATES POSTAL SERVICE  
2226 DUKE STREET  
ALEXANDRIA, VA  
T.M. 072.02-01-14.C  
ZONE: OCM (50) USE: U.S. POST OFFICE
12. WASHINGTON METRO AREA TRANSIT AUTHORITY (WMATA)  
108 TELEGRAPH ROAD  
ALEXANDRIA, VA  
T.M. 071.02-02-01  
ZONE: UT USE: WMATA
13. CITY OF ALEXANDRIA  
2355 MILL ROAD  
ALEXANDRIA, VA  
T.M. 072.02-02-10  
ZONE: OCM (100) USE: CITY GOVERNMENT BUILDINGS
14. WASHINGTON METRO AREA TRANSIT AUTHORITY (WMATA)  
2393 MILL ROAD  
ALEXANDRIA, VA  
T.M. 072.02-02-19  
ZONE: UT USE: WMATA TRACKS
15. WASHINGTON METRO AREA TRANSIT AUTHORITY (WMATA)  
2365 MILL ROAD  
ALEXANDRIA, VA  
T.M. 072.04-02-20  
ZONE: UT USE: WMATA TRACKS
16. MHF ALEXANDRIA V LLC  
2345 MILL ROAD  
ALEXANDRIA, VA  
T.M. 072.04-02-19  
ZONE: CDD-2 USE: EXTENDED STAY HOTEL
17. HOFFMAN FAMILY, LLC  
2425 MILL ROAD  
ALEXANDRIA, VA  
T.M. 072.02-02-12  
ZONE: CDD-2 USE: VACANT LAND COMMERCIAL
18. HOFFMAN BUILDING II, LLC  
2460 MILL ROAD  
ALEXANDRIA, VA  
T.M. 072.04-03-28  
ZONE: CDD-2 USE: SURFACE PARKING/COMMERCIAL
19. HOFFMAN FAMILY, LLC  
2410 MILL ROAD  
ALEXANDRIA, VA  
T.M. 072.04-03-25  
ZONE: CDD-2 USE: SURFACE PARKING/COMMERCIAL
20. TOWN CENTER GARAGE, LLC  
2380 MILL ROAD  
ALEXANDRIA, VA  
T.M. 072.04-03-26  
ZONE: CDD-2 USE: TOWN CENTER GARAGE
21. CARLYLE OVERLOOK, LLC  
2318 MILL ROAD  
ALEXANDRIA, VA  
T.M. 072.04-0A-00  
ZONE: CDD-2 USE: OFFICIAL BUILDING/RETAIL

22. CARLYLE PLACE ASSOCIATES LLC  
2251 EISENHOWER AVENUE  
ALEXANDRIA, VA  
T.M. 072.04-03-21  
ZONE: CDD-2 USE: HI-RISE RESIDENTIAL
23. EISENHOWER RESIDENTIAL LP  
2351 EISENHOWER AVENUE  
ALEXANDRIA, VA  
T.M. 072.04-03-23  
ZONE: CDD-2 USE: HI-RISE RESIDENTIAL
24. USGBF NSF LLC  
2415 EISENHOWER AVENUE  
ALEXANDRIA, VA  
T.M. 072.04-03-27  
ZONE: CDD-2 USE: OFFICE BUILDING
25. HOFFMAN FAMILY, LLC  
206 SWAMP FOX ROAD  
ALEXANDRIA, VA  
T.M. 072.04-03-19  
ZONE: CDD-2 USE: AMC HOFFMAN CENTER 22  
THEATER & SURFACE PARKING
26. HOFFMAN BUILDING II LLC  
200 STOVALL STREET  
ALEXANDRIA, VA  
T.M. 072.04-03-29  
ZONE: CDD-2 USE: OFFICE BUILDING/SURFACE PARKING
27. 2461 EISENHOWER ACQUISITIONS LLC  
2461 EISENHOWER AVENUE  
ALEXANDRIA, VA  
T.M. 072.04-03-30  
ZONE: CDD-2 USE: OFFICE BUILDING/SURFACE PARKING
28. HOFFMAN FAMILY LLC  
315 STOVALL STREET  
ALEXANDRIA, VA  
T.M. 072.04-04-08  
ZONE: CDD-2 USE: VACANT/SURFACE PARKING
29. HOFFMAN MANAGEMENT INC  
312 TAYLOR DRIVE  
ALEXANDRIA, VA  
T.M. 072.03-04-09  
ZONE: CDD-2 USE: VACANT LAND/COMMERCIAL



## CDD #2 AREAS



<b style="font-size: 24pt;">APPROVED</b> SPECIAL USE PERMIT NO. _____ 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. _____	<div style="font-size: 36pt; font-weight: bold; text-align: center;">2018-0028</div>
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DATE		DESCRIPTION	
CA DESIGN	CA DRAWN	STL CHKD	
SCALE	H: 1"=200' V:		
JOB No.	030109-01-002		
DATE :	APRIL, 2019		
FILE No.	030109-D-PR-002		
SHEET		C3.00	

CONTEXTUAL PLAN  
2395 MILL ROAD

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA

**Bowman Consulting Group, Ltd.**  
13461 Sunrise Valley Drive  
Suite 500  
Herndon, Virginia 20171  
  
Phone: (703) 464-1000  
Fax: (703) 481-9720  
  
[www.bowmanconsulting.com](http://www.bowmanconsulting.com)  
  
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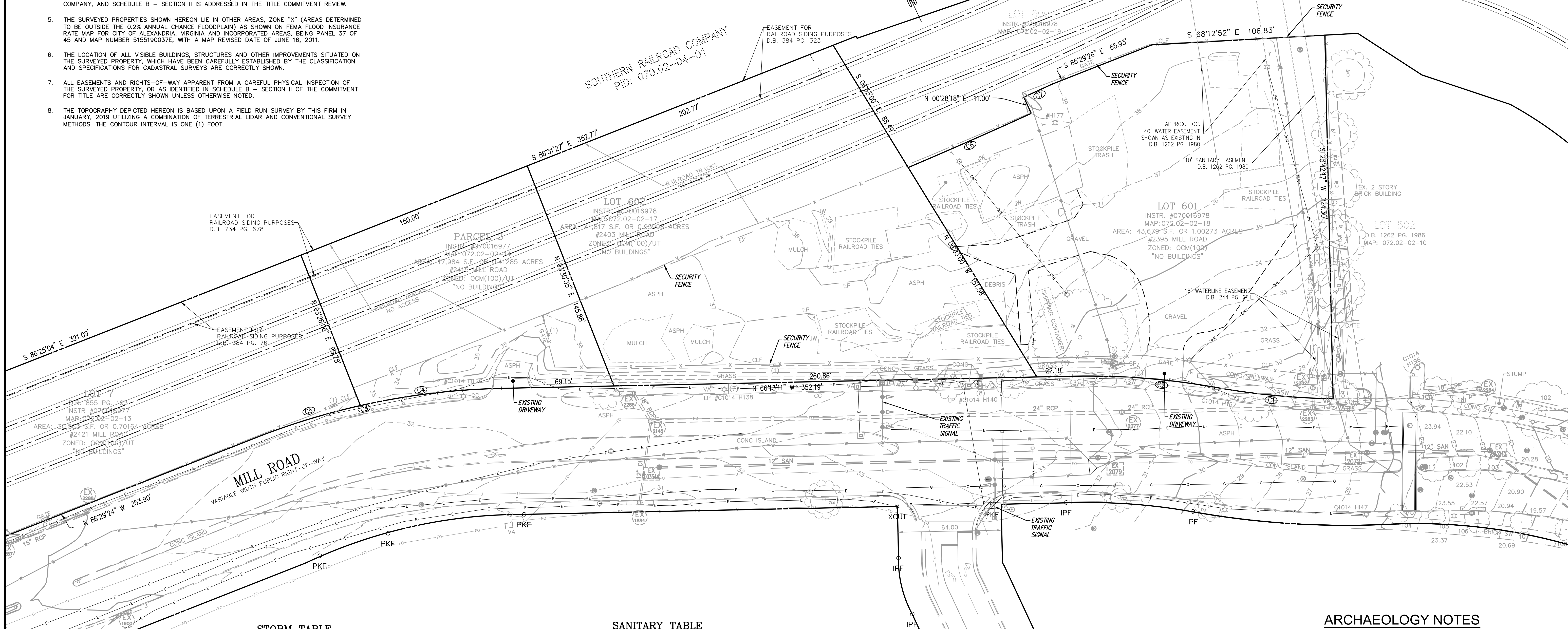
**Bowman**  
CONSULTING

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.



1. THE SURVEYED PROPERTIES DELINEATED HEREON ARE IDENTIFIED AS CITY OF ALEXANDRIA MAP NO.'S 07.02-02-02-13 (#2421), 07.02-02-02-14 (#2415), 07.02-02-02-17 (#2403), 07.02-02-02-18 (#2395) AND ARE ZONED OCM(100)/JT (#2421, #2415 & 2403) AND OCM(100) (#2395).
2. THE SURVEYED PROPERTIES ARE NOW IN THE NAME OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND RECORDED IN DEED BOOK 857 AT PAGE 22 (#2415), DEED BOOK 857 AT PAGE 14 (#2403), DEED BOOK 1282 AT PAGE 1980 (#2395) AND DEED BOOK 855 PAGE 193 (#2421) ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. BOUNDARY INFORMATION AND FEATURES AS SHOWN HEREON ARE COMPILED FROM EXISTING LAND RECORDS OF THE CITY OF ALEXANDRIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, L.L.C. ON OCTOBER 26, 2018. NORTH MERIDIAN IS REFERENCED TO VIRGINIA COORDINATE SYSTEM NORTH, NAD 83.
4. THE SURVEYED PROPERTIES AS SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH, BOWMAN CONSULTING GROUP, L.L.C. WAS PROVIDED FOUR COMMITMENTS OF TITLE INSURANCE (COMMITMENT NO.'S VA-18-2670-D, VA-18-2670-E, VA-18-2670-F AND VA-18-2670-G) FROM FIRST AMERICAN TITLE INSURANCE COMPANY, AND SCHEDULE B – SECTION II IS ADDRESSED IN THE TITLE COMMITMENT REVIEW.
5. THE SURVEYED PROPERTIES SHOWN HEREON LIE IN OTHER AREAS, ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VIRGINIA AND INCORPORATED AREAS, BEING PANEL 37 OF 45 AND MAP NUMBER 5155190037E, WITH A MAP REVISED DATE OF JUNE 16, 2011.
6. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAVE BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS ARE CORRECTLY SHOWN.
7. ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B – SECTION II OF THE COMMITMENT FOR TITLE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
8. THE TOPOGRAPHY DEPICTED HEREON IS BASED UPON A FIELD RUN SURVEY BY THIS FIRM IN JANUARY, 2019 UTILIZING A COMBINATION OF TERRESTRIAL LIDAR AND CONVENTIONAL SURVEY METHODS. THE CONTOUR INTERVAL IS ONE (1) FOOT.

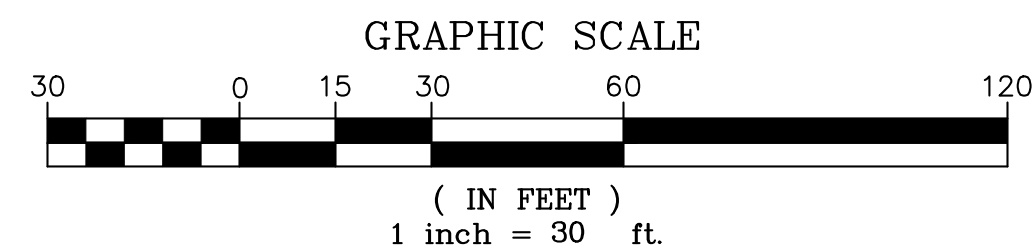
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	73.45'	461.00'	9°07'44"	N 59°26'42" W	73.37'
C2	87.87'	444.00'	11°20'21"	N 60°33'01" W	87.73'
C3	155.66'	440.00'	20°16'13"	N 76°21'18" W	154.85'
C4	87.96'	440.00'	11°27'14"	N 71°56'48" W	87.81'
C5	67.70'	440.00'	8°48'59"	N 82°04'55" W	67.64'
C6	82.89'	3050.00'	1°33'26"	S 88°44'59" E	82.89'
C7	19.37'	3039.00'	0°21'55"	S 89°42'33" E	19.37'



TOP=28.77  
 INV=23.57 (18° RCP FRM #1934)  
 INV=23.11 (RECESSED TO UNK)  
 TOP=28.47  
 INV=23.64 (18° RCP FRM #2286)  
 INV=23.77 (24° RCP FRM #1924)  
 INV=23.62 (18° RCP TO #1933)  
 TOP=28.78  
 INV=24.38 (18° RCP TO #1934)  
 TOP=29.25  
 INV=24.52 (18° RCP FRM #2255)  
 INV=24.55 (18° RCP FRM #1900)  
 INV=24.50 (24° RCP TO #1934)  
 TOP=30.40  
 INV=25.60 (18° RCP TO #1924)  
 TOP=29.20  
 INV=25.10 (15° RCP FRM #2287)  
 INV=25.15 (18° RCP FRM #1924)  
 INV=24.95 (18° RCP TO UNK)  
 TOP=29.66  
 INV=25.36 (15° RCP FRM #2288)  
 INV=27.06 (12° DI FRM UNK)  
 INV=25.26 (15° RCP TO #2255)  
 TOP=30.35  
 INV=25.97 (18° RCP TO #2288)

EX #03544	INV=31.50 INV=20.85 (12" PVC FRM UNK) INV=21.80 (12" PVC TO #2079)
EX #20719	INV=32.78 INV=20.78 (12" PVC FRM #8155) INV=20.68 (12" PVC TO #2702)
EX #20772	INV=25.78 INV=16.88 (18" RCP FRM #1599) INV=15.68 (12" PVC FRM #2079) INV=15.28 (12" PVC TO #003545)
EX #00345	INV=21.73 INV=15.73 (4" PVC FRM UNK) INV=13.23 (12" PVC FRM #2072) INV=15.13 (12" PVC TO UNK)
EX #07860	INV=13.45 INV=1.73 (24" PVC FRM #007961) INV=1.67 (24" PVC TO UNK)
EX #07981	INV=14.66 INV=3.29 (24" PVC FRM #007962) INV=2.31 (8" PVC FRM UNK WEST) INV=2.31 (8" PVC FRM UNK EAST) INV=2.31 (24" PVC TO #007960)
EX #07982	INV=15.18 INV=2.61 (24" PVC FRM #007926) INV=3.64 (8" PVC FRM UNK WEST) INV=3.54 (8" PVC FRM UNK EAST) INV=2.79 (24" PVC TO #007961)
EX #07928	INV=16.43 (SEALED - NO ACCESS)
EX #07927	INV=17.86 INV=3.63 (24" PVC FRM #007934) INV=3.55 (24" PVC TO #007926)
EX #00734	INV=17.43 INV=4.74 (24" PVC FRM #007935) INV=4.71 (24" PVC TO #007927)

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



<h1 style="margin: 0;">APPROVED</h1> <p style="margin: 5px 0;">SPECIAL USE PERMIT NO. _____</p> <p style="margin: 0;">DEPARTMENT OF PLANNING &amp; ZONING</p>	<h1 style="margin: 0;">2018-0028</h1>
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

## EXISTING CONDITIONS PLAN

**2395 MILL ROAD**

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA

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PLAN STATUS	
04/09/19	PDSUP 1ST SUBMISSION
04/29/19	PDSUP 2ND SUBMISSION

DATE		DESCRIPTION	
CA DESIGN	CA DRAWN	STL CHKD	
SCALE	H: 1"=30' V:		
JOB No.	030109-01-002		
DATE :	APRIL, 2019		
FILE No.	030109-D-PR-002		
SHEET		C4.00	

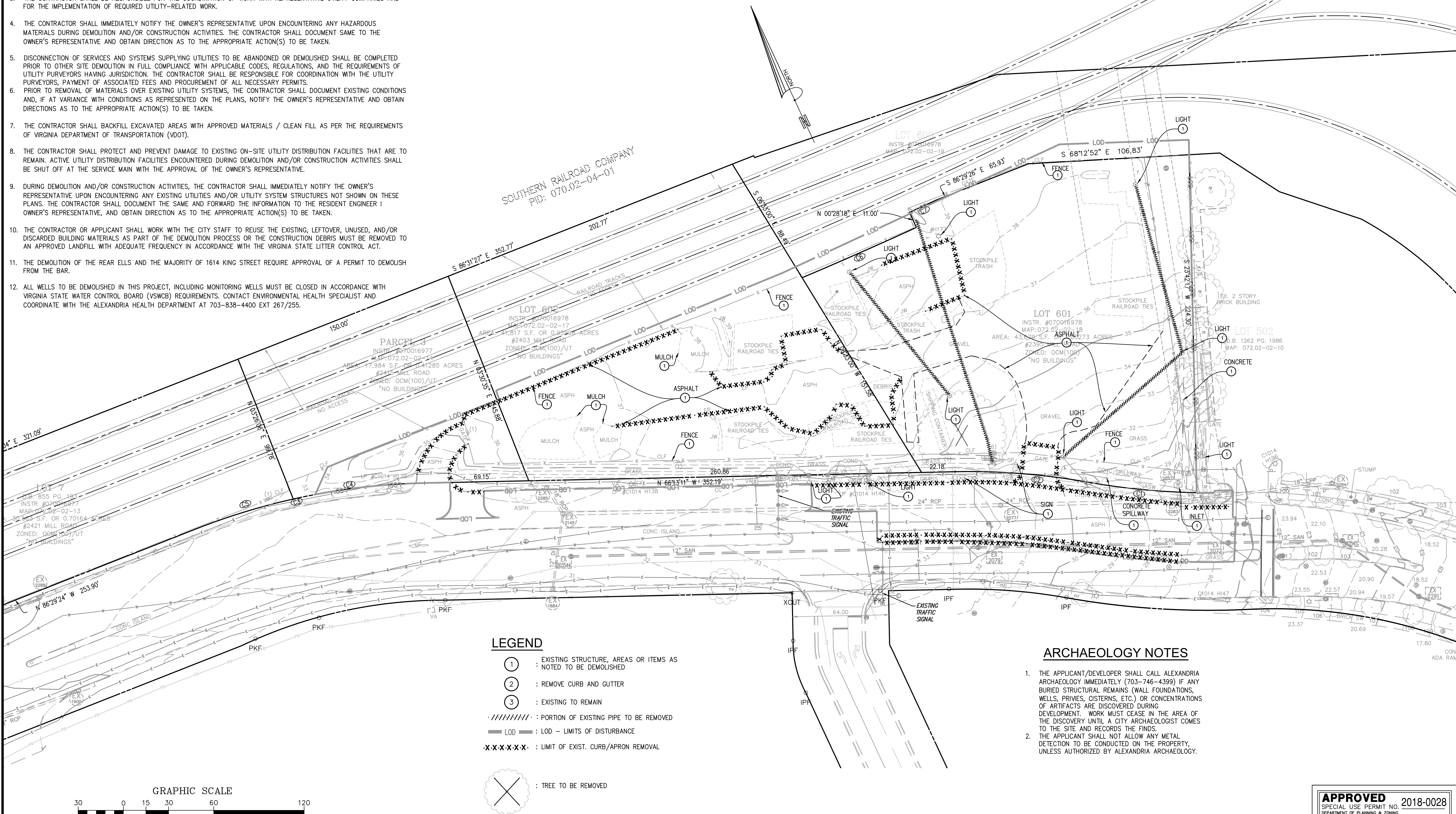
NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.



## DEMOLITION NOTES

1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS. PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS / CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
8. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER I OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
10. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.
11. THE DEMOLITION OF THE REAR ELLS AND THE MAJORITY OF 1614 KING STREET REQUIRE APPROVAL OF A PERMIT TO DEMOLISH FROM THE BAR.
12. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255.

1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT CONTROL AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
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DATE		DESCRIPTION	
CA DESIGN	CA DRAWN	STL CHKD	
SCALE	H: 1"=30' V:		
JOB No.	030109-01-002		
DATE :	APRIL, 2019		
FILE No.	030109-D-PR-002		
SHEET		C5.00	

**Bowman**  
CONSULTING

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DEMOLITION PLAN  
**2395 MILL ROAD**  
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
OF AL EXANDRIA  
VIRG



PLAN STATUS	
04/09/19	PDSUP 1ST SUBMISSION
04/29/19	PDSUP 2ND SUBMISSION

DATE	DESCRIPTION	
CA DESIGN	CA DRAWN	STL CHKD
SCALE	H: 1"=30' V:	
JOB No.	030109-01-002	
DATE :	APRIL, 2019	
FILE No.	030109-D-PR-002	

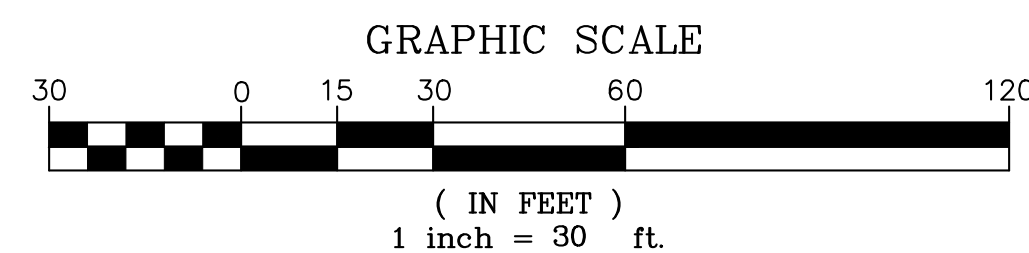
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Cod file name : P:\030109 - WYATA 2395-2403-2415 Mill Rd\030109-01-002 (ENG) - 2395 + 2403 Mill Road Site\Engineering\Engineering Plans\030109-D-22-002-DEMOLITION PLAN.dwg

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES



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<p style="font-size: 24pt; font-weight: bold; margin: 0;">APPROVED</p> <p style="font-size: 18pt; margin: 0;">SPECIAL USE PERMIT NO. _____</p> <p style="font-size: 14pt; margin: 0;">DEPARTMENT OF PLANNING &amp; ZONING</p>	<p style="font-size: 24pt; font-weight: bold; margin: 0;">2018-0028</p>
<p style="text-align: center; margin: 0;">_____ DIRECTOR</p>	<p style="text-align: center; margin: 0;">_____ DATE</p>
<p style="font-size: 14pt; margin: 0;">DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICES</p> <p style="font-size: 14pt; margin: 0;">SITE PLAN NO. _____</p>	
<p style="text-align: center; margin: 0;">_____ DIRECTOR</p>	<p style="text-align: center; margin: 0;">_____ DATE</p>
<p style="text-align: center; margin: 0;">_____ CHAIRMAN, PLANNING COMMISSION</p>	
<p style="text-align: center; margin: 0;">DATE RECORDED _____</p>	
<p style="text-align: center; margin: 0;">INSTRUMENT NO. _____</p>	<p style="text-align: center; margin: 0;">DEED BOOK NO. _____</p>
<p style="text-align: center; margin: 0;">PAGE NO. _____</p>	

DATE		DESCRIPTION	
CA DESIGN	CA DRAWN	STL CHKD	
SCALE	H: 1"=30' V:		
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PRELIMINARY DEVELOPMENT SITE PLAN

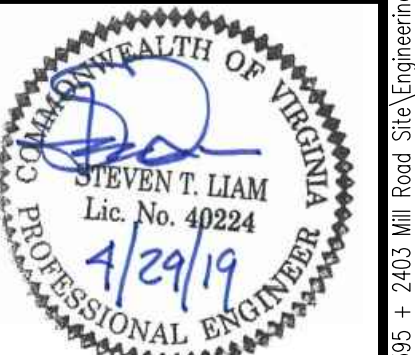
**2395 MILL ROAD**

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA

Receiving: Plans\Y030109-D-PR-402-SU-SITE\_PLAN.dwg



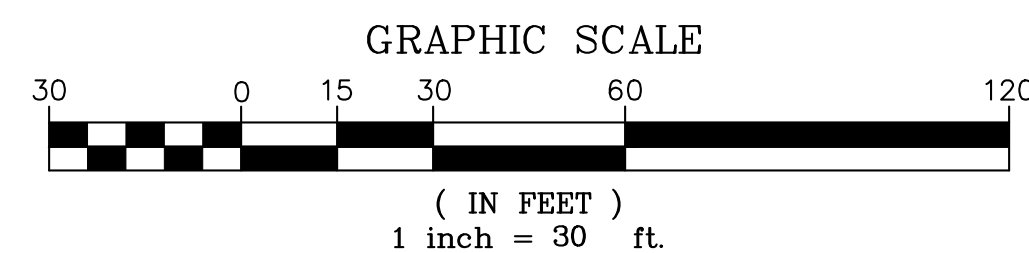
PLAN STATUS	
4/09/19	PDSUP 1ST SUBMISSION
4/29/19	PDSUP 2ND SUBMISSION

[illegible]

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.



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<b>APPROVED</b>		<b>2018-0028</b>
<b>SPECIAL USE PERMIT NO.</b>		
<b>DEPARTMENT OF PLANNING &amp; ZONING</b>		
_____	_____	
<b>DIRECTOR</b>	<b>DATE</b>	
<b>DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICES</b>		
<b>SITE PLAN NO.</b>		
_____	_____	
<b>DIRECTOR</b>	<b>DATE</b>	
_____		
<b>CHAIRMAN, PLANNING COMMISSION</b>		<b>DATE</b>
_____		
<b>DATE RECORDED</b>		
_____		
<b>INSTRUMENT NO.</b>	<b>DEED BOOK NO.</b>	<b>PAGE NO.</b>

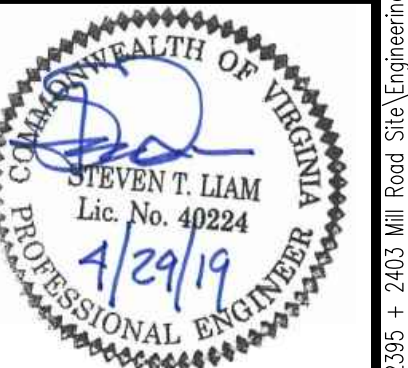
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SCALE	H: 1"=30' V:	
JOB No.	030109-01-002	
DATE :	APRIL, 2019	
FILE No.	030109-D-PR-002	

SHEET C6.10

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Herndon, Virginia 20171  
Phone: (703) 464-1000  
Fax: (703) 481-9720  
[www.bowmanconsulting.com](http://www.bowmanconsulting.com)

GRADING PLAN  
**2395 MILL ROAD**  
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
CITY OF ALEXANDRIA  
VIRGINIA  
Project: Plan#VPS5JP-V02009-D-PR-002-GP-GRADING PLAN.dwg



PLAN STATUS	
4/09/19	PDSUP 1ST SUBMISSION
4/29/19	PDSUP 2ND SUBMISSION

DATE	DESCRIPTION	
CA DESIGN	CA DRAWN	STL CHKD
SCALE	H: 1"=30' V:	
JOB No.	030109-01-002	
DATE :	APRIL, 2019	
FILE No.	030109-D-PR-002	

SHEET C6.10

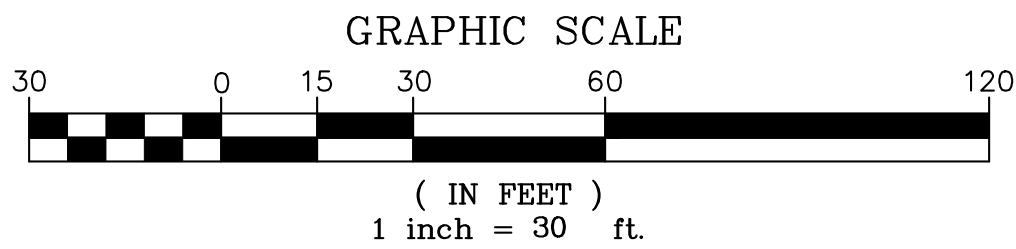
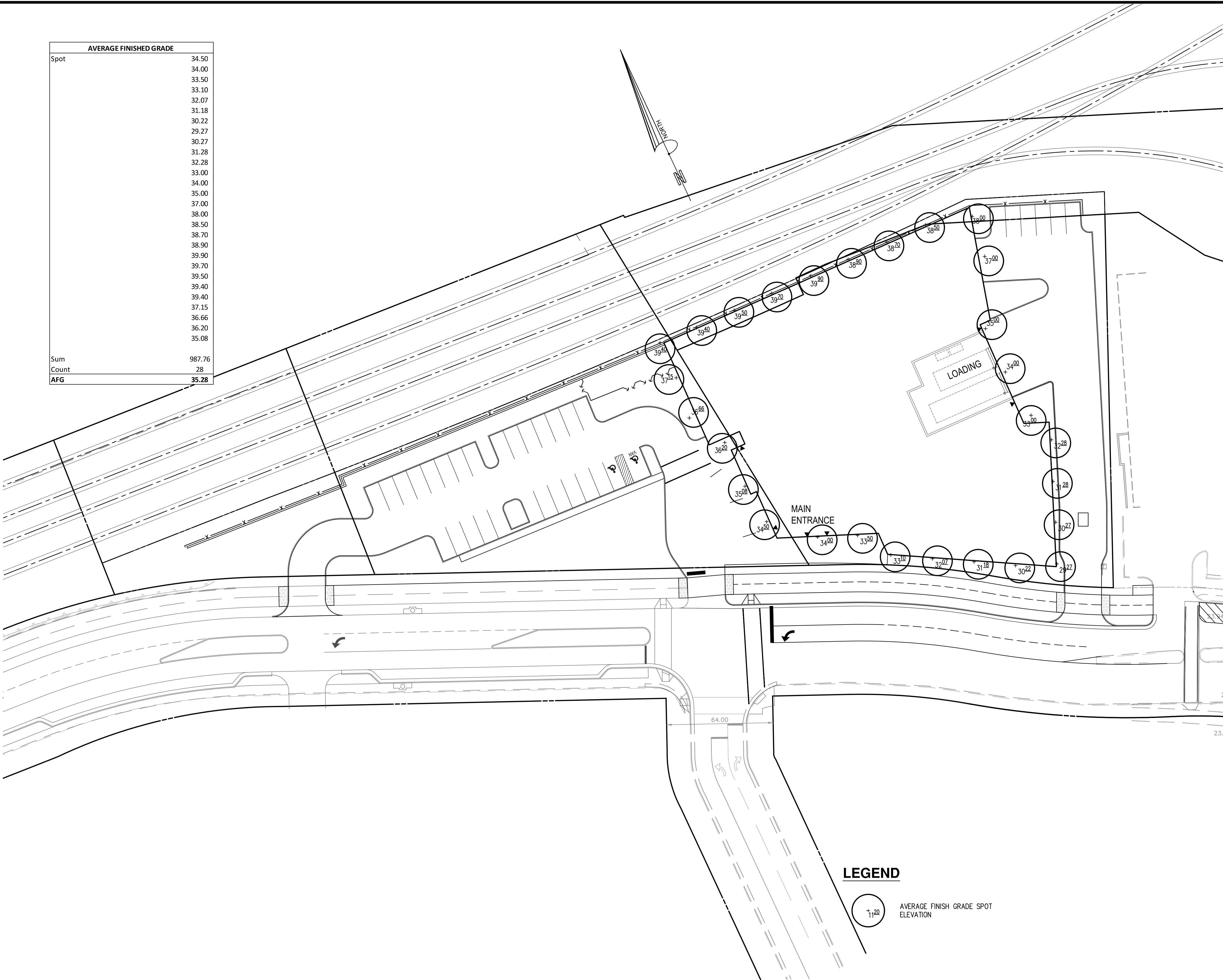
NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.



ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

AVERAGE FINISHED GRADE	
Spot	34.50
	34.00
	33.50
	33.10
	32.07
	31.18
	30.22
	29.27
	30.27
	31.28
	32.28
	33.00
	34.00
	35.00
	37.00
	38.00
	38.50
	38.70
	38.90
	39.90
	39.70
	39.50
	39.40
	39.40
	37.15
	36.66
	36.20
	35.08
Sum	987.76
Count	28
AFG	35.28



<b>APPROVED</b> 2018-0028	
SPECIAL USE PERMIT NO.	
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.	

DATE	DESCRIPTION
CA	CA
DESIGN	DRAWN
SCALE	STL
H: 1"=30'	CHKD
V:	
JOB No.	030109-01-002
DATE :	APRIL, 2019
FILE No.	030109-D-PR-002

SHEET C6.20

AVERAGE FINISHED GRADE PLAN

2395 MILL ROAD

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA



PLAN STATUS
04/09/19 POSUP 1ST SUBMISSION
04/29/19 POSUP 2ND SUBMISSION

DATE	DESCRIPTION
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DESIGN	DRAWN
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DATE :	APRIL, 2019
FILE No.	030109-D-PR-002

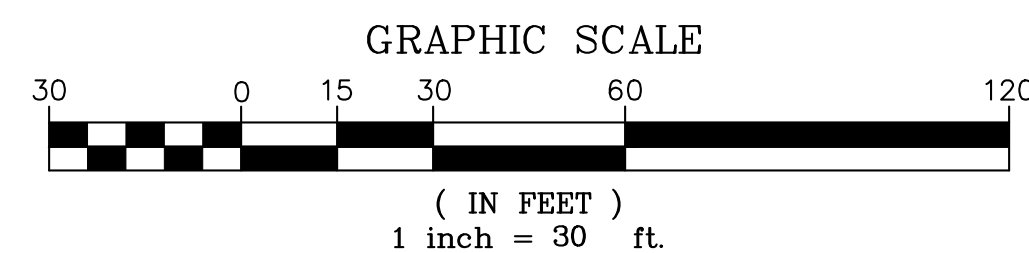
SHEET C6.20

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<b>APPROVED</b>		<b>2018-0028</b>
<b>SPECIAL USE PERMIT NO.</b>		
<b>DEPARTMENT OF PLANNING &amp; ZONING</b>		
_____	_____	
<b>DIRECTOR</b>	<b>DATE</b>	
<b>DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICES</b>		
<b>SITE PLAN NO.</b>		
_____	_____	
<b>DIRECTOR</b>	<b>DATE</b>	
_____		
<b>CHAIRMAN, PLANNING COMMISSION</b>		<b>DATE</b>
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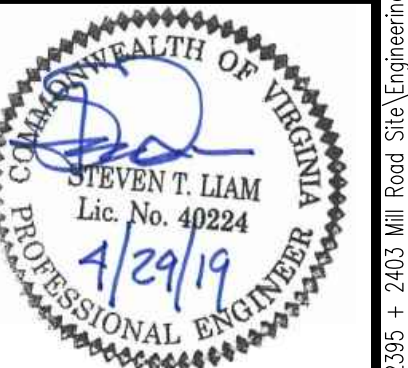
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JOB No.	030109-01-002	
DATE :	APRIL, 2019	
FILE No.	030109-D-PR-002	

SHEET C7.00

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**DIMENSION PLAN**  
**2395 MILL ROAD**  
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
CITY OF ALEXANDRIA VIRGINIA  
Recording: Phase's V955UP V030109-D-PRI-1002-DIM- DIMENSION PLAN.dwg



PLAN STATUS	
4/09/19	PDSUP 1ST SUBMISSION
4/29/19	PDSUP 2ND SUBMISSION

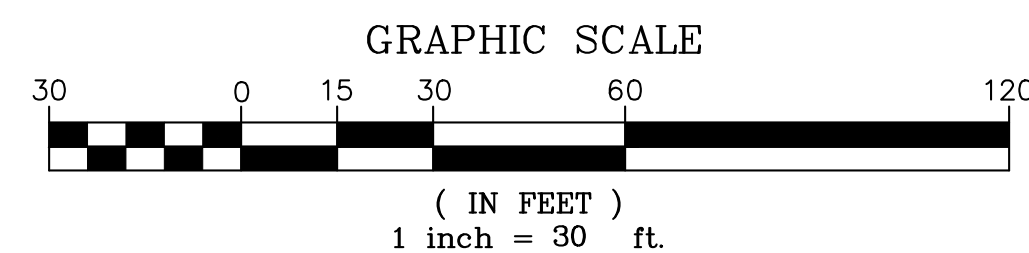
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JOB No.	030109-01-002	
DATE :	APRIL, 2019	
FILE No.	030109-D-PR-002	


SHEET C7.00


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- (A) WHITE 4" WIDTH
- (B) WHITE 4" WIDTH, 10' LONG, 30' SPACING
- (C) WHITE 4" WIDTH, 2' LONG, 10' SPACING
- (D) WHITE 18" WIDTH
- (E) WHITE 24" WIDTH
- (F) WHITE 6" WIDTH
- (G) WHITE 8" WIDTH
- (H) YELLOW 4" WIDTH
- (I) YELLOW 4" WIDTH, DOUBLE LINE, 4" SPACING
- (J) WHITE 6" WIDTH, 10' SPACING @45 DEGREE
- (K) WHITE SINGLE ARROW
- (L) WHITE COMBINATION ARROW
- (M) WHITE 8" LETTERS
- (N) BIKE SYMBOL 

 PAVEMENT MARKINGS IN (WHITE)

COMMONWEALTH OF VIRGINIA  
STEVEN T. LIAM  
Lic. No. 40224  
4/29/19  
PROFESSIONAL ENGINEER

PLAN STATUS			
04/09/19	PDSUP 1ST SUBMISSION		
04/29/19	PDSUP 2ND SUBMISSION		
DATE	DESCRIPTION		
CAD DESIGN	CAD DRAWN	STL CHKD	
SCALE	H: 1"=30' V:		
JOB No.	030109-01-002		
DATE :	APRIL, 2019		
FILE No.	030109-D-PR-002		
SHEET		C8.00	

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**STRIPPING AND SIGNAGE PLAN**

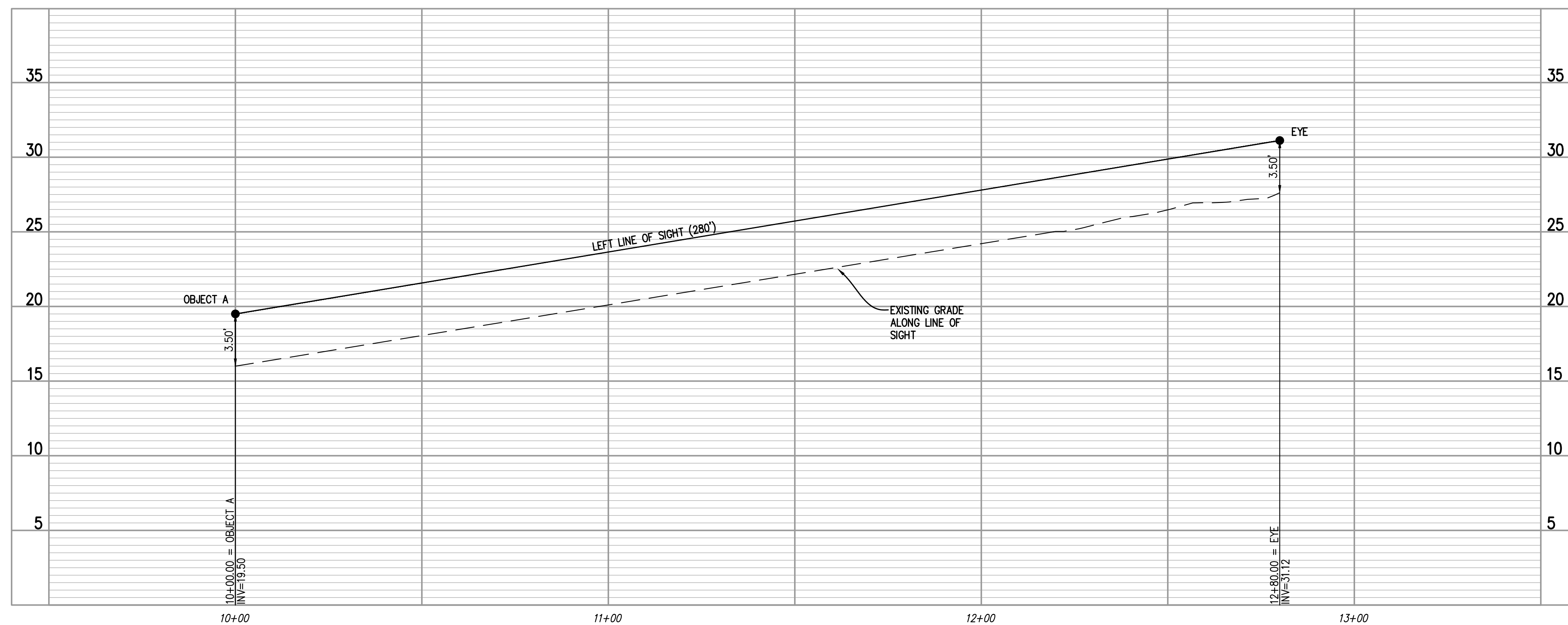
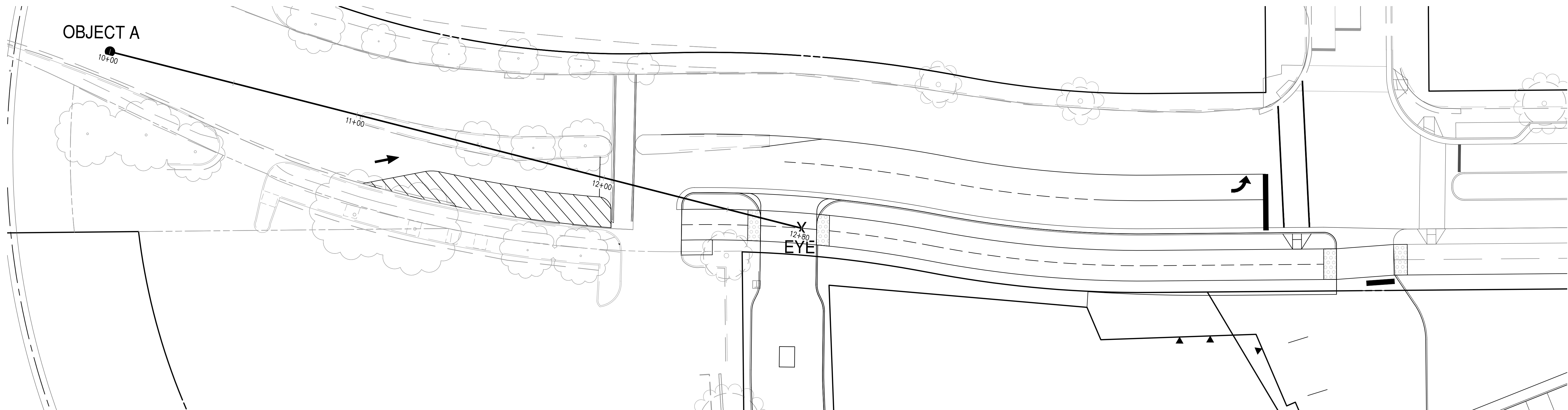
**2395 MILL ROAD**

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

APPROVED: [Signature] DATE: 08/08/2018





ENTRANCE #1 SIGHT DISTANCE PROFILE VIEW  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=5'  
POSTED SPEED = 25 MPH

<b>APPROVED</b>		<b>2018-0028</b>	
SPECIAL USE PERMIT NO.			
DEPARTMENT OF PLANNING & ZONING			
DIRECTOR _____		DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO. _____			
DIRECTOR _____		DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		DATE _____	
DATE RECORDED _____			
INSTRUMENT NO. _____		PAGE NO. _____	

DATE		DESCRIPTION	
CA DESIGN	CA DRAWN	STL CHKD	
SCALE	H: 1"=20' V: 1"=5'		
JOB No.		030109-01-002	
DATE :		APRIL, 2019	
FILE No.		030109-D-PR-002	
C9 00			

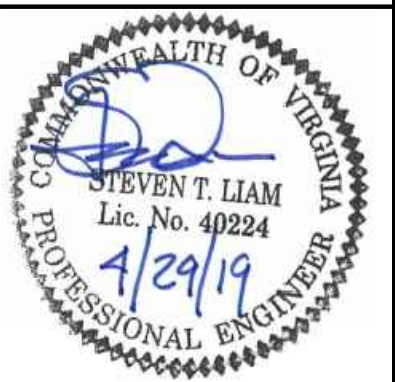
# SIGHT DISTANCE PROFILE - ENTIRANCE #1

**2395 MILL ROAD**

# PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

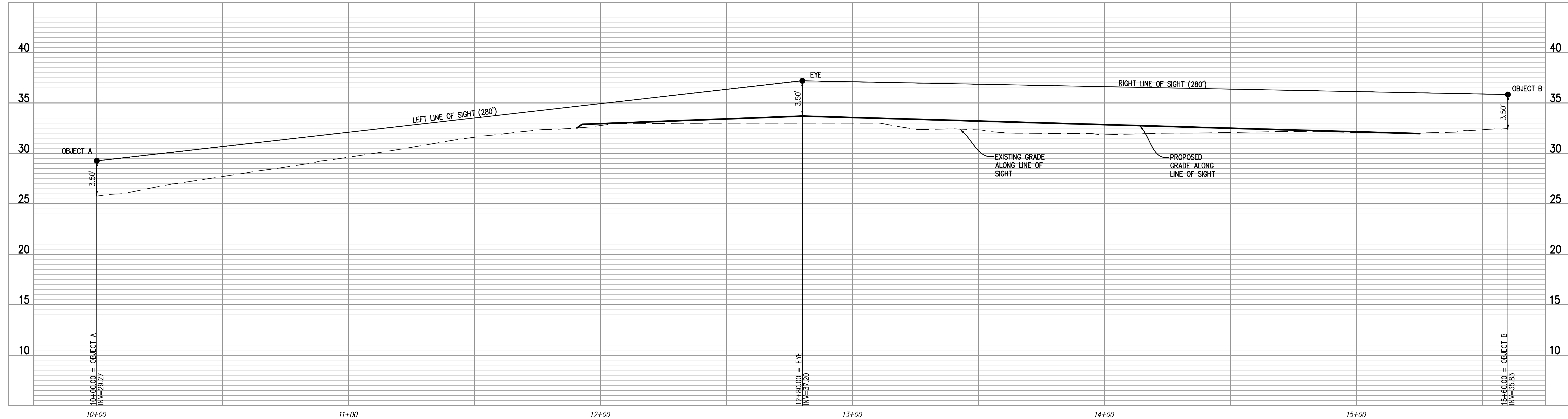
VIRGINIA



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ENTRANCE #2 SIGHT DISTANCE PROFILE VIEW  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=5'  
POSTED SPEED = 25 MPH

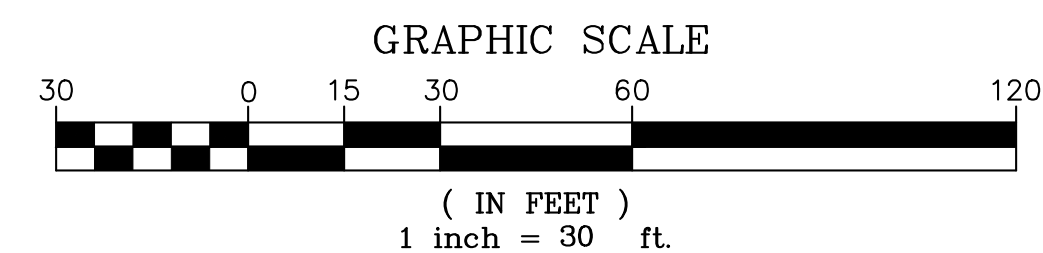
<b>APPROVED</b>		<b>2018-0028</b>
<b>SPECIAL USE PERMIT NO.</b>		
<b>DEPARTMENT OF PLANNING &amp; ZONING</b>		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE		
SITE PLAN NO. _____		
_____	_____	
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

DATE	DESCRIPTION	
CA DESIGN	CA DRAWN	STL CHKD
SCALE	H: 1"=20' V: 1"=5'	
JOB No.	030109-01-002	
DATE :	APRIL, 2019	
FILE No.	030109-D-PR-002	









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**STORM SEWER ADEQUATE OUTFALL ANALYSIS**

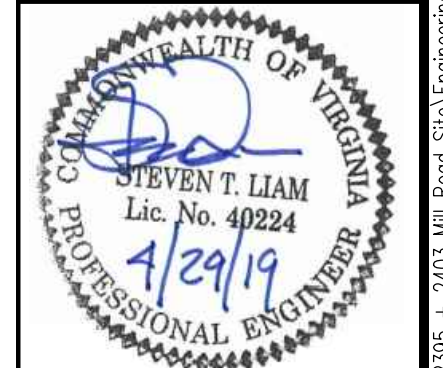
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**2395 MILL ROAD**

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA VIRGINIA

Revised March 2008  
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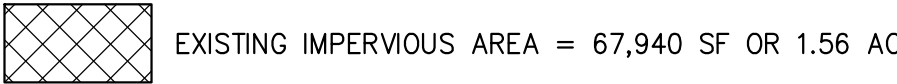


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DATE	DESCRIPTION	
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JOB No. 030109-01-002		
DATE : APRIL, 2019		
FILE No. 030109-D-PR-002		
SHEET	C10.00	

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

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DATE		DESCRIPTION	
CA DESIGN	CA DRAWN	STL CHKD	
SCALE	H: 1"=30' V:		
JOB No.	030109-01-002		
DATE :	APRIL, 2019		
FILE No.	030109-D-PR-002		
SHEET		C10.10	

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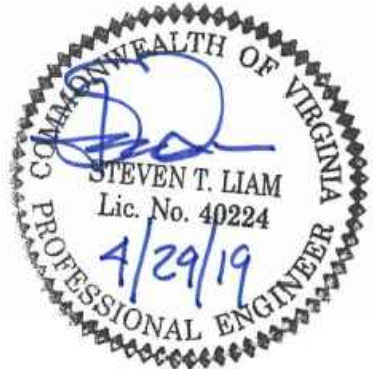
Bowman Consulting Group, Ltd.  
 13461 Sunrise Valley Drive  
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 Herndon, Virginia 20171  
 Phone: (703) 464-1000  
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# PRE-DEVELOPMENT IMPERVIOUS CONDITIONS

# 2395 MILL ROAD

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA



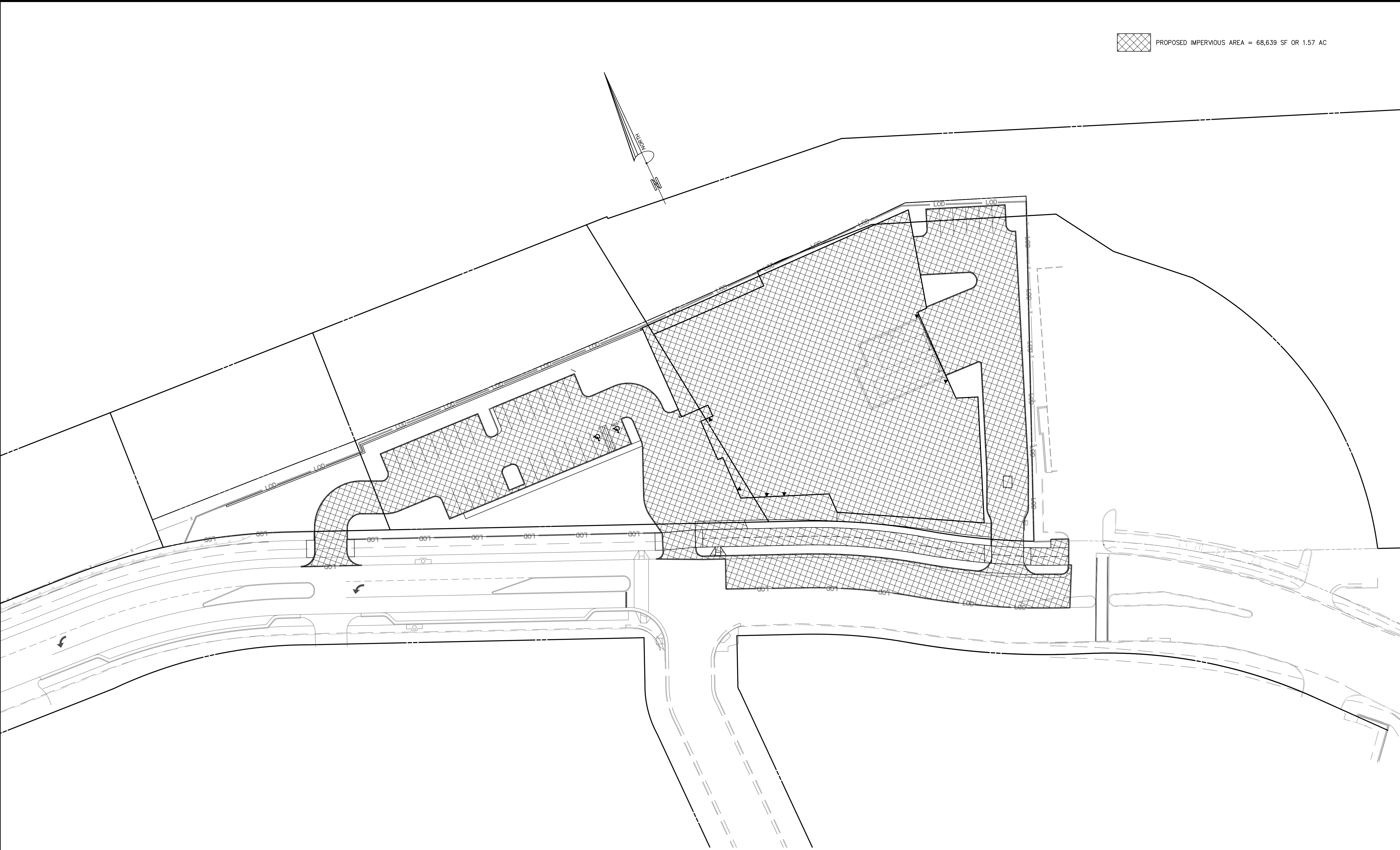
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04/09/19	PDSUP 1ST SUBMISSION
04/29/19	PDSUP 2ND SUBMISSION

DATE	DESCRIPTION	
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DATE :	APRIL, 2019	
FILE No.	030109-D-PR-002	

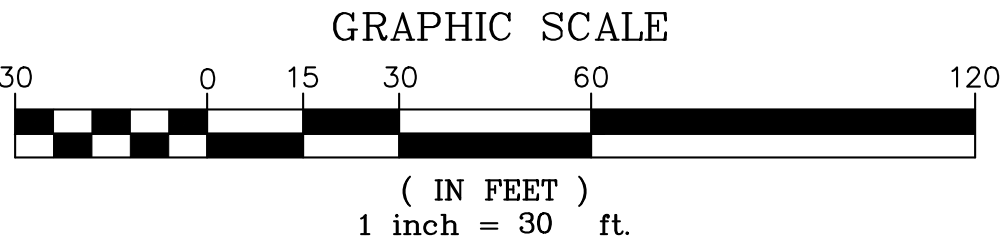
SHEET C10.10

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PROPOSED IMPERVIOUS AREA = 68,639 SF OR 1.57 AC



<b>APPROVED</b> 2018-0028	
SPECIAL USE PERMIT NO.	
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.	

POST-DEVELOPMENT IMPERVIOUS CONDITIONS

**2395 MILL ROAD**

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA



PLAN STATUS	
04/09/19	POSUP 1ST SUBMISSION
04/29/19	POSUP 2ND SUBMISSION

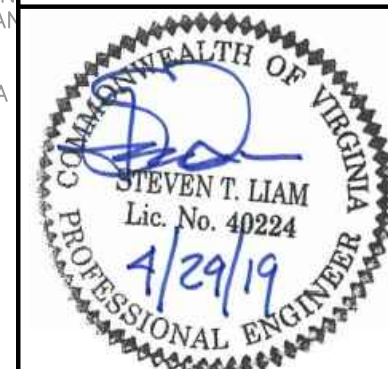
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JOB No.	030109-01-002
DATE :	APRIL, 2019
FILE No.	030109-D-PR-002

SHEET C10.20

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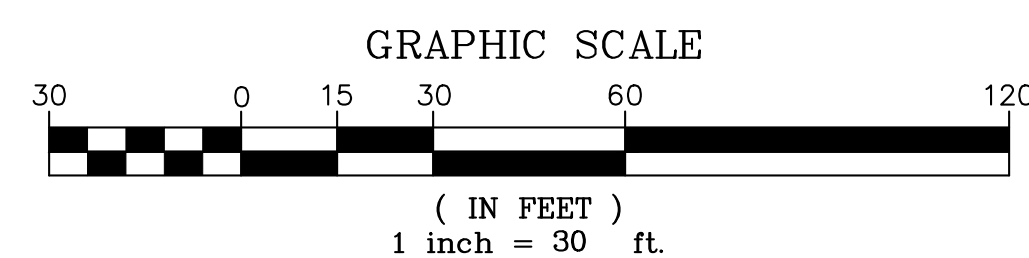
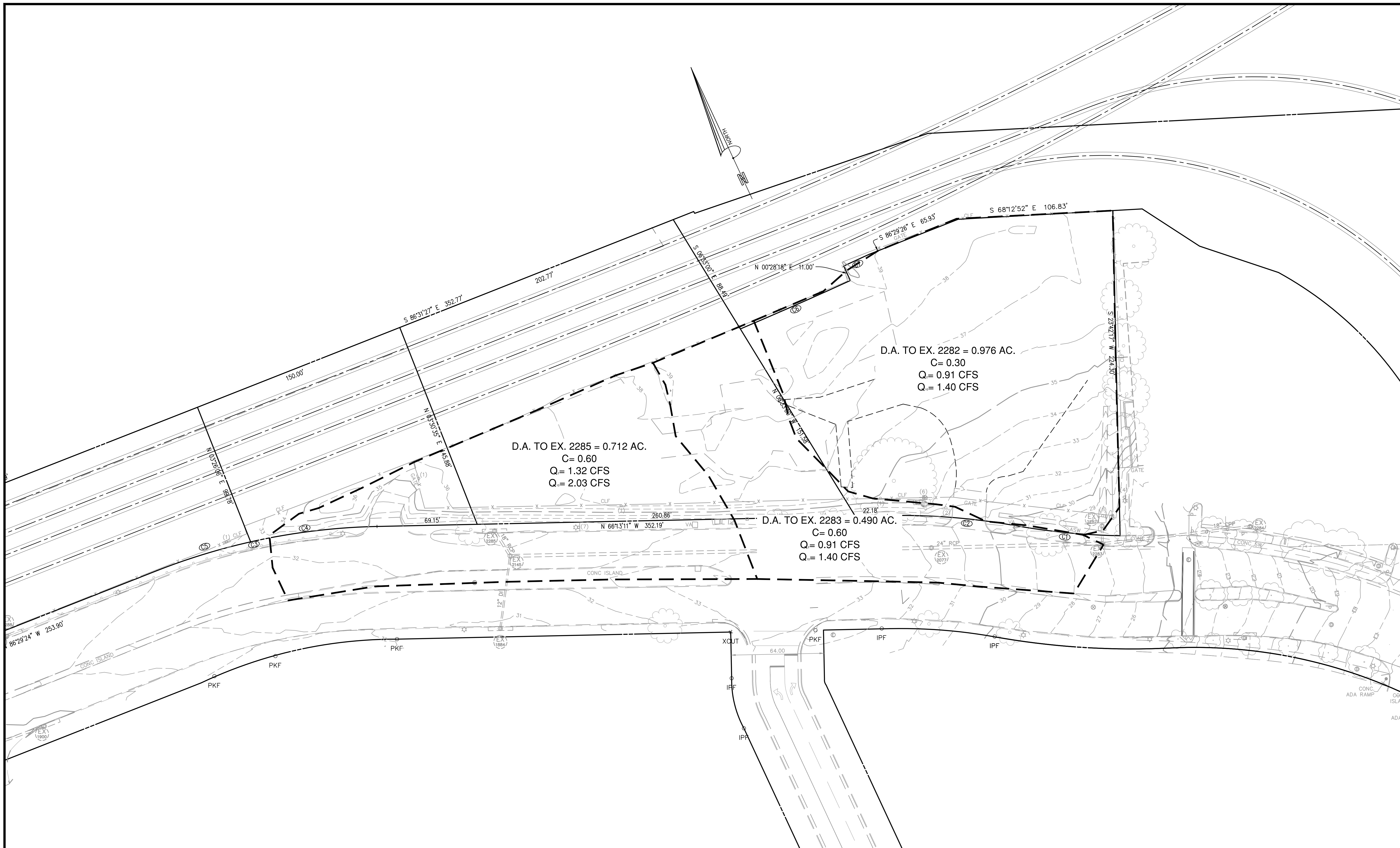


PLAN STATUS	
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04/29/19	PDSUP 2ND SUBMISSION

DATE	DESCRIPTION	
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FILE No.	030109-D-PR-002	

SHEET C10.30

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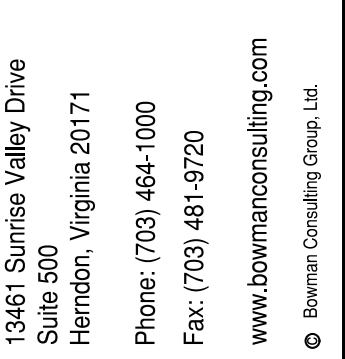
ARCHAEOLOGY NOTES

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<b>APPROVED</b>	
SPECIAL USE PERMIT NO. 2018-00028	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	DATE _____
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

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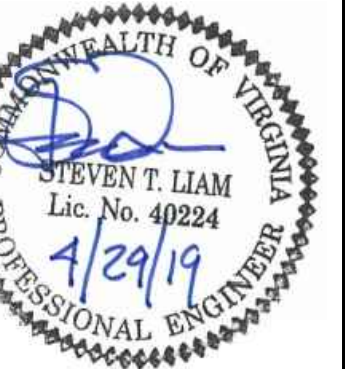
PROPOSED DRAINAGE DIVIDES

**2395 MILL ROAD**

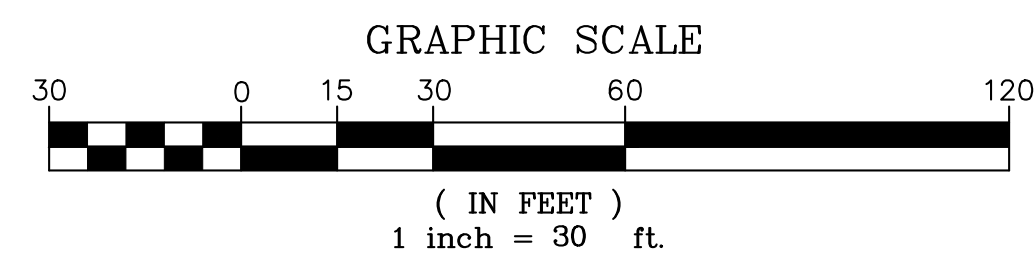
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA



PLAN STATUS		
09/19	PDSUP 1ST SUBMISSION	
29/19	PDSUP 2ND SUBMISSION	
DATE	DESCRIPTION	
CA SIGN	CA DRAWN	STL CHKD
SCALE	H: 1"=30' V:	
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DATE:	APRIL, 2019	
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C10.40		

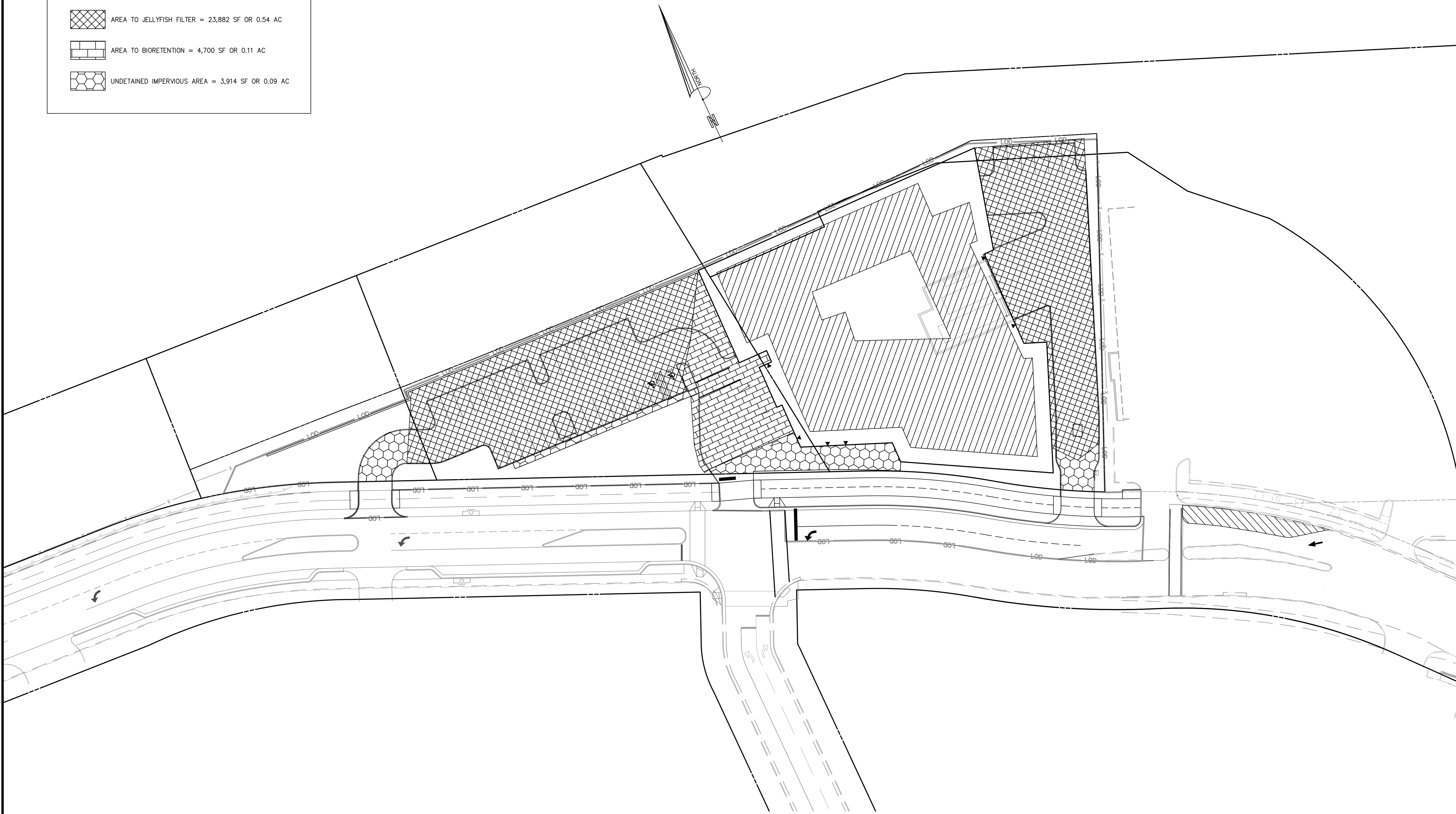


NOTE: ALL NEW OR REPAIR CONSTRUCTIONS SHALL BE DONE IN ACCORDANCE WITH CITY STANDARDS.


<b>APPROVED</b>		<b>2018-0028</b>	
<b>SPECIAL USE PERMIT NO.</b>			
<b>DEPARTMENT OF PLANNING &amp; ZONING</b>			
_____ DIRECTOR		_____ DATE	
<b>DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICES</b>			
<b>SITE PLAN NO.</b> _____			
_____ DIRECTOR		_____ DATE	
_____ CHAIRMAN, PLANNING COMMISSION		_____ DATE	
DATE RECORDED _____			
INSTRUMENT NO. _____		PAGE NO. _____	

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PLAN STATUS		
04/09/19	PDSUP 1ST SUBMISSION	
04/29/19	PDSUP 2ND SUBMISSION	
DATE	DESCRIPTION	
CA DESIGN	CA DRAWN	STL CHKD
SCALE	H: 1"=30' V:	
JOB No.	030109-01-002	
DATE :	APRIL, 2019	
FILE No.	030109-D-PR-002	
SHEET	C10.50	



STORMWATER MANAGEMENT PLAN  
**2395 MILL ROAD**  
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
CITY OF ALEXANDRIA  
VIRGINIA

**Bowman Consulting Group, Ltd.**  
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Project Name:

2395 MILL ROAD

Date:

4/9/2019

Linear Development Project?

No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →

2.0390

Maximum reduction required:

20%

The site's net increase in impervious cover (acres) is:

0.0100

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

0.7471

Pre-ReDevelopment Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.4790	0.4790
Impervious Cover (acres)				1.5600	1.5600
					2.0390

Post-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.4690	0.4690
Impervious Cover (acres)				1.5700	1.5700
Area Check	OK.	OK.	OK.	OK.	2.0390

Runoff Coefficients (Rv)				
	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

Enter design storm rainfall depths (in):

1-year storm	2-year storm	10-year storm
2.56	3.10	4.77

	1-year storm	2-year storm	10-year storm
RV <sub>Developed</sub> (watershed-inch) with no Runoff Reduction*	1.9267	2.4469	4.0812
RV <sub>Developed</sub> (watershed-inch) with Runoff Reduction*	1.7720	2.2922	3.9265
Adjusted CN*	92	92	92

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45				0.0000	0.0000	0.0000	0		0.0000	0.0000	0.0000	
1.b. Vegetated Roof #2 (Spec #5)	60		0.4800		993.1680	662.1120	1,655.2800	0		1.0388	0.6233	0.4155	
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.1100	0.0000	151.7340	227.6010	379.3350	25	0.0000	0.2381	0.1309	0.1071	

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
-----------------------------------------------------------	-----

Total Runoff Volume Reduction (ft³)	1,144.9020
Total TP Load Reduction Achieved (lb/yr)	0.7542
Total TN Load Reduction Achieved (lb/yr)	5.5490
Remaining Post Development TP Load (lb/yr)	2.9149
Remaining TP Load Reduction (lb/yr) Required	0.0000

\*\* TARGET TP REDUCTION EXCEEDED BY 0.0072 LB/YEAR \*\*

LAND COVER SUMMARY -- PRE-REDEVELOPMENT		
Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted¹
Forest/Open Space Cover (acres)	0.0000	0.0000
Weighted Rv(forest)	0.0000	0.0000
% Forest	0%	0%
Managed Turf Cover (acres)	0.4790	0.4690
Weighted Rv(turf)	0.2500	0.2500
% Managed Turf	23%	23%
Impervious Cover (acres)	1.5600	1.5600
Rv(impervious)	0.9500	0.9500
% Impervious	77%	77%
Total Site Area (acres)	2.0390	2.0290
Site Rv	0.7856	0.7882

Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.1335	0.1333
Pre-ReDevelopment Treatment Volume (cubic feet)	5,814.3525	5,805.2775
Pre-ReDevelopment TP Load (lb/yr)	3.6531	3.6474
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.7900	1.8000
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.8319

LAND COVER SUMMARY -- POST DEVELOPMENT		
Land Cover Summary-Post (Final)		
Post ReDev. & New Impervious		
Forest/Open Space Cover (acres)	0.0000	
Weighted Rv(forest)	0.0000	
% Forest	0%	
Managed Turf Cover (acres)	0.4690	
Weighted Rv (turf)	0.2500	
% Managed Turf	23%	
Impervious Cover (acres)	1.5700	
Rv(impervious)	0.9500	
% Impervious	77%	
Final Site Area (acres)	2.0390	
Final Post Dev Site Rv	0.7890	

Treatment Volume and Nutrient Load		
Final Post-Development Treatment Volume (acre-ft)	0.1341	
Final Post-Development Treatment Volume (cubic feet)	5,839.7625	
Final Post-Development TP Load (lb/yr)	3.6691	
Final Post-Development TP Load per acre (lb/acre/yr)	1.8000	
Post-ReDevelopment Treatment Volume (acre-ft)	0.1333	
Post-ReDevelopment Treatment Volume (cubic feet)	5,805.2775	
Post-ReDevelopment Load (TP) (lb/yr)*	3.6474	
Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.8000	
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.7295	
Post-Development Treatment Volume (acre-ft)	0.0008	
Post-Development Treatment Volume (cubic feet)	34.4850	
Post-Development TP Load (lb/yr)	0.0217	
TP Load Reduction Required for New Impervious Area (lb/yr)	0.0176	

SWM NARRATIVE

THE SITE PROPOSES TO COMPLY WITH ALL STORMWATER MANAGEMENT REQUIREMENTS. THE SITE AREA RUNOFF SHALL BE COLLECTED AND TREATED THROUGH GREEN ROOF LOCATED ON THE ROOF OF THE PROPOSED BUILDING. AFTER THE RUNOFF HAS BEEN TREATED THROUGH THE GREEN ROOF IT WILL BE RELEASED BACK TO THE EXISTING STORM SEWER LOCATED ALONG MILL ROAD.

A BIORETENTION IS LOCATED IN THE CENTER PLAZA THAT WILL COLLECT RUNOFF FROM THE PLAZA AND TREAT THE RUNOFF BEFORE RELEASING IT BACK INTO THE EXISTING STORM SYSTEM.

THE STORMWATER QUALITY COMPUTATIONS ARE CALCULATED VIA VIRGINIA RUNOFF REDUCTION SPREADSHEET. PHOSPHORUS LOAD REMOVAL IS ACHIEVED VIA GREEN ROOF.

IMPERVIOUS SURFACES SUCH AS SURFACE PARKING AND DRIVE AISLE TO THE EAST OF THE BUILDING WILL BE TREATED BY A HYDRODYNAMIC DEVICE (JELLYFISH FILTER) BEFORE BEING RELEASED INTO THE EXISTING STORM SEWER SYSTEM. ANY ON-SITE IMPERVIOUS AREAS NOT BEING TREATED BY THE GREEN ROOF OR THE JELLYFISH FILTER WILL BE PAID IN LIEU. A FEE IN LIE WILL BE PAID FOR 0.09 ACRES OF ONSITE IMPERVIOUS AREAS.

STORMWATER QUANTITY IS NOT REQUIRED FOR THIS SITE BECAUSE THE DISCHARGE ALLOWABLE IS GREATER THAN THE DISCHARGE OF POST DEVELOPMENT.

ALEXANDRIA WATER QUALITY VOLUME DEFAULT

WQv = 1815 X IMPERVIOUS AREA (AC.) (0.50 INCH DEPTH)  
WQv = 1815 X 1.57 = 2,850 CF REQUIRED

6-INCH MEDIA DEPTH AND 3,700 SF GREEN ROOF AREA  
(0.50 FT) X (21,000 SF) = 10,500 CF

2-FOOT MEDIA DEPTH AND 570 SF OF BIORETENTION  
(2 FT) X (24 SF) = 48 CF

10,548 CF > 2,850 CF, THEREFORE QUALITY VOLUME IS MET

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
1. Vegetated Roof (RR)				
0		0.0000	0.0000	0.0000
0		7.4316	4.4590	2.9727
6. Bioretention (RR)				
40	0.0000	1.7031	1.0900	0.6131

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre)		2.039	
		1-year	10-year
		PRE	POST (adjusted)
P		2.69	4.84
CN		95	92
S=1000/CN-10		0.53	0.53
0.25		0.11	0.11
RV=(P-0.25)²/(P-0.25)+S		2.15	1.87
			4.26
			3.93

QPost Development <= I.F.\* (Qpre-development\* RVpre-development)/RVDeveloped)

I.F.		0.9
CHANNEL PROTECTION		
Qpre-development	6.03	From TR55
QPost Development	5.38	From TR55
RVPost Development (with runoff reduction)	1.77	From RRM
Qallowable	6.58	
Qallowable/QPost Development	1.22	
Vs/Vr	0.18	Fig 11.7 of DEQ Manual
Vs	0.32	
Storage required (cf)	2358	

FLOOD CONTROL	
Qpre-development	11.93
QPost Development	11.43
RVPost Development (with runoff reduction)	3.92
Qallowable	12.97

Qallowable/QPost Development	1.13
Vs/Vr	0.18
Vs	0.71
Storage required (cf)	5223

APPROVED

SPECIAL USE PERMIT NO. 2018-0028

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.

Bowman

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STORMWATER MANAGEMENT COMPUTATIONS

2395 MILL ROAD

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

VIRGINIA

COMMONWEALTH OF VIRGINIA  
STEVEN T. LIAM  
Lic. No. 49224  
PROFESSIONAL ENGINEER  
4/29/19

PLAN STATUS  
04/09/19 POSUP 1ST SUBMISSION  
04/29/19 POSUP 2ND SUBMISSION

DATE DESCRIPTION  
CA DESIGN CA DRAW STL CHKD  
SCALE H: N/A V:  
JOB No. 030109-01-002  
DATE : APRIL, 2019  
FILE No. 030109-D-PR-002

SHEET C10.60

Cod file name : P:\030109 - WMAFA 2395-2403-2416 Mill Rd\030109-01-002 (ENG) - 2395- + 2403 Mill Road SWQ\Engineering Plans\POSUP\030109-D-PR-002-MP-POST CONDITIONS.dwg

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.



SANITARY SEWER OUTFALL CALCULATIONS  
THE AVERAGE DAY AND PEAK HOUR WASTEWATER DISCHARGE FLOW FOR THE POTOMAC YARD SANITARY SEWER ALONG POTOMAC AVENUE WAS PROVIDED BY THE CITY OF ALEXANDRIA AND ACCOUNTS FOR THE FLOWS PROJECTED ON THE APPROVED CDD. THE SUBJECT PROPERTY IS PROPOSING A BUILDING FOR OFFICE USE. CALCULATIONS PROVIDED WERE COMPUTED USING THE METHOD PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06-14. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

PROPOSED FLOWS PER THIS PLAN (SUP 2018-0028)

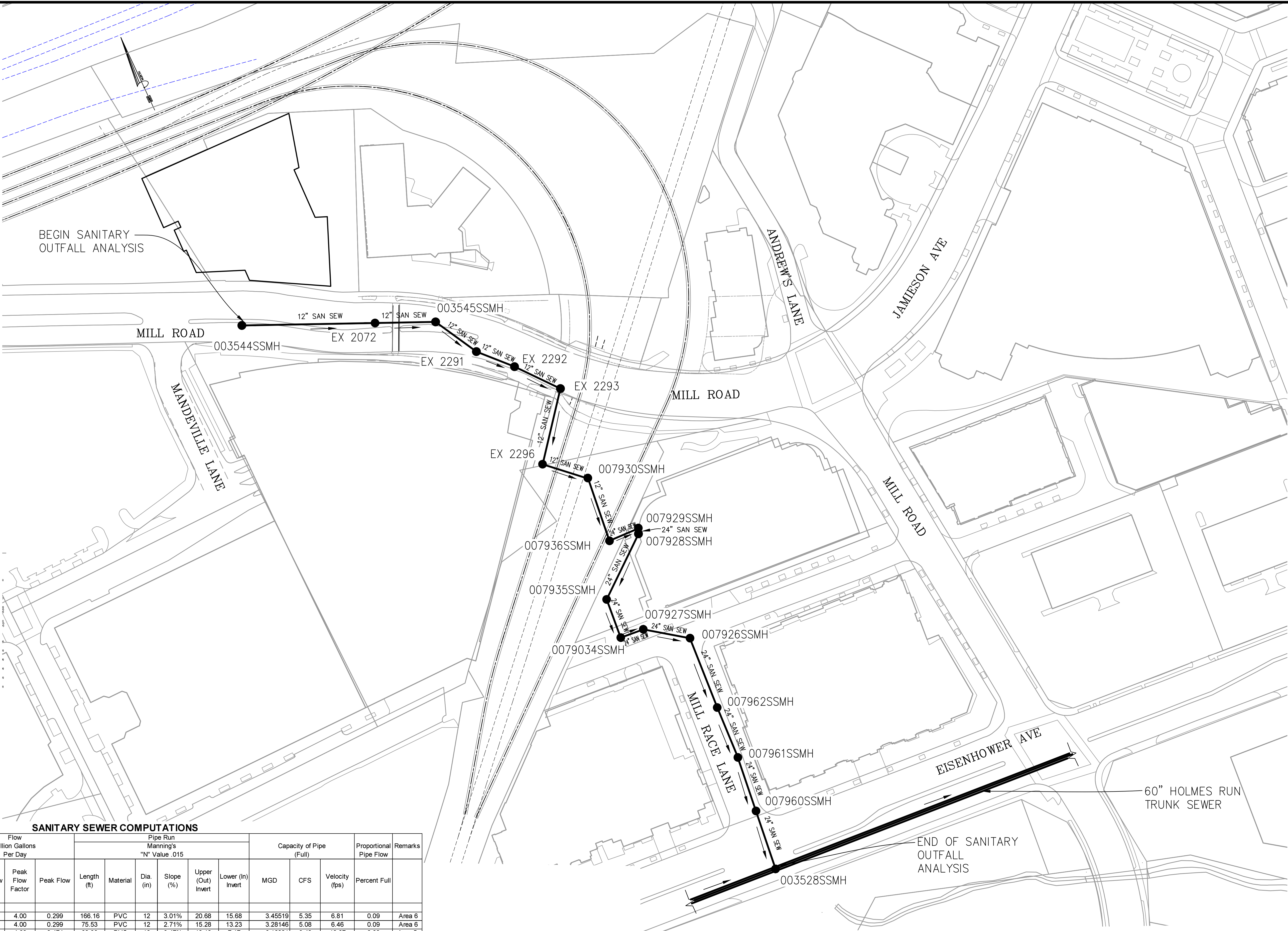
OFFICE: 200 GPD/1000 SF X 374,000 SF = 74,800 GPD OR 0.12 CFS

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

TOTAL PEAK FLOW = 74,800 GPD X 4 = 299,200 GPD OR 0.46 CFS

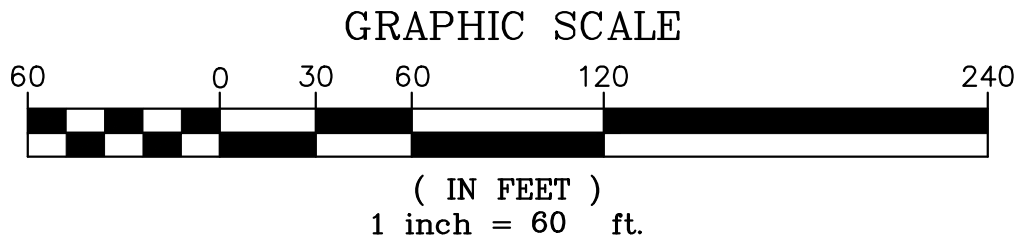
THIS PROJECT IS ANTICIPATED TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 74,800 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 299,200 GPD. THEREFORE THE PROPOSED PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY 06-14. THE GENERAL AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

THIS PROJECT WILL CONNECT TO THE 12" SANITARY SEWER AT 003544SSMH LOCATED IN MILL ROAD WHICH IS MAINTAINED BY THE CITY OF ALEXANDRIA. ONCE WITHIN THE CITY MAINTAINED SANITARY SEWER SYSTEM, THE FLOW IS CONVEYED SOUTH ON MILL RACE LANE OUTFALLS INTO THE ALEXRENEW HOLMES RUN TRUNK SEWER AT MANHOLE 003528SSMH.



SANITARY SEWER COMPUTATIONS

Manhole Number		Flow Million Gallons Per Day				Pipe Run Manning's "N" Value .015						Capacity of Pipe (Full)			Proportional Pipe Flow	Remarks
From	To	Total Site Flow (MGD)	Cumulative Combined Flow (MGD)	Peak Flow Factor	Peak Flow	Length (ft)	Material	Dia. (in)	Slope (%)	Upper (Out) Invert	Lower (In) Invert	MGD	CFS	Velocity (fps)	Percent Full	
003544SSMH	EX 2072	0.0748	0.0748	4.00	0.299	168.16	PVC	12	3.01%	20.68	15.68	3.45519	5.35	6.81	0.09	Area 6
EX 2072	003545SSMH	0.0748	0.0748	4.00	0.299	75.53	PVC	12	2.71%	15.28	13.23	3.28146	5.08	6.46	0.09	Area 6
003545SSMH	EX 2291	0.0438	0.1186	4.00	0.474	62.96	PVC	12	9.47%	13.13	7.17	6.12831	9.48	12.07	0.08	Area 5
EX 2291	EX 2292	0.0000	0.1186	4.00	0.474	51.07	PVC	12	0.49%	7.13	6.88	1.39360	2.16	2.75	0.34	
EX 2292	EX 2293	0.0000	0.1186	4.00	0.474	63.53	PVC	12	0.54%	6.74	6.40	1.45714	2.25	2.87	0.33	
EX 2293	EX 2296	0.0000	0.1186	4.00	0.474	97.06	PVC	12	0.34%	6.27	5.94	1.16141	1.80	2.29	0.41	
EX 2296	007930SSMH	0.0000	0.1186	4.00	0.474	60.05	PVC	12	0.47%	6.03	5.75	1.36011	2.10	2.68	0.35	
007930SSMH	007936SSMH	0.0000	0.1186	4.00	0.474	82.53	PVC	12	0.50%	5.83	5.42	1.40390	2.17	2.77	0.34	
007936SSMH	007929SSMH	0.0000	0.1186	4.00	0.474	39.35	RCP	24	0.08%	4.72	4.69	3.50017	5.42	1.72	0.14	
007929SSMH	007928SSMH	0.0500	0.1686	4.00	0.674	7.15	RCP	24	0.84%	4.50	4.44	11.61242	17.97	5.72	0.06	Area 2
007928SSMH	007935SSMH	0.0000	0.1686	4.00	0.674	91.24	RCP	24	0.37%	4.39	4.05	7.73833	11.97	3.81	0.09	
007935SSMH	007934SSMH	0.0000	0.1686	4.00	0.674	50.52	RCP	24	0.40%	3.97	3.77	7.9760	12.34	3.93	0.08	
007934SSMH	007927SSMH	0.0000	0.1686	4.00	0.674	30.04	RCP	24	0.40%	3.75	3.63	8.0120	12.40	3.95	0.08	
007927SSMH	007926SSMH	0.0000	0.1686	4.00	0.674	59.67	RCP	24	0.42%	3.55	3.30	8.2053	12.70	4.04	0.08	
007926SSMH	007962SSMH	0.0000	0.1686	4.00	0.674	92.73	RCP	24	0.42%	3.20	2.81	8.2210	12.72	4.05	0.08	
007962SSMH	007961SSMH	0.1107	0.2793	4.00	1.117	67.35	RCP	24	0.59%	2.79	2.39	9.7693	15.12	4.81	0.11	Area 3
007961SSMH	007960SSMH	0.0984	0.3777	4.00	1.511	70.50	RCP	24	0.82%	2.31	1.73	11.4979	17.79	5.66	0.13	Area 1
007960SSMH	003528SSMH	0.0000	0.3777	4.00	1.511	76.89	RCP	24	0.51%	1.67	1.28	9.0281	13.97	4.45	0.17	



**APPROVED**  
SPECIAL USE PERMIT NO. 2018-0028  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_  
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

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SANITARY SEWER ADEQUATE OUTFALL ANALYSIS

2395 MILL ROAD

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA

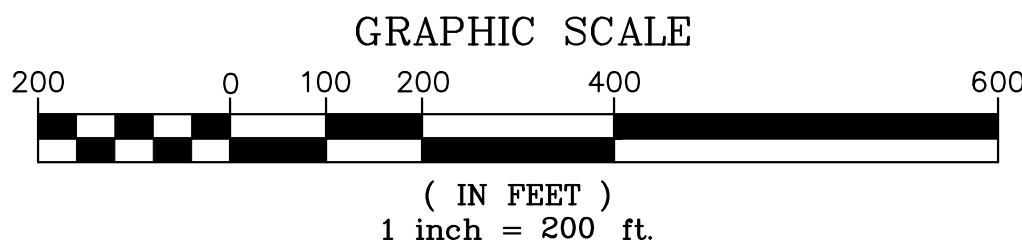
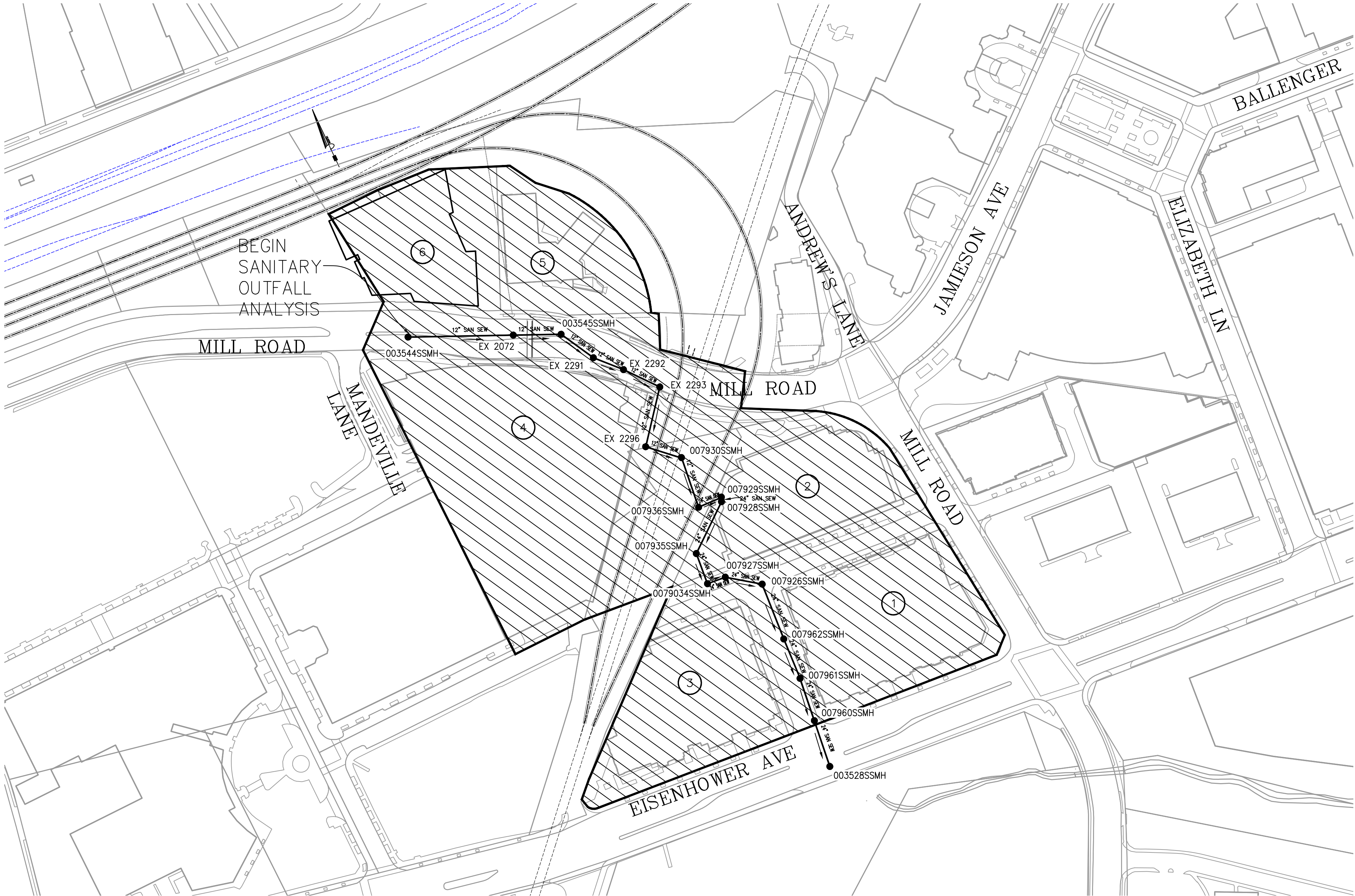
PLAN STATUS  
04/09/19 POSUP 1ST SUBMISSION  
04/29/19 POSUP 2ND SUBMISSION

DATE	DESCRIPTION
CA	CA
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	V:
JOB No.	030109-01-002
DATE :	APRIL, 2019
FILE No.	030109-D-PR-002
SHEET	C11.00

Code file name : P:\030109 - IMA\A 2395-2403-2416 Mill Race Engineering Plans\POSUP\030109-D-PR-002-ADD-SANITARY ADEQUATE OUTFALL ANALYSIS.dwg



Area	Parcel #	Use	Gross Building Area (Sq. Ft.)	# of Units	Unit Flow (GPD)	Total Flow (GPD)	Total Flow (MGD)	Peak Flow Factor	Peak (MGD)
1	072.04-03-21	Apartments		328	300	98,400	0.0984	4	0.3936
2	072.04-0A-00	Office Buildings	250,000		200/1000	50,000	0.0500	4	0.2000
3	072.04-03-23	Apartments		369	300	110,700	0.1107	4	0.4428
4	072.04-03-26	Parking Garage	960,508		200/1000	-	-	4	-
5	072.02-02-10	Group Care Homes				43,800	0.0438	4	0.1752
6	072.02-02-18	Office Buildings	374,000		200/1000	74,800	0.0748	4	0.2992
Total			1,584,508	697	600	377,700	0.3777	-	1.5108



<b>APPROVED</b> 2018-0028	
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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.	

DATE	DESCRIPTION
CA	CA
DESIGN	DRAWN
SCALE	STL
H: 1"=200'	
V:	
JOB No.	030109-01-002
DATE :	APRIL, 2019
FILE No.	030109-D-PR-002

SHEET C11.10

SANITARY SEWER SHED

2395 MILL ROAD

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA



PLAN STATUS
04/09/19 POSUP 1ST SUBMISSION
04/29/19 POSUP 2ND SUBMISSION

Cad file name : P:\030109 - IMA\A 2395-2403-2415 Mill Rd\030109-01-002 (ENG) - 2395 + 2403 Mill Road SHS\Engineering\Plans\POSUP\030109-D-PR-002-SSS-SANITARY SEWER SHED.dwg

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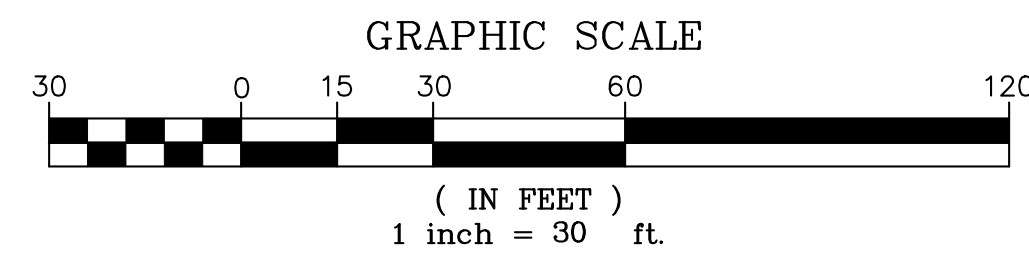






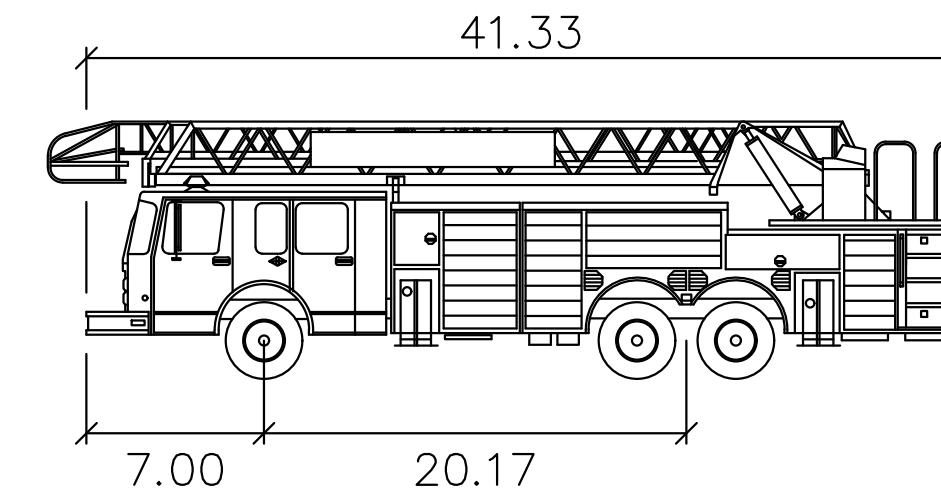






#### FIRE FLOW

THE REQUIRED FIRE FLOWS AND PRESSURES FOR THE PROPOSED BUILDING SHALL BE PROVIDED TO THE CITY OF ALEXANDRIA UNDER A SEPARATE COVER. THIS REPORT SHALL BE PROVIDED BY THE APPLICANT OR THE MEP OF RECORD.



Rear Mount Ladder Truck

	feet
Width	: 9.00
Track	: 9.00
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

#### LEGEND

- INDICATES LOCATION OF FDC
- INDICATES LOCATION OF PROPOSED F.H.

<b>APPROVED</b>		2018-0028	
SPECIAL USE PERMIT NO.			
DEPARTMENT OF PLANNING & ZONING			
DIRECTOR	DATE		
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO.			
DIRECTOR	DATE		
CHAIRMAN, PLANNING COMMISSION			
DATE RECORDED	DATE		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.	

DATE	DESCRIPTION
CA	CA
DESIGN	STL
DRAWN	CHKD
SCALE	H: 1"=30'
	V:
JOB No.	030109-01-002
DATE :	APRIL, 2019
FILE No.	030109-D-PR-002

SHEET C13.00

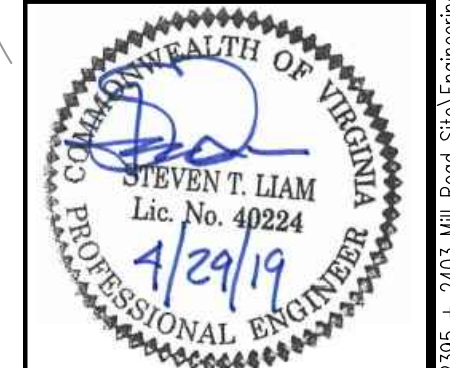
## FIRE SERVICE PLAN

## 2395 MILL ROAD

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA



PLAN STATUS
04/09/19 POSUP 1ST SUBMISSION
04/29/19 POSUP 2ND SUBMISSION

DATE	DESCRIPTION
CA	CA
DESIGN	STL
DRAWN	CHKD
SCALE	H: 1"=30'
	V:
JOB No.	030109-01-002
DATE :	APRIL, 2019
FILE No.	030109-D-PR-002

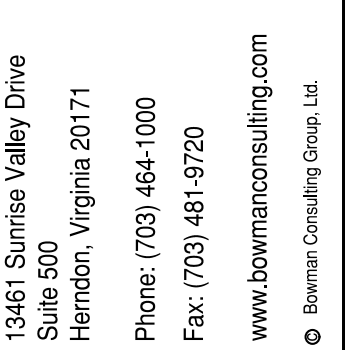
SHEET C13.00

Bowman Consulting Group, Ltd.  
13461 Sunrise Valley Drive  
Suite 500  
Herrndon, Virginia 20171  
Phone: (703) 464-1000  
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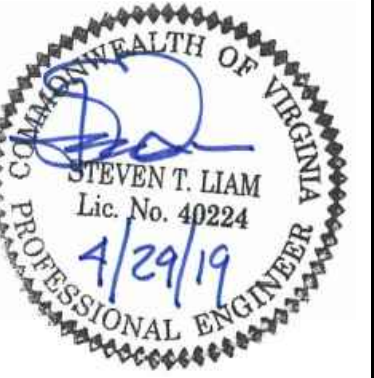
OPEN SPACE PLAN

**2395 MILL ROAD**

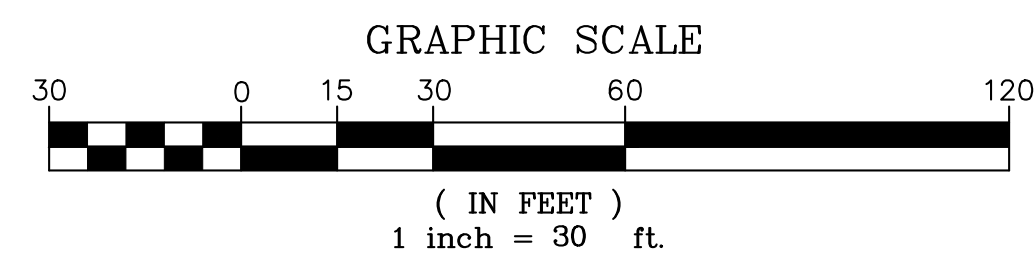
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA



PLAN STATUS		
4/09/19	POSUP 1ST SUBMISSION	
4/29/19	POSUP 2ND SUBMISSION	
DATE	DESCRIPTION	
CA DESIGN	CA DRAWN	STL CHKD
SCALE	H: 1"=30' V:	
JOB No.	030109-01-002	
DATE :	APRIL, 2019	
FILE No.	030109-D-PR-002	
SHEET	C14.00	



## OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED = N/A  
OPEN SPACE PROVIDED = 12,538 SF OR 0.28 AC

<h1 style="margin: 0;">APPROVED</h1> <p style="margin: 5px 0;">SPECIAL USE PERMIT NO. _____</p> <p style="margin: 0;">DEPARTMENT OF PLANNING &amp; ZONING</p>	<h1 style="margin: 0;">2018-0028</h1>
<p style="margin: 0;">DIRECTOR _____</p>	<p style="margin: 0;">DATE _____</p>
<p>DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICES</p> <p>SITE PLAN NO. _____</p>	
<p style="margin: 0;">DIRECTOR _____</p>	<p style="margin: 0;">DATE _____</p>
<p style="margin: 0;">CHAIRMAN, PLANNING COMMISSION _____</p>	
<p style="margin: 0;">DATE RECORDED _____</p>	
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<p style="margin: 0;">PAGE NO. _____</p>	

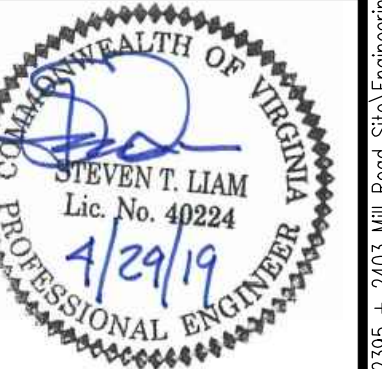
NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.



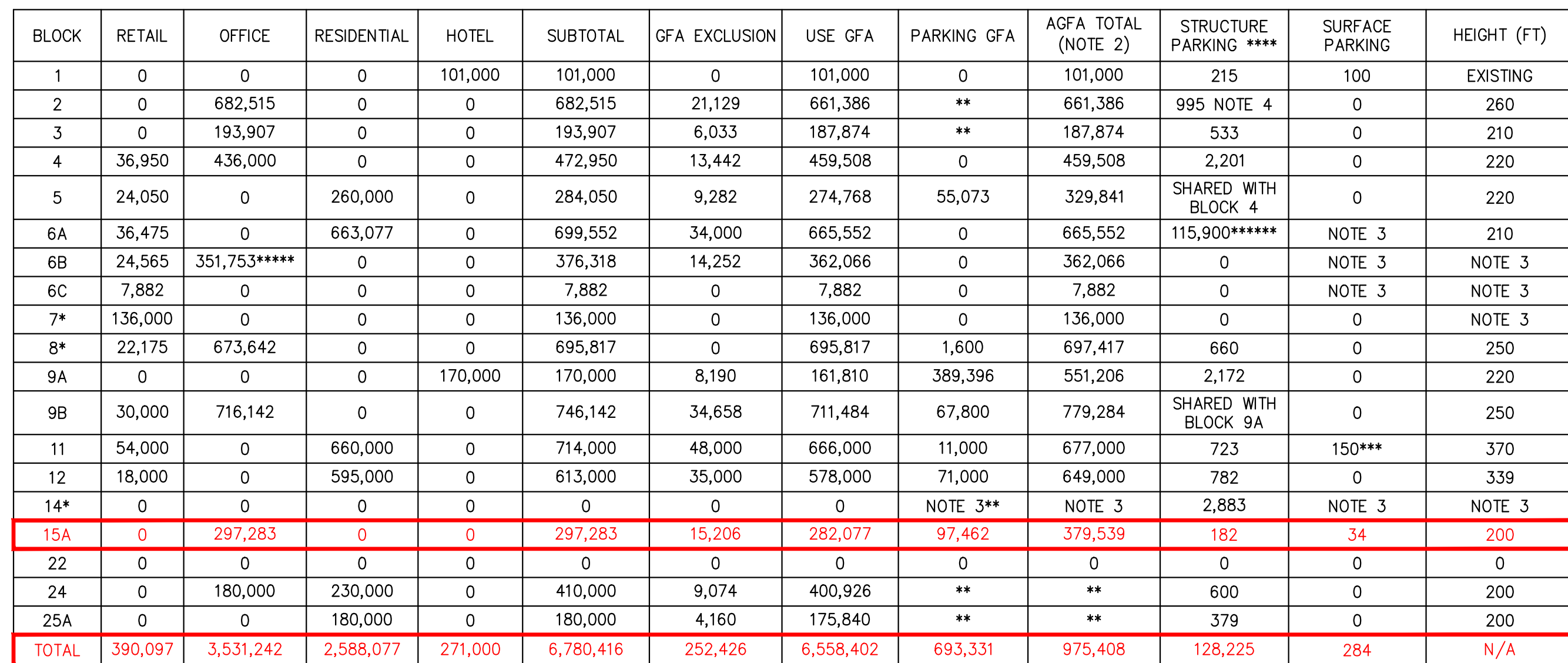
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CDD CONCEPT PLAN  
**2395 MILL ROAD**  
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
CITY OF ALEXANDRIA  
VIRG



PLAN STATUS			
09/19	PDSUP 1ST SUBMISSION		
2/29/19	PDSUP 2ND SUBMISSION		
DATE	DESCRIPTION		
CA	CA	STL	
SCALE	DRAWN	CHKD	
	H: 1"=200'		
	V:		
JOB No.	030109-01-002		
DATE :	APRIL, 2019		
FILE No.	030109-D-PR-002		
SHEET 1 OF 1			



NOTE 1: GROSS FLOOR AREA (GFA) IS DEFINED AS THE SUM OF ALL GROSS HORIZONTAL AREAS UNDER A ROOF OR ROOFS. THESE AREAS ARE MEASURED FROM THE EXTERIOR FACES OF WALLS OR FROM THE CENTER-LINE OF PARTY WALLS. ELEVATOR AND STAIR BULKHEADS, MULTI-STORY ATRIUMS AND SIMILAR VOLUMETRIC CONSTRUCTION, NOT INVOLVING FLOOR SPACE ARE EXCLUDED.

NOTE 2: AGFA TOTALS SHALL BE APPLIED IN ACCORDANCE WITH EESAP.

NOTE 3: PER APPROVED DSUP# 2000-0028

NOTE 4: THIS PARKING RATIO IS ONLY FOR A FEDERAL TENANT WHO CAN MEET THESE RATIOS.

\* THIS BLOCK IS AN EXISTING USE UNDER APPROVED DSUP# 2000-0028 AND IS NOT THE SUBJECT OF A STAGE 2 DSUP. ANY RE-DEVELOPMENT OF THIS BLOCK WILL REQUIRE SUBMISSION OF AN AMENDED OR NEW DSUP.

\*\* GFA OF THE PARKING STRUCTURE DOES NOT COUNT TOWARDS AGFA.

\*\*\* SURFACE PARKING ON BLOCK 11 IS PERMITTED SOLELY IN CONJUNCTION WITH A GROCERY STORE.

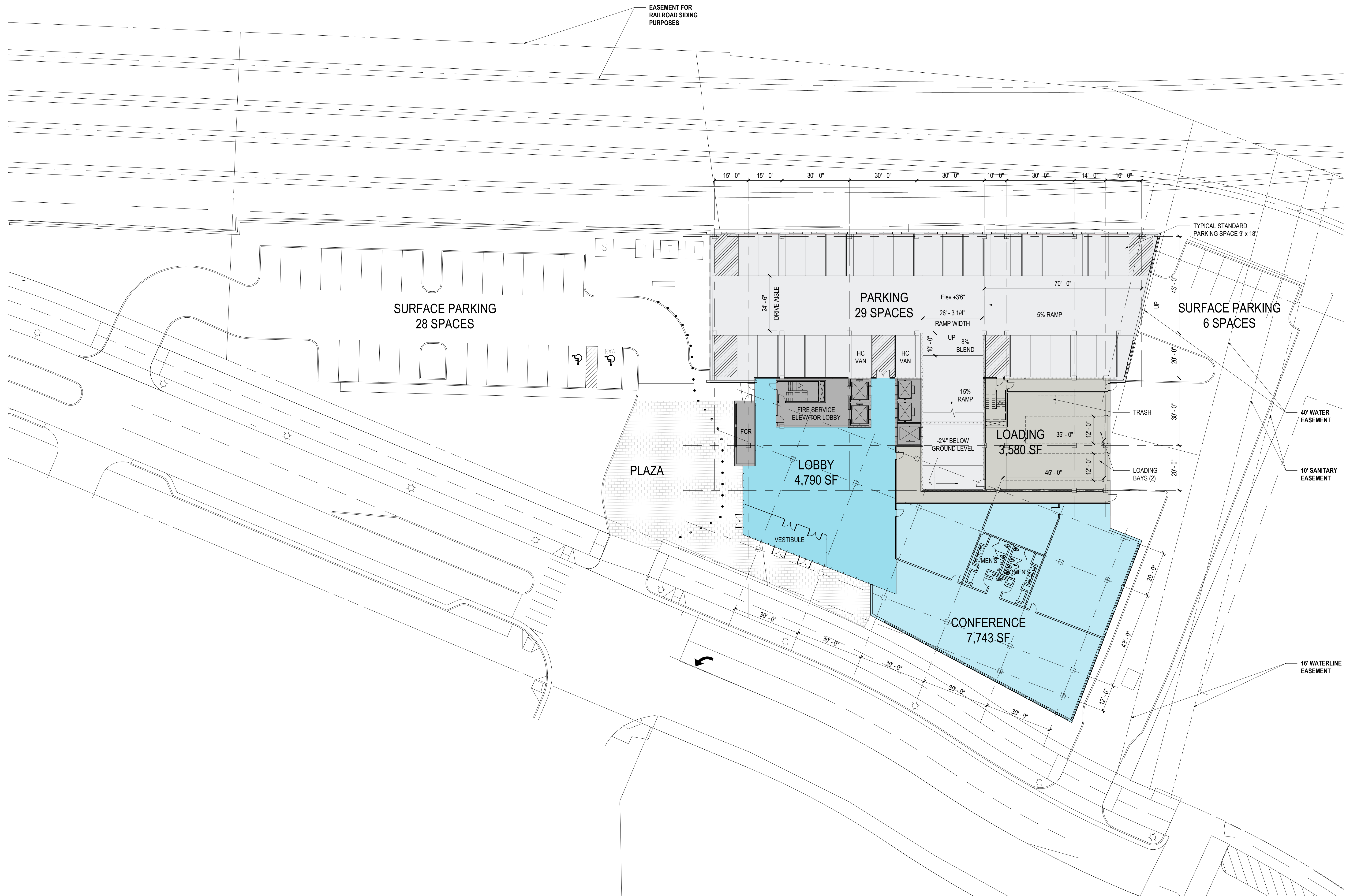
\*\*\*\* STRUCTURED PARKING INCLUDES BOTH ABOVE AND BELOW GRADE PARKING.

\*\*\*\*\* UP TO 22,088 NSF OF GROUND-FLOOR ONLY MAY BE USED FOR EITHER OFFICE OR RETAIL USE.

\*\*\*\*\* WITH THE ADAPTIVE REUSE OF THE EXISTING BUILDING ON BLOCK 6A, ABOVE GRADE PARKING WILL NOT COUNT AGAINST THE TOTAL AGFA.









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DEPARTMENT OF PLANNING & ZONING

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SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

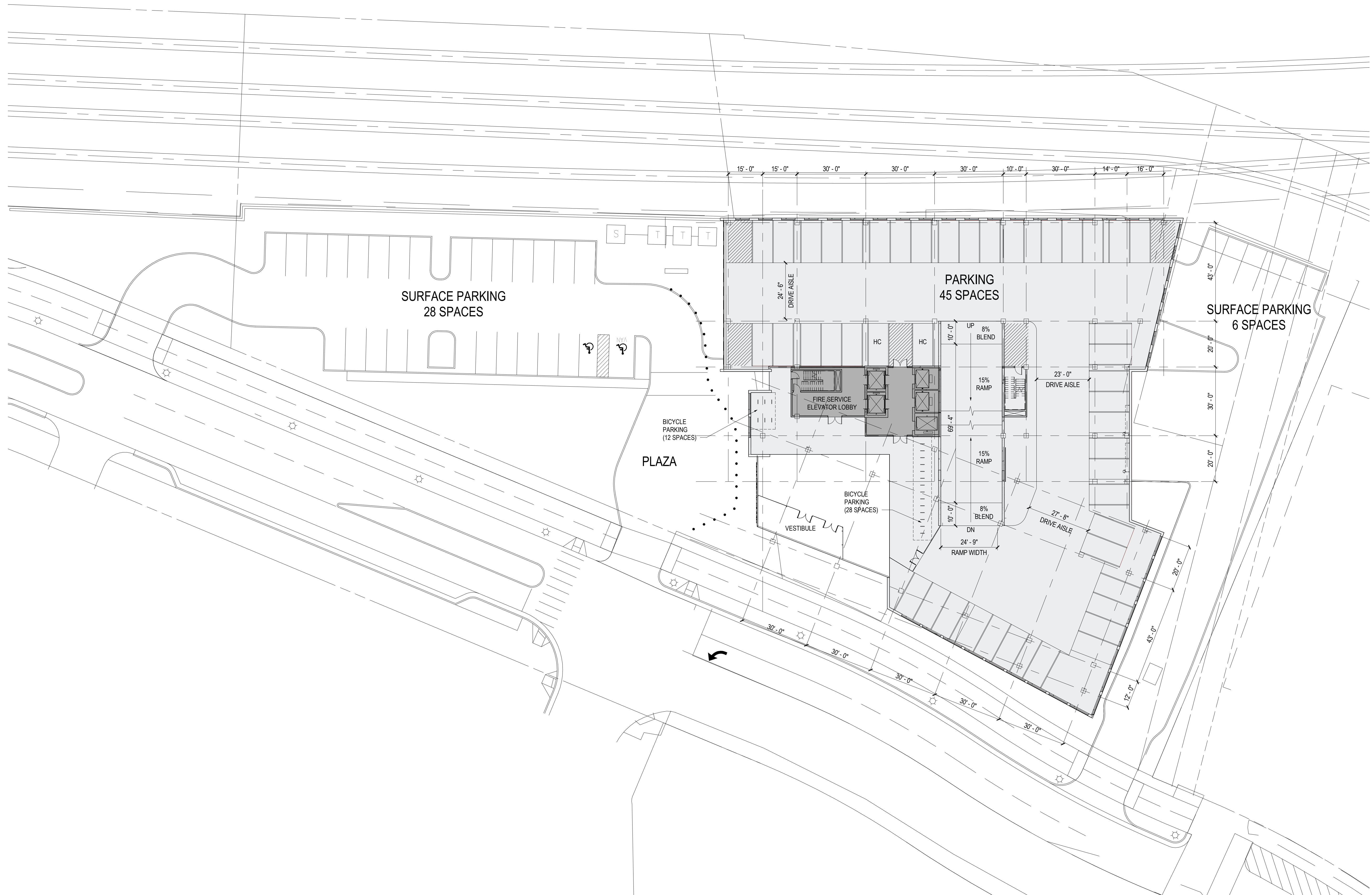
DATE RECORDED \_\_\_\_\_

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2395 MILL ROAD OFFICE BUILDING

GROUND FLOOR PLAN





COMMONWEALTH OF MASSACHUSETTS  
THERESA S. [Signature]  
Lic. No. 016568  
ARCHITECT

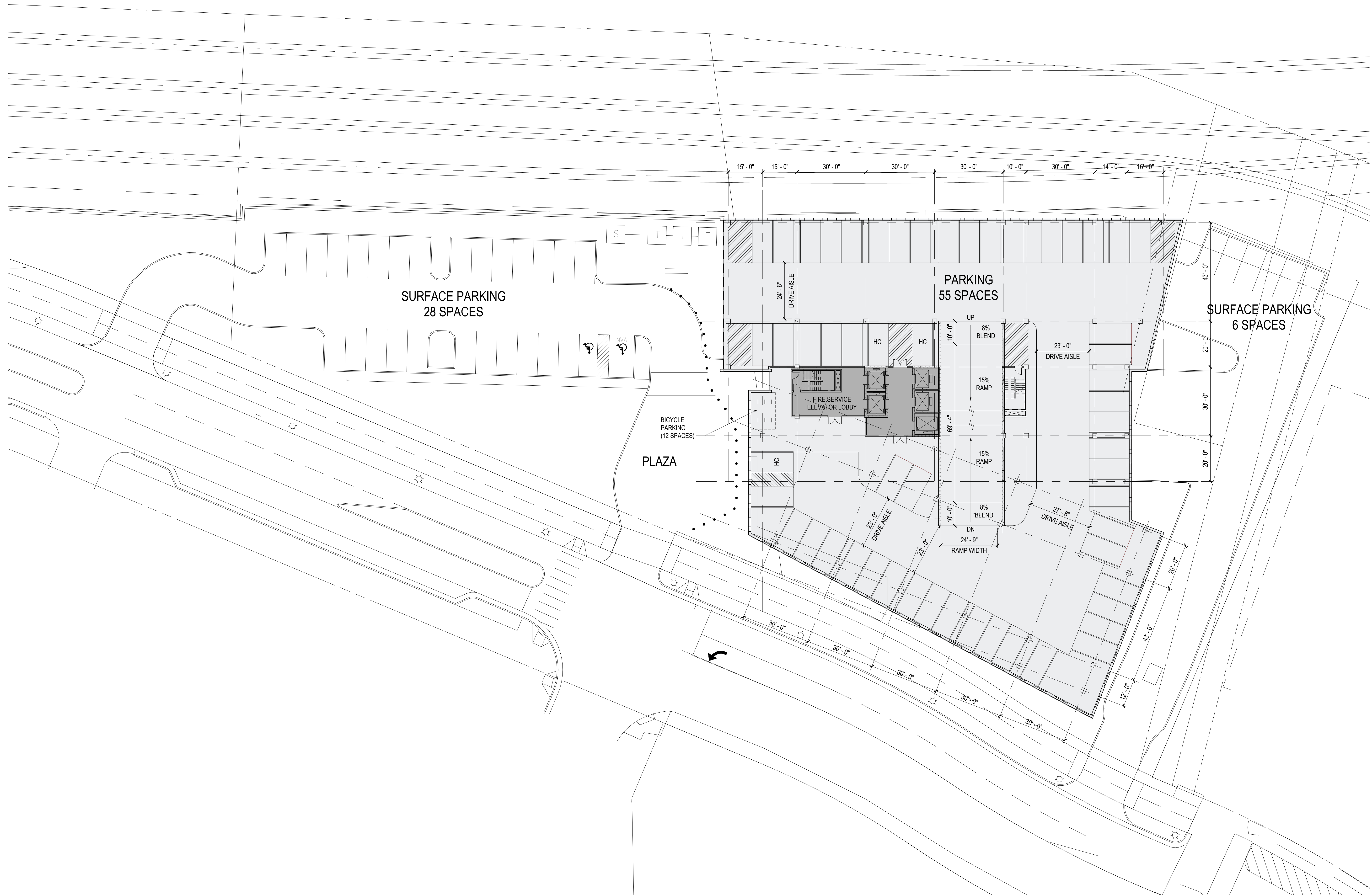
APPROVED 2018-0028  
SPECIAL USE PERMIT NO.  
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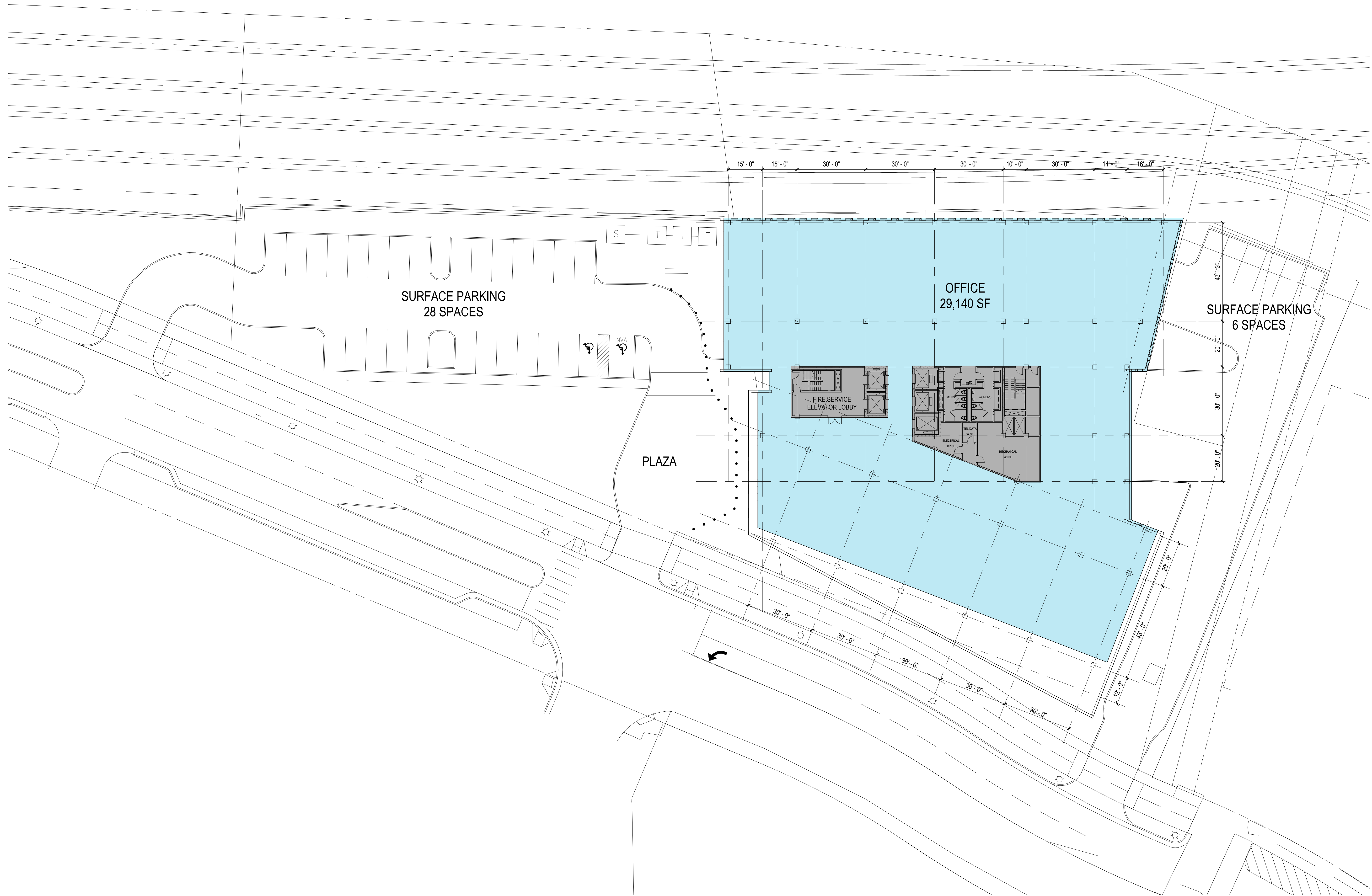
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SPECIAL USE PERMIT NO. 2018-0028  
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SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_  
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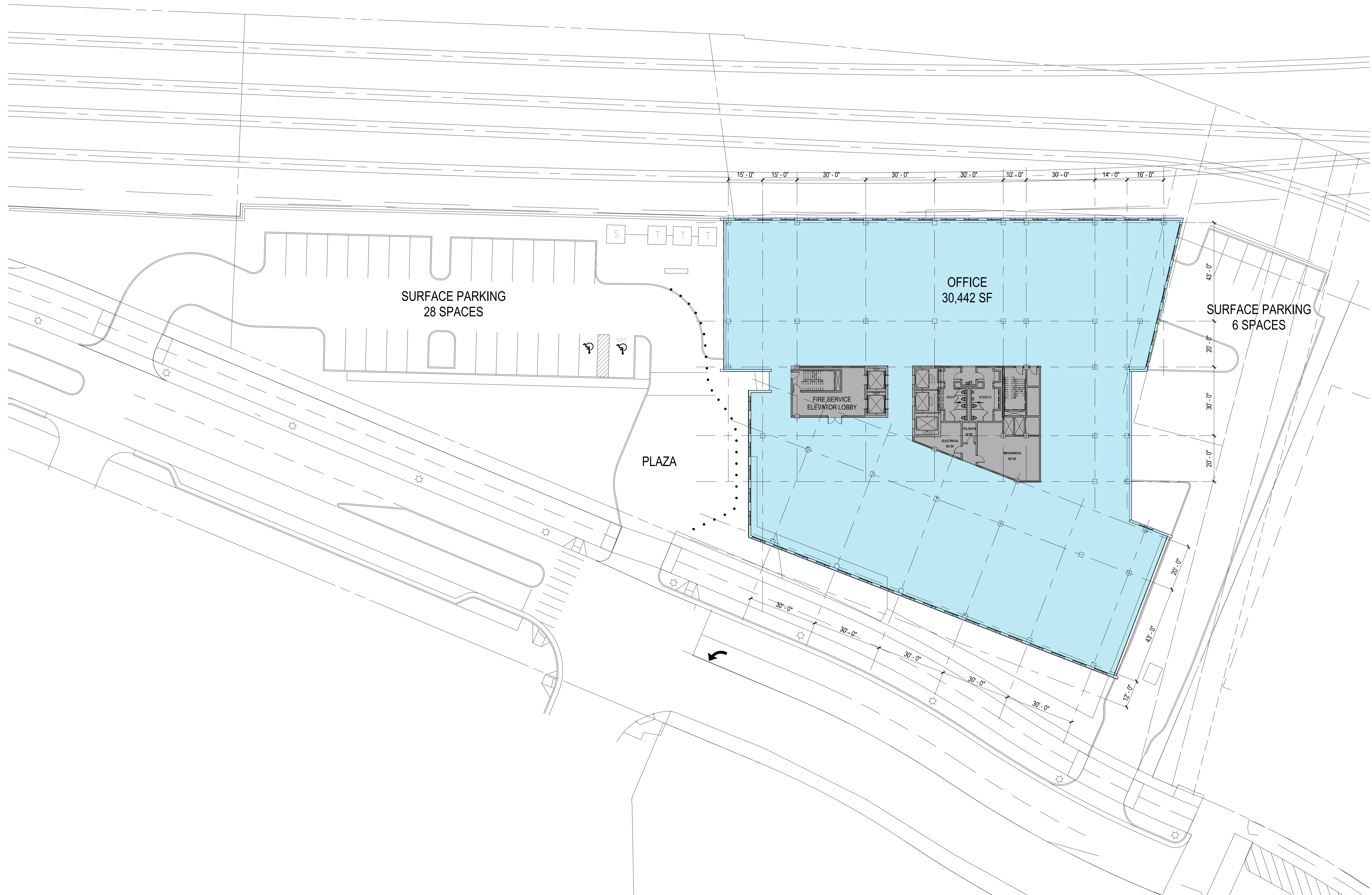






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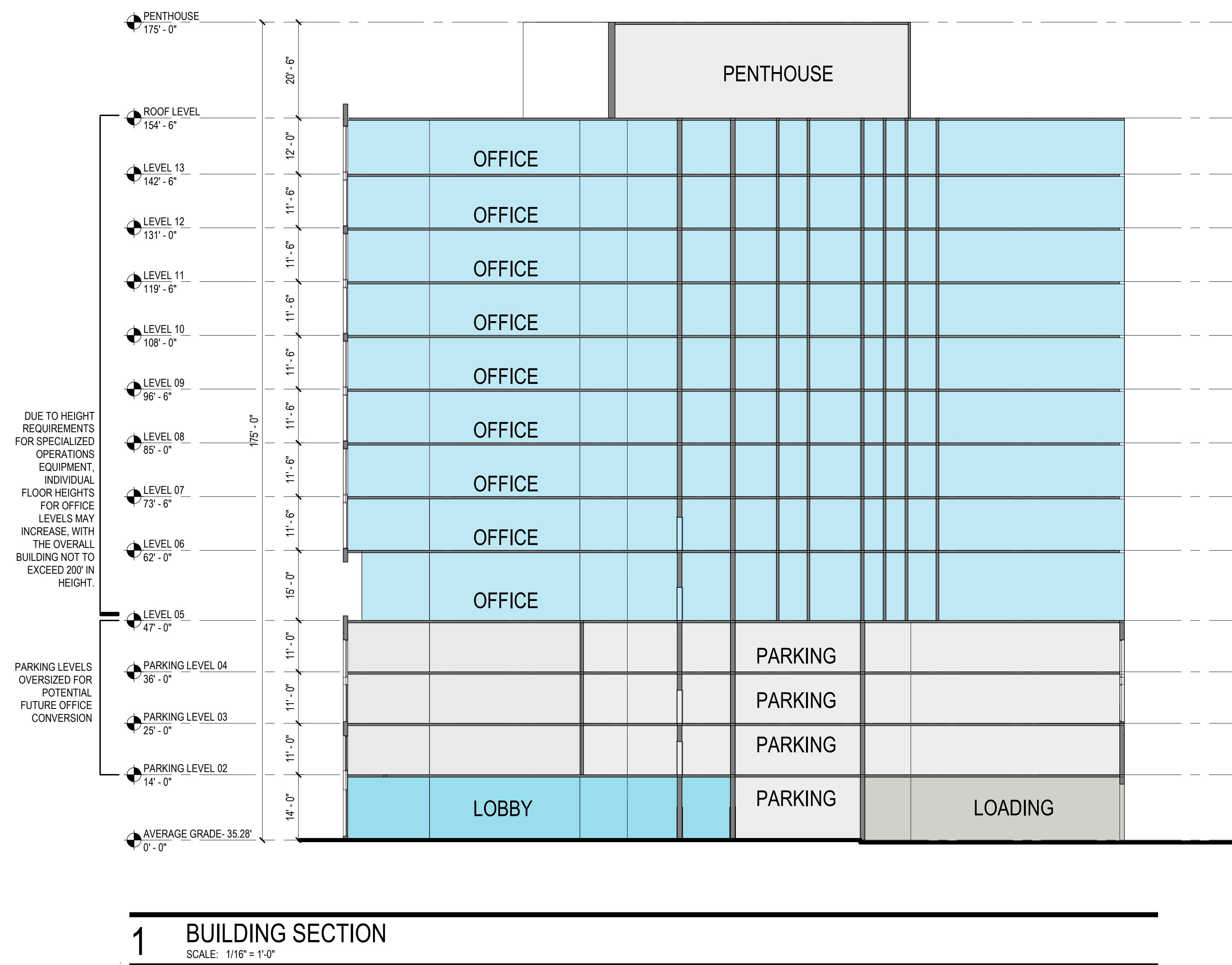
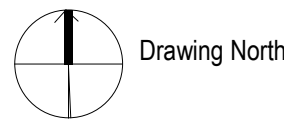






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## BUILDING AREA SUMMARY

## PARKING

LEVEL 1 PARKING		13,978 SF
LEVEL 2 PARKING		26,476 SF
TYPICAL PARKING	29,655 X 2 FLOORS - LV4 RAMP 2,302	57,008 SF
<b>TOTAL PARKING</b>		<b>97,462 SF</b>

## OFFICE

LEVEL 1 LOBBY, OFFICE, LOADING		17,380 SF
PARKING LOBBY	2,409 X 3 FLOORS	7,227 SF
LEVEL 5 OFFICE		29,140 SF
TYPICAL OFFICE	30,442 X 8 FLOORS	243,536 SF

TOTAL OFFICE		297,283 SF
TOTAL GSF		394,745 SF
TOTAL OFFICE AREA W/ FAR EXCLUSIONS	1,214 X 9 FLOORS + 1,070 X 4 FLOORS = 15,206	379,539 SF
TOTAL RENTABLE		394,745 SF
TOTAL USABLE		394,745 SF
TOTAL PARKING	LEVEL TYPE COUNT	218 SPACES

LEVEL	TYPE	COUNT
SURFACE	STANDARD	26
SURFACE	ADA	2
DRIVEWAY	STANDARD	6
GROUND	ADA	2
GROUND	STANDARD	27
LEVEL 02	ADA	2
LEVEL 02	STANDARD	43
LEVEL 03	ADA	3
LEVEL 03	STANDARD	52
LEVEL 04	ADA	3
LEVEL 04	STANDARD	52
TOTAL		218

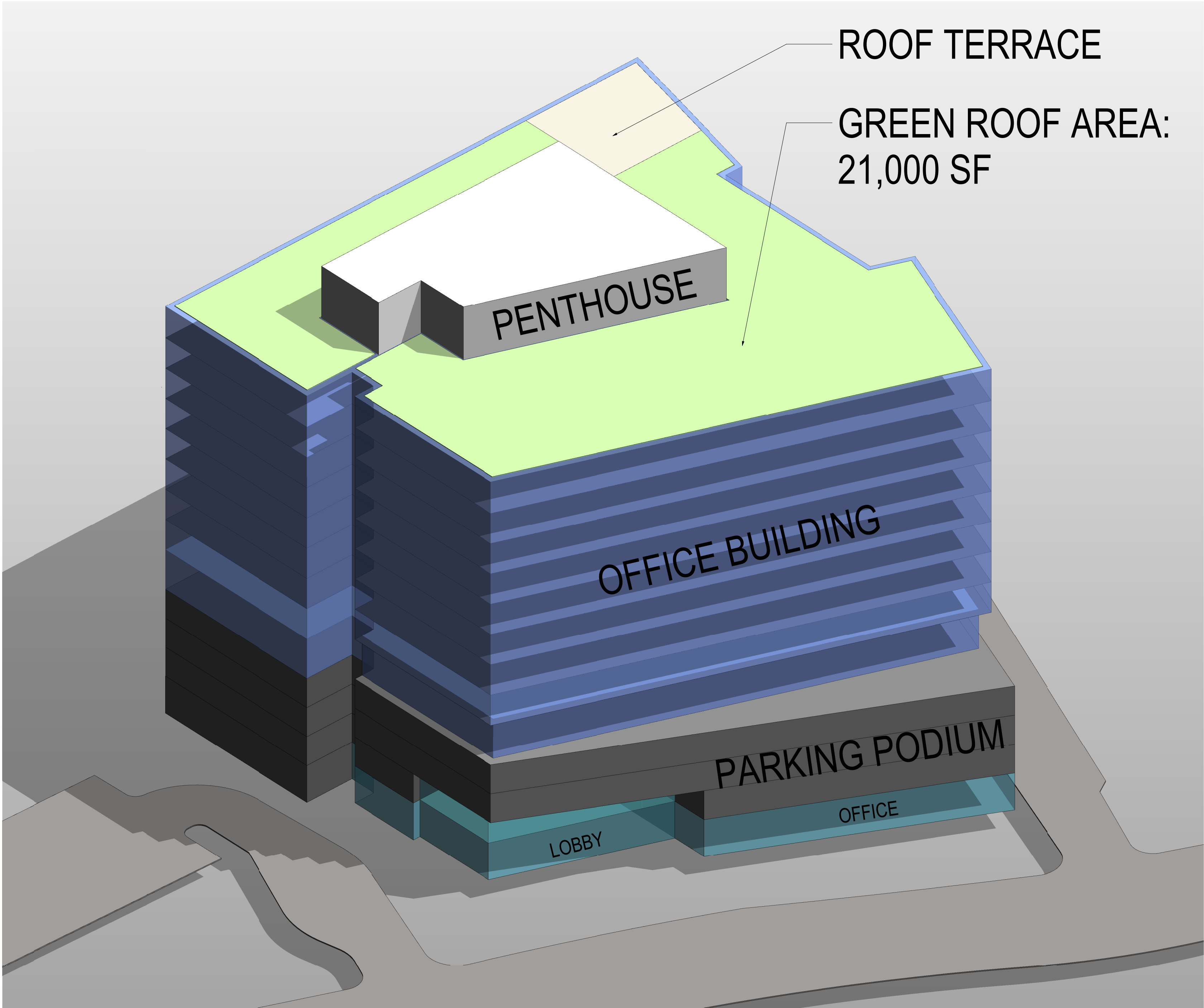




# Office Building, Mill Road, Alexandria

## BUILDING EXTERIOR DESIGN

Floor Plan Configuration:	The building floor plan consists of two 65' wide "bars" of office space with a triangular core between them. The South bar on the Mill Road side of the building will have a 4-story podium and a minimum 9-story tower above, set back 5-20' from the podium façade below. The North bar, facing the train tracks is expressed as a single minimum 13-story volume.
Building Height:	The proposed Building is 154'-6" in height, or 175'-0" inclusive of the building's mechanical penthouse. Levels 2-4 have been proposed at a height of 11' to retain viability for future conversion to additional office space. Floor heights may be adjusted above heights listed on Sheet A.006 to accommodate space requirements for specialized operational equipment, and in total shall not exceed a maximum of 200'.
Exterior Facades:	<p>The building façade systems will be a combination of two façade types that in combination yield approximately 50% Glazing and 50% Solid façade materials. Façade type 1 will be window wall with high performance glazing and metal panel spandrel panels forming continuous ribbon windows. Façade type 2 will be precast concrete panels with two-story punched windows with insulated glazed units and ACM panels at the slab cover between floors.</p> <p>At the parking levels the façade openings will be either translucent glass panels or architectural louvered screens to allow natural ventilation of the parking garage, but screen parked vehicles from view.</p>
Eisenhower East Design Guidelines:	<p>The Building massing and site plan conforms to the intent of the Eisenhower East Design Guidelines. These guidelines inform the design of the building in several key areas:</p> <ol style="list-style-type: none"><li>1. The Building facades design will be aggregate to 50% Glazing and 50% high-quality solid façade materials such as architectural precast concrete, ACM panels and masonry.</li><li>2. The Massing of the Mill Road façade features a 4-story podium with a taller volume set-back above it. The portion of the west façade without a podium expression visible from mill road is less than 30% of the street-facing façade.</li><li>3. The setback of the office floors above the podium is 5'-20'</li><li>4. The Buildings mechanical penthouse is set back from the main façade.</li><li>5. The parking areas within the podium are screened from view with an architectural façade that is consistent with the other building facades.</li><li>6. Surface parking and service areas on the site are setback from Mill Road and screened from the street.</li><li>7. In addition to the multi-purpose trail/bike path indicated along Mill Road there will be a pedestrian sidewalk and a landscape strip with Street trees spaced at 25'-30' on center, consistent with the guidelines for a "C" street.</li></ol>



COMMONWEALTH OF VIRGINIA

THHERESA S. SHERMAN

116-1165568

ARCHITECT

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

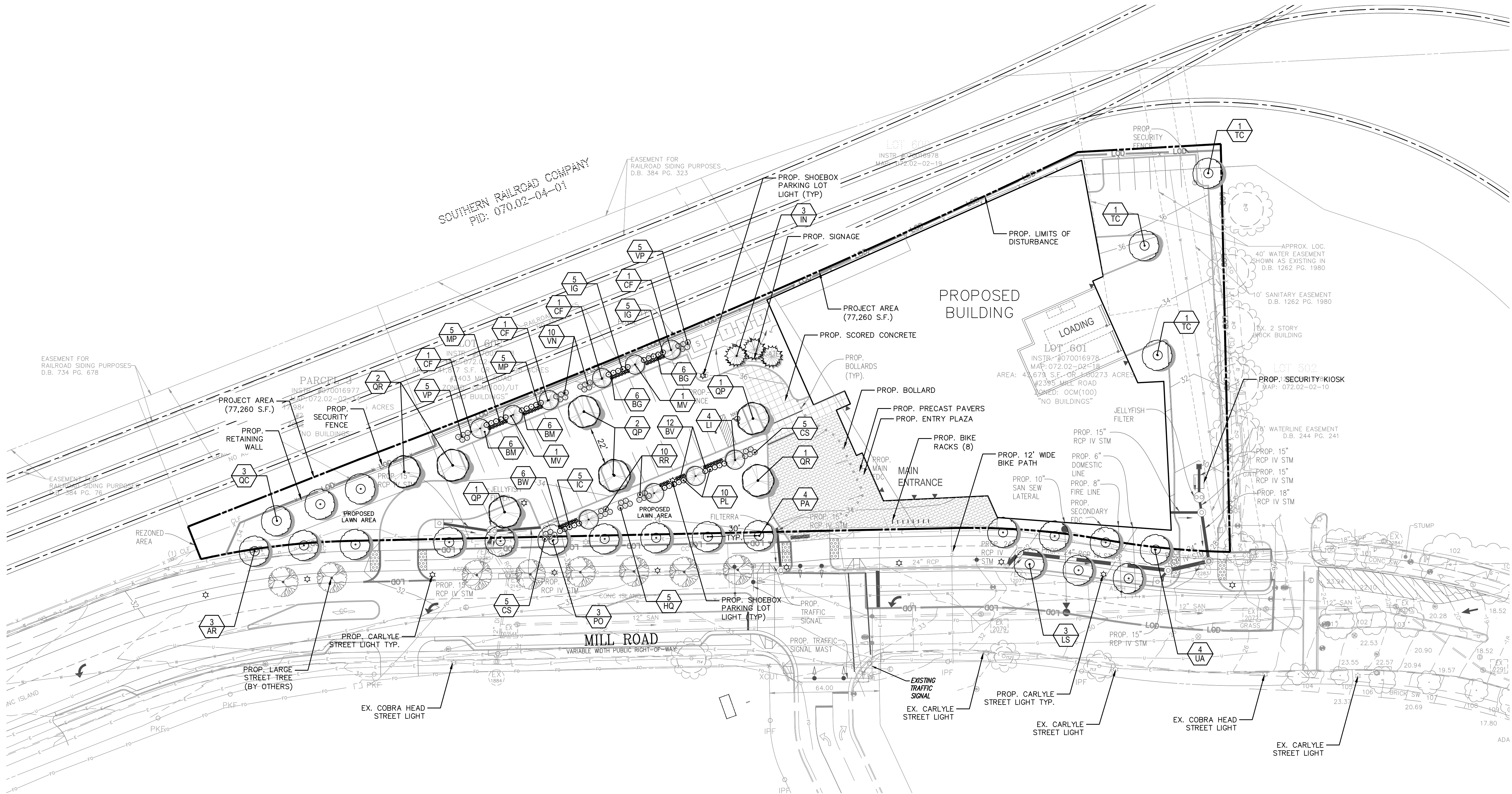
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**LEGEND**



LARGE STREET TREE  
LARGE STREET TREE (BY OTHERS)  
LARGE PARKING LOT TREE  
SMALL ORNAMENTAL TREE



SMALL EVERGREEN TREE  
SMALL EVERGREEN SHRUBS  
MEDIUM EVERGREEN SHRUBS  
MEDIUM DECIDUOUS SHRUBS



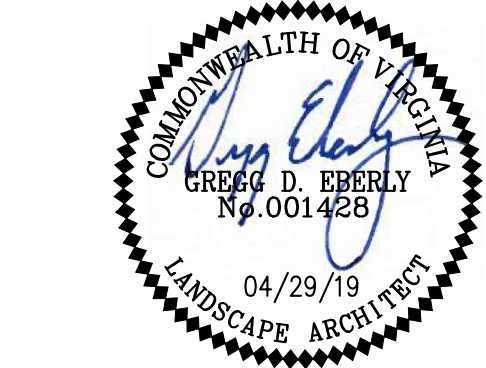
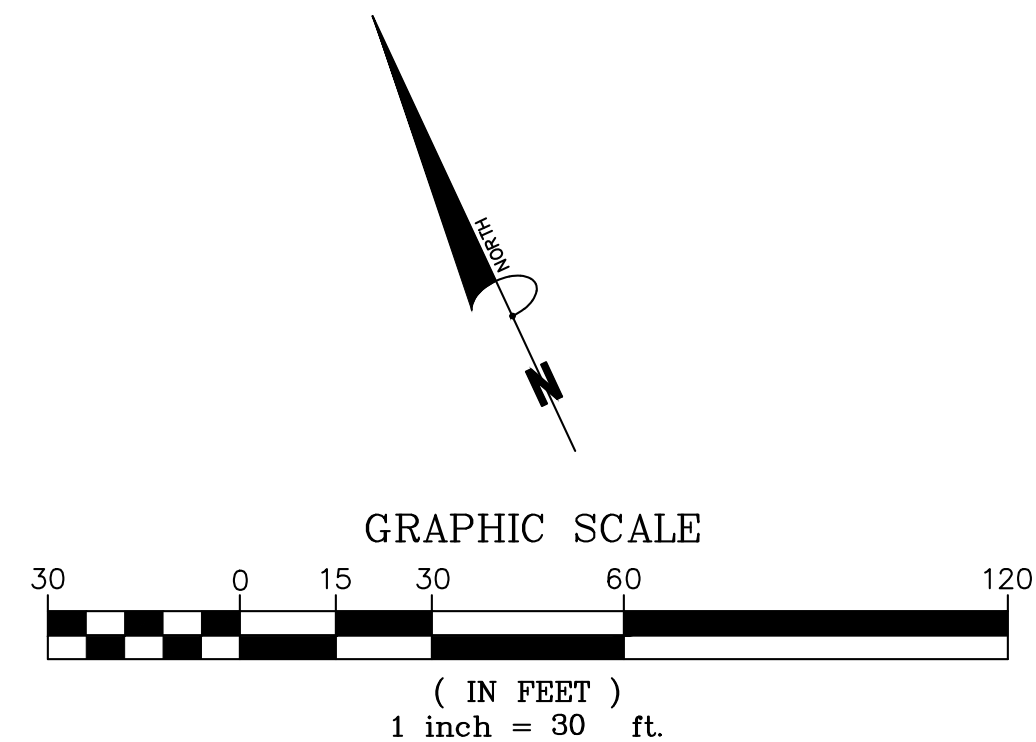
SCORED CONCRETE  
PRECAST PAVERS



PROJECT AREA  
LIMITS OF DISTURBANCE

**BICYCLE PARKING TABULATIONS**

SHORT-TERM VISITOR PARKING (CLASS III)  
TOTAL OFFICE AREA: 297,283 S.F.  
OFFICE BICYCLE PARKING REQUIRED: 15 SPACES  
(1 SPACE FOR EVERY 20,000 S.F.)  
TOTAL BICYCLE PARKING PROVIDED: 8 RACKS OR 16 SPACES



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SITE PLAN NO. \_\_\_\_\_  
DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
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BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED: 43							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Acer	3	7.0%	33%	rubrum	3	7.0%	10%
Cornus	4	9.3%	33%	florida	4	9.3%	10%
Ilex	3	7.0%	33%	Nellie Stevens	3	7.0%	10%
Lagerstromia	4	9.3%	33%	indica	4	9.3%	10%
Liquidambar	3	7.0%	33%	styraciflua	3	7.0%	10%
Magnolia	2	4.7%	33%	virginiana	2	4.7%	10%
Platanus	7	16.3%	33%	acerifolia	4	9.3%	10%
			33%	occidentalis	3	7.0%	10%
Quercus	10	23.3%	33%	coccinea	3	7.0%	10%
			33%	phellos	3	7.0%	10%
			33%	rubra	3	7.0%	10%
Tilia	3	7.0%	33%	cordata	3	7.0%	10%
Ulmus	4	9.3%	33%	americana	4	9.3%	10%
SHRUBS							
TOTAL NUMBER OF SHRUBS PROPOSED: 122							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Buxus	42	33%	33%	Green Gem	12	10%	10%
				Green Mound	12	10%	10%
				Green Velvet	12	10%	10%
				Winter Gem	6	5%	10%
Cornus	10	8%	33%	sericea	10	8%	10%
Hydrangea	5	4%	33%	quercifolia	5	4%	10%
Ilex	15	12%	33%	cornuta	5	4%	10%
				glabra	10	8%	10%
Myrica	10	8%	33%	pennsylvanica	10	8%	10%
Prunus	10	8%	33%	laurocerasus	10	8%	10%
Rosa	10	8%	33%	radrazz	10	8%	10%
Viburnum	20	16%	33%	nudum	10	8%	10%
				prunifolium	10	8%	10%

NATIVE PLANT TABULATIONS											
PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020			JANUARY 2, 2020 – JANUARY 1, 2024			BEGINNING JANUARY 2, 2024		
			REQUIRED		PROVIDED	REQUIRED		PROVIDED	REQUIRED		PROVIDED
			%	QTY.	%	%	QTY.	%	%	QTY.	%
Urban Trees	24	Regional/Local	10%	15	62.5%	15%			20%		
		Total Natives	25%	15	62.5%	25%			50%		
Standard Trees	19	Regional/Local	15%	12	63.2%	25%			40%		
		Total Natives	40%	12	63.2%	60%			80%		
Evergreen Shrubs	77	Regional/Local	5%	20	26.0%	8%			10%		
		Total Natives	20%	20	26.0%	30%			40%		
Deciduous Shrubs	45	Regional/Local	10%	35	77.8%	15%			20%		
		Total Natives	40%	35	77.8%	60%			80%		
Groundcovers		Regional/Local	5%			10%			10%		
		Total Natives	10%			20%			20%		
Perennials, Ferns, Ornamental Grasses		Regional/Local	10%			15%			25% (perennials) 30% (ferns & grasses)		
		Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)		
Vines		Total Natives	80%			100%			100%		
TOTALS											
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS				TOTAL SUM OF NATIVE PLANTS					
165		82				82					
		49.7%				49.7%					
NOTES:											
1) Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.											
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.											
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.											

URBAN TREE TABULATIONS					
PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY? (Y/N)
AR	3	STREET TREE	1,250 SF	350	N
LS	3	STREET TREE	1,250 SF	625	N
QP	4	PARKING LOT	1,250 SF	625	N
PA	4	STREET TREE	1,250 SF	350	N
PO	3	STREET TREE	1,250 SF	350	N
TC	3	PARKING LOT	1,250 SF	350	N
UA	4	STREET TREE	1,250 SF	350	N
TOTAL URBAN TREES					
24					

\*Refer to Landscape Guidelines Chapter 3 Canopy Coverage

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
URBAN TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	AR	3	Acer	rubrum		Red Maple	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	3,750	3	3	3
	LS	3	Liquidambar	styraciflua		Sweetgum	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	3,750	3	3	3
	QP	4	Quercus	phellos		Willow Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader (Parking tree)	1,250	5,000	4	4	4
	PA	4	Platanus	acerifolia		London Planetree	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	5,000	0	0	0
	PO	3	Platanus	occidentalis		Sycamore	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	3,750	3	3	3
	TC	3	Tilia	cordata		Littleleaf Linden	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader (Parking tree)	1,250	3,750	0	0	0
	UA	4	Ulmus	americana		American Elm	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	5,000	2	2	2
	TOTALS	24							URBAN TREE CCA:	30,000	15	15	15
											62.5%	62.5%	62.5%
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES		COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	AR	3	Acer	rubrum		Red Maple	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	3,750	3	3	3
	CF	4	Cornus	florida		Flowering Dogwood	1.5"-1.75" cal./6-10 ft. ht.	B&B; symmetrical, single leader	250	1,000	4	4	4
	IN	3	Ilex	Nellie Stevens'		Nellie Stevens Holly	1.5"-1.75" cal./6-10 ft. ht.	B&B; symmetrical, single leader	250	750	0	0	0
	LI	4	Lagerstroemia	indica		Crape Myrtle	1.5"-1.75" cal./6-10 ft. ht.	B&B; multistem, branching	250	1,000	0	0	0
	MV	2	Magnolia	virginiana		Sweetbay Magnolia	1.5"-1.75" cal./6-10 ft. ht.	B&B; multistem, branching	250	500	2	2	2
	QR	3	Quercus	rubra		Red Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	3,750	3	3	3
	TOTALS	19							STANDARD TREE CCA:	10,750	12	12	12
										63.2%	63.2%	63.2%	
EVERGREEN SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	BG	12	Buxus			Green Gem Boxwood	12"-18"	3 gallon container	2	24	0	0	0
	BM	12	Buxus			Green Mound Boxwood	12"-18"	3 gallon container	2	24	0	0	0
	BV	12	Buxus			Green Velvet Boxwood	12"-18"	3 gallon container	2	24	0	0	0
	BW	6	Buxus			Winter Gem Boxwood	12"-18"	3 gallon container	2	12	0	0	0
	IC	5	Ilex	cornuta		Dwarf Burford Holly	18"-24"	3 gallon container	25	125	0	0	0
	IG	10	Ilex	glabra		Shamrock Holly	18"-24"	3 gallon container	25	250	10	10	10
	MP	10	Myrica	pennsylvanica		Northern Bayberry	18"-24"	3 gallon container	25	250	10	10	10
	PL	10	Prunus	laurocerasus	Otto Luyken	Otto Luyken Chery Laurel	18"-24"	3 gallon container	25	250	0	0	0
	TOTALS	77							EVERGREEN SHRUB CCA:	959	20	20	20
										26.0%	26.0%	26.0%	
DECIDUOUS SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	CS	10	Cornus	sericea		Red Twig Dogwood	24"-36"	3 gallon container	25	250	10	10	10
	HQ	5	Hydrangea	quercifolia		Oakleaf Hydrangea	24"-36"	3 gallon container	25	125	5	5	5
	RR	10	Rosa	radrazz		Knockout Rose	24"-36"	3 gallon container	25	250	0	0	0
	VN	10	Viburnum	nudum		Possumhaw Viburnum	24"-36"	3 gallon container	25	250	10	10	10
	VP	10	Viburnum	prunifolium		Blackhaw Viburnum	24"-36"	3 gallon container	25	250	10	10	10
TOTALS	45							DECIDUOUS SHRUB CCA:	1,125	35	35	35	
										77.8%	77.8%	77.8%	
									TOTAL PROPOSED CCA (SF):	42,834			

NOTE: A MODIFICATION IS REQUESTED TO ALLOW STREET TREES TO COUNT TOWARDS CROWN COVERAGE CREDIT REQUIREMENTS.

CROWN COVER TABULATIONS	
TOTAL PROJECT AREA (SF)	77,260
25% CROWN COVER REQUIRED (SF)	19,315
EXISTING CROWN COVER (SF)	2300
REMOVED CROWN COVER (SF)	2300
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	40,750
Crown Cover from Proposed Shrubs	2084
TOTAL CROWN COVER PROVIDED (%)	55.4%
TOTAL CROWN COVER PROVIDED (SF)	42,834

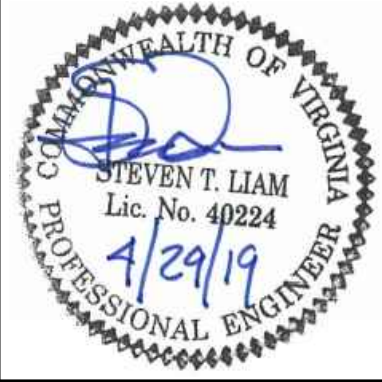
LANDSCAPE SCHEDULES

2395 MILL ROAD

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA



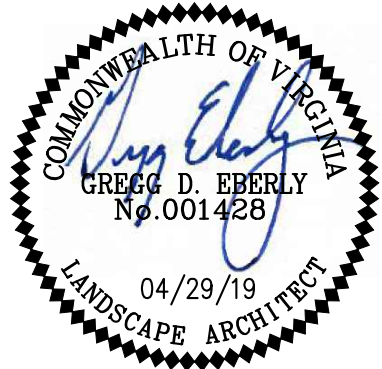
PLAN STATUS  
04/09/19 POSUP 1ST SUBMISSION  
04/29/19 POSUP 2ND SUBMISSION


DATE	DESCRIPTION		
	CA	CA	STL
	DESIGN	DRAWN	CHKD
	SCALE	H: 1"=30'	V:
JOB No. 030109-01-002			
DATE : APRIL, 2019			
FILE No. 030109-D-PR-002			

SHEET L1.10

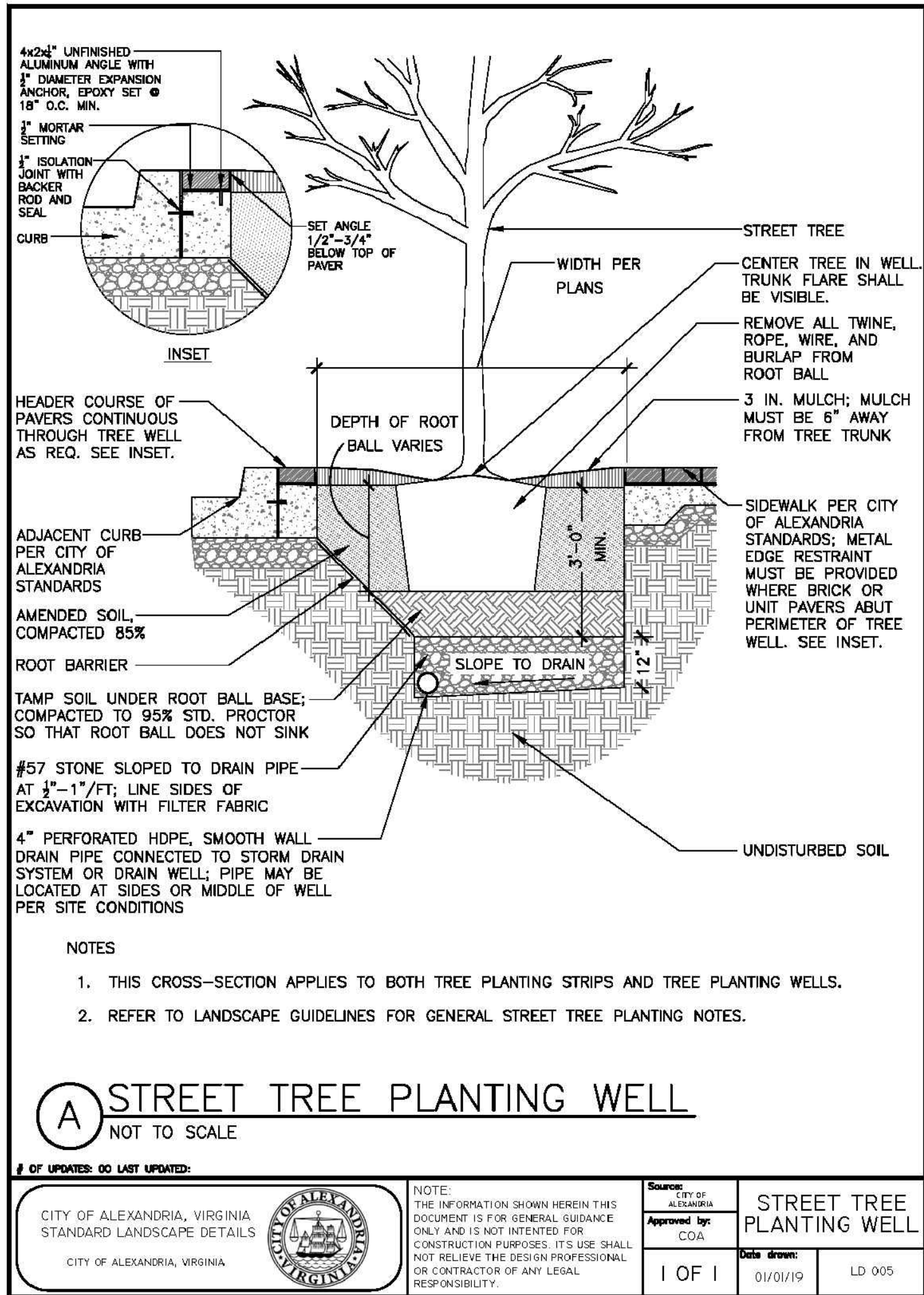
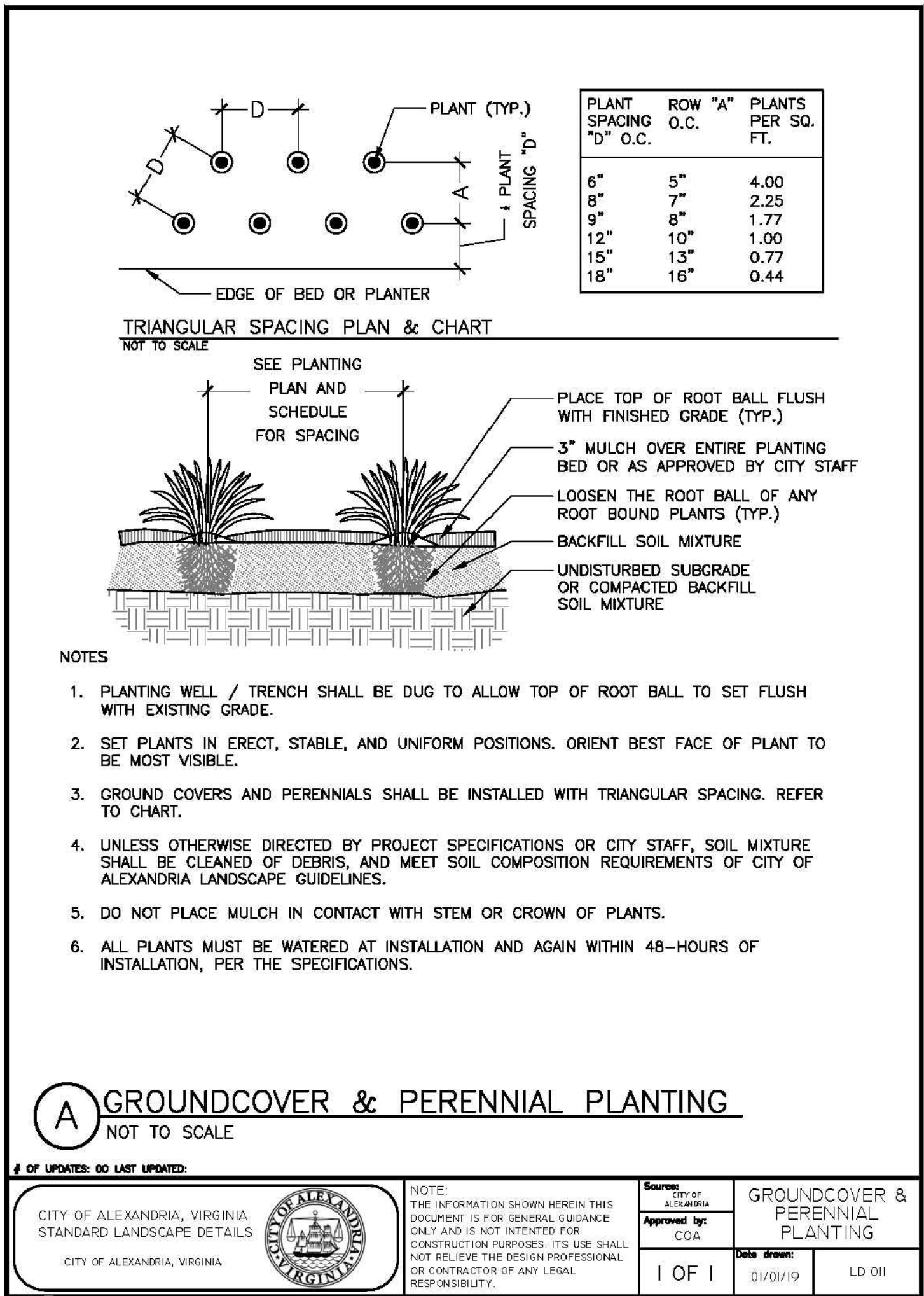
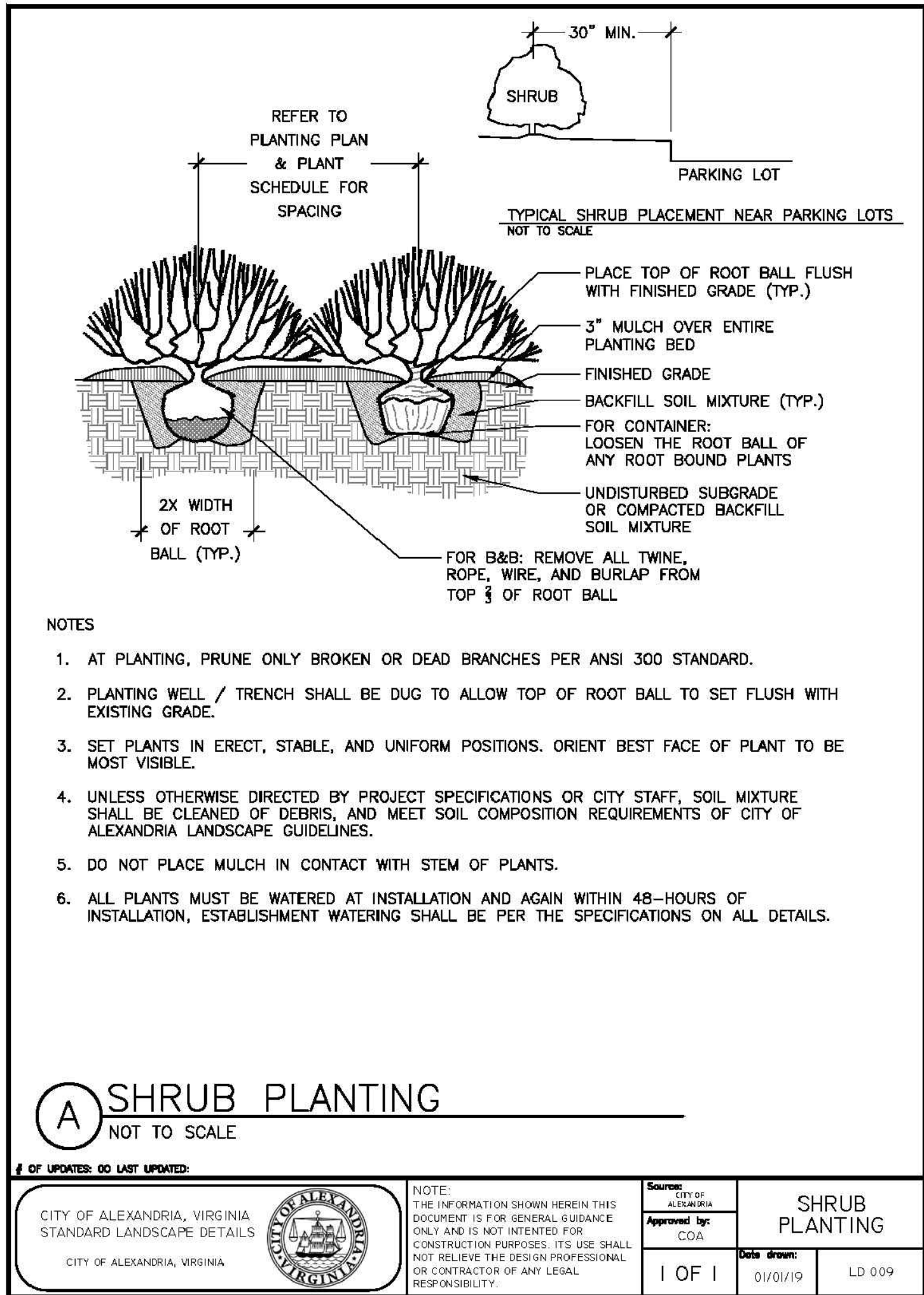
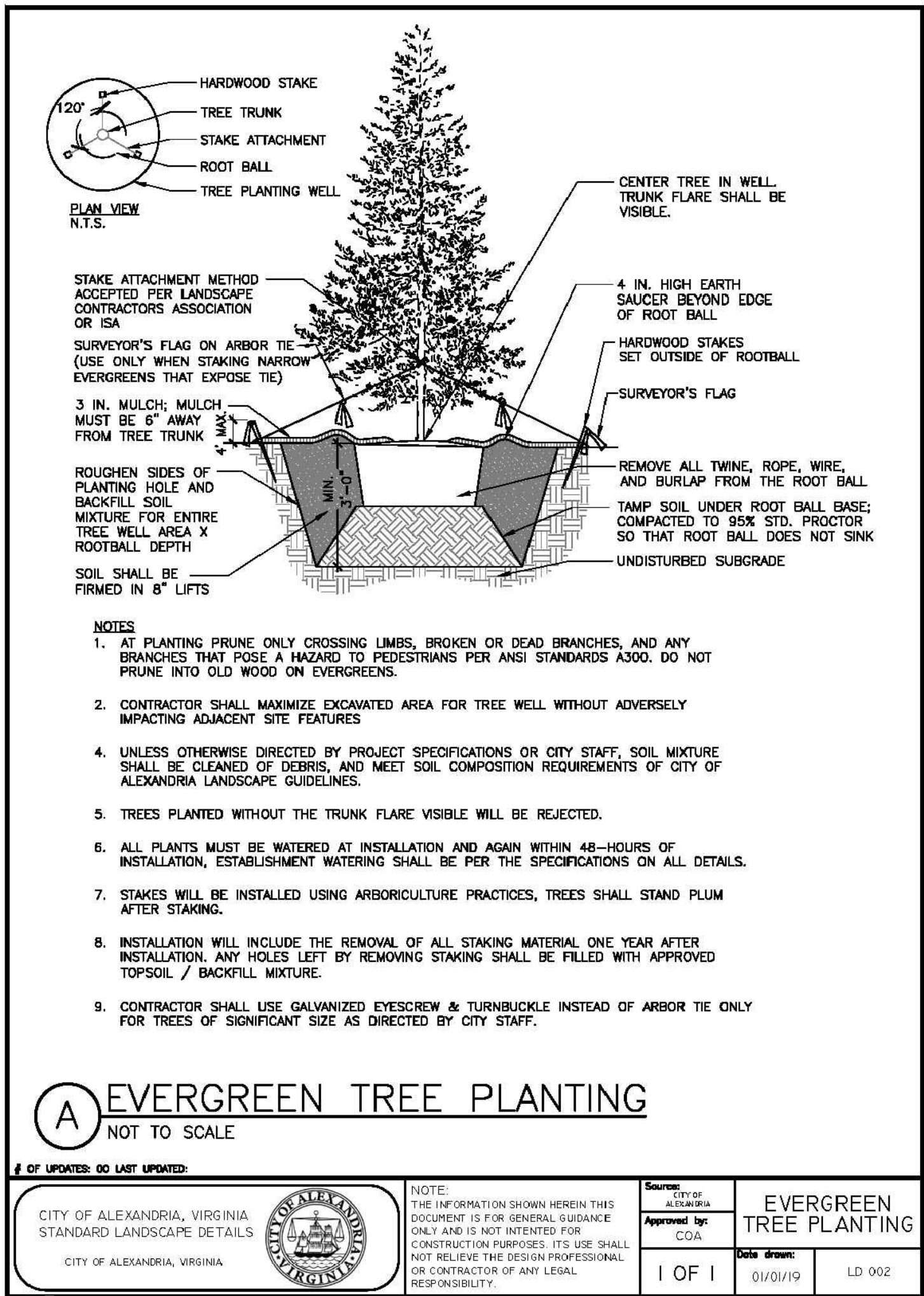
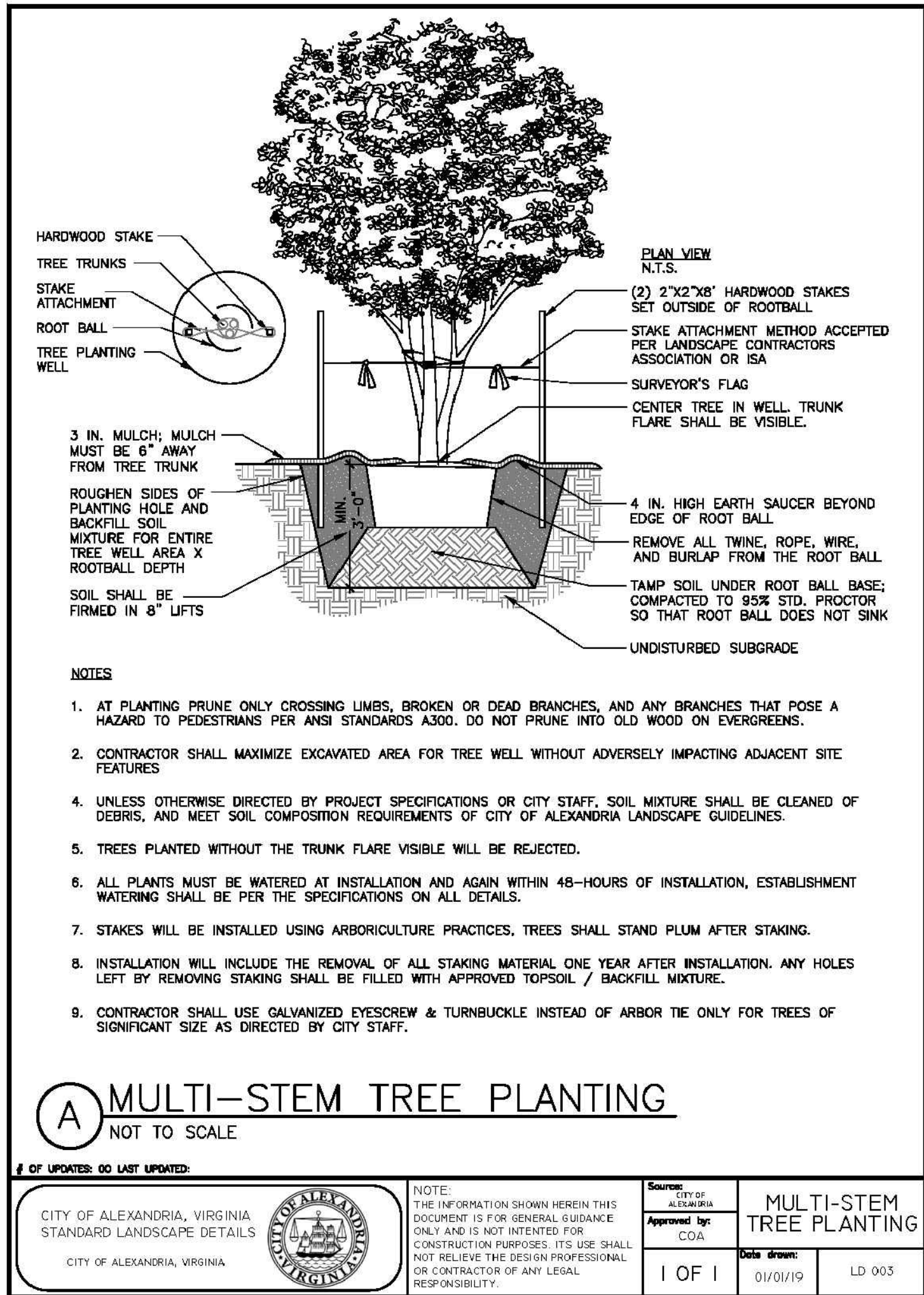
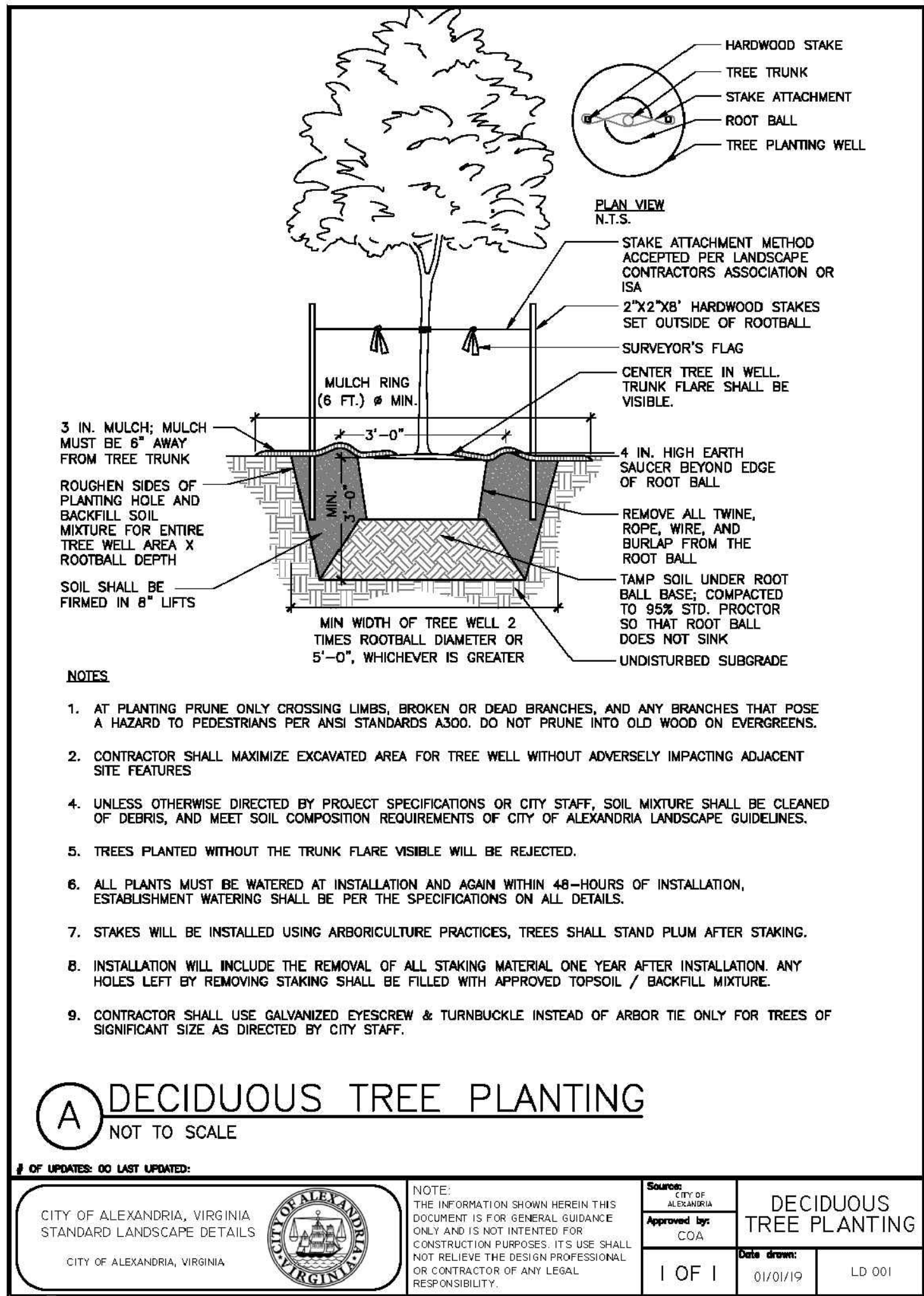
Bowman Consulting Group, Ltd.  
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<b>APPROVED</b>		2018-0028	
SPECIAL USE PERMIT NO.			
DEPARTMENT OF PLANNING & ZONING			
DIRECTOR		DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO.			
DIRECTOR		DATE	
CHAIRMAN, PLANNING COMMISSION		DATE	
DATE RECORDED			
INSTRUMENT NO.		DEED BOOK NO. PAGE NO.	





LANDSCAPE NOTES

- The property owner and/or applicant, specifier, contractor and installer of plant material are responsible for understanding and adhering to the standards set forth in the most recent version of the City of Alexandria Landscape Guidelines and applicable conditions of approval. All questions regarding application of, or adherence to, the standards and/or conditions of approval shall be directed to the City prior to commencement of demolition, construction, or any land disturbing activity.
- The City-approved landscape plan submission, including plant schedule, notes and details shall be the document used for installation purposes and all procedures set forth in the Landscape Guidelines must be followed.
- The contractor shall not interfere with any tree protection measures or impact any existing vegetation identified to be preserved per the approved Tree and Vegetation Protection Plan.
- Any changes, alterations or modifications to the site conditions that affect vegetation protection zones will require an amendment to the approved Tree and Vegetation Protection Plan and/or details.
- Installation of plant material may only occur during the Planting Seasons identified in the Landscape Guidelines.
- In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
- Substitutions to the approved plant material shall not occur until written approval is provided by the City.
- Maintenance for this project shall be performed by the owner, applicant, successor(s) and/or assign(s) in perpetuity and in compliance with City of Alexandria Landscape Guidelines and as conditioned by project approval, as applicable.
- The approved method(s) of protection must be in place for all vegetation to be preserved on-site and adjacent to the project site pursuant to the approved Tree and Vegetation Protection Plan and details prior to commencement of demolition, construction, or any land disturbance. The applicant shall notify the Planning & Zoning (P&Z) project manager once the tree protection methods are in place. No demolition, construction, or land disturbance may occur until an inspection is performed by the City and written confirmation is provided by the City which verifies correct installation of the tree protection measures.
- The applicant must contact the P&Z project manager prior to commencement of landscape installation/planting operation to schedule a pre-installation meeting. The meeting should be held between the applicant's general contractor, landscape contractor, landscape architect, the P&Z project manager and the City Arborist (as applicable) to review the scope of installation procedures and processes during and after installation.
- The following information shall be provided to the P&Z project manager at least five (5) business days prior to the landscape pre-installation meeting: 1) A letter that certifies that the project landscape architect performed pre-selection tagging for all trees proposed within the public right of way and on public land prior to installation. This letter must be signed and sealed by the project landscape architect, and 2) A copy of the soil bulk density test report verifying that maximum compression rates are met.
- As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines, the City Code of Ordinances, and all applicable plan preparation checklists. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements.

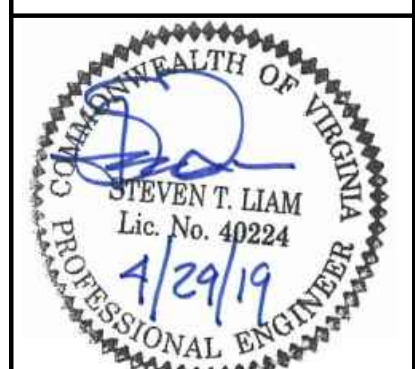
LANDSCAPE NOTES & DETAILS

2395 MILL ROAD

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA

VIRGINIA



DATE	DESCRIPTION
04/09/19	POSUP 1ST SUBMISSION
04/29/19	POSUP 2ND SUBMISSION

DIRECTOR	DATE	CA DESIGN	CA DRAWN	STL CHKD

JOB No. 030109-01-002  
DATE : APRIL, 2019  
FILE No. 030109-D-PR-002

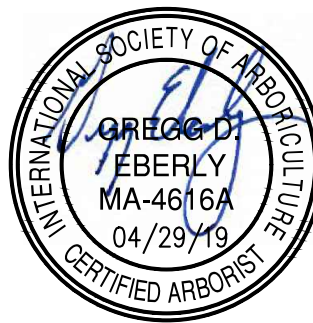
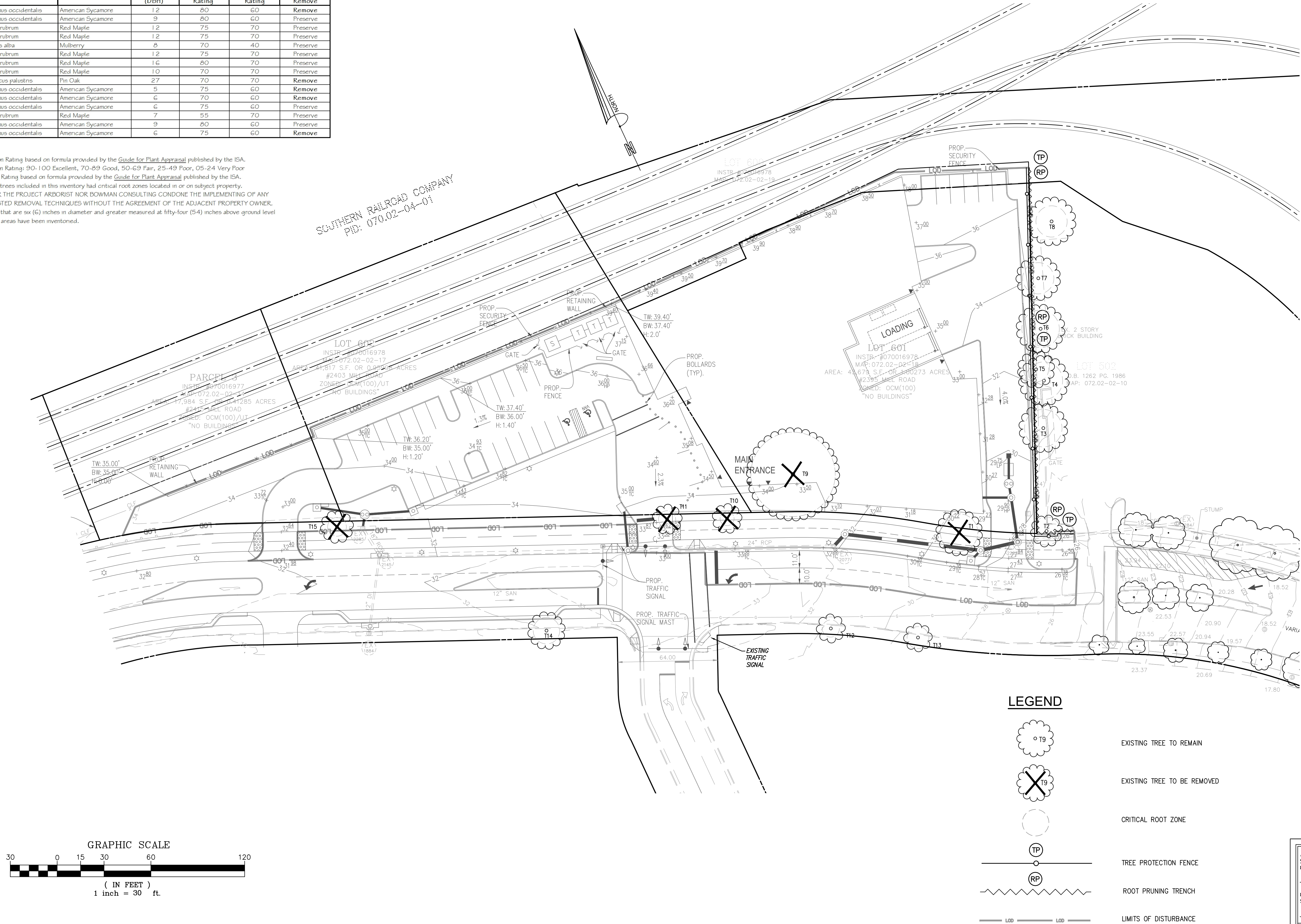
SHEET L1.20



TREE INVENTORY  
MILL ROAD-OFFICE BUILDING  
Date of site visit (s): APRIL 4, 2019  
Certified Arborist: Gregg D. Eberly, MA-4616A

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Preserve/Remove
1	Platanus occidentalis	American Sycamore	12	80	60	Remove
2	Platanus occidentalis	American Sycamore	9	80	60	Preserve
3	Acer rubrum	Red Maple	12	75	70	Preserve
4	Acer rubrum	Red Maple	12	75	70	Preserve
5	Morus alba	Mulberry	8	70	40	Preserve
6	Acer rubrum	Red Maple	12	75	70	Preserve
7	Acer rubrum	Red Maple	16	80	70	Preserve
8	Acer rubrum	Red Maple	10	70	70	Preserve
9	Quercus palustris	Pin Oak	27	70	70	Remove
10	Platanus occidentalis	American Sycamore	5	75	60	Remove
11	Platanus occidentalis	American Sycamore	6	70	60	Remove
12	Platanus occidentalis	American Sycamore	6	75	60	Preserve
13	Acer rubrum	Red Maple	7	55	70	Preserve
14	Platanus occidentalis	American Sycamore	9	80	60	Preserve
15	Platanus occidentalis	American Sycamore	6	75	60	Remove

Notes:  
1. Condition Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.  
Condition Rating: 90-100 Excellent, 70-89 Good, 50-69 Fair, 25-49 Poor, 05-24 Very Poor  
2. Species Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.  
3. Off site trees included in this inventory had critical root zones located in or on subject property.  
4. NEITHER THE PROJECT ARBORIST NOR BOWMAN CONSULTING CONDONE THE IMPLEMENTING OF ANY SUGGESTED REMOVAL TECHNIQUES WITHOUT THE AGREEMENT OF THE ADJACENT PROPERTY OWNER.  
5. All trees that are six (6) inches in diameter and greater measured at fifty-four (54) inches above ground level in natural areas have been inventoried.



**APPROVED** 2018-0028  
SPECIAL USE PERMIT NO.  
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. \_\_\_\_\_



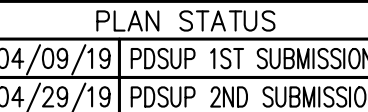


# 2395 MILL ROAD

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

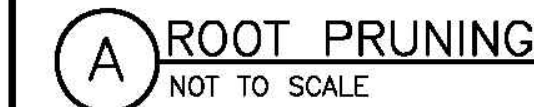
CITY OF ALEXANDRIA

VIRGINIA




DATE	DESCRIPTION	
CA DESIGN	CA DRAWN	STL CHKD
SCALE	H: NO SCALE V:	
JOB No.	030109-01-002	
DATE :	APRIL, 2019	
FILE No.	030109-D-PR-002	

SHEET L1.40



NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.