PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT AMENDMENT

1200 NORTH HENRY STREET

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL AREA OF TAX PARCELS = 0.8017 AC 34,921 SF TOTAL EXISTING IMPERVIOUS AREA = 0.7604 AC 33,122 SF TOTAL PROPOSED IMPERVIOUS AREA = 0.7517 AC 32,746 SF TOTAL DISTURBED AREA = _____1.18 _____AC ____51,330 _____ SF

ENVIRONMENTAL SITE ASSESSMENT

- AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER THERE ARE NO WETLANDS PERMITS REQUIRED FOR THIS
- 911. THE TANK OR CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE
- ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER
- 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

ENVIRONMENTAL PERMITS NOTES

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES WHICH DISTURB GREATER THAN 1 ACRE, THEREFORE A VPDES PERMIT IS REQUIRED.

ARCHAEOLOGY NOTES

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

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

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

GENERAL NOTES

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

		COMPLETE STREETS	INFORMA	TION:
	CODE ANALYCIC.		NEW	UPGRADED
	CODE ANALYSIS:	CROSSWALKS (NUMBER)	1	N/A
USE:	MIXED USE (RES., GARAGE, RETAIL, DAYCARE)	STANDARD	1	N/A
USE GROUP:	R-2, S-2, M, A, B, E	HIGH VISIBILITY	N/A	N/A
TYPE OF CONSTRUCTION:	IIIA OVER IA	CURB RAMPS	2	3
NUMBER OF STORIES:	7 STORIES	SIDEWALKS (LF)	N/A	1,053
FLOOR AREA (GROSS):	128,289 SF	BICYCLE PARKING (NUMBER SPACES)	62	N/A
FLOOR AREA (NET):	113,493 SF	PUBLIC/VISITOR	14	N/A
BUILDING FOOT PRINT AREA:	25,124 SF	PRIVATE/GARAGE	48	N/A
BUILDING HEIGHT:	85.0 FT	BICYCLE PATHS (LF)	N/A	N/A
FIRE SUPRESSION/DETECTION:	FULLY SPRINKLERED, NFPA 13	PEDESTRIAN SIGNALS	N/A	N/A

VICINITY MAP TAX PARCEL NUMBER: 044.03-05-01

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT PROPOSES AN AMENDMENT TO DSUP 2017-0020 TO INCREASE THE NUMBER OF RESIDENTIAL UNITS, RELOCATE AND INCREASE THE AMOUNT OF DAYCARE SQUARE FOOTAGE, AND REDUCE THE AMOUNT OF RETAIL SQUARE FOOTAGE, WITH BONUS DENSITY AND HEIGHT FOR AFFORDABLE HOUSING, A REVISED ENCROACHMENT FOR CANOPY EXTENDING INTO THE RIGHT OF WAY AND ASSOCIATED MODIFICATIONS TO HEIGHT TO SETBACK RATIO

EXISTING APPLICATIONS AND MODIFICATIONS:

- MASTER PLAN AMENDMENT 2018–0002
- REZONING 2018–0002 DEVELOPMENT SPECIAL USE PERMIT 2017-0020
- ENCROACHMENT 2018-0006 TRANSPORTATION MANAGEMENT PLAN SUP 2018–0042

REQUESTED APPLICATIONS AND MODIFICATIONS:

- DSUP AMENDMENT FOR MULTIFAMILY RESIDENTIAL BUILDING WITH DAY CARE FACILITY AND GROUND FLOOR RETAIL
- MODIFICATION OF OPEN SPACE PURSUANT TO 11–416 BONUS DENSITY AND HEIGHT FOR THE PROVISION OF AFFORDABLE HOUSING PURSUANT TO SECTION 7-700
- MODIFICATION OF HEIGHT TO SETBACK RATIO (SECTION 6-403) FOR NORTH FAYETTE STREET

ENCROACHMENT OF CANOPY INTO THE RIGHT—OF—WAY

OWNER/DEVELOPER

1200 NORTH HENRY VENTURE LLC 519 11TH STREET SE WASHINGTON, DC 20003 INSTRUMENT #: 190009559

DEVELOPER: NOVO PROPERTIES 519 11TH STREET SE WASHINGTON, DC 20003 (202) 538-5762 CONTACT: NEIL GORADIA

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

ARCHITECT:

SK+I ARCHITECTURE

BETHESDA, MD 20814

(301) 654-9300 X514

CONTACT: ANTHONY PIZZO

4600 E W HWY, SUITE 700

WALSH, COLUCCI, LUBELEY & WALSH, 🔀 700 S. WASHINGTON STREET. STE 220 2200 CLARENDON BLVD, SUITE 1300 ARLINGTON, VA 22201 (703) 528-4700 X5413 CONTACT: M. CATHARINE PUSKAR

> LANDSCAPE ARCHITECT: PARKER RODRIGUEZ, INC. 101 N. UNION STREET SUITE 320 ALEXANDRIA, VA 22314 (703) 548-5010 CONTACT: TRINI RODRIGUEZ

SHEET INDEX:

COVER SHEET

OOVER SHEET	,
CONTEXTUAL PLAN	2
EXISTING CONDITIONS	3
I PRELIMINARY SITE PLAN 4	4
SITE DIMENSION PLAN	5
	6
I ON−SILE BMP DESIGN AND DETAILS	7
OFF-SITE BMP DESIGN AND DETAILS	3
STORMWATER QUALITY COMPUTATIONS	9
I STORMWATER OUTFALL ANALYSIS ′	10
SANITARY OUTFALL ANALYSIS	11
SIGHT DISTANCE PLAN AND PROFILE	2
SANITARY OUTFALL ANALYSIS	13
TREE AND VEGETATION SURVEY & PROTECTION PLAN	ΓP-1
TREE AND VEGETATION SURVEY & PROTECTION PLAN	ΓP−2
OVERALL LANDSCAPE PLAN WITH THE TOTAL STATE OF THE PLAN WITH THE PLAN WI	
SECOND FLOOR TERRACE LANDSCAPE PLANI	_1.02
HARDSCAPE DETAILSI	_1.03
HARDSCAPE DETAILS	_1.04
BUILDING PLANS	4-101
BUILDING PLANS	4-102
BUILDING PLANS	4-103
BUILDING PLANS	4-104
BUILDING PLANS	4-105
FAR DIAGRAMS	4-106
BUILDING SECTIONS	4-201
RUILDING FLEWATIONS	4-301
BUILDING ELEVATIONS	
BUILDING ELEVATIONS	4-302
BUILDING ELEVATIONS	4-302 4-401
BUILDING ELEVATIONS	4-302 4-401

ZONING TABULATIONS

*1. ZONE OF SITE: EXISTING: OCM(50) PROPOSED: CRMU-H 2. USE: EXISTING: INDUSTRIAL FLEX PROPOSED: MIXED USE RESIDENTIAL/RETAIL/DAY CARE 3. TOTAL SITE AREA: 34,921 SF OR 0.8017 AC *4. OPEN SPACE REQUIRED: 40%

OPEN SPACE PROVIDED:

GROUND LEVEL: <u>5,955 SQ. FT. OR 17.1%</u> ABOVE GRADE: <u>5,800 SQ. FT. OR 16.6%</u>

TOTAL OPEN SPACE PROVIDED: 11,755 SQ. FT. OR 33.7% *ALL OPEN SPACE IS USABLE SPACE

5. NUMBER OF DWELLING UNITS: ALLOWED: N/A PROPOSED: 119 MARKET RATE: 1 BEDROOM: <u>68</u> 2 BEDROOM: <u>40</u> AFFORDABLE UNITS: 1 BEDROOM: 7 2 BEDROOM: 4

6. UNITS PER ACRE: ALLOWED: N/A PROPOSED: 149

	GROSS	NET		
RESIDENTIAL	120,266 SF	105,727 SF		
RETAIL	6,423 SF	6,166 SF		
DAYCARE	11,600 SF	11,600 SF		
SUBTOTAL	138,289 SF	123,493 SF		
EXCLUSIONS*	-10,000 SF	-10,000 SF		
TOTAL	128,289 SF	113,493 SF		
GARAGE	58,458 SF	N/A		
*DAY CARE EXCLUSION - 10,000 SF PER				
SECTION 1-40	O(B)(3)(f)			

*8. FLOOR AREA RATIO: | PERMITTED 30% PER SECTION 7-700 FOR RESIDENTIAL PROPOSED 113,493 / 34,921 = 3.25

9. AVERAGE FINISHED GRADE: 46.52

PROPOSED: 85.0 FT

11. YARDS: REQUIRED: N/A PROPOSE

•		
D:	YARD	MINIMUM
	NORTH	N/A
	EAST	0.0'
	SOUTH	2.5'
	WEST	3.3

12. FRONTAGE: REQUIRED: N/A PROPOSED: 468 FT (N HENRY ST), 106 FT (N FAYETTE ST)

13. PARKING: **REQUIRED:** RESIDENTIAL (MARKET RATE) NUMBER OF BEDROOMS: PARKING RATIO: 0.68 $0.8* - [0.8* \times (0.10**+0.05***)]$

> *RATIO FOR BRADDOCK RD METRO WALKSHED (0.8 SPACES/BR) **CREDIT FOR WALKSCORE OF 90-100 (10%)

***CREDIT FOR LOCATION ON 4 BUS ROUTES (5%) 0.68 SPACES/BR = 0.68 X 148: 101 SPACES

RESIDENTIAL (ADU) NUMBER OF UNITS: PARKING RATIO: $0.75-[0.75 \times (0.10*+0.10**+0.05***)]$

> *CREDIT FOR BRADDOCK RD METRO WALKSHED (10%) **CREDIT FOR WALKSCORE OF 90-100 (10%) ***CREDIT FOR LOCATION ON 4 BUS ROUTES (5%)

0.5625 SPACES/UNIT = 0.5625 X 11: 7 SPACES TOTAL RESIDENTIAL PARKING REQUIRED: 101 + 7: 108 SPACES

MIN. 0.25 SPACE/1,000 SF (18,023/1,000*0.25): MAX. 3 SPACE/1,000 SF (18,023/1,000*3): TOTAL RETAIL PARKING REQUIRED:

5 SPACES MINIMUM 55 SPACES MAXIMUM 5 SPACES TO 55 SPACES

0.5625

TOTAL PARKING REQUIRED MINIMUM: 113 SPACES TOTAL PARKING REQUIRED MAXIMUM: 163 SPACES **PROVIDED:** RESIDENTIAL

66 SPACES (61%) COMPACT (8'X16') STANDARD (9'X18.5') 39 SPACES TOTAL RESIDENTIAL PARKING PROVIDED: RETAIL/DAY CARE: COMPACT (8'X16') 1 SPACES (20%)

STANDARD (9'X18.5') 2 SPACES 2 SPACES TOTAL RETAIL/DAYCARE PARKING PROVIDED: 5 SPACES FLEX PARKING:

1 SPACES (14%) COMPACT (8'X16') STANDARD (9'X18.5') 6 SPACES TOTAL FLEX PARKING PROVIDED: 7 SPACES TOTAL PARKING PROVIDED IN GARAGE: 120 SPACES

PROPOSED: _____1 14. LOADING SPACES: REQUIRED: _____1 PROPOSED: 3,043 VPD (PER ITE STANDARDS) 15. TRIP GENERATION: EXISTING: 1,943 VPD 16. BICYCLE SPACES: REQUIRED: 44 PROPOSED: 48

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

ANDREA SPRUCH Lic. No. 047863 JANUARY 21, 2020 🙈

> CIAL SPI

 Δ \geq

APPROVED 2020-00001 SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DATE RECORDED

RCF FILE: 17–181

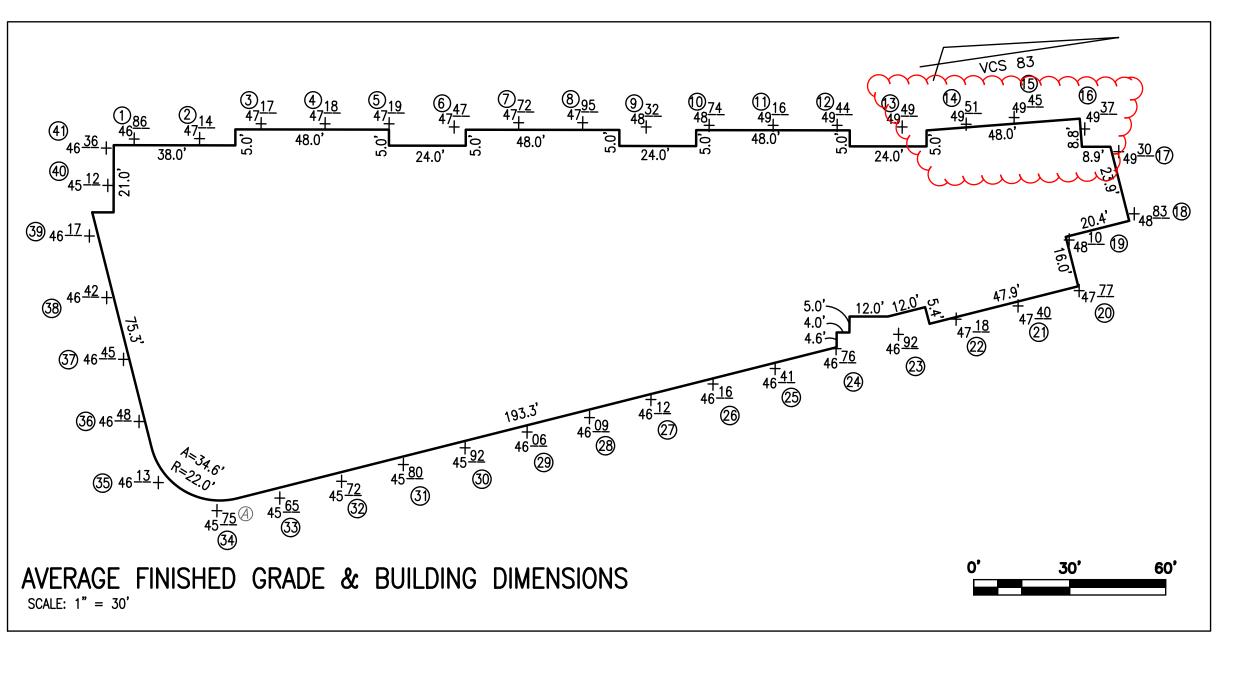
ELIMINARY USE PEF

0

SHEET: 1 OF 13

DEED BOOK NO.

DATE



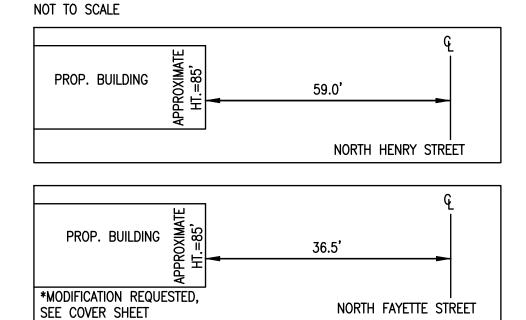
46.86 17.14 47.17 47.18 47.19 47.47 47.72 47.95 48.32 10 48.74 49.16 49.44 12 49.49 13 14 49.51 49.45 15 49.37 16 17 49.30 48.83 18 19 48.10 20 47.77 21 47.40 22 47.18 46.92 23 24 46.76 25 46.41 46.16 26 46.12 28 46.09 46.06 45.92 30 45.80 45.72 32 45.65 45.75 46.13 46.48 36 46.45 38 46.42 46.17 40 45.12 46.36 Average: 46.52

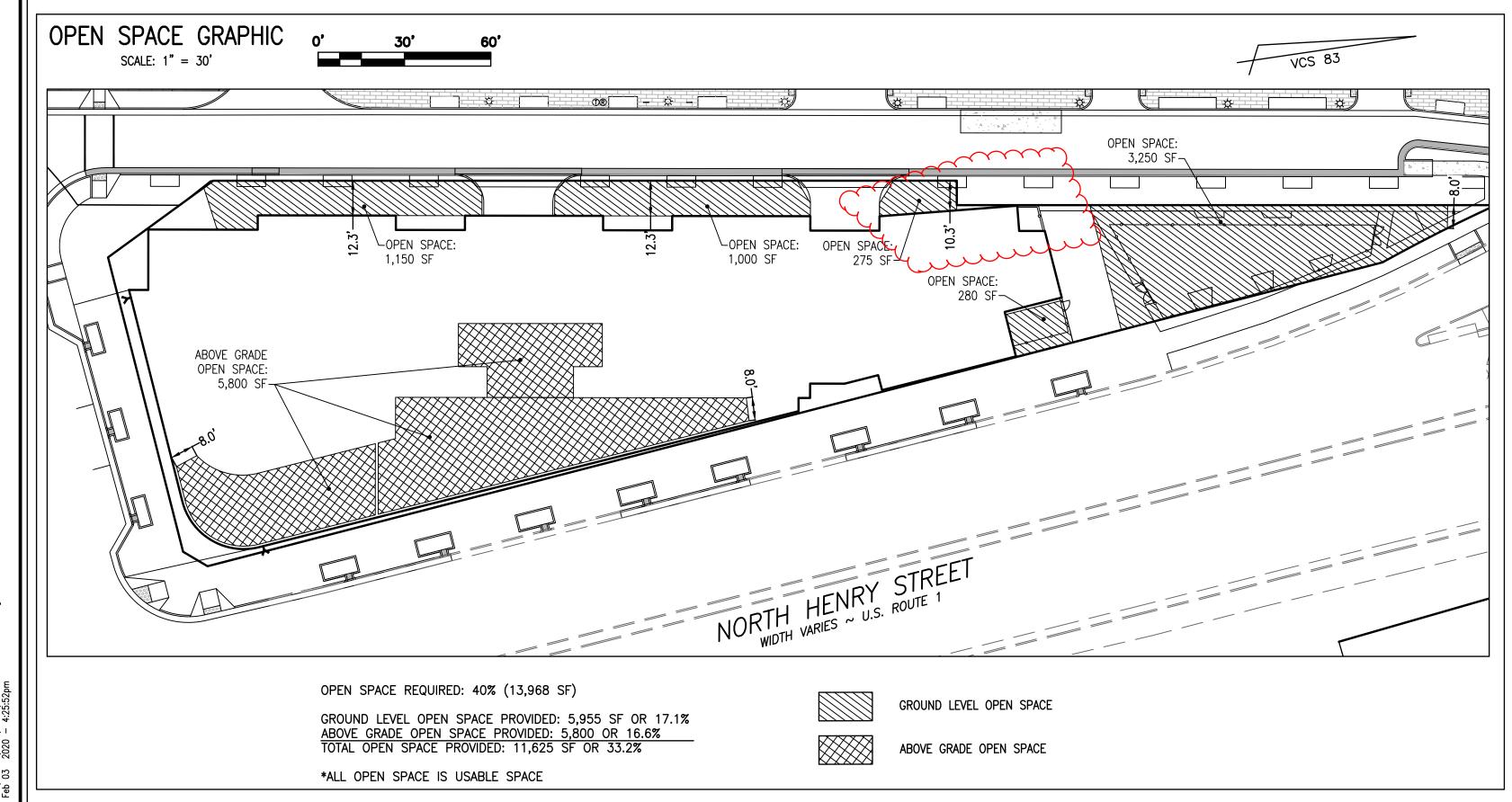
ELEVATION

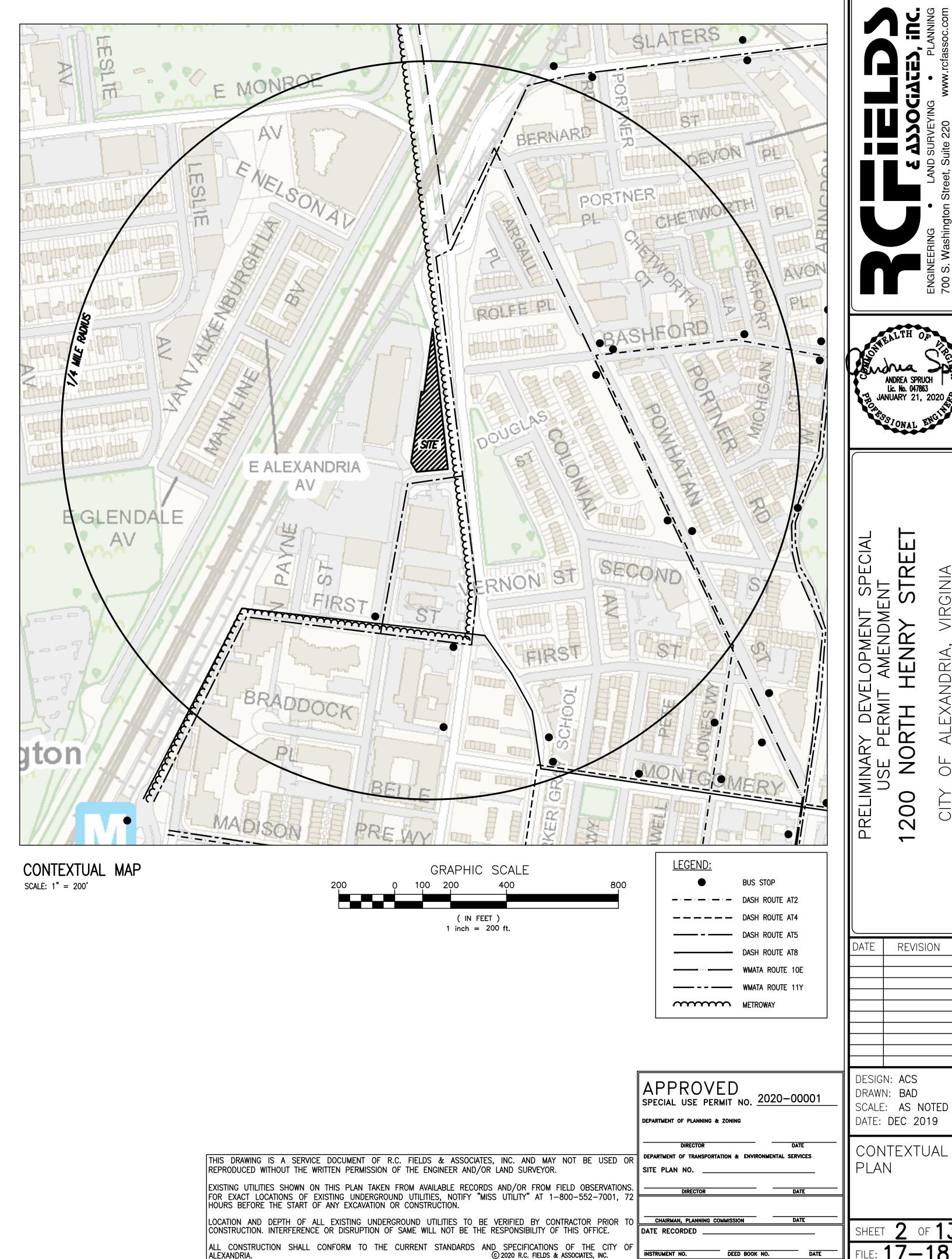
SECTION 6-403 COMPLIANCE NOTE:

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

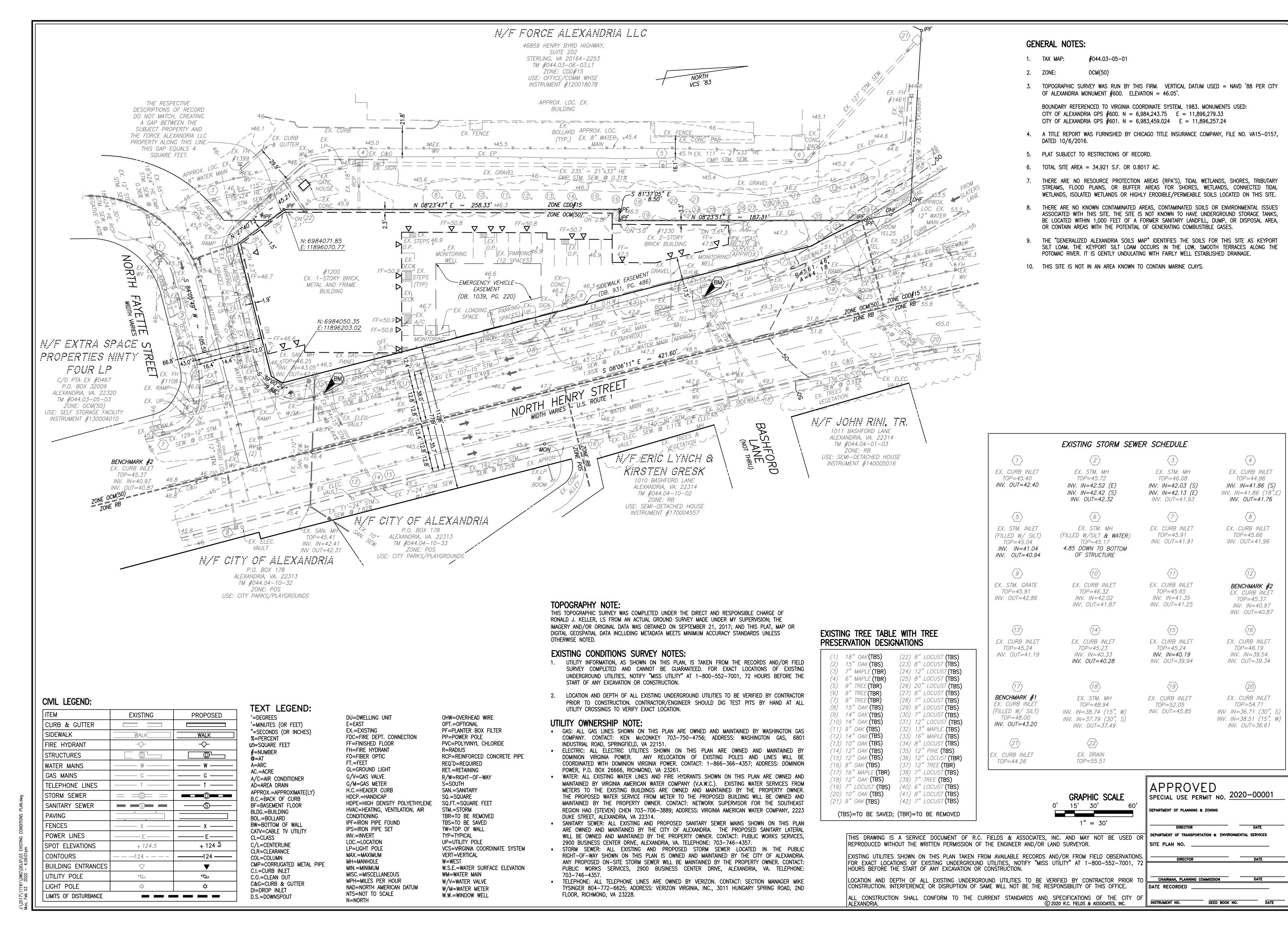
SECTION 6-403 DETAILS:







of 13



NGINEERING • LAND SURVEYING • PLANNIN 00 S. Washington Street, Suite 220 www.rcfassoc.co (703) 549-642

ANDREA SPRUCH
Lic. No. 047863
JANUARY 21, 2020

MENT SPECIAL ENDMENT IRY STREET

NORTH HENRY STR

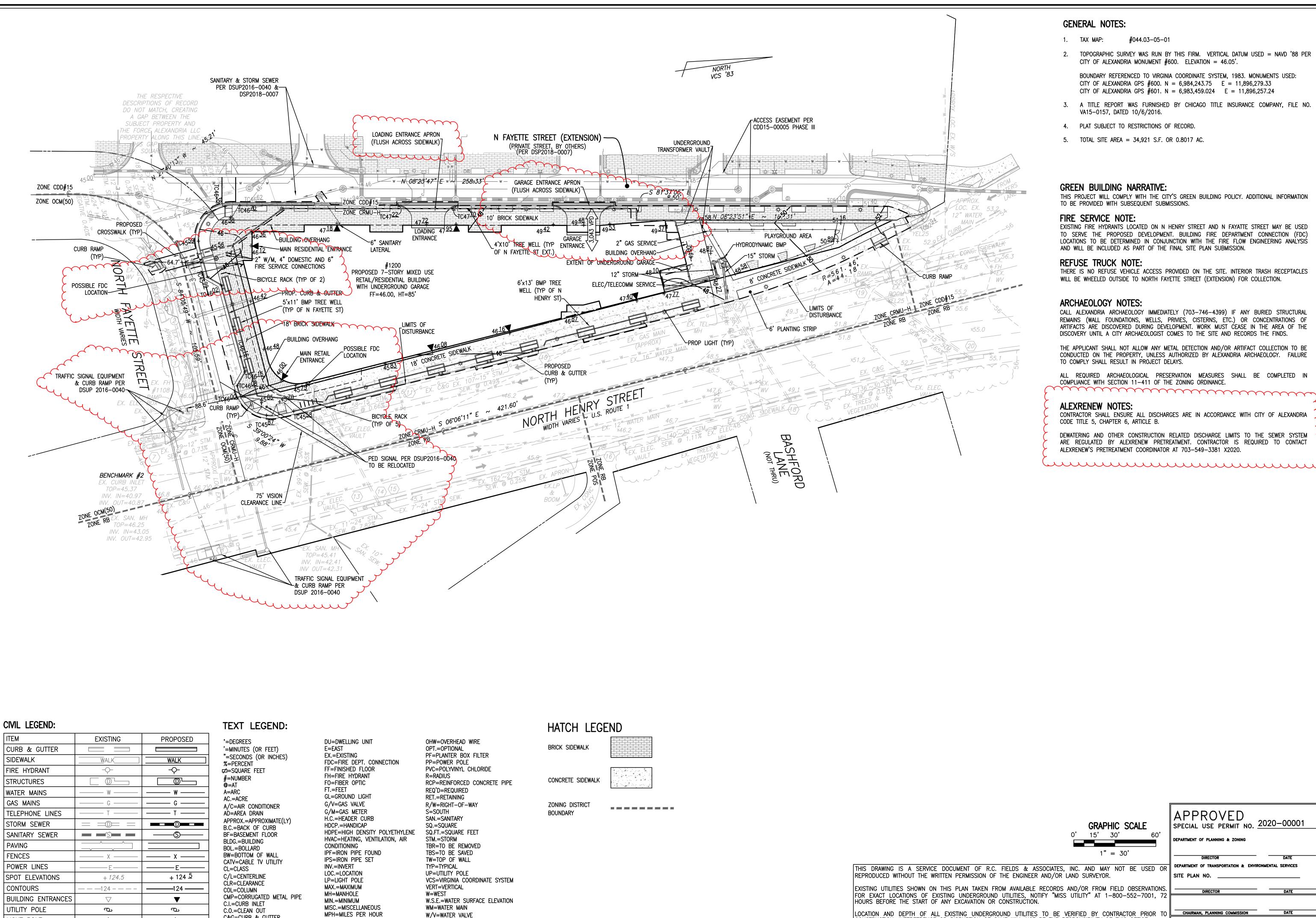
REVISION

 \bigcirc

DESIGN: ACS
DRAWN: BAD
SCALE: 1"=30"
DATE: DEC 2019

EXISTING CONDITIONS PLAN

SHEET 3 OF 13
FILE: 17-181



2. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #600. ELEVATION = 46.05'.

BOUNDARY REFERENCED TO VIRGINIA COORDINATE SYSTEM, 1983. MONUMENTS USED: CITY OF ALEXANDRIA GPS #600. N = 6,984,243.75 E = 11,896,279.33 CITY OF ALEXANDRIA GPS #601. N = 6,983,459.024 E = 11,896,257.24

A TITLE REPORT WAS FURNISHED BY CHICAGO TITLE INSURANCE COMPANY. FILE NO. VA15-0157, DATED 10/6/2016.

4. PLAT SUBJECT TO RESTRICTIONS OF RECORD.

5. TOTAL SITE AREA = 34,921 S.F. OR 0.8017 AC.

GREEN BUILDING NARRATIVE:

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

FIRE SERVICE NOTE:

TO SERVE THE PROPOSED DEVELOPMENT. BUILDING FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS TO BE DETERMINED IN CONJUNCTION WITH THE FIRE FLOW ENGINEERING ANALYSIS AND WILL BE INCLUDED AS PART OF THE FINAL SITE PLAN SUBMISSION.

THERE IS NO REFUSE VEHICLE ACCESS PROVIDED ON THE SITE. INTERIOR TRASH RECEPTACLES WILL BE WHEELED OUTSIDE TO NORTH FAYETTE STREET (EXTENSION) FOR COLLECTION.

ARCHAEOLOGY NOTES:

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

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

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

ALEXRENEW NOTES:

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

DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-549-3381 X2020.

 \propto DEVELOPI ERMIT AME TH HEN ELIMINARY USE PE 0 0 <u>M</u>

ANDREA SPRUCH

Lic. No. 047863 JANUARY 21, 2020 &

REVISION

DESIGN: ACS

DRAWN: **BAD** SCALE: 1"=30' DATE: **DEC 2019**

PRELIMINARY SITE PLAN

OF 1

GRAPHIC SCALE 15**'** 30' 1" = 30'

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001,

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF © 2020 R.C. FIELDS & ASSOCIATES, INC.

INSTRUMENT NO. DEED BOOK NO.

APPROVED

SITE PLAN NO.

DATE RECORDED

SPECIAL USE PERMIT NO. 2020-00001

LIGHT POLE

LIMITS OF DISTURBANCE

C&G=CURB & GUTTER

DI=DROP INLET

D.S.=DOWNSPOUT

NAD=NORTH AMERICAN DATUM

NTS=NOT TO SCALE

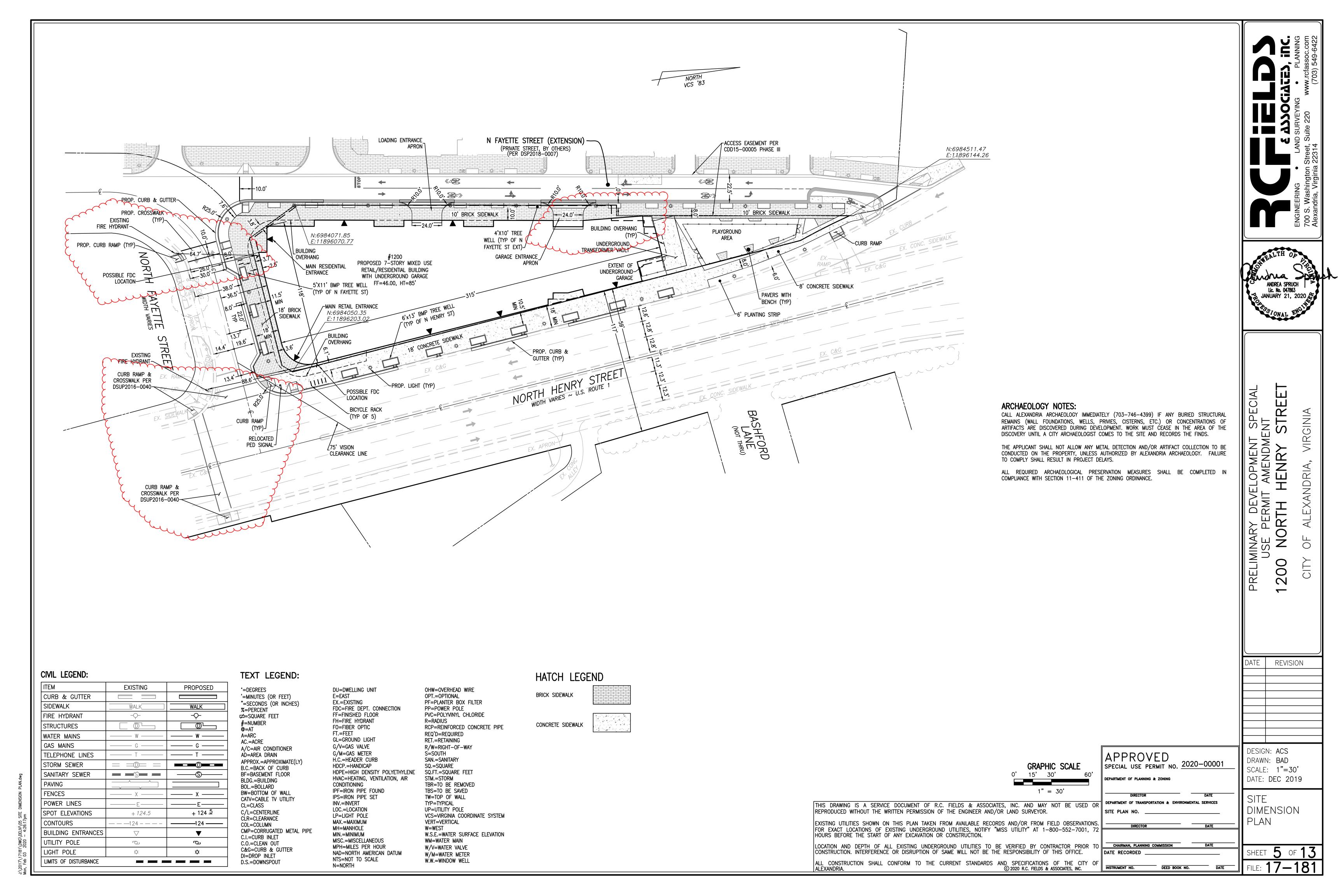
N=NORTH

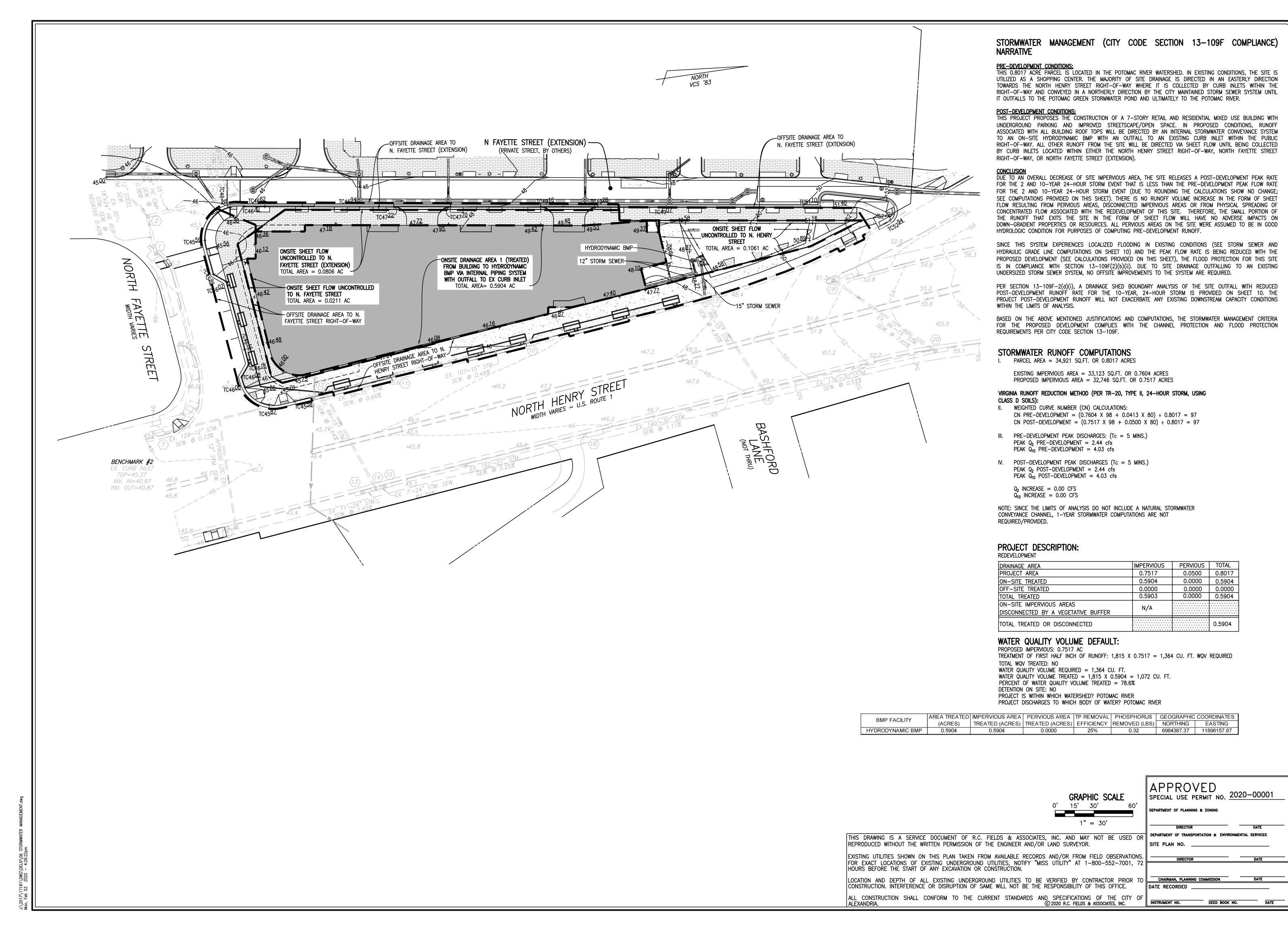
W/M=WATER METER

W.W.=WINDOW WELL

ø

ITEM





ANDREA SPRUCH Lic. No. 047863 JANUARY 21, 2020 &

 \propto

DEVELOPIERMIT AME 0 0

REVISION

DESIGN: ACS DRAWN: **BAD** SCALE: 1"=30'

DATE: **DEC 2019** STORMWATER MANAGEMENT

Project:

R.C. Fields & Associates

1200 N. Henry Street

Engineer:

Water Quality:

Calculation Method: 1 in. First Flush Rainfall Data Area: Arlington, VA 5/7/2018 Report Date:

Project Data:

Total Area: 0.60 acres Impervious Area: 0.60 acres Pipe Size: 12 HDPE **Treatment Flow Limit:** 5.55 cfs WQ Flow: 0.89 cfs

CrystalStream Summary:

Max HLR:

delivered to them.

This HLR: 16.61 gpm/sf

Special Note: All CrystalStream Technologies water quality devices offer <u>no</u>

Project Specific Data – Alexandria, VA

Water Quality Vault Specifications for 1200 N. Henry Street CST-1 Model 646

31.00 gpm/sf

This unit drains 0.60 acres, with a 25-year flow of 4.34 cfs. The target design flow for the Model 646 as configured is 6.00 cfs (for an internal vertical exit velocity of 1 fps). The resultant internal vertical exit velocity of a 4.34 cfs inflow is 0.72 fps, which is within the range of the speed needed to restrict sediment export during this studied storm. Maximum design flows can vary based on site hydrology and pollutant characteristics.

restrictions to storm water flow and are able to pass through all flows that are

The internal velocity at the 1" water quality (first flush) storm peak flow of 0.89 cfs (see calculation below) is 0.15 fps. During this peak, the scour velocity of 0.15 fps (0.05 m/s) for 8 micron particles is not exceeded, and all lesser storms will have lower velocities. This unit meets local standards during this peak event, and will exceed them at other times. Regularly scheduled maintenance will assure low exposure to high peak flows.

Calculation for Peak Discharge of Water Quality Storm

1"- 24 hour peak flow (Modified SCS Method, after Pitt)

Assumptions:

A = 0.60 acres of drainage area = 26,062 sf. CN = 98, $T_c = 5$ min. = 0.08 hr. I_a read from TR-55 Table 4-1 for 98 = 0.041

I_a / P = 0.041 (See SCS Type II Unit Peak Discharge, read Q_u at 0.08 hr and I_a/P) $Q_u = 1000 \text{ csm}$

%I = 0.60 ac. Impervious / 0.60 ac. Total X (100) = 100% $R_v = .009 (I) + .05 = .009 (100) + .05 = 0.95$

 $WQ_{B} = 1" * 0.95 = 0.950 in./ac.$

WQ Flow Calculation:

A = 0.60 ac. / 640 ac. / sq. mi. = 0.00093 sq. mi. $Q_p = Q_u * A* WQ_B = 1000 \text{ csm / in. } * 0.00093 \text{ sq. mi. } * 0.950 \text{ in / ac.}$

HLR Design Criterion (Per Figure 1 Chart)

Model 646 - Target HLR = 26.00 This Project HLR = 16.61 OK [HLR = (0.89 cfs * 448.8 gpm/cfs)/24 sf = 16.61 gpm/sf]

General Specifications (See detail sheet)

The spill protection capacity, under normal conditions, where the ambient water level in the front portion of the vault can be replaced with spill material is 586 gallons. In an artificial or emergency situation where the downstream pipe is blocked, the maximum spill storage capacity, above the trapped ambient water, is 440 gallons. This volume does not include storage in the upstream piping system.

This unit is not subject to traffic loadings and is constructed with 5,000 psi, 6" reinforced concrete walls and floor.

The 0.50 ft. riser/lid combination above the unit is constructed in the same manner as the walls.

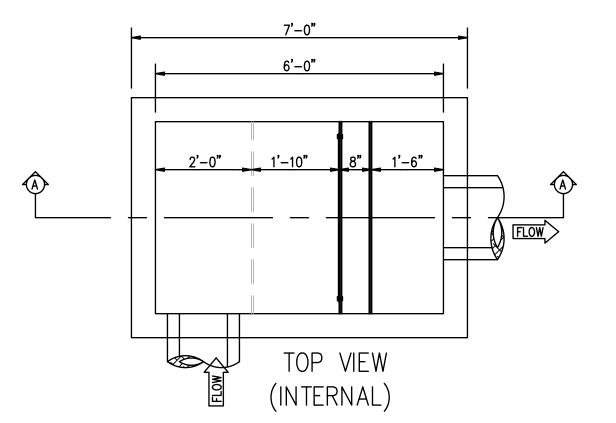
A 3' x 3' aluminum hatch and a 24" manhole in the reinforced concrete lid provide easy access for cleaning.

A separate oil chamber is provided with an adjustable weir. This weir will be set at the approximate 6 month, 30 minute storm intensity, so that oil should be pushed over the skimmer at least once during two clean out cycle periods. The weir will be adjusted based on actual field results.

The exit pipe, when evaluated as a submerged circular orifice under inlet control will flow a maximum of 5.55 cfs with the water level in the vault at the top of the oil reservoir. This is sufficient to pass the 100+ year flow coming to the unit as configured.

CrystalStream Technologies Principal Engineer

Manufactured by: Practical Best Management — 1—800—748—6945 www.crystalstream.com



→B SEAM

L® SECTION "A"

1

INFLOW PIPE

△ 12" HDPE

6 INCH

JURISDICTION: Alexandria, VA

THICK WALLS -

- 6" THICK CONC.

- OUTFLOW PIPE

15" HDPE

-6' L x 4' W x 6' H

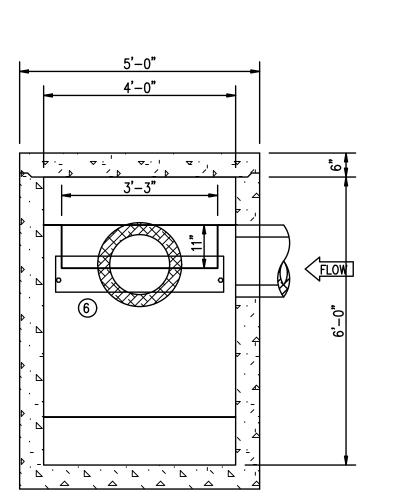
PRECAST CONCRETE BOX

CRYSTALSTREAM "CRYSTALCLEAN" WATER QUALITY VAULT MODEL "646"

TOP W/ HATCH AND MANHÓLE ACCESS

2 FT. DIA. MANHOLE COVER —

TOP VIEW (SLAB)



SECTION "B"

LEGEND

1. ALL PIPES SHALL BE CONSTRUCTED TO BE FLUSH WITH

2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PIPES AND STRUCTURES BETWEEN AND AROUND THE

3. ALL VAULT LIFTING CONNECTIONS SHALL BE LOCATED

4. CONCRETE VAULT PRE-CASTER IS RESPONSIBLE FOR

THE STRUCTURAL INTEGRITY OF THE CONCRETE VAULTS. WALL AND SLAB THICKNESSES SHALL BE ALTERED

THE INSIDE WALLS.

ACCORDINGLY.

WATER QUALITY VAULTS.

ON THE OUTSIDE OF THE VAULT WALLS.

1 EXPANDED ALUMINUM BASKET W/ 1/4" MESH LINING. 1'-6" H x 1'-6" \dot{L} x $\dot{4}$ '-0" W. Upfit 3'-9" FROM SUMP

3 2ND INTERNAL BAFFLE W/ 1" HOLES DRILLED AT 1 1/4" O.C., 4'-0" H.

4) SPILL PROTECTION RESERVOIR 4'-0" H. WITH A 0'-11" FRONT CUT.

5 3/4"COCONUT FIBER FILTER IN ALUMINUM FRAME 1'-8" LONG.

6 1/4"ALUMINUM PLATE, 9" H., 3'-6" WIDE.

TystalStrectic is copyrighted T, inc. It is provided when hereon. Design Named Hereon.

CFS. MUST RATE (

 \bigcirc

Hen

 \dot{z}

200

APPROVED

DEPARTMENT OF PLANNING & ZONING

CHAIRMAN, PLANNING COMMISSION

SITE PLAN NO.

DATE RECORDED

INSTRUMENT NO.

SPECIAL USE PERMIT NO. 2020-00001

DEED BOOK NO.

: CST-1

evice 'A0-0

 \bigcirc

OR SUBSTITUTIONS NO ENGINEER AND THE

UST BE REVIEWING

ANDREA SPRUCH Lic. No. 047863 JANUARY 21, 2020 &

SPECIAL STRE

DEVELOPI ERMIT AME TH HEN 0 0 0 <u>M</u>

ANDRI

 \bigcirc

DATE REVISION

DESIGN	N: ACS	
DRAWN	: BAD	

DATE: **DEC 2019** ON-SITE BMP DESIGN AND DETAILS

SCALE: AS NOTED

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

HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

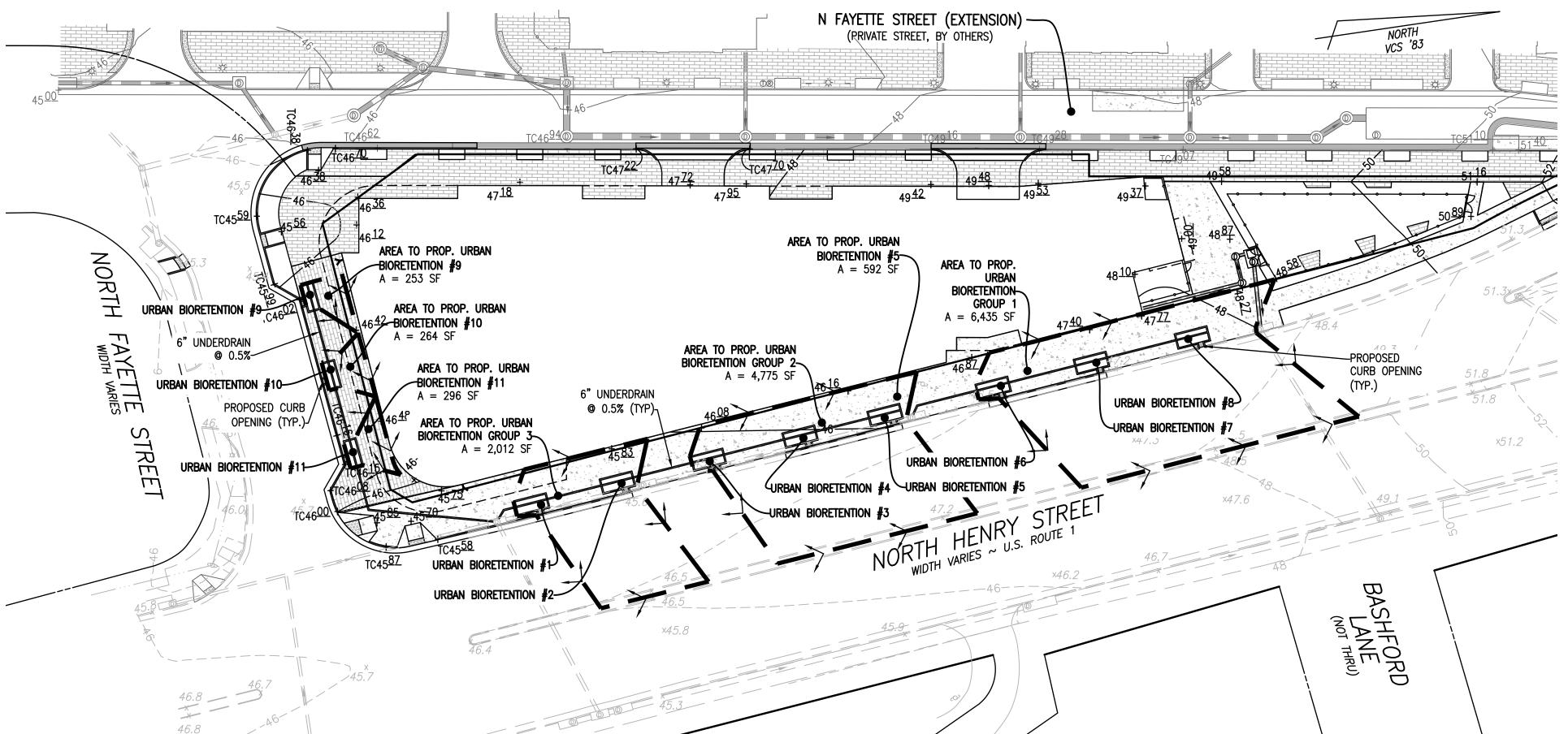
FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF © 2020 R.C. FIELDS & ASSOCIATES, INC.

─9" VDOT #57 STONE

└─6" UNDERDRAIN @ 0.5%



AREA TO URBAN BIORETENTION (TREE WELL) DETAIL SCALE: 1" = 30'

WATER QUALITY VOLUME CALCULATIONS FOR GROUP 1:

CALCULATIONS FOR GRO	UP I:
Contributing Drainage	Area
Roadway to be Treated	4,425 SF
Sidewalk to be Treated	2,030 SF
Contributing Drainage Area	6,455 SF
Treatment Volume Required	268.96 CF
Water Quality Sizing Com	putations
Min. Surface Area (Gross)	537.92 SF
Infiltration Ponding	0.00 FT
Min. Surface Area (Net)	537.92 SF
Fill Time	1 HR
Infiltration	0.0000 FT/HF
Depth of Soil	3.00 FT
Ponding Depth	0.50 FT
Lanscape Sizing Compu	tations
Type of Practice	Tree Wells
Tree Spacing	40 FT
Number of Practices Proposed	3
Surface Area per Practice	179.31 SF
Width of Practice	5.00 FT
Min. Length of Practice	35.86 FT
Length of Practice	12.00 FT
Depth of Soil	2.50 FT
Soil Volume Provided	150.00 CF
Additional Soil Volume Required	300.00 CF

WATER QUALITY VOLUME CALCULATIONS FOR BOX 9:

Contributing Drainage	Area
Roadway to be Treated	0 SF
Sidewalk to be Treated	253 SF
Contributing Drainage Area	253 SF
Treatment Volume Required	10.54 CF
Water Quality Sizing Comp	outations
Min. Surface Area (Gross)	21.08 SF
Infiltration Ponding	0.00 FT
Min. Surface Area (Net)	21.08 SF
Fill Time	1 HR
Infiltration	0.0000 FT/HF
Depth of Soil	3.00 FT
Ponding Depth	0.50 FT
Lanscape Sizing Compu	tations
Type of Practice	Tree Wells
Tree Spacing	32 FT
Number of Practices Proposed	1
Surface Area per Practice	21.08 SF
Width of Practice	4.00 FT
Min. Length of Practice	5.27 FT
Length of Practice	10.00 FT
Depth of Soil	3.00 FT
Soil Volume Provided	120.00 CF
Additional Soil Volume Required	330.00 CF

WATER QUALITY VOLUME CALCULATIONS FOR GROUP 2:

Contributing Drainage	Area	
Roadway to be Treated	3,187 SF	
Sidewalk to be Treated	1,588 SF	
Contributing Drainage Area	4,775 SF	
Treatment Volume Required	198.96 CF	
Water Quality Sizing Com	putations	
Min. Surface Area (Gross)	397.92 SF	
Infiltration Ponding	0.00 FT	
Min. Surface Area (Net)	397.92 SF	
Fill Time	1 HR	
Infiltration	0.0000 FT/HR	
Depth of Soil	3.00 FT	
Ponding Depth	0.50 FT	
Lanscape Sizing Compu	tations	
Type of Practice Tree Well		
Tree Spacing	35 FT	
Number of Practices Proposed	3	
Surface Area per Practice	132.64 SF	
Width of Practice	5.00 FT	
Min. Length of Practice	26.53 FT	
Length of Practice	12.00 FT	
Depth of Soil	3.00 FT	
Soil Volume Provided	180.00 CF	
Additional Soil Volume Required 270.00 CF		

WATER QUALITY VOLUME CALCULATIONS FOR BOX 10:

Contributing Drainage	Contributing Drainage Area				
Roadway to be Treated	0 SF				
Sidewalk to be Treated	264 SF				
Contributing Drainage Area	264 SF				
Treatment Volume Required	11.00 CF				
Water Quality Sizing Computations					
Min. Surface Area (Gross)	22.00 SF				
Infiltration Ponding	0.00 FT				
Min. Surface Area (Net)	22.00 SF				
Fill Time	1 HR				
Infiltration	0.0000 FT/HR				
Depth of Soil	3.00 FT				
Ponding Depth	0.50 FT				
Lanscape Sizing Computations					
Type of Practice	Tree Wells				
Tree Spacing	32 FT				
Number of Practices Proposed	1				
Surface Area per Practice	22.00 SF				
Width of Practice	4.00 FT				
Min. Length of Practice	5.50 FT				
Length of Practice	10.00 FT				
Depth of Soil	3.00 FT				
Soil Volume Provided	120.00 CF				
3011 Volume Provided					

WATER QUALITY VOLUME CALCULATIONS FOR GROUP 3:

Contributing Drainage Area				
Roadway to be Treated	1,701 SF			
Sidewalk to be Treated	870 SF			
Contributing Drainage Area	2,571 SF			
Treatment Volume Required	107.13 CF			
Water Quality Sizing Com	putations			
Min. Surface Area (Gross)	214.25 SF			
Infiltration Ponding 0.00 FT				
Min. Surface Area (Net) 214.25 S				
Fill Time	1 HR			
Infiltration	0.0000 FT/HR			
Depth of Soil	3.00 FT			
Ponding Depth	0.50 FT			
Lanscape Sizing Computations				
Type of Practice Tree Well				
Tree Spacing	35 FT			
Number of Practices Proposed 2				
Surface Area per Practice	107.13 SF			
Width of Practice 5.00 FT				
Min. Length of Practice 21.43 F				
Length of Practice 12.00 FT				
Depth of Soil	3.00 FT			
Soil Volume Provided	180.00 CF			
Additional Soil Volume Required	270.00 CF			

WATER QUALITY VOLUME CALCULATIONS FOR BOX 11:

Contributing Drainage	Area
Roadway to be Treated	0 SF
Sidewalk to be Treated	295 SF
Contributing Drainage Area	295 SF
Treatment Volume Required	12.29 CF
Water Quality Sizing Com	putations
Min. Surface Area (Gross)	24.58 SF
Infiltration Ponding	0.00 FT
Min. Surface Area (Net)	24.58 SF
Fill Time	1 HR
Infiltration	0.0000 FT/HR
Depth of Soil	3.00 FT
Ponding Depth	0.50 FT
Lanscape Sizing Compu	tations
Type of Practice	Tree Wells
Tree Spacing	32 FT
Number of Practices Proposed	1
Surface Area per Practice	24.58 SF
Width of Practice	4.00 FT
Min. Length of Practice	6.15 FT
Length of Practice	10.00 FT
Depth of Soil	3.00 FT
Soil Volume Provided	120.00 CF
Additional Soil Volume Required	330.00 CF

URBAN	SURFACE	DEPTH OF SOIL	ELEVATIONS				
BIORETENTION	AREA (SF)	MEDIA (IN)	Α	В	С	D	Е
1	60	32	44.9	45.4	44.4	41.0	45.6
2	60	31	45.0	45.5	44.5	41.2	45.7
3	60	31	45.1	45.6	44.6	41.3	45.8
4	60	31	45.3	45.8	44.8	41.5	46.0
5	60	34	45.8	46.3	45.3	41.7	46.5
6	60	33	46.1	46.6	45.6	42.1	46.8
7	60	36	46.6	47.1	46.1	42.3	47.3
8	60	36	47.1	47.6	46.6	42.9	47.8
9	40	32	45.5	46.0	45.0	41.6	46.2
10	40	35	45.6	46.1	45.1	41.4	46.3
11	40	36	45.7	46.2	45.2	41.5	46.4

BMP FACILITY		AREA TREATED	IMPERVIOUS AREA	PERVIOUS AREA	TP REMOVAL	PHOSPHORUS	GEOGRAPHIC (COORDINATES
DIVIP FACILITY		(ACRES)	TREATED (ACRES)	TREATED (ACRES)	EFFICIENCY	REMOVED (LBS)	NORTHING	EASTING
	1						6984095.07	11896210.85
	2						6984128.12	11896207.29
	3						6984165.35	11896203.30
	4						6984201.78	11896199.49
	5						6984235.60	11896196.67
TREE WELLS	6	0.3358	0.3358	0.0000	25%	0.40	6984278.22	11896192.07
	7						6984315.41	11896187.87
	8						6984356.38	11896184.40
	9						6984023.18	11896120.47
	10						6984026.70	11896150.44
	11					Γ	6984030.95	11896181.67

GRAPHIC SCALE 0' 15' 30' 1" = 30'

© 2020 R.C. FIELDS & ASSOCIATES, INC.

APPROVED SPECIAL USE PERMIT NO. 2020-00001

DESIGN: ACS

DRAWN: **BAD**

SCALE: AS NOTED

ANDREA SPRUCH Lic. No. 047863 JANUARY 21, 2020

STRE

DEVELOPI ERMIT AME TH HEN

PRELIMINARY USE PE

OR.

0 0

DATE REVISION

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR. EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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

DATE: **DEC 2019** OFF-SITE BMP DESIGN AND DETAILS DEED BOOK NO. INSTRUMENT NO.

Project Name:	1200 North Henry Street
Date:	
	Linear Development Project? No
e Information	

(Ctrl+Shift+R)

Enter Total Disturbed Area (acres) → 1.18

BMP Design Specifications List: 2013 Draft Stds & Specs Linear project? No

Land cover areas entered correctly?

Total disturbed area entered? \sqrt{n} Total disturbed area > Post-Development area!

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) undisturbed					0.00
forest/open space					0.00
Managed Turf (acres) disturbed, graded					0.04
for yards or other turf to be				0.04	0.04
Impervious Cover (acres)				0.76	0.76
					0.80

Post-Development Land Cover (acres)

•	•				
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) undisturbed,					0.00
protected forest/open space or reforested					0.00
Managed Turf (acres) disturbed, graded					0.05
for yards or other turf to be				0.05	0.05
Impervious Cover (acres)				0.75	0.75
Area Check	OK.	OK.	OK.	ок.	0.80

Constants

Constants	
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pi (unitless correction factor)	0.90

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT Land Cover Summary-Pre Pre-ReDevelopment Adjusted¹ Listed 0.00 0.00 Forest/Open Space Cover (acres) Weighted Rv(forest) 0.00 0.00 0% 0% % Forest 0.04 Managed Turf Cover (acres) 0.25 Weighted Rv(turf) 0.25 5% 5% % Managed Turf 0.76 0.76 Impervious Cover (acres) 0.95 0.95 Rv(impervious)

Treatment Volume and Nutrient Load

% Impervious

Total Site Area (acres)

Site Rv

95%

0.80

0.91

95%

0.80

0.91

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0611	0.0611
Pre-ReDevelopment Treatment Volume (cubic feet)	2,660	2,660
Pre-ReDevelopment TP Load (lb/yr)	1.67	1.67
Pre-ReDevelopment TP Load per acre (Ib/acre/yr)	2.08	2.08

¹ Adjusted Land Cover Summary:

Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

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

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

Land Cover Summary	-Post (Final)	Land Cover Summ	ary-Post	Land Cover Summe	ary-Post
Post ReDev. & New	Impervious	Post-ReDevelop	ment	Post-Development Nev	v Impervious
Forest/Open Space Cover (acres)	0.00	Forest/Open Space Cover (acres)	0.00		
Weighted Rv(forest)	0.00	Weighted Rv(forest)	0.00		
% Forest	0%	% Forest	0%		
Managed Turf Cover (acres)	0.05	Managed Turf Cover (acres)	0.05		
Weighted Rv (turf)	0.25	Weighted Rv (turf)	0.25		
% Managed Turf	6%	% Managed Turf	6%		
Impervious Cover (acres)	0.75	ReDev. Impervious Cover (acres)	0.75	New Impervious Cover (acres)	0.00
Rv(impervious)	0.95	Rv(impervious)	0.95	Rv(impervious)	
% Impervious	94%	% Impervious	94%		
Final Site Area (acres)	0.80	Total ReDev. Site Area (acres)	0.80		
Final Post Dev Site Rv	0.91	ReDev Site Rv	0.91		

LAND COVER SUMMARY -- POST DEVELOPMENT

Final Post- Development Treatment Volume (acre-ft)	0.0606	Treat	eDevelopment ment Volume (acre-ft)	0.0606		Post-Development Treatment Volume (acre-ft)	
Final Post- Development Treatment Volume (cubic feet)	2,638	Treat	eDevelopment ment Volume ubic feet)	2,638		Post-Development Treatment Volume (cubic feet)	
Final Post- Development TP Load (lb/yr)	1.66		eDevelopment .oad (TP) (lb/yr)*	1.66		Post-Development TP Load (lb/yr)	
Final Post-Development TP Load per acre	2.07		Development TP ad per acre	2.07	·		

(Below Pre- ReDevelopment Load)	20%

(lb/acre/yr)

Max. Reduction Required

TP Load Reduction Required for Redeveloped Area	0.32
(lb/yr)	

(lb/yr)

Drainage Area A Land Cover (acres)

Hydrodynamic

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.05	0.05	0.25
Impervious Cover (acres)				0.75	0.75	0.95
				Total	0.80	

Total Phosphorus Available for Removal in D.A. A (lb/yr) Post Development Treatment Volume in D.A. A (ft³)

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists-Untreated Impervious Volume from Total BMP Remaining Phosphorus Phosphorus Downstream Practice to be Practice Reduction | Turf Credit | Cover Credit | Upstream Reduction Treatment Removed By Removal Phosphorus Load to Practice Credit (%) Area (acres) Area (acres) Practice (ft³) Practice (lb) Load (lb) Volume (ft³) | Volume (ft³) | Efficiency (%) Practices (lb) 14.a. Manufactured Treatment Device-0.59 2,036 2,036 0.00 1.28 0.32 0.96

REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 7

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

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

© 2020 R.C. FIELDS & ASSOCIATES, INC.

Total Phosphorus

Total i nospiloras	
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.66
TP LOAD REDUCTION REQUIRED (lb/yr)	0.32
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.32
TP LOAD REMAINING (lb/yr):	1.34

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 **No further TP load reduction required (Required - Achieved < 0.005 lb/yr)

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

THE PROPOSED REDEVELOPMENT (APPROXIMATELY 1.18 ACRES OF DISTURBANCE) GENERATES A NET DECREASE OF IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY CODE SECTION 13-109E-(5)(a), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN NO NET INCREASE IN IMPERVIOUS AREA AND DISTURBING GREATER THAN 1 ACRE MUST RESULT IN A 20% DECREASE IN PHOSPHORUS LOADING FROM THE PRE-DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORM WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. A MANUFACTURED TREATMENT DEVICE (HYDRODYNAMIC FACILITY) IS PROPOSED WITH THIS DEVELOPMENT TO TREAT THE MAJORITY OF RUNOFF FROM THE ROOF OF THE PROPOSED BUILDING. IN ADDITION, URBAN BIORETENTION FACILITIES (BMP TREE WELLS) ARE PROPOSED. PER THE VRRM SPREADSHEET PROVIDED ON THIS SHEET, THE PROPOSED SITE IMPROVEMENTS MEET THE REQUIRED 20% REDUCTION. THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109E-(5)(a) HAVE BEEN MET.

A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THAT PORTION OF THE WATER QUALITY VOLUME NOT TREATED IN COMPLIANCE WITH CITY CODE SECTION 13-109E-(9) AND SECTION 13-110.

> APPROVED SPECIAL USE PERMIT NO. 2020-00001

DEPARTMENT OF PLANNING & ZONING THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR

SITE PLAN NO. ___ EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS.

> DATE RECORDED DEED BOOK NO.

ANDREA SPRUCH Lic. No. 047863 JANUARY 21, 2020,

STRI DEVELOPINE RME 0 0 <u>M</u>

REVISION

DESIGN: ACS DRAWN: **BAD** SCALE: AS NOTED DATE: **DEC 2019**

STORMWATER QUALITY COMPUTATIONS

TP Load Reduction Required (lb/yr)

(lb/acre/yr)

0.32

PRE-DEVELOPMENT CONDITIONS:

THE 0.80 ACRE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A RETAIL CENTER WITH ASSOCIATED PARKING AND VERY LITTLE LANDSCAPED OPEN SPACE. THE PROJECT SITE HAS TWO OUTFALL POINTS.

OUTFALL #1: THE MAJORITY OF THE PROJECT SITE DRAINS TO THE EXISTING STORM SYSTEM IN THE NORTH HENRY STREET RIGHT-OF-WAY. RUNOFF FROM A PORTION OF THE BUILDING AND THE MAJORITY OF THE SURFACE PARKING IS COLLECTED IN AN UNDERGROUND STORM SEWER SYSTEM THAT CONNECTS TO THE CITY MAINTAINED STORM SEWER SYSTEM LOCATED IN THE NORTH HENRY STREET RIGHT-OF-WAY. DRAINAGE IS CONVEYED EAST INTO THE CITY STORM SEWER WHERE IT IS CONVEYED NORTH BY A 30" STORM SEWER, INTO A 48" STORM SEWER, AND EVENTUALLY OUTFALLS TO THE POTOMAC RIVER.

OUTFALL #2: THE REMAINDER OF THE RUNOFF FROM THE PROJECT SITE IS CONVEYED BY PIPED DOWNSPOUTS TO THE EXISTING CITY STORM SEWER IN NORTH FAYETTE STREET RIGHT—OF—WAY. ONCE WITHIN THE CITY STORM SEWER, IT IS CONVEYED NORTH TO A POINT WHERE IT JOINS WITH THE RUNOFF FROM OUTFALL #1. AT THIS POINT, THE TWO FLOW REGIMES COMBINE AND CONTINUE NORTH WITHIN A 48" STORM SEWER AND EVENTUALLY OUTFALL TO THE POTOMAC RIVER.

POST-DEVELOPMENT CONDITIONS:

THE REDEVELOPMENT OF THE PROJECT PROPOSES A MIXED USE BUILDING WITH IMPROVED STREETSCAPE/OPEN SPACE. OVERALL IMPERVIOUS AREA WILL DECREASE WITH THE PROPOSED CONSTRUCTION AND THERE WILL BE ONE OUTFALL POINT (OUTFALL #1).

AS IN EXISTING CONDITIONS, RUNOFF FROM THE PROPOSED BUILDING IS COLLECTED IN AN UNDERGROUND STORM SEWER SYSTEM THAT CONNECTS TO THE CITY MAINTAINED STORM SEWER SYSTEM LOCATED IN THE NORTH HENRY STREET RIGHT-OF-WAY. THE OPEN SPACE ON-SITE WILL SHEETFLOW TO THE NORTH HENRY STREET RIGHT-OF-WAY AND BE COLLECTED BY THE EXISTING STORM SYSTEM IN PLACE. DRAINAGE IS CONVEYED EAST AND NORTH WHERE IT IS CONVEYED WITHIN A 30" AND 48" STORM PIPES AND EVENTUALLY OUTFALL TO THE POTOMAC RIVER.

<u>CONCLUSIO</u>

THE POINT OF OUTFALL FOR OUTFALL #1 IS AN EXISTING CURB INLET (LABELED EXISTING STRUCTURE 1 ON THIS SHEET) LOCATED EAST OF THE PROPERTY WITHIN NORTH HENRY STREET. THE DRAINAGE AREA TO THE OUTFALL POINT IS 1.22 ACRES. THE POINT OF CONFLUENCE IS WHERE THIS RECEIVING PIPE IS JOINED BY ANOTHER WATERSHED THAT IS AT LEAST 90% OF THE FIRST DRAINAGE AREA AT THE OUTFALL POINT. FOR OUTFALL #1, THE POINT OF CONFLUENCE IS AN EXISTING MANHOLE (LABELED AS EXISTING STRUCTURE 2) WITH A DRAINAGE AREA OF 6.62 ACRES (543% OF THE FIRST DRAINAGE AREA). THE LIMITS OF ANALYSIS INCLUDES ANALYZING THE OUTFALL SYSTEM 150' DOWNSTREAM OF THE POINT OF CONFLUENCE (ENDING AT THE EXISTING INLET LABELED AS EXISTING 4 ON THIS SHEET).

COMPUTATIONS SHOWN ON THIS SHEET DEMONSTRATE THAT THE EXISTING SYSTEM EXPERIENCES LOCALIZED FLOODING IN EXISTING CONDITIONS. THE PEAK FLOW RATE IS BEING REDUCED WITH THE PROPOSED DEVELOPMENT AS SHOWN ON SHEET 6. THE FLOOD PROTECTION FOR THIS SITE IS THEREFORE IN COMPLIANCE WITH SECTION 13-109F(2)(b)(ii). DUE TO SITE DRAINAGE OUTFALLING TO AN EXISTING UNDERSIZED MANMADE STORM SEWER SYSTEM, NO OFFSITE IMPROVEMENTS TO THE SYSTEM ARE REQUIRED.

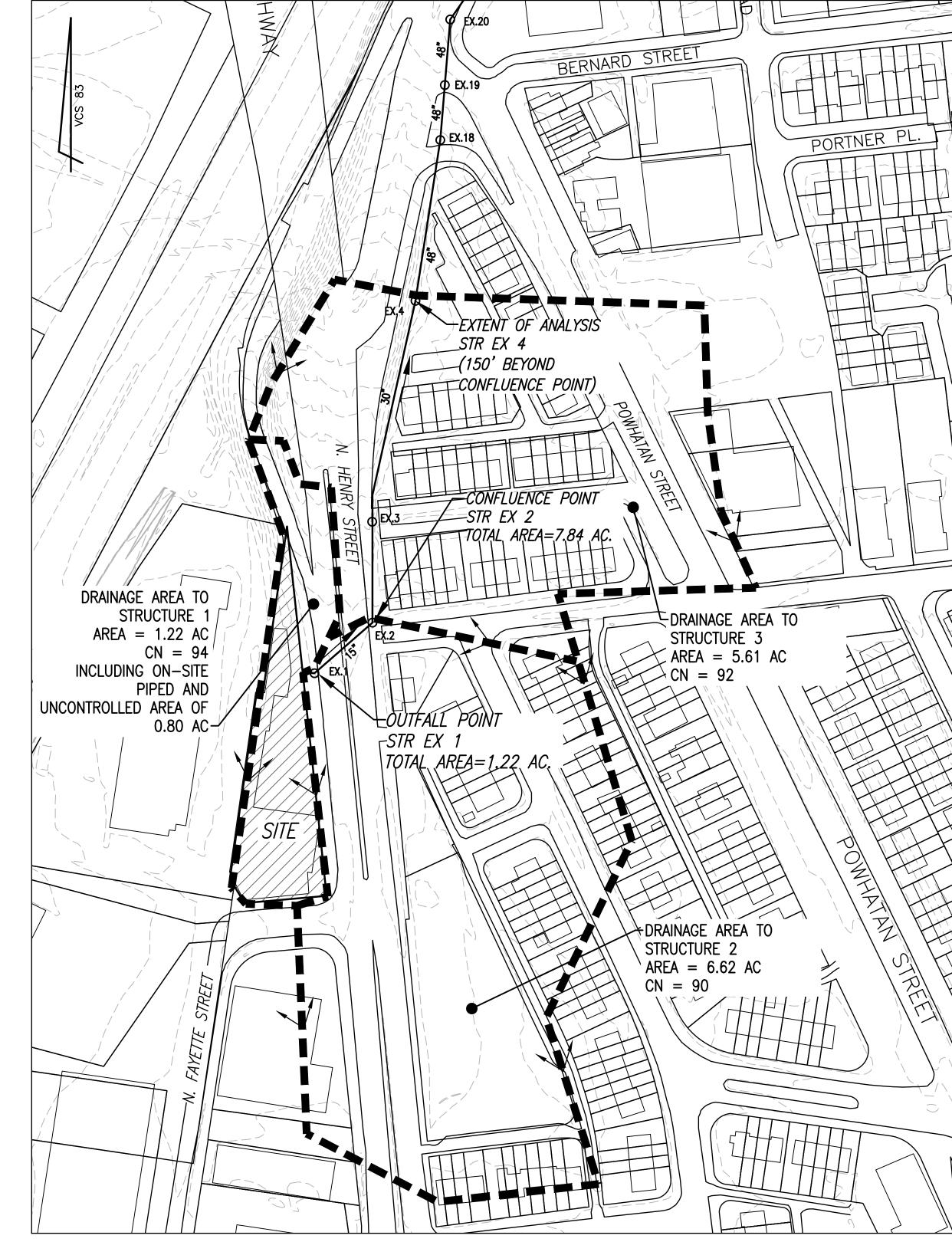
PER THE LIMITS OF ANALYSIS PER CITY CODE SECTION 13-109F-2(d)(i) AND REDUCED POST-DEVELOPMENT RUNOFF RATE FOR THE 10-YEAR, 24-HOUR STORM, THE PROJECT POST-DEVELOPMENT RUNOFF WILL NOT EXACERBATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS.

STORM SEWER OUTFALL COMPUTATIONS

ı	CTDU	OTUDE	ı		T	-	I		1		ı	1	1		L	1		
	SIRU	CTURE	병	REA	BER	H	(C)	A	a	표 품			ğ	PS)	RUN	R	R T	
	FROM	2	INC. DRAINA AREA (AC)	ACCUM. DRAINAGE AF (AC)	CURVE NUME (CN)	RAINFALL DE	T _C (MINUTES)	INCREMENT, "Q" (CFS)	ACCUMULAT "Q" (CFS)	PIPE DIAMET (IN)	SLOPE (%)	"u"	MAXIMUM "(CFS)	MAXIMUM VELOCITY (F	LENGTH OF F (FT)	UPPER INVE	LOWER INVE	FALL (FT)
	SITE	1	1.22	1.22	94	5.20	5	5.95	5.95	15	1.88%	0.013	8.85	7.23	96	45.00	43.20	1.80
	1	2	6.62	7.84	90	5.20	5	30.45	36.40	15	3.28%	0.013	11.70	9.56	136	43.20	38.74	4.46
	2	3	2.25	10.09	92	5.20	5	10.69	47.09	30	0.57%	0.013	31.06	6.35	136	37.49	36.71	0.78
	3	4	3.36	13.45	92	5.20	5	15.96	63.05	30	0.76%	0.013	35.79	7.31	310	36.61	34.25	2.36

STORM SEWER OUTFALL HGL COMPUTATIONS

	OUT! ET											JUNCTI	ON LOSS							INUET	RIM/	FDFF
INLET ID	OUTLET WSE	Do (in)	Qo	L ₀	S _{fo %}	H _f	Vo	ш	0	V	Q:*V:	V _i ² /2a	Hi	ANGLE	Н₄	ш	1.3	0.5	FINAL H	INLET WSE	THROAT	FREE BOARD
	WSE						Vo	Г	ÿ	v _i	Q _i v _i	v _i /2g	n _i	ANGLE	ПД	Πt	H _t	H _t		WSE	ELEV	BUARD
4	36.25	30.00	63.05	310.00	0.148%	0.4591	7.30	0.207	47.09	6.33	298.08	0.62	0.22	0.00	0.000	0.42	ı	0.21	0.67	36.92	56.00	19.08
3	38.71	30.00	47.09	136.00	0.083%	0.1124	6.33	0.156	36.40	9.56	347.98	1.42	0.50	0.00	0.000	0.65	1	0.33	0.44	39.15	54.71	15.56
2	39.74	15.00	36.40	136.00	1.988%	2.7039	9.56	0.355	5.95	7.24	43.08	0.81	0.28	45.00	0.250	0.64	-	0.32	3.02	42.76	48.94	6.18
1	44 20	15.00	5 95	96.00	0.046%	0.0442	7.24	0.203	5.95	7.24	43.08	0.81	0.28	45.00	0.250	0.74	_	0.37	0.41	44.61	47.50	2.89



OUTFALL MAP SCALE: 1" = 100'

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

NOTE: STORM SEWER OUTFALL INFORMATION PROVIDED BY FIELD SURVEY AND CITY GIS DATA.

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

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

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

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

© 2020 R.C. FIELDS & ASSOCIATES, INC.

APPROVED
SPECIAL USE PERMIT NO. 2020-00001

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DEED BOOK NO.

INSTRUMENT NO.

STORMWATER OUTFALL ANALYSIS

DESIGN: ACS

DRAWN: **BAD**

SCALE: AS NOTED DATE: DEC 2019

ANDREA SPRUCH

Lic. No. 047863

, JANUARY 21, 2020 🖧

 \mathcal{L}

DEVELOP RMIT AME H HEN

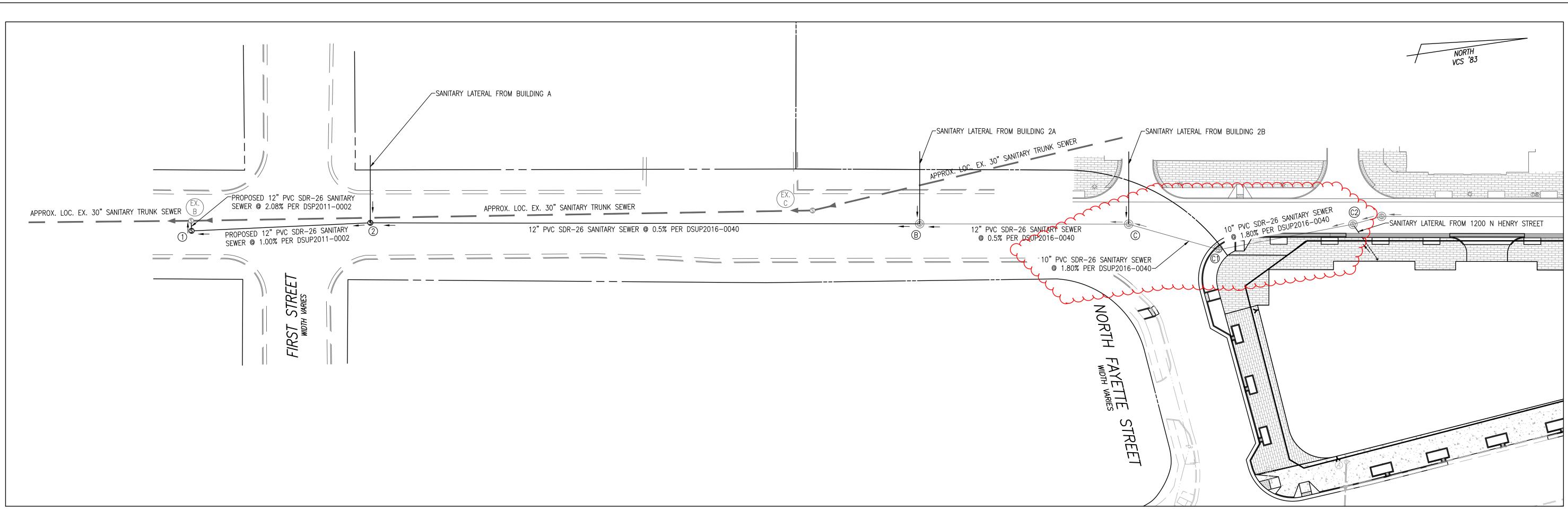
00

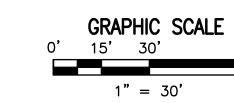
REVISION

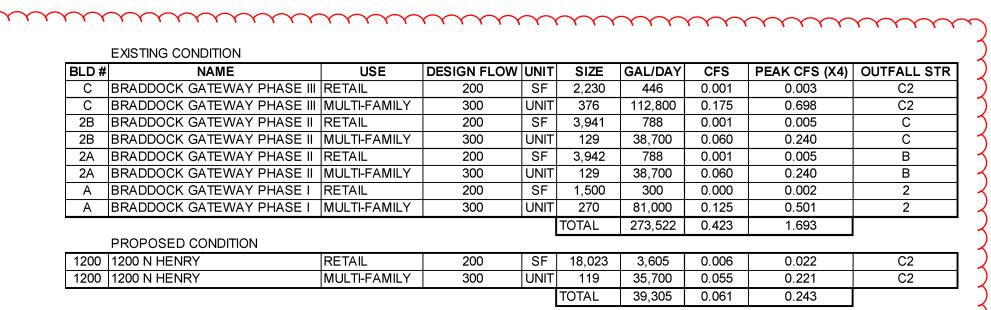
<u>M</u>

TILE: 17—181

J:\2017\17181\DWG\DELIV\10 STORMWATER OUTFALL ANALYSIS.d\







		SAN	TA	RY	Ol	JTF.	ALI	LC	OM	PU	ΓΑΤ	ION:	S			
STRUC	CTURE	ow	اد ا	ED	TER			<u>"</u>	(S _c	RUN	₹	ZT.		(S)	Ŧ	Ī
FROM	ОТ	BUILDING FLC	INCREMENTA "Q" (CFS)	ACCUMULATE "Q" (CFS)	PIPE DIAMETI (IN)	SLOPE (%)	"u"	FULL FLOW "C (CFS)	FULL FLOW VELOCITY (FP	LENGTH OF R	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FP	NORMAL DEPTH (FT)	
C2	C1	1200, BUILDING C	0.94	0.94	10	1.80%	0.010	3.99	7.03	47.17	31.83	30.98	0.85	5.81	0.28	1
C1	С	-	0.00	0.94	10	1.80%	0.010	3.99	7.03	52.18	30.88	29.94	0.94	5.81	0.28	1
С	В	BUILDING 2B	0.24	1.19	12	0.50%	0.010	3.43	4.19	125.27	29.84	29.21	0.63	3.84	0.41	1
В	2	BUILDING 2A	0.24	2.13	12	0.50%	0.010	3.42	4.18	323.60	29.11	27.49	1.62	4.53	0.62	
2	1	BUILDING A	0.50	2.64	12	1.00%	0.010	4.84	5.92	110.88	27.39	26.28	1.11	6.10	0.54	Ī
1	EXB	-	0.00	2.64	12	2.08%	0.010	6.84	8.36	6.00	26.03	25.91	0.12	8.02	0.44	
EXB	-	-	0.00	2.64	30	0.23%	0.010	26.89	5.26	394.00	13.50	12.58	0.92	3.38	0.54	1

								H	YDRAL	JLIC GI	RADE L	INE C	OMPU	TATION	S							
	OUTLET											JUNCTIO	N LOSS							INLET	RIM	FREE
INLET ID	WSE	D _O (in)	Q _o	L ₀	S _{fo %}	H _f	Vo	H _o	Qi	V _i	Q _i *V _i	V _i ²/2g	H _i	ANGLE	Н∆	H _t	1.3 H _t	0.5 H _t	FINAL H	WSE	ELEV	BOARD
EXB	13.12	30	2.64	394.00	0.2305	0.91	0.54	0.00	2.64	3.38	8.91	0.18	0.06	90	0.12	0.19	-	0.09	1.00	14.12	45.00	30.88
1	26.35	12	2.64	6.00	2.0516	0.12	3.35	0.04	2.64	8.02	21.14	1.00	0.35	90	0.70	1.09	-	0.55	0.67	27.02	44.92	17.90
2	27.02	12	2.64	110.88	1.0261	1.14	3.35	0.04	2.13	6.10	13.01	0.58	0.20	-	0.00	0.25	-	0.12	1.26	28.28	45.30	17.02
В	28.28	12	2.13	323.60	0.4326	1.40	2.71	0.03	1.19	4.53	5.39	0.32	0.11	-	0.00	0.14	-	0.07	1.47	29.75	46.08	16.33
С	29.75	12	1.19	125.27	0.5016	0.63	1.51	0.01	0.94	3.84	3.63	0.23	0.08	15	0.04	0.13	-	0.07	0.69	30.44	45.81	15.37
C1	30.44	10	0.94	52.18	1.8166	0.95	1.73	0.01	0.94	5.81	5.49	0.52	0.18	25	0.16	0.35	-	0.18	1.12	31.57	46.11	14.54
C2	31.57	10	0.94	47.17	1.8166	0.86	1.73	0.01	0.00	5.81	0.00	0.52	0.18	65	0.31	0.50	-	0.25	1.11	32.68	46.15	13.47

manamana de la constanta de la

SANITARY SEWER OUTFALL CALCULATIONS:

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

RETAIL: 200 GPD/1000 SF = 200 GPD/1000 SF X 18,023 SF = 3,605 GPD MULTI-FAMILY: 300 GPD/UNIT: 300 GPD/UNIT X 119 UNITS = 35,700 GPD

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

3,605 GPD X 4 = 14,420 GPD 35,700 CFS X 4 = 142,800 CFS TOTAL PEAK FLOW = 157,220 GPD OR 0.24 CFS

SANITARY SEWER OUTFALL NOTE:

THIS PROJECT IS ANTICIPATED TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 39,305 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 157,220 GPD. THEREFORE, THE 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.

THIS PROJECT WILL CONNECT TO A CITY OF ALEXANDRA 12" SANITARY SEWER AT STRUCTURE C1 (PROPOSED PER DSUP2016-0040), ADJACENT TO THIS SITE WITHIN NORTH FAYETTE STREET EXTENSION (A PRIVATE STREET). SANITARY FLOW IS THEN CONVEYED SOUTH THROUGH A CITY OF ALEXANDRIA 10" AND 12" SANITARY SEWER AND CONTINUES THROUGH STRUCTURES B, 2, AND 1 BEFORE ULTIMATELY CONNECTING INTO AN EXISTING 30" SANITARY TRUNK SEWER AT AN EXISTING SANITARY MANHOLE, EX B. PER MEMORANDUM TO INDUSTRY NO. 06-14, THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE OUTFALL IS AT A POINT WHERE THE DOWNSTREAM SEWER HAS A MINIMUM DIAMETER OF 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE EX B. THE SANITARY SEWER FROM C2 TO EXISTING B WAS INSTALLED AS PART OF DSP2011-0002 AND DSUP2016-0040 AND THE SIZES WITH INVERTS ARE BASED ON THE DESIGN PLANS ASSOCIATED WITH THOSE PROJECTS.

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

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

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

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

	APPROVED SPECIAL USE PERMIT NO. 2020-00001
	DEPARTMENT OF PLANNING & ZONING
	DIRECTOR DATE
D OR	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO
TIONS.	DIRECTOR DATE
1, 72	
R TO	CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED
Y OF	INSTRUMENT NO. DEED BOOK NO. DATE
	1

GINEERING • LAND SURVEYING • PLANNI

O S. Washington Street, Suite 220 www.rcfassoc.c

ANDREA SPRUCH
Lic. No. 047863
JANUARY 21, 2020

RELIMINARY DEVELOPMENT SPECIAL USE PERMIT AMENDMENT 200 NORTH HENRY STREET

E REVISION

DESIGN: ACS DRAWN: BAD

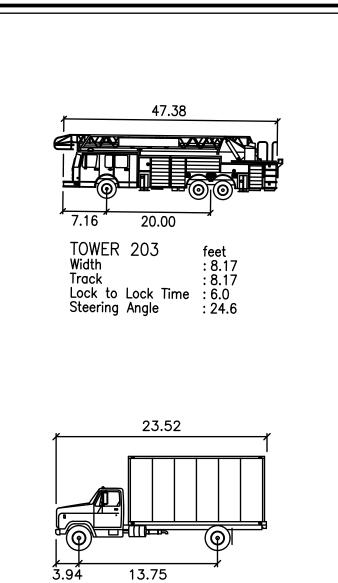
SCALE: AS NOTED DATE: DEC 2019

SANITARY
OUTFALL
ANALYSIS

SHEET **11** OF **13**

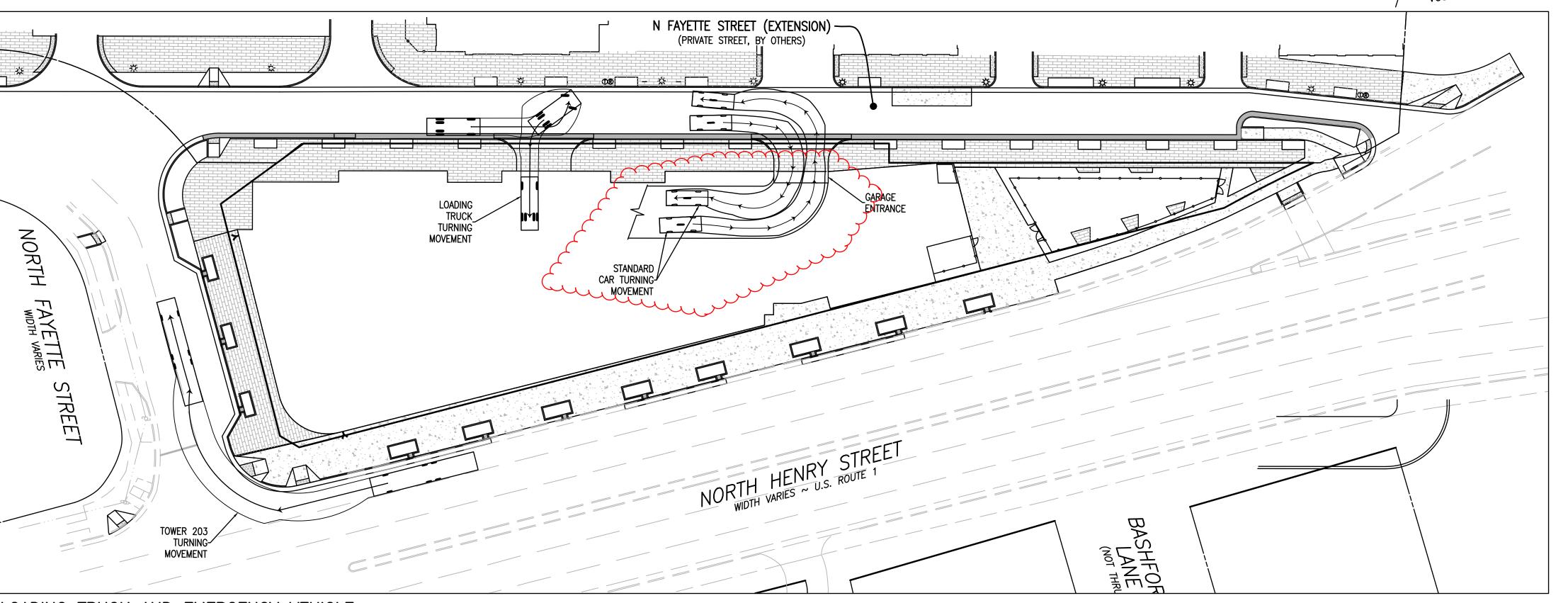
ILE: 17–181

2017\17181\DWG\DELIV\12 SIGHT DISTANCE PLAN AND PROFILE.dwg

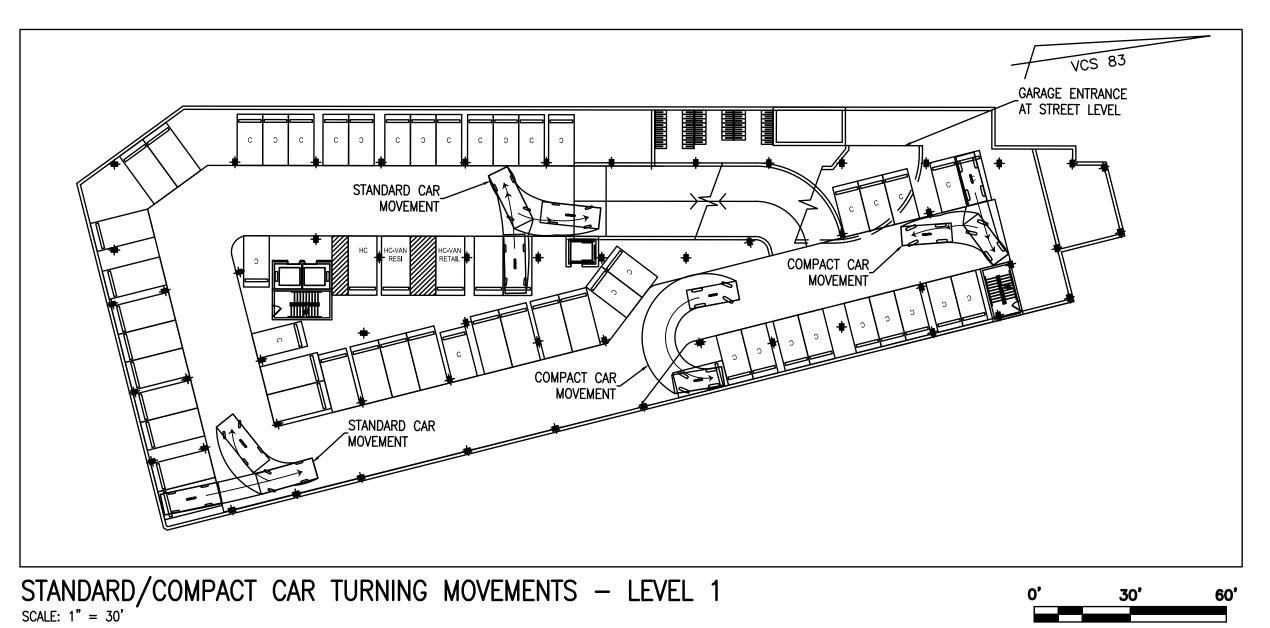


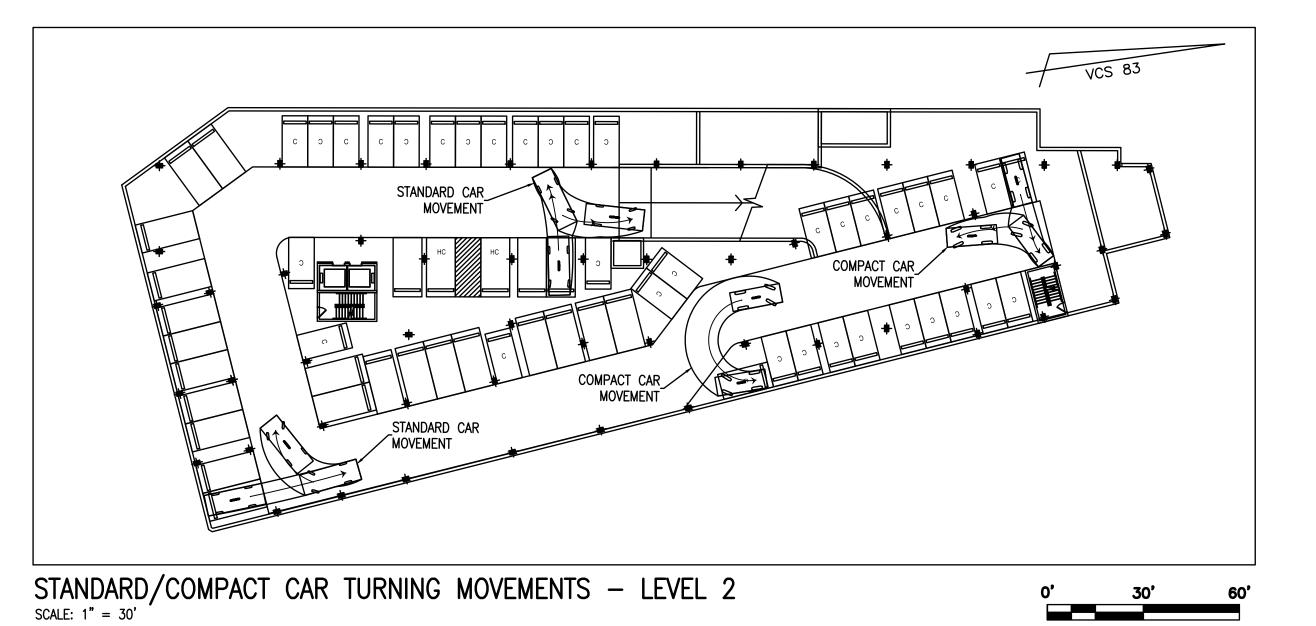
LOADING TRUCK

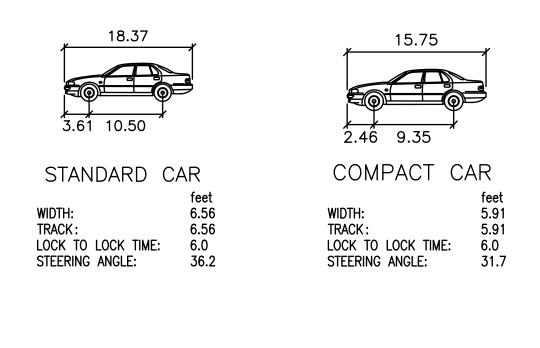
Width : 7.55
Track : 7.55
Lock to Lock Time : 6.0
Steering Angle : 43.2



LOADING TRUCK AND EMERGENCY VEHICLE SCALE: 1" = 30'







THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR. EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

APPROVED SPECIAL USE PERMIT NO. 2020-00001 DEPARTMENT OF PLANNING & ZONING INSTRUMENT NO. DEED BOOK NO.



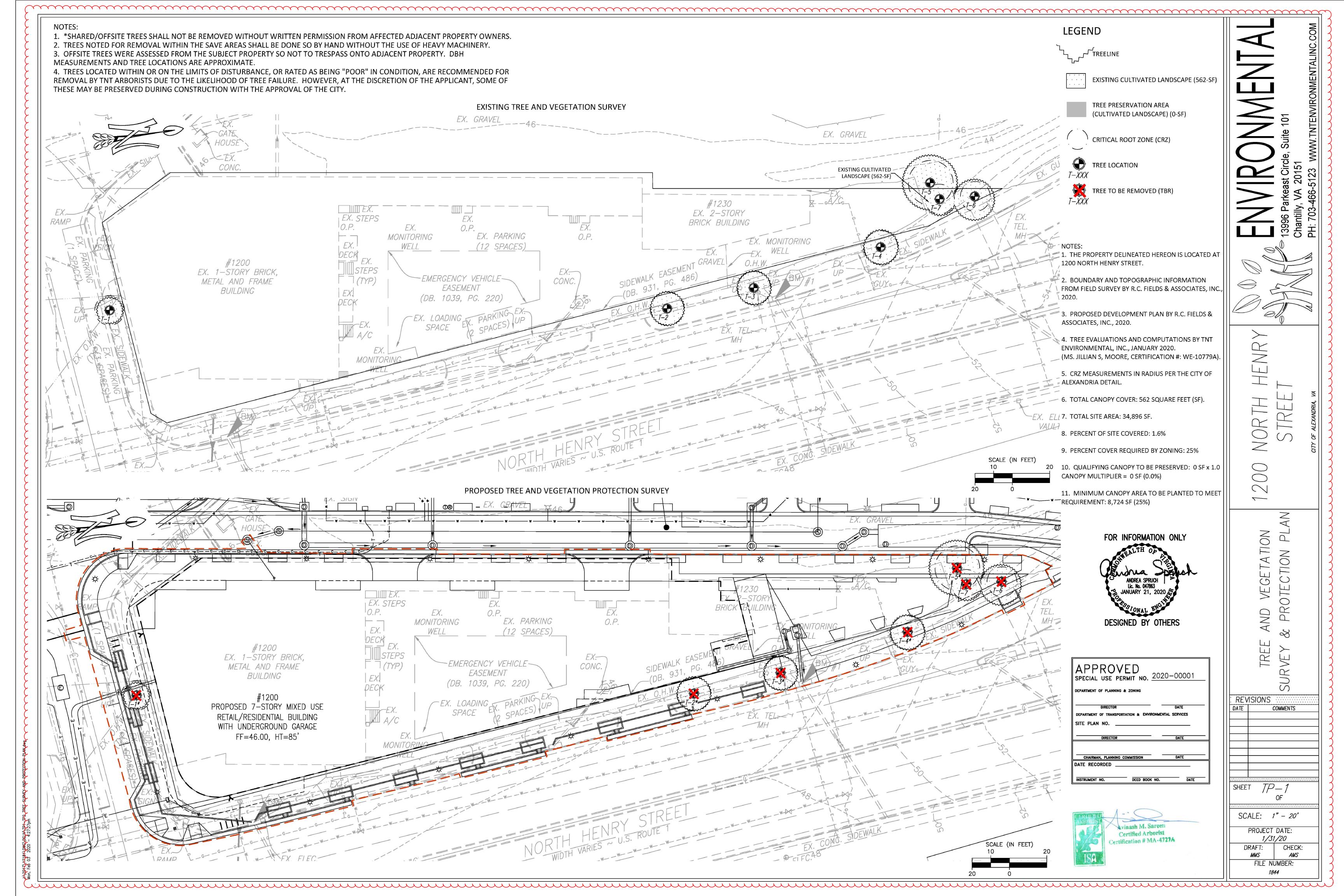
STRE INARY DEVELOPNISE PERMIT AME XANDRIA PRELIMINARY USE PE 200

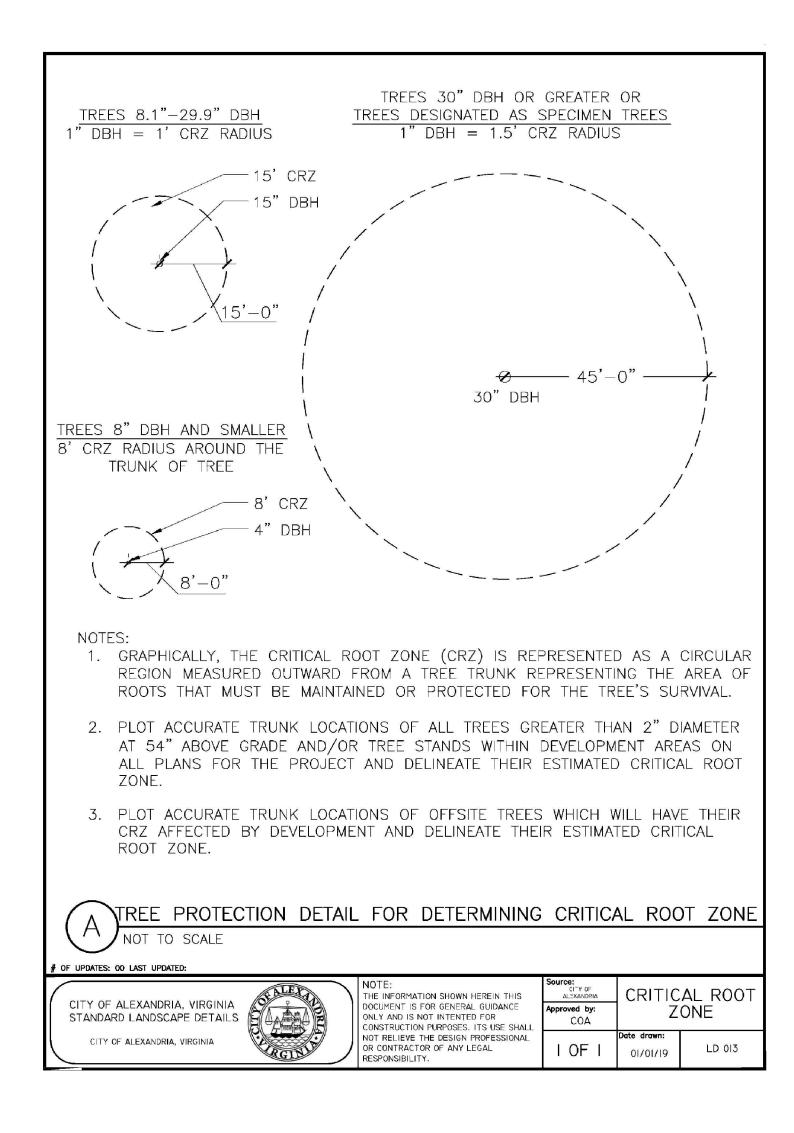
VIRGINIA

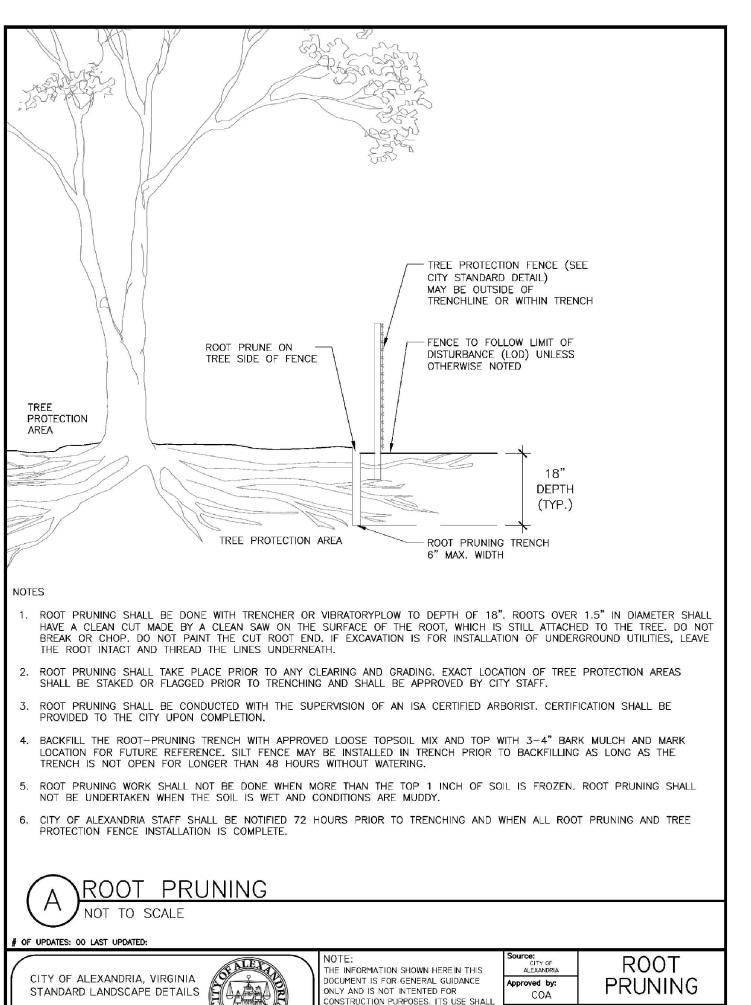
REVISION

DESIGN: ACS DRAWN: **BAD** SCALE: AS NOTED DATE: **DEC 2019**

GARAGE TURNING MOVEMENTS







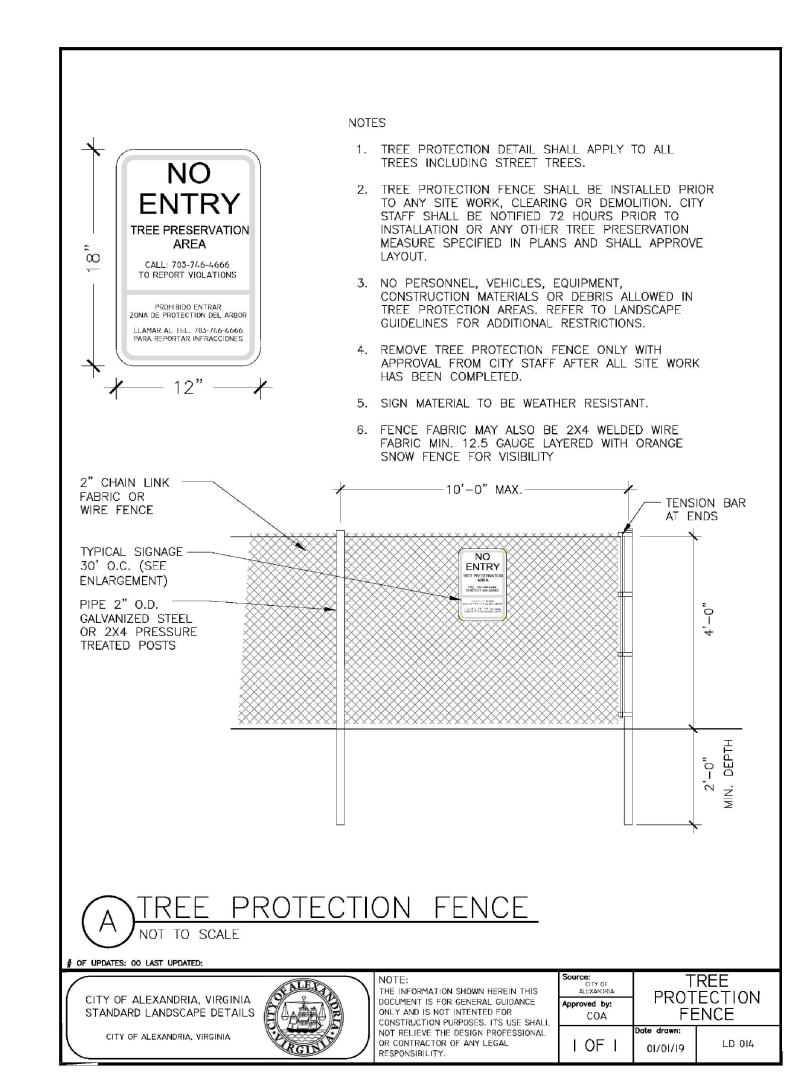
T RELIEVE THE DESIGN PROFESSIONAL

OR CONTRACTOR OF ANY LEGAL

I OF I

LD 015

01/01/19



INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ENGLISH IVY: REMOVE FROM TREES AND LANDSCAPE BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEAL THE CUT SECTIONS OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND COVER BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND COVER BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A GLYPHOSATE HERBICIDE AS A 4-PERCENT SOLUTION (1 PINT PER 3-GALLON MIX) TO LEAVES OR FRESHLY CUT LARGE STEMS, BY THOROUGHLY WETTING THEM. USE A STRING TRIMMER TO REDUCE GROWTH LAYERS AND TO INJURE LEAVES FOR IMPROVED HERBICIDE UPTAKE. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

3. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A VIRGINIA CERTIFIED APPLICATOR DURING GROWING SEASON (APRIL TO OCTOBER). THOROUGHLY COVER ALL LEAVES AND/OR FRESHLY CUT STEMS IN HERBICIDE, REPEAT AS NECESSARY.

4. BRADFORD PEAR: ANY BRADFORD PEAR OF ANY SIZE ARE TO BE REMOVED FROM TREE PRESERVATION AREAS BY HAND. THE STUMP WILL BE CUT, FLAGGED AND PAINTED WITH AN AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE TO BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR.

5. AILANTHUS (TREE OF HEAVEN): SMALL SEEDLINGS SHOULD BE REMOVED BY HAND, TAKING CARE TO EXTRACT AS MUCH OF THE ROOT AS POSSIBLE. LARGER SAPLINGS AND TREES SHALL BE CUT OR GIRDLED, AND CHECKED REGULARLY FOR RESPROUTING AND SUCKERING. HERBICIDES SUCH AS GLYPHOSATE MAY BE APPLIED TO CUT STUMPS AND/OR THE FOLIAGE OF SPROUTS AND SUCKERS BY A CERTIFIED APPLICATOR.

6. INVASIVE SPECIES CONTROL SHALL COMMENCE WITH E&S PHASE I AND BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

Tree Number	Common Name	Scientific Name	Size (dia. @ 54-in. above grade)	Critical Root Zone (feet)	Condition Rating %	Likelihood of Survival of Construction	Remove?	Offsite or Shared	Notes & Recommendations
1	Red Maple	Acer rubrum	6.0	8.0	50%	None within LOD	TBR*	ROW	Poor, cavities, dead limbs, deadwood.
2	Green Ash	Fraxinus pennsylvanica	9.0	9.0	25%	None within LOD	TBR*	ROW	Watersprouts, suckers, dead limbs, dieback, topped, damaged trunk.
3	Green Ash	Fraxinus pennsylvanica	9.0	9.0	25%	None within LOD	TBR*	ROW	
4	Green Ash	Fraxinus pennsylvanica	9.0	9.0	25%	None within LOD	TBR*	ROW	
5	White Pine	Pinus strobus	12.0	12.0	69%	None within LOD	TBR*	ROW	
6	Tree of Heaven	Ailanthus altissima	5.0	8.0	75%	None within LOD	TBR		
7	Bradford Pear	Pyrus calleryana	6.0	8.0	75%	None within LOD	TBR		

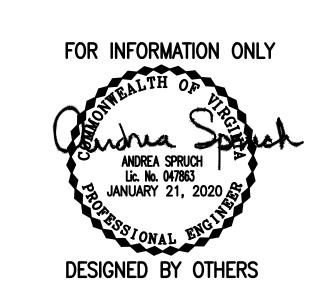
NOTES:

- 1. *SHARED/OFFSITE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
- 2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.

3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY.

DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.

4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.







 \geq <u>N</u> REVISIONS COMMENTS SHEET SCALE:

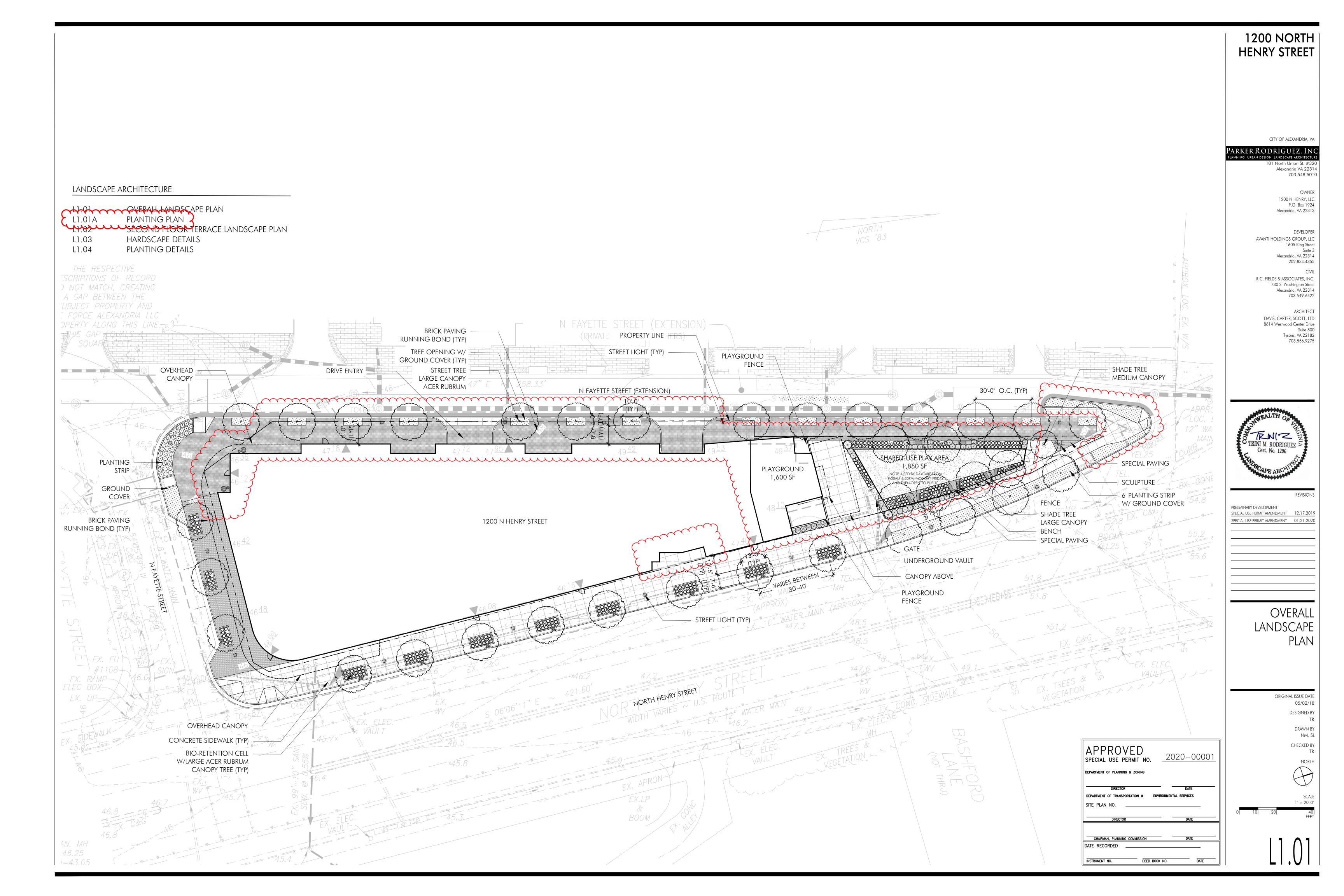
PROJECT DATE:

1/31/20

FILE NUMBER:

CHECK:

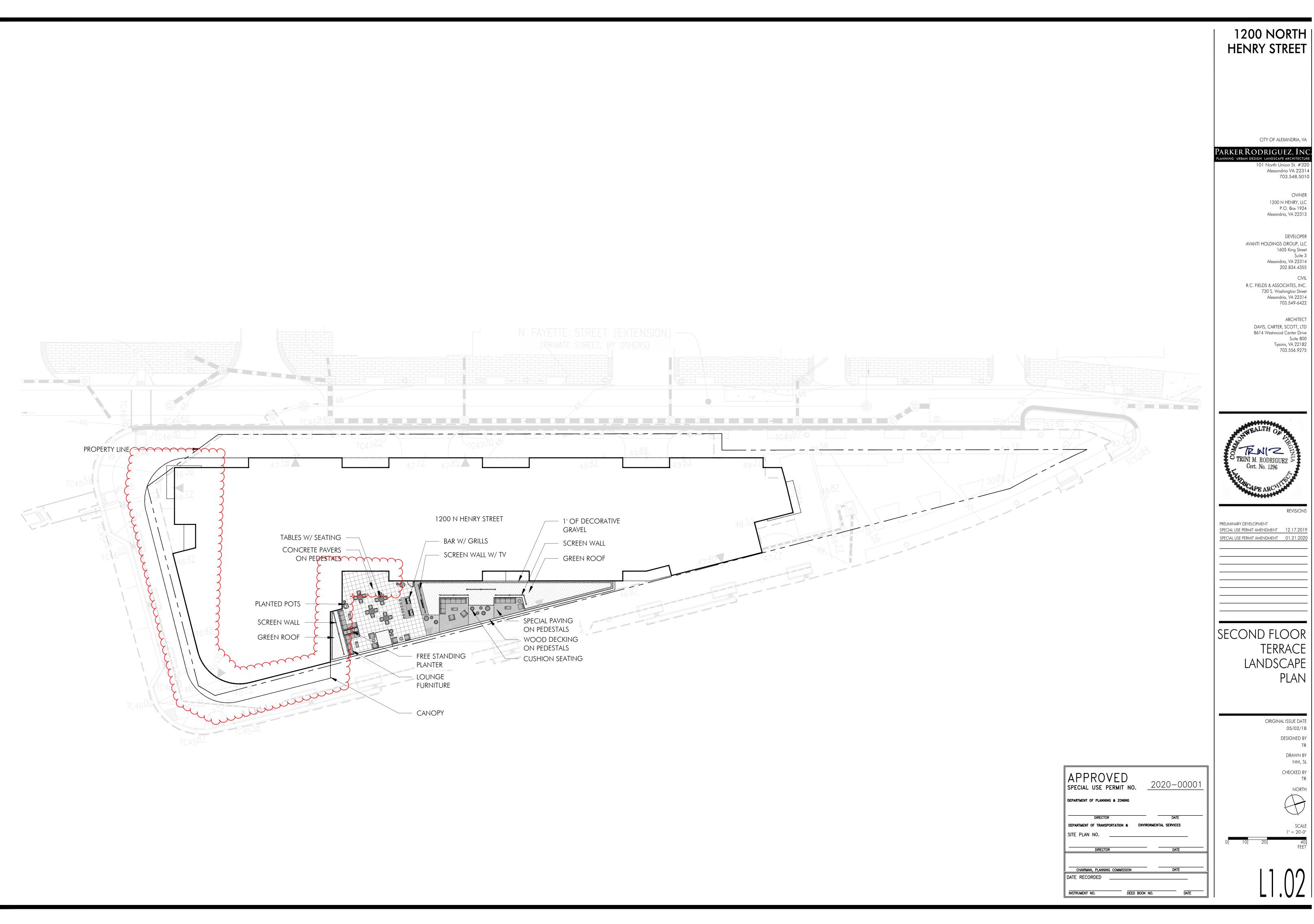
AMS



PLANT SCHEDULE			* * * * * *	Y Y Y Y Y Y Y	<u> </u>	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Y Y Y Y Y Y Y Y Y	****	YYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYYY	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Y		***	MANANAMANAMANAMANAMANAMANAMANAMANAMANAM	1000 11007
PLANT TYPE		ORMATION		ВО	TANIC/COMMON NAME		SIZE	NOTES	CROWN COVER A	LLOWANCE (CCA)		PLANTS PROV	DED	3	1200 NORTH
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER	R LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	3	HENRY STREE
	AL AR	1	Amelanchier	laevis rubrum		Smooth Serviceberry Red Maple	3-3 1/2" cal. 3-3 1/2" cal.	B&B, single leader; full branching B&B, single leader; full branching	750 1,250	750 3,750	1 2	/	1	CDOWN COVER TARILLATIONS	
	FG	2	Fagus	gradnifloria		American Beech	3-3 1/2" cal.	B&B, single leader; full branching	1,250	2,500	2		2	CROWN COVER TABULATIONS TOTAL SITE AREA (SF) 34,921	
	GT LS	3	Gleditsia Liquidambar	triacanthos styraciflua	Happidaze	Honey Locust Happidaze Seedless Sweetgum	3-3 1/2" cal. 3-3 1/2" cal.	B&B, single leader; full branching B&B, single leader; full branching	0	0	3		3	25% CROWN COVER REQUIRED (SF) 8,730 EXISTING CROWN COVER (SF) 0	
	LT PA	2	Liriodendron Platanus	tulipfera x acerfolia		Tulip Tree London Plane tree	3-3 1/2" cal. 3-3 1/2" cal.	B&B, single leader; full branching B&B, single leader; full branching	1,250	2,500 0	2		2	REMOVED CROWN COVER (SF) 0	
STANDARD TREES	PO	2	Platanus	occidentalis		American Sycamore	3-3 1/2" cal.	B&B, single leader; full branching	0	0	2		2	PRESERVED CROWN COVER (SF) Crown Cover from Preserved Trees 0	
	QA QC	3	Quercus Quercus	alba coccinea		White Oak Scarlet Oak	3-3 1/2" cal. 3-3 1/2" cal.	B&B, single leader; full branching B&B, single leader; full branching	0	0	3		3	Crown Cover from Preserved Shrubs 0	CITY OF ALEXANDRIA, \
	QP QR	3	Quercus Quercus	palustris rubra		Pin Oak Red Oak	3-3 1/2" cal. 3-3 1/2" cal.	B&B, single leader; full branching B&B, single leader; full branching	0	0	3		3	PROPOSED CROWN COVER (SF) Crown Cover from Proposed Trees 2,500	PARKER RODRIGUEZ, IN
	UA	2	Ulmus	americana		American Elm	3-3 1/2" cal.	B&B, single leader; full branching	0	0	2		2	Crown Cover from Proposed Shrubs 0	PLANNING URBAN DESIGN LANDSCAPE ARCHITECT 101 North Union St. #3 Alexandria VA 223
	UR TA	2	Ulmus Tilia	rubra americana		Slippery Elm American Basswood	3-3 1/2" cal. 3-3 1/2" cal.	B&B, single leader; full branching B&B, single leader; full branching	0	0	2 2		2	TOTAL CROWN COVER PROVIDED (%) 27.2% TOTAL CROWN COVER PROVIDED (SF) 9,500	703.548.50
	TOTALS	37						, , , ,	STANDARD TREE CCA:	9,500	28 75.7%	0	37 100.0%		OWN
												0.0%	100.0%	BIODIVERSITY TABULATIONS	1200 N HENRY, P.O. Box 1
												AN AND STANI		Υ	Alexandria, VA 223
											>	BER OF TREES	PERCENT (OF MAXIMUM PERCENT SPECIES OTV PERCENT OF TOTAL MAXIMUM PERCENT	DEVELO
											GENUS	QTY.	TOTAL PROPO	OSED ALLOWED SPECIES QTT. PROPOSED ALLOWED	AVANTI HOLDINGS GROUP, 1605 King S
											Amelanchier Acer	3	2.7% 8.1%	33% laevis 1 2.7% 10% 33% rubrum 3 8.1% 10%	Sui Alexandria, VA 223
											Fagus Gleditsia	2	5.4% 8.1%	33% grandifloria 2 5.4% 10% 33% triacanthos 3 8.1% 10%	202.834.43
											Liquidambar	3	8.1%	33% styraciflua 3 8.1% 10%	R.C. FIELDS & ASSOCIATES, IN 730 S. Washington St
											Liriodendron Platanus	5	5.4% 13.5%	·	Alexandria, VA 22 703.549-6
											\	12	32.4%	33% occidentalis 2 5.4% 10%	ARCHIT
I UNUL ALLAAIVI PERTY ALANG T					<u> </u>	7		N FAYETTE STREET (EXTENSION)		Quercus	12	32.4%	coccinea 3 8.1% 10%	DAVIS, CARTER, SCOTT, 8614 Westwood Center [
HIS GAP EFOLIA	HIS LINE.	7).		, , , , , , , , , , , , , , , , , , ,				(RRIVATE STREET, BY	`		{			palustris 3 8.1% 10%	Suite Tysons, VA 22
SQUAR									OPERTY LINE —		Ulmus	4	10.8%	33% americana 2 5.4% 10%	703.556.9
6 4				89					SPERIT LINE		Tilia	2	5.4%	rubra 2 5.4% 10% 33% americana 2 5.4% 10%	
		/ 000			SOIL VOLUME:	1,200,65		SOIL VOLUME:					SOIL VOLUME:		
N					REQUIRED: 4 TREE = 7 PROPOSED: 400SF X 3	3 FT= 1,200 CF $\sqrt{8^{\circ}23^{'}47^{\circ}}$	7" E ~ 258.3	REQUIRED: 3 TREE = 900 CF PROPOSED: 300SF X 3 FT = 900 CF		A A A A A	48		PROPOSED: 75	TREE = 2,100 CF 757SF X 3 FT = 2,271 CF	
		0 4			2 PO	2 TA N FA	AYETTE STREET (EXTEN:	SION)	3 GT)	_S:81:37:0;		3 (5)	3 AR	2 UR 2 FG 2 UA D	
	146-3		TG4662	The state of the s	TO4240							A CONTRACTOR OF THE PARTY OF TH		APPRO	
	- 46-			L.)	L.)(,.[=25]						ál.)((ONWEALTH OF
				J hand	was home	mus	The same of the sa	hamed hamed		Lymp James	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		And .	MAIN	FINIZE
	\ \ \ 45.5 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		7.6		4718	4772	4795	4942	4953	4937				MAIN BOOM I NOT THE REPORT OF THE PARTY OF T	TRINI M. RODRIGUEZ Sert. No. 1296
		90 46 90 46	$//46^{-5}$) -									A CONTRACTOR OF THE PARTY OF TH	EX. 529	THE THE
3	1 5 5 5 1 O										48		" > 1	TEL.	APE ARCH
	2		46								10 11		0000		
J. 3 "	W									10		Acc.		54.8	REVISIC
, EX.	X. 1745									48-14				EA 4 E - RAMP W - EX C & C & C & C & C & C & C & C & C & C	PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT AMENDMENT 12.17.2
		B					1200 N HENRY STR	EET			000		A A	EX. W	SPECIAL USE PERMIT AMENDMENT 01.21.2
	7 × × 7	C4647	464	<u> </u>					Л	740			184	55.2 3 PA)	
IS NO EX.	1807 / E										0.000		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	(21H) X	
	Z							Ţ		00000		-G- TMG-		49.3	
	A A A A A A A A A A A A A A A A A A A	第 1 4/1							469	G REC	DIL VOLUME: QUIRED: 2 TREE = 600 OPOSED: 258 SF X 3 F) CF	-WW	51.8	
	\mathcal{H}^{\prime}							46-0		PRC AS 1 QA	OPOSED: 258 SF X 3 F	T= 774 CF	+"]	1	
1 1 7	S. E.S.			48			14608		G G G	EX. (APPROX)	WWWWWWWWWW-	X)			DI ANITINI
	E STREET			46 ===				SOI	IL VOLUME: QUIRED: 3 TREE = 900 CF	WWWATER-A	MAIN +	85			PLANTING
	ESTREE.						The state of the s	PRO	OPOSED: 449 SF X 3 FT= 1,347 CF	$=$ \times	/ T			×51.2 - 52.7	
	D: 3 TREE = 900 CF						a de la companya de l	G G	_ W				' \\		
REQUIRED							G	3 LQC) W W			4	8.5		EX. C&G	
REQUIRED	D: 3 TREE = 900 CF						and G G G	3 LQE) W W W			4	8.5	THE WAR	EX. C&G	
REQUIRED	D: 3 TREE = 900 CF					SOIL VOLUME:	G G G G W	3 QC W W W W			X	8.5 47.6 - W	W X 2 X	EX. C&G EX. C&G EX. ELEC.	
REQUIRED	D: 3 TREE = 900 CF					SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3	00 CF 3 FT = 1,242 CF	3 IQC - W - W - W - W - W - W - W - W - W -	2 STF		XX	8.5 17.6 -W-WEX.	THE WAR TO SEE THE SEE	EX. C&G EX. C&G EX. ELEC. VAULE VAULE VAULE TREES & CO TREE	
REQUIRED	D: 3 TREE = 900 CF			E Social States		SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3	000 CF 3 FT = 1,242 CF	3 IQC - W - W - W - W - W - W - W - W - W -	2 STREET STREET ROUTE		X X	8.5 47.6 - W- WV	W A SIDEV	EX. C&G EX. C&G EX. ELEC. VAULE VEGETATION VEGETA	PLA ORIGINAL ISSUE I
REQUIRED	D: 3 TREE = 900 CF			1C45	58 G G G	SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3	000 CF BFT= 1,242 CF	3 IQC - W - W - W - W - W - W - W - W - W -	THENRY STREET STEET OF THE NEW STREET OF THE NEW	DEET -WATER MAIN 46.7	XX XX	8.5 17.6 W EX.	WV SIDEY	EX. C&G EX. ELEC. VAULE VEGETATION VET	ORIGINAL ISSUE E
REQUIRED	D: 3 TREE = 900 CF		OC STOCK	TC45	58 = G - G - W - EX. EI	SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3	000 CF BFT= 1,242 CF	3 IQC	THENRY STREET STEET WARIES WAR LEX. 12	EET WATER MAIN 46.7	X X	8.5 7.6 WV EX. WV	W A SIDEV	EX. C&G EX. C&G EX. ELEC. VAULT VEGETATION VEGETA	ORIGINAL ISSUE DOS/02
REQUIRED	D: 3 TREE = 900 CF		OO TE	1045 587 6 G G G	58 = G - G - G - G - G - G - G - G - G - G	SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3	000 CF 3 FT = 1,242 CF	3 IQC	HENRY STREET STEET	DEET NATER MAIN 46.7 6.2	XX XX XX XX XX XX XX XX XX XX XX XX XX	8.5 7.6 W EX. WV ELEC. MH	WV SIDEY	EX. C&G EX. ELEC. VAULT VEGETATION VEG	ORIGINAL ISSUE E 05/02 DESIGNEE
REQUIRED	D: 3 TREE = 900 CF		OC TO	TC 45 587 G G W W W S W W S W W S W S W S W S W S	58 = G - W - EX. EI VAUL	SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3	00 CF 3 FT = 1,242 CF	3 IQC) *46.2 47.2 421.60 NORTH WIDTH	2 HENRY STREET VARIES W L	DEET WATER MAIN 46.7	XX XX XX XX XX XX XX XX XX XX XX XX XX	8.5 7.6 WV EX. WV EX. MH S. &	W SIDEV	EX. C&G EX. ELEC. VAULT VEGETATION VEG	ORIGINAL ISSUE E 05/02 DESIGNEI DRAWI
REQUIRED	D: 3 TREE = 900 CF		TCA EX.	1045 587 6 G - G - G - G - G - G - G - G - G - G	58 = G - G - G - G - G - G - G - G - G - G	SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3	000 CF S FT= 1,242 CF	3 IQC	THENRY STREET STEET STEE	TEX. ELEC.	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	8.5 7.6 WV ELEC. MH SON	W SIDEY (NO	APPROVED SPECIAL USE PERMIT NO. 2020-00001	ORIGINAL ISSUE D 05/02 DESIGNED DRAWN NM CHECKED
REQUIRED	D: 3 TREE = 900 CF		EX. H	587 C G - G - G - G - G - G - G - G - G - G	58 = G - G - G - G - G - G - G - G - G - G	SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3	000 CF 3 FT = 1,242 CF	3 IQC	THENRY STREET STEET STEE	DEET WATER MAIN 46.7 6.2 EX. ELEC.	TREES VEGETATI	8.5 7.6 WV ELEC. MH &	NOT -	APPROVED SPECIAL USE PERMIT NO. 2020-00001 DEPARTMENT OF PLANNING & ZONING	ORIGINAL ISSUE D 05/02 DESIGNED DRAWN NM CHECKED
REQUIRED	D: 3 TREE = 900 CF			TC45 587 G G G G G G G G G G G G G	58 = G - G - G - G - G - G - G - G - G - G	SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3	00 CF 3 FT = 1,242 CF	3 IQC) **46.2 47.2 421.60 NORTH WIDTH ** ** ** ** ** ** ** ** **	THENRY STREET STEET STEE	DEET WATER MAIN 46.7 6.2 VAULT	XX XX XX XX XX XX XX XX XX XX XX XX XX	8.5 7.6 WV EX. WV EX. MH SON	NOT IT	SPECIAL USE PERMIT NO	ORIGINAL ISSUE D 05/02 DESIGNED DRAWN NM CHECKED
REQUIRED	D: 3 TREE = 900 CF		EX. XX X	1045 587 6 G G G G G G G G G G G G G G G G G G G	58	SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3	000 CF S TT= 1,242 CF N N N N N N N N N N N N N N N N N N	3 IQC	THENRY STREET STEET STEE	DEET NATER MAIN WATER MAIN 6.2 X ELEC. VAULT	XX XX XX XX XX XX XX XX XX XX	8.5 7.6 WV EX. WH SON	NOT IT	DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	ORIGINAL ISSUE D 05/02 DESIGNED DRAWN NM CHECKED
REQUIRED	D: 3 TREE = 900 CF		EX. H. W. M. (2) 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	587 C G G G G G G G G G G G G G G G G G G	58 = G + G G G G G G G G G G G G G G G G G	SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3 *** *** *** *** *** *** ***	S 06°06'11" S 06°06'11" S 06°06'11"	3 IQC	THENRY STREET STE VARIES VARIES X4	DEET WATER MAIN 46.7 6.2 VAULT VAULT	XX XX XX XX XX XX XX XX XX XX	8.5 7.6 WV EX. WV EX. MH SON	NOT ITING	DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO.	ORIGINAL ISSUE D 05/02, DESIGNED DRAWN NM CHECKED
REQUIRED	D: 3 TREE = 900 CF		EX. W/ M/ (2) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	TC 45 587 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	58 = G - G - G - G - G - G - G - G - G - G	SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3 *** *** *** *** *** *** ***	S 06°06'11" S 06°06'11" N N N N N N N N N N N N N N N N N N N	3 IQC) **46.2 47.2 421.60 NORTH WIDTH ** ** ** ** ** ** ** ** **	THENRY STREET STEET STEET WITE WITE WITE STREET WITE S	DEET WATER MAIN 46.7 6.2 VAULT VAULT	XX XX XX XX XX XX XX XX XX XX XX XX XX	8.5 7.6 WV EX. WV EX. MH SON	NOT IT	DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	ORIGINAL ISSUE DO 05/02/ DESIGNED DRAWN NM CHECKED NOI 1" = 20 0 10 20 FI
EX. FH #1108 EX. RAMP LEC BOX EX. UP 46.8 46.8	D: 3 TREE = 900 CF		EX. W/ N/ A 5. 7 %	587 G G G G G G G G G G G G G G G G G G G	58 = G - G - G - G - G - G - G - G - G - G	SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3 *** *** *** *** *** *** ***	C&C OOO CF S FT = 1,242 CF N N N N N N N N N N N N N	3 IQC	THENRY STREET STEET STEET WITH STREET WITH	THE MAIN 46.7 SELEC. VAULT	XX XX XX XX XX XX XX XX XX XX XX XX XX	8.5 7.6 WV EX. WH SON	NOT HIS	DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR DIRECTOR DATE DIRECTOR DATE	ORIGINAL ISSUE DO 05/02 DESIGNED DRAWN NN CHECKED
EX. FH #1108 EX. RAMP LEC BOX EX. UP 46.8 46.8	D: 3 TREE = 900 CF		EX. W/ N/	1045 587	58 E G - 49 G - G - G - G - G - G - G - G - G - G	SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3 *** *** *** *** *** *** ***	S 06°06'11" S 06°06'11" S 06°06'11"	3 IQC	THENRY STREET STE VARIES WAS TO THE T	DEET WATER MAIN 46.7 6.2 VAULT VAULT	XX XX XX XX XX XX XX XX XX XX	8.5 7.6 WV EX. WV EX. MH SON	NOT IT	DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR DIRECTOR DIRECTOR DATE	ORIGINAL ISSUE I 05/02 DESIGNE DRAW NA CHECKE S 1" = 2
REQUIRED	D: 3 TREE = 900 CF		EX. N.	587 C G G G G G G G G G G G G G G G G G G	58 E G G G G G G G G G G G G G G G G G G	SOIL VOLUME: REQUIRED: 3 TREE = 9 PROPOSED: 414 SF X 3 **A 46.5** **A 5.8** **A 5.8**	G G G G G G G G G G G G G G G G G G G	3 IQC	THENRY STREET STE VARIES W.S. ROUTE VARIES X4	DEET NATION WATER MAIN 46.7 6.2 EX. ELEC. VAULT	XX XX XX XX XX XX XX XX XX XX XX XX XX	8.5 7.6 W EX. W EX. MH SON	NOT ITING	DIRECTOR DATE DEPARTMENT OF PLANNING & ZONING DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR DATE CHAIRMAN, PLANNING COMMISSION DATE	ORIGINAL ISSUE 05/0: DESIGNE DRAW N/ CHECKE S 1" = 2



NEW SHEET



OWNER

P.O. Box 1924

DEVELOPER 1605 King Street Suite 3

Suite 800 Tysons, VA 22182 703.556.9275



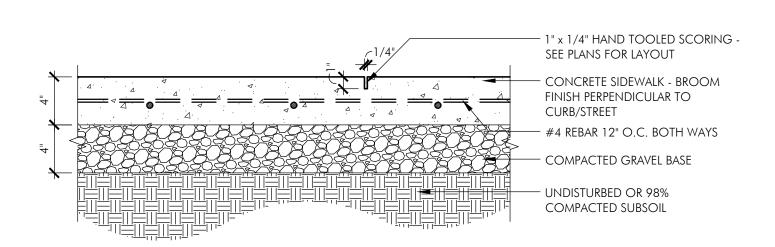
PRELIMINARY DEVELOPMENT

SPECIAL USE PERMIT AMENDMENT 12.17.2019 SPECIAL USE PERMIT AMENDMENT 01.21.2020

> ORIGINAL ISSUE DATE 05/02/18 DESIGNED BY

DRAWN BY

CHECKED BY



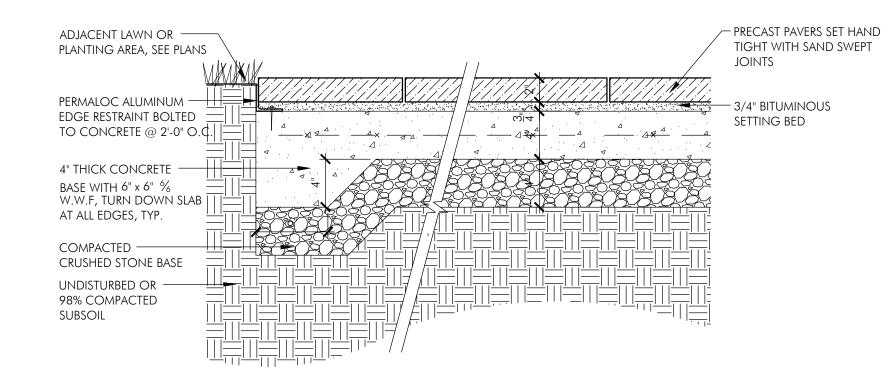
CONCRETE PAVING

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

- 1/2" x 1/2" SEALANT - COLOR TO MATCH CONCRETE COLOR, DEPTH EQUAL TO WIDTH — 1/2" DIA. BACKER ROD CONCRETE WALK OR DRIVE SEE DETAILS 1/2" DIA. x 12" STEEL ROD W/ SLEEVE @ 3'-0" O.C. — EXPANSION JOINT MATERIAL FULL DEPTH OF PAVEMENT COMPACTED GRAVEL BASE UNDISTURBED OR 98% COMPACTED SUBSOIL

EXPANSION JOINT

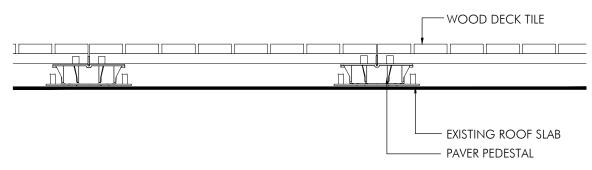
SCALE: 1-1/2" = 1'-0"



PAVERS ON GRADE

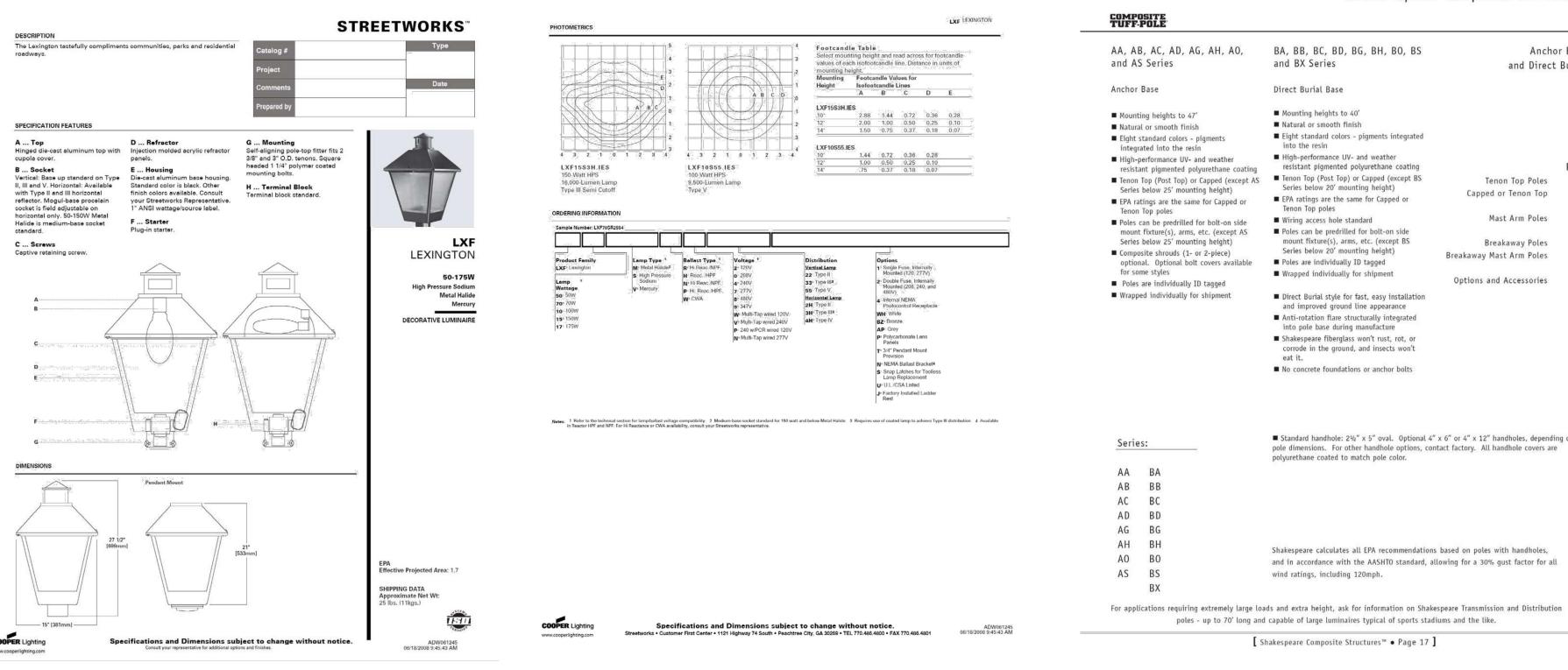
2" PRECAST CONCRETE PAVER A A A A A A A A A EXISTING ROOF SLAB

CONCRETE PAVERS ON PEDESTALS

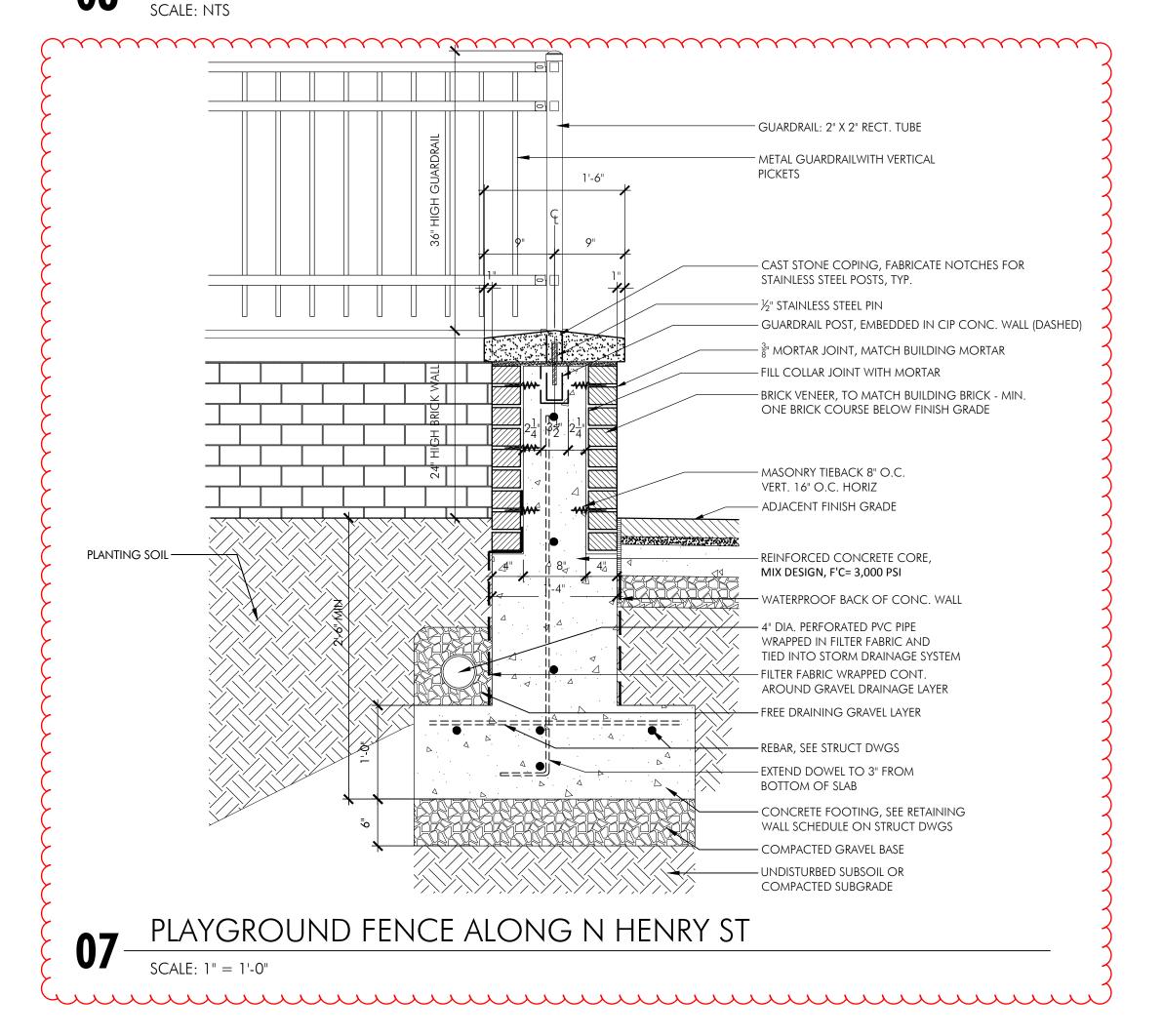


WOOD DECKING ON PEDESTALS

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



STREET LIGHT (TYP)



1200 NORTH HENRY STREET

Round Tapered Composite Tuff-Poles®

Anchor Base Tenon and Direct Burial

Tenon Top Poles

Mast Arm Poles 24

Breakaway Poles 42

Capped or Tenon Top

Breakaway Mast Arm Poles

Options and Accessories

BA, BB, BC, BD, BG, BH, BO, BS

■ Eight standard colors - pigments integrated

resistant pigmented polyurethane coating

■ Tenon Top (Post Top) or Capped (except BS

■ High-performance UV- and weather

Series below 20' mounting height)

■ EPA ratings are the same for Capped or

■ Poles can be predrilled for bolt-on side

Series below 20' mounting height)

■ Wrapped individually for shipment

■ Poles are individually ID tagged

mount fixture(s), arms, etc. (except BS

■ Direct Burial style for fast, easy installation

corrode in the ground, and insects won't

■ Standard handhole: 2½" x 5" oval. Optional 4" x 6" or 4" x 12" handholes, depending on

pole dimensions. For other handhole options, contact factory. All handhole covers are

Shakespeare calculates all EPA recommendations based on poles with handholes,

and in accordance with the AASHTO standard, allowing for a 30% gust factor for all

and improved ground line appearance

■ Anti-rotation flare structurally integrated into pole base during manufacture ■ Shakespeare fiberglass won't rust, rot, or

■ No concrete foundations or anchor bolts

polyurethane coated to match pole color.

wind ratings, including 120mph.

[Shakespeare Composite Structures™ • Page 17]

and BX Series

Direct Burial Base

into the resin

Tenon Top poles

■ Wiring access hole standard

■ Mounting heights to 40'

■ Natural or smooth finish

CITY OF ALEXANDRIA, VA

'ARKER RODRIGUEZ, INC 01 North Union St. #32 Alexandria VA 22314 703.548.5010

> OWNER 1200 N HENRY, LLC P.O. Box 1924 Alexandria, VA 22313

DEVELOPER AVANTI HOLDINGS GROUP, LLC 1605 King Street

Alexandria, VA 22314

202.834.4355

703.556.9275

R.C. FIELDS & ASSOCIATES, INC. 730 S. Washington Street Alexandria, VA 22314 703.549-6422

ARCHITECT DAVIS, CARTER, SCOTT, LTD 8614 Westwood Center Drive Suite 800 Tysons, VA 22182



PRELIMINARY DEVELOPMENT

SPECIAL USE PERMIT AMENDMENT 12.17.2019 SPECIAL USE PERMIT AMENDMENT 01.21.2020

> HARDSCAPE **DETAILS**

> > ORIGINAL ISSUE DATE 05/02/18 DESIGNED BY

DRAWN BY NM, SL CHECKED BY

as shown

DEED BOOK NO.

2020-00001

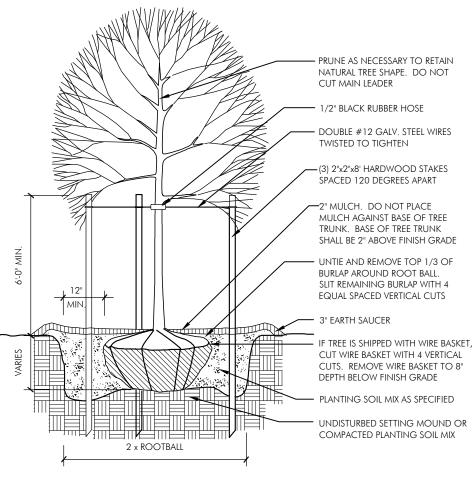
APPROVED

SPECIAL USE PERMIT NO.

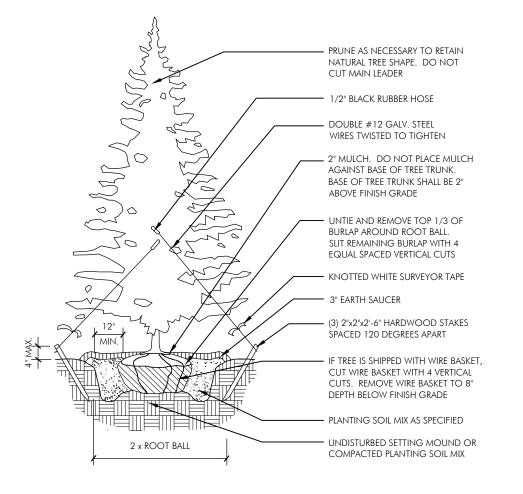
POTENTIAL PLANT SCHEDULE

KEY G	QTY. BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
	CANOPY TREES				
AR	Acer rubrum 'October Glory'	October Glory Red Maple	3 1/2"- 4" cal	. B&B	single leader; full branching
GB	Ginko biloba	Ginkgo	2-2 1/2" cal.	B&B	single leader; full branching; males or
GT	Gleditsia triacanthos inermis 'Halka'	Halka Honeylocust	3 1/2"- 4" cal	. B&B	single leader; full branching
LS	Liquidambar styraciflua 'Happidaze'	Sweetgum	3 1/2"- 4" cal	. B&B	single leader; full branching
PA	Platanus x acerifolia 'Bloodgood	London Planetree	3 1/2"- 4" cal	. B&B	single leader; full branching
QP	Quercus phellos	Willow Oak	3 1/2"- 4" cal	. B&B	single leader; full branching
	ORNAMENTAL TREES				
AC	Amelanchier canadensis	Serviceberry	10'-12' ht.	B&B	multistem - 3 stems min; full branching
CC	Cercis canadensis	Eastern Redbud	10'-12' ht.	B&B	single stem; full branching
LI	Lagerstroemia x fauriei 'Muskogee'	Muskogee Crape Myrtle	6'-8' ht.	B&B	specimen, 3-4 stems
MV	Magnolia virginiana	Sweetbay Magnolia	6'-8' ht.	B&B	specimen
	EVERGREEN TREES				
IF	llex x attenuata 'Foster's Holly'	Foster's Holly	8-10' ht.	B&B	heavy; matched; symmetrical
	SHRUBS				
CA	Clethra alnifolia 'Hummingbird'	Summersweet	18" - 24" ht.	B&B	full branching;
CS	Cornus serecia	Red Twig Dogwood	18" - 24" ht.	Cont.	full branching;
DG	Deutzia gracillis 'Nikko'	Slender Deutzia	18" - 24" ht.	Cont.	full branching;
FG	Fothergilla gardenii	Dwarf Fothergilla	24" - 30" ht.	B&B	full branching;
HQ	Hydrangea quercifolia 'Alice'	Oakleaf Hydrangea	36" - 42" ht.	B&B	full branching;
IV	llex verticillata 'Sparkleberry' & 'Apollo'	Winterberry (female and male)	30 - 36" ht.	B&B	full branching;
IT	Itea virginica 'Henry's Garnet'	Virginia Sweetspire	24-30" ht.	Cont.	full branching;
MP	Myrica pensylvanica	Northern Bayberry	30 - 36" ht.	B&B	full branching;
ND	Nandina domestica 'Harbor Dwarf	Harbor Dwarf Nandina	18" - 24" ht.	Cont.	full branching;
PL	Prunus laurocerasus 'Schipkaensis'	Schipkaensis Cherry Laurel	30 - 36" ht.	B&B	full branching;
RO	Rosa 'Knockout'	Knockout Rose	18"-24" ht.	Cont.	full branching; 24"o.c.
	ORNAMENTAL GRASSES AND HERBA	CECHIC DEDENINHALS & CDC	LIND COVERS		
ANID					100
ANP	Aster novae-angliae'Purple Dome'	Purple Dome New England Aster	1 gal.	Cont.	18" o.c.
CVM	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	1 gal.	Cont.	24" o.c.
CAK	Calamagostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass Gold Dew Tufted Hair Grass	1 gal.	Cont.	24" o.c.
DCG DCS	Deshampsia caespitosa 'Goldtau' Deshampsia caespitosa 'Schottland"	Tufted Hair Grass	1 gal.	Cont.	24" o.c. 24" o.c.
DFL DES	Deshampsia deespiiosa Scholliana Deshampsia flexuaosa	Wavy Hair Grass	1 gal.	Cont.	24 o.c. 24" o.c.
EPM	Echinacea purpurea 'Magnus'	,	1 gal.	Cont.	24 o.c.
LMB	Liriope muscari 'Big Blue'	Magnus Purple Coneflower Big Blue Liriope	1 gal.	Cont.	12" o.c.
LSK	Liatris spicata	Gayfeather	1 qt. 1 gal.	Cont.	12 o.c. 24" o.c.
MCA	Mulenbergia capillaris	Pink Muhly	1 gal.	Cont.	24 o.c.
MCE	Molinia caerulea	Purple Moor Grass	1 gal.	Cont.	24" o.c.
NTE	Nassella tenuissima	Mexican Feather Grass	1 gal.	Cont.	18" o.c.
VFW	Nepeta 'Walker's Low'	Walker's Low Catmint	1 gal.	Cont.	24" o.c.
PAH	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.	Cont.	24" o.c.
RFF	Rudbeckia fulgida 'Fulgida'	Fulgida Rudbeckia	1 gal.	Cont.	24" o.c.
SAJ	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	1 gal.	Cont.	24" o.c.
	BULBS				
\CI		Ornamental Onion	bulbs		gagant
AGI	Allium giganteum	Yellow Daffodils mixture	bulbs		accent
LAD			Iniline	1	TO COPPIE
NAR CRO	Narcissus 'Single Campernelle', 'Tripartite', 'Pistachio' Crocus Autumn Blue	Autumn Blue Crocus: Fall	bulbs		accent

NOTE: All plant material layouts, selections, sizes and quantities are subject to revision and refinement after the submission of the Preliminary Site Plan and prior to the submission of the Final Site Plan.

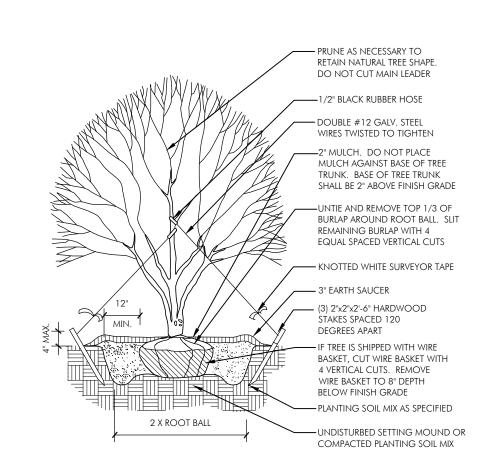


TYP. SHADE TREE ON GRADE



TYP. EVERGREEN TREE ON GRADE

SPACING ROW



TYP. ORNAMENTAL TREE ON GRADE

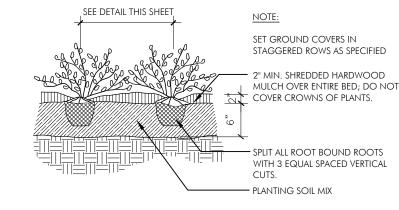
APPROVED SPECIAL USE PERMIT NO.

EPARTMENT OF PLANNING & ZONING

2020-00001

DEED BOOK NO. DATE





TYP. SHRUB ON GRADE TYP. GROUNDCOVER ON GRADE

3" EARTH SAUCER

- UNTIE AND REMOVE TOP 1/3 OF

SPACED VERTICAL CUTS

PLANTING SOIL MIX AS SPECIFIED

— UNDISTURBED SETTING MOUND OR COMPACTED PLANTING SOIL MIX

— UNDISTURBED SUBSOIL

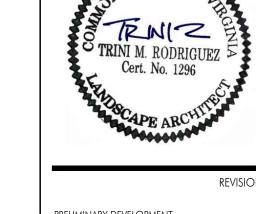
BURLAP AROUND ROOT BALL. SLIT

REMAINING BURLAP WITH 4 EQUAL

PLANTING NOTES

- 1. Contractor shall be responsible for becoming familiar with all underground utilities, pipes, and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
- 2. Procedures and specifications of work shall conform to the "Landscape Specifications Guideline for the Baltimore-Washington Metropolitan Area" (Latest Edition, published jointly by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects, Potomac Chapter.
- 3. Size and standards of plant materials shall conform to the latest edition of "USA" Standards for Nursery Stock" by the American Association of Nurserymen, Inc. (AAN)
- 4. Final location of plant material shall be subject to the approval of the Landscape Architect. Contractor is to notify Landscape Architect for inspection after layout is complete and before installation.
- 5. No substitutions will be allowed without approval by the Landscape Architect.
- 6. All disturbed areas not planted with trees, shrubs or ground cover shall be sodded lawn unless otherwise noted.
- 7. All materials' specifications shall be in accordance with the industry standard for grading plant material- The American Standard for Nursery Stock (ANSI Z60.1) as produced by the American Association of Nurseryman; Washington, D.C.
- 8. 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 Colimbia and Virginia; Gaithersburg, Maryland; the American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.
- 9. Prior to commencement of landscape installation / planting operations, a pre-installation / construction meeting will be scheduled and held with the City's Arborist and Landscape Architects to review plant installation procedures and
- 10. All protection and preservation measures for existing vegetation, including maintenance shall be approved by the City Arborist in-field prior to commencement of any site disturbing activity.

- 11. Specification for all plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC.
- 12. The applicant has made suitable arrangements for pre-selection tagging, pre-contract growing, or is undertaking specialized planting stock development with a nursery or grower that is conveniently located to the project site, other procedures that will ensure availability of specified materials. In the event that shortages and/or inability to obtain specified plantings occurs, remedial efforts including species changes, additional plantings and modification to the landscape plan shall be undertaken by the applicant. All remedial efforts shall, with prior approval by the city, be performed to the satisfaction of the Directors of Planning & Zoning, Recreation, Parks & Cultural Activities and Transportation & Environmental Services.
- 13. 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.
- 14. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City's Arborist and Landscape Architects to review the scope of installation procedures and processes.
- 15. Maintenance for this project shall be performed in perpetuity, in compliance with City of Alexandria Landscape Guidelines and/or as conditioned by project approval.
- 16. A certification letter for tree wells, tree trenches and plantings above structure shall be provided by the project's Landscape Architect. The letter shall certify that all below grade construction is in compliance with approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to approval of the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner/applicant/successor and sealed and dated as approved by the project's Landscape Architect.
- 17. As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements.



1200 NORTH

CITY OF ALEXANDRIA, VA

01 North Union St. #32

Alexandria VA 2231

1200 N HENRY, LLC

Alexandria, VA 22313

AVANTI HOLDINGS GROUP, LL

R.C. FIELDS & ASSOCIATES, INC.

P.O. Box 1924

DEVELOPER

1605 King Street

Alexandria, VA 22314 202.834.4355

730 S. Washington Stree

DAVIS, CARTER, SCOTT, LTD

8614 Westwood Center Drive

Alexandria, VA 22314 703.549-6422

ARCHITECT

Tysons, VA 22182 703.556.9275

703.548.501

OWNER

Parker Rodriguez, Inc

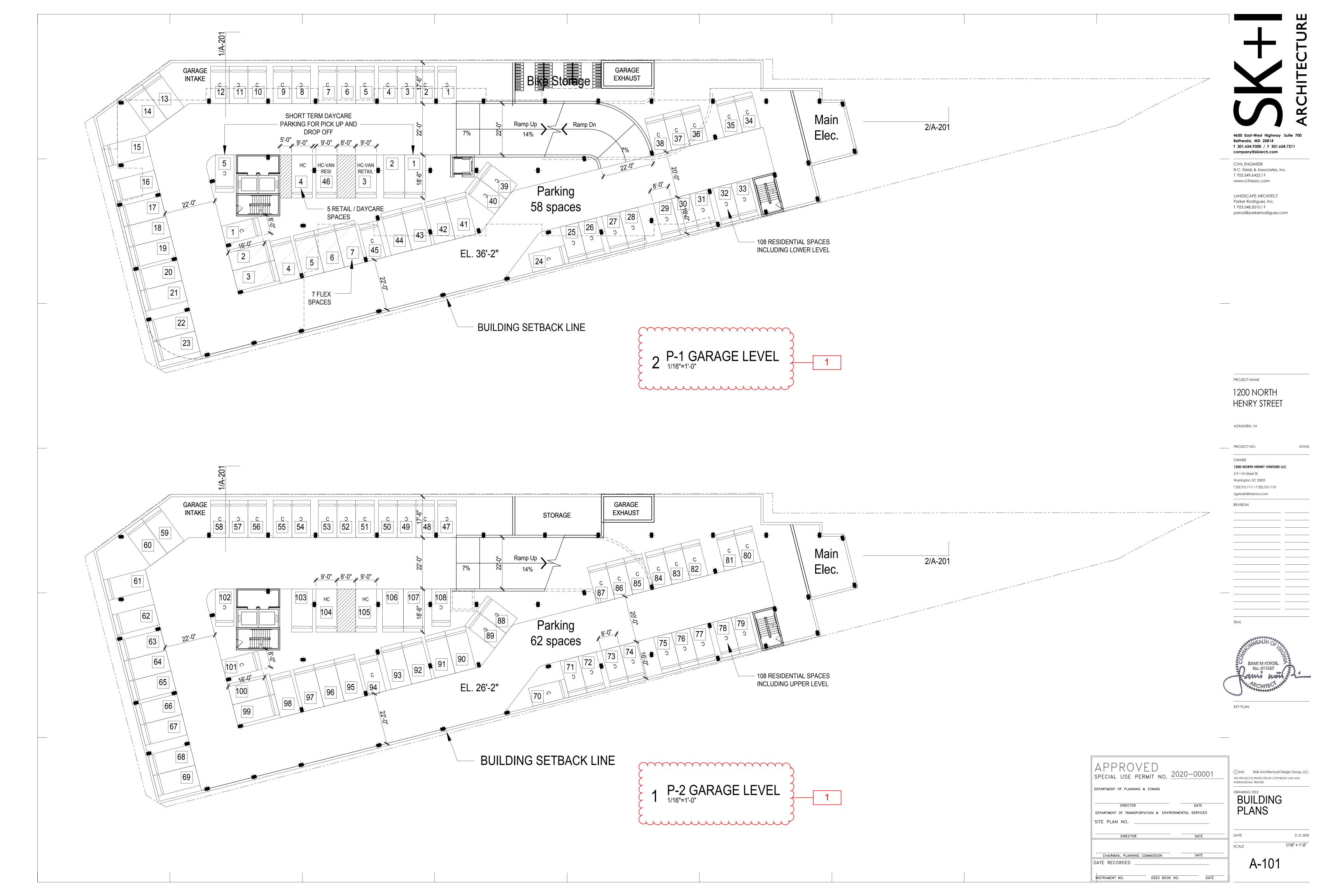
NG URBAN DESIGN LANDSCAPE ARCHITEC

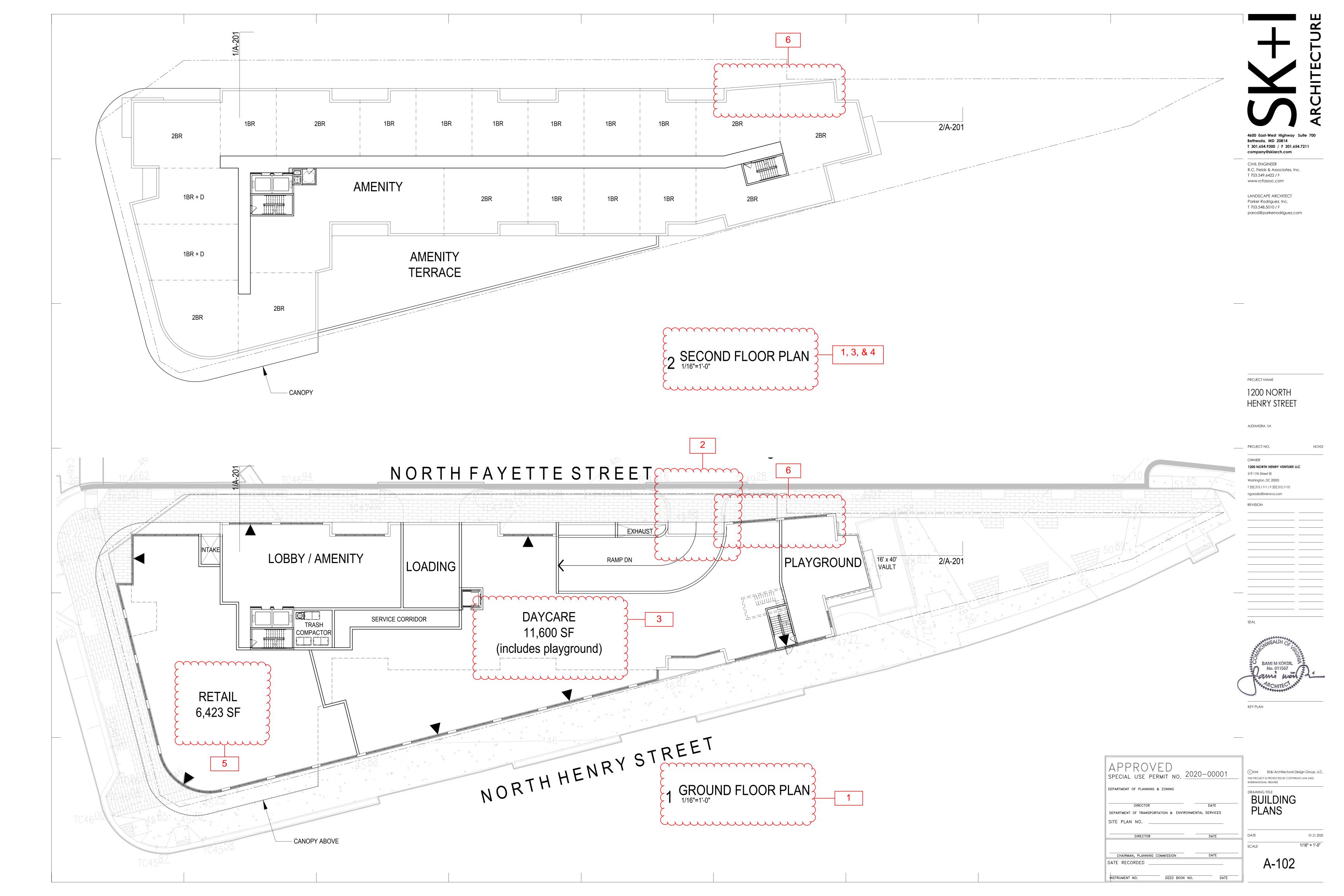
HENRY STREET

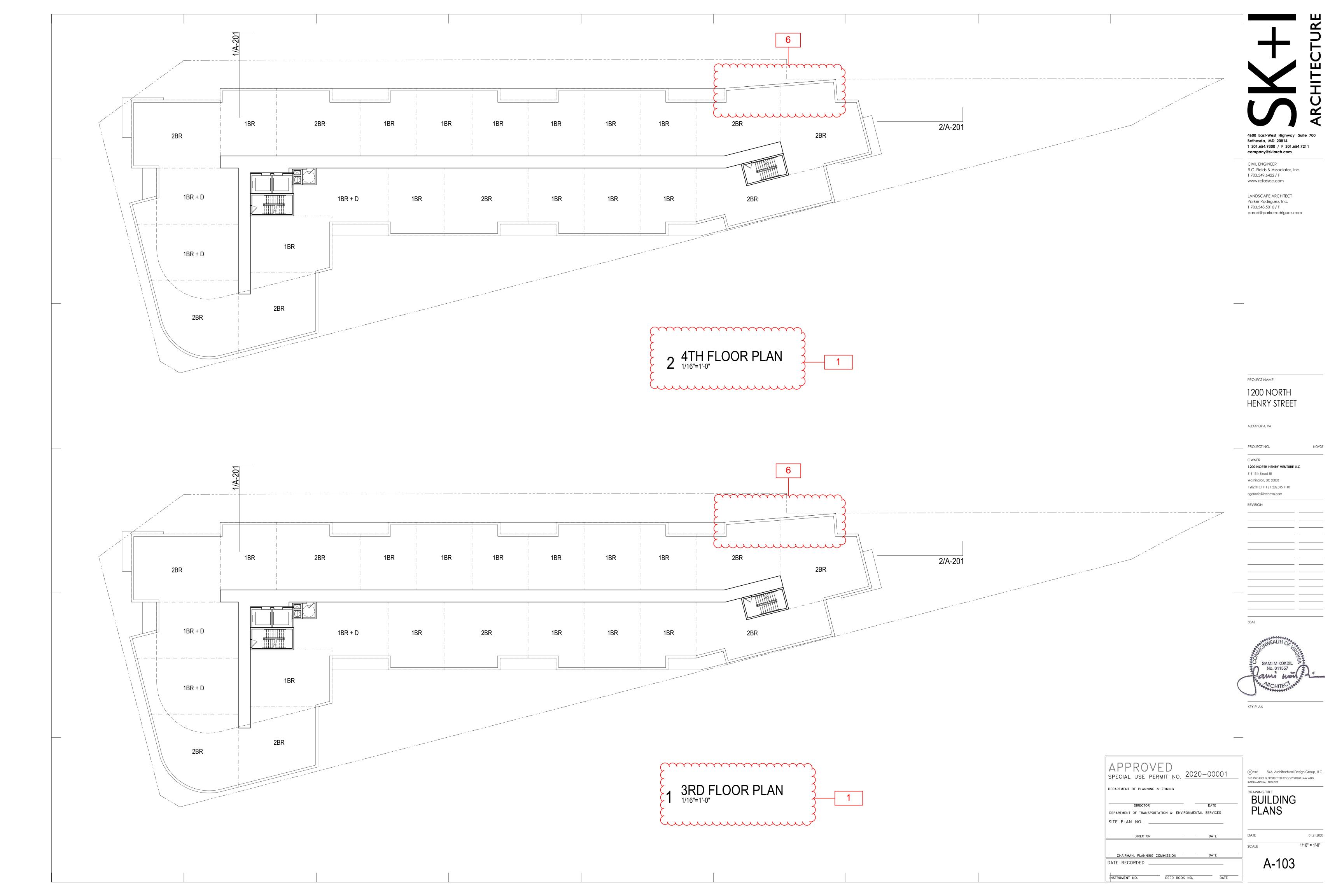
SPECIAL USE PERMIT AMENDMENT 12.17.2019 SPECIAL USE PERMIT AMENDMENT 01.21.2020

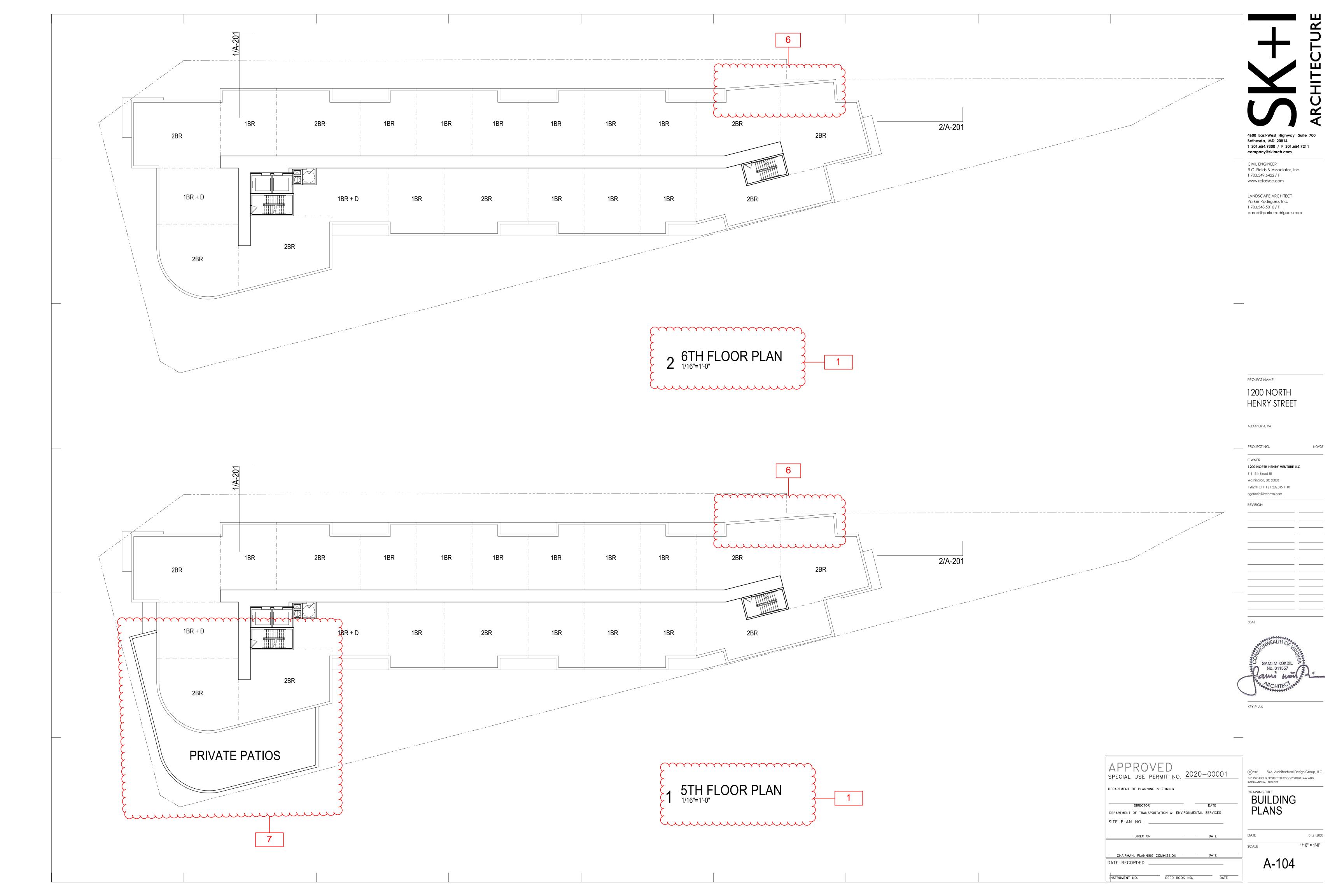
> PLANTING DETAILS

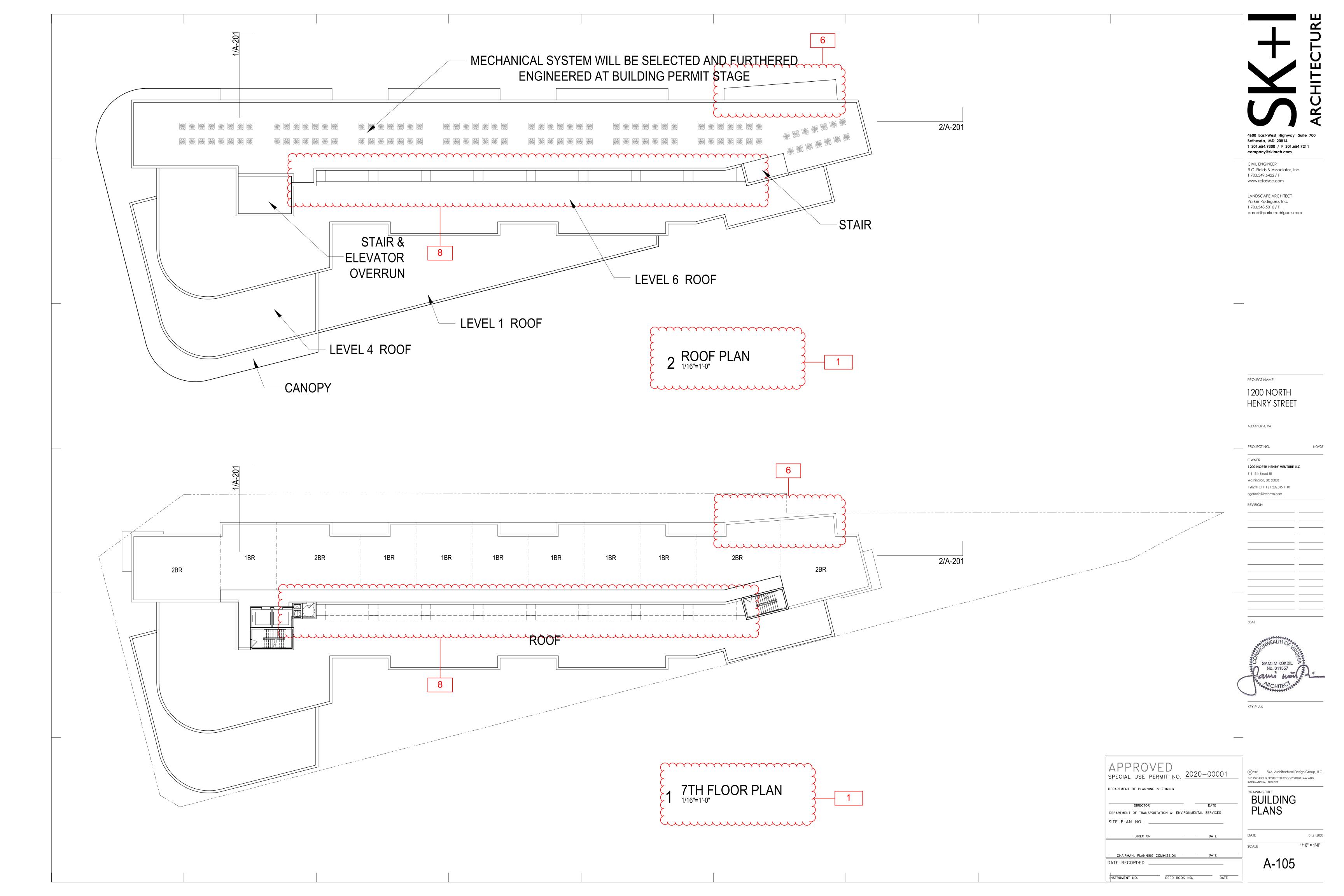
> > ORIGINAL ISSUE DATE DESIGNED BY DRAWN BY CHECKED BY

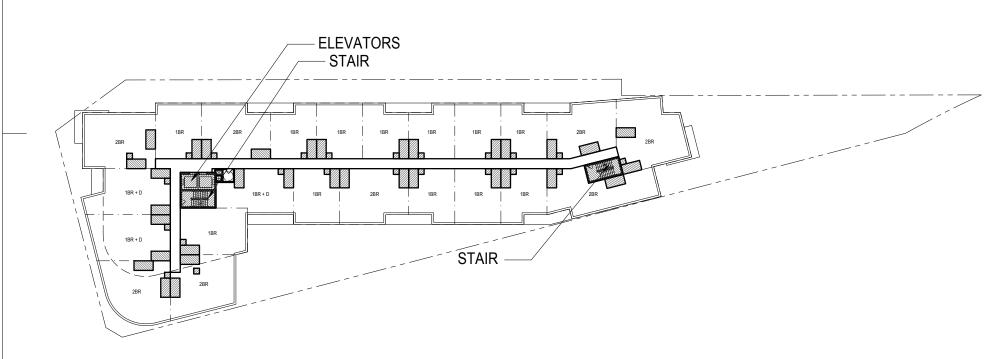




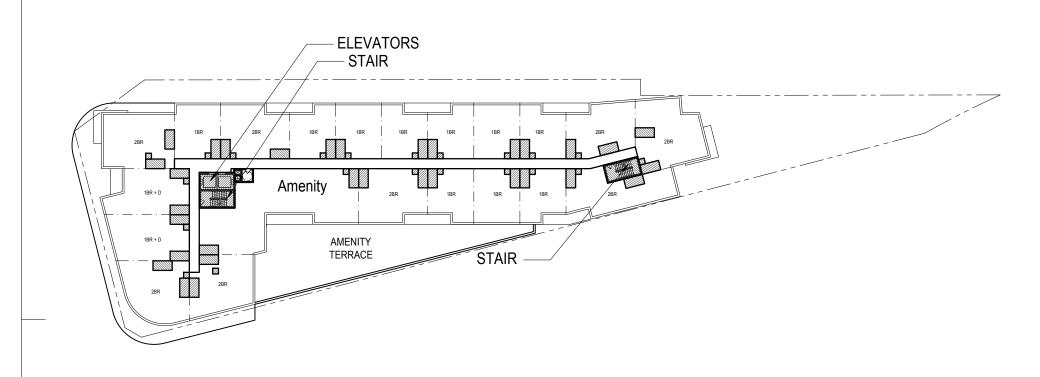




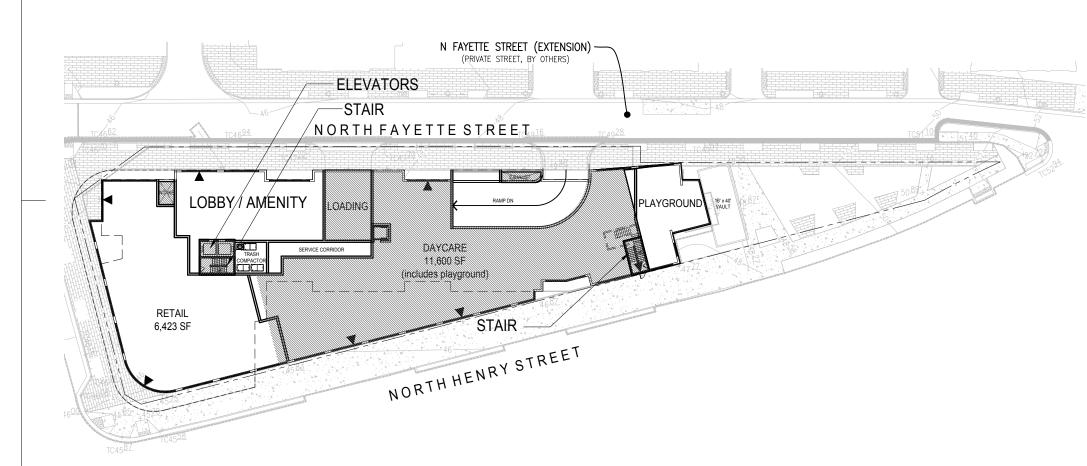




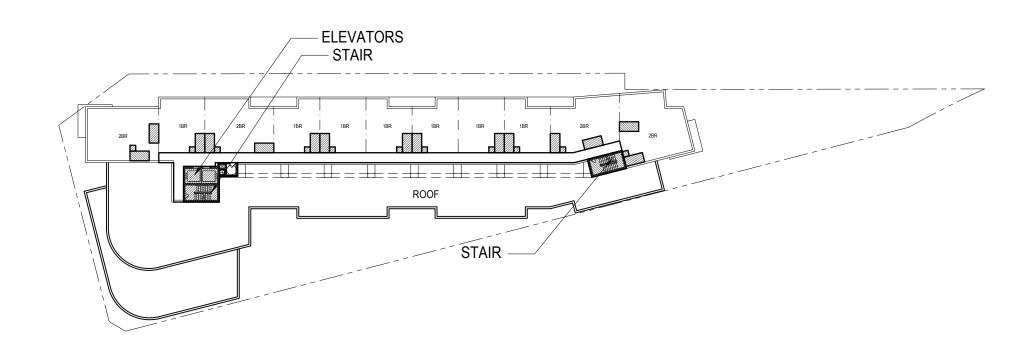
3 3TH - 4TH FLOOR PLAN - FAR



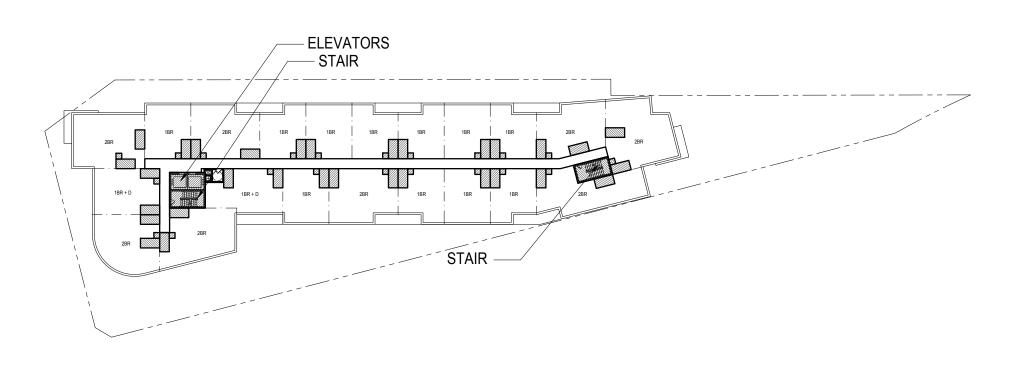
2 SECOND FLOOR PLAN - FAR



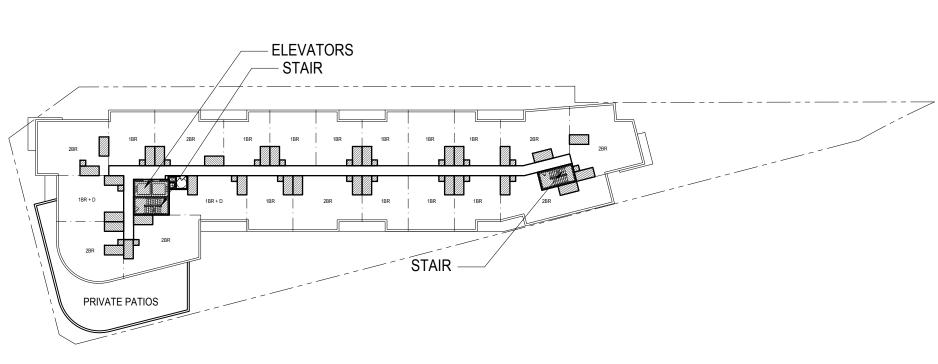
1 GROUND FLOOR PLAN - FAR



6 7TH FLOOR PLAN - FAR



5 6TH FLOOR PLAN - FAR



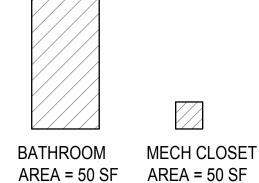
4 5TH FLOOR PLAN - FAR

	1							
		1200 NORTH F	HENRY: PRO	POSED FAF	R DEDUCTI	ON SUMM	ARY	
NS	2		NUMBER	MECH	BATH	BATHS#	AREA DEDUCTED	TOTAL
2	UIT		OF UNITS	(SF)	(SF)	DATITIST	PER UNIT (SF)	DEDUCTIONS (SF
		1 BEDROOM (1 BATH)	63	9	50	1	59	3,717
DEDUCTIONS	10.00	1 BEDROOM + DEN (2 BATH)	12	9	50	2	109	1,308
I A	CALCUL	2 BEDROOM (2 BATH)	44	9	50	2	109	4,796
AREA		TOTAL UNIT DEDUCTIONS	119					9,821
OR				MECH	LOAI	DING	STAIRS /ELEV	
FLOOR	ш	1ST FLOOR		216	85	50	514	1,580
		2ND FLOOR					523	523
RESIDENTIAL	OMMON SPAC	3RD FLOOR					523	523
DEI	NO.	4TH FLOOR					523	523
ESI	MM	5TH FLOOR					523	523
	5 5	6TH FLOOR					523	523
POTENTIAL		7TH FLOOR					523	523
		TOTAL COMMON SPACE DEDUCTIONS						4,718
P0		TOTAL POTENTIAL RESIDENTIAL DEDUCTIONS (SEE	NOTE 3)					14,539
		DEDUCTIONS AS % OF RESIDENTIAL GROSS AREA (SEE NOTE 1)				12%

REA	TOTAL RESIDENTIAL GROSS AREA (SEE NOTE 2)	120,266
⋖	TOTAL RESIDENTIAL NET AREA	105,727
OR SNS	TOTAL RETAIL GROSS AREA	6,423
FLOOR	TOTAL RETAIL NET AREA	6,166
SED I	TOTAL DAYCARE GROSS (SEE NOTE 5)	1,600
OS DE	TOTAL DAYCARE NET (SEE NOTE 5)	1,600
PROP	TOTAL GROSS AREA	128,289
P	TOTAL NET AREA	113,493

GENERAL NOTES:

- 1. TOTAL DEDUCTIONS FOR RESIDENTIAL AREA WILL NOT EXCEED 15% OF GROSS RESIDENTIAL AREA
- 2. GROSS FLOOR AREA IS ALL ABOVE GRADE FLOOR AREA MEASURE TO THE OUTSIDE FACE OF ALL EXTERIOR WALLS AND INCLUDES ALL SPACE
- UNDER OPEN BALCONIES PER ALEXANDRIA ZONING ORDINANCE SECTION 2-145-FLOOR AREA
- 3. POTENCIAL DEDUCTIONS INCLUDE STAIRWAYS, MECHANICAL SPACE, ELEVATOR SHAFTS, VERTICAL CHASES, 50 SF/BATHROOM
- PER ALEXANDRIA ZONING ORDINANCE SECTION 2-145-FLOOR AREA
- 4. CALCULATIONS EXCLUDES 10,000 SF OF DAYCARE PER SECTION 1-400(B)(3)(f) 5. AREA IN ADDITION TO DAYCARE EXCLUSION - 10,000 SF PER SECTION 1-400 (B)(3)(f)



PROJECT NAME

1200 NORTH HENRY STREET

Bethesda, MD 20814

CIVIL ENGINEER

T 703.549.6422 / F www.rcfassoc.com

T 301.654.9300 / F 301.654.7211 company@skiarch.com

R.C. Fields & Associates, Inc.

LANDSCAPE ARCHITECT Parker Rodriguez, Inc. T 703.548.5010 / F

parod@parkerrodriguez.com

ALEXANDRIA, VA

_____ PROJECT NO. OWNER 519 11th Street SE Washington, DC 20003 T 202.315.1111 / F 202.315.1110 ngoradia@livenovo.com REVISION

SAMI M KOKDIL No. 011557

KEY PLAN



DEED BOOK NO.

DATE RECORDED

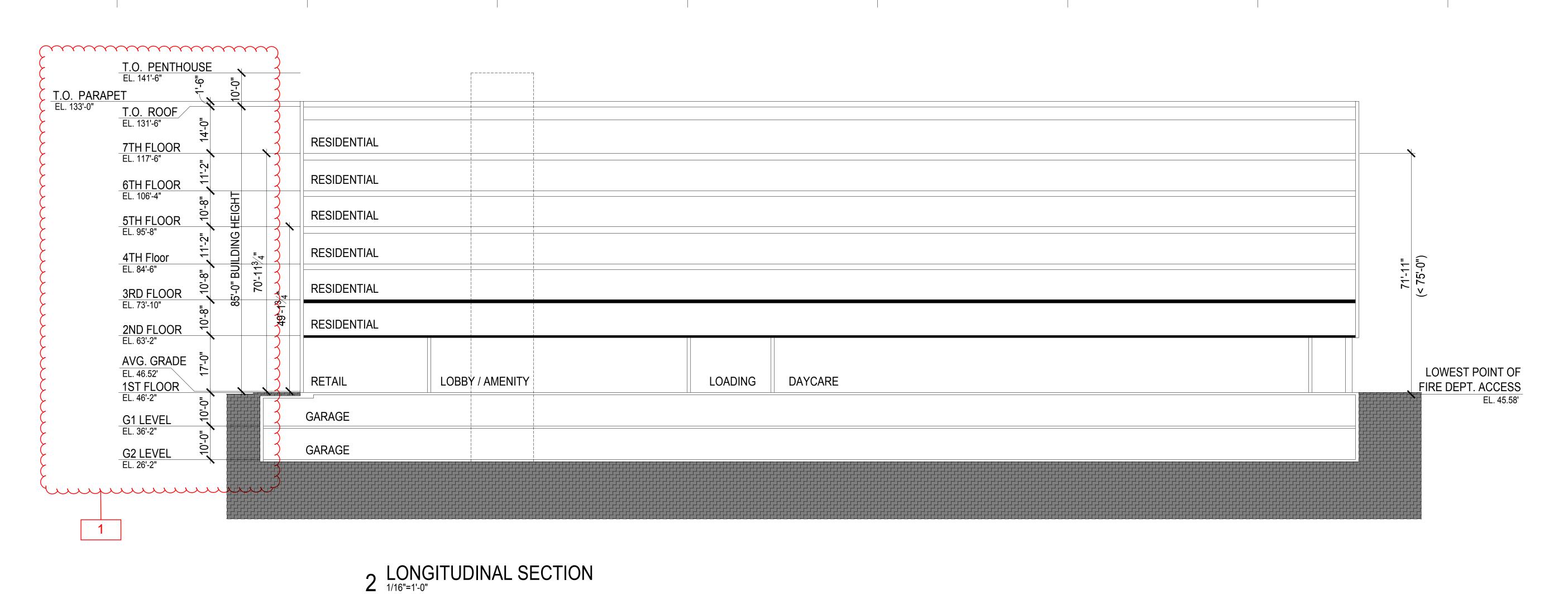
INSTRUMENT NO.

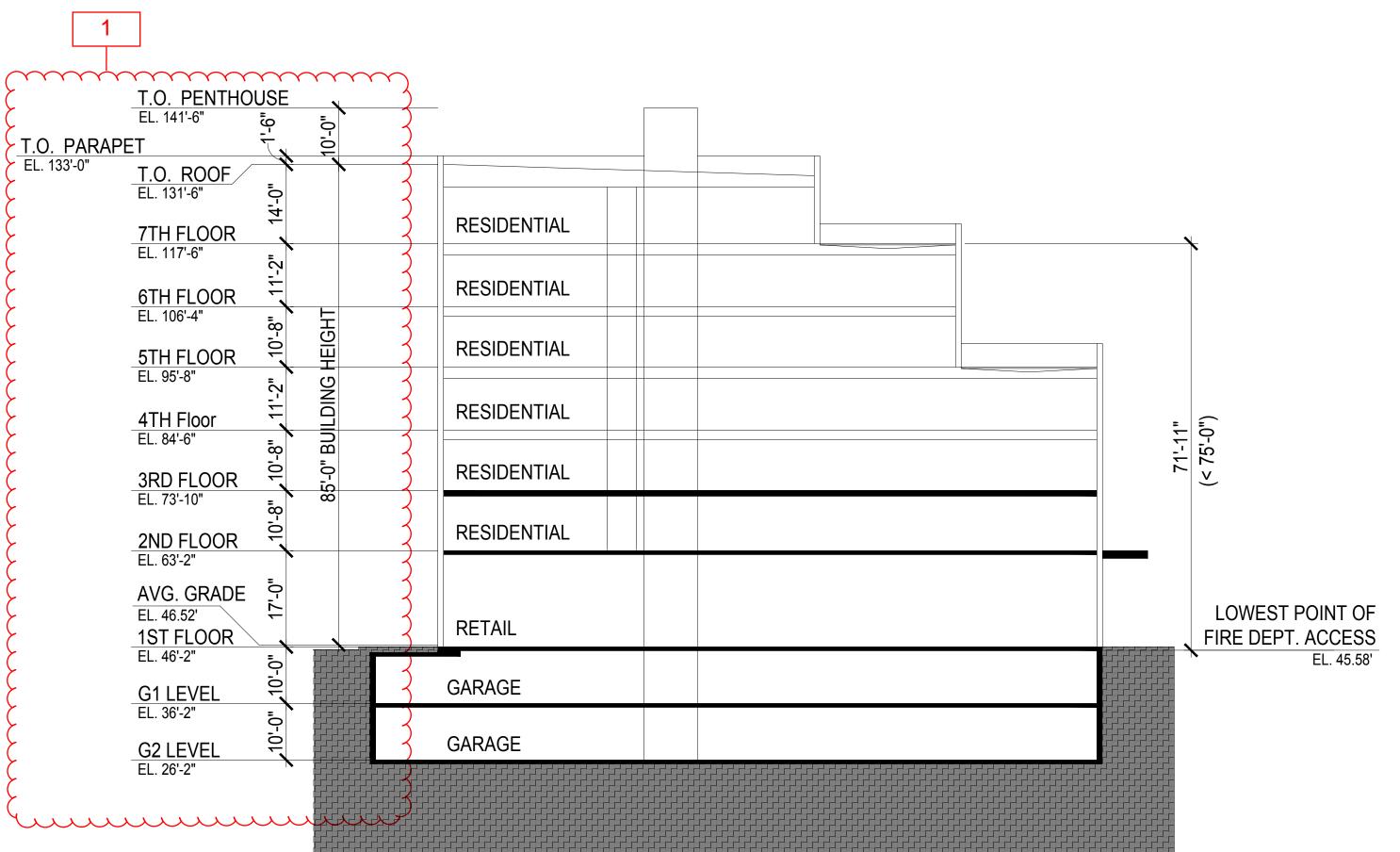
FAR DIAGRAMS

©)2008 SK&I Architectural Design Group, LLC. THIS PROJECT IS PROTECTED BY COPYRIGHT LAW AND

1" = 50'-0"

A-106





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



PROJECT NAME 1200 NORTH

HENRY STREET

ALEXANDRIA, VA

 PROJECT NO.	NOV03
OWNER	
1200 NORTH HENRY VENTURE LLC	
519 11th Street SE	
Washington, DC 20003	
T 202.315.1111 / F 202.315.1110	
ngoradia@livenovo.com	
REVISION	



KEY PLAN

APPROVED SPECIAL USE PERMIT NO. 2020-00001	©2008 SK&I Architectural Design Group, LLC. THIS PROJECT IS PROTECTED BY COPYRIGHT LAW AND INTERNATIONAL TREATIES
DEPARTMENT OF PLANNING & ZONING DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO.	BUILDING SECTIONS

DEED BOOK NO. DATE

DIRECTOR

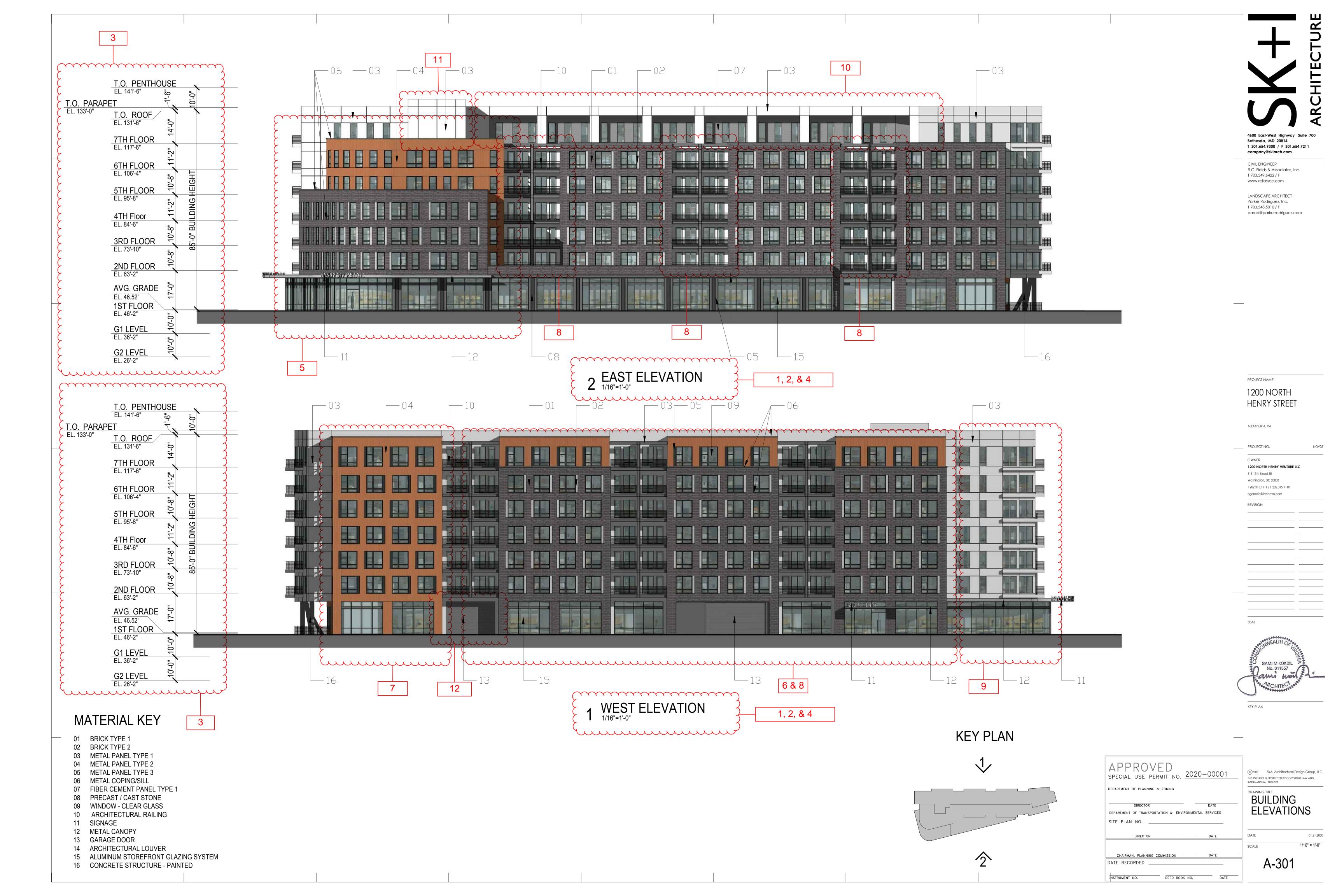
DATE RECORDED

INSTRUMENT NO.

SECTIONS

01.21.2020 1/16" = 1'-0"

A-201





PROJECT NAME

ALEXANDRIA, VA

____ PROJECT NO.

OWNER

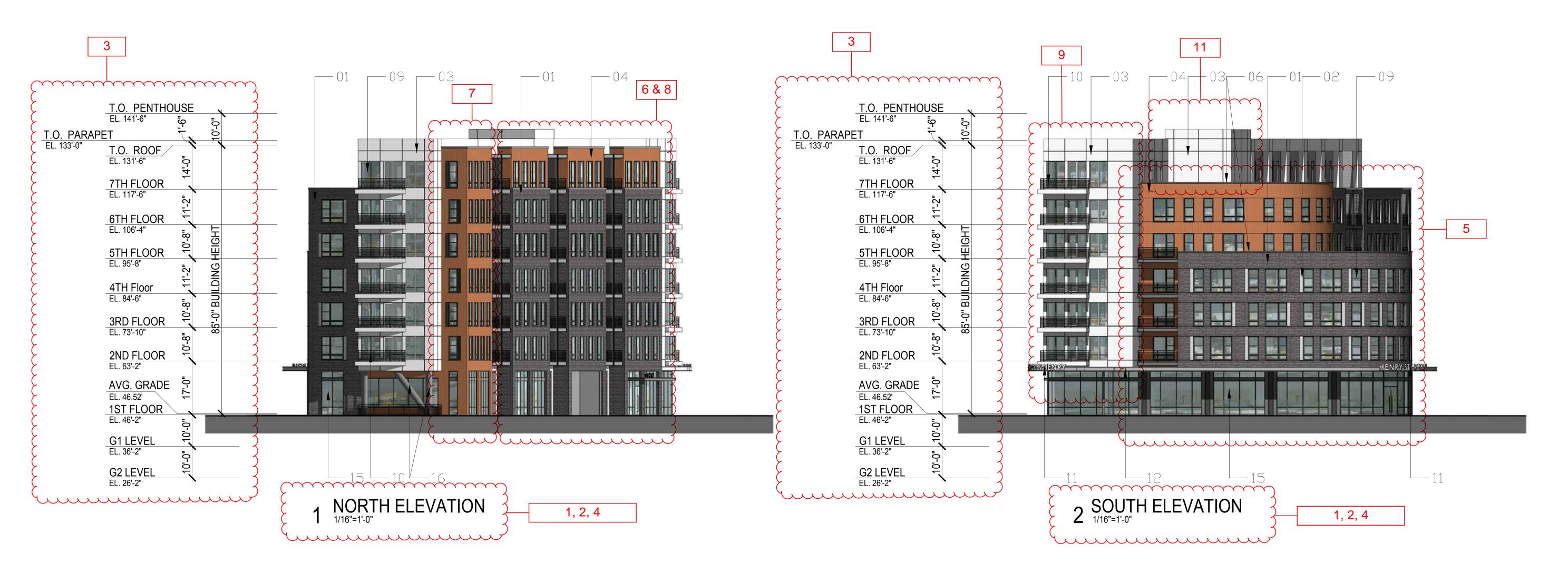
REVISION

519 11th Street SE

Washington, DC 20003 T 202.315.1111 / F 202.315.1110 ngoradia@livenovo.com

1200 NORTH

HENRY STREET



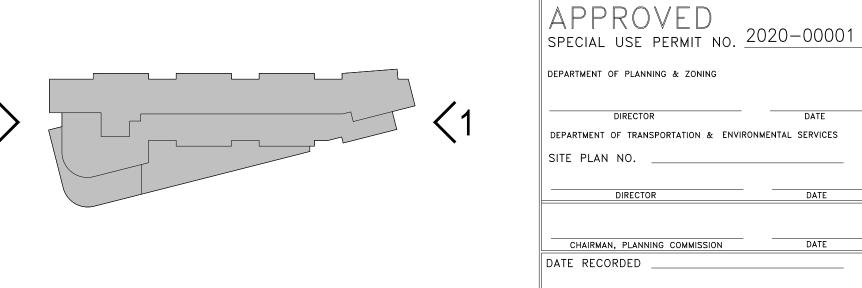
SAMI M KOKDIL No. 011557

KEY PLAN

MATERIAL KEY

- 01 BRICK TYPE 1
- 02 BRICK TYPE 2 03 METAL PANEL TYPE 1
- 04 METAL PANEL TYPE 2
- 05 METAL PANEL TYPE 3
- 06 METAL COPING/SILL 07 FIBER CEMENT PANEL TYPE 1
- 08 PRECAST / CAST STONE
- 09 WINDOW CLEAR GLASS 10 ARCHITECTURAL RAILING
- 12 METAL CANOPY
- 13 GARAGE DOOR
- 16 CONCRETE STRUCTURE PAINTED
- 11 SIGNAGE
- 14 ARCHITECTURAL LOUVER 15 ALUMINUM STOREFRONT GLAZING SYSTEM

KEY PLAN



INSTRUMENT NO.

DEED BOOK NO.

DATE

© 2008 SK&I Architectural Design Group, LLC. THIS PROJECT IS PROTECTED BY COPYRIGHT LAW AND BUILDING **ELEVATIONS**

1/16" = 1'-0" A-302



1 NORTH EAST - AERIAL VIEW



3 SOUTH WEST - AERIAL VIEW



2 SOUTH EAST - AERIAL VIEW



4 NORTH WEST - AERIAL VIEW



CIVIL ENGINEER

R.C. Fields & Associates, Inc. T 703.549.6422 / F www.rcfassoc.com

Parker Rodriguez, Inc. T 703.548.5010 / F parod@parkerrodriguez.com

PROJECT NAME

ALEXANDRIA, VA

519 11th Street SE

1200 NORTH

HENRY STREET

Washington, DC 20003

KEY PLAN

APPROVED SPECIAL USE PERMIT NO. 2020-00001 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

BUILDING MASSING

A-401

©2008 SK&I Architectural Design Group, LLC.

SEE A-402 FOR DESIGN CHANGES



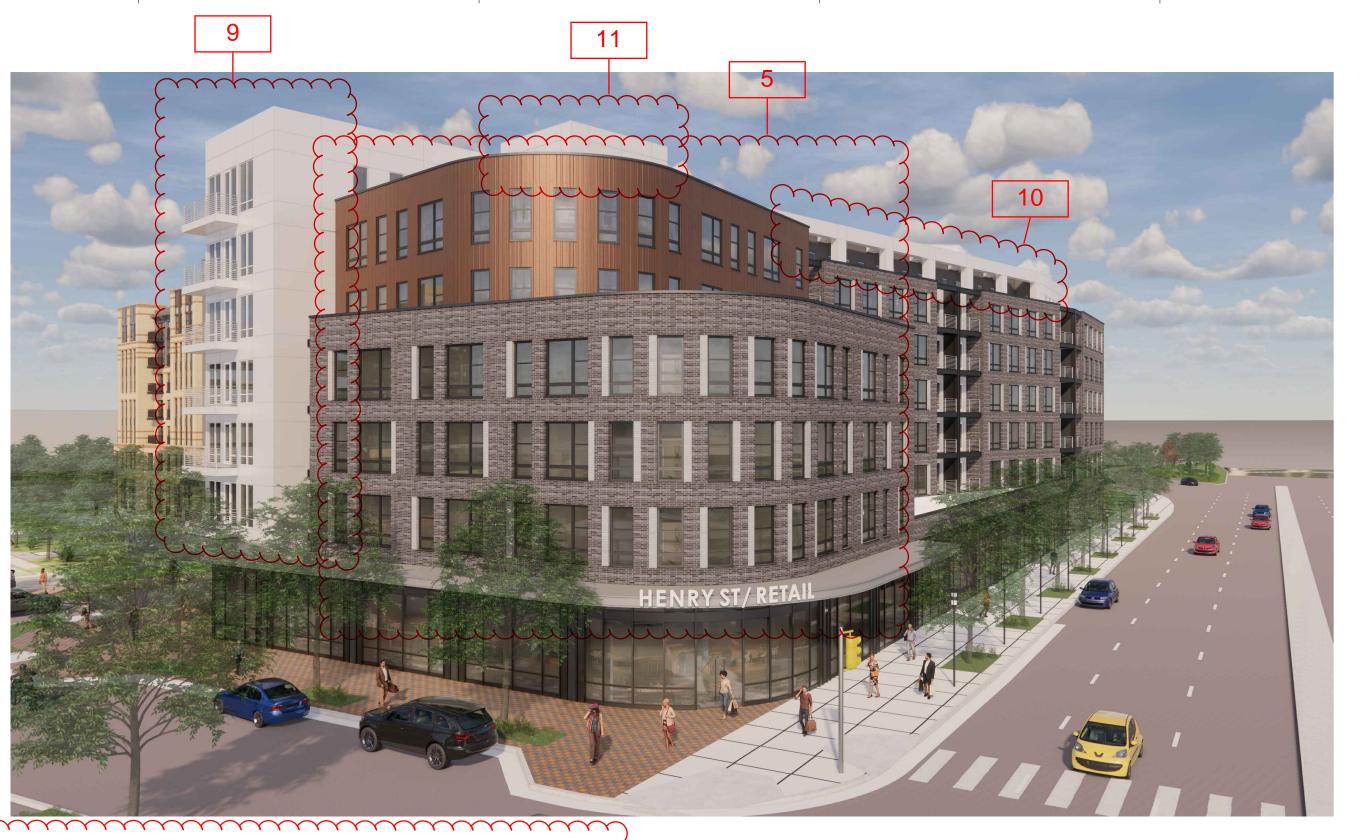
1 NORTH EAST - PERSPECTIVE VIEW

1, 2, & 4



3 SOUTH WEST - PERSPECTIVE VIEW

1, 2, & 4



2 SOUTH EAST - PERSPECTIVE VIEW

1, 2, & 4



4 NORTH WEST - PERSPECTIVE VIEW

1, 2, & 4

T 301.654.9300 / F 301.654.7211 company@skiarch.com

R.C. Fields & Associates, Inc.

LANDSCAPE ARCHITECT Parker Rodriguez, Inc. T 703.548.5010 / F

parod@parkerrodriguez.com

CIVIL ENGINEER

T 703.549.6422 / F www.rcfassoc.com

PROJECT NAME

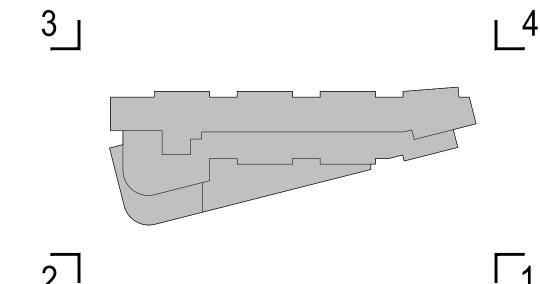
ALEXANDRIA, VA

519 11th Street SE Washington, DC 20003

1200 NORTH

HENRY STREET

KEY PLAN



APPROVED
SPECIAL USE PERMIT NO. 2020-00001

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEED BOOK NO.

BUILDING MASSING

©2008 SK&I Architectural Design Group, LLC.

DATE DATE SCALE

A-402

The state of the s

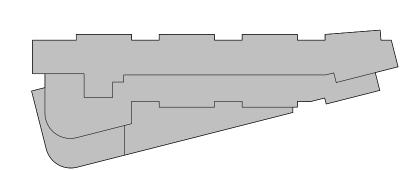


1 NORTH WEST - NIGHT SCENE IN PERSPECTIVE VIEW

SEE A-402 FOR DESIGN CHANGES

minimum

KEY PLAN



APPROVED SPECIAL USE PERMIT NO. 2020-00001

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEED BOOK NO.

THIS PROJECT IS PROTECTED BY COPYRIGHT LAW AND INTERNATIONAL TREATIES

DRAWING TITLE

BUILDING

©2008 SK&I Architectural Design Group, LLC.

4600 East-West Highway Suite 700 Bethesda, MD 20814 T 301.654.9300 / F 301.654.7211 company@skiarch.com

CIVIL ENGINEER R.C. Fields & Associates, Inc.

LANDSCAPE ARCHITECT Parker Rodriguez, Inc. T 703.548.5010 / F

parod@parkerrodriguez.com

T 703.549.6422 / F www.rcfassoc.com

PROJECT NAME

ALEXANDRIA, VA

519 11th Street SE Washington, DC 20003

1200 NORTH

HENRY STREET

MASSING

A-403

CHA

SITE PLAN NO.

INSTRUMENT NO.