PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CH. CUMMINGS SITE

220 S. UNION STREET CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL EX. SITE AREA =	0.489	_ AC _	21,299	SF
TOTAL PROP. SITE AREA =	0.489	_ AC _	21,299	SF
TOTAL AREA OF TAX PARCEL =	0.489	_ AC _	21,299	SF
TOTAL EX./PROP. IMPERVIOUS AREA =	0.489	_ AC _	21,299	SF
TOTAL DISTURBED AREA =	0.690	AC _	30,043	SF

ZONING TABULATIONS

SITE LOCATION / ADDRESS: T.M. 075.03-03-08

OPEN SPACE REQUIREMENTS: HOTEL/RESTAURANT N/A SF OR N/A ACRES

OPEN SPACE PROVIDED: HOTEL/RESTAURANT

GROUND LEVEL: 5,077 SF OR 0.117 AC. TOTAL OPEN SPACE: 5,077 SF OR 0.117 AC.

EXISTING USE: INDUSTRIAL FLEX MALL BUILDING

HOTEL/RESTAURANT PROPOSED USE:

MINIMUM LOT SIZE: MINIMUM FRONTAGE: MINIMUM SETBACKS:

AVERAGE FINISHED GRADE:

MAXIMUM HEIGHT PERMITTED: 50 FEET WITH SUP PROPOSED BUILDING HEIGHT: 49.56 FEET

PARKING REQUIRED: PER ZONE (SECTION 8.200(A)21)

0.2 SPACES PER ROOM

120 ROOMS X 0.2 = 24 SPACES 24 MEETING/BOARD ROOM SEATS X 1/8 = 3TOTAL REQUIRED = 27 SPACES

NOTE: MEETING/BOARD ROOM WILL BE ACCESSIBLE FOR ON-SITE GUESTS ONLY AS REQUIRED

UNDER THE PLAN'S POLICY FOR RESTAURANT/HOTEL/COMMERCIAL USES.

PARKING PROVIDED: REQUESTING PARKING REDUCTION

SELF PARKING: PARKING TYPE BREAKDOWN: TOTAL SELF PARKING SPACES: 37 STANDARD SPACES: 41 (59.4%) * 28 SELF PARKING SPACES ARE COMPACT COMPACT SPACES: 28 (40.6%) VALET PARKING: TOTAL VALET PARKING SPACES: 29 ADA PARKING:

NUMBER OF PARKINIG SPACES IN

TOTAL SPACES IN COMPLIANCE:

COMPLIANCE WITH ZONNING:

COMPACT SPACES:

STANDARD SPACES:

TOTAL ADA SPACES: 3 (4.4%)

TOTAL SPACES: 69 SPACES IN GARAGE

LOADING SPACES REQUIRED: 4 LOADING SPACES PROVIDED:

EXISTING TRIP GENERATION:

3.62 X FLOOR AREA/OCCUPANCY

 $= 3.62 \times 17,040 \times (1/500) = 123$

PROPOSED TRIP GENERATION: 1,070 (PER THE REPORT DATED 09/04/13 PREPARED BY WELLS AND ASSOCIATES, INC.)

PROPOSED DENSITY:

GROSS FLOOR AREA ABOVE GRADE: 74,368 SF GROSS FLOOR AREA BELOW GRADE: 21,088 SF GROSS FLOOR AREA: 96,456 SF NUMBER OF ROOMS: 63,897 SF FAR AREA ALLOWED (3.0): NET FLOOR AREA: 61,182 SF 2.87 FAR PROPOSED: 1.00 FAR EXISTING:

8. FAIRFAX STREET **VICINITY MAP** 1" = 200' PROJECT DESCRIPTION NARRATIVE

THE PROPERTY IS LOCATED IN THE W-1 ZONE AT 220 S. UNION STREET AND HAS A VACANT INDUSTRIAL BUILDING ON SITE. THE SITE IS BOUNDED BY AN EXISTING BRICK BUILDING TO THE NORTH, THE STRAND TO THE EAST, DUKE STREET TO THE SOUTH, AND UNION STREET TO THE WEST. THE APPLICANT IS PROPOSING TO BUILD A FIVE STORY HOTEL WITH BELOW GRADE PARKING AND FIRST FLOOR RESTAURANT. ADDITIONALLY, THE DSUP REQUEST IS NEEDED TO CHANGE CONDITION #35 FROM

PROPOSED SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

-SPECIAL USE PERMIT:

2. INCREASÉ IN HEIGHT FROM 30 FT TO 50 FT IN POTOMAC RIVER VICINITY HEIGHT DISTRICT (PER SECTION 6-404)

3. REDUCTION OF THE REQUIRED LOADING SPACES FROM 4 TO 1 SPACE (PER SECTION

4. PARKING REDUCTION FROM 87 PARKING SPACES REQUIRED TO 68 PROVIDED. (NO LONGER

NEEDED OR VALID)

5. INCREASE IN FAR TO 3.0

6. RESTAURANT 7. VALET PARKING.

8. REVISED HOTEL PARKING TO 24 SPACES.

-MODIFICATION TO: 1. THE VISION CLEARANCE AT THE INTERSECTION DUKE STREET AND UNION STREET AND

DUKE STREET AND STRAND (PER SECTION 7-800)

2. THE HEIGHT TO CENTERLINE RATIO FOR PROPOSED BUILDING FACING THE STRAND (PER SECTION 6-403 (A))

3. CROWN COVERAGE (PER SECTION 11-41-(CC))

-WAIVER TO ALLOW:

1. ACCESS TO PARKING OFF DUKE STREET (PER SECTION 8-200C)(5)(a)) 2. ENCROACHMENT FOR CANOPY

DEVELOPMENT TEAM

220 SOUTH UNION STREET LLC 1455 PENNSYLVANIA AVENUE, SUITE 200 WASHINGTON, DC 20004 PHONE: 202-303-3094

ATTN: WISH CARR

ATTN: AUSTIN FLAJSER

DEVELOPER/APPLICANT: 220 SOUTH UNION STREET LLC 1455 PENNSYLVANIA AVENUE, SUITE 200 WASHINGTON, DC 20004 PHONE: 202-303-3093

RUST|ORLING ARCHITECTURE 1215 CAMERON STREET ALEXANDRIA, VA 22314 PHONE: 703-836-3205 ATTN: MARK ORLING

ATTORNEY: MCGUIRE WOODS 1750 TYSON'S BOULEVARD, SUITE 1800 MCLEAN, VA 22102 PHONE: 703-712-5362 ATTN: KEN WIRE

EXISTING SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. NONE

REVISION: REQUESTING PARKING REDUCTION FOR HOTEL USE TO 0.2 SPACES PER NEW PARKING ORDINANCE. ADDITIONALLY, THERE WILL BE 42 PUBLIC PARKING SPACES PROVIDED. THE PARKING WILL BE SELF-PARKED AND ASSISTED WITH VALET PARKING SERVICES FOR PAYMENT.

> BOWMAN CONSULTING GROUP 2121 EISENHOWER AVENUE, SUITE 302 ALEXANDRIA, VIRGINIA 22314 PHONE: 703-548-2188

ATTN: MICHAEL SZYNAL

LANDSCAPE ARCHITECT: **BOWMAN CONSULTING GROUP** 2121 EISENHOWER AVENUE, SUITE 302 ALEXANDRIA, VA 22314 PHONE: 703-464-1000 ATTN: JACK STORY

SHEET INDEX

CIVIL SHEETS C1.00 — COVER SHEET

C2.00 - NOTES ABBREVIATIONS AND LEGEND (1 OF 2)

C2.10 - NOTES ABBREVIATIONS AND LEGEND (2 OF 2) C3.00 - CONTEXTUAL PLAN

C5.00 - PRELIMINARY SITE PLAN

C6.00 - DIMENSION PLAN C7.00 - GRADING PLAN

C7.10 - AVERAGE FINISHED GRADE PLAN C8.00 - UTILITY PLAN

C9.00 - EXISTING DRAINAGE DIVIDES

C9.10 - PROPOSED DRAINAGE DIVIDES C9.20 - SWM/BMP COMPUTATIONS AND NARRATIVE

C10.00 - VEHICLE TURNING MOVEMENTS & PARKING ALLOCATION C10.05 - VEHICLE TURNING MOVEMENTS

C10.10 - SIGNAGE PLAN C10.11 - SIGNAGE DETAILS

C10.20 - FIRE SERVICE PLAN C11.00 - OPEN SPACE PLAN

C12.00 - SIGHT DISTANCE PROFILES C13.00 - ENCROACHMENT EXHIBIT

LANDSCAPE SHEETS
L1.10 — TREE INVENTORY PLAN L1.20 - LANDSCAPE PLAN L1.30 - LIGHTING PLAN

A1.0 - SCHEMATIC BUILDING PLANS

A1.1 - SCHEMATIC BUILDING PLANS

A1.2 – FAR DIAGRAMS A2.0 - SCHEMATIC BUILDING SECTIONS

A3.0 - SCHEMATIC BUILDING ELEVATION

A4.1 - SCHEMATIC 3D RENDERINGS

ARCHAEOLOGICAL NOTE

CONTACT ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS PRIOR TO ANY GROUND DISTURBING ACTIVITY (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE). CITY ARCHAEOLOGISTS WILL PROVIDE ON-SITE INSPECTIONS TO RECORD SIGNIFICANT FINDS.

THE DEPTHS AND LOCATIONS OF ANY UNDERGROUND ELECTRIC, WATER, TELEPHONE, AND GAS MAIN LINES OR SERVICES CANNOT BE FIELD SURVEYED. "MISS UTILITY" UTILITY SERVICE PROTECTION CENTER MAY BE CONTACTED AT 1-800-552-7001 REGARDING THE LOCATION OF THESE UNDERGROUND UTILITIES.

UTILITY WARNING!

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

	COMPLETE STREETS POLICY TABLE	NEW	UPGRADED
Ī	CROSSWALKS (NUMBER)	N/A	N/A
	STANDARD	N/A	N/A
	HIGH VISIBILITY	N/A	N/A
	CURB RAMPS	N/A	2
	SIDEWALKS (LF)	120	310
	BICYCLE PARKING (NUMBER SPACES)	N/A	N/A
	PUBLIC/VISITOR	N/A	N/A
	PRIVATE/GARAGE	N/A	N/A
	BICYCLE PATHS (LF)	N/A	N/A
	PEDESTRIAN SIGNALS	N/A	N/A

FIRE FLOW

A FIRE FLOW TEST SHALL BE PERFORMED BY VAWC DURING THE FINAL ENGINEERING PHASE OF DESIGN.

BUILDING CODE ANALYSIS

APPLICABLE CODES: 2009 IBC W/ VA AMENDMENTS

USE GROUP: CONSTRUCTION TYPE: IJВ

FIRE PROTECTION: NFPA 13 NUMBER OF STORIES: 5 STORIES & 1 BELOW GRADE PARKING LEVEL

FLOOR AREA PER FLOOR: VARIES (14,071-21,114)

Peer Review

INSTRUMENT NO.

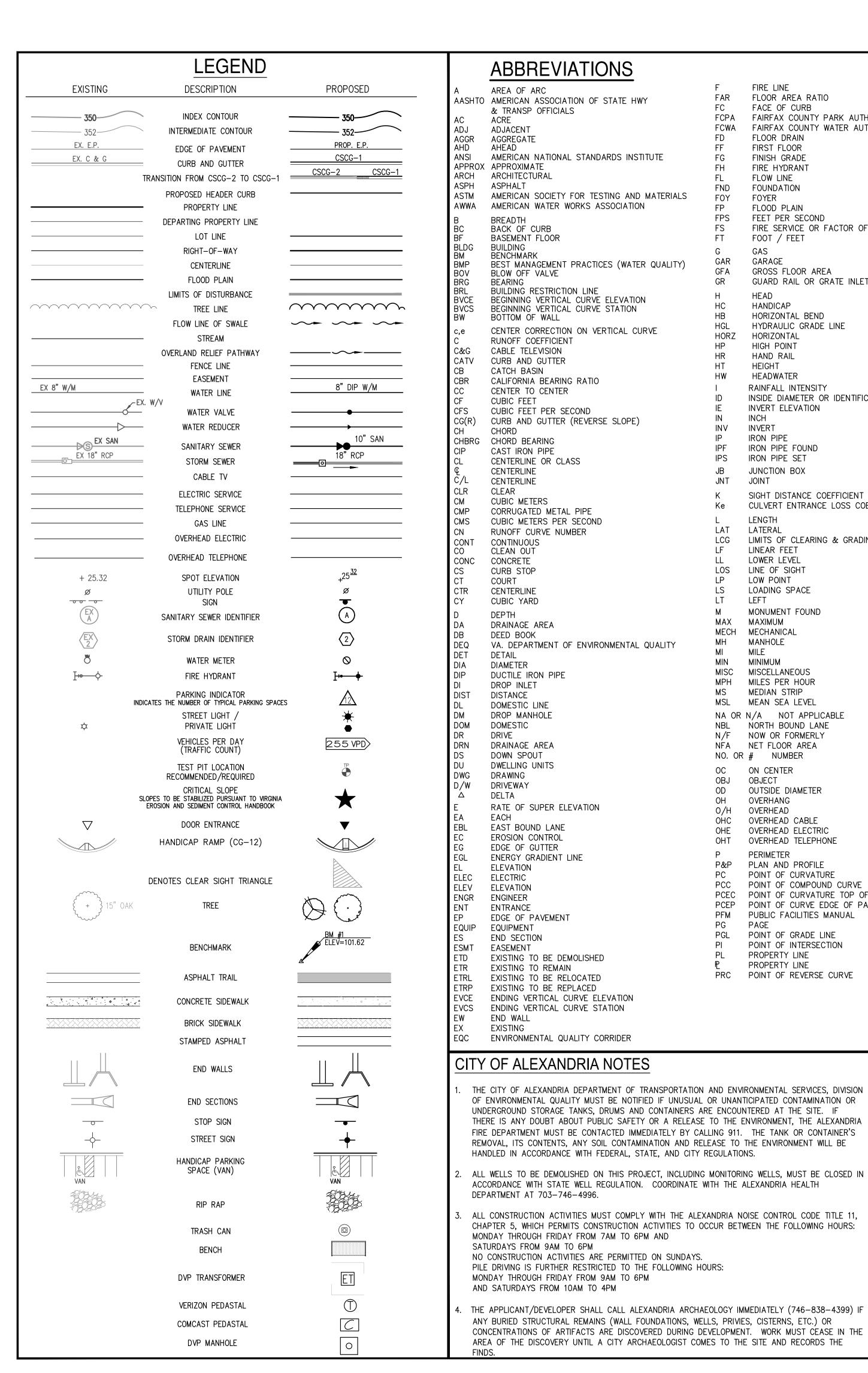
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PAGE NO.

SPECIAL USE PERMIT NO. 2012-0019 DEPARTMENT OF PLANNING & ZONING DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. DATE DIRECTOR CHAIRMAN, PLANNING COMMISSION DATE RECORDED

DEED BOOK NO.

SHEET: **C1.00**



ABBREVIATIONS

AMERICAN NATIONAL STANDARDS INSTITUTE

AMERICAN WATER WORKS ASSOCIATION

BEGINNING VERTICAL CURVE ELEVATION

EGINNING VERTICAL CURVE STATION

CENTER CORRECTION ON VERTICAL CURVE

AREA OF ARC

ACRE

AHEAD

ASPHALT

BUILDING

BEARING

BENCHMARK

ADJACENT

AGGREGATE

ARCHITECTURAL

BACK OF CURB

BASEMENT FLOOR

BLOW OFF VALVE

BOTTOM OF WALL

RUNOFF COEFFICIENT

CABLE TELEVISION

CURB AND GUTTER

CENTER TO CENTER

CATCH BASIN

CUBIC FEET

CHORD BEARING

CAST IRON PIPE

CENTERLINE

CENTERLINE

CONTINUOUS

CLEAN OUT

CONCRETE

COURT

DEPTH

DETAIL

DIAMETER

DISTANCE

DOMESTIC

DRAWING

DRIVEWAY

DELTA

EACH

DRIVE

DROP INLET

DOMESTIC LINE

DROP MANHOLE

DRAINAGE AREA

DWELLING UNITS

EAST BOUND LANE

EROSION CONTROL

EDGE OF PAVEMENT

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED

EXISTING TO BE RELOCATED

EXISTING TO BE REPLACED

ENDING VERTICAL CURVE ELEVATION

ENDING VERTICAL CURVE STATION

ENVIRONMENTAL QUALITY CORRIDER

ENERGY GRADIENT LINE

EDGE OF GUTTER

ELEVATION

ELEVATION

ENGINEER

ENTRANCE

EQUIPMEN1

EASEMENT

END WALL

EXISTING

END SECTION

ELECTRIC

RATE OF SUPER ELEVATION

DOWN SPOUT

CURB STOP

CENTERLINE

CUBIC YARD

DEED BOOK

DRAINAGE AREA

DUCTILE IRON PIPE

CUBIC METERS

CLEAR

CENTERLINE OR CLASS

CORRUGATED METAL PIPE

RUNOFF CURVE NUMBER

CUBIC METERS PER SECOND

VA. DEPARTMENT OF ENVIRONMENTAL QUALITY

CHORD

BUILDING RESTRICTION LINE

CALIFORNIA BEARING RATIO

CUBIC FEET PER SECOND

CURB AND GUTTER (REVERSE SLOPE)

& TRANSP OFFICIALS

FIRE LINE PRELIM **PRELIMINARY** FAR FLOOR AREA RATIO PROP PROPOSED FACE OF CURB FC POINT OF TANGENCY FAIRFAX COUNTY PARK AUTHORITY PVC POINT OF VERTICAL CURVE FAIRFAX COUNTY WATER AUTHORITY FCWA POINT OF VERTICAL INTERSECTION PVIFLOOR DRAIN PVMT PAVEMENT FIRST FLOOR PVRC POINT OF VERTICAL REVERSE CURVE FINISH GRADE POINT OF VERTICAL TANGENT PVT FIRE HYDRANT AMOUNT OF RUNOFF (FLOW RATE) FLOW LINE RADIUS FOUNDATION RCP REINFORCED CONCRETE PIPE AMERICAN SOCIETY FOR TESTING AND MATERIALS FOY **FOYER** ROAD OR ROOF DRAIN FLOOD PLAIN REINF REINFORCED FEET PER SECOND REQD REQUIRED FIRE SERVICE OR FACTOR OF SAFETY FS RETAINING FOOT / FEET REV REVISION RGP ROUGH GRADING PLAN GARAGE BEST MANAGEMENT PRACTICES (WATER QUALITY) RESOURCE MANAGEMENT AREA RMA GFA GROSS FLOOR AREA ROM REMOTE OUTSIDE MONITOR GUARD RAIL OR GRATE INLET RPA RESOURCE PROTECTION AREA RAILROAD HEAD RIGHT HANDICAP HORIZONTAL BEND ROUTE HYDRAULIC GRADE LINE RIGHT OF WAY HORZ HORIZONTAL SPEED OR SLOPE HIGH POINT SANITARY HAND RAIL SBL SOUTH BOUND LANE HEIGHT SCH SCHEDULE HEADWATER SIGHT DISTANCE RAINFALL INTENSITY SEC SECTION INSIDE DIAMETER OR IDENTIFICATION SECT SECTION INVERT ELEVATION SEW SEWER IN SQUARE FEET INV INVERT SHOULDER IRON PIPE SPACE OR SITE PLAN IRON PIPE FOUND SPEC SPECIFICATIONS IPS IRON PIPE SET STA STATION JUNCTION BOX STD STANDARD STK STACK JOINT STM STORM SIGHT DISTANCE COEFFICIENT STR STRUCTURE CULVERT ENTRANCE LOSS COEFFICIENT SERVICE LENGTH S/W SIDEWALK LAT LATERAL STORM WATER MANAGEMENT SWM LIMITS OF CLEARING & GRADING CROSS SLOPE LINEAR FEET SQUARE YARD LOWER LEVEL **TANGENT** LINE OF SIGHT TOP OF BANK OR TEST BORING LOW POINT TOP OF CURB LOADING SPACE TIME OF CONCENTRATION LEFT TELEPHONE MONUMENT FOUND TEMP **TEMPORARY** MAXIMUM TEST HOLE MECH MECHANICAL TEST PIT OR TREE PROTECTION MANHOLE TRANSP TRANSPORTATION TOP OF WALL OR TAILWATER MIN MINIMUM TYPICAL MISCELLANEOUS MILES PER HOUR UNDERGROUND MEDIAN STRIP UGE UNDERGROUND ELECTRIC MSL MEAN SEA LEVEL UGT UNDERGROUND TELEPHONE NA OR N/A NOT APPLICABLE UNDERGROUND CABLE UNDERDRAIN NORTH BOUND LANE NOW OR FORMERLY UPPER LEVEL NET FLOOR AREA UTILITY POLE USGS US GEOLOGICAL SURVEY NO. OR # NUMBER OC ON CENTER V OR VOL VOLUME OBJ OBJECT V OR VEL VELOCITY OUTSIDE DIAMETER VIRGINIA VA OVERHANG VAN HANDICAPPED VAN PARKING SPACE OVERHEAD VERTICAL BEND OVERHEAD CABLE VERTICAL CURVE OVERHEAD ELECTRIC VA DEPT OF TRANSPORTATION OVERHEAD TELEPHONE VERTICAL FOOT PERIMETER WEIGHT OR WIDTH WEST BOUND LANE PLAN AND PROFILE POINT OF CURVATURE WATER LINE POINT OF COMPOUND CURVE WATER METER POINT OF CURVATURE TOP OF CURB W/M OR WM WATER MAIN POINT OF CURVE EDGE OF PAVEMENT PCEP WATER QUALITY IMPACT ASSESMENT PFM PUBLIC FACILITIES MANUAL WATER VALVE PG PAGE TRANSFORMER POINT OF GRADE LINE POINT OF INTERSECTION YARD INLET PROPERTY LINE YEAR PROPERTY LINE SIDE SLOPES PRC POINT OF REVERSE CURVE

CONSTRUCTION NOTES:

- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
- 2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED IF REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- 4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR CAUSING EXISTING UTILITIES TO BE DISCONNECTED.
- THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
- ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON. SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
- 8. EXISTING WELLS SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD REQUIREMENTS.
- 9. EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
- 10. ALL OVER HEAD POLE LINES SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
- 11. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSION, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
- 12. THE CONTRACTOR IS TO VERIFY INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
- 13. EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONTRACTOR.
- 14. EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION.
- 15. DAMAGE TO ANY EXISTING ENTRANCES, CURB AND GUTTER, PAVEMENT OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE REPAIRED TO THE SATISFACTION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR CITY OF ALEXANDRIA AND ANY ADJOINING OWNERS THAT MAY BE AFFECTED.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB.
- 17. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- 18. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED.

- 19. THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA AND IT'S CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
- 20. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING
- 22. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
- 23. NO EVIDENCE OF GRAVES OR BURIAL SITES HAS BEEN FOUND ON THIS PROPERTY.
- 24. THERE ARE NO MAPPED RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- 25. ALL ON-SITE RETAINING WALLS ARE SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. THIS PLAN IS FOR LOCATION AND PROPOSED GRADING ONLY. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE ACCOMPLISHED BY OTHERS.
- 26. THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION. WATERPROOFING FOR FILL AGAINST BUILDINGS AND LOCATION OF MECHANICAL EQUIPMENT AND CONNECTIONS AT THE FACES OF BUILDINGS.
- 27. SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR THE PONDING OF WATER ON THE ROADWAY.
- 28. PROPOSED PAVEMENT SECTION DEPTH(S) ARE BASED ON A CBR VALUE OF 10. LABORATORY TESTS OF SUBGRADE SOIL SHALL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBGRADE THICKNESS PRIOR TO PAVING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.
- 29. EMERGENCY VEHICLE EASEMENTS AND HANDICAPPED PARKING SPACES TO BE MARKED BY CITY OF ALEXANDRIA STANDARD SIGNAGE AND ADA REQUIREMENTS.
- ALL STRIPING TO MEET MUTCD STANDARDS.
- 31. ALL EROSION CONTROLS SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (THIRD ADDITION 1992) AND MUST BE SUBMITTED AND APPROVED BY T&ES.
- ALL EMERGENCY VEHICLE EASEMENTS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS
- 33. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND SOILS REPORT REQUIREMENTS.
- 34. SOLID WASTE SHALL BE DELIVERED TO WASTE TO ENERGY FACILITY.
- NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
- 36. ALL UTILITIES SERVING THIS SITE ARE TO BE UNDERGROUNDED.
- 37. CONTRATORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
- 38. CONTRACTOR TO PROVIDE SHEETING AND SHORING DURING EXCAVATION AND CONSTRUCTION OF GARAGE TO ENSURE ADJACENT BUILDING IS NOT DAMAGED.

SOILS MAP

N.T.S.

SITE

SOILS DESCRIPTION

	Keyport Silt Loam

ESI Peer Review

WEALTH .

STEVEN T. LIAM

Lic. No. 40224

07/13/2021

APPROVED SPECIAL USE PERMIT NO. 2012-0019 DEPARTMENT OF PLANNING & ZONING DATE DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. DIRECTOR DATE CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED INSTRUMENT NO. PAGE NO.

THE STORMWATER BEST MANAGEMENT PRACTICES (BMPS) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED BMP(S) ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE

CONCERNING UTILITY WORKS:

THIS IS A STANDARD SHEET. THEREFORE, SOME

NOT BE USED ON THE PROJECT.

ABBREVIATIONS MAY APPEAR ON THIS SHEET AND

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

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

STORMWATER MANAGEMENT NOTES:

AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE PLAN. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

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

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CITY STANDARD GENERAL NOTES

- 1. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NO. 075.03-03-08 AND IS ZONED W-1.
- 2. OWNER: CUMMINGS INVESTMENT ASSOCIATES, INC A DELAWARE CORPORATION
- 3. EXISTING USE: INDUSTRIAL FLEX MALL BUILDING PROPOSED USE: HOTEL/RESTAURANT
- 4. 220 SOUTH UNION STREET, ALEXANDRIA, VIRGINIA
- 5. AREA TABULATION (SEE COVER SHEET).
- 6. SOILS MAP TO BE PROVIDED ON FINAL SITE PLAN
- 7. THE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED.
- 8. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
- 9. ALL PUBLIC AND PRIVATE EASEMENTS OR ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC AND/OR PRIVATE EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
- 10. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 11. BUILDING HEIGHT SHALL NOT EXCEED THE ALLOWABLE LIMIT BY CITY OF ALEXANDRIA ZONING ORDINANCE OR AS APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
- 12. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC).
- 13. FLOOR AREA CALCULATIONS WITH ALLOWABLE LIMITS, AS APPROVED BY PLANNING COMMISSION AND CITY COUNCIL, ARE DEMONSTRATED HEREIN.
- 14. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED, TO STREETS, ALLEYWAYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
- 15. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
- 16. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR 33. PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
- 17. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
- 18. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA). ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE VSMP GENERAL PERMIT CAN BE FOUND ONLINE AT: HTTP:L/WWW.DCR.VIRGINIA.GOV/SOIL AND WATER/VSMP.SHTML.
- 19. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 746-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
- 20. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
- 21. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSE IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
- 22. THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-746-4520 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 23. ROOF DRAINAGE SYSTEM, SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEM MUST BE INSTALLED SO AS NEITHER TO ADVERSELY IMPACT UPON. NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT OF WAY.
- 24. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.

- 25. IN THE EVENT, THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- 26. PER THE REQUIREMENTS OF SECTION 8-1-12 OF THE CITY CHARTER AND CODE; WHEN THE BUILDING FOOTING HAS BEEN PLACED AND THE WALLS HAVE BEEN RAISED TO THE FIRST JOIST BEARING OR STORY HEIGHT ABOVE GRADE, A PLOT PLAN SHOWING THE EXACT LOCATION OF THE WALLS SHALL BE PREPARED BY A LICENSED, CERTIFIED PUBLIC LAND SURVEYOR OR PROFESSIONAL ENGINEER AND FILED WITH THE BUILDING OFFICIAL FOR APPROVAL BEFORE PROCEEDING FURTHER WITH THE CONSTRUCTION.
- 27. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE WALLS.
- 28. SUBMIT A SURVEY, CONSISTENT WITH THE REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY CHECKLIST, TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO REQUESTING AN INSPECTION FOR A CERTIFICATE OF OCCUPANCY.
- 29. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
- 30. ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
- 31. ALL WATER FACILITY CONSTRUCTIONS SHALL CONFORM TO VIRGINIA AMERICAN WATER (VAW) STANDARDS AND SPECIFICATIONS. DEVELOPER OR CONTRACTOR SHALL CONTACT VAWC AT 703-706-3889, OBTAIN AN APPROVED PROPOSAL AND PAY ALL REQUIRED FEES PRIOR TO THE START OF CONSTRUCTION, DEMOLITION, AND INSPECTION OF WATER FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER MAINS, FIRE HYDRANTS, DOMESTIC AND FIRE SERVICE LINES. ALL PROPOSED WET TAPS ON AN EXISTING WATER MAIN SHALL BE CONSTRUCTED BY VAW.
- 32. THE SIDEWALKS SHALL REMAIN OPENED DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSE; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHFFTS.
- 34. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY CCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH VIRGINIA USBC 115.0.

ARCHAEOLOGICAL NOTES:

- ARCHAEOLOGICAL TESTING MUST BE COMPLETED PRIOR TO GROUND DISTURBANCE. IF SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT MUST COMPLETE A RESOURCE MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS. PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS APPROVED BY THE CITY ARCHAEOLOGIST, WILL BE IMPLEMENTED.
- ALL ARCHAEOLOGICAL PRESERVATION MEASURES MUST BE COMPLETED PRIOR TO GROUND DISTURBING ACTIVITIES AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
- CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703) 746-4399 IF ANY BURIED STRUCTURAL OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.
- E. IF WARRANTED BY THE CITY ARCHAEOLOGIST, THE DEVELOPER WILL ERECT A HISTORIC MARKER ON THE PROPERTY ACCORDING TO SPECIFICATIONS PROVIDED BY ALEXANDRIA ARCHAEOLOGY. THE MARKER WILL HIGHLIGHT THE HISTORICAL AND ARCHAEOLOGICAL SIGNIFICANCE OF THE PROPERTY.
- F. IF WARRANTED BY THE CITY ARCHAEOLOGIST, THE DEVELOPER WILL PRODUCE A BOOKLET FOR THE PUBLIC ON THE HISTORY AND ARCHAEOLOGY OF THE PROPERTY, ACCORDING TO SPECIFICATIONS PROVIDED BY ALEXANDRIA ARCHAEOLOGY.
- G. ALL ARCHAEOLOGICAL WORK WILL BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS AND IS SUBJECT TO THE APPROVAL OF THE CITY ARCHAEOLOGIST.

DEMOLITION NOTES:

- . ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE CURRENT REGULATIONS OF THE CITY OF ALEXANDRIA AND THE COMMONWEALTH OF VIRGINIA.
- 2. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN PER EXISTING RECORDS. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ASCERTAIN THE EXISTENCE AND LOCATION OF EXISTING UTILITIES.
- ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER, PRIOR TO CONSTRUCTION.
- 4. ALL ITEMS WHICH REQUIRE VERIFICATION BETWEEN THE CONTRACTOR AND THE OWNER SHALL BE DONE IN WRITING BY THE CONTRACTOR PRIOR TO BIDDING AS A METHOD OF BID CLARIFICATION.
- CONTRACTOR TO STUDY GEOTECHNICAL INFORMATION AVAILABLE AND CLEARLY REPORT PROPOSED CONSTRUCTION METHODOLOGIES TO THE OWNER PRIOR TO BIDDING.
- 6. CONTRACTOR MUST ADHERE TO ALL SAFETY REGULATIONS GIVEN BY O.S.H.A.
- 7. THE CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-552-7001 AT LEAST 72 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
- 8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
- 9. THE TEST PIT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO REVISIONS. ADDITIONAL TEST PITS MAY BE REQUIRED, FOLLOWING "UTILITY MARK-OUT" PROCEDURES (ie: TEST PITS FOR GAS, ELECTRIC, CABLE, TELEPHONE, ETC.) AS ORDERED BY THE CONTRACTOR VIA MISS UTILITY. ADDITIONAL TEST PITS MAY ALSO BE REQUIRED SHOULD PROPOSED UTILITY LOCATIONS BE REVISED, PRIOR TO FINAL JURISDICTIONAL APPROVAL ALL TEST PIT LOCATIONS SHOWN THROUGHOUT PLAN SET MUST BE PERFORMED BY CONTRACTOR PRIOR TO EXECUTION OF ANY CONSTRUCTION ACTIVITIES. SHOULD A DISCREPANCY BE DISCOVERED BETWEEN THIS PLAN SET AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY.
- 10. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD ELECTRICAL, TELEPHONE AND CABLE TV LINES AND REMOVAL OF UTILITY POLES, PEDESTALS AND TRANSFORMERS WITH UTILITY COMPANIES AND WITH DEVELOPER PRIOR TO DEMOLITION (AS REQUIRED).
- 11. LIMITS OF DISTURBANCE SHOWN ARE BASED UPON BEST AVAILABLE INFORMATION AND MAY BE SUBJECT TO CHANGE BASED UPON COORDINATION BETWEEN THE DEVELOPER AND UTILITY COMPANIES. SHOULD THESE LIMITS BE REVISED, THE DEVELOPER SHALL CONTACT THE ENGINEER AND THE CITY OF ALEXANDRIA IMMEDIATELY.
- 12. CONTRACTOR IS RESPONSIBLE FOR ALL EXISTING CURBS & GUTTER AROUND THE PERIMETER OF THE ENTIRE PROJECT. SHOULD ANY CURBS OR GUTTER REQUIRE REPLACEMENT AS DIRECTED BY THE OWNER, ENGINEER OR CITY, THE CONTRACTOR SHALL REPLACE THEM AS PART OF THE ORIGINAL WORKSCOPE.
- 13. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES (T&ES), DIVISION OF ENVIRONMENTAL QUALITY (DEQ) MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.
- 14. PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR LAND DISTURBANCE PERMIT, A RODENT ASSESSMENT PLAN SHALL BE SUBMITTED TO CODE ENFORCEMENT THAT WILL OUTLINE THE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS.
- 15. REFER TO GENERAL NOTES, SHEET C2.00 FOR ADDITIONAL NOTES.
- 16. ALL EXISTING UTILITY LATERALS TO THE EXISTING BUILDINGS SHALL BE CUT AND CAPPED AT THE MAIN. PER CITY OF ALEXANDRIA STANDARDS.

GEOTECHNICAL REPORT NOTE

GEOTECHNICAL REPOTS FOR DESCRIPTION OF SOILS, SUBSURFACE CONDITIONS, AND FOUNDATION CRITERIA HAVE BEEN PREPARED BY ATC ASSOCIATES INC. THE REPORT HAS BEEN SUBMITTED SEPARATELY TO THE CITY OF ALEXANDRIA FOR REVIEW. THERE ARE NO MARINE CLAYS ON THIS SITE.

SANITARY SEWER ADEQUATE OUTFALL NOTE:

AS THE ADDITIONAL SANITARY SEWER FLOW EXCEEDS 10,000 GALLONS PER DAY AN ADEQUATE SANITARY SEWER OUTFALL ANALYSIS WILL BE REQUIRED WITH THE FIRST FINAL SITE PLAN AND 4. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT ADDRESSED TO THE SATISFACTION OF THE DIRECTOR OF T&ES. ADEQUATE SANITARY SEWER OUTFALL ANALYSIS WILL BE PERFORMED PER MEMORANDUM TO INDUSTRY NO. 02-07. PLEASE SEE SHEET C8.00 FOR ADDITIONAL INFORMATION.

ARTICLE XIII COMPLIANCE NARRATIVE

THE SITE STORM WATER SHALL MEET THE REQUIREMENTS OF ARTICLE XIII OF THE CITY OF ALEXANDRIA ZONING ORDINANCE. STORMWATER ON SITE SHALL BE DETAINED AND TREATED WITH A STORMFILTER SYSTEM INSIDE OF A GARAGE VAULT. THIS BMP SHALL PROVIDE PHOSPHOROUS REMOVAL AS REQUIRED BY THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY. PLEASE SEE SHEET C8.00 FOR ADDITIONAL INFORMATION.

GREEN BUILDING NOTE

THE PROPOSED BUILDING WILL SUBSCRIBE TO THE CITY OF ALEXANDRIA'S GREEN BUILDING POLICY.

FLOODPLAIN NOTE

THE PROPERTY IS CURRENTLY LOCATED IN THE FEMA ZONE AE WITH A BASE FLOOD ELEVATION (BFE) OF 10.2' (NAVD 88). THE PROPOSED FINNISH FLOOR ELEVATION SHALL BE 11.2 AT A MINIMUM. SEE SHEET C9.00 FOR ADDITIONAL INFORMATION AND FEMA FLOOD PLAIN MAP.

ARCHEOLOGY NOTES

- A. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746–4399.
- B. 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.
- C. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

ENVIRONMENTAL SITE ASSESSMENT NOTE

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

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

ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT JOE FLANDER, OR ENVIRONMENTAL HEALTH SPECIALIST, AND COORDINATE WITH ALEXANDRIA HEALTH DEPARTMENT AT 703 746-4400 EXT. 255.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:

- MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM
- SATURDAYS FROM 9 AM TO 6PM. NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
- PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
- MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM
- SATURDAYS FROM 10 AM TO 4 PM.

THE SITE HAS POTENTIAL OF GENERATING COMBUSTIBLE GASES.

EMERGENCY VEHICLE EASEMENTS NOTE

ALL EMERGENCY VEHICLE EASEMENTS ARE SHOWN ON THE PLAN AND SHALL BE RECORDED WITH ALEXANDRIA LAND RECORDS.

ACCESSIBILITY NOTES

- 1. THE DESIGN PROFESSIONAL SIGNING THIS DOCUMENT REPRESENTS THAT TO THE BEST OF HIS/HER PROFESSIONAL JUDGMENT, KNOWLEDGE, AND BELIEF THE DESIGN SPECIFICATIONS HEREIN COMPLY WITH THE CHAPTER 11 OF THE VCC AND ICC/ANSI A117.1 - 2003 (ANSI) AND, WHERE APPLICABLE, THE AMERICANS WITH DISABILITIES ACT (ADA).
- 2. ALL GRADES/SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY ANSI. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH ANSI ACCESSIBILITY GUIDELINES, AND ADA. IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
- 3. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL THE PHASES OR WORK RELATING TO ANSI ACCESSIBILITY FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS REQUIRED BY ANSI ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF ANSI/ADA ACCESSIBILITY RELATED ITEMS BY THE COUNTY. ANY OTHER AUTHORITY. OR OTHER AFFECTED PARTIES.

UTILITY WORKS

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

- A. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS / CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.
- B. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.
- C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION
- D. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME. E. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL
- SIDE OF TRENCHES. F. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE. OR BOTH, AND DISCHARGED IN A MANNER THAT
- DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY. G. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE
- PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION. H. SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER
- COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.
- I. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS \$4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH). J. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- K. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
- L. A REMEDIATION PLAN SHALL BE SUBMITTED DETAILING HOW CONTAMINATED SOILS AND/OR GROUNDWATER WILL BE DEALT WITH, INCLUDING PLANS TO REMEDIATE UTILITY CORRIDORS.
- M. UTILITY CORRIDORS AND PUBLIC PROPERTY IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.
- N. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
- O. ALL NEW INSTALLATIONS AND/OR REINSTALLATIONS OF UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES, INCLUDING WATER AND SEWER LATERALS ON BOTH PRIVATE PROPERTY AND IN THE PUBLIC RIGHT-OF-WAY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH 3" AND 6" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPES (DUWT). THE 3" DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" AND 6" WIDE AT A DEPTH OF 24" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR

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

IF YOU HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL INFORMATION, PLEASE CONTACT DR S.P. SINGH, P.E. AT 703-746-4062.

STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

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

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

WEALTH, the un STEVEN T. LIAM Lic. No. 40224 07/13/2021

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Tax Map No. **075.03-03-08**

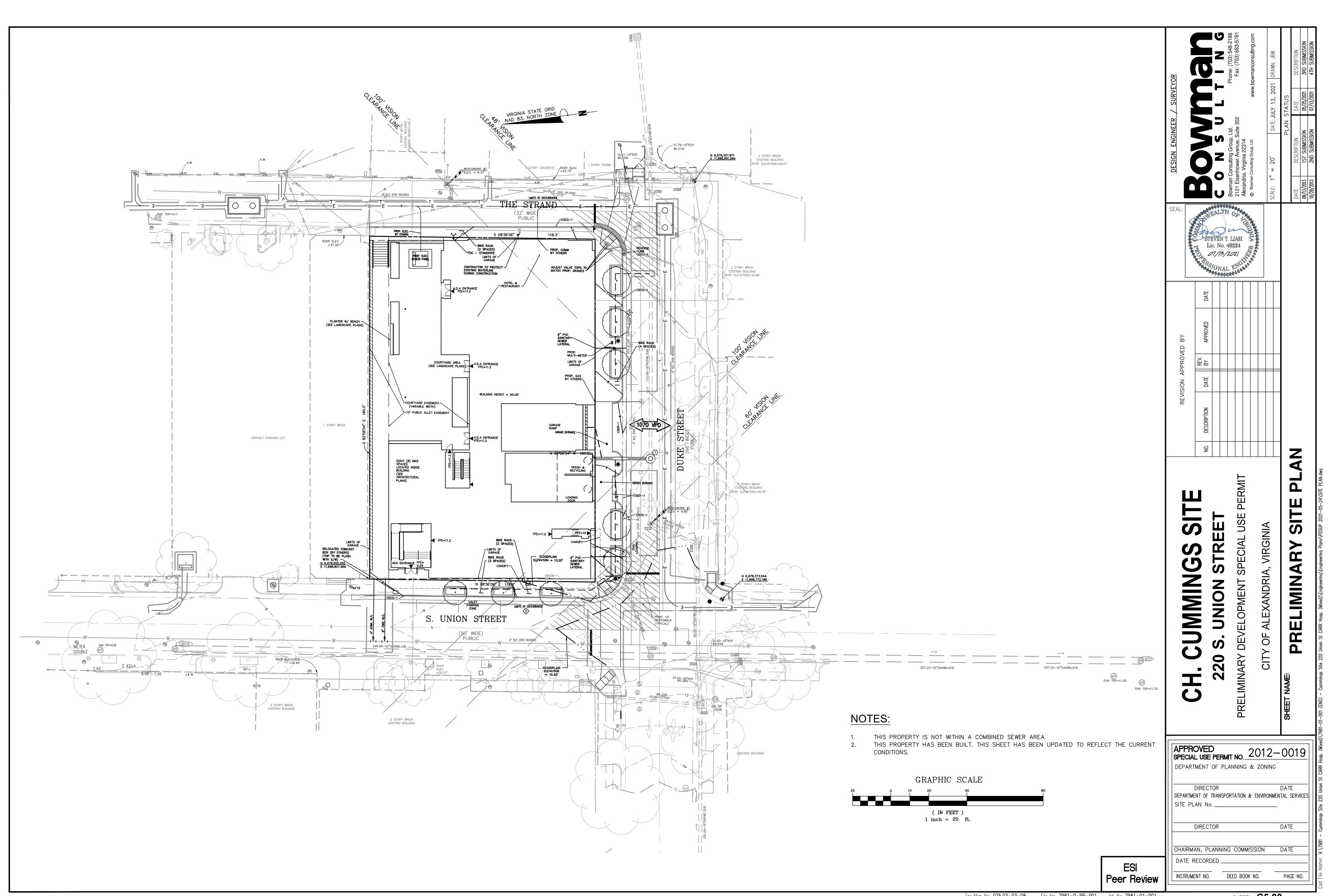
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Peer Review

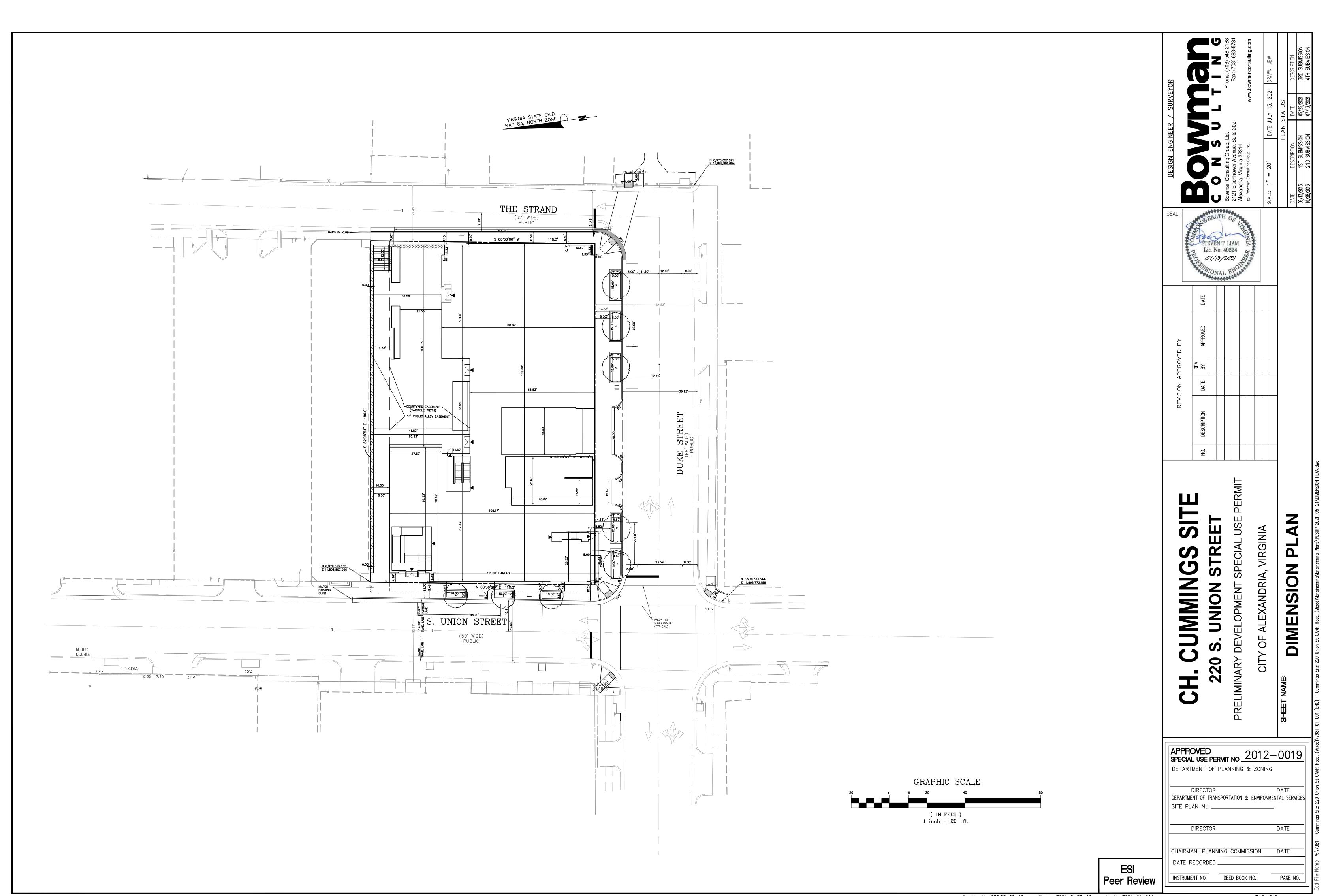
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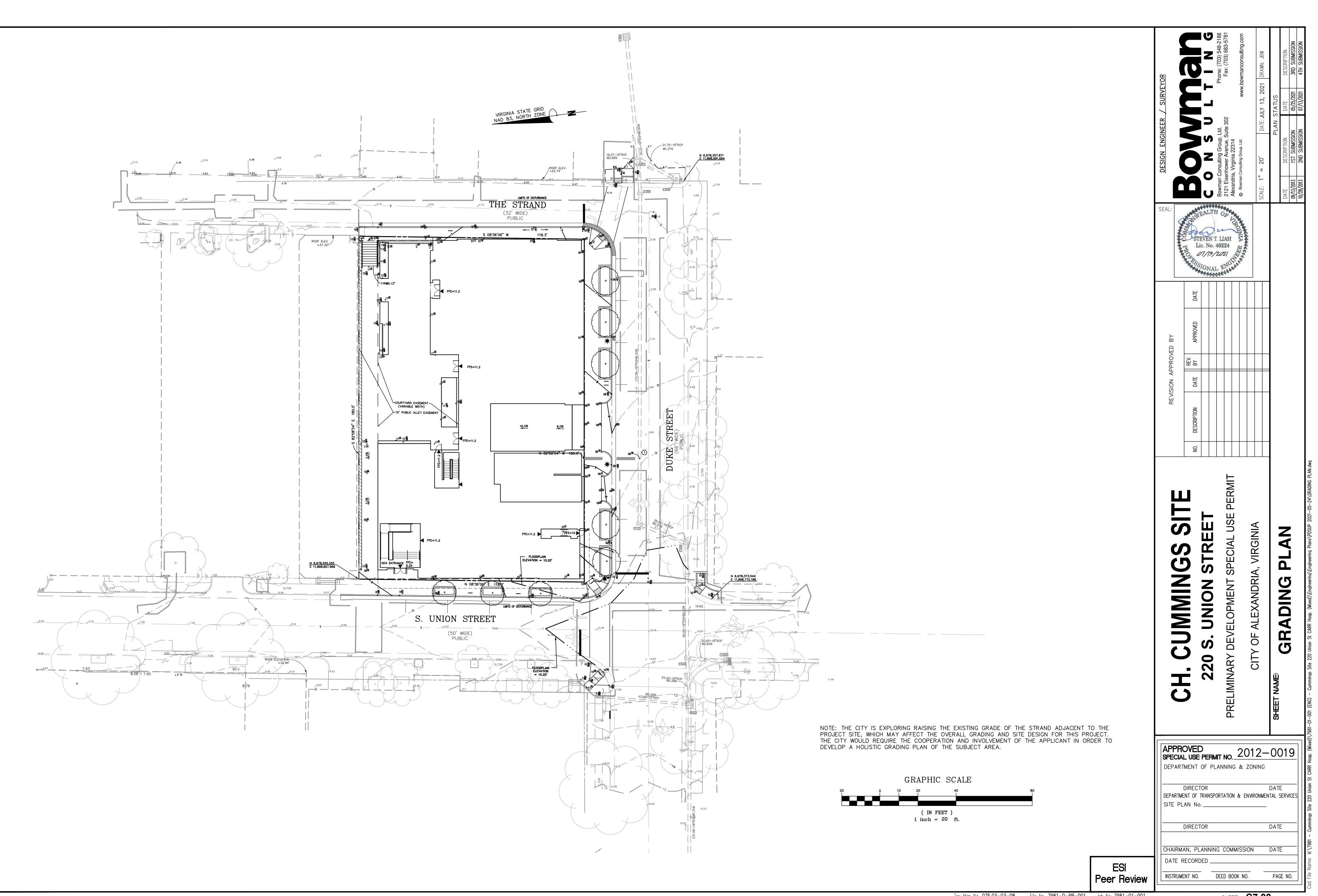


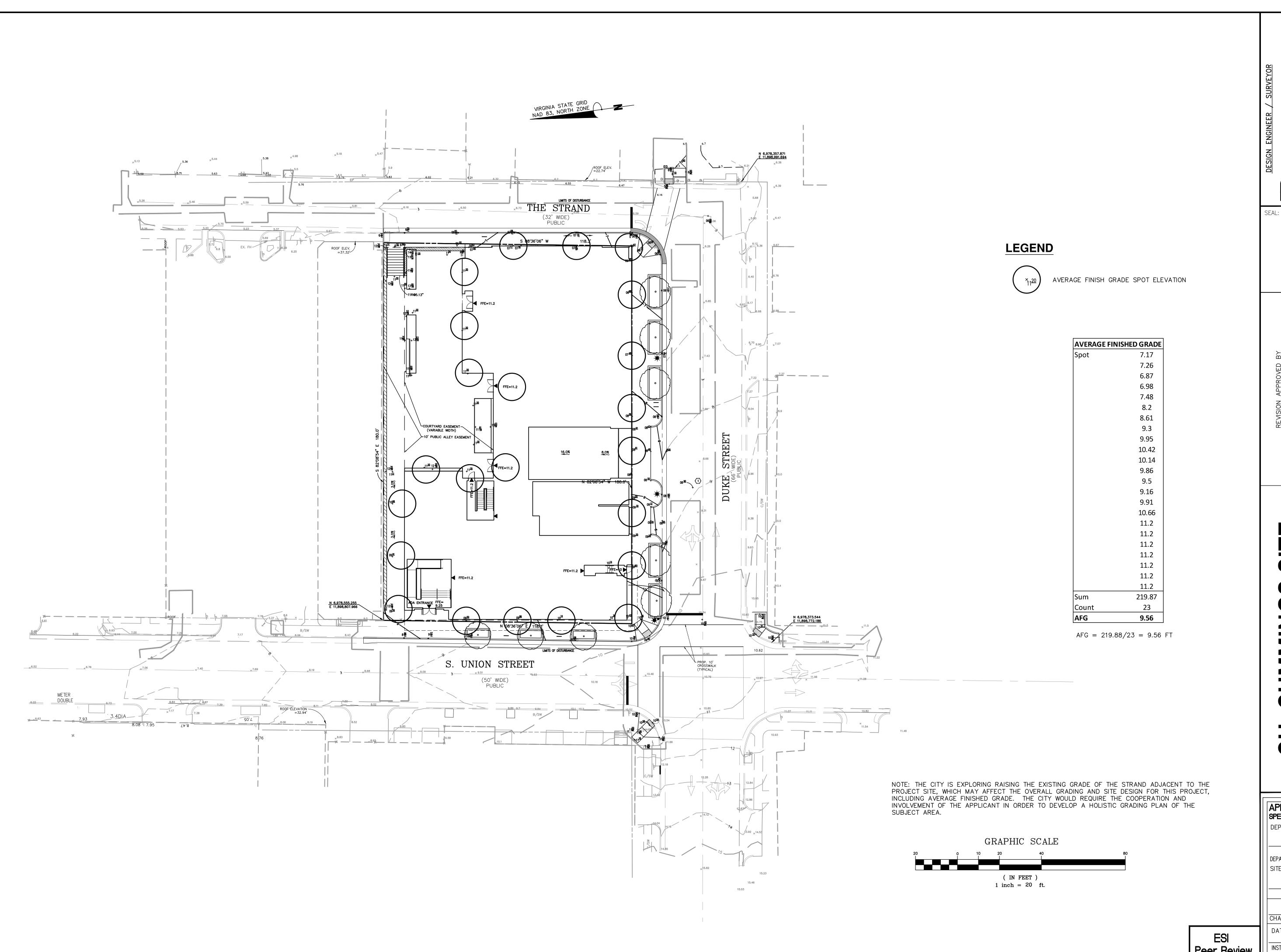
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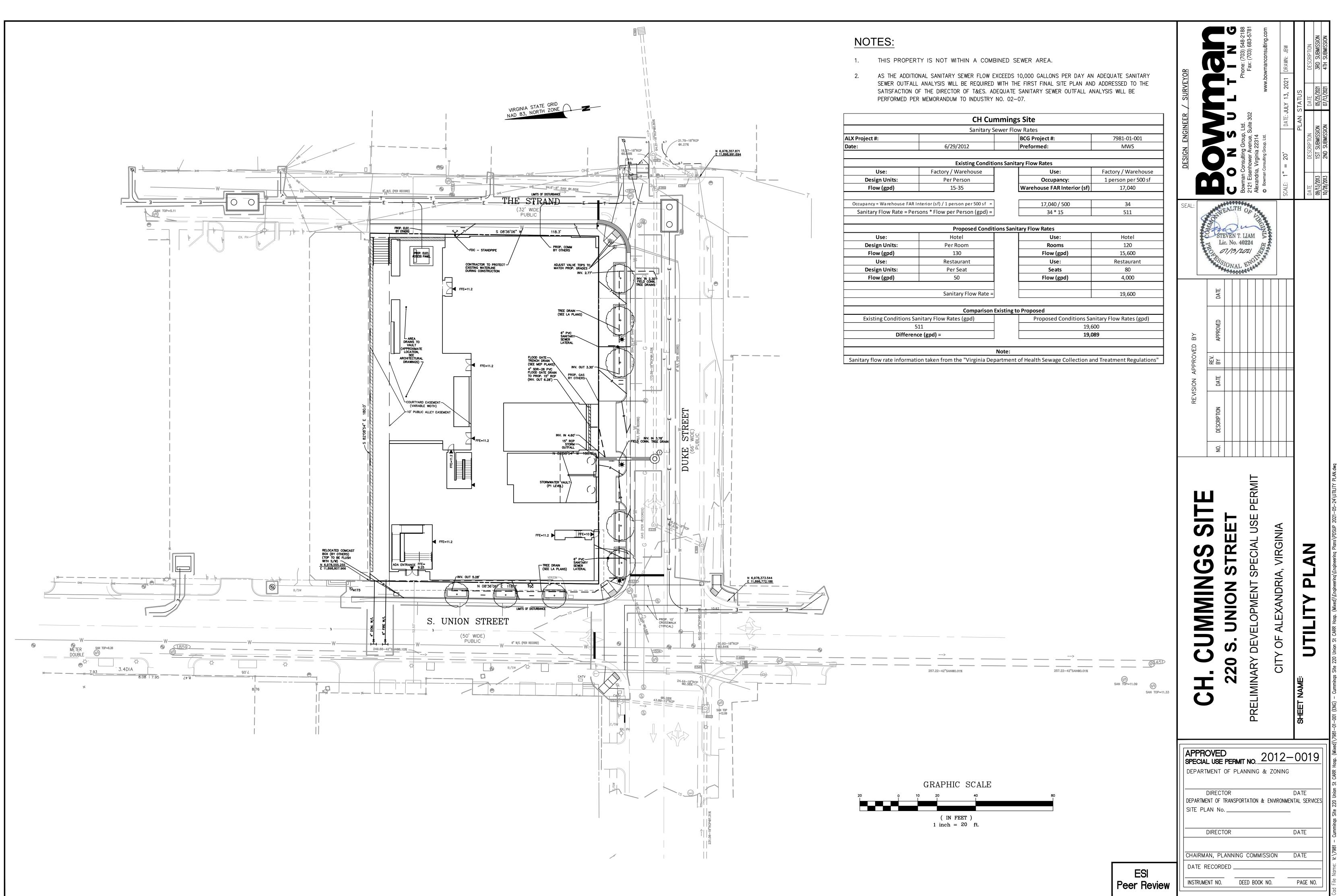
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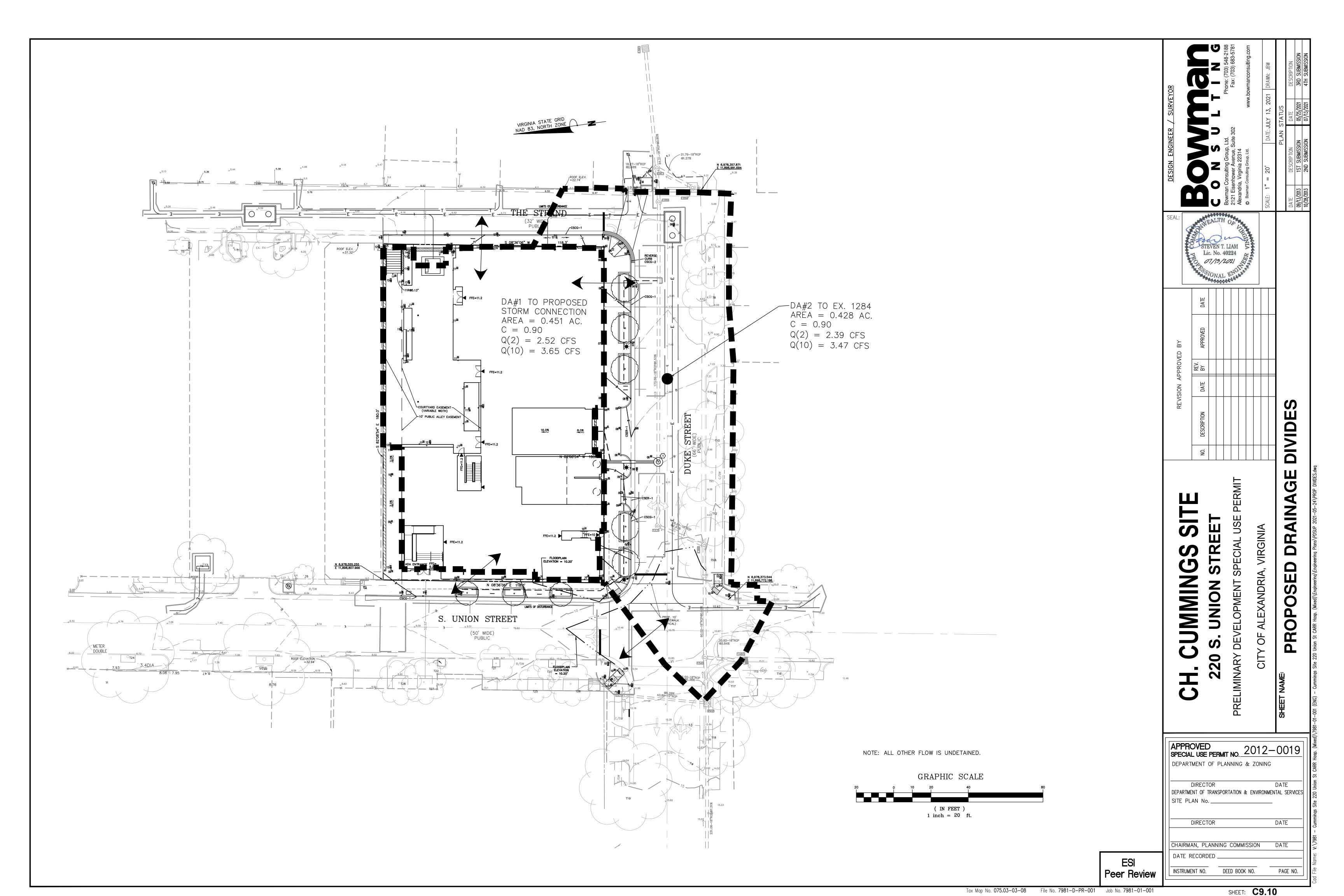
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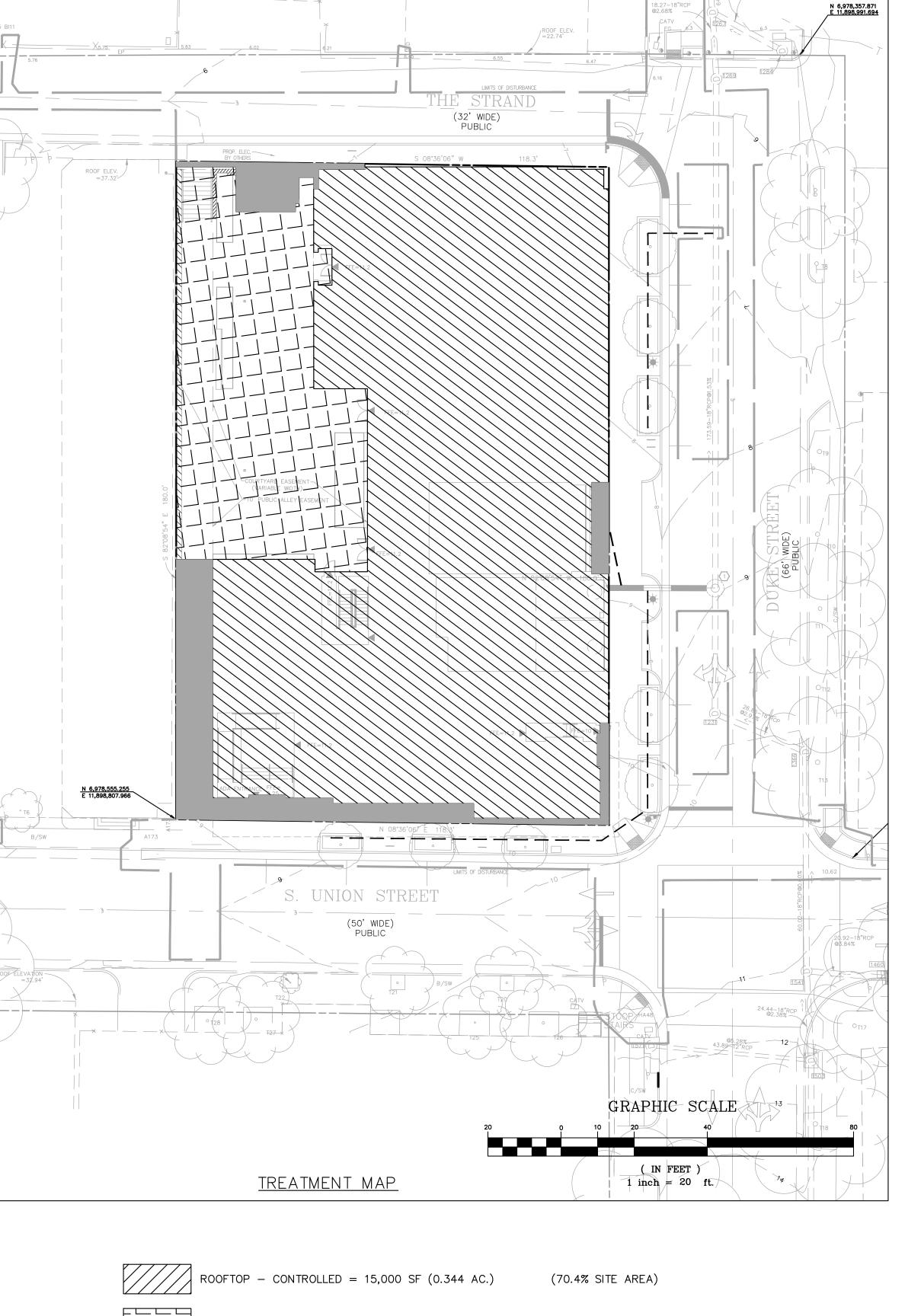
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APPROVED SPECIAL USE PERMIT NO. 2012-0019 DEPARTMENT OF PLANNING & ZONING DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES DATE CHAIRMAN, PLANNING COMMISSION DATE







HARDSCAPE - CONTROLLED = 4,642 SF (0.107 AC.)

UNCONTROLLED = 1,657 SF (0.038 AC.)

(21.8% SITE AREA)

(7.8% SITE AREA)

STORMWATER MANAGEMENT AND BMP NARRATIVE:

EXISTING CONDITIONS:

THE SITE CURRENTLY CONSISTS OF AN EXISTING WAREHOUSE. THERE ARE NO STORMWATER MANAGEMENT MEASURES IN PLACE AT THIS TIME.

PROPOSED CONDITIONS:

THE PROPOSED IMPROVEMENTS INCLUDE A HOTEL WITH A RESTAURANT, INCLUDING AN UNDERGROUND GARAGE. ADDITIONALLY, THE SIDEWALK AND UTILITIES SHALL BE CONSTRUCTED TO SERVE THE BUILDING.

STORMWATER QUANTITY:

THE EXISTING SITE IS 100% IMPERVIOUS AND THE PROPOSED SITE IS 100% IMPERVIOUS. THE THEREFORE, THE SITE RUNOFF SHALL NOT BE INCREASED. NO SPECIFIC DETENTION MEASURES ARE PROPOSED FOR WATER QUANTITY PURPOSES, HOWEVER, THE SITE WATER QUALITY VOLUME SHALL BE DETAINED AND DISCHARGED AT A RATE LESS THAN THE PRE-DEVELOPMENT FLOW.

STORMWATER QUALITY:

THE SITE RUNOFF SHALL BE TREATED WITH STORMFILTERS PLACED IN A GARAGE VAULT. THE VAULT HAS BEEN OVERSIZED AND WILL TREAT 1.0" OF WATER DISCOUNTED PER THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY RUNOFF REDUCTION METHOD. THE WATER QUALITY VOLUME OF 1,686 CF IS MORE THAN DOUBLE THE WQV REQUIRED TO BE TREATED UNDER CURRENT REGULATIONS.

WORKSHEET B: REDEVELOPMENT

1. Compile site-specific data and determine site imperviousness (I_{site})

	PRE	E-DEVELOPMENT		POST-D	EVELOPMENT	
A *		0.489 acres			0.489 acres	
a**	structures	0.489 acres			0.344 acres	
	parking lot	0.000 acres			0.000 acres	
	roadway	0.000 acres			0.000 acres	
	other (Hardscape)	0.000 acres			0.145 acres	
	Pervious	0.000 acres			0.000 acres	
		acres			acres	
	Total I _{a =}	0.489 acres	Total I _{a =}		0.489 acres	
I = (To	tal I _a /A) x 100					
	I =	100.00	I =		100.00	
R_V	0.05 + 0.009 (I _{site})					
	0.05 0.009	ĺ	0.05	0.009		
	R _V =	0.9500	R _V =		0.9500	
*A is th	ne total area of the site					
**la is tl	he total amount of impervious	s cover.				
_	•					
C:	I >= 20 - 1.08 mg/L					
	I < 20 - 0.26 mg/L					
Since I	is 100.00	C is 1 (08 mg/L	_	100.00 C is	1.08 mg/L

2. Calculate the pre-development load (L pre)

 $L_{PRE} = 8.16 \times RV \times C \times A$

8.16 R_{V-Pre} X C X A 4.094 pounds per year

3. Calculate the post-development load (L post)

 $L_{post} = 8.16 \times R_{Vx} C \times A$

8.16 R_{V-Post} X C X A 4.094 pounds per year

4. Calculate the pollutant removal requirement (RR)

 $RR = L_{post} - (0.9 \text{ x } L_{pre})$

0.409 pounds per year

To determine the overall efficiency required (%RR) when selecting BMP options:

%RR - RR/L x 100

WORKSHEET C: COMPLIANCE

Select BMP options using screening tools and list them below. Then calculate the load removal for each option. DO NOT LIST BMP'S IN SERIES HERE.

		Fraction of CBPA Drainage		
	Removal*	Area Served		Load
Selects	Efficiency x	(expressed in x	L _{post} =	Removed
Option	100%	decimal form)	(lbs/yr)	(lbs/yr)
		% Total Area		
STORMFILTER	50.00%	92.20% (on-site area)	4.094	1.887

Potomac River Watershed Load Removed (1.887) > RR (0.409)

*For conventional BMP's, see Section IIa of the Northern Virginia BMP Handbook (NVBMPHB) published by the Northern Planning District Commission or Chapter 1 of the Alexandria Supplement to the NVBMPHB. For non-conventional BMP's, see Section IV, Chapter 1 of the Alexandria Supplement.

STORMWATER QUANTITY COMPUTATIONS

PRE-DEVELOPMENT STORMWATER RUNOFF:

TOTAL AREA: 21,299 SF OR 0.489 AC 0.0000 SF OR 0.000 AC PERVIOUS: IMPERVIOUS: 21,299 SF OR 0.489 AC C = 0.90I(2) = 6.20 IN/HRI(10) = 9.00 IN/HR

 $Q=C \times I \times A$

Q(2) = (0.90) X (6.20) X (0.489) = 2.73 CFS $Q(10) = (0.90) \times (9.00) \times (0.489) = 3.96 \text{ CFS}$

POST-DEVELOPMENT STORMWATER RUNOFF:

TOTAL AREA: 21,299 SF OR 0.489 AC PERVIOUS: 0.0000 SF OR 0.000 AC IMPERVIOUS: 21,299 SF OR 0.489 AC C = 0.90

I(2) = 6.20 IN/HRI(10) = 9.00 IN/HR

 $Q=C \times I \times A$

 $Q(2) = (0.90) \times (6.20) \times (0.489) = 2.73 \text{ CFS}$ $Q(10) = (0.90) \times (9.00) \times (0.489) = 3.96 \text{ CFS}$

*POST-DEVELOPMENT STORMWATER RUNOFF IS THE SAME AS PRE-DEVELOPMENT RUNOFF AND THEREFORE NO MITIGATION IS REQUIRED. WATER QUALITY WILL BE PROVIDED BY A VAULT WITH STORMFILTERS. SEE PHOSPHOROUS REMOVAL COMPUTATIONS, THIS SHEET.

STORMWATER QUALITY COMPUTATIONS

WQV = 1.0" X (1/12) X 0.95 X IMPERVIOUS AREA (AC.) = 0.083 X 0.95 X 21,299 = 1,686 CF (RV = 0.95 FOR 100% IMPERVIOUS)

VAULT SIZE = 26.25' X 29.5' X 10.0' = 7,744 CF (LESS STORM FILTERS AND BYPASS/PUMP EQUIPMENT)

Project Description

Development or Redevelopment

BMP TREATMENT AREA

Drainage Area	Impervious	Pervious	Total
Site Area	0.489	0.000	0.489
On-Site Treated	0.461	0.000	0.461
Off-Site Treated	0.000	0.000	0.000
Total Treated/Detained	0.461	0.000	0.461
Total Undetained	0.029	0.000	0.029

Water Treatment on site

ВМР Туре	Area Treated by BMP (acres)	Impervious area treated by BMP (acres)	Treated efficiency %
StormFilter	0.461	0.461	45.00%

Miscellaneous

Total WQV Treated: yes Detention on site: <u>yes</u>

Project is within which watershed: POTOMAC RIVER Project discharges to which body of water? POTOMAC RIVER

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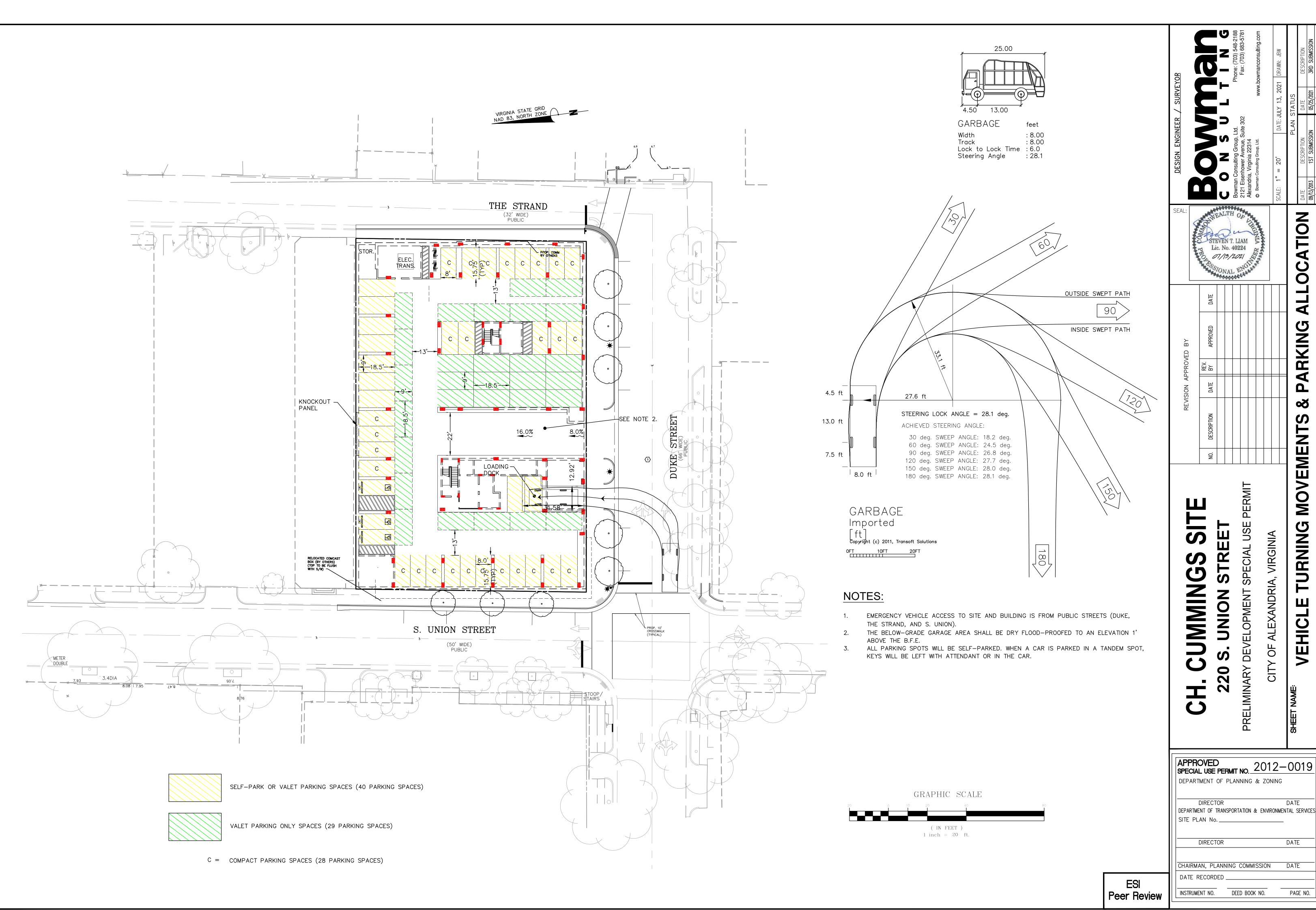
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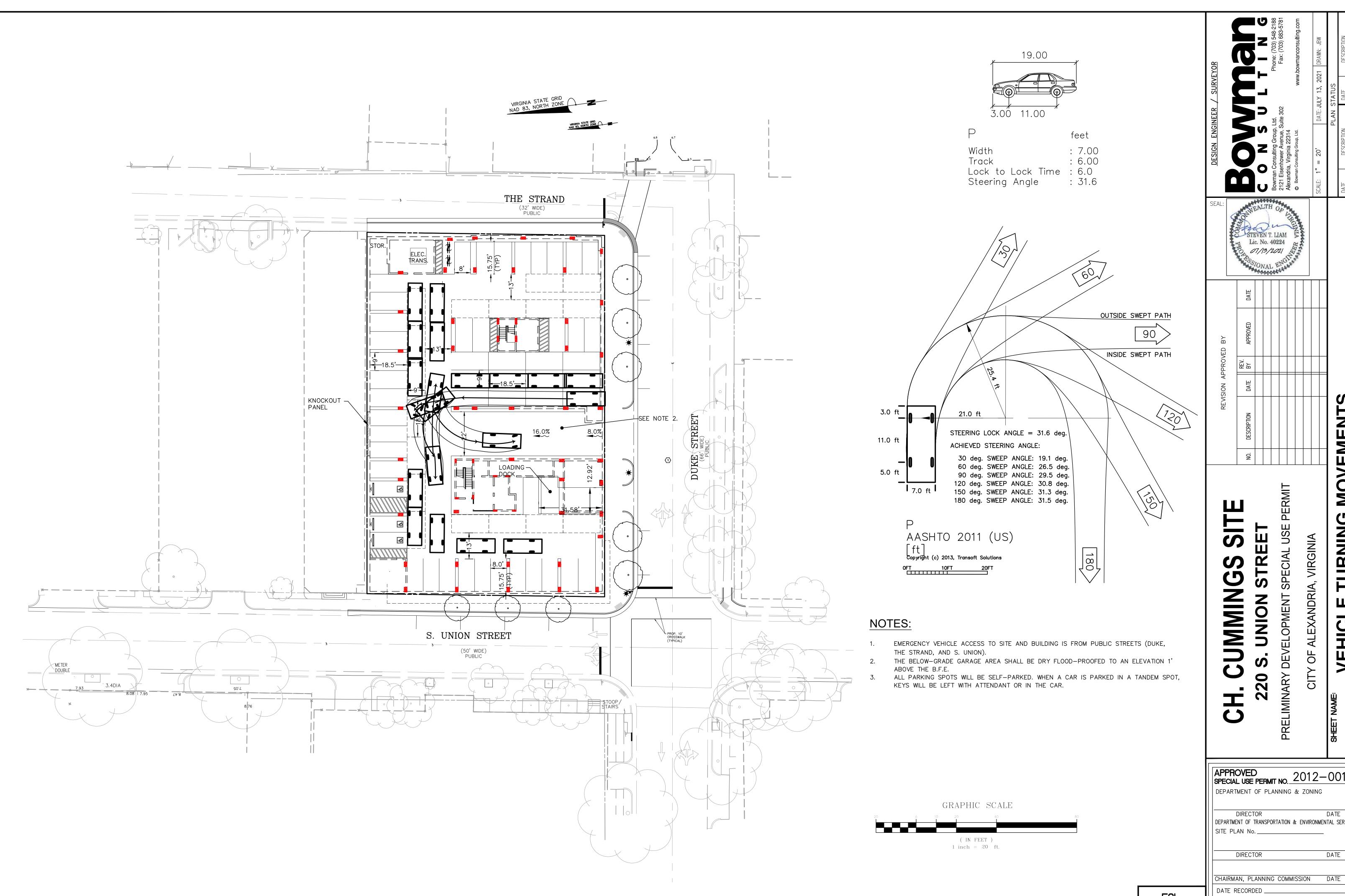
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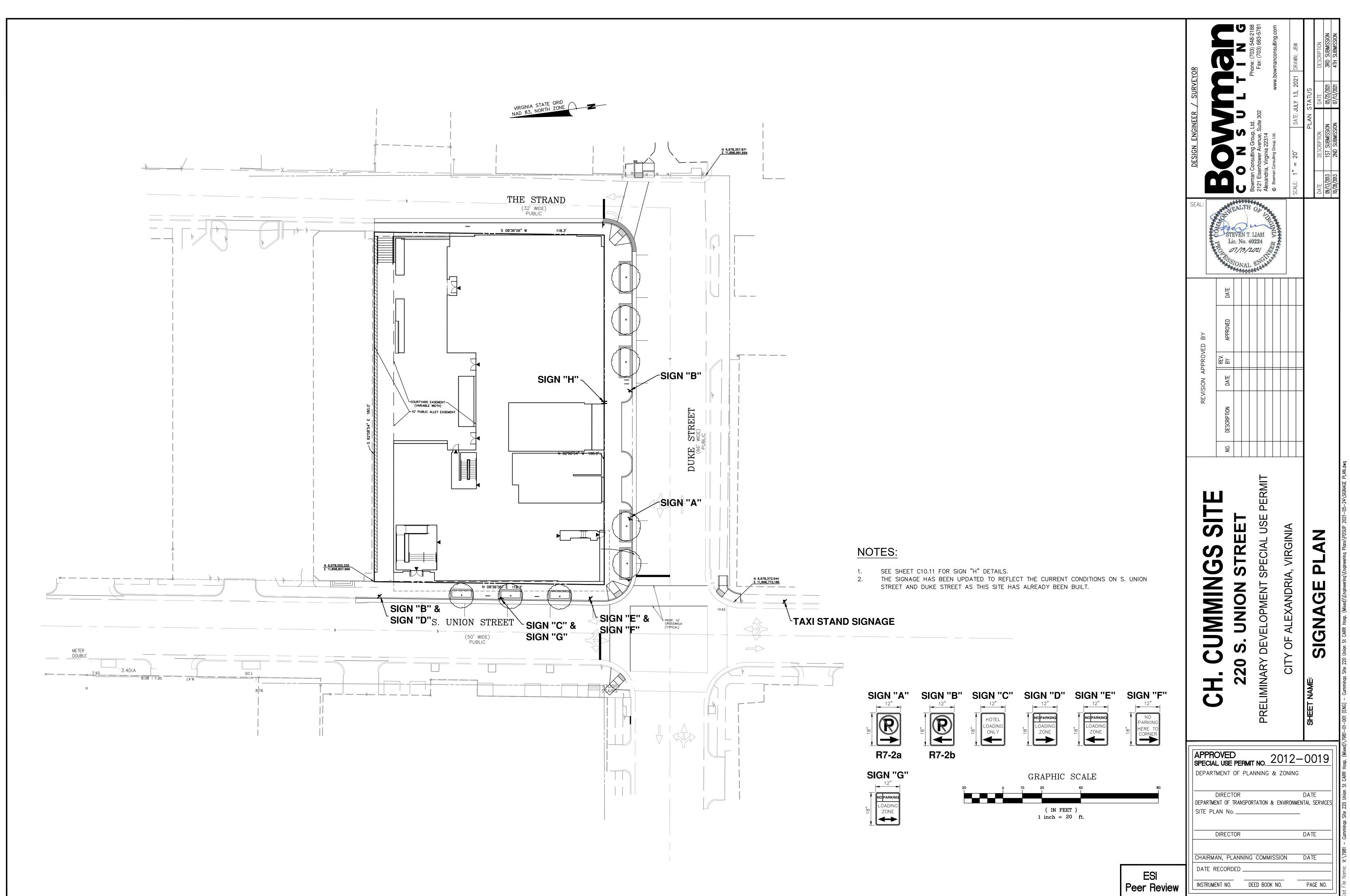
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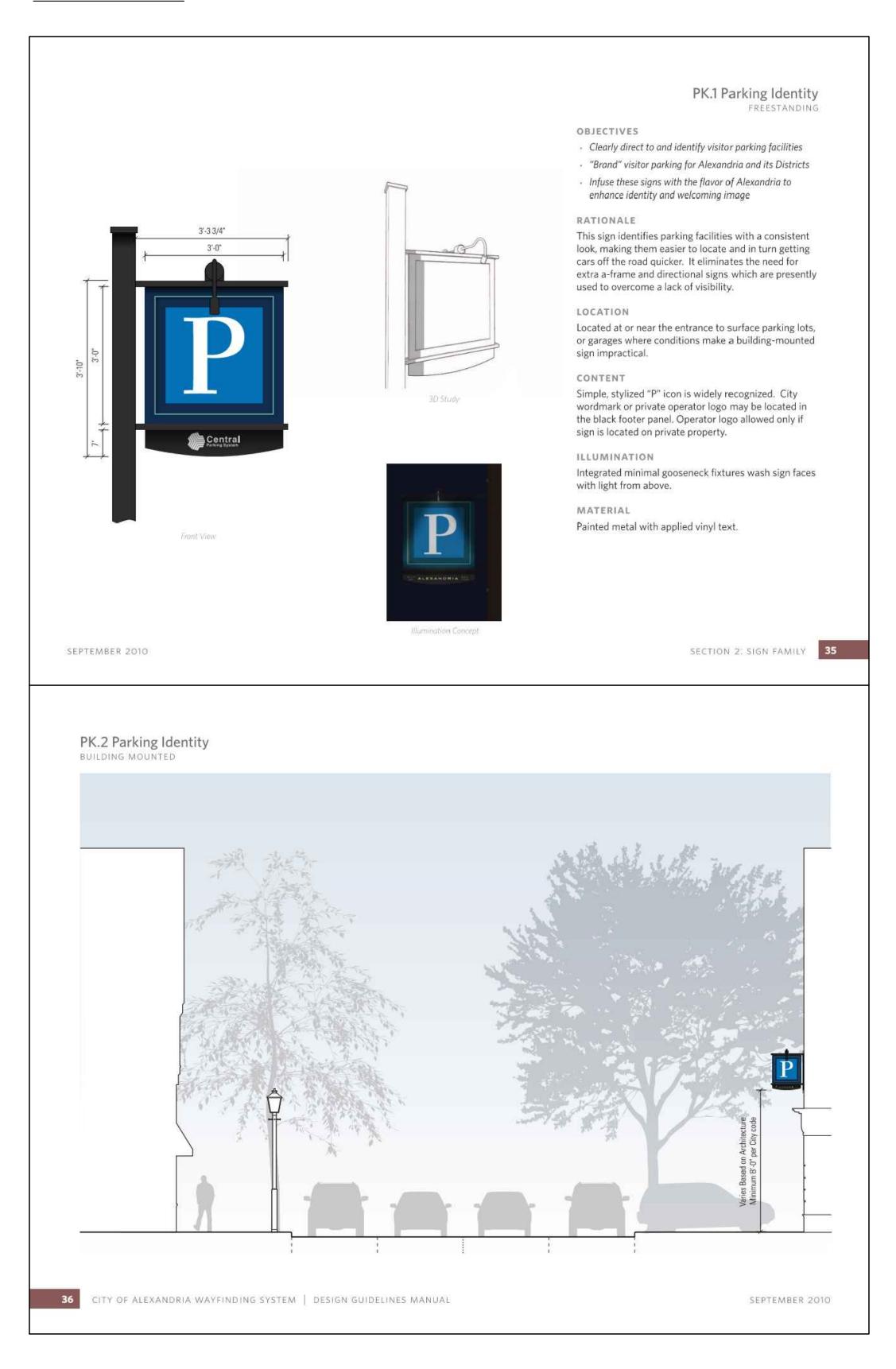
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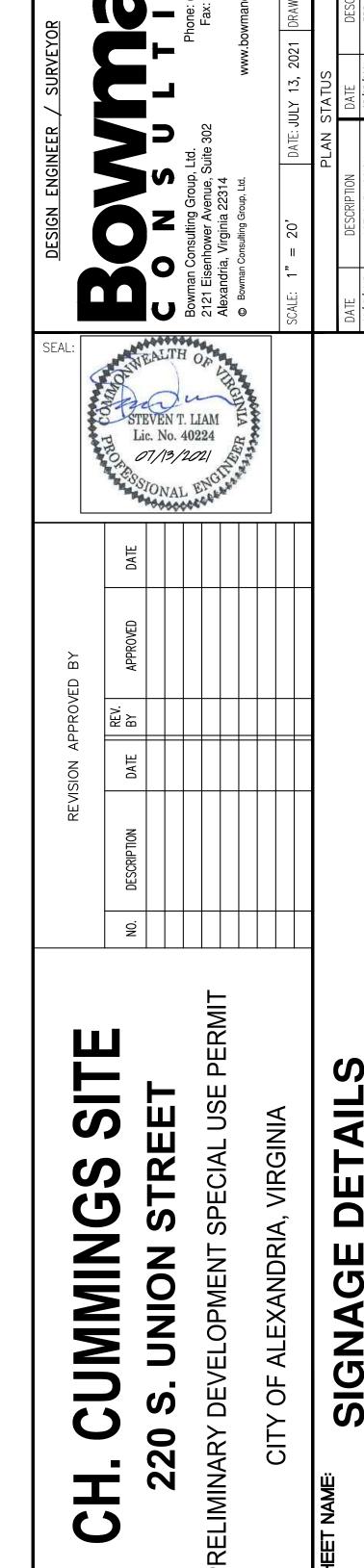


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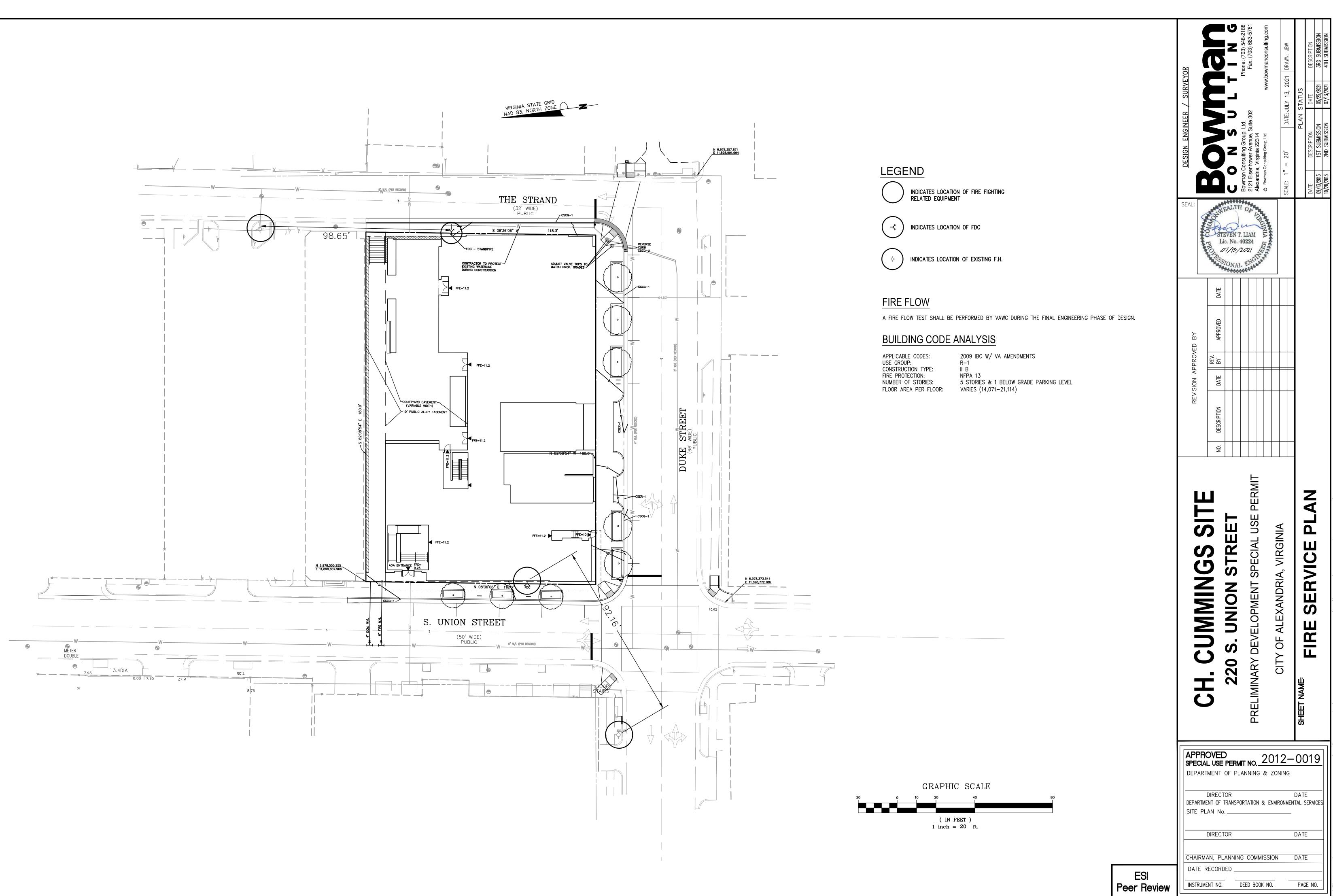
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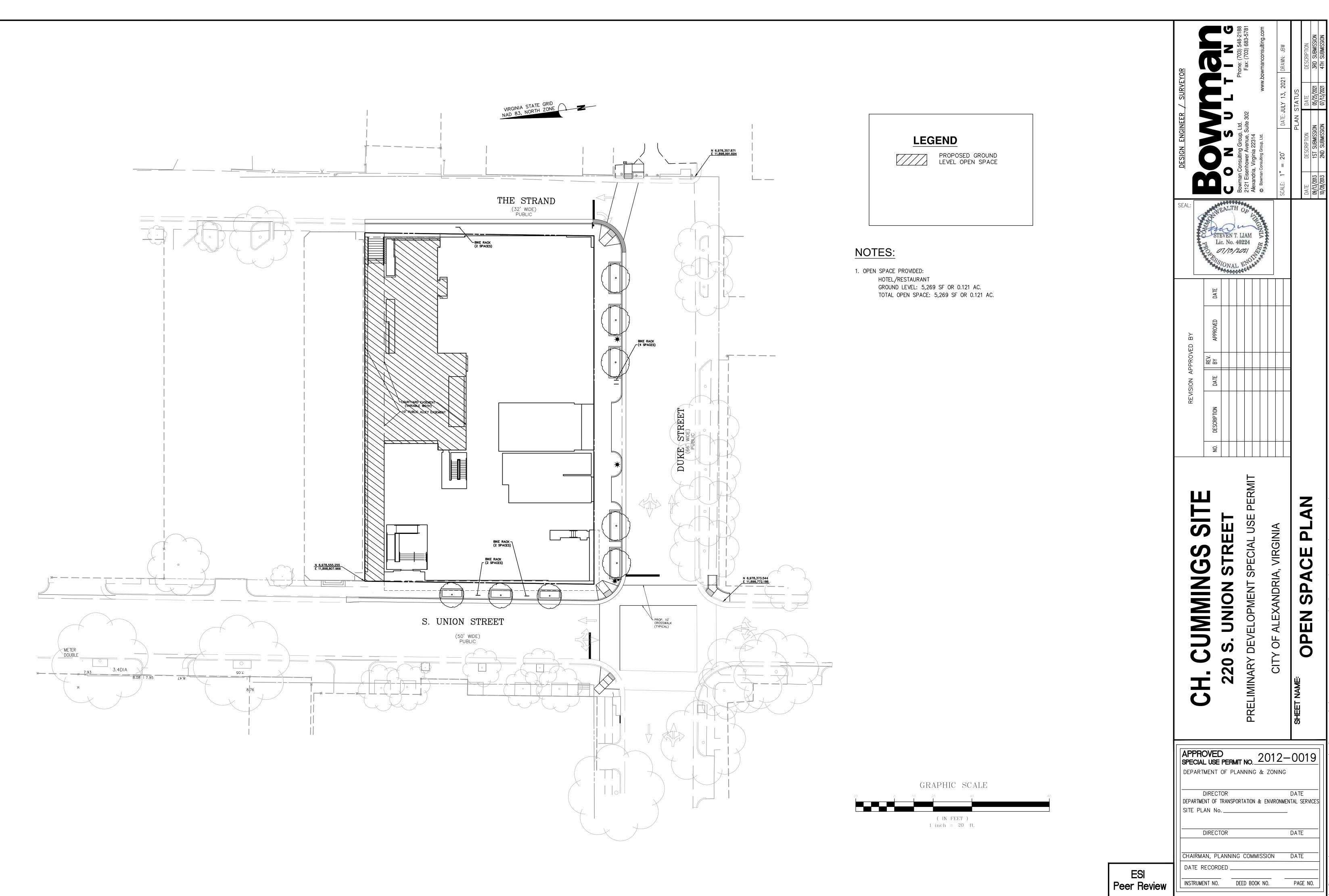
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