DEVELOPMENT SPECIAL USE PERMIT - PRELIMINARY SITE PLAN

805 - 823 NORTH COLUMBUS STREET

805 - 823 NORTH COLUMBUS STREET

AREA TABULATIONS

TOTAL SITE AREA =	0.5726 AC OR 24,944 SF
TOTAL EXISTING IMPERVIOUS AREA =	0.1214 AC OR 5,290 SFF
TOTAL PROPOSED IMPERVIOUS AREA =	0.5726 AC OR 24,944 SF
TOTAL DISTURBED AREA =	0.7863 AC OR 34,250 SF (SEE C-0701 FOR SWM AREAS)
TAX PARCEL IDENTIFICATION =	054.04-02-02, -08, -09, -10, -11

ARCHAEOLOGY NOTES

1. 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 LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.
2. THERE ARE NO AREAS OF MARINE CLAY DEPOSITS ONSITE ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY AREA MAP.
3. THERE ARE NO KNOWN RPA'S ON THIS SITE ACCORDING TO THE CITY OF ALEXANDRIA RPA MAPS.
4. ACCORDING TO A PHASE II ENVIRONMENTAL ASSESSMENT PREPARED BY ENVIRONMENTAL CONSULTANTS AND CONTRACTORS, DATED 11/20/2020, THERE ARE KNOWN SOIL CONTAMINANTS ON THIS SITE. THE APPLICANT WILL COMPLY WITH ALL CITY, STATE, AND FEDERAL GUIDELINES THAT ARE APPLICABLE FOR THE DEVELOPMENT.
5. THIS SITE IS IS WITHIN A COMBINED SEWER AREA.

BUILDING CODE ANALYSIS

DESCRIPTION:
THIS PROJECT IS NEW 5 STORY MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED OFFICES AND AMENITY SPACE WITH A ONE STORY BASEMENT GARAGE.

USE AND OCCUPANCY CLASSIFICATION:
PROPOSED BUILDING:
R-2 RESIDENTIAL MULTIFAMILY (PRIMARY)
A-3 ACCESSORY ASSEMBLY SPACE
S-2 PARKING GARAGE

TYPE OF CONSTRUCTION: IIIB

BUILDING HEIGHT AND AREA ANALYSIS: S-1 USE GROUP:
ALLOWABLE HEIGHT: 5 STORIES, 75'
PROPOSED HEIGHT: 5 STORIES WITH 1 LEVELS OF BASEMENT GARAGE PARKING, 50' HT

BASIC ALLOWABLE AREA: 24,000 SF TOTAL PER FLOOR (R-2 MOST RESTRICTIVE)

PROPOSED GROSS BUILDING AREA:

	BASEMENT 1	FIRST FLOOR	SEC FLOOR	THIRD FL	FOURTH FL	FIFTH FF	ROOF	TOTAL
R-2	-	18,710 SF	18,710 SF	18,710 SF	15,265 SF	13,271 SF	1,055 SF	85,721 SF
S-2	23,096 SF	-	-	-	-	-	-	23,096 SF
TOTAL AREA	23,096 SF	18,755 SF	18,755 SF	18,755 SF	13,414 SF	13,414 SF	1,026 SF	108,819 SF

GROSS BUILDING FOOTPRINT: 18,710 SF

FIRE-RESISTANCE-RATED CONSTRUCTION (MINIMUM RATINGS):
EXIT ENCLOSURES/STAIRS: 1 HOUR
INCIDENTAL STORAGE ROOMS: 1 HOUR
EXTERIOR BEARING WALLS 2 HOURS

AUTOMATIC SPRINKLER: YES

PLAN SHEET KEY

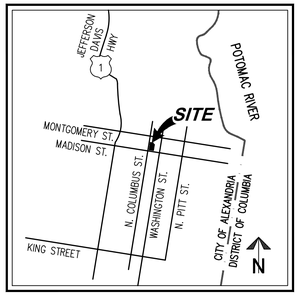
NOT APPLICABLE

DEVELOPMENT TEAM INFORMATION

1. OWNER (805-811, 823 N COLUMBUS ST):
   TRUSTEES OF BEULAH BAPTIST CHURCH
   320 S WASHINGTON ST
   ALEXANDRIA VA 22314
2. OWNER (815 N COLUMBUS ST):
   AMERICAN STATISTICAL ASSOCIATION
   732 N WASHINGTON ST
   ALEXANDRIA VA 22314
3. APPLICANT:
   PT BLOOMS DEVELOPMENT
   7905-C CESSNA AVENUE
   GAITHERSBURG, MD 20879
   ATTN: PATRICK BLOOMFIELD
4. CIVIL ENGINEER:
   WALTER L. PHILLIPS, INC.
   207 PARK AVENUE
   FALLS CHURCH, VA 22046
   ATTN: TRAVIS P. BROWN. P.E.
5. ARCHITECT:
   PENNEY DESIGN GROUP, LLC
   8120 WOODMONT AVENUE, SUITE 410
   BETHESDA, MD 20814
   ATTN: JONATHAN J. PENNEY, AIA
6. LAND USE ATTORNEY:
   WIRE GILL, LLP
   1750 TYSONS BLVD, SUITE 1500
   TYSONS, VA 22101
   ATTN: KEN WIRE

VICINITY MAP

SCALE: 1"=2000'



805 - 823 N COLUMBUS ST, ALEXANDRIA, VA 22314

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT PROPOSES TO REDEVELOP THE EXISTING SITE WHICH CURRENTLY INCLUDES VACANT AREA AND SURFACE PARKING. THE PROPOSED DEVELOPMENT WILL INVOLVE CLEARING OF THE SITE AND CONSTRUCTING 78 MULTIFAMILY RESIDENTIAL UNITS (INCLUDING 8 AFFORDABLE HOUSING UNITS) WITH BELOW GRADE PARKING GARAGE, AND ASSOCIATED INFRASTRUCTURE. THE SITE IS ZONED RB TOWNHOUSE AND THE PLAN PROPOSES TO REZONE THE PROPERTY TO CRMU-H.

THE PROPERTY IS LOCATED IN "OLD AND HISTORIC ALEXANDRIA" PER THE CITY OF ALEXANDRIA HISTORIC PRESERVATION MAP.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. REZONING OF PROPERTY FROM RB TOWNHOUSE TO CRMU-H.
2. SPECIAL USE PERMIT TO INCREASE FAR TO 2.50 (Z.O.5-305.C).
3. BONUS FLOOR AREA UNDER SECTION 7-700 FOR AFFORDABLE HOUSING TO INCREASE FAR TO 3.0143.
4. SMALL AREA PLAN AMENDMENT TO INCREASE MAXIMUM HEIGHT TO 50 FT.
5. SPECIAL USE PERMIT FOR TRANSPORTATION MANAGEMENT PLAN (TMP)
6. MODIFICATION FOR TREE CANOPY COVERAGE FROM 25% TO 13.0% (11-410.CC)
7. SPECIAL USE PERMIT FOR A PARKING REDUCTION OF THE AFFORDABLE UNIT PARKING REQUIREMENT BY 4 SPACES

COMPLETE STREETS TABULATION

COMPLETE STREETS POLICY TABLE	NEW	UPGRADED
CROSSWALKS (NUMBER)	–	–
STANDARD	–	–
HIGH VISIBILITY	–	2
CURB RAMPS	1	1
SIDEWALKS (LF)	–	335
BICYCLE PARKING (NUMBER OF SPACES)	28	–
PUBLIC/VISITOR	4	–
PRIVATE/GARAGE	24	–
BICYCLE PATHS (LF)	–	–
PEDESTRIAN SIGNALS	–	–

TRIP GENERATION ANALYSIS

PROVIDED BY WELLS + ASSOCIATES – DATED 05/28/2021

805 N. Columbus St

Site Trip Generation Analysis[1]

Land Use	ITE Code	Size	Units	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Average Daily Trips
Unfractured ITE Trip Generation										
Multifamily Housing (Mid-Rise)	221	78	DU	7	20	27	21	14	35	423
Trip Generation with Non-Auto Reduction										
Multifamily Housing (Mid-Rise)	221	78	DU	7	20	27	21	14	35	423
40% Non-Auto Reduction [2]				*3*	*8*	*11*	*8*	*6*	*14*	*169*
Net New Site Trips				4	12	16	13	8	21	254

Notes:
1. Trip generation estimates based on ITE's Trip Generation Manual, 10th Edition.
2. Based on the 2005 WMATA Ridership Survey and the Site's distance to nearest Metro station.

ZONING TABULATIONS

ZONING :	EXISTING ZONE: RB TOWNHOUSE ZONE, PROPOSED ZONE: CRMU-H ZONE
MASTER PLAN :	BRADDOCK METRO NEIGHBORHOOD PLAN, BRADDOCK METRO STATION SMALL AREA PLAN
SITE AREA (SQ. FT) (ACRES):	0.5726 AC OR 24,944 SF
USE:	EXISTING: VACANT/PARKING PROPOSED: RESIDENTIAL MULTIFAMILY

	PERMITTED/REQUIRED	PROVIDED
ZONE	CRMU-H	CRMU-H
FAR	2.50 W/ SUP + 7-700 AFFORDABLE HOUSING BONUS	3.0143
TOTAL UNITS	N/A	78 UNITS
DENSITY	N/A	136.22 UNITS/ACRE
GROSS FLOOR AREA (SF)	N/A	108,819 SF (INCLUDING UNDERGROUND GARAGE)
FLOOR AREA (SF)	75,188 (3.0143 FAR)	75,188 SF***
LOT AREA (SF)	N/A	24,944 SF
SETBACKS (FT)		
FRONT	N/A	0 FT
SIDE	N/A	0 FT, 10 FT
REAR	N/A	N/A
LOT WIDTH	N/A	N/A
OPEN SPACE (SF)	40% (9,978 SF)	51.7% (12,894 SF)
GROUND LEVEL	–	2,660 SF
ABOVE GRADE	–	10,234 SF
TREE CANOPY COVERAGE	25%	3,246 SF 13.0%****
HEIGHT (FT)	PER SMALL AREA PLAN	50 FT**
AVERAGE GRADE	–	46.77 FT (SUBJECT TO ADJUSTMENT AT FINAL ENGINEERING)
PARKING	73 SPACES	69 SPACES*****
TRIP GENERATION	–	241 VPD*

NOTES:
*AVERAGE DAILY TRAFFIC PROVIDED USING "INSTITUTE OF TRANSPORTATION ENGINEERS: TRIP GENERATION". SEE PRELIMINARY ANALYSIS (THIS SHEET)
**SMALL AREA PLAN AMENDMENT REQUESTED TO INCREASE MAXIMUM HEIGHT TO 50 FT.
***SEE A-0301 FOR DETAILED FLOOR AREA TABULATIONS.
****CANOPY COVERAGE MODIFICATION REQUESTED
*****AN SUP FOR A PARKING REDUCTION IS REQUESTED WITH THIS APPLICATION TO REDUCE THE AFFORDABLE UNIT PARKING REQUIRED BY 4 SPACES.

DEVELOPMENT TABULATIONS

UNIT TYPE	
AFFORDABLE 1-BEDROOM	5
AFFORDABLE 2-BEDROOM	2
AFFORDABLE 3-BEDROOM	1
MARKET RATE 1 BEDROOM	44
MARKET RATE 2 BEDROOM	21
MARKET RATE 3 BEDROOM	5
TOTAL	78

PARKING TABULATION

PARKING REQUIRED
MARKET RATE MULTIFAMILY WITHIN METRO WALKSHED = 0.8 SPACES/BEDROOM
5% REDUCTION FOR SITE WITHIN QUARTER MILE OF 5 BUS ROUTES (SEE P-0301)
10% REDUCTION FOR WALKSCORE® BETWEEN 90 – 100

MARKET RATE MULTIFAMILY REQUIRED PARKING = 0.8 – 0.12 = 0.68 SP/BEDROOM X 96 BEDROOMS = 65.28 SPACES

AFFORDABLE MULTIFAMILY UNITS (PARKED AT MARKET RATE) = 0.68 SPACES/BEDROOM (SEE REDUCTIONS ABOVE)

AFFORDABLE MULTIFAMILY REQUIRED PARKING = 0.68 SP/BEDROOM X 11 BEDROOMS = 7.48 SPACES

TOTAL SPACES REQUIRED = 73 SPACES

*SEE TRAFFIC STUDY PREPARED BY WELLS AND ASSOCIATES UNDER SEPARATE COVER FOR WALKSCORE INFORMATION.

PARKING PROVIDED
STANDARD SPACES= 18 SPACES (INCLUDING 1 ADA SPACE)
COMPACT SPACES = 51 SPACES (INCLUDING 2 ADA SPACES) (74%)

TOTAL SPACES PROVIDED = 69 SPACES (SEE ARCHITECTURE PLANS FOR GARAGE LAYOUT)

AN SUP PARKING REDUCTION IS REQUESTED TO REDUCE THE AFFORDABLE UNIT PARKING REQUIREMENT BY 4 SPACES.

LOADING
LOADING REQUIRED: 0 SPACES
LOADING PROVIDED: 0 SPACES

SHEET INDEX

CIVIL/LANDSCAPE

P-0101 COVER SHEET
P-0201 GENERAL NOTES
P-0301 CONTEXTUAL PLAN
P-0302 EXISTING CONDITIONS PLAN
P-0401 PRELIMINARY LAYOUT PLAN
P-0402 PRELIMINARY OPEN SPACE PLAN
P-0403 PRELIMINARY GEOMETRIC PLAN
P-0501 PRELIMINARY GRADING PLAN
P-0701 PRELIMINARY STORMWATER MANAGEMENT PLAN AND NARRATIVE
P-0702 PRELIMINARY STORMWATER QUANTITY CALCULATIONS
P-0703 PRELIMINARY STORMWATER MANAGEMENT QUALITY CALCULATIONS (VRRM)
P-0704 TYPICAL STORMWATER MANAGEMENT DETAILS
P-0901 PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS
P-1101 PRELIMINARY VEHICULAR MOVEMENTS
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P-1103 PRELIMINARY SIGHT DISTANCE PLAN AND PROFILE
P-1201 TREE INVENTORY
P-1202 PRELIMINARY LANDSCAPE AND HARDSCAPE PLAN
P-1203 PLANTING PLAN
P-1204 PLANTING PLAN AND COMPUTATIONS
P-1205 PRELIMINARY LANDSCAPE AND HARDSCAPE NOTES AND DETAILS
P-1206 TREE PROTECTION NOTES AND DETAILS
P-1301 PRELIMINARY FIRE SERVICE PLAN

ARCHITECTURE

A-0101 BASEMENT GARAGE PLAN
A-0102 GROUND FLOOR PLAN
A-0103 SECOND / THIRD FLOOR PLAN
A-0104 FOURTH FLOOR PLAN
A-0105 FIFTH FLOOR PLAN
A-0106 ROOF PLAN
A-0201 ELEVATIONS
A-0301 TABULATIONS AND FAR DIAGRAMS
A-0302 SCHEMATIC SECTIONS

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: AS SHOWN | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020	DSUP COMPLETENESS SUB. - 06/29/2021
STAGE 1 CONCEPT PLAN - 10/09/2020	DSUP VERIFICATION SUB. - 07/28/2021
STAGE 2 CONCEPT PLAN - 03/12/2021	
DSUP COMPLETENESS SUB. - 06/07/2021	

COMMONWEALTH OF VIRGINIA LICENSED LANDSCAPE ARCHITECT
AARON M. VINSON
Lic. No.041851
07/28/21

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

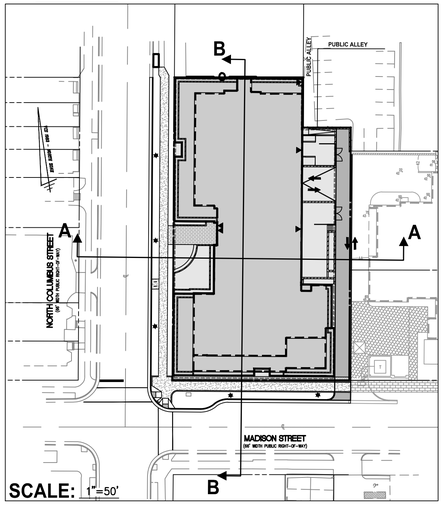
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q:\sdskproj\20038\dwg\planning\DSUP\20038C-0101.dwg

SHEET: P-0101

KEY MAP



STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (ARTICLE XIII COMPLIANCE) NARRATIVE

THE ENTIRE SITE DRAINS INTO A COMBINED STORM SEWER SYSTEM WHICH IS LOCATED EAST ON MADISON STREET. AS PART OF THE PROJECT, A SEPARATE STORM SEWER WILL BE CONSTRUCTED FROM THE PROPERTY OUTFALL TO THE NEAREST AVAILABLE SEPARATE STORM SEWER. THERE WILL BE AN INCREASE IN IMPERVIOUS AREA FROM THE PRE-DEVELOPMENT CONDITION TO POST-DEVELOPMENT CONDITION. APPROPRIATE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN ORDER FOR THE SITE TO COMPLY WITH STORMWATER QUALITY AND QUANTITY REQUIREMENTS SET FORTH IN ARTICLE XIII OF THE MUNICIPAL ZONING ORDINANCE. SEE SHEET P-0701 FOR PRELIMINARY STORMWATER MANAGEMENT AND BMP LOCATIONS.

SITE RUNOFF IN THE POST DEVELOPMENT CONDITION WILL EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION. THIS ADDITIONAL FLOW WILL BE DETAINED ONSITE AND/OR REDUCED THROUGH RUNOFF REDUCTION BMPS ONSITE.

THE REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION SET FORTH IN ARTICLE XIII OF THE MUNICIPAL ZONING ORDINANCE SHALL BE MET WITHIN THEIR RESPECTIVE LIMITS OF ANALYSIS. SEE SHEET P-0702 FOR PRELIMINARY OUTFALL ANALYSIS.

THE WATER QUALITY REQUIREMENTS SET FORTH IN ARTICLE XIII OF THE MUNICIPAL ZONING ORDINANCE SHALL BE MET THROUGH THE USE OF ONSITE BMP FACILITIES SUCH AS URBAN BIO-RETENTION, GREEN ROOF, AND MANUFACTURED TREATMENT DEVICE(S). ANY PORTION OF THE WATER QUALITY VOLUME (WQV) NOT TREATED ONSITE SHALL BE MITIGATED VIA PAYMENT INTO THE WATER QUALITY IMPROVEMENT FUND.

ALL PROPOSED ONSITE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED.

THE SITE IS WITHIN THE PENDLETON CSO WATERSHED.

SEE SHEETS P-0701 – P-0704 FOR ADDITIONAL STORMWATER MANAGEMENT INFORMATION.

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION OF THE SITE.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4400 EXT. 267/255.
4. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 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

CONTAMINATION NOTE

ACCORDING TO A PHASE II ENVIRONMENTAL ASSESSMENT PREPARED BY ENVIRONMENTAL CONSULTANTS AND CONTRACTORS, DATED 11/20/2020, THERE ARE KNOWN SOIL CONTAMINANTS ON THIS SITE. THE APPLICANT WILL COMPLY WITH ALL CITY, STATE, AND FEDERAL GUIDELINES THAT ARE APPLICABLE FOR THE DEVELOPMENT.

RESOURCE PROTECTION AREA NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.

FLOOD PLAIN NOTE

THE SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN PER THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

CEMETERY AND/OR BURIAL GROUNDS

THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

UTILITY CONTACTS

ELECTRIC:
VIRGINIA DOMINION POWER
C/O KEN HOLMES
907 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(703) 838-2437

NATURAL GAS:
WASHINGTON GAS
C/O RAY BAKER
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-5953

WATER:
VIRGINIA AMERICAN WATER COMPANY
C/O HAO (STEVE) CHEN
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3889

TELEPHONE:
VERIZON
C/O VAL FISHER
2980 FAIRVIEW PARK N., 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5068

CATV/HS INTERNET:
COMCAST
C/O BRIAN SHADE
3900 WHEELER AVENUE
ALEXANDRIA, VA 22304
(703) 567-4449

COMBINED SEWER NARRATIVE

STORMWATER RUNOFF FROM THE SITE CURRENTLY SHEET FLOWS TOWARD NORTH COLUMBUS STREET, MADISON STREET, AND ADJACENT PROPERTIES. STORMWATER IS THEN CAPTURED BY EXISTING CURB INLETS IN THE PUBLIC ROW AND ENTERS A COMBINED STORM SEWER SYSTEM.

SANITARY SEWER DISCHARGE FROM THE SITE ENTERS A SEPARATED SANITARY SEWER MAIN RUNNING SOUTH IN N COLUMBUS STREET.

THIS DEVELOPMENT IS SUBJECT TO THE COMBINED SEWER SYSTEM MANAGEMENT POLICY PER MEMO TO INDUSTRY 07-14 AND WILL PROVIDE A FEE CONTRIBUTION OF $200,000 X 0.5726 AC. = $114,520 IN ORDER TO COMPLY WITH THE MEMO TO INDUSTRY.

FEDERAL FUNDING NOTE

THIS PROJECT IS NOT A FEDERAL UNDERTAKING. ANY REQUIRED FEDERAL PERMITS WILL BE OBTAINED BY THE APPLICANT PRIOR TO CONSTRUCTION.

GEOTECHNICAL REPORT NOTE

A SITE SPECIFIC GEOTECHNICAL REPORT WILL BE PREPARED FOR THIS PROPERTY AND WILL BE PROVIDED UNDER SEPARATE COVER.

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY VACANT AND IS ADJACENT TO A SEPARATED SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN NORTH COLUMBUS STREET.

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

MULTIFAMILY RESIDENTIAL: 300 GPD x 78 UNITS = 23,400 GPD

23,400 GPD x 4 (PEAK FACTOR) = 93,600 GPD

THE EXISTING SANITARY FLOW FROM THE SITE = 0 GPD (VACANT LOT).

BECAUSE THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE IN EXPECTED SANITARY SEWER FLOW MORE THAN 10,000 GPD, SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED ON SHEET P-0901 IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14.

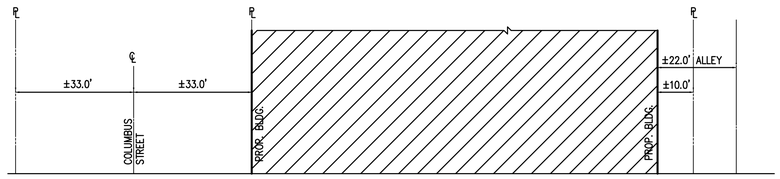
MASTER LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
GV	GAS VALVE	GV
RD	ROOF DRAIN	RD
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
TRLP	LIGHT POLE WITH SIGNALS	TRLP
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
CG-6R / CG-6	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	COMBINED SEWER	
	FLOW DIRECTION	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
T	COMMUNICATION	T
G	GAS MAIN	G
E	UNDERGROUND ELECTRIC	E
	TRANSFORMER	
	HANDICAP RAMP	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	TEST PIT	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
40 / 44	CONTOURS	40 / 44
+44 50	SPOT ELEVATION	+44 50
	DRAINAGE FLOW DIRECTION	
	BUILDING	

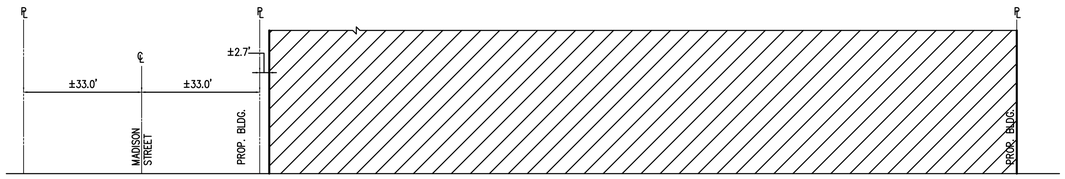
GREEN BUILDING NARRATIVE

IT IS THE INTENT OF THE APPLICANT TO MEET THE REQUIREMENTS OF THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY.

SEE A-0301 FOR GREEN BUILDING NARRATIVE.



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

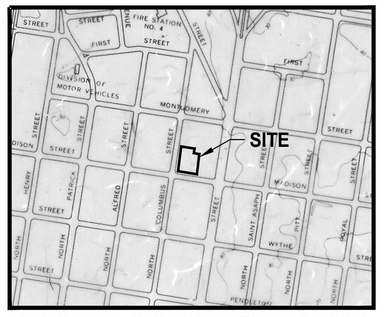
THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMPS ARE CONSTRUCTED AND INSTALLED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

THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL 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 BMPS AND SUPPORTING EQUIPMENT.

ARCHAEOLOGY NOTES

1. 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 LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

MARINE CLAY SOILS MAP

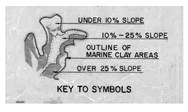


* THERE ARE NO KNOWN AREA OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY'S MARINE CLAY MAP

SCALE: 1"=500'

N

LIMITS OF SITE



WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: AS NOTED | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020	DSUP COMPLETENESS SUB. - 06/29/2021
STAGE 1 CONCEPT PLAN - 10/09/2020	DSUP VERIFICATION SUB. - 07/28/2021
STAGE 2 CONCEPT PLAN - 09/13/2021	
DSUP COMPLETENESS SUB. - 06/07/2021	

COMMONWEALTH OF VIRGINIA LICENSED LANDSCAPE ARCHITECT
AARON M. VINSON
Lic. No.041851
07/28/21
PROFESSIONAL

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

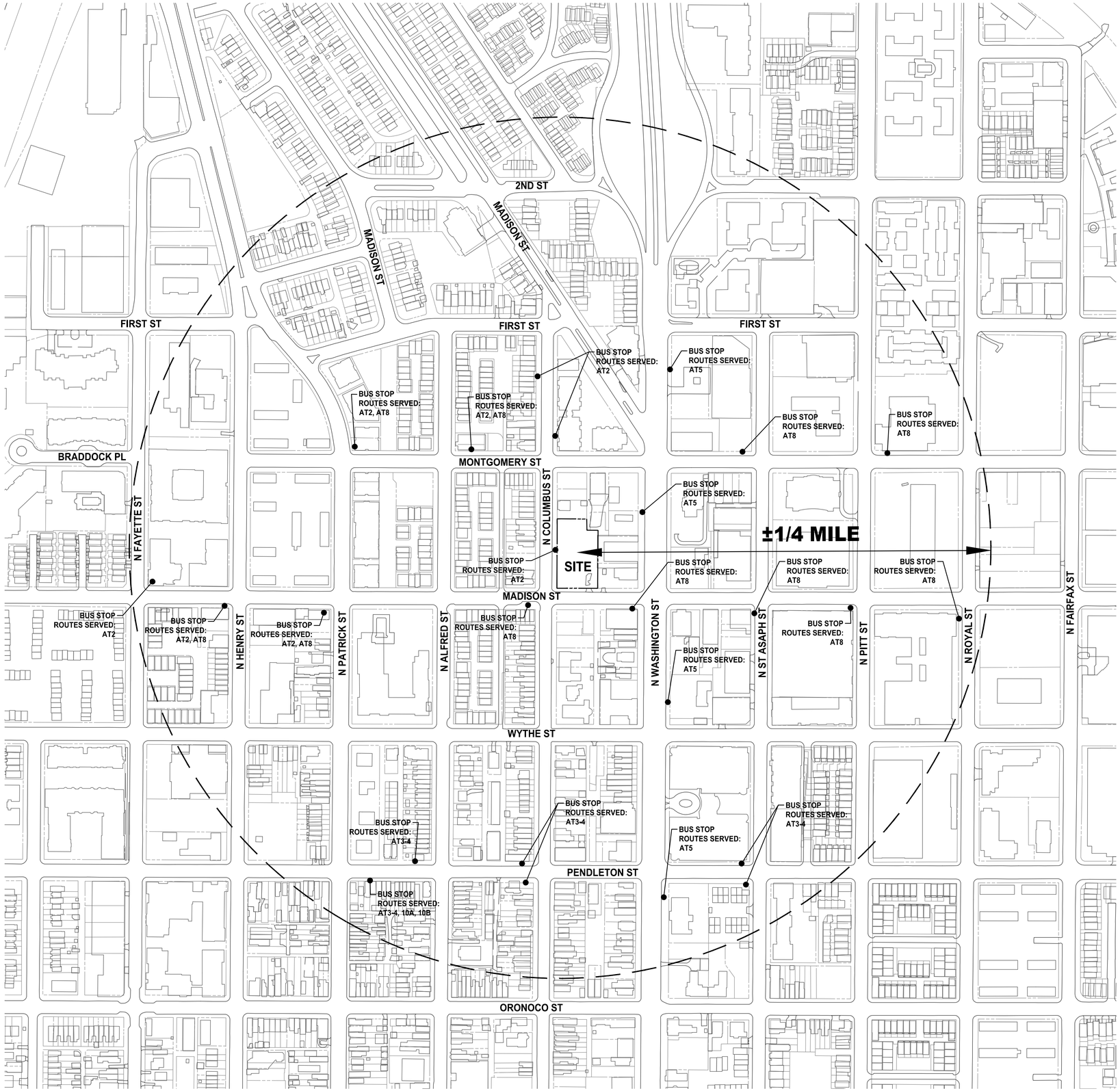
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



NOTES

1. EXISTING SITE FEATURES REPRESENTS ALEXANDRIA GIS INFORMATION AND RECORD DATA.
2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.
3. SEE TRAFFIC STUDY PREPARED BY WELLS AND ASSOCIATES UNDER SEPARATE COVER FOR WALKSCORE INFORMATION.

150 0 75 150 300 600
(IN FEET)
1 INCH = 150'

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

WALTER L. PHILLIPS INCORPORATED
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 150' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020	DSUP COMPLETENESS SUB. - 06/29/2021
STAGE 1 CONCEPT PLAN - 10/06/2020	DSUP VERIFICATION SUB. - 07/28/2021
STAGE 2 CONCEPT PLAN - 05/12/2021	
DSUP COMPLETENESS SUB. - 06/07/2021	

COMMONWEALTH OF VIRGINIA LICENSED LANDSCAPE ARCHITECT PROFESSIONAL
AARON M. VINSON
Lic. No.041851
01/28/21

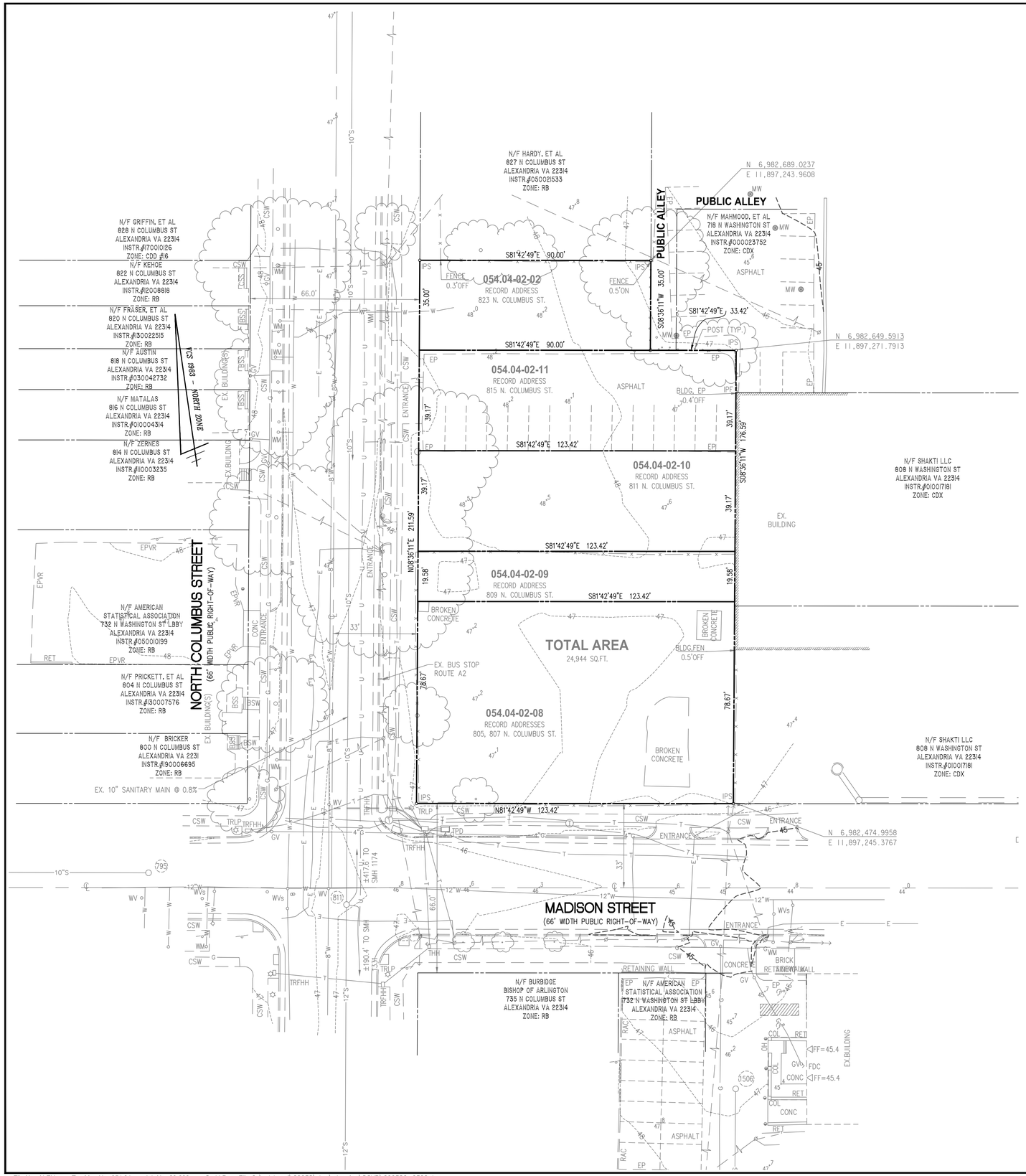
REVISION APPROVED BY

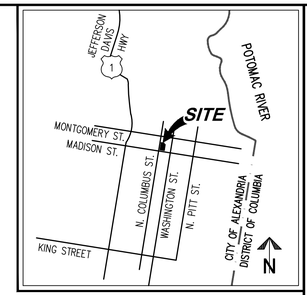
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

CONTEXTUAL PLAN





VICINITY MAP SCALE: 1"=2000'

NOTES

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBERS 054.04-02-02, 054.04-02-08, 054.04-02-09, 054.04-02-10 AND 054.04-02-11, AND IS ZONED RB.

2. THE PROPERTY IS NOW AS FOLLOWS:
   A) PARCELS 054.04-02-02 AND 054.04-02-10 IN THE NAME OF THE TRUSTEES OF THE BEULAH BAPTIST CHURCH AS RECORDED IN DEED BOOK 1438 AT PAGE 1313.
   B) PARCEL 054.04-02-08 IN THE NAME OF THE TRUSTEES OF THE BEULAH BAPTIST CHURCH AS RECORDED IN DEED BOOK 1031 AT PAGE 213.
   C) PARCEL 054.04-02-09 IN THE NAME OF THE TRUSTEES OF THE BEULAH BAPTIST CHURCH AS RECORDED IN DEED BOOK 1031 AT PAGE 211.
   D) PARCEL 054.04-02-11 IN THE NAME OF THE AMERICAN STATISTICAL ASSOCIATION AS RECORDED IN INSTRUMENT NUMBER 050010199.
   ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.

4. TOTAL AREA OF THE PROPERTY IS 24,944 SQUARE FEET OR 0.5726 ACRES.

5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 06/25/2020.

6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190033E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE REPORTS AS FOLLOWS:
   A) PARCELS 054.04-02-02 AND 054.04-02-10 BY PHILLIP E. YIANILOS, COUNSELORS #0129621, EFFECTIVE DATE JUNE 14, 2020.
   B) PARCELS 054.04-02-08 AND 054.04-02-09 BY PHILLIP E. YIANILOS, COUNSELORS #0129621, EFFECTIVE DATE JUNE 18, 2020.
   C) PARCEL 054.04-02-11 BY PHILLIP E. YIANILOS, COUNSELORS #0129621, EFFECTIVE DATE JUNE 26, 2020.

8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995695. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.

9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DANNY E. POTEET, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 25, 2020; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

10. PARCELS 054.04-02-02 AND 054.04-02-10 ARE SUBJECT TO COVENANTS AND RESTRICTIONS AS RECORDED IN DEED BOOK 306 AT PAGE 497.

LEGEND

DESCRIPTION	EXISTING
EDGE OF PAVEMENT	EP.
MANHOLE	MH
WATER VALVE	WV
WATER METER	WM
GAS METER	GM
TRAFFIC CONTROL BOX	TCB
LIGHT POLE	LP
LIGHT POLE WITH SIGNALS	LP/S
CURB & GUTTER	
CG-2	
TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
SANITARY SEWER	S
SANITARY LATERAL	SL
CLEAN OUT	C.O.
STORM SEWER	
WATER MAIN	W
FIRE HYDRANT	
PLUG	
OVERHEAD WIRES	
UTILITY POLE	
UNDERGROUND ELECTRIC	UE
TELEPHONE	T
GAS MAIN	G
ELECTRICAL	E
TRANSFORMER	
HANDICAP RAMP (CG-12)	
GUARDRAIL	
FENCE	
TRAFFIC FLOW	
LIGHT	
DOOR	
TREES	

AS-BUILT DATA TABLE
SANITARY SEWER

SMH 1174	
MANHOLE TOP =	46.94
10" INV OUT (SMH 811) =	43.69
SMH 811	
MANHOLE TOP =	47.15
10" INV IN (SMH 1174) =	40.26
12" INV OUT (SMH 1331) =	40.15
SMH 1331	
MANHOLE TOP =	47.70
12" INV IN (SMH 811) =	38.60
12" INV OUT (SOUTH) =	38.53
SMH 1506	
MANHOLE TOP =	46.61
10" INV OUT (SOUTH) =	43.46

PIPE DIAMETERS TAKEN FROM RECORD INFORMATION.

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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SCALE: 1" = 20' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020	DSUP COMPLETENESS SUB. - 08/28/2021
STAGE 1 CONCEPT PLAN - 10/09/2020	DSUP VERIFICATION SUB. - 07/28/2021
STAGE 2 CONCEPT PLAN - 09/13/2021	
DSUP COMPLETENESS SUB. - 08/07/2021	

COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No.041851 — 07/28/21 — LAND SURVEYOR — PROFESSIONAL

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q:\sdskproj\20038\dwg\planning\DSUP\20038C-0302.dwg

SHEET: P-0302

NOTES

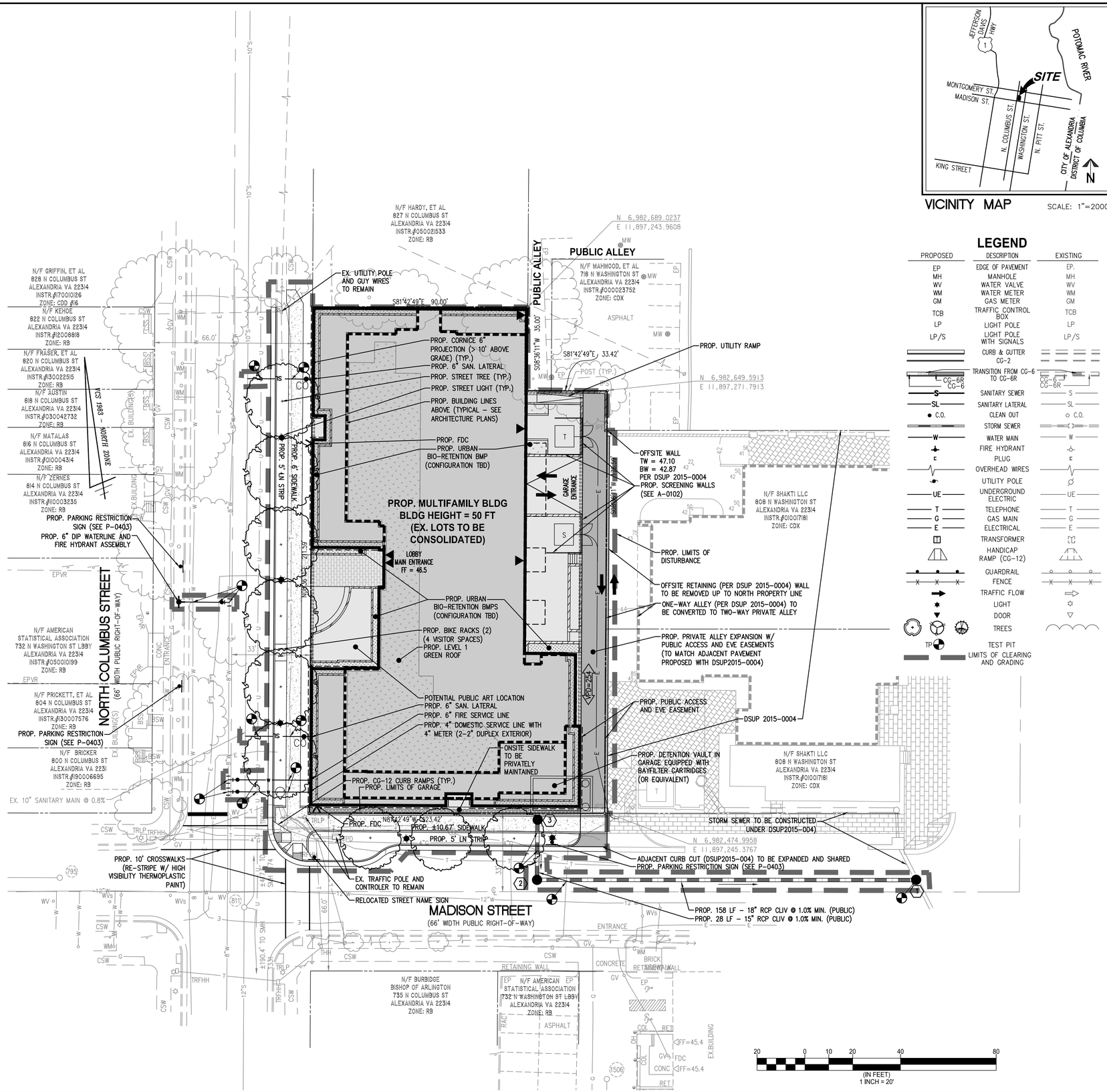
1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC., DATED 06/25/2020.
2. THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
3. NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
4. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
7. ALL PROPOSED BMPS ARE TO BE PRIVATELY MAINTAINED BY THE OWNER/HOA.

ARCHAEOLOGY NOTES

1. 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 LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

TRASH COLLECTION NOTE

TRASH WILL BE COLLECTED INSIDE THE BUILDING AND ROLLED TO THE ALLEY FOR COLLECTION ON COLLECTION DAYS.



VICINITY MAP SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	
	CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
E	PLUG	E
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

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SCALE: 1" = 20' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020	DSUP COMPLETENESS SUB. - 06/29/2021
STAGE 1 CONCEPT PLAN - 10/09/2020	DSUP VERIFICATION SUB. - 07/28/2021
STAGE 2 CONCEPT PLAN - 03/12/2021	
DSUP COMPLETENESS SUB. - 06/07/2021	

COMMONWEALTH OF VIRGINIA ARON M. VINSON Lic. No.041851 07/28/21 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LAYOUT PLAN

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

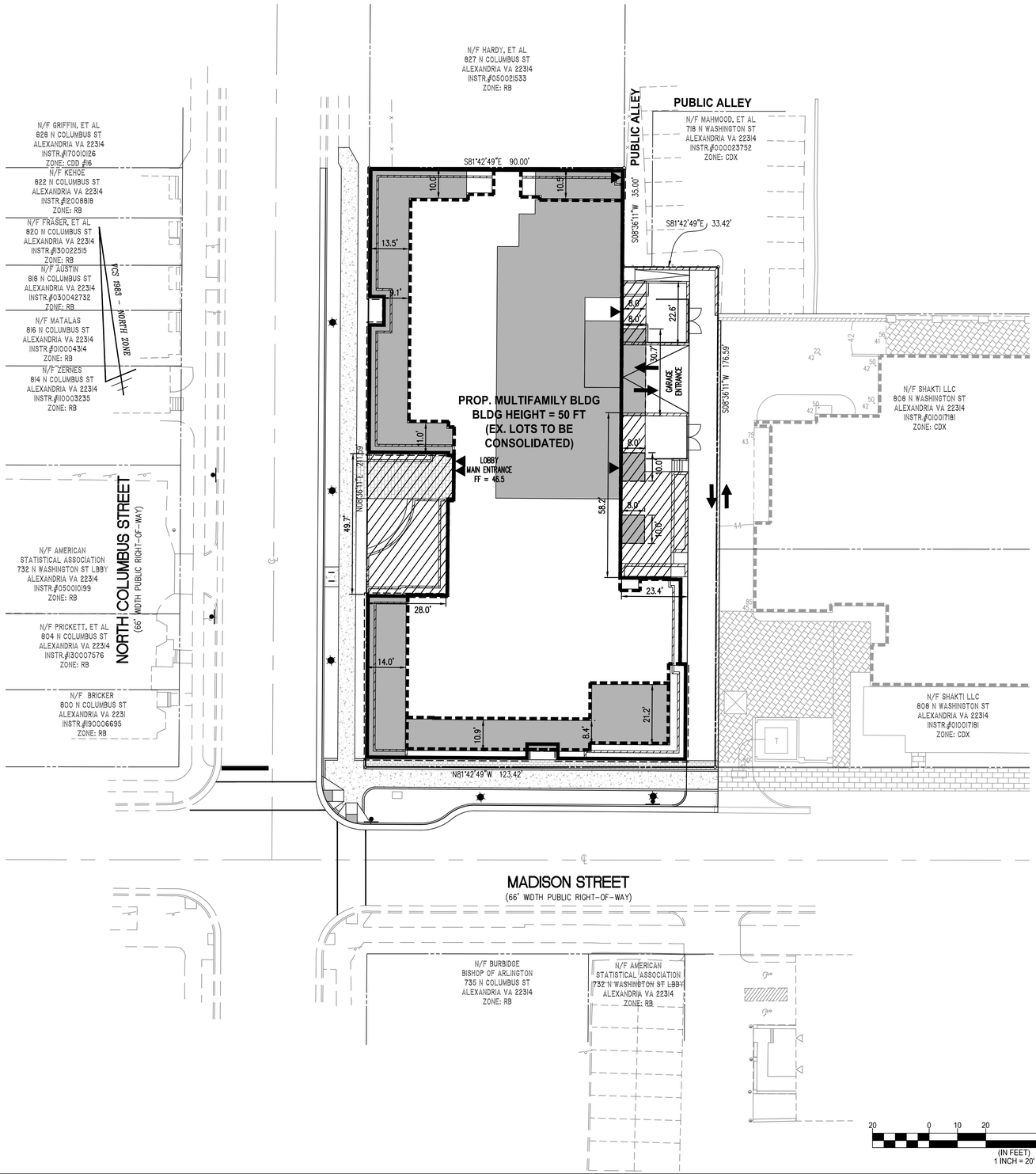
CHAIRMAN, PLANNING COMMISSION DATE

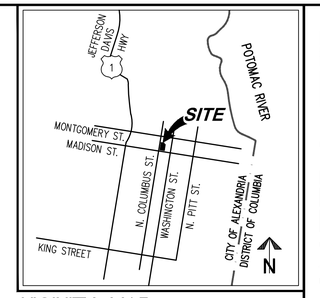
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q:\sdskproj\20038\dwg\planning\DSUP\20038C-0401.dwg

SHEET: P-0401





VICINITY MAP SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	
	CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

OPEN SPACE AT GRADE
2,660 SF

ABOVE GROUND OPEN SPACE
(SEE ARCHITECTURE PLANS ON A-0301 FOR DETAILED OPEN SPACE LOCATIONS)
10,234 SF

TOTAL SITE AREA = 24,944

TOTAL OPEN SPACE REQUIRED = 40% OR 9,978 SF

TOTAL OPEN SPACE PROVIDED 12,894 SF OR 51.7%

SEE SHEET A-0301 FOR ABOVE GRADE OPEN SPACE DIMENSIONS.

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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 20' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020	DSUP COMPLETENESS SUB. - 06/29/2021
STAGE 1 CONCEPT PLAN - 10/09/2020	DSUP VERIFICATION SUB. - 07/29/2021
STAGE 2 CONCEPT PLAN - 09/13/2021	
DSUP COMPLETENESS SUB. - 06/07/2021	

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 01/28/21 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY OPEN SPACE PLAN

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q:\sdskproj\20038\dwg\planning\DSUP\20038C-0402.dwg

SHEET: P-0402

NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC, 06/25/2020.
2. THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
3. NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
4. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
7. ALL PROPOSED BMPS ARE TO BE PRIVATELY MAINTAINED BY THE OWNER/HOA.

ARCHAEOLOGY NOTES

1. 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 LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

TRASH COLLECTION NOTE

TRASH WILL BE COLLECTED INSIDE THE BUILDING AND ROLLED TO THE ALLEY FOR COLLECTION ON COLLECTION DAYS.

BIKE RACK TABULATIONS

BIKE PARKING REQUIRED:

3 SPACES PER 10 UNITS (RESIDENTIAL)
PLUS 1 VISITOR SPACE PER 50 UNITS (RESIDENTIAL)

3 SP X (78 UNITS/10) = 24 BIKE SPACES

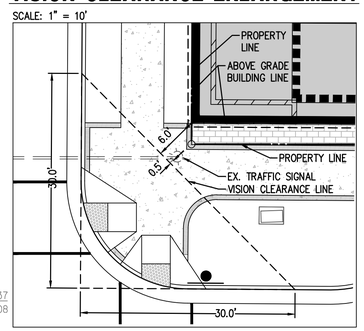
1 SP X (78 UNITS/50) = 2 VISITOR BIKE SPACES

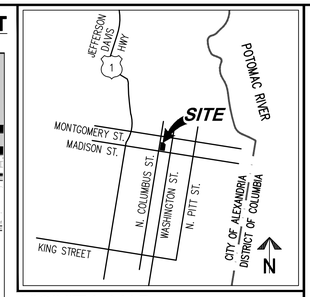
BIKE PARKING PROVIDED:

GARAGE: 24 SPACES (LOCATION TO BE DETERMINED)
SURFACE: 4 SPACES (2 RACKS – SEE LOCATION ON THIS SHEET)

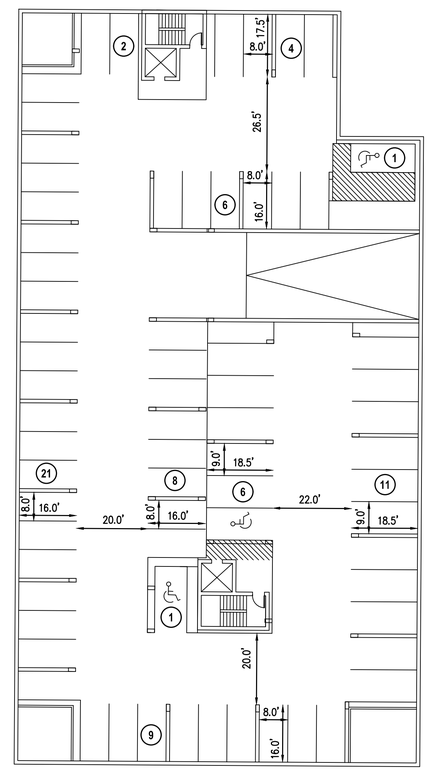
VISION CLEARANCE ENLARGEMENT

SCALE: 1" = 10'





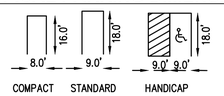
VICINITY MAP SCALE: 1"=2000'

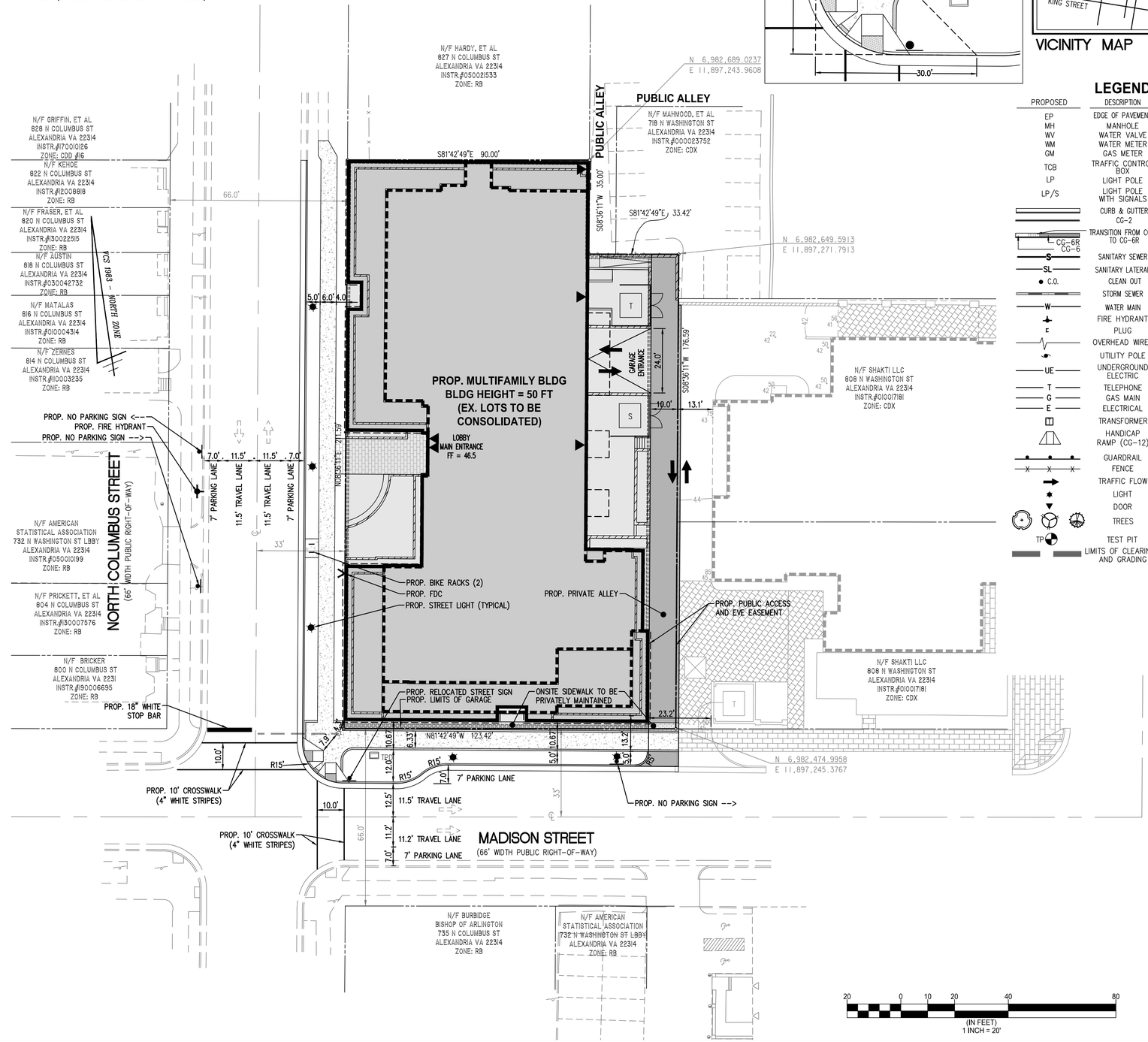


PRELIMINARY GARAGE LAYOUT

SCALE: 1" = 20'
TOTAL SPACES PROVIDED: 18 STANDARD (1 ADA), 51 COMPACT (2 ADA) (74%)
GARAGE LAYOUT PROVIDED BY PENNEY DESIGN GROUP

TYPICAL PARKING DIMENSIONS





LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	
	CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 20' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020	DSUP COMPLETENESS SUB. - 08/28/2021
STAGE 1 CONCEPT PLAN - 10/06/2020	DSUP VERIFICATION SUB. - 07/28/2021
STAGE 2 CONCEPT PLAN - 03/12/2021	
DSUP COMPLETENESS SUB. - 06/01/2021	

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 07/28/21 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GEOMETRIC PLAN

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q:\sdskproj\20038\dwg\planning\DSUP\20038C-0403.dwg

SHEET: P-0403

NOTES

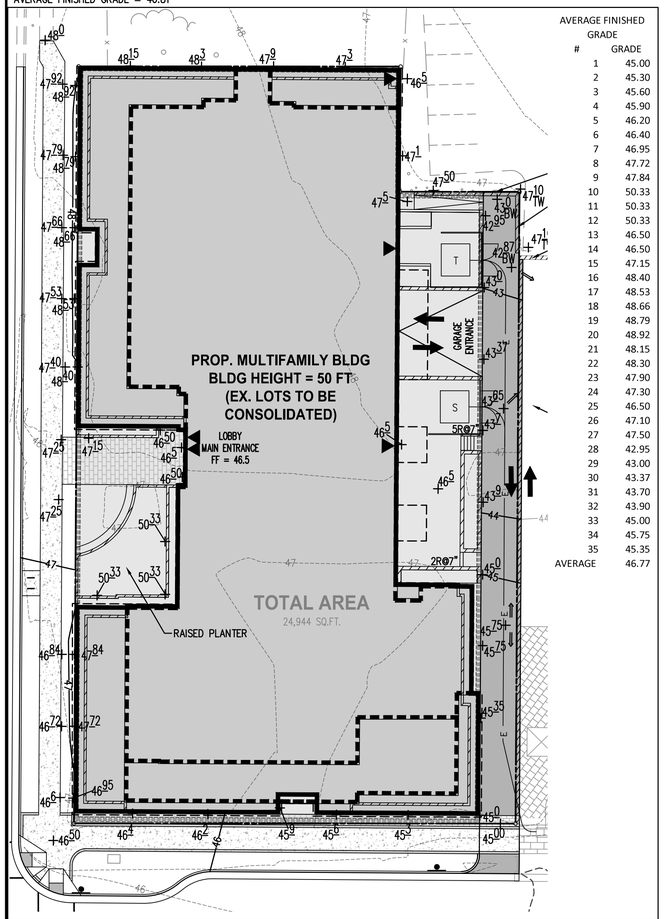
1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC. DATED 06/25/2020.
2. THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
3. NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
4. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
7. ALL PROPOSED BMPS ARE TO BE PRIVATELY MAINTAINED BY THE OWNER/HOA.

ARCHAEOLOGY NOTES

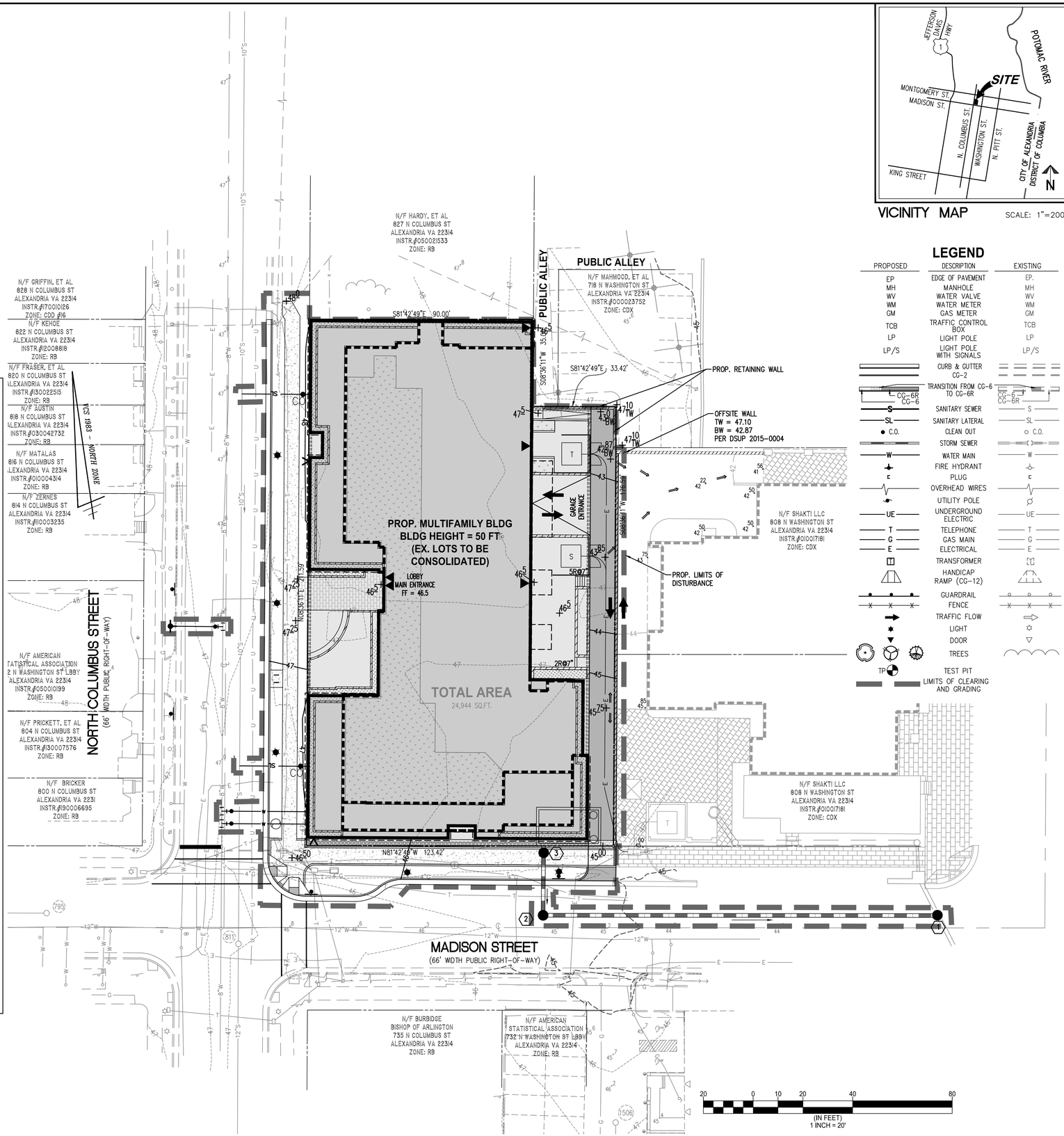
1. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

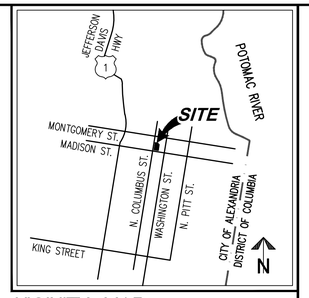
AVERAGE FINISHED GRADE

AVERAGE FINISHED GRADE = 46.81'



#	AVERAGE FINISHED GRADE
1	45.00
2	45.30
3	45.60
4	45.90
5	46.20
6	46.40
7	46.95
8	47.72
9	47.84
10	50.33
11	50.33
12	50.33
13	46.50
14	46.50
15	47.15
16	48.40
17	48.53
18	48.66
19	48.79
20	48.92
21	48.15
22	48.30
23	47.90
24	47.30
25	46.50
26	47.10
27	47.50
28	42.95
29	43.00
30	43.37
31	43.70
32	43.90
33	45.00
34	45.75
35	45.35
AVERAGE	46.77





VICINITY MAP SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	
	CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6R CG-6
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
P	PLUG	P
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
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SCALE: 1" = 20' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

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STAGE 1 CONCEPT PLAN - 10/09/2020	DSUP VERIFICATION SUB. - 07/28/2021
STAGE 2 CONCEPT PLAN - 03/12/2021	
DSUP COMPLETENESS SUB. - 06/07/2021	

COMMONWEALTH OF VIRGINIA LICENSED LANDSCAPE ARCHITECT
AARON M. VINSON
Lic. No.041851
07/28/21

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GRADING PLAN

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

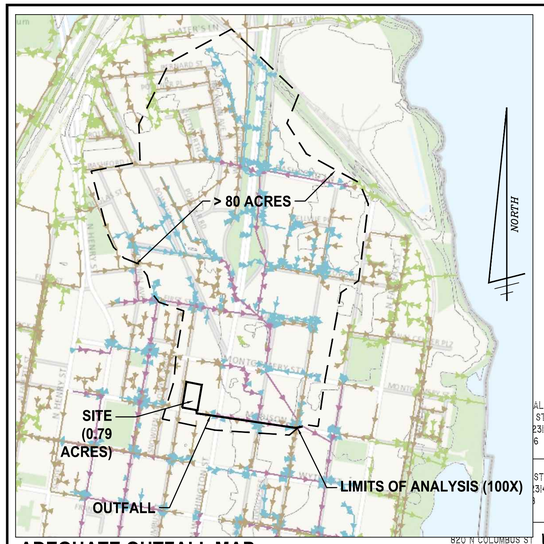
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

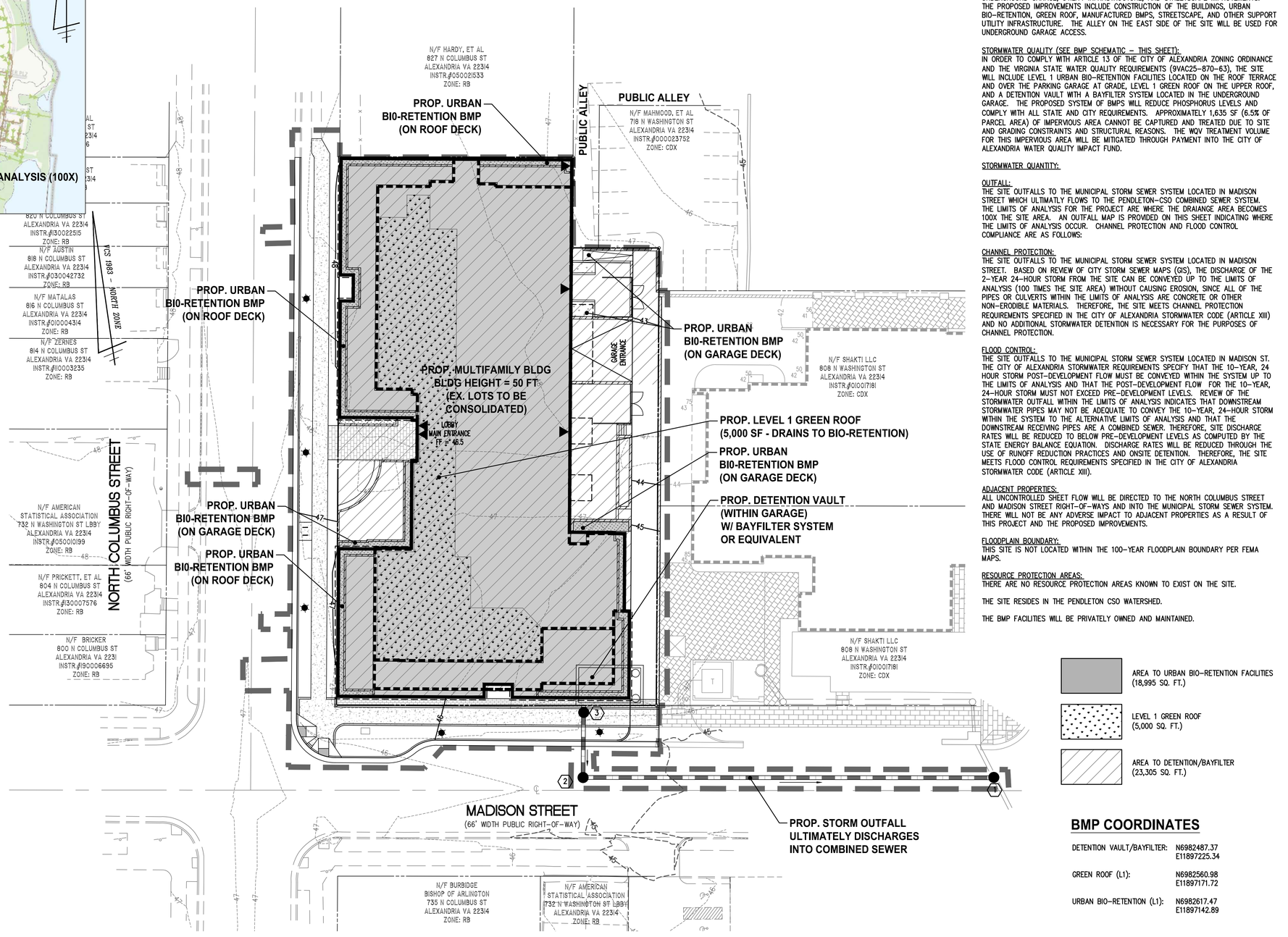
File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q:\sdskproj\20038\dwg\planning\DSUP\20038C-0502.dwg

SHEET: P-0501



ADEQUATE OUTFALL MAP

NOT TO SCALE



BMP SCHEMATIC

SCALE: 1" = 20'

BMP COORDINATES

DETENTION VAULT/BAYFILTER:	N6982487.37 E11897225.34
GREEN ROOF (L1):	N6982560.98 E11897171.72
URBAN BIO-RETENTION (L1):	N6982617.47 E11897142.89

20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

EXISTING CONDITIONS:
THE SITE CURRENTLY CONSISTS OF AN EXISTING SURFACE PARKING LOT, GRASS, AND A LIMITED NUMBER OF TREES. THE 24,944 SF (0.5726 AC.) SITE DRAINS FROM A HIGH POINT IN THE CENTER OF THE SITE TOWARD NORTH COLUMBUS STREET, MADISON STREET, AND ADJACENT PROPERTIES WHERE IT ENTERS THE MUNICIPAL STORM SEWER SYSTEM VIA CURB INLETS LOCATED IN THE PUBLIC ROW. CURRENTLY NO STORMWATER CONTROLS EXIST ON-SITE. THE EXISTING DRAINAGE DIVIDES FOR THE SITE WILL GENERALLY BE MAINTAINED IN THE PROPOSED CONDITION. FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE 32,4381 SF OR 0.7447 ACRES (EXCLUDING LINEAR UTILITY TRENCHING).

PROPOSED CONDITIONS:
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A MULTIFAMILY BUILDING WITH UNDERGROUND GARAGE, UTILITY INFRASTRUCTURE, AND STREETSCAPE IMPROVEMENTS. THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF THE BUILDINGS, URBAN BIO-RETENTION, GREEN ROOF, MANUFACTURED BMPS, STREETSCAPE, AND OTHER SUPPORT UTILITY INFRASTRUCTURE. THE ALLEY ON THE EAST SIDE OF THE SITE WILL BE USED FOR UNDERGROUND GARAGE ACCESS.

STORMWATER QUALITY (SEE BMP SCHEMATIC – THIS SHEET):
IN ORDER TO COMPLY WITH ARTICLE 13 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE AND THE VIRGINIA STATE WATER QUALITY REQUIREMENTS (9VAC25-870-63), THE SITE WILL INCLUDE LEVEL 1 URBAN BIO-RETENTION FACILITIES LOCATED ON THE ROOF TERRACE AND OVER THE PARKING GARAGE AT GRADE, LEVEL 1 GREEN ROOF ON THE UPPER ROOF, AND A DETENTION VAULT WITH A BAYFILTER SYSTEM LOCATED IN THE UNDERGROUND GARAGE. THE PROPOSED SYSTEM OF BMPS WILL REDUCE PHOSPHORUS LEVELS AND COMPLY WITH ALL STATE AND CITY REQUIREMENTS. APPROXIMATELY 1,635 SF (6.5% OF PARCEL AREA) OF IMPERVIOUS AREA CANNOT BE CAPTURED AND TREATED DUE TO SITE AND GRADING CONSTRAINTS AND STRUCTURAL REASONS. THE WQV TREATMENT VOLUME FOR THIS IMPERVIOUS AREA WILL BE MITIGATED THROUGH PAYMENT INTO THE CITY OF ALEXANDRIA WATER QUALITY IMPACT FUND.

STORMWATER QUANTITY:

OUTFALL:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MADISON STREET WHICH ULTIMATELY FLOWS TO THE PENDLETON-CSO COMBINED SEWER SYSTEM. THE LIMITS OF ANALYSIS FOR THE PROJECT ARE WHERE THE DRAIANGE AREA BECOMES 100X THE SITE AREA. AN OUTFALL MAP IS PROVIDED ON THIS SHEET INDICATING WHERE THE LIMITS OF ANALYSIS OCCUR. CHANNEL PROTECTION AND FLOOD CONTROL COMPLIANCE ARE AS FOLLOWS:

CHANNEL PROTECTION:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MADISON STREET. BASED ON REVIEW OF CITY STORM SEWER MAPS (GIS), THE DISCHARGE OF THE 2-YEAR 24-HOUR STORM FROM THE SITE CAN BE CONVEYED UP TO THE LIMITS OF ANALYSIS (100 TIMES THE SITE AREA) WITHOUT CAUSING EROSION, SINCE ALL OF THE PIPES OR CULVERTS WITHIN THE LIMITS OF ANALYSIS ARE CONCRETE OR OTHER NON-ERODIBLE MATERIALS. THEREFORE, THE SITE MEETS CHANNEL PROTECTION REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII) AND NO ADDITIONAL STORMWATER DETENTION IS NECESSARY FOR THE PURPOSES OF CHANNEL PROTECTION.

FLOOD CONTROL:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MADISON ST. THE CITY OF ALEXANDRIA STORMWATER REQUIREMENTS SPECIFY THAT THE 10-YEAR, 24 HOUR STORM POST-DEVELOPMENT FLOW MUST BE CONVEYED WITHIN THE SYSTEM UP TO THE LIMITS OF ANALYSIS AND THAT THE POST-DEVELOPMENT FLOW FOR THE 10-YEAR, 24-HOUR STORM MUST NOT EXCEED PRE-DEVELOPMENT LEVELS. REVIEW OF THE STORMWATER OUTFALL WITHIN THE LIMITS OF ANALYSIS INDICATES THAT DOWNSTREAM STORMWATER PIPES MAY NOT BE ADEQUATE TO CONVEY THE 10-YEAR, 24-HOUR STORM WITHIN THE SYSTEM TO THE ALTERNATIVE LIMITS OF ANALYSIS AND THAT THE DOWNSTREAM RECEIVING PIPES ARE A COMBINED SEWER. THEREFORE, SITE DISCHARGE RATES WILL BE REDUCED TO BELOW PRE-DEVELOPMENT LEVELS AS COMPUTED BY THE STATE ENERGY BALANCE EQUATION. DISCHARGE RATES WILL BE REDUCED THROUGH THE USE OF RUNOFF REDUCTION PRACTICES AND ONSITE DETENTION. THEREFORE, THE SITE MEETS FLOOD CONTROL REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII).

ADJACENT PROPERTIES:
ALL UNCONTROLLED SHEET FLOW WILL BE DIRECTED TO THE NORTH COLUMBUS STREET AND MADISON STREET RIGHT-OF-WAYS AND INTO THE MUNICIPAL STORM SEWER SYSTEM. THERE WILL NOT BE ANY ADVERSE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT AND THE PROPOSED IMPROVEMENTS.

FLOODPLAIN BOUNDARY:
THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY PER FEMA MAPS.

RESOURCE PROTECTION AREAS:
THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE.

THE SITE RESIDES IN THE PENDLETON CSO WATERSHED.

THE BMP FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

THIS PLAN IS SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING

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DSUP COMPLETENESS SUB. - 06/07/2021	

COMMONWEALTH OF VIRGINIA LICENSED LANDSCAPE ARCHITECT
AARON M. VINSON
Lic. No.041851
07/28/21
PROFESSIONAL

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER MANAGEMENT PLAN AND NARRATIVE

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

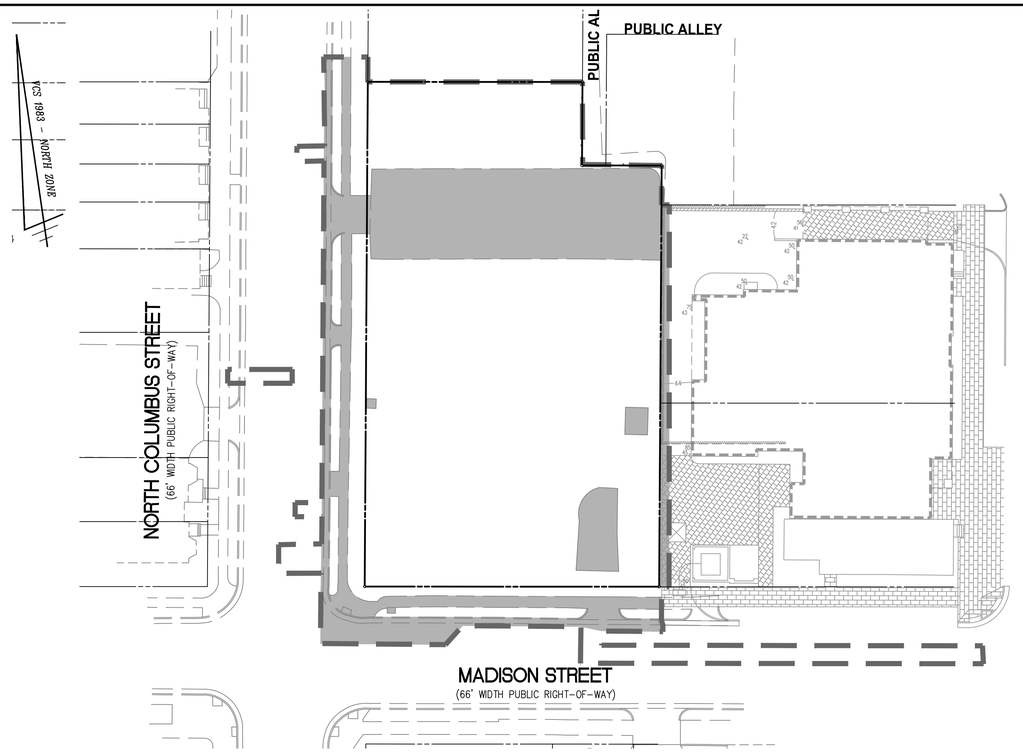
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



PRE-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 30'

PRE-DEVELOPMENT CURVE NUMBER

LIMITS OF DISTURBANCE (SWM AREA):	32,438 SQ. FT. OR 0.7447 ACRES (EXCLUDES LINEAR UTILITY TRENCHING)
EXISTING PERVIOUS AREA:	22,727 SQ. FT. OR 0.5217 ACRES
EXISTING IMPERVIOUS AREA:	9,711 SQ. FT. OR 0.2229 ACRES
CURVE NUMBER:	[(9,711 X 98) + (22,727 X 80)] / 32,438 = 85

PRE-DEVELOPMENT

PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 1.681 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 3,395 cuft
Drainage area	= 0.745 ac	Curve number	= 85
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

PRE-DEVELOPMENT

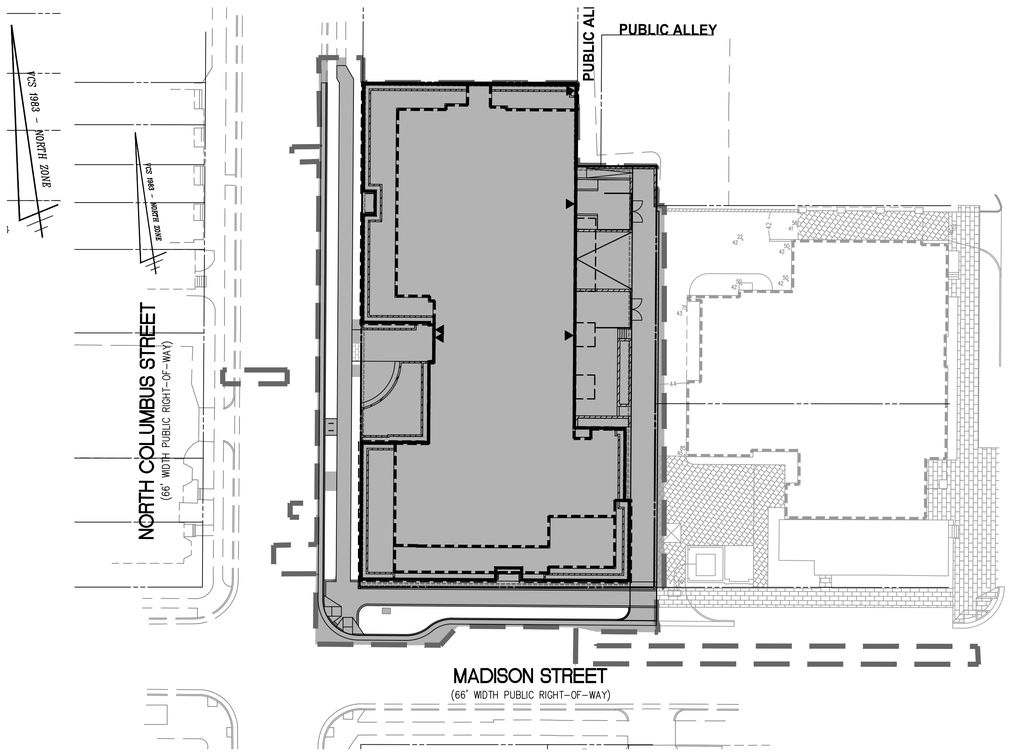
Hydrograph type	= SCS Runoff	Peak discharge	= 2.198 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 4,454 cuft
Drainage area	= 0.745 ac	Curve number	= 85
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 4.332 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 9,005 cuft
Drainage area	= 0.745 ac	Curve number	= 85
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

IMPERVIOUS AREA

LIMITS OF CLEARING (SWM AREA)



POST-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 30'

POST-DEVELOPMENT CURVE NUMBER

LIMITS OF DISTURBANCE (SWM AREA):	32,438 SQ. FT. OR 0.7447 ACRES (EXCLUDES LINEAR UTILITY TRENCHING)
PROPOSED PERVIOUS AREA:	2,575 SQ. FT. OR 0.0591 ACRES
PROPOSED IMPERVIOUS AREA:	29,863 SQ. FT. OR 0.6856 ACRES
ADJ. CURVE NUMBER:	94/94/95 (SEE VRRM SPREADSHEET – P-0703)

POST-DEVELOPMENT

POST-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 2.446 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 5,223 cuft
Drainage area	= 0.745 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

POST-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 2.980 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 6,447 cuft
Drainage area	= 0.745 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

POST-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 5.143 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 11,703 cuft
Drainage area	= 0.745 ac	Curve number	= 95
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

ALLOWABLE RELEASE RATES

THE SITE STORMWATER DISCHARGE RATES WILL NOT EXCEED PRE-DEVELOPMENT RATES FOR THE 2-YEAR AND 10-YEAR STORM EVENTS. ADDITIONALLY, THE 10-YEAR STORM WILL BE REDUCED EVEN FURTHER BELOW PRE-DEVELOPMENT RATES BASED ON THE STATE ENERGY BALANCE EQUATION.

ALLOWABLE POST-DEVELOPMENT RELEASE RATES:

2-YEAR, 24-HOUR STORM = 2.19 CFS

10-YEAR, 24-HOURS STORM = 4.33 X (9,005 / 11,703) = 3.33 CFS

DETENTION WILL BE PROVIDED IN THE UNDERGROUND PARKING GARAGE IN ORDER TO LIMIT STORMWATER DISCHARGE TO THE ALLOWABLE RATES LISTED ABOVE.

IMPERVIOUS AREA

LIMITS OF CLEARING (SWM AREA)

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES

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Engineers • Surveyors • Planners • Landscape Architects • Arborists
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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 30' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020	DSUP COMPLETENESS SUB. - 06/29/2021
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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
01/28/21
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER QUANTITY CALCULATIONS

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Project Name: 805 N Columbus St
Date: 3/5/2021
Linear Development Project? No

CLEAR ALL

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 0.74

Maximum reduction required:	*10%*
The site's net increase in impervious cover (acres) is:	*0.46262263*
Post-Development TP Load Reduction for Site (lb/yr):	*0.86*

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.52	0.52
Impervious Cover (acres)				0.22	0.22
					0.74

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.06	0.06
Impervious Cover (acres)				0.69	0.69
Area Check	OK.	OK.	OK.	OK.	0.74

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
Pj (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	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.52	0.06
Weighted Rv(turf)	0.25	0.25
% Managed Turf	70%	21%
Impervious Cover (acres)	0.22	0.22
Rv(impervious)	0.95	0.95
% Impervious	30%	79%
Total Site Area (acres)	**0.74**	**0.28**
Site Rv	**0.46**	**0.80**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.06
Weighted Rv (turf)	0.25
% Managed Turf	8%
Impervious Cover (acres)	0.69
Rv(impervious)	0.95
% Impervious	92%
Final Site Area (acres)	**0.74**
Final Post Dev Site Rv	**0.89**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.06
Weighted Rv (turf)	0.25
% Managed Turf	21%
ReDev. Impervious Cover (acres)	0.22
Rv(impervious)	0.95
% Impervious	79%
Total ReDev. Site Area (acres)	**0.28**
ReDev Site Rv	**0.80**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.46
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0285	0.0189
Pre-ReDevelopment Treatment Volume (cubic feet)	1,242	822
Pre-ReDevelopment TP Load (lb/yr)	**0.78**	**0.52**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.05	1.83
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.12*

Final Post-Development Treatment Volume (acre-ft)	0.0555
Final Post-Development Treatment Volume (cubic feet)	2,418
Final Post-Development TP Load (lb/yr)	**1.52**
Final Post-Development TP Load per acre (**lb/acre/yr**)	2.04

Treatment Volume and Nutrient Load

Post-ReDevelopment Treatment Volume (acre-ft)	0.0189	
Post-ReDevelopment Treatment Volume (cubic feet)	822	
Post-ReDevelopment Load (TP) (lb/yr)*	**0.52**	
Post-ReDevelopment TP Load per acre (**lb/acre/yr**)	1.83	
Max. Reduction Required (Below Pre-ReDevelopment Load)	10%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.05**	

Post-Development Treatment Volume (acre-ft)	0.0366	
Post-Development Treatment Volume (cubic feet)	1,595	
Post-Development TP Load (lb/yr)	**1.00**	
TP Load Reduction Required for New Impervious Area (lb/yr)	**0.81**	

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

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

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

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**0.86**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	5.58
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	10.87

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.06	0.06	0.25
Impervious Cover (acres)				0.69	0.69	0.95
				Total	0.74	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 1.52
Post Development Treatment Volume in D.A. A (ft^3) 2,418

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45		0.11		178	218	396	0		0.25	0.11	0.14	6.a. Bioretention #1
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40		0.02	0	32	48	79	25	0.00	0.05	0.03	0.02	6.a. Bioretention #1
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.30	265	518	776	1,294	25	0.16	0.65	0.44	0.36	14.b. MTD - Filtering
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0		0.10	776	0	1,118	1,118	50	0.36	0.21	0.29	0.29	

Practice	Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
1. Vegetated Roof (RR)					
	0		1.78	0.80	0.98
	40	0.00	0.36	0.23	0.13
6. Bioretention (RR)					
	40	1.11	4.62	3.66	2.06
14. Manufactured BMP (no RR)					
	0	0.00	0.00	0.00	0.00
	0	2.06	1.53	0.00	3.59

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.69	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.54	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.06	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 2,418

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	727	0	0	0	0	727
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.52	0.00	0.00	0.00	0.00	1.52
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.87	0.00	0.00	0.00	0.00	0.87
TP LOAD REMAINING (lb/yr)	0.65	0.00	0.00	0.00	0.00	0.65
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	4.69	0.00	0.00	0.00	0.00	4.69

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.52
TP LOAD REDUCTION REQUIRED (lb/yr)	0.86
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.87
TP LOAD REMAINING (lb/yr):	0.65
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

PHOSPHORUS REMOVAL PROVIDED THROUGH RUNOFF REDUCTION BMPS = 0.58 LBS/YR
%RR BMPS TO OVERALL REDUCTION REQUIREMENT = 0.58 / 0.86 X 100% = 67%
** TARGET TP REDUCTION EXCEEDED BY 0.01 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	10.87
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	4.69
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	6.18

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.06
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.69
	CN	98	98	98	98

$CN_{(D.A. A)}$ 97

	Total Area (acres):	0.74
	Runoff Reduction Volume (ft^3):	727

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.36	2.86	4.85
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	2.09	2.59	4.58
Adjusted CN*	94	94	95

PROJECT DESCRIPTION

DEVELOPMENT: REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL
SITE AREA	0.5726	0.0000	0.5726
ON-SITE TREATED	0.5350	0.0000	0.5350
OFF-SITE TREATED	0.0000	0.0000	0.0000
TOTAL TREATED/DETAINED	0.5350	0.0000	0.5350
TOTAL UNDETAINED	0.0376	0.0000	0.0376

WATER TREATMENT ON/OFF-SITE

BMP TYPE	AREA TREATED BY BMP (AC)	IMPERVIOUS AREA TREATED BY BMP (AC)	BMP TREATED EFFICIENCY (%)
LEVEL 1 GREEN ROOF*	0.1148	0.1148	0%
LEVEL 1 URBAN BIO.** RETENTION	0.4361	0.4361	25%
BAYFILTER	0.5350	0.5350	50%
TOTAL	0.5350	0.5350	

*DRAINS TO URBAN BIO-RETENTION AND ULTIMATELY TO BAYFILTER
**DRAINS TO BAYFILTER

MISCELLANEOUS

TOTAL WQV TREATED YES [NO]
DETENTION ON SITE [YES] NO
PROJECT IS WITHIN WHICH WATERSHED? PENDLETON-CSO
PROJECT DISCHARGES TO WHICH BODY OF WATER? PENDLETON-CSO TO POTOMAC RIVER
WQV TREATMENT = 1,816 CF/AC OF IMPERVIOUS AREA = 1,816 CF/AC X 0.5726 AC = 1,040 CF

THIS PLAN IS PRELIMINARY AND SUBJECT TO ADJUSTMENT AT FINAL ENGINEERING

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COMMONWEALTH OF VIRGINIA LICENSED PROFESSIONAL ENGINEER
AARON M. VINSON Lic. No.041851
07/28/21

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER MANAGEMENT QUALITY CALCULATIONS (VRRM)

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q:\sdskproj\20038\dwg\planning\DSUP\20038C-0701.dwg

SHEET: P-0703

BAYFILTER (OR EQUIVALENT)

BAYSAVER TECHNOLOGIES
An ADS company

ADS

BAYFILTER™ STORMWATER FILTRATION SYSTEM

After years of research and development, the BayFilter is the most efficient, effective, economical and easy-to-use stormwater treatment filter on the market today. A BayFilter system may be a single cartridge or multiple cartridges to satisfy any treatment flow requirement.

Utilizing concrete (manholes, pre-cast, or cast-in-place) vaults, an easy-to-handle cartridge design, a proven mixed media filter, and a proprietary spiral-wrapped layered construction, BayFilter removes fine sediments, nutrients, heavy metals and other pollutants at an astounding maximum flow of 45 GPM (170 l/min) per cartridge. The vertically spiralled layered design maximizes surface loading rate and filter media area for the most effective stormwater treatment, while up-flow filtration allows for BayFilter's unique hydrodynamic backwash cleansing process. This process dislodges pollutants and restores the porosity of the mixed media filter.

FEATURES:

- The most effective filtration offers enhanced pollution prevention which is providing cleaner stormwater runoff
- BayFilter systems remove greater than 80% Total Suspended Solids (TSS) and 65% of turbidity
- Easy to specify, install and maintain
- Available in different configurations (manhole filter, precast vault filter and cast-in-place vault filter)
- Systems are fully customizable
- BayFilter with enhanced media is capable of removing 65% of the total phosphorous load
- Cartridges may be recycled
- Optional drain-down cartridge feature is built into the filter, minimizing standing water even after siphon has broken and cartridges are not engaged
- Excellent abrasion and corrosion resistance

BENEFITS:

- Reduced life cycle cost
- Customizable systems meet the needs of each specific project
- Low maintenance costs
- Prevents system from becoming anaerobic during dry periods

ADS Service: ADS representatives are committed to providing you with the answers to all your questions, including specifications, and installation and more.

THE MOST ADVANCED NAME IN WATER MANAGEMENT SOLUTIONS®

BAYSAVER TECHNOLOGIES
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BAYFILTER STORMWATER FILTRATION SYSTEM SPECIFICATIONS

PRODUCTS

- INTERNAL COMPONENTS: All components including concrete structure(s), PVC manifold piping and filter cartridges, shall be provided by BaySaver Technologies at 800-229-7283.
- PVC MANIFOLD PIPING: All internal PVC pipe and fittings shall meet ASTM D1785. Manifold piping shall be provided to the contractor partially pre-cut.
- FILTER CARTRIDGES: External shell of the filter cartridges shall be substantially constructed of polyethylene or equivalent material acceptable to the manufacturer. Filtration media shall be arranged in a spiral layered fashion to maximize available filtration area. An orifice plate shall be supplied with each cartridge to restrict the flow rate to a maximum of 45 gpm (170 l/min.).
- FILTER MEDIA: Filter media shall be blend of one or more of the following: silica sand, zeolite, perlite, activated alumina and granular activated carbon.
- PRECAST CONCRETE VAULT: Concrete structures shall be provided according to ASTM C. The materials and structural design of the devices shall be per ASTM C478, C857 and C858. Precast concrete shall be provided by BaySaver Technologies LLC.

PERFORMANCE

- The stormwater filter system is capable of treating 100% of the required treatment flow at full sediment load conditions.
- The stormwater filter system's cartridge units shall have no moving parts.
- The stormwater treatment unit shall be designed to remove a minimum 80% of total suspended solids, 60% of total phosphorous, 50% of turbidity, 40% of total copper and 40% of total zinc. All filter designs shall comply with local regulations.
- The stormwater filtration system shall reduce incoming turbidity (measured as NTUs) by 65% or more and shall not have any components that leach nitrates or phosphates.
- The stormwater filtration cartridge shall be equipped with a hydrodynamic backwash mechanism to extend the filter's life and optimize its performance.
- The stormwater filtration system shall be designed to remove a minimum of 65% of the incoming Total Phosphorous (TP) load.
- The stormwater filtration system's cartridge units shall have a treated sediment capacity for 80% TSS removal between 150-350 pounds.

FILTER CARTRIDGE	Treatment Flow Rate gpm (l/min)	Treatment Volume ft³ (m³)	Filter Surface Area ft² (m²)
BayFilter 522	22.5 (85.1)	1250 (35.4)	45 (4.2)
BayFilter 530	30 (113.6)	2500 (70.8)	90 (8.4)
BayFilter 545	45 (170.3)	2500 (70.8)	90 (8.4)
BayFilter 622	22.5 (85.1)	1250 (35.4)	45 (4.2)
BayFilter 630	30 (113.6)	2500 (70.8)	90 (8.4)
BayFilter 645	45 (170.3)	2500 (70.8)	90 (8.4)

INSTALLATION

Installation of the BayFilter System(s) shall be performed per manufacturer's installation instructions.

THE MOST ADVANCED NAME IN WATER MANAGEMENT SOLUTIONS®

Advanced Drainage Systems, Inc.
4640 Trueman Blvd., Hilliard, OH 43026
1-800-821-6710 www.ads-pipe.com

ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
The ADS logo and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc. BayFilter™ is a registered trademark of BaySaver Technologies LLC.
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GREEN ROOF (LEVEL 1 - EXTENSIVE)

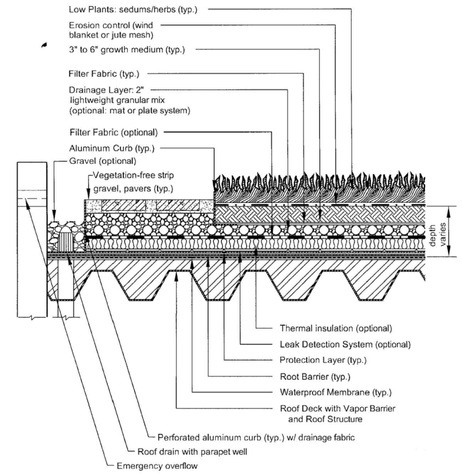

Figure 5.2. Typical Section – Extensive Vegetated Roof (Source: Northern VA Regional Commission)

URBAN BIO-RETENTION (LEVEL 1)

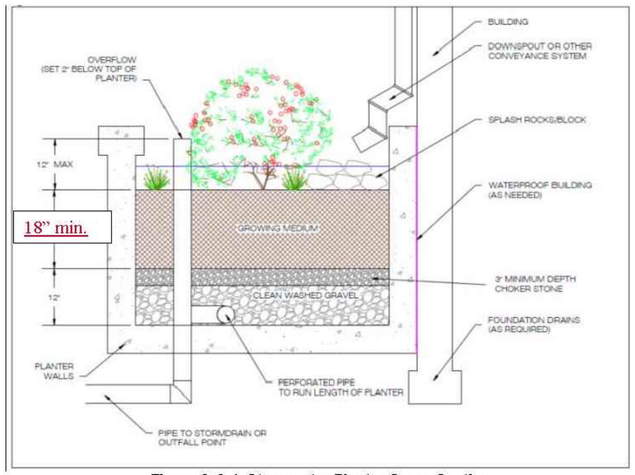

Figure 9-A.4. Stormwater Planter Cross-Section

NO DUMPING DETAIL

NOT TO SCALE

NOTES

1. PROJECT SITE IS LOCATED WITHIN THE PENDLETON CSO WATERSHED. ALL ONSITE INLETS AND PUBLIC INLETS WITHIN 50' OF SITE SHALL BE MARKED USING STANDARD CITY MARKERS.

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COMMONWEALTH OF VIRGINIA — AARON M. VINSON Lic. No.041851 — 07/28/21 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
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	STAGE 1 CONCEPT PLAN -	10/02/2020			
	STAGE 2 CONCEPT PLAN -	03/12/2021			
	DSUP COMPLETENESS SUB. -	06/07/2021			
	DSUP COMPLETENESS SUB. -	06/29/2021			
	DSUP VERIFICATION SUB. -	07/28/2021			

REVISION APPROVED BY

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

TYPICAL STORMWATER MANAGEMENT DETAILS

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

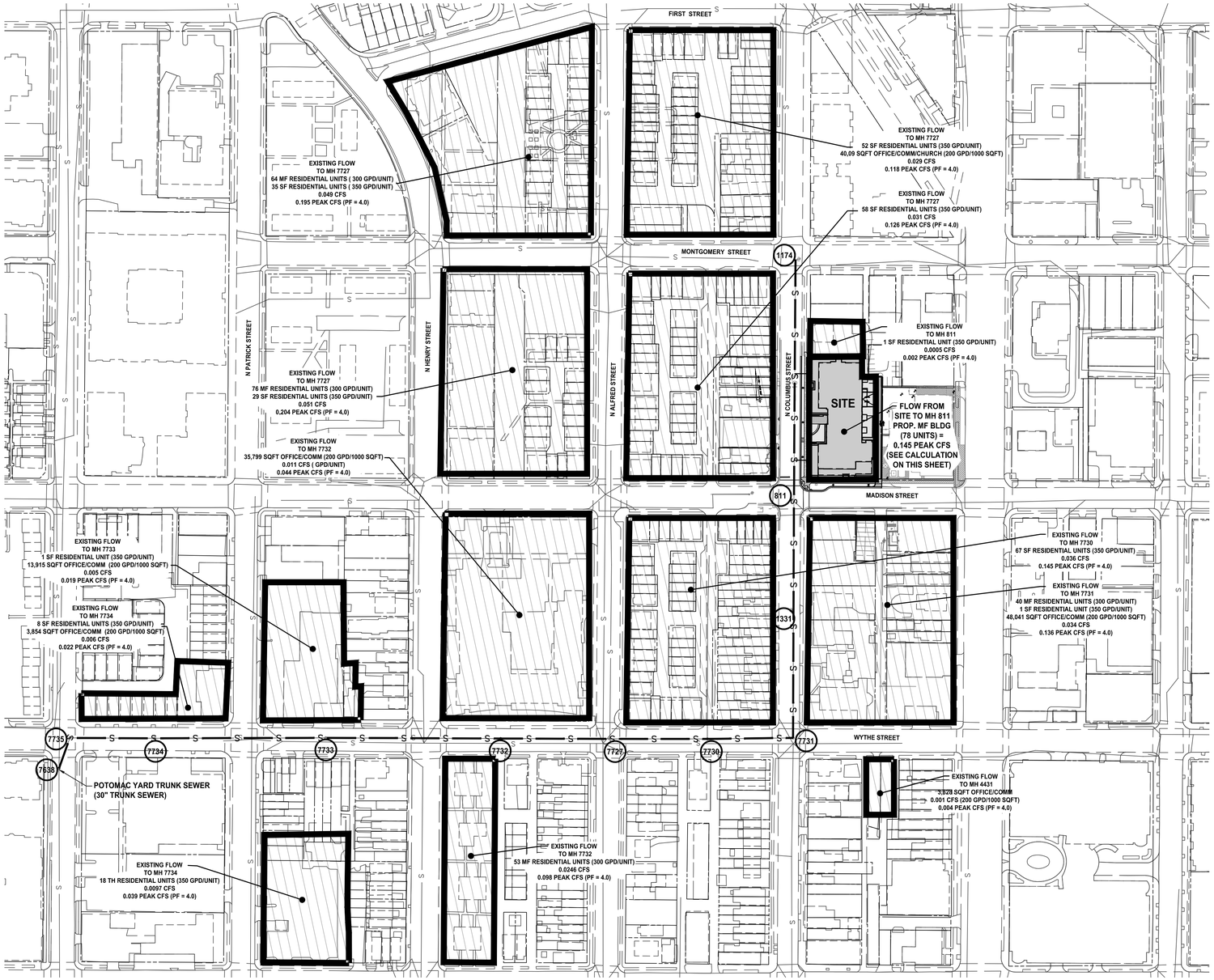
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q:\sdskproj\20038\dwg\planning\DSUP\20038C-0701.dwg



SANITARY SEWER OUTFALL MAP

SCALE: 1" = 100'

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY SERVED BY A SEPARATED SANITARY SEWER SYSTEM ACCORDING TO CITY RECORDS.

IT IS ANTICIPATED THAT THE NET NEW SANITARY FLOW RESULTING FROM THE CONSTRUCTION OF A NEW 78 UNIT MULTIFAMILY BUILDING WILL BE APPROXIMATELY 300 GPD x 78 UNITS x 4 = 93,600 GPD WHICH EXCEEDS 10,000 GPD. A PRELIMINARY STUDY OF THE DOWNSTREAM SEWER SYSTEM IS PROVIDED ON THIS IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14. BASED ON THIS ANALYSIS, THE SANITARY SEWER DOWNSTREAM FROM THE SUBJECT PROPERTY IS ADEQUATE TO ACCEPT THE INCREASED PEAK FLOW GENERATED BY THE DEVELOPMENT. THE LIMITS OF THE SANITARY ANALYSIS ARE PROVIDED UP TO THE POTOMAC YARD TRUNK SEWER WHICH IS A 30" TRUNK SEWER.

SITE SEWAGE FLOW CALCULATIONS

PROP. MULTIFAMILY BUILDING BLDG (78 UNITS) = 78 UNITS X 300 GPD/UNIT = 23,400 GPD = 0.362 CFS

PROP. PEAK FLOW (PF = 4.0) = 23,400 X 4 = 93,600 GPD = 0.147 CFS

NOTES:

1) SEE PLAN VIEW ON THIS SHEET FOR DOWNSTREAM FLOW CALCULATIONS.

ALEX RENEW NOTES

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. 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 703-721-3500 X2020.

DOWNSTREAM SANITARY FLOW

ONSITE SANITARY FLOW

VCS 1983 - NORTH ZONE

100 0 50 100 200 400
(IN FEET)
1 INCH = 100'

SANITARY SEWER OUTFALL ANALYSIS

SANITARY SEWER - ADEQUATE OUTFALL ANALYSIS: 805 - 823 N COLUMBUS ST

UPSTREAM MANHOLE	INV OUT (FT-ELEV)	DOWN STREAM MANHOLE	INV IN (FT-ELEV)	PIPE LENGTH (FT)	PIPE SIZE (IN)	PIPE SLOPE (%)	N-VALUE	CAPACITY	FLOW (GPD)	PEAK FLOW (GPD)	EXISTING PEAK FLOW (CFS)	PROPOSED FLOW (CFS)	TOTAL CUMULATIVE FLOW (CFS)	% FULL	PIPE GIS FACILITY ID
1174	43.69	811	40.26	418	10	0.82%	0.015	1.725	23750	95000		0.147	0.147	8.5%	005625SEWP
811	40.15	1331	38.60	190	10	0.82%	0.015	1.720	350	1400	0.002		0.149	8.7%	005623SEWP
1331	38.53	7731	37.67	218	10	0.39%	0.015	1.196					0.149	12.5%	005201SEWP
7731	30.97	7730	30.11	148	12	0.58%	0.015	2.360	22724	90895	0.141		0.290	12.3%	009431SEWP
7730	30.03	7727	29.06	168	12	0.58%	0.015	2.353	23450	93800	0.145		0.435	18.5%	009432SEWP
7727	28.62	7732	27.5	188	12	0.60%	0.015	2.390	103702	414807	0.642		1.077	45.1%	009433SEWP
7732	27.5	7733	25.99	302	12	0.50%	0.015	2.189	23060	92239	0.143		1.219	55.7%	009434SEWP
7733	25.98	7734	24.34	296	12	0.55%	0.015	2.305	3133	12532	0.019		1.239	53.8%	009435SEWP
7734	24.33	7735	23.57	146	12	0.52%	0.015	2.234	9871	39483	0.061		1.300	58.2%	009436SEWP
7735	23.56	7638	23.35	56	12	0.37%	0.015	1.896					1.300	68.6%	009437SEWP

NOTE: SANITARY INVERTS ARE FROM FIELD RUN SURVEY AND GIS RECORDS.

WALTER L. PHILLIPS INCORPORATED
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SCALE: 1" = 100' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020	DSUP COMPLETENESS SUB. - 09/29/2021
STAGE 1 CONCEPT PLAN - 10/09/2020	DSUP VERIFICATION SUB. - 07/28/2021
STAGE 2 CONCEPT PLAN - 03/12/2021	
DSUP COMPLETENESS SUB. - 06/07/2021	

COMMONWEALTH OF VIRGINIA LICENSED PROFESSIONAL ENGINEER
AARON M. VINSON
Lic. No.041851
07/28/21

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

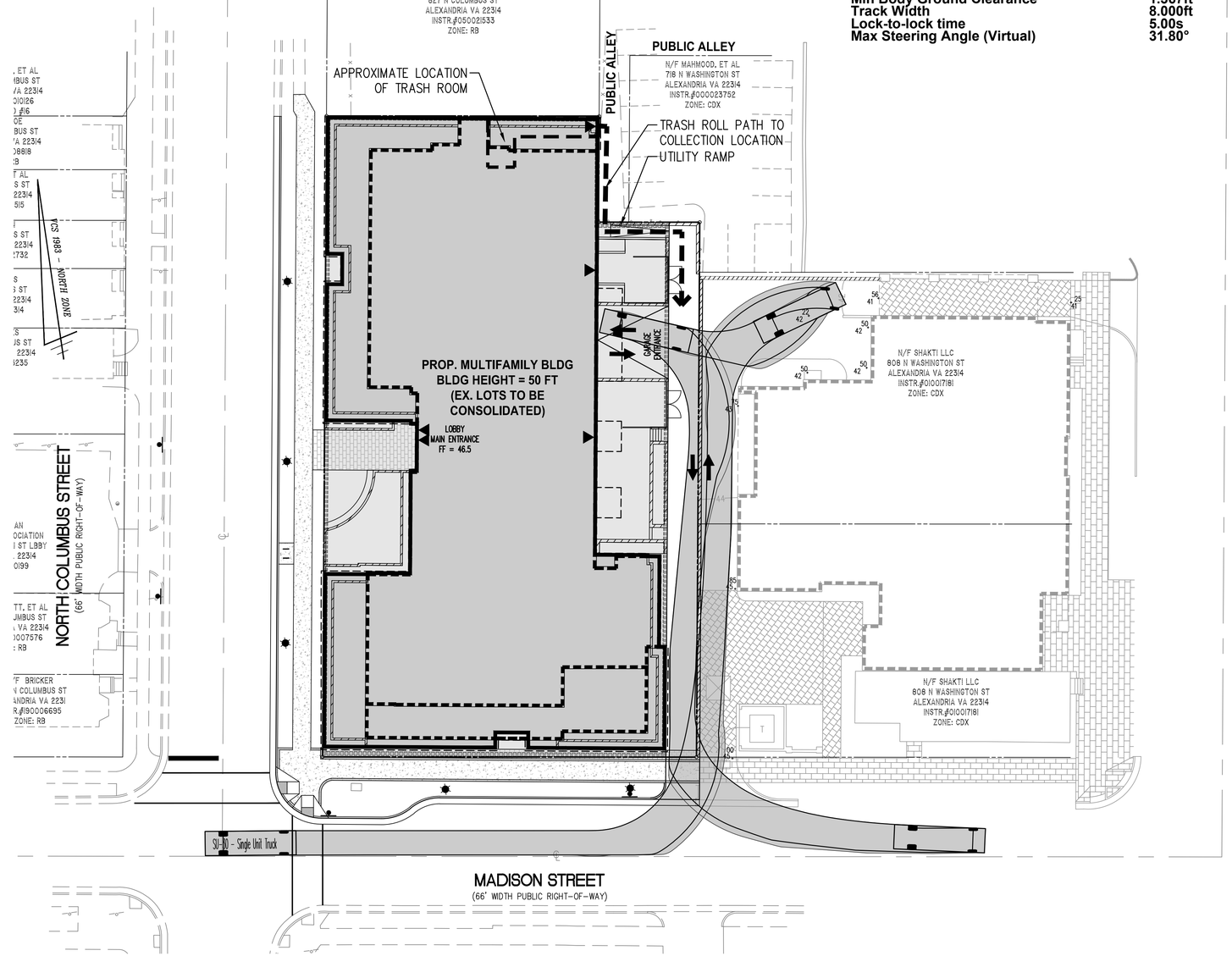
805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

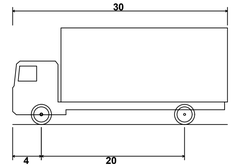
PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q:\sdskproj\20038\dwg\planning\DSUP\20038C-0901.dwg

SHEET: P-0901





SU-30 - Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

TRASH TRUCK TURNING MOVEMENT

SCALE: 1" = 20'

20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

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STAGE 2 CONCEPT PLAN - 03/12/2021		
DSUP COMPLETENESS SUB. - 06/01/2021		

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
01/28/21
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY VEHICULAR MOVEMENTS

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

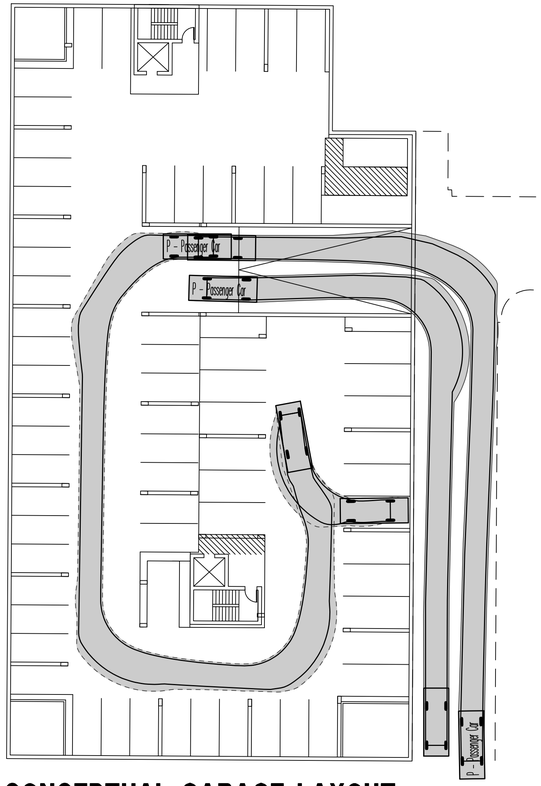
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

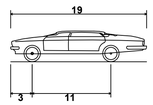
File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q:\sdskproj\20038\dwg\planning\DSUP\20038C-1101.dwg

SHEET: P-1101

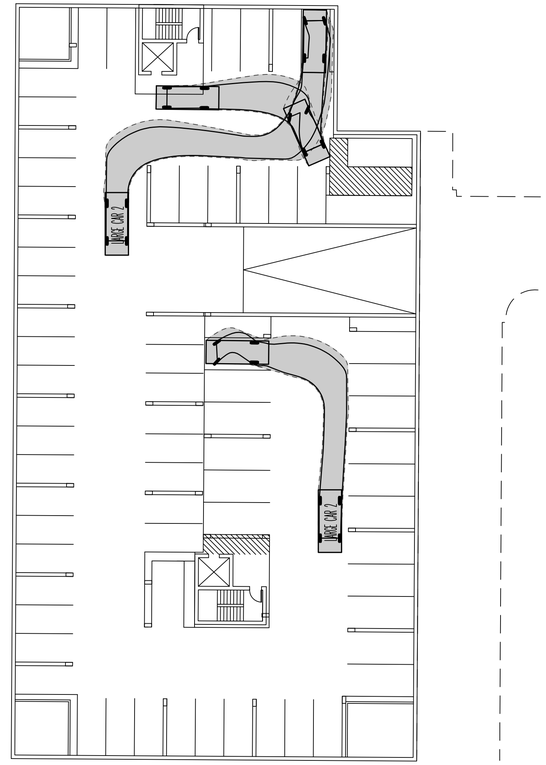


CONCEPTUAL GARAGE LAYOUT

SCALE: 1" = 20'

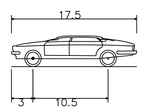


P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

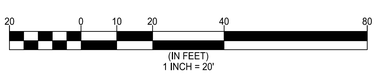


CONCEPTUAL GARAGE LAYOUT

SCALE: 1" = 20'



LARGE CAR 2	
Overall Length	17.500ft
Overall Width	6.500ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	41.00°



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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
01/28/21
PROFESSIONAL ENGINEER

SCALE: 1" = 20' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
	REVISION APPROVED BY				

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STAGE 2 CONCEPT PLAN - 03/12/2021	
DSUP COMPLETENESS SUB. - 06/07/2021	

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY VEHICULAR MOVEMENTS

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
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CHAIRMAN, PLANNING COMMISSION DATE
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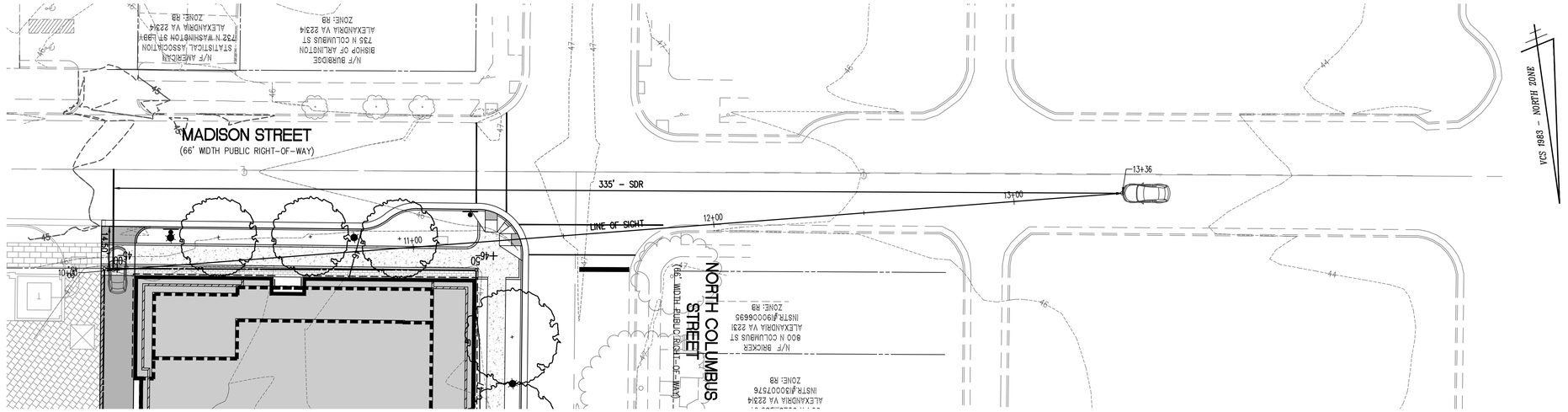
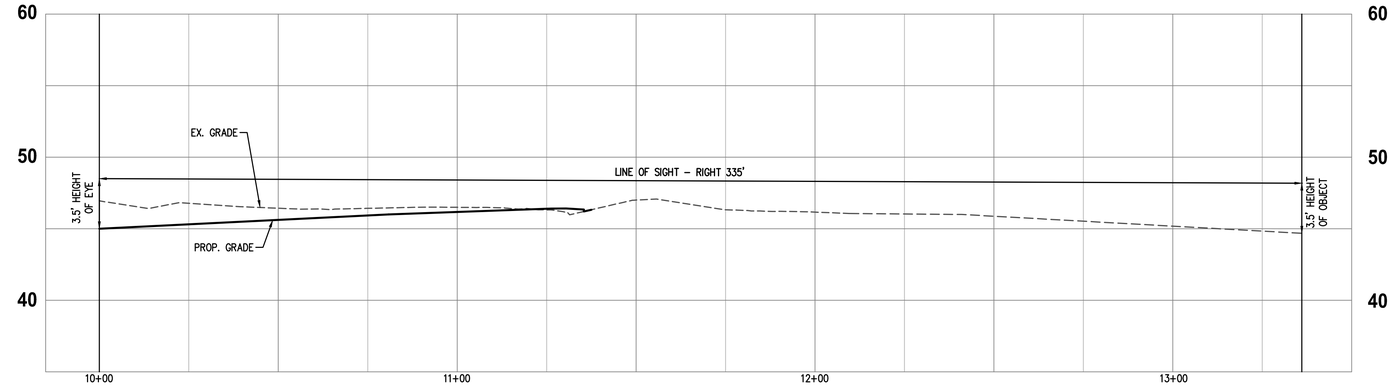


SIGHT DISTANCE PLAN VIEW

SCALE: 1" = 20'
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH



SIGHT DISTANCE PROFILE

SCALE: HOR. 1" = 20' VERT 1" = 5'
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
T	TRANSFORMER	

PROPOSED	DESCRIPTION	EXISTING
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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SCALE: 1" = 20' (H), 1" = 5' (V) | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020	DSUP COMPLETENESS SUB. - 06/29/2021
STAGE 1 CONCEPT PLAN - 10/09/2020	DSUP VERIFICATION SUB. - 07/29/2021
STAGE 2 CONCEPT PLAN - 05/13/2021	
DSUP COMPLETENESS SUB. - 06/07/2021	

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
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01/28/21
PROFESSIONAL ENGINEER

REVISION APPROVED BY

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805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SIGHT DISTANCE PLAN AND PROFILE

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q:\sdskproj\20038\dwg\planning\DSUP\20038C-1102.dwg

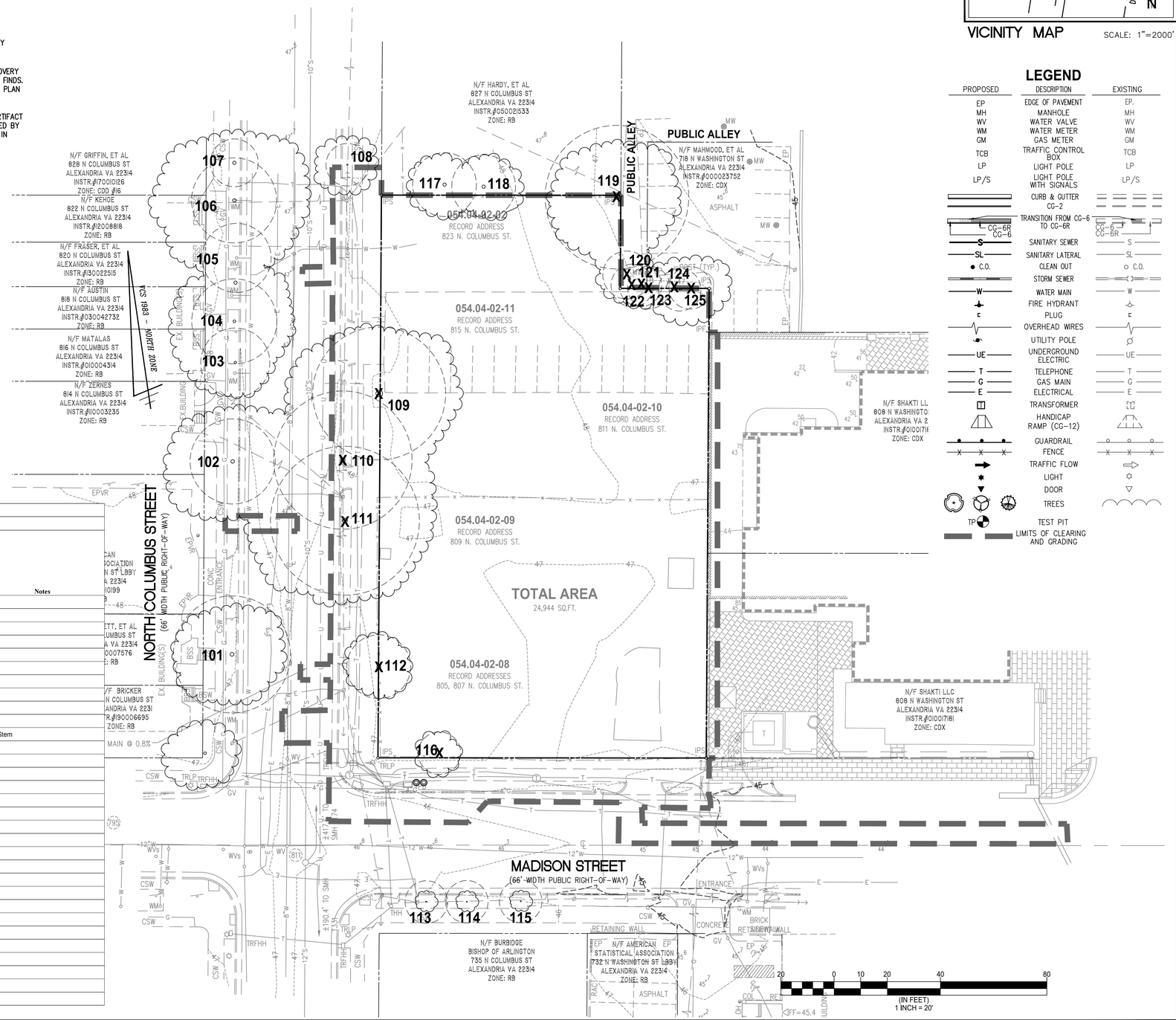
SHEET: P-1103

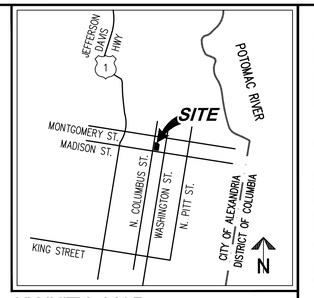
(SF) SILT FENCE	— X — X —
(SSF) SUPER SILT FENCE (INCLUDES TP)	—XX—XX—
(TSF) TRENCHLESS SUPER SILT FENCE (INCLUDES TP)	—OX—OX—
(TP) TREE PROTECTION	— O — O —
(RP) ROOT PRUNING	
ROOT PADDING 10"–15" WOOD CHIP LAYER	

ARCHAEOLOGY NOTES

1. 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 LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.

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





VICINITY MAP SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	
	CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

Alexandria — **Tree Inventory**

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Offsite or Shared	Activities: Removal	Tree Protection Fence	Root Prune	Root Padding 15" Hardwood Mulch Over CRZ	Hand Removal/ Selective Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(20-038) 03/03/2021													
NOTE: THIS SURVEY WAS PERFORMED IN THE WINTER. ID MAY BE SUBJECT TO VERIFICATION													
101	Acer saccharinum	Silver maple	22"	22'	45%	63%	O						
102	Ulmus parvifolia	Chinese elm	16"	16'	70%	63%	O						
103	Acer platanoides	Norway maple	13"	13'	55%	63%	O						
104	Quercus rubra	Northern red oak	16"	16'	75%	63%	O						
105	Acer saccharinum	Silver maple	13"	13'	45%	63%	O						
106	Quercus rubra	Northern red oak	16"	16'	75%	63%	O						
107	Platanus hybrida x acerifolia	London planetree	9"	9'	65%	66%	O						
108	Prunus spp.	Ornamental Cherry	5"	8'	55%	63%	O						
109	Ailanthus altissima	Tree-of-heaven	25"	25'	25%	66%	S	X					Multi-Stem
110	Acer saccharinum	Silver maple	26"	26'	45%	50%	O	X					
111	Acer saccharinum	Silver maple	28"	28'	45%	53%	O	X					
112	Morus alba	White mulberry	12"	12'	30%	63%	O	X					
113	Prunus spp.	Ornamental Cherry	5"	8'	55%	66%	O						
114	Prunus spp.	Ornamental Cherry	4"	8'	55%	63%	O						
115	Prunus spp.	Ornamental Cherry	4"	8'	55%	56%	O						
116	Quercus rubra	Northern red oak	2"	8'	75%	63%		X					
117	Quercus rubra	Northern red oak	12"	12'	75%	59%	O		X				
118	Quercus rubra	Northern red oak	12"	12'	75%	59%	O		X				
119	Quercus phellos	Willow oak	27"	27'	75%	63%	S	X					
120	Morus alba	White mulberry	9"	9'	30%	66%	O	X					
121	Pyrus calleryana	Callery pear	4"	8'	20%	66%	O	X					
122	Pyrus calleryana	Callery pear	4"	8'	20%	66%	O	X					
123	Pyrus calleryana	Callery pear	5"	8'	20%	66%	O	X					
124	Pyrus calleryana	Callery pear	6"	8'	20%	66%		X					
125	Pyrus calleryana	Callery pear	6"	8'	20%	66%	S	X					

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter

CRZ values for trees with multiple stems were calculated based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

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SCALE: 1" = 20' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020	DSUP COMPLETENESS SUB. - 06/29/2021
STAGE 1 CONCEPT PLAN - 10/09/2020	DSUP VERIFICATION SUB. - 07/28/2021
STAGE 2 CONCEPT PLAN - 03/12/2021	
DSUP COMPLETENESS SUB. - 06/07/2021	

BENJAMIN L. SCHITTER Lic. No. 002007 07/28/21

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

TREE INVENTORY

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q:\sdskproj\20038\dwg\planning\DSUP\20038C-1201.dwg

SHEET: P-1201

ARCHAEOLOGY NOTES

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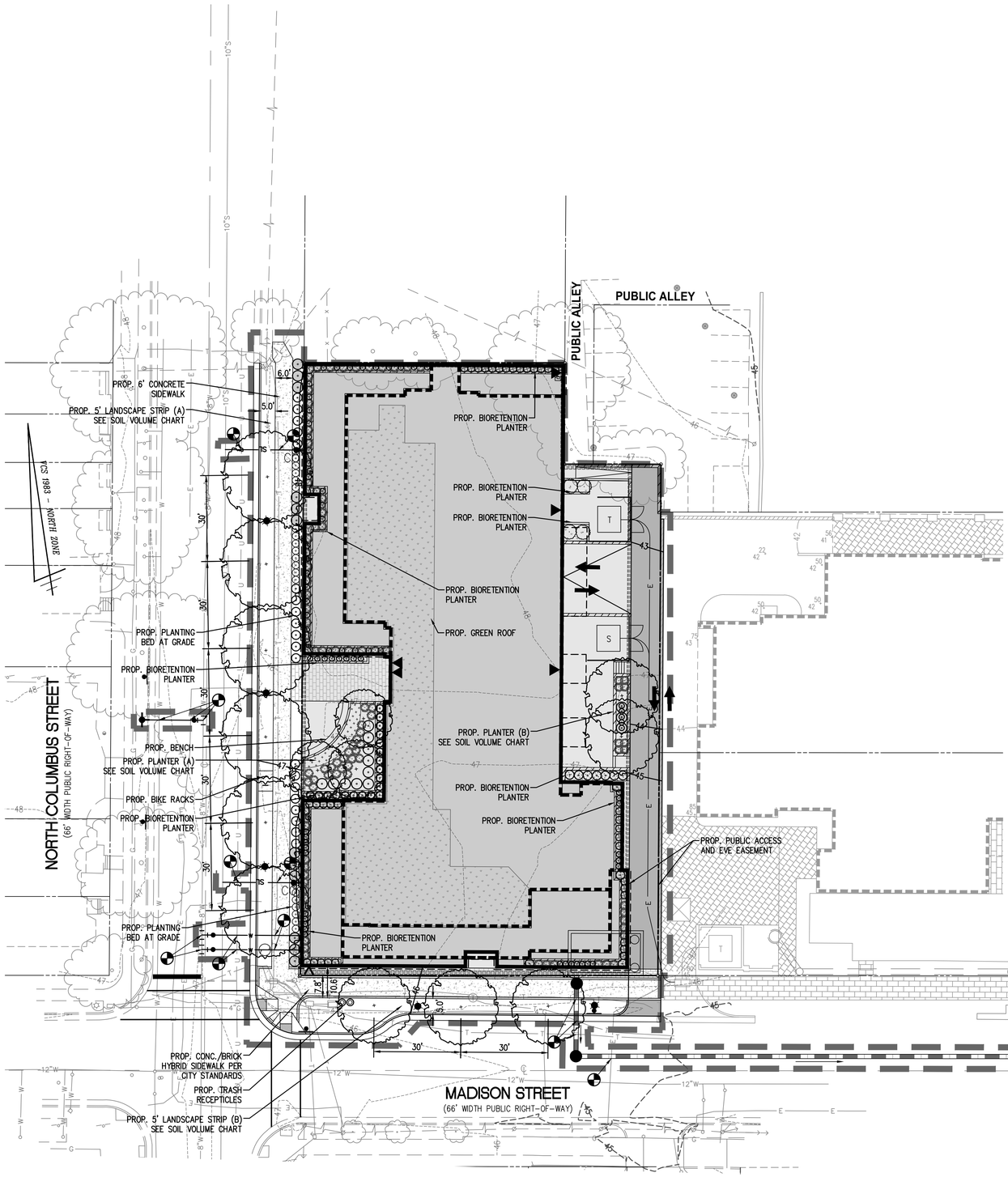

LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS, GRASSES
- PROPOSED GROUNDCOVER, PERRENIALS
- PROPOSED BENCH
- PROPOSED TRASH RECEPTACLE
- PROPOSED STREETLIGHT

LANDSCAPE PLAN NOTES

1. THERE IS NO RPA, INTERMITTENT STREAM, WETLANDS, ASSOCIATED BUFFER, OR EXISTING STORMWATER FACILITIES LOCATED ONSITE. THE SITE IS LOCATED WITHIN A FLOODPLAIN.
2. NO KNOWN MARINE CLAY ONSITE, SEE SHEET P-0201. NO KNOWN CONTAMINATION KNOWN ONSITE. NO PLANTINGS PROPOSED AT THIS TIME.
3. THIS PLAN IS FOR LIMITED WORK TO THE EXISTING BUILDING. THERE ARE NO EXISTING OR PROPOSED TREES ONSITE.
4. THERE ARE NO EASEMENTS LOCATED ONSITE
5. THERE ARE NO EXISTING CULTURAL RESOURCES.

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 20' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

NO.	DESCRIPTION	DATE
1	STAGE 1 CONCEPT PLAN - 08/07/2020	
2	STAGE 1 CONCEPT PLAN - 10/09/2020	
3	STAGE 2 CONCEPT PLAN - 03/12/2021	
4	DSUP COMPLETENESS SUB. - 06/07/2021	
5	DSUP COMPLETENESS SUB. - 06/29/2021	
6	DSUP VERIFICATION SUB. - 07/28/2021	

COMMONWEALTH OF VIRGINIA BENJAMIN L. SCHITTER Lic. No. 052007 07/28/21 LANDSCAPE ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LANDSCAPE AND HARDSCAPE PLAN

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q:\sdskproj\20038\dwg\planning\DSUP\20038C-1201.dwg

SHEET: P-1202

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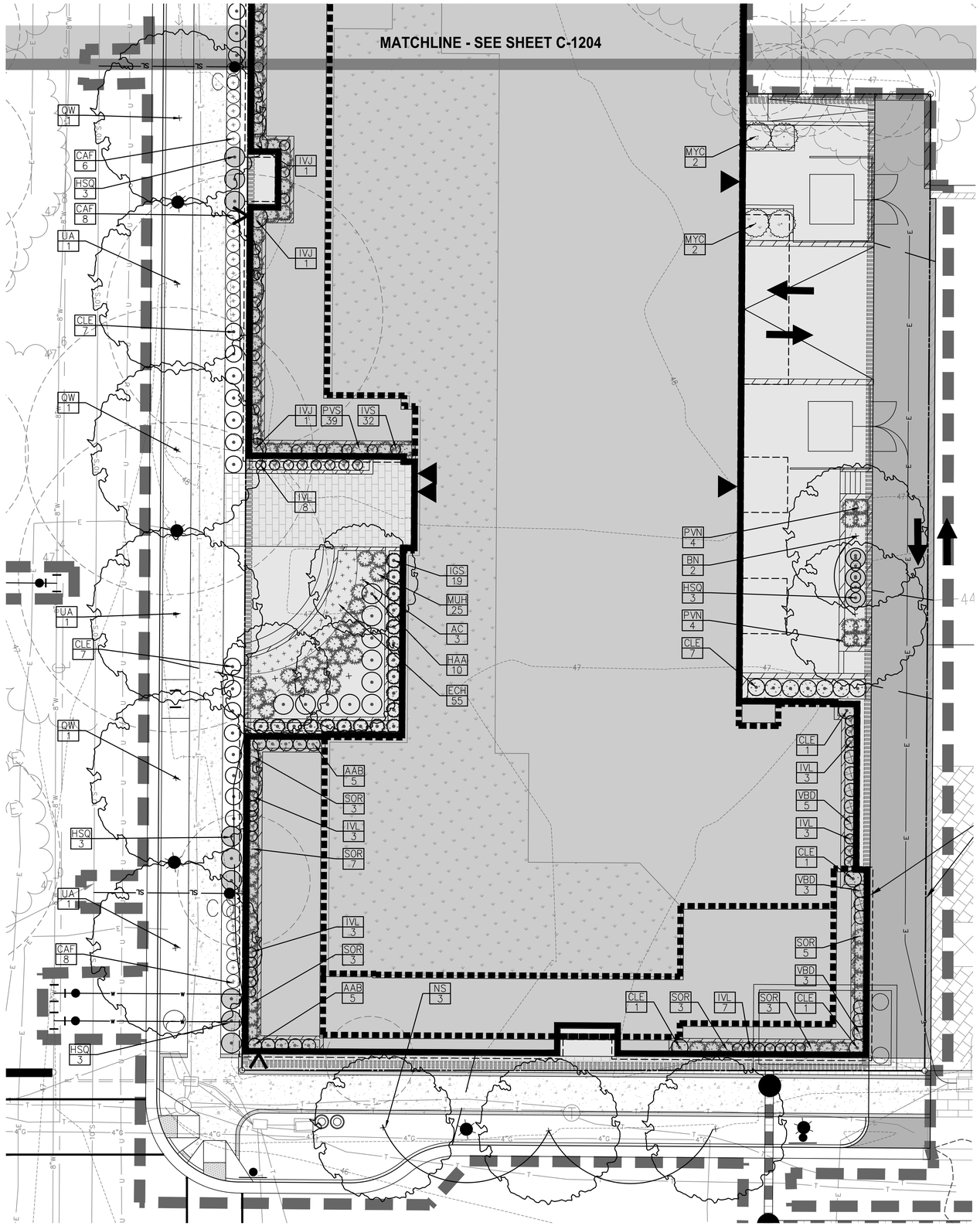

LEGEND

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- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS, GRASSES
- PROPOSED GROUNDCOVER, PERRENIALS
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SCALE: 1" = 20' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020	DSUP COMPLETENESS SUB. - 06/29/2021
STAGE 1 CONCEPT PLAN - 10/06/2020	DSUP VERIFICATION SUB. - 07/28/2021
STAGE 2 CONCEPT PLAN - 05/12/2021	
DSUP COMPLETENESS SUB. - 06/07/2021	

COMMONWEALTH OF VIRGINIA — LANDSCAPE ARCHITECT — BENJAMIN L. SCHITTER Lic. No. 002007 — 07/28/21

REVISION APPROVED BY	NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PLANTING PLAN

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ARCHAEOLOGY NOTES

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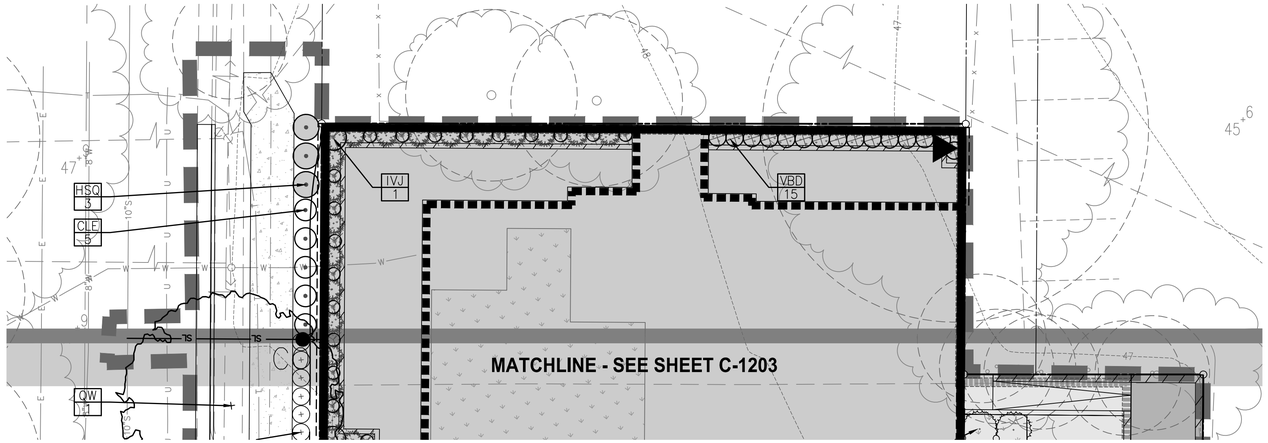

LEGEND

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- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS, GRASSES
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- PROPOSED BENCH
- PROPOSED TRASH RECEPTACLE
- PROPOSED STREETLIGHT

OFFSITE STREET TREES

KEY	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	COMMENTS	CANOPY CREDIT UNIT (SF)	CANOPY CREDIT TOTAL (SF)	NATIVE
NS	Nyssa sylvatica	Blackgum	3	2"-3"	12'-14'	B&B, full specimen, ROW TREE	750	2250	Locally Native
QW	Quercus phellos	Willow Oak	3	2"-3"	12'-14'	B&B, full specimen, ROW TREE	1250	3750	Locally Native
UA	Ulmus americana 'Valley Forge'	Valley Forge American Elm	3	2"-2.5"	12'-14'	B&B, full specimen, ROW TREE	1250	3750	Regionally Native

TOTAL = 9,750 SF

ONSITE TREES

KEY	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	COMMENTS	CANOPY CREDIT UNIT (SF)	CANOPY CREDIT TOTAL (SF)	NATIVE
AC	Amelanchier canadensis	Shadlow Serviceberry	3	1.5"-1.75"	6' Min.	B&B, full specimen, 3-4 trunks	500	1500.00	Locally Native
BN	Betula nigra 'Heritage'	River Birch	2	2"-3"	12'-14'	B&B, full specimen, 3-4 trunks	750	750 *	Locally Native

TOTAL = 2,250 SF

* ONLY 1 BN CREDITED WITH CANOPY AS THE SOIL VOLUME IS INSUFFICIENT FOR BOTH

DECIDUOUS SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	QTY	HEIGHT	SPREAD	COMMENTS	CANOPY CREDIT UNIT (SF)	CANOPY CREDIT TOTAL (SF)	NATIVE
AAB	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	10	18"-24"	18"-24"	#3 cont, full vigorous, well-rooted & established	10	100	Locally Native
CLE	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	11	18"-24"	18"-24"	#3 cont, full vigorous, well-rooted & established	10	110	Regionally Native
HAA	Hydrangea arborscens 'Annabelle'	Annabelle Smooth Hydrangea	10	24"-36"	24"-36"	#3 cont, full vigorous, well-rooted & established	10	100	Locally Native
HSQ	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	3	24"-36"	24"-36"	#3 cont, full vigorous, well-rooted & established	10	30	Eastern U.S.
IVJ	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	4	18"-24"	18"-24"	#3 cont, full vigorous, well-rooted & established; male	10	40	Locally Native
IVS	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	32	18"	18"	#3 cont, full vigorous, well-rooted & established; fem	2	64	Locally Native
ILH	Itea virginica 'Little Henry'	Little Henry Sweetspire	31	18"	18"	#3 cont, full vigorous, well-rooted & established	2	62	Locally Native
VBD	Viburnum dentatum 'Christom' Blue Muffin	Blue Muffin Arrowwood Viburnum	26	24"-36"	24"-36"	#3 cont, full vigorous, well-rooted & established	10	260	Locally Native

TOTAL = 766 SF

EVERGREEN SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	QTY	HEIGHT	SPREAD	COMMENTS	CANOPY CREDIT UNIT (SF)	CANOPY CREDIT TOTAL (SF)	NATIVE
IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry	19	18"-24"	18"-24"	#3 cont, full vigorous, well-rooted & established	10	190	Regionally Native
MYC	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	4	18"-24"	18"-24"	#3 cont, full vigorous, well-rooted & established	10	40	Regionally Native

TOTAL = 230 SF

OFFSITE SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	QTY	HEIGHT	SPREAD	COMMENTS	CANOPY CREDIT UNIT (SF)	CANOPY CREDIT TOTAL (SF)	NATIVE
CLE	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	20	18"-24"	18"-24"	#3 cont, full vigorous, well-rooted & established	10	200	Regionally Native
CAF	Cornus 'Farrow' Arctic Fire	Arctic Fire Dogwood	22	18"-24"	18"-24"	#3 cont, full vigorous, well-rooted & established	2	44	BONUS
HSQ	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	12	24"-36"	24"-36"	#3 cont, full vigorous, well-rooted & established	10	120	Eastern U.S.

TOTAL = 364 SF

PERENNIALS, FERNS, GRASSES

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS	NATIVE
ECH	Echinacea purpurea 'White Swan'	White Swan Coneflower	55	#1 cont.	18" O.C., full specimen, healthy, well-rooted	Regionally Native
MUH	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhley Grass	25	#1 cont.	24" O.C., full specimen, healthy, well-rooted	Regionally Native
PVN	Panicum virgatum 'Northwind'	Northwind Switch Grass	8	#3 cont.	24" O.C., full specimen, healthy, well-rooted	Locally Native
PVS	Panicum virgatum 'Shanendoah'	Shanendoah Switch Grass	39	#1 cont.	24" O.C., full specimen, healthy, well-rooted	Locally Native
SOR	Sorghastrum nutans 'Indian Steel'	'Indian Steel' Indian Grass	24	#1 cont.	24" O.C., full specimen, healthy, well-rooted	Locally Native

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URBAN TREE TABULATIONS			
PLAN KEY	QUANTITY	PLAN LOCATION	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY? (Y/N)
AC	3	Planter (A)	Y
BN	2	Planter (B)	Y
NS	3	Landscape Strip (B)	Y
QW	3	Landscape Strip (A)	Y
QW	3	Landscape Strip (A)	Y
TOTAL URBAN TREES			
14			

SOIL VOLUME COMPUTATIONS					
PLANTING LOCATION	NUMBER OF TREES	VOLUME REQUIRED	AREA (SF)	DEPTH (FEET)	VOLUME PROVIDED
LANDSCAPE STRIP A	6	1800	1044	3	3132
LANDSCAPE STRIP B	3	900	764	3	2292
PLANTER A	3	900	515	3	1545
PLANTER B	2	600	105	3	315

* ONLY 1 BN CREDITED WITH CANOPY AS THE SOIL VOLUME OF PLANTER B IS INSUFFICIENT FOR BOTH TREES

BIODIVERSITY TABULATIONS - TREES					
TOTAL NUMBER OF TREES PROPOSED: 14					
GENUS	GENUS QTY	GENUS % PROPOSED	SPECIES	SPECIES QTY	SPECIES % PROPOSED
Amelanchier	3	21.4%	arborea	3	21.4%
Betula	2	14.3%	nigra	2	14.3%
Nyssa	3	21.4%	sylvatica	3	21.4%
Quercus	3	21.4%	palustris	3	21.4%
Ulmus	3	21.4%	americana	3	21.4%
MAXIMUM ALLOWED:		33%	MAXIMUM ALLOWED:		10%

BIODIVERSITY TABULATIONS - SHRUBS					
TOTAL NUMBER OF SHRUBS PROPOSED: 183					
GENUS	GENUS QTY	GENUS % PROPOSED	SPECIES	SPECIES QTY	SPECIES % PROPOSED
Aronia	10	5.5%	arbutifolia	10	5.5%
Clethra	30	16.4%	alnifolia	30	16.4%
Hydrangea	25	13.7%	arborscens	10	5.5%
			quercifolia	15	8.2%
Ilex	55	30.1%	glabra	19	10.4%
			verticillata	36	19.7%
Itea	31	16.9%	virginiana	31	16.9%
Myrica	6	3.3%	cerifera	6	3.3%
Viburnum	26	14.2%	dentatum	26	14.2%
MAXIMUM ALLOWED:		33%	MAXIMUM ALLOWED:		10%

NATIVE PLANT TABULATIONS			JANUARY 2, 2020 – JANUARY 1, 2024		
			REQUIRED	PROVIDED	
PLANT TYPE	QUANTITY	NATIVE TYPE	%	QTY.	%
Urban Trees	14	Regional/Local	15%	14	100.0%
		Total Natives	25%	14	100.0%
Standard Trees		Regional/Local	25%		
		Total Natives	60%		
Evergreen Shrubs	25	Regional/Local	8%	25	100.0%
		Total Natives	30%	25	100.0%
Deciduous Shrubs	158	Regional/Local	15%	143	90.5%
		Total Natives	60%	158	100.0%
Groundcovers		Regional/Local	10%		
		Total Natives	20%		
Perennials, Ferns, Ornamental Grasses	151	Regional/Local	15%	151	100.0%
		Total Natives	40%	151	100.0%
Vines		Total Natives	100%		

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	24,944
25% CROWN COVER REQUIRED (SF)	6,236
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	2,250
Crown Cover from Proposed Shrubs	996
TOTAL CROWN COVER PROVIDED (%)	13.0%
TOTAL CROWN COVER PROVIDED (SF)	3,246

PROPOSED CROWN COVER - PROVIDED OFFSITE (SF)- FOR INFORMATION	
Crown Cover from Proposed Trees	9,750
Crown Cover from Proposed Shrubs	364
TOTAL CROWN COVER PROVIDED (SF)	10,114

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NO.	DESCRIPTION	DATE
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	STAGE 2 CONCEPT PLAN - 05/13/2021	
	DSUP COMPLETENESS SUB. - 06/07/2021	
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	DSUP VERIFICATION SUB. - 07/28/2021	

COMMONWEALTH OF VIRGINIA — BENJAMIN L. SCHITTER — Lic. No. 002007 — 07/28/21 — LANDSCAPE ARCHITECT

REVISION APPROVED BY

REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PLANTING PLAN AND COMPUTATIONS

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

(A) DECIDUOUS TREE PLANTING

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA | Approved by: COA | 1 OF 1 | DECIDUOUS TREE PLANTING | Date drawn: 01/01/19 | LD 001

NOTES

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(A) MULTI-STEM TREE PLANTING

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA | Approved by: COA | 1 OF 1 | MULTI-STEM TREE PLANTING | Date drawn: 01/01/19 | LD 003

NOTES

1. THIS CROSS-SECTION APPLIES TO BOTH TREE PLANTING STRIPS AND TREE PLANTING WELLS.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL STREET TREE PLANTING NOTES.

(A) STREET TREE PLANTING WELL

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA | Approved by: COA | 1 OF 1 | STREET TREE PLANTING WELL | Date drawn: 01/01/19 | LD 005

NOTES

1. REFER TO LANDSCAPE GUIDELINES FOR TREE STRIP PLANTING AREA INFORMATION.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL TREE PLANTING NOTES.
3. SEE STAKING DETAIL FOR MORE INFORMATION.
4. SITE CONDITIONS MAY REQUIRE INSTALLATION OF GRANITE BLOCK IN LIEU OF SOD AND BRICK EDGE. SEE TREE WELL WITH GRANITE BLOCK DETAIL.
5. REFER TO STREET TREE WELL DETAIL FOR CROSS-SECTION.

(A) TREE PLANTING STRIP

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA | Approved by: COA. | 1 OF 1 | TREE PLANTING STRIP | Date drawn: 01/01/19 | LD 006

NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

(A) SHRUB PLANTING

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA | Approved by: COA | 1 OF 1 | SHRUB PLANTING | Date drawn: 01/01/19 | LD 009

PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

TRIANGULAR SPACING PLAN & CHART
NOT TO SCALE

NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

(A) GROUNDCOVER & PERENNIAL PLANTING

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA | Approved by: COA | 1 OF 1 | GROUNDCOVER & PERENNIAL PLANTING | Date drawn: 01/01/19 | LD 011

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.

3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.

4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.

5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

6) 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.

7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

8) MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

2) THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

9) AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

(A) STANDARD LANDSCAPE PLAN NOTES

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA | Approved by: COA | 1 OF 1 | STANDARD LANDSCAPE PLAN NOTES | Date drawn: 01/01/19 | LD 016

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INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 20' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020
STAGE 1 CONCEPT PLAN - 10/09/2020
STAGE 2 CONCEPT PLAN - 03/12/2021
DSUP COMPLETENESS SUB. - 06/01/2021
DSUP COMPLETENESS SUB. - 06/29/2021
DSUP VERIFICATION SUB. - 07/28/2021

COMMONWEALTH OF VIRGINIA
BENJAMIN J. SCHITTER
Lic. No. 002007
07/28/21
LANDSCAPE ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LANDSCAPE AND HARDSCAPE NOTES AND DETAILS

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

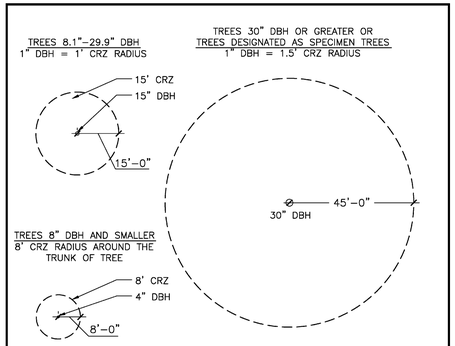
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



NOTES:

1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

(A) TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
CRITICAL ROOT ZONE
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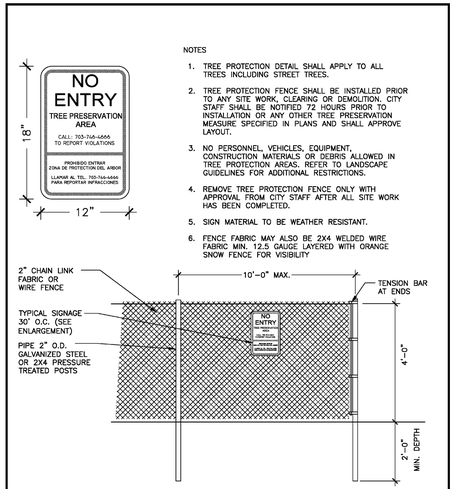

NOTES

1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY

(A) TREE PROTECTION FENCE

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
TREE PROTECTION FENCE
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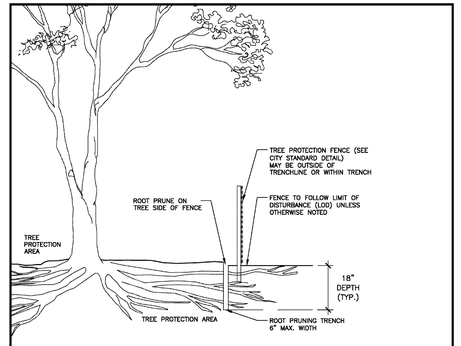

NOTES

1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3–4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

(A) ROOT PRUNING

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
ROOT PRUNING
I OF I
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WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
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SCALE: 1" = 20' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

STAGE 1 CONCEPT PLAN - 08/07/2020	DSUP COMPLETENESS SUB. - 06/29/2021
STAGE 1 CONCEPT PLAN - 10/09/2020	DSUP VERIFICATION SUB. - 07/29/2021
STAGE 2 CONCEPT PLAN - 03/12/2021	
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COMMONWEALTH OF VIRGINIA — BENJAMIN L. SCHITTER — Lic. No. 002007 — 01/28/21 — LANDSCAPE ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

TREE PROTECTION NOTES AND DETAILS

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

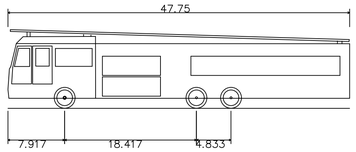
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



E-ONE HP95 Mid Mount

Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

BUILDING CODE ANALYSIS

DESCRIPTION:
THIS PROJECT IS NEW 5 STORY MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED OFFICES AND AMENITY SPACE WITH A ONE STORY BASEMENT GARAGE.

USE AND OCCUPANCY CLASSIFICATION:
PROPOSED BUILDING:
R-2 RESIDENTIAL MULTIFAMILY (PRIMARY)
A-3 ACCESSORY ASSEMBLY SPACE
S-2 PARKING GARAGE

TYPE OF CONSTRUCTION: IIIB

BUILDING HEIGHT AND AREA ANALYSIS: S-1 USE GROUP:
ALLOWABLE HEIGHT: 5 STORIES, 75'
PROPOSED HEIGHT: 5 STORIES WITH 1 LEVELS OF BASEMENT GARAGE PARKING, 50' HT

BASIC ALLOWABLE AREA: 24,000 SF TOTAL PER FLOOR (R-2 MOST RESTRICTIVE)

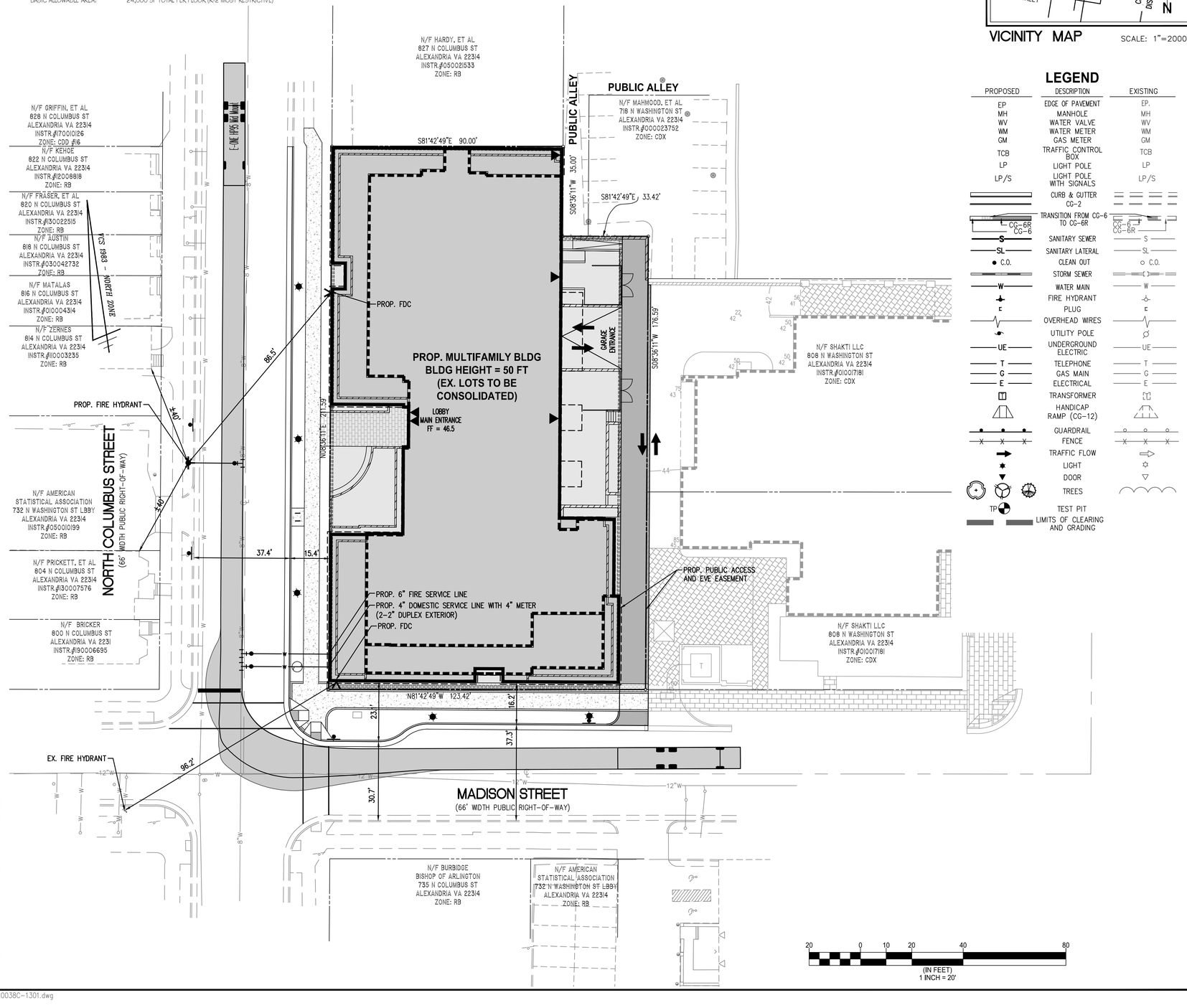
PROPOSED GROSS BUILDING AREA:

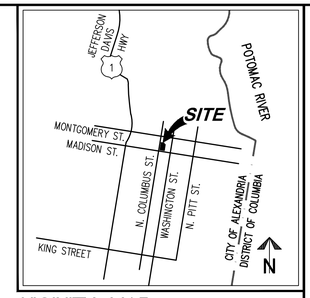
	BASEMENT 1	FIRST FLOOR	SEC FLOOR	THIRD FL	FOURTH FL	FIFTH FF	ROOF	TOTAL
R-2	-	18,710 SF	18,710 SF	18,710 SF	15,265 SF	13,271 SF	1,055 SF	85,721 SF
S-2	23,098 SF	-	-	-	-	-	-	23,098 SF
TOTAL AREA	23,098 SF	18,755 SF	18,755 SF	18,755 SF	13,414 SF	13,414 SF	1,026 SF	108,819 SF

GROSS BUILDING FOOTPRINT: 18,710 SF

FIRE-RESISTANCE-RATED CONSTRUCTION (MINIMUM RATINGS):
EXIT ENCLOSURES/STAIRS: 1 HOUR
INCIDENTAL STORAGE ROOMS: 1 HOUR
EXTERIOR BEARING WALLS 2 HOURS

AUTOMATIC SPRINKLER: YES





VICINITY MAP SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	
	CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
W	STORM SEWER	W
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

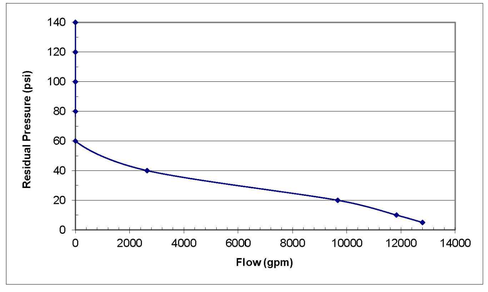
Virginia American Water
Fire Hydrant Flow Test Summary

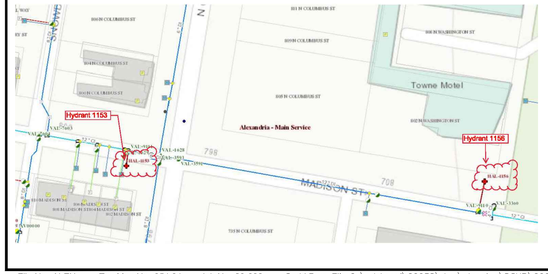
Location:	805 N Columbus St	**Main Size**	12 inches
Date:	3/11/2021		
Time:	2:30PM	**Flow Hydrant #**	1156
Total Flow	2648 gpm	**Residual Hydrant #**	1153
Static pressure	42 psi		
Residual pressure	40 psi		

Contact Person
Matthew Ganci
Project Engineer
Virginia American Water
2225 Duke St.
Alexandria, VA 22314
Office: 703-706-3862
Email: matthew.ganci@amwater.com

Calculated Flow gpm	Residual psi
12799	5
11834	10
9666	**20**
2648	40
#NUM!	60
#NUM!	80
#NUM!	100
#NUM!	120
#NUM!	140

Notes:
1. Table calculation is for reference only. Virginia American Water will not guarantee the calculated flow.
2. 3500 gpm is the limit of available fire flow.
3. Individual (Non-public water supply) fire suppression systems shall be designed by the property owner to meet needed fire flow in excess of 3,500 gpm.
4. VAW does not provide hydrant elevations.





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SCALE: 1" = 20' | DATE: 08/07/2020 | DRAWN: TPB | CHECKED: AV

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DSUP COMPLETENESS SUB. - 06/01/2021	

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 01/08/21 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

805 - 823 NORTH COLUMBUS STREET

805-823 NORTH COLUMBUS STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE SERVICE PLAN

APPROVED
SPECIAL USE PERMIT NO. 2021-10020
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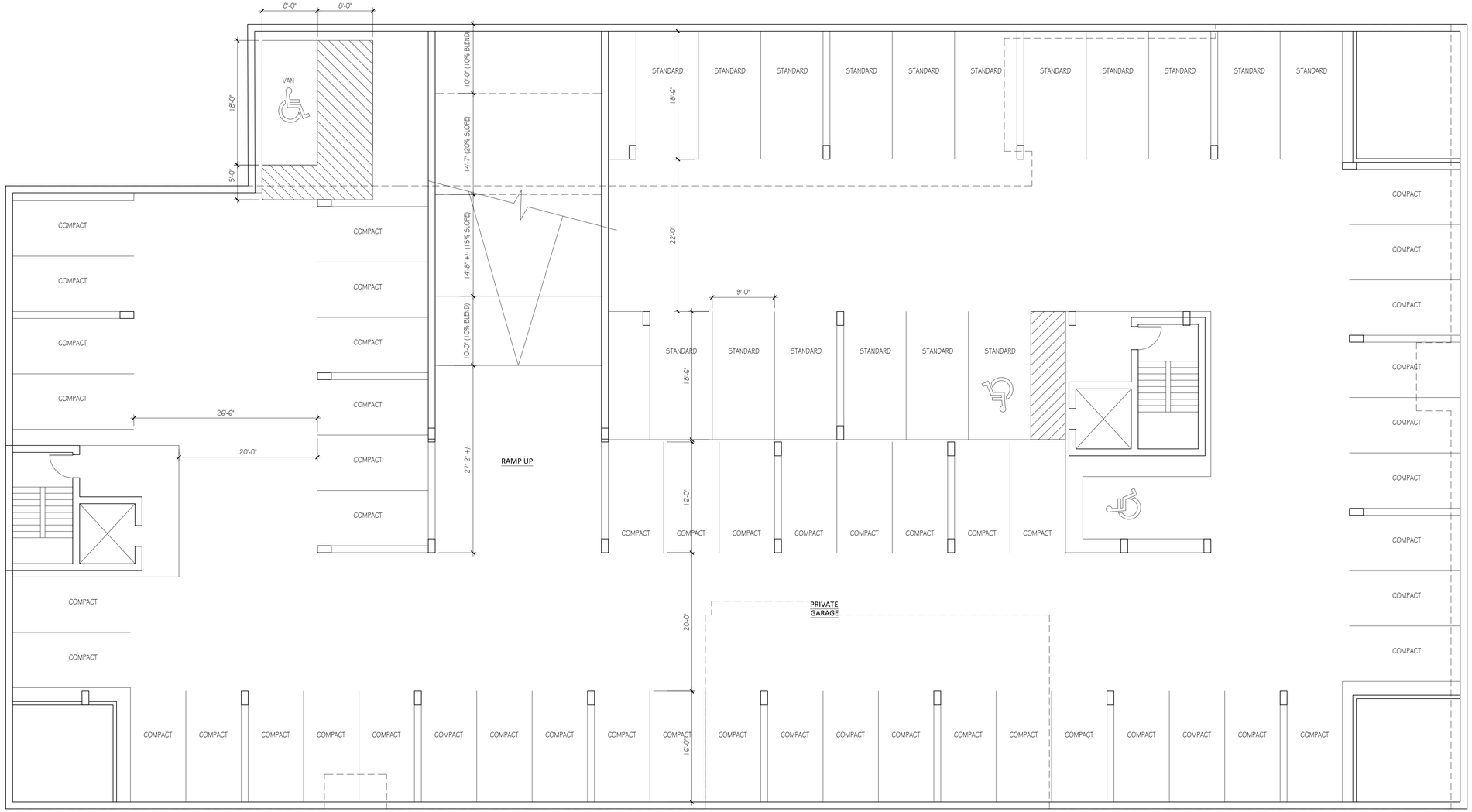
File No. ALEX Tax Map No. 054.04 Job No. 20-038 Cadd Dwg. File: Q: \sdskproj\20038\dwg\planning\DSUP\20038C-1301.dwg

SHEET: P-1301



1 PROPOSED BASEMENT PLAN

Scale: 1/8"=1'-0"

NORTH ARROW

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COMMONWEALTH OF VIRGINIA — LICENSED ARCHITECT — LUKE HOWARD PENNEY — LIC. NO. 0401.014407 — 07/28/2021

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DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

BASEMENT GARAGE PLAN

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SHEET: A-0101

1 PROPOSED GROUND FLOOR PLAN
Scale: 1/8"=1'-0"

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COMMONWEALTH OF VIRGINIA
JONATHAN J. PENNEY
Lic. No. 0101 014819
ARCHITECT
07/28/2021

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GROUND FLOOR PLAN

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SHEET: A-0102

1 PROPOSED SECOND/THIRD FLOOR PLAN

Scale: 1/8"=1'-0"

NORTH ARROW

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SECOND / THIRD FLOOR PLAN

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1 PROPOSED FOURTH FLOOR PLAN
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ARCHITECT
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FOURTH FLOOR PLAN

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1 PROPOSED FIFTH FLOOR PLAN
Scale: 1/8"=1'-0"

NORTH ARROW

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COMMONWEALTH OF VIRGINIA — LAURA HOESE — LICENSED ARCHITECT — 07/28/2021

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FIFTH FLOOR PLAN

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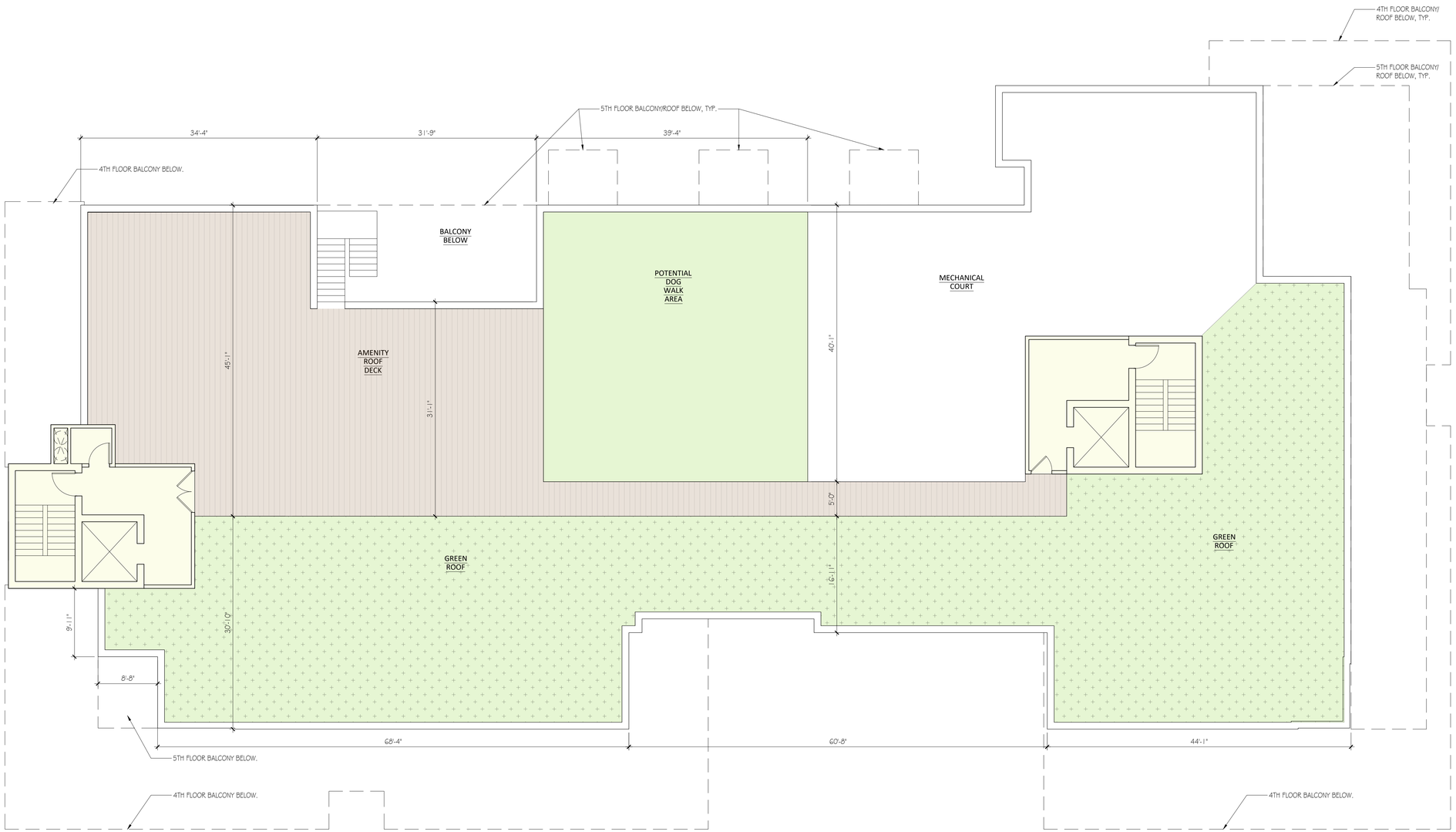

1 PROPOSED ROOF PLAN

Scale: 1/8"=1'-0"

NORTH ARROW

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CITY OF ALEXANDRIA, VIRGINIA

ROOF PLAN

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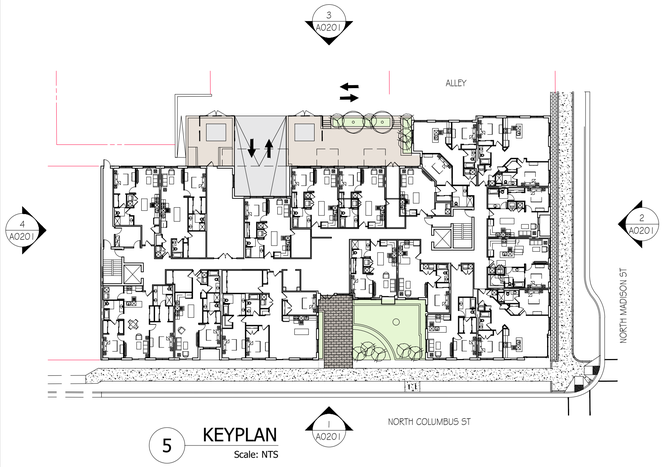

5 KEYPLAN
Scale: NTS

NORTH ARROW

LEGEND

- TRADITIONAL RED BRICK
- WHITE BRICK
- PAINTED STEEL
- HARDI PANEL- REAR ALLEY

4 NORTH ELEVATION
Scale: 1/16"=1'-0"

3 EAST ELEVATION- ALLEY
Scale: 1/16"=1'-0"

2 SOUTH ELEVATION- N. MADISON ST
Scale: 1/16"=1'-0"

1 WEST ELEVATION- N. COLUMBUS ST
Scale: 1/16"=1'-0"

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805 - 823 NORTH COLUMBUS STREET

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DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

BUILDING ELEVATIONS

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GREEN BUILDING NARRATIVE

LEED Certification Level: SILVER

Green Building Narrative: The buildings will comply with The City of Alexandria's 2019 Green Building Policy and will incorporate sustainable strategies. While the sustainability elements will be refined during the final building design, the project currently contemplates the inclusion of the following sustainable strategies:

Commercial recycling, access to quality views, ongoing water and air performance testing, green cleaning products, integrated pest management, bike storage and shows, EV car charging stations, and access to public transportation.

ENERGY:

1. Load reduction strategies:
   a. Massing and Orientation - this is an urban infill site incorporating condensed parking strategies with below grade and structured parking
   b. Basic Envelope Attributes - utilize high efficiency glazing and increased insulation values in both wall and roof systems.
   c. Lighting - incorporate occupancy sensors, daylighting controls, reduced lighting strategies, and high interior surface reflectance values.
   d. Plug and Process Loads - incorporate stainable equipment and purchasing policies including EnergyStar appliances.
2. Preliminary energy saving estimate: 5% reduction
3. Renewable energy with output estimates: Off site credit purchase
4. Net Zero: N/A
5. Commissioning: a commissioning agent will be contracted for this project
6. Metering Strategy: install advanced energy metering for all whole-building energy resources and any individual energy uses that represent 10% or more of the total annual consumption of the building.

WATER:

1. Water reduction strategy and percentage reduction: reduce landscape water requirements by a minimum of 30% through native plant species selection and efficient irrigation.
2. Percent of indoor water use savings and list of proposed strategies: reduce water consumption by a minimum of 20% by incorporating watersense fixtures.

INDOOR ENVIRONMENTAL QUALITY:

1. Daylighting plan and overall percentage of daylit spaces: N/A
2. Interior Air Quality (IAQ) including reducing volatile organic compounds (VOCS) in interior spaces: implement enhanced IAQ strategies, incorporate low VOC materials and finishes, MERV-12 air filter, and a preoccupancy flushout.
3. Construction IAQ: develop IAQ management plan incorporating all applicable SMANCA IAQ Guidelines, protect all absorptive material stored on site from moisture damage and install a minimum of MERV-8 filtration prior to operation.
4. Occupant thermal comfort: design HVAC systems and the building envelope to meet the requirements of ASHRAE Standard 55-2010.

AFFORDABLE (AFF) CALCULATIONS

GROSS FAR	75,188
LOT SF	24,944
FAR	3.01
RB FAR (.75)	18,708
FAR ABOVE BASE	56,480
FAR CRMU-H (2.5)	62,360
FAR (10% AFF) SF	43,652
FAR (33% AFF) SF	12,828
10% AFF SF	4,365
1/3 AFF SF	4,276
TOTAL AFF SF	8,641
COMMON FAR	10,084
INEFFICIENCY FACTOR	13.41 %
NON-SELLABLE AFF. SF	(1,159)
REQ. AFF NET SELLABLE	7,482
PROPOSED AFFORDABLE	7,482

FAR TABULATION / OPEN SPACE

	GROSS AREA	BATH/STAIR NON-FAR	NET FAR	PARKING	OPEN SPACE
BASEMENT PKNG 1	0	0	0	69 SPACES	0
FIRST FLOOR	18710	1828	16882		2660
SECOND FLOOR	18710	2100	16610		405
THIRD FLOOR	18710	2100	16610		405
FOURTH FLOOR	15265	1850	13415		3314
FIFTH FLOOR	13271	1600	11671		1955
ROOFTOP	1055	1055	0		4155
TOTAL AREA	85721	10533	75188	69 SPACES	12,894 (51.69%)

AVERAGE FINISHED GRADE		46.77'

DEVELOPMENT TABULATION

	AFF. 1 BED / 1 BATH	1 BED / 1 BATH	AFF. 1 BED / 1 BATH W/ DEN	1 BED / 1 BATH W/ DEN	AFF 1 BED/ 2 BATH W/ DEN	1 BED / 2 BATH W/DEN	AFF 2 BED / 1 BATH W/DEN	AFF 2 BED / 2 BATH	2 BED / 2 BATH	2 BED / 2 BATH W/ DEN	AFF 3 BED / 2 BATH W/ DEN	3 BED / 3 BATH	TOTAL
BASEMENT PKNG 1	0	0	0	0	0	0	0	0	0	0	0	0	0
FIRST FLOOR	1	8	1	1	1	1	0	0	3	0	1	0	17
SECOND FLOOR	0	9	1	0	0	5	1	0	4	0	0	0	20
THIRD FLOOR	0	9	1	0	0	5	1	0	4	0	0	0	20
FOURTH FLOOR	0	4	0	0	0	2	0	0	4	1	0	2	13
FIFTH FLOOR	0	0	0	0	0	0	0	0	3	2	0	3	8
TOTAL AREA	1	30	3	1	1	13	2	0	18	3	1	5	78

CODE ANALYSIS

DESCRIPTION:
THIS PROJECT IS NEW 5 STORY MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED OFFICES AND AMENITY SPACE WITH A ONE STORY BASEMENT GARAGE.

USE AND OCCUPANCY CLASSIFICATION:
PROPOSED BUILDING:
R-2 RESIDENTIAL MULTIFAMILY (PRIMARY)
A-3 ACCESSORY ASSEMBLY SPACE
S-2 PARKING GARAGE

TYPE OF CONSTRUCTION: IIIB

BUILDING HEIGHT AND AREA ANALYSIS: S-1 USE GROUP:
ALLOWABLE HEIGHT: 5 STORIES, 75'
PROPOSED HEIGHT: 5 STORIES WITH 1 LEVELS OF BASEMENT GARAGE PARKING, 50' HT

BASIC ALLOWABLE AREA: 24,000 SF TOTAL PER FLOOR (R-2 MOST RESTRICTIVE)

PROPOSED GROSS BUILDING AREA:

	BASEMENT 1	FIRST FLOOR	SEC FLOOR	THIRD FL	FOURTH FL	FIFTH FF	ROOF	TOTAL
R-2	-	18,710 SF	18,710 SF	18,710 SF	15,265 SF	13,271 SF	1,055 SF	85,721 SF
S-2	23,098 SF	-	-	-	-	-	-	23,098 SF
TOTAL AREA	23,098 SF	18,755 SF	18,755 SF	18,755 SF	13,414 SF	13,414 SF	1,026 SF	108,819 SF

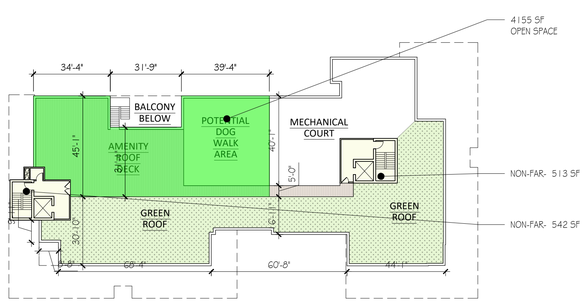
GROSS BUILDING FOOTPRINT: 18,710 SF

FIRE-RESISTANCE-RATED CONSTRUCTION (MINIMUM RATINGS):
EXIT ENCLOSURES/STAIRS: 1 HOUR
INCIDENTAL STORAGE ROOMS: 1 HOUR
EXTERIOR BEARING WALLS 2 HOURS

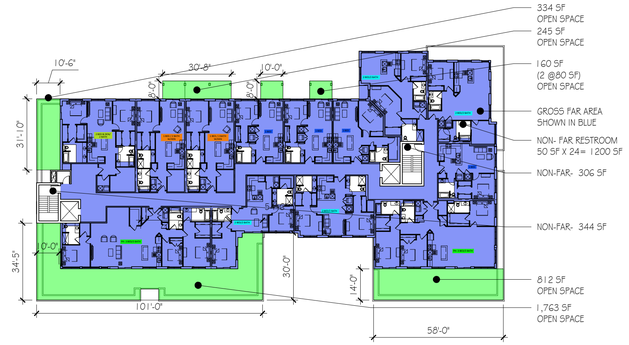
AUTOMATIC SPRINKLER: YES

FAR DIAGRAM

**(50 SF PER BATHROOM EXCLUDED UP TO 10%)

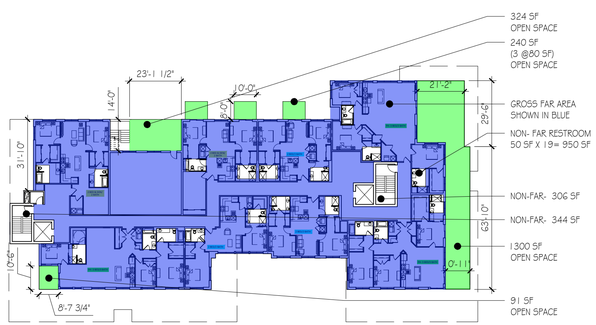


ROOFTOP- 1/32"=1'-0"

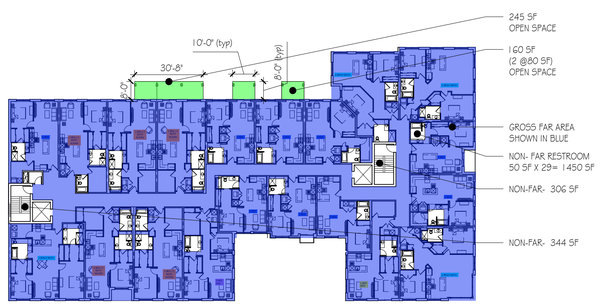


FOURTH FLOOR- 1/32"=1'-0"

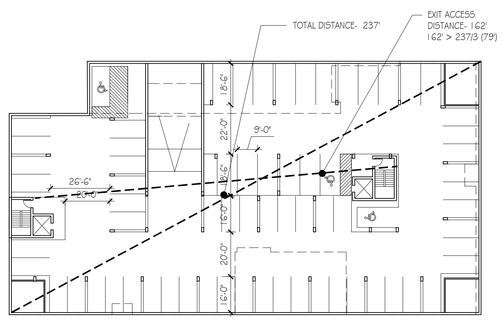
FIRST FLOOR- 1/32"=1'-0"



FIFTH FLOOR- 1/32"=1'-0"

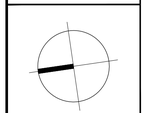


SECOND/THIRD FLOOR- 1/32"=1'-0"



BASEMENT LEVEL- 1/32"=1'-0"

NORTH ARROW



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TABULATION AND FAR DIAGRAM

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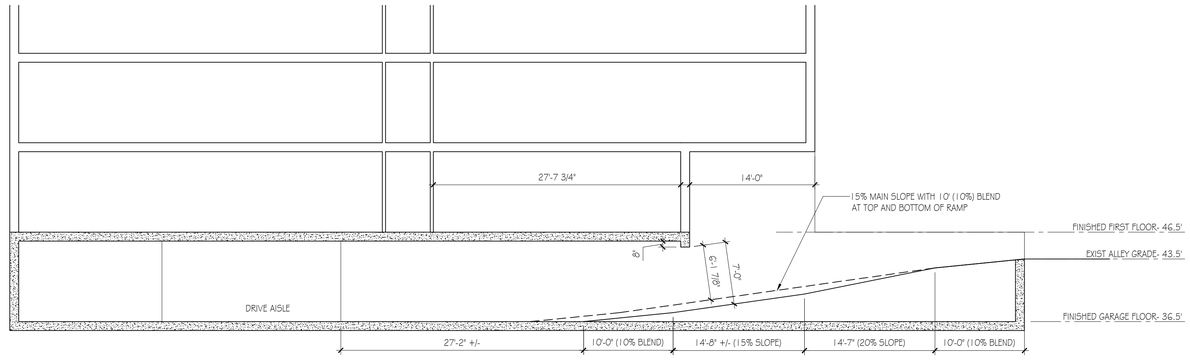

2 DETAILED RAMP SECTION

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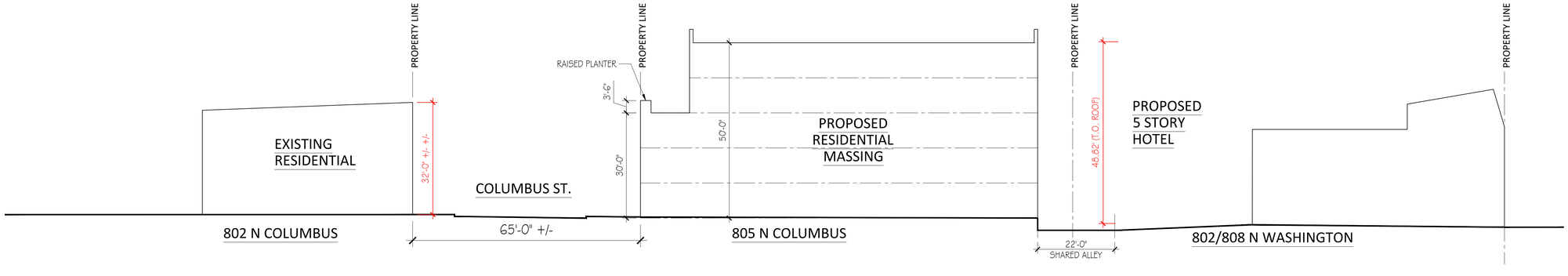

1 SCHEMATIC CROSS SECTION

Scale: 1/16"=1'-0"

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DEVELOPMENT SPECIAL USE PERMIT

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SCHEMATIC SECTIONS

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