PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

800 NORTH WASHINGTON STREET

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 0.4536 AC 19,757 SF

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

TOTAL EXISTING IMPERVIOUS AREA = 0.3547 AC 15,450 SF

TOTAL PROPOSED IMPERVIOUS AREA = 0.4067 AC 17,716 SF

TOTAL DISTURBED AREA = 0.6364 AC 27,722 SF

ENVIRONMENTAL SITE ASSESSMENT

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

ENVIRONMENTAL PERMITS NOTES

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

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

ARCHAEOLOGY NOTES

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

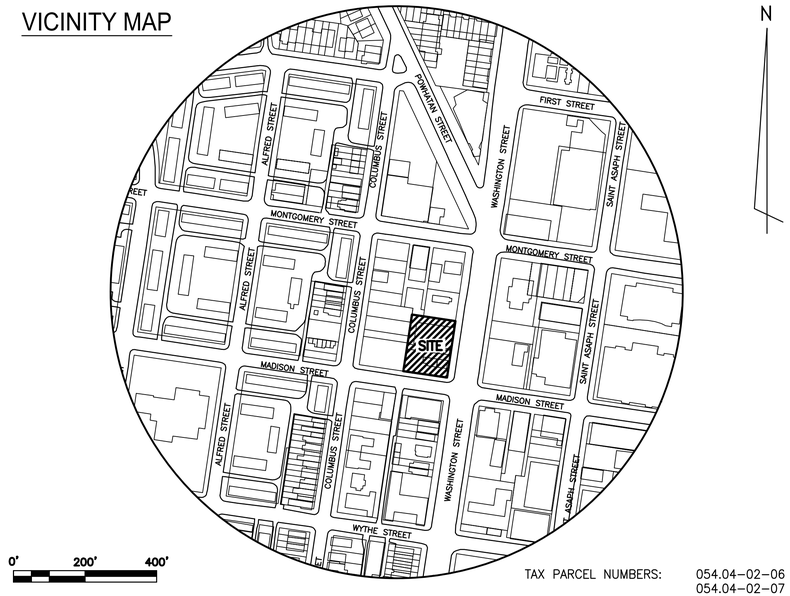
THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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

GENERAL NOTES

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

VICINITY MAP



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

PROJECT DESCRIPTION NARRATIVE

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

REQUESTED APPLICATIONS AND MODIFICATIONS:

THIS DEVELOPMENT IS REQUESTING A:

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

OWNER/DEVELOPER

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

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

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

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

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

ZONING TABULATIONS

1. ZONE OF SITE: CD-X (COMMERCIAL DOWNTOWN (OLD TOWN NORTH))
2. USE: EXISTING MOTEL PROPOSED HOTEL
3. LOT AREA: 19,757 SF (0.4536 AC) MINIMUM LOT AREA: N/A
4. NUMBER OF DWELLING UNITS (ROOMS): N/A
5. NUMBER OF HOTEL ROOMS: EXISTING 28 PROPOSED 98
6. UNITS PER ACRE: ALLOWED N/A PROPOSED N/A
7. FLOOR AREA: GROSS: 56,748 SF
   GARAGE: 16,052 SF
   NET: 49,370 SF
8. FLOOR AREA RATIO: EXISTING: 0.75
   ALLOWED: 2.50
   PROPOSED: 2.50
9. OPEN SPACE: REQUIRED: N/A
   PROPOSED:
   GROUND LEVEL: 1,250 SF (6.33%)
   ABOVE GRADE: 500 SF (2.53%)
   TOTAL: 1,750 SF (8.86%)
10. AVERAGE FINISHED GRADE: 43.18
11. HEIGHT: PERMITTED 50' PROPOSED 50'
12. YARDS: PROPOSED:
    SIDE (NORTH): N/A
    SIDE (WEST): 50' (PER SECTION 7-900)
    FRONT (EAST): N/A
    FRONT (SOUTH): N/A
    PROPOSED:
    SIDE (NORTH): 1.00'
    SIDE (WEST): 13.25'
    FRONT (EAST): 50.00'
    FRONT (SOUTH): 37.00'
13. FRONTAGE: REQUIRED: N/A
    PROPOSED:
    N WASHINGTON ST: 160.1'
    MADISON ST: 123.4'

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

PROVIDED:

STANDARD SIZE PARKING:	16 SPACES (GARAGE)
	2 SPACES (SURFACE, ON-SITE)
STANDARD SIZE VALET PARKING:	16 SPACES (GARAGE)
COMPACT SIZE PARKING:	11 SPACES (GARAGE)
COMPACT SIZE VALET PARKING:	2 SPACES (GARAGE)
ACCESSIBLE SIZE PARKING:	2 SPACES (GARAGE)
	1 SPACES (SURFACE, ON-SITE)
TOTAL PARKING:	50 SPACES

PARKING RATIO PROPOSED:
0.50 SPACES/ROOM = 0.5 x 98 = 49.0 OR 49 SPACES

*15. LOADING SPACES: REQUIRED 3 PROPOSED 1

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

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

BUILDING CODE ANALYSIS:

USE GROUP:	S-2 (GARAGE), R-1 (1ST-5TH FLOORS)
TYPE OF CONSTRUCTION:	IA (GARAGE & 1ST FLOOR), IIB (2ND-5TH FLOORS)
NUMBER OF STORIES:	5
FLOOR AREA (GROSS):	56,748 SF
FLOOR AREA (NET):	49,370 SF
BUILDING FOOT PRINT AREA:	9,755 SF
BUILDING HEIGHT:	50 FT
FIRE SUPRESSION/DETECTION:	FULLY SPRINKLERED

SHEET INDEX:

COVER SHEET 1
CONTEXTUAL PLAN 2
EXISTING CONDITIONS 3
PRELIMINARY SITE PLAN 4
SITE DIMENSION PLAN 5
STORMWATER MANAGEMENT PLAN 6
STORMWATER MANAGEMENT PLAN 7
OUTFALL ANALYSIS 8
TURNING MOVEMENTS & GARAGE PLAN 9
SIGHT DISTANCE PLAN & PROFILE 10
SANITARY SEWER OUTFALL ANALYSIS 11
PRELIMINARY SUBDIVISION PLAN (FOR INFO ONLY) 12

OVERALL PLAN L1.00
HARDSCAPE DETAILS L2.00
TREE CANOPY COVERAGE L3.00
LANDSCAPE NOTES AND DETAILS L3.01

PROPOSED SITE PLAN AND GARAGE FLOOR PLAN A1.1
PROPOSED FLOOR PLANS A1.2
PROPOSED FLOOR PLANS A1..3
FAR DIAGRAMS A1.4
WASHINGTON STREET ELEVATION A2.1
EXTERIOR ELEVATIONS A2.2
PROPOSED SITE PLAN, GARAGE FLOOR PLAN, AND STATISTICS A3.1
MASSING MODEL A4.1

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422
PROJ. MANAGER: ANDREA SPRUCH
EMAIL: ASPRUCH@RCFASSOC.COM

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

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 13, 2015
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

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

SHEET NAME: COVER SHEET

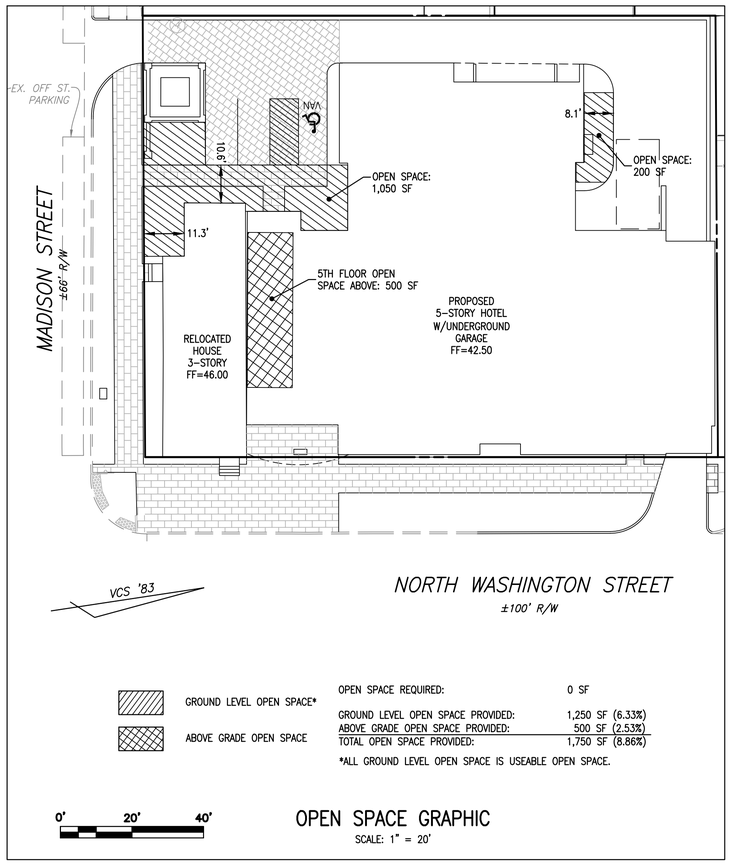
APPROVED
SPECIAL USE PERMIT NO. 2015-0004

DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE

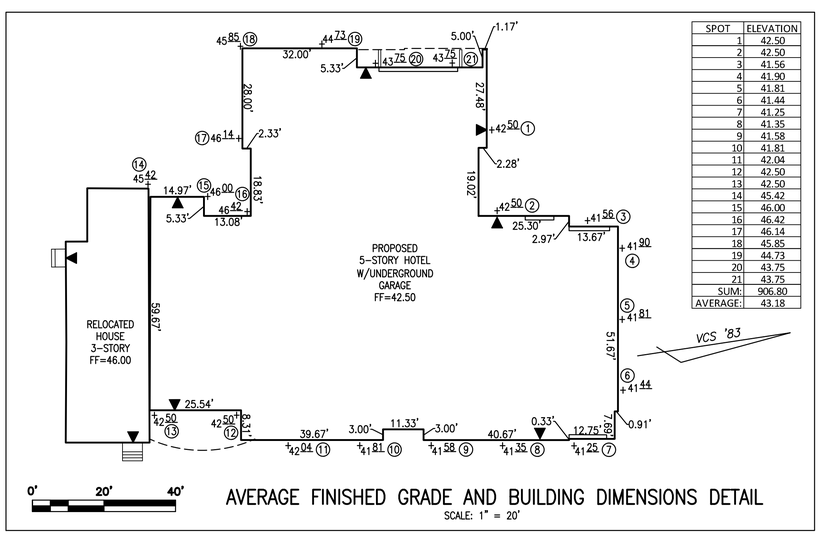
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE



OPEN SPACE GRAPHIC

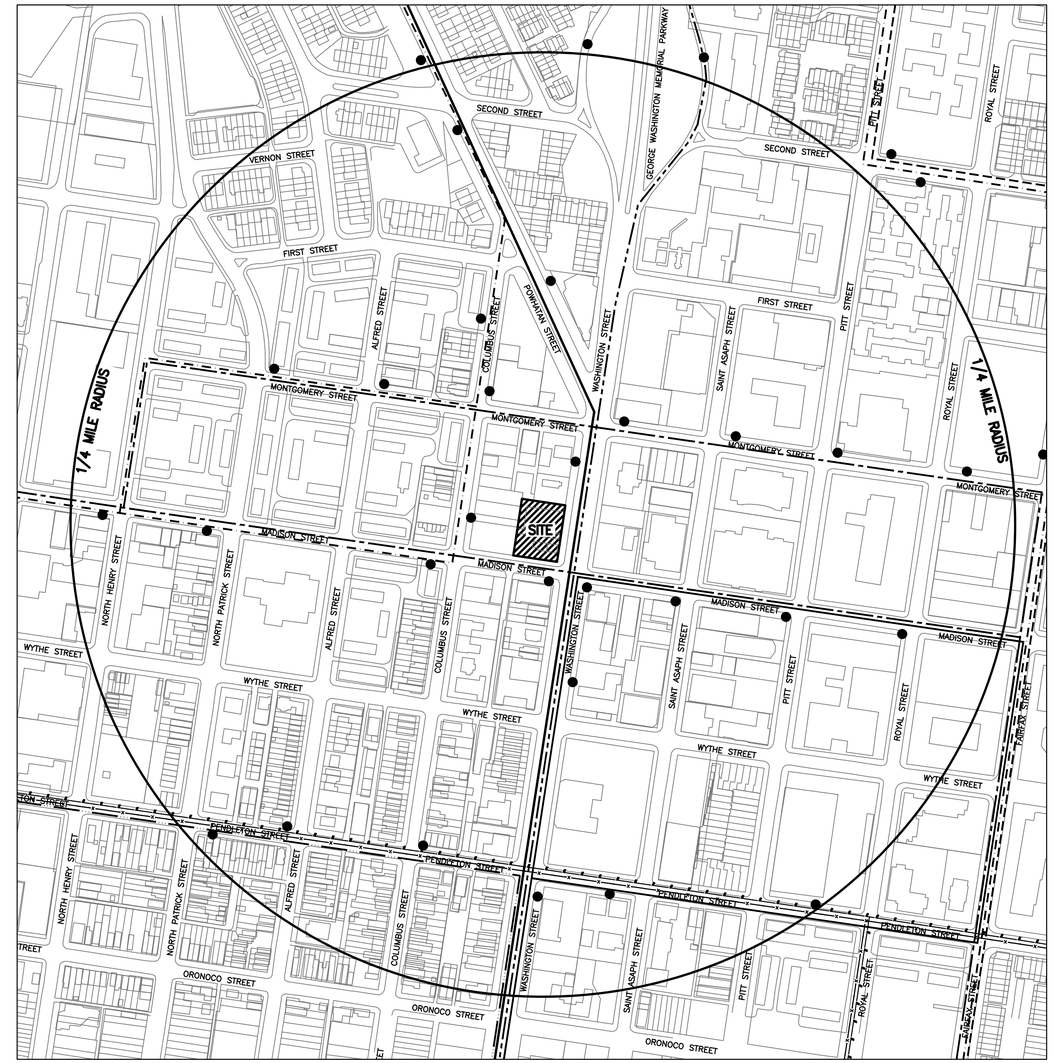
SCALE: 1" = 20'



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

AVERAGE FINISHED GRADE AND BUILDING DIMENSIONS DETAIL

SCALE: 1" = 20'



CONTEXTUAL MAP

SCALE: 1" = 200'

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

LEGEND:

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

ADJACENT PROPERTY INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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APPROVED
SPECIAL USE PERMIT NO. 2015–0004

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047063
AUGUST 13, 2015
PROFESSIONAL ENGINEER

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

DATE	REVISION

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

CONTEXTUAL PLAN

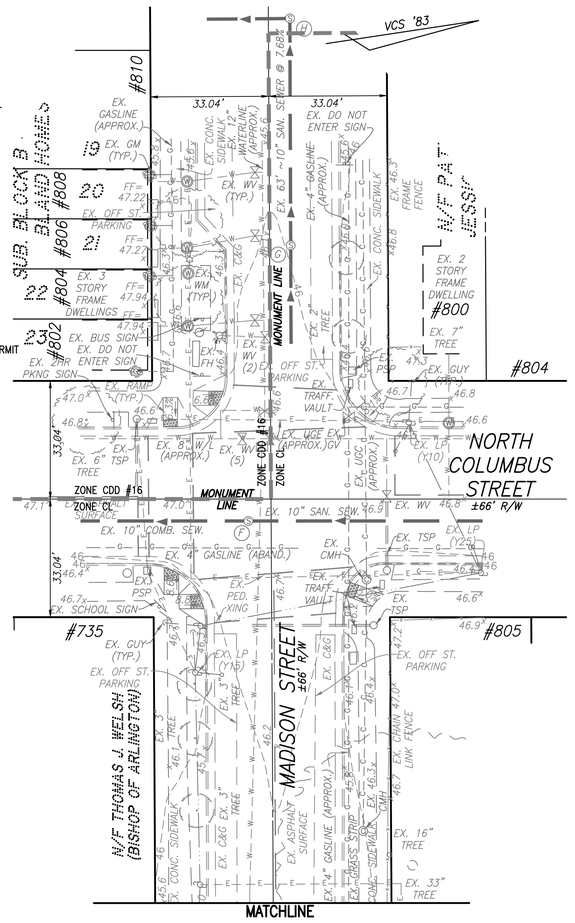
J:\2015\15-13\DWG\REZN\Preliminary\02 CONTEXTUAL PLAN.dwg
Thu, Aug 13 2015 - 9:47:27am

TEXT LEGEND:

°= DEGREES
'= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
#= NUMBER
@= AT
lbs.= POUNDS
A= ARC
AC.= ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL.= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
CONC.= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL USE PERMIT
DU= DWELLING UNIT
E= EAST
EBOX= ELECTRICAL BOX
ESMT.= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL = GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
G.I.= GRATE INLET
H.C.= HEADER CURB
HCR= HANDICAP RAMP
HDCP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
ICV= IRRIGATION CONTROL VALVE
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PAGE
PP= POWER POLE
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC. = RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TOW = TOP OF WALL
TRAF.SIG.= TRAFFIC SIGNAL
TYP= TYPICAL
UGE= UNDERGROUND ELECTRIC
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W= WEST
W.S.E.= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

CIVIL LEGEND:

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
CONC. WALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES		
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES	X	X
POWER LINES		
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	124	124
BUILDING ENTRANCES	▽	▼
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		



EXISTING TREE TABLE

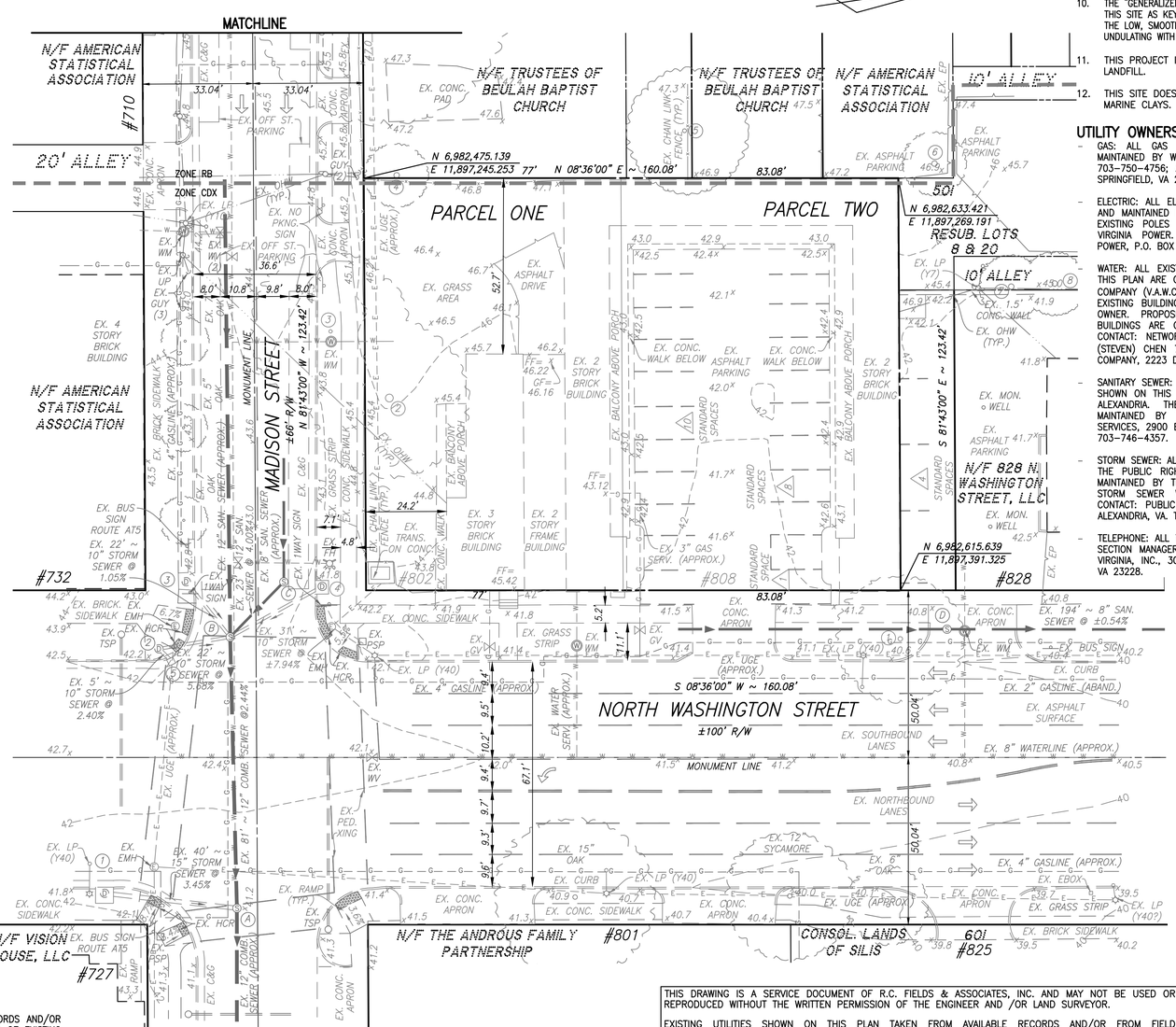
1. 17" SCARLET OAK
2. 28" BLACK CHERRY
3. 11" LACEBARK ELM
4. 20" MULBERRY
5. 14" MULBERRY
6. 12" CALLERY PEAR
7. 12" MULBERRY
8. 12" CALLERY PEAR

EXISTING SEWER SCHEDULE:

(A) EX. COMB. MH TOP=41.16 INV.IN=37.46(15", STM.) INV.IN=35.51(12" COMB.) INV.OUT=35.36(12" COMB.)
(B) EX. COMB. MH TOP=42.49 INV.IN=38.39 (10" STM.,S) INV.IN=39.99(10" STM.,SW) INV.IN=37.79(12" SAN.,W) INV.IN=38.39(8" SAN.,NW) INV.IN=37.99(10" STM.,N) INV.OUT=37.49(12" COMB.)
(C) EX. SAN. MH TOP=42.61 INV.IN=39.31(8") INV.OUT=39.31(8")
(D) EX. SAN. MH TOP=40.50 INV.IN=37.70(8") INV.OUT=37.55(8")
(E) EX. COMB. MH TOP=38.85 INV.IN=±36.50(8",S) INV.IN=36.50(8",W) INV.OUT=36.40(10")
(F) EX. COMB. MH TOP=46.95 INV.IN=40.15(10" SAN.) INV.OUT=40.05(10" COMB.)
(G) EX. SAN. MH TOP=46.18 INV.IN=38.43(10") INV.OUT=38.33(10")
(H) EX. SAN. MH TOP=45.04 INV.IN=33.49(10") INV.OUT=33.09(10")

EXISTING STORM SEWER SCHEDULE:

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



GENERAL NOTES:

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

   HORIZONTAL LOCATIONS AND CO–ORDINATES SHOWN HEREON ARE ON THE VIRGINIA CO–ORDINATE SYSTEM (VCS) 1983 NORTH ZONE, PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK OF CARON EAST, INC.
5. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 2176–00900 DATED JULY 19, 2001 AND IS RELIED UPON AS ACCURATE.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 19,757 S.F. OR 0.4536 AC. (COMP.)
8. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
9. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
10. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
11. THIS PROJECT IS LOCATED WITHIN 1000' OF A FORMER SANITARY LANDFILL.
12. THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

UTILITY OWNERSHIP NOTE:

- GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN McCONKEY 703–750–4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.
- ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1–866–366–4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.
- WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703–706–3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.
- SANITARY SEWER: ALL EXISTING AND PROPOSED SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE PROPOSED SANITARY LATERAL WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703–746–4357.
- STORM SEWER: ALL EXISTING AND PROPOSED STORM SEWER LOCATED IN THE PUBLIC RIGHT–OF–WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ANY PROPOSED ON–SITE STORM SEWER WILL BE MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703–746–4357.
- TELEPHONE: ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSINGER 804–772–6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.

EXISTING CONDITIONS SURVEY NOTES:

1. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1–800–552–7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

2. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

TOPOGRAPHY NOTE:

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

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

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

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0' 10' 20' 40'

APPROVED
SPECIAL USE PERMIT NO. 2015–0004

DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
INSTRUMENT NO. — DEED BOOK NO. — DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 13, 2015
PROFESSIONAL ENGINEER

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

DATE	REVISION

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

EXISTING CONDITIONS

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TEXT LEGEND:

'= DEGREES
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CIVIL LEGEND:

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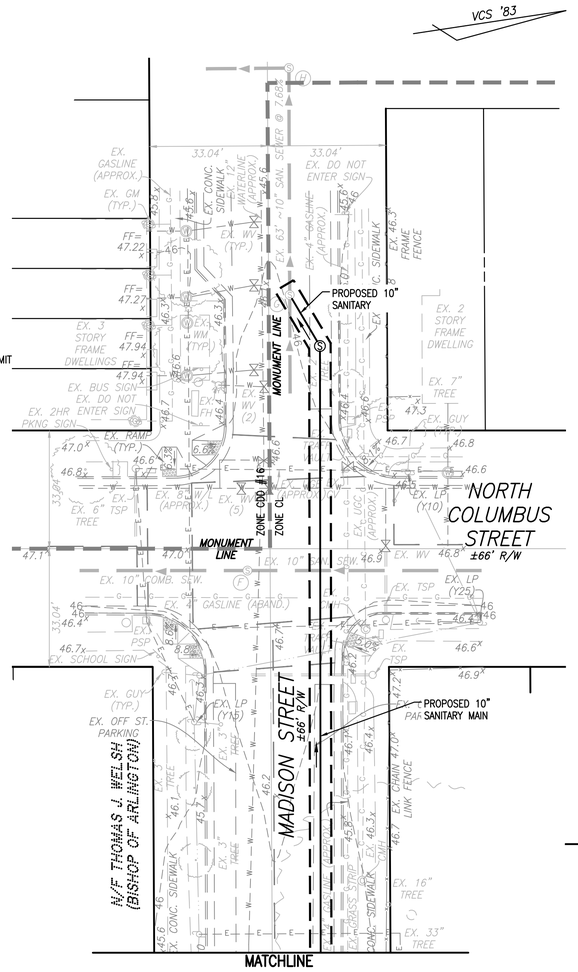
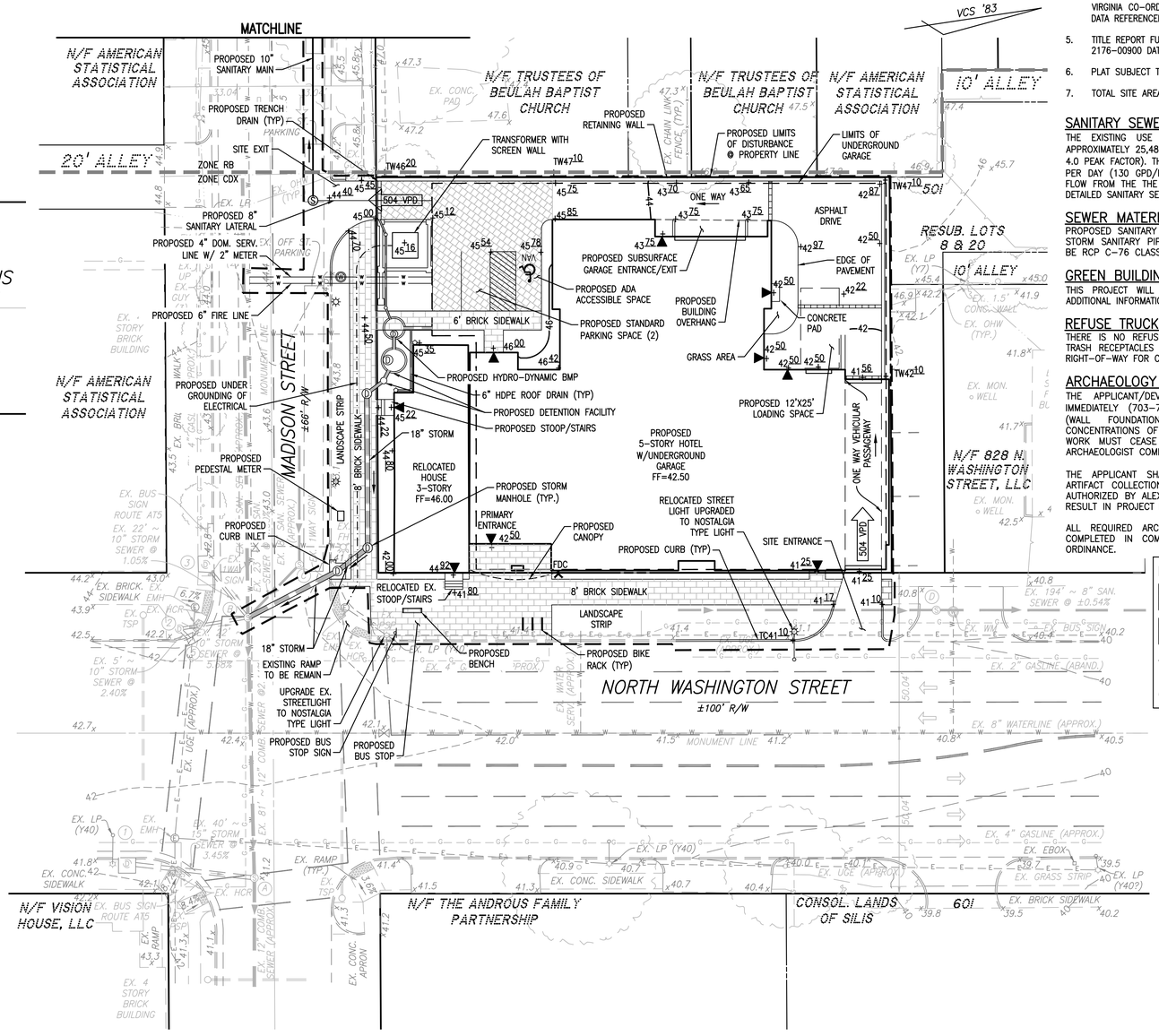
FIRE HYDRANT		
STRUCTURES		
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES	X	X
POWER LINES		
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		





GENERAL NOTES:

1. TAX MAP: #054.04-02-06 & 054.04-02-07
2. ZONE: CDX
3. USE: HOTEL
4. OWNER: SHAKTI, LLC
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6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 19,757 S.F. OR 0.4536 AC.

SANITARY SEWER OUTFALL NARRATIVE

THE EXISTING USE (MOTEL) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 25,480 GALLONS PER DAY (130 GPD/ROOM X 49 ROOMS X 4.0 PEAK FACTOR). THE PROPOSED USE (HOTEL) PRODUCES 50,960 GALLONS PER DAY (130 GPD/ROOM X 98 ROOMS X 4.0 PEAK FACTOR). THE TOTAL FLOW FROM THE THE PROPOSED USED EXCEEDS 10,000 GPD THEREFORE A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED ON SHEET 11.

SEWER MATERIAL NOTE:

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

GREEN BUILDING NARRATIVE

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

REFUSE TRUCK NOTE:

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

ARCHAEOLOGY NOTES:

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

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

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

LEGEND

- BRICK SIDEWALK
- PARKING AREA PAVER
- ELECTRICAL/TELEPHONE/CABLE CONDUIT (DESIGN BY OTHERS)
- ZONING DISTRICT BOUNDARY LINE

0' 10' 20' 40'

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APPROVED
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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047883
AUGUST 13, 2015
PROFESSIONAL ENGINEER

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

DATE	REVISION

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

PRELIMINARY SITE PLAN

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Thu, Aug 13 2015 - 9:41:37am

TEXT LEGEND:

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FIRE HYDRANT		
STRUCTURES		
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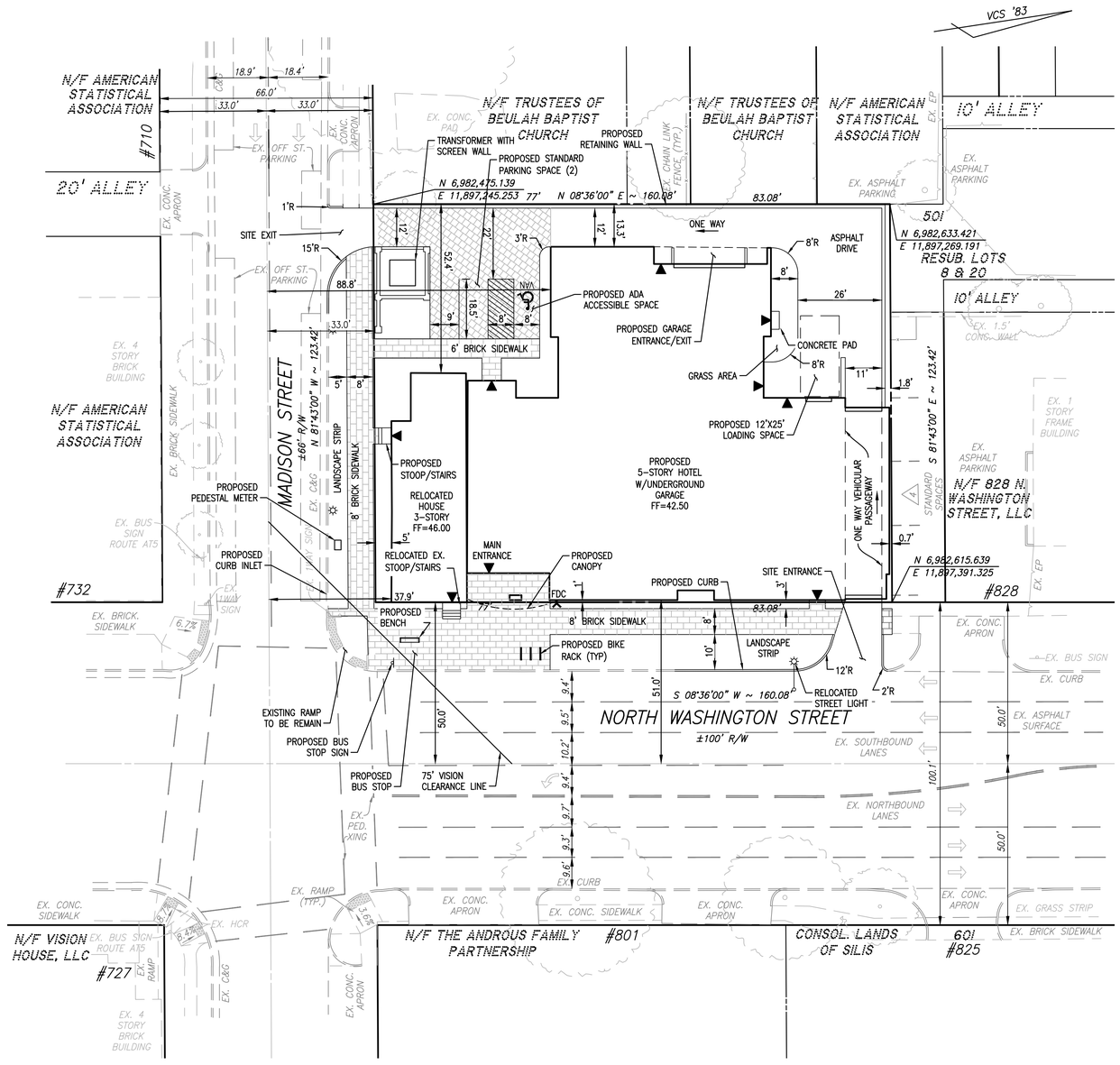
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES	X	X
POWER LINES		
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

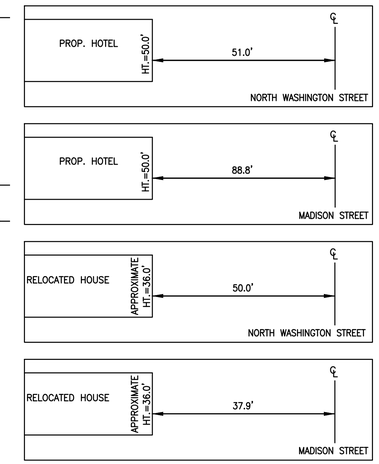


SECTION 6-403 COMPLIANCE NOTE:

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

SECTION 6-403 DETAILS:

NOT TO SCALE



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LEGEND

- BRICK SIDEWALK
- PARKING AREA PAVER

0' 10' 20' 40'

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ANDREA SPRUCH
Lic. No. 047083
AUGUST 13, 2015
PROFESSIONAL ENGINEER

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

DATE	REVISION

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

SITE DIMENSION PLAN

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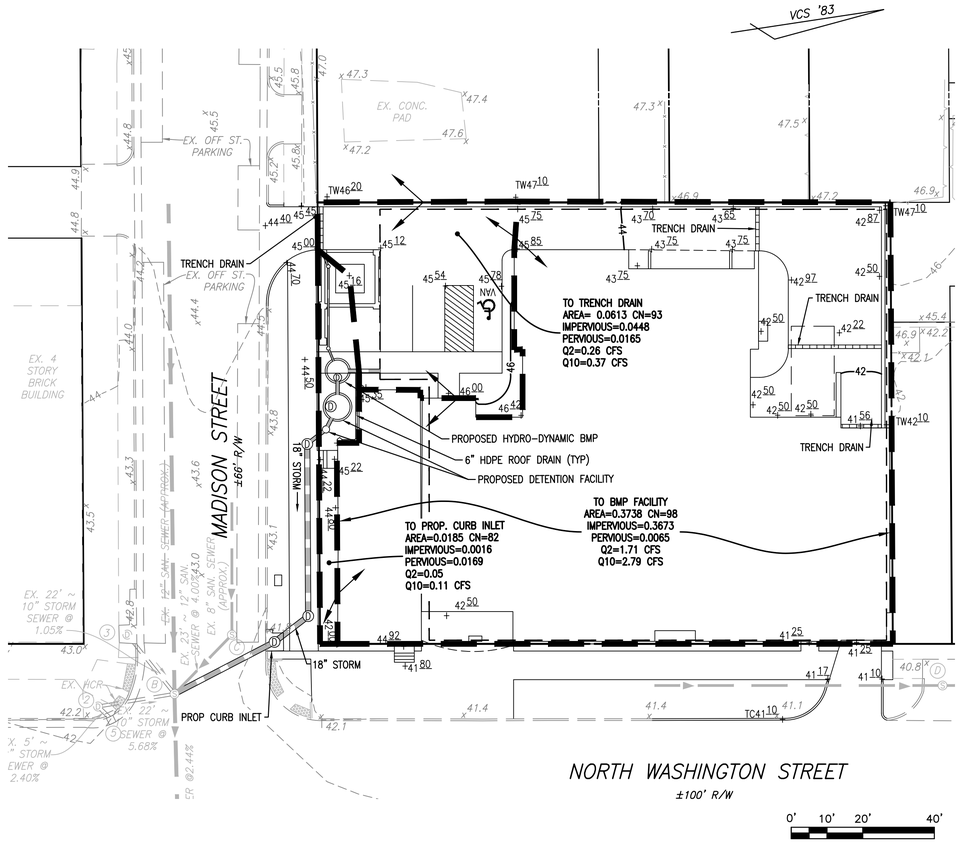

WATER QUALITY/QUANTITY COMPLIANCE NARRATIVE:

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

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

OVERALL IMPERVIOUS AREA WILL INCREASE WITH THE PROPOSED DEVELOPMENT (SEE STORMWATER RUNOFF COMPUTATIONS, THIS SHEET). THEREFORE AN ONSITE DETENTION VAULT IS PROPOSED TO MITIGATE THE INCREASE OF RUNOFF. COMPUTATIONS TO BE PROVIDED WITH THE FINAL SITE PLAN, WILL DEMONSTRATE A POST-DEVELOPMENT PEAK FLOW RATE THAT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR, 24-HOUR STORM.

A BEST MANAGEMENT PRACTICE (BMP) FACILITY IS PROPOSED TO TREAT THE MAJORITY OF RUNOFF FROM PROPOSED IMPERVIOUS AREAS OF THE SITE. A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THE REMAINDER OF THE WATER QUALITY VOLUME NOT TREATED FOR THIS SITE.

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

STORMWATER RUNOFF COMPUTATIONS:

(RUNOFF ANALYSIS UTILIZING RATIONAL METHOD)

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

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

II. WEIGHTED "CN" FACTOR CALCULATION

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

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

PEAK Q2 PRE-DEVELOPMENT = 1.92 cfs
PEAK Q10 PRE-DEVELOPMENT = 3.28 cfs

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

PEAK Q2 POST-DEVELOPMENT = 2.01 cfs
PEAK Q10 POST-DEVELOPMENT = 3.34 cfs

Q2 INCREASE = 0.09 CFS
Q10 INCREASE = 0.06 CFS

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

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

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

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APPROVED
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DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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STORMWATER MANAGEMENT PLAN

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

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

	data input cells
	calculation cells
	constant values

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage 0.64

Constants

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

Pre-ReDevelopment Land Cover (acres)

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

Post-ReDevelopment Land Cover (acres)

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

Rv Coefficients

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

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

Land Cover Summary Post-ReDevelopment	
Forest/Open Space Cover	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.04
Composite Rv(turf)	0.25
% Managed Turf	10%
ReDev. Impervious Cover (acres)	0.35
Rv(impervious)	0.95
% Impervious	90%
Total ReDev. Site Area (acres)	0.39
ReDev. Site Rv	0.88
Post-ReDevelopment Treatment Volume (acre-ft)	0.0289
Post-ReDevelopment Treatment Volume (cubic feet)	1,259
Post-ReDevelopment Load (TP) (lb/yr)	0.79
Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.08
Total Load Reduction Required (lb/yr)	**0.18**
Post-Development Load (TN) (lb/yr)	6.58

Land Cover Summary Post-ReDevelopment New Impervious	
New Impervious Cover (acres)	0.06
Rv(impervious)	0.95
% Impervious	100%
Total New Dev. Site Area (acres)	0.06
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0047
Post-Development Treatment Volume (cubic feet)	203
Post-Development Load (TP) (lb/yr)	0.13
TP Load Reduction Required for New Impervious Area (lb/yr)	0.10

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

Drainage Area A

Drainage Area A Land Cover (acres)

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

Post Development Treatment Volume (cf) 1442 —— WATER QUALITY VOLUME TREATED

Apply Practices that Remove Pollutants but Do Not Reduce Runoff Volume

Practice	Unit	Description of Credit	Credit	Area (excluding areas treated by upstream practices)	Runoff from Upstream RR Practices (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)
14. Manufactured BMP												
14. Hydro-dynamic BMP Facility	impervious acres draining to device	0% runoff volume reduction	0.00	0.41	0.00	0	1421	25	0.00	0.89	0.22	0.67
	turf acres draining to device	0% runoff volume reduction	0.00	0.02	0.00	0	79	25	0.00	0.01	0.00	0.01

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.18
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.23
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.69
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0 LB/YEAR!!

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

THE PROPOSED REDEVELOPMENT (APPROXIMATELY 0.64 ACRES OF DISTURBANCE) GENERATES A NET INCREASE OF IMPERVIOUS AREA FROM PRE–DEVELOPMENT CONDITIONS. PER CITY CODE SECTION 13–109E–(2)(c), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN A NET INCREASE IN IMPERVIOUS AREA AND DISTURBING LESS THAN 1 ACRE MUST RESULT IN A 10% DECREASE IN PHOSPHORUS LOADING FROM THE PRE–DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORM WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. A BMP FACILITY IS PROPOSED WITH THIS DEVELOPMENT TO TREAT THE MAJORITY OF ONSITE RUNOFF. THIS WILL RESULT IN A 15.9% ([1–(.69/.82)]*100% = 15.9%) REDUCTION OF PHOSPHOROUS LOAD FROM THE SITE WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF 10% (SEE SPREADSHEET ON THIS SHEET). THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13–109E–(4)(a) HAVE BEEN MET.

A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THAT PORTION OF THE WATER QUALITY VOLUME NOT TREATED IN COMPLIANCE WITH CITY CODE SECTION 13–109E–(5) AND SECTION 13–110.

PROJECT DESCRIPTION
REDEVELOPMENT – HOTEL

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

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

WATER TREATMENT ON–SITE

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

TOTAL WQV TREATED: YES
WATER QUALITY VOLUME REQUIRED = 751 CU. FT.
WATER QUALITY VOLUME TREATED = 1,442 CU. FT. (PER VRRM SPREADSHEET)
PERCENT OF WATER QUALITY VOLUME TREATED = 192%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? POTOMAC RIVER
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

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STORMWATER MANAGEMENT PLAN

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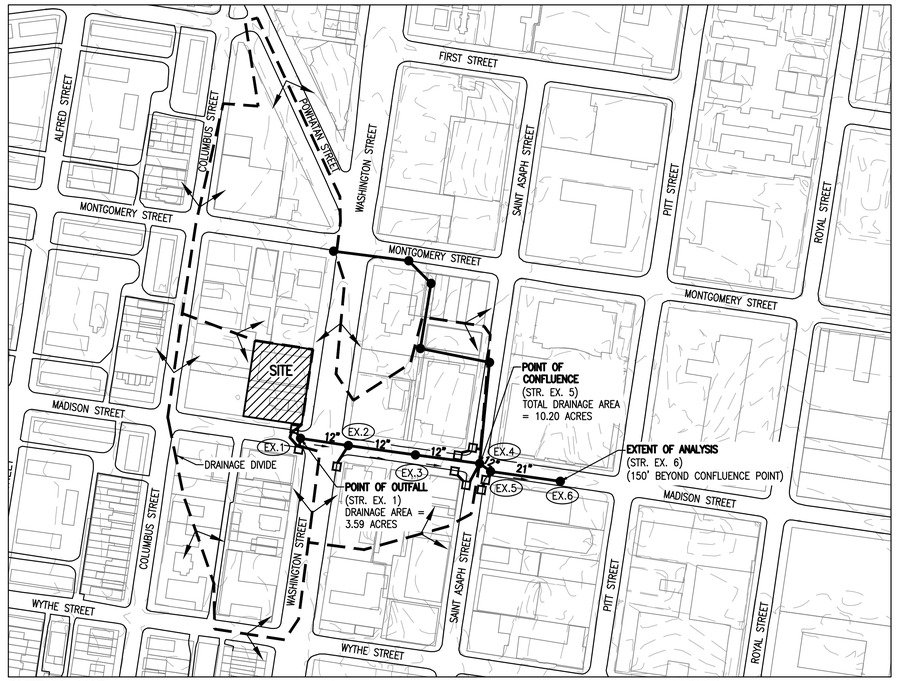

OUTFALL MAP

SCALE: 1" = 150'

0' 75' 150' 300'

LEGEND:

MANHOLE	
STORM INLET	
DRAINAGE DIVIDES	

VCS '83

OUTFALL NARRATIVE:

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

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

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

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

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

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OUTFALL ANALYSIS

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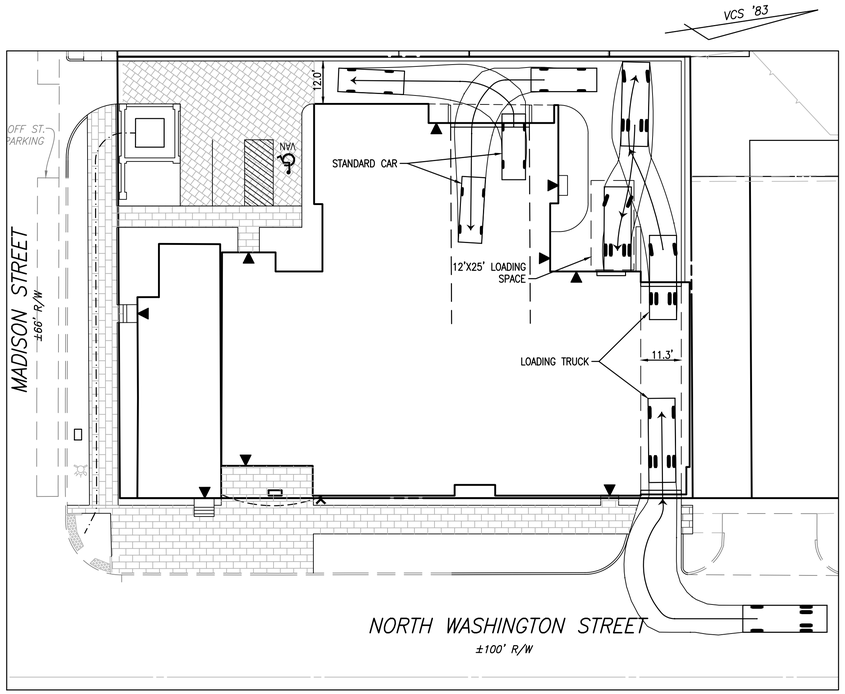
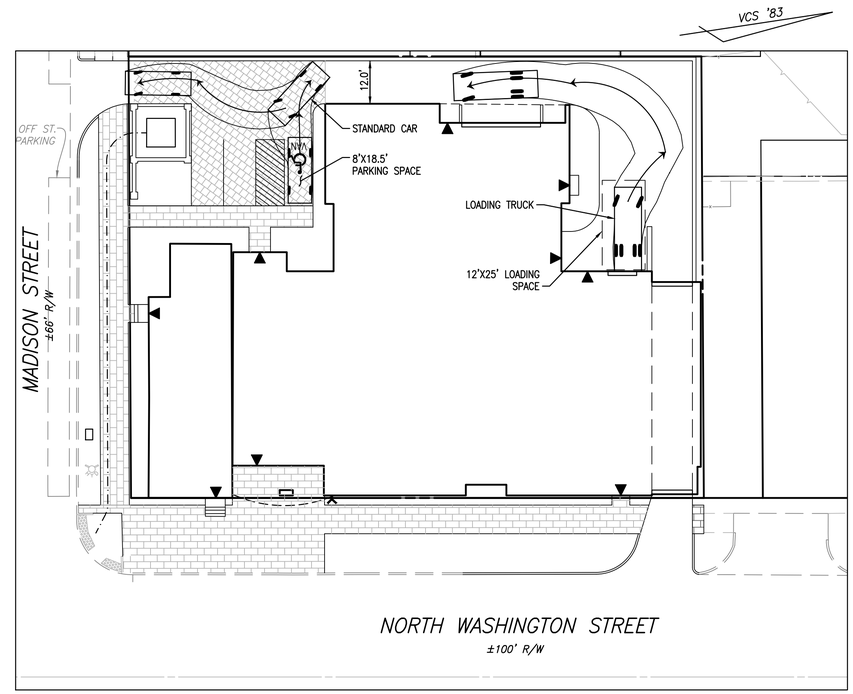


STANDARD CAR/LOADING TRUCK TURNING MOVEMENTS AT STREET LEVEL

SCALE: 1"=20'

0 20 40



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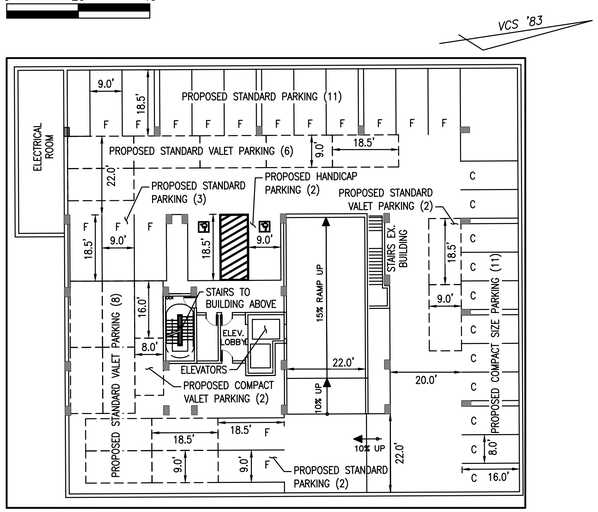

GARAGE PLAN

SCALE: 1"=20'

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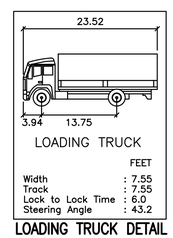
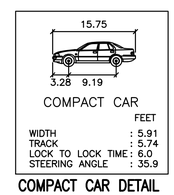


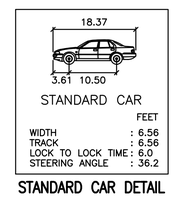
LOADING TRUCK DETAIL

(NTS)



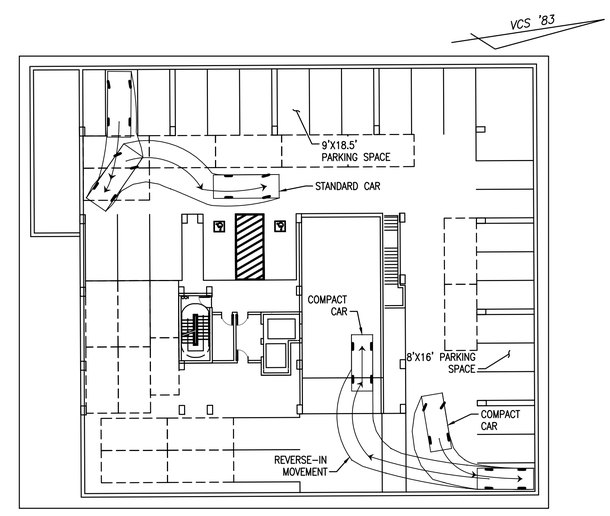
COMPACT CAR DETAIL

(NTS)



STANDARD CAR DETAIL

(NTS)



STANDARD CAR/COMPACT CAR TURNING MOVEMENTS AT GARAGE LEVEL

SCALE: 1"=20'

0 20 40

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

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APPROVED

SPECIAL USE PERMIT NO. 2015-0004

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047083
AUGUST 13, 2015
PROFESSIONAL ENGINEER

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

DATE	REVISION

CHECKED: ACS

DESIGN: AWB

SCALE: 1" = 20'

DATE: AUGUST 2015

SHEET 9 OF 12

FILE: 15-13

TURNING MOVEMENTS & GARAGE PLAN

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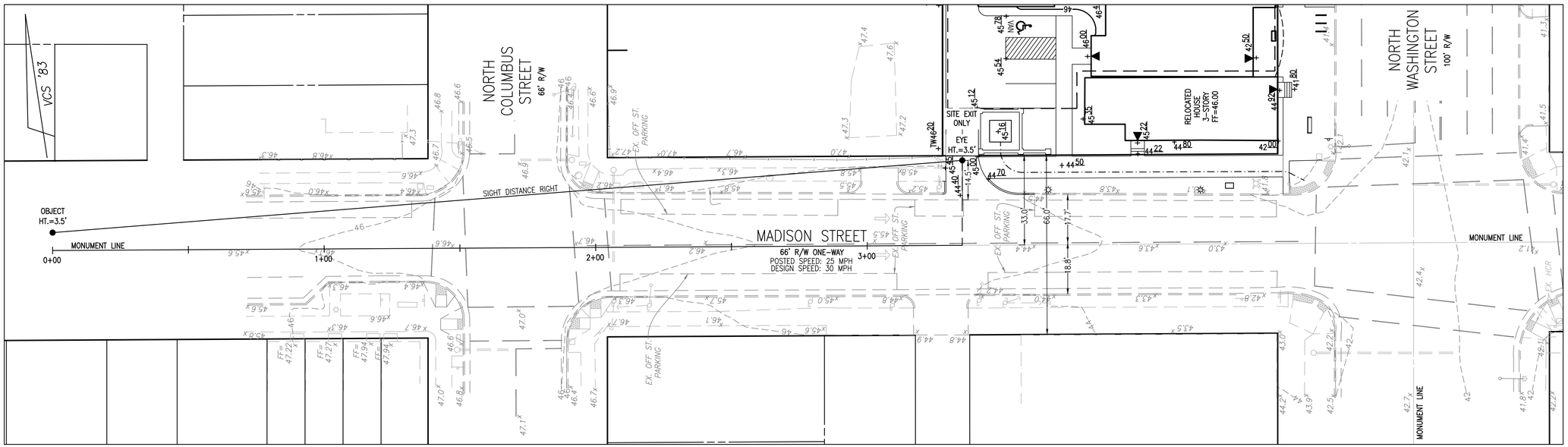
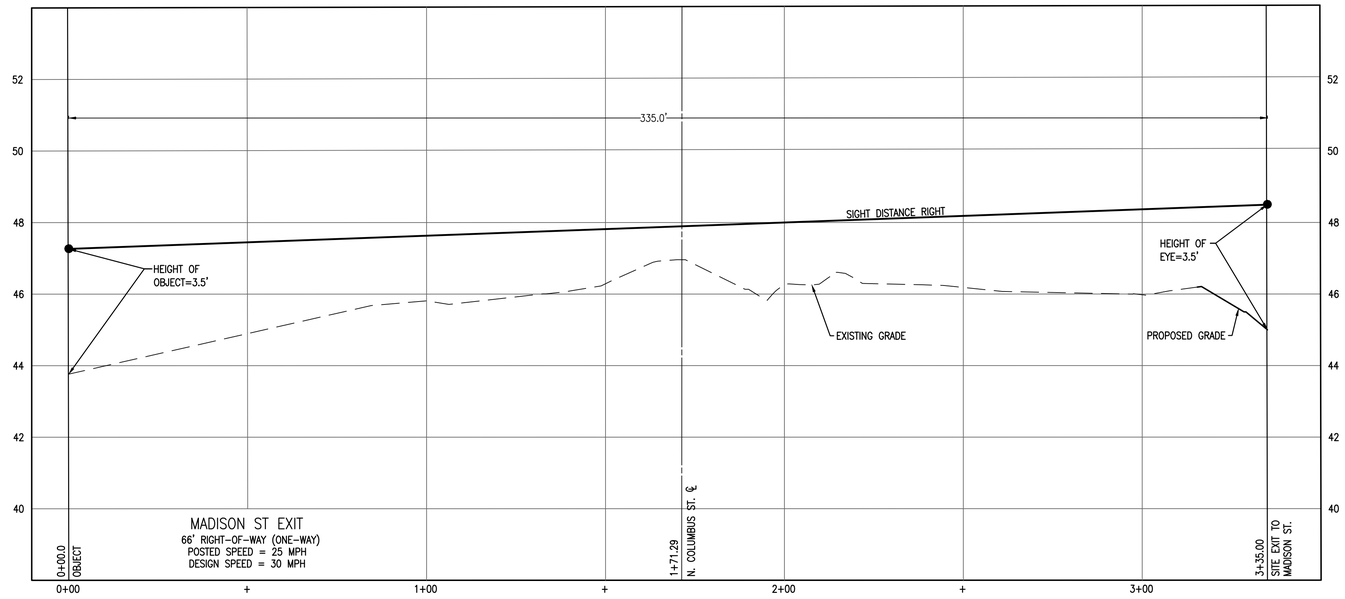
Thu, Aug 13 2015 - 9:42:16am



SIGHT DISTANCE PLAN
SCALE: 1" = 20'

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



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

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

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

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DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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CHAIRMAN, PLANNING COMMISSION DATE

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

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 13, 2015
PROFESSIONAL ENGINEER

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

DATE	REVISION

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

SIGHT DISTANCE PLAN AND PROFILE

J:\2015\15-13\DWG\REIA\Preliminary\10 SIGHT DISTANCE.dwg
Thu, Aug 13 2015 - 9:42:20am

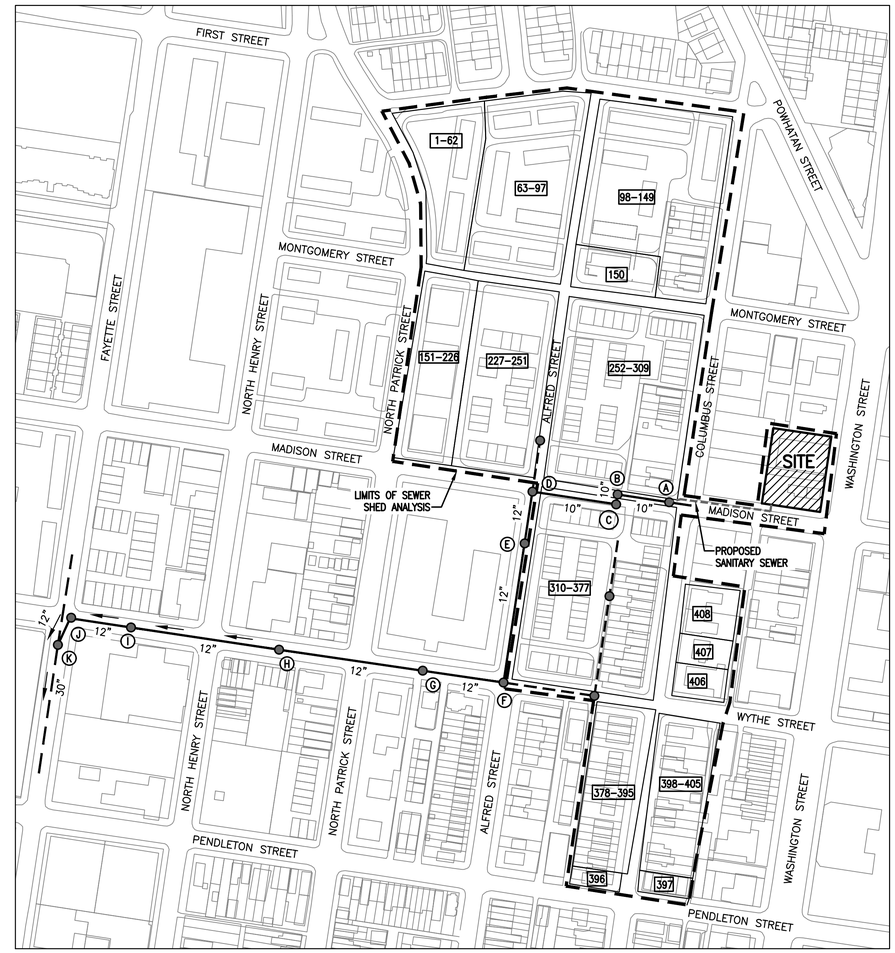
SANITARY SEWER FLOW COMPUTATIONS

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

SANITARY SEWER OUTFALL COMPUTATIONS

STRUCTURE FROM	STRUCTURE TO	FACILITY ID FROM	FACILITY ID TO	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	MATERIAL	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH	RIM ELEV (LOWER NODE)	FLOW AREA (SF)	WETTED PERIMETER (FT)	HYDRAULIC RADIUS	RIM ELEV
A	B	005617SSMH	007722SSMH	0.0789	**0.079**	10	1.94%	PVC	0.010	**4.14**	7.30	249.05	38.33	33.49	4.84	1.77	0.11	43.18	0.0400	0.6300	0.0700	43.18
B	C	007722SSMH	007723SSMH	0.1256	**0.204**	10	3.67%	PVC	0.010	**5.70**	10.03	23.70	33.09	32.22	0.87	4.24	0.12	45.04	0.0500	0.6500	0.0700	45.04
C	D	007723SSMH	007724SSMH	0.0000	**0.204**	10	0.55%	PVC	0.010	**2.20**	3.87	175.90	32.19	31.23	0.96	2.43	0.17	44.66	0.0800	0.7900	0.1000	44.66
D	E	007724SSMH	007726SSMH	0.5038	**0.708**	12	0.41%	PVC	0.010	**3.10**	3.80	99.50	31.17	30.76	0.41	3.11	0.33	43.31	0.2300	1.2300	0.1900	43.31
E	F	007726SSMH	007727SSMH	0.1451	**0.853**	12	0.54%	PVC	0.010	**3.56**	4.35	300.50	30.64	29.01	1.63	3.61	0.34	42.80	0.2400	1.2500	0.1900	42.8
F	G	007727SSMH	007732SSMH	0.0821	**0.936**	12	0.59%	PVC	0.010	**3.73**	4.56	188.50	28.62	27.50	1.12	3.83	0.35	42.53	0.2400	1.2700	0.1900	42.53
G	H	007732SSMH	007733SSMH	0.0000	**0.936**	12	0.34%	PVC	0.010	**2.81**	3.44	301.90	27.50	26.48	1.02	3.13	0.40	43.38	0.3000	1.3800	0.2200	43.38
H	I	007733SSMH	007734SSMH	0.0000	**0.936**	12	0.54%	PVC	0.010	**3.56**	4.35	295.70	26.38	24.78	1.60	3.71	0.36	45.98	0.2500	1.2800	0.2000	45.98
I	J	007734SSMH	007735SSMH	0.0000	**0.936**	12	0.40%	PVC	0.010	**3.06**	3.75	146.90	24.68	24.09	0.59	3.34	0.39	43.53	0.2800	1.3500	0.2100	43.53
J	K	007735SSMH	007638SSMH	0.0000	**0.936**	12	0.34%	PVC	0.010	**2.81**	3.44	56.11	23.99	23.80	0.19	3.13	0.40	42.34	0.3000	1.3800	0.2200	42.34

SURVEY NOTE: STRUCTURE INFORMATION FOR STRUCTURES A–B AND H–K OBTAINED FROM FIELD SURVEY. ALL OTHER STRUCTURE INFORMATION OBTAIN FROM ALEXANDRIA GIS.



SANITARY SEWER OUTFALL MAP

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

LEGEND

Ⓐ SANITARY SEWER MANHOLE

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

SANITARY SEWER OUTFALL CALCULATIONS:

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

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

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

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

TOTAL PEAK FLOW = 50,960 GPD OR 0.0789 CFS

SANITARY SEWER OUTFALL NOTE:

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

THIS PROJECT SHALL CONNECT TO THE EXISTING 10" SANITARY SEWER IN MADISON STREET, WHICH IS A CITY OF ALEXANDRIA MAINTAINED SANITARY SEWER. THE SANITARY SEWER FLOWS SOUTHWEST TOWARDS FAYETTE STREET FOR APPROXIMATELY 2000' WHERE IT JOINS A 30" SANITARY TRUNK SEWER LOCATED IN THE FAYETTE STREET RIGHT–OF–WAY.

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

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APPROVED
SPECIAL USE PERMIT NO. 2015–0004

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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

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

DATE	REVISION

CHECKED: ACS
DESIGN: AWB
SCALE: 1" = 150'
DATE: AUGUST 2015
SHEET 11 OF 12
FILE: 15–13

SANITARY SEWER OUTFALL ANALYSIS

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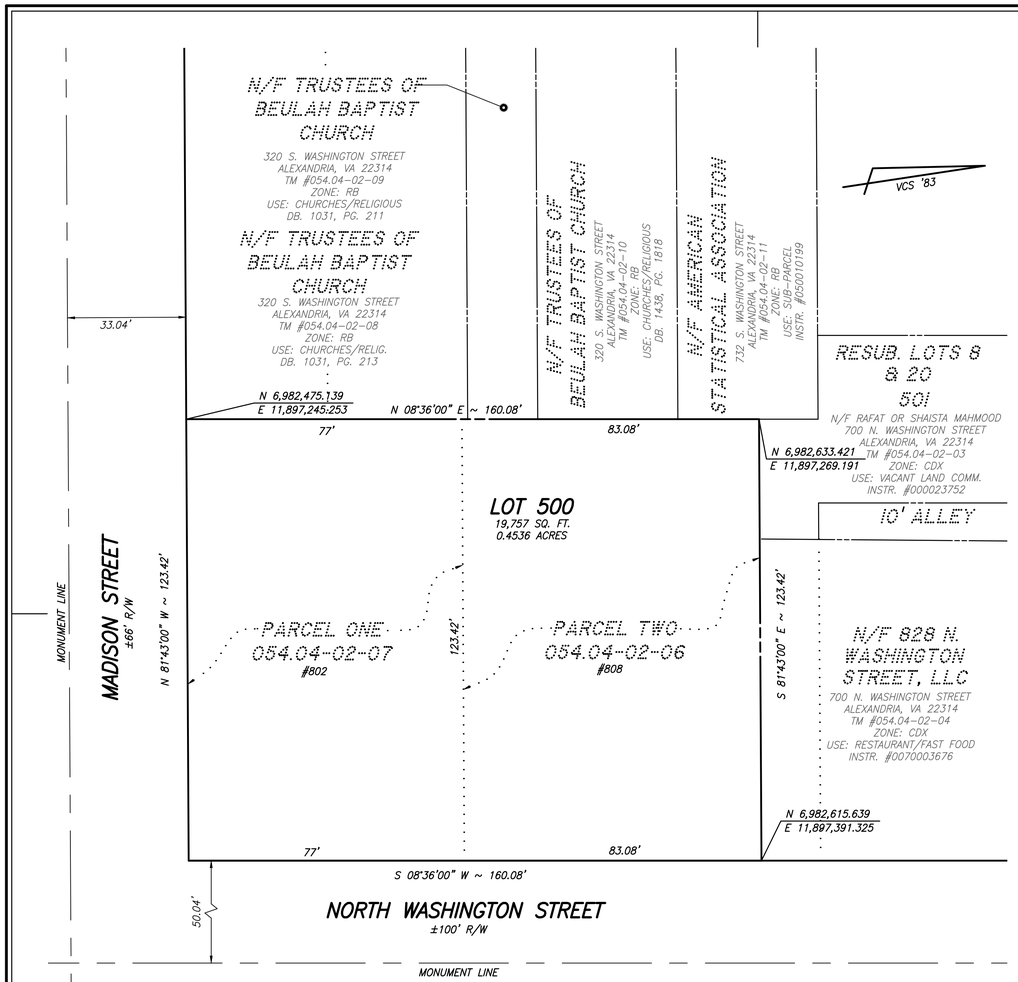
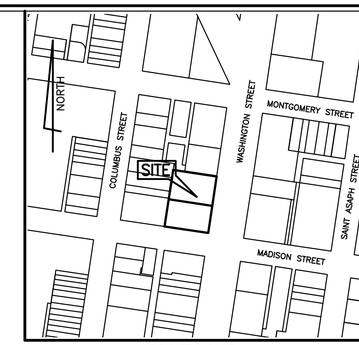




VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES

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

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

SURVEYOR'S CERTIFICATE

I, RONALD J. KELLER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF ALL THE LAND CONVEYED TO SHAKTI, LLC. BY BHARATBHAI C. AND RAJNIKANT T. PATEL, DATED JULY 19, 2001 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTRUMENT #010017181 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT.
IRON PIPES MARKED THUS —O— WILL BE SET AS INDICATED.
GIVEN UNDER MY HAND THIS 5TH DAY OF AUGUST, 2015.

COMMONWEALTH OF VIRGINIA
RONALD J. KELLER
No. LS-1457-B
5 AUGUST 2015
LAND SURVEYOR

PLAT

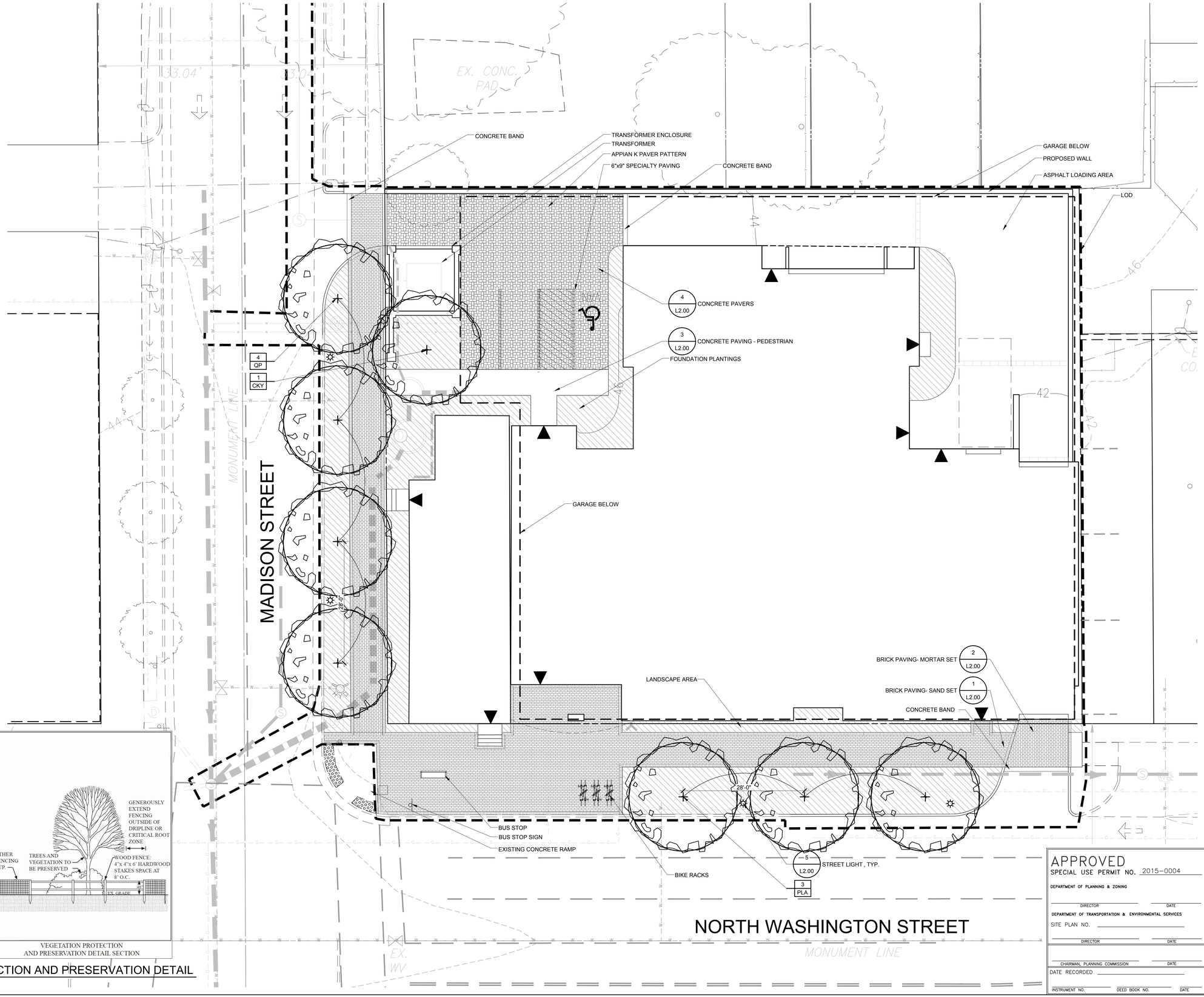
SHOWING LOT 500, BEING A CONSOLIDATION OF
PARCELS 1 & 2 #054.04-02-06 & #054.04-02-07
ON THE PROPERTY OF
SHAKTI, LLC.
(INSTR. #010017181)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DATE: AUGUST 5, 2015

PRELIMINARY ONLY. NOT FOR RECORDATION !!

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

COMP.	T.G.
DRAWN	G.D.L.
CHECKED	R.J.K.

FILE NO. 15-13
SHEET 1 OF 1



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

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

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

800 N. WASHINGTON
ALEXANDRIA, VA

SHAKTI LLC

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
8.13.2015
LANDSCAPE ARCHITECT

REVISIONS:

OVERALL PLAN

NORTH
DESIGN: DD
DRAWN: KZ
CHECKED: DD
SCALE: 1"=10'-0"
0 5 10 20
PROJECT NO: 15048
DATE: 08.13.15

L1.00

DSUP

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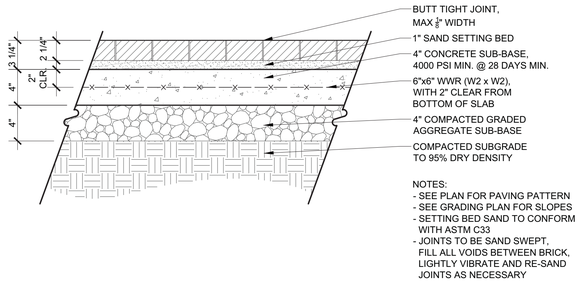
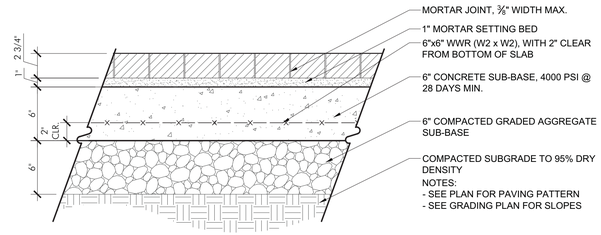


NOTES:
- SEE PLAN FOR PAVING PATTERN
- SEE GRADING PLAN FOR SLOPES
- SETTING BED SAND TO CONFORM WITH ASTM C33
- JOINTS TO BE SAND SWEPT, FILL ALL VOIDS BETWEEN BRICK, LIGHTLY VIBRATE AND RE-SAND JOINTS AS NECESSARY

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

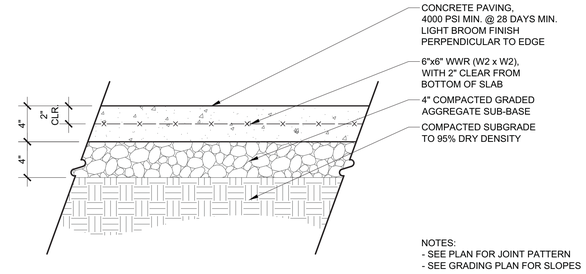
Scale: 1 - 1/2" = 1'-0"



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

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

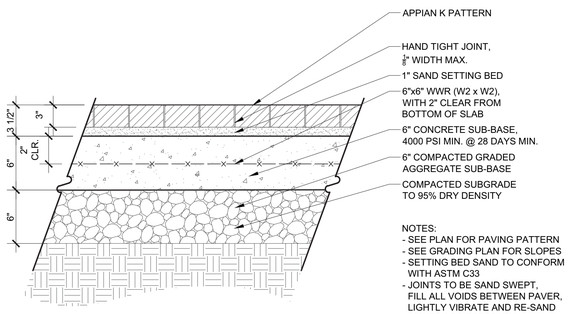
Scale: 1 - 1/2" = 1'-0"



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

3 / L2.00 CONCRETE PAVING - PEDESTRIAN — SECTION

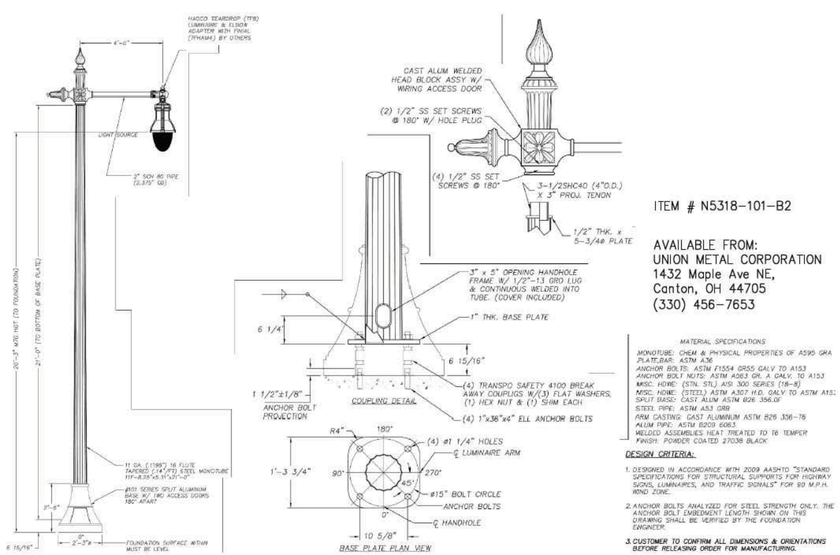
Scale: 1 - 1/2" = 1'-0"



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

4 / L2.00 CONCRETE PAVERS — SECTION

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



ITEM # N5318-101-B2

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

MATERIAL SPECIFICATIONS

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

DESIGN CRITERIA:

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

5 / L2.00 STREET LIGHT — PROD. INFO.

Scale: NTS

APPROVED
SPECIAL USE PERMIT NO. 2014-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED

INSTRUMENT NO. — DEED BOOK NO. — DATE

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
8.13.2015
LANDSCAPE ARCHITECT

REVISIONS:

HARDSCAPE DETAILS

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

PROJECT NO: 15048
DATE: 08.13.15

L2.00

DSUP

P:\2015\15048 800 North Washington\6.0 CAD Files\Preliminary Site Plan\L2.00 HARDSCAPE DETAILS.dwg

PLANT SCHEDULE

STREET TREES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS	CANOPY EACH (SF)	CANOPY SUBTOTAL (SF)
4	QP	Quercus	pallustris		Pin Oak	14 - 16'	3 - 3 1/2"	B&B, full uniform crown, symmetrical branching, full specimen	NA	NA
3	PLA	Platanus	x acerifolia		London Plane Tree	14 - 16'	3 - 3 1/2"	B&B, full uniform crown, symmetrical branching, full specimen	NA	NA
									TOTAL	NA

SHADE TREES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS	CANOPY EACH (SF)	CANOPY SUBTOTAL (SF)
1	CKY	Cladrastis	kentuckea		Yellowwood	10 - 12'	3 - 3 1/2"	B&B, full uniform crown, symmetrical branching, full specimen	1,250 SF	1,250 SF
									TOTAL	1,250 SF

TOTAL	1,250 SF

GROSS SITE AREA-	19,757 SF (0.45 ACRES)
25% CROWN COVERAGE REQUIRED-	4,939 SF
TREE CANOPY PROVIDED-	1,250 SF
SHRUB CANOPY PROVIDED-	NA
TOTAL CANOPY PROVIDED-	1,250 SF
PERCENTAGE OF TREE CANOPY PROVIDED-	6%
STREET TREE CANOPY (NOT INCLUDED)	8,750 SF

* NOTE: ALL EXISTING TREES TO BE REMOVED

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SPECIAL USE PERMIT NO. 2015-0004

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
08.13.2015
LANDSCAPE ARCHITECT

REVISIONS:

TREE CANOPY COVERAGE

NORTH

DESIGN: DD
DRAWN: KZ
CHECKED: DD

SCALE: Viewport Scale

0 0 0 0

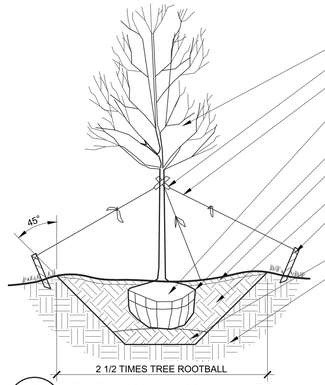
PROJECT NO: 15048

DATE: 08.13.15

L3.00

DSUP

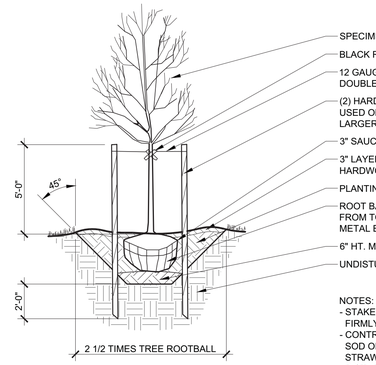
P:\2015\15048 800 North Washington\6.0 CAD Files\Preliminary Site Plan\L3.00 TREE CANOPY COVERAGE.dwg



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

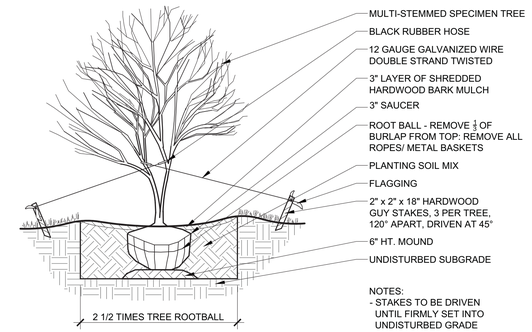
1 L3.01 TREE GUYING PLANTING - SPECIMEN TREE SECTION
Scale: 1/4" = 1'-0"

LD-001



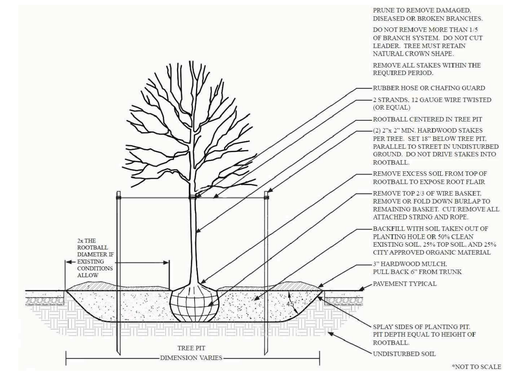
NOTES:
- STAKES TO BE PLACED FIRMLY INTO SOIL
- CONTRACTOR TO REGRADE, SOD OR HYDROSEED & STRAW MULCH ALL AREAS DISTURBED

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

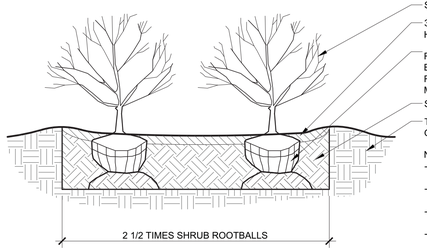


NOTES:
- STAKES TO BE DRIVEN UNTIL FIRMLY SET INTO UNDISTURBED GRADE

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

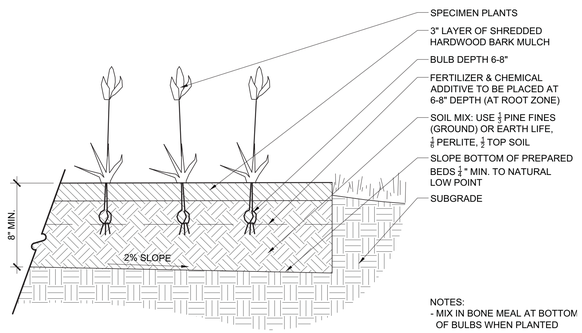


4 L3.01 STREET TREE PLANTING SECTION
Scale: NTS



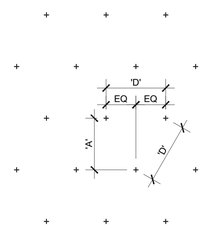
NOTES:
- SCARIFY ROOTS OF ROOT BOUND PLANTS
- PLANT SPACING VARIES (SEE PLANS)
- PRUNE ALL BROKEN, DISEASED & WEAK BRANCHES
- ALL SHRUB BEDS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO DEPTH REQUIRED FOR SOIL MIX BACK FILL
- REMOVE ALL STRINGS, RIBBONS & TAGS FROM PLANTS

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



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

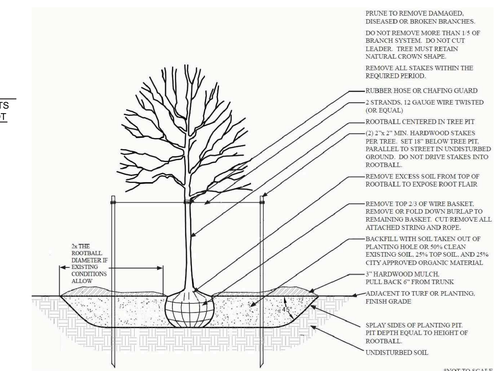
6 L3.01 ANNUAL & PERENNIAL PLANTING SECTION
Scale: 1" = 1'-0"



PLANT SPACING CHART
AS SPECIFIED ON PLANT LIST

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

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



8 L3.01 TREE PLANTING DETAIL SECTION
Scale: NTS

PLANTING NOTES:

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

PLANTING MIX NOTES:

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

APPROVED
SPECIAL USE PERMIT NO. 2015-0004
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
08.13.2015
LANDSCAPE ARCHITECT

REVISIONS:

LANDSCAPE NOTES AND DETAILS

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

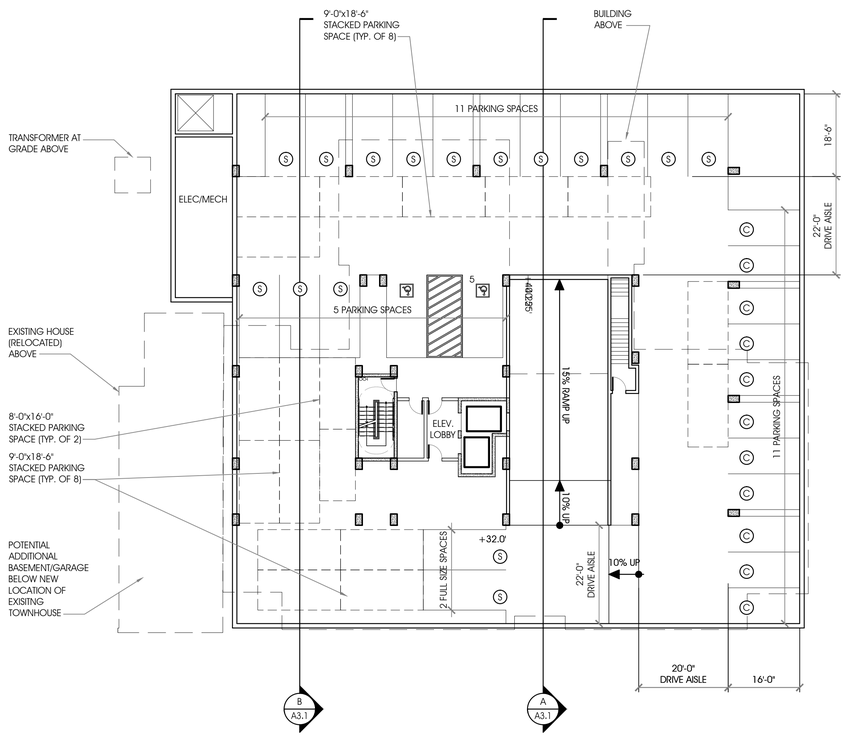
PROJECT NO: 1504B
DATE: 08.13.15

L3.01

DSUP

P:\2015\15048 800 North Washington\6.0 CAD Files\Preliminary Site Plan\L3.01 LANDSCAPE NOTES AND DETAILS.dwg

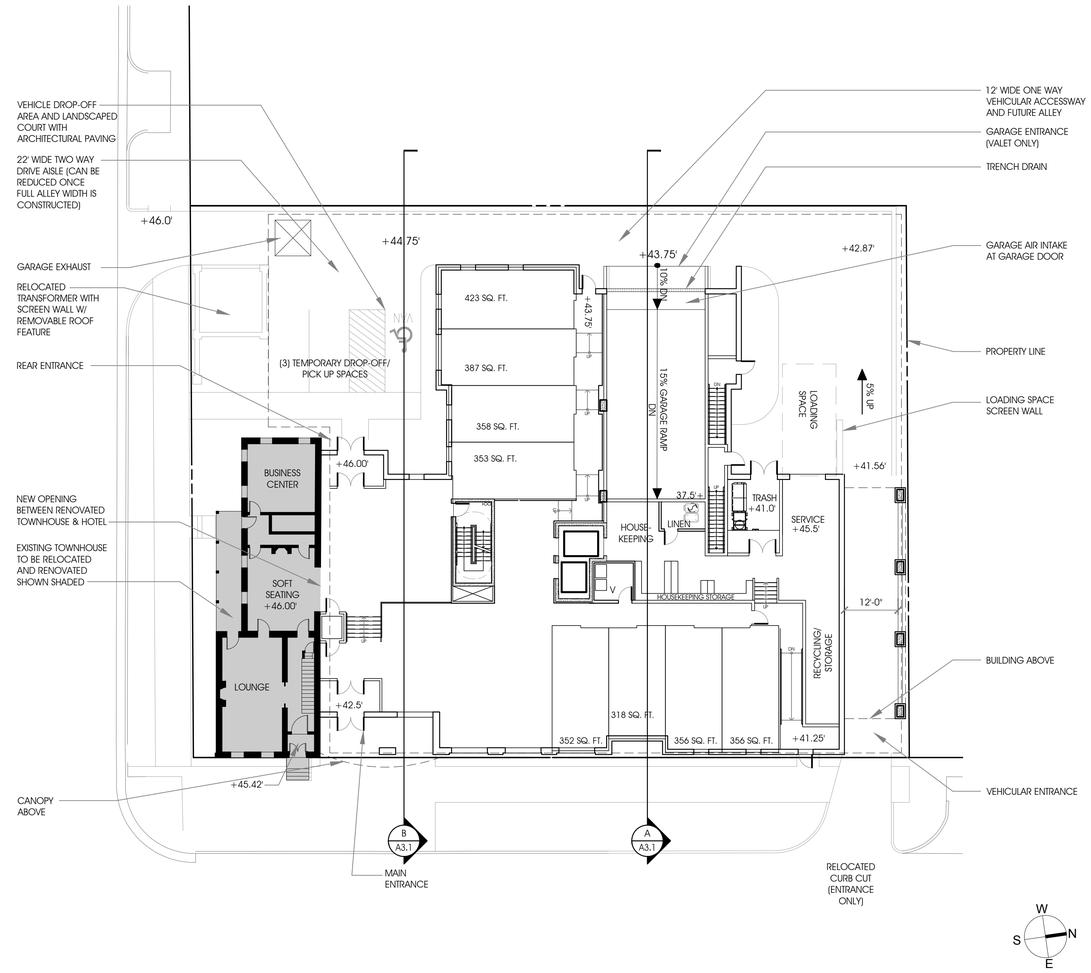
PARKING KEY
(S) STANDARD SIZE PARKING SPACE (9'-0" x 18'-6" CLEAR MIN.)
(C) COMPACT SIZE PARKING SPACE (8'-0" x 16'-0" CLEAR MIN.)



B

PROPOSED GARAGE PLAN

1/16" = 1'-0"



A

PROPOSED SITE PLAN & GROUND FLOOR PLAN

1/16" = 1'-0"

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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8/13/15
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REVISIONS

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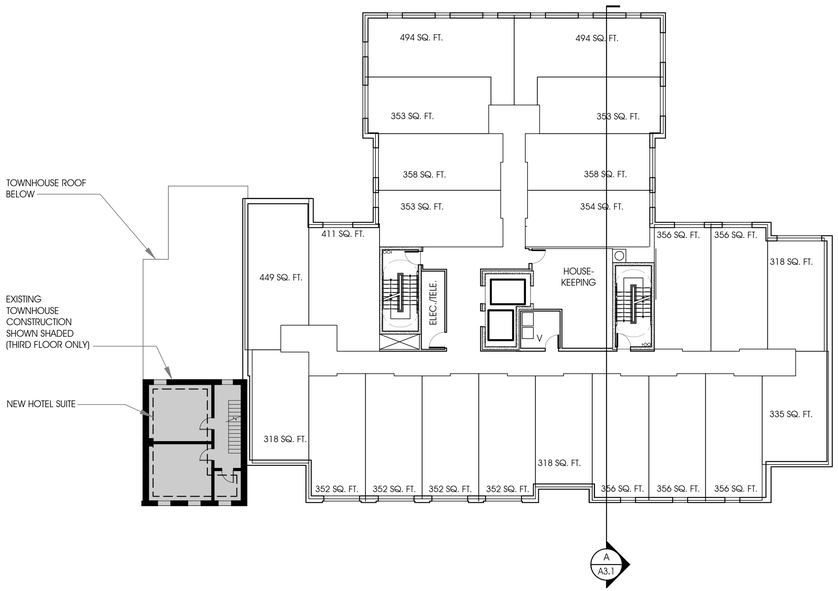
PRELIMINARY SITE PLAN
08.13.15

PROPOSED SITE PLAN AND GARAGE FLOOR PLAN

SHEET NO.

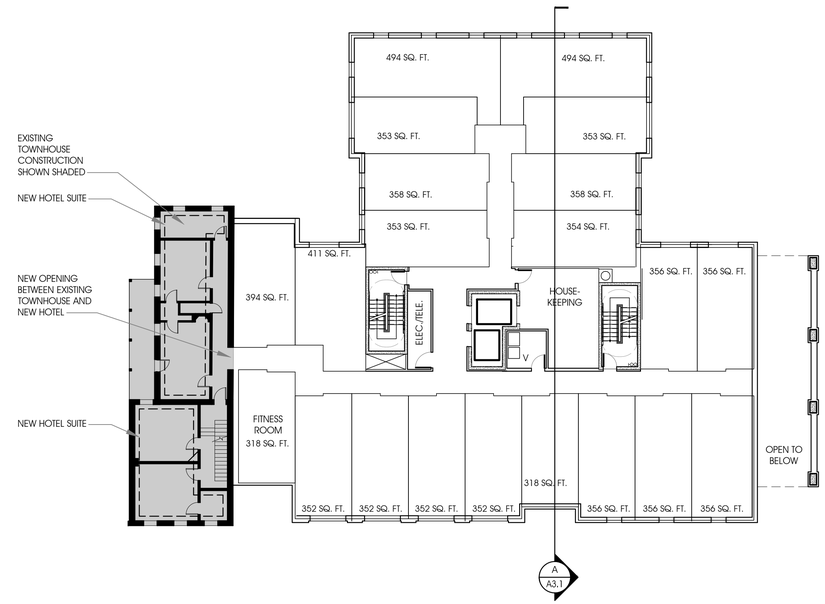
A1.1



B

PROPOSED THIRD FLOOR PLAN (FOURTH FLOOR SIMILAR)

1/16" = 1'-0"



A

PROPOSED SECOND FLOOR PLAN

1/16" = 1'-0"

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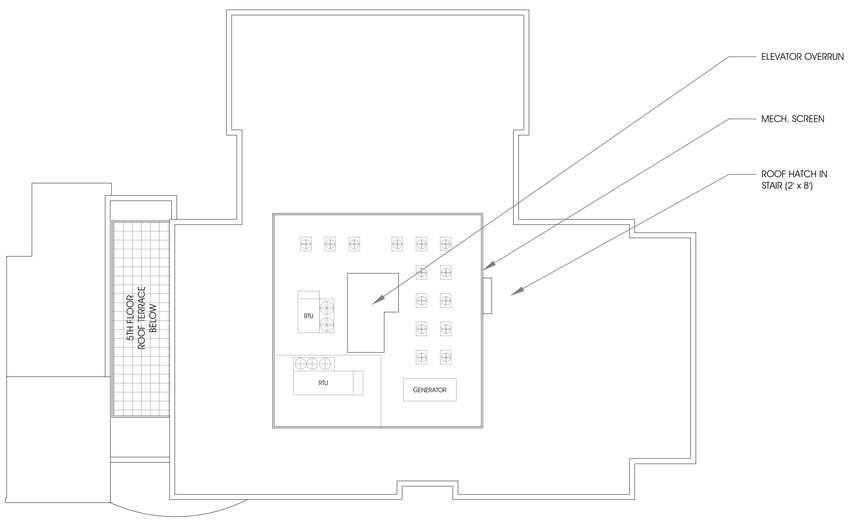
PROPOSED FLOOR
PLANS

SHEET NO.

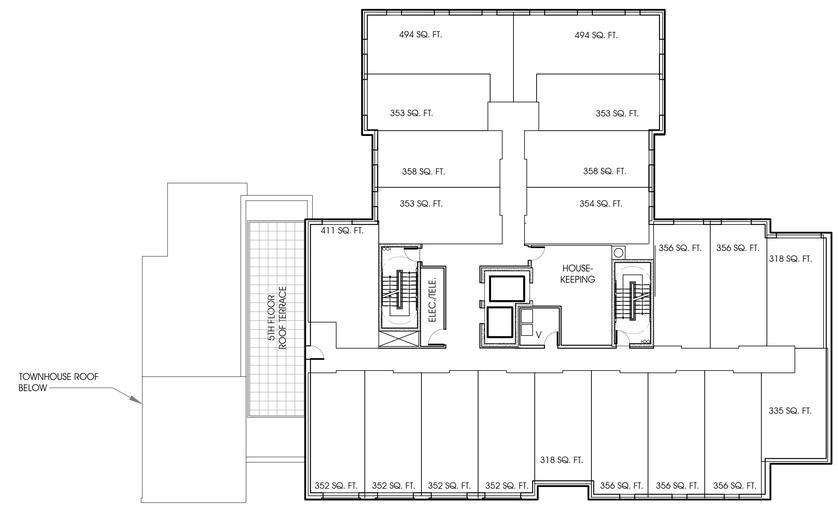
A1.2



B

PROPOSED ROOF PLAN

1/16" = 1'-0"



A

PROPOSED FIFTH FLOOR PLAN

1/16" = 1'-0"

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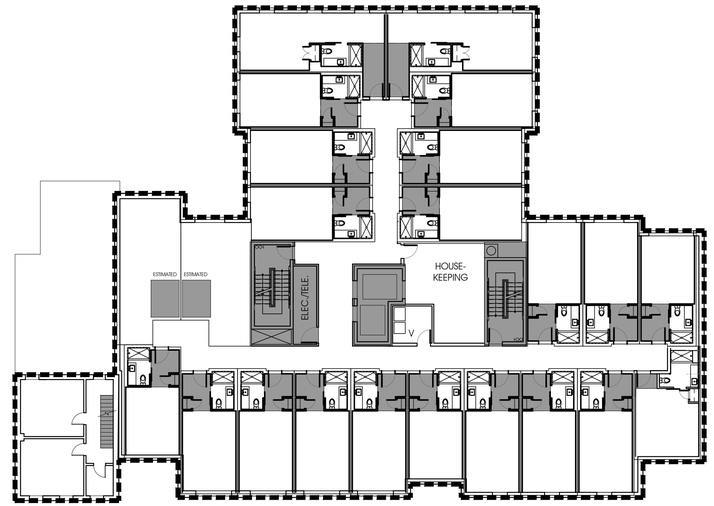
PROPOSED FLOOR PLANS

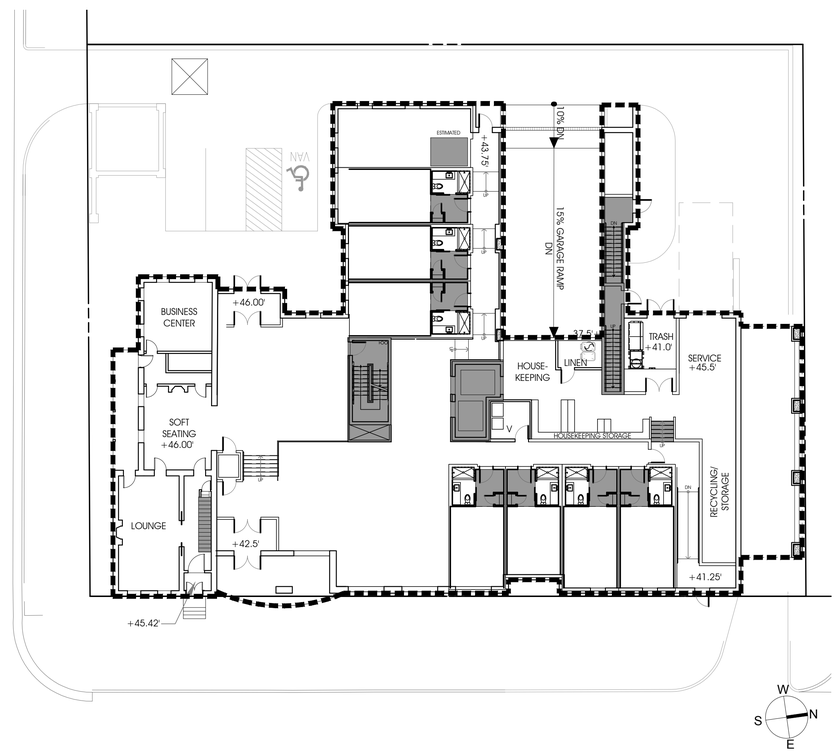
SHEET NO.

A1.3



B FOR ILLUSTRATIVE PURPOSES ONLY

TYP. FLOOR PLAN
1/16" = 1'-0"



A FOR ILLUSTRATIVE PURPOSES ONLY

GROUND FLOOR PLAN
1/16" = 1'-0"

FAR CALCULATIONS

	ROOM TYPE	NUMBER OF ROOMS	AREA DEDUCTED	TOTAL
ROOMS	TYP. QUEEN	71	52	3,692
	OTHER QUEEN	4	42	168
	TYP. KING	10	52	520
	OTHER KING	14	58	812
	TOTAL ROOM DEDUCTIONS			5,192
CORE DEDUCTIONS (FLOORS 2-5)				3,062
CORE DEDUCTIONS (GROUND FLOOR)				736
GROSS FLOOR AREA				56,748
TOTAL DEDUCTIONS				8,990
AVAILABLE DEDUCTIONS AS % OF GROSS FLOOR AREA				15.84%
PROPOSED DEDUCTIONS (SEE COVER SHEET)				13%

PLAN LEGEND

GROSS FLOOR AREA

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

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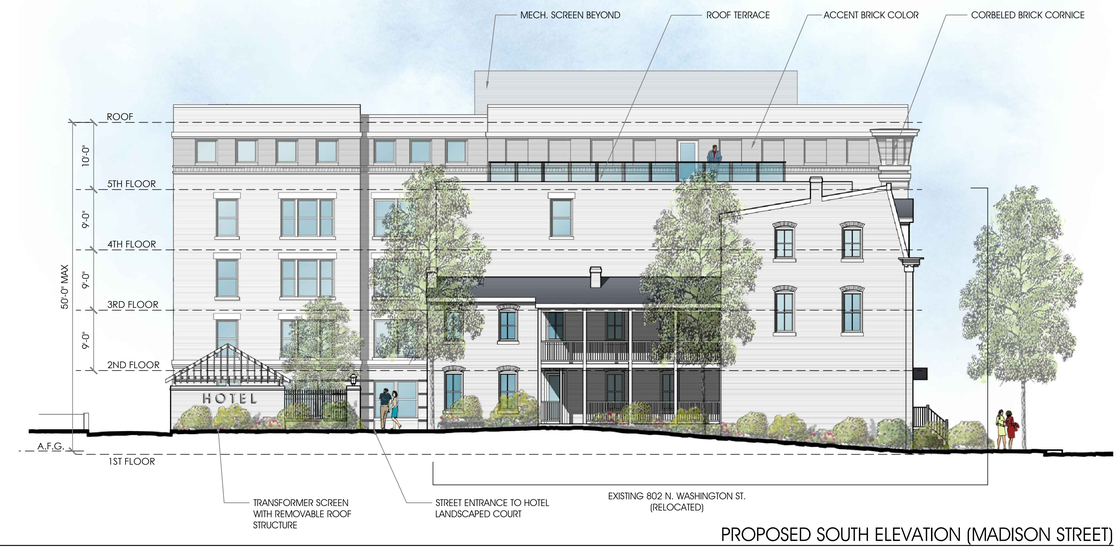
SITE PLAN
08.13.15

FAR DIAGRAMS

SHEET NO.
A1.4



B

PROPOSED SOUTH ELEVATION (MADISON STREET)

3/32" = 1'-0"

A

PROPOSED EAST ELEVATION (WASHINGTON STREET)

3/32" = 1'-0"

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PRELIMINARY
SITE PLAN
08.13.15

WASHINGTON
STREET ELEVATION

SHEET NO.

A2.1

B

PROPOSED NORTH ELEVATION

3/32" = 1'-0"

A

PROPOSED WEST ELEVATION

3/32" = 1'-0"

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PRELIMINARY SITE PLAN
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EXTERIOR ELEVATIONS

SHEET NO.

A2.2

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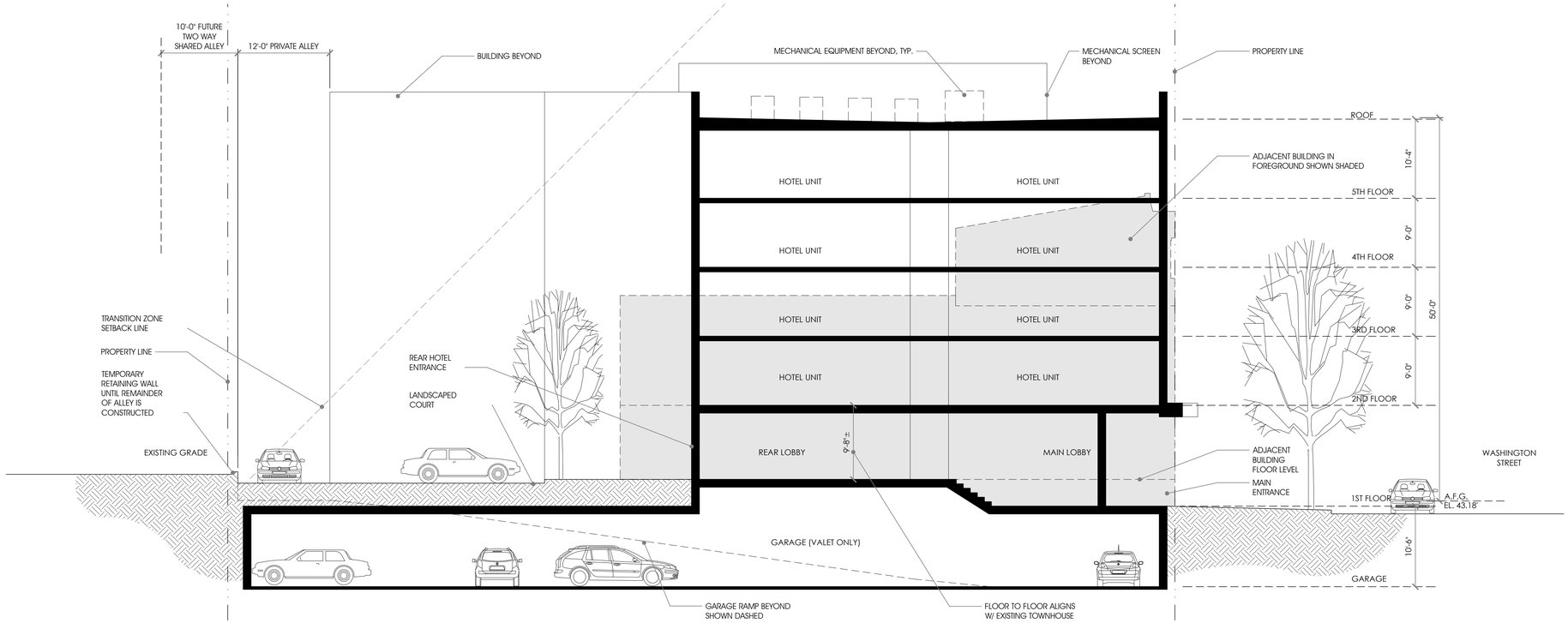
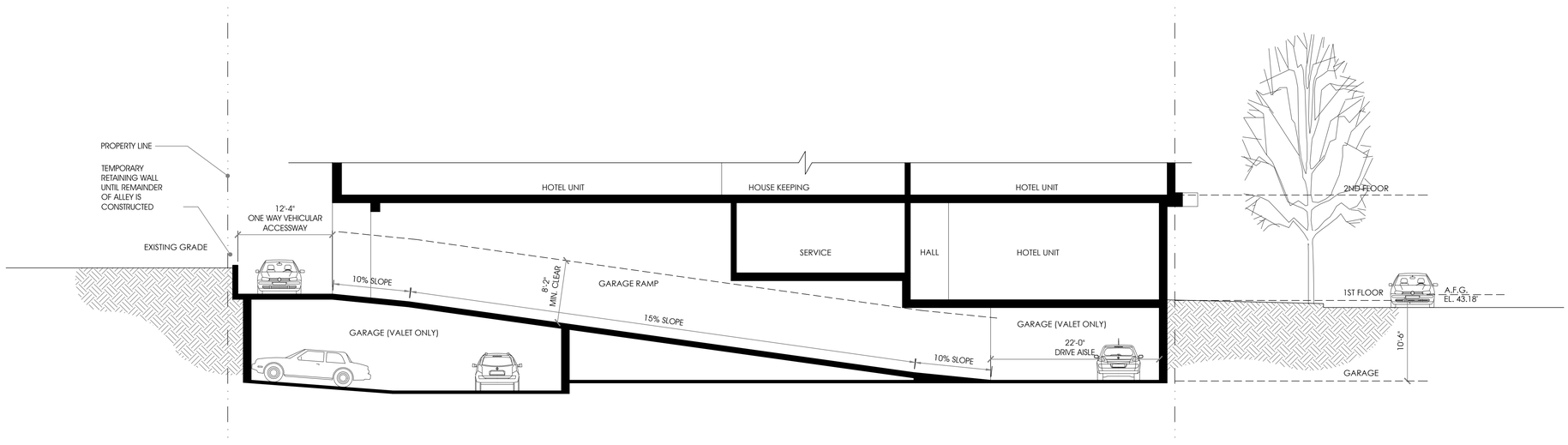


B

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



A

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

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PROPOSED SITE PLAN, GARAGE FLOOR PLAN, AND STATISTICS

SHEET NO.

A3.1

TO BE UPDATED FOLLOWING BAR HEARING

C

VIEW FROM SOUTH

N.T.S

TO BE UPDATED FOLLOWING BAR HEARING

B

VIEW FROM NORTH

N.T.S

TO BE UPDATED FOLLOWING BAR HEARING

A

AERIAL VIEW

N.T.S

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MASSING MODEL

SHEET NO.

A4.1