PRELIMINARY SITE PLAN

FIRST BAPTIST CHURCH

(#2932 KING STREET)

AREA TABULATIONS

TOTAL SITE AREA = 0.89 AC 38,768 SF

TOTAL AREA OF TAX PARCELS = 9.4583 AC 412,002 SF

TOTAL EXISTING IMPERVIOUS AREA = 0.63 AC 27,443 SF

TOTAL PROPOSED IMPERVIOUS AREA = 0.68 AC 29,621 SF

TOTAL DISTURBED AREA = 0.89 AC 38,768 SF

ENVIRONMENTAL SITE ASSESSMENT:

1. THERE ARE RESOURCE PROTECTION AREAS (RPA'S) ON THIS SITE.
2. THERE ARE NO TIDAL WETLANDS, SHORES, CONNECTED NON-TIDAL WETLANDS LOCATED ON THIS SITE. THE POTENTIAL FOR HIGHLY ERODIBLE OR PERMEABLE SOILS EXISTS ON THIS PROJECT. EVIDENCE OF WETLANDS HAVE BEEN IDENTIFIED IN THE TAYLOR RUN STREAM VALLEY BY THE CITY OF ALEXANDRIA AS RIVERINE LOWER PERENNIAL, UNCONSOLIDATED BOTTOM (R2UB). IF ANY WETLANDS, FLOODPLAINS OR BUFFER AREAS FOR STREAMS OR WETLANDS EXIST, ALL APPLICABLE PERMITS WILL BE OBTAINED BY THE DEVELOPER PRIOR TO DEVELOPMENT OF THIS SITE. RESOURCE PROTECTION AREAS (RPA) ARE DEPICTED ON PLAN.
3. THERE ARE NO WETLAND PERMITS REQUIRED FOR THE DEVELOPMENT ON THIS PROPERTY.
4. 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.
5. 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 703-746-4996 OR THE ENVIRONMENTAL HEALTH DIVISION AT 703-746-4910.
6. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
7. THIS SITE CONTAINS AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

ENVIRONMENTAL PERMITS NOTE:

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.

ARCHAEOLOGY NOTES:

CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.

CALL ALEXANDRIA ARCHAEOLOGY (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.

BUILDING CODE ANALYSIS:

USE:	CHURCH/RELIGIOUS
USE GROUP:	A-3, E
TYPE OF CONSTRUCTION:	IIB
NUMBER OF STORIES:	3 STORIES
FLOOR AREA (GROSS):	57,915 SF
FLOOR AREA (NET):	54,319 SF
BUILDING FOOT PRINT AREA:	23,026 SF
BUILDING HEIGHT:	39.49'
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED PER NFPA 13

COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	N/A
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	N/A	N/A
SIDEWALKS (LF)	55	0
BICYCLE PARKING (NUMBER SPACES)	20	0
PUBLIC/VISITOR	20	0
PRIVATE/GARAGE	0	0
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

OWNER/DEVELOPER

TRUSTEES OF FIRST BAPTIST CHURCH
2932 KING STREET
ALEXANDRIA, VA 22313
(703) 684-3720
CONTACT: SAM MONEYHUN

LAND USE ATTORNEY

LAND, CARROLL & BLAIR, P.C
524 KING STREET
ALEXANDRIA, VIRGINIA 22314
(703) 836-1000
CONTACT: DUNCAN BLAIR

LANDSCAPE ARCHITECT

KIRK BEREUTER LANDSCAPE ARCHITECTURE, LLC
(703) 507-1991
CONTACT: KIRK BEREUTER

CIVIL ENGINEER

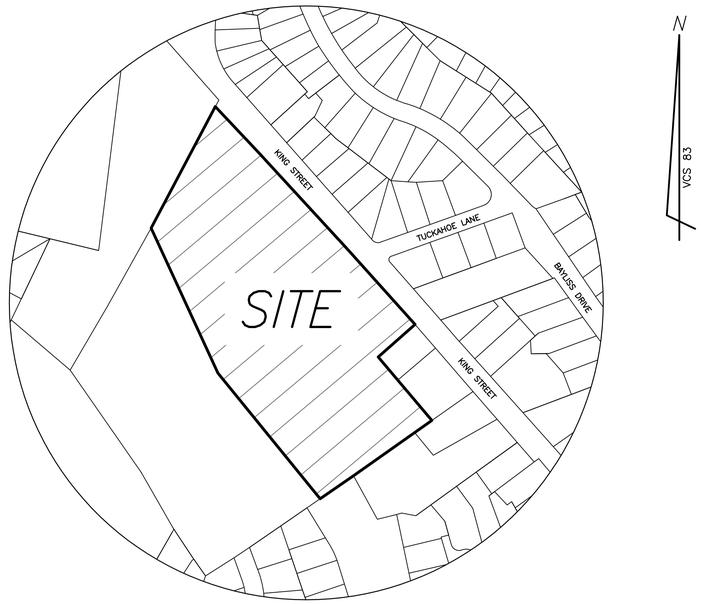
R.C. FIELDS & ASSOC. INC.
730 S. WASHINGTON STREET
ALEXANDRIA, VA 22314
(703) 549-6422
CONTACT: BRIAN DOFFLEMYER

ARCHITECT

HELBING LIPP RECNY ARCHITECTS
8032 LEESBURG PIKE SUITE 201
VIENNA, VA 22182
(703) 556-0700
FX 703 448 7555
CONTACT: JOHN J. RECNY, AIA

VICINITY MAP

SCALE: 1"=200'



TAX PARCEL NUMBER: 042.03-07-02

PROJECT DESCRIPTION NARRATIVE

THIS PROJECT PROPOSES THREE ADDITIONS TO THE EXISTING CHURCH BUILDING ALONG WITH A RENOVATION OF THE EXISTING SANCTUARY. THE TWO 2-STORY ADDITIONS ON THE FRONT OF THE BUILDINGS WILL FILL IN THE COURTYARDS ADJACENT TO THE SANCTUARY. THE ADDITION IN THE BACK OF THE BUILDING WILL BE A STAIRWELL.

APPLICATIONS AND MODIFICATIONS

DEVELOPMENT SITE PLAN WITH NO MODIFICATIONS REQUESTED

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EXISTING CONDITIONS (2 OF 4) ..... SHEET 4A
EXISTING CONDITIONS (3 OF 4) ..... SHEET 4B
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UTILITY PLAN ..... SHEET 7
STORMWATER MANAGEMENT PLAN (1 OF 3) ..... SHEET 8
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OUTFALL ANALYSIS (1 OF 2) ..... SHEET 11
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FIRE SERVICE PLAN ..... SHEET 14
OVERALL EXISTING GROUND PLAN ..... SHEET EA110
OVERALL GROUND FLOOR PLAN ..... SHEET A110
OVERALL EXISTING FIRST FLOOR PLAN ..... SHEET EA111
OVERALL FIRST FLOOR PLAN ..... SHEET A111
OVERALL EXISTING SECOND FLOOR PLAN ..... SHEET EA112
OVERALL SECOND FLOOR PLAN ..... SHEET A112
OVERALL EXISTING THIRD FLOOR PLAN ..... SHEET EA113
OVERALL THIRD FLOOR PLAN ..... SHEET A113
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ELEVATIONS ..... SHEET A202
ELEVATIONS ..... SHEET A203
LANDSCAPE PLAN ..... SHEET L-1
LANDSCAPE DETAILS ..... SHEET L-2
PLANT SCHEDULE ..... SHEET L-3

ZONING TABULATIONS

1. ZONE OF SITE: R-8
2. USE: EXISTING CHURCH/RELIGIOUS PROPOSED CHURCH/RELIGIOUS
3. LOT AREA: 412,002 S.F. OR 9.4583 AC. (COMP.) MINIMUM LOT AREA: 8000 SF
4. NUMBER OF DWELLING UNITS: 0
5. UNITS PER ACRE: 0
6. GROSS SQUARE FOOTAGE: 124,595 SQ. FT (PROVIDED BY ARCHITECT)
7. NET SQUARE FOOTAGE: 114,469 SQ. FT (PROVIDED BY ARCHITECT) SEE SHEET EA110 FOR DETAILS OF DEDUCTIONS
8. FLOOR AREA RATIO: PERMITTED 0.35 x 412,002 SF = 144,201 SF
   PROPOSED 113,958 / 412,002 SF = 0.28
9. OPEN SPACE: N/A
10. HEIGHT: PERMITTED 40' PROPOSED ADDITIONS 39.49' AFG 158.26
    EXISTING SANCTUARY 46.73' AFG 158.26
11. FRONT YARD REQUIRED=30'
    EXISTING=73'
12. SIDE YARD REQUIRED=25' OR BUILDING RATIO 1:1
    EXISTING=58' SOUTH SIDE AND 300' NORTH SIDE
13. REAR YARD REQUIRED=25' OR BUILDING RATIO 1:1
    EXISTING=159'
14. FRONTAGE: REQUIRED 40' PROPOSED 823.79'
    WIDTH: REQUIRED 65' PROPOSED 800'
15. PARKING SPACES: TOTAL SEATS IN SANCTUARY = 1102
    TOTAL SEATS IN CLASSROOMS = 1000

    CHURCHES: ONE SPACE FOR EACH FIVE SEATS IN THE PRINCIPAL AUDITORIUM OR ONE SPACE FOR EACH TEN CLASSROOM SEATS, WHICHEVER IS GREATER.

    SANCTUARY REQUIREMENT = 1,102 / 5 = 220 SPACES
    SUNDAY SCHOOL REQUIREMENT = 1,000 / 10 = 100 SPACES

    TOTAL NUMBER OF SPACES REQUIRED = 220 SPACES

    LOT 500 EXISTING STANDARD PARKING SPACES = 431 SPACES
    LOT 500 EXISTING ADA SPACES = 10 SPACES
    LOT 500 TOTAL EXISTING PARKING SPACES = 441 SPACES

    LOT 501 EXISTING STANDARD PARKING SPACES = 124 SPACES
    LOT 501 EXISTING ADA SPACES = 0 SPACES
    LOT 501 TOTAL EXISTING PARKING SPACES = 124 SPACES

    TOTAL EXISTING CHURCH PARKING SPACES = 565 SPACES
16. LOADING SPACES: N/A
17. TRIP GENERATION: EXISTING CHURCH WITH 885 SEATS ITE CODE 560
    SATURDAY PEAK = 531
    SUNDAY PEAK = 551

    PROPOSED CHURCH WITH 1102 SEATS ITE CODE 560
    SATURDAY PEAK = 661
    SUNDAY PEAK = 684
18. CROWN COVERAGE: LOT AREA 412,002 S.F. OR 9.45 AC.
    25% CROWN COVERAGE REQUIRED = 0.25 x 412,002 S.F. = 103,001 S.F.

    CROWN COVERAGE PROVIDED = 132,882 S.F.

SANITARY SEWER NOTE:

THE EXISTING SANITARY FLOW FROM THIS CHURCH SITE IS BASED ON THE EXISTING 885 SEATS IN THE SANCTUARY AND A DAILY FLOW OF 5 GPD PER SEAT WITH A PEAKING FACTOR OF 4. THIS GIVES A DAILY FLOW OF 885*5*4 = 17,700 GPD. THE PROPOSED CONDITION INCLUDES AN EXPANSION OF SANCTUARY SEATS TO A TOTAL OF 1,102 WHICH RESULTS IN A POST DEVELOPMENT FLOW OF 1102*5*4 = 22,040 GPD. THUS THE PROPOSED INCREASE IN SANITARY FLOW RESULTING FROM THE INCREASE IN SANCTUARY SEATS IS 22,040-17,700 = 4,340 GPD. FURTHERMORE THE PROPOSED CONDITION WILL RESULT IN 4,101 SQ FT OF ADDITIONAL CLASSROOM AREA. UTILIZING A DAILY FLOW OF 200 GPD PER 1000 SQ FT OF CLASSROOM SPACE ALONG WITH A PEAKING FACTOR OF 4, THE INCREASE IN POST DEVELOPMENT SANITARY FLOW RESULTING FROM THE ADDITIONAL CLASSROOM SPACE IS (4,101/1000)*200*4 = 3,281 GPD.

THEREFORE THE TOTAL INCREASE IN SANITARY FLOW IS 4,340+3,281 = 7,621 GPD WHICH IS LESS THAN 10,000 GPD REQUIRED TO WARRANT A DETAILED SANITARY OUTFALL ANALYSIS PER MEMO TO INDUSTRY 06-14.

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

SCALE: AS NOTED DATE: JANUARY 26, 2016 REV.: DRAWN: ABH

COMMONWEALTH OF VIRGINIA
BRIAN A. DOFFLEMYER
Lic. No. 049136
16 FEBRUARY 2016
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE
1	PER CITY COMMENTS	2/16/16			

PRELIMINARY SITE PLAN
SPECIAL USE PERMIT PLAN
FIRST BAPTIST CHURCH
(#2932 KING STREET)
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. 2015-0022
DEPARTMENT OF PLANNING & ZONING

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

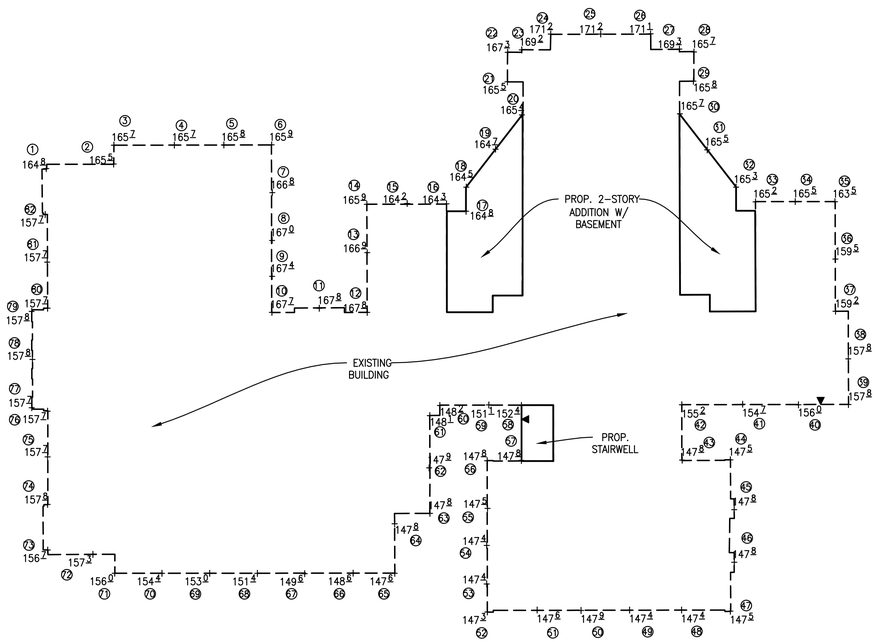
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED

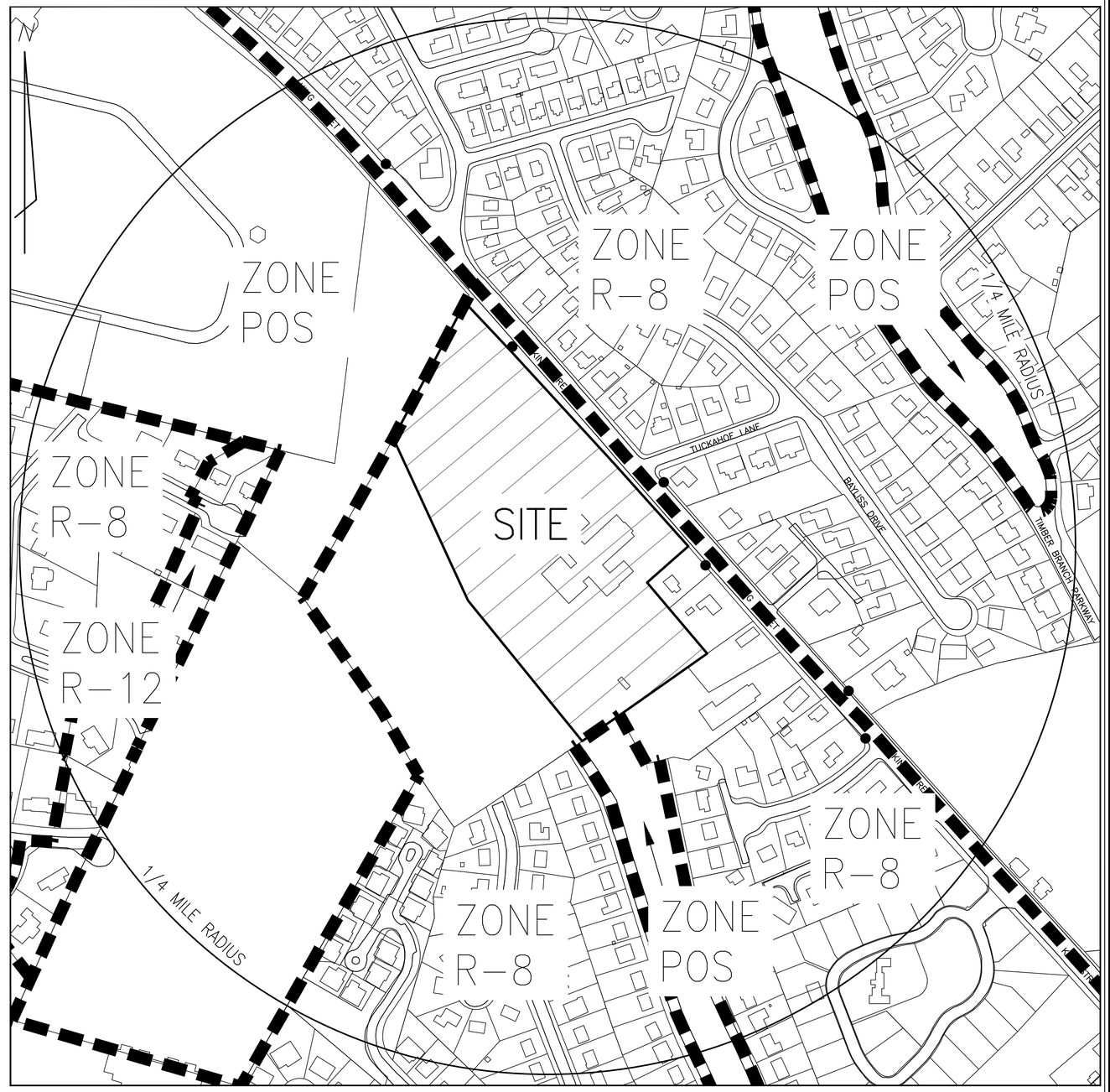
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

AVERAGE FINISHED GRADE PLAN VIEW

SCALE: 1"=30'



AVG. FINISHED GRADE (AFG)							
SPOT	ELEVATION	SPOT	ELEVATION	SPOT	ELEVATION	SPOT	ELEVATION
1	164.80	21	165.50	41	154.70	61	148.10
2	165.50	22	167.30	42	155.20	62	147.90
3	165.70	23	169.20	43	147.80	63	147.80
4	165.70	24	171.20	44	147.50	64	147.80
5	165.80	25	171.20	45	147.80	65	147.60
6	165.90	26	171.10	46	147.80	66	148.60
7	166.80	27	169.30	47	147.50	67	149.60
8	167.00	28	165.70	48	147.40	68	151.40
9	167.40	29	165.60	49	147.40	69	153.00
10	167.70	30	165.70	50	147.90	70	154.40
11	167.80	31	165.50	51	147.60	71	156.00
12	167.80	32	165.30	52	147.30	72	157.30
13	166.90	33	165.20	53	147.40	73	156.70
14	165.90	34	165.50	54	147.40	74	157.80
15	164.30	35	163.50	55	147.50	75	157.70
16	164.30	36	159.50	56	147.80	76	157.70
17	164.80	37	159.20	57	147.80	77	157.70
18	164.50	38	157.80	58	152.40	78	157.80
19	164.70	39	157.80	59	151.10	79	157.80
20	165.40	40	156.00	60	148.20	80	157.70
						81	157.70
						82	157.70
						SUB TOTAL	12977.1
						AFG	**158.26**



● EXISTING BUS STOP

CONTEXTUAL MAP

SCALE: 1"=150'

LEGEND:

ZONING DISTRICT BOUNDARY LINE

I	INDUSTRIAL	RT	TOWNHOUSE-LOW DENSITY
POS	PUBLIC OPEN SPACE	RB	TOWNHOUSE-MEDIUM DENSITY
UT	UTILITIES AND TRANSPORTATION ZONE	RA	MULTI-FAMILY/MEDIUM DENSITY RESIDENTIAL
OCM	OFFICE COMMERCIAL MEDIUM	R-2-5	RESIDENTIAL-LOW DENSITY (5,000 SQ FT LOTS)
CSL	COMMERCIAL SERVICE LOW	R-8	RESIDENTIAL-LOW DENSITY (8,000 SQ FT LOTS)
CG	COMMERCIAL GENERAL	R-12	RESIDENTIAL-LOW DENSITY (12,000 SQ FT LOTS)
CRMU/H	COMMERCIAL RESIDENTIAL MIXED USE HIGH DENSITY	R-20	RESIDENTIAL-LOW DENSITY (20,000 SQ FT LOTS)

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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 SPECIFICATION OF THE CITY OF ALEXANDRIA, VIRGINIA

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APPROVED
SPECIAL USE PERMIT NO. 2015-0022

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
BRIAN A. DOFFLEMYER
Lic. No. 049136
16 FEBRUARY 2016
PROFESSIONAL ENGINEER

PRELIMINARY SPECIAL USE PERMIT

FIRST BAPTIST CHURCH

2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
DESIGN: ABH
SCALE: AS NOTED
DATE: 17 JUNE 2015
SHEET 2 OF 14
FILE: 14-55

CONTEXTUAL PLAN

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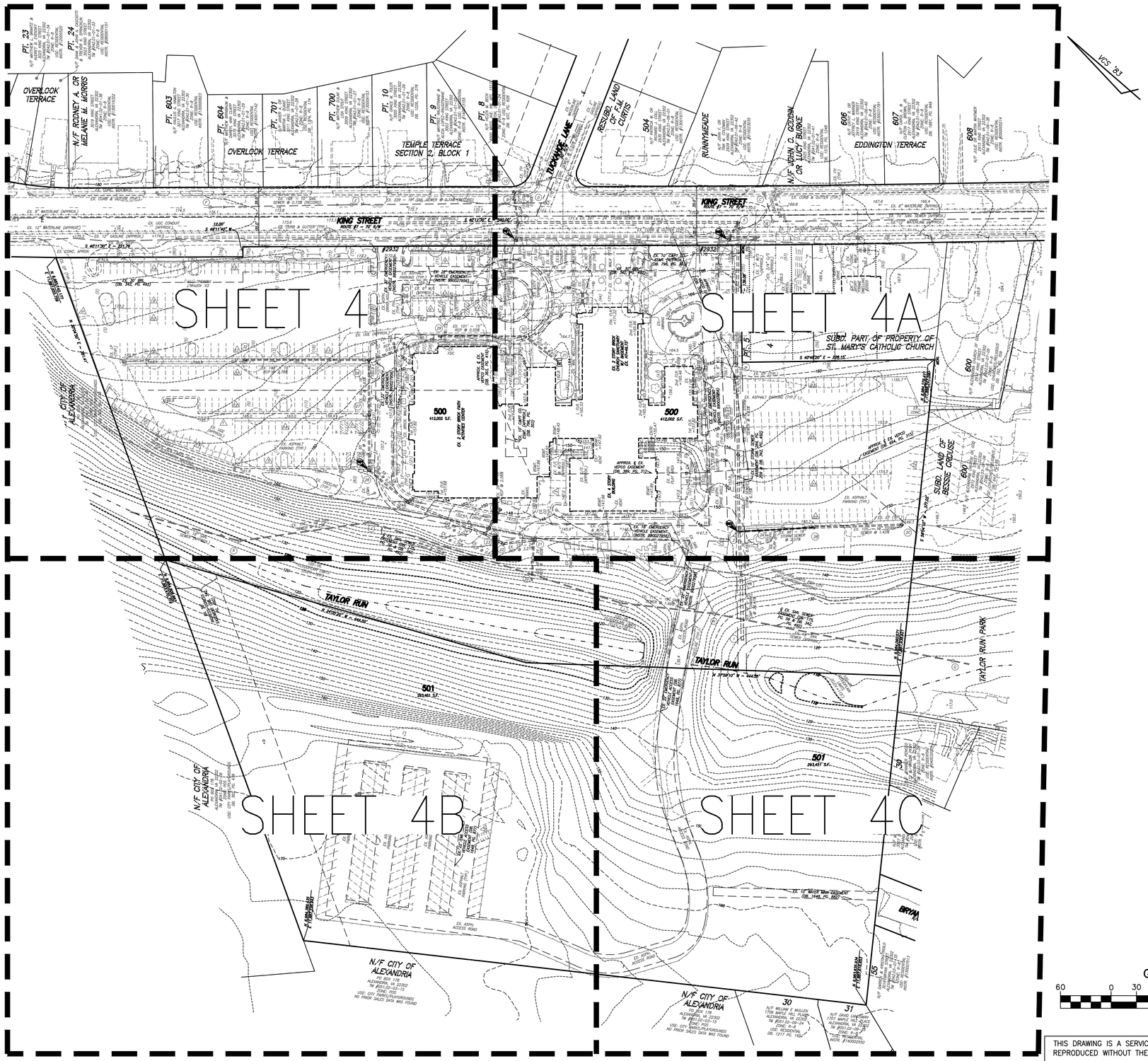
Wed, Feb 17 2016 - 7:31:19pm



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
DESIGN: ABH
SCALE: 1"=60'
DATE: 17 JUNE 2015
SHEET 3 OF 14
FILE: 14-55

EXISTING CONDITIONS INDEX SHEET

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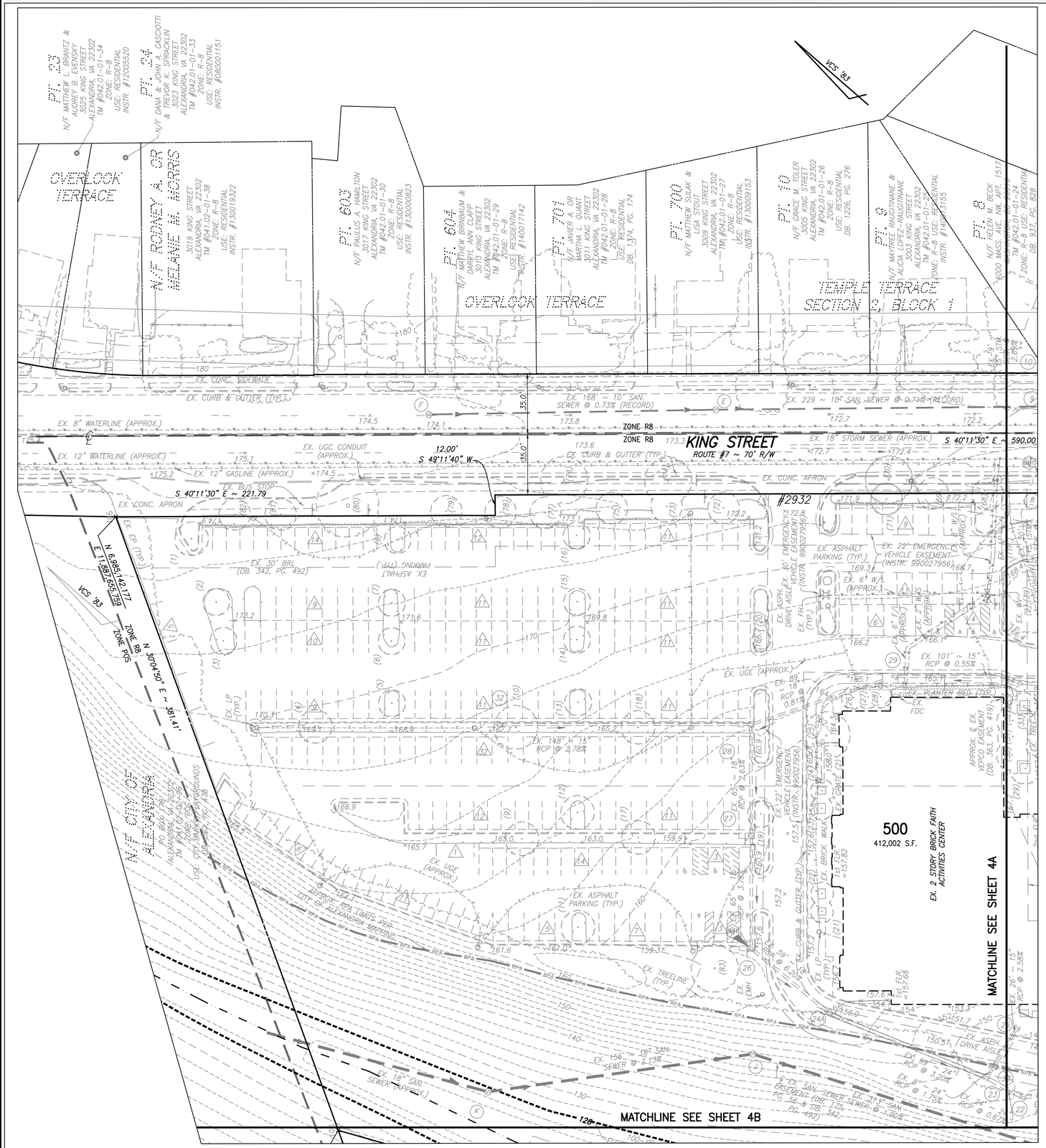

TEXT LEGEND:

'= 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
HDCP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
ME= MATCH EXISTING
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

GENERAL NOTES:

1. TAX MAP: 042.03-07-02
2. ZONE: R-8
3. OWNER: TRUSTEES OF FIRST BAPTIST CHURCH
   2932 KING STREET
   ALEXANDRIA, VA 22313
   D.B. 323, PG. 251; DB. 811,
   PG. 309 & INSTR. #020022361
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #34R. ELEVATION = 174.68'
5. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENT MAY NOT BE SHOWN.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 412,002 S.F. OR 9.4583 AC. (COMP.)
8. THERE ARE RESOURCE PROTECTION AREAS (RPA'S) ON THIS SITE. THERE ARE NO TIDAL WETLANDS, SHORES, OR CONNECTED TIDAL WETLANDS.
9. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE. THE SITE WILL BE ASSESSED FOR SOIL CONDITION PRIOR TO DEVELOPMENT.

EXISTING PARKING:

LOT 500 EXISTING STANDARD PARKING SPACES = 431 SPACES
LOT 500 EXISTING ADA SPACES = 10 SPACES
LOT 500 TOTAL EXISTING PARKING SPACES = 441 SPACES

LOT 501 EXISTING STANDARD PARKING SPACES = 124 SPACES
LOT 501 EXISTING ADA SPACES = 0 SPACES
LOT 501 TOTAL EXISTING PARKING SPACES = 124 SPACES

SOILS NOTE:

THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS "LEONARDTOWN SILT LOAM."

(20) EX. PIPE OUTFLOW INV.=123.08(15")
(21) EX. CURB INLET TOP=145.44 INV.IN=140.29(24") INV.=137.29(15")
(22) EX. BMP MH TOP=147.85 INV.IN=141.80(24") INV.=141.50(24")
(23) EX. STORM MH TOP=149.56 INV.IN=142.96(15") INV.IN=143.46(24") INV.=141.96(24")
(24) EX. STORM MH TOP=155.98 INV.IN=147.13(18") INV.OUT=146.63(24")
(25) EX. STORM MH TOP=148.72 INV.OUT=143.92(15")
(26) **BENCHMARK #4** EX. CURB INLET TOP=157.79 INV.IN=151.04(18") INV.OUT=150.79(18")
(27) EX. CURB INLET TOP=158.90 INV.IN=153.65(18") INV.OUT=153.50(18")
(28) EX. CURB INLET TOP=162.86 INV.IN=156.26(15") INV.IN=155.66(18") INV.OUT=155.36(18")
(29) EX. CURB INLET TOP=165.03 INV.IN=156.53(15") INV.OUT=156.38(18")
(30) EX. CURB INLET TOP=165.79 INV.IN=157.19(15") INV.OUT=157.09(15")
(31) EX. YARD INLET TOP=163.65 INV.IN=157.75(8") INV.OUT=157.65(15")
(32) EX. CURB INLET TOP=167.78 INV.OUT=160.38(15")
(33) EX. CURB INLET TOP=148.72 INV.IN=143.25(15") INV.OUT=143.10(15")

(1) EX. PIPE OUTFLOW INV.=119.10(36")
(1A) EX. DISSIPATOR INV.IN=138.84(24") INV.OUT=138.16(36")
BENCHMARK #3 EX. STORM MH TOP=149.10 INV.IN=142.25(18") INV.IN=142.65(24") INV.OUT=142.25(24")
(2)
(2A) EX. BMP MH TOP=150.50 INV.IN=144.15(18") INV.OUT=143.60(18")
(2B) EX. YARD INLET TOP=149.42 INV.IN=144.17(18") INV.OUT=144.07(18")
(2C) EX. YARD INLET TOP=148.37 INV.OUT=145.67(18")
(3) EX. STORM MH TOP=155.69 INV.IN=148.89(24") INV.OUT=148.79(24")
(4) EX. STORM MH TOP=164.36 INV.IN=154.21(24") INV.OUT=154.11(24")
(5*) EX. STORM MH TOP=170.28 INV.IN=165.50(15") INV.IN=165.50(24") INV.OUT=163.14(24")
BENCHMARK #2 EX. CURB INLET TOP=170.24 INV.OUT=166.74(15")
(6)
(7*) EX. STORM MH TOP=171.99 INV.IN=167.78(15",SW) INV.IN=167.78(15",NE) INV.IN=167.82(18") INV.OUT=167.04(24")
BENCHMARK #1 EX. CURB INLET TOP=172.05 INV.OUT=168.45(15")
(8)
(9) EX. STORM MH TOP=171.77 INV.IN=168.07(15") INV.OUT=167.97(15")
(10) EX. CURB INLET TOP=172.14 INV.OUT=168.44(15")

(A) EX. SAN. MH COULD NOT LOCATE
(B*) EX. SAN. MH TOP=169.96 INV.IN=160.41(10") INV.OUT=160.41(10")
(C*) EX. SAN. MH TOP=169.69 INV.OUT=161.95(10")
(D) EX. SAN. MH TOP=171.75 COULD NOT OBTAIN INVERTS
(E) EX. SAN. MH TOP=173.24 COULD NOT OBTAIN INVERTS
(F) EX. SAN. MH TOP=174.41 COULD NOT OBTAIN INVERTS
(G) EX. SAN. MH COULD NOT LOCATE
(H) EX. SAN. MH TOP=132.95 INV.IN=126.95(LAT.) INV.IN=106.05(18") INV.OUT=106.00(18")
(I) **EX. SAN. MH TOP=121.51 INV.IN=108.36(18") INV.OU=108.26(18")**
(J) **EX. SAN. MH TOP=148.65 INV.IN=114.30±(18") INV.OUT=114.30±(18")**
(K) **EX. SAN. MH TOP=128.73 INV.IN=117.73(18") INV.OUT=117.63(18")**

TREE LIST:

1) 7" TREE	29) 7" TREE	56) 20" MAGNOLA
2) 5" TREE	30) 7" MAGNOLIA	57) 30" OAK
3) 5" TREE	31) 7" MAGNOLIA	58) 36" OAK
4) 8" TREE	32) 7" MAGNOLIA	59) 12" TREE
5) 3" TREE	33) 6" TREE	60) 15" TREE
6) 5" TREE	34) 5" TREE	61) 18" TREE
7) 5" TREE	35) 5" MAGNOLIA	62) 18" TREE
8) 6" TREE	36) 7" MAGNOLA	63) 30" OAK
9) 5" TREE	37) 7" MAGNOLIA	64) 8" DOGWOOD
10) 10" TREE	38) 6" TREE	65) 28" OAK
11) 5" TREE	39) 8" TREE	66) 18" MAPLE
12) 5" TREE	40) 40" OAK	67) 5" TREE
13) 5" TREE	41) 5" DOGWOOD	68) 7" TREE
14) 6" TREE	42) 7" TREE	69) 5" TREE
15) 6" TREE	43) 4" DOGWOOD	70) 7" TREE
16) 5" TREE	44) 12" HOLLY	71) 7" TREE
17) 6" TREE	45) 14" HOLLY	72) 7" TREE
18) 8" TREE	46) 48" OAK	73) 6" TREE
19) 5" TREE	47) 5" DOGWOOD	74) 10" TREE
20) 3" TREE	48) 10" HOLLY	75) 7" TREE
21) 5" TREE	49) 10" HOLLY	76) 10" TREE
23) 4" TREE	50) 10" HOLLY	77) 7" TREE
24) 5" TREE	51) 6" DOGWOOD	78) 6" TREE
25) 3" TREE	52) 4" DOGWOOD	79) 7" TREE
26) 5" MAGNOLIA	53) 24" TREE	80) 24" TREE
27) 5" MAGNOLIA	54) 24" TREE	81) 5" TREE
28) 5" MAGNOLIA	55) 20" TREE	82) 5" TREE
		83) 10" TREE

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
CONC. WALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES		D
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		

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

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

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

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

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APPROVED
SPECIAL USE PERMIT NO. 2015-0022
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
BRIAN A. DOFFLEMYER
Lic. No. 049136
16 FEBRUARY 2016
PROFESSIONAL ENGINEER

PRELIMINARY SPECIAL USE PERMIT
FIRST BAPTIST CHURCH
2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
DESIGN: ABH
SCALE: 1"=30'
DATE: 17 JUNE 2015
SHEET 4 OF 14
FILE: 14-55

EXISTING CONDITIONS (1 OF 4)

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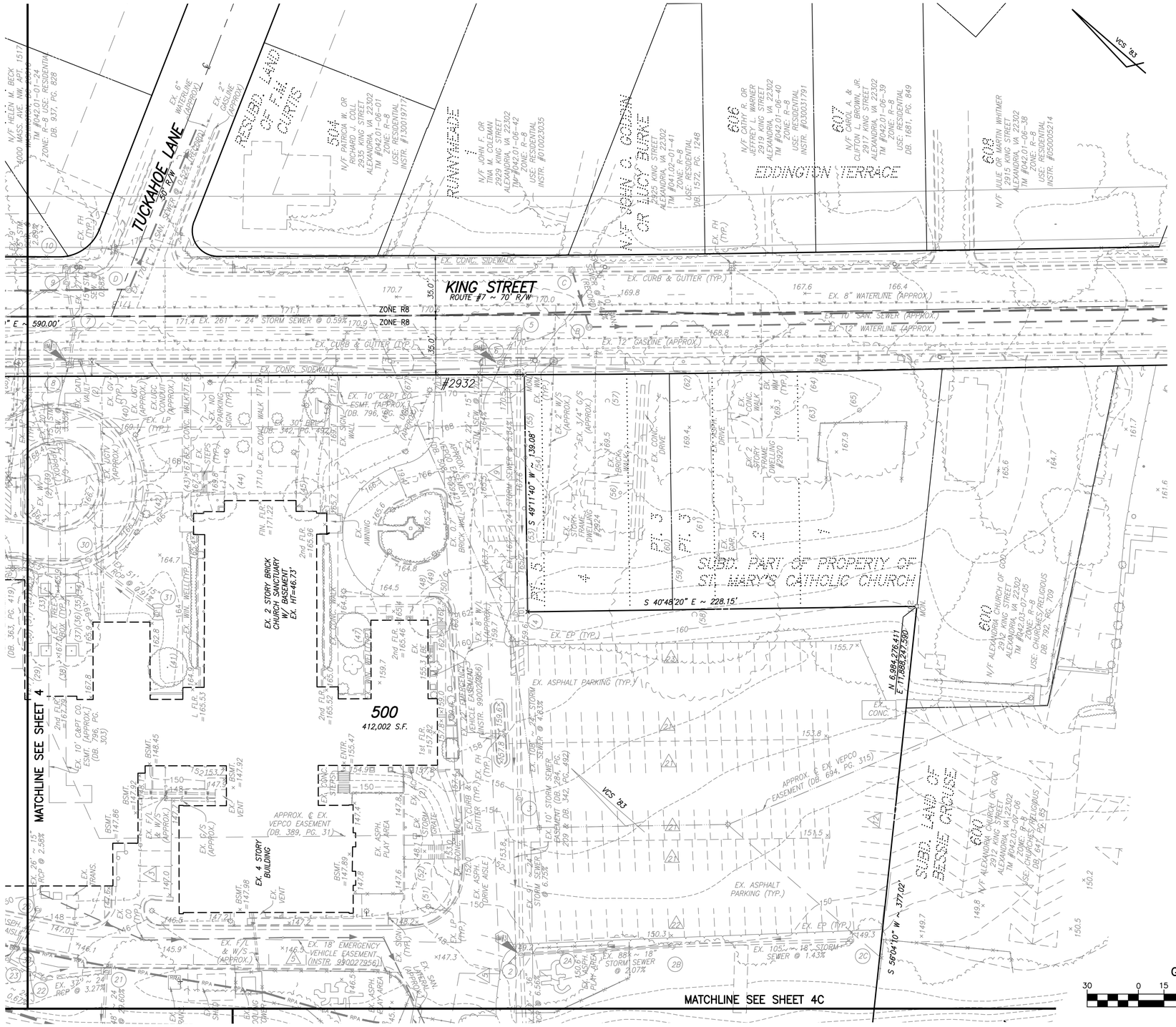
Wed, Feb 17 2016 - 7:31:55am



NOTES & LEGENDS INFORMATION:

FOR GENERAL NOTES, EXISTING PARKING TABULATIONS, TEXT LEGEND, CIVIL LEGEND, & TREE LIST SEE SHEET 4.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED _____

INSTRUMENT NO. — DEED BOOK NO. — DATE

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16 FEBRUARY 2016
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FIRST BAPTIST CHURCH

2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
DESIGN: ABH
SCALE: 1"=30'
DATE: 17 JUNE 2015
SHEET 4A OF 14
FILE: 14-55

EXISTING CONDITIONS (2 OF 4)

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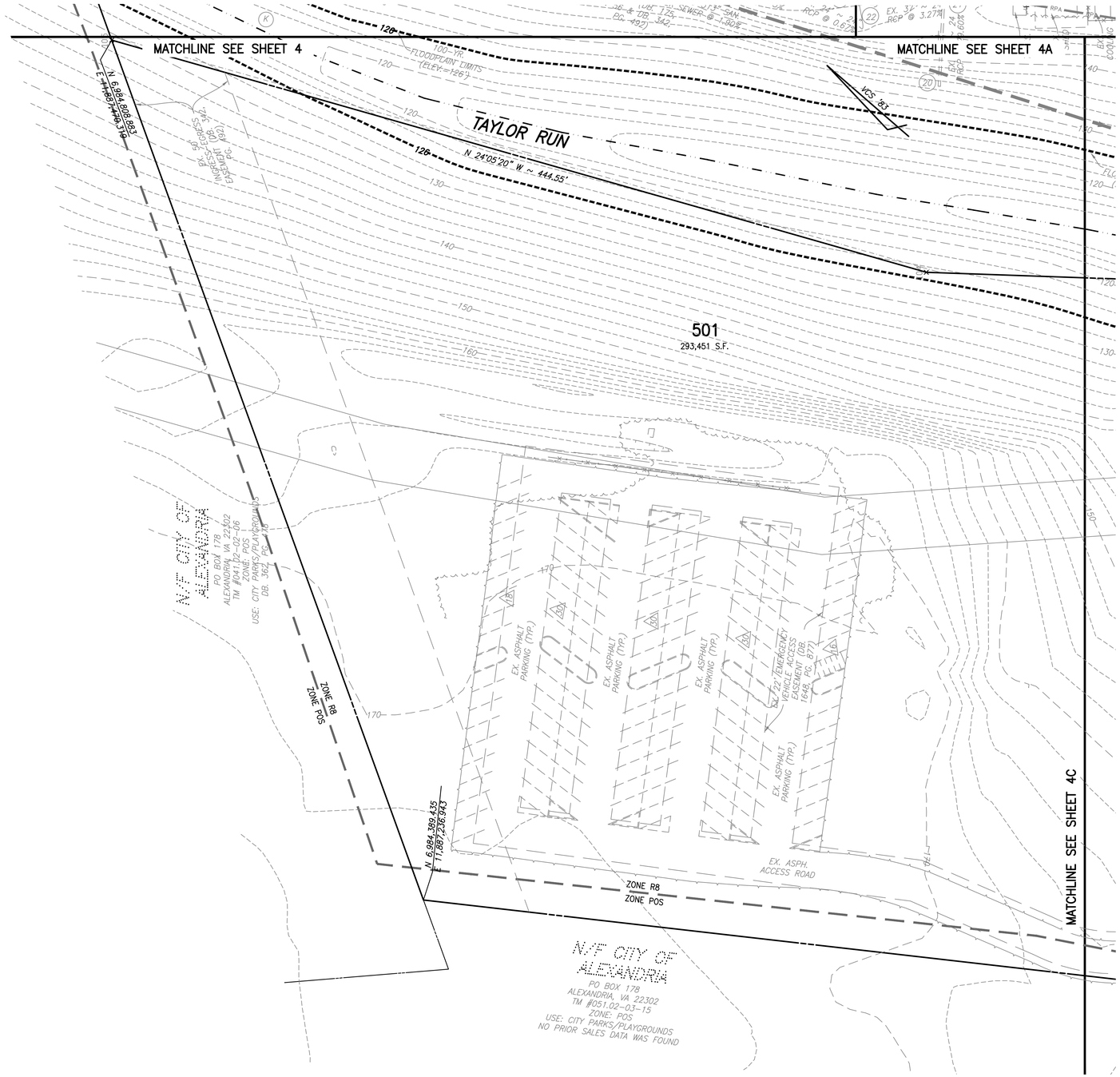
Wed, Feb 17 2016 - 7:32:02am

NOTES & LEGENDS INFORMATION:
FOR GENERAL NOTES, EXISTING PARKING TABULATIONS, TEXT LEGEND, CIVIL LEGEND, & TREE LIST SEE SHEET 4.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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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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FIRST BAPTIST CHURCH

2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
DESIGN: ABH
SCALE: 1"=30'
DATE: 17 JUNE 2015
SHEET 4B OF 14
FILE: 14-55

EXISTING CONDITIONS (3 OF 4)

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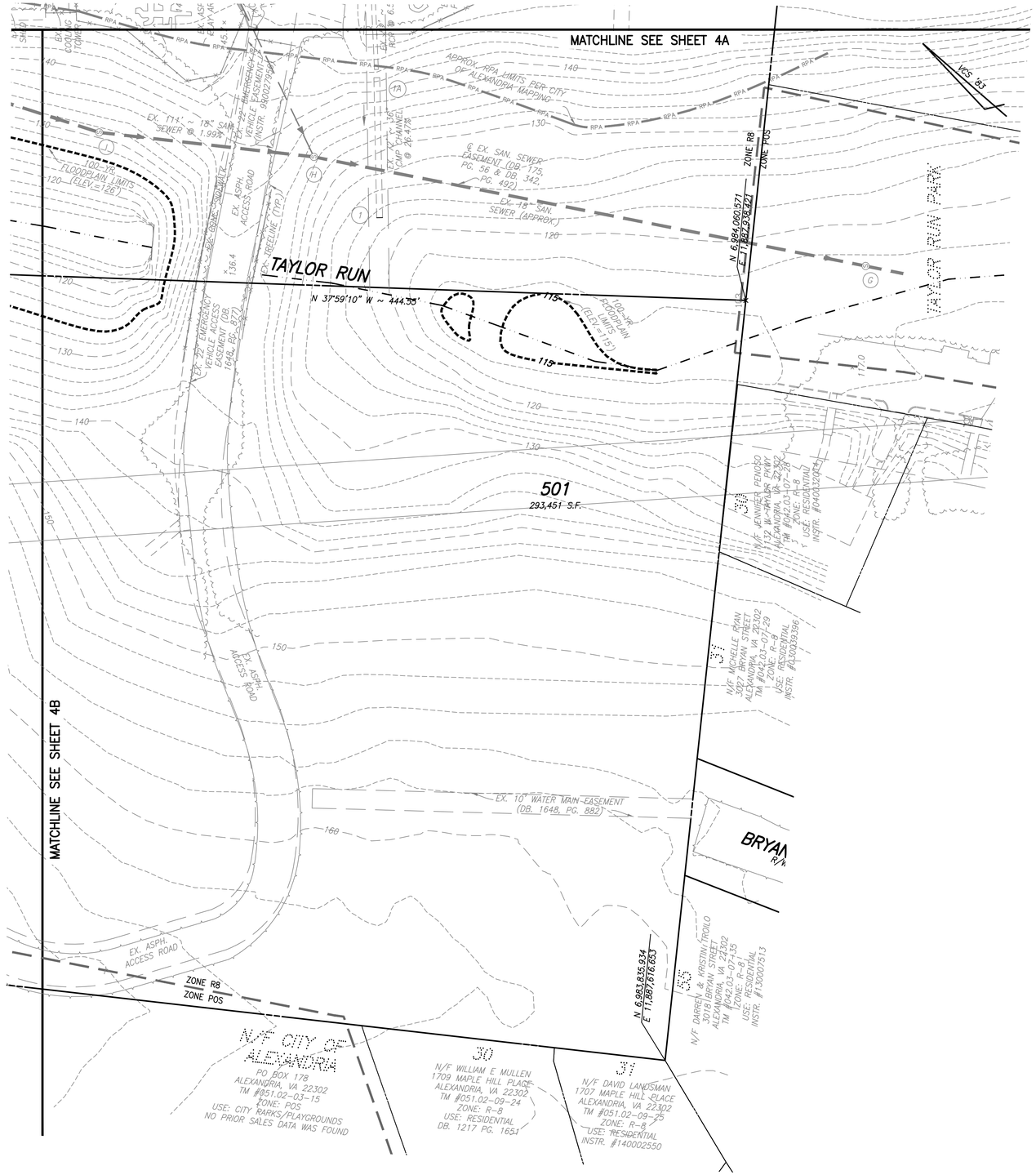

NOTES & LEGENDS INFORMATION:
FOR GENERAL NOTES, EXISTING PARKING TABULATIONS, TEXT LEGEND, CIVIL LEGEND, & TREE LIST SEE SHEET 4.

GRAPHIC SCALE
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(IN FEET)
1 inch = 30 ft.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. DATE

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PROFESSIONAL ENGINEER

PRELIMINARY SPECIAL USE PERMIT
FIRST BAPTIST CHURCH
2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

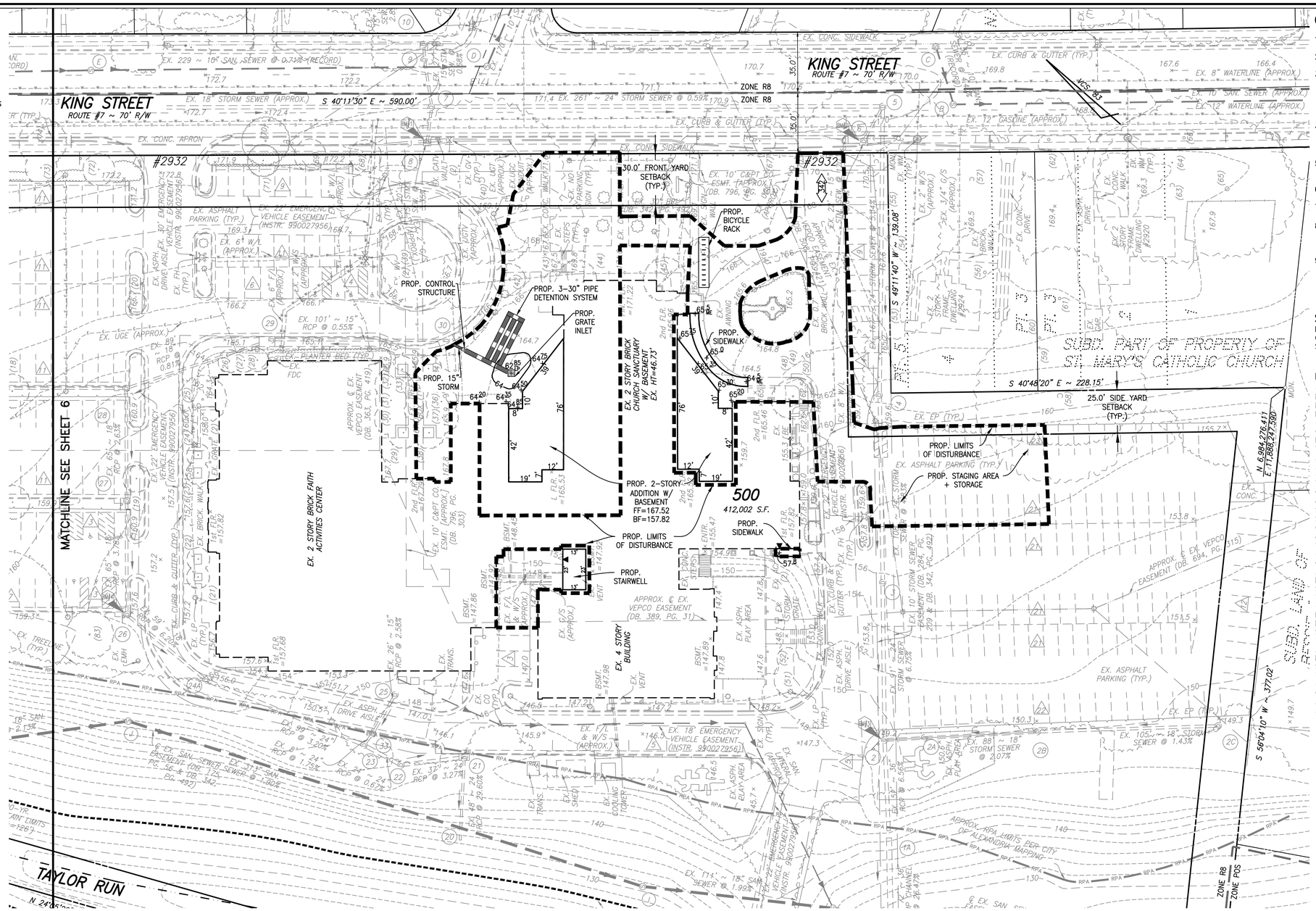
CHECKED: BD
DESIGN: ABH
SCALE: 1"=30'
DATE: 17 JUNE 2015
SHEET 4C OF 14
FILE: 14-55

EXISTING CONDITIONS (4 OF 4)

J:\2014\1450\DWG\DEV\04 - EXISTING CONDITIONS.dwg
Wed, Feb 17 2016 - 7:32:22am

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
HDCP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
ME= MATCH EXISTING
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



GENERAL NOTES:

1. TAX MAP: 042.03-07-02
2. ZONE: R-8
3. OWNER: TRUSTEES OF FIRST BAPTIST CHURCH
   2932 KING STREET
   ALEXANDRIA, VA 22313
   D.B. 323, PG. 251; DB. 811,
   PG. 309 & INSTR. #020022361
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #34R. ELEVATION = 174.68'
5. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENT MAY NOT BE SHOWN.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 412,002 S.F. OR 9.4583 AC. (COMP.)
8. THERE ARE RESOURCE PROTECTION AREAS (RPA'S) ON THIS SITE. THERE ARE NO TIDAL WETLANDS, SHORES, OR CONNECTED TIDAL WETLANDS.
9. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE. THE SITE WILL BE ASSESSED FOR SOIL CONDITION PRIOR TO DEVELOPMENT.

SITE PLAN VIEW NOTE:

FOR EASE OF PLAN DEPICTION-ONLY THE PARCEL AREA CONTAINING THE PROPOSED PROJECT IS SHOWN. SEE SHEETS 3-4C FOR ENTIRE SITE PARCEL.

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 LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). THE EXISTING FIRE HYDRANTS, EXISTING WATER SERVICES, AND EXISTING WATER METERS SHOWN ON THE SUBJECT SITE 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 SANITARY SEWER LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE EXISTING SANITARY LATERAL SERVING THE CHURCH IS PRIVATELY OWNED AND MAINTAINED. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
~ STORM SEWER: ALL EXISTING STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE EXISTING STORM SEWER BETWEEN EXISTING STRUCTURES 5 AND 1 RUNNING ONTO THE SUBJECT SITE ARE 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.

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
CONC. WALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES		D
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		

ARCHAEOLOGY NOTE:

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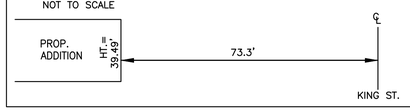
SECTION 6-403 HEIGHT COMPLIANCE NOTE:

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 DETAIL BELOW FOR SECTION SHOWING COMPLIANCE.

SECTION 6-403 DETAIL:

NOT TO SCALE



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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

APPROVED
SPECIAL USE PERMIT NO. 2015-0022

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
BRIAN A. DOFFLEMYER
Lic. No. 049136
16 FEBRUARY 2016
PROFESSIONAL ENGINEER

PRELIMINARY SPECIAL USE PERMIT

FIRST BAPTIST CHURCH

2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
DESIGN: ABH
SCALE: 1"=30'
DATE: 17 JUNE 2015
SHEET 5 OF 14
FILE: 14-55

PRELIMINARY SITE PLAN

J:\2014\1455\DWG\DSUP\05 - PRELIMINARY SITE PLAN.dwg
Wed, Feb 17 2016 - 7:32:44am

TEXT LEGEND:

'= DEGREES
'= MINUTES (OR FEET)
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%= PERCENT
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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
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
HDCP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
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LP= LIGHT POLE
MAX.= MAXIMUM
ME= MATCH EXISTING
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
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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

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ADJACENT BUS STOP WITHIN KING STREET RIGHT-OF-WAY NOTE:

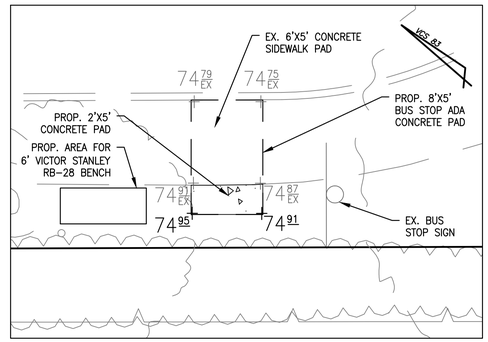
ADJACENT BUS STOP WITHIN KING STREET RIGHT-OF-WAY SERVES AT5 AND AT6. PLEASE SEE PLAN VIEW THIS SHEET FOR ADJACENT BUS STOP LOCATION.

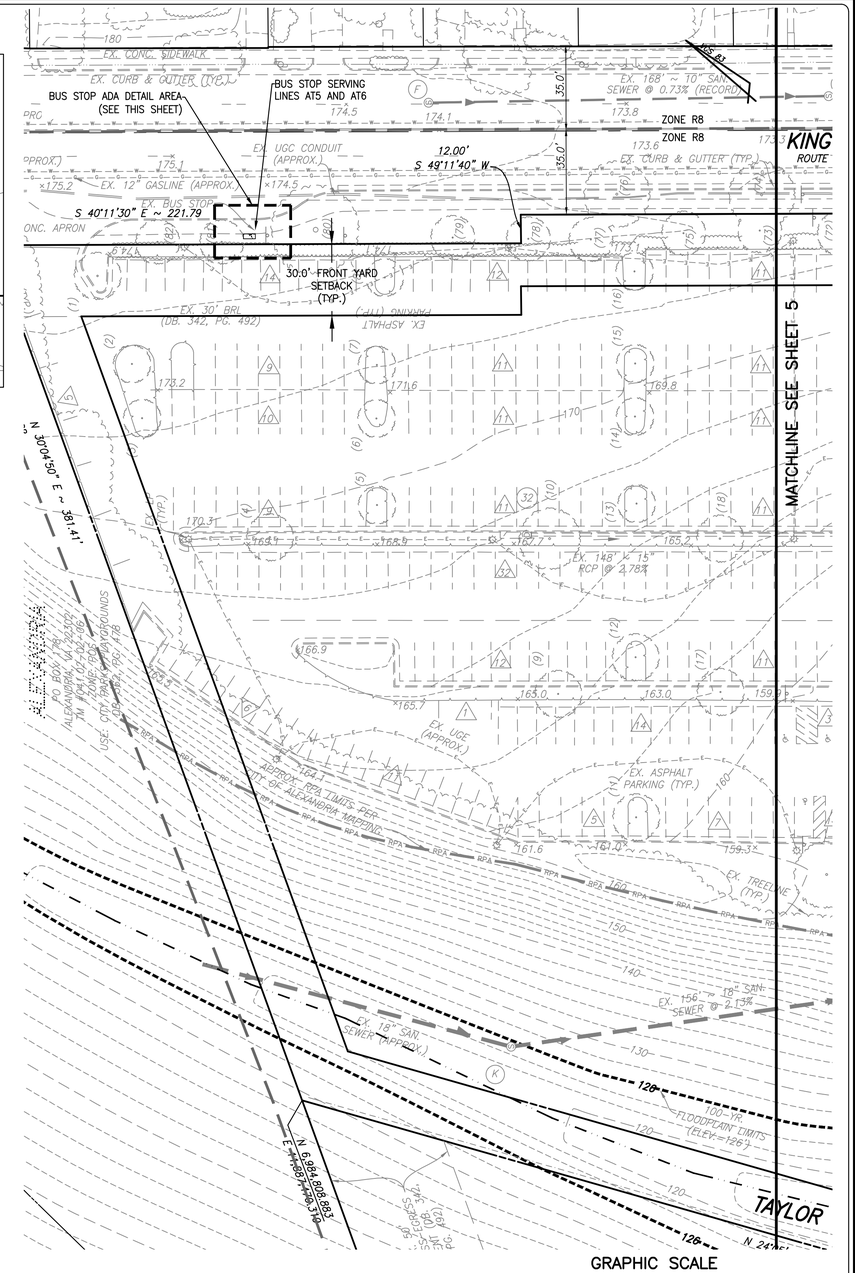
CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
CONC. WALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES		D
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		

BUS STOP ADA DETAIL

SCALE: 1"=5'





GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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DATE: 17 JUNE 2015
SHEET 5A OF 14
FILE: 14-55

PRELIMINARY SITE PLAN

J:\2014\1455\DWG\DELV\05 - PRELIMINARY SITE PLAN.dwg
Wed, Feb 17 2016 - 7:32:25am

TEXT LEGEND:

°= DEGREES	ESMT.= EASEMENT	R= RADIUS
'= MINUTES (OR FEET)	EP= EDGE OF PAVEMENT	RCP= RE-ENFORCED CONCRETE PIPE
"= SECONDS (OR INCHES)	EVE= EMERGENCY VEHICLE EASEMENT	RELOC. = RELOCATED
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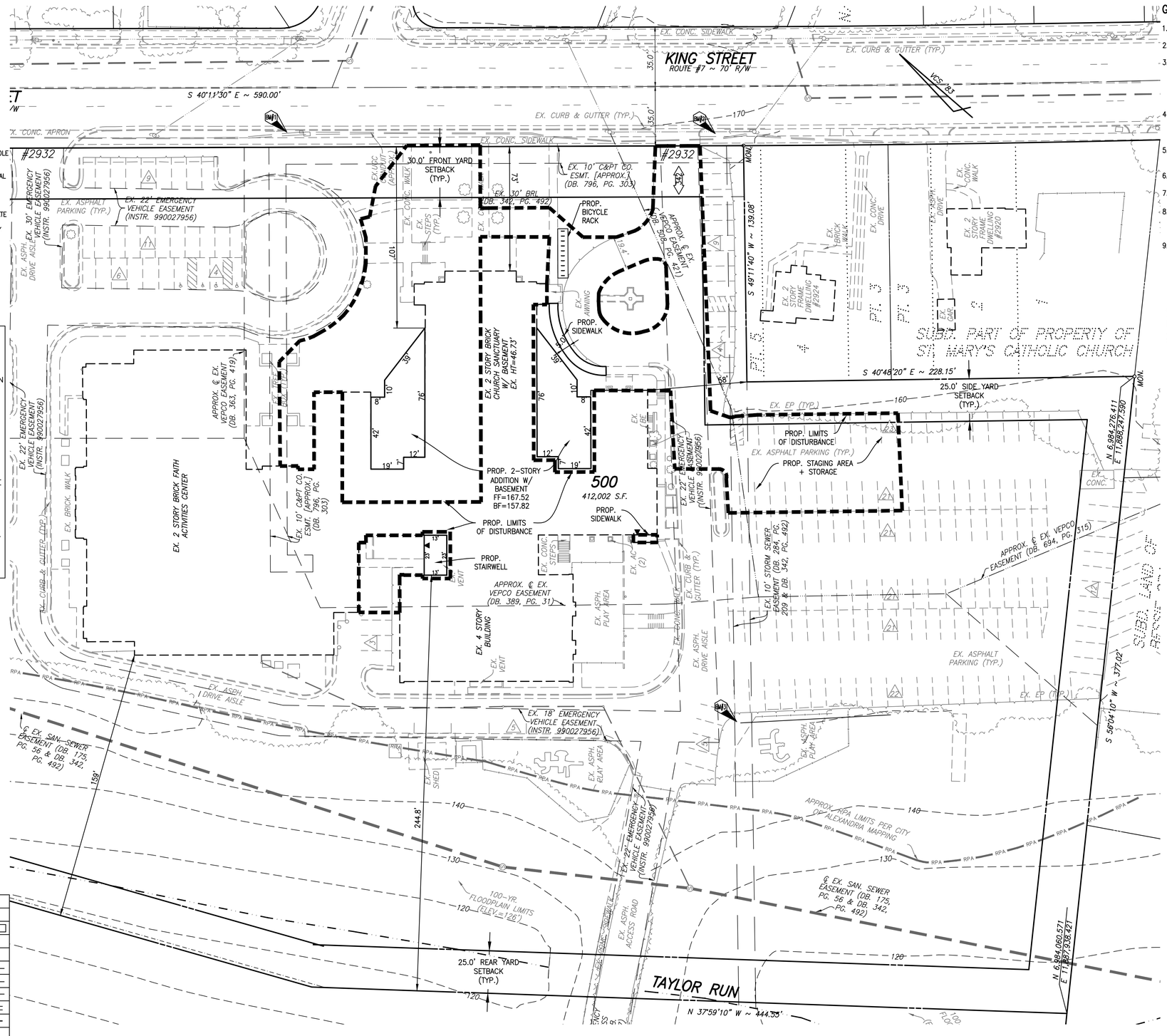

GENERAL NOTES:

1. TAX MAP: 042.03-07-02
2. ZONE: R-8
3. OWNER: TRUSTEES OF FIRST BAPTIST CHURCH
   2932 KING STREET
   ALEXANDRIA, VA 22313
   D.B. 323, PG. 251; DB. 811, PG. 309 & INSTR. #020022361
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #34R. ELEVATION = 174.68'
5. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENT MAY NOT BE SHOWN.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 412,002 S.F. OR 9.4583 AC. (COMP.)
8. THERE ARE RESOURCE PROTECTION AREAS (RPA'S) ON THIS SITE. THERE ARE NO TIDAL WETLANDS, SHORES, OR CONNECTED TIDAL WETLANDS.
9. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE. THE SITE WILL BE ASSESSED FOR SOIL CONDITION PRIOR TO DEVELOPMENT.

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CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
CONC. WALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES		D
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		

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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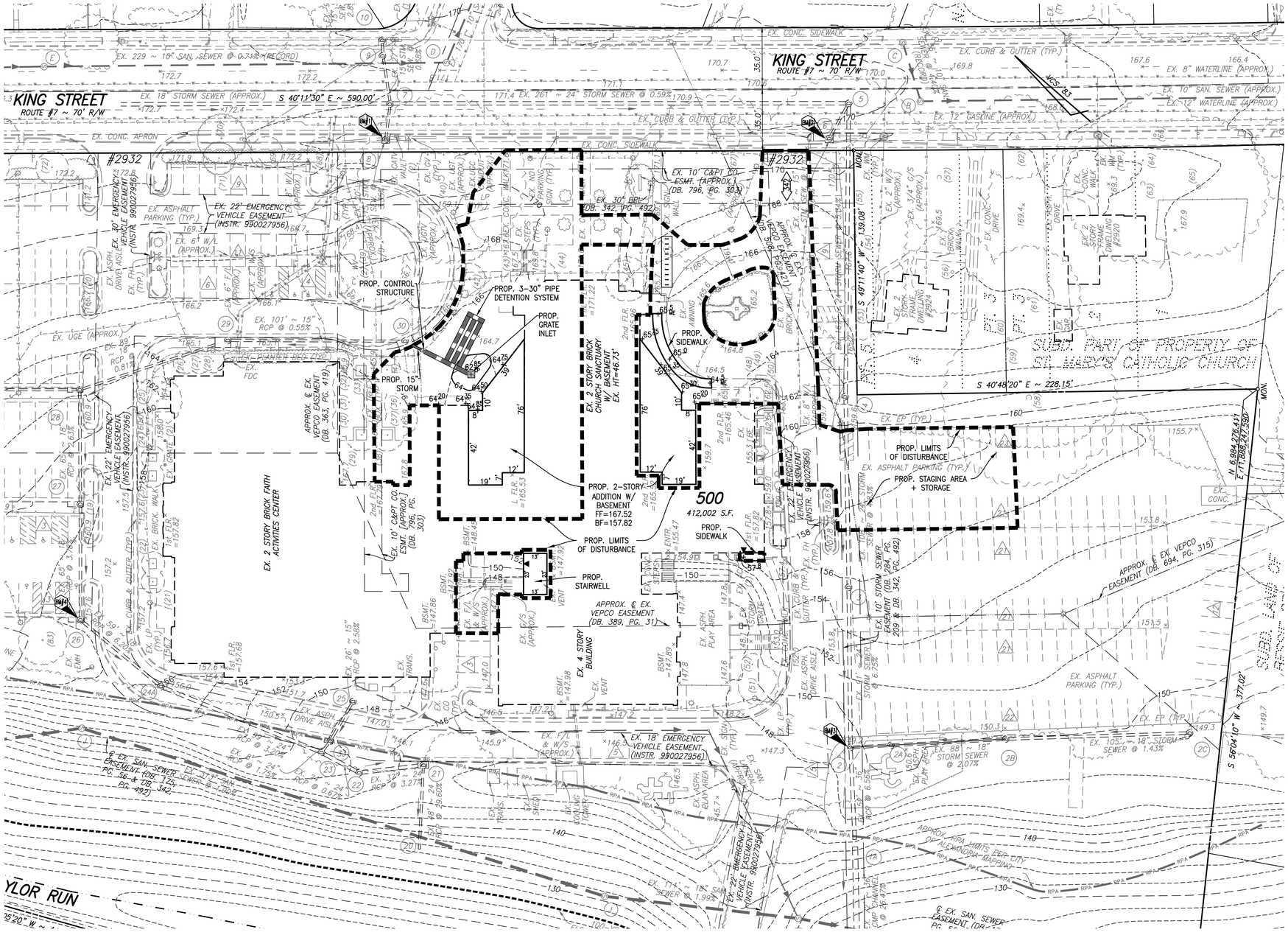
DESIGN: ABH
SCALE: 1"=30'
DATE: 17 JUNE 2015
SHEET 6 OF 14
FILE: 14-55

SITE DIMENSION PLAN

J:\2014\14550\DWG\DEL0\06 - SITE DIMENSION PLAN.dwg
Wed, Feb 17 2016 - 7:33:03am



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LEGEND NOTE:

SEE SHEET 4 FOR TEXT LEGEND AND CIVIL LEGEND

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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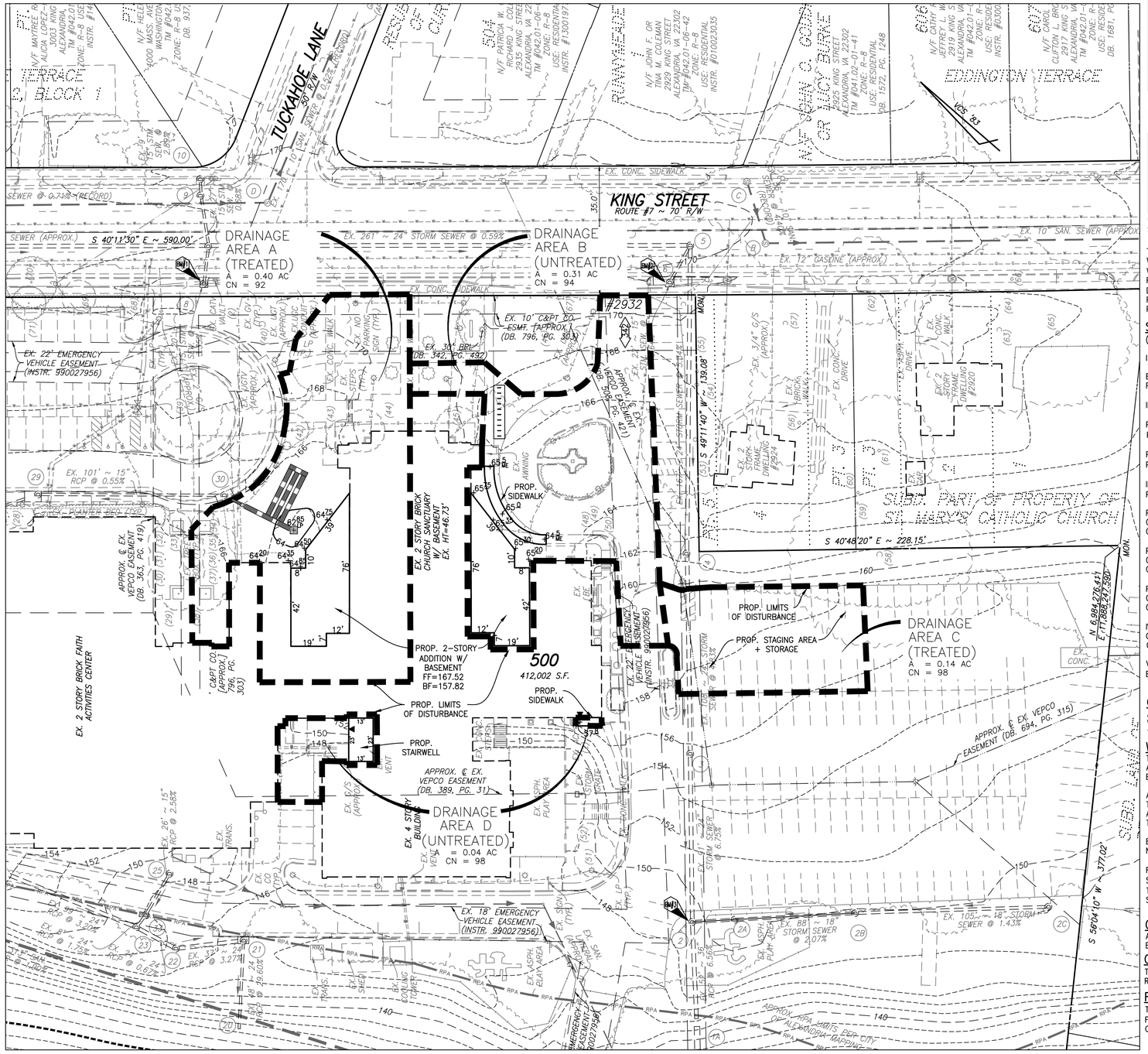
SHEET 7 OF 14
FILE: 14-55

UTILITY PLAN

J:\2014\1455\DWG\DEV\07 - UTILITY PLAN.dwg
Wed, Feb 17 2016 - 7:33:21am

DRAINAGE AREA MAP:

SCALE: 1" = 30'



PROJECT DESCRIPTION

REDEVELOPMENT – CHURCH/RELIGIOUS USE

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA	0.68	0.21	0.89
ON–SITE TREATED	0.40	0.14	0.54
OFF–SITE TREATED	3.25	0.73	3.98
TOTAL TREATED	3.65	0.87	4.52
ON–SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			4.52

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 0.68 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 0.68 = 1,234 CU. FT. WQV REQUIRED

WATER TREATMENT ON–SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
EX. HYDRODYNAMIC STR 22*	0.40	0.26	25%
EX. HYDRODYNAMIC STR 2A*	0.14	0.14	25%

*EXISTING ON–SITE HYDRODYNAMIC STRUCTURES INSTALLED WITH CITY OF ALEXANDRIA APPROVED SP#96–026. SEE WATER QUALITY NARRATIVE THIS SHEET FOR MORE INFORMATION.

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 1,234 CU. FT.
WATER QUALITY VOLUME TREATED (FIRST HALF INCH OF RUNOFF) = 1,815 X 0.40 = 726 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 58.8%
DETENTION ON SITE: YES (SEE STORMWATER MANAGEMENT NARRATIVES THIS SHEET)
PROJECT IS WITHIN WHICH WATERSHED? TAYLOR RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? TAYLOR RUN

STORMWATER RUNOFF COMPUTATIONS:

(RUNOFF ANALYSIS UTILIZING NRCS TR–20 METHOD)

I. PROJECT AREA = 38,768 SQ.FT. OR 0.89 ACRES

EXISTING IMPERVIOUS AREA = 27,443 SQ.FT. OR 0.63 ACRES
PROPOSED IMPERVIOUS AREA = 29,621 SQ.FT. OR 0.68 ACRES

II. WEIGHTED "CN" FACTOR CALCULATION

PRE–DEVELOPMENT "CN" = (80 X 0.26 + 98 X 0.63) ÷ 0.89 = 93
POST–DEVELOPMENT "CN" = (92 X 0.40 + 94 X 0.31 + 98 X 0.14 + 98 X 0.04) ÷ 0.89 = 94

PRE–DEVELOPMENT "CN" = 93
POST–DEVELOPMENT "CN" = 94

III. PEAK DISCHARGE FOR DESIGN STORMS (Tc = 5 MIN)
PEAK DISCHARGE FLOWS WERE CALCULATED USING HYDROCAD SOFTWARE/NRCS TR–20 METHOD.

PRE–DEVELOPMENT
Q_2 PRE = 2.48 CFS
Q_{10} PRE = 4.29 CFS

POST–DEVELOPMENT (WITHOUT DETENTION)
Q_2 POST = 2.52 CFS
Q_{10} POST = 4.32 CFS

POST–DEVELOPMENT (WITH DETENTION; SEE SHEET ?? FOR DETENTION CALCULATIONS AND INFORMATION)
Q_2 POST = 2.02 CFS
Q_{10} POST = 4.17 CFS

IV. POST–DEVELOPMENT DECREASES (WITH DETENTION)
Q_2 = 0.46 CFS
Q_{10} = 0.12 CFS

V. THE VIRGINIA RUNOFF REDUCTION METHOD, EXISTING ON–SITE HYDRODYNAMIC STRUCTURES, AND A PROPOSED ON–SITE DETENTION SYSTEM WILL BE UTILIZED TO ENSURE THIS PROJECT COMPLIES WITH THE CITY'S STORMWATER REGULATIONS IN REGARDS TO WATER QUALITY AND WATER QUANTITY.

OUTFALL NARRATIVE NOTE:

ALL ONSITE STORMWATER RUNOFF WILL BE COLLECTED INTO AN ADEQUATE ON–SITE STORM SEWER AND BE DISCHARGED TO THE BED AND BANKS OF TAYLOR RUN WHICH RUNS ON–SITE ADJACENT TO THE PROJECT AREA. SEE CHANNEL AND FLOOD PROTECTION NARRATIVES THIS SHEET AND CALCULATIONS ON SHEETS 11 AND 12 FOR MORE INFORMATION.

WATER QUALITY NARRATIVE:

THE WATER QUALITY REQUIREMENTS FOR THIS PROJECT WILL BE ACHIEVED THROUGH TWO EXISTING ON–SITE HYDRODYNAMIC UNITS INSTALLED WITH CITY OF ALEXANDRIA APPROVED PLAN: SP 96–026. TWO OF THE FOUR ON–SITE DRAINAGE AREAS PROPOSED FOR THIS PROJECT, DRAINAGE AREAS A AND C, FLOW TO EXISTING HYDRODYNAMIC UNITS 2A AND 22.

ALL OF DRAINAGE AREA A FLOWS TO THE EXISTING HYDRODYNAMIC UNIT 22. PREVIOUS DESIGN CALCULATIONS FOR EXISTING HYDRODYNAMIC UNIT 22 STATE THAT THE UNIT HAS A TREATABLE IMPERVIOUS AREA CAPACITY OF 2.60 ACRES. IN EXISTING CONDITIONS THE UNIT TREATS 2.58 ACRES–THUS LEAVING 0.02 ACRES OF ADDITIONAL IMPERVIOUS AREA TREATMENT AVAILABLE. THE PROPOSED CONDITIONS WITHIN DRAINAGE AREA A INCREASE THE IMPERVIOUS AREA BY 0.02 ACRES. THUS THE ADDITIONAL EXISTING CAPACITY OF EXISTING HYDRODYNAMIC UNIT 22 IS ADEQUATE TO CAPTURE AND TREAT ALL OF THE POST DEVELOPMENT DRAINAGE AREA A.

EXISTING HYDRODYNAMIC STRUCTURE 2A WAS PREVIOUSLY DESIGNED TO TREAT AN AREA WHICH ENTIRELY CONTAINS PROPOSED DRAINAGE AREA C. FURTHERMORE NO NEW IMPERVIOUS AREA IS PROPOSED WITHIN DRAINAGE AREA C, THEREFORE THE EXISTING HYDRODYNAMIC UNIT 2A WILL CONTINUE TO TREAT DRAINAGE AREA C.

FROM THE VIRGINIA REDUCTION RUNOFF METHOD REDEVELOPMENT WORKSHEET THE POST DEVELOPMENT PHOSPHORUS REDUCTION REQUIRED IS 0.24 LBS./YR.–SEE SHEET 9. THE COMBINATION OF TREATMENT FROM DRAINAGE AREAS A AND C PROVIDES 0.24 LBS./YR. OF PHOSPHOROUS REMOVAL. THEREFORE COMPLIANCE WITH THE CITY'S WATER QUALITY REQUIREMENTS IS ACHIEVED PER 13–109(8)C OF THE CITY CODE. SEE SHEET 9 FOR THE FILLED OUT VIRGINIA RUNOFF REDUCTION SPREADSHEET, CALCULATIONS, AND ADDITIONAL INFORMATION.

CITY OF ALEXANDRIA WATER QUALITY IMPROVEMENT FUND NOTE:

A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENTS FUND WILL BE MADE FOR THE PORTION OF ON–SITE IMPERVIOUS AREA THAT IS NOT TREATED BY THE EXISTING HYDRODYNAMIC UNITS. SEE SHEET 9 FOR THE WATER QUALITY IMPROVEMENTS FUND REQUEST LETTER.

CHANNEL PROTECTION NARRATIVE:

THIS PROJECT OUTFALLS INTO THE NATURAL CHANNEL TAYLOR RUN. THUS COMPLIANCE WITH CITY'S CHANNEL PROTECTION CODE SECTION 13–109F–1(c)(i) IS REQUIRED UTILIZING THE 1–YR, 24–HR STORM. SEE SHEET 11 FOR COMPLIANCE CALCULATIONS, NARRATIVES, AND DETAILS.

FLOOD PROTECTION NARRATIVE:

THE EXISTING ON–SITE STORM SEWER SYSTEM DOES NOT EXPERIENCE LOCALIZED FLOODING DURING THE 10–YEAR STORM EVENT. THUS COMPLIANCE WITH CITY'S FLOOD PROTECTION CODE SECTION 13–109F–2(a)(i) & 13–109F–2(a)(ii) IS REQUIRED UTILIZING THE 10–YR, 24–HR STORM. SEE SHEET 9 & 12 FOR COMPLIANCE CALCULATIONS, NARRATIVES, AND DETAILS.

SITE PLAN VIEW NOTE:

FOR EASE OF PLAN DEPICTION–ONLY THE PARCEL AREA CONTAINING THE PROPOSED PROJECT IS SHOWN. SEE SHEETS 3–4C FOR ENTIRE SITE PARCEL.

LEGEND NOTE:

SEE SHEET 4 FOR TEXT LEGEND AND CIVIL LEGEND

SEWER NOTE:

SEE SHEET 4 FOR SEWER STRUCTURE LABELS AND INFORMATION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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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 SPECIFICATION OF THE CITY OF ALEXANDRIA, VIRGINIA

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APPROVED
SPECIAL USE PERMIT NO. 2015–0022

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

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

COMMONWEALTH OF VIRGINIA
BRIAN A. DOFFLEMYER
Lic. No. 049136
16 FEBRUARY 2016
PROFESSIONAL ENGINEER

PRELIMINARY SPECIAL USE PERMIT

FIRST BAPTIST CHURCH

2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
DESIGN: ABH
SCALE: 1"=30'
DATE: 17 JUNE 2015
SHEET 8 OF 14
FILE: 14–55

STORMWATER MANAGMENT PLAN (1 OF 3)

J:\2014\1455\DWG\DELA\08 & 09 – STORMWATER MANAGMENT PLAN (1&2).dwg
Wed, Feb 17 2016 – 7:33:30am

RC FIELDS & ASSOCIATES INCORPORATED
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730 S. WASHINGTON STREET
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20 November 2015

Jesse E. Maines
Watershed Management Planner
Transportation & Environmental Services
301 King Street
P.O. Box 178 (Room 3000)
Alexandria, Va. 22314

RE: First Baptist Church – WQIF Request Letter
SUP# 2015-0022
(2932 King Street)

Dear Mr. Jesse E. Maines:

On behalf of the property owner, Trustees of First Baptist Church, we are requesting to provide a monetary contribution to the Alexandria Water Quality Improvement Fund for that portion of the project's Water Quality Volume which is not being treated by a water quality facility or Best Management Practice (BMP).

The phosphorous removal requirement and the majority of the Water Quality Default Volume are met through the use of two existing hydrodynamic BMPs located on the property. However, a portion of on-site impervious area from the site is unable to be captured due to several site and existing storm sewer limitations listed below.

1. The Limits of Disturbance area was set around the construction project area in a way to provide adequate construction egress and ingress and adequate construction staging and storage area. Therefore 63% of the untreated impervious area within the Limits of Disturbance is represented by existing impervious area which will not be physically disturbed during construction.

2. The project proposes retrofit type construction of an existing structure to remain in use during construction. Therefore the ability to connect into the existing on-site storm sewer and BMPs to treat impervious area within the Limits of Disturbance will be restricted in order to minimize the construction footprint.

3. An existing 24" storm sewer pipe which runs through the proposed project site collects offsite stormwater runoff from King Street right-of-way. Therefore a proposed BMP cannot be placed online with this existing pipe due to the cost ineffective nature of treating the anticipated large offsite flows from King Street.

The table provided below lists summary values regarding the impervious area information mentioned above.

Alexandria EZ Storage Impervious Area Summary Table		
Total Proposed Onsite Impervious Area	29,621	Square Feet
Onsite Impervious Area Treated	17,424	Square Feet
Onsite Impervious Area Treated (Percentage of Total Imperviousness Area)	58.8%	
Onsite Impervious Area Untreated	12,197	Square Feet
Onsite Impervious Area Untreated (Percentage of Total Imperviousness Area)	41.2%	

In regards to the onsite impervious area left untreated we are providing the following method (provided to us by OEQ) for the required contribution to the Alexandria Water Quality Improvement Fund for your approval:

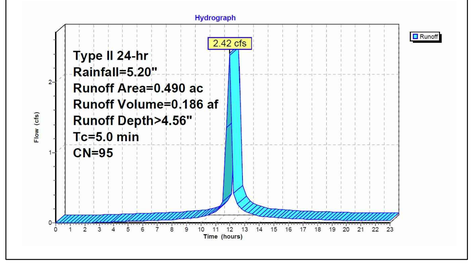
Determining water quality improvement fund fee:
12,197 square feet x $2.00 / square foot = $24,394.00

Once approved I will include this request letter along with your approval letter as part of the development special use plan for this project that will be submitted to the City of Alexandria for review and approval.

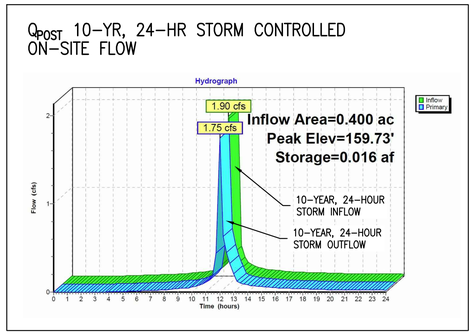
Thank you for your attention to this matter.

Respectfully,
R.C. FIELDS & ASSOCIATES, INC.
Alex B. Holleman
Alex B. Holleman, P.E.
Project Engineer

Q_{POST} 10-YR, 24-HR STORM UNCONTROLLED ON-SITE FLOW



Q_{POST} 10-YR, 24-HR STORM CONTROLLED ON-SITE FLOW



Q_{POST} 10-YR, 24-HR STORM SUMMARY OF DETETION ROUTING

Post Development With Detention *Type II 24-hr Rainfall=5.20"*
Prepared by Windows User Printed 11/19/2015
HydroCAD® 10.00 s/n 08211 © 2013 HydroCAD Software Solutions LLC

Summary for Pond 16P: (new Pond)

Inflow Area = 0.400 ac, 65.00% Impervious, Inflow Depth > 4.28"
Inflow = 1.90 cfs @ 11.96 hrs, Volume= 0.143 af
Outflow = 1.75 cfs @ 12.01 hrs, Volume= 0.143 af, Atten= 8%, Lag= 2.8 min
Primary = 1.75 cfs @ 12.01 hrs, Volume= 0.143 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.25 hrs
Peak Elev= 159.73' @ 12.07 hrs Surf.Area= 0.002 ac Storage= 0.016 af

Plug-Flow detention time= 7.9 min calculated for 0.143 af (100% of inflow)
Center-of-Mass det. time= 7.2 min (784.6 - 777.4)

Volume	Invert	Avail.Storage	Storage Description
#1	157.29'	0.016 af	**30.0" Round Pipe Storage** L= 140.0'

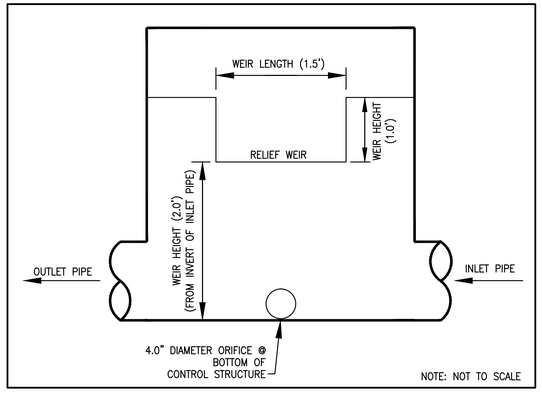
Device	Routing	Invert	Outlet Devices
#1	Primary	157.29'	**4.0" Vert. Orifice/Grate** C= 0.600
#2	Primary	159.29'	**1.5' long x 1.00' rise Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=1.69 cfs @ 12.01 hrs HW=159.66' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.62 cfs @ 7.15 fps)
└**2=Sharp-Crested Rectangular Weir** (Weir Controls 1.06 cfs @ 2.00 fps)

Q_{POST} 10-YR, 24-HR STORM HYDROGRAPH TABLE

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)	
0.00	0.00	0.000	157.29	0.00	
0.50	0.00	0.000	157.29	0.00	
1.00	0.00	0.000	157.29	0.00	
1.50	0.00	0.000	157.29	0.00	
2.00	0.00	0.000	157.29	0.00	
2.50	0.00	0.000	157.29	0.00	
3.00	0.00	0.000	157.29	0.00	
3.50	0.00	0.000	157.31	0.00	
4.00	0.00	0.000	157.33	0.00	
4.50	0.01	0.000	157.34	0.01	
5.00	0.01	0.000	157.35	0.01	
5.50	0.01	0.000	157.36	0.01	
6.00	0.01	0.000	157.36	0.01	
6.50	0.02	0.000	157.37	0.02	
7.00	0.02	0.000	157.38	0.02	
7.50	0.02	0.000	157.39	0.02	
8.00	0.03	0.000	157.39	0.03	
8.50	0.03	0.000	157.41	0.03	
9.00	0.04	0.000	157.42	0.04	
9.50	0.05	0.000	157.43	0.05	
10.00	0.06	0.000	157.45	0.06	
10.50	0.08	0.001	157.48	0.08	
11.00	0.11	0.001	157.52	0.11	
11.50	0.22	0.001	157.66	0.19	
12.00	**1.87**	**0.016**	**159.68**	**1.75**	← PEAK
12.50	0.21	0.008	158.60	0.45	
13.00	0.13	0.002	157.70	0.21	
13.50	0.10	0.001	157.52	0.10	
14.00	0.08	0.001	157.49	0.08	
14.50	0.07	0.001	157.47	0.07	
15.00	0.06	0.000	157.46	0.06	
15.50	0.06	0.000	157.45	0.06	
16.00	0.05	0.000	157.44	0.05	
16.50	0.04	0.000	157.43	0.05	
17.00	0.04	0.000	157.43	0.04	
17.50	0.04	0.000	157.42	0.04	
18.00	0.04	0.000	157.42	0.04	
18.50	0.03	0.000	157.41	0.04	
19.00	0.03	0.000	157.41	0.03	
19.50	0.03	0.000	157.40	0.03	
20.00	0.03	0.000	157.40	0.03	
20.50	0.03	0.000	157.39	0.03	
21.00	0.03	0.000	157.39	0.03	
21.50	0.03	0.000	157.39	0.03	
22.00	0.02	0.000	157.39	0.02	
22.50	0.02	0.000	157.39	0.02	
23.00	0.02	0.000	157.39	0.02	
23.50	0.02	0.000	157.39	0.02	
24.00	0.02	0.000	157.38	0.02	

30" NYLOPLAST CONTROL STRUCTURE INSERT DETAIL



STORMWATER RUNOFF SUMMARY:

(NRCS METHODOLOGY USED TO CALCULATE THE 24-HOUR STORM)

PRE-DEVELOPMENT PEAK FLOW:
Q_{10} PRE = 4.29 CFS

POST-DEVELOPMENT PEAK FLOW:
Q_{10} POST, DRAINAGE AREA 1 (DETAINED) = 1.75 CFS
Q_{10} POST, DRAINAGE AREA 2 (NOT DETAINED) = 1.51 CFS
Q_{10} POST, DRAINAGE AREA 3 (NOT DETAINED) = 0.71 CFS
Q_{10} POST, DRAINAGE AREA 4 (NOT DETAINED) = 0.20 CFS

Q_{10} POST, TOTAL = 4.17 CFS

THE PROPOSED DETENTION SYSTEM DECREASES THE 10-YEAR, 24-HOUR PEAK FLOW RATE FROM 4.29 CFS TO 4.17 CFS. THIS RESULTS IN A DECREASE OF RUNOFF FOR THE 10-YEAR, 24-HOUR STORM WHICH IS IN COMPLIANCE WITH 13-109F-(2)(a)(ii). SEE SHEET 12 FOR COMPLIANCE WITH 13-109F-(2)(a)(i).

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APPROVED
SPECIAL USE PERMIT NO. 2015-0022
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
BRIAN A. DOFFLEMYER
Lic. No. 049136
16 FEBRUARY 2016
PROFESSIONAL ENGINEER

PRELIMINARY SPECIAL USE PERMIT
FIRST BAPTIST CHURCH
2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
DESIGN: ABH
SCALE: N/A
DATE: 17 JUNE 2015
SHEET 9 OF 14
FILE: 14-55

STORMWATER MANAGMENT PLAN (2 OF 3)

J:\2014\1450\DWG\DEA\08 & 09 - STORMWATER MANAGMENT PLAN (1&2).dwg
Wed, Feb 17 2016 - 7:33:31am

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

Project Name: First Baptist Church
Date: 07/15/2015

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage 0.89

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	0.26	0.26
Impervious Cover (acres)	0.00	0.00	0.00	0.63	0.63
				Total	0.89

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	0.21	0.21
Impervious Cover (acres)	0.00	0.00	0.00	0.68	0.68
				Total	0.89
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)	0.26	0.21
Composite Rv(turf)	0.25	0.25
% Managed Turf	29%	25%
Impervious Cover (acres)	0.63	0.63
Rv(impervious)	0.95	0.95
% Impervious	71%	75%
Total Site Area (acres)	0.89	0.84
Site Rv	0.75	0.78
Pre-Development Treatment Volume (acre-ft)	0.0553	0.0543
Pre-Development Treatment Volume (cubic feet)	2,409	2,363
Pre-Development Load (TP) (lb/yr)	1.51	1.48

Land Cover Summary Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.21
Composite Rv(turf)	0.25
% Managed Turf	25%
ReDev. Impervious Cover (acres)	0.63
Rv(impervious)	0.95
% Impervious	75%
Total ReDev. Site Area (acres)	0.84
ReDev. Site Rv	0.78
Post-ReDevelopment Treatment Volume (acre-ft)	0.0543
Post-ReDevelopment Treatment Volume (cubic feet)	2,363
Post-ReDevelopment Load (TP) (lb/yr)	1.48

Land Cover Summary Post-ReDevelopment New Impervious	
New Impervious Cover (acres)	0.05
Rv(impervious)	0.95
% Impervious	100%
Total New Dev. Site Area (acres)	0.05
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0040
Post-Development Treatment Volume (cubic feet)	172
Post-Development Load (TP) (lb/yr)	0.11

[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**.

Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.15
TP Load Reduction Required for New Impervious Area (lb/yr)	0.09
Total Load Reduction Required (lb/yr)	**0.24**
Pre-Development Load (TN) (lb/yr)	10.83
Post-Development Load (TN) (lb/yr)	11.40

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.26	0.24	0.14	0.04	0.00	OK.
IMPERVIOUS COVER TREATED	0.26	0.00	0.14	0.00	0.00	OK.
TURF AREA	0.14	0.07	0.00	0.00	0.00	OK.
TURF AREA TREATED	0.14	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.24
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.24
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	1.36
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0 LB/YEAR!!

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

THE PROPOSED REDEVELOPMENT (APPROXIMATELY 0.89 ACRES OF DISTURBANCE) GENERATES A NET INCREASE OF IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY CODE SECTION 13-109E-(5)(c), DEVELOPMENT OF PRIOR DEVELOPED LANDS DISTURBING LESS THAN 1 ACRE AND RESULTING IN A NET INCREASE IN IMPERVIOUS AREA, THE INCREASED IMPERVIOUS AREA SHALL CONFORM TO THE DESIGN CRITERIA FOR NEW DEVELOPMENT AND THE CRITERIA OF EITHER CITY CODE SECTIONS 13-109E-(5)(a) OR 13-109E-(5)(b) SHALL APPLY TO THE REMAINDER OF THE DISTURBED AREA.

THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) WAS UTILIZED TO DETERMINE THE STORM WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. THE PRE-DEVELOPMENT PHOSPHORUS LOAD IS CALCULATED THROUGH THE VRRM SPREADSHEET ON THE "POST-REDEVELOPMENT PROJECT AND LAND COVER INFORMATION" SPREADSHEET AS 0.24 LBS./YR. (SEE THIS SHEET). THE AMOUNT OF PHOSPHORUS LOAD REDUCED THROUGH THE EXISTING HYDRODYNAMIC BMPS IS CALCULATED THROUGH THE VRRM SPREADSHEET ON THE "DRAINAGE AREA A" SPREADSHEET AND THE "DRAINAGE AREA C" SPREADSHEET AS 0.16 LBS./YR. AND 0.08 LBS./YR. RESPECTIVELY (SEE THIS SHEET) FOR A COMBINED REDUCTION OF 100%. THUS AS REQUIRED PER 13-109(8)c OF THE CITY CODE AT LEAST 75% OF THE REQUIRED PHOSPHOROUS REDUCTION REQUIRED HAS BEEN MET ON SITE.

THE EXISTING HYDRODYNAMIC BMPS MENTIONED ABOVE WILL NOT CAPTURE 100% OF THE IMPERVIOUS AREA RUNOFF WITHIN THE PROJECT AREA. THEREFORE A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE REQUIRED FOR THE PORTION OF THE WATER QUALITY VOLUME NOT TREATED ON-SITE. SEE SHEET 9 FOR THE WATER QUALITY IMPROVEMENTS FUND REQUEST LETTER.

THUS, THIS SITE IS IN COMPLIANCE WITH CITY CODE SECTION 13-109E AND SECTION 13-110.

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	0.14	0.14	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.26	0.26	0.95
				Total	0.40	

Post Development Treatment Volume (cf) 1024

14. Manufactured BMP

Hydrodynamic Device	impervious acres draining to device	0% runoff volume reduction	0.00	0.26	0.00	0	897	25	0.00	0.56	0.14	0.42
	turf acres draining to device	0% runoff volume reduction	0.00	0.14	0.00	0	483	25	0.00	0.08	0.02	0.06

TOTAL IMPERVIOUS COVER TREATED (ac)	0.26
TOTAL TURF AREA TREATED (ac)	0.14
AREA CHECK	OK.
PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A	0.16
TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr)	0.16

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A	0.00
TOTAL NITROGEN REMOVAL IN D.A. A (lb/yr)	0.00

Drainage Area B

Drainage Area B 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	0.07	0.07	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.24	0.24	0.95
				Total	0.31	

Post Development Treatment Volume (cf) 891

TOTAL IMPERVIOUS COVER TREATED (ac)	0.00
TOTAL TURF AREA TREATED (ac)	0.00
AREA CHECK	OK.
PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. B	0.00
TOTAL PHOSPHORUS REMOVAL IN D.A. B (lb/yr)	0.00

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. B	0.00
TOTAL NITROGEN REMOVAL IN D.A. B (lb/yr)	0.00

Drainage Area C

Drainage Area C 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	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.14	0.14	0.95
				Total	0.14	

Post Development Treatment Volume (cf) 483

14. Manufactured BMP

Hydrodynamic Device	impervious acres draining to device	0% runoff volume reduction	0.00	0.14	0.00	0	483	25	0.00	0.30	0.08	0.23
	turf acres draining to device	0% runoff volume reduction	0.00	0.00	0.00	0	0	0	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac)	0.14
TOTAL TURF AREA TREATED (ac)	0.00
AREA CHECK	OK.
PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. C	0.08
TOTAL PHOSPHORUS REMOVAL IN D.A. C (lb/yr)	0.08

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. C	0.00
TOTAL NITROGEN REMOVAL IN D.A. C (lb/yr)	0.00

Drainage Area D

Drainage Area D 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	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.04	0.04	0.95
				Total	0.04	

Post Development Treatment Volume (cf) 138

TOTAL IMPERVIOUS COVER TREATED (ac)	0.00
TOTAL TURF AREA TREATED (ac)	0.00
AREA CHECK	OK.
PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. D	0.00
TOTAL PHOSPHORUS REMOVAL IN D.A. D (lb/yr)	0.00

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. D	0.00
TOTAL NITROGEN REMOVAL IN D.A. D (lb/yr)	0.00

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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 SPECIFICATION OF THE CITY OF ALEXANDRIA, VIRGINIA

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APPROVED
SPECIAL USE PERMIT NO. 2015-0022

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

RC FIELDS & ASSOCIATES, INC.
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COMMONWEALTH OF VIRGINIA
BRIAN A. DOFFLEMYER
Lic. No. 049136
16 FEBRUARY 2016
PROFESSIONAL ENGINEER

PRELIMINARY SPECIAL USE PERMIT
FIRST BAPTIST CHURCH
2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
DESIGN: ABH
SCALE: NOT TO SCALE
DATE: 17 JUNE 2015
SHEET 10 OF 14
FILE: 14-55

STORMWATER MANAGMENT PLAN (3 OF 3)

J:\2014\1450\DWG\DEL\10 - STORMWATER MANAGEMENT PLAN (3 OF 3).dwg
Wed, Feb 17 2016 - 7:33:40am

STORMWATER OUTFALL NARRATIVE:

PRE-DEVELOPMENT CONDITIONS:
THE 0.89 ACRE SITE IS LOCATED IN THE TAYLOR RUN WATERSHED. THE SITE IS BOUNDED FROM THE NORTH BY KING STREET AND FROM THE SOUTH BY TAYLOR'S RUN. THE EXISTING SITE CONTAINS A BUILDING COMPLEX AND PARKING LOTS. THE SITE GENERALLY SLOPES FROM THE NORTH TO SOUTH AND COLLECTS RUNNOFF INTO EXISTING INLETS LOCATED WITHIN THE PROPERTY WHICH OUTFALLS INTO TAYLOR'S RUN JUST TO THE SOUTH.

POST-DEVELOPMENT CONDITIONS:
THIS PROJECT PROPOSES TWO 2-STORY BUILDING ADDITIONS, ONE ON EACH SIDE OF THE EXISTING CHURCH SANCUTARY BUILDING AND A STAIRWELL. THE PROJECT WILL MAINTAIN THE EXISTING OUTFALL POINT AS IN PRE-DEVELOPMENT CONDITIONS. THIS PROJECT PROPOSES AN OVERALL SLIGHT INCREASE OF ON-SITE IMPERVIOUS AREA.

RUNOFF FROM THE PROPOSED ADDITIONS TO THE BUILDING WILL BE COLLECTED VIA THE EXISTING STORM SEWER NETWORK LOCATED WITHIN THE PROPERTY AND OUTFALL INTO TAYLOR'S RUN AS IN PRE-DEVELOPMENT CONDITIONS. POST-DEVELOPMENT CONDITIONS WILL RESULT IN AN INCREASE IN OVERALL IMPERVIOUS AREA. THEREFORE, A DETENTION SYSTEM WILL BE UTILIZED TO DECREASE THE PEAK OUTFALL INTO THE NATURAL CHANNEL.

OUTFALL ANALYSIS AND COMPUTATIONS:
SEE THIS SHEET FOR CHANNEL PROTECTION OUTFALL ANALYSIS AND SHEET 12 FOR FLOOD PROTECTION OUTFALL ANALYSIS.

CHANNEL PROTECTION LIMITS OF ANALYSIS NARRATIVE:

THIS PROJECT OUTFALLS INTO THE NATURAL CHANNEL TAYLOR RUN. THUS CHANNEL PROTECTION FOR THIS SITE SHALL BE ANALYZED PER CITY CODE 13-109F-1(c)(i). THEREFORE PER CITY CODE SECTION 13-109F-1(d) THE LIMITS OF ANALYSIS SHALL BE THE SITE AREA.

CHANNEL PROTECTION STORMWATER RUNOFF COMPUTATIONS:

(RUNOFF ANALYSIS UTILIZING NRCS TR-20 METHOD)

I. PROJECT AREA = 38,768 SQ.FT. OR 0.89 ACRES

EXISTING IMPERVIOUS AREA = 27,443 SQ.FT. OR 0.63 ACRES
PROPOSED IMPERVIOUS AREA = 29,621 SQ.FT. OR 0.68 ACRES

II. WEIGHTED "CN" FACTOR CALCULATION

PRE-DEVELOPMENT "CN" = (80 X 0.26+ 98 X 0.63) ÷ 0.89 = 93
POST-DEVELOPMENT "CN" = (92 X 0.40 + 94 X 0.31 + 98 X 0.14 + 98 X 0.04) ÷ 0.89 = 94
FOREST CONDITION "CN" = 77

III. PEAK DISCHARGE FOR DESIGN STORMS (Tc = 5 MIN)
PEAK DISCHARGE FLOWS WERE CALCULATED USING HYDROCAD SOFTWARE/NRCS TR-20 METHOD.

PRE-DEVELOPMENT
Q_1 PRE = 2.02 CFS

POST-DEVELOPMENT:
Q_{10} POST, DRAINAGE AREA 1 (DETAINED) = 0.49 CFS
Q_{10} POST, DRAINAGE AREA 2 (NOT DETAINED) = 0.73 CFS
Q_{10} POST, DRAINAGE AREA 3 (NOT DETAINED) = 0.36 CFS
Q_{10} POST, DRAINAGE AREA 4 (NOT DETAINED) = 0.10 CFS
Q_{10} POST, TOTAL = 1.68 CFS
Q_1 POST = 1.68 CFS

FOREST CONDITION CHECK
Q_1 FOREST = 0.93 CFS

CHANNEL PROTECTION CITY CODE COMPLIANCE 13-109F-1(c)(i) EQUATIONS:

THE SITE OUTFALL PROVIDES ADEQUATE CHANNEL PROTECTION THROUGH ADHERENCE TO THE FOLLOWING EQUATIONS:

$Q_{Developed} \leq I.F.*(Q_{Pre\text{-}developed}*RV_{Pre\text{-}developed})/RV_{Developed}$ ..... (1.68 CFS) $\leq$ 0.9 * (2.02 CFS * 1.97)/2.06 ..... 1.68 CFS $\leq$ 1.74

$Q_{Developed} \leq Q_{Pre\text{-}developed}$ ..... 1.68 CFS $\leq$ 2.02 CFS

$Q_{Developed} \geq (Q_{Forest}*RV_{Forest})/RV_{Developed}$ ..... 1.68 CFS $\geq$ (0.93 CFS * 0.87)/2.06 ..... 1.68 CFS $\geq$ 0.39 CFS

CHANNEL PROTECTION NARRATIVE CONCLUSION:

THIS PROJECT OUTFALLS INTO THE NATURAL CHANNEL TAYLOR RUN. ALL THE REQUIREMENTS FOR THE 1-YR, 24-HR STORM ARE MET AS DEMONSTRATED IN THE EQUATIONS ABOVE. THEREFORE PER CITY CODE SECTION 13-109F-1(c)(i) THE SITE PROVIDES ADEQUATE CHANNEL PROTECTION.

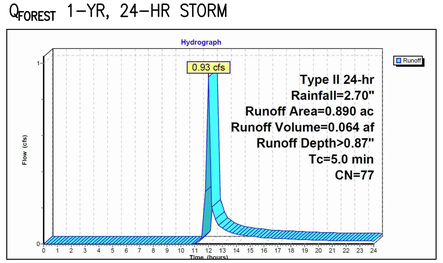
RV_{FOREST} FOR 1-YR, 24-HR STORM

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	0.89	
	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	0.00	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
					Weighted CN	S
					77	2.99
		1-year storm	2-year storm	10-year storm		
$RV_{Developed}$ (in) with no Runoff Reduction		0.87	1.21	2.79		
$RV_{Developed}$ (in) with Runoff Reduction		0.87	1.21	2.79		
Adjusted CN		77	77	77		

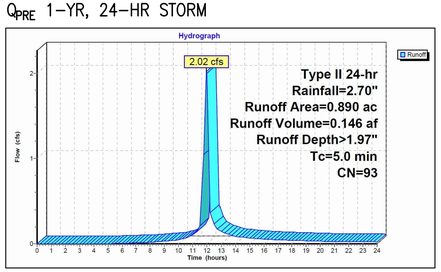
RV_{PRE} FOR 1-YR, 24-HR STORM

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	0.26	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.63	
	CN	98	98	98	98	
					Weighted CN	S
					93	0.75
		1-year storm	2-year storm	10-year storm		
$RV_{Developed}$ (in) with no Runoff Reduction		1.97	2.45	4.39		
$RV_{Developed}$ (in) with Runoff Reduction		1.97	2.45	4.39		
Adjusted CN		93	93	93		

Q_{FOREST} 1-YR, 24-HR STORM



Q_{PRE} 1-YR, 24-HR STORM



RV_{POST} 1-YR, 24-HR STORM

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	0.14	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.26	
	CN	98	98	98	98	
					Weighted CN	S
					92	0.87
		1-year storm	2-year storm	10-year storm		
$RV_{Developed}$ (in) with no Runoff Reduction		1.88	2.35	4.28		
$RV_{Developed}$ (in) with Runoff Reduction		1.88	2.35	4.28		
Adjusted CN		92	92	92		

Drainage Area B		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	0.07	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.24	
	CN	98	98	98	98	
					Weighted CN	S
					94	0.64
		1-year storm	2-year storm	10-year storm		
$RV_{Developed}$ (in) with no Runoff Reduction		2.06	2.54	4.51		
$RV_{Developed}$ (in) with Runoff Reduction		2.06	2.54	4.51		
Adjusted CN		94	94	94		

Drainage Area C		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	0.00	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.14	
	CN	98	98	98	98	
					Weighted CN	S
					98	0.20
		1-year storm	2-year storm	10-year storm		
$RV_{Developed}$ (in) with no Runoff Reduction		2.47	2.97	4.96		
$RV_{Developed}$ (in) with Runoff Reduction		2.47	2.97	4.96		
Adjusted CN		98	98	98		

Drainage Area D		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	0.00	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.04	
	CN	98	98	98	98	
					Weighted CN	S
					98	0.20
		1-year storm	2-year storm	10-year storm		
$RV_{Developed}$ (in) with no Runoff Reduction		2.47	2.97	4.96		
$RV_{Developed}$ (in) with Runoff Reduction		2.47	2.97	4.96		
Adjusted CN		98	98	98		

Q_{POST} 1-YR, 24-HR STORM SUMMARY OF DETETION ROUTING

Post Development With Detention *Type II 24-hr Rainfall=2.70"*
Prepared by Windows User Printed 11/19/2015
HydroCAD® 10.00 s/n 08211 © 2013 HydroCAD Software Solutions LLC

Summary for Pond 16P: (new Pond)

Inflow Area = 0.400 ac, 65.00% Impervious, Inflow Depth > 1.88"
Inflow = 0.88 cfs @ 11.97 hrs, Volume= 0.063 af
Outflow = 0.49 cfs @ 12.16 hrs, Volume= 0.063 af, Atten= 44%, Lag= 11.3 min
Primary = 0.49 cfs @ 12.16 hrs, Volume= 0.063 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.25 hrs
Peak Elev= 158.81' @ 12.16 hrs Surf.Area= 0.008 ac Storage= 0.010 af

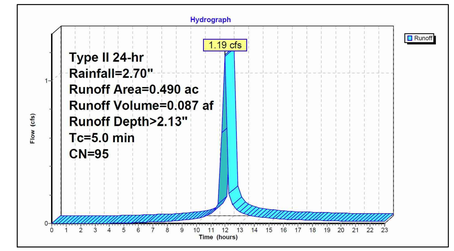
Plug-Flow detention time= 9.1 min calculated for 0.063 af (100% of inflow)
Center-of-Mass det. time= 8.1 min (808.3 - 800.2)

Volume	Invert	Avail.Storage	Storage Description
#1	157.29'	0.016 af	**30.0" Round Pipe Storage** L= 140.0'

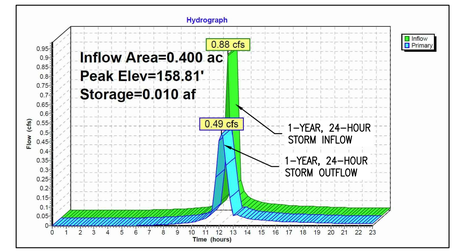
Device	Routing	Invert	Outlet Devices
#1	Primary	157.29'	**4.0" Vert. Orifice/Grate** C= 0.600
#2	Primary	159.29'	**1.5' long x 1.00' rise Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.47 cfs @ 12.16 hrs HW=158.72' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.47 cfs @ 5.41 fps)
└**2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Q_{POST} 1-YR, 24-HR STORM UNCONTROLLED ON-SITE FLOW



Q_{POST} 1-YR, 24-HR STORM CONTROLLED ON-SITE FLOW



Q_{POST} 1-YR, 24-HR STORM HYDROGRAPH TABLE

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)	
0.00	0.00	0.000	157.29	0.00	
0.50	0.00	0.000	157.29	0.00	
1.00	0.00	0.000	157.29	0.00	
1.50	0.00	0.000	157.29	0.00	
2.00	0.00	0.000	157.29	0.00	
2.50	0.00	0.000	157.29	0.00	
3.00	0.00	0.000	157.29	0.00	
3.50	0.00	0.000	157.29	0.00	
4.00	0.00	0.000	157.29	0.00	
4.50	0.00	0.000	157.29	0.00	
5.00	0.00	0.000	157.29	0.00	
5.50	0.00	0.000	157.29	0.00	
6.00	0.00	0.000	157.30	0.00	
6.50	0.00	0.000	157.32	0.00	
7.00	0.00	0.000	157.33	0.00	
7.50	0.01	0.000	157.33	0.00	
8.00	0.01	0.000	157.34	0.01	
8.50	0.01	0.000	157.35	0.01	
9.00	0.01	0.000	157.36	0.01	
9.50	0.01	0.000	157.36	0.01	
10.00	0.02	0.000	157.38	0.02	
10.50	0.03	0.000	157.39	0.03	
11.00	0.04	0.000	157.42	0.04	
11.50	0.09	0.001	157.48	0.08	
12.00	**0.87**	**0.009**	**158.64**	**0.49**	← PEAK
12.50	0.10	**0.004**	**158.05**	**0.32**	
13.00	0.06	0.000	157.44	0.05	
13.50	0.05	0.000	157.44	0.05	
14.00	0.04	0.000	157.42	0.04	
14.50	0.03	0.000	157.41	0.03	
15.00	0.03	0.000	157.40	0.03	
15.50	0.03	0.000	157.40	0.03	
16.00	0.02	0.000	157.39	0.02	
16.50	0.02	0.000	157.39	0.02	
17.00	0.02	0.000	157.38	0.02	
17.50	0.02	0.000	157.38	0.02	
18.00	0.02	0.000	157.38	0.02	
18.50	0.02	0.000	157.37	0.02	
19.00	0.02	0.000	157.37	0.02	
19.50	0.01	0.000	157.37	0.01	
20.00	0.01	0.000	157.36	0.01	
20.50	0.01	0.000	157.36	0.01	
21.00	0.01	0.000	157.36	0.01	
21.50	0.01	0.000	157.36	0.01	
22.00	0.01	0.000	157.36	0.01	
22.50	0.01	0.000	157.36	0.01	
23.00	0.01	0.000	157.36	0.01	
23.50	0.01	0.000	157.36	0.01	
24.00	0.01	0.000	157.35	0.01	

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APPROVED
SPECIAL USE PERMIT NO. 2015-0022
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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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CHAIRMAN, PLANNING COMMISSION DATE
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COMMONWEALTH OF VIRGINIA
BRIAN A. DOFFLEMYER
Lic. No. 049136
16 FEBRUARY 2016
PROFESSIONAL ENGINEER

PRELIMINARY SPECIAL USE PERMIT
FIRST BAPTIST CHURCH
2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

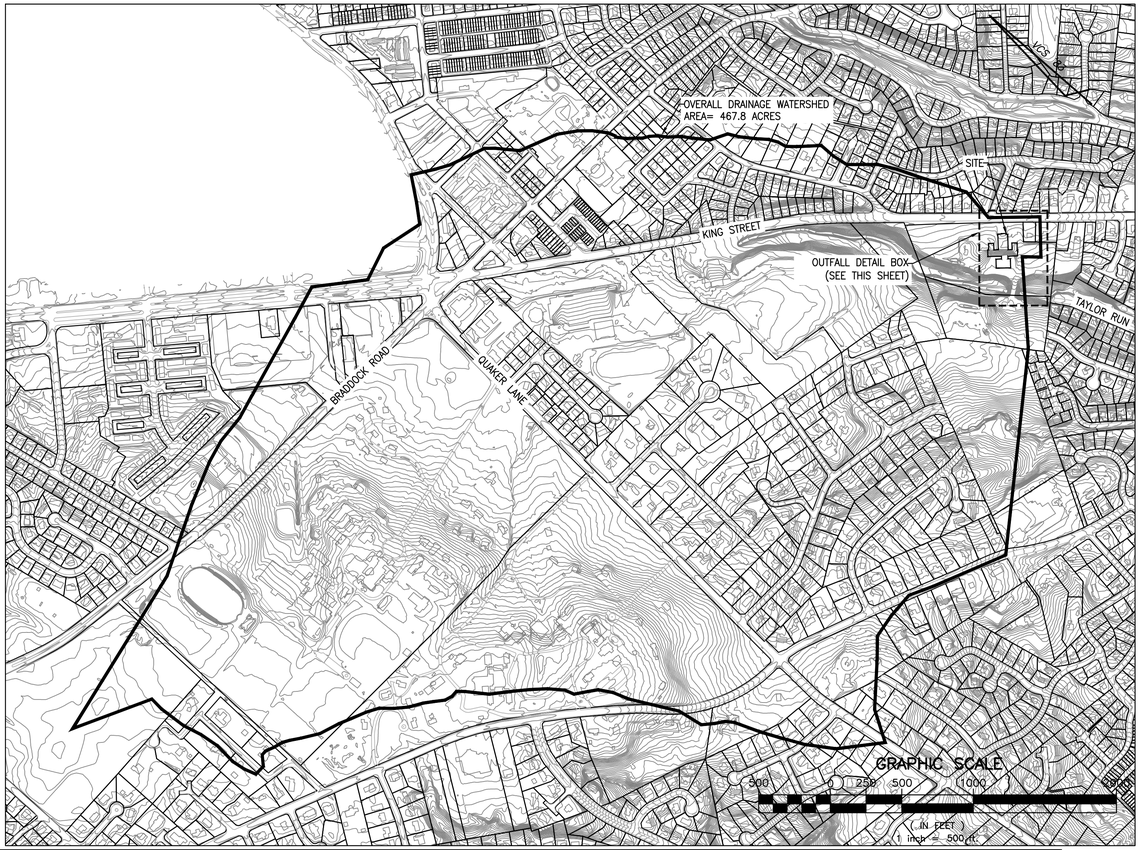
DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
DESIGN: ABH
SCALE: N/A
DATE: 17 JUNE 2015
SHEET 11 OF 14
FILE: 14-55

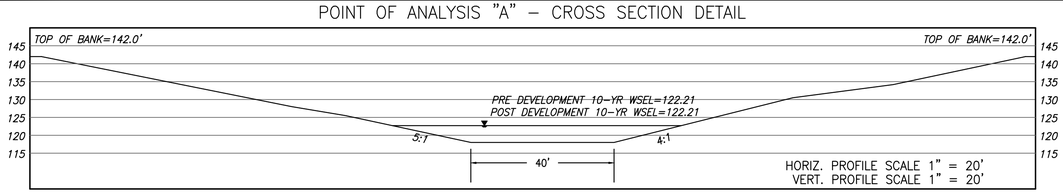
OUTFALL ANALYSIS (1 OF 2)

J:\2014\1450\DWG\DESIGN\11 & 12 - OUTFALL ANALYSIS.dwg
Wed, Feb 17 2016 - 7:33:55am

OUTFALL MAP:
SCALE: 1" = 500'



POINT OF ANALYSIS "A" – CROSS SECTION DETAIL



HORIZ. PROFILE SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

VERT. PROFILE SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

POINT OF ANALYSIS FLOW AND CROSS SECTION COMPUTATIONS:
(RUNOFF ANALYSIS UTILIZING NRCS TR-20 METHOD)
CN= 87 (FROM TR-55; RESIDENTIAL DISTRICTS WITH 1/4 ACRES AND 38% IMPERVIOUS AREA)
OVERALL DRAINAGE WATERSHED AREA FROM POINT "A" = 467.80 ACRES
Tc = 30 MIN

CALCULATED POST-DEVELOPMENT FLOW:
Q_{10} POST = 1,423.98 CFS

LONGITUDINAL SLOPE = 0.80%
MANNING'S N= 0.05 (FROM APPENDIX 7D-1 IN THE VIRGINIA SEDIMENT AND EROSION CONTROL HANDBOOK; BASED OFF A NORMAL, NATURAL STREAM WITH LOWER STAGES, MORE INEFFECTIVE SLOPES, AND WEEDS/STONES)

CALCULATED NORMAL DEPTH:
NORMAL DEPTH = 4.21'

FLOOD PROTECTION LIMITS OF ANALYSIS NARRATIVE:

AT AN OUTFALL ANALYSIS POINT "A" LOCATED JUST SOUTH OF THE SITE AN OVERALL DRAINAGE WATERSHED IS FORMED WHICH BOTH ENCOMPASSES THE SITE AND CONTAINS AN AREA AT LEAST 99% GREATER THAN THE SITE AREA–SEE DETAILED CALCULATIONS BELOW.

PROJECT AREA = 38,768 SQ FT OR 0.89 ACRES
OVERALL DRAINAGE WATERSHED AREA FROM POINT "A" = 20,377,368 SQ FT OR 467.80 ACRES
PROJECT AREA AS PERCENTAGE OF OVERALL DRAINAGE WATERSHED AREA CALCULATION: 0.89 ACRES/467.80 ACRES = 0.0019 OR 0.19%

THUS THE PROJECT AREA REPRESENTS LESS THAN 1% OF THE OVERALL DRAINAGE WATERSHED AREA. THEREFORE PER CITY CODE SECTION 13–109F–2(c)(i) THE OUTFALL ANALYSIS POINT "A" IS ADEQUATE FOR THE SITE'S FLOOD PROTECTION LIMITS OF ANALYSIS.

FLOOD PROTECTION COMPLIANCE COMPUTATIONS PER 13–109F–2(a)(ii):

THE EXISTING ON–SITE STORM SEWER SYSTEM DOES NOT EXPERIENCE LOCALIZED FLOODING DURING THE 10–YEAR STORM EVENT. THEREFORE COMPLIANCE WITH THE CITY'S FLOOD PROTECTION CODE SECTION 13–109F–2(a)(i) & 13–109F–2(a)(ii) IS REQUIRED UTILIZING THE 10–YR, 24–HR STORM.

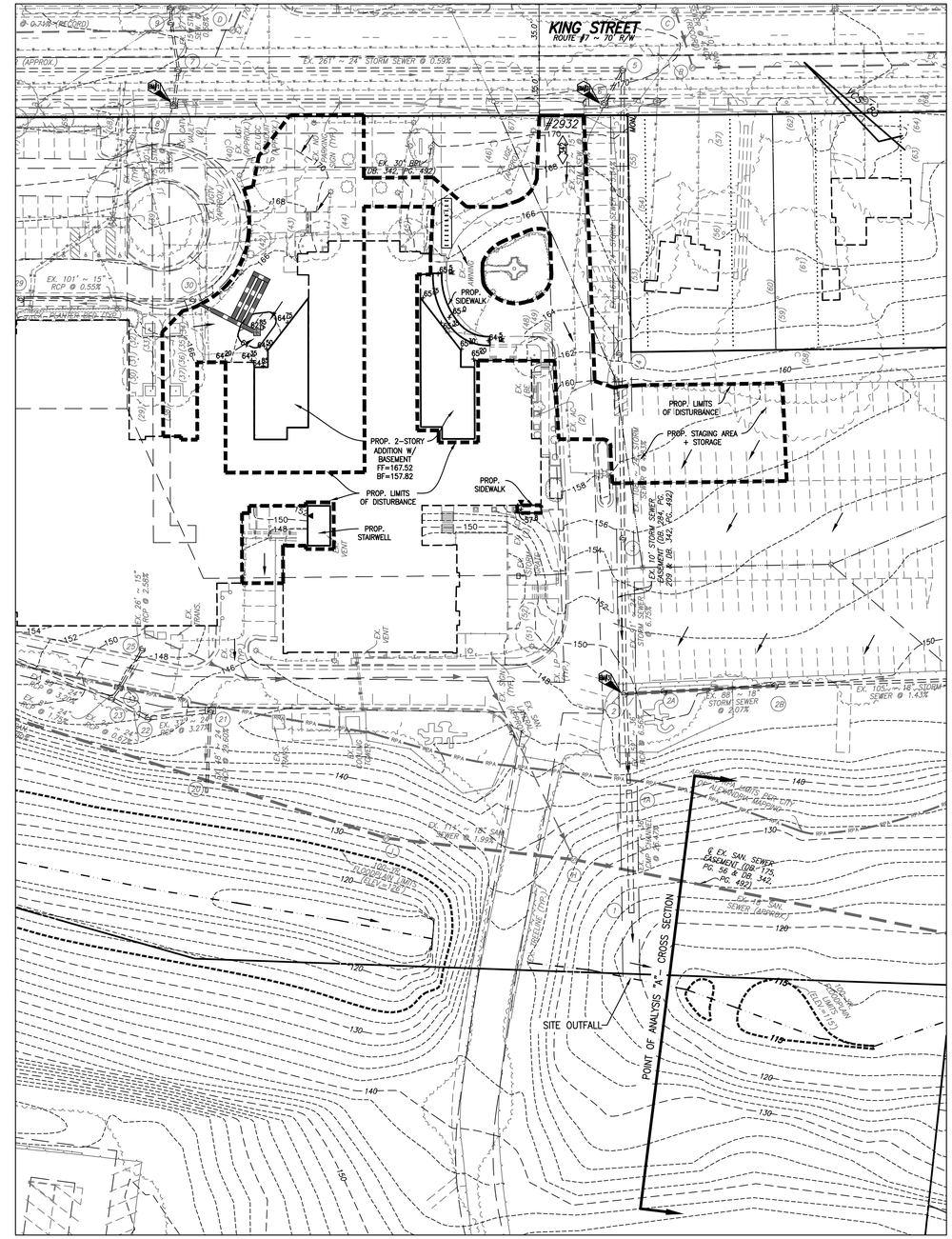
THE CALCULATED POST DEVELOPMENT FLOWS FOR THE 10–YR 24–HR STORM EVENT UTILIZING THE OUTFALL ANALYSIS POINT "A" WATERSHED IS 1,423.98 CFS. THE CALCULATED NORMAL DEPTH OF THIS FLOW WITHIN THE OUTFALL ANALYSIS POINT CROSS SECTION IS 4.69' WHICH IS CONTAINED WITHIN THE TAYLOR RUN CHANNEL. THUS COMPLIANCE WITH THE CITY'S FLOOD PROTECTION CODE SECTION 13–109F–2(a)(i) IS ACHIEVED. SEE POINT OF ANALYSIS CROSS SECTION DETAIL AND CALCULATIONS THIS SHEET.

FURTHERMORE THROUGH THE PROPOSED ON–SITE DETENTION SYSTEM THE CALCULATED POST DEVELOPMENT 10–YR STORM FLOW RATE OF 4.17 CFS IS LESS THAN PRE DEVELOPMENT 10–YR STORM FLOW RATE OF 4.29 CFS–SEE SHEETS 8–9 FOR RUNOFF AND DETENTION CALCULATIONS. THUS COMPLIANCE WITH THE CITY'S FLOOD PROTECTION CODE SECTION 13–109F–2(a)(ii) IS ACHIEVED.

FLOOD PROTECTION NARRATIVE CONCLUSION:

THROUGH THE PROPOSED ON–SITE DETENTION SYSTEM THE POST DEVELOPMENT FLOW RATE IS LESS THAN PRE DEVELOPMENT FLOW RATE. IN ADDITION THE POINT OF ANALYSIS CROSS SECTIONAL DETAIL DEMONSTRATES THAT THE POST DEVELOPMENT RUNOFF FLOW RATE IS CONTAINED WITHIN THE TAYLOR RUN CHANNEL. THEREFORE, PER CITY CODE SECTION 13–109F–2(a)(ii), THE SITE OUTFALL PROVIDES ADEQUATE FLOOD PROTECTION.

OUTFALL DETAIL:
SCALE: 1" = 30'



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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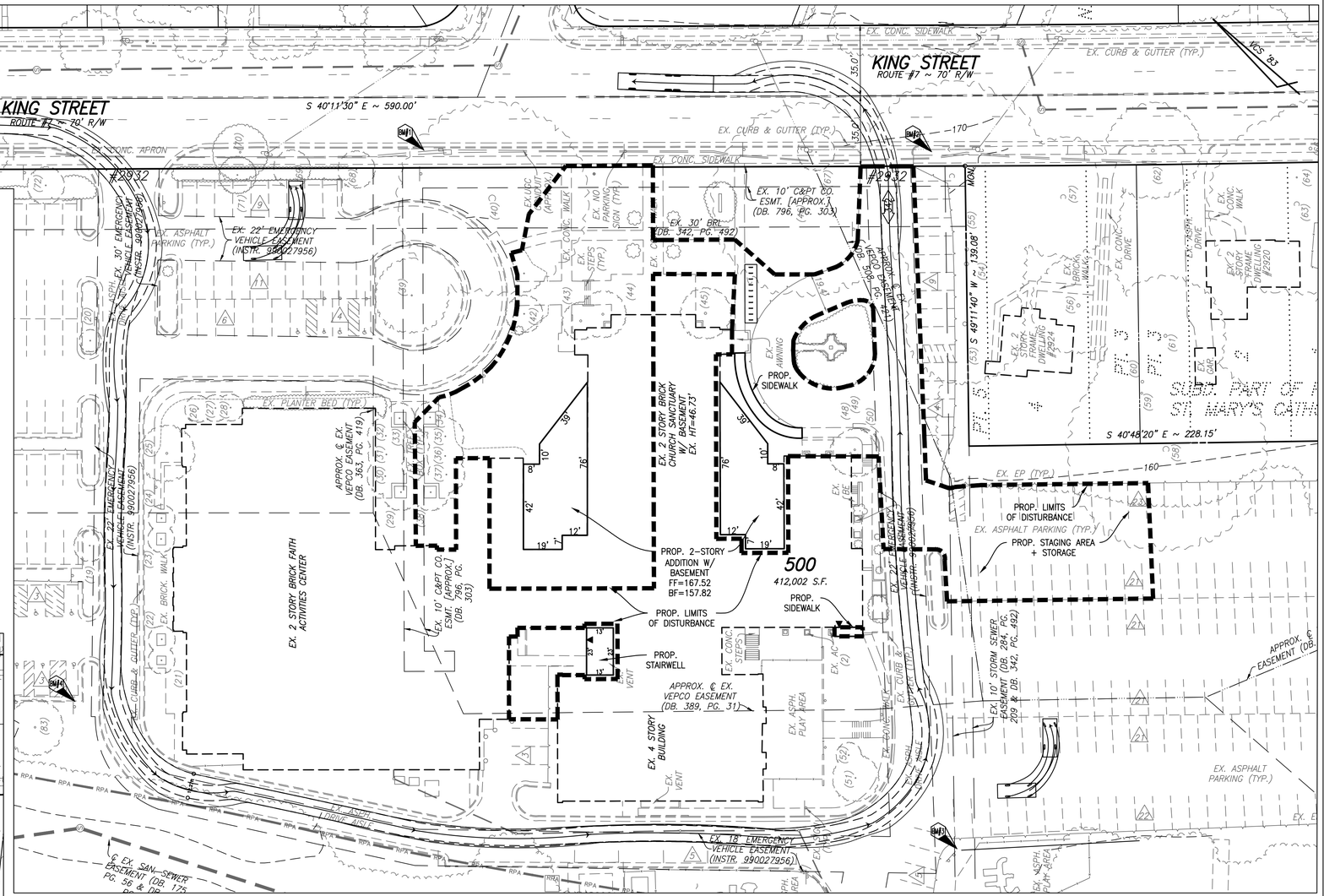
CHECKED: BD
DESIGN: ABH
SCALE: AS SHOWN
DATE: 17 JUNE 2015
SHEET 12 OF 14
FILE: 14–55

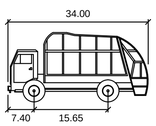
OUTFALL ANALYSIS (2 OF 2)

J:\2014\1455\DWG\DELTA\11 & 12 – OUTFALL ANALYSIS.dwg
Wed, Feb 17 2016 – 7:34:20am



FIRE TRUCK AND CAR TURNING MOVEMENTS
SCALE: 1"=30'

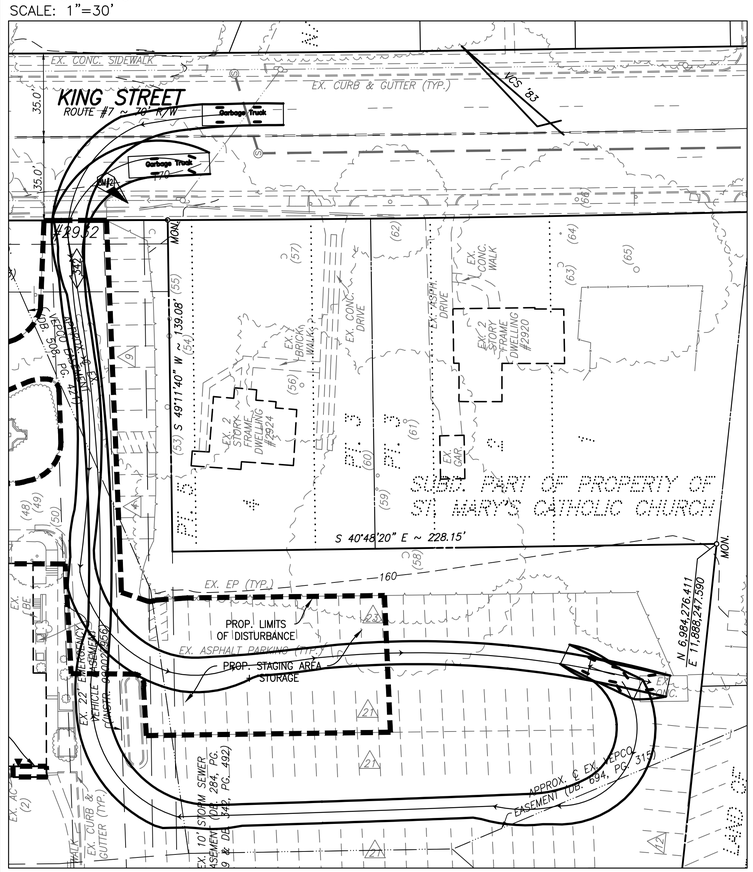
GARBAGE TRUCK



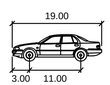
Garbage Truck	feet
Width	: 9.00
Track	: 7.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

GARBAGE TRUCK

SCALE: 1"=30'

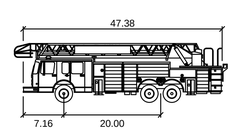


LARGE CAR



Large Car	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

FIRE TRUCK



Tower 203	feet
Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 24.6

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SITE PLAN VIEW NOTE:
FOR EASE OF PLAN DEPICTION–ONLY THE PARCEL AREA CONTAINING THE PROPOSED PROJECT IS SHOWN. SEE SHEETS 3–4C FOR ENTIRE SITE PARCEL.

LEGEND NOTE:
SEE SHEET 4 FOR TEXT LEGEND AND CIVIL LEGEND

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DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

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CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

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COMMONWEALTH OF VIRGINIA
BRIAN A. DOFFLEMYER
Lic. No. 049136
16 FEBRUARY 2016
PROFESSIONAL ENGINEER

PRELIMINARY SPECIAL USE PERMIT

FIRST BAPTIST CHURCH

2932 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
2/16/16	PER CITY COMMENTS

CHECKED: BD
DESIGN: ABH
SCALE: 1"=30'
DATE: 17 JUNE 2015
SHEET 13 OF 14
FILE: 14–55

TURNING MOVEMENTS

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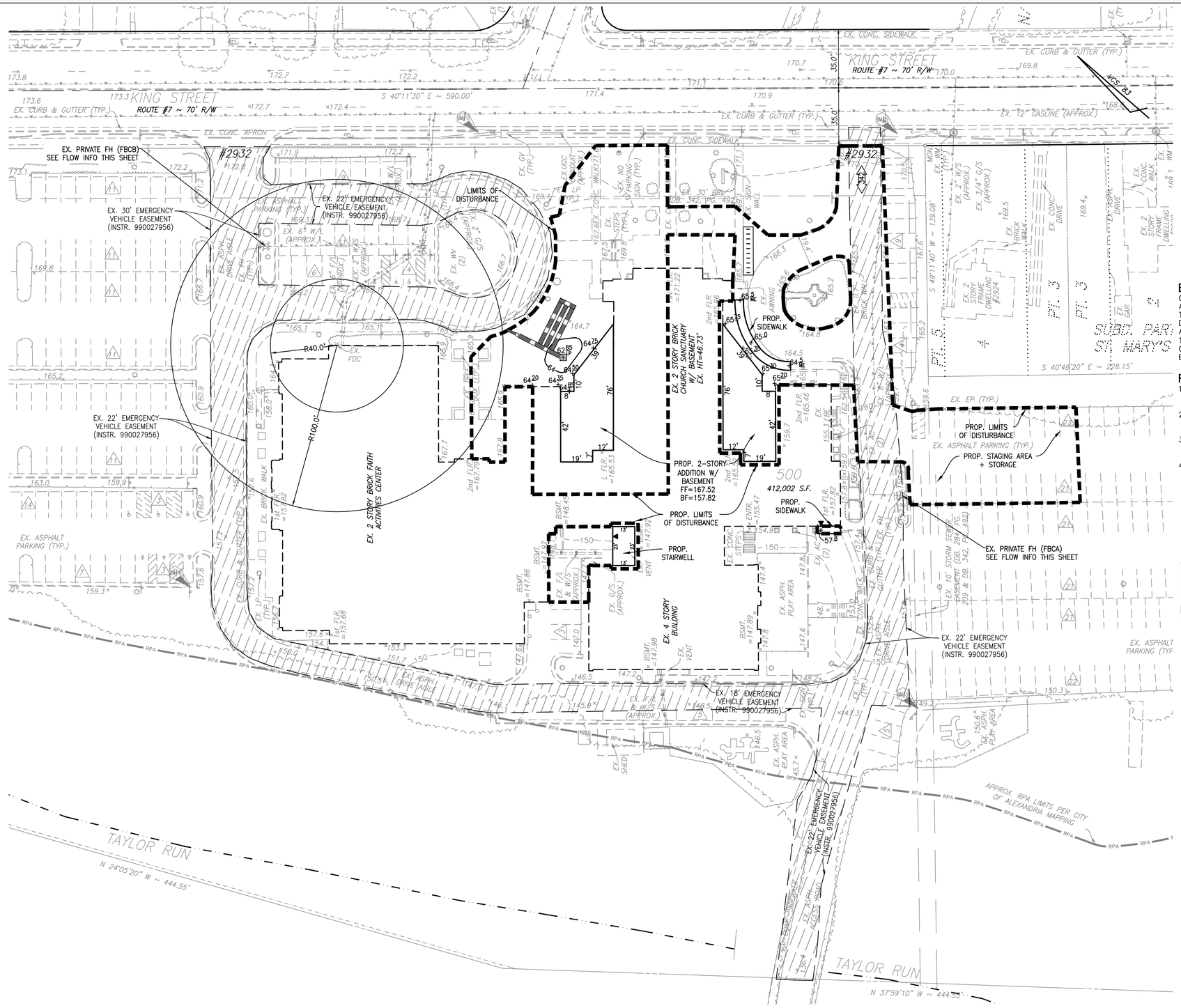
Wed, Feb 17 2016 – 7:34:44am



BUILDING CODE ANALYSIS:

USE:	CHURCH/RELIGIOUS
USE GROUP:	NONSEPARATED MIXED OCCUPANCY
TYPE OF CONSTRUCTION:	IIB
NUMBER OF STORIES:	3 STORIES
FLOOR AREA (GROSS):	57,915 S.F.
FLOOR AREA (NET):	54,319 S.F.
BUILDING FOOT PRINT AREA:	23,026 S.F.
BUILDING HEIGHT:	39.49'
FIRE SUPRESSION/DETECTION:	FULLY SPRINKLERED, NFPA 13R

FIRE HYDRANT FLOW INFORMATION:

(PROVIDED BY EVERARD MID ATLANTIC)

HYDRANT NUMBER: FBCA (PRIVATE HYDRANT)
STATIC = 52 PSI
RESIDUAL = 32 PSI
FLOW = 1,809 GPM
Q_{20} = 1,403 GPM

HYDRANT NUMBER: FBCB (PRIVATE HYDRANT)
STATIC = 48 PSI
RESIDUAL = 28 PSI
FLOW = 1,449 GPM
Q_{20} = 1,207 GPM

EMERGENCY VEHICLE ACCESS NOTE:

CONSTRUCTION ACTIVITIES SHALL NOT IMPEDE EMERGENCY VEHICLE ACCESS AT ANY TIME DURING CONSTRUCTION. ALL STORAGE AND STAGING ACTIVITIES WILL TAKE PLACE IN THE EXISTING PARKING LOTS OR WITHIN THE LIMITS OF DISTURBANCE. THE EXISTING PRIVATE ROADWAYS SHALL REMAIN ACCESSIBLE AT ALL TIMES. CONSTRUCTION ACTIVITIES SHALL NOT BLOCK OR IMPEDE IN ANY WAY THE EXISTING EMERGENCY VEHICLE EASEMENT (EVE) AT ANY TIME DURING CONSTRUCTION. SEE THIS PLAN VIEW THIS SHEET FOR LOCATION OF ON-SITE EVE.

FIRE PROTECTION INFORMATION:

1. ALL NEW CONSTRCUTION SHALL COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
2. A FIRE PREVENTION CODE PERMIT IS REQUIRED FOR THE PROPOSED OPERATION.
3. THE PROPOSED BUILDINGS ARE TO BE FULLY SPRINKLERED WITH FIRE DEPARTMENT CONNECTIONS (FDC).
4. A FINAL FIRE FLOW ANALYSIS REPORT, IN ACCORDANCE WITH CITY STANDARDS AND PREPARED BY A LICENSED ENGINEER, HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF ALEXANDRIA FIRE/EMS DEPARTMENT. VERIFICATION THAT THE PROPOSED INFRASTRUCTURE IS CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW IS PROVIDED IN THE REPORT.

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LEGEND NOTE:

SEE SHEET 4 FOR TEXT LEGEND AND CIVIL LEGEND

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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FIRE SERVICE PLAN

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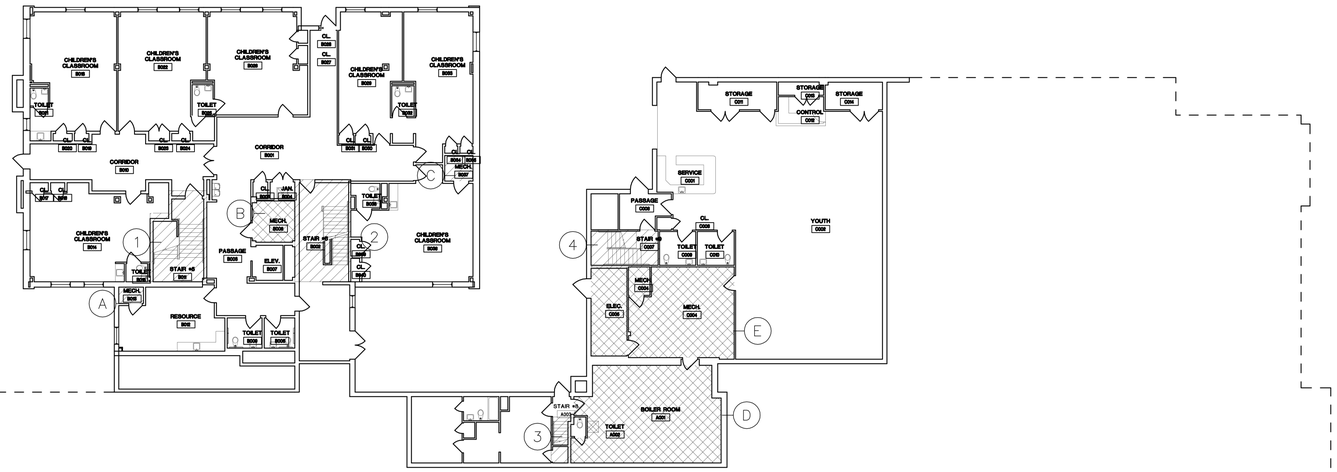
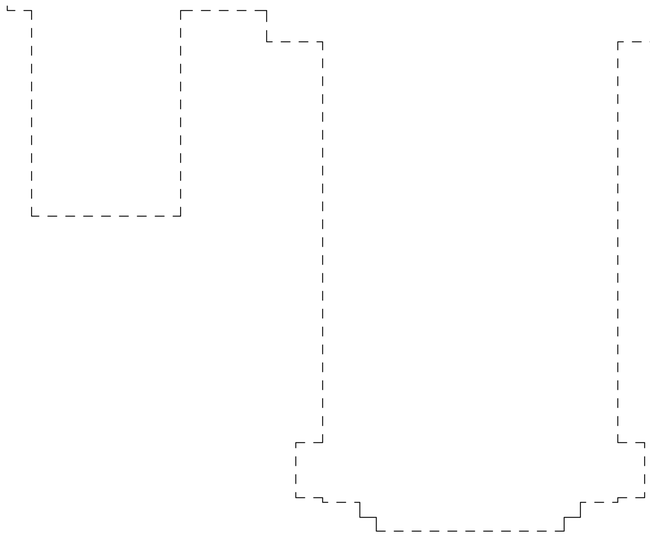
Wed, Feb 17 2016 - 7:34:53am





1 EXISTING GROUND FLOOR PLAN

A110 1/16" = 1'-0"

0' 16' 32' 48'

PROJECT NORTH TRUE NORTH

STAIRS
1 = 236 SF 2 = 385 SF 3 = 45 SF 4 = 135 SF
TOTAL STAIR AREA = 801 SF

MECHANICAL AREAS
A = 88 SF B = 663 SF C = 647 SF
TOTAL MECHANICAL AREA = 1398 SF

EXISTING GROSS FLOOR AREA = 12553 SQFT
TOTAL MECHANICAL AREA = 1398 SQFT
TOTAL STAIR AREA = 801 SQFT

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CITY OF ALEXANDRIA VIRGINIA

DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 2932 KING ST. Zone R-8

A2. 412,003 SF *Total Lot Area* x 0.35 *Floor Area Ratio Allowed by Zone* = 144,200.7 SF *Maximum Allowable Floor Area*

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	12,553 sf	Basement**	12,553 sf
First Floor	49,820 sf	Stairways**	5,268 sf
Second Floor	29,488 sf	Mechanical**	717 sf
Third Floor	32,735 sf	Other**	0 sf
Porches/ Other	0 sf	Total Exclusions	18,538 sf
Total Gross *	124,596 sf		

B1. Existing Gross Floor Area * 124,596 Sq. Ft.
B2. Allowable Floor Exclusions** 18,538 Sq. Ft.
B3. Existing Floor Area minus Exclusions 106,058 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	316 sf	Basement**	316 sf
First Floor	4,101 sf	Stairways**	426 sf
Second Floor	4,101 sf	Mechanical**	224 sf
Third Floor	1,434 sf	Other**	0 sf
Porches/ Other	0 sf	Total Exclusions	966 sf
Total Gross *	9,952 sf		

C1. Proposed Gross Floor Area * 9,952 Sq. Ft.
C2. Allowable Floor Exclusions** 966 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 8,986 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 115,044 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 144,201 Sq. Ft.

**Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.*
*** Refer to the zoning ordinance (Section2-145(B)) and consult with zoning staff for information regarding allowable exclusions.*
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	
Required Open Space	
Proposed Open Space	

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Date: 2-16-16

Updated July 10, 2008

Helbing Lipp Recny ARCHITECTS

8032 Leesburg Pike, Suite 201
Vienna, Virginia 22182-2741
(703) 556-0700

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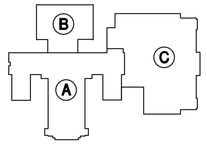
CERTIFICATE NO. 2782
CERTIFIED ARCHITECT

Consultant

Key Plan



Project Name and Address

RENOVATION AND ADDITION TO

FIRST BAPTIST CHURCH OF ALEXANDRIA

2932 KING STREET
ALEXANDRIA, VA 22302

Drawing Name

OVERALL EXISTING GROUND PLAN

Date

Revisions

	Date	Description
1	2-16-2016	Per City Comments

Project Number **114505**

Drawing Number

EA110

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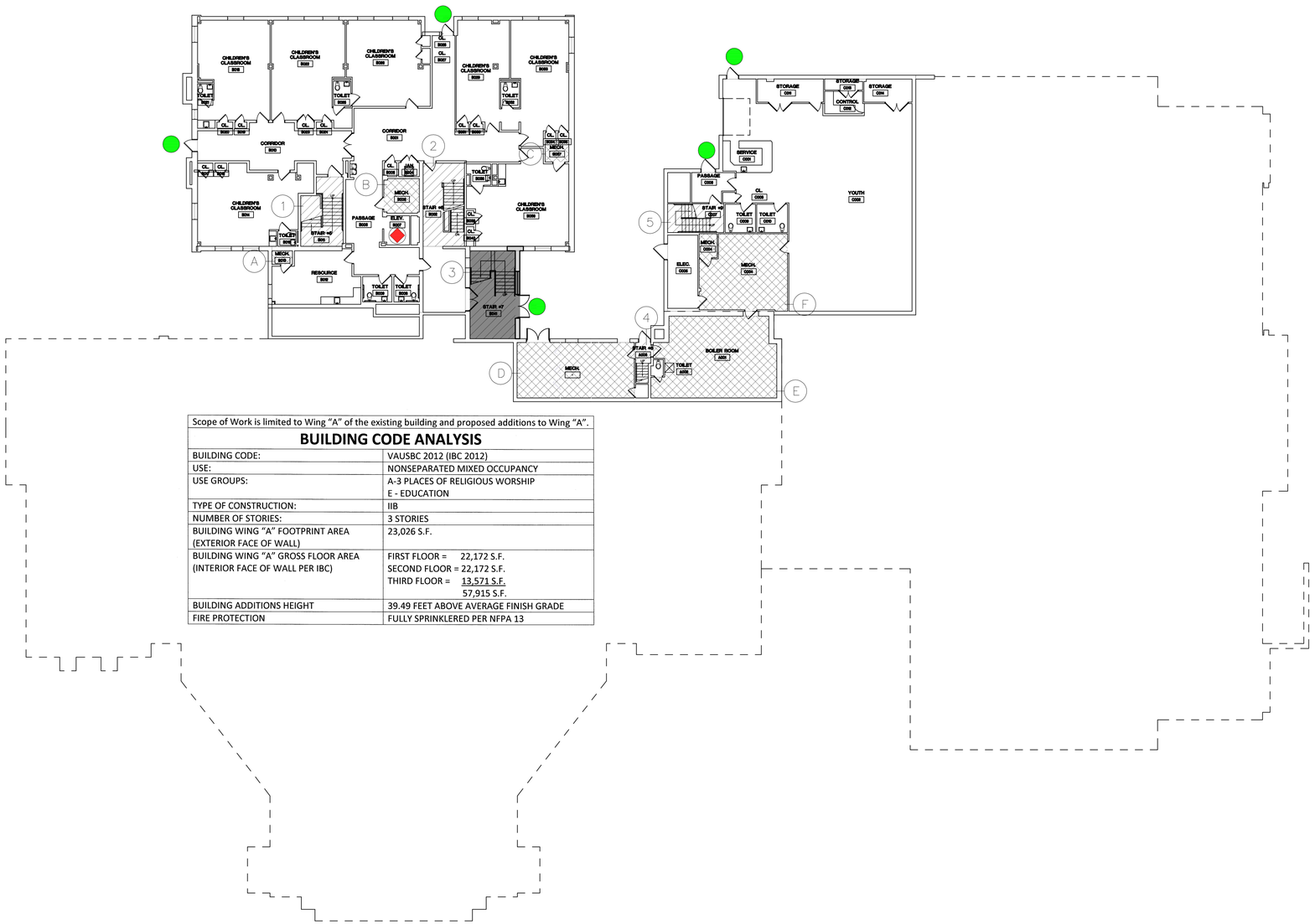

Scope of Work is limited to Wing "A" of the existing building and proposed additions to Wing "A".	
BUILDING CODE ANALYSIS	
BUILDING CODE:	VAUSBC 2012 (IBC 2012)
USE:	NONSEPARATED MIXED OCCUPANCY
USE GROUPS:	A-3 PLACES OF RELIGIOUS WORSHIP E - EDUCATION
TYPE OF CONSTRUCTION:	IIB
NUMBER OF STORIES:	3 STORIES
BUILDING WING "A" FOOTPRINT AREA (EXTERIOR FACE OF WALL)	23,026 S.F.
BUILDING WING "A" GROSS FLOOR AREA (INTERIOR FACE OF WALL PER IBC)	FIRST FLOOR = 22,172 S.F. SECOND FLOOR = 22,172 S.F. THIRD FLOOR = 13,571 S.F. 57,915 S.F.
BUILDING ADDITIONS HEIGHT	39.49 FEET ABOVE AVERAGE FINISH GRADE
FIRE PROTECTION	FULLY SPRINKLERED PER NFPA 13

1 A110 **OVERALL GROUND FLOOR PLAN**
1/8" = 1'-0"

0' 4' 8' 12'

PROJECT NORTH TRUE NORTH

STAIRS

1 = 189 SF
2 = 245 SF
3 = 316 SF
4 = 41 SF
5 = 115 SF

TOTAL STAIR AREA = 906 SF

MECHANICAL AREAS

A = 20 SF
B = 87 SF
C = 36 SF
D = 464 SF
E = 663 SF
F = 481 SF

TOTAL MECHANICAL AREA = 1751 SF

GROSS FLOOR AREA = 12844 SQFT
TOTAL MECHANICAL AREA = 1751 SQFT
TOTAL STAIR AREA = 873 SQFT

ACCESIBLE ENTRANCES

ACCESIBLE ELEVATORS

APPROVED
SPECIAL USE PERMIT NO. 2015-0022
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
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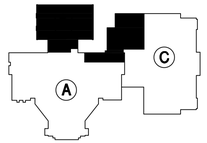
Consultant

Key Plan



Project Name and Address

RENOVATION AND ADDITION TO

FIRST BAPTIST CHURCH OF ALEXANDRIA

2932 KING STREET
ALEXANDRIA, VA 22302

Drawing Name

OVERALL GROUND FLOOR PLAN

Date

Revisions

#	Date	Description

Project Number 114505

Drawing Number

A110

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1 A111 EXISTING FIRST FLOOR PLAN
1/16" = 1'-0"

0' 16' 32' 48'

PROJECT NORTH TRUE NORTH

STAIRS
1 - 9 SF
2 - 202 SF
3 - 148 SF
4 - 148 SF
5 - 48 SF
6 - 20 SF
7 - 20 SF
8 - 16 SF
9 - 109 SF
10 - 35 SF
11 - 113 SF
12 - 136 SF
13 - 35 SF
14 - 252 SF
15 - 252 SF
TOTAL STAIR AREA - 1624 SF

MECHANICAL AREAS
A - 41 SF
B - 53 SF
C - 99 SF
TOTAL MECHANICAL AREA - 193 SF

EXISTING GROSS FLOOR AREA - 49820 SQFT
TOTAL MECHANICAL AREA - 303 SQFT
TOTAL STAIR AREA - 1624 SQFT

APPROVED
SPECIAL USE PERMIT NO. 2015-0022
DEPARTMENT OF PLANNING & ZONING
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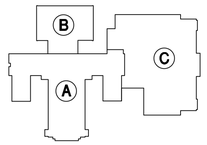

Project Name and Address

RENOVATION AND ADDITION TO

FIRST BAPTIST CHURCH OF ALEXANDRIA

2932 KING STREET
ALEXANDRIA, VA 22302

Drawing Name

OVERALL EXISTING FIRST FLOOR PLAN

Date

Revisions

	Date	Description
1	2-16-2016	Per City Comments

Project Number 114505

Drawing Number

EA111

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1 A111 OVERALL FIRST FLOOR PLAN
1/16" = 1'-0"

PROPOSED ADDITION AREA

GROSS FLOOR AREA = 4101 SF

STAIRS

3 = 96 SF
4 = 96 SF
8 = 13 SF
9 = 87 SF
10 = 21 SF
11 = 82 SF
12 = 114 SF
13 = 26 SF
14 = 296 SF
15 = 210 SF
16 = 316 SF
17 = 226 SF
18 = 25 SF

TOTAL STAIR AREA = 1608 SF

MECHANICAL AREAS

A = 41 SF
B = 53 SF
C = 99 SF
D = 224 SF

TOTAL MECHANICAL AREA = 417 SF

GROSS FLOOR AREA = 51905 SQFT
TOTAL MECHANICAL AREA = 417 SQFT
TOTAL STAIR AREA = 1608 SQFT

ACCESIBLE ENTRANCES

ACCESIBLE ELEVATORS

APPROVED
SPECIAL USE PERMIT NO. 2015-0022
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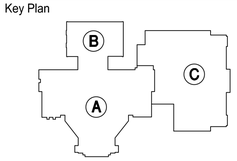

Project Name and Address

RENOVATION AND ADDITION TO

FIRST BAPTIST CHURCH OF ALEXANDRIA

2932 KING STREET
ALEXANDRIA, VA 22302

Drawing Name

OVERALL FIRST FLOOR PLAN

Date

Revisions

	Date	Description
1	2-16-2016	Per City Comments

Project Number
114505

Drawing Number
A111

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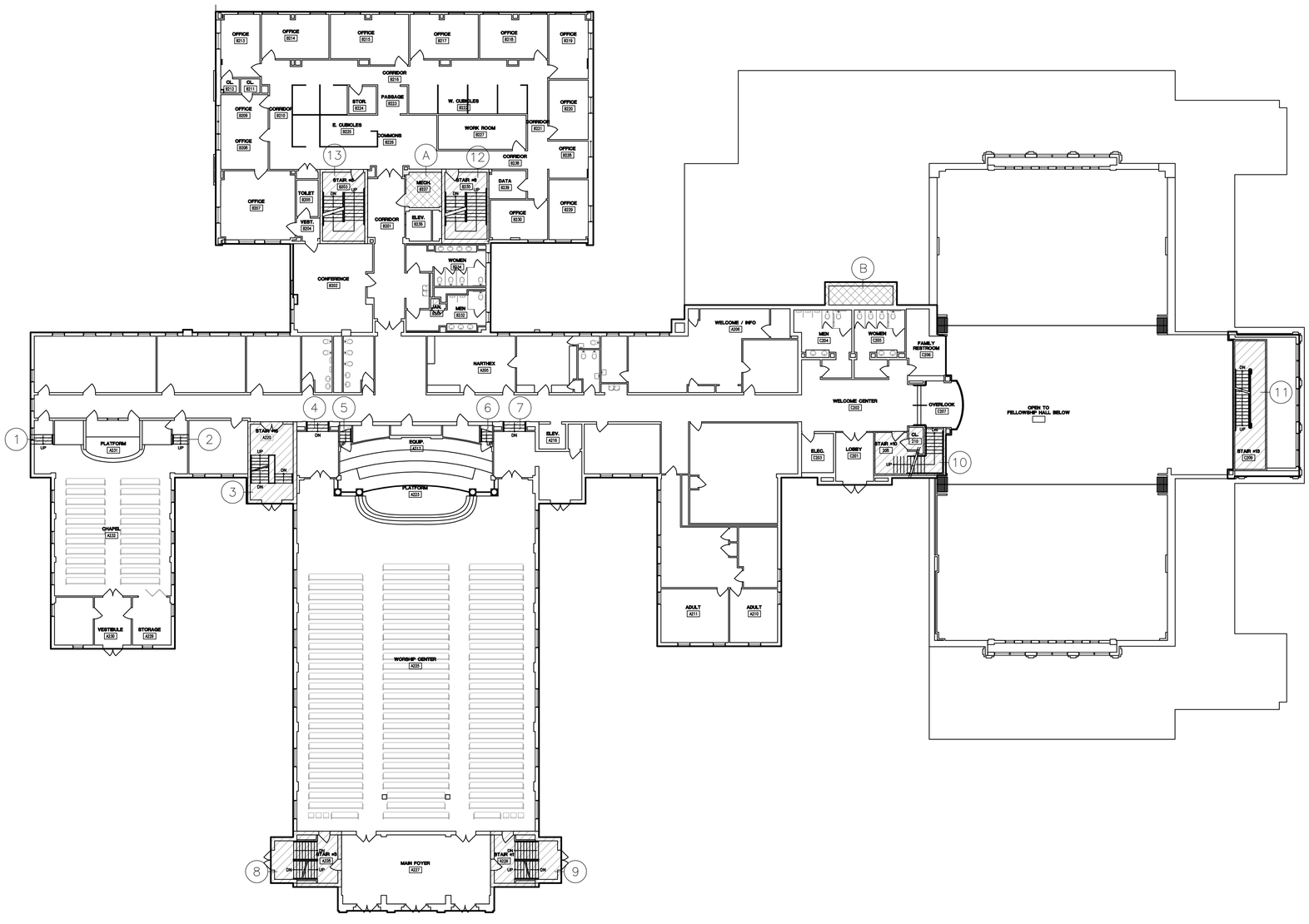

1 A112 EXISTING SECOND FLOOR PLAN
1/16" = 1'-0"
0' 16' 32' 48'
PROJECT NORTH
TRUE NORTH

STAIRS
1 - 16 SF
2 - 12 SF
3 - 290 SF
4 - 16 SF
5 - 17 SF
6 - 17 SF
7 - 16 SF
8 - 268 SF
9 - 268 SF
10 - 241 SF
11 - 320 SF
12 - 254 SF
13 - 255 SF
TOTAL STAIR AREA - 1990 SF

MECHANICAL AREAS
A - 94 SF
B - 119 SF
TOTAL MECHANICAL AREA - 213 SF

EXISTING GROSS FLOOR AREA - 29488 SQFT
TOTAL MECHANICAL AREA - 213 SQFT
TOTAL STAIR AREA - 1990 SQFT

APPROVED
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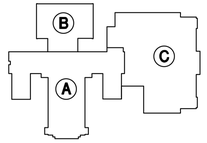

Project Name and Address

RENOVATION AND ADDITION TO

FIRST BAPTIST CHURCH OF ALEXANDRIA

2932 KING STREET
ALEXANDRIA, VA 22302

Drawing Name

OVERALL EXISTING SECOND FLOOR PLAN

Date

Revisions

	Date	Description
1	2-16-2016	Per City Comments

Project Number **114505**

Drawing Number

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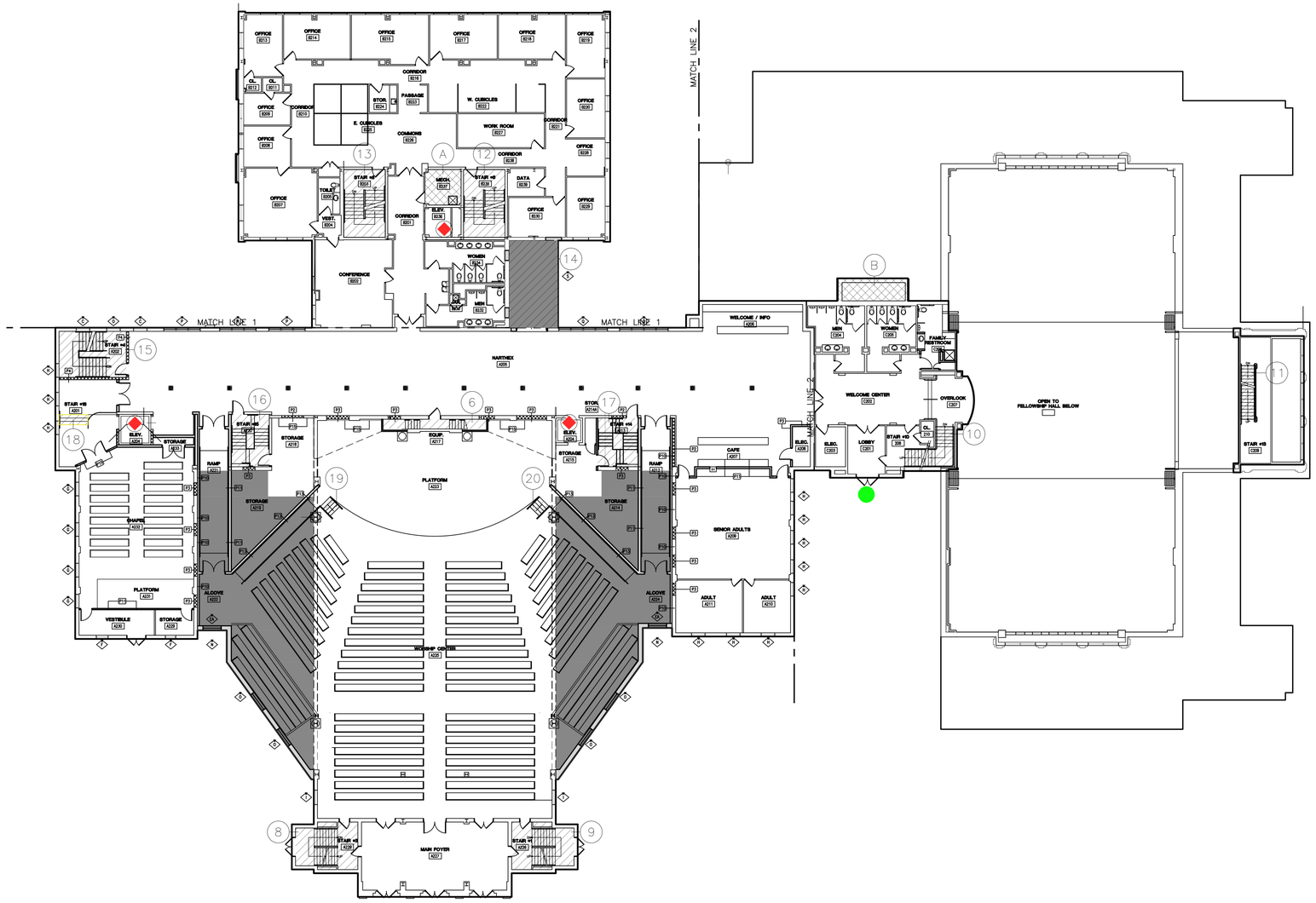

1 A112 OVERALL SECOND FLOOR PLAN
1/16" = 1'-0"

0' 8' 16' 24'

PROJECT NORTH TRUE NORTH

PROPOSED ADDITION AREA

GROSS FLOOR AREA = 4101 SF

STAIRS

8 = 96 SF
9 = 96 SF
10 = 179 SF
11 = 62 SF
12 = 295 SF
13 = 210 SF
14 = 316 SF
15 = 280 SF
16 = 188 SF
17 = 182 SF
18 = 21 SF
19 = 15 SF
20 = 15 SF

TOTAL STAIR AREA = 1955 SF

MECHANICAL AREAS

A = 94 SF
B = 119 SF

TOTAL MECHANICAL AREA = 213 SF

GROSS FLOOR AREA = 33554 SQFT
TOTAL MECHANICAL AREA = 213 SQFT
TOTAL STAIR AREA = 1955 SQFT

ACCESIBLE ENTRANCES

ACCESIBLE ELEVATORS

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CERTIFICATE NO.
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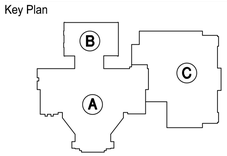
CERTIFIED ARCHITECT

Consultant

Key Plan



Project Name and Address

RENOVATION AND ADDITION TO

FIRST BAPTIST CHURCH OF ALEXANDRIA

2932 KING STREET
ALEXANDRIA, VA 22302

Drawing Name

OVERALL SECOND FLOOR PLAN

Date

Revisions

	Date	Description
1	2-16-2016	Per City Comments

Project Number 114505

Drawing Number

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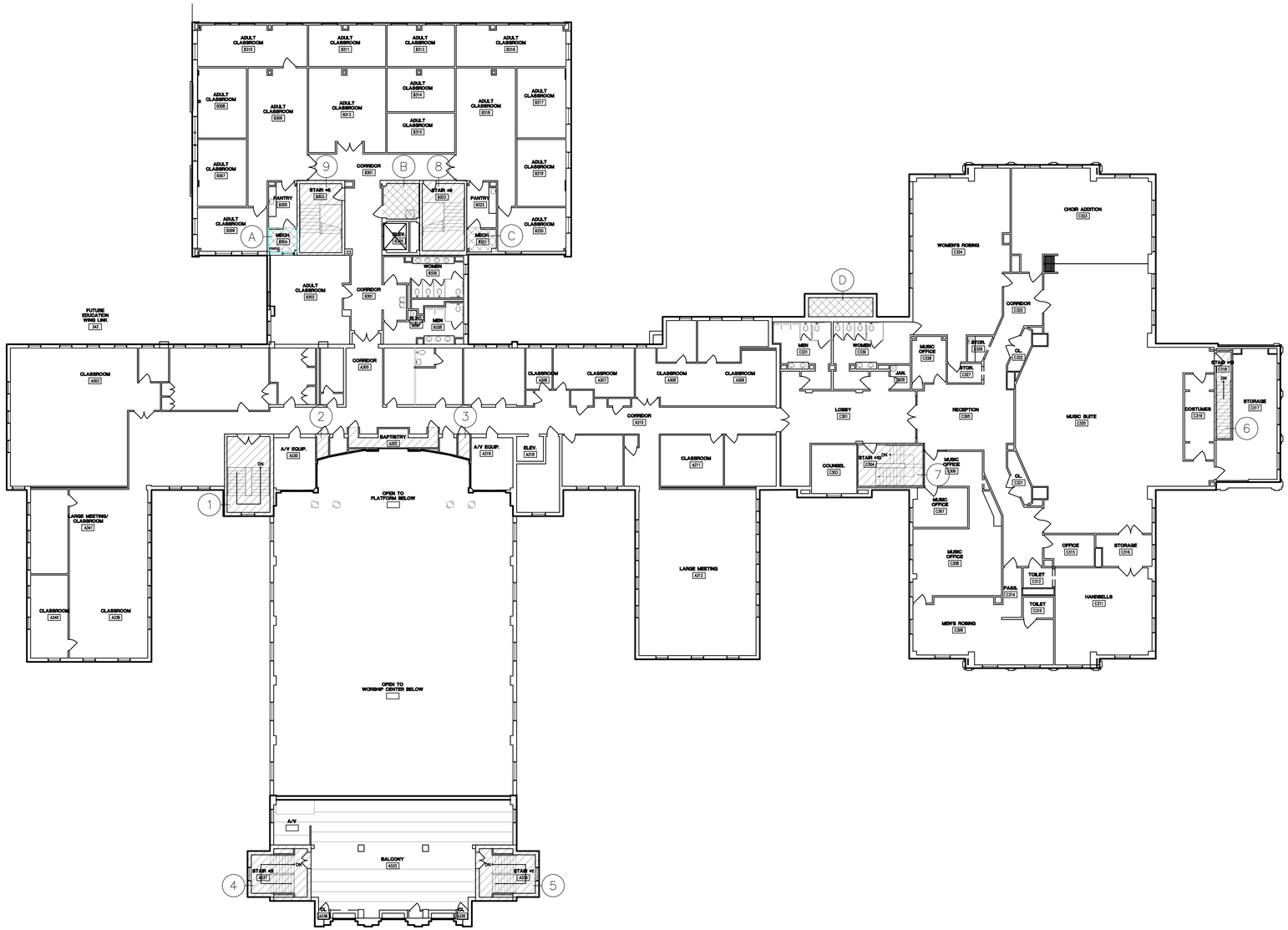

1 A113 **EXISTING THIRD FLOOR PLAN**
1/16" = 1'-0"

0' 16' 32' 48'

PROJECT NORTH TRUE NORTH

STAIRS

1 = 290 SF
2 = 25 SF
3 = 25 SF
4 = 238 SF
5 = 238 SF
6 = 118 SF
7 = 215 SF
8 = 253 SF
9 = 255 SF

TOTAL STAIR AREA = 1657 SF

MECHANICAL AREAS

A = 49 SF
B = 103 SF
C = 51 SF
D = 119 SF

TOTAL MECHANICAL AREA = 203 SF

EXISTING GROSS FLOOR AREA = 32735 SQFT
TOTAL MECHANICAL AREA = 203 SQFT
TOTAL STAIR AREA = 1657 SQFT

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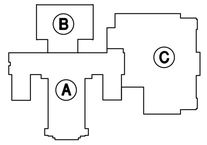

Project Name and Address

RENOVATION AND ADDITION TO

FIRST BAPTIST CHURCH OF ALEXANDRIA

2932 KING STREET
ALEXANDRIA, VA 22302

Drawing Name

OVERALL EXISTING THIRD FLOOR PLAN

Date

Revisions

	Date	Description
1	2-16-2016	Per City Comments

Project Number **114505**

Drawing Number

EA113

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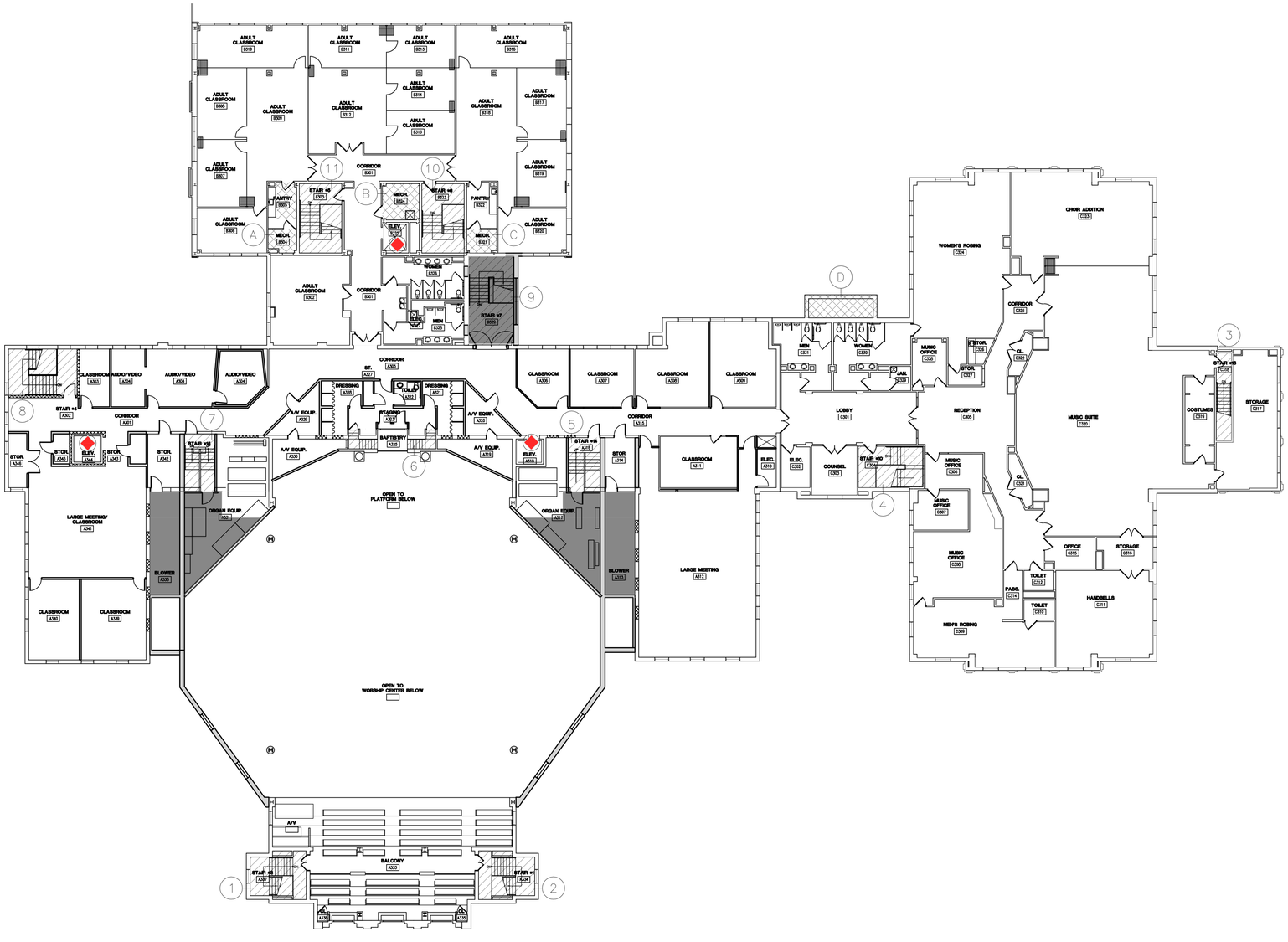

1 A113 OVERALL THIRD FLOOR PLAN
1/16" = 1'-0"

PROJECT NORTH
TRUE NORTH

PROPOSED ADDITION AREA

GROSS FLOOR AREA = 1022 SF

STAIRS

1 = 179 SF
2 = 179 SF
3 = 95 SF
4 = 195 SF
5 = 124 SF
6 = 75 SF
7 = 125 SF
8 = 226 SF
9 = 316 SF
10 = 294 SF
11 = 210 SF

TOTAL STAIR AREA = 2137 SF

MECHANICAL AREAS

A = 94 SF
B = 44 SF
C = 49 SF
D = 119 SF

TOTAL MECHANICAL AREA = 306 SF

GROSS FLOOR AREA = 34328 SQFT

TOTAL MECHANICAL AREA = 187 SQFT

TOTAL STAIR AREA = 2137 SQFT

ACCESIBLE ENTRANCES

ACCESIBLE ELEVATORS

APPROVED
SPECIAL USE PERMIT NO. 2015-0022
DEPARTMENT OF PLANNING & ZONING
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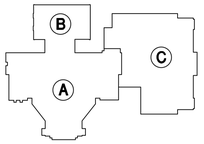

Project Name and Address

RENOVATION AND ADDITION TO

FIRST BAPTIST CHURCH OF ALEXANDRIA

2932 KING STREET
ALEXANDRIA, VA 22302

Drawing Name

OVERALL THIRD FLOOR PLAN

Date

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Drawing Number

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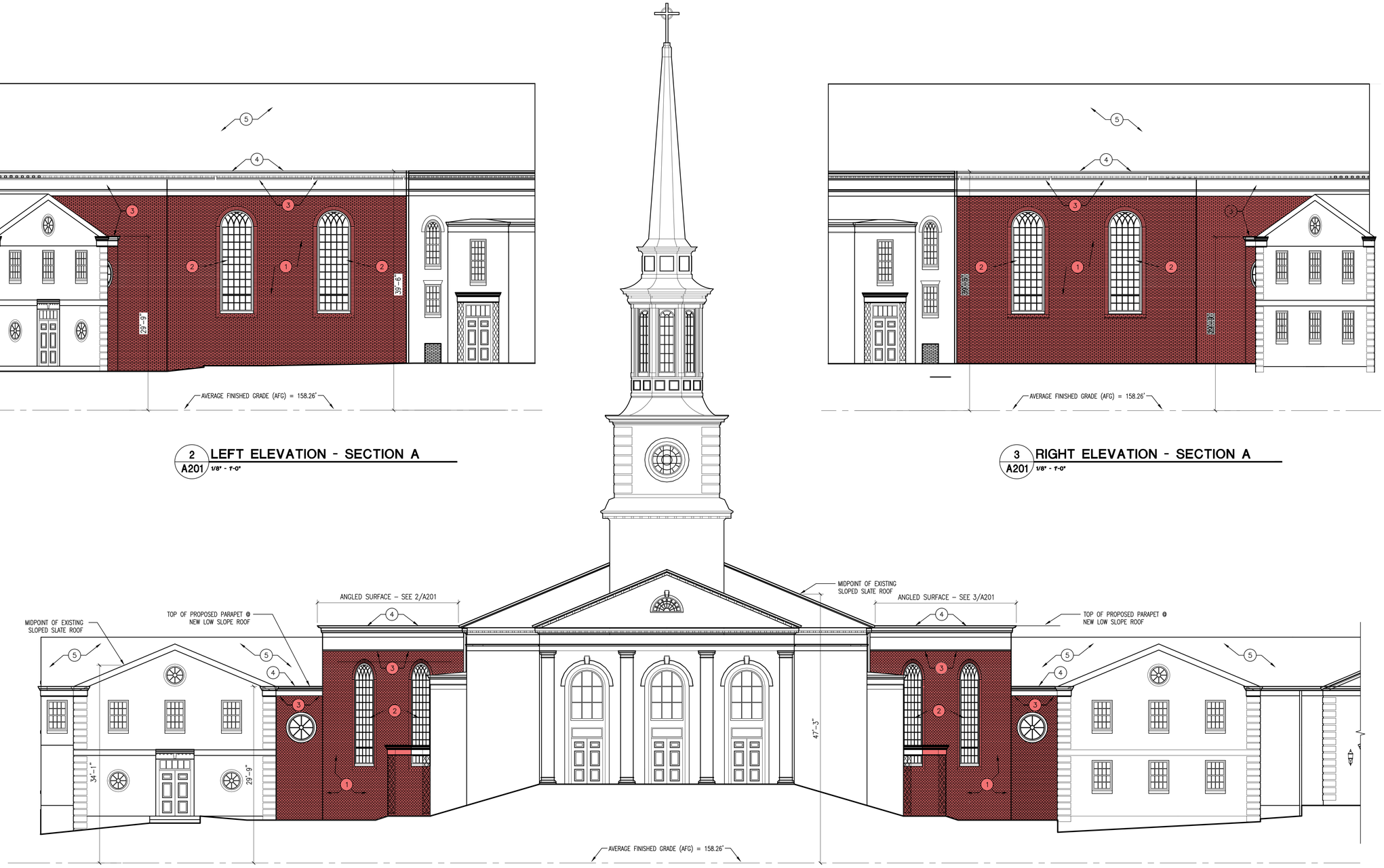
2 A201 **LEFT ELEVATION - SECTION A**
1/8" = 1'-0"

3 A201 **RIGHT ELEVATION - SECTION A**
1/8" = 1'-0"



1 A201 **NORTH ELEVATION - SECTION A**
1/8" = 1'-0"

ELEVATION KEYNOTES

1. FACE BRICK TO MATCH EXISTING
2. WINDOWS TO MATCH EXISTING
3. CORNICE AND FASCIA TO MATCH EXISTING
4. LOW SLOPE ROOF SYSTEM
5. EXISTING SLATE ROOF (BEYOND)

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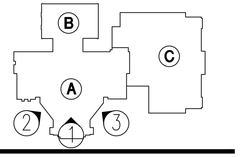

Project Name and Address

RENOVATION AND ADDITION TO

FIRST BAPTIST CHURCH OF ALEXANDRIA

2932 KING STREET
ALEXANDRIA, VA 22302

Drawing Name

ELEVATIONS

Date

Revisions

#	Date	Description
1	2-16-2016	Per City Comments

Project Number 114505

Drawing Number

A201

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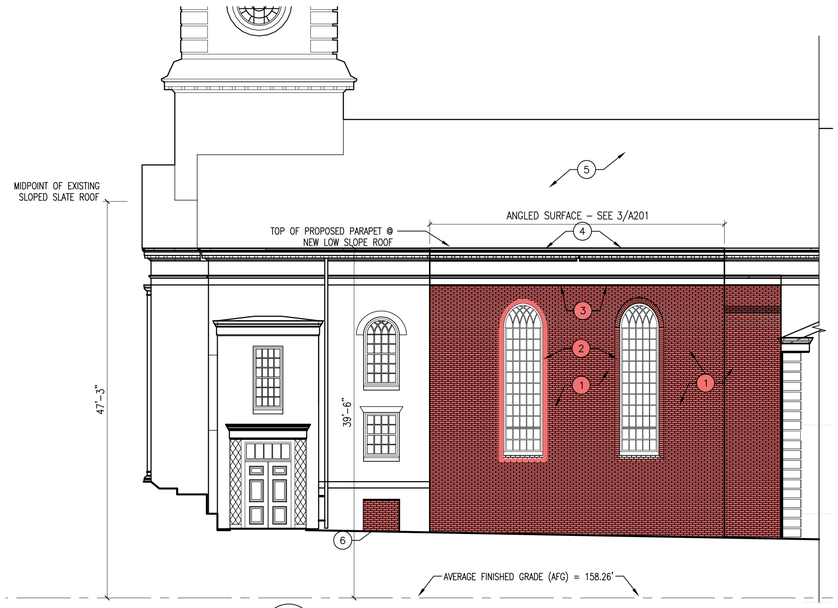

2 / A202 **WEST ELEVATION - SECTION A**
1/8" = 1'-0"

ELEVATION KEYNOTES

1. FACE BRICK TO MATCH EXISTING
2. WINDOWS TO MATCH EXISTING
3. CORNICE AND FASCIA TO MATCH EXISTING
4. LOW SLOPE ROOF SYSTEM
5. EXISTING SLATE ROOF (BEYOND)
6. OPENING IN EXISTING WALL FILLED WITH FACE BRICK TO MATCH EXISTING

1 / A202 **EAST ELEVATION - SECTION A**
1/8" = 1'-0"

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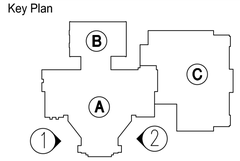

Project Name and Address

RENOVATION AND ADDITION TO

FIRST BAPTIST CHURCH OF ALEXANDRIA

2932 KING STREET
ALEXANDRIA, VA 22302

Drawing Name

ELEVATIONS

Date

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1	2-16-2016	Per City Comments

Project Number 114505

Drawing Number

A202

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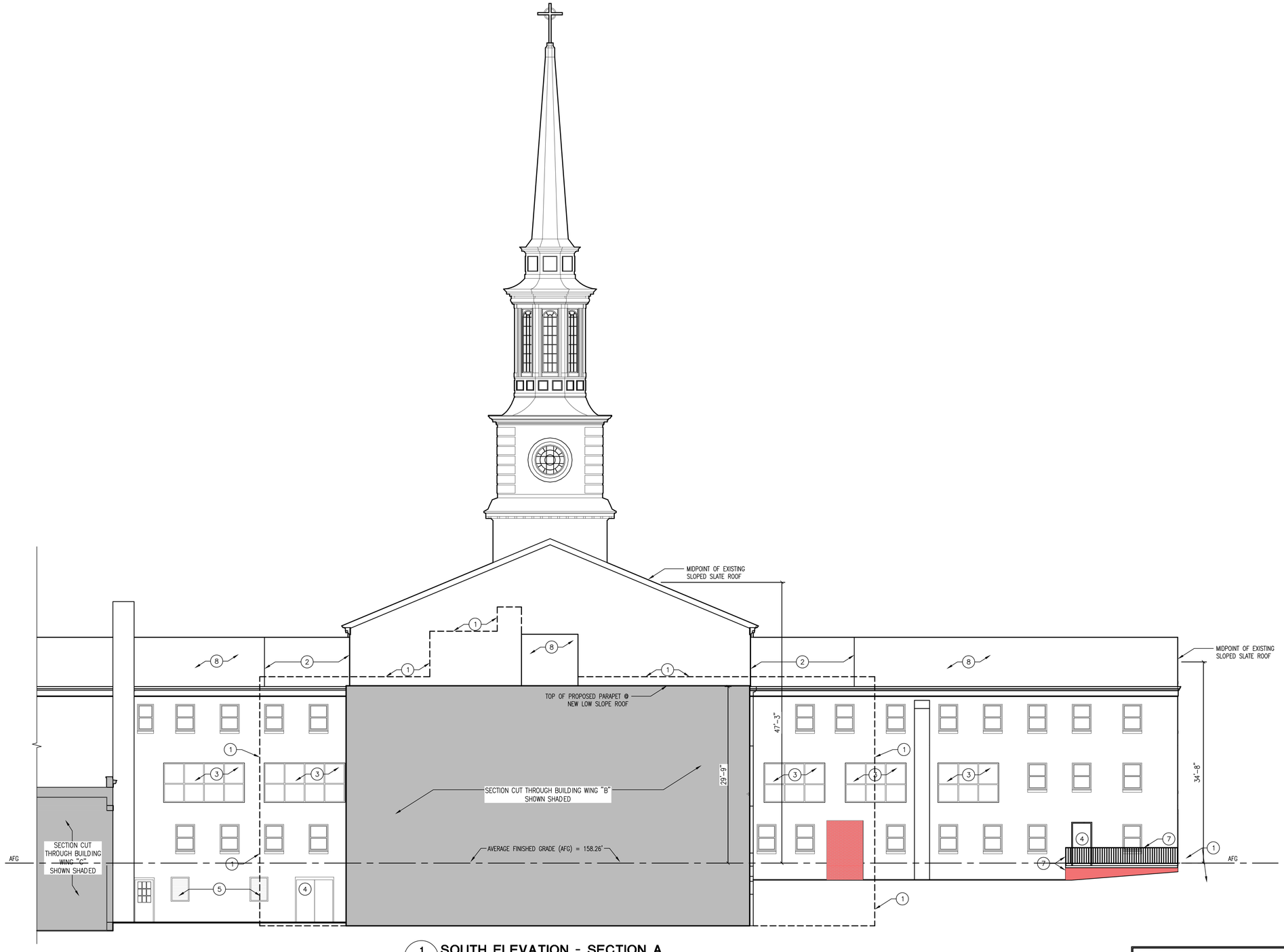

1 A203 SOUTH ELEVATION - SECTION A
1/8" = 1'-0"

ELEVATION KEYNOTES

1. OUTLINE OF EXISTING BUILDING WING "B" BEHIND. (OVERLAPS EXISTING BUILDING WING "A")
2. PORTION OF EXISTING SLOPED SLATE ROOF TO BE REMOVED AND REPLACED WITH LOW SLOPE ROOF.
3. NEW WINDOW OPENING IN EXISTING WALL.
4. NEW DOOR OPENING IN EXISTING WALL.
5. NEW MECHANICAL LOUVER OPENING IN EXISTING WALL.
6. OPENING IN EXISTING WALL FILLED WITH FACE BRICK TO MATCH EXISTING.
7. NEW ELEVATED SIDEWALK AND RAILING.
8. EXISTING SLOPED SLATE ROOF

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

Helbing Lipp Recny ARCHITECTS
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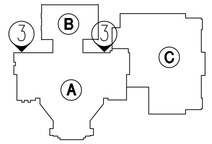
Seal

Consultant

Key Plan



Project Name and Address

RENOVATION AND ADDITION TO

FIRST BAPTIST CHURCH OF ALEXANDRIA

2932 KING STREET
ALEXANDRIA, VA 22302

Drawing Name

ELEVATIONS

Date

Revisions

#	Date	Description
1	2-16-2016	Per City Comments

Project Number 114505

Drawing Number

A203

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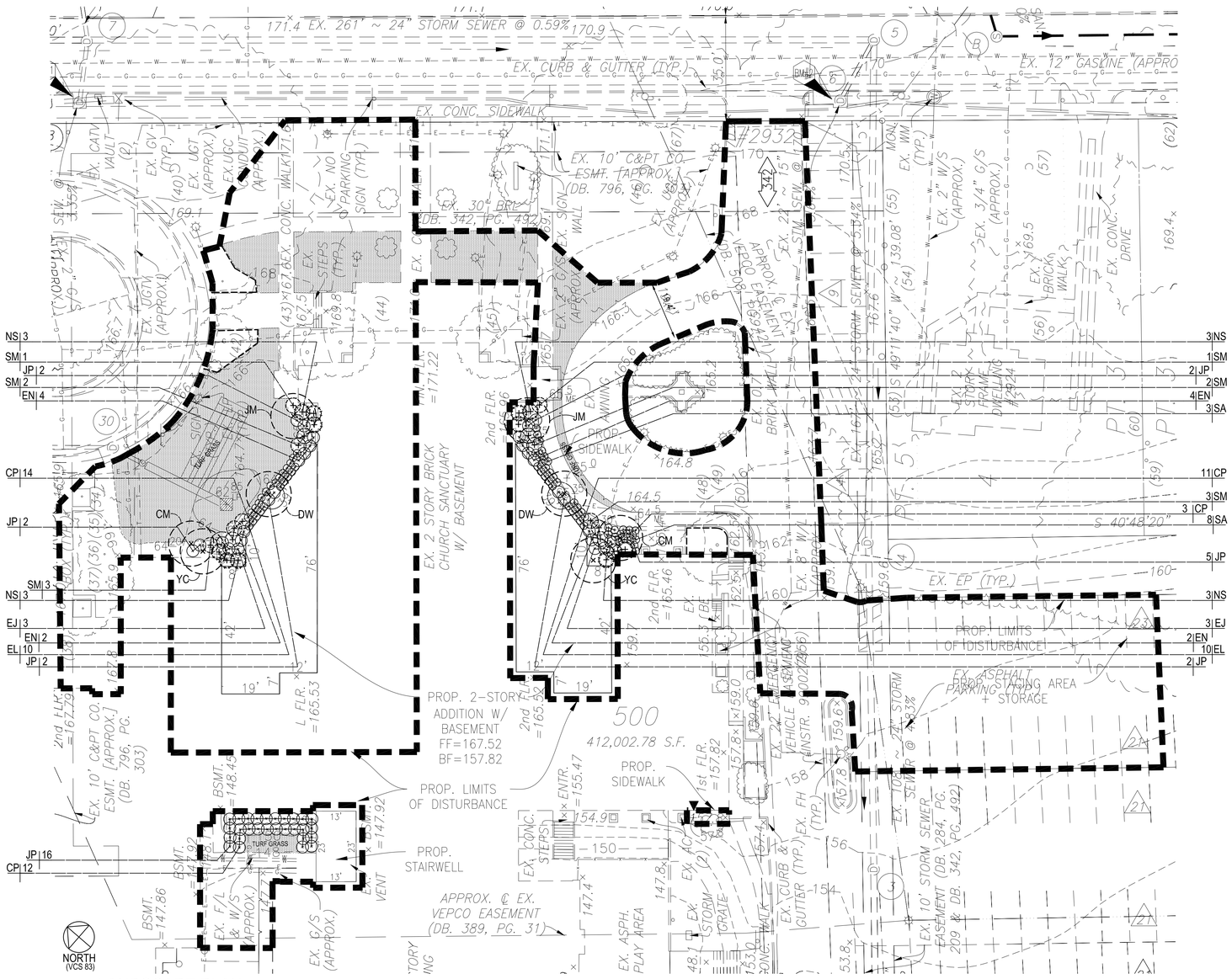

1 LANDSCAPE PLAN
SCALE: 1" = 20' - 0"

LEGEND

PROPOSED PLANTS (SEE PLANTING DETAILS ON SHEET L-2)

EXISTING TREES TO REMAIN (see existing tree schedule on sheet L-3)(SEE CIVIL PLANS FOR TREES TO BE REMOVED & TREES TO BE SAVED)

PROPOSED ORNAMENTAL TREES (shown at 15' canopy diameter)

EVERGREEN TREES (shown at 5' diameter)

SHRUBS (2.5' wide for each plant - see plant schedule for height & spacing)

SOD / LAWN & TURF GRASS (SEE "NOTES" IN THIS LEGEND). GRASS INSTALLATION TIMING SHALL COMPLY WITH THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES PLANTING TIMES. ALL GRASS SEED SHALL BE BLUE TAG CERTIFIED.

PROPOSED LIMITS OF DISTURBANCE (SEE CIVIL DRAWINGS)

TREE PROTECTION FENCE (SEE DETAIL 6 ON SHEET L-2)

PLANT LABELS

SPECIES ABBREV. — QUANTITY: XX ## — SHRUB & GROUND COVER CALLOUT

SPECIES ABBREV.: XX — TREE CALLOUT

NOTES:
-TURF GRASS INSTALLATION/PLANTING FOR OPEN AREAS LABELED "TURF GRASS" SHALL BE SELECTED FROM "VIRGINIA COOPERATIVE EXTENSION TURF GRASS VARIETY RECOMMENDATIONS"

- ALL MATERIALS SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL - "THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI 760.1)"

- MAINTINANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE "LANDSCAPE CONTRACTORS ASSOCIATION", "AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS", "THE INTERNATIONAL SOCIETY OF ARBORCULTURE" AND "THE AMERICAN NATIONAL STANDARDS INSTITUTE".

NOTES
- EXISTING PROPERTY DOES NOT CONTAIN BICYCLE & PEDESTRIAN PATHS AS PER THE *"Bicycle Transportation and Multi-Use Trail Master Plan"* INSIDE, OR ADJACENT TO PROPERTY BOUNDARIES

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LICENSE STAMPS:
COMMONWEALTH OF VIRGINIA
KIRK DANIEL BEREUTER
LIC. No. 1358
LANDSCAPE ARCHITECT

SHEET NUMBER: L-1

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First Baptist Church
2932 King Street, City of Alexandria
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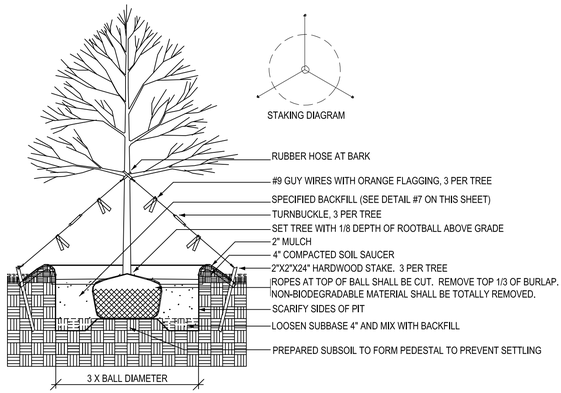
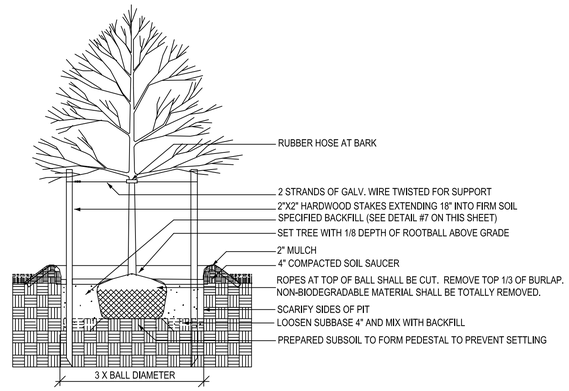
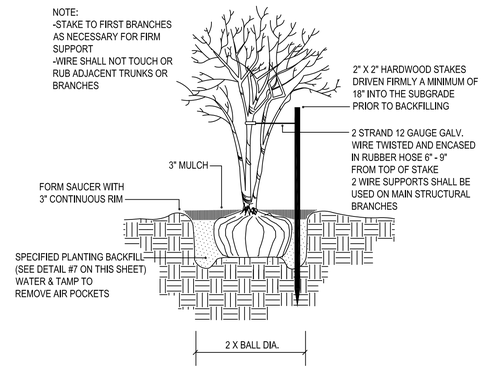
LANDSCAPE PLAN
Date: 01.21.2016
REV: 02.16.2016



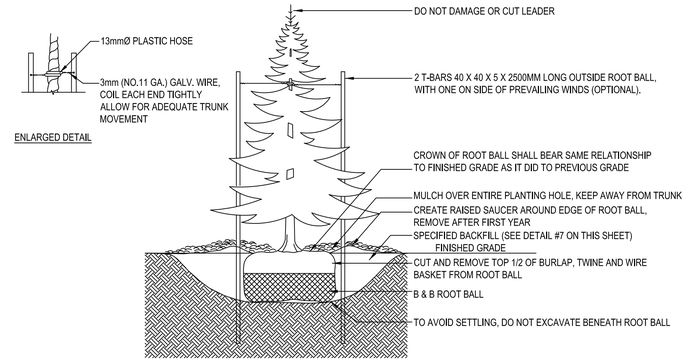
1 TREE PLANTING FOR TREES OVER 3" IN CALIPER
NTS



2 TREE PLANTING FOR TREES 3" IN CALIPER AND UNDER
NTS

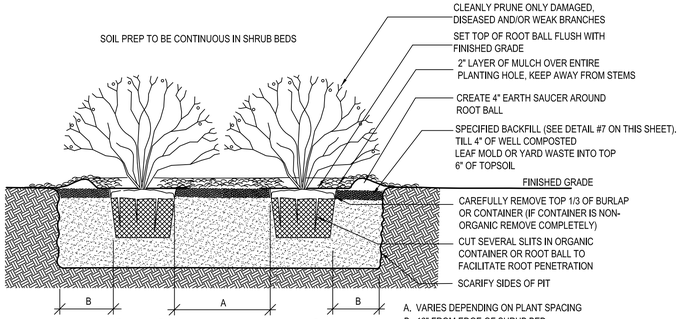


3 MULTI-STEM TREE PLANTING DETAIL
NTS



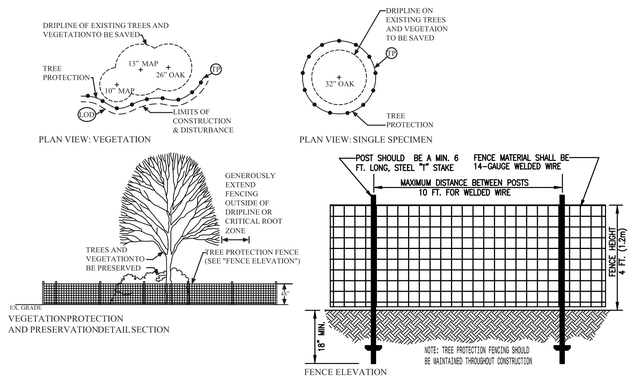
SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE SAUCER AND STAKES TWO YEARS OR LESS AFTER INSTALLATION
4. PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.
5. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

4 EVERGREEN TREE PLANTING DETAIL
NTS



A. VARIES DEPENDING ON PLANT SPACING
B. 12" FROM EDGE OF SHRUB BED

5 TYPICAL SHRUB PLANTING DETAIL
NTS



6 TREE PROTECTION FENCE INSTALLATION DETAIL
NTS

TOPSOIL / BACKFILL:
1. ASTM D 5268,
2. PH RANGE OF 5.8 TO 6.5,
3. ORGANIC CONTENT: TREES, SHRUBS, GROUNDCOVERS: 5% - 8%
4. FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
5. U.S.D.A. TEXTURE CLASSIFICATION OF LOAM OR SANDY LOAM
   a. SANDS CONTENT: 40%-60%
   b. CLAY CONTENT: 10%-25%

7 TOPSOIL / BACKFILL MIXTURE

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L - 2

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LANDSCAPE DETAILS
Date: 01.21.2016
REV: 02.16.2016

PLANT SCHEDULE							
	QUANTITY	KEY	COMMON NAME	BOTANICAL NAME	SIZE @ INSTALLATION	APPROX. SPACING	CULTIVAR(S) / NOTES
ORNAMENTAL TREES (MEDIUM & SMALL)							
	QUANTITY	KEY	COMMON NAME	BOTANICAL NAME	SIZE @ INSTALLATION	APPROX. SPACING	CULTIVAR(S) / NOTES
	2	CM	CRAPE MYRTLE	Lagestroemia indica	8' ht.	AS SHOWN	'Catawba'
	2	DW	DOGWOOD	Cornus kousa	8' ht.	AS SHOWN	'Greensleeves'
	2	JM	JAPANESE MAPLE	Acer palmatum	8' ht.	AS SHOWN	'Bloodgood'
	2	YC	YOSHINO CHERRY	Prunus x yedoensis	8' ht.	AS SHOWN	
EVERGREEN TREES							
	QUANTITY	KEY	COMMON NAME	BOTANICAL NAME	SIZE @ INSTALLATION	APPROX. SPACING	CULTIVAR(S) / NOTES
	12	NS	NELLIE STEVENS HOLLY	Ilex x Nellie R. Stevens	8' ht.	AS SHOWN	(mix males & females) evergreen
	12	SM	SWEETBAY MAGNOLIA	Magnolia virginiana	8' ht.	AS SHOWN	evergreen
SHRUBS							
	QUANTITY	KEY	COMMON NAME	BOTANICAL NAME	SIZE @ INSTALLATION	APPROX. SPACING	CULTIVAR(S) / NOTES
(evergreen)	20	EL	ENGLISH LAUREL	Prunus laurocerasus	2'- 3' ht.	2' - 2.75'	'Otto Luken'
(evergreen)	12	EN	ENGLISH LAUREL	Prunus laurocerasus	2'- 3' ht.	2' - 2.75'	'Nana'
(evergreen)	6	EJ	ENGLISH LAUREL	Prunus laurocerasus	2'- 3' ht.	2' - 2.75'	'Majestic Jade'
(evergreen)	31	JP	JAPANESE PLUM YEW	Cephalotaxus harringtonia	2'- 3' ht.	2' - 2.75'	'Prostrata'
(evergreen)	40	CP	INKBERRY #2	Ilex glabra	2'- 3' ht.	2' - 2.75'	'Compacta'
(evergreen)	11	SA	SWAMP AZALEA	Rhododendron viscosum	2'- 3' ht.	2' - 2.75'	white blooms/flowers

1 PLANT SCHEDULE

1) 7" TREE
2) 5" TREE
3) 5" TREE
4) 8" TREE
5) 3" TREE
6) 5" TREE
7) 5" TREE
8) 6" TREE
9) 5" TREE
10) 10" TREE
11) 5" TREE
12) 5" TREE
13) 5" TREE
14) 6" TREE
15) 6" TREE
16) 5" TREE
17) 6" TREE
18) 8" TREE
19) 5" TREE
20) 3" TREE
21) 5" TREE
23) 4" TREE
24) 5" TREE
25) 3" TREE
26) 5" MAGNOLIA
27) 5" MAGNOLIA
28) 5" MAGNOLIA
29) 7" TREE
30) 7" MAGNOLIA
31) 7" MAGNOLIA
32) 7" MAGNOLA
33) 6" TREE
34) 5" TREE
35) 5" MAGNOLIA
36) 7" MAGNOLA
37) 7" MAGNOLIA
38) 6" TREE
39) 8" TREE
40) 40" OAK
41) 5" DOGWOOD
42) 7" TREE
43) 4" DOGWOOD
44) 12" HOLLY
45) 14" HOLLY
46) 48" OAK
47) 5" DOGWOOD
48) 10" HOLLY
49) 10" HOLLY
50) 10" HOLLY
51) 6" DOGWOOD
52) 4" DOGWOOD
53) 24" TREE
54) 24" TREE
55) 20" TREE
56) 20" MAGNOLA
57) 30" OAK
58) 36: OAK
59) 12" TREE
60) 15" TREE
61) 18" TREE
62) 18" TREE
63) 30" OAK
64) 8" DOGWOOD
65) 28" OAK
66) 18" MAPLE
67) 5" TREE
68) 7" TREE
69) 5" TREE
70) 7" TREE
71) 7" TREE
72) 7" TREE
73) 6" TREE
74) 10" TREE
75) 7" TREE
76) 10" TREE
77) 7" TREE
78) 6" TREE
79) 7" TREE
80) 24" TREE
81) 5" TREE
82) 5" TREE
83) 10" TREE

2 EXISTING TREE SCHEDULE

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