

UTILITY DISCLAIMER

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

UTILITY WORKS

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

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

RODENT ABATEMENT NOTE

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL OUTLINE WHAT STEPS HAVE AND WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT THE ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED ONCE ANY DEMOLITION HAS BEEN COMPLETED ANY ABOVE GROUND BAIT BOXES MUST BE RELOCATED TO WITHIN 50 FEET OF A STRUCTURE IN KEEPING WITH EPA REGULATIONS. IF THIS IS NOT POSSIBLE, THEY SHALL BE REMOVED AND REGULAR INSPECTIONS OF THE SITE CONDUCTED BY A VIRGINIA LICENSED PEST EXTERMINATOR TO ENSURE THE SITE REMAINS RODENT FREE.

ARCHAEOLOGY NOTES

- THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
- THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

EXISTING CONDITIONS SURVEY NOTES

- HORIZONTAL DATUM NAD83
VERTICAL DATUM NAVD88
- UTILITY INFORMATION, AS SHOWN ON THE PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY DOMINION SURVEYORS, DATED JULY 2, 2015; AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777 OR 811, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. THE CONSTRUCTION WORKERS AND CONTRACTORS ARE ENCOURAGED TO VISIT DOMINION VIRGINIA POWER WEB SITE AT WWW.DOM.COM(KEYWORD SAFETY) FOR ADDITIONAL SAFETY INSTRUCTIONS.
- LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.
- THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON THE BOUNDARY SURVEY OF RECORD AND VERIFIED BY A FIELD SURVEY CONDUCTED ON JULY 2, 2015, IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA ASSOCIATION OF LAND SURVEYORS.

*PER MEMORANDUM TO INDUSTRY, JULY 20, 2005; THE PLAN SHALL BE PREPARED USING VIRGINIA STATE PLANE (NORTH ZONE) COORDINATES BASED ON NAD 83 AND NAVD 88; HOWEVER, IF DRAWINGS WERE PREPARED USING NORTH AMERICAN DATUM OF 1927 (NAD 27) AND NORTH GEODETIC DATUM OF 1929 (NGVD 29) THEN THE AS-BUILT DRAWINGS SHALL PROVIDE A CONVERSION TABLE OF SANITARY AND STORM SEWER DATA IN THE NAD 83 AND NAVD83 DATUMS.

ENVIRONMENTAL ASSESSMENT

- THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THE SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE.
- 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 RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT JOE FIANDER AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM AND
 - SATURDAYS FROM 9 AM TO 6 PM.
 - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
 - PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND
 - SATURDAYS FROM 10 AM TO 4 PM.

CITY STANDARD GENERAL NOTES

- THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA TAX ASSESSMENT MAP 65.03-02-39, 36, 34 & 37. THE PROPERTY IS ZONED CD.
- OWNER : 324 NORTH FAIRFAX LLC & 330 NORTH FAIRFAX LLC
INSTRUMENT# 040036948, 040036950, 040036951, 120011408
7611 TIMBERLY CT
MCLEAN, VA 22102
- TOTAL SITE AREA: 12,789 SQUARE FEET OR 0.29 ACRES OF WHICH 5223 SQUARE FEET OR 0.12 ACRES WILL BE DISTURBED WITH THIS PROJECT.
- AREA TABULATION:
 - TOTAL SITE AREA = 12,789 SF (0.29 AC)
 - DISTURBED AREA = 5223 SF (0.12 AC)
 - EXISTING IMPERVIOUS AREA= 10470 SF (0.24 AC)
 - PROPOSED IMPERVIOUS AREA= 6550 SF (0.15 AC)
- THE NATURAL SOILS ONSITE CONSIST OF URBAN LAND - CRISTMILL
- THE SITE IS LOCATED IN THE CSO-PENDLETON ST WATERSHED.
- NO PORTION OF THE SITE LIES WITHIN A CITY OF ALEXANDRIA RESOURCE PROTECTION AREA.
- TOPOGRAPHIC INFORMATION FOR THE SUBJECT SITE IS FROM A CURRENT FIELD SURVEY PREPARED BY DOMINION SURVEYORS. DATED JULY 2, 2015.
- THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS FROM A CURRENT FIELD SURVEY PREPARED BY DOMINION SURVEYORS. DATED JULY 2, 2015.
- CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
- KNOWN PUBLIC AND PRIVATE EASEMENTS ARE SHOWN. HOWEVER, THE APPLICANT SHALL BE RESPONSIBLE NOT TO CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING PUBLIC AND/OR PRIVATE UTILITY EASEMENTS. IT IS, THEREFORE, THE RESPONSIBILITY OF THE APPLICANT TO IDENTIFY ANY AND ALL UTILITY EASEMENTS ON THE PLAN.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- BUILDING HEIGHT SHALL NOT EXCEED THE ALLOWABLE LIMIT SET BY CITY OF ALEXANDRIA REGULATIONS.
- ALL NEW CONSTRUCTION WILL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC).
- FLOOR AREA CALCULATIONS WITH ALLOWABLE LIMITS. ZONING WILL REQUIRE A CERTIFICATION OF FLOOR AREA RATIO CALCULATIONS PRIOR TO RELEASE OF A CERTIFICATE OF OCCUPANCY.
- THE APPLICANT SHALL BE RESPONSIBLE FOR REPAIRS TO THE ADJACENT CURB, GUTTER, AND RIGHT-OF-WAY, IF DAMAGED DURING CONSTRUCTION ACTIVITY AS DETERMINED BY THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
- IF THE CURB, GUTTER, AND SIDE WALK ARE IN A STATE OF DISREPAIR ADJACENT TO THE PROPOSED DEVELOPMENT THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
- IN THE EVENT, THE PROPOSED ROOF DRAINAGE SYSTEM AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE SYSTEM AND/OR SUMP PUMP DISCHARGE TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
- THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
- ALL IMPROVEMENTS TO THE CITY RIGHT-OF-WAY SUCH AS CURB, CUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., MUST BE DESIGNED AND CONSTRUCTED AS PER THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
- ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
- UTILITIES SERVING THE SITE SHALL BE PLACED UNDERGROUND.
- CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES.
- A SEPARATE GEOTECHNICAL AND HYDROGEOLOGICAL INVESTIGATION REPORT WILL BE SUBMITTED TO CODE ENFORCEMENT AND TRANSPORTATION AND ENVIRONMENTAL SERVICES, IF DEEMED NECESSARY.
- ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PLACED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND/OR VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
- THE PLAN SHALL SHOW ALL THE EXISTING UTILITY CONNECTIONS IN PLAN VIEW AND ALL THE PROPOSED CONNECTIONS IN PLAN AND PROFILE PER THE REQUIREMENTS OF THE SITE PLAN CHECK LIST.
- NO LAND DISTURBING ACTIVITY WILL START BEFORE THE EROSION AND SEDIMENT CONTROL PLAN IS APPROVED BY THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- PERMITS FROM VDEG, EPA, US ARMY CORPS OF ENGINEERS, VIRGINIA MARINE RESOURCES SHALL BE OBTAINED BY THE APPLICANT, WHERE REQUIRED.
- ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- SOLID WASTE SERVICES SHALL BE PROVIDED BY THE CITY. TRASH CANS SHALL BE BROUGHT TO CURBSIDE FOR PICKUP.
- THE APPLICANT SHALL COMPLY WITH THE CHESAPEAKE BAY PRESERVATION ACT IN ACCORDANCE WITH ARTICLE XIX OF THE CITY'S ZONING ORDINANCE, WHICH INCLUDE THE REQUIREMENTS FOR STORMWATER POLLUTANT LOAD REDUCTIONS, TREATMENT OF WATER QUALITY VOLUME DEFAULT, AND STORMWATER QUALITY MANAGEMENT ACCORDING TO ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK.
- ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT FOR EMERGENCY RESPONSE PURPOSES.
- THE APPLICANT WILL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-746-1920 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS IS TO BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- CITY OF ALEXANDRIA CODE SECTION 5-6-224 REQUIRES THAT ROOF, SURFACE AND SUBSURFACE DRAINS BE CONNECTED TO THE PUBLIC STORM SEWER SYSTEM WITH CONTINUOUS UNDERGROUND PIPE, IF THE PUBLIC STORM SEWER INLET IS AVAILABLE WITHIN 100' FROM THE PROPERTY LINE. IF THERE IS NO PUBLIC STORM SEWER INLET AVAILABLE WITHIN 100' OF THE PROPERTY LINE THEN THE APPLICANT SHALL PROVIDE A DESIGN TO MITIGATE THE IMPACT OF STORM WATER DRAINAGE ONTO ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY IN ACCORDANCE TO THE REQUIREMENTS OF MEMORANDUM TO THE INDUSTRY ON DOWNSPOUTS, FOUNDATION DRAINS, AND SUMP PUMPS, DATED JUNE 18, 2004 AVAILABLE ON THE CITY OF ALEXANDRIA'S WEB SITE.
- ROOF DRAINAGE SYSTEM MUST BE INSTALLED SO AS NEITHER TO IMPACT UPON, NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES.

CERTIFIED LAND DISTURBER NOTE

A "CERTIFIED LAND DISTURBER" (CLD) SHALL BE NAMED IN A LETTER TO THE DIVISION CHIEF OF CONSTRUCTION AND INSPECTION C&I, DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITIES. IF THE CLD CHANGES DURING THE PROJECT, THAT CHANGE MUST BE NOTED IN A LETTER TO THE DIVISION CHIEF.

- A WALL LOCATION PLAT PREPARED BY A LAND SURVEYOR IS REQUIRED TO BE SUBMITTED TO THE CITY OF ALEXANDRIA PRIOR TO REQUESTING ANY FRAMING INSPECTION.
- A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT.
- ZONING WILL REQUIRE BUILDING HEIGHT CONFIRMATION / COMPLIANCE FROM AVERAGE FINISHED GRADE OR GRADE FROM A LICENSED SURVEYOR PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY.
- COMPACTION OF BACKFILL IN UTILITY TRENCHES SHALL BE IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
- ALL SANITARY SEWERS SHALL BE CONSTRUCTED TO THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS. MINIMUM DIAMETER OF SANITARY SEWERS SHALL BE 10" IN THE PUBLIC RIGHT-OF-WAY AND SANITARY LATERAL 6". THE ACCEPTABLE PIPE MATERIALS WILL BE POLYVINYL CHLORIDE (PVC) ASTM 3034-77 SDR 26, ASTM 1785-76 SCHEDULE 40, DUCTILE IRON PIPE AWWA C-151 (ANSI A21.51) CLASS 52, OR REINFORCED CONCRETE PIPE ASTM C-76 CL IV (FOR 12" OR LARGER DIAMETERS). CL III MAY BE ACCEPTABLE ON PRIVATE PROPERTIES. THE ACCEPTABLE MINIMUM AND MAXIMUM VELOCITIES WILL BE 2.5 FPS AND 10 FPS, RESPECTIVELY. LATERALS SHALL BE CONNECTED TO THE SANITARY SEWER THROUGH A MANUFACTURED "Y" OR "T" OR APPROVED SEWER SADDLE. WHERE THE LATERALS ARE BEING CONNECTED TO EXISTING TERRACOTA PIPES, REPLACE THE SECTION OF MAIN AND PROVIDE MANUFACTURED "Y" OR "T", OR ELSE INSTALL A MANHOLE.
- ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
- ALL STORM SEWERS SHALL BE CONSTRUCTED TO THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS. MINIMUM DIAMETER OF STORM SEWERS SHALL BE 18" IN THE PUBLIC RIGHT-OF-WAY AND MINIMUM SIZE STORM SEWER CATCH BASIN LEAD IS 15". THE ACCEPTABLE PIPE MATERIALS WILL BE AWWA C-151 (ANSI A21.51) CLASS 52 OR REINFORCED CONCRETE PIPE ASTM C-76 CL IV. FOR ROOF DRAINAGE SYSTEM, POLYVINYL CHLORIDE (PVC) ASTM 3034-77 SDR 26 AND ASTM 1785-76 SCHEDULE 40 PIPES WILL BE ACCEPTABLE. THE ACCEPTABLE MINIMUM AND MAXIMUM VELOCITIES WILL BE 2.5 FPS AND 15 FPS, RESPECTIVELY.
- LATERAL SEPARATION OF SEWERS AND WATER MAINS: A HORIZONTAL SEPARATION OF 10' (EDGE TO EDGE) SHALL BE PROVIDED BETWEEN A STORM OR SANITARY SEWER AND A WATER LINE; HOWEVER, IF THIS HORIZONTAL SEPARATION CANNOT BE ACHIEVED THEN THE SEWER AND WATER MAIN SHALL BE INSTALLED IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST 18" ABOVE OF THE TOP OF THE SEWER. IF BOTH THE HORIZONTAL AND VERTICAL SEPARATIONS CANNOT BE ACHIEVED THEN THE SEWER PIPE MATERIAL SHALL BE DUCTILE IRON PIPE (DIP) AWWA C-151 (ANSI A21.51) CLASS 52 AND PRESSURE TESTED IN PLACE WITHOUT LEAKAGE PRIOR TO INSTALLATION.

CROSSING WATER MAIN OVER AND UNDER A SEWER: WHEN A WATER MAIN OVER CROSSES OR UNDER CROSSES A SEWER THEN THE VERTICAL SEPARATION BETWEEN THE BOTTOM OF ONE (I.E., SEWER OR WATER MAIN) TO THE TOP OF THE OTHER (WATER MAIN OR SEWER) SHALL BE AT LEAST 18"; HOWEVER, IF THIS CANNOT BE ACHIEVED THEN BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AWWA C-151 (ANSI A21.51) CLASS 52 WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING AND THE PIPES SHALL BE PRESSURE TESTED IN PLACE WITHOUT LEAKAGE PRIOR TO INSTALLATION. SANITARY SEWERS UNDER CREEKS AND STORM SEWER PIPE CROSSINGS WITH LESS THAN 6' CLEARANCE SHALL BE ENCASED IN CONCRETE.

NO PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SEWER MANHOLE. MANHOLES SHALL BE PLACED AT LEAST 10 FEET HORIZONTALLY FROM THE WATER MAIN WHENEVER POSSIBLE. WHEN LOCAL CONDITIONS PROHIBIT THIS HORIZONTAL SEPARATION, THE MANHOLE SHALL BE WATERTIGHT CONSTRUCTION AND TESTED IN PLACE.
- ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
- ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER FACILITIES.
- ELECTRIC POWER WILL BE PROVIDED BY DOMINION VIRGINIA POWER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. NO SIDE AND/OR CROSS WALK SHALL BE CLOSED DURING CONSTRUCTION. IF SIDE AND/OR CROSS WALK NEED TO BE CLOSED TO FACILITATE THE CONSTRUCTION ON THE SITE THEN THE APPLICANT PROVIDE A SIDE AND/OR CROSS WALK CLOSURE PLAN TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
- HANDICAP PARKING SPACES WILL BE CLEARLY DELINEATED WITH PAVEMENT MARKINGS AND SIGNAGE, IF REQUIRED.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
- A SEPARATE PERMIT IS REQUIRED FOR SIGN CONSTRUCTION.
- SOLID WASTE, RECYCLABLE MATERIAL PICKUP AND ANY OUTDOOR STORAGE OF SUCH MATERIALS SHALL BE HANDLED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH USBC 115.0.
- ALL EMERGENCY VEHICLE EASEMENTS SHALL BE RECORDED.
- SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.
- GAS SERVICE WILL BE PROVIDED BY WASHINGTON GAS.
- IF THESE NOTES AND THE CITY OF ALEXANDRIA DESIGN STANDARDS AND SPECIFICATIONS DO NOT COVER ANY DESIGN ASPECTS OF THE PROJECT THEN THE IMPROVEMENTS WILL BE DESIGNED PER THE STANDARDS AND SPECIFICATIONS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT), VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCHB), AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO), MANUAL OF TRAFFIC CONTROL DEVICES (MUTCD), VIRGINIA WORK AREA PROTECTION MANUAL (VWAPM), RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (TEN STATE STANDARDS), AND ANY OTHER STANDARDS APPROVED BY THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).

PROJECT NARRATIVE

THIS PROJECT PROPOSES THE RESUBDIVISION OF 5 EXISTING LOTS NEAR THE CORNER OF N. FAIRFAX AND PRINCESS STREET. THE LOTS ARE T.M. 065.03-02 PARCELS 34, 36, 37, 38 AND 39.

THE EXISTING LOTS CURRENTLY SURROUND AN OFFICE BUILDING AT 324 N. FAIRFAX STREET, PROVIDING PARKING AND ACCESS. THE EXISTING BUILDING WILL BE DEMOLISHED AND THE PARKING LOT WILL BE REMOVED.

FOUR LOTS WILL BE CREATED FOR RESIDENTIAL TOWN HOMES THAT WILL FRONT ON N. FAIRFAX STREET AND BE ACCESSED THROUGH AN ALLEY ACCESSING PRINCESS STREET. LOTS WILL BE ARRANGED TO INCLUDE AN ACCESSORY STRUCTURE SEPARATE FROM THE MAIN BUILDINGS.

A SUBDIVISION PLAT AND DEVELOPMENT SITE PLAN WILL BE SUBMITTED COVERING THE REALIGNED LOTS. OPEN SPACE FOR THE FOUR BUILDING LOTS WILL BE PROVIDED THROUGH ROOFTOP PATIO AND THE PORTION OF THE REAR YARD JUST BEHIND THE MAIN BUILDINGS. ADDITIONALLY THERE IS AN OUTLOT DEDICATED TO LANDSCAPED OPEN SPACE ADJACENT TO THE COMMON AREA FOR GADSBY'S COURT. PERVIOUS AREA FOR THE DEVELOPMENT WILL BE SIGNIFICANTLY INCREASED WITH THE NEW DEVELOPMENT ALL LOTS ARE ZONED CD. REAR YARD SETBACKS WILL NEED TO BE MODIFIED FOR THE ACCESSORY STRUCTURES.

APPLICATIONS REQUIRED

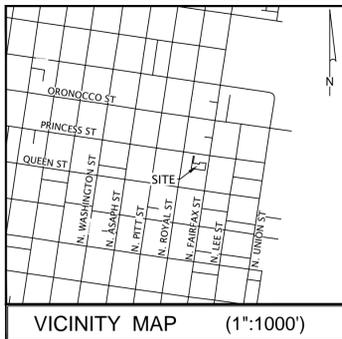
- DEVELOPMENT SITE PLAN
- SUBDIVISION PLAT

MODIFICATIONS REQUESTED

- REAR YARD SETBACK- THE FOUR ACCESSORY STRUCTURES WILL REQUIRE A SITE PLAN MODIFICATION FOR HAVING A 0' REAR YARD SETBACK.
- OPEN SPACE FOR USE OF ROOFTOP OPEN SPACE IS REQUIRED FOR ALL 4 LOTS

SHEET INDEX

- COVERSHEET
- CONTEXTUAL SITE PLAN
- NOTES
- ZONING
- EXISTING CONDITIONS
- GIS PLAN
- GRADING PLAN
- PREDEVELOPMENT DRAINAGE AREA MAP
- POSTDEVELOPMENT DRAINAGE AREA MAP
- VRRM SPREADSHEET
- VRRM SPREADSHEET
- LIGHTING
- SIGHT DISTANCE PLAN AND PROFILE
- SIGNAGE PLAN
- LANDSCAPE PLAN
- LANDSCAPE DETAILS & PLANT SCHEDULE
- BUILDING ELEVATIONS
- BUILDING FLOOR PLANS
- BUILDING PERSPECTIVE VIEWS
- PRELIMINARY PLAT 1 OF 3
- PRELIMINARY PLAT 2 OF 3
- PRELIMINARY PLAT 3 OF 3



DEVELOPMENT TEAM

OWNERS:
LOT 34 (65.03-02-34): 328 N. FAIRFAX LLC
LOT 36 (65.03-02-36): 330 N. FAIRFAX LLC
LOT 37 (65.03-02-37), LOT 38 (65.03-02-38), LOT 39 (65.03-02-39): 324 N. FAIRFAX LLC
324 N. FAIRFAX LLC, 328 N. FAIRFAX LLC & 330 N. FAIRFAX LLC
C/O WILLIAM GORDON III
14 WOLFE STREET
ALEXANDRIA, VIRGINIA 22314

DEVELOPER/CONTRACT OWNER:
WILLIAM CROMLEY & WILLIAM GORDON III
d/b/a FAIRFAX LLC
426 N. COLUMBUS STREET
ALEXANDRIA, VIRGINIA 22314
EMAIL: WM.CROMLEY@MINDSPRING.COM
PHONE: 703-973-2250

ARCHITECT:
WILLIAM GORDON IV
C/O WILLIAM GORDON III
14 WOLFE STREET
ALEXANDRIA, VIRGINIA 22314
EMAIL: WTGORDON3@YAHOO.COM
PHONE: 703-470-9808

ATTORNEY:
LAND, CARROLL & BLAIR
ATTN: DUNCAN BLAIR
524 KING STREET
ALEXANDRIA, VA 22314
EMAIL: DBLAIR@LANDCARROLL.COM
PHONE: 703-595-2037

ENGINEER/SURVEYOR:
DOMINION SURVEYORS, INC.
ATTN: KARL SCHWARTZ, P.E.
8808H PEAR TREE VILLAGE COURT
ALEXANDRIA, VA 22309
EMAIL: KCSCHWARTZ@DOMINIONSURVEYORS.COM
PHONE: 703-987-4757

ITE TRIP GENERATION

EXISTING:
OFFICE - 5,600 GSF
11.01 TRIPS PER DAY PER 1,000 GSF
11.01 * 5.6 = 61.7 = 62 TRIPS PER DAY

PROPOSED:
TOWNHOUSE: 5.86 TRIPS PER DAY PER TOWNHOUSE
4 x 5.86 = 23.66 TRIPS PER DAY

GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CONTAMINATED SOILS OR OTHER ENVIRONMENTAL HAZARDS ON THE PARCELS TO BE DEVELOPED.
- THERE ARE NO 100 YR FLOODPLAINS ON THIS SITE.
- THERE ARE NO RESOURCE PROTECTION AREAS MAPPED ON OR ADJACENT TO THIS SITE.
- THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THIS PROPERTY
- MAPPED SOILS DO NOT INDICATE AREAS OF MARINE CLAY.
- THIS PROJECT LIES WITHIN A COMBINED SEWER AREA. ADDITIONAL SEWER FLOWS IS 350 GALLONS PER DAY PER UNIT FOR A TOTAL OF 1,400 GPD.

APPROVED

SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

Surveyors
Inc.
DOMINION

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

COVERSHEET

FAIRFAX COURT

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10'

FILE# 21-14

No. 1. RESPOND TO COMPLETENESS REVIEW COMMENTS 2/8/2016

DSI # 140306023



SHEET 1 OF 22



DOMINION Surveyors Inc.

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

CONTEXTUAL SITE PLAN

FAIRFAX COURT

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' SEPTEMBER 3, 2015

No. 1. RESPOND TO COMPLETENESS REVIEW COMMENTS 2/8/2016

DSI # 140306023 FILE# 21-14

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



P:\2015\20150404 APRIL 2015\150402010.dwg(150402010preliminary.dwg) 3/26/2016 11:48 AM

CONSTRUCTION NOTES

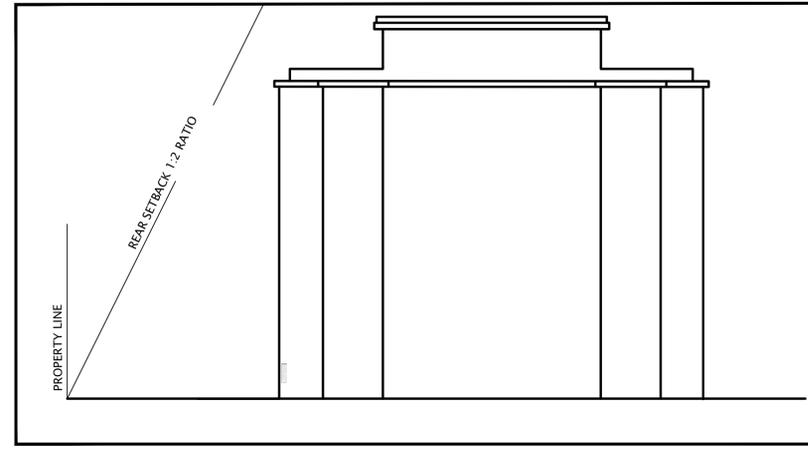
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
- THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED, IF REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR CAUSING EXISTING UTILITIES TO BE DISCONNECTED.
- THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
- ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OF OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
- EXISTING WELLS SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS.
- EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
- ALL OVER HEAD POLE LINES SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
- THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR PLACEMENT OF UNDERGROUND UTILITIES.
- EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONTRACTOR.
- EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION.
- DAMAGE TO ANY EXISTING ENTRANCES, CURB AND GUTTER, PAVEMENT OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT, WILL BE THE RESPONSIBILITY OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ANY ADJOINING OWNERS THAT MAY BE AFFECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB.
- ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED.
- THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA AND ITS CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.
- CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
- NO EVIDENCE OF GRAVES OR BURIAL SITES HAS BEEN FOUND ON THIS PROPERTY.
- THERE ARE NO MAPPED RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- ALL ON-SITE RETAINING WALLS ARE SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. THIS PLAN IS FOR LOCATION AND PROPOSED GRADING ONLY. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE ACCOMPLISHED BY OTHERS.
- THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL, AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION. WATERPROFFING FOR FILL AGAINST BUILDINGS AND LOCATION OF MECHANICAL EQUIPMENT AND CONNECTIONS AT THE FACES OF BUILDINGS.
- SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE AND/OR THE PONDING OF WATER ON THE ROADWAY.
- PROPOSED PAVEMENT SECTION DEPTH(S) IS BASED ON A CBR VALUE OF 10. LABORATORY TESTS OF SUBGRADE SOIL SHALL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBGRADE THICKNESS PRIOR TO PAVING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.
- EMERGENCY VEHICLE EASEMENTS AND HANDICAPPED PARKING SPACES TO BE MARKED WITH THE CITY OF ALEXANDRIA STANDARD SIGNAGE AND AMERICAN WITH DISABILITIES (ADA) REQUIREMENTS.
- ALL STRIPPING TO MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL EROSION CONTROLS SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESHCB) AND MUST BE SUBMITTED AND APPROVED BY T&ES.
- ALL EMERGENCY VEHICLE EASEMENTS (EVE) MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
- ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS.
- ALL NEW INSTALLATIONS AND/OR REINSTALLATIONS OF UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES INCLUDING WATER AND SEWER LATERALS BOTH ON PRIVATE PROPERTY AND IN THE PUBLIC RIGHT OF WAY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH 3" AND 6" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPES (DUWT). THE 3" DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" AND 6" WIDE AT A DEPTH OF 24" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS. THE FOLLOWING ARE THE APWA COLOR CODES:

DUWT COLOR CODES:

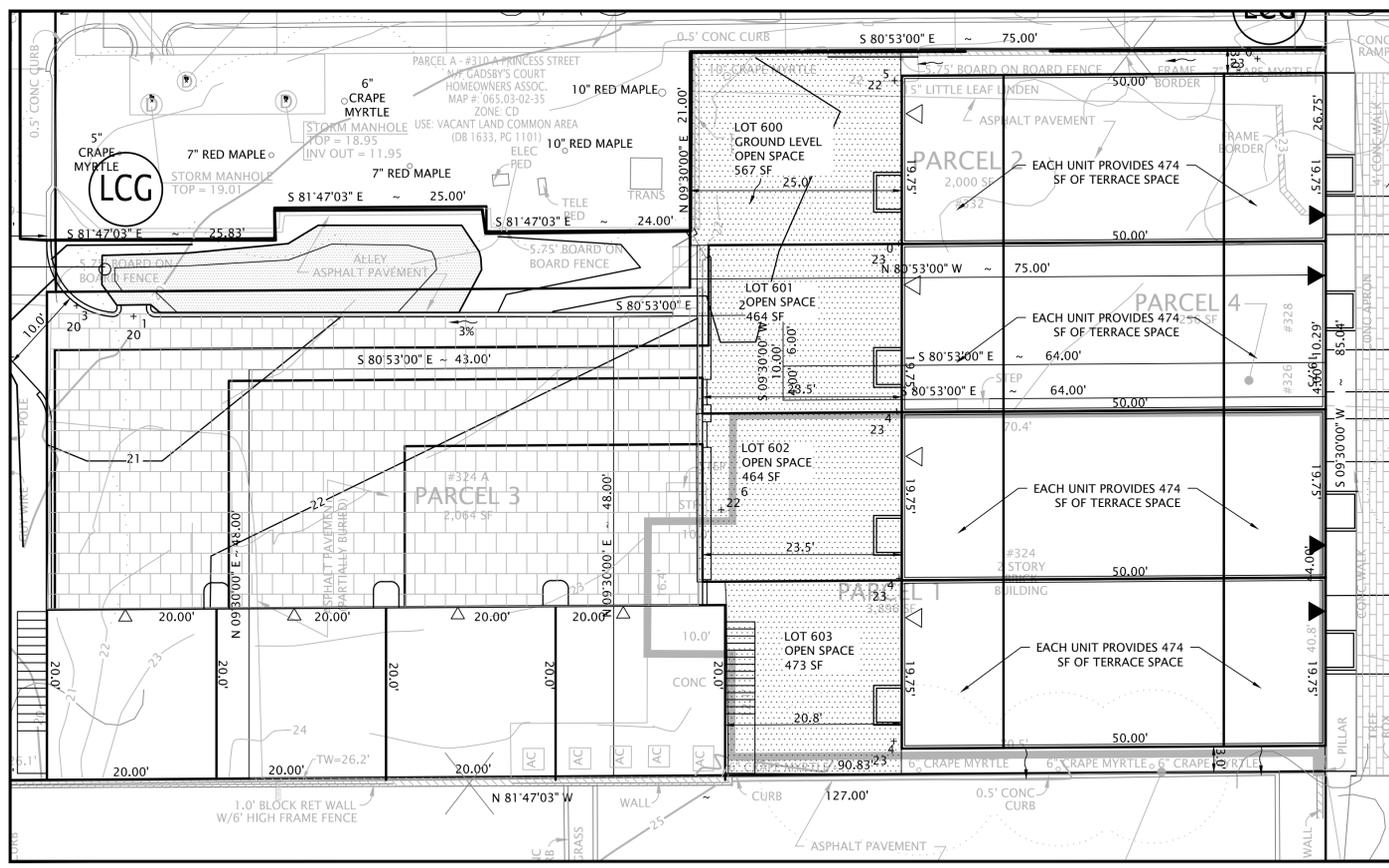
COLOR	CODES
RED	CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDUITS AND LIGHTING CABLES
YELLOW	CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	CAUTION COMMUNICATIONS, ALARM, OR SIGNAL LINES, CABLES OR CONDUITS
BLUE	CAUTION POTABLE WATER
PURPLE	CAUTION RECLAIMED WATER, IRRIGATION, AND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

DEMOLITION NOTES

- NO DEMOLITION CAN BEGIN UNTIL ALL EROSION AND SEDIMENT CONTROLS ARE IN PLACE, AND IS APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
- PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION S TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. ALL ADJACENT AREAS DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE CITY OF ALEXANDRIA.
- THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.



SETBACK DIAGRAM
SCALE: 1" = 10'



OPEN SPACE DIAGRAM
SCALE: 1" = 10'

DOMINION Surveyors Inc.

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

NOTES

FAIRFAX COURT
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' SEPTEMBER 3, 2015

No. 1 - RESPOND TO COMPLETENESS REVIEW COMMENTS 2/8/2016

FILE# 21-14

DSI # 140306023

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



ZONING TABULATION- LOT 600

ZONE: CD

USE: EXISTING: COMMERCIAL PROPOSED: RESIDENTIAL TOWNHOUSE

LOT AREA REQUIRED MINIMUM: 1,452 SF PER UNIT PROPOSED: 2,680 SF

FRONTAGE: REQUIRED MINIMUM: RESIDENTIAL TOWNHOUSE: 18.00' PROVIDED: 22.79'

SETBACKS: FRONT: MINIMUM: FRONT LOT LINE PROVIDED: 0'

SIDE: MINIMUM: 0' PROVIDED: 3'

REAR: MINIMUM: 1:2 RATIO -16' PROVIDED: 25'

HEIGHT MAXIMUM ALLOWED: 45' AVERAGE GRADE: 23.44' ROOF EL.: 68.44' HEIGHT: 44.96'

PARKING REQUIRED: 2 SPACES PROVIDED: 2 PROVIDED IN GARAGE

ZONING TABULATION- LOT 601

ZONE: CD

USE: EXISTING: COMMERCIAL PROPOSED: RESIDENTIAL TOWNHOUSE

LOT AREA REQUIRED MINIMUM: 1,452 SF PER UNIT PROPOSED: 2,680 SF

FRONTAGE: REQUIRED MINIMUM: RESIDENTIAL TOWNHOUSE: 18.00' PROVIDED: 19.75'

SETBACKS: FRONT: MINIMUM: FRONT LOT LINE PROVIDED: 0'

SIDE: MINIMUM: 0' PROVIDED: 3'

REAR: MINIMUM: 1:2 RATIO -16' PROVIDED: 23.5'

HEIGHT MAXIMUM ALLOWED: 45' AVERAGE GRADE: 23.44' ROOF EL.: 68.44' HEIGHT: 45.00'

PARKING REQUIRED: 2 SPACES PROVIDED: 2 PROVIDED IN GARAGE

ZONING TABULATION- LOT 602

ZONE: CD

USE: EXISTING: COMMERCIAL PROPOSED: RESIDENTIAL TOWNHOUSE

LOT AREA REQUIRED MINIMUM: 1,452 SF PER UNIT PROPOSED: 2,680 SF

FRONTAGE: REQUIRED MINIMUM: RESIDENTIAL TOWNHOUSE: 18.00' PROVIDED: 19.75'

SETBACKS: FRONT: MINIMUM: FRONT LOT LINE PROVIDED: 0'

SIDE: MINIMUM: 0' PROVIDED: 3'

REAR: MINIMUM: 1:2 RATIO -16' PROVIDED: 23.5'

HEIGHT MAXIMUM ALLOWED: 45' AVERAGE GRADE: 23.58' ROOF EL.: 68.58' HEIGHT: 45.00'

PARKING REQUIRED: 2 SPACES PROVIDED: 2 PROVIDED IN GARAGE

ZONING TABULATION- LOT 603

ZONE: CD

USE: EXISTING: COMMERCIAL PROPOSED: RESIDENTIAL TOWNHOUSE

LOT AREA REQUIRED MINIMUM: 1,452 SF PER UNIT PROPOSED: 2,680 SF

FRONTAGE: REQUIRED MINIMUM: RESIDENTIAL TOWNHOUSE: 18.00' PROVIDED: 22.75'

SETBACKS: FRONT: MINIMUM: FRONT LOT LINE PROVIDED: 0'

SIDE: MINIMUM: 0' PROVIDED: 3'

REAR: MINIMUM: 1:2 RATIO -16' MIN PROVIDED: 40.8'

HEIGHT MAXIMUM ALLOWED: 45' AVERAGE GRADE: 23.88' ROOF EL.: 68.71' HEIGHT: 44.83'

PARKING REQUIRED: 2 SPACES PROVIDED: 2 PROVIDED IN GARAGE

GENERAL SITE DATA

USE EXISTING: OFFICE PROPOSED: 4 RESIDENTIAL TOWNHOUSES

LOT TABULATION

EXISTING: PARCEL 1: 3896 SF PARCEL 2: 2000 SF PARCEL 3: 2064 SF PARCEL 4: 2356 SF COURTYARD/ALLEY: 4,600 SF 12,816 SF

PROPOSED: LOT 600: 2,680 SF LOT 601: 2,680 SF LOT 602: 2,680 SF LOT 603: 2,683 SF OPEN SPACE: 562 SF ALLEY: 1,504 SF TOTAL: 12,816 SF

DENSITY MAXIMUM: 1 DWELLING UNIT/1,980 SF PROVIDED: 4 DWELLING UNITS/12,816 SF = 1 DWELLING UNIT/3,204 SF (1 UNIT/0.07 AC)

DISTURBED AREA DISTURBED AREA: 11,888 SF

PARKING REQUIRED: 2 SPACES PER LOT (8) PROVIDED: 8

OPEN SPACE REQUIRED: 35% OF RESIDENTIAL LOTS (10,720 SF x .35 = 3,752 SF) PROVIDED: 45% (4872 SF)



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

A. Property Information

A1. Street Address 324 (LOT 600) N. FAIRFAX ST Zone CD A2. 2,680 x 1.5 = 4020 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Table with 2 columns: Existing Gross Area, Allowable Exclusions. Rows include Basement, First Floor, Second Floor, Third Floor, Porches/ Other, Total Gross.

B1. Existing Gross Floor Area * 3040 Sq. Ft. B2. Allowable Floor Exclusions** 3040 Sq. Ft. B3. Existing Floor Area minus Exclusions 3040 Sq. Ft. (subtract B2 from B1)

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

Table with 2 columns: Proposed Gross Area, Allowable Exclusions. Rows include Basement, First Floor, Second Floor, Third Floor, Porches/ Other, Total Gross.

C1. Proposed Gross Floor Area * 6033 Sq. Ft. C2. Allowable Floor Exclusions** 2313 Sq. Ft. C3. Proposed Floor Area minus Exclusions 3720 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3720 Sq. Ft. D2. Total Floor Area Allowed by Zone (A2) 4020 Sq. Ft.

PROPOSED SQUARED FOOTAGE IS 93% OF ALLOWABLE.

F. Open Space Calculations

Table with 2 columns: 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: [Signature] Date: 11/23/2015

Updated July 10, 2008



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

A. Property Information

A1. Street Address 324 (LOT 601) N. FAIRFAX ST Zone CD A2. 2,680 x 1.5 = 4020 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Table with 2 columns: Existing Gross Area, Allowable Exclusions. Rows include Basement, First Floor, Second Floor, Third Floor, Porches/ Other, Total Gross.

B1. Existing Gross Floor Area * 3040 Sq. Ft. B2. Allowable Floor Exclusions** 3040 Sq. Ft. B3. Existing Floor Area minus Exclusions 3040 Sq. Ft. (subtract B2 from B1)

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

Table with 2 columns: Proposed Gross Area, Allowable Exclusions. Rows include Basement, First Floor, Second Floor, Third Floor, Porches/ Other, Total Gross.

C1. Proposed Gross Floor Area * 6111 Sq. Ft. C2. Allowable Floor Exclusions** 2313 Sq. Ft. C3. Proposed Floor Area minus Exclusions 3798 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3798 Sq. Ft. D2. Total Floor Area Allowed by Zone (A2) 4020 Sq. Ft.

PROPOSED SQUARED FOOTAGE IS 94% OF ALLOWABLE.

F. Open Space Calculations

Table with 2 columns: 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: [Signature] Date: 11/23/2015

Updated July 10, 2008



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

A. Property Information

A1. Street Address 324 (LOT 602) N. FAIRFAX ST Zone CD A2. 2,680 x 1.5 = 4020 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Table with 2 columns: Existing Gross Area, Allowable Exclusions. Rows include Basement, First Floor, Second Floor, Third Floor, Porches/ Other, Total Gross.

B1. Existing Gross Floor Area * 3040 Sq. Ft. B2. Allowable Floor Exclusions** 3040 Sq. Ft. B3. Existing Floor Area minus Exclusions 3040 Sq. Ft. (subtract B2 from B1)

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

Table with 2 columns: Proposed Gross Area, Allowable Exclusions. Rows include Basement, First Floor, Second Floor, Third Floor, Porches/ Other, Total Gross.

C1. Proposed Gross Floor Area * 6111 Sq. Ft. C2. Allowable Floor Exclusions** 2313 Sq. Ft. C3. Proposed Floor Area minus Exclusions 3798 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3798 Sq. Ft. D2. Total Floor Area Allowed by Zone (A2) 4020 Sq. Ft.

PROPOSED SQUARED FOOTAGE IS 94% OF ALLOWABLE.

F. Open Space Calculations

Table with 2 columns: 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: [Signature] Date: 11/23/2015

Updated July 10, 2008



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

A. Property Information

A1. Street Address 324 (LOT 603) N. FAIRFAX ST Zone CD A2. 2,683 x 1.5 = 4025 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Table with 2 columns: Existing Gross Area, Allowable Exclusions. Rows include Basement, First Floor, Second Floor, Third Floor, Porches/ Other, Total Gross.

B1. Existing Gross Floor Area * 3040 Sq. Ft. B2. Allowable Floor Exclusions** 3040 Sq. Ft. B3. Existing Floor Area minus Exclusions 3040 Sq. Ft. (subtract B2 from B1)

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

Table with 2 columns: Proposed Gross Area, Allowable Exclusions. Rows include Basement, First Floor, Second Floor, Third Floor, Porches/ Other, Total Gross.

C1. Proposed Gross Floor Area * 6033 Sq. Ft. C2. Allowable Floor Exclusions** 2313 Sq. Ft. C3. Proposed Floor Area minus Exclusions 3720 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3720 Sq. Ft. D2. Total Floor Area Allowed by Zone (A2) 4025 Sq. Ft.

PROPOSED SQUARED FOOTAGE IS 93% OF ALLOWABLE.

F. Open Space Calculations

Table with 2 columns: 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: [Signature] Date: 11/23/2015

Updated July 10, 2008

DOMINION Surveyors Inc.

8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX 703-799-6412

ZONING

FAIRFAX COURT

CITY OF ALEXANDRIA, VIRGINIA SCALE: 1" = 10' SEPTEMBER 3, 2015

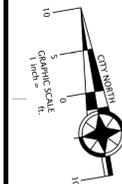
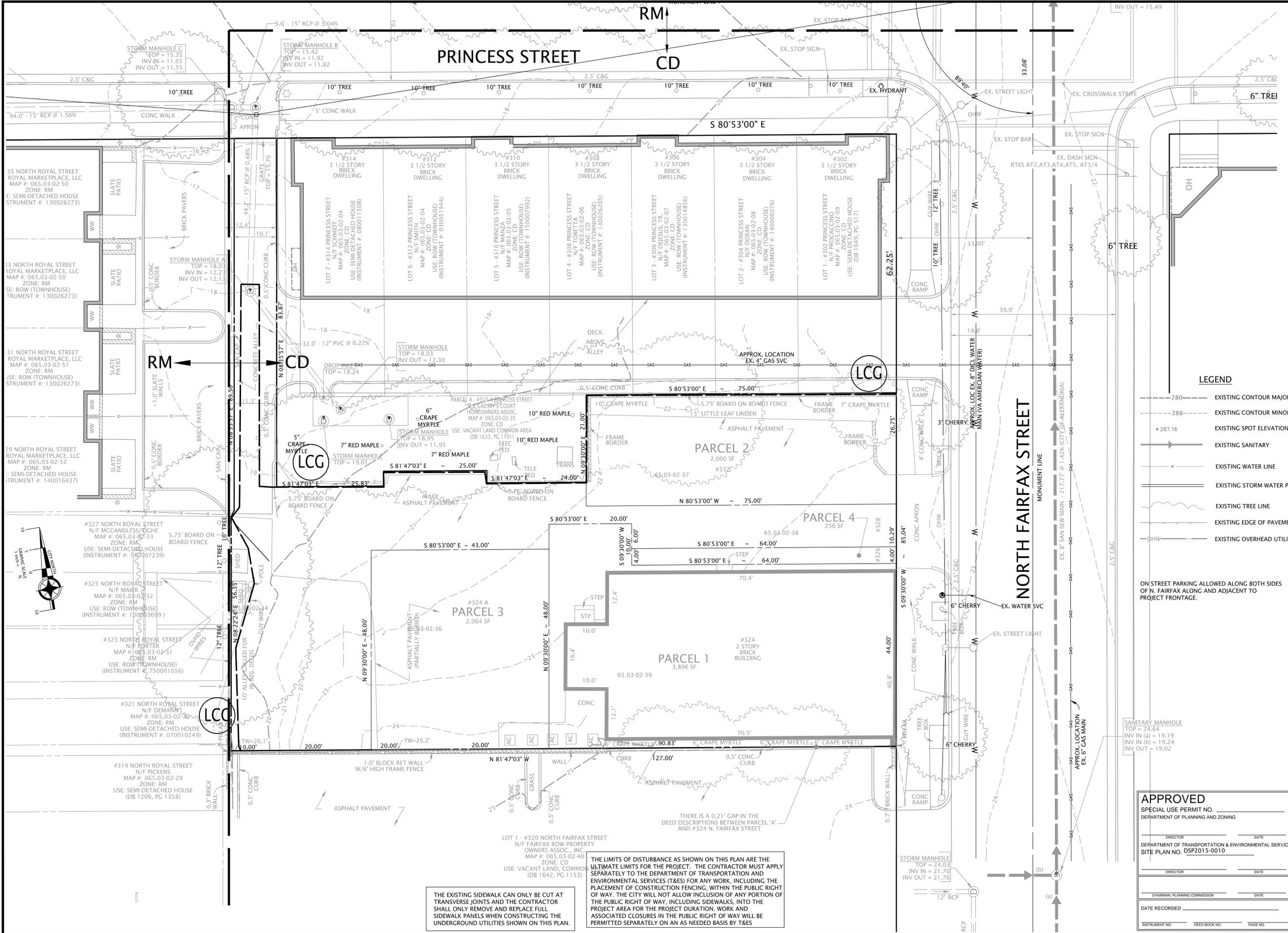
No. 1. RESPOND TO COMPLETENESS REVIEW COMMENTS 2/9/2016

FILE# 21-14

DSI # 140306023

APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING AND ZONING. Includes fields for Director, Date, and Site Plan No.





- LEGEND**
- - - 280 - - - EXISTING CONTOUR MAJOR
 - - - 288 - - - EXISTING CONTOUR MINOR
 - * 287.16 - - - EXISTING SPOT ELEVATION
 - - - - EXISTING SANITARY
 - - - - - EXISTING WATER LINE
 - - - - - EXISTING STORM WATER PIPE
 - - - - - EXISTING TREE LINE
 - - - - - EXISTING EDGE OF PAVEMENT
 - - - - - EXISTING OVERHEAD UTILITY

ON STREET PARKING ALLOWED ALONG BOTH SIDES OF N. FAIRFAX ALONG AND ADJACENT TO PROJECT FRONTAGE.

APPROVED
 SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING AND ZONING

 DIRECTOR DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. DSP2015-0010

 DIRECTOR DATE _____

 CHAIRMAN, PLANNING COMMISSION DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

THE EXISTING SIDEWALK CAN ONLY BE CUT AT TRANSVERSE JOINTS AND THE CONTRACTOR SHALL ONLY REMOVE AND REPLACE FULL SIDEWALK PANELS WHEN CONSTRUCTING THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN.

THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN ARE THE ULTIMATE LIMITS FOR THE PROJECT. THE CONTRACTOR MUST APPLY SEPARATELY TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES) FOR ANY WORK, INCLUDING THE PLACEMENT OF CONSTRUCTION FENCING, WITHIN THE PUBLIC RIGHT OF WAY. THE CITY WILL NOT ALLOW INCLUSION OF ANY PORTION OF THE PUBLIC RIGHT OF WAY, INCLUDING SIDEWALKS, INTO THE PROJECT AREA FOR THE PROJECT DURATION. WORK AND ASSOCIATED CLOSURES IN THE PUBLIC RIGHT OF WAY WILL BE PERMITTED SEPARATELY ON AN AS NEEDED BASIS BY T&ES

DOMINION Surveyors Inc.

8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX 703-799-6412

EXISTING CONDITIONS

FAIRFAX COURT

CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 10' SEPTEMBER 3, 2015

No. 1. RESPOND TO COMPLETENESS REVIEW COMMENTS 2/8/2016

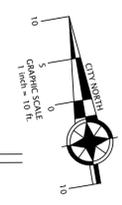
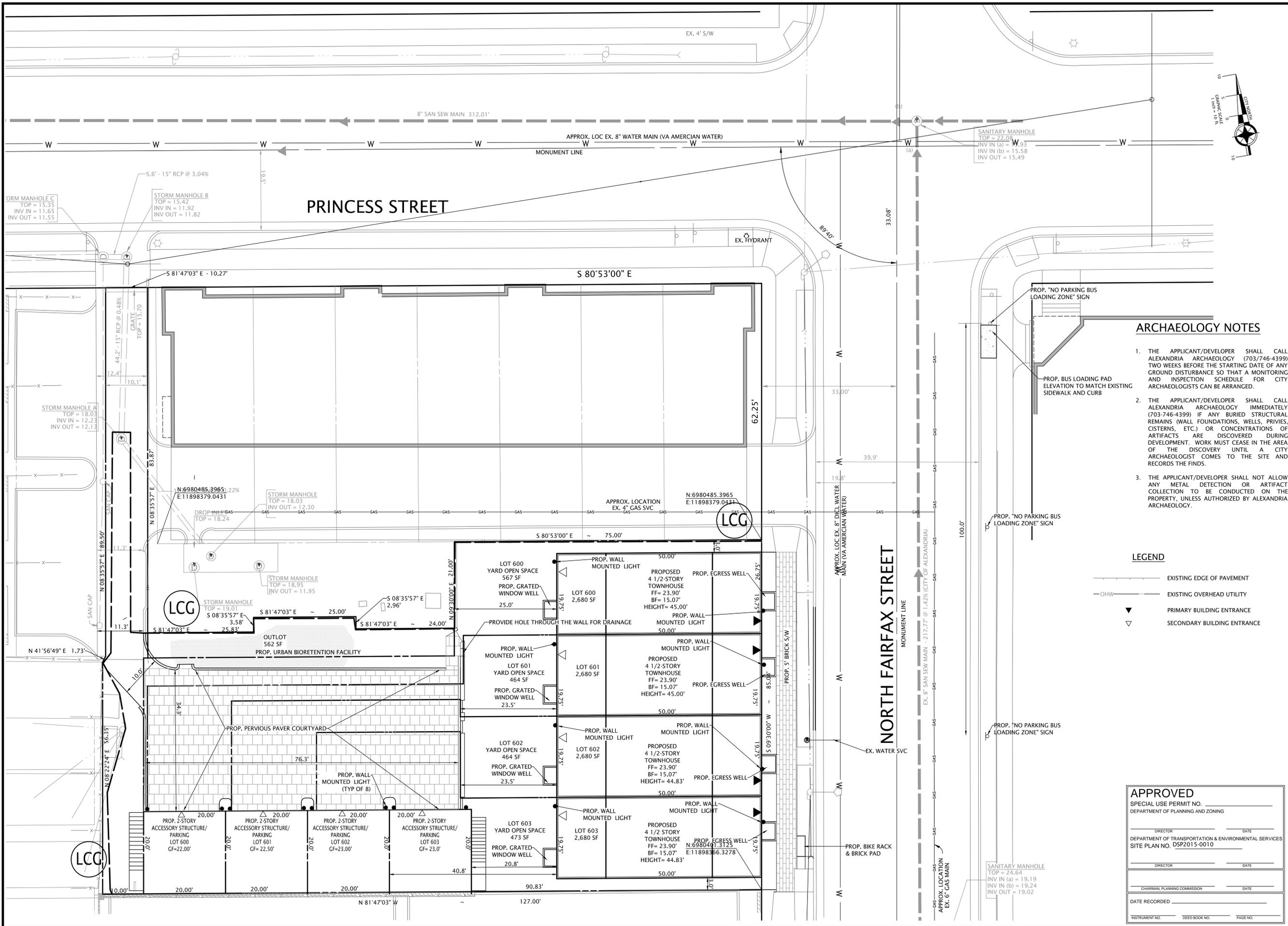
FILE # 21-14

DSI # 140306023

APPROVED

Karl E. Schwartz
 Lic. No. 043253
 2/8/16
 PROFESSIONAL ENGINEER

SHEET 5 OF 22



ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
2. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

LEGEND

- EXISTING EDGE OF PAVEMENT
- OHW — EXISTING OVERHEAD UTILITY
- ▼ PRIMARY BUILDING ENTRANCE
- ▽ SECONDARY BUILDING ENTRANCE

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

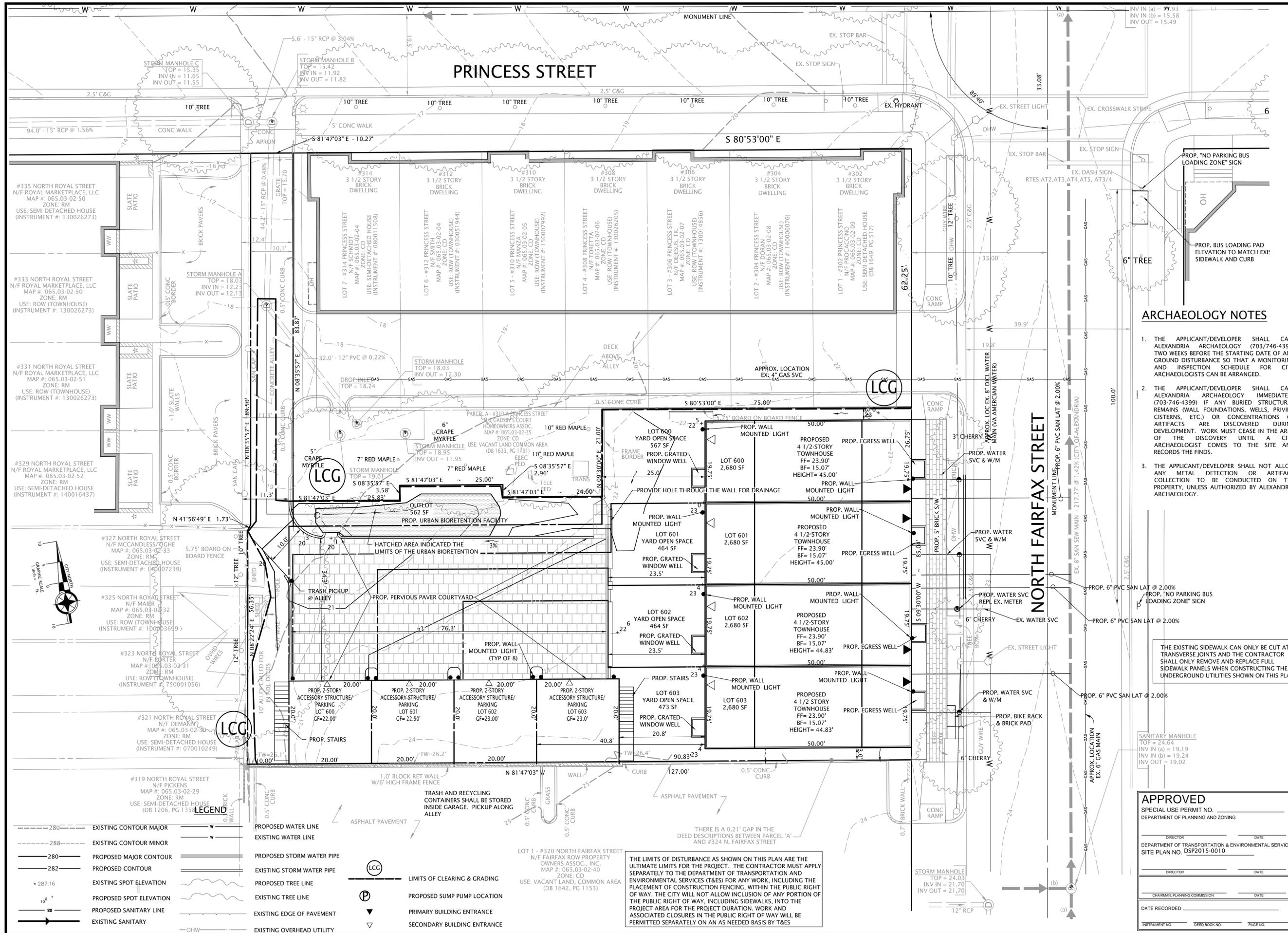
FAIRFAX COURT
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' SEPTEMBER 3, 2015

GIS PLAN
No. 1. RESPOND TO COMPLETENESS REVIEW COMMENTS 2/8/2016
DSI # 140306023
FILE# 21-14

APPROVED
Karl E. Schwartz
Lic. No. 043253
2/8/16
PROFESSIONAL ENGINEER

SHEET 6 OF 22

P:\2015\2015-04 APRIL 2015\150402010.dwg(115040201)preliminary.dwg 2/8/2016 11:48 AM



PRINCESS STREET

NORTH FAIRFAX STREET

ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
2. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703/746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

THE EXISTING SIDEWALK CAN ONLY BE CUT AT TRANSVERSE JOINTS AND THE CONTRACTOR SHALL ONLY REMOVE AND REPLACE FULL SIDEWALK PANELS WHEN CONSTRUCTING THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN.

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. DSP2015-0010	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN ARE THE ULTIMATE LIMITS FOR THE PROJECT. THE CONTRACTOR MUST APPLY SEPARATELY TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES) FOR ANY WORK, INCLUDING THE PLACEMENT OF CONSTRUCTION FENCING, WITHIN THE PUBLIC RIGHT OF WAY. THE CITY WILL NOT ALLOW INCLUSION OF ANY PORTION OF THE PUBLIC RIGHT OF WAY, INCLUDING SIDEWALKS, INTO THE PROJECT AREA FOR THE PROJECT DURATION. WORK AND ASSOCIATED CLOSURES IN THE PUBLIC RIGHT OF WAY WILL BE PERMITTED SEPARATELY ON AN AS NEEDED BASIS BY T&ES

---280---	EXISTING CONTOUR MAJOR	—○—	PROPOSED WATER LINE	—	ASPHALT PAVEMENT
---288---	EXISTING CONTOUR MINOR	—○—	EXISTING WATER LINE	—	
—280—	PROPOSED MAJOR CONTOUR	—○—	PROPOSED STORM WATER PIPE	—	
—282—	PROPOSED CONTOUR	—○—	EXISTING STORM WATER PIPE	—	
× 287.16	EXISTING SPOT ELEVATION	—○—	PROPOSED TREE LINE	—	
10' ±	PROPOSED SPOT ELEVATION	—○—	EXISTING TREE LINE	—	
—SS—	PROPOSED SANITARY LINE	—○—	EXISTING EDGE OF PAVEMENT	—	
—	EXISTING SANITARY	—○—	EXISTING OVERHEAD UTILITY	—	

DOMINION Surveyors Inc.

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

GRADING PLAN

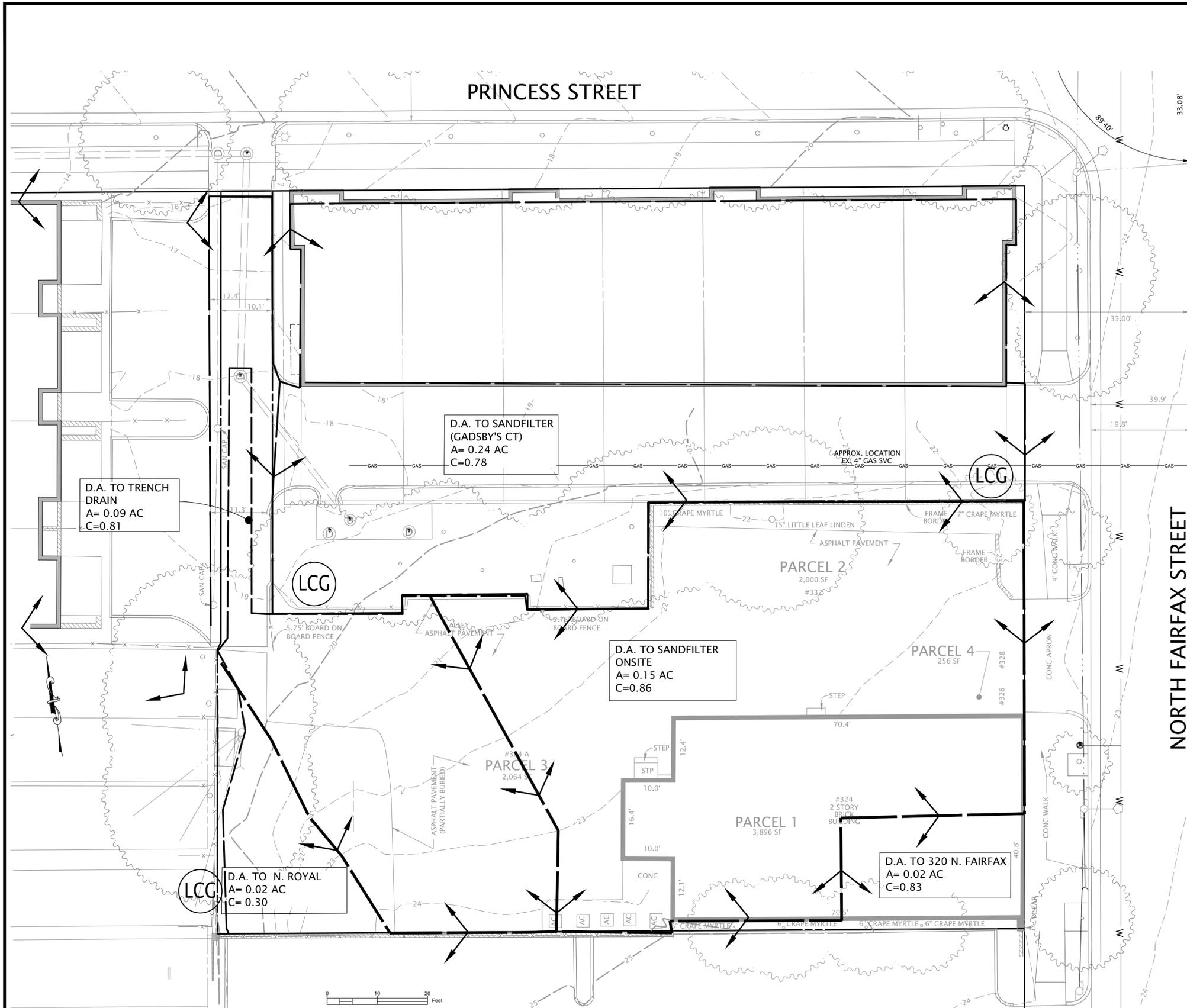
FAIRFAX COURT
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10'
SEPTEMBER 3, 2015

No. 1. RESPOND TO COMPLETENESS REVIEW COMMENTS 2/8/2016

FILE # 21-14

DSI # 140306023





IMPERVIOUS AREA SUMMARY

TOTAL SITE AREA	12816	SF
EXISTING IMPERVIOUS AREA		
EX. BUILDING	3040	SF
EX. PAVEMENT & MISC	7430	SF
TOTAL	10470	SF
PROPOSED IMPERVIOUS AREA		
PROP. TOWNHOMES	3950	SF
PROP. GARAGES	1600	SF
EX. ALLEY	950	SF
PROP. MISC	50	SF
TOTAL	6550	SF
IMPERVIOUS PERCENTAGE	44.00	%

SITE DISCHARGE ANALYSIS

SITE AREA= 0.29 ACRES

PREDEVELOPMENT	
C= 0.80	
Q2= 0.80*6.50*0.29= 1.51 CFS	
Q10= 0.80*9.00*0.29= 2.09 CFS	
POST DEVELOPMENT	
C= 0.67	
Q2= 0.67*6.50*0.29= 1.26 CFS	
Q10= 0.67*9.00*0.29= 1.75 CFS	

WATER QUALITY DEFAULT VOLUME
 TOTAL IMPERVIOUS AREA=5,600 SQUARE FEET (0.13 ACRES)
 WQV= 5,600 x 1/2 (0.0417)= 233.52 CF TOTAL

WATER QUALITY NARRATIVE
 EXCEPT FOR THE EXISTING PAVED ALLEY, THE ENTIRE PROPOSED IMPERVIOUS COVER WILL BE TREATED THROUGH THE USE OF AN URBAN BIORETENTION FACILITY AND PERVIOUS PAVERS. THE ALLEY HAS BEEN USED AS A PUBLIC ALLEY, BUT WAS PURCHASED AS PART OF THIS DEVELOPMENT TO OBTAIN CLEAR TITLE. IT WILL CONTINUE TO BE USED AS ALLEY OPEN FOR USE TO THE SURROUNDING PROPERTIES. BECAUSE THE REDUCTION IN IMPERVIOUS AREA MEETS THE THE VRRM REQUIREMENT FOR POLLUTANT REMOVAL, ONLY THE WQV NEEDS TO BE TREATED BY THE BIORETENTION FACILITY.

OUTFALL NARRATIVE
 THE EXISTING SITE CONSISTS OF THE OFFICE BUILDING AT 324N. FAIRFAX STREET, THE ASSOCIATED PARKING LOT, STEPS AND WALKS. THE ALLEY TO PRINCESS STREET IS ALSO INCLUDED. THE TOTAL EXISTING IMPERVIOUS ONSITE IS 10,470 SF. THE PROPOSED CONDITIONS REDUCE THE IMPERVIOUS AREA TO 6,550 SF.

THE STORM SEWER COMPUTATIONS ON THE NEXT SHEET SHOW THAT THE EXISTING STORM SEWER IS ADEQUATE TO ITS CONNECTION TO THE COMBINED SANITARY SEWER. THE OUTFALL FOR THIS PROJECT MEETS THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS OF THE STORMWATER MANAGEMENT ORDINANCE BECAUSE THE DISCHARGE FROM THIS LOT IS COLLECTED THROUGH THE BIORETENTION FACILITY AND THE DOWNSTREAM STORM SEWER SYSTEM WHICH HANDLES THE 2 YR STORM WITHOUT EROSION AND THE 10 YEAR STORM IS HANDLED BY THE STORM SEWER WITHOUT FLOODING. IT IS THE PROFESSIONAL OPINION OF THIS FIRM THAT THE OUTFALL IS ADEQUATE FOR THIS PROJECT AND WILL HAVE NO ADVERSE IMPACT ON DOWNSTREAM PROPERTIES.

PROJECT DESCRIPTION
 THIS PROJECT INVOLVES THE DEMOLITION OF THE EXISTING BUILDING AND PARKING LOT AND THE CONSTRUCTION OF 4 NEW TOWNHOMES WITH DETACHED GARAGES. THERE IS A COURTYARD THAT WILL SERVE AS COMMON ACCESS TO THE GARAGES WHICH WILL BE CONSTRUCTED USING PERVIOUS PAVERS. THE TOWNHOMES WILL DRAIN TO AN URBAN BIORETENTION FACILITY AND THE GARAGES DRAIN TO PERVIOUS PAVERS THAT WILL TREAT THE ENTIRE WQV. THE REMAINING IMPERVIOUS AREA THAT IS UNTREATED IS THE EXISTING ALLEYWAY THAT SERVES ALL ADJACENT PROPERTIES AND CANNOT BE TREATED ON SITE AS IT IS DOWN SLOPE FROM THE REST OF THE PROPERTY.

DEVELOPMENT OR REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA (SF)	6550	6266	12816
ON-SITE TREATED (SF)	5600		
OFFSITE TREATED (SF)			
TOTAL TREATED (SF)	5600		5600
ANY ON-SITE DISCONNECTED BY A VEGETATED BUFFER (25 FT)			
TOTAL ONSITE TREATED OR DISCONNECTED			5600

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY
BIORETENTION	0.13	0.13	

MISCELLANEOUS
 TOTAL WQV TREATED: YES NO
 DETENTION ON SITE: YES NO
 PROJECT IS WITHIN WHICH WATERSHED? CSO/PENDLETON ST.
 PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

APPROVED
 SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING AND ZONING

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____
 CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

DOMINION Inc.
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX 703-799-6412

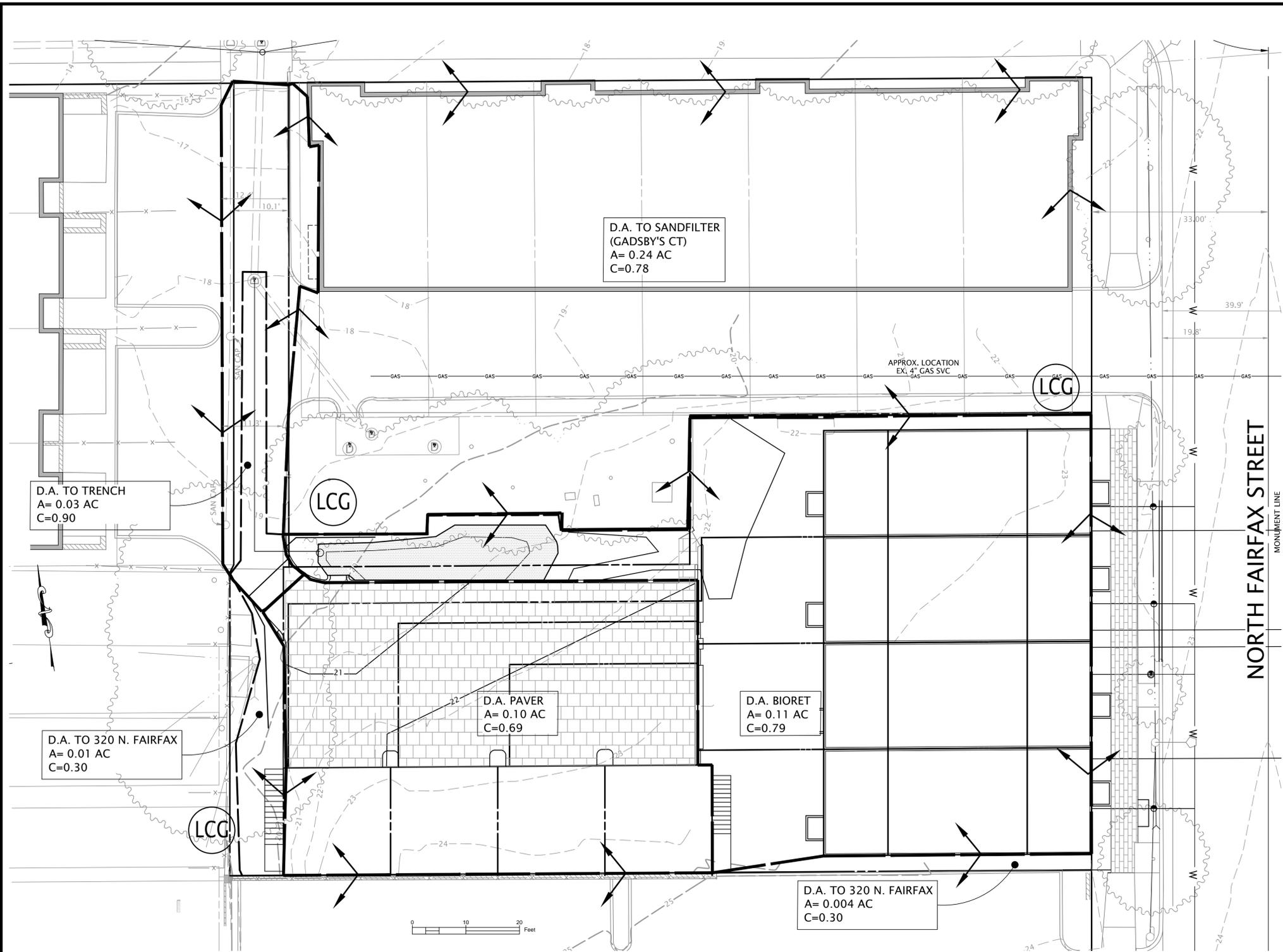
PREDEVELOPMENT DRAINAGE AREA MAP
FAIRFAX COURT
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 10' SEPTEMBER 3, 2015

No. 1. RESPOND TO COMPLETENESS REVIEW COMMENTS 2/8/2016
 FILE# 21-14
 DSI # 140306023

APPROVED
 KARL E. SCHWARTZ
 Lic. No. 085253
 2/8/16
 PROFESSIONAL ENGINEER

SHEET 8 OF 22

P:\2015\085104\APRIL 2015\150402010.dwg\150402010.dwg KAE: 2/8/2016 11:49 AM



FROM	TO	DRAIN AREA "A" (AC)	RUNOFF COEFF "C"	C x A	INLET TIME MIN	RAIN INT. IN/HR	RUNOFF Q CFS	INVERT ELEVATIONS		LENG. FT	SLOPE FT/FT	DIA IN.	PIPE TYP "n"	CAP. CFS	FULL FLOW VEL FPS	FLOW TIME SEC	REMARKS
Existing																	
SF	Manhole A	0.39	0.9	0.351	5	9.00	3.16	12.30	12.23	32	0.002	12	0.01	2.16	2.753	11.62	
MH A	MH B	0	0	0	5	9.00	3.16	12.13	11.92	44.2	0.005	15	0.015	3.85	3.139	14.08	
MH B	MH C	0.09	0.81	0.0729	5	9.00	3.82	11.82	11.65	5.6	0.030	15	0.015	9.74	7.934	0.706	
MH C	MH D	0	0	0	5	9.00	3.82	11.55	10.99	94	0.016	15	0.015	6.96	5.675	16.56	
Proposed																	
SF	Manhole A	0.24	0.78	0.1872	5	9.00	1.68	12.30	12.23	32	0.002	12	0.01	2.16	2.753	11.62	
MH A	MH B	0.21	0.76	0.1596	5	9.00	3.12	12.13	11.92	44.2	0.005	15	0.015	3.85	3.139	14.08	
MH B	MH C	0.03	0.85	0.0255	5	9.00	3.35	11.82	11.65	5.6	0.030	15	0.015	9.74	7.934	0.706	
MH C	MH D	0	0	0	5	9.00	3.35	11.55	10.99	94	0.016	15	0.015	6.96	5.675	16.56	

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



DOMINION Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

POSTDEVELOPMENT DRAINAGE AREA MAP
FAIRFAX COURT
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' SEPTEMBER 3, 2015

No. 1. RESPOND TO COMPLETENESS REVIEW COMMENTS 2/8/2016
FILE# 21-14
DSI # 140306023

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

Date: _____
data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information **Total Disturbed Acreage** 0.29

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	0.05	0.05
Impervious Cover (acres)	0.00	0.00	0.00	0.24	0.24
				Total	0.29

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	0.08	0.08
Impervious Cover (acres)	0.00	0.00	0.00	0.21	0.21
				Total	0.29

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		Land Cover Summary Post-ReDevelopment		Land Cover Summary Post-ReDevelopment New Impervious	
Listed	Adjusted¹				
Forest/Open Space Cover (acres)	0.00	0.00	0.00	0.00	0.00
Composite Rv(forest)	0.00	0.00	0.00	0.00	0.00
% Forest	0%	0%	0%	0%	0%
Managed Turf Cover (acres)	0.05	0.05	0.05	0.08	0.08
Composite Rv(turf)	0.25	0.25	0.25	0.25	0.25
% Managed Turf	17%	17%	17%	28%	28%
Impervious Cover (acres)	0.24	0.24	0.24	0.21	0.21
Rv(impervious)	0.95	0.95	0.95	0.95	0.95
% Impervious	83%	83%	83%	72%	72%
Total Site Area (acres)	0.29	0.29	0.29	0.29	0.29
Site Rv	0.83	0.83	0.83	0.76	0.76

Pre-Development Treatment Volume (acre-ft)	0.0200	0.0200	0.0183	0.0000
Post-Development Treatment Volume (acre-ft)				
Pre-Development Treatment Volume (cubic feet)	873	873	797	0
Post-Development Treatment Volume (cubic feet)				
Pre-Development Load (TP) (lb/yr)	0.55	0.55	0.50	0.00
Post-Development Load (TP) (lb/yr)				

¹Adjusted 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 requirement for the new impervious cover to meet the new development load limit is computed in Column I.

Pre-Development Load (TN) (lb/yr)	3.92	3.92	3.58	0.00
Post-Development Load (TN) (lb/yr)				

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.21	0.00	0.00	0.00	0.00	AREA EXCEEDED!
IMPERVIOUS COVER TREATED	0.19	0.00	0.00	0.00	0.00	OK
TURF AREA TREATED	0.08	0.00	0.00	0.00	0.00	OK
TURF AREA TREATED	0.05	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.00
RUNOFF REDUCTION (cf)	297
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.25
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.24
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.2 LB/YEAR!	

Nitrogen (for information purposes)

RUNOFF REDUCTION (cf)	297
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	1.93
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr)	1.61

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.08	0.08	27.59
Impervious (acres)	0.00	0.00	0.00	0.21	0.21	72.41
					0.29	100.00

Site Rv	0.76
Post Development Treatment Volume (ft ³)	797
Post Development TP Load (lb/yr)	0.50
Post Development TN Load (lb/yr)	3.58
Total TP Load Reduction Required (lb/yr)	0.01
Total Runoff Volume Reduction (ft ³)	297
Total TP Load Reduction Achieved (lb/yr)	0
Total TN Load Reduction Achieved (lb/yr)	1.93
Adjusted Post Development TP Load (lb/yr)	0.25
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.08	0.00	0.00	0.00	0.00	0.08
Impervious (acres)	0.21	0.00	0.00	0.00	0.00	0.21
						0.29

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.25	0.00	0.00	0.00	0.00	0.25
TN Load Red. (lb/yr)	1.93	0.00	0.00	0.00	0.00	1.93

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.08	0.08	27.59
Impervious (acres)	0.00	0.00	0.00	0.21	0.21	72.41
					0.29	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
3.a. Permeable Pavement #1 (Spec #7)	acres of permeable pavement + acres of "external" (upgradient) impervious pavement	1.5

Total Impervious Cover Treated (acres)	0.19
Total Turf Area Treated (acres)	0.05
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.25
Total TN Load Reduction Achieved in D.A. A (lb/yr)	1.93

Surveyors
DOMINION
Inc.

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

VRRM SPREADSHEET

FAIRFAX COURT

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' SEPTEMBER 3, 2015

No. 1. RESPOND TO COMPLETENESS REVIEW COMMENTS 2/8/2016

FILE# 21-14

DSI # 140306023

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____
Karl E. Schwartz
Lic. No. 035253
2/8/16
PROFESSIONAL ENGINEER

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



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	0.08	0.08	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.21	0.21	0.95
Total					0.29	

Post Development Treatment Volume (cf) 797

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed	Nitrogen Efficiency (%)	nitrogen Load from Upstream RR Practices (lbs)	Untreated Nitrogen Load to Practice (lbs.)	Nitrogen Removed By Practice (lbs.)	Remaining Nitrogen Load (lbs.)
1.a. Vegetated Roof #1 (Spec #5)	acres of green roof	45% runoff volume reduction	0.45	0.00	0	0	0	0	0.00	0.00	0.00	0.00		0	0.00	0.00	0.00	0.00
1.b. Vegetated Roof #2 (Spec #5)	acres of green roof	60% runoff volume reduction	0.60	0.00	0	0	0	0	0.00	0.00	0.00	0.00		0	0.00	0.00	0.00	0.00
2.a. Simple Disconnection to A/B Soils (Spec #1)	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	0.00	0	0	0	0	0.00	0.00	0.00	0.00		0	0.00	0.00	0.00	0.00
2.b. Simple Disconnection to C/D Soils (Spec #1)	impervious acres disconnected	25% runoff volume reduction for treated area	0.25	0.00	0	0	0	0	0.00	0.00	0.00	0.00		0	0.00	0.00	0.00	0.00
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	0.00	0	0	0	0	0.00	0.00	0.00	0.00		0	0.00	0.00	0.00	0.00
2.d. To Dry Well or French Drain #1 (Microinfiltration #1) (Spec #8)	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	0.00	0	0	0	25	0.00	0.00	0.00	0.00		15	0.00	0.00	0.00	0.00
2.e. To Dry Well or French Drain #2 (Micro-Infiltration #2) (Spec #8)	impervious acres disconnected	90% runoff volume reduction for treated area	0.90	0.00	0	0	0	25	0.00	0.00	0.00	0.00		15	0.00	0.00	0.00	0.00
2.f. To Rain Garden #1 (Micro-Bioretenion #1) (Spec #9)	impervious acres disconnected	40% of volume captured	0.40	0.00	0	0	0	25	0.00	0.00	0.00	0.00		40	0.00	0.00	0.00	0.00
2.g. To Rain Garden #2 (Micro-Bioretenion #2) (Spec #9)	impervious acres disconnected	80% runoff volume reduction for treated area	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00		60	0.00	0.00	0.00	0.00
2.h. To Rainwater Harvesting (Spec #6)	impervious acres captured	based on tank size and design spreadsheet (See Spec #6)	0.00	0.00	0	0	0	0	0.00	0.00	0.00	0.00		0	0.00	0.00	0.00	0.00
2.i. To Stormwater Planter (Urban Bioretention) (Spec #9, Appendix A)	impervious acres disconnected	40% runoff volume reduction for treated area	0.40	0.00	0	0	0	25	0.00	0.00	0.00	0.00		40	0.00	0.00	0.00	0.00
3.a. Permeable Pavement #1 (Spec #7)	acres of permeable pavement + acres of "external" (upgradient) impervious pavement	45% runoff volume reduction	0.45	0.10	0	155	190	25	0.00	0.22	0.13	0.09		25	0.00	1.55	0.91	0.64
3.b. Permeable Pavement #2 (Spec #7)	acres of permeable pavement	75% runoff volume reduction	0.75	0.00	0	0	0	25	0.00	0.00	0.00	0.00		25	0.00	0.00	0.00	0.00
4.a. Grass Channel A/B Soils (Spec #3)	impervious acres draining to grass channels	20% runoff volume reduction	0.20	0.00	0	0	0	15	0.00	0.00	0.00	0.00		20	0.00	0.00	0.00	0.00
4.b. Grass Channel C/D Soils (Spec #3)	impervious acres draining to grass channels	10% runoff volume reduction	0.10	0.00	0	0	0	15	0.00	0.00	0.00	0.00		20	0.00	0.00	0.00	0.00
4.c. Grass Channel Compost Amended Soils as per specs (see Spec #4)	impervious acres draining to grass channels	30% runoff volume reduction	0.20	0.00	0	0	0	15	0.00	0.00	0.00	0.00		20	0.00	0.00	0.00	0.00
5.a. Dry Swale #1 (Spec #10)	impervious acres draining to dry swale	40% runoff volume reduction	0.40	0.00	0	0	0	20	0.00	0.00	0.00	0.00		25	0.00	0.00	0.00	0.00
5.b. Dry Swale #2 (Spec #10)	impervious acres draining to dry swale	60% runoff volume reduction	0.60	0.00	0	0	0	40	0.00	0.00	0.00	0.00		35	0.00	0.00	0.00	0.00
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.09	0	124	186	25	0.00	0.19	0.11	0.09		40	0.00	1.39	0.89	0.50
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00		60	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac) 0.19
 TOTAL TURF AREA TREATED (ac) 0.05

AREA CHECK OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr) 0.00
 TOTAL RUNOFF REDUCTION IN D.A. A (cf) 297
 PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.25

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

TOTAL IMPERVIOUS COVER TREATED (ac) 0.19
 TOTAL TURF AREA TREATED (ac) 0.05

AREA CHECK OK.

PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A 0.00
 TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr) 0.25

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) 1.93

TOTAL RUNOFF REDUCTION IN D.A. A (cf) 297
 NITROGEN REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 1.93

DOMINION Surveyors Inc.

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

VRRM SPREADSHEET

FAIRFAX COURT

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' SEPTEMBER 3, 2015

No. 1. RESPOND TO COMPLETENESS REVIEW COMMENTS 2/8/2016

FILE# 21-14

DSI # 140306023

APPROVED
 SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING AND ZONING

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____
 KARL E. SCHWARTZ
 Lic. No. 035253
 2/8/16
 PROFESSIONAL ENGINEER

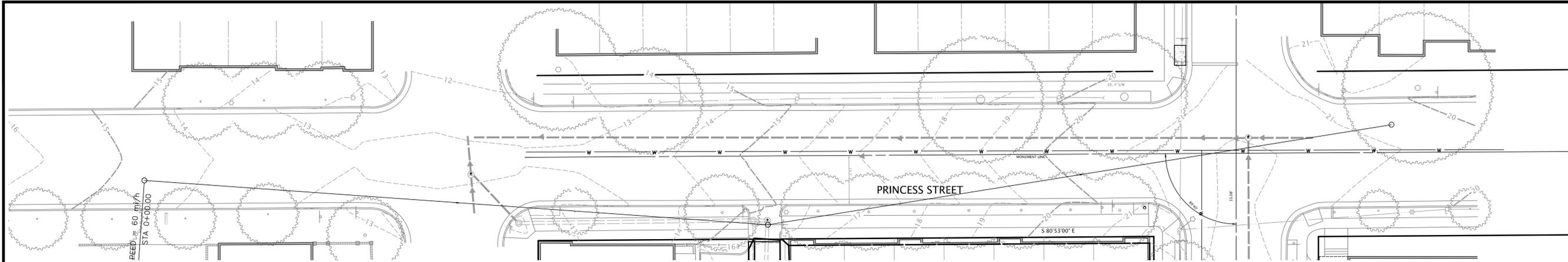
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

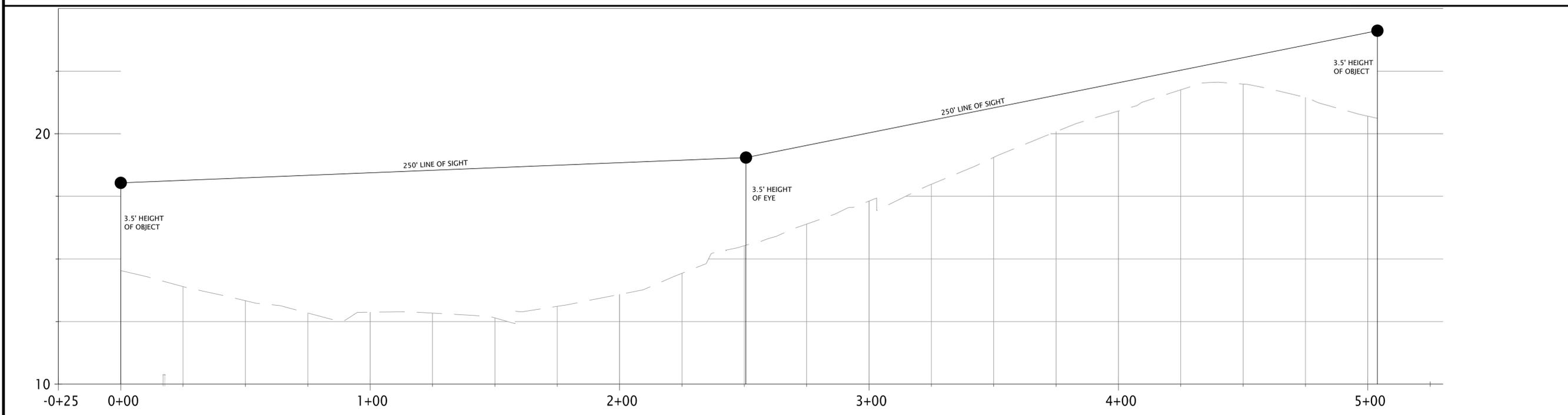
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



F:\2015\08\04 APRIL 2015\150402010.dwg 150402010.dwg 2/8/2016 11:49 AM



INTERSECTION SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 20'



INTERSECTION SIGHT DISTANCE PROFILE VIEW
SCALE: 1" = 20' HORIZ.
1" = 2' VERT

LEGEND

- 280--- EXISTING CONTOUR MAJOR
- 288--- EXISTING CONTOUR MINOR
- 280— PROPOSED MAJOR CONTOUR
- 282— PROPOSED CONTOUR
- × 287.16 EXISTING SPOT ELEVATION
- 10' + PROPOSED SPOT ELEVATION
- ss— PROPOSED SANITARY LINE
- — — EXISTING SANITARY
- w— PROPOSED WATER LINE
- w— EXISTING WATER LINE
- ==== PROPOSED STORM WATER PIPE
- ==== EXISTING STORM WATER PIPE
- ~~~~ PROPOSED TREE LINE
- ~~~~ EXISTING TREE LINE
- — — EXISTING EDGE OF PAVEMENT
- OHW — — — EXISTING OVERHEAD UTILITY

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

DOMINION Surveyors Inc.

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

SIGHT DISTANCE PLAN AND PROFILE

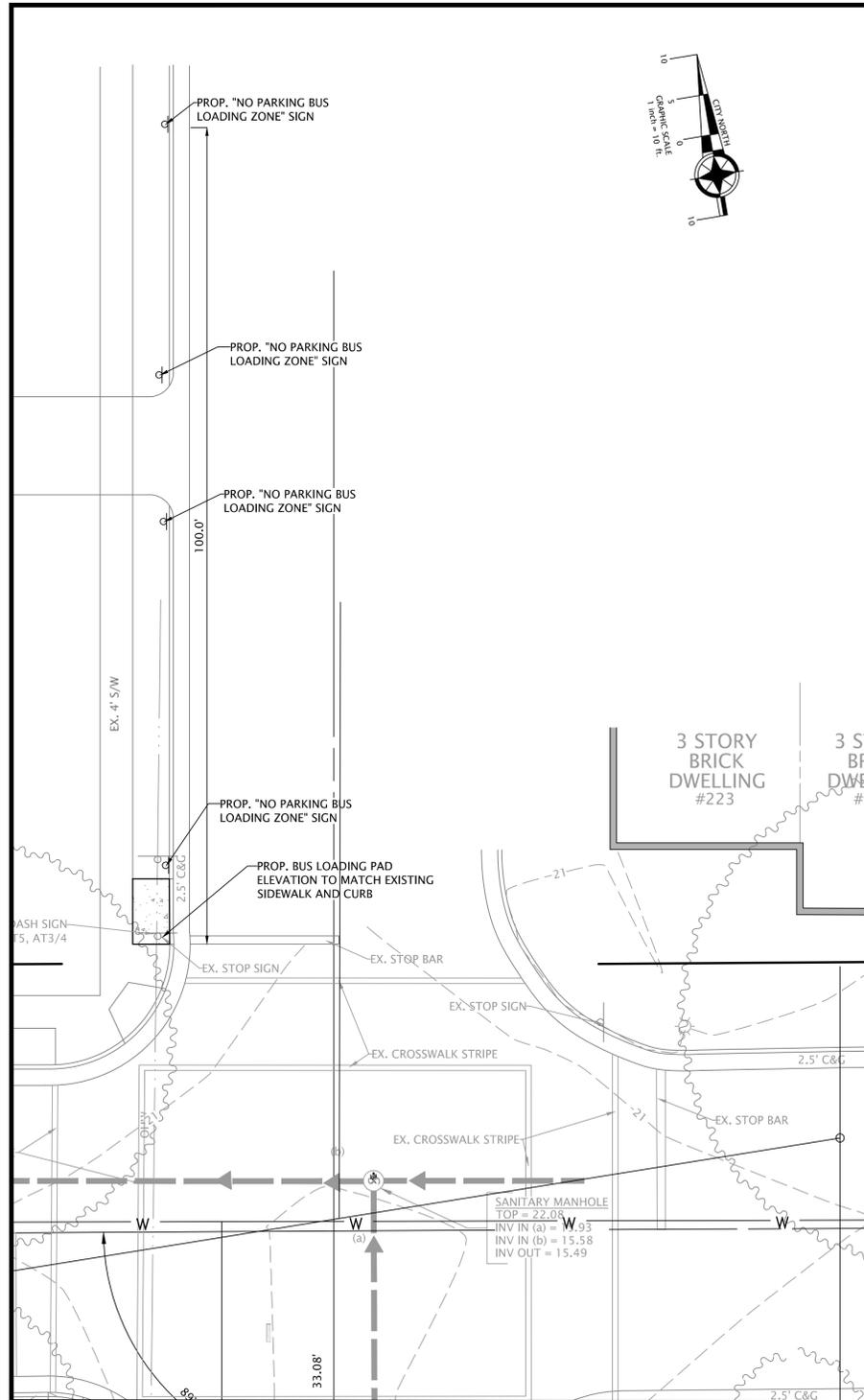
FAIRFAX COURT
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' SEPTEMBER 3, 2015

No. 1. RESPOND TO COMPLETENESS REVIEW COMMENTS 2/18/2016

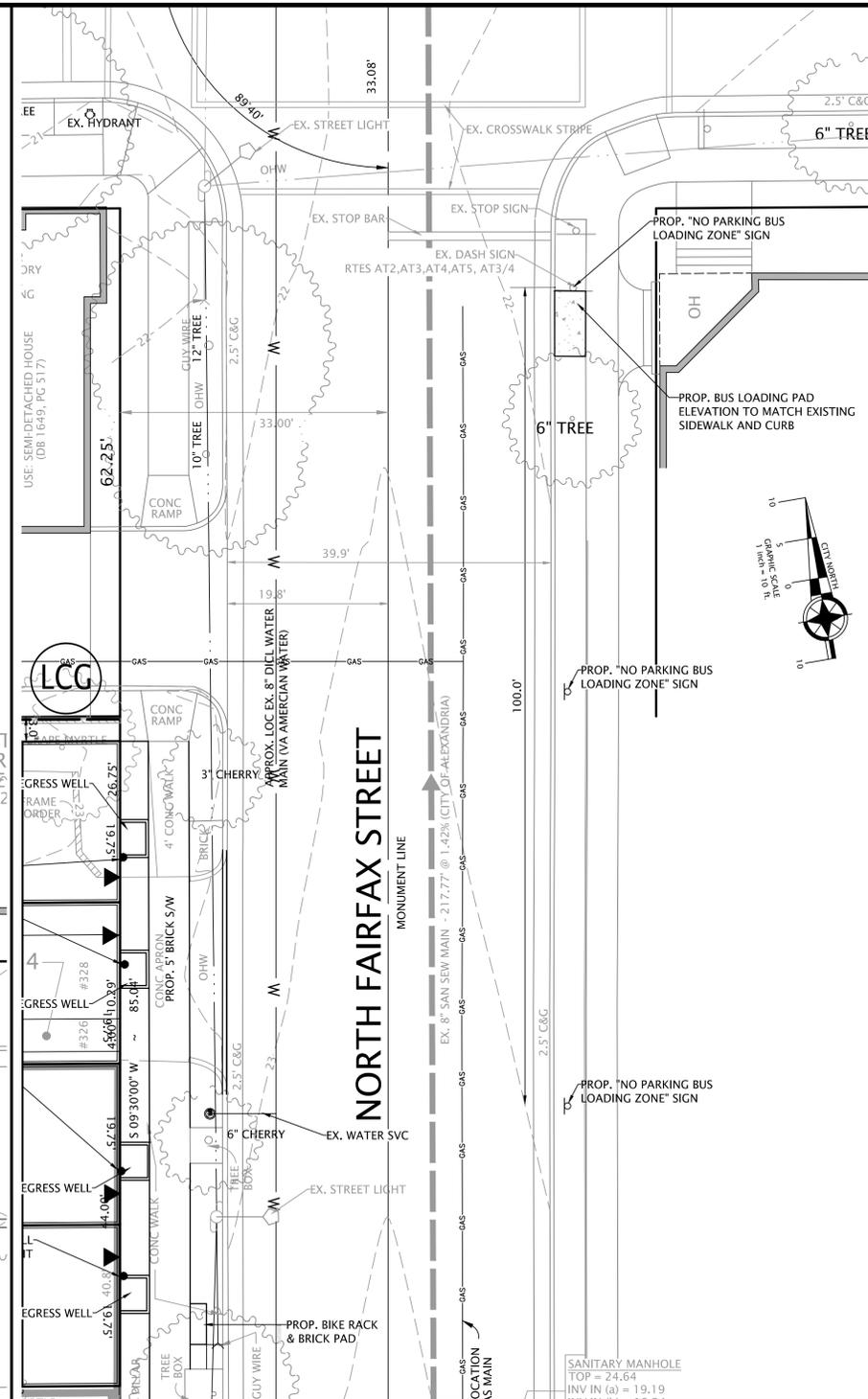
FILE# 21-14
DSI # 140306023



P:\2015\2015-04-APRIL\2015150402010.dwg(15040201)preliminary.dwg K&L 2/18/2016 11:49 AM



DASH STOP - SOUTHBOUND N. FAIRFAX
SCALE: 1" = 10'



DASH STOP - NORTHBOUND N. FAIRFAX
SCALE: 1" = 10'

LEGEND

---	280	EXISTING CONTOUR MAJOR
---	288	EXISTING CONTOUR MINOR
---	280	PROPOSED MAJOR CONTOUR
---	282	PROPOSED CONTOUR
•	287.16	EXISTING SPOT ELEVATION
10 ⁰		PROPOSED SPOT ELEVATION
SS		PROPOSED SANITARY LINE
---		EXISTING SANITARY
W		PROPOSED WATER LINE
W		EXISTING WATER LINE
====		PROPOSED STORM WATER PIPE
====		EXISTING STORM WATER PIPE
~~~~		PROPOSED TREE LINE
~~~~		EXISTING TREE LINE
---		EXISTING EDGE OF PAVEMENT
OHW		EXISTING OVERHEAD UTILITY
⊙	LCC	LIMITS OF CLEARING & GRADING
⊙	P	PROPOSED SUMP PUMP LOCATION
▼		BUILDING ENTRANCES

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

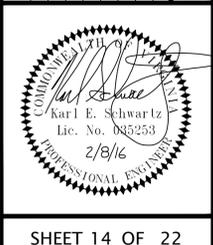
DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

SIGNAGE PLAN
FAIRFAX COURT
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' SEPTEMBER 3, 2015

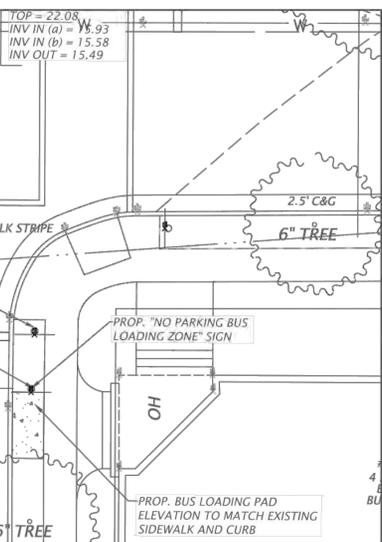
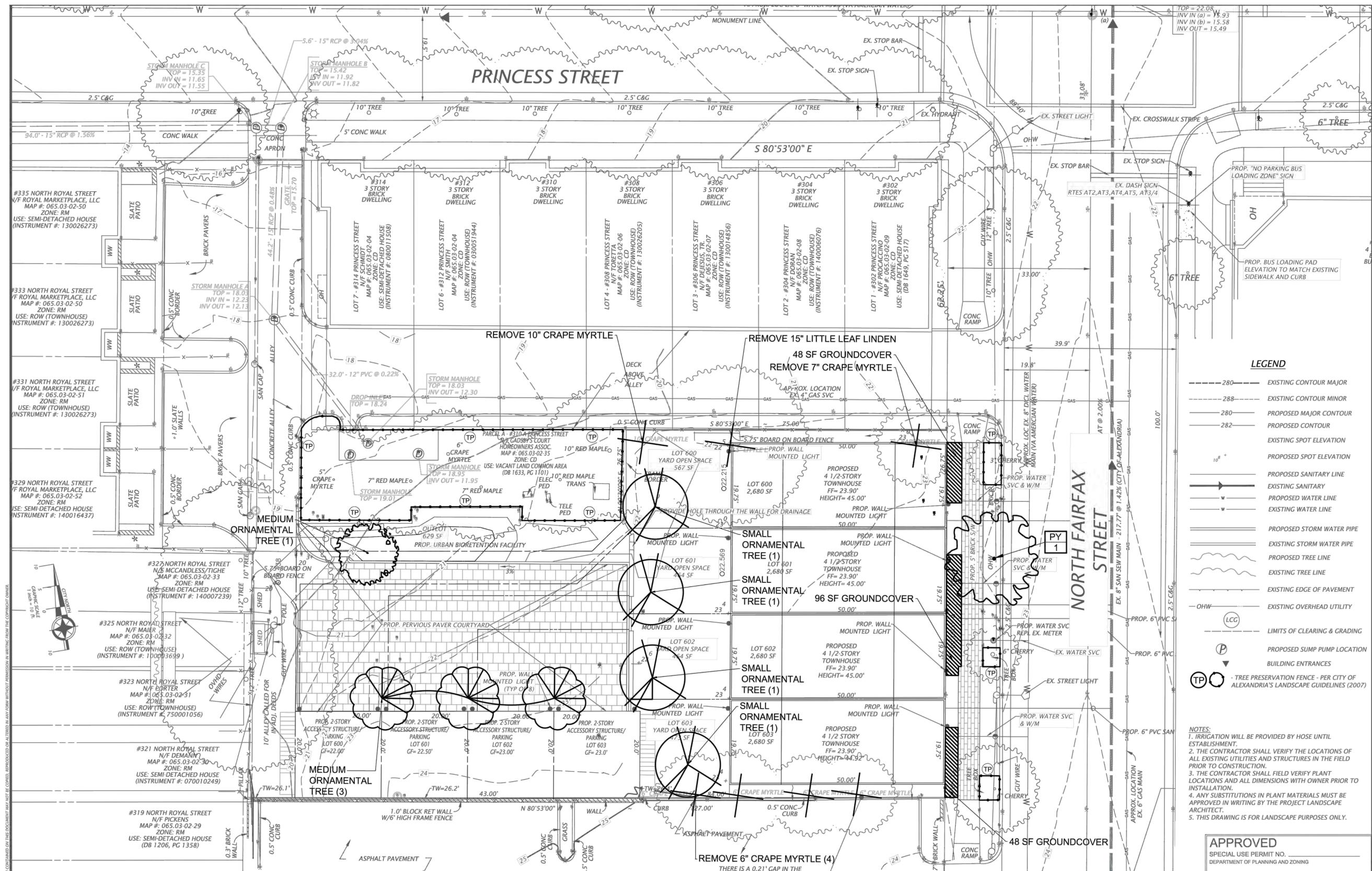
No. 1: RESPOND TO COMPLETENESS REVIEW COMMENTS 2/8/2016

FILE# 21-14

DSI # 140306023



P:\2015\2015-04-APRIL\201515042010.dwg(15042010preliminary.dwg) KML 2/8/2016 11:49 AM



DOMINION Inc. Surveyors

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

LANDSCAPE PLAN

FAIRFAX COURT

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10'
NOVEMBER 17, 2015

FILE# 21-14

DSI # 140306023

**NOT FOR CONSTRUCTION
PRELIMINARY SITE PLAN SUBMISSION**

LKLA
Planning, Urban Design
Landscape Architecture
Lardner/Klein Landscape Architects, PC
815 North Royal St. Ste 200
Alexandria, VA 22314
703-739-0972 1-800-337-1370
703-739-0973 fax

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

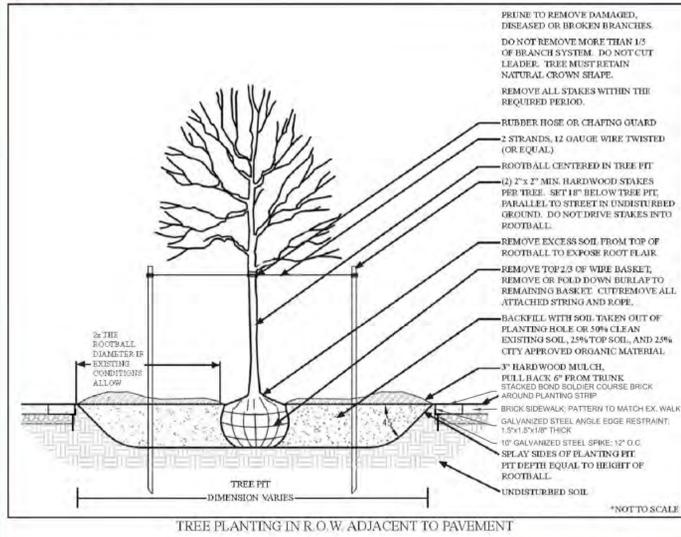
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



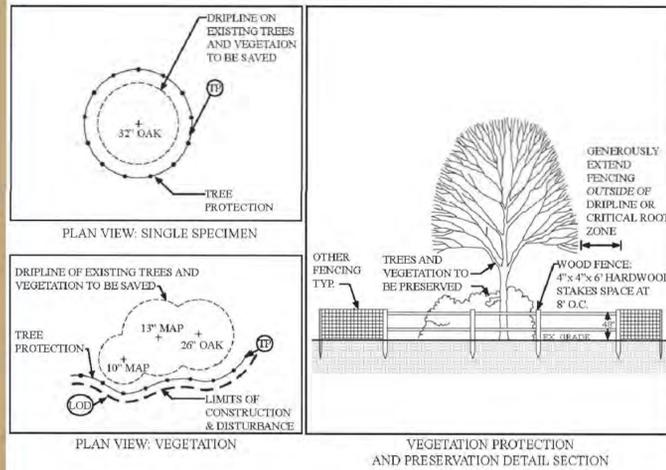
II. Landscape Plan Preparation
Figure II-B. Tree Well



Landscape Guidelines - City of Alexandria, Virginia - 2007

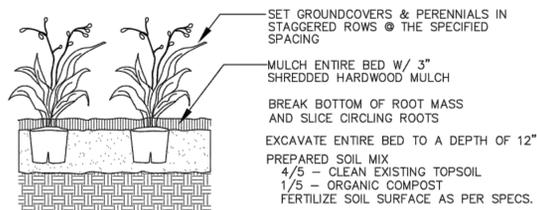
1 TREE PLANTING IN TURF OR PLANTED AREA
NOT TO SCALE

I. Standards and Requirements
Figure I-B. Tree Protection



Landscape Guidelines - City of Alexandria, Virginia - 2007

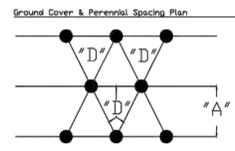
2 VEGETATION PROTECTION
NOT TO SCALE



3 GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

Canopy Coverage			
Proposed Trees			
Tree Cover Required = 25% CCA			
Lot Number	Size/Canopy Cover Required	Trees to be Planted/Credit	Total Credit
Lot 600	2680 SF * 0.25 = 670 SF	Medium ornamental/ (500) Small ornamental/ (250)	750
Lot 601	2680 SF * 0.25 = 670 SF	Medium ornamental/ (500) Small ornamental/ (250)	750
Lot 602	2680 SF * 0.25 = 670 SF	Medium ornamental/ (500) Small ornamental/ (250)	750
Lot 603	2680 SF * 0.25 = 670 SF	Medium ornamental/ (500) Small ornamental/ (250)	750
Outlot	629 SF		
Total Area	11,349 SF (includes 629 SF Outlot)	Required CCA SF = 2,837 (11,349 * .25)	3,000

Fairfax Court Plant Schedule									
Symbol	Botanical Name	Common Name	Type	Qty	Size	Initial Height & Spread	Final Height & Spread	Canopy Cover Credit	Remarks
Trees									
PY	Prunus x yedoensis	Yoshino Cherry	MEDIUM ORNAMENTAL	1	2 1/2" ca.	min. 10'	30'/25'	n/a	Street Tree
			MEDIUM ORNAMENTAL (@ 500 CCA each)	3		min. 8'		1,500	
			MEDIUM ORNAMENTAL (@ 500 CCA each)	1		min. 8'		500	
			SMALL ORNAMENTAL (@ 250 CCA each)	2		min. 8'		500	
			SMALL ORNAMENTAL (@ 250 CCA each)	2		min. 8'		500	
Shrubs, Grasses & Vines									
Groundcovers									
			GROUND COVER	166	#1 cont.		1'/1.5'		192 SF (12" o.c. spacing)



SPACING *D*	ROW *A*	NO. OF PLANTS	AREA UNIT
4' D.C.	3.5'	7.38	1 sq. ft.
6' D.C.	5.2'	4.61	
8' D.C.	6.93'	2.6	
10' D.C.	8.66'	1.66	
12' D.C.	10.4'	1.15	
15' D.C.	13.0'	7.38	10 sq. ft.
18' D.C.	15.6'	5.12	
24' D.C.	20.8'	2.9	
30' D.C.	26.0'	1.85	
36' D.C.	30.0'	1.28	
4' D.C.	3.46'	7.38	100 sq. ft.
5' D.C.	4.33'	4.61	
6' D.C.	5.2'	3.2	
8' D.C.	6.93'	1.8	
10' D.C.	8.66'	1.16	
12' D.C.	10.4'	8.	1000 sq. ft.
15' D.C.	13.0'	5.15	
20' D.C.	17.3'	2.88	
25' D.C.	21.65'	1.85	
30' D.C.	26.9'	1.29	
40' D.C.	34.6'	7.22	10000 sq. ft.

4 GROUNDCOVER SPACING CHART

NOTES FOR PRESERVATION AND PROTECTION OF EXISTING VEGETATION

- VEGETATION TO BE REMOVED SHALL BE APPROVED BY THE CITY ARBORIST.
- PROVIDE, IMPLEMENT AND FOLLOW A TREE CONSERVATION AND PROTECTION PROGRAM THAT IS DEVELOPED TO THE SATISFACTION OF THE CITY ARBORIST.
- PROTECTION PROGRAM SHALL BE AUTHORED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES ON ALL PLAN SHEETS INCLUDING DEMOLITION, SEDIMENT AND EROSION CONTROL, SITE PLAN AND LANDSCAPE PLAN.
- PROVIDE PROTECTION OF EXISTING VEGETATION IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA, 2007.
- LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES SHALL BE APPROVED IN-FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF GROUND DISTURBING ACTIVITY.
- APPLICANT MUST PROVIDE DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE EFFECTED BY PROJECT WORK.
- PROVIDE SPECIFIC CONSTRUCTION STAGING INFORMATION THAT INDICATES THE METHODS, AND PROCEDURES TO BE IMPLEMENTED FOR PROTECTION OF EXISTING ON-SITE AND OFF-SITE VEGETATION.
- TREE PROTECTION SHALL BE PROVIDED WHERE SILT FENCE IS NOT ADEQUATE. PROTECTION SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE DRIP LINE OF THE TREES TO BE SAVED. THE CONTRACTOR WILL CONSULT THE SITE INSPECTOR BEFORE THE CONSTRUCTION STARTS. TREE PROTECTION FENCING MUST BE ESTABLISHED AND APPROVED BY THE CITY ARBORIST BEFORE ANY CLEARING OR CONSTRUCTION CAN BE STARTED. TO THE EXTENT POSSIBLE ALL TREE PROTECTION SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE (S).

NOTES FOR PROPOSED PLANTINGS

- PLANTINGS SHALL BE PROVIDED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA, 2007.
- ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL, THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- PROVIDE NOTE ON DRAWINGS THAT INDICATES: "IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND."
- PROVIDE NOTE ON DRAWINGS THAT INDICATES: "PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW PLANT INSTALLATION PROCEDURES AND PROCESSES."
- MAINTENANCE 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 ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

Surveyors
INC.
DOMINION

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

LANDSCAPE DETAILS + PLANT SCHEDULE

FAIRFAX COURT

CITY OF ALEXANDRIA, VIRGINIA
SCALE: AS NOTED NOVEMBER 17, 2015

FILE# 21-14

DSI # 140306023



Planning, Urban Design
Landscape Architecture
Lardner/Klein Landscape Architects, PC
815 North Royal St. Ste 200
Alexandria, VA 22314
703-739-0972 1-800-337-1370
703-739-0973 fax

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



NOT FOR CONSTRUCTION
PRELIMINARY SITE PLAN SUBMISSION

COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.



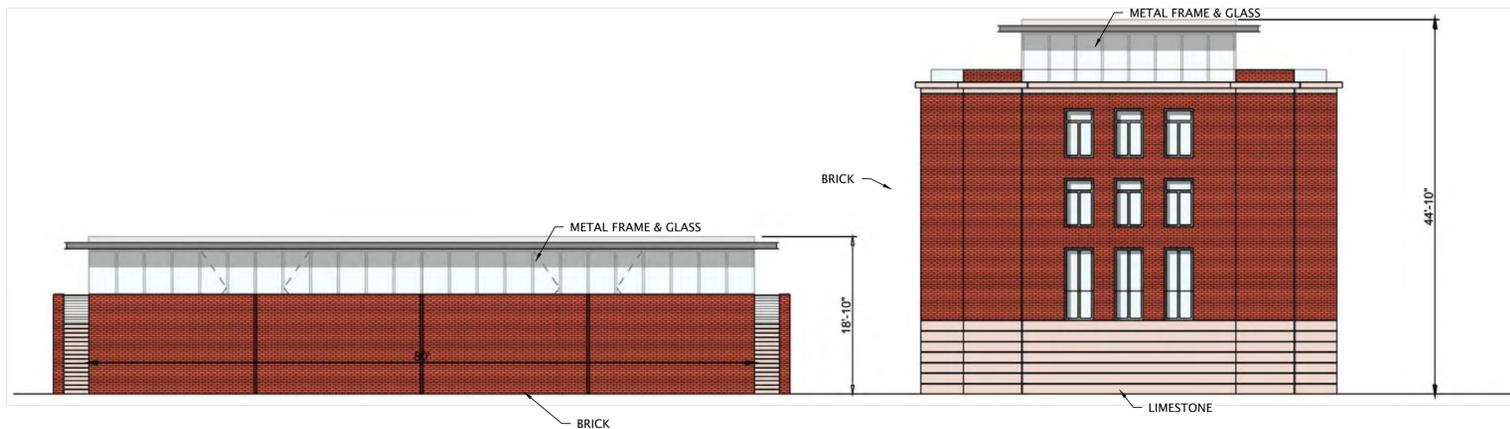
EAST/FRONT ELEVATION
SCALE: 1" = 10'



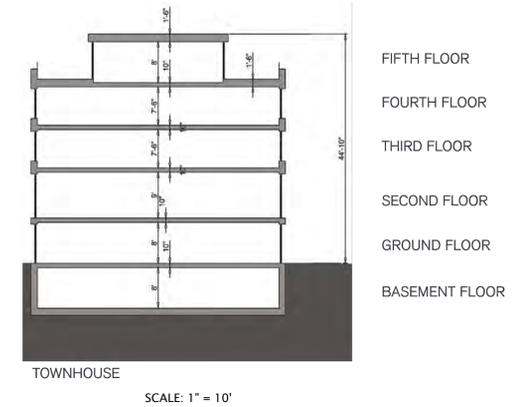
WEST/REAR ELEVATION
SCALE: 1" = 10'



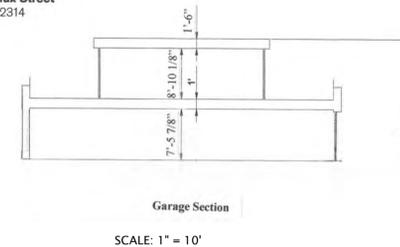
NORTH/COURTYARD ELEVATION
SCALE: 1" = 10'



SOUTH ELEVATION
SCALE: 1" = 10'



324 North Fairfax Street
Alexandria, VA 22314



APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

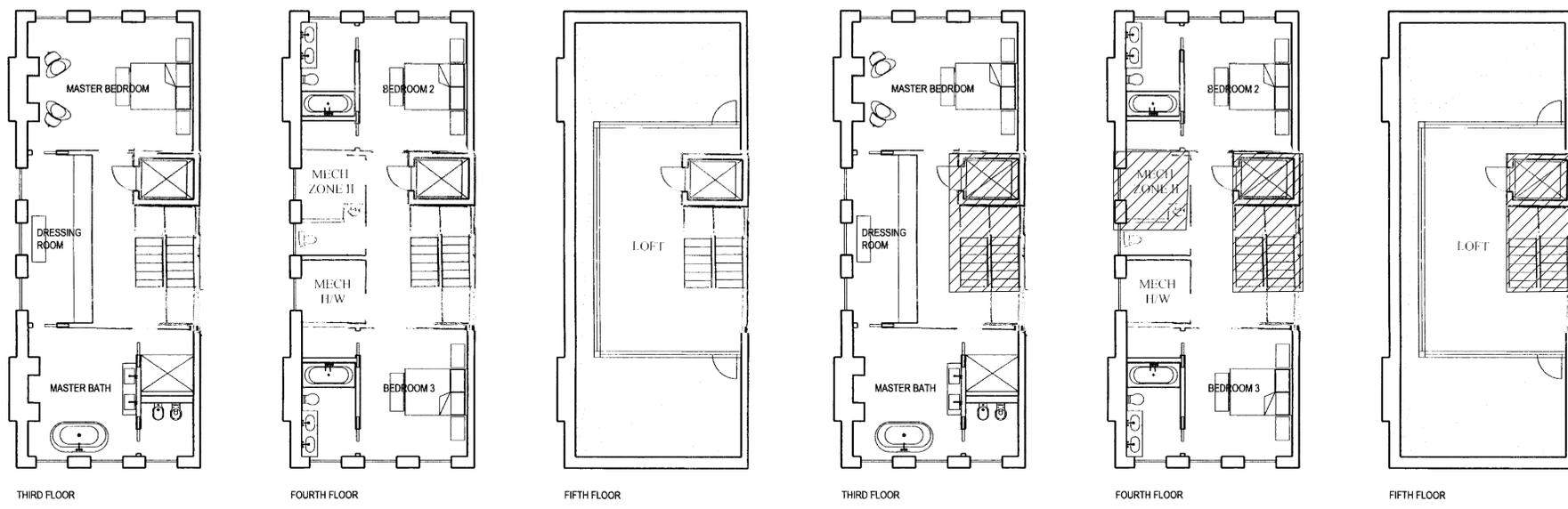
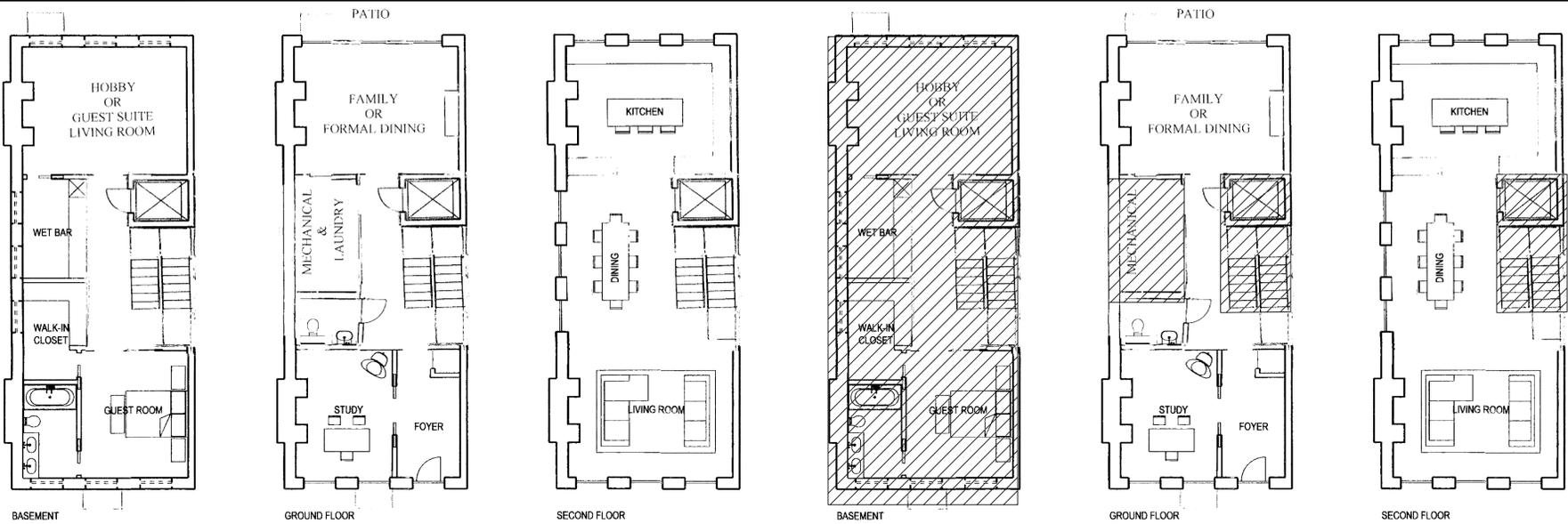
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



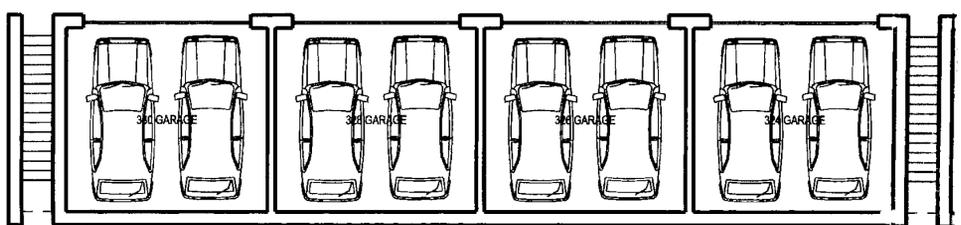


DEDUCTION NOTE

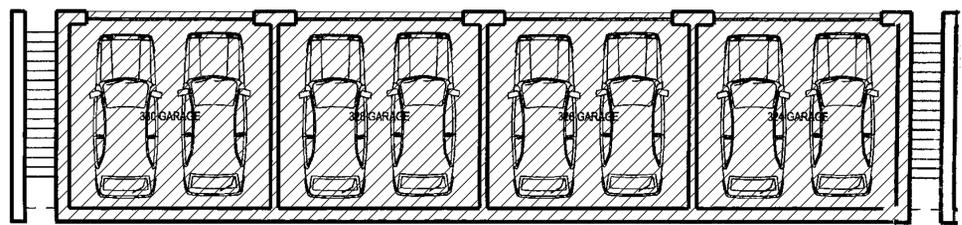
DEDUCTIONS ARE APPROXIMATELY 38% OF THE GROSS FLOOR SQUARE FOOTAGE. THIS PERCENTAGE IS DUE TO THE ENTIRE BASEMENT AND GARAGES BEING DEDUCTED. THE BASEMENT IS OVER 20% ALL BY ITSELF. ADDITIONALLY, THERE IS AN ELEVATOR IN ADDITION TO THE STAIRS, AND THE MECHANICAL ROOM IS ON THE FIRST FLOOR BECAUSE THE BASEMENT IS TOTALLY UNDERGROUND AND HAS LIMITED ACCESS FOR LARGE EQUIPMENT.

SCALE: 1/8" = 1'

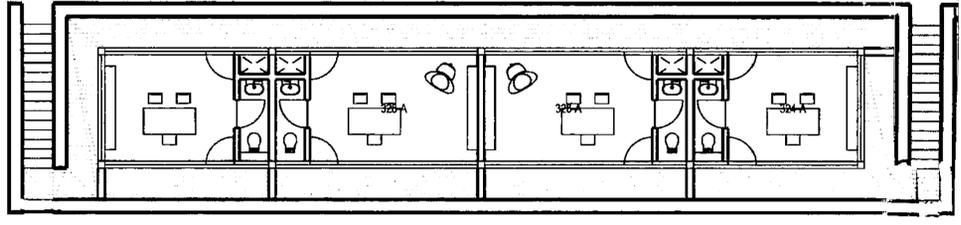
FAR DEDUCTION DIAGRAM
SCALE: 1/8" = 1'



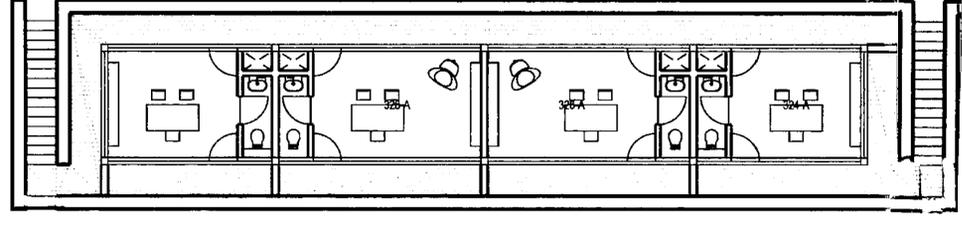
GROUND FLOOR GARAGES
SCALE: 1/8" = 1'



GROUND FLOOR GARAGES



SECOND FLOOR GARAGES
SCALE: 1/8" = 1'



FAR DEDUCTION DIAGRAM
SCALE: 1/8" = 1'

FAIRFAX COURT

No. 1. RESPOND TO COMPLETENESS REVIEW COMMENTS 2/8/2016

FILE# 21-14

DSI # 140306023

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2015-0010

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



P:\2015\JOBS\04 APRIL 2015\150402010.dwg(15040201) (preliminary.dwg) KARL 2/8/2016 11:49 AM



PERSPECTIVE VIEW - FAIRFAX STREET LOOKING NORTH
N.T.S



BIRD'S EYE VIEW - PARKING COURT & OPEN SPACE
N.T.S



PERSPECTIVE VIEW - FAIRFAX STREET LOOKING SOUTH
N.T.S



OVERHEAD VIEW - PARKING COURT & OPEN SPACE
N.T.S

DOMINION Surveyors Inc.

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

BUILDING PERSPECTIVE VIEWS

FAIRFAX COURT

CITY OF ALEXANDRIA, VIRGINIA
SCALE: AS SHOWN SEPTEMBER 3, 2015

No. 1. RESPOND TO COMPLETENESS REVIEW COMMENTS 2/8/2016

FILE# 21-14

DSI # 140306023

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

DIRECTOR DATE

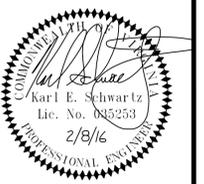
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2015-0010

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



SURVEYOR'S CERTIFICATE

I, GEORGE M. O'QUINN, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED HEREON; AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED TO 324 N. FAIRFAX, LLC AND 330 NORTH FAIRFAX, LLC AS RECORDED IN INSTRUMENT #040036948, #040036950, AND #040036951 AMONG THE CITY OF ALEXANDRIA LAND RECORDS; AND IS WITHIN THOSE BOUNDARIES.

I FURTHER CERTIFY THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF NOVEMBER, 2015.



George M. O'Quinn
 GEORGE M. O'QUINN L.S.

AREA TABULATION

POST-SUBDIVISION			PRE-SUBDIVISION		
PARCEL 600	2,680 SF	0.0615 ACRE	PARCEL 1	3,896 SF	0.0894 ACRE
PARCEL 601	2,680 SF	0.0615 ACRE	PARCEL 2	2,006 SF	0.0461 ACRE
PARCEL 602	2,680 SF	0.0615 ACRE	PARCEL 3	2,064 SF	0.0474 ACRE
PARCEL 603	2,683 SF	0.0616 ACRE	PARCEL 4	256 SF	0.0059 ACRE
OUTLOT "A"	562 SF	0.0129 ACRE	PARCEL 5	4,567 SF	0.1048 ACRE
DESIGNATED ALLEY:	1,504 SF	0.0346 ACRE			
	12,789 SF	0.2936 ACRE		12,789 SF	0.2936 ACRE

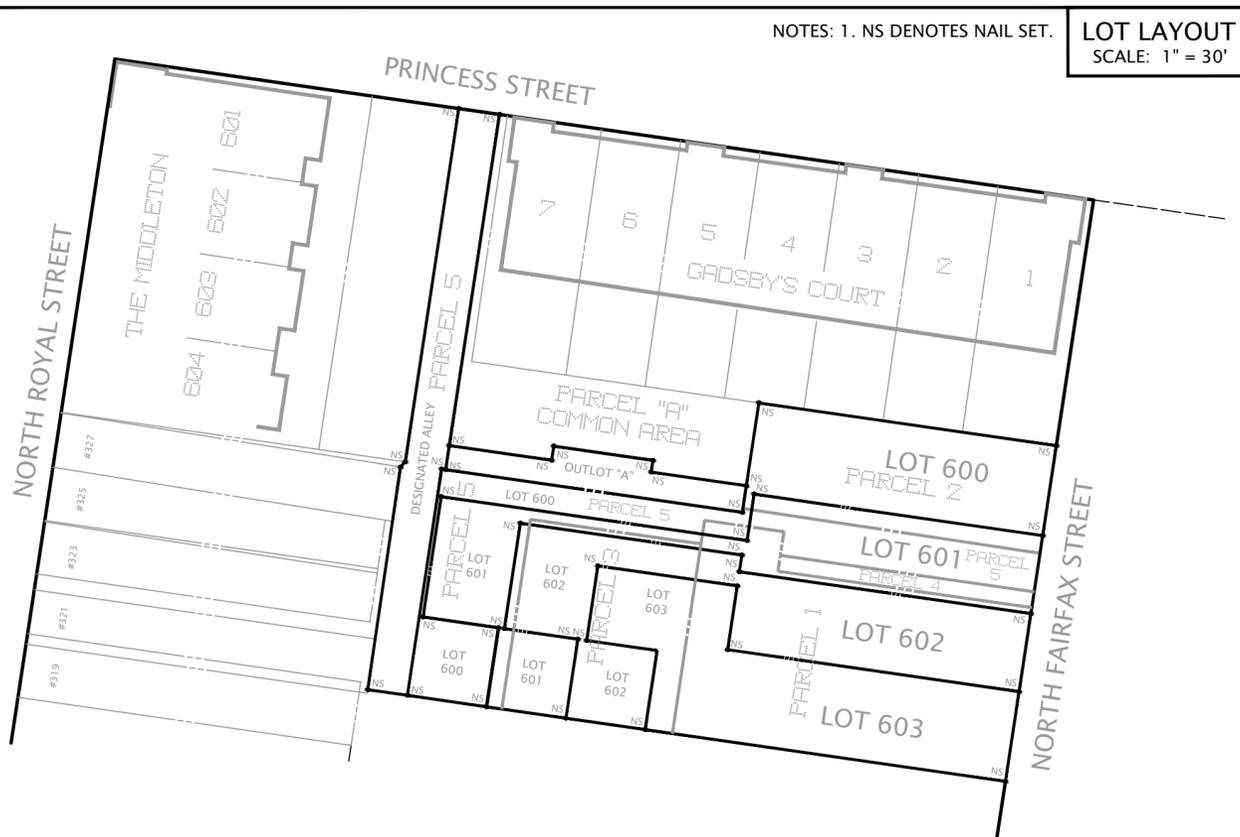
NOTES:

1. THE PROPERTIES DELINEATED HEREON ARE SHOWN AS TAX MAP #'S: 065.03-02-39 (#324), 065.03-02-36 (#324 A), 065.03-02-38 (#326), 065.03-02-34 (#328), AND 065.03-02-37 (#332) AND ARE ZONED CD.
2. NO TITLE REPORT WAS FURNISHED.
3. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
4. TOTAL AREA OF RESUBDIVISION = 12,789 SQUARE FEET
5. OWNER: 324 N. FAIRFAX, LLC & 330 N. FAIRFAX, LLC #14 WOLFE STREET ALEXANDRIA, VIRGINIA 22314 (INSTRUMENT #'S: 040036948, 040036950, 040036951)
6. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
7. THERE IS NO EVIDENCE OF ANY GRAVE OR OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.
8. THERE ARE NO KNOWN SOILS OR MATERIALS CONTAMINATED WITH HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, FLY ASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS PROPERTY.
9. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS PROPERTY.
10. THERE ARE NO KNOWN FORMER SANITARY LANDFILLS, DUMP OR DISPOSAL AREAS WITHIN 1000 FEET OF THIS PROPERTY.
11. THERE ARE NO KNOWN AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASSES ON THIS PROPERTY.
12. TOPOGRAPHY OF THE SITE WAS FIELD RUN BY THIS FIRM ON JULY 02, 2015 AND IS SHOWN AT 2' INTERVALS.
13. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.



VICINITY MAP
NO SCALE

THE ARROW LOGO AND DOMINION SURVEYORS, INC. LOGO IS A REGISTERED SERVICE MARK OF DSI, ALL RIGHTS RESERVED. COPYRIGHT © 2015 BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.



NOTES: 1. NS DENOTES NAIL SET.

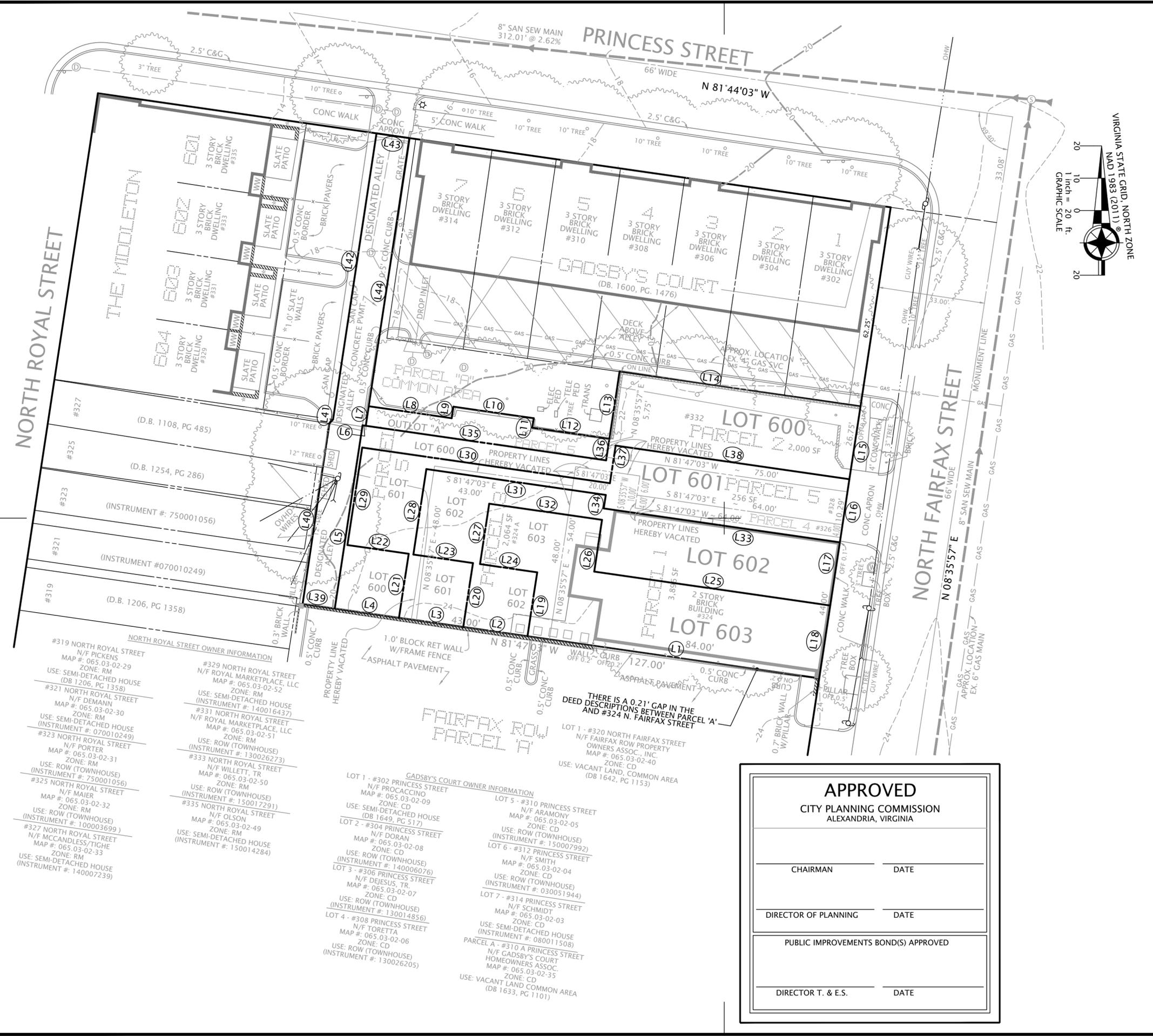
LOT LAYOUT
SCALE: 1" = 30'

APPROVED	
CITY PLANNING COMMISSION ALEXANDRIA, VIRGINIA	
CHAIRMAN _____	DATE _____
DIRECTOR OF PLANNING _____	DATE _____
PUBLIC IMPROVEMENTS BOND(S) APPROVED	
DIRECTOR T. & E.S. _____	DATE _____

PRELIMINARY PLAT
 SHOWING
 PARCELS 600 - 603, OUTLOT "A", AND DESIGNATED ALLEY
FAIRFAX COURT
 BEING A RESUBDIVISION OF
#324, 324 A, 326, 328, 332
NORTH FAIRFAX STREET
 (INSTRUMENT #'S: 040036948, 040036950 & 040036951)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: AS NOTED NOVEMBER 17, 2015

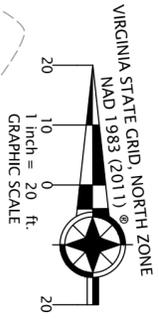


COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.



LINE	BEARING	LENGTH
L1	N 81°47'03" W	90.83
L2	N 81°47'03" W	20.00
L3	N 81°47'03" W	20.00
L4	N 81°47'03" W	20.00
L5	N 08°36'00" E	57.30
L6	S 81°52'19" E	1.00
L7	N 08°35'57" E	6.12
L8	S 81°47'03" E	25.83
L9	N 08°35'57" E	3.58
L10	S 81°47'03" E	25.00
L11	S 08°35'57" W	2.96
L12	S 81°47'03" E	24.00
L13	N 08°35'57" E	21.00
L14	S 81°47'03" E	75.00
L15	S 08°35'57" W	22.79
L16	S 08°35'57" W	19.75
L17	S 08°35'57" W	19.75
L18	S 08°35'57" W	22.75
L19	S 08°35'57" W	20.00

LINE	BEARING	LENGTH
L20	S 08°35'57" W	20.00
L21	S 08°35'57" W	20.00
L22	N 81°47'03" W	19.07
L23	S 81°47'03" E	18.55
L24	S 81°47'03" E	17.81
L25	N 81°47'03" W	73.50
L26	S 08°35'57" W	16.15
L27	S 08°35'57" W	18.90
L28	S 08°35'57" W	26.70
L29	S 08°35'57" W	30.48
L30	N 81°47'03" W	77.11
L31	N 81°47'03" W	55.87
L32	N 81°47'03" W	35.14
L33	N 81°47'03" W	73.51
L34	N 08°35'57" E	4.20
L35	N 81°47'03" W	74.83
L36	N 53°58'57" E	6.74
L37	S 08°35'57" E	11.77
L38	N 81°47'03" W	72.79
L39	N 81°47'03" W	10.00
L40	N 08°22'24" E	56.35
L41	N 41°56'49" E	1.73
L42	N 08°35'57" E	89.50
L43	S 81°47'03" E	10.27
L44	S 08°35'57" W	83.87



NORTH ROYAL STREET OWNER INFORMATION

#319 NORTH ROYAL STREET
N/F PICKENS
MAP #: 065.03-02-29
ZONE: RM
USE: SEMI-DETACHED HOUSE
(DB 1206, PG 1358)

#321 NORTH ROYAL STREET
N/F DEMANN
MAP #: 065.03-02-30
ZONE: RM
USE: SEMI-DETACHED HOUSE
(INSTRUMENT #: 070010249)

#323 NORTH ROYAL STREET
N/F PORTER
MAP #: 065.03-02-31
ZONE: RM
USE: ROW (TOWNHOUSE)
(INSTRUMENT #: 750001056)

#325 NORTH ROYAL STREET
N/F MAIER
MAP #: 065.03-02-32
ZONE: RM
USE: ROW (TOWNHOUSE)
(INSTRUMENT #: 100003699)

#327 NORTH ROYAL STREET
N/F MCCANDLESS/TIGHE
MAP #: 065.03-02-33
ZONE: RM
USE: SEMI-DETACHED HOUSE
(INSTRUMENT #: 140007239)

#329 NORTH ROYAL STREET
N/F ROYAL MARKETPLACE, LLC
MAP #: 065.03-02-52
ZONE: RM
USE: SEMI-DETACHED HOUSE
(INSTRUMENT #: 140016437)

#331 NORTH ROYAL STREET
N/F ROYAL MARKETPLACE, LLC
MAP #: 065.03-02-51
ZONE: RM
USE: ROW (TOWNHOUSE)
(INSTRUMENT #: 130026273)

#333 NORTH ROYAL STREET
N/F WILLET, TR
MAP #: 065.03-02-50
ZONE: RM
USE: ROW (TOWNHOUSE)
(INSTRUMENT #: 150017291)

#335 NORTH ROYAL STREET
N/F OLSON
MAP #: 065.03-02-49
ZONE: RM
USE: SEMI-DETACHED HOUSE
(INSTRUMENT #: 150014284)

GADSBY'S COURT OWNER INFORMATION

LOT 1 - #302 PRINCESS STREET
N/F PROCACCINO
MAP #: 065.03-02-09
ZONE: CD
USE: SEMI-DETACHED HOUSE
(DB 1649, PG 517)

LOT 2 - #304 PRINCESS STREET
N/F DORAN
MAP #: 065.03-02-08
ZONE: CD
USE: ROW (TOWNHOUSE)
(INSTRUMENT #: 140006076)

LOT 3 - #306 PRINCESS STREET
N/F DEJESUS, TR
MAP #: 065.03-02-07
ZONE: CD
USE: ROW (TOWNHOUSE)
(INSTRUMENT #: 130014856)

LOT 4 - #308 PRINCESS STREET
N/F TORETTA
MAP #: 065.03-02-06
ZONE: CD
USE: ROW (TOWNHOUSE)
(INSTRUMENT #: 130026205)

LOT 5 - #310 PRINCESS STREET
N/F ARAMONY
MAP #: 065.03-02-05
ZONE: CD
USE: ROW (TOWNHOUSE)
(INSTRUMENT #: 150007992)

LOT 6 - #312 PRINCESS STREET
N/F SMITH
MAP #: 065.03-02-04
ZONE: CD
USE: ROW (TOWNHOUSE)
(INSTRUMENT #: 030051944)

LOT 7 - #314 PRINCESS STREET
N/F SCHMIDT
MAP #: 065.03-02-03
ZONE: CD
USE: SEMI-DETACHED HOUSE
(INSTRUMENT #: 080011508)

PARCEL A - #310 A PRINCESS STREET
N/F GADSBY'S COURT HOMEOWNERS ASSOC.
MAP #: 065.03-02-35
ZONE: CD
USE: VACANT LAND COMMON AREA
(DB 1633, PG 1101)

APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VIRGINIA

CHAIRMAN _____ DATE _____

DIRECTOR OF PLANNING _____ DATE _____

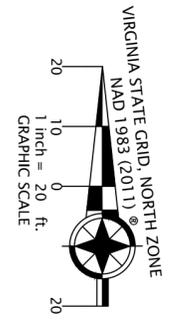
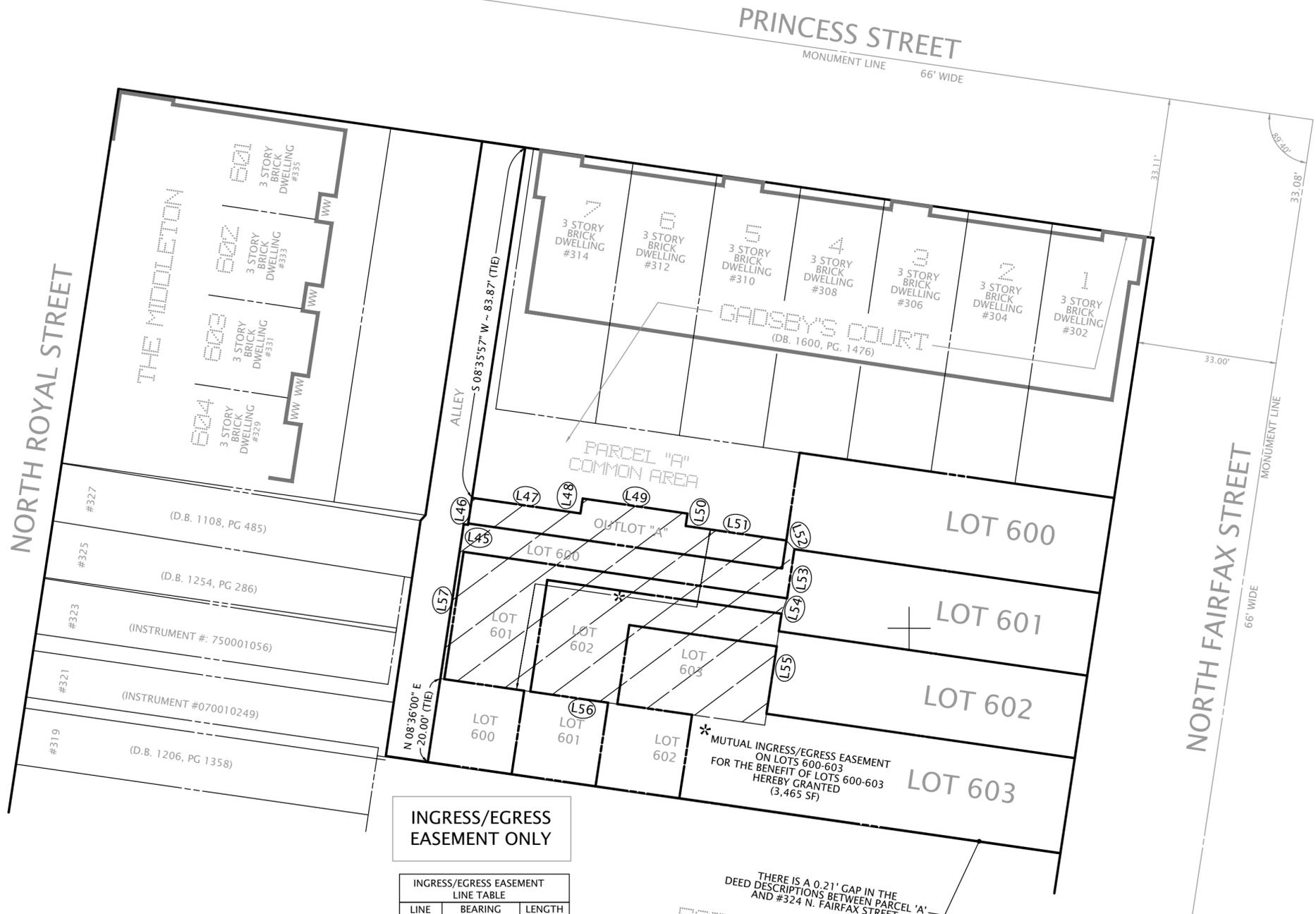
PUBLIC IMPROVEMENTS BOND(S) APPROVED

DIRECTOR T. & E.S. _____ DATE _____

PRELIMINARY PLAT
SHOWING
PARCELS 600 - 603, OUTLOT "A", AND DESIGNATED ALLEY
FAIRFAX COURT
BEING A RESUBDIVISION OF
#324, 324 A, 326, 328, 332
NORTH FAIRFAX STREET
(INSTRUMENT #S: 040036948, 040036950 & 040036951)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' NOVEMBER 17, 2015

DOMINION Surveyors
Inc.*
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-999-6412

COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.



INGRESS/EGRESS EASEMENT ONLY

LINE	BEARING	LENGTH
L45	S 81°52'19" E	1.00
L46	N 08°35'57" E	6.46
L47	S 81°47'03" E	25.83
L48	N 08°35'57" E	3.58
L49	S 81°47'03" E	25.00
L50	S 08°35'57" W	2.96
L51	S 81°47'03" E	24.00
L52	S 42°38'53" E	2.83
L53	S 08°35'57" W	11.77
L54	S 19°19'56" W	3.85
L55	S 08°34'58" W	26.70
L56	N 81°47'03" W	77.33
L57	N 08°36'00" E	36.96

THERE IS A 0.21' GAP IN THE DEED DESCRIPTIONS BETWEEN PARCEL 'A' AND #324 N. FAIRFAX STREET

FAIRFAX ROW
PARCEL 'A'

APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VIRGINIA

CHAIRMAN _____ DATE _____

DIRECTOR OF PLANNING _____ DATE _____

PUBLIC IMPROVEMENTS BOND(S) APPROVED _____

DIRECTOR T. & E.S. _____ DATE _____

INGRESS/EGRESS EASEMENT ONLY

PRELIMINARY PLAT
SHOWING
PARCELS 600 - 603, OUTLOT "A", AND DESIGNATED ALLEY
FAIRFAX COURT
BEING A RESUBDIVISION OF
#324, 324 A, 326, 328, 332
NORTH FAIRFAX STREET
(INSTRUMENT #'S: 040036948, 040036950 & 040036951)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' NOVEMBER 17, 2015

DOMINION Surveyors
Inc.*
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412