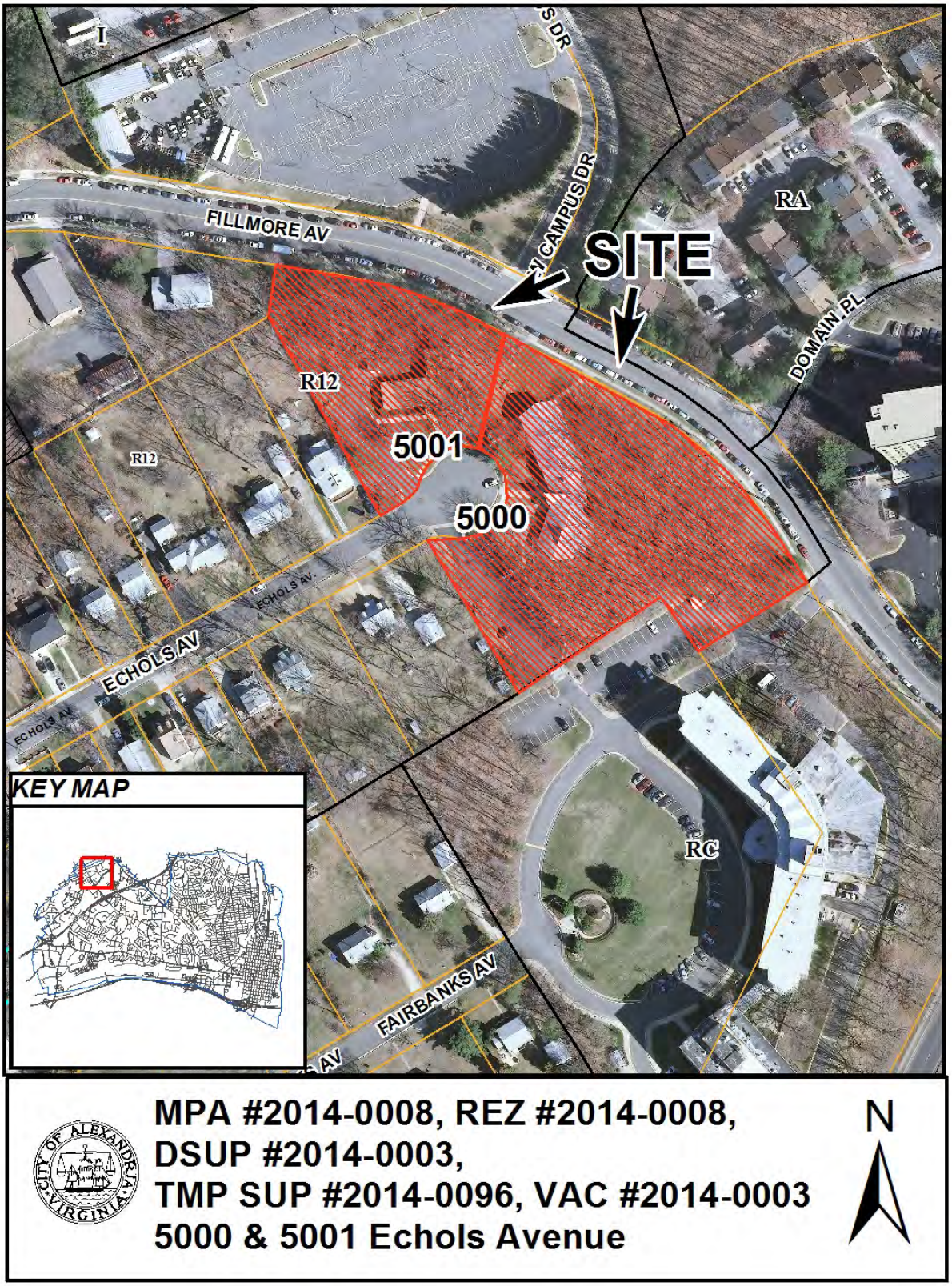
DOCKET ITEM #12

Master Plan Amendment #2014-0008
Rezoning #2014-0008
Development Special Use Permit #2014-0003
Transportation Management Plan SUP #2014-0096
Vacation #2014-0003
5000 and 5001 Echols Avenue – The Fillmore

Application	**General Data**	
Project Name: The Fillmore	PC Hearing:	January 6, 2015
	CC Hearing:	January 24, 2015
	If approved, DSUP Expiration:	January 24, 2018
	Plan Acreage:	3.12 (135,954 SF)
Location: 5001 & 5001 Echols Ave.	Zone:	Existing: R-12, residential Proposed: CRMU-M
	Proposed Use:	Residential
	Dwelling Units:	225
	Gross Floor Area:	377,729 SF
Applicant: AHC, Inc. Represented by Duncan Blair, Attorney	Small Area Plan:	Alexandria West
	Historic District:	N/A
	Green Building:	LEED Certified (or equivalent)

Purpose of Application
The applicant requests approval of a Master Plan Amendment, Rezoning/Map Amendment, Vacation and Dedication of ROW, and Development Special use Permit with Site Plan to construct 377,729 square feet of residential development that will include a 132-unit market-rate building, and a 93-unit affordable housing building.
Special Use Permits and Modifications Requested:
1. Amendment to the Alexandria West Small Area Plan for a height increase 2. Rezoning from R-12 residential to CRMU-M Commercial Residential Mixed Use-Medium 3. Development Special Use Permit with Site Plan to construct two multi-family buildings 4. Special Use Permit for an increase in Floor Area Ratio from 1.0 to 2.0 5. Special Use Permit for a Transportation Management Plan 6. Special Use Permit for a parking reduction 7. Vacation of public right-of-way on Echols Avenue

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert Kerns, AICP, Development Division Chief; robert.kerns@alexandriava.gov Patricia Escher, AICP, Principal Planner; patricia.escher@alexandriava.gov Ryan Price, Urban Planner; ryan.price@alexandriava.gov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FAIRBANKS AV
MPA #2014-0008, REZ #2014-0008,
DSUP #2014-0003,
TMP SUP #2014-0096, VAC #2014-0003
5000 & 5001 Echols Avenue
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I. SUMMARY

A. Recommendation

Staff recommends **approval** of the development application and all other applications and requests for the Fillmore development, subject to compliance with staff recommendations. Staff believes the project conforms to the City's adopted plans and policies. The proposal provides a number of benefits for the City and surrounding community. Some of the highlights include:

- 93 affordable housing units on-site
- A 14,000 square foot public open space amenity that will create a pedestrian connection between Echols Avenue and Fillmore Avenue
- Enhanced pedestrian and streetscape design along Fillmore Avenue that includes wide sidewalks, street trees, underground utilities, and a new bus shelter
- Building design transition to the adjacent neighborhood
- Reserved location for future bike share station
- Public art incorporated within public open space
- LEED Certified (or equivalent) buildings
- Major sewer infrastructure improvements
- Improved connectivity with a bike/pedestrian trail linking the end of Echols Avenue to Fillmore Avenue that will include land reserved in reservation by AHC for a possible road connection in the future.

B. Summary of Issues

The applicant, AHC Inc. is proposing to demolish an existing church and its administration building to construct two multi-family buildings with structured underground parking. A daycare facility will be provided within one of the buildings, and the project will feature a pedestrian walkway connecting Echols Avenue to Fillmore Avenue. To proceed with this proposal, the applicant is requesting approval of the following:

- Amendments to the Alexandria West Small Area Plan for a height increase and use change
- Rezoning from R-12 residential to CRMU-M Commercial Residential Mixed Use-Medium
- Development Special Use Permit with Site Plan to construct two multi-family buildings
- Special Use Permit for an increase in Floor Area Ratio from 1.0 to 2.0
- Special Use Permit for a Transportation Management Plan
- Special Use Permit for a parking reduction
- Vacation of public right-of-way on Echols Avenue

The topic highlights that are discussed in greater detail in this report include:

- Affordable housing
- Details of the proposed Master Plan Amendment
- Specifics on the proposed rezoning
- Building design and architectural features
- Proposed parking
- Open space design
- Infrastructure improvements
- Pedestrian and streetscape improvements
- Community Outreach

C. General Project Description

The subject property consists of two lots of record located at 5000 and 5001 Echols Avenue. The total land area of the site is approximately 2.98 acres or 129,810 square feet. The project site is located within the boundaries of the Alexandria West Small Area Plan, and is currently zoned R-12, low density residential. The applicant is requesting a re-zoning of the property to CRMU-M, commercial residential mixed use (medium). As part of this project, the City will be vacating approximately 0.2 acres (8,888 square feet) at the end of Echols Avenue. The existing cul-de-sac will be reconfigured to a t-shaped terminus that will require less land. The applicant will be dedicating approximately 0.06 acres (2,744 square feet) of right-of-way along Fillmore Avenue to the City. Lastly, a 15 foot land reservation will be made along the proposed West Lot property line extending from Echols Avenue to Fillmore Avenue. The reservation will allow for future study of a possible road connection from Echols Avenue to Fillmore Avenue aligned west of the subject property.

The applicant is proposing a mixed-income, multi-family development project that will include 225 units in two buildings, 93 of which will be affordable units. The buildings will be separated by a landscaped pedestrian mews that connects Echols Avenue and Fillmore Avenue. Underground structured parking will be provided for both buildings, and all vehicular access to the site will be located along Fillmore Avenue. Building heights will taper downward from Fillmore Avenue in the direction of Echols Avenue providing transition to the single family residents. The heights of the multi-family buildings will range from approximately 54 to 56 feet along Fillmore Avenue, lowering to approximately 34 to 39 feet on the side closest to Echols Avenue.

II. BACKGROUND

A. Site Context

The project site is approximately 2.98 acres (129,810 square feet) and is located within the boundaries of the Alexandria West Small Area Plan. The southern property boundary is also adjacent to the Beauregard Small Area Plan boundary. The site is bound by Fillmore Avenue to the north and east, the Hermitage nursing home facility to the south, and Echols Avenue and

single family homes to the west. The site is currently occupied by the St. James Methodist Church, which has two structures on the property, a sanctuary and an administration building.

There is considerable topography on the existing site. The property slopes down towards the east, with a grade change of approximately 38 feet from the Echols Avenue side, down to the north east corner of the property along Fillmore Avenue. These slopes contain a significant number of mature trees.

A variety of uses surround the area including an elder care facility, low-density residential, high-density residential, institutional (Northern Virginia Community College), office, and hotel. There is also an assortment of building typologies proximate to the site ranging from single-family homes and single-story churches, to high-rise apartments and office towers.

In terms of transportation access, the site is close to major roads such as Interstate 395, Seminary Road, North Beauregard Street, and Braddock Road. There are two bus stops adjacent the site along Fillmore Avenue that are served by WMATA and Dash routes. These bus routes provide access to Old Town, the Pentagon, Ballston, Tysons Corner, and the Van Dorn Metro station. The site is also proximate to the proposed "Corridor C" high-capacity transit station at Fillmore Avenue and North Beauregard Street.

B. Detailed Project Description

The applicant, AHC Inc. is proposing to demolish the existing St. James Church and administration building to construct approximately 377,729 gross square feet of residential development on the property. There will be two multi-family buildings with a pedestrian mews running in between the structures. A daycare facility will be located on the first floor of one of the proposed buildings. Each building will have underground structured parking with access along Fillmore Avenue. There will be no vehicular access to the development from Echols Avenue; however emergency vehicles will be able to access the site from the rear of the property using the proposed t-shaped terminus on Echols Avenue.

East Building (Market Rate)
The larger of the two buildings, the 6-story East Building will be approximately 226,493 gross square feet and contain 132 market-rate units. There will be 85 one-bedroom units, and 47 two-bedroom units in this building and the lobby entrance will be located along Fillmore Avenue. The applicant is proposing 199 garage parking spaces, 173 of which are for residents, and the remaining 26 are for visitors. The primary amenity space for residents of the east building will be in the courtyard area above the parking structure. The courtyard will include a large patio, swimming pool, and a gently sloped grassy knoll.

West Building (Affordable)
The 5-story West Building will be approximately 151,236 square feet, and contain 93 affordable apartment units. The applicant is proposing 12 one-bedroom units, 68 two-bedroom units, and 13 three-bedroom units in this building. There will also be a daycare center located in the first floor of the building to serve residents and the surrounding community. The lobby entrance will

be along Fillmore Avenue, and the daycare will be accessed from the pedestrian mews and the underground parking garage. The applicant is proposing 70 parking spaces in this building, 4 to 6 of which will be shared through signage for daycare employee parking. In terms of amenities, there will be a 1,500 square foot playground behind the West Building for residents and the on-site daycare center, as well as patio space at both ends of the pedestrian mews for resident use.

There are several land ownership related changes proposed as part of the project. The applicant is requesting a vacation of the Echols Avenue cul-de-sac right-of-way to be replaced with a smaller terminus configuration on the applicant's property. Additionally, the developer plans to dedicate a portion of the upgraded streetscape along Fillmore Avenue's right-of-way to the City. Lastly, at the request of the City, the applicant will hold in reservation a 15 foot wide strip of land from Echols Avenue to Fillmore Avenue along the southwestern property boundary. As the area continues to redevelop, the City may explore making a vehicular connection from Echols Avenue to Fillmore Avenue as part of a larger grid network.

III. ZONING

Property Address:	5000 & 5001 Echols Avenue		
Total Site Area:	135,954 square feet (3.12 acres)		
Zone:	R-12 (existing) CRMU-M (proposed)		
Current Use:	Church		
Proposed Use:	Residential		
	Required/Permitted with Rezoning	SUP	Proposed
FAR			
East Building	1.0	2.0	1.69
West Building	1.0	2.0	1.81
Height			
East Building	Per Small Area Plan	n/a	56.1' (from average finish grade)
West Building	Per Small Area Plan	n/a	54.6' (from average finish grade)
Open Space			
East Building	40%	n/a	52%
West Building	40%	n/a	51%
Parking			
East Building	224 (includes 15% visitor)	n/a	199 (includes 15% visitor)
West Building	198 (includes 15% visitor)	n/a	70
Loading spaces			
East Building	0	n/a	1
West Building	0	n/a	1

IV. STAFF ANALYSIS

A. Affordable Housing

This AHC project is receiving substantial financial support from the City through coordination with the Office of Housing to make the affordable housing feasible. The total development cost for the affordable housing building and related infrastructure improvements is estimated to be around $33.8 million. Forty six of the proposed units will be affordable to households at 50% of the Area Median Income (AMI), and 47 of the proposed units will be affordable to households at 60% AMI. These 93 units will be reserved as affordable housing for 60 years. AHC has requested a loan of up to $5.7 million from the City's Housing Opportunities Fund to help fund the project, including a predevelopment loan of $460,000 that was approved by City Council in April 2014. Other funding sources include approximately $19 million in 9% low income housing tax credit equity from the federal government administered through Virginia Housing Development Authority, a $6.5 million first trust loan secured by the land and future rental value of the project, $1.3 million of AHC's proceeds from sale of the market rate parcel with entitlements, and $1.3 million deferral in developer fees.

The Affordable Housing Advisory Committee (AHAC) unanimously approved AHC's loan request at its December meeting. The actual loan amount and terms will be considered by City Council pending approvals of the DSUP. AHC plans to apply for competitive low income housing tax credits in March 2015. If successful in obtaining 2015 credits, the project would be constructed for delivery by the end of 2017, providing an important housing resource for local residents displaced by future redevelopment along the Beauregard corridor.

In that regard, it is noted that AHC will maintain 46 units as a substitute for the long term, committed affordable units the City originally planned to buy down at Southern Towers' Berkley Building (with Council's approval in April 2013, Southern Towers is instead providing 105 affordable units at no cost to the City for 10 years). Staff is working with AHC on the details of an agreement establishing a preference for Beauregard area residents for so long as there is a demand. Based on income information provided in the 2012 survey of Beauregard tenants, staff believes that many of the 50% AMI units could be subject to this preference.

Three community meetings have been held with neighbors from Echols Avenue and the townhome community next to the site. While there were initial concerns expressed regarding the affordable housing development, information provided regarding the design of the project, value of affordable housing, tenant selection and qualification criteria, and property management standards and practices have largely allayed those concerns.

B. Master Plan Amendments

Increase in Height

The proposal includes a request to amend the Alexandria West Small Area Plan to allow for an increase in building height on the property. The Plan calls for a height of 45 feet on the Fillmore Avenue side of the property, and a height of 35 feet on the Echols Avenue side. The applicant is proposing to amend the height map to allow for a height of 70 feet for both properties.

Context of allowable height: The proposed height change is in context with the surrounding area. The small area plan calls for heights of 150 feet for the Hermitage property, which borders the site to the south. Additionally, there are several other areas to the south of the property near Interstate 395 that allow for heights of 150 or more. The areas to the west and east of the subject property are to remain between 35 and 45 feet according to the small area plan. The proposed 70 foot height limit would be a suitable transition between the taller limits to the south, and the lower-density residential focused height limits to the north and east of the property.

Context of existing height: A wide range of building heights currently exist in the surrounding area. The buildings near Interstate 395 such as Southern Towers, the BRAC building, and the Hilton Hotel are within a 1/2 mile of the subject site and range in height between 140 to approximately 300 feet. The elderly care facilities along N. Beauregard Street such as Goodwin House and The Hermitage that are within less than 1/4 mile of the property range in height from approximately 70 feet to 150 feet. The single-family homes and townhomes to the west of the site range in height from 20 to 35 feet and are within a 1/4 mile to a 1/2 mile from the project site.

Figure 1 – Height Map

Context of proposed building heights: It's important to note that while the master plan amendment would allow for a height of 70 feet on the property, the proposed structures for the

project are lower than this maximum. The East Building transitions from a height of 68 feet along Fillmore Avenue down to 34 feet on the Echols Avenue side of the property. Similarly, the West Building transitions from 66 feet along Fillmore Avenue down to approximately 39 feet in the back. These three-story step-down elements provide a visual buffer for the one and two-story homes on Echols Avenue adjacent to the site. In addition to the architectural elements, the topography of the site partially hides the two buildings from the view on Echols Avenue. The base of the three-story step-down element for the West Building will be approximately 8 feet lower than the grade at the end of Echols Avenue. Similarly, the base of the three-story step-down portion of the East building will be approximately 2 feet to 6 feet lower than the grade on Echols Avenue, further minimizing the visible mass of the new buildings from the adjacent single-family homes.

Change in Use

The proposal also includes a request to amend the Alexandria West Small Area Plan to allow for a Commercial Residential Mixed-Use Medium (CRMU-M) use on the site. While this project is not proposed as a mixed use project, the CRMU-M zone was chosen because other multi-family residential zones such as RA and RC do not provide the density and FAR allotment needed for this proposal. Currently, the small area plan calls for institutional use on the property. While there are large institutional uses around the project site such as the Northern Virginia Community College, there is also an abundance of residential housing stock in varying forms from single-family homes on Echols Avenue, to high-rise apartment towers on Seminary Road just south of the site. The proposed land-use change and density is compatible with the surrounding neighborhood. Additional justification on this rezoning request is provided in the next section.

C. Rezoning

Concurrent with the Master Plan amendments is the actual rezoning of the property. The applicant requests approval of a rezoning from R-12 (Single-Family) to CRMU/M (Commercial Residential Mixed-Use Medium). Staff has evaluated the rezoning request based on the following criteria, which were established by City Council to provide guidance for rezoning applications in locations that are not designated to undergo a Small Area Plan update in the near future and do not merit a new plan or study due to the scale of the proposal.

Consistency with Small Area Plan: The project site lies within the boundaries of the Alexandria West Small Area Plan. Adopted in 1992, the Alexandria West Small Area Plan lays out both broad based planning goals and specific redevelopment opportunities within the plan area. The plan recognizes the significance of the low-density residential housing stock in this area, and calls for continued preservation and protection of these structures.

The plan notes that “new development should be located in such a way to minimize the impacts on the residential areas” (page 19). Staff worked closely with the applicant to ensure the proposed development has minimal impact on the adjacent single family homes in the area. The building heights and massing were reduced significantly through the collaborative design process. As proposed, the buildings will step-down to 3-stories in height on the elements closest

to Echols Avenue, creating a visual buffer from the taller portions along Fillmore Avenue. In addition, the property slopes downward from Echols Avenue to Fillmore Avenue, which also mitigates the visual impact of the buildings from the adjacent single-family homes. Furthermore, the traffic circulation on the site was design to be handled exclusively by Fillmore Avenue, as there are no vehicular connections to the site from Echols Avenue with the exception of emergency vehicle access. Also, a landscape buffer will be planted along the entire Echols Avenue side of the development that will further mitigate views of the new structures from Echols Avenue, and help maintain the low-density feel of that street. The Domain condominium townhomes across Fillmore Avenue from the property are situated approximately 10 to 15 feet higher than the grade of the development. This brings the actual height difference between the two properties down to approximately, 25 to 30 feet, equivalent to a 2 to 3 story building.

Consistency with Type of Area: The proposed density and uses are compatible with the surrounding area. The areas to the south and east of the project site are predominantly multi-family residential of varying densities ranging from garden style apartments to high-rise apartment towers, as well as nursing care facilities and institutional uses. As noted above in the Master Plan Amendment section, the proposed height is also compatible with existing building heights in the area. Additionally, the residential use of the proposed development provides a transition from the institutional uses adjacent to the single-family homes on Echols Avenue (Northern Virginia Community College, and the Hermitage nursing home facility). In a broader sense, the larger Beauregard area is planned for redevelopment. While this property sits outside of the formal Beauregard boundary, it is immediately adjacent, and provides a suitable transition to redevelopment along the Beauregard corridor.

Isolated Parcel: The subject property is an isolated parcel, which is surrounded by established land owners and institutions such as The Hermitage senior care facility, and the Alexandria Campus of the Northern Virginia Community College. It is unlikely that these long term uses and the existing single-family homes along Echols will redevelop in the near future; therefore staff believes a re-zoning of the project site in isolation is warranted in this case.

Status of Planning for Area: The Alexandria West Small Area Plan remains the governing document for this site with no future planning studies anticipated in the next fiscal year. Additionally, the neighboring Beauregard Small Area Plan was recently adopted (2013), and this parcel sits just outside of that plan area, thus it is unlikely that the property or surrounding area will undergo a planning study in the near-term.

Consistency with City Goals: In addition to being consistent with the Alexandria West Small Area Plan, the proposal is consistent with other City goals and policies such as the Affordable Housing Policy, the Green Building Policy and the Public Art Policy. The project will add 93 units to the City's affordable housing stock, which is a very significant contribution relative to other projects. Both of the proposed buildings will meet the City's Green Building standard of LEED Certified (or equivalent), and the applicant will be required to incorporate public art within the design of the pedestrian mews running between the two buildings to meet the goals of the City's Public Art Policy.

D. Building Design

As discussed above, the project is broken into two buildings. Helped by the existing site topography, the south approach to both buildings (from the existing Echols Avenue neighborhood) presents a generally three story height, and an approachable scale; the higher building elements can be seen beyond, but across a substantial setback when approaching from this direction. The buildings were design with these 3-story step-back elements to minimize the visual impact of the buildings on Echols Avenue.

As the site follows Fillmore Avenue down the hill to the east, the affordable housing portion sits on higher ground, and is five stories tall, followed by a wide, terraced public open space, which is essentially the projection of Echols Avenue northward to Fillmore Avenue. This space is animated by a series of small seating areas, seat-height walls, accessible ramps, generous planting areas, and provides an attractive connection from the lower to upper site grades. Following Fillmore Avenue east (downhill), the market rate housing portion becomes visible. The residential lobbies of both buildings front on Fillmore Avenue, and face each other across the wide landscaped area. This area serves as the attractive "front door" for the project.

The massing of the affordable component (West Building) is primarily made up of a segmented five-story red brick building that follows the curve of Fillmore Avenue, broken up by projecting four-story bays, clad in wood or cementitious panels with a wood finish. These bays have inset areas in an accent color (currently shown as green). The lobby is demarcated by a change to a four-story element matching the bays, with a projecting bay of the accent color. This projection, when seen from the northeast, reads as an imbedded form which projects out of the building on two sides, and will create a dramatic and memorable form. The building then turns the corner, running up along the central landscaped area, where its mass is further broken down by the use of four smaller three- and four-story sections, clad in varied colors of panel and a dark gray brick. The back side of the main wing is clad in red brick for its full height, with recessed panels of the same wood or wood-like panels that are used for the front bays. The building shows a clearly articulated base, through the use of varied window patterns, rusticated brick, and contrasting brick color. The daycare center will be located within the back portion of this building, and will blend in with the residential units from the exterior. Access to the daycare will be located along the proposed trail in the rear of the property, and from the parking garage. A playground has been incorporated into the design of the West Building for the daycare center and resident use.

The market rate multifamily building takes a different direction in massing and use of materials. It expresses its strongest element at the corner of the open space where the lobby is located, in the form of a six-story, red brick corner building, with a pronounced two story base, rusticated in two colors of brick, a dark gray accent, in a field of dark red/burgundy brick – which sets up a relationship with the lighter red brick of the affordable building to the west. This building is also broken up into larger, simpler pieces compared to the affordable building, in harmony with its generally larger scale. Like its neighbor, it has a wing that runs uphill along the central green space, which steps down to three stories in height at the upper end, and fronts the open space with small, raised private terraces and two story bays, to create a smaller-scaled feeling.

Moving east along Fillmore Avenue, the building maintains its constant height, but uses dark brick to create strong vertical hyphens, and separate the building into three distinct portions. The center portion sets a four story section of flush paneled façade (the same used as accents in the west building) on a two story brick base, with a top of lighter, limestone-colored panels. After the second hyphen, the east end of the building repeats the color and vocabulary of the lobby corner, but with a lighter top floor, creating the sense that the building is stepping down with the grade, although the top is in fact level. The back of the east building wraps around an elevated courtyard that faces towards the southeast, and includes terraces, landscapes areas, and a swimming pool. Materials on the rear façade consist of primarily cementitious panels of varying colors and finishes, as well as some brick veneer.

Both buildings have been designed using related materials, colors and themes, but with subtle distinctions to keep each one recognizable. For example, although both feature large, generally square-proportioned windows in the living rooms, the lights in the affordable portion are arranged as a rectangle flanked by two stacked, square sashs; whereas in the market rate building, they are larger, and take the form of a large rectangle, flanked by a narrow rectangle to the side and below, with a square sash in the bottom corner. In a similar way, the expression of the building base and use of materials have been coordinated, but not duplicated, to avoid the impression of a mega-structure or complex.

E. Open Space

The applicant will provide approximately 51.2 percent open space on the site, more than the required 40 percent in the CRMU-M zone. The open space will be a combination of ground-level open space and amenity open space. Table 1 provides a detailed breakdown of the proposed open space on the site:

Table 1

	Entire Site	East Building Lot	West Building Lot
Ground-Level Open Space	59,551 sf (43.8%)	31,324 sf (41%)	28,227 sf (48%)
Outdoor Amenity Space	10,040 sf (7.4%)	8,598 sf (11%)	1,442 sf (2%)
Indoor Amenity Space	5,540 sf (4.1%)	3,675 sf (4%)	1,865 sf (3%)
Total	**75,131 sf (55.3%)**	**43,597 sf (56%)**	**31,534 sf (53%)**
Public Open Space	17,741 sf (13.1%)	7,548 sf (10%)	10,193 sf (17%)
Private Open Space	57,390 sf (42.2%)	36,049 sf (47%)	21,341 sf (36%)

The primary open space feature will be a pedestrian mews running between the two buildings. The mews will be approximately 14,761 sf, and serve as an open space amenity for the residents of both buildings and a pedestrian linkage between Echols Avenue and Fillmore Avenue for the wider community. The mews is tiered into different passive elements, which provide visual interest and breaks up the 25 foot grade change from the top on Echols Avenue to the bottom along Fillmore Avenue. The walkway will be ADA accessible and has been designed to focus on the pedestrian experience. It is intended that bicycles and other non-vehicular modes of travel

will utilize the multi-use trail behind the West Building to access Fillmore Avenue from Echols Avenue, not the pedestrian mews.

There will be a 17,753 square foot open courtyard within the East Building. The courtyard will feature a large patio with an outdoor fireplace, grilling area, and lounge furniture. There will also be a pool, and grassy knoll area within the courtyard.

The West Building will have approximately 18,684 square feet of ground-level open space in the rear of the building. The space will be programed with a playground, a patio, and a 10 foot wide multi-use trail which will connect to Fillmore Avenue on the North West side of the property.

F. Pedestrian and Streetscape Improvements

As proposed, the development will provide significant pedestrian and streetscape improvements along Fillmore Avenue. The existing streetscape on this segment of Fillmore consists of a 3.5 foot concrete sidewalk and a 3 to 4 foot grass strip buffering the sidewalk from the street. Utility poles line the street and are placed within the grass strip. The applicant is proposing to install a 6 foot concrete sidewalk and a 6 foot planting strip with 17 street trees along the entire frontage of the property. In addition to street trees, shrubs and ornamental trees will be provided between the sidewalk and the building façades. All utilities will be undergrounded along the property frontage. The pedestrian mews between the two buildings as well as the multi-use trail in the rear of the property will enhance the overall connectivity of the area, and provide a direct pedestrian linkage between Echols Avenue and Fillmore Avenue. The terminus of the pedestrian mews onto the edge of Fillmore Avenue will include decorative paving up to the curb line to provide visual continuity of the mews all the way to the street. The applicant is also proposing to install a crosswalk between the project site and Northern Virginia Community College at West Campus Drive, a pedestrian feature that does not exist today.

G. Special Use Permit for Transportation Management Plan

The applicant is required to participate in a Transportation Management Plan (TMP) to encourage modes of transportation other than the single occupancy vehicle (SOV). The SOV trip reduction goal for the site is 35 percent. To support such a goal, the applicants have agreed to the City's standard TMP rates, which at the time of approval are $82.42 per residential unit and $0.206 per square foot for the daycare space.

The TMP will require a coordinator to implement and oversee the TMP program for both the residential and the retail. The TMP requires annual reporting and surveys. Specific elements of plan implementation are included in the conditions and allow for flexibility based on the needs and interests of the residents. Specifics of the TMP for this project are outlined in attachment 1.

H. Special Use Permit for Increase in Floor Area Ratio

With this development proposal, the applicant also requests approval of a special use permit to increase the floor area ratio from 1.0 to 1.69 for the East Building and from 1.0 to 1.81 for the

West Building. Section 5-209 of the Zoning Ordinance includes criteria to evaluate the request for a special use permit in the CRMU-M zone. While some of the criteria are specific to mixed-use projects, the following criteria consider the relationship between the proposed project and the existing neighborhood.

- The ability of the design to promote the integration of uses within the project and to promote the compatibility of the project with the neighborhood.
- The inclusion of site amenities, open space and features, supporting uses and community and cultural facilities in a manner which encourages pedestrian use and promotes internal compatibility of uses.
- The distribution of floor area ratio over the site so that the mass and scale of buildings do not overwhelm and are compatible with neighboring areas.

As noted previously, the area surrounding the project site contains a mix of building typologies, sizes, and uses. In terms of scale, the proposed buildings will provide a general transition between the high-density areas along Beauregard, and the low density single-family and townhome neighborhoods west of the project site. In terms of use, the proposed development provides a transition to the single-family homes along Echols Avenue from the adjacent institutional uses of the Northern Virginia Community College on the opposite side of Fillmore Avenue, and the Hermitage nursing facility adjacent to the site. The massing of the proposed development is designed to take advantage of the existing topography on the site such that the shortest segments of the buildings are on the higher grade directly adjacent to the single-family homes, and the taller portions of the buildings are on the lower grade, away from the single-family homes. This design move further integrates the structures, and transitions the heights with the surrounding neighborhood, while also creating a strong urban street wall along Fillmore Avenue.

The signature open space on the site is the pedestrian mews running between the two buildings. This unique space not only serves as an amenity for residents of the buildings, but also facilitates pedestrian connectivity between Echols Avenue and Fillmore Avenue. This connection does not exist on the site today, and has been included in the proposal to help improve the pedestrian network in the area. It also provides better access to bus service on Fillmore Avenue from Echols Avenue.

The proposed increase in floor area is spread between the buildings so the massing and scale of the structures do not overwhelm the surrounding buildings. The heights of the proposed buildings are compatible with the context of the neighborhood. As noted previously, a wide range of building heights currently exist in the surrounding area from single story homes, to high-rise apartments and office buildings. At 56.1 feet and 54.6 feet respectively, the heights of the proposed East and West buildings fit in with the scale of the surrounding neighborhood which currently has building heights ranging from 20 feet to approximately 300 feet.

I. Special Use Permit for a Parking Reduction

For multi-family buildings, the City's Zoning Ordinance requires 1.3 spaces for each 1-bedroom unit, 1.75 spaces for each 2-bedroom unit, and 2.2 spaces for each 3-bedroom unit. A 15 percent visitor parking allocation is also highly encouraged. Based on these requirements, this project would need to provide 224 parking spaces in the East Building, and 198 spaces in the West Building, for a total of 422 parking spaces on-site. As part of this project, the applicant is requesting a Special Use Permit for a parking reduction to provide 199 parking spaces within the East Building, and 70 parking spaces within the West Building, for a total of 269 parking spaces on-site. The overall parking ratio for the East Building would be 1.3 spaces per unit plus 15 percent visitor parking. The overall parking ratio for the West Building would be 0.75 spaces per unit with no visitor parking. It's important to note that a majority (64.4%) of the units in the East Building are 1-bedroom units, thus the proposed ratio of 1.3 spaces per unit meets the requirement for the 85 1-bedroom units in this building. This 1.3 ratio is also consistent with other recently approved multifamily projects that are not in close proximity to Metro such as the Calvert, Mount Vernon Commons, Potomac Yard Landbay G, and Cameron Park, and Hunting Terrace, all of which have overall parking ratios between 1.1 and 1.47 spaces per unit. Additionally, the proposed ratio of 0.75 spaces per unit in the West Building is consistent with other affordable housing parking ratios approved throughout the City, and is considered the standard for this type of housing in Alexandria. Lastly, the City is currently reevaluating parking requirements and staff believes that the ratios proposed in this project fall within those parameters.

Under the current zoning ordinance the proposed site is required to provide 422 parking spaces. The applicant is seeking a 37 percent reduction which would provide 267 parking spaces. The applicant believes a parking reduction is justified because of the abundant transit options, the Transportation Management Plan and existing on-street parking availability. A parking study was performed by the applicant. The study considered a survey conducted by City staff comparing parking supply at six market-rate sites and seven affordable housing sites in Alexandria. The survey found an average parking demand of 1.3 spaces per unit for market- rate residential, and an average demand of 0.7 spaces per unit for affordable housing buildings. The proposed residential parking supply for this site is 1.3 spaces per market-rate unit and 0.75 spaces per affordable units.

A parking utilization survey of the surrounding streets was conducted on June 12th and 14th of this year. The survey found that on average 42 percent of the on-street parking was not occupied during the week and 55 percent was not occupied on the weekend. The applicant believes Fillmore Avenue will service any overflow parking from this site. Fillmore Avenue parking is restricted to four hour parking between 8:00 am to 5:00 pm on weekdays and is open on the weekends. The current parking restrictions along Fillmore Avenue would support overflow parking from the site. The City is looking into possibly changing parking times on Fillmore Avenue and coordinating with Northern Virginia Community College to encourage better utilization of student parking on the campus.

J. Vacation of Public Right-of-Way

As part of this project, the applicant is requesting a vacation of public right-of-way at the end of Echols Avenue. As proposed, the existing 8,888 square foot cul-de-sac terminus would be vacated by the City to the developer. A smaller t-shaped terminus would be constructed in its place on the applicant's property, and a public and emergency vehicle access easement would be established to allow vehicles to turn around at the new terminus. In addition to this vacation of land by the City, the applicant will be dedicating approximately 2,744 square feet along Fillmore Avenue. Therefore, the net land gain for the developer is approximately 6,144 square feet.

Public Benefits of the Vacation:
Staff recognizes the benefit of this vacation for the project and recommends approval. The vacated land is being transferred to the applicant at no cost so that the affordable housing component of the project can remain viable and is considered part of the City's financial support for the project. The following public benefits are being gained from this vacation;

- **Pedestrian Mews -** Removal of the cul-de-sac on Echols Avenue allows for a large portion of the pedestrian mews amenity to be constructed. This amenity will be accessible to the general public. Changing the Echols Avenue terminus to the proposed t-shaped design also creates a more efficient site layout which enables a more fluid design of the pedestrian mews open space amenity that will enhance pedestrian connectivity in the area.
- **Stormwater Management** - Changing the Echols Avenue terminus from the cul-de-sac to the smaller t-shaped design also reduces the amount of impervious cover on the site which reduces the impact on stormwater run-off.

K. Public Art

Public Art on the site will be integrated within the design of the pedestrian mews. This on-site art will be provided in lieu of monetary contributions. Following the process in the newly-adopted Implementation Plan for Public Art, staff and an advisory task force will work closely with the developer during the Final Site Plan process to ensure the art elements meet the goals of the City's Public Art Policy. The Art is intended to make the pedestrian mews a unique asset and a memorable space for the community.

L. School Impacts:

As noted earlier, the applicant proposes 225 apartment units, 93 of which will be affordable. The buildings for this project are considered mid-rise apartments. The student generation rate for new mid-rise apartments is 0.02 students per unit, or 2.6 for the 132 market rate apartments. The student generation rate for affordable housing units is 0.6 students per unit, or 55.8 for the 93 affordable apartments. Therefore the total number of elementary school students forecasted for this new development is 58.4. This is a larger enrollment impact than many other development projects, however school facility planning efforts are taking the potential impacts of this development into account. The proposed development project is incorporated into the ongoing

long-range enrollment forecasts that will be part of the Long-Range Educational Facilities Plan. Additionally, ACPS plans to include this project in their short-range enrollment forecast update to be released in the spring. This project is located in the John Adams Elementary School and Hammond Middle School attendance area.

M. Daycare

AHC is partnering with the Campagna Center to operate the onsite day care center in the West Building. The Campagna Center plans to operate a pre-kindergarten program with approximately 50 students in the space. Of those 50 students, Campagna Center estimates 1/3 will come from the onsite affordable building, 1/3 will use public transportation to reach the center, and 1/3 will be dropped-off/picked-up by vehicle. A dedicated loading area will be provided on Fillmore Avenue in front of the two buildings. Access to the daycare center would be provided through the pedestrian mews. Based on the enrollment estimates, approximately 17 vehicles would use the daycare drop-off/pick-up area on Fillmore Avenue in the morning and also in the afternoon. Campagna Center class hours will be from 8:30 to 3pm, with some before and after school programing which would run from 7:30am to 8:30am and 3:30pm to 6pm respectively. Employee parking for the center would be accommodated in the parking garage. The Campagna Center estimates that there will be 2-3 classrooms in the facility, which would equate to 4 to 6 parking space for employees per the City's Zoning Ordinance requirements. The applicant proposes a shared parking arrangement within the parking structure that would allow the day care employees to utilize visitor parking during business hours.

N. Traffic

The proposed development is not expected to have significant impacts to the surrounding roadway network. The intersection of Beauregard Street and Fillmore Avenue is the closest and most directly impacted intersection. This intersection currently operates at a level of service (LOS) B in both the AM and PM peak periods. The 2017 LOS at full build out will remain at a B for both the AM and PM periods. The only impact of significance will be the westbound Beauregard Street left turn onto Seminary Road during the morning peak period. Today this movement operates at a LOS E with 69.8 seconds of delay per vehicle. The 2017 LOS for this movement at full build out will be F with 84.5 seconds of delay per vehicle. The Traffic Impact Study performed by Gorove/Slade stated that the LOS of this movement could be maintained at an E with signal timing modifications, which would be coordinated through the City's Transportation and Environmental Services Department.

O. Transit

Based on the proximity to transit facilities, approximately 25 percent of the trips generated by this development are expected to be accommodated through transit. The project site is well served by bus transit options, and based on other affordable housing developments in the City, transit ridership will likely increase at these stops when the affordable housing building is occupied. This site is served by several bus stops at the following locations:

1. EB Fillmore Avenue and West Campus Drive
2. WB Fillmore Avenue and West Campus Drive
3. EB Fillmore Avenue and Domain Place
4. WB Fillmore Avenue and Domain Place

Based on ridership data, these bus stops have capacity for additional riders. The four bus stops near the site are served by the following routes: WMATA 7B, 25A, 25C, 25D, 28A.

- Route 7B operates from 6:12 am – 6:57 pm (37 – 40 minute headways AM and PM peak only service)
- Route 25A operates from 6:40 am – 11:02 pm (32 – 40 minute headways AM peak and PM only at this location – no mid-day service)
- Route 25C operates from 5:54 am – 8:38 pm (7 to 14 minute headway AM peak, no mid-day service, 7 to 9 minute headway PM peak)
- Route 25D operates from 6:18 am – 6:38 pm (19 minute headway PM peak, no mid-day service, 19 minute headway PM peak)
- Route 28A operates from 5:09 am – 1:48 am (20 minute headway all day).

It's also important to note that the West End Transitway Service on Beauregard Street is set to begin in 2018/2019 with higher frequency bus service than today; however, the headways are still yet to be determined.

P. Sewer Improvements

Analysis of the sanitary sewer capacity performed as part of the preliminary engineering phase of the project revealed the requirement to improve five sections of the existing sanitary sewer within North Beauregard Street in order to support the proposed development. Staff worked with the applicant to develop the improvements to ensure the existing sanitary sewer has capacity to convey the proposed discharge from the development. These improvements will include the replacement of two runs of sanitary pipe and the lining of three runs of sanitary pipe. The noted improvements will be required to be in place prior to the release of the final site plan to ensure this development has an adequate sanitary sewer outfall. These improvements are a significant cost item for the overall project.

Q. Stormwater Infrastructure

Per Section 13-124(A), the project is subject to the water quality requirements existing prior to July 1, 2014 since the project secured a VPDES Construction General Permit prior to the July 1, 2014 effective date of the new state stormwater regulations. The project is proposing the implementation of two onsite stormwater BMPs to meet the water quality criteria reductions and the Alexandria Water Quality Volume Default. This includes two sandfilters and a StormFilter™.

V. COMMUNITY

The applicant reached out to a wide-range of community groups, organizations, and citizens throughout the design phases of the proposal including:

- Echols Avenue residents
- Domain Condo Association
- The Hermitage
- Northern Virginia Community College
- Church of the Resurrection
- Seminary West Civic Association
- Upland Park residents (Foster Avenue and Fairbanks Avenue)

Three general community meetings were held over the course of the design and planning phases which staff also attended. The project was also presented to groups individually such as the Seminary West Civic Association, and the Northern Virginia Community College. General topics of concern raised by the community during the meetings included traffic impacts, parking impacts, affordable housing, and the heights of the proposed buildings. Staff worked closely with the community and the applicant to address these concerns. The height of the East Building was reduced by approximately 50 feet (5 floors) from initial concepts presented to the community in February 2014 to the proposal today. Additionally, the unit count for the overall project decreased by approximately 40 units from those initial concept plans. These changes promote better integration in terms of height and scale, and also reduce the impact on parking and traffic. In addition to reducing the intensity of the project, staff and the applicant have been engaging with Northern Virginia Community College to address concerns raised by the community regarding students parking along Fillmore Avenue and Echols Avenue. This dialogue is ongoing and the goal for both the City and the community college is to increase utilization of existing on-campus parking options by the student population. With regard to the affordable housing component of the project, the community had questions related to occupancy of the new units. Staff provided detailed information outlining the selection criteria and process as well as the eligible income ranges.

VI. CONCLUSION

Staff recommends **approval** of the Master Plan Amendment, Map Amendment/Rezoning, Development Special Use Permit, and all associated applications subject to compliance with City codes, ordinances and staff recommendations below.

Staff: Karl Moritz, Director, Planning and Zoning
Robert Kerns, AICP, Chief, Development Division
Patricia Escher, AICP, Principal Planner
Ryan Price, Urban Planner

VII. GRAPHICS

Illustrative Site Plan

Illustrative Site Plan with Aerial Context View

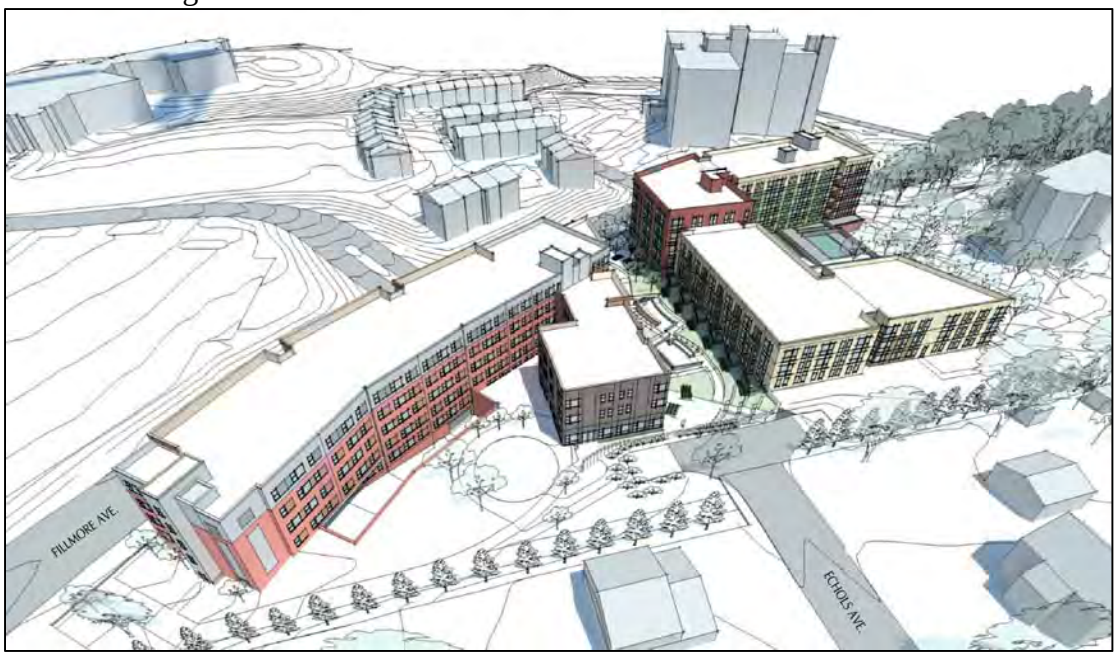
Aerial Perspectives

Aerial Looking South

Aerial Looking Southeast

Aerial Looking Northwest

Aerial Looking Northeast



Pedestrian Mews Perspectives

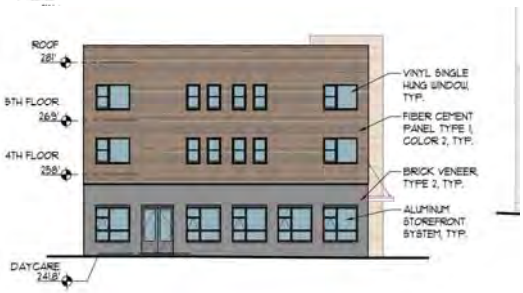
Perspectives Looking North

Perspectives Looking South

West Building Elevations

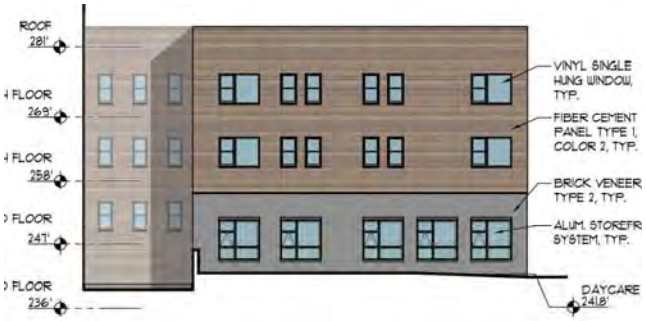
North Elevation

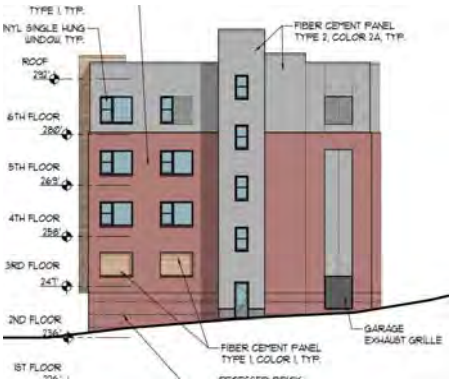
South Elevations



East Elevation

West Elevations



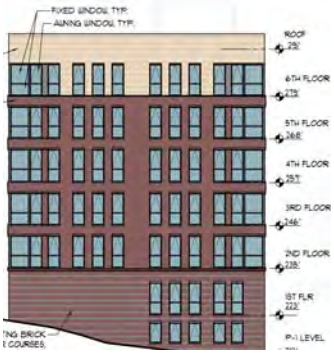


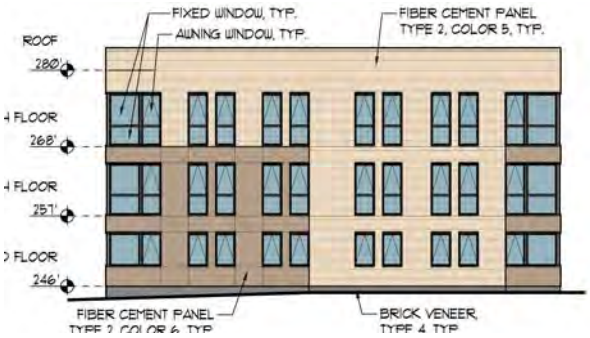
East Building Elevations

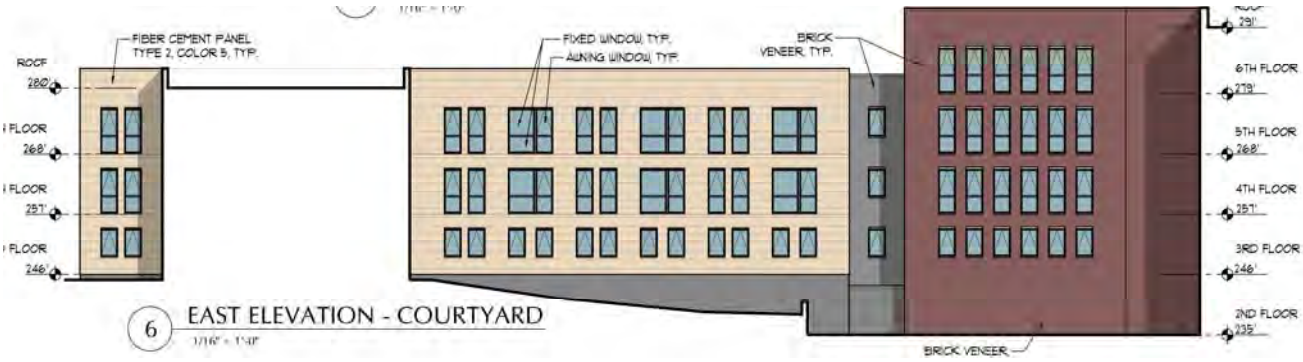
North Elevation

South Elevation

East Elevations







West Elevation

VIII. STAFF RECOMMENDATIONS

1. The Final Site shall be in substantial conformance with the preliminary plan dated October 28, 2014 and comply with the following conditions of approval.

A. PEDESTRIAN/STREETSCAPE:

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:

   a. Complete all pedestrian improvements to serve each building prior to the issuance of a certificate of occupancy permit for each building. Provide a phasing plan for approval with the final site plan.
   b. Install ADA accessible pedestrian crossings serving the site.
   c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet in commercial, mixed-use or other high-density areas Sidewalks shall be flush across all driveway crossings.
   d. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
   e. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner) at the intersection of West Campus Drive and Fillmore Avenue. Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
   f. Provide pedestrian warning/crossing signs for the new crosswalk at the intersection of West Campus Drive and Fillmore Avenue.
   g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
   h. Provide a high-visibility crosswalk for the Fillmore Avenue crossing (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD). All other crosswalk treatments must be approved by the Director of T&ES.
   i. All below grade utilities placed within a City sidewalk or within the multi-use trail shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts. *** (P&Z)(RP&CA)(T&ES)

B. PUBLIC ART:

3. Work with City staff to determine ways to incorporate public art within the pedestrian mews. Stand-alone pieces or integrated artwork may be considered. A work of art may be functional and may include, but not be limited to, lighting, benches, bike racks, pavers, façade murals, guard rails, or sculptural elements. A broad range of art types should be considered. The total expenditure for public art need not exceed $63,000. The public art proposal shall be reviewed by the P&Z and RP&CA staff prior to release of the final site

plan and the applicant shall consider staff's comments before making the final selection of the public art components. On-site artwork shall be incorporated on the final site plan prior to release, and the art shall be installed prior to the issuance of the first certificate of occupancy for the market rate building, to the reasonable satisfaction of the Directors of P&Z and/or RP&CA. The Directors' approval shall be as to location of the art and not the content. City staff and the Public Art Committee are available as a resource throughout the process. ****(P&Z)(RP&CA)

C. OPEN SPACE/LANDSCAPING:

4. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
   a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
   b. Ensure positive drainage in all planted areas.
   c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
   d. Provide detail sections showing above and below grade conditions for plantings above a structure.
   e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
   f. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
   g. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
   h. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)(RP&CA)

5. Provide the following modifications to the landscape plan and supporting drawings:
   a. Additional landscaping shall be provided to meet the required 25% canopy coverage requirement.

b. Revise planting schedule and canopy coverage calculations to include the proposed subdivision. Both lots must meet the 25% canopy coverage requirement. (P&Z)(RP&CA)*

6. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.
   a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
   b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
   c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
   d. Install all lines beneath paved surfaces as sleeved connections.
   e. Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (P&Z)(RP&CA)

7. Develop a palette of site furnishings in consultation with staff.
   a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, and/or P&Z and T&ES.
   b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features (RP&CA)(P&Z)(T&ES)

8. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, and/or P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)

D. BUILDING:

9. The building design, including the quality of materials and final detailing shall be consistent with the elevations dated October 28, 2014 and the following conditions.
10. Provide the following building refinements to the satisfaction of the Director of P&Z:
    a. Windows shall correctly reflect the architectural style, building type and period that is referenced by the building design. There shall be a minimum setback of glass from the face of sash of 3/8”. If shown with a historical muntin pattern, such as 2-over-1, 2-over-2, 6-over-1, etc., such applied exterior muntins shall also:
       i. Have a minimum depth/projection of 3/8” and a maximum width of 1”.
       ii. have a detailed profile that will create a strong shadow pattern;

iii. have an integral spacer bar between the panes of glass that matches the muntis in width;

iv. corresponding interior muntins are encouraged, but not required;

b. Windows that reflect more modern styles shall be reviewed on an individual basis, but a minimum glass setback from face of sash is required of 3/8".

c. Any ventilation for the daycare use shall be reviewed and approved to the satisfaction of the Director Planning and Zoning.(P&Z)

11. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the final site plan review. Separate design drawings shall be submitted for each building typology at a scale of ¼" = 1'. (P&Z)

12. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:

a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *

b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***

c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *

d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **

e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)

13. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified or equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:

a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*

b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***

c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
e. Failure to achieve LEED Certification (or equivalent) for the project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
(P&Z)(RP&CA)(T&ES)

14. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)

15. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)

16. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. A list of applicable mechanisms can be found at Http://www.epa.gov/WaterSense/pp/index.htm. (T&ES)

17. The stairwells within structured parking garages shall be visible, as permitted by the Building Code by use of windows in the doors and/or walls. The balusters shall be open to allow for a clear line of vision. Provide guards that are 42" in height along open sides of the stairways and landings which are located 30" above the floor or grade below. The width between the balusters shall be no wider than 4" and the handrails are to be a minimum of 34" and a maximum of 38". (Police)

18. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)

E. COMMERCIAL USES:

19. Day care centers shall be permitted provided they comply with the criteria listed below.
a. A plan that shows the drop off and pick up operations must be provided and must demonstrate that the drop off and pick up areas will create minimal impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES prior to release of the final site plan. (P&Z)(T&ES)*
b. Daycare staff and parents shall be notified bi-annually on the drop-off/pick-up procedures and conditions of approval.

c. Dedicated parking for the daycare employees shall be provided in the garage during hours of operation for the daycare (to include before and after care hours) at a rate of 2 spaces per classroom per the Zoning Ordinance. (P&Z) (T&ES)

20. The hours of operation for the day care center shall be limited to between 7:00am and 6:00pm, Monday through Friday. (P&Z)

21. The maximum number of children permitted at the day care center at any one time shall be 50. (P&Z)

22. All pick-up and drop-off of children via automobiles shall be in the designated location along Fillmore Avenue to the satisfaction of the Director of Planning and Zoning. Parents or daycare employees shall escort their children to and from the day care center after parking in the designated short term area in front of the building along Fillmore Avenue. (P&Z) (T&ES)

23. The applicant shall provide at least 9 parking spaces on Fillmore Avenue in front of the two buildings, which shall be designated with signage as being reserved for day care center drop-off between the hours of 7:00am and 10:00am and day care center pick-up between the hours of 3pm and 6pm. (P&Z)

24. The facility shall obtain all required state, federal, and local licenses and certificates prior to opening its place of business. (P&Z)

25. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all Special Use Permit provisions and requirements. The applicant shall also inform parents on an ongoing basis, including as part of any parent orientation, of all applicable Special Use Permit provisions and requirements. (P&Z)

26. The applicant shall require its employees who drive to use the designated spaces in the parking garage in the same building as the day care center and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)

27. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security assessment for the day care center. It is recommended that it be completed prior to the pre-school center opening for business. (Police)

28. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b)

the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

29. A fire prevention permit will be required for this occupancy condition – day care center. (Fire)

F. SIGNAGE:

30. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs,. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of P&Z, and/or T&ES.(P&Z)(T&ES)(Arch)*

31. Design business and identification signs to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
    a. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
    b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)

32. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)

33. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)(T&ES)*

G. HOUSING:

34. Affordable Building
    a. The developer of the affordable building shall provide 93 units of dedicated affordable rental units. (Housing)
    b. Rents payable for all affordable units shall not exceed the maximum rents (taking into account utility allowances) allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington DC Metropolitan Area Family Median Income. Rents shall remain at the established affordable rates for a period of 60 years from the date of initial occupancy of each unit. The owner shall re-certify the incomes of such households annually. (Housing).

c. Applicants for the affordable building receiving Housing Choice Voucher (Section 8) assistance will not be denied admission on the basis of receiving such assistance. An applicant will be considered income qualified if the amount of rent the applicant can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent. (Housing)
d. The developer of the affordable building shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions for the 60-year affordability period. (Housing)

H. PARKING:

35. Locate a minimum of 269 parking spaces in the underground garage for residents and visitors. The parking for the daycare employees shall be shared with the visitor parking only. All remaining unassigned spaces in the garage shall be made generally available to residents. (P&Z)(T&ES)

36. In the event that the daycare is operational prior to construction/occupancy of the market rate building, an interim parking management plan for employee parking shall be submitted and approved by the Directors of T&ES and P&Z.

37. Provide 75 bicycle parking space(s) per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

38. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall at a minimum include the following:
    a. Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to the underground parking for residents.
    b. A plan of the garage facility – including the number of lanes of traffic for entering / exiting, indicating any reversible lanes.
    c. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
    d. A description of access control equipment and an explanation of how the garage will be managed. Include information on hours of operation, and accommodation for the various users of the garage (short and long term parking, car and vanpools, bicycles, etc.).
    e. Information on proposed staffing needs for peak, non-peak and overnight hours.
    f. Details of appropriate signage in the parking garage for the retail parking indicating hours which are reserved for retail (daycare) employees.* (P&Z)(T&ES)

39. The designated daycare pickup/drop-off parking spaces on Fillmore Avenue shall be limited to a total of 4 spaces, and shall be clearly signed and restricted to 15 minute parking during peak pickup and drop-off times. If additional spaces are required to support adequate operation for pickup and drop off, the request shall be submitted to and approved by the Parking and Traffic Board. Provide details of the signage for approval on the final site plan. * (P&Z)(T&ES)

I. TRANSPORTATION MANAGEMENT PLAN:

40. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TMP Attachment [#] to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)

41. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)

42. The applicant shall integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)

43. An annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for the approved transportation activities detailed in the attachment. The annual base assessment rate for this development shall be $82.42 per residential unit. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins.

44. An on-site TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. *** (T&ES)

45. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator has not made a reasonable effort to use the funds for TMP activities. As so determined, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)

46. The TMP Coordinator will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment. (T&ES)

47. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the city council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance.

J. BUS STOPS AND BUS SHELTERS:

48. Show a consolidated bus stop and bus shelter on eastbound Fillmore Ave, adjacent to the site, on the site plan on eastbound Fillmore Avenue, between the intersections of Campus Lane and Domain Place. The existing bus stops at eastbound Fillmore Avenue and Campus Lane, and eastbound Fillmore Avenue and Domain Place shall be removed, including removal of any existing shelters. The new shelter at the consolidated stop shall be maintained by the applicant. Maintenance includes trash pickup, general cleaning, and replacement of broken panels. * (T&ES)

49. Provide a pedestrian access plan with the final site plan to show how pedestrians will be able to access the bus stop and bus shelter from the site. * (T&ES)

50. Show all existing and proposed bus stops with associated features, to include shelters, canopies, and benches in the vicinity of the site on the final site plan. Any proposed features shall be ADA compliant; all bus shelters shall include a bench, illumination (solar or electric), and the ability to accommodate future real time bus information LED screens and electric connections to the satisfaction of the Director of T&ES. The final bus shelter, bus canopy, and bus stop bench design shall meet City standards and the approval of the Director of T&ES. Design and specifications for the City standard bus shelter can be found at https://www.alexandriava.gov/tes/info/default.aspx?id=6548 (T&ES)

51. Install an unobstructed thirty-five (35) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb bus stop passenger loading pad at the consolidated bus stop on eastbound Fillmore Avenue adjacent to the site.

a. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross slope shall be less than 2%. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. See attached standard details.

b. Create a 150 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curb for midblock bus stops. If the bus stop is located on a bulb out / extension into the roadway, the "No Parking, Bus Stop Zone" shall not be required. If the bus stop is located on a bulb out / extension into the roadway, the "No Parking, Bus Stop Zone" shall not be required. At minimum, a bulb out for this particular type of bus stop shall be at least 30 feet in length parallel to the curb (does not include the taper). (T&ES)

52. Street trees in close proximity to bus stop approaches or directly adjacent to travel lanes shall be:

a. Located to avoid conflict with vehicles, specifically:

i. Trees shall be excluded from a 40 ft. zone which represents the length of the bus as it is serving the stop.

ii. Trees within both the 10 ft. departure zone and the 20 ft. approach zone (on either side of the 40 ft. zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.

b. Subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. In general, trees shall be of the same species along the entire block face.

c. Selected from upright branching species in areas where relevant design guidelines do not otherwise specify

d. Installed with a minimum six feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist. Pruning of street trees is part of the regular maintenance required of applicants under the City's bond for public improvements.

e. Set back from the curb edge where the width of sidewalk and adjacent conditions allow. (T&ES)

K. SITE PLAN:

53. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)

54. Submit a plat that includes the vacation and all applicable easements prior to the final site plan submission. The plat(s) shall be approved prior to the release of the final site plan. (P&Z)(T&ES)*

55. Approval of the requested vacation of a portion of the existing Echols Avenue right-of-way (approximately 8,888 sf in area) shall be subject to the following:
    a. The vacated right-of-way shall be consolidated with the adjoining lots, and the plat of consolidation approved by the Directors of P&Z and T&ES prior to release of the final site plan. The approved plat shall be recorded in the Land Records of the City of Alexandria.
    b. The applicant shall be responsible for perpetual ownership, development and maintenance of the improvements constructed in the vacated right-of-way.
    c. All remaining utilities in the vacated right of way shall be covered by utility easements.
    d. This area shall be covered by a public access easement and an emergency vehicle access easement that allows the public to use the improvements constructed in the vacated public right-of-way. (T&ES) (P&Z)

56. The plat shall be recorded and a copy of the recorded plat shall be submitted prior to the release of the building permit. (P&Z)**

57. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:
    a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
    b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
    c. Do not locate above grade utilities in dedicated open space areas and tree wells.
    d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(RP&CA)(BAR)

58. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:
    a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
    b. If existing lighting does not meet minimum standards within the City right-of-way adjacent to the site, additional lighting must be provided so that the lighting meets City standards or to the satisfaction of the Director of T&ES.
    c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
    d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
    e. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite

side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.

f. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.

g. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.

h. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.

i. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.

j. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.

k. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.

l. The lighting for the underground parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.

m. Light fixtures for the underground parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.

n. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.

o. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.

p. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)(BAR)

59. Provide a unit numbering plan for each floor of a multi-unit building with the first final site plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)(GIS)

60. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

61. The applicant shall provide a space within the public right of way behind the curb along the Fillmore Avenue frontage (42' long x 12' wide) for a future bikeshare station. (T&ES)*

L. CONSTRUCTION MANAGEMENT:

62. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. * (T&ES)

63. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
    a. Include a plan for temporary pedestrian and vehicular circulation;
    b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
    c. Include the overall schedule for construction and the hauling route;
    d. Include a Traffic Control Plan as part of the construction management plan, to include proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage of materials for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets.

    e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
    f. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(Code)

64. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
    a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.

b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.

c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)

65. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)

66. No major construction staging shall be allowed within the public right-of-way on Fillmore Avenue or Echols Avenue. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)

67. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop on Fillmore Avenue a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)

68. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Construction & Inspection 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 note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)

69. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)

70. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)

71. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and

business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)

72. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

73. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)

74. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)

75. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)

76. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

77. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

M. SOLID WASTE:

78. Provide $896 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid per block face

dedicated to trash collection. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)

79. Provide $996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid per block face dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)

N. STREETS / TRAFFIC:

80. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)

81. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

82. Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)

83. Show turning movements of standard vehicles in the parking structure. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

84. The slope on parking ramp to garage entrance shall not exceed 12 percent. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)

O. UTILITIES:

85. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

86. The existing aerial utility facilities along the Fillmore Avenue property frontage will be required to be undergrounded. The undergrounding design shall be included in the final site plan.(T&ES)*

P. SOILS:

87. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

Q. WATERSHED, WETLANDS, & RPAs:

88. The project site lies within Four Mile Run Watershed (Zone B) thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year and 10-year storm events. NVPDC maintains a computer model for the watershed. For the Zone B, developers must arrange for a model run of the effects of their project on 100-year peak flow in the channel. Please contact Brian Rahal at 703-746-4057 for assistant. (T&ES)

89. The storm water collection system is located within the (Four Mile Run,) watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

90. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)

R. STORMWATER MANAGEMENT:

91. The City of Alexandria's storm water management regulations regarding water quality are two-fold: 1) phosphorus removal requirement and 2) the Alexandria water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the Alexandria water quality default requirement. The Alexandria water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)

92. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)

93. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:

a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)

94. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)

95. Submit two originals of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the required BMP Maintenance Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)

96. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****(T&ES)

97. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:

a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.

Otherwise the following condition applies:

98. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)

99. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. ****(T&ES)

100. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

S. CONTAMINATED LAND:

101. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

T. NOISE:

102. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

103. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

104. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

U. AIR POLLUTION:

105. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)

106. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)

107. No material may be disposed of by venting into the atmosphere. (T&ES)

108. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

V. ARCHAEOLOGY:

109. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

110. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

W. DISCLOSURE REQUIREMENTS:

111. The Condominium / Homeowners Association (HOA) documents shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including:
    a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
    b. The trees to be protected as depicted on the approved site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
    c. Any proposal to remove a tree that is designated to be retained on the approved site plan for reasons other than health or safety shall require unanimous approval by the Homeowners Association and a site plan amendment. (P&Z)

112. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants

shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.

a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
b. The designated visitor parking spaces shall be reserved for the use of the condominium guests.
c. No more than two parking spaces shall be assigned to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
d. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
e. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. ***(P&Z)

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding

Planning and Zoning

R - 1. For all first floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.

C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. **** (P&Z) (T&ES)

C - 2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. **** (P&Z) (T&ES)

Transportation and Environmental Services

F - 1. Sheet P-0403; lateral connections shall not be connected directly to manholes but shall be connected per the City's standard lateral connection detail. (T&ES- IROW)

F - 2. P-0403; clarify if structure 1765 is a manhole on the plan. (T&ES- IROW)

F - 3. Revise the Environmental Site Assessment note on the cover page to include the presence of steep slopes greater than 15% for the project site. (T&ES- Storm)

F - 4. The applicant should continue to seek ways to reduce post development impervious area by adding portions of green roof or pervious pavement. (T&ES- Storm)

F - 5. Pursuant to the state stormwater regulations, the project shall remain subject to the previous technical criteria until July 1, 2029. Portions of the project not under construction at that time shall be subject to any new technical criteria in effect at that time. (T&ES- Storm)

F - 6. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the

same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

F - 7. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf

F - 8. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)

F - 9. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F - 10. Include all symbols, abbreviations, and line types in the legend. (T&ES)

F - 11. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and extending to the centerline of the street, will require full curb to curb restoration (T&ES)

F - 12. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

F - 13. 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" for all commercial and institutional developments; however,

a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class 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 Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

F - 14. 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.(T&ES)

F - 15. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm 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. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)

F - 16. No water main pipe shall pass through or come in contact with any part of sanitary / storm 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 of watertight construction and tested in place. (T&ES)

F - 17. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers

and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)

F - 18. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)

F - 19. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)

F - 20. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F - 21. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)

F - 22. A Traffic Control Plan shall be provided within the Construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as “Information Only”. (T&ES)

F - 23. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)

C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate form a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and

sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

C - 4 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)

C - 5 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

C - 6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)

C - 7 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)

C - 8 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)

C - 9 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)

C - 10 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)

C - 11 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)

C - 12 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)

C - 13 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)

C - 14 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)

C - 15 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)

C - 16 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

C - 17 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)

C - 18 The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

C - 19 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

C - 20 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)

C - 21 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C - 22 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

C - 23 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C - 24 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)

C - 25 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

C - 26 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a Construction General Permit and associated Stormwater Pollution Prevention Plan. * (T&ES)

C - 27 The applicant shall provide a complete Stormwater Pollution Prevention Plan (SWPPP) with the Final #1 submission. * (T&ES)

VAWC Comments:

VAWC has no comments.

AlexRenew Comments:

No comments received from ARenew.

Fire Department

F-1 The following comments are for preliminary review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or maurice.jones@alexandriava.gov.

Previously acknowledged by applicant.

F-2 Plans should show location of all existing fire hydrants in and around site and if applicable, any fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply. Fire Hydrants shall remain in-service and unobstructed during construction.

Provided by applicant.

F-3 All fire hydrants on property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance, and service.

Previously acknowledged by applicant.

C-1 The applicant shall provide a separate Fire Service Plan which illustrates **where applicable**: a) emergency ingress/egress routes to the site; b) two sufficiently remote fire department connections (FDC) to building buildings over 5 stories or 55 feet; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each required FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a width of twenty-two (22) feet; f) the location and size of the separate fire line(s) for the building fire service connection and fire hydrants.

a) "T" turn around on West side of property has been designated as an EVE that will meet City standards.
b) Applicant has provided two FDC's on each building. were determined.
c) Existing and proposed hydrants are within the required maximum distance from all FDC;'s.

d) See Item C.
e) See comment A.
f) Fire lines are shown and sized but subject to confirmation by fire protection contractor based on system design requirements.

C-2 The applicant shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. This information will determine if item C-3 requirements apply.

Applicant has provided requested information.

C-3 If building or structure is over 50 feet in height, it is required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. Equivalency may be demonstrated through methods outlined in the City Fire Prevention Code Appendix D. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.

Applicant indicates the fire department accessible perimeter of the west building is 35.1 % and 25.6 % for the east building. Applicant will work with this office to determine acceptable equivalent fire protection enhancements.

C-4 The applicant shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314, not to the Site Plan Coordinator of Code Administration.

Previously acknowledged by applicant.

C-5 A Knox Box Rapid Entry key access system shall be installed to facilitate building entry by fire department personnel during an emergency. The size and number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel.

Previously acknowledged by applicant.

C-6 The applicant of any building or structure constructed in excess of 10,000 square feet; any building or structure which constructs an addition in excess of 10,000 square feet; or any building where there is a level below grade shall contact the City of Alexandria Radio Communications Manager in the Department of Emergency Communications prior to submission of a final site plan. The proposed project shall be reviewed for compliance

with the radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:

a) The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
b) The building or structure design shall support a minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
c) The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
d) Areas deemed critical by the City of Alexandria, such as fire control rooms, exit stairways, and exit passageways shall provide 99 percent coverage exceeding -95 dbm when transmitting or receiving.
e) The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. A bi-directional amplifier or other powered equipment must consist of two power sources:

a) Primary Source: Dedicated branch circuit.
b) Secondary Source: Battery backup capable of powering the system for 12 hours at 100 percent capacity.

Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

Previously acknowledged by applicant.

C-7 The final site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.

Emergency Vehicle Easements

Emergency Vehicle Easements. Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

Sign Specifications. Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a ⅜-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

Fire Dept. Access Lanes/Mountable Curbs. Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement.

Fire Lane Sign Left Arrow

Fire Lane Sign Right Arrow

Applicant has shown requested information.

C-8 Show fire apparatus vehicle turning radius based on the following specifications:

Tower 203 Turning Specifications

- Turning Radius – Wall to Wall = 54.98 feet + / – 2 feet
  Curb to Curb = 51.33 feet + / - 2 feet
  Inside turning radius = 37.73 feet + / - 2 feet
- Overall Length – 47’ – 4 ½”
- Overall Width – 98”
- Wheel Bases from front axle to both rear axles – 240”
- Tandem axle spacing – 56” CL of axle to CL of axle
- Gross Weight – As built with no equipment or water gross weight = 66,000#
- Angle of Approach – 13 Degrees
- Angle of Departure – 11 degrees
- Ramp Break Over – Break over angle is 9°

Alexandria Fire Department
Fire Apparatus Specification Information

1. **Tractor Drawn Aerial Ladder Truck w/100' Ladder**
   Apparatus I.D # - Truck 208
   Overall Length - 678" (56' 6")
   Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.
   Wheel Bases:
   Tractor - 150" (12' 5") from front steer axle to drive axle.
   Trailer - 306" (25' 5") from drive axle to rear steer axle.
   GVW: 64,500#
   Angle of Approach[1]: Tractor - 11 degrees and Trailer - 11 degrees
   Angle of Departure[2]: Tractor - 11 degrees and Trailer - 15 degrees
   Ramp Breakover[3]: Tractor - 6 degrees and Trailer - 12 degrees
   Turning Radius[4]: Within 45' wall to wall.

2. **Rear Mount Aerial Ladder Truck**
   Apparatus I.D.# Truck 204
   Overall Length - 496" (41' 4")
   Overall Width - 108" (9') w/mirrors
   Wheel Bases:
   Front Axle to No. 1 Rear Axle (First Axle of Tandem) - 215" (17' 11")
   Front Axle to No. 2 Rear Axle (Second Axle of Tandem) - 269" (22' 4")
   Tandem Axle Spacing - 54" (4' 5")
   GVW: 69,500#
   Angle of Approach[1]: 11 degrees
   Angle of Departure[2]: 10 degrees
   Ramp Breakover[3]: 5 degrees
   Turning radius[4]: Within 43' wall to wall.

3. **Dash 2000 Heavy Duty Rescue Pumper (Engine)**
   Apparatus I.D.# - Rescue Engine 206
   Overall Length - 390" (32' 6")
   Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.
   Wheelbase - 212.5" (18' rounded to the nearest foot).
   GVW: 51,800#
   Angle of Approach[1]: 11 degrees
   Ramp Breakover[3]: 8 degrees
   Turning Radius[4]: Within 42' wall to wall

4. **City of Alexandria Advance Life Support Ambulance**
   Apparatus I.D.# - Medic 202 (Specifications applicable to Medic 205, 206, 207, and M208)
   Overall Length: 297" (24 ft. 9 in.)
   Overall Width: 110" (9 ft. 2 in.) w/mirrors and 99" (8 ft 3 in.) w/o mirrors.
   Overall Height: 114" (9 ft. 6 in.)
   Wheel Base: 167" (13 ft 11 in.)

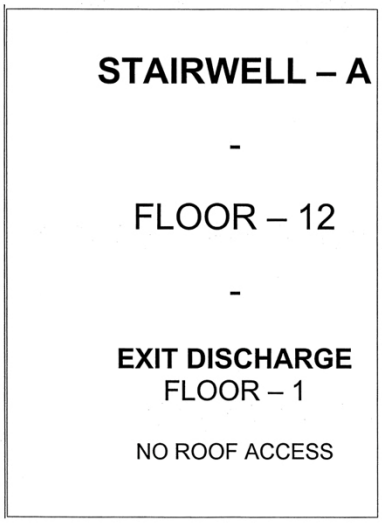
Applicant has demonstrated the turning movement at the "T" turn around.

C-9 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1020.1.6.

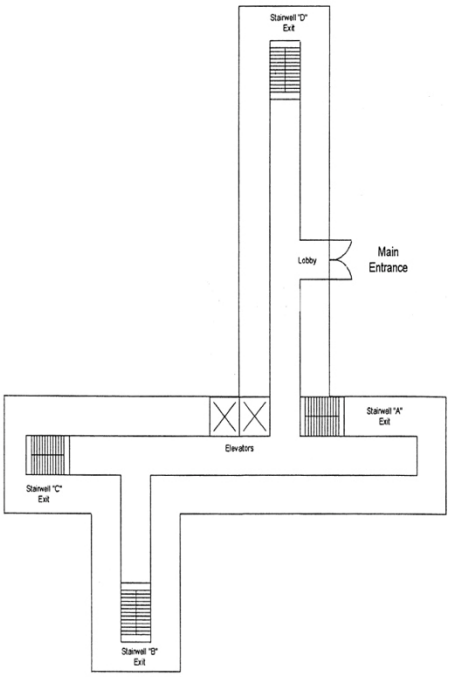
Stairway identification signs. Stairway identification signs shall be provided at each landing in all interior exit stairways connecting more than three stories. Stairways shall be identified by letter designation starting next to the main entrance with "A" and continuing in a clockwise or left to right pattern using consecutive letters of the alphabet for each additional stairway. Two copies of the stairway signs shall be submitted to the fire official for approval within 30 days of completion of construction or receipt of notification.

Sign requirements. Stairway signs shall designate the stairway letter, state the floor level, the level of exit discharge, and if there is access or no access to the roof regardless if the access door or roof hatch locks. The bottom of the sign shall be located five (5) feet above the floor landing in a position that is readily visible when the stairwell door is opened or closed. The signs must have lettering that is a minimum of 2 inches but no greater than 4 inches in height. This information may be stenciled directly onto the wall but all lettering must be of a color contrasting with the background stairway wall color. (See Figure 1020.1.6.1)

Footprint requirements. In buildings greater than three stories where there is no graphic representation of the building footprint, a simplified building schematic must be display in the lobby. The simplified building footprint shall be an overhead view of the buildings exterior and the general layout of the lobby of the first floor. Stairways shall be denoted by letter as stated in section 1020.1.6. (See Figure 1020.1.6.2)



Example Stairway Identification Sign



Example Building Footprint Sign

Previously acknowledged by applicant.

C-10 A separate fire line is required for the building fire service connection. Show location and line size on plans.

Fire lines are shown and sized but subject to confirmation by fire protection contractor based on system design requirements.

R-1 To improve fire department operational capabilities, it is recommended that all stairways extend to the roof level for direct access to the roof.

Previously acknowledged by applicant.

<u>Code Administration (Building Code):</u>

F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.

C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).

C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.

C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.

C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.

C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.

C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.

C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Parking Garage Recommendations

R - 1. It is recommended that the section of the underground garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.

R - 2. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.

R - 3. Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents.

R - 4. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Landscape Recommendations

R - 5. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Parks

R - 6. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

Miscellaneous

R - 7. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

R - 8. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a "breaking and entering" when the windows are open for air.

R - 9. It is recommended that a "door-viewer" (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Archaeology

F - 1. Historic maps indicate that the Dove and Green family farmstead was once located less than 200 ft. to the west from the parcel at 5001 Echols. John Green acquired a 58-acre parcel that encompassed the subject properties in 1859. Green died soon after acquiring the property and it passed to his sister Margaret Green Dove. In 1876 the Dove heirs sold the property to Samuel Ceas, and by the early twentieth century the farmstead was no longer standing. The Dove family established a small cemetery for family members at 5190 Dawes Avenue, far enough away from the subject properties to have no bearing on them. At some point in the mid-twentieth century the burials were removed from the Dove Family Cemetery by a local funeral home.

F - 2. The subject properties are partially developed and located on sloping terrain, both conditions which mitigate against the possibility for significant archaeological resources to be present. Nevertheless, because of the proximity of the Dove/Green farm, a measure of caution is appropriate here.

C-1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Recreation Parks and Cultural Activities

F – 1 Provide a coordinated design palette of play area related site structures/equipment. Locate and depict the scale, massing and character of play equipment, perimeter fencing, grade conditions, surfacing and associated site furnishings. Play area and site equipment should comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant should provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. Play area and equipment should comply with Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities; Play Areas 36DFR Park 1191; Final Rule. (RP&CA)

Asterisks denote the following:

* Condition must be fulfilled prior to release of the final site plan
** Condition must be fulfilled prior to release of the building permit
*** Condition must be fulfilled prior to release of the certificate of occupancy
**** Condition must be fulfilled prior to release of the bond

IX. ATTACHMENTS

Attachment #1
Transportation Management Plan
AHC – St. James TMP SUP#2014-096

The Transportation Management Plan (TMP) program was enacted by the Alexandria City Council on May 16, 1987 and updated on March 15, 2014 as part of the Alexandria Zoning Code (Article XI, Division B, Section 11-700). The ordinance requires that office, retail, residential, hotel, industrial and other use projects which achieve certain development thresholds must submit a special use permit application which must include a Multimodal Transportation Study and a Transportation Management Plan (TMP).

The Planning Commission and the City Council consider all special use permit applications, and the City Council makes the final decision on the approval of the applications. Any project requiring a TMP must receive the TMP special use permit before the project can proceed. The TMP Program is a comprehensive effort to reduce the number of single occupant vehicles (SOVs) in the City.

The Transportation Management Program for AHC -St James consists of six parts:

1) Goal and Evaluation of the TMP
2) Organization, Funding and Reporting
3) Transportation Management Plan Directives
4) Evaluation of the Effectiveness of the TMP
5) District Transit Management Program
6) Permanence of the TMP Ordinance

1. Goal and Evaluation of the TMP

a. The Sample Project site is served by many Metrobus lines and one DASH line, and is planned to be in the vicinity of the West End Transitway. The Sample Project development has a goal of 35% non-SOV trips during peak hour.

b. The achievement of this goal will be demonstrated by the activities conducted and financed by the TMP fund and the annual survey that are requirements of this special use permit. The fund report should demonstrate that enough activities are being conducted to persuade residents to switch to transit or carpool as opposed to driving alone. The survey should progressively show that the strategies financed through the TMP fund are decreasing the number of peak hour single occupant vehicles to the site to achieve or exceed the goal. The annual report, fund report and survey are covered under Section 2.

2. TMP Organization, Funding and Reporting

a. The developer shall designate a Transportation Management Plan Coordinator (the TMP Coordinator) to manage and implement the TMP on behalf of the owners of the project. The Transportation Planning Division may assist the TMP Coordinator.

b. An Annual Report shall be submitted by the TMP Coordinator and approved by the Transportation Planning Division. This report will be due on July 15 of every year. The Annual Report shall include an assessment of the effects of TMP activities on carpooling, vanpooling, transit ridership and peak hour traffic, and a work program for the following year. The initial report shall be submitted one year from the issuance of the Certificate of Occupancy.

c. The TMP Coordinator shall provide Semi-annual TMP Fund Reports to the Transportation Planning Division. These reports will provide a summary of the contributions to the fund and all expenses and should be accompanied by supporting documentation. The first report will be due six months following the issuance of the first certificate of occupancy, with the following due on January 15 and July 15 of every year.

d. The TMP Coordinator shall distribute an annual survey to all employees and residents. The survey will be supplied by the Transportation Planning Division. Survey results will be due on July 15 of every year. A 35% response rate is required as approved by the Transportation Planning Division.

3. Transportation Management Plan Directives

a. The Special Use Permit application has been made for the following uses:

	Land Use*	
	Dwelling Units	**Commercial Sf**
AHC St James	224	1,800

**As of November 12, 2014. Subject to change.*

b. According to the guidelines of Zoning Ordinance Chapter 11-700, the above level of development requires a Transportation Management Program (TMP). Such plan shall include the following elements:

i. A TMP Coordinator shall be designated for the project upon application for the initial building permit. The name, address, email and telephone number of the coordinator will be provided to the City at that time, as well

as of any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project.

ii. Transit, ridesharing, staggered work hours/compressed workweeks, parking restrictions and the other program elements shall be promoted to residents.

iii. Information about transit, ridesharing, and other TMP elements shall be distributed and displayed— including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be placed in a prominent location in the building and a website with this information and appropriate links to transit providers will be provided and maintained.

iv. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.

v. Establish and promote a Guaranteed Ride Home Program as part of the ridesharing and transit marketing efforts.

vi. A carshare program may be established as part of the ridesharing and transit marketing efforts for the building. At least two parking spaces should be reserved for the location of carshare vehicles. These spaces should be in a convenient location for residents, and the TMP Coordinator will arrange with any of the carshare companies for placement of vehicles in this project. For those individuals who do not lease a parking space, the TMP program will pay the registration and annual membership fees (not the usage fees) to use the carshare vehicles.

vii. Discounted bus and rail fare media or electronic media shall be sold and distributed on-site to employees and residents of the project. The fare media to be sold and distributed will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employees, residents, and/or the Transportation Planning Division. The availability of this fare media will be prominently advertised. At a minimum, the initial discount will be 20%.

c. TMP Fund — The applicant shall create a TMP fund to achieve the reduction goal of 35% of single occupant vehicles for residents, based on the project's size and the benefits to be offered to tenants. The annual contribution rate for this fund

shall be $82.42 per occupied dwelling unit. This reduction goal may be revised in the future based on City-wide TMP policies or legislation. The annual TMP rate shall increase by an amount equal to the rate of inflation (Consumer Price Index – CPI of the United States) for the previous year. The increase shall begin one year after the initial CO is issued. Payments shall be the responsibility of the developer until this responsibility is transferred by lease or other legal arrangement. The TMP fund shall be used exclusively for these approved activities:

i. Discounting the cost of bus and transit fare media for on-site employees and tenants.
ii. Ridesharing and carsharing incentive programs which may include activities to encourage and assist the formation of car, van and bus pools, such as subsidies or preferential parking charges and parking space location, and other analogous incentive programs.
iii. Marketing activities, including advertising, promotional events, etc.
iv. Bicycle and pedestrian incentive measures which may include the provision of bicycle parking, bike sharing station and/or storage facilities, the construction and extension of bicycle paths and pedestrian walkways, the provision of shower and locker facilities and similar incentive features
v. Operating costs for adjacent bikeshare station.
vi. Membership and application fees for carshare vehicles.
vii. Providing shuttle services or partnering with neighboring organizations for shuttle services.
viii. Any other TMP activities as may be proposed by the TMP Coordinator and approved by the Director of T&ES as meeting goals similar to those targeted by the required TMP measures.

Unencumbered Funds: As determined by the Director of T&ES, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in walk, bike, transit and/or ridesharing programs and activities.

4. Evaluation of the Effectiveness of the TMP

a. The goals for transit mode share and auto occupancy established in paragraph 1.a of this document, will be used in evaluating the performance and effectiveness of the TMP. The annual survey will be used to continually determine whether the development is meeting these targets.

b. The City of Alexandria, in conjunction with the TMP Coordinator, will identify performance standards and objectives to measure the cost effectiveness and develop methodologies to monitor the performance of each element of the TMP. The performance of the development in meeting these objectives will be

evaluated in the annual report prepared by the TMP Coordinator, and will be used in developing the work plan for the association.

c. This TMP has been designed to be flexible and responsive to the inputs of these annual evaluations in prescribing Transportation Demand Management (TDM) and Transportation Supply Management (TSM) strategies and tactics to be implemented in the Annual Work Program. By linking evaluation to work planning, the TMP standards of performance could change throughout the development cycle as the "right" solutions are adjusted in response and anticipation of changes in transportation conditions.

X. 6. Permanence of the TMP Ordinance

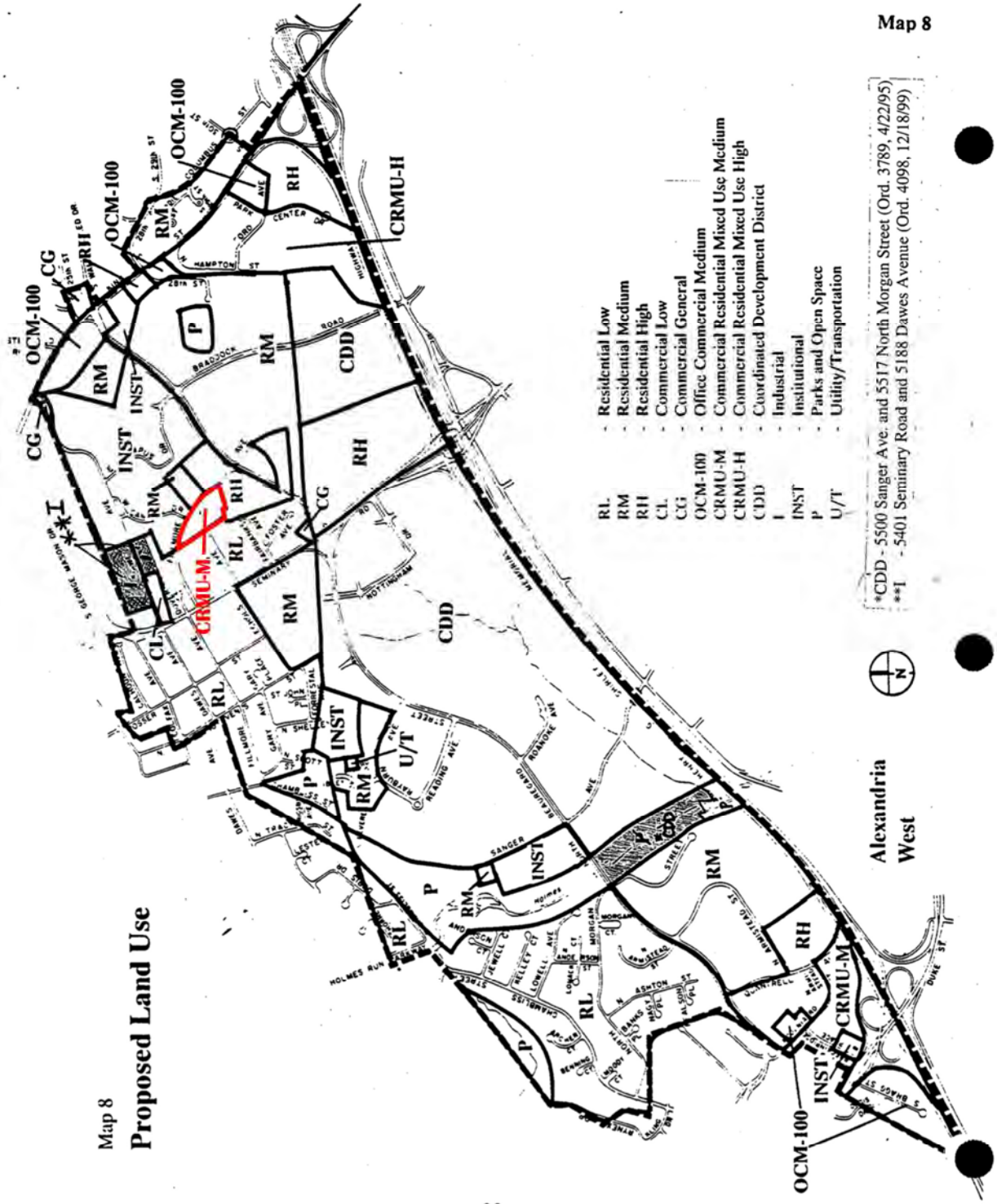
a. As required by Section 11-700 under Article XI of the City of Alexandria Zoning Ordinance, the special use permit and conditions attached thereto as granted by City Council, unless revoked or amended, shall run with the use and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all heirs, successors and assigns with whom sale or lease agreements are executed subsequent to the date of this approval.

b. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office.

c. The Director of T&ES may approve modifications to agreed TMP activities, provided that any changes are consistent with the goals of the TMP.

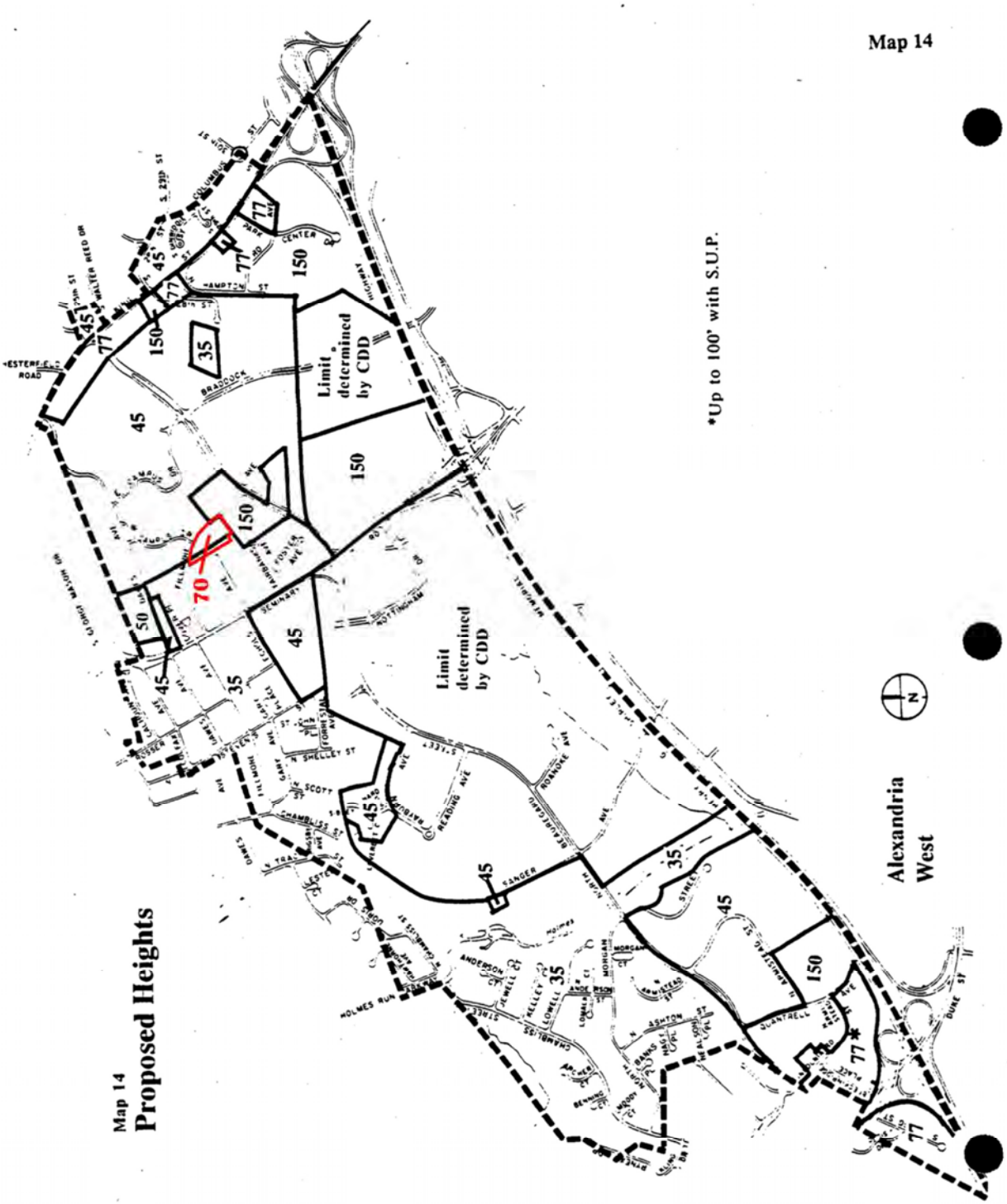
d. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the city council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance.

Attachment #2
Alexandria West Small Area Plan
Proposed Land Use Map Change


Map 8
Proposed Land Use
Map 8
Alexandria West
RL - Residential Low
RM - Residential Medium
RH - Residential High
CL - Commercial Low
CG - Commercial General
OCM-100 - Office Commercial Medium
CRMU-M - Commercial Residential Mixed Use Medium
CRMU-H - Commercial Residential Mixed Use High
CDD - Coordinated Development District
I - Industrial
INST - Institutional
P - Parks and Open Space
U/T - Utility/Transportation
*CDD - 5500 Sanger Ave. and 5517 North Morgan Street (Ord. 3789, 4/22/95)
**I - 5401 Seminary Road and 5188 Dawes Avenue (Ord. 4098, 12/18/99)
CRMU-M
CRMU-H
OCM-100
CG
RH
RM
INST
P
CDD
RL
CL
U/T
I

30

Attachment #3
Alexandria West Small Area Plan
Proposed Height Map Change


Map 14
Proposed Heights
Map 14
Alexandria West
*Up to 100' with S.U.P.
Limit determined by CDD
Limit determined by CDD
70
150
150
150
150
150
45
45
45
45
45
45
35
35
35
35
77
77
77
77
77
77
50
WESTERN ROAD
BRADDOCK
HAMPTON ST
CENTER
PARK
SEMINARY
ROTTINGHAM
FOSTER AVE
FAIRFAX AVE
FALLSTAFF
LINCOLN
LAMER
GANT
FULLHOUSE
SCOTT
CHAMBLISS ST
N SHELLEY ST
FORNEY
SOUTER
HEADING AVE
RANGER
ROANOKE
BEAUREGARD
HIGHWAY
HOLMES RUN
ANDERSON
JENELL
KELLEY
LOWELL
MORGAN
BANKS
HALL
ASHTON
CHAMBLISS
STREET
JEANNELL
DUKE ST
WALTER REED DR
S. 23RD ST
COLUMBIA
S. CLOUD DRIVE

Attachment #4

RESOLUTION NO. **MPA 2014-00008**

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the Alexandria West Small Area Plan chapter of the Master Plan was filed with the Department of Planning and Zoning on September 12, 2014 for changes in the land use designations to the parcels at 5000 Echols Avenue and 5001 Echols Avenue; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on January 6, 2015 with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is in keeping with the character of the Alexandria West Small Area Plan;

2. The proposed amendment is generally consistent with the overall goals and objectives of the Master Plan and with the specific goals and objectives set forth in the Alexandria West Small Area Plan chapter of the Master Plan; and

3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the Alexandria West Small Area Plan; and

4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Alexandria West Small Area Plan chapter of the Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the Alexandria West Small Area Plan chapter of the Master Plan of the City of

Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Change the land use map (Map 8) designating the parcels located at 5000 Echols Avenue and 5001 Echols Avenue from Institutional to CRMU-M Commercial residential mixed use (medium).

Change the height map (Map 14) designating the parcels located at 5000 Echols Avenue and 5001 Echols Avenue from a maximum height of 45 feet to a maximum height of 70 feet.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 6th day of January, 2015.

_____
Eric Wagner, Chairman
Alexandria Planning Commission

ATTEST: _____
Karl Moritz, Secretary

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # DSUP #2014-0003 **Project Name:** AHC - St. James Church

PROPERTY LOCATION: 5000 - 5001 Echols Avenue, Alexandria, Virginia

TAX MAP REFERENCE: 10.02 02 30 & 11.01 01 05 **ZONE:** R-12 proposed CRMU-M

APPLICANT:

Name: AHC Inc., a Virginia Nonstock Corporation ("AHC")

Address: 2230 North Fairfax Drive, Suite 100, Arlington, Virginia 22201

PROPERTY OWNER:

Name: See Attached List of Owners.

Address:

SUMMARY OF PROPOSAL Development Special Use Permit to construct two (2) multifamily buildings; one (1) building containing ninety-two (92) affordable housing units and one (1) building with one-hundred thirty-two (132) market rate units.

MODIFICATIONS REQUESTED None Required.

SUPs REQUESTED See Attached List of Required Special Use Permits.

☑ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Duncan W. Blair, Esq.
Print Name of Applicant or Agent

Signature

524 King Street
Mailing/Street Address

703-836-1000 Telephone #
703-549-3335 Fax #

Alexandria, VA 22314
City and State Zip Code

dblair@landcarroll.com
Email address

September 11, 2014
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____

Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

AHC Inc. – Echols Ave.

LIST OF PROPERTY OWNERS:

1. **Name:** Trustees of St. James Methodist Church

   Address: 5000 Echols Avenue, Alexandria, Virginia 22311

   Property: Same

   Tax Reference: 011.01 05 01

2. **Name:** Trustees of Northern Virginia Methodist Building

   Address: 5001 Echols Avenue, Alexandria, Virginia 22311

   Property: Same

   Tax Reference: 010.02 02 30

AHC INC – Echols Ave.

DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN Application

SPECIAL USE PERMITS REQUESTED:

1. Special Use Permit pursuant to Section 5-205(C) of the Alexandria Zoning Ordinance, as amended, ("**Ordinance**") for increased floor area ratio to a 2.0 FAR for Mixed-Use or residential development.

2. Parking Reduction pursuant to Section 7-700 of the Ordinance for providing low- and moderate-income sales or rental housing units in conjunction with the building or project which is the subject of the permit application. In this instance, all ninety-two (92) units in the west building will be affordable dwelling units, and eighty-one (81) parking spaces will be provided for the ninety-two (92) affordable dwelling units in the west building in a below grade parking facility. The parking ratio of .75 parking spaces per affordable unit is consistent with the parking ratios and actual parking usage at AHC's other projects in the Alexandria, Arlington and Fairfax area and City of Alexandria studies for other low- and moderate-income projects in the City of Alexandria. Additionally, AHC is providing fifteen percent (15%) guest spaces for the affordable dwelling units.

3. A parking reduction pursuant to Section 8-200 for the one hundred thirty-two (132) market rate building (the "east building"), AHC is proposing that each of the market rate dwelling units will have one (1) parking space per unit and fifteen (15%) guest parking spaces allocated to the east building.

4. A Tier Two Transportation Management Special Use Permit.

Development SUP # DSUP #2014-0003

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: *(check one)*

[ ] the Owner [✓] Contract Purchaser [ ] Lessee or [ ] Other: Developer of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

AHC Inc., is a Virginia nonstock corporation ("AHC"). AHC is governed by a ten (10) member Board of Directors. AHC has no members.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[✓] ***Yes.*** Provide proof of current City business license.

[ ] ***No.*** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary Attc Board Member

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Robert Bushkoff		None
2. Jason C. Dalley		None
3. Carleton "CC" Jenkins		None

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Robert Bushkoff		PC and CC
2. Jason C. Dalley		PC and CC
3. Carleton "C.C" Jenkins		PC and CC

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9.11.14	Nicholas Bracco	Nicholas Bracco
Date	Printed Name	Signature

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

AHC Board Member

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Gladis Bourdouane		None
2. Thomas Klanderman		None
3. David Barsky		None

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Gladis Bourdouane		PC and CC
2. Thomas Klanderman		PC and CC
3. David Barsky		PC and CC

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9·11·14	Nicholas Bracco	See page 1
Date	Printed Name	Signature

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

Ahc Board Member

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Justin C. Oliver		None
2. John V. Snyder		None
3. R. Scott Ritter		None

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
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Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Justin C. Oliver		PC and CC
2. John V. Snyder		PC and CC
3. R. Scott Ritter		PC and CC

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9.11.14	Nicholas Bracco	See page 1
Date	Printed Name	Signature

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

AHC Board Member

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Walter D. Webdale		None
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Walter D. Webdale		PC and CC
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9-11-14	Nicholas Bracco	See page 1
Date	Printed Name	Signature

Development SUP # DSUP #2014-0003

2. ***Narrative description.*** The applicant shall describe below the nature of the request ***in detail*** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. *(Attach additional sheets if necessary.)*

AHC Inc., a Virginia nonstock corporation ("AHC"), is a non-profit developer of affordable housing in the Mid-Atlantic region that provides quality homes for low and moderate-income familes. AHC has developed thirty-eight (38) properties with over 4,500 affordable apartments since 1975. AHC also offers services for residents and homeownership opportunities.

AHC has acquired two (2) properties known as 5000 - 5001 Echols Avenue, Alexandria, Virginia ("the Property") to construct two (2) multifamily buildings; the west building containing ninety-two (92) affordable dwelling units and the east building containing one-hundred thirty two (132) market rate units.

3. ***How many patrons, clients, pupils and other such users do you expect?***
Specify time period (i.e., day, hour, or shift).
Not Applicable.

4. ***How many employees, staff and other personnel do you expect?***
Specify time period (i.e. day, hour, or shift).
Not Applicable.

5. **Describe the proposed hours and days of operation of the proposed use:**

Day	Hours	Day	Hours
NOT APPLICABLE			

6. ***Describe any potential noise emanating from the proposed use:***

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
It is not anticipated that noise levels will exceed permitted levels under the Alexandria City Code.

B. How will the noise from patrons be controlled?
Not Applicable.

7. ***Describe any potential odors emanating from the proposed use and plans to control them:***
It is not anticipated that offensive odors will emanate from the residential use of the property.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?
The type of trash and garbage will be that generally associated with residential use.

B. How much trash and garbage will be generated by the use?
The volume of trash and garbage will be that generally associated with residential use.

C. How often will trash be collected?
Trash, garbage and recyclable materials will be collected by commercial trash collectors contracted for by the building management.

D. How will you prevent littering on the property, streets and nearby properties?
Not Applicable.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☑ **Yes.** ☐ **No.**

If yes, provide the name, monthly quantity, and specific disposal method below:
Small quantities of cleaning solvents generally recognized to be appropriate for use by residential uses will be stored, used as solvents and disposed of in accordance with applicable regulations.

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☑ **Yes.** ☐ **No.**

If yes, provide the name, monthly quantity, and specific disposal method below:
Small quantities of cleaning solvents generally recognized to be appropriate for use by residential uses will be stored, used as solvents and disposed of in accordance with applicable regulations.

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Not Applicable.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ **Yes.** ☐ **No.**

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/ or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

Not Applicable.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

See zoning tabulations on Development Plan.

B. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

C. Where is required parking located? (*check one*) ☐ ***on-site*** ☐ ***off-site***

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the ***Parking Reduction Supplemental Application.***

14. *Provide information regarding loading and unloading facilities for the use:*

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? None.

B. How many loading spaces are available for the use? One.

C. Where are off-street loading facilities located?
The loading area is shown on the Development Site Plan.

D. During what hours of the day do you expect loading/unloading operations to occur?
Residential loading and unloading activities will generally be restricted to the moving in and moving out of unit owners and trash removal. The building managment willl regulate the hours for unit owner use.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Except for the move-in period by initial owners, it is anticipated that loading and unloading activities for the residential component will be minimal.

15. *Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?*

Yes.

AHC Inc. – Echols Ave. (Affordable Units)

5000 – 5001 Echols Avenue, Alexandria, Virginia

DSUP 2014-0003

PARKING REDUCTION SPECIAL USE PERMIT
Pursuant to § 7-700 of the Alexandria Zoning Ordinance

1. Describe the requested parking reduction.

Parking Reduction pursuant to Section 7-700 of the Ordinance for providing low- and moderate-income sales or rental housing units in conjunction with the building or project which is the subject of the permit application. In this instance, all ninety-two (92) units in the west building will be affordable dwelling units, and eighty-one (81) parking spaces will be provided for the ninety-two (92) affordable dwelling units in the west building in a below grade parking facility. The parking ratio of .75 parking spaces per affordable unit is consistent with the parking ratios and actual parking usage at AHC's other projects in the Alexandria, Arlington and Fairfax area and City of Alexandria studies for other low- and moderate-income projects in the City of Alexandria. Additionally, AHC is providing fifteen percent (15%) guest spaces for the affordable dwelling units.

2. PROVIDE A STATEMENT OF JUSTIFICATION FOR THE PROPOSED PARKING REDUCTION.

AHC has an understanding of their users based on existing affordable rate buildings in the area. The parking ratio of .75 parking spaces per affordable unit is consistent with the parking ratios and actual parking usage at AHC's other projects in the Alexandria, Arlington and Fairfax area, and City of Alexandria studies for other low- and moderate-income projects in the City of Alexandria.

3. WHY IS IT NOT FEASIBLE TO PROVIDE THE REQUIRED PARKING?

The cost of additional and unnecessary below grade parking, to satisfy the strict requirements of the Alexandria Zoning Ordinance, renders the project not economically viable or competitive as a tax credit project.

5. Parking Management Plan: Parking permits will be issued to residents who own cars by the AHC management team. Visitor spaces will be controlled and managed by the AHC management team.

6. The applicant must also demonstrate that the parking reduction will not have a negative impact on the surrounding neighborhood.

AHC Inc. – Echols Ave. (Market Value Units)

5000 – 5001 Echols Avenue, Alexandria, Virginia

DSUP 2014-0003

PARKING REDUCTION SPECIAL USE PERMIT
Pursuant to § 8-100 (A)(4) of the Alexandria Zoning Ordinance

1. Describe the requested parking reduction.

A parking reduction pursuant to Section 8-200 for the one hundred thirty-two (132) market rate building (the "east building"), AHC is proposing that each of the market rate dwelling units will have one (1) parking space per unit and fifteen (15%) guest parking spaces allocated to the east building.

3. WHY IS IT NOT FEASIBLE TO PROVIDE THE REQUIRED PARKING?

The cost of additional and unnecessary below grade parking, to satisfy the strict requirements of the Alexandria Zoning Ordinance, renders the project not economically viable or competitive as a tax credit project.

5. Parking Management Plan: Each of the one-hundred thirty two units will be assigned one (1) parking space. The guest parking spaces will be managed by the building's management team.

6. The amount of guest parking provided permits the allocation of twenty (20) spaces for visitors (15%).

APPLICATION

[ ] Master Plan Amendment MPA# 2014-0008

[ ] Zoning Map Amendment REZ# 2014-0008

PROPERTY LOCATION: 5000 - 5001 Echols Avenue, Alexandria, Virginia

APPLICANT

Name: AHC, Inc., a Virginia Nonstock Corporation ("AHC")

Address: 2230 North Fairfax Drive, Suite 100, Arlington, Virginia 22201

PROPERTY OWNER:

Name: See Attached List of Owners.

Address:

Interest in property:

[ ] Owner [✓] Contract Purchaser

[✓] Developer [ ] Lessee [ ] Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

[✓] yes: If yes, provide proof of current City business license.

[ ] no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Duncan W. Blair, Esq.	
Print Name of Applicant or Agent	Signature
524 King Street	703-836-1000 / 703-549-3335
Mailing/Street Address	Telephone # / Fax #
Alexandria, VA / 22314	9/11/2014 / dblair@landcarroll.com
City and State / Zip Code	Date / Email

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $_____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

MPA #	2014-0008
REZ #	2014-0008

SUBJECT PROPERTY SEE ATTACHED

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address **Tax Map - Block - Lot**	**Land Use** Existing - Proposed	**Master Plan Designation** Existing - Proposed	**Zoning Designation** Existing - Proposed	**Frontage (ft.)** **Land Area (acres)**
1				
2				
3				
4				

PROPERTY OWNERSHIP SEE ATTACHED

[ ] Individual Owner [ ] Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1. Name: _____ Extent of Interest: _____

   Address: _____

2. Name: _____ Extent of Interest: _____

   Address: _____

3. Name: _____ Extent of Interest: _____

   Address: _____

4. Name: _____ Extent of Interest: _____

   Address: _____

AHC Inc. – Echols Ave.

Master Plan Rezoning Application

Subject Property

Address Tax Map-Blk-Lot	Land Use Existing / Proposed	MP Designation Existing / Proposed	Zone Designation Existing / Proposed	Frontage (Sq. feet) (acres)
5000 Echols Ave	INST Res	INST CRMU	R-12 CRMU-M	
Tax Map 011.01 05 01				
5001 Echols Ave	INST Res	INST CRMU	R-12 CRMU-M	
Tax Map 010.02 02 30				

(Total Project Site Area 30,036 square feet or 0.68954 acres of land)

In addition to re-designating the Master Plan Designation from INST to CRMU (Maps 8 and 9), rezoning from R-12 to CRMU-M (Maps 11 and 12), and amending the permitted building height from 35 & 45 feet to 65 feet (Maps 13, 14 and 15), the Alexandria West Small Area Plan Chapter, as amended, of 1992 City of Alexandria Master Plan, as amended, the corresponding maps need to be amended.

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945

Description of Lot 3849-01-04 of the Third Division Of The Land of B.M. Smith as recorded in Deed Book 543 at Page 104, City of Alexandria, Virginia:

"Beginning at a point in the north right-of-way line of Echols Avenue, said point being the southeast corner of Washington Forrest, Section 1, Block 2, Lot 1; thence with Lot 1, N 29° 43' 33" W, 252.50 feet to a point, said point being the southeast corner of Trustees of the Church of God of Alexandria; thence with Trustees of the Church of God of Alexandria, N 08° 57' 33" E, 60.05 feet to a point in the south right-of-way line of Fillmore Avenue; thence with the south right-of-way line of Fillmore Avenue, S 81° 02' 27" E, 93.79 feet to a point; thence 123.53 feet with the arc of a curve bearing to the right and having a radius of 375.00 feet (tangent length 62.33 feet, chord length 122.97 feet, chord bearing S 71° 36' 15" E) to a point; thence S 62° 10' 03" E, 54.92 feet to a point, said point being the northeast corner of Lot 3849-01-05 of the Third Division Of The Land of B.M. Smith as recorded in Deed Book 543 at Page 104; thence with Lot 3849-01-05, S 14° 48' 57" W, 129.36 feet to a point in the terminus of Echols Avenue; thence with the terminus of Echols Avenue, 75.00 feet with the arc of a curve bearing to the left and having a radius of 50.00 feet (tangent length 46.59 feet, chord length 68.17 feet, chord bearing S 61° 50' 24" W) to a point; thence 36.14 feet with the arc of a curve bearing to the right and having a radius of 50.00 feet (tangent length 18.90 feet, chord length 35.36 feet, chord bearing S 39° 34' 09" W) to a point; thence S 60° 16' 27" W, 30.34 feet to the point of beginning and containing an area of 43,569 square feet, or 1.0002 acres, more or less."

The bearings used in this description are referenced to the Virginia Coordinate System of 1983.

James A. Madison, L.S.
September 10, 2014

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
ARBORISTS

207 PARK AVENUE
FALLS CHURCH, VA 22046
PHONE: (703) 532-6163
FAX: (703) 533-1301
WWW.WLPINC.COM

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945

Description of Lot 3849-01-05 of the Third Division Of The Land of B.M. Smith as recorded in Deed Book 534 at Page 104, City of Alexandria, Virginia:

"Beginning at a point in the south right-of-way line of Echols Avenue, said point being the northeast corner of Washington Forrest, Section 1, Block 1, Residue of Lot 11; thence with the south right-of-way of Echols Avenue, 36.14 feet with the arc of a curve bearing to the right and having a radius of 50.00 feet (tangent length 18.90 feet, chord length 35.36 feet, chord bearing N 80° 58' 44" E) to a point; thence 154.35 feet with the arc of a curve bearing to the left and having a radius of 50.00 feet (tangent length 1,828.89 feet, chord length 99.96 feet, chord bearing N 13° 14' 59" E) to a point, said point being the southeast corner of Lot 3849-01-04 of the Third Division Of The Land of B.M. Smith as recorded in Deed Book 529 at Page 506; thence with Lot 3849-01-04, N 14° 48' 57" E, 129.36 feet to a point in the south right-of-way line of Fillmore Avenue; thence with the south right-of-way line of Fillmore Avenue, S 62° 10' 03" E, 165.38 feet to a point; thence 211.25 feet with the arc of a curve bearing to the right and having a radius of 410.58 feet (tangent length 108.02 feet, chord length 208.93 feet, chord bearing S 47° 25' 41" E) to a point; thence S 32° 41' 18" E, 63.91 feet to a point, said point being the northeast corner of now-or-formerly Virginia Methodist Home For The Aged, Inc.; thence with Virginia Methodist Home For The Aged, Inc., S 57° 18' 42" W, 141.67 feet to a point; thence N 33° 18' 33" W, 64.88 feet to a point; thence S 58° 19' 14" W, 197.34 feet to a point, said point being the southeast corner of Washington Forrest, Section 1, Block 1, Residue of Lot 11; thence with Lot 11, N 31° 05' 20" W, 198.96 feet to the point of beginning and containing an area of 86,250 square feet, or 1.9798 acres, more or less."

The bearings used in this description are referenced to the Virginia Coordinate System of 1983.

James A. Madison, Jr.

James A. Madison, Jr.
September 10, 2014

CIVIL ENGINEERS
LAND SURVEYORS
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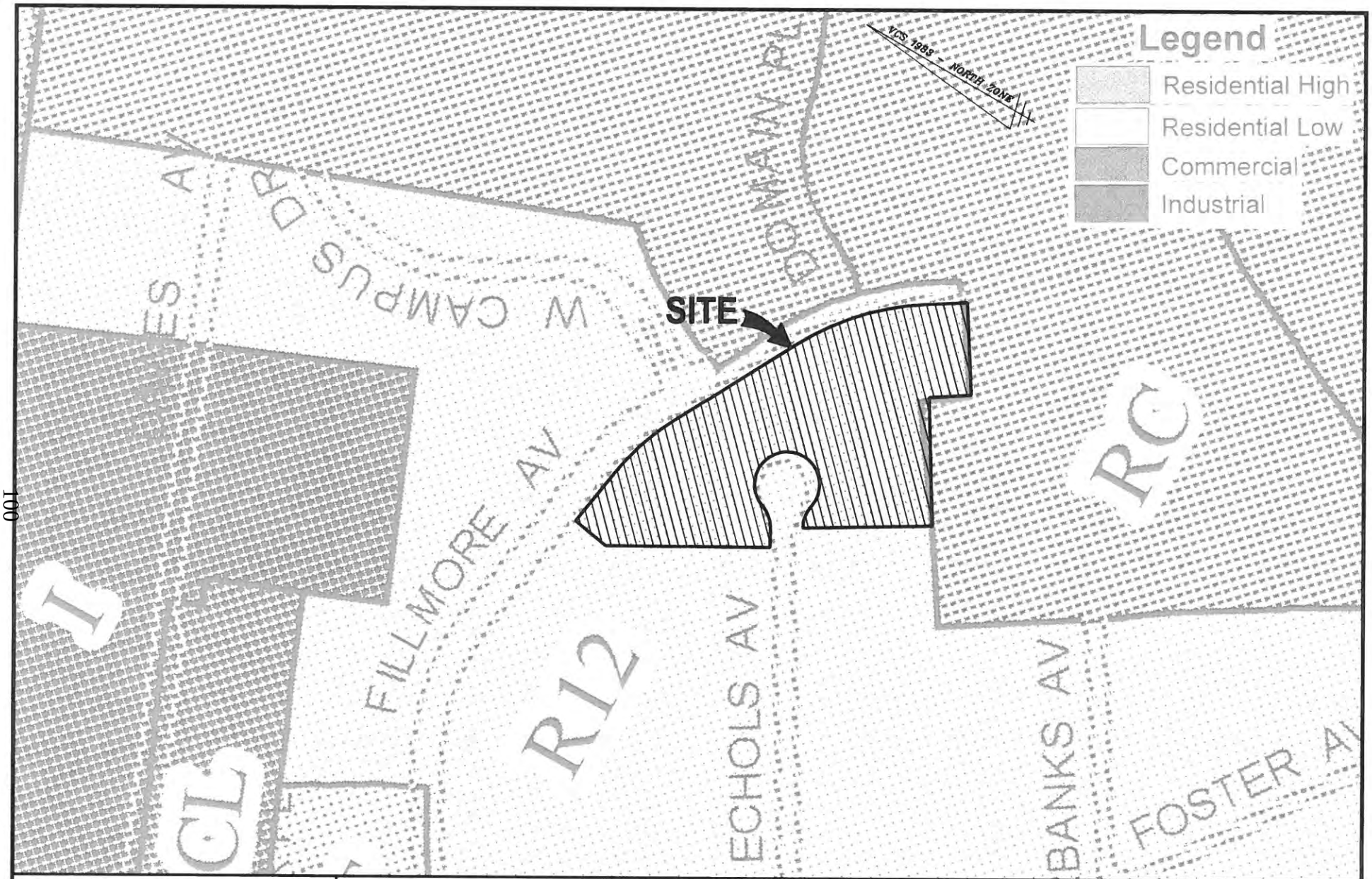


200 0 100 200

(IN FEET)
1 INCH = 200 FT.
GRAPHIC SCALE

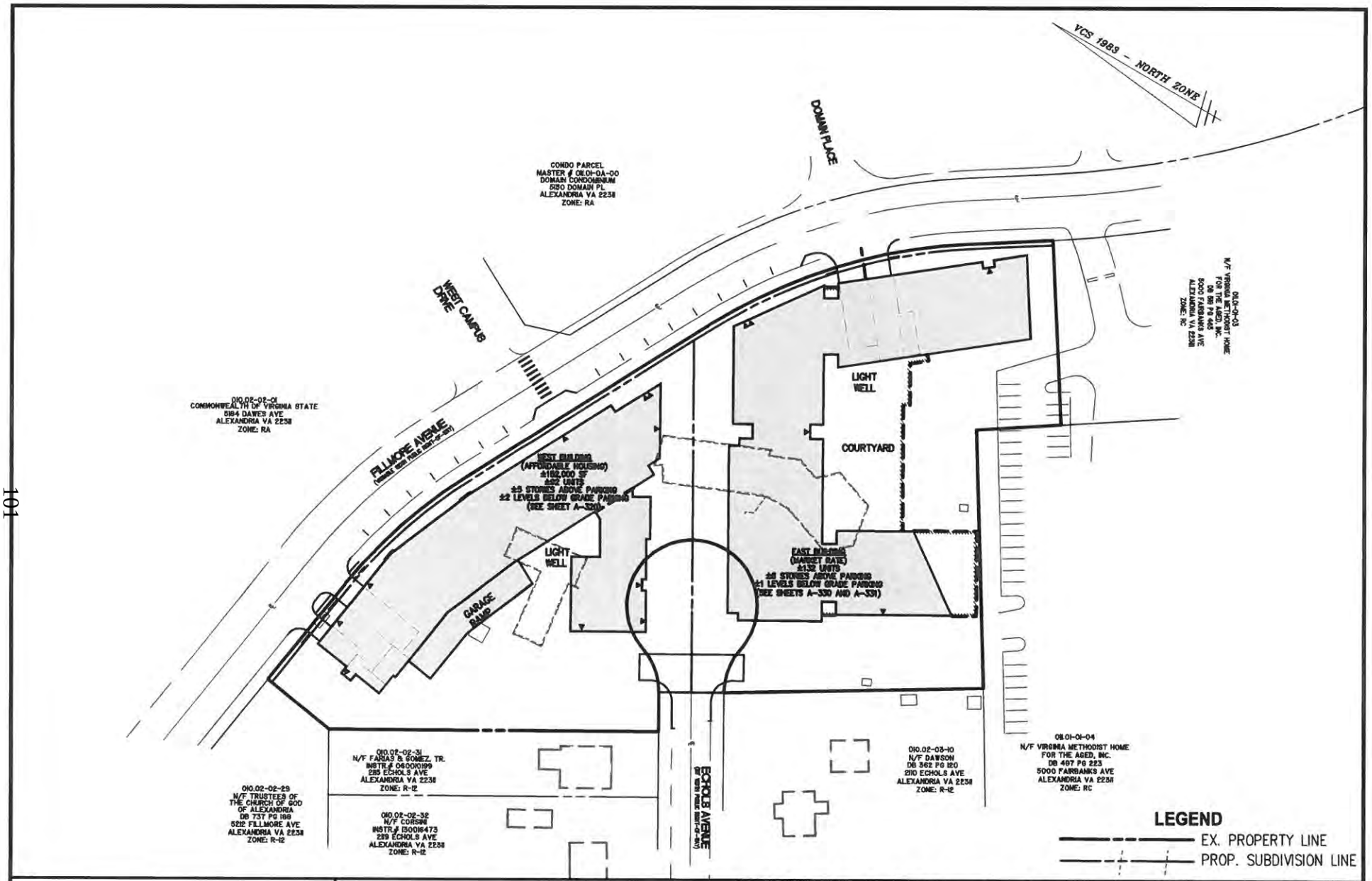
ZONING MAP AMENDMENT

VICINITY MAP
AHC - ST. JAMES
MULTIFAMILY

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

SCALE: 1" = 100' | DATE: SEPTEMBER 10, 2014 | SHEET: 1 OF: 1

DRAWING: 13093Y_MPA04



100 0 50 100

(IN FEET)
1 INCH = 100 FT.
GRAPHIC SCALE

ZONING MAP AMENDMENT

BUILDINGS AND STRUCTURES MAP

AHC - ST. JAMES
MULTIFAMILY

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

SCALE: 1" = 100' | DATE: SEPTEMBER 10, 2014 | SHEET: 1 OF: 1

DRAWING: 13093Y_MPA06

NOTES

1. THE PROPERTY DELINEATED HEREON APPEARS ON THE CITY OF ALEXANDRIA TAX MAP AS NUMBERS 010.02-02-30 AND 011.01-01-05, AND IS ZONED R12.

2. THE PROPERTY SHOWN HEREON IS NOW AS FOLLOWS:
   A: PARCEL 010.02-02-30, BEING LOT 3849-01-04 OF THE THIRD DIVISION OF THE LAND OF B.M. SMITH, AS RECORDED IN DEED BOOK 543 AT PAGE 104, IN THE NAME OF THE TRUSTEES OF THE NORTHERN VIRGINIA METHODIST BUILDING, AS RECORDED IN DEED BOOK 537 AT PAGE 239.
   B: PARCEL 011.01-01-05, BEING 3849-01-05 OF THE THIRD DIVISION OF THE LAND OF B.M. SMITH, AS RECORDED IN DEED BOOK 543 AT PAGE 104, IN THE NAME OF THE TRUSTEES OF ST. JAMES METHODIST CHURCH, AS RECORDED IN DEED BOOK 551 AT PAGE 598.
   ALL OF THE FOREGOING AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

3. TOTAL RECORD AREA OF THE PROPERTY IS 129,819 SQUARE FEET OR 2.9802 ACRES. TOTAL COMPUTED AREA OF THE PROPERTY IS 129,810 SQUARE FEET OR 2.9800 ACRES.

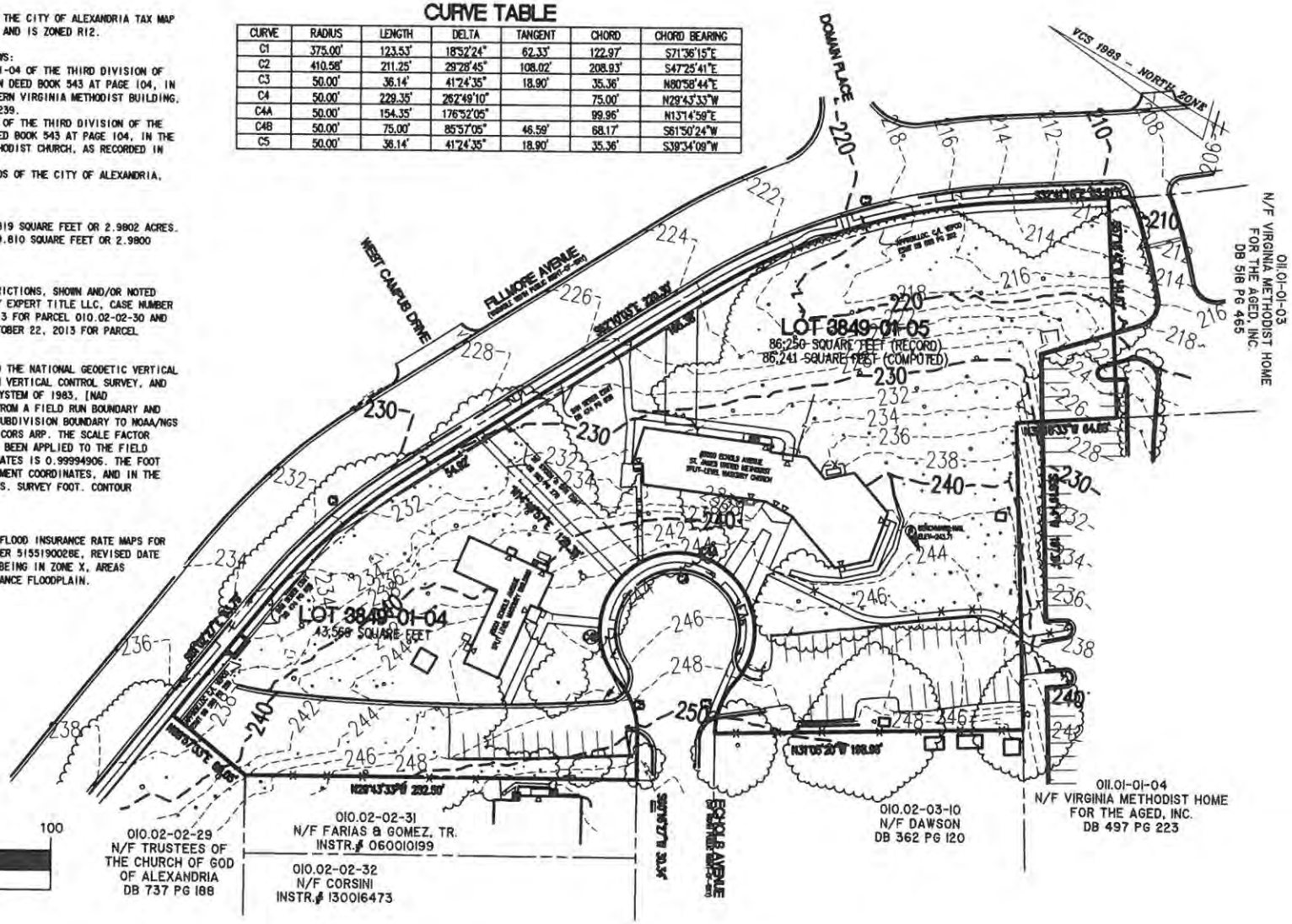
4. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED HEREON, ARE PER THE TITLE REPORT ISSUED BY EXPERT TITLE LLC, CASE NUMBER ECA13-5686, EFFECTIVE DATE OCTOBER 22, 2013 FOR PARCEL 010.02-02-30 AND CASE NUMBER ECA13-5685, EFFECTIVE DATE OCTOBER 22, 2013 FOR PARCEL 011.01-01-05.

5. THE PROPERTY SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY, AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(CORS96)(EPOCH:2002.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER DH4144; LWX1 STERLING CORS ARP. THE SCALE FACTOR (ELEVATION FACTOR X GRID FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994906. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES, AND IN THE PERFORMANCE OF THE FIELD SURVEY, IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.

6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	375.00'	123.53'	18°52'24"	62.33'	122.97'	S71°36'15"E
C2	410.58'	211.25'	29°28'45"	108.02'	208.93'	S47°25'41"E
C3	50.00'	36.14'	41°24'35"	18.90'	35.36'	N80°58'44"E
C4	50.00'	229.35'	262°49'10"		75.00'	N29°43'33"W
C4A	50.00'	154.35'	176°52'05"		99.96'	N13°14'59"E
C4B	50.00'	75.00'	85°57'05"	46.59'	68.17'	S61°50'24"W
C5	50.00'	36.14'	41°24'35"	18.90'	35.36'	S39°34'09"W



100 0 50 100

(IN FEET)
1 INCH = 100 FT.

GRAPHIC SCALE

ZONING MAP AMENDMENT

METES AND BOUNDS MAP

AHC - ST. JAMES
MULTIFAMILY

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

SCALE: 1" = 100' | DATE: SEPTEMBER 10, 2014 | SHEET: 1 OF: 1

DRAWING: 13093ZA-01

AHC Inc. – Echols Ave.

Master Plan Rezoning Application

LIST OF PROPERTY OWNERS:

1. **Name**: Trustees of St. James Methodist Church

   Address: 5000 Echols Avenue, Alexandria, Virginia 22311

   Property: Same

   Tax Reference: 011.01 05 01

2. **Name**: Trustees of Northern Virginia Methodist Building

   Address: 5001 Echols Avenue, Alexandria, Virginia 22311

   Property: Same

   Tax Reference: 010.02 02 30

AHC Inc. – Echols Ave.

Master Plan Rezoning Application

PROPERTY OWNERSHIP:

[ ] Individual Owner [X] Corporation or Partnership Owner - CHURCH

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1. Name: Trustees of St. James Methodist Church Extent of Interest: 100%

   Address: 5000 Echols Avenue, Alexandria, Virginia 22311

2. Name: Trustees of Northern Virginia Methodist Building Extent of Interest: 100%

   Address: 5001 Echols Avenue, Alexandria, Virginia 22311

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary Ath Board Member

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Name	Address	Percent of Ownership
1. Robert Bushkoff		None
2. Jason C. Dalley		None
3. Carleton "CC" Jenkins		None

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As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9.11.14 — Date

Nicholas Bracco — Printed Name

Nicholas Bracco — Signature

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Name	Address	Percent of Ownership
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2.		
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9-11-14	Nicholas Bracco	See page 1
Date	Printed Name	Signature

MPA #	2014-0008
REZ #	2014-0008

JUSTIFICATION FOR AMENDMENT **SEE ATTACHED**
(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

<u>AHC Inc. – Echols Ave.</u>
Master Plan Rezoning Application
JUSTIFICATION FOR AMENDMENT:

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies.

AHC Inc, a Virginia nonstock corporation ("AHC"), is a nonprofit developer of affordable housing in the mid-Atlantic region that provides quality homes for low- and moderate-income families. AHC has developed 38 properties with over 4,500 affordable apartments since 1975. AHC also offers services for residents and homeownership opportunities. AHC has assembled two (2) properties known as 5000-5001 Echols Avenue, Alexandria, Virginia (the "Property) to construct a ninety-two (92) unit multifamily affordable housing building, and one-hundred thirty two (132) unit multifamily market rate building.

The Property is in the Alexandria West Small Area Plan area. The requested Master Plan amendment and Rezoning to the CRMU-M zoning classification will permit the level of density to allow the construction of two (2) multifamily buildings with affordable dwelling units, and multifamily market rate units, increasing the stock of new affordable units in the City of Alexandria. The proposed CRMU-M zoning is consistent with the character of the surrounding area, and adjacent to properties planned in the Beauregard Small Area Plan Area.

In addition to the re-designation of the Property from INST to CRMU, the requested Master Plan amendment also requests an increase of the allowable height from thirty five (35') foot and forty-five (45') foot height limits designated by the Alexandria West Small Area Plan to sixty-five (65') feet. The requested height for the proposed multifamily project is consistent with the permitted floor area of the Property to the CRMU-M zoning classification by permitting greater variation in the architectural character and urban design features of the proposed building and site improvements. Additionally, the proposed height is consistent with the existing height of the multifamily building in the vicinity of the project, and as contemplated for the redevelopment of the adjoining panel under the Beauregard Small Area Plan Area.

2. Explain how and why any proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan.

The requested rezoning of the Property from the R-12 to the CRMU-M zone classification together with the requested Master Plan height map amendment will permit the redevelopment of an underutilized land and dated structures into a new residential multifamily affordable and market rate housing. The project will add new affordable housing to the City's affordable housing stock. The project encourages conservation of land resources, and the minization of automobile travel in a location close to employment, retail centers and transit. All goals and objectives of the Alexandria West Small Area Plan Area, as amended.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

AHC has filed an application for a Development Special Use Permit (DSUP 2014 - 0003) to construct the residential multifamily use project on the Property. The site plan filed with that application demonstrates that the property is adequately served by public facilities.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

There are no proffers pursuant to Section 11-804 of the Zoning Ordinance.

NOTE: The requested rezoning is consistent with the City Council's adopted policy to help guide applicants when considering a rezoning request without a master plan study. Specifically:

1. **<u>Consistency with the SAP</u>: Same as response and justification for Master Plan Amendment set forth in response number one.**

2. **<u>Consistency with the type of area</u>: The Property is located adjacent to an area planned for high density residential and commercial uses. The size and scale of the proposed multifamily affordable nature of the project is consistent with and enhances the area's character.**

3. **<u>Isolated parcel</u>: The Property is an underutilized parcel of land; its rezoning will benefit the public interest and enhance the character of the area.**

4. **<u>Status of planning for the area</u>: There are few development sites in the vicinity, suitable or available for the construction of a new multifamily affordable housing building.**
5. **<u>Application's consistency with City's goals</u>: The project is consistent with the City goals of affordable housing, green building, transit usage, pedestrian connectivity and economic sustainability.**

APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2014-0096

PROPERTY LOCATION: 5000 - 5001 Echols Avenue, Alexandria, Virginia

TAX MAP REFERENCE: 10.02 02 30 & 11.01 01 05 **ZONE:** Existing R-12 proposed CRMU-M

APPLICANT:

Name: AHC, Inc., a Virginia Nonstock Corporation ("AHC")

Address: 2230 North Fairfax Drive, Suite 100, Arlington, Virginia 22201

PROPOSED USE: Tier Two Transportation Management Plan Special Use Permit (DSUP 2014-0003)

☑ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☑ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Duncan W. Blair, Esq.		Sept 11, 2014
Print Name of Applicant or Agent	Signature	Date
524 King Street	703-836-1000	703-549-3335
Mailing/Street Address	Telephone #	Fax #
Alexandria, VA 22314	dblair@landcarroll.com	
City and State Zip Code	Email address	

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # 2014-0096

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)

grant the applicant authorization to apply for the _____ use as
(use)

described in this application.

Name:_____ Phone_____
Please Print

Address:_____ Email: _____

Signature:_____ **Date:** _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

[ ] **Required floor plan and plot/site plan attached.**

[ ] **Requesting a waiver. See attached written request.**

2. The applicant is the *(check one)*:
[ ] Owner
[✓] Contract Purchaser
[ ] Lessee or
[ ] Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

AHC, Inc. is a Virginia Nonstock Corporation ("AHC"). AHC is governed by a ten (10)
member Board of Directors. AHC has no members.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary Ath Board Member

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SUP # 2014-0096

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[✓] **Yes.** Provide proof of current City business license

[ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Tier Two Transportation Management Plan Special Use Permit.

SUP # 2014-0096

USE CHARACTERISTICS

4. The proposed special use permit request is for *(check one)*:

[ ] a new use requiring a special use permit,
[ ] an expansion or change to an existing use without a special use permit,
[ ] an expansion or change to an existing use with a special use permit,
[✓] other. Please describe: Tier Two Transportation Management Plan Special Use Permit.

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

Not Applicable.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

Not Applicable.

6. Please describe the proposed hours and days of operation of the proposed use: **Not Applicable.**

Day:	Hours:

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Not Applicable.

B. How will the noise be controlled?

Not Applicable.

SUP # 2014-0096

8. Describe any potential odors emanating from the proposed use and plans to control them:

Not Applicable.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Not Applicable.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Not Applicable.

C. How often will trash be collected?

Not Applicable.

D. How will you prevent littering on the property, streets and nearby properties?

Not Applicable.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes. [✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

SUP # 2014-0096

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[ ] Yes. [✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Not Applicable.

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[ ] Yes [✓] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

SUP # 2014-0096

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use: **See DSUP.**

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A_____

Does the application meet the requirement?

[ ] Yes [ ] No

B. Where is required parking located? *(check one)*

[ ] on-site

[ ] off-site

If the required parking will be located off-site, where will it be located?

_____

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[ ] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? Not Applicable

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200_____

Does the application meet the requirement?

[ ] Yes [ ] No

SUP # 2014-0096

B. Where are off-street loading facilities located? Not Applicable.

C. During what hours of the day do you expect loading/unloading operations to occur?
Not Applicable.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Not Applicable.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Not Applicable.

SITE CHARACTERISTICS Not Applicable.

17. Will the proposed uses be located in an existing building? [ ] Yes [ ] No

Do you propose to construct an addition to the building? [ ] Yes [ ] No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be? **Not Applicable.**

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____sq. ft. (total)

19. The proposed use is located in: *(check one)*
[ ] a stand alone building
[ ] a house located in a residential zone
[ ] a warehouse
[ ] a shopping center. Please provide name of the center: _____
[ ] an office building. Please provide name of the building: _____
[✓] other. Please describe: New Development TMP.

End of Application

City of Alexandria
Transportation Scoping Intake Form

Date:	July 28, 2014
Project Name:	5000/5001 Echols Ave
Property Address (include vicinity map):	5000 Echols Ave Alexandria, VA
Application # if available:	2014-003
Point of contact name:	Dan VanPelt, Gorove/Slade Associates
Phone:	202-296-8625
Email:	dan.vanpelt@goroveslade.com

Existing uses	No. of DUs	kSF	Proposed uses	No. of DUs	kSF
Church		5,190	Multi-family residential - market rate units	131	
Office		4,000	Multi-family residential - ADUs	92	

Project Description:
5000/5001 Echols Avenue is the existing location of St. James Methodist Church and one church administrative office building. The site is proposed to be redeveloped with 223 multi-family residential units in two buildings, 92 units of which are planned to be affordable dwelling units. The existing ROW on Echols Ave will be vacated, and site access will be provided on Fillmore Ave via separate loading and parking garage access for each building.

Trip Generation			AM Peak Hour			PM Peak Hour			Other			ADT
	ITE Code	DU/kSF	In	Out	Total	In	Out	Total				
Existing uses												
1. Church	560	5190	2	1	3	3	4	7				48
2. Office	710	4000	5	1	6	1	5	6				44
3.												
4.												
Total Existing Trips			7	2	9	4	9	13				92
Proposed uses												
1. Multifamily Residential	220	223	23	90	113	91	49	140				1,475
2.												
3.												
4.												
Total Proposed Trips			23	90	113	91	49	140	0	0	0	1,475
New Site Trips			16	88	104	87	40	127	0	0	0	1,383

Note: Weekday daily trip generation listed for "ADT" column.

Horizon Years Existing Year: 2014 Build Out Year: 2017 Design Year: 2017

Proposed Study Area Boundaries (Attach map)
North: Dawes Ave East: W Braddock Road
South: N Beauregard St West: Seminary Road

Attach additional sheets as needed.

City of Alexandria
Transportation Scoping Intake Form

Study Intersections:

1. Seminary Road and Dawes Avenue
2. Seminary Road and Fillmore Avenue
3. Seminary Road and Echols Avenue
4. Seminary Road and Beauregard Street
5. Fillmore Avenue and Beauregard Street
6. Braddock Road/Campus Lane E and Beauregard Street
7. Fillmore Ave and Campus Lane W
8. Fillmore Avenue and Domain Place
9. Seminary Road and Fairbanks Road
10. Seminary Road and Mark Center Ave
11. N Beauregard St and Mark Center Drive
12.
13.

Background Development Projects

1. Gateway at King and Beauregard - 29 ksf office, 81.4 ksf retail, 190-room hotel, 380 residential units
2. Northern Virginia Community College - Alexandria Campus Phase I - 8,544 FTES, 300 DU student housing
3. Fairbanks Development - No specific timeline for development. Excluded from study per P&Z recommendation.
4. Southern Towers Retail - No specific timeline for development. Excluded from study per P&Z recommendation.

Roadway Improvements

1. I-395 HOV ramp at Seminary Road
2.
3.
4.

Trip Distribution (attach a map)

North:	Seminary Road (20%)	East:	N Beauregard St (25%)
South:	Seminary Road (25%)	West:	N Beauregard St (10%)
	W Braddock Rd (20%)		

Proposed Access Points (attach site map) Separate access points for loading and parking garage access provided for each building from Fillmore Ave, while vacating ROW on Echols Ave

Annual Growth Rate: 0.50% Methodology to be used: Synchro 7

Trip Reduction

Modal split/transit: 25% Internal capture: N/A Pass-by trips: None

Parking:

Proposed parking spaces to be provided: 230

Parking spaces required by Code: 240 * - Based on standard City zoning rates (Section 8-200)

Is a parking modification requested? Yes

TMP category based on project size		TMP options available
Tier 1	____	Join Citywide TDM Program
Tier 2	X	Partner with adjacent TMPs or join Citywide TDM Program
Tier 3		Create stand-alone TMP or partner with adjacent TMPs

Additional Studies Required

____ Signal Warrant Analysis
____ Queuing Analysis
____ Signal Timing/Phasing Improvements
_X_ Parking Study
____ Other

Attach additional sheets as needed.

** If applicable. See page X of the Transportation Planning Administrative Guidelines for "Other Peak Hour" requirements.*

5000/5001 Echols

City of Alexandria
Transportation Scoping Intake Form

Notes on Analysis

1. Synchro 7 will be used for analysis.
2. The growth rate of 0.5% per year is based on historical VDOT Traffic Data in the vicinity of the site.
3. The modal split reduction of 25% is based on US Census data for this area.
4. Trip distribution is based on approved distributions for non-retail uses in the Gateway at King and Beauregard TIS with adjustments from staff during scoping meeting to account for local roadway network.
5. On street parking counts will be performed on a weekday and a Saturday between 6:00 PM and 12:00 AM. Counts will include hourly parking sweeps.
6. Existing intersection count data to be used for all study intersections except Domain Pl/Fillmore Ave and Seminary Rd/Fairbanks Rd, which will be collected on a typical weekday. As NVCC has finished classes for the semester, through volumes at each of these two intersections will be adjusted based on existing count data at adjacent intersections from when school was in session.
7. Transit/bike/ped accommodations within 1/4 mile will be reviewed as shown on attached.
8. Data for comparable multi-family developments will be provided as part of the study.

Signed: DBVP — Date: July 28, 2014
Applicant or Consultant

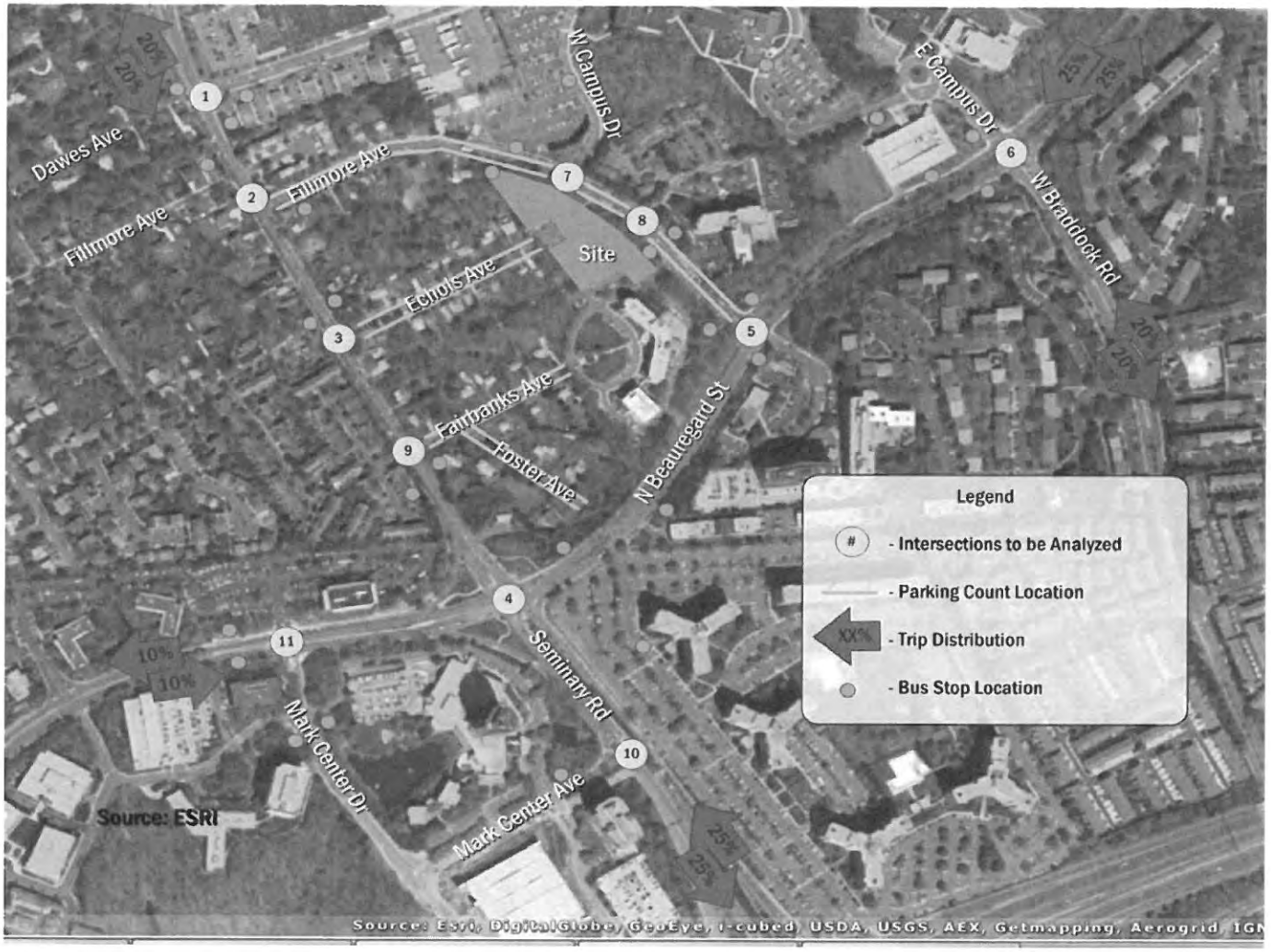
Print Name: Daniel B. VanPelt
Applicant or Consultant

Signed: RHRaut — Date: 8/8/14
City of Alexandria

Print Name: RAVI RAUT
City of Alexandria

Attach additional sheets as needed.

** If applicable. See page X of the Transportation Planning Administrative Guidelines for "Other Peak Hour" requirements.*



Attach additional sheets as needed.

** If applicable. See page X of the Transportation Planning Administrative Guidelines for "Other Peak Hour" requirements.*

Attach additional sheets as needed.

** If applicable. See page X of the Transportation Planning Administrative Guidelines for "Other Peak Hour" requirements.*

APPLICATION for VACATION # _____

[*must use black ink or type*]

PROPERTY LOCATION: 5000 - 5001 Echols Avenue, Alexandria, Virginia

TAX MAP REFERENCE: 011.01 05 01 & 010.02 02 30 ZONE: _____

APPLICANT'S NAME: AHC Inc., a Virginia Nonstock Corporation

ADDRESS: 2230 North Fairfax Drive, Suite 100, Arlington, Virginia 22201

PROPERTY OWNER NAME: See Attached.
(Owner of abutting area to be vacated)

ADDRESS: _____

VACATION DESCRIPTION: Request to vacate the existing cul-de-sac terminus. of Echols Avenue, and redesign as a hammer-head turn around.

THE UNDERSIGNED hereby applies for a Vacation Ordinance in accordance with the provisions of Chapter 10 of the Code of the State of Virginia, the Alexandria City Charter and City Code, and the Alexandria Zoning Ordinance.

THE UNDERSIGNED having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Duncan W. Blair, Esq.	
Print Name of Applicant or Agent	*Signature*
524 King Street	703-836-1000 703-549-3335
Mailing/Street Address	*Telephone #* *Fax #*
Alexandria, VA 22314	September 11, 2014 dblair@landcarroll.com
City and State *Zip Code*	*Date* *Email*

========== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY ==========

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945

Description of a portion of Echols Avenue as dedicated in Deed Book 543 at Page 104, City of Alexandria, Virginia:

"Beginning at a point in the south right-of-way line of Echols Avenue, said point being the northeast corner of Washington Forrest, Section 1, Block 1, Residue of Lot 11; thence through Echols Avenue, N 29° 43' 33" W, 50.00 feet to a point in the south line of Lot 3849-01-04 of the Third Division Of The Land of B.M. Smith as recorded in Deed Book 543 at Page 104; thence with Lot 3849-01-04 and continuing with Lot 3849-01-05, 36.14 feet with the arc of a curve bearing to the left and having a radius of 50.00 feet (tangent length 18.90 feet, chord length 35.36 feet, chord bearing N 39° 34' 09" E) to a point; thence 229.35 feet with the arc of a curve bearing to the right and having a radius of 50.00 feet (tangent length 56.69 feet, chord length 75.00 feet, chord bearing S 29° 43' 33" E) to a point; thence 36.14 feet with the arc of a curve bearing to the left and having a radius of 50.00 feet (tangent length 18.90 feet, chord length 35.36 feet, chord bearing S 80° 58' 44" W) to the point of beginning and containing an area of 8,888 square feet, or 0.2040 acres, more or less."

The bearings used in this description are referenced to the Virginia Coordinate System of 1983.

James A. Madison, L.S.
September 10, 2014

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
ARBORISTS

207 PARK AVENUE
FALLS CHURCH, VA 22046
PHONE: (703) 532-6163
FAX: (703) 533-1301
WWW.WLPINC.COM

NOTES

1. THE PROPERTY DELINEATED HEREON APPEARS ON THE CITY OF ALEXANDRIA TAX MAP AS NUMBERS 010.02-02-30 AND 011.01-01-05, AND IS ZONED R12.

2. THE PROPERTY SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY, AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(CORS96)(EPOCH:2002.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER DH4144; LWX1 STERLING CORS ARP. THE SCALE FACTOR (ELEVATION FACTOR X GRID FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994906. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES, AND IN THE PERFORMANCE OF THE FIELD SURVEY, IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.

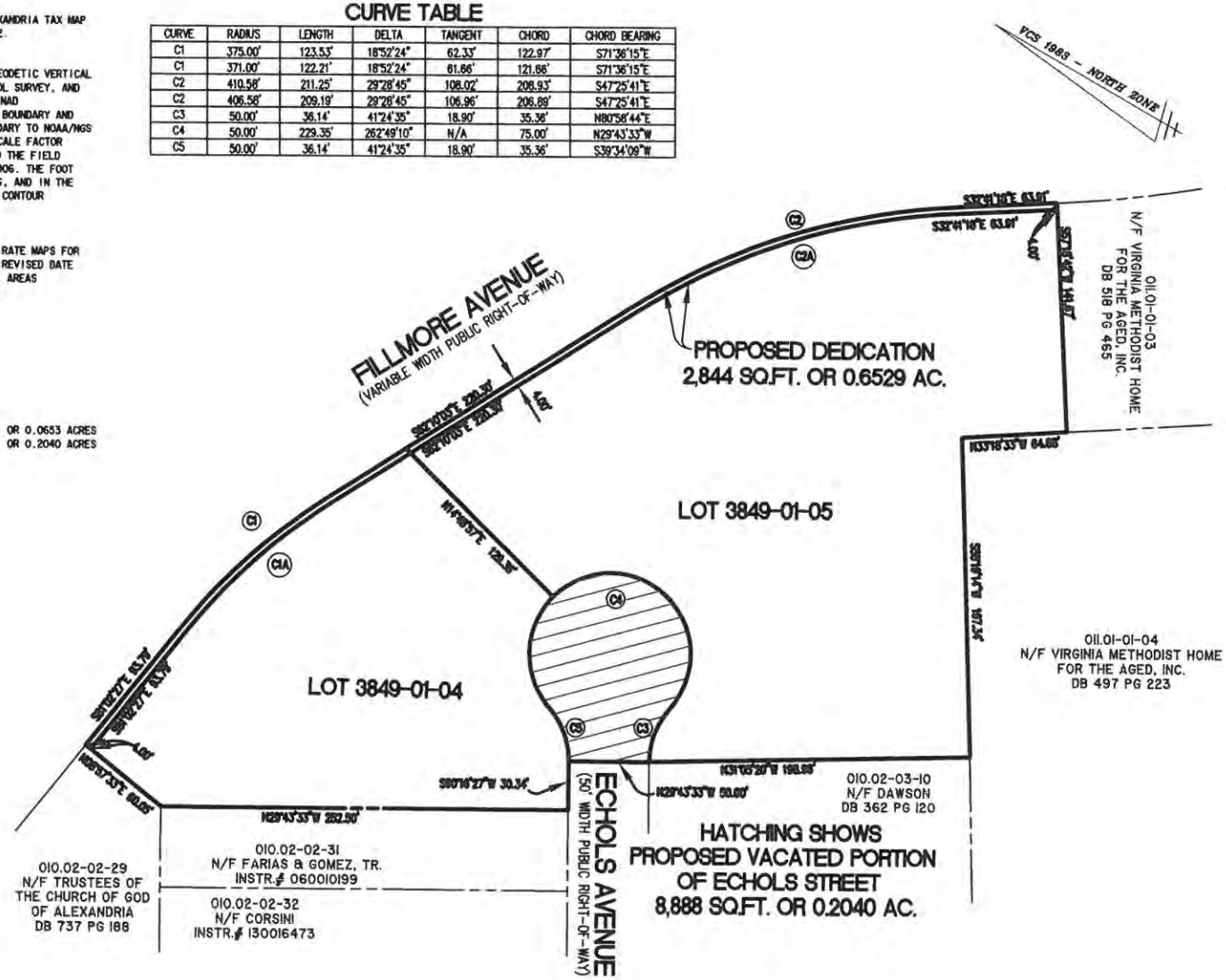
3. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	375.00'	123.53'	18°52'24"	62.33'	122.97'	S71°36'15"E
C1	371.00'	122.21'	18°52'24"	61.66'	121.66'	S71°36'15"E
C2	410.58'	211.25'	29°28'45"	108.02'	208.93'	S47°25'41"E
C2	406.58'	209.19'	29°28'45"	106.96'	206.89'	S47°25'41"E
C3	50.00'	36.14'	41°24'35"	18.90'	35.36'	N80°58'44"E
C4	50.00'	229.35'	262°49'10"	N/A	75.00'	N29°43'33"W
C5	50.00'	36.14'	41°24'35"	18.90'	35.36'	S39°34'09"W

AREA TABULATION

PROPOSED DEDICATION ..... 2,844 SQ.FT. OR 0.0653 ACRES
PROPOSED STREET VACACTION ..... 8,888 SQ.FT. OR 0.2040 ACRES



VACATION AND DEDICATION PLAT

PORTION OF
ECHOLS AVENUE

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945

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

SCALE: 1" = 100' | DATE: SEPTEMBER 10, 2014 | SHEET: 1 OF: 1

DRAWING: 13093V-01

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

AHC - ST. JAMES MULTIFAMILY

AREA TABULATIONS

EXISTING SITE AREA
TOTAL EXISTING SITE AREA = ±2.98 AC OR ±129,810 SF
(TOTAL RIGHT-OF-WAY TO BE DEDICATED = ±0.06 AC OR ±2,744 SF)
(TOTAL RIGHT-OF-WAY TO BE VACATED = ±0.20 AC OR ±8,888 SF)

PROPOSED AREA AFTER CONSOLIDATION
TOTAL PROPOSED SITE AREA = ±2.98 AC OR ±129,810 SF

PROPOSED AREA AFTER RIGHT-OF-WAY VACATION
TOTAL PROPOSED SITE AREA = ±3.18 AC OR ±138,698 SF

PROPOSED AREAS AFTER SUBDIVISION (USED FOR FAR AND DENSITY CALCULATION)
EAST LOT = ±1.80 AC OR ±78,442 SF
WEST LOT = ±1.38 AC OR ±60,256 SF

PROPOSED AREAS AFTER RIGHT-OF-WAY DEDICATION
EAST LOT = ±1.77 AC OR ±77,316 SF
WEST LOT = ±1.35 AC OR ±58,638 SF

TOTAL EXISTING IMPERVIOUS AREA = ±0.88 AC OR ±38,384 SF
TOTAL PROPOSED IMPERVIOUS AREA = ±1.97 AC OR ±85,647 SF

TOTAL DISTURBED AREA = ±3.56 AC OR ±155,184 SF

TAX PARCEL IDENTIFICATION = 010.02-02-30 (1.00 AC OR 43,569 SF)
011.01-01-05 (1.98 AC OR 86,241 SF)

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-838-4399.

2. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES. (ARCHAEOLOGY)

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

BUILDING CODE ANALYSIS

WEST BUILDING CODE SUMMARY:

1. OCCUPANCY: SEPARATED MIXED-USE
   A. R-2: MULTI-FAMILY HOUSING.
   B. A-3: ASSEMBLY (RESIDENTIAL AMENITIES).
   C. S-2: CLOSED PARKING GARAGE, MECHANICAL SPACES AND RESIDENT STORAGE.
   D. E: DAY CARE (PER VCC 305.2)
2. CONSTRUCTION TYPE:
   A. 4 STORIES OF CONSTRUCTION TYPE 5A OVER 3-HOUR RATED HORIZONTAL BUILDING SEPARATION PER VCC 510.2. CONSTRUCTION TYPE 1A BELOW HORIZONTAL SEPARATION.
   B. THE HORIZONTAL BUILDING SEPARATION SHALL BE NO MORE THAN 1 STORY ABOVE THE GRADE PLANE.
   C. OCCUPANCY ABOVE THE HORIZONTAL BUILDING SEPARATION: R-2.
   D. OCCUPANCIES BELOW THE HORIZONTAL BUILDING SEPARATION: R-2, A-3 (LESS THAN 300 OCCUPANTS), AND S-2.
3. BUILDING HEIGHT:
   A. 5 STORIES (WITH BASEMENTS) AND 54.59' ABOVE THE GRADE PLANE (TO THE ROOF SURFACE)
4. FIRE PROTECTION SYSTEMS:
   A. BUILDING FULLY FIRE SUPPRESSED PER NFPA 13/13R
5. HIGH RISE:
   A. THE HIGHEST OCCUPIED FLOOR (280') IS 55' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS (±225')
   THE BUILDING IS NOT A HIGH RISE.

EAST BUILDING CODE SUMMARY:

1. OCCUPANCY: SEPARATED MIXED-USE
   A. R-2: MULTI-FAMILY HOUSING.
   B. A-3: ASSEMBLY (RESIDENTIAL AMENITIES).
   C. S-2: CLOSED PARKING GARAGE, MECHANICAL SPACES AND RESIDENT STORAGE.
2. CONSTRUCTION TYPE:
   A. 5 STORIES OF CONSTRUCTION TYPE 3B OVER 3-HOUR RATED HORIZONTAL BUILDING SEPARATION PER VCC 510.2.
   B. THE HORIZONTAL BUILDING SEPARATION SHALL BE NO MORE THAN 1 STORY ABOVE THE GRADE PLANE.
   C. OCCUPANCY ABOVE THE HORIZONTAL BUILDING SEPARATION: R-2.
   D. OCCUPANCIES BELOW THE HORIZONTAL BUILDING SEPARATION: R-2, A-3 (LESS THAN 300 OCCUPANTS), AND S-2.
3. BUILDING HEIGHT:
   A. 6 STORIES (WITH BASEMENTS) AND 55.85' ABOVE THE GRADE PLANE (TO THE ROOF SURFACE)
4. FIRE PROTECTION SYSTEMS:
   A. BUILDING FULLY FIRE SUPPRESSED PER NFPA 13
5. HIGH RISE:
   A. THE HIGHEST OCCUPIED FLOOR (279') IS 66' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS (±213')
   THE BUILDING IS NOT A HIGH RISE.

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.

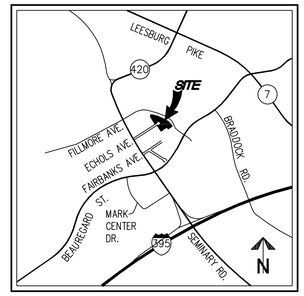
THERE ARE POSSIBLE AREAS OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY MARINE CLAYS MAP.

DEVELOPMENT TEAM INFORMATION

1. RECORD OWNER:
   TRUSTEES OF ST JAMES METHODIST CHURCH & TRUSTEES OF NORTHERN VIRGINIA METHODIST BUILDING
   5000 & 5001 ECHOLS AVE
   ALEXANDRIA VA 22311
2. CONTRACT PURCHASER/DEVELOPER:
   AHC, INC.
   2230 N. FAIRFAX DRIVE
   ARLINGTON, VA 22201
   ATTN: MR. JOHN WELSH
3. PLAN PREPARED BY:
   WALTER L. PHILLIPS, INC.
   207 PARK AVE.
   FALLS CHURCH, VA 22046
   ATTN: MR. BEN FLOOD
4. ARCHITECT:
   CUNNINGHAM QUILL ARCHITECTS PLLC.
   1054 31ST STREET NW
   SUITE 315
   WASHINGTON, DC 20007
   ATTN: MR. SCOTT MATTIES
5. LANDSCAPE ARCHITECT:
   STUDIO 39
   6416 GROVEDALE DRIVE, SUITE 100-A
   ALEXANDRIA, VIRGINIA 22310
   ATTN: MR. JOSEPH PLUMPE
6. LAND USE ATTORNEY:
   LAND, CARROLL & BLAIR, P.C.
   524 KING STREET
   ALEXANDRIA, VIRGINIA 22314
   ATTN: MR. DUNCAN BLAIR

LOCATION MAP

SCALE: 1"=2000'



PROJECT DESCRIPTION NARRATIVE

THIS APPLICATION PROPOSES REDEVELOPMENT OF THE SUBJECT PROPERTY TO REMOVE THE EXISTING CHURCH AND ADMINISTRATIVE BUILDINGS AND CONSTRUCT TWO MULTI-FAMILY RESIDENTIAL, ONE AFFORDABLE HOUSING BUILDING AND ONE MARKET RATE BUILDING, CONTAINING APPROXIMATELY 225 APARTMENT UNITS AND A DAYCARE. VACATION OF A PORTION OF THE ECHOLS AVENUE RIGHT-OF-WAY, ±0.20 AC, AS WELL AS THE DEDICATION OF ±0.06 AC ALONG FILLMORE AVENUE ARE ALSO PROPOSED WITH THIS PLAN. IN ADDITION TO THE PROPOSED BUILDINGS AND RIGHT-OF-WAY VACATION AND DEDICATION, ALL NECESSARY SUPPORTING INFRASTRUCTURE AND OPEN SPACE WILL BE PROVIDED WITH THIS APPLICATION.

THE SITE IS BORDERED TO THE NORTH AND EAST BY FILLMORE AVENUE, TO THE SOUTH AND THE WEST BY SINGLE FAMILY DETACHED HOMES.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. A SMALL AREA PLAN AMENDMENT IS REQUESTED TO MAKE SMALL AREA PLAN REQUIREMENTS CONSISTENT WITH WHAT IS PROPOSED IN THIS PLAN.
2. REZONING OF EXISTING PARCELS 010.02-02-30 AND 011.01-01-05 FROM R-12 ZONING DISTRICT TO PROPOSED CRMU-M ZONING DISTRICT IS REQUESTED.
3. A DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN IS REQUESTED.
4. A SPECIAL USE PERMIT FOR MAXIMUM FLOOR AREA RATIO OF 2.0 IS REQUESTED [Z.O. 5-205(C)].
5. A SPECIAL USE PERMIT FOR A TRANSPORTATION MANAGEMENT PLAN AND A REDUCTION IN REQUIRED PARKING FOR THE MARKET RATE BUILDING TO THE RATES SHOWN ON THIS PLAN IS REQUESTED [Z.O. 8-100(A)(4)].
6. A SPECIAL USE PERMIT FOR A REDUCTION IN REQUIRED PARKING FOR THE AFFORDABLE HOUSING BUILDING TO THE RATES SHOWN ON THIS PLAN IS REQUESTED [Z.O. 7-700].
7. A SPECIAL USE PERMIT FOR TRANSPORTATION MANAGEMENT PLAN TIER 2
8. A VACATION OF PUBLIC RIGHT-OF-WAY IS REQUESTED WITH THIS APPLICATION.

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ZONING TABULATIONS

ZONING:	EXISTING ZONE: R-12; PROPOSED ZONE: CRMU-M
MASTER PLAN:	ALEXANDRIA WEST SMALL AREA PLAN
SITE AREA (SQ. FT) (ACRES):	±3.12 AC OR ±135,954 SF
USE:	EXISTING: CHURCH / OFFICES PROPOSED: MULTI-FAMILY RESIDENTIAL AND DAYCARE

	PERMITTED/REQUIRED	PROVIDED
	CRMU-M	CRMU-M
FAR		
EAST	MAX 2.00*	±132,304 SF / 78,442 SF = ±1.69* (MAX 2.0)
WEST	MAX 2.00*	±108,956 SF / 60,256 SF = ±1.81* (MAX 2.0)
DENSITY	N/A	
EAST	N/A	±132 UNITS / ±1.80 ACRE = ±73.33 DU/AC *
WEST	N/A	±93 UNITS / ±1.38 ACRE = ±67.39 DU/AC *
GROSS FLOOR AREA (SF)		
EAST	N/A	±226,493 SF
WEST	N/A	±151,236 SF
NET FLOOR AREA (SF) **		
EAST	N/A	±223,292 SF
WEST	N/A	±148,236 SF
FAR FLOOR AREA (SF)		
EAST	N/A	±132,304 SF
WEST	N/A	±108,956 SF
LOT AREA (SF) ***		
EAST	N/A	±77,316 SF OR ±1.77 AC
WEST	N/A	±58,638 SF OR ±1.35 AC
SETBACKS (FT)		
FRONT	N/A	±5 FT
REAR	N/A	±25 FT
SIDE	N/A	±0 FT
FRONTAGE	N/A	±709'
OPEN SPACE (SF)		
EAST		
GROUND LEVEL (SF)	40%	±31,324 SF OR ±0.72 AC (±41%)
ABOVE GROUND LEVEL (SF)	N/A	±8,598 SF OR ±0.20 AC (±11%)
WEST		
GROUND LEVEL (SF)	40%	±28,227 SF OR ±0.65 AC (±48%)
ABOVE GROUND LEVEL (SF)	N/A	±1,442 SF OR ±0.03 AC (±2.5%)
AVERAGE FINISHED GRADE		
EAST	N/A	±234.9
WEST	N/A	±237.4
HEIGHT (FT)		
EAST	35'*/45' ****	±65' MAX
WEST	35'/45' ****	±60' MAX
PARKING TABULATIONS	SEE PARKING TABULATION, THIS SHEET	SEE PARKING TABULATION, THIS SHEET
STANDARD (PER SUP)	N/A	±254 SPACES
ADA	7	±10 SPACES
COMPACT (PER SUP)	MAX 30% (MAX 69 SPACES)	±5 SPACES
LOADING	0	1 SERVICE BAY PER BUILDING PROVIDED
TRIP GENERATION	N/A	±1,516 VPD*****

NOTES
* A SPECIAL USE PERMIT IS REQUESTED TO PERMIT UP TO A 2.0 FAR. EACH PARCEL'S LOT AREA USED IN THIS COMPUTATION IS THE PROPOSED SUBDIVIDED SITE AREA FOLLOWING RIGHT-OF-WAY VACATION. THE RIGHT-OF-WAY TO BE DEDICATED IS INCLUDED IN THIS LOT AREA.
** INCLUDES PARKING GARAGE FLOOR AREA. PARKING GARAGE FLOOR AREA DEDUCTED FROM "FAR AREA".
*** PROPOSED LOT AREA FOLLOWING RIGHT-OF-WAY VACATION AND DEDICATION. LOT AREA USED FOR FAR AND DENSITY COMPUTATION (EAST = ±78,442 SF AND WEST = ±60,253) INCLUDES AREA TO BE DEDICATED.
**** 35' OR 45' MAX. HEIGHT PER ALEXANDRIA WEST SMALL AREA PLAN. SMALL AREA PLAN TO BE AMENDED TO REFLECT MAX HEIGHTS PROPOSED WITH THIS APPLICATION.
*****AVERAGE DAILY TRAFFIC PROVIDED BY "INSTITUTE OF TRANSPORTATION ENGINEERS: TRIP GENERATION, 7TH EDITION VOLUME 2: APARTMENT AND RESIDENTIAL CONDOMINIUM".

PARKING TABULATION

REQUIRED PARKING (PER Z.O.)
USE/RATE: MULTI-FAMILY: 1-BEDROOM @ 1.30 SP/UNIT
USE/RATE: MULTI-FAMILY: 2-BEDROOM @ 1.75 SP/UNIT
USE/RATE: MULTI-FAMILY: 3-BEDROOM @ 2.20 SP/UNIT
USE/RATE: DAYCARE: 4-CLASSROOMS @ 2 SP/CLASSROOM

WEST BUILDING
1-BEDROOM: 1.30 SP/UNIT * 12 UNITS = 16 SPACES
2-BEDROOM: 1.75 SP/UNIT * 68 UNITS = 119 SPACES
3-BEDROOM: 2.20 SP/UNIT * 13 UNITS = 29 SPACES
DAYCARE:
4-CLASSROOMS: 2.00 SP/CLASSROOM * 4 CLASSROOMS = 8 SPACES
15% ADDITIONAL FOR VISITORS: 172 SPACES * 15% = 26 SPACES
PARKING REQUIRED (PER Z.O.) = 198 SPACES *

EAST BUILDING
1-BEDROOM: 1.30 SP/UNIT * 85 UNITS = 111 SPACES
2-BEDROOM: 1.75 SP/UNIT * 47 UNITS = 83 SPACES
15% ADDITIONAL FOR VISITORS: 194 SPACES * 15% = 30 SPACES
PARKING REQUIRED (PER Z.O.) = 224 SPACES **

REQUIRED PARKING (PER SPECIAL USE PERMIT)
USE/RATE: WEST BUILDING: @ 0.75 SP/UNIT
USE/RATE: EAST BUILDING: @ 1.30 SP/UNIT

WEST BUILDING
0.75 SP/UNIT * 93 UNITS = 70 SPACES

PARKING REQUIRED (PER S.U.P.) = 70 SPACES*

EAST BUILDING
1.30 SP/UNIT * 132 UNITS = 173 SPACES
VISITOR PARKING (15%) = 26 SPACES

PARKING REQUIRED (PER S.U.P.) = 199 SPACES**

TOTAL REQUIRED = 269 PARKING SPACES

PROPOSED PARKING
EAST BUILDING
PARKING PROVIDED = ±199 PARKING SPACES

WEST BUILDING
PARKING PROVIDED = ±70 PARKING SPACES

TOTAL PROVIDED = ± 269 PARKING SPACES

NOTES
* A SPECIAL USE PERMIT IS REQUESTED FOR A REDUCTION OF THE PARKING REQUIREMENTS. APPLICANT REQUESTS A PARKING RATE OF 0.75 SPACES PER UNIT WITH NO ADDITIONAL SPACES FOR VISITORS FOR THE AFFORDABLE HOUSING BUILDING (WEST BUILDING).
** A SPECIAL USE PERMIT IS REQUESTED FOR A REDUCTION OF THE PARKING REQUIREMENTS. APPLICANT REQUESTS A PARKING RATE OF 1.3 SPACES PER UNIT FOR THE MARKET RATE BUILDING (EAST BUILDING). A TRAFFIC IMPACT STUDY HAS BEEN SUBMITTED UNDER SEPARATE COVER.

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SCALE: AS SHOWN | DATE: 9/11/14, 10/28/14 | DRAWN: DV | CHECKED: BF

COMMONWEALTH OF VIRGINIA LICENSED PROFESSIONAL ENGINEER AARON M. VINSON LIC. NO. 041851 10/28/14

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

AHC - ST. JAMES MULTIFAMILY
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. 2014-0003
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

CONSTRUCTION NOTES

CONTRACTOR AND DEVELOPER ARE ADVISED THAT ANY ELECTRONIC FILES ASSOCIATED WITH THE PREPARATION OF THESE PLANS WILL NOT BE RELEASED TO OTHERS FOR USE IN CONSTRUCTION STAKEOUT OR RELATED SERVICES.

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED IF REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. 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.
6. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7. 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 COUNTY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
8. EXISTING WELLS SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD REQUIREMENTS.
9. EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
10. ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
11. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSION, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
12. THE CONTRACTOR IS TO VERIFY INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
13. EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONTRACTOR.
14. EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION.
15. DAMAGE TO ANY EXISTING ENTRANCES, CURB AND GUTTER, PAVEMENT OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT , WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE REPAIRED TO THE SATISFACTION OF THE CITY OF ALEXANDRIA AND ANY ADJOINING OWNERS THAT MAY BE AFFECTED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB.
17. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
18. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, CONTACT ENGINEER FOR ADDITIONAL INFORMATION PRIOR TO CONSTRUCTING IMPROVEMENTS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED.
19. THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA AND IT'S CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
20. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.
22. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
23. NO EVIDENCE OF GRAVES OR BURIAL SITES HAS BEEN FOUND ON THIS PROPERTY.
24. THERE ARE MAPPED RESOURCE PROTECTION AREAS ON THIS PROPERTY.
25. ALL ON-SITE RETAINING WALLS ARE SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. THIS PLAN IS FOR LOCATION AND PROPOSED GRADING ONLY. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE ACCOMPLISHED BY OTHERS.
26. THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION. WATERPROOFING FOR FILL AGAINST BUILDINGS AND LOCATION OF MECHANICAL EQUIPMENT AND CONNECTIONS AT THE FACES OF BUILDINGS.
27. SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR THE PONDING OF WATER ON THE ROADWAY.
28. THE CALIFORNIA BEARING RATION (CBR) VALUES OF IN-SITU MATERIAL SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TEST FOR ACTUAL DETERMINATION OF REQUIRED THICKNESS OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS. THE PAVEMENT SECTION SHALL BE DESIGNED BY AN GEOTECHNICAL/LICENCED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.
29. PROPOSED PAVEMENT SECTION DEPTH(S) ARE BASED ON A CBR VALUE OF 10. LABORATORY TESTS OF SUBGRADE SOIL SHALL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBGRADE THICKNESS PRIOR TO PAVING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION. SEE SOILS REPORT, BY OTHERS, FOR ADDITIONAL INFORMATION.
30. EMERGENCY VEHICLE EASEMENTS AND HANDICAPPED PARKING SPACES TO BE MARKED BY CITY OF ALEXANDRIA STANDARD SIGNAGE AND ADA REQUIREMENTS.
31. ALL STRIPING AND SIGNAGE TO MEET MUTCD STANDARDS.
32. ALL EROSION CONTROLS SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST VERSION OF) AND MUST BE SUBMITTED AND APPROVED BY T&ES.
33. ALL EMERGENCY VEHICLE EASEMENTS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS (CSAP-1A).
34. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND SOILS REPORT REQUIREMENTS.
35. ALL SOLID WASTE SHALL BE DELIVERED TO A REFUSE DISPOSAL FACILITY DESIGNATED BY THE DIRECTOR OF T&ES. ALL FUTURE LEASE OR PROPERTY SALES SHALL STIPULATE THIS REQUIREMENT.
36. PROVIDE ALL PEDESTRIAN AND TRAFFIC SIGNAGE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) TO THE SATISFACTION OF THE DIRECTOR OF T&ES.
37. ALL PRIVATE UTILITIES ARE TO BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.
38. THE STORMWATER COLLECTION SYSTEM IS LOCATED WITHIN THE FOUR MILE RUN WATERSHED.
39. PRIOR TO RELEASE OF THE PERFORMANCE BOND, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE DIVISION OF ENVIRONMENTAL QUALITY ON DIGITAL MEDIA.
40. THERE ARE POSSIBLE AREAS OF MARINE CLAY ON THIS SITE. ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY MAP.
41. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
42. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
43. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN PUBLIC EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
44. ALL STORM DRAINS NOT SHOWN WITHIN A PUBLIC EASEMENT OR IN A PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
45. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT 703-706-3889 AND RECEIVE AN APPROVED PROPOSAL BEFORE CONSTRUCTION, DEMOLITION AND INSPECTION OF WATER FACILITIES. ALL THE PROPOSED WET TAPS ON AN EXISTING WATER MAIN SHALL BE INSTALLED BY VAWC. ALL PROPOSED WATER MAIN SHALL BE POLYETHYLENE ENCASED.
46. EXISTING SIDEWALKS SHALL REMAIN OPEN DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
47. PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE, AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSES; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THIS FINAL SITE PLAN INCLUDES A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
48. CONTRACTOR SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
49. PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR A LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL OUTLINE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
50. A VPEDS (VSMP) PERMIT IS REQUIRED FOR THIS DEVELOPMENT. CONTRACTOR RESPONSIBLE FOR ENSURING PERMIT IS OBTAINED AND CURRENT THROUGHOUT THE DURATION OF THE PROJECT.
51. CONTRACTOR RESPONSIBLE FOR OBTAINING POTW PERMIT IF REQUIRED.
52. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERS AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR RELEASE TO THE ENVIRONMENT. THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT SHALL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS. A DETAILED SOILS REPORT WILL BE SUBMITTED SEPARATELY TO THE CITY OF ALEXANDRIA FOR REVIEW AND APPROVAL.
53. EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
54. THE THICKNESS OF SUB-BASE, BASE, AND WEARING COURSE SHALL BE DESIGNED USING "CALIFORNIA METHOD" AS SET FORTH ON PAGE 3-76 OF THE SECOND EDITION OF A BOOK ENTITLED, "DATA BOOK FOR CIVIL ENGINEERS, VOLUME ONE, DESIGN" WRITTEN BY ELWYN E. SEELYE. AN ALTERNATE PAVEMENT SECTION DESIGNED TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING BASED ON CBR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASWANI METHOD) AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ACCEPTABLE.
55. UNLESS OTHERWISE APPROVED, THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDER STYLE/STANDARD PEDESTRIAN CROSS WALKS AT ALL CROSSINGS AT THE PROPOSED DEVELOPMENT, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGNED OF LADDER STYLE OR STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY CASE BASIS AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION 30.18, PEDESTRIAN CROSSWALKS, JULY 13, 2006. A COPY OF THE POLICY MANUAL CAN BE OBTAINED FROM YON LAMBERT, BICYCLE AND PEDESTRIAN COORDINATOR/TRABSPORTATION PLANNER, TELEPHONE (703)746-4081

CITY STANDARD GENERAL NOTES

1. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL ELECTRICAL, AND PLUMING SYSTEMS.
2. ALL PUBLIC AND PRIVATE EASEMENTS OR ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC AND/OR PRIVATE EASEMENTS UNLESS OTHERWISE PROVIDED BY THE PLANNING COMMISSION AND THE CITY OF ALEXANDRIA COUNCIL.
3. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
4. BUILDING HEIGHT SHALL NOT EXCEED THE ALLOWABLE LIMIT BY CITY OF ALEXANDRIA ZONING ORDINANCE OR AS APPROVED BY THE PLANNING COMMISSION AND THE CITY OF ALEXANDRIA COUNCIL.
5. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC)
6. FLOOR AREA CALCULATIONS WITH ALLOWABLE LIMITS AS APPROVED BY PLANNING COMMISSION AND CITY COUNCIL, ARE DEMONSTRATED HEREIN.
7. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO STREETS, ALLEYWAYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SIRE CONSTRUCTION THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
8. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARD AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
9. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM ADJACENT PROPERTY OWNERS.
10. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500 SF.
11. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
12. ANY WORK IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
13. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
14. THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT (703) 838-4520 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
15. ROOF DRAINING SYSTEM, SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEM MUST BE INSTALLED SO AS EITHER TO ADVERSELY IMPACT UPON, NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT OF WAY.
16. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES,
17. IN THE EVENT, THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEM AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
18. PER THE REQUIREMENT OF SECTION 8-1-12 OF THE CITY CHARTER AND CODE, WHEN THE BUILDING FOOTING HAS BEEN PLACED AND THE WALLS HAVE BEEN RAISED TO THE FIRST JOIST BEARING OR STORY HEIGHT ABOVE GRADE, A PLOT PLAN SHOWING THE EXACT LOCATION OF THE WALLS SHALL BE PREPARED BY A LICENSED, CERTIFIED PUBLIC LAND SURVEYOR OR PROFESSIONAL ENGINEER AND FILED WITH THE BUILDING OFFICIAL FOR APPROVAL BEFORE PROCEEDING FURTHER WITH CONSTRUCTION.
19. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS, THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE WALLS.
20. SUBMIT A SURVEY, CONSISTENT WITH THE REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY CHECKLIST, TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO REQUESTING AN INSPECTION FOR A CERTIFICATE OF OCCUPANCY.
21. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENT SHALL BE OWNED AND MAINTAINED PRIVATELY.
22. 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.
23. THE SIDEWALKS SHALL REMAIN OPENED DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
24. PRIOR TO THE RELEASE OF THE SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSES; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
25. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH VIRGINIA USBC 115.0.

CITY STANDARD NOTES

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

2. ALL WELLS TO BE DEMOLISHED ON 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 AND THE ALEXANDRIA ENVIRONMENTAL HEALTH DIVISION AT 703-746-4910.

3. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND
SATURDAYS FROM 9AM TO 6PM
NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 9AM TO 6PM
AND SATURDAYS FROM 10AM TO 4PM

SANITARY SEWER OUTFALL NARRATIVE

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY 284,400 GPD, WHICH EXCEEDS 10,000 GPD. AS COORDINATED WITH CITY STAFF PRELIMINARY SANITARY OUTFALL ANALYSIS SHOWS THE OUTFALL TO BE INADEQUATE.

IN ORDER TO SATISFY THE REQUIREMENTS OF MEMO TO INDUSTRY NO. 06-14 FOR INADEQUATE OUTFALLS, THE APPLICANT PROPOSES SANITARY SEWER IMPROVEMENTS SHOWN ON SHEETS P-0902 THROUGH P-0906.

THE APPLICANT WILL CONTINUE TO WORK WITH STAFF TO DETERMINE APPROPRIATE MITIGATION AS PROJECT PROGRESS.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) NARRATIVE

COVERAGE UNDER THE 2009 CONSTRUCTION GENERAL PERMIT (VAR 10) WAS ISSUED ON JUNE 30/2014 FOR A 5 YEAR TERM (PERMIT NUMBER VAR10E144). THEREFORE, THE DESIGN CRITERIA APPLIED FOR THE STORMWATER MANAGEMENT PLAN ASSOCIATED WITH THIS DEVELOPMENT SHALL CONFORM TO THE TECHNICAL CRITERIA STIPULATED IN SECTIONS 9VAC-25-870-93 THROUGH 9VAC25-870-99 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM REGULATIONS (VSMP).

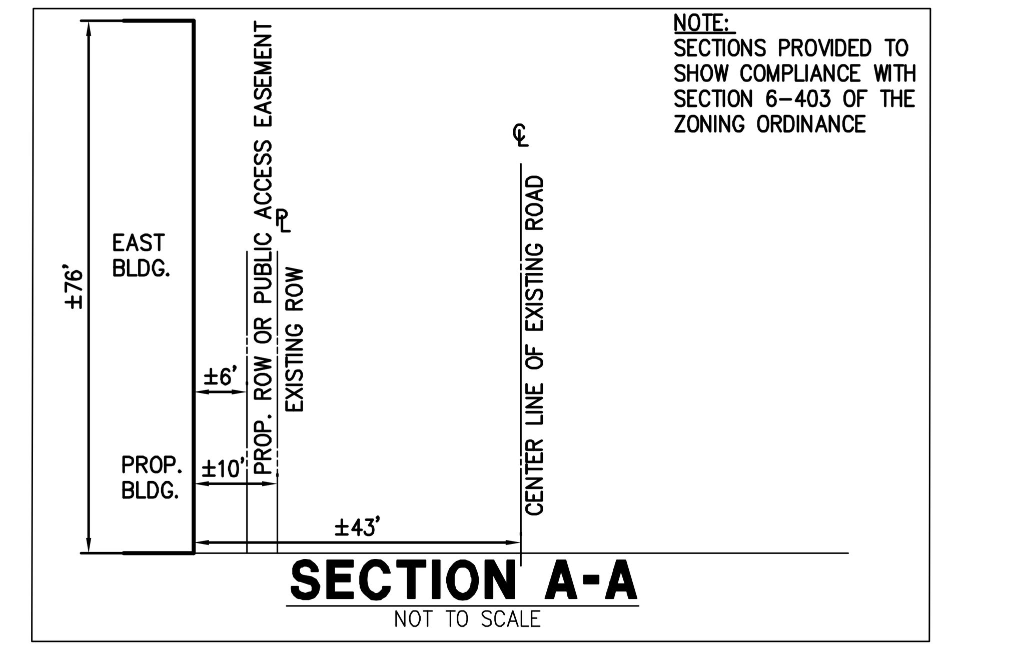
STORM RUNOFF CURRENTLY SHEET FLOWS EAST AND EVENTUALLY SOUTH INTO FILLMORE AVENUE WHERE IT IS THEN COLLECTED INTO THE EXISTING SEWER SYSTEM.

PRELIMINARY ANALYSIS SHOWS THE PROPOSED DEVELOPMENT WILL INCREASE IMPERVIOUS AREA, THEREFORE INCREASING RUNOFF FROM THE SITE. THE DEVELOPMENT PROPOSES TO DETAIN THE RUNOFF TO THE PRE-DEVELOPMENT RATE. ADDITIONALLY, A PRELIMINARY OUTFALL ANALYSIS SHOWS THE RECEIVING STORM SEWER SYSTEM TO BE ADEQUATE TO HANDLE THE PREDEVELOPMENT FLOW.

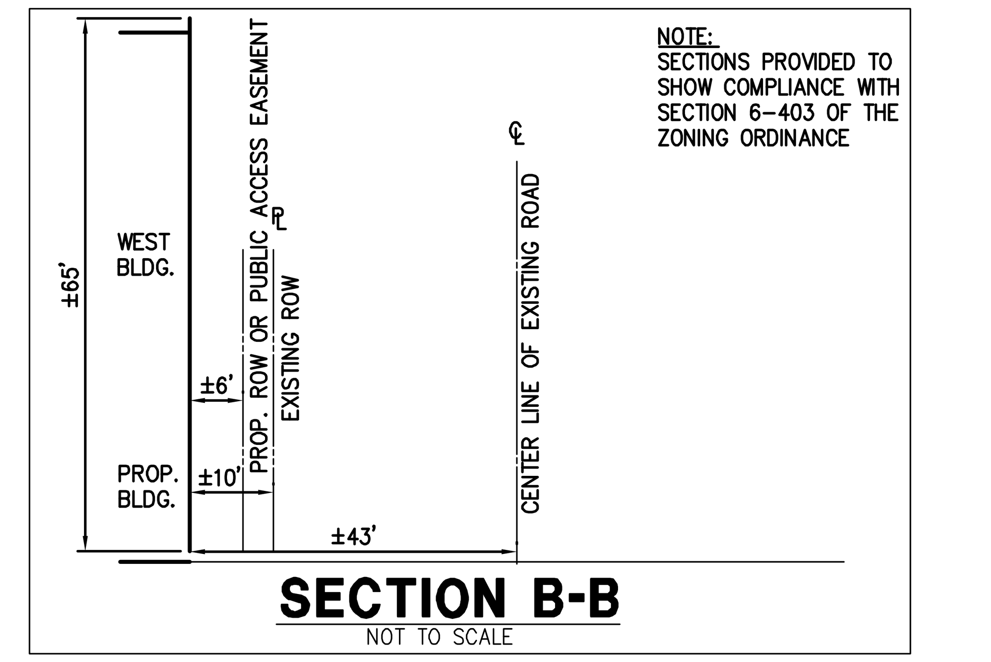
IN ORDER TO SATISFY THE CITY OF ALEXANDRIA'S WATER QUALITY REQUIREMENT THE PROJECT PROPOSES THE USE OF SEVERAL BMP FACILITIES, SEE P-0402 FOR APPROXIMATE LOCATION. ADDITIONALLY, THESE BMPS SHALL BE USED TO MEET THE CITY'S WATER QUALITY VOLUME REQUIREMENT.

GREEN BUILDING NARRATIVE

THE BUILDING WILL BE DESIGNED WITH ENVIRONMENTALLY CONSCIOUS STRATEGIES WHICH MAY INCLUDE ELEMENTS SUCH AS INSULATED AND LOW EMISSIVE GLAZING THERMALLY BROKEN WINDOW FRAMES, LOW FLOW PLUMBING FIXTURES, UPGRADED MECHANICAL SYSTEMS, ENERGY STAR LIGHT FIXTURES AND APPLIANCES, ETC. AS IF TO MEET LEED STANDARD DESIGN. EXACT GREEN BUILDING TECHNIQUES WILL BE FURTHER EXPLORED AND DETAILED AS THE BUILDING EVOLVES THROUGHOUT THE DESIGN PROCESS.

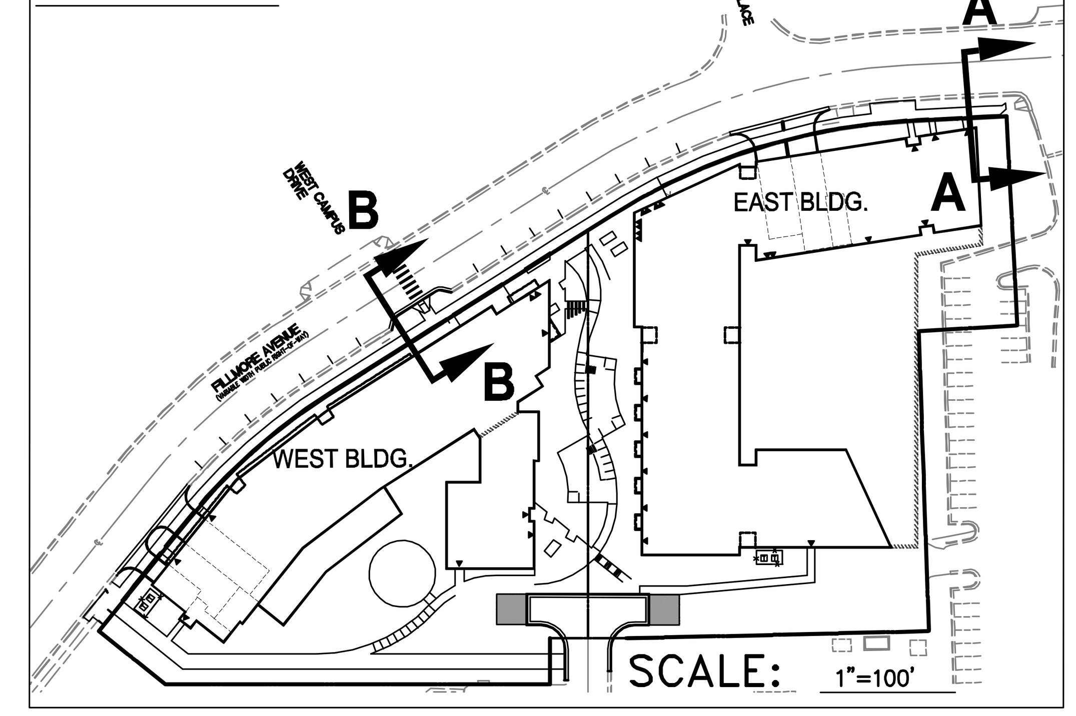


SECTION A-A
NOT TO SCALE

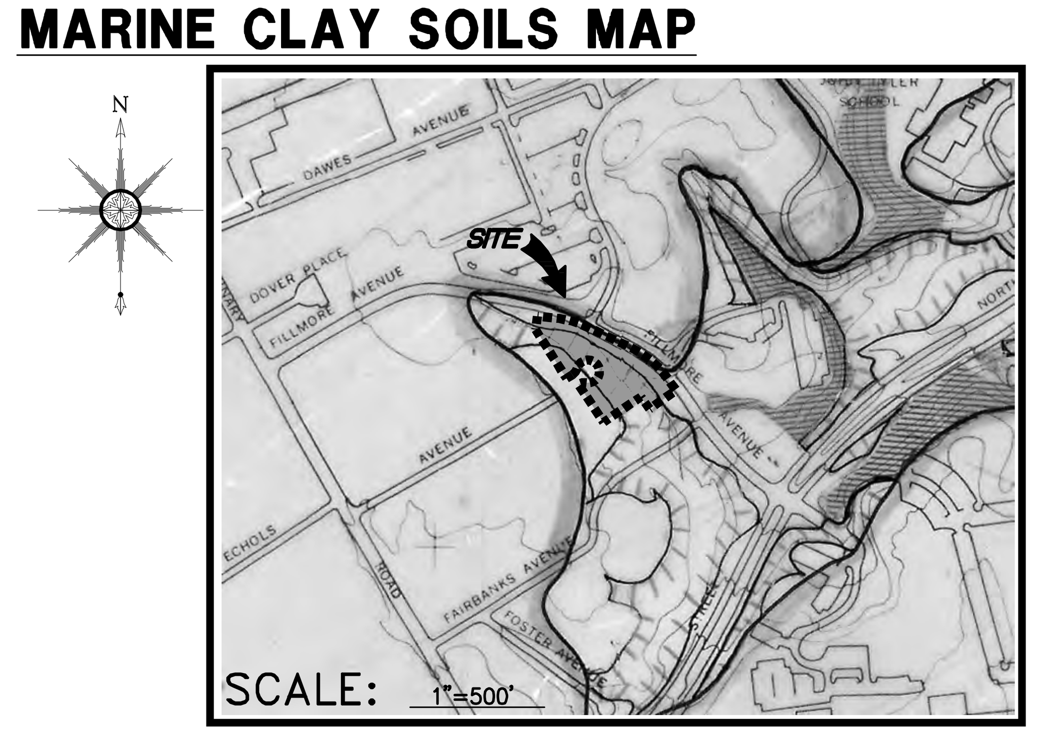


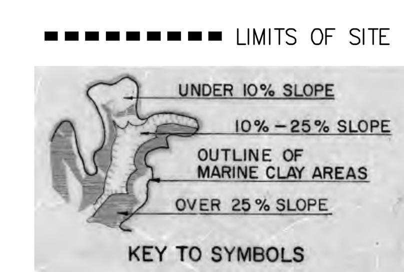
SECTION B-B
NOT TO SCALE

KEY MAP



MARINE CLAY SOILS MAP





APPROVED
SPECIAL USE PERMIT NO. 2014-0003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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

SCALE: 1" = 30'
DATE: 9/11/14, 10/28/14
DRAWN: DV
CHECKED: BF

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

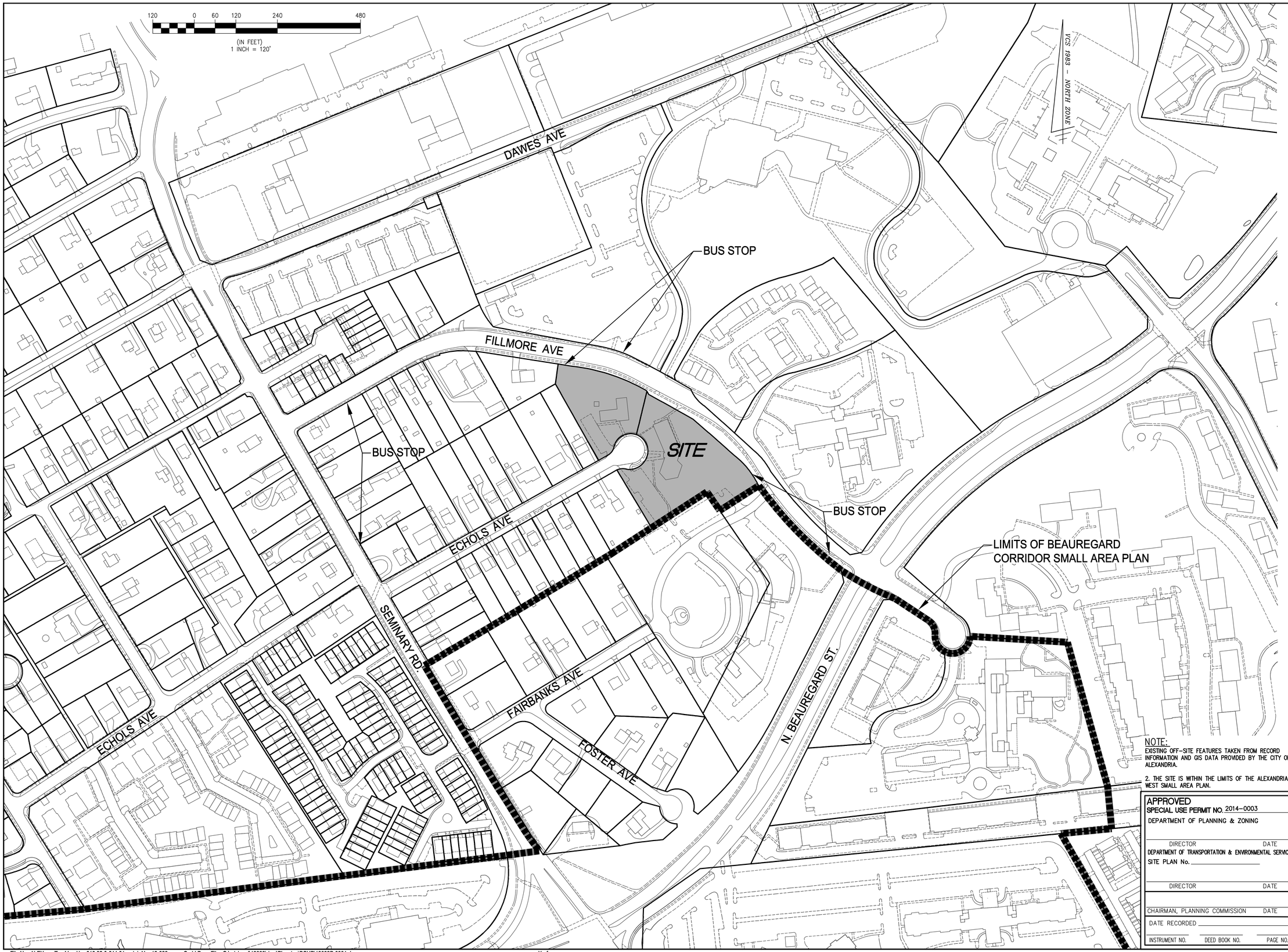
NOTES AND TABULATIONS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0201.dwg Xref:

SHEET: P-0201



NOTE:
EXISTING OFF-SITE FEATURES TAKEN FROM RECORD INFORMATION AND GIS DATA PROVIDED BY THE CITY OF ALEXANDRIA.

2. THE SITE IS WITHIN THE LIMITS OF THE ALEXANDRIA WEST SMALL AREA PLAN.

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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SITE CONTEXT PLAN

AHC - ST. JAMES MULTIFAMILY

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COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

SCALE: 1" = 120' DATE: 9/11/14, 10/28/14 DRAWN: DV CHECKED: BF

REVISION APPROVED BY

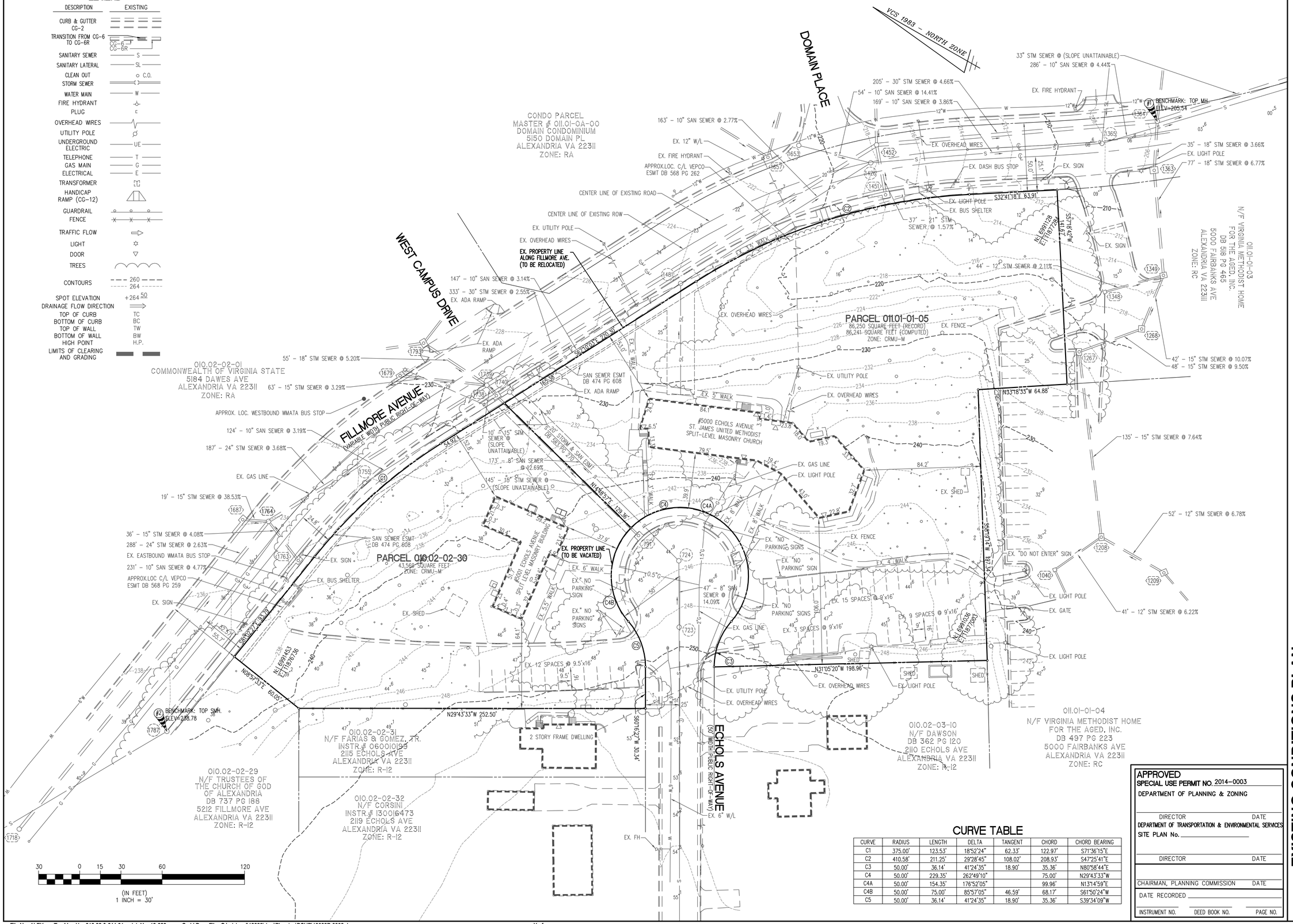
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0301.dwg Xref:

SHEET: P-0301

LEGEND

DESCRIPTION	EXISTING
CURB & GUTTER CG-2	
TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
SANITARY SEWER	S
SANITARY LATERAL	SL
CLEAN OUT	C.O.
STORM SEWER	
WATER MAIN	W
FIRE HYDRANT	
PLUG	P
OVERHEAD WIRES	
UTILITY POLE	
UNDERGROUND ELECTRIC	UE
TELEPHONE	T
GAS MAIN	G
ELECTRICAL	E
TRANSFORMER	
HANDICAP RAMP (CG-12)	
GUARDRAIL	
FENCE	
TRAFFIC FLOW	
LIGHT	
DOOR	
TREES	
CONTOURS	260 264
SPOT ELEVATION	+264 50
DRAINAGE FLOW DIRECTION	
TOP OF CURB	TC
BOTTOM OF CURB	BC
TOP OF WALL	TW
BOTTOM OF WALL	BW
HIGH POINT	H.P.
LIMITS OF CLEARING AND GRADING	



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	375.00'	123.53'	18°52'24"	62.33'	122.97'	S71°36'15"E
C2	410.58'	211.25'	29°28'45"	108.02'	208.93'	S47°25'41"E
C3	50.00'	36.14'	41°24'35"	18.90'	35.36'	N80°58'44"E
C4	50.00'	229.35'	262°49'10"		75.00'	N29°43'33"W
C4A	50.00'	154.35'	176°52'05"		99.96'	N13°14'59"E
C4B	50.00'	75.00'	85°57'05"	46.59'	68.17'	S61°50'24"W
C5	50.00'	36.14'	41°24'35"	18.90'	35.36'	S39°34'09"W

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EXISTING CONDITIONS PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0302.dwg Xref:

SHEET: P-0302

NOTES

1. THE PROPERTY DELINEATED HEREON APPEARS ON THE CITY OF ALEXANDRIA TAX MAP AS NUMBERS 010.02-02-30 AND 011.01-01-05, AND IS ZONED R12.

2. THE PROPERTY SHOWN HEREON IS NOW AS FOLLOWS:
   A: PARCEL 010.02-02-30, BEING LOT 3849-01-04 OF THE THIRD DIVISION OF THE LAND OF B.M. SMITH, AS RECORDED IN DEED BOOK 543 AT PAGE 104, IN THE NAME OF THE TRUSTEES OF THE NORTHERN VIRGINIA METHODIST BUILDING, AS RECORDED IN DEED BOOK 537 AT PAGE 239.
   B: PARCEL 011.01-01-05, BEING 3849-01-05 OF THE THIRD DIVISION OF THE LAND OF B.M. SMITH, AS RECORDED IN DEED BOOK 543 AT PAGE 104, IN THE NAME OF THE TRUSTEES OF ST. JAMES METHODIST CHURCH, AS RECORDED IN DEED BOOK 551 AT PAGE 598.
   ALL OF THE FOREGOING AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

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

4. TOTAL RECORD AREA OF THE PROPERTY IS 129,819 SQUARE FEET OR 2.9802 ACRES. TOTAL COMPUTED AREA OF THE PROPERTY IS 129,810 SQUARE FEET OR 2.9800 ACRES.

5. THIS PLAN IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.

6. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED HEREON, ARE PER THE TITLE REPORT ISSUED BY EXPERT TITLE LLC, CASE NUMBER ECA13-5686, EFFECTIVE DATE OCTOBER 22, 2013 FOR PARCEL 010.02-02-30 AND CASE NUMBER ECA13-5685, EFFECTIVE DATE OCTOBER 22, 2013 FOR PARCEL 011.01-01-05.

7. THE PROPERTY SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY, AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(CORS96)(EPOCH:2002.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER DH4144; LWXI STERLING CORS ARP. THE SCALE FACTOR (ELEVATION FACTOR X GRID FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994906. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES, AND IN THE PERFORMANCE OF THE FIELD SURVEY, IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.

8. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DANNY E. POTEET, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON NOVEMBER 25, 2013; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

9. THIS SURVEY WAS PERFORMED AT THE REQUEST OF AHC, INC.

10. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AREA TABULATION

PARCEL 010.02-02-30	34,569 SQ.FT. OR 1.0002 AC
PARCEL 011.01-01-05	86,241 SQ.FT. OR 1.9798 AC (COMPUTED)*
TOTAL	120,810 SQ.FT. OR 2.7734 AC

*PARCEL 011.01-01-05 86,250 SQ.FT. OR 1.9800 AC (RECORD)

AS-BUILT DATA

SANITARY SEWER

SMH 1787	
MANHOLE TOP =	238.78
10"INV IN (N.WEST)=	228.37
10" INV OUT (SMH 1755)=	228.27
SMH 1755	
MANHOLE TOP =	231.71
10" INV IN (SMH 1787)=	217.26
10" INV OUT (SMH 1740)=	216.41
SMH 2244	
MANHOLE TOP =	255.82
8" INV OUT (SMH 723)=	248.09
SMH 723	
MANHOLE TOP =	249.12
8"INV IN (SMH 2244)=	245.68
8"INV OUT (SMH 724)=	245.38
SMH 724	
MANHOLE TOP =	245.50
8"INV IN (SMH 723)=	238.76
8"INV OUT (SMH 1740)=	237.89
SMH 1740	
MANHOLE TOP =	228.59
8"INV IN (SMH 724)=	215.92
10" INV IN (SMH 1755)=	212.46
10" INV OUT (SMH 1481)=	212.36
SMH 1481	
MANHOLE TOP =	224.51
LAT IN (CHURCH)=	208.62
10"INV IN (SMH 1740)=	207.75
10"INV OUT (SMH 1426)=	207.70
SMH 1653	
MANHOLE TOP =	220.74
10"INV IN (N.EAST)=	214.10
10"INV OUT (SMH 1426)=	212.94
SMH 1426	
MANHOLE TOP =	218.30
10"IN TOP DROP(SMH 1653)=	211.60
10"IN BTTMDROP(SMH 1653)=	205.16
10"INV IN (SMH 1481)=	203.18
10"INV OUT (SMH 1365)=	203.08
SMH 1365	
MANHOLE TOP =	208.06
10"INV IN (SMH 1426)=	196.56
LAT IN (S.EAST)=	196.76
10" INV OUT (SMH 1486)=	196.26
SMH 1486	
MANHOLE TOP =	194.77
10"INV IN (SMH 1365)=	183.55
10"INV OUT (SMH 30496)=	183.45
SMH 30496	
MANHOLE TOP =	194.10
15"INV IN (WEST)=	183.60
10"INV IN (S.EAST)=	182.52
10"INV IN (SMH 1486)=	181.56
15"INV OUT (EAST)=	181.51

PIPE DIAMETERS FROM RECORD INFORMATION

STORM SEWER

SD 1718	
MANHOLE TOP =	242.04
15"RCP IN TOPDROP(NORTH)=	237.32
15"RCP IN BTMDROP(NORTH)=	231.28
24"RCP IN (S.WEST)=	230.54
24"RCP OUT (SD 1764)=	230.38
SD 1687	
CURB INLET TOP =	234.42
15"RCP IN (NORTH)=	229.98
15"RCP OUT (SD 1764)=	229.60
SD 1763	
CURB INLET TOP =	234.25
15"RCP OUT (SD 1764)=	229.82
SD 1764	
MANHOLE TOP =	234.09
24"RCP IN (SD 1718)=	222.80
15"RCP IN (SD 1763)=	228.35
15"RCP IN (SD 1687)=	222.28
24"RCP OUT (SD 1739)=	222.18
SD 1679	
CURB INLET TOP =	230.34
15"RCP OUT (SD 1739)=	224.81
SD 791	
CURB INLET TOP =	244.24
15"RCP OUT (SD 1738)=	238.43
SD 1738	
CURB INLET TOP =	238.86
STRUCTURE FILLED W/DEBRIS	
INVERTS INACCESSIBLE	
SD 1793	
CURB INLET TOP =	229.64
15"RCP IN (EAST)=	224.17
18"RCP IN (N.WEST)=	224.11
18"RCP OUT (SD 1739)=	224.02
SD 1739	
MANHOLE TOP =	228.75
15"RCP IN (SD 1738)=	215.46
30"RCP IN (SD 1764)=	215.30
18"RCP IN (SD 1793)=	221.16
15"RCP IN (SD 1679)=	222.74
30"RCP OUT (SD 1452)=	214.70

SD 1451	
CURB INLET TOP =	217.75
21"RCP OUT (SD 1452)=	208.18
SD 1452	
MANHOLE TOP =	217.87
18"RCP IN (EAST)=	212.52
21"RCP IN (SD 1451)=	207.60
30"RCP IN (SD 1739)=	206.21
30"RCP IN (SD 1364)=	206.48
SD 1040	
GRATE INLET TOP =	236.28
12"PVC IN (S.WEST)=	233.88
12"PVC OUT (SD 1208)=	233.67
SD 1209	
CURB INLET TOP =	235.60
12"PVC IN (S.WEST)=	230.87
15"RCP OUT (SD 1208)=	230.33
SD 1208	
CURB INLET TOP =	233.39
12"PVC IN (SD 1040)=	231.12
15"RCP IN (SD 1209)=	226.77
15"RCP OUT (SD 1267)=	226.73
SD 1267	
CURB INLET TOP =	223.18
15"RCP IN (SD 1208)=	216.41
15"RCP OUT (SD 1268)=	216.28
SD 1268	
CURB INLET TOP =	219.33
15"RCP IN (SD 1267)=	211.72
15"RCP OUT (SD 1349)=	210.90
SD 1348	
GRATE INLET TOP =	216.84
15"CMP IN (TRACK DRAIN)=	215.55
12"PVC OUT (SD 1349)=	213.86
SD 1349	
CURB INLET TOP =	216.28
12"PVC IN (SD 1348)=	212.93
15"PVC IN (SD 1268)=	206.67
18"RCP OUT (SD 1363)=	205.63

SD 1363	
CURB INLET TOP =	206.07
18"RCP IN (SD 1349)=	200.42
18"RCP OUT (SD 1364)=	199.72
SD 1364	
MANHOLE TOP =	205.54
15"RCP IN (EAST)=	197.59
18"RCP IN (SD 1363)=	198.44
30"RCP IN (SD 1452)=	196.92
33"RCP OUT (SOUTH)=	196.62

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SPECIAL USE PERMIT NO. 2014-0003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

EXISITNG CONDITIONS AS-BUILT DATA

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS INCORPORATED
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www.WLPINC.com

COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

DATE: 9/11/14, 10/28/14
SCALE: 1" = 30'
DRAWN: DV
CHECKED: BF

REVISION APPROVED BY

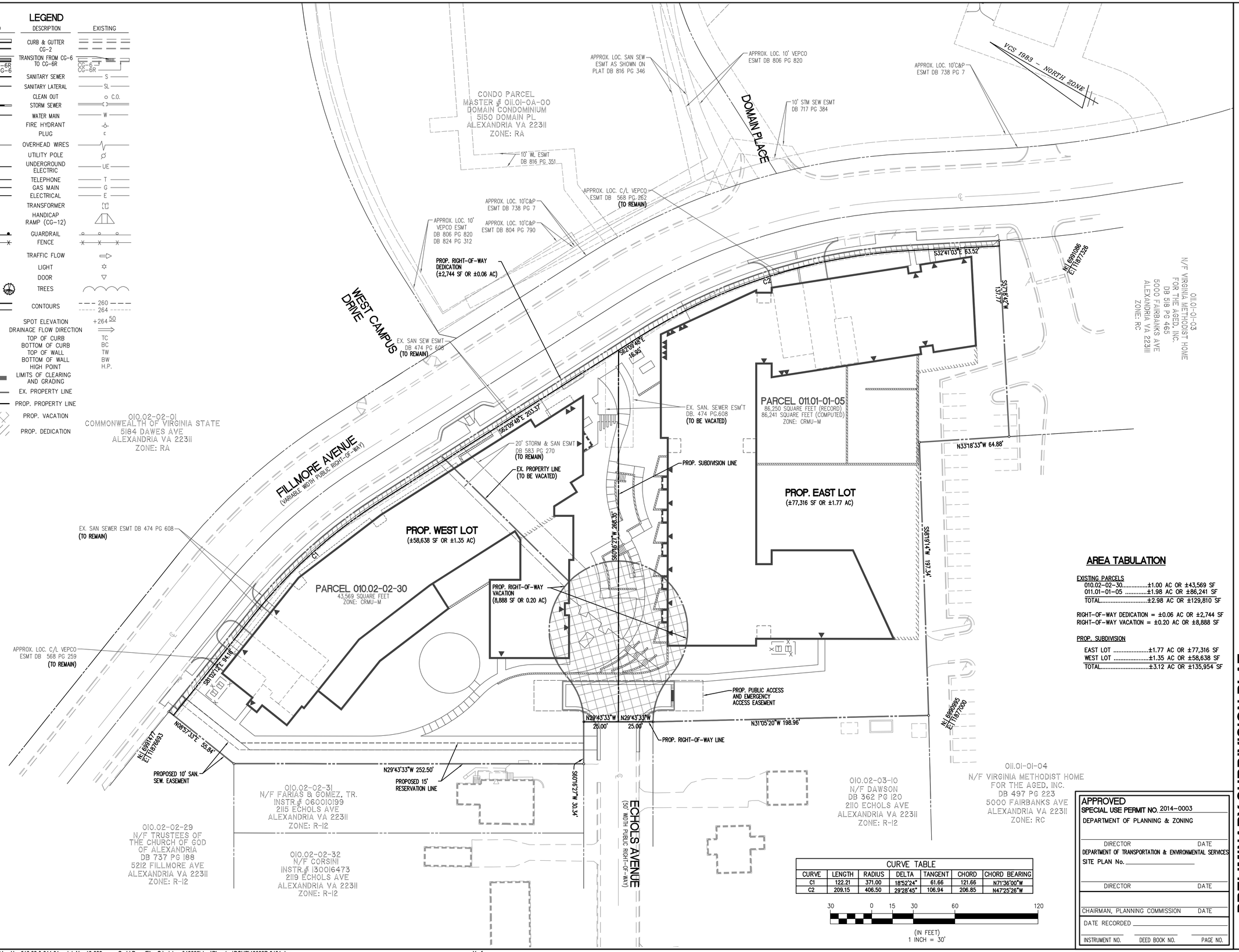
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0302.dwg Xref:

SHEET: P-0303

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	
	EX. PROPERTY LINE	
	PROP. PROPERTY LINE	
	PROP. VACATION	
	PROP. DEDICATION	



AREA TABULATION

EXISTING PARCELS

010.02-02-30.....±1.00 AC OR ±43,569 SF
011.01-01-05 .....±1.98 AC OR ±86,241 SF
TOTAL.....±2.98 AC OR ±129,810 SF

RIGHT-OF-WAY DEDICATION = ±0.06 AC OR ±2,744 SF
RIGHT-OF-WAY VACATION = ±0.20 AC OR ±8,888 SF

PROP. SUBDIVISION

EAST LOT .....±1.77 AC OR ±77,316 SF
WEST LOT .....±1.35 AC OR ±58,638 SF
TOTAL.....±3.12 AC OR ±135,954 SF

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	122.21	371.00	18°52'24"	61.66	121.66	N71°36'00"W
C2	209.15	406.50	29°28'45"	106.94	206.85	N47°25'26"W

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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PRELIMINARY SUBDIVISION PLAT

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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

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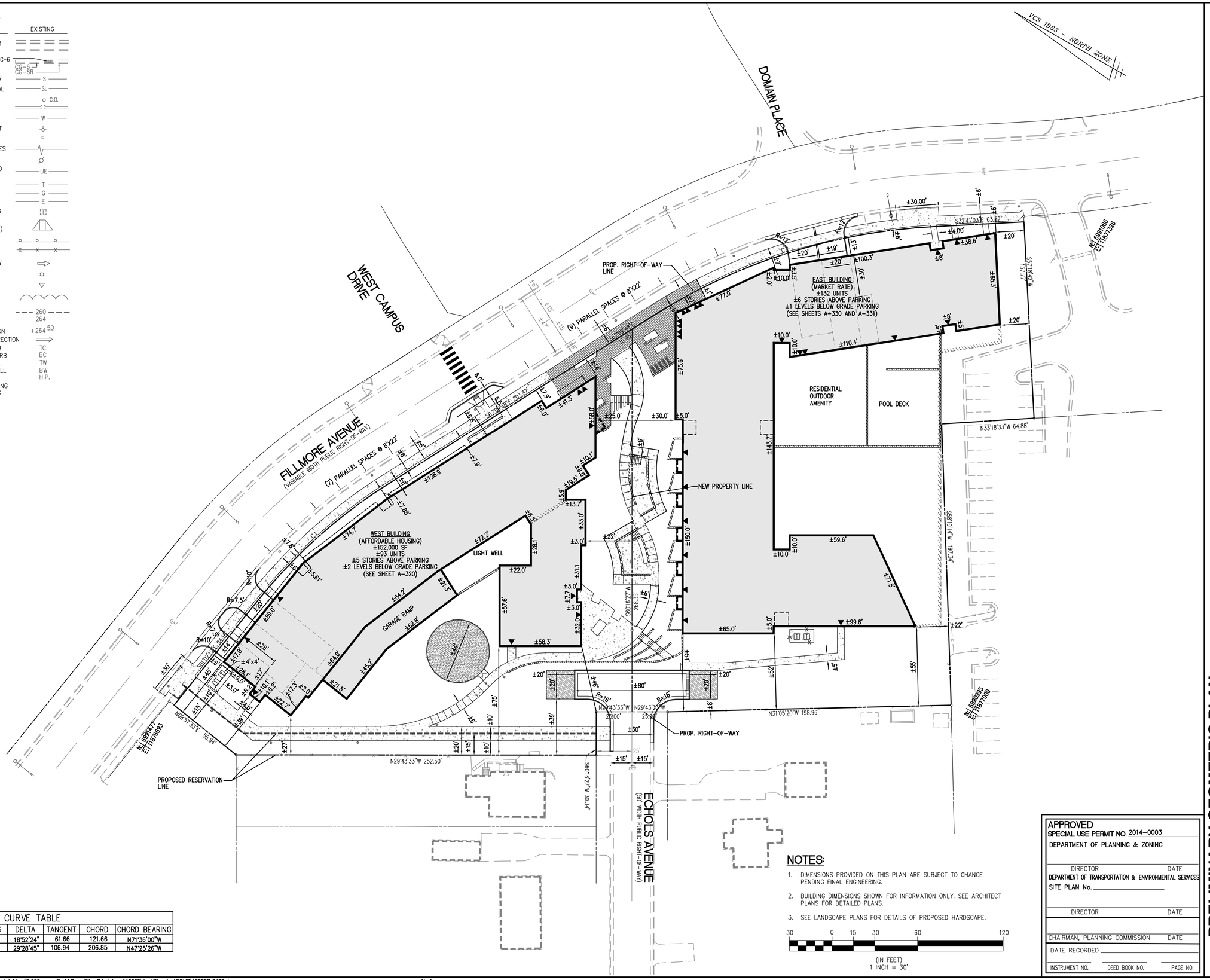
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	122.21	371.00	18°52'24"	61.66	121.66	N71°36'00"W
C2	209.15	406.50	29°28'45"	106.94	206.85	N47°25'26"W

NOTES:

1. DIMENSIONS PROVIDED ON THIS PLAN ARE SUBJECT TO CHANGE PENDING FINAL ENGINEERING.
2. BUILDING DIMENSIONS SHOWN FOR INFORMATION ONLY. SEE ARCHITECT PLANS FOR DETAILED PLANS.
3. SEE LANDSCAPE PLANS FOR DETAILS OF PROPOSED HARDSCAPE.

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

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ARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

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PRELIMINARY GEOMETRIC PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0402.dwg Xref:

SHEET: P-0402

LEGEND

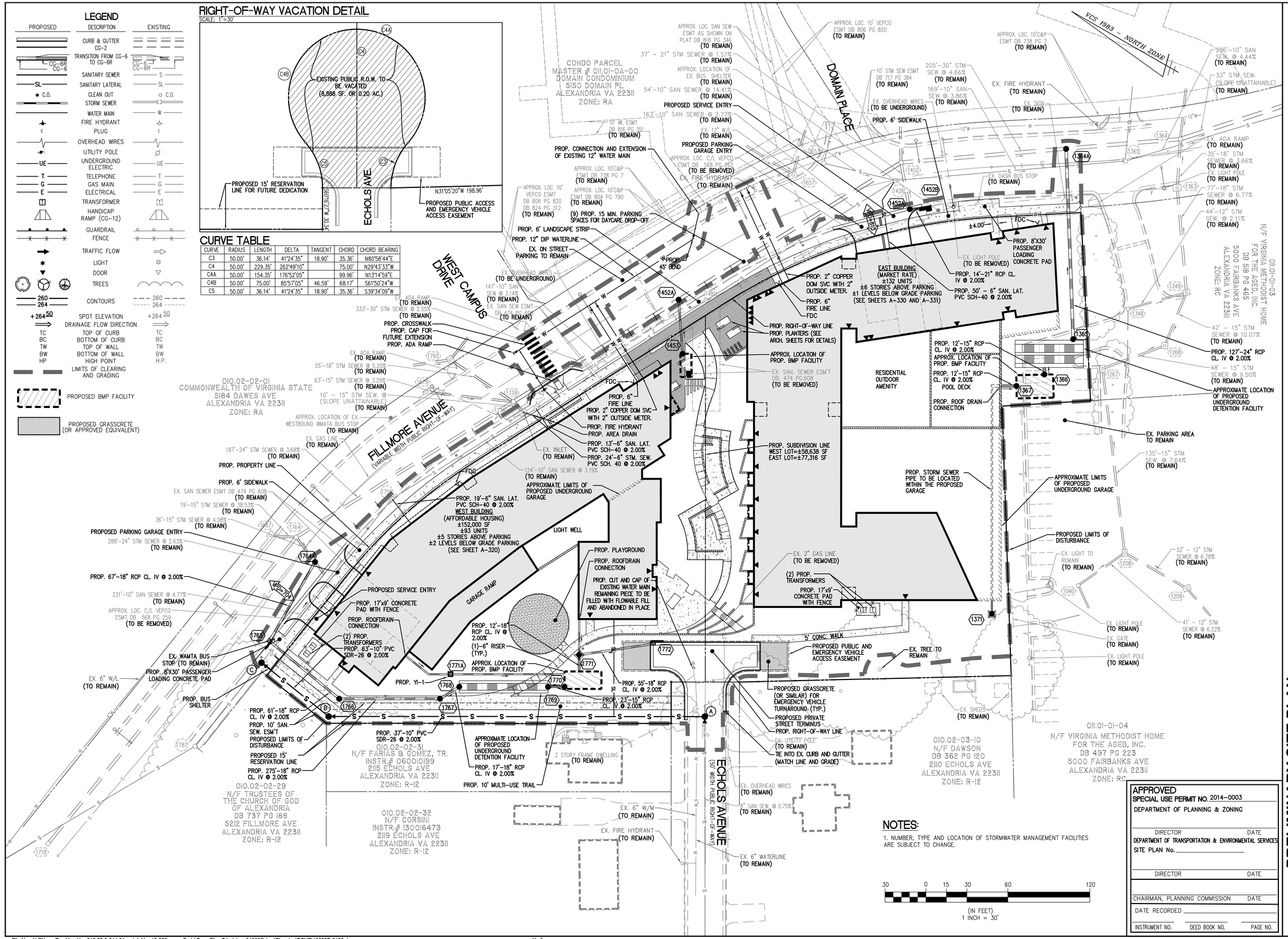
PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	
	PROPOSED BMP FACILITY	
	PROPOSED GRASSCRETE (OR APPROVED EQUIVALENT)	

RIGHT-OF-WAY VACATION DETAIL

SCALE: 1"=30'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C3	50.00'	36.14'	41°24'35"	18.90'	35.36'	N80°58'44"E
C4	50.00'	229.35'	262°49'10"		75.00'	N29°43'33"W
C4A	50.00'	154.35'	176°52'05"		99.96'	N13°14'59"E
C4B	50.00'	75.00'	85°57'05"	46.59'	68.17'	S61°50'24"W
C5	50.00'	36.14'	41°24'35"	18.90'	35.36'	S39°34'09"W



NOTES:

1. NUMBER, TYPE AND LOCATION OF STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO CHANGE.

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PRELIMINARY SITE PLAN

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COMMONWEALTH OF VIRGINIA
ARON M. VINSON
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10/28/14
PROFESSIONAL ENGINEER

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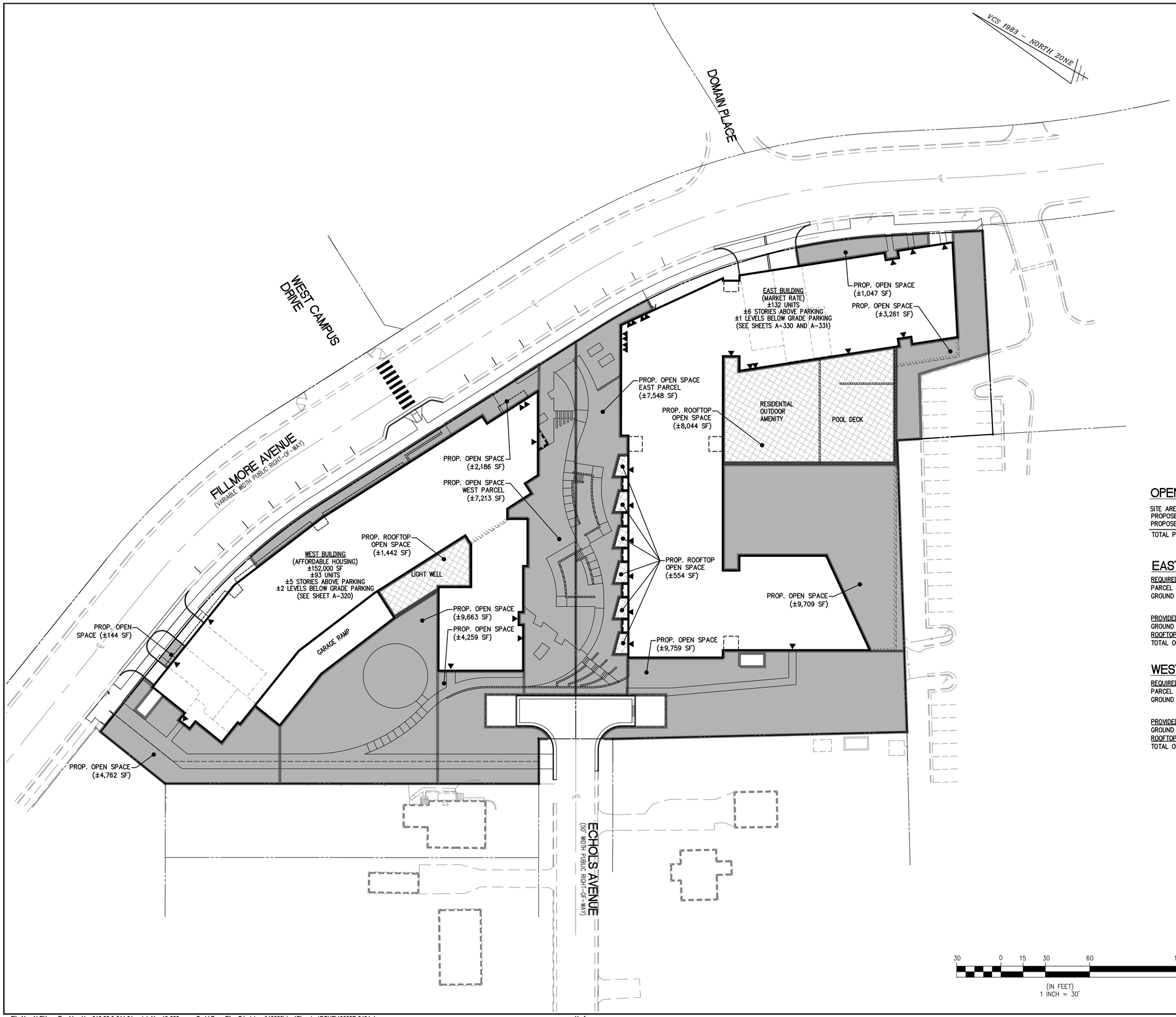
NO.	DESCRIPTION	DATE	REV. BY

	APPROVED	DATE

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0403.dwg Xref:

SHEET: P-0403



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	PROPOSED LIMITS OF DEVELOPMENT	
	PROP. GROUND LEVEL OPEN SPACE	
	PROP. ROOFTOP OPEN SPACE	

OPEN SPACE TABULATION

SITE AREA = ±135,954 SF OR ±3.12 AC
PROPOSED GROUND LEVEL OPEN SPACE = ±59,551 SF OR 1.37 AC (±43.8%)
PROPOSED ROOFTOP OPEN SPACE = ±10,040 SF OR 0.23 AC (±7.4%)
TOTAL PROPOSED OPEN SPACE = ±69,591 SF OR 1.60 AC (± 51.2%)

EAST

REQUIRED
PARCEL AREA = ±77,316 SF (OR ±1.77 AC)
GROUND OPEN SPACE REQUIRED = ±30,926 SF OR ±0.71 AC (±40%)

PROVIDED
GROUND OPEN SPACE PROVIDED = ±31,324 SF OR ±0.72 AC (±41%)
ROOFTOP OPEN SPACE = ±8,598 SF OR ±0.20 AC (±11%)
TOTAL OPEN SPACE PROVIDED = ±39,922 SF OR ±0.92 AC (±52%)

WEST

REQUIRED
PARCEL AREA = ±58,638 SF (OR ±1.35 AC)
GROUND OPEN SPACE REQUIRED = ±23,454 SF OR ±0.54 AC (±40%)

PROVIDED
GROUND OPEN SPACE PROVIDED = ±28,227 SF OR ±0.65 AC (±48%)
ROOFTOP OPEN SPACE = ±1,442 SF OR ±0.03 AC (±2.5%)
TOTAL OPEN SPACE PROVIDED = ±29,669 SF OR ±0.68 AC (±51%)

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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SCALE: 1" = 30'

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AARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

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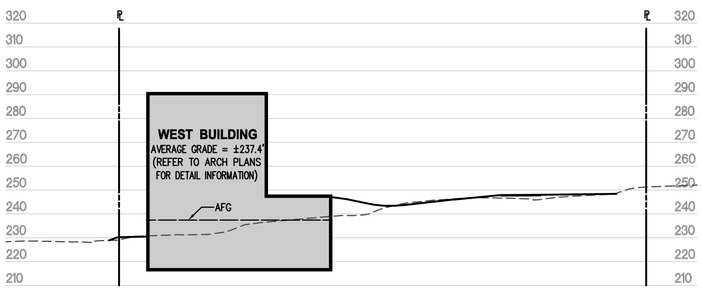
PRELIMINARY OPEN SPACE PLAN

AHC - ST. JAMES MULTIFAMILY

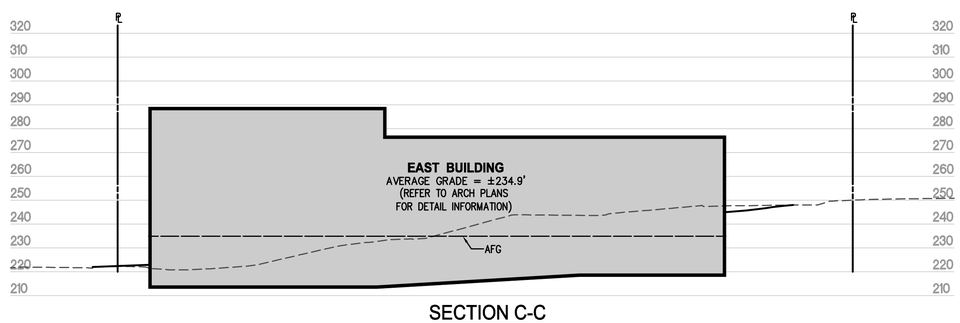
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0404

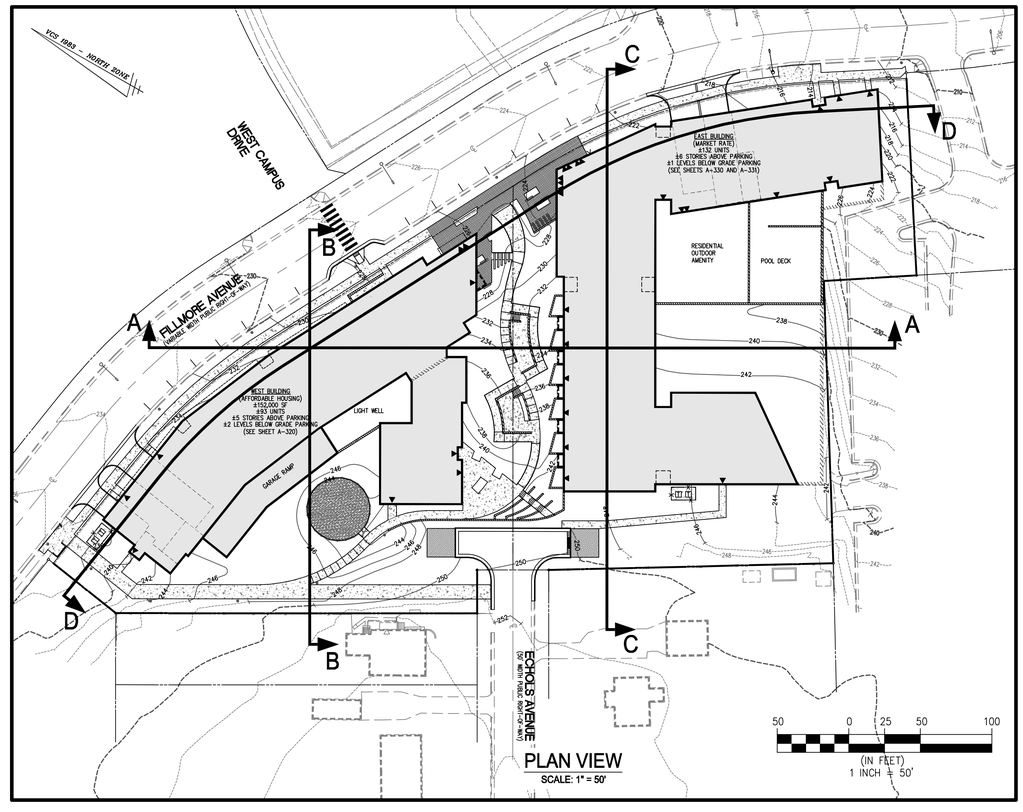
SECTION A-A
SCALE: 1" = 30'



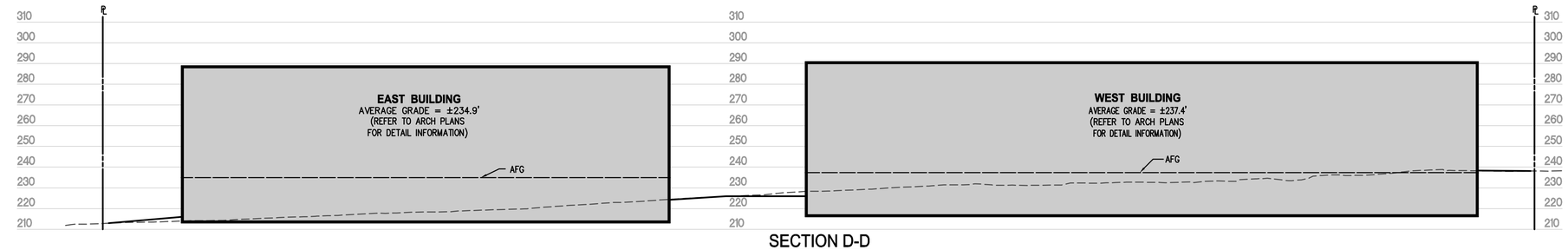
SECTION B-B
SCALE: 1" = 30'



SECTION C-C
SCALE: 1" = 30'



PLAN VIEW
SCALE: 1" = 50'



SECTION D-D
SCALE: 1" = 30'

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

NOTES

1. SEE ARCHITECT PLANS FOR DETAILED SECTIONS AND ELEVATIONS OF PROPOSED BUILDINGS

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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PRELIMINARY SITE SECTIONS

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SCALE: AS NOTED
DRAWN: DV
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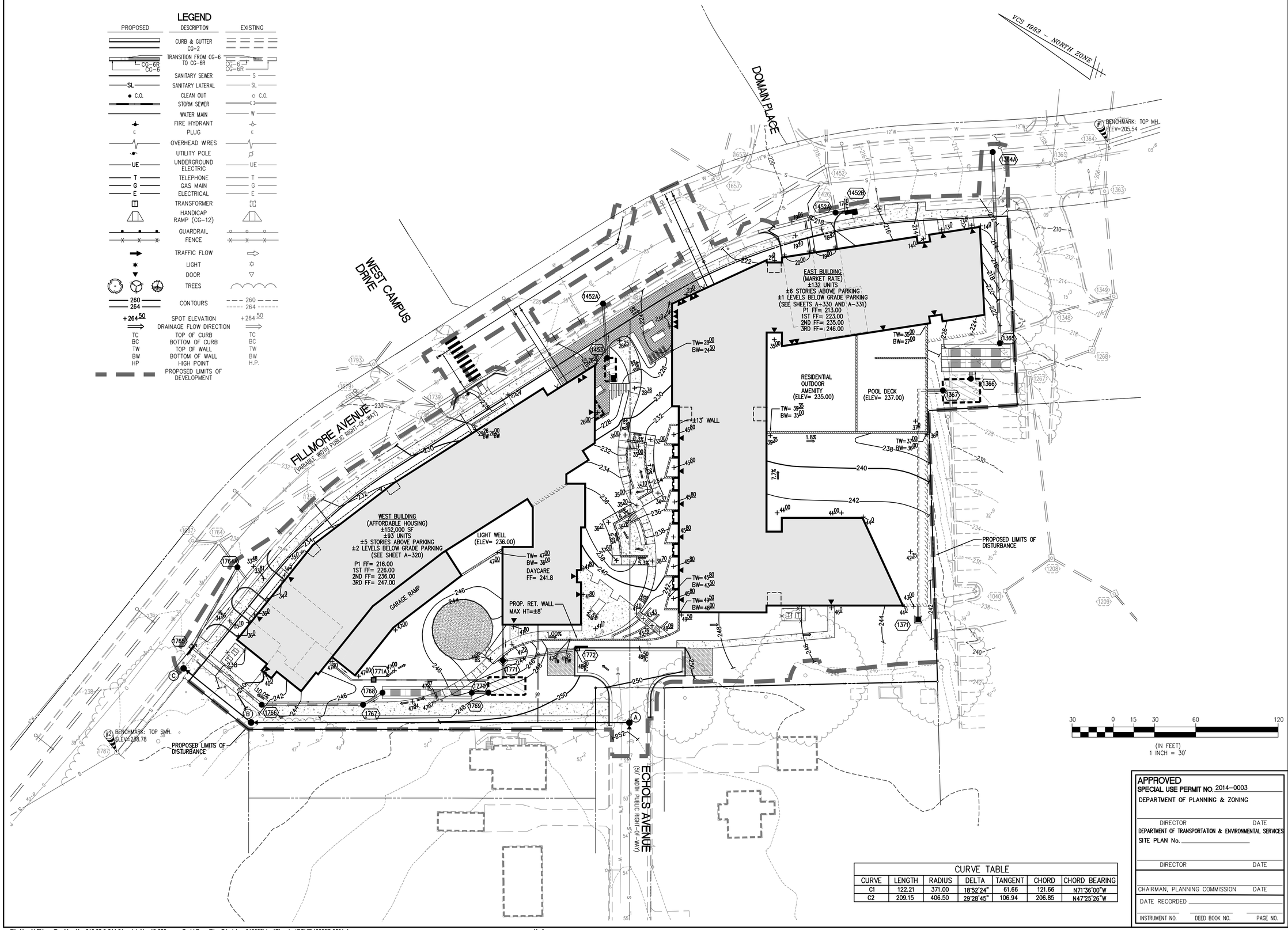
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

SHEET: P-0405

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	PROPOSED LIMITS OF DEVELOPMENT	



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	122.21	371.00	18°52'24"	61.66	121.66	N71°36'00"W
C2	209.15	406.50	29°28'45"	106.94	206.85	N47°25'26"W

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SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

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PRELIMINARY GRADING PLAN

AHC - ST. JAMES MULTIFAMILY

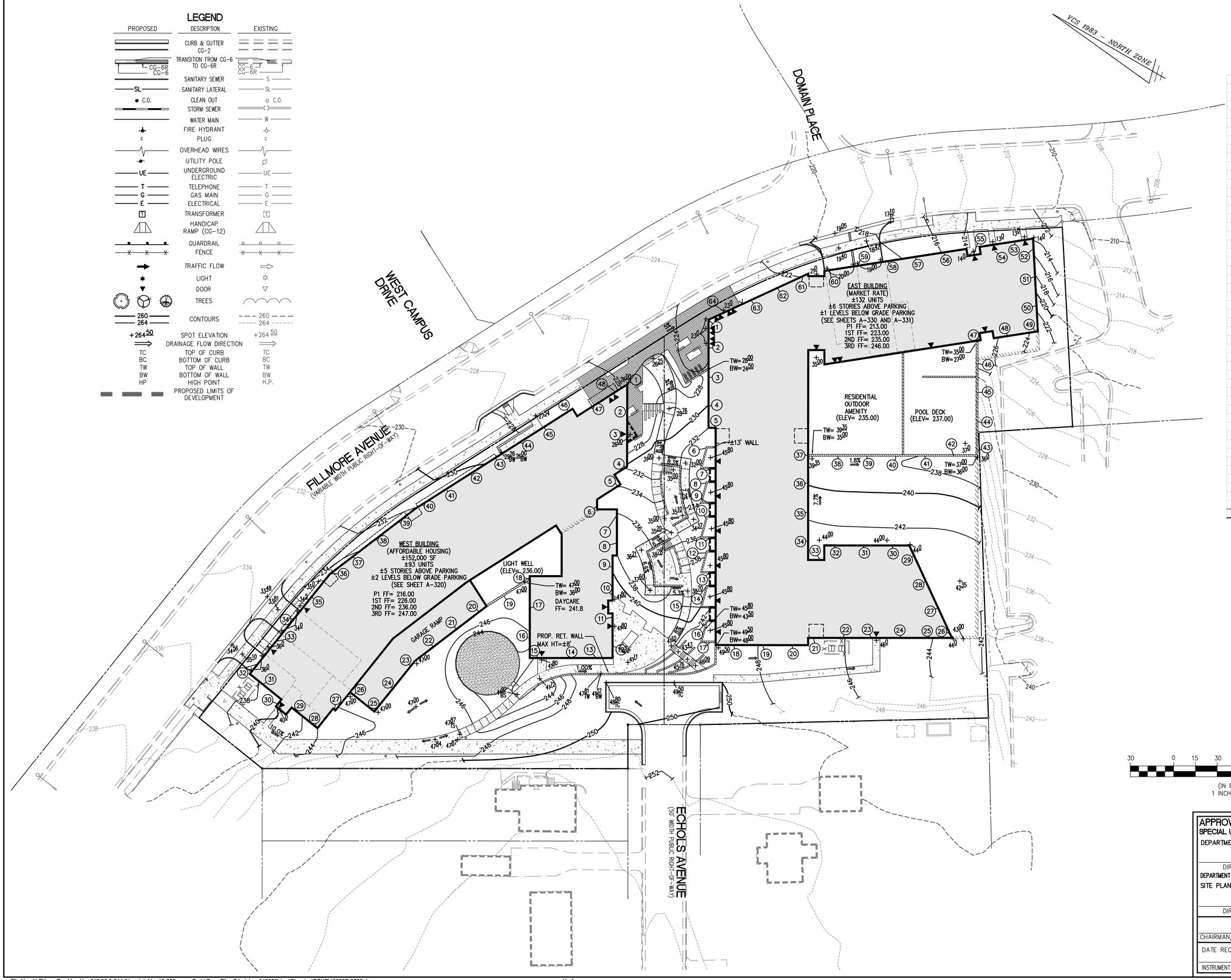
CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0501.dwg Xref:

SHEET: P-0501

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	PROPOSED LIMITS OF DEVELOPMENT	



AVERAGE FINISH GRADE COMPUTATIONS

EXTERIOR GRADE ELEVATIONS AT APPROXIMATELY 20' INTERVALS (SEE CIRCLE IN THE PLAN VIEW)

WEST BLDG		EAST BLDG	
POINT	ELEVATION	POINT	ELEVATION
1	226.00	1	223.00
2	226.00	2	223.00
3	226.00	3	228.00
4	231.69	4	230.00
5	233.67	5	232.00
6	235.50	6	233.00
7	236.00	7	233.80
8	237.33	8	233.80
9	239.55	9	234.90
10	241.80	10	235.20
11	241.80	11	326.60
12	241.80	12	237.30
13	241.80	13	238.90
14	241.80	14	239.30
15	241.80	15	241.00
16	245.22	16	242.00
17	246.44	17	248.00
18	247.00	18	249.00
19	247.00	19	247.50
20	247.00	20	247.00
21	247.00	21	246.50
22	247.00	22	246.00
23	247.00	23	246.00
24	247.00	24	245.28
25	247.00	25	244.28
26	247.00	26	244.00
27	245.61	27	244.00
28	243.75	28	244.00
29	241.3	29	244.00
30	239.65	30	244.00
31	238.20	31	244.00
32	236.00	32	244.00
33	235.96	33	244.00
34	234.00	34	244.00
35	234.69	35	234.50
36	235.00	36	239.90
37	234.40	37	239.35
38	233.40	38	239.00
39	232.60	39	238.65
40	231.83	40	238.30
41	231.12	41	237.84
42	230.40	42	236.84
43	229.54	43	236.00
44	226.00	44	233.10
45	226.60	45	231.56
46	226.39	46	227.80
47	226.17	47	226.96
48	226.00	48	225.38
AVG =	237.41	49	223.50
		50	221.21
		51	218.11
		52	214.91
		53	213.00
		54	213.00
		55	214.00
		56	216.24
		57	217.43
		58	219.20
		59	219.00
		60	220.00
		61	222.00
		62	222.76
		63	223.64
		64	224.00
		AVG =	234.91

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

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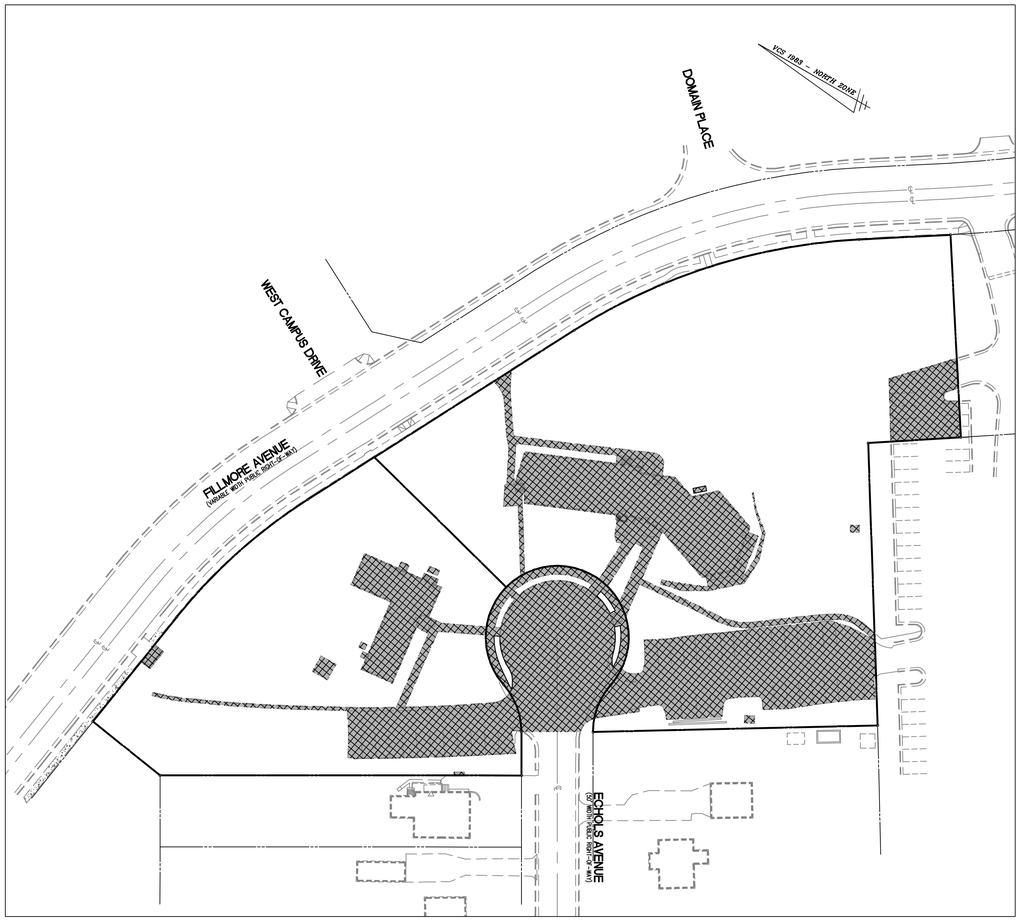
AVERAGE FINISH GRADE

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA



EXISTING IMPERVIOUS AREA = ±38,384 SF. (0.88 AC.)

PRE- DEVELOPMENT

SITE AREA= 3.12 AC

A. CONTRIBUTING AREAS :

2.24 AC @ 0.30 (GREEN AREA)
0.88 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)
3.12 AC

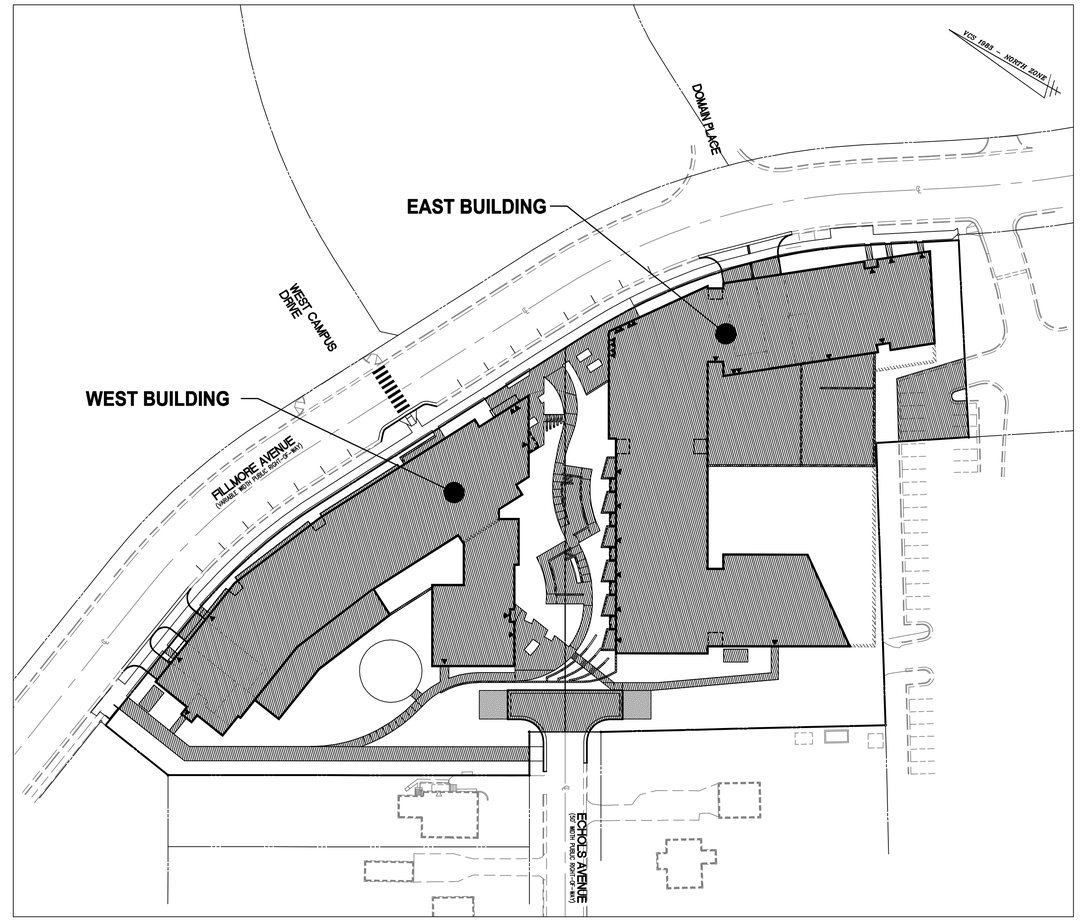
B. WEIGHTED "C":

$$\frac{(2.24 \times 0.30) + (0.88 \times 0.90)}{3.12} = 0.47$$ (SITE IS 28.23% IMPERVIOUS)

C. TIME OF CONCENTRATION= 5 MIN.

D. RUNOFF=

Q_{2}= (0.47)(6.20)(3.12)= 9.08 CFS.
Q_{10}= (0.47)(9.00)(3.12)= 13.19 CFS.
Q_{100}= (0.47)(13.80)(3.12)= 20.24 CFS.



PROPOSED IMPERVIOUS AREA = ±85,647 SF. (1.97 AC.)

POST-DEVELOPMENT

SITE AREA= 3.12 AC.

A. CONTRIBUTING AREAS :

1.15 AC @ 0.30 (GREEN AREA)
1.97 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)
3.12 AC

B. WEIGHTED "C":

$$\frac{(1.15 \times 0.30) + (1.97 \times 0.90)}{3.12} = 0.68$$ (SITE IS 63.14% IMPERVIOUS)

C. TIME OF CONCENTRATION= 5 MIN.

D. RUNOFF=

Q_{2}= (0.67)(6.20)(3.12)= 13.15 CFS.
Q_{10}= (0.67)(9.00)(3.12)= 19.09 CFS.
Q_{100}= (0.67)(13.80)(3.12)= 29.28 CFS.

50 0 25 50 100
(IN FEET)
1 INCH = 50'

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STORMWATER MANAGEMENT PLAN

AHC - ST. JAMES MULTIFAMILY

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SCALE: 1" = 50'
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REVISION APPROVED BY

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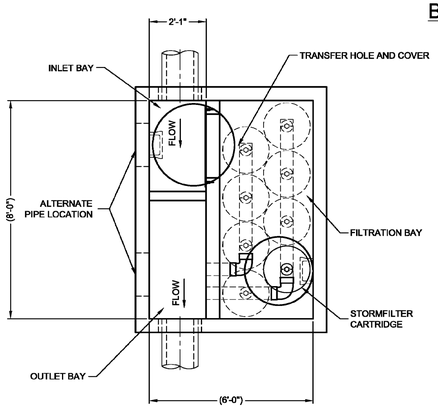
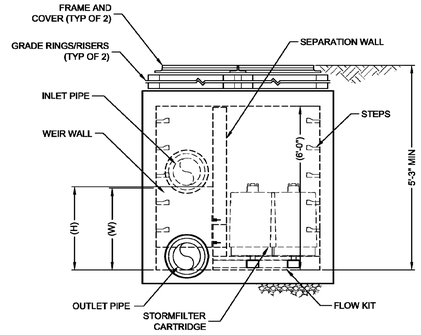
BMP DETAILS



PLAN

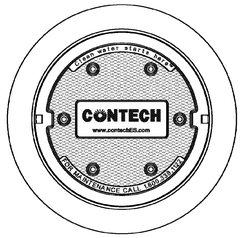


ELEVATION

STORMFILTER DESIGN TABLE

- THE 8' x 6' PEAK DIVERSION STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.
- THE PEAK DIVERSION STORMFILTER IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR RIGHT INLET CONFIGURATION.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.

CARTRIDGE HEIGHT	27"		18"		LOW DROP	
SYSTEM HYDRAULIC DROP (H - REQ'D. MIN.)	3.05'		2.3'		1.8'	
HEIGHT OF WEIR (W)	3.00'		2.25'		1.75'	
TREATMENT BY MEDIA SURFACE AREA	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	10	5



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (cfs)			*
PEAK FLOW RATE (cfs)			*
RETURN PERIOD OF PEAK FLOW (yrs)			*
# OF CARTRIDGES REQUIRED			*
CARTRIDGE FLOW RATE			*
MEDIA TYPE (CSF, PERLITE, ZPG)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE	*	*	*
OUTLET PIPE	*	*	*
INLET BAY RIM ELEVATION			*
FILTER BAY RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			

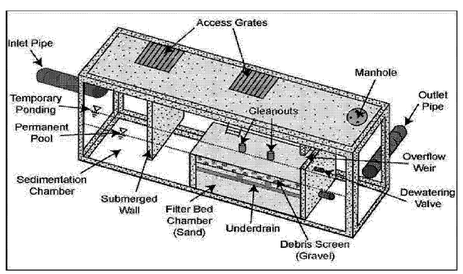
PERFORMANCE SPECIFICATION
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7-INCHES**. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **37 SECONDS**. SPECIFIC FLOW RATE SHALL BE **2 GPM/SF (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF OF MEDIA (MAXIMUM)**.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE: www.contechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

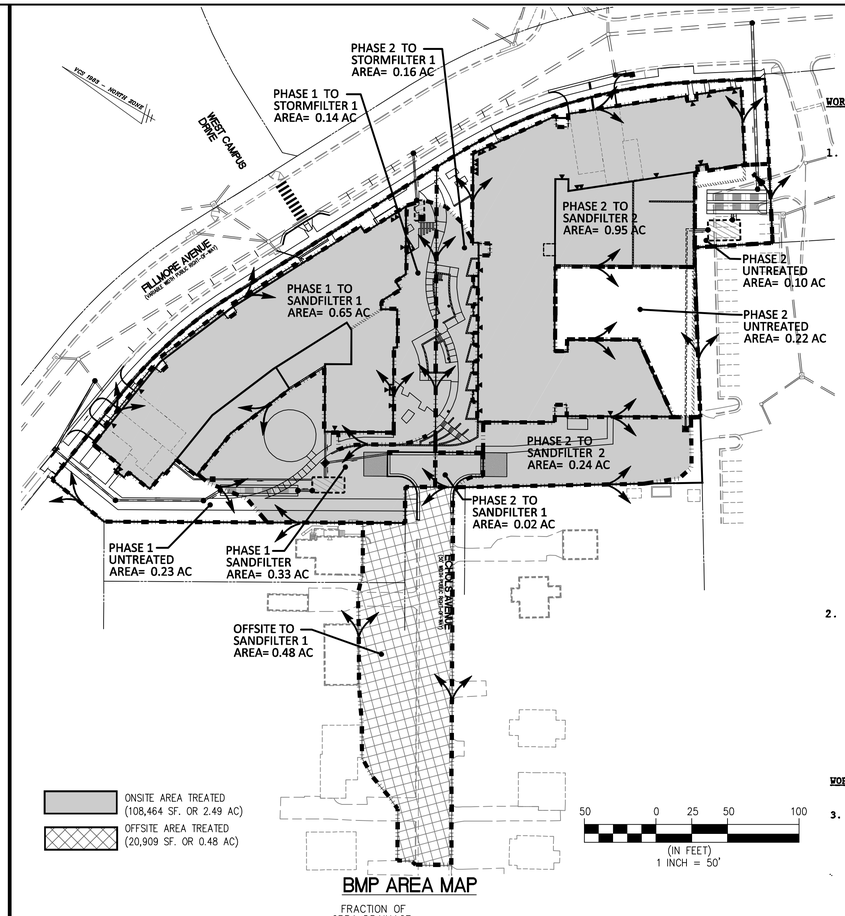
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

CONTECH®
ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

THE STORMWATER MANAGEMENT STORMFILTER 8'X6' PEAK DIVERSION STORMFILTER STANDARD DETAIL



SANDFILTER DETAIL
VA DEQ STORMWATER DESIGN SPECIFICATION NO 12



BMP AREA MAP

SELECTED OPTION	REMOVAL EFFICIENCY (% / 100)	X	FRACTION OF CBPA DRAINAGE AREA SERVED (EXPRESSED IN DECIMAL FORM)	X	L_{POST} (LBS/YR)	=	LOAD REMOVED (LBS/YR)
SANDFILTER # 1	60%		1.46 / 3.12 = 0.47		17.00		4.79
SANDFILTER # 2	60%		1.19 / 3.12 = 0.38		17.00		3.88
STORMFILTER	50%		0.30 / 3.12 = 0.10		17.00		0.82

TOTAL= 9.49 > 9.47 LB/YR (REQUIRED)

PROJECT DESCRIPTION (SEE SHEET P-0101)

DEVELOPMENT OR REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	1.97	1.15	3.12
ON-SITE TREATED	1.89	0.60	2.49
OFF-SITE TREATED	0.26	0.22	0.48
TOTAL IMPERVIOUS AREA TREATED	2.15		
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATED BUFFER	0.00		
TOTAL IMPERVIOUS AREA TREATED OR DISCONNECTED	2.15		

WATER TREATMENT ON SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
SANDFILTER # 1	1.48	1.01	60%
SANDFILTER # 2	1.19	1.00	60%
STORMFILTER	0.30	0.14	50%

MISCELLANEOUS
TOTAL WQV TREATED: YES NO
DETENTION ON SITE: YES NO
PROJECT IS WITHIN WHICH WATERSHED? FOUR MILE RUN WATERSHED
DISCHARGES TO WHICH BODY OF WATER? FOUR MILE RUN
WQV TREATMENT REQUIRED= 1,816 CF/AC OF IMPERVIOUS AREA
= 1,816 X 1.97 AC
= 3,578 CF (0.082 AC*FT) (TREATMENT OF THE FIRST ½ INCH OF RUNOFF)
% WQV PROVIDED= 2.15 AC X 1,816 CF/AC
=3,904 CF (0.090 AC*FT) = 9% OF WQV EXCEEDED

FOR INFORMATION ONLY
WQV TREATMENT (1 INCH)= 3,632 CF/AC OF IMPERVIOUS AREA
= 3,632 X 1.97 AC
= 7,155 CF (0.16 AC*FT) (TREATMENT OF THE FIRST 1 INCH OF RUNOFF)
WQV VOLUME PROVIDED= 3,904 CF (0.09 AC*FT)
WQV VOLUME DIFFERENCE= 7,155 CF – 3,904 CF
= 3,251 CF (0.07 AC*FT) TO BE PROVIDED BY THE CITY OF ALEXANDRIA

ALEXANDRIA, VIRGINIA
PHOSPHOROUS
LOADING COMPUTATIONS

WORKSHEET B: REDEVELOPMENT

1. Compile site-specific data.

		PRE-DEVELOPMENT	POST-DEVELOPMENT
A*	=	3.12 acres	= 3.12 acres
I_a structures	=	0.88 acres	= 1.97 acres
parking lot	=	acres	= acres
roadway	=	acres	= acres
other	=	acres	= acres
	=	acres	= acres
	=	acres	= acres
Total I_a	=	0.88 acres	= 1.97 acres

I = (total I_a/A) x 100
= 28 percent expressed in whole numbers — = 63 percent expressed in whole numbers

R_v = 0.05 + (0.009 x I)
= 0.304 unitless — = 0.618 unitless

C: I≥ 20 = 1.08mg/l
I< 20 = 0.26mg/l
= 1.08 mg/l — = 1.08 mg/l

*A is the total area of the site
** I_a is the total impervious cover on the site

2. Calculate the pre-development load (L_{pre})
L_{pre} = 8.16 x $R_{v\text{-}pre}$ x C x A
= 8.16 x 0.304 x 1.08 x 3.12
= 8.36 pounds per year

ALEXANDRIA, VIRGINIA
PHOSPHOROUS
LOADING COMPUTATIONS

WORKSHEET B: REDEVELOPMENT

3. Calculate the post-development load (L_{post})
L_{post} = 8.16 x $R_{v\text{-}post}$ x C x A
= 8.16 x 0.618 x 1.08 x 3.12
= 17.00 pounds per year

4. Calculate the pollutant removal requirement (RR).
RR = L_{post} - (0.9 x L_{pre}) — %RR = (RR/L_{post}) x 100
= 17.00 - (0.9 x 8.36) — =(9.47 / 17.00) x 100
= 9.47 pounds per year — = 55.72 %

WATER QUALITY NOTE

COVERAGE UNDER THE 2009 CONSTRUCTION GENERAL PERMIT (VAR 10) WAS ISSUED ON JUNE 30/2014 FOR A 5 YEAR TERM (PERMIT NUMBER VAR10E144). THEREFORE, THE DESIGN CRITERIA APPLIED FOR THE STORMWATER MANAGEMENT PLAN ASSOCIATED WITH THIS DEVELOPMENT SHALL CONFORM TO THE TECHNICAL CRITERIA STIPULATED IN SECTIONS 9VAC-25-870-93 THROUGH 9VAC25-870-99 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM REGULATIONS (VSMP).

AS SHOWN IN THE COMPUTATIONS ABOVE, THE IMPERVIOUS AREA ON SITE WILL INCREASE WITH THIS DEVELOPMENT. AS REQUIRED PER WORKSHEET B OF THE ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK, A TOTAL OF 9.47 LB/YR PHOSPHOROUS REMOVAL IS REQUIRED WITH THIS DEVELOPMENT. A SERIES OF BMPs INCLUDING TWO SANDFILTERS AND ONE STORMFILTER (OR SIMILAR), ARE SHOWN TO REMOVE THE REQUIRED PHOSPHOROUS LOAD. THEREFORE, THE REQUIREMENT OF WORKSHEET B ARE SATISFIED.

AS SHOWN ON THE BMP AREA MAP, THE PROPOSED BMP FACILITIES ARE TO TREAT A TOTAL OF 2.49 AC OF ON-SITE AREA AS WELL AS 0.48 AC OF OFF-SITE AREA. BOTH ON-SITE AND OFFSITE AREAS CONTAIN 1.89 AC AND 0.26 AC OF IMPERVIOUS AREA, RESPECTIVELY, WHICH RESULTS IN A TOTAL OF 2.15 AC OF IMPERVIOUS AREA TREATED EXCEEDING THE TOTAL AMOUNT OF IMPERVIOUS AREAS PROPOSED IN POST-DEVELOPMENT CONDITIONS FROM THE SITE (1.97 AC.) THEREFORE, THE REQUIREMENT OF SECTION 13-110(A) OF THE ALEXANDRIA ZONING ORDINANCE TO TREAT 100% OF WATER QUALITY VOLUME FROM THE SITE IS MET.

EXACT TYPE, NUMBER AND LOCATION OF BMP FACILITIES IS SUBJECT TO CHANGE. EXACT DESIGN TO BE DETERMINED AT FINAL SITE PLAN.

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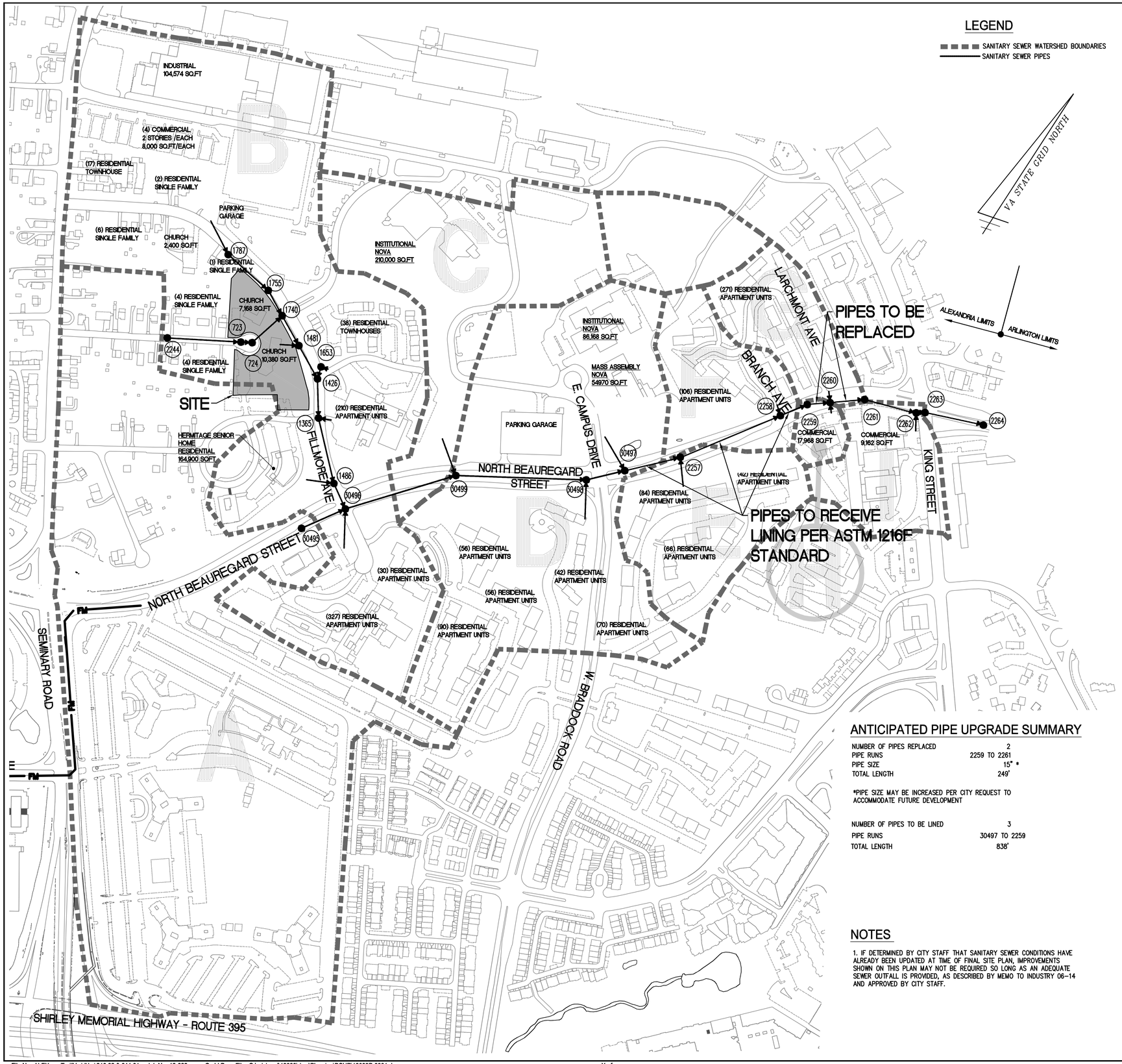
STORMWATER MANAGEMENT COMPUTATIONS AND DETAILS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA



SANITARY DESIGN FLOWS

Subshed B

West	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
1787	INDUSTRIAL	200	104.574	20,915
	COMMERCIAL	200	32	6,400
	RESIDENTIAL (TH)	350	17	5,950
	RESIDENTIAL (SF)	350	2	700
	RESIDENTIAL (SF)	350	6	2,100
	CHURCH COMMERCIAL	200	2.4	480
	RESIDENTIAL (SF)	350	1	350
1755	*CHURCH COMMERCIAL * (FROM SITE-EX)*	*200*	*7.168*	*0*
	RESIDENTIAL (FROM SITE-PROP)	300	316	94,800
1740	RESIDENTIAL (SF)	350	4	1,400
	RESIDENTIAL (SF)	350	4	1,400
1481	*CHURCH COMMERCIAL * (FROM SITE-EX)*	*200*	*10.38*	*0*
1426	RESIDENTIAL (TH)	350	38	13,300
1365	RESIDENTIAL (APTS)	300	210	63,000
1486	HERMITAGE SENIOR HOME (APTS)	200	164.9	32,980
				243,775
East	**USE**	**DESIGN FLOW (GPD)**	**UNITS**	**TOTAL FLOW (GPD)**
30496	RESIDENTIAL (APTS)	300	327	98,100
	RESIDENTIAL (APTS)	300	30	9,000
				107,100
			TOTAL SUBSHED B =	**350,875**

Subshed C

	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
30499	INSTITUTIONAL	200	210	42,000
			TOTAL SUBSHED C =	**42,000**

Subshed D

West	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
30497	INSTITUTIONAL	200	86.168	17,234
	INSTITUTIONAL	200	54.97	10,994
				28,228
East	**USE**	**DESIGN FLOW (GPD)**	**UNITS**	**TOTAL FLOW (GPD)**
30498	RESIDENTIAL (APTS)	300	90	27,000
	RESIDENTIAL (APTS)	300	56	16,800
	RESIDENTIAL (APTS)	300	56	16,800
	RESIDENTIAL (APTS)	300	42	12,600
	RESIDENTIAL (APTS)	300	70	21,000
				94,200
			TOTAL SUBSHED D =	**122,428**

Subshed E

	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
2257	RESIDENTIAL (APTS)	300	42	12,600
	RESIDENTIAL (APTS)	300	84	25,200
	RESIDENTIAL (APTS)	300	66	19,800
				57,600
			TOTAL SUBSHED E =	**57,600**

Subshed F

	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
2258	RESIDENTIAL (APTS)	300	106	31,800
			TOTAL SUBSHED F =	**31,800**

Subshed G

	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
2260	RESIDENTIAL (APTS)	300	271	81,300
			TOTAL SUBSHED G =	**81,300**

Subshed H

	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
2260	COMMERCIAL	200	17.968	3,594
			TOTAL SUBSHED H =	**3,594**

Subshed I

	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
2262	COMMERCIAL	200	9.162	1,832
			TOTAL SUBSHED I =	**1,832**

*** EX. CHURCH TO BE REMOVED WITH THIS DEVELOPMENT**

ANTICIPATED PIPE UPGRADE SUMMARY

NUMBER OF PIPES REPLACED	2
PIPE RUNS	2259 TO 2261
PIPE SIZE	15" *
TOTAL LENGTH	249'

*PIPE SIZE MAY BE INCREASED PER CITY REQUEST TO ACCOMMODATE FUTURE DEVELOPMENT

NUMBER OF PIPES TO BE LINED	3
PIPE RUNS	30497 TO 2259
TOTAL LENGTH	838'

NOTES

1. IF DETERMINED BY CITY STAFF THAT SANITARY SEWER CONDITIONS HAVE ALREADY BEEN UPDATED AT TIME OF FINAL SITE PLAN, IMPROVEMENTS SHOWN ON THIS PLAN MAY NOT BE REQUIRED SO LONG AS AN ADEQUATE SEWER OUTFALL IS PROVIDED, AS DESCRIBED BY MEMO TO INDUSTRY 06-14 AND APPROVED BY CITY STAFF.

APPROVED
SPECIAL USE PERMIT NO. 2014-0003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

DRAWN: DV
CHECKED: BF
DATE: 9/11/14, 10/28/14
SCALE:

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

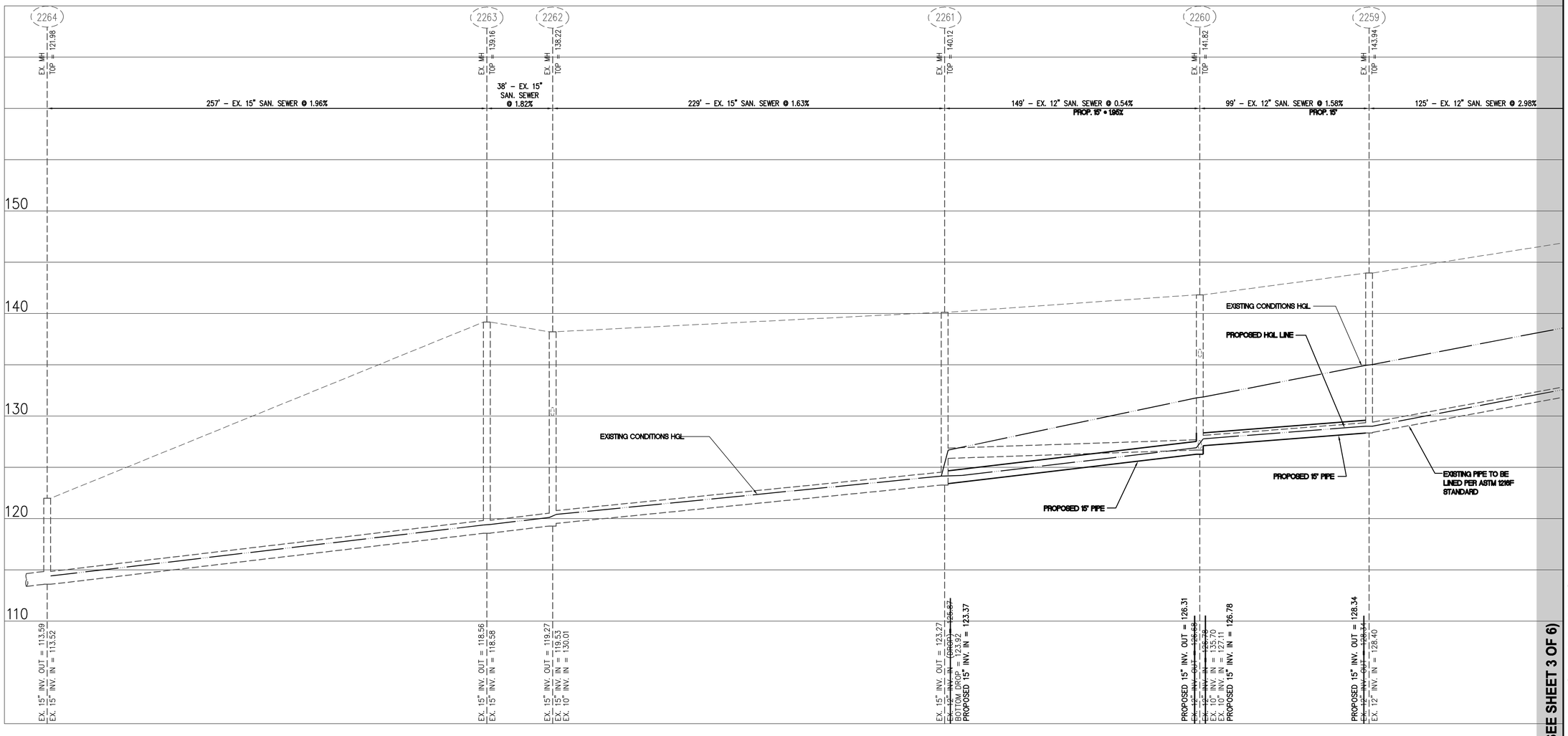
REVISION APPROVED BY

PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS AND IMPROVEMENT PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0901



SCALE

VERT: 1"=5'
HORZ: 1"=30'

MATCH LINE (SEE SHEET 3 OF 6)

NOTES

1. IF DETERMINED BY CITY STAFF THAT SANITARY SEWER CONDITIONS HAVE ALREADY BEEN UPDATED AT TIME OF FINAL SITE PLAN, IMPROVEMENTS SHOWN ON THIS PLAN MAY NOT BE REQUIRED SO LONG AS AN ADEQUATE SEWER OUTFALL IS PROVIDED, AS DESCRIBED BY MEMO TO INDUSTRY 06-14 AND APPROVED BY CITY STAFF.

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DEPARTMENT OF PLANNING & ZONING

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SITE PLAN No. _____

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CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROPOSED SANITARY SEWER IMPROVEMENTS

AHC - ST. JAMES MULTIFAMILY

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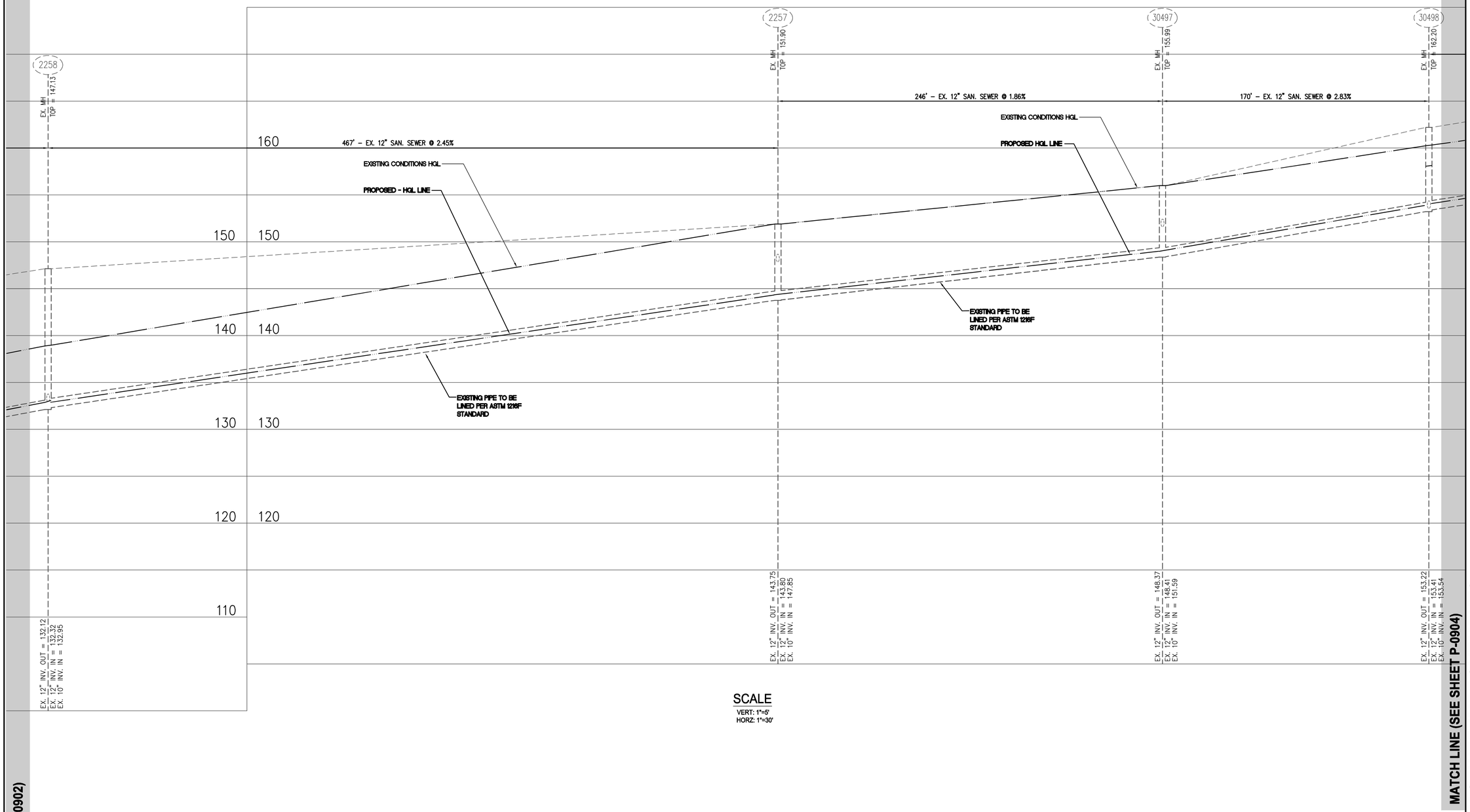
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

SHEET: P-0902



SCALE

VERT: 1"=5'
HORZ: 1"=30'

NOTES

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DEPARTMENT OF PLANNING & ZONING

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PROPOSED SANITARY SEWER IMPROVEMENTS

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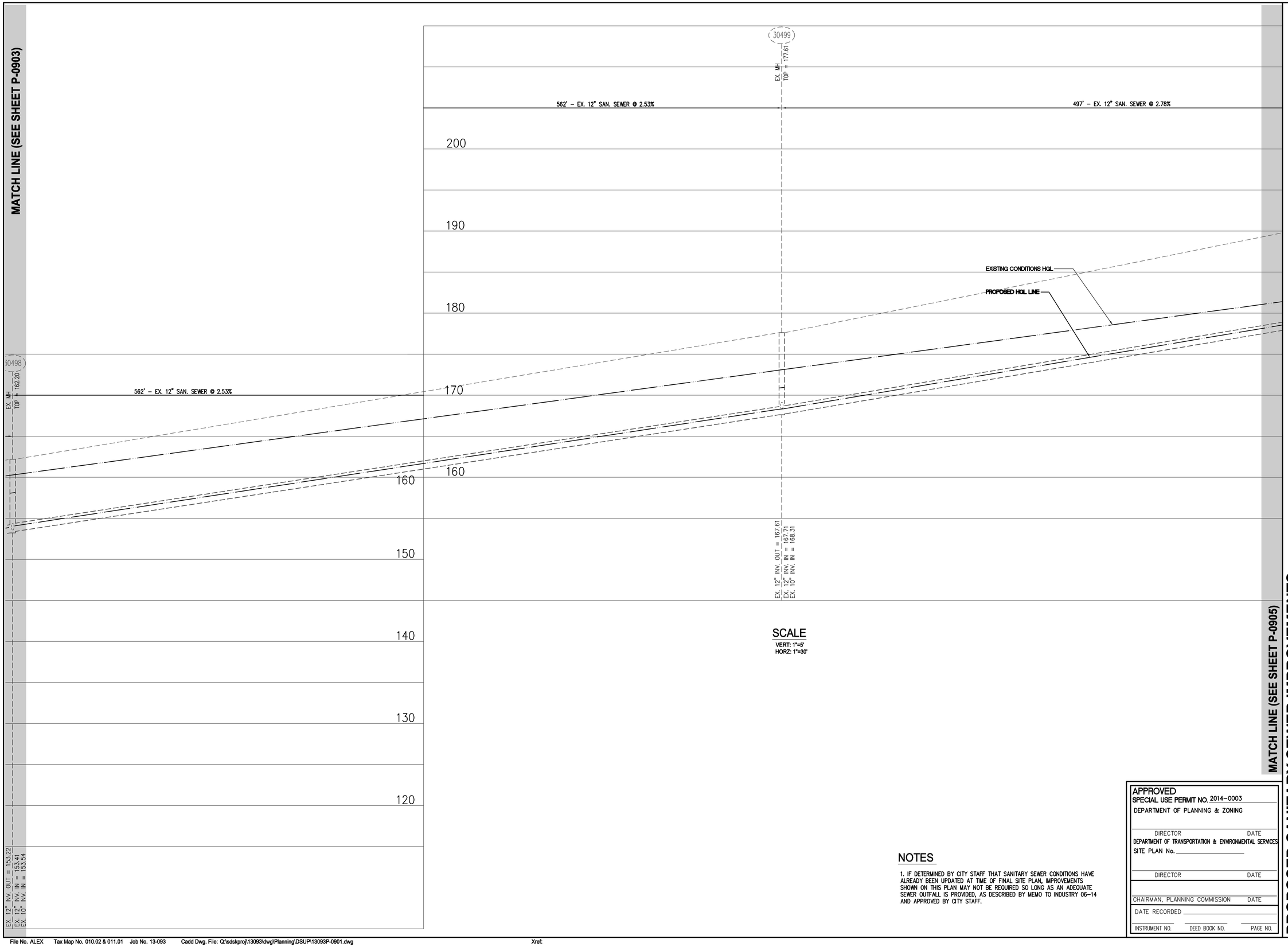
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0901.dwg Xref:

SHEET: P-0903



SCALE

VERT: 1"=5'
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NOTES

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SITE PLAN No. _____

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DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROPOSED SANITARY SEWER IMPROVEMENTS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

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DATE: 9/11/14, 10/28/14
SCALE:
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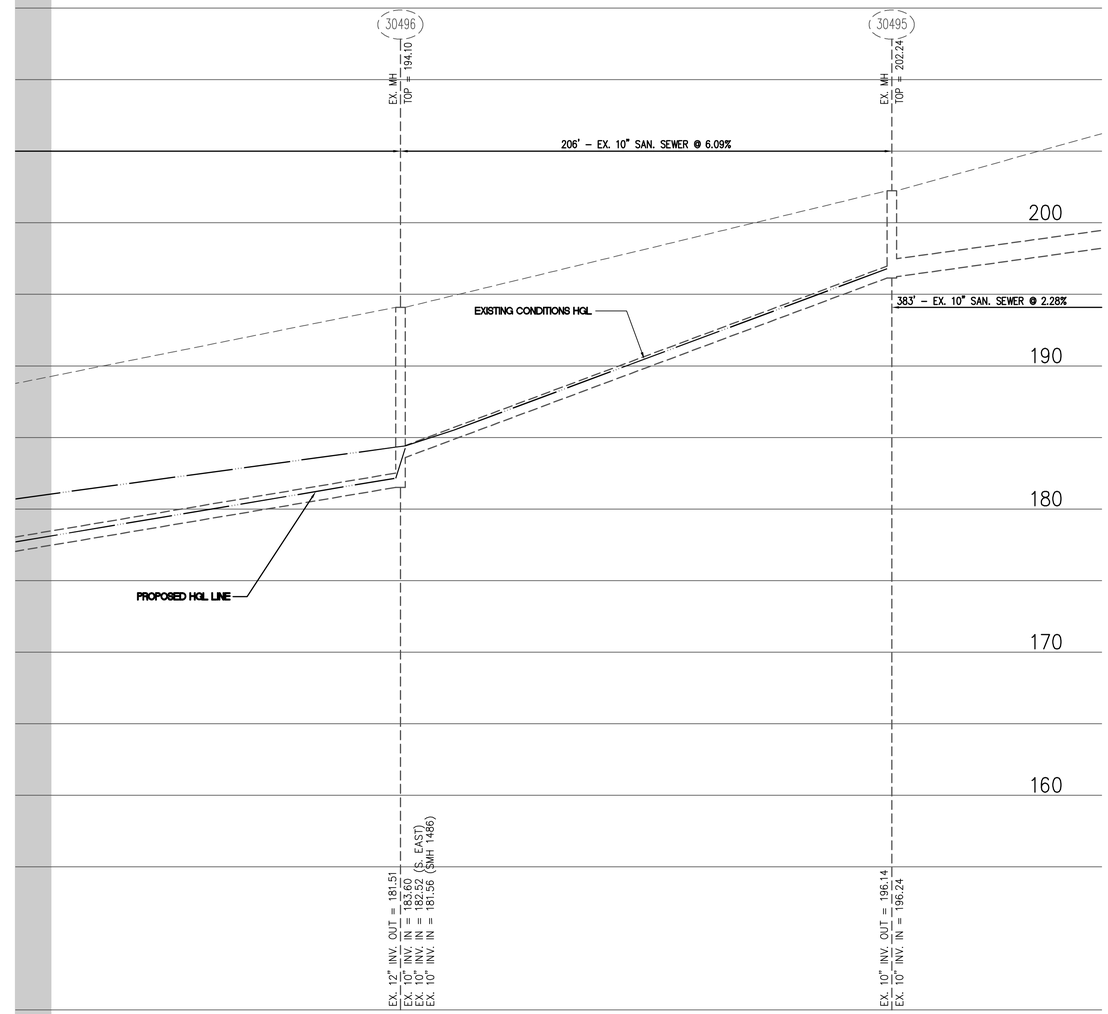
CHECKED: BF

SHEET: P-0904



MATCH LINE (SEE SHEET P-0904)

SCALE

VERT: 1"=5'
HORZ: 1"=30'

NOTES

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APPROVED
SPECIAL USE PERMIT NO. 2014-0003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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PROPOSED SANITARY SEWER IMPROVEMENTS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

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SHEET: P-0905

EXISTING CONDITIONS

FROM	TO	INCREMENTAL CONTRIBUTING	MODELED FLOW FROM CITY (GPM)	INCREMENTAL FLOW (GPD)	CUMULATIVE (GDP)	PEAK FLOW FACTOR	CUMULATIVE PEAK FLOW		INVERTS		PIPE SIZE (IN)	AREA (SF)	PIPE LENGTH (FT)	PIPE SLOPE (FT)	MANNINGS n	CAPACITY (CFS)	VELOCITY AT PEAK (FPS)	FLOW DEPTH (IN)
							(GPD)	(CFS)	UPPER END	LOWER END								
1787	1755	-		36,895	36,895	3	110,684	0.171	228.27	217.26	10	0.55	236	0.0467	0.015	4.08	3.71	1.39
1755	1740	-		1,434	38,328	3	114,985	0.178	216.41	212.46	10	0.55	123	0.0321	0.015	3.38	3.30	1.55
1740	1481	-		2,800	41,128	3	123,385	0.191	212.36	207.75	10	0.55	148	0.0311	0.015	3.33	3.32	1.62
1481	1426	-		2,076	43,204	3	129,613	0.201	207.70	203.18	10	0.55	163	0.0277	0.015	3.14	3.24	1.71
1426	1365	-		13,300	56,504	3	169,513	0.262	203.08	196.56	10	0.55	167	0.0390	0.015	3.73	3.96	1.79
1365	1486	-		63,000	119,504	3	358,513	0.555	196.26	183.55	10	0.55	289	0.0440	0.015	3.96	5.15	2.52
1486	30496	-		32,980	152,484	3	457,453	0.708	186.45	181.56	10	0.55	123	0.0398	0.015	3.76	5.33	2.93
30495*	30496	subshed A	1621		2,334,240	1	2,334,240	3.612	196.14	183.60	10	0.55	206	0.0609	0.015	4.66	9.50	6.57
30496	30499	subshed B	2026		2,917,440	1	2,917,440	4.514	181.51	167.71	12	0.79	497	0.0278	0.015	5.12	7.41	8.70
30499	30498	Subshed C	2033		2,927,520	1	2,927,520	4.529	167.61	153.41	12	0.79	562	0.0253	0.015	4.88	7.11	9.07
30498	30497	Subshed D (East)	2137		3,077,280	1	3,077,280	4.761	153.22	148.41	12	0.79	170	0.0283	0.015	5.17	7.52	9.02
30497	**2257**	**Subshed D (West)**	**2241**		**3,227,040**	**1**	**3,227,040**	**4.993**	**148.37**	**143.80**	**12**	**0.79**	**246**	**0.0186**	**0.015**	**4.19**		
2257	**2258**	**Subshed E**	**2330**		**3,355,200**	**1**	**3,355,200**	**5.191**	**143.75**	**132.32**	**12**	**0.79**	**467**	**0.0245**	**0.015**	**4.81**		
2258	**2259**	**Subshed F**	**2384**		**3,432,960**	**1**	**3,432,960**	**5.311**	**132.12**	**128.40**	**12**	**0.79**	**125**	**0.0298**	**0.015**	**5.30**		
2259	**2260**	**-**	**2392**		**3,444,480**	**1**	**3,444,480**	**5.329**	**128.34**	**126.78**	**12**	**0.79**	**99**	**0.0158**	**0.015**	**3.86**		
2260	**2261**	**Subshed G and H**	**2510**		**3,614,400**	**1**	**3,614,400**	**5.592**	**126.68**	**125.87**	**12**	**0.79**	**149**	**0.0054**	**0.015**	**2.26**		
2261	2262	-	2602		3,746,880	1	3,746,880	5.797	123.27	119.53	15	1.23	229	0.0163	0.015	7.12	6.51	10.22
2262	2263	Subshed I	2612		3,761,280	1	3,761,280	5.819	119.27	118.58	15	1.23	38	0.0182	0.015	7.51	6.80	9.87
2263	2264	-	2612		3,761,280	1	3,761,280	5.819	118.56	113.52	15	1.23	257	0.0196	0.015	7.81	7.01	9.61

PROPOSED - REPLACE 2 PIPES AND LINE 3 PIPES

FROM	TO	INCREMENTAL CONTRIBUTING	MODELED FLOW FROM CITY (GPM)	INCREMENTAL FLOW (GPD)	CUMULATIVE (GDP)	PEAK FLOW FACTOR	CUMULATIVE PEAK FLOW		INVERTS		PIPE SIZE (IN)	AREA (SF)	PIPE LENGTH (FT)	PIPE SLOPE (FT)	MANNINGS n	CAPACITY (CFS)	VELOCITY AT PEAK (FPS)	FLOW DEPTH (IN)
							(GPD)	(CFS)	UPPER END	LOWER END								
1787	1755	-		36,895	36,895	3	110,684	0.171	228.27	217.26	10	0.55	236	0.0467	0.015	4.08	3.71	1.39
1755	1740	-		94,800	131,695	3	395,084	0.611	216.41	212.46	10	0.55	123	0.0321	0.015	3.38	4.73	2.87
1740	1481	-		2,800	134,495	3	403,484	0.624	212.36	207.75	10	0.55	148	0.0311	0.015	3.33	4.71	2.92
1481	1426	-		0	134,495	3	403,484	0.624	207.70	203.18	10	0.55	163	0.0277	0.015	3.14	4.52	3.01
1426	1365	-		13,300	147,795	3	443,384	0.686	203.08	196.56	10	0.55	167	0.0390	0.015	3.73	5.25	2.89
1365	1486	-		63,000	210,795	3	632,384	0.978	196.26	183.55	10	0.55	289	0.0440	0.015	3.96	6.05	3.37
1486	30496	-		32,980	243,775	3	731,324	1.132	186.45	181.56	10	0.55	123	0.0398	0.015	3.76	6.07	3.74
30495*	30496	subshed A	1621		2,334,240	1	2,334,240	3.612	196.14	183.60	10	0.55	206	0.0609	0.015	4.66	9.50	6.57
30496	30499	subshed B	2026		3,201,840	1	3,201,840	4.954	181.51	167.71	12	0.79	497	0.0278	0.015	5.12	7.48	9.43
30499	30498	Subshed C	2033		3,211,920	1	3,211,920	4.969	167.61	153.41	12	0.79	562	0.0253	0.015	4.88	7.14	9.95
30498	30497	Subshed D (East)	2137		3,361,680	1	3,361,680	5.201	153.22	148.41	12	0.79	170	0.0283	0.015	5.17	7.56	9.82
30497	**2257**	**Subshed D (West)**	**2241**		**3,511,440**	**1**	**3,511,440**	**5.433**	**148.37**	**143.80**	**11.4**	**0.71**	**246**	**0.0186**	**0.010**	**5.53**	**8.90**	**9.13**
2257	**2258**	**Subshed E**	**2330**		**3,639,600**	**1**	**3,639,600**	**5.631**	**143.75**	**132.32**	**11.4**	**0.71**	**467**	**0.0245**	**0.010**	**6.34**	**10.11**	**8.33**
2258	**2259**	**Subshed F**	**2384**		**3,717,360**	**1**	**3,717,360**	**5.751**	**132.12**	**128.40**	**11.4**	**0.71**	**125**	**0.0298**	**0.010**	**7.00**	**11.01**	**7.85**
2259	**2260**	**-**	**2392**		**3,728,880**	**1**	**3,728,880**	**5.769**	**128.34**	**126.78**	**15**	**1.23**	**99**	**0.0158**	**0.010**	**10.49**	**8.80**	**7.90**
2260	**2261**	**Subshed G and H**	**2510**		**3,898,800**	**1**	**3,898,800**	**6.032**	**126.68**	**123.37**	**15**	**1.23**	**149**	**0.0222**	**0.010**	**12.46**	**10.13**	**7.33**
2261	2262	-	2602		4,031,280	1	4,031,280	6.237	123.27	119.53	15	1.23	229	0.0163	0.015	7.12	6.58	10.81
2262	2263	Subshed I	2612		4,045,680	1	4,045,680	6.259	119.27	118.58	15	1.23	38	0.0182	0.015	7.51	6.89	10.41
2263	2264	-	2612		4,045,680	1	4,045,680	6.259	118.56	113.52	15	1.23	257	0.0196	0.015	7.81	7.11	10.11

Notes:

1. Flow data provided by City of Alexandria
2. Cumulative flows from 30496 to 2264 includes additional 316 units of flow (peaked) from proposed development (284,400 GPD)
3. Development proposes the replacement of 2 pipes (2260 to 2261 and 2260 to 2261)
4. Development proposes the linning of 3 pipes (30497 to 2257, 2257 to 2258 and 2258 to 2259)
5. Assumes liner thickness of 0.28" for a total diameter reduction of 0.56"
6. Ultimate Build Out Development flows have not been included in the analysis.
7. Junction head loss assumed to be 1" in all structures per direction from City Staff.

NOTES

1. IF DETERMINED BY CITY STAFF THAT SANITARY SEWER CONDITIONS HAVE ALREADY BEEN UPDATED AT TIME OF FINAL SITE PLAN, IMPROVEMENTS SHOWN ON THIS PLAN MAY NOT BE REQUIRED SO LONG AS AN ADEQUATE SEWER OUTFALL IS PROVIDED, AS DESCRIBED BY MEMO TO INDUSTRY 06-14 AND APPROVED BY CITY STAFF.

APPROVED
SPECIAL USE PERMIT NO. 2014-0003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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DATE: 9/11/14, 10/28/14
SCALE:
DRAWN: DV
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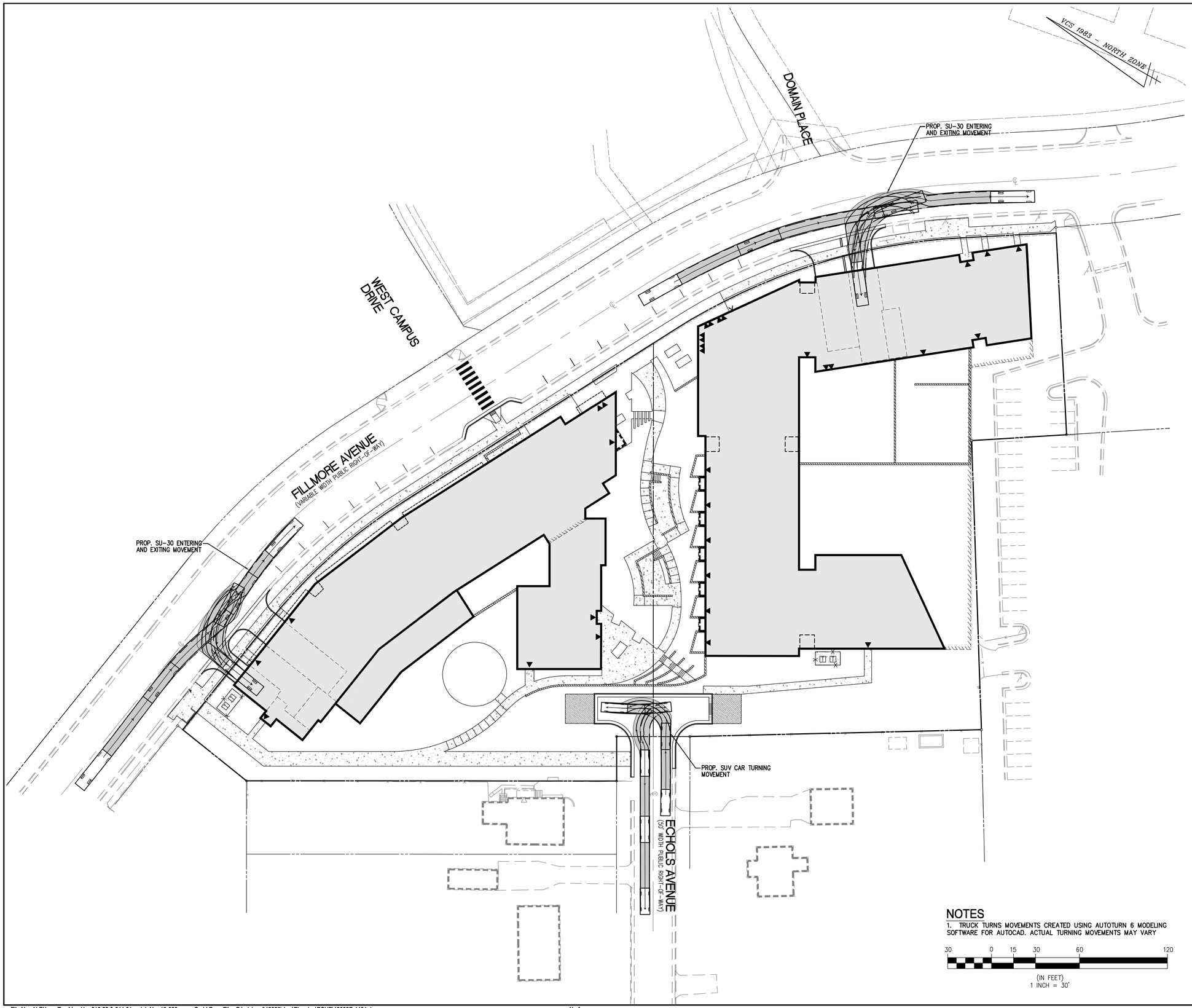
COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

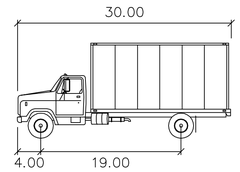
REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PROPOSED SANITARY SEWER IMPROVEMENTS

AHC - ST. JAMES MULTIFAMILY

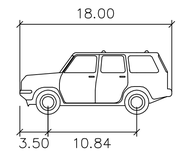
CITY OF ALEXANDRIA, VIRGINIA





SU-30	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 45.0

(Not to Scale)



SUV	feet
Width	: 6.58
Track	: 6.00
Lock to Lock Time	: 6.00
Steering Angle	: 40.0

NOTES

1. TRUCK TURNS MOVEMENTS CREATED USING AUTOTURN 6 MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

APPROVED
SPECIAL USE PERMIT NO. 2014-0003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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

DRAWN: DV
CHECKED: BF
SCALE: 1" = 30'
DATE: 9/11/14, 10/28/14

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

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

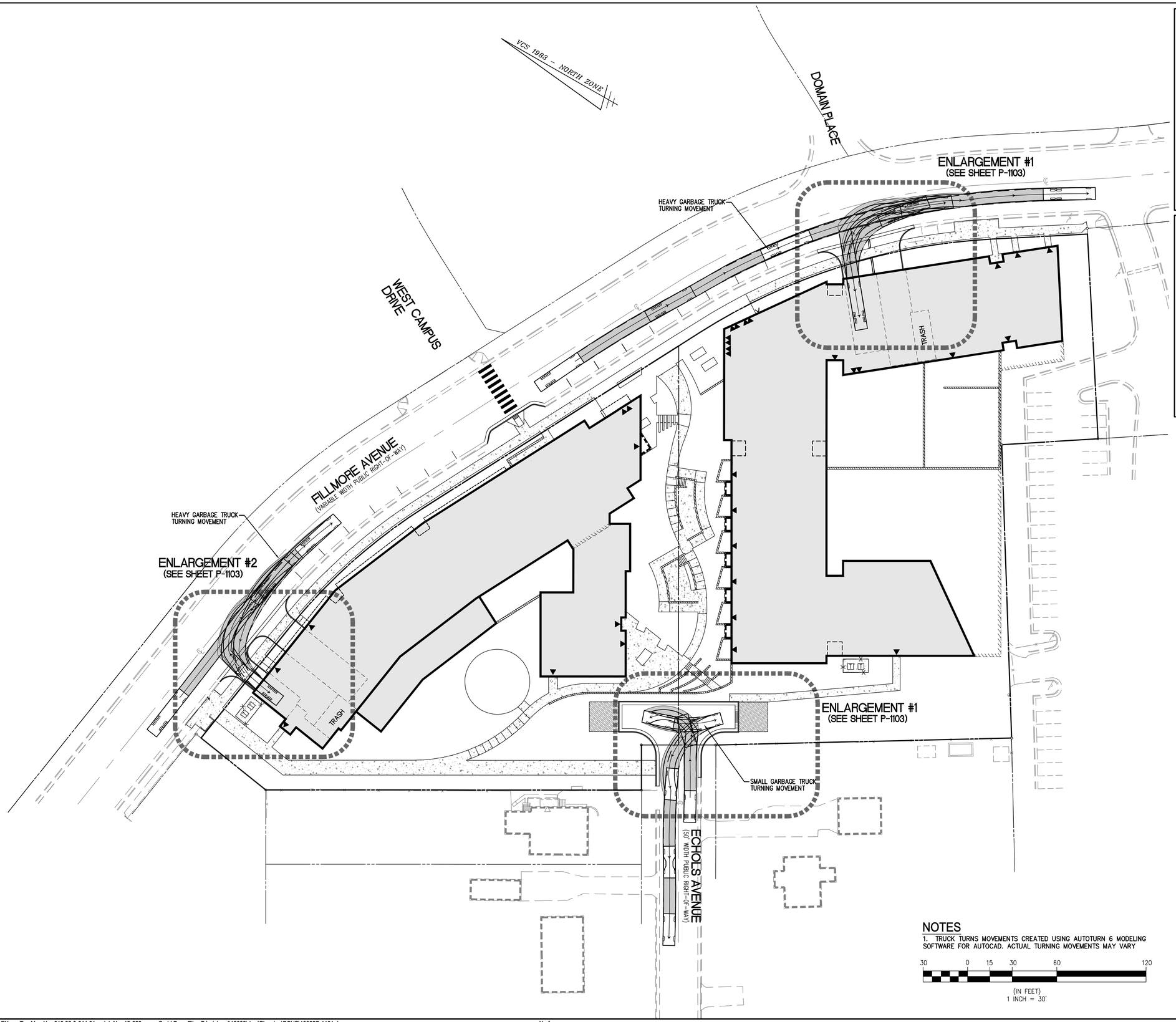
PRELIMINARY VECHICLE MOVEMENT PLAN

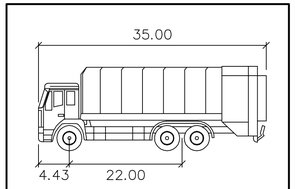
AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-1101.dwg Xref:

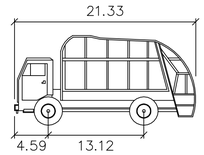
SHEET: P-1101





Heavy Garbage Truck

		feet
Width	:	8.20
Track	:	8.20
Lock to Lock Time	:	6.00
Steering Angle	:	42.1



Garbage Truck feet

Width	:	8.04
Track	:	8.04
Lock to Lock Time	:	6.00
Steering Angle	:	45.0

NOTES

1. TRUCK TURNS MOVEMENTS CREATED USING AUTOTURN 6 MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY

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DEPARTMENT OF PLANNING & ZONING

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PRELIMINARY GARBAGE TRUCK MOVEMENT PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

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AARON M. VINSON
Lic. No.041851
10/28/14

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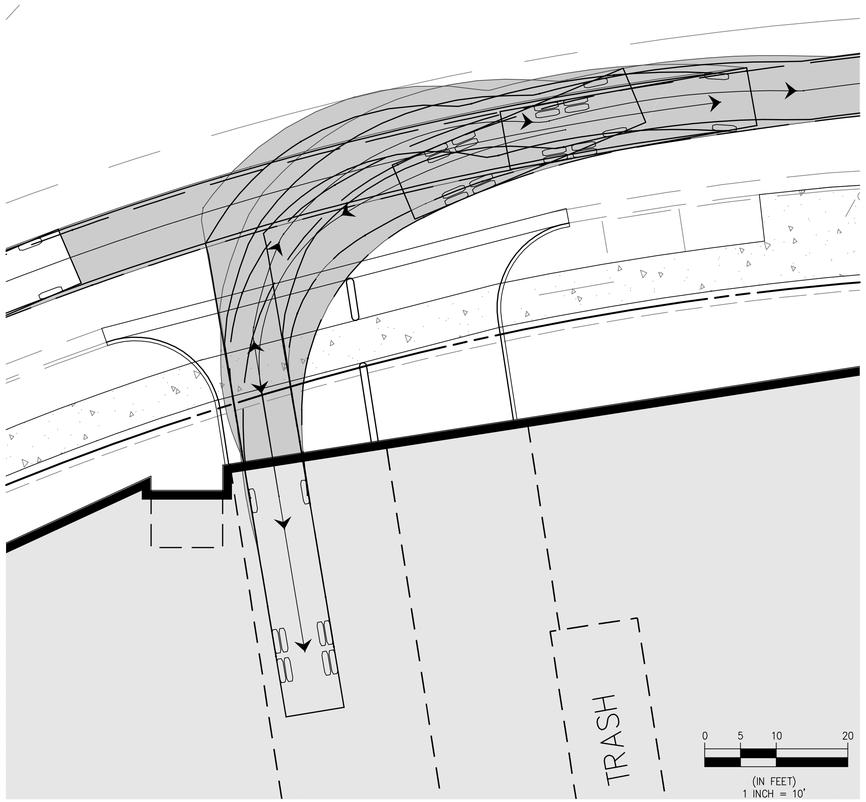
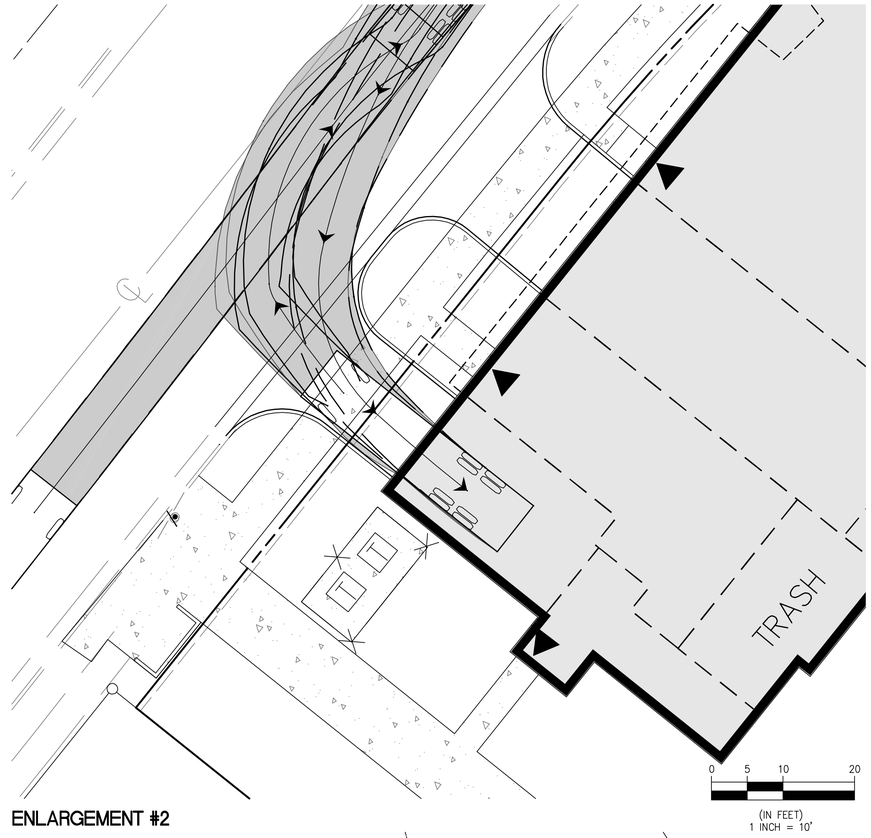
CHECKED: BF
SCALE: 1" = 30'
DATE: 9/11/14, 10/28/14

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-1101.dwg Xref:

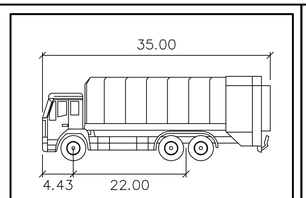
SHEET: P-1102



ENLARGEMENT #1

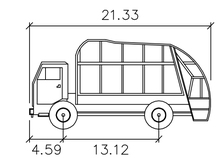


ENLARGEMENT #2



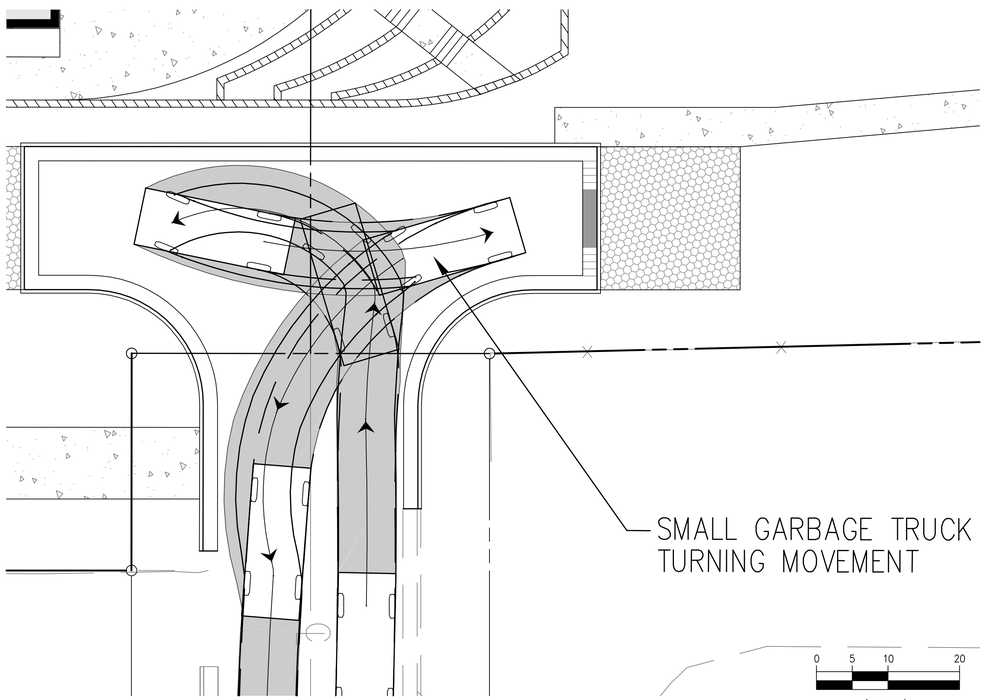
Heavy Garbage Truck

		feet
Width	:	8.20
Track	:	8.20
Lock to Lock Time	:	6.00
Steering Angle	:	42.1

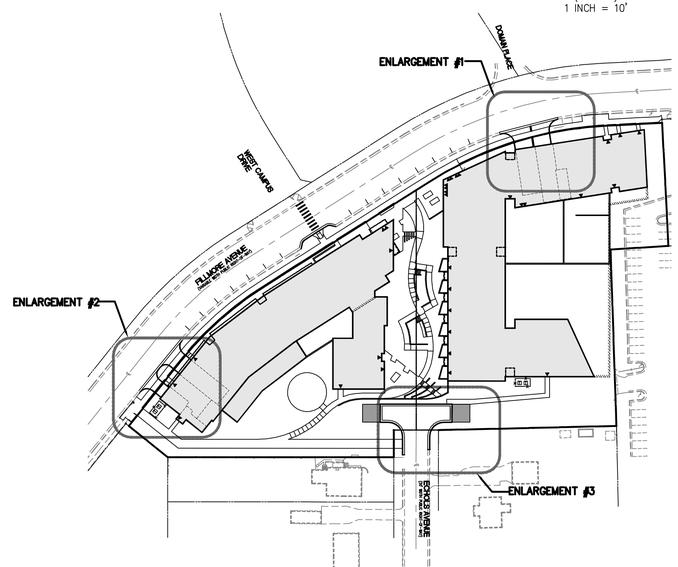


Garbage Truck feet

Width	:	8.04
Track	:	8.04
Lock to Lock Time	:	6.00
Steering Angle	:	45.0



ENLARGEMENT #3



KEY MAP

NOTES

1. TRUCK TURNS MOVEMENTS CREATED USING AUTOTURN 6 MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY

APPROVED
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DIRECTOR DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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SCALE: AS NOTED
DATE: 9/11/14, 10/28/14

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AARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

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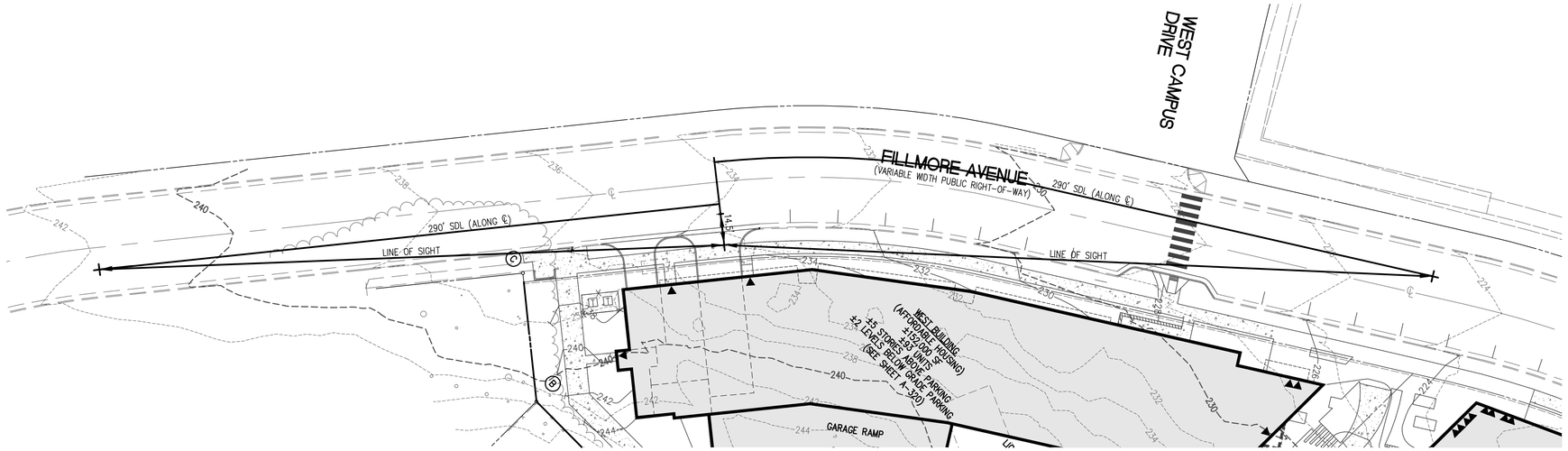
PRELIMINARY GARBAGE TRUCK MOVEMENT ENLARGEMENTS

AHC - ST. JAMES MULTIFAMILY

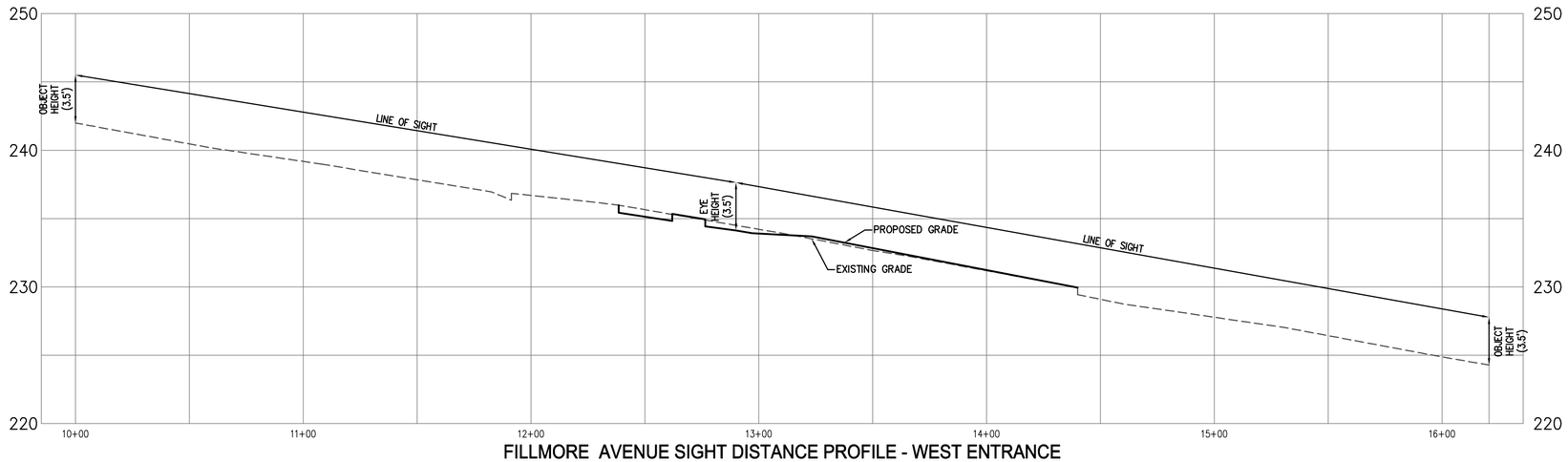
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1103



PLAN VIEW

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



FILLMORE AVENUE SIGHT DISTANCE PROFILE - WEST ENTRANCE

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

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

APPROVED
SPECIAL USE PERMIT NO. 2014-0003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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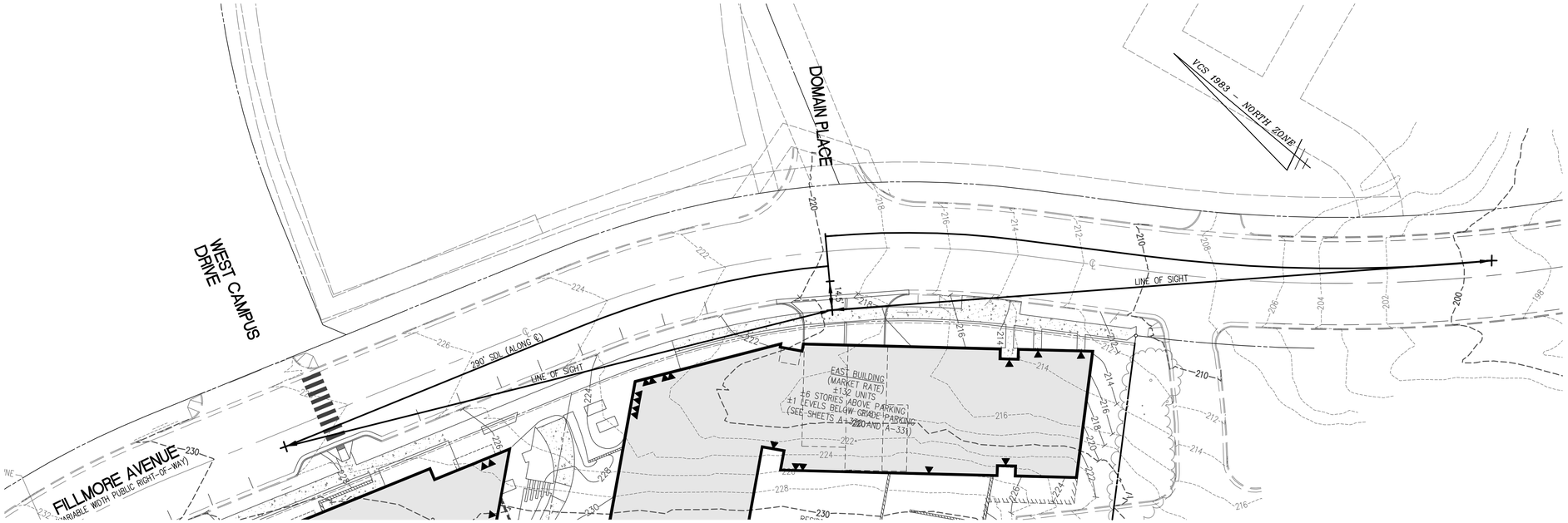
SIGHT DISTANCE PLAN AND PROFILE

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1104

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-1104.dwg Xref:



PLAN VIEW

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

FILLMORE AVENUE SIGHT DISTANCE PROFILE - EAST ENTRANCE

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

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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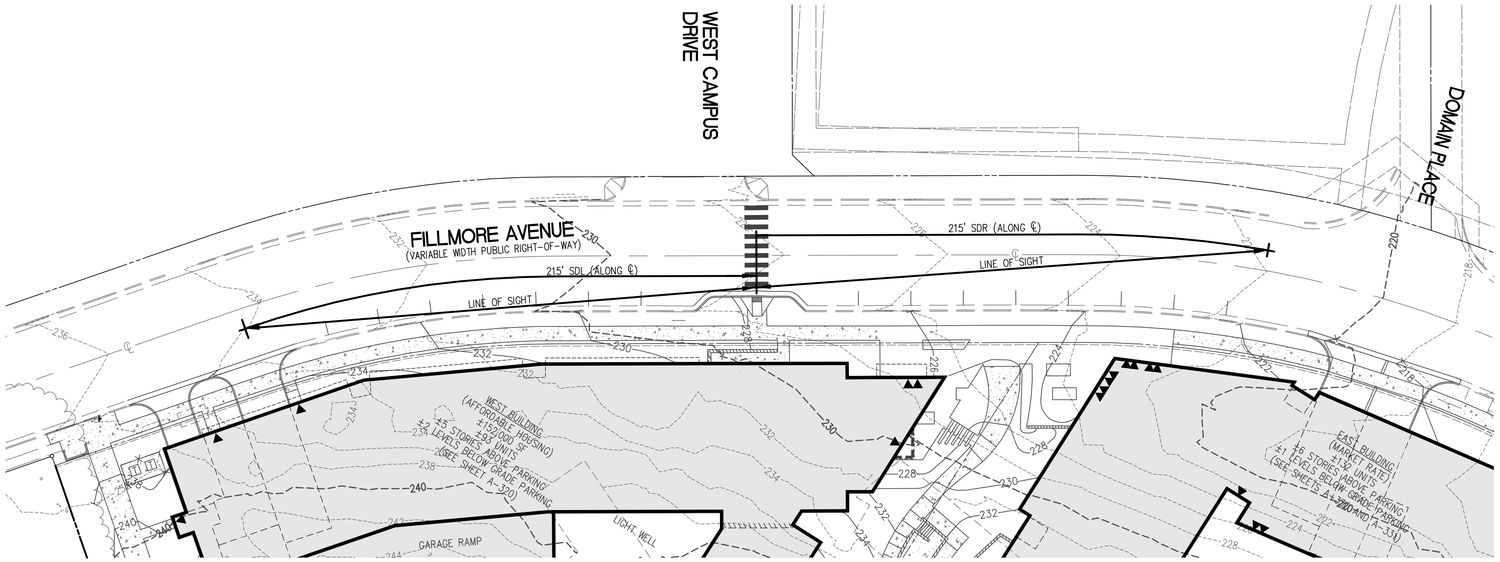
SIGHT DISTANCE PLAN AND PROFILE

AHC - ST. JAMES MULTIFAMILY

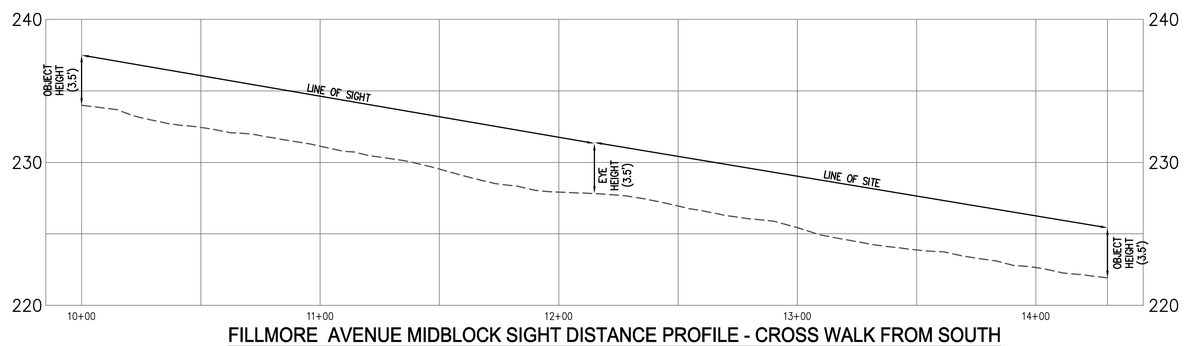
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1105



PLAN VIEW

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



FILLMORE AVENUE MIDBLOCK SIGHT DISTANCE PROFILE - CROSS WALK FROM SOUTH

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

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

NOTES

1. DISTANCE PROVIDED REPRESENTS THE MINIMUM STOPPING DISTANCE NEEDED FOR A BELOW-AVERAGE DRIVER TO COME TO A COMPLETE STOP ON A ROAD WITH A GRADE OF 3%-6%. THE SIGHT DISTANCE VALUE USED IN THIS ANALYSIS ALSO ACCOUNTS FOR WET-CONDITION PAVEMENT, ACCORDING TO AASHTO 6TH EDITION FOR A DESIGN SPEED OF 30 MHP (TABLE 3-2).

APPROVED
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DEPARTMENT OF PLANNING & ZONING

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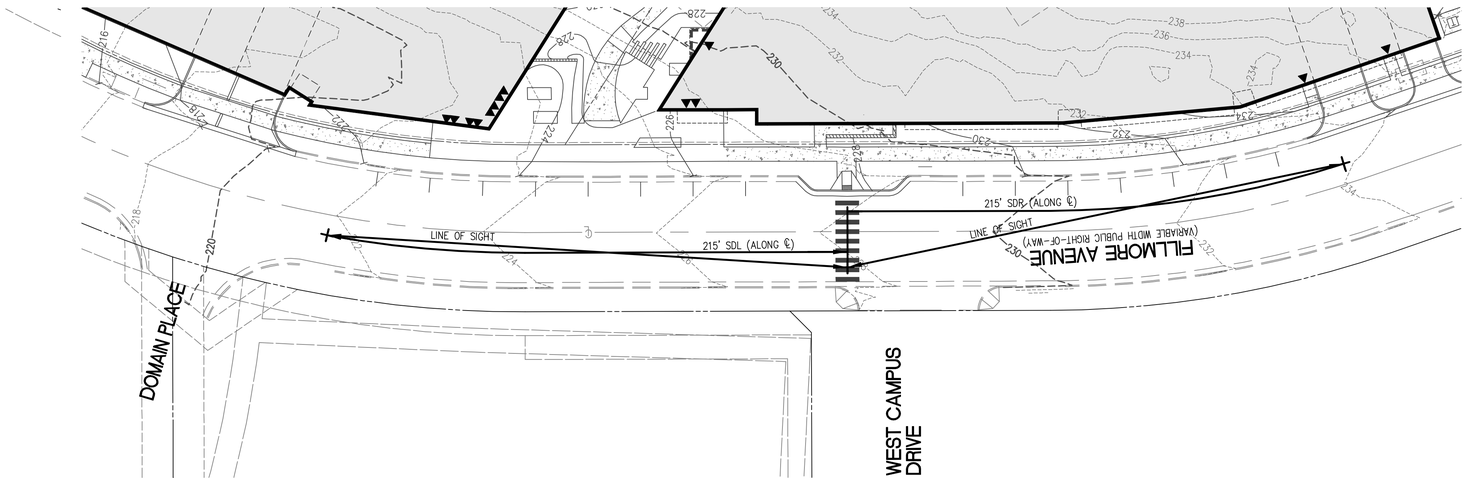
SIGHT DISTANCE PLAN AND PROFILE

AHC - ST. JAMES MULTIFAMILY

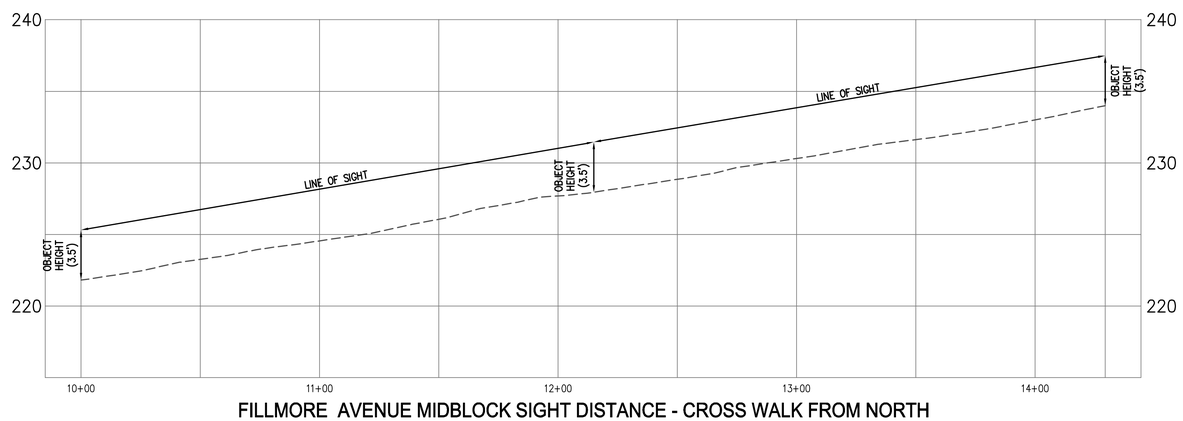
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1106



PLAN VIEW

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



FILLMORE AVENUE MIDBLOCK SIGHT DISTANCE - CROSS WALK FROM NORTH

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

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

NOTES

1. DISTANCE PROVIDED REPRESENTS THE MINIMUM STOPPING DISTANCE NEEDED FOR A BELOW-AVERAGE DRIVER TO COME TO A COMPLETE STOP ON A ROAD WITH A GRADE OF 3%-6%. THE SIGHT DISTANCE VALUE USED IN THIS ANALYSIS ALSO ACCOUNTS FOR WET-CONDITION PAVEMENT, ACCORDING TO AASHTO 6TH EDITION FOR A DESIGN SPEED OF 30 MHP (TABLE 3-2).

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DATE: 9/11/14, 10/28/14
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DRAWN: DV
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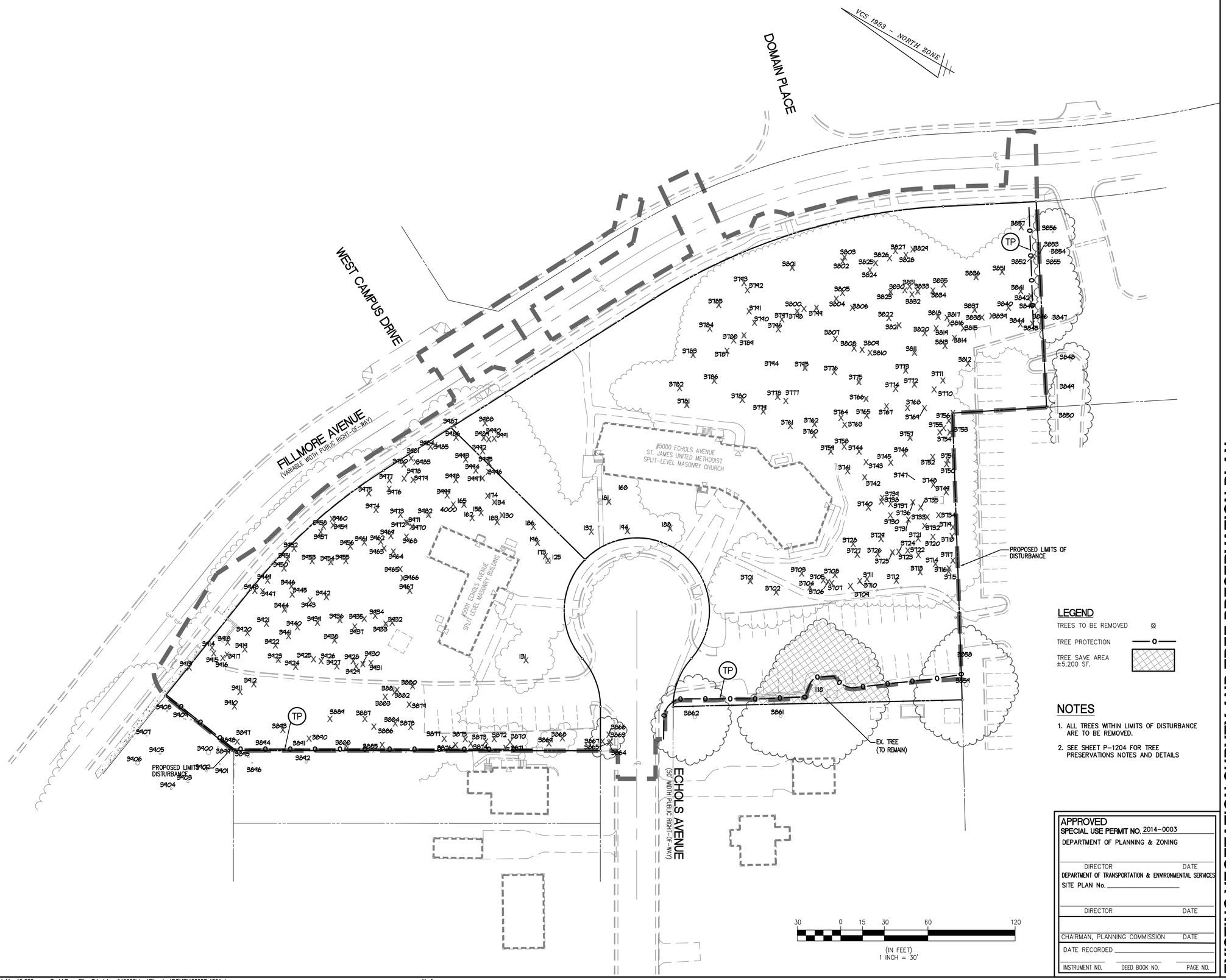
SIGHT DISTANCE PLAN AND PROFILE

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1107



LEGEND

TREES TO BE REMOVED ⊗

TREE PROTECTION —o—

TREE SAVE AREA ±5,200 SF.

NOTES

1. ALL TREES WITHIN LIMITS OF DISTURBANCE ARE TO BE REMOVED.
2. SEE SHEET P-1204 FOR TREE PRESERVATIONS NOTES AND DETAILS

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

EXISTING VEGETATION SURVEY AND TREE PRESERVATION PLAN

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AARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

SCALE: 1" = 30' DATE: 9/11/14, 10/28/14 DRAWN: DV CHECKED: BF

SHEET: P-1201

Tree Survey Information Completed by Walter L. Phillips, Inc. – Arborist Ben Schitter –ISA #MA-5385A

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %
125	Quercus alba	White oak	37"	37'	80%	56%
130	Quercus prinus	Chestnut oak	19"	19'	60%	50%
131	Acer rubrum	Red maple	17"	17'	55%	56%
134	Quercus rubra	Northern red oak	21"	21'	60%	50%
137	Picea pungens	Blue spruce	6"	8'	30%	53%
158	Quercus alba	White oak	9"	9'	80%	53%
162	Quercus alba	White oak	9"	9'	80%	53%
165	Quercus prinus	chestnut oak	24"	24'	60%	53%
168	Acer rubrum	Red maple	12"	12'	55%	53%
173	Quercus alba	White oak	21"	21'	80%	56%
174	Quercus prinus	Chestnut oak	6"	8'	60%	53%
181	Prunus spp.	Ornamental Cherry	18"	18'	35%	53%
183	Quercus rubra	Red oak	19"	19'	60%	53%
186	Picea abies	Norway spruce	9"	9'	30%	53%
188	Cornus florida	Flowering dogwood	13"	13'	40%	47%
194	Pinus strobus	Eastern white pine	20"	20'	30%	53%
196	Quercus palustris	Pin oak	26"	26'	50%	53%
1118	Quercus rubra	Northern red oak	27"	27'	60%	50%
3701	Quercus alba	White oak	25"	25'	80%	53%
3702	Quercus alba	White oak	16"	16'	80%	50%
3703	Quercus alba	White oak	17"	17'	80%	50%
3704	Quercus alba	White oak	16"	16'	80%	56%
3705	Quercus alba	White oak	10"	10'	80%	53%
3706	Quercus alba	White oak	12"	12'	80%	53%
3707	Quercus alba	White oak	9"	9'	80%	53%
3708	Quercus alba	White oak	8"	8'	80%	50%
3709	Quercus alba	White oak	12"	12'	80%	50%
3710	Quercus alba	White oak	9"	9'	80%	50%
3711	Quercus alba	White oak	14"	14'	80%	56%
3712	Quercus alba	White oak	14"	14'	80%	50%
3713	Quercus alba	White oak	19"	19'	80%	53%
3714	Quercus alba	White oak	15"	15'	80%	47%
3715	Quercus alba	White oak	21"	21'	80%	50%
3717	Quercus alba	White oak	15"	15'	80%	47%
3718	Prunus serotina	Black cherry	8"	8'	35%	47%
3719	Quercus alba	White oak	12"	12'	80%	50%
3720	Quercus alba	White oak	8"	8'	80%	53%
3721	Quercus alba	White oak	7"	8'	80%	59%
3722	Quercus alba	White oak	13"	13'	80%	50%
3723	Quercus alba	White oak	9"	9'	80%	47%
3724	Quercus alba	White oak	6"	8'	80%	53%
3725	Quercus alba	White oak	21"	21'	80%	56%
3726	Quercus alba	White oak	9"	9'	80%	56%
3727	Quercus alba	White oak	11"	11'	80%	53%
3728	Quercus rubra	Northern red oak	9"	9'	60%	44%
3729	Quercus alba	White oak	10"	10'	80%	53%
3730	Quercus alba	White oak	11"	11'	80%	56%
3731	Quercus alba	White oak	8"	8'	80%	53%
3732	Quercus alba	White oak	11"	11'	80%	50%
3733	Quercus alba	White oak	14"	14'	80%	56%
3734	Quercus alba	White oak	15"	15'	80%	53%
3735	Quercus alba	White oak	9"	9'	80%	50%
3736	Quercus alba	White oak	14"	14'	80%	50%
3737	Nyssa sylvatica	Blackgum	6"	8'	70%	53%
3738	Quercus alba	White oak	11"	11'	80%	53%
3740	Quercus rubra	red oak	10"	10'	60%	44%
3741	Quercus rubra	red oak	9"	9'	60%	44%
3742	Quercus alba	White oak	11"	11'	80%	59%
3743	Quercus rubra	red oak	13"	13'	60%	47%
3744	Quercus alba	White oak	15"	15'	80%	53%
3745	Quercus alba	White oak	15"	15'	80%	56%

Tree Survey Information Completed by Walter L. Phillips, Inc. – Arborist Ben Schitter –ISA #MA-5385A

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %
3746	Quercus alba	White oak	9"	9'	80%	53%
3747	Quercus alba	White oak	5"	8'	80%	47%
3748	Quercus alba	White oak	12"	12'	80%	50%
3749	Quercus alba	White oak	17"	17'	80%	56%
3750	Quercus alba	White oak	13"	13'	80%	53%
3751	Quercus rubra	red oak	18"	18'	60%	47%
3752	Quercus alba	White oak	10"	10'	80%	53%
3753	Quercus alba	White oak	18"	18'	80%	53%
3754	Nyssa sylvatica	Blackgum	7"	8'	70%	56%
3755	Quercus alba	White oak	8"	8'	80%	56%
3756	Quercus alba	White oak	14"	14'	80%	53%
3757	Quercus alba	White oak	21"	21'	80%	59%
3758	Quercus alba	White oak	6"	8'	80%	50%
3759	Quercus alba	White oak	17"	17'	80%	53%
3760	Carya spp.	hickory	6"	8'	NONE	50%
3761	Quercus rubra	Northern red oak	10"	10'	60%	47%
3762	Quercus alba	White oak	18"	18'	80%	53%
3763	Carya spp.	hickory	6"	8'	NONE	53%
3764	Quercus alba	White oak	9"	9'	80%	50%
3765	Quercus rubra	Northern red oak	12"	12'	60%	53%
3766	Quercus prinus	Chestnut oak	24"	24'	60%	56%
3767	Quercus alba	White oak	9"	9'	80%	56%
3768	Quercus alba	White oak	5"	8'	80%	47%
3769	dead	Dead	9"	0'	0%	
3770	Carya spp.	hickory	8"	8'	NONE	50%
3771	Quercus alba	White oak	14"	14'	80%	44%
3772	Quercus prinus	Chestnut oak	15"	15'	60%	56%
3773	Quercus alba	White oak	20"	20'	80%	56%
3774	dead	Dead	6"	0'	0%	
3775	Quercus prinus	Chestnut oak	20"	20'	60%	47%
3776	Quercus alba	White oak	11"	11'	80%	53%
3777	Quercus rubra	Northern red oak	8"	8'	60%	50%
3778	Quercus alba	White oak	13"	13'	80%	50%
3779	Quercus rubra	Northern red oak	21"	21'	60%	56%
3780	Quercus rubra	Northern red oak	19"	19'	60%	50%
3781	Quercus rubra	Northern red oak	24"	24'	60%	53%
3782	Quercus alba	White oak	13"	13'	80%	53%
3783	Quercus alba	White oak	17"	17'	80%	56%
3784	Pinus virginiana	Virginia pine	9"	9'	30%	44%
3785	Catalpa spicosa	NONE	20"	20'	NONE	53%
3786	dead	Dead	17"	0'	0%	
3787	Quercus rubra	Northern red oak	12"	12'	60%	59%
3788	Quercus alba	White oak	11"	11'	80%	50%
3789	Quercus rubra	Northern red oak	19"	19'	60%	53%
3790	Quercus alba	White oak	17"	17'	80%	53%
3791	dead	Dead	12"	0'	0%	
3792	Prunus serotina	Black cherry	10"	10'	35%	56%
3793	Robinia pseudoacacia	Black locust	8"	8'	45%	44%
3794	Quercus alba	White oak	6"	8'	80%	50%
3795	Quercus alba	White oak	22"	22'	80%	63%
3796	dead	Dead	8"	0'	0%	
3797	dead	Dead	10"	0'	0%	
3798	Quercus rubra	Northern red oak	22"	22'	60%	56%
3799	Carya spp.	NONE	9"	9'	NONE	56%
3800	Quercus prinus	Chestnut oak	18"	18'	60%	53%
3801	Populus deltoides	Eastern cottonwood	22"	22'	35%	47%
3802	Catalpa spicosa	NONE	9"	9'	NONE	53%
3803	Platanus occidentalis	American sycamore	21"	21'	45%	56%
3804	Quercus prinus	Chestnut oak	15"	15'	60%	56%
3805	Carya spp.	hickory	6"	8'	NONE	44%
3806	Quercus alba	White oak	9"	9'	80%	56%

Tree Survey Information Completed by Walter L. Phillips, Inc. – Arborist Ben Schitter –ISA #MA-5385A

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %
3807	Quercus alba	White oak	10"	10'	80%	56%
3808	Quercus alba	White oak	15"	15'	80%	53%
3809	Quercus alba	White oak	16"	16'	80%	56%
3810	Quercus alba	White oak	6"	8'	80%	59%
3811	Quercus alba	White oak	28"	28'	80%	63%
3812	Pinus virginiana	Virginia pine	7"	8'	30%	44%
3813	Quercus alba	White oak	6"	8'	80%	50%
3814	Quercus rubra	Northern red oak	16"	16'	60%	50%
3815	Quercus rubra	Northern red oak	12"	12'	60%	44%
3816	dead	Dead	5"	0'	0%	
3817	Quercus prinus	Chestnut oak	12"	12'	60%	56%
3818	Quercus prinus	Chestnut oak	13"	13'	60%	53%
3819	dead	Dead	15"	0'	0%	
3820	Quercus alba	White oak	6"	8'	80%	47%
3821	Quercus alba	White oak	11"	11'	80%	50%
3822	Quercus alba	White oak	9"	9'	80%	47%
3823	Quercus alba	White oak	18"	18'	80%	59%
3824	Nyssa sylvatica	Blackgum	8"	8'	70%	47%
3825	Robinia pseudoacacia	Black locust	7"	8'	45%	50%
3826	dead	Dead	6"	0'	0%	
3827	Prunus spp.	Ornamental Cherry	12"	12'	35%	50%
3828	Prunus spp.	Ornamental Cherry	9"	9'	35%	50%
3829	Betula spp.	birch	12"	12'	NONE	50%
3830	Quercus alba	White oak	9"	9'	80%	50%
3831	Quercus alba	White oak	7"	8'	80%	53%
3832	dead	Dead	5"	0'	0%	
3833	dead	Dead	21"	0'	0%	
3834	Quercus prinus	Chestnut oak	14"	14'	60%	47%
3835	Quercus prinus	Chestnut oak	11"	11'	60%	53%
3836	Quercus alba	White oak	25"	25'	80%	56%
3837	Quercus rubra	Northern red oak	17"	17'	60%	56%
3838	Quercus rubra	Northern red oak	10"	10'	60%	56%
3839	Quercus rubra	Northern red oak	21"	21'	60%	53%
3840	Quercus rubra	Northern red oak	11"	11'	60%	47%
3841	Quercus alba	White oak	11"	11'	80%	56%
3842	Quercus rubra	Northern red oak	36"	36'	60%	59%
3843	Quercus alba	White oak	13"	13'	80%	47%
3844	Ilex x Nellie Stevens	Nellie Stevens holly	5"	8'	0%	47%
3845	Ilex x Nellie Stevens	Nellie Stevens holly	5"	8'	0%	47%
3846	Ilex x Nellie Stevens	Nellie Stevens holly	5"	8'	0%	47%
3847	Ilex x Nellie Stevens	Nellie Stevens holly	5"	8'	0%	47%
3848	Cornus florida	Flowering dogwood	10"	10'	40%	56%
3849	Prunus spp.	Ornamental Cherry	12"	12'	35%	56%
3850	Prunus spp.	Ornamental Cherry	12"	12'	35%	56%
3851	Quercus prinus	chestnut oak	16"	16'	60%	56%
3852	Pinus virginiana	Virginia pine	9"	9'	30%	47%
3853	Pinus virginiana	Virginia pine	7"	8'	30%	47%
3854	Robinia pseudoacacia	Black locust	6"	8'	45%	50%
3855	Morus alba	White mulberry	6"	8'	30%	50%
3856	Castanea dentata	American chestnut	15"	15'	50%	56%
3857	Pinus virginiana	Virginia pine	16"	16'	30%	53%
3858	Ilex opaca	American holly	8"	8'	60%	44%
3859	Quercus phellos	willow oak	30"	30'	60%	53%
3861	Quercus alba	White oak	29"	29'	80%	56%
3862	Quercus alba	White oak	30"	30'	80%	59%
3863	Nyssa sylvatica	Blackgum	9"	9'	70%	56%
3864	Nyssa sylvatica	Blackgum	9"	9'	70%	56%
3865	Nyssa sylvatica	Blackgum	9"	9'	70%	56%
3866	Nyssa sylvatica	Blackgum	8"	8'	70%	53%
3867	Nyssa sylvatica	Blackgum	6"	8'	70%	56%
3868	Nyssa sylvatica	Blackgum	7"	8'	70%	56%

APPROVED
SPECIAL USE PERMIT NO. 2014–0003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

TREE INVENTORY

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

Tree Survey Information Completed by Walter L. Phillips, Inc. – Arborist Ben Schitter –ISA #MA-5385A

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %
3869	Nyssa sylvatica	Blackgum	5"	8'	70%	56%
3870	Nyssa sylvatica	Blackgum	8"	8'	70%	53%
3871	Prunus serotina	Black cherry	10"	10'	35%	47%
3872	Nyssa sylvatica	Blackgum	5"	8'	70%	53%
3873	Nyssa sylvatica	Blackgum	6"	8'	70%	56%
3874	Quercus palustris	Pin oak	12"	12'	50%	53%
3875	Nyssa sylvatica	Blackgum	7"	8'	70%	50%
3876	Ulmus americana	American elm	11"	11'	35%	53%
3877	Nyssa sylvatica	Blackgum	7"	8'	70%	50%
3878	Robinia pseudoacacia	Black locust	10"	10'	45%	47%
3879	Acer rubrum	Red maple	10"	10'	55%	50%
3880	Quercus phellos	Willow oak	19"	19'	60%	47%
3881	Ulmus americana	American elm	6"	8'	35%	53%
3882	Robinia pseudoacacia	Black locust	10"	10'	45%	47%
3883	Celtis occidentalis	Hackberry	8"	8'	50%	56%
3884	Acer rubrum	Red maple	9"	9'	55%	53%
3885	Robinia pseudoacacia	Black locust	12"	12'	45%	41%
3886	Quercus phellos	Willow oak	7"	8'	60%	56%
3887	Ulmus americana	American elm	5"	8'	35%	41%
3888	Quercus prinus	Chestnut oak	26"	26'	60%	53%
3889	Acer rubrum	Red maple	7"	8'	55%	41%
3890	Robinia pseudoacacia	Black locust	7"	8'	45%	41%
3891	Quercus alba	White oak	15"	15'	80%	56%
3892	Quercus alba	White oak	24"	24'	80%	63%
3893	Robinia pseudoacacia	Black locust	11"	11'	45%	41%
3894	Quercus alba	White oak	8"	8'	80%	50%
3895	dead	Dead	17"	0'	0%	
3896	Quercus alba	White oak	11"	11'	80%	50%
3897	Quercus prinus	Chestnut oak	7"	8'	60%	53%
3898	Quercus prinus	Chestnut oak	7"	8'	60%	56%
3899	Quercus alba	White oak	12"	12'	80%	41%
3900	Quercus prinus	Chestnut oak	25"	25'	60%	53%
3901	Quercus prinus	Chestnut oak	11"	11'	60%	41%
3902	Quercus prinus	Chestnut oak	14"	14'	60%	53%
3903	Quercus prinus	Chestnut oak	16"	16'	60%	56%
3904	Quercus prinus	Chestnut oak	16"	16'	60%	53%
3905	Pinus virginiana	Virginia pine	15"	15'	30%	56%
3906	Acer saccharinum	Silver maple	28"	28'	30%	56%
3907	Ilex opaca	American holly	8"	8'	60%	56%
3908	Acer rubrum	Red maple	14"	14'	55%	50%
3909	Prunus serotina	Black cherry	7"	8'	35%	47%
3910	Prunus serotina	Black cherry	6"	8'	35%	50%
3911	Quercus prinus	Chestnut oak	5"	8'	60%	50%
3912	Robinia pseudoacacia	Black locust	7"	8'	45%	41%
3913	Robinia pseudoacacia	Black locust	8"	8'	45%	47%
3914	Pinus virginiana	Virginia pine	10"	10'	30%	53%
3915	Pinus virginiana	Virginia pine	6"	8'	30%	44%
3916	Pinus virginiana	Virginia pine	9"	9'	30%	44%
3917	Pinus virginiana	Virginia pine	11"	11'	30%	50%
3918	Robinia pseudoacacia	Black locust	11"	11'	45%	50%
3919	Robinia pseudoacacia	Black locust	10"	10'	45%	44%
3920	Prunus serotina	Black cherry	6"	8'	35%	50%
3921	Ulmus americana	American elm	6"	8'	35%	50%
3922	Quercus prinus	Chestnut oak	7"	8'	60%	50%
3923	Quercus prinus	Chestnut oak	29"	29'	60%	50%
3924	Quercus alba	White oak	13"	13'	80%	56%
3925	Quercus alba	White oak	10"	10'	80%	56%
3926	Quercus rubra	Northern red oak	10"	10'	60%	56%
3927	Quercus alba	White oak	9"	9'	80%	47%
3928	Quercus alba	White oak	6"	8'	80%	50%
3929	Quercus alba	White oak	16"	16'	80%	50%

Tree Survey Information Completed by Walter L. Phillips, Inc. – Arborist Ben Schitter –ISA #MA-5385A

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %
3930	Quercus alba	White oak	23"	23'	80%	50%
3931	Quercus rubra	Northern red oak	6"	8'	60%	47%
3932	cut	NONE	0"	8'	NONE	
3933	Quercus alba	White oak	23"	23'	80%	50%
3934	Quercus prinus	Chestnut oak	9"	9'	60%	53%
3935	Quercus alba	White oak	7"	8'	80%	56%
3936	Quercus alba	White oak	19"	19'	80%	53%
3937	Quercus prinus	Chestnut oak	5"	8'	60%	47%
3938	Quercus alba	White oak	17"	17'	80%	50%
3939	Quercus alba	White oak	15"	15'	80%	39%
3940	Quercus rubra	Northern red oak	56"	56'	60%	
3941	Quercus alba	White oak	5"	8'	80%	41%
3942	Quercus rubra	Northern red oak	20"	20'	60%	56%
3943	Quercus prinus	Chestnut oak	5"	8'	60%	50%
3944	Quercus prinus	Chestnut oak	20"	20'	60%	47%
3945	Quercus rubra	Northern red oak	10"	10'	60%	53%
3946	Quercus rubra	Northern red oak	12"	12'	60%	53%
3947	Robinia pseudoacacia	Black locust	6"	8'	45%	47%
3948	Robinia pseudoacacia	Black locust	10"	10'	45%	47%
3949	Prunus serotina	Black cherry	6"	8'	35%	50%
3950	Pinus virginiana	Virginia pine	9"	9'	30%	50%
3951	Pinus virginiana	Virginia pine	7"	8'	30%	38%
3952	Pinus virginiana	Virginia pine	7"	8'	30%	47%
3953	Quercus alba	White oak	12"	12'	80%	53%
3954	Quercus prinus	Chestnut oak	19"	19'	60%	53%
3955	Quercus prinus	Chestnut oak	6"	8'	60%	56%
3956	Quercus prinus	Chestnut oak	10"	10'	60%	41%
3957	Pinus virginiana	Virginia pine	7"	8'	30%	41%
3958	Pinus virginiana	Virginia pine	6"	8'	30%	41%
3959	Pinus virginiana	Virginia pine	11"	11'	30%	44%
3960	Platanus occidentalis	American sycamore	7"	8'	45%	50%
3961	Quercus alba	White oak	7"	8'	80%	50%
3962	Quercus rubra	Northern red oak	17"	17'	60%	56%
3963	Quercus rubra	Northern red oak	16"	16'	60%	53%
3964	Quercus alba	White oak	18"	18'	80%	56%
3965	Quercus alba	White oak	9"	9'	80%	56%
3966	Quercus alba	White oak	16"	16'	80%	56%
3967	Quercus alba	White oak	22"	22'	80%	59%
3968	Quercus rubra	Northern red oak	11"	11'	60%	53%
3969	Quercus prinus	Chestnut oak	11"	11'	60%	50%
3970	Quercus alba	White oak	12"	12'	80%	53%
3971	Quercus alba	White oak	9"	9'	80%	47%
3972	Dead	Dead	4"	0'	0%	
3973	Quercus alba	White oak	7"	8'	80%	50%
3974	Prunus serotina	Black cherry	9"	9'	35%	38%
3975	Robinia pseudoacacia	Black locust	12"	12'	45%	38%
3976	Pinus virginiana	Virginia pine	7"	8'	30%	53%
3977	Pinus virginiana	Virginia pine	10"	10'	30%	50%
3978	Pinus virginiana	Virginia pine	9"	9'	30%	50%
3979	Pinus virginiana	Virginia pine	7"	8'	30%	47%
3980	Prunus serotina	Black cherry	6"	8'	35%	44%
3981	Pinus virginiana	Virginia pine	6"	8'	30%	41%
3982	Quercus rubra	Northern red oak	28"	28'	60%	50%
3983	Robinia pseudoacacia	Black locust	9"	9'	45%	41%
3984	Prunus serotina	Black cherry	8"	8'	35%	47%
3985	Robinia pseudoacacia	Black locust	12"	12'	45%	41%
3986	Quercus alba	White oak	10"	10'	80%	56%
3987	Robinia pseudoacacia	Black locust	10"	10'	45%	50%
3988	Acer rubrum	Red maple	10"	10'	55%	53%
3989	Populus deltoides	Eastern cottonwood	18"	18'	35%	53%
3990	Populus deltoides	Eastern cottonwood	8"	8'	35%	53%

Tree Survey Information Completed by Walter L. Phillips, Inc. – Arborist Ben Schitter –ISA #MA-5385A

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %
3991	Prunus serotina	Black cherry	9"	9'	35%	50%
3992	Prunus serotina	Black cherry	6"	8'	35%	44%
3993	Prunus serotina	Black cherry	10"	10'	35%	47%
3994	Platanus occidentalis	American sycamore	12"	12'	45%	50%
3995	Prunus serotina	Black cherry	5"	8'	35%	47%
3996	Prunus serotina	Black cherry	6"	8'	35%	47%
3997	Quercus prinus	Chestnut oak	15"	15'	60%	50%
3998	Prunus serotina	Black cherry	12"	12'	35%	44%
3999	Carya spp.	hickory	7"	8'	NONE	47%
4000	Quercus alba	White oak	11"	11'	80%	50%

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COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

TREE INVENTORY

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

LANDSCAPE NOTES

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE AND PENALTIES SHALL BE PREPARED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA AND APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING AND CONSTRUCTION ACTIVITIES.

2. ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED / VERIFIED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.

3. LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES WILL BE SHOWN ON DEMOLITION, SEDIMENT AND EROSION CONTROL, AND LANDSCAPE PLAN SHEETS.

4. 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.

5. APPLICANT MUST INCLUDE ON THE PLAN DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF AND AGREEMENT WITH CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE AFFECTED BY PROJECT WORK.

6. INCLUDE SPECIFIC CONSTRUCTION STAGING INFORMATION ON THE PLAN THAT INDICATES THE METHODS, AND PROCEDURES TO BE IMPLEMENTED FOR PROTECTION OF EXISTING ON-SITE AND OFF-SITE VEGETATION.

7. PROPOSED PLANTING SHALL BE PROVIDED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.

8. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, D.C.

9. THE APPLICANT SHALL MAKE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OR UTILIZING OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.

10. 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.

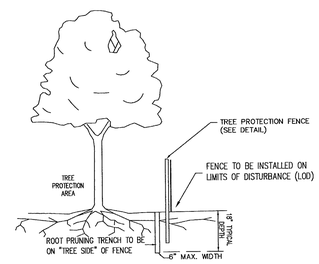
11. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.

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

13. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.

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

ROOT PRUNING DETAIL (TYPICAL)



NOTE:

TREE PROTECTION AREA WILL BE DETERMINED AS PART OF THE PLAN REVIEW PROCESS. EXACT LOCATION, DEPTH AND METHODS OF ROOT PRUNING TO BE DETERMINED IN THE FILED BY PROJECT FORESTER.

EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING.

TRENCH SHOULD BE BACKFILLED IMMEDIATELY.

ROOTS SHALL BE SEVERED BY TRENCHER, VIBRATORY PLOW OR APPROVED EQUIVALENT. ROOTS OVER 1.0" DIAMETER SHALL BE CLEANLY CUT BY HAND. ROOT PRUNING ADJACENT TO SPECIMEN TREES MAY REQUIRE SOIL REMOVAL BY SUPERSONIC AIR TOOL TO MINIMIZE TREE AND ROOT IMPACTS.

TREE PRESERVATION TECHNIQUES

(Both techniques described below can be combined with the pruning of roots that may occur beyond the area of treatment).

#1 – For Use in Areas Where Equipment Must Operate in Areas That Will Remain at Existing Grade:

- In the woodchip and plywood or chainlink fence area shown in figure 1 below, spread 10-15" of wood chips by hand.
- On top of the wood chips, lay 5/8 to ¾ inch plywood or heavy-gauge chain link fence to provide a path for equipment and workers to operate.

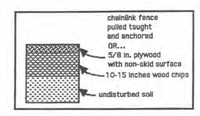


Figure 1

#2 – For Use in Areas Where Fill Soil Will Be Placed Over the Root Zone:

- An aeration system shall be installed in the area shown in figure 2 below prior to grading. The aeration system (see diagram below) shall consist of *geotextile* fabric laid on top of the undisturbed ground; with not less than six inches of river rock on top of it; and with a second layer of *geotextile* fabric laid on top of the rock.
- Fill dirt can then be placed on top of the *geotextile* fabric.

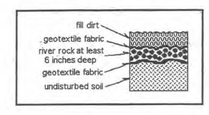


Figure 2

Standards and Requirements

Figure I-A. Required Notes on Drawing Submissions

1. All protection and preservation measures for existing vegetation, including maintenance shall be approved by the City Arborist in-field prior to commencement of any site disturbing activity.

2. Specification for all plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC.

3. The applicant has made suitable arrangements for pre-selection tagging, pre-contract growing, or is undertaking specialized planting stock development with a nursery or grower that is conveniently located to the project site, other procedures that will ensure availability of specified materials. In the event that shortages and/or inability to obtain specified plantings occurs, remedial efforts including species changes, additional plantings and modification to the landscape plan shall be undertaken by the applicant. All remedial efforts shall, with prior approval by the city, be performed to the satisfaction of the Directors of Planning & Zoning, Recreation, Parks & Cultural Activities and Transportation & Environmental Services.

4. 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.

5. 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 the scope of installation procedures and processes.

6. Maintenance for this project shall be performed in perpetuity, in compliance with City of Alexandria Landscape Guidelines and/or as conditioned by project approval.

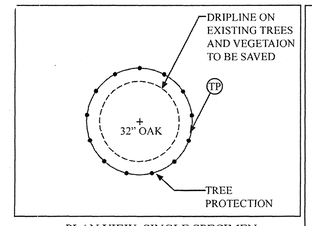
7. A certification letter for tree wells, tree trenches and plantings above structure shall be provided by the project's Landscape Architect. The letter shall certify that all below grade construction is in compliance with approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to approval of the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner/applicant/successor and sealed and dated as approved by the project's Landscape Architect.

8. As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements.

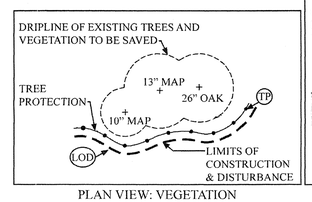
9. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

1. Standards and Requirement

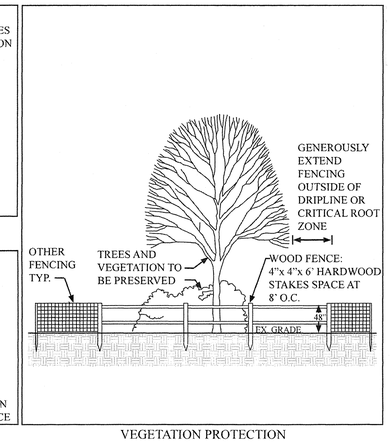
Figure I-B. Tree Protection



PLAN VIEW: SINGLE SPECIMEN



PLAN VIEW: VEGETATION



VEGETATION PROTECTION AND PRESERVATION DETAIL SECTION

TREE PRESERVATION AREA

KEEP OUT

NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED IN THIS AREA

(COMPANY NAMES AND CONTACT NUMBERS)

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

– MINIMUM DIMENSION: 11 X 8 INCHES (W X H)

– BACKGROUND COLOR: RED OR YELLOW

APPROVED
SPECIAL USE PERMIT NO. 2014–0003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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

COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
10/28/14
PROFESSIONAL ENGINEER

SCALE: 1" = 30' | DATE: 9/11/14, 10/28/14 | DRAWN: DV | CHECKED: BF

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TREE PRESERVATION NOTES AND DETAILS

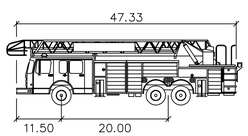
AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	

FIRE TRUCK PROFILE



Fire Truck Alexandria 203

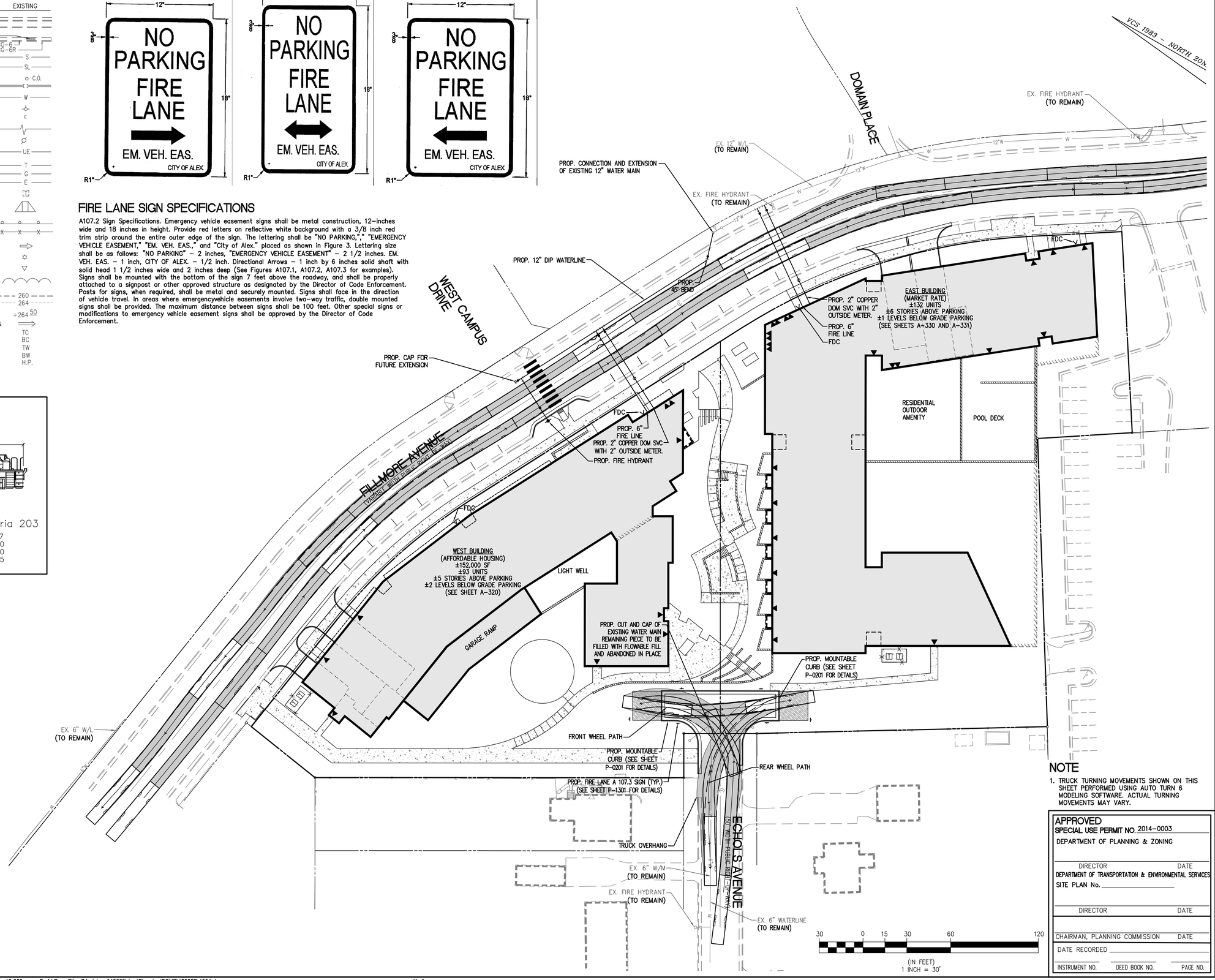
Width	: 8.17
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 28.5

FIGURE A107.2 FIRE LANE SIGN

FIGURE A107.1 FIRE LANE SIGN

FIRE LANE SIGN SPECIFICATIONS

A107.2 Sign Specifications. Emergency vehicle easement signs shall be metal construction, 12–inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8 inch red trim strip around the entire outer edge of the sign. The lettering shall be "NO PARKING,"," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS.," and "City of Alex." placed as shown in Figure 3. Lettering size shall be as follows: "NO PARKING" – 2 inches, "EMERGENCY VEHICLE EASEMENT" – 2 1/2 inches. EM. VEH. EAS. – 1 inch, CITY OF ALEX. – 1/2 inch. Directional Arrows – 1 inch by 6 inches solid shaft with solid head 1 1/2 inches wide and 2 inches deep (See Figures A107.1, A107.2, A107.3 for examples). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure as designated by the Director of Code Enforcement. Posts for signs, when required, shall be metal and securely mounted. Signs shall face in the direction of vehicle travel. In areas where emergencyvehicle easements involve two–way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the Director of Code Enforcement.



NOTE

1. TRUCK TURNING MOVEMENTS SHOWN ON THIS SHEET PERFORMED USING AUTO TURN 6 MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.

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PRELIMINARY FIRE SERVICE PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

CROWN COVERAGE LEGEND

TREE COUNTED FOR 100% CREDIT

TREE COUNTED FOR 50% CREDIT (ON STRUCTURE)

WEST CAMPUS DRIVE

FILLMORE AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

ECHOLS AVENUE (60' WIDE PUBLIC RIGHT-OF-WAY)

(9) PARALLEL SPACES @ 8'X22'

(7) PARALLEL SPACES @ 8'X22'

WEST BUILDING

EAST BUILDING

LIGHT WELL

GARAGE RAMP

COMMUNITY ROOM

LOCKER ROOMS

POOL

LAWN

EXISTING LIGHT (TYP.): LOCATION APPROXIMATE

BENCHES (3)

BIKE RACKS (5): INVERTED-U

STEPS

SPECIALTY PAVING (TYP.): CLAY OR CONCRETE PAVER ON CONCRETE

BENCHES (2)

LANDSCAPE PLANTING BED (TYP.): ASSORTED PERENNIALS, GRASSES AND GROUNDCOVERS

CONCRETE PEDESTRIAN RAMP WITH 1½" O.D. METAL HANDRAILS ON BOTH SIDES: SEE CIVIL FOR GRADING

4'-0" HIGH FENCE WITH GATE SURROUNDING 1500 SQ FT PLAYGROUND

LANDSCAPE PLANTING BED (TYP.): ASSORTED PERENNIALS, GRASSES AND GROUNDCOVERS

SPECIALTY PAVING (TYP.): CLAY OR CONCRETE PAVER ON CONCRETE

STEPPED TERRACE AREA WITH 18" HIGH SEAT WALLS: SEE CIVIL FOR GRADING.

STEPPED WALKWAY WITH 5'-0" LONG TREADS: SEE CIVIL FOR GRADING

EXISTING TREE TO REMAIN (TYP.) SEE CIVIL TREE SURVEY FOR ADDITIONAL INFORMATION

PROP. 10' SAN. SEW. ESM'T

PROPOSED LIMITS OF DISTURBANCE

PROPOSED 15' RESERVATION LINE

PEDESTRIAN LIGHT (TYP.) 3 L2.01

STREET LIGHT FIXTURE TYP. 1 L2.01

BUS STOP

EXISTING STREETLIGHT TO BE REPLACED

SPECIALTY PAVING (TYP.): CLAY OR CONCRETE PAVER ON STRUCTURE

BUILT IN GRILL (TYP)

SITE FUNITURE (TBD)

6'-0" NON-CLIMBABLE POOL FENCE

BAR

ARBOR

BUILT IN FIREPLACE

BUILT IN GRILL (TYP)

PLANTER WALLS ON STRUCTURE

CONCRETE STEPS WITH 1½" O.D. METAL HANDRAILS ON BOTH SIDES: SEE CIVIL FOR GRADING

CONCRETE RAMP WITH 1½" O.D. METAL HANDRAILS ON BOTH SIDES: SEE CIVIL FOR GRADING

CONCRETE SIDEWALK

PROPOSED LIMITS OF DISTURBANCE

6'-0" TREE STRIP TYP.

7	BmW
19	IvL
5	Mv
20	BmW
4	BmW
5	Vc
5	FgB
1	CsY
5	IVH
3	Pxy
8	IVH
2	Qp
7	TmG
2	ArR
7	Vc
1	CkM
1	LiD
14	MgC
2	LiD
96	TmG
9	VIM
1	Qp
2	MgC
5	Pg
5	BmG
6	PoD
8	PIS
7	Pxy
6	TmG
4	TmG
10	FgB
8	HaP
8	PaQ
8	HaP
8	PaQ
14	IvL
8	HaP
8	PaQ
9	IvL
8	HaP
8	PaQ
8	HaP
8	PaQ
8	HaP
8	PaQ
35	BmW
2	AcS
19	RGP
1	AcS
6	LxG
3	LxG
2	AcS
5	AcS
7	Vc
6	Pxy
7	IVH
7	Pg
17	Up
3	CcF
3	AcS

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

AHC - ST JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

AHC INC.

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.28.14
LANDSCAPE ARCHITECT

REVISIONS:

LANDSCAPE SITE PLAN

NORTH

DESIGN: JP
DRAWN: SS
CHECKED: JP

SCALE: 1" = 20'-0"

0 10 20 40

PROJECT NO: 14073

DATE: 10.28.14

L1.01

DSUP

NOT RELEASED FOR CONSTRUCTION

P:\2014\14073 St James Multifamily\6.0 CAD Files\DSUP\L1.01 LANDSCAPE SITE PLAN.dwg

MODEL:	R54BANNATRD100SE
DESCRIPTION:	VICTORIAN SERIES TYPE III
QUANTITY:	PER PLAN
COLOR:	N/A
MANUFACTURER:	HADCO 100 CRAFTWAY LITTLESTOWN, PA 17340
CONTACT:	DAVE DEPORTER P: 703.530.9255
NOTE:	CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS. OR APPROVED EQUAL

1 L2.01 STREET LIGHT FIXTURE PROD. INFO.
Scale: NTS

MODEL:	OA405 - 14 WASHINGTON 405
HEIGHT:	12' MOUNTING HEIGHT, FIBERGLASS ANCHOR BASE
QUANTITY:	PER PLAN
COLOR:	BLACK
MANUFACTURER:	W.J. WHATLEY, INC 3550 ODESSA WAY STE A AURORA, CO 80011
CONTACT:	DON HOFFMAN P: 301.621.1650
NOTE:	CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS. OR APPROVED EQUAL

2 L2.01 STREET LIGHT POLE PROD. INFO.
Scale: NTS

MODEL:	SPECTRA SMALL SCALE
DESCRIPTION:	LED PEDESTRIAN LAMP
FINISH:	TBD
QUANTITY:	PER PLAN
MANUFACTURER:	ARCHITECTURAL AREA LIGHTING 16555 EAST GALE AVENUE CITY OF INDUSTRY, CA 91745 P: 626.369.2695
NOTE:	CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S RECOMMENDATION AND GOVERNING MUNICIPAL REQUIREMENTS. OR APPROVED EQUAL

3 L2.01 PEDESTRIAN LIGHT PROD. INFO.
Scale: NTS

LANDSCAPE NOTES

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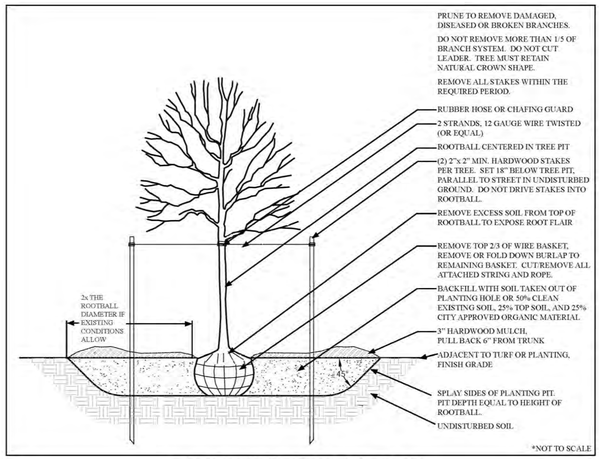
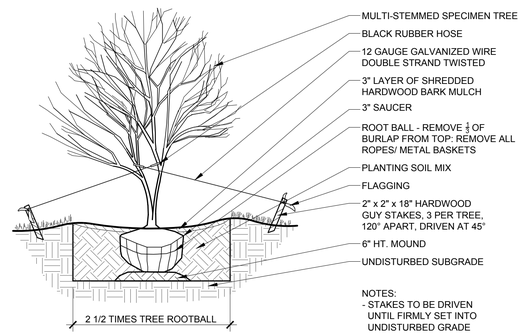
2. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, DC.
3. THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE. OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL , WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
4. 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.
5. 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 THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
6. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
7. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
8. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.



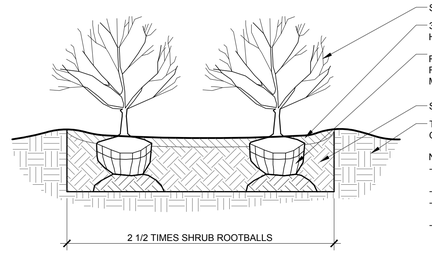
TREE PLANTING IN TURF OR PLANTED AREA

4 L2.01 STREET TREE PLANTING DETAIL SECTION
Scale: NTS



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

5 L2.01 TREE GUYING PLANTING - MULTI-STEMMED SECTION
Scale: 1/4" = 1'-0"

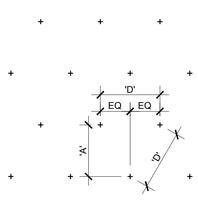


NOTES:
- SCARIFY ROOTS OF ROOT BOUND PLANTS
- PLANT SPACING VARIES (SEE PLANS)
- PRUNE ALL BROKEN, DISEASED & WEAK BRANCHES
- ALL SHRUB BEDS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO DEPTH REQUIRED FOR SOIL MIX BACK FILL
- REMOVE ALL STRINGS, RIBBONS & TAGS FROM PLANTS

6 L2.01 SHRUB PLANTING SECTION
Scale: 1/2" = 1'-0"

PLANT SCHEDULE

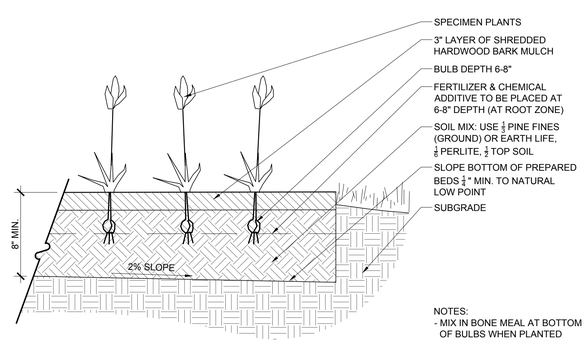
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
STREET TREES									
Up	17	Ulmus parvifolia	Chinese Elm	14`-16`	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	N/A - NOT INCLUDED	
SHADE TREES									
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
ArR	2	Acer rubrum `Red Sunset`	Red Sunset Maple	14`-16`	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	1,250	2,500
Qp	3	Quercus phellos	Willow Oak	14`-16`	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	1,250	3,750
								SUBTOTAL	6,250
ORNAMENTAL TREES									
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
AcS	5	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	8`-10`	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	500	2,500
CcF	3	Cercis canadensis `Forest Pansy`	Forest Pansy Redbud	8`-10`	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	500	1,500
CkM	1	Cornus kousa `Milky Way`	Milky Way Kousa Dogwood	8`-10`	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	250	250
LiD	3	Lagerstroemia indica `Dynamite`	Dynamite Crape Myrtle	8`-10`	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	250	750
Mv	5	Magnolia virginiana	Sweet Bay	8`-10`	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	250	1,250
Pxy	10	Prunus x yedoensis	Yoshino Cherry	8`-10`	2 1/2" min.		B&B, uniform branching, full specimen	500	5,000
								SUBTOTAL	11,250
EVERGREEN TREES									
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
MgC	16	Magnolia grandiflora `Claudia Wannamaker`	Claudia W. Magnolia	8`-10`	1 1/2" min.		B&B, full to ground with good seasonal flush	N/A - IN EASEMENT	
Pg	5	Picea glauca	White Spruce	6`-8`		3 1/2 - 5`	B&B, full to ground with good seasonal flush	500	2,500
								SUBTOTAL	2,500
TREES ON STRUCTURE									
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA (50% Credit)	TOTAL
AcS	8	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	8`-10`	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	250	2,000
LxG	9	Lagerstroemia x `Tuskegee`	Tuskegee Crape Myrtle	8`-10`	1 1/2" min.		B&B, multi-trunk, 3 trunk minimum, full symmetrical branching	125	1,125
Pg	7	Picea glauca	White Spruce	6`-8`		3 1/2 - 5`	B&B, full to ground with good seasonal flush	250	1,750
Pxy	6	Prunus x yedoensis	Yoshino Cherry	8`-10`	2 1/2" min.		B&B, uniform branching, full specimen	250	1,500
								SUBTOTAL	6,375
SHRUBS									
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	CCA	TOTAL
BmG	5	Buxus microphylla `Green Velvet`	Green Velvet Boxwood	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	10
BmW	66	Buxus microphylla `Winter Gem`	Globe Winter Gem Boxwood	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	132
CsY	1	Camellia sasanqua `Yuletide`	Yuletide Camellia	24"-30"	24"-30"	#5 cont.	healthy, vigorous, well-rooted & established in container	2	2
FgB	15	Fothergilla gardenii `Blue Mist`	Blue Mist Fothergilla	15"-18"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	30
IVH	13	Ilea virginica `Henry`s Garnet`	Henry`s Garnet Sweetspire	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	26
IvL	42	Ilea virginica `Little Henry`	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	84
PoD	6	Physocarpus opulifolius `Diablo`	Diablo Ninebark	24"-36"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	12
PIS	8	Prunus laurocerasus `Schipkaensis`	Schipka Laurel	24"-30"	18"-24"	B&B	healthy vigorous, well-rooted & established	2	16
RGP	19	Rhododendron azalea `Gumpo Pink`	Gumpo Pink Azalea	12"-15"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	38
TmG	113	Taxus x media `Greenwave`	Greenwave Spreading Yew	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	226
Vc	12	Viburnum carlesii	Korean Spice Viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, well-rooted & established	2	24
VtM	9	Viburnum plicatum tomentosum `Mariesii`	Mariesii Double File Viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, well-rooted & established	2	18
								SUBTOTAL	618
SHRUBS ON STRUCTURE									
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	CCA	TOTAL
IVH	7	Ilea virginica `Henry`s Garnet`	Henry`s Garnet Sweetspire	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container	1	7
Vc	7	Viburnum carlesii	Korean Spice Viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, well-rooted & established	1	7
								SUBTOTAL	14
VINES									
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	CCA	TOTAL
HaP	48	Hydrangea anomala petiolaris	Climbing Hydrangea	36 - 42"		#1 cont.		N/A	0
PaQ	48	Parthenocissus quinquefolia	Virgina Creeper	-		#1 cont.		N/A	0
GROUNDCOVERS									
KEY	QTY	NAME		CONT.	COLOR	SPACING	REMARKS	CCA	TOTAL
	4,900 sf	Assorted Perennials, Grasses and Groundcovers		Varies	Varies	Varies	full specimen, healthy, vigorous, well-rooted and established	N/A	0
								PROPOSED CCA (EXCLUDING STREET TREES)	27,007



PLANT SPACING CHART
AS SPECIFIED ON PLANT LIST

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

7 L2.01 TRIANGULAR SPACING FOR SHRUBS - GROUND COVERS - BULBS AND PERENNIALS PLAN
Scale: NTS



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

8 L2.01 ANNUAL & PERENNIAL PLANTING SECTION
Scale: 1" = 1'-0"

CROWN COVERAGE CALCULATIONS		
SITE AREA	135,951	SF
REQUIRED CROWN COVERAGE (25%)	33,988	SF
EXISTING CROWN COVERAGE TO REMAIN	3,500	SF
MINIMUM REQUIRED PROPOSED COVERAGE	30,488	SF
PROPOSED COVERAGE	30,507	SF

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

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AHC - ST JAMES MULTIFAMILY
CITY OF ALEXANDRIA, VIRGINIA

AHC INC.

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.28.14
LANDSCAPE ARCHITECT

REVISIONS:

LANDSCAPE DETAILS

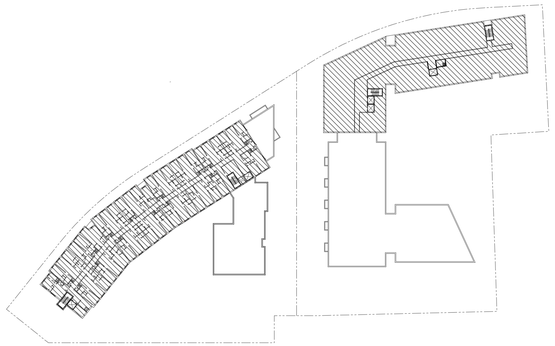
DESIGN: JP
DRAWN: SS
CHECKED: JP
NORTH
SCALE: Viewport Scale
0 0 0 0
PROJECT NO: 14073
DATE: 10.28.14

L2.01

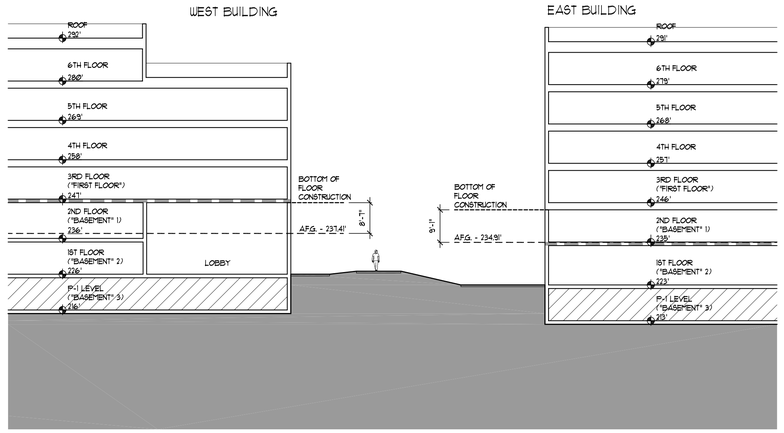
DSUP

NOT RELEASED FOR CONSTRUCTION

P:\2014\14073 St James Multifamily\6.0 CAD Files\DSUP\L2.01 LANDSCAPE DETAILS.dwg



7 6th FLOOR DIAGRAM
NTS



8 SECTION DIAGRAM
NTS

Development Data Summary

West Building (AFG = 237.41)

Floor	Gross Floor Area				Net Floor Area				FAR area				FAR				Floor Elevation	Highest Adjacent Grade	Min AFG value to exclude Basement	Notes
	Residential	Parking / Bldg Service	Daycare	Total	Residential	Parking / Bldg Service	Daycare	Total	Residential	Parking / Bldg Service	Daycare	Total	Residential	Parking / Bldg Service	Daycare	Total				
P1	0	19,022	0	19,022	0	18,647	0	18,647	0	0	0	0	0.000	0.000	0.000	0.000	216	247	222	Basement EXCLUDED from FAR.
1	5,445	15,993	0	21,438	5,361	15,579	0	20,940	0	0	0	0	0.000	0.000	0.000	0.000	226	247	222	Basement EXCLUDED from FAR.
2	15,790	3,862	0	19,652	15,610	3,701	0	19,311	13,615	3,701	0	16,315	0.818	0.222	0.000	0.980	236	247	222	Basement INCLUDED in FAR.
3	21,893	0	2,254	24,154	21,380	0	2,254	23,634	21,380	0	2,254	23,634	0.985	0.000	0.038	0.383	247	247	254	First Floor with respect to AFG (237.41) per Zoning definition.
4	24,759	0	0	24,759	24,526	0	0	24,526	24,526	0	0	24,526	2.430	0.000	0.000	2.430	258	247	268	
5	24,759	0	0	24,759	24,526	0	0	24,526	24,526	0	0	24,526	2.430	0.000	0.000	2.430	269	247	279	
6	16,108	0	0	16,108	17,751	0	0	17,751	17,751	0	0	17,751	0.384	0.000	0.000	0.384	280	247		
Sub-Total	**110,459**	**38,877**	**2,254**	**151,590**	**108,162**	**37,780**	**2,254**	**148,296**	**102,801**	**3,701**	**2,254**	**105,656**	**1.758**	**0.062**	**0.038**	**1.858**				
Property Area sf:	93,053																			
Property Area (acres):	1.15																			
Dwelling Units:	82																			
Dwelling Units Per Acre:	71.22																			

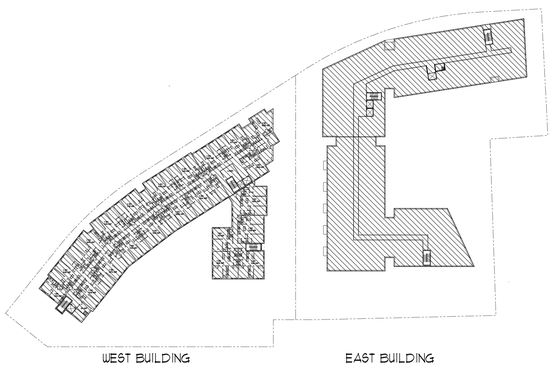
East Building (AFG = 225.13)

Floor	Gross Floor Area				Net Floor Area				FAR area				FAR				Floor Elevation	Highest Adjacent Grade	Min AFG value to exclude Basement	Notes
	Residential	Parking / Bldg Service	Total		Residential	Parking / Bldg Service	Total		Residential	Parking / Bldg Service	Total		Residential	Parking / Bldg Service	Total					
P1	2,444	40,997	43,441		2,416	38,626	40,042		0	0	0		0.000	0.000	0.000		213	245	219	Basement EXCLUDED from FAR.
1	10,528	37,948	48,475		10,518	37,181	47,760		0	0	0		0.000	0.000	0.000		223	245	231	Basement EXCLUDED from FAR.
2	16,116	8,113	25,037		14,805	8,113	22,918		14,805	8,113	22,918		0.158	0.193	0.350		233	245	242	Basement INCLUDED in FAR.
3	21,851	3	21,851		21,188	0	21,188		21,188	0	21,188		0.387	0.000	0.387		246	245	253	First Floor with respect to AFG (224.91) per Zoning definition.
4	21,851	3	21,851		21,188	0	21,188		21,188	0	21,188		0.387	0.000	0.387		257	245	264	
5	21,851	3	21,851		21,188	0	21,188		21,188	0	21,188		0.387	0.000	0.387		268	245	275	
6	16,446	3	16,449		16,081	0	16,081		16,081	0	16,081		0.293	0.000	0.293		279	245		
Sub-Total	**110,716**	**85,713**	**196,429**		**106,128**	**83,920**	**190,048**		**124,451**	**8,113**	**132,564**		**1.422**	**0.193**	**1.615**					
Property Area sf:	76,449																			
Property Area (acres):	1.93																			
Dwelling Units:	132																			
Dwelling Units Per Area:	70.80																			

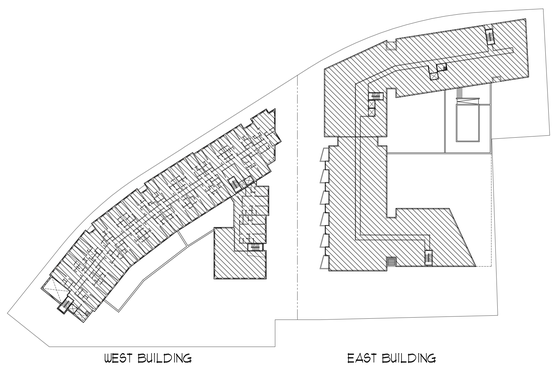
East and West Building Combined

	Gross Floor Area				Net Floor Area				FAR area				FAR							Notes
	Residential	Parking / Bldg Service	Daycare	Total	Residential	Parking / Bldg Service	Daycare	Total	Residential	Parking / Bldg Service	Daycare	Total	Residential	Parking / Bldg Service	Daycare	Total				
Total	**221,181**	**124,590**	**2,254**	**347,838**	**214,287**	**122,700**	**2,254**	**337,242**	**227,252**	**11,814**	**2,254**	**241,320**	**1.437**	**0.075**	**0.017**	**1.530**				
Property Area sf:	158,595																			
Property Area (acres):	3.18																			
Dwelling Units:	206																			
Dwelling Units Per Area:	70.67																			

Notes:
1. Floors designated as "Basement" are "partly or wholly underground" per Zoning definition.
2. Floors designated as "First Floor" are the first level not "partly or wholly underground" per Zoning definition.

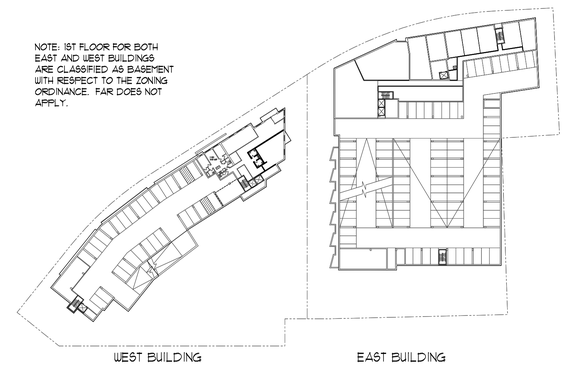


6 5th FLOOR DIAGRAM
NTS

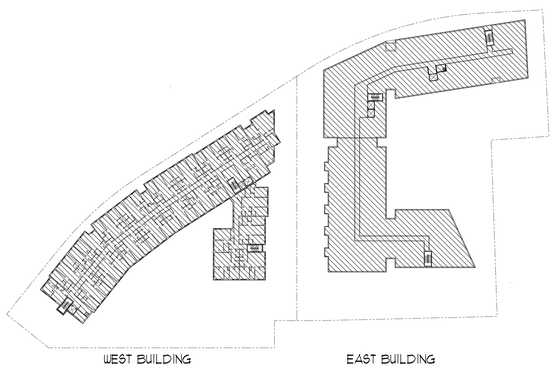


4 3rd FLOOR DIAGRAM
NTS

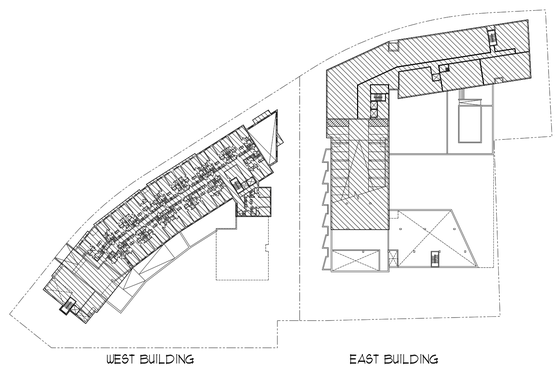
NOTE: 1ST FLOOR FOR BOTH EAST AND WEST BUILDINGS ARE CLASSIFIED AS BASEMENT WITH RESPECT TO THE ZONING ORDINANCE. FAR DOES NOT APPLY.



2 1st FLOOR DIAGRAM
NTS

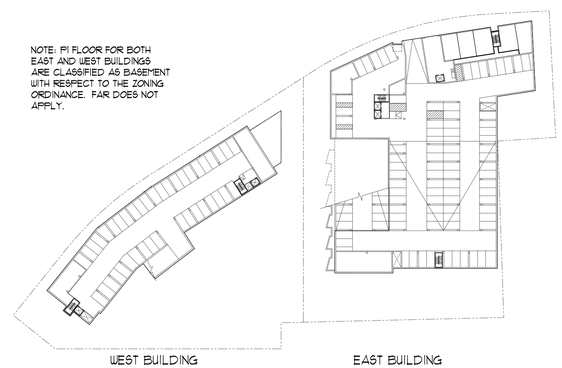


5 4th FLOOR DIAGRAM
NTS



3 2nd FLOOR DIAGRAM
NTS

NOTE: P1 FLOOR FOR BOTH EAST AND WEST BUILDINGS ARE CLASSIFIED AS BASEMENT WITH RESPECT TO THE ZONING ORDINANCE. FAR DOES NOT APPLY.



WEST BUILDING
NOTE: PROPERTY = 60253 SF, TYP.

EAST BUILDING
NOTE: PROPERTY = 78,442 SF, TYP.

1 P1 FLOOR DIAGRAM
NTS

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KEY:
FAR AREA
NON-FAR AREA

KEY PLAN

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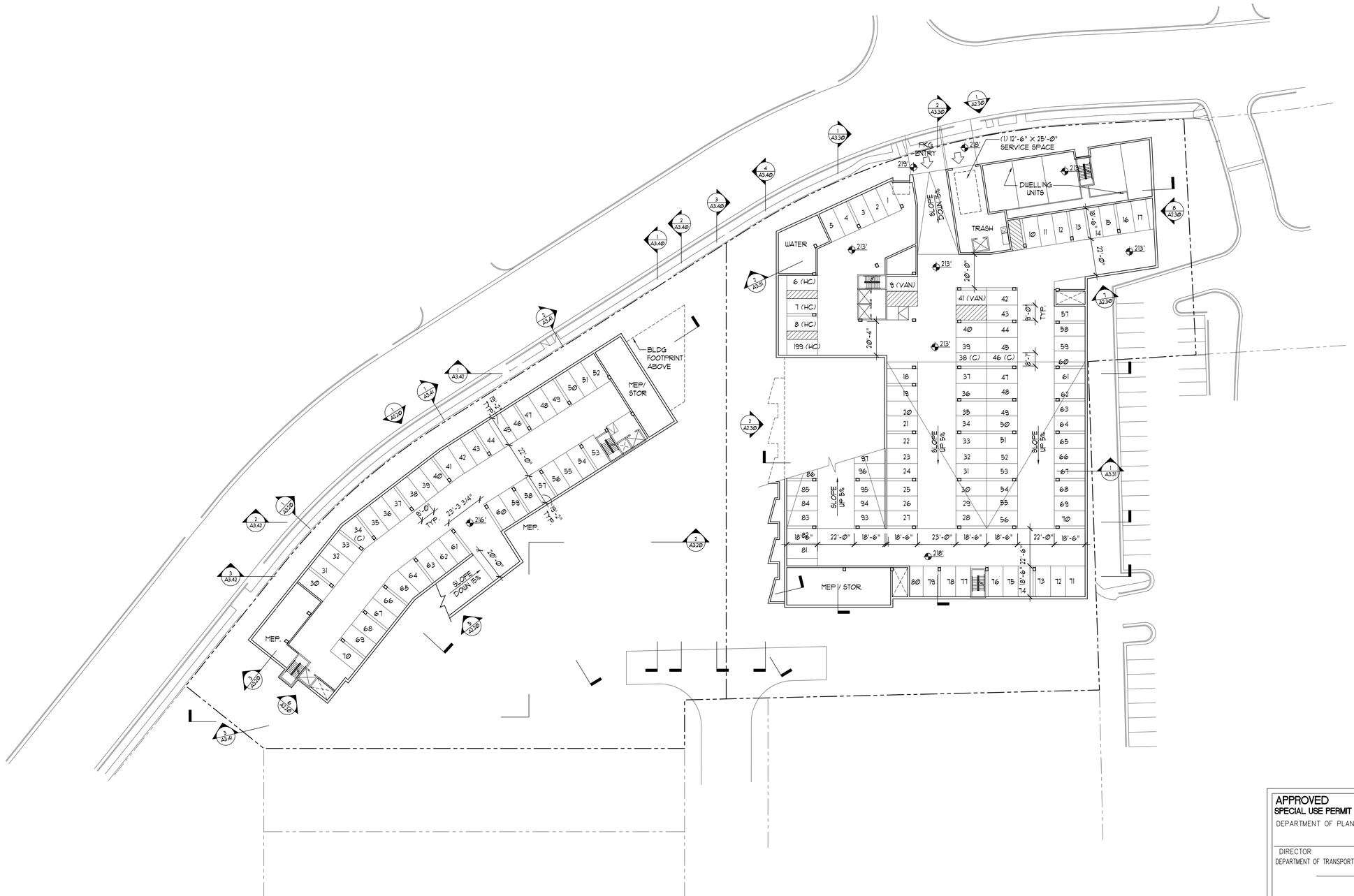
FAR DIAGRAMS & DATA CALCULATIONS

Scale: As Noted
Drawn By
Date
Checked By

A0.10



1 P1 LEVEL FLOOR PLAN
1"= 30'

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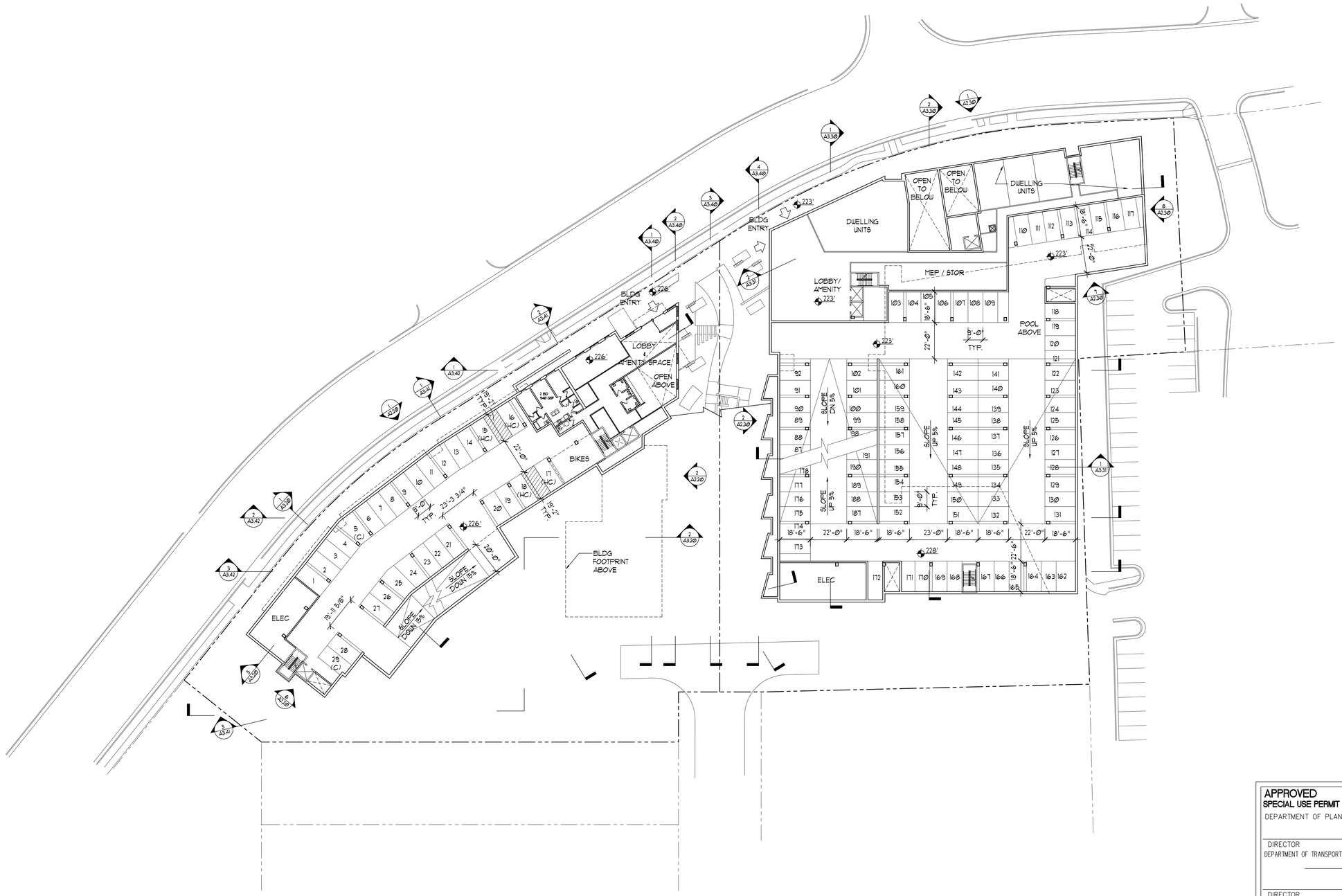
P1 LEVEL FLOOR PLAN

Scale: As Noted	Drawn By: JM
Date: 01/02/14	Checked By:

A1.01



1 FIRST LEVEL FLOOR PLAN
1"=30'

N

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FIRST LEVEL FLOOR PLAN

Scale	Drawn By
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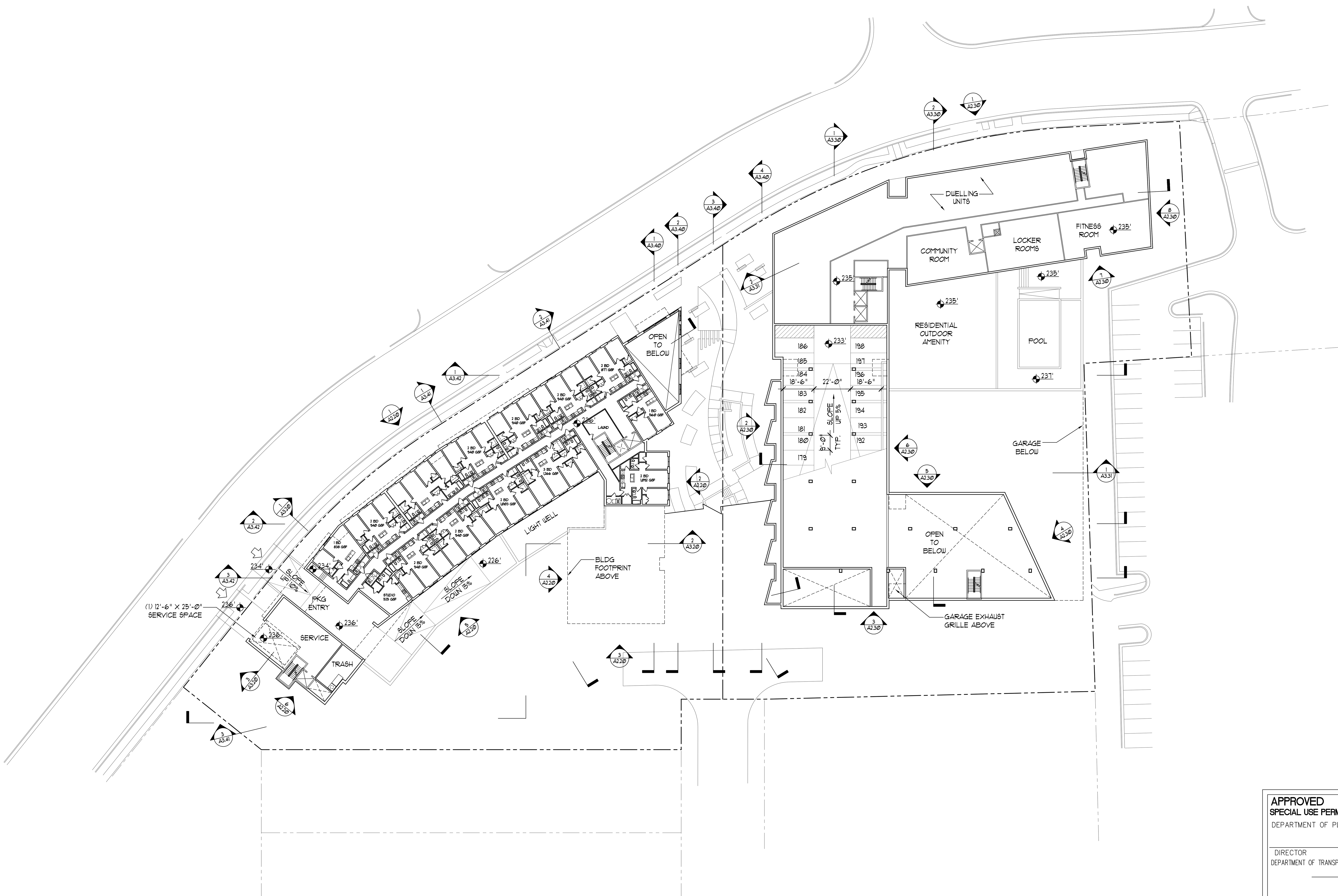
Date 01/02/14	Checked By

A1.11



1 SECOND LEVEL FLOOR PLAN
1"=30'

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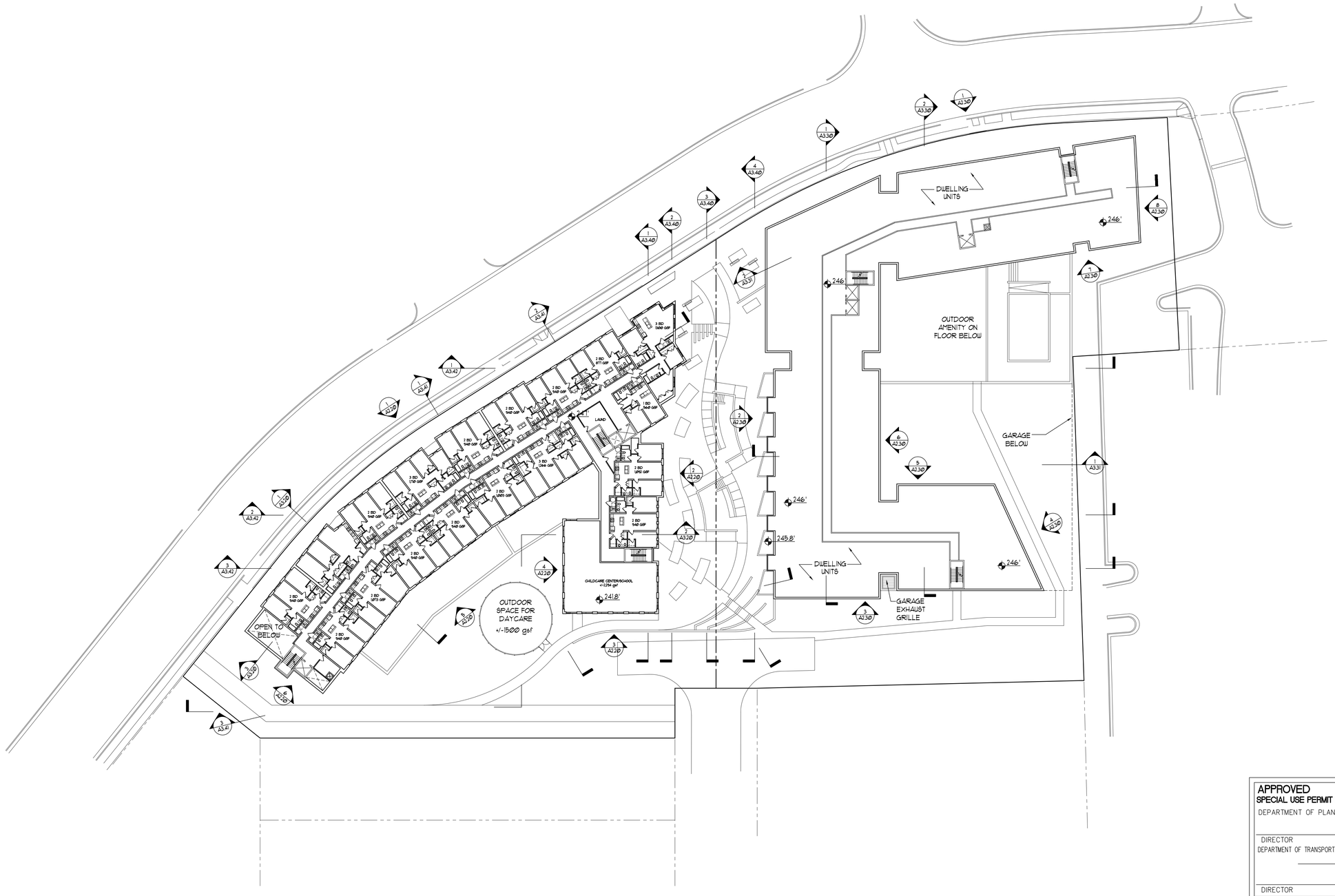
SECOND LEVEL FLOOR PLAN

Scale	Drawn By
As Noted	JM
Date: 01/02/14	Checked By

A1.12



1 THIRD LEVEL FLOOR PLAN
1"=30'

N

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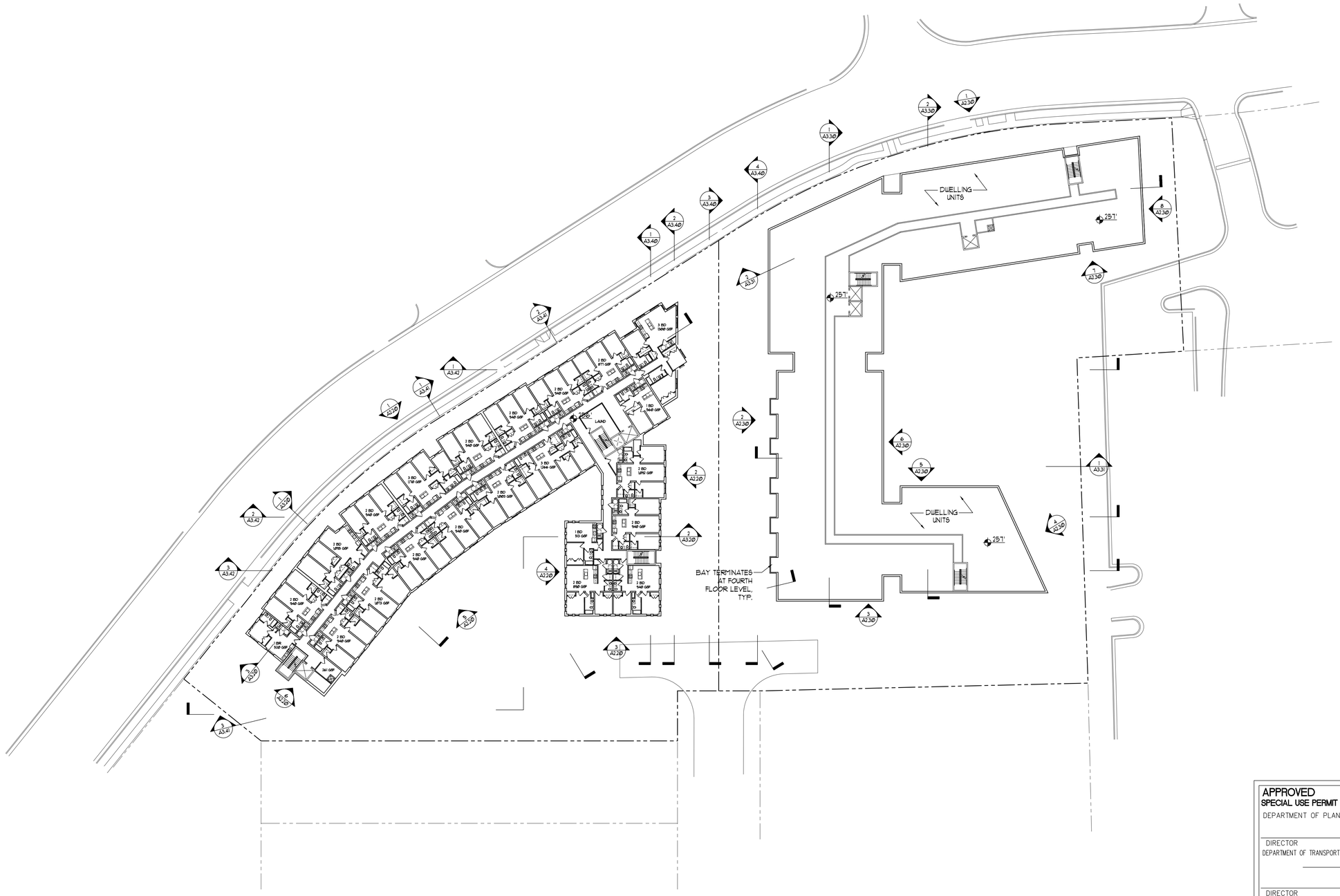
THIRD LEVEL FLOOR PLAN

Scale: As Noted	Drawn By: JM
Date: 01/02/14	Checked By:

A1.13



1 FOURTH LEVEL FLOOR PLAN
1"=30'

N

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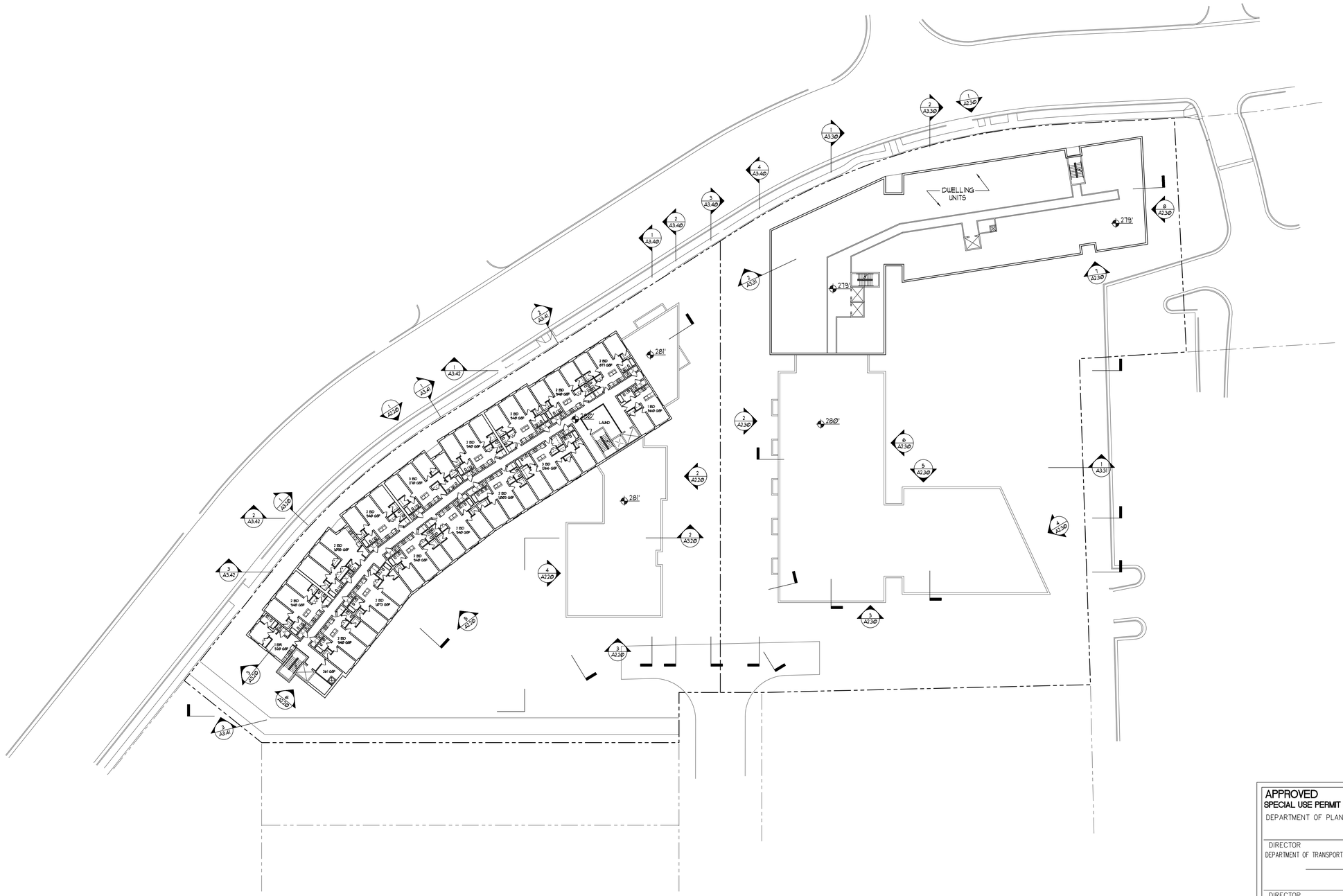
FOURTH & FIFTH LEVEL FLOOR PLAN

Scale	Drawn By
As Noted	JM
Date 01/02/14	Checked By

A1.14



1 SIXTH LEVEL FLOOR PLAN
1"=30'

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SIXTH LEVEL FLOOR PLAN

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Scale	Drawn By
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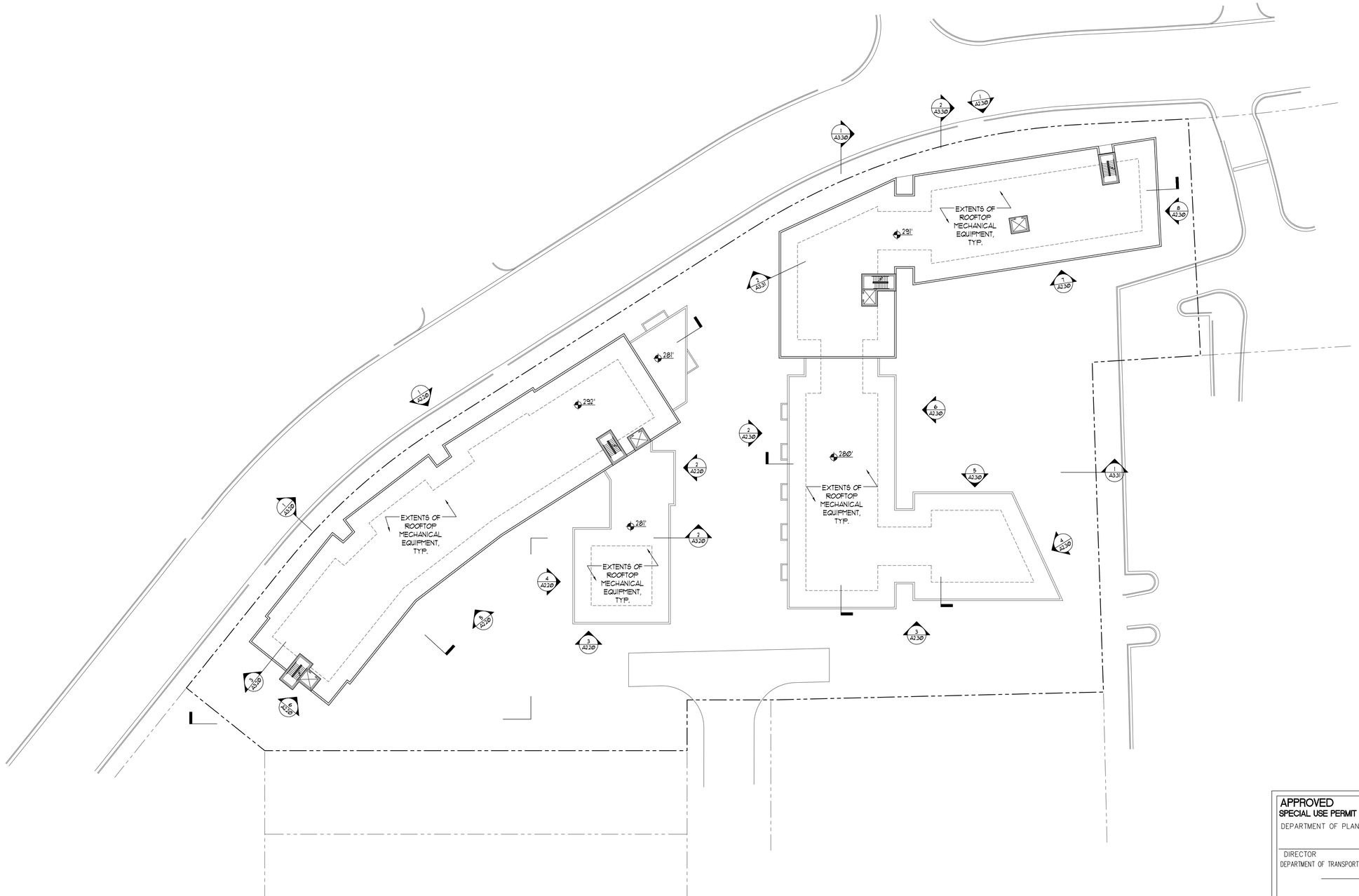
A1.15



1 ROOF LEVEL FLOOR PLAN
1"=30'

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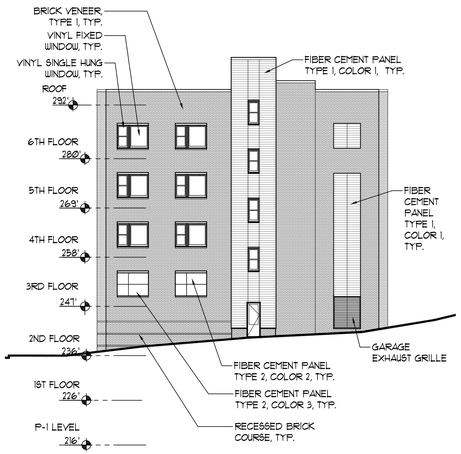
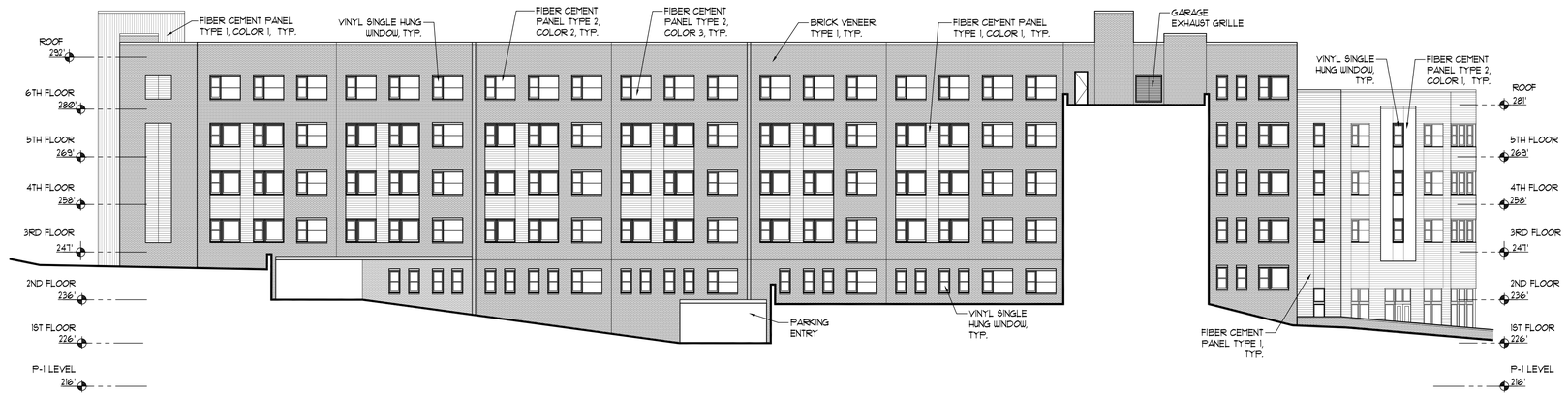
ROOF LEVEL FLOOR PLAN

Scale: As Noted	Drawn By: JM
Date: 01/02/14	Checked By:

A1.16

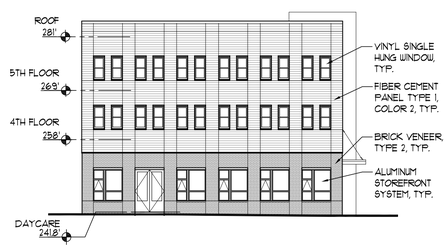


6 WEST ELEVATION
1/16" = 1'-0"



5 SOUTH ELEVATION
1/16" = 1'-0"

4 WEST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"

2 EAST ELEVATION
1/16" = 1'-0"

1 NORTH ELEVATION
1/16" = 1'-0"

GENERAL NOTE:
DWELLING UNIT SERVING LOUVERS (SUCH AS KITCHEN/BATH EXHAUST AND FRESH AIR INTAKE) TO BE ADDED. SIZE AND LOCATION TO BE DETERMINED.

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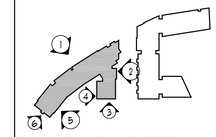

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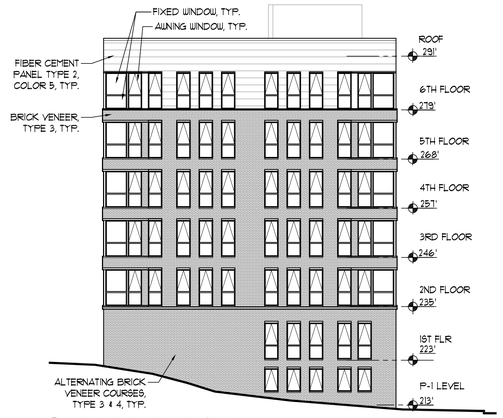
Drawing Title

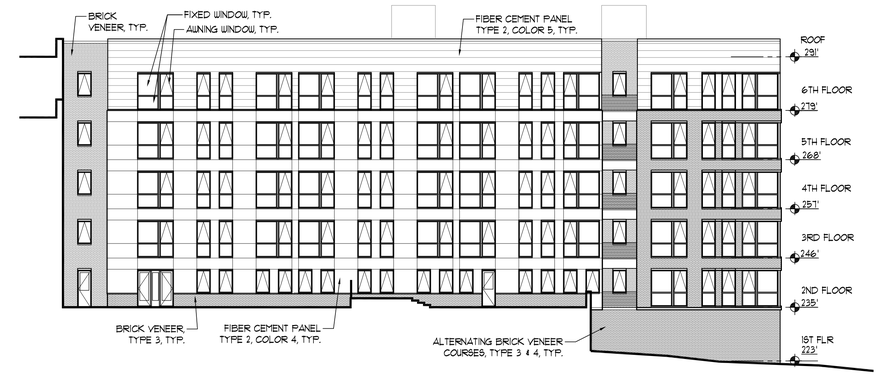
ELEVATIONS WEST BUILDING

Scale	Drawn By
As Noted	JM
Date 05/13/14	Checked By

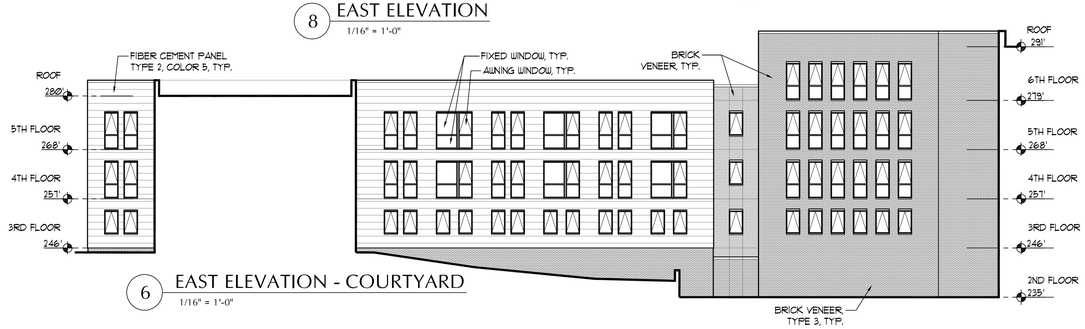
A2.20



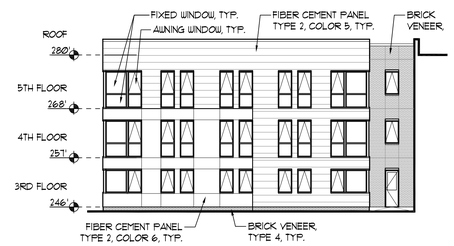
8 EAST ELEVATION
1/16" = 1'-0"



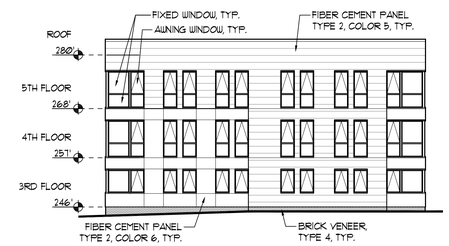
7 SOUTH ELEVATION - COURTYARD
1/16" = 1'-0"



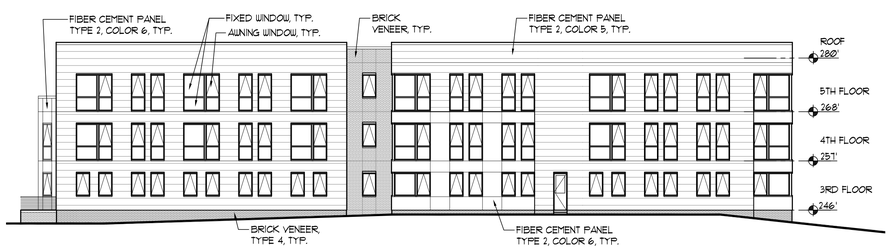
6 EAST ELEVATION - COURTYARD
1/16" = 1'-0"



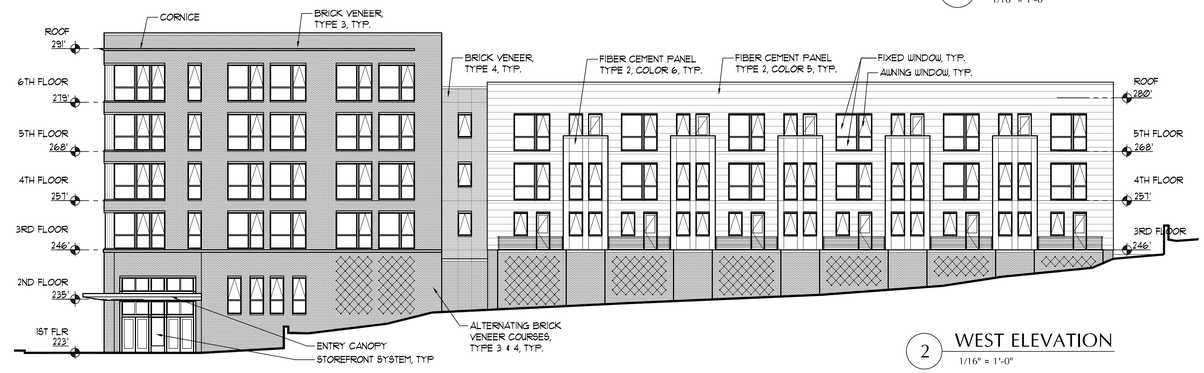
5 NORTH ELEVATION - COURTYARD
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

1 NORTH ELEVATION
1/16" = 1'-0"

GENERAL NOTE:
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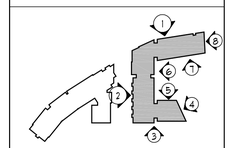

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Drawing Title

ELEVATIONS EAST BUILDING

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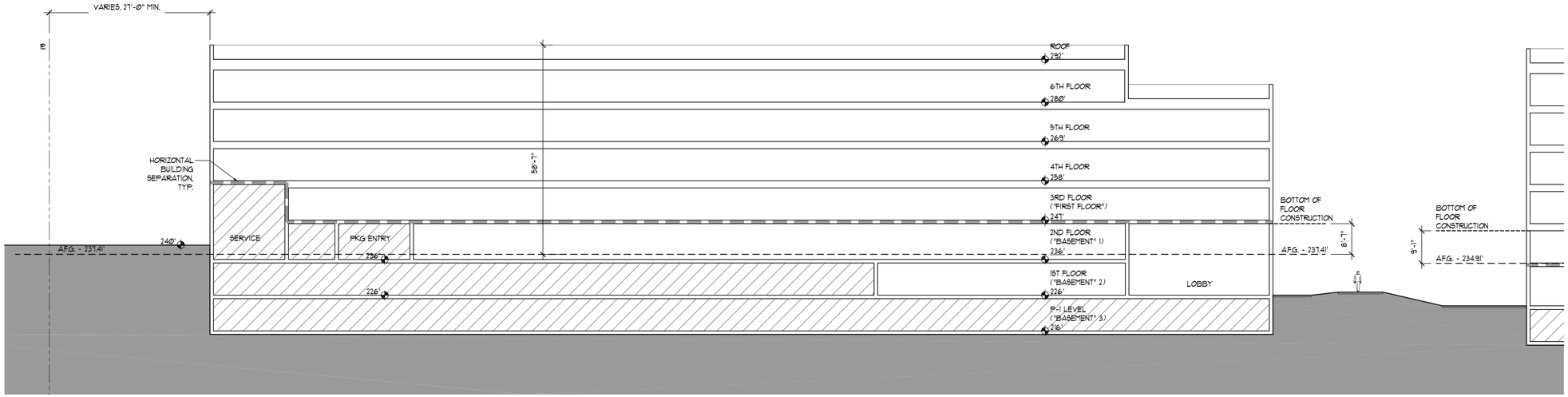
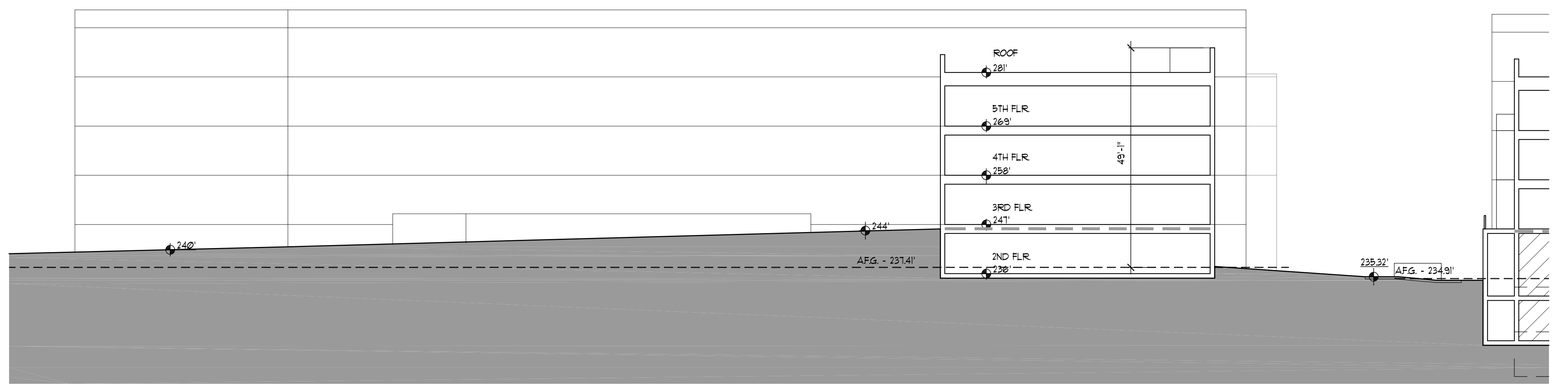
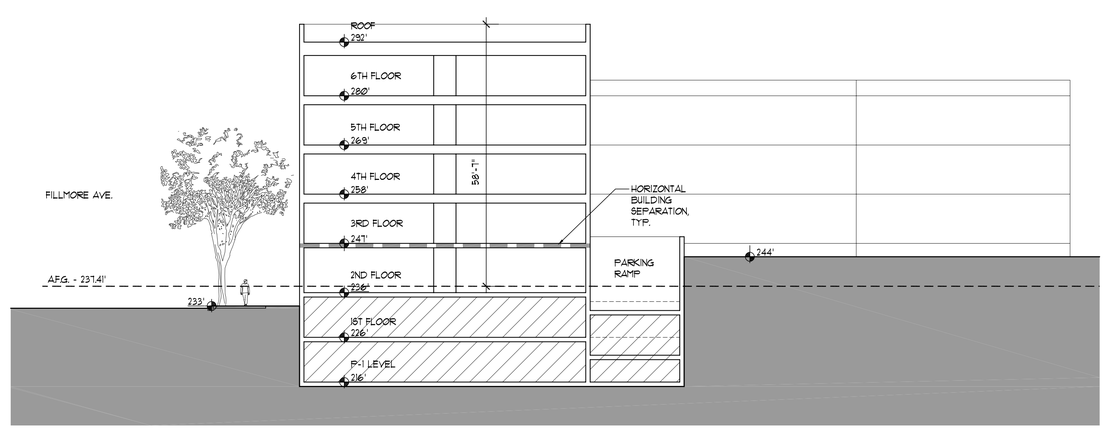
A2.30



3 LONGITUDINAL SECTION
1/16" = 1'-0"



2 TRANSVERSE SECTION
1/16" = 1'-0"



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

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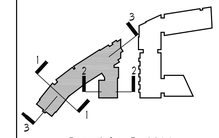

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SITE SECTIONS WEST BUILDING

Scale	Drawn By
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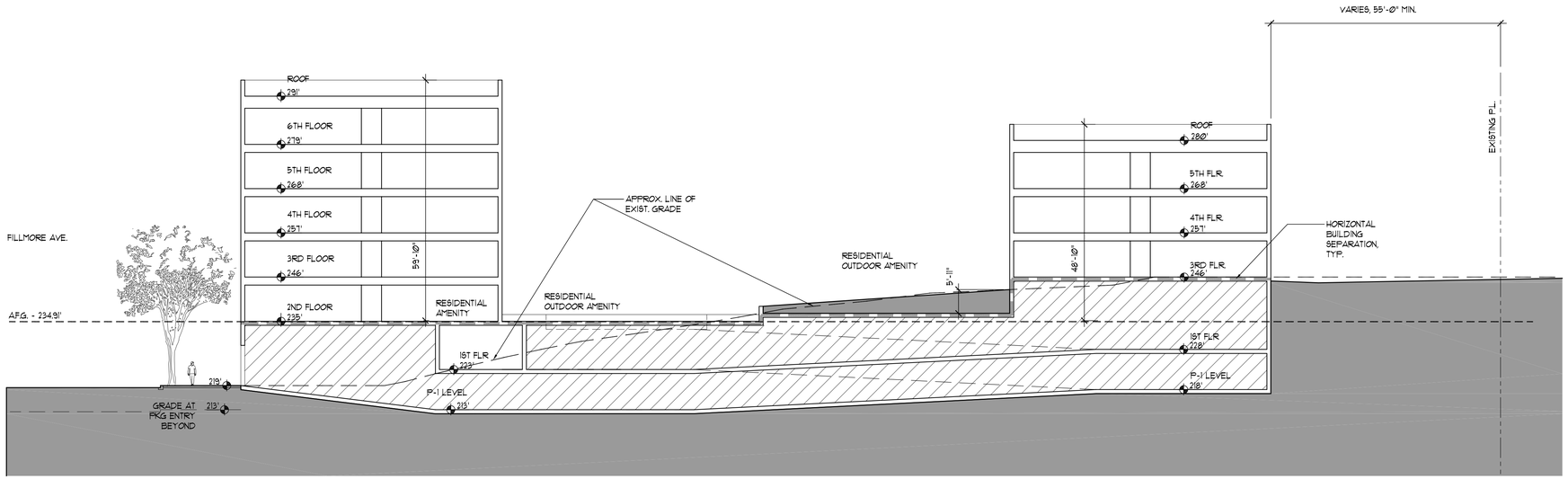
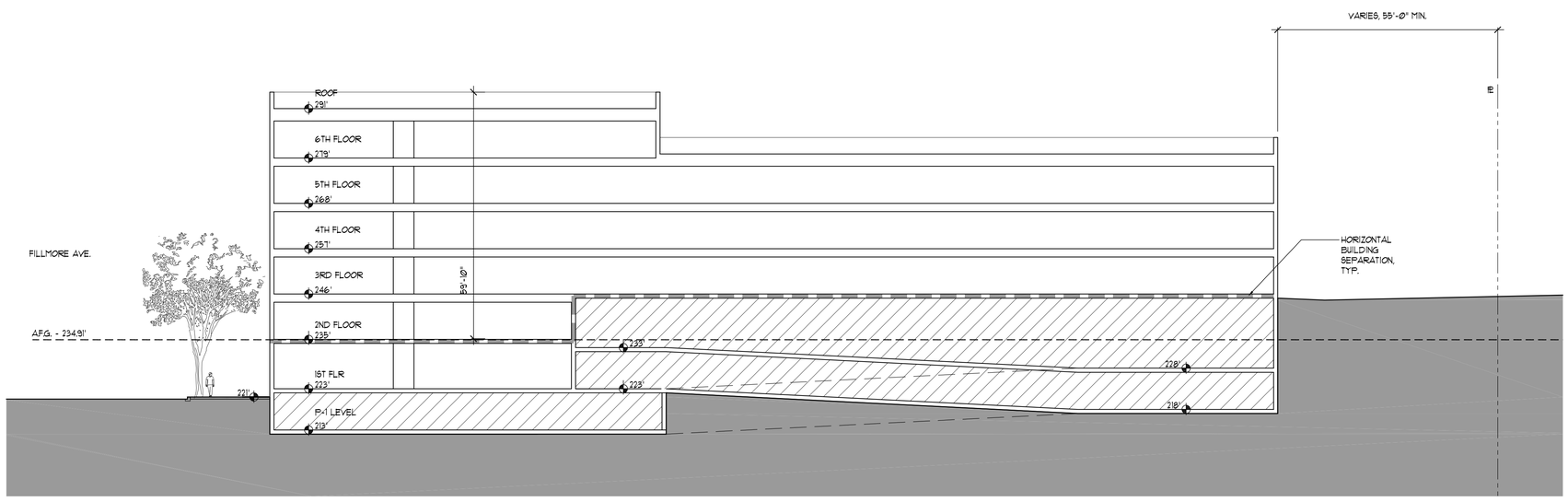
A3.20



2 TRANSVERSE SECTION
1/16" = 1'-0"



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

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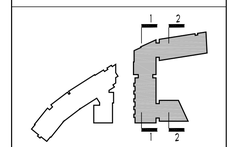

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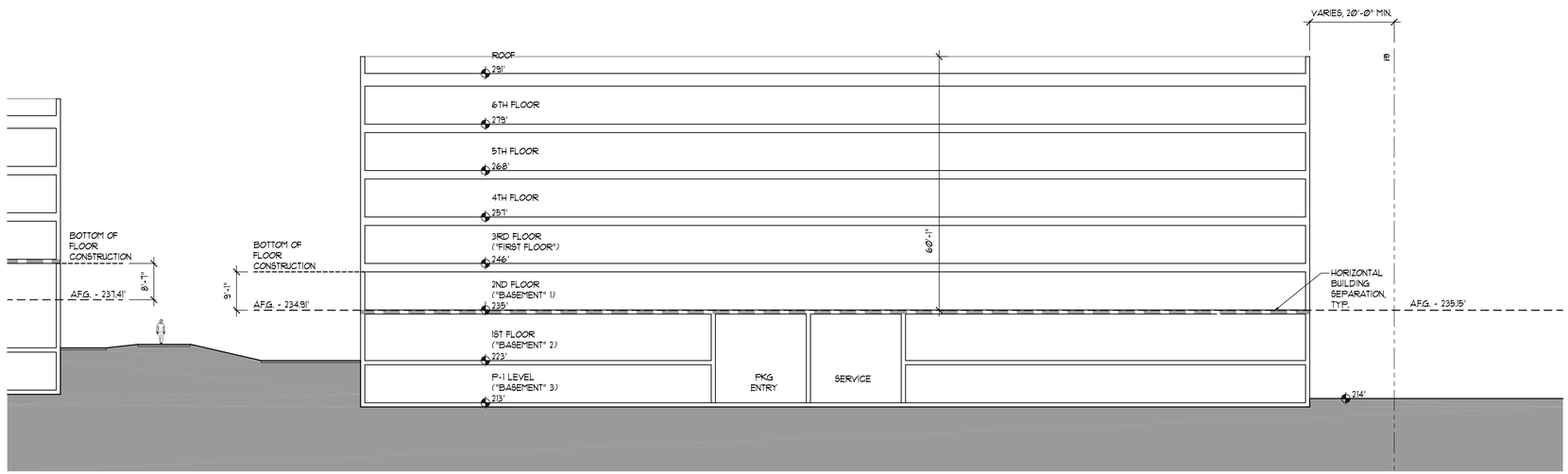
CQA # 21327

Drawing Title

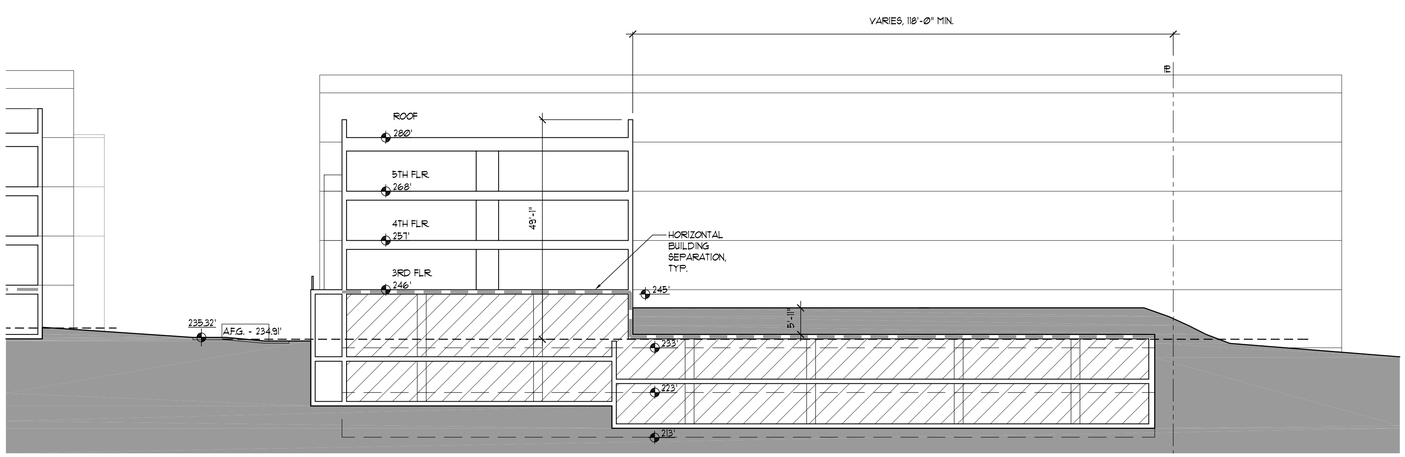
SITE SECTIONS EAST BUILDING

Scale	Drawn By
As Noted	JM
Date 05/13/14	Checked By

A3.30



2 LONGITUDINAL SECTION
1/16" = 1'-0"



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

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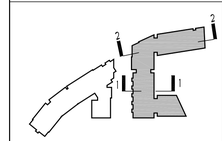
LIC. NO. 0401013111
ARCHITECT

KEY PLAN



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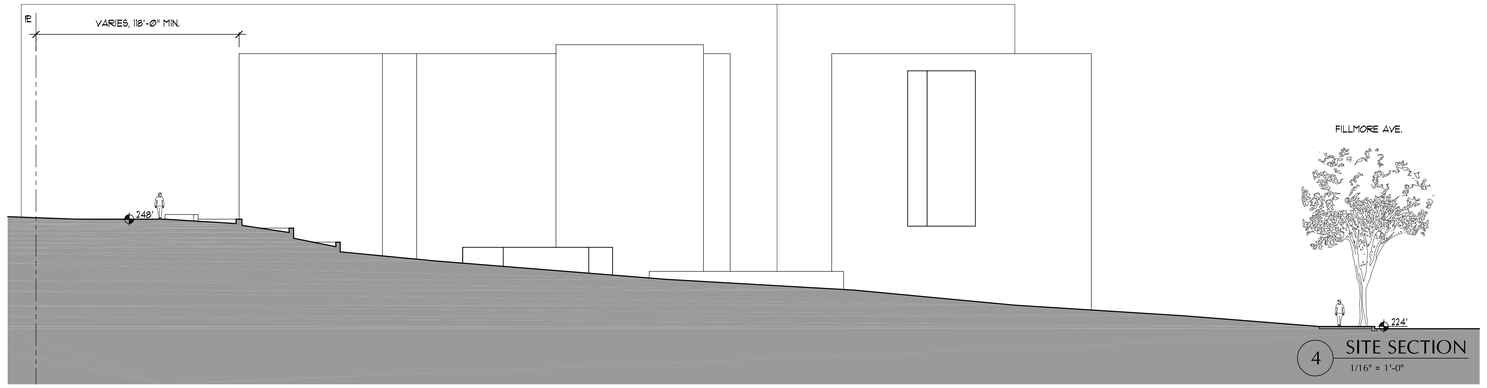
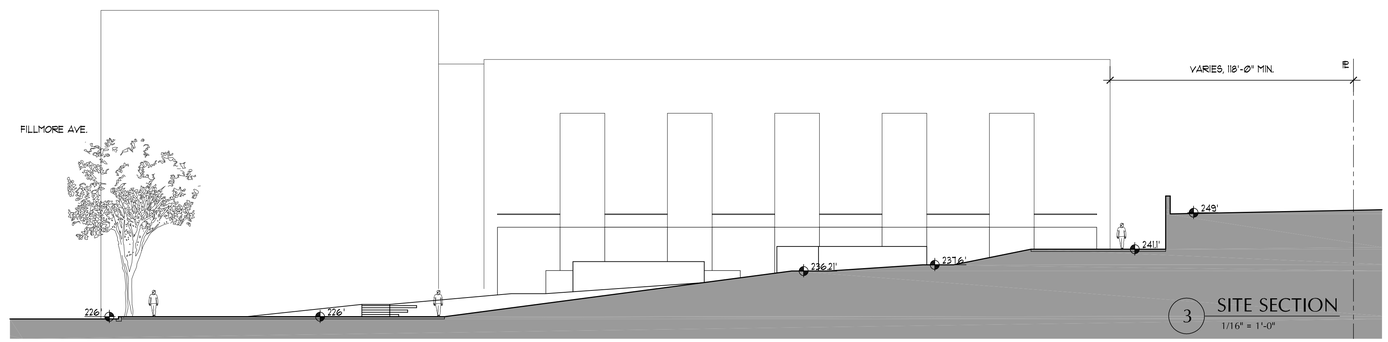
SITE SECTIONS
EAST BUILDING

Scale	Drawn By
As Noted	JM
Date 05/13/14	Checked By

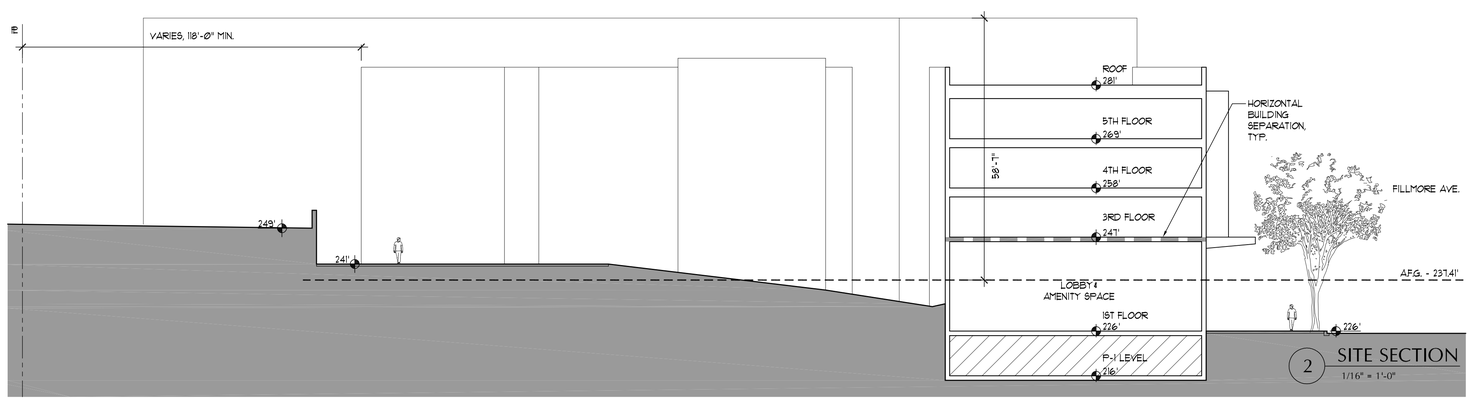
A3.31



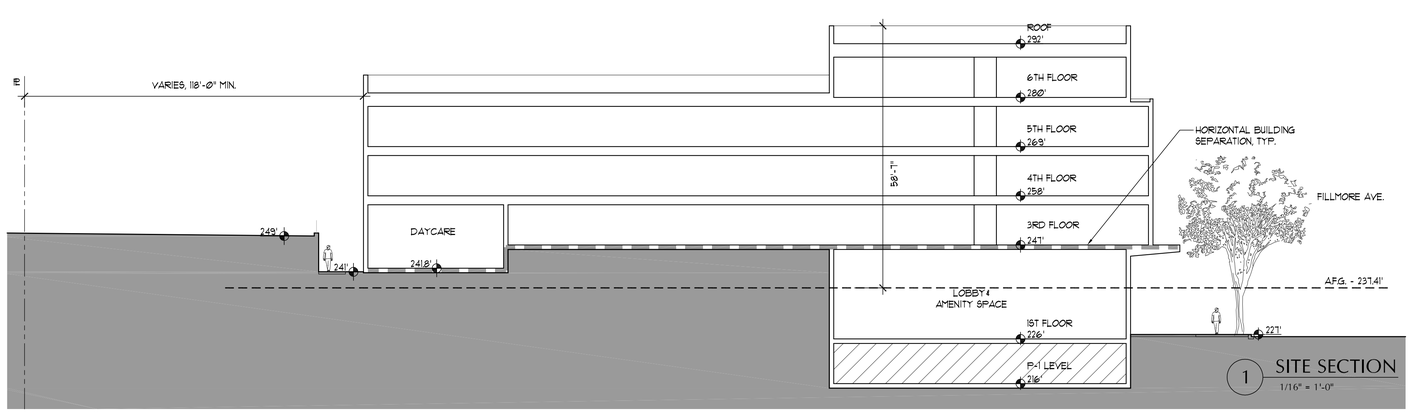
4 SITE SECTION
1/16" = 1'-0"



3 SITE SECTION
1/16" = 1'-0"



2 SITE SECTION
1/16" = 1'-0"



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

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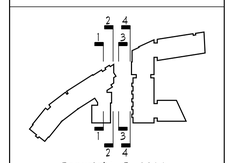

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SITE SECTIONS

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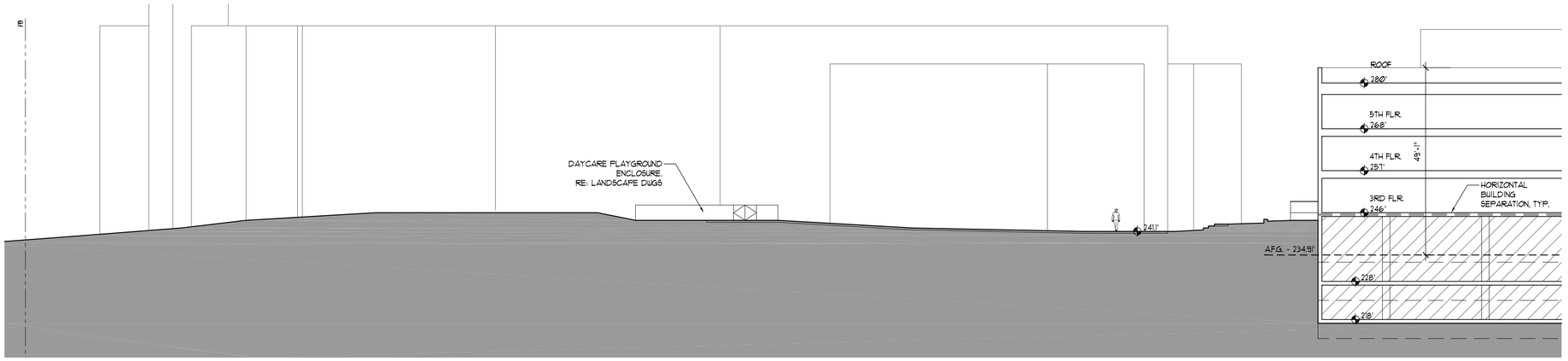
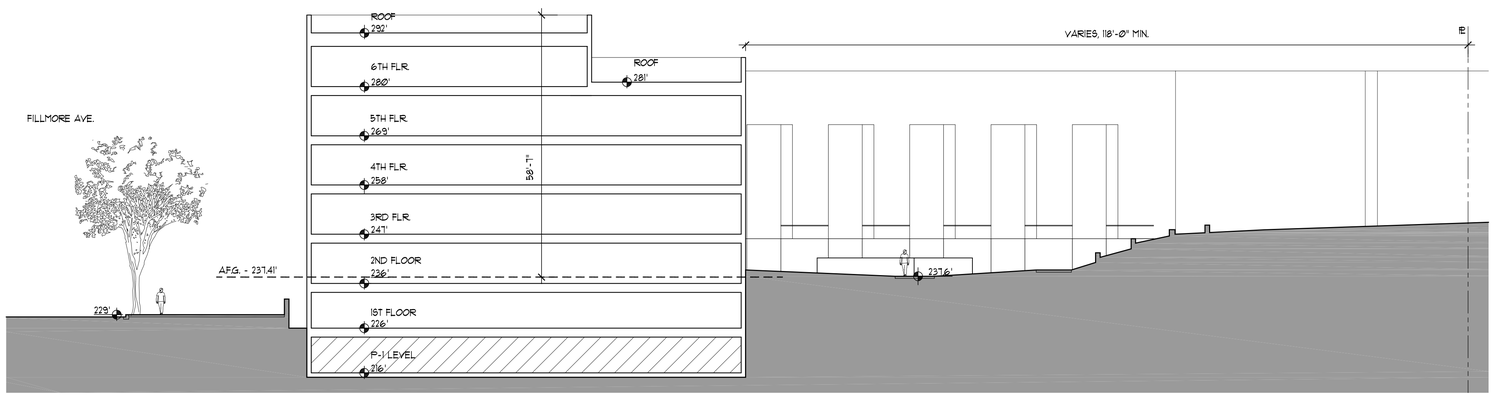
Date: 10/8/14	Checked By:

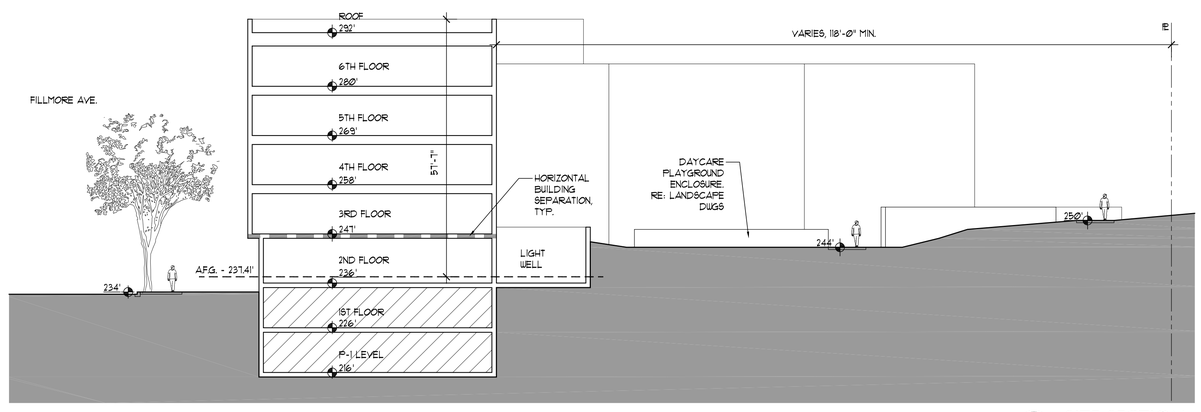
A3.40



3 SITE SECTION
1/16" = 1'-0"



2 SITE SECTION
1/16" = 1'-0"



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

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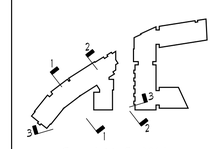

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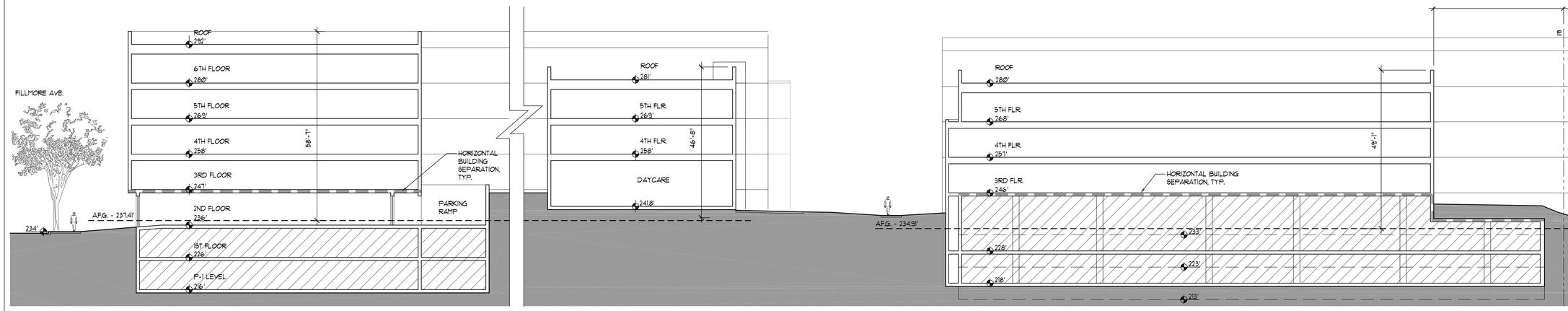
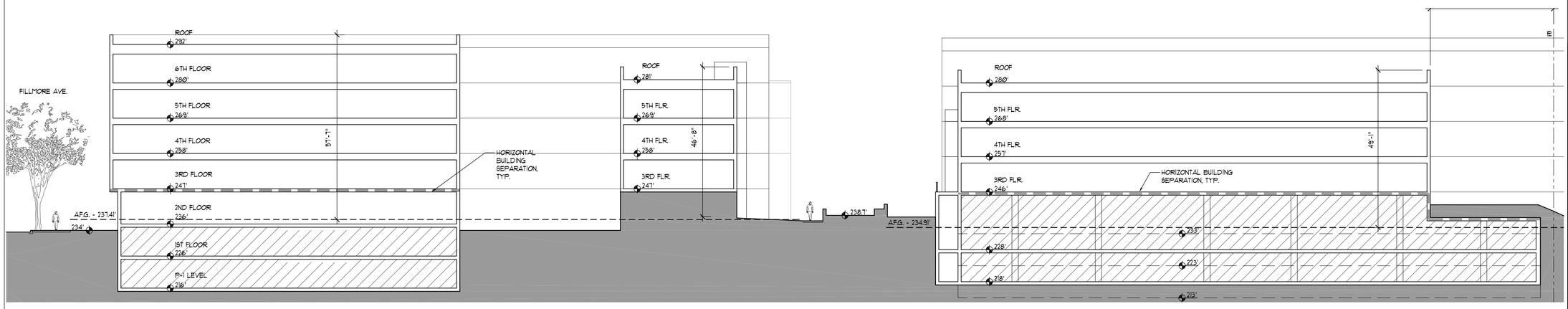
SITE SECTIONS

Scale: As Noted	Drawn By: JM
Date: 10/8/14	Checked By:

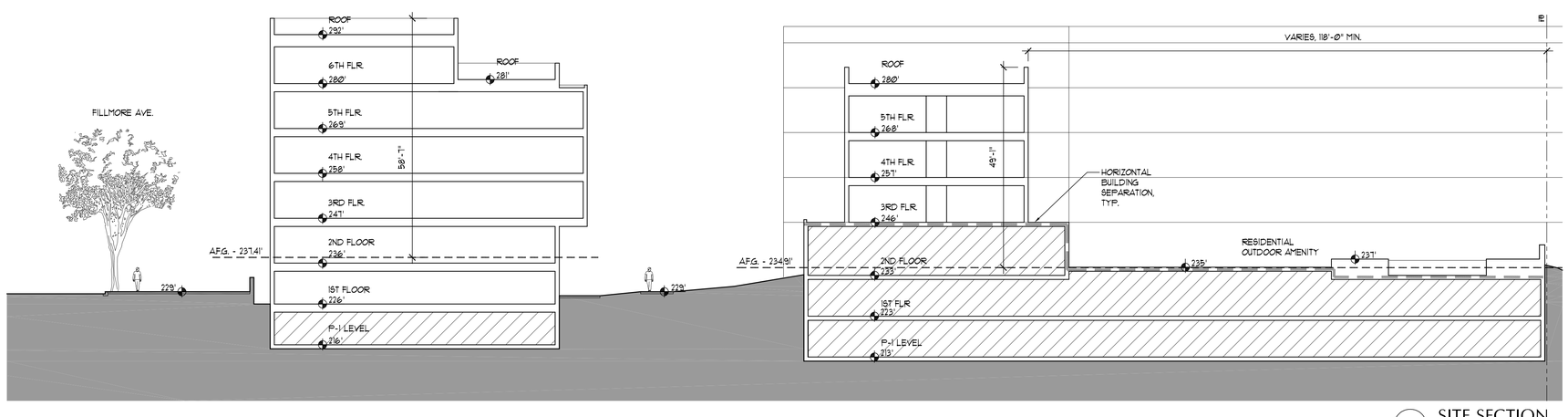
A3.41



3 SITE SECTION
1/16" = 1'-0"



2 SITE SECTION
1/16" = 1'-0"



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

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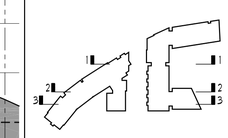

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DIRECTOR DATE

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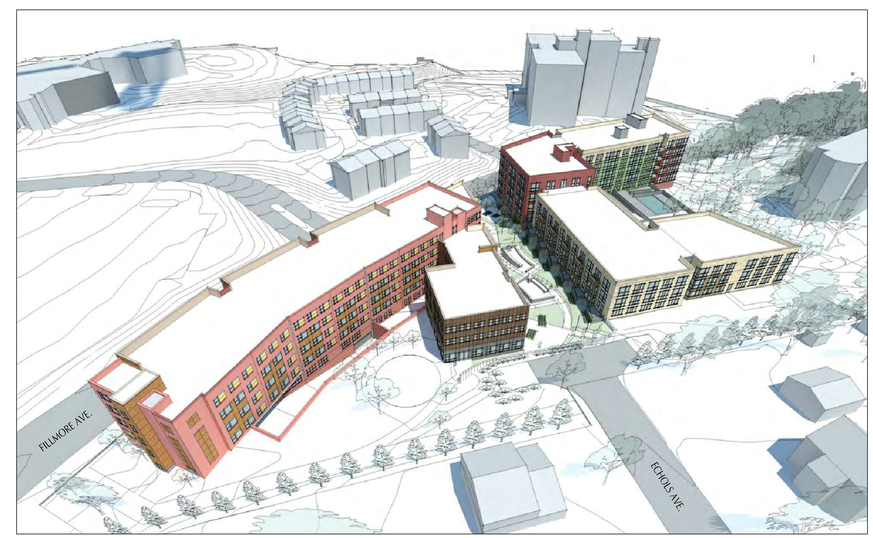
Scale	Drawn By
As Noted	JM
Date 10/8/14	Checked By

A3.42

4 AERIAL LOOKING NORTHWEST

2 AERIAL LOOKING SOUTHEAST

3 AERIAL LOOKING SOUTH



1 AERIAL LOOKING NORTHEAST

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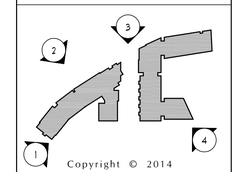

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Drawing Title

MASSING EAST AND WEST BUILDINGS

Scale: As Noted	Drawn By: JM
Date: 04/21/14	Checked By:

A9.01

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4 PERSPECTIVE LOOKING SOUTH

2 PERSPECTIVE LOOKING NORTH

3 PERSPECTIVE LOOKING SOUTH

1 PERSPECTIVE LOOKING NORTH

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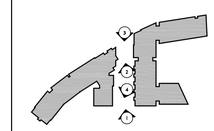

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PERSPECTIVE VIEWS

Scale: As Noted	Drawn By: JM
Date: 08/14/14	Checked By:

A9.02