PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

AHC - ST. JAMES MULTIFAMILY

AREA TABULATIONS

EXISTING SITE AREA
TOTAL EXISTING SITE AREA = ±2.98 AC OR ±129,807 SF
(TOTAL RIGHT-OF-WAY TO BE DEDICATED = ±0.07 AC OR ±2,845 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 ±129,807 SF

PROPOSED AREA AFTER RIGHT-OF-WAY VACATION
TOTAL PROPOSED SITE AREA = ±3.18 AC OR ±138,695 SF

PROPOSED AREAS AFTER SUBDIVISION (USED FOR FAR AND DENSITY CALCULATION)
EAST LOT = ±1.80 AC OR ±78,447 SF
WEST LOT = ±1.38 AC OR ±60,248 SF

PROPOSED AREAS AFTER RIGHT-OF-WAY DEDICATION
EAST LOT = ±1.77 AC OR ±77,284 SF
WEST LOT = ±1.34 AC OR ±58,566 SF

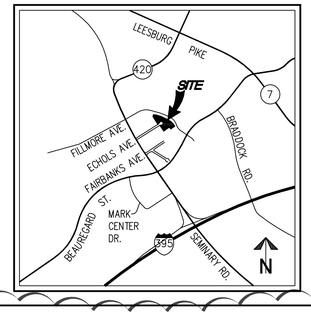
TOTAL EXISTING IMPERVIOUS AREA = ±0.88 AC OR ±38,384 SF
PHASE 1 = ±0.33 AC OR ±14,192 SF
PHASE 2 = ±0.55 AC OR ±24,192 SF
TOTAL PROPOSED IMPERVIOUS AREA = ±1.97 AC OR ±85,647 SF
PHASE 1 = ±0.84 AC OR ±36,590 SF
PHASE 2 = ±1.13 AC OR ±49,057 SF

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

TAX PARCEL IDENTIFICATION = 010.02-02-30 (1.00 AC OR 43,566 SF)
011.01-01-05 (1.98 AC OR 86,241 SF)

LOCATION MAP

SCALE: 1"=2000'



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 ±135,850 SF
USE: EXISTING: CHURCH / OFFICES
PROPOSED: MULTI-FAMILY RESIDENTIAL AND DAYCARE

	PERMITTED/REQUIRED	DSUP 2014-0003	DSUP 2016-0007
	CRMU-M	CRMU-M	CRMU-M
FAR			
EAST	MAX 2.00*	±132,304 SF / 78,442 SF = ±1.69* (MAX 2.0)	±132,304 SF / 78,447 SF = ±1.69* (MAX 2.0)
WEST	MAX 2.00*	±111,139 SF / 60,256 SF = ±1.85* (MAX 2.0)	±111,139 SF / 60,248 SF = ±1.85* (MAX 2.0)
DENSITY	N/A		
EAST	N/A	±132 UNITS / ±1.80 ACRE = ±73.33 DU/AC *	±132 UNITS / ±1.80 ACRE = ±73.33 DU/AC *
WEST	N/A	±93 UNITS / ±1.38 ACRE = ±67.39 DU/AC *	±93 UNITS / ±1.38 ACRE = ±67.39 DU/AC *
GROSS FLOOR AREA (SF)			
EAST	N/A	±226,493 SF	±226,493 SF
WEST	N/A	±149,560 SF	±149,560 SF
NET FLOOR AREA (SF) **			
EAST	N/A	±223,292 SF	±223,292 SF
WEST	N/A	±146,501 SF	±146,501 SF
FAR FLOOR AREA (SF)			
EAST	N/A	±132,304 SF	±132,304 SF
WEST	N/A	±111,139 SF	±111,139 SF
LOT AREA (SF) ***			
EAST	N/A	±77,316 SF OR ±1.77 AC	±77,284 SF OR ±1.77 AC
WEST	N/A	±58,638 SF OR ±1.35 AC	±58,566 SF OR ±1.34 AC
SETBACKS (FT)			
FRONT	N/A	±5 FT	±5 FT
REAR	N/A	±25 FT	±25 FT
SIDE	N/A	±0 FT	±0 FT
FRONTAGE	N/A	±709'	±709'
OPEN SPACE (SF)			
EAST			
GROUND LEVEL (SF)	40%	±31,324 SF OR ±0.72 AC (±41%)	±31,324 SF OR ±0.72 AC (±41%)
ABOVE GROUND LEVEL (SF)	N/A	±8,598 SF OR ±0.20 AC (±11%)	±8,598 SF OR ±0.20 AC (±11%)
WEST			
GROUND LEVEL (SF)	40%	±28,227 SF OR ±0.65 AC (±48%)	±28,850 SF OR ±0.66 AC (±49%)
ABOVE GROUND LEVEL (SF)		±1,442 SF OR ±0.03 AC (±2.5%)	N/A
AVERAGE FINISHED GRADE			
EAST	N/A	±234.9	±234.9
WEST	N/A	±237.4	±235.79
HEIGHT (FT)			
EAST	35'*/45' ****	±65' MAX	65' MAX
WEST	35'/45' ****	±60' MAX	60' MAX
PARKING TABULATIONS	SEE PARKING TABULATION, THIS SHEET	SEE PARKING TABULATION, THIS SHEET	SEE PARKING TABULATION, THIS SHEET
EAST			
STANDARD	N/A	±193 SPACES	±193 SPACES
ADA	7	±6 SPACES	±6 SPACES
COMPACT	MAX 30% (MAX 81 SPACES)	N/A	N/A
WEST			
STANDARD	N/A	±62 SPACES	±58 SPACES
ADA	7	±3 SPACES	±4 SPACES
COMPACT	MAX 30% (MAX 81 SPACES)	±5 SPACES	±8 SPACES
LOADING	0	1 SERVICE BAY PER BUILDING PROVIDED	1 SERVICE BAY PER BUILDING PROVIDED
TRIP GENERATION	N/A	±1,516 VPD*****	±1,516 VPD*****

NOTES
* A SPECIAL USE PERMIT IS APPROVED 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 = ±78,447 SF AND WEST = ±60,248) INCLUDES AREA TO BE DEDICATED.
**** 35' OR 45' MAX. HEIGHT PER ALEXANDRIA WEST SMALL AREA PLAN. SMALL AREA PLAN AMENDED PER DSUP 2014-0003 TO REFLECT MAX. HEIGHT OF 70. THE EAST AND WEST PARCEL PROPOSE A MAXIMUM HEIGHT OF 65' AND 60', RESPECTIVELY.
***** AVERAGE DAILY TRAFFIC PROVIDED BY "INSTITUTE OF TRANSPORTATION ENGINEERS: TRIP GENERATION, 7TH EDITION VOLUME 2: APARTMENT AND RESIDENTIAL CONDOMINIUM".

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)

PROJECT DESCRIPTION NARRATIVE

THIS APPLICATION PROPOSES AN AMENDMENT TO THE APPROVED DSUP 2014-0003 WHICH PROPOSED THE 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. THE AMENDMENT PUT FORTH WITH THIS APPLICATION INCLUDES PROVISIONS TO CONSTRUCT THIS DEVELOPMENT IN PHASES AS GENERALLY DEPICTED ON SHEET C-0402, AND TO REVISE THE PARKING COMPUTATIONS TO REFLECT THE CURRENTLY APPROVED PARKING REQUIREMENTS OF THE CITY OF ALEXANDRIA. VACATION OF A PORTION OF THE ECHOLS AVENUE RIGHT-OF-WAY, ±0.20 AC, AS WELL AS THE DEDICATION OF ±0.07 AC ALONG FILLMORE AVENUE CONTINUE TO BE 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.

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. 5 STORIES OF CONSTRUCTION TYPE 3A 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 54.88' 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 (279.08') IS 54.08' 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.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. AMENDMENT TO THE DSUP2014-0003 IS REQUESTED TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED IN PHASES, AS GENERALLY DEPICTED ON SHEET C-0402 AND TO REVISE THE PARKING COMPUTATIONS TO REFLECT THE CITY'S CURRENTLY APPROVED PARKING REQUIREMENTS. (DSUP 2014-0003)
2. AN AMENDMENT TO THE APPROVED TRANSPORTATION MANAGEMENT PLAN (TMP 2014-0096)

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

SHEET INDEX

CIVIL
P-0101 COVER SHEET
P-0201 NOTES AND TABULATIONS
P-0301 SITE CONTEXT PLAN
P-0302 EXISTING CONDITIONS PLAN
P-0303 EXISTING CONDITIONS AS-BUILT DATA
P-0401 PRELIMINARY SUBDIVISION PLAT
P-0402 PRELIMINARY PHASING PLAN
P-0403 PRELIMINARY GEOMETRIC PLAN
P-0404 PRELIMINARY SITE PLAN
P-0405 PRELIMINARY OPEN SPACE PLAN
P-0406 PRELIMINARY SITE SECTIONS
P-0501 PRELIMINARY GRADING PLAN
P-0502 AVERAGE FINISH GRADE
P-0701 STORMWATER MANAGEMENT PLAN
P-0702 STORMWATER MANAGEMENT COMPUTATIONS AND DETAILS
P-0901 PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS AND IMPROVEMENT PLAN
P-0902 PROPOSED SANITARY SEWER IMPROVEMENTS
P-0903 PROPOSED SANITARY SEWER IMPROVEMENTS
P-0904 PROPOSED SANITARY SEWER IMPROVEMENTS
P-0905 PROPOSED SANITARY SEWER IMPROVEMENTS
P-0906 PROPOSED SANITARY SEWER IMPROVEMENTS
P-1101 PRELIMINARY VECHICLE MOVEMENT PLAN
P-1102 PRELIMINARY GARBAGE TRUCK MOVEMENT PLAN
P-1103 PRELIMINARY GARBAGE TRUCK MOVEMENT ENLARGEMENTS
P-1104 SIGHT DISTANCE PLAN AND PROFILE
P-1105 SIGHT DISTANCE PLAN AND PROFILE
P-1106 SIGHT DISTANCE PLAN AND PROFILE
P-1107 SIGHT DISTANCE PLAN AND PROFILE
P-1201 EXISTING VEGETATION SURVEY AND TREE PRESERVATION PLAN
P-1202 TREE INVENTORY
P-1203 TREE INVENTORY
P-1204 TREE PRESERVATION NOTES AND DETAILS
P-1301 PRELIMINARY FIRE SERVICE PLAN

ARCHITECT
A0.10 FAR DIAGRAMS & DATA CALCULATIONS
A1.01 P1 LEVEL FLOOR PLAN
A1.11 FIRST LEVEL FLOOR PLAN
A1.12 SECOND FLOOR PLAN
A1.13 THIRD FLOOR PLAN
A1.14 FOURTH & FIFTH LEVEL FLOOR PLAN
A1.15 SIXTH LEVEL FLOOR PLAN
A1.16 ROOF FLOOR PLAN
A2.20 ELEVATIONS WEST BUILDING
A2.30 ELEVATIONS EAST BUILDING
A3.20 SITE SECTIONS WEST BUILDING
A3.30 SITE SECTIONS EAST BUILDING
A3.31 SITE SECTIONS EAST BUILDING
A3.40 SITE SECTIONS
A3.41 SITE SECTIONS
A3.42 SITE SECTIONS
A5.01 ENLARGED FLOOR PLANS & ADDITIONAL INFORMATION
A9.01 MASSING EAST AND WEST BUILDING
A9.02 PERSPECTIVE VIEWS

LANDSCAPE ARCHITECT
L1.01 LANDSCAPE SITE PLAN
L2.01 LANDSCAPE DETAILS
L3.00 MEWS CONCEPTS

PARKING TABULATION

REQUIRED PARKING (PER Z.O.)

BASE RATE: MULTI-FAMILY 1-BEDROOM: 1.0 SP/UNIT
BASE RATE: MULTI-FAMILY 2-BEDROOM: 2.0 SP/UNIT
BASE RATE: AFFORDABLE HOUSING 60% AMI: 0.75 SP/UNIT
BASE RATE: AFFORDABLE HOUSING 50% AMI: 0.65 SP/UNIT
CREDITS: FOUR OR MORE BUS ROUTES WITHIN 0.25 MILE: 5%

FINAL RATE: MULTI-FAMILY 1-BEDROOM: 0.95 SP/UNIT
FINAL RATE: MULTI-FAMILY 2-BEDROOM: 1.90 SP/UNIT
BASE RATE: AFFORDABLE HOUSING 60% AMI: 0.7125 SP/UNIT
BASE RATE: AFFORDABLE HOUSING 50% AMI: 0.6175 SP/UNIT
BASE RATE: DAYCARE: 4-CLASSROOMS @ 2 SP/CLASSROOM

WEST BUILDING
AFFORDABLE UNITS
47 UNITS @ 60% AMI: 47 UNITS * 0.7125 SP/UNIT = 33.5 SPACES
36 UNITS @ 50% AMI: 36 UNITS * 0.6175 SP/UNIT = 22.2 SPACES
10 UNITS @ 40% AMI: 10 UNITS * 0.6175 SP/UNIT = 6.2 SPACES
REQUIREMENT = 61.90 SPACES

DAYCARE
4 CLASSROOMS: 4 CLASSROOMS * 2.0 SP/CLASSROOM = 8.0 SPACES
REQUIREMENT = 8.0 SPACES

PARKING REQUIRED (PER Z.O.) = 70 SPACES

EAST BUILDING
MARKET RATE UNITS
85 UNITS @ 1-BEDROOM: 85 UNITS * 0.95 SP/UNIT = 80.8 SPACES
47 UNITS @ 2-BEDROOM: 47 UNITS * 1.90 SP/UNIT = 89.3 SPACES
REQUIREMENT = 170.1 SPACES

PARKING REQUIRED (PER Z.O.) = 171 SPACES

PROPOSED PARKING
EAST BUILDING
PARKING PROVIDED = ±199 PARKING SPACES
WEST BUILDING
PARKING PROVIDED = ±70 PARKING SPACES

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

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

COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER AARON M. VINSON Lic. No.041851 3/14/16

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

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

COVER SHEET

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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) WHICH WAS THEN REISSUED FOR COVERAGE UNDER THE 2014-2019 CGP. 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).

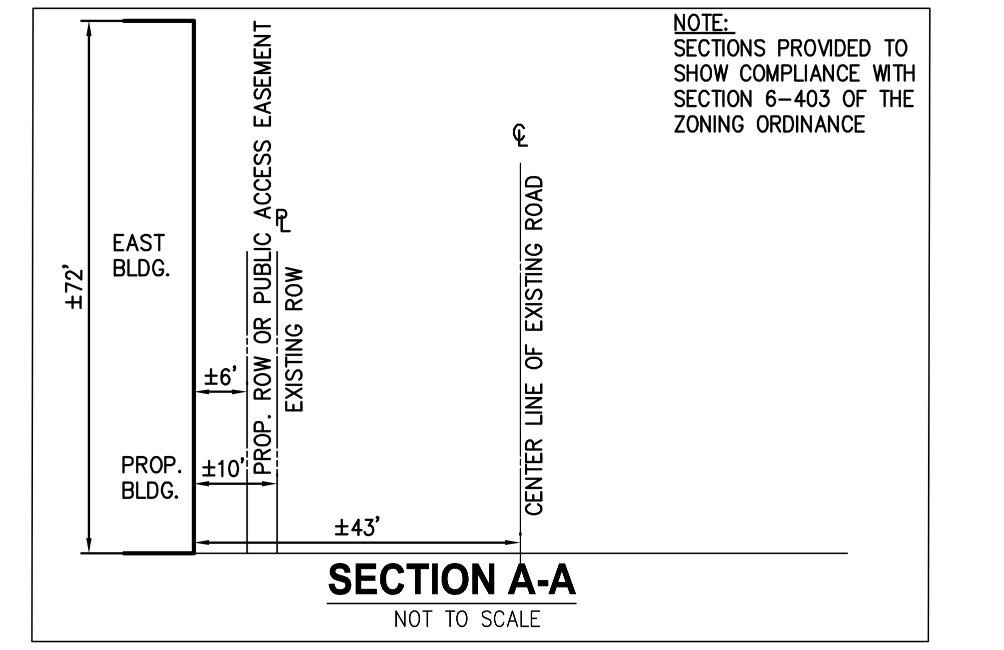
STORM RUNOFF CURRENTLY SHEET FLOWS EAST AND EVENTUALLY SOUTH INTO FILLMORE AVENUE WHERE IT IS THEN COLLECTED INTO THE EXISTING SEWER SYSTEM.

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.

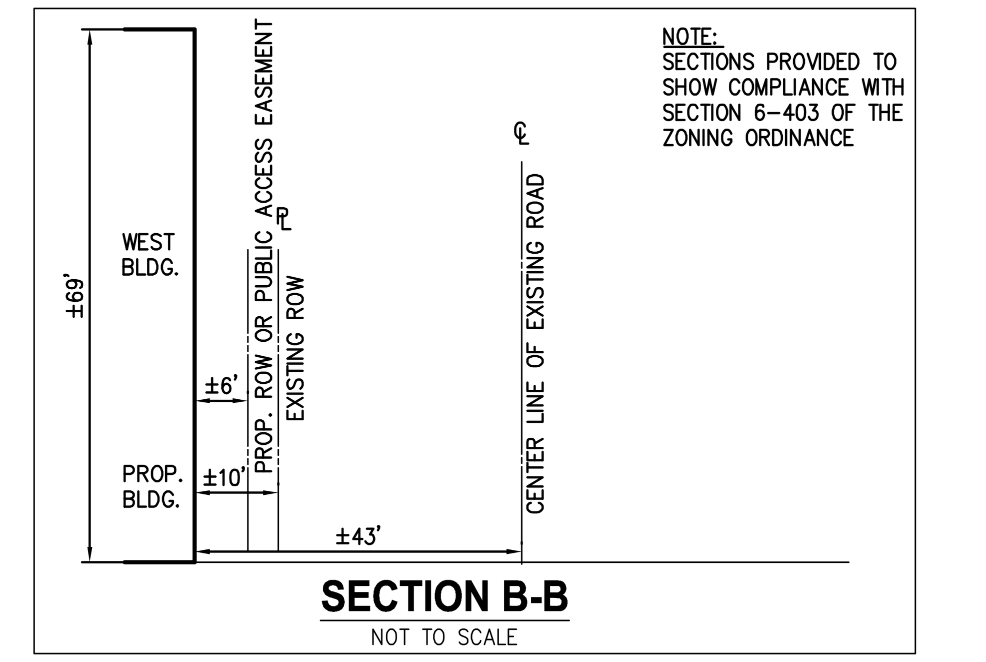
IN ORDER TO SATISFY THE CITY OF ALEXANDRIA'S WATER QUALITY REQUIREMENT THE PROJECT PROPOSES THE USE OF SEVERAL BMP FACILITIES, SEE P-0402 FOR APPROXIMATE LOCATION. ADDITIONALLY, THESE BMPS SHALL BE USED TO MEET THE CITY'S WATER QUALITY VOLUME REQUIREMENT.

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.

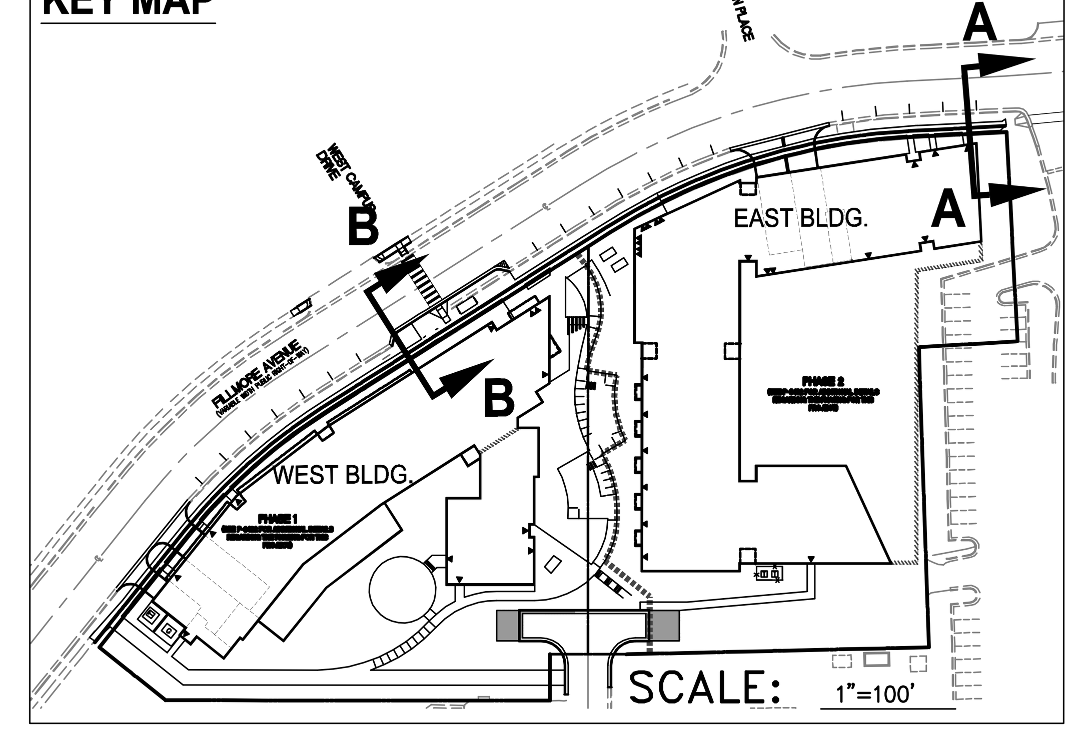


SECTION A-A
NOT TO SCALE

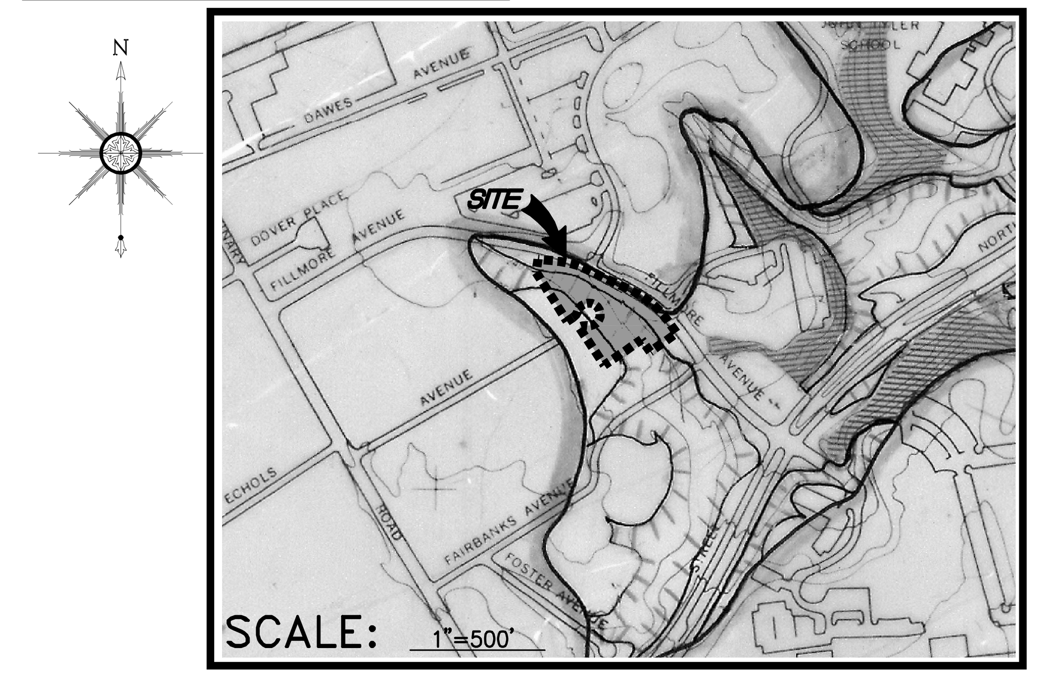


SECTION B-B
NOT TO SCALE

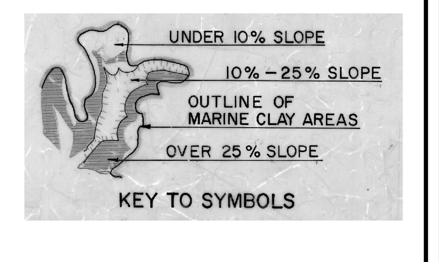
KEY MAP



MARINE CLAY SOILS MAP



LIMITS OF SITE



APPROVED SPECIAL USE PERMIT NO. 2014-0003 AMENDED BY 2016-0007	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. ______	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED ______	
INSTRUMENT NO. DEED BOOK NO. PAGE NO.	

NOTES AND TABULATIONS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	DSUP AMENDMENT #1	2/10/16		
2	DSUP AMENDMENT #1	3/14/16		

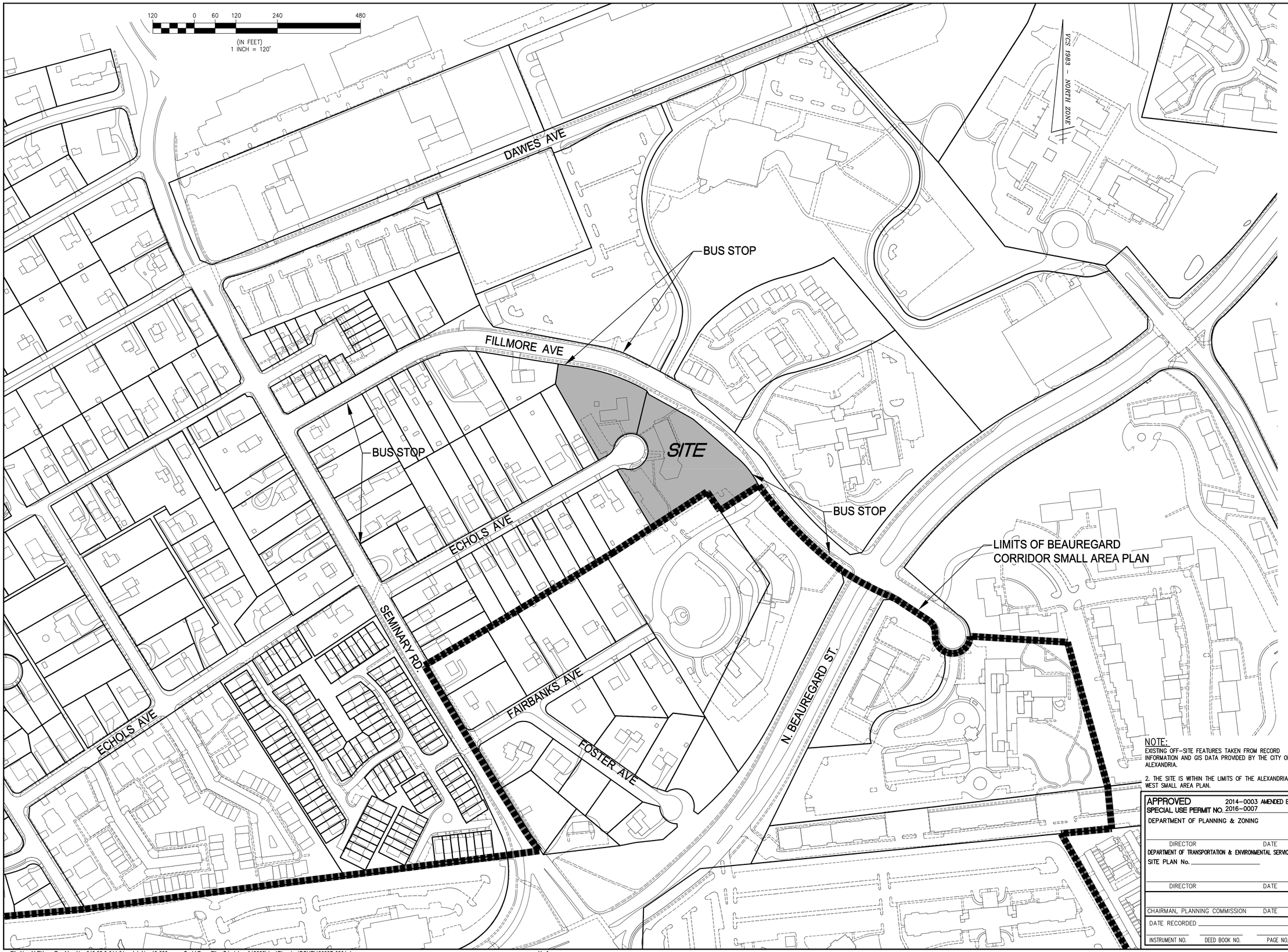
COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

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

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.

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007

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.

SITE CONTEXT PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

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 BUSINESS CERTIFICATE PROFESSIONAL ENGINEER
AARON M. VINSON
Lic. No.041851
3/14/16

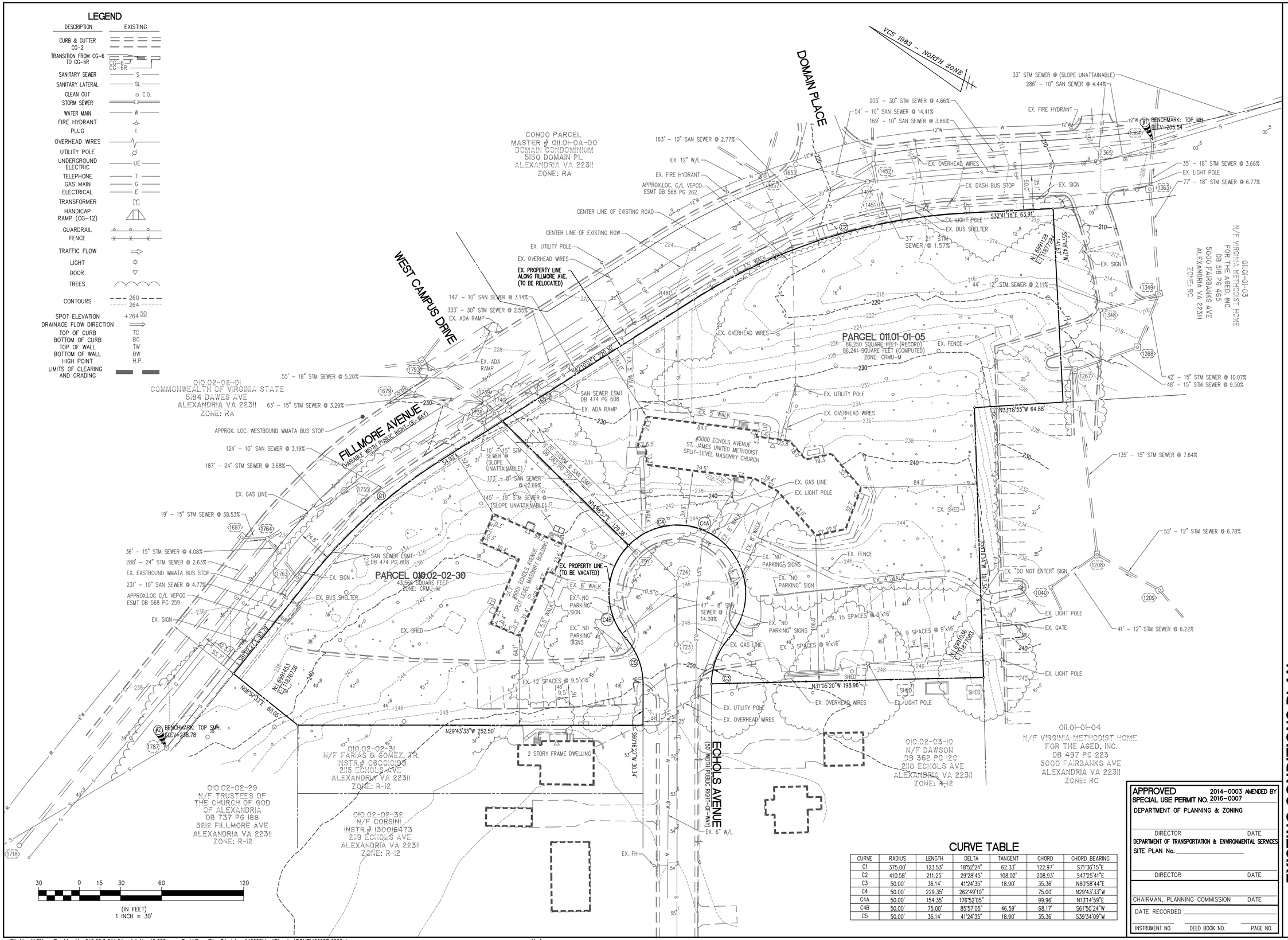
DATE: 9/11/14, 10/28/14
SCALE: 1" = 120'
DRAWN: DV
CHECKED: BF

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

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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

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

COMMONWEALTH OF VIRGINIA
AARON M. WINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

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	34,566 SQ.FT. OR 1.0001 AC
PARCEL 011.01-01-05	86,241 SQ.FT. OR 1.9798 AC (COMPUTED)*
TOTAL	120,807 SQ.FT. OR 2.9710 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

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007

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.

EXISTING CONDITIONS AS-BUILT DATA

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

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
3/14/16
PROFESSIONAL ENGINEER

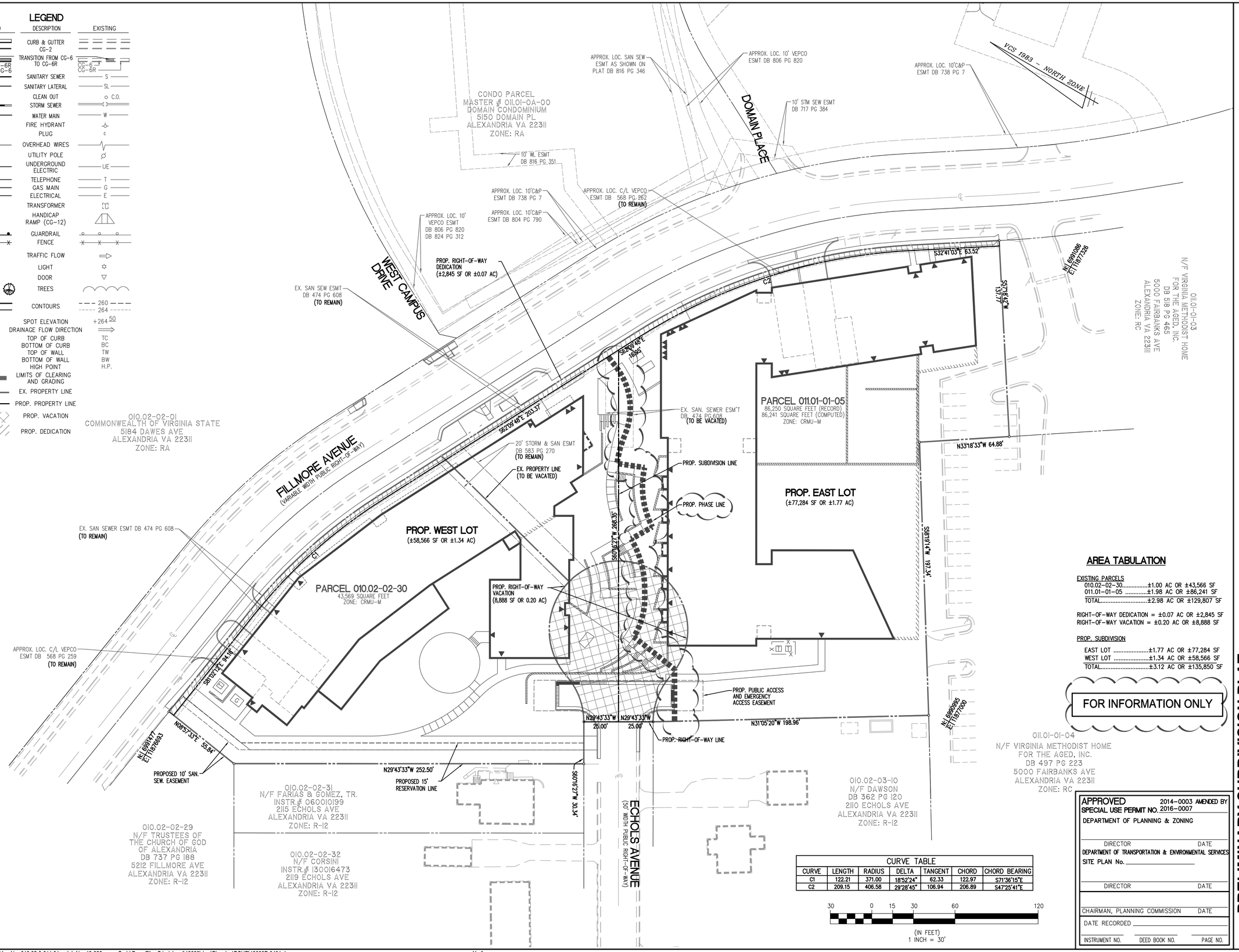
DATE: 9/11/14, 10/28/14
SCALE: 1" = 30'
DRAWN: DV
CHECKED: BF

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

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	
	EX. PROPERTY LINE	
	PROP. PROPERTY LINE	
	PROP. VACATION	
	PROP. DEDICATION	



AREA TABULATION

EXISTING PARCELS

010.02-02-30.....±1.00 AC OR ±43,566 SF
011.01-01-05 .....±1.98 AC OR ±86,241 SF
TOTAL.....±2.98 AC OR ±129,807 SF

RIGHT-OF-WAY DEDICATION = ±0.07 AC OR ±2,845 SF
RIGHT-OF-WAY VACATION = ±0.20 AC OR ±8,888 SF

PROP. SUBDIVISION

EAST LOT .....±1.77 AC OR ±77,284 SF
WEST LOT .....±1.34 AC OR ±58,566 SF
TOTAL.....±3.12 AC OR ±135,850 SF

FOR INFORMATION ONLY

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	122.21	371.00	18°52'24"	62.33	122.97	S71°36'15"E
C2	209.15	406.58	29°28'45"	106.94	206.89	S47°25'41"E

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

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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.

PRELIMINARY SUBDIVISION PLAT

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

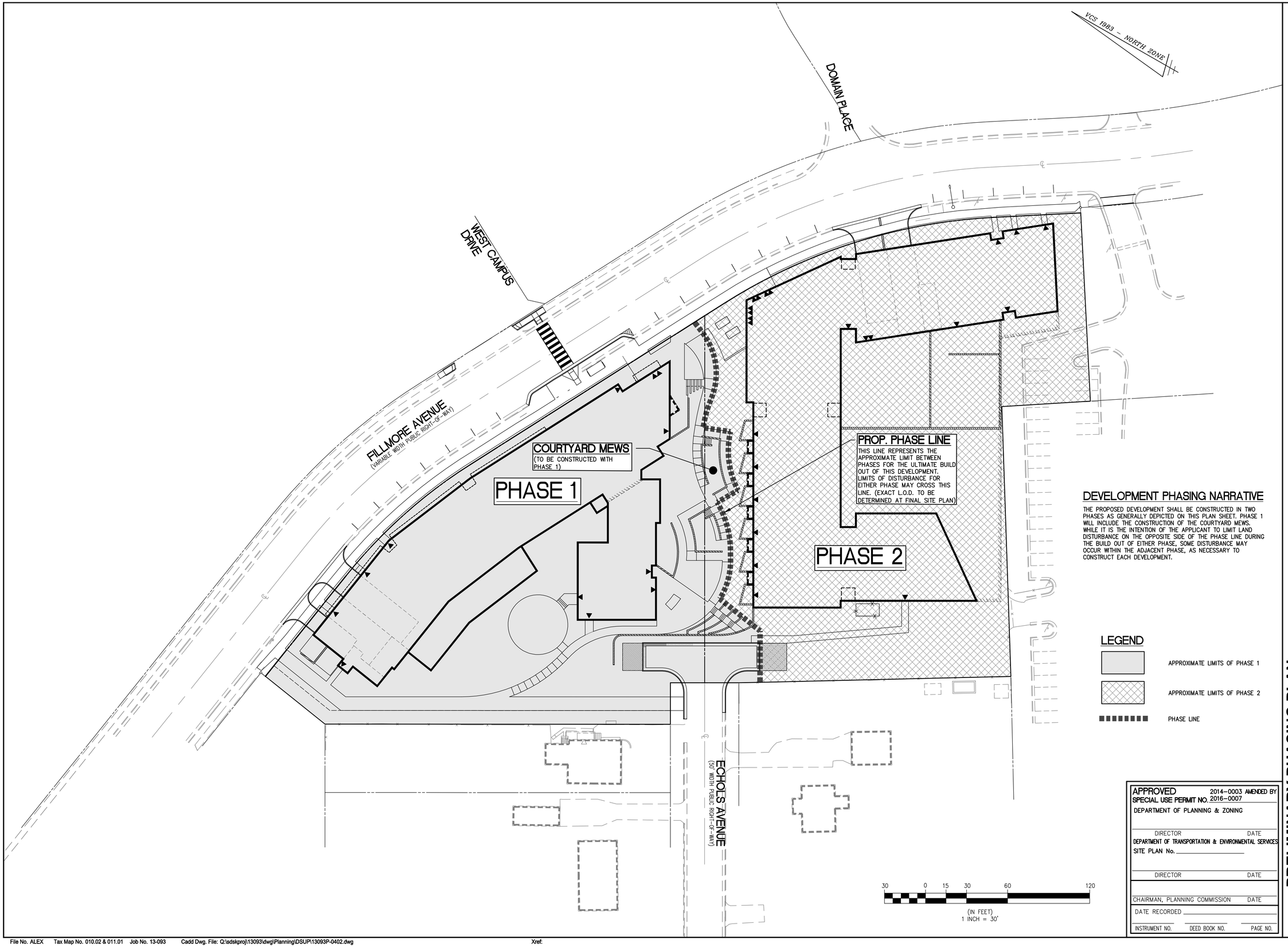
WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

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

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSSR AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			



DEVELOPMENT PHASING NARRATIVE

THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN TWO PHASES AS GENERALLY DEPICTED ON THIS PLAN SHEET. PHASE 1 WILL INCLUDE THE CONSTRUCTION OF THE COURTYARD MEWS. WHILE IT IS THE INTENTION OF THE APPLICANT TO LIMIT LAND DISTURBANCE ON THE OPPOSITE SIDE OF THE PHASE LINE DURING THE BUILD OUT OF EITHER PHASE, SOME DISTURBANCE MAY OCCUR WITHIN THE ADJACENT PHASE, AS NECESSARY TO CONSTRUCT EACH DEVELOPMENT.

LEGEND

- APPROXIMATE LIMITS OF PHASE 1
- APPROXIMATE LIMITS OF PHASE 2
- PHASE LINE

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007

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.

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

PRELIMINARY PHASING PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

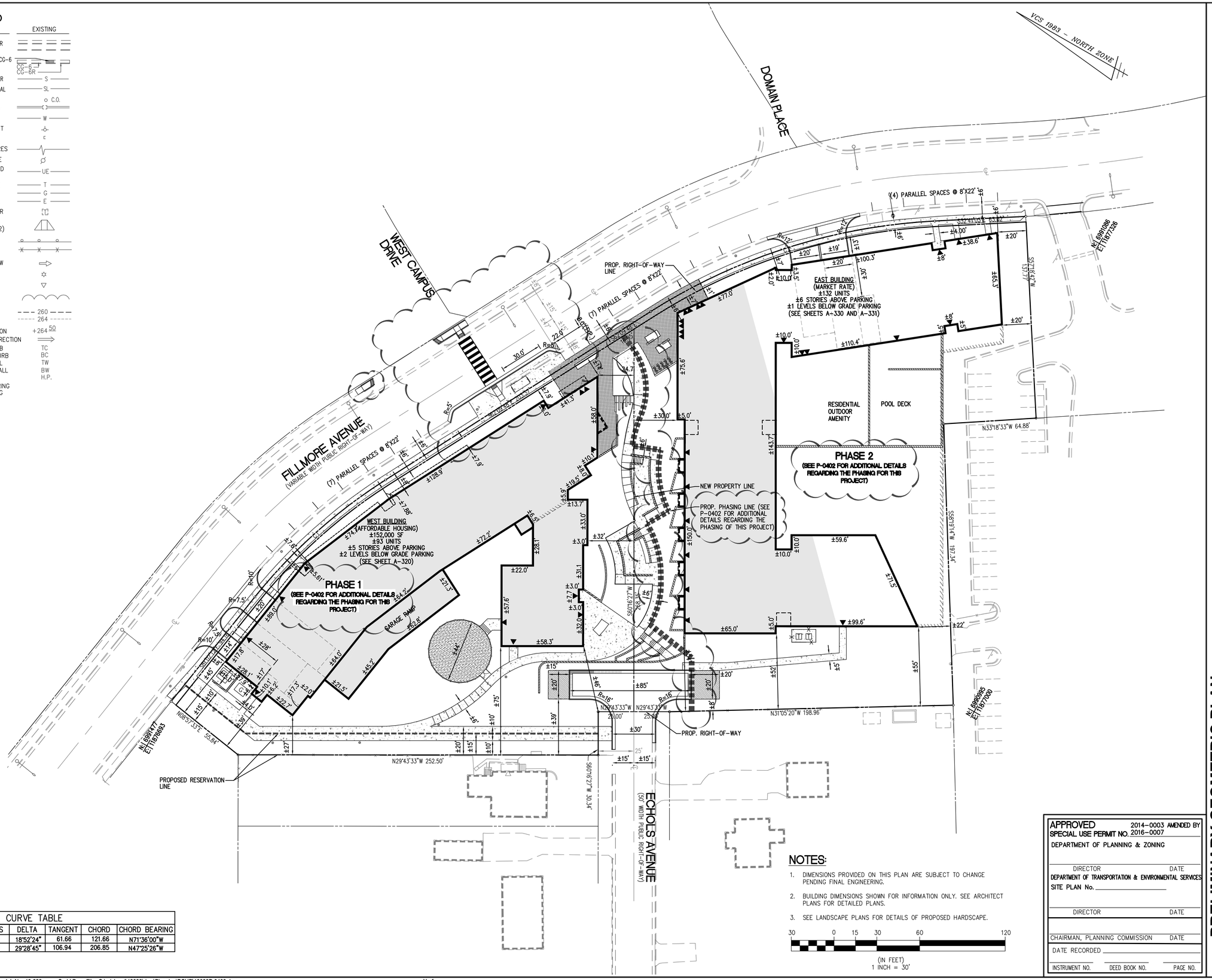
WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER
AARON M. VINSON
Lic. No.041851
3/14/16

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

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	



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'

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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

DRAWN: DV
CHECKED: BF
DATE: 9/11/14, 10/28/14
SCALE: 1" = 50'

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

PRELIMINARY GEOMETRIC PLAN

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	
	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

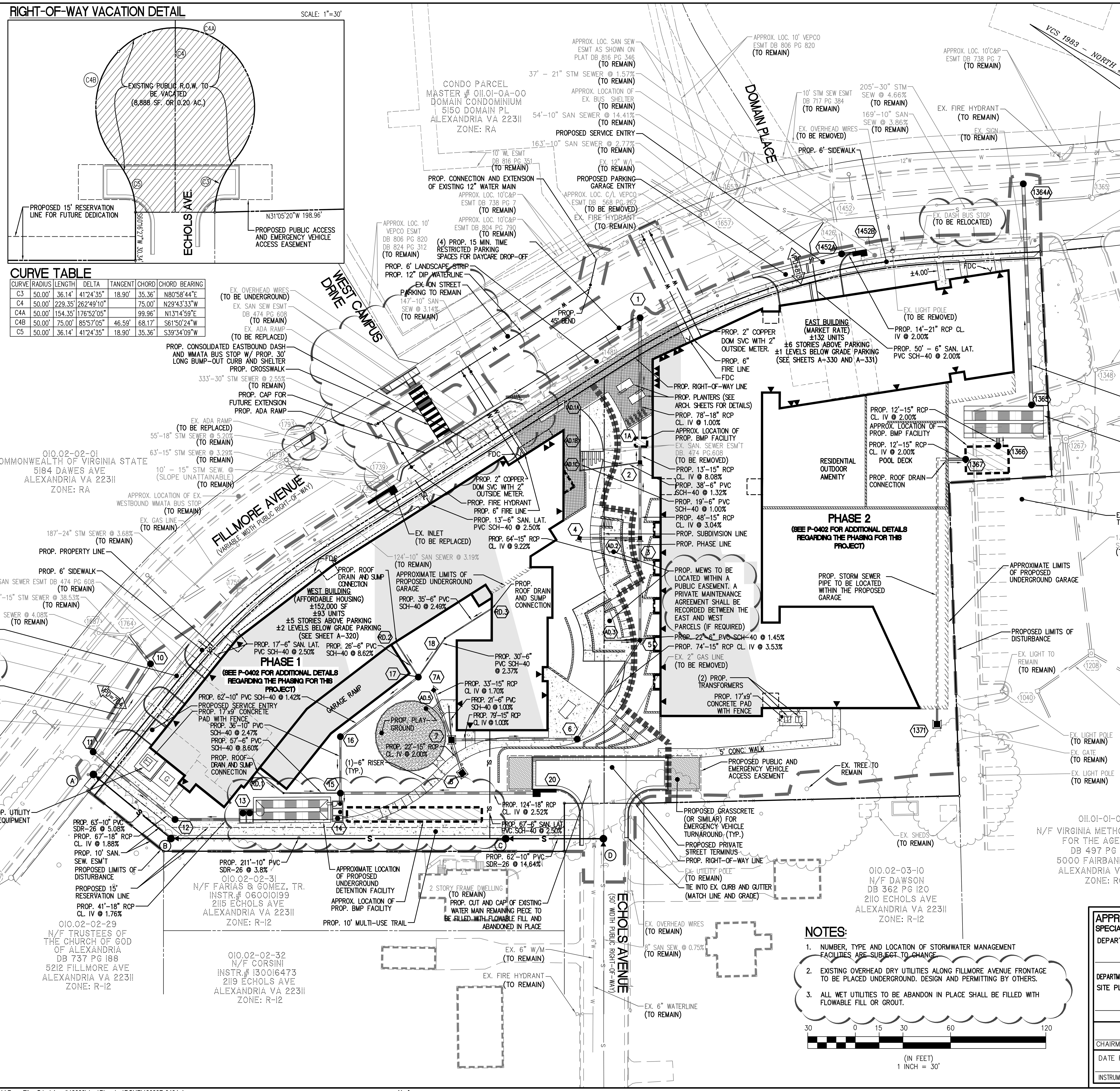
PROPOSED GRASSCRETE (OR APPROVED EQUIVALENT)

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.
2. EXISTING OVERHEAD DRY UTILITIES ALONG FILLMORE AVENUE FRONTAGE TO BE PLACED UNDERGROUND. DESIGN AND PERMITTING BY OTHERS.
3. ALL WET UTILITIES TO BE ABANDON IN PLACE SHALL BE FILLED WITH FLOWABLE FILL OR GROUT.

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

APPROVED
SPECIAL USE PERMIT NO. 2014-0003 AMENDED BY 2016-0007
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.

PRELIMINARY SITE PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

REVISION APPROVED BY

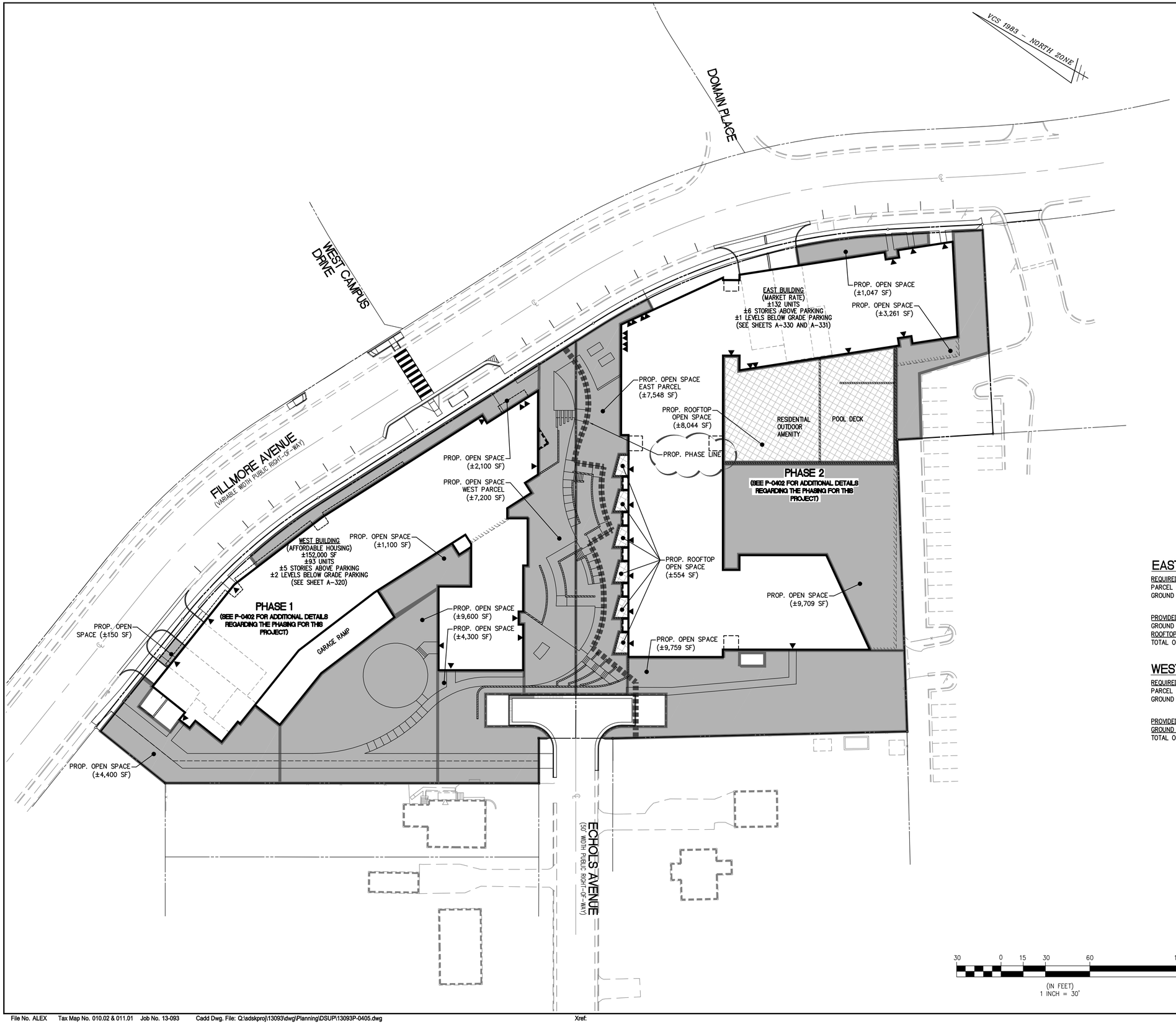
COMMONWEALTH OF VIRGINIA — AARON M. VINSON Lic. No.041851 3/14/16 — PROFESSIONAL ENGINEER

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

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

SHEET: P-0404

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0404.dwg Xref:



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	

EAST

REQUIRED
PARCEL AREA = ±77,284 SF (OR ±1.77 AC)
GROUND OPEN SPACE REQUIRED = ±30,914 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 = ±58,566 SF (OR ±1.34 AC)
GROUND OPEN SPACE REQUIRED = ±23,426 SF OR ±0.54 AC (±40%)

PROVIDED
GROUND OPEN SPACE PROVIDED = ±28,850 SF OR ±0.66 AC (±49%)
TOTAL OPEN SPACE PROVIDED = ±28,850 SF OR ±0.66 AC (±49%)

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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.

PRELIMINARY OPEN SPACE PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

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

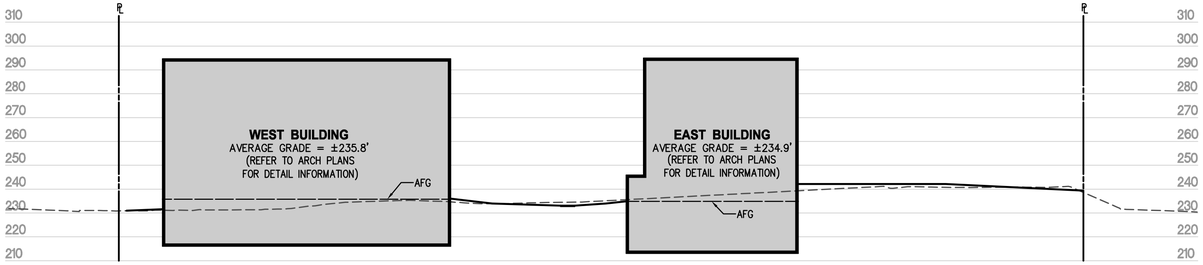
DRAWN: DV
CHECKED: BF
DATE: 9/11/14, 10/28/14
SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER
AARON M. WINSON
Lic. No.041851
3/14/16

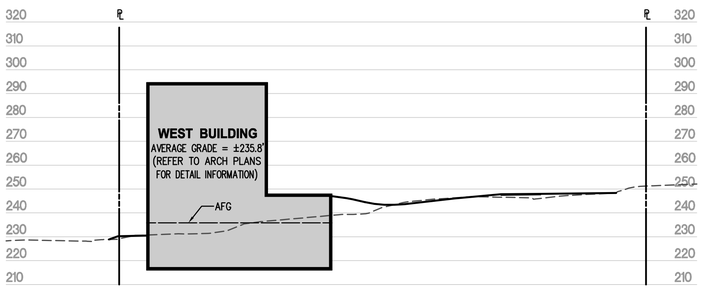
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSRA AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

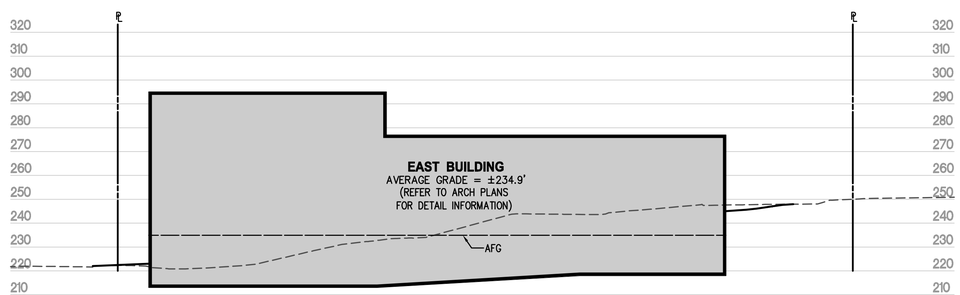
SHEET: P-0405



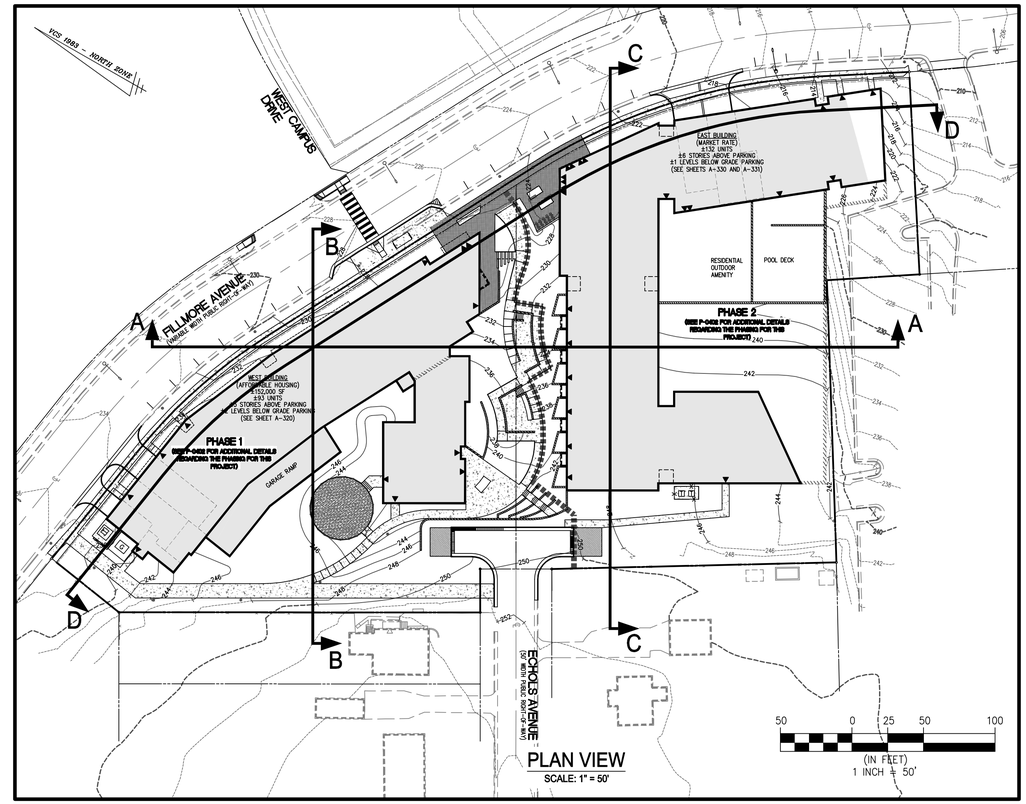
SECTION A-A
SCALE: 1" = 30'



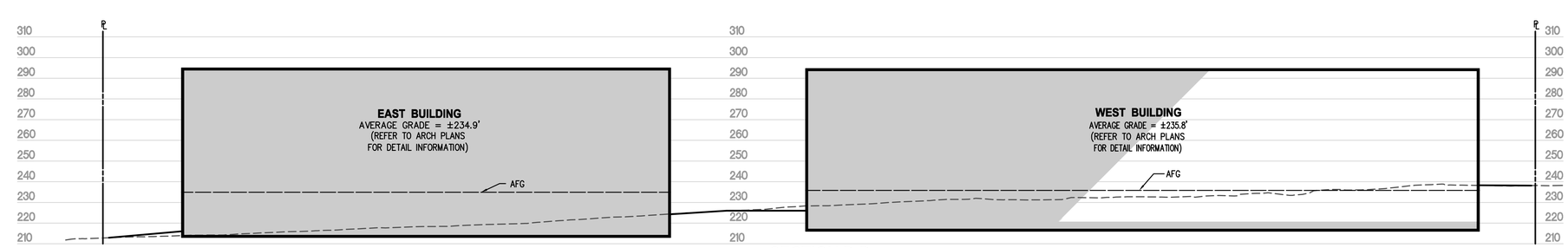
SECTION B-B
SCALE: 1" = 30'



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

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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

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

COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

PRELIMINARY SITE SECTIONS

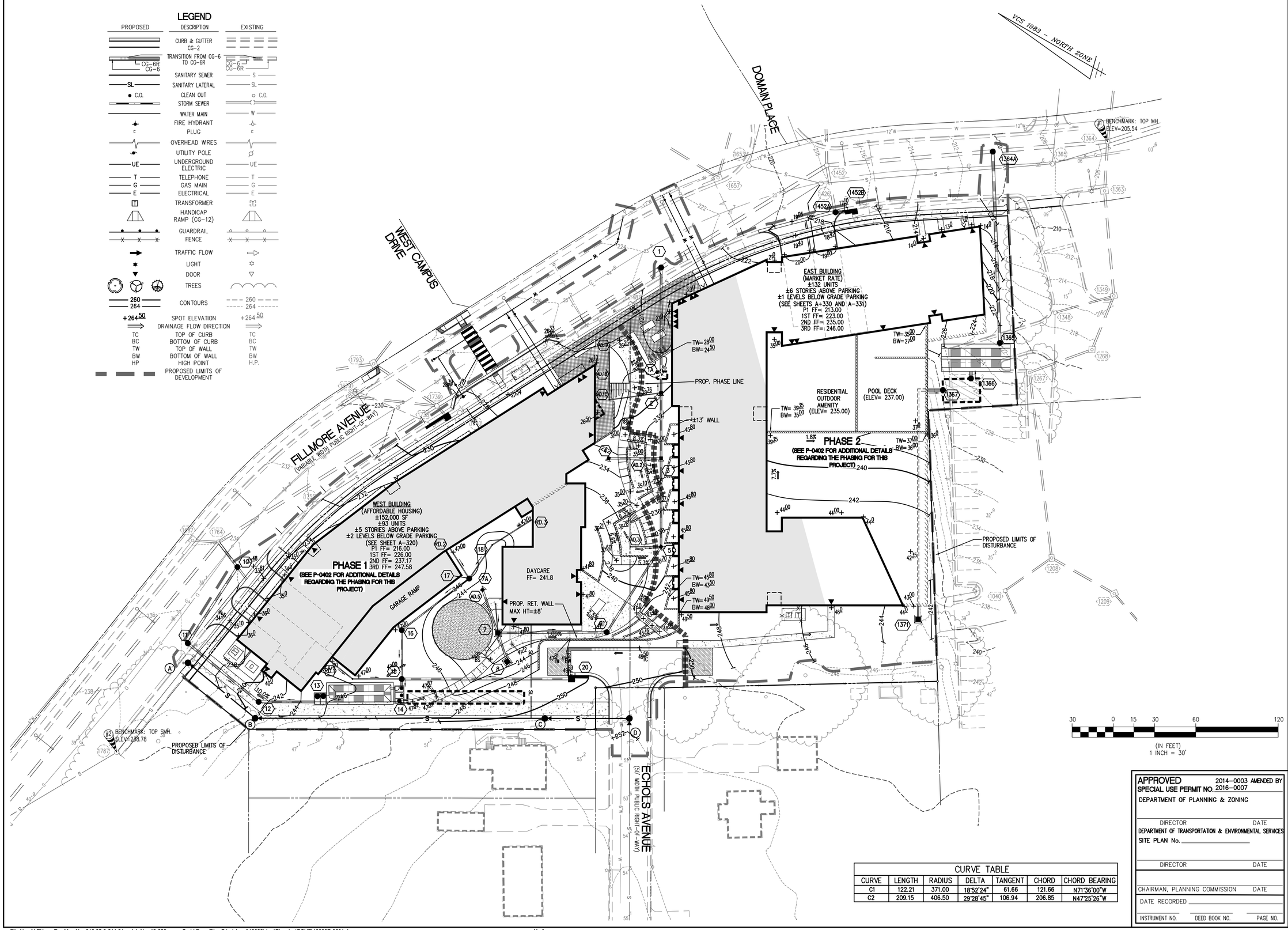
AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0406

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

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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

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

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

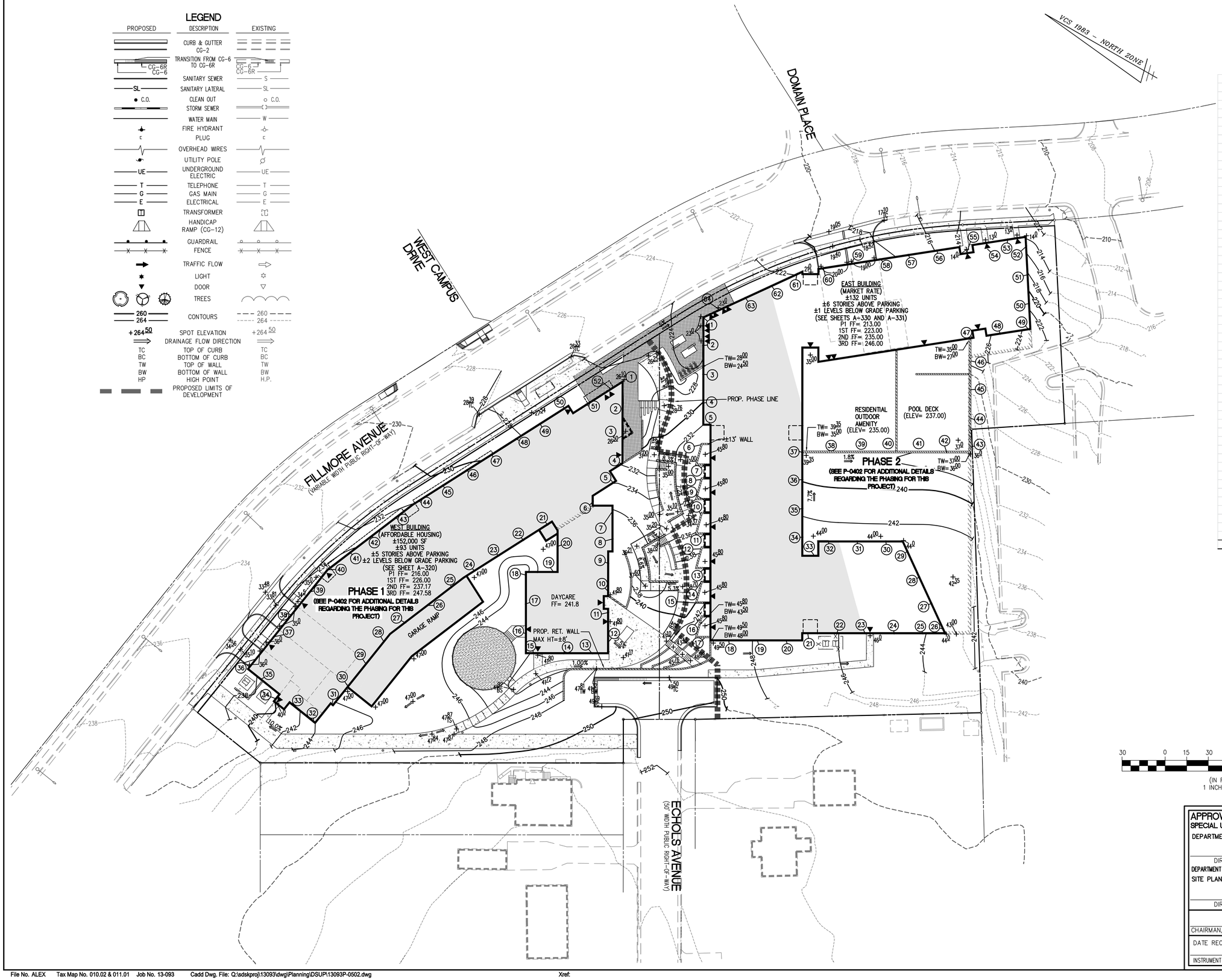
PRELIMINARY GRADING PLAN

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	
	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	226.10	1	223.00
2	226.20	2	223.00
3	226.50	3	228.00
4	232.40	4	230.00
5	234.11	5	232.00
6	236.00	6	233.00
7	235.00	7	233.80
8	235.00	8	233.80
9	235.00	9	234.90
10	235.00	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	241.80	16	242.00
17	243.43	17	248.00
18	243.83	18	249.00
19	247.00	19	247.50
20	247.00	20	247.00
21	234.00	21	246.50
22	246.50	22	246.00
23	246.50	23	246.00
24	246.50	24	245.28
25	226.00	25	244.28
26	228.50	26	244.00
27	231.00	27	244.00
28	233.50	28	244.00
29	236.00	29	244.00
30	236.00	30	244.00
31	246.50	31	244.00
32	245.00	32	244.00
33	242.00	33	244.00
34	240.10	34	244.00
35	237.08	35	234.50
36	236.00	36	239.90
37	236.00	37	239.35
38	235.00	38	239.00
39	234.27	39	238.65
40	233.00	40	238.30
41	232.73	41	237.84
42	232.46	42	236.84
43	232.09	43	236.00
44	231.54	44	233.10
45	230.88	45	231.56
46	230.22	46	227.80
47	229.73	47	226.96
48	229.41	48	225.38
49	228.57	49	223.50
50	227.27	50	221.21
51	226.60	51	218.11
52	226.50	52	214.91
AVG	235.79	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'

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

AVERAGE FINISH GRADE

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

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
3/14/16
PROFESSIONAL ENGINEER

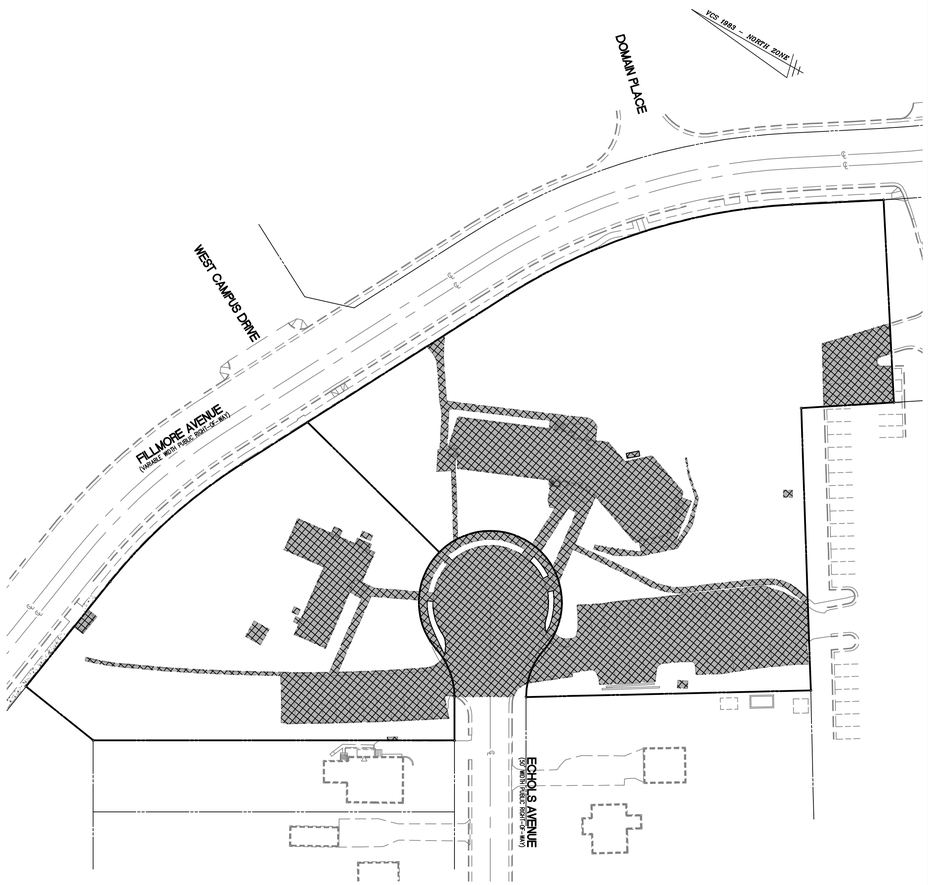
DATE: 9/11/14, 10/28/14
SCALE: 1" = 30'
DRAWN: DV
CHECKED: BF

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

File No. ALEX Tax Map No. 010.02 & 011.01 Job No. 13-093 Cadd Dwg. File: Q:\sdskproj\13093\dwg\Planning\DSUP\13093P-0502.dwg Xref:

SHEET: P-0502



TOTAL EXISTING IMPERVIOUS AREA = ±38,384 SF. (0.88 AC.)

PRE-DEVELOPMENT

WEST (PHASE 1)

SITE AREA= 1.35 AC

A. CONTRIBUTING AREAS :

1.02 AC @ 0.30 (GREEN AREA)
0.33 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)
1.35 AC

B. WEIGHTED "C":

$\frac{(1.02 \times 0.30) + (0.33 \times 0.90)}{1.35} = 0.45$ (SITE IS 24.44% IMPERVIOUS)

C. TIME OF CONCENTRATION= 5 MIN.

D. RUNOFF=

Q_2= (0.45)(6.20)(1.35)= 3.77 CFS.
Q_{10}= (0.45)(9.00)(1.35)= 5.47 CFS.
Q_{100}= (0.45)(13.80)(1.35)= 8.38 CFS.

EAST (PHASE 2)

SITE AREA= 1.77 AC

A. CONTRIBUTING AREAS :

1.22 AC @ 0.30 (GREEN AREA)
0.55 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)
1.77 AC

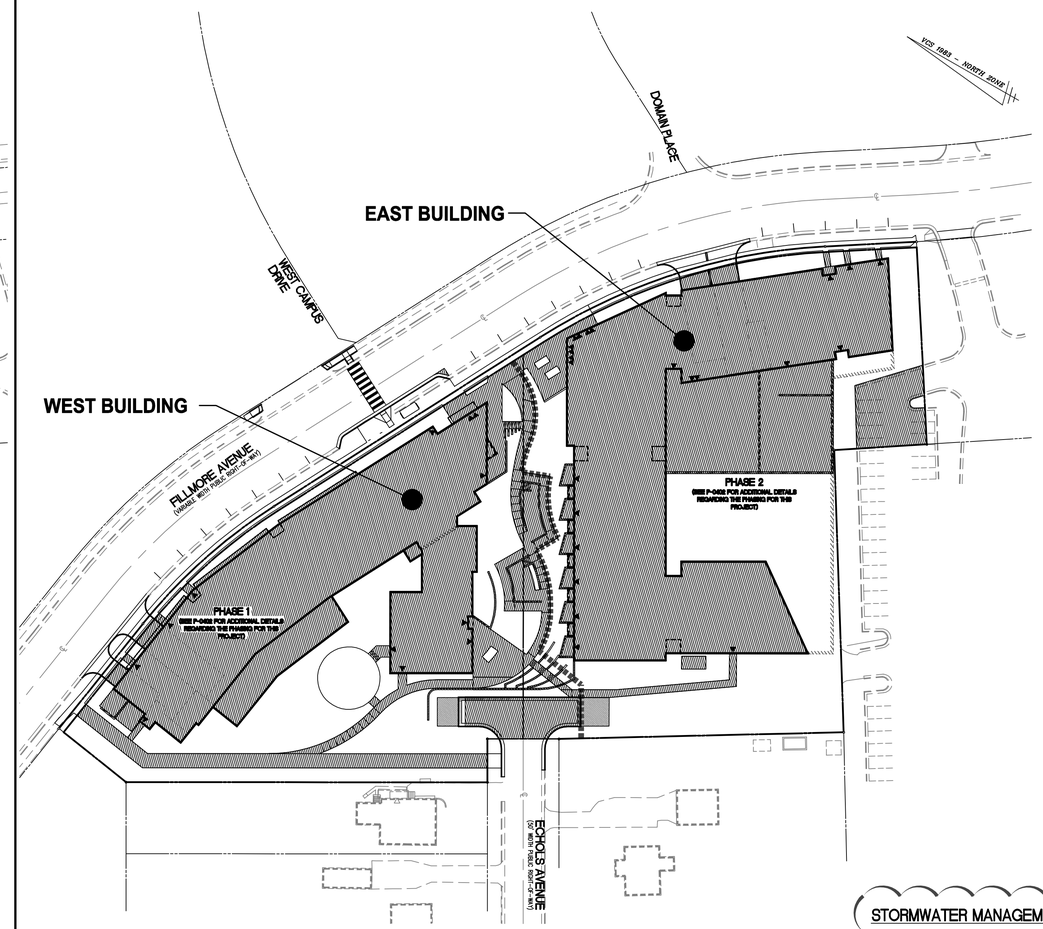
B. WEIGHTED "C":

$\frac{(1.22 \times 0.30) + (0.55 \times 0.90)}{1.77} = 0.49$ (SITE IS 31.07% IMPERVIOUS)

C. TIME OF CONCENTRATION= 5 MIN.

D. RUNOFF=

Q_2= (0.49)(6.20)(1.77)= 5.38 CFS.
Q_{10}= (0.49)(9.00)(1.77)= 7.81 CFS.
Q_{100}= (0.49)(13.80)(1.77)= 11.97 CFS.



TOTAL PROPOSED IMPERVIOUS AREA = ±85,647 SF. (1.97 AC.)

POST-DEVELOPMENT

WEST (PHASE 1)

SITE AREA= 1.35 AC.

A. CONTRIBUTING AREAS :

0.51 AC @ 0.30 (GREEN AREA)
0.84 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)
1.35 AC

B. WEIGHTED "C":

$\frac{(0.51 \times 0.30) + (0.84 \times 0.90)}{1.35} = 0.69$ (SITE IS 62.22% IMPERVIOUS)

C. TIME OF CONCENTRATION= 5 MIN.

D. RUNOFF=

Q_2= (0.69)(6.20)(1.35)= 5.78 CFS.
Q_{10}= (0.69)(9.00)(1.35)= 8.38 CFS.
Q_{100}= (0.69)(13.80)(1.35)= 12.85 CFS.

EAST (PHASE 2)

SITE AREA= 1.77 AC.

A. CONTRIBUTING AREAS :

0.64 AC @ 0.30 (GREEN AREA)
1.13 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)
1.77 AC

B. WEIGHTED "C":

$\frac{(0.64 \times 0.30) + (1.13 \times 0.90)}{1.77} = 0.68$ (SITE IS 63.84% IMPERVIOUS)

C. TIME OF CONCENTRATION= 5 MIN.

D. RUNOFF=

Q_2= (0.68)(6.20)(1.77)= 7.46 CFS.
Q_{10}= (0.68)(9.00)(1.77)= 10.83 CFS.
Q_{100}= (0.68)(13.80)(1.77)= 16.61 CFS.

STORMWATER MANAGEMENT NARRATIVE

DUE TO THE INCREASE IN RUNOFF FROM THE PROPOSED DEVELOPMENT, STORMWATER DETENTION SHALL BE REQUIRED IN ACCORDANCE WITH PART II.C OF THE VSMP REGULATIONS. IF THE PROJECT IS DEVELOPED IN PHASES, THE INITIAL PHASE SHALL BE REQUIRED TO SHOW COMPLIANCE WITH ALL APPLICABLE STORMWATER QUANTITY REQUIREMENTS ON THE FINAL SITE PLAN FOR PHASE I OF THE DEVELOPMENT. THE PHASE 2 FINAL SITE PLAN SHALL THEN BE REQUIRED TO SHOW COMPLIANCE WITH ALL APPLICABLE STORMWATER QUANTITY REQUIREMENTS FOR PHASE 2 OF THE DEVELOPMENT. EACH FINAL SITE PLAN APPLICATION SHALL BE REQUIRED TO STAND ON ITS OWN REGARDING STORMWATER QUANTITY COMPLIANCE.

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007

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.

50 0 25 50 100
(IN FEET)
1 INCH = 50'

STORMWATER MANAGEMENT PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY

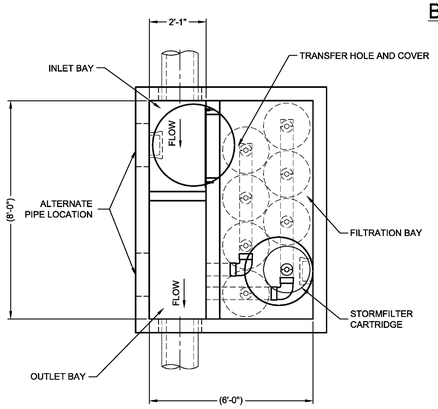
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

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

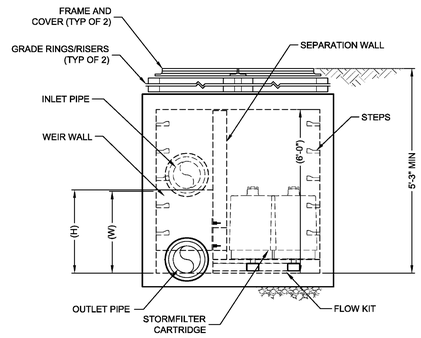
COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

DATE: 9/11/14, 10/28/14
SCALE: 1" = 50'
DRAWN: DV
CHECKED: BF

BMP DETAILS



PLAN

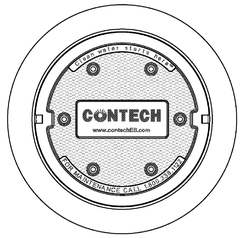


ELEVATION

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:			

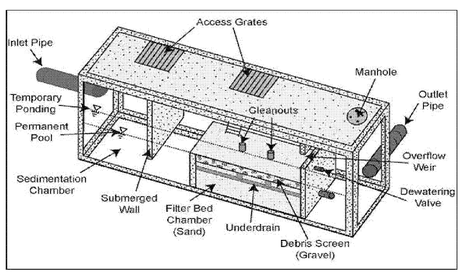
PERFORMANCE SPECIFICATION
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7-INCHES**. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **37 SECONDS**. SPECIFIC FLOW RATE SHALL BE **2 GPM/SF (MAXIMUM)**. SPECIFIC FLOW RATE IS 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.

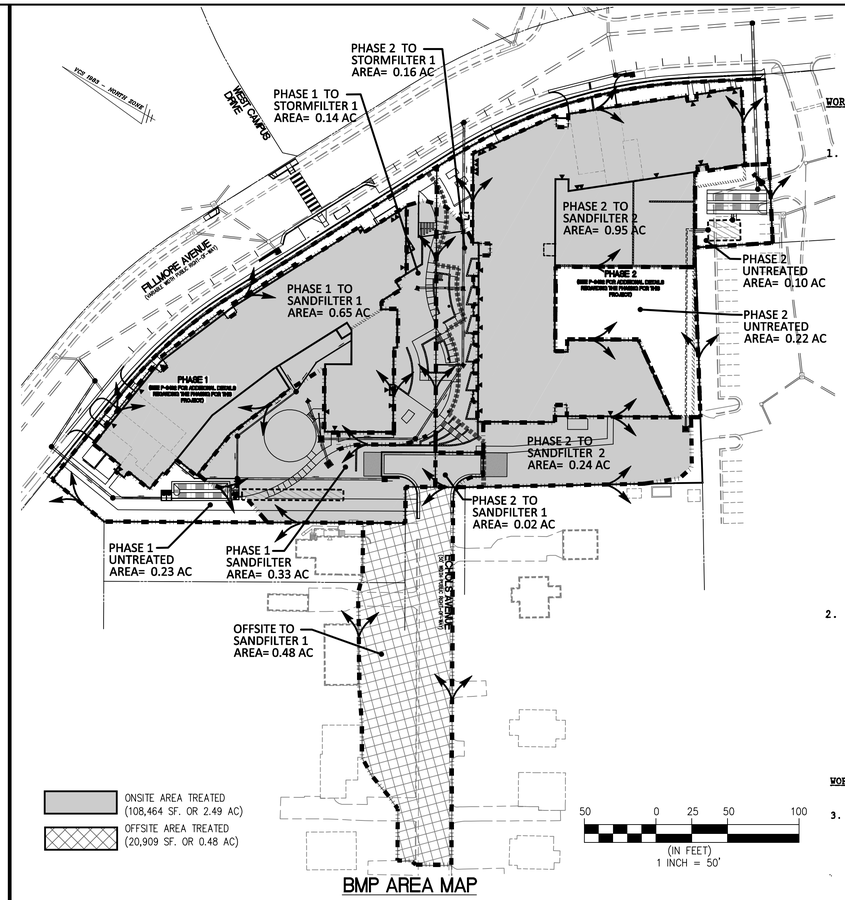
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES 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})
= 17.00 - (0.9 x 8.36)
= 9.47 pounds per year

%RR = (RR/L_{post}) x 100
=(9.47 / 17.00) x 100
= 55.72 %

WATER QUALITY NARRATIVE

COVERAGE UNDER THE 2009 CONSTRUCTION GENERAL PERMIT (VAR 10) WAS ISSUED ON JUNE 30/2014 FOR A 5 YEAR TERM (PERMIT NUMBER VAR10E144) WHICH WAS THEN REISSUED FOR COVERAGE UNDER THE 2014–2019 CGP. 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.

WATER QUALITY PHASING NARRATIVE

THE COMPUTATIONS PROVIDED ON THIS SHEET SHOW THAT THE ENTIRE DEVELOPMENT MEETS APPLICABLE WATER QUALITY REQUIREMENTS. IF THE PROJECT IS DEVELOPED IN PHASES, AS EXPECTED, THEN THE PHASE I FINAL SITE PLAN SHALL BE REQUIRED TO SHOW COMPLIANCE WITH APPLICABLE STORMWATER QUALITY REGULATIONS FOR PHASE 1 OF THE DEVELOPMENT. THE SUBSEQUENT PHASE 2 FINAL SITE PLAN SHALL THEN BE REQUIRED TO STAND ON ITS OWN REGARDING STORMWATER QUALITY COMPLIANCE.

APPROVED 2014–0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016–0007
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 PROFESSIONAL ENGINEER
ARON M. VINSON
Lic. No.041851
3/14/16

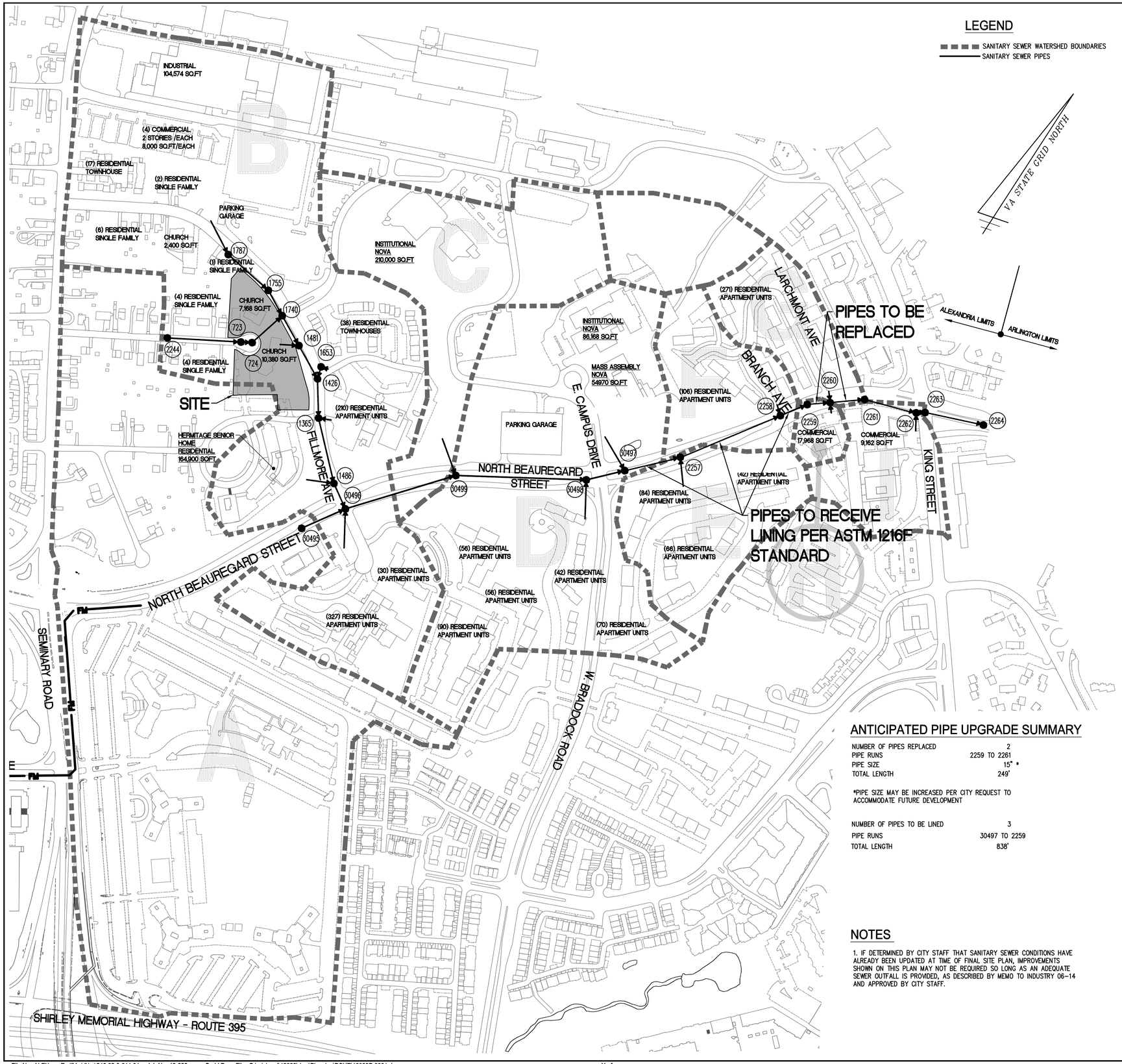
DATE: 9/11/14, 10/28/14
SCALE: 1" = 50'
DRAWN: DV
CHECKED: BF

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSRP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

STORMWATER MANAGEMENT COMPUTATIONS AND DETAILS

AHC - ST. JAMES MULTIFAMILY
CITY OF ALEXANDRIA, VIRGINIA



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.

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**

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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.

PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS AND IMPROVEMENT PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16	DV		
2	DSUP AMENDMENT #1	3/14/16			

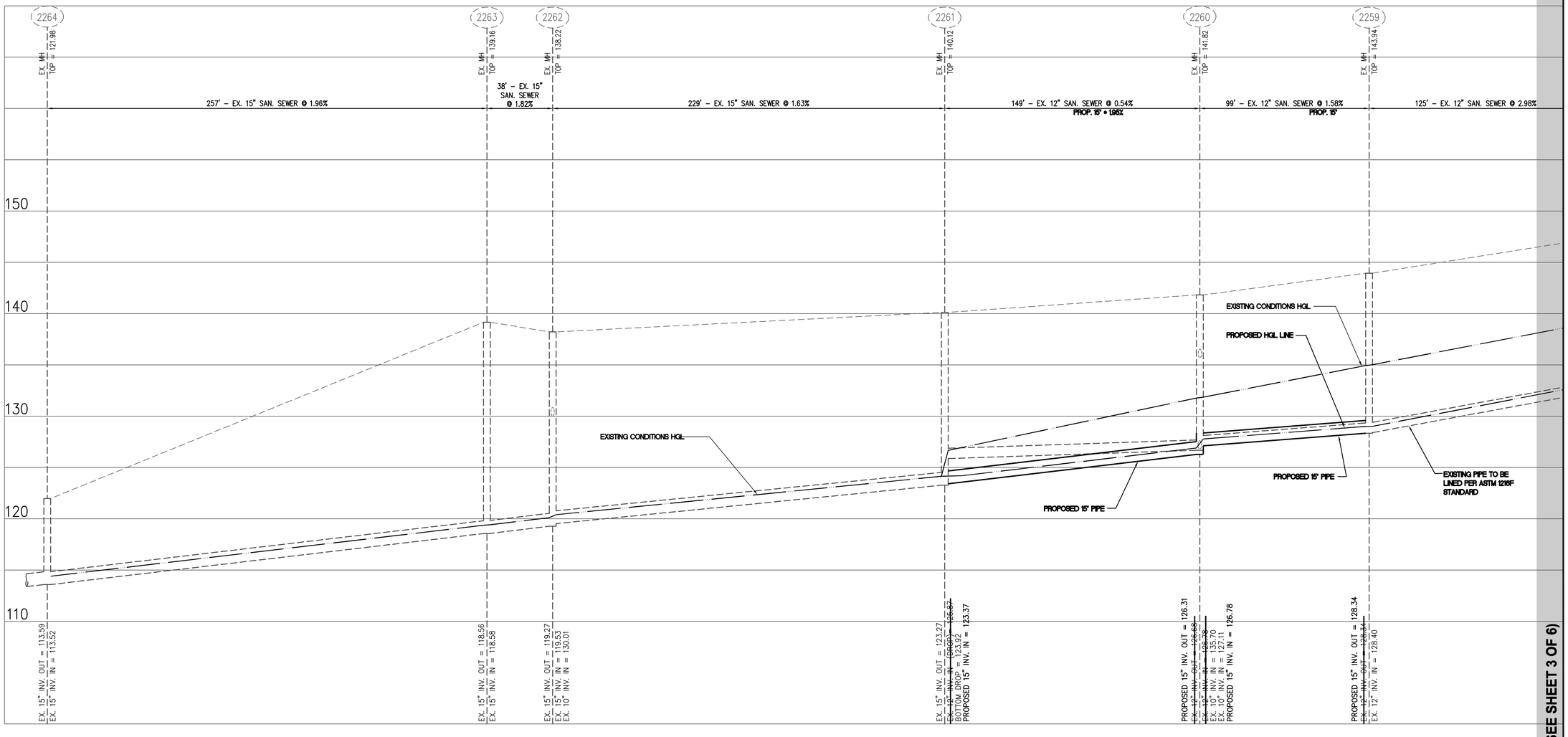
WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
ESTABLISHED 1945

COMMONWEALTH OF VIRGINIA BUSINESS CERTIFICATE PROFESSIONAL ENGINEER
ARON M. VINSON
Lic. No.041851
3/14/16

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

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-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.

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007

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.

PROPOSED SANITARY SEWER IMPROVEMENTS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

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

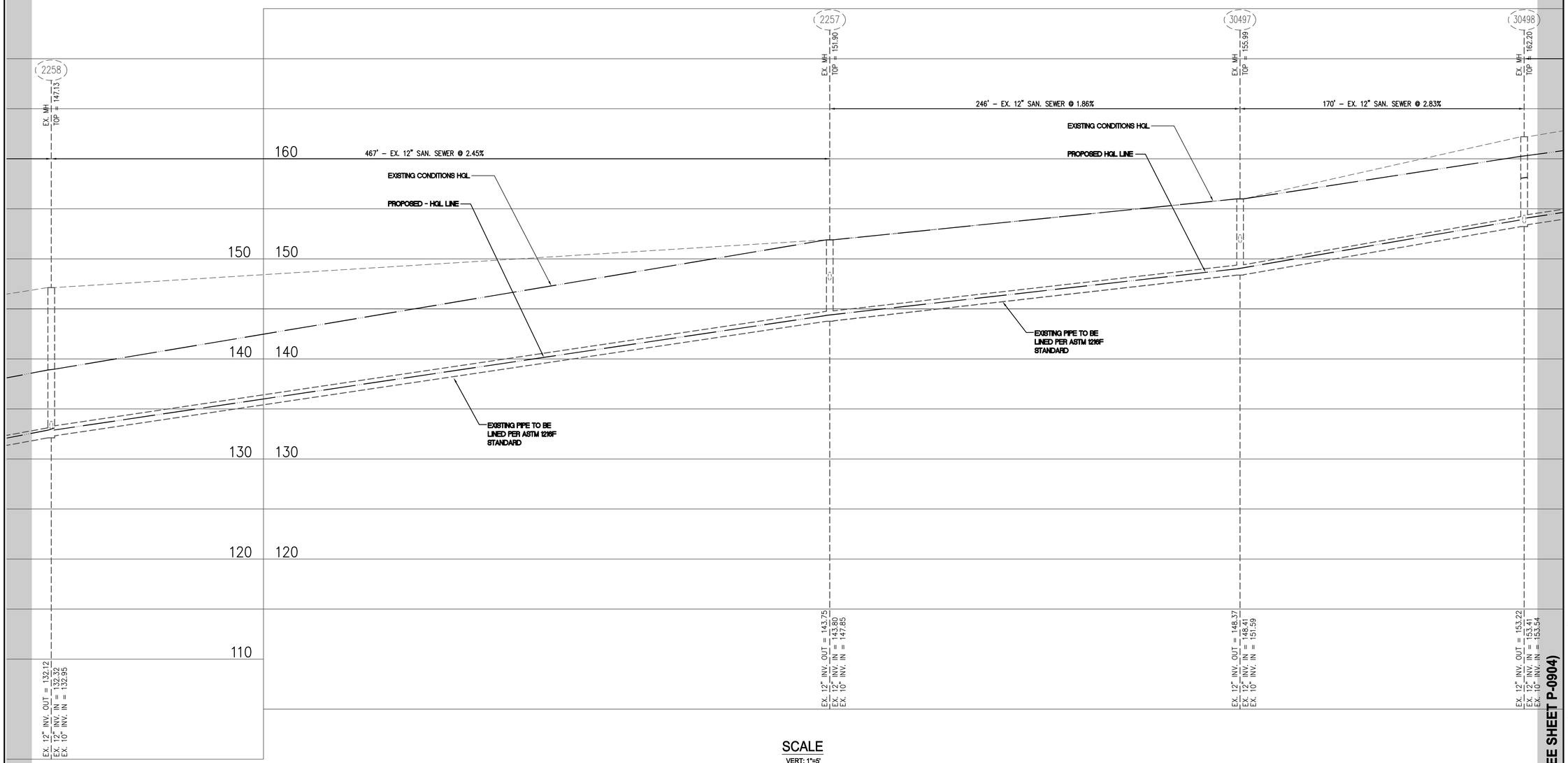
COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

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

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

SHEET: P-0902



SCALE

VERT: 1"=5'
HORZ: 1"=30'

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 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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.

PROPOSED SANITARY SEWER IMPROVEMENTS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY

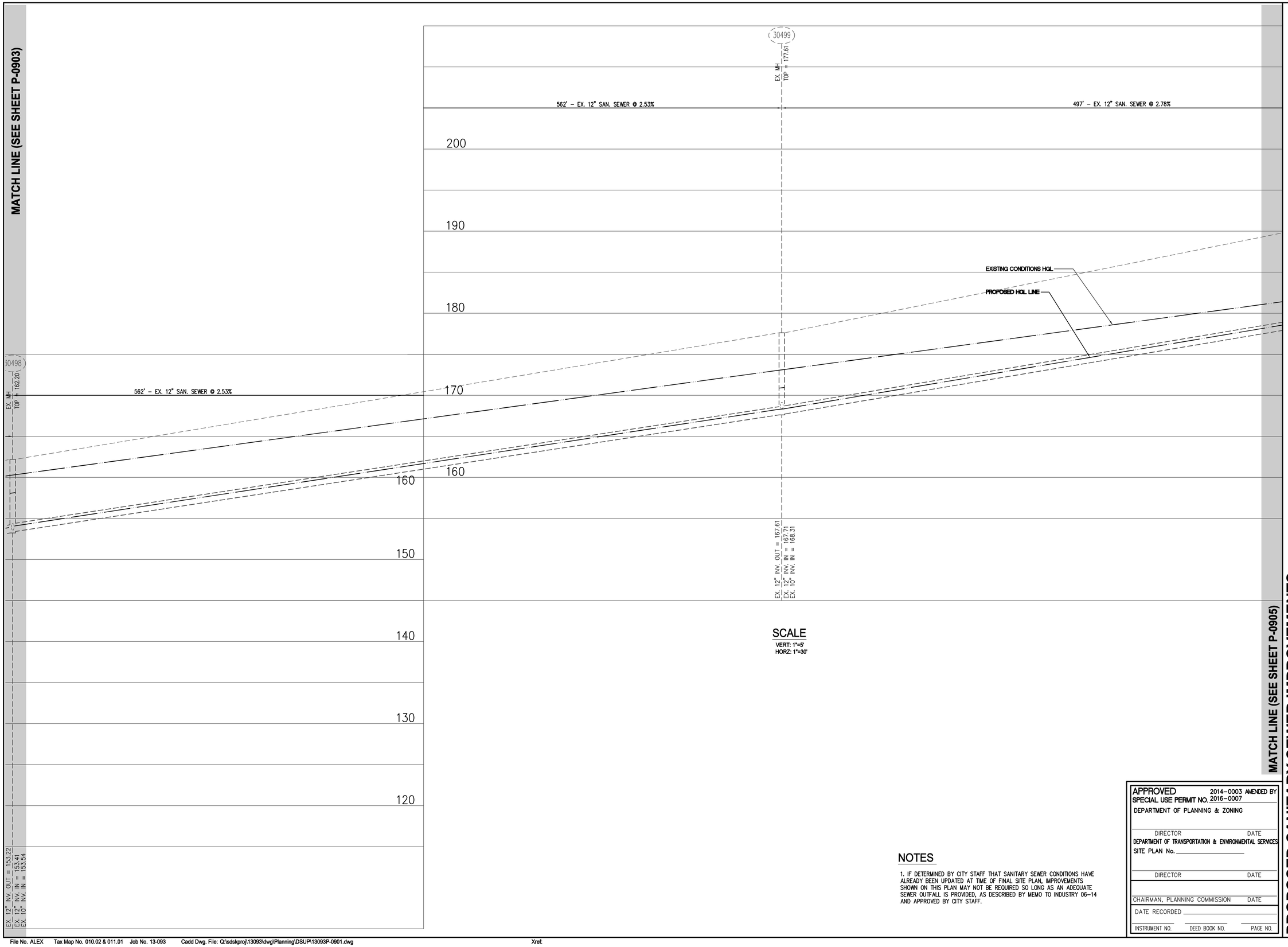
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

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

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

COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

SHEET: P-0903



SCALE

VERT: 1"=5'
HORZ: 1"=30'

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 2014–0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016–0007
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.

PROPOSED SANITARY SEWER IMPROVEMENTS

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

AHC - ST. JAMES MULTIFAMILY

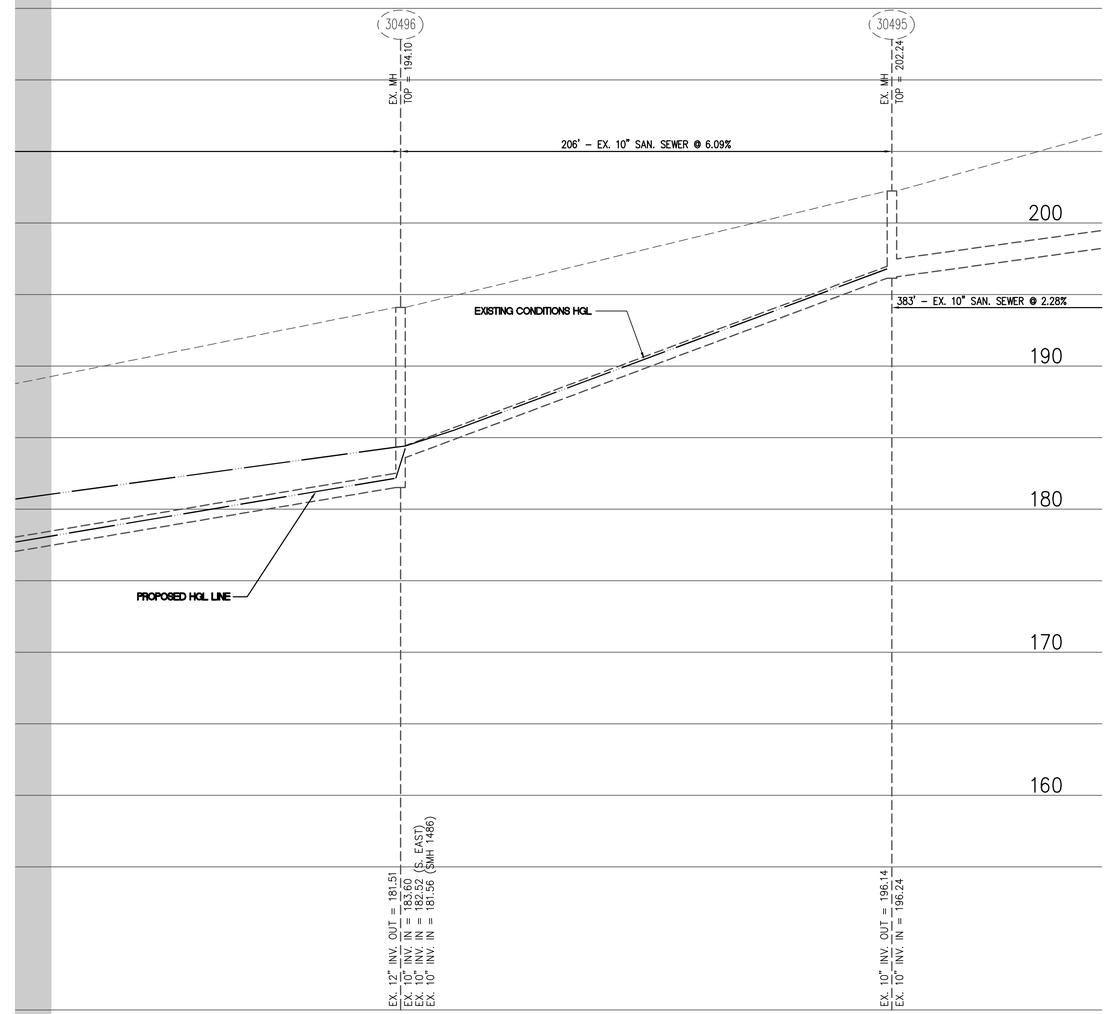
CITY OF ALEXANDRIA, VIRGINIA

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

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

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
3/14/16
LICENSED PROFESSIONAL ENGINEER

SHEET: P-0904



MATCH LINE (SEE SHEET P-0904)

SCALE

VERT: 1"=5'
HORZ: 1"=30'

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 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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.

PROPOSED SANITARY SEWER IMPROVEMENTS

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

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
AARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

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

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 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007

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
AARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

DATE: 9/11/14, 10/28/14
SCALE:
DRAWN: DVI
CHECKED: BF

REVISION APPROVED BY

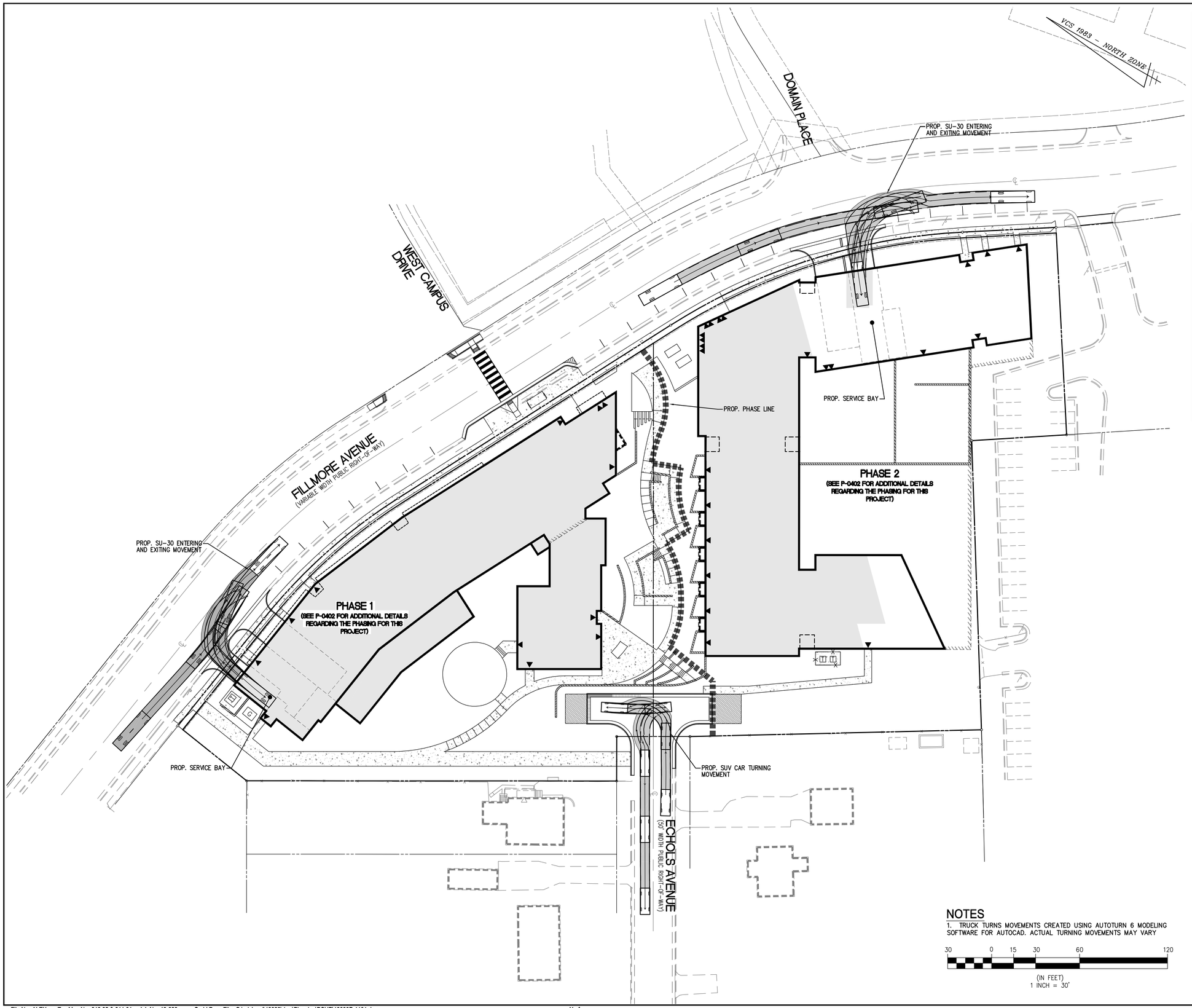
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

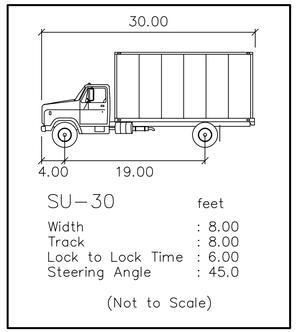
PROPOSED SANITARY SEWER IMPROVEMENTS

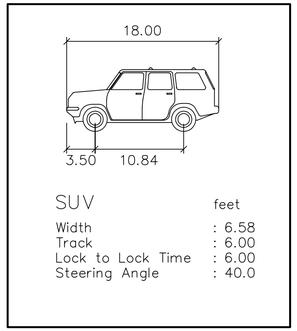
AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0906







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 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007

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.

PRELIMINARY VECHICLE MOVEMENT PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

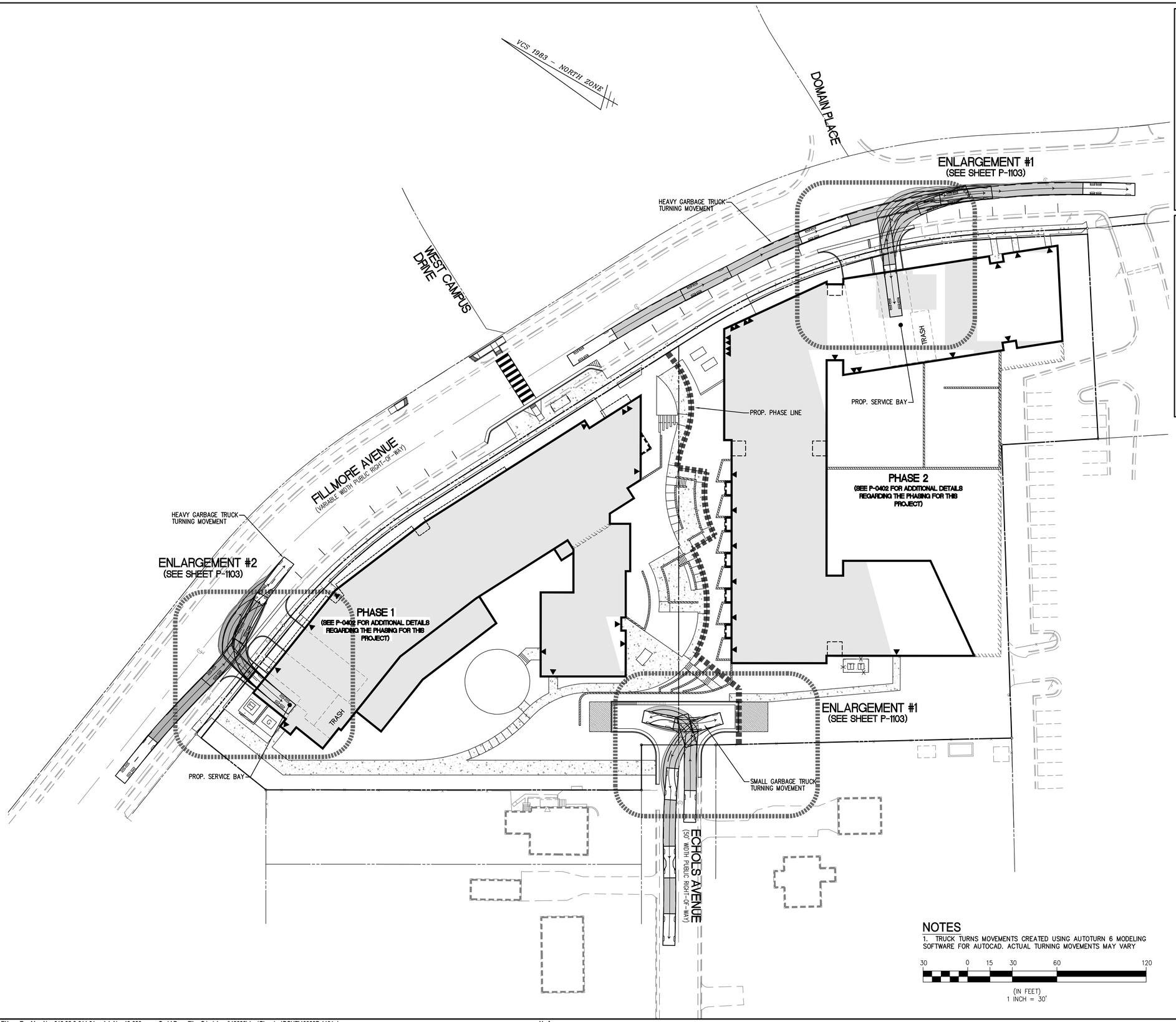
WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

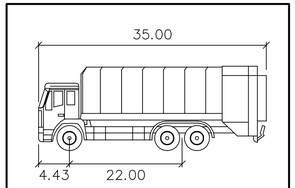
DRAWN: DV
CHECKED: BF
SCALE: 1" = 30'
DATE: 9/11/14, 10/28/14

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

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:

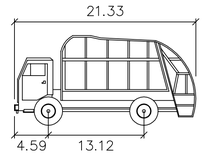
SHEET: P-1101





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

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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

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

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

REVISION APPROVED BY

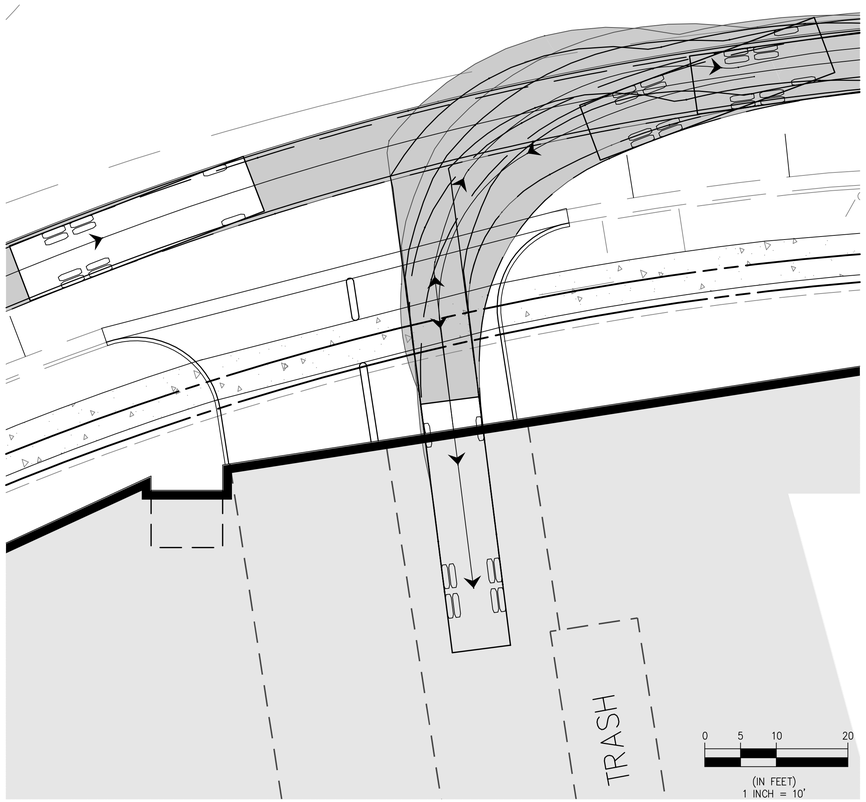
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

PRELIMINARY GARBAGE TRUCK MOVEMENT PLAN

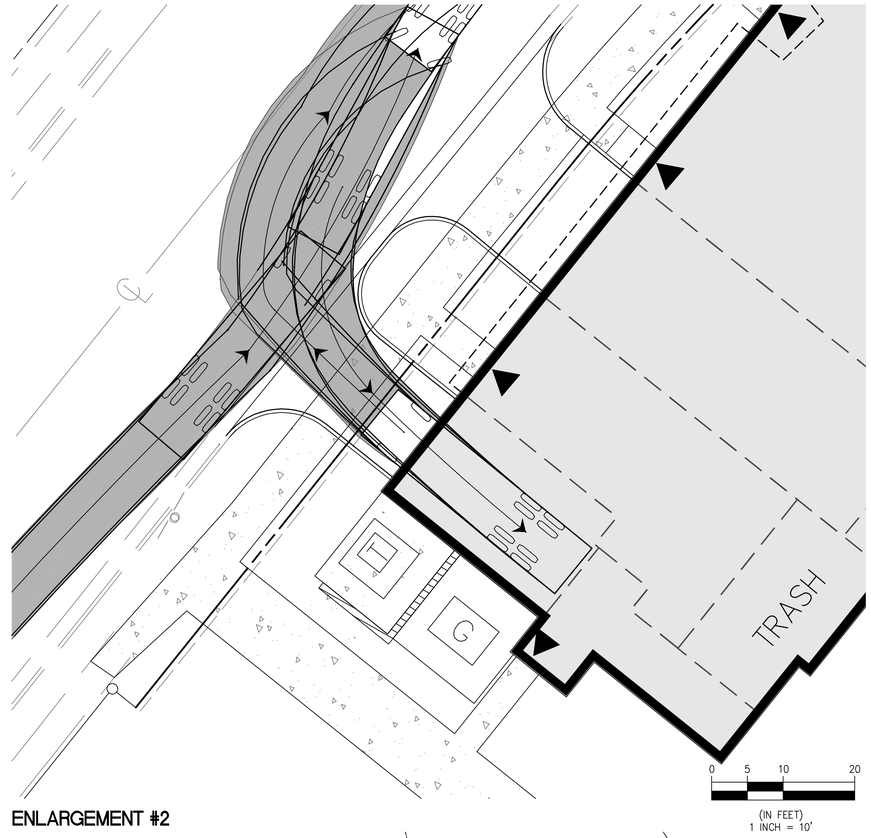
AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

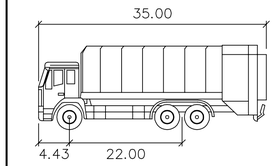
SHEET: P-1102



ENLARGEMENT #1

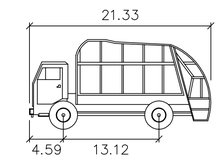


ENLARGEMENT #2



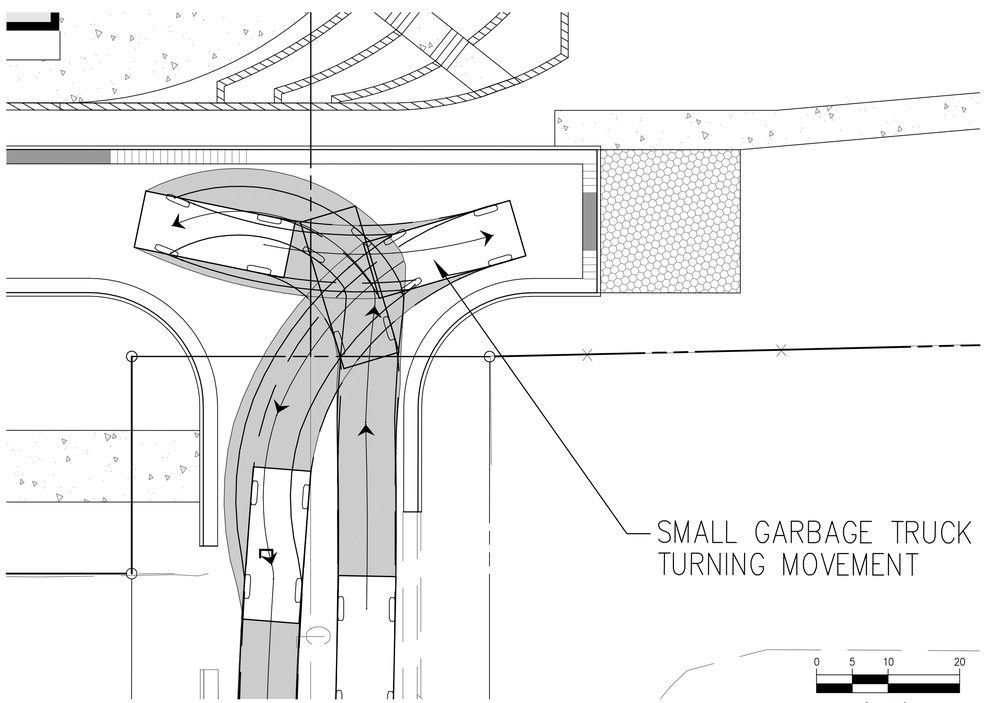
Heavy Garbage Truck

		feet
Width	:	8.20
Track	:	8.20
Lock to Lock Time	:	6.00
Steering Angle	:	42.1

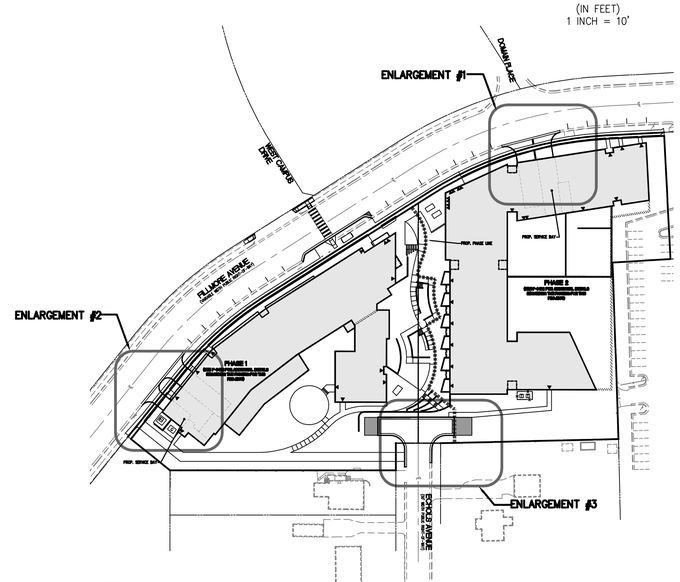


Garbage Truck feet

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 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007

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

DRAWN: DV
CHECKED: BF

SCALE: AS NOTED
DATE: 9/11/14, 10/28/14

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

REVISION APPROVED BY

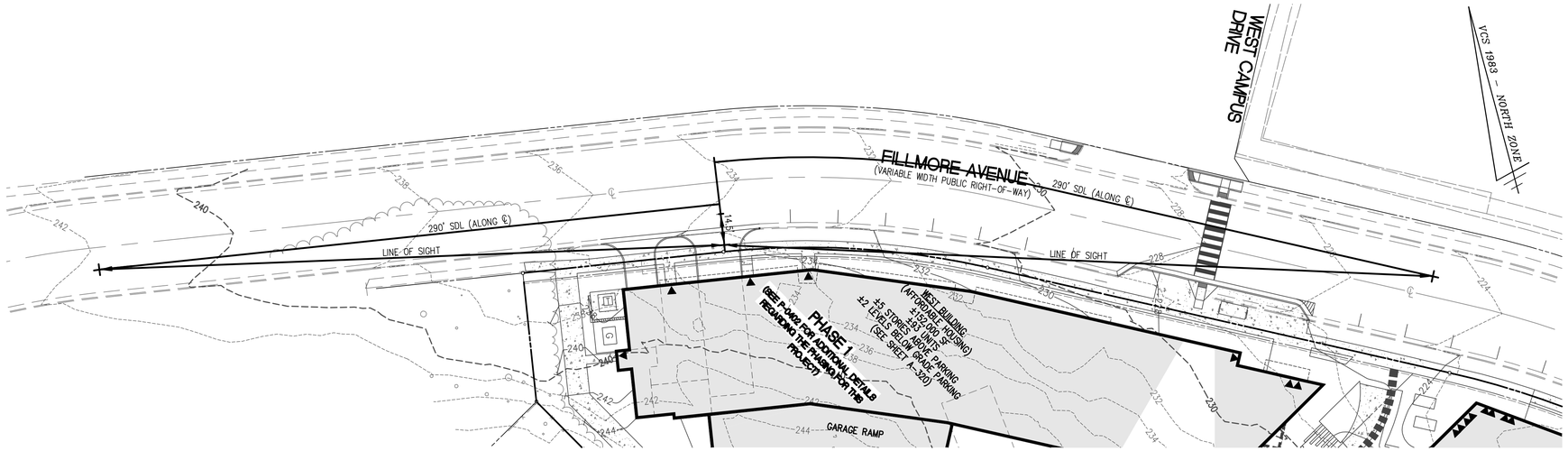
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

PRELIMINARY GARBAGE TRUCK MOVEMENT ENLARGEMENTS

AHC - ST. JAMES MULTIFAMILY

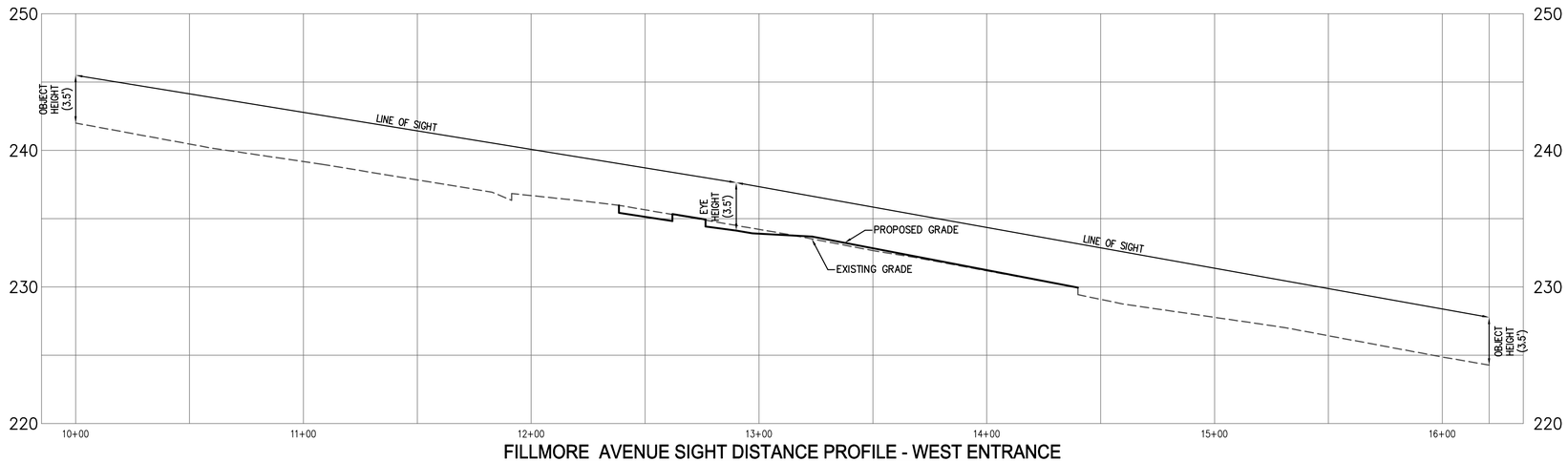
CITY OF ALEXANDRIA, VIRGINIA

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 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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
3/14/16
PROFESSIONAL ENGINEER

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

REVISION APPROVED BY

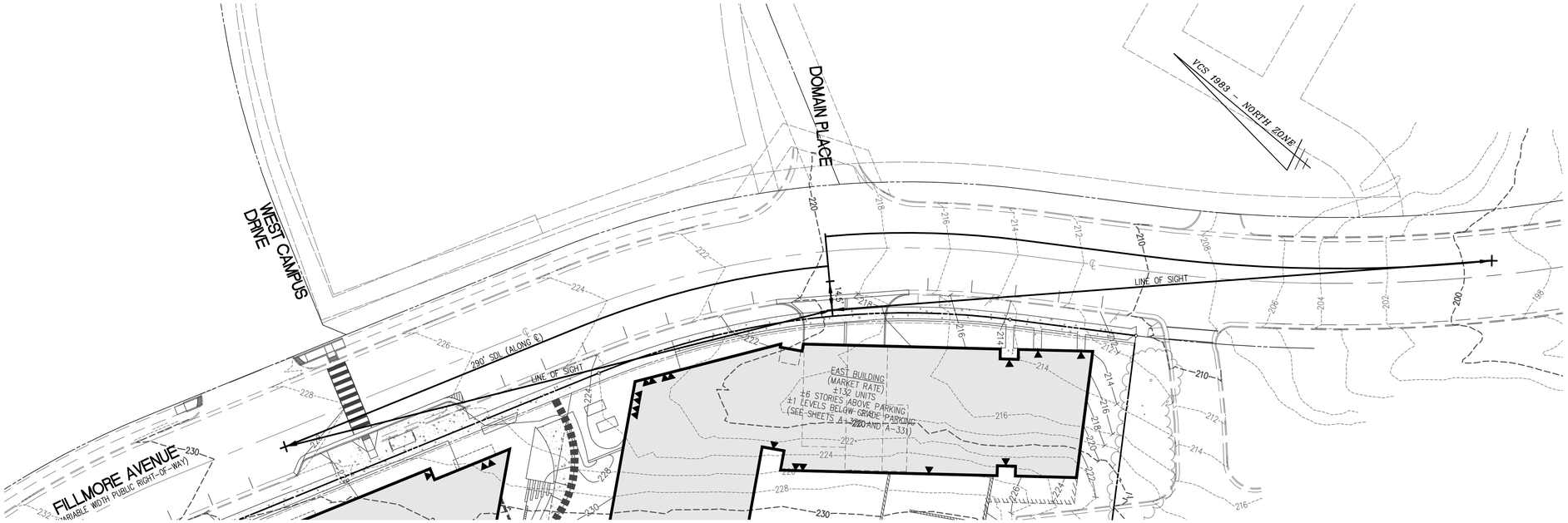
NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	DSUP AMENDMENT #1	2/10/16		
2	DSUP AMENDMENT #1	3/14/16		

SIGHT DISTANCE PLAN AND PROFILE

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1104



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'

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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
3/14/16
PROFESSIONAL ENGINEER

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

REVISION APPROVED BY

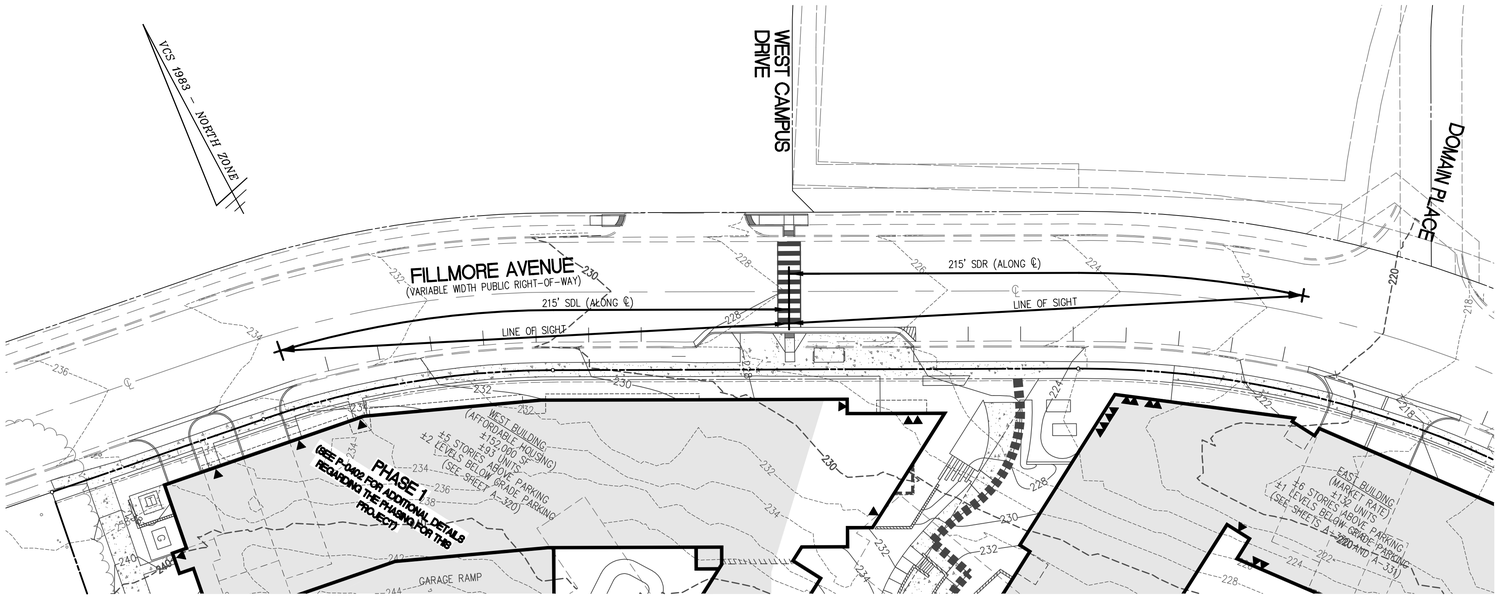
NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	DSUP AMENDMENT #1	2/10/16		
2	DSUP AMENDMENT #1	3/14/16		

SIGHT DISTANCE PLAN AND PROFILE

AHC - ST. JAMES MULTIFAMILY

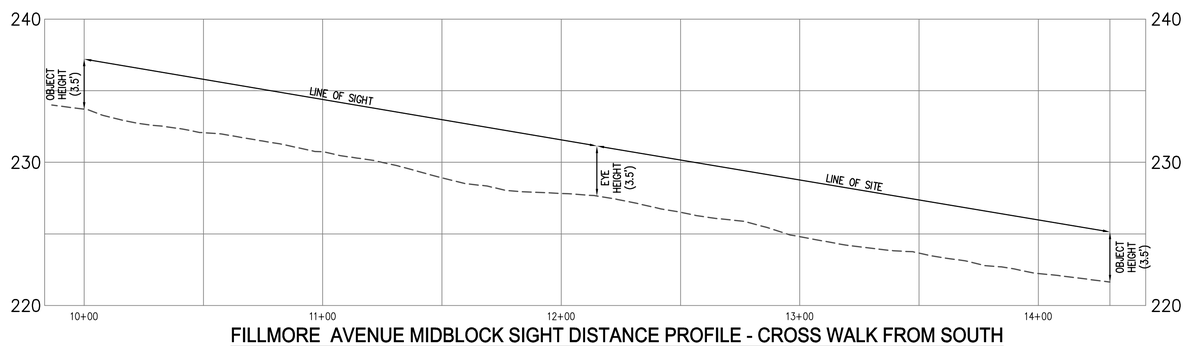
CITY OF ALEXANDRIA, VIRGINIA

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 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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

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

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

REVISION APPROVED BY

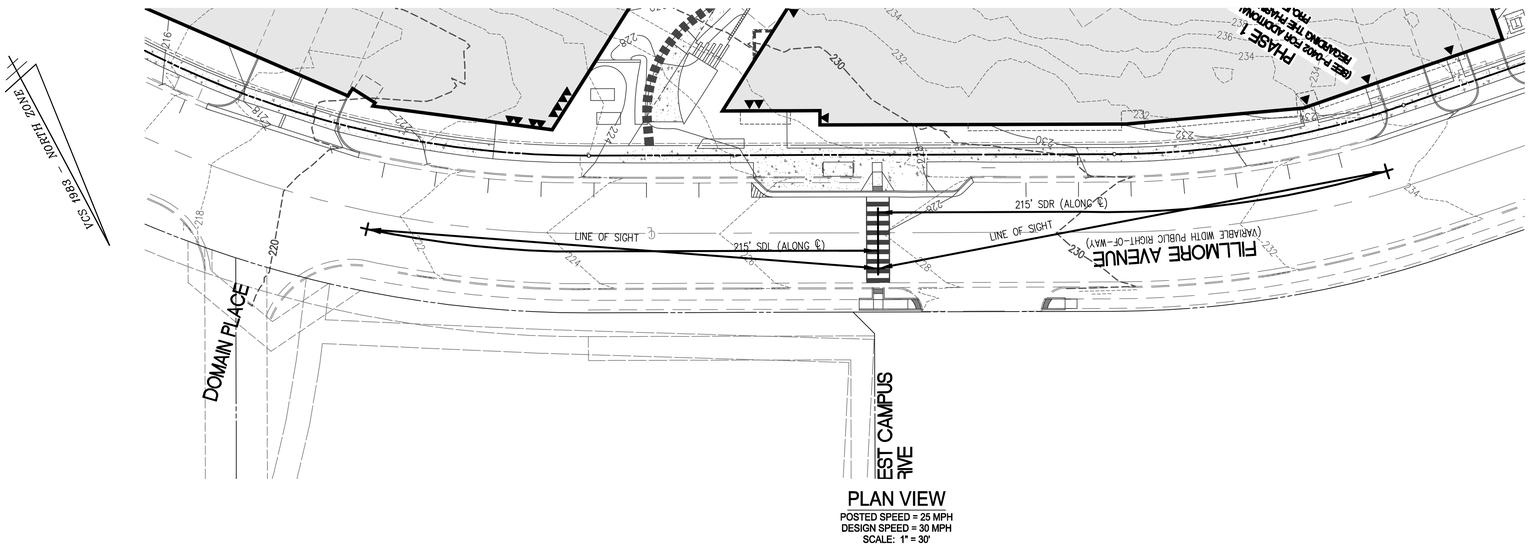
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

SIGHT DISTANCE PLAN AND PROFILE

AHC - ST. JAMES MULTIFAMILY

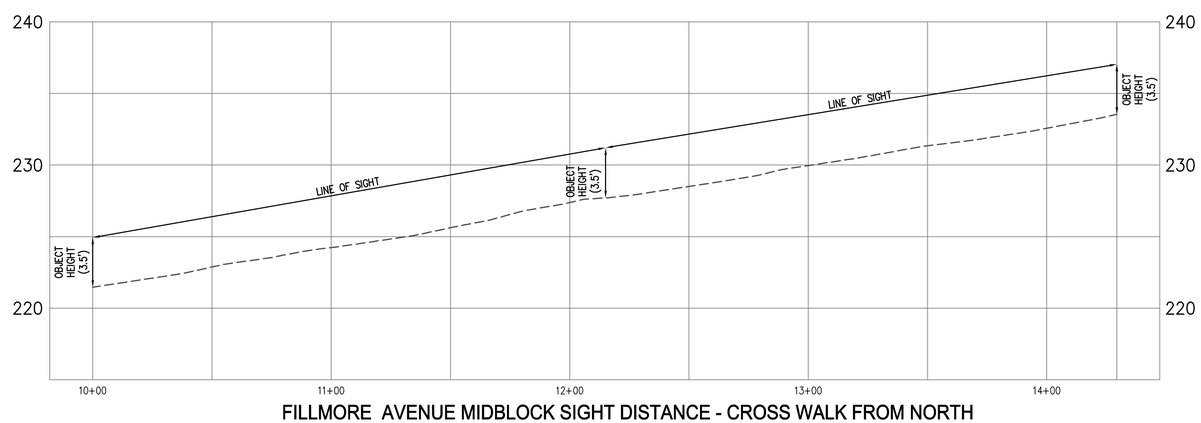
CITY OF ALEXANDRIA, VIRGINIA

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).

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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

DRAWN: DV
CHECKED: BF

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

DATE: 9/11/14, 10/28/14
SCALE: AS NOTED

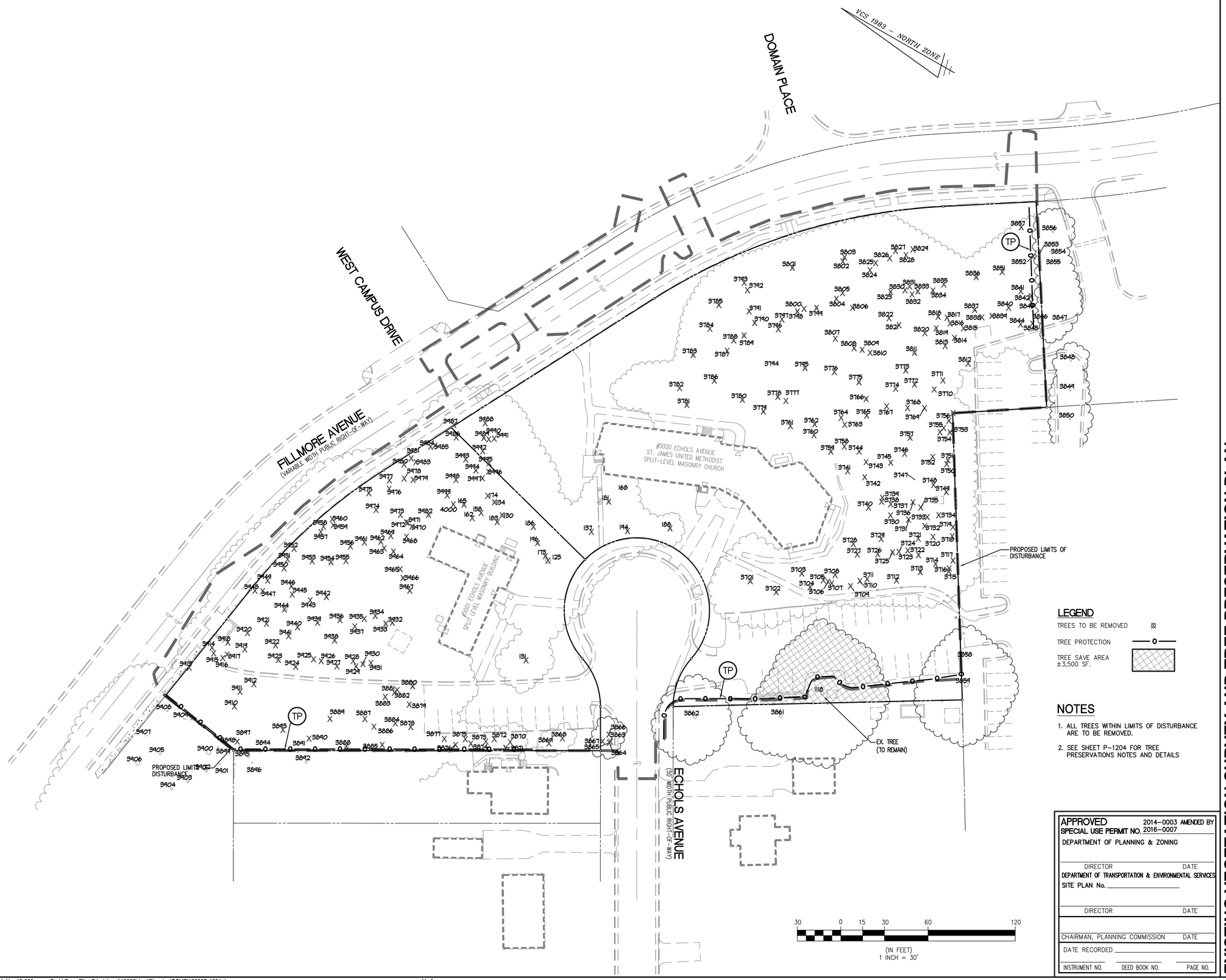
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSP/SUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

SIGHT DISTANCE PLAN AND PROFILE

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA



LEGEND

TREES TO BE REMOVED ⊠

TREE PROTECTION —o—

TREE SAVE AREA ±3,500 SF.

NOTES

1. ALL TREES WITHIN LIMITS OF DISTURBANCE ARE TO BE REMOVED.
2. SEE SHEET P-1204 FOR TREE PRESERVATIONS NOTES AND DETAILS

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007

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.

EXISTING VEGETATION SURVEY AND TREE PRESERVATION PLAN

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

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 PROFESSIONAL ENGINEER
AARON M. VINSON
Lic. No.041851
3/14/16

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

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 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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

DRAWN: DV
CHECKED: BS
SCALE: 1" = 50'
DATE: 9/11/14, 10/28/14

COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

TREE INVENTORY

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-1202

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%

APPROVED 2014-0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016-0007
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" = 50' DATE: 9/11/14, 10/28/14 DRAWN: DV CHECKED: BF

COMMONWEALTH OF VIRGINIA ARON M. VINSON Lic. No.041851 3/14/16 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

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.

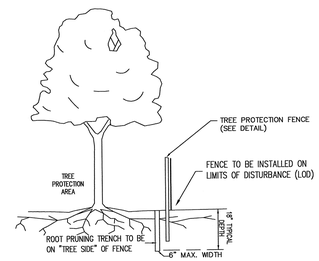
11. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.

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.

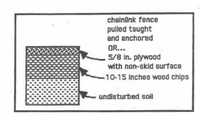


Figure 1

#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.

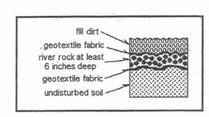


Figure 2

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.

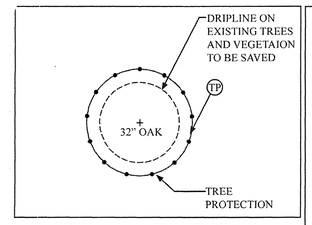
6. Maintenance for this project shall be performed in perpetuity, in compliance with City of Alexandria Landscape Guidelines and/or as conditioned by project approval.

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.

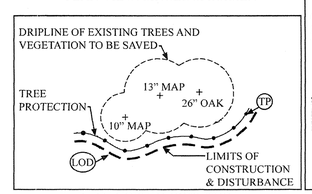
8. As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification 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.

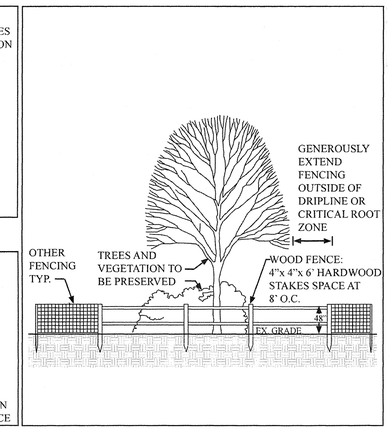
1. Standards and Requirement
Figure I-B. Tree Protection



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 2014–0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016–0007
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
AARON M. VINSON
Lic. No.041851
3/14/16
PROFESSIONAL ENGINEER

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

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	DSUP AMENDMENT #1	2/10/16		
2	DSUP AMENDMENT #1	3/14/16		

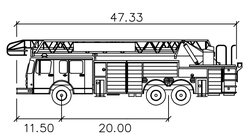
TREE PRESERVATION NOTES AND DETAILS

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

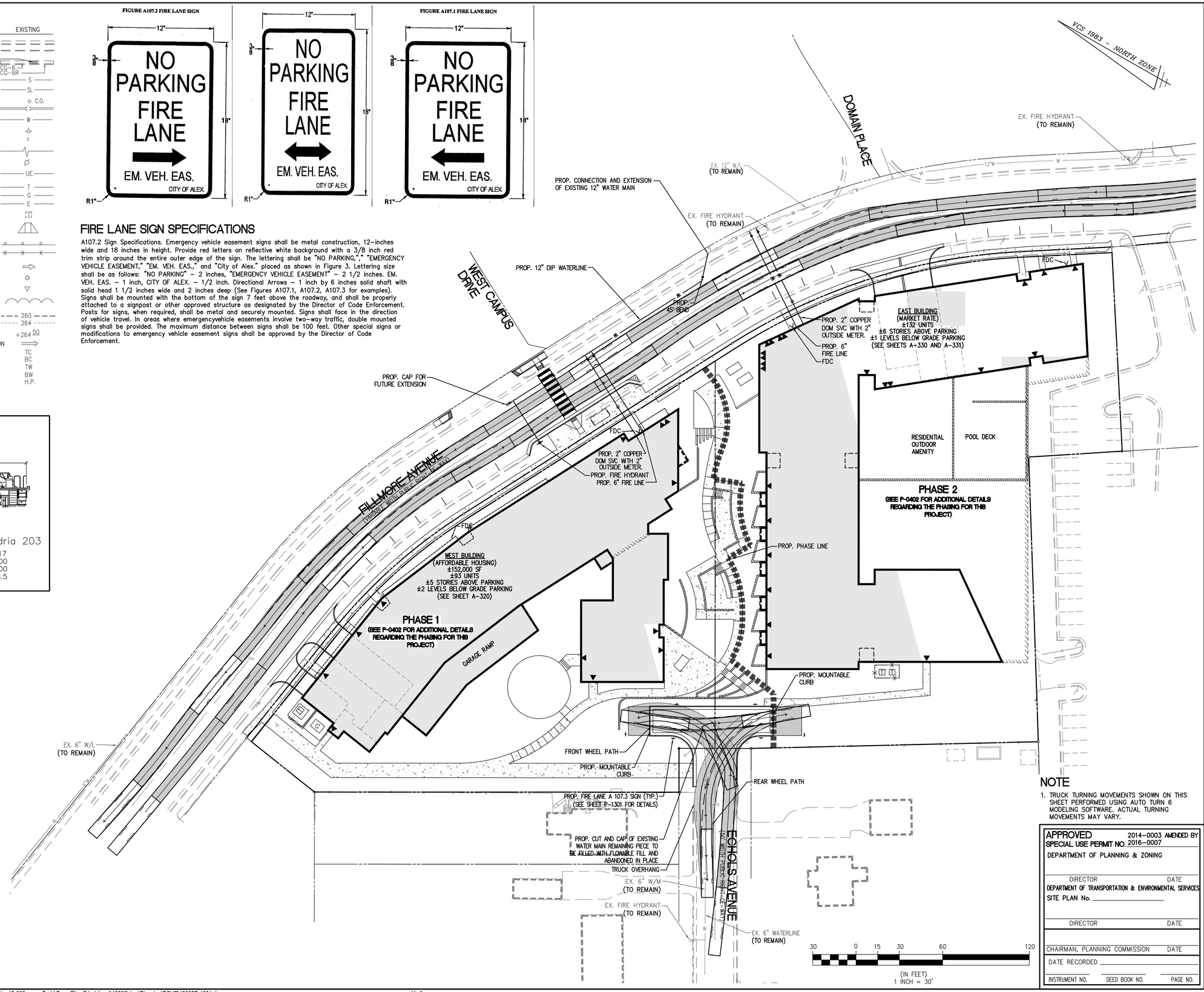
Width	: 8.17
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 28.5

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.

APPROVED 2014–0003 AMENDED BY
SPECIAL USE PERMIT NO. 2016–0007

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

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

COMMONWEALTH OF VIRGINIA ARON M. VINSON Lic. No.041851 3/14/16 PROFESSIONAL ENGINEER

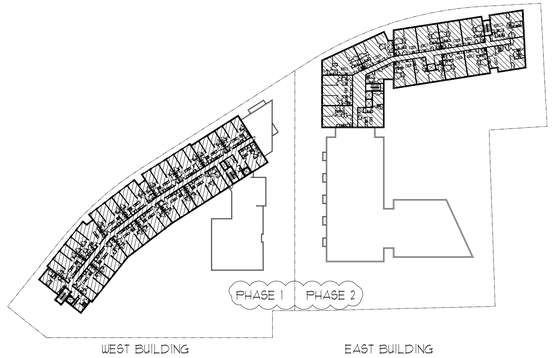
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DSUP AMENDMENT #1	2/10/16			
2	DSUP AMENDMENT #1	3/14/16			

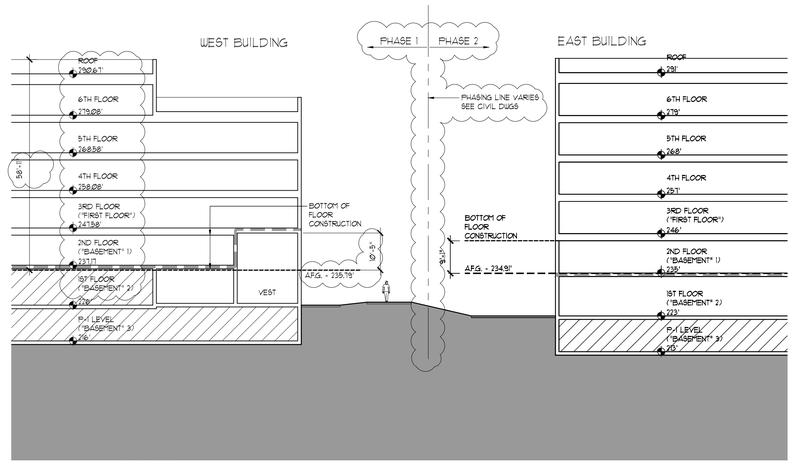
PRELIMINARY FIRE SERVICE PLAN

AHC - ST. JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA



7 6th FLOOR DIAGRAM
NTS



8 SECTION DIAGRAM
NTS

Development Data Summary

West Building (AFG = 235.79)

Floor	Gross Floor Area				Net Floor Area				FAR area				FAR				Floor Elevation	Highest Adjacent Grade	Mid-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	15,122	0	15,122	0	14,838	0	14,838	0	0	0	0	0.000	0.000	0.000	0.000	216	247	222	Basement EXCLUDED from FAR.
1	2,322	16,477	0	20,799	2,136	16,286	0	20,424	0	0	0	0	0.000	0.000	0.000	0.000	226	247	233	Basement EXCLUDED from FAR.
2	18,629	3,962	0	22,591	17,850	3,656	0	21,506	17,850	3,656	0	21,506	0.057	0.065	0.000	0.058	237.17	247	244	"First Floor" EXCLUDED in FAR.
3	21,738	0	2,416	24,154	21,238	0	2,416	23,654	21,238	0	2,416	23,654	0.002	0.000	0.040	0.063	247.58	247	254	"First Floor" with respect to AFG (235.79) per Zoning definition.
4	24,599	0	0	24,599	24,099	0	0	24,099	24,099	0	0	24,099	0.400	0.000	0.000	0.400	258.08	247	265	
5	24,599	0	0	24,599	24,099	0	0	24,099	24,099	0	0	24,099	0.400	0.000	0.000	0.400	268.58	247	275	
6	18,106	0	0	18,106	17,731	0	0	17,731	17,731	0	0	17,731	0.294	0.000	0.000	0.294	279.08	247		
Sub Total	*109,992*	*37,561*	*2,416*	*149,969*	*107,225*	*36,860*	*2,416*	*146,501*	*105,087*	*3,656*	*2,416*	*111,139*	*1.744*	*0.060*	*0.040*	*1.845*				
Property Area (sf)	60,253																			
Property Area (acres)	1.38																			
Dwelling Units	*80*																			
Dwelling Units Per Acre	*57.23*																			

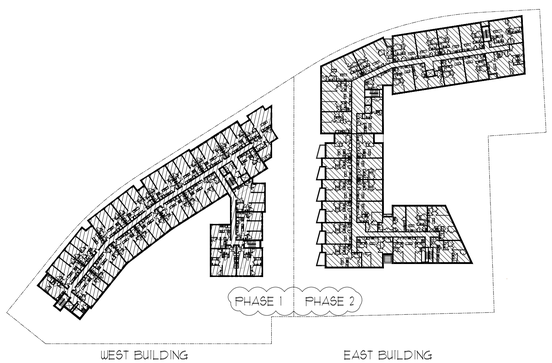
East Building (AFG = 235.15)

Floor	Gross Floor Area				Net Floor Area				FAR area				FAR				Floor Elevation	Highest Adjacent Grade	Mid-AFG value to exclude Basement Classification	Notes
	Residential	Parking / Bldg Service		Total	Residential	Parking / Bldg Service		Total	Residential	Parking / Bldg Service		Total	Residential	Parking / Bldg Service		Total				
P1	3,444	40,257		43,701	3,319	39,889		43,208	0	0		0	0.000	0.000		0.000	213	245	219	Basement EXCLUDED from FAR.
1	10,608	37,245		48,273	10,610	37,161		47,790	0	0		0	0.000	0.000		0.000	223	245	231	Basement EXCLUDED from FAR.
2	15,174	8,113		23,287	14,806	8,113		22,919	14,806	8,113		22,919	0.189	0.103		0.292	235	245	242	Basement INCLUDED in FAR.
3	31,661	0		31,661	31,168	0		31,168	31,168	0		31,168	0.397	0.000		0.397	246	245	253	"First Floor" with respect to AFG (234.91) per Zoning definition.
4	31,661	0		31,661	31,168	0		31,168	31,168	0		31,168	0.397	0.000		0.397	257	245	264	
5	31,461	0		31,461	30,968	0		30,968	30,968	0		30,968	0.395	0.000		0.395	268	245	275	
6	16,449	0		16,449	16,081	0		16,081	16,081	0		16,081	0.205	0.000		0.205	279	245		
Sub Total	*140,779*	*85,715*		*226,493*	*138,129*	*85,163*		*223,292*	*124,191*	*8,113*		*132,304*	*1.583*	*0.103*		*1.687*				
Property Area (sf)	78,442																			
Property Area (acres)	1.80																			
Dwelling Units	*132*																			
Dwelling Units Per Acre	*73.30*																			

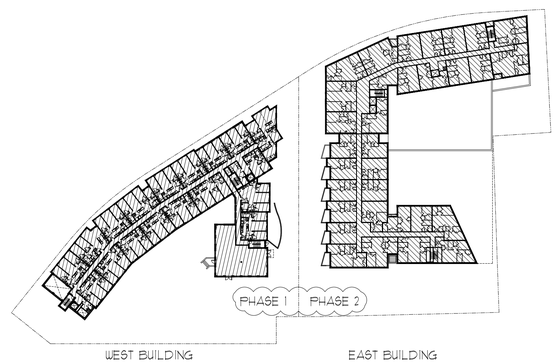
East and West Building Combined

	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	*250,771*	*123,276*	*2,416*	*376,463*	*245,354*	*122,023*	*2,416*	*369,793*	*229,278*	*11,769*	*2,416*	*243,463*	*3.653*	*0.085*	*0.017*	*3.756*	
Property Area (sf)	138,695																
Property Area (acres)	3.18																
Dwelling Units	*329*																
Dwelling Units Per Acre	*79.87*																

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.

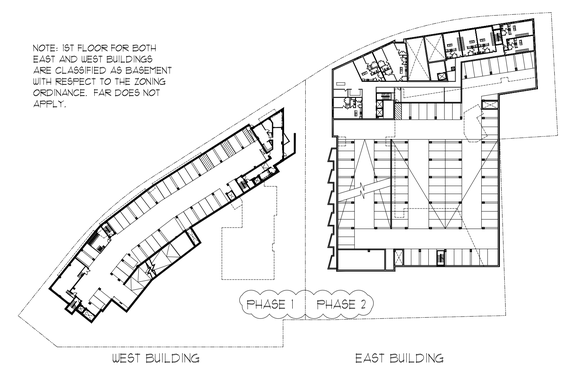


6 5th FLOOR DIAGRAM
NTS



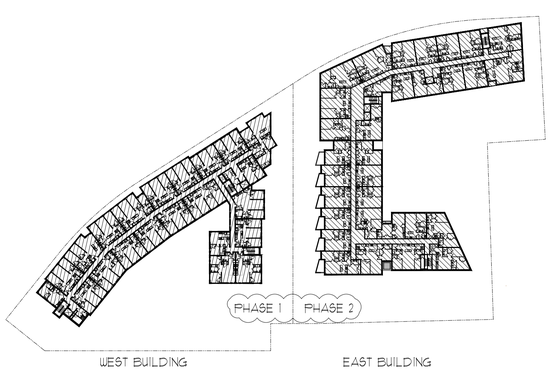
4 3rd FLOOR DIAGRAM
NTS

NOTE: 1ST FLOOR FOR BOTH EAST AND WEST BUILDINGS ARE CLASSIFIED AS BASEMENT WITH RESPECT TO THE ZONING ORDINANCE. FAR DOES NOT APPLY.

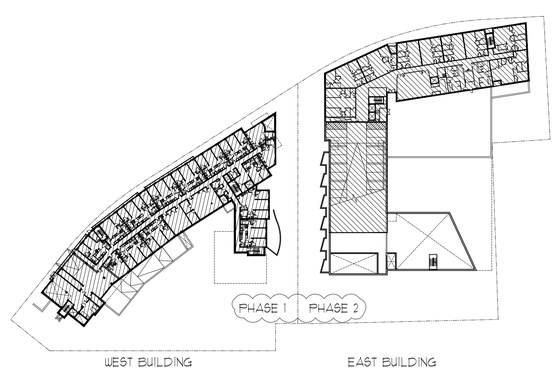


2 1st FLOOR DIAGRAM
NTS

NOTE: PHASE LINE VARIES. SEE CIVIL DRAWINGS

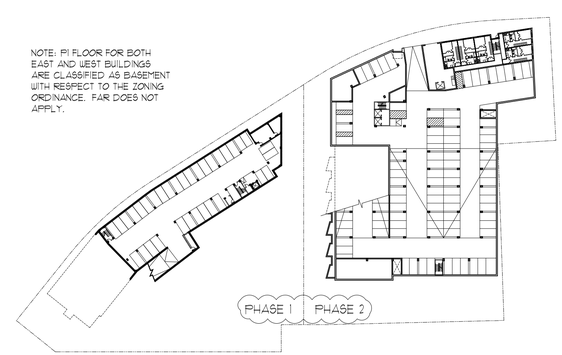


5 4th FLOOR DIAGRAM
NTS



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 = 60,253 SF, TYP.

EAST BUILDING
NOTE: PROPERTY = 78,442 SF, TYP.

1 P1 FLOOR DIAGRAM
NTS

APPROVED
SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

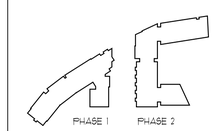
PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY:
FAR AREA
NON-FAR AREA

KEY PLAN



Copyright © 2015

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/17/14	DSUP #3 REVISIONS
2/10/16	CONCEPT 2
3/14/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

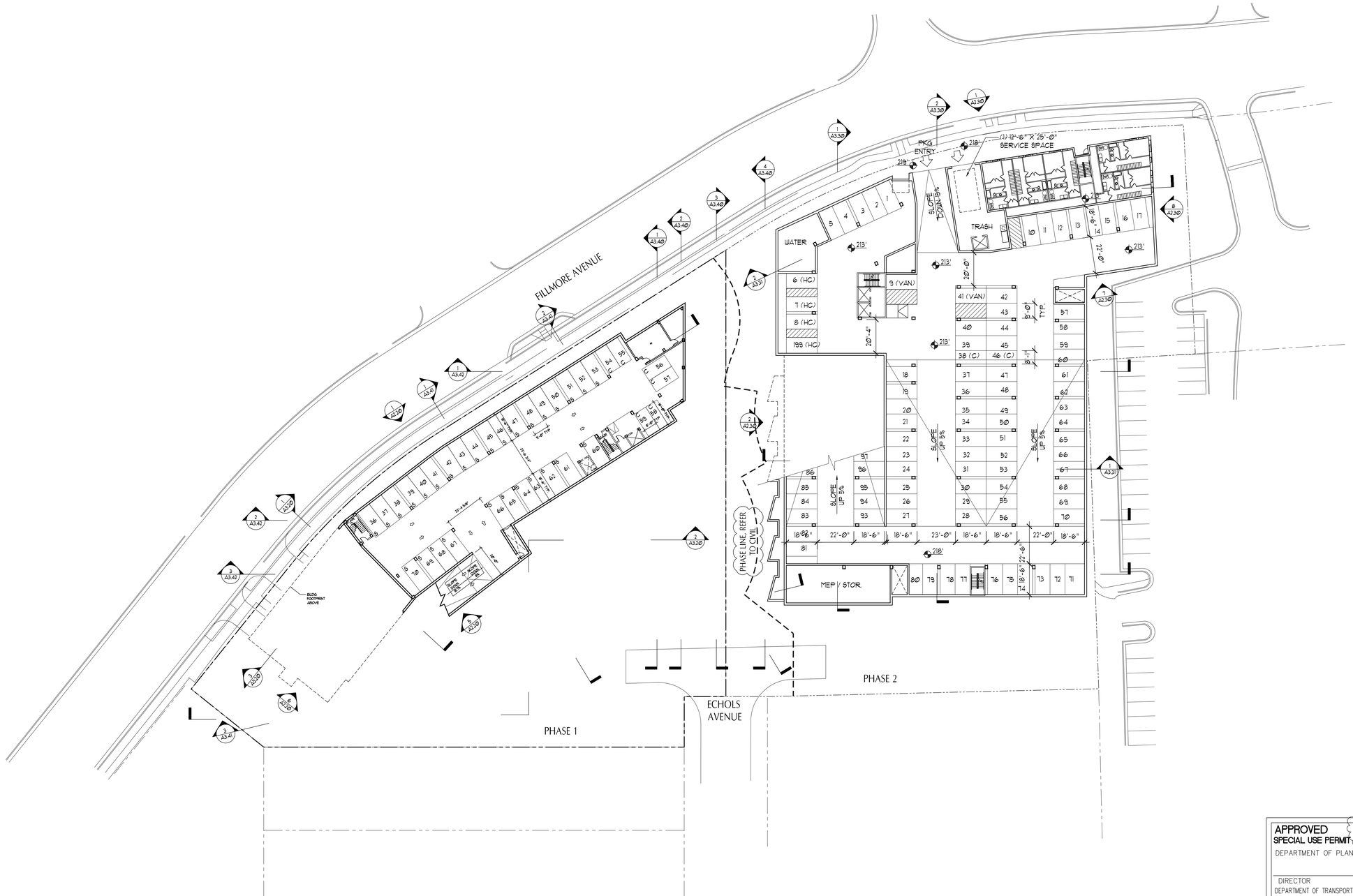
CQA # 21327

Drawing Title

FAR DIAGRAMS & DATA CALCULATIONS

Scale: As Noted
Drawn By
Date
Checked By

A0.10



1 P1 LEVEL FLOOR PLAN
1"=30'

CUNNINGHAM | QUILL ARCHITECTS PLLC

1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN

Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/17/14	DSUP #2 REVISIONS
3/14/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

CQA # 21327

Drawing Title

P1 LEVEL FLOOR PLAN

APPROVED SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

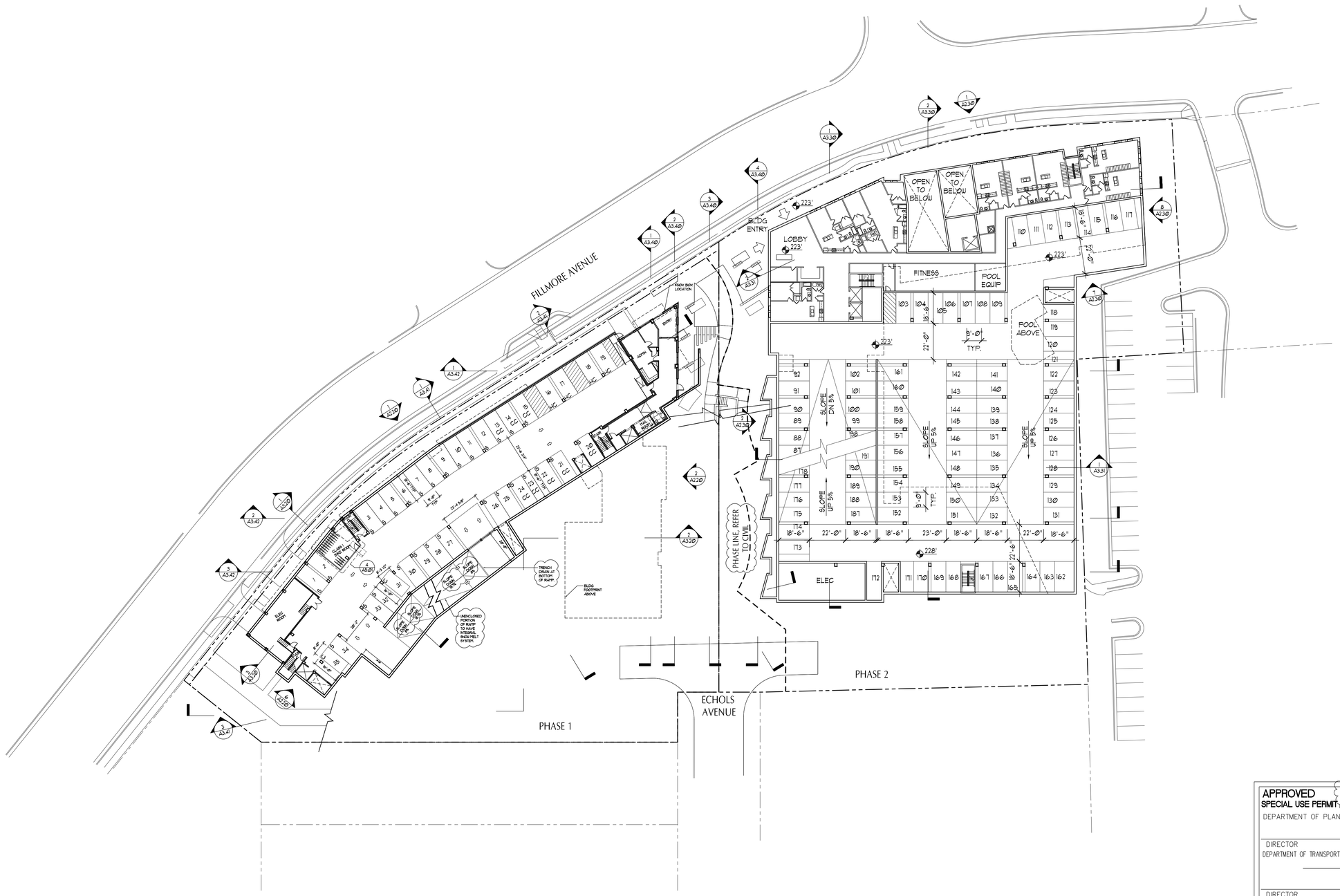
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

Scale	Drawn By
As Noted	JM
Date 01/02/14	Checked By

A1.01



1 FIRST LEVEL FLOOR PLAN
1"=30'

N

APPROVED SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

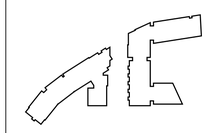
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN



Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/11/14	DSUP #2 REVISIONS
3/14/16	DSUP 3 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

CQA # 21327

Drawing Title

FIRST LEVEL FLOOR PLAN

Scale: As Noted	Drawn By: JM
Date: 01/02/14	Checked By:

A1.11

1 SECOND LEVEL FLOOR PLAN
1"=30'

N

APPROVED 2014-0003, AMENDED BY 2016-0007
SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN

Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/17/14	DSUP #2 REVISIONS
3/14/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

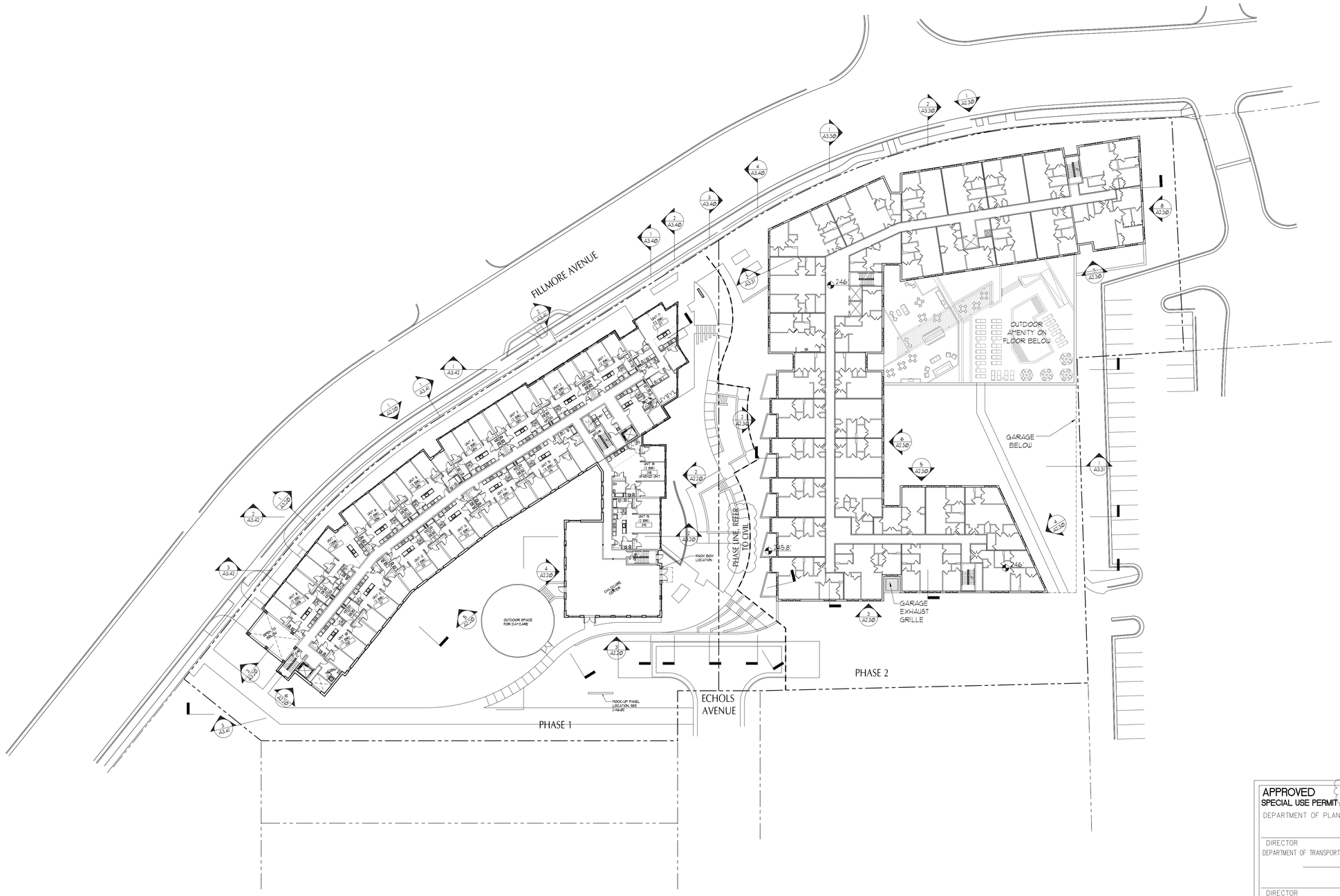
CQA # 21327

Drawing Title

SECOND LEVEL FLOOR PLAN

Scale: As Noted	Drawn By: JM
Date: 01/02/14	Checked By:

A1.12



1 THIRD LEVEL FLOOR PLAN
1"=30'

N

APPROVED SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN

Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/17/14	DSUP #2 REVISIONS
3/14/16	DSUP 3 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

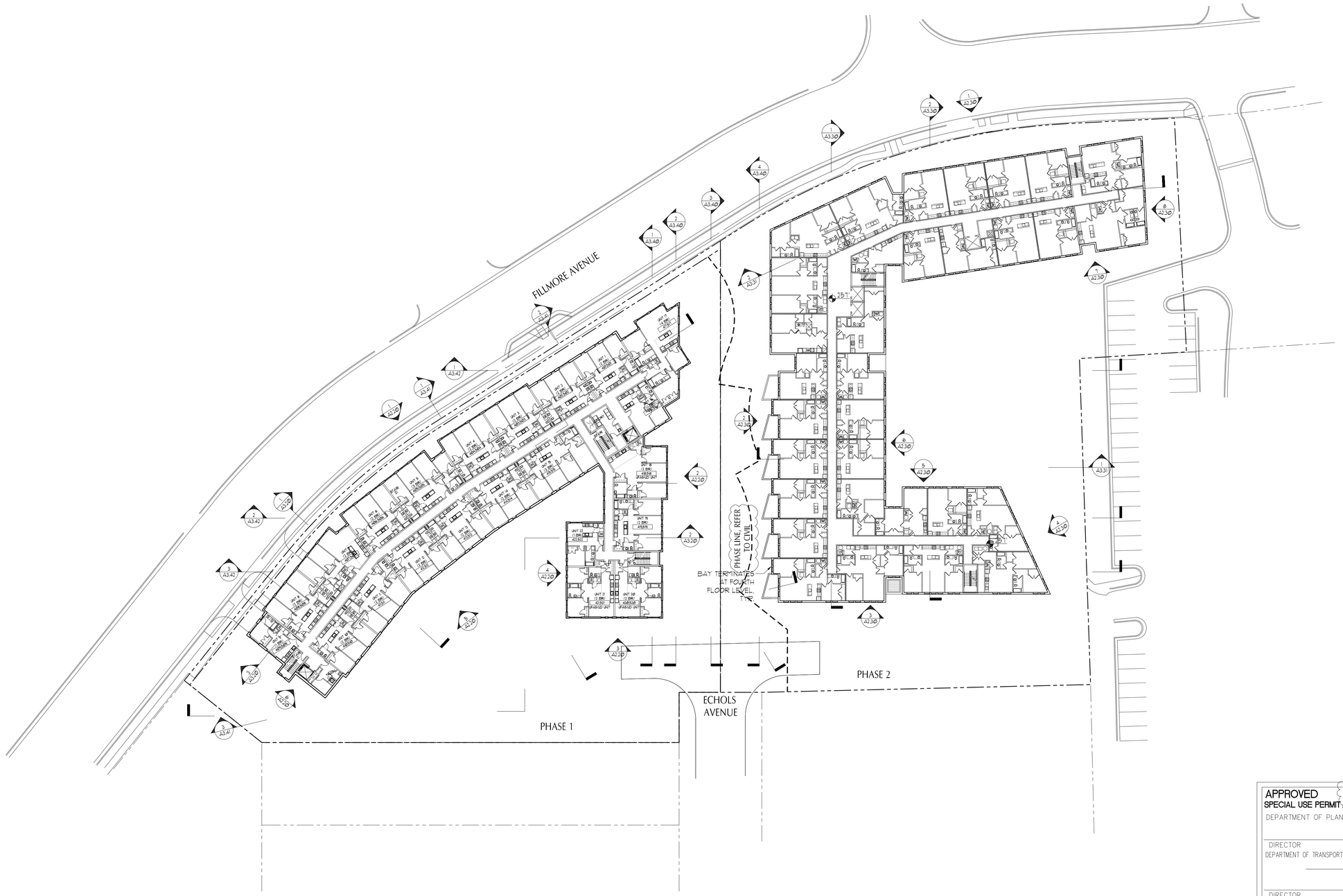
CQA # 21327

Drawing Title

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'

APPROVED
SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN

Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/17/14	DSUP #2 REVISIONS
3/14/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

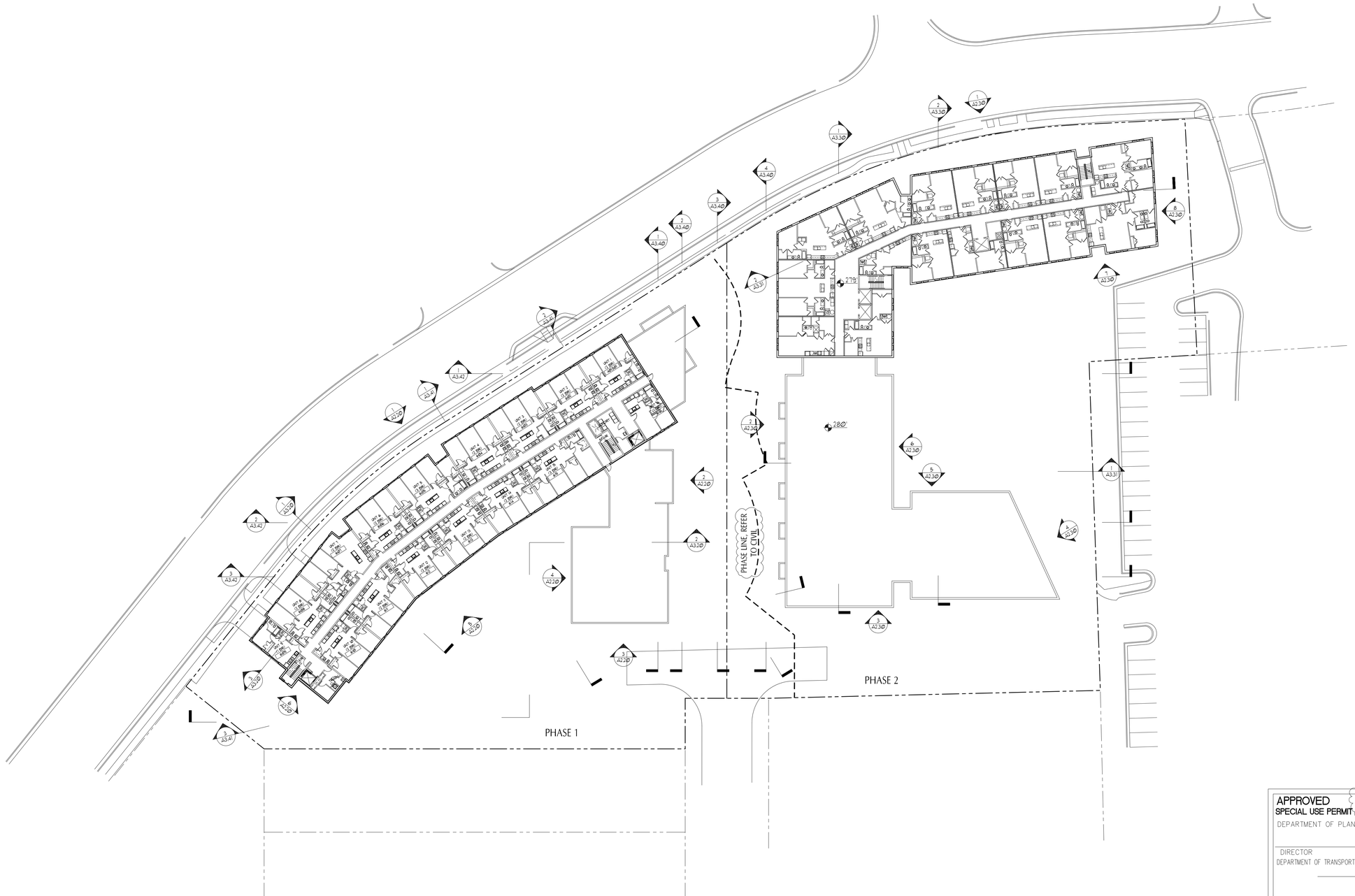
CQA # 21327

Drawing Title

FOURTH & FIFTH LEVEL FLOOR PLAN

Scale: As Noted	Drawn By: JM
Date: 01/02/14	Checked By:

A1.14



1 SIXTH LEVEL FLOOR PLAN
1"=30'

APPROVED
SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN

Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/17/14	DSUP #3 REVISIONS
3/14/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

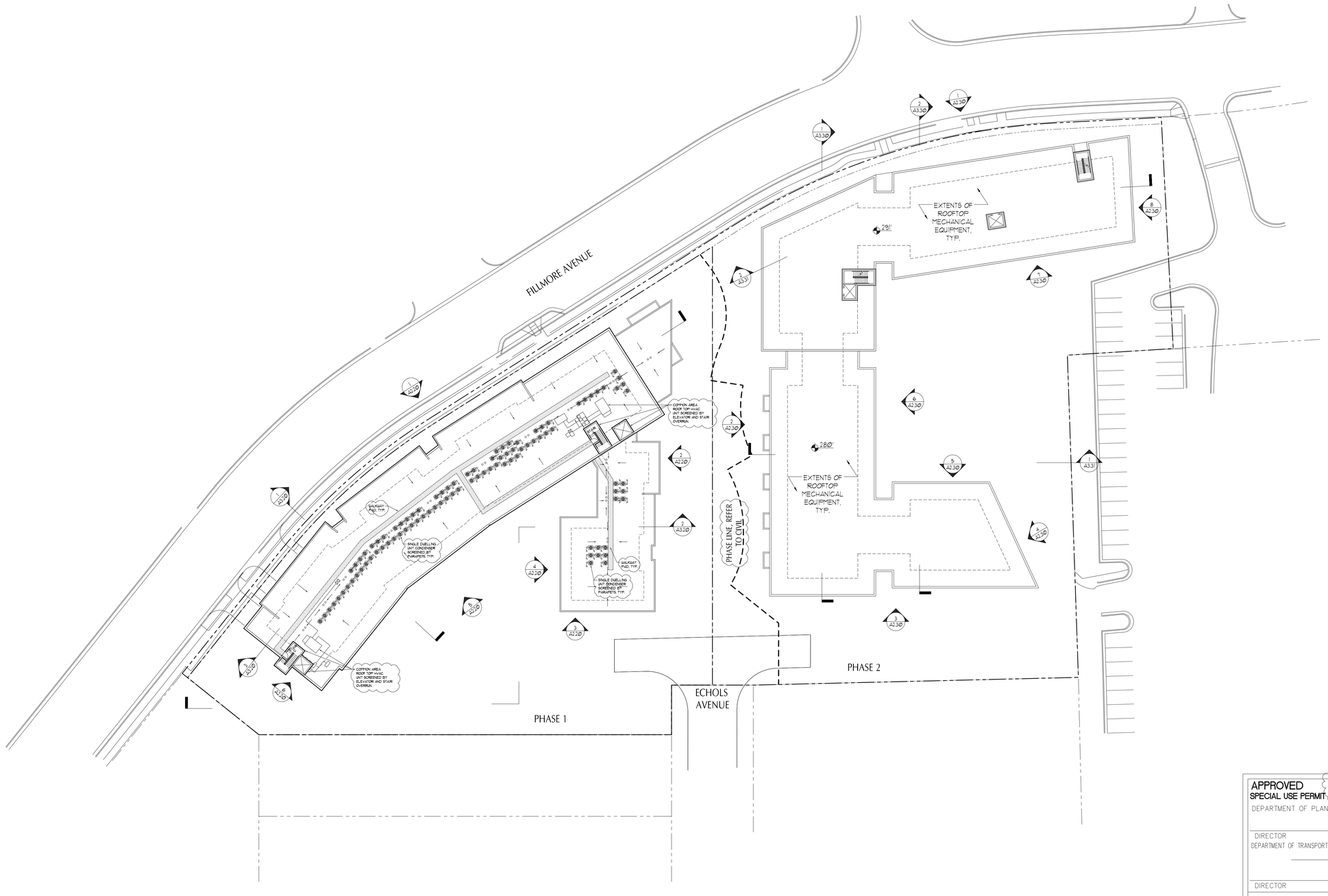
CQA # 21327

Drawing Title

SIXTH LEVEL FLOOR PLAN

Scale: As Noted	Drawn By: JM
Date: 01/02/14	Checked By:

A1.15



1 ROOF LEVEL FLOOR PLAN
1"=30'

N

APPROVED
SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN

Copyright © 2016

Issues / Revisions

9/2/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/11/14	DSUP #2 REVISIONS
3/14/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

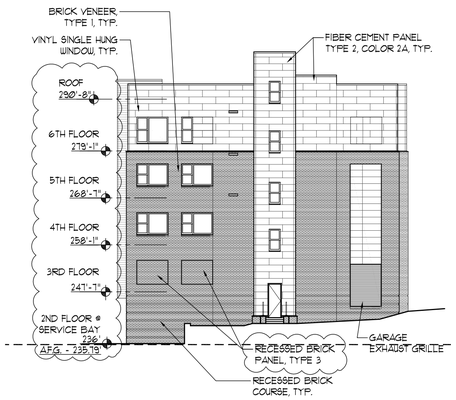
CQA # 21327

Drawing Title

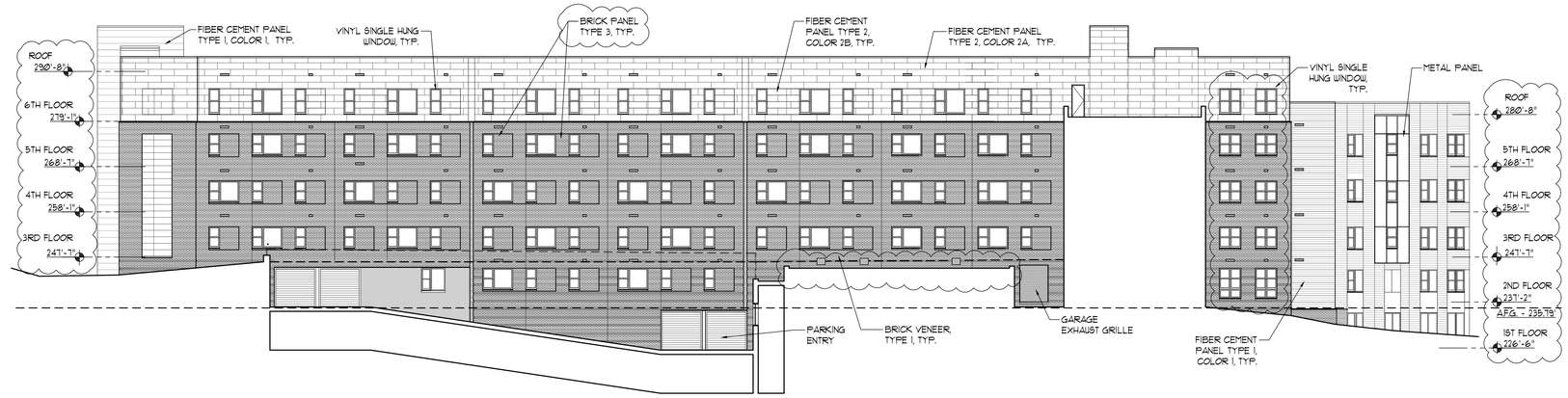
ROOF LEVEL FLOOR PLAN

Scale: As Noted	Drawn By: JM
Date: 01/02/14	Checked By:

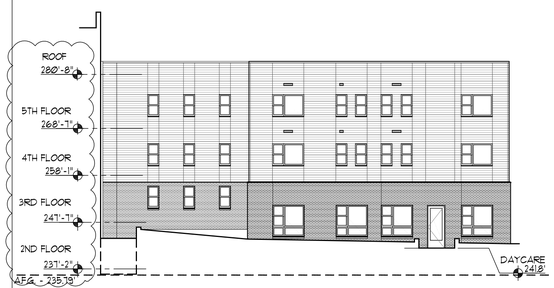
A1.16



6 WEST ELEVATION
1/16" = 1'-0"

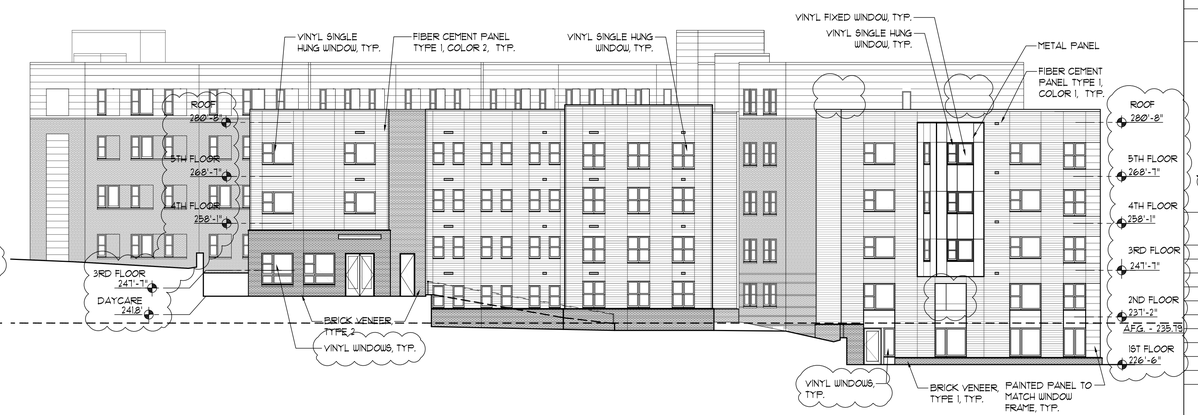


5 SOUTH ELEVATION
1/16" = 1'-0"

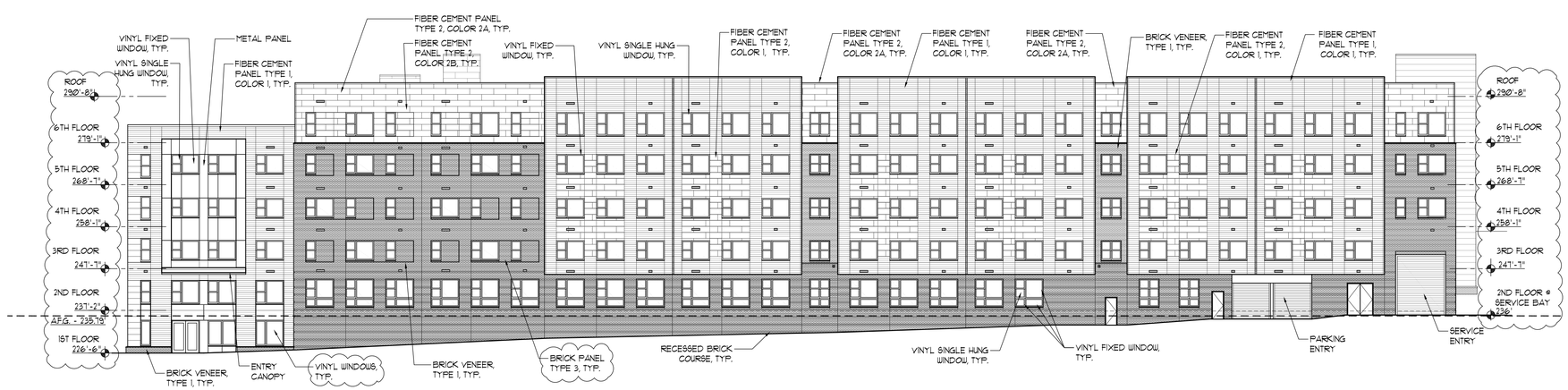


4 WEST ELEVATION
1/16" = 1'-0"

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.

APPROVED SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

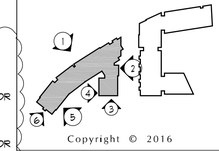
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN



Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/11/14	DSUP #2 REVISIONS
2/10/16	CONCEPT 2
3/14/16	DSUP 3 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

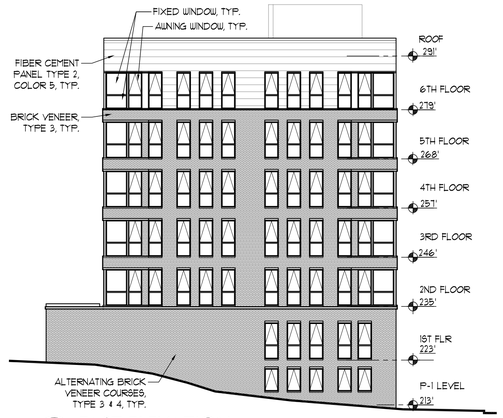
CQA # 21327

Drawing Title

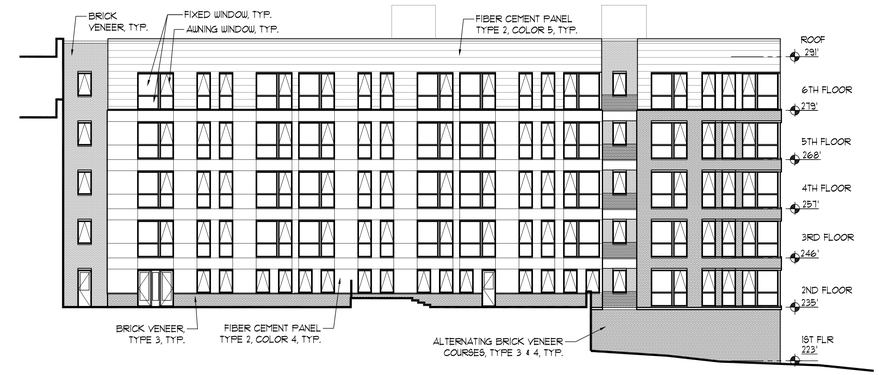
ELEVATIONS WEST BUILDING

Scale	Drawn By
As Noted	JM
Date	Checked By
05/13/14	

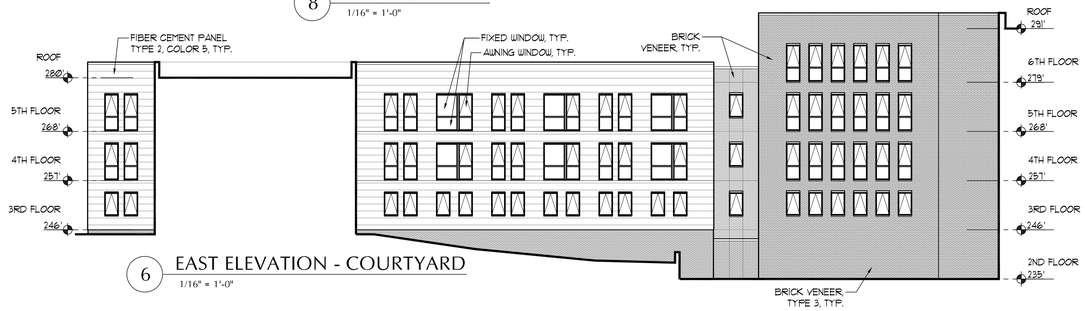
A2.20



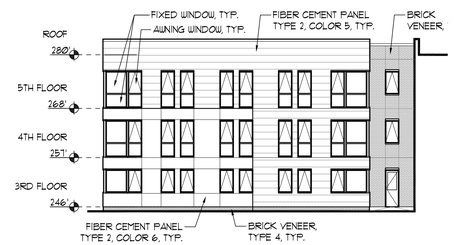
8 EAST ELEVATION
1/16" = 1'-0"



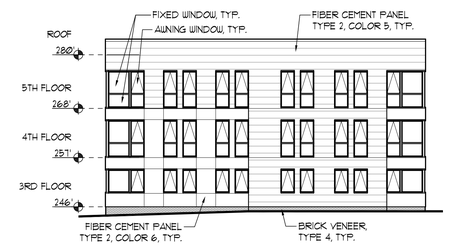
7 SOUTH ELEVATION - COURTYARD
1/16" = 1'-0"



6 EAST ELEVATION - COURTYARD
1/16" = 1'-0"

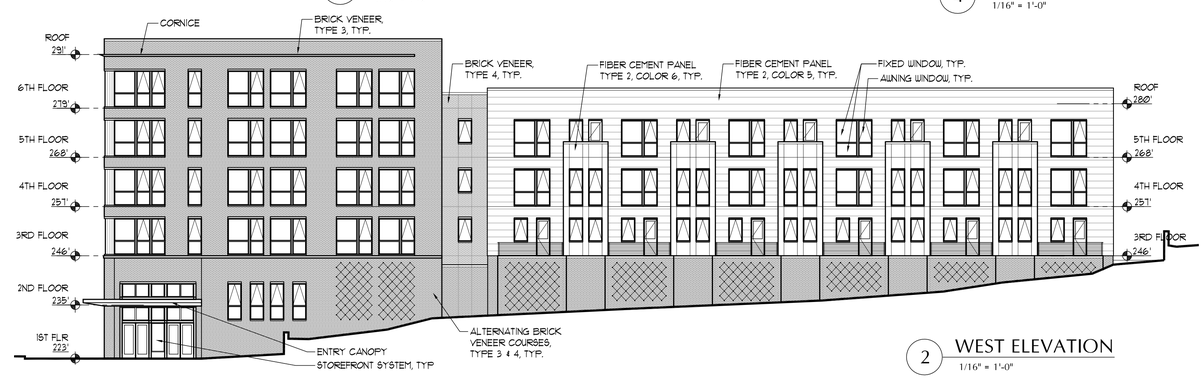


5 NORTH ELEVATION - COURTYARD
1/16" = 1'-0"

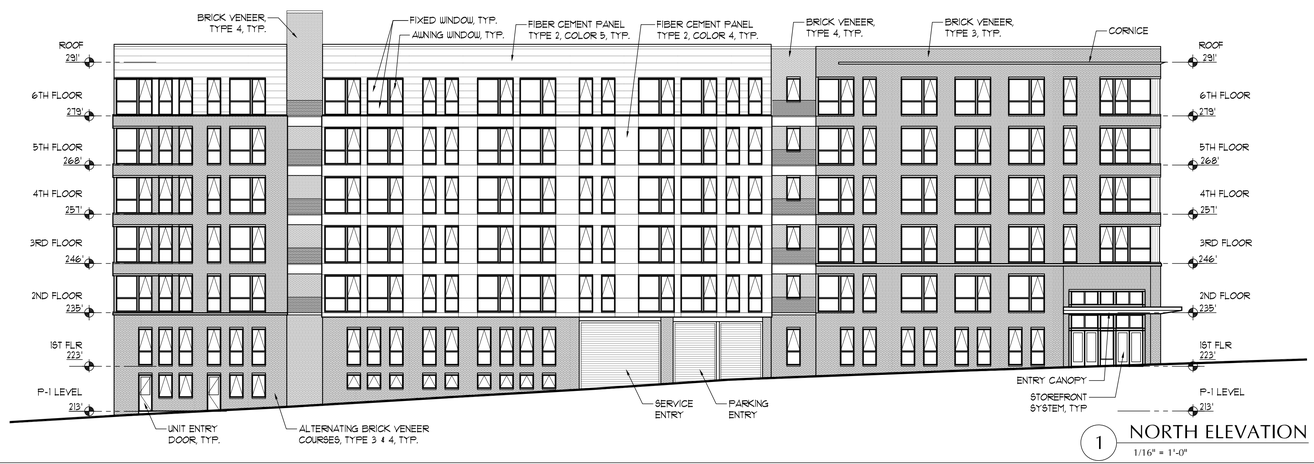


4 EAST ELEVATION
1/16" = 1'-0"

3 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

GENERAL NOTE:
DWELLING UNIT SERVING LOUVERS (SUCH AS KITCHEN/BATH EXHAUST, DRYER EXHAUST, AND FRESH AIR INTAKE) TO BE ADDED. SIZE AND LOCATION TO BE DETERMINED.

APPROVED SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

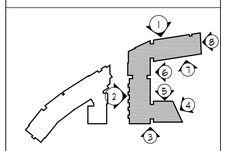
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN



Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/11/14	DSUP #2 REVISIONS
3/14/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

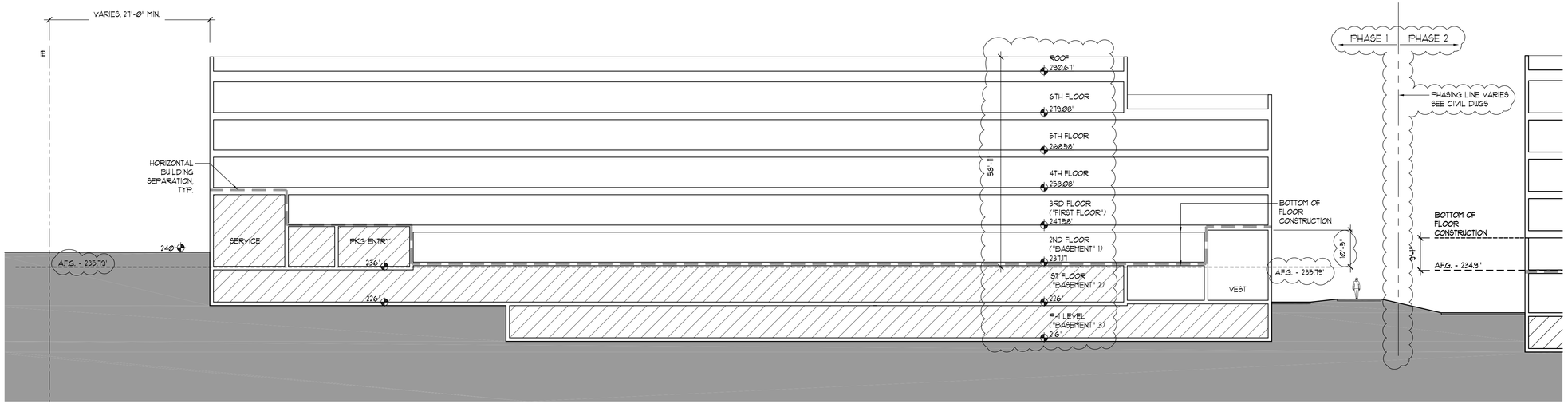
CQA # 21327

Drawing Title

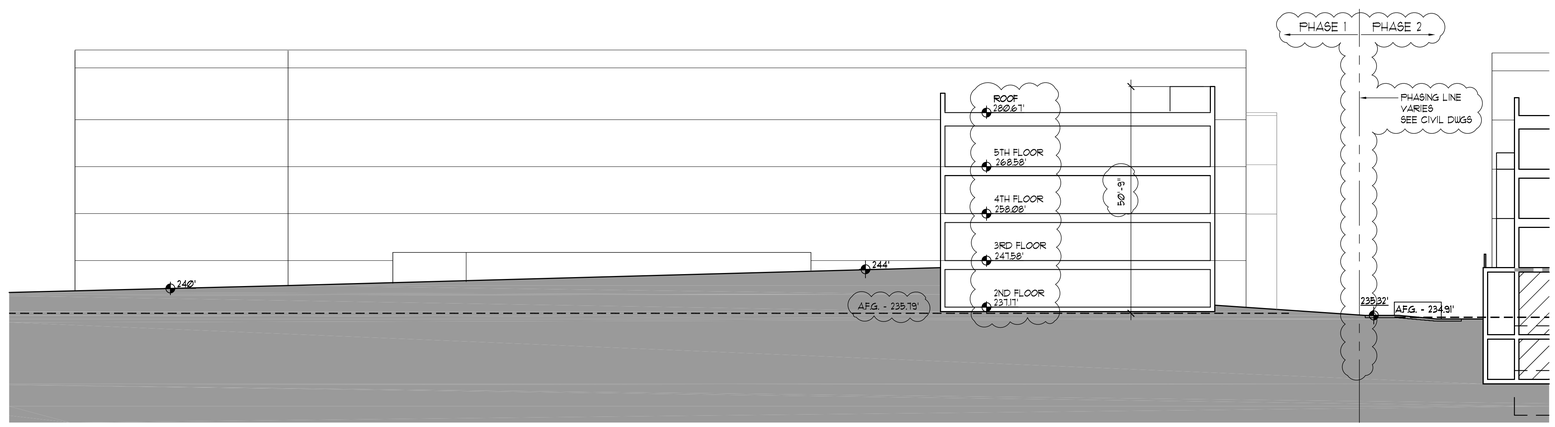
ELEVATIONS EAST BUILDING

Scale	Drawn By
As Noted	JM
Date 05/13/14	Checked By

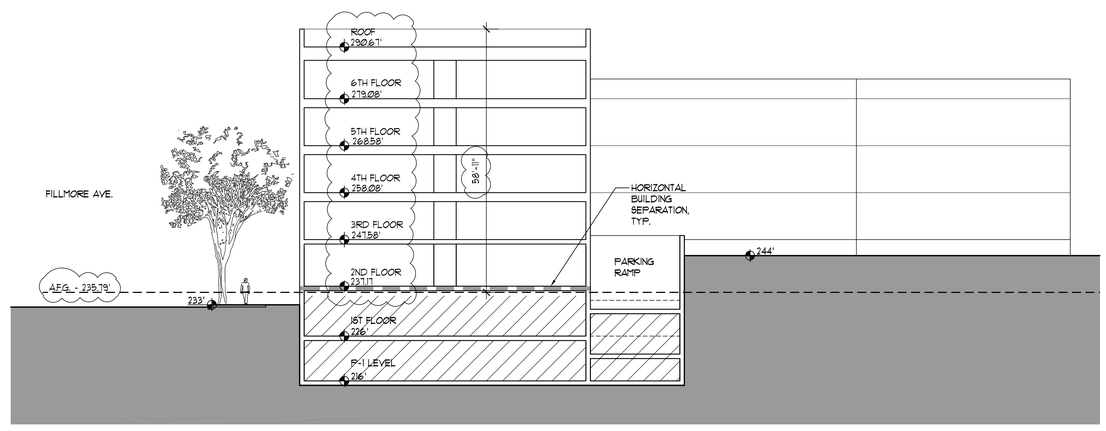
A2.30



3 LONGITUDINAL SECTION
1/16" = 1'-0"



2 TRANSVERSE SECTION
1/16" = 1'-0"



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

APPROVED SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

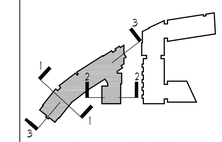
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN



Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/17/14	DSUP #2 REVISIONS
2/10/16	CONCEPT 2
3/14/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

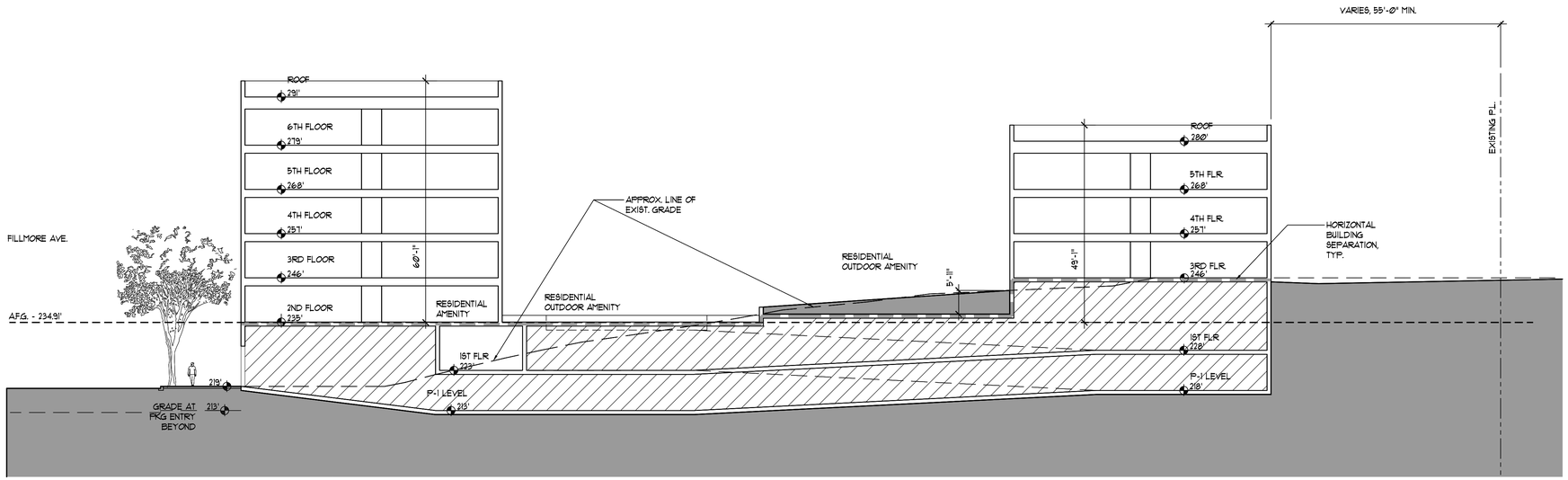
CQA # 21327

Drawing Title

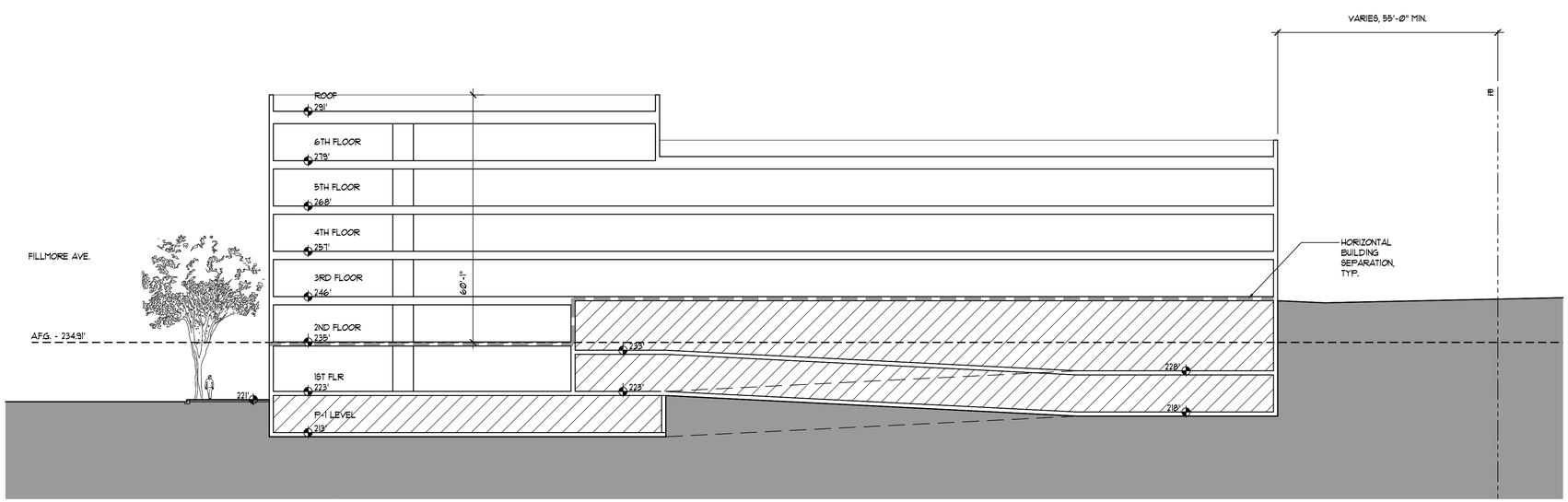
SITE SECTIONS WEST BUILDING

Scale: As Noted	Drawn By: JM
Date: 01/08/14	Checked By:

A3.20



2 TRANSVERSE SECTION
1/16" = 1'-0"



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

APPROVED SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0001
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

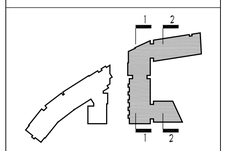
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN



Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/11/14	DSUP #2 REVISIONS
3/14/16	DSUP 3 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

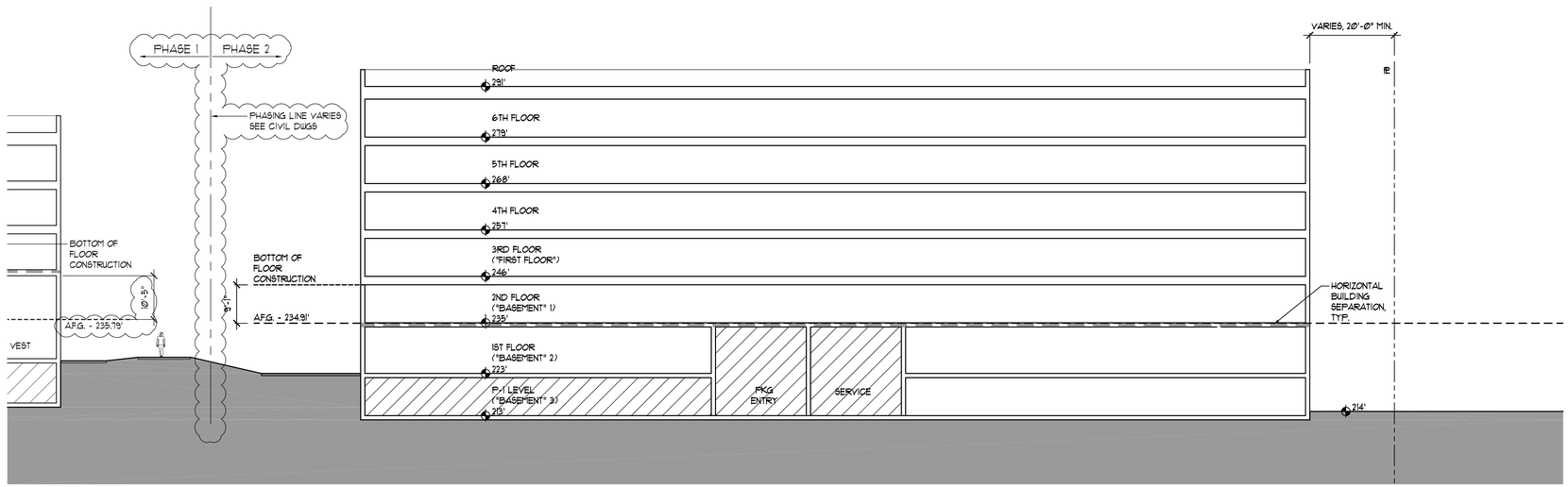
CQA # 21327

Drawing Title

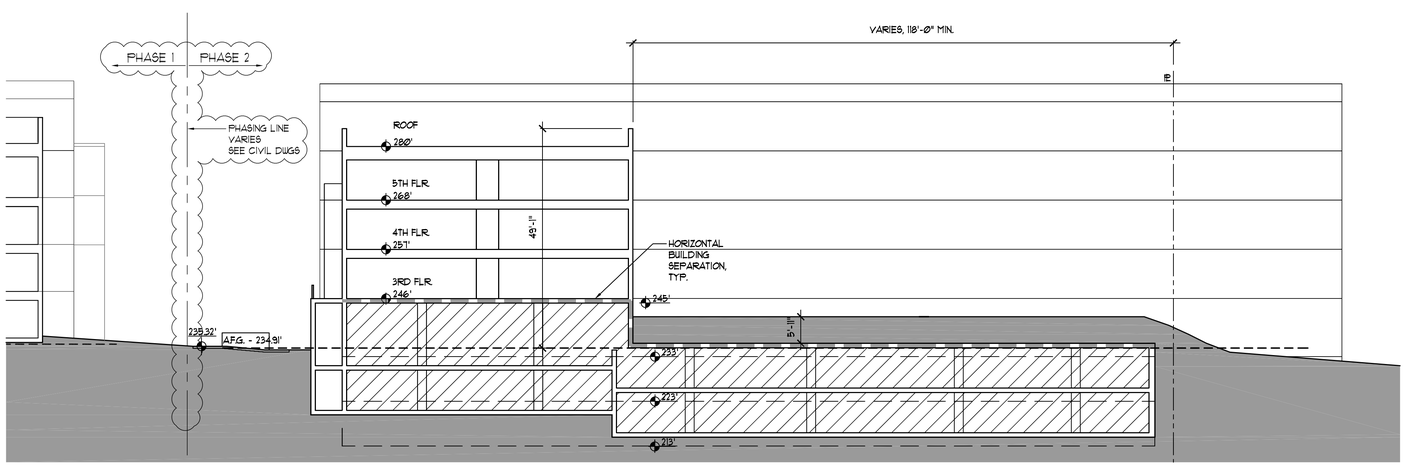
SITE SECTIONS EAST BUILDING

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"

APPROVED SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0001
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

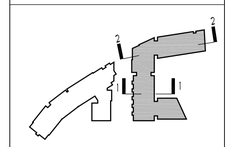
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN



Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/11/14	DSUP #2 REVISIONS
2/10/16	CONCEPT 2
3/14/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

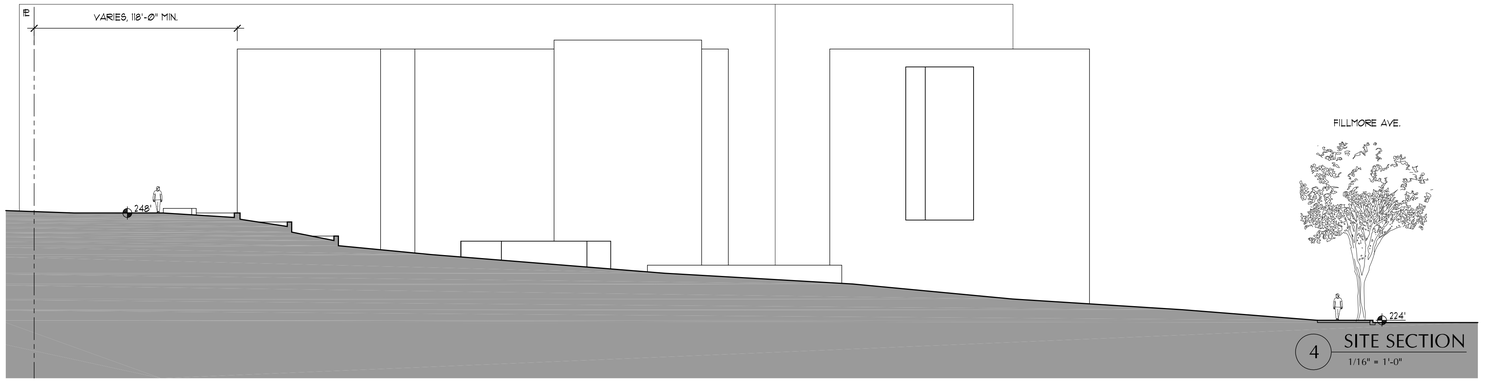
CQA # 21327

Drawing Title

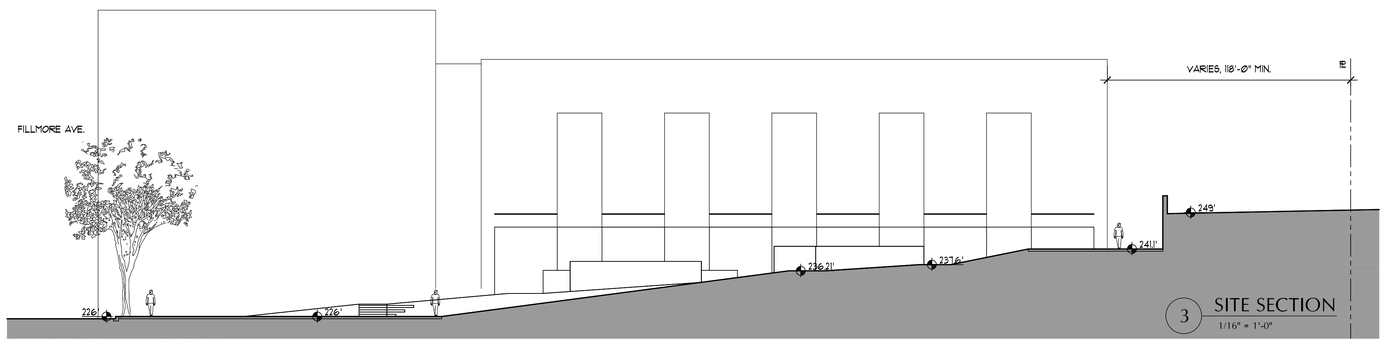
SITE SECTIONS EAST BUILDING

Scale	Drawn By
As Noted	JM
Date 05/13/14	Checked By

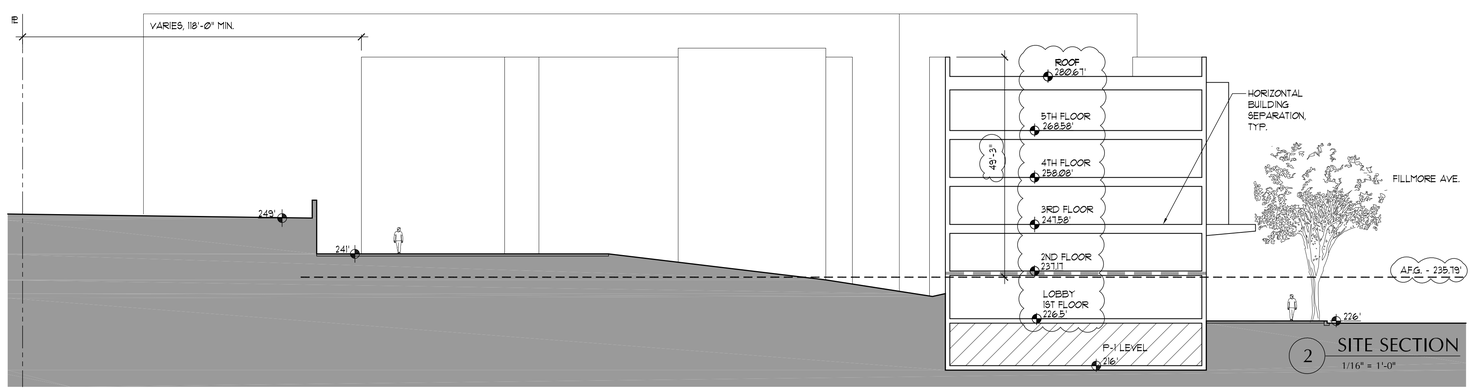
A3.31



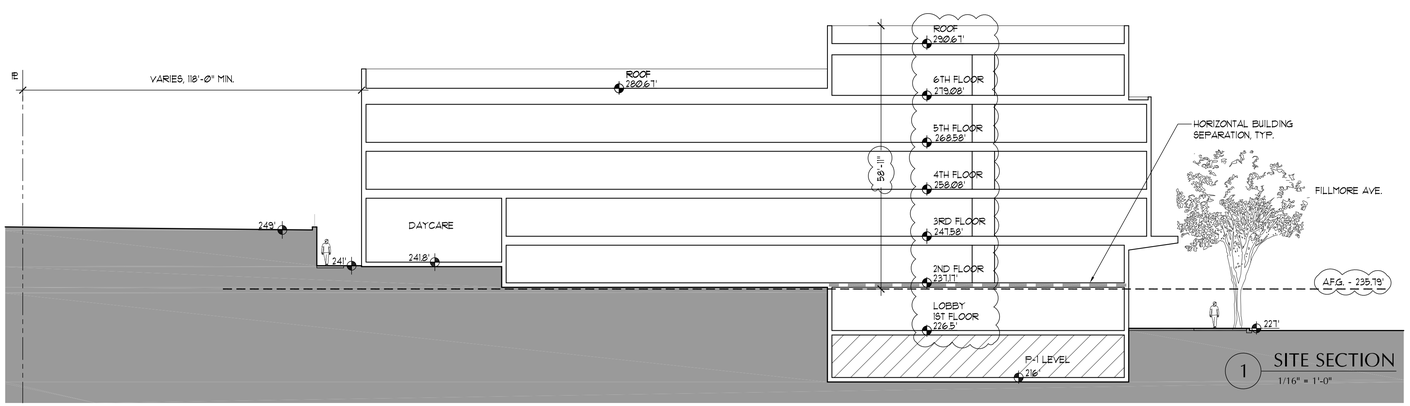
4 SITE SECTION
1/16" = 1'-0"



3 SITE SECTION
1/16" = 1'-0"



2 SITE SECTION
1/16" = 1'-0"



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

APPROVED SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

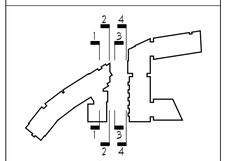
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN



Copyright © 2016

Issues / Revisions

10/28/14	PRELIMINARY DSUP #2
12/17/14	DSUP #2 REVISIONS
2/10/16	CONCEPT 2
3/14/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

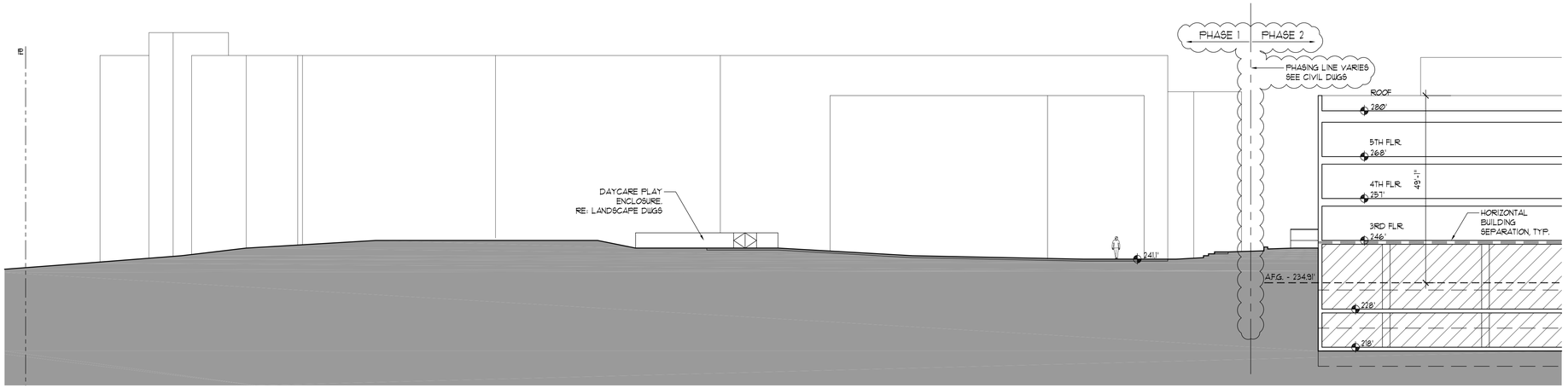
CQA # 21327

Drawing Title

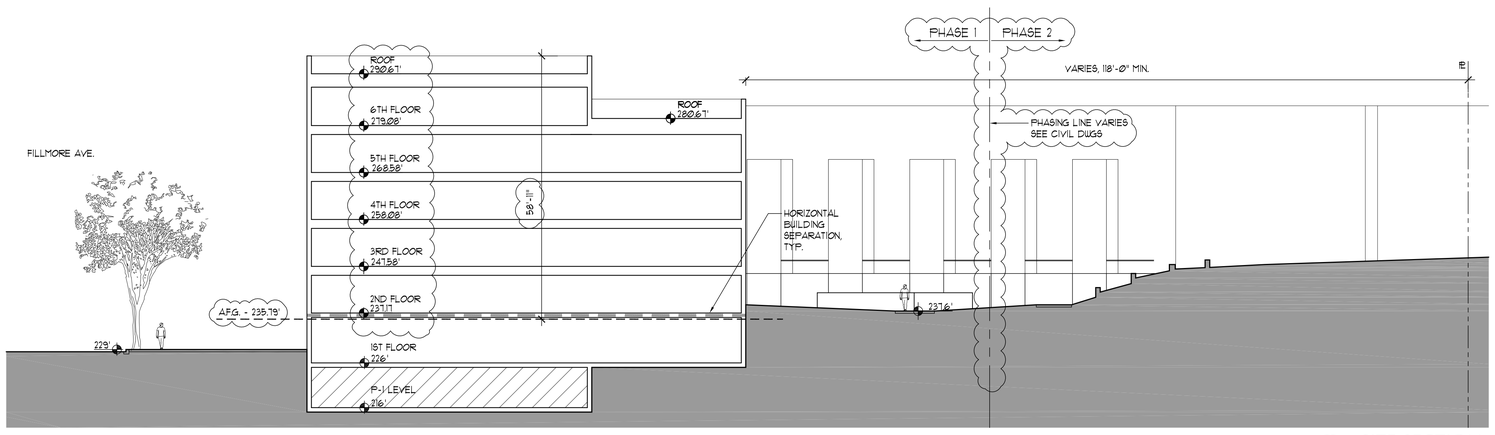
SITE SECTIONS

Scale	Drawn By
As Noted	JM
Date 10/8/14	Checked By

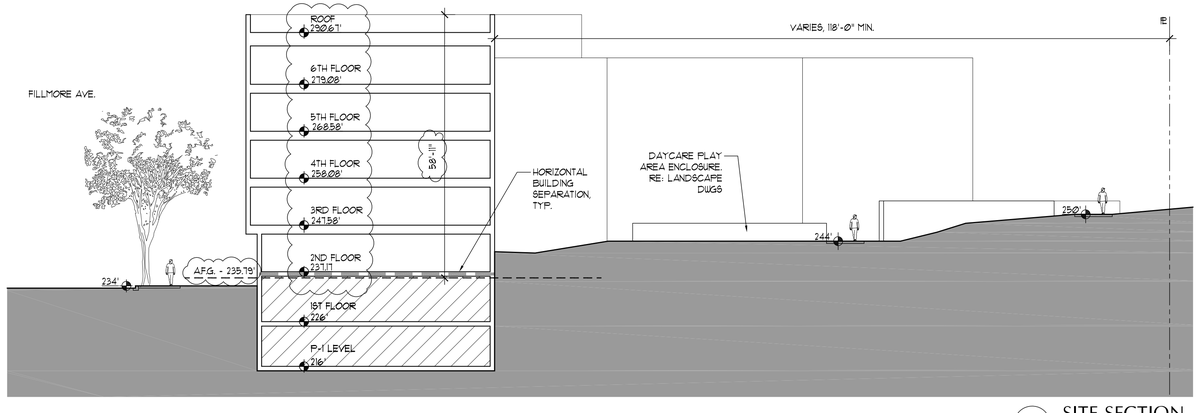
A3.40



3 SITE SECTION
1/16" = 1'-0"



2 SITE SECTION
1/16" = 1'-0"



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

APPROVED SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

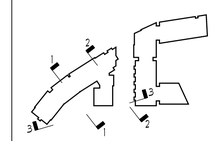
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN



Copyright © 2016

Issues / Revisions

10/28/14	PRELIMINARY DSUP #2
12/11/14	DSUP #2 REVISIONS
2/10/16	CONCEPT 2
3/14/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

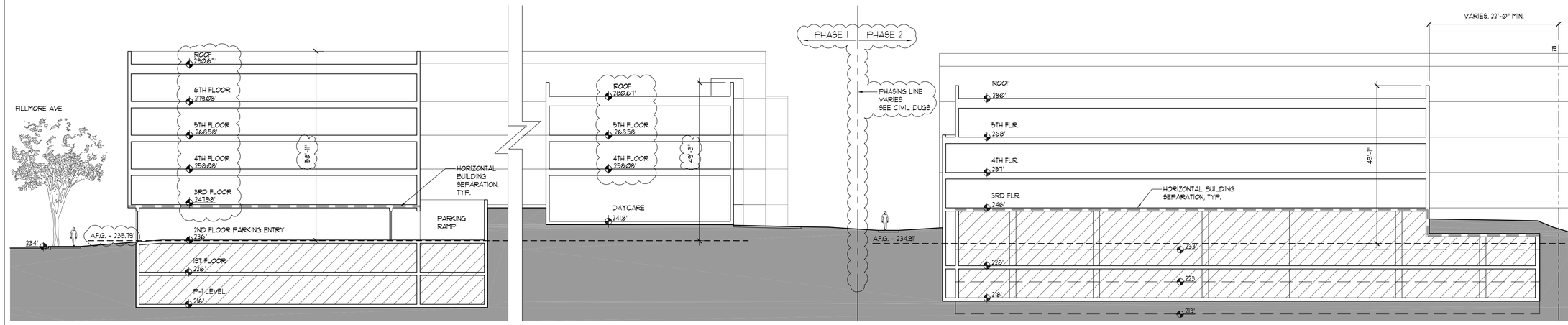
CQA # 21327

Drawing Title

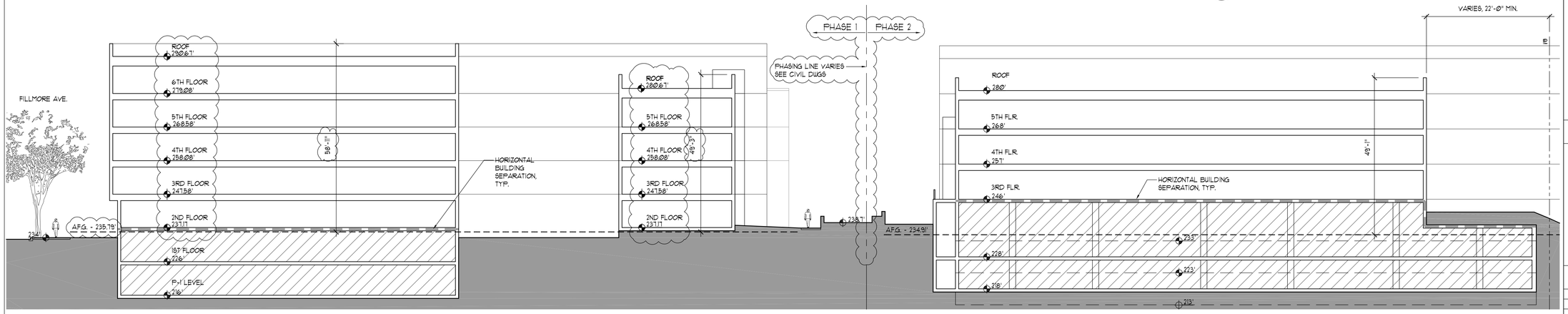
SITE SECTIONS

Scale: As Noted	Drawn By: JM
Date: 10/8/14	Checked By:

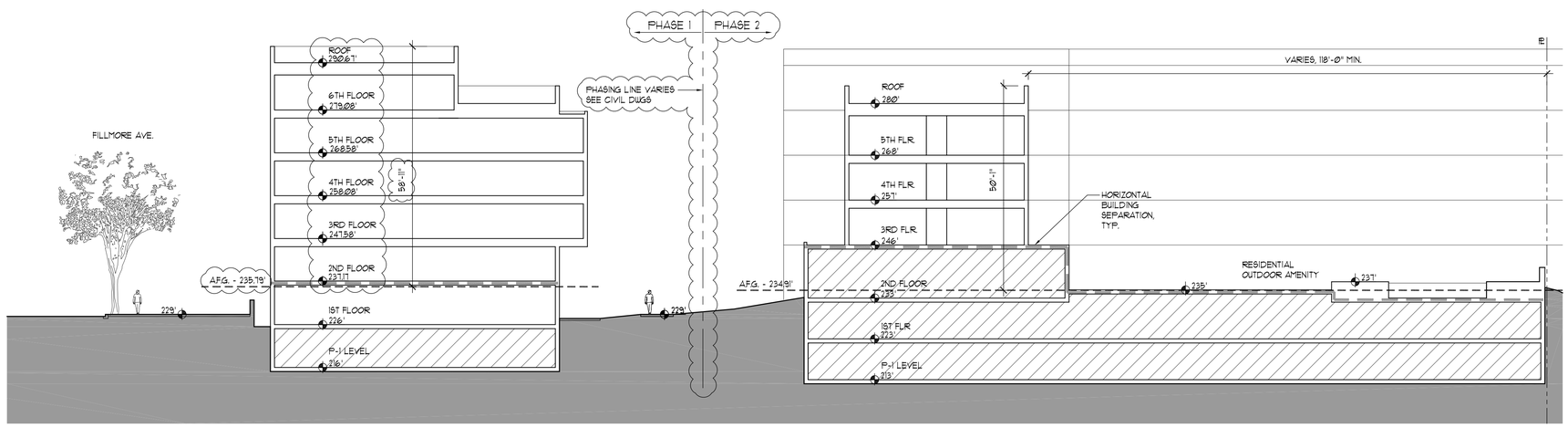
A3.41



3 SITE SECTION
1/16" = 1'-0"



2 SITE SECTION
1/16" = 1'-0"



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

CUNNINGHAM | QUILL ARCHITECTS PLLC

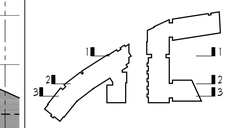
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN



Copyright © 2016

Issues / Revisions

10/28/14	PRELIMINARY DSUP #2
12/17/14	DSUP #2 REVISIONS
2/10/16	CONCEPT 2
3/14/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

CQA # 21327

Drawing Title

SITE SECTIONS

APPROVED 2014-0003, AMENDED BY 2016-0007
SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING

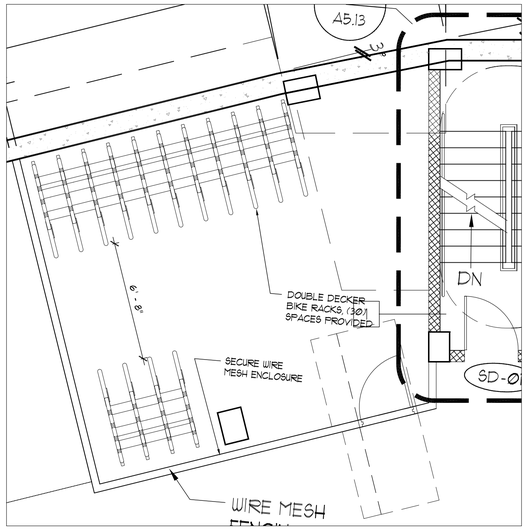
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

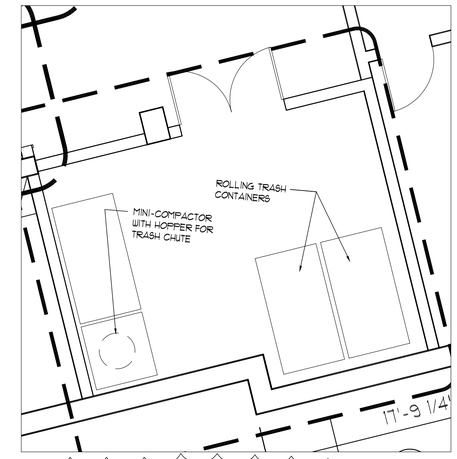
CHAIRMAN, PLANNING COMMISSION DATE

Scale: As Noted	Drawn By: JM
Date: 10/8/14	Checked By:

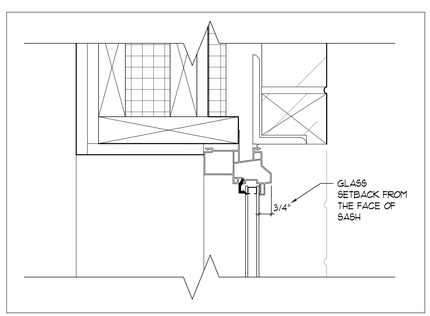
A3.42



4 WEST BUILDING
BIKE STORAGE ENLARGED PLAN
1/4"=1'

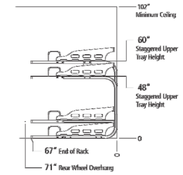


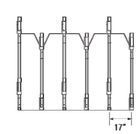
3 WEST BUILDING
TRASH ROOM ENLARGED PLAN
1/4"=1'



2 WEST BUILDING
WINDOW HEAD DETAIL
1/4" = 1'

DERO DUPLEX
Submittal Sheet





CAPACITY Varies per configuration

MATERIALS Main frame tube: 2" 11g square tube
Connector plates: 1/4" plate
Bike trays: 11g plate

FINISHES

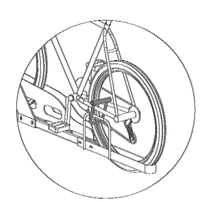
☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option. 250 TGIC powder coat colors, thermoplastic coating, PVC dip, and stainless steel finishes are also available as alternate options.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS

☐ **Surface**
Each connector plate accepts 3/8" wedge anchors.

SETBACKS See diagrams on following page



U-lock compatible

DERO
A PARACORE Company

1 WEST BUILDING
BIKE RACK CUT SHEET
NTS

APPROVED SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

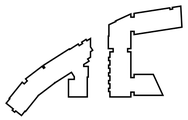
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN



Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/17/14	DSUP #2 REVISIONS
10/28/15	F&P #1
3/3/16	F&P #2
3/14/16	DSUP 2 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

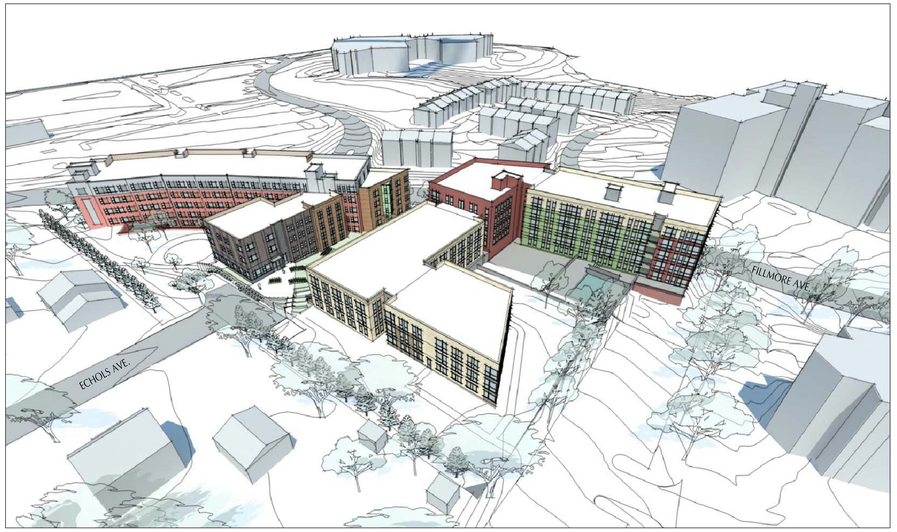
CQA # 21327

Drawing Title

ENLARGED FLOOR PLANS & ADDITIONAL INFORMAITON

Scale: As Noted	Drawn By: JOH
Date: 10/28/15	Checked By:

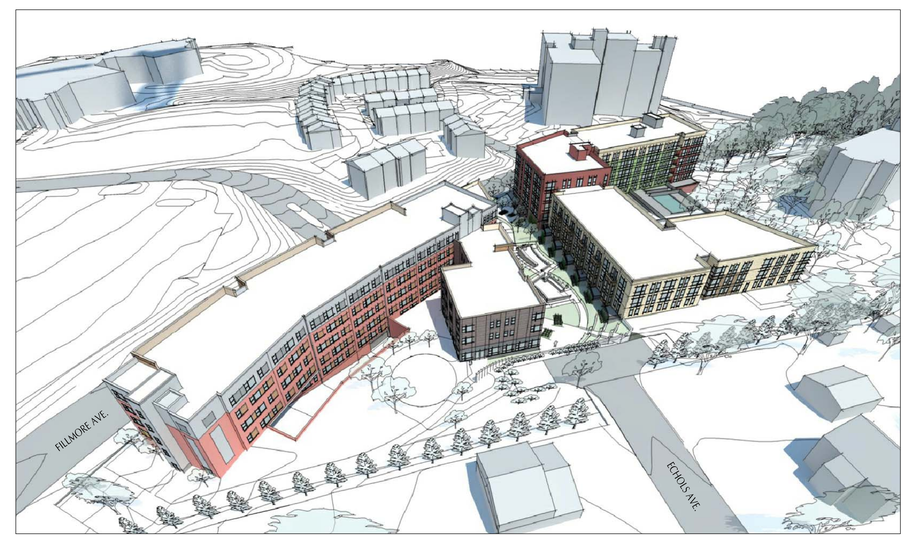
A5.01



4 AERIAL LOOKING NORTHWEST

2 AERIAL LOOKING SOUTHEAST

3 AERIAL LOOKING SOUTH



1 AERIAL LOOKING NORTHEAST

APPROVED
SPECIAL USE PERMIT NO. 2014-0003, AMENDED BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

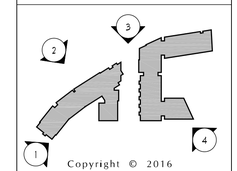
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN



Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/11/14	DSUP #2 REVISIONS
3/14/16	DSUP 3 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

CQA # 21327

Drawing Title

MASSING EAST AND WEST BUILDINGS

Scale: As Noted	Drawn By: JM
Date: 04/21/14	Checked By:

A9.01

4 PERSPECTIVE LOOKING SOUTH

2 PERSPECTIVE LOOKING NORTH

3 PERSPECTIVE LOOKING SOUTH

1 PERSPECTIVE LOOKING NORTH

APPROVED 2014-0003, AMENDED
SPECIAL USE PERMIT NO. BY 2016-0007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

CUNNINGHAM | QUILL ARCHITECTS PLLC

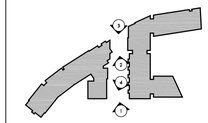
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC
20007

PH. 202.337.0090
FX. 202.337.0092
www.cunninghamquill.com

AHC INC.

COMMONWEALTH OF VIRGINIA
SCOTT STEVEN MATTIES
LIC. NO. 0401013111
3/14/16
ARCHITECT

KEY PLAN



Copyright © 2016

Issues / Revisions

9/12/14	PRELIMINARY DSUP
10/28/14	PRELIMINARY DSUP #2
12/17/14	DSUP #3 REVISIONS
3/14/16	DSUP 3 COMPLETENESS SUB.

ST. JAMES PLAZA

City of Alexandria, Virginia

CQA # 21327

Drawing Title

PERSPECTIVE VIEWS

Scale: As Noted	Drawn By: JM
Date: 08/14/14	Checked By:

A9.02

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)

EXISTING LIGHT (TYP.): LOCATION APPROXIMATE

6'-0" TREE STRIP TYP.

SPECIALTY PAVING (TYP.): CLAY OR CONCRETE PAVER ON CONCRETE

BENCHES (2)

LANDSCAPE PLANTING BED (TYP.): ASSORTED PERENNIALS, GRASSES AND GROUNDCOVERS

BENCHES (3)

BIKE RACKS (5): INVERTED-U

STEPS

WEST BUILDING

PHASE 1

(SEE P-0402 FOR ADDITIONAL DETAILS REGARDING THE PHASING FOR THIS PROJECT)

GARAGE RAMP

BUS STOP

STREET LIGHT FIXTURE TYP.

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

LAWN

STEPPED TERRACE AREA WITH SEAT WALLS: SEE CIVIL FOR GRADING.

EAST BUILDING

EXISTING STREETLIGHT TO BE REPLACED

BUS STOP

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

LANDSCAPE PLANTING BED (TYP.): ASSORTED PERENNIALS, GRASSES AND GROUNDCOVERS

COMMUNITY ROOM

LOCKER ROOMS

POOL

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

PLANTER WALLS ON STRUCTURE

PHASE 2

(SEE P-0402 FOR ADDITIONAL DETAILS REGARDING THE PHASING FOR THIS PROJECT)

CONCRETE SIDEWALK

PROPOSED LIMITS OF DISTURBANCE

EXISTING TREE TO REMAIN (TYP.) SEE CIVIL TREE SURVEY FOR ADDITIONAL INFORMATION

STEPPED WALKWAY WITH 5'-0" LONG TREADS: SEE CIVIL FOR GRADING

PEDESTRIAN LIGHT (TYP.) 3 / L2.01

PROP. 10' SAN. SEW. ESM'T

PROPOSED LIMITS OF DISTURBANCE

PROPOSED 15' RESERVATION LINE

ECHO (50' WIDTH)

20	BmW
5	IVH
3	Pxy
4	BmW
8	IVH
3	Qp
7	TmG
2	ArR
6	Vc
1	CkM
1	LiD
14	MgC
2	LiD
2	Rc
11	Vc
5	FgB
1	CsY
5	BmG
83	TmG
10	VtM
1	Qp
2	MgC
5	Pg
35	BmW
1	ArR
9	IvL
7	Vc
6	Pxy
7	Pg
7	IVH
1	ArR
7	BmW
5	BmW
5	Mv
4	TmG
7	Pxy
6	TmG
4	TmG
10	FgB
48	HaP
48	PaQ
14	IvL
8	PlS
6	PoD
2	AcS
19	RGP
1	AcS
6	LxG
3	LxG
2	AcS
5	AcS
17	Up
3	CcF
3	AcS

STUDIO39

Landscape Architecture, P.C.

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

AHC - ST JAMES MULTIFAMILY

CITY OF ALEXANDRIA, VIRGINIA

AHC INC.

THIS DOCUMENT , AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

© STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
03.14.16
LANDSCAPE ARCHITECT

REVISIONS:

1	Prelim. DSUP	11.11.14
2	DSUP Amend. #1	02.10.16
3	DSUP Amend. #2	03.14.16

LANDSCAPE SITE PLAN

NORTH

DESIGN:	JP
DRAWN:	SS
CHECKED:	JP
SCALE:	1" = 20'-0"

0 10 20 40

PROJECT NO:	14073
DATE:	11.14.14

L1.01

DSUP

APPROVED 2014-003, AMENDED
SPECIAL USE PERMIT NO. BY 2016-007

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

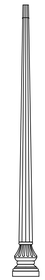
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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

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.

PLANT SCHEDULE - PHASE 1

STREET TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
Up	11	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	4	Quercus phellos	Willow Oak	14'-16'	3" - 3 1/2"		B&B, full uniform crown, symmetrical branching, full specimen	1,250	5,000
								SUBTOTAL	7,500

ORNAMENTAL TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
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	5	Prunus x yedoensis	Yoshino Cherry	8`-10`	2 1/2" min.		B&B, uniform branching, full specimen	500	2,500
								SUBTOTAL	4,750

EVERGREEN TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
MgC	14	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	
								SUBTOTAL	0

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	71	Buxus microphylla `Winter Gem`	Globe Winter Gem Boxwood	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	142
CsY	1	Camellia sasanqua `Yuletide`	Yuletide Camellia	24"-30"	24"-30"	#5 cont.	healthy, vigorous, well-rooted & established in container	2	2
FgB	5	Fothergilla gardenii `Blue Mist`	Blue Mist Fothergilla	15"-18"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	10
IVH	13	Itea virginica `Henry`s Garnet`	Henry`s Garnet Sweetspire	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	26
IvL	23	Itea virginica `Little Henry`	Virginia Sweetspire	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	46
PoD	6	Physocarpus opulifolius `Diablo`	Diablo Ninebark	24"-36"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	12
PlS	8	Prunus laurocerasus `Schipkaensis`	Schipka Laurel	24"-30"	18"-24"	B&B	healthy vigorous, well-rooted & established	2	16
Rc	2	Rhododenron catawbiense	Catawba Rhododenron	48"-60"	30"-36"	#5 cont.	healthy, vigorous, well-rooted & established in container	2	16
TmG	92	Taxus x media `Greenwave`	Greenwave Spreading Yew	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	184
Vc	17	Viburnum carlesii	Korean Spice Viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, well-rooted & established	2	34
VtM	10	Viburnum plicatum tomentosum `Mariesii`	Mariesii Double File Viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, well-rooted & established	2	20
								SUBTOTAL	518

GROUNDCOVERS

KEY	QTY	NAME	CONT.	COLOR	SPACING	REMARKS	CCA	TOTAL
	2,070 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)	12,768

PLANT SCHEDULE - PHASE 2

STREET TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
Up	4	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
								SUBTOTAL	2,500

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
Pxy	5	Prunus x yedoensis	Yoshino Cherry	8`-10`	2 1/2" min.		B&B, uniform branching, full specimen	500	2,500
								SUBTOTAL	6,500

EVERGREEN TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS	CCA	TOTAL
MgC	2	Magnolia grandiflora `Claudia Wannamaker`	Claudia W. Magnolia	8`-10`	1 1/2" min.		B&B, full to ground with good seasonal flush	250	500
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	3,000

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
FgB	10	Fothergilla gardenii `Blue Mist`	Blue Mist Fothergilla	15"-18"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	20
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	10	Taxus x media `Greenwave`	Greenwave Spreading Yew	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container	2	20
								SUBTOTAL	78

SHRUBS ON STRUCTURE

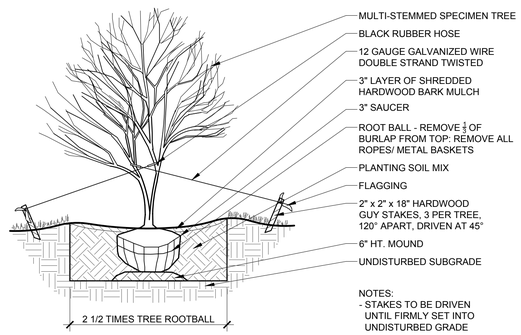
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	CCA	TOTAL
IVH	7	Itea virginica `Henry`s Garnet`	Henry`s Garnet Sweetspire	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container	1	7
Vc	7	Viburnum carlesii	Korean Spice Viburnum	24"-36"	18"-24"	B&B	healthy, vigorous, 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

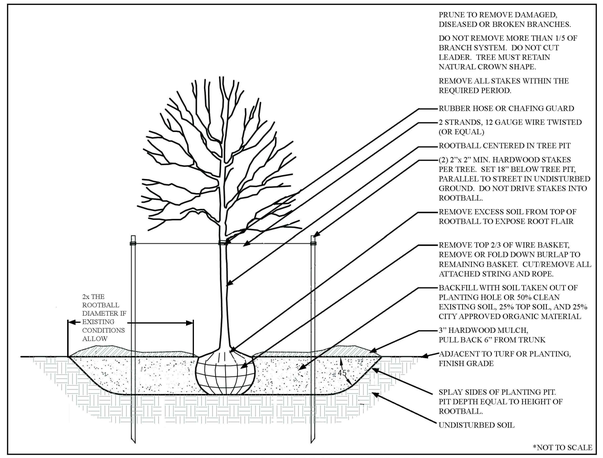
GROUNDCOVERS

KEY	QTY	NAME	CONT.	COLOR	SPACING	REMARKS	CCA	TOTAL
	1,412	Assorted Perennials, Grasses and Groundcovers	Varies	Varies	Varies	full specimen, healthy, vigorous, well-rooted and established	N/A	0
							PROPOSED CCA (EXCLUDING STREET TREES)	18,467



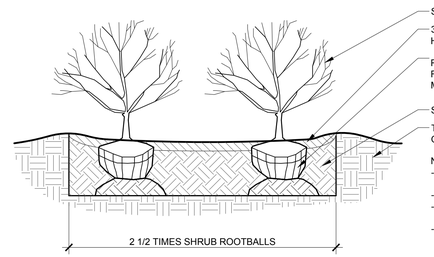
NOTES:
- STAKES TO BE DRIVEN UNTIL FIRMLY SET INTO UNDISTURBED GRADE

4 L2.01 TREE GUYING PLANTING - MULTI-STEMMED SECTION
Scale: 1/4" = 1'-0"



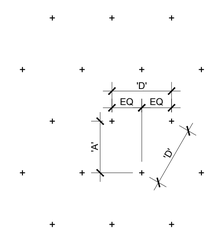
TREE PLANTING IN TURF OR PLANTED AREA

7 L2.01 STREET TREE PLANTING DETAIL SECTION
Scale: NTS



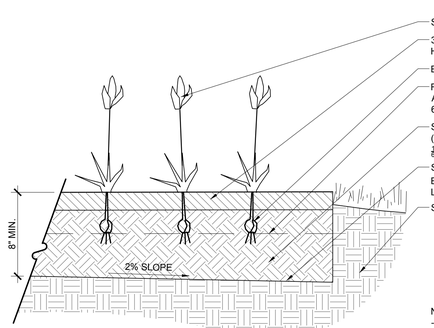
NOTES:
- SCARIFY ROOTS OF ROOT BOUND PLANTS
- PLANT SPACING VARIES (SEE PLANS)
- PRUNE ALL BROKEN, DISEASED & WEAK BRANCHES
- ALL SHRUB BEDS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO DEPTH REQUIRED FOR SOIL MIX BACK FILL
- REMOVE ALL STRINGS, RIBBONS & TAGS FROM PLANTS

5 L2.01 SHRUB PLANTING SECTION
Scale: 1/2" = 1'-0"



PLANT SPACING CHART
AS SPECIFIED ON PLANT LIST

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



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

6 L2.01 ANNUAL & PERENNIAL PLANTING SECTION
Scale: 1" = 1'-0"

8 L2.01 TRIANGULAR SPACING FOR SHRUBS - GROUND COVERS - BULBS AND PERENNIALS PLAN
Scale: NTS

CROWN COVERAGE - PHASE 1		
SITE AREA	60,256	SF
REQUIRED CROWN COVERAGE (25%)	15,064	SF
EXISTING CROWN COVERAGE TO REMAIN	0	SF
MINIMUM REQUIRED PROPOSED COVERAGE	15,064	SF
PROPOSED COVERAGE	12,768	SF

CROWN COVERAGE - PHASE 2		
SITE AREA	78,442	SF
REQUIRED CROWN COVERAGE (25%)	19,611	SF
EXISTING CROWN COVERAGE TO REMAIN	3,500	SF
MINIMUM REQUIRED PROPOSED COVERAGE	16,111	SF
PROPOSED COVERAGE	18,467	SF

APPROVED 2014-003, AMENDED
SPECIAL USE PERMIT NO. BY 2016-007
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.

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

AHC - ST JAMES MULTIFAMILY
CITY OF ALEXANDRIA, VIRGINIA

AHC INC.

THIS DOCUMENT , AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C. IT IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
© STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
03.14.16
LANDSCAPE ARCHITECT

REVISIONS:
1 Prelim. DSUP 11.11.14
2 DSUP Amend. #1 02.10.16
3 DSUP Amend. #2 03.14.16

LANDSCAPE DETAILS

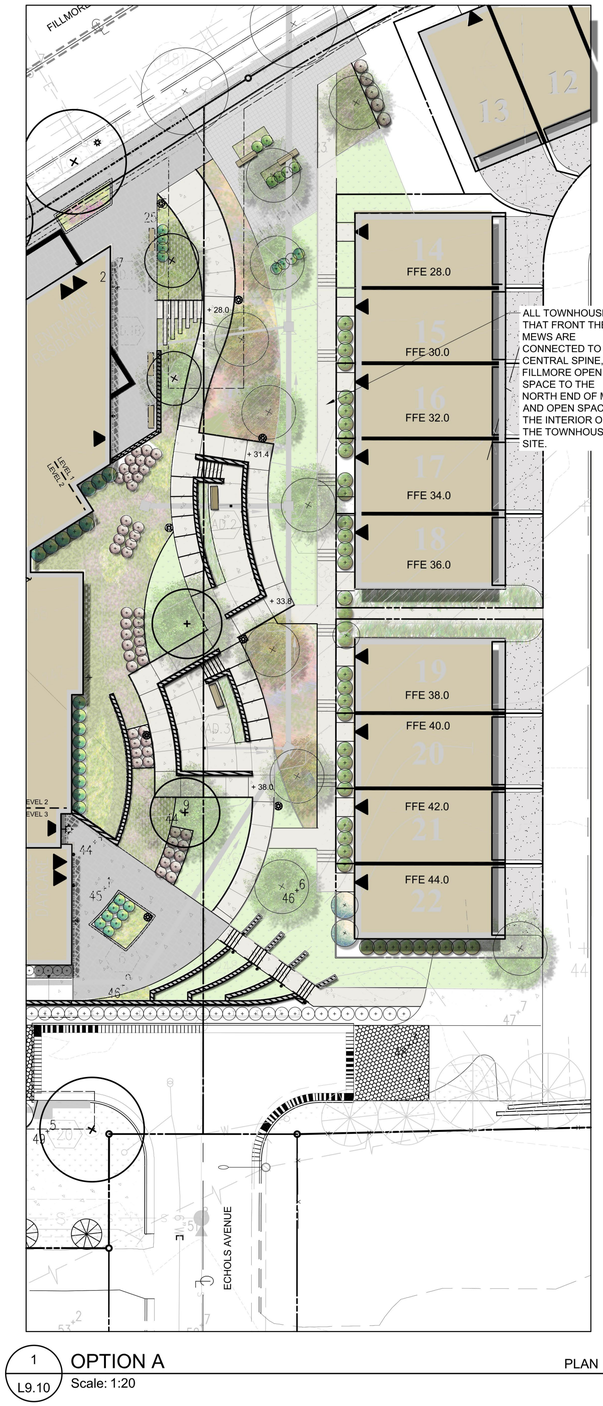
DESIGN: JP
DRAWN: SS
CHECKED: JP
NORTH
SCALE: Viewport Scale
0 0 0 0
PROJECT NO: 14073
DATE: 11.14.14

L2.01

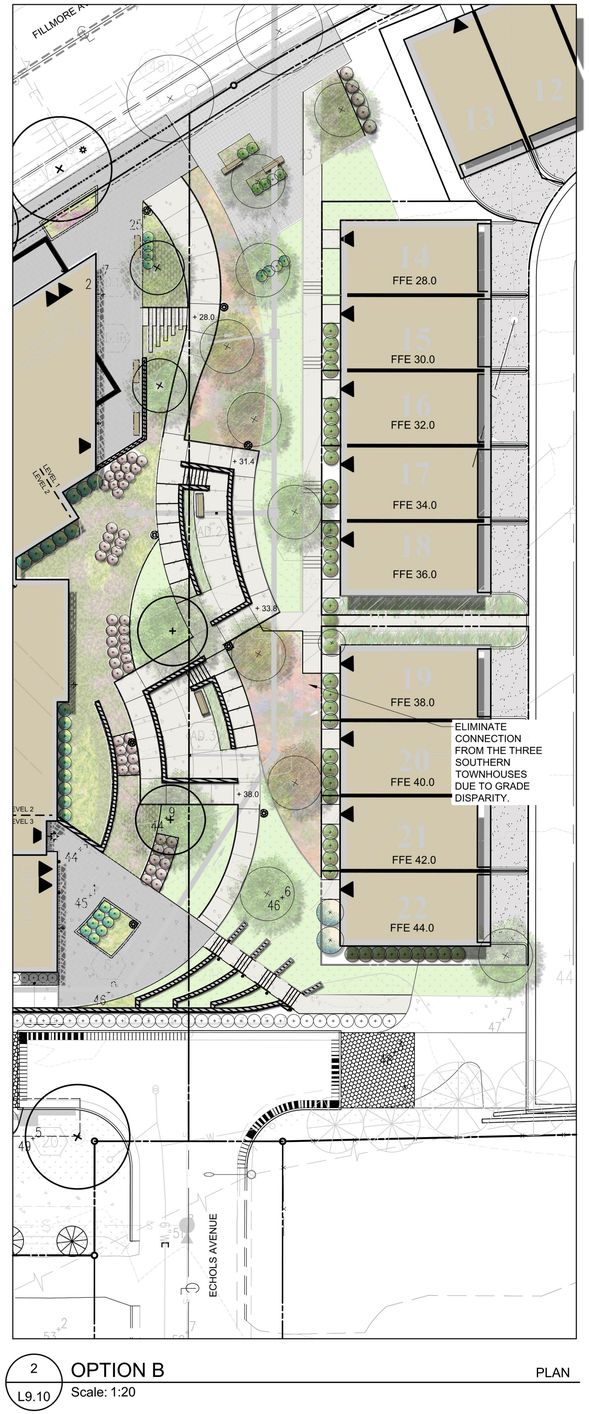
DSUP

NOT RELEASED FOR CONSTRUCTION

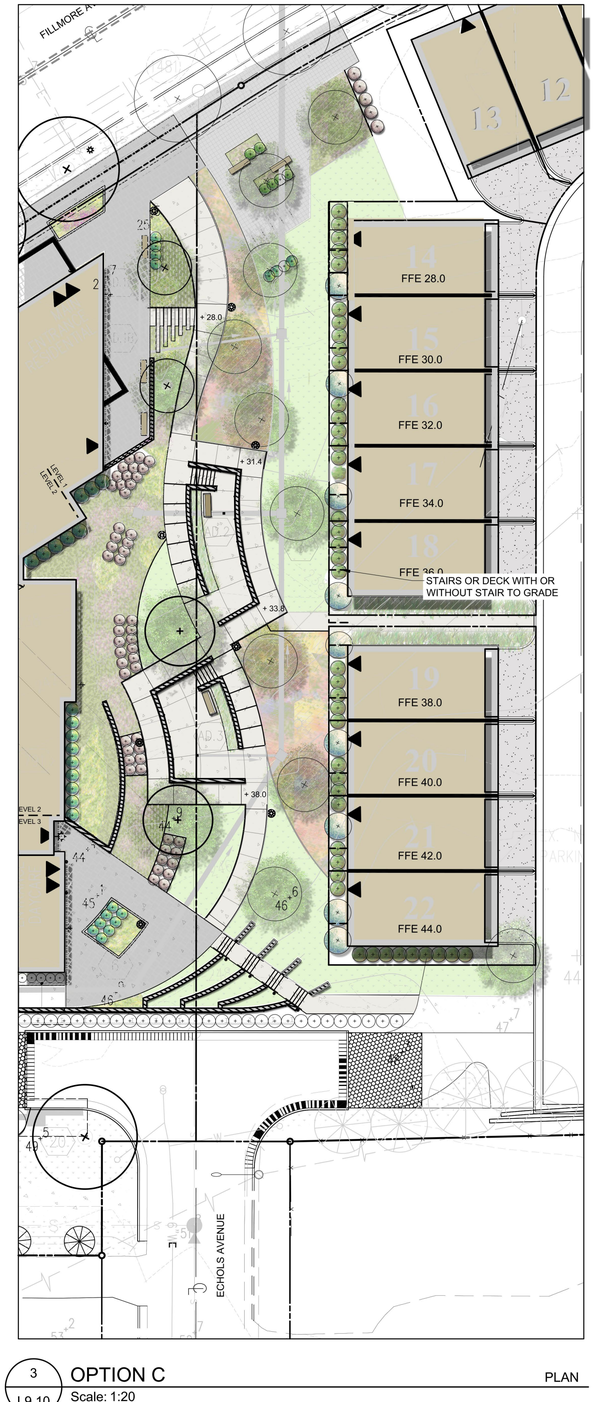
p:\2014\14073 st james multifamily\6.0 cad files\DSUP\L2.01 LANDSCAPE DETAILS.dwg



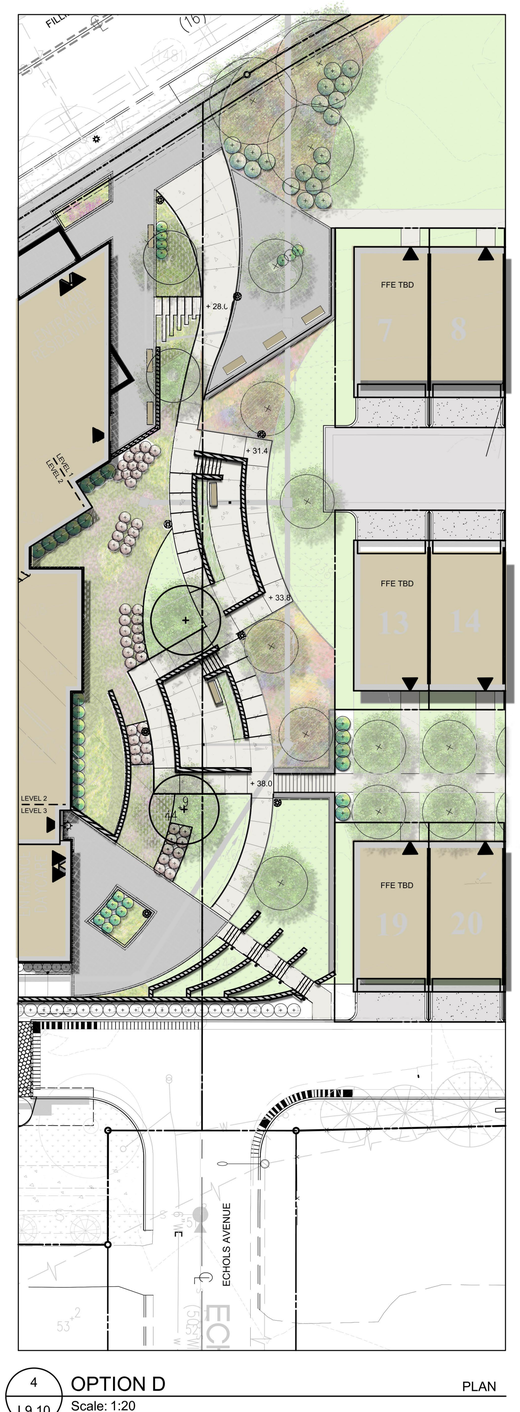
1 L9.10 OPTION A PLAN
Scale: 1:20



2 L9.10 OPTION B PLAN
Scale: 1:20



3 L9.10 OPTION C PLAN
Scale: 1:20



4 L9.10 OPTION D PLAN
Scale: 1:20

GENERAL NOTES:

FFEs SHOWN ARE CONCEPTUAL AND SHOWN FOR CONCEPTUAL PURPOSES ONLY

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.

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

AHC - ST JAMES MULTIFAMILY
CITY OF ALEXANDRIA, VIRGINIA

AHC INC.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C. IT IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
© STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
03.14.16
LANDSCAPE ARCHITECT

REVISIONS:
1 Prelim. DSUP 11.11.14
2 DSUP Amend. #1 02.10.16
3 DSUP Amend. #2 03.14.16

MEWS CONCEPTS

NORTH
DESIGN: JP
DRAWN: SS
CHECKED: JP
SCALE: 1"=20'-0"
0 10 20 40
PROJECT NO: 14073
DATE: 11.02.2015

L3.00

2014-003 AMENDED BY 2016-007

NOT RELEASED FOR CONSTRUCTION

P:\2014\14073 st james multifamily\6.0 cad files\cd - townhomes\Exhibits\L9.10 MEWS CONCEPTS.dwg