

PRELIMINARY SITE PLAN

4607 EISENHOWER AVENUE

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 4.6508 AC 202,590 SF
 TOTAL AREA OF TAX PARCEL = 4.6508 AC 202,590 SF
 TOTAL EXISTING IMPERVIOUS AREA = 4.39 AC 191,049 SF
 TOTAL PROPOSED IMPERVIOUS AREA = 4.33 AC 188,570 SF
 TOTAL DISTURBED AREA = 2.12 AC 92,207 SF

ZONING TABULATIONS

SITE ADDRESS: 4607 EISENHOWER AVE, ALEXANDRIA VA, 22314 (LOT 501)
 TAX MAP NUMBERS: 069.01-01-02
 EXISTING PARCEL AREA: 202,590 SF
 EXISTING ZONE: OCM (100)
 PROPOSED ZONE: OCM (100)
 EXISTING USE: WAREHOUSE
 PROPOSED USE: RETAIL
 GROSS FLOOR AREA: EXISTING TOTAL: 103,308
 PROP. RETAIL: 98,501
 TOTAL: 98,501 SF
 NET FLOOR AREA: 98,501 SF
 FAR: MAX PER ZONING = 1.5
 PROVIDED = 0.48
 BUILDING HEIGHT: MAX PER ZONING = 100 FT
 PROVIDED = 36.67 FT
 AVERAGE FINISHED GRADE: 70.72 FT
 OPEN SPACE REQUIRED: NOT REQUIRED FOR NON RESIDENTIAL USE
 OPEN SPACE PROPOSED: 7,395 SF (0.17 AC.) - 3.65% OF SITE AREA
 FRONTAGE REQUIRED: N/A
 SETBACK REQUIRED: N/A

TRIP GENERATION

EXISTING TRIP GENERATION: 480 TRIPS/DAY*
 PROPOSED TRIP GENERATION: 3,017 TRIPS/DAY**
 *EXISTING TRIP GENERATION BASED ON ITE LAND USE CODE 150
 **PER CONSULTATION WITH CITY STAFF TRIP GENERATION BASED ON ITE LAND USE CODE 862

PARKING TABULATIONS

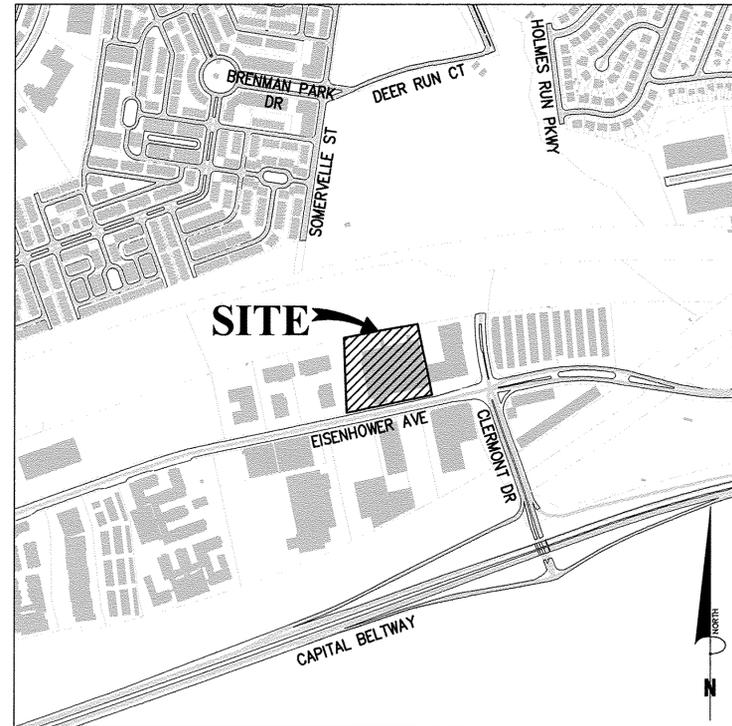
PARKING REQUIRED: PARKING DISTRICT #4
 RETAIL: (1.2 SPACE / 230 SF) X 98,501 SF = 514 SPACES
 PARKING PROVIDED: STANDARD 113 + COMPACT 37 + ACCESSIBLE 6 = 156 SPACES
 NOTE: A PARKING SPACE REDUCTION IS REQUIRED

LOADING TABULATIONS

LOADING REQUIRED: 97,650 SF OF GSF X 1 SPACES/20,000 SF = 5 SPACES
 TOTAL = 5 SPACES
 LOADING PROVIDED: 3 SPACES*
 *TRASH COMPACTOR COUNTED AS A LOADING SPACE
 NOTE: A LOADING SPACE REDUCTION IS REQUIRED

STREET TABULATION

	New	Upgraded
Crosswalks (number)	-	-
Standard	-	-
High Visibility	-	-
Curb Ramps	-	-
Sidewalks (LF)	-	412
Bicycle Parking (number spaces)	8	-
Public/Visitor	8	-
Private/Garage	-	-
Bicycle Paths (LF)	-	-
Pedestrian Signals	-	-



VICINITY MAP
SCALE : 1" = 500'

SHEET INDEX

Sheet Number	Sheet Title
C1.00	COVER SHEET
C2.00	NOTES, ABBREVIATIONS AND LEGEND
C3.00	CONTEXTUAL PLAN
C4.00	EXISTING CONDITIONS PLAN
C4.10	PRELIMINARY EASEMENT PLAN
C4.20	DEMOLITION PLAN
C5.00	PRELIMINARY SITE PLAN
C5.10	DIMENSIONAL PLAN
C6.00	UTILITY PLAN
C6.10	STORMWATER MANAGEMENT PLAN
C6.20	STORMWATER DETAILS
C7.00	OPEN SPACE PLAN
C8.00	LANDSCAPE PLAN
C9.00	FIRE SERVICE PLAN
C9.10	LOADING TRUCK TURNING MOVEMENT PLAN
C9.20	TRASH TRUCK TURNING MOVEMENT PLAN
C9.30	PAVEMENT PLAN
C10.00	RESOURCE PROTECTION PLAN
C11.00	SIGHT DISTANCE PLAN
C12.00	PRELIMINARY LIGHTING PLAN
C12.10	PRELIMINARY LIGHTING DETAILS
T1.00	TREE INVENTORY PLAN
A1.00	EXIST/DEMO PLAN
A2.00	FLOOR PLAN
A3.00	ROOF PLAN
A4.00	PRELIMINARY EXTERIOR ELEVATIONS
A4.10	PRELIMINARY ENLARGED EXTERIOR ELEVATIONS
A5.00	PRELIMINARY SITE SECTIONS
A6.00	MASSING VIEWS
A7.00	EXISTING CONDITIONS PHOTOS
TOTAL SHEETS = 30	

FIRE FLOW

INFORMATION SHALL PROVIDED BY VIRGINIA AMERICAN WATER AT A LATER DATE.

SOIL INFORMATION

A GEOTECHNICAL REPORT FOR THIS SITE SHALL BE PROVIDED AT A LATER DATE. NO ON-SITE CONTAMINATION IS KNOWN OF AT THIS TIME TO THE BEST OF OUR KNOWLEDGE. MARINE CLAYS ARE NOT PRESENT ON THE PROJECT SITE.

EXISTING TOPOGRAPHY NOTE

THE TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF CITY OF ALEXANDRIA RECORDS AND FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP AND DATED JUNE 2016.

RPA NOTE:

THERE ARE RPA'S ON THIS SITE ACCORDING TO CITY OF ALEXANDRIA RECORD MAPS. REFER TO SHEET C10.00 FOR RPA ZONES IN THE VICINITY OF THE SITE. LOCATION IS APPROXIMATE AND GENERATED FROM GIS INFORMATION.

FLOODPLAIN NOTE:

THE SURVEYED PROPERTY SHOWN HEREON IN ZONE "X" (UN-SHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 5155190036E, MAP REVISED JUNE 16, 2011.

NARRATIVE

THE APPLICANT PROPOSES THE RENOVATION OF AN EXISTING WAREHOUSE BUILDING INTO A RETAIL USE PROPOSED TO BE A FLOOR AND DECOR RETAIL SHOWROOM BUILDING WITH APPROXIMATELY 98,501 SF. MINIMAL SITE WORK IS REQUIRED TO ADAPT THE EXISTING BUILDING AND PARKING CONFIGURATION FOR THE NEW USE.

OWNER

CIA BOUNDARY 4607 EISENHOWER AVE LLC
 2560 HUNTINGTON AVE SUITE 200
 ALEXANDRIA, VA 22303

ATTORNEY

WALSH, COLUCCI, LUBELEY & WALSH, P.C.
 2200 CLARENDON BOULEVARD, SUITE 1300
 ARLINGTON, VA 22201
 ATTN: CATHY PUSKAR
 PHONE: (703) 528-4700

CIVIL ENGINEER

BOWMAN CONSULTING GROUP
 2121 EISENHOWER AVENUE, SUITE 302
 ALEXANDRIA, VIRGINIA 22314
 ATTN: STEVE LIAM, PE, PROJECT MANAGER
 MARK S. STIRES, P.E., PRINCIPAL
 PHONE: (703) 548-2188

ARCHITECT

LITTLE
 410 BLACKWELL STREET
 DURHAM, NC 27701
 ATTN: JEFF ROARK
 PHONE: (919) 474-2500

DEVELOPER

FLOOR AND DECOR OUTLETS OF AMERICA, INC.
 2233 LAKE PARK DRIVE, SUITE 400
 SMYRNA, GA 30080
 ATTN: ED COSTA, SR. DIRECTOR OF
 CONSTRUCTION
 PHONE: 678-505-3926

SPECIAL USE PERMIT/ZONING MODIFICATION/WAIVERS

- DEVELOPMENT SPECIAL USE PERMIT AND SITE PLAN AMENDMENT, WITH MODIFICATIONS.
- USE PERMIT FOR RETAIL SHOPPING ESTABLISHMENT LARGER THAN 20,000 SQUARE FEET.
- USE PERMIT FOR PARKING REDUCTION FOR COMMERCIAL USES (RETAIL PARKING AND LOADING SPACES).
- MODIFICATION FOR GROWN COVERAGE REQUIREMENTS.
- MODIFICATION TO LANDSCAPE DESIGN GUIDELINE REQUIREMENTS.

APPROVED

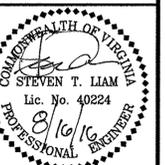
SPECIAL USE PERMIT NO. 2016-0023
 DEPARTMENT OF PLANNING & ZONING

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. _____

Bowman
CONSULTING GROUP

Bowman Consulting Group, Ltd.
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COVER SHEET
4607 EISENHOWER AVENUE
 FLOOR & DECOR STORE # VA-ALEX-2017
 VIRGINIA
 CITY OF ALEXANDRIA



PLAN STATUS		
6/13/16	CONCEPT STAGE I & II	
7/18/16	PRELIMINARY SITE PLAN	
8/16/16	PRELIMINARY SITE PLAN	

DATE	DESCRIPTION
DD	TH SL
DESIGN	DRAWN CHKD
SCALE	H: AS SHOWN V:
JOB No.	4636-05-002
DATE :	JUNE 2016
FILE No.	4636-05-002

SHEET C1.00

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CSCG-2 TO CSCG-1	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF DISTURBANCE	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	WATER REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	DOOR ENTRANCE	
	HANDICAP RAMP (CSRP-1)	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	BRICK SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	WETLAND FLAG LOCATION (AB#)	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	

ABBREVIATIONS

A	AREA OF ARC	I	RAINFALL INTENSITY
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS	ID	INSIDE DIAMETER OR IDENTIFICATION
AC	ACRE	IE	INVERT ELEVATION
ADJ	ADJACENT	IN	INCH
AGGR	AGGREGATE	INV	INVERT
AHD	AHEAD	IP	IRON PIPE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	IPF	IRON PIPE FOUND
APPROX	APPROXIMATE	IPS	IRON PIPE SET
ARCH	ARCHITECTURAL	JB	JUNCTION BOX
ASPH	ASPHALT	JNT	JOINT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	K	SIGHT DISTANCE COEFFICIENT
AWWA	AMERICAN WATER WORKS ASSOCIATION	Ke	CULVERT ENTRANCE LOSS COEFFICIENT
B	BREADTH	L	LENGTH
BC	BACK OF CURB	LAT	LATERAL
BF	BASEMENT FLOOR	LCG	LIMITS OF CLEARING & GRADING
BLDG	BUILDING	LF	LINEAR FEET
BM	BENCHMARK	LL	LOWER LEVEL
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	LOS	LINE OF SIGHT
BOV	BLOW OFF VALVE	LP	LOW POINT
BRG	BEARING	LS	LOADING SPACE
BRL	BUILDING RESTRICTION LINE	LT	LEFT
BVC	BEGINNING VERTICAL CURVE ELEVATION	M	MONUMENT FOUND
BVCS	BEGINNING VERTICAL CURVE STATION	MAX	MAXIMUM
BW	BOTTOM OF WALL	MECH	MECHANICAL
c,e	CENTER CORRECTION ON VERTICAL CURVE	MH	MANHOLE
C	RUNOFF COEFFICIENT	MI	MILE
C&G	CABLE TELEVISION	MIN	MINIMUM
CATV	CURB AND GUTTER	MISC	MISCELLANEOUS
CB	CATCH BASIN	MPH	MILES PER HOUR
CBR	CALIFORNIA BEARING RATIO	MS	MEDIAN STRIP
CC	CENTER TO CENTER	MSL	MEAN SEA LEVEL
CF	CUBIC FEET	NA OR N/A	NOT APPLICABLE
CFS	CUBIC FEET PER SECOND	NBL	NORTH BOUND LANE
CG(R)	CURB AND GUTTER (REVERSE SLOPE)	N/F	NOW OR FORMERLY
CH	CHORD	NFA	NET FLOOR AREA
CHBRG	CHORD BEARING	NO. OR #	NUMBER
CIP	CAST IRON PIPE	OC	ON CENTER
CL	CENTERLINE OR CLASS	OBJ	OBJECT
CL	CENTERLINE	OD	OUTSIDE DIAMETER
C/L	CENTERLINE	OH	OVERHANG
CLR	CLEAR	O/H	OVERHEAD
CM	CUBIC METERS	OHC	OVERHEAD CABLE
CMP	CORRUGATED METAL PIPE	OHE	OVERHEAD ELECTRIC
CMS	CUBIC METERS PER SECOND	OHT	OVERHEAD TELEPHONE
CN	RUNOFF CURVE NUMBER	P	PERIMETER
CONT	CONTINUOUS	P&P	PLAN AND PROFILE
CO	CLEAN OUT	PC	POINT OF CURVATURE
CONC	CONCRETE	PCC	POINT OF COMPOUND CURVE
CS	CURB STOP	PCEC	POINT OF CURVATURE TOP OF CURB
CT	COURT	PCEP	POINT OF CURVE EDGE OF PAVEMENT
CTR	CENTERLINE	PFM	PUBLIC FACILITIES MANUAL
CY	CUBIC YARD	PG	PAGE
D	DEPTH	PGL	POINT OF GRADE LINE
DA	DRAINAGE AREA	PI	POINT OF INTERSECTION
DB	DEED BOOK	PL	PROPERTY LINE
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	P	PROPERTY LINE
DET	DETAIL	PRC	POINT OF REVERSE CURVE
DIA	DIAMETER	PRELIM	PRELIMINARY
DIP	DUCTILE IRON PIPE	PROP	PROPOSED
DI	DROP INLET	PT	POINT OF TANGENCY
DIST	DISTANCE	PVC	POINT OF VERTICAL CURVE
DL	DOMESTIC LINE	PVI	POINT OF VERTICAL INTERSECTION
DM	DROP MANHOLE	PVMT	PAVEMENT
DOM	DOMESTIC	PVRC	POINT OF VERTICAL REVERSE CURVE
DR	DRIVE	PVT	POINT OF VERTICAL TANGENT
DRN	DRAINAGE AREA	Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
DS	DOWN SPOUT	R	RADIUS
DU	DWELLING UNITS	RCP	REINFORCED CONCRETE PIPE
DWG	DRAWING	RD	ROAD OR ROOF DRAIN
D/W	DRIVEWAY	REINF	REINFORCED
Δ	DELTA	REQD	REQUIRED
E	RATE OF SUPER ELEVATION	RET	RETAINING
EA	EACH	REV	REVISION
EBL	EAST BOUND LANE	RGP	ROUGH GRADING PLAN
EC	EROSION CONTROL	RMA	RESOURCE MANAGEMENT AREA
EG	EDGE OF GUTTER	ROM	REMOTE OUTSIDE MONITOR
EGL	ENERGY GRADIENT LINE	RPA	RESOURCE PROTECTION AREA
EL	ELEVATION	RR	RAILROAD
ELEC	ELECTRIC	RT	RIGHT
ELEV	ELEVATION	RTE	ROUTE
ENGR	ENGINEER	R/W	RIGHT OF WAY
ENT	ENTRANCE	S	SPEED OR SLOPE
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQUIP	EQUIPMENT	SBL	SOUTH BOUND LANE
ES	END SECTION	SCH	SCHEDULE
ESMT	EASEMENT	SD	SIGHT DISTANCE
ETD	EXISTING TO BE DEMOLISHED	SEC	SECTION
ETR	EXISTING TO REMAIN	SECT	SECTION
ETRL	EXISTING TO BE RELOCATED	SEW	SEWER
ETRP	EXISTING TO BE REPLACED	SF	SQUARE FEET
EVC	ENDING VERTICAL CURVE ELEVATION	SH	SHOULDER
EVS	ENDING VERTICAL CURVE STATION	SP	SPACE OR SITE PLAN
EW	END WALL	SPEC	SPECIFICATIONS
EX	EXISTING	STA	STATION
EQC	ENVIRONMENTAL QUALITY CORRIDOR	STD	STANDARD
F	FIRE LINE	STK	STACK
FAR	FLOOR AREA RATIO	STM	STORM
FC	FACE OF CURB	STR	STRUCTURE
FCPA	FAIRFAX COUNTY PARK AUTHORITY	SVC	SERVICE
FCWA	FAIRFAX COUNTY WATER AUTHORITY	S/W	SIDEWALK
FD	FLOOR DRAIN	SWM	STORM WATER MANAGEMENT
FF	FIRST FLOOR	Sx	CROSS SLOPE
FG	FINISH GRADE	SY	SQUARE YARD
FH	FIRE HYDRANT	T	TANGENT
FL	FLOW LINE	TB	TOP OF BANK OR TEST BORING
FND	FOUNDATION	TC	TOP OF CURB
Foyer	FOYER	Tc	TIME OF CONCENTRATION
FP	FLOOD PLAIN	TEL	TELEPHONE
FPS	FEET PER SECOND	TEMP	TEMPORARY
FS	FIRE SERVICE OR FACTOR OF SAFETY	TH	TEST HOLE
FT	FOOT / FEET	TP	TEST PIT OR TREE PROTECTION
G	GAS	TRANSP	TRANSPORTATION
GAR	GARAGE	TW	TOP OF WALL OR TAILWATER
GFA	GROSS FLOOR AREA	TYP	TYPICAL
GR	GUARD RAIL OR GRATE INLET	UC	UNDERGROUND
H	HEAD	UGE	UNDERGROUND ELECTRIC
HC	HANDICAP	UGT	UNDERGROUND TELEPHONE
HB	HORIZONTAL BEND	UGC	UNDERGROUND CABLE
HGL	HYDRAULIC GRADE LINE	UD	UNDERDRAIN
HORZ	HORIZONTAL	UL	UPPER LEVEL
HP	HIGH POINT	UP	UTILITY POLE
HR	HAND RAIL	USGS	US GEOLOGICAL SURVEY
HT	HEIGHT		
HW	HEADWATER		

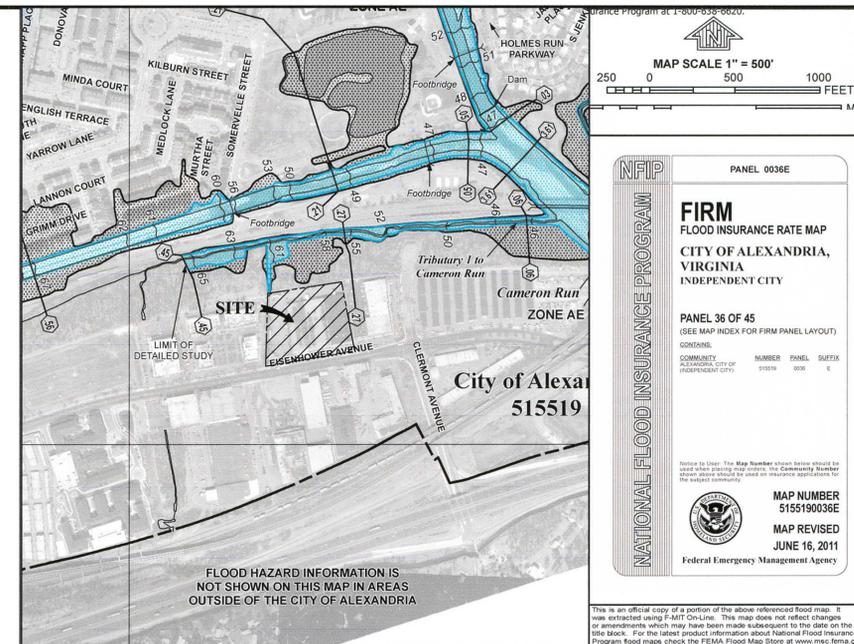
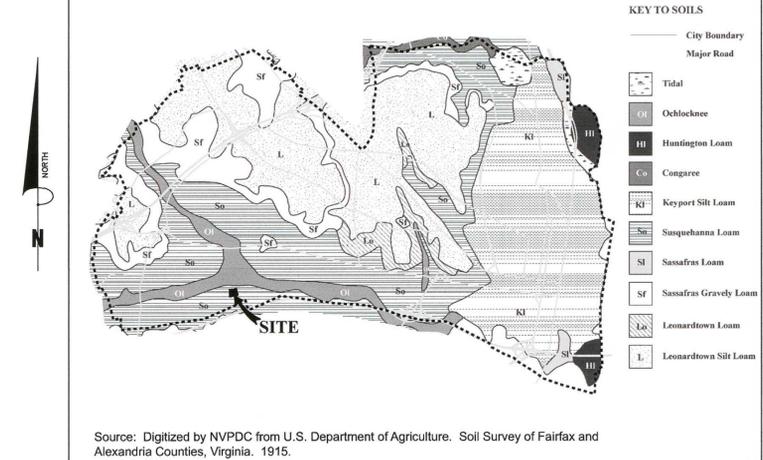


FIGURE II.8
Generalized Alexandria Soils Map



Source: Digitized by NVPDC from U.S. Department of Agriculture. Soil Survey of Fairfax and Alexandria Counties, Virginia. 1915.

GENERAL NOTES

- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF THE CITY OF ALEXANDRIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. IN JUNE 2016.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
- THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703.746.4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

ENVIRONMENTAL SITE ASSESSMENT NOTE

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, CONNECTED TIDAL WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE. THE SITE DOES NOT LIE IN A COMBINED SEWER AREA.

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 ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.

ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT AN ENVIRONMENTAL HEALTH SPECIALIST, AND COORDINATE WITH ALEXANDRIA HEALTH DEPARTMENT AT 703 746-4400.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:

- MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM
- SATURDAYS FROM 9 AM TO 6 PM.
- NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.

PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:

- MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM
- SATURDAYS FROM 10 AM TO 4 PM.

APPROVED
SPECIAL USE PERMIT NO. 2016-0023
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. _____

Bowman
CONSULTING GROUP, LTD.

2171 Eisenhower Avenue
Alexandria, Virginia 22314

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NOTES, ABBREVIATIONS AND LEGEND

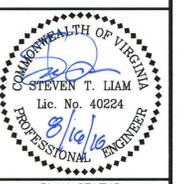
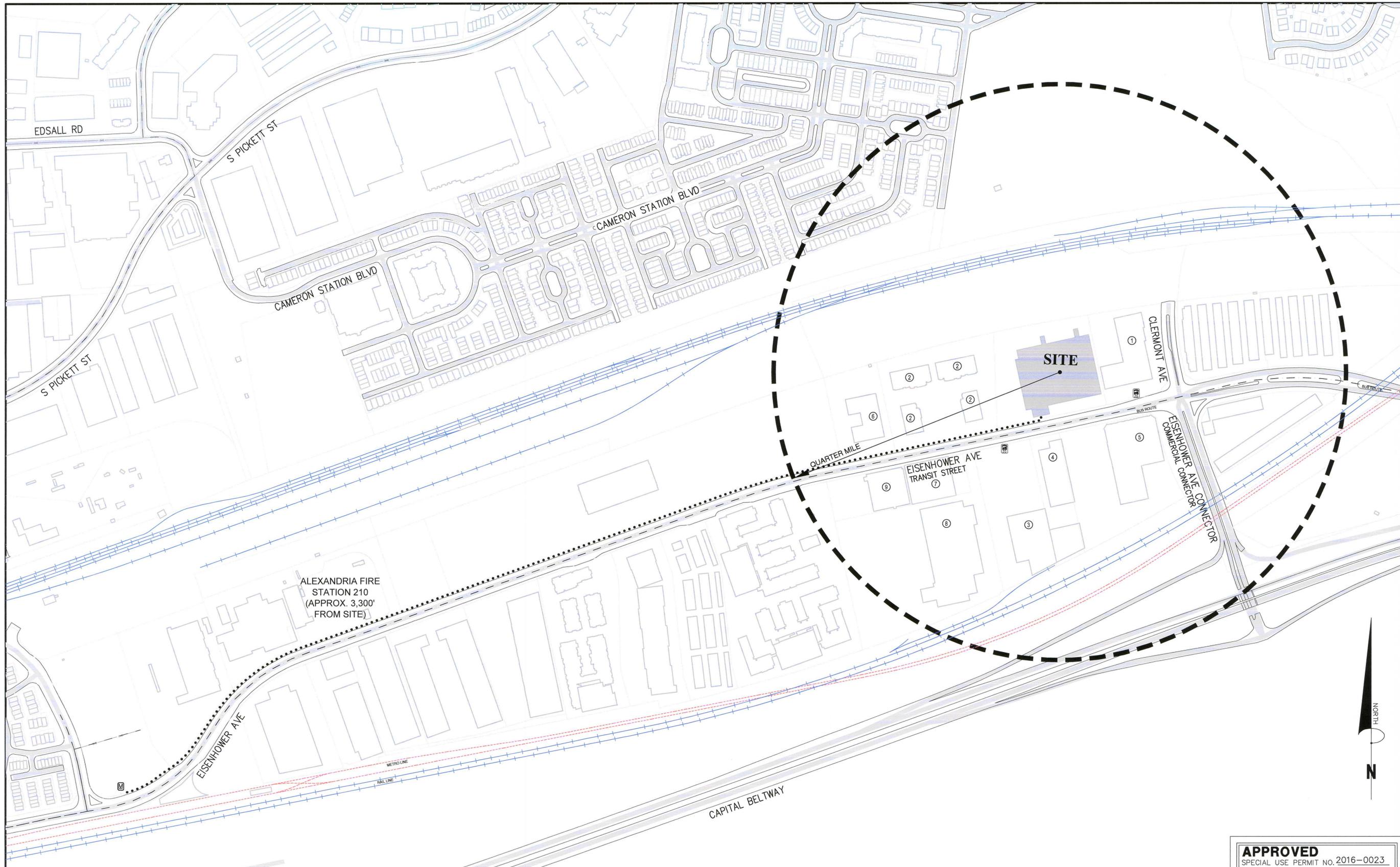
4607 EISENHOWER AVENUE
FLOOR & DECOR STORE # VA-ALEX-2017

CITY OF ALEXANDRIA

PLAN STATUS

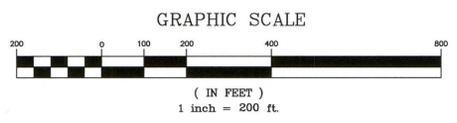
DATE	DESCRIPTION
6/13/16	CONCEPT STAGE I & II
7/18/16	PRELIMINARY SITE PLAN
8/16/16	PRELIMINARY SITE PLAN

DATE	DESCRIPTION
DD	TH SL
DESIGN	DRAWN CHKD
SCALE	H: N/A
JOB No. 4636-05-002	
DATE : JUNE 2016	
FILE No. 4636-05-002	
SHEET C2.00	



PLAN STATUS	
6/13/16	CONCEPT STAGE I & II
7/18/16	PRELIMINARY SITE PLAN
8/16/16	PRELIMINARY SITE PLAN

PROPERTY	PARCEL ID	ADDRESS	PROPERTY NAME	LAND DESCRIPTION	OWNER ADDRESS				LAND SF	ZONING
1	069.01-01-03	4601 EISENHOWER AV	LOT 500 PROP OF BOGLE INDUSTRIES INC	OFFICE/COMM WHSE (486)	LPC COMMERCIAL SERVICES	WASHINGTON	DC	20005	128000	OCM(100)
2	069.01-01-01	4701 EISENHOWER AV	INDUSTRIAL FLEX MALL BUILDING	OFFICE/COMM WHSE (486)	PO BOX 25025	DEPT PT	VA	21301	130680	OCM(100)
3	069.03-01-12	4700 EISENHOWER AV	PINGREE 2000 REAL ESTATE HOLDINGS LLC	OFFICE/COMM WHSE (486)	600 CORPORATE PARK DRIVE	ST LOUIS	MO	63105	88860	OCM(100)
4	069.03-01-11	4650 EISENHOWER AV	CUBESMART L P	SELF STORAGE FACILITY (485)	PTA CS 591 PO BOX 320099	ALEXANDRIA	VA	22320	80602	OCM(100)
5	069.03-01-13	4600 EISENHOWER AV	JMDH REAL ESTATE OF ALEXANDRIA II LLC	OFFICE/COMM WHSE (486)	15-24 132ND ST	COLLEGE POINT	NY	11356	230991	OCM(100)
6	068.04-01-04	4875 EISENHOWER AV	AMC FEDERAL CREDIT UNION	OFFICE BLDG	4875 EISENHOWER AV	ALEXANDRIA	VA	22304	100536	OCM(100)
7	068.04-01-18	4740 EISENHOWER AV	YATES AUTO PARTS	DISTRIBUTION WAREHOUSE	PO BOX 510	OCCOQUAN	VA	22125	51385	OCM(100)
8	068.04-01-17	4720 EISENHOWER AV	FED EX SHIPPING CENTER	OFFICE/COMM WHSE (486)	1808 SWIFT DR	OAK BROOK	IL	60523	390652	OCM(100)
9	068.04-01-16	4750 EISENHOWER AV	INDUSTRIAL FLEX MALL BUILDING	OFFICE/COMM WHSE (486)	4750 EISENHOWER AV	ALEXANDRIA	VA	22304	64251	OCM(100)



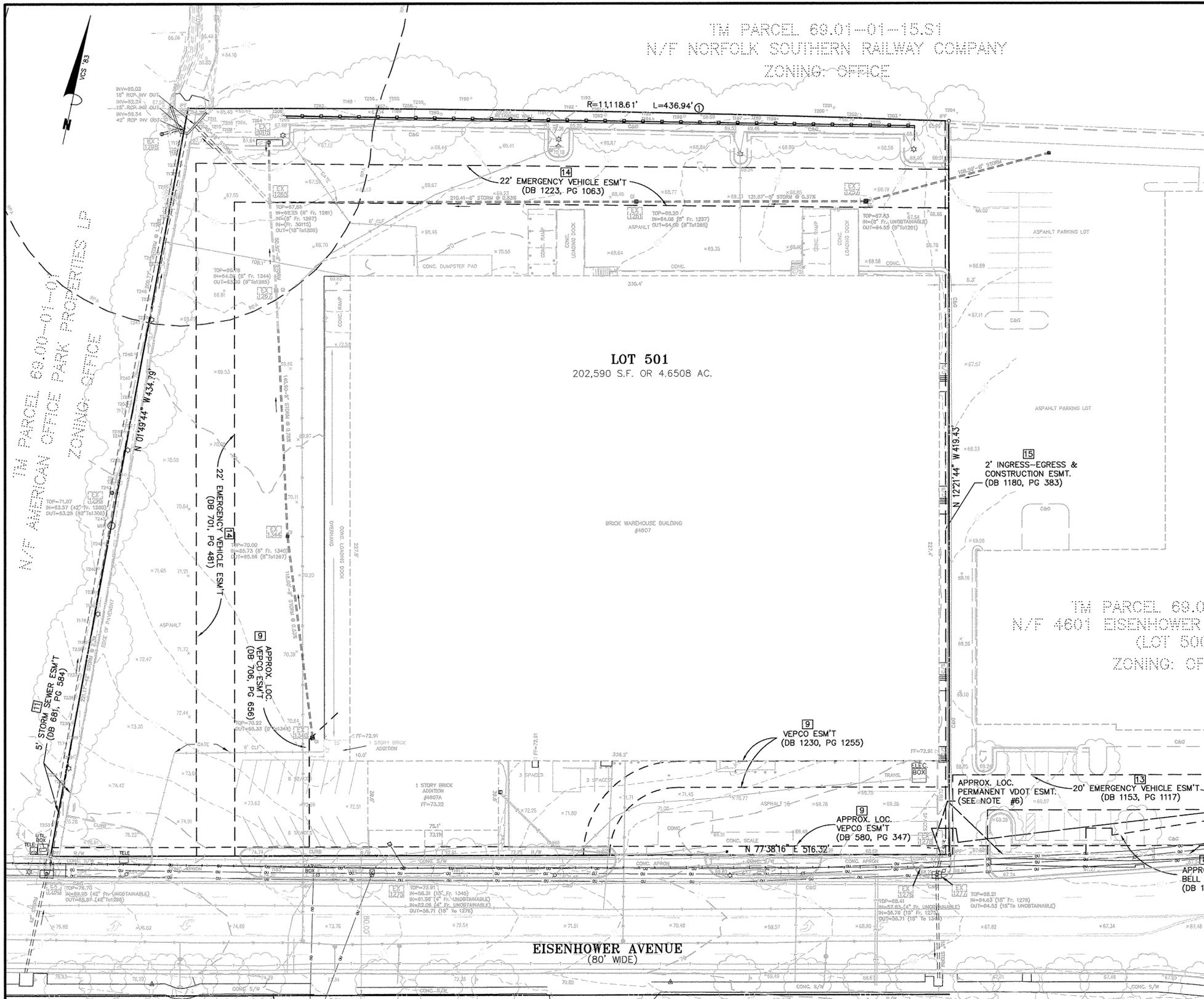
LEGEND	
	METRO STATION
	BUS STOP
	BUS ROUTE
	RAIL LINE
	METRO LINE
	DISTANCE TO METRO (4,685 FEET)

APPROVED
SPECIAL USE PERMIT NO. 2016-0023
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. _____

DATE	DESCRIPTION	
DD	TH	SL
DESIGN	DRAWN	CHKD
SCALE: H: 1" = 200'		
V:		
JOB NO. 4636-05-002		
DATE: JUNE 2016		
FILE NO. 4636-05-002		
SHEET C3.00		



TM PARCEL 69.01-01-15.S1
N/F NORFOLK SOUTHERN RAILWAY COMPANY
ZONING: OFFICE

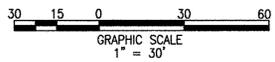
LOT 501
202,590 S.F. OR 4.6508 AC.

TM PARCEL 69.00
N/F 4601 EISENHOWER
(LOT 500)
ZONING: OFF

EISENHOWER AVENUE
(80' WIDE)

LEGEND

GI	=	GRATE INLET	STM	=	STORM	■	=	STORM GRATE
☆	=	LIGHT POLE	SEW	=	SEWER	▽	=	STORM INVERT
MH	=	MANHOLE	C/S	=	CONCRETE STOOP	○	=	SANITARY MANHOLE
CONC.	=	CONCRETE	□	=	SANITARY CLEAN OUT	⊙	=	SIGN
C&G	=	CURB & GUTTER	◇	=	ELECTRIC BOX	⊙	=	CONIFEROUS TREE
DB	=	DEED BOOK	▽	=	FLOOR ELEV	—	=	FENCE LINE
PG	=	PAGE	♿	=	HANDICAP	—	=	UNDERGROUND ELECTRIC
ESM'T	=	EASEMENT	⊕	=	FIRE HYDRANT	—	=	UNDERGROUND GAS
CLF	=	CHAIN LINK FENCE	⊙	=	MONUMENT	—	=	UNDERGROUND TELECOMMUNICATION
S/W	=	SIDEWALK	⊙	=	STORM MANHOLE	—	=	UNDERGROUND WATER
FC	=	FACE OF CURB	⊙	=	MONUMENT	—	=	PROPERTY LINE
TRANS	=	TRANSFORMER	⊙	=	MONUMENT			
IPF	=	IRON PIPE FOUND	⊙	=	WATER VALVE			
VDOT	=	VIRGINIA DEPARTMENT OF TRANSPORTATION						



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1118.61'	436.94'	218.50'	436.91'	N78°41'29"E	021°5'06"

NOTES

- TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. V09-6059, DATED JUNE 3, 2009.
- THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP AS PARCEL 69-00-01-02 AND IS ZONED OCM100.
- THE PROPERTY DELINEATED HEREON IS LOCATED IN FLOOD ZONE "X" (OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF ALEXANDRIA AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 515519 0005 D. DATED MAY 15, 1991.
- THE PERMANANT VDOT EASEMENT IS SHOWN AS DEPICTED ON SHEET 4B OF THE VDOT PROJECT U000-100-V09, RW-201 AND U00-100-109, C-501.
- THE PROPERTIES HORIZONTAL DATUM IS IN NAD83, VA NORTH ZONE; THE VERTICAL DATUM IS NAVD88

ZONING NOTES

THE FOLLOWING INFORMATION WAS TAKEN FROM SEC. 4-1000 OCM(100)/OFFICE COMMERCIAL MEDIUM (100) ZONE, OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.

- SETBACK: FOR NONRESIDENTIAL USES, THERE ARE NO YARD OR OPEN SPACE REQUIREMENTS EXCEPT AS MAY BE APPLICABLE PURSUANT TO THE SUPPLEMENTAL YARD OR SETBACK REGULATIONS OF SECTION 7-1000 AND THE ZONE TRANSITION REQUIREMENTS OF SECTION 7-900.
- HEIGHT: THE MAXIMUM PERMITTED HEIGHT OF A BUILDING IS 100 FEET, EXCEPT THAT ADDITIONAL HEIGHT UP TO A MAXIMUM OF 150 FEET MAY BE APPROVED WITH A SPECIAL USE PERMIT.
- F.A.R.: THE MAXIMUM FLOOR AREA RATIO FOR NONRESIDENTIAL USES IS 1.50.

SCHEDULE B - SECTION II NOTES

- DEED OF EASEMENT TO BELL ATLANTIC-VIRGINIA, INC. RECORDED IN DEED BOOK 1569 AT PAGE 469 AFFECTS LOT 500 AND IS SHOWN ON THE SURVEY.
- EASEMENT AGREEMENTS TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN:
 - DEED BOOK 580 AT PAGE 347 AFFECTS LOT 501
 - DEED BOOK 679 AT PAGE 269 AFFECTS LOT 500
 - DEED BOOK 706 AT PAGE 656 AFFECTS LOT 501
 - DEED BOOK 1167 AT PAGE 1594 AFFECTS LOT 500
 - DEED BOOK 1230 AT PAGE 1255 AFFECTS LOT 501
 - DEED BOOK 1571 AT PAGE 1494 AFFECTS LOT 500
 ALL OF WHICH ARE SHOWN ON THE SURVEY.
- EASEMENT AGREEMENT CONTAINED IN DEED RECORDED IN DEED BOOK 611 AT PAGE 375 AFFECTS LOT 500 AND IS SHOWN ON THE SURVEY.
- EASEMENT TO THE CITY OF ALEXANDRIA RECORDED IN DEED BOOK 681 AT PAGE 584 AFFECTS LOT 501 AND IS SHOWN ON THE SURVEY.
- PLAT ATTACHED TO DEED OF RESUBDIVISION RECORDED IN DEED BOOK 830 AT PAGE 249 SHOWS THE FOLLOWING AS TO LOT 500:
 - SLOPE MAINTENANCE EASEMENT
 - EXISTING TEN (10) FOOT SANITARY SEWER EASEMENT
 - EXISTING EIGHTY (80) FOOT RIGHT OF WAY RESERVATION
 ALL OF WHICH ARE SHOWN ON THE SURVEY.
- PLAT ATTACHED TO DEED OF EASEMENT RECORDED IN DEED BOOK 1153 AT PAGE 1117 SHOWS THE FOLLOWING, AS TO LOT 500:
 - TEN (10) FOOT PRIVATE STORM DRAINAGE EASEMENT
 - TWENTY (20) FOOT EMERGENCY VEHICLE EASEMENT
 - TWENTY (20) FOOT STORM DRAINAGE EASEMENT
 - TEN (10) PRIVATE STORM DRAINAGE EASEMENT
 - FIFTEEN (15) FOOT PRIVATE STORM DRAINAGE EASEMENT
 ALL OF WHICH ARE SHOWN ON THE SURVEY.
- TWENTY-TWO (22) FOOT EMERGENCY VEHICLE EASEMENT RECORDED IN DEED BOOK 1223 AT PAGE 1063 AND IN DEED BOOK 701 AT PAGE 481 AFFECTS LOT 501 AND IS SHOWN ON THE SURVEY.
- PLAT ATTACHED TO DEED OF RESUBDIVISION AND PARTIAL RELEASE RECORDED IN DEED BOOK 1180 AT PAGE 383 SHOWS, AS TO LOT 501:
 - TWO (2) FOOT INGRESS-EGRESS CONSTRUCTION EASEMENT
 - NOTE NO. 3 ON PLAT AS TO INGRESS-EGRESS AND CONSTRUCTION EASEMENT FOR THE USE OF LOT 500 AND ASSIGNS AFFECTS LOT 501 AND IS SHOWN ON THE SURVEY.

LEGAL DESCRIPTION

LOT 501 AS RESUBDIVIDED IN DEED BOOK 1180 AT PAGE 383, AND CONSENTED TO IN DEED BOOK 1181 AT PAGE 1165, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

TOGETHER WITH THE RIGHT OF ACCESS OVER ANY AND ALL ROADS, DRIVEWAYS, PARKING AREAS OR OTHER PAVED AREAS LOCATED ON THAT CERTAIN PROPERTY DESCRIBED AS FOLLOWS:

LOT 500 AS RESUBDIVIDED IN DEED BOOK 1180 AT PAGE 383 AND CONSENTED TO IN DEED BOOK 1181 AT PAGE 1165 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA.

AND BEING THE SAME PROPERTY CONVEYED TO SECURITY STORAGE COMPANY OF WASHINGTON, A DELAWARE CORPORATION, BY DEED FROM 4607 EISENHOWER ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED SEPTEMBER 28, 1998 AND RECORDED SEPTEMBER 29, 1998 IN DEED BOOK 1662 AT PAGE 1352 AMONG THE LAND RECORDS OF ALEXANDRIA, VIRGINIA.

APPROVED
SPECIAL USE PERMIT NO. 2016-0023
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

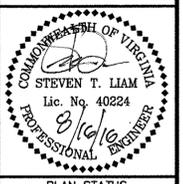
DATE RECORDED _____

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

Bowman
CONSULTING

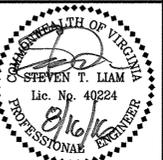
Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 883-5781
www.bowmanconsulting.com

EXISTING CONDITIONS PLAN
4607 EISENHOWER AVENUE
FLOOR & DECOR STORE # VA-ALEX-2017
CITY OF ALEXANDRIA
VIRGINIA



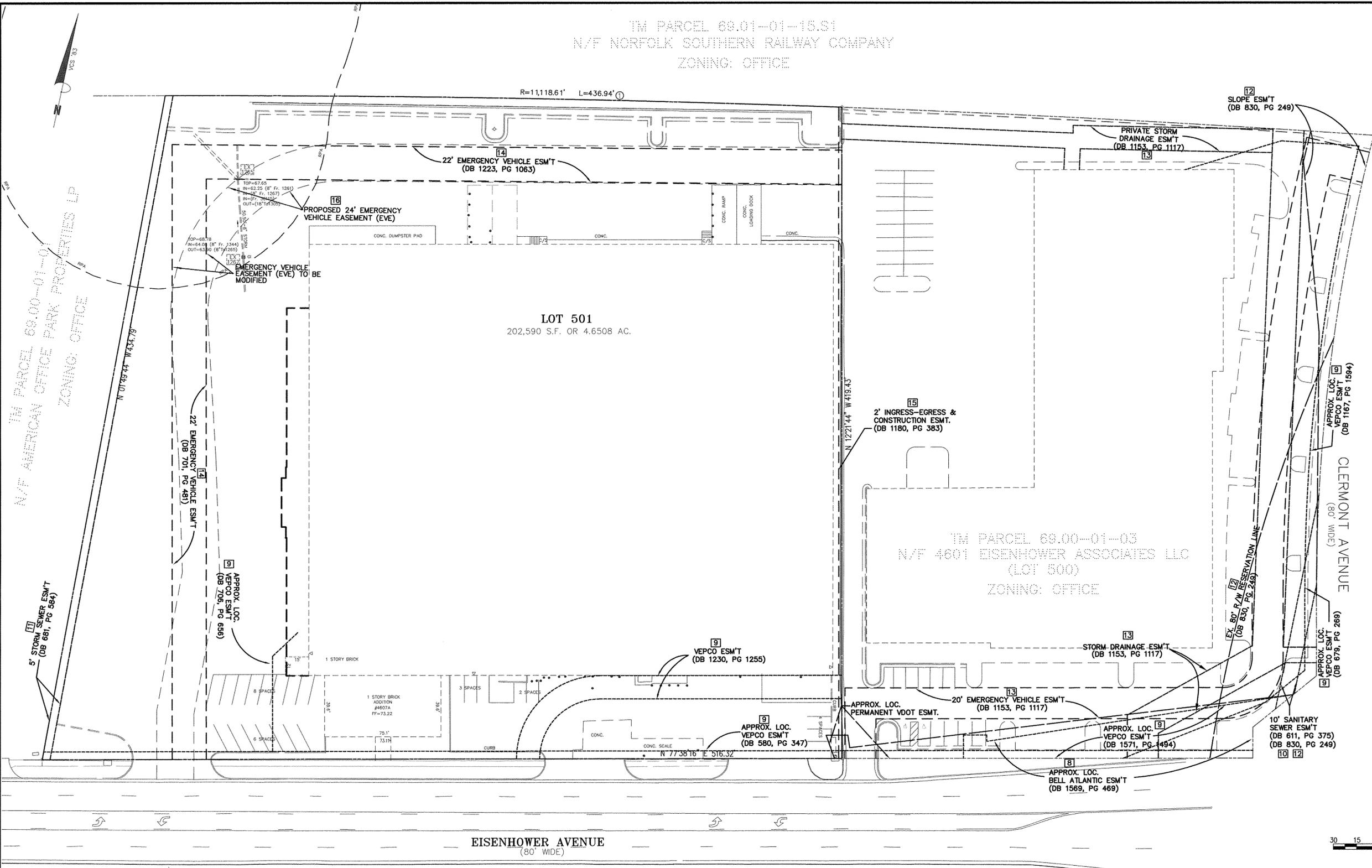
DATE	DESCRIPTION
6/13/16	CONCEPT STAGE I & II
7/18/16	PRELIMINARY SITE PLAN
8/16/16	PRELIMINARY SITE PLAN

DATE	DESCRIPTION	
DD	TH	SL
DESIGN	DRAWN	CHKD
SCALE H: 1" = 30'		
V:		
JOB No. 4636-05-002		
DATE: JUNE 2016		
FILE No. 4636-05-002		
SHEET C4.00		



DATE	DESCRIPTION
6/13/16	CONCEPT STAGE I & II
7/18/16	PRELIMINARY SITE PLAN
8/16/16	PRELIMINARY SITE PLAN

DATE	DESCRIPTION
DD	TH SL
DESIGN	DRAWN CHKD
SCALE H: 1" = 30'	
V:	
JOB No. 4636-05-002	
DATE : JUNE 2016	
FILE No. 4636-05-002	
SHEET C4.10	



SCHEDULE B -- SECTION II NOTES

- 8) DEED OF EASEMENT TO BELL ATLANTIC-VIRGINIA, INC. RECORDED IN DEED BOOK 1569 AT PAGE 469 AFFECTS LOT 500 AND IS SHOWN ON THE SURVEY.
- 9) EASEMENT AGREEMENTS TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN:
 - A) DEED BOOK 580 AT PAGE 347 AFFECTS LOT 501
 - B) DEED BOOK 679 AT PAGE 269 AFFECTS LOT 500
 - C) DEED BOOK 706 AT PAGE 656 AFFECTS LOT 501
 - D) DEED BOOK 1167 AT PAGE 1594 AFFECTS LOT 500
 - E) DEED BOOK 1230 AT PAGE 1255 AFFECTS LOT 501
 - F) DEED BOOK 1571 AT PAGE 1494 AFFECTS LOT 500
 ALL OF WHICH ARE SHOWN ON THE SURVEY.
- 10) EASEMENT AGREEMENT CONTAINED IN DEED RECORDED IN DEED BOOK 611 AT PAGE 375 AFFECTS LOT 500 AND IS SHOWN ON THE SURVEY.
- 11) EASEMENT TO THE CITY OF ALEXANDRIA RECORDED IN DEED BOOK 681 AT PAGE 584 AFFECTS LOT 501 AND IS SHOWN ON THE SURVEY.

- 12) PLAT ATTACHED TO DEED OF RESUBDIVISION RECORDED IN DEED BOOK 830 AT PAGE 249 SHOWS THE FOLLOWING AS TO LOT 500:
 - A) SLOPE MAINTENANCE EASEMENT
 - B) EXISTING TEN (10) FOOT SANITARY SEWER EASEMENT
 - C) EXISTING EIGHTY (80) FOOT RIGHT OF WAY RESERVATION
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- 13) PLAT ATTACHED TO DEED OF EASEMENT RECORDED IN DEED BOOK 1153 AT PAGE 1117 SHOWS THE FOLLOWING, AS TO LOT 500:
 - A) TEN (10) FOOT PRIVATE STORM DRAINAGE EASEMENT
 - B) TWENTY (20) FOOT EMERGENCY VEHICLE EASEMENT
 - C) TWENTY (20) FOOT STORM DRAINAGE EASEMENT
 - D) TEN (10) PRIVATE STORM DRAINAGE EASEMENT
 - E) FIFTEEN (15) FOOT PRIVATE STORM DRAINAGE EASEMENT
 ALL OF WHICH ARE SHOWN ON THE SURVEY.

- 14) TWENTY-TWO (22) FOOT EMERGENCY VEHICLE EASEMENT RECORDED IN DEED BOOK 1223 AT PAGE 1063 AND IN DEED BOOK 701 AT PAGE 481 AFFECTS LOT 501 AND IS SHOWN ON THE SURVEY.
- 15) PLAT ATTACHED TO DEED OF RESUBDIVISION AND PARTIAL RELEASE RECORDED IN DEED BOOK 1180 AT PAGE 383 SHOWS, AS TO LOT 501:
 - A) TWO (2) FOOT INGRESS-EGRESS CONSTRUCTION EASMENT
 - B) NOTE NO. 3 ON PLAT AS TO INGRESS-EGRESS AND CONSTRUCTION EASEMENT FOR THE USE OF LOT 500 AND ASSIGNS
 AFFECTS LOT 501 AND IS SHOWN ON THE SURVEY.

PROPOSED EASEMENTS

- 16) 24' EMERGENCY VEHICLE EASEMENT (EVE)

NOTES

1. SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 160000650 WHICH CONVEYS THE RIGHT OF ACCESS OVER ANY AND ALL ROADS, DRIVEWAYS, PARKING AREAS OR OTHER PAVED AREAS LOCATED ON THAT CERTAIN PROPERTY DESCRIBED AS FOLLOWS: LOT 500 AS RESUBDIVIDED IN DEED BOOK 1180 AT PAGE 383 AND CONSENTED TO IN DEED BOOK 1181 AT PAGE 1165 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VA.

APPROVED
 SPECIAL USE PERMIT NO. 2016-0023
 DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

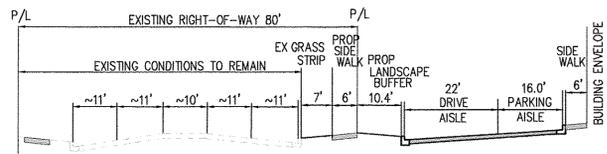
DATE RECORDED _____

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

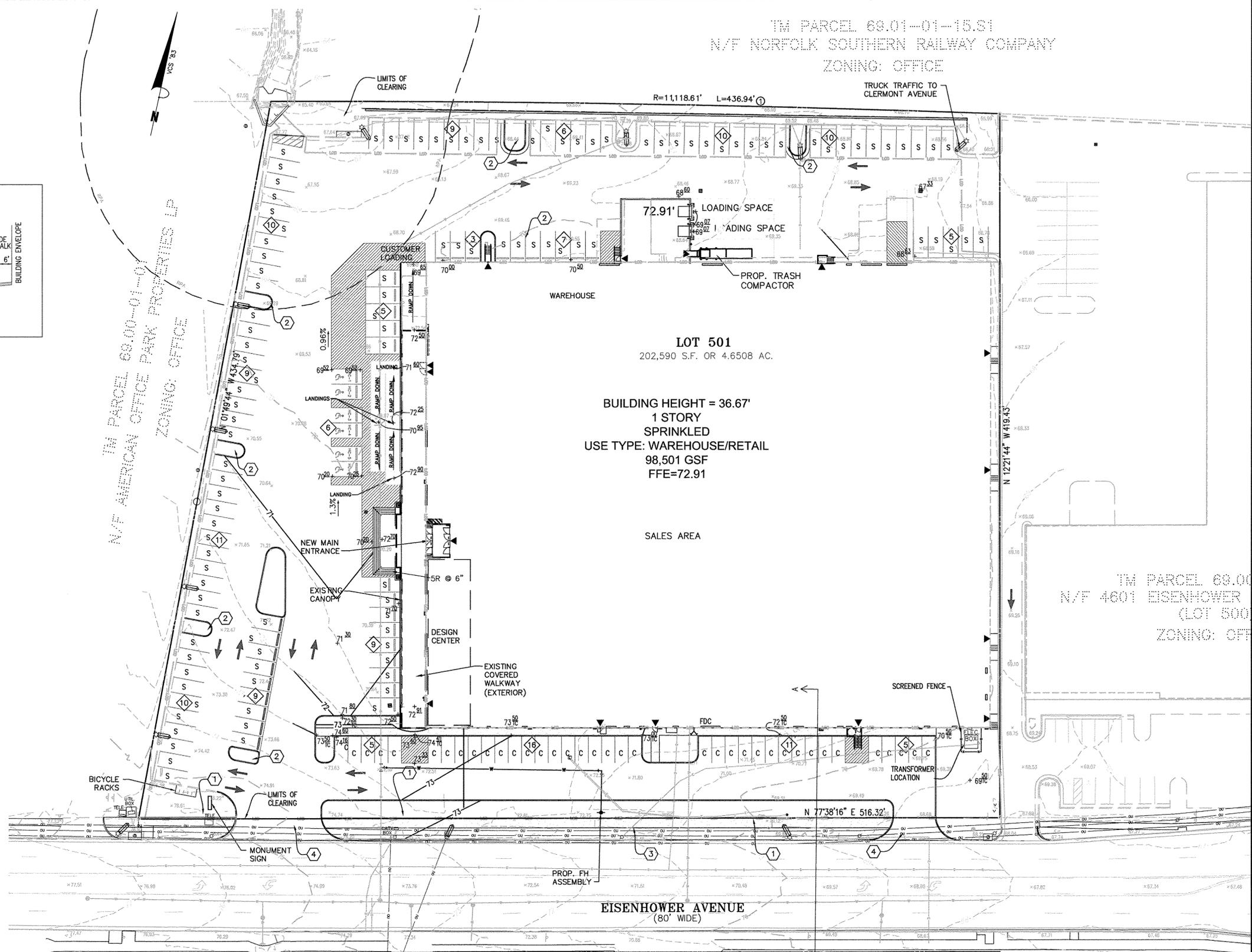
Parking Tabulations				
Required:	1.2 spaces / 230 SF	X	98,501 SF =	514 SPACES
Provided:	113	37	6	156 SPACES
NOTE: PARKING SPACE REDUCTION IS REQUIRED				

Loading Tabulation				
Required:	1 spaces / 20,000 SF	X	97,850 SF =	5 SPACES
Provided:	3			SPACES
NOTE: LOADING SPACE REDUCTION IS REQUIRED.				

TYPICAL SECTION A-A



N.T.S.



LOT 501
202,590 S.F. OR 4.6508 AC.

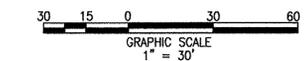
BUILDING HEIGHT = 36.67'
1 STORY
SPRINKLED
USE TYPE: WAREHOUSE/RETAIL
98,501 GSF
FFE=72.91

SALES AREA

TM PARCEL 68.01-01-15.S1
N/F 4601 EISENHOWER
(LOT 500)
ZONING: OFF

SITE LEGEND	
◆	NUMBER OF SPACE IN ROW
①	3 FT PARKING SCREEN/PLANTING ZONE
②	LANDSCAPING BREAK
③	CLOSED DRIVEWAY ENTRANCE
④	RECONSTRUCTED DRIVEWAY ENTRANCE
S	18.5' x 9' STANDARD SPACE
C	16' x 8' COMPACT SPACE

NOTES:
1. ALL CURB RADIUS IS 5' UNLESS OTHERWISE NOTED.
2. SEE SHEET C2.00 FOR OVERALL LEGEND
3. SEE SHEET C5.10 FOR SITE DIMENSIONAL PLAN



APPROVED
SPECIAL USE PERMIT NO. 2016-0023
DEPARTMENT OF PLANNING & ZONING

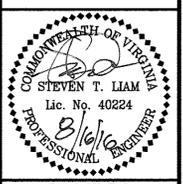
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____

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

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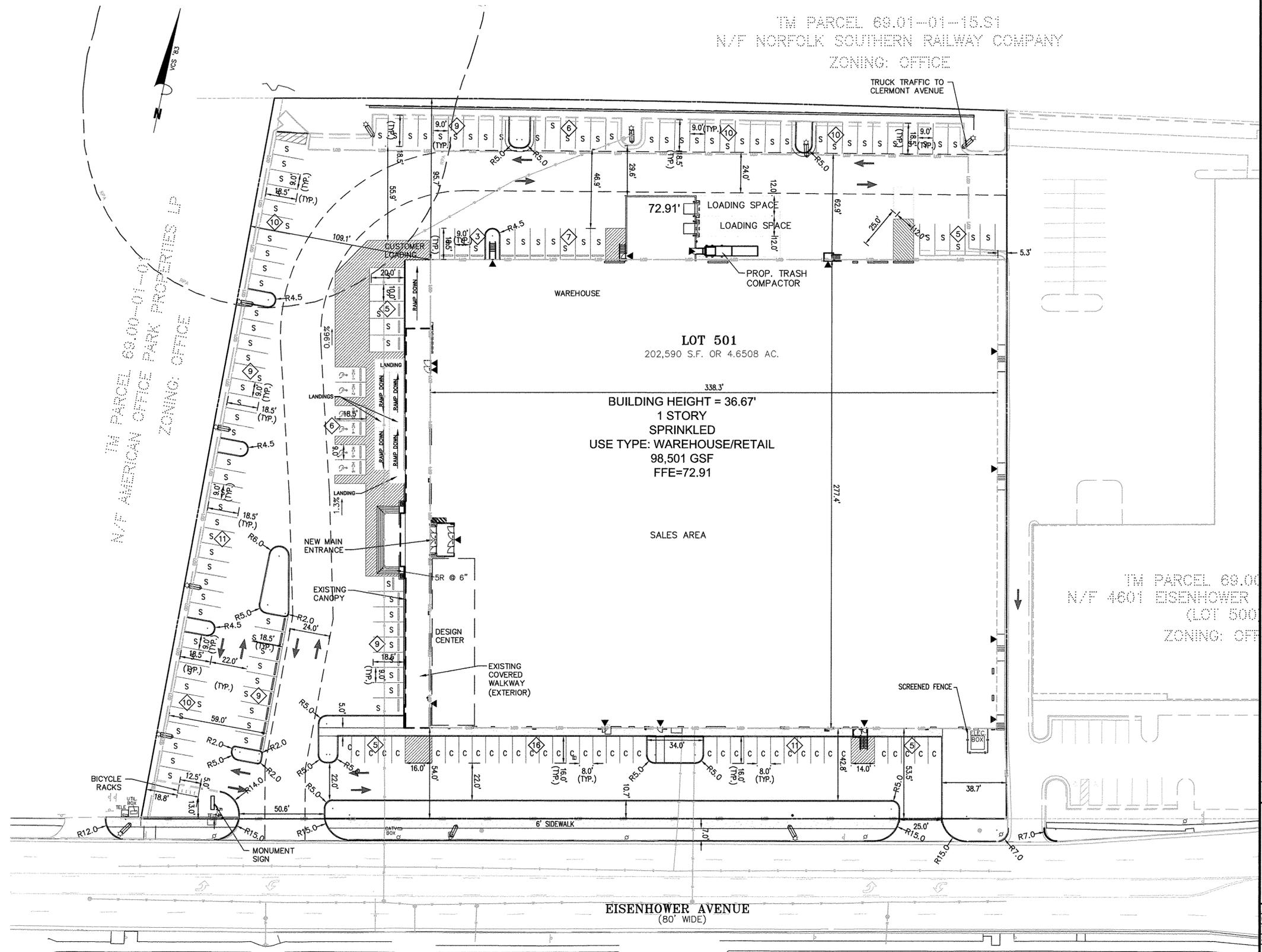
Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Alexandria, Virginia 22314
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Fax: (703) 683-5781
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PRELIMINARY SITE PLAN
4607 EISENHOWER AVENUE
FLOOR & DECOR STORE # VA-ALEX-2017
CITY OF ALEXANDRIA, VIRGINIA

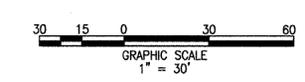


PLAN STATUS	
6/13/16	CONCEPT STAGE I & II
7/18/16	PRELIMINARY SITE PLAN
8/16/16	PRELIMINARY SITE PLAN

DATE	DESCRIPTION
DD	TH
DESIGN	DRAWN
SCALE	H: 1" = 30'
SCALE	V:
JOB NO.	4636-05-002
DATE	JUNE 2016
FILE NO.	4636-05-002
SHEET	C5.00



NOTES:
1. ALL CURB RADIUS IS 5' UNLESS OTHERWISE NOTED.
2. SEE SHEET C2.00 FOR LEGEND



APPROVED
SPECIAL USE PERMIT NO. 2016-0023
DEPARTMENT OF PLANNING & ZONING

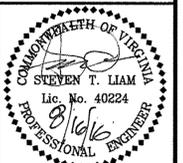
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____

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

Bowman
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Phone: (703) 548-2188
Fax: (703) 683-5781
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DIMENSIONAL PLAN
4607 EISENHOWER AVENUE
FLOOR & DECOR STORE # VA-ALEX-2017
CITY OF ALEXANDRIA, VIRGINIA

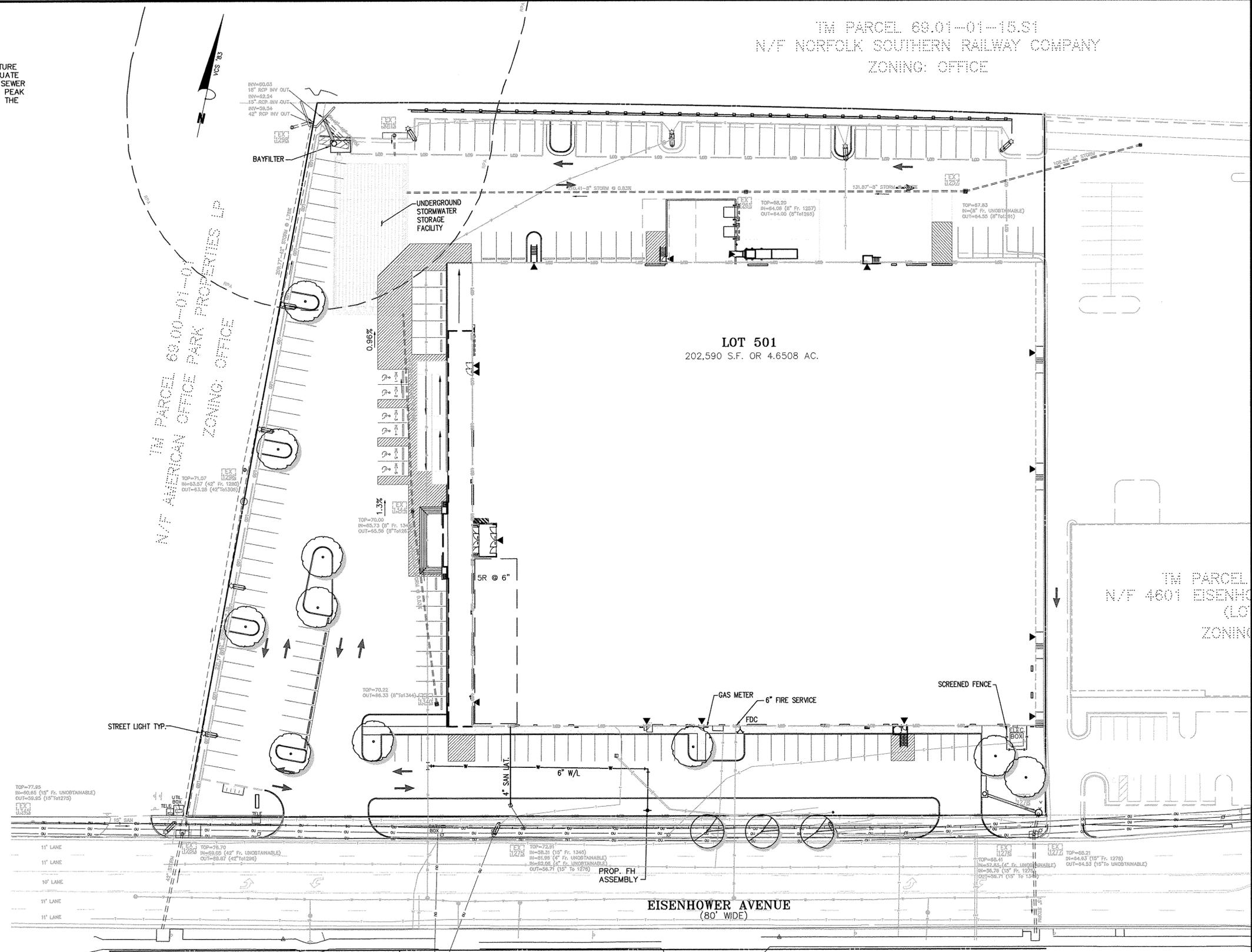


PLAN STATUS	DATE	DESCRIPTION
6/13/16	CONCEPT STAGE I & II	
7/18/16	PRELIMINARY SITE PLAN	
6/16/16	PRELIMINARY SITE PLAN	

DATE	DESCRIPTION
DD	TH SL
DESIGN	DRAWN CHKD
SCALE H: 1" = 30'	
JOB No. 4636-05-002	
DATE: JUNE 2016	
FILE No. 4636-05-002	

SANITARY NARRATIVE

THE EXISTING WAREHOUSE PROVIDED 3 RESTROOM FACILITIES. THE RENOVATED WAREHOUSE/RETAIL WILL PROVIDE 1 RESTROOM FACILITY. THE REDUCTION OF FIXTURE UNITS AND USE OF THE BUILDING DOES NOT WARRANT A SANITARY SEWER ADEQUATE OUTFALL ANALYSIS. PER MEMORANDUM TO INDUSTRY NO 06-14 NEW SANITARY SEWER CONSTRUCTION AND ADEQUATE OUTFALL ANALYSIS IF THE ADDITIONAL ESTIMATED PEAK WASTE WATER FLOW EXCEEDS 10,000 GALLONS PER DAY A STUDY IS REQUIRED. THE ESTIMATED SINGLE RESTROOM WILL GENERATE 1,440 GALLONS PER DAY.



TM PARCEL 69.01-01-15.S1
N/F NORFOLK SOUTHERN RAILWAY COMPANY
ZONING: OFFICE

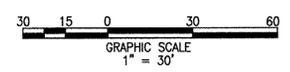
TM PARCEL 69.00-01-01
N/F AMERICAN OFFICE PARK PROPERTIES LP
ZONING: OFFICE

LOT 501
202,590 S.F. OR 4.6508 AC.

TM PARCEL
N/F 4601 EISENHOWER AVENUE
ZONING: OFFICE

EISENHOWER AVENUE
(80' WIDE)

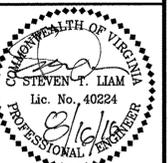
NOTES:
-EASEMENTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
-PROPOSED FIRE HYDRANTS ARE PRIVATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE REPRESENTATIVE TO MAINTAIN.



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UTILITY PLAN
4607 EISENHOWER AVENUE
FLOOR & DECOR STORE # VA-ALEX-2017
CITY OF ALEXANDRIA VIRGINIA



PLAN STATUS	
6/13/16	CONCEPT STAGE 1 & II
7/18/16	PRELIMINARY SITE PLAN
8/16/16	PRELIMINARY SITE PLAN

APPROVED
SPECIAL USE PERMIT NO. 2016-0023
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. _____

DATE	DESCRIPTION	
DD	TH	SL
DESIGN	DRAWN	CHKD
SCALE H: 1" = 30'		
JOB No. 4636-05-002		
DATE: JUNE 2016		
FILE No. 4636-05-002		
SHEET C6.00		

Site Summary

Total Rainfall (in):	43
Total Disturbed Acreage:	2.12

Print Preview

Print

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.18	0.18	8
Impervious Cover (acres)	0.00	0.00	0.00	1.94	1.94	92
				2.12	2.12	100

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.17	0.17	8
Impervious Cover (acres)	0.00	0.00	0.00	1.95	1.95	92
				2.12	2.12	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-ReDevelopment	Post-Development (New Impervious)	Adjusted Pre-ReDevelopment
Site Rv	0.89	0.89	0.95	0.89
Treatment Volume (ft ³)	6,879	6,844	34	6,844
TP Load (lb/yr)	4.32	4.30	0.02	4.30

Total TP Load Reduction Required (lb/yr)	0.88	0.86	0.02
--	------	------	------

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	30.92	30.80

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
---	-----

Total Runoff Volume Reduction (ft ³)	0
Total TP Load Reduction Achieved (lb/yr)	0.88
Total TN Load Reduction Achieved (lb/yr)	0.00
Remaining Post Development TP Load (lb/yr)	3.45
Remaining TP Load Reduction (lb/yr) Required	0.00

**No further TP load reduction required (Required - Achieved < 0.005 lb/yr. (Remaining TP load reduction < 0.005))

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.17	0.00	0.00	0.00	0.00	0.17
Impervious Cover (acres)	1.95	0.00	0.00	0.00	0.00	1.95
Total Area (acres)	2.12	0.00	0.00	0.00	0.00	2.12

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.88	0.00	0.00	0.00	0.00	0.88
TN Load Reduced (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.17	0.17	8
Impervious Cover (acres)	0.00	0.00	0.00	1.95	1.95	92
				2.12	2.12	100

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.81	2,793.29	0.00	1.75	0.88	0.88	

Total Impervious Cover Treated (acres)	0.81
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. (lb/yr)	0.88
Total TN Load Reduction Achieved in D.A. (lb/yr)	0.00

WEIGHTED "C" FACTOR COMPUTATIONS

C PRE = (0.30 x 0.13Ac. + 0.90 x 2.18Ac.) / 2.31Ac. = 0.87
 C POST = (0.30 x 0.18Ac. + 0.90 x 2.13Ac.) / 2.31Ac. = 0.85

PRE-DEVELOPMENT WATER QUANTITY COMPUTATIONS

Q₂ PRE = (0.87 x 6.2 x 2.31 Ac.) = 12.46 CFS
 Q₁₀ PRE = (0.87 x 9.0 x 2.31 Ac.) = 18.09 CFS

POST-DEVELOPMENT WATER QUANTITY COMPUTATIONS

Q₂ POST = (0.85 x 6.2 x 2.31 Ac.) = 12.17 CFS
 Q₁₀ POST = (0.85 x 9.0 x 2.31 Ac.) = 17.67 CFS

CHANNEL PROTECTION

Q₂ = 12.46 CFS > 12.17 CFS

FLOOD PROTECTION

Q₁₀ = 18.09 CFS > 17.67 CFS

SWM NARRATIVE

THE SITE AREA IS 4.65 AC., THE DISTURBED AREA IS 2.12 AC. THE PERCENTAGE OF DISTURBED AREA ON SITE IS 2.12AC. / 4.65AC. = 45.6%. THEREFORE THE SITE TREATMENT AREA WILL BE THE DISTURBED AREA.

THE SITE REDEVELOPMENT WILL COMPLY WITH ALL STORMWATER MANAGEMENT REQUIREMENTS BY ROUTING PROPOSED RUNOFF TO EXISTING PARKING LOT DRAINAGE INLETS TO A PROPOSED UNDERGROUND SWM VAULT WITH CARTRIDGE FILTERS ON THE DOWN STREAM END OF THE EXISTING STORM SEWER. THE SWM VAULT WILL BE USED TO PROVIDE QUALITY AND QUANTITY CONTROL. FINAL STORMWATER MANAGEMENT SHALL BE DETERMINED DURING FINAL ENGINEERING PHASE. SEE THIS PLAN FOR DETAILS.

STORMWATER QUALITY COMPUTATIONS ARE CALCULATED VIA VIRGINIA RUNOFF REDUCTION SPREADSHEET. PHOSPHORUS LOAD REMOVAL IS ACHIEVED VIA A PROPRIETARY MANUFACTURED TREATMENT DEVICE. THE AFOREMENTIONED UNDERGROUND STORAGE SYSTEM SHALL PROVIDE TREATMENT FLOW TO CARTRIDGES TO PROVIDE TREATMENT.

THE PROPOSED CUMULATIVE SITE AREA OF THE AFOREMENTIONED STORAGE SYSTEM WILL PROVIDE 3830 CF. PER ENERGY BALANCE TABULATION ON THIS SHEET. THIS VALUE IS EQUAL TO THE REQUIRED STORAGE OF 3830 CF. THEREFORE, STORMWATER QUANTITY IS ACHIEVED. SEE THIS SHEET FOR DETAILS. FINAL DESIGN OF VAULTS AND TREATMENT SYSTEM SHALL BE DETERMINED DURING FINAL ENGINEERING PHASE AND IS SUBJECT TO CHANGE. FINAL ENGINEERING WILL BE COMPLIANT PER VRRM SPREADSHEET AND ALEXANDRIA WATER QUALITY DEFAULT.

CHANNEL AND FLOOD PROTECTION ARE SHOWN ON THIS SHEET. USING RATIONAL METHOD, IT HAS BEEN DETERMINED THAT THE 2-YEAR AND 10-YEAR STORM POST-DEVELOPMENT RUNOFF RATES DO NOT EXCEED THE 2-YEAR AND 10-YEAR PRE-DEVELOPMENT RUNOFF RATES, THEREFORE, CHANNEL AND FLOOD PROTECTION HAVE BEEN ACHIEVED FOR THIS SITE.

ALEXANDRIA WATER QUALITY VOLUME DEFAULT

WQV = 1815 X IMPERVIOUS AREA (AC.) / (0.50 INCH DEPTH) WQV = 1815 X 2.11 = 3,830 CF REQUIRED

3,830 CF VOLUME PROVIDED IN PROPOSED UNDERGROUND VAULT (FINAL DESIGN TO BE DETERMINED DURING FINAL ENGINEERING PHASE)

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre)	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.7	2.7	5.2	5.2
CN	96.00	96.00	96.00	96.00
S=1000/CN-10	0.42	0.42	0.42	0.42
0.25	0.08	0.08	0.08	0.08
RV=(P-0.25) ² /(P-0.25)+S	2.26	2.26	4.73	4.73

Q_{Post Development} <= I.F.* (Q_{pre-development}* RV_{pre-development})/RV_{Developed}

I.F. 0.8	
CHANNEL PROTECTION	
Q _{pre-development}	9.23
Q _{Post Development}	9.23
RV _{Post Development (with runoff reduction)}	2.26
Q _{allowable}	7.38
Q _{allowable} /Q _{Post Development} = 0.80	
V _s /V _r	0.18
V _s	0.41
Storage required (cf)	3127

Fig 11.7 of DEQ Manual

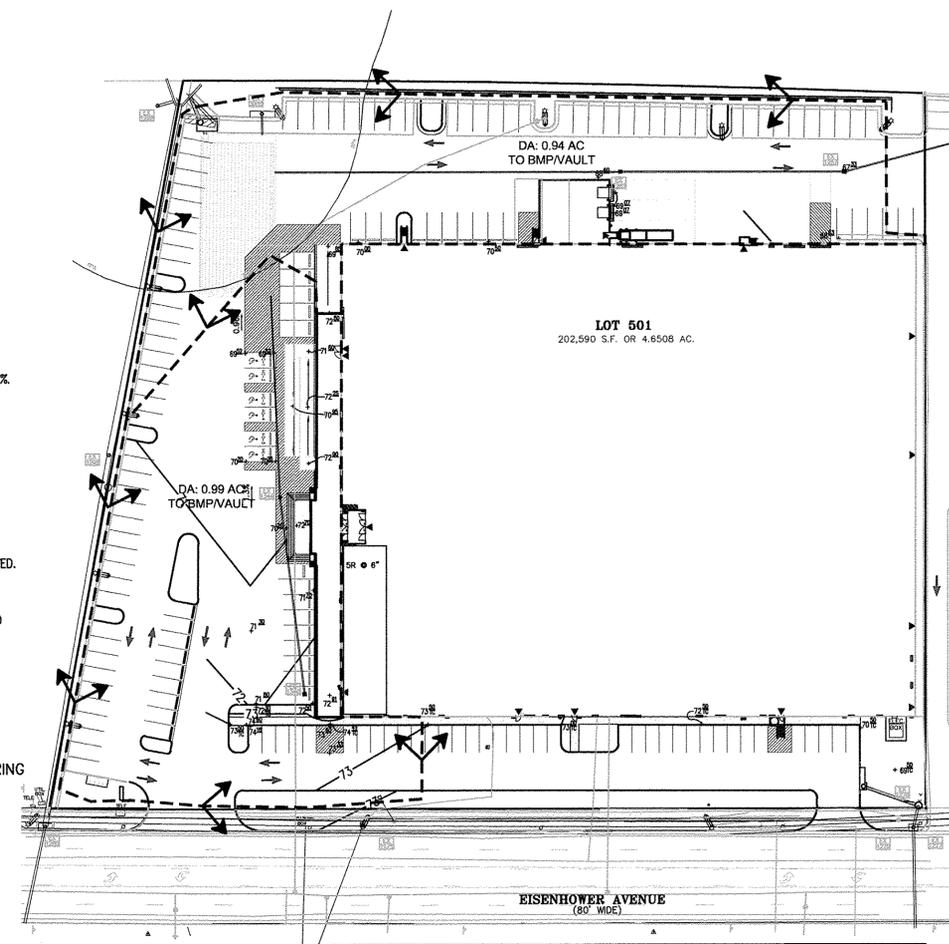
FLOOD CONTROL	
Q _{pre-development}	15.27
Q _{Post Development}	15.27
RV _{Post Development (with runoff reduction)}	4.73
Q _{allowable}	15.27
Q _{allowable} /Q _{Post Development} = 1.00	
V _s /V _r	0.18
V _s	0.85
Storage required (cf)	6554

Pre-ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
2.04	2.04	2.04

Runoff Volume and CN Calculations

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
2.70	2.70	3.20	5.20

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		97	0	0	0	0
RR (ft ³)		0	0	0	0	0
1-year return period	RV w/ RR (ws-in)	2.36	0.00	0.00	0.00	0.00
	RV w/ RR (ws-in)	2.36	0.00	0.00	0.00	0.00
2-year return period	CN adjusted	97	0	0	0	0
	RV w/ RR (ws-in)	2.86	0.00	0.00	0.00	0.00
10-year return period	RV w/ RR (ws-in)	2.86	0.00	0.00	0.00	0.00
	CN adjusted	97	0	0	0	0



Project Description

Development or Redevelopment	Impervious	Permeous	Total
Site Area	1.95 AC	0.17 AC	2.12 AC
On-Site Treated	0.81 AC	0.00 AC	0.81 AC
Off-Site Treated	0.00 AC	0.00 AC	0.00 AC
Total Treated	0.81 AC	0.00 AC	0.81 AC
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	N/A		
Total On-Site Treated or Disconnected			0.81 AC

Water Treatment on site

BMP Type	Area treated by BMP (acres)	Impervious area treated by BMP (acres)	BMP efficiency (%)
Jellyfish	0.81 AC	0.81 AC	50% PHOS Red.

Miscellaneous

Total WQV treated: yes no
 Detention on site: yes no
 Project is within which watershed? Cameron Run
 Project discharges to which body of water? Cameron Run/Potomac River



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STORMWATER MANAGEMENT PLAN
 4607 EISENHOWER AVENUE
 FLOOR & DECOR STORE # VA-ALEX-2017
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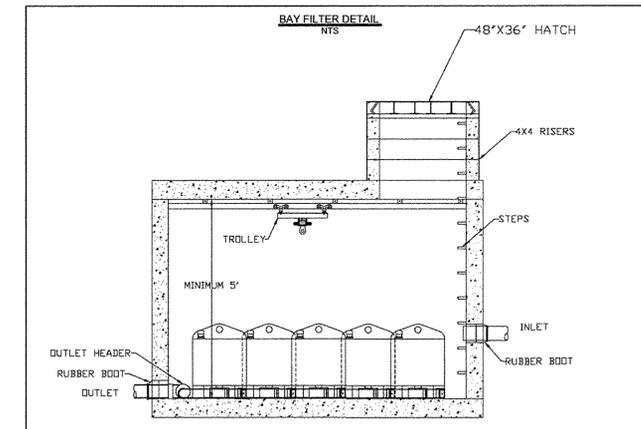
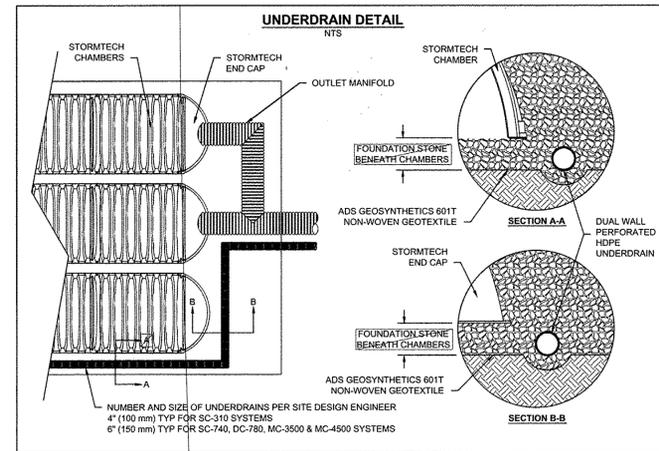
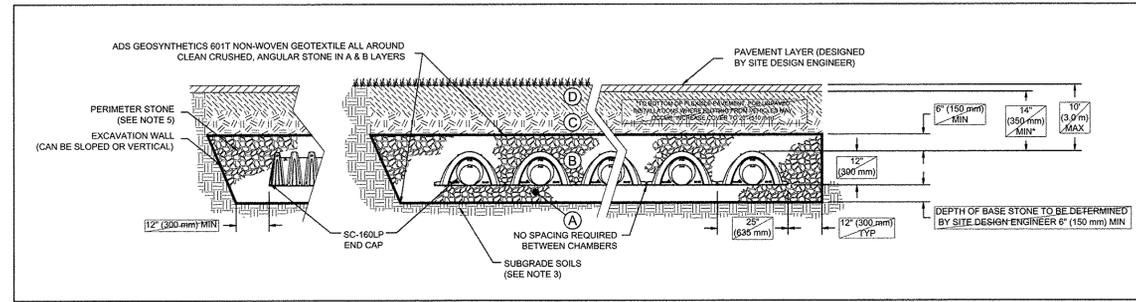


PLAN STATUS
 6/13/16 CONCEPT STAGE I & II
 7/18/16 PRELIMINARY SITE PLAN
 8/16/16 PRELIMINARY SITE PLAN

APPROVED
 SPECIAL USE PERMIT NO. 2016-0023
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____
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JOB No. 4636-05-002	
DATE: JUNE 2016	
FILE No. 4636-05-002	
SHEET C6.10	



STORMWATER CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-160LP OR APPROVED EQUAL.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE ^{AJ}
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL MEET THE MATERIAL REQUIREMENTS IN ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". (NOTE: THE SC160LP CHAMBER CLASSIFICATION HAS NOT YET BEEN ADDED TO THE ASTM F2418 STANDARD)^J
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-160LP SYSTEM^{AJ}

- STORMTECH SC-160LP CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-160LP CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-160LP CONSTRUCTION GUIDE".
- FOUNDATION STONE AND EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- THE DEPTH OF FOUNDATION STONE SHALL BE DETERMINED BASED ON THE SUBGRADE BEARING CAPACITY PROVIDED BY THE SITE DESIGN ENGINEER.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES CONCERNING CHAMBER FOUNDATION DESIGN AND SUBGRADE BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- CHAMBERS SHALL BE INSTALLED "TOE TO TOE". NO ADDITIONAL SPACING BETWEEN ROWS IS REQUIRED.
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR ^{AJ}
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT^{AJ}

- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-160LP CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-160LP CONSTRUCTION GUIDE"^{AJ}
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

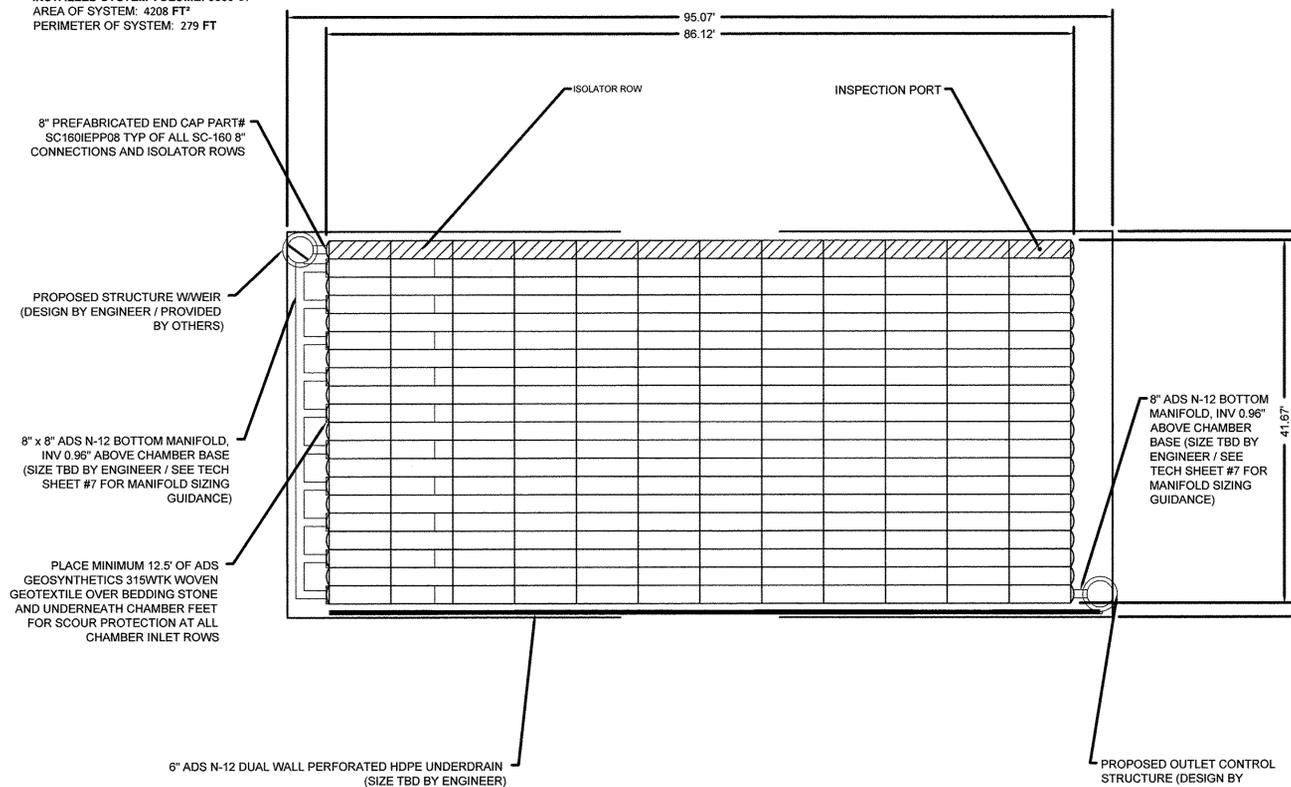
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

COMPUTER GENERATED CONCEPTUAL LAYOUT - NOT FOR CONSTRUCTION

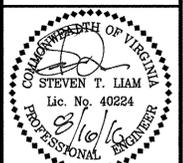
CONCEPTUAL LAYOUT

(240) STORMTECH SC-160 CHAMBERS
 (40) STORMTECH SC-160 END CAPS
 INSTALLED WITH 6" COVER STONE, 6" BASE STONE, 40% STONE VOID
 INSTALLED SYSTEM VOLUME: 3833 CF
 AREA OF SYSTEM: 4208 FT²
 PERIMETER OF SYSTEM: 279 FT



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STORMWATER DETAILS
4607 EISENHOWER AVENUE
 FLOOR & DECOR STORE # VA-ALEX-2017
 CITY OF ALEXANDRIA, VIRGINIA



DATE	DESCRIPTION
6/13/16	CONCEPT STAGE I & II
7/18/16	PRELIMINARY SITE PLAN
8/16/16	PRELIMINARY SITE PLAN

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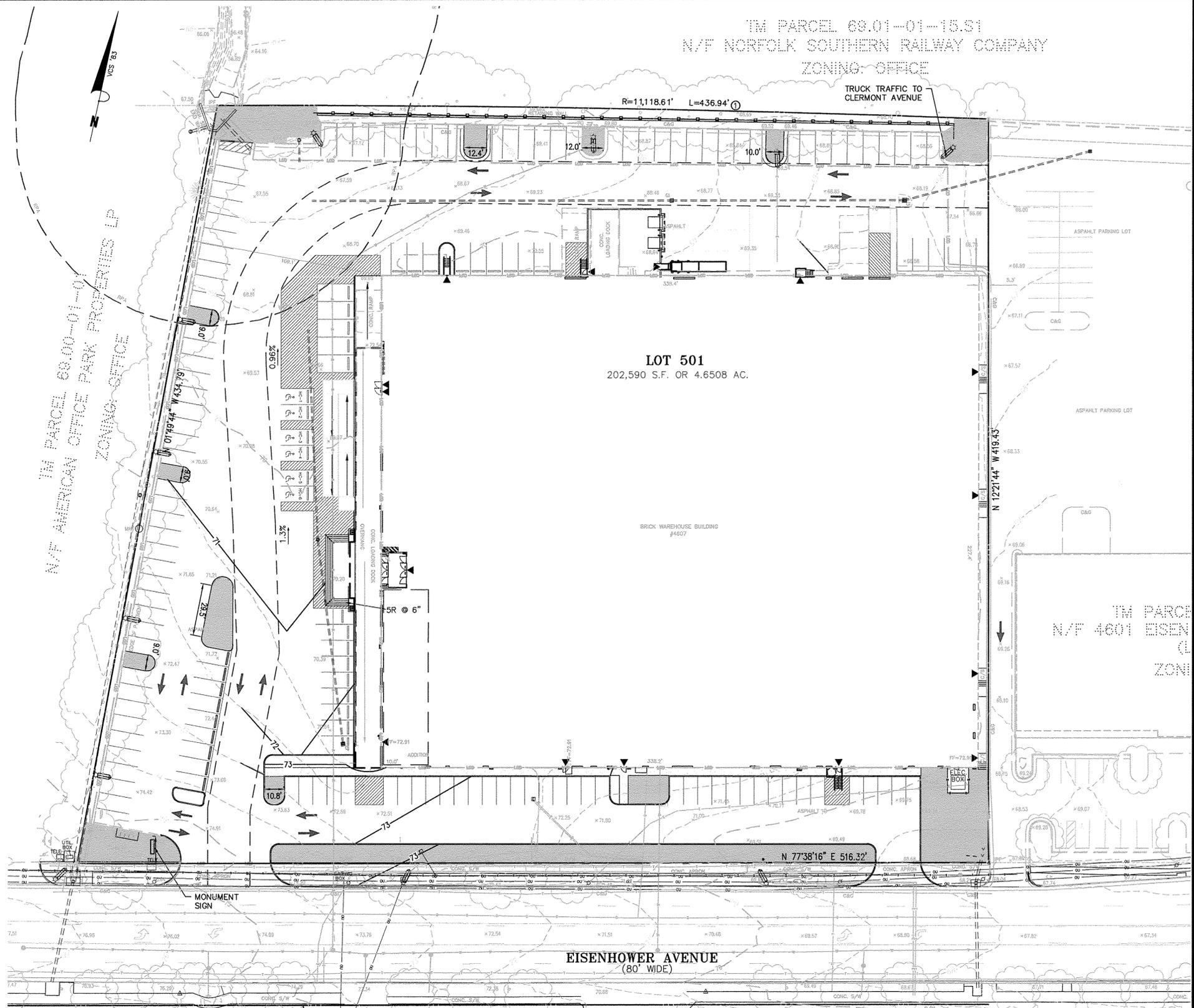
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TM PARCEL 69.01-01-15.S1
N/F NORFOLK SOUTHERN RAILWAY COMPANY
ZONING OFFICE

LOT 501
202,590 S.F. OR 4.6508 AC.

BRICK WAREHOUSE BUILDING #4607

TM PARCEL
N/F 4601 EISEN
ZONING OFFICE

EISENHOWER AVENUE
(80' WIDE)

TRUCK TRAFFIC TO
CLERMONT AVENUE

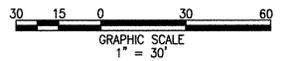
TM PARCEL 69.00-01-01
N/F AMERICAN OFFICE PARK PROPERTIES LP
ZONING OFFICE

LEGEND

OPEN SPACE (GROUND LEVEL)
AREA = 9,970 SF (0.22 AC)

OPEN SPACE COMPUTATIONS

SITE AREA = 202,590 SF (4.6508 AC.)
OPEN SPACE AREA = 9,970 SF (0.22 AC.)
PERCENTAGE OPEN SPACE PROVIDED = 4.8%



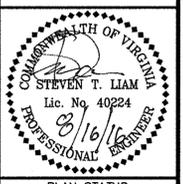
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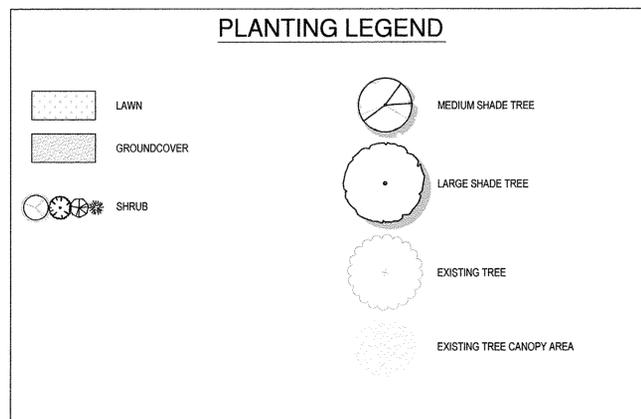
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OPEN SPACE PLAN
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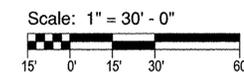
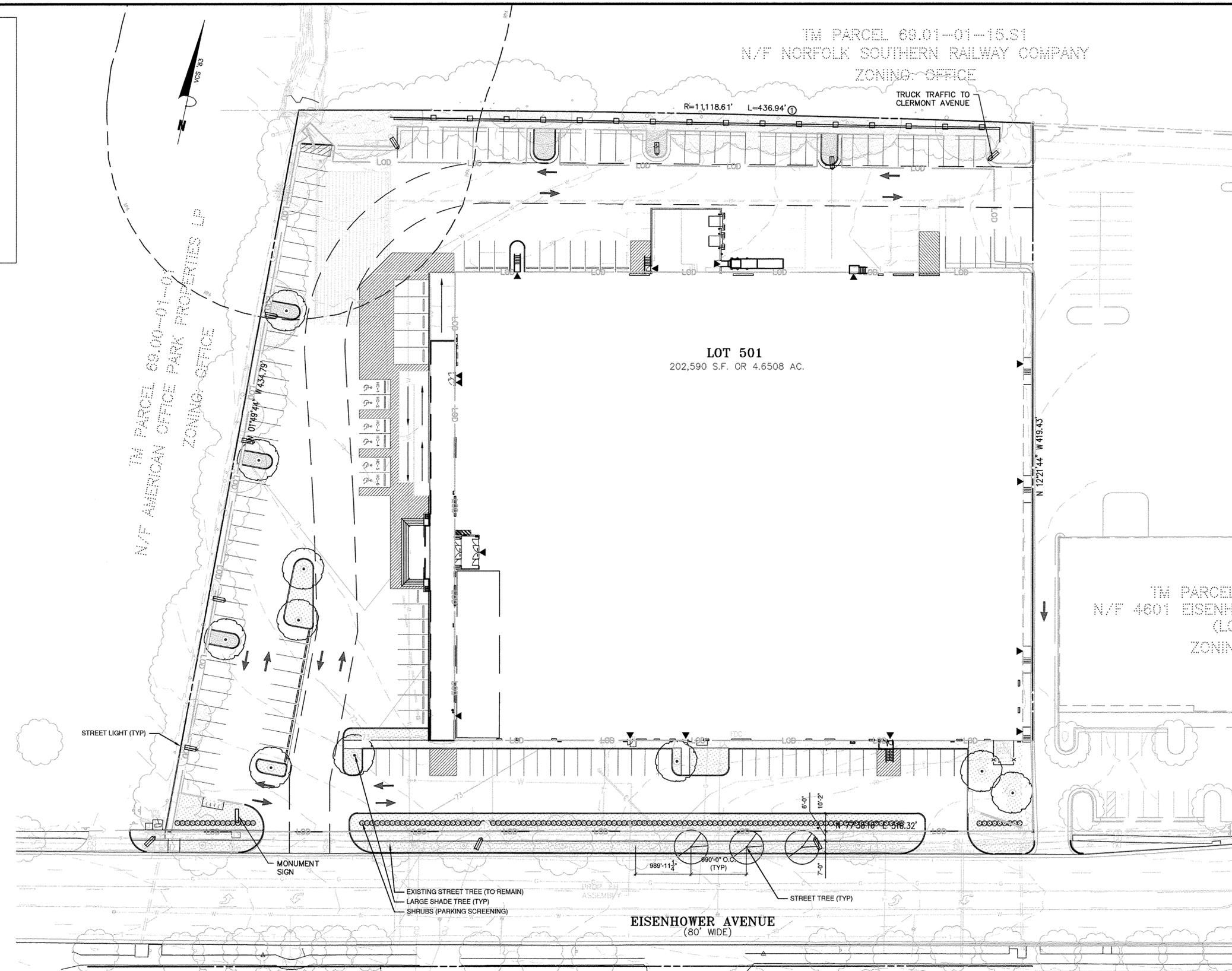
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V: _____		
JOB No. 4636-05-002		
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PRELIMINARY CROWN COVERAGE CALCULATION

SITE AREA:	202,590 SF
CROWN COVERAGE REQUIRED:	50,648 SF (25%)
CROWN COVERAGE PROVIDED:	21,687 SF (11%)
EXISTING TREE CANOPY	9,187 SF
10 PROPOSED LARGE SHADE TREES (1250 SF EA.)	12,500 SF



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LANDSCAPE PLAN

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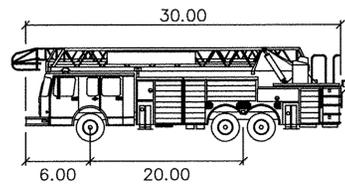
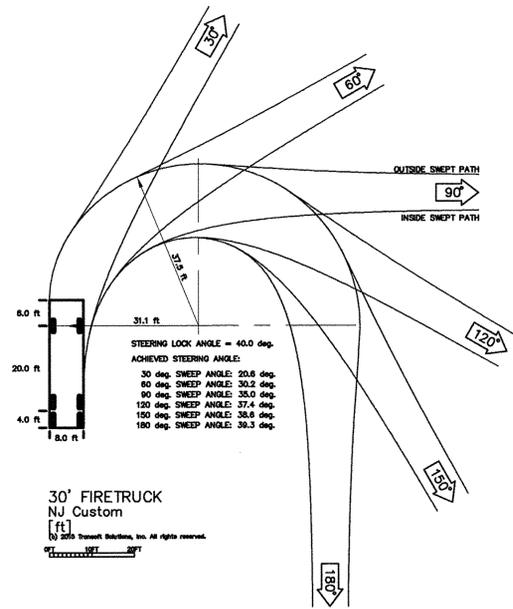
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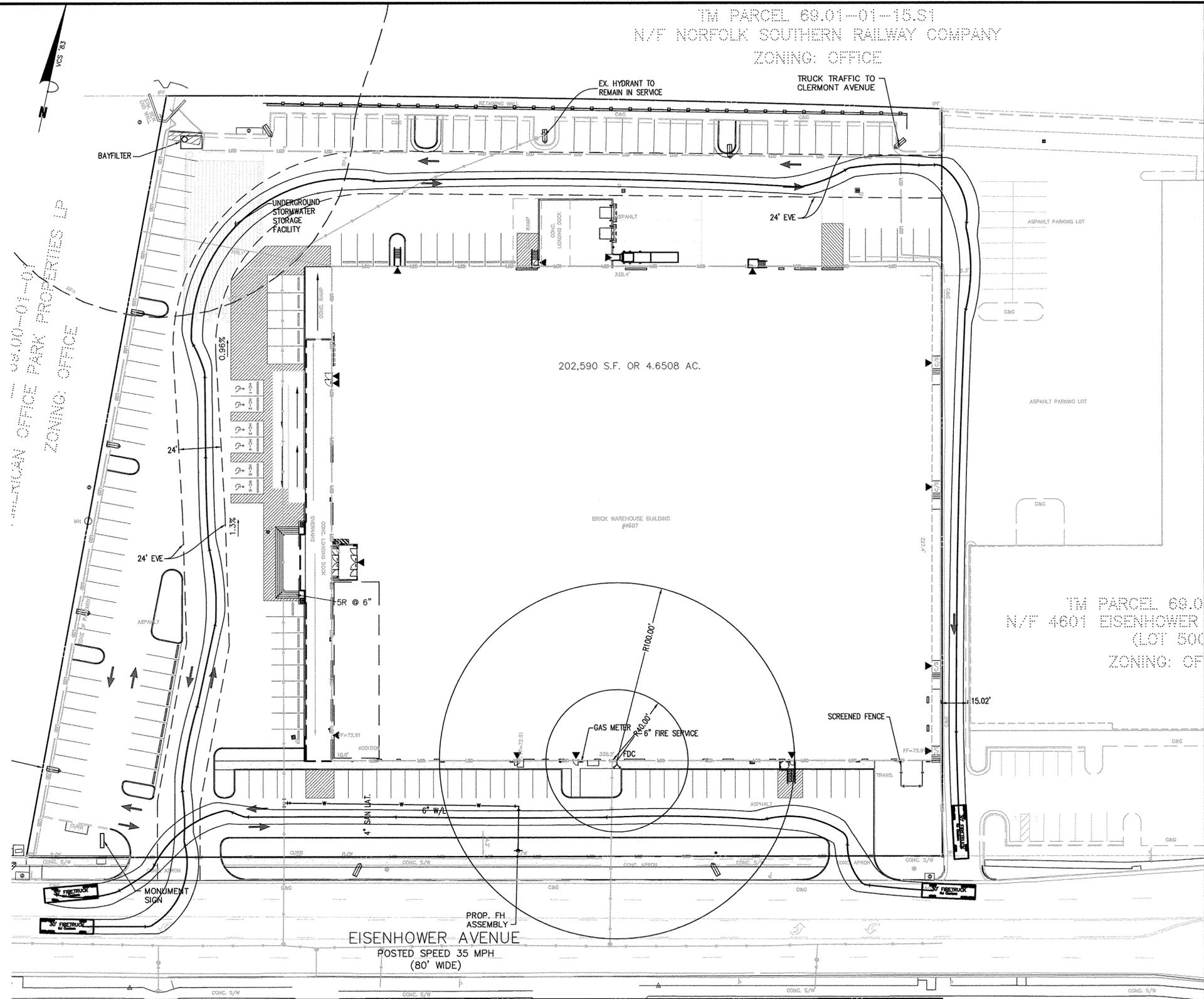
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TM PARCEL 68.01-01-15.S1
 N/F NORFOLK SOUTHERN RAILWAY COMPANY
 ZONING: OFFICE



30' FIRETRUCK feet
 Width : 8.00
 Track : 7.00
 Lock to Lock Time : 6.0
 Steering Angle : 40.0

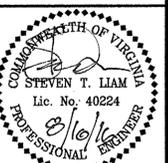
NOTE: PROPOSED FIRE HYDRANTS ARE PRIVATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE REPRESENTATIVE TO MAINTAIN.



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FIRE SERVICE PLAN
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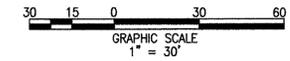
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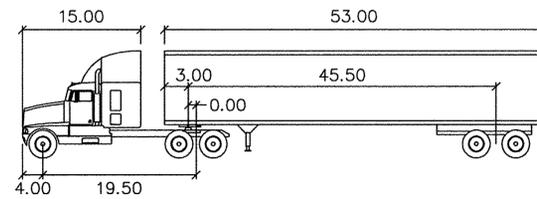
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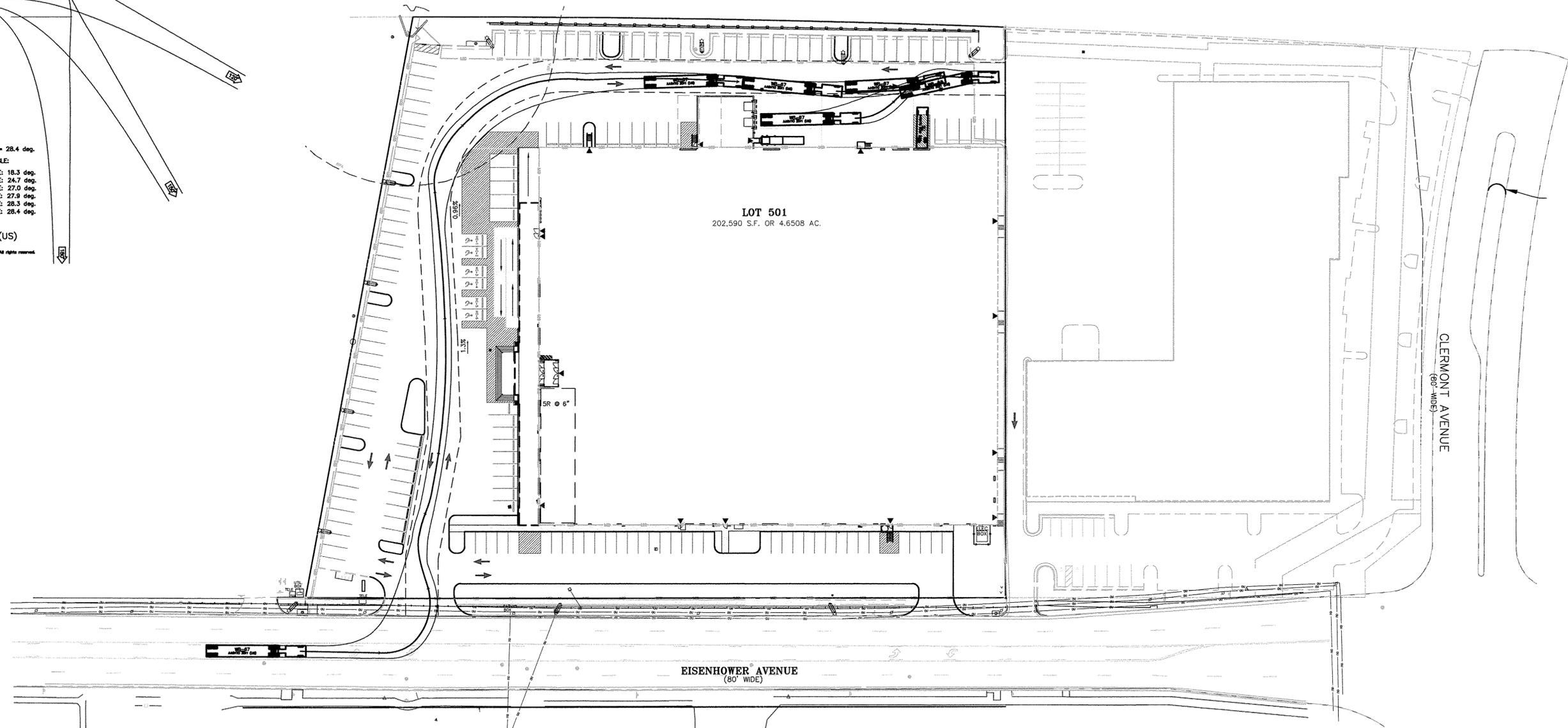
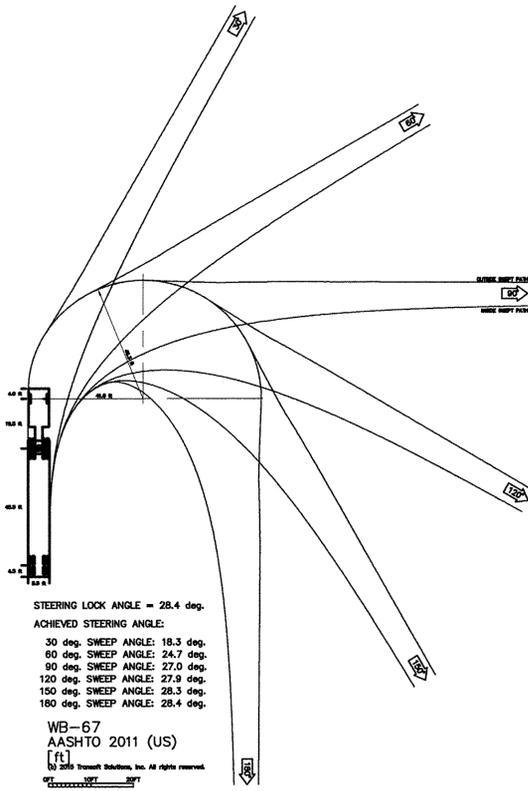
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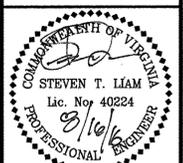


WB-67	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



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LOADING TRUCK TURNING MOVEMENT PLAN
4607 EISENHOWER AVENUE
 FLOOR & DECOR STORE # VA-ALEX-2017
 CITY OF ALEXANDRIA VIRGINIA



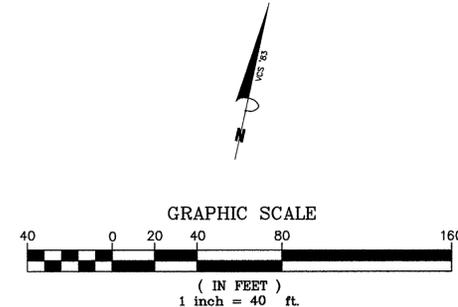
PLAN STATUS	
6/13/16	CONCEPT STAGE I & II
7/18/16	PRELIMINARY SITE PLAN
8/16/16	PRELIMINARY SITE PLAN

APPROVED
 SPECIAL USE PERMIT NO. 2016-0023
 DEPARTMENT OF PLANNING & ZONING

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

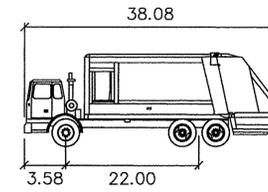
DIRECTOR _____ DATE _____

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

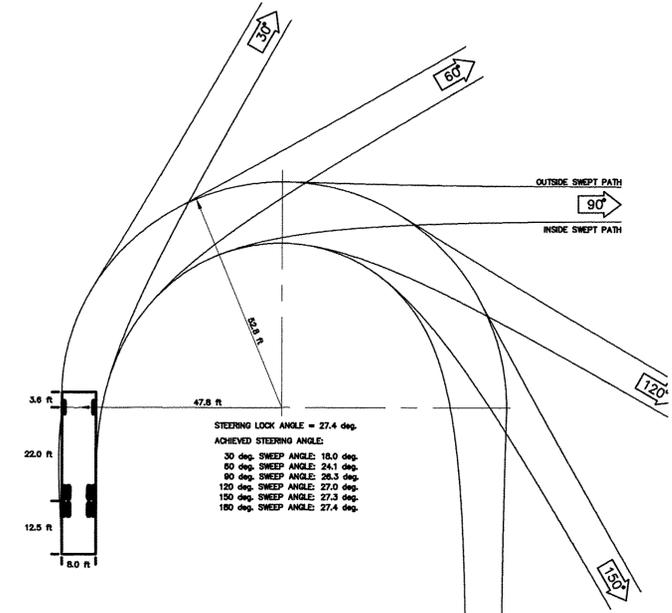


DATE	DESCRIPTION	
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V:		
JOB No. 4636-05-002		
DATE : JUNE 2016		
FILE No. 4636-05-002		
SHEET C9.10		

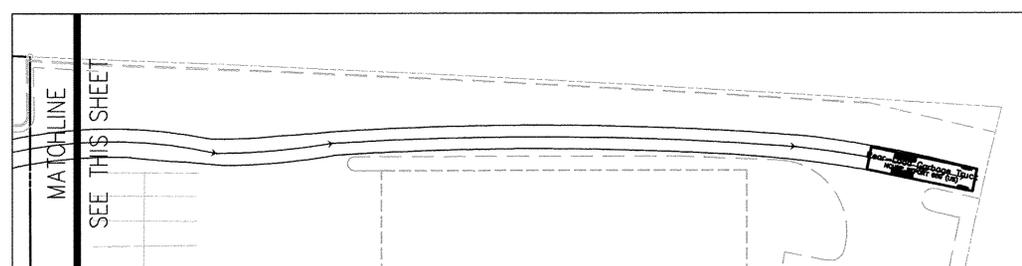
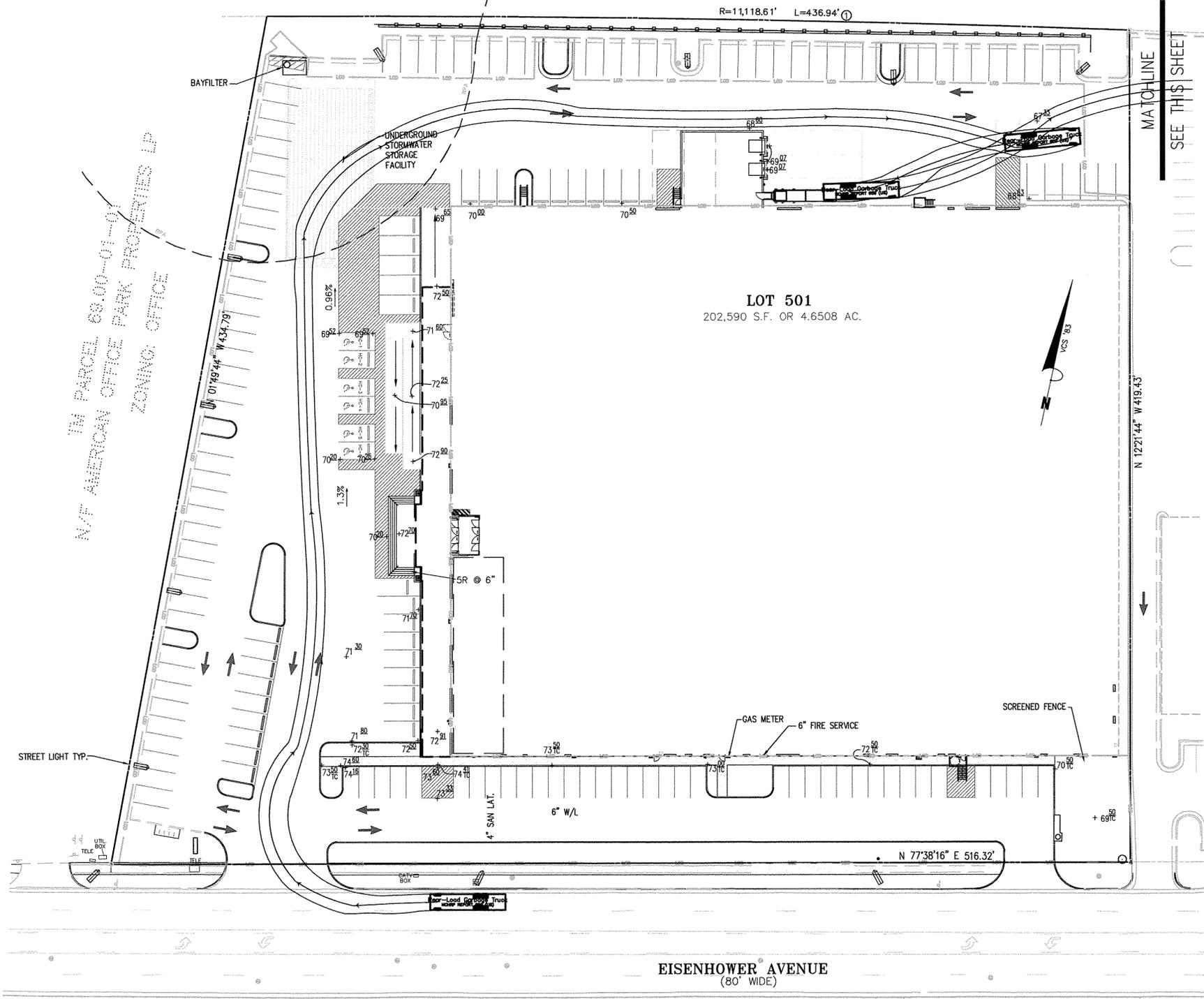
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 N/F NORFOLK SOUTHERN RAILWAY COMPANY
 ZONING: OFFICE



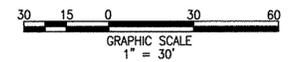
Rear-Load Garbage Truck
 feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 27.4



Rear-Load Garbage Truck
 NCHRP REPORT 659 (US)
 (ft)
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INSET "A"
 1" = 30'



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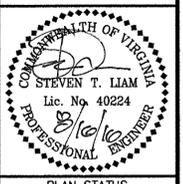
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 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____
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TRASH TRUCK TURNING MOVEMENT PLAN
4607 EISENHOWER AVENUE
 FLOOR & DECOR STORE # VA-ALEX-2017
 CITY OF ALEXANDRIA VIRGINIA



DATE	PLAN STATUS
6/13/16	CONCEPT STAGE I & II
7/18/16	PRELIMINARY SITE PLAN
8/16/16	PRELIMINARY SITE PLAN

DATE	DESCRIPTION	
DD	TH	SL
DESIGN	DRAWN	CHKD
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V:		
JOB No. 4636-05-002		
DATE : JUNE 2016		
FILE No. 4636-05-002		
SHEET C9.20		

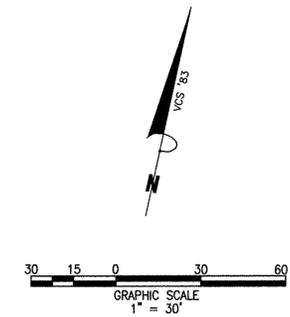
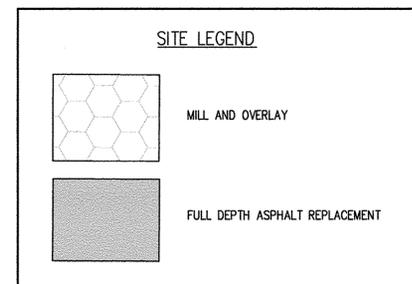
TM PARCEL 69.01-01-15.S1
 N/F NORFOLK SOUTHERN RAILWAY COMPANY
 ZONING: OFFICE

TM PARCEL 69.00-01-01
 N/F AMERICAN OFFICE PARK PROPERTIES LP
 ZONING: OFFICE

LOT 501
 202,590 S.F. OR 4.6508 AC.

TM PARCEL 69.00-01-03
 N/F 4601 EISENHOWER ASSOCIATES LLC
 (LOT 500)
 ZONING: OFFICE

EISENHOWER AVENUE
 (80' WIDE)



APPROVED
 SPECIAL USE PERMIT NO. 2016-0023
 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. _____

PLAN STATUS

6/13/16	CONCEPT STAGE 1 & II
7/18/16	PRELIMINARY SITE PLAN
8/16/16	PRELIMINARY SITE PLAN

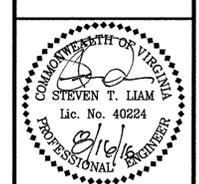
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V: _____		
JOB No. 4636-05-002		
DATE : JUNE 2016		
FILE No. 4636-05-002		

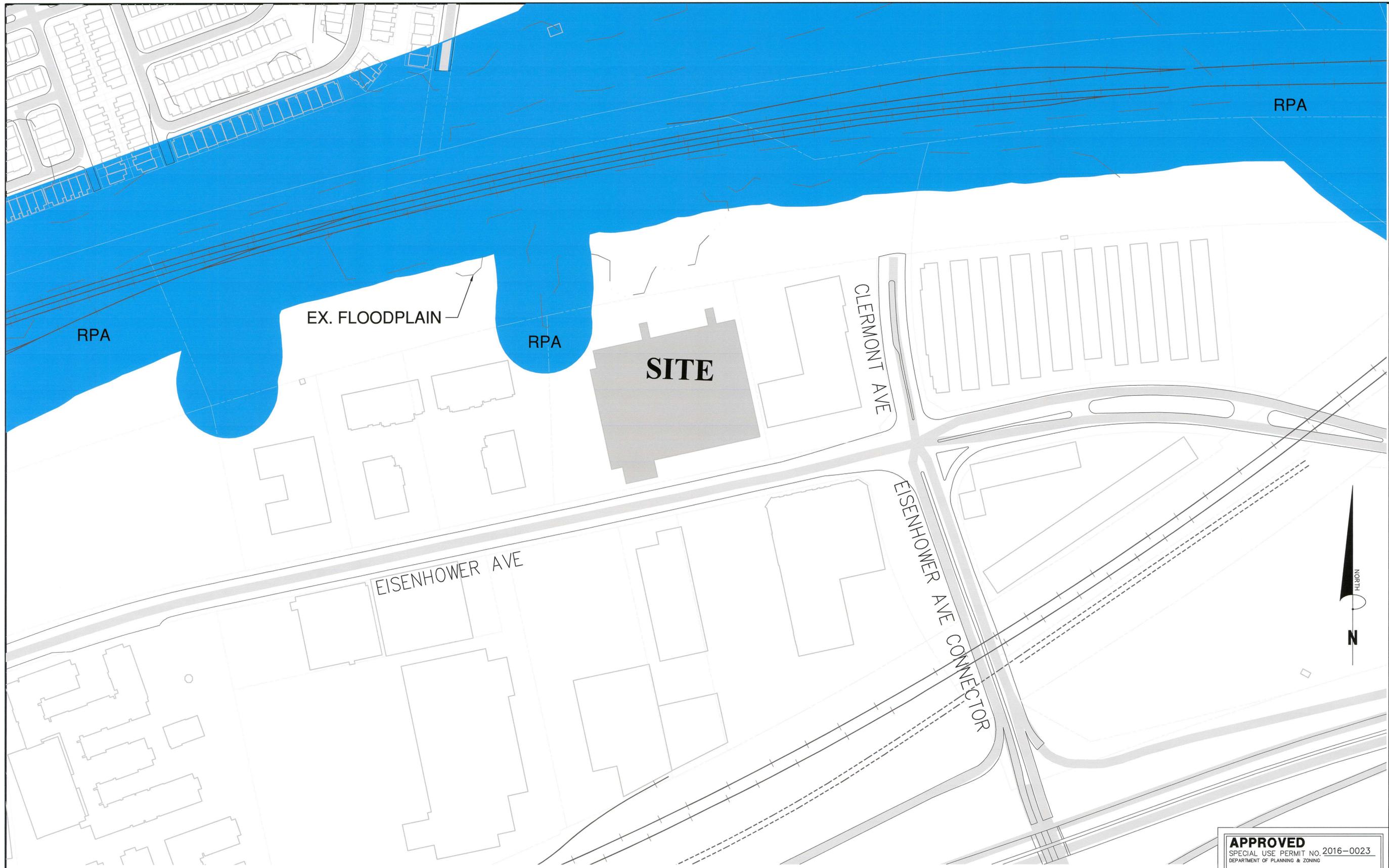
SHEET C9.30



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PAVEMENT PLAN
4607 EISENHOWER AVENUE
 FLOOR & DECOR STORE # VA-ALEX-2017
 VIRGINIA
 CITY OF ALEXANDRIA





RPA

EX. FLOODPLAIN

RPA

SITE

CLERMONT AVE

EISENHOWER AVE

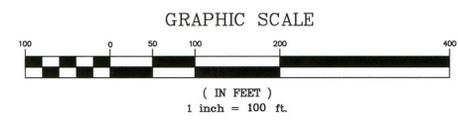
EISENHOWER AVE CONNECTOR

RPA



NOTES:
THIS PLAN DEPICTS VARIOUS EXISTING CONDITIONS, PLANIMETRICS
AND RESOURCE PROTECTION AREA (RPA) BOUNDARIES FROM CITY
OF ALEXANDRIA 2013 GIS RECORDS.

RESOURCE PROTECTION AREA



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DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

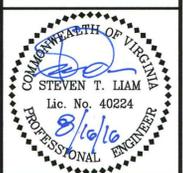
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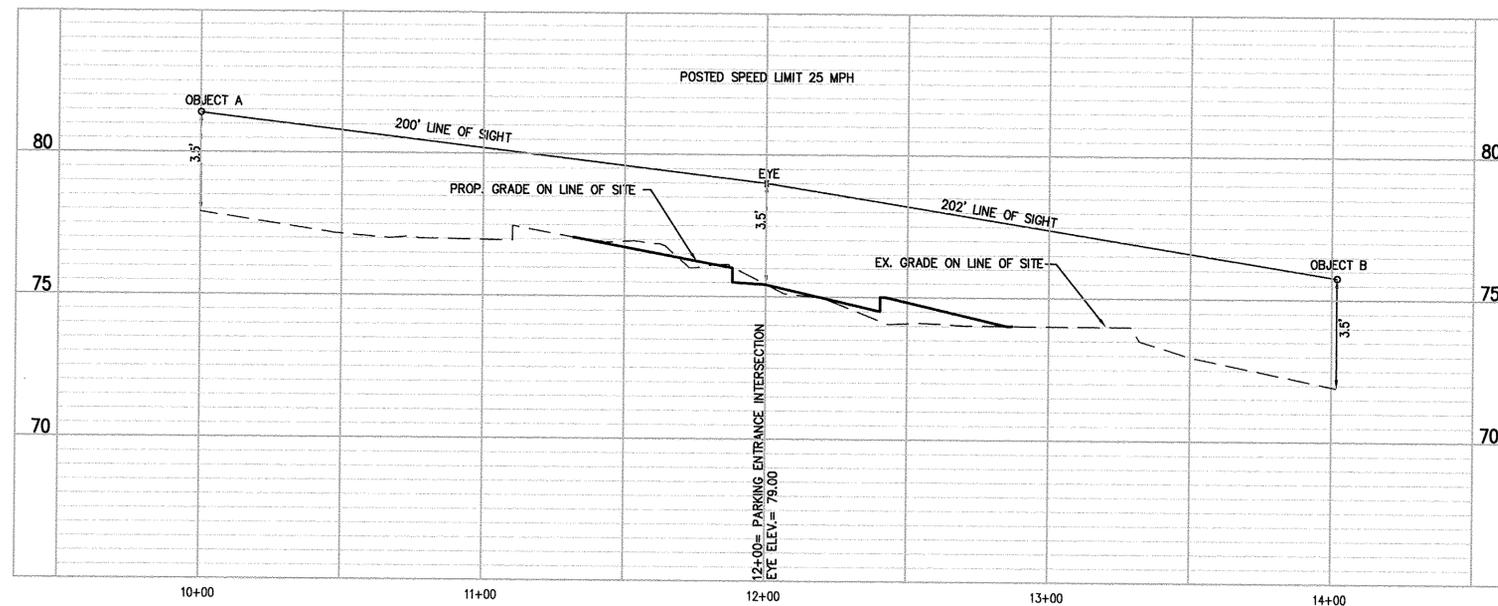
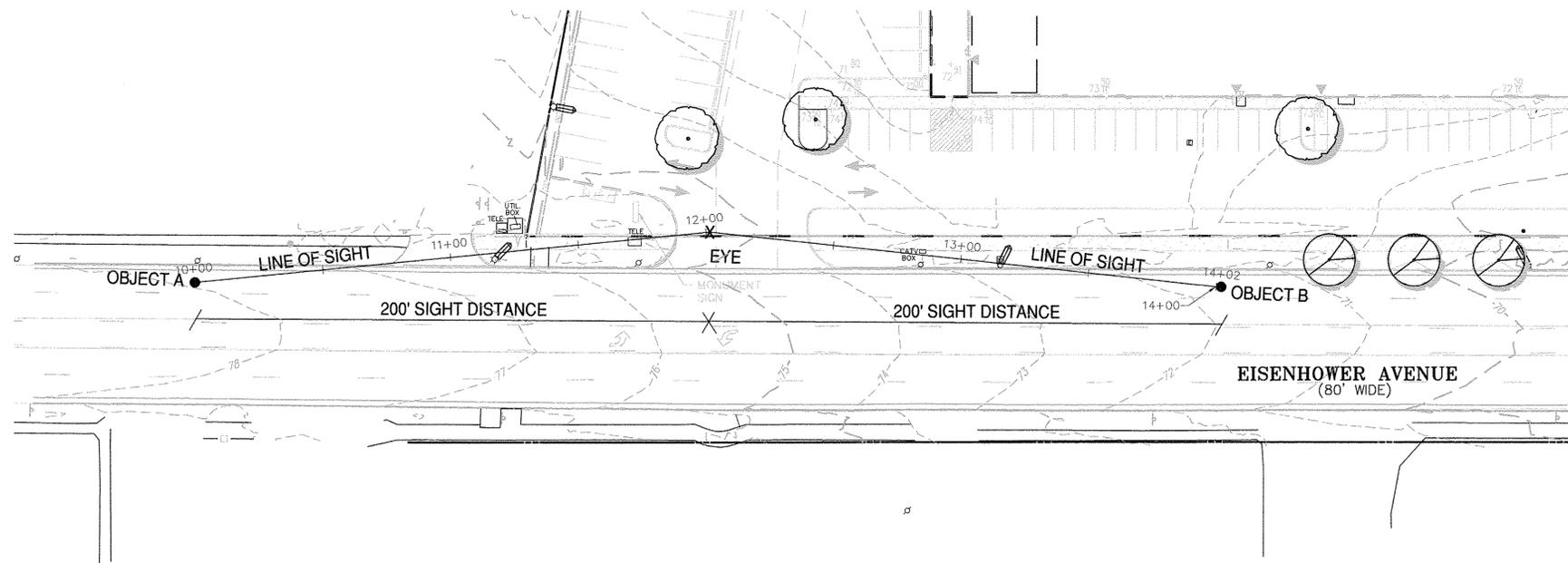
RESOURCE PROTECTION PLAN
4607 EISENHOWER AVENUE
FLOOR & DECOR STORE # VA-ALEX-2017
CITY OF ALEXANDRIA VIRGINIA



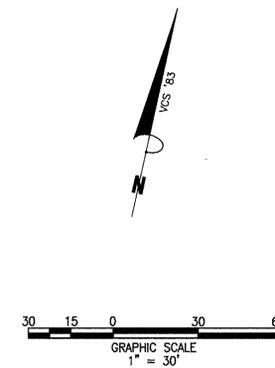
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6/13/16	CONCEPT STAGE I & II
7/18/16	PRELIMINARY SITE PLAN
8/16/16	PRELIMINARY SITE PLAN

DATE	DESCRIPTION
DD	TH SL
DESIGN	DRAWN CHKD
SCALE H: 1" = 200'	
V:	
JOB No. 4636-05-002	
DATE : JUNE 2016	
FILE No. 4636-05-002	

SHEET C10.00



EISENHOWER AVENUE LINE OF SIGHT PROFILE PROFILE VIEW
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=3'



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 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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4607 EISENHOWER AVENUE
 FLOOR & DECOR STORE # VA-ALEX-2017

SIGHT DISTANCE PLAN

CITY OF ALEXANDRIA VIRGINIA

STEPHEN T. LIAM
 Lic. No. 40224
 PROFESSIONAL ENGINEER

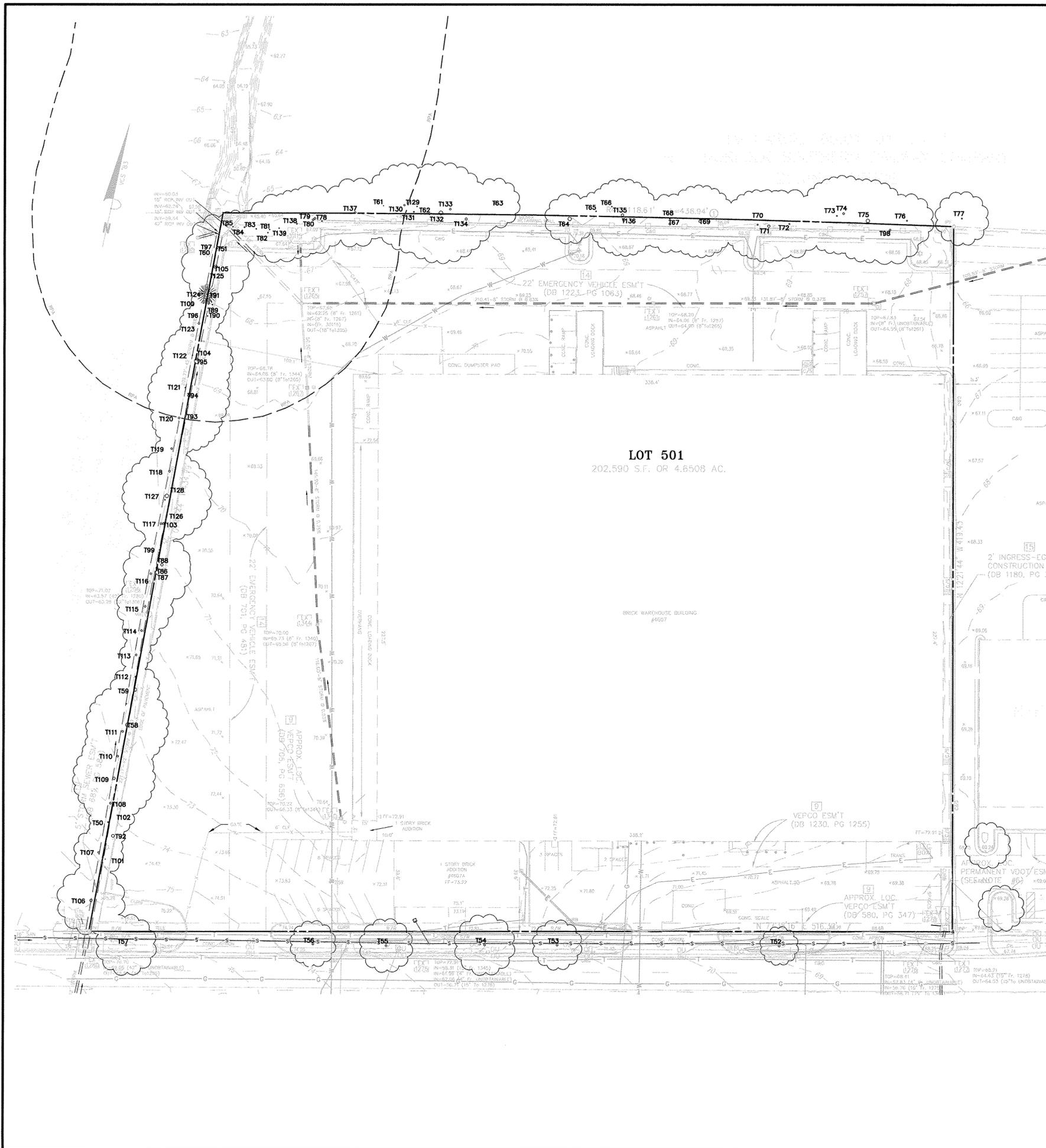
PLAN STATUS	
6/13/16	CONCEPT STAGE I & II
7/18/16	PRELIMINARY SITE PLAN
8/16/16	PRELIMINARY SITE PLAN

DATE	DESCRIPTION	
DD	TH	SL
DESIGN	DRAWN	CHKD

SCALE H: 1" = 30'
 V: _____

JOB No. 4636-05-002
 DATE : JUNE 2016
 FILE No. 4636-05-002

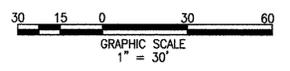
SHEET C11.00



TREE INVENTORY
 4607 Eisenhower Avenue, Alexandria, VA
 Date of site visit (s): June 7, 2016
 Certified Arborist: Gregg D. Eberly, MA-4616A

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating
50	Prunus serotina	Black Cherry	8	50	50
51	Ailanthus altissima	Tree of Heaven	8	60	30
52	Gleditsia tracanthos	Honey Locust	12	70	60
53	Gleditsia tracanthos	Honey Locust	12	70	60
54	Gleditsia tracanthos	Honey Locust	12	70	60
55	Gleditsia tracanthos	Honey Locust	12	70	60
56	Gleditsia tracanthos	Honey Locust	12	70	60
57	Gleditsia tracanthos	Honey Locust	12	70	60
58	Morus nigra	Black Mulberry	24	40	50
59	Morus nigra	Black Mulberry	22 (multi)	40	50
60	Fraxinus pennsylvanica	Green Ash	4	20	40
61	Robinia pseudoacacia	Black Locust	4	DEAD	50
62	Fraxinus pennsylvanica	Green Ash	6	70	40
63	Morus nigra	Black Mulberry	8	DEAD	50
64	Robinia pseudoacacia	Black Locust	18	DEAD	50
65	Ulmus americana	American Elm	6	70	60
66	Robinia pseudoacacia	Black Locust	6	70	50
67	Robinia pseudoacacia	Black Locust	12	70	50
68	Robinia pseudoacacia	Black Locust	7	70	50
69	Robinia pseudoacacia	Black Locust	17	40	50
70	Ulmus americana	American Elm	9	50	60
71	Catalpa speciosa	Northern Catalpa	12	60	40
72	Catalpa speciosa	Northern Catalpa	9 (multi)	70	40
73	Robinia pseudoacacia	Black Locust	8	60	50
74	Robinia pseudoacacia	Black Locust	12	50	50
75	Morus nigra	Black Mulberry	16 (multi)	50	50
76	Catalpa speciosa	Northern Catalpa	8	50	40
77	Morus nigra	Black Mulberry	4 (multi)	50	50
78	Morus nigra	Black Mulberry	7	60	50
79	Morus nigra	Black Mulberry	12	50	50
80	Morus nigra	Black Mulberry	12	50	50
81	Morus nigra	Black Mulberry	5	60	50
82	Robinia pseudoacacia	Black Locust	10	60	50
83	Fraxinus pennsylvanica	Green Ash	6	60	40
84	Robinia pseudoacacia	Black Locust	8	50	50
85	Robinia pseudoacacia	Black Locust	8	40	50
86	Ulmus americana	American Elm	20	70	60
87	Ulmus americana	American Elm	32 (multi)	70	60
88	Ulmus americana	American Elm	16	70	60
89	Ulmus americana	American Elm	4	70	60
90	Ulmus americana	American Elm	4	70	60
91	Pyrus calleryana	Bradford Pear	7	70	40
92	Morus nigra	Black Mulberry	14 (multi)	50	50
93	Fraxinus pennsylvanica	Green Ash	16	DEAD	40
94	Fraxinus pennsylvanica	Green Ash	19	DEAD	40
95	Fraxinus pennsylvanica	Green Ash	24 (multi)	DEAD	40
96	Fraxinus pennsylvanica	Green Ash	6	DEAD	40
97	Fraxinus pennsylvanica	Green Ash	6	70	40
98	Fraxinus pennsylvanica	Green Ash	12	80	40
99	Liquidambar styraciflua	Sweetgum	4	70	60
100	Ulmus americana	American Elm	7	60	60
101	Ailanthus altissima	Tree of Heaven	4	60	30
102	Fraxinus pennsylvanica	Green Ash	5	60	40
103	Ailanthus altissima	Tree of Heaven	12	70	30
104	Fraxinus pennsylvanica	Green Ash	4	DEAD	40
105	Fraxinus pennsylvanica	Green Ash	24 (multi)	DEAD	40
106	Pinus strobus	White Pine	17	70	50
107	Pinus strobus	White Pine	12	40	50
108	Pinus strobus	White Pine	13	40	50
109	Pinus strobus	White Pine	17	40	50
110	Pinus strobus	White Pine	13	40	50
111	Pinus strobus	White Pine	12	20	50
112	Pinus strobus	White Pine	6	DEAD	50
113	Pinus strobus	White Pine	12	70	50
114	Pinus strobus	White Pine	14	70	50
115	Pinus strobus	White Pine	14	DEAD	50
116	Pinus strobus	White Pine	12	60	50
117	Pinus strobus	White Pine	12	70	50
118	Pinus strobus	White Pine	12	70	50
119	Pinus strobus	White Pine	13	70	50
120	Pinus strobus	White Pine	12	50	50
121	Pinus strobus	White Pine	7	60	50
122	Pinus strobus	White Pine	7	70	50
123	Pinus strobus	White Pine	12	70	50
124	Pinus strobus	White Pine	7	DEAD	50
125	Prunus serotina	Black Cherry	8	DEAD	50
126	Fraxinus pennsylvanica	Green Ash	5	60	40
127	Fraxinus pennsylvanica	Green Ash	26	DEAD	40
128	Fraxinus pennsylvanica	Green Ash	3	60	40
129	Fraxinus pennsylvanica	Green Ash	4	70	40
130	Robinia pseudoacacia	Black Locust	8	80	50
131	Robinia pseudoacacia	Black Locust	8	80	50
132	Robinia pseudoacacia	Black Locust	18 (multi)	60	50
133	Robinia pseudoacacia	Black Locust	12	80	50
134	Robinia pseudoacacia	Black Locust	16	DEAD	50
135	Robinia pseudoacacia	Black Locust	17	70	50
136	Robinia pseudoacacia	Black Locust	17	70	50
137	Robinia pseudoacacia	Black Locust	12	70	50
138	Robinia pseudoacacia	Black Locust	12	50	50
139	Robinia pseudoacacia	Black Locust	7	50	50

Notes:
 1. Condition Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
 Condition Rating: 90-100 Excellent, 70-89 Good, 50-69 Fair, 25-49 Poor, 05-24 Very Poor
 2. Species Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
 3. Off site trees included in this inventory had critical root zones located in or on subject property.



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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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TREE INVENTORY PLAN

4607 EISENHOWER AVENUE
 FLOOR & DECOR STORE # VA-ALEX-2017

CITY OF ALEXANDRIA VIRGINIA

PLAN STATUS

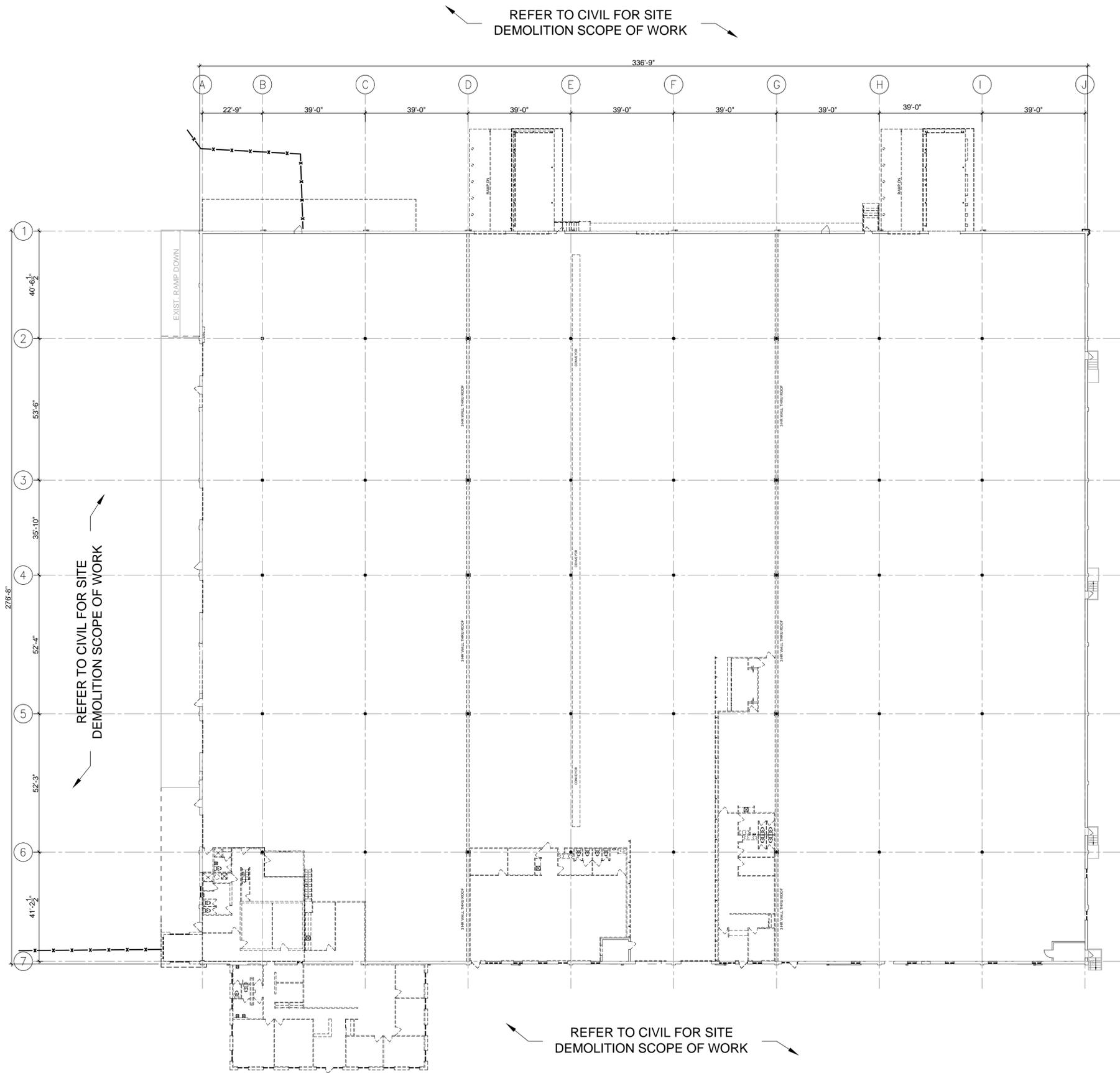
6/13/16 CONCEPT STAGE I & II
 7/18/16 PRELIMINARY SITE PLAN
 8/16/16 PRELIMINARY SITE PLAN

DATE DESCRIPTION

DD TH SL
 DESIGN DRAWN CHKD
 SCALE H: 1" = 30'
 V:

JOB No. 4636-05-002
 DATE: JUNE 2016
 FILE No. 4636-05-002

SHEET T1.00



1 EXIST/DEMO PLAN
SCALE: 1" = 20'-0"

REFER TO CIVIL FOR SITE DEMOLITION SCOPE OF WORK

REFER TO CIVIL FOR SITE DEMOLITION SCOPE OF WORK

BUILDING AREA SUMMARY	
WAREHOUSE	86,094 SF
OFFICE	10,235 SF
TOTAL (GROSS)	96,329 SF
WEST CANOPY	3,704 SF
LOADING DOCK CANOPIES	3,275 SF
TOTAL GFA	103,308 SF

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SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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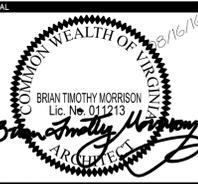
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FLOOR & DECOR

2233 LAKE PARK DRIVE SUITE 400
SMYRNA, GA 30080

FLOOR & DECOR

STORE # VA-ALEX-2017
4607 EISENHOWER AVE
ALEXANDRIA VA, 22304



PROJECT TEAM

PRINCIPAL IN CHARGE
JR

PROJECT MANAGER
MNM

DRAWN BY

ISSUE / REVISIONS		
NO.	REASON	DATE

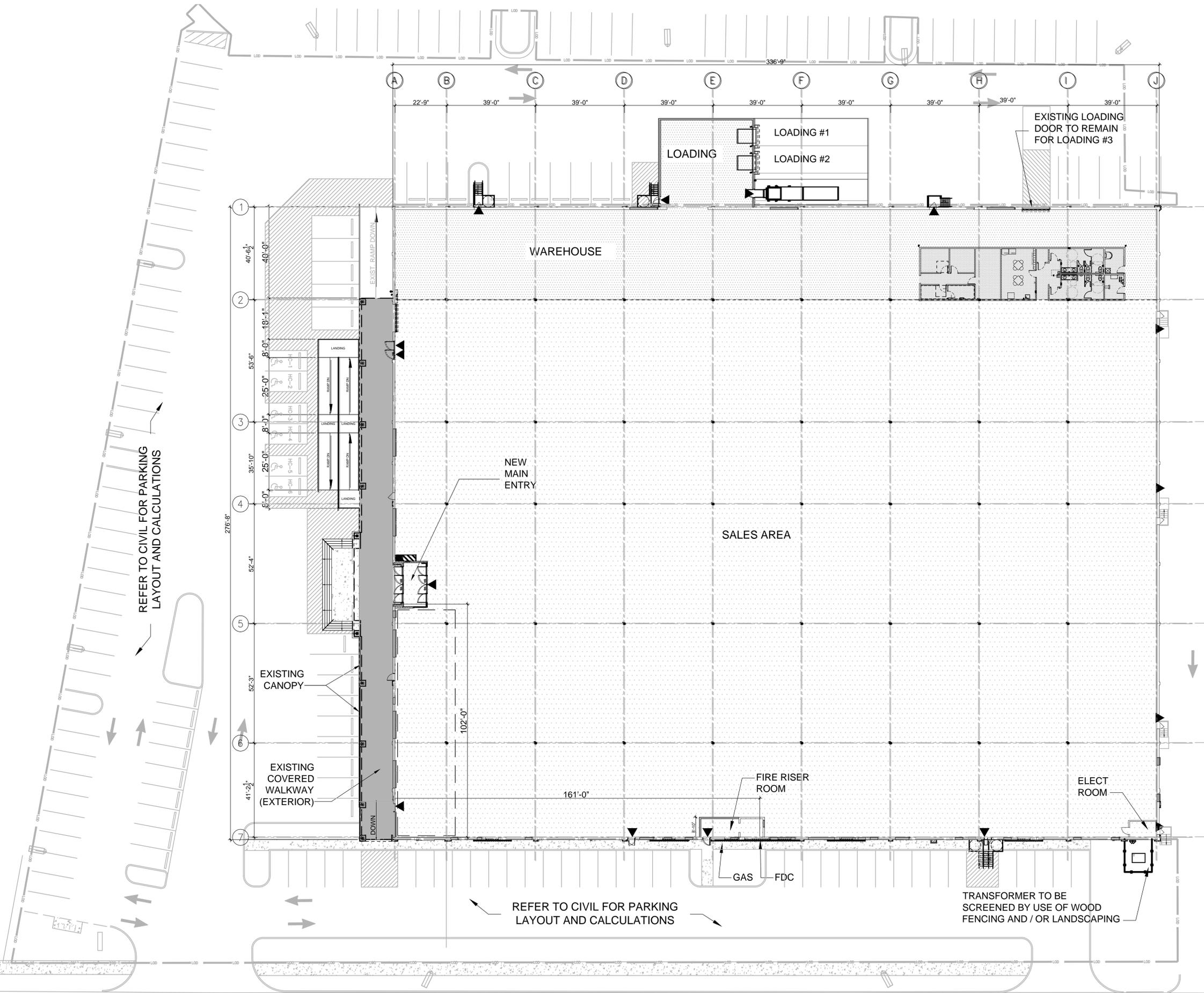
SHEET TITLE
EXIST/DEMO PLAN

PROJECT NO.
121.5844.00

ISSUE / DATE SHEET NUMBER
PRELIM
08.16.16 **A1.00**



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

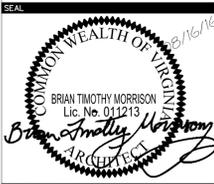


REFER TO CIVIL FOR PARKING LAYOUT AND CALCULATIONS

REFER TO CIVIL FOR PARKING LAYOUT AND CALCULATIONS

BUILDING AREA SUMMARY	
SALES AREA	79,515 SF
WAREHOUSE	13,189 SF
OFFICE	2,093 SF
TOTAL BUILDING	94,797 SF
WEST CANOPY	3,704 SF
TOTAL GFA	98,501 SF
DEDUCTIONS	N/A
NET GROSS FLOOR AREA	98,501 SF

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PROJECT TEAM

PRINCIPAL IN CHARGE:	JR
PROJECT MANAGER:	MNM
DRAWN BY:	

ISSUE / REVISIONS

NO.	REASON	DATE

APPROVED
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

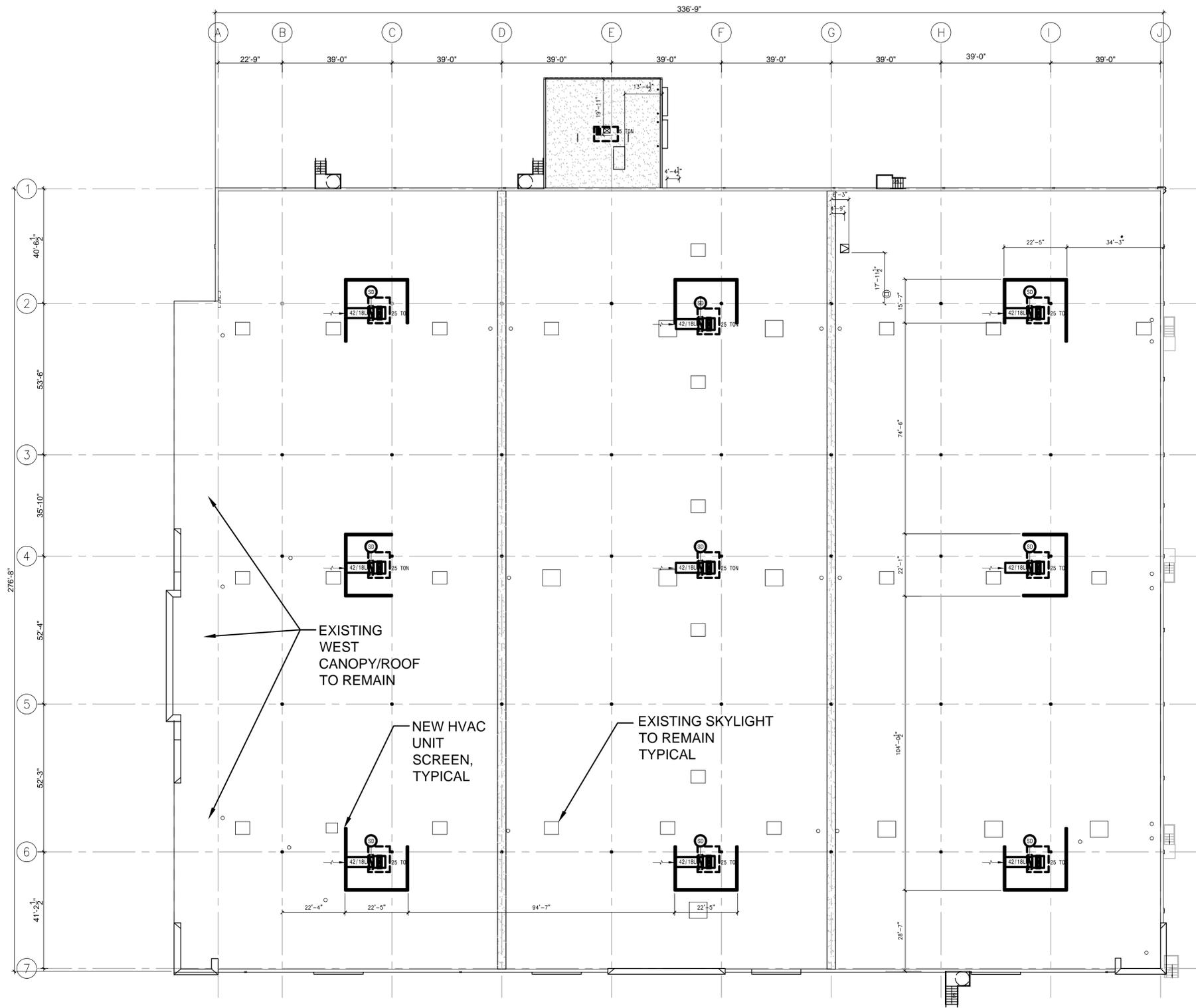
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DATE RECORDED _____

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

F:\2 Retail\Rollout\Floor & Decor\121-5844-00 Alexandria, VA\Design\A3-5844-Roof Plan.dwg Aug 15, 2016 3:04pm



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

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DEPARTMENT OF PLANNING & ZONING	
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
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INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

ROOF PLAN

PROJECT NO. _____

121.5844.00

ISSUE / DATE	SHEET NUMBER
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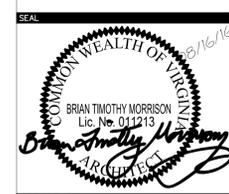
FLOOR & DECOR

2233 LAKE PARK DRIVE SUITE 400
SMYRNA, GA 30080

PROJECT NAME

FLOOR & DECOR

STORE # VA-ALEX-2017
4607 EISENHOWER AVE
ALEXANDRIA VA, 22304



PROJECT TEAM

PRINCIPAL IN CHARGE: JR

PROJECT MANAGER: MNM

DRAWN BY: _____

ISSUE / REVISIONS	NO.	REASON	DATE

SHEET TITLE

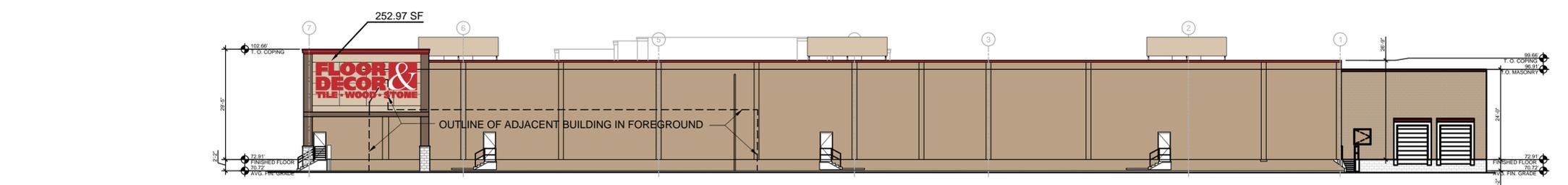


1 PRELIMINARY SOUTH ELEVATION (FROM EISENHOWER AVE.)
SCALE: 1/16" = 1'-0"

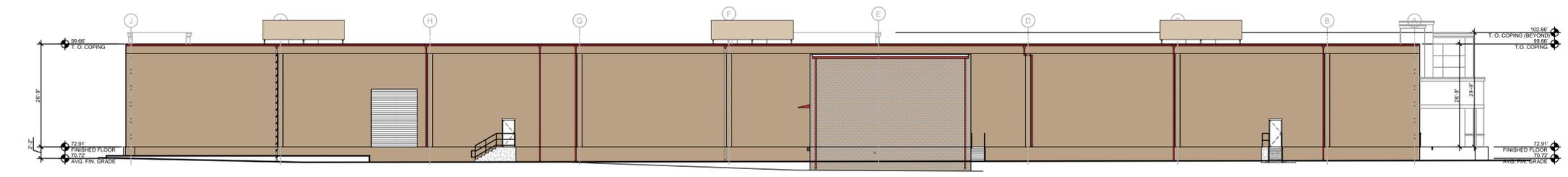
TRANSFORMER TO BE SCREENED BY USE OF WOOD FENCING AND / OR LANDSCAPING



2 PRELIMINARY WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 PRELIMINARY EAST ELEVATION
SCALE: 1/16" = 1'-0"

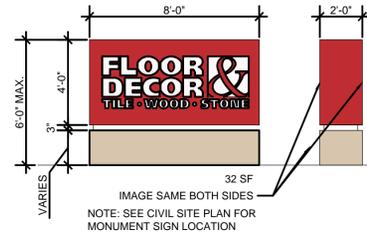


4 PRELIMINARY NORTH ELEVATION
SCALE: 1/16" = 1'-0"

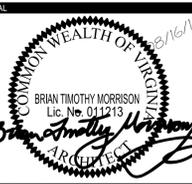
SIGNAGE AREA		
	LIN FEET OF WALL / SF OF SIGNAGE ALLOWED	SF OF SIGNS SHOWN
SOUTH	337' / 337 SF	330.46 SF
WEST	277' / 277 SF	255.21 SF
EAST	277' / 277 SF	252.97 SF
NORTH	337' / 337 SF	0.00 SF
TOTAL:	1,228' / 1,228 SF	838.64 SF

EXTERIOR COLOR LEGEND	
E1	EIFS SAND BLAST FINISH TO MATCH SHERWIN WILLIAMS 6106 "KILIM BEIGE"
E2	EIFS SAND BLAST FINISH TO MATCH SHERWIN WILLIAMS 6108 "LATTE"
E3	EIFS SAND BLAST FINISH TO MATCH SHERWIN WILLIAMS 6082 "COBBLE BROWN"
E4	EIFS SAND BLAST FINISH TO MATCH SHERWIN WILLIAMS 6868 "REAL RED"
P1	SHERWIN WILLIAMS 6106 "KILIM BEIGE"
P2	SHERWIN WILLIAMS 6108 "LATTE"
P3	SHERWIN WILLIAMS 6082 "COBBLE BROWN"
P4	SHERWIN WILLIAMS 6868 "REAL RED"
P5	SHERWIN WILLIAMS "PURE WHITE"
S1	BORAL CULTURED STONE - COLOR: PARCHMENT - 2 X 8" X 16"

1) ALL EXTERIOR PAINT SHALL BE A 1 COAT PRIMER AND 2 COATS FINAL



5 MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"



PROJECT TEAM
PRINCIPAL IN CHARGE: JR
PROJECT MANAGER: MNM
DRAWN BY:

ISSUE / REVISIONS		
NO.	REASON	DATE

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

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

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

PRELIMINARY EXTERIOR ELEVATIONS

PROJECT NO. 121.5844.00
ISSUE / DATE SHEET NUMBER
PRELIM 08.16.16 A4.00

