Master Plan Amendment #2024-00001
Rezoning #2024-00002
Development Special Use Permit #2024-10001
6101 & 6125 Stevenson Avenue

Application	**General Data**	
Project Name: Stevenson Multi-unit	PC Hearing:	June 4, 2024
	CC Hearing:	June 15, 2024
	If approved, DSUP/DSP Expiration	June 15, 2027
	Plan Acreage	85,848 SF | 1.97 acres
Location: 6101 & 6125 Stevenson Avenue	Current Zone	OCM(50) Office Commercial Medium (50)
	Proposed Zone	CRMU/H Commercial Residential Mixed-Use High
	Proposed Use	Multi-unit Residential
	Dwelling Units	270 units
	Gross Floor Area	300,462 SF
	Net Floor Area	272,889 SF
	Small Area Plan	Landmark/Van Dorn
Applicant: SP Stevenson, LLC represented by M. Catharine Puskar, attorney	Historic District	N/A
	Green Building	2019 Green Building Policy
Purpose of Application		
The applicant requests approval of a Master Plan Amendment, Map Amendment (rezoning), and a Development Special Use Permit to construct a 270-unit residential building.		
Applications and Modifications Requested:		

1. Amendment to the Landmark/Van Dorn Small Area Plan Chapter of the Master Plan to amend the Land Use Map for the subject property from Office Commercial Medium (50) to Residential High.
2. Amendment to the official zoning map to change the zone of 6101 and 6125 Stevenson Avenue from Office Commercial Medium (50)/OCM(50) to Commercial Residential Mixed Use High/ CRMU/H
3. Development Special Use Permit with site plan for up to a 2.5 FAR to construct a new multi-unit residential building with 270 units and:
   a. A Special Use Permit for a parking reduction
   b. A Special Use Permit for more than three (3) penthouses
   c. A Special Use Permit for an increase in height to 85 feet and FAR to 3.18 pursuant to Section 7-700.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:
Robert M. Kerns, AICP, Division Chief, Robert.Kerns@AlexandriaVA.gov
Maya Contreras, Principal Planner, Maya.Contreras@AlexandriaVA.gov
Maggie Cooper, Urban Planner III, Margaret.Cooper@alexandriava.gov

CITY COUNCIL ACTION, JUNE 15, 2024: City Council approved the Planning Commission recommendation. (separate motion)

PLANNING COMMISSION ACTION, JUNE 4, 2024:

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend adoption of the Master Plan amendment #2024-00001. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of the Rezoning #2024-00002. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2024-10001. The motion carried on a vote of 7-0.

Chair Macek participated remotely.

Reason:
The Planning Commission agreed with the staff analysis.

Commission discussion:
Commissioner Brown stated that the west side of property has a parking lot below the grade of the existing building and asked staff to clarify if the proposed building would end where the existing surface parking lot is currently located. He also asked if the west part of the property would be regraded. Staff confirmed that the proposed building would end at roughly the location of the parking lot and minimal regrading would be done at that part of the site.

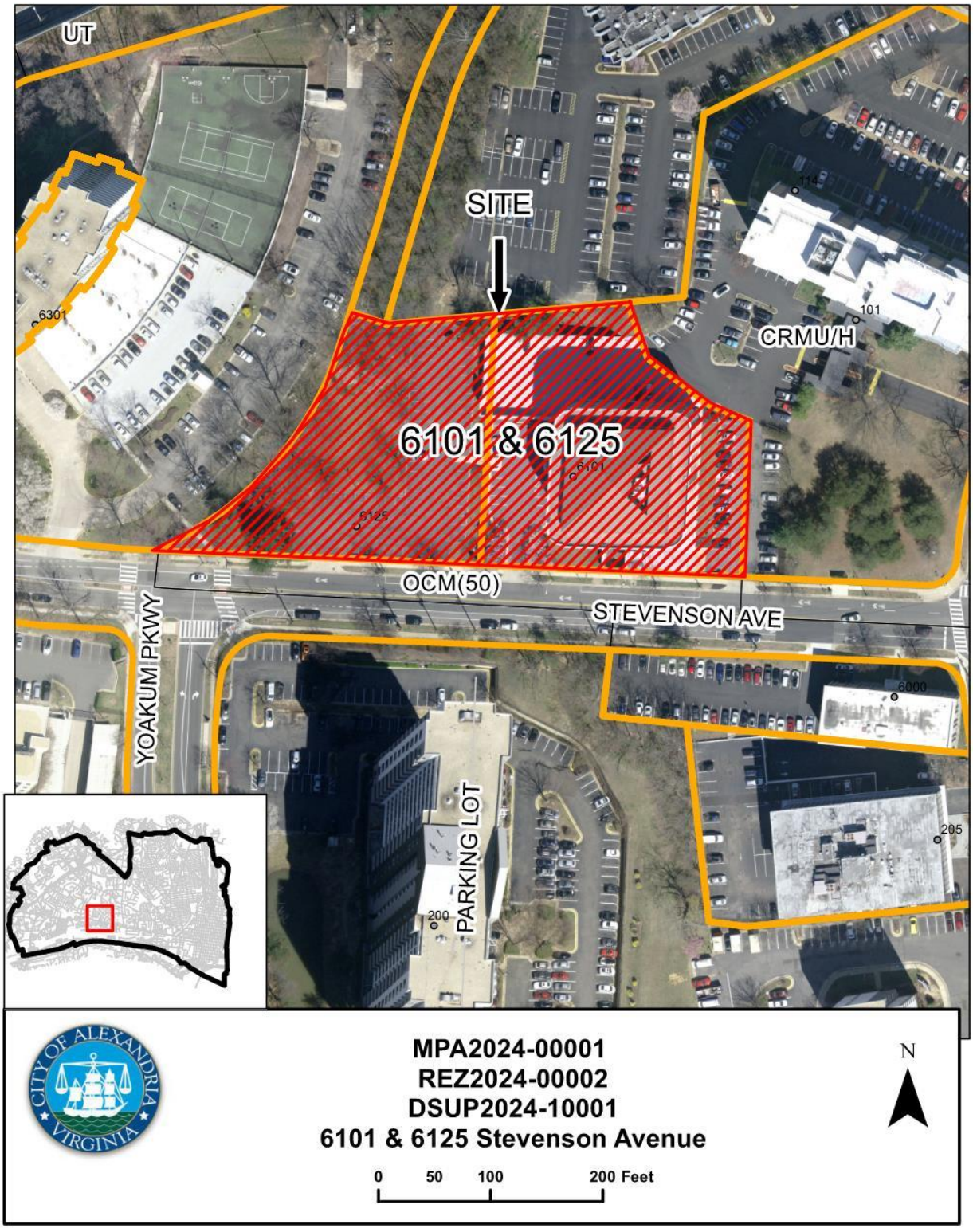
Commission Lyle said the project went before the Eisenhower West Landmark Van Dorn Implementation Advisory Group and the group and neighbors were supportive of the project as it complies with the small area plan and will be a great addition to neighborhood.

Chair Macek said 10 years ago, there was a hearing with Yates Carwash (a previous item on the June 4, 2024, hearing docket) and a proposal to put a private school at this site. Now that the area is seeing less interest in offices, particularly obsolete ones, this is a great proposal to add housing. He said he is supportive as the proposal buries the parking, removes a surface lot and is pleased to see the affordable housing counts and additional care with unit mix that allowed for four units at greater affordability.

Vice-chair McMahon said she supports the project as it uses the site well, takes advantage of the topography with underground parking, removes a curb cut, provides affordable housing, is compatible with neighbors, and is a major improvement to the site.

Speakers:
Cathy Puskar, attorney for the applicant, spoke in support of the project.

PROJECT LOCATION MAP



I. SUMMARY

A. Recommendation

Staff recommends **approval** of the request for a midrise residential building, subject to compliance with the staff recommendations. The proposal would provide several benefits for the City, including:

- High-quality building design that replaces an existing office building and surface parking
- 23 committed on-site affordable units, with four (4) at 40% area-median-income
- Streetscape and pedestrian improvements, including wider sidewalks, street-trees, and a bike lane
- 34,474 sq. ft. of privately-owned open space (exceeds required open space by 5%)
- Housing Trust Fund contribution ($433,962)
- Public art contribution/on-site public art ($75,000 value)
- Capital Bikeshare contribution ($30,000)
- Consistency with the City's Green Building Policy

B. General Project Description

The applicant, SP Stevenson, LLC, seeks to redevelop two contiguous parcels on Stevenson Avenue. An existing office building and surface parking lots would be demolished and a new seven (7) story building with 270 units would be constructed.

II. BACKGROUND

A. Site Context and History

The project site comprises two contiguous existing lots of record totaling 85,848 sq. ft. (1.97 acres) in the City's West End and located within the 1992 Landmark/Van Dorn Small Area Plan (LVD SAP), but outside of the 2009 Corridor plan update. To the north and east is Landmark Towers apartment, with which the subject property currently shares an access easement for the curb cut and drive aisle, to the north is Key Tower Apartments, to the south is Stevenson Avenue, and Olympus Condominiums to the west.

The property currently is developed with a commercial office building, surface parking lots, and a parking garage constructed in the 1980s. The site's topography changes substantially, with the grade decreasing by roughly 36 feet from east to west towards Yoakum Parkway.

The neighborhood is predominantly made up of multi-unit residential buildings, with some commercial and office to the east near the South Whiting intersection. The Landmark Overlook development, approved in 2021, is a block away and will begin construction on 88 stacked townhouses and 362 multi-unit units later this year. The West End (Landmark) project is roughly a half-mile away, which has caused an increased interest in area redevelopment since site work began.

Figure 1: Existing building and shared drive aisle

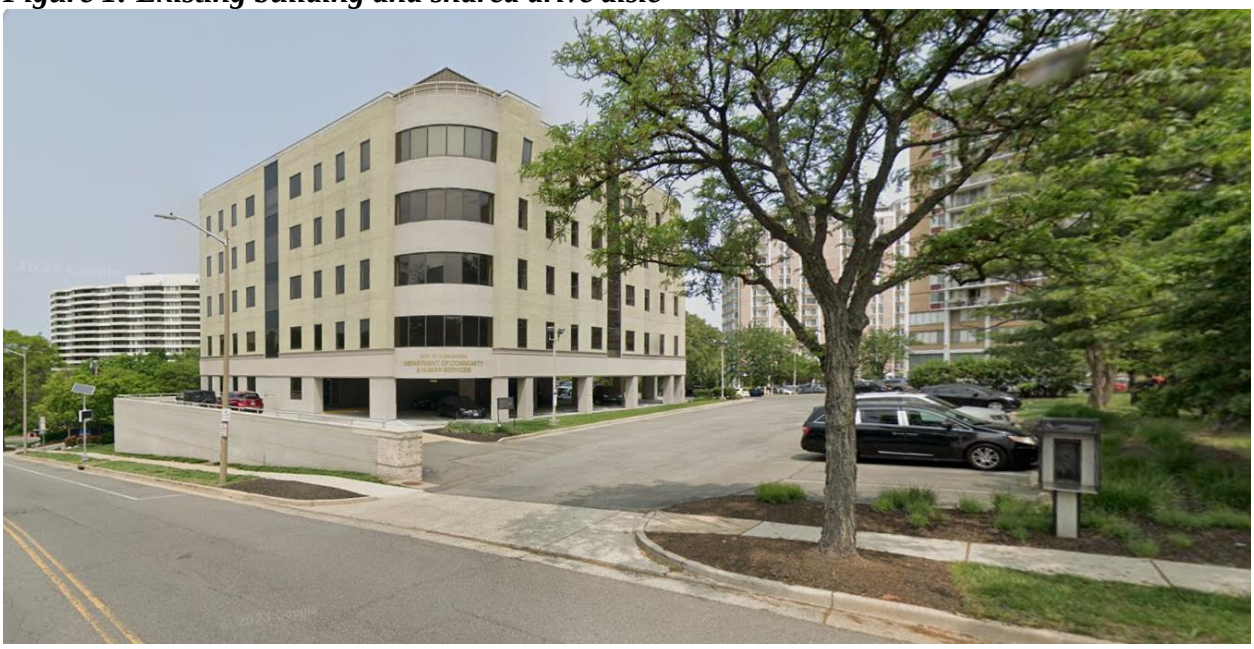
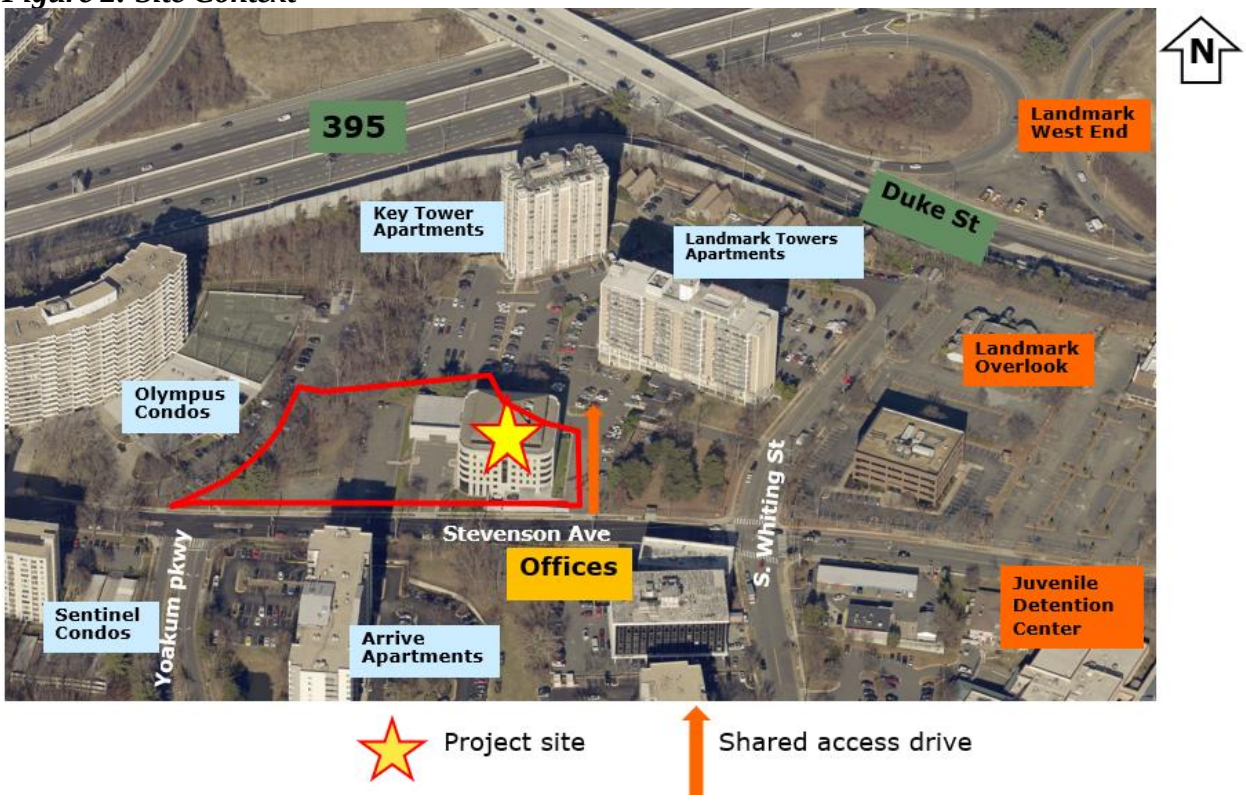


Figure 2: Site Context



B. Small Area Plan

The Landmark/Van Dorn Small Area Plan (LVD SAP), as amended in 1992, designates the Property for Office Commercial Medium-50 in its Land Use Map. With the adoption of the 1992 SAP, the land use designation for the Property and parcels to the west and south were changed from Residential High, Commercial, and Mixed-Use to Office Commercial Medium-50, while the

surrounding area was either changed to or remained Residential High or Commercial Residential Mixed-Use High.

Given the adoption of the adjacent Landmark/Van Dorn Corridor Plan, as amended, which envisions higher density in the area, as well as the foreseeable lack of demand for office buildings in this area, the existing land use designation no longer represents a viable long-term land use for the Property. While the subject property is outside of the Corridor Plan, the Residential High designation and corresponding CRMU-H zoning district are reasonable in the context of the surrounding area and recent land use approvals. The Applicant requests an amendment to the SAP Land Use Map to change the Property's designation to Residential High and a Rezoning to the CRMU-H zone to allow for greater, and more appropriate, residential density on the Property.

III. PROJECT DESCRIPTION

A. Overview

Located in the LVD SAP, 6101 and 6125 Stevenson Avenue occupy an approximately two-acre site on Stevenson Avenue near Yoakum Parkway and South Whiting Street. It is currently occupied by a 1985-era commercial office building where the City's Department of Community and Human Services was a prior tenant, a surface parking lot and a parking garage. The applicant proposes to demolish the existing building to construct a seven (7)-story, 270-unit residential rental project with 340 parking spaces, totaling approximately 273,000 square feet of net new development.

In order to provide more residential units, the applicant has requested:

1) a Master Plan Amendment to the SAP Land Use Map to amend the Land Use Map for the subject property from Office Commercial Medium (50) to Residential High,
2) an amendment to the official zoning map to change the zone from OCM(50) to CRMU/H, and;
3) a Development Special Use Permit with preliminary site plan for up to a 2.5 FAR, as well as SUPs for:
    a. An increase in height to 85 feet and an increase in density to a 3.18 FAR,
    b. Greater than three (3) mechanical penthouses, and;
    c. A parking reduction.

The proposal calls for the removal of one of the three (3) existing curb cuts and includes two (2) levels of below-grade and a half level of above-grade parking. The garage and loading entrance are off Stevenson Avenue on the southwest side of the property near Stevenson Avenue and Yokum Parkway. Drop-off and pick-up will be off Stevenson Avenue at the east portion of the property and will be accessible through the existing curb cut shared with the adjacent Landmark Towers Condominiums/Apartments. The garage will provide 340 parking spaces (248 standard spaces, 85 compact spaces, and seven (7) accessible spaces), as well as one loading space. The applicant has requested a SUP for a parking reduction of eight (8) spaces.

The applicant has proposed 34,374 square feet (40 percent) of open space in the form of a passive open area surrounding the north and west portions of the property and two large courtyards. Both courtyards are private and are visible from the front and rear of the building.

Figure 3: Proposed Site Layout

IV. ZONING

A. Current Zoning

The site is currently zoned OCM(50)/ Office Commercial Medium (50), which allows residential and commercial uses with a maximum FAR of 1.5, and a maximum allowable building height of 50 feet, which may be increased to 77 feet through Special Use Permit (SUP) approval. The subject properties as well as three adjacent properties south of Stevenson Avenue are zoned OCM (50), while the properties to the north and west are zoned CRMU-H, and the properties to the north, west, and southwest are zoned RC / High Density Apartment Zone.

B. Proposed Zoning

The applicant has requested a map amendment (rezoning) to change the zoning of the project site from OCM (50)/ Office Commercial Medium to Commercial Residential Mixed Use-High (CRMU-H) to increase the allowable FAR. The CRMU-H zone allows a variety of residential and commercial uses, including the multiunit residential use being requested. The "by-right" maximum FAR is 1.25 for commercial and residential uses, which may be increased to a maximum of 2.5 with an SUP. The maximum allowable building height in the CRMU-H zone is the maximum height shown on the height district map in the Small Area Plan; the height map in the LVD SAP is 77 feet.

Consistent with the CRMU-H and Section 7-700 zoning regulations, the Applicant requests a Special Use Permit to increase the residential FAR from 2.5 to 3.18 and to increase the permitted height from 77 feet to 85 feet in order to provide the proposed 270 units and amenity areas.

The applicant is seeking a zone with density beyond what is envisioned in the LVD SAP, therefore, per the Housing Policy for rezonings, the applicant will provide eight (8) percent of residential

floor area above what is recommended in the underlying small area plan as affordable housing, totaling approximately 6,900 square feet. Additionally, the applicant is utilizing ZO Section 7-700 to secure approximately 58,200 additional net square feet; of this bonus density, one-third, or 19,423 square feet, must be provided as committed affordable housing. The total amount of square footage required to be provided as committed affordable housing is 26,291 square feet (see Affordable Housing section on page 16 for more details on the unit breakdown).

Table 1: Zoning Tabulations

Property Addresses:	6101 & 6125 Stevenson Avenue	
Total Site Area:	85,848SF | 1.97 acres	
Existing Zone:	OCM(50) / Office Commercial Medium 50	
Proposed Zone:	CRMU-H / Commercial Residential Mixed-Use High	
Current Use:	Office	
Proposed Uses:	Multi-unit Residential	
	Permitted / Required in CRMU-H Zone	**Proposed**
FAR	2.5 with SUP	3.18*
Height:	77 Ft	85 Ft*
Units	N/A**	270*
Open Space:	30,047 SF (35.0%)	34,374 SF (40%) *26,160 SF (ground-level)* *8,224 SF (above-grade)*
Crown Coverage:	21,462 SF (25.0%)	21,542 SF (25.1%)
Parking:	348	340***
Loading spaces:	0	1

*3.18 FAR and increased height requested through 7-700 bonus density
** OCM(50) currently has no limit on the number of units, only on floor area
*** SUP requested for a parking reduction

V. STAFF ANALYSIS

Overall, staff supports the proposal and finds that the land-use requests, including the Master Plan Amendment, rezoning, and Special Use Permit requests are justified. The rezoning request and Master Plan Amendment allow the property to better meet the City's vision for this neighborhood, and helps the City work towards its goal of increasing housing, including committed affordable units. In addition, the proposed project will be adequately served by existing public facilities, such as streets, police and fire protection, drainage and sewer facilities, refuse disposal, and schools.

A. Master Plan Conformance and Amendment

Consistency with Master Plan Goals/Objectives

Staff finds that the development proposal is consistent with the LVD SAP chapter of the Alexandria Master Plan as discussed below. The request for a Master Plan Amendment (MPA) is

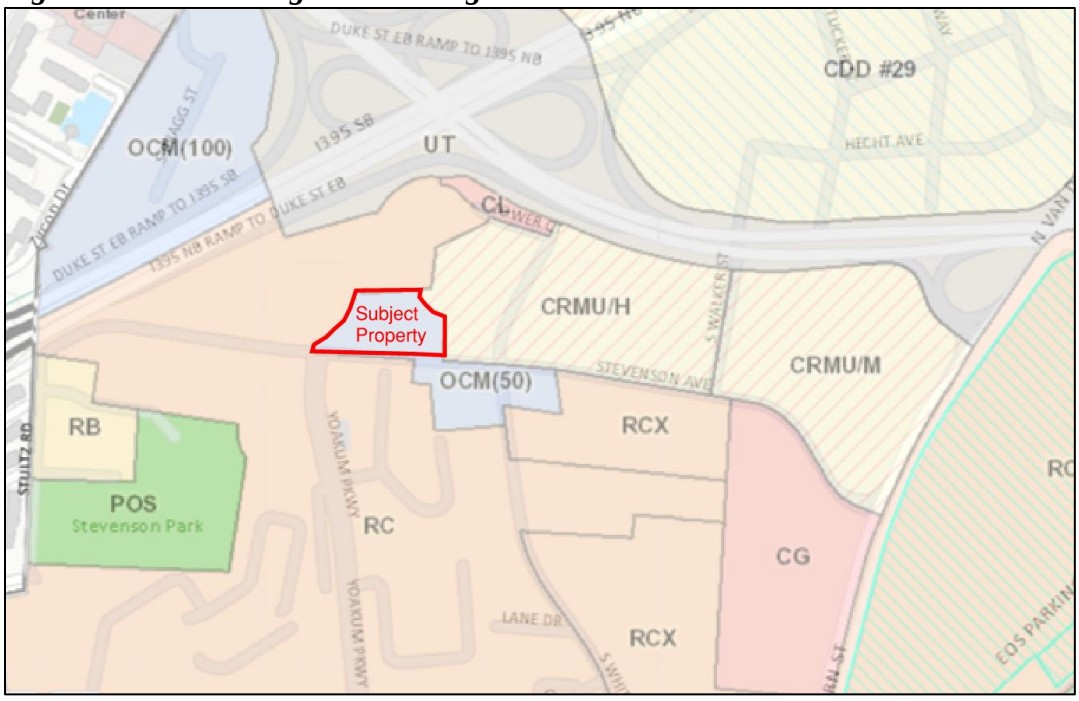
reasonable and appropriate given the new developments and transit improvements that have been approved near the site. The existing building has been largely vacant for several years and the garage on which the building sits has structural issues that would not make it a candidate for adaptive reuse or conversion.

The proposed MPA generally supports the broad goals and objectives of the SAP, as well as the LVD corridor plan. These envisioned some mixed-use development, but with more retail and office than residential. This is inconsistent with current development trends and the vision for this area, as residential units are in higher demand than office space, with residential conversions and residential redevelopment occurring throughout the City. However, the 1992 plan mentioned a rezoning just south of the subject property across Stevenson Ave. That rezoning from commercial to residential reflected "*the City's desire to retain"… "a predominately residential precinct*" in this area. The 1992 plan listed the subject property as having a recent development of 76,000 sq ft. and therefore was not slated for redevelopment because of the relatively new office building on the site. The surrounding properties were rezoned to protect existing residential uses. Some commercial uses are being added a block away at Landmark Overlook, which will add roughly 12,000 square feet of ground floor commercial, and at the Landmark West End redevelopment project.

B. Rezoning to CRMU-H

As outlined above, the applicant is requesting a rezoning of the site from OCM(50)/Office Commercial Medium to CRMU-H/Commercial Residential Mixed Use (High). The existing OCM(50) zone permits limited redevelopment opportunities given the maximum permitted FAR (1.5). A rezoning to CRMU-H facilities a more economically viable multi-unit development that is in general scale and density with the neighboring properties.

Figure 4: Surrounding Area Zoning



Criteria for Rezoning without a Master Plan Study

Staff supports the rezoning request, and reviewed the proposal against the criteria for the rezoning of a property outside of a Small Area Planning process, since the rezoning is not recommended in the LVD SAP. The criteria (adopted by City Council in December 2010) are listed and explained below, with staff response located below each criterium:

I. **SMALL AREA PLAN:** Is the proposal consistent with the small area plan for the area, or is a master plan amendment required? Is the proposal consistent with the intent of the master plan for the area, even if the zoning needs adjustment? Will the proposal be inconsistent with or a radical departure from the other existing uses in the area? If there is no master plan amendment required, then it is typical for the rezoning to proceed on its own.

Staff Response: *A master plan amendment is required to reflect the proposed residential use, however the proposed multi-unit residential development is consistent with the uses and scale in the immediate vicinity, which are multi-unit developments. The subject property was designated as OCM(50) to reflect the existing office use of the building constructed in 1985, while nearly all surrounding properties were identified as residential high or mixed use.*

II. **TYPE OF AREA:** Is the area one where redevelopment is encouraged or one that is slated for revitalization, such as Arlandria and West Eisenhower? Would the proposal be inconsistent with or a radical departure from the other existing uses in the area? For example, a proposal for a high rise in the middle of single-family homes would not be consistent with the City's policy to protect residential areas. The need to protect residential neighborhoods would weigh in favor of not proceeding without a thorough study and, if necessary, an area wide rezoning plan.

Staff Response: *While discussions about redeveloping the subject property have been happening for more than a decade, it is unlikely that the surrounding residential properties will redevelop. The proposed amendment is consistent with the mid-to-high-rise residential nature of the surrounding vicinity.*

III. **ISOLATED PARCEL(S):** If the property if one of several within the immediate area, all of which holding the potential for redevelopment with foreseeable impacts on traffic, public benefits, the street network or other amenities which suggest the benefit of further study, then a small area plan review may be warranted. The need for further and broader study will impact the consideration of a rezoning application. If a study is necessary for the subject property as well as others, then that fact weighs in favor of the application not proceeding.

Staff Response: *The site is located just outside the boundary of the 2009 Landmark Van Dorn Corridor Plan, which anticipated redevelopment would occur at the Landmark Mall site and along S. Van Dorn Street. While redevelopment is occurring within the Corridor Plan boundaries, the existing apartments and condominiums adjacent to the subject property did not propose redevelopment when the Corridor Plan came forward, or any time since.*

IV. STATUS OF PLANNING FOR AREA: Is there a small area plan or other planning study slated to begin within the next fiscal year, or in progress? If a study is underway or about to be, then the rezoning should not proceed until guidelines for appropriate development are understood as a result of the planning work. If a study is not formally scheduled for the area, then that fact weighs in favor of the application proceeding without a study.

Staff Response: *There is no plan for an update to the LVD SAP, with the most recent long-range planning effort in the area being the Corridor Plan in 2009.*

V. APPLICATION'S CONSISTENCY WITH CITY GOALS: Is the parcel well served by mass transit? Is expanded high-capacity transit service anticipated in the near term in the area? Could development of the parcel contribute to the viability or implementation of already planned expansion of transit services? Does the proposal comply with all city policies other than the land use called for in the Master Plan? Does it, for example, reflect the direction, policy and goals of the City for its future transportation, environment, and housing and for protecting existing residential neighborhoods? If Council has made land use decisions for the area, it is consistent with them? If the parcel meets the City's goals for an area, that weighs in favor of the application proceeding without a study.

Staff Response: *The proposal complies with city policies and the impact of the project is expected to be minimal. The site is located within a block of three (3) WMATA bus routes and two (2) DASH bus line, and a half mile from the future West End Transitway station at WestEnd/Landmark Mall. Additionally, the development helps to meet the City's regional housing goals with the addition of 270 units, 23 of which are committed affordable.*

C. Site & Building Design

The subject property presented some design challenges as it has a substantial change in grade from east to west and a shared-access entrance with the apartment building to the north. The applicant worked with staff to submit a successful design that incorporates a variety of high-quality materials.

Site Design

The S-shape of the building creates open courtyards and breaks down the massing of the building along Stevenson Avenue (see Figure 3 above). There is a 24-foot decrease in topography going from east to west, which results in some portions of the building being above ground but technically below grade (Figure 5). The design uses the topography to tuck much of the parking garage into the hill, making only a portion of visible. The site will retain the existing shared access curb cut at the east of the property and will remove one curb cut currently in the middle of the property.

Figure 5: Façade Rendering View from Stevenson Ave

Building Design

The project has two open courtyards, one visible from Stevenson Avenue and the other visible to the neighboring properties to the north. These open courtyards create a break in building massing on the front and rear and provide natural opportunities for appropriate material changes. The three brick projecting bays across the southeast part of the building and the one bay on the southwest corner enhance the façade and the balconies add depth. The varying heights of these brick bays also give the illusion of a change in heights and break up the roofline.

The color changes on the west courtyard differentiates that area, as the walls facing the courtyard are a bright, monochromatic grey fiber cement panel which will work well visually with the pool. The same fiber cement panel is also used on the rear of the building to create a vertical feel. The colors work well throughout the project and compliment the surrounding buildings. The dark grey corrugated metal panels on the façade add texture and contrast well with the light-colored brick. The texture in the brick, corrugated metal, and the horizontal fiber cement, as well as the depths of the brick bays, give the building detailing and depth while maintaining a contemporary style with clean lines.

Figure 6: Façade Rendering View from S. Whiting St

Figure 7: Façade Rendering View from Yoakum Pkwy

D. Special Use Permits

The applicant is requesting Special Use Permits for the following items:

- Parking Reduction
- More than three (3) penthouses
- Increase in height to 85 feet and FAR to 3.18 pursuant to Section 7-700.

Parking Reduction

The applicant is seeking a SUP per §8-100(A)(4) to reduce the required parking from 348 spaces to 340 spaces, which is a 2.3 percent reduction in total parking and a parking ratio of 1.3 spaces per unit. Staff supports this request and does not foresee any adverse impacts on the neighborhood. The project has three bus routes within a quarter mile and is roughly a half-mile from the planned BRT transit center in the West End (Landmark) neighborhood, and a future proposed stop at Van Dorn Street and Stevenson Ave. There are also 13 parking spaces in the shared easement with Landmark Towers and a drop-off area at the building's entrance on the west façade.

Penthouses

The Applicant also requests an increase in the permitted number of penthouses pursuant to Section 6-403(B)(3) of the Zoning Ordinance. The layout of the building roofs and the locations of the elevators, stairs, and trash chutes require additional penthouses, although the heights of most of the penthouses will be much shorter than the allowable 15 feet. The two (2) trash chutes are four (4) feet in height, the two (2) elevator penthouses are five (5) feet in height, and the two (2) stair penthouses are nine (9) feet in height.

Bonus Density

The applicant requests to use Section 7-700 to increase the height and secure approximately 58,200 additional net square feet. Staff supports this request as the increase in floor area and height is consistent with the existing surrounding mid-and-high-rise apartments, as well as with the recent approvals in this area (Landmark West End and Landmark Overlook). The request also will result

in a substantial increase in affordable housing units as one-third of the bonus density, or 19,423 square feet, must be provided as committed affordable housing. That brings the total amount of square footage required to be provided as committed affordable housing to 26,291 square feet (see Affordable Housing section on page 16 for more details on the unit breakdown).

Special Use Permit Approval Criteria

In addition to the matters discussed above, staff also finds that all SUP requests meet the approval criteria listed in Section 11-500 of the Zoning Ordinance, as follows:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use; The requested Special Use Permits would not adversely impact the health or safety of people living or working in the neighborhood. The requests for increased density have been reviewed in connection with a well-designed building that is consistent with the neighborhood's existing residential buildings and that would offer several community benefits. The parking reduction, which is only for eight (8) spaces less than required, and the penthouse SUP, which will not be visible at street level, are minimal enough as to not to create adverse impacts.

2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood;
The Special Use Permits requested would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. The SUPs that increase density (the requested SUP for a 2.5 FAR and the requested SUP for the 7-700 bonus density) would allow development that is consistent with the existing development at surrounding properties and with recently approved redevelopment in the area. The parking reduction and penthouse SUPs are for minor features that will have no impact on the neighborhood. The building has been designed, or conditions imposed, to mitigate potential impacts on the surrounding area and to offer many community benefits.

3. Will substantially conform to the Master Plan of the City. As previously discussed in this report, the proposal to construct a new building in this location and the associated land-use requests are, on balance, in substantial conformance with the LVD SAP Chapter of the Alexandria Master Plan.

E. Open Space

The landscaping and open space surrounding the building have been planned to provide passive spaces around the building. The open grass area west of the building flows into the open space at the Watergate Condos, creating a large area of landscaping and a break between the buildings. This space is not gated and therefore is accessible to the general public but will be private open space. There are two (2) private courtyards that are visible from the front and rear due to the S-shape of the building.

Open Space Analysis

ZO Section 5-307(A) requires 35 percent open space on the property. This project exceeds the requirement by providing 34,374 square feet, or 40 percent. The majority of the open space is located at-grade, with 26,150 square feet around the exterior of the building and in the east courtyard at the rear and 8,224 square feet of open space located in the above-grade west courtyard with a pool that is visible from Stevenson Avenue.

Table 2: Open Space

	Amount of Land	Percentage of Entire Site (85,848 SF)	Percentage of Total Open/Amenity Space
Private At-grade Open Space	26,150 SF	30%	75%
Private Above-Grade Open Space	8,224 SF	10%	25%
Total Provided	**34,374 SF**	**40%**	100%

Canopy Coverage

Because of the size and location of the proposed new building, as well as the grading required because of the topography of the site, nearly all existing trees and plantings will be removed (all but 292 sq feet of crown coverage). The proposed landscape plan will provide 21, 250 square feet of crown coverage, which is 25.1 percent of the site and meets the 25 percent crown coverage required. The landscape plan totals for plant species will be completed at final site plan.

Stormwater

Site stormwater management meets the requirements of the Virginia Stormwater Management Program (VSMP) Regulations in accordance with Article XIII of the Zoning Ordinance for control of stormwater quality and quantity. As is required by the LVA SAP, phosphorous will be reduced by 40 percent. This load reduction will be achieved with the use of a manufactured filtering device (Jellyfish filtering device which will be located beneath the garage level B2), as well as bioretention facilities and planter-style green roofs within the courtyards.

F. Compliance with City Policies

The proposed development meets several applicable City policies including:

Affordable Housing Policy

Committed Affordable Units

The project's zoning, Office Commercial Medium (OCM (50)), allows for residential uses up to a 1.5 Floor Area Ratio (FAR). The applicant is seeking a rezoning to the CRMU-H zone to allow density up to 2.5 FAR with a Special Use Permit (SUP). As the applicant is seeking a zone with density beyond what is envisioned in the Landmark/Van Dorn SAP, the applicant will provide eight percent of residential floor area above what is recommended in the underlying small area plan as affordable housing consistent with the 2020 Housing Contribution Policy (Policy). Additionally, the applicant is utilizing Section 7-700 to secure a 27% density increase; of this bonus density, one-third must be provided as committed affordable housing. The project's tenure will be rental.

Below is the methodology used to calculate the required floor area and resulting units.

Permitted development under existing zoning: 128,772 square feet
Additional density associated with rezoning: 85,848 square feet
Bonus density associated with Sec. 7-700: 58,269 square feet
Total proposed development: 272,889 square feet (including 26,240 square feet of above grade parking)

Affordable housing floor area generated by 2021 Policy: 6,868 square feet
Affordable housing floor area generated by Sec. 7-700: 19,423 square feet
Total number of residential units: 270
Average square feet per unit: 272,889 SF ÷ 270= 1,011 square feet/unit

Number of affordable units generated by Sec. 7-700: 19,423 SF ÷ 1,011 = 19.2 units
Number of affordable units generated by rezoning policy: 6,868 SF ÷ 1,011 = 6.8 units
Affordable units required at 60% AMI: 26 units

Alexandria Housing Affordability Advisory Committee (AHAAC)

At AHAAC's April 4 meeting, staff presented a development preview to the Committee. During the discussion, members expressed interest in securing units at deeper levels of affordability; they directed staff to explore options to deepen the affordability of four of the proposed 26 units such that they were affordable to households with incomes at 40% AMI. Consistent with the equivalency provisions of Section 7-700 and the 2021 Housing Contribution Policy, staff worked with the applicant to determine what changes to the set-aside units would accommodate the Committee's request while maintaining the value of the required housing contribution. To maintain equivalency in value, the set-aside unit count decreases from 26 to 23 units. Table 3 summarizes the resulting change in the set-aside unit mix.

Table 3: Revised Unit Count

Unit Type	Original Proportional Affordable Unit Mix	Revised Affordable Unit Mix	Change
One-bedroom @ 60% AMI	17	14	-3
Two-bedroom @ 60% AMI	9	5	-4
One-bedroom @ 40% AMI	n/a	1	+1
Two-bedroom @ 40% AMI	n/a	3	+3
	26	**23**	**-3**

At AHAAC's May 2, 2024 meeting, during which the Committee reviewed the applicant's Affordable Housing Plan (AHP), the applicant submitted a revised AHP with the above proposal (Table 3). The Committee discussed the tradeoffs between a net loss of units and securing deeply affordable units but voted unanimously to approve the AHP. Staff noted and the Committee appreciated that the applicant agreed to provide three of the four units affordable at 40% AMI as two-bedroom units, which is disproportionate to the unit mix and will expand deeply affordable housing options for larger households, including families with children and multigenerational households.

In addition to the four units affordable at 40% AMI, the applicant will also provide 14 one-bedroom and 5 two-bedroom affordable set-aside rental units affordable at 60% AMI. If the project's total unit count and mix at the time of the first Final Site Plan are different than those

approved at the time of the Preliminary Plan, the final set-aside count and mix will be evaluated for proportionality prior to Final Site Plan release.

Table 4: Unit Breakdown

Type	Market Rate	Affordable @ 60% AMI	Affordable @ 40% AMI	Total
1 BR	162	14	1	177
2 BR	85	5	3	93
Total	**247**	**19**	**4**	**270**

Consistent with the unit breakdown shown in Table 4, rents (adjusted for utilities and parking fees) will be affordable to households with incomes at 40% AMI (equivalent to $43,320-$61,880 in 2024 for a household with one to four members, respectively) and at 60% AMI (equivalent to $64,980-$92,820 in 2024 for a household with one to four members, respectively), as well as to eligible households with Housing Choice (Section 8) vouchers as required by State law. The units will remain affordable for a 40-year period from the date of initial occupancy. The residents of CAUs will have the same access to amenities as do market-rate residents in the project.

Voluntary Monetary Contribution

Consistent with the City's Procedures Regarding Affordable Housing Contributions, the residential floor area permitted under the existing zoning (1.5 FAR) is subject to the 2023 Residential Tier I voluntary contribution rate of $3.37/square foot. The applicant will provide a voluntary monetary contribution of $433,962 to the Housing Trust Fund.

Green Building Policy

The applicant proposes to comply with the City's Green Building Policy for this project. The Policy continues to recommend that a new privately-developed residential building should achieve Leadership in Energy and Environmental Design (LEED) Silver Certification from the United States Green Building Council (USGBC), or equivalent, as mentioned in condition #39. Several conditions have also been added to the approval that require green building elements. Condition #40 requires that the project's roof be solar ready, with necessary conduit and electric panel area to enable future panel installation. Condition #41 requires demonstration that the building will be fully electric, including all mechanical systems, and conditions #30-32 require electric vehicle chargers.

Public Art

The City's Public Art Policy requires new development projects to provide on-site or in-kind contributions to support the growth of public art in the city. While the condition language preserves onsite contributions, at this time the applicant has stated they are likely to provide the contribution of $0.30 per gross square foot of the buildings within the development, capped at $75,000, which will be used for public art within the LVD SAP.

G. Parking/Loading

As discussed in the preceding SUP section, the project would have 340 parking spaces in a predominantly below-grade garage, with two (2) levels below-grade and one-half of a level above-grade. The applicant is providing less than the minimum required 348 spaces. Per the SUP section analysis, Staff support this reduction because the ratio is in line with similar projects and is accessible to current and future bus routes. The project also includes space for 87 bike spaces (81 long-term and 6 short-term).

Table 5: Parking

	Market Rate	**Committed Affordable**	**Total**
Number Bedrooms/Units[1]	247	23	270
1 BR Market Rate	162	15	174
2 BR Market Rate	85	8	174
Max. Parking Requirement			354
Min. Parking Requirement			348
Provided Residential Parking			340
[1] Ratio based on *bedrooms* for market rate units, and *units* for affordable units.			

H. Pedestrian and Streetscape Improvements

The proposal includes provisions for several pedestrian and streetscape improvements along Stevenson Avenue. New sidewalks, trees and pedestrian-scale lighting are all proposed along Stevenson Avenue. The current shared access drive with Landmark Towers will remain, but a new sidewalk on the interior of the site will be installed. In addition, the applicant is dedicating 2,426 square feet of sidewalk to the City to allow for an eight (8)-foot sidewalk along the frontage of the project.

The applicant has agreed to also update Stevenson Avenue to include a six (6)-foot bicycle facility with a two (2)-foot buffer on the north side of Stevenson Avenue with vertical deterrents (Condition #48) and upgrade the crosswalk markups at the midblock crossing at Yoakum Boulevard and Stevenson Avenue. A $30,000.00 contribution will also be made to the City to support the installation and maintenance of Capital Bikeshare stations.

I. Traffic

The proposal does not trigger a traffic study based on the City's guidelines regarding trip generation for a proposed development. According to the trip generation analysis submitted by the applicant, the proposal generates 20 more AM peak hour motor vehicle trips and 18 PM peak hour motor vehicle trips when compared to the current office/commercial uses. Per conditions #51-#53, the applicant will contribute to the Citywide Transportation management Plan (TMP) for 30 years.

Transit and Bicycle Facilities

This site is located within proximity to transit and bicycle facilities. The DASH 30 and 35 and WMATA 21C, 29N, and 29K bus lines are all located within a few hundred feet of the property on Stevenson Avenue and South Whiting Street. The new West End Transit Center within the

Landmark redevelopment will be within a half mile of the property. The nearest Capital Bikeshare station is located one-third of a mile away on South Whiting Street.

J. School Impacts

In anticipation of the new development, Alexandria City Public Schools (ACPS) and the City of Alexandria estimated the number of new students expected to join the school system based on historical enrollment and residential property data. The applicant proposes to construct 270 units, of which 23 units will be affordable. Per the current Student Generation Rate jointly developed by ACPS and the City, the proposed development could generate approximately 30 students, as outlined below:

Table 6: Student Projections

	Units	Student Generation Rate	Students
Affordable households	23	0.83	20 students
Market rate households	247	0.04	10 students
Total	**270**		**30 students**

This project is in the attendance area for James K. Polk Elementary School, Francis Hammond Middle School, and Alexandria City High School. Students would be distributed over all grade levels. Per ACPS' 2023-204 school enrollment data, James K. Polk and Francis Hammond are over capacity. Both Alexandria City High School campuses are over-capacity and exceed utilization ranges. However, the new Minnie Howard Campus of the High School will open for the school year 24-25, which will increase the capacity at the High School.

Staff will consider the additional students entering ACPS from this development in subsequent ACPS Capital Improvement Plan proposals. The City and ACPS continue to monitor and integrate student generation numbers in forthcoming school enrollment projections and ACPS will continue to coordinate with the City to review, plan, and allocate resources for additional capacity to ensure that all ACPS students have safe and equitable learning environments.

K. Financial Impact

The two properties are currently assessed for a total of $5,933,000. Based on the 2024 tax rate of $1.135 per $100, the total property tax owned is $67,339. The Real Estate Assessment division estimates that the total value upon completion of the proposal would be between $70,00,000 to $80,000,000. The estimated property tax (based on the 2024 rate) would be between $794,500 to $908,000, for an increase of $727,161 to $840,661.

VI. COMMUNITY

The applicant met with adjacent properties prior to staff involvement, held one virtual community meeting, presented at the Eisenhower West/Landmark Van Dorn Implementation Advisory Group (IAG), and the Alexandria Housing Affordability Advisory Committee (AHAAC). During the February 22 meeting, the IAG members had questions about project timing, future housing costs, and parking. They liked the proposed bike lanes, and the group was supportive of the project. Two neighbors from the Watergate at Landmark Condominiums attended the virtual meeting and had some questions about the construction timeline. Several members of the community were present at the May 9 IAG meeting and had questions about the proximity to transit, the EV charging, solar panels, and the architecture. At the May 2 meeting, AHAAC recommended approval of the project

(see the above affordable housing section for more information about the AHAAC meeting). The project has consistently received support from the community at all meetings.

Table 7: Community Meetings

Date	Entity
February 22, 2024	Eisenhower West/Landmark Van Dorn Implementation Advisory Group
March 19, 2024	Virtual community meeting
May 2, 2024	AHAAC
May 9, 2024	Eisenhower West/Landmark Van Dorn Implementation Advisory Group
May 2024	Federation of Civic Associations monthly meeting

VII. CONCLUSION

Staff finds the applicant's proposal is appropriate and advances the LVD SAP. We recommend approval of the Master Plan Amendment, rezoning, the Development Special Use Permit and Site Plan, and associated Special Use Permits, subject to compliance with all applicable codes and the recommended conditions included in this report.

Staff: Robert M. Kerns, AICP, Division Chief, Development
Maya Contreras, Principal Planner
Maggie Cooper, Urban Planner

VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated 2/9/24 and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)

3. Submit the plats and associated deeds for all applicable easements identified in the Preliminary Plan dated 2/9/24, with the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. Provide proof of recordation with the first application for a building permit. (P&Z) (T&ES) (RP&CA) *

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

4. Submit the final plat and deed for the conveyance with the first Final Site Plan for approval prior to Final Site Plan release. (P&Z) (T&ES) *

5. Make all fee simple conveyances to the City with General Warranty of title (unless not available) or provide current ALTA survey and Title Report that includes the areas to be dedicated to City. Include the City as an authorized user of the ALTA survey for any purposes that the City deems necessary, including obtaining title insurance. Submit the ALTA survey and Title Report for review prior to approval of subdivision plat and deed by City. (T&ES) *

6. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit to the satisfaction of the P&Z director. (P&Z) (T&ES) **

7. Property rights to be conveyed by easement to the City may instead be conveyed by dedication (fee simple) to the City subject to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)

8. Show site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *

    a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.

b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
c. Excluding above grade utilities from dedicated open space areas and tree wells.
d. Screening all utilities from the public right-of-way.

9. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) *

a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
f. Full cut-off lighting as applicable to prevent light spilling onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with § 13-1-3 light spill regulations.
g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way.
i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
k. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
l. Paint or dye all garage walls and ceilings in a light color to increase reflectivity and improve night lighting levels. **
m. A minimum of 5.0-foot candle-maintained lighting for underground/ structured parking garages. When unoccupied, the lighting may turn off and on using motion sensors. Without motion sensor lighting, unoccupied lighting levels may be no less than 1.5-foot candles. **

n. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way. **

10. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *

11. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg or greater format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *

12. Sheeting and shoring, support of excavation shall not extend beyond the property line, except when the applicant has obtained a written release or encroachment from adjacent property owners which has been reviewed prior to building permit release and recorded in the Land Records. (P&Z) (Code) *

13. The total number of residential units may be adjusted higher or lower so long as the new unit count does not increase the building envelope, parking is provided per the Zoning Ordinance, and the building is in substantial conformance with the preliminary plan to the satisfaction of the Director of P&Z. (P&Z) *

a. Minor changes to the façade fenestration and details will be permissible, including but not limited to, window count and alignment, to be coordinated with sustainability envelope attributes and energy performance submission.

b. The Sanitary Adequate Outfall Analysis must reflect the actual number of units.

c. The unit count must be finalized prior to Final Site Plan release. (P&Z) *

A. BUILDING

14. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, (7) fire protection system requirements, and (8) accessible routes. (P&Z) (Code) *

15. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated 2/9/24, and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) (OCA*

a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).

i. Window sizes and types.
ii. Window mullion dimensions and projection in front of face of glass.
iii. Window frame, sash, and mullion materials.

b. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
c. The underside of all balconies shall be finished and present a visually cohesive appearance.
d. Where specified by the governing Small Area Plan and accompanying Design Guidelines, or by the governing CDD documents, the maximum percentage of fiber shall be interpreted as the percentage of ***solid façade*** that is fiber cement (excluding glazed portions of the elevation). Typically, such restrictions shall apply to building facades that face any public right-of-way or public open space, along with any portions of open courtyards that are visible from same.
e. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression. Roof surfaces must be light-colored with green roofs encouraged as an alternative.
f. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
g. Where plane changes in facades are proposed, they shall generally not be less than two feet.
h. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.

16. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *

a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at ¼" =1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.

17. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission. (P&Z) (Code)

    a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***
    b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights.
    c. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z. *
    d. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
    e. An on-site mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **
    f. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. ***

B. OPEN SPACE/LANDSCAPING

18. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. (P&Z) (T&ES) *

    a. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all public right-of-way.

19. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. The design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *

C. TREE PROTECTION AND PRESERVATION

20. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. (P&Z) (RP&CA) *

D. ARCHAEOLOGY

21. Call Alexandria Archaeology immediately at 703.746.4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a city archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

22. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

E. PEDESTRIAN/STREETSCAPE

23. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***
    a. Install ADA accessible pedestrian improvements serving the site.
    b. Construct all concrete sidewalks to City standards. The minimum unobstructed width of all newly constructed sidewalks shall be eight (8) feet on Stevenson Avenue.
    c. Sidewalks shall be flush across all driveway crossings.
    d. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
    e. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street.
    f. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development. Additionally, upgrade the existing crosswalk markings at the midblock crossing located at Yoakum Blvd and Stevenson Ave.
    g. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks *[white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)]* may be required as directed by staff at Final Site Plan. Alternative crosswalk treatments must be approved by the Director of T&ES.
    h. Retain the existing audible pedestrian countdown signals and pedestrian activated pushbuttons located at Yoakum Blvd and Stevenson Avenue (which serve the existing Rapid Rectangular Flashing Beacon "RRFB") in accordance with City Standards.
    i. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

F. PARKING

24. Unbundle all residential parking (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)

25. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. The Departments of P&Z and T&ES must approve the Parking Management Plan prior to the Final Site Plan release. (P&Z) (T&ES) *

26. Share parking occupancy, and if possible, counts of entries and exits for parking facilities for weekdays and weekends, with the City upon request. (T&ES)

27. The applicant may make garage parking spaces, which are required to comply with zoning requirements, available for public/off-site users if the applicant can demonstrate excess parking to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (TE&S)

28. Provide bicycle parking per current Bicycle Parking Standards, available at: www.alexandriava.gov/bicycleparking. (T&ES) *, ***

    a. Include details on the locations and types of bicycle parking prior to Final Site Plan release. Install bicycle parking prior to the issuance of the first Certificate of Occupancy.

    b. Provide signage, striping, or other means to direct people to indoor and covered bicycle parking areas within the private property. Show the proposed signage, etc. prior to release of the Final Site Plan and install the signage, etc. prior to issuance of the Final Certificate of Occupancy.

29. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *

30. Provide electric vehicle chargers for at least five percent of the required parking spaces, consisting of Level 2, Level 3 DC Fast Chargers, or a combination thereof, rounded up to the next whole number parking space. (OCA) ***

31. At least 50 percent of the required parking spaces shall be electric vehicle charger ready per these requirements: (OCA) ***

    a. Size and install the conduit correctly based on the number and location of future chargers. A combination of Level 1, Level 2, and DCFCs may be used; based on the estimated demand for charging and planned usage.
    b. Label parking space location junction box for the future electric vehicle charger.
    c. Provide available physical space within the utility closet for future cabinetry required to add vehicle chargers to the electrical panel.
    d. Additional conduit does not need to account for transformer sizing.
    e. EV chargers may encroach in the required parking space dimension.

32. In lieu of conditions 30 and 31, the applicant may install at least one publicly accessible electric vehicle DC Fast Charger (level 3), prior to issuance of the final Certificate of Occupancy. The Level 3 charger space(s) would not be in addition to the off-street parking required under the Zoning Ordinance. If one charger is not feasible at the project site, the applicant may work with city staff to identify an alternative suitable location in the city. (OCA) ***

33. Update parking counts on the cover sheet to state the number of electric vehicle charger and electric vehicle charger ready parking spaces, show the location of these spaces, and detail the signage, striping, or similar used to direct people to these spaces prior to Final Site Plan release. Install the signage, etc. prior to release of the final Certificate of Occupancy. (OCA) *, ***

G. SUSTAINABILITY

34. The project shall comply with the requirements of the City of Alexandria Green Building Policy that is in effect at the time of DSUP application submission. (OCA) *, **, ***, ****

35. The applicant may propose additional sustainability strategies to the satisfaction of the Directors of P&Z and the Climate Action Officer of OCA. (P&Z) (OCA) *, **, ***, ****

36. The applicant shall provide these items to comply with the Green Building Policy at first Final Site Plan: (OCA) *

    a. Evidence of the project's registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.

    b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

37. The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) **

    a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    b. A draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items "i" through "iii" below, prior to receiving building permits for above-grade construction.

        i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.

        ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed, to include, but are not limited to, calibrations and economizer controls, conditions

under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.

iii. Measurable criteria for performance; the plan should match the project's submitted plans and sustainability certification scorecard.

c. Water efficiency and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

38. The applicant shall provide these items to comply with the Green Building Policy at First and Final Certificates of Occupancy: (OCA) ***
    a. Evidence that design phase credits (for the certifying party) have been submitted by Temporary Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    b. A commissioning report verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests to match scorecard and approved permit plans prior to issuance of the final Certificate of Occupancy.
    c. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

    d. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.

39. The applicant shall provide the following to comply with the Green Building Policy at Release of Performance Bond: (OCA) ****

    a. Documentation of applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

40. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (OCA) *

41. At the first Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems. For limited accessory elements, if using gas, food and beverage uses in retail spaces and outdoor grills, must be controlled with occupancy sensors, timers not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. (OCA) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

42. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****

43. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *

44. Slopes on parking ramps to garage entrances and exits shall not exceed 15 percent. For slopes 10 percent or greater, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with slopes of 10 percent and greater, provide a minimum of 10 feet in length transition slopes at the top and bottom of the ramp. The transition slope shall be half the difference in slope between two adjacent sections. Provide final design prior to Final Site Plan release subject to the satisfaction of the Director of T&ES. (T&ES) *

45. Wall mounted obstructions at the wall end of a parking space shall be no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) ****

46. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****

47. Retain the following traffic control devices on Stevenson Avenue. More specifically, the existing Rapid Rectangular Flashing Beacon ("RRFB") with push-button at the western end of the site near Yoakum Blvd; and, the existing photovoltaic speed detection device located mid-block on Stevenson Avenue. Show the retained traffic equipment on the Final Site Plan to the satisfaction of the Director of T&ES. (T&ES) *

48. Provide bicycle facilities on the site frontage per the City's Alexandria Mobility Plan, Pedestrian and Bicycle Mobility Plan, and applicable Small Area Plans and Design Guidelines to the satisfaction of the Director of T&ES. (T&ES)

    a. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO, NACTO, and MUTCD. For shared-use paths, use signs consistent with the City's Wayfinding Program.
    b. Install the six-foot wide (with two-foot buffer bike lane on Stevenson Avenue) consistent with AASHTO and/or NACTO guidelines.

        i. Provide vertical deterrents (i.e., flex-posts, wheel-stops, ziclas, etc.) within the two-foot-wide buffer on Stevenson Avenue.

c. The final design and treatment of the bicycle facility shall be determined during review of the Final site Plan, to the satisfaction of the Director of T&ES. (T&ES)*

49. Finalize street names and addresses for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

50. The curb cut off Stevenson that leads to the garage shall not exceed 22-feet in width. (T&ES) *

B. TRANSPORTATION MANAGEMENT PLAN

51. Contribute to the Citywide Transportation Management Plan (TMP) at the rate specified by the current TMP policy. Unless the upfront payment or partial upfront payment option is chosen as described below, payments are due once per year no later than September 30 for 30 years with rates adjusted annually for inflation based on the April-to-March Consumer Price Index change reported by the Bureau of Labor Statistics. (T&ES)

a. Projects that obtain their first Certificate of Occupancy prior to July 1, will have their first year of assessment in the current calendar year. Projects that obtain their first Certificate of Occupancy on July 1 or later will have their first year of assessment in the next calendar year.

b. A development may receive a 35% discount for paying the entire 30-year amount (unadjusted for inflation) prior to receipt of the first Certificate of Occupancy. Under this option, no further TMP payments are required. ***

c. A development may receive a 25% discount for paying one quarter of the entire 30-year amount (unadjusted for inflation) before receipt of the final Certificate of Occupancy and five standard subsequent payments over the next five years. The five annual payments will be made no later than September 30 each year. After these payments are made, no further TMP payments are required. ***

52. The applicant/owner may request permission to manage its own TMP fund subject to the approval of the Director of T&ES. The property must have achieved specific single occupancy vehicle targets for at least three years in a row, as specified in the current TMP policy, and have provided the City with detailed information about how the applicant/owner will manage the TMP for the development. Development would retain the annual TMP contributions and must spend it exclusively on transportation related activities approved by the Director of T&ES or designee. (T&ES)

53. Designate an on-site TMP Coordinator prior to the issuance of the first Certificate of Occupancy. Provide the name, address, email, and telephone number of the coordinator to the City's Mobility Services Division, updating this information annually or as needed. This person will be the City's point of contact for the development and will be responsible for paying invoices, coordinating with staff on TMP-related activities as needed. (T&ES) ***

C. BUS STOPS AND BUS SHELTERS

54. Show the existing off-site bus stops and shelters on the Final Site Plan. (T&ES) (Code) *

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

55. Pay the sewer connection fee per the City Code. (T&ES)

56. Connect discharge from pool(s) to the sanitary sewer. (T&ES)

B. UTILITIES

57. If the applicant does not have a franchise agreement with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

58. Do not locate transformers and switch gears in the public right-of-way. (T&ES)

59. The City shall own and maintain all new fire hydrants on public streets. The applicant or their representative shall own, inspect, test, and maintain all hydrants on private streets. Install hydrants prior to issuance of the first Certificate of Occupancy. (T&ES) ***

C. INFORMATION TECHNOLOGY

60. Construct a conduit grid per the specifications listed in the conditions within this section to minimize the need for post-development excavation and/or right-of-way impacts when installing fiber/cables for high-speed internet access, to the satisfaction of the Director of P&Z. (P&Z) (ITS)

61. Construct all conduits using schedule 80 PVC or HDPE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)

62. The property owner will own and maintain all conduit on private property. Unless otherwise specified, the City will own all conduit on public right-of-way. (T&ES) (ITS)

63. Provide a minimum of two diverse entrance conduits for each building (East/West or North/South) with a minimum of two, 4-inch conduits for each entrance drop. Terminate each conduit drop to a 36-inch by 48-inch installed hand hole within the public right-of-way or at a nearby accessible location. Include two, four-inch open access conduit risers for each floor. (ITS)

    a. Enable telecommunications providers to install cables in the conduit. Do not designate exclusive access to a single provider.

    b. Provide a fiber optic installation plan that includes the required specifications prior to Final Site Plan release. *

c. Submit a digital as-built plan in CAD or GIS that details the fiber conduit installation prior to the issuance of the Certificate of Occupancy. ***

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

64. The City of Alexandria's stormwater management regulations for water quality are: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. Treat the Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area, in a Best Management Practice (BMP) facility. (T&ES) *

65. The redevelopment phosphorus removal requirement is 40 percent from the predeveloped load (treatment of the first ½ inch of rainfall is required). New impervious must meet the required 0.41 lbs./ac phosphorus loading rate or the 40 percent reduction, whichever is more stringent. The site's entire water quality volume shall be treated. (T&ES) *

66. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *

67. Design all stormwater (BMPs to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *

68. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *

69. All BMP's must be accessible for regular maintenance and inspections. The final building design must include access points and maintenance accessibility for the green roof and any other BMPs. Access to green roofs may be by a door on the same level as the green roof, an interior elevator, interior stairway with door through a penthouse, or by an alternating tread device with a roof hatch or trap door not less than 16 square feet in area and with a minimum dimension of 24

inches. Access to any portion of the green roof of other BMP shall not be solely through a private residence. (T&ES) (OCA)

70. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by the City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) ****

71. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are: (T&ES) ****

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

72. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) ****

73. Submit the stormwater quality BMP and/or Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *

74. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/or owner, the applicant shall: (T&ES) ****

    a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA, master association, and/or owner.
    b. Include a copy of the contract in the BMP Operation and Maintenance Manual.
    c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release.

75. Provide an Owner's Operation and Maintenance Manual for all BMPs to the owner. The manual shall include at a minimum: (T&ES)

    a. An explanation of the functions and operations of the BMP(s),
    b. Drawings and diagrams of the BMP(s) and any supporting utilities,

c. Catalog cuts on maintenance requirements including mechanical or electrical equipment,
d. Manufacturer contact names and phone numbers,
e. A copy of the executed maintenance service contract, and
f. A copy of the maintenance agreement with the City.

76. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****

77. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not affected adversely by construction operations prior to Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, describe the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

78. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)

79. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)

80. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site): (T&ES)

a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
b. Highly erodible and highly permeable soils,
c. Steep slopes greater than 15 percent in grade,
d. Known areas of contamination; springs, seeps, or related features, and
e. A listing of all wetlands permits required by law.

C. CONTAMINATED LAND

81. Indicate on the site plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *

82. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *

a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any

contaminated soils and/or groundwater at or in the immediate vicinity of the site.

b. A Risk Assessment indicating any risks associated with the contamination.
c. A Remediation Plan detailing any contaminated soil and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with "clean" soil. Describe the environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).

83. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in "a" through "e" above are submitted and approved at the discretion of the Director of T&ES. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) *

84. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. If a vapor barrier and ventilation system is required, the schematic shall be signed by a professional engineer and included in the Final Site Plan. (T&ES) (Code) *

85. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) *

D. SOILS

86. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

E. NOISE

87. All rooftop HVAC and other mechanical equipment shall comply with the City noise ordinance by equipment design, location, or with noise mitigating devices (e.g., silencers, acoustic plenums, louvers, or enclosures). (T&ES) (Code) *, ***

88. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)

89. No trucks or other vehicles, including construction equipment, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

F. CONSTRUCTION MANAGEMENT

90. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)

    a. Do not remove streetlights without authorization from the City of Alexandria,
    b. If streetlights are to be removed from the public right-of-way, then provide temporary lights until the installation and commissioning of new lights, *
    c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
    d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
    e. Include an overall proposed schedule for construction, *
    f. Include a plan for temporary pedestrian circulation, *
    g. Include the location and size of proposed construction trailers, if any, *
    h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
    i. Post copies of the plan in the construction trailer and give it to each subcontractor before they start work. ***

91. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall: (P&Z) (T&ES) *

    a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many

spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *

b. Post information on transit schedules and routes, *
c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
d. If the off-street construction worker parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.

92. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project. (T&ES) *

93. Include a chapter on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site on Stevenson Avenue shall remain open during construction. If the bicycle facilities must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project. (T&ES) **

94. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein. (T&ES) (Code) *

95. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) *

96. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing a stop at *[specify location]*, then install a temporary ADA accessible transit stop. Coordinate with the T&ES Transportation Planning Division at 703.746.4088 as well as with the transit agency which provides service to the bus stop. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)

97. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, then note that change in a letter to the Division Chief. (T&ES) *

98. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **

99. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z)

100. Identify a community liaison throughout the construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***

101. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***

102. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches the proposed finished grade. Ensure the wall check shows: (P&Z) **
    a. Key dimensions of the building as shown on the approved Final Site Plan,
    b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
    c. Extent of any below-grade structures,
    d. Foundation wall in place, and
    e. Future face of finished wall above.

103. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when the building reaches the proposed finished grade. Ensure each wall check shows: (P&Z) **

    a. Key dimensions of the building as shown on the approved Final Site Plan,
    b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
    c. Extent of any below-grade structures,
    d. Foundation wall in place, and
    e. Future face of finished wall above.

104. Submit a stamped electronic copy of an as-built development site plan survey, per the *As-Built Development Site Plan Survey Checklist* prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***

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

V. CONTRIBUTIONS

106. Contribute $30,000.00 to the City prior to Final Site Plan release for a Capital Bikeshare station, bicycles, and/ or system operations. (T&ES) *

107. Contribute $433,962.00 to the City's Housing Trust Fund. Make all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing) ***

VI. HOUSING

108. Provide a total of 15 one-bedroom and eight (8) two-bedroom affordable set-aside rental units subject to the following conditions:

    a. Provide 14 one-bedroom, and five (5) two-bedroom affordable set-aside rental units. If the project's total unit count and mix at the time of the first Final Site Plan are different than those approved at the time of the Preliminary Plan, the final set-aside count and mix will be evaluated for proportionality and equivalency in value prior to Final Site Plan release to the satisfaction of the Director of Housing. (Housing)

        i. Rents for these set-aside units shall not exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period from the date of initial occupancy of each affordable unit. For unit types not addressed by the LIHTC program, a junior one-bedroom shall rent at an efficiency rent; a one bedroom plus den shall rent at a one-bedroom rent; and a two bedroom plus den shall rent at a two-bedroom rent. (Housing)

    b. Provide an additional one (1) one-bedroom and three (3) two-bedroom affordable set-aside rental units. Rents for these units shall not exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 40 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period from the date of initial occupancy of each affordable unit. (Housing)

109. If at the time of lease up or lease renewal, the differential between the market rent and set-aside rent (as adjusted for utility allowances) for a comparable unit is less than 15 percent of the market rent, then the set-aside rent shall be reduced to maintain a differential of 15 percent for the term of the new lease or lease renewal. (Housing)

110. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent. (Housing)

111. Residents of the set-aside units may be charged a monthly parking fee of up to $50 (in 2024 dollars) or the standard fee whichever is lower for their first parking space. Any additional parking spaces shall be subject to standard fees. (Housing)

112. Recertify the incomes of set-aside resident households annually. (Housing)

113. Once an income-eligible household moves into a set-aside unit, that unit shall count as an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. Provide one additional one-year lease term at the affordable rent but notify the household that at the end of one year the household shall not be eligible to continue at the affordable rent. (Housing)

114. Do not deny households receiving Housing Choice Voucher assistance admission based on receiving such assistance. A household is income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent. (Housing)

115. Provide residents of set-aside units with access to all amenities offered within the entire development. (Housing)

116. Set-aside units shall be comparable in size and floor plan and have the same finishes as similar units in the development. Clustering of set-aside units shall be avoided. (Housing)

117. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing no less than 90 days prior to leasing. Provide the City with marketing information no less than 45 days prior to leasing, which shall include the affordable rents, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of set-aside units. The applicant shall not accept applications for set-aside units until 45 days after providing written notification to the Office of Housing or until the Office of Housing advises the applicant that the information has been distributed and posted, whichever occurs first. (Housing)

118. List all set-aside units at www.VirginiaHousingSearch.com, or an alternative website as identified by the Office of Housing at the time of lease up. (Housing)

119. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period. (Housing)

120. If the development involves Community Development Block Grant (CBDG), Home Investment Partnership Program (HOME), Section 108 loan funds, federal Housing Trust Fund, or other monies provided by the Department of Housing and Urban Development, then the applicant shall consult and coordinate with Staff to ensure that the project complies with all federal environmental statutes, laws, and authorities. (Housing)

121. Set-aside units shall comply with the City's Rent Guidelines Policy. (Housing)

VII. PUBLIC ART

122. Work with City Staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan per the City's Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)

123. Identify the location, type, and goals for public art in the Final Site Plan. Select the artist, finalize locations and medium, and provide a schedule for the art installation prior to Final Site Plan release. (P&Z) (RP&CA) *

124. Install the art prior to issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (P&Z) (RP&CA) ***

125. The in-lieu contribution shall be $0.30 per gross square foot, with a maximum contribution of $75,000 per building prior to issuance of the first Certificate of Occupancy. On-site public art shall be of an equivalent value to the contribution. (P&Z) (RP&CA) ***

VIII. USES AND SIGNS

A. RETAIL/COMMERCIAL

126. The applicant/owner may designate a limited number of apartments for short-term rentals, as defined by §3-2-141 of the Code of Ordinances, provided that the number of short-term rental apartments or individuals renting those apartments does not meet the definition of a hotel per §2-161 of the Zoning Ordinance, which would require a change of use application. (P&Z)

B. SIGNAGE

127. Design building signs to relate in material, color, and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z. (P&Z) *

CITY DEPARTMENT CODE COMMENTS

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

A. Planning and Zoning (P&Z)

C-1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. ****

C-2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail the construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *

C-3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. ****

C-4 Any parking requirement may be adjusted within five percent of the requirement if the Director of P&Z determines that physical requirements of the building prevent complying with the specific number of required parking spaces per Zoning Ordinance § 8-200(A)(2)(c)(i).

B. Code Administration (Building Code)

F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor: 703.746.4200 with any questions.

C-1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code in effect when applying for building permit(s).

C-2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).

C-3 Submit a soils report with the building permit application for all new and existing building structures. **

C-4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance

permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **

C-5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Federal Environmental Reviews:

F-1 Any project that is defined as a federal undertaking, in accordance with the National Historic Preservation Act of 1966 requires a § 106 review and/or other National Environmental Policy Act (NEPA) review. Projects that require federal review, approval or permitting, or projects that include federal funding are generally considered a federal undertaking. Consult with the appropriate federal or state agency to determine the requirements and process relevant to the project and coordinate with the appropriate City Staff and, if necessary, the Virginia Department of Historic Resources.

a. Information on the § 106 process is at www.achp.gov or www.dhr.virginia.gov/environmental-review/
b. Information on the NEPA process is at www.epa.gov
c. Information on the U.S. Department of Housing and Urban Development environmental review process is at https://www.hudexchange.info/programs/environmental-review/

D. Archaeology

C-1 All archaeological preservation measures shall comply with Zoning Ordinance § 11-411.

E. Transportation & Environmental Services (T&ES)

F - 1. Prepare the Final Site Plan per Memo to Industry 02-09, Design Guidelines for Site Plan Preparation, which is available at: http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf *

F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. *

F - 3. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotations pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). *

F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system,

Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). *, ****

F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single unit residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T," or else install a manhole. *, ****

F - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. *, ****

F - 7. Provide at least 18-inches of vertical separation for sanitary sewers and 12-inches for storm sewers when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. *, ****

F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. *, ****

F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. *, ****

F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. *, ****

F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. *, ****

F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. *

F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. *

F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. *

F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry 04-18. *

F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): *

a. FOR INFORMATION ONLY.
b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
c. The contractor shall apply for all necessary permits for use of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.

F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. *

F - 18. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. *

F - 19. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. *

F - 20. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. *

C-1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. *

C-2 Comply with the stormwater quality requirements and provide channel and flood protection per Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock West watershed or a known flooding area,

provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. *

C-3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. *

C-4 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. *

C-5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way.

a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****

b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****

C-6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. *, ****

C-7 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. *

C-8 Provide storage space for both trash and recycling materials containers as outlined in the City's “Solid Waste and Recyclable Materials Storage Space Guidelines” to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: https://www.alexandriava.gov/ResourceRecovery or by contacting the City's Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov. *

C-9 Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. *

C-10 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: https://www.alexandriava.gov/resourcerecovery or contact the Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov. *

C-11 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. *

C-12 Post the bond for the public improvements before Final Site Plan release. *

C-13 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. *

C-14 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. *

C-15 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005, prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. ****

C-16 Design the thickness of sub-base, base, and wearing course 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. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. *, ****

C-17 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. *

C-18 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. *

C-19 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. *

C-20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately.

C-21 Comply with the City's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line.

C-22 Comply with the City's Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours:

i. Monday Through Friday from 7 AM to 6 PM
ii. Saturdays from 9 AM to 6 PM
iii. No construction activities allowed on Sundays and holidays

a. § 11-5-4(b)(19) further restricts pile driving to these hours:

iv. Monday through Friday from 9 AM to 6 PM
v. Saturdays from 10 AM to 4 PM
vi. No pile driving is allowed Sundays and holidays

b. § 11-5-109 restricts excavating work in the right-of-way to:

vii. Monday through Saturday 7 AM to 5 PM
viii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.

C-23 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Zoning Ordinance Article XIII. *

C-24 Comply with the City's Erosion and Sediment Control Code, Title 5, Ch. 4. *

C-25 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: http://alexandriava.gov/tes/info/default.aspx?id=3522. *

C-26 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. *

F. Information Technology

F-1 Coordinate with the GIS Division for address assignments at tenant fit out for all first-floor bays with a street-facing door as their primary access. These uses may not use the primary building address for their address. Contact the Addressing Coordinator in the GIS Division 703.746.3823 for each new tenant to receive the address based on the primary entrance door.

G. Fire Department

C-1 Show the location of Fire Department Connections prior to Final Site Plan release. *

R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

H. Police Department

R - 1. Gate off the section of the underground garage dedicated to residents from the retail section. Control access by electronic means. This design helps prevent tampering with resident's vehicles and other crimes.

R - 2. Provide controlled access for doors in the garage (garage levels only) that lead to the stairwell. Controlled access must not interfere with the emergency push-bar release located on the inside of the stairwell.

R - 3. Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.

R - 4. Equip all ground floor windows with a device or hardware that enables securing them in a partially open position. This design prevents breaking and entering when the windows are open for air.

R - 5. Install "door-viewers" (commonly known as peepholes) in all doors on the ground level that lead directly into an apartment to increase security for the occupant.

1. *Asterisks denote:*

* Condition must be fulfilled prior to release of the Final Site Plan

** Condition must be fulfilled prior to release of the building permit

*** Condition must be fulfilled prior to issuance of the Certificate of Occupancy

**** Condition must be fulfilled prior to release of the bond

IX. ATTACHMENTS

1. Master Plan Resolution MPA

ATTACHMENT 2
Master Plan Amendment Resolution

RESOLUTION NO. **MPA 2024-00001**

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

WHEREAS, the proposed amendment will amend the **Landmark/Van Dorn Small Area Plan** chapter of the 1992 Master Plan;

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

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **June 4, 2024** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Landmark/Van Dorn Small Area Plan** section of the City; and

2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **Landmark/Van Dorn Small Area Plan** section of the 1992 Master Plan; and

3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **Landmark/Van Dorn Small Area Plan**; and

4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the **Landmark/Van Dorn Small Area Plan** chapter of 1992 Master Plan will, in accordance with present and probably future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

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

1. The attached amendments to the **Landmark/Van Dorn Small Area Plan** are hereby adopted in their entirety amending the Landmark/Van Dorn Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia, to:

   - Amend Map 10: Landmark/Van Dorn Land Use; to amend the land use map for the subject property from OCM(50) to RH (Residential High).

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

ADOPTED the **4th day of June, 2024**.

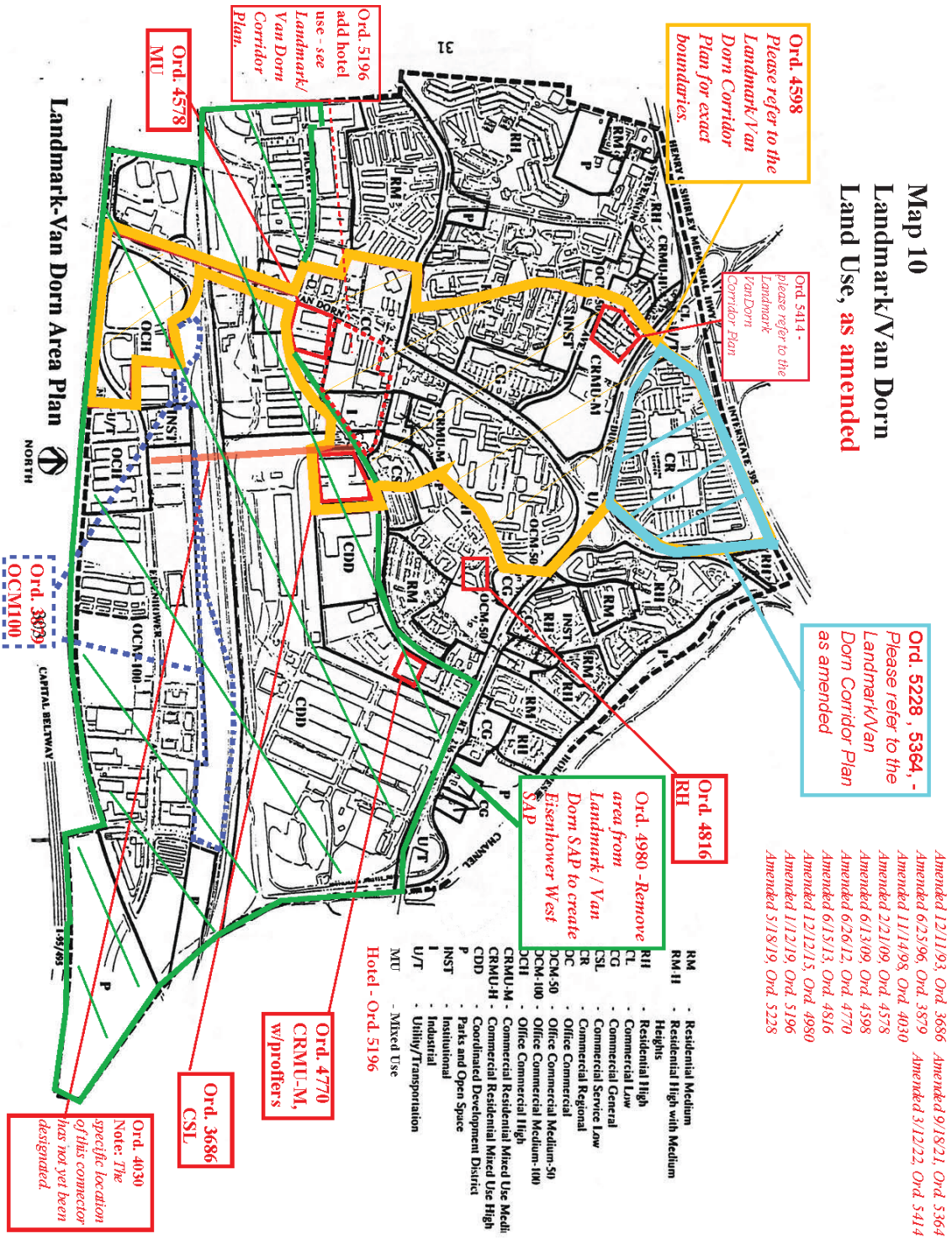
Chair, Alexandria Planning Commission

ATTEST: Karl W. Moritz

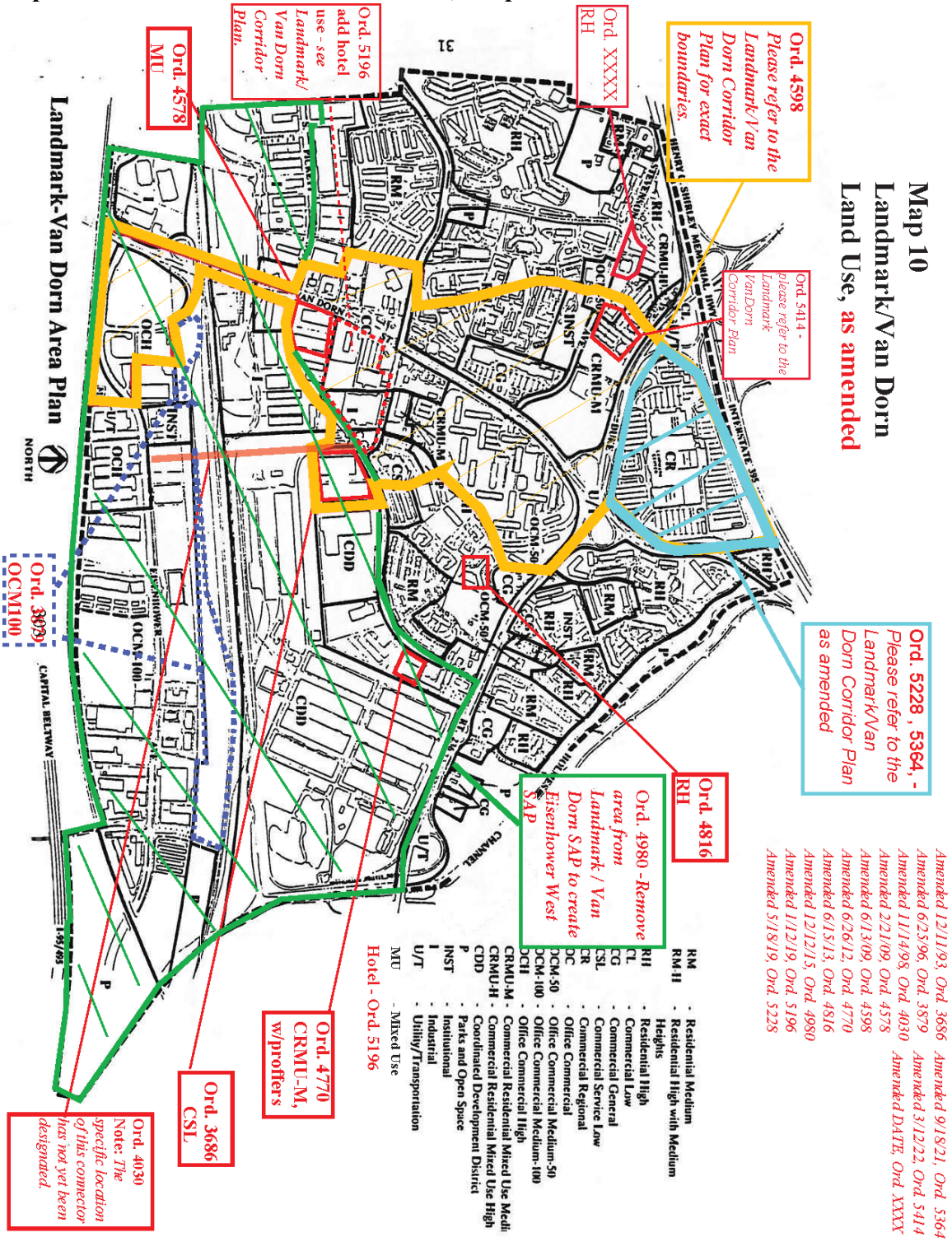
Karl Moritz, Secretary

Attachment

Map 10: Landmark/Van Dorn Land Use, Existing



Map 10: Landmark/Van Dorn Land Use, Proposed



APPLICATION

☑ **Master Plan Amendment MPA#** _____

☐ **Zoning Map Amendment REZ#** _____

PROPERTY LOCATION: 6101 and 6125 Stevenson Avenue

APPLICANT

Name: SP Stevenson, LLC

Address: 4600 Fairfax Drive, Suite 1000, Arlington, Virginia

PROPERTY OWNER:

Name: SP Stevenson, LLC

Address: 4600 Fairfax Drive, Suite 1000, Arlington, Virginia

Interest in property:

◉ Owner ○ Contract Purchaser

○ Developer ○ Lessee ○ Other _____

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

○ Yes: If yes, provide proof of current City business license.

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

◉ Not applicable

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

M. Catharine Puskar, Attorney/Agent	MCPuskar
Print Name of Applicant or Agent	Signature
Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd, Ste 1300	703-528-4700 _____
Mailing/Street Address	Telephone # Fax #
Arlington, Virginia 22201	2/13/2024
City and State Zip Code	Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $_____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY

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

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
1 6125 Stevenson Avenue 047.03-04-01	Office / Residential	OCM-50 / RH	OCM(50) / CRMU-H	0.9 AC
2 6101 Stevenson Avenue 047.03-04-02	Office / Residential	OCM-50 / RH	OCM(50) / CRMU-H	1.01 AC
3				
4				

PROPERTY OWNERSHIP

[ ] Individual Owner [✓] Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

1. Name: SP Stevenson, LLC Extent of Interest: See attached

   Address: 4600 Fairfax Drive, Suite 1000, Arlington, Virginia

2. Name: Snell Construction Corporation Extent of Interest: See attached

   Address: 4600 Fairfax Drive, Suite 1000, Arlington, Virginia

3. Name: _____ Extent of Interest: _____

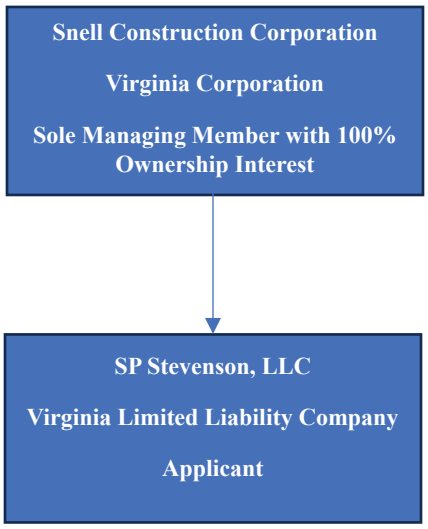
   Address: _____

4 . Name: _____ Extent of Interest: _____

   Address: _____

SP Stevenson, LLC - Ownership Breakdown of Entities

Snell Construction Corporation, a Virginia Corporation, is SP Stevenson, LLC sole managing member and has 100% ownership interest of SP Stevenson, LLC. Snell Construction Corporation and SP Stevenson, LLC are both located at 4600 North Fairfax Drive, Suite 1000, Arlington, VA 22203.



Disclosure Statement: SP Stevenson, LLC and Snell Construction Corporation **do not** have a business or financial relationship existing at the time of application submission or in the 12 months prior to submission with any member of City Council, Planning Commission, Board of Architectural Review, or Board of Zoning Appeals.

SP Stevenson, LLC
4600 Fairfax Drive, Suite 1000
Arlington, Virginia 22203

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Applications for a Master Plan Amendment, Rezoning, Development Special Use Permit with Preliminary Site Plan, and Related Requests
6101 and 6125 Stevenson Avenue, Tax Map Nos. 047.03-04-01 and -02 (the "Property")

Dear Mr. Moritz:

SP Stevenson, LLC, as owner of the above-referenced Property, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Master Plan Amendment, Rezoning, Development Special Use Permit with Preliminary Site Plan, and related requests to allow for the construction of a multifamily residential building on the Property.

Very truly yours,

SP STEVENSON, LLC

By: _____
Michael Eastwood

Its: Authorized Signatory

Date: 02/12/2024

MPA #	_____
REZ #	_____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

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

See attached.

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

See attached.

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

See attached.

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

No proffers are proposed.

Narrative Description
SP Stevenson, LLC
6101 and 6125 Stevenson Avenue
Tax Map Nos. 047.03-04-01 and -02

Proposal Overview

SP Stevenson, LLC (the "Applicant") is the owner of property located at 6101 and 6125 Stevenson Avenue (the "Property"). The Property consists of 85,848 square feet and is bordered by the Landmark Towers apartments to the north and east, Stevenson Avenue to the south, and the Olympus Condominiums to the west. The Property is currently developed with a commercial office building and surface parking constructed in the 1980s and is located within the Landmark/Van Dorn Small Area Plan (the "SAP").

The Applicant proposes to redevelop the Property with a seven-story multi-unit building that will include 270 units, 340 parking spaces, and ground floor lobby and amenity space. Parking will be provided in a 2.5 level garage, with two levels below grade and a half level above grade Access to the building for parking will occur via a parking garage entrance near the intersection of Stevenson Avenue and Yoakum Parkway and pick-up/drop-offs will occur at the front of the building from the current access point to the Property. Open space for the residents will be provided in two courtyards and at the ground level. In order to achieve the proposed development, the Applicant requests approval of the following: 1) a Master Plan Amendment to the SAP Land Use Map to recommend the Residential High designation for the Property, 2) a Rezoning of the Property from the Office Commercial Medium (50) ("OCM(50)") zone to the Commercial Residential Mixed Use (High) ("CRMU-H") zone, 3) a Development Special Use Permit with preliminary site plan for up to a 2.5 FAR, 4) an SUP for an increase in height to 85 feet and an increase in density to a 3.18 FAR pursuant to Section 7-700 of the Zoning Ordinance, 5) an SUP for greater than three mechanical penthouses, and 6) an SUP for a parking reduction.

Master Plan Amendment & Rezoning

The SAP, as amended in 1992, designates the Property for Office Commercial Medium-50 in its Land Use Map. With the adoption of the 1992 SAP, the land use designation for the Property and parcels to the west and south were changed from Residential High, Commercial, and Mixed-Use to Office Commercial Medium-50, while the surrounding area was either changed to or remained Residential High or Commercial Residential Mixed Use High. Given the adoption of the Landmark/Van Dorn Corridor Plan, as amended, which envisions higher density in the area, as well as the foreseeable lack of demand for office buildings in this area, the existing land use designation no longer represents a viable long-term land use for the Property. The Residential High designation and corresponding CRMU-H zoning district are more appropriate in the context of the surrounding area and recent land use approvals over the past few years. Therefore, the Applicant requests an amendment to the SAP Land Use Map to change the Property's designation to Residential High and a Rezoning to the CRMU-H zone to allow for greater, and more appropriate, residential density on the Property.

This proposal is in character with the SAP and beneficial to the surrounding properties, which are also designated for high residential or mixed uses. These requests are also consistent with consistent with the City's Housing Master Plan, which recommends the use of Section 7-700 to provide additional density and height in exchange for affordable units and generally recommends construction of new committed affordable rental and homeownership units, including those resulting from the conversion of obsolete commercial buildings into residential developments. Consistent with the City's Affordable Housing Contributions Policy and Procedures, 26 of the 270 units will be provided as committed affordable units. In addition, the proposed project will be adequately served by existing public facilities, such as streets, police and fire protection, drainage and sewer facilities, refuse disposal, and schools.

SUP Requests

Consistent with the CRMU-H and Section 7-700 zoning regulations, the Applicant requests an increase the residential FAR from 2.5 to 3.18 and to increase the permitted height from 77 feet to 85 feet in order to provide the proposed 270 units and amenity areas. The Applicant also requests an increase in the permitted number of penthouses pursuant to Section 6-403(B)(3) of the Zoning Ordinance. The layout of the building roofs and the locations of the elevators, stairs, and trash chutes require additional penthouses, although the heights of most of the penthouses will be much shorter than the allowable 15 feet.

The Applicant also requests an SUP to reduce the minimum required parking from 348 spaces to 340 spaces due to building design. The proposed reduction of eight spaces represents only 2.3% of the total required parking. The Property is served by three bus routes within a 1/4 mile and is proximate to the upcoming transit hub in the West End (formerly Landmark) neighborhood. In addition to the available transit options, the parking reduction is mitigated by the 13 parking spaces shared with the Landmark Towers building located by the eastern driveway, as well as a generous drop off area near the building's main entrance. In the Applicant's experience, the provided parking is adequate to serve the 270 residential units. In addition, this minor reduction will not have any adverse impacts on the surrounding neighborhood.

Summary

Overall, the Applicant is improving the Property by replacing the aging office building with an urban multi-unit building that will provide much-needed housing stock in the region. The proposed redevelopment will also reduce the number of curb cuts from three to two, achieve desirable density that is appropriate in the surrounding context, improve the Stevenson Avenue streetscape, and create affordable housing to serve the local community.

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ **Project Name:** 6101 & 6125 Stevenson Avenue

PROPERTY LOCATION: 6101 and 6125 Stevenson Avenue

TAX MAP REFERENCE: 047.03-04-01 and -02 **ZONE:** OCM-50

APPLICANT:

Name: SP Stevenson, LLC

Address: 4600 Fairfax Drive, Suite 1000, Arlington, Virginia

PROPERTY OWNER:

Name: SP Stevenson, LLC

Address: 4600 Fairfax Drive, Suite 1000, Arlington, Virginia

SUMMARY OF PROPOSAL Development Special Use Permit with preliminary site plan for up to a 2.5 FAR to redevelop property with a seven-story 270-unit building.

MODIFICATIONS REQUESTED None.

SUP's REQUESTED 1) SUP for increase in height to 85 feet and FAR to 3.18 pursuant to Section 7-700, 2) SUP for greater than three penthouses, and 3) SUP for a parking reduction.

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

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

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

M. Catharine Puskar, Attorney/Agent
Print Name of Applicant or Agent

MCPuskar
Signature

Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd, Ste 1300
Mailing/Street Address

703-528-4700
Telephone # Fax #

Arlington, Virginia 22201
City and State Zip Code

cpuskar@thelandlawyers.com
Email address

February 13, 2024
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

◉ The Owner ○ Contract Purchaser ○ Lessee or ○ Other: _____ of the subject property.

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

See attached.

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

○ **Yes.** Provide proof of current City business license.
○ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.
◉ **N/A**

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. SP Stevenson, LLC	4600 Fairfax Drive, Ste. 1000, Arlington, VA 2203	see attached
2. Snell Construction Corporation	4600 Fairfax Drive, Ste. 1000, Arlington, VA 2203	see attached
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 6101 and 6125 Stevenson Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. SP Stevenson, LLC	4600 Fairfax Drive, Ste. 1000, Arlington, VA 2203	see attached
2. Snell Construction Corporation	4600 Fairfax Drive, Ste. 1000, Arlington, VA 2203	see attached
3.		

3. BusinessorFinancialRelationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. SP Stevenson, LLC	See attached	See attached
2. Snell Construction Corporation	See attached	See attached
3.		

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

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

02-13-2024	Snell Stevenson, LLC by: M. Catharine Puskar, Attorney/Agent	MC Puskar
Date	Printed Name	Signature

Development SUP # _____

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

N/A

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

N/A

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

Day	Hours	Day	Hours
7 days / week	24		

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

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

Noise levels will be in compliance with the City Code.

B. How will the noise from patrons be controlled?

N/A

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

No odors are anticipated. Trash will be located internal to the building.

Development SUP # _____

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

A. What type of trash and garbage will be generated by the use?

Typical for the proposed uses.

B. How much trash and garbage will be generated by the use?

Typical for the proposed uses.

C. How often will trash be collected?

Trash will be collected as often as necessary.

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

N/A

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

☐ Yes. ☑ No.

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

N/A

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

☑ Yes. ☐ No.

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

Typical household cleaning products.

Development SUP # _____

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

Access to the property will be secure and new lighting will be installed along the frontage.

ALCOHOL SALES

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

☐ **Yes.** ☑ **No.**

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

N/A

PARKING AND ACCESS REQUIREMENTS

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

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

348

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

248 Standard spaces
85 Compact spaces
7 Handicapped accessible spaces
_____ Other

Development SUP # _____

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

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

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

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

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0

B. How many loading spaces are available for the use? 1

C. Where are off-street loading facilities located? N/A

D. During what hours of the day do you expect loading/unloading operations to occur?
Between 7:00 a.m. and 11:00 p.m.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As often as necessary.

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

SUP # _____

APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

Reduction from 348 required spaces to 340 provided spaces. All parking spaces are located in structured on-site garage.

2. Provide a statement of justification for the proposed parking reduction.

See attached statement of justification.

3. Why is it not feasible to provide the required parking?

See attached statement of justification.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. _____ No. ___✓__ N/A.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a ***Parking Management Plan*** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

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

APPLICATION

☐ **Master Plan Amendment MPA#** _____

☑ **Zoning Map Amendment REZ#** _____

PROPERTY LOCATION: 6101 and 6125 Stevenson Avenue

APPLICANT

Name: SP Stevenson, LLC

Address: 4600 Fairfax Drive, Suite 1000, Arlington, Virginia

PROPERTY OWNER:

Name: SP Stevenson, LLC

Address: 4600 Fairfax Drive, Suite 1000, Arlington, Virginia

Interest in property:

◉ Owner ○ Contract Purchaser

○ Developer ○ Lessee ○ Other _____

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

○ Yes: If yes, provide proof of current City business license.

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

◉ Not applicable

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

M. Catharine Puskar, Attorney/Agent	MC Puskar
Print Name of Applicant or Agent	Signature
Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd, Ste 1300	703-528-4700 _____
Mailing/Street Address	Telephone # Fax #
Arlington, Virginia 22201	2/13/2024
City and State Zip Code	Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $_____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY

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

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
1 6125 Stevenson Avenue 047.03-04-01	Office / Residential	OCM-50 / RH	OCM(50) / CRMU-H	0.9 AC
2 6101 Stevenson Avenue 047.03-04-02	Office / Residential	OCM-50 / RH	OCM(50) / CRMU-H	1.01 AC
3				
4				

PROPERTY OWNERSHIP

[ ] Individual Owner [✓] Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

1. Name: SP Stevenson, LLC Extent of Interest: See attached
   Address: 4600 Fairfax Drive, Suite 1000, Arlington, Virginia
2. Name: Snell Construction Corporation Extent of Interest: See attached
   Address: 4600 Fairfax Drive, Suite 1000, Arlington, Virginia
3. Name: _____ Extent of Interest: _____
   Address: _____
4. Name: _____ Extent of Interest: _____
   Address: _____

MPA #	_____
REZ #	_____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

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

See attached.

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

See attached.

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

See attached.

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

No proffers are proposed.

6101 and 6125 Stevenson Avenue
Affordable Housing Plan
Rev. May 1, 2024

1.1 Project name and address

Project Name/Address: 6101 and 6125 Stevenson Avenue

1.2 Application number(s)

- **Master Plan Amendment #2024-00001**
- **Rezoning #2024-00002**
- **Development Special Use Permit #2024-10001**

1.3 Brief description of the application and the proposed development program

The Applicant proposes to construct a seven-story multi-unit building with 270 units and structured parking.

1.4 Requested zoning changes or waivers (if any)

- **Master Plan Amendment to the Landmark/Van Dorn Small Area Plan Land Use Map to recommend the Residential High designation**
- **Rezoning from the Office Commercial Medium (50) zone to the Commercial Residential Mixed Use (High) zone**
- **DSUP with Preliminary Site Plan for up to a 2.5 Floor Area Ratio ("FAR")**
- **SUP for an increase in height to 85 feet and FAR to 3.18 pursuant to Section 7-700**
- **SUP for greater than three mechanical penthouses**
- **SUP for a parking reduction**

1.5 The Small Area Plan in which the project is located and a brief discussion of how relevant affordable housing goals and recommendations are being addressed by the AHP

The project is located within the Landmark/Van Dorn Small Area Plan. The proposed project is consistent with the City's Housing Master Plan in that it will replace an existing aging office building with a new multi-unit building and will provide a voluntary housing contribution as well as on-site affordable units. The Applicant's original affordable housing plan dated March 18, 2024 proposed 26 on-site affordable housing units to be available at 60% of Area Median Income ("AMI"), consistent with the City's Affordable Housing Contributions Policy and Procedures. In response to City staff and the Alexandria Housing Affordability Advisory Committee's request for a deeper level of affordability for a portion of the on-site units, the Applicant proposes to provide 23 on-site units which include 19 units available at 60% of AMI and 4 units available at 40% of AMI.

2. Description of the AHP to include:

2.1 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of proposed affordable units

The Applicant originally proposed to provide a total of 26 rental units (17 one-bedroom units and 9 two-bedroom units) available at up to 60% of AMI for 40 years. As City staff and the Alexandria Housing Affordability Advisory Committee have requested a deeper level of affordability for a portion of the on-site units, the Applicant now proposes to provide 23 on-site units, with 19 units (14 one-bedroom and 5 two-bedroom units) provided at 60% of AMI and 4 units (1 one-bedroom units and 3 two-bedroom units) provided at 40% of AMI.

Original Unit Mix			
Type	**Market Rate**	**Affordable**	**Total**
1 BR	160	17	177
2 BR	84	9	93
Total	**244**	**26**	**270**

Revised Unit Mix				
Type	**Market Rate**	**Affordable at 60% AMI**	**Affordable at 40% AMI**	**Total**
1 BR	162	14	1	177
2 BR	85	5	3	93
Total	**247**	**19**	**4**	**270**

2.2 General description of location of affordable units in the project

The affordable units will be located in the proposed building and will be dispersed throughout the building.

2.3 Confirmation that residents of affordable units will have equal access to all amenities available to residents of market-rate units

The residents of the affordable units will have equal access to all amenities available to residents of the market-rate units within the building.

2.4 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of existing affordable units being demolished as part of redevelopment (if any)

No units are being demolished as part of this redevelopment.

2.5 Brief discussion of tenant relocation plan approved by the Landlord-Tenant Relations Board (if applicable)

N/A

2.6 Description of the phasing of the project and any implications it may have on the delivery of units (if any)

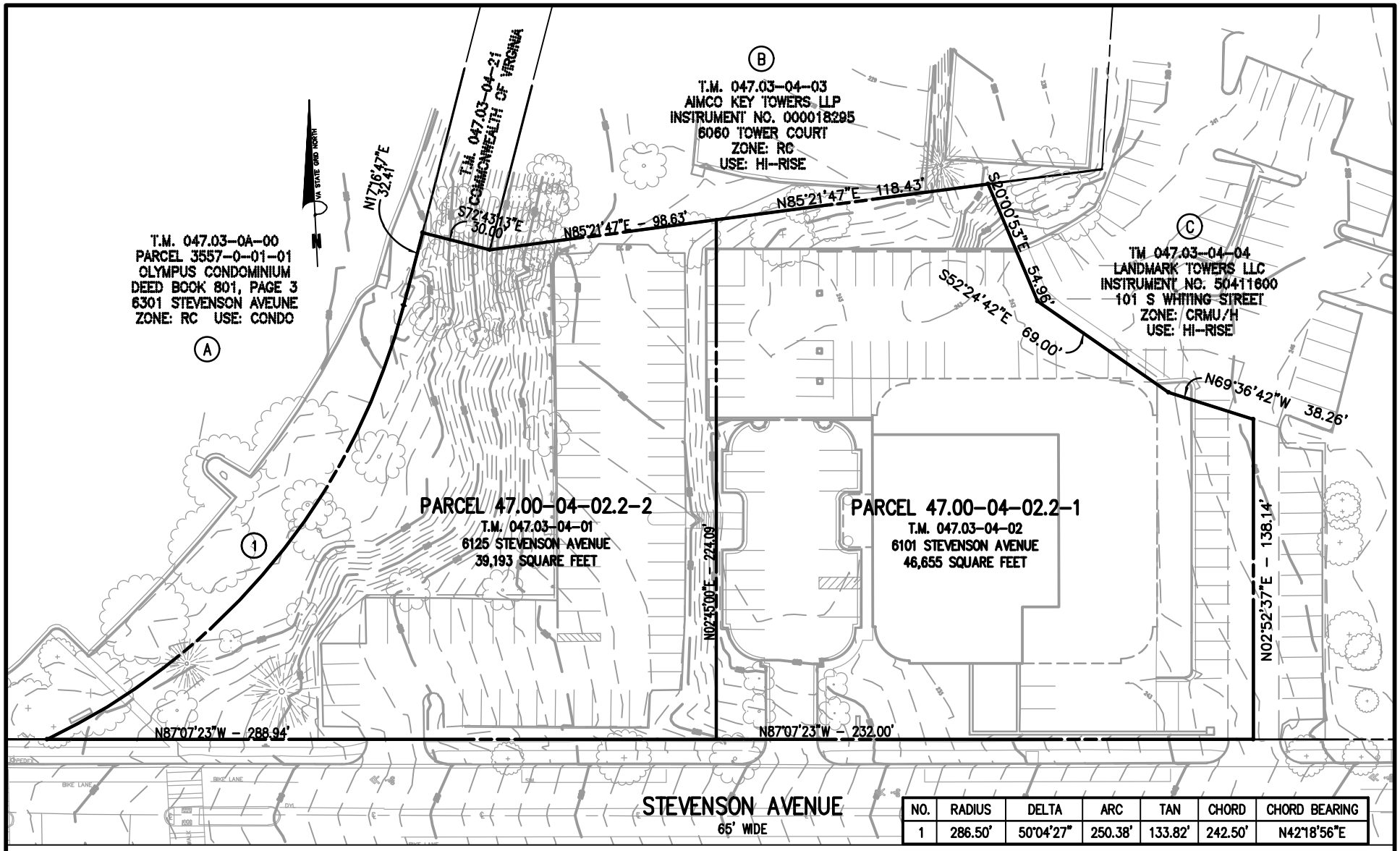
The building will be constructed in a single phase and all affordable units will be delivered with the completion of the building.

2.7 Description of any voluntary contributions to be made to the Housing Trust Fund in addition to the provision of affordable units (if any)

In addition to the 23 on-site units, the Applicant will be providing a monetary contribution to the Housing Trust Fund of $433,962.

2.8 Any other information the applicant deems relevant to the AHP

N/A



NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
1	286.50'	50°04'27"	250.38'	133.82'	242.50'	N42°18'56"E

CURVE TABLE

0 60 120 Feet

ADJOINING OWNERS TABULATION

(A) TAX MAP 047.03-0A-00
OLYMPUS CONDOMINIUM
6301 STEVENSON AVENUE
ALEXANDRIA, VA 22304

(B) TAX MAP 047.03-04-03
AIMCO KEY TOWERS LP
P.O. BOX 111397
CARROLLTON, TX 75011

(C) TAX MAP 047.03-04-04
LANDMARK TOWERS LLC
3541 W. BRADDOCK ROAD
ALEXANDRIA, VA 22302

METES AND BOUNDS MAP

6125 & 6101 STEVENSON AVENUE

ALEXANDRIA, VIRGINIA

SCALE: 1"=60'

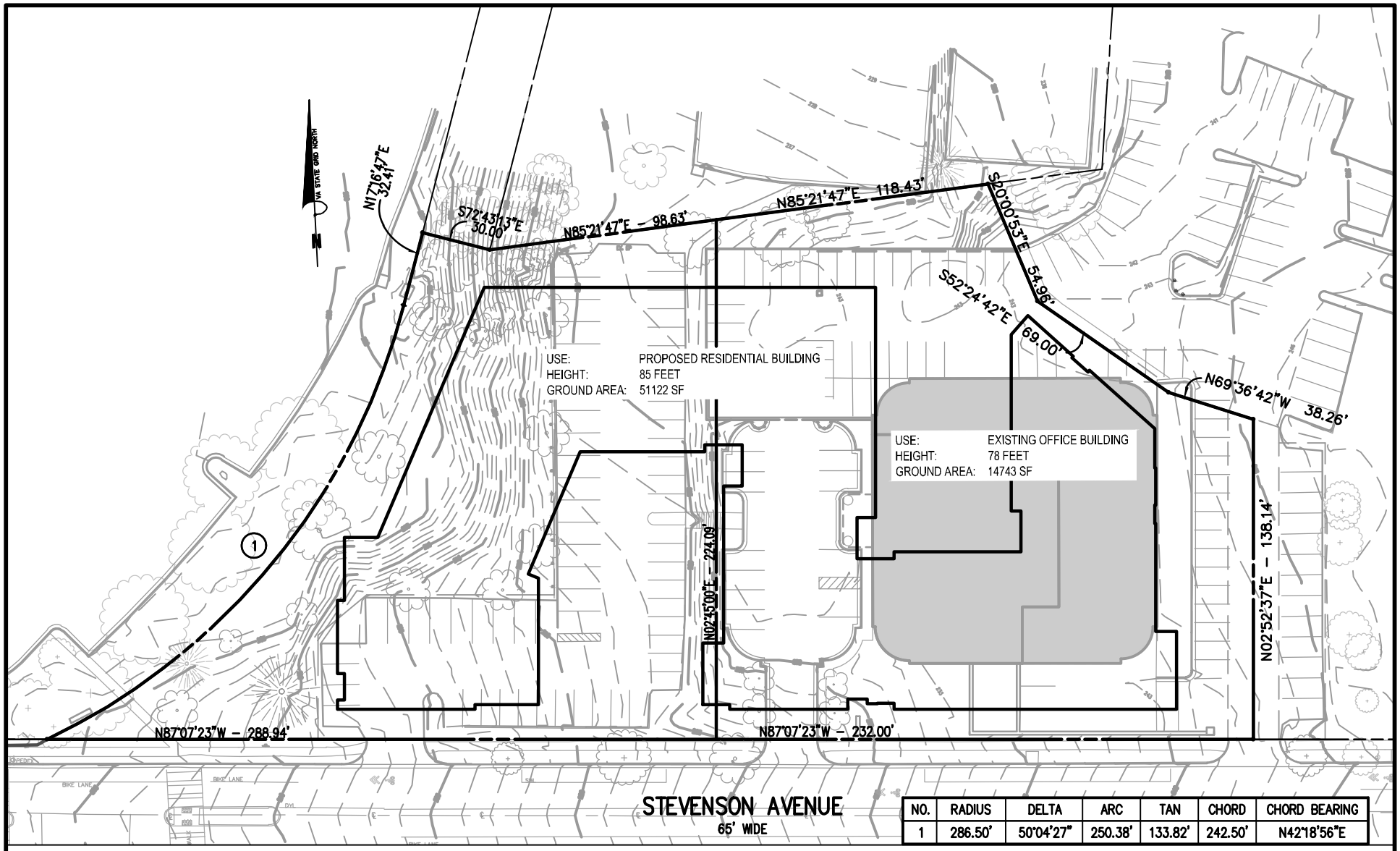
FEBRUARY 09, 2024

Bowman

13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Exhibits\2024-02-09 SUPAREZ Application Exhibits\6084-01-003-RP.dwg



NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
1	286.50'	50°04'27"	250.38'	133.82'	242.50'	N42°18'56"E

CURVE TABLE

Bowman

13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

BUILDINGS AND STRUCTURES MAP

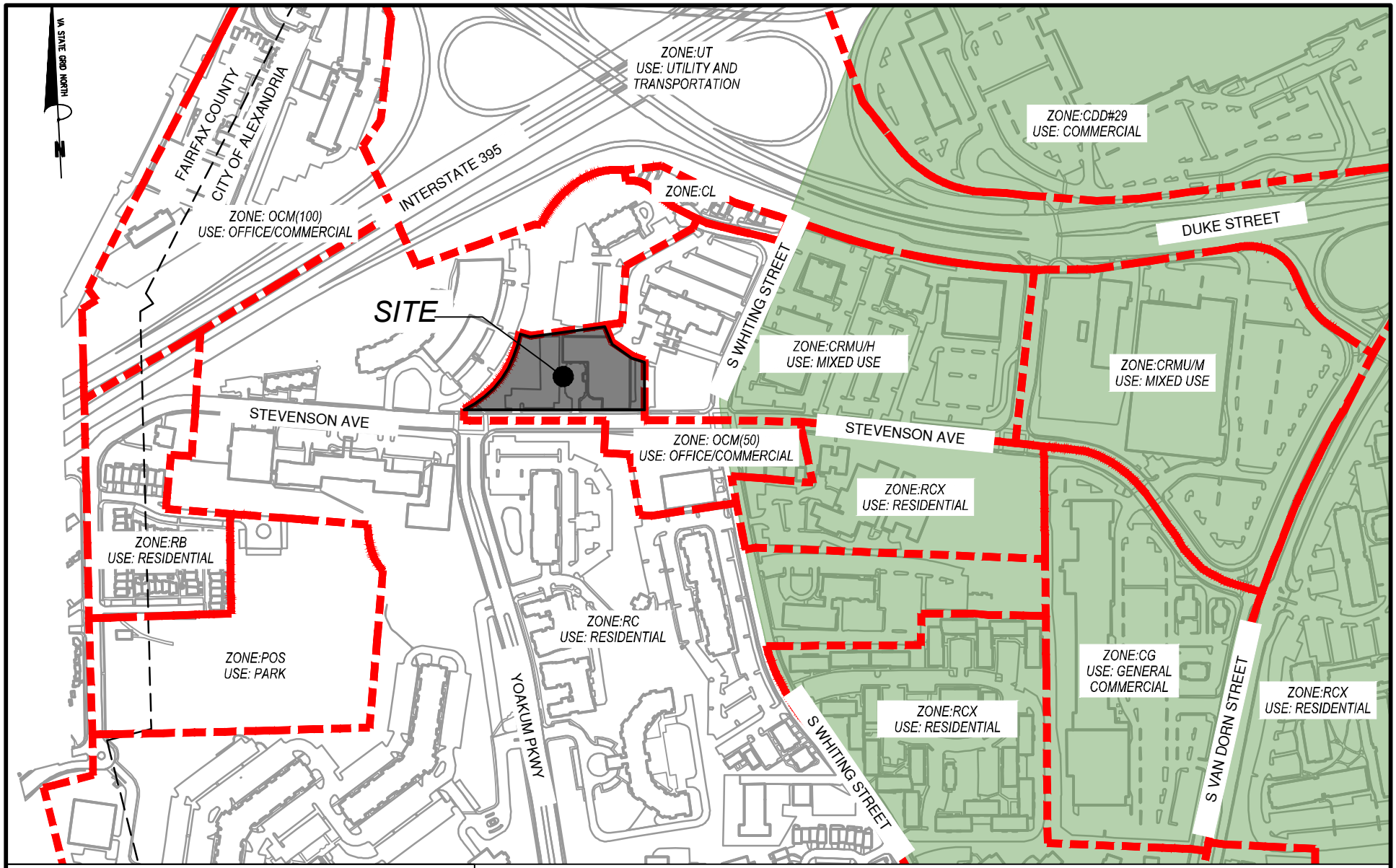
6125 & 6101 STEVENSON AVENUE

ALEXANDRIA, VIRGINIA

SCALE: 1"=60'

FEBRUARY 09, 2024

Cad file name : P:\6084 – Stevenson Ave\6084-02-001 (ENG) – 6125 and 6101 Stevenson Avenue\Engineering\Exhibits\2024-02-09 – MPAREZ Application Exhibits\6084-01-003-RP.dwg



Bowman

13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

Phone: (703) 464-1000
Fax: (703) 481-9720

0 400 800 Feet

LEGEND

ZONING BOUNDARIES

LANDMARK VAN DORN CORRIDOR PLAN AREA

VICINITY MAP

6125 & 6101 STEVENSON AVENUE
ALEXANDRIA, VIRGINIA

SCALE: 1"=600'
FEBRUARY 09, 2024

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Exhibits\2024-02-09 MPAREZ Application Exhibits\6084-01-003-VM.dwg

Sustainable Building Partners
2701 Prosperity Avenue, Suite 100
Fairfax, VA 22031

Date: November 6, 2023
Project: 6125 Stevenson Ave
Purpose: Concept 2 - Green Building Narrative

General Approach

The 6125 Stevenson Ave project is pursuing LEED New Construction (NC) v4 certification at the Silver level. The project will comply with the Alexandria Green Building Policy in effect at the time of the DSUP which requires LEED certification.

Energy

Sustainable Building Partners is hired to perform whole building energy modeling for the project and is committed to achieving the 14% energy cost savings as required by the Green Building Policy, which is equivalent to 5 points under the LEED v4 New Construction rating system. The project team will implement an on-going performance optimization process through whole-building energy modeling and integrated design discussions, that will work to find an effective balance of all building systems with the overall goal of improving energy performance.

The project will also commit to achieving 2 points under the Renewable Energy Production LEED credit through Green-E certified off-site green power and/or carbon offsets and will prioritize reducing embodied carbon through conducting a Life Cycle Analysis and reviewing concrete reductions strategies with the design team.

Interior lighting will play an integral role in the performance of this facility. The project will position for the use of high-efficacy LED fixtures (>60 lm/W) throughout with an additional focus on minimizing decorative lighting and avoiding the use of linear-strip LED fixtures which often inflate overall lighting power. Lighting controls will be implemented in accordance with the local energy code but the energy model will be used to evaluate opportunities to exceed code requirements.

Typical mid- to high-rise multifamily facilities are not heavily sensitive to massing and/or orientation but opportunities will be evaluated as part of the overall building-level performance optimization efforts. Thermal mass implications will be considered but the enclosure will likely use standard light-weight assemblies in order to effectively balance the high cooling and heating loads within this mixed climate.

The building enclosure plays a small role in the overall load profile of a mid- to high-rise multifamily building but the energy modeling analysis will be used to perform a sensitivity exercise to determine the inflection point and the most effective enclosure strategy that balances performance, budget, and constructability. This effort will include the evaluation of insulation levels, thermal bridging mitigation, and thermal mass.

The plug and process loads are largely unregulated under the provisions of the local energy code and LEED program so a large portion of these systems present very little opportunity for optimization. That aside, the team will work to incorporate EnergyStar appliances, high-efficacy LED lighting in the dwelling units, a high efficiency elevator system, and premium efficiency motors where applicable.

Water

Native and adaptive plantings will be installed in all landscaped areas throughout the project and will be irrigated by a high-efficiency system using drip irrigation, moisture meters, and controllers where necessary to ensure plantings survive and thrive.

Low flow plumbing fixtures and ENERGY STAR appliances will be used to reduce potable water use reduction. A 40% water use reduction, at minimum, will be achieved for plumbing fixtures as required by the Green Building Policy. All tank water closets, lavatory faucets, and showerheads will be WaterSense labeled ensuring high-quality fixtures.
The following low flow plumbing fixtures will be installed to achieve a 40% water use reduction:

- WC: 0.8/1.28 gpf (dual flush)
- Lav Faucet: 1.0 gpm
- Showerhead: 1.75 gpm
- Kitchen faucet: 1.5 gpm

Indoor Environmental Quality

The project will use low-emitting flooring, paints and coating, insulation, and ceiling systems within the building to protect contractor and occupant health and comfort. To be compliant, products will have an emissions evaluation in accordance with California Department of Public Health version 1.1, 2010 (CDPH v1.1 2010) or later. This will be managed and confirmed by reviewing product information and ensuring it carries a GreenGuard Gold label (or equivalent), which is a third-party label that confirms volatile organic compounds levels are below prescribed thresholds. Additionally, outdoor air will be provided directly from the outdoors into the units and all outdoor air systems will be equipped with a minimum MERV 8 filter. Accessible thermal controls will be provided in all units and multioccupant amenity spaces.

Also during construction, the contractor will develop an Indoor Air Quality Management plan to protect construction workers and materials. These requirements have been incorporated into specification section “018113 Sustainable Design Requirements”.

LEED v4 for BD+C New Construction

6125 Stevenson Ave

November 6, 2023

SUSTAINABLE BUILDING PARTNERS

0	1	0	Integrative Process	Possible Points:	1
Y	?	N			
	1		Credit 1 Integrative Process (v4.1)		1

10	5	1	Location and Transportation	Possible Points:	16
Y	?	N			
		16	Credit 1 LEED for Neighborhood Development	PATH 1	16
1			Credit 2 Sensitive Land Protection	PATH 2	1
	2		Credit 3 High Priority Site		2
5			Credit 4 Surrounding Density & Diverse Uses		5
2	2	1	Credit 5 Access to Quality Transit (v4.1)		5
1			Credit 6 Bicycle Facilities (v4.1)		1
	1		Credit 7 Reduced Parking Footprint (v4.1)		1
1			Credit 8 Electric Vehicles (v4.1)		1

3	5	2	Sustainable Sites	Possible Points:	10
Y	?	N			
Y			Prereq 1 Construction Activity Pollution Prevention		Required
1			Credit 1 Site Assessment		1
		2	Credit 2 Site Development - Protect or Restore Habitat (v4.1)		2
	1		Credit 3 Open Space		1
	3		Credit 4 Rainwater Management (v4.1)		3
1	1		Credit 5 Heat Island Reduction		2
1			Credit 6 Light Pollution Reduction		1

6	1	4	Water Efficiency	Possible Points:	11
Y	?	N			
Y			Prereq 1 Outdoor Water Use Reduction		Required
Y			Prereq 2 Indoor Water Use Reduction		Required
Y			Prereq 3 Building-Level Water Metering		Required
1	1		Credit 1 Outdoor Water Use Reduction		2
4		2	Credit 2 Indoor Water Use Reduction		6
		2	Credit 3 Cooling Tower Water Use (v4.1)		2
1			Credit 4 Water Metering		1

13	6	14	Energy and Atmosphere	Possible Points:	33
Y	?	N			
Y			Prereq 1 Fundamental Commissioning and Verification		Required
Y			Prereq 2 Minimum Energy Performance		Required
Y			Prereq 3 Building-Level Energy Metering		Required
Y			Prereq 4 Fundamental Refrigerant Management		Required
3		3	Credit 1 Enhanced Commissioning		6
8	2	8	Credit 2 Optimize Energy Performance		18
		1	Credit 3 Advanced Energy Metering		1
		2	Credit 4 Demand Response (v4.1)		2
2	3		Credit 5 Renewable Energy Production (v4.1)		5
	1		Credit 6 Enhanced Refrigerant Management		1

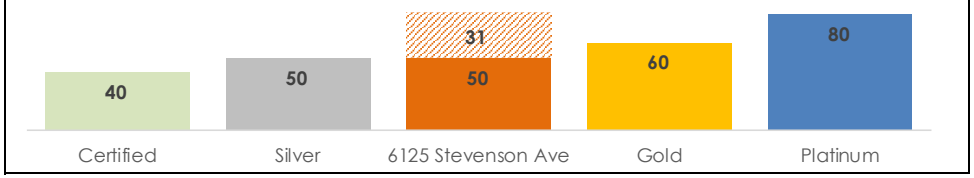
4	6	3	Materials and Resources	Possible Points:	13
Y	?	N			
Y			Prereq 1 Storage and Collection of Recyclables		Required
Y			Prereq 2 Construction and Demolition Waste Management Planning		Required
1	2	2	Credit 1 Building Life-Cycle Impact Reduction (v4.1)		5
1	1		Credit 2 Product Disclosure & Optimization - EPDs (v4.1)		2
	1	1	Credit 3 Product Disclosure & Optimization - Sourcing of Raw Materials (v4.1)		2
1	1		Credit 4 Product Disclosure & Optimization - Material Ingredients (v4.1)		2
1	1		Credit 5 Construction and Demolition Waste Management (v4.1)		2

7	5	4	Indoor Environmental Quality	Possible Points:	16
Y	?	N			
Y			Prereq 1 Minimum Indoor Air Quality Performance		Required
Y			Prereq 2 Environmental Tobacco Smoke Control (v4.1)		Required
1	1		Credit 1 Enhanced Indoor Air Quality Strategies		2
2	1		Credit 2 Low-Emitting Materials (v4.1)		3
1			Credit 3 Construction Indoor Air Quality Management Plan		1
	2		Credit 4 Indoor Air Quality Assessment (v4.1)		2
1			Credit 5 Thermal Comfort		1
1		1	Credit 6 Interior Lighting (v4.1)		2
	1	2	Credit 7 Daylight (v4.1)		3
1			Credit 8 Quality Views		1
		1	Credit 9 Acoustic Performance (v4.1)		1

6	0	0	Innovation	Possible Points:	6
Y	?	N			
1			Credit 1.1 Innovation Credit: Low-Mercury Lamps		1
1			Credit 1.2 Innovation Credit: O+M Starter		1
1			Credit 1.3 Innovation Credit: Green Building Education		1
1			Credit 1.4 Pilot Credit: Assessments and Planning For Resilience		1
1			Credit 1.5 Pilot Credit: Integrative Analysis of Building Materials		1
1			Credit 2 LEED Accredited Professional		1

1	2	1	Regional Priority Credits	Possible Points:	4
Y	?	N			
1			Credit 1 Regional Priority: Green Vehicles - 1 pt		1
	1		Credit 2 Regional Priority: Optimize Energy Performance - 10 pts		1
	1		Credit 3 Regional Priority: Access to Quality Transit (v4.1) - 4 pts		1
	1		Credit 4 Regional Priority: Reduced Parking (v4.1) - 1 pt, Site Development - 2 pts		1

50	31	29	Possible Points: 110



AREA TABULATIONS

TOTAL EX. SITE AREA = 1.9708 AC 85,848 SF

TOTAL PROP. SITE AREA = 1.9708 AC 85,848 SF

TOTAL AREA OF TAX PARCEL = 1.9708 AC 85,848 SF

TOTAL EX. IMPERVIOUS AREA = 1.5996 AC 69,679 SF

TOTAL PROP. IMPERVIOUS AREA = 1.8622 AC 81,117 SF

TOTAL DISTURBED AREA = 2.3392 AC 101,896 SF

DEVELOPMENT PRELIMINARY SITE PLAN

6125 & 6101 STEVENSON AVENUE

CITY OF ALEXANDRIA, VIRGINIA

ZONING TABULATIONS

ON-SITE LOCATIONS / ADDRESSES:

047.03-04-01 6125 STEVENSON AVE. ALEXANDRIA, VA
047.03-04-02 6101 STEVENSON AVE. ALEXANDRIA, VA

TOTAL ON-SITE AREA: 85,848 SF OR 1.9708 ACRES

UNITS PER ACRE: 137 RESIDENTIAL UNITS PER ACRE

EXISTING ZONE: OCM(50) (OFFICE COMMERCIAL MEDIUM (50))
PROPOSED ZONE: CRMU-H (COMMERCIAL RESIDENTIAL MIXED USE - HIGH)

OPEN SPACE REQUIREMENTS: 40% OR 34,339 SF OR 0.79 ACRES
OPEN SPACE PROVIDED: 40% OR 34,374 SF OR 0.79 ACRES
26,150 SF PRIVATE AT-GRADE
8,224 SF PRIVATE ABOVE-GRADE

EXISTING USE: OFFICE BUILDING
PROPOSED USE: MULTI-FAMILY RESIDENTIAL BUILDING

MAXIMUM HEIGHT PERMITTED: 77 FT - PER LANDMARK/VAN DORN SMALL AREA PLAN
+25 FT - PER SECTION 7-700
102 FT TOTAL

HEIGHT PROPOSED: 85 FEET

AVERAGE FINISHED GRADE: 229.33 FEET

RESIDENTIAL UNITS: 270 UNITS
GROSS AVERAGE UNIT SIZE: 1,011 SF

UNIT TYPE BREAKDOWN: ONE BEDROOM = 177 UNITS
TWO BEDROOM = 93 UNITS

TOTAL GROSS FLOOR AREA: 300,462 SF
TOTAL NET FLOOR AREA: 272,889 SF (NET FLOOR AREA INCLUDES 26,071 SF OF ABOVE GRADE PARKING)

EXISTING FAR: 0.54
MAX FAR: 3.25 (2.5 PER CRMU-H + 0.75 PER SECTION 7-700)
FAR PROVIDED: 3.18

LOT AREA REQUIRED: N/A
FRONTAGE REQUIRED: N/A

SETBACKS REQUIRED: N/A
SETBACKS PROPOSED: FRONT - VARIES, 8.0 FEET TO 12.3 FEET
SIDE - VARIES, 7.0 FEET TO 60.3 FEET
REAR - VARIES, 16.6 FEET TO 44.6 FEET

MINIMUM AND MAXIMUM PARKING REQUIREMENTS

	UNITS	MARKET RATE UNITS (1 SPACE/BR. MIN. & MAX)	AFFORDABLE UNITS (0.75 SPACE/UNIT MIN., 1 SPACE/UNIT MAX.)	TOTAL MIN. REQUIRED PARKING	TOTAL MAX. REQUIRED PARKING	TOTAL PARKING PROVIDED
1 BR	177	160	17	173	177	
2 BR	93	84	9	175	177	
TOTAL	270	244	26	348	354	340

PARKING BREAKDOWN:
STANDARD = 248 SPACES
COMPACT = 85 SPACES
ACCESSIBLE = 7 SPACES (5 STANDARD, 2 VAN)

LOADING SPACES REQUIRED: 0
LOADING SPACES PROVIDED: 1

BIKE PARKING SPACES REQUIRED:
0.3 LONG TERM SPACES/UNIT * 270 UNITS = 81 SPACES
0.02 SHORT TERM SPACES/UNIT * 270 UNITS = 6 SPACES

BIKE PARKING SPACES PROVIDED:
LONG TERM SPACES: 81 SPACES
SHORT-TERM SPACES: 6 SPACES
TOTAL SPACES: 87 SPACES

Trip Generation	ITE Code	DU/SF	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Weekday ADT
Existing Uses									
1. General Office Building	710	46,655	77	10	87	15	73	88	598
Total Existing Trips			*77*	*10*	*87*	*15*	*73*	*88*	*598*
Proposed Uses									
1. Multifamily Residential (Mid-Rise)	221	270	25	82	107	65	41	106	1,241
Total Proposed Trips			*25*	*82*	*107*	*65*	*41*	*106*	*1,241*
Net New Site Trips			(52)	72	20	50	(32)	18	643

(1) Trip generation calculations based on Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition.

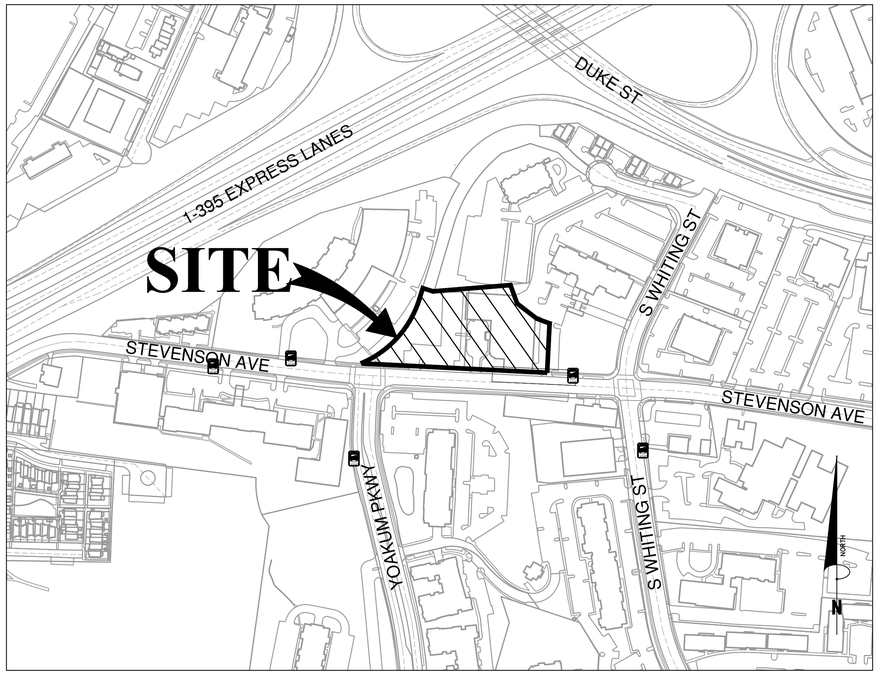
Rezoning Affordable Housing Contribution

	FAR	Floor Area	Units*
Existing OCM(50) Zone Max. Density	1.5	128,772 SF	-
Proposed CRMU-H Zone Max. Density w/ SUP	2.5	214,620 SF	-
Difference	1.0	85,848 SF	-
Required Affordable Housing (8% of Difference)	**0.08**	**6,868 SF**	**7 Units**

Bonus Density Affordable Housing Contribution Per Section 7-700

	FAR	Floor Area	Units*
Proposed Bonus Floor Area	0.68	58,269 SF	-
Required Affordable Housing (1/3 of Bonus Floor Area)	**0.23**	**19,423 SF**	**19 units**

TOTAL REQUIRED AFFORDABLE HOUSING UNITS 26
TOTAL PROVIDED AFFORDABLE HOUSING UNITS* 26
**Units to be provided at 60% of AMI for a term of 40 years*



VICINITY MAP

SCALE : 1" = 200'

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING OFFICE BUILDING AND SURFACE PARKING LOT TO REDEVELOP THE SITE WITH A 272,889 SF MULTI-UNIT RESIDENTIAL BUILDING CONTAINING 270 UNITS AND BELOW GRADE PARKING.

SUP/MODIFICATIONS REQUESTED

- MASTER PLAN AMENDMENT FOR PROPOSED LAND USE - RESIDENTIAL HIGH
- REZONING FROM OCM(50) TO CRMU-H
- DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN FOR UP TO 2.5 FAR
- BONUS HEIGHT AND DENSITY FOR THE PROVISION OF AFFORDABLE HOUSING PURSUANT TO SECTION 7-700
- SUP FOR PARKING REDUCTION
- SUP FOR GREATER THAN THREE PENTHOUSES

ENVIRONMENTAL SITE ASSESSMENT:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD. SEE C02.10 FOR FEMA FLOODPLAIN MAP.

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF GROUNDWATER CONTAMINATION ON THE SITE.

THE SITE IS NOT LOCATED IN A RESOURCE PROTECTED AREA (RPA).

SOIL CONTAMINATION IS NOT PRESENT ON THE SITE. REMEDIATION AND/OR SOIL MANAGEMENT WILL NOT BE REQUIRED AS PART OF THE PROJECT.

ARCHAEOLOGICAL NOTE:

CONTACT ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS PRIOR TO ANY GROUND DISTURBING ACTIVITY (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE). CITY ARCHAEOLOGISTS WILL PROVIDE ON-SITE INSPECTIONS TO RECORD SIGNIFICANT FINDS.

THE DEPTHS AND LOCATIONS OF ANY UNDERGROUND ELECTRIC, WATER, TELEPHONE, AND GAS MAIN LINES OR SERVICES CANNOT BE FIELD SURVEYED. "MISS UTILITY" UTILITY SERVICE PROTECTION CENTER MAY BE CONTACTED AT 1-800-552-7001 REGARDING THE LOCATION OF THESE UNDERGROUND UTILITIES.

UTILITY WARNING!!

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

GREEN BUILDING NOTE:

THE APPLICANT WILL COMPLY WITH THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY.

SHEET INDEX

BUILDING CODE ANALYSIS

A) BUILDING CODE: 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
B) USE GROUP: A-3 FOR AMENITY, B FOR LEASING,
R-2 FOR RESIDENTIAL, AND S-2 FOR GARAGE
C) NUMBER OF STORIES: 5 STORIES OVER 2 STORY PODIUM
BUILDING HEIGHT 85 FT MAX
D) CONSTRUCTION TYPE: TYPE 3A OVER IA
E) GROSS FLOOR AREA:
LEVEL 1 - 51,122 SF
LEVEL 2 - 40,199 SF
LEVEL 3 - 42,000 SF
LEVEL 4 - 42,000 SF
LEVEL 5 - 42,000 SF
LEVEL 6 - 41,757 SF
LEVEL 7 - 41,384 SF
F) FULLY SPRINKLERED: YES - NFPA 13

OWNER/DEVELOPER

1. RECORD OWNER: TAX MAP. 047.03-04-01
TAX MAP. 047.03-04-02

SP STEVENSON, LLC
C/O SNELL PROPERTIES
4600 N FAIRFAX DR STE 1000
ARLINGTON, VA 22203-1553
(703) 521-4800
ATTN: TIM FRIEMEL

2. DEVELOPER/ APPLICANT: SP STEVENSON, LLC
C/O SNELL PROPERTIES
4600 N FAIRFAX DR, STE 1000
ARLINGTON, VA 22203-1553
(703) 524-4800
ATTN: TIM FRIEMEL

3. CIVIL ENGINEER: BOWMAN CONSULTING GROUP
13461 SUNRISE VALLEY DR, STE 500
HERNDON, VIRGINIA 20171
(703) 464-1000
ATTN: STEVEN LIAM, P.E.

5. ARCHITECT: SK+I ARCHITECTURE
4600 EAST-WEST HWY, STE 700
BETHESDA, MD 20814
(301) 654-9300
ATTN: ABED BENZINA

6. LANDSCAPE ARCHITECT: PARKER RODRIGUEZ
101 N UNION ST, STE 320
ALEXANDRIA, VA 22314
(703) 548-5010
ATTN: STEVEN SATTLER

7. ATTORNEY: WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BLVD, STE 1300
ARLINGTON, VA 22201
(703) 528-4700
ATTN: CATHARINE PUSKAR

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

Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
bowman.com

COVER SHEET
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
02/09/24	PDSUP SUBMISSION 1

JVM DESIGN	JVM DRAWN	STL CHKD

SCALE H: AS NOTED V:
JOB No. 6084-02-001
DATE : FEBRUARY 2024
FILE No.
SHEET C01.00

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-COV-COVER.dwg

LEGEND

EXISTING	DESCRIPTION	PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
EX. E.P.	EDGE OF PAVEMENT	PROP. E.P.
EX. C & G	CURB AND GUTTER	CSCG-1
	TRANSITION FROM CSCG-2 TO CSCG-1	CSCG-2 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	
EX 8" W/M	WATER LINE	8" DIP W/M
EX. W/V	WATER VALVE	
	WATER REDUCER	
EX SAN	SANITARY SEWER	10" SAN
EX 18" RCP	STORM SEWER	18" RCP
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
+ 25.32	SPOT ELEVATION	+25.32
⌀	UTILITY POLE	⌀
	SIGN	
EX A	SANITARY SEWER IDENTIFIER	A
EX 2	STORM DRAIN IDENTIFIER	2
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	1/2
☼	STREET LIGHT / PRIVATE LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
	TEST PIT LOCATION RECOMMENDED/REQUIRED	TP
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	DOOR ENTRANCE	
	HANDICAP RAMP (CG-12)	
	DENOTES CLEAR SIGHT TRIANGLE	
15" OAK	TREE	
	BENCHMARK	BM #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	BRICK SIDEWALK	
	STAMPED ASPHALT	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	
	TRASH CAN	
	BENCH	
	DVP TRANSFORMER	ET
	VERIZON PEDASTAL	T
	COMCAST PEDASTAL	6
	DVP MANHOLE	

ABBREVIATIONS

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

NOTE:
THIS IS A STANDARD SHEET. THEREFORE, SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

CITY OF ALEXANDRIA 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.

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
EXCAVATION WORK IN THE RIGHT-OF WAY IS FURTHER RESTRICT TO THE FOLLOWING HOURS:
MONDAY THROUGH SATURDAY 7AM TO 5PM
NO EXCAVATION IN THE RIGHT-OF-WAY ALLOWED ON SUNDAYS, NEW YEAR'S DAY, INDEPENDENCE DAY, THANKSGIVING, AND CHRISTMAS

4. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

GENERAL NOTES

1. THE BOUNDARY INFORMATION SHOWN HEREIN WAS PREPARED BY BOWMAN CONSULTING, DATED SEPTEMBER 6, 2006.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NUMBER 074.03-04-01 AND 047.03-04-02.
3. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A MAP COMMUNITY PANEL NO. 5155190009E (6/16/11), DESIGNATED AS UNSHADED ZONE "X - OTHER AREAS", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. SEE C02.10 FOR FEMA FLOODPLAIN MAP.
4. OWNER: SP STEVENSON, LLC C/O SNELL PROPERTIES. 4600 NORTH FAIRFAX DRIVE, STE 1000 ARLINGTON, VA 22203-1553.
5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A CITY OF ALEXANDRIA RESOURCE PROTECTION AREA.
6. ALL UTILITIES SERVING THIS SITE WILL BE UNDERGROUND.
7. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS.
8. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER.
9. ELECTRIC POWER WILL BE PROVIDED BY DOMINION VIRGINIA POWER. ALL CONSTRUCTION WORK TO BE COORDINATED WITH VERIZON PRIOR TO CONSTRUCTION.
10. ONSITE GAS DISTRIBUTION WILL BE IN ACCORDANCE WITH WASHINGTON GAS & LIGHT REQUIREMENTS. ALL CONSTRUCTION WORK TO BE COORDINATED WITH WASHINGTON GAS PRIOR TO CONSTRUCTION.
11. ONSITE CABLE SERVICES WILL BE PROVIDED BY COMCAST CABLE. ALL CONSTRUCTION WORK TO BE COORDINATED WITH COMCAST CABLE PRIOR TO CONSTRUCTION.
12. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
13. A SOILS REPORT SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATIONS.
14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO UNDERGROUND STORAGE TANKS; AREAS LOCATED WITHIN 1,000 FT OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA; AND AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
15. IN ACCORDANCE WITH CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE AREAS OF MARINE CLAY WITH OVER 25% SLOPE, LOCATED IN THE VICINITY OF THE SITE.
16. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE.
17. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH USBC 119.0.
18. PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO CODE ENFORCEMENT THAT WILL OUTLINE THE STEPS THAT WILL TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS.
19. ROOF DRAINAGE SYSTEMS MUST BE INSTALLED SO AS NEITHER TO IMPACT UPON, NOR CAUSE EROSION/DAMAGE TO, ADJACENT PROPERTY.
20. SHEETING AND SHORING SHALL NOT EXTEND BEYOND THE PROPERTY LINE; EXCEPT WHEN THE DEVELOPER HAS OBTAINED WRITTEN RELEASE FROM ADJACENT PROPERTY OWNERS WHICH HAS BEEN RECORDED IN THE LAND RECORDS; OR THROUGH AN APPROVED ENCROACHMENT PROCESS.
21. CONSTRUCTION STAGING OF MATERIALS SHALL REMAIN CLEAR OF EMERGENCY VEHICLE EASEMENTS, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS AT ALL TIMES.
22. ANY INCONSISTENCIES BETWEEN THE VARIOUS DRAWINGS SUBMITTED BY THE APPLICANT SHALL BE RECONCILED BY THE APPLICANT TO THE SATISFACTION OF THE DIRECTORS OF PLANNING AND ZONING & TRANSPORTATION AND ENVIRONMENTAL SERVICES.
23. A TEMPORARY INFORMATIONAL SIGN SHALL BE INSTALLED ON THE SITE PRIOR TO THE APPROVAL OF THE FINAL SITE PLAN FOR THE PROJECT AND SHALL BE DISPLAYED UNTIL CONSTRUCTION IS COMPLETE OR REPLACED WITH A MARKETING SIGN INCORPORATING THE REQUIRED INFORMATION; THE SIGN SHALL NOTIFY THE PUBLIC OF THE NATURE OF THE UPCOMING PROJECT AND SHALL PROVIDE A PHONE NUMBER FOR PUBLIC QUESTIONS REGARDING THE PROJECT. (P&Z)
24. THE APPLICANT SHALL MEET WITH T&ES TO DISCUSS CONSTRUCTION STAGING ACTIVITIES PRIOR TO RELEASE OF ANY PERMITS FOR GROUND DISTURBING ACTIVITIES.
25. DURING THE CONSTRUCTION PHASE OF THIS DEVELOPMENT, THE SITE DEVELOPER, THEIR CONTRACTORS, CERTIFIED LAND DISTURBER, OR OWNER'S OTHER AGENT SHALL IMPLEMENT A WASTE AND REFUSE CONTROL PROGRAM. THIS PROGRAM SHALL CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER OR TRASH, TRASH GENERATED BY CONSTRUCTION WORKERS OR MOBILE FOOD VENDOR BUSINESSES SERVING THEM, AND ALL SANITARY WASTE AT THE CONSTRUCTION SITE AND PREVENT OFFSITE MIGRATION THAT MAY CAUSE ADVERSE IMPACTS TO NEIGHBORING PROPERTIES OR TO THE ENVIRONMENT TO THE SATISFACTION OF DIRECTORS OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AND CODE ENFORCEMENT. ALL WASTES SHALL BE PROPERLY DISPOSED OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
26. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.
27. THE STORM WATER BEST MANAGEMENT PRACTICES (BMPs) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS/HER DESIGNATED REPRESENTATIVE. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF T&ES THAT THE BMPs ARE:
    A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
    B. CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER THE SITE WAS STABILIZED. (T&ES)
28. PERFORMANCE BOND FOR BMPs SHALL NOT BE RELEASED UNTIL ALL DRAINAGE AREA FLOWING INTO THE BMP IS DEVELOPED. PRIOR TO RELEASE OF THE PERFORMANCE BOND THE APPLICANT(S) IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL TO THE SATISFICATION OF THE DIRECTOR OF T&ES THAT ANY EXISTING STORM WATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT(S) AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS AND THAT THEY ARE FUNCTIONING AS DESIGNED AND ARE UNAFFECTED BY CONSTRUCTION ACTIVITIES. IF MAINTENANCE FOR THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINENANCE MEASURES PERFORMED.
29. THIS PROJECT IS NOT A FEDERAL UNDERTAKING.

CONCERNING UTILITY WORKS:

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

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

STORMWATER MANAGEMENT NOTES

THE STORMWATER BEST MANAGEMENT PRACTICES (BMPS) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMP(S) ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE DEVELOPER SHALL FURNISH THE OWNERS WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT, A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMP(S) AND SUPPORTING EQUIPMENT, AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY.

UTILITY OWNERS	
WATER	VIRGINIA AMERICAN WATER
SANITARY	CITY OF ALEXANDRIA
ELECTRIC	DOMINION POWER
GAS	WASHINGTON GAS
TELECOM	COMCAST
TELECOM	VERIZON
STREETLIGHTS	CITY OF ALEXANDRIA

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

Bowman

Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
bowman.com

NOTES, ABBREVIATIONS, AND LEGEND
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1

DATE	DESCRIPTION	
JVM DESIGN	JVM DRAWN	STL CHKD

SCALE H: N/A V:
JOB No. 6084-02-001
DATE : FEBRUARY 2024
FILE No.
SHEET C02.00

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-LGD-NOTES.dwg

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

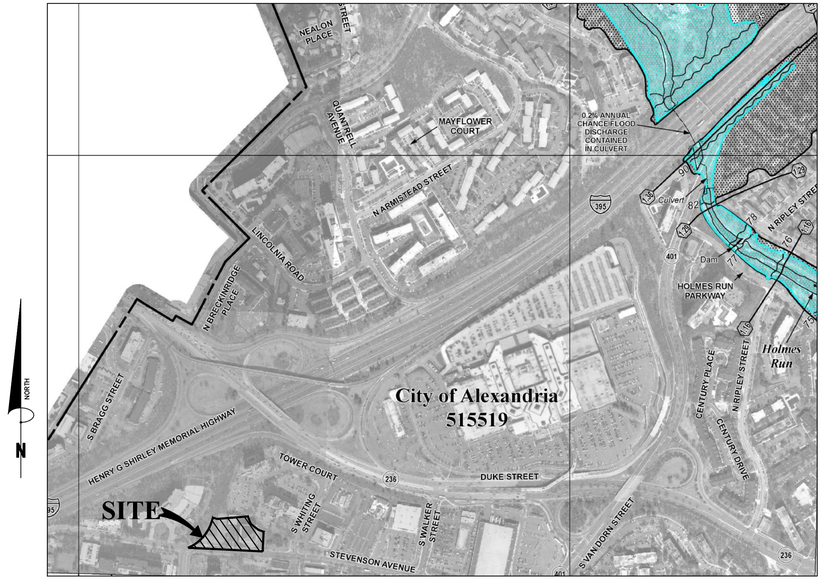
OTHERWISE PROTECTED AREAS (OPAS)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

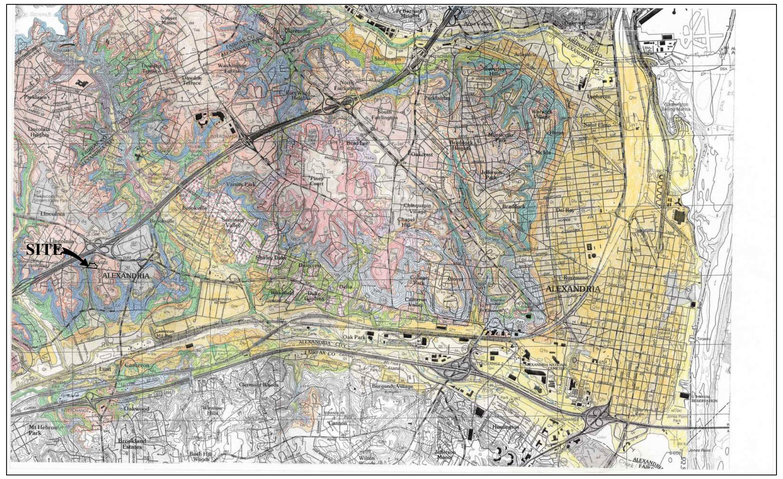
	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL. 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

A A	Cross section line
23 23	Transect line
87°07'45", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4276000mN	1000-meter Universal Transverse Mercator grid values, zone 18
600000 FT	5000-foot grid ticks: Virginia State Plane coordinate system (FIPSZONE 4501), Lambert Conformal Conic projection
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
● M1.5	River Mile



FEMA MAP
1"=500'



Tds, Tdg

Dowden terrace—The most extensive of the upland terraces, with an average surface elevation of 240-250 feet, locally approaching 260 feet at a few places. Base varies widely but is most commonly between 225 and 230 feet. Thickness generally 30-35 feet, but exceeds 60 feet near Shirley Highway. Composed chiefly of coarse gravel in a bright orange loamy matrix (Tdg). Large parts of the terrace surface are capped by dense clayey silt (Tds) up to 15 feet thick, with numerous poorly-drained swales and small swamps

Kpw

Winkler sand—Medium to coarse, locally pebbly, trough crossbedded, arkosic to quartzose sand. Feldspar is commonly weathered into clay. Cemented by purple hematite at some places. Forms a series of channel-like bodies in the Lincolnia silty clay, concentrated in a southwest-trending belt centered on Shirley Highway. Thickness typically 30-50 feet but locally exceeds 100 feet south of Seminary Road

Kpl, Kpb

Lincolnia silty clay—Massive to slabby-looking silty clay and clayey silt, locally somewhat sandy. Light gray-green where fresh, and red-brown where weathered, but locally variegated. Small to medium-sized lenses and channel-like bodies of fine to medium arkosic sand are moderately common. Thickness typically 50-60 feet but may exceed 100 feet in vicinity of Beauregard Street. Base of the unit contains the **Barcroft diamicton**, a thin, discontinuous(?) zone consisting of pebbles, cobbles, and boulders embedded in a dense, red-brown to green-gray, massive, clayey matrix with incipient soil horizonation and organic layers

Kpcv, Kpcc, Kpcs

Cameron Valley sand—Complex of channel sands, point bars, and overbank deposits. Lower part of unit (Kpcs) consists chiefly of medium, clayey, arkosic sand and weakly-cemented sandstone with scattered silt layers. At places (Kpcg), the lower portions of the unit contains gravelly sand interbedded with thin to moderately thick, light-colored silty clay beds. Large plugs of silty clay (Kpcc) occur along Four Mile Run near the base of the unit, and at higher horizons in Cameron Valley, some of which may be equivalent to the Lincolnia silty clay. Upper part of unit (Kpcv) consists of large bodies of channel sands interbedded with increasing numbers of silty-clay bodies of various sizes upward in the section. Total thickness ranges up to 125 feet at most places, except over parts of the Cameron and Four Mile Run bedrock valleys, where it exceeds 200 feet

SOILS MAP
N.T.S.

GEOTECHNICAL REPORT NOTE

CONTRACTOR IS ADVISED TO REVIEW SEPARATELY PREPARED GEOTECHNICAL REPORTS FOR DESCRIPTION OF SOILS, SUBSURFACE CONDITIONS AND FOUNDATION CRITERIA. THIS GEOTECHNICAL REPORT, PREPARED BY OTHERS, HAS BEEN SEPARATELY SUBMITTED TO THE CITY OF ALEXANDRIA FOR REVIEW.

IN ACCORDANCE WITH CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE AREAS OF MARINE CLAY WITH OVER 25% SLOPE, LOCATED IN THE VICINITY OF THE SITE.

SEWER NOTE

THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA. THIS PROJECT WILL DISCHARGE INTO SEPARATED STORM AND SANITARY SYSTEMS. THE SEWER GENERATION FROM THIS SITE IS GREATER THAN 10,000 GPD.

ALEXRENEW NOTES

CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6 ARTICLE B.

DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 EXT. 2020

EROSION/SEDIMENT CONTROL NOTES

THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH FINAL PLANS FOR APPROVAL BY T&ES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT. ALL EROSION / SEDIMENT CONTROL MEASURES WILL CONFORM TO THE CURRENT STANDARDS OF THE CITY OF ALEXANDRIA AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.

T&ES MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. CERTIFIED RESPONSIBLE LAND DISTURBER IS REQUIRED TO ATTEND PRE-CONSTRUCTION MEETING.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.

ALL DISTURBED AREAS OF THE SITE THAT ARE NOT TO BE WORKED FOR SEVEN OR MORE CALENDAR DAYS MUST BE STABILIZED.

ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.

ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED THROUGH AN APPROVED FILTERING DEVICE.

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL NOT BE WORKED FOR SEVEN OR MORE CALENDAR DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS IS TO BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES MUST BE EMPLOYED FOR STOCKPILE AREAS.

ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 25% ARE TO BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL.

TO THE EXTENT POSSIBLE ALL TREE PROTECTION SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE(S).

AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND ALL DISTURBED AREAS SHALL BE STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE REMOVED.

ARCHAEOLOGICAL NOTES

A. ARCHAEOLOGICAL TESTING MUST BE COMPLETED PRIOR TO GROUND DISTURBANCE. IF SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT MUST COMPLETE A RESOURCE MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS. PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS APPROVED BY THE CITY ARCHAEOLOGIST, WILL BE IMPLEMENTED.

B. ALL ARCHAEOLOGICAL PRESERVATION MEASURES MUST BE COMPLETED PRIOR TO GROUND DISTURBING ACTIVITIES AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.

C. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703) 746-4399 IF ANY BURIED STRUCTURAL OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

D. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.

E. IF WARRANTED BY THE CITY ARCHAEOLOGIST, THE DEVELOPER WILL ERECT A HISTORIC MARKER ON THE PROPERTY ACCORDING TO SPECIFICATIONS PROVIDED BY ALEXANDRIA ARCHAEOLOGY. THE MARKER WILL HIGHLIGHT THE HISTORICAL AND ARCHAEOLOGICAL SIGNIFICANCE OF THE PROPERTY.

F. IF WARRANTED BY THE CITY ARCHAEOLOGIST, THE DEVELOPER WILL PRODUCE A BOOKLET FOR THE PUBLIC ON THE HISTORY AND ARCHAEOLOGY OF THE PROPERTY, ACCORDING TO SPECIFICATIONS PROVIDED BY ALEXANDRIA ARCHAEOLOGY.

G. ALL ARCHAEOLOGICAL WORK WILL BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS AND IS SUBJECT TO THE APPROVAL OF THE CITY ARCHAEOLOGIST.

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

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Phone: (703) 464-1000
Fax: (703) 481-9720
bowman.com

GENERAL NOTES

6125 & 6101 STEVENSON AVENUE

DEVELOPMENT PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS

02/09/24	PDSUP SUBMISSION 1

DATE	DESCRIPTION	
JVM	JVM	STL
DESIGN	DRAWN	CHKD

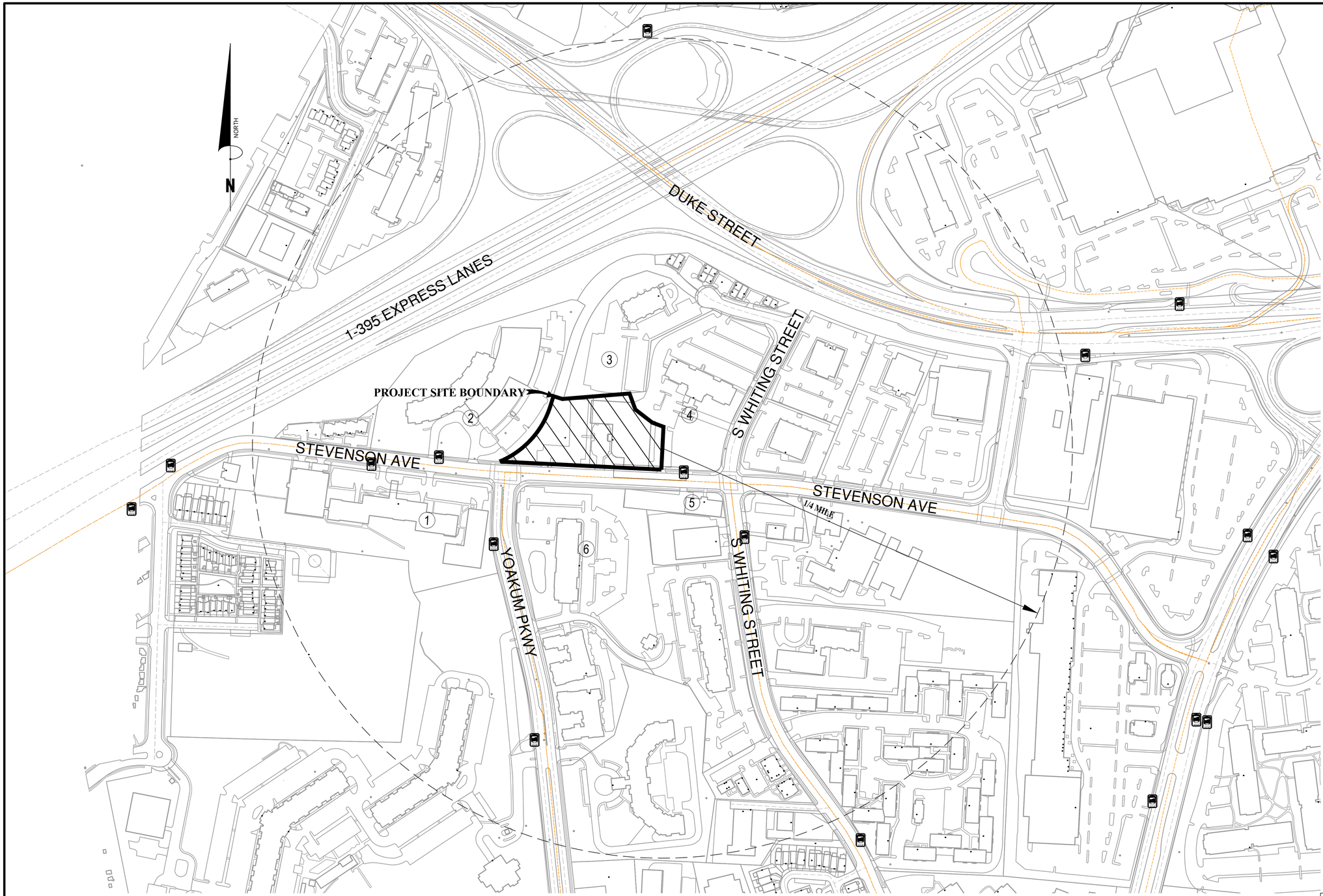
SCALE H: AS NOTED V:

JOB No. 6084-02-001

DATE : FEBRUARY 2024

FILE No.

SHEET C02.10



ADJACENT OWNER INFORMATION

(CITY OF ALEXANDRIA DATA, 09/01/2023)

1. SENTINEL OF LANDMARK CONDOMINIUM
   6300 STEVENSON AVE
   ALEXANDRIA, VA 22304
   T.M. 047.03-0B-00
   ZONE: RC USE: RESIDENTIAL
2. OLYMPUS CONDOMINIUM
   6301 STEVENSON AVE
   ALEXANDRIA, VA 22304
   T.M. 047.03-0A-00
   ZONE: RC USE: RESIDENTIAL
3. COMBINED KEY TOWERS LLC
   6060 TOWER CT
   ALEXANDRIA, VA 22304
   T.M. 047-03-04-03
   ZONE: RC USE: RESIDENTIAL
4. LANDMARK TOWERS LLC
   101 S WHITING ST
   ALEXANDRIA, VA 22304
   T.M. 047.03-04-04
   ZONE: CRMU/H USE: RESIDENTIAL
5. STEVENSON AVENUE BUILDING LLC
   6000 STEVENSON AVE
   ALEXANDRIA, VA 22304
   T.M. 047.03-06-01
   ZONE: OCM(50) USE: OFFICE BUILDING
6. FPACP3 STRAND LLC
   200 YOAKUM PKWY
   ALEXANDRIA, VA 22304
   T.M. 057.01-02-02
   ZONE: RC USE: RESIDENTIAL

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

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DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

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

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CONTEXTUAL PLAN
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
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DATE	DESCRIPTION

JVM DESIGN	JVM DRAWN	STL CHKD

SCALE H: 1"=150' V:

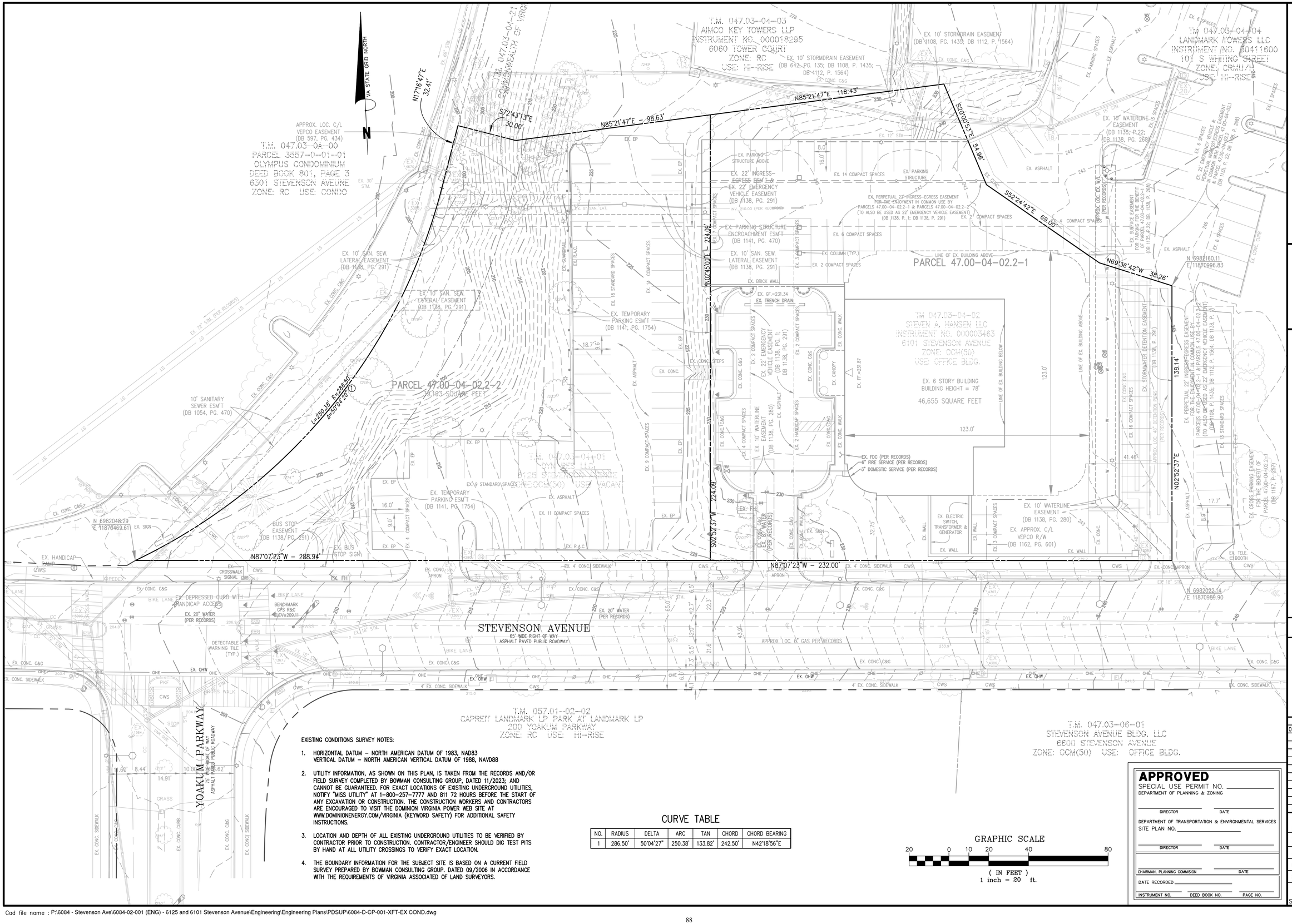
JOB No. 6084-02-001

DATE : FEBRUARY 2024

FILE No.

SHEET C03.00

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-CTX-CONTEXT PLAN.dwg



EXISTING CONDITIONS SURVEY NOTES:

1. HORIZONTAL DATUM – NORTH AMERICAN DATUM OF 1983, NAD83
   VERTICAL DATUM – NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88
2. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY BOWMAN CONSULTING GROUP, DATED 11/2023; AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777 AND 811 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. THE CONSTRUCTION WORKERS AND CONTRACTORS ARE ENCOURAGED TO VISIT THE DOMINION VIRGINIA POWER WEB SITE AT WWW.DOMINIONENERGY.COM/VIRGINIA (KEYWORD SAFETY) FOR ADDITIONAL SAFETY INSTRUCTIONS.
3. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.
4. THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY BOWMAN CONSULTING GROUP. DATED 09/2006 IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA ASSOCIATED OF LAND SURVEYORS.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
1	286.50'	50°04'27"	250.38'	133.82'	242.50'	N42°18'56"E

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

____________ DIRECTOR ____________ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____________

____________ DIRECTOR ____________ DATE

____________ CHAIRMAN, PLANNING COMMISION ____________ DATE

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EXISTING CONDITIONS PLAN

6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA
VIRGINIA

PROJECT NO
CDSP2023-00015

STEVEN T. LIAM
Lic. No. 40224
02/09/24

PLAN STATUS

DATE	DESCRIPTION
02/09/24	PDSUP SUBMISSION 1

JVM DESIGN	JVM DRAWN	STL CHKD

SCALE H: 1"=20'
V:

JOB No. 6084-02-001

DATE : FEBRUARY 2024

FILE No.

SHEET C04.00

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-XFT-EX COND.dwg

SANITARY SEWER TABLE

EX 3088
RIM=199.52
INV IN=180.72 (5" PIPE FRM EAST)
INV IN=180.17 (10" PIPE FRM NORTHEAST)
INV OUT=180.12 (10" PIPE TO EX 3089)

EX 3089
RIM=202.19
INV IN=179.75 (10" PIPE FRM EX 3088)
INV OUT=179.63 (10" PIPE TO EX 3090)

EX 3090
RIM=203.69
INV IN=178.94 (10" PIPE FRM EX 3089)
INV IN=187.24 (10" PIPE FRM EX 1602)
INV IN=179.27 (UNKNOWN SIZE FRM NORTHWEST)
INV OUT=178.86 (10" PIPE TO EX 3093)

EX 1602
RIM=202.21
INV IN=190.41 (10" PIPE FRM NORTHWEST)
INV OUT=190.06 (10" PIPE TO EX 3090)

EX 3093
RIM=203.70
CENTER INV=174.34
MANHOLE IS TOO DEEP FOR ACCURATE INVERTS ON PIPES

EX 1606
RIM=201.93
INV IN=181.90 (±10" PIPE FRM WEST)
INV OUT=176.40 (±10" PIPE TO EX3093)

EX 3103
RIM=200.26
CENTER INV=166.43
MANHOLE IS TOO DEEP FOR ACCURATE INVERTS ON PIPES

EX 3102
RIM=197.70
CENTER INV=163.84
MANHOLE IS TOO DEEP FOR ACCURATE INVERTS ON PIPES

STORM SEWER TABLE

EX 4269
RIM=251.81
INV IN=247.17 (4" PIPE FRM NORTHEAST)
INV OUT=247.01 (15" PIPE TO EX1355)

EX 1355
RIM=251.01
INV IN=246.68 (15" PIPE FRM EX4269)
INV OUT=246.60 (15" PIPE TO EX4309)

EX 4670
RIM=200.33
INV IN= (30" PIPE FRM EX4288)
INV IN=182.25 (66" PIPE FRM UNK)
INV OUT= 182.15 (72" PIPE TO UNK)
*TOO FAR RECESSED FOR INV MEASUREMENT

EX 1363
RIM=201.99
CEN INV=181.75
*CONNECTS TO EX1364 BUT CANNOT CONFIRM HOW

EX 4289
RIM=216.50
INV IN=213.20 (15" PIPE FRM EX4290)
INV OUT=210.45 (UNK PIPE SIZE TO EX1365)

EX 1364
RIM=204.18
INV IN= (18" PIPE FRM EX7)
INV IN= (72" PIPE FRM UNK)
INV OUT= (UNK SIZE PIPE TO UNK)
*NO INV MEASUREMENT, TOO DEEP

EX 4305
RIM=201.45
*DOES NOT CONNECT TO OUR SITE

EX 4308
RIM=241.65
INV IN= 233.85 (48" IN)
INV. OUT COULD NOT BE OBTAINED

EX 4309
RIM=248.78
INV IN= 245.48 (15" PIPE FROM EX1355)
INV OUT= 243.83 (18" PIPE TO EX4307)

EX 4307
RIM=235.19
INV IN= 229.26 (15" PIPE FROM EX4306)
INV IN= 228.96 (18" PIPE FROM EX4309)
INV OUT=228.67 (18" PIPE TO EX1366)

EX 1366
RIM=214.20
INV IN= 209.10 (15" PIPE FROM EX1365)
INV IN= 197.33 (18" PIPE FROM EX4307)
INV OUT=197.33 (18" PIPE TO EX1367)

EX 1365
RIM=213.94
INV IN= 210.11 (15" PIPE FROM EX4289)
INV OUT=209.73 (15" PIPE TO EX1366)

EX 4306
RIM=235.38
INV OUT=230.38 (15" PIPE TO EX4307)

EX 4290
RIM=216.61
INV OUT=213.31 (15" PIPE TO EX4289)

EX 1367
RIM=208.06
INV IN= 203.46 (15" PIPE FROM EX4291)
INV IN= 186.52 (18" PIPE FROM EX1366)
INV OUT=186.52 (18" PIPE TO EX1364)

EX 4291
RIM=210.09
INV OUT=205.89 (15" PIPE TO EX1367)

EX 4288
RIM=198.80
INV IN= 185.37 (18" PIPE FROM EX12)
INV OUT=185.00 (30" PIPE TO EX4670)

EX 12
RIM=206.14
INV IN=UNK INVERT (15" PIPE FRM EX13)
INV OUT=UNK INVERT (15" PIPE TO EX4288)

EX 13
RIM=225.74
INV IN=202.20 (15" PIPE FRM EX16)
INV OUT=202.06 (15" PIPE TO EX12)

EX 16
RIM=231.78
INV IN= 226.50 (12" PIPE FROM PARKING GARAGE)
INV IN= 219.96 (12" PIPE FROM EX17)
INV IN= 219.62 (15" PIPE FROM EX18)
INV OUT=219.03 (15" PIPE TO EX13)

EX 17
RIM=234.08
INV OUT=222.16 (12" PIPE FROM)
INV OUT=221.69 (12" PIPE TO EX16)

EX 18
RIM=240.94
INV IN= 228.74 (15" PIPE FROM EX19)
INV IN= 229.87 (15" PIPE FROM EX20)
INV OUT=225.90 (15" PIPE TO EX16)

EX 19
RIM=239.59
INV OUT=234.11 (15" PIPE FROM)
INV OUT=233.09 (15" PIPE TO EX18)

EX 20
RIM=243.70
INV OUT=243.70 (15" PIPE TO EX18)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

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EXISTING UTILITY INFORMATION
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1
DATE	DESCRIPTION

JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20'
V:

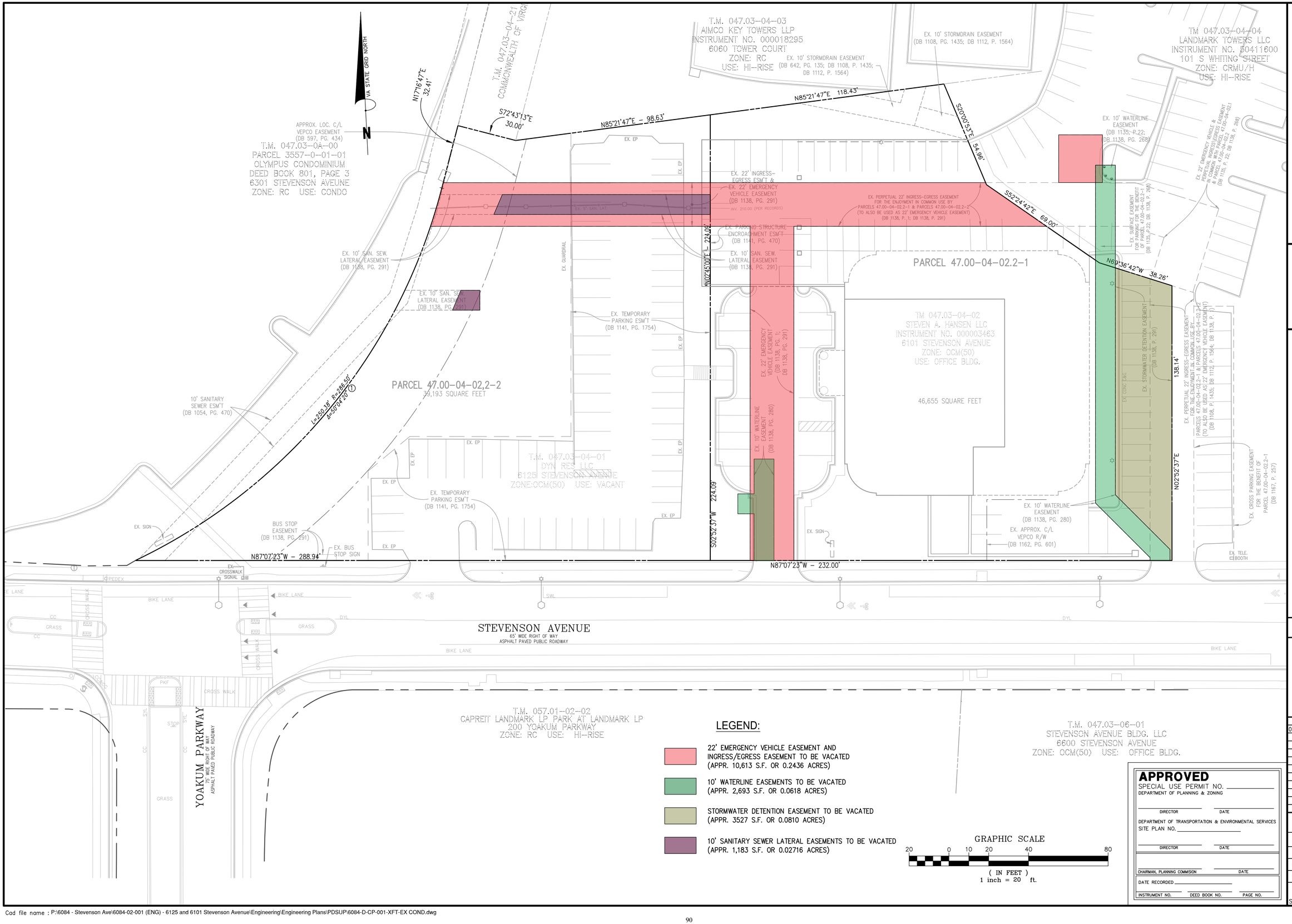
JOB No. 6084-02-001

DATE : FEBRUARY 2024

FILE No.

SHEET C04.10

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-XFT-EX COND.dwg



LEGEND:

- 22' EMERGENCY VEHICLE EASEMENT AND INGRESS/EGRESS EASEMENT TO BE VACATED (APPR. 10,613 S.F. OR 0.2436 ACRES)
- 10' WATERLINE EASEMENTS TO BE VACATED (APPR. 2,693 S.F. OR 0.0618 ACRES)
- STORMWATER DETENTION EASEMENT TO BE VACATED (APPR. 3527 S.F. OR 0.0810 ACRES)
- 10' SANITARY SEWER LATERAL EASEMENTS TO BE VACATED (APPR. 1,183 S.F. OR 0.02716 ACRES)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPROVED
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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISION DATE
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EASEMENT VACATION PLAN
6125 & 6101 STEVENSON AVENUE
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DATE : FEBRUARY 2024
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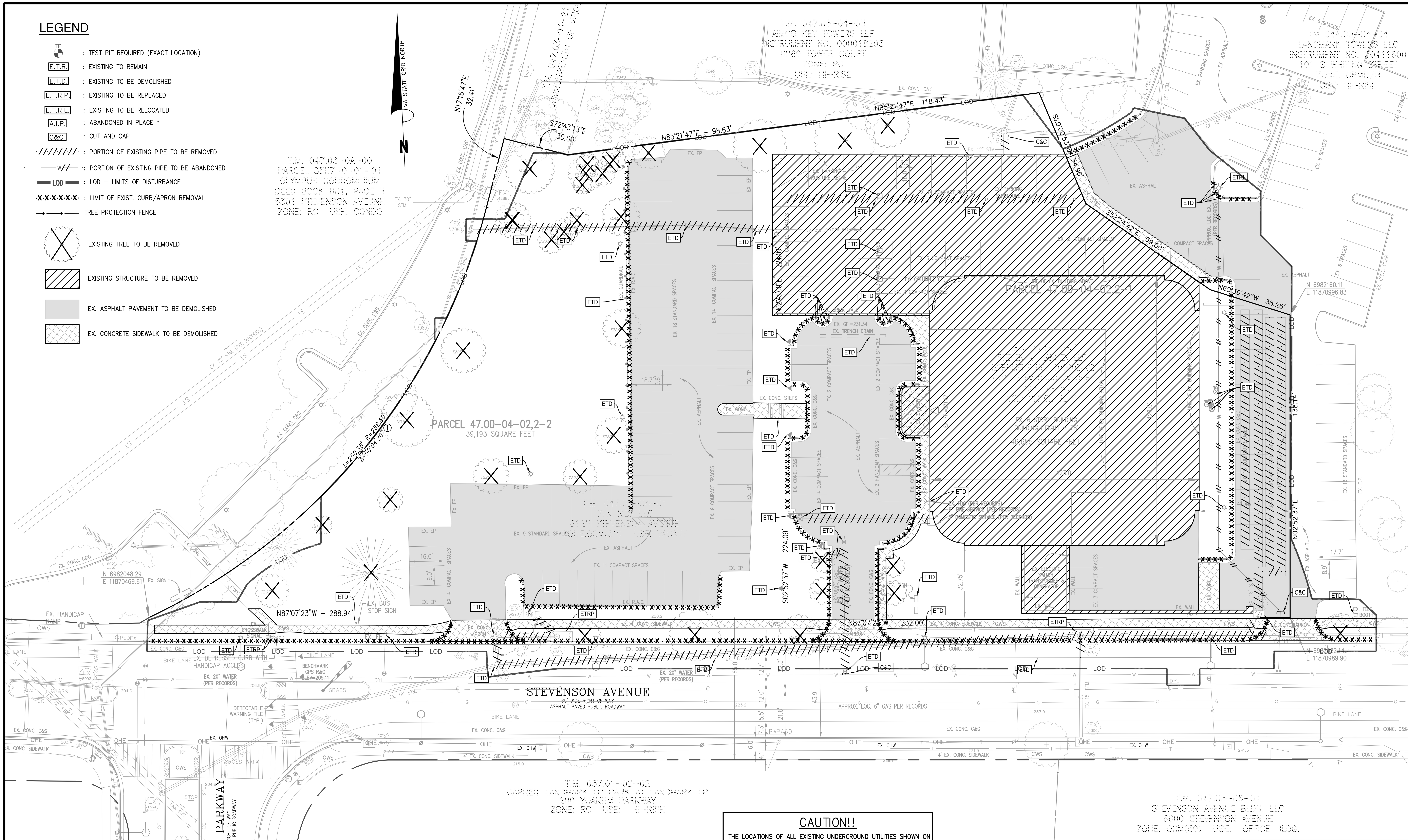

ARCHAEOLOGY NOTES

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

CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703) 746–4399 IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY OR ALLOW INDEPENDENT PARTIES TO COLLECT OR EXCAVATE ARTIFACTS, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

CAUTION!!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE, THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION

MISS UTILITY OF VIRGINIA

CALL "MISS UTILITY" AT 811 AT LEAST 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF LOCAL CODES AND REGULATIONS.

APPROVED

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DEMOLITION PLAN
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SCALE H: 1"=20' V:
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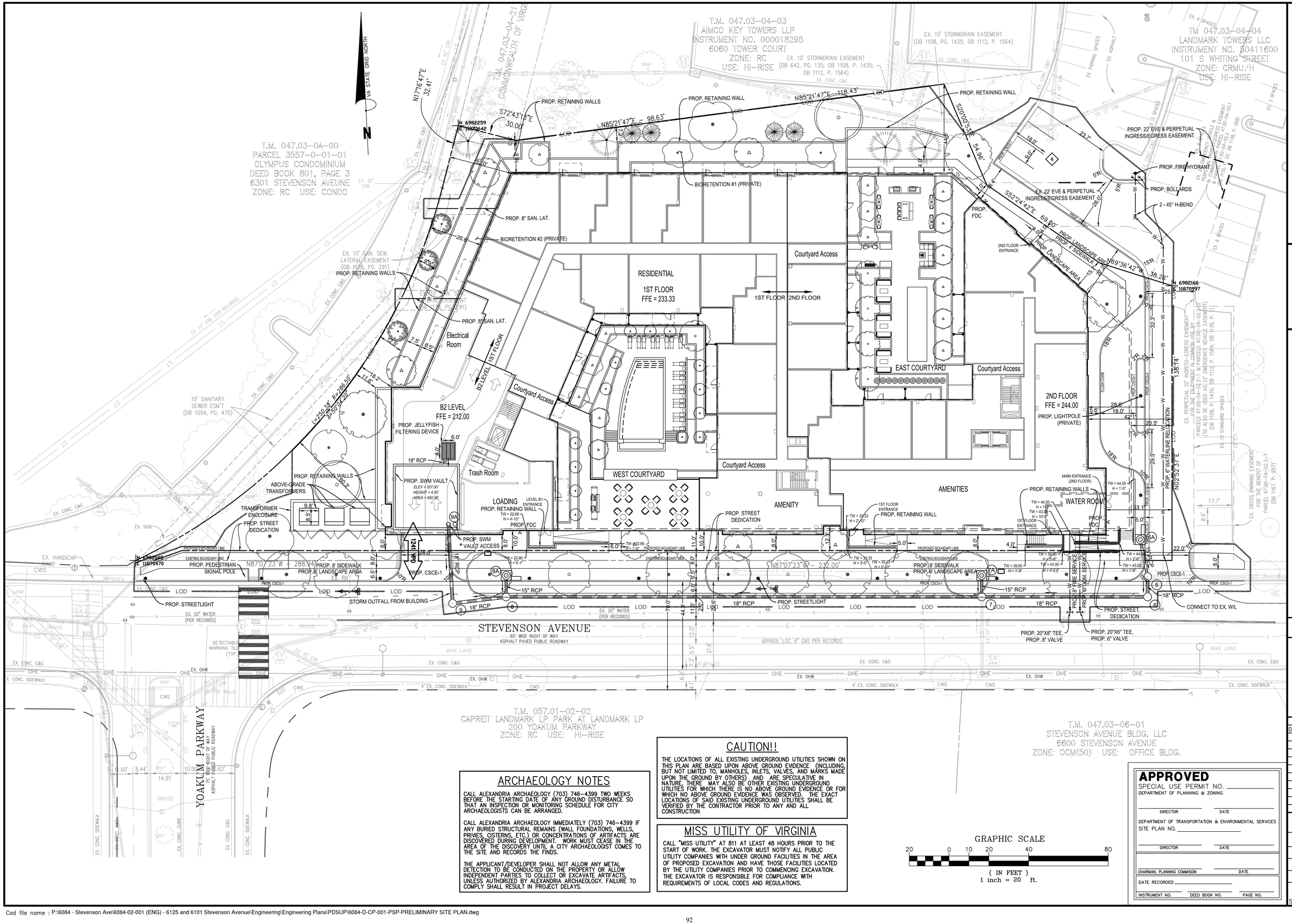

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DEPARTMENT OF PLANNING & ZONING

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PRELIMINARY SITE PLAN

6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA
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02/09/24

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JVM DESIGN	JVM DRAWN	STL CHKD
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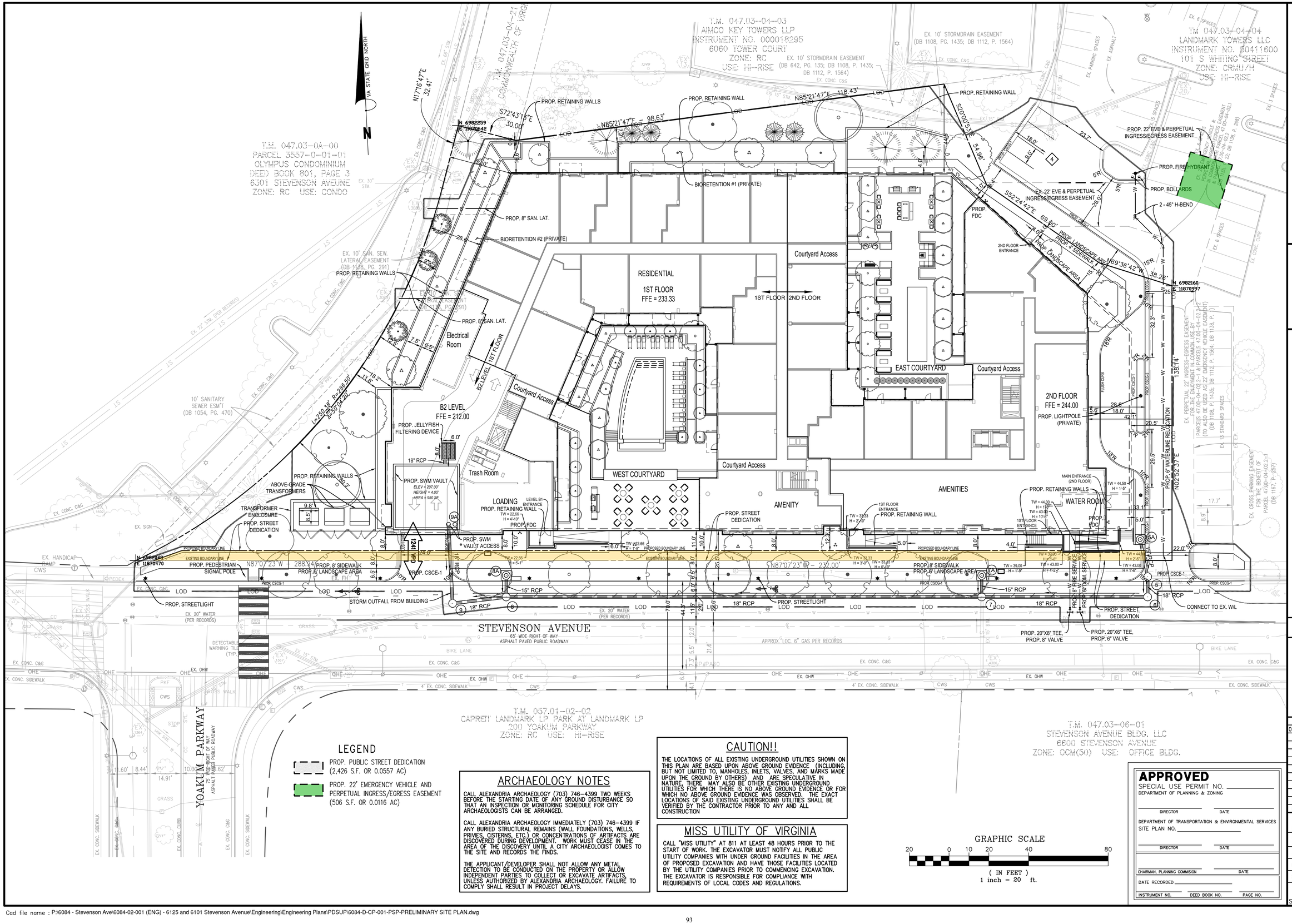
JOB No. 6084-02-001		
DATE : FEBRUARY 2024		
FILE No.		
SHEET C06.00		

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-PSP-PRELIMINARY SITE PLAN.dwg



LEGEND

▭	PROP. PUBLIC STREET DEDICATION (2,426 S.F. OR 0.0557 AC)
🟩	PROP. 22' EMERGENCY VEHICLE AND PERPETUAL INGRESS/EGRESS EASEMENT (506 S.F. OR 0.0116 AC)

ARCHAEOLOGY NOTES

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

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MISS UTILITY OF VIRGINIA

CALL "MISS UTILITY" AT 811 AT LEAST 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF LOCAL CODES AND REGULATIONS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

APPROVED

SPECIAL USE PERMIT NO. ____________
DEPARTMENT OF PLANNING & ZONING

____________ DIRECTOR ____________ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____________

____________ DIRECTOR ____________ DATE

____________ CHAIRMAN, PLANNING COMMISION ____________ DATE

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

Bowman

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13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
bowman.com

EASEMENTS AND DEDICATIONS PLAN
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA
VIRGINIA

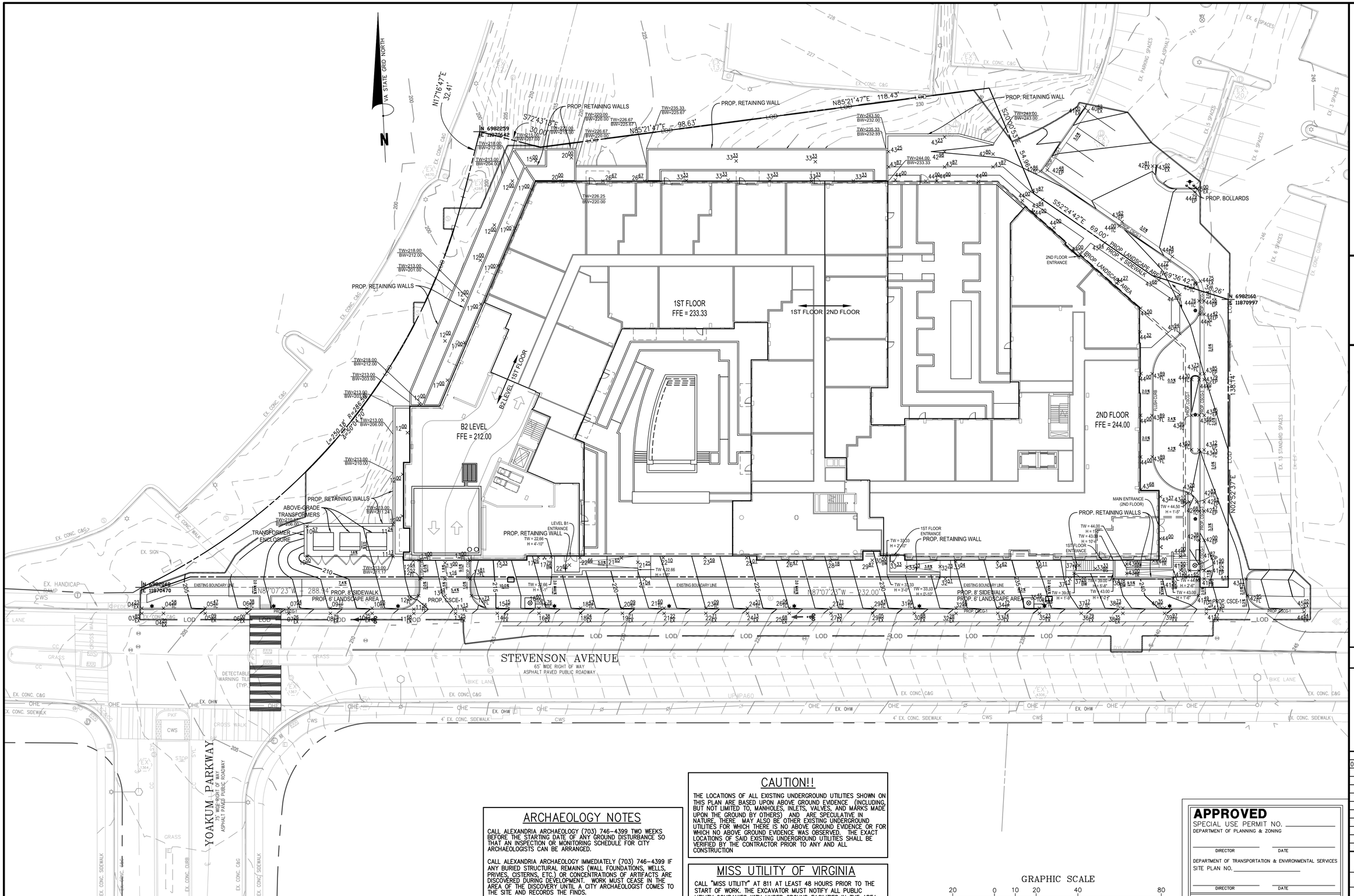
PROJECT NO
CDSP2023-00015

STEVEN T. LIAM
Lic. No. 40224
02/09/24

PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1
DATE	DESCRIPTION

JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V:
JOB No. 6084-02-001
DATE : FEBRUARY 2024
FILE No.
SHEET C06.10



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GRADING PLAN

6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
02/09/24	PDSUP SUBMISSION 1

JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V:

JOB No. 6084-02-001

DATE : FEBRUARY 2024

FILE No.

SHEET C07.00

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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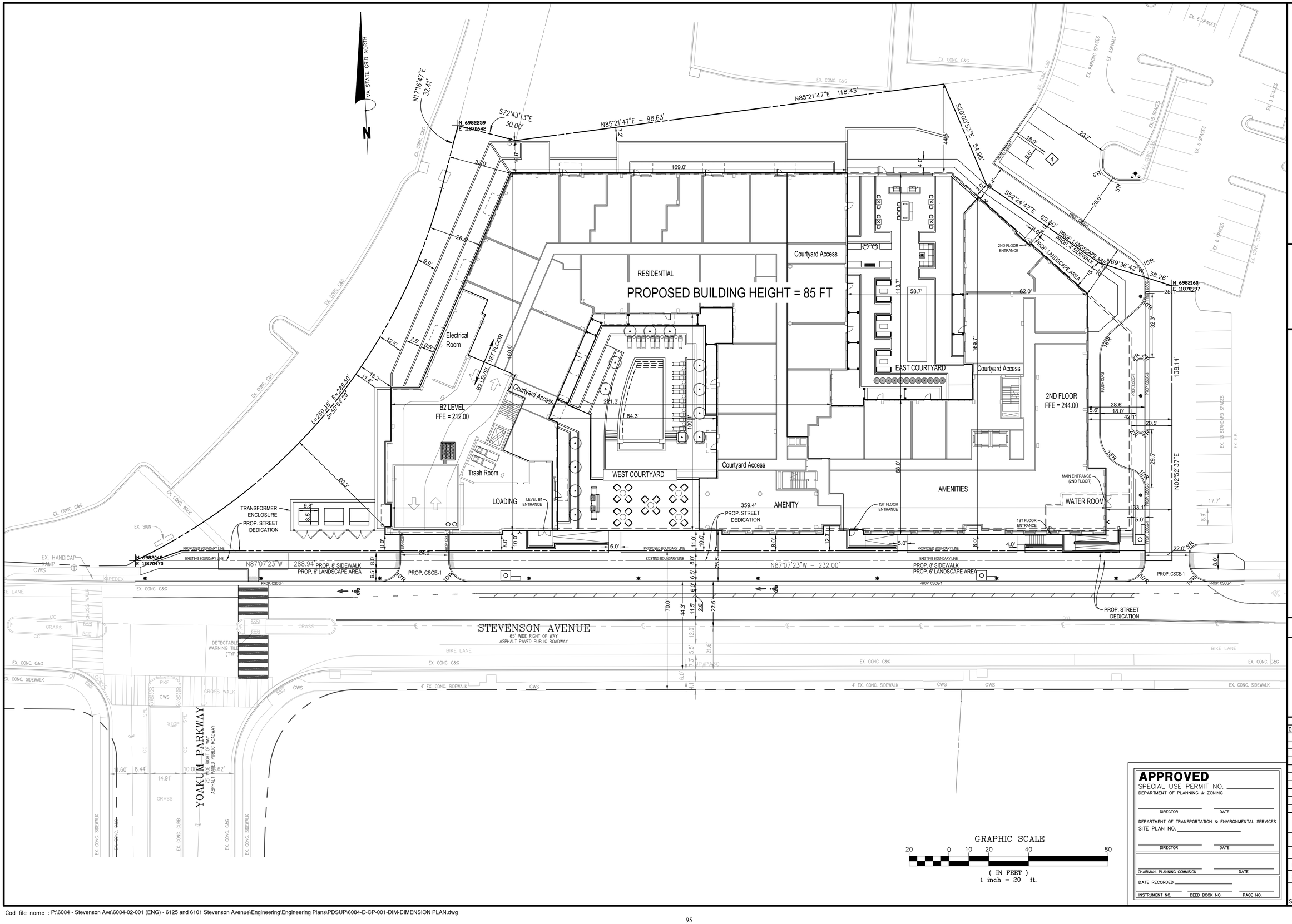

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DIMENSION PLAN
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

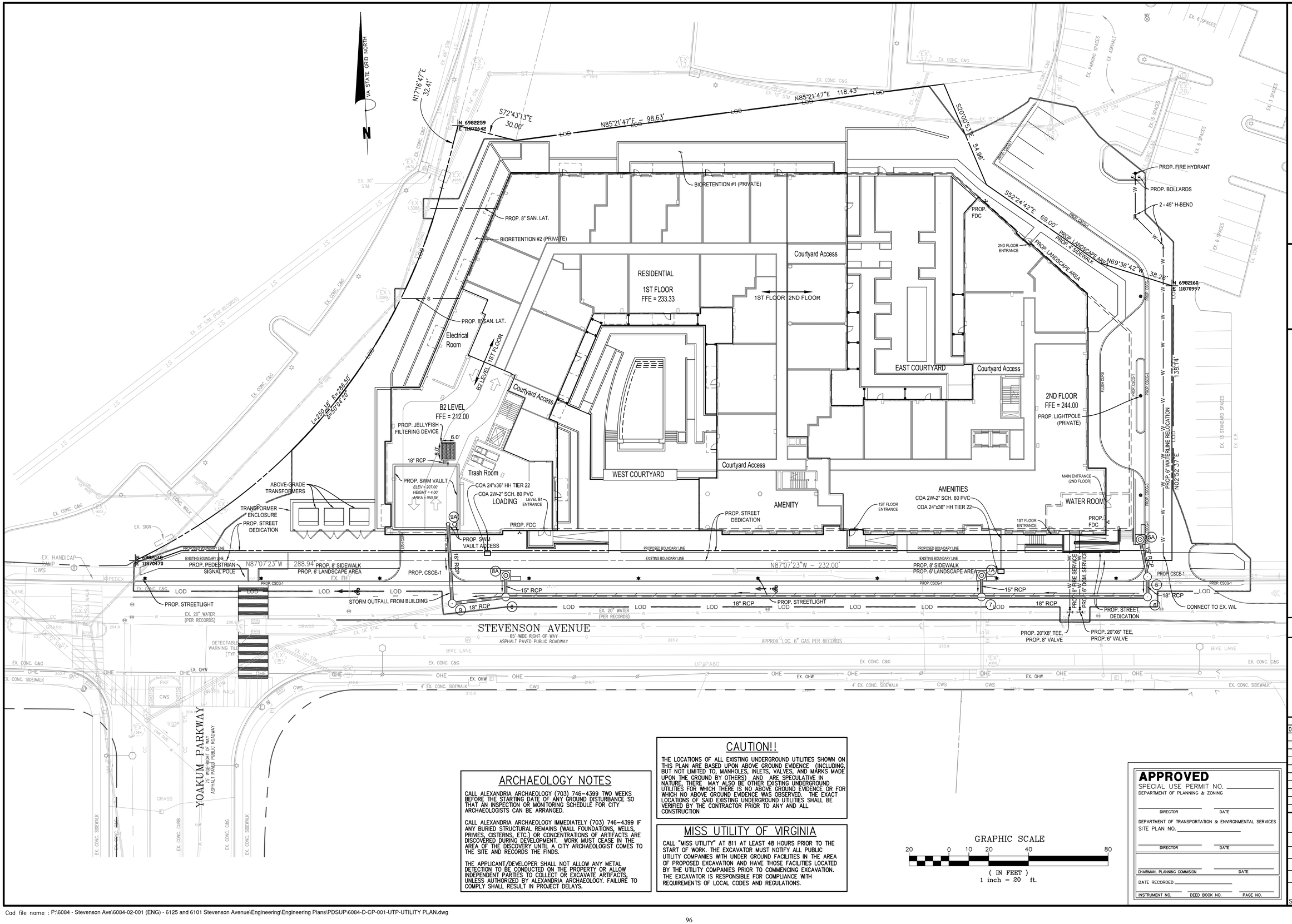
PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1

DATE	DESCRIPTION	
JVM	JVM	STL
DESIGN	DRAWN	CHKD
SCALE	H: 1"=20' V:	
JOB No.	6084-02-001	
DATE :	FEBRUARY 2024	
FILE No.		
SHEET	C08.00	

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-DIM-DIMENSION PLAN.dwg



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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

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UTILITY PLAN

6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
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DATE	DESCRIPTION
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JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20'
V:

JOB No. 6084-02-001

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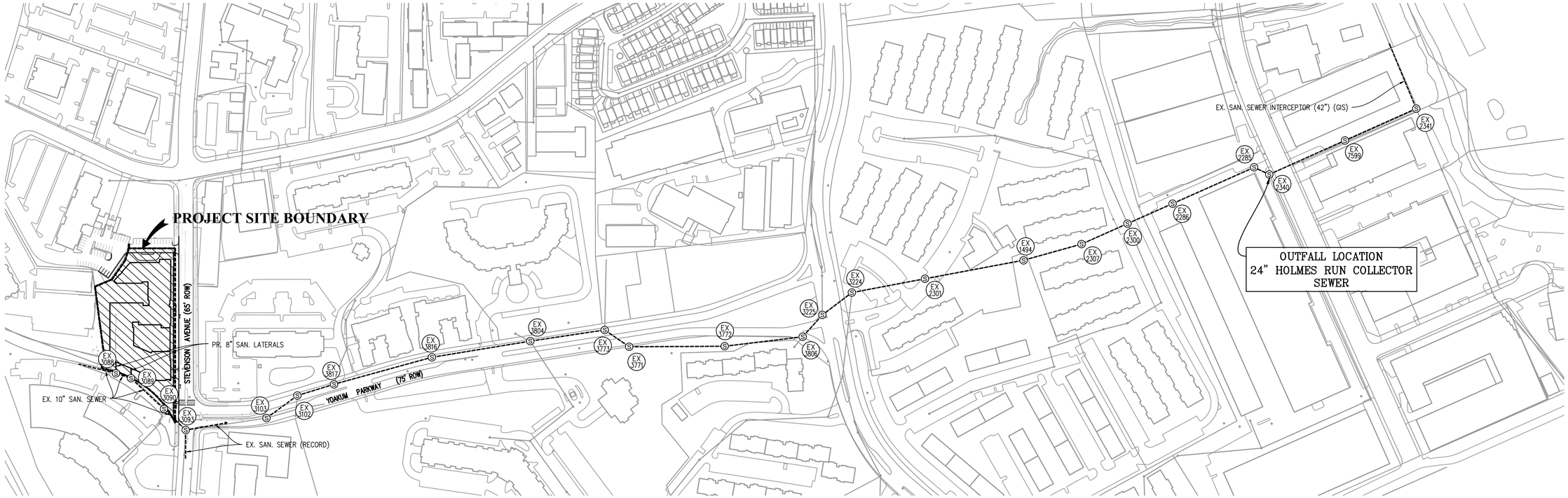

SANITARY COMPUTATIONS

EXISTING STEVENSON AVE.
0.2 GPD/SF (COMMERCIAL) X 80,000 SF = 16,000 GPD
Q = 16,000 GPD = 0.025 CFS

PROPOSED STEVENSON AVE.
300 GPD/UNIT (RESIDENTIAL) X 270 UNITS = 81,000 GPD
Q = 81,000 GPD = 0.125 CFS

SANITARY COMPUTATIONS FOR PEAK FLOW

EXISTING STEVENSON AVE.
0.2 GPD/SF (COMMERCIAL) X 80,000 SF X 4.0 PEAK FACTOR = 64,000 GPD
Q = 64,000 GPD = 0.10 CFS

PROPOSED STEVENSON AVE.
300 GPD/UNIT (RESIDENTIAL) X 270 UNITS X 4.0 PEAK FACTOR = 324,000 GPD
Q = 324,000 GPD = 0.50 CFS

SANITARY SEWER OUTFALL NARRATIVE

THE PROPOSED BUILDING WILL BE SERVICED BY TWO 8" SANITARY SEWER LATERALS. BOTH LATERALS WILL CONNECT TO EXISTING MANHOLES ALONG THE 10" SEPARATED SANITARY SEWER PIPE RUNNING JUST OUTSIDE THE SITE'S WESTERN PROPERTY BOUNDARY. THE SITE SANITARY FLOW OUTFALLS INTO THE 24" HOLMES RUN COLLECTOR SEWER AT STRUCTURE EX 2340.

NOTE: THE CUMULATIVE PEAK FLOW IS FIRST COMPUTED USING SANITARY FLOWS FROM THE SEWER SHED SHOWN ON C10.10. THE CUMULATIVE PEAK FLOW IS THEN SOURCED FROM THE 'BASIN 18 – SANITARY SEWER OUTFALL ANALYSIS DATA' FROM THE CITY OF ALEXANDRIA, SHOWN ON THIS SHEET.

BECAUSE THE CUMULATIVE PEAK FLOW FROM EX 3102 (462 GPM = 0.67 MGD) IS SMALLER THAN THAT CALCULATED FROM THE SEWER SHED ON C10.10 (1.35 MGD), THE CUMULATIVE PEAK FLOW VALUE UTILIZED FROM EX 3102 TO EX 2341 IS A SUM OF THE VALUES COMPUTED FROM THE SEWER SHED AND THAT FOUND IN THE SANITARY SEWER DATA FROM THE CITY OF ALEXANDRIA.

VA STATE GRID NORTH

SANITARY SEWER COMPUTATIONS

From	To	Incremental Site Flow (MGD)	Cumulative Combined Flow (MGD)	Peak Flow Factor	Cumulative Peak Flow (MGD)	Length (ft)	Dia. (in)	Slope (%)	Upper (Out) Invert	Lower (In) Invert	Mannings "n" Value	Pipe Material	Capacity of Pipe (MGD)	Capacity of Pipe (CFS)	Velocity at Capacity (FPS)	Velocity Actual (FPS)	Percent Full	Remarks
BLDG	EX 3088	0.0405	0.0405	4.00	0.162	34.32	8	2.50%	181.08	180.22	0.010	PVC	1.6001	2.48	7.09	0.72	0.10	1/2 Site Contribution
EX 3088	EX 3089	0.0473	0.0878	4.00	0.351	44.59	10	0.83%	180.12	179.75	0.015	RCP	1.1151	1.73	3.16	1.00	0.31	Contributions 1 & 2
BLDG	EX 3089	0.0405	0.0405	4.00	0.162	30.56	8	2.50%	180.49	179.73	0.010	PVC	1.6001	2.48	7.09	0.72	0.10	1/2 Site Contribution
EX 3089	EX 3090	0.0000	0.1283	4.00	0.513	134.83	10	0.51%	179.63	178.94	0.015	RCP	0.8757	1.35	2.48	1.46	0.59	
EX 3090	EX 3093	0.0786	0.2069	4.00	0.828	88.14	10	5.13%	178.86	174.34	0.015	RCP	2.7722	4.29	7.86	2.35	0.30	Contribution 3
EX 3093	EX 3013	0.1301	0.3370	4.00	1.348	214.66	10	3.68%	174.34	166.43	0.015	RCP	2.3499	3.64	6.67	3.82	0.57	Contributions 4 - 10
EX 3013	EX 3102	0.0000	0.3370	4.00	1.348	112.89	10	2.29%	166.43	163.84	0.015	RCP	1.8542	2.87	5.26	3.82	0.73	
EX 3102	EX 3817	N/A	N/A	4.00	2.013	115.00	18	1.46%	163.28	161.60	0.015	RCP	7.1075	11.00	6.22	1.76	0.28	Information Sourced from City of Alexandria SSO Analysis Data
EX 3817	EX 3816	N/A	N/A	4.00	2.137	304.00	18	1.06%	161.53	158.32	0.015	RCP	6.0427	9.35	5.29	1.87	0.35	Information Sourced from City of Alexandria SSO Analysis Data
EX 3816	EX 3804	N/A	N/A	4.00	2.205	298.00	18	2.70%	158.27	150.22	0.015	RCP	9.6650	14.95	8.46	1.93	0.23	Information Sourced from City of Alexandria SSO Analysis Data
EX 3804	EX 3773	N/A	N/A	4.00	2.739	225.00	18	2.31%	150.15	144.96	0.015	RCP	8.9311	13.82	7.82	2.40	0.31	Information Sourced from City of Alexandria SSO Analysis Data
EX 3773	EX 3771	N/A	N/A	4.00	2.756	89.00	18	10.31%	144.76	135.58	0.015	RCP	18.8860	29.22	16.54	2.41	0.15	Information Sourced from City of Alexandria SSO Analysis Data
EX 3771	EX 3772	N/A	N/A	4.00	2.774	286.00	18	1.83%	135.51	130.29	0.015	RCP	7.9445	12.29	6.96	2.43	0.35	Information Sourced from City of Alexandria SSO Analysis Data
EX 3772	EX 3806	N/A	N/A	4.00	2.805	235.00	18	2.01%	130.27	125.55	0.015	RCP	8.3340	12.89	7.30	2.46	0.34	Information Sourced from City of Alexandria SSO Analysis Data
EX 3806	EX 3225	N/A	N/A	4.00	2.837	88.00	18	1.38%	125.28	124.07	0.015	RCP	6.8955	10.67	6.04	2.48	0.41	Information Sourced from City of Alexandria SSO Analysis Data
EX 3225	EX 3224	N/A	N/A	4.00	3.056	111.00	18	2.92%	124.08	120.84	0.015	RCP	10.0467	15.54	8.80	2.68	0.30	Information Sourced from City of Alexandria SSO Analysis Data
EX 3224	EX 2301	N/A	N/A	4.00	3.223	223.00	18	1.96%	120.83	116.46	0.015	RCP	8.2319	12.74	7.21	2.82	0.39	Information Sourced from City of Alexandria SSO Analysis Data
EX 2301	EX 1494	N/A	N/A	4.00	3.253	300.00	18	2.19%	116.32	109.76	0.015	RCP	8.6957	13.45	7.61	2.85	0.37	Information Sourced from City of Alexandria SSO Analysis Data
EX 1494	EX 2307	N/A	N/A	4.00	3.273	180.00	18	2.39%	109.68	105.37	0.015	RCP	9.0995	14.08	7.97	2.87	0.36	Information Sourced from City of Alexandria SSO Analysis Data
EX 2307	EX 2300	N/A	N/A	4.00	3.291	150.00	18	1.95%	105.28	102.36	0.015	RCP	8.2046	12.69	7.18	2.88	0.40	Information Sourced from City of Alexandria SSO Analysis Data
EX 2300	EX 2286	N/A	N/A	4.00	3.606	147.00	18	3.17%	100.51	95.85	0.015	RCP	10.4700	16.20	9.17	3.16	0.34	Information Sourced from City of Alexandria SSO Analysis Data
EX 2286	EX 2285	N/A	N/A	4.00	3.623	267.00	18	2.79%	95.81	88.36	0.015	RCP	9.8228	15.20	8.60	3.17	0.37	Information Sourced from City of Alexandria SSO Analysis Data
EX 2285	EX 2340	N/A	N/A	4.00	3.640	50.00	18	6.66%	88.17	84.84	0.015	RCP	15.1758	23.48	13.29	3.19	0.24	Information Sourced from City of Alexandria SSO Analysis Data
EX 2340	EX 7599	N/A	N/A	4.00	4.085	248.00	24	0.54%	84.59	83.24	0.015	RCP	9.3528	14.47	4.61	2.01	0.44	Information Sourced from City of Alexandria SSO Analysis Data
EX 7599	EX 2341	N/A	N/A	4.00	4.111	233.00	24	1.42%	83.09	79.79	0.015	RCP	15.0862	23.34	7.43	2.02	0.27	Information Sourced from City of Alexandria SSO Analysis Data

Basin 18 - Sanitary Sewer Outfall Analysis Data

Sewer ID	From MH ID	To MH ID	Length (ft)	Diameter (in)	Upstream Invert (ft.)	Downstream Invert (ft.)	Pipe Material	Cumulative Peak Flow (GPM)
004121SEWP	003102SSMH	003817SSMH	115	18	163.28	161.6	RCP	462
004120SEWP	003817SSMH	003816SSMH	304	18	161.53	158.32	RCP	548
004119SEWP	003816SSMH	003804SSMH	298	18	158.27	150.22	RCP	595
004108SEWP	003804SSMH	003773SSMH	225	18	150.15	144.96	RCP	966
002968SEWP	003773SSMH	003771SSMH	89	18	144.76	135.58	RCP	978
002969SEWP	003771SSMH	003772SSMH	286	18	135.51	130.29	RCP	990
002970SEWP	003772SSMH	003806SSMH	235	18	130.27	125.55	RCP	1012
004109SEWP	003806SSMH	003225SSMH	88	18	125.28	124.07	RCP	1034
003520SEWP	003225SSMH	003224SSMH	111	18	124.08	120.84	RCP	1186
002663SEWP	003224SSMH	002301SSMH	223	18	120.83	116.46	RCP	1302
002662SEWP	002301SSMH	002308SSMH	300	18	116.32	109.76	RCP	1323
001494SEWP	002308SSMH	002307SSMH	180	18	109.68	105.37	RCP	1337
002661SEWP	002307SSMH	002300SSMH	150	18	105.28	102.36	RCP	1349
001493SEWP	002300SSMH	002286SSMH	147	18	100.51	95.85	RCP	1568
002676SEWP	002286SSMH	002285SSMH	267	18	95.81	88.36	RCP	1580
002648SEWP	002285SSMH	002340SSMH	50	18	88.17	84.84	RCP	1592
002764SEWP	002340SSMH	007599SSMH	248	24	84.59	83.24	RCP	1901
009272SEWP	007599SSMH	002341SSMH	233	24	83.09	79.79	RCP	1919

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

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SANITARY OUTFALL ANALYSIS
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

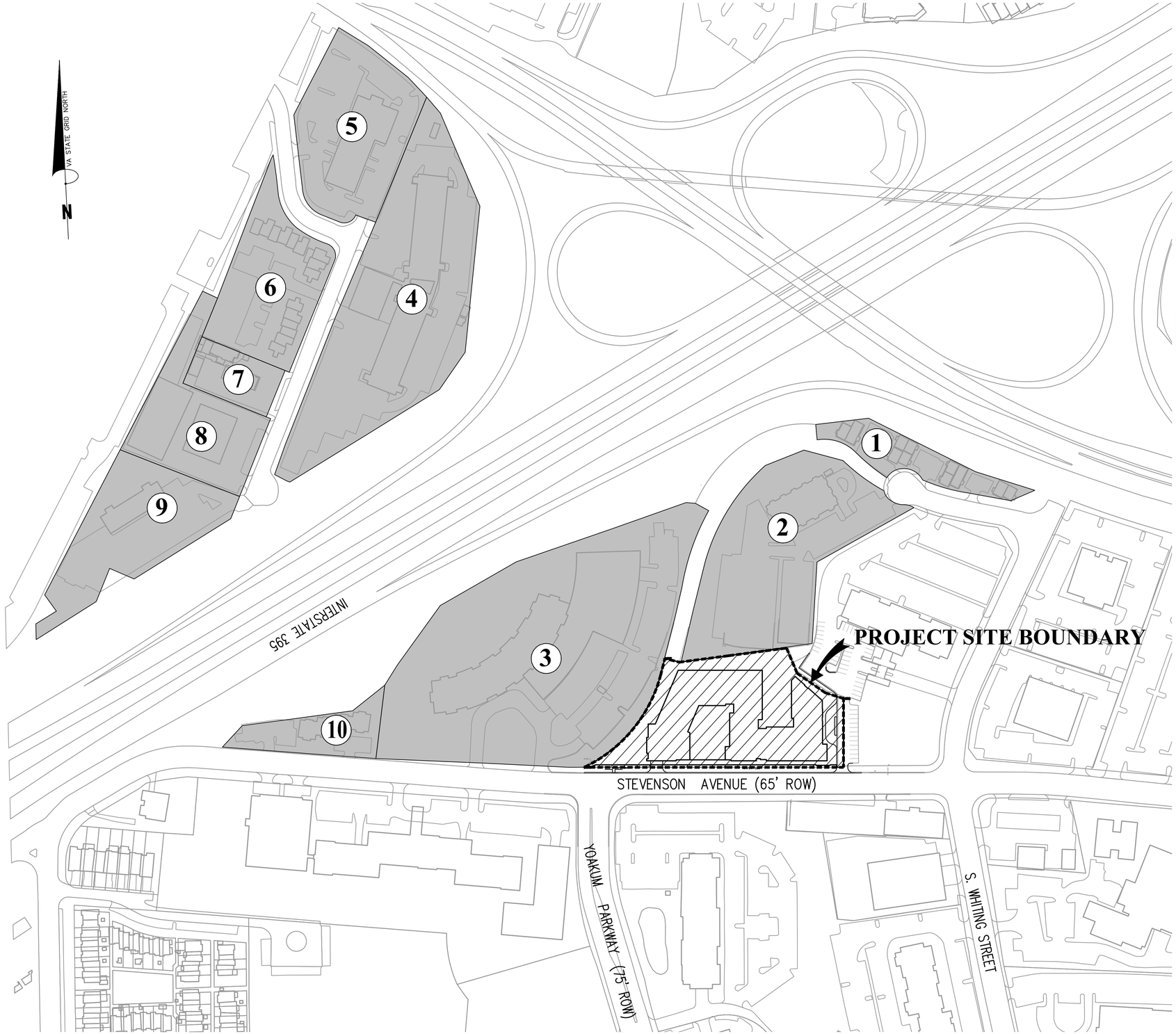
PLAN STATUS

DATE	DESCRIPTION
02/09/24	PDSUP SUBMISSION 1

JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=150' V:
JOB No. 6084-02-001
DATE : FEBRUARY 2024
FILE No.
SHEET C10.00

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-SANITARY OUTFALL ANALYSIS.dwg



	Parcel #	Use	Gross Building Area (Sq. Ft.)	# of Units	Unit Flow (GPD)	Total Flow (GPD)	Total Flow (MGD)
1	047.03-04-05	Office	26,400		0.2	5,280	0.0053
2	047.03-04-03	Apartments		140	300	42,000	0.0420
		Total	**26,400**	**140**		**47,280**	**0.0473**

	Parcel #	Use	Gross Building Area (Sq. Ft.)	# of Units	Unit Flow (GPD)	Total Flow (GPD)	Total Flow (MGD)
3	047.03-0A-00	Condominiums		262	300	78,600	0.0786
		Total	**-**	**262**		**78,600**	**0.0786**

	Parcel #	Use	Gross Building Area (Sq. Ft.)	# of Units	Unit Flow (GPD)	Total Flow (GPD)	Total Flow (MGD)
4	047.01-01-01	Hotel		100	130	13,000	0.0130
5	046.02-01-01	Hotel		150	130	19,500	0.0195
6	046.02-01-02	Townhomes		15	350	5,250	0.0053
7	046.02-01-08	Church	5,240		0.2	1,048	0.0010
8	046.02-01-01	Office	288,000		0.2	57,600	0.0576
9	046.04-01-07	Hotel		220	130	28,600	0.0286
10	046.04-0A-00	Condominiums		17	300	5,100	0.0051
		Total	**293,240**	**502**		**130,098**	**0.1301**

SUBJECT PROPERTY

	Parcel #	Use	Gross Building Area (Sq. Ft.)	# of Units	Unit Flow (GPD)	Total Flow (GPD)	Total Flow (MGD)
	047.03-04-01 TO 02	Residential Units		270	300	81,000	0.0810
		Total	**-**	**270**	**-**	**81,000**	**0.0810**

NOTE: MAP ID FROM CITY OF ALEXANDRIA GIS DATA

LEGEND

(#) SEWER SHED TO 24" HOLMES RUN COLLECTOR SEWER

*SEE SHEET C10.00 FOR THE SANITARY OUTFALL ANALYSIS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

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SEWER SHED PLAN

6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA VIRGINIA

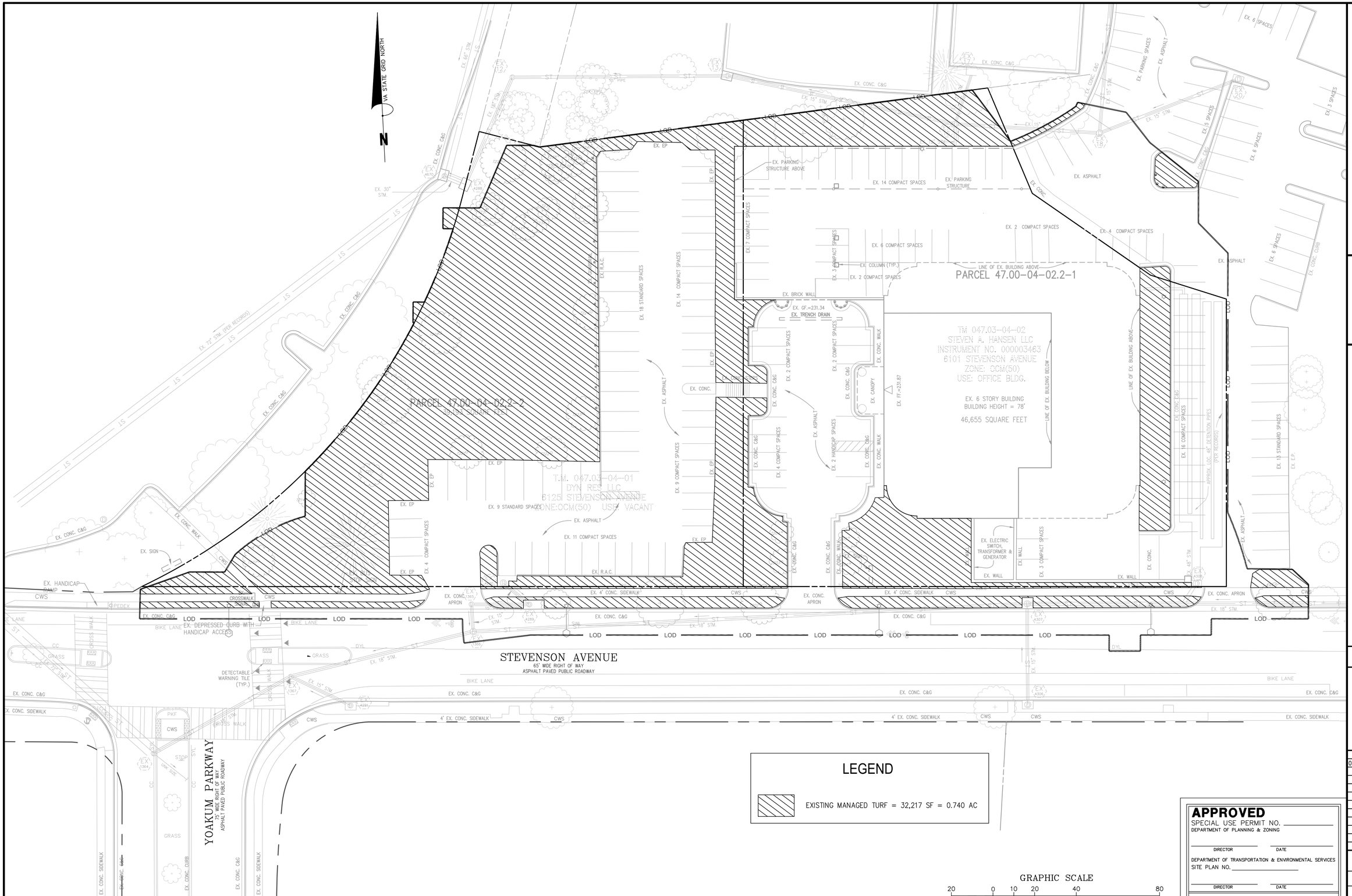
PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1

DATE	DESCRIPTION	
JVM DESIGN	JVM DRAWN	STL CHKD
SCALE	H: 1"=100' V:	
JOB No. 6084-02-001		
DATE : FEBRUARY 2024		
FILE No.		
SHEET C10.10		

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-SANITARY SEWER SHED.dwg



LEGEND

EXISTING MANAGED TURF = 32,217 SF = 0.740 AC

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PRE-DEVELOPMENT SWM
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
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SCALE H: 1"=20'
V:

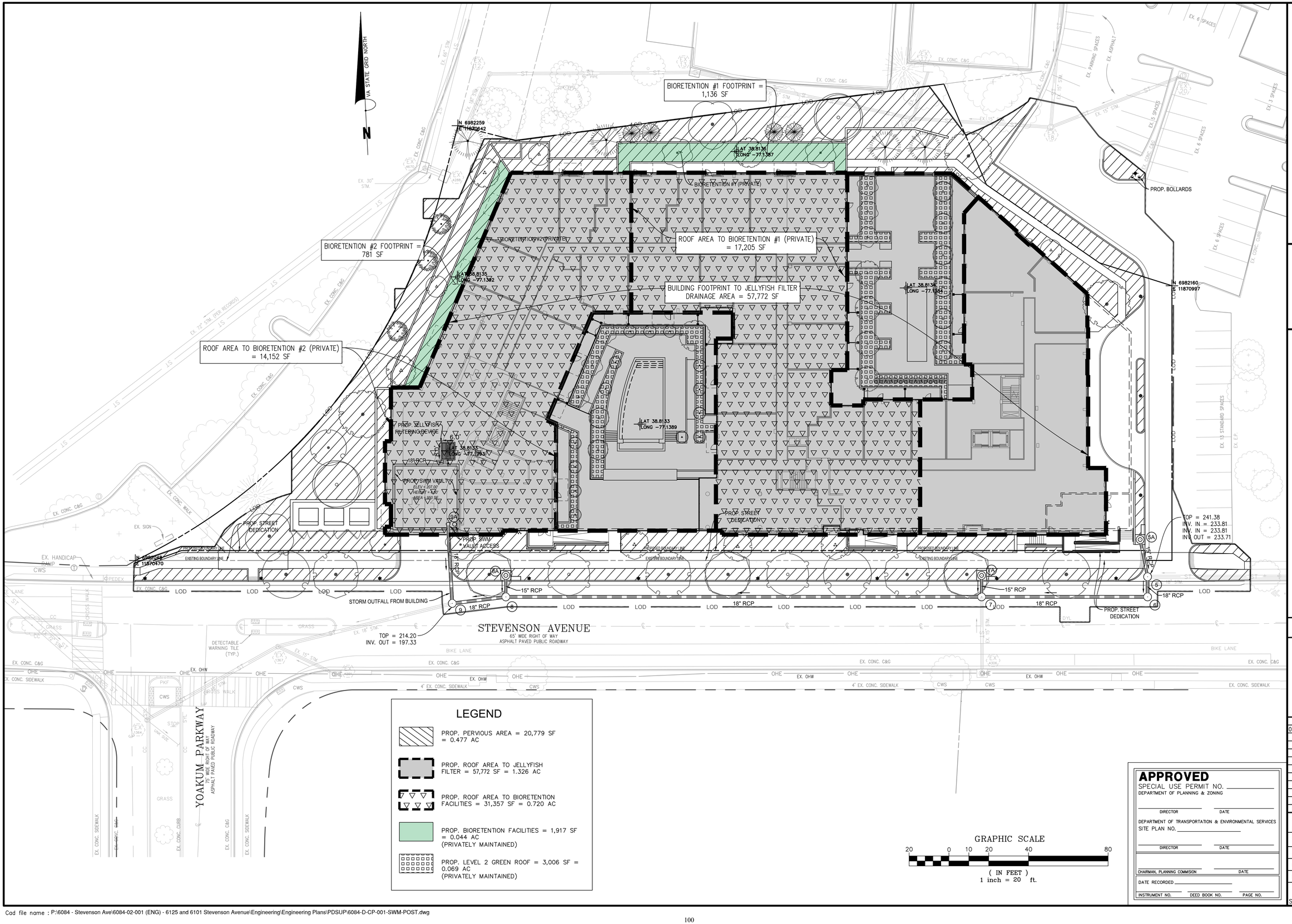
JOB No. 6084-02-001

DATE : FEBRUARY 2024

FILE No.

SHEET C11.00

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-SWM-PRE.dwg



LEGEND

- PROP. PERVIOUS AREA = 20,779 SF = 0.477 AC
- PROP. ROOF AREA TO JELLYFISH FILTER = 57,772 SF = 1.326 AC
- PROP. ROOF AREA TO BIORETENTION FACILITIES = 31,357 SF = 0.720 AC
- PROP. BIORETENTION FACILITIES = 1,917 SF = 0.044 AC (PRIVATELY MAINTAINED)
- PROP. LEVEL 2 GREEN ROOF = 3,006 SF = 0.069 AC (PRIVATELY MAINTAINED)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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_____ CHAIRMAN, PLANNING COMMISION _____ DATE

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POST-DEVELOPMENT SWM
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
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02/09/24	PDSUP SUBMISSION 1

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V:

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DATE : FEBRUARY 2024

FILE No.

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Project Name:	6125 and 6101 Stevenson Avenue
Date:	2/8/2024
Linear Development Project?	No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 2.34

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0.263*
Post-Development TP Load Reduction for Site (lb/yr):	*1.21*

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.74	0.74
Impervious Cover (acres)				1.60	1.60
					2.34

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.48	0.48
Impervious Cover (acres)				1.86	1.86
Area Check	OK.	OK.	OK.	OK.	2.34

1-year storm	2-year storm	10-year storm
2.70	3.20	5.20

Use NOAA Atlas 14 (http://hdsc.nws.noaa.gov/hdsc/pfds/)

Site Compliance Summary

Total Runoff Volume Reduction (ft^3)	1,150
Total TP Load Reduction Achieved (lb/yr)	2.22
Total TN Load Reduction Achieved (lb/yr)	7.88
Remaining Post Development TP Load (lb/yr)	2.09

SITE AREA (acre) 2.339

	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	92	93	92	93
S=1000/CN-10	0.87	0.75	0.87	0.75
0.2S	0.17	0.15	0.17	0.15
$RV=(P-0.2S)^2/(P-0.2S)+S$	1.87	1.96	3.93	4.04

QPost Development <= I.F.* (Qpre-development* RVpre-development)/RVDeveloped)

I.F 0.8

CHANNEL PROTECTION		
Qpre-development	7.61	From HydroCAD
QPost Development	7.88	From HydroCAD
RVPost Development (with runoff reduction)	1.96	From RRM
Qallowable	5.82	

FLOOD CONTROL	
Qpre-development	16.47
QPost Development	16.70
RVPost Development (with runoff reduction)	4.39
Qallowable	14.75

Qallowable/QPost Development	0.74	
Vs/Vr	0.20	Fig 11.7 of DEQ Manual
Vs	0.38	
Storage required (cf)	3264	

Qallowable/QPost Development	0.88
Vs/Vr	0.15
Vs	0.66
Storage required (cf)	5594

6125 & 6101 STEVENSON AVENUE

Project Description

Development or **Redevelopment**

Drainage Area	*Impervious (acres)*	*Pervious (acres)*	*Total (acres)*
Site Area	**1.54**	**0.43**	**1.97**
On-Site Treated	**1.33**	**0.04**	**1.37**
Off-Site Treated	**0.00**	**0.00**	**0.00**
Total Treated	**1.33**	**0.04**	**1.37**
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	--		
Total On-Site Treated of Disconnected			--

URBAN BIORETENTION (UB)	UB1	UB2
A *'total drainage area'* (sf)	18341	14933
A1 *'turf drainage area'* (sf)	1136	781
Rv1 *'turf'*	0.25	0.25
A2 *'impervious drainage area'* (sf)	17,205	14,152
Rv2 *'impervious'*	0.95	0.95
Tv *'treatment volume'* (cf)	1386	1137
n1 *'bioretention soil media'*	0.25	0.25
d1 *'bioretention soil depth'* (ft)	2.25	2.25
n2 *'gravel'*	0.40	0.40
d2 *'gravel depth'* (ft)	1	1
n3 *'surface storage'*	1.00	1.00
d3 *'surface storage depth'* (ft)	0.50	0.50
dt *'total storage depth'* (ft)	1.46	1.46
SA *'surface area required'* (sf)	948	777
Surface Area provided (sf)	1136	781
	0.42	0.34
Tv = (1.0 inch x Rv x A) / (12 inch/ft)	0.03	0.02
dt = (n1 x d1) + (n2 x d2) + (n3 x d3)	0.39	0.32
SA = Tv / dt		

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.74	0.48
Weighted Rv(turf)	0.25	0.25
% Managed Turf	32%	23%
Impervious Cover (acres)	1.60	1.60
Rv(impervious)	0.95	0.95
% Impervious	68%	77%
Total Site Area (acres)	**2.34**	**2.08**
Site Rv	**0.73**	**0.79**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.1420	0.1365
Pre-ReDevelopment Treatment Volume (cubic feet)	6,186	5,947
Pre-ReDevelopment TP Load (lb/yr)	**3.89**	**3.74**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.66	1.80
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.85*

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final) Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.48
Weighted Rv (turf)	0.25
% Managed Turf	20%
Impervious Cover (acres)	1.86
Rv(impervious)	0.95
% Impervious	80%
Final Site Area (acres)	**2.34**
Final Post Dev Site Rv	**0.81**

Land Cover Summary-Post Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.48
Weighted Rv (turf)	0.25
% Managed Turf	23%
ReDev. Impervious Cover (acres)	1.60
Rv(impervious)	0.95
% Impervious	77%
Total ReDev. Site Area (acres)	**2.08**
ReDev Site Rv	**0.79**

Land Cover Summary-Post Post-Development New Impervious	
New Impervious Cover (acres)	0.26
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.1573	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.1365	**Post-Development Treatment Volume (acre-ft)**	0.0208
Final Post-Development Treatment Volume (cubic feet)	6,854	**Post-ReDevelopment Treatment Volume (cubic feet)**	5,947	**Post-Development Treatment Volume (cubic feet)**	907
Final Post-Development TP Load (lb/yr)	**4.31**	**Post-ReDevelopment Load (TP) (lb/yr)***	**3.74**	**Post-Development TP Load (lb/yr)**	**0.57**
Final Post-Development TP Load per acre (lb/acre/yr)	1.84	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.80		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.75**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0.46**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**1.21**

*PER THE VIRGINIA STORMWATER MANAGEMENT PROGRAM
TP LOAD REDUCATION REQUIRED PER THE LANDMARK/VAN DORN CORRIDOR PLAN = 1.72 LB/YEAR

SWM NARRATIVE

THIS SITE PROPOSES TO COMPLY WITH ALL STORMWATER MANAGEMENT REQUIREMENTS. THE EXISTING SITE HAS 1.60 ACRES OF IMPERVIOUS AREA, WHILE THE PROPOSED DEVELOPMENT WILL HAVE APPROXIMATELY 1.86 ACRES.

IN ORDER TO MEET THE PHOSPHORUS REMOVAL REQUIREMENTS, BIORETENTION FACILITIES WILL TREAT 0.72 ACRES OF ROOF RUNOFF. ALL FLOWS DRAINING FROM THE ROOF OF THE BUILDING AND THE COURTYARDS WILL BE TREATED BY A CONTECH JELLYFISH FILTERING DEVICE PRIOR TO STORAGE IN A STORMWATER MANAGEMENT VAULT LOCATED BENEATH THE GARAGE LEVEL B2.

THE PROPOSED BIORETENTION FACILITIES WILL MEET THE REQUIREMENTS OF MEMORANDUM TO INDUSTRY NO. 01-2018 – USE OF MANUFACTURED/PROPRIETARY STORMWATER BMPS, IN WHICH A MINIMUM OF 65% OF THE TOTAL PHOSPHORUS (TP) REMOVAL REQUIRED BY THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) MUST BE ACHIEVED USING NONPROPRIETARY SURFACE BMPS APPROVED BY THE VIRGINIA STORMWATER BMP CLEARINGHOUSE.

PER THE CALCULATIONS SHOWN ON THIS SHEET THE TOTAL PHOSPHOROUS REMOVAL REQUIRED IS 1.21 LB/YEAR, THUS 65% OF THAT, OR 0.79 LB/YEAR MUST BE REMOVED BY NONPROPRIETARY SURFACE BMPS. THE PROPOSED BIORETENTION FACILITIES WILL REMOVE 0.86 LB/YEAR FROM THE ON-SITE AREAS DRAINING TO THEM, THEREFORE, SURFACE BMPS WILL REMOVE 65% OF THE TOTAL PHOSPHOROUS REMOVAL REQUIRED.

STORMWATER QUALITY COMPUTATIONS ARE CALCULATED VIA VIRGINIA RUNOFF REDUCTION SPREADSHEET SHOWN ON SHEETS C11.20 – C11.22. PER THE LANDMARK/VAN DORN CORRIDOR PLAN, PHOSPHORUS LOADS MUST BE REDUCED BY 40% THE TOTAL PHOSPHORUS LOAD IS 4.31 LB/YEAR. THEREFORE, A TOTAL OF 1.72 LB/YEAR OF PHOSPHORUS REMOVAL IS REQUIRED TO SATISFY THE LANDMARK/VAN DORN CORRIDOR PLAN. PHOSPHOROUS LOAD REMOVAL IS ACHIEVED VIA BIORETENTION FACILITIES, A JELLYFISH FILTERING DEVICE, AND PLANTER-STYLE GREEN ROOFS WITHIN THE COURTYARDS. THE TOTAL PHOSPHORUS LOAD REDUCTION IS 2.22 LB/YEAR. THEREFORE THE TOTAL PHOSPHORUS LOAD REDUCTION REQUIREMENTS ARE MET.

ALL STORMWATER GENERATED FROM ONSITE IMPERVIOUS AREA WITHIN THE FOOTPRINT OF THE BUILDING WILL BE TREATED. THERE IS A REMAINING 0.21 ACRES OF ONSITE IMPERVIOUS AREA OUTSIDE OF THE BUILDING FOOTPRINT. DUE TO THE STEEP GRADE OF STEVENSON AVENUE, STREET BIORETENTION FACILITIES ALONG THE SITE FRONTAGE ARE NOT FEASIBLE. THE STEVENSON AVENUE STREETSCAPE IMPERVIOUS AREA DRAINS TO TRADITIONAL TREE PITS WHILE THE LAY-BY IMPERVIOUS AREA DRAINS DIRECTLY INTO THE RECEIVING STORM SEWER SYSTEM. THEREFORE THE REMAINING WATER QUALITY VOLUME DEFAULT WILL BE SATISFIED VIA THE WQIF FEE IN LIEU.

CHANNEL AND FLOOD PROTECTION COMPUTATIONS ARE SHOWN ON THIS SHEET AND C11.22. PER THE ENERGY BALANCE EQUATION SHOWN ON THIS SHEET, IT HAS BEEN DETERMINED THAT THE ALLOWABLE 1-YEAR, 24-HOUR PEAK RELEASE RATE IS 5.82 CFS, WHILE THE ALLOWABLE 10-YEAR, 24-HOUR PEAK RELEASE RATE IS 14.75 CFS.

THE PROPOSED 1-YEAR, 24-HOUR RELEASE RATE OF 5.77 CFS IS LESS THAN 5.82 CFS AND THE PROPOSED 10-YEAR, 24-HOUR RELEASE RATE OF 14.62 CFS IS LESS THAN 14.75 CFS, THEREFORE, THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS HAVE BEEN SATISFIED.

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SWM CALCULATIONS (1 OF 3)
6125 & 6101 STEVENSON AVENUE
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Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.04
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	1.33
	CN	98	98	98	98

Total Area (acres):	1.37
Runoff Reduction Volume (ft^3):	1,150

$CN_{(D.A. A)}$
97

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.36	2.86	4.85
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	2.13	2.63	4.62
Adjusted CN*	95	95	95

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)												
1.b. Vegetated Roof #2 (Spec #5)	60		0.07		141	94	234	0		0.15	0.09	14.b. MTD - Filtering
6. Bioretention (RR)												
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.04	0.72	0	1,009	1,514	2,523	25	0.00	1.58	0.87	14.b. MTD - Filtering
14. Manufactured Treatment Devices (no RR)												
14.b. Manufactured Treatment Device-Filtering	0	0.00	0.54	1,608	0	3,463	3,463	65	0.77	1.16	1.26	

Drainage Area B		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.43
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.54
	CN	98	98	98	98

Total Area (acres):	0.97
Runoff Reduction Volume (ft^3):	0

$CN_{(D.A. B)}$
90

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	1.71	2.17	4.07
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.71	2.17	4.07
Adjusted CN*	90	90	90

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SWM CALCULATIONS (2 OF 3)
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1
DATE	DESCRIPTION

JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: N/A V:
JOB No. 6084-02-001
DATE : FEBRUARY 2024
FILE No.
SHEET C11.21

1-YEAR SWM COMPUTATIONS

PRE-DEVELOPMENT CONDITIONS

Runoff = 7.61 cfs @ 11.95 hrs, Volume= 0.342 af, Depth> 1.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 Yr Rainfall=2.70"

Area (ac)	CN	Description
0.740	80	>75% Grass cover, Good, HSG D
1.599	98	Paved parking, HSG D
2.339	92	Weighted Average
0.740		31.64% Pervious Area
1.599		68.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

POST-DEVELOPMENT CONDITIONS - UNCONTROLLED

Runoff = 2.92 cfs @ 11.95 hrs, Volume= 0.129 af, Depth> 1.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 Yr Rainfall=2.70"

	Area (ac)	CN	Description
*	0.969	90	
	0.969		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

POST-DEVELOPMENT CONDITIONS - TO SWM VAULT

Runoff = 4.92 cfs @ 11.95 hrs, Volume= 0.231 af, Depth> 2.02"
Routed to Pond 8P : VAULT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 Yr Rainfall=2.70"

	Area (ac)	CN	Description
*	1.370	95	
	1.370		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

SWM VAULT - SUMMARY - 1-YEAR

Inflow Area = 1.370 ac, 0.00% Impervious, Inflow Depth > 2.02" for 1 Yr event
Inflow = 4.92 cfs @ 11.95 hrs, Volume= 0.231 af
Outflow = 2.85 cfs @ 12.04 hrs, Volume= 0.229 af, Atten= 42%, Lag= 5.1 min
Primary = 2.85 cfs @ 12.04 hrs, Volume= 0.229 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 209.11' @ 12.04 hrs Surf.Area= 950 sf Storage= 2,003 cf

Plug-Flow detention time= 15.6 min calculated for 0.228 af (99% of inflow)
Center-of-Mass det. time= 11.4 min (761.3 - 749.8)

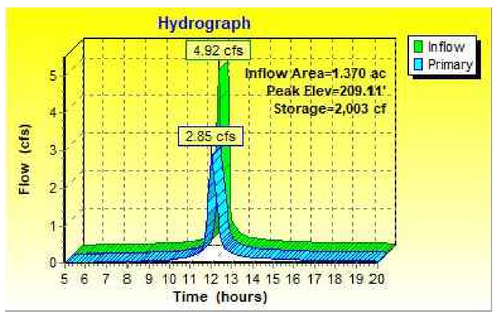
Volume	Invert	Avail.Storage	Storage Description
#1	207.00'	3,800 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
207.00	950	0	0
211.00	950	3,800	3,800

Device	Routing	Invert	Outlet Devices
#1	Primary	207.00'	**18.0" Round RCP_Round 18"** L= 29.9' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 207.00' / 206.70' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.77 sf
#2	Device 1	207.00'	**8.0" W x 8.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	209.12'	**11.0" W x 11.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.83 cfs @ 12.04 hrs HW=209.08' (Free Discharge)
└**1=RCP_Round 18"** (Passes 2.83 cfs of 9.31 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 2.83 cfs @ 6.36 fps)
└**3=Orifice/Grate** (Controls 0.00 cfs)

SWM VAULT - HYDROGRAPH - 1-YEAR



10-YEAR SWM COMPUTATIONS

PRE-DEVELOPMENT CONDITIONS

Runoff = 16.47 cfs @ 11.95 hrs, Volume= 0.783 af, Depth> 4.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Yr Rainfall=5.20"

Area (ac)	CN	Description
0.740	80	>75% Grass cover, Good, HSG D
1.599	98	Paved parking, HSG D
2.339	92	Weighted Average
0.740		31.64% Pervious Area
1.599		68.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

POST-DEVELOPMENT CONDITIONS - UNCONTROLLED

Runoff = 6.61 cfs @ 11.95 hrs, Volume= 0.308 af, Depth> 3.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Yr Rainfall=5.20"

	Area (ac)	CN	Description
*	0.969	90	
	0.969		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

POST-DEVELOPMENT CONDITIONS - TO SWM VAULT

Runoff = 10.02 cfs @ 11.95 hrs, Volume= 0.491 af, Depth> 4.31"
Routed to Pond 8P : VAULT

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Yr Rainfall=5.20"

	Area (ac)	CN	Description
*	1.370	95	
	1.370		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

SWM VAULT - SUMMARY - 10-YEAR

Inflow Area = 1.370 ac, 0.00% Impervious, Inflow Depth > 4.31" for 10 Yr event
Inflow = 10.02 cfs @ 11.95 hrs, Volume= 0.491 af
Outflow = 8.01 cfs @ 12.00 hrs, Volume= 0.488 af, Atten= 20%, Lag= 3.2 min
Primary = 8.01 cfs @ 12.00 hrs, Volume= 0.488 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 210.63' @ 12.00 hrs Surf.Area= 950 sf Storage= 3,453 cf

Plug-Flow detention time= 12.4 min calculated for 0.488 af (99% of inflow)
Center-of-Mass det. time= 9.4 min (747.1 - 737.7)

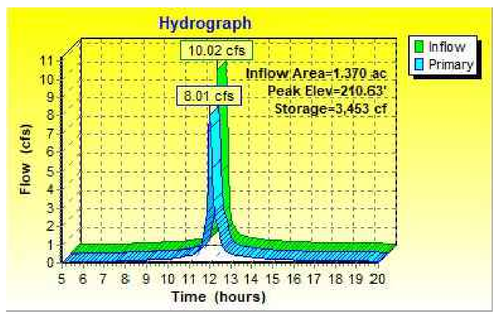
Volume	Invert	Avail.Storage	Storage Description
#1	207.00'	3,800 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

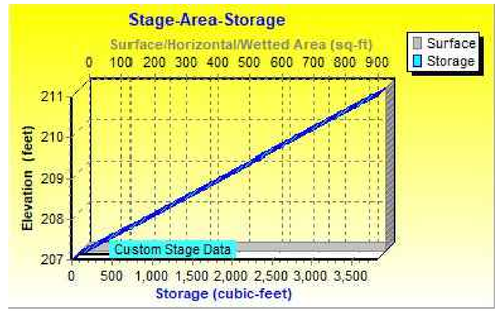
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
207.00	950	0	0
211.00	950	3,800	3,800

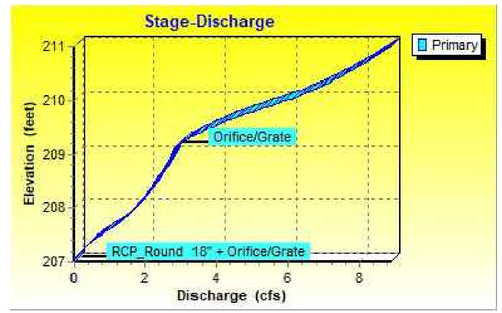
Device	Routing	Invert	Outlet Devices
#1	Primary	207.00'	**18.0" Round RCP_Round 18"** L= 29.9' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 207.00' / 206.70' S= 0.0100 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 1.77 sf
#2	Device 1	207.00'	**8.0" W x 8.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	209.12'	**11.0" W x 11.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=7.97 cfs @ 12.00 hrs HW=210.62' (Free Discharge)
└**1=RCP_Round 18"** (Passes 7.97 cfs of 14.41 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 3.88 cfs @ 8.72 fps)
└**3=Orifice/Grate** (Orifice Controls 4.09 cfs @ 4.87 fps)

SWM VAULT - HYDROGRAPH - 10-YEAR







CHANNEL PROTECTION

Q ALLOWABLE = 5.82 CFS (PER ENERGY BALANCE)
Q = VAULT + UNCONTROLLED
Q = 2.85 CFS + 2.92 CFS = 5.77 CFS
Q = 5.77 CFS < 5.82 CFS

FLOOD PROTECTION

Q ALLOWABLE = 14.75 CFS (PER ENERGY BALANCE)
Q = VAULT + UNCONTROLLED
Q = 8.01 CFS + 6.61 CFS = 14.62 CFS
Q = 14.62 CFS < 14.75 CFS

NOTE: SEE SHEET C11.20 FOR ENERGY BALANCE EQUATION SHOWING ALLOWABLE 1-YEAR AND 10-YEAR RELEASE RATES.

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

Bowman

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SWM CALCULATIONS (3 OF 3)
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

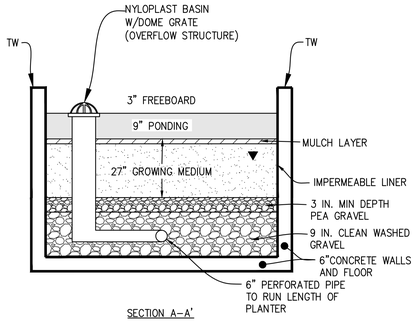
PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1

DATE	DESCRIPTION

JVM	JVM	STL
DESIGN	DRAWN	CHKD

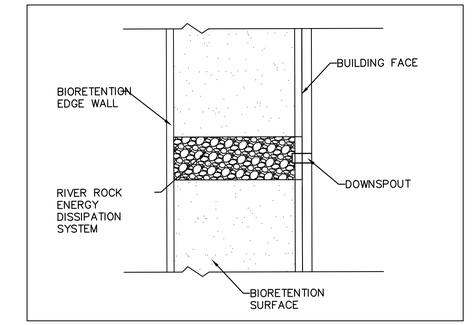
SCALE H: N/A V:
JOB No. 6084-02-001
DATE : FEBRUARY 2024
FILE No.
SHEET C11.22

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-SWM-POST.dwg



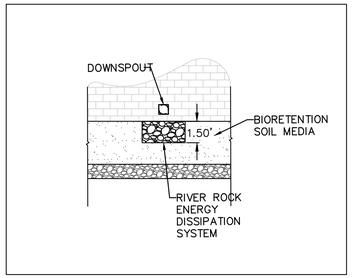
PRIVATE COURTYARD BIORETENTION PLANTER* NOT TO SCALE

*DETAIL FOLLOWS THAT OF THE VA BMP CLEARINGHOUSE FIGURE 9-A.4. *STORMWATER PLANTER CROSS-SECTION* NTS



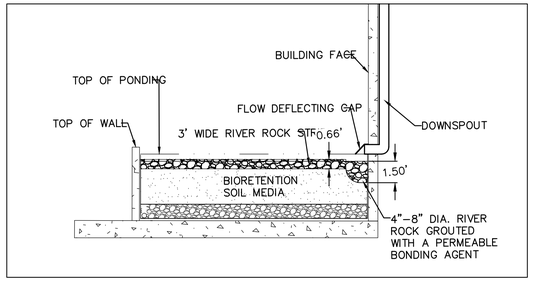
ENERGY DISSIPATION – PLAN VIEW NOT TO SCALE

NTS



ENERGY DISSIPATION – SECTION NOT TO SCALE

NTS



ENERGY DISSIPATION – SECTION NOT TO SCALE

NTS

BIORETENTION MAINTENANCE ACTIVITIES

(VIRGINIA DEQ 2013 DESIGN SPECIFICATION NO. 9)

Table 9.8. Suggested Annual Maintenance Activities for Bioretention

Maintenance Tasks	Frequency
• Mowing of grass filter strips and bioretention turf cover	At least 4 times a year
• Spot weeding, erosion repair, trash removal, and mulch raking	Twice during growing season
• Add reinforcement planting to maintain desired the vegetation density • Remove invasive plants using recommended control methods • Stabilize the contributing drainage area to prevent erosion	As needed
• Spring inspection and cleanup • Supplement mulch to maintain a 3 inch layer • Prune trees and shrubs	Annually
• Remove sediment in pre-treatment cells and inflow points	Once every 2 to 3 years
• Replace the mulch layer	Every 3 years

STORMWATER MANAGEMENT DESCRIPTIVE SIGNAGE

NOTE: STORMWATER MANAGEMENT SIGNAGE TO BE PLACED, ONE PER BLOCK FACE AT WAIST HEIGHT.

BIORETENTION TREE PLANTING NOTES

1. EXPOSE ROOT FLARE AND PLANT TREE WITH ROOT FLARE AT GRADE.
2. ALL EXCESS SOIL AND DUG MATERIAL ABOVE GRADE SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
3. REMOVE AND DISPOSE OF TOP 50% OF WIRE AND BURLAP OR 100% OF FABRIC BAGS.
4. SPREAD A 3" LAYER OF MULCH 36" OUT FROM THE TRUNK IN ALL DIRECTIONS. MULCH SHALL BE KEPT 6" FROM THE TRUNK ITSELF.
5. COMPACT MEDIA BENEATH ROOT BALL SUCH THAT ROOTBALL DOES NOT SINK.
6. THOROUGHLY WATER IN TREE WITH NO LESS THAN FIFTEEN GALLONS OF WATER TO SETTLE THE SOIL AROUND THE ROOTS OF THE ROOT BALL AT THE TIME OF PLANTING; WATERING SHALL BE COMPLETED REGARDLESS OF THE WEATHER AT THE TIME OF PLANTING.

VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 **BIORETENTION**

Table 9.6. Bioretention Material Specifications

Material	Specification	Notes
Filter Media Composition	Filter Media to contain: • 85%-88% sand • 8%-12% soil fines • 3%-5% organic matter in the form of leaf compost	The volume of filter media based on 110% of the plan volume, to account for settling or compaction.
Filter Media Testing	P-Index range = 10-30, ***OR*** Between 7 and 21 mg/kg of P in the soil media. CECs greater than 10	The media must be procured from approved filter media vendors.
Mulch Layer	Use aged, shredded hardwood bark mulch	Lay a 2 to 3 inch layer on the surface of the filter bed.
Alternative Surface Cover	Use river stone or pea gravel, coir and jute matting, or turf cover.	Lay a 2 to 3 inch layer of to suppress weed growth.
Top Soil For Turf Cover	Loamy sand or sandy loam texture, with less than 5% clay content, pH corrected to between 6 and 7, and an organic matter content of at least 2%.	3 inch surface depth.
Geotextile/Liner	Use a non-woven geotextile fabric with a flow rate of > 110 gal./min./sq. ft. (e.g., Geotex 351 or equivalent)	Apply only to the sides and above the underdrain. For hotspots and certain karst sites only, use an appropriate liner on bottom.
Choking Layer	Lay a 2 to 4 inch layer of sand over a 2 inch layer of choker stone (typically #8 or #89 washed gravel), which is laid over the underdrain stone.	
Stone Jacket for Underdrain and/or Storage Layer	1 inch stone should be double-washed and clean and free of all fines (e.g., VDOT #57 stone).	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed
Underdrains, Cleanouts, and Observation Wells	Use 6 inch rigid schedule 40 PVC pipe (or equivalent corrugated HDPE for micro-bioretention), with 3/8-inch perforations at 6 inches on center; position each underdrain on a 1% or 2% slope located nor more than 20 feet from the next pipe.	Lay the perforated pipe under the length of the bioretention cell, and install non-perforated pipe as needed to connect with the storm drain system. Install T's and Y's as needed, depending on the underdrain configuration. Extend cleanout pipes to the surface with vented caps at the Ts and Ys.
Plant Materials	Plant one tree per 250 square feet (15 feet on-center, minimum 1 inch caliper). Shrubs a minimum of 30 inches high planted a minimum of 10 feet on-center. Plant ground cover plugs at 12 to 18 inches on-center; Plant container-grown plants at 18 to 24 inches on-center, depending on the initial plant size and how large it will grow.	Establish plant materials as specified in the landscaping plan and the recommended plant list. In general, plant spacing must be sufficient to ensure the plant material achieves 80% cover in the proposed planting areas within a 3-year period. If seed mixes are used, they should be from a qualified supplier, should be appropriate for stormwater basin applications, and should consist of native species (unless the seeding is to establish maintained turf).

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISION _____ DATE

DATE RECORDED _____

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

Bowman

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bowman.com

SWM DETAIL (1 OF 2)

6125 & 6101 STEVENSON AVENUE

DEVELOPMENT PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1
DATE	DESCRIPTION

JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: N/A V:

JOB No. 6084-02-001

DATE : FEBRUARY 2024

FILE No.

SHEET C11.30

3.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.

Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.

Inspection activities are typically conducted from surface observations and include:

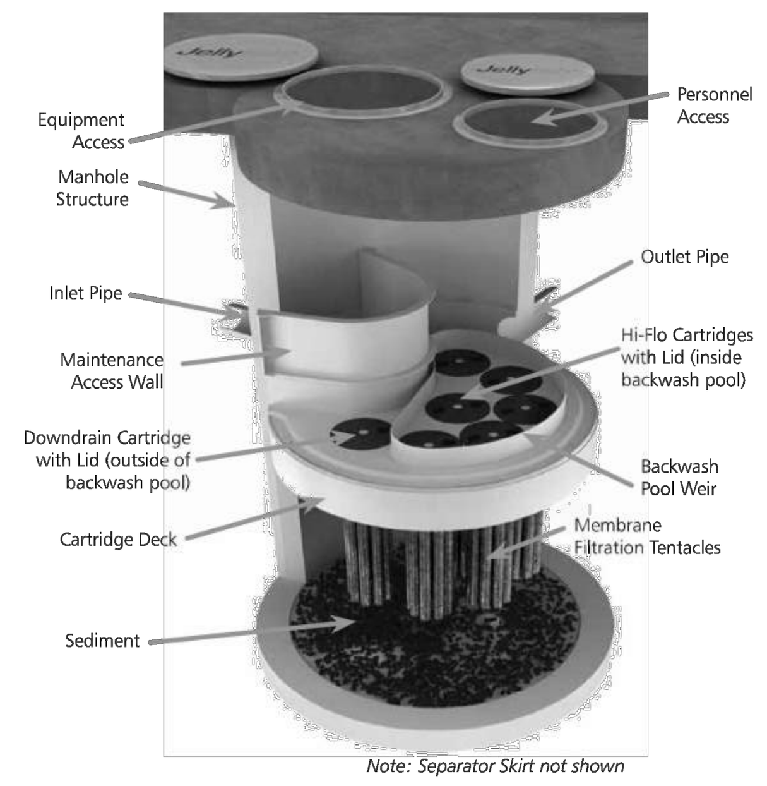
- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed

4.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent*.



Note: Separator Skirt not shown

1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
3. Inspection is recommended after each major storm event.
4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

5.0 Inspection Procedure

The following procedure is recommended when performing inspections:

1. Provide traffic control measures as necessary.
2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
3. Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

5.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.

Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment (≥1/16") accumulated on the deck surface should be removed.

5.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

6.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
2. Floatable trash, debris, and oil removal.
3. Deck cleaned and free from sediment.
4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

7.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

1. Provide traffic control measures as necessary.
2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures. *Caution: Dropping objects onto the cartridge deck may cause damage*.
3. Perform Inspection Procedure prior to maintenance activity.
4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.
5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

7.1 Filter Cartridge Removal

1. Remove a cartridge lid.
2. Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. *Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs.*
3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

7.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.
2. Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.

Cartridge Removal & Lifting Device

3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. *Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane*.
4. Collected rinse water is typically removed by vacuum hose.

5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

7.3 Sediment and Flotables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.
3. Pressure wash cartridge deck and receptacles to remove all sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.

Rinsing Cartridge with Contech Rinse Tool

4. Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.
6. For larger diameter Jellyfish Filter manholes (≥8-ft) and some vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

Vacuuming Sump Through MAW

7.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and debris.
2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. *Caution: Do not force the cartridge downward; damage may occur.*
3. Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

7.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

7.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

SWM DETENTION PRIVATE MAINTENANCE NOTE:

THE STORMWATER DETENTION FACILITIES WILL BE PRIVATELY MAINTAINED. A MAINTENANCE CERTIFICATION PREPARED BY A REGISTERED ENGINEER, LICENSED LAND SURVEYOR OR A MASTER PLUMBER WILL BE SUBMITTED TO THE CITY OF ALEXANDRIA ANNUALLY. THE OWNER SHOULD CONTACT TRANSPORTATION AND ENVIRONMENTAL SERVICES IF THERE ARE ANY QUESTIONS CONCERNING THIS ANNUAL CERTIFICATION.

THE PRIVATE STORMWATER FACILITIES ONSITE SHALL BE INSPECTED SEMI-ANNUALLY AND WITHIN 72 HOURS OF EVERY MAJOR STORM EVENT (10 YR STORM OR GREATER). SEDIMENT AND DEBRIS SHOULD NOT BE ALLOWED TO BUILD UP IN THE STRUCTURES OR PIPES. PORTIONS OF THE SYSTEM SHOULD BE CLEANED IF THERE IS OBSERVABLE FAILURE OF THE SYSTEM, I.E. STANDING WATER IN STRUCTURES OR FAILURE OF WATER TO FLOW THROUGH THE STRUCTURE, OR BEFORE ANY PIPE IN THE SYSTEM HAS 25% OF ITS OPEN AREA OBSTRUCTED. CLEANING OF STRUCTURES AND PIPES MAY BE ACCOMPLISHED BY HAND WHERE POSSIBLE AND VACUUM PUMPS. FLUSHING IS NOT AN ACCEPTABLE MEANS. CARE SHOULD BE TAKEN TO MINIMIZE THE FLOW OF SEDIMENT INTO THE OUTFLOW PIPE AND PUBLIC STORM SEWER SYSTEM.

SWM CONSTRUCTION INSPECTION STATEMENT:

THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, WHO WILL PROVIDE TO THE CITY OF ALEXANDRIA ALL APPLICABLE CONSTRUCTION INSPECTION LOGS AND TEST DOCUMENTATION FOR THE FACILITY AND PREPARE AND SUBMIT A WRITTEN STATEMENT CERTIFYING THE FACILITY WAS BUILT AS DESIGNED PER THE APPROVED PLAN.

Jellyfish Filter Inspection and Maintenance Log

Owner: ______________________ Jellyfish Model No.: ______________________

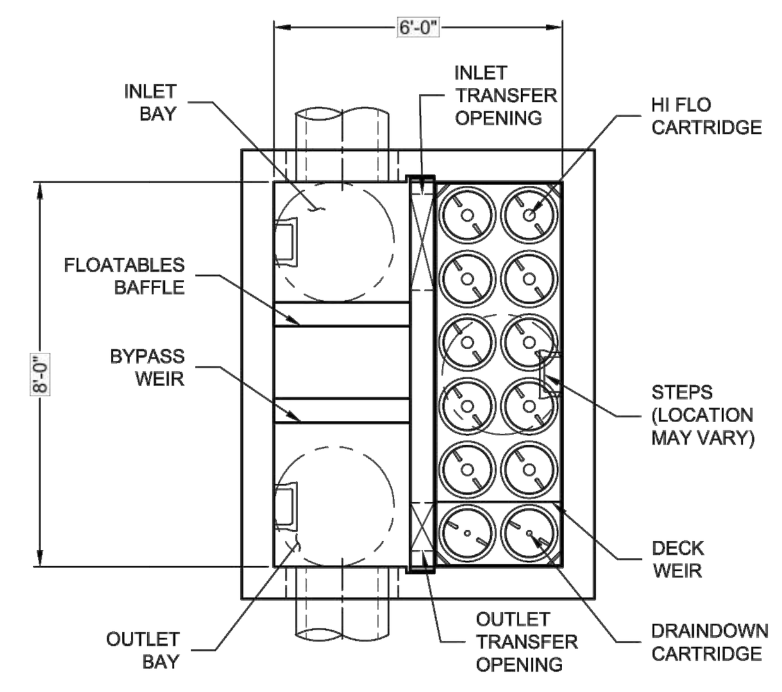
Location: ______________________ GPS Coordinates: ______________________

Land Use: Commercial: ______ Industrial: ______ Service Station: ______

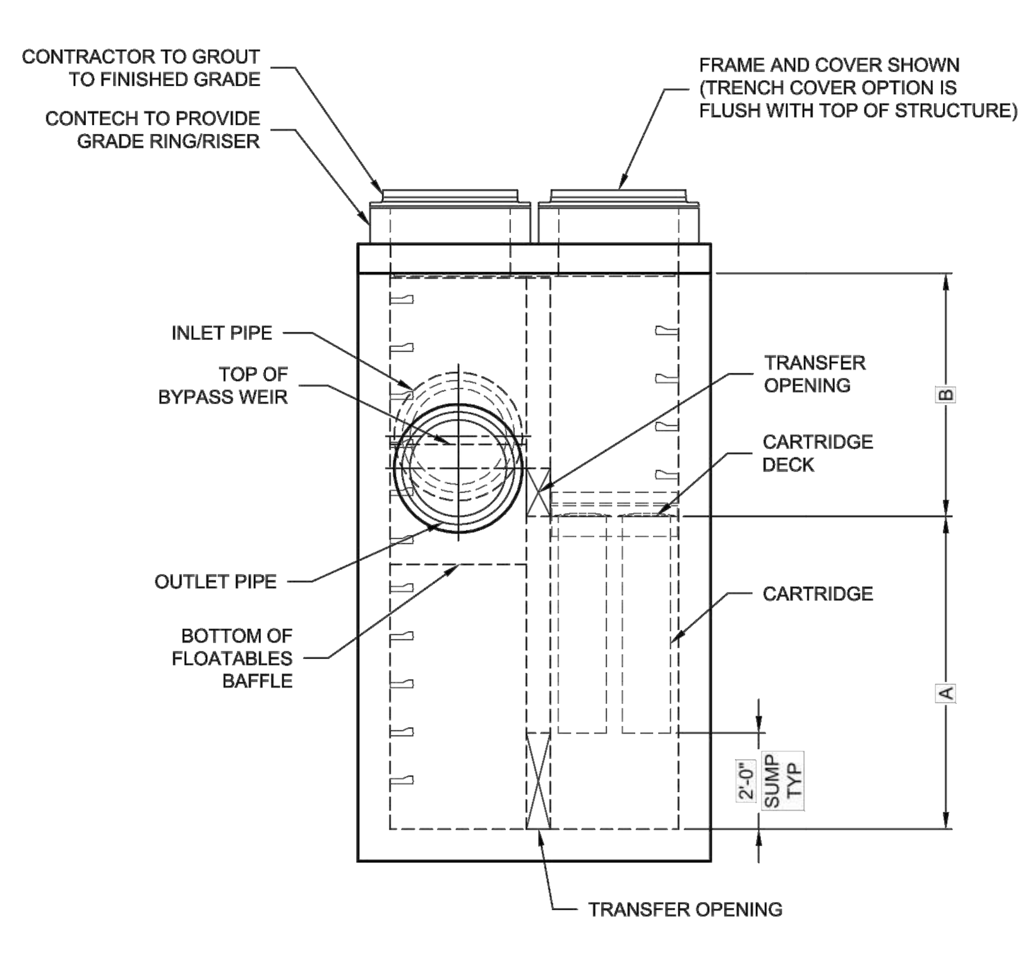
Road/Highway: ____ Airport: ______ Residential: ______ Parking Lot: ______

Date/Time:					
Inspector:					
Maintenance Contractor:					
Visible Oil Present: (Y/N)					
Oil Quantity Removed					
Floatable Debris Present: (Y/N)					
Floatable Debris removed: (Y/N)					
Water Depth in Backwash Pool					
Cartridges externally rinsed/re-commissioned: (Y/N)					
New tentacles put on Cartridges: (Y/N)					
Sediment Depth Measured: (Y/N)					
Sediment Depth (inches or mm):					
Sediment Removed: (Y/N)					
Cartridge Lids intact: (Y/N)					
Observed Damage:					
Comments:					

CES_JF_OM 01/21

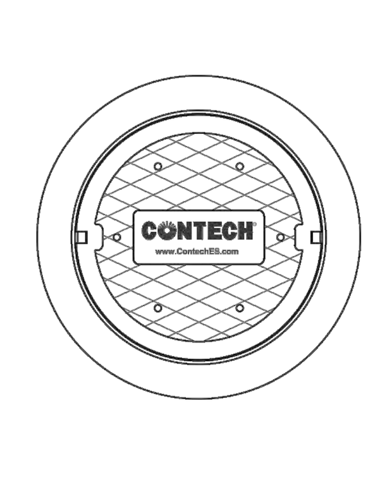


PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)

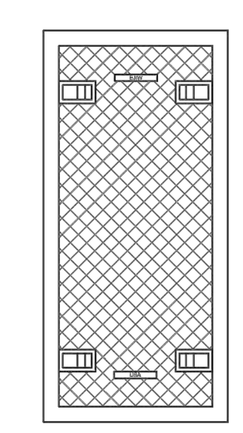


ELEVATION VIEW

JELLYFISH DESIGN NOTES				
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD				
CARTRIDGE SELECTION				
CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH 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 (HF / DD)	*				
CARTRIDGE LENGTH	*				
PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*
SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.					
RIM ELEVATION	*				
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT			
	*	*			
NOTES/SPECIAL REQUIREMENTS:					
* PER ENGINEER OF RECORD					

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH 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.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

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 STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter

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

JELLYFISH JFPD0806
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

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. ______

Bowman

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Suite 500
Herndon, VA 20171
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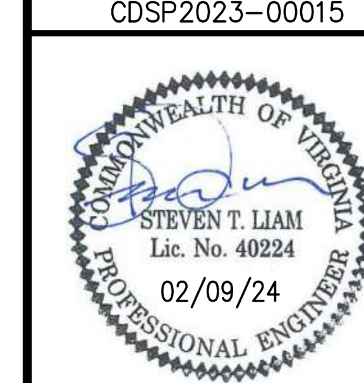
Fax: (703) 481-9720
bowman.com

SWM DETAIL (2 OF 2)

6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015



PLAN STATUS

DATE	DESCRIPTION
02/09/24	PDSUP SUBMISSION 1

DESIGN	DRAWN	CHKD
JVM	JVM	STL

SCALE H: N/A V:
JOB No. 6084-02-001
DATE : FEBRUARY 2024
FILE No.
SHEET C11.31

VA STATE GRID NORTH

N

D.A.= 1.37 AC.
C* = 0.65
TO 9A

D.A.= 0.10 AC.
C = 0.86
TO EX 4269

D.A.= 0.59 AC.
C = 0.52
TO 5A

D.A.= 0.17 AC.
C = 0.88
TO EX 4309

D.A.= 0.35 AC.
C = 0.60
TO 7A

D.A.= 0.26 AC.
C = 0.70
TO 8A

D.A.= 0.23 AC.
C = 0.75
TO EX 4291

D.A.= 0.21 AC.
C = 0.87
TO EX 4306

BIORETENTION #1 (PRIVATE)

BIORETENTION #2 (PRIVATE)

PROP. JELLYFISH FILTERING DEVICE

PROP. SWM VAULT

PROP. SWM VAULT ACCESS

STORM OUTFALL FROM BUILDING

18" RCP

15" RCP

STEVENSON AVENUE
60' WIDE RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

YOAKUM PARKWAY
ASPHALT PAVED PUBLIC ROADWAY

POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT >= 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE

POINT 150 FEET DOWNSTREAM OF POINT OF CONFLUENCE

LEGEND

FIRST DRAINAGE AREA
(SITE DRAINAGE AREA)

OFFSITE DRAINAGE AREA TO BE
>= 90% FIRST DRAINAGE AREA

FIRST DRAINAGE AREA = 1.37 ACRES
OFFSITE DRAINAGE AREA = 1.68 ACRES

1.68 ACRES / 1.37 ACRES = 123% > 90%

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

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

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

Bowman

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13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
bowman.com

STORM OUTFALL ANALYSIS (1 OF 2)
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1

DATE	DESCRIPTION	
JVM DESIGN	JVM DRAWN	STL CHKD

SCALE H: 1"=30'
V:
JOB No. 6084-02-001
DATE : FEBRUARY 2024
FILE No.
SHEET C12.00

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-OUT-STORM OUTFALL LOC.dwg

10 YEAR STORM SEWER COMPUTATIONS

Structure		Drainage Area (acre)		C	CA		Tc	I	Q	Slope (%)		n	DIA (in)	DISCHARGE CAPACITY	VELOCITY		LENGTH	TIME IN PIPE	Upper Inv	Lower Inv	Remarks
															FPS						
FROM	TO	Incr.	Accum.		Incr.	Accum.	(min)	(in/hr)	(cfs)	(min)	(actual)			CFS	F.F.	ACT	FEET	SEC			
5A	**5**	0.58	0.58	0.52	0.30	0.30	5.00	9.00	2.71	0.24	1.00	0.015	15	5.60	4.57	4.48	19.07	4.25	234.00	233.81	
7A	**7**	0.36	0.36	0.60	0.22	0.22	5.00	9.00	1.94	0.12	1.00	0.015	15	5.60	4.56	4.04	10.81	2.68	232.93	232.82	
8A	**8**	0.26	0.26	0.70	0.18	0.18	5.00	9.00	1.64	0.09	1.00	0.015	15	5.60	4.56	3.82	10.81	2.83	212.09	211.98	
9A	**9**	1.37	1.37	0.65	0.89	0.89	5.00	9.00	8.01	0.78	1.00	0.015	18	9.10	5.15	5.89	29.95	5.08	207.00	206.70	C-value adjusted to produce Q10 from Vault = 8.01 CFS
EX 4269	**EX 1355**	0.10	0.10	0.86	0.09	0.09	5.00	9.00	0.77	0.02	0.34	0.015	15	3.28	2.67	2.10	96.34	45.96	247.01	246.68	Inverts from Source #1
EX 1355	**EX 4309**	0.00	0.10	0.90	0.00	0.09	5.00	9.00	0.77	0.02	1.15	0.015	15	5.99	4.88	3.17	97.74	30.86	246.60	245.48	Inverts from Source #1/Source #2
EX 4309	**5**	0.17	0.27	0.88	0.15	0.24	5.00	9.00	2.12	0.05	5.83	0.015	18	21.98	12.44	7.33	171.91	23.44	243.83	233.81	Invert from Source #2
5	**6**	0.00	0.85	0.90	0.00	0.54	5.00	9.00	4.83	0.28	1.00	0.015	18	9.10	5.15	5.18	10.12	1.95	233.71	233.61	
6	**7**	0.00	0.85	0.90	0.00	0.54	5.00	9.00	4.83	0.28	2.08	0.015	18	13.13	7.43	6.71	83.41	12.44	233.51	231.77	
7	**8**	0.27	1.48	0.87	0.23	0.99	5.00	9.00	8.89	0.95	7.29	0.015	18	24.58	13.91	12.48	239.09	19.16	229.41	211.98	
8	**9**	0.00	1.74	0.90	0.00	1.17	5.00	9.00	10.53	1.34	2.08	0.015	18	13.13	7.43	8.31	27.13	3.27	211.88	211.31	
9	**EX 1367**	0.00	3.11	0.90	0.00	2.06	5.00	9.00	18.55	4.15	11.97	0.015	18	31.49	17.82	18.45	90.33	4.90	197.33	186.52	Invert from Source #2
EX 1367	**OUTFALL**	0.23	3.34	0.75	0.17	2.23	5.00	9.00	20.10	4.87	5.15	0.015	18	20.66	11.69	13.54	59.67	4.41	186.52	183.45	Inverts from Source #2*

10 YEAR HYDRAULIC GRADELINE COMPUTATIONS

Structure Number	Struct. Info.		Outlet W.S.E.	'n' Factor	Do	Qo	Lo	Sf %	Hf	H.G.L. @ Struct. Outlet	Vo	Ho	Qi	Vi	Hi	Angle 'K' Value	Ha	Ht	Ht (Adjust. Surface Flow)	Ht (Adjust. Inlet Shaping)	H.G.L. @ Struct. Inlet	Top Struct. or Throat Elev.	HGL Elev. Below Top Struct.	Remarks
	Surface Flow	Inlet Shaping																						
5A	YES	YES	234.81	0.015	15	2.71	19.07	0.97	0.18	234.99	4.48	0.08					0.00	0.08	0.10	0.05	235.04	241.37	6.33	
7A	YES	YES	233.82	0.015	15	1.94	10.81	0.93	0.10	233.92	4.04	0.06					0.00	0.06	0.08	0.04	233.96	235.45	1.49	
8A	YES	YES	212.98	0.015	15	1.64	10.81	0.91	0.10	213.08	3.82	0.06					0.00	0.06	0.07	0.04	213.11	216.60	3.49	
9A	YES	YES	207.90	0.015	18	8.01	29.95	1.02	0.31	208.21	5.89	0.13					0.00	0.13	0.18	0.09	208.29	213.00	4.71	
EX 1367	YES	YES	184.65	0.015	18	20.10	59.67	5.30	3.16	187.81	13.54	0.71	18.55	18.45	1.85	0.10	0.53	3.09	3.09	1.54	189.35	208.06	18.71	
9	NO	YES	187.72	0.015	18	18.55	90.33	11.73	10.59	198.31	18.45	1.32	10.53	8.31	0.37	0.61	0.33	2.02	2.02	1.01	199.33	214.19	14.86	
8	NO	YES	212.51	0.015	18	10.53	27.13	2.09	0.57	213.08	8.31	0.27	8.89	12.48	0.85	0.70	0.16	1.27	1.27	0.64	213.72	216.19	2.47	
7	YES	YES	213.18	0.015	18	8.89	239.09	6.81	16.28	229.46	12.48	0.60	4.83	6.71	0.24	0.70	0.18	1.03	1.33	0.67	230.13	235.05	4.92	
6	NO	YES	232.97	0.015	18	4.83	83.41	1.95	1.62	234.59	6.71	0.17	4.83	5.18	0.15	0.70	0.29	0.61	0.61	0.31	234.90	241.84	6.94	
5	NO	YES	234.81	0.015	18	4.83	10.12	0.97	0.10	234.90	5.18	0.10	2.12	7.33	0.29	0.70	0.58	0.98	0.98	0.49	235.39	241.38	5.99	
EX 4309	YES	YES	235.01	0.015	18	2.12	171.91	4.85	8.34	243.35	7.33	0.21	0.77	3.17	0.05	0.55	0.09	0.35	0.45	0.23	243.58	248.78	5.20	
EX 1355	NO	YES	246.48	0.015	15	0.77	97.74	0.98	0.96	247.44	3.17	0.04	0.77	2.10	0.02	0.00	0.00	0.06	0.06	0.03	247.47	251.01	3.54	
EX 4269	YES	YES	247.68	0.015	15	0.77	96.34	0.31	0.30	247.98	2.10	0.02					0.00	0.02	0.02	0.01	247.99	251.81	3.82	

SOURCE 1 – SURVEY CONDUCTED BY BOWMAN CONSULTING GROUP 09/2006
SOURCE 2 – SURVEY CONDUCTED BY BOWMAN CONSULTING GROUP 11/2023
SOURCE 2* – ASSUMED INVERT BASED ON SAME DEPTH OF STRUCTURE FROM EX1367 TO EX1364.

NOTES:
1. C* INDICATES THE ADJUSTED C–VAULE THAT PROVIDES THE 10–YEAR VAULT RELEASE RATE OF 8.01 CFS, SEE C11.22 FOR VAULT COMPUTATIONS.
2. DEPTH OF INVERT GOING INTO EX1364 FROM EX1367 IS ASSUMED TO BE THE SAME DEPTH FROM EX1367 OF 21.54 FT.

OUTFALL ANALYSIS NARRATIVE

THIS SITE HAS A SINGLE OUTFALL LOCATION AND IS CURRENTLY SERVED BY AN EXISTING SEPARATED SEWER SYSTEM. THIS AREA DOES NOT EXPERIENCE LOCALIZED FLOODING. CONVEYANCE SYSTEMS WERE ANALYZED TO A POINT WHERE THE FLOWS FROM THE RECEIVING PIPE ARE JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE.

THE SUBJECT SITE DRAINS 1.37 ACRES, WHICH COMBINES WITH 1.68 ACRES OF DRAINAGE AREA AT PROPOSED STRUCTURE 9. THEREFORE, THIS ANALYSIS WAS DONE TO A POINT 150 FEET DOWNSTREAM OF PROPOSED STRUCTURE 9. PER THE 10–YEAR STORM CALCULATIONS SHOWN ON THIS SHEET, THE EXISTING SEPARATED SEWER SYSTEM HAS ADEQUATE CAPACITY.

CHANNEL PROTECTION

SECTION 13–109(F)1(c)(i) IS UTILIZED FOR CHANNEL PROTECTION ANALYSIS. THE ENERGY BALANCE CALCULATIONS ARE PROVIDED ON SHEETS C11.20–C11.22. A SINGLE STORMWATER MANAGEMENT STORAGE FACILITY WILL BE UTILIZED TO MEET THE ALLOWABLE RELEASE RATE FOR THE 1–YEAR STORM.

FLOOD PROTECTION

SECTION 13–109(F)2(a)(i), 13–109(F)2(a)(ii), and 13–109(F)2(d)(i) ARE UTILIZED FOR FLOOD PROTECTION ANALYSIS. A STORMWATER MANAGEMENT STORAGE FACILITY WILL BE UTILIZED TO REDUCE THE 10–YEAR 24–HOUR STORM PEAK FLOW RATE TO LESS THAN THE PRE–DEVELOPMENT PEAK FLOW RATE. PER THE ENERGY BALANCE CALCULATIONS PROVIDED ON SHEETS C11.20–C11.22 THE 10–YEAR 24–HOUR STORM PEAK FLOW RATE IS LESS THAN THE PRE–DEVELOPMENT PEAK FLOW RATE.

STORM CALCULATIONS FOR THE EXISTING 18" PIPE FROM EXISTING STRUCTURE 1367 TO EXISTING STRUCTURE 1364 HAVE BEEN PROVIDED TO SHOW ADEQUATE CAPACITY. SEE THIS SHEET FOR 10–YEAR CAPACITY AND HYDRAULIC GRADELINE COMPUTATIONS. IT IS THE OPINION OF BOWMAN CONSULTING GROUP THAT THE STORM OUTFALL IS AN ADEQUATE OUTFALL.

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

Bowman

Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
bowman.com

STORM OUTFALL ANALYSIS (2 OF 2)
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023–00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS

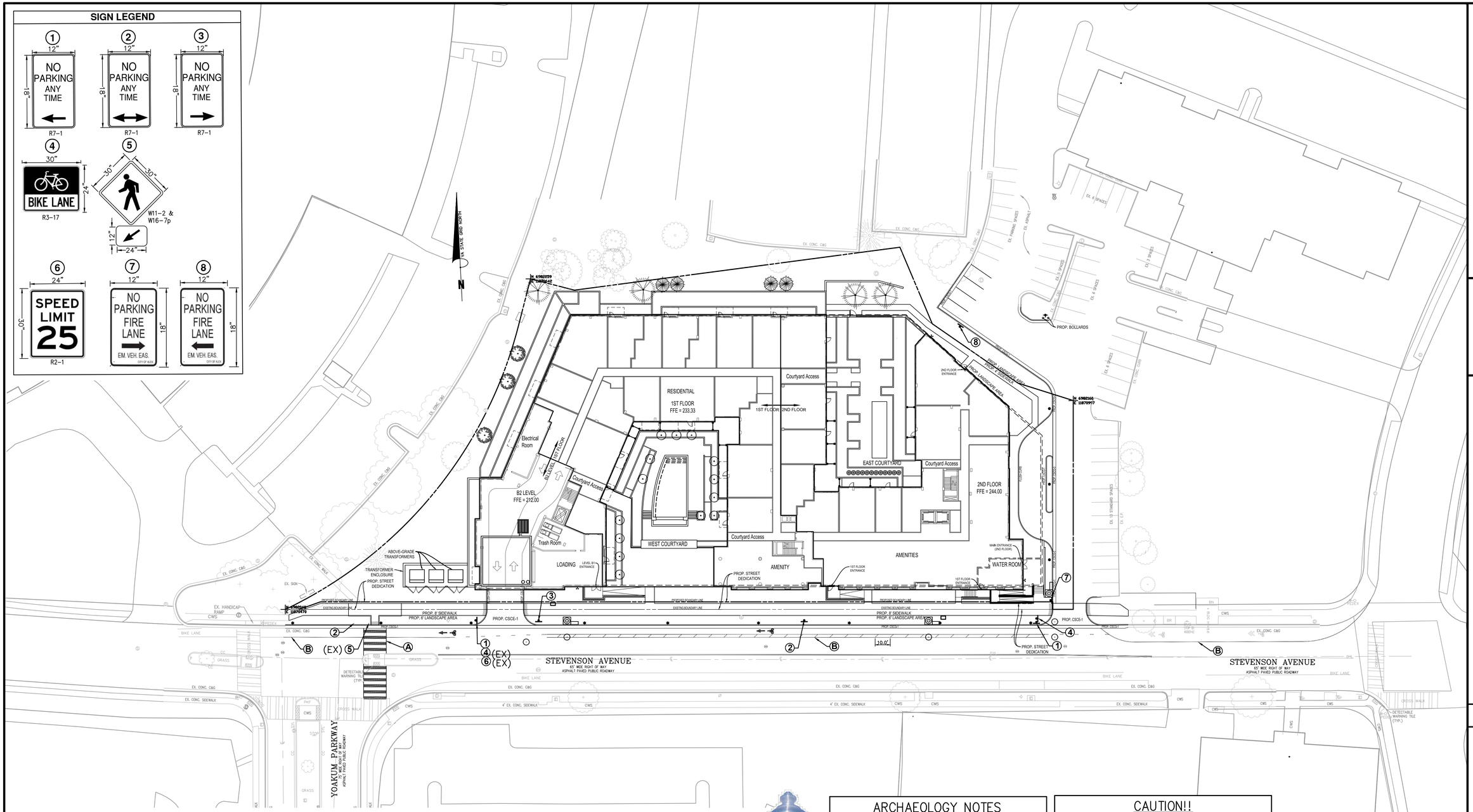
DATE	DESCRIPTION
02/09/24	PDSUP SUBMISSION 1

DESIGN	DRAWN	CHKD
JVM	JVM	STL

SCALE H: N/A V:
JOB No. 6084-02-001
DATE : FEBRUARY 2024
FILE No.
SHEET C12.10

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-OUT-STORM OUTFALL LOC.dwg

SIGN LEGEND



Comparable HID Wattage	Finish Color	Initial Lamp Lumens	Lighting Pattern	Correlated Color Temperature (CCT)	Input Wattage	Input Amps	Billing Tier	EPA	B-U-G Rating	Recommended Mounting Height (ft.)	Luminaire Stock #	WMIS CU Code
150	Black	7562	Type III	3000K	46	0.45	2	2.19	2-5-3	12 - 16	42316015	LEDACCA0733BXXX

Carlyle Acorn

The Carlyle Acorn style luminaire is frequently used in urban streetscape and pedestrian lighting applications where greater vertical illumination and a moderate amount uplight is desired.

FIXTURE MOUNTING HEIGHT (ft)	TOTAL POLE LENGTH (ft)	BASE DIAMETER (in)	BASE HEIGHT (in)	EMBED or ANCHOR BASE	FINISH COLOR	WMIS CU	POLE ONLY STOCK #
14.0*	14.0	9-11 inch bolt circle		Anchor	Black RAL-9017	PFF14AB	50498300

Decorative Fluted Tapered Composite for Post Top Luminaires

STANDARD PAVEMENT MARKING LEGEND:

- (A) TYPE B CLASS 1 ....., WHITE 24" WIDTH, CROSS WALK
- (B) TYPE B CLASS 1....., WHITE 4" WIDTH
- (C) TYPE B CLASS 1....., WHITE 18" WIDTH, STOP BAR
- (D) TYPE B CLASS 1....., YELLOW 4" WIDTH, DOUBLE LINE, 4" SPACING

ARCHAEOLOGY NOTES

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

CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703) 746-4399 IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY OR ALLOW INDEPENDENT PARTIES TO COLLECT OR EXCAVATE ARTIFACTS, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

CAUTION!!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE, THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION

MISS UTILITY OF VIRGINIA

CALL "MISS UTILITY" AT 811 AT LEAST 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF LOCAL CODES AND REGULATIONS.

NOTE:
1. BOTTOM OF SIGN SHALL BE MOUNTED AT 7.0' CLEAR TO SIDEWALK.
2. POST SHALL BE A U-CHANNEL.
3. SIGNS SHALL ADHERE TO MUTCD TABLE 2A-3 FOR SHEETING TYPE PER ASTM D4956-04.
4. SIGNS SHALL MAINTAIN A THICKNESS OF 0.080".
5. EXISTING PAVEMENT MARKINGS OUTSIDE OF LIMITS OF DISTURBANCE AND NOT REMOVED BY NEW PAVEMENT SHALL BE ERADICATED.
6. ALL STRIPING SHALL MEET THE REQUIREMENTS OF MANUAL ON TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
7. SIGNS DENOTED (EX) ARE EXISTING SIGNS THAT IF IN GOOD CONDITION MAY BE RELOCATED.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

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

Bowman

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LIGHTING AND SIGNAGE
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1

DATE	DESCRIPTION

JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=30'
V:

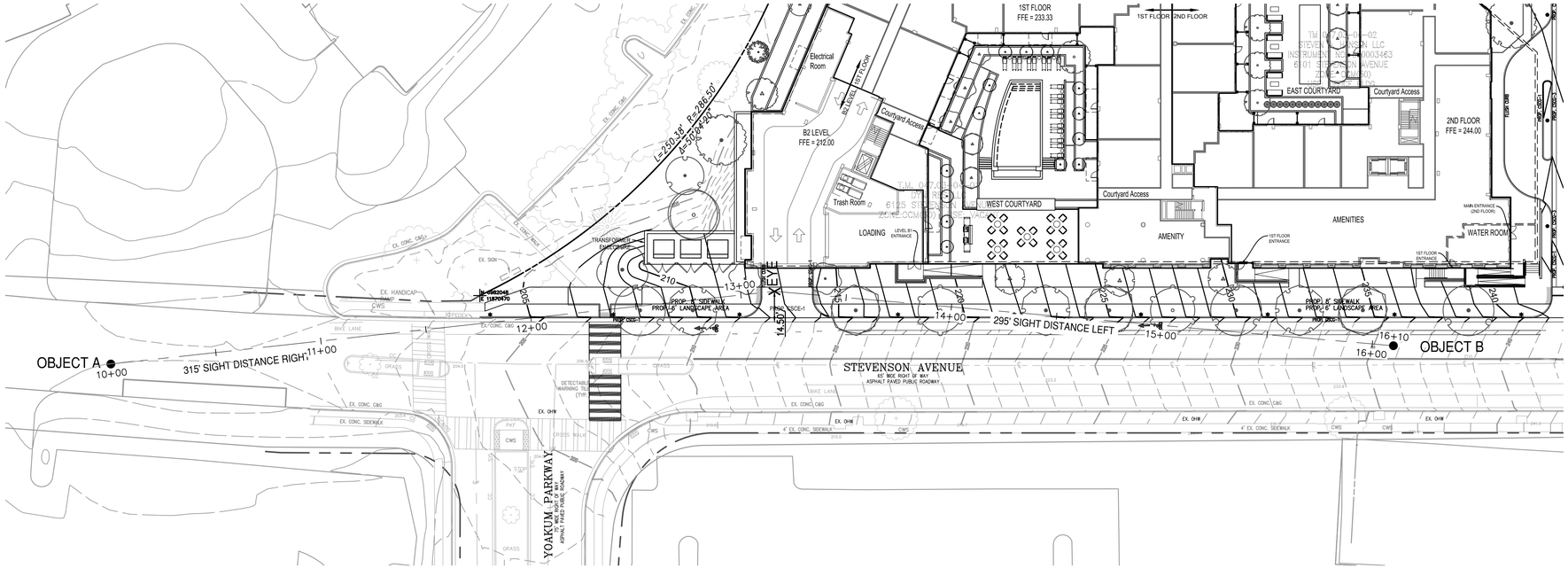
JOB No. 6084-02-001

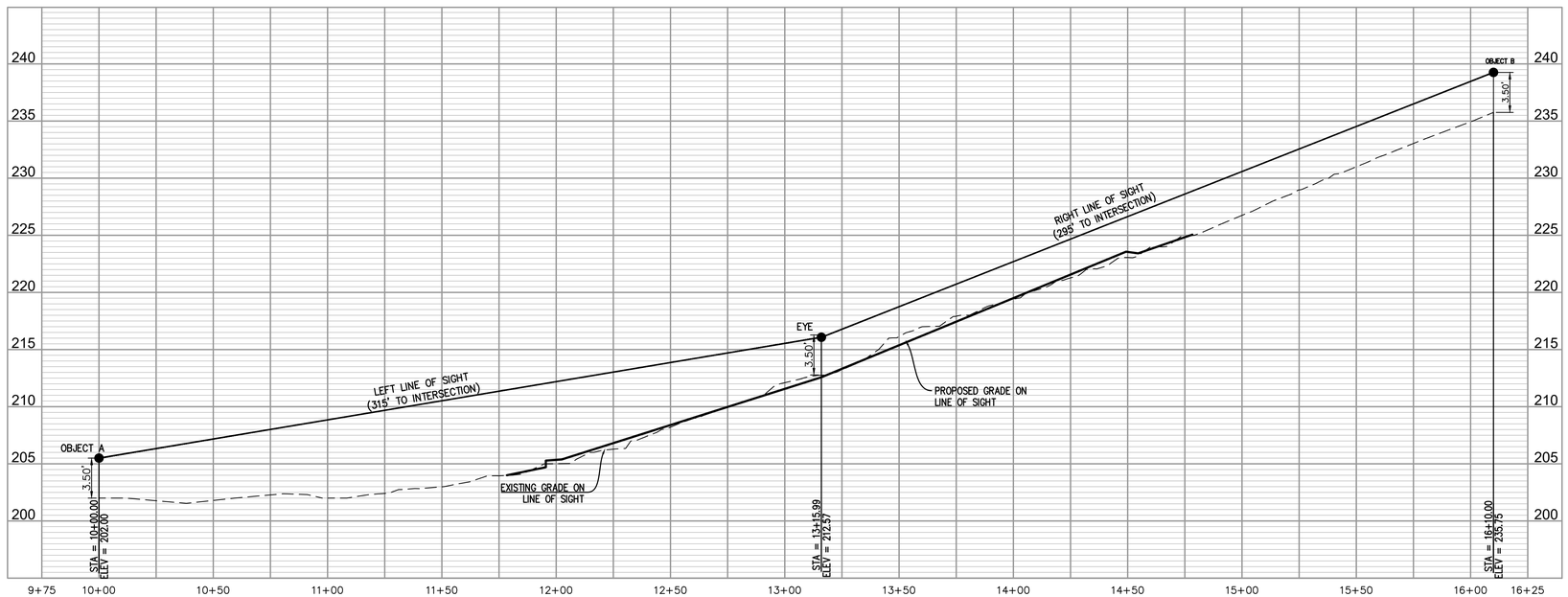
DATE : FEBRUARY 2024

FILE No.

SHEET C13.00

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-LTS-LIGHTING AND SIGNAGE PLAN.dwg





STEVENSON AVE - GARAGE ENTRACE SIGHT DISTANCE PROFILE VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

NOTE: INTERSECTION SIGHT DISTANCE BASED ON DESIGN SPEED OF 25 MPH AND DESGINATION OF STEVENSON AVENUE AS A 4 LANE MAJOR ROAD (UNDIVIDED)
SOURCE: 2018 AASHTO GREEN BOOK, CHAPTER 9, SECTION 9.5.3

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

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

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SIGHT DISTANCE PROFILES (1 OF 2)
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA
VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
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02/09/24
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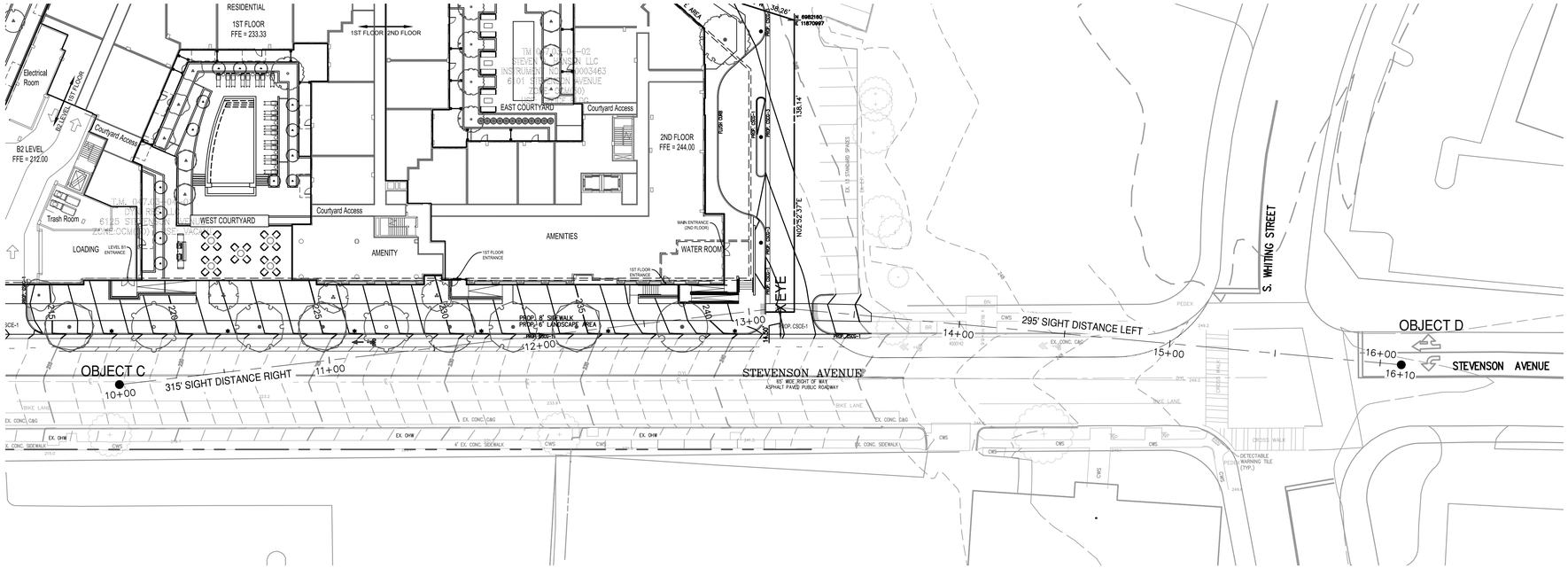
PLAN STATUS

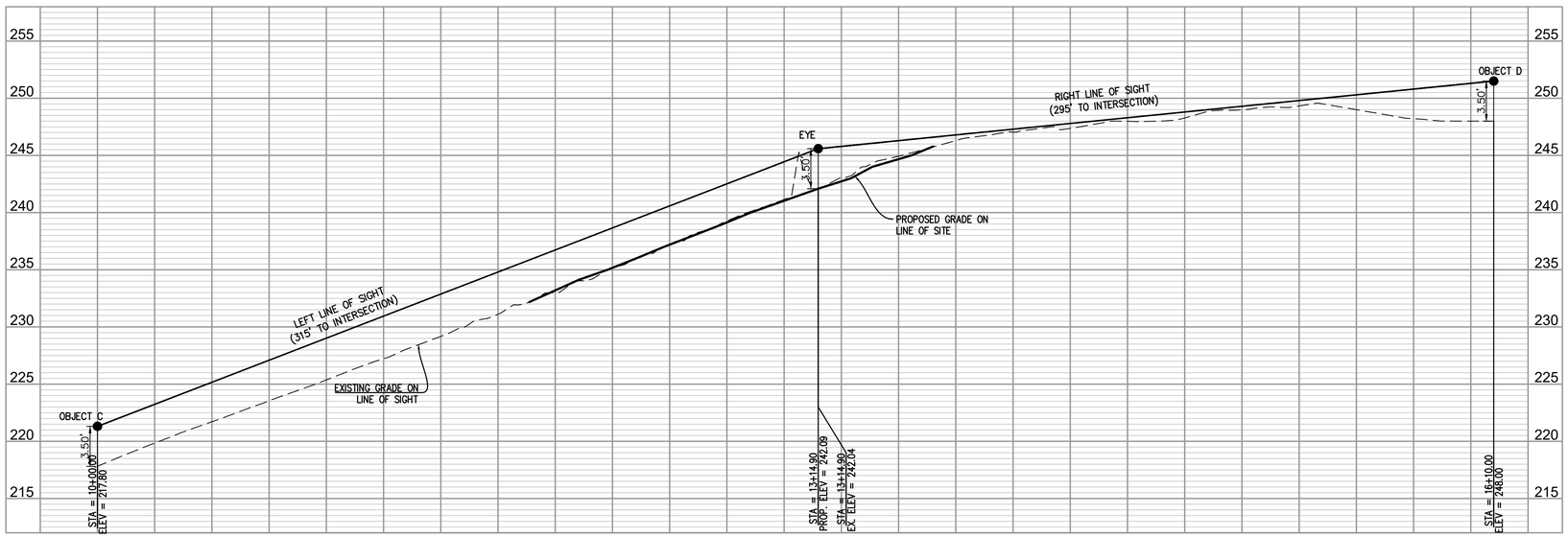
DATE	DESCRIPTION
02/09/24	PDSUP SUBMISSION 1

JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=30' V: 1"=6'
JOB No. 6084-02-001
DATE : FEBRUARY 2024
FILE No.
SHEET C14.00

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-SDP-SIGHT DISTANCE PROFILES.dwg





STEVENSON AVE - PARKING LOT ENTRANCE SIGHT DISTANCE PROFILE VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

NOTE: INTERSECTION SIGHT DISTANCE BASED ON DESIGN SPEED OF 25 MPH AND DESGINATION OF STEVENSON AVENUE AS A 4 LANE MAJOR ROAD (UNDIVIDED)
SOURCE: 2018 AASHTO GREEN BOOK, CHAPTER 9, SECTION 9.5.3

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

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

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SIGHT DISTANCE PROFILES (2 OF 2)
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA
VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
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02/09/24
PROFESSIONAL ENGINEER

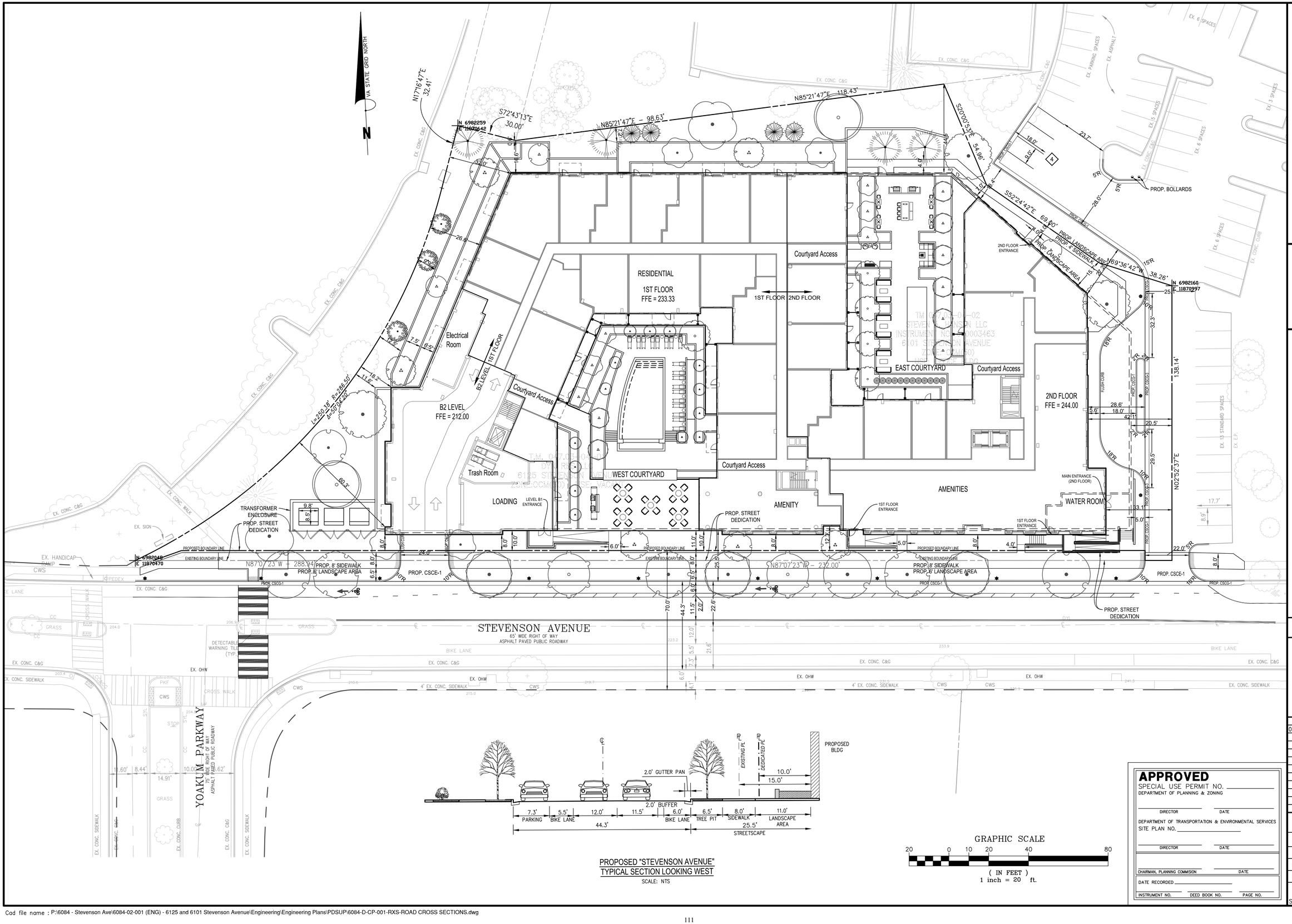
PLAN STATUS

DATE	DESCRIPTION
02/09/24	PDSUP SUBMISSION 1

JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=30' V: 1"=6'
JOB No. 6084-02-001
DATE : FEBRUARY 2024
FILE No.
SHEET C14.10

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-SDP-SIGHT DISTANCE PROFILES.dwg



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ROAD CROSS SECTIONS
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1

DATE	DESCRIPTION

JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20'
V:

JOB No. 6084-02-001

DATE : FEBRUARY 2024

FILE No.

SHEET C15.00

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

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

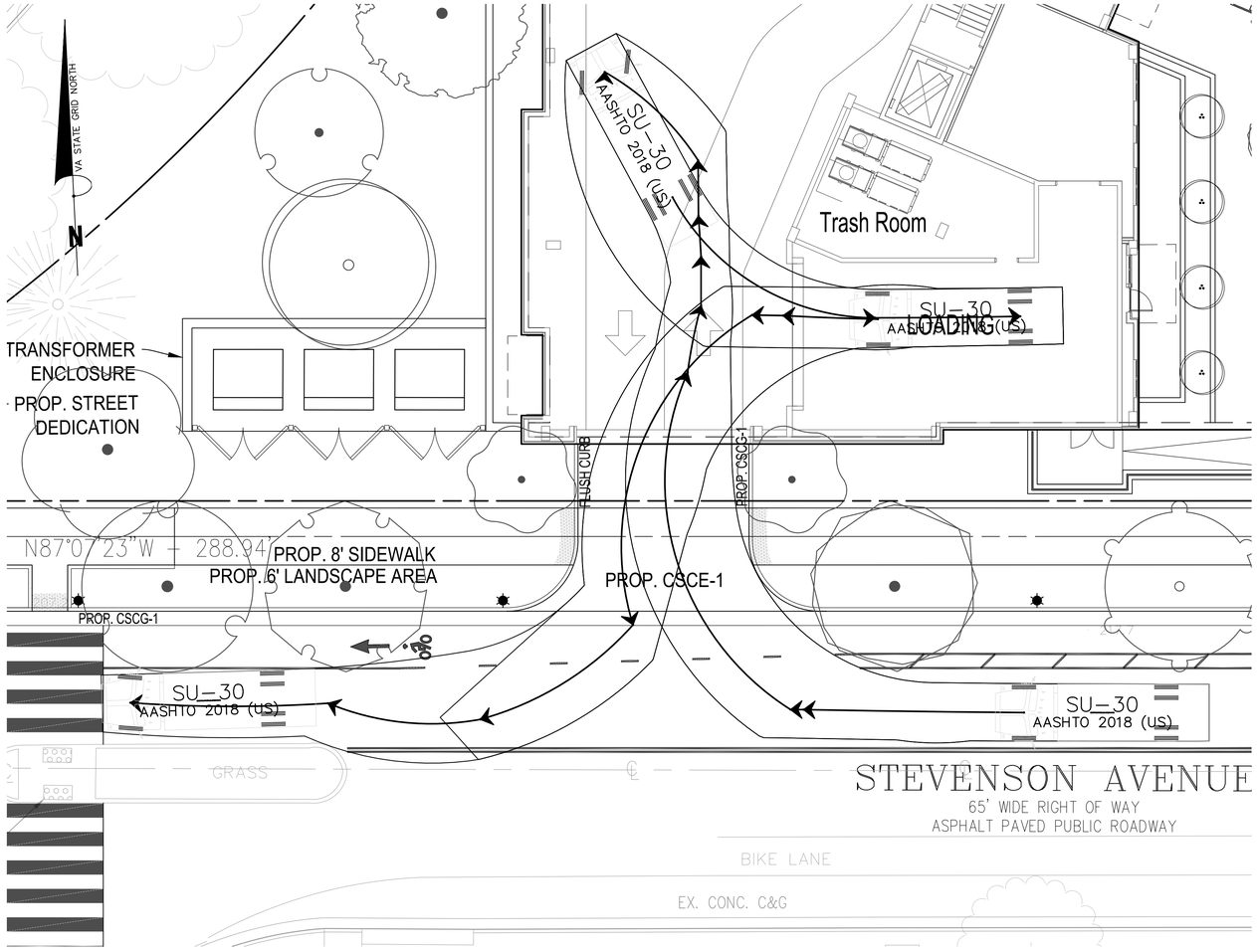
_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISION _____ DATE

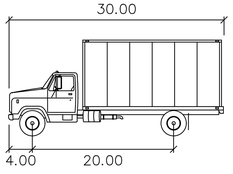
DATE RECORDED _____

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

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-RXS-ROAD CROSS SECTIONS.dwg

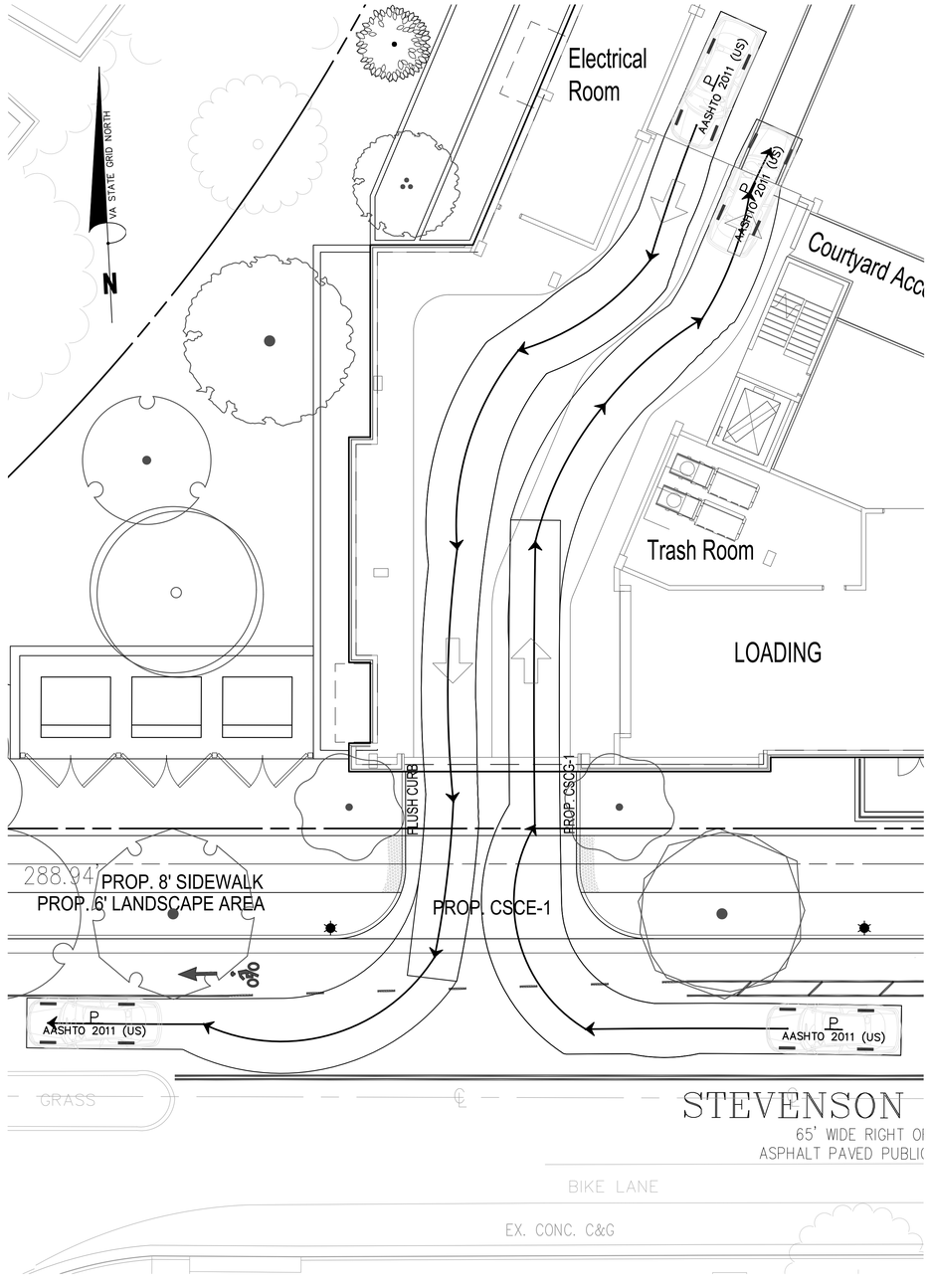


LOADING TRUCK TURNING MOVEMENT

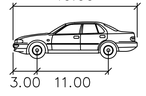


SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



PASSENGER CAR TURNING MOVEMENTS



P

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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DEPARTMENT OF PLANNING & ZONING

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SITE PLAN NO. _____

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VEHICLE TURNING PLAN (1 OF 2)
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1

DATE	DESCRIPTION	
JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=10'
V:

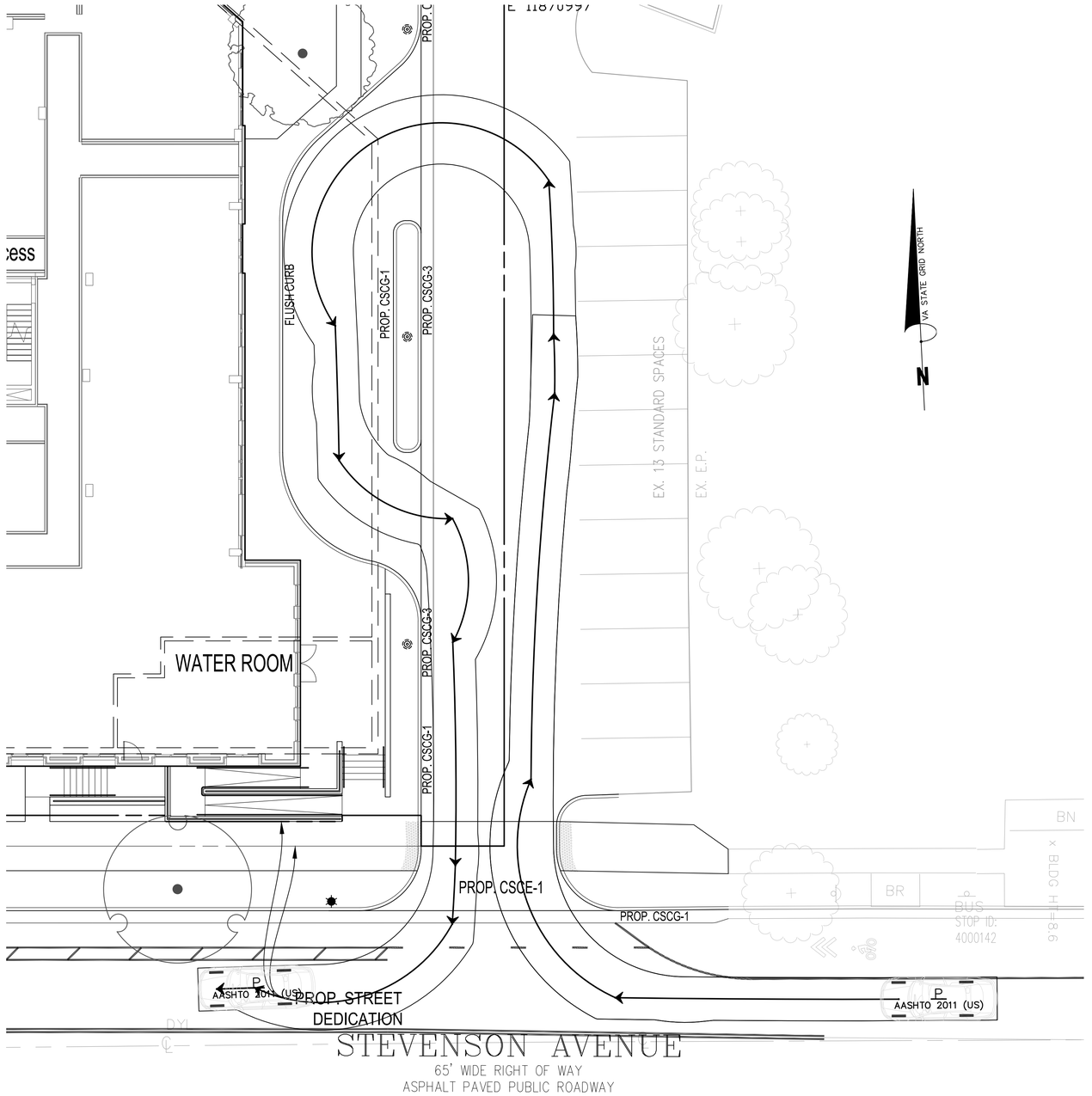
JOB No. 6084-02-001

DATE : FEBRUARY 2024

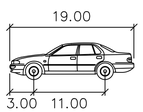
FILE No.

SHEET C16.00

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-VEH-VEHICLE TURNING PLAN.dwg



PASSENGER CAR TURNING MOVEMENT – LOBBY LAY-BY



P

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

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VEHICLE TURNING PLAN (2 OF 2)

6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA
VIRGINIA

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COMMONWEALTH OF VIRGINIA
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PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1

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JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=10'
V:

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DATE : FEBRUARY 2024

FILE No.

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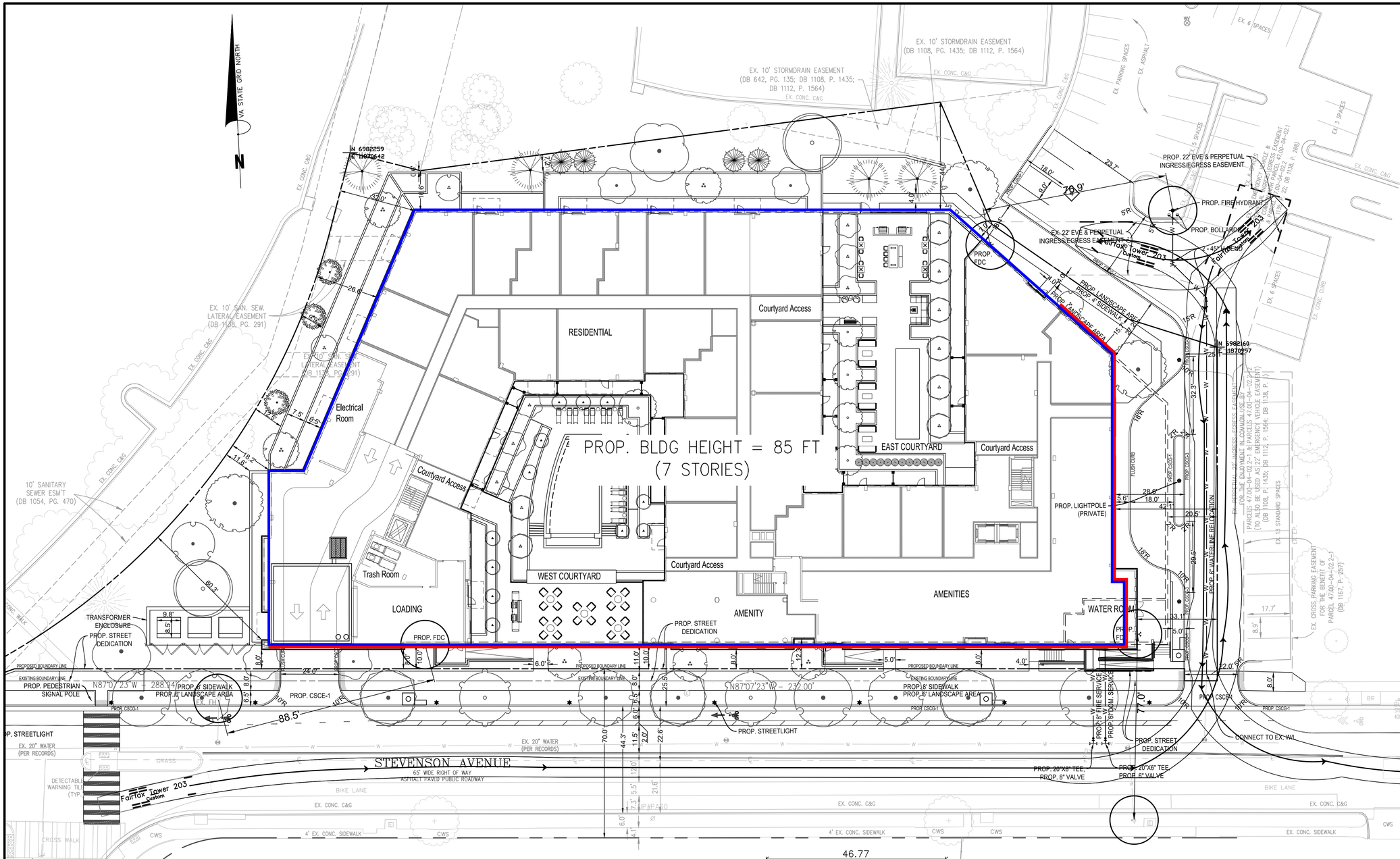
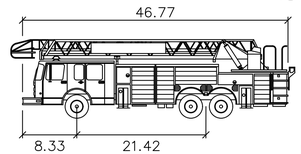
Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-VEH-VEHICLE TURNING PLAN.dwg



BUILDING CODE ANALYSIS

A)	BUILDING CODE:	VIRGINIA UNIFORM STATEWIDE BUILDING CODE
B)	USE GROUP:	A-3 FOR AMENITY, B FOR LEASING, R-2 FOR RESIDENTIAL, AND S-2 FOR GARAGE
C)	NUMBER OF STORIES:	6 STORIES ABOVE GRADE, 7 STORIES ABOVE GRADE
D)	CONSTRUCTION TYPE:	TYPE IA & TYPE IIIA
E)	GROSS FLOOR AREA:	
		LEVEL 1 – 51,122 SF
		LEVEL 2 – 40,199 SF
		LEVEL 3 – 42,000 SF
		LEVEL 4 – 42,000 SF
		LEVEL 5 – 42,000 SF
		LEVEL 6 – 41,757 SF
		LEVEL 7 – 41,384 SF
F)	FULLY SPRINKLERED:	YES – NFPA 13



Tower 203

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 25.6

LEGEND

PERIMETER OF BUILDING = 995 FT

FIRE TRUCK COVERAGE = 512 FT = 51%

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

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FIRE SERVICE PLAN
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1

DATE	DESCRIPTION	
JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20'
V:

JOB No. 6084-02-001

DATE : FEBRUARY 2024

FILE No.

SHEET C17.00

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-FSP-FIRE SERVICE PLAN.dwg

AVERAGE FINISHED GRADE CALCULATION	
POINT	ELEVATION
1	212.64
2	213.00
3	215.33
4	217.26
5	222.66
6	221.65
7	222.10
8	223.59
9	225.01
10	226.47
11	228.18
12	229.87
13	233.18
14	233.04
15	234.62
16	236.11
17	237.33
18	243.00
19	244.00
20	243.37
21	244.00
22	244.00
23	244.00
24	244.32
25	244.27
26	244.00
27	244.00
28	244.00
29	244.00
30	244.00
31	244.00
32	233.33
33	233.33
34	233.33
35	233.33
36	233.33
37	226.67
38	226.67
39	220.00
40	217.00
41	217.00
42	217.00
43	217.00
44	217.00
45	217.00
46	212.00
47	212.00
48	212.00
49	212.00
AVERAGE GRADE =	229.33

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AVERAGE FINISHED GRADE
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA
VIRGINIA

PROJECT NO
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02/09/24

PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1
DATE	DESCRIPTION

JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V:

JOB No. 6084-02-001

DATE : FEBRUARY 2024

FILE No.

SHEET C18.00

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

DIRECTOR ____ DATE ____

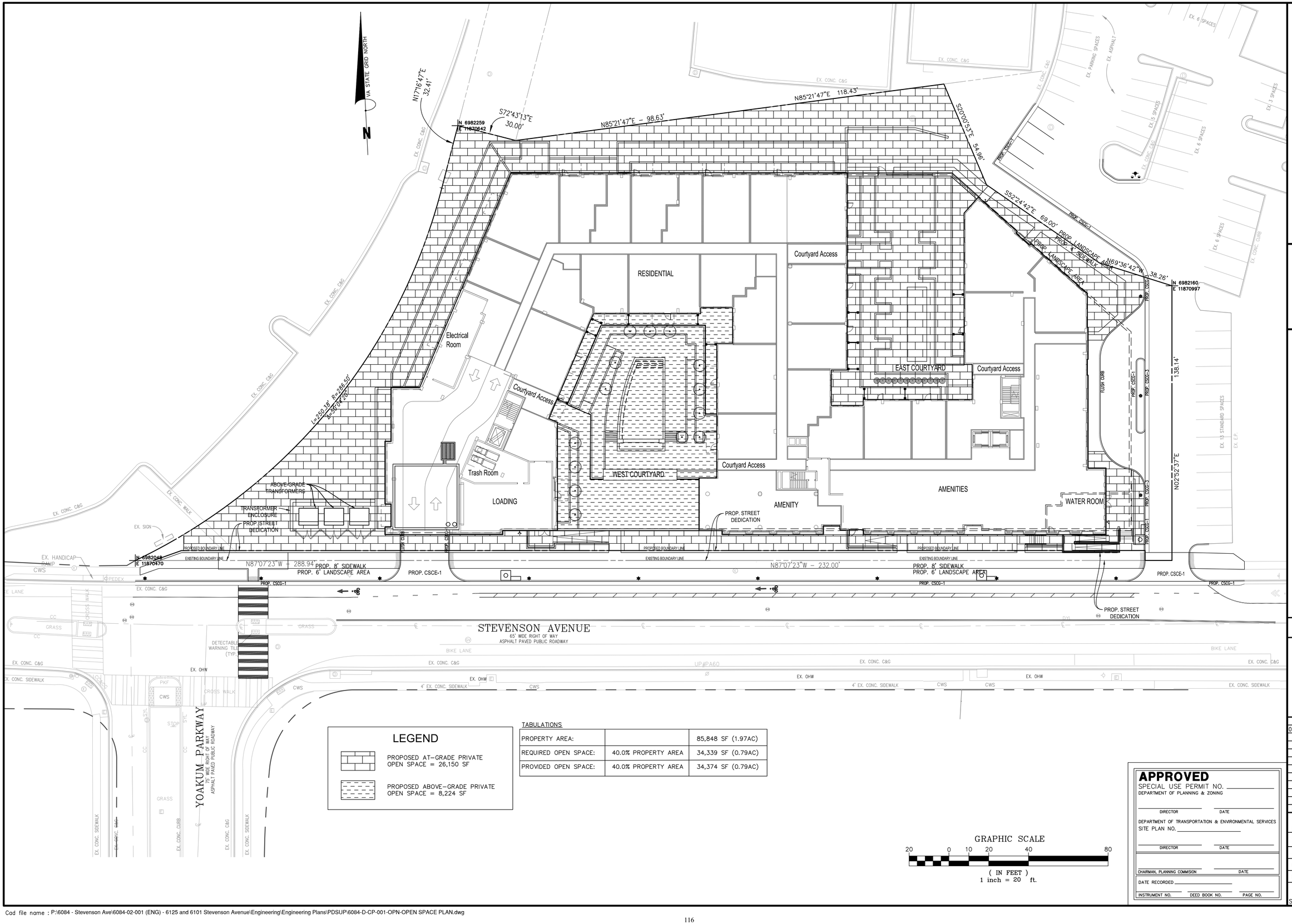
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____

DIRECTOR ____ DATE ____

CHAIRMAN, PLANNING COMMISION ____ DATE ____

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

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-AFG-AVE FIN GRADE.dwg



LEGEND

PROPOSED AT-GRADE PRIVATE OPEN SPACE = 26,150 SF

PROPOSED ABOVE-GRADE PRIVATE OPEN SPACE = 8,224 SF

TABULATIONS

PROPERTY AREA:		85,848 SF (1.97AC)
REQUIRED OPEN SPACE:	40.0% PROPERTY AREA	34,339 SF (0.79AC)
PROVIDED OPEN SPACE:	40.0% PROPERTY AREA	34,374 SF (0.79AC)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman

Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
bowman.com

OPEN SPACE PLAN
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
02/09/24	PDSUP SUBMISSION 1

JVM	JVM	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=20'
V:

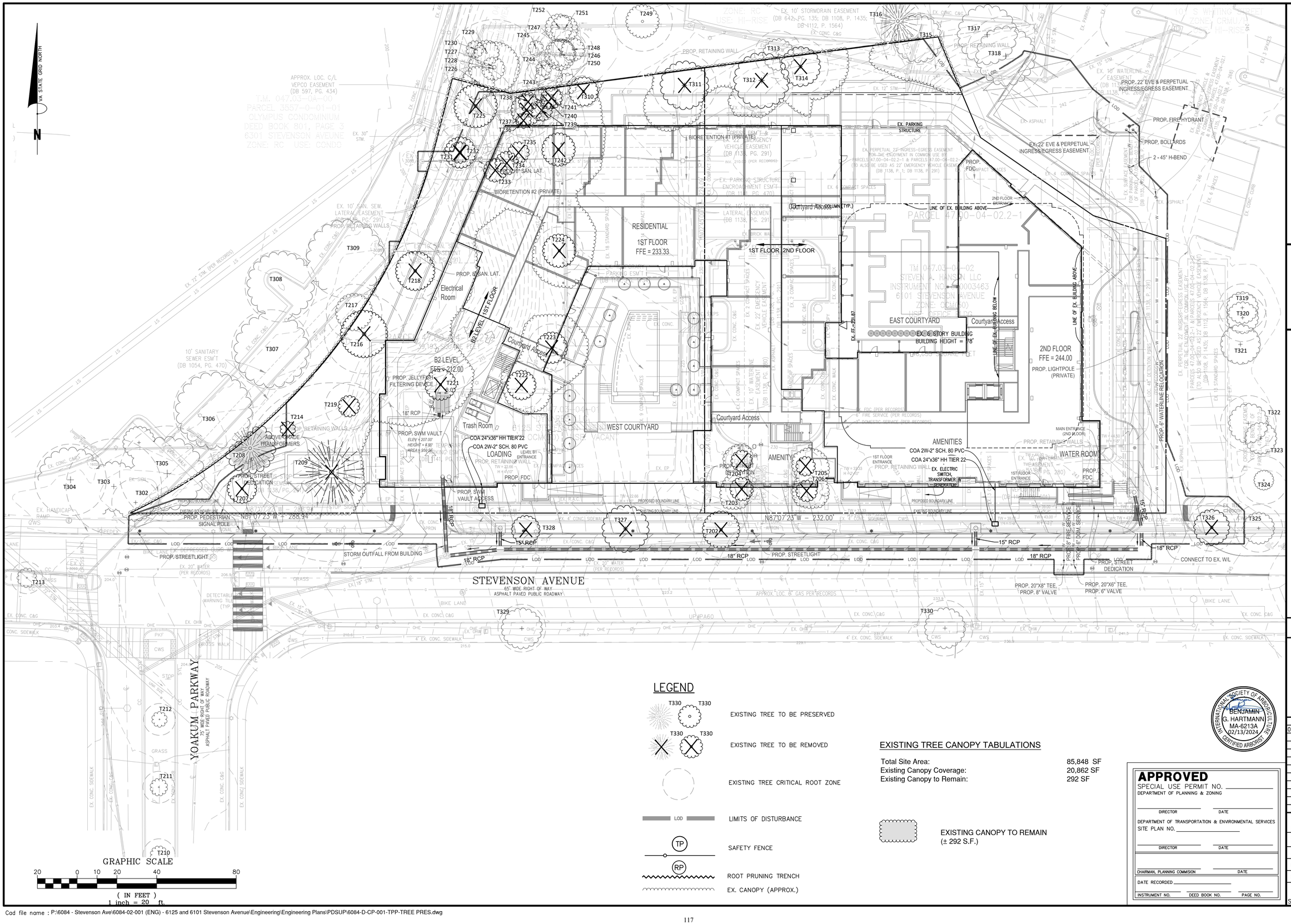
JOB No. 6084-02-001

DATE : FEBRUARY 2024

FILE No.

SHEET C19.00

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-OPN-OPEN SPACE PLAN.dwg



LEGEND

T330 T330	EXISTING TREE TO BE PRESERVED
T330 T330	EXISTING TREE TO BE REMOVED
	EXISTING TREE CRITICAL ROOT ZONE
LOD	LIMITS OF DISTURBANCE
TP	SAFETY FENCE
RP	ROOT PRUNING TRENCH
	EX. CANOPY (APPROX.)

EXISTING TREE CANOPY TABULATIONS

Total Site Area:	85,848 SF
Existing Canopy Coverage:	20,862 SF
Existing Canopy to Remain:	292 SF

▨ EXISTING CANOPY TO REMAIN
(± 292 S.F.)

BENJAMIN
G. HARTMANN
MA-6213A
02/13/2024

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED ____________
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TREE PRESERVATION PLAN
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

STEVEN T. LIAM
Lic. No. 40224
02/09/24

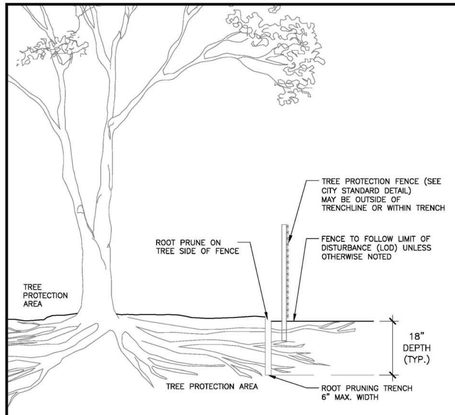
PLAN STATUS

DATE	DESCRIPTION
02/09/24	PDSUP SUBMISSION 1

JVM DESIGN	JVM DRAWN	STL CHKD

SCALE H: 1"=20'
V:
JOB No. 6084-02-001
DATE : FEBRUARY 2024
FILE No.
SHEET T01.00

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-TPP-TREE PRES.dwg



NOTES

1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT–PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3–4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

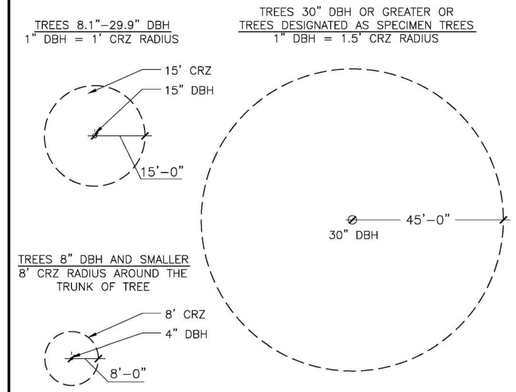
A ROOT PRUNING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	ROOT PRUNING
Approved by: COA	
1 OF 1	Date drawn: 01/01/19 — LD 015



NOTES:

1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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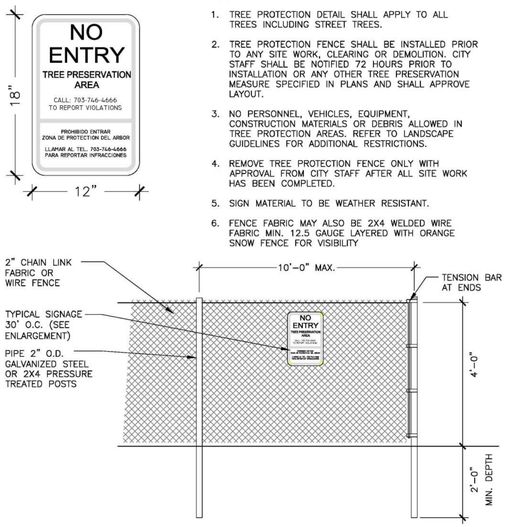
Source: CITY OF ALEXANDRIA	CRITICAL ROOT ZONE
Approved by: COA	
1 OF 1	Date drawn: 01/01/19 — LD 013



NOTES

1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY

A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA	TREE PROTECTION FENCE
Approved by: COA	
1 OF 1	Date drawn: 01/01/19 — LD 014

TREE PRESERVATION NOTES

1. Vegetation designated for protection and/or preservation shall continuously receive an enhanced level of maintenance throughout the entire construction period.
   - Maintenance shall be pro–active.
   - Maintenance operations shall aggressively monitor the health, growth and vigor of vegetation and prescribe selective pruning, removal of volunteer and/or invasive species, watering, fertilization and installation of mulch/topdressing.
   - When preserved vegetation is located on city property, maintenance shall be performed to the satisfaction of the City.
2. Areas designated for protection and/or preservation of vegetation shall not be entered or utilized (approved maintenance procedures and watering excepted) throughout the entire construction period. Prohibited items/activities include, but are not limited to:
   - Modifying site topography in a manner that directly or indirectly alters existing site drainage within protection zone including trenching or grading operations and placing, storing or stockpiling soil or construction related supplies.
   - Felling and storing vegetation. Iii. Incinerating materials within or in close proximity.
   - Operating machinery or equipment, including vehicle/equipment parking or storage.
   - Temporary or permanent utility construction, paving or impervious surface installation.
   - Disposal of debris or chemicals. Vii. Temporary facilities or occupation by work force.
   - Storage of construction materials or waste.

6101 & 6125 Stevenson Avenue

Date of site visit (s): September 29, 2023
Certified Arborist: Gregg D. Eberly, MA-4616A

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Preserve/ Remove
202	Gleditsia tnacanthos	Honey Locust	14	80	50	REMOVE
203	Magnolia x soulangeana	Saucer Magnolia	8	80	70	REMOVE
204	Magnolia x soulangeana	Saucer Magnolia	8	80	70	REMOVE
205	Magnolia x soulangeana	Saucer Magnolia	8	80	70	REMOVE
206	Magnolia x soulangeana	Saucer Magnolia	8	80	70	REMOVE
207	Magnolia x soulangeana	Saucer Magnolia	14	80	70	REMOVE
208	Pinus strobus	White Pine	16	70	50	preserve
209	Pinus strobus	White Pine	30	60	50	REMOVE
210	Acer rubrum	Red Maple	7	80	70	preserve
211	Acer rubrum	Red Maple	7	80	70	preserve
212	Acer rubrum	Red Maple	6	80	70	preserve
213	Ulmus americana	American Elm	6	70	50	preserve
214	Cornus florida	Flowering Dogwood	6	60	60	REMOVE
216	Quercus palustris	Pin Oak	20	60	70	REMOVE
217	Acer rubrum	Red Maple	14	80	70	preserve
218	Acer rubrum	Red Maple	14	70	70	REMOVE
219	Acer platanoides	Norway Maple	12	70	40	REMOVE
221	Robinia pseudoacacia	Black Locust	12	70	50	REMOVE
222	Robinia pseudoacacia	Black Locust	12	70	50	REMOVE
223	Robinia pseudoacacia	Black Locust	12	70	50	REMOVE
224	Robinia pseudoacacia	Black Locust	12	70	50	REMOVE
225	Quercus palustris	Pin Oak	20	70	70	REMOVE
226	Platanus occidentalis	Sycamore	15	DEAD	70	preserve
227	Platanus occidentalis	Sycamore	24	80	70	preserve
228	Robinia pseudoacacia	Black Locust	10	DEAD	50	preserve
229	Quercus palustris	Pin Oak	11	70	70	preserve
230	Platanus occidentalis	Sycamore	7	60	70	preserve
231	Prunus serotina	Black Cherry	9	20	50	REMOVE
232	Pyrus calleryana	Bradford Pear	14	70	40	REMOVE
233	Acer rubrum	Red Maple	10	20	70	REMOVE
234	Acer rubrum	Red Maple	10	40	70	REMOVE
235	Acer rubrum	Red Maple	9	50	70	REMOVE
236	Morus alba	White Mulberry	6	DEAD	40	REMOVE
237	Robinia pseudoacacia	Black Locust	14	60	50	REMOVE
238	Prunus serotina	Black Cherry	8	50	50	REMOVE
239	Prunus serotina	Black Cherry	9	50	50	REMOVE
240	Prunus serotina	Black Cherry	6	40	50	REMOVE
241	Ailanthus altissima	Tree of Heaven	9	70	30	REMOVE
242	Robinia pseudoacacia	Black Locust	16	70	50	REMOVE
243	Ailanthus altissima	Tree of Heaven	12	60	30	preserve
244	Prunus serotina	Black Cherry	6	50	50	preserve
245	Prunus serotina	Black Cherry	6	50	50	preserve
246	Prunus serotina	Black Cherry	14	60	50	preserve
247	Prunus serotina	Black Cherry	12	50	50	preserve
248	Prunus serotina	Black Cherry	10	60	50	preserve
249	Robinia pseudoacacia	Black Locust	15	50	50	preserve
250	Prunus serotina	Black Cherry	10	DEAD	50	preserve
251	Fraxinus pennsylvanica	Green Ash	13	DEAD	30	preserve
252	Prunus serotina	Black Cherry	12	60	50	preserve
302	Prunus 'Kanzan'	Kwanzan Cherry	12	60	60	preserve
303	Prunus 'Kanzan'	Kwanzan Cherry	24	60	60	preserve
304	Quercus palustris	Pin Oak	18	70	70	preserve
305	Prunus 'Kanzan'	Kwanzan Cherry	24	60	60	preserve
306	Quercus palustris	Pin Oak	20	50	70	preserve
307	Quercus palustris	Pin Oak	20	60	70	preserve
308	Quercus palustris	Pin Oak	18	70	70	preserve
309	Quercus palustris	Pin Oak	20	70	70	preserve
310	Prunus serotina	Black Cherry	6	20	50	REMOVE
311	Pinus strobus	White Pine	16	80	50	REMOVE
312	Pinus strobus	White Pine	16	70	50	REMOVE
313	Cedrus deodara	Deodar Cedar	12	60	60	preserve
314	Pinus strobus	White Pine	14	80	50	REMOVE
315	Prunus serotina	Black Cherry	13	70	50	preserve
316	Thuja occidentalis	Arborvitae	12	70	60	preserve
317	Prunus serotina	Black Cherry	12, 14, 16	70	50	preserve
318	Ailanthus altissima	Tree of Heaven	16, 14	70	30	preserve
319	Gleditsia tnacanthos	Honey Locust	12	60	60	preserve
320	Gleditsia tnacanthos	Honey Locust	12	60	60	preserve
321	Gleditsia tnacanthos	Honey Locust	10	60	60	preserve
322	Pinus strobus	White Pine	14	80	50	preserve
323	Pinus strobus	White Pine	8	DEAD	50	preserve
324	Quercus palustris	Pin Oak	12	80	70	preserve
325	Gleditsia tnacanthos	Honey Locust	12	80	60	REMOVE
326	Gleditsia tnacanthos	Honey Locust	12	80	60	REMOVE
327	Gleditsia tnacanthos	Honey Locust	14	80	60	REMOVE
328	Gleditsia tnacanthos	Honey Locust	10	80	60	REMOVE
329	Tilia americana	American Linden	12	80	70	preserve
330	Tilia americana	American Linden	14	40	70	preserve

Notes:

1. Condition Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
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.
4. NEITHER THE PROJECT ARBORIST NOR BOWMAN CONSULTING CONDONE THE IMPLEMENTING OF ANY SUGGESTED REMOVAL TECHNIQUES WITHOUT THE AGREEMENT OF THE ADJACENT PROPERTY OWNER.
5. All trees that are six (6) inches in diameter and greater have been inventoried.
6. Denotes invasive tree species per the City of Alexandria Non-Native Invasive Plant list dated March 1, 2019. The inventory denotes 6% invasive tree species within inventory limits.

INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST
BENJAMIN G. HARTMANN
MA-6213A
02/13/2024

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

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

Bowman

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13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
bowman.com

TREE PRESERVATION NOTES & DETAILS
6125 & 6101 STEVENSON AVENUE
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA VIRGINIA

PROJECT NO
CDSP2023-00015

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
02/09/24
PROFESSIONAL ENGINEER

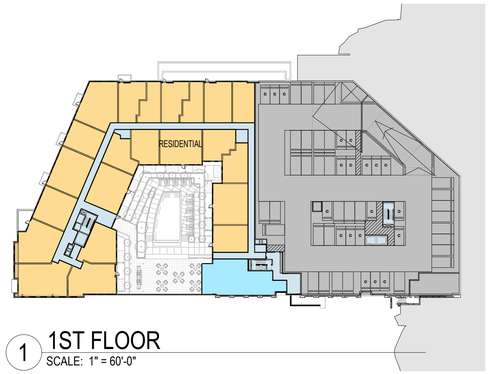
PLAN STATUS	
02/09/24	PDSUP SUBMISSION 1

DATE	DESCRIPTION

JVM DESIGN	JVM DRAWN	STL CHKD

SCALE H: 1"=20' V:
JOB No. 6084-02-001
DATE : FEBRUARY 2024
FILE No.
SHEET T01.10

Cad file name : P:\6084 - Stevenson Ave\6084-02-001 (ENG) - 6125 and 6101 Stevenson Avenue\Engineering\Engineering Plans\PDSUP\6084-D-CP-001-TPP-TREE PRES.dwg



1 1ST FLOOR
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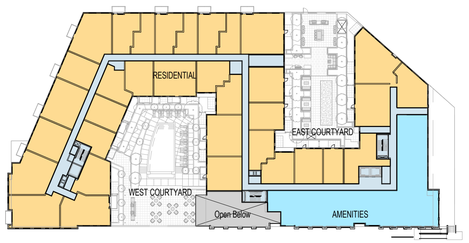


2 2ND FLOOR
SCALE: 1" = 60'-0"

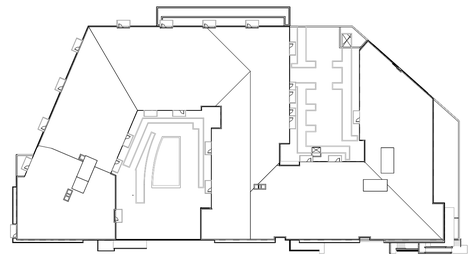
3 3RD FLOOR
SCALE: 1" = 60'-0"

4 4TH FLOOR
SCALE: 1" = 60'-0"

5 5TH FLOOR
SCALE: 1" = 60'-0"

6 6TH FLOOR
SCALE: 1" = 60'-0"

7 7TH FLOOR
SCALE: 1" = 60'-0"



8 ROOF
SCALE: 1" = 60'-0"

		6125/ 6101 STEVENSON AVENUE: PROPOSED FAR DEDUCTION SUMMARY						
			NUMBER OF UNITS	MECH (SF)	BATH (SF)	BATHS #	AREA DEDUCTED PER UNIT (SF)	TOTAL DEDUCTIONS (SF)
FLOOR AREA DEDUCTIONS	UNITS AREA	1 BEDROOM (1 BATH)	177	9	50	1	10443	10,443
		2 BEDROOM (2 BATH)	93	9	100	2	10137	10,137
		TOTAL UNIT DEDUCTIONS*	270					**20,580**
			Mech / Elec /Water/		Stairs	Elevs.		TOTAL GROSS FLR. AREA
	COMMON AREA	1ST FLOOR	324		351	268		675 51,122
		2ND FLOOR	434		351	268		1,053 40,199
		3rd FLOOR	434		351	268		1,053 42,000
		4th FLOOR	434		351	268		1,053 42,000
		5th FLOOR	434		351	268		1,053 42,000
		6th FLOOR	434		351	268		1,053 41,757
		7th FLOOR	434		351	268		1,053 41,384
		ROOF	0		0	0		0 0
		TOTAL COMMON AREAS DEDUCTION*						**6,993**
		TOTAL DEDUCTIONS *						**27,573**
		DEDUCTIONS AS % OF GROSS AREA *						**9%**
	PROPOSED FLOOR AREA DEDUCTIONS	TOTAL GROSS FLOOR AREA						**300,462**
		TOTAL DEDUCTIONS						**27,573**
		TOTAL FLOOR NET AREA*						**272,889**
TOTAL ALLOWABLE NET FLOOR AREA								**279,006**

* FINAL NET FLOOR AREA DETERMINED IN ACCORDANCE WITH SECTION 2-145 OF THE ZONING ORDINANCE.

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.

SK+I ARCHITECTURE
4600 East-West Highway, Suite 700
Bethesda MD 20814
T 301.654.9300 / F 301.654.7211
company@skiarch.com

STRUCTURAL ENGINEER

MEP ENGINEER

CIVIL ENGINEER
BOWMAN CONSULTING GROUP, LTD
T 703.481.9720
jmccarthy@bowman.com

LANDSCAPE ARCHITECTS
PARKER RODRIGUEZ
T 703.548.5010 / F
seattler@parkerrodriguez.com

INTERIOR DESIGNERS

CONSTRUCTION MANAGER

DPSP
SUBMISSION

PROJECT NAME
6101 STEVENSON AVE.

PROJECT NUMBER SNL01

OWNER
SNELL PROPERTIES
4600 North Fairfax Drive, Suite 1000
Arlington, VA 22203
OWNER'S PHONE
OWNER CONTACT

ISSUE

MARK	DATE	DESCRIPTION
	2024.02.09	PDSUP SUBMISSION

SEAL

COMMONWEALTH OF VIRGINIA
SAMI M KOKDIL
No. 011557
ARCHITECT

DRAWING TITLE
FAR DIAGRAMS

DATE

SCALE 1" = 60'-0"

A-100

2/12/2024 5:36:29 PM
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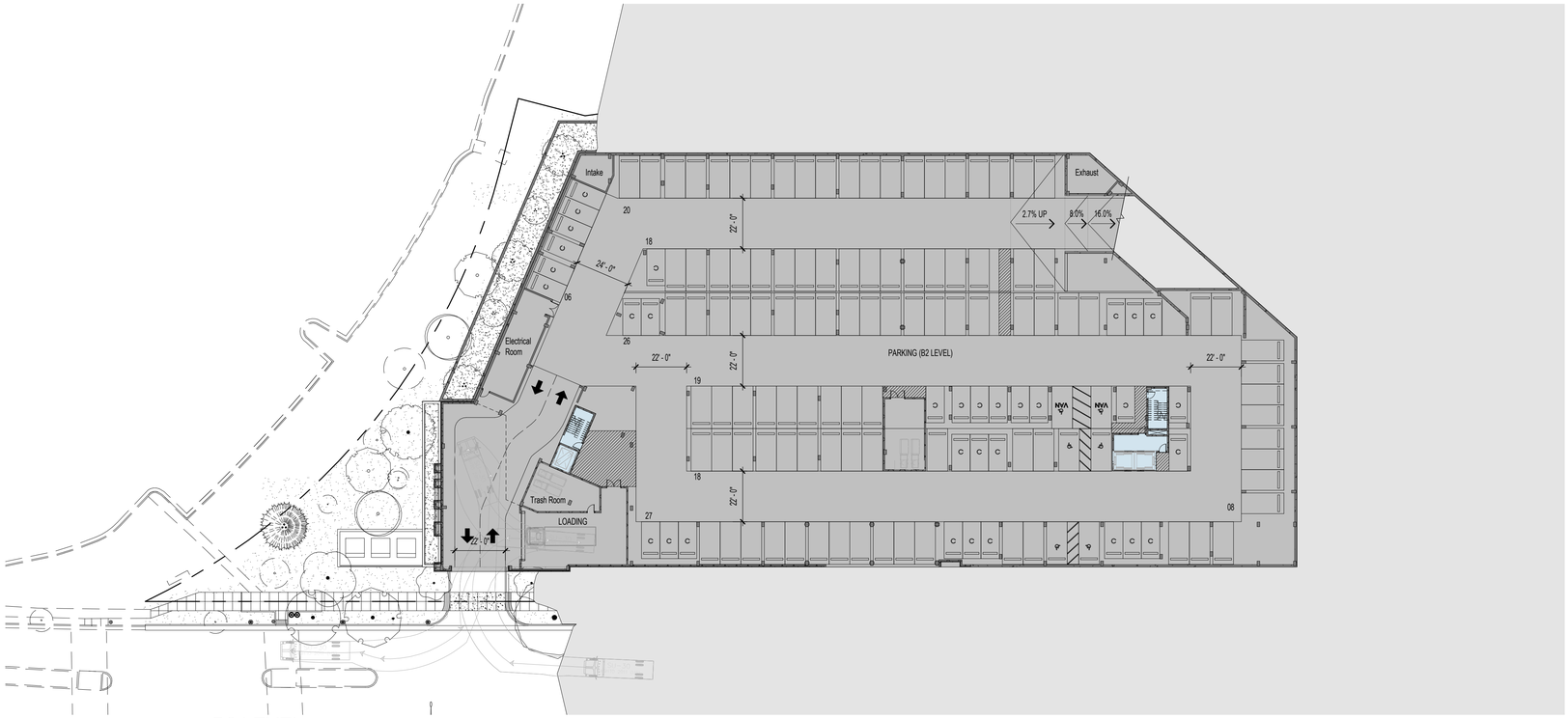
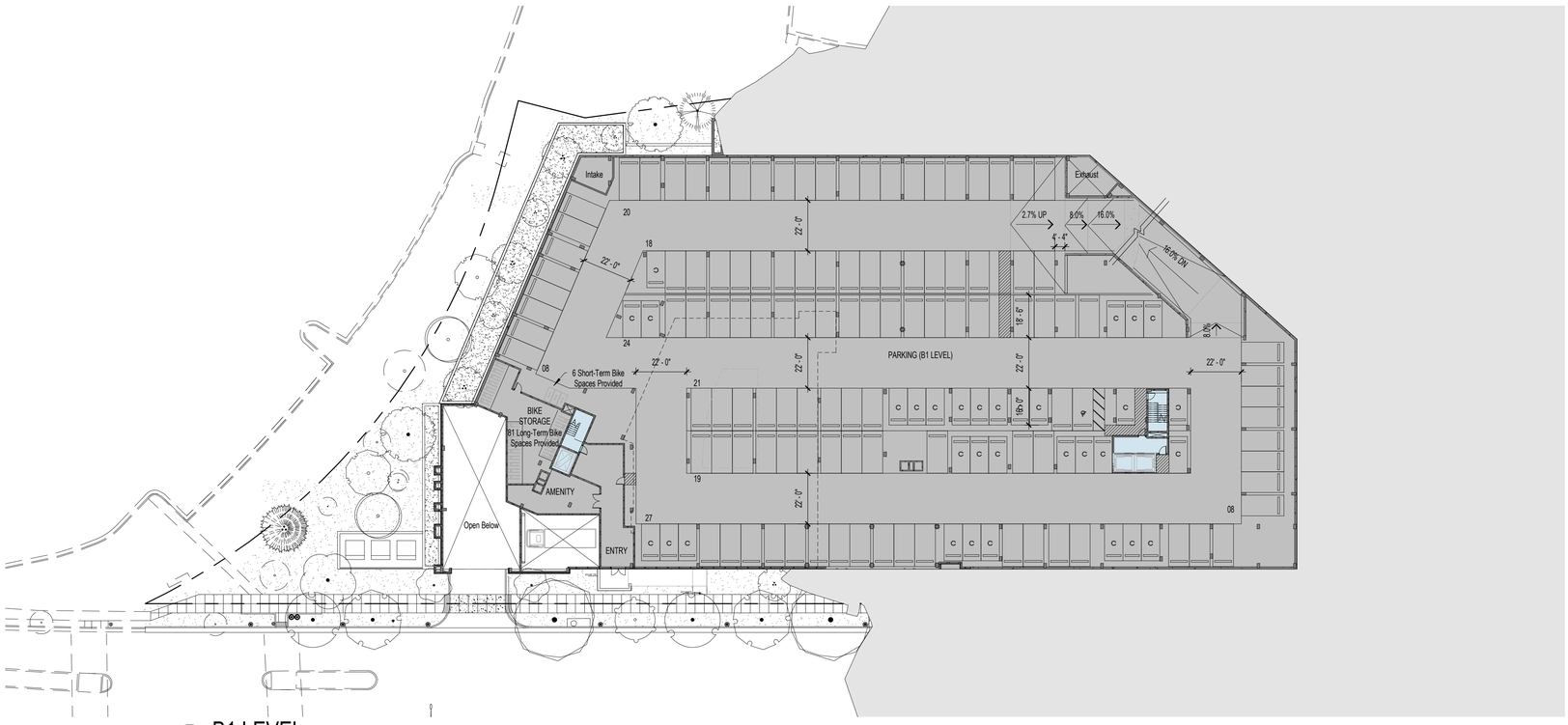
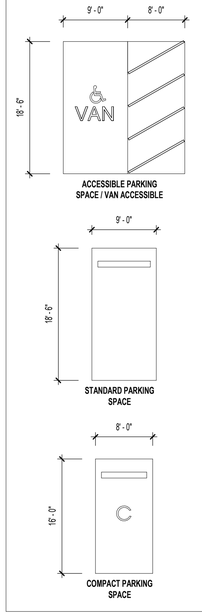


1 B2 LEVEL
SCALE: 1" = 30'-0"



2 B1 LEVEL
SCALE: 1" = 30'-0"

PARKING LEGEND



0' 15' 30' 60' 120'
1" = 30'-0"

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DIRECTOR DATE
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INTERIOR DESIGNERS

CONSTRUCTION MANAGER

DPSP SUBMISSION

PROJECT NAME

6101 STEVENSON AVE.

PROJECT NUMBER SNL01

OWNER
SNELL PROPERTIES
4600 North Fairfax Drive, Suite 1000
Arlington, VA 22203
OWNER'S PHONE
OWNER CONTACT

ISSUE

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	2024.02.09	PDSUP SUBMISSION

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B2 & B1 LEVELS

DATE

SCALE As indicated

A-101

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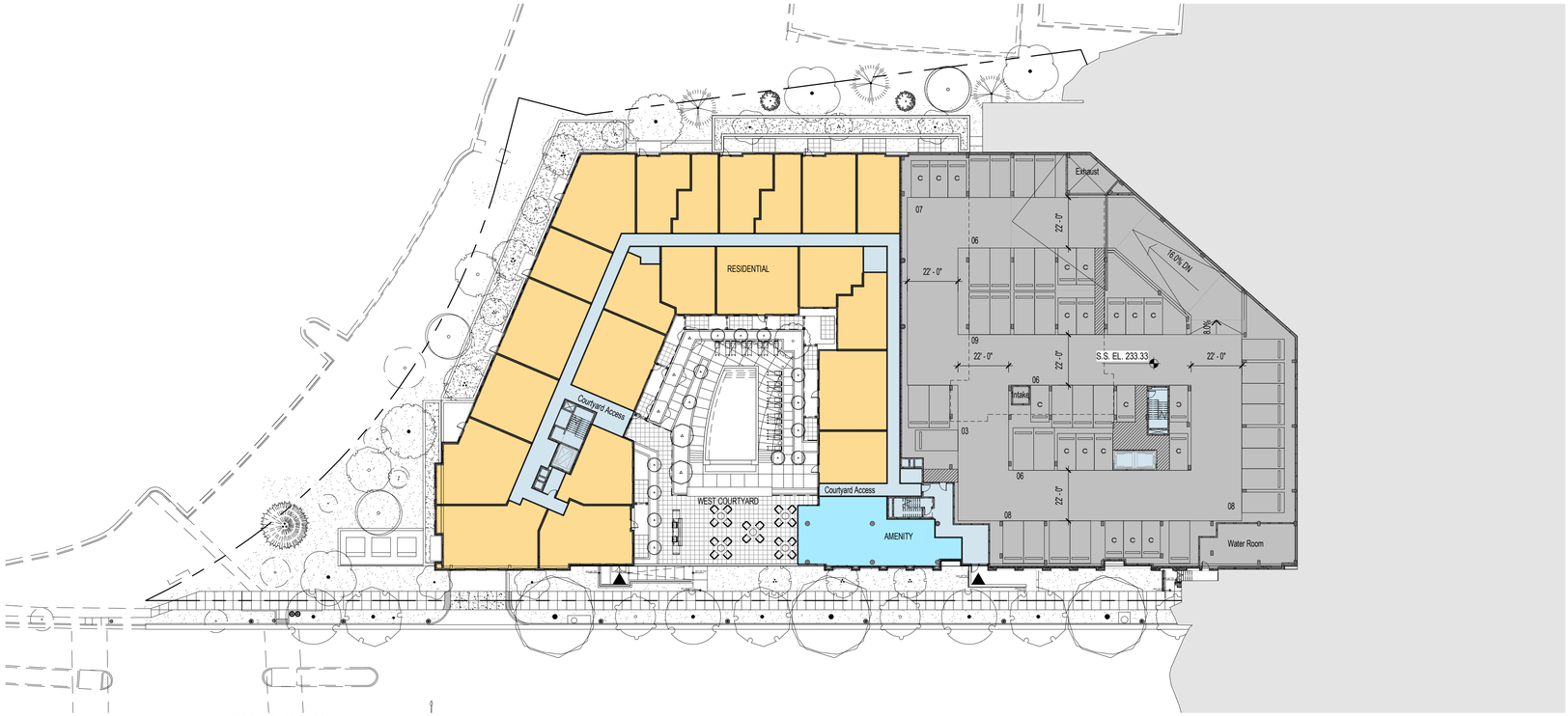
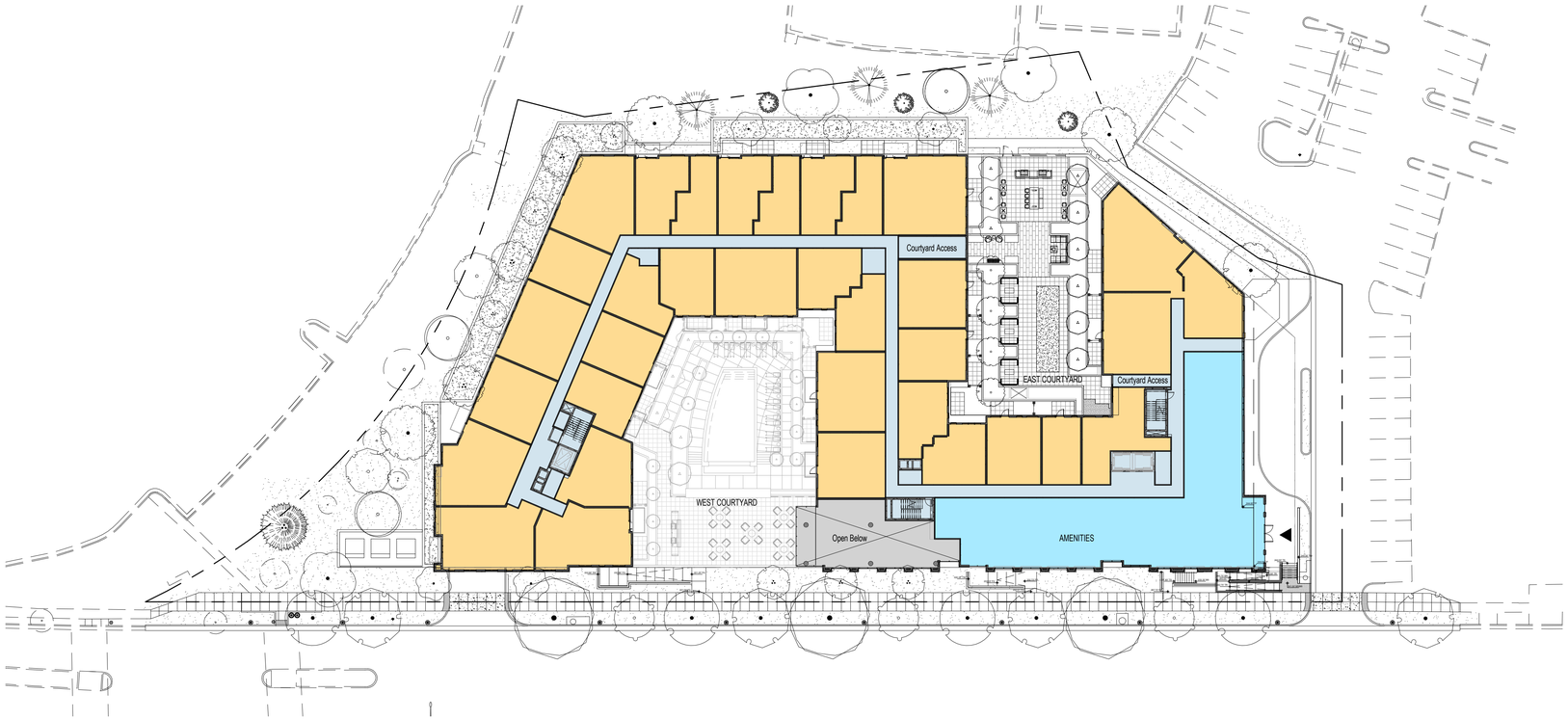
120



1 1ST FLOOR
SCALE: 1" = 30'-0"



2 2ND FLOOR
SCALE: 1" = 30'-0"

0' 15' 30' 60' 120'
1" = 30'-0"

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SAMI M KOKDIL
No. 011557
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1ST & 2ND FLOOR

DATE

SCALE 1" = 30'-0"

A-102

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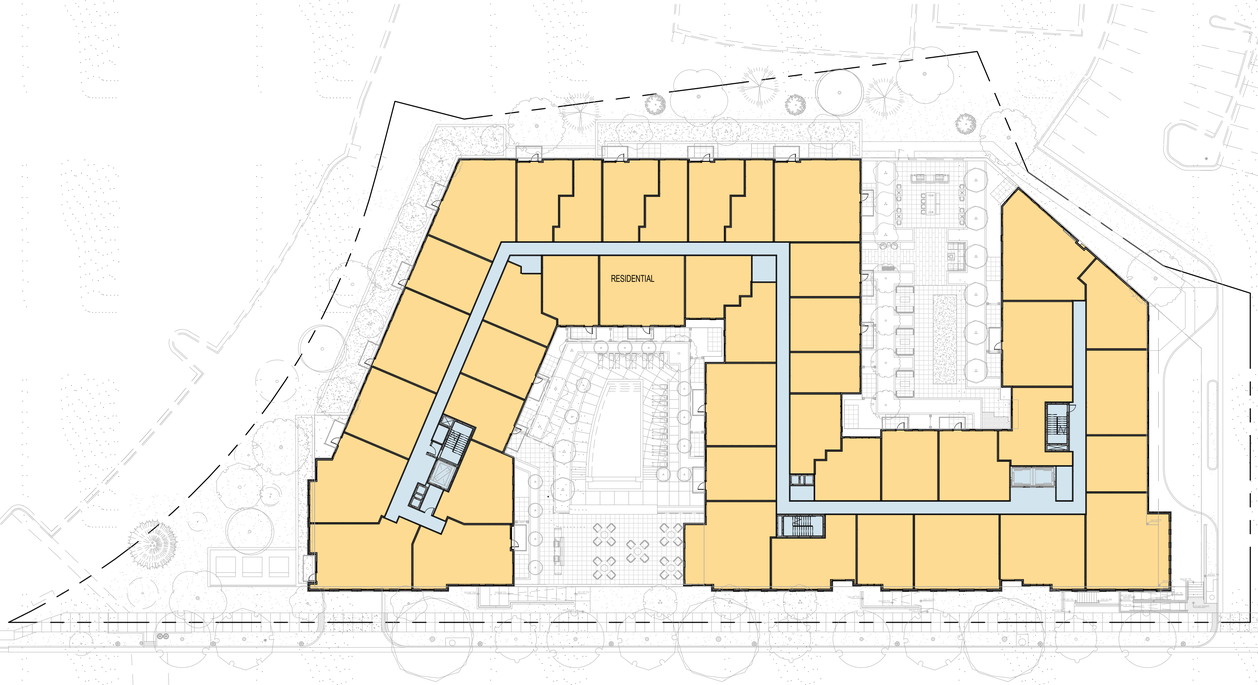
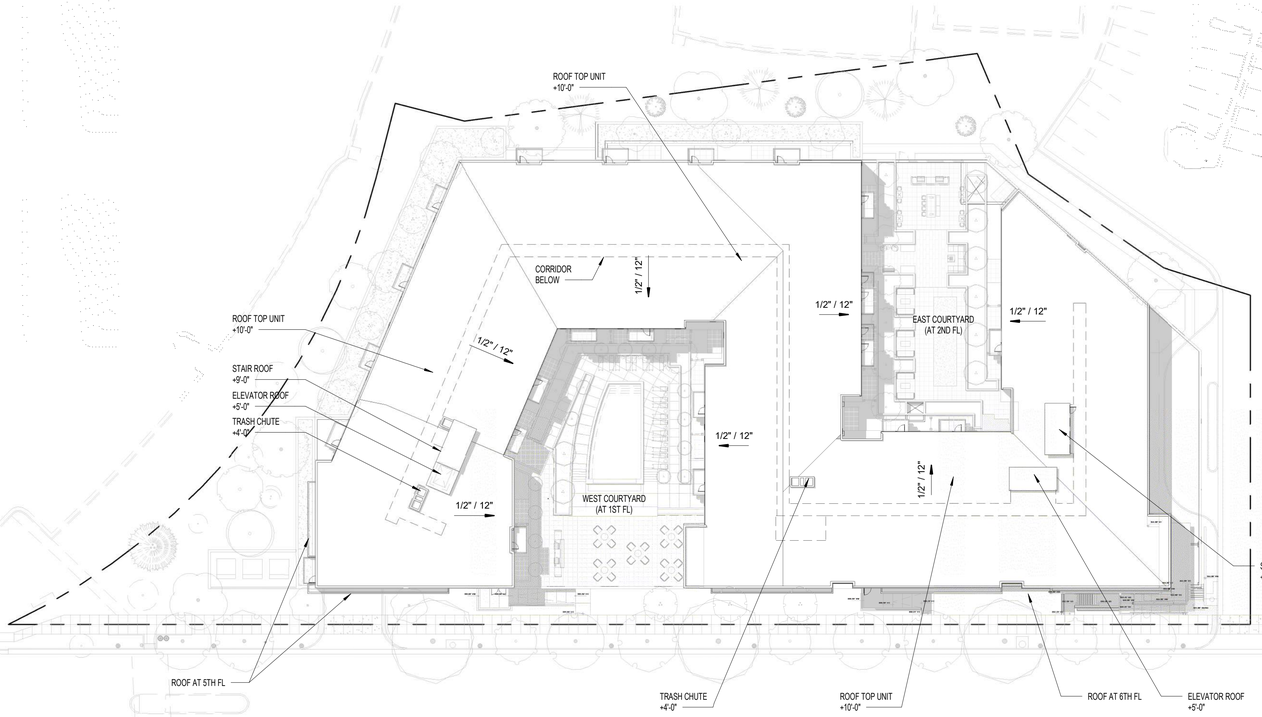


1 TYPICAL FLOOR PLAN
SCALE: 1" = 30'-0"



2 ROOF
SCALE: 1" = 30'-0"

1" = 30'-0"
0' 15' 30' 60' 120'

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SAMI M KOKDIL
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TYP FLOOR & ROOF

DATE

SCALE 1" = 30'-0"

A-103

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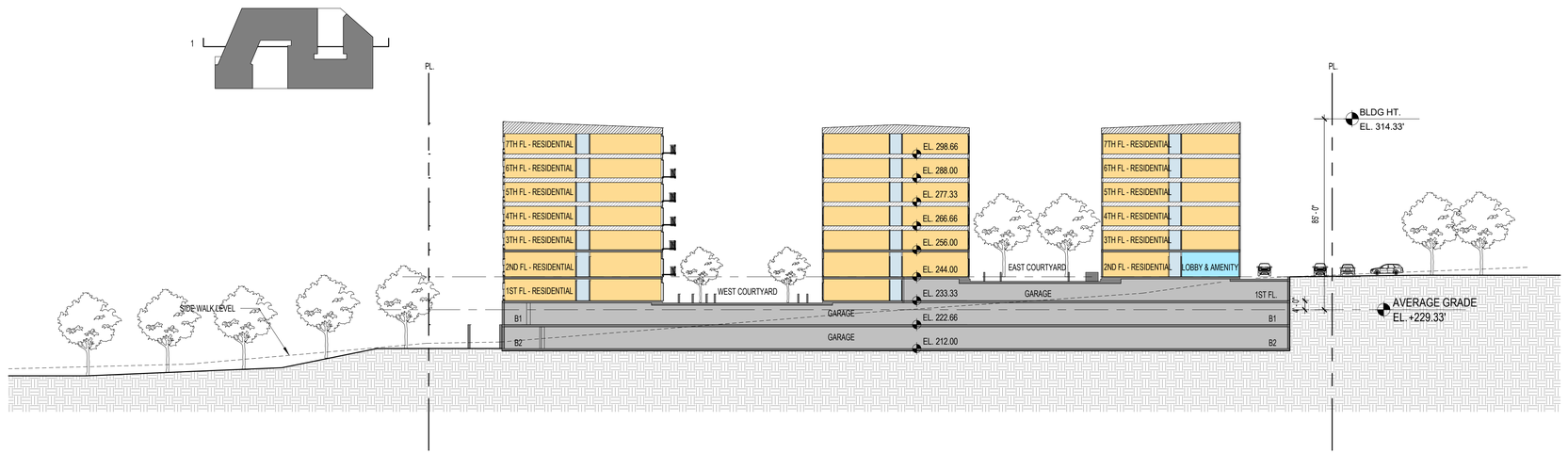
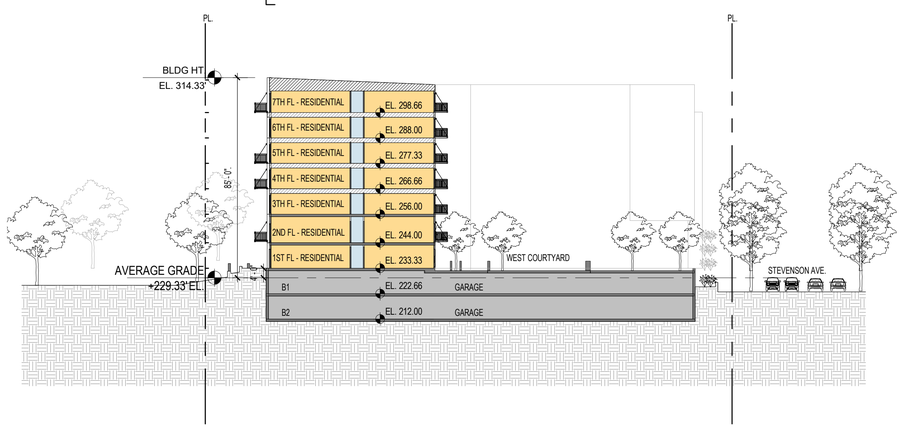
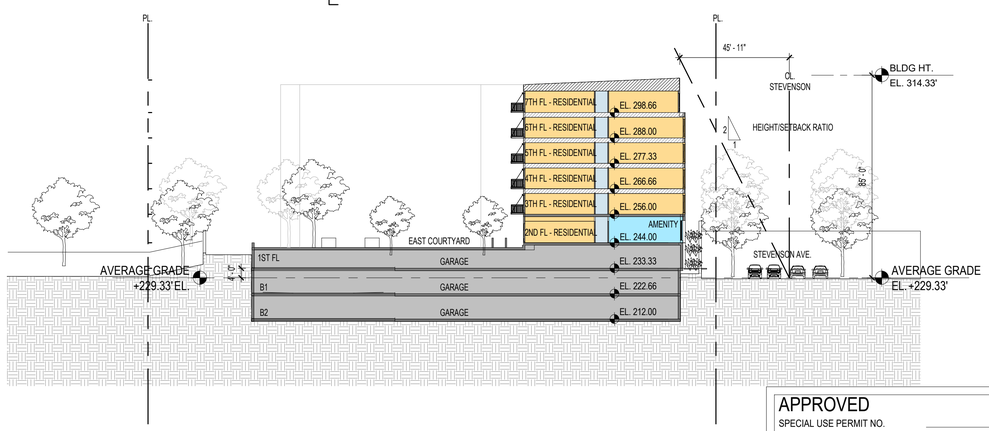


1 EAST - WEST SECTION
SCALE: 1" = 30'-0"



2 WEST COURTYARD SECTION
SCALE: 1" = 30'-0"



3 EAST COURTYARD SECTION
SCALE: 1" = 30'-0"

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1" = 30'-0"
0' 15' 30' 60' 120'

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SAMI M KOKDIL
No. 011557
ARCHITECT

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SECTIONS

DATE

SCALE 1" = 30'-0"

A-104

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MATERIAL LEGEND
01 - BRICK 01 (WARM GREY VELOUR)
02 - BRICK 02 (MEDIUM / GREY)
03 - BRICK 03 (DARK / EBONY)
04 - FIBER CEMENT SIDING 01 (WARM GREY)
05 - FIBER CEMENT SIDING 03 (DARK)
06 - FIBER CEMENT PANEL 01 (MEDIUM / GREY)
07 - FIBER CEMENT PANEL 02 (DARK)
08 - VERTICAL CORRUGATED METAL PANEL (BRONZE)
09 - HORIZONTAL CORRUGATED METAL PANEL (WARM GREY)

1 SOUTH ELEVATION
SCALE: 1" = 20'-0"

1

0' 10' 20' 40' 80'

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COMMONWEALTH OF VIRGINIA
SAMI M KOKDIL
No. 011557
ARCHITECT

DRAWING TITLE
ELEVATIONS

DATE
SCALE 1" = 20'-0"

A-105

MATERIAL LEGEND
01 - BRICK 01 (WARM GREY VELOUR)
02 - BRICK 02 (MEDIUM / GREY)
03 - BRICK 03 (DARK / EBONY)
04 - FIBER CEMENT SIDING 01 (WARM GREY)
05 - FIBER CEMENT SIDING 03 (DARK)
06 - FIBER CEMENT PANEL 01 (MEDIUM / GREY)
07 - FIBER CEMENT PANEL 02 (DARK)
08 - VERTICAL CORRUGATED METAL PANEL (BRONZE)
09 - HORIZONTAL CORRUGATED METAL PANEL (WARM GREY)

1 EAST ELEVATION
SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

APPROVED
SPECIAL USE PERMIT NO.
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SAMI M KOKDIL
No. 011557
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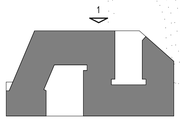
ELEVATIONS

DATE
SCALE 1" = 20'-0"

A-106

MATERIAL LEGEND
01 - BRICK 01 (WARM GREY VELOUR)
02 - BRICK 02 (MEDIUM / GREY)
03 - BRICK 03 (DARK / EBONY)
04 - FIBER CEMENT SIDING 01 (WARM GREY)
05 - FIBER CEMENT SIDING 03 (DARK)
06 - FIBER CEMENT PANEL 01 (MEDIUM / GREY)
07 - FIBER CEMENT PANEL 02 (DARK)
08 - VERTICAL CORRUGATED METAL PANEL (BRONZE)
09 - HORIZONTAL CORRUGATED METAL PANEL (WARM GREY)

1 NORTH ELEVATION
SCALE: 1" = 20'-0"



0' 10' 20' 40' 80'

APPROVED
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INTERIOR DESIGNERS

CONSTRUCTION MANAGER

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PROJECT NAME
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PROJECT NUMBER SNL01

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SCALE 1" = 20'-0"

A-107

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MATERIAL LEGEND
01 - BRICK 01 (WARM GREY VELOUR)
02 - BRICK 02 (MEDIUM / GREY)
03 - BRICK 03 (DARK / EBONY)
04 - FIBER CEMENT SIDING 01 (WARM GREY)
05 - FIBER CEMENT SIDING 03 (DARK)
06 - FIBER CEMENT PANEL 01 (MEDIUM / GREY)
07 - FIBER CEMENT PANEL 02 (DARK)
08 - VERTICAL CORRUGATED METAL PANEL (BRONZE)
09 - HORIZONTAL CORRUGATED METAL PANEL (WARM GREY)

1 WEST ELEVATION
SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

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COMMONWEALTH OF VIRGINIA
SAMI M KOKDIL
No. 011557
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ELEVATIONS

DATE

SCALE 1" = 20'-0"

A-108

1 VIEW FROM SOUTHEAST ON STEVENSON AVE.
SCALE: NONE

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MASSING VIEW

DATE

SCALE NONE

A-109

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1 VIEW FROM SOUTH ON STEVENSON AVE.
SCALE: 1" = 60'-0"

1

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ARCHITECT

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A-110

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1 VIEW FROM SOUTHWEST ON STEVENSON AVE.
SCALE: 1" = 60'-0"

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No. 011557
ARCHITECT

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MASSING VIEW

DATE

SCALE 1" = 60'-0"

A-111

1 VIEW FROM EAST ON STEVENSON AVE.
SCALE: 1" = 60'-0"

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MASSING VIEW

DATE

SCALE 1" = 60'-0"

A-112

1 VIEW OF AMENITY AND COURTYARD ON STEVENSON AVE.
SCALE: 1" = 60'-0"

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seattler@parkerrodriguez.com

INTERIOR DESIGNERS

CONSTRUCTION MANAGER

DPSP
SUBMISSION

PROJECT NAME

6101 STEVENSON AVE.

PROJECT NUMBER SNL01

OWNER
SNELL PROPERTIES
4600 North Fairfax Drive, Suite 1000
Arlington, VA 22203

OWNER'S PHONE

OWNER CONTACT

ISSUE

MARK	DATE	DESCRIPTION
	2024.02.09	PDSUP SUBMISSION

SEAL

COMMONWEALTH OF VIRGINIA
SAMI M KOKDIL
No. 011557
ARCHITECT

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.

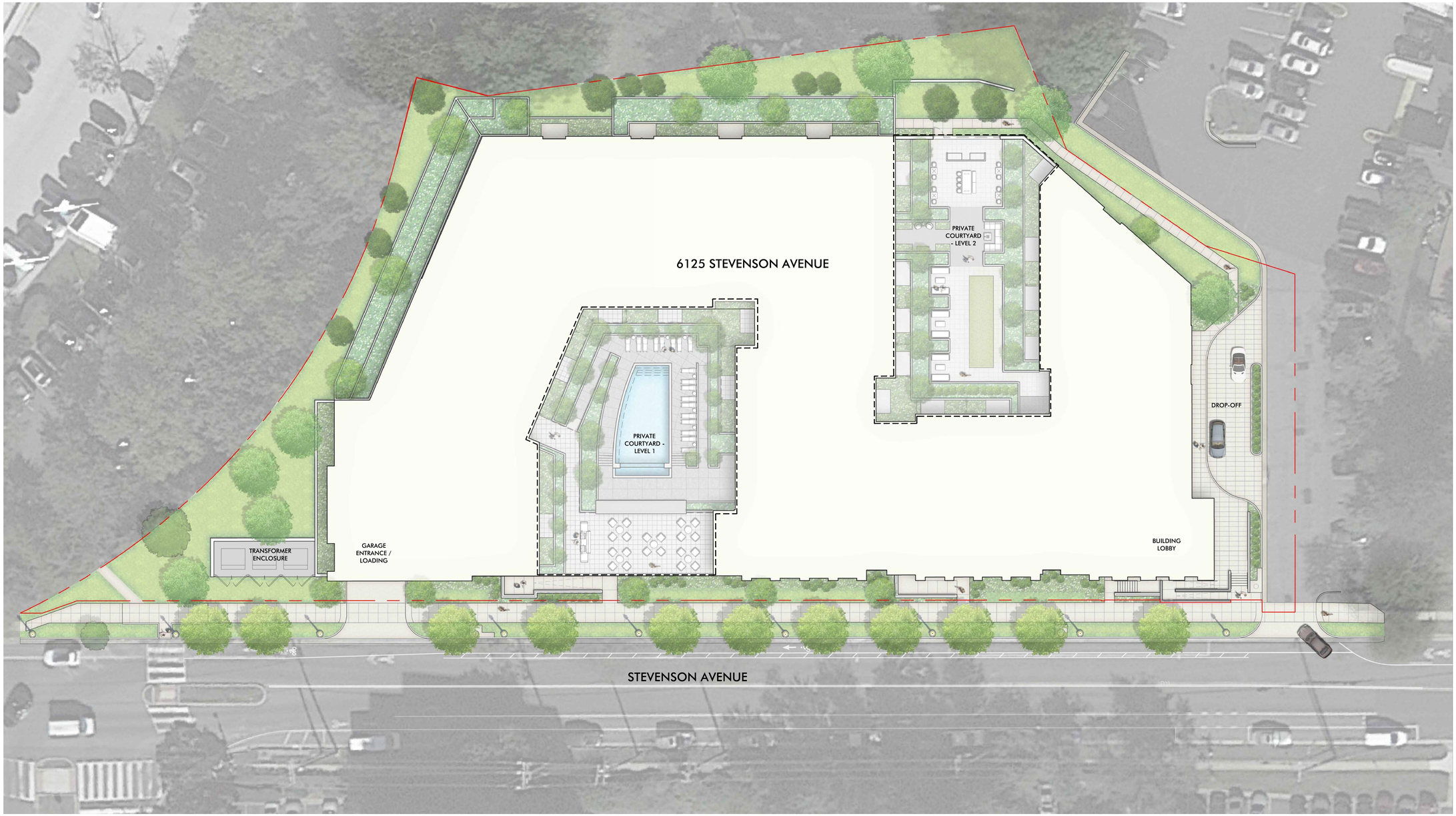
DRAWING TITLE

MASSING VIEW

DATE

SCALE 1" = 60'-0"

A-113



01 LANDSCAPE PLAN - ILLUSTRATIVE

NOT TO SCALE

NORTH

NOTE

LEVELS 1 AND 2 LAYOUTS ARE ILLUSTRATIVE OF INTENDED PRIVATE COURTYARD PROGRAM AND WILL CONTINUE TO BE REFINED. ADDITIONAL DETAIL WILL BE PROVIDED AT FINAL SITE PLAN.

APPROVED
SPECIAL USE PERMIT NO. DSUP#
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.

ALL CONSTRUCTION IN THE PUBLIC WAY SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

6125 STEVENSON AVENUE

ALEXANDRIA
VIRGINIA

ParkerRodriguez
101 North Union St. #320
Alexandria VA 22314
703.548.5010

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SEAL

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
02/09/2024
LANDSCAPE ARCHITECT

KEY PLAN

REVISIONS

CONCEPT 2 SUBMISSION	11.28.2023
PDSUP SUBMISSION 1	02.09.2024

Landscape Plan - Illustrative

ORIGINAL ISSUE DATE
11.28.2023

DESIGNED BY
SS

DRAWN BY
KR, KF

CHECKED BY
SS

L-000

PLANT SCHEDULE

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
STANDARD TREES	ON SITE TREES												
	AC	3	Amelanchier	canadensis		Serviceberry	8-10' ht.	B&B, multistem - 3 stems min; full branching	500	1,500	3		3
	CC	4	Cercis	canadensis		Eastern Redbud	8-10' ht.	B&B, single stem; full branching	500	2,000	4		4
	CV	3	Chionantus	virginicus		Virginia Fringe Tree	8-10' ht.	B&B, single stem; full branching	500	1,500	3		3
	IO	4	Ilex	opaca		American Holly	8-10' ht.	B&B, single stem; full branching	250	1,000	4		4
	JV	4	Juniperus	virginiana		Eastern Red Cedar	8-10' ht.	B&B, single stem; full branching	250	1,000	4		4
	LS	2	Liquidambar	styraciflua	Happidaze	Happidaze Seedless Sweetgum	2-2 1/2" cal.	B&B, single stem; full branching	1,250	2,500	2		2
	LT	4	Liriodendron	tulipifera		Tuliptree	2-2 1/2" cal.	B&B, single stem; full branching	1,250	5,000	4		4
	MV	3	Magnolia	virginiana		Sweetbay Magnolia	8-10' ht.	B&B, multistem - 3 stems min; full branching	250	750	3		3
	NS	1	Nyssa	sylvatica		Black-gum	2-2 1/2" cal.	B&B, single stem; full branching	750	750	1		1
	PT	4	Pinus	taeda		Loblolly Pine	12-12' ht.	B&B, single stem; full branching	750	3,000	4		4
	TA	2	Tilia	americana		American Linden	2-2 1/2" cal.	B&B, single stem; full branching	1,250	2,500	2		2
	RIGHT-OF-WAY TREES												
	AR	4	Acer	rubrum	Red Sunset	Red Sunset Red Maple	2-2 1/2" cal.	B&B, single stem; full branching	N/A		4		4
	CO	2	Celtis	occidentalis		Common Hackberry	2-2 1/2" cal.	B&B, single stem; full branching			2		2
	QB	3	Quercus	bicolor		Swamp White Oak	2-2 1/2" cal.	B&B, single stem; full branching			3		3
	UA	3	Ulmus	americana	Jefferson	Jefferson American Elm	2-2 1/2" cal.	B&B, single stem; full branching			3		3
	TOTALS	46							STANDARD TREE	21,500	46	0	46
									CCA:		100.0%	0.0%	100.0%

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	85,848
25% CROWN COVER REQUIRED (SF)	21,462
EXISTING CROWN COVER (SF)	20,862
REMOVED CROWN COVER (SF)	20,570
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	292
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	21,250
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	25.1%
TOTAL CROWN COVER PROVIDED (SF)	21,542

NOTE: Preliminary CCA tabulations meeting the minimum requirement are provided. Planting design and tabulations may be adjusted at the time of Final Site Plan to include private courtyard plantings.

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020 REQUIRED %	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED QTY.	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED %	JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED %	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED QTY.	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED %	BEGINNING JANUARY 2, 2024 PROVIDED QTY.	BEGINNING JANUARY 2, 2024 PROVIDED %
Urban Trees	0	Regional/Local	10%			15%			20%	N/A	
		Total Natives	25%			25%			50%		
Standard Trees	45	Regional/Local	15%			25%			40%	45	100%
		Total Natives	40%			60%			80%	45	100%
Evergreen Shrubs	0	Regional/Local	5%			8%			10%	0	
		Total Natives	20%			30%			40%	0	
Deciduous Shrubs	0	Regional/Local	10%			15%			20%	0	
		Total Natives	40%			60%			80%	0	
Groundcovers	0	Regional/Local	5%			10%			10%	0	
		Total Natives	10%			20%			20%	0	
Perennials	0	Regional/Local	10%			15%			25%	0	
		Total Natives	25%			40%			60%	0	
Ferns & Ornamental Grasses	0	Regional/Local	10%			15%			30%	0	
		Total Natives	25%			40%			80%	0	

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
45	45	45
	100.0%	100.0%

NOTES:

1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSED: 46

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Acer	4	8.7%	33%	rubrum	4	8.7%	10%
Amelanchier	3	6.5%	33%	canadensis	3	6.5%	10%
Celtis	2	4.3%	33%	occidentalis	2	4.3%	10%
Cercis	4	8.7%	33%	canadensis	4	8.7%	10%
Chionantus	3	6.5%	33%	virginicus	3	6.5%	10%
Ilex	4	8.7%	33%	opaca	4	8.7%	10%
Juniperus	4	8.7%	33%	virginiana	4	8.7%	10%
Liquidambar	2	4.3%	33%	styraciflua	2	4.3%	10%
Liriodendron	4	8.7%	33%	tulipifera	4	8.7%	10%
Magnolia	3	6.5%	33%	virginiana	3	6.5%	10%
Nyssa	1	2.2%	33%	sylvatica	1	2.2%	10%
Pinus	4	8.7%	33%	taeda	4	8.7%	10%
Quercus	3	6.5%	33%	bicolor	3	6.5%	10%
Tilia	2	4.3%	33%	americana	2	4.3%	10%
Ulmus	3	6.5%	33%	americana	3	6.5%	10%

URBAN TREE TABULATIONS

PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY? (Y/N)
N/A					
TOTAL URBAN TREES					
0					

Refer to Landscape Guidelines Chapter 3 Canopy Coverage

COMPLETE PLANTING TABULATIONS WILL BE PROVIDED AT FINAL SITE PLAN.

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
6) 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.
7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
8) MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
2) THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
9) AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. 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.

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE:
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
STANDARD LANDSCAPE PLAN NOTES
1 OF 1
Date drawn: 01/01/19
LD 016

APPROVED
SPECIAL USE PERMIT NO. DSUP#
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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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VIRGINIA

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COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
02/09/24
LANDSCAPE ARCHITECT

KEY PLAN

REVISIONS

CONCEPT 2 SUBMISSION	11.28.2023
PDSUP SUBMISSION 1	02.09.2024

Landscape Notes & Schedules

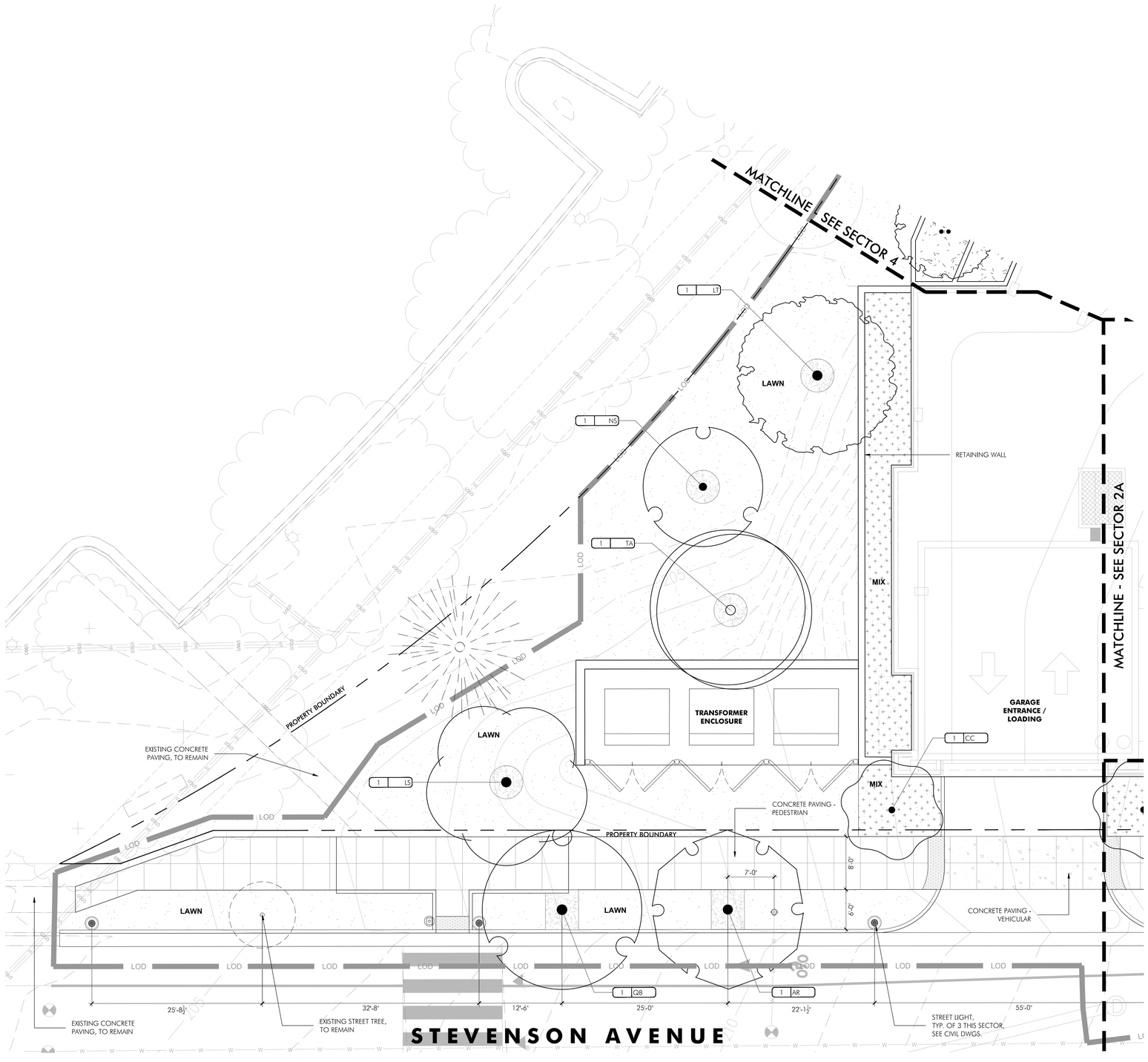
ORIGINAL ISSUE DATE
11.28.2023

DESIGNED BY
SS

DRAWN BY
KR, KF

CHECKED BY
SS

L-001



01 LANDSCAPE PLAN - GROUND LEVEL - SECTOR 1
1/8"=1'-0"

FEET
0 4 8 16

6125 STEVENSON AVENUE

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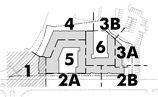

LEGEND

- SCORED CONCRETE PAVING
- STAIR WITH HANDRAILS
- RAMP WITH HANDRAILS
- PROPOSED STREET LIGHT
- PROPOSED POLE LIGHT
- PROPOSED PEDESTRIAN TRAFFIC SIGNAL
- EXISTING TREES TO REMAIN
- PROPOSED TREE (SYMBOL OUTLINE VARIES)
- PROPOSED MULCH RING
- MIXED SHRUBS AND HERBACEOUS PLANTINGS
- MIXED BIO-RETENTION PLANTINGS

APPROVED
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SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

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REVISIONS	
CONCEPT 2 SUBMISSION	11.28.2023
PDSUP SUBMISSION 1	02.09.2024

Landscape Plan - Ground Level - Sector 1

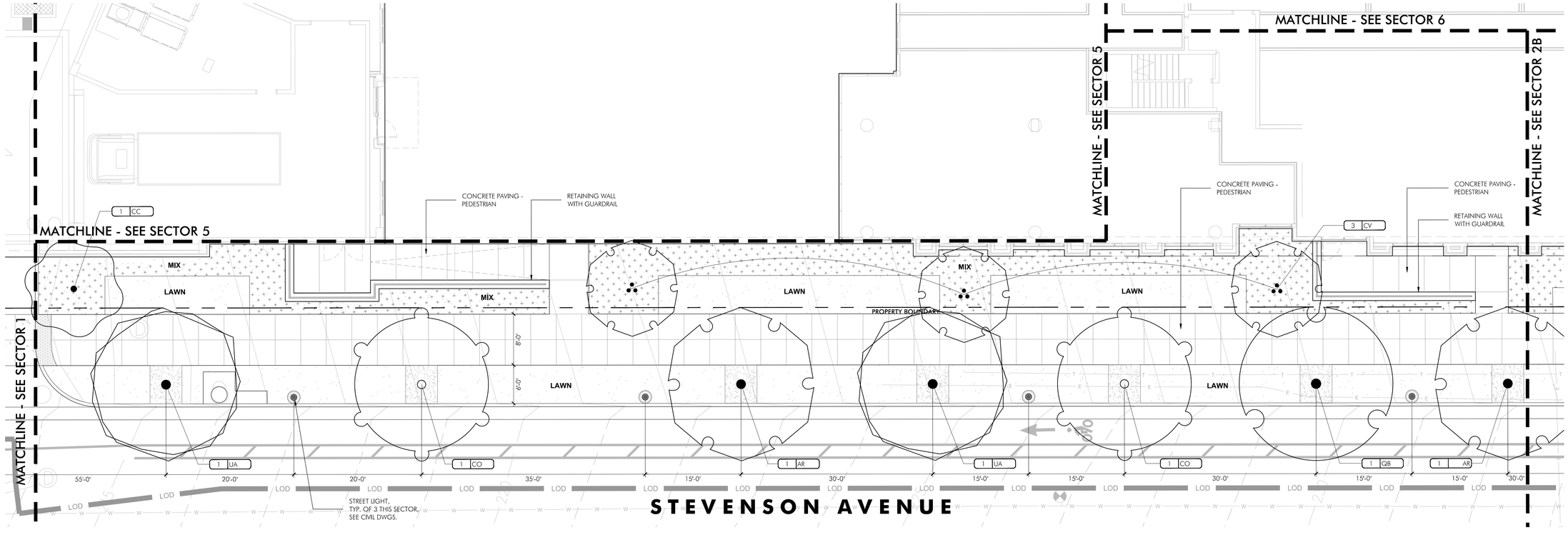
ORIGINAL ISSUE DATE
11.28.2023

DESIGNED BY
SS

DRAWN BY
KR, KF

CHECKED BY
SS

L-101



01 LANDSCAPE PLAN - GROUND LEVEL - SECTOR 2A
1/8"=1'-0"

FEET
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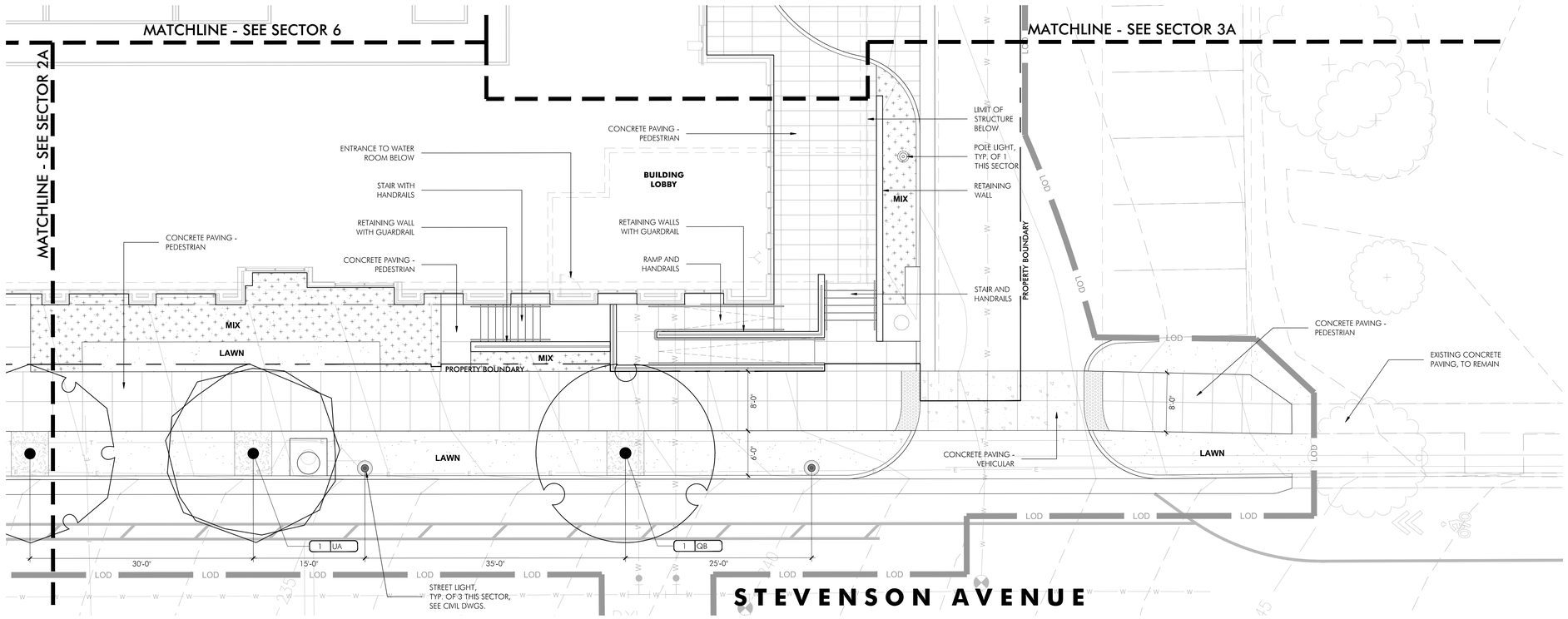

01 LANDSCAPE PLAN - GROUND LEVEL - SECTOR 2B
1/8"=1'-0"

FEET
0 4 8 16

LEGEND

- SCORED CONCRETE PAVING
- STAIR WITH HANDRAILS
- RAMP WITH HANDRAILS
- PROPOSED STREET LIGHT
- PROPOSED POLE LIGHT
- PROPOSED PEDESTRIAN TRAFFIC SIGNAL
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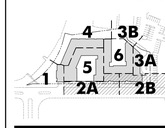
TRINI M. RODRIGUEZ
Cert. No. 1296
02/09/2024
LANDSCAPE ARCHITECT

KEY PLAN



REVISIONS	
CONCEPT 2 SUBMISSION	11.28.2023
PDSUP SUBMISSION 1	02.09.2024

Landscape Plan - Ground Level - Sector 2

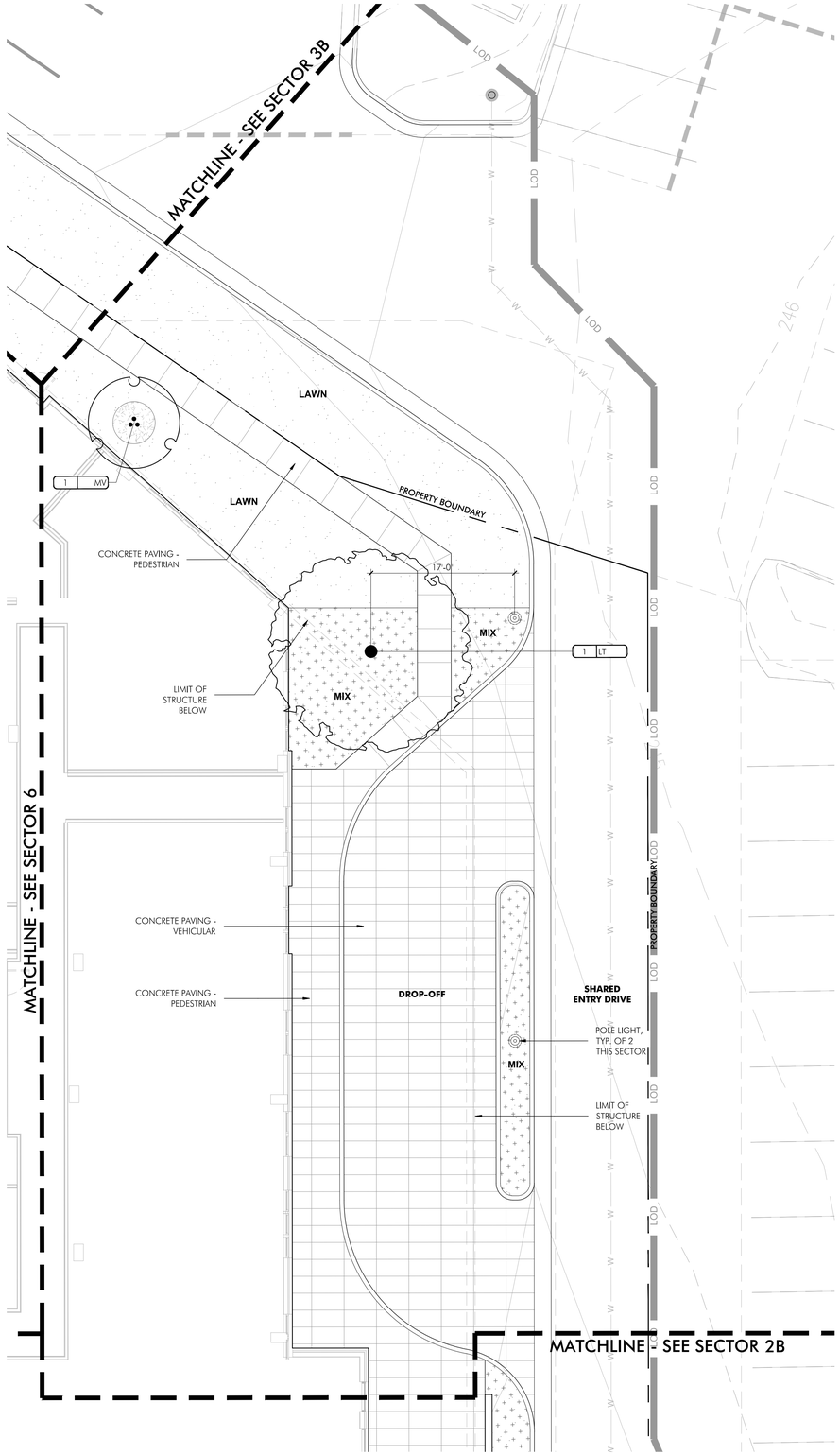
ORIGINAL ISSUE DATE
11.28.2023

DESIGNED BY
SS

DRAWN BY
KR, KF

CHECKED BY
SS

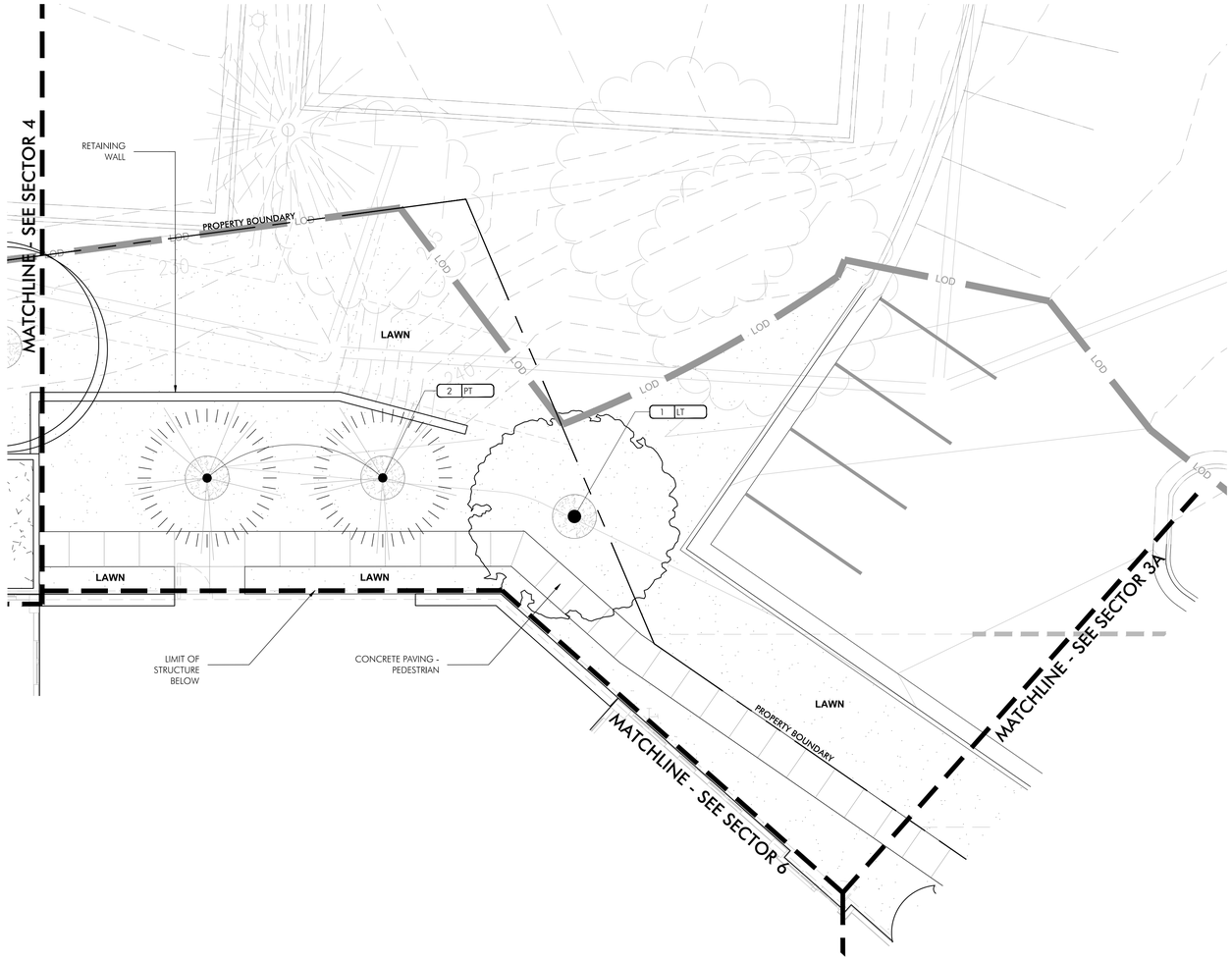
L-102



01 LANDSCAPE PLAN - GROUND LEVEL - SECTOR 3A

1/8"=1'-0"

FEET 0 4 8 16



02 LANDSCAPE PLAN - GROUND LEVEL - SECTOR 3B

1/8"=1'-0"

FEET 0 4 8 16

LEGEND

- SCORED CONCRETE PAVING
- STAIR WITH HANDRAILS
- RAMP WITH HANDRAILS
- PROPOSED STREET LIGHT
- PROPOSED POLE LIGHT
- PROPOSED PEDESTRIAN TRAFFIC SIGNAL
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- PROPOSED MULCH RING
- MIXED SHRUBS AND HERBACEOUS PLANTINGS
- MIXED BIO-RETENTION PLANTINGS

APPROVED
SPECIAL USE PERMIT NO. DSUP#
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.

ALL CONSTRUCTION IN THE PUBLIC WAY SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

6125 STEVENSON AVENUE

ALEXANDRIA
VIRGINIA

ParkerRodriguez
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER
SNELL PROPERTIES
4600 North Fairfax Drive
Suite 1000
Arlington, VA 22203

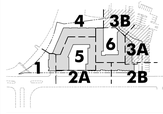
ARCHITECT
SK+I ARCHITECTURE
4600 East-West Highway
Suite 700
Bethesda, MD 20814

CIVIL ENGINEER
BOWMAN CONSULTING GROUP
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

SEAL

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
02/09/2024
LANDSCAPE ARCHITECT

KEY PLAN



REVISIONS

CONCEPT 2 SUBMISSION	11.28.2023
PDSUP SUBMISSION 1	02.09.2024

Landscape Plan - Ground Level - Sector 3

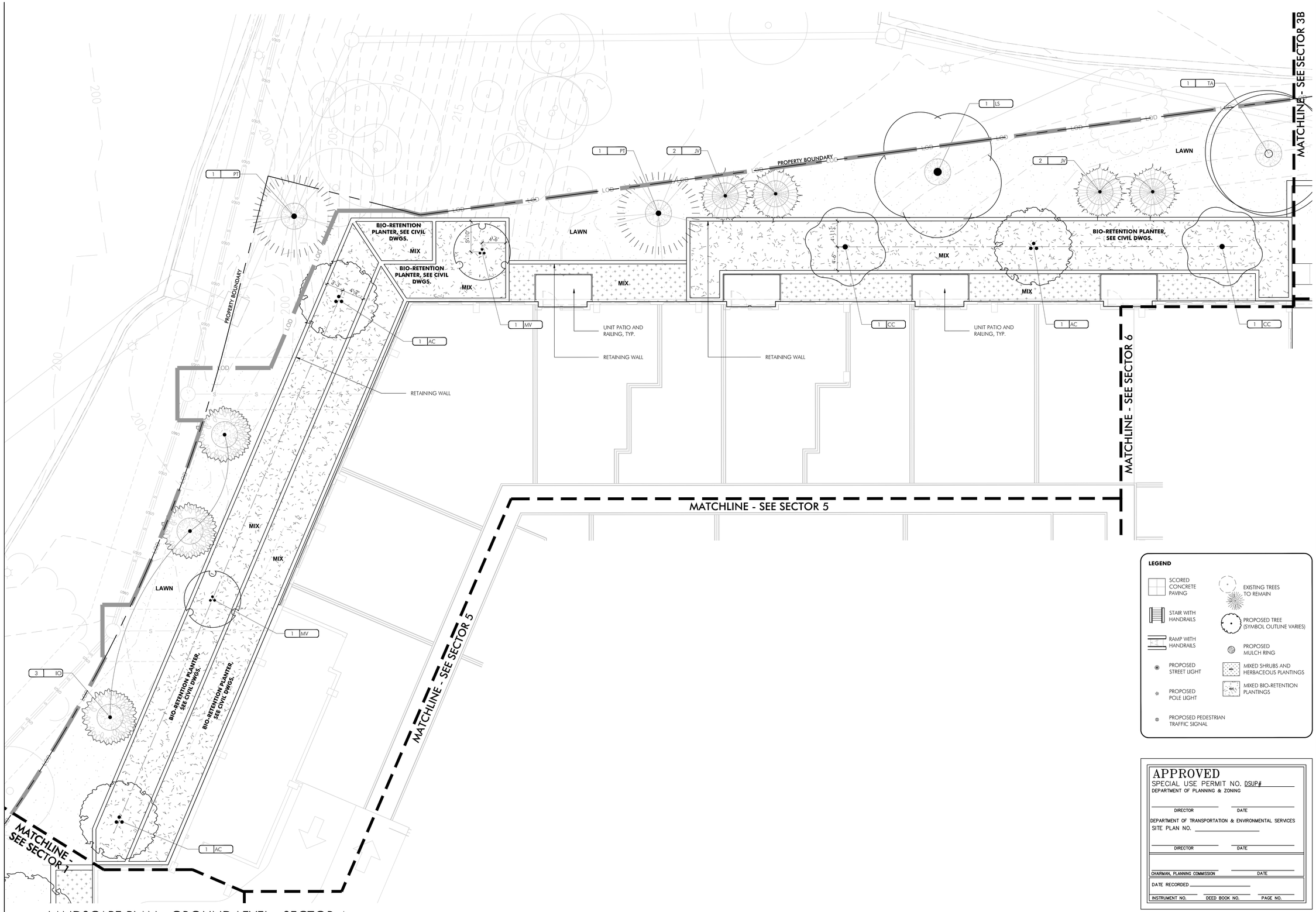
ORIGINAL ISSUE DATE
11.28.2023

DESIGNED BY
SS

DRAWN BY
KR, KF

CHECKED BY
SS

L-103



01 LANDSCAPE PLAN - GROUND LEVEL - SECTOR 4
1/8"=1'-0"

FEET
0 4 8 16

LEGEND

- SCORED CONCRETE PAVING
- STAIR WITH HANDRAILS
- RAMP WITH HANDRAILS
- PROPOSED STREET LIGHT
- PROPOSED POLE LIGHT
- PROPOSED PEDESTRIAN TRAFFIC SIGNAL
- EXISTING TREES TO REMAIN
- PROPOSED TREE (SYMBOL OUTLINE VARIES)
- PROPOSED MULCH RING
- MIXED SHRUBS AND HERBACEOUS PLANTINGS
- MIXED BIO-RETENTION PLANTINGS

APPROVED
SPECIAL USE PERMIT NO. DSUP#
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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6125 STEVENSON AVENUE

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02/09/2024
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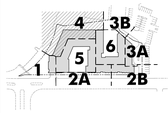
KEY PLAN



REVISIONS

CONCEPT 2 SUBMISSION	11.28.2023
PDSUP SUBMISSION 1	02.09.2024

Landscape Plan - Ground Level - Sector 4

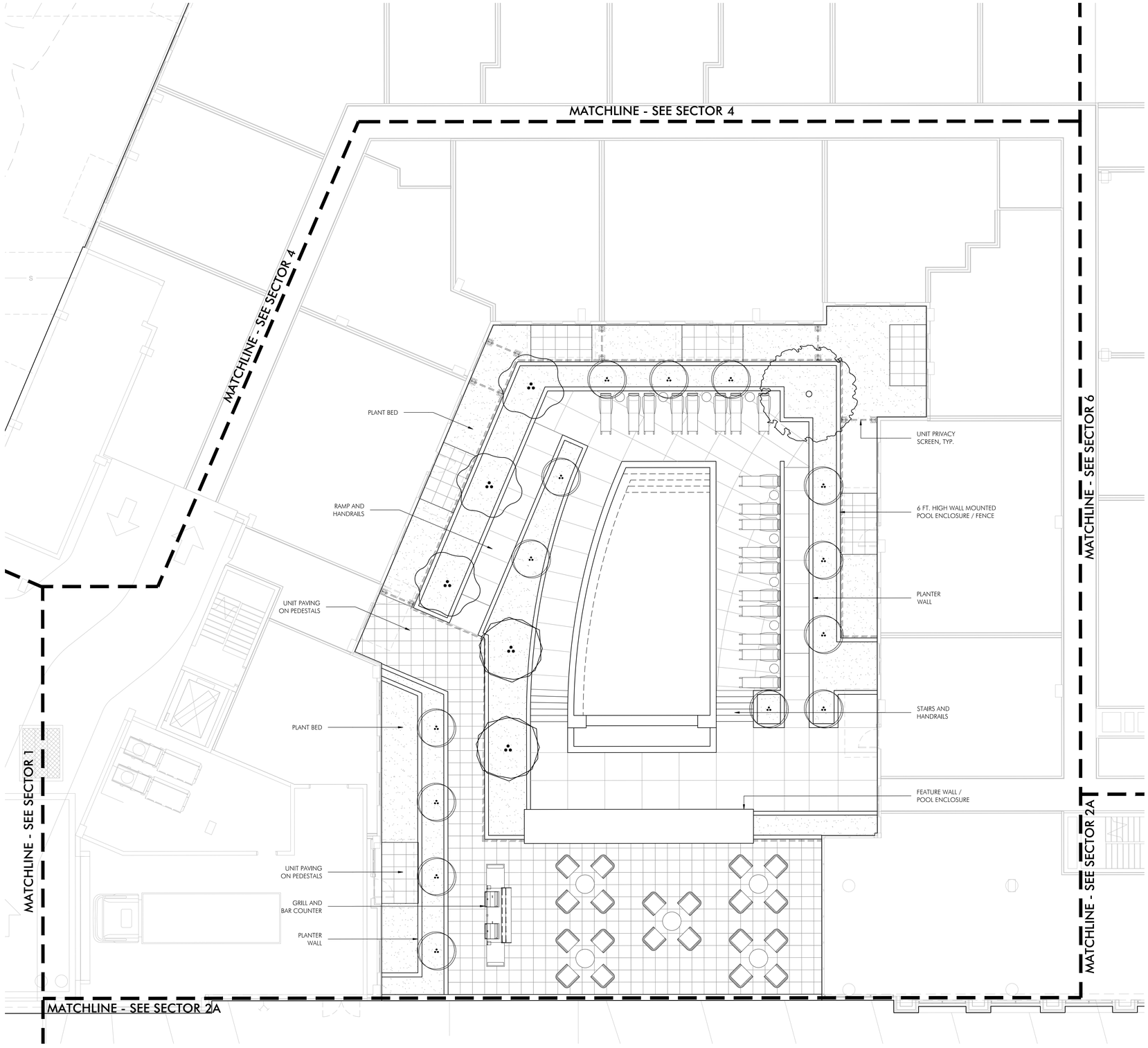
ORIGINAL ISSUE DATE
11.28.2023

DESIGNED BY
SS

DRAWN BY
KR, KF

CHECKED BY
SS

L-104



01 LANDSCAPE PLAN - LEVEL 1 - SECTOR 5
1"=20'-0"

FEET
0 10 20 40

NOTE
COURTYARD LAYOUT IS ILLUSTRATIVE OF INTENDED PRIVATE COURTYARD PROGRAM AND WILL CONTINUE TO BE REFINED. ADDITIONAL DETAIL WILL BE PROVIDED AT FINAL SITE PLAN.

APPROVED
SPECIAL USE PERMIT NO. DSUP#
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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TRINI M. RODRIGUEZ
Cert. No. 1296
02/09/24
LANDSCAPE ARCHITECT

KEY PLAN


REVISIONS

CONCEPT 2 SUBMISSION	11.28.2023
PDSUP SUBMISSION 1	02.09.2024

Landscape Plan - Level 1 - Sector 5

ORIGINAL ISSUE DATE
11.28.2023

DESIGNED BY
SS

DRAWN BY
KR, KF

CHECKED BY
SS

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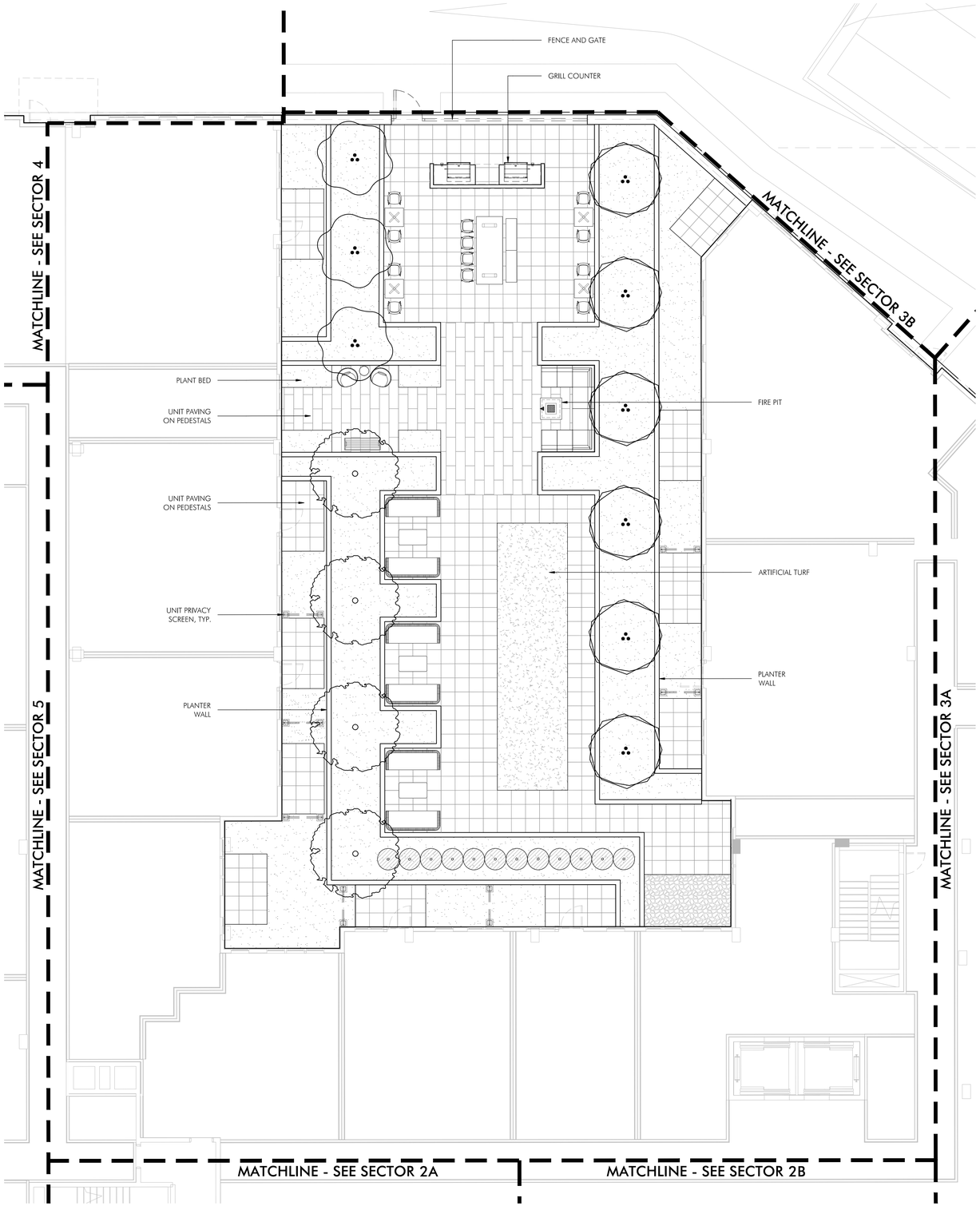

01 LANDSCAPE PLAN - LEVEL 2 - SECTOR 6
1"=20'-0"

FEET 0 10 20 40

NOTE

COURTYARD LAYOUT IS ILLUSTRATIVE OF INTENDED PRIVATE COURTYARD PROGRAM AND WILL CONTINUE TO BE REFINED. ADDITIONAL DETAIL WILL BE PROVIDED AT FINAL SITE PLAN.

APPROVED
SPECIAL USE PERMIT NO. DSUP#
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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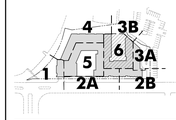
TRINI M. RODRIGUEZ
Cert. No. 1296
02/09/2024
LANDSCAPE ARCHITECT

KEY PLAN



REVISIONS	
CONCEPT 2 SUBMISSION	11.28.2023
PDSUP SUBMISSION 1	02.09.2024

Landscape Plan - Level 2 - Sector 6

ORIGINAL ISSUE DATE
11.28.2023

DESIGNED BY
SS

DRAWN BY
KR, KF

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SS

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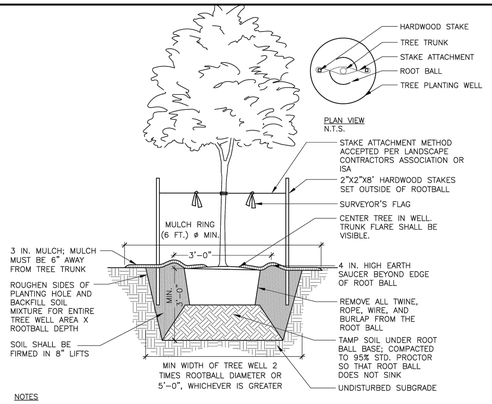


NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

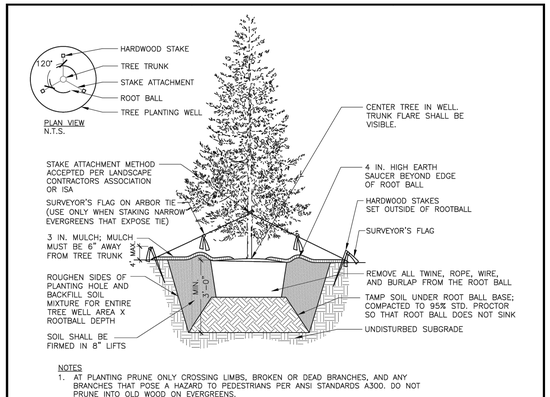
A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA | Approved by: COA | Date drawn: 01/01/19 | DECIDUOUS TREE PLANTING | 1 OF 1 | LD 001



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION, ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A EVERGREEN TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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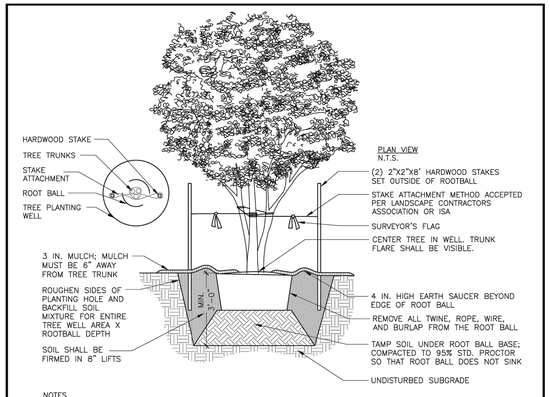
Source: CITY OF ALEXANDRIA | Approved by: COA | Date drawn: 01/01/19 | EVERGREEN TREE PLANTING | 1 OF 1 | LD 002



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

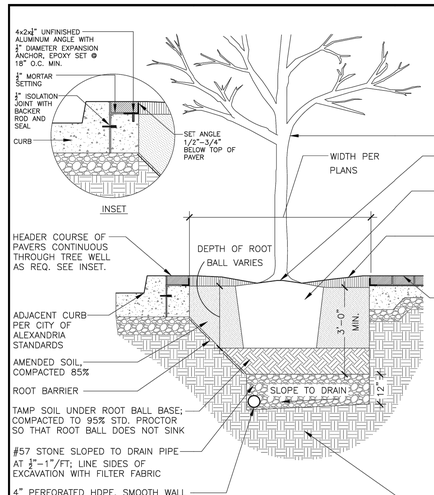
A MULTI–STEM TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA | Approved by: COA | Date drawn: 01/01/19 | MULTI-STEM TREE PLANTING | 1 OF 1 | LD 003



NOTES

1. THIS CROSS–SECTION APPLIES TO BOTH TREE PLANTING STRIPS AND TREE PLANTING WELLS.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL STREET TREE PLANTING NOTES.

A STREET TREE PLANTING WELL
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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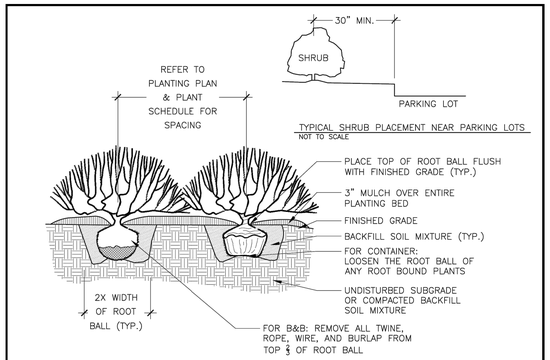
Source: CITY OF ALEXANDRIA | Approved by: COA | Date drawn: 01/01/19 | STREET TREE PLANTING WELL | 1 OF 1 | LD 005



NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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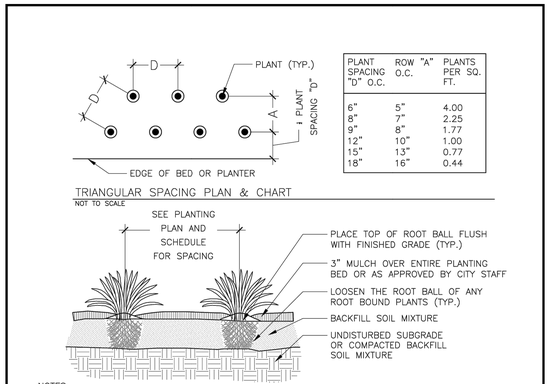
Source: CITY OF ALEXANDRIA | Approved by: COA | Date drawn: 01/01/19 | SHRUB PLANTING | 1 OF 1 | LD 009



PLANT SPACING "D"	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA | Approved by: COA | Date drawn: 01/01/19 | GROUNDCOVER & PERENNIAL PLANTING | 1 OF 1 | LD 011

01 ALEXANDRIA CITY STANDARD PLANTING DETAILS ON GRADE
NOT TO SCALE

6125 STEVENSON AVENUE

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SEAL

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
02/09/2024
LANDSCAPE ARCHITECT

KEY PLAN

REVISIONS

CONCEPT 2 SUBMISSION	11.28.2023
PDSUP SUBMISSION 1	02.09.2024

Landscape Details

ORIGINAL ISSUE DATE
11.28.2023

DESIGNED BY
SS

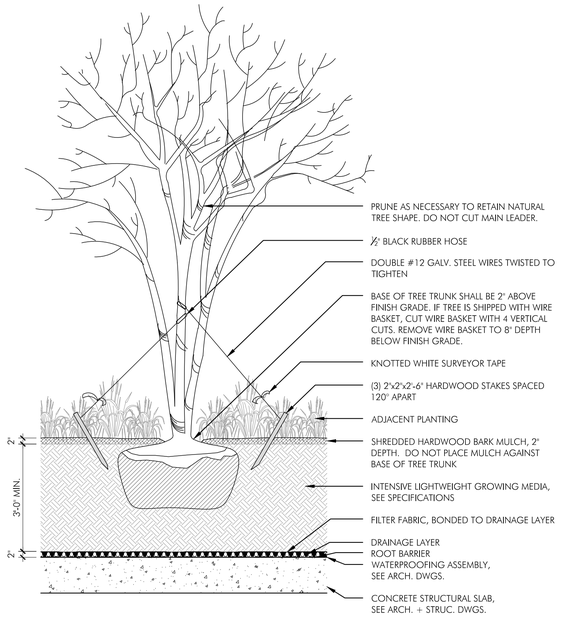
DRAWN BY
KR, KF

CHECKED BY
SS

APPROVED
SPECIAL USE PERMIT NO. DSUP#
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.

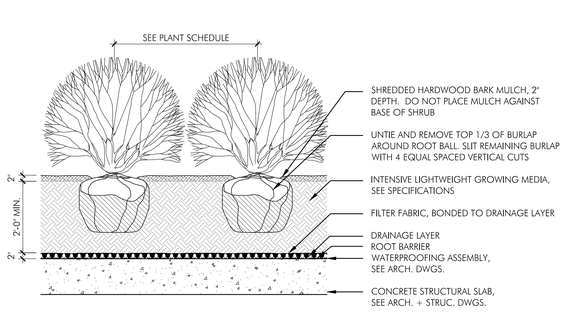
ALL CONSTRUCTION IN THE PUBLIC WAY SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

L-200



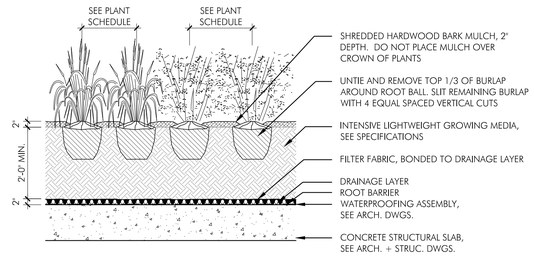
01 TREE PLANTING ON STRUCTURE

1/2"=1'-0" — FEET 0 1 2 4



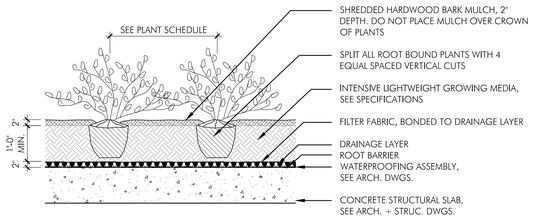
02 SHRUB PLANTING ON STRUCTURE - COURTYARD

1/2"=1'-0" — FEET 0 1 2 4



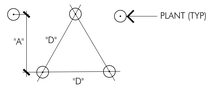
03 PERENNIAL AND ORNAMENTAL GRASS PLANTING ON STRUCTURE - COURTYARD

1/2"=1'-0" — FEET 0 1 2 4



04 GROUNDCOVER PLANTING ON STRUCTURE - COURTYARD

1/2"=1'-0" — FEET 0 1 2 4



NOTE:

GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING.

PLANT SPACING "D"	ROW "A"
6" O.C.	5" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
15" O.C.	13" O.C.
16" O.C.	14" O.C.
18" O.C.	16" O.C.
24" O.C.	21" O.C.
30" O.C.	26" O.C.
36" O.C.	30" O.C.

05 PLANT SPACING DIAGRAM

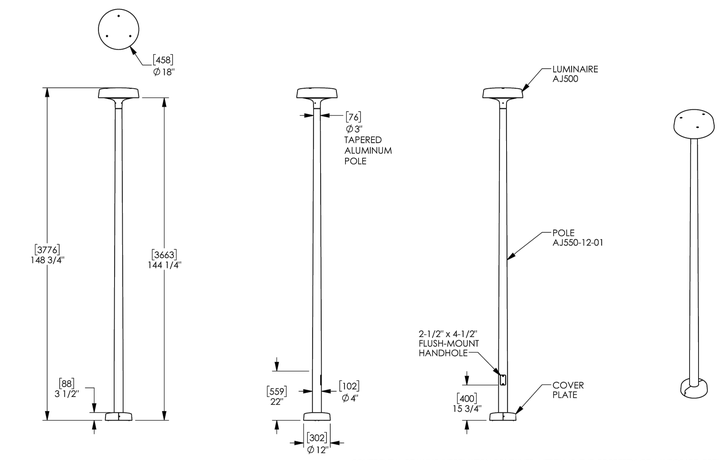
1/2"=1'-0" — FEET 0 1 2 4

Motive Area light, 12ft ht, no twist-lock receptacle
Product Drawing

Date: 10/31/2019
www.landscapeforms.com Ph: 800.521.2546

LUMINAIRE AND POLE ARE ORDERED SEPARATELY.
SEE PRODUCT DATA SHEET FOR LUMINAIRE OPTIONS.

ANCHORING HARDWARE INCLUDED WITH POLE.



landscapeforms Drawing: AJ0003
Dimensions are in inches [mm]

NOTE: Fixtures shown indicate design intent and quality; approved equals are acceptable.

06 POLE LIGHT

NOT TO SCALE

6125 STEVENSON AVENUE

ALEXANDRIA
VIRGINIA

ParkerRodriguez
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER
SNELL PROPERTIES
4600 North Fairfax Drive
Suite 1000
Arlington, VA 22203

ARCHITECT
SK+I ARCHITECTURE
4600 East-West Highway
Suite 700
Bethesda, MD 20814

CIVIL ENGINEER
BOWMAN CONSULTING GROUP
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

SEAL

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
02/09/24
LANDSCAPE ARCHITECT

KEY PLAN

REVISIONS

CONCEPT 2 SUBMISSION	11.28.2023
PDSUP SUBMISSION 1	02.09.2024

Landscape Details

ORIGINAL ISSUE DATE
11.28.2023

DESIGNED BY
SS

DRAWN BY
KR, KF

CHECKED BY
SS

APPROVED
SPECIAL USE PERMIT NO. DSUP#
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.

ALL CONSTRUCTION IN THE PUBLIC WAY SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

L-201

YIMBYS OF NOVA

4 June 2024

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYs of Northern Virginia, we enthusiastically support the residential development at 6101 and 6125 Stevenson Avenue. Alexandria desperately needs more homes to support everyone who works and goes to school in our region. This project will replace an underutilized 1980s office building and surface parking lot with 270 desperately needed new homes, located close to the jobs and amenities coming to the Landmark Mall redevelopment.

The development will contain 23 committed affordable units, including four deeply affordable units at 40% AMI, and it will also contribute more than $400,000 to Alexandria's Housing Trust Fund, while the increased supply of market-rate apartments will help keep older apartment buildings in Landmark affordable.

The project will also benefit the whole neighborhood with a substantially improved sidewalk and new bike lane.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Luca Gattoni-Celli, Peter Sutherland, Stephanie Elms, and Trip Hook
YIMBYs of Northern Virginia Alexandria leads