Carlyle/Eisenhower East Design Review Board (DRB) **Application**

2425 Eisenhower Avenue PROJECT NAME: Block 6C Retail Pad Site BLOCK: Tax Map 072.04-03-31 ADDRESS OF PROJECT: 2425 Eisenhower Avenue **APPLICATION FOR REVIEW OF:** (Check one) [X] Building X Concept __ Final [] Sign [] Awning Other: APPLICANT Name: 2425 Eisenhower Acquisitions, LLC By. M. Catharine Puskar, Attorney/Agent Address: 2034 Eisenhower Avenue, Suite 290 Alexandria, Virginia 22331 Phone: _703-528-4700 Email Address: cpuskar@thelandlawyers.com ARCHITECT/DESIGNER Name: CALLISONRTKL, Inc. c/o Antonio D'Agostino Address: 210 L Street, NW Suite 200, Washington, DC 20037 Email Address: tony.dagostino@crtkl.com Phone: 202-833-4400 PROPERTY OWNER Name: ____ Same as Applicant (if different from APPLICANT) Address: ____ Phone: _____ Email Address: _____ DESCRIBE THE REQUEST BRIEFLY: _ The Applicant proposes to develop the property with a 7,791 square foot one story retail building in accordance with existing approvals for Block 6C. The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. based on such information may be invalidated. The applicant, if other than the property owner, also attests that

The undersigned further understands that, should such information be found incorrect, any action taken by the Board he/she has obtained permission from the property owner to make this application.

Note: Per condition #67 of the Carlyle SUP #2253, as amended by SUP #2007-0094, all applicants will be responsible for the costs associated with DRB review of the application. Fees are determined based upon the number of applicants per hearing. Applicants will be notified by Planning and Zoning staff of the amount owed after the filing deadline has passed and the agenda for the hearing has been finalized. Payment is expected prior to the request being acted upon by the DRB.

Applicant Signature:	McOuskar	Date: _June 19, 2018	

Applicant Printed Name: M. Catharine Puskar, Attorney/Agent

CONCEPTUAL PLAN 1/11

2425 EISENHOWER AVENUE BLOCK 6C RETAIL PAD SITE

ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

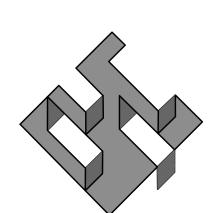
THIS SITE IS BORDERED TO THE NORTH BY EXISTING PRIVATE STREET AND PARKING; TO THE SOUTH BY EISENHOWER AVENUE; TO THE EAST BY SWAMP FOX ROAD; AND TO THE WEST BY EXISTING PRIVATE STREET AND RETAIL AND OFFICE BUILDING.

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A 7,791 S.F. ONE STORY RETAIL

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM EISENHOWER AVENUE AND SWAMP FOX ROAD.

SPECIAL USE PERMITS/ZONING MODIFICTIONS/WAIVERS

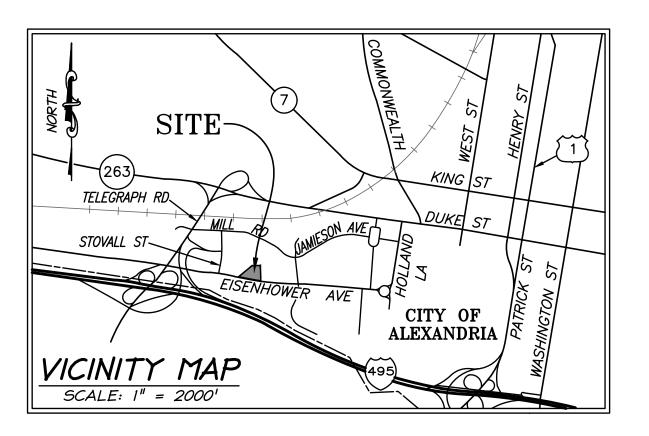
I. PHASE II DEVELOPMENT SPECIAL USE PERMIT



PREPARED BY:

christopher consultants

engineering · surveying · land planning christopher consultants, ltd. 9900 main street (fourth floor) fairfax, va 22031-3907



703.273.6820 fax 703.273.7636

2425 EISENHOWER ACQUISITIONS, LLC

2034 EISENHOWER AVENUE, SUITE 290 ALEXANDRIA, VA 22331 (703) 960-4700

ATTORNEY WALSH, COLUCCI, LUBELEY, EMRICH, & WALSH

OWNER/APPLICANT

2200 CLARENDON BLVD. 13TH FLOOR ARLINGTON, VA 22021 (703) 528-4700

CIVIL ENGINEER

christopher consultants, Itd.

FOURTH FLOOR FAIRFAX, VIRGINIA 22031 (703) 273-6820

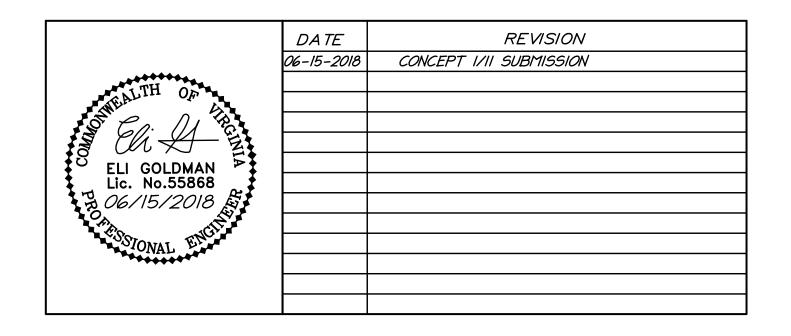
ARCHITECT CALLISONRTKL INC. 210 L ST. NW SUITE 200 WASHINGTON, DC 20037 (202) 833-4400

SHEET INDEX

COVER SHEET C200 NOTES AND TABULATIONS C300 EXISTING CONDITIONS PLAN C301 CONTEXTUAL PLAN C400 CONCEPTUAL SITE PLAN C500 TURNING MOVEMENTS C600 OPEN SPACE PLAN C60I EXISTING TREE EXHIBIT C700 CONCEPTUAL BMP COMPUTATIONS C701 CONCEPTUAL SWM AND OUTFALL ANALYSIS

AP-IOI ZONING EXHIBITS- RETAIL- PAD BUILDING ELEVATIONS AP-102 ZONING EXHIBITS- RETAIL- PAD BUILDING ELEVATIONS

AP-103 ZONING EXHIBITS- RETAIL- PAD BUILDING SECTIONS



C100

GENERAL NOTES

- I. THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY THIS FIRM ON OCTOBER 3IST, 2017.
- 2. EXISTING SITE INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY THIS FIRM ON OCTOBER 2017 AND APPROVED
- 3. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP 072.04-03-31, ZONED CDD #2.
- 4. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NUMBER 515519 0037 E, REVISED JUNE 16, 2011, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 5. OWNER: 2425 EISENHOWER ACQUISIIONS, LLC INSTRUMENT NO. 160003222
- 6. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
- 7. IN ACCORDANCE WITH THE RESOURCE PROTECTION AREAS MAP ADOPTED JUNE 12, 2004 BY THE CITY COUCIL OF ALEXANDRIA, THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THIS PROPERTY.
- 8. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
- 9. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THE PROPERTY. SHOULD ANY UNANTICIPATED UNDERGROUND STORAGE TANKS OR DRUMS BE ENCOUNTERED AT THE SITE, THE APPLICANT SHALL IMMEDIATELY NOTIFY THE CITY OF ALEXANDRIA FIRE DEPARTMENT AND DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY. THE SITE IS LOCATED PROXIMATE TO A KNOWN HISTORIC OLD LANDFILL.
- 10. TO THE BEST OF OUR KNOWLEDGE THERE ARE AREAS ON-SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
- II. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- 12. THE APPLICANT WILL COMPLY WITH GREEN BUILDING POLICY.

SOIL DATA

THE NATURAL SOILS OF THE SITE CONSIST GENERALLY OF HALOCENE AND PLEISTOCENE AGE ALLUVIUM AND RIVER TERRACE DEPOSITS CONSISTING OF CLAY, SILT, SAND, AND GRAVEL, UNDERLAIN BY SAND AND CLAY DEPOSITS OF THE POTOMAC GROUP.

ENVIRONMENTAL SITE ASSESSMENT

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

ARCHAEOLOGY NOTES

I. 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.

2. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY , UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

SANITARY SEWER OUTFALL NARRATIVE

THIS PROJECT PROPOSES TO CONNECT TO THE EXISTING 24" RCP SEWER THAT RUNS SOUTH ALONG SWAMP FOX ROAD. PER MEMO TO INDUSTRY 06-14, AN ADEQUATE ANALYSIS IS NOT REQUIRED BECAUSE THE TOTAL FLOW IS LESS THAN 10,000 GPD. SEE CALCULATIONS ON THIS SHEET. THIS PROJECT IS NOT LOCATED IN Á COMBINED SEWER AREA.

STORM WATER MANAGEMENT NARRATIVE

TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, SECTION 13-109.F.2], VOLUME CONTROL IS REQUIRED. THIS PROJECT WILL PROVIDE ON-SITE DETENTION OF SITE RUNOFF THROUGH THE USE OF A VAULT OR A BELOW GRADE HDPE ARCHED PIPE SYSTEM. OFF-SITE DETENTION MIGHT BE REQUIRED TO MEET THE REQUIREMENT, BUT WILL BE DETERMINED AT THE PRELIMINARY PLAN STAGE OF THE PROJECT.

POST-DEVELOPMENT

C = (0.01)(0.35) + (0.35)(0.90) = 0.88

A = 0.36 ACRES

BEST MANAGEMENT PRACTICES:

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF PLANTER BOXES, BMP TREE WELLS AND MANUFACTURED TREATMENT DEVICES TO MEET BOTH POLLUTANT LOAD REDUCTION AND THE WATER QUALITY VOLUME DEFAULT. A WAIVER TO MEMO TO INDUSTRY OI-18 WILL BE APPLIED FOR DUE TO THE EXISTING SITE CONSTRAINTS. SEE SHEET C700 FOR MORE INFORMATION.

PRE-DEVELOPMENT

A = 0.36 ACRES C = (.27)(0.35) + (0.09)(0.90) = 0.49

T = 5 MINUTES 1,= 6.2 INCHES/HOUR In= 9.0 INCHES/HOUR

 $Q_{10} = (0.49)(9.0)(0.36) = 1.59 CFS$

T_c = 5 MINUTES I = 6.2 INCHES/HOUR In = 9.0 INCHES/HOUR Q, = (0.49)(6.2)(0.36)= 1.09 CFS $Q_{s} = (0.88)(6.2)(0.36) = 1.96 CFS$ $Q_{\rm p} = (0.88)(9.0)(0.36) = 2.85 CFS$

NET INCREASE IN RUNOFF

 $Q_2 = 1.09 \ CFS - 1.96 \ CFS = 0.87 \ CFS$ $Q_{10} = 1.59 \ CFS - 2.85 \ CFS = 1.26 \ CFS$

ZONING TABULATIONS

EXISTING SITE AREA:

PROPOSED USE:

SITE LOCATION/ADDRESS: 2425 EISENHOWER AVENUE

EXISTING ZONE: COORDINATED DEVELOPMENT DISTRICT #2 (CDD) PROPOSED ZONE: COORDINATED DEVELOPMENT DISTRICT #2 (CDD)

RETAIL

7,791 SF

15,849 S.F. OR 0.36 AC.

SMALL AREA PLAN DISTRICT: EISENHOWER EAST PLAN

PROPOSED SITE AREA: 15,849 S.F. OR 0.36384 AC.

EXISTING USE: VACANT LAND

0.49 SF PROPOSED FLOOR AREA RATIO: ALLOWABLE GROSS FLOOR AREA: 7,882 SF

GROSS FLOOR AREA PROPOSED:

LOT AREA REQUIRED: 15,849 S.F. OR 0.36 AC. LOT AREA PROVIDED:

BUILDING SETBACK REQUIRED:

BUILDING SETBACK PROVIDED: NORTH: 18.5'

EAST: 9.5' SOUTH: 2.7' WEST: 8.9'

LOT FRONTAGE REQUIRED: N/A

NORTH: 95' LOT FRONTAGE PROVIDED: EAST: 70'

SOUTH: 121' WEST: 89'

EXISTING (PER APPROVED CDD #2) OPEN SPACE REQUIRED: OPEN SPACE PROVIDED: 3,450 SF (SEE SHEET C600)

10 TO 15 STORIES MAXIMUM BUILDING HEIGHT:

PROPOSED BUILDING HEIGHT: 26.58' , I STORY

AVERAGE FINISHED GRADE: *15.7*′

PARKING MAXIMUMS: 2 SPACES PER 1,000 GSF = 2 X (7791/1,000) = 16

N/A

PARKING PROVIDED: 6 STANDARD SPACES

I SPACE PER 20,000 GSF LOADING REQUIRED:

I SPACE LOADING PROVIDED:

APPROXIMATE AREA OF DISTURBANCE

YARDS:

DURING CONSTRUCTION: 16,000 S.F. OR 0.37 AC.

EXISTING TRIP GENERATION: O VEHICLES 260 ADT PROPOSED TRIP GENERATION:

CONCEPTUAL SANITARY DESIGN FLOWS

7,791 SF OF RETAIL/COMMERCIAL

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:

200 GPD/1000 SF (FOR RETAIL/COMMERCIAL)

200 GPD/1000 SF X 7,791 SF = 1,558 GPD TOTAL FLOW = 1,558 GPD

Q = (1,558 GPD / 7.48 GAL/CF) * (DAY/86,400 SEC) = 0.002 C.F.S.

PEAK FACTOR FOR LATERALS = 4.0 DESIGN FLOW = 0.002 X 4.0 = 0.009 C.F.S. OR 6,232 GPD

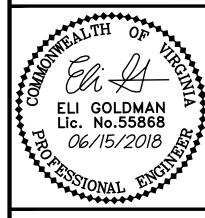
NOTE: SINCE THE TOTAL WASTEWATER FLOW IS LESS THAN 10,000 GPD, AN OUTFALL ANALYSIS IS NOT WARRANTED PER MEMO TO INDUSTRY 06-14.

DATE	<i>REVISION</i>
ALL COI	NSTRUCTION SHALL CONFORM TO THE

CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

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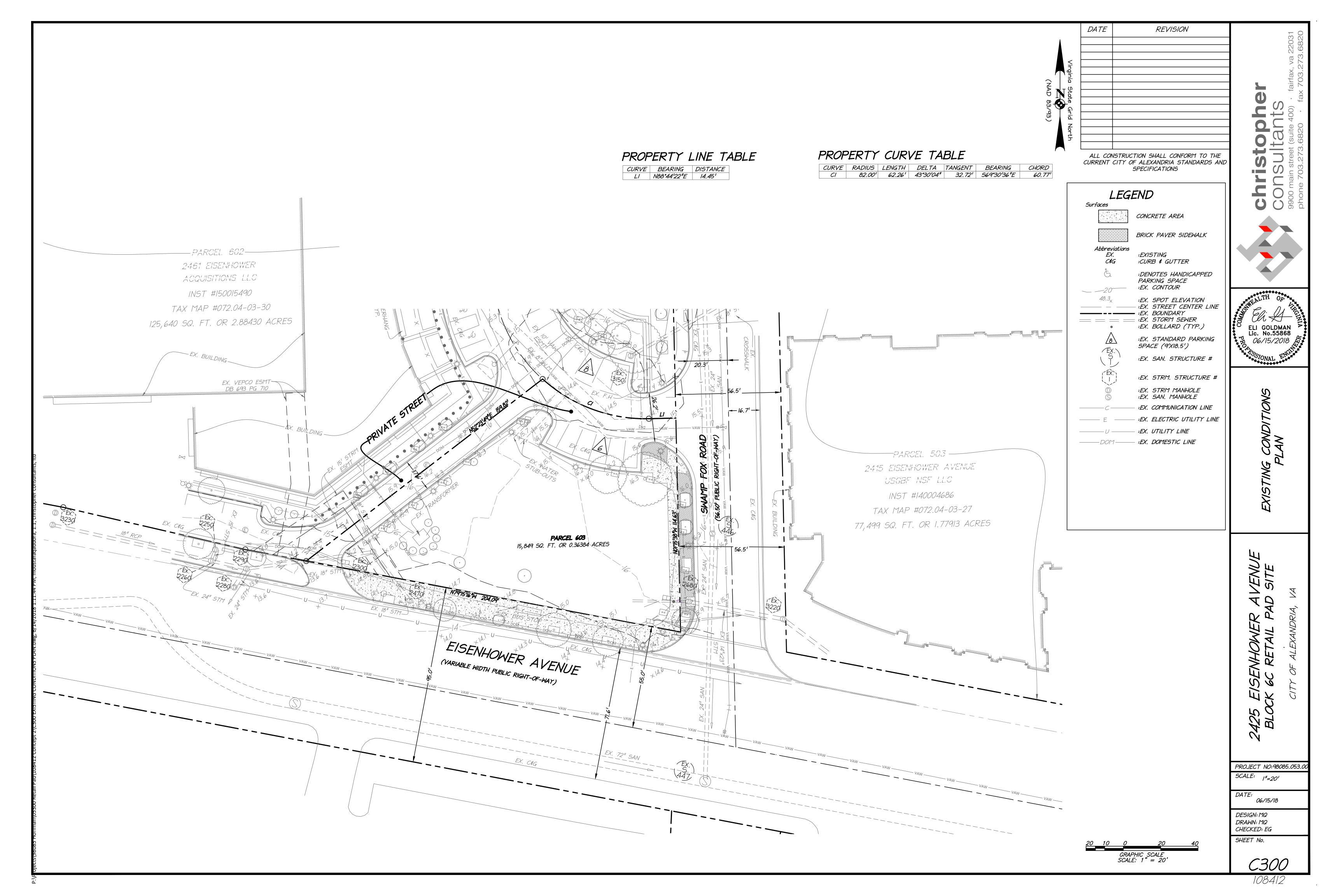
PROJECT NO:98085.053.0

SCALE: N/A DATE:

06/15/18 DESIGN: MQ

DRAWN: MQ CHECKED: EG SHEET No.

> *C200* 108412



- 100 TELEGRAPH ROAD EXTRA SPACE PROPERTIES 102 LLC USE: SELF STORAGE FACILITY ZONE: OCM (50) TM 072.02-01-02
- 25 DOVE STREET DOVE STREET HOLDINGS LLC USE: COMMERCIAL BUILDING
- 2438 DUKE STREET MII LLC USE: VACANT LAND COMMERCIAL
- 20 DOVE STREET MII LLC USE: AUTOMOTIVE CENTER ZONE: OCM (50) TM 072.02-01-05
- 26 DOVE STREET DAREZZO REAL ESTATE NO I LLC USE: AUTO SALES
- 100 DOVE STREET AITCHESON REAL ESTATE INC USE: DISTRIBUTION WAREHOUSE ZONE: OCM (50) TM 072.02-01-07
- 2412 DUKE STREET AITCHESON REAL ESTATE INC USE: VACANT LAND/COMMERCIAL
- 2387 DUKE STREET ASSOCIATES, LC USE: COMMERCIAL WAREHOUSE ZONE: OCM (50) TM 072.02-01-09
- 2350 DUKE STREET 2350 DUKE STREET ASSOCIATES, LC USE: COMMERCIAL WAREHOUSE ZONE: OCM (50) TM 072.02-01-10
- 2328 DUKE STREET ASSOCIATES, LC USE: SURFACE PARKING
- 2326 DUKE STREET J.T. MARTYN JR. AND E.F. CANNON USE: VACANT LAND/COMMERCIAL ZONE: OCM (50) TM 072.02-01-12
- 2324 DUKE STREET J.T. MARTYN JR. AND E.F. CANNON USE: AUTOMOTIVE CENTER
- 2226 DUKE STREET UNITED STATES POSTAL SERVICE USE: U.S. POST OFFICE ZONE: OCM (50) TM 072.02-01-14.C
- CSX TRANSPORTATION, INC USE: CSX TRACKS ZONE: OCM (100) TM 071.01-03-01
- WASHINGTON METRO AREA TRANSIT AUTHORITY (WMATA) USE: WMATA ZONE: OCM (100) TM 072.02-02-XX
- IO8 TELEGRAPH ROAD WASHINGTON METRO AREA TRANSIT AUTHORITY (WMATA) USE: WMATA ZONE: UT TM 071.02-02-01
- 2421 MILL ROAD WASHINGTON METRO AREA TRANSIT AUTHORITY (WMATA) USE: WMATA ZONE: OCM (100)/UT TM 071.02-02-13
- 2415 MILL ROAD WASHINGTON METRO AREA TRANSIT AUTHORITY (WMATA) USE: WMATA ZONE: OCM (100)/UT TM 072.02-02-14
- 2403 MILL ROAD WASHINGTON METRO AREA TRANSIT AUTHORITY (WMATA) USE: WMATA ZONE: OCM (100)/UT TM 072.02-02-17
- 2395 MILL ROAD WASHINGTON METRO AREA TRANSIT AUTHORITY (WMATA) USE: WMATA ZONE: OCM (100) TM 072.02-02-18

- 2355 MILL ROAD CITY OF ALEXANDRIA USE: CITY GOVERNMENT BUILDINGS
- 2393 MILL ROAD WASHINGTON METRO AREA TRANSIT AUTHORITY (WMATA) USE: WMATA TRACKS ZONE: UT TM 072.02-02-19
- 2375 MILL ROAD CITY OF ALEXANDRIA USE: CITY VACANT LAND ZONE: OCM (100) TM 072.04-02-14
- 2365 MILL ROAD WASHINGTON METRO AREA TRANSIT AUTHORITY (WMATA) USE: WMATA TRACKS ZONE: UT TM 072.04-02-20
- 2345 MILL ROAD MHF ALEXANDRIA V LLC USE: EXTENDED STAY HOTEL ZONE: CDD-2 TM 072.04-02-19
- 2425 MILL ROAD HOFFMAN FAMILY, LLC USE: VACANT LAND COMMERCIAL ZONE: CDD-2 TM 072.02-02-12
- 2460 MILL ROAD S/C EISENHOWER, LLC USE: SURFACE PARKING/COMMERCIAL ZONE: CDD-2 TM 072.04-03-28
- 2410 MILL ROAD S/C EISENHOWER, LLC USE: SURFACE PARKING/COMMERCIAL ZONE: CDD-2 TM 072.04-03-25
- 2380 MILL ROAD TOWN CENTER GARAGE, LLC USE: TOWN CENTER GARAGE ZONE: CDD-2 TM 072.04-03-26
- 2360 MILL ROAD WASHINGTON METRO AREA TRANSIT AUTHORITY (WMATA) USE: WMATA TRACKS ZONE: UT TM 072.04-03-08
- 2299 EISENHOWER AVENUE WASHINGTON METRO AREA TRANSIT AUTHORITY (WMATA) USE: WMATA TRACKS ZONE: UT TM 072.04-03-12
- 2318 MILL ROAD CARLYLE OVERLOOK LLC USE: OFFICE BUILDING/RETAIL ZONE: CDD-2 TM 072.04-0A-00
- 2316 MILL ROAD MILL RACE PROPERTY OWNERS ASSOCIATION USE: VACANT LAND/COMMERCIAL ZONE: CDD-2 TM 072.04-03-22
- 2251 EISENHOWER AVENUE CARLYLE PLACE ASSOCIATES LLC USE: HI-RISE RESIDENTIAL ZONE: CDD-2 TM 072.04-03-21
- 2351 EISENHOWER AVENUE EISENHOWER RESIDENTIAL LP USE: HI-RISE RESIDENTIAL ZONE: CDD-2 TM 072.04-03-23
- 2415 EISENHOWER AVENUE USGBF NSF LLC USE: OFFICE BUILDING ZONE: CDD-2 TM 072.04-03-27
- 206 SWAMP FOX ROAD HOFFMAN FAMILY, LLC USE: AMC HOFFMAN CENTER 22 THEATER & SURFACE PARKING ZONE: CDD-2 TM 072.04-03-19
- 200 STOVALL STREET PERSEUS REALTY, LLC USE: OFFICE BUILDING/SURFACE PARKING ZONE: CDD-2 TM 072.04-03-29
- 2461 EISENHOWER AVENUE 2461 EISENHOWER ACQUISITIONS LLC USE: OFFICE BUILDING/SURFACE PARKING ZONE: CDD-2 TM 072.04-03-30
- 2425 EISENHOWER AVENUE 2425 EISENHOWER ACQUISITIONS LLC USE: VACANT LAND/COMMERCIAL ZONE: CDD-2 TM 072.04-03-31

REVISION

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND **SPECIFICATIONS**

- 315 STOVALL STREET HOFFMAN FAMILY LLC USE: VACANT/SURFACE PARKING ZONE: CDD-2 TM 072.04-04-08
- 312 TAYLOR DRIVE HOFFMAN MANAGEMENT INC USE: VACANT LAND/COMMERICAL ZONE: CDD-2 TM 072.03-04-09
- 2460 EISENHOWER AVENUE ALEXANDRIA VA HOTEL PARTNERS LLC USE: HOTEL AND SURFACE PARKING ZONE: CDD-2 TM 072.04-04-07
- 2400 EISENHOWER AVENUE HOFFMAN FAMILY LLC USE: VACANT LAND/SURFACE PARKING ZONE: CDD-2 TM 078.02-01-08
- 2300 EISENHOWER AVENUE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) USE: WMATA RAIL TRACKS ZONE: UT TM 078.02-01-02
- 2310 EISENHOWER AVENUE HOFFMAN FAMILY LLC USE: VACANT LAND/APARTMENTS ZONE: CDD-2 TM 078.02-01-19
- 2356 EISENHOWER AVENUE HOFFMAN TOWERS BLOCK 12 LLC USE: VACANT LAND/APARTMENTS ZONE: CDD-2 TM 078.02-01-09
- 2300 DOCK LANE HOFFMAN TOWERS BLOCK II LLC USE: VACANT LAND/APARTMENTS ZONE: CDD-2 TM 078.02-01-13
- 2250 EISENHOWER AVENUE HOFFMAN FAMILY LLC USE: VACANT LAND/APARTMENTS ZONE: CDD-2 TM 078.02-01-15
- 750 PORT STREET PARADIGM 2230 MILL LLC USE: HI-RISE RESIDENTIAL ZONE: CDD-2 TM 078.02-01-20
- 2200A MILL ROAD LSREF2 CLOVER PROPERTY 12 LLC USE: VACANT LAND/COMMERCIAL ZONE: OCM (100) TM 078.02-01-18

Eli H

ELI GOLDMAN

Lic. No.55868

06/15/2018

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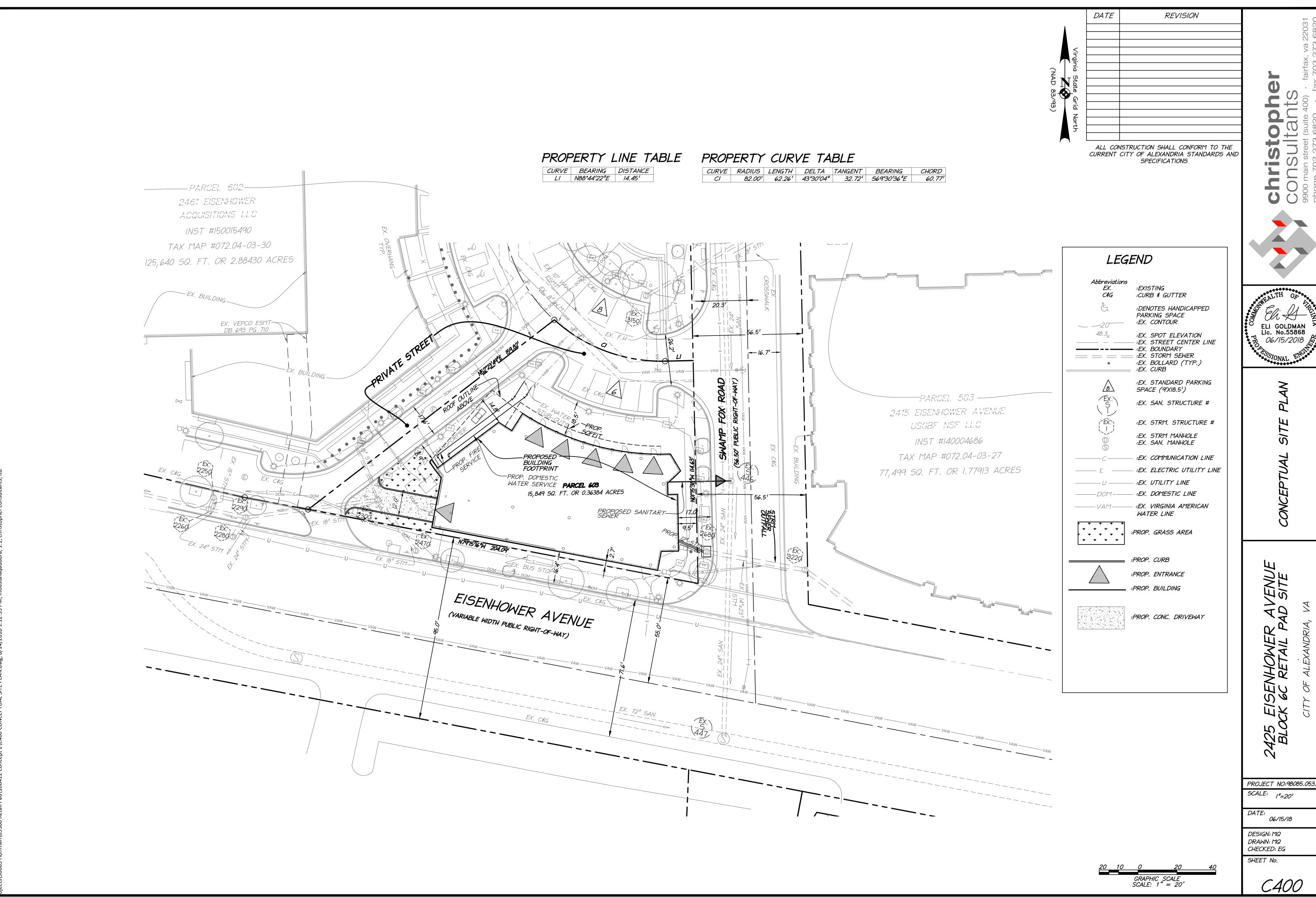
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DATE: 06/15/18

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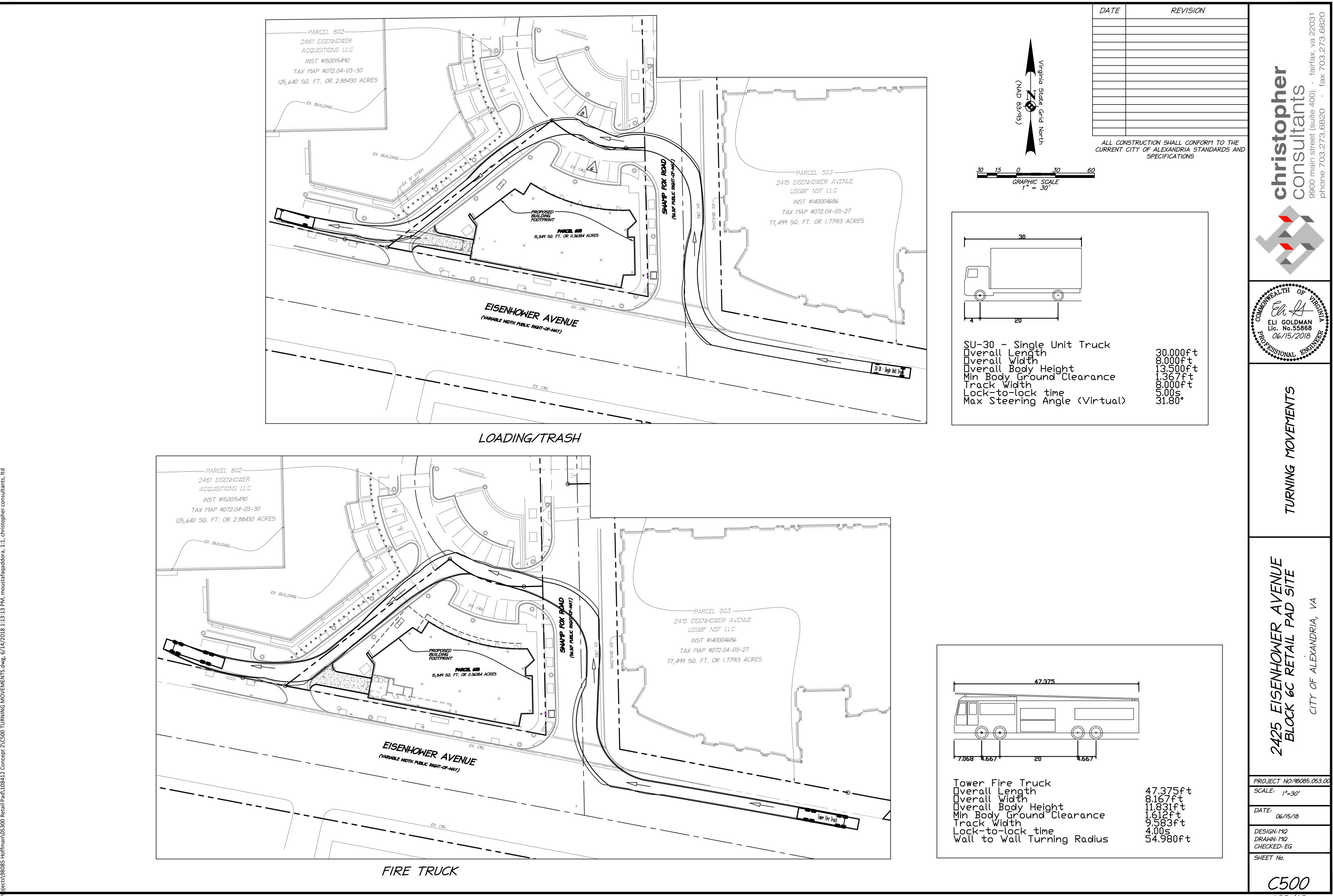
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	FF=16.70	PARCE NO SOUTH AREA NO SOUTH A	
GRAPHIC SCALE SCALE: 1" = 20'	-	<u>20 10 0 20 40 </u>	

REVISION ON SHALL CONFORM TO THE ALEXANDRIA STANDARDS AND ECIFICATIONS



ELI GOLDMAN Lic. No.55868 06/15/2018

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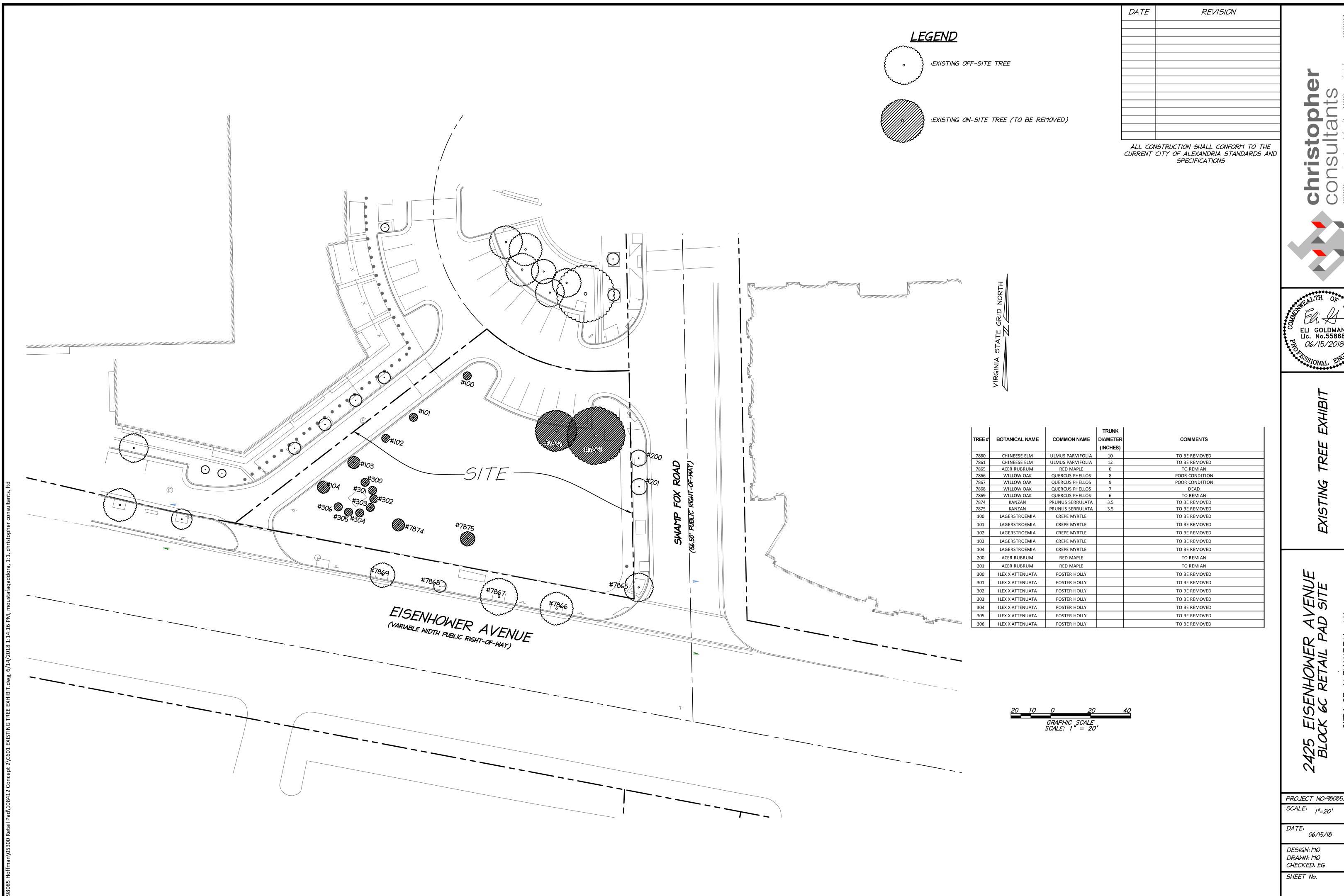
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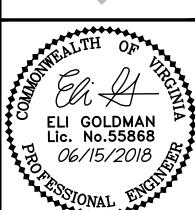
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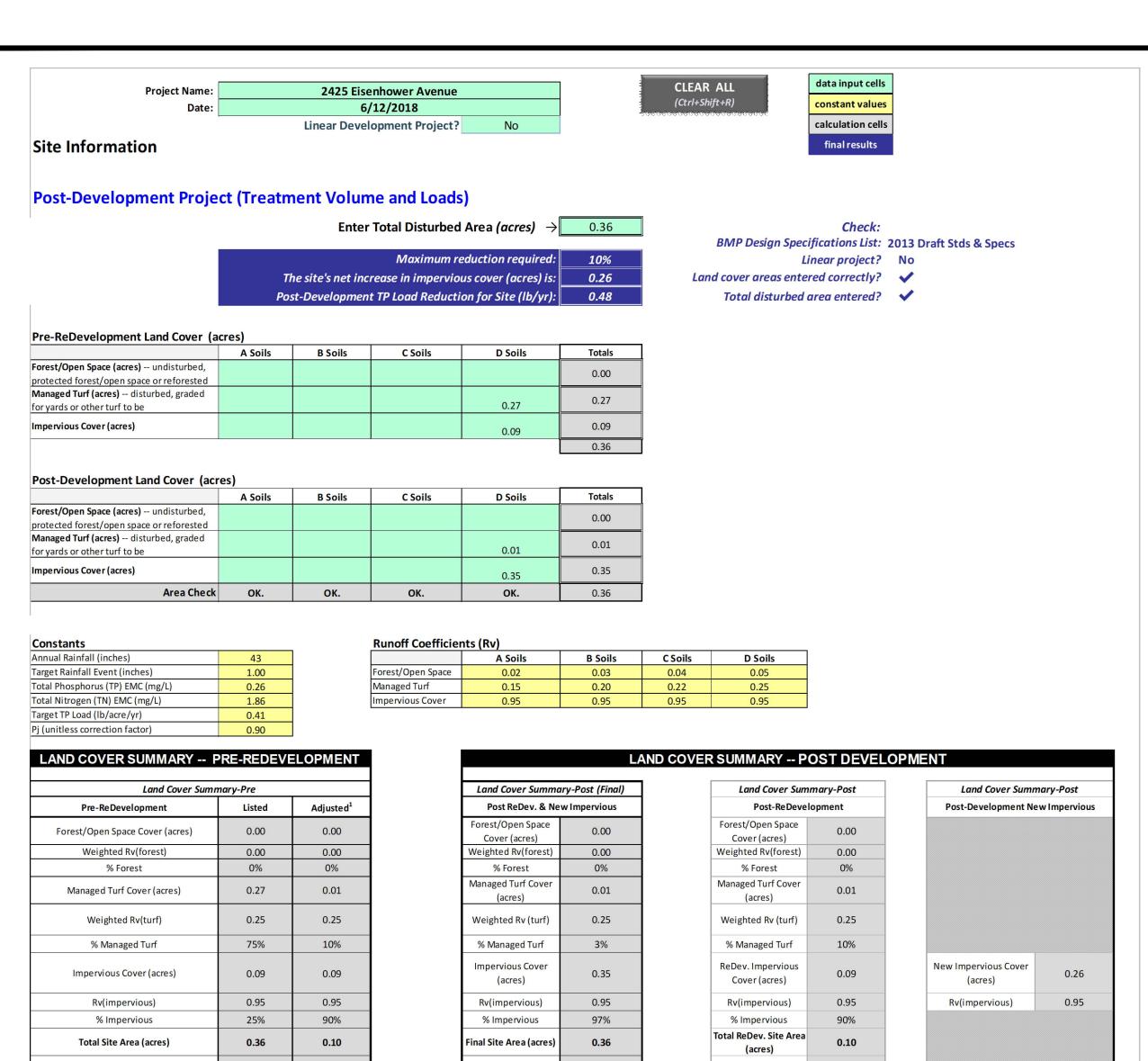


PROJECT NO:98085.053.0

DESIGN: MQ

DRAWN: MQ CHECKED: EG

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0.43

0.0128

0.35

0.97

0.0073

Treatment Volume and Nutrient Load

Site Rv

Pre-ReDevelopment Treatment Volume

Pre-ReDevelopment TP Load per acre

(lb/acre/yr)

¹ Adjusted Land Cover Summary:

acreage of new impervious cover).

Baseline TP Load (lb/yr)

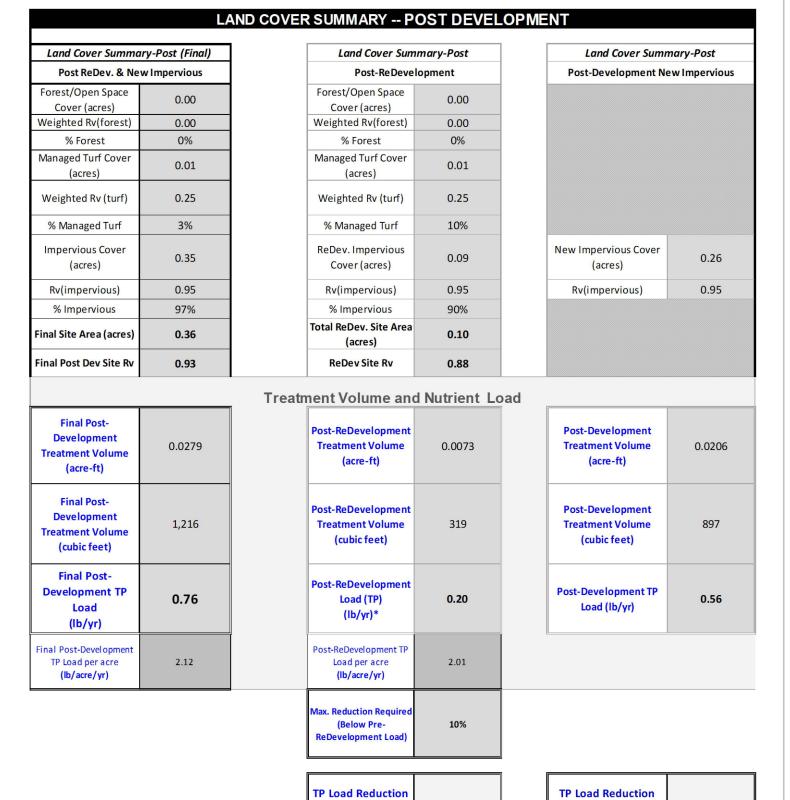
pervious land proposed for new impervious cover)

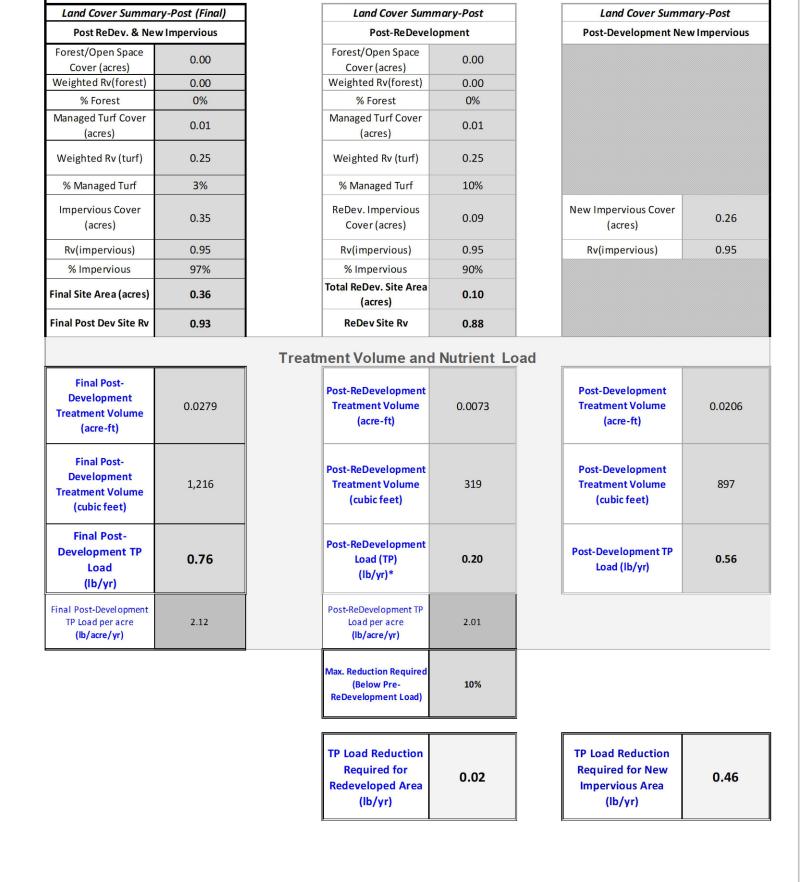
managed turf) acreage proposed for new impervious cover.

(0.41 lbs/acre/yr applied to pre-redevelopment area excluding

Pre ReDevelopment land cover minus pervious land cover (forest/open space or

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus





Column I shows load reduction requriement new development load limit, 0.41 lbs/acre/ye												
Post-Development Requirement for Site Area												
		TP Load R	eduction Required (lb/yr)	0.48								
	Nitrogen Loads (Informational Purposes Only)											
	Pre-ReDevelopment TN Load (lb/yr)	2.50		Final Post-Development TN Load (Post-Re Development & New Impervious) (Ib/yr)	5.47							

<u>CONCEPTUAL</u>	WATER	QUALITY	TREATMENT	(BMP) NARRATIVE
·				•	

TO COMPLY WITH THE VIRGINIA STORMWATER MANAGEMENT ACT REGULATIONS AND ARTICLE XIII OF THE ZONING ORDINANCE, THE WATER QUALITY REQUIREMENTS ARE SHOWN TO BE MET USING THE VIRGINIA RUNOFF REDUCTION METHOD WORKSHEETS FOR REDEVELOPMENT.

IT IS ANTICIPATED TO TREAT THE ENTIRE ROOF AREA (0.17 AC.) WITH A PLANTER BOX OR BMP TREE WELL AND THEN BE TREATED BY A MANUFACTURED TREATMENT DEVICE (FILTER) WITH AN ADDITIONAL 0.19 AC. OF ON-SITE (OR OFF-SITE) AREA. IF A HYDRODYNAMIC SEPARATOR IS USED INSTEAD OF A FILTER, THEN ADDITIONAL OFF-SITE AREA WILL BE TREATED.

A WAIVER TO MEMO TO INDUSTRY OI-18 WILL BE APPLIED FOR DUE TO THE TOPOGRAPHY OF THE SITE, CONFLICTS WITH EXISTING SITE UTILITIES, CONSTRUCTION TYPE OF THE BUILDING AND PROPOSED SITE LAYOUT/USE.

IT IS ANTICIPATED THE ENTIRE SITE'S WQVD WILL BE TREATED. A REQUEST TO CONTRIBUTE TO THE WQIF WILL BE MADE IF THE WQVD CANNOT BE MET.

DATE	REVISION
	NSTRUCTION SHALL CONFORM TO THE CITY OF ALEYANDRIA STANDARDS AND

CURRENT CITY OF ALEXANDRIA STANDARDS AND

Site Results (Water Quality Compliance)

•						
Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.35	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.35	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.01	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.01	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 1,216

Runoff Reduction Volume and TP Bv Drainage Area

enon volume and it by brainage rived											
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL					
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	234	0	0	0	0	234					
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.76	0.00	0.00	0.00	0.00	0.76					
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.48	0.00	0.00	0.00	0.00	0.48					
TP LOAD REMAINING (lb/yr)	0.28	0.00	0.00	0.00	0.00	0.28					
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	1.68	0.00	0.00	0.00	0.00	1.68					

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.76
TP LOAD REDUCTION REQUIRED (lb/yr)	
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.48
TP LOAD REMAINING (lb/yr):	0.28

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 ** TARGET TP REDUCTION EXCEEDED BY 0.01 LB/YEAR **

Total Nitrogen (For Information Purposes)

rotal Nitrogen (For Information Purposes)	
POST-DEVELOPMENT LOAD (lb/yr)	5.47
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	1.68
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	3.78

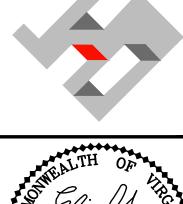
Drainage Area A

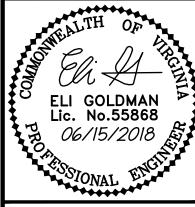
Orainage Area A Land Cover (acres)						
	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.01	0.01	0.25
Impervious Cover (acres)				0.35	0.35	0.95
				Total	0.36	

Pad\1087	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)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
2. Rooftop Disconnection (RR)													
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40		0.17	0	234	352	586	25	0.00	0.37	0.20	0.17	14.b. MTD - Filtering
14. Manufactured Treatment Devices (no RR)													
14.b. Manufactured Treatment Device-Filtering	0	0.01	0.18	352	0	982	982	50	0.17	0.40	0.28	0.28	

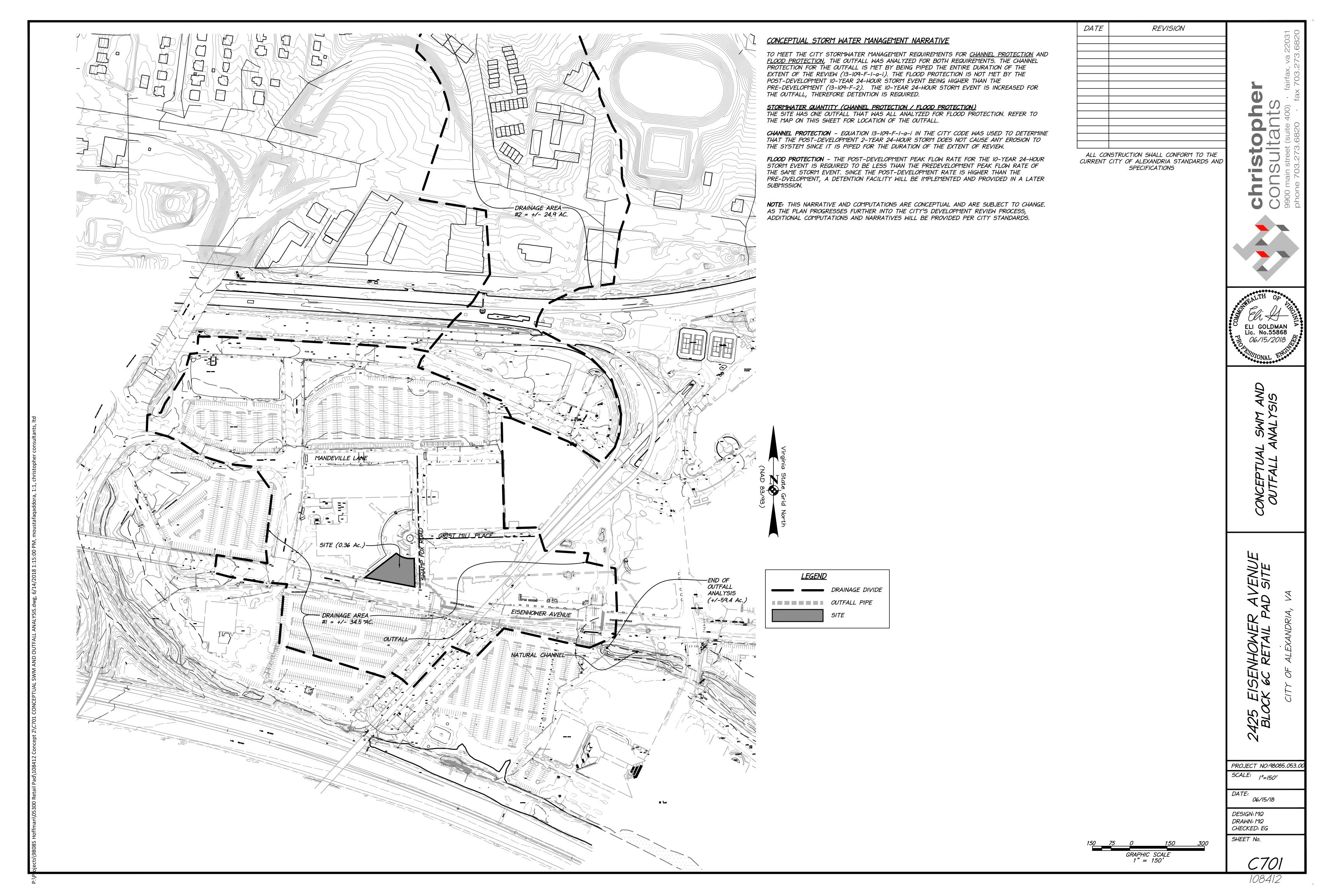
2. Rooftop Dis	connection (RR)			
40	0.00	2.63	1.68	0.95
	14. Manufactur	ed BMP (no RR)		
0	0.95	2.83	0.00	3.78

· · · SPECIFICATIONS

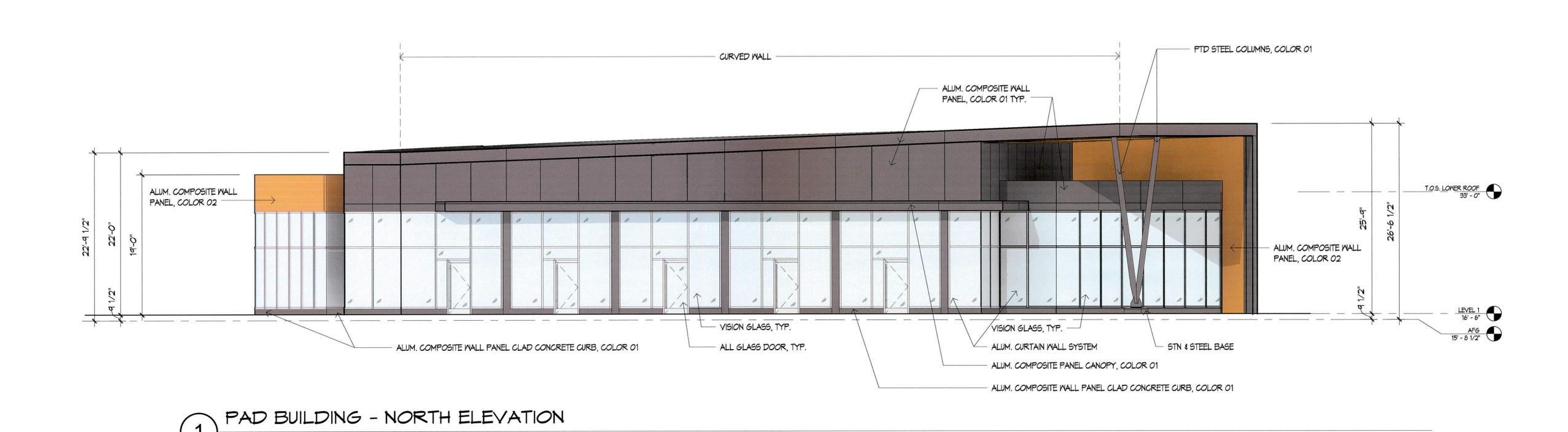




PROJECT NO:98085.053.0 SCALE: N/A 06/15/18 DESIGN: MQ DRAWN: MQ CHECKED: EG SHEET No.







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CallisonRTKL Inc.

CallisonRTKL 2101 L Street NM Suite 200 Mashington, D.C. 20037 Tel: 202.833.4400 Fax: 202.887.5168 www.callisonrtkl.com

PROJECT NUMBER: 020-160244

PROJECT

3LOCK 6C RETAIL PAD SITE

CONSULTANTS



JUNE 15, 2018

#	DATE	DESCRIPTION
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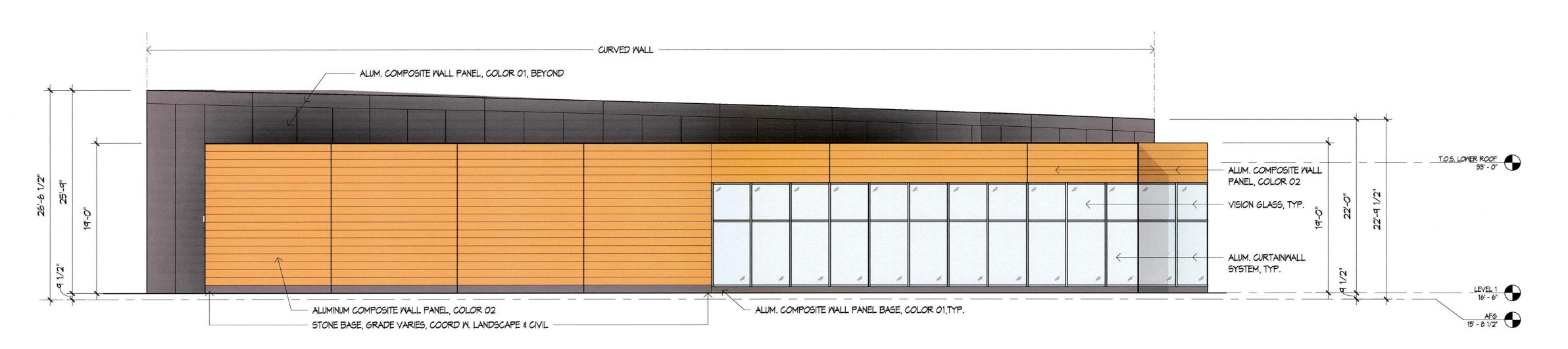
ZONING EXHIBITS-RETAIL -PAD BUILDING ELEVATIONS

NUMBER

AP-101

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PAD BUILDING - EAST ELEVATION



PAD BUILDING - SOUTH ELEVATION

1/8" = 1'-0"

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PROJECT NUMBER: 020-160244

PROJECT

25 EISENHOMER AVE BLOCK 6C RETAIL PAD SITE

CONSULTANTS



CURRENT DRAWING SET ISSUE:

JUNE 15, 2018

SHEET REVISION LOG

DATE DESCRIPTION

A DATE DESCRIPTION

ZONING EXHIBITS-RETAIL -PAD BUILDING ELEVATIONS

NUMBER

AP-102

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KEY PLAN

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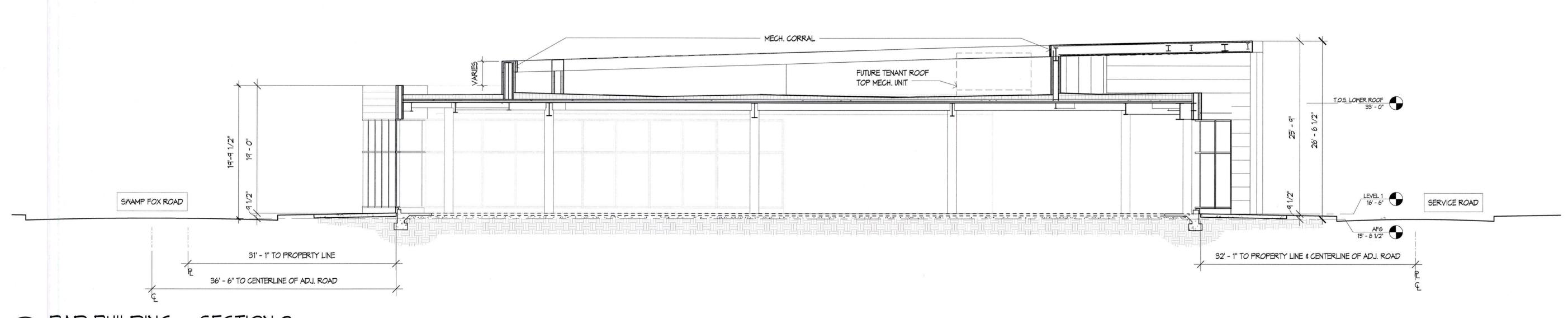
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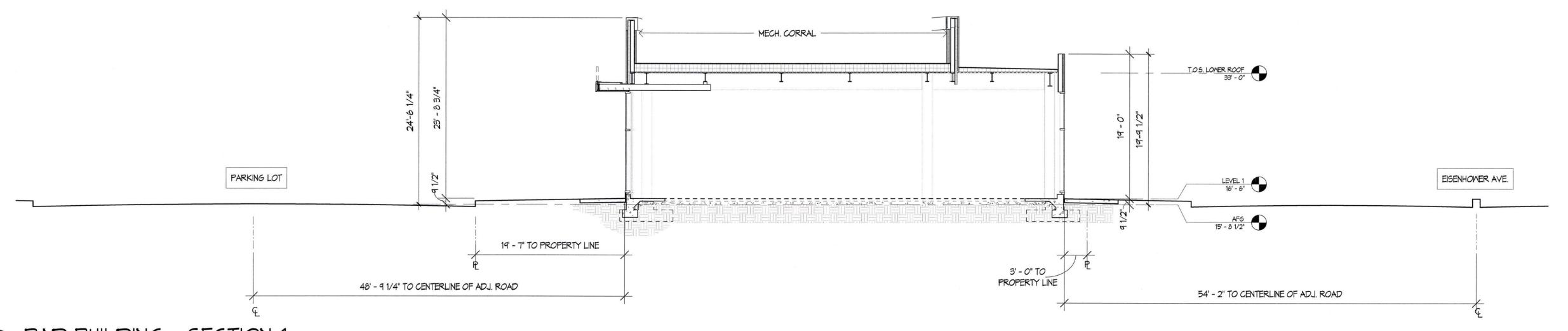
ZONING EXHIBITS-RETAIL -PAD BUILDING SECTIONS

NUMBER AP-103

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PAD BUILDING - SECTION 2



PAD BUILDING - SECTION 1



RETAIL PAD - AERIAL SOUTHWEST

2425 EISENHOWER AVE







RETAIL PAD - AERIAL WEST







RETAIL PAD - AERIAL NORTHWEST









RETAIL PAD - PERSPECTIVE FROM PARKING

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