STAGE II CONCEPT PLAN

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE

AREA TABULATIONS

TOTAL SITE AREA =	±0.8831 AC OR ±38,467 SF (SURVEYED), ±0.8636 AC OR ±37,620 SF (RECORD)
TOTAL EXISTING IMPERVIOUS AREA =	±0.4374 AC OR ±19,052 SF
TOTAL PROPOSED IMPERVIOUS AREA =	±0.6884 AC OR ±29,987 SF
TOTAL DISTURBED AREA =	±0.9538 AC OR ±41,548 SF
TAX PARCEL IDENTIFICATION =	007.01-04-04 EXISTING ZONE: RA PROPOSED ZONE: RMF
ADDRESS:	3908 ELBERT AVENUE, ALEXANDRIA, VIRGINIA 22305

TRIP GENERATION ANALYSIS

PROVIDED BY GOROVE SLADE, DATED 06/01/2022

Trip Generation Summary

Land Use	Size	AM Peak Hour (veh/hr) In	Out	Total	PM Peak Hour (veh/hr) In	Out	Total
Existing							
Multifamily Housing (Mid-Rise) (LU 221)	28 Du	3	7	10	8	5	13
Total Existing Trips		**3**	**7**	**10**	**8**	**5**	**13**
Proposed Development							
Multifamily Housing (Mid-Rise) (LU 221)	91 DU	8	23	31	24	16	40
Total Proposed Development Trips		**8**	**23**	**31**	**24**	**16**	**40**
Net Trips		**+5**	**+16**	**+21**	**+16**	**+11**	**+27**

ARCHAEOLOGY NOTES

1. 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--PARTICULARLY PIECES OF WORKED QUARTZ, QUARTZITE, OR INDIAN POTTERY--ARE DISCOVERED DURING GROUND DISTURBING ACTIVITIES. 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.

ENVIRONMENTAL SITE ASSESSMENT

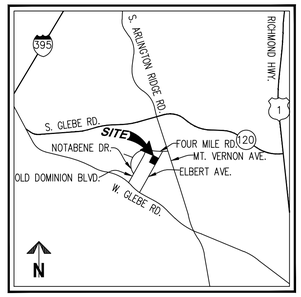
1. THERE ARE NO KNOWN TIDAL WETLANDS, TIDAL SHORES, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. THE SITE IS LOCATED PARTIALLY WITHIN A MAPPED 100-YEAR FLOODPLAIN (SEE P-0401A).
2. THERE ARE NO KNOWN AREAS OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY MARINE CLAYS MAP - SEE THIS SHEET.
3. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS (RPA) ONSITE, ACCORDING TO THE CITY RECORD MAPS.
4. THERE IS NO KNOWN SOIL CONTAMINATION ON THIS PROPERTY, TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
5. THE SITE IS NOT WITHIN A COMBINED SEWER AREA.

DEVELOPMENT TEAM INFORMATION

1. OWNER/DEVELOPER:
   CLI MULTIFAMILY PARTNERSHIP LP
   3908 ELBERT AVENUE
   ALEXANDRIA, VA 22305
2. DEVELOPMENT CONSULTANT:
   JOSEPH + BROWNE DEVELOPMENT ASSOCIATES
   1410 INGRAHAM STREET NW
   WASHINGTON, DC 20011
   ATTN: PAUL P. BROWNE
3. LAND USE ATTORNEY:
   WIRE GILL LLP
   700 N. FAIRFAX ST., SUITE 600
   ALEXANDRIA, VA 22314
   ATTN: MARY CATHERINE GIBBS
4. ARCHITECT:
   RUST | ORLING ARCHITECTURE
   1215 CAMERON STREET
   ALEXANDRIA, VA 22314
   ATTN: SCOTT FLEMING, AIA, LEED AP BD+C
5. CIVIL ENGINEER:
   WALTER L. PHILLIPS, INC.
   207 PARK AVENUE
   FALLS CHURCH, VA 22046
   ATTN: TRAVIS P. BROWN, P.E.
6. LANDSCAPE ARCHITECT:
   LANDDESIGN, INC.
   200 SOUTH PEYTON STREET
   ALEXANDRIA, VA 22314
   ATTN: GABRIELA CANAMAR CLARK, PLA

VICINITY MAP

SCALE: 1"=2000'



ADDRESS: 3908 ELBERT AVENUE, ALEXANDRIA, VIRGINIA 22305

PROJECT DESCRIPTION NARRATIVE

THE SITE CURRENTLY CONSISTS OF A THREE (3) STORY APARTMENT BUILDING. ONE CURB CUT, ON ELBERT AVENUE, PROVIDES ACCESS TO THE SURFACE PARKING LOT THAT CURRENTLY SERVES THE EXISTING BUILDING. CURRENT ZONING DESIGNATION FOR THE PROPERTY IS RA. THE PROPERTY RESIDES WITHIN THE ARLANDRIA-CHIRILAGUA SMALL AREA PLAN. PER FIGURE 8B IN THE SMALL AREA PLAN, HEIGHT IS LIMITED TO 45 FEET (BASE), 70 FEET (PLAN BONUS), 95 FEET (PLAN BONUS + 7-700 BONUS).

THIS APPLICATION PROPOSES TO REZONE THE SITE FROM RA TO RMF. THE APPLICATION WILL DEMOLISH THE EXISTING APARTMENT BUILDING AND CONSTRUCT ONE (1) NEW MULTIFAMILY RESIDENTIAL BUILDING (HEIGHT UP TO 70 FEET) WITH A GROUND FLOOR PARKING GARAGE, EXTERIOR LOADING SPACE, SITE UTILITY INFRASTRUCTURE, AND STORMWATER MANAGEMENT FACILITIES.

THE SITE IS PARTIALLY LOCATED WITHIN THE 100-YEAR FLOODPLAIN - SEE P-0401A FOR ADDITIONAL INFORMATION.

THE SITE IS NOT WITHIN A HISTORIC DISTRICT AND THERE ARE NO 100-YEAR OLD BUILDINGS LOCATED ONSITE.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

PROPOSED:

1. REZONING FROM THE RA ZONING DISTRICT TO THE RMF ZONING DISTRICT
2. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN TO INCREASE FAR TO 2.93 PURSUANT TO Z.O. 3-1406(B).

BIKE PARKING TABULATIONS

BIKE PARKING REQUIRED:

1 RES. SP/10 UNITS = 3 X 91/10 = 28 RESIDENTIAL SPACES
1 VISITOR SP/50 UNITS = 1 X 91/50 = 2 RES. VISITOR SPACE
30 TOTAL SPACES

BIKE PARKING PROVIDED: 30 SPACES (28 RESIDENT SPACES IN GARAGE)
(2 VISITOR SPACES ON SITE FRONTAGE)

ZONING TABULATIONS

ZONING :	EXISTING ZONE: RA; PROPOSED ZONE: RMF
MASTER PLAN :	ARLANDRIA-CHIRILAGUA SMALL AREA PLAN
SITE AREA (SQ. FT) (ACRES):	±0.8831 AC OR ±38,467 SF (SURVEY), ±0.8636 AC OR ±37,620 SF (RECORD)
USE:	EXISTING: MULTIFAMILY RESIDENTIAL
	PROPOSED: MULTIFAMILY RESIDENTIAL

	EXISTING	REQUESTED, PERMITTED, AND REQUIRED	PROVIDED
ZONE	RA	RMF	RMF
FAR	0.75	3.0 W/ SUP*	±2.93 (±112,663 SF/38,467 SF)*
DENSITY	27 UNITS/ACRE	N/A	±103.05 UNITS/ACRE (91 UNITS)
GROSS FLOOR AREA (SF)	N/A	N/A	±126,607 SF
FLOOR AREA (SF)	28,850 SF	115,401 SF W/ SUP*	±112,663 SF*
LOT AREA (SF)	1,600 SF/UNIT	N/A	±0.8831 AC OR ±38,467 SF
SETBACKS (FT)			
FRONT	20 FT	0 FT	±25.0 FT
SIDE (NORTH)	1:2, MIN. 16 FT	8 FT	±10.0 FT
SIDE (SOUTH)	1:2, MIN. 16 FT	8 FT	±22.8 FT
REAR	1:1, MIN. 8 FT	8 FT	±9.2 FT
LOT FRONTAGE	50 FT	N/A	209.0 FT
LOT WIDTH	50 FT	N/A	209.0 FT
OPEN SPACE (SF)	800 SF/UNIT	25% (9,617 SF)	±29.9% (±11,500 SF)
GROUND LEVEL	-	-	±24.7% (±9,500 SF)
ABOVE GROUND	-	-	±5.2% (±2,000 SF)
CROWN COVERAGE	25% (9,617 SF)	25% (9,617 SF)	±25.0% (±9,617 SF)
HEIGHT (FT)	MAX 45 FT	MAX 45 FT (BASE), 70' (PLAN BONUS), 95' (PLAN BONUS + 7-700)	70' OR LESS**
AVERAGE GRADE	N/A	N/A	±15.31' (SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES)
PARKING TABULATIONS	62 SPACES	60 SPACES MIN. - 164 SPACES MAX.	±64 SPACES
TRIP GENERATION	-	-	SEE TRIP GEN. - THIS SHEET

NOTES:
* SPECIAL USE PERMIT TO INCREASE FAR IS REQUESTED WITH THIS PLAN.
** PROJECT WILL ACHIEVE SAP PLAN BONUS TO INCREASE BUILDING HEIGHT LIMIT TO 70'.

PARKING TABULATIONS

REQUIRED PARKING			
USE/RATE	UNITS	PARKING RATIO (SP/UNIT)*	MIN. REQUIRED SPACES
MULTIFAMILY (30% AMI)	5	0.450	3
MULTIFAMILY (40% AMI)	13	0.585	8
MULTIFAMILY (50% AMI)	5	0.585	3
MULTIFAMILY (60% AMI)	68	0.675	46
TOTAL	91		60
*5% REDUCTION TAKEN FOR PROJECT WITH WALKSCORE BETWEEN 80 - 89			
5% REDUCTION TAKEN FOR PROJECT WITHIN 1/4 MILE OF FOUR (4) ACTIVE BUS ROUTES			

PARKING PROVIDED

TOTAL PARKING PROVIDED = ±64 SPACES (4 ADA, 12 STANDARD, 48 COMPACT (75%) - ALL LOCATED INSIDE GARAGE)

LOADING REQUIRED: N/A

LOADING PROVIDED: 1 SPACE

UNIT MIX

UNIT MIX	
1-BEDROOM	18
2-BEDROOM	54
3-BEDROOM	19
TOTAL	91

MAX. PARKING REQUIRED = 164 SPACES (1 SP/BEDROOM, MAX. 2 SP/UNIT)

DEVELOPMENT TABULATIONS

THE FOLLOWING DEVELOPMENT TABULATIONS ARE SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES.

FLOOR	RESIDENTIAL	AMENITY	PARKING	GSF/FLOOR
1	2589	2987	19661	25237
2	21050			21050
3	21050			21050
4	21050			21050
5	21050			21050
6	17170			17170
			TOTAL	126607

NET FLOOR AREA = 112,663 SF (SEE A1.1 FOR DEDUCTIONS)

TOTAL UNITS = 91 UNITS

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

ARCHITECTURE

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

DRAWN: SCTB | CHECKED: TBW
SCALE: AS NOTED | DATE: 02/25/2022

PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.044851 PROFESSIONAL ENGINEER 06/10/22

REVISION APPROVED BY

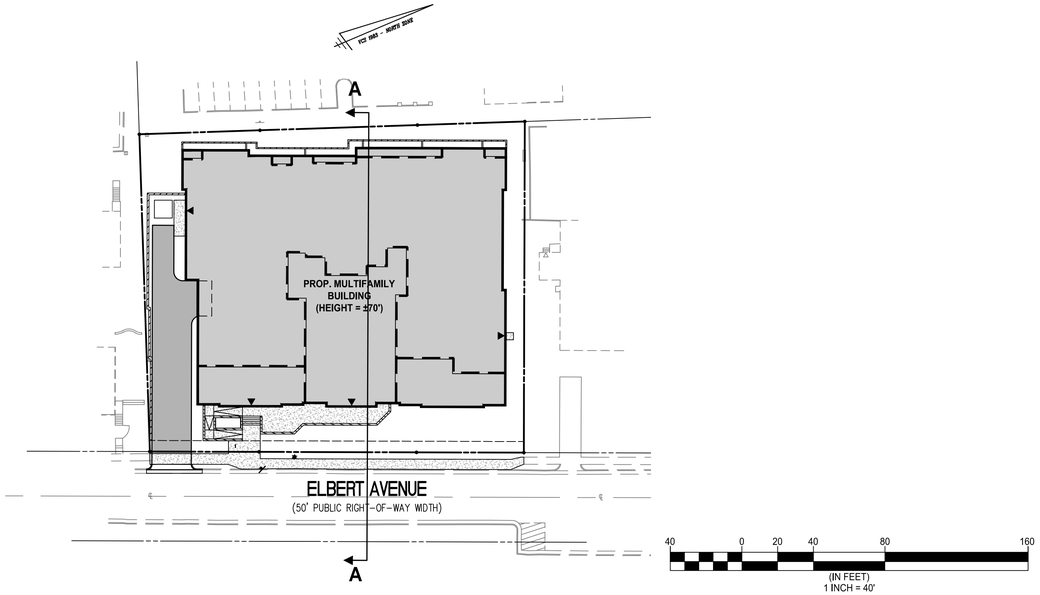
NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

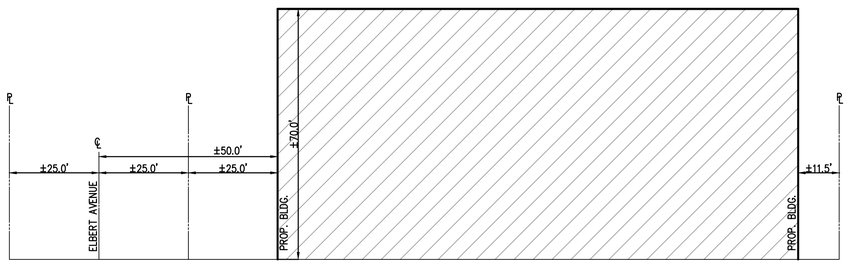
COVER SHEET

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.

KEY MAP



SCALE: 1"=40'



SECTION A-A
NOT TO SCALE

PER SECTION 6-403A MAXIMUM HEIGHT BASED ON 50' CENTERLINE SETBACK IS 100' (ELBERT AVE). THEREFORE, AT THE PROPOSED HEIGHT OF 70', THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE REQUIREMENTS OF 6-403A.

RESOURCE PROTECTION AREA NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.

FLOOD PLAIN NOTE

THE SITE IS LOCATED WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

CEMETERY AND/OR BURIAL GROUNDS

THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

UTILITY CONTACTS

ELECTRIC:
VIRGINIA DOMINION POWER
C/O KEN HOLMES
907 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(703) 838-2437

NATURAL GAS:
WASHINGTON GAS
C/O RAY BAKER
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-5953

WATER:
VIRGINIA AMERICAN WATER COMPANY
C/O HAO (STEVE) CHEN
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3889

TELEPHONE:
VERIZON
C/O VAL FISHER
2980 FAIRVIEW PARK N., 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5068

CATV/HS INTERNET:
COMCAST
C/O BRIAN SHADE
3900 WHEELER AVENUE
ALEXANDRIA, VA 22304
(703) 567-4449

COMBINED SEWER NARRATIVE

THIS PROPERTY IS NOT LOCATED WITHIN A COMBINED SEWER DISTRICT.

FEDERAL FUNDING NOTE

THIS PROJECT IS NOT A FEDERAL UNDERTAKING. ANY REQUIRED FEDERAL PERMITS WILL BE OBTAINED BY THE APPLICANT PRIOR TO CONSTRUCTION.

GEOTECHNICAL REPORT NOTE

A SITE SPECIFIC GEOTECHNICAL REPORT WILL BE PREPARED FOR THIS PROPERTY AND WILL BE PROVIDED UNDER SEPARATE COVER.

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY SERVED BY A SEPARATE SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN KING STREET.

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

MULTIFAMILY RESIDENTIAL: 300 GPD x 91 UNITS = 27,300 GPD

27,300 GPD x 4 (PEAK FACTOR) = 109,200 GPD

THE EXISTING SANITARY FLOW FROM THIS STE:

MULTIFAMILY RESIDENTIAL: 300 GPD X 29 UNITS = 8,700 GPD

8,700 GPD X 4 (PEAK FACTOR) = 34,800 GPD

NET: =74,400 GPD

BECAUSE THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE IN EXPECTED SANITARY SEWER FLOW MORE THAN 10,000 GPD, SANITARY SEWER OUTFALL ANALYSIS IS REQUIRED IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14 WITH THE FUTURE DSUP APPLICATION.

GREEN BUILDING NARRATIVE

IT IS THE INTENT OF THE APPLICANT TO MEET THE REQUIREMENTS OF THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY. A GREEN BUILDING NARRATIVE HAS BEEN SUBMITTED UNDER SEPARATE COVER.

MASTER LEGEND

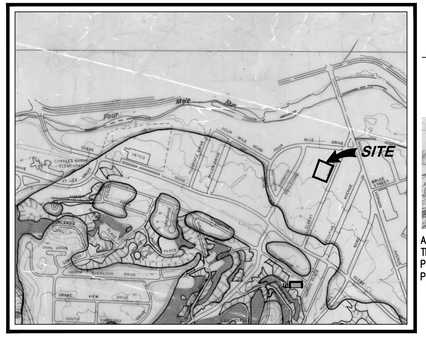
PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
GV	GAS VALVE	GV
RD	ROOF DRAIN	RD
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
TRLP	LIGHT POLE WITH SIGNALS	TRLP
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	CURB & GUTTER	
	CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	COMBINED SEWER	
	FLOW DIRECTION	
W	WATER MAIN	W
	FIRE HYDRANT	
E	PLUG	E
	OVERHEAD WIRES	
	UTILITY POLE	
T	COMMUNICATION	T
G	GAS MAIN	G
E	UNDERGROUND ELECTRIC	E
	TRANSFORMER	
	HANDICAP RAMP	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	TEST PIT	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
40 / 44	CONTOURS	40 / 44
+44 50	SPOT ELEVATION	+44 50
	DRAINAGE FLOW DIRECTION	
	BUILDING	

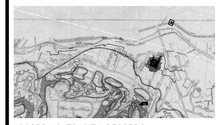
ALEXRENEW NOTES

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. 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 X2020.

MARINE CLAY SOILS MAP

SCALE: 1"=1,000'





ACCORDING TO CITY RECORDS, THERE ARE NO MARINE CLAYS PRESENT ON THE SUBJECT PROPERTY (SEE MAP-THIS SHEET).

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

DRAWN: SCTB | CHECKED: TBW
DATE: 02/25/2022
SCALE: AS NOTED
PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No.041851 — 06/10/22 — PROFESSIONAL ENGINEER

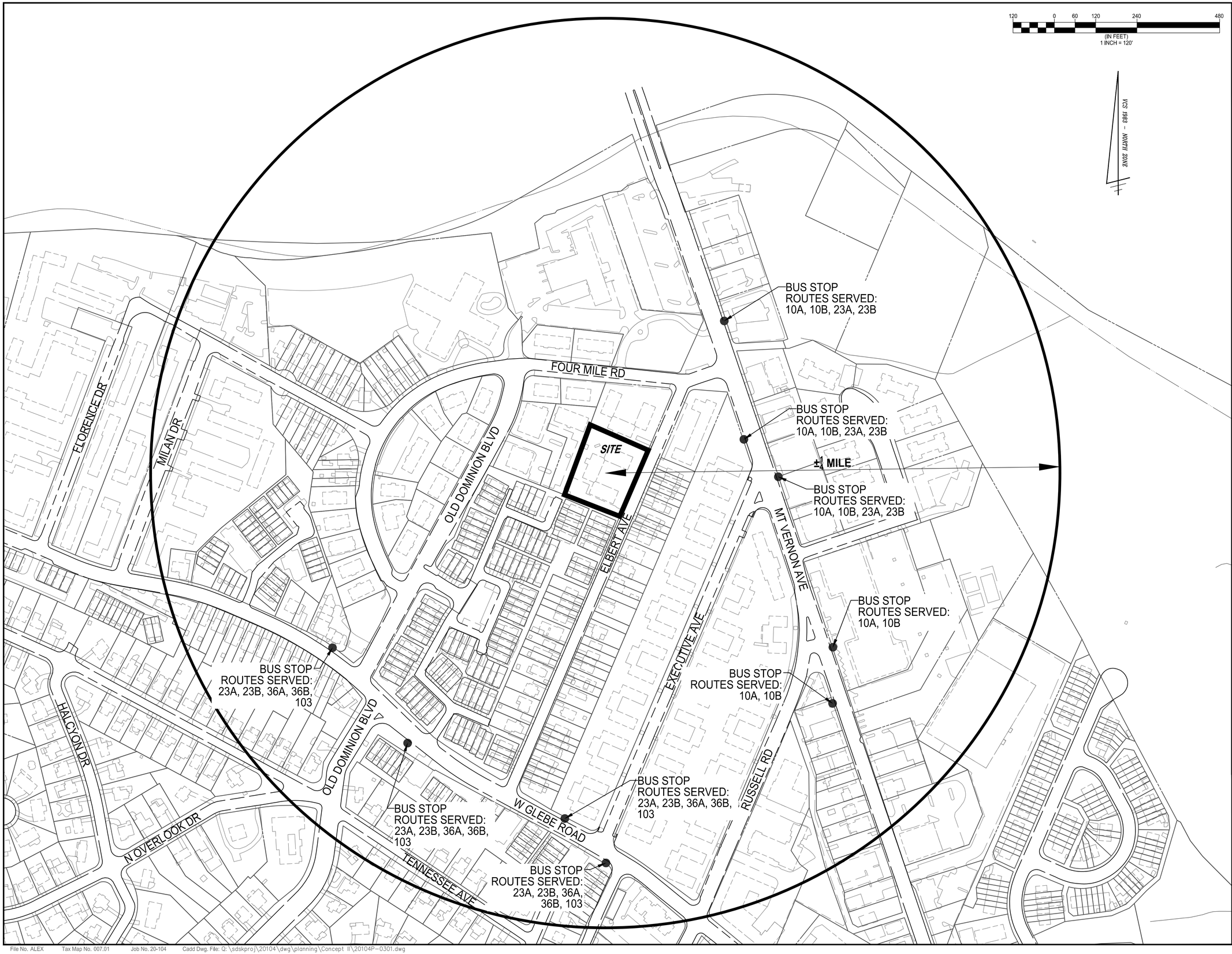
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES

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.



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

SCALE: 1" = 120' | DATE: 02/25/2022 | DRAWN: SC/TB | CHECKED: TB/AV

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No. 041851
PROFESSIONAL ENGINEER
06/10/22

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

PLAN STATUS

DATE	DESCRIPTION

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

SITE CONTEXT PLAN

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.

LEGEND

AC..... AIR CONDITIONER
APPROX.LOC..... APPROXIMATE LOCATION
BR..... BIKERACK
BRL..... BUILDING RESTRICTION LINE
BSW..... BRICK SIDEWALK
CLF..... CHAINLINK FENCE
CH..... CHIMNEY
CO..... CLEANOUT
COL..... COLUMN
CONC..... CONCRETE
CS..... CONCRETE STOOP
CSW..... CONCRETE SIDEWALK
DB..... DEED BOOK
DE..... DUMPSTER ENCLOSURE
DK..... DECK
EG..... EDGE OF GRAVEL
EM..... ELECTRIC METER
EP..... EDGE OF PAVEMENT
ESMT..... EASEMENT
FC..... HEADER CURB
FF..... FIRST/FINISH FLOOR ELEVATION
GM..... GAS METER
INSTR..... INSTRUMENT NUMBER
INV..... INVERT
IPF..... IRON PIN FOUND (PROPERTY CORNER)
IPS..... IRON PIN SET (PROPERTY CORNER)
LSW..... LANDSCAPING WALL
MB..... MAILBOX
PG..... PAGE
RCP..... REINFORCED CONCRETE PIPE
RET..... RETAINING WALL
SD. (123)..... STORM SEWER STRUCTURE
SMH. (123)..... SANITARY SEWER STRUCTURE
SQ.FT..... SQUARE FEET
TD..... TRACK DRAIN
WDF..... WOODEN FENCE
WIF..... WROUGHT IRON FENCE
WV..... WATER VALVE
..... DOORWAY/ENTRANCE
..... UTILITY POLE
..... LIGHT POLE
T ..... TELECOMMUNICATIONS PEDESTAL
—— X —— .... FENCE
..... GUY WIRE
..... OVERHEAD WIRES
—— E —— .... UNDERGROUND ELECTRIC LINE
—— S —— .... UNDERGROUND SANITARY LINE
—— SL —— .... UNDERGROUND SANITARY LATERAL LINE
..... UNDERGROUND STORM SEWER LINE
—— T —— .... UNDERGROUND TELECOMMUNICATIONS LINE
—— W —— .... UNDERGROUND WATER LINE
..... TREE
..... LIMITS OF TREE CANOPY/VEGETATION
..... CURB AND GUTTER
..... BOLLARD
E ..... ELECTRIC TRANSFORMER
123/4 ..... SPOT ELEVATION
..... SIGN
Ⓔ ..... ELECTRIC MANHOLE

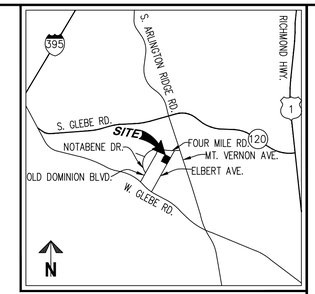
STORM SEWER AS-BUILT

SD 1103	
YARD INLET TOP =	17.66
COULD NOT FIND LID STRUCTURE I	
MOSTLY BURIED	
SD 1126	
CURB INLET TOP =	19.71
15"RCP OUT (NORTH	14.13
SD 1431	
MANHOLE TOP =	18.48
CL INV =	7.03
COULD NOT ACCESS STRUCTURE	
SD 1454	
CURB INLET TOP =	9.96
BOTTOM OF STRUCTURE =	5.76
12"RCP OUT (SD 1455	7.16
SD 1455	
CURB INLET TOP =	9.86
BOTTOM OF STRUCTURE =	3.41
12"RCP IN (SD 1466	5.54
12"RCP IN (SD 1454	5.46
12"RCP OUT (SD 1455	4.73

SANITARY SEWER AS-BUILT

SMH 897	
MANHOLE TOP =	10.57
LAT INV IN (WEST)	12.37
10"INV IN (SOUTH) =	11.97
10"INV OUT (SMH 890) =	11.87
SMH 890	
MANHOLE TOP =	12.98
10"INV IN (SMH 897)	7.26
10"INV OUT (SMH 878) =	7.22
SMH 878	
MANHOLE TOP =	9.93
10"INV IN (SMH 890) =	5.93
18"INV IN (WEST) =	5.53
18"INV OUT (EAST) =	5.45

PIPE SIZES ARE PER RECORD INFORMATION



NOTES:

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 007.01-04-04, AND IS ZONED RA.
2. THE PROPERTY IS NOW IN THE NAME OF C.L.I. MULTIFAMILY PARTNERSHIP, L.P., AS RECORDED IN DEED BOOK 1440 AT PAGE 1425, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL SURVEYED AREA OF THE PROPERTY IS 38,467 SQUARE FEET OR 0.8831 ACRES. TOTAL RECORD AREA OF THE PROPERTY IS 37,620 SQUARE FEET.
5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 01/13/2022.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190029E, EFFECTIVE DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AND ZONE X OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 2100240, COMMITMENT DATE NOVEMBER 15, 2021.
8. PROPERTY IS SUBJECT TO AN UNLOCATABLE C&P TELEPHONE COMPANY EASEMENT AS RECORDED IN DEED BOOK 191 AT PAGE 528.
9. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.00000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY AND THE BENCHMARK(S) SHOWN TO THE TOPCON GNSS RTK REFERENCE NETWORK. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99996050. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
10. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JANUARY 13, 2022; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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

SCALE: AS NOTED | DATE: 02/25/2022 | DRAWN: SCTB | CHECKED: TBW

PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No. 041851 06/10/22 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

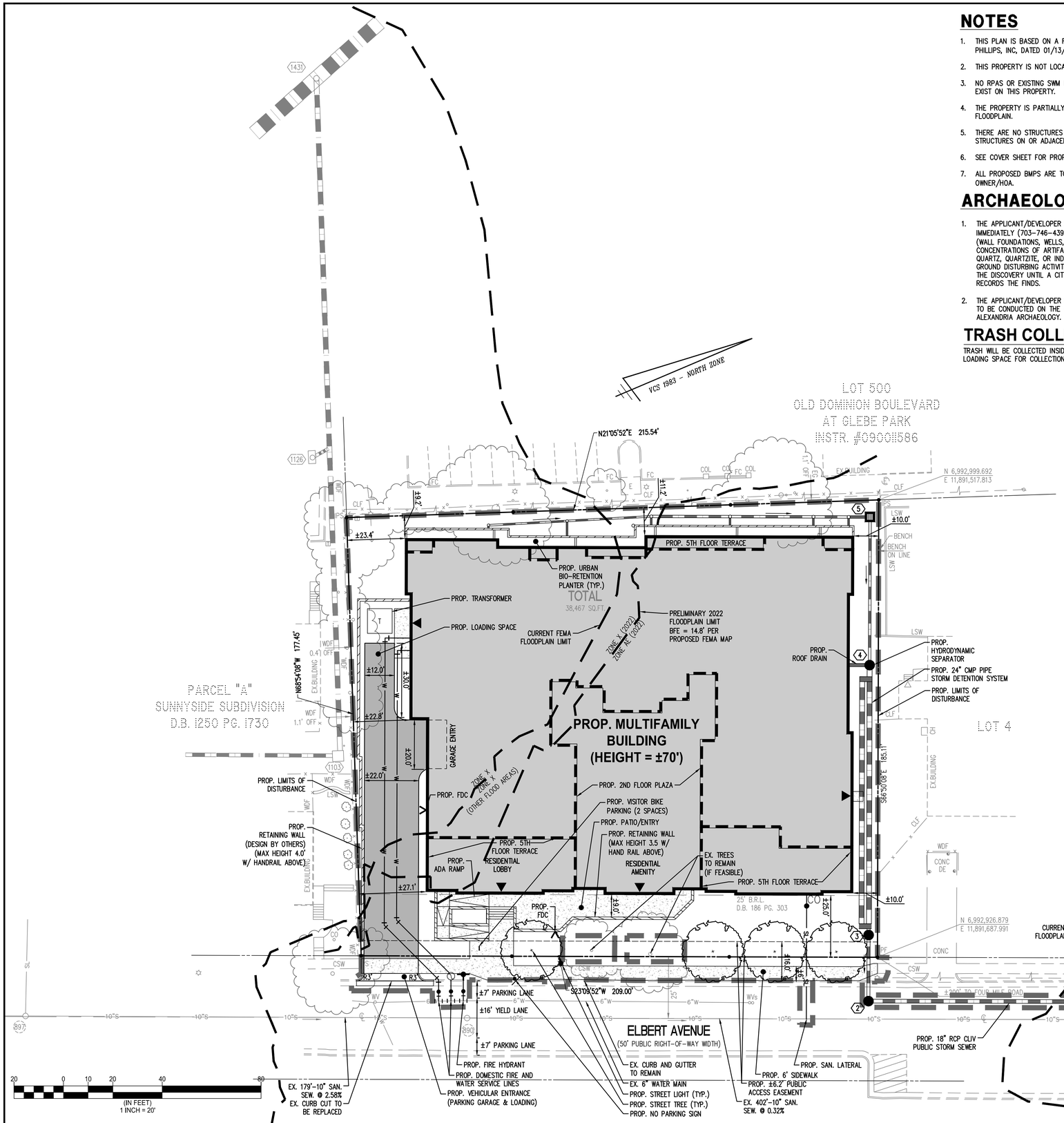
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 007.01 Job No. 20-104 Cadd Dwg. File: Q:\sdskproj\20104\dwg\planning\Concept II\20104P-0302.dwg

SHEET: P-0302



NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC, DATED 01/13/2022.
2. THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
3. NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
4. THE PROPERTY IS PARTIALLY LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
7. ALL PROPOSED BMPS ARE TO BE PRIVATELY MAINTAINED BY THE OWNER/HOA.

ARCHAEOLOGY NOTES

1. 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--PARTICULARLY PIECES OF WORKED QUARTZ, QUARTZITE, OR INDIAN POTTERY--ARE DISCOVERED DURING GROUND DISTURBING ACTIVITIES. 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.

TRASH COLLECTION NOTE

TRASH WILL BE COLLECTED INSIDE THE BUILDING AND ROLLED TO THE LOADING SPACE FOR COLLECTION ON COLLECTION DAYS.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	
	LIMITS OF UNDERGROUND GARAGE	

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

DRAWN: SCTB | CHECKED: TBW
DATE: 02/25/2022
SCALE: 1" = 20'

PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA AARON M. VINSON LIC. NO. 041851 PROFESSIONAL ENGINEER 06/10/22

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL LAYOUT PLAN

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.

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0029E

FIRM
FLOOD INSURANCE RATE MAP
CITY OF ALEXANDRIA, VIRGINIA
INDEPENDENT CITY

PANEL 29 OF 45
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

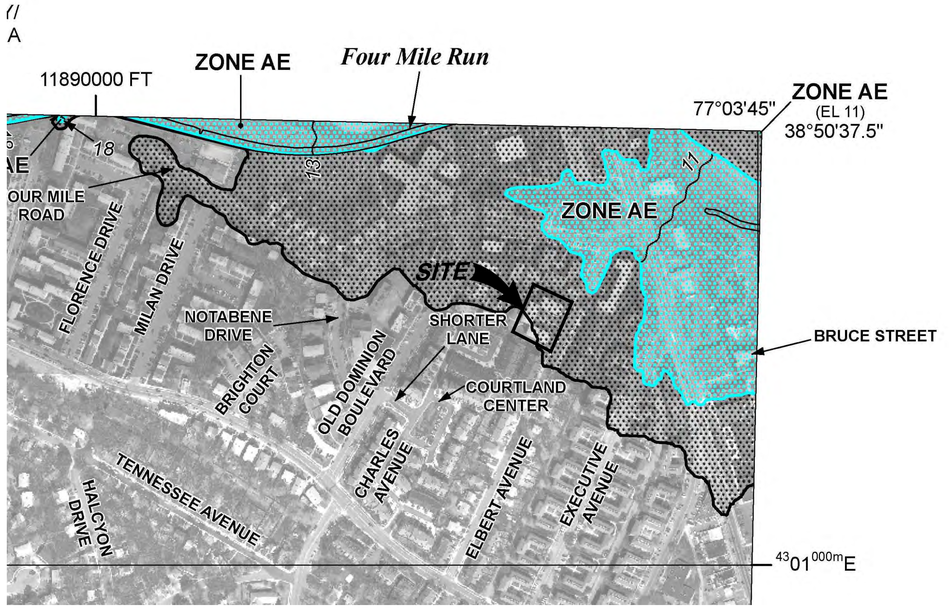
COMMUNITY	NUMBER	PANEL	SUFFIX
ALEXANDRIA, CITY OF (INDEPENDENT CITY)	515519	0029	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
5155190029E

MAP REVISED
JUNE 16, 2011

Federal Emergency Management Agency



FLOODPLAIN NARRATIVE

THE FOLLOWING INFORMATION IS CONCEPTUAL IN NATURE. ADDITIONAL, MORE DETAILED INFORMATION REGARDING COMPLIANCE WITH FLOODPLAIN REGULATIONS WILL BE PROVIDED WITH FUTURE PLAN SUBMISSIONS.

THE 3908 ELBERT AVENUE PROPERTY, CURRENTLY A THREE-STORY MULTIFAMILY BUILDING, IS PARTIALLY LOCATED WITHIN THE FEMA-MAPPED 500-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL 5155190029E, DATED JUNE 16, 2011. THE 2011 100-YEAR FLOOD ELEVATION IS MAPPED AT ELEVATION 11.5' AND THE 500-YEAR FLOOD ELEVATION AT 15.5' (NAVD88) BASED ON INTERPRETATION OF THE FLOOD INSURANCE STUDY FLOOD PROFILE (07P) FOR FOUR MILE RUN.

FEMA IS CURRENTLY PROPOSING TO AMEND THE FLOODPLAIN MAP FOR THIS LOCATION. THE SITE IS LOCATED WITHIN THE THE FEMA-MAPPED 100-YEAR AND 500-YEAR FLOODPLAIN PRELIMINARY MAP PANEL 5155190029F, DATED SEPTEMBER 30, 2020. IT IS ANTICIPATED THAT THIS MAP WILL BE ADOPTED IN 2022. THE 2022 100-YEAR FLOOD ELEVATION IS MAPPED AT ELEVATION 14.8' AND THE 500-YEAR FLOOD ELEVATION AT 20.0' (NAVD88) BASED ON INTERPRETATION OF THE FLOOD INSURANCE STUDY FLOOD PROFILE (07P) FOR FOUR MILE RUN.

EXISTING GRADES AT THE PROPERTY RANGE FROM APPROXIMATELY 20.0' AT THE SOUTHWEST CORNER TO APPROXIMATELY 11.0' ALONG THE NORTHEAST CORNER OF THE PROPERTY. THE PROPOSED PROJECT INCLUDES THE REMOVAL OF THE THREE-STORY MULTIFAMILY RESIDENTIAL BUILDING AND THE CONSTRUCTION OF ONE (1) MULTIFAMILY RESIDENTIAL BUILDING WITH GROUND LEVEL PARKING. THE FIRST FLOOR ELEVATION IS 15.8', WHICH WILL MEET THE 1-FOOT FREEBOARD REQUIREMENT PER SECTION 6-306(A) OF THE ZONING ORDINANCE. THE ENTRANCE TO THE BUILDING FROM ELBERT AVENUE WILL BE ACCESSED VIA STAIRS AND/OR AN ACCESSIBILITY RAMP PROPOSED TO CONNECT TO THE EXISTING SIDEWALK. NO RESIDENTIAL USE IS PROPOSED BELOW THE LOWEST FLOOR ELEVATION (ONLY POTENTIALLY PARKING AND/OR UTILITY/STORAGE). NO WATER HEATERS, FURNACES, ELECTRICAL DISTRIBUTION PANELS OR OTHER CRITICAL MECHANICAL OR ELECTRICAL INSTALLATIONS ARE PROPOSED TO BE INSTALLED BELOW THE 100-YEAR BASE FLOOD ELEVATION.

AS PER SECTION 6-306(E) AND 6-307(A), WE DO NOT ANTICIPATE THAT THE PROPOSED PROJECT WILL INCREASE THE WATER-SURFACE ELEVATION OF THE 100-YEAR FLOOD BY MORE THAN 0.5 FOOT, HOWEVER NO HYDRAULIC ANALYSIS HAS BEEN PREPARED TO-DATE. DUE TO THE SITE'S LOCATION AND THE SCALE OF FILL PROPOSED IN COMPARISON TO THE SCALE OF FOUR MILE RUN AND ITS 100-YEAR FLOODPLAIN VOLUME, WE ANTICIPATE THAT THE PROPOSED PROJECT WILL HAVE NO EFFECT ON THE 100-YEAR WATER SURFACE ELEVATION.

THE APPLICANT INTENDS TO APPLY FOR A FLOODPLAIN DEVELOPMENT PERMIT AS REQUIRED AND SUBMITS THIS CONCEPT PLAN TO INITIATE DISCUSSION WITH THE FLOODPLAIN ADMINISTRATOR TO DETERMINE THE EXTENT OF WHAT IS REQUIRED GIVEN THE SITE LOCATION AND PROPOSED DESIGN.

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

CITY OF ALEXANDRIA, VIRGINIA
Independent City
PANEL 29 OF 45

FEMA

Panel Contains:

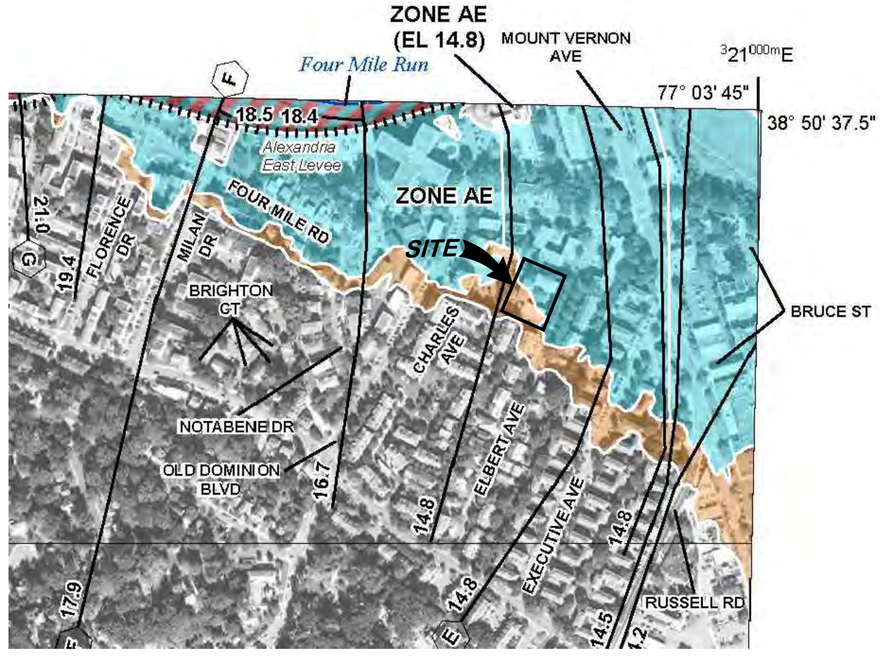
COMMUNITY	NUMBER	PANEL	SUFFIX
ALEXANDRIA, CITY OF	515519	0029	F

PRELIMINARY
9/30/2020

VERSION NUMBER
2.6.4.6

MAP NUMBER
5155190029F

MAP REVISED



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

DRAWN: SCTB | CHECKED: TBW
SCALE: NONE | DATE: 02/25/2022
PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No. 041851 06/10/22 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	RCV'D BY	APPROVED	DATE

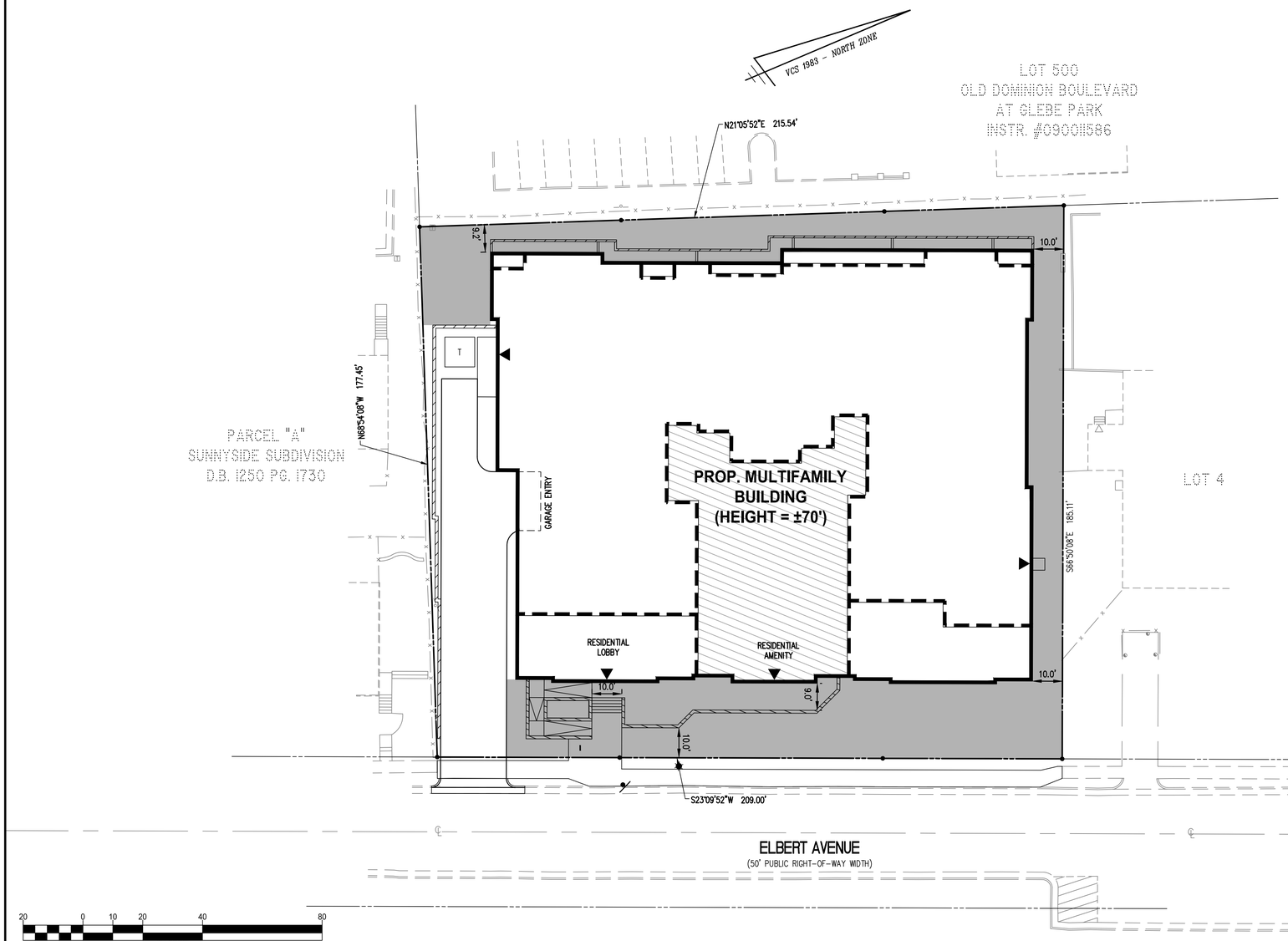
ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

FLOODPLAIN NARRATIVE

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.

File No. ALEX Tax Map No. 007.01 Job No. 20-104 Cadd Dwg. File: Q: \sdskproj\20104\dwg\planning\Concept II\20104P-0401A.dwg

SHEET: **P-0401A**



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6 CG-6R	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	
	LIMITS OF UNDERGROUND GARAGE	

GROUND LEVEL OPEN SPACE
±9,500 SF (ESTIMATE)

ABOVE GROUND OPEN SPACE
±2,000 SF (ESTIMATE)

TOTAL SITE AREA = 38,467 SF

TOTAL OPEN SPACE PROVIDED ±11,500 SF OR ±29.9%

OPEN SPACE SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES

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

SCALE: 1" = 20' | DATE: 02/25/2022 | DRAWN: SCTB | CHECKED: TBW

PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 06/10/22 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL OPEN SPACE PLAN

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

DIRECTOR DATE

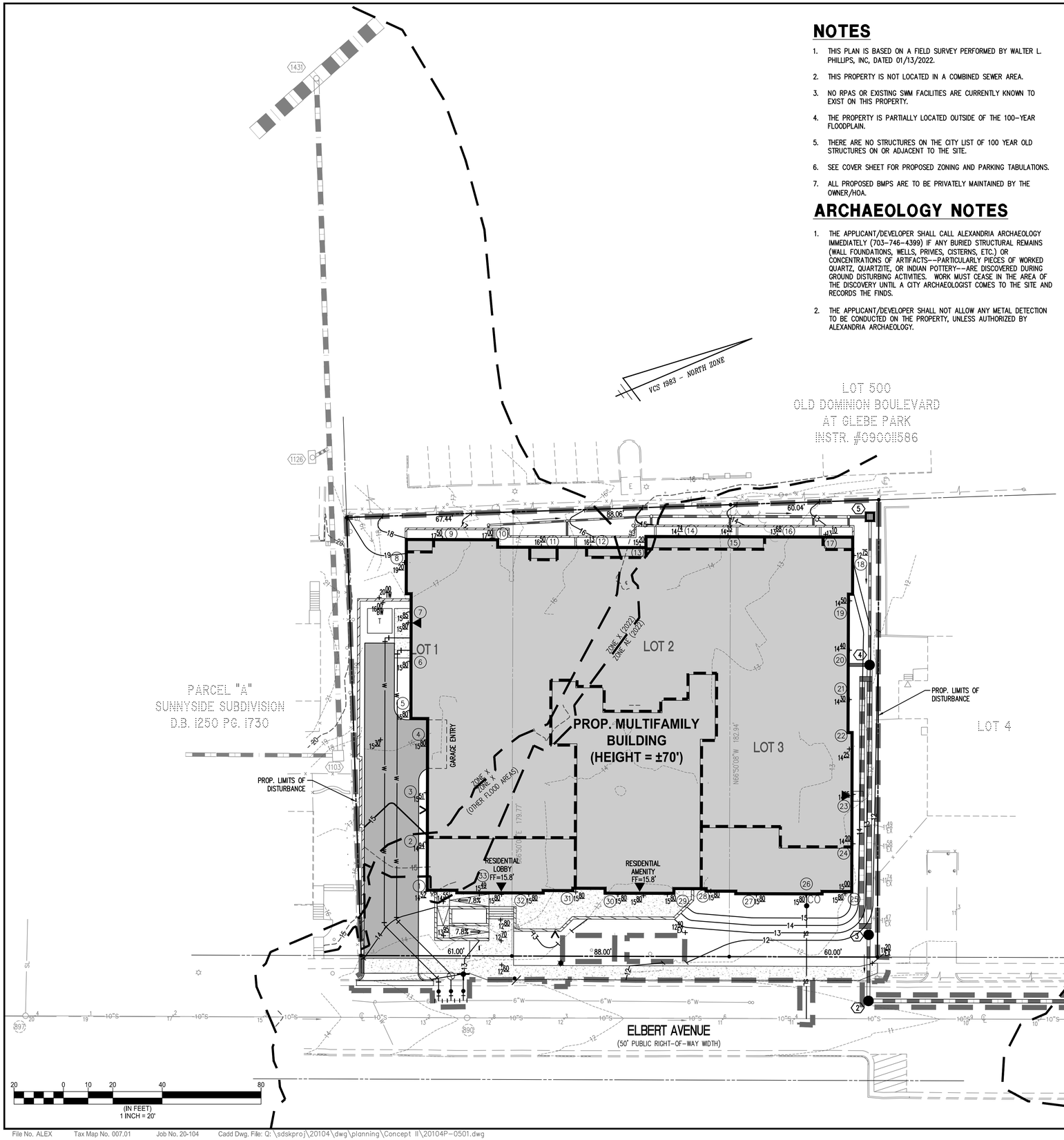
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC, DATED 01/13/2022.
2. THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
3. NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
4. THE PROPERTY IS PARTIALLY LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
7. ALL PROPOSED BMPS ARE TO BE PRIVATELY MAINTAINED BY THE OWNER/HOA.

ARCHAEOLOGY NOTES

1. 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--PARTICULARLY PIECES OF WORKED QUARTZ, QUARTZITE, OR INDIAN POTTERY--ARE DISCOVERED DURING GROUND DISTURBING ACTIVITIES. 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.

AVERAGE FINISHED GRADE

AVERAGE FINISHED GRADE

#	FINISHED GRADE
1	14.52
2	14.94
3	15.51
4	15.80
5	15.80
6	15.80
7	15.85
8	19.20
9	17.50
10	17.00
11	16.50
12	16.13
13	15.20
14	14.74
15	14.35
16	13.68
17	13.10
18	12.75
19	14.50
20	14.40
21	14.30
22	14.25
23	14.25
24	14.20
25	15.00
26	15.80
27	15.80
28	15.80
29	15.80
30	15.80
31	15.80
32	15.80
33	15.49
AVERAGE	15.31

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 / 264	CONTOURS	260 / 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	
	LIMITS OF UNDERGROUND GARAGE	

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

SCALE: 1" = 20' | DATE: 02/25/2022 | DRAWN: SCTB | CHECKED: TBW

PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 PROFESSIONAL ENGINEER 06/10/22

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

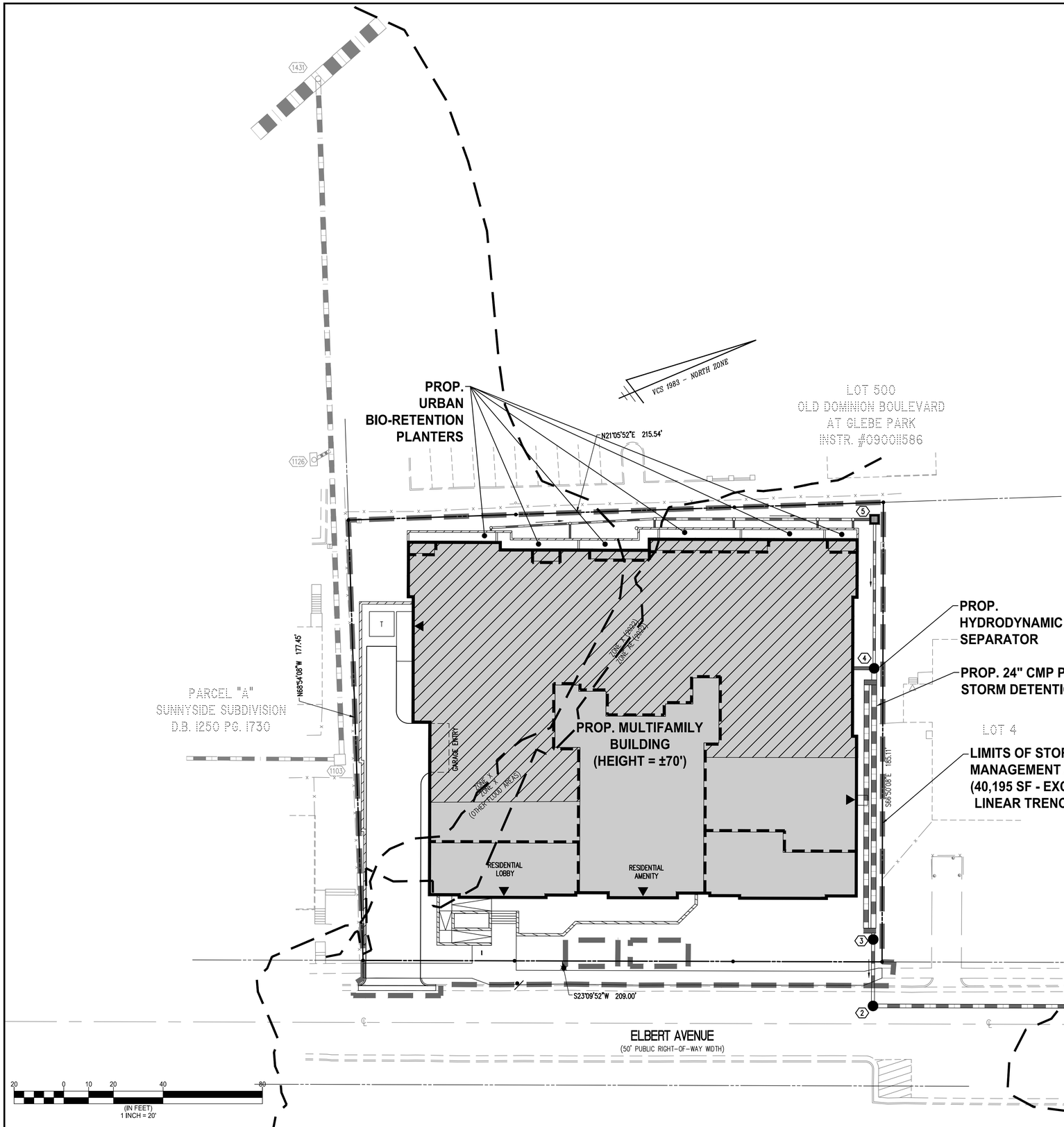
ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL GRADING PLAN & AVERAGE FINISHED GRADE EXHIBIT

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.

File No. ALEX Tax Map No. 007.01 Job No. 20-104 Cadd Dwg. File: Q:\sdskproj\20104\dwg\planning\Concept II\20104P-0501.dwg

SHEET: **P-0501**



STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

EXISTING CONDITIONS:
THE SITE CURRENTLY CONSISTS OF AN EXISTING MULTIFAMILY BUILDING, CONCRETE WALKS, SHEDS, ASPHALT PAVEMENT, STREET TREES, AND ASSOCIATED UTILITY SERVICES. THE 38,467 SF (0.8831 AC.) SITE DRAINS FROM SOUTHWEST TO NORTHEAST TOWARD ELBERT AVENUE. STORMWATER THEN FLOW IN THE GUTTER PAN UNTIL IT ENTERS THE MUNICIPAL STORM SEWER SYSTEM VIA CURB INLETS LOCATED IN THE PUBLIC ROW. CURRENTLY, NO KNOWN STORMWATER CONTROLS EXIST ON-SITE. THE EXISTING DRAINAGE DIVIDES FOR THE SITE WILL GENERALLY BE MAINTAINED IN THE PROPOSED CONDITION. FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE, EXCLUDING LINEAR UTILITY TRENCHING IN THE PUBLIC ROW, 40,195 SF OR 0.9223 ACRES.

PROPOSED CONDITIONS:
THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING MULTIFAMILY BUILDING AND CONSTRUCT ONE (1) NEW MULTIFAMILY RESIDENTIAL BUILDING (HEIGHT UP TO 70 FEET) WITH A GROUND FLOOR PARKING GARAGE, EXTERIOR LOADING SPACE, SITE UTILITY INFRASTRUCTURE, AND STORMWATER MANAGEMENT FACILITIES.

STORMWATER QUALITY (SEE BMP SCHEMATIC – THIS SHEET):
IN ORDER TO COMPLY WITH ARTICLE 13 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE AND THE VIRGINIA STATE WATER QUALITY REQUIREMENTS (9VAC25-870-63), THE SITE WILL INCLUDE LEVEL 1 BIO-RETENTION PLANTERS LOCATED IN THE REAR OF THE PROPOSED BUILDING AND A HYDRODYNAMIC SEPARATOR LOCATED IN THE NORTH SIDE YARD. THE PROPOSED BMPS WILL REDUCE PHOSPHORUS LEVELS AND COMPLY WITH ALL STATE AND CITY REQUIREMENTS. APPROXIMATELY 4,778 SF (16%) OF IMPERVIOUS AREA WITHIN THE PROPERTY BOUNDARY CANNOT BE CAPTURED AND TREATED DUE TO SITE AND GRADING CONSTRAINTS AND STRUCTURAL CONCERNS. THE WQV TREATMENT VOLUME FOR THIS IMPERVIOUS AREA WILL BE MITIGATED THROUGH PAYMENT INTO THE CITY OF ALEXANDRIA WATER QUALITY IMPACT FUND.

CHANNEL PROTECTION:
THE SITE STORMWATER OUTFALLS INTO THE MUNICIPAL STORM SEWER SYSTEM WHERE IT IS ROUTED TO SUNNYSIDE STREAM, A NATURAL STREAM, AND THEN ULTIMATELY TO FOUR MILE RUN. SINCE A NATURAL CHANNEL IS WITHIN THE LIMITS OF ANALYSIS FOR CHANNEL PROTECTION (100X SITE AREA AS SHOWN ON P-0705), DETENTION WILL BE PROVIDED FOR THE 1-YEAR 24-HOUR STORM BASED ON THE STATE ENERGY BALANCE EQUATION.

BASED ON THIS ANALYSIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE CHANNEL PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66) AND ARTICLE XIII OF CITY OF ALEXANDRIA ZONING ORDINANCE.

FLOOD CONTROL:
THE STORMWATER CONVEYANCE SYSTEM FOR THE SITE ENTERS A MAPPED FLOODPLAIN WITHIN THE PROPERTY BOUNDARY, AS THE PROPERTY PARTIALLY RESIDES WITHIN THE 100-YEAR FLOODPLAIN (SEE P-0401). PIPES WITHIN THE OUTFALL LIMITS ARE ADEQUATE FOR THE 10-YEAR 24 HOURS STORM. ADDITIONALLY, DETENTION WILL BE PROVIDED TO BRING THE POST-DEVELOPMENT FLOW RATES FOR THE 10-YEAR STORM TO PRE-DEVELOPMENT LEVELS.

BASED ON THIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE FLOOD PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66) AND ARTICLE XIII OF CITY OF ALEXANDRIA ZONING ORDINANCE.

ADJACENT PROPERTIES:
ALL UNCONTROLLED SHEET FLOW WILL BE NON-EROSIVE AND DIRECTED TOWARD ELBERT AVENUE RIGHT-OF-WAY AND INTO THE MUNICIPAL SEWER SYSTEM. THERE WILL NOT BE ANY ADVERSE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT AND THE PROPOSED IMPROVEMENTS.

FLOODPLAIN BOUNDARY:
THIS SITE IS PARTIALLY LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY PER FEMA MAPS (SEE NARRATIVE ON P-0401A).

RESOURCE PROTECTION AREAS:
THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE.

THE SITE RESIDES IN THE FOUR MILE RUN WATERSHED.

THE BMP FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE BUILDING OWNER/OPERATOR OR HOMEOWNER'S ASSOCIATION.

AREA TO BIORETENTION
(± 15,000 SQ. FT.)

AREA TO HYDRODYNAMIC SEPARATOR
(INCLUDES REMAINING RUNOFF FROM BIO-RETENTION FACILITIES)
(± 25,209 SQ. FT.)

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

SCALE: 1" = 20' | DATE: 02/25/2022 | DRAWN: SCTB | CHECKED: TBW

COMMONWEALTH OF VIRGINIA AARON M. VINSON LIC. NO. 041851 PROFESSIONAL ENGINEER
06/10/22

PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL STORMWATER MANAGEMENT PLAN AND NARRATIVE

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

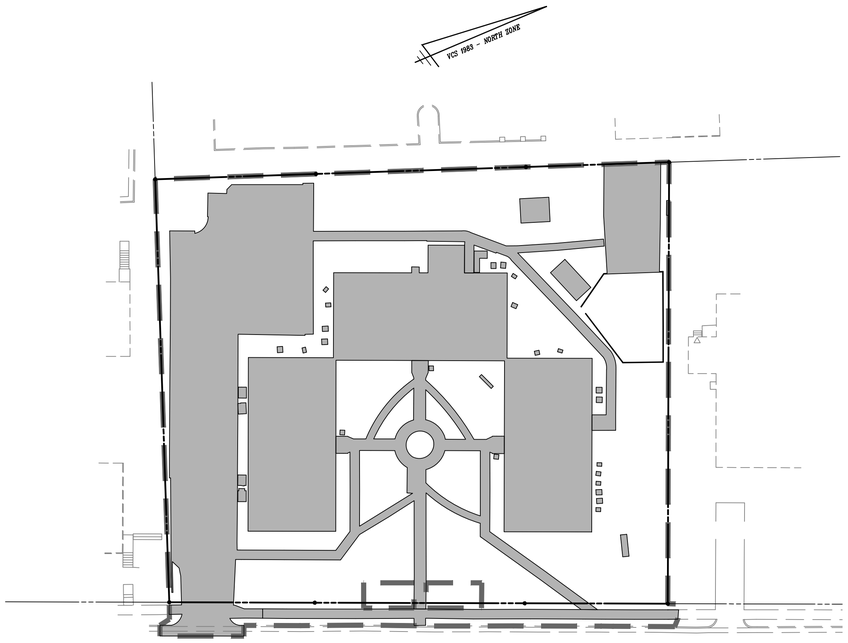
CHAIRMAN, PLANNING COMMISSION DATE

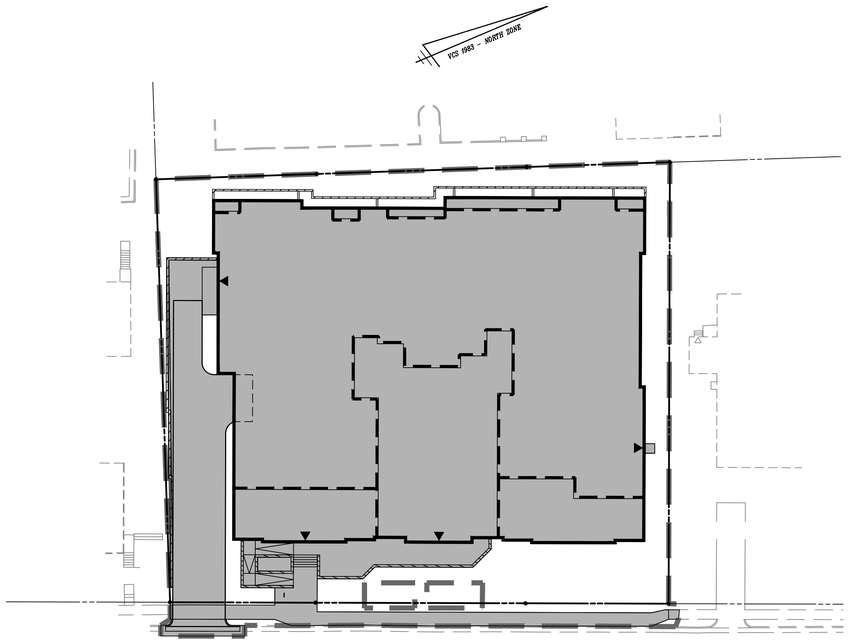
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 007.01 Job No. 20-104 Cadd Dwg. File: Q:\sdskproj\20104\dwg\planning\Concept II\20104P-0701.dwg

SHEET: **P-0701**





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

IMPERVIOUS AREA

LIMITS OF CLEARING (SWM AREA)

PRE-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 30'

PRE-DEVELOPMENT CURVE NUMBER

LIMITS OF DISTURBANCE (SWM AREA):	40,195 SQ. FT. OR 0.9228 ACRES
EXISTING PERVIOUS AREA:	19,960 SQ. FT. OR 0.4582 ACRES
EXISTING IMPERVIOUS AREA:	20,235 SQ. FT. OR 0.4645 ACRES
CURVE NUMBER:	[(20,235 X 98) + (19,960 X 80)] / 40,195 = 89

PRE-DEVELOPMENT

PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 2.508 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 5,122 cuft
Drainage area	= 0.923 ac	Curve number	= 89
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 3.171 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 6,537 cuft
Drainage area	= 0.923 ac	Curve number	= 89
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 5.832 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 12,448 cuft
Drainage area	= 0.923 ac	Curve number	= 89
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

ALLOWABLE DISCHARGE RATES

1-YEAR STORM

1-YEAR STORM ENERGY BALANCE EQUATION:

Q(ALLOWABLE) =0.8* (Q(PRE) X RV(PRE))/RV(POST)

Q(ALLOWABLE) = 0.8 * (2.508 CFS) X 1.63/1.92 = 1.70 CFS

10-YEAR STORM

Q(ALLOWABLE) = Q(PRE) = 5.83 CFS

POST-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 30'

POST-DEVELOPMENT CURVE NUMBER

LIMITS OF DISTURBANCE (SWM AREA):	40,195 SQ. FT. OR 0.9228 ACRES
PROPOSED PERVIOUS AREA:	8,690 SQ. FT. OR 0.1995 ACRES
PROPOSED IMPERVIOUS AREA:	31,505 SQ. FT. OR 0.7233 ACRES
ADJ. CURVE NUMBER:	92/92/93 (SEE VRRM SPREADSHEET – P-0703)

POST-DEVELOPMENT

POST-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 2.828 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 5,901 cuft
Drainage area	= 0.923 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

POST-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 3.494 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 7,382 cuft
Drainage area	= 0.923 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

POST-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 6.222 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 13,800 cuft
Drainage area	= 0.923 ac	Curve number	= 93
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES

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

SCALE: 1" = 30' | DATE: 02/25/2022 | DRAWN: SCTB | CHECKED: TBW

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 PROFESSIONAL ENGINEER 06/10/22

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

REVISION APPROVED BY

PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL STORMWATER QUANTITY CALCULATIONS

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.

File No. ALEX Tax Map No. 007.01 Job No. 20-104 Cadd Dwg. File: Q:\sdskproj\20104\dwg\planning\Concept II\20104P-0701.dwg

SHEET: P-0702

Project Name: 3908 ELBERT AVENUE
Date:
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 0.92

Maximum reduction required:	*10%*
The site's net increase in impervious cover (acres) is:	*0.2587236*
Post-Development TP Load Reduction for Site (lb/yr):	*0.57*

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

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				0.46	0.46
Impervious Cover (acres)				0.46	0.46
					0.92

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				0.20	0.20
Impervious Cover (acres)				0.72	0.72
Area Check	OK.	OK.	OK.	OK.	0.92

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-Re Development	**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)	0.46	0.20
Weighted Rv(turf)	0.25	0.25
% Managed Turf	50%	30%
Impervious Cover (acres)	0.46	0.46
Rv(impervious)	0.95	0.95
% Impervious	50%	70%
Total Site Area (acres)	**0.92**	**0.66**
Site Rv	**0.60**	**0.74**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0463	0.0409
Pre-ReDevelopment Treatment Volume (cubic feet)	2,018	1,783
Pre-ReDevelopment TP Load (lb/yr)	**1.27**	**1.12**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.37	1.69
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.27

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)	0.20
Weighted Rv (turf)	0.25
% Managed Turf	22%
Impervious Cover (acres)	0.72
Rv(impervious)	0.95
% Impervious	78%
Final Site Area (acres)	**0.92**
Final Post Dev Site Rv	**0.80**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.20
Weighted Rv (turf)	0.25
% Managed Turf	30%
ReDev. Impervious Cover (acres)	0.46
Rv(impervious)	0.95
% Impervious	70%
Total ReDev. Site Area (acres)	**0.66**
ReDev Site Rv	**0.74**

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)	0.0614	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.0409	**Post-Development Treatment Volume (acre-ft)**	0.0205
Final Post-Development Treatment Volume (cubic feet)	2,675	**Post-ReDevelopment Treatment Volume (cubic feet)**	1,783	**Post-Development Treatment Volume (cubic feet)**	892
Final Post-Development TP Load (lb/yr)	**1.68**	**Post-ReDevelopment Load (TP) (lb/yr)***	**1.12**	**Post-Development TP Load (lb/yr)**	**0.56**
Final Post-Development TP Load per acre (lb/acre/yr)	1.82	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.69		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**10%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.11**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0.45**

[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 requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**0.57**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	9.07	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	12.02

Drainage Area A

Drainage 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)				0.20	0.20	0.25
Impervious Cover (acres)				0.72	0.72	0.95
				Total	0.92	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 1.68
Post Development Treatment Volume in D.A. A (ft³) 2,675

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	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
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.34	0	475	713	1,188	25	0.00	0.75	0.41	0.34	14.b. MTD - Filtering
14. Manufactured Treatment Devices (no RR)													
14.b. Manufactured Treatment Device-Filtering	0		0.23	713	0	1,521	1,521	20	0.34	0.51	0.17	0.67	

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
6. Bioretention (RR)				
40	0.00	5.33	3.41	1.92
14. Manufactured BMP (no RR)				
0	1.92	3.63	0.00	5.55

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)	0.72	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.58	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.20	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 2,675

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	475	0	0	0	0	475
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.68	0.00	0.00	0.00	0.00	1.68
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.58	0.00	0.00	0.00	0.00	0.58
TP LOAD REMAINING (lb/yr)	1.10	0.00	0.00	0.00	0.00	1.10
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	3.41	0.00	0.00	0.00	0.00	3.41

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.68
TP LOAD REDUCTION REQUIRED (lb/yr)	0.57
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.58
TP LOAD REMAINING (lb/yr):	1.10
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.01 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	12.02
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	3.41
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	8.61

Runoff Volume and Curve Number Calculations

Enter design storm rainfall depths (in):

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/)

Notes (see below):

[1] The curve numbers and runoff volumes computed in this spreadsheet for each drainage area are limited in their applicability for determining and demonstrating compliance with water quantity requirements. See VRRM User's Guide and Documentation for additional information.

[2] Runoff Volume (RV) for pre- and post-development drainage areas must be in volumetric units (e.g., acre-feet or cubic feet) when using the Energy Balance Equation. Runoff measured in watershed-inches and shown in the spreadsheet as RV(watershed-inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise RV(watershed-inch) must be multiplied by the drainage area.

[3] Adjusted CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roofs is included in BMP specification No. 5.

Drainage Area Curve Numbers and Runoff Depths*

Curve numbers (CN, CNadj) and runoff depths ($RV_{Developed}$) are computed with and without reduction practices.

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	0.20
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.72
	CN	98	98	98	98

$CN_{(D.A.\ A)}$ 94

Total Area (acres): 0.92
Runoff Reduction Volume (ft^3): 475

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.06	2.54	4.51
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.92	2.40	4.36
Adjusted CN*	92	92	93

*See Notes above

RUNOFF REDUCTION NARRATIVE

73.2% OF THE PHOSPHORUS REMOVAL REQUIREMENT IS PROVIDED THROUGH THE USE OF RUNOFF REDUCTION PRACTICES AS SHOWN ON THE VRRM SPREADSHEET PROVIDED ON THIS SHEET.

TOTAL PHOSPHORUS REMOVAL REQUIREMENT: 0.57 LB/YR

BIO-RETENTION PHOSPHORUS REMOVAL: 0.41 LBS/YR

% REMOVED WITH RUNOFF REDUCTION PRACTICES: 0.41 / 0.56 X 100% = 73.2%

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES

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

DRAWN: SCOTB | CHECKED: TBW
DATE: 02/25/2022
SCALE: NONE
PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA — AARON M. VINSON — Lic. No. 041851 — PROFESSIONAL ENGINEER — 06/10/22

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	RCVL BY	APPROVED	DATE

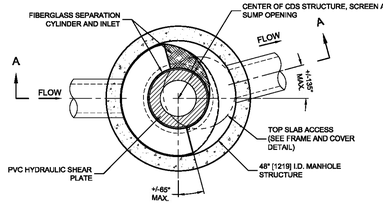
ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL STORMWATER QUALITY CALCULATIONS (VRRM)

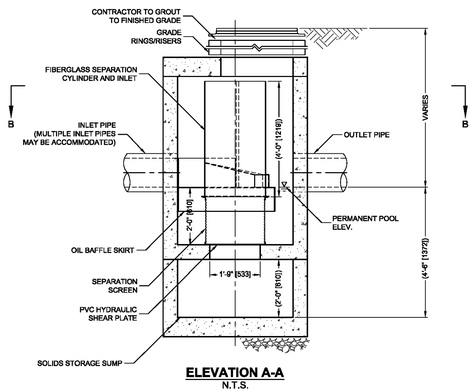
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

TYPICAL HYDRODYNAMIC SEPARATOR DETAIL

OR EQUIVALENT – NOT TO SCALE – SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES.



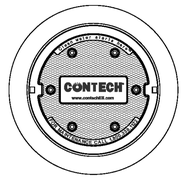
PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

CDS

CDS2015-4-C DESIGN NOTES
THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
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. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

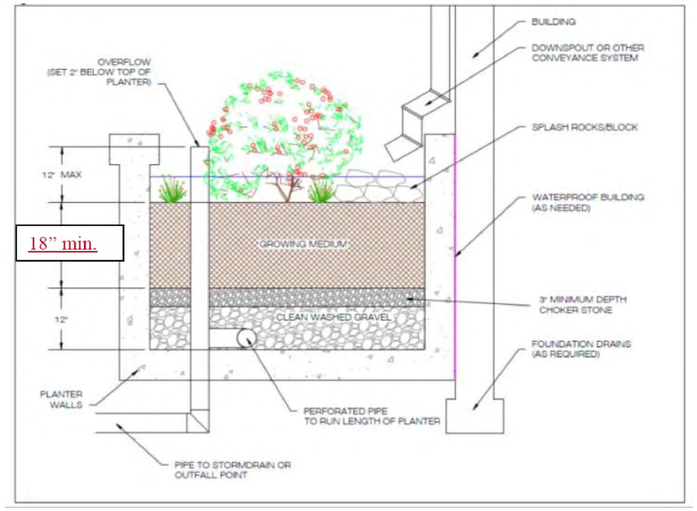
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

TYPICAL URBAN BIO-RETENTION DETAIL

OR EQUIVALENT – NOT TO SCALE – SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES.



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

DRAWN: SCTB | CHECKED: TBW
SCALE: N.T.S. | DATE: 02/25/2022
PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 06/10/22 PROFESSIONAL ENGINEER

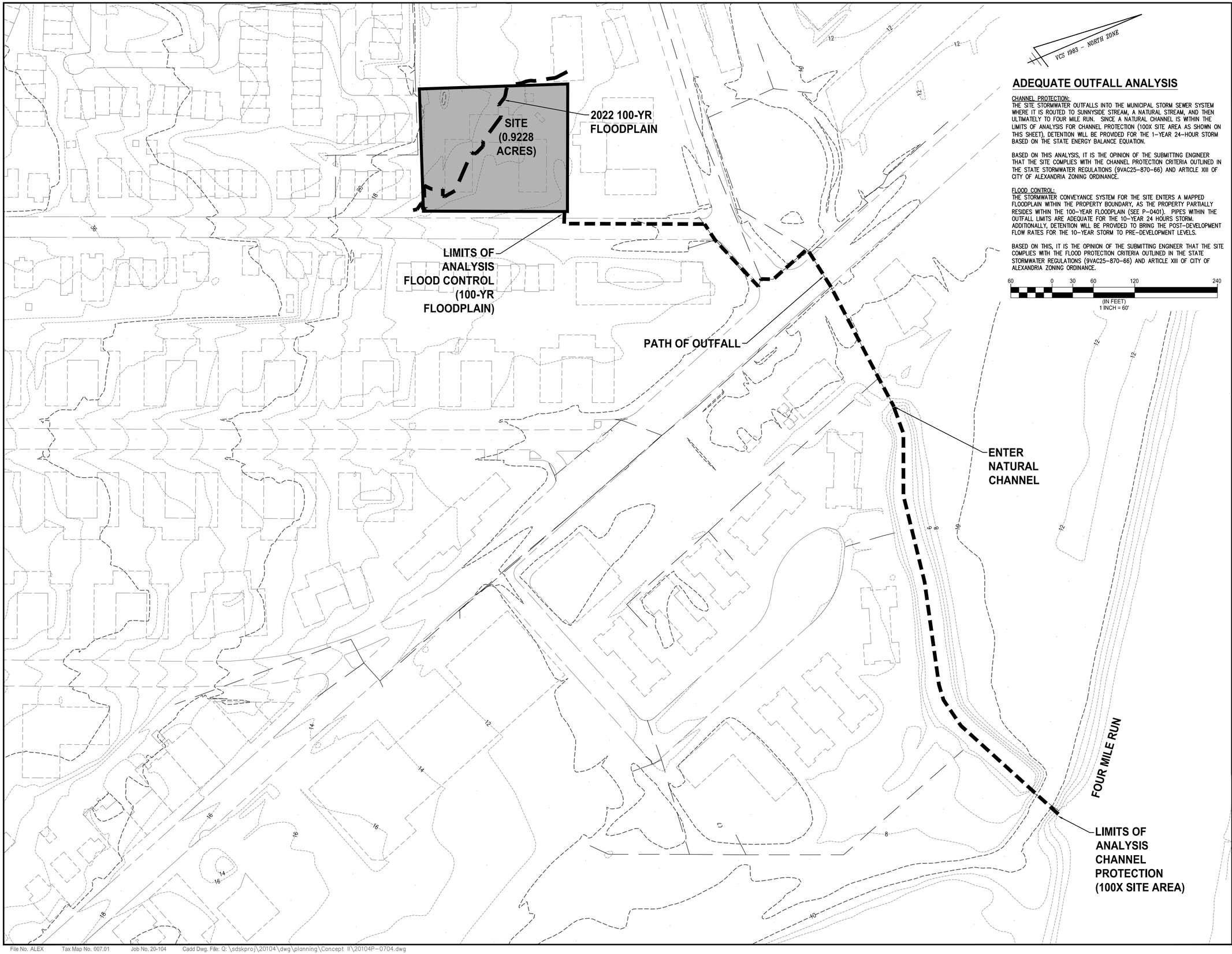
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

TYPICAL BMP DETAILS

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.



ADEQUATE OUTFALL ANALYSIS

CHANNEL PROTECTION:
THE SITE STORMWATER OUTFALLS INTO THE MUNICIPAL STORM SEWER SYSTEM WHERE IT IS ROUTED TO SUNNYSIDE STREAM, A NATURAL STREAM, AND THEN ULTIMATELY TO FOUR MILE RUN. SINCE A NATURAL CHANNEL IS WITHIN THE LIMITS OF ANALYSIS FOR CHANNEL PROTECTION (100X SITE AREA AS SHOWN ON THIS SHEET), DETENTION WILL BE PROVIDED FOR THE 1-YEAR 24-HOUR STORM BASED ON THE STATE ENERGY BALANCE EQUATION.

BASED ON THIS ANALYSIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE CHANNEL PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66) AND ARTICLE XIII OF CITY OF ALEXANDRIA ZONING ORDINANCE.

FLOOD CONTROL:
THE STORMWATER CONVEYANCE SYSTEM FOR THE SITE ENTERS A MAPPED FLOODPLAIN WITHIN THE PROPERTY BOUNDARY, AS THE PROPERTY PARTIALLY RESIDES WITHIN THE 100-YEAR FLOODPLAIN (SEE P-0401). PIPES WITHIN THE OUTFALL LIMITS ARE ADEQUATE FOR THE 10-YEAR 24 HOURS STORM. ADDITIONALLY, DETENTION WILL BE PROVIDED TO BRING THE POST-DEVELOPMENT FLOW RATES FOR THE 10-YEAR STORM TO PRE-DEVELOPMENT LEVELS.

BASED ON THIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE FLOOD PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66) AND ARTICLE XIII OF CITY OF ALEXANDRIA ZONING ORDINANCE.

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

DRAWN: SCTB | CHECKED: TBW
DATE: 02/25/2022
SCALE: 1" = 60'

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 PROFESSIONAL ENGINEER 06/10/22

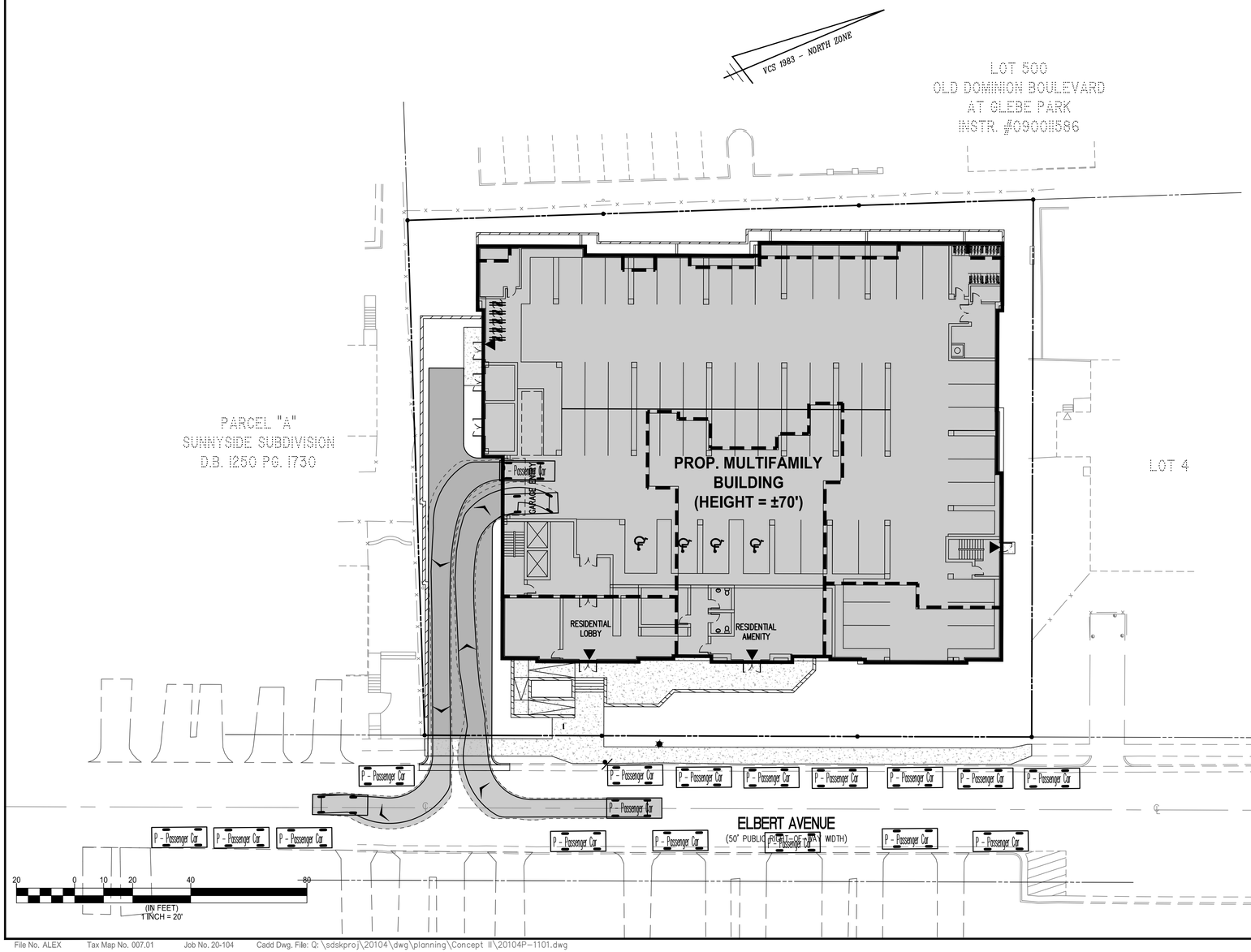
PLAN STATUS		
DATE	DESCRIPTION	DATE
02/25/2022	STAGE I CONCEPT PLAN	
06/10/2022	STAGE II CONCEPT PLAN	

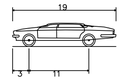
REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY OUTFALL ANALYSIS

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.





P – Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
E	PLUG	E
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	
	LIMITS OF UNDERGROUND GARAGE	

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

DRAWN: SCTB | CHECKED: TBW
DATE: 02/25/2022
SCALE: 1" = 20'

PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No. 041851
PROFESSIONAL ENGINEER
06/10/22

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL VEHICULAR MOVEMENT PLAN

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

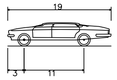
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

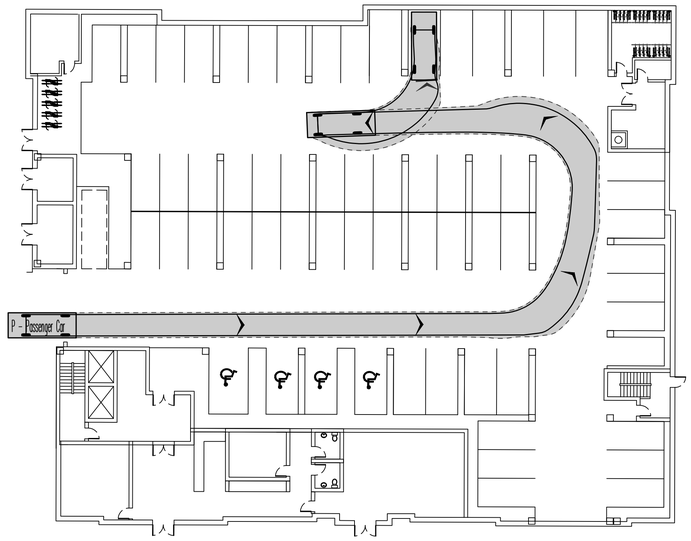
File No. ALEX Tax Map No. 007.01 Job No. 20-104 Cadd Dwg. File: Q:\sdskproj\20104\dwg\planning\Concept II\20104P-1101.dwg

SHEET: P-1101

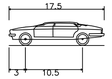
ENLARGEMENT #1 - ENTERING STANDARD SPACE



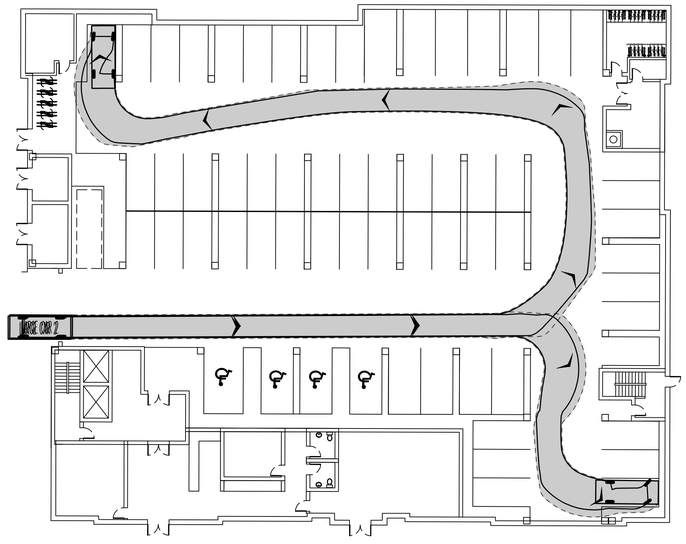
P – Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock–to–lock time	4.00s
Max Steering Angle (Virtual)	31.60°



ENLARGEMENT #2 - ENTERING COMPACT SPACE



LARGE CAR 2	
Overall Length	17.500ft
Overall Width	6.500ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock–to–lock time	4.00s
Max Steering Angle (Virtual)	41.00°



20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	
	LIMITS OF UNDERGROUND GARAGE	

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

DRAWN: SCTB | CHECKED: TBW
SCALE: 1" = 20' | DATE: 02/25/2022
PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA 03911 AARON M. VINSON LIC. NO.041851 PROFESSIONAL ENGINEER 06/10/22

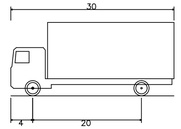
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL GARAGE MOVEMENT PLAN

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.

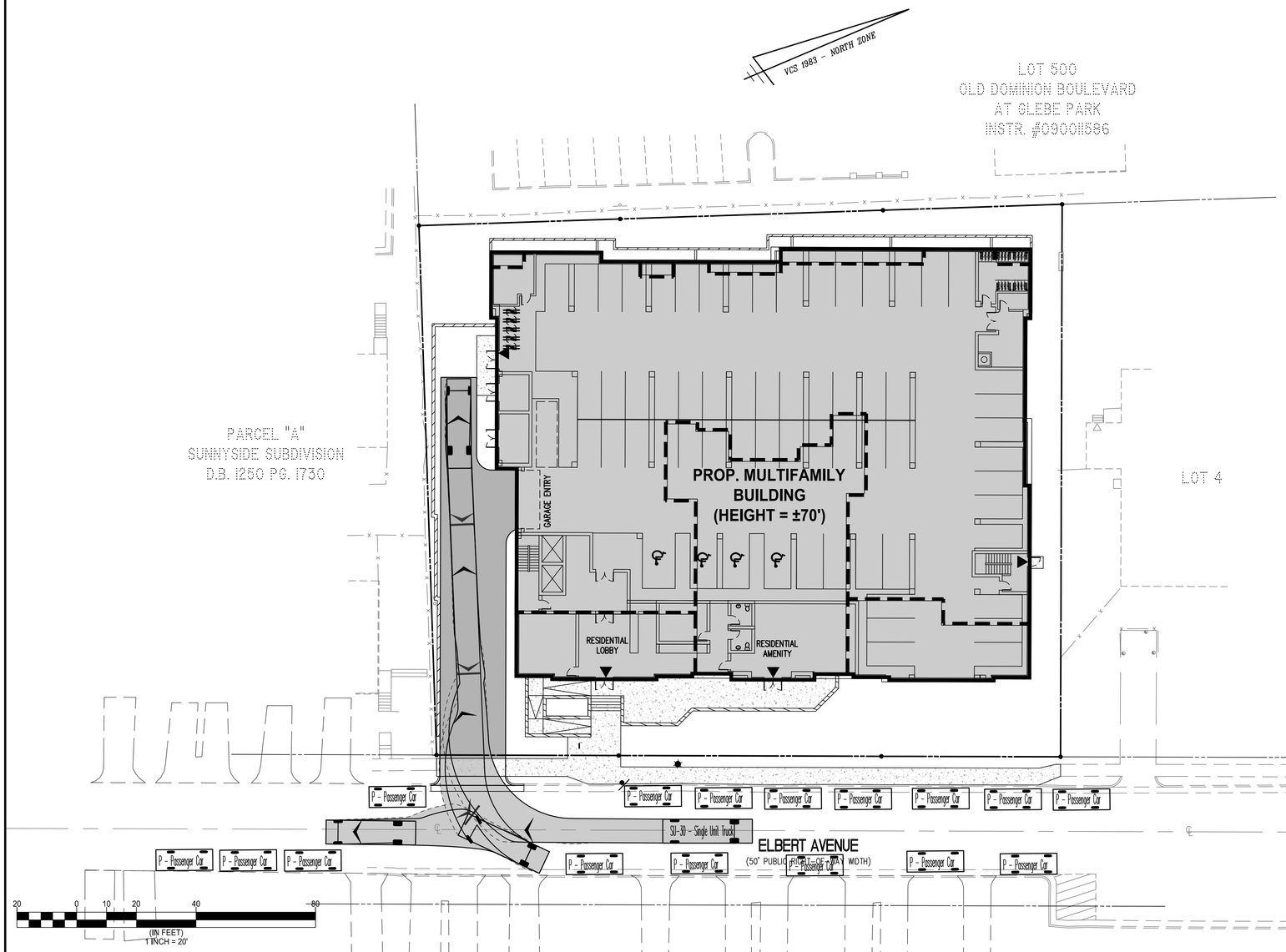


SU-30 – Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	
	LIMITS OF UNDERGROUND GARAGE	



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

DRAWN: SCTB | CHECKED: TBW
DATE: 02/25/2022
SCALE: 1" = 20'

PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No. 041851
06/10/22
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'L BY	APPROVED	DATE

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL TRUCK MOVEMENT PLAN

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.

File No. ALEX Tax Map No. 007.01 Job No. 20-104 Cadd Dwg. File: Q:\sdskproj\20104\dwg\planning\Concept II\20104P-1101.dwg

SHEET: P-1103

TREE INVENTORY

Alexandria		Tree Inventory													
									Activities						
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Condition	Offsite/ Shared/ ROW	Removal	Hand Removal/ Selective Removal	Tree Protection Fence	Root Prune	Root Padding	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(20-104) 06/08/2022															
101	Quercus palustris	Pin oak	20"	20'	70%	63%	GOOD								
102	Acer rubrum	Red maple	11"	11'	70%	66%	GOOD								
103	Acer rubrum	Red maple	13"	13'	70%	66%	GOOD								
104	Acer rubrum	Red maple	15"	15'	70%	66%	GOOD								
105	Acer rubrum	Red maple	14"	14'	70%	63%	GOOD								
106	Quercus palustris	Pin oak	21"	21'	70%	66%	GOOD								
107	Acer rubrum	Red maple	14"	14'	70%	63%	GOOD								
108	Acer rubrum	Red maple	14"	14'	70%	66%	GOOD								
109	Acer rubrum	Red maple	16"	16'	70%	66%	GOOD								
110	Pinus strobus	Eastern white pine	13"	13'	55%	59%	FAIR								
111	Acer rubrum	Red maple	14"	14'	70%	50%	FAIR								
112	Pinus strobus	Eastern white pine	18"	18'	55%	63%	GOOD								
113	Fraxinus pennsylvanica	Green ash	13"	13'	53%	50%	FAIR								
114	Pinus strobus	Eastern white pine	8"	8'	55%	63%	GOOD								
115	Picea abies	Norway spruce	23"	23'	55%	59%	FAIR								
116	Platanus hybrida x acerifolia	London planetree	14"	14'	65%	66%	GOOD								
117	Ilex spp.	Holly	4"	8'	70%	56%	FAIR								
118	Acer palmatum	Japanese maple	4"	8'	80%	66%	GOOD								
119	Lagerstroemia indica	Crape Myrtle	8"	8'	78%	63%	GOOD								
120	Ilex spp.	Holly	4"	8'	70%	56%	FAIR								
121	Ilex spp.	Holly	5"	8'	70%	56%	FAIR								
122	Lagerstroemia indica	Crape Myrtle	6"	8'	78%	63%	GOOD								
123	Cupressocyparis leylandii	Leyland cypress	2"	8'	60%	63%	GOOD								
124	Ilex spp.	Holly	4"	8'	70%	56%	FAIR								
125	Ilex spp.	Holly	4"	8'	70%	56%	FAIR								
126	Thuja occidentalis	Northern white-cedar	3"	8'	60%	69%	GOOD								
127	Thuja occidentalis	Northern white-cedar	3"	8'	60%	69%	GOOD								
128	Thuja occidentalis	Northern white-cedar	3"	8'	60%	69%	GOOD								
129	Thuja occidentalis	Northern white-cedar	3"	8'	60%	69%	GOOD								
130	Thuja occidentalis	Northern white-cedar	3"	8'	60%	69%	GOOD								
131	Ilex spp.	Holly	6"	8'	70%	66%	GOOD								
132	Robinia pseudoacacia	Black locust	12"	12'	55%	63%	GOOD								
133	Robinia pseudoacacia	Black locust	14"	14'	55%	63%	GOOD								
134	Ilex spp.	Holly	4"	8'	70%	66%	GOOD								
135	Ilex spp.	Holly	4"	8'	70%	66%	GOOD								
136	Robinia pseudoacacia	Black locust	14"	14'	55%	63%	GOOD								
137	Ilex spp.	Holly	4"	8'	70%	66%	GOOD								
138	Fraxinus pennsylvanica	Green ash	9"	9'	53%	41%	FAIR								
139	Morus alba	White mulberry	6"	8'	30%	66%	GOOD								
140	Robinia pseudoacacia	Black locust	25"	25'	55%	56%	FAIR								
141	Robinia pseudoacacia	Black locust	8"	8'	55%	59%	FAIR								Power lines
142	Platanus hybrida x acerifolia	London planetree	5"	8'	65%	56%	FAIR								Power lines
143	Ulmus americana	American elm	10"	10'	53%	56%	FAIR								Power lines
144	Ulmus americana	American elm	20"	20'	53%	50%	FAIR								Power lines
145	Acer rubrum	Red maple	9"	9'	70%	63%	GOOD								Power lines
146	Zelkova serrata	Japanese zelkova	8"	8'	75%	63%	GOOD								Power lines
147	Magnolia grandiflora	Southern magnolia	3"	8'	70%	56%	FAIR								Power lines
148	Magnolia grandiflora	Southern magnolia	3"	8'	70%	63%	GOOD								Power lines
149	Pinus strobus	Eastern white pine	15"	15'	55%	63%	GOOD								Power lines
150	Magnolia grandiflora	Southern magnolia	3"	8'	70%	63%	GOOD								Power lines
151	Pinus strobus	Eastern white pine	8"	8'	55%	66%	GOOD								Power lines
152	Platanus hybrida x acerifolia	London planetree	18"	18'	65%	66%	GOOD								Power lines
153	Pinus strobus	Eastern white pine	5"	8'	55%	63%	GOOD								
154	Robinia pseudoacacia	Black locust	16"	16'	55%	50%	FAIR								
155	Robinia pseudoacacia	Black locust	8"	8'	55%	50%	FAIR								
156	Robinia pseudoacacia	Black locust	10"	10'	55%	50%	FAIR								
157	Fraxinus pennsylvanica	Green ash	20"	20'	53%	63%	GOOD								
158	Ilex spp.	Holly	5"	8'	70%	63%	GOOD								
159	Ilex spp.	Holly	5"	8'	70%	63%	GOOD								

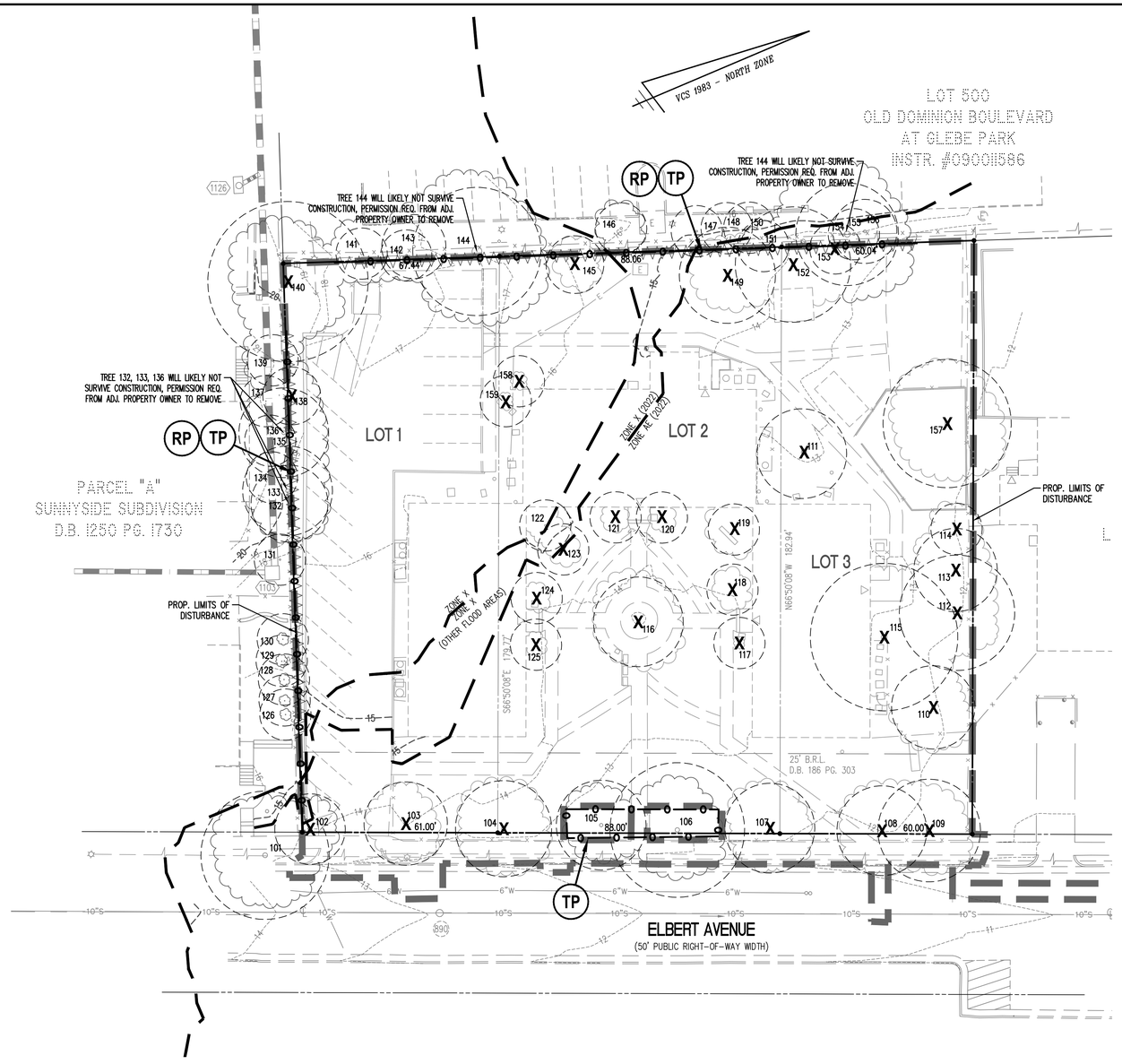
DBH = Diameter at Breast Height (measured 4.5 feet above ground)

CRZ = Critical Root Zone - As determined by the corresponding jurisdiction

CRZ values for trees with multiple stems were calculated based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

Shared trees shall not be removed without written permission from adjacent property owners.

Offsite trees were assesd without trespassing. Measurements are approximate.



TREE PROTECTION LEGEND

- X — TREE TO BE REMOVED
- (TP) — TREE PROTECTION FENCE
- (RP) — ROOT PRUNING
- LIMITS OF DISTURBANCE

ARCHAEOLOGY NOTES

1. 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--PARTICULARLY PIECES OF WORKED QUARTZ, QUARTZITE, OR INDIAN POTTERY--ARE DISCOVERED DURING GROUND DISTURBING ACTIVITIES. 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.

NOTES:

1. THERE ARE NO RPAs, INTERMITTENT STREAMS, WETLANDS, OR EXISTING STORMWATER FACILITIES PRESENT.
2. SOILS: SEE SHEETS P-0101 AND P-0201 FOR SOIL INFORMATION. NO KNOWN MARINE CLAY, ENVIRONMENTAL ISSUES, OR CONTAMINATION.
3. THERE ARE NO KNOWN EXISTING CULTURAL/HISTORIC RESOURCES.

PERMISSION REQUIRED FROM ADJACENT PROPERTY OWNER FOR REMOVAL OF OFFSITE AND SHARED TREES.

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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

SCALE: 1" = 20' | DATE: 02/25/2022 | DRAWN: SCTB | CHECKED: TBW

PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No. 041851 06/10/22 PROFESSIONAL ENGINEER

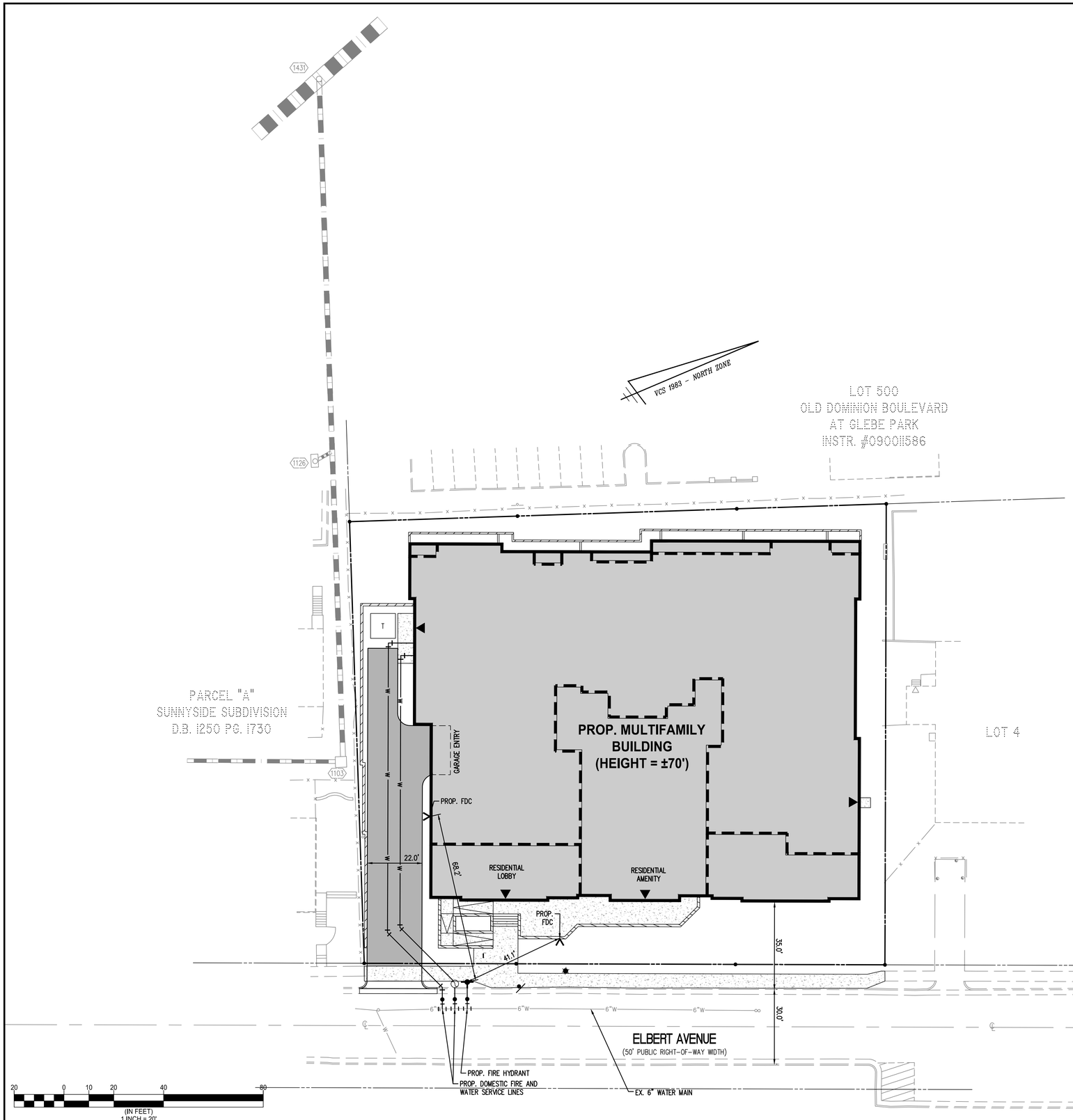
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

TREE INVENTORY AND CONSERVATION PLAN

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.



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	
	LIMITS OF UNDERGROUND GARAGE	

NOTES

1. EXISTING FIRE HYDRANTS SHALL REMAIN IN-SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION.

BUILDING CODE ANALYSIS

USE GROUP: S-2, B, R-2

CONSTRUCTION TYPE: FLOOR 1 – IA
FLOORS 2-6 – IIIA

SPRINKER SYSTEM: NFPA 13

BUILDING HEIGHT: 70 FT OR LESS

FLOOR AREA:

FLOOR	RESIDENTIAL	AMENITY	PARKING	GSF (SF)
1	2589	2987	19661	25237
2	21050			21050
3	21050			21050
4	21050			21050
5	21050			21050
6	17170			17170
			TOTAL	126607

FIRE ACCESS NARRATIVE

THIS NARRATIVE IS PROVIDED TO DETAIL COMPLIANCE WITH CITY CODE, TITLE 4 CHAPTER 2, APPENDIX D, D101.1 (ITEM 4). AS COORDINATED WITH CITY OF ALEXANDRIA STAFF, THE ITEMS BELOW WILL BE PROVIDED IN LIEU OF MEETING LADDER TRUCK ACCESS REQUIREMENTS, AND A CODE MODIFICATION IS NOT REQUIRED.

1. FIRE SERVICE ACCESS ELEVATOR
2. STANDBY POWER
3. A FIRE COMMAND CENTER SHALL BE PROVIDED IN LIEU OF STAIRWAY COMMUNICATION AS DETERMINED BY ALEXANDRIA FIRE DEPARTMENT
4. SMOKE PROOF EXIT ENCLOSURES (STAIR PRESSURIZATION SYSTEM)

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

DRAWN: SCTB | CHECKED: TBW
DATE: 02/25/2022
SCALE: 1" = 20'
PLAN STATUS

DATE	DESCRIPTION
02/25/2022	STAGE I CONCEPT PLAN
06/10/2022	STAGE II CONCEPT PLAN

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 06/10/22 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

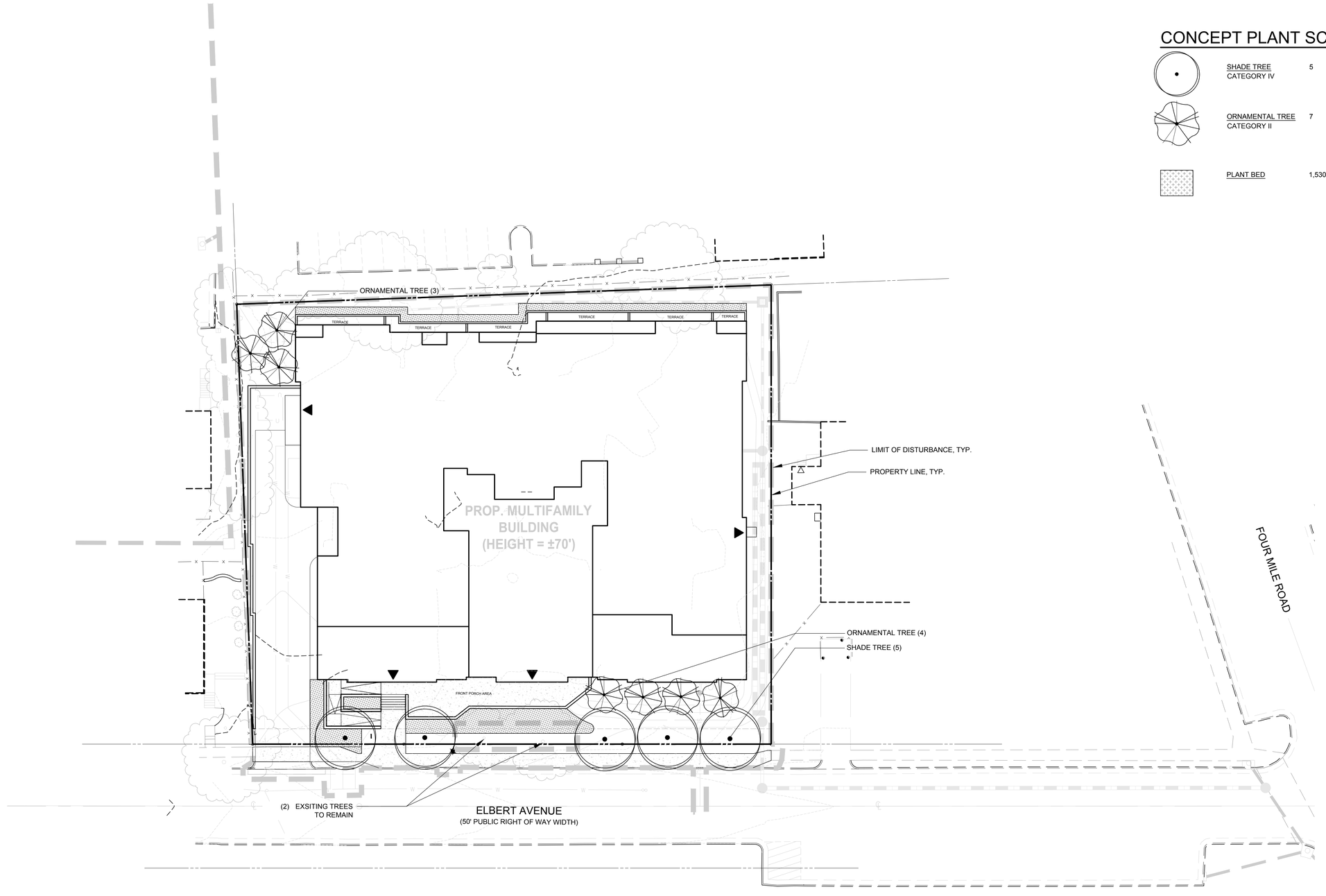
ELBERT AVENUE RESIDENCES
3908 ELBERT AVENUE
STAGE II CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL FIRE SERVICE PLAN

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.

CONCEPT PLANT SCHEDULE ELBERT AVE

SHADE TREE CATEGORY IV		5
ORNAMENTAL TREE CATEGORY II		7
PLANT BED		1,530 SF



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
GABRIELA CAÑAMAR CLARK
Lic. No. 958
06/10/2022
LANDSCAPE ARCHITECT

SEAL

PROJECT

3908 ELBERT AVE

STREETSCAPE CONCEPT

LANDDESIGN PROJ.#
2021188

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	06/10/2022

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: JVW

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

NORTH

SHEET TITLE

MATERIALS + PLANTING PLAN

SHEET NUMBER

L102

CONCEPT PLANT SCHEDULE ELBERT AVE

SHADE TREE 5
CATEGORY IV

ORNAMENTAL TREE 7
CATEGORY II

PLANT BED 1,530 SF

TREE CANOPY CALCULATIONS

SITE AREA: 38,467 SF
25% CROWN COVERAGE REQUIRED : **9,617 SF**

(5) CAEGORY IV TREES AT 1,250 SF/TREE = 6,250
(7) CATEGORY II TREES AT 500 SF/TREE = 3,500
(4) EX. TREES TO REMAIN = CREDIT TBD.

CROWN COVERAGE PROVIDED: **9,750 SF**

NOTES:

1. ADDITIONAL DESIGN AND COORDINATION FOR THE FINAL NUMBER AND SPECIES OF PLANTINGS IS ONGOING AND WILL BE UPDATED TO MEET CROWN COVER AND DIVERSITY REQUIREMENTS WITH A FUTURE SUBMISSION.

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.

4) ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

5) 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.

6) AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

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
I OF I
Date drawn: 01/01/19
LD 016

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
GABRIELA CAÑAMAR CLARK
Lic. No. 958
06/10/2022
LANDSCAPE ARCHITECT

SEAL

PROJECT

3908 ELBERT AVE

STREETSCAPE CONCEPT

LANDDESIGN PROJ.#
2021188

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	06/10/2022

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: JVW

SCALE NORTH

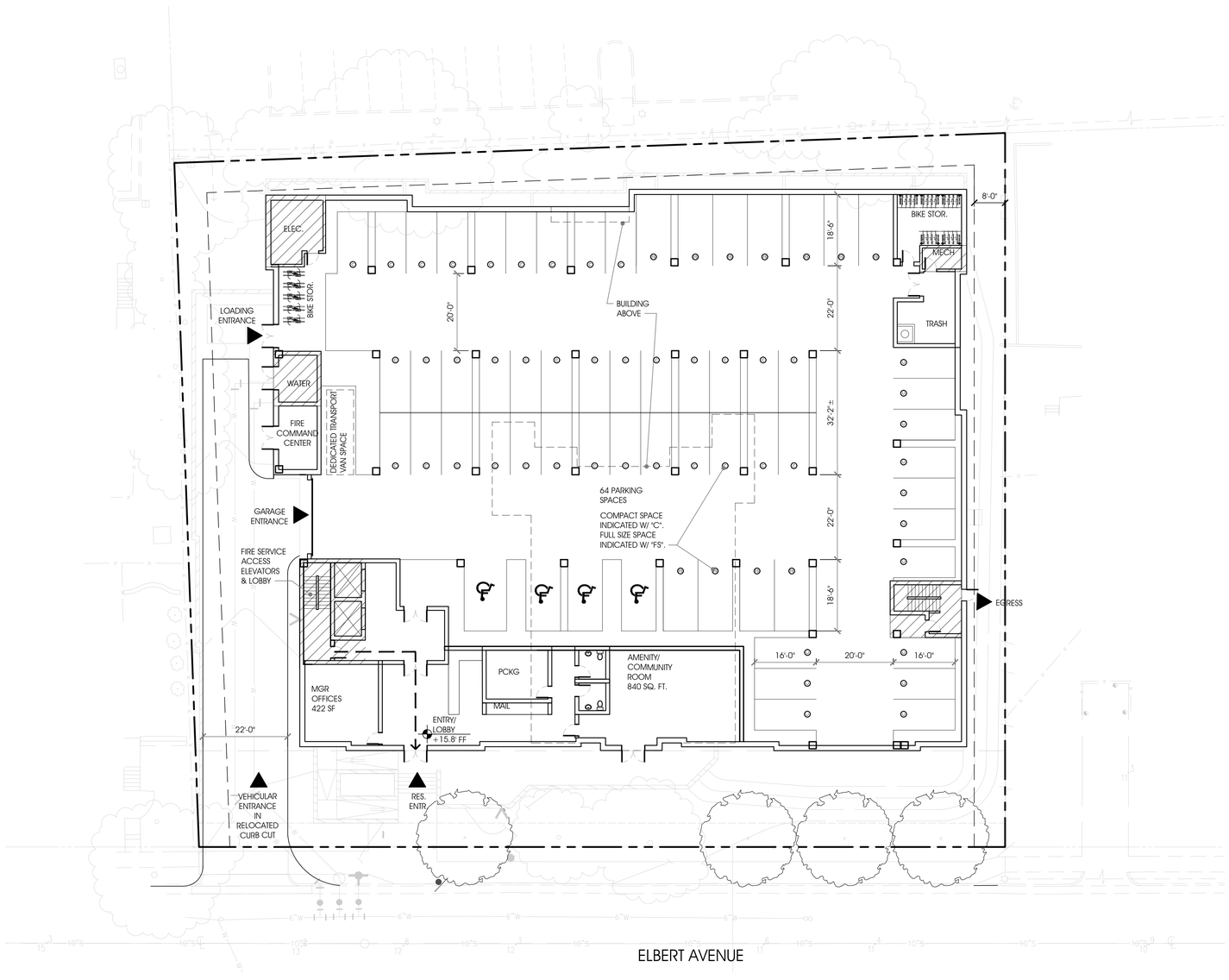
VERT: N/A
HORZ: N/A

SHEET TITLE

PLANTING SCHEDULE + NOTES

SHEET NUMBER

L102



= COMMON SPACE INCLUDED IN DEDUCTION

PROPOSED GROSS FLOOR AREA @ GROUND FLOOR:	25,237 SF
TYPICAL UNIT DEDUCTIONS (SEE NOTE #1):	0 SF
COMMON SPACE DEDUCTIONS (SEE NOTE #2):	708 SF
PROPOSED FLOOR AREA @ GROUND FLOOR:	24,529 SF

NOTE #1: DEDUCTION FOR TYPICAL BATHROOM(S) AND MECHANICAL CLOSET FOUND IN EACH UNIT AS FOLLOWS:
1 BEDROOM W/1 BATH: 57 SF
2 BEDROOM W/ 1.5 BATH: 77 SF
3 BEDROOM W/ 2 BATH: 107 SF
NOTE #2: DEDUCTIONS FOR STAIRS, ELEVATORS, SPACES FOR UTILITIES/MECHANICAL EQUIPMENT, AND SPACES UNDER BALCONIES PROJECTING LESS THAN 8'.

0 8' 16' 24' 40'

GROUND FLOOR PLAN
1/16"=1'-0"

NOTE: BUILDING IS LOCATED IN THE 100 YEAR FLOOR PLAIN. RESIDENTIAL BUILDING LOBBY, COMMUNITY ROOM, AND OFFICES TO BE CONSTRUCTED 1'-0" ABOVE BFE (BASE FLOOD ELEVATION). PARKING AREA AT OR BELOW 1'-0" ABOVE BFE TO BE CONSTRUCTED OF FLOOD RESISTANT MATERIALS AND DESIGNED TO ALLOW THE ENTRANCE AND EXIT OF FLOODWATERS PER ALEXANDRIA AND FEMA REQUIREMENTS.

PER DISCUSSIONS WITH ALEXANDRIA CODE ENFORCEMENT AND ALEXANDRIA FIRE DEPARTMENT AND PER CITY CODE, TITLE 4 CHAPTER 3, APPENDIX D, D101.1 (ITEM 4), IN LIEU OF MEETING LADDER TRUCK ACCESS REQUIREMENTS, THE FOLLOWING BUILDING SAFETY ENHANCEMENTS WILL BE PROVIDED:

- STANDBY POWER PER VAUSBC 403.4.8
- SMOKEPROOF STAIR ENCLOSURES PER VAUSBC 403.5.4
- TWO FIRE SERVICE ACCESS ELEVATORS PER VAUSBC 403.6.1
- A FIRE COMMAND CENTER PER VA VAUSBC 403.4.6

CONCEPT II UNIT MIX				
	1BR	2BR	3BR	Total
Second Floor	4	14	1	19
Typical Floor	4	11	4	19
Sixth	2	8	5	15
	18	55	18	
	20%	60%	20%	91
	20% max for affordable housing points (required)		20% min for affordable housing points (preferred)	

BUILDING GROSS FLOOR AREA:

FLOOR	Residential	Amenity	Parking	GSF/Floor
1	2,589	2,987	19,661	25,237 SF
2	21,050			21,050 SF
3	21,050			21,050 SF
4	21,050			21,050 SF
5	21,050			21,050 SF
6	17,170			17,170 SF
			TOTAL	126,607 SF

RESIDENTIAL GSF	103,959 SF
TOTAL RESIDENTIAL UNIT DEDUCTIONS	(7,237) SF
TOTAL COMMON SPACE DEDUCTIONS	(3,720) SF
RESIDENTIAL GSF AFTER DEDUCTIONS	93,002 SF

TOTAL ADJUSTED GSF (RESIDENTIAL + PARKING)	112,663 SF

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

RUST | ORLING
ARCHITECTURE
1215 CAMERON STREET
ALEXANDRIA, VA
22314
T - 703.836.3205
admin@rustorling.com
www.rustorling.com

Elbert Ave. Residences
Alexandria, Virginia

20.022

REVISIONS

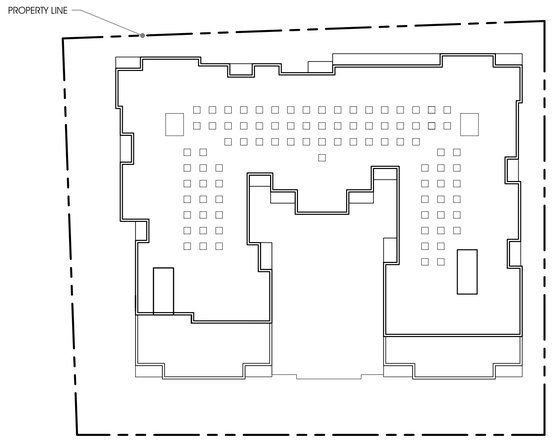
DATE	DESCRIPTION

CONCEPT II

FLOOR PLANS

SHEET NO.
A1.1

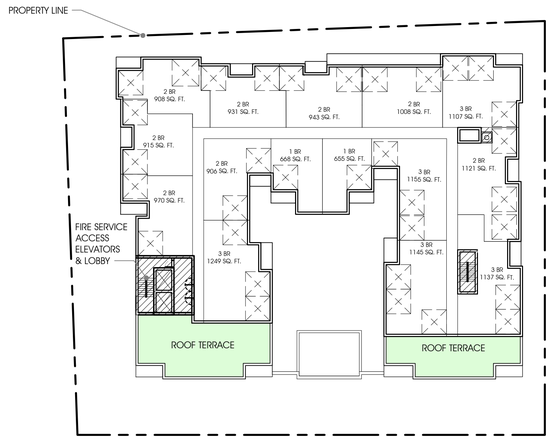
A



D

ROOF PLAN

1/32"=1'-0"



= COMMON SPACE INCLUDED IN DEDUCTION

PROPOSED GROSS FLOOR AREA @ 6TH FLOOR:	17,170 SF
TYPICAL UNIT DEDUCTIONS (SEE NOTE #1):	1,447 SF
STAIR/CIRCULATION FLOOR AREA DEDUCTION:	620 SF
PROPOSED FLOOR AREA @ 6TH FLOOR:	15,103 SF

NOTE #1: DEDUCTION FOR TYPICAL BATHROOM(S) AND MECHANICAL CLOSET FOUND IN EACH UNIT AS FOLLOWS:
- 1 BEDROOM W/1 BATH: 57 SF
- 2 BEDROOM W/ 1.5 BATH: 77 SF
- 3 BEDROOM W/ 2 BATH: 107 SF

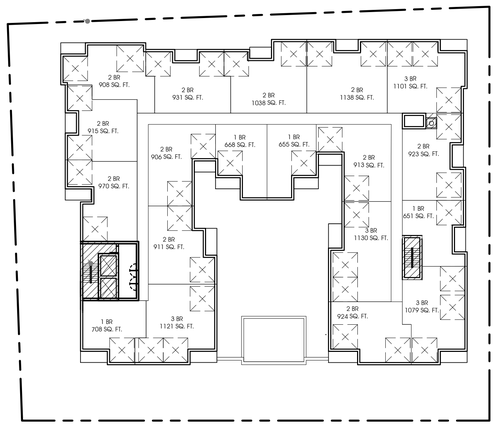
NOTE #2: DEDUCTIONS FOR STAIRS, ELEVATORS, SPACES FOR UTILITIES/MECHANICAL EQUIPMENT, AND SPACES UNDER BALCONIES PROJECTING LESS THAN 8'.

0 16' 32' 48' 80'

C

6TH FLOOR PLAN

1/32"=1'-0"



= COMMON SPACE INCLUDED IN DEDUCTION

PROPOSED GROSS FLOOR AREA (TYP. FLOORS 2-5):	21,050 SF
TYPICAL UNIT DEDUCTIONS (SEE NOTE #1):	1,447 SF
COMMON SPACE DEDUCTIONS (SEE NOTE #2):	708 SF
PROPOSED FLOOR AREA (TYP. FLOORS 2-5):	18,898 SF

NOTE #1: DEDUCTION FOR TYPICAL BATHROOM(S) AND MECHANICAL CLOSET FOUND IN EACH UNIT AS FOLLOWS:
- 1 BEDROOM W/1 BATH: 57 SF
- 2 BEDROOM W/ 1.5 BATH: 77 SF
- 3 BEDROOM W/ 2 BATH: 107 SF

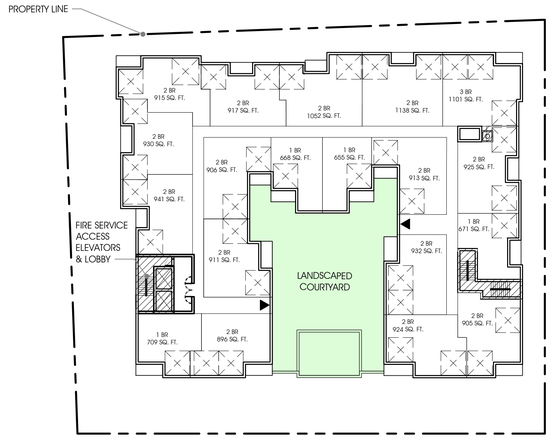
NOTE #2: DEDUCTIONS FOR STAIRS, ELEVATORS, SPACES FOR UTILITIES/MECHANICAL EQUIPMENT, AND SPACES UNDER BALCONIES PROJECTING LESS THAN 8'.

0 16' 32' 48' 80'

B

3RD-5TH FLOOR PLAN

1/32"=1'-0"



= COMMON SPACE INCLUDED IN DEDUCTION

PROPOSED GROSS FLOOR AREA (TYP. FLOORS 2-5):	21,050 SF
TYPICAL UNIT DEDUCTIONS (SEE NOTE #1):	1,447 SF
COMMON SPACE DEDUCTIONS (SEE NOTE #2):	708 SF
PROPOSED FLOOR AREA (TYP. FLOORS 2-5):	18,898 SF

NOTE #1: DEDUCTION FOR TYPICAL BATHROOM(S) AND MECHANICAL CLOSET FOUND IN EACH UNIT AS FOLLOWS:
- 1 BEDROOM W/1 BATH: 57 SF
- 2 BEDROOM W/ 1.5 BATH: 77 SF
- 3 BEDROOM W/ 2 BATH: 107 SF

NOTE #2: DEDUCTIONS FOR STAIRS, ELEVATORS, SPACES FOR UTILITIES/MECHANICAL EQUIPMENT, AND SPACES UNDER BALCONIES PROJECTING LESS THAN 8'.

0 16' 32' 48' 80'

A

2ND FLOOR PLAN

1/32"=1'-0"

RUST | ORLING
ARCHITECTURE

1215 CAMERON STREET
ALEXANDRIA, VA
22314

T - 703.836.3205
admin@rustorling.com
www.rustorling.com

Elbert Ave. Residences

Alexandria, Virginia

20.022

REVISIONS

DATE	DESCRIPTION

CONCEPT II

FLOOR PLANS

SHEET NO.

A1.2

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. XXXXX

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

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

0 8' 16' 24' 40'

D

NORTH ELEVATION

1/16"=1'-0"

0 8' 16' 24' 40'

C

WEST ELEVATION

1/16"=1'-0"

0 8' 16' 24' 40'

B

SOUTH ELEVATION

1/16"=1'-0"

0 8' 16' 24' 40'

A

ELBERT AVE / EAST ELEVATION

1/16"=1'-0"

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. XXXXX

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

RUST | ORLING
ARCHITECTURE

1215 CAMERON STREET
ALEXANDRIA, VA
22314

T - 703.836.3205
admin@rustorling.com
www.rustorling.com

Elbert Ave. Residences

Alexandria, Virginia

20.022

REVISIONS

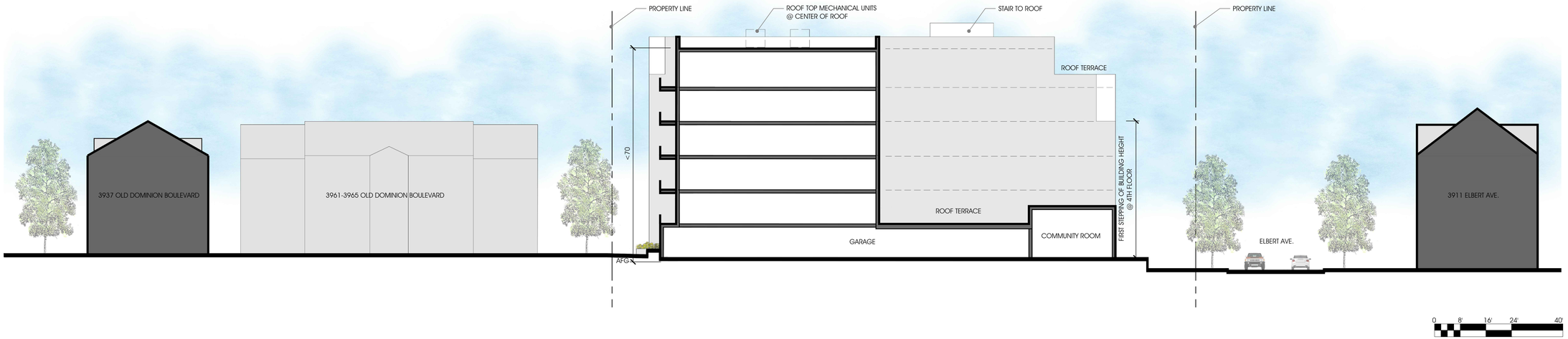
DATE	DESCRIPTION

CONCEPT II

BUILDING ELEVATIONS

SHEET NO.

A2.1



B

BUILDING SECTION

1/16"=1'-0"

A

ELBERT AVE / EAST ELEVATION

1/16"=1'-0"

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

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. xxxxx

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

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

RUST | ORLING
ARCHITECTURE

1215 CAMERON STREET
ALEXANDRIA, VA
22314

T - 703.836.3205
admin@rustorling.com
www.rustorling.com

Elbert Ave. Residences

Alexandria, Virginia

20.022

REVISIONS

DATE	DESCRIPTION

CONCEPT II

STREETSCAPE ELEVATIONS

SHEET NO.

A3.1