



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

_____ Filing Fee
_____ Planning Commission Hearing
_____ City Council

REQUIREMENTS FOR MAILING NOTICES:

Applicants must send written notice to all abutting property owners. See detailed instructions on "Notice Requirements."

Mail certified or registered notice of hearings between _____ and _____.

Return notice materials to Department of Planning and Zoning by _____.



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # Amendment to 2015-0004 **Project Name:** 808 N Washington Street

PROPERTY LOCATION: 808 N Washington Street

TAX MAP REFERENCE: 054.04-02-13 **ZONE:** CD-X

APPLICANT:

Name: 808 WASHINGTON LLC

Address: 7905-C Cessna Ave. Gaithersburg, MD 20879-4113

PROPERTY OWNER:

Name: 808 WASHINGTON LLC

Address: 7905-C Cessna Ave. Gaithersburg, MD 20879-4113

SUMMARY OF PROPOSAL Conversion of prior-approved hotel to multifamily residential use

MODIFICATIONS REQUESTED Reduction of tree canopy

SUP's REQUESTED Bonus density for the provision of affordable housing per Section 7-700; and a parking reduction per Section 8-100(A)(4)

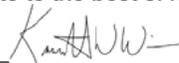
THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

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

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

Kenneth W. Wire & Megan Rappolt, Wire Gill LLP

Print Name of Applicant or Agent

 
Signature

[Redacted]

[Redacted] N/A

Mailing/Street Address

Telephone #

Fax #

Alexandria, VA 22314

City and State

Zip Code

[Redacted]

Email address

Dec. 16, 2024

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

See enclosed disclosure attachment.

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

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. See disclosure attachment		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 808 N. Washington St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See disclosure attachment		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See disclosure attachment	None	N/A
2.		
3.		

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

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

Dec. 16, 2024
Date

Kenneth W. Wire & Megan C. Rappolt
Printed Name


 Signature

Disclosure Attachment

JRicciardi Development LLC

[REDACTED]

Jerry Ricciardi

Greater than 3%

P.T. Blooms Development LLC

[REDACTED]

Patrick Bloomfield

Greater than 3%

Zehn, LLC

Juan Lopez

Greater than 3%

Mohammed Shamari

Greater than 3%

Frank Hetrick

Greater than 3%

2. Narrative description. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The Applicant seeks to convert the approved and partially-constructed 98-room hotel to a 48 unit multifamily building. The hotel was approved by City Council in 2016 through DSUP #2015-0004. The Applicant also proposes the retention of the historic townhouse. The building height varies and extends up to 50 feet at its highest point. The proposed development is generally compatible with the OTN SAP and the existing surrounding neighborhood. A concurrent rezoning to the CRMU-X zone is requested along with SUPs for bonus density for affordable housing and a parking reduction. Encroachments for building, stoops and balconies are also requested.

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
Typical for a 48 unit multifamily building and 1 townhouse.

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).
Typical for management of a 48 unit multifamily building. No employees for the townhouse.

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

Day	Hours	Day	Hours
7	24		

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Typical for rooftop mechanical equipment for a 48 unit multifamily building and one townhouse.

B. How will the noise from patrons be controlled?
City noise ordinance and building management.

7. Describe any potential odors emanating from the proposed use and plans to control them:
None

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

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

Residential trash

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

Typical for a 48 unit multifamily building and one townhouse.

C. How often will trash be collected?

1-2 times per week

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

Building management and townhouse residents.

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

Yes. No.

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

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

Yes. No.

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

Building maintenance and cleaning supplies typical for a residential buildings.

11. What methods are proposed to ensure the safety of residents, employees and patrons?
Secure building and garage access via key card; building lighting; and building management staff. Traditional door locks for the townhouse.

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?
47

B. How many parking spaces of each type are provided for the proposed use:
14 Standard spaces
29 Compact spaces
2 Handicapped accessible spaces
 Other

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

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

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0
- B. How many loading spaces are available for the use? 0
- C. Where are off-street loading facilities located? N/A
- D. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

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

Access is adequate and no new public streets are required.



APPLICATION

ENCROACHMENT

PROPERTY LOCATION: 808 N. Washington Street

TAX MAP REFERENCE: 054.04-02-13 **ZONE:** CD-X

APPLICANT

Name: 808 WASHINGTON LLC

Address: [REDACTED]

PROPERTY OWNER

Name: 808 WASHINGTON LLC

Address: [REDACTED]

PROPOSED USE: Encroachment of building, balconies, and stoops

INSURANCE CARRIER (copy attached) _____ **POLICY #** _____

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

- THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Kenneth W. Wire & Megan C. RappoltWire Gill LLP

Print Name of Applicant or Agent

[REDACTED]

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Kenneth W. Wire *Megan C. Rappolt*

Signature

202-431-3624 & 703-362-5232

Telephone #

Fax #

[REDACTED]

Email address

Dec. 16, 2024

Date

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. See disclosure attachment		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 808 N. Washington St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See disclosure attachment		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See disclosure attachment	None	N/A
2.		
3.		

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

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

Dec. 16, 2024
Date

Kenneth W. Wire, & Megan Rappolt Wire Gill LLP
Printed Name


Signature

Disclosure Attachment



Jerry Ricciardi

Greater than 3%

P.T. Blooms Development LLC



Patrick Bloomfield

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Frank Hetrick

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INSTRUCTIONS ENCROACHMENT INTO RIGHT-OF-WAY APPLICATION

An encroachment is the projection of a building, structure, stoop, step, or other improvement beyond a property line into a public right-of-way such as a sidewalk, street or alley. The encroachment must be approved by the Alexandria City Council through public hearings.

FILING DEADLINE. Applications are encouraged to be submitted by the 'Recommended Submission Date for Completeness Review,' as listed on the Hearing Schedule and Filing Deadlines form on our [Forms webpage](#). Applications are not docketed for a particular hearing until they are deemed complete by staff. Submission by the final filing deadline for a certain hearing does not guarantee the application being docketed for that hearing.

APPLICATION FORMS. Encroachment applications must contain a certificate of insurance indicating a \$1,000,000 policy and naming the City as an additional insured. Complete the application form using black ink or type. Sign the form, and include a daytime telephone number.

PLANS. Applicants must submit a PDF of a scaled survey and/or other scaled plans showing the proposed area of encroachment with the application.

FILING FEE. See current fee schedule.

PROPERTY OWNER NOTIFICATION. Applicants must send written notice to all adjoining and facing property owners; notices must be sent by certified or registered mail **at least 10 days** prior to the Planning Commission public hearing and **not more than 30 days** prior to the City Council public hearing. Applicants may use the notice form supplied with the application forms. In the event the application is deferred, notification must be given again.

The following must be submitted to the Planning Department no later than **five calendar days** prior to the public hearing:

- a copy of the notice letter sent,
- a copy of the list of the names and addresses of those persons to whom notice was sent,
- a copy of the post office receipts for the certified or registered mail,
- a certification of notice statement that notice was sent by certified or registered mail to those to whom notice is required to be given.

Failure to send accurate or correct notices will result in **deferral** of the application to a later hearing date. Property ownership information may be obtained from the City Real Estate Assessment Office, Room 2600, City Hall, 301 King Street or on the City's website at alexandriava.gov.

STAFF REPORT. A staff report and recommendation will be prepared and made available in the Department of Planning and Zoning office. The report is typically available 7 business days prior to the Planning Commission hearing.

**FOR ASSISTANCE WITH ANY OF THESE PROCEDURES,
CALL THE DEPARTMENT OF PLANNING & ZONING AT 703.746.4666**



APPLICATION

MASTER PLAN AMENDMENT and/or ZONING MAP AMENDMENT (REZONING)

_____ **Filing Fee**

_____ **Filing Deadline**

_____ **Planning Commission Hearing**

_____ **City Council Hearing**

REQUIREMENTS FOR MAILING NOTICES

Applicants must send written notice of public hearings by certified or registered mail to all abutting property owners at least 10 days prior to the Planning Commission hearing and not more than 30 days prior to the City Council hearing. See detailed instructions on "Notice Requirements".

Mail certified or registered notice of hearings between _____ and _____.
Return notice materials to Department of Planning and Zoning by _____.

APPLICATION CHECKLIST

Check off below items submitted to Department of Planning and Zoning:

- Completed and signed application
- Filing fee
- Legal description of subject property
- Vicinity map (8 1/2" by 11")
- Metes and bounds map (8 1/2" by 11")
- Buildings and structures map
- Draft notice language

INSTRUCTIONS

MASTER PLAN AMENDMENT AND/OR ZONING APPLICATION

- 1.** Upload a completed application prior to the filing deadline for the desired Planning Commission public hearing meeting. Call the Planning and Zoning staff (703-746-4666) to obtain the specific filing information for Master Plan and/or Rezoning amendments.
- 2.** Upload the required filing fee. The filing fee is based on the acreage of land for which an amendment is being requested. Please refer to the current fee schedule.
- 3.** Upload a Legal Description of the property proposed for an amendment in this application.
- 4.** Upload a Vicinity Map (8 ½" by 11") showing existing land use, master plan designations and zoning within 300 feet of the subject property.
- 5.** Upload a Metes and Bounds Map (8 ½" by 11") showing the actual dimensions of the subject property, according to the recorded plat of such property, including contour lines, all significant vegetation and other significant natural environmental features on the property.
- 6.** Upload a Buildings and Structures Map showing the use, height, location and ground area of all present and, if known, proposed buildings and structures for the subject property.
- 7.** Provide written notice to nearby property owners pursuant to Section 11-301A of the Zoning Ordinance (see detailed instructions on "Notice Requirements").
- 8.** The Planning and Zoning staff will prepare a report and recommendation to the Planning Commission. The report is typically available 11 days prior to the hearing in the Department of Planning and Zoning.
- 9.** Attend both the Planning Commission and City Council public hearing meetings to present the application and respond to questions.

NOTE: The Director of Planning and Zoning may require additional information as determined necessary for adequate review.

**FOR ASSISTANCE WITH ANY OF THESE PROCEDURES,
CALL THE DEPARTMENT OF PLANNING & ZONING AT (703) 746-4666**



APPLICATION

Master Plan Amendment MPA# _____

Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 808 N. Washington St.

APPLICANT

Name: 808 WASHINGTON LLC

Address: _____

PROPERTY OWNER:

Name: 808 WASHINGTON LLC

Address: _____

Interest in property:

- Owner Contract Purchaser
- Developer Lessee Other _____

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

- Yes: If yes, provide proof of current City business license.
- No: If no, said agent shall obtain a business license prior to filing application.

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

Kenneth W. Wire & Megan C. Rappolt, Wire Gill LLP

Print Name of Applicant or Agent

Kenneth W. Wire *Megan C. Rappolt*
Signature

Mailing/Street Address

Telephone # Fax #

Alexandria, VA 22314

12/16/2024

City and State Zip Code

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

MPA # _____
REZ # _____

SUBJECT PROPERTY

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

Address Tax Map - Block - Lot	Land Use Existing - Proposed		Master Plan Designation Existing - Proposed		Zoning Designation Existing - Proposed		Frontage (ft.)	Land Area (acres)
	1 054.04-02-13	hotel	residential	OTN	S	same	CD-X	CRMU-X
2 _____	_____	_____	_____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____	_____	_____	_____

PROPERTY OWNERSHIP

Individual Owner Corporation or Partnership Owner

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

- Name: See disclosure attachment Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____

Disclosure Attachment

JRicciardi Development LLC



Jerry Ricciardi

Greater than 3%

P.T. Blooms Development LLC



Patrick Bloomfield

Greater than 3%

Zehn, LLC

Juan Lopez

Greater than 3%

Mohammed Shamari

Greater than 3%

Frank Hetrick

Greater than 3%

MPA # _____

REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies: No amendments to the applicable Master Plan are requested.

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

A rezoning from CD-X to CRMU-X is consistent with properties within the Old Town North SAP (OTN SAP). CRMU-X was developed to implement properties within the SAP. A residential building on the Property is consistent with the guidance of the OTN SAP.

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

The project is a modest size of 49 units in a dense area of the City. As shown in the enclosed DSUP, there is adequate capacity of utilities and infrastructure to support the development. Site improvements including utilities, parking and access are included in the development.

- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):
This application does not include a request for conditional/proffered rezoning.



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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

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

The Applicant requests a minimal parking reduction of 2 spaces. The property is relatively small and the parking garage was largely designed with the prior hotel DSUP which is no longer feasible. Please see DSUP plans.

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

In the conversion from hotel to residential use, the Applicant needs minor relief of 2 parking spaces. Less parking is required for hotel use than residential use. The Property is located adjacent to bus routes and the Applicant will participate in the City's TMP policy to mitigate the impacts of this development.

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

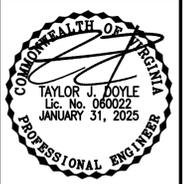
The Applicant is converting the property from hotel to residential use. The Property is a relatively small size and the 2 space reduction request is minimal.

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

_____ Yes. No.

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

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

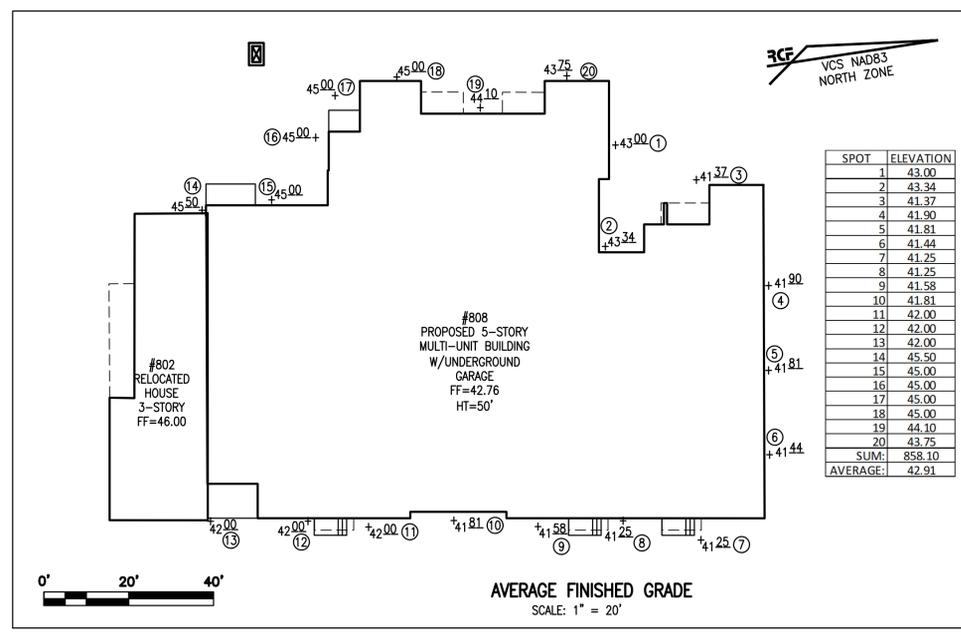
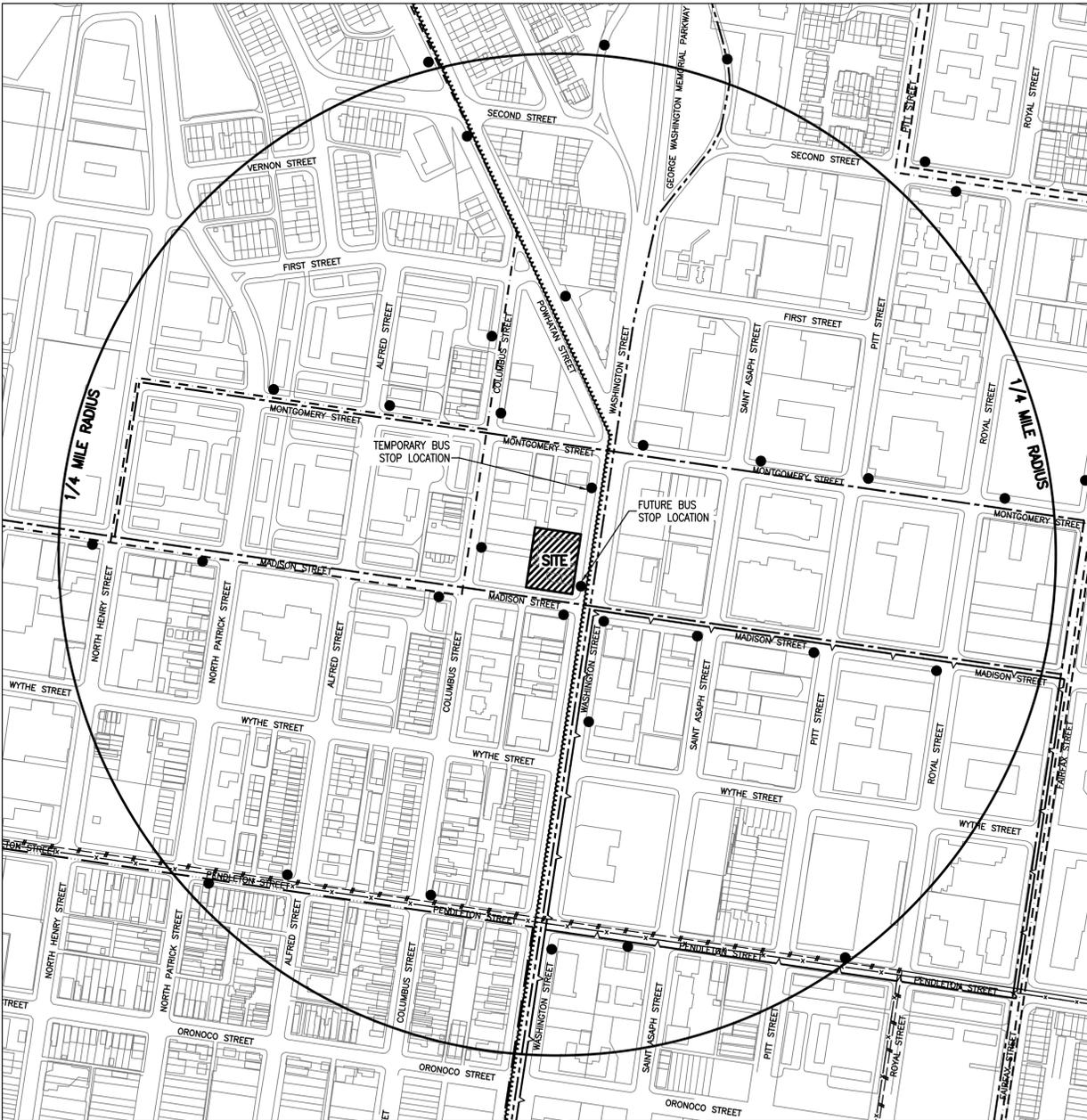
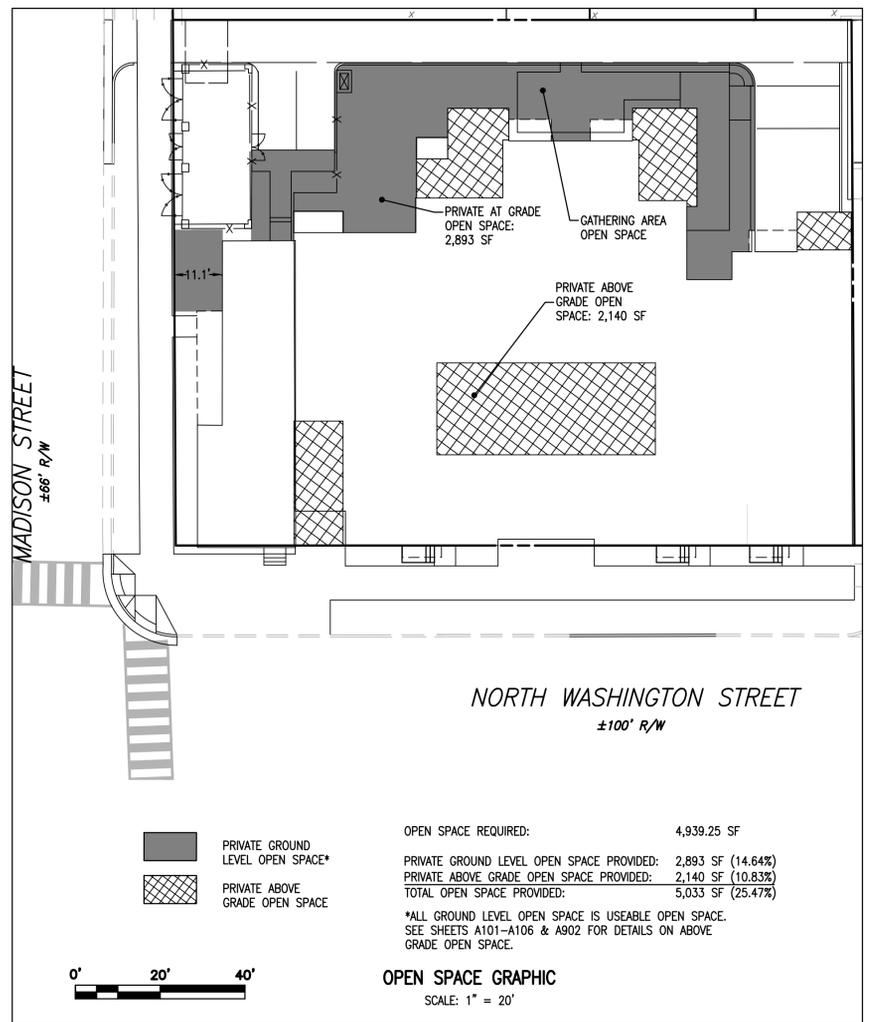


PRELIMINARY PLAN
THE WHITLEY RESIDENCES – PHASE 2
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
 CHECK: TJD
 SCALE: AS NOTED
 DATE: JAN 2025

CONTEXTUAL PLAN



ADJACENT PROPERTY INFORMATION

#735 N. COLUMBUS STREET 735 N. COLUMBUS STREET ALEXANDRIA, VA 22314 TM #054.04-08-01 ZONE: RB USE: CHURCHES/RELIGIOUS DB. 801, PG. 513	#805 N. COLUMBUS STREET 320 S. WASHINGTON STREET ALEXANDRIA, VA 22314 TM #054.04-02-08 ZONE: RB USE: CHURCHES/RELIG. DB. 1031, PG. 213	#809 N. COLUMBUS STREET 320 S. WASHINGTON STREET ALEXANDRIA, VA 22314 TM #054.04-02-09 ZONE: RB USE: CHURCHES/RELIGIOUS DB. 1031, PG. 211	#811 N. COLUMBUS STREET 320 S. WASHINGTON STREET ALEXANDRIA, VA 22314 TM #054.04-02-10 ZONE: RB USE: CHURCHES/RELIGIOUS DB. 1438, PG. 1818
#823 N. COLUMBUS STREET 320 S. WASHINGTON STREET ALEXANDRIA, VA 22314 TM #054.04-02-02 ZONE: RB USE: CHURCHES/RELIGIOUS DB. 1438, PG. 1818	#827 N. COLUMBUS STREET 827 N. COLUMBUS STREET ALEXANDRIA, VA 22314 TM #054.04-02-01 ZONE: RB USE: DETACHED HOUSE INSTR. #050021533	#898 N. COLUMBUS STREET W/F RAFAT OR SHAISTA MAHMOOD 700 N. WASHINGTON STREET ALEXANDRIA, VA 22314 TM #054.04-02-03 ZONE: CDX USE: VACANT LAND COMM. INSTR. #000023752	#828 N. WASHINGTON STREET 700 N. WASHINGTON STREET ALEXANDRIA, VA 22314 TM #054.04-02-04 ZONE: CDX USE: RESTAURANT/FAST FOOD INSTR. #0070003676
#801 N. WASHINGTON STREET 68 BUSH AVENUE GREENWICH, CT 06830 TM #054.04-02-14 ZONE: CDX USE: REPAIR SERVICES DB. 1130, PG. 1371	#801 N. WASHINGTON STREET 727 N. WASHINGTON STREET ALEXANDRIA, VA 22314 TM #054.04-09-01 ZONE: CDX USE: OFFICE BUILDINGS INSTR. #030004208	#801 N. WASHINGTON STREET 732 S. WASHINGTON STREET ALEXANDRIA, VA 22314 TM #054.04-08-04 ZONE: CDX USE: OFFICE BUILDINGS INSTR. #050010199	#710 MADISON STREET 732 S. WASHINGTON STREET ALEXANDRIA, VA 22314 TM #054.04-08-03, ZONE: RB USE: SUB-PARCEL INSTR. #050010199

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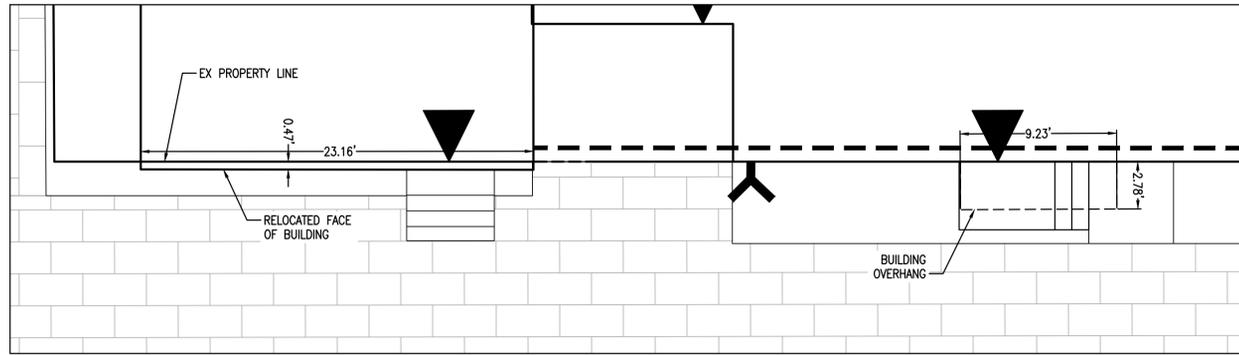
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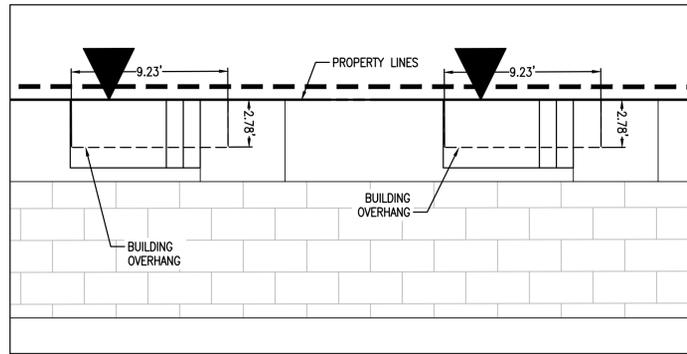
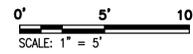
DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

DIRECTOR _____ DATE _____
 CHAIRMAN, PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____

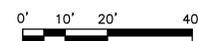
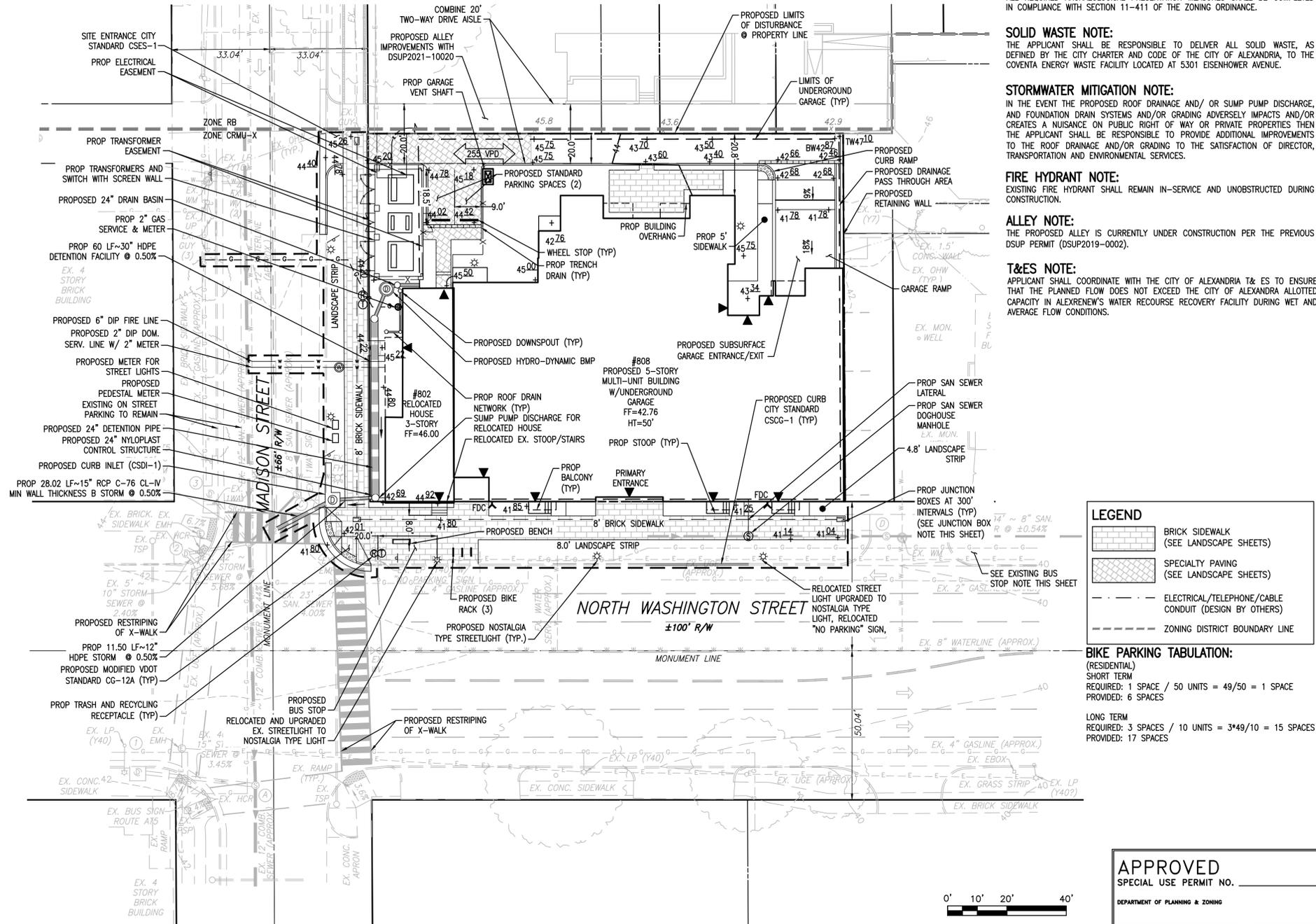
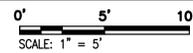
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ENCROACHMENT DETAIL 1:
SCALE: 1" = 5'



ENCROACHMENT DETAIL 2:
SCALE: 1" = 5'



EXISTING BUS STOP NOTE:
THE EXISTING BUS STOP ALONG NORTH WASHINGTON STREET SHALL REMAIN IN SERVICE UNTIL THE COMPLETED CONSTRUCTION OF THE BUS STOP AREA PROPOSED WITH THIS PLAN.

AFTER CONSTRUCTION IS COMPLETE THE BUS STOP SHALL BE DELETED PER THIS PLAN. COORDINATE THE INSTALLATION OF THE BUS STOP POLE WITH DASH AND WITH WMATA. IF ASSISTANCE IS NEEDED WITH SUCH COORDINATION, PLEASE CONTACT THE CITY OF ALEXANDRIA'S OFFICE OF TRANSIT SERVICES AT 703.746.4080.

JUNCTION BOX NOTE:
CONTRACTOR TO INSTALL 2-3" CONDUITS WITH PULL WIRES, AND JUNCTION BOXES LOCATED AT A MAXIMUM INTERVAL OF 300 FEET UNDERNEATH THE SIDEWALKS AROUND THE PERIMETER OF THE SITE ON MADISON STREET AND NORTH WASHINGTON STREET. THESE CONDUITS SHALL TERMINATE IN AN UNDERGROUND JUNCTION BOX AT EACH CORNER OF THE SITE. THE JUNCTION BOX COVER SHALL HAVE THE WORD "TRAFFIC" ENGRAVED IN IT.

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

DEWATERING AND OTHER CHAPTER 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 X 2020

LEGEND NOTE:
SEE LEGEND ON SHEET 3.

SANITARY SEWER OUTFALL NARRATIVE:
THE EXISTING USE (MOTEL) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 13,520 GALLONS PER DAY (130 GPD/ROOM X 26 ROOMS X 4.0 PEAK FACTOR). THE PROPOSED USE (MULTI-UNIT RESIDENTIAL) PRODUCES 58,800 GALLONS PER DAY (300 GPD/UNIT X 49 UNITS X 4.0 PEAK FACTOR). THE TOTAL FLOW FROM THE PROPOSED USE EXCEEDS 10,000 GPD THEREFORE A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED ON SHEET 9.

REFUSE TRUCK NOTE:
THIS DEVELOPMENT WILL EMPLOY A PRIVATE REFUSE COLLECTION SERVICE. REFUSE WILL BE WHEELED OUT INTO THE ALLEY AND REFUSE TRUCKS WILL PULL INTO THE ALLEY TO COLLECT THE REFUSE AND SUBSEQUENTLY BACK OUT INTO MADISON STREET, SEE TURNING MOVEMENTS ON SHEET 12.

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

THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

SOLID WASTE NOTE:
THE APPLICANT SHALL BE RESPONSIBLE TO DELIVER ALL SOLID WASTE, AS DEFINED BY THE CITY CHARTER AND CODE OF THE CITY OF ALEXANDRIA, TO THE COVENTA ENERGY WASTE FACILITY LOCATED AT 5301 EISENHOWER AVENUE.

STORMWATER MITIGATION NOTE:
IN THE EVENT THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.

FIRE HYDRANT NOTE:
EXISTING FIRE HYDRANT SHALL REMAIN IN-SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION.

ALLEY NOTE:
THE PROPOSED ALLEY IS CURRENTLY UNDER CONSTRUCTION PER THE PREVIOUS DSUP PERMIT (DSUP2019-0002).

T&ES NOTE:
APPLICANT SHALL COORDINATE WITH THE CITY OF ALEXANDRIA T&ES TO ENSURE THAT THE PLANNED FLOW DOES NOT EXCEED THE CITY OF ALEXANDRIA ALLOTTED CAPACITY IN ALEXRENEW'S WATER RECOVERY RECOVERY FACILITY DURING WET AND AVERAGE FLOW CONDITIONS.

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ENGINEERING • LAND SURVEYING • PLANNING
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Alexandria, Virginia 22314
(703) 549-6422
www.rcfields.com

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
JANUARY 31, 2025
PROFESSIONAL ENGINEER

PRELIMINARY PLAN
THE WHITLEY RESIDENCES - PHASE 2
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECK: TJD
SCALE: 1" = 20'
DATE: JAN 2025

PRELIMINARY PLAN

SHEET **5** OF **13**
FILE: **15-13**

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SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

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

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

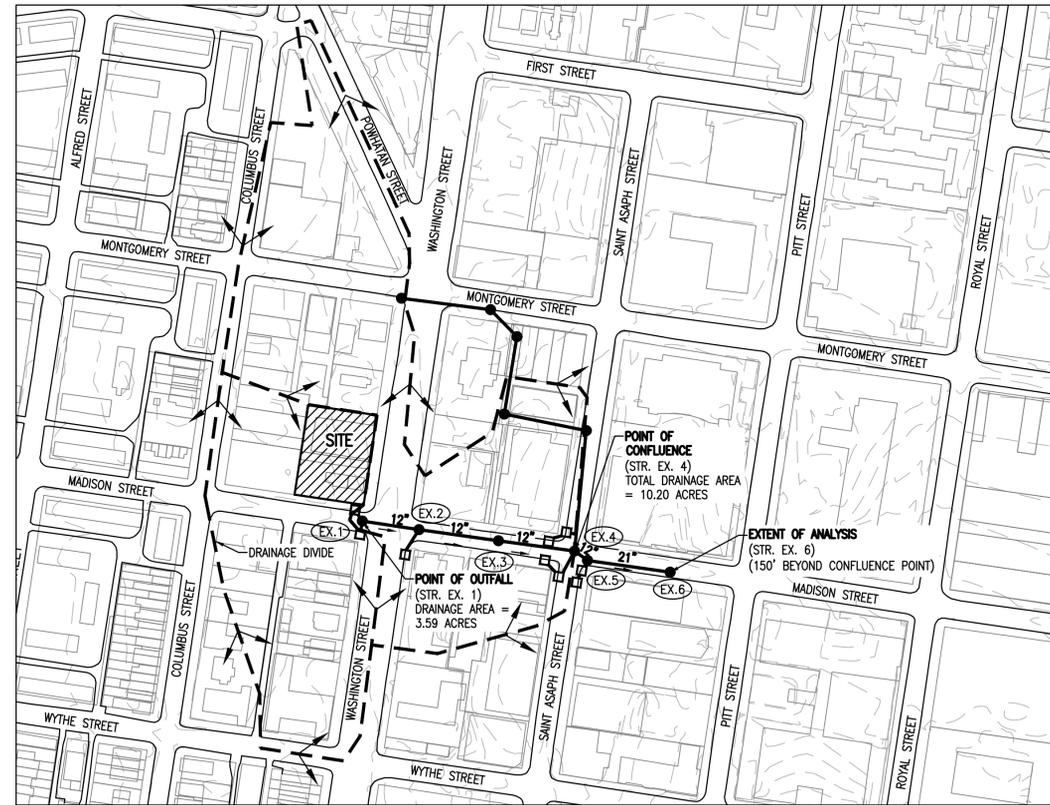
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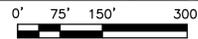
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A:\2015\1513\DWG\1513.DWG\1513 SITE PLAN.dwg
Thu, Jan 30, 2025 - 9:25:47am



OUTFALL MAP
SCALE: 1" = 150'



LEGEND:

MANHOLE	
STORM INLET	
DRAINAGE DIVIDES	

OUTFALL NARRATIVE (CITY CODE SECTION 13-109F COMPLIANCE):

PRE-DEVELOPMENT CONDITIONS:
THE 0.45 ACRE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A TOWNHOUSE AND MOTEL WITH ASSOCIATED SURFACE PARKING AND A SMALL AMOUNT OF VEGETATED OPEN SPACE. THE ENTIRE SITE SHEET FLOWS TO THE NORTH WASHINGTON STREET AND MADISON STREET RIGHTS-OF-WAY. RUNOFF IS COLLECTED IN TWO EXISTING CURB INLETS LOCATED ALONG THE WESTERN SIDE OF NORTH WASHINGTON STREET AT THE INTERSECTION OF MADISON STREET. DRAINAGE IS CONVEYED EAST VIA A CITY MAINTAINED COMBINED SEWER SYSTEM THAT OUTFALLS TO THE POTOMAC RIVER.

POST-DEVELOPMENT CONDITIONS:
THE REDEVELOPMENT OF THE PROJECT PROPOSES RELOCATING THE EXISTING TOWNHOUSE ONSITE, A 5-STORY MULTI-UNIT BUILDING WITH UNDERGROUND PARKING, AND IMPROVED STREETScape. OVERALL IMPERVIOUS AREA WILL INCREASE WITH THE PROPOSED CONSTRUCTION, HOWEVER, STORMWATER RUNOFF WILL DECREASE DUE TO THE PROPOSED ON-SITE DETENTION FACILITY. IN PROPOSED CONDITIONS, THE MAJORITY OF THE SITE WILL BE COLLECTED IN AN ON-SITE STORM SEWER SYSTEM THAT CONNECTS TO THE CITY MAINTAINED STORM SEWER SYSTEM LOCATED NEAR THE INTERSECTION OF NORTH WASHINGTON STREET AND MADISON STREET. DRAINAGE IS THEN CONVEYED EAST VIA A CITY MAINTAINED COMBINED SEWER SYSTEM THAT OUTFALLS TO THE POTOMAC RIVER.

THIS PROJECT PROPOSES A DECREASE FOR THE 2 AND 10-YEAR, 24-HOUR STORM EVENTS WITH THE INSTALLATION OF A DETENTION FACILITY. PER CITY CODE SECTION 13-109F-2, COMPUTATIONS PROVIDED ON THIS SHEET DEMONSTRATES THAT THE EXISTING COMBINED SEWER SYSTEM DOES NOT CONTAIN THE PRE-DEVELOPMENT PEAK FLOW FOR THE 10-YEAR, 24-HOUR STORM PER NRCS TR-20 HYDRAULIC METHODOLOGY. DUE TO THE PROPOSED DETENTION SYSTEM, RUNOFF FOR THE 10-YEAR, 24-HOUR STORM EVENT WILL DECREASE WITH THE PROPOSED DEVELOPMENT. THEREFORE, STORMWATER REQUIREMENTS FOR THIS DEVELOPMENT FALL UNDER CITY CODE SECTION 13-109-F-2(b)(ii) CRITERIA DUE TO SITE DRAINAGE OUTFALLING TO A STORMWATER CONVEYANCE SYSTEM THAT CURRENTLY EXPERIENCES LOCALIZED FLOODING DURING THE 10-YEAR, 24-HOUR STORM EVENT AND A REDUCTION OF THE 10-YEAR, 24-HOUR PEAK FLOW.

THE POINT OF OUTFALL FOR THIS PROPOSED DEVELOPMENT IS THE EXISTING COMBINED SEWER MANHOLE, STRUCTURE "EX 1", LOCATED IN MADISON STREET WITH A TOTAL DRAINAGE AREA OF 3.59 AC. THE LIMITS OF ANALYSIS INCLUDES ANALYZING THE RECEIVING STORM SEWER SYSTEM TO A POINT LOCATED AT LEAST 150 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE. THE POINT OF CONFLUENCE IS A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE DRAINAGE AREA ASSOCIATED WITH THE POINT OF OUTFALL. IN THIS CASE, THE POINT OF CONFLUENCE IS LOCATED AT STRUCTURE "EX 4" WHERE THE RECEIVING PIPE IS JOINED BY A DRAINAGE AREA EQUAL TO 6.61 ACRES (GREATER THAN 90% OF POINT OF OUTFALL) FOR A TOTAL DRAINAGE AREA OF 10.20 ACRES. THE ANALYSIS CONCLUDES AT STRUCTURE "EX 6" WHICH IS LOCATED APPROXIMATELY 175 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE.

CONCLUSION:
THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF RUNOFF THAT EXISTS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWNSTREAM PROPERTIES OR RESOURCES.

SINCE THIS SYSTEM EXPERIENCES LOCALIZED FLOODING IN EXISTING CONDITIONS AND THE PEAK FLOW RATE IS BEING REDUCED WITH THE PROPOSED DEVELOPMENT DUE TO THE PROPOSED DETENTION SYSTEM, THE FLOOD PROTECTION FOR THIS SITE IS IN COMPLIANCE WITH SECTION 13-109F(2)(b)(i). DUE TO SITE DRAINAGE OUTFALLING TO AN EXISTING UNDERSIZED STORM SEWER SYSTEM, NO OFFSITE IMPROVEMENTS TO THE SYSTEM ARE REQUIRED. THEREFORE, PER THE LIMITS OF ANALYSIS PER CITY CODE SECTION 13-109F(2)(d)(i) AND REDUCED POST-DEVELOPMENT RUNOFF RATE FOR THE 10-YEAR, 24-HOUR STORM, THE PROJECT POST-DEVELOPMENT RUNOFF WILL NOT AGGRAVATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS.

10-YEAR, 24-HOUR STORM SEWER OUTFALL COMPUTATIONS:

STRUCTURE	FROM	TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)
PR.1	EX.1	EX.2	3.59	3.59	95	5.2	17.72	17.72	18	0.51%	0.015	6.77	3.68	31.51	37.75	37.59	0.16	4.07
EX.1	EX.2	EX.3	3.83	7.42	92	5.2	18.19	35.91	12	2.42%	0.015	5.02	6.14	81.67	37.49	35.51	1.98	6.74
EX.2	EX.3	EX.4	1.41	8.83	92	5.2	6.70	42.61	12	3.29%	0.015	5.85	7.15	132.49	35.36	31.00	4.36	8.6
EX.3	EX.4	EX.5	1.37	10.20	92	5.2	6.51	49.12	12	5.80%	0.015	7.76	9.49	145.71	30.85	22.40	8.45	10.48
EX.4	EX.5	EX.6	2.32	12.52	92	5.2	11.02	60.14	12	0.36%	0.015	1.93	2.36	13.92	21.15	21.10	0.05	2.61
EX.5	EX.6		1.83	14.35	92	5.2	8.69	68.83	21	1.55%	0.015	17.84	7.13	180.66	21.00	18.20	2.80	7.87

NOTE: STORM SEWER COMPUTATIONS PROVIDED PER NRCS TR-20 HYDRAULIC METHODOLOGY.

HYDRAULIC GRADE LINE COMPUTATIONS:

INLET ID	OUTLET WSE	D ₀ (in)	Q ₀	L ₀	S ₀ %	H _t	JUNCTION LOSS										FINAL H	INLET WSE	RIM ELEV	FREE BOARD	
							V ₀	H ₀	Q ₁	V ₁	Q ₁ /V ₁	H ₁	ANGLE	H _Δ	H _t	1.3 H _t					0.5 H _t
EX.5	19.60	21	68.83	180.66	0.0155	0.03	7.87	0.240	68.83	7.87	541.69	0.337	-	0.000	0.58	0.75	0.29	0.61	20.21	30.90	10.69
EX.4	21.90	12	60.14	13.92	0.0036	0.00	2.61	0.026	60.14	2.61	156.97	0.037	20	0.026	0.09	0.12	0.04	0.09	21.99	30.95	8.96
EX.3	23.20	12	49.12	145.71	0.0580	0.08	10.48	0.426	49.12	10.48	514.78	0.597	20	0.026	1.05	1.36	0.52	1.13	24.33	35.88	11.55
EX.2	31.80	12	42.61	132.49	0.0329	0.04	8.60	0.287	42.61	8.60	366.45	0.402	-	0.000	0.69	0.90	0.34	0.73	32.53	43.14	10.61
EX.1	36.31	12	35.91	81.67	0.0242	0.02	6.74	0.176	35.91	6.74	242.03	0.247	-	0.000	0.42	0.55	0.21	0.44	36.75	42.19	5.44
PR.1	38.79	18	17.72	31.51	0.0051	0.00	4.07	0.064	17.72	4.07	72.12	0.090	-	0.000	0.15	0.20	0.08	0.16	38.95	42.34	3.39

NOTE: HYDRAULIC GRADE LINE ANALYSIS PROVIDED PER THE MOST CURRENT VERSION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION DRAINAGE MANUAL.

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INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

DESIGN: ARO
CHECK: TJD
SCALE: 1" = 150'
DATE: JAN 2025

STORM SEWER OUTFALL ANALYSIS

SHEET 10 OF 13
FILE: 15-13



PRELIMINARY PLAN
THE WHITLEY RESIDENCES - PHASE 2
CITY OF ALEXANDRIA, VIRGINIA

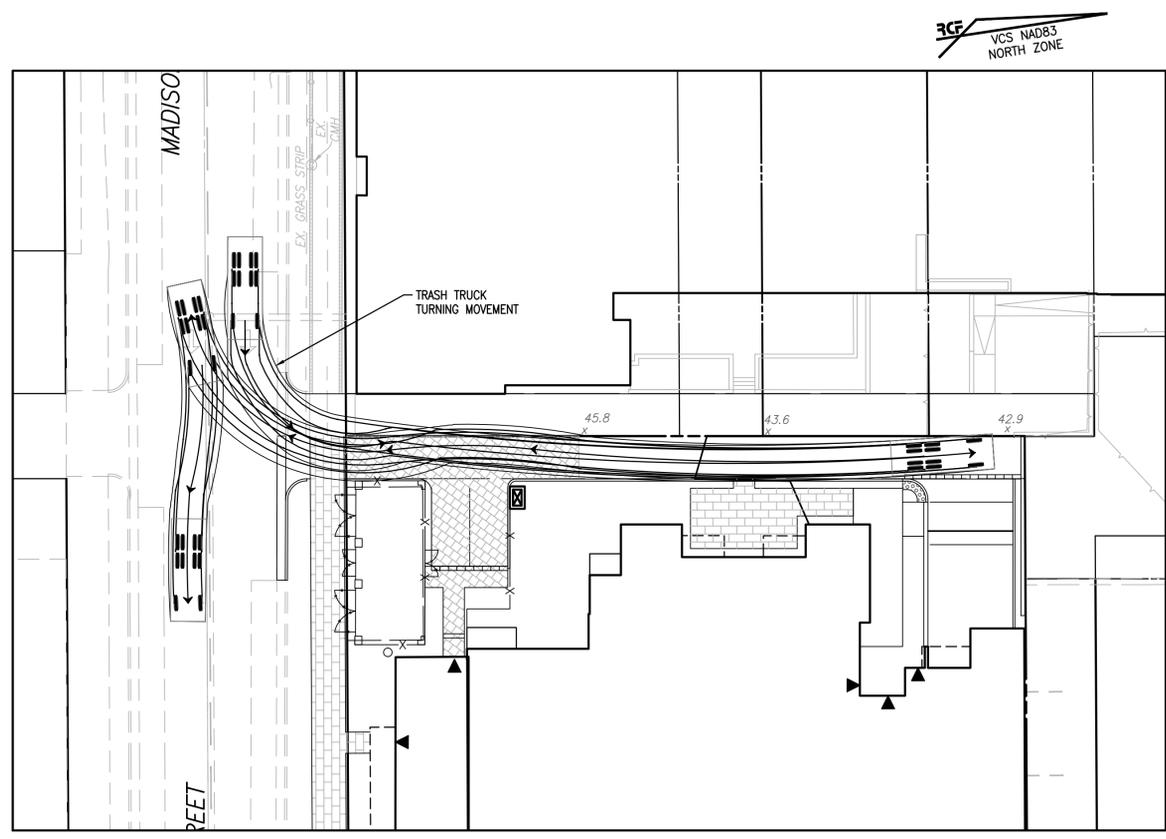
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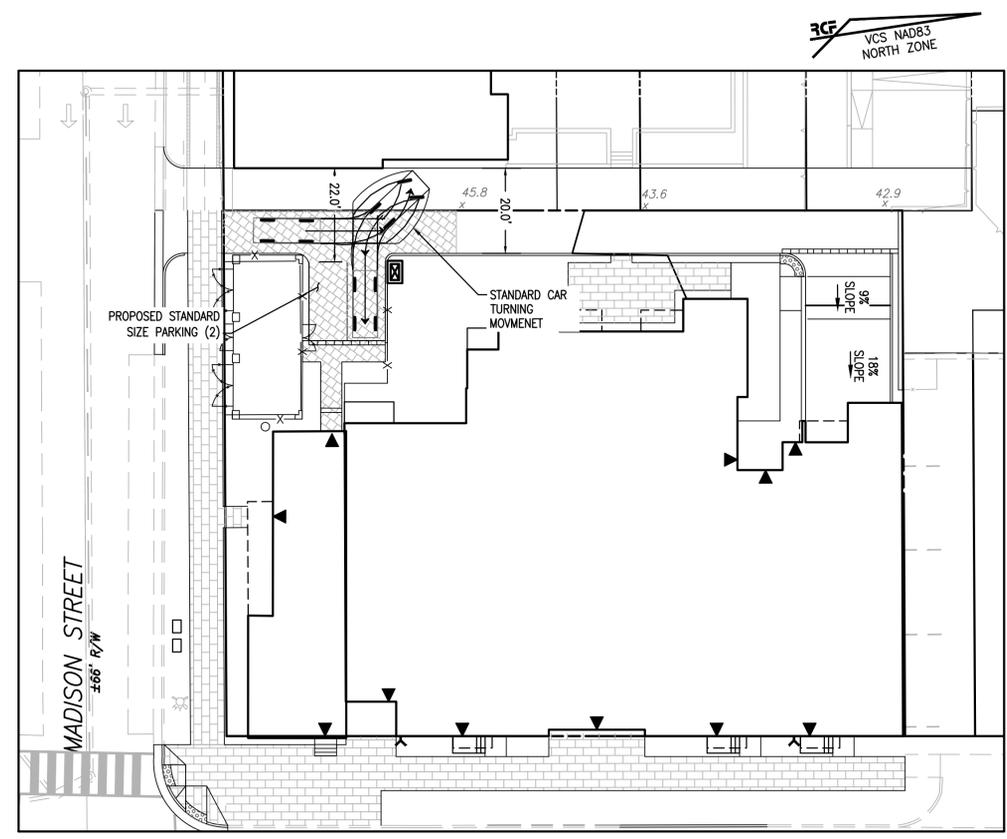
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 CHECK: TJD
 SCALE: 1" = 20'
 DATE: JAN 2025

TURNING MOVEMENTS
 (1 OF 2)

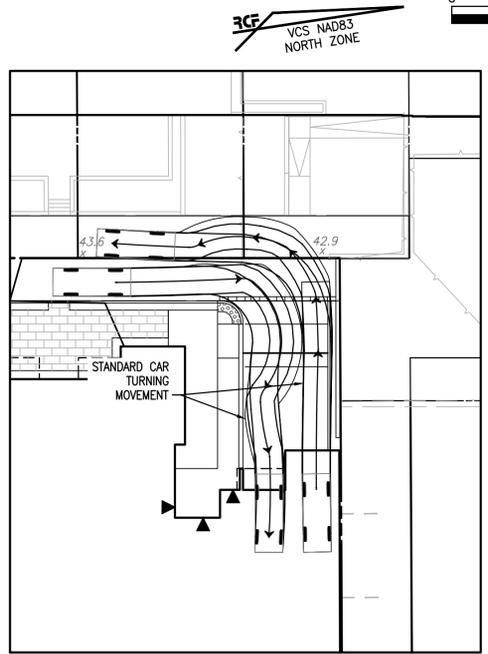
SHEET 11 OF 13
 FILE: 15-13



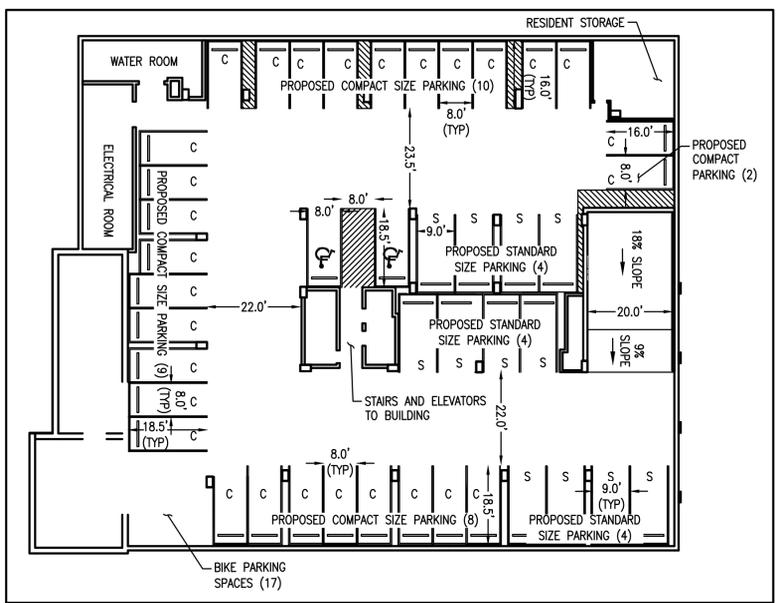
STANDARD CAR AND TRASH TRUCK MOVEMENTS AT STREET LEVEL
 SCALE: 1"=20'



COMPACT CAR TURNING MOVEMENTS AT STREET LEVEL
 SCALE: 1"=20'



STANDARD CAR MOVEMENTS AT STREET LEVEL
 SCALE: 1"=20'

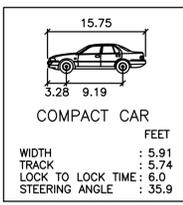


GARAGE PLAN
 SCALE: 1"=20'

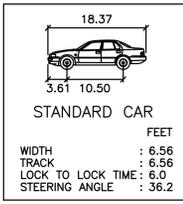
LEGEND:
 C= COMPACT SPACE (MIN 8' X 16')
 F= STANDARD SPACE (9' X 18.5')

PARKING TABULATION:
 GARAGE:
 STANDARD SIZE PARKING: 12 SPACES
 COMPACT SIZE PARKING: 29 SPACES
 ADA PARKING: 2 SPACES
 TOTAL GARAGE PARKING PROVIDED: 43 SPACES

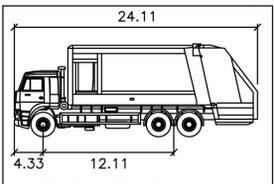
ABOVE GRADE:
 STANDARD SIZE PARKING: 2 SPACES
 TOTAL ABOVE GRADE PARKING PROVIDED: 2 SPACES
 TOTAL PARKING PROVIDED: 45 SPACES



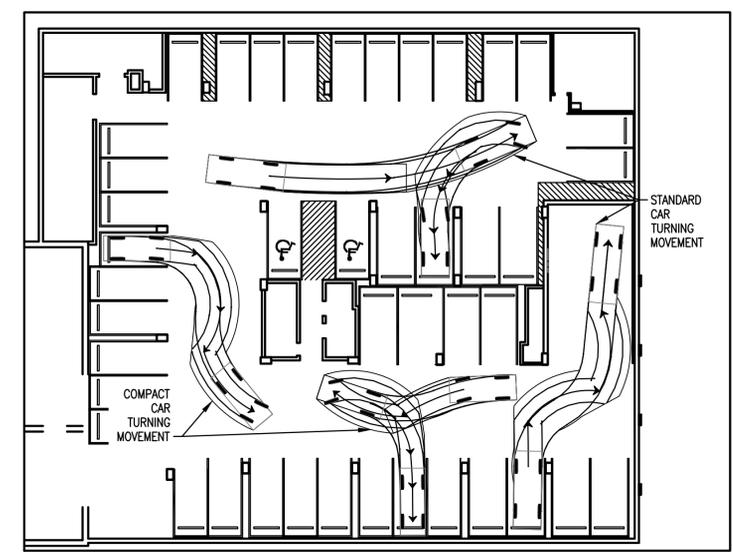
COMPACT CAR
 FEET
 WIDTH : 3.28
 TRACK : 9.19
 LOCK TO LOCK TIME : 5.91
 STEERING ANGLE : 5.74
 COMPACT CAR DETAIL (NTS)



STANDARD CAR
 FEET
 WIDTH : 3.61
 TRACK : 10.50
 LOCK TO LOCK TIME : 6.0
 STEERING ANGLE : 36.2
 STANDARD CAR DETAIL (NTS)



TRASH TRUCK
 FEET
 Width : 4.33
 Track : 12.11
 Lock to Lock Time : 8.20
 Steering Angle : 6.70
 TRASH TRUCK DETAIL (NTS)



STANDARD CAR/COMPACT CAR TURNING MOVEMENTS AT GARAGE LEVEL
 SCALE: 1"=20'

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 DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

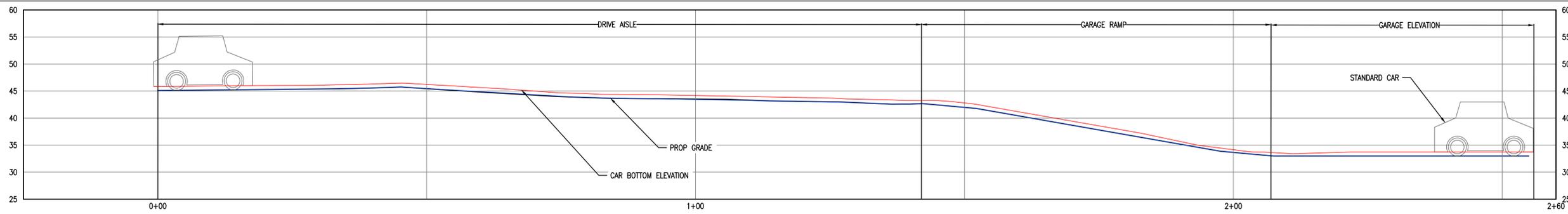
PRELIMINARY PLAN
THE WHITLEY RESIDENCES – PHASE 2
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

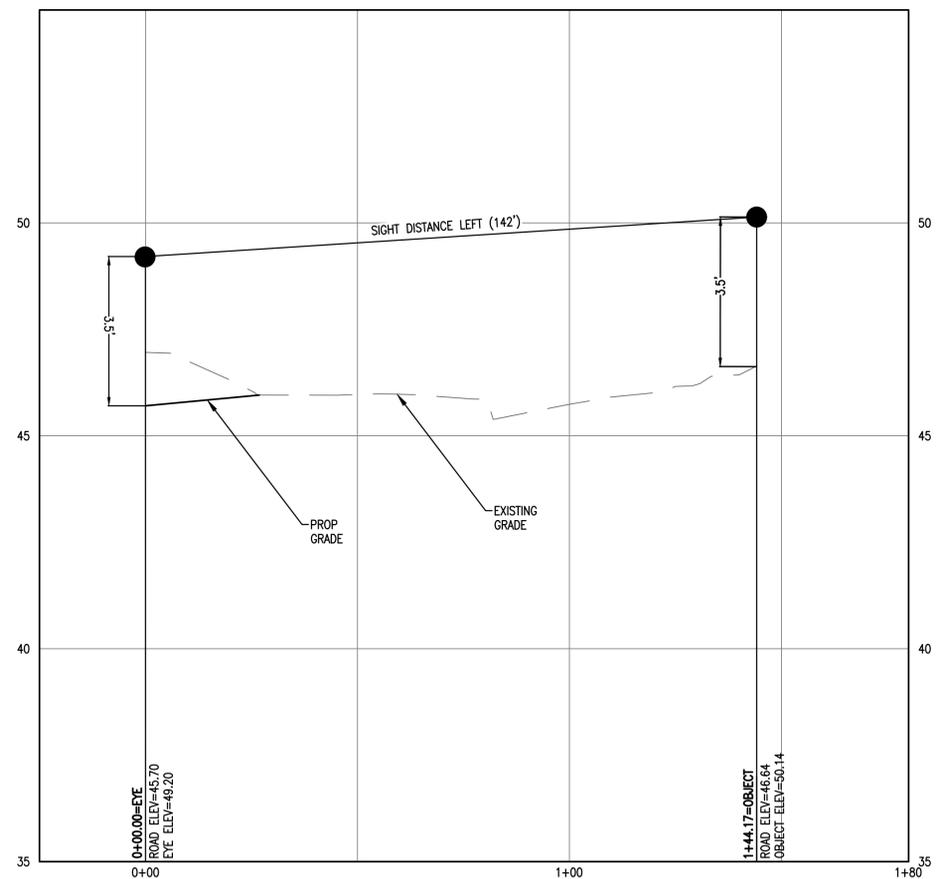
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 CHECK: TJD
 SCALE: AS NOTED
 DATE: JAN 2025

SIGHT DISTANCE PLAN AND PROFILE

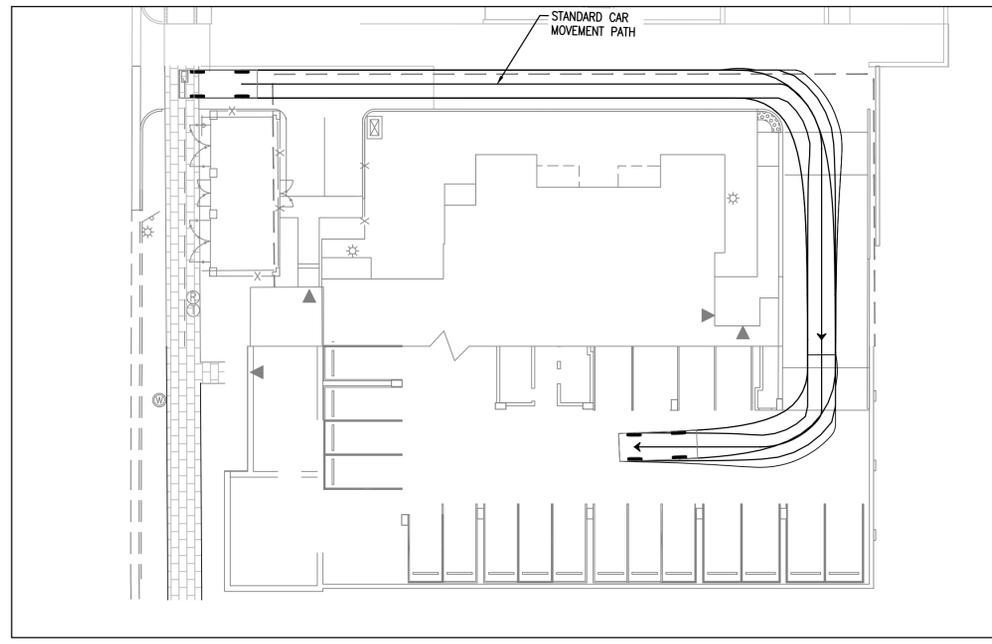
SHEET **13** OF **13**
 FILE: **15-13**



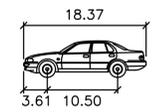
BOTTOMING OUT PROFILE
 SCALE – HORIZ: 1" = 10', VERT. 1" = 10'



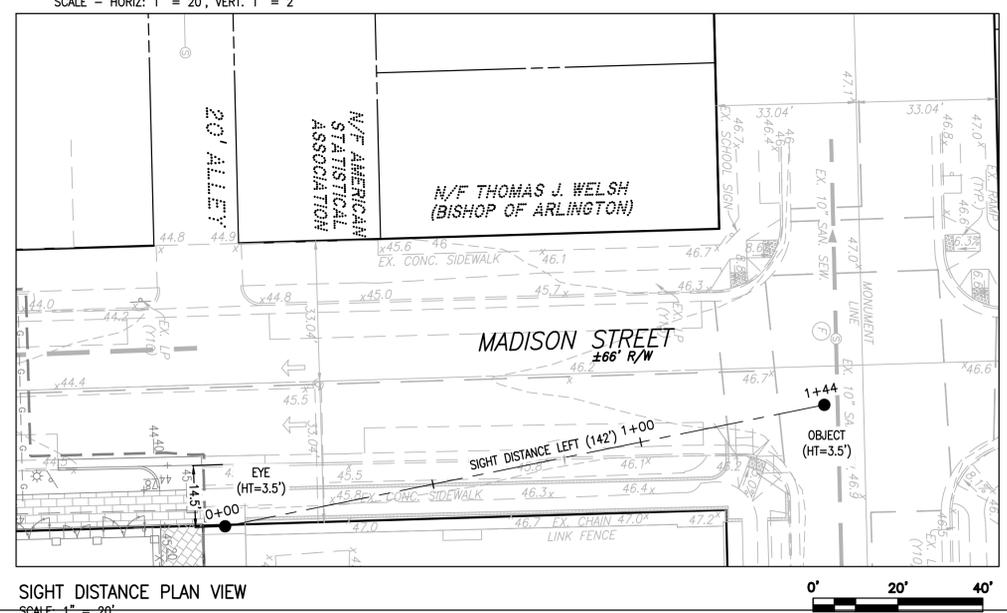
SIGHT DISTANCE PROFILE
 SCALE – HORIZ: 1" = 20', VERT. 1" = 2'



BOTTOMING OUT PLAN VIEW
 SCALE: 1" = 20'



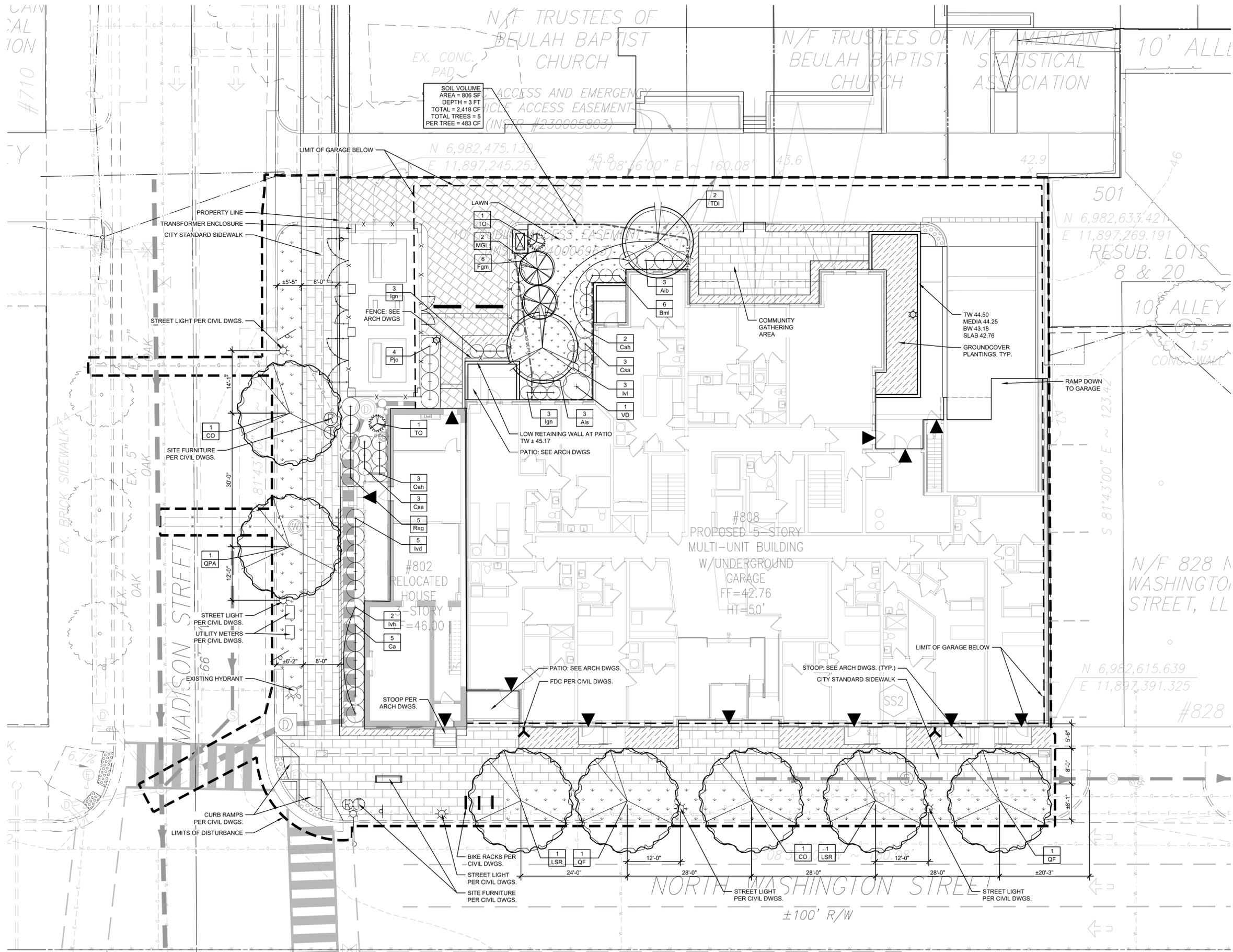
STANDARD CAR
 feet
 Width : 18.37
 Track : 3.61
 Lock to Lock Time : 10.50
 Steering Angle : 36.2



SIGHT DISTANCE PLAN VIEW
 SCALE: 1" = 20'

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.
 EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
 LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.
 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
 © 2025 R.C. FIELDS & ASSOCIATES, INC.

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



1 OVERALL LANDSCAPE PLAN
L101

AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
707 BEALL AVE, ROCKVILLE, MD 20850
(202) 716-3449



OLD TOWN CONDOS
CITY OF ALEXANDRIA, VIRGINIA

REVISIONS:

OVERALL LANDSCAPE PLAN

DESIGN: CO
DRAWN: SS
CHECKED: CO

NORTH

SCALE: 1" = 40'-0"

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

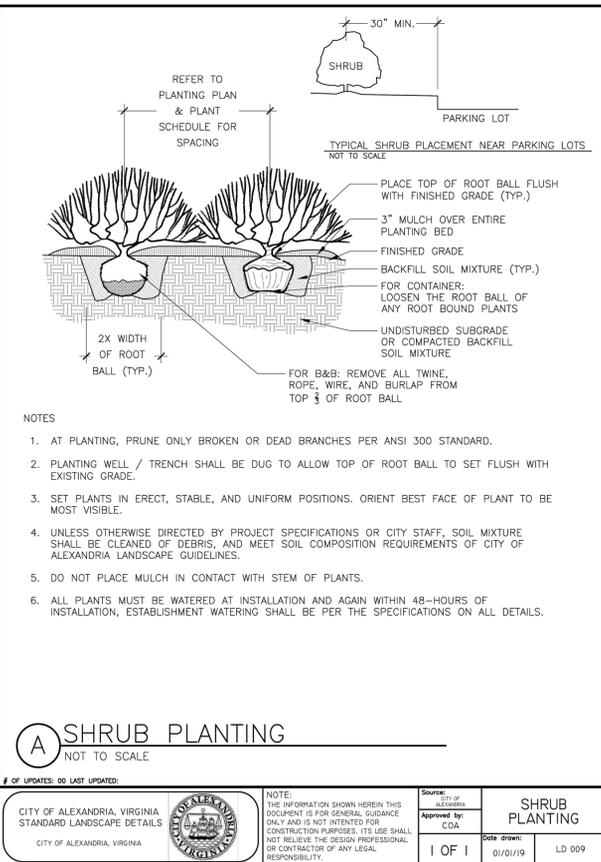
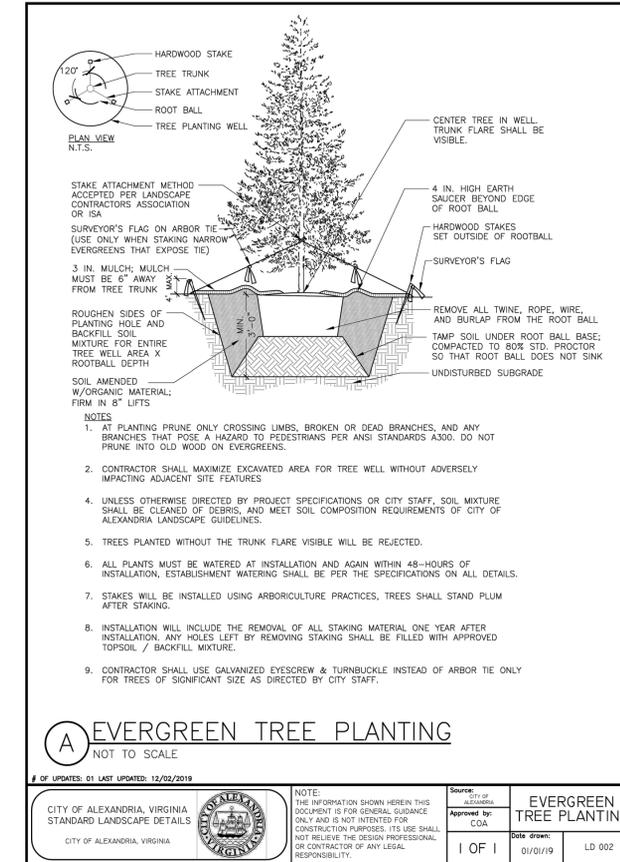
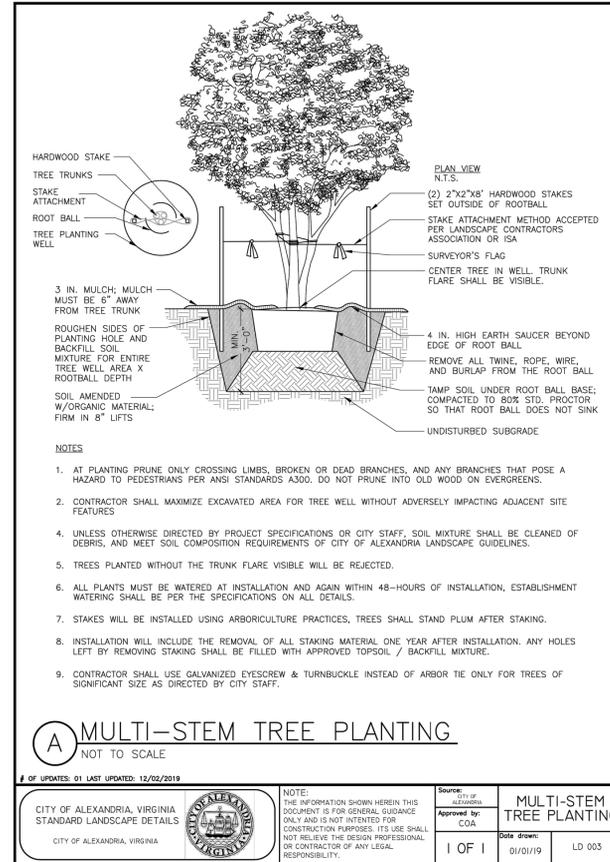
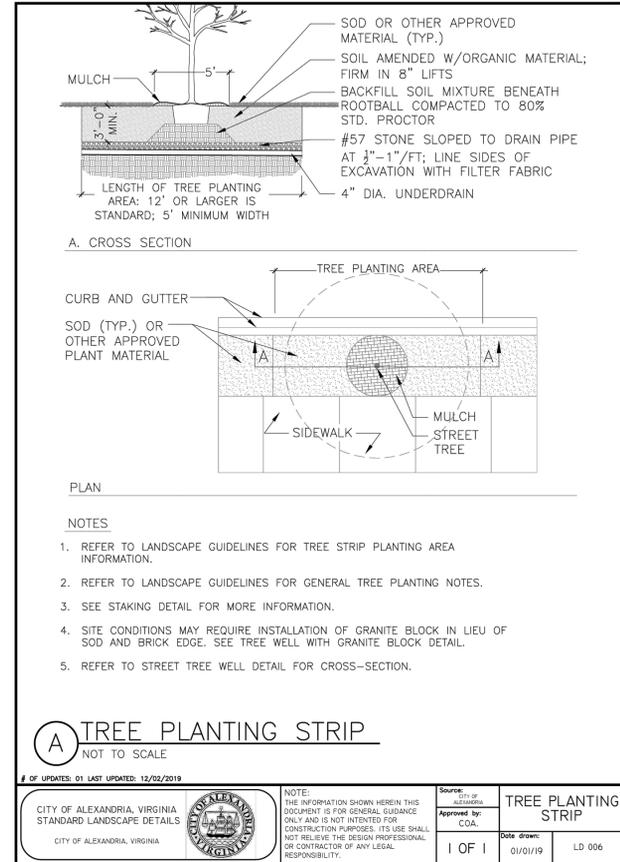
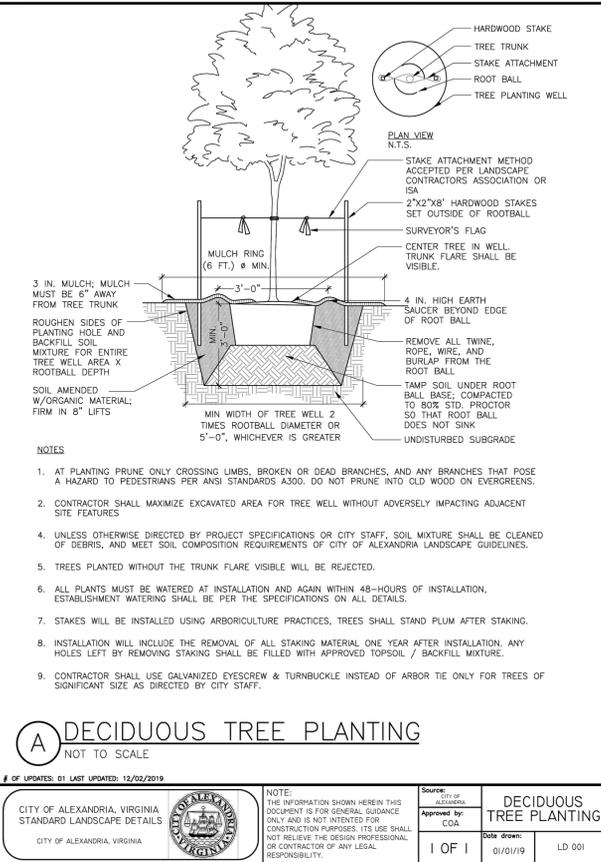
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

PROJECT NO: 24031
DATE: 12.16.2024

L101
PRELIMINARY PLAN



AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
707 BEALL AVE., ROCKVILLE, MD 20850
(202)716-3449



OLD TOWN CONDOS
CITY OF ALEXANDRIA, VIRGINIA

REVISIONS:

PLANTING DETAILS

DESIGN:	CO
DRAWN:	SS
CHECKED:	CO

SCALE: NTS

PROJECT NO: 24031
DATE: 12.16.2024

L201
PRELIMINARY 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. _____ DATE _____

PLANT SCHEDULE										December 16, 2024					
PLANT TYPE	PLAN INFORMATION		BOTANIC/Common Name				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED				
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME			CCALPER/HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/REGIONAL (#)	EASTERN U.S. (#)	TOTAL
STREET TREES/ URBAN TREES	CO	2	Celtis	occidentalis		Hackberry	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Local	2	0	2	
	LSR	2	Liquidambar	styraciflua	Rotundiloba	Sweetgum	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Local	2	0	2	
	QF	2	Quercus	falcata		Southern Red Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Local	2	0	2	
	QPA	1	Quercus	palustris		Pin Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	1,250	Local	1	0	1	
	TOTALS	7										7	0	7	
STREET TREE/URBAN TREE CCA:									N/A			100.0%	0.0%	100.0%	
STANDARD TREES	MGL	2	Magnolia	grandiflora		Little Gem	6 ft ht./ 3 ft. spread	B&B; full to ground, good seasonal flush	500	1,000	Eastern US	0	2	2	
	TDI	2	Taxodium	distichum	var. imbricarium	Pond Cypress	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	750	1,500	Local	2	0	2	
	TO	2	Thuja	occidentalis	Nigra	Dark Green Arborvitae	6 ft ht./ 3 ft. spread	B&B; full to ground, good seasonal flush	250	500	Region	2	0	2	
	TOTALS	6										4	2	6	
	STANDARD TREE CCA:									3,000			66.7%	33.3%	100.0%
EVERGREEN SHRUBS	Bml	6	Buxus	microphylla		Wintergreen	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	60	No	0	0	6	
	lgn	6	Ilex	glabra		Nordic Inkberry	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	60	Region	6	0	6	
	lvd	5	Ilex	vomitorea		Dwarf syn. Nana	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	50	Region	5	0	5	
	Pjc	4	Pieris	japonica		Compacta	Japanese Pieris	24"-30"/#3 cont.	healthy vigorous, well-rooted & established	10	40	No	0	0	4
	TOTALS	21										11	0	11	
EVERGREEN SHRUB CCA:									210			52.4%	0.0%	52.4%	
DECIDUOUS SHRUBS	Aib	3	Aronia	melanocarpa		Iriquois Beauty	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	30	Region	3	0	3	
	Als	3	Aronia	melanocarpa		Low Scape Mound	15"-18"/#2 cont.	healthy vigorous, well-rooted & established	2	6	Region	3	0	3	
	Ca	5	Callicarpa	americana		American Beautyberry	24"-30"/#5 cont.	healthy vigorous, well-rooted & established	10	50	Region	5	0	5	
	Cah	5	Clethra	alnifolia		Hummingbird	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	50	Region	5	0	5	
	Csa	6	Cornus	sericea		Arctic Fire Dogwood	30"-36"/#3 cont.	healthy vigorous, well-rooted & established	10	60	Region	6	0	6	
	Fgm	6	Fothergilla	gardenii		Mt. Airy	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	60	Region	6	0	6	
	lvh	2	Itea	virginica		Henry's Garnet	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	20	Local	2	0	2	
	lvi	3	Itea	virginica		Little Henry	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	2	6	Local	3	0	3	
	Rag	5	Rhus	aromatica		Gro-Low	12"-15"/#3 cont.	healthy vigorous, well-rooted & established	10	50	Local	5	0	5	
	Vd	1	Viburnum	dentatum		Arrowwood	24"-36"/B&B	healthy vigorous, well-rooted & established	25	25	Local	1	0	1	
	TOTALS	39										39	0	39	
DECIDUOUS SHRUB CCA:									221			100.0%	0.0%	100.0%	
TOTAL PROPOSED CCA (SF):									3,431						

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	19,757
25% CROWN COVER REQUIRED (SF)	4,939
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	3,000
Crown Cover from Proposed Shrubs	431
TOTAL CROWN COVER PROVIDED (%)	17.4%
TOTAL CROWN COVER PROVIDED (SF)	3,431
CROWN COVER DEFICIET (SF)	1,508
REQUIRED TREE FUND CONTRIBUTION	\$3,016

NATIVE PLANT TABULATIONS					
PLANT TYPE	QUANTITY	NATIVE TYPE	BEGINNING JANUARY 2, 2024		
			REQUIRED	PROVIDED	
			%	QTY.	%
Urban Trees	7	Regional/Local	20%	7	100.0%
		Total Natives	50%	7	100.0%
Standard Trees	6	Regional/Local	40%	4	66.7%
		Total Natives	80%	6	100.0%
Evergreen Shrubs	21	Regional/Local	10%	11	52.4%
		Total Natives	40%	11	52.4%
Deciduous Shrubs	39	Regional/Local	20%	39	100.0%
		Total Natives	80%	39	100.0%
Groundcovers		Regional/Local	10%		
		Total Natives	20%		
Perennials, Ferns, Ornamental Grasses		Regional/Local	25% (perennials) 30% (ferns & grasses)		
		Total Natives	60% (perennials) 80% (ferns & grasses)		
Vines		Total Natives	100%		
TOTALS					
TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS			
73	61 83.6%	63 86.3%			

NOTES:
1) Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

BIODIVERSITY TABULATIONS							
STREET TREES							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Celtis	2	33.3%	50%	occidentalis	2	33.3%	35%
Liquidambar	2	33.3%	50%	styraciflua	2	33.3%	35%
Quercus	3	50.0%	50%	palustris	1	16.7%	35%
				falcata	2	33.3%	35%
7				TOTAL NUMBER OF STREET TREES PROPOSED	7		
SITE TREES							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Magnolia	2	33.3%	50%	grandiflora	2	33.3%	35%
Taxodium	2	33.3%	50%	distichum	2	33.3%	35%
Thuja	2	33.3%	50%	occidentalis	2	33.3%	35%
6				TOTAL NUMBER OF SITE TREES PROPOSED	6		
SHRUBS							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Aronia	6	10.0%	33%	melanocarpa	6	10.0%	10%
Buxus	6	10.0%	33%	microphylla	6	10.0%	10%
Callicarpa	5	8.3%	33%	americana	5	8.3%	10%
Clethra	5	8.3%	33%	alnifolia	5	8.3%	10%
Cornus	6	10.0%	33%	sericea	6	10.0%	10%
Fothergilla	6	10.0%	33%	gardenii	6	10.0%	10%
Ilex	11	18.3%	50%	glabra	6	10.0%	10%
				vomitorea	5	8.3%	10%
Itea	5	8.3%	33%	virginica	5	8.3%	10%
Pieris	4	6.7%	33%	japonica	4	6.7%	10%
Rhus	5	8.3%	33%	aromatica	5	8.3%	10%
Viburnum	1	1.7%	33%	dentatum	1	1.7%	10%
60				TOTAL NUMBER OF SHRUBS PROPOSED	60		

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:

- 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.
- 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.
- 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.
- 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.
- INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
- 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, GATHERSBURG, MARYLAND.
- SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
- MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGNEE(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/DSPUP PROJECTS:

- 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.
- 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.
- 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.
- ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
- 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.
- 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 INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
LD 016

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. _____ DATE _____

AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
707 BEALL AVE., ROCKVILLE, MD 20850
(202)716-3449



OLD TOWN CONDOS
CITY OF ALEXANDRIA, VIRGINIA

REVISIONS:

PLANTING SCHEDULE & CALCULATIONS

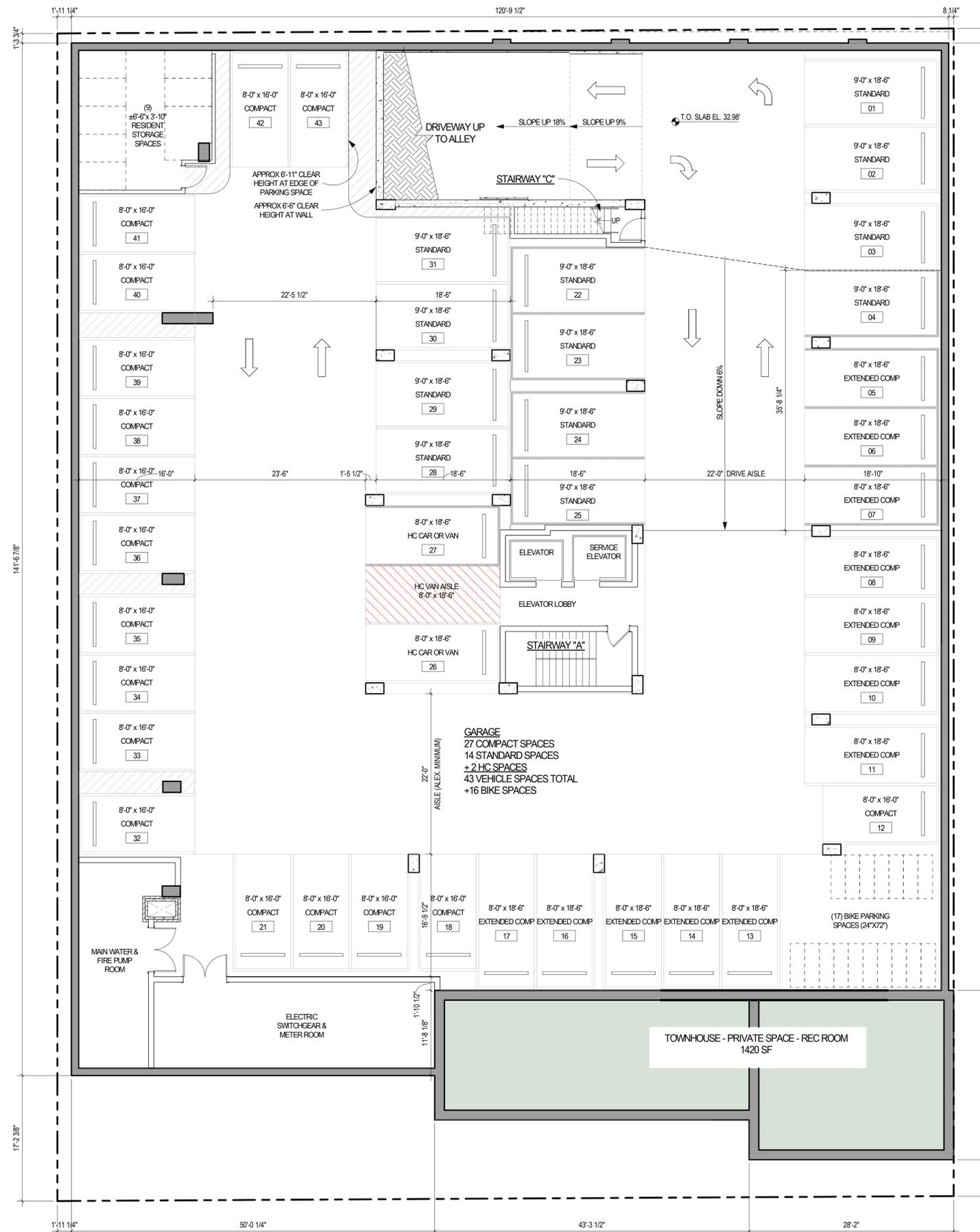
DESIGN: CO
DRAWN: SS
CHECKED: CO

SCALE: NTS

PROJECT NO: 24031
DATE: 12.16.2024

L202

PRELIMINARY PLAN



12 Jan. 2025

CONCEPT PLAN NUMBER
 CDSP2024-00001

The Whitley
 Phase 2 Residences

808 N. WASHINGTON ST.
 ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
1	2024.10.25	STAGE 2 SUBMISSION
2	2024.12.12	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

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. _____ DATE _____

PARKING LEVEL PLAN

DRAWING TITLE
 SCALE: 1/8" = 1'-0"
A100

The Whitley
Phase 2 Residences

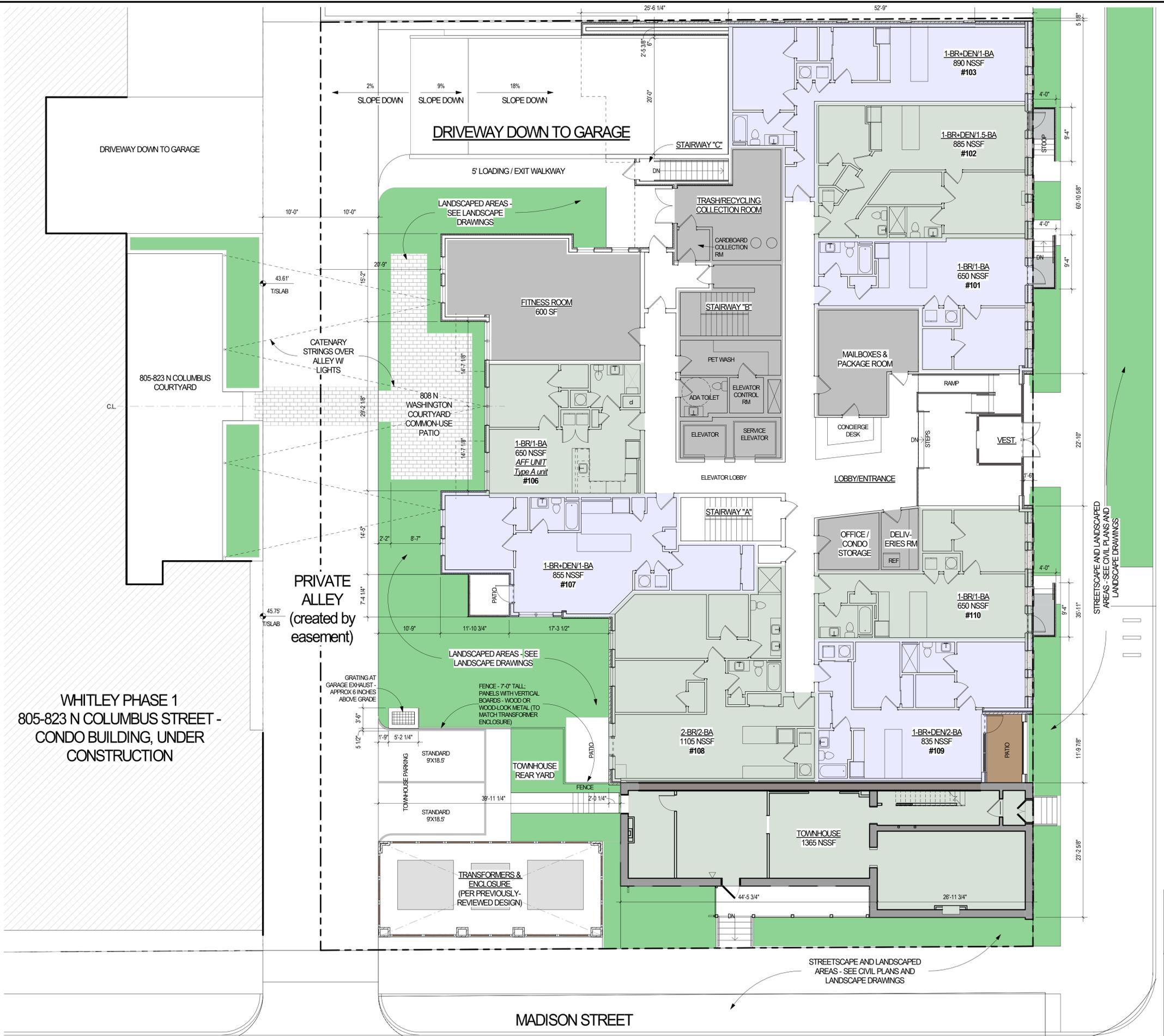
808 N. WASHINGTON ST.
ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
1	2024.10.25	STAGE 2 SUBMISSION
2	12.16.24	PRELIMINARY PLAN
3	2025.01.12	PRELIMINARY PLANS-update

1ST FLOOR PLAN

DRAWING TITLE
SCALE: 1/8" = 1'-0"
A101

SHEET NO.



WHITLEY PHASE 1
805-823 N COLUMBUS STREET -
CONDO BUILDING, UNDER
CONSTRUCTION

PRIVATE ALLEY
(created by
easement)

N. WASHINGTON STREET

MADISON STREET

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

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

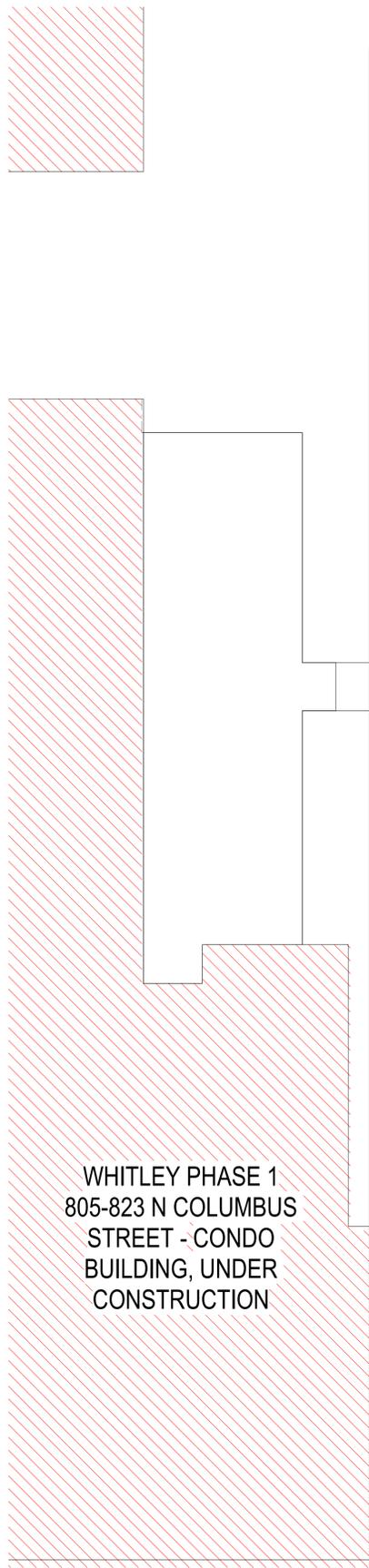
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



N. WASHINGTON STREET



12 Jan. 2025
CONCEPT PLAN NUMBER
CDSP2024-00001

The Whitley
Phase 2 Residences
808 N. WASHINGTON ST.
ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
2	2024.12.12	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

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. _____ DATE _____

2ND FLOOR PLAN

DRAWING TITLE
SCALE: 1/8" = 1'-0"
A102

SHEET NO.

The Whitley
Phase 2 Residences

808 N. WASHINGTON ST.
ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
1	2024.10.25	STAGE 2 SUBMISSION
2	2024.12.12	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

4th FLOOR PLAN

DRAWING TITLE
SCALE: 1/8" = 1'-0"

A104

SHEET NO.

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

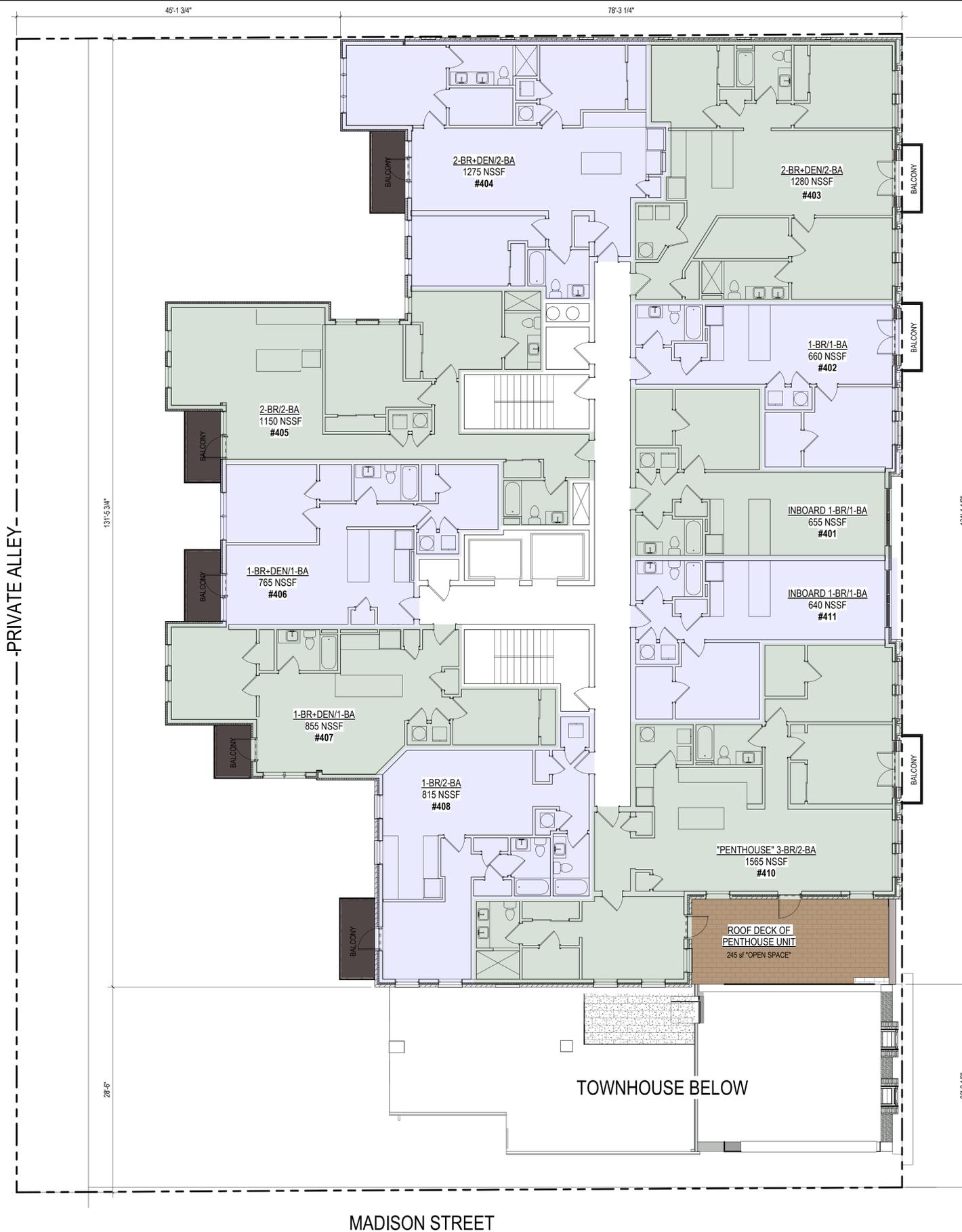
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____





12 Jan. 2025
CONCEPT PLAN NUMBER
CDSP2024-00001

The Whitley
Phase 2 Residences

808 N. WASHINGTON ST.
ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
1	2024.10.25	STAGE 2 SUBMISSION
2	2024.12.12	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

5th FLOOR PLAN

DRAWING TITLE
SCALE: 1/8" = 1'-0"

A105

SHEET NO.

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

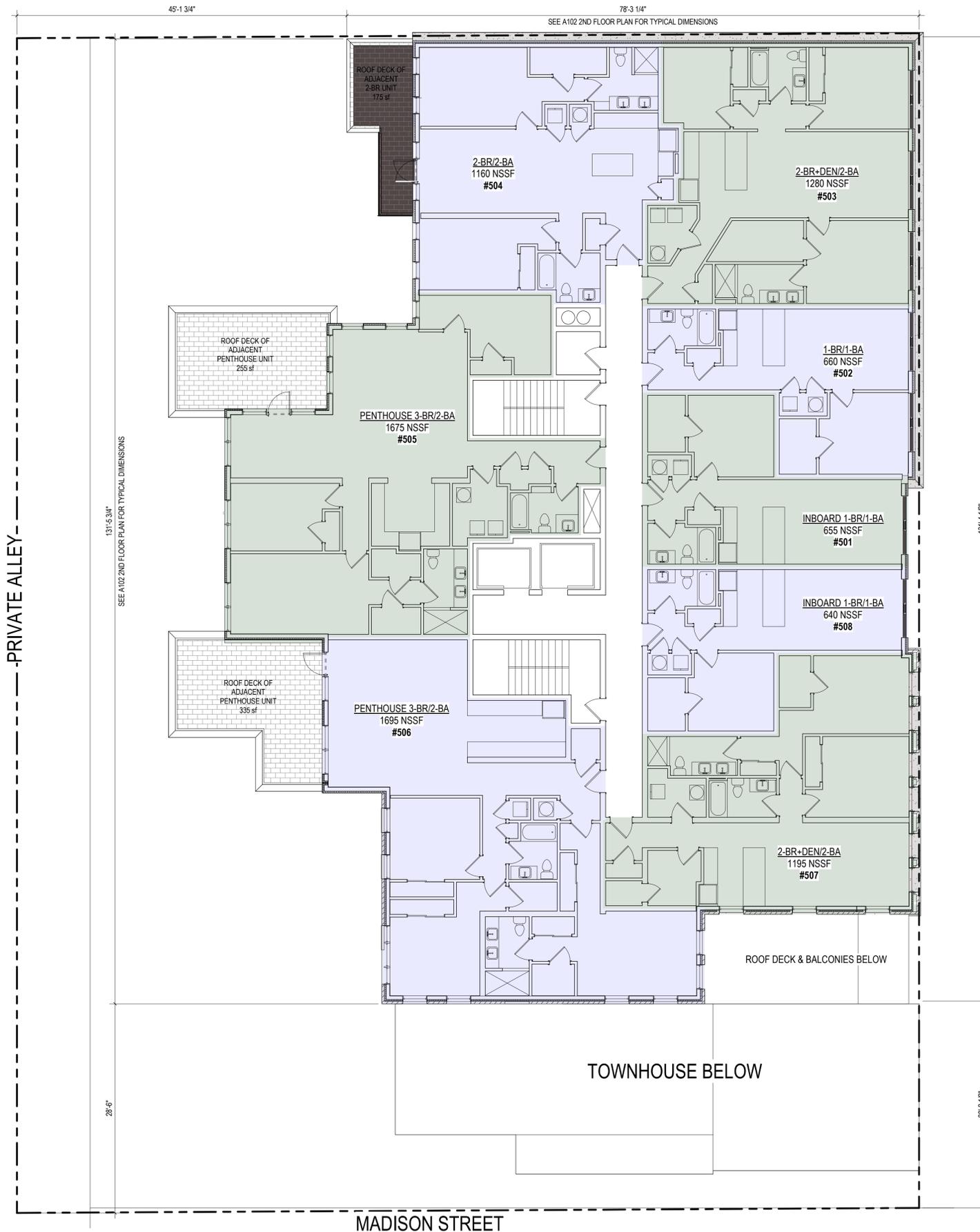
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



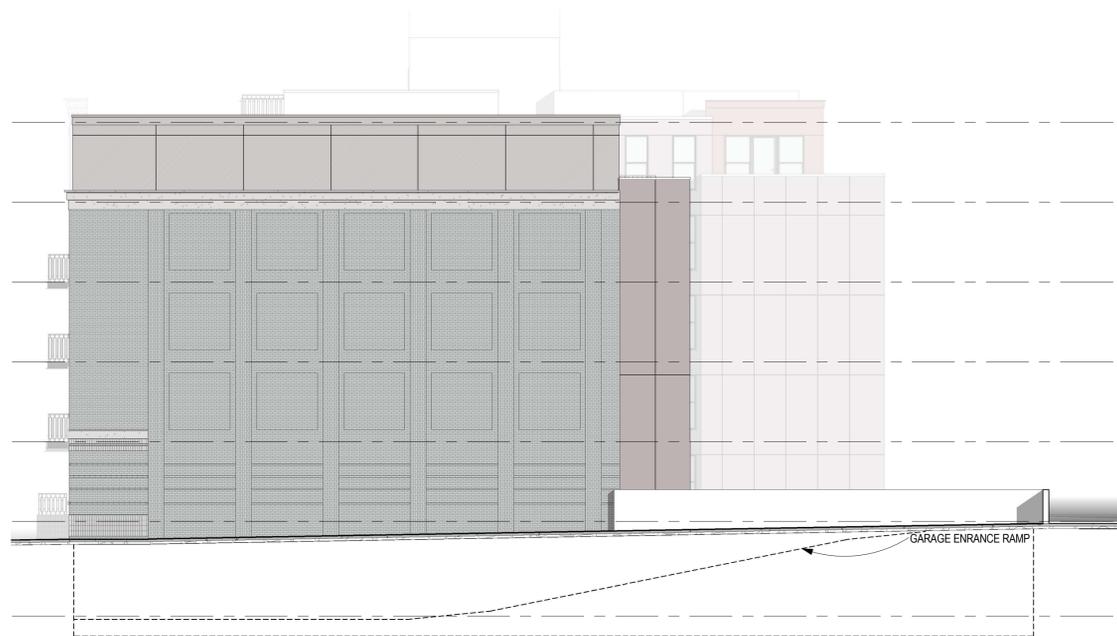
WHITLEY PHASE 1
805-823 N COLUMBUS
STREET - CONDO
BUILDING, UNDER
CONSTRUCTION



② SOUTH ELEVATION
3/32" = 1'-0"



① EAST ELEVATION
3/32" = 1'-0"



④ NORTH ELEVATION
3/32" = 1'-0"



③ WEST ELEVATION
3/32" = 1'-0"

The Whitley
Phase 2 Residences
808 N. WASHINGTON ST.
ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
2	2024.12.12	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

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

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____
DIRECTOR _____ DATE _____

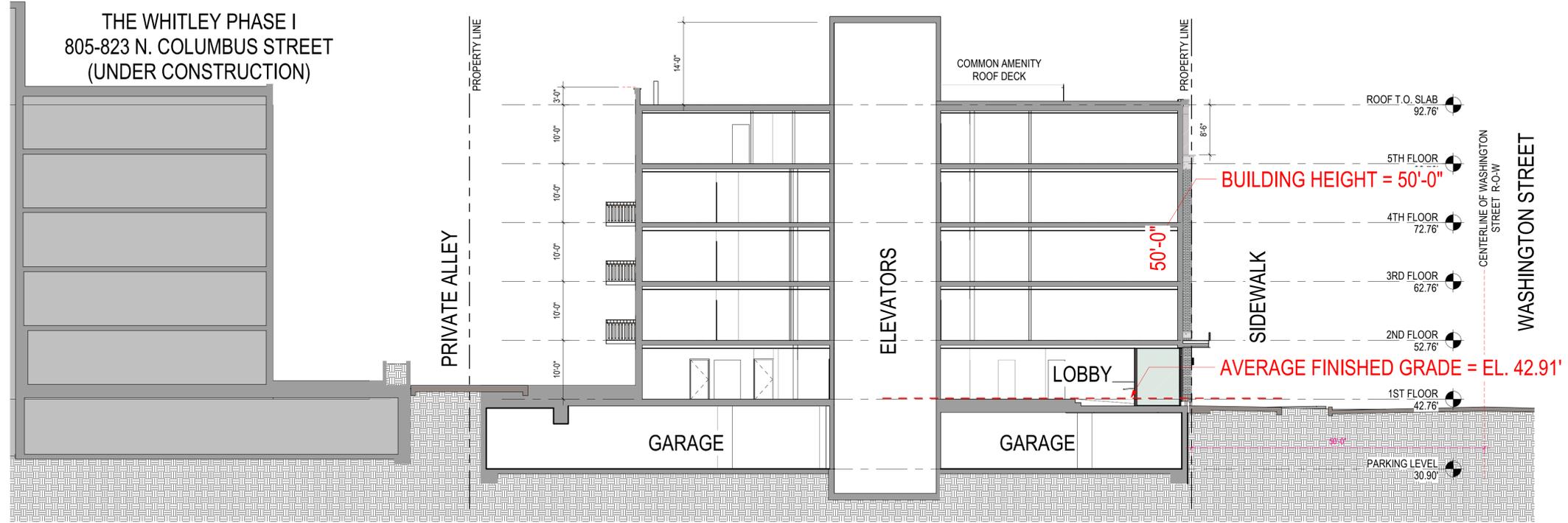
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

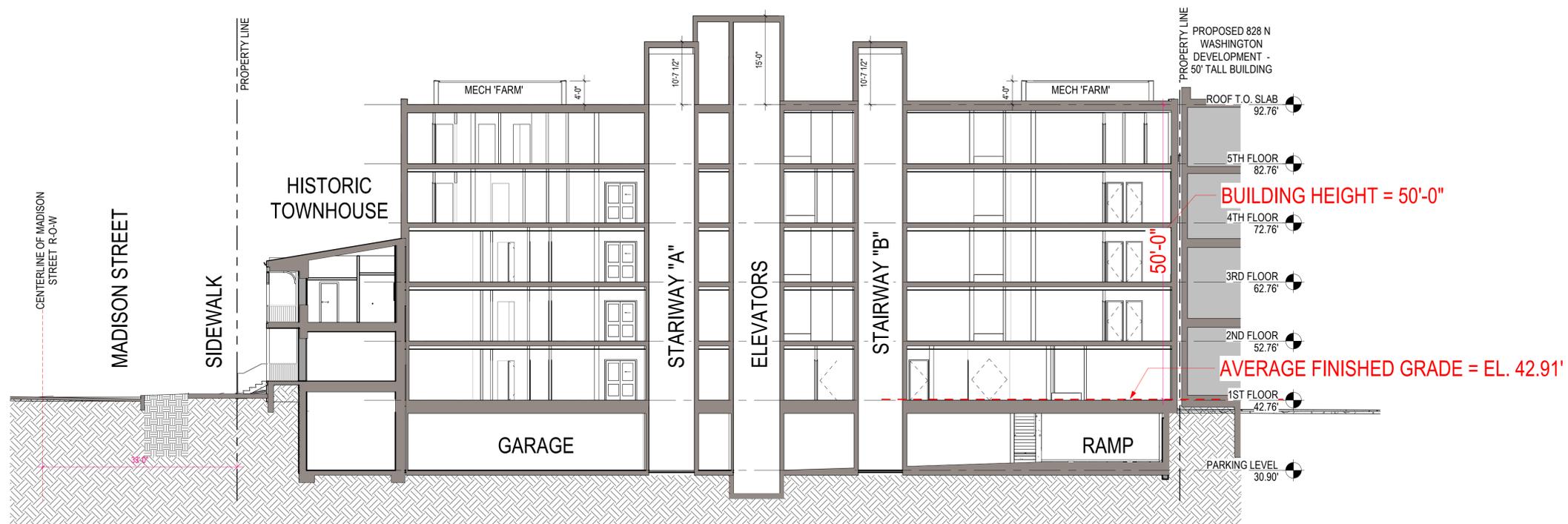
BUILDING ELEVATIONS

DRAWING TITLE
SCALE: 3/32" = 1'-0"
A201
SHEET NO.

THE WHITLEY PHASE I
805-823 N. COLUMBUS STREET
(UNDER CONSTRUCTION)



1 SECTION 1- E-W LOOKING NORTH
3/32" = 1'-0"



2 SECTION 2 N-S through Elevator
3/32" = 1'-0"

The Whitley
Phase 2 Residences

808 N. WASHINGTON ST.
ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
2	2024.12.12	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

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. _____ DATE _____

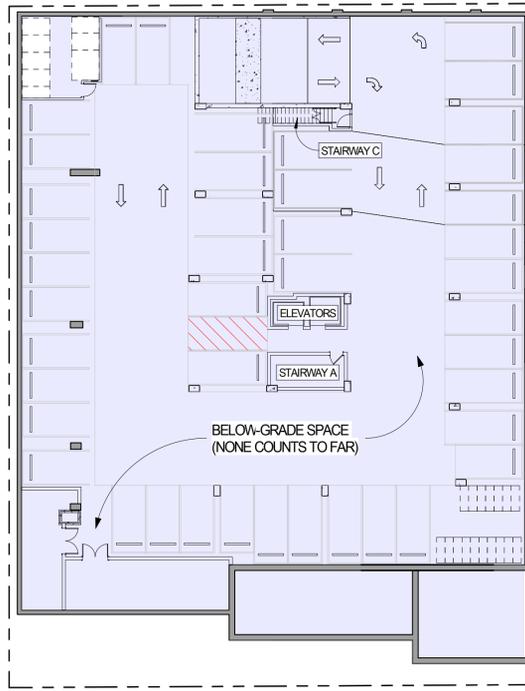
BUILDING SECTIONS

DRAWING TITLE
SCALE: 3/32" = 1'-0"

A202

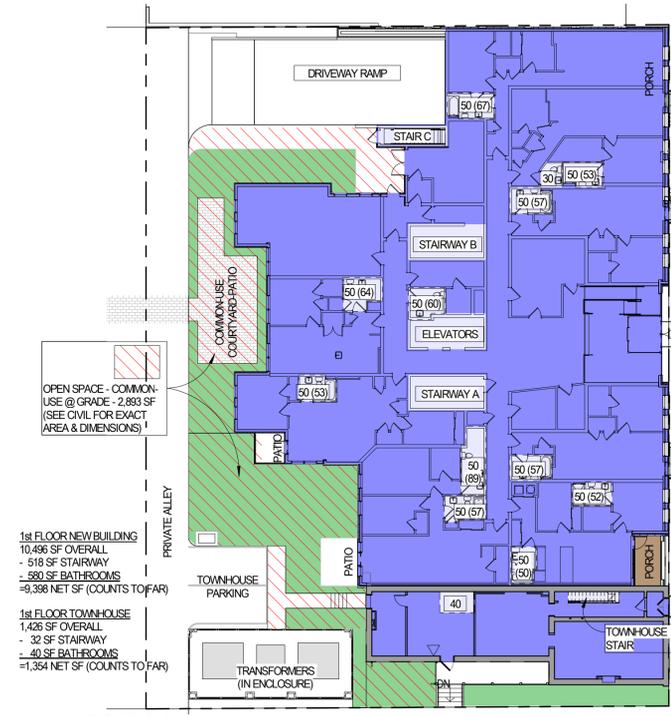
SHEET NO.

FAR PLAN DIAGRAMS



PARKING LEVEL
 1,426 SF AT TOWNHOUSE BASEMENT
 +16,270 SF AT NEW BUILDING GARAGE
 =17,696 SF OVERALL
 0 COUNTS TO FAR (BECAUSE THE SPACE IS UNDERGROUND)

1 PARKING LEVEL - SQ FT
 1" = 20'-0"

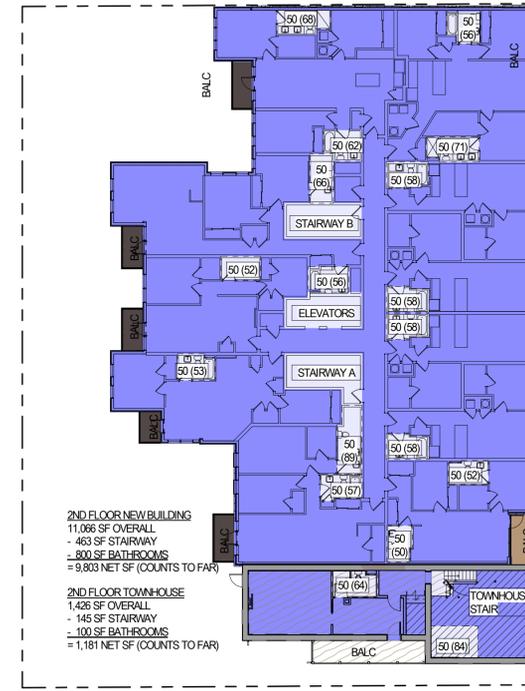


1st FLOOR NEW BUILDING
 10,496 SF OVERALL
 - 518 SF STAIRWAY
 - 580 SF BATHROOMS
 =9,398 NET SF (COUNTS TO FAR)

1st FLOOR TOWNHOUSE
 1,426 SF OVERALL
 - 32 SF STAIRWAY
 - 40 SF BATHROOMS
 =1,354 NET SF (COUNTS TO FAR)

1st FLOOR - BOTH TH AND NEW BUILDING
 11,922 SF OVERALL
 - 550 SF STAIRWAYS & ELEVATOR SHAFT
 - 620 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHRM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
 = 10,752 NET SF (COUNTS TO FAR)

2 1ST FLR PLAN - OPEN SPACE & FAR
 1" = 20'-0"

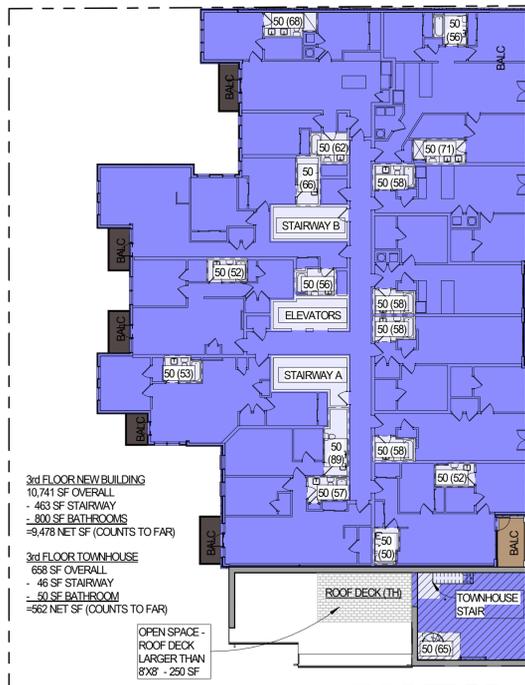


2ND FLOOR NEW BUILDING
 11,066 SF OVERALL
 - 463 SF STAIRWAY
 - 800 SF BATHROOMS
 = 9,803 NET SF (COUNTS TO FAR)

2ND FLOOR TOWNHOUSE
 1,426 SF OVERALL
 - 145 SF STAIRWAY
 - 100 SF BATHROOMS
 = 1,181 NET SF (COUNTS TO FAR)

2ND FLOOR - BOTH TH AND NEW BUILDING
 12,492 SF OVERALL
 - 608 SF STAIRWAYS & ELEVATOR SHAFT
 - 900 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHRM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
 = 10,984 NET SF (COUNTS TO FAR)

3 2ND FLOOR PLAN - OPEN SPACE & FAR
 1" = 20'-0"



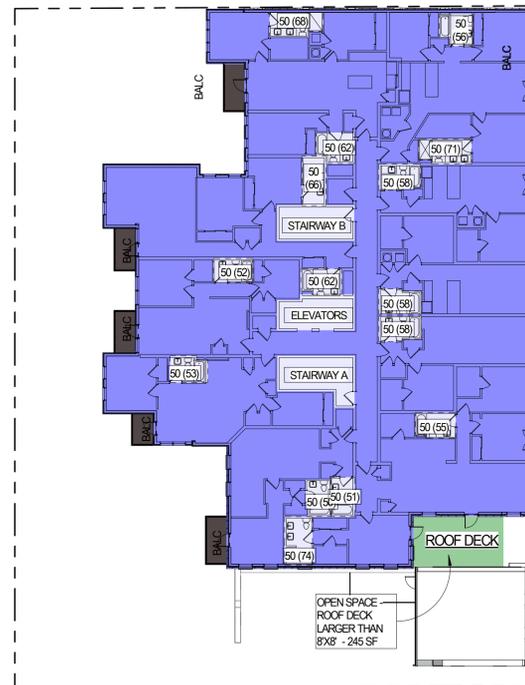
3rd FLOOR NEW BUILDING
 10,741 SF OVERALL
 - 463 SF STAIRWAY
 - 800 SF BATHROOMS
 =9,478 NET SF (COUNTS TO FAR)

3rd FLOOR TOWNHOUSE
 688 SF OVERALL
 - 46 SF STAIRWAY
 - 50 SF BATHROOM
 =682 NET SF (COUNTS TO FAR)

OPEN SPACE - ROOF DECK LARGER THAN 8'X8' - 250 SF

3rd FLOOR - BOTH TH AND NEW BUILDING
 11,399 SF OVERALL
 - 509 SF STAIRWAYS & ELEVATOR SHAFT
 - 850 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHRM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
 = 10,040 NET SF (COUNTS TO FAR)

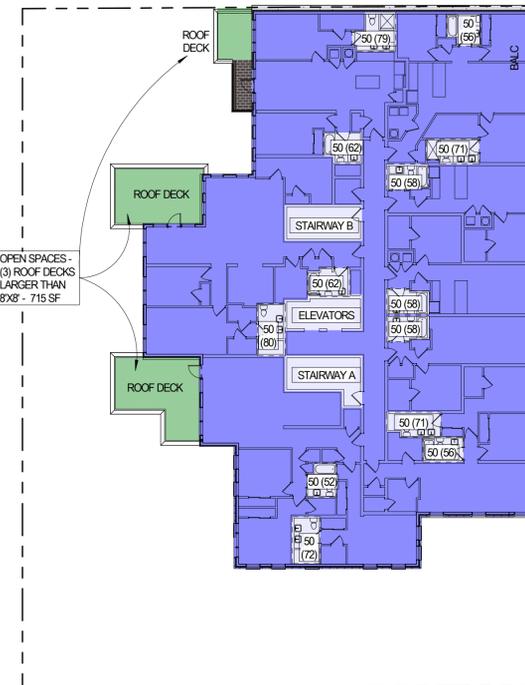
4 3RD FLOOR PLAN - OPEN SPACE & FAR
 1" = 20'-0"



4th FLOOR - NEW BUILDING ONLY (NO 4TH FLOOR AT TOWNHOUSE)
 10,828 SF OVERALL
 - 463 SF STAIRWAYS & ELEVATOR SHAFT
 - 750 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHRM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
 = 9,616 NET SF (COUNTS TO FAR)

OPEN SPACE - ROOF DECK LARGER THAN 8'X8' - 245 SF

5 4TH FLOOR PLAN - OPEN SPACE & FAR
 1" = 20'-0"



5th FLOOR - NEW BUILDING ONLY (NO 5TH FLOOR AT TOWNHOUSE)
 9,990 SF OVERALL
 - 463 SF STAIRWAYS & ELEVATOR SHAFT
 - 650 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHRM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
 = 8,877 NET SF (COUNTS TO FAR)

OPEN SPACES - (3) ROOF DECKS LARGER THAN 8'X8' - 715 SF

6 5TH FLOOR PLAN - OPEN SPACE & FAR
 1" = 20'-0"

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. _____ DATE _____



12 Jan. 2025

CONCEPT PLAN NUMBER
 CDSP2024-00001

The Whitley
 Phase 2 Residences

808 N. WASHINGTON ST.
 ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
2	2024.12.16	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

FAR PLAN DIAGRAMS

DRAWING TITLE
 SCALE: 1" = 20'-0"
A902
 SHEET NO.