

AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS
806 NORTH COLUMBUS STREET

TOTAL SITE AREA =	0.1065 AC. OR 4,725 SF	
TOTAL EXISTING IMPERVIOUS AREA =	0.1047 AC. OR 4,560 SF	} WITHIN SHM DISTURBED AREA
TOTAL PROPOSED IMPERVIOUS AREA =	0.0945 AC. OR 4,118 SF	
TOTAL DISTURBED AREA =	0.1436 AC. OR 6,255 SF	
TAX PARCEL IDENTIFICATION =	054.04-01-08	
ADDRESS =	806 N COLUMBUS STREET, ALEXANDRIA, VA 22314	
EXISTING/PROPOSED ZONE =	RB TOWNHOUSE ZONE	

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, DRAGGING, FILLING, VENTILATION REMOVAL, AND/OR TILLAGE) THAT COULD POTENTIALLY DAMAGE OR DESTROY LANDSCAPE FEATURES (SUCH AS 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLGY AT 703-638-4399.
2. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLGY (MEDIATION) 703-638-4399 IF ANY BURIED STRUCTURES, ARTIFACTS, OR OTHER FEATURES, COINTEGRITY, OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLGY COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROJECT WITHOUT THE AUTHORIZATION BY THE ALEXANDRIA ARCHAEOLGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.
2. THERE ARE NO AREAS OF MARINE CLAY DEPOSITS ONSITE ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY AREA MAP.
3. THERE ARE NO KNOWN RPA'S ON THIS SITE ACCORDING TO THE CITY OF ALEXANDRIA RPA MAPS.
4. THERE IS NO KNOWN SOIL CONTAMINATION ON THIS PROPERTY, TO THE BEST OF OUR KNOWLEDGE & BELIEF.
5. THIS SITE IS WITHIN A COMBINED SEWER AREA.

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

CODE :	VIRGINIA CONSTRUCTION CODE
USE GROUP :	R-3
CONSTRUCTION TYPE :	VA
ALLOWABLE HEIGHT :	45'
ALLOWABLE NUMBER OF STORIES:	4
ALLOWABLE AREA :	UNLIMITED
NFPA :	13

FLOOR AREA					
LOT	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	TOTAL
500	820	820	820	351	2811
501	717	717	717	385	2537
502	820	820	820	351	2811

DATE: 01/03/2023

RESIDUAL HYDRANT #1156
STATIC PRESSURE = 40 PSI
RESIDUAL PRESSURE = 36 PSI

FLOW HYDRANT #1153
OBSERVED FLOW = 1718 GPM
CALCULATED FLOW = 4,098 GPM @ 20 PSI
MAXIMUM CAP FLOW = 3,500 GPM @ 20 PSI

FIRE FLOW NEEDED = 1,500 GPM @ 20 PSI

1. OWNER AMERICAN STATISTICAL ASSOCIATION 712 N WASHINGTON ST ALEXANDRIA, VA 22314	3. CIVIL ENGINEER: WALTER L. PHILLIPS, INC. 207 PARK AVENUE FALLS CHURCH, VA 22046 ATTN: TRAVIS P. BROWN, P.E.	5. LAND USE ATTORNEY: WIRE GILL, L.L.P. 1750 TYSONS BLVD, SUITE 1500 TYSONS, VA 22101 ATTN: KEN WIRE
2. APPLICANT: PT BLOOMS DEVELOPMENT 509 WYTHE STREET ALEXANDRIA, VA 22314 ATTN: PATRICIA R. BOONFIELD	4. ARCHITECT: JONATHAN KUHN ARCHITECT 508 KENNEDY STREET NW, SUITE 313 WASHINGTON, DC 20011 ATTN: JONATHAN KUHN	

Map showing the location of the site at the intersection of N. Columbus St. and N. Pitt St. in Alexandria, Virginia. The map includes labels for Jefferson Davis Hwy, Potomac River, and the City of Alexandria. A north arrow is present.

THE APPLICANT PROPOSES A RE-SUBDIVISION TO CREATE 3 TOWNHOUSE LOTS AND TO REDEVELOP THE EXISTING SITE WHICH CURRENTLY INCLUDES VACANT AREA AND SURFACE PARKING. THE PROPOSED DEVELOPMENT WILL INVOLVE CLEARING OF THE SITE AND CONSTRUCTING 3 TOWNHOUSE RESIDENTIAL UNITS WITH SURFACE PARKING, AND ASSOCIATED INFRASTRUCTURE. THE SITE IS ZONED RB.

THE PROJECT REQUESTS A DEVELOPMENT SITE PLAN (DSP) WITH LOT AREA, LOT WIDTH, AND LOT FRONTAGE MODIFICATIONS AND A SUBDIVISION WITH VARIATIONS FOR ALL THREE LOTS.

THE PROPERTY IS LOCATED IN "PARKER GRAY LOCAL DISTRICT" PER THE CITY OF ALEXANDRIA HISTORIC PRESERVATION MAP.

- 1) DEVELOPMENT SITE PLAN (DSP) WITH LOT AREA, LOT WIDTH, AND LOT FRONTAGE MODIFICATIONS.
- 2) SUBDIVISION WITH LOT AREA, LOT WIDTH, AND LOT FRONTAGE VARIATIONS.
- 3) SUBDIVISION VARIATION TO MODIFY MINIMUM LOT AREA FROM 1,600 SF TO 1,440 SF. (Z.O. 3-705) (LOTS 500, 501, 502)
- 4) SUBDIVISION VARIATION TO MODIFY LOT WIDTH FROM 26 FT TO 18.25 FT (END), 18 FT TO 16 FT (INTERIOR). (Z.O. 3-705)
- 5) SUBDIVISION VARIATION TO MODIFY LOT FRONTAGE FROM 26 FT TO 18.25 FT (END), 18 FT TO 16 FT (INTERIOR). (Z.O. 3-705)

COMPLETE STREETS POLICY TABLE	NEW	UPGRADED
CROSSWALKS (NUMBER)	-	-
STANDARD	-	-
HIGH VISIBILITY	-	-
CURB RAMPS	-	-
SIDEWALKS (LF)	-	52
BICYCLE PARKING (NUMBER OF SPACES)	2	-
PUBLIC VISTOR	-	-
PRIVATE GARAGE	-	-
BICYCLE PATHS (LF)	-	-
PEDESTRIAN SIGNALS	-	-

PROPOSED TRIPS (TOWNHOMES**) = 3 UNITS X 5.86 = 18 TRIPS/DAY

ZONING :	EXISTING ZONE: RB, PROPOSED ZONE: RB TOWNHOUSE ZONE
MASTER PLAN :	BRADDOCK METRO NEIGHBORHOOD PLAN, BRADDOCK METRO STATION SMALL AREA PLAN & PARKER GRAY HD
SITE AREA (SQ. FT) (ACRES):	4,725 SQ. FT. OR 0.1085 ACRES
USE:	EXISTING: VACANT/PARKING PROPOSED: TOWNHOUSE/RESIDENTIAL

REQUIREMENT	REQUIRED	LOT 500	LOT 501	LOT 502	TOTAL
ZONE	RB		RB		
DENSITY (UNITS/ACRE)	30 DU/AC (Historic District)	27.66 (3 DWELLING UNITS/0.1085 ACRES)			
FAR	1.5 (Historic District)	1.42	1.48	1.43	1.44
GROSS FLOOR AREA (SF)	N/A	2573	2611		8185
FLOOR AREA (SF)	7087.5	2340	2138	2040	6518
LOT AREA (SF)	1,980 SF, 1,600 SF W/ SUIP	1643	1440	1642	4725
SETBACKS (FT)					
FRONT - N. COLUMBUS	FRONT LOT LINE/BAR APP.	3.0'	3.1'	3.2'	
SIDE	N/A (Historic District)	N/A	N/A	0.0'	
REAR	1:1 (FT MIN.)	41.1'	41.0'	40.9'	
FRONTAGE/LOT WIDTH (FT)					
INTERIOR UNITS	18 FT	--	16	--	--
END UNITS	26 FT	18.25	--	18.25	--
OPEN SPACE (SF)	35% (1654 SF)	3740 (1654 SF)	35.5% (1512 SF)	3740 (1654 SF)	1742
GROUND LEVEL		300	315	300	1095
ROOFTOP		225	197	225	647
AVERAGE FINISHED GRADE		47.5	47.5	48.0	--
HEIGHT (FT)	45 FT (Historic District)	42.5	42.5	42.5	--
PARKING	0 (ENHANCED TRANSIT AREA)	2	2	2	--
TRIP GENERATION		5.86	5.86	5.86	18
TREE CANOPY COVERAGE	25%	500 SF (30%)	500 SF (34%)	500 SF (30%)	1500 SF

LOT 500
STANDARD SPACES= 1 SPACES
COMPACT SPACES = 1 SPACES

TOTAL SPACES PROVIDED = 2 SPACES

LOT 501
STANDARD SPACES= 0 SPACES
COMPACT SPACES = 2 SPACES

TOTAL SPACES PROVIDED = 2 SPACES

P-001	COVER SHEET	DSP 1	ARCHITECTURE COVER SHEET
P-002	CONCEPT PLAN	DSP 2	MASSING STUDY
P-003	EXISTING SITE CONDITIONS PLAN	DSP 3	ARCH SITE PLAN
P-040	EXISTING SITE CONDITIONS PLAN	DSP 4	PRECEDENT PHOTOS
P-041	PRELIMINARY SITE PLAN	DSP 5	PRECEDENT PHOTOS
P-042	PRELIMINARY GEOMETRIC PLAN	DSP 6	PRECEDENT PHOTOS
P-043	PRELIMINARY OPEN SPACE PLAN	DSP 7	PROPOSED RAMP ELEVATION
P-044	LOT AREA & WIDTH CONTRACT EXHIBIT	DSP 8	SIDE ELEVATIONS
P-045	EXISTING GRADING	DSP 9	LOT FLOOR PLANS
P-0701	PRELIMINARY SWAN PLAN AND NARRATIVE	DSP 10	PROPOSED FLOOR PLANS - SCHEME A
P-0702	PRELIMINARY SWAN PLAN AND NARRATIVE	DSP 11	PROPOSED FLOOR PLANS - SCHEME B
P-0703	PRELIMINARY ADEQUATE OUTFALL ANALYSIS	DSP 12	FAR DIAGRAMS - SCHEME A
P-0704	PRELIMINARY VEHICULAR DIVIDER	DSP 13	FAR DIAGRAMS - SCHEME B
P-0705	PRELIMINARY DETENTION SUMMARY		
P-1001	PRELIMINARY LANDSCAPE CONCEPT PLAN		
P-1002	TREE INVENTORY & TREE PRESERVATION PLAN		
P-1003	PRELIMINARY LANDSCAPE NOTES AND DETAILS		
P-1004	PRELIMINARY FIRE SERVICE		

ESTABLISHED 1945

WALTER L. PHILLIPS
INCORPORATED

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 524-1163 FAX (703) 533-1001 www.WLPHinc.com

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**AMERICAN STATISTICAL
ASSOCIATION ON
COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA
COVER SHEET**

APPROVED		
SPECIAL USE PERMIT NO.		2025-00030
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR		DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO.		
DIRECTOR		DATE
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED		DATE
INSTRUMENT NO.		DEED BOOK NO.
		PAGE NO.

The site plan shows a building footprint on Madison Street. A proposed public right-of-way width of 66.08 feet is indicated. The plan also shows the Zone CDD #16 Zone RE and the North Columbus Street. A scale of 1"=30' is provided.

Figure 1 is a plan view of the bridge deck. It shows a rectangular deck with a width of 42.5'. The centerline is indicated by a dashed line. The distance from the centerline to the left edge is ±36.0', and the distance from the centerline to the right edge is ±33.0'. A vertical dimension of ±10.0' is shown on the left side, likely representing the distance from the centerline to the edge of the deck.

PER SECTION 6-403A MAXIMUM HEIGHT BASED ON 36.0' SETBACK IS 72.0'. AT THE PROPOSED HEIGHT OF 42.5', THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE REQUIREMENTS OF 6-403A.

EARTHCRAFT HOUSE

Green Building Narrative: The buildings will comply with The City of Alexandria's 2019 Green Building Policy and will incorporate sustainable strategies. While the sustainability elements will be refined during the final building design, the project currently contemplates the inclusion of the following sustainable strategies:

Commercial recycling, access to quality views, ongoing water and air performance testing, green cleaning products, integrated pest management, bike storage and showers, EV car charging stations, and access to public transportation.

- 1. Liked reduction strategies:
 - a. Missing and Ongoing - this is an urban office site incorporating condensed parking strategies with below grade and structured parking
 - b. Basic Envelope Attributes - utilize high efficiency glazing and increased reduction strategies in both wall and roof
 - c. Lighting - incorporate energy efficient lighting controls, reduced lighting strategies, and high interior surface reflectance
 - d. Power and Process Loads - incorporate sustainable equipment and purchasing policies including EnergyStar appliances.
 - e. Primary energy saving estimate: 5% reduction
 - f. Renewable energy with output estimate: Off site credit purchase
 - g. Net Zero: N/A
- 2. Comments: a commissioning agent will be contracted for this project
- 3. Midrange Strategy: initial analysis will be completed to determine the building energy resources and any individual energy uses that represent 10% or more of the total annual consumption of the building.

1. Water reduction strategy and percentage reduction: reduce landscape water requirements by a minimum of 30% through native plant species selection and efficient irrigation.
2. Percent of indoor water use savings and list of proposed strategies: reduce water consumption by a minimum of 20% by incorporating waterwise fixtures.

- Daylighting plan and overall percentage of daylight spaces: N/A
- Indoor Air Quality (IAQ) including reducing volatile organic compounds (VOCs) in interior spaces: implement enhanced IAQ strategies, incorporate low VOC materials and finishes, MERV-12 air filter, and a preoccupancy flushout.
- Construction IAQ: develop IAQ management plan incorporating all applicable SMANCA IAQ Guidelines, protect all building material stored on site from moisture damage and install a minimum of MERV-8 filtration prior to operation.
- Occupant thermal comfort: design HVAC systems and the building envelope to meet the requirements of ASHRAE Standard 55-2010.

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

THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPs ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPs AND SUPPORTING INFRASTRUCTURE.

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

3. THERE ARE NO TALL TOWERS, RPAS, TALL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TALL WETLANDS, SLOATED WETLANDS, HIGHLY PRODUCTIVE SOILS, OR OTHER SENSITIVE RESOURCES THAT COULD BE AFFECTED BY THE PROPOSED DEVELOPMENT. THERE ARE NO WETLANDS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO STREAMS OR PERMANENTS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO OTHER CONCERNS THAT COULD BE AFFECTED BY THE SCALE OF GROUNDWATER CONTAMINATION OF THE SITE TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
4. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND METROPOLITAN SERVICES OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF SUCH A SITUATION SHOULD OCCUR, THE CITY OF ALEXANDRIA DEPARTMENT OF ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, AND THE REMEDIATION OF THE SITE AND THE REMEDIATION MUST BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
5. ALL UTILITIES TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MOBILE HOME UTILITIES, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS, CONTACT ENVIRONMENTAL HEALTH AND SAFETY AT 703-241-1100, AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-241-1100.

PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:

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

THERE IS NO KNOWN OR EXPECTED CONTAMINATION AREAS ON THIS SITE, TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

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.

THE SITE DRAINS INTO A MUNICIPAL STORM SEWER SYSTEM LOCATED IN MADISON STREET. THERE WILL BE A DECREASE IN IMPERVIOUS AREA FROM THE PRE-DEVELOPMENT CONDITION TO POST-DEVELOPMENT CONDITION. PERMEABLE PAVEMENT BMPs WILL BE PROVIDED IN ORDER FOR THE SITE TO COMPLY WITH STORMWATER QUALITY AND QUANTITY REQUIREMENTS SET FORTH IN ARTICLE XIII OF THE MUNICIPAL ZONING ORDINANCE. SEE SHEET P-0701 FOR PRELIMINARY STORMWATER MANAGEMENT AND BMP LOCATIONS.

SITE RUNOFF IN THE POST DEVELOPMENT CONDITION WILL BE LESS THAN THE PRE-DEVELOPMENT CONDITION. PORTIONS OF THE POST DEVELOPMENT FLOW WILL BE CAPTURED ON-SITE AND DETAINED/ROUTED THROUGH THE PERMEABLE PAVEMENT GRAVEL SECTION TO FURTHER REDUCE FLOW FROM THE SITE.

THE REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION SET FORTH IN ARTICLE XII OF THE MUNICIPAL ZONING ORDINANCE SHALL BE MET WITHIN THEIR RESPECTIVE LIMITS OF ANALYSIS. SEE SHEET P-0703 FOR PRELIMINARY OUTFALL ANALYSIS.

THE WATER QUALITY REQUIREMENTS SET FORTH IN ARTICLE XII OF THE MUNICIPAL ZONING ORDINANCE SHALL BE MET THROUGH THE USE OF ONSITE BMP FACILITIES. ANY PORTION OF THE WATER QUALITY VOLUME (WQV) NOT TREATED ONSITE SHALL BE MITIGATED VIA PAYMENT INTO THE WATER QUALITY IMPROVEMENT FUND.

ALL PROPOSED ONSITE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

SEE SHEETS P-0701 - P-0705 FOR ADDITIONAL STORMWATER MANAGEMENT INFORMATION.

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.

THE SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN PER THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

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

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) 576-5953

TELEPHONE:
VERIZON
C/O V. AL. FISHER
2880 FARVIEW PARK N., 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5068

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

STORMWATER RUNOFF FROM THE SITE CURRENTLY SHEET FLOWS EAST TOWARD COLUMBUS STREET AND WEST TOWARD THE PUBLIC ALLEY. STORMWATER IS THEN CAPTURED BY EXISTING CURB INLETS IN THE PUBLIC ROW/EASEMENTS AND ENTERS A COMBINED STORM SEWER SYSTEM.

THIS DEVELOPMENT IS SUBJECT TO THE COMBINED SEWER SYSTEM MANAGEMENT POLICY PER MEMO TO INDUSTRY 07-14. POST-DEVELOPMENT FLOW WILL BE REDUCED TO 10% LESS THAN PRE-DEVELOPMENT CONDITIONS FOR STORMWATER DISCHARGE.

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

A SITE SPECIFIC GEOTECHNICAL REPORT WILL BE PREPARED FOR THIS PROPERTY AND WILL BE PROVIDED UNDER SEPARATE COVER AT THE TIME OF FINAL SITE PLAN.

THE SUBJECT SITE IS CURRENTLY VACANT AND IS ADJACENT TO A SEPARATED SANITARY SEWER SYSTEM THAT ULTIMATELY ENTERS AN ALEXANDRIA SEPARATED TRUNK SEWER, ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER MEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN NORTH COLUMBUS STREET.

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

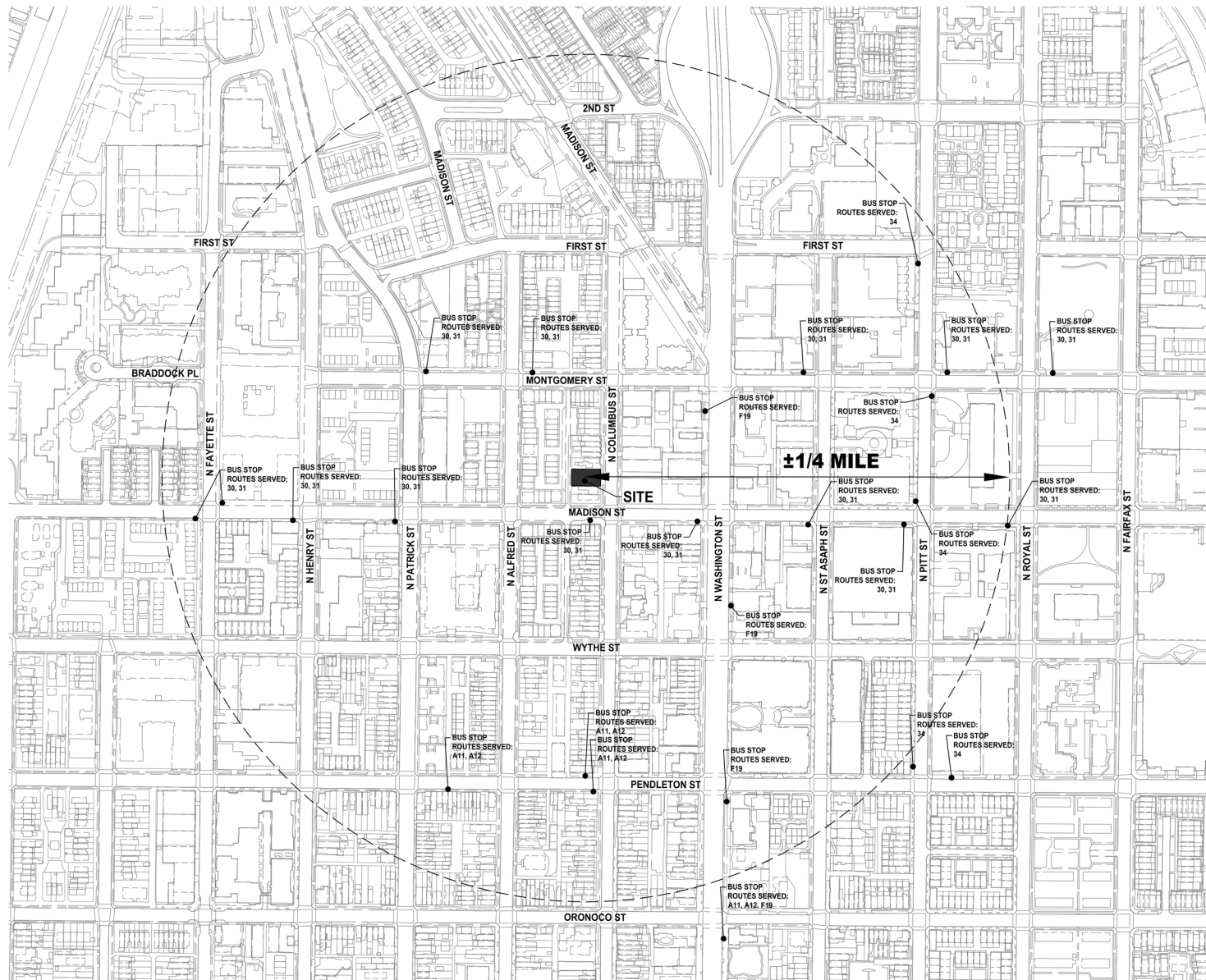
TOWNHOUSE RESIDENTIAL: 350 GPD x 3 UNITS = 1,050 GPD

THE EXISTING SANITARY FLOW FROM THE SITE = 0 GPD (VACANT LOT).

BECAUSE THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE IN EXPECTED SANITARY SEWER FLOW LESS THAN 10,000 GPD, DETAILED SANITARY SEWER OUTFALL ANALYSIS IS NOT REQUIRED IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14.

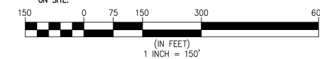
* THERE ARE NO KNOWN AREA OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY'S MARINE CLAY MAP

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	ROAD 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	
	TRANSITION FROM CG-6 TO CG-2	
	SANITARY SEWER CG-SR	
	SANITARY LATERAL S-L	
	CLEAN OUT C.O.	
	STORM SEWER	
	COMBINED SEWER	
	FLOW DIRECTION	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	COMMUNICATION	
	GAS MAIN	
	UNDERGROUND ELECTRIC	
	TRANSFORMER	
	HANDICAP RAMP	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	TEST PIT	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	BUILDING	



NOTES

1. EXISTING SITE FEATURES REPRESENTS ALEXANDRIA GIS INFORMATION AND RECORD DATA.
2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.



AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS 806 NORTH COLUMBUS STREET PRELIMINARY DEVELOPMENT SITE PLAN CITY OF ALEXANDRIA, VIRGINIA CONTEXT PLAN

APPROVED	
SPECIAL USE PERMIT NO.	2025-00030
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Architects
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-483 Fax (703) 524-101 www.WLPHINC.com

SCALE: 1" = 150'	DATE: 01/29/2025	DRAWN: [initials]	CHECKED: [initials]
STATE 12 CONCEPT PLAN - 07/20/2025		SHEET 11/11	
DTP PRELIMINARY SITE PLAN - 1/10/2025			
DTP PRELIMINARY SITE PLAN - 1/10/2025			

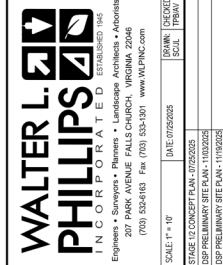
APPRO. LOC.	APPROXIMATE LOCATION
BUILD.	BUILDING
BENCH.	BENCHMARK
BSS.	BRICK STOPS/STEPS
B5W.	BRICK SIDEWALK
COL.	COLUMN
CONC.	CONCRETE
CONC.	CONCRETE STOPS/STEPS
CONC.	CONCRETE SIDEWALK
EMH.	ELECTRIC HANDLE
EMH.	ELECTRIC METER
EDGE.	EDGE OF PAVEMENT
EPVR.	EDGE OF PAVES
CH.	HEADER CURB
F10.	FIRST FLOOR FLOOR ELEVATION
FDC.	FIRE DEPARTMENT CONNECTION
FEN.	FENCE
GA.	GA. VALVE
INSTR. #.	INSTRUMENT NUMBER
IP.	IRON PIP FLOOR (PROPERTY CORNER)
IP.	IRON PIPE (NOW OR FORMERLY)
MLB.	MALIBOX(S)
MON.	MONITORING WELL
NO.	NEW OR FORMERLY
PL.	PLANTER BOXES
PPW.	POWER POLE WITH TRANSFORMER
PT.	PAVED ASPHALT CURB
RET.	RETAINING WALL
SEN. SIZ.	SEWER SINKER SIZE
SQ.	SQUARE
FT.	FEET
TRPHH.	TRAFFIC HAND HOLE
TPD.	TELECOMMUNICATIONS PEDESTAL
TRF.	TRAFFIC LIGHT/SIGNAL POLE
TY.	TYPICAL
W.M.	WATER METER
W.V.	WATER VALVE
W.	WIRE
Y.	FIRE HYDRANT
U.	UTILITY POLE
U.	UTILITY LIGHT POLE
X.	FENCE
Y.	GY WIRE
OVERHEAD WIRE	OVERHEAD WIRE(S)
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
U	UNDERGROUND UTILITY LINE
T	UNDERGROUND TELECOMMUNICATIONS LINE
U	UNDERGROUND UTILITY LINE
U	UNDERGROUND WATER LINE
○	TREE
○	LINE OF TREE CANOPY/VEGETATION
○	CURB AND GUTTER
○	SPOT ELEVATION
○	SIDEWALK
○	TELECOMMUNICATIONS MANHOLE

SANITARY SEWER

STORM SEWER

MADISON STREET
(66.08' PUBLIC RIGHT-OF-WAY WIDTH)

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO KNOWN MAPPED RPA'S ON THIS PROPERTY.
2. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.

[illegible]

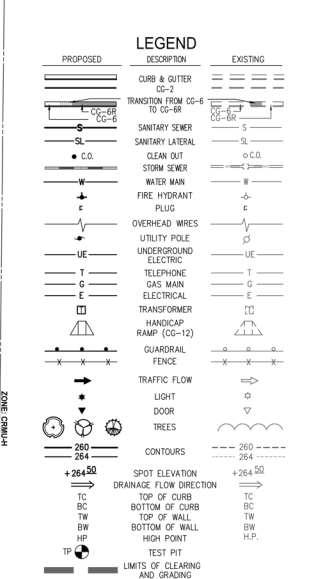
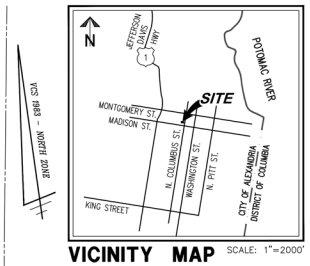
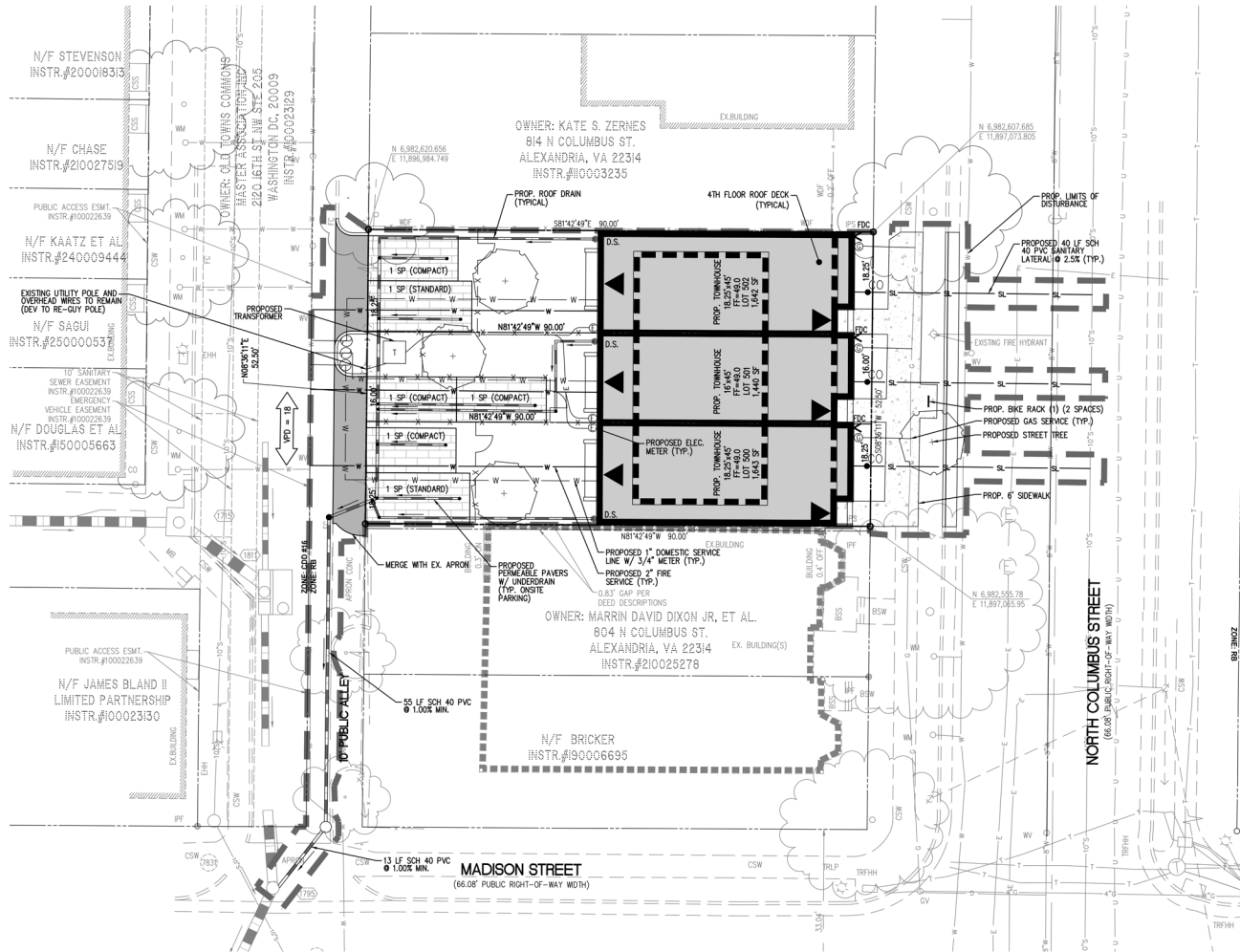
**AMERICAN STATISTICAL
ASSOCIATION ON
COLUMBUS**

COLUMBUS
806 NORTH COLUMBUS STREET

CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

APPROVED		
SPECIAL USE PERMIT NO.	2025-00030	
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICE		
SITE PLAN No. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED _____		DATE
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



- ### NOTES
1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC.
 2. THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
 3. NO RIPS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
 4. THE PROPERTY IS 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 PERMEABLE PAVEMENT IS TO BE PRIVATELY MAINTAINED BY THE RESPECTIVE HOMEOWNERS OF EACH LOT.

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

TRASH COLLECTION NOTE

TRASH WILL BE COLLECTED THE REAR YARD AND ROLLED TO THE ALLEY FOR COLLECTION ON COLLECTION DAYS.



AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS

806 NORTH COLUMBUS STREET PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SITE PLAN

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1965
Engineers • Surveyors • Planners • Landscape Architects • Archeologists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-4163 Fax (703) 524-1501 www.WLPHINC.com

DATE: 07/26/2025

SCALE: 1" = 10'

INSTRUMENT NO. _____

DEED BOOK NO. _____

PAGE NO. _____

DATE: 07/26/2025

SCALE: 1" = 10'

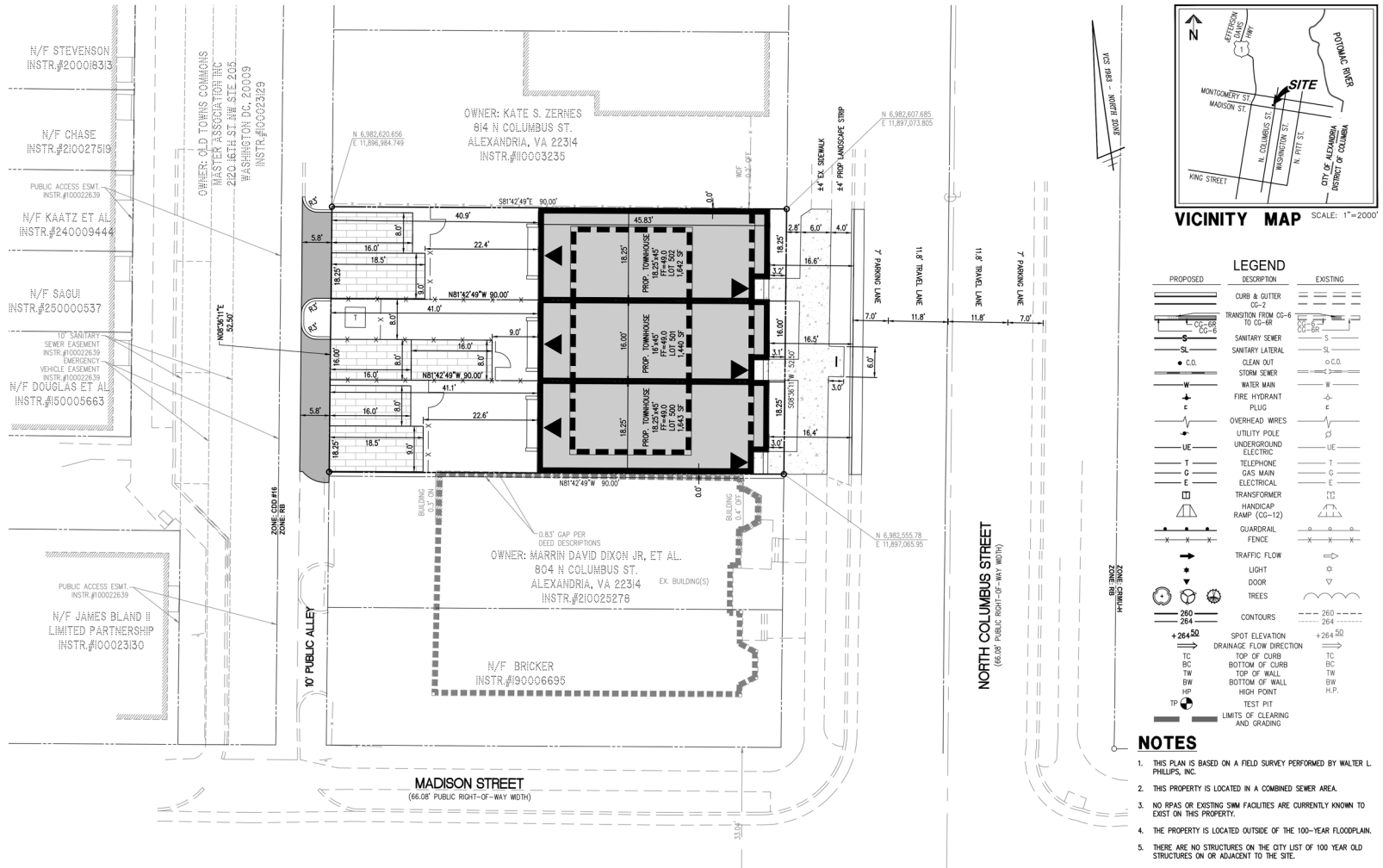
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DEED BOOK NO. _____

PAGE NO. _____

File No: ALEX Tax Map No. 054.04 Job No. 25-021 Cadd Dwg. File Q:\caddproj\25021\dwg\planning\Tr 05P\25021P-0401.dwg

5



LEGEND	
PROPOSED	EXISTING
CURB & GUTTER	
TRANSITION FROM CC-6 TO CC-2	
SANITARY SEWER	
SANITARY LATERAL	
CLEAN OUT	
STORM SEWER	
WATER MAIN	
FIRE HYDRANT	
PLUG	
OVERHEAD WIRES	
UTILITY POLE	
UNDERGROUND ELECTRIC	
TELEPHONE	
GAS MAIN	
ELECTRICAL	
TRANSFORMER	
HANDICAP RAMP (CG-12)	
GUARDRAIL FENCE	
TRAFFIC FLOW	
LIGHT	
DOOR	
TREES	
CONTOURS	
SPOT ELEVATION	
DRAINAGE FLOW DIRECTION	
TOP OF CURB	
BOTTOM OF CURB	
TOP OF WALL	
BOTTOM OF WALL	
HIGH POINT	
TEST PIT	
LIMITS OF CLEARING AND GRADING	

- NOTES**
1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC.
 2. THIS PROPERTY IS 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 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.

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

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1965
Engineers • Surveyors • Planners • Landscape Architects • Archeologists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-4163 Fax (703) 524-1501 www.WLPHINC.com

DATE: 07/26/2025
SCALE: 1"=10'

STATE 12 CONCEPT PLAN - 07/26/2025
DUP PRELIMINARY SITE PLAN - 11/03/2025
DUP PRELIMINARY SITE PLAN - 11/03/2025

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GEOMETRIC PLAN

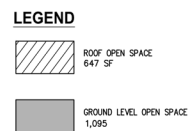
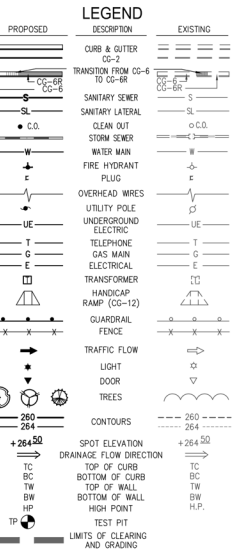
APPROVED
SPECIAL USE PERMIT No. 2025-00030
DEPARTMENT OF PLANNING & ZONING

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.



LOT 500
SITE AREA = 1,643 SF
GROUND LEVEL OPEN SPACE PROPOSED = 390 SF
ROOFTOP OPEN SPACE PROPOSED = 225 SF
TOTAL OPEN SPACE PROPOSED = 615 SF OR 37.4%

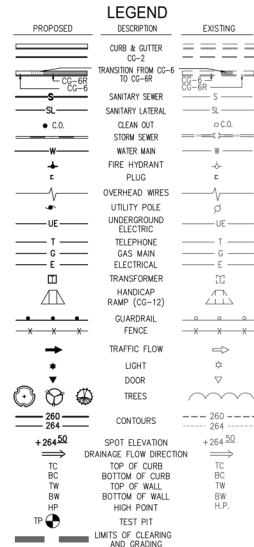
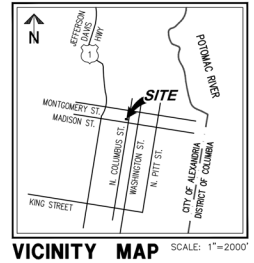
LOT 501
SITE AREA = 1,440 SF
GROUND LEVEL OPEN SPACE PROPOSED = 315 SF
ROOFTOP OPEN SPACE PROPOSED = 197 SF
TOTAL OPEN SPACE PROPOSED = 512 SF OR 35.5%

LOT 502
SITE AREA = 1,642 SF
GROUND LEVEL OPEN SPACE PROPOSED = 390 SF
ROOFTOP OPEN SPACE PROPOSED = 225 SF
TOTAL OPEN SPACE PROPOSED = 615 SF OR 37.4%

[illegible]

**AMERICAN STATISTICAL
ASSOCIATION ON
COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY OPEN SPACE PLAN**

APPROVED		
SPECIAL USE PERMIT NO.	2025-00030	
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED		DATE
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



NOTES
1. EXISTING SITE FEATURES REPRESENTS ALEXANDRIA GIS INFORMATION AND RECORD DATA.

WALTER L. PHILLIPS
INCORPORATED
Engineers • Surveyors • Planners • Landscape Architects • Architects
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-4163 Fax (703) 524-1501 www.WLPHINC.com

DATE: 07/26/2025
SCALE: 1" = 50'

STAGE 12 CONCEPT PLAN - 07/26/2025
DISP PRELIMINARY SITE PLAN - 11/03/2025
DISP PRELIMINARY SITE PLAN - 11/19/2025

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

LOT AREA & WIDTH CONTEXT EXHIBIT

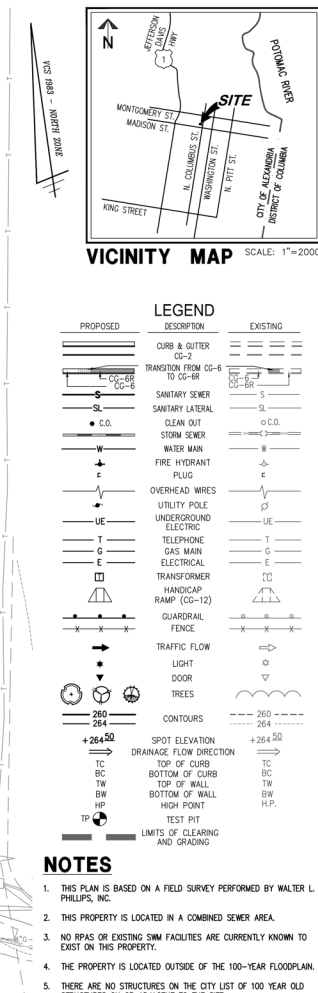
APPROVED
SPECIAL USE PERMIT No. 2025-00030
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

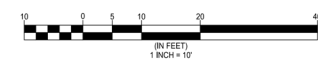
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ARCHAEOLOGY NOTES

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2. 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 DELAY.



APPROVED			
SPECIAL USE PERMIT NO.		2025-00030	
DEPARTMENT OF PLANNING & ZONING			
DIRECTOR _____		DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. _____			
DIRECTOR _____		DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		DATE _____	
DATE RECORDED _____			
INSTRUMENT NO. _____		PAGE NO. _____	

SHEET# P-0507

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

EXISTING CONDITIONS:
THE SITE CURRENTLY CONSISTS OF A VACANT LOT WITH STANDARD CONCRETE PAVERS AND A LIMITED NUMBER OF TREES. THE 4,725 SF (0.1095 AC.) SITE DRAINS FROM A HIGH POINT IN THE CENTER OF THE SITE TOWARD NORTH COLUMBUS STREET AND THE PUBLIC ALLEY WHERE SHEETDOWNS UNTIL IT ENTERS THE MUNICIPAL STORM SEWER SYSTEM VIA MANHOLE LOCATED IN THE PUBLIC ROW AND ALLEY. CURRENTLY NO STORMWATER CONTROLS EXIST ON-SITE. THE EXISTING DRAINAGE DIVIDES FOR THE SITE WILL GENERALLY BE MAINTAINED IN THE PROPOSED DEVELOPMENT. FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE 5,900 SF OR 0.1354 ACRES (EXCLUDING LINEAR UTILITY TRENCHING).

PROPOSED CONDITIONS:
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT THREE TOWNHOUSE DWELLINGS WITH SURFACE PARKING, UTILITY INFRASTRUCTURE, AND STREETSCAPE IMPROVEMENTS. THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF THE BUILDINGS, PERMEABLE PAVEMENT PARKING PADS, STREETSCAPE, AND OTHER SUPPORT UTILITY INFRASTRUCTURE.

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 (VWQ25-870-63), THE SITE WILL INCLUDE LEVEL 2 PERMEABLE PAVEMENT LOCATED AT THE REAR OF THE TOWNHOME LOTS. THE PROPOSED BMP WILL REDUCE PHOSPHORUS LEVELS AND COMPLY WITH ALL STATE AND CITY REQUIREMENTS. ANY IMPERVIOUS AREA THAT CANNOT BE CAPTURED AND TREATED DUE TO SITE AND GRADING CONSTRAINTS AND STRUCTURAL CONCERNS WILL BE MITIGATED THROUGH PAYMENT INTO THE CITY OF ALEXANDRIA WATER QUALITY IMPACT FUND (WQIF).

STORMWATER QUANTITY:

CHANNEL PROTECTION:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MADISON STREET. BASED ON REVIEW OF CITY STORM SEWER MAPS (G5), THE DISCHARGE OF THE 2-YEAR 24-HOUR STORM FROM THE SITE CAN BE CONVEYED UP TO THE LIMITS OF ANALYSIS (100 TIMES THE SITE AREA) WITHOUT CAUSING EROSION, SINCE ALL OF THE PIPES OR CULVERTS WITHIN THE LIMITS OF ANALYSIS ARE CONCRETE OR OTHER NON-ERODIBLE MATERIALS. THEREFORE, THE SITE MEETS CHANNEL PROTECTION REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XII) AND NO ADDITIONAL STORMWATER DETENTION IS NECESSARY FOR THE PURPOSES OF CHANNEL PROTECTION.

FLOOD CONTROL:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MADISON STREET. THE CITY OF ALEXANDRIA STORMWATER REQUIREMENTS SPECIFY THAT THE 10-YEAR, 24 HOUR STORM POST-DEVELOPMENT FLOW MUST BE CONVEYED WITHIN THE SYSTEM UP TO THE LIMITS OF ANALYSIS AND THAT THE POST-DEVELOPMENT FLOW FOR THE 10-YEAR, 24-HOUR STORM MUST NOT EXCEED PRE-DEVELOPMENT LEVELS. REVIEW OF THE STORMWATER OUTFALL WITHIN THE LIMITS OF ANALYSIS INDICATES THAT DOWNSTREAM STORMWATER PIPES MAY NOT BE ADEQUATE TO CONVEY THE 10-YEAR, 24-HOUR STORM WITHIN THE SYSTEM TO THE LIMITS OF ANALYSIS AND THAT THE DOWNSTREAM RECEIVING PIPES ARE A COMBINED SEWER. THEREFORE, SITE DISCHARGE RATES FOR THE 10-YEAR, 24 HOUR STORM WILL BE REDUCED TO BELOW THE ENERGY BALANCE THROUGH THE USE OF RUNOFF REDUCTION PRACTICES. A DECREASE IN IMPERVIOUS AREA, AND ON-SITE DETENTION WITHIN THE PERMEABLE PAVEMENT SECTION. THEREFORE, THE SITE MEETS FLOOD CONTROL REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XII).

DESIGN FLOW:
 $Q_{DESIGN} \leq 1.47 \times (Q_{PRE-DEVELOP} + R_{PRE-DEVELOP}) / R_{POST-DEVELOP}$

$Q_{DESIGN} \leq 0.9 (0.925 \text{ CFS} \times 2076 \text{ CF}) / 1.974 \text{ CF} = 0.8755 \text{ CFS}$

$Q \text{ POST DEVELOPMENT (10-YEAR) (AFTER DETENTION)} = 0.796 \text{ CFS} \leq 0.8755 \text{ CFS ALLOWABLE (FLOOD CONTROL)}$

$Q \text{ POST DEVELOPMENT (10-YEAR) (AFTER DETENTION)} = 0.796 \text{ CFS} \leq 0.8325 \text{ CFS ALLOWABLE (COMBINED SEWER 0.925 CFS X 90\% = 0.8325 CFS)}$

SEE P-TWO SHEET FOR POST-DEVELOPMENT FLOWS.

COMBINED SEWER:
SINCE THE SITE IS LOCATED WITHIN A COMBINED SEWER DISTRICT, POST-DEVELOPMENT FLOW WILL BE REDUCED TO 10% BELOW PRE-DEVELOPMENT CONDITIONS. A CONTROL STRUCTURE AND ADDITIONAL GRAVEL STORAGE WILL BE PROVIDED IN THE PERMEABLE PAVEMENT TO FURTHER REDUCE FLOW TO 10% BELOW PRE-DEVELOPMENT CONDITIONS. FINAL DETENTION DESIGN TO BE PROVIDED AT TIME OF FINAL SITE PLAN.

ADJACENT PROPERTIES:
ALL UNCONTROLLED SHEET FLOW WILL BE DIRECTED TO THE NORTH COLUMBUS STREET AND PUBLIC ALLEY AND INTO THE MUNICIPAL STORM 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 NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY PER FEMA MAPS.

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

THE SITE RESIDES IN THE COMBINED SEWER SYSTEM WATERSHED.

THE BMP FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

PRE-DEVELOPMENT	
Hydrograph type	= SCS Runoff
Storm frequency	= 1 yrs
Time interval	= 2 min
Drainage area	= 0.135 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 2.70 in
Storm duration	= 24 hrs
PRE-DEV	
Hydrograph type	= SCS Runoff
Storm frequency	= 2 yrs
Time interval	= 2 min
Drainage area	= 0.135 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 3.20 in
Storm duration	= 24 hrs
PRE-DEV	
Hydrograph type	= SCS Runoff
Storm frequency	= 10 yrs
Time interval	= 2 min
Drainage area	= 0.135 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 5.20 in
Storm duration	= 24 hrs

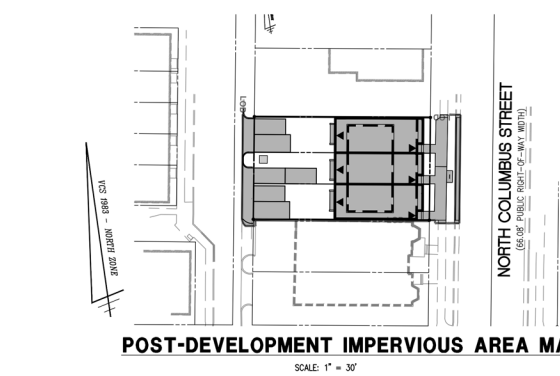
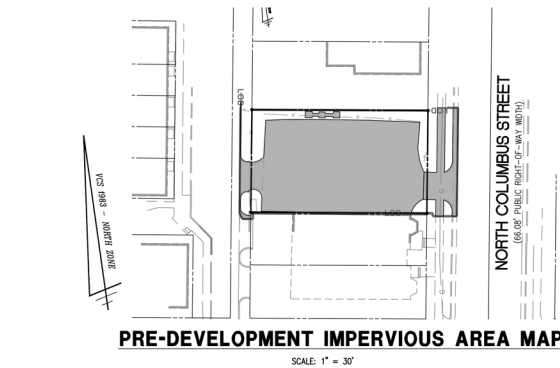
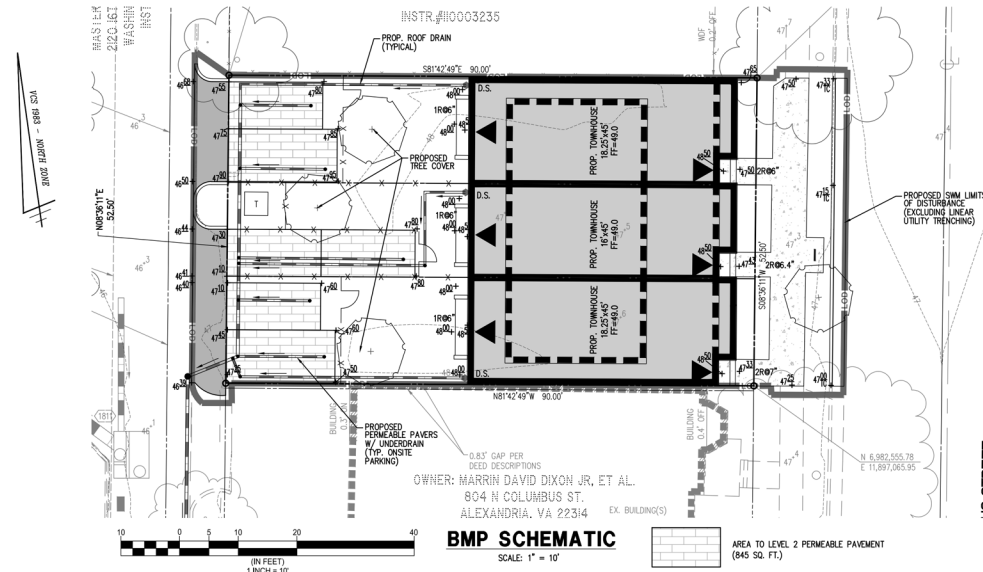
BMP COORDINATES	
LOT 500 PERMEABLE PAVEMENT:	N 6982573.753 E 11897018.414
LOT 501 PERMEABLE PAVEMENT:	N 6982586.165 E 11897020.278
LOT 502 PERMEABLE PAVEMENT:	N 6982603.971 E 11897022.706

PRE-DEVELOPMENT	
Hydrograph type	= SCS Runoff
Storm frequency	= 10 yrs
Time interval	= 2 min
Drainage area	= 0.135 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 5.20 in
Storm duration	= 24 hrs
PRE-DEV	
Hydrograph type	= SCS Runoff
Storm frequency	= 10 yrs
Time interval	= 2 min
Drainage area	= 0.135 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 5.20 in
Storm duration	= 24 hrs

POST-DEVELOPMENT	
Hydrograph type	= SCS Runoff
Storm frequency	= 1 yrs
Time interval	= 2 min
Drainage area	= 0.135 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 2.70 in
Storm duration	= 24 hrs
POST-DEV	
Hydrograph type	= SCS Runoff
Storm frequency	= 2 yrs
Time interval	= 2 min
Drainage area	= 0.135 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 3.20 in
Storm duration	= 24 hrs
POST-DEV	
Hydrograph type	= SCS Runoff
Storm frequency	= 10 yrs
Time interval	= 2 min
Drainage area	= 0.135 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 5.20 in
Storm duration	= 24 hrs

POST-DEVELOPMENT	
Hydrograph type	= SCS Runoff
Storm frequency	= 10 yrs
Time interval	= 2 min
Drainage area	= 0.135 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 5.20 in
Storm duration	= 24 hrs
POST-DEV	
Hydrograph type	= SCS Runoff
Storm frequency	= 10 yrs
Time interval	= 2 min
Drainage area	= 0.135 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 5.20 in
Storm duration	= 24 hrs

POST-DEVELOPMENT	
Hydrograph type	= SCS Runoff
Storm frequency	= 10 yrs
Time interval	= 2 min
Drainage area	= 0.135 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 5.20 in
Storm duration	= 24 hrs
POST-DEV	
Hydrograph type	= SCS Runoff
Storm frequency	= 10 yrs
Time interval	= 2 min
Drainage area	= 0.135 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 5.20 in
Storm duration	= 24 hrs



PRE-DEVELOPMENT CURVE NUMBER	
LIMITS OF DISTURBANCE (SWM AREA):	5,900 SQ. FT. OR 0.1354 ACRES
EXISTING PERVIOUS AREA:	1,340 SQ. FT. OR 0.0306 ACRES
EXISTING IMPERVIOUS AREA:	4,560 SQ. FT. OR 0.1047 ACRES
CURVE NUMBER:	$[(4,560 \times 98) + (1,340 \times 80)] / 5,900 = 94$



POST-DEVELOPMENT CURVE NUMBER	
LIMITS OF DISTURBANCE (SWM AREA):	5,900 SQ. FT. OR 0.1354 ACRES
PROPOSED PERVIOUS AREA:	1,742 SQ. FT. OR 0.0400 ACRES
PROPOSED IMPERVIOUS AREA:	4,158 SQ. FT. OR 0.0955 ACRES
ADJ. CURVE NUMBER:	92 (SEE WQIM SPREADSHEET - P-0702)



WALTER L. PHILLIPS
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SCALE: 1" = 10'
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DRAWN: [initials]
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SCALE: 1" = 10'
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CHECKED: [initials]

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

AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY SWM PLAN AND NARRATIVE

APPROVED
SPECIAL USE PERMIT NO. 2025-00030
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.

DRD Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

Project Name: **806 N COLUMBUS STREET**
Date: **7/15/2025**
Linear Development Project? **No**

CLEAR ALL
[X] [Y] [Z]

data input cells
calculated values
validation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **0.14**

Minimum reduction required: **0.00**
The site's net increase in impervious cover (acres) is: **0**
Post-Development TP Load Reduction for Site (lb/yr): **0.01**

Pre-Development Land Cover (acres)

A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) - undisturbed, protected forest or riparian forest				0.00
Mixed Open (acres) - undisturbed infrequently mowed grass or shrub land				0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed				0.00
Impervious Cover (acres)				0.00
				0.00

Post-Development Land Cover (acres)

A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest or riparian forest or other natural area				0.00
Mixed Open (acres) - undisturbed infrequently mowed grass or shrub land				0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed				0.00
Impervious Cover (acres)				0.00
				0.00

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr): **0.01**

Pre-Development TP Load (lb/yr): **1.37**
Final Post-Development TP Load (lb/yr): **1.34**

LAND COVER SUMMARY - PRE-DEVELOPMENT

Land Cover Summary Pre	Land Cover Summary Post
Forest (acres)	0.00
Mixed Open (acres)	0.00
Managed Turf (acres)	0.00
Impervious Cover (acres)	0.00
Totals	0.00

LAND COVER SUMMARY - POST-DEVELOPMENT

Land Cover Summary Post	Land Cover Summary Post
Forest (acres)	0.00
Mixed Open (acres)	0.00
Managed Turf (acres)	0.00
Impervious Cover (acres)	0.00
Totals	0.00

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr): **0.01**

Pre-Development TP Load (lb/yr): **1.37**
Final Post-Development TP Load (lb/yr): **1.34**

LAND COVER SUMMARY - PRE-DEVELOPMENT

Land Cover Summary Pre	Land Cover Summary Post
Forest (acres)	0.00
Mixed Open (acres)	0.00
Managed Turf (acres)	0.00
Impervious Cover (acres)	0.00
Totals	0.00

LAND COVER SUMMARY - POST-DEVELOPMENT

Land Cover Summary Post	Land Cover Summary Post
Forest (acres)	0.00
Mixed Open (acres)	0.00
Managed Turf (acres)	0.00
Impervious Cover (acres)	0.00
Totals	0.00

LAND COVER SUMMARY - PRE-DEVELOPMENT

Land Cover Summary Pre	Land Cover Summary Post
Forest (acres)	0.00
Mixed Open (acres)	0.00
Managed Turf (acres)	0.00
Impervious Cover (acres)	0.00
Totals	0.00

LAND COVER SUMMARY - POST-DEVELOPMENT

Land Cover Summary Post	Land Cover Summary Post
Forest (acres)	0.00
Mixed Open (acres)	0.00
Managed Turf (acres)	0.00
Impervious Cover (acres)	0.00
Totals	0.00

LAND COVER SUMMARY - PRE-DEVELOPMENT

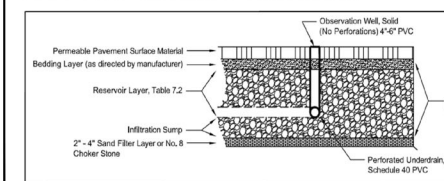
Land Cover Summary Pre	Land Cover Summary Post
Forest (acres)	0.00
Mixed Open (acres)	0.00
Managed Turf (acres)	0.00
Impervious Cover (acres)	0.00
Totals	0.00

LAND COVER SUMMARY - POST-DEVELOPMENT

Land Cover Summary Post	Land Cover Summary Post
Forest (acres)	0.00
Mixed Open (acres)	0.00
Managed Turf (acres)	0.00
Impervious Cover (acres)	0.00
Totals	0.00

TYPICAL BMP DETAILS

LEVEL 2 PERMEABLE PAVEMENT



THESE DETAILS ARE FOR INFORMATION PURPOSES ONLY AND SUBJECT TO ADJUSTMENT AND SUBSTITUTION AT FINAL ENGINEERING.

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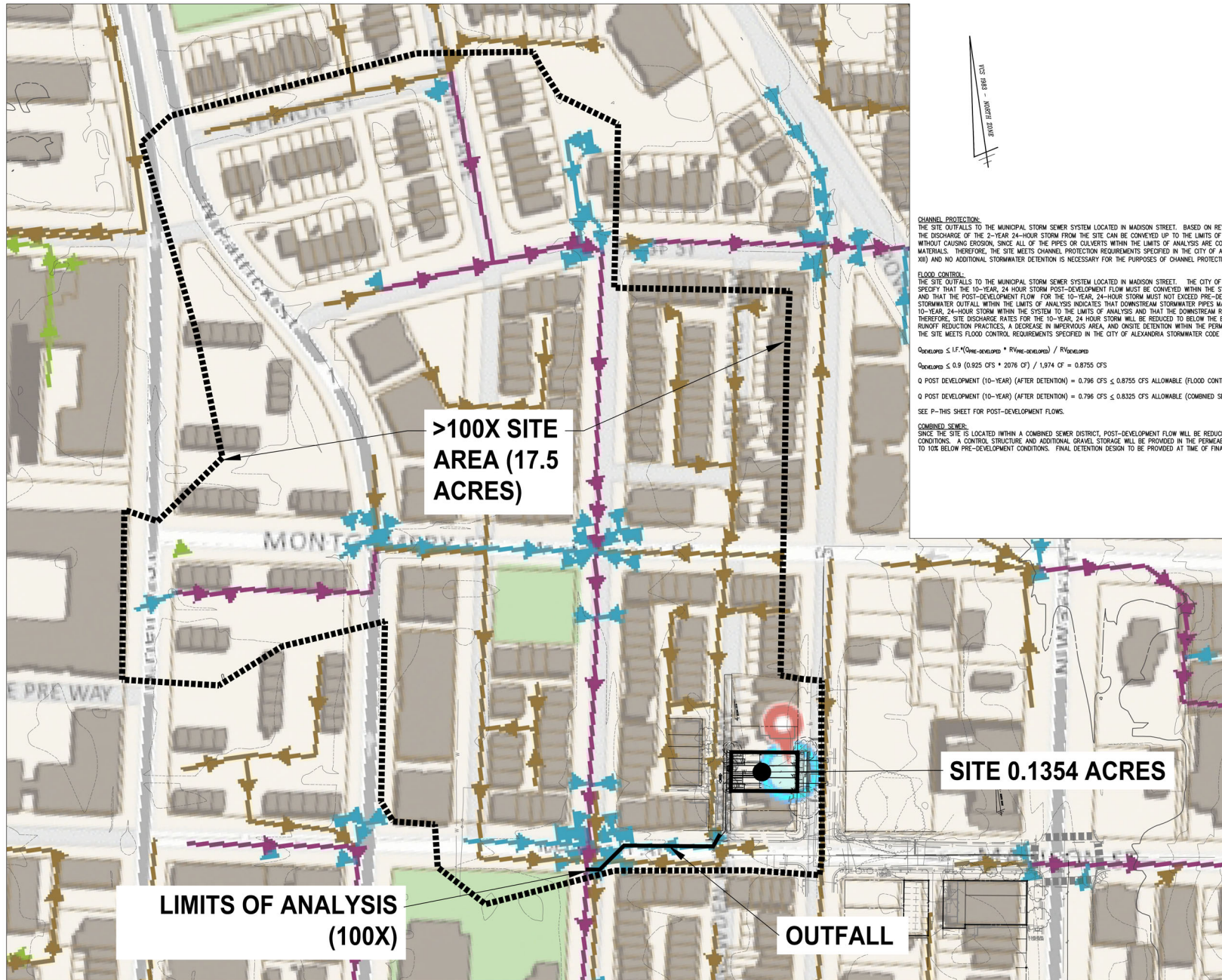
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CHANNEL PROTECTION:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MADISON STREET. BASED ON REVIEW OF CITY STORM SEWER MAPS (GIS), THE DISCHARGE OF THE 2-YEAR 24-HOUR STORM FROM THE SITE CAN BE CONVEYED UP TO THE LIMITS OF ANALYSIS (100 TIMES THE SITE AREA) WITHOUT CAUSING EROSION, SINCE ALL OF THE PIPES OR COVERTS WITHIN THE LIMITS OF ANALYSIS ARE CONCRETE OR OTHER NON-ERODIBLE MATERIALS. THEREFORE, THE SITE MEETS CHANNEL PROTECTION REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII) AND NO ADDITIONAL STORMWATER DETENTION IS NECESSARY FOR THE PURPOSES OF CHANNEL PROTECTION.

FLOOD CONTROL:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MADISON STREET. THE CITY OF ALEXANDRIA STORMWATER REQUIREMENTS SPECIFY THAT THE 10-YEAR, 24 HOUR STORM POST-DEVELOPMENT FLOW MUST BE CONVEYED WITHIN THE SYSTEM UP TO THE LIMITS OF ANALYSIS; AND THAT THE POST-DEVELOPMENT FLOW FOR THE 10-YEAR, 24-HOUR STORM MUST NOT EXCEED PRE-DEVELOPMENT LEVELS. REVIEW OF THE STORMWATER OUTFALL WITHIN THE LIMITS OF ANALYSIS INDICATES THAT DOWNSTREAM STORMWATER PIPES MAY NOT BE ADEQUATE TO CONVEY THE 10-YEAR, 24-HOUR STORM WITHIN THE SYSTEM TO THE LIMITS OF ANALYSIS AND THAT THE DOWNSTREAM RECEIVING PIPES ARE A COMBINED SEWER. THEREFORE, SITE DISCHARGE RATES FOR THE 10-YEAR, 24 HOUR STORM WILL BE REDUCED TO BELOW THE ENERGY BALANCE, THROUGH THE USE OF RUNOFF REDUCTION PRACTICES, A DECREASE IN IMPERVIOUS AREA, AND ON-SITE DETENTION WITHIN THE PERMISSIBLE PAVEMENT SECTION. THEREFORE, THE SITE MEETS FLOOD CONTROL REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII).

$Q_{\text{combined}} \leq 1.47 \cdot (Q_{\text{pre-dev}} + Q_{\text{post-dev}}) \cdot R_{\text{pre-dev}} / R_{\text{post-dev}}$
 $Q_{\text{combined}} \leq 0.9 \cdot (0.925 \text{ CFS} \cdot 2076 \text{ CF}) / 1.974 \text{ CF} = 0.8755 \text{ CFS}$
 $Q \text{ POST DEVELOPMENT (10-YEAR) (AFTER DETENTION)} = 0.796 \text{ CFS} \leq 0.8755 \text{ CFS ALLOWABLE (FLOOD CONTROL)}$
 $Q \text{ POST DEVELOPMENT (10-YEAR) (AFTER DETENTION)} = 0.796 \text{ CFS} \leq 0.8325 \text{ CFS ALLOWABLE (COMBINED SEWER } 0.925 \text{ CFS} \times 90\% = 0.8325 \text{ CFS)}$
 SEE P-THIS SHEET FOR POST-DEVELOPMENT FLOWS.

COMBINED SEWER:
SINCE THE SITE IS LOCATED WITHIN A COMBINED SEWER DISTRICT, POST-DEVELOPMENT FLOW WILL BE REDUCED TO 10% BELOW PRE-DEVELOPMENT CONDITIONS. A CONTROL STRUCTURE AND ADDITIONAL GRAVEL STORAGE WILL BE PROVIDED IN THE PERMISSIBLE PAVEMENT TO FURTHER REDUCE FLOW TO 10% BELOW PRE-DEVELOPMENT CONDITIONS. FINAL DETENTION DESIGN TO BE PROVIDED AT TIME OF FINAL SITE PLAN.

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Architects
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-6183 Fax (703) 524-1011 www.WLPHINC.com

DATE: 07/26/2025
SCALE: 1" = 30'
DRAWN: CH/03/25
CHECKED: T/04/25

STATE 12 CONCEPT PLAN-07/26/2025
CDP PRELIMINARY SITE PLAN-11/03/2025
CDP PRELIMINARY SITE PLAN-11/03/2025

AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY ADEQUATE OUTFALL ANALYSIS

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

APPROVED
SPECIAL USE PERMIT NO. 2025-00030
DEPARTMENT OF PLANNING & ZONING

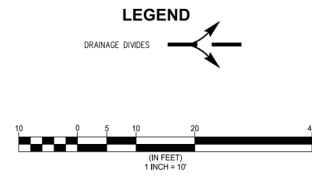
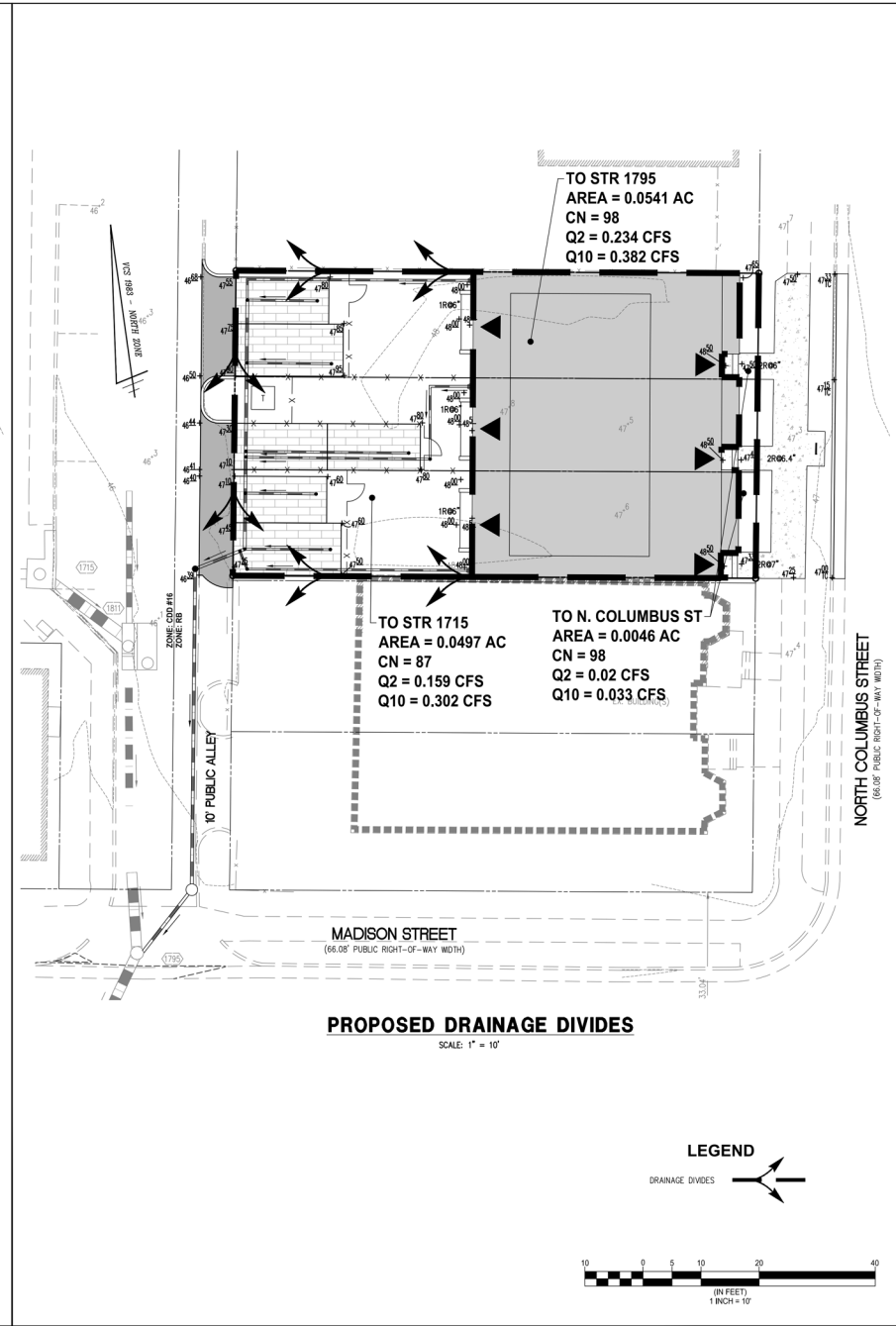
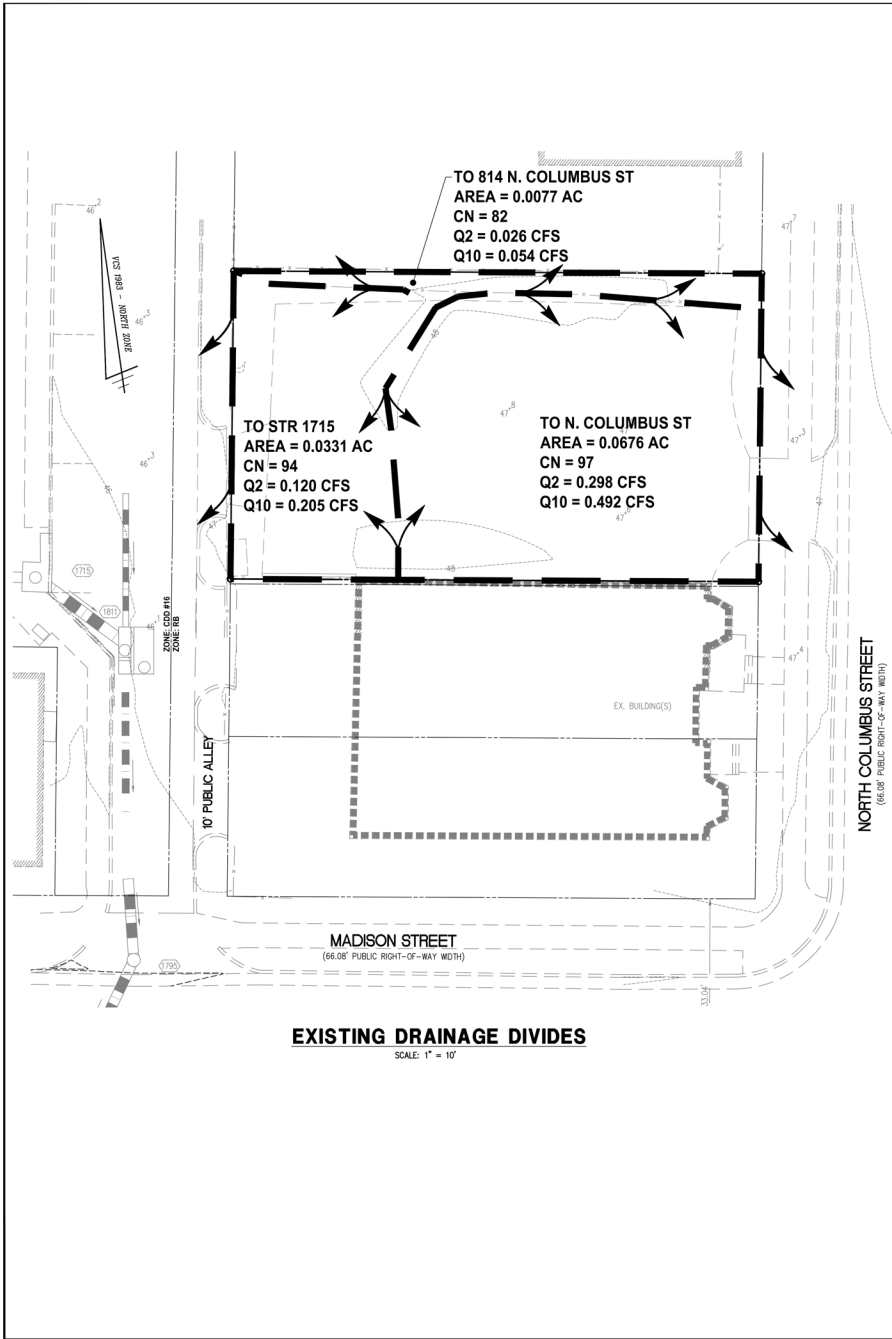
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

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

SHEET: P-0703



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SPECIAL USE PERMIT NO. 2025-00030
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. _____

**AMERICAN STATISTICAL
ASSOCIATION ON
COLUMBUS**
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY DRAINAGE DIVIDES

WALTER L. PHILLIPS
INCORPORATED
Engineers • Surveyors • Planners • Landscape Architects • Architects
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-4163 Fax (703) 524-1201 www.WLPHINC.com

DATE: 07/26/2025
SCALE: 1" = 10'

STATE 12 CONCEPT PLAN: 07/26/2025
DUP PRELIMINARY SITE PLAN: 11/03/2025
DUP PRELIMINARY SITE PLAN: 11/03/2025

DATE: 07/26/2025
SCALE: 1" = 10'

STATE 12 CONCEPT PLAN: 07/26/2025
DUP PRELIMINARY SITE PLAN: 11/03/2025
DUP PRELIMINARY SITE PLAN: 11/03/2025

Hydrograph Report

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

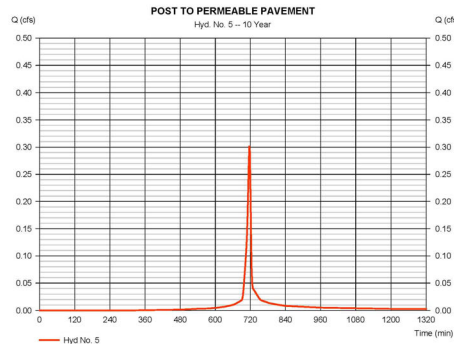
Friday, 10 / 31 / 2025

Hyd. No. 5

POST TO PERMEABLE PAVEMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 0.302 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 635 cuft
Drainage area	= 0.050 ac	Curve number	= 87
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
To method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 464

* Composite (Area/CN) = [(0.021 x 86) + (0.032 x 80)] / 0.050



Hydrograph Report

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

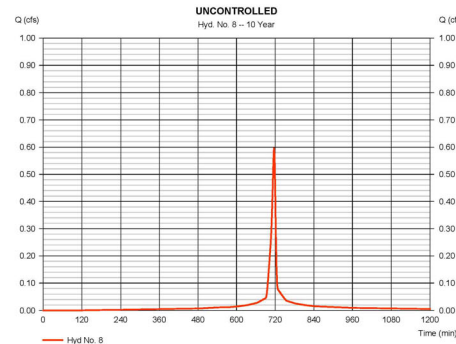
Friday, 10 / 31 / 2025

Hyd. No. 8

UNCONTROLLED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.598 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 1,360 cuft
Drainage area	= 0.066 ac	Curve number	= 96
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
To method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 464

* Composite (Area/CN) = [(0.021 x 86) + (0.032 x 80)] / 0.066



Hydrograph Report

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

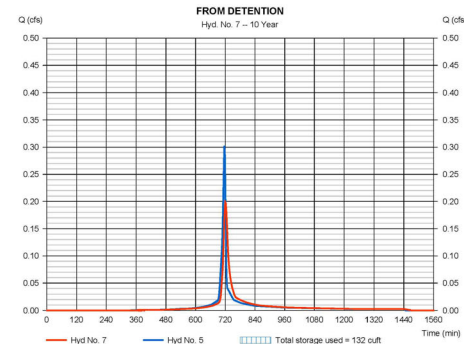
Friday, 10 / 31 / 2025

Hyd. No. 7

FROM DETENTION

Hydrograph type	= Reservoir	Peak discharge	= 0.198 cfs
Storm frequency	= 10 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 634 cuft
Inflow hyd. No.	= 5 - POST TO PERMEABLE PAVEMENT		= 45.39 ft
Reservoir name	= PERMEABLE PAVEMENT	Max. Storage	= 132 cuft

Storage indication method used.



Pond Report

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Friday, 10 / 31 / 2025

Pond No. 1 - PERMEABLE PAVEMENT

Pond Data

Contours - User-defined contour areas. Average and area method used for volume calculation. Beginning Elevation = 45.00 ft. Voids = 40.00%

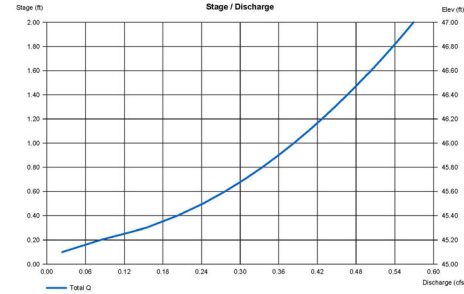
Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	45.00	845	0	0
1.00	46.00	845	338	338
2.00	47.00	845	676	676

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]		[A]	[B]	[C]	[D]
Rise (in)	= 4.00	0.00	0.00	0.00	Crest Len (ft)	= 0.00	0.00	0.00	0.00
Span (in)	= 4.00	0.00	0.00	0.00	Crest Bt. (ft)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0	Weir Coeff.	= 3.33	3.33	3.33	3.33
Invert El. (ft)	= 45.00	0.00	0.00	0.00	Weir Type	= --	--	--	--
Length (ft)	= 0.00	0.00	0.00	0.00	Multi-Stage	= No	No	No	No
Slope (%)	= 0.00	0.00	0.00	n/a					
In-Value	= 0.13	0.13	0.13	n/a					
Orifice Coeff.	= 0.60	0.60	0.60	0.60	Exit Invert	= 0.000 (by Wet area)			
Multi-Stage	= n/a	No	No	No	TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (A) and outlet (C) control. Weir flows checked for outlet conditions (C) and submergence (D).



DETENTION SUMMARY (10-YEAR STORM):

ALLOWABLE FLOOD CONTROL:

$$Q_{outlet} \leq I.F. \cdot (Q_{inlet} - Q_{outlet}) \cdot R_{flood} / R_{detention}$$

$$Q_{outlet} \leq 0.9 (0.925 \text{ CFS} + 2076 \text{ CF}) / 1.974 \text{ CF} = 0.8755 \text{ CFS}$$

ALLOWABLE FLOW COMBINED SEWER:

$$Q_{outlet} \leq 90\% \cdot Q_{inlet}$$

$$Q_{outlet} \leq 0.925 \text{ CFS} \times 90\% = 0.8325 \text{ CFS}$$

$$Q \text{ POST DEVELOPMENT (10-YEAR) (AFTER DETENTION)} = 0.796 \text{ CFS} \leq 0.8755 \text{ CFS ALLOWABLE (FLOOD CONTROL)}$$

$$Q \text{ POST DEVELOPMENT (10-YEAR) (AFTER DETENTION)} = 0.796 \text{ CFS} \leq 0.8325 \text{ CFS ALLOWABLE (COMBINED SEWER 0.925 CFS X 90\% = 0.8325 CFS)}$$

FLOW PROVIDED:

$$Q \text{ (UNCONTROLLED)} = 0.598 \text{ CFS}$$

$$Q \text{ (FROM DETENTION)} = 0.198 \text{ CFS}$$

$$Q \text{ (TOTAL 10-YEAR)} = 0.796 \text{ CFS} < 0.8325 \text{ CFS ALLOWABLE}$$

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(703) 524-4183 Fax (703) 524-1011 www.WLPH.com

SCALE: 1" = 10'
DATE: 07/26/2025
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CHECKED: TERRY
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STATE 12 CONCEPT PLAN - 07/26/2025
DIP PRELIMINARY SITE PLAN - 11/03/2025
DIP PRELIMINARY SITE PLAN - 11/19/2025

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY DETENTION SUMMARY

APPROVED
SPECIAL USE PERMIT NO. 2025-00030
DEPARTMENT OF PLANNING & ZONING

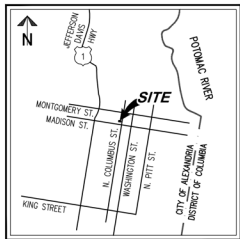
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

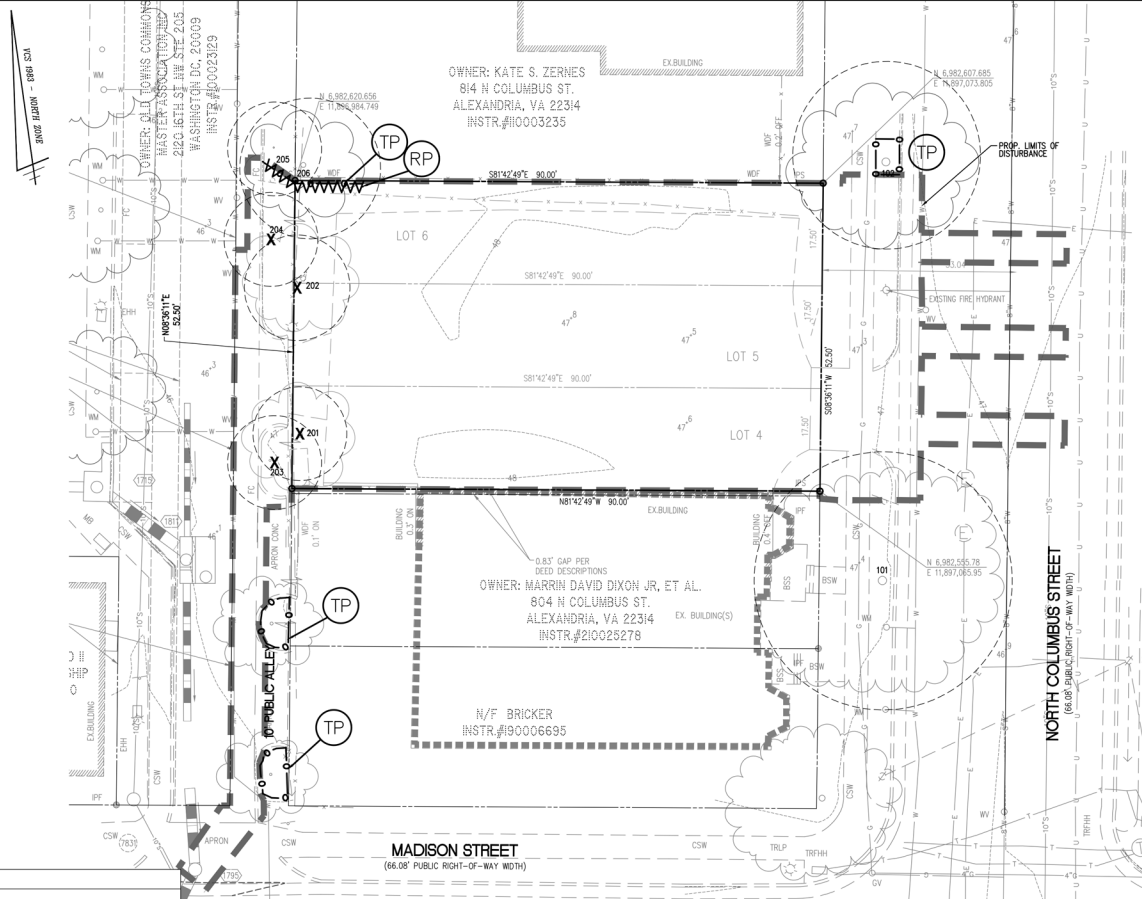
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

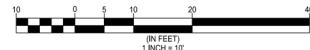


VICINITY MAP SCALE: 1"=2000'



TREE PRESERVATION LEGEND

KEY	TITLE	SYMBOL
	EXISTING TREELINE	
	LIMITS OF DISTURBANCE	
	EXISTING TREE	
	EXISTING TREE TO BE REMOVED	
SSF	SUPER SILT FENCE (INCLUDES TP)	
TP	TREE PROTECTION FENCE	
RP	ROOT PRUNING	
RPD	ROOT PADDING 10"-15" WOOD CHIP LAYER	



Alexandria		Tree Inventory									
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Offsite or Shared	Removal	Tree Protection Fence	Root Prune	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A # (20-038) 03/03/2021											
NOTE: THIS SURVEY WAS PERFORMED IN THE WINTER. IT MAY BE SUBJECT TO VERIFICATION											
101	Acer saccharinum	Silver maple	22"	22'	45%	63%	O				
102	Ulmus parvifolia	Chinese elm	16"	16'	70%	63%	O		X		
201	Quercus rubra	Northern red oak	8"	8'	75%	66%		X			
202	Juglans nigra	Black walnut	9"	9'	68%	66%		X			
203	Cercis canadensis	Eastern redbud	3"	8'	73%	66%	O	X			
204	Cercis canadensis	Eastern redbud	3"	8'	73%	66%	O	X			
205	Cercis canadensis	Eastern redbud	3"	8'	73%	66%	O		X		
206	Morus alba	White mulberry	12"	12'	30%	66%	O		X		
DBH = Diameter at Breast Height (measured 4.5 feet above ground)											
CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter											
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.											
Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.											
Crown Clean Pruning - Remove all dead, dying, and diseased limbs 1" in diameter and larger, measured at the point of attachment.											
Mulching - Chips or shredded hardwood mulch shall be placed in tree preservation area to a minimum depth of 4" along the limits of clearing and grading to a maximum depth of 10" into the preserved areas.											
Mulch within protected areas without the use of motorized equipment (ie, use wheelbarrows) and will be distributed manually.											

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DATE: 07/26/2025
DRAWN: [initials]
CHECKED: [initials]
SCALE: 1" = 10'
DATE: 07/26/2025
DRAWN: [initials]
CHECKED: [initials]

STATE 12 CONCEPT PLAN - 07/26/2025
DIP PRELIMINARY SITE PLAN - 11/03/2025
DIP PRELIMINARY SITE PLAN - 11/03/2025

AMERICAN STATISTICAL
ASSOCIATION ON
COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA
TREE INVENTORY & TREE
PRESERVATION PLAN

APPROVED
SPECIAL USE PERMIT No. 2025-00030
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.

LANDSCAPE LEGEND

KEY	TITLE	SYMBOL
EXISTING TREELINE		
LIMITS OF DISTURBANCE		
EXISTING TREE		
EXISTING TREE TO BE REMOVED		
PROPOSED TREE		

LANDSCAPE PLAN NOTES

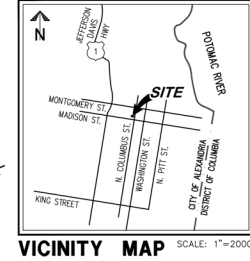
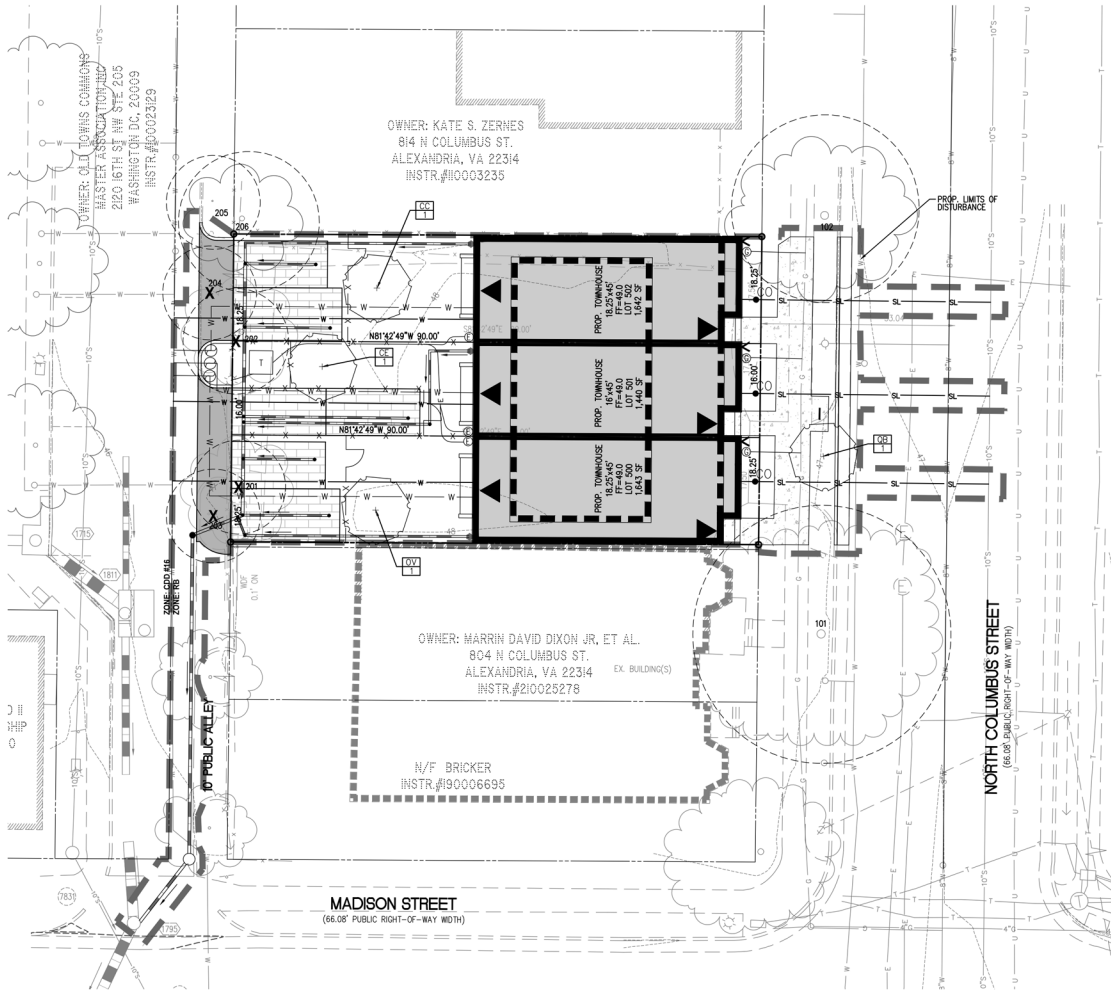
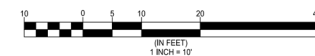
1. THERE IS NO RPA, INTERMITTENT STREAM, WETLANDS, ASSOCIATED BUFFER, OR EXISTING STORMWATER FACILITIES LOCATED ONSITE. THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN.
2. NO KNOWN MARINE CLAY ONSITE. SEE SHEET P-0201. NO KNOWN CONTAMINATION KNOWN ONSITE. NO PLANTINGS PROPOSED AT THIS TIME.
3. THERE ARE NO EASEMENTS LOCATED ONSITE.
4. THERE ARE NO EXISTING CULTURAL RESOURCES.

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	4,725
25% CROWN COVER REQUIRED (SF)	1,181
EXISTING CROWN COVER (SF)	382
REMOVED CROWN COVER (SF)	382
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	1,500
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	31.7%
TOTAL CROWN COVER PROVIDED (SF)	1,500

PLANT SCHEDULE		BOTANIC/Common NAME		SIZE		NOTES		CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED	
PLANT TYPE	PLAN INFORMATION	GENUS	SPECIES	CULTIVAR	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	REGIONAL (#)	EASTERN U.S. (#)
STANDARD TREES	CC 1	Carpinus	caroliniana		American hornbeam	2" cal.	B&B	500	500	1	1
	CE 1	Cercis	canadensis		Eastern redbud	2" cal.	B&B	500	500	1	1
	OV 1	Ostrya	virginiana		hophornbeam	2" cal.	B&B	500	500	1	1
	OB 1	Quercus	bicolor		swamp white oak	2" cal.	B&B	N/A (STREET TREE)		1	1
TOTALS		4						STANDARD TREE CCA:	1,500	4	4
										100.0%	100.0%

NATIVE AND DIVERSITY NOTES

1. ALL PLANTINGS TO BE NATIVE SPECIES.
2. ALL PLANTINGS OR UNIQUE SPECIES RESULTING IN 100% DIVERSITY.



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 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 524-4163 Fax (703) 524-1201 www.WLPHINC.com

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 806 NORTH COLUMBUS STREET
 PRELIMINARY DEVELOPMENT SITE PLAN
 CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LANDSCAPE PLAN

REVISION APPROVED BY
 NO. DESCRIPTION DATE BY APPROVED DATE

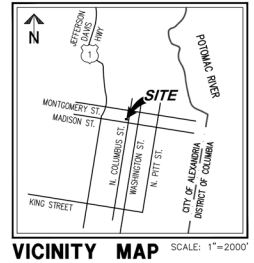
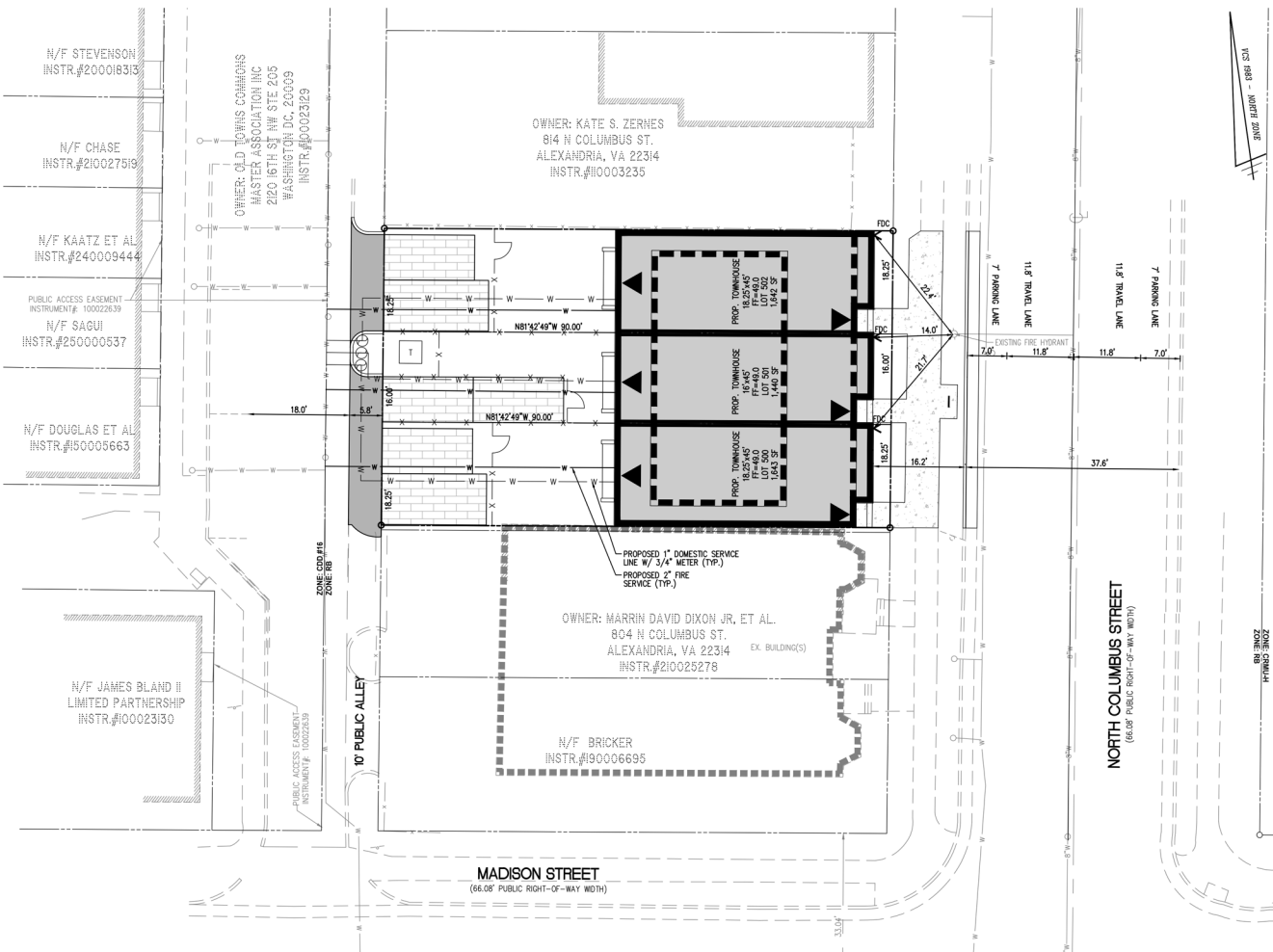
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DIRECTOR DATE
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

18

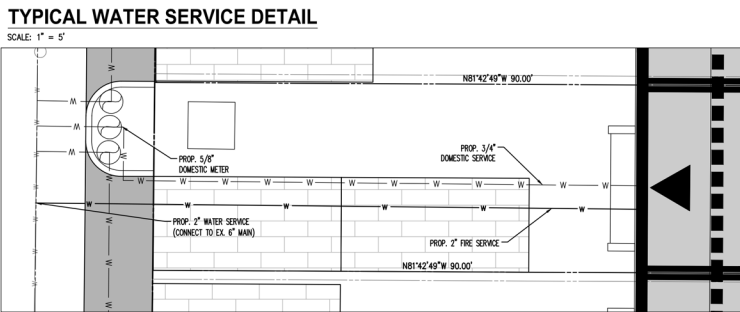


LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCS	TRAFFIC CONTROL BOX	TCS
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	CC-2
	TRANSITION FROM CC-6 TO CC-8	
	SANITARY SEWER	SS
	SANITARY LATERAL	SL
	CLEAN OUT	C.O.
	STORM SEWER	SS
	WATER MAIN	WM
	FIRE HYDRANT	FH
	PLUG	P
	OVERHEAD WIRES	OW
	UTILITY POLE	UP
	UNDERGROUND ELECTRIC	UE
	TELEPHONE	T
	GAS MAIN	G
	ELECTRICAL TRANSFORMER	ET
	HANDICAP RAMP (CC-12)	HR
	GUARDRAIL FENCE	GF
	TRAFFIC FLOW	TF
	DOOR	D
	TREES	T
	TEST PIT	TP
	LIMITS OF CLEARING AND GRADING	

FIRE FLOW TEST
DATE: 01/05/2023

RESIDUAL HYDRANT #156	40 PSI
STATIC PRESSURE =	36 PSI
FLOW HYDRANT #153	
OBSERVED FLOW =	1718 GPM
CALCULATED FLOW =	4,098 GPM @ 20 PSI
MAXIMUM CAP FLOW =	3,500 GPM @ 20 PSI
FIRE FLOW NEEDED =	1,500 GPM @ 20 PSI

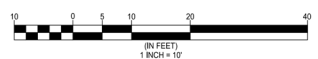


BUILDING CODE ANALYSIS
(CONCEPTUAL AND SUBJECT TO ADJUSTMENT)

CODE:	VIRGINIA CONSTRUCTION CODE
USE GROUP:	R-3
CONSTRUCTION TYPE:	VA
ALLOWABLE HEIGHT:	45'
ALLOWABLE NUMBER OF STORES:	4
ALLOWABLE AREA:	UNLIMITED
NFPA:	13

FLOOR AREA

LOT	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	TOTAL
500	820	820	820	351	2811
501	717	717	717	385	2537
502	820	820	820	351	2811



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PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE SERVICE PLAN

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11/03/2025



JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

DSP

JK_A

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5561
JONATHAN@KUHNARCHITECT.COM
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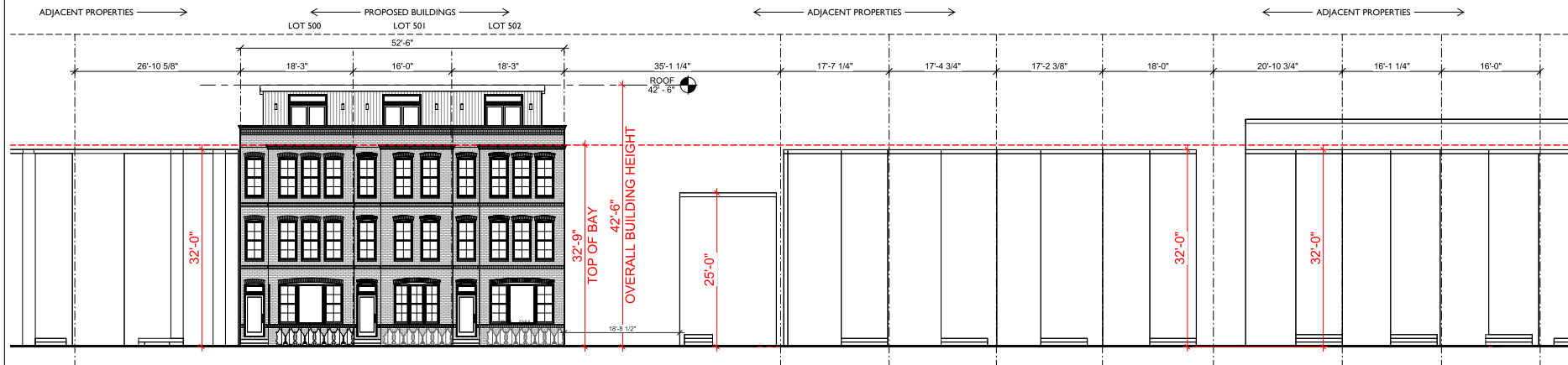
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SHEET NAME
MASSING STUDY

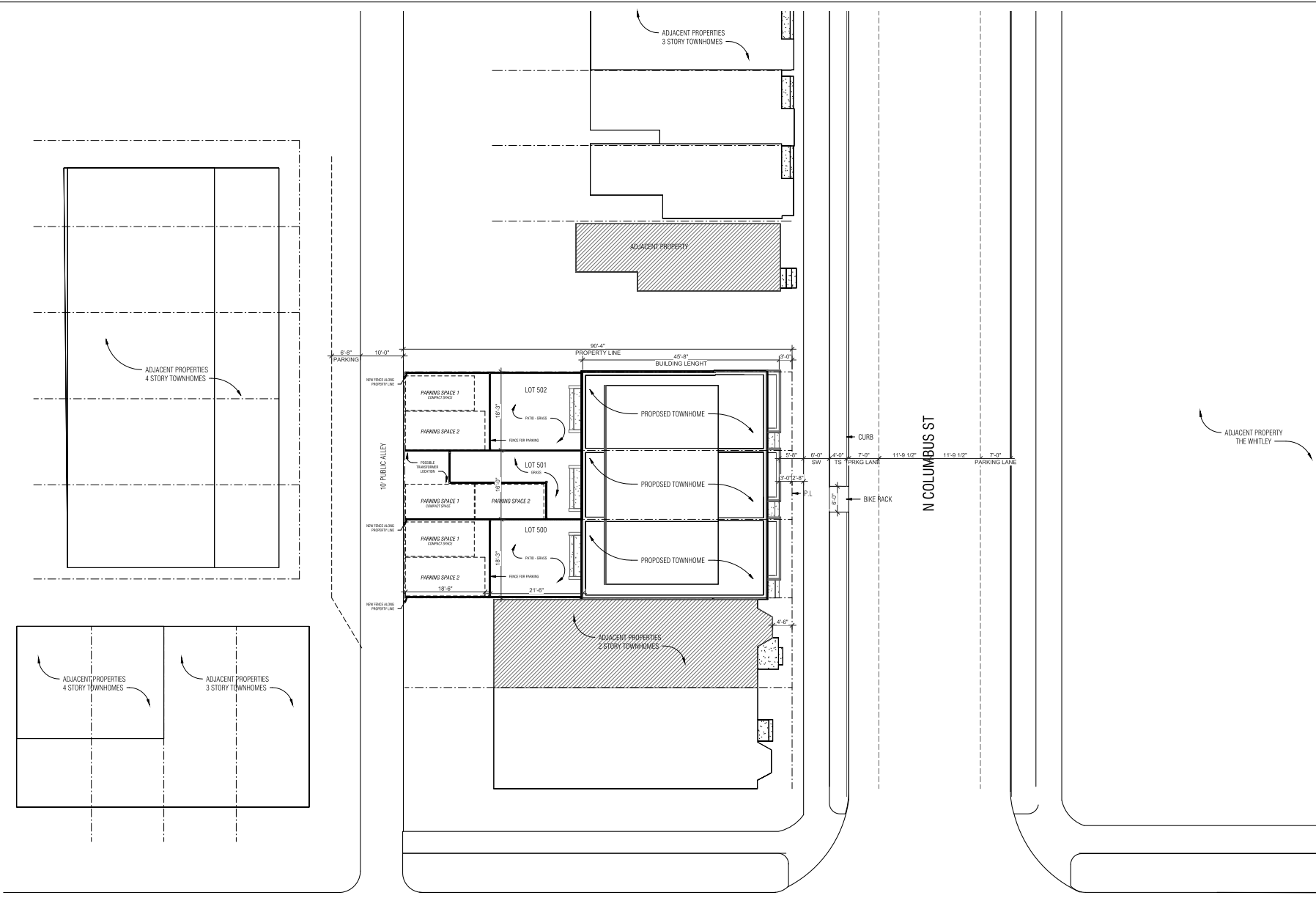
SCALE
1/8" = 1'-0"

SHEET NO.

DSP 2



1 N COLUMBUS ST ELEVATION
1/8" = 1'-0"



1 PROPOSED SITE PLAN
1" = 10'-0"

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508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5561
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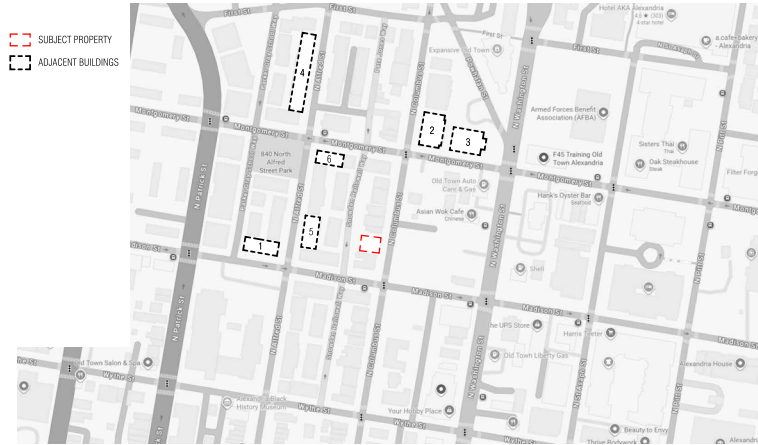
SHEET NAME
ARCH SITE PLAN

SCALE
1" = 10'-0"

SHEET NO.

DSP 3

PRECEDENT PHOTOS:



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 WASHINGTON DC 20011
 T: 202.494.5561
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SHEET NAME
 PRECEDENT PHOTOS

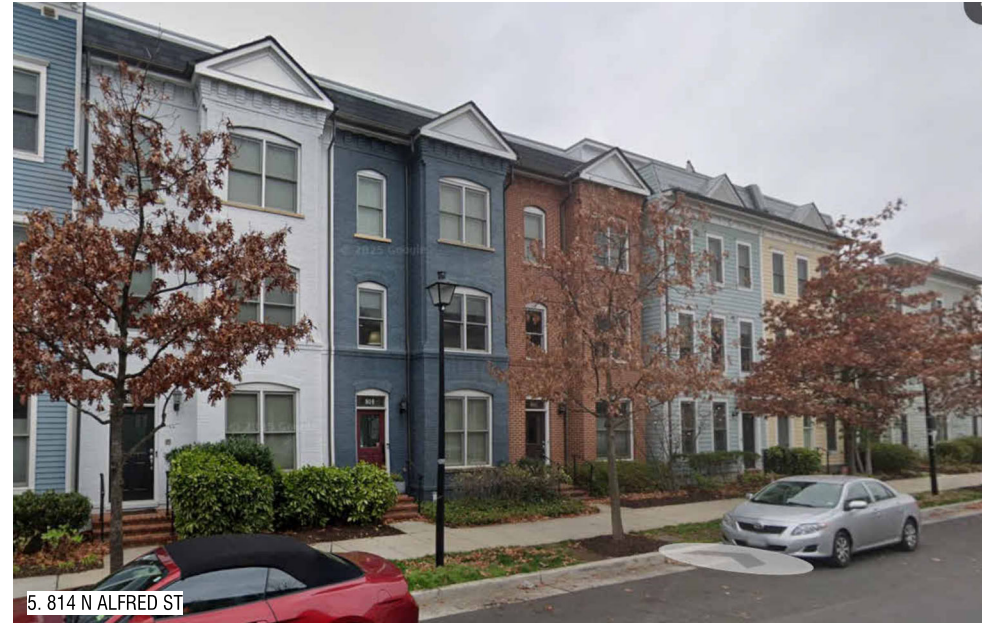
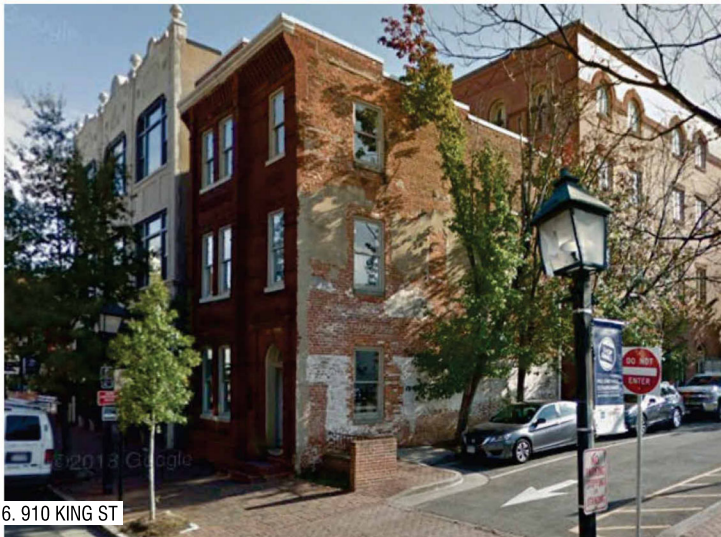
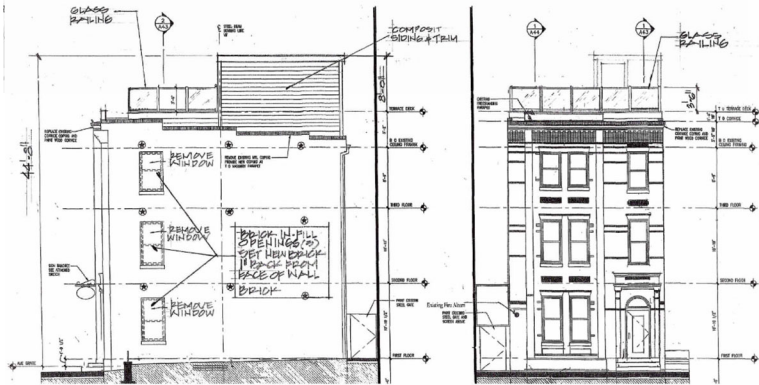
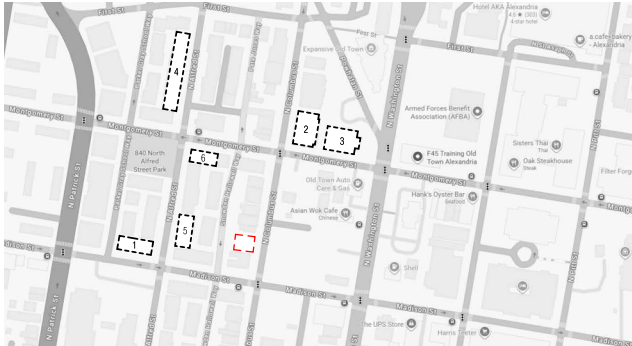
SCALE
 1/4" = 1'-0"

SHEET NO.

DSP 4

PRECEDENT PHOTOS:

- SUBJECT PROPERTY
- ADJACENT BUILDINGS



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JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5561
JONATHAN@KUHNARCHITECT.COM
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CHAIRMAN, PLANNING COMMISSION DATE	
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INSTRUMENT NO. _____	PAGE NO. _____

SHEET NAME
PRECEDENT PHOTOS

SCALE
1/4" = 1'-0"

SHEET NO.
DSP 5



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508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5561
JONATHAN@KUHNARCHITECT.COM
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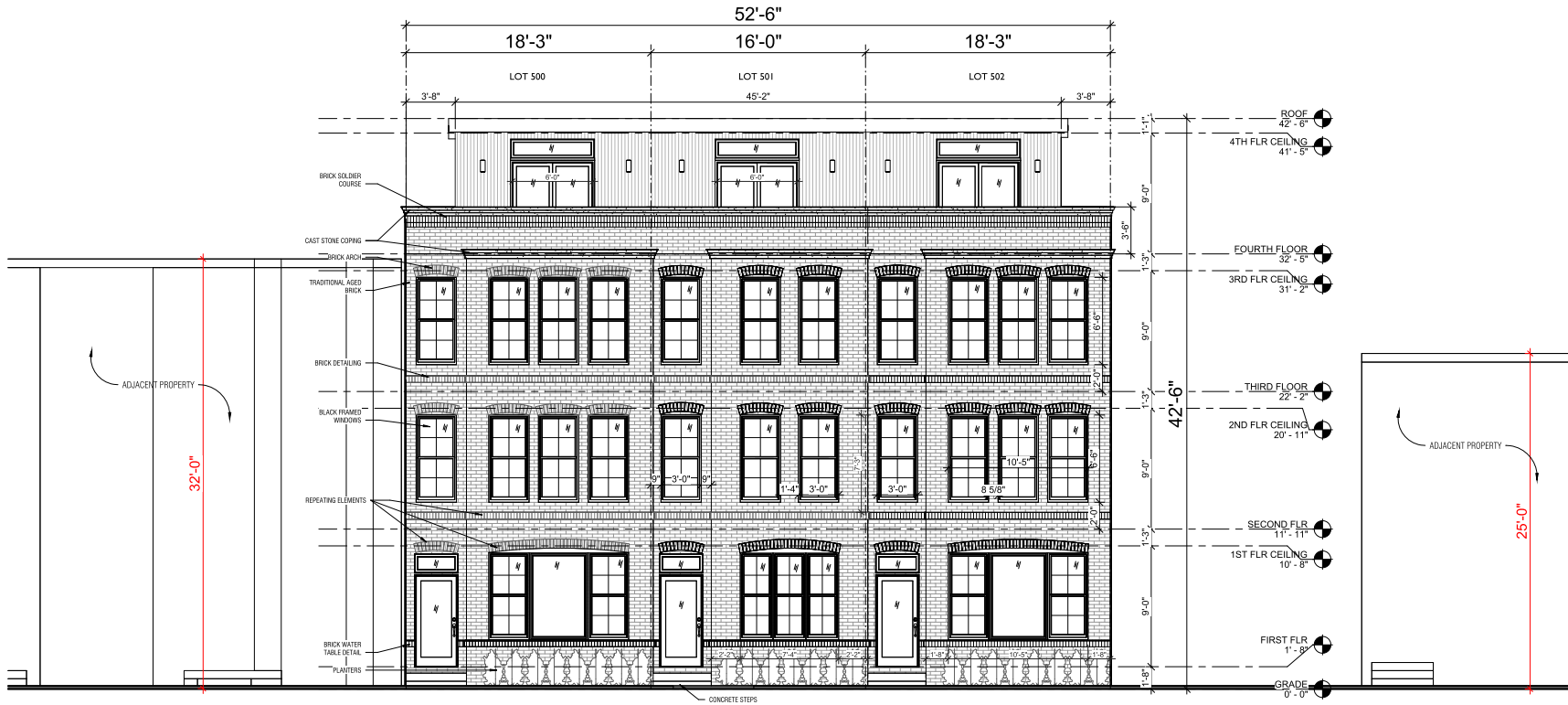
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SHEET NAME
PROPOSED FRONT
ELEVATIONS

SCALE
1/4" = 1'-0"

SHEET NO.

DSP 6



2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

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JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5561
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SHEET NAME
**PROPOSED REAR
ELEVATION**

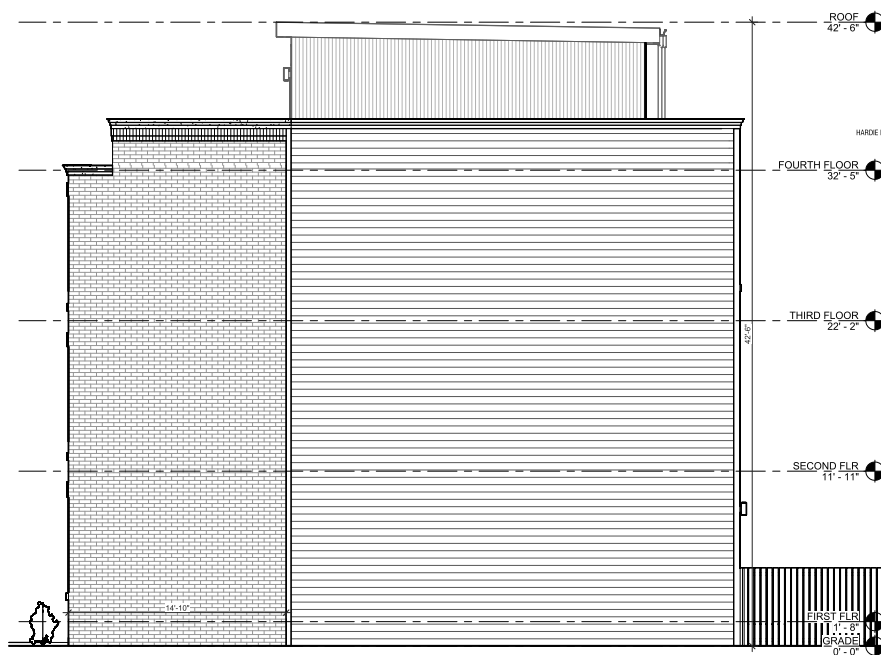
SCALE
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SHEET NO.

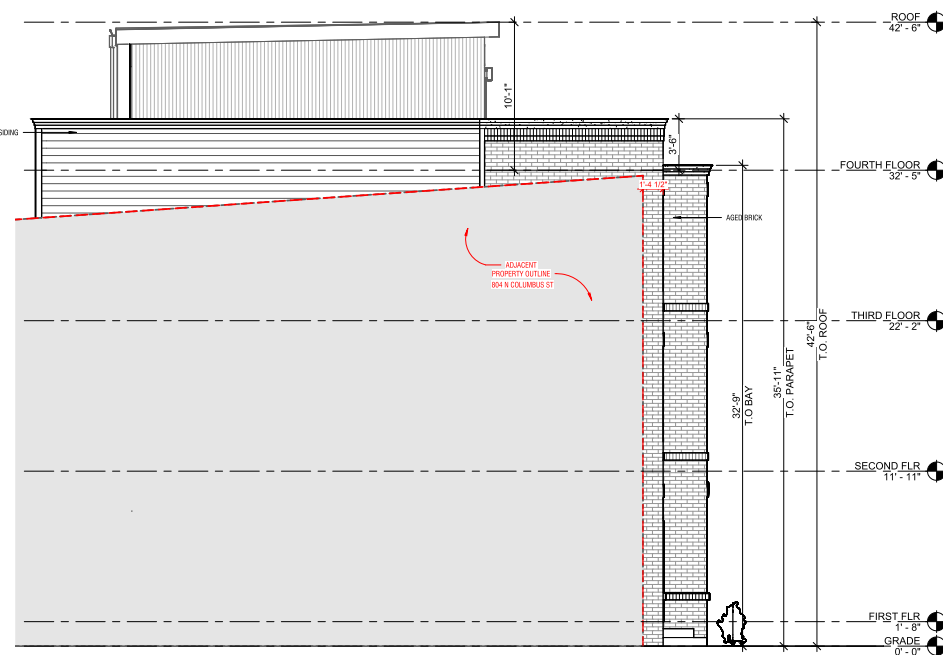
DSP 7



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

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JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
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T: 202.494.5561
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SHEET NAME
SIDE ELEVATIONS

SCALE
1/4" = 1'-0"

SHEET NO.

DSP 8

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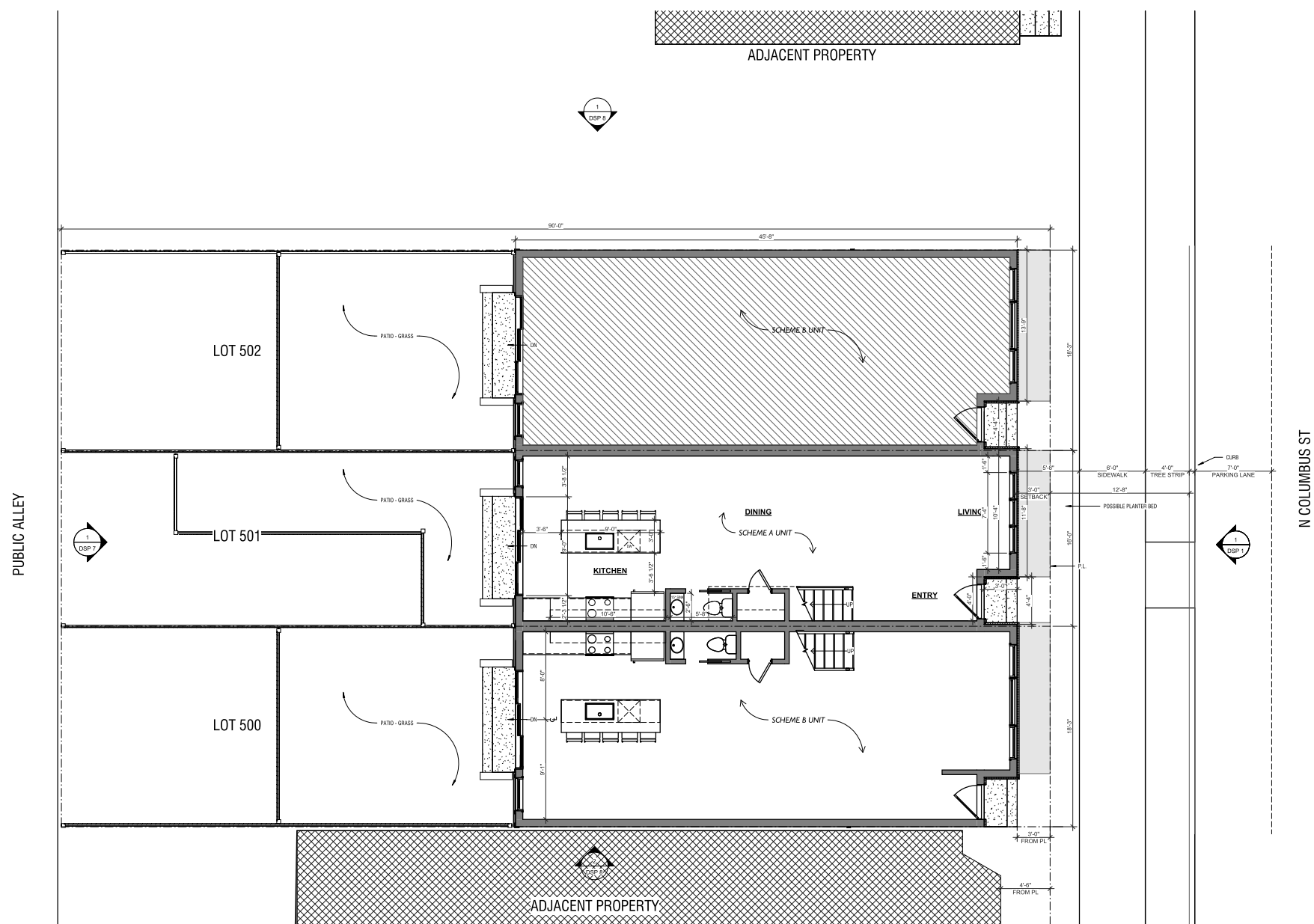
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LOT FLOOR PLANS

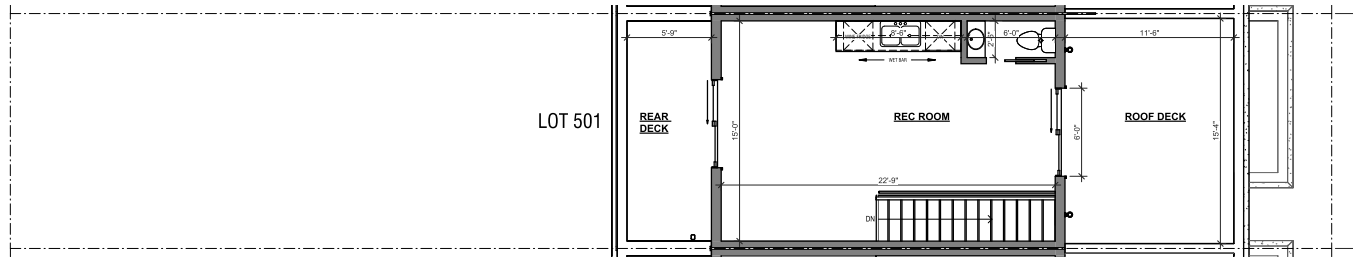
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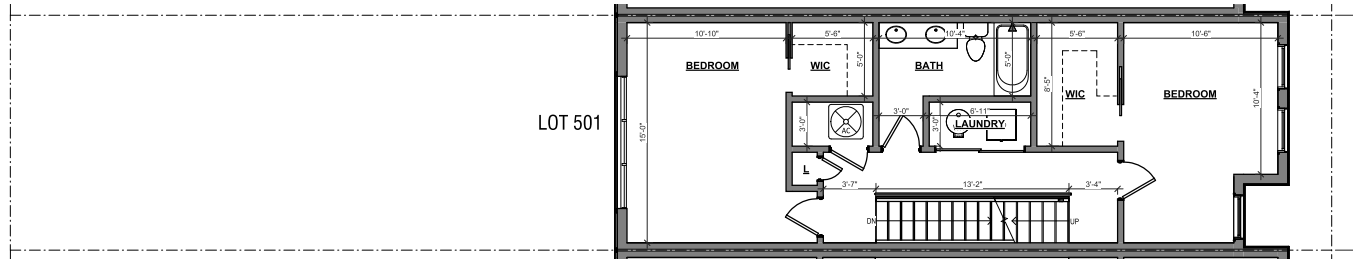
DSP 9



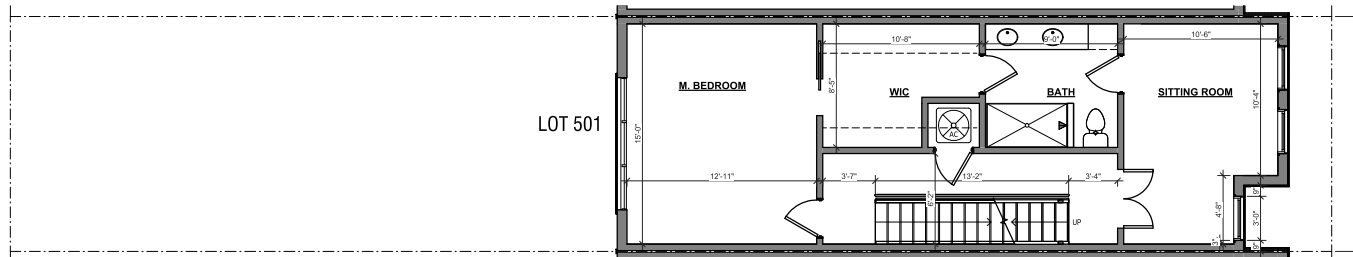
1 PROPOSED FLOOR PLANS



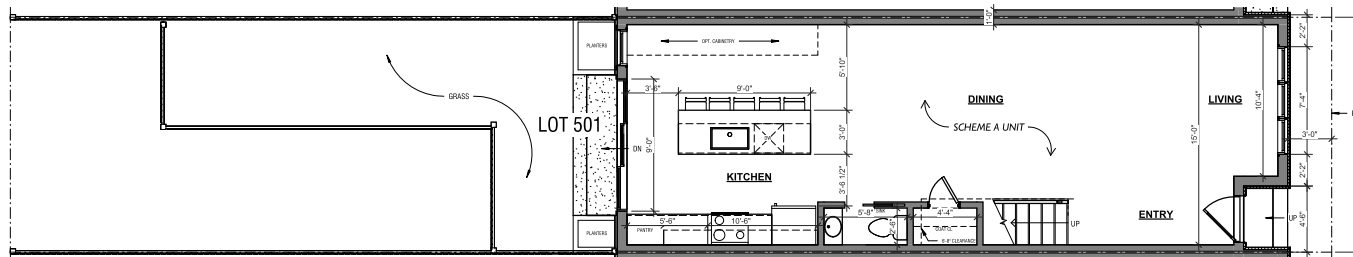
4 PROPOSED FOURTH FLOOR
1/4" = 1'-0"



3 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN A
1/4" = 1'-0"



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JK_A

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5561
JONATHAN@KUHNARCHITECT.COM
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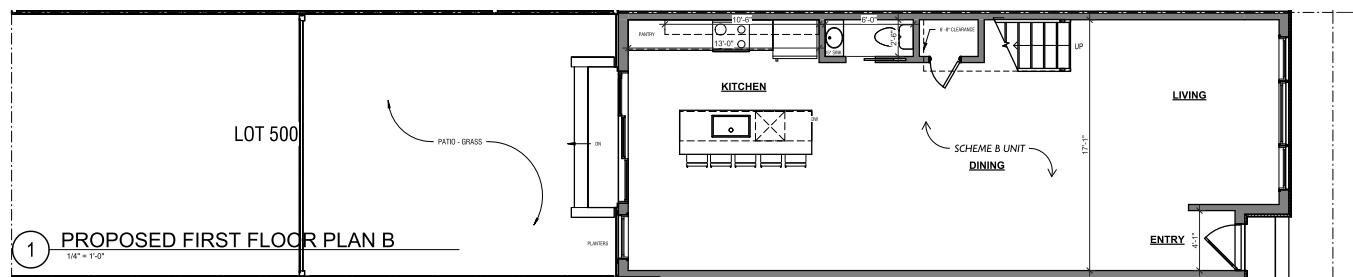
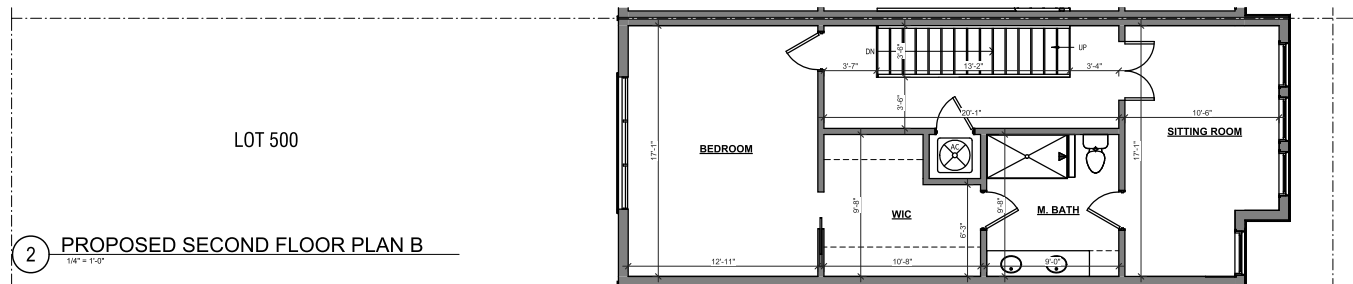
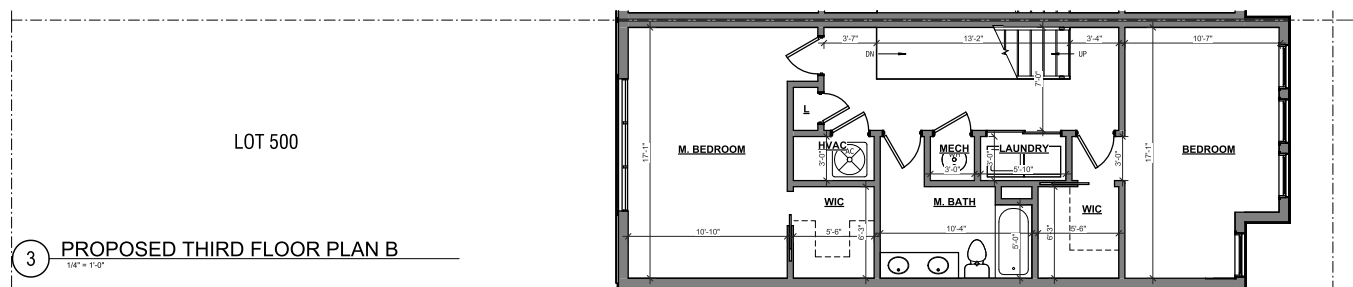
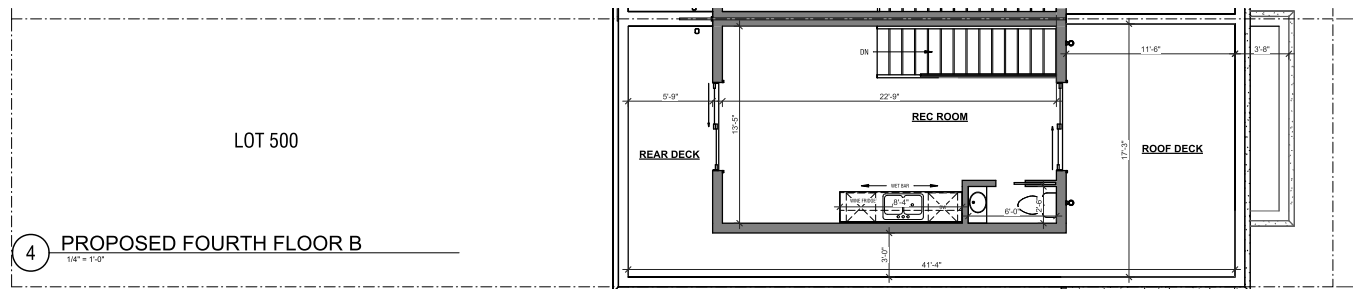
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INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

SHEET NAME
PROPOSED FLOOR
PLANS - SCHEME A

SCALE
1/4" = 1'-0"

SHEET NO.

DSP 10



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508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5561
JONATHAN@KUHNARCHITECT.COM
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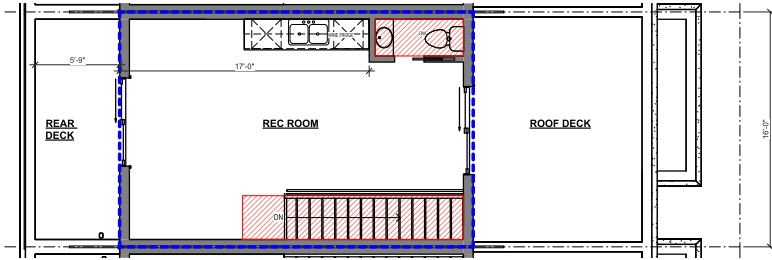
SHEET NAME
PROPOSED FLOOR
PLANS - SCHEME B

SCALE
1/4" = 1'-0"

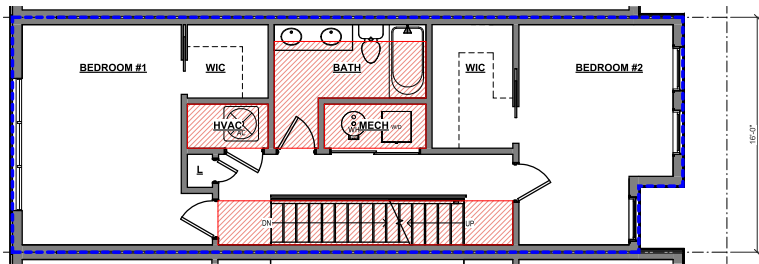
SHEET NO.

DSP 11

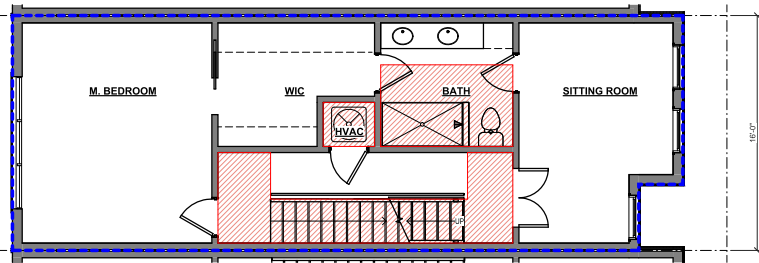
LOT 501 - 16 FT WIDE UNIT - SCHEME A



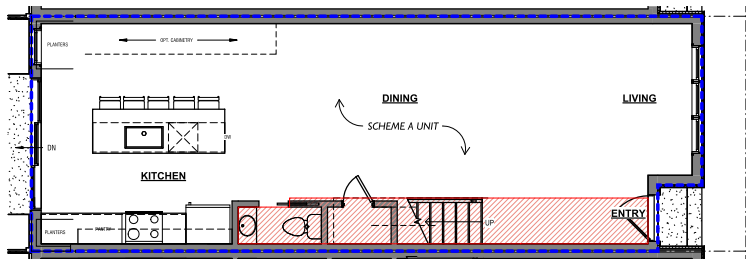
FOURTH FLOOR FAR DIAGRAM



THIRD FLOOR FAR DIAGRAM



SECOND FLOOR FAR DIAGRAM



FIRST FLOOR FAR DIAGRAM

LOT 501 - 16 FT WIDE UNIT - SCHEME A



EXCLUDED FAR:
BATHROOMS
MECHANICAL ROOMS
STAIRS + LANDING AREA

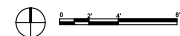
FIRST FLOOR:
GROSS FLOOR AREA: 717.17 SF
EXCLUDED FAR: 84.88 SF
TOTAL SQFT: 632.29 SF

SECOND FLOOR:
GROSS FLOOR AREA: 717.17 SF
EXCLUDED FAR: 141.80 SF
TOTAL SQFT: 575.37 SF

THIRD FLOOR:
GROSS FLOOR AREA: 717.17 SF
EXCLUDED FAR: 147.57 SF
TOTAL SQFT: 569.6 SF

FOURTH FLOOR:
GROSS FLOOR AREA: 385.53 SF
EXCLUDED FAR: 59.85 SF
TOTAL SQFT: 325.68 SF

SITE AREA: 1.48 AC
TOTAL GROSS FLOOR AREA: 2,336.81 SF
TOTAL SUBTRACTIONS: 443.13 SF
TOTAL FLOOR AREA: 2,102.71 SF
TOTAL FAR: 1.48



OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5561
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

DSP
806 N Columbus St
Alexandria, VA

ISSUE RECORD

11/03/2025

DSP

REVISION SCHEDULE
NO. DATE



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

SHEET NAME

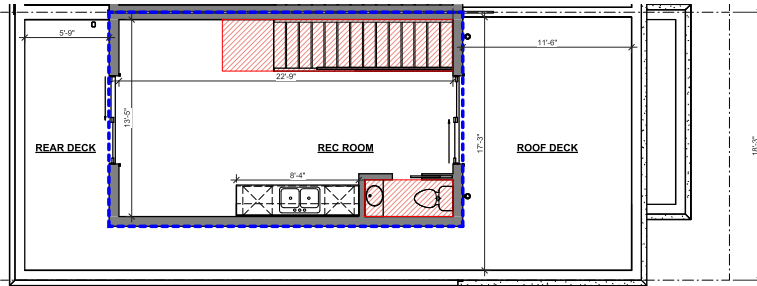
FAR DIAGRAMS -
SCHEME A

SCALE
1/4" = 1'-0"

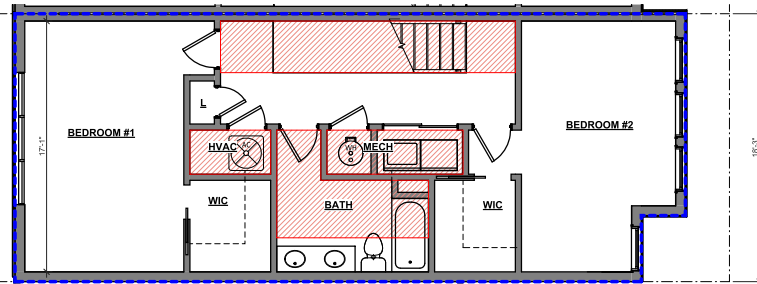
SHEET NO.

DSP 12

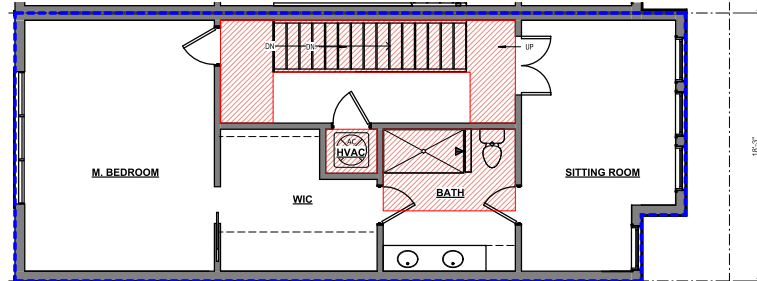
LOT 501 - 16 FT WIDE UNIT - SCHEME A



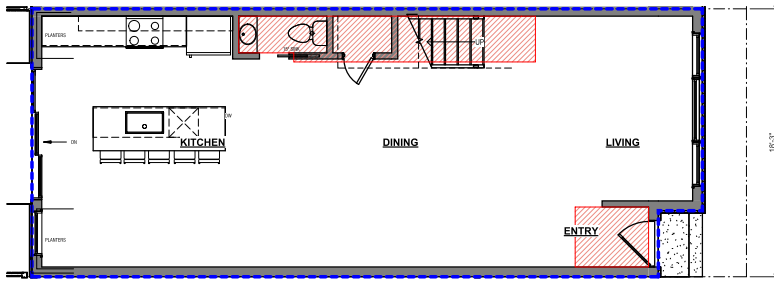
FOURTH FLOOR FAR DIAGRAM



THIRD FLOOR FAR DIAGRAM



SECOND FLOOR FAR DIAGRAM



FIRST FLOOR FAR DIAGRAM

LOT 500 - 18.25 FT WIDE UNIT - SCHEME B



EXCLUDED FAR:
BATHROOMS
MECHANICAL ROOMS
STAIRS + LANDING AREA

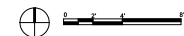
FIRST FLOOR:
GROSS FLOOR AREA: 819.92 SF
EXCLUDED FAR: 91.11 SF
TOTAL SQFT: 728.81 SF

SECOND FLOOR:
GROSS FLOOR AREA: 819.92 SF
EXCLUDED FAR: 134.65 SF
TOTAL SQFT: 685.27 SF

THIRD FLOOR:
GROSS FLOOR AREA: 819.92 SF
EXCLUDED FAR: 165.60 SF
TOTAL SQFT: 654.32 SF

FOURTH FLOOR:
GROSS FLOOR AREA: 361.49 SF
EXCLUDED FAR: 70.11 SF
TOTAL SQFT: 291.38 SF

SITE AREA: 1.642 SQ AC
TOTAL GROSS FLOOR AREA: 2,011.23 SQ AC
TOTAL RESIDUALS: 17.45 SQ AC
TOTAL FLOOR AREA: 2,339.82 SQ AC
TOTAL FAR: 1.42



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JK_A

JONATHAN KUHN ARCHITECT

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WASHINGTON DC 20011
T: 202.494.5561
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APPROVED	
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DEPARTMENT OF PLANNING & ZONING	
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION DATE	
DATE RECORDED	
INSTRUMENT NO. _____	PAGE NO. _____

SHEET NAME
**FAR DIAGRAMS-
SCHEME B**

SCALE
1/4" = 1'-0"

SHEET NO.

DSP 13