

AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS
806 NORTH COLUMBUS STREET

TOTAL SITE AREA =	0.1085 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 GRADING-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, AND CONSTRUCTION UTILITIES) BEGINNING AT THE PROJECT SITE. THE DISTURBANCE OF SECTION 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 ARCHAEOLOGY AT 703-638-4399.
2. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-638-4399) IF ANY BURIED STRUCTURES, ARTIFACTS, OR OTHER CULTURAL RESOURCES (E.G., COINERS, ETC.) OR COMBINATIONS 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.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROJECT SITE UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGIST. 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

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

ADDRESS: 806 N. COLUMBUS STREET, ALEXANDRIA, VA 22311

THE APPLICANT PROPOSES A RE-SUBDIVISION TO CREATE 3 TOWNHOUSE LOTS AND TO REDEVELOP THE EXISTING SITE 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/VISITOR	2	-
PRIVATE/GARAGE	-	-
BICYCLE PATHS (LF)	-	-
PEDESTRIAN SIGNALS	-	-

PROVIDED USING "INSTITUTE OF TRANSPORTATION ENGINEERS: TRIP GENERATION"
EXISTING TRIPS = 0
PROPOSED TRIPS (TOWNHOMES**) = 3 UNITS X 5.86 = 18 TRIPS/DAY
**ITE RATE FOR TOWNHOUSE DWELLINGS = 5.86 TRIPS/DAY/UNIT

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/ACRE (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	2911		8106
FLOOR AREA (SF)	7087.5	2340	2138		6818
FLOOR AREA (SF)	1,980 SF, 1,600 SF W/ SLP	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	11-F(T) 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)	37.4% (1615 SF)	35.9% (1612 SF)	37.6% (1615 SF)	1742
GROUND LEVEL	--	390	315	390	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	6
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

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

TOTAL SPACES PROVIDED = 2 SPACES

BIKE PARKING

BIKE PARKING REQUIRED: 3 SP / 10 RESIDENTIAL UNITS + 3 UNITS = 0.9 SP
GUEST: 1 SP / 50 RESIDENTIAL UNITS + 3 UNITS = 0.06 SP

TOTAL BIKE PARKING REQUIRED: 2 SPACES

BIKE PARKING PROVIDED: 2 SPACES (ON STREET)

INDIVIDUAL HOMEOWNERS WILL STORE BIKES IN REAR YARD OR WITHIN BUILDING.

LOADING REQUIRED: N/A
LOADING PROVIDED: 0 SPACES

P-001	COVER SHEET	DSP 1	ARCHITECTURE COVER SHEET
P-002	CONCEPT PLAN	DSP 2	IMAGING 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-046	PROPOSED SWAN PLAN AND NARRATIVE	DSP 10	PROPOSED FLOOR PLANS - SCHEME A
P-047	PROPOSED SWAN PLAN AND NARRATIVE	DSP 11	PROPOSED FLOOR PLANS - SCHEME B
P-070	PRELIMINARY ADEQUATE OUTFALL ANALYSIS	DSP 12	FAR DIAGRAMS - SCHEME A
P-071	PRELIMINARY VEHICULAR DIVIDES	DSP 13	FAR DIAGRAMS - SCHEME B
P-073	PRELIMINARY DETENTION SUMMARY		
P-074	PRELIMINARY DETENTION ANALYSIS		
P-100	PRELIMINARY LANDSCAPE CONCEPT		
P-101	TREE INVENTORY & TREE PRESERVATION PLAN		
P-102	PRELIMINARY LANDSCAPE		
P-103	PRELIMINARY LANDSCAPE NOTES AND DETAILS		
P-104	PRELIMINARY FIRE SERVICE		

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

NORTH COLUMBUS STREET
(66.00' PUBLIC RIGHT-OF-WAY WIDTH)

VAN NESS - NORTH ZONE

ZONE CDD #15
ZONE RB

SCALE: 1"=30'

Figure 1: Plan view of the test section. The diagram shows a rectangular area with a total width of 10.0' and a total height of 42.5'. The area is divided into three horizontal sections. The top section is 36.0' high, the middle section is 33.0' high, and the bottom section is 33.0' high. The middle section is labeled 'COLUMN' and 'SHEET'.

NOT TO SCALE

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. **Load reduction strategies:**
 - **Vehicle Orientation:** this is an urban off-site incorporating condensed parking strategies with below grade & structural parking
 - **Basic Envelope Attributes:** utilize high efficiency glazing and increased natural ventilation in both wall and roof
 - **Lighting:** incorporating energy sensitive, daylighting controls, reduced lighting strategies, and high interior surface reflectance values
 - **Daytime Process Loads:** incorporate sustainable engagement and purchasing policies including EnergyStar appliances.
- 2. **Primary energy saving savings estimate: 5% reduction**
- 3. **Renewable energy with optimal estimation: Off site credit purchase**
- 4. **Net Zero kWh**
- 5. **Commissioning:** a commissioning agent will be contracted for this project
- 6. **Measuring Strategy:** initial advanced energy monitoring for all whole-building energy resources and any individual energy loads (but not individual equipment) will be installed in 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.

1. Daylighting plan and overall percentage of daylight spaces: N/A
2. Interior 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.
3. Construction IAQ: develop IAQ management plan incorporating all applicable SMANQA IAQ Guidelines, protect all adjacent material stored on site from moisture damage and install a minimum of MERV-9 filtration prior to operation.
4. Occupant thermal comfort: design HVAC systems and the building envelope to meet the requirements of ASHRAE Standard 55-2010.

PRACTICES (BMP) NOTES

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE CLOSE SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMP'S ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED 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

1. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, FORTS, 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.

1. THERE ARE NO TANKS, MANHOLES, RPAS, TIE LINES, TRIBUTARY STREAMS, FLOODWAYS, CONNECTED TANKS, MANHOLES, RELATED TANKS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, DITCHES, CANALS, LOTS, OR OTHER AREAS OF INTEREST. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR ARCS OF SOIL, OR GROUNDWATER CONTAMINATION OF THE SITE TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED BY E-MAIL, OR BY TELEPHONE, OF ANY TANKS, UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF ANY TANKS, DRUMS OR CONTAINERS ARE ENCOUNTERED AT THE SITE, THE ENVIRONMENTAL, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, AND THE TANK OR CONTAINER ITSELF, WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE CLOSURED IN THIS PROJECT, INCLUDING: MOUNTAIN VIEW WELLS CLOSURE IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWB) REQUIREMENTS, CONTACT ENVIRONMENTAL AND CONSTRUCTION DIVISIONS OF THE ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DEPARTMENT 47-7036-4400. EXT. 267/265.
4. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE, TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN 7:00 AM TO 7:00 PM, 7 DAYS A WEEK, MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND
• SATURDAYS FROM 9AM TO 6PM
• CONSTRUCTION ACTIVITIES ARE PROHIBITED ON SUNDAYS

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 BMP'S WILL BE PROVIDED IN ORDER FOR THE SITE TO COMPLY WITH STORMWATER QUALITY AND QUANTITY REQUIREMENTS SET FORTH IN ARTICLE XII 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 ONSITE 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 KEV HOLMES
907 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(703) 838-2437

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

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

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

STORMWATER RUNOFF FROM THE SITE CURRENTLY SHEET FLOWS EAST TOWARD
 STORMWATER 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.

SANITARY SEWER DISCHARGE FROM THE SITE ENTERS A SEPARATED SANITARY
 SEWER MAIN, THAT ULTIMATELY ENTERS AN ALDRENEW SEPARATED TRUNK SEWER,
 WHICH DISCHARGES TO THE RIVER.

THIS DEVELOPMENT IS SUBJECT TO THE COMBINED SEWER SYSTEM MANAGEMENT
 POLICY PER MEMO TO INDUSTRY 07-14. POST-DEVELOPMENT FLOW WILL BE
 REQUIRED TO EXCEED 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 ALEXRENEW SEPARATED TRUNK SEWER, ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. 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

$$1,050 \text{ GPD} \times 4 \text{ (PEAK FACTOR)} = \boxed{4,200 \text{ GPD}}$$

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

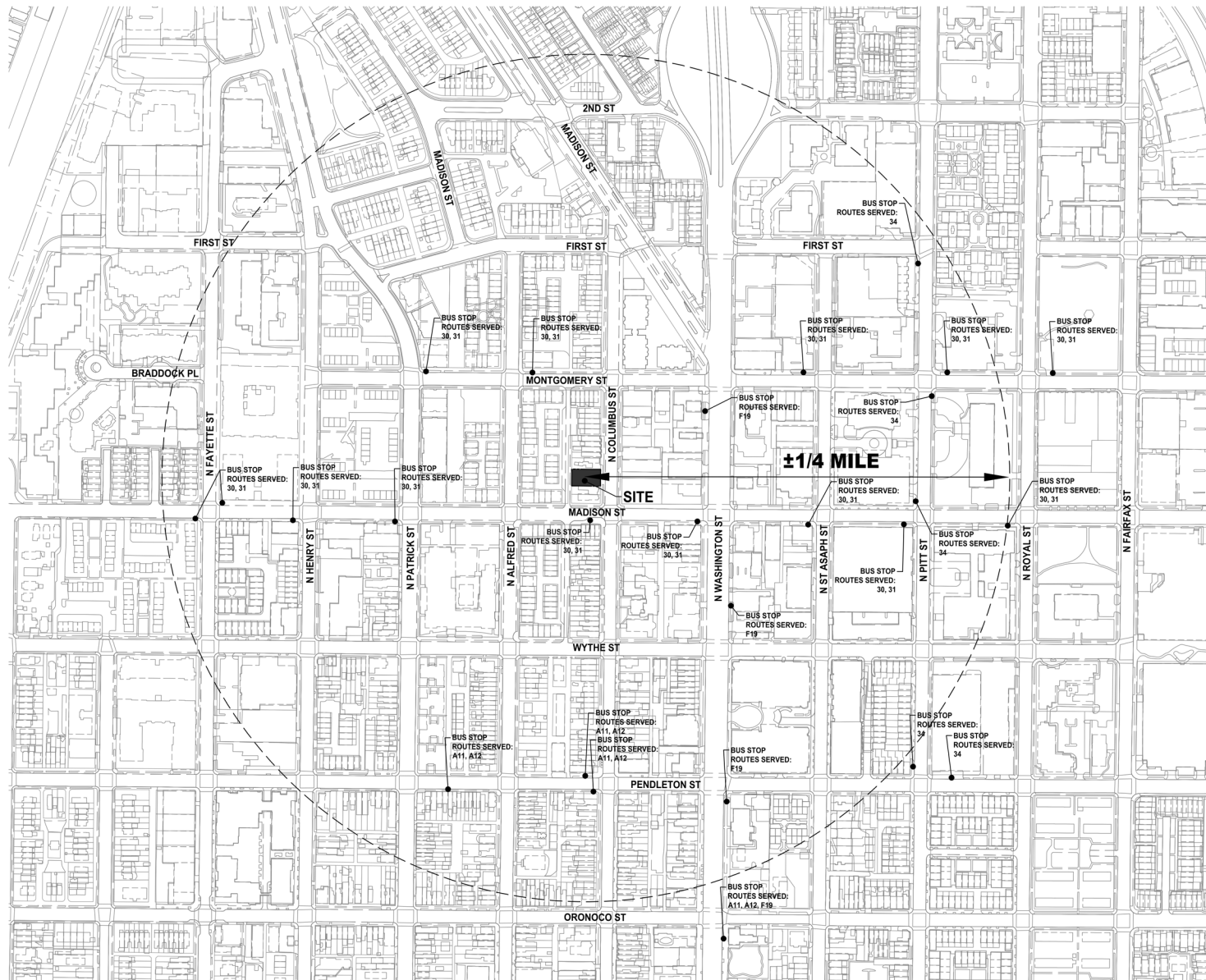
BECAUSE THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE

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.

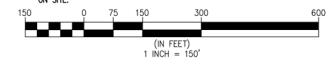
PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
GV	GAS VALVE	GV
RD	ROAD DRAIN	RD
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
TLRP	LIGHT POLE WITH SIGNALS	TLRP
TC	TOP OF CURB	TC
WB	WATER BOTTOM OF CURB	WB
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	CURB & OUTLET	
	TRANSITION FROM CG-6 TO CG-R	
	SANITARY SEWER	
	SANITARY LATERAL	
	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	
	TREES	
	LIMITS OF CLEARING AND GRADING	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	BUILDING	

Map of the San Francisco Bay Area showing the limits of the San Francisco Bay Area. The map includes a compass rose, a scale bar, and a key to symbols. The key indicates that areas under 10% slope are shown in white, 10%-25% slope in light gray, and over 25% slope in dark gray. The outline of the San Francisco Bay Area is shown in black.



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

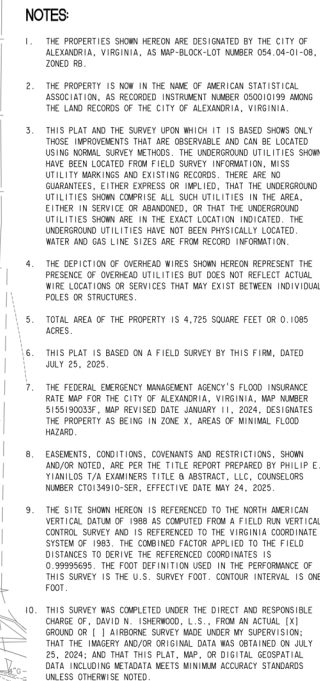
APPROVED	
SPECIAL USE PERMIT NO.	2025-00030
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

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

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945 Engineers • Surveyors • Planners • Landscape Architects • Architects 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 524-6163 Fax (703) 524-1201 www.WLPHINC.com		SCALE: 1" = 150'	DATE: 07/26/2025	DRAWN: [initials]	CHECKED: [initials]
STATE 12 CONCEPT PLAN - 07/26/2025		DATE: 07/26/2025		SCALE: 1" = 150'	
DUP PRELIMINARY SITE PLAN - 11/03/2025		DATE: 11/03/2025		SCALE: 1" = 150'	
DUP PRELIMINARY SITE PLAN - 11/03/2025		DATE: 11/03/2025		SCALE: 1" = 150'	

APPROX. LOC.	APPROXIMATE LOCATION
BUILD.	BUILDING
BENCH.	BENCHMARK
BS	BRICK STOPS
BSW	BRICK SIDEWALK
COL.	COLUMN
CONC.	CONCRETE
CONC.	CONCRETE STOP/STEPS
C/S	CONCRETE SIDEWALK
EMH.	ELECTRIC HANDLE
ELM.	ELECTRIC METER
EDGE	EDGE OF PAVEMENT
EPVR.	EDGE OF PAVES
CH	HEADER CURB
FIN	FIRST FINISH FLOOR ELEVATION
FDC.	FIRE DEPARTMENT CONNECTION
FEN.	FENCE
GA	GA. VALVE
INSTR #	INSTRUMENT NUMBER
IP	IRON PIP FOUND (PROPERTY CORNER)
IP	IRON PIPE (NOW OR FORMERLY)
MB	MALIBOX(S)
MON	MONITORING WELL
NO	NEW OR FORMERLY
PL	PLANTER BOXES
PPW	POWER POLE WITH TRANSFORMER
PS	PAVED ASPHALT CURB
RET.	RETAINING WALL
SEN. S/S	SEWER SINKER STRUCTURE
SQ	SQUARE
TF	TRAFFIC LIGHT
TRPH	TRAFFIC HAND HOLE
TE	TELECOMMUNICATIONS PEDESTAL
TR	TRAFFIC LIGHT/SIGNAL POLE
TY	TYPICAL
W	WATER METER
WV	WATER VALVE
W	WIRE HYDRANT
U	UTILITY POLE
U	UTILITY LIGHT POLE
X	FENCE
Y	GY WIRE
OV	OVERHEAD WIRES
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
U	UNDERGROUND TELECOMMUNICATIONS LINE
T	UNDERGROUND TELEPHONE LINE
U	UNDERGROUND WATER LINE
○	TREE
○	LINE OF TREE CANOPY/VEGETATION
○	CURB AND GUTTER
○	SLOT ELEVATION
○	SURFACE
○	TELECOMMUNICATIONS MANHOLE

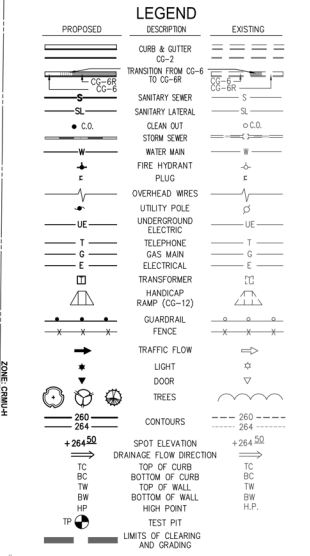
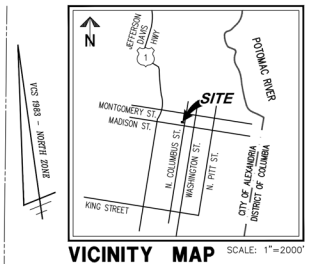
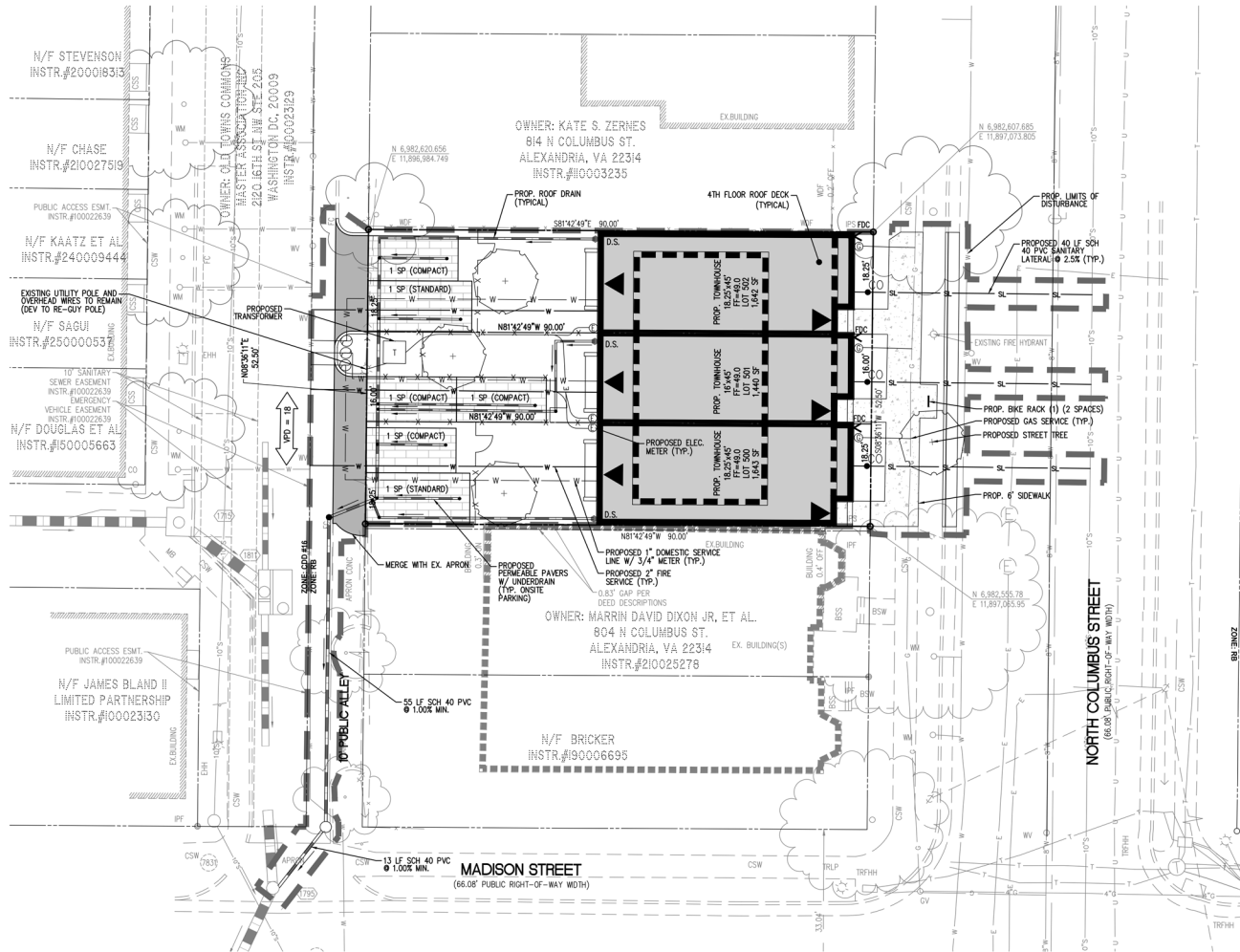
SANITARY SEWER		STORM SEWER	
SDM 1822		SD 1855	
MANHOLE TOPT = 46.93		GRATE INLET TOPT = 44.48	
12"PV IN (WEST) = 34.74		12"PV IN (NORTH) = 39.76	
12"PV IN (SOUTH) = 34.35		12"PV IN (EAST) = 39.83	
12"VCT OUT (SDM 1790) = 34.35		12"VCPQ OUT (SD 1715) = 39.73	
SDM 1855		SD 1715	
MANHOLE TOPT = 45.21		CURB INLET TOPT = 43.29	
12"PV IN (SDM 1790) = 33.16		6" PVC IN (S.EAST) = 46.08	
12"PV IN (SDM 1795) = 33.47		6" PVC IN (S.EAST) = 42.33	
12"PV IN (SDM 1807) = 33.14		12"PV IN (SOUTH) = 40.77	
		12"VCPQ IN (SD 1855) = 39.89	
		12"VCPQ OUT (SD 1811) = 39.31	
PIPE DIAMETERS TAKEN FROM RECORD INFORMATION.			
SD 1811		SD 1790	
MANHOLE TOPT = 43.94		MANHOLE TOPT = 45.21	
12"PV IN (NORTH) = 39.84		12"PV IN (SDM 1811) = 36.35	
6" PVC IN (NORTH) = 37.77		12"VCPQ OUT (SD 1859) = 36.22	
12"PV IN (SD 1715) = 39.89			
6" WEIR WALL TOPT = 41.24			
12"VCPQ OUT (SD 1795) = 36.59			



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		
INSTRUMENT NO.		DEED BOOK NO.
		PAGE NO.

[illegible]

EXISTING CONDITIONS PLAN

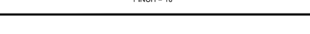


- ### NOTES
1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC.
 2. THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
 3. NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
 4. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
 5. THERE 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.
 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, PRIVES, 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

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

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

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

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____

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

SCALE 1" = 10'

DATE: 07/26/2025

DRAWN: T. HAY

CHECKED: _____

SCALE: 1" = 2000'

DATE: 07/26/2025

INSTRUMENT NO. _____

DEED BOOK NO. _____

PAGE NO. _____

SCALE: 1" = 10'

DATE: 07/26/2025

DRAWN: T. HAY

CHECKED: _____

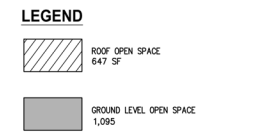
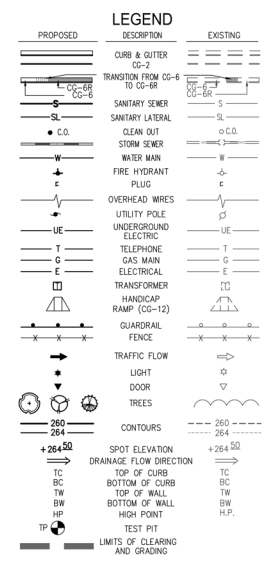
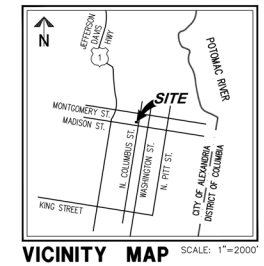
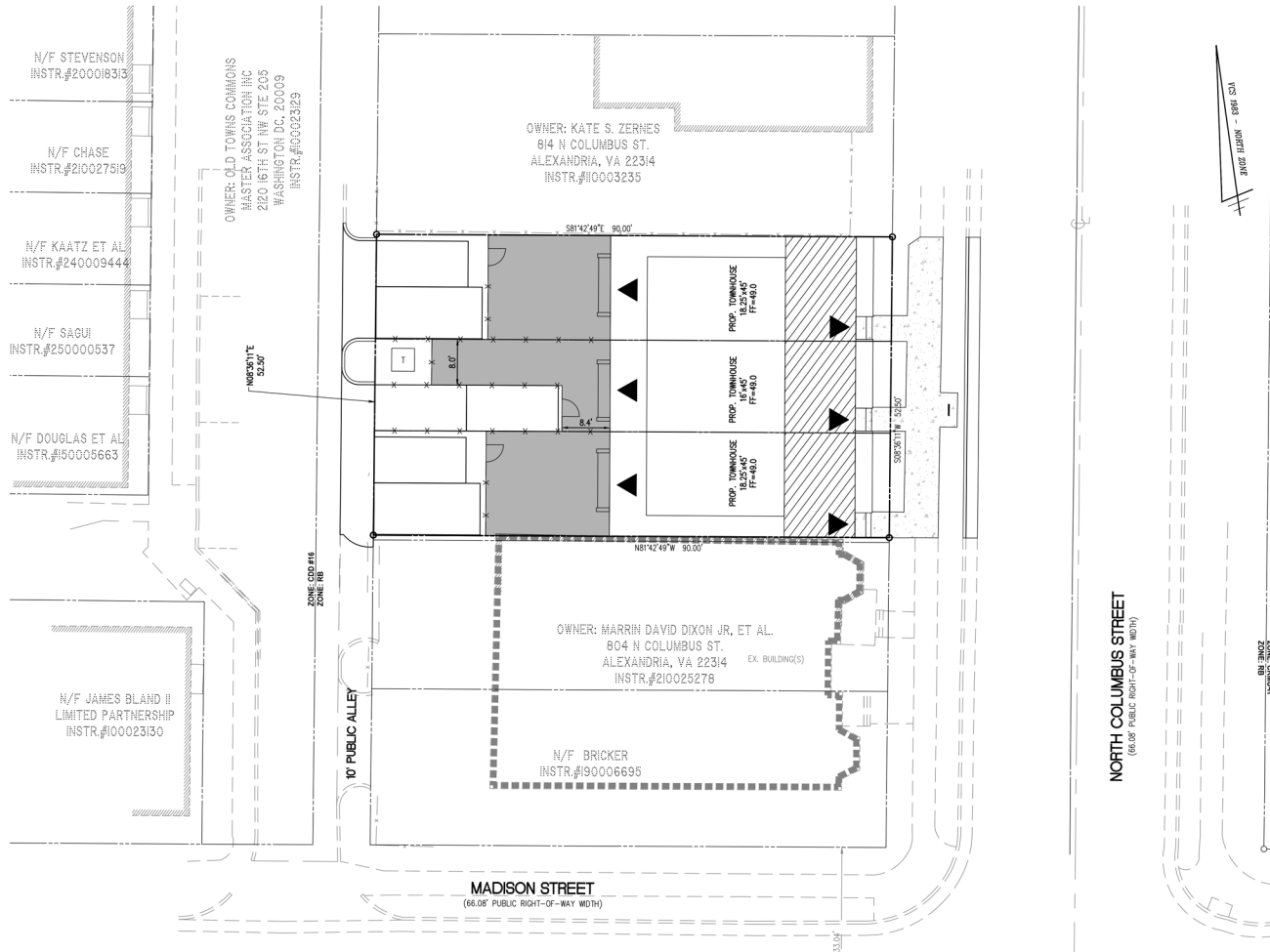
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DATE: 07/26/2025

INSTRUMENT NO. _____

DEED BOOK NO. _____

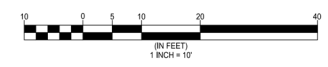
PAGE NO. _____



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%



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INCORPORATED
ESTABLISHED 1945
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-493 Fax (703) 533-101 www.WLPH.com

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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 OPEN SPACE PLAN

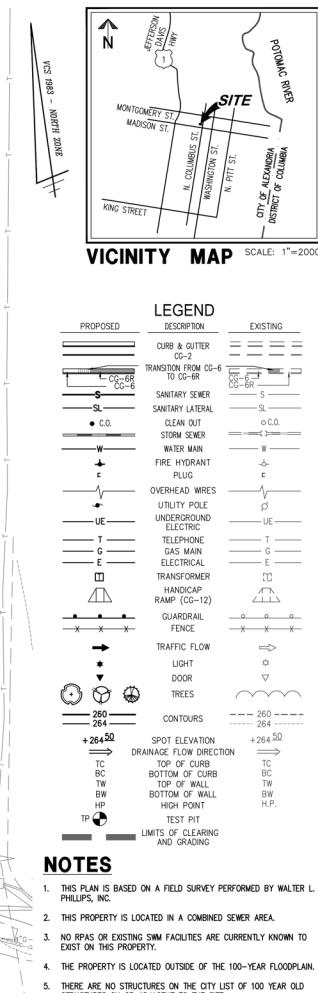
APPROVED
SPECIAL USE PERMIT NO. 2025-00030
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____

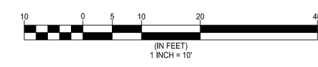
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ARCHAEOLOGY NOTES

1. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE

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.

[illegible]

EXISTING CONDITIONS: THE SITE CURRENTLY CONSISTS OF A VACANT LOT WITH STANDARD CONCRETE PAVEMENT AND A LIMITED NUMBER OF TREES. THE 4.725 SF (0.1085 AC) SITE DRAINS FROM A HIGH POINT IN THE CENTER OF THE SITE TOWARD NORTH COLUMBUS STREET AND THE PUBLIC ALLEY WHERE SHEETPILING UNITS IT ENDS THE MUNICIPAL STORM SEWER SYSTEM VIA INLETS LOCATED IN THE PUBLIC ALLEY. CURRENTLY NO STORMWATER CONTROLS EXIST ON-SITE. THE EXISTING DRAINAGE DRAINS 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 DRAINAGE 5,900 SF OR 0.1354 ACRES (EXCLUDING LINEAL 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 DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF THE BUILDINGS PERMISSIBLE PARKING PADS, STORMWATER, AND OTHER SUPPORT UTILITY INFRASTRUCTURE.

STORMWATER WATER QUALITY (SEE BMP SCHEMATIC – SEE SHEET 2): IN ORDER TO COMPLY WITH ARTICLE 13 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE AND THE VIRGINIA STATE WATER QUALITY REQUIREMENTS (SWQACS-870-63), THE SITE WILL INCLUDE LEVEL 2 PERMEABLE PAVEMENT LOCATED AT THE REAR OF THE TOWNHOME LOTS. THE PROPOSED BMPs WILL REDUCE DISCHARGES LEVELS AND COMPLY WITH ALL STATE AND CITY REQUIREMENTS. ANY DISCHARGES OF POLLUTANTS CREATED DUE TO SITE AND GRADING CONDITIONS AND STRUCTURAL CONDITIONS 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 (G/S), THE DISCHARGE OF THE 2-YEAR 24-HOUR STORM RUNOFF 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 III) AND NO ADDITIONAL STORMWATER DETENTION IS NECESSARY FOR THE PURPOSES OF CHANNEL PROTECTION.

FLOOD CONTROL: THE CITY OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MADISON STREET. THE CITY OF ALEXANDRIA STORMWATER REGULATIONS 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 THE DOWNSTREAM STORMWATER PIPES MAY NOT BE ADEQUATE TO CONVEY THE 10-YEAR, 24-HOUR STORM WITHIN THE SYSTEM. THEREFORE, IT IS RECOMMENDED THAT THE DOWNSTREAM RECEIVING PIPES BE COMBINED SHIPS. THEREFORE, SITE DESIGN 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 INFILTRATION AREA, AND ORNSTE DETENTION WITHIN THE PERMEABLE PAVEMENT SECTION. THEREFORE, THE SITE MEETS FLOOD CONTROL REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE 10).

$Q_{\text{developed}} \leq 1.7 \cdot (Q_{\text{one-developed}} + R \cdot V_{\text{one-developed}}) / R \cdot V_{\text{developed}}$
 $Q_{\text{developed}} \leq 0.9 \cdot (0.925 \text{ CFS} + 2076 \text{ CFS}) / 1.974 \text{ CF} = 0.8755 \text{ CFS}$
 $Q \text{ POST DEVELOPMENT (10-YEAR) (AFTER DETENTION)} = 0.796 \text{ CF} \leq 0.8755 \text{ CFS ALLOWABLE (FLOOD CONTROL)}$
 $Q \text{ POST-DEVELOPMENT (10-YEAR) (AFTER DETENTION)} = 0.796 \text{ CF} \leq 0.8325 \text{ CFS ALLOWABLE (COMBINED SEWER } 0.925 \text{ CFS} \times 90\% = 0.8325 \text{ CFS)}$
 SEE P-THIS SHEET FOR POST-DEVELOPMENT FLOWS.

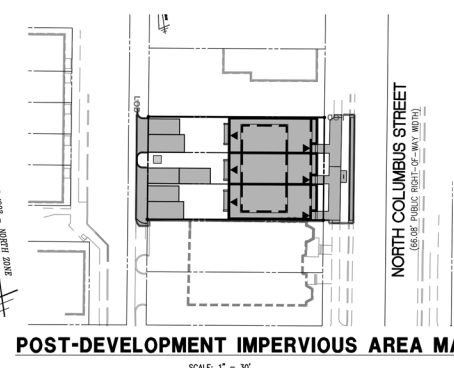
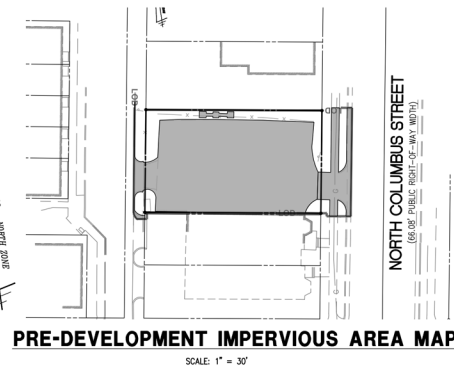
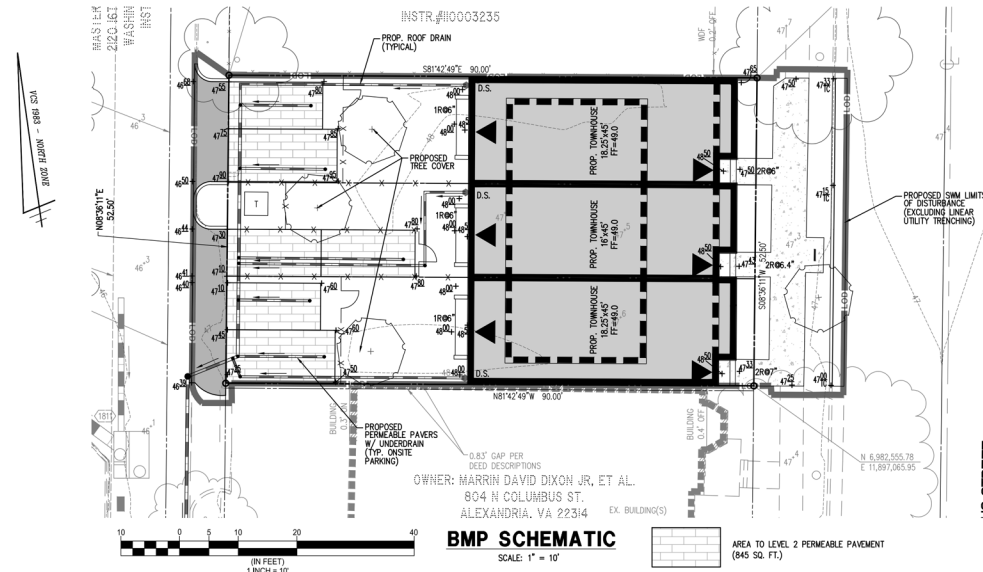
COMBINED SEWER:
SINCE THE SITE IS LOCATED WITHIN A COMBINED SEWER DISTRICT, POST-DEVELOPMENT FLOW WILL BE REDUCED TO 10% BELOW PRE-DEVELOPMENT CONDITIONS. A CONTROL STRUCTURE AND ADDITIONAL GRAVEL STORAGE WILL BE PROVIDED IN THE PERMEABLE PAVEMENT TO FURTHER REDUCE FLOW TO 10% BELOW PRE-DEVELOPMENT CONDITIONS.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

ADJACENT PROPERTIES:
UNCONTROLLED SHEET FLOW WILL BE DIRECTED TO THE NORTH COLUMBIUS 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.

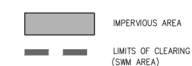
FLOODPLAIN BOUNDARY:
THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY PER FEMA MAPS.

PRE-DEV		
Hydrograph type	= SCS Runoff	Peak discharge = 0.445 cfs
Storm frequency	= 1 yrs	Time to peak = 11.93 hrs
Time interval	= 2 min	Hyd. volume = 1.172 cu ft
Drainage area	= 0.135 ac	Curve number = 94
Basin Slope	= 0.0 %	Hydraulic length = 0 ft
To method	= User	Time of conc. (Tc) = 6.00 min
Total precip.	= 2.70 in	Distribution = Type II
Storm duration	= 24 hrs	Shape factor = .484
PRE-DEV		
Hydrograph type	= SCS Runoff	Peak discharge = 0.542 cfs
Storm frequency	= 2 yrs	Time to peak = 11.93 hrs
Time interval	= 2 min	Hyd. volume = 1.172 cu ft
Drainage area	= 0.135 ac	Curve number = 94
Basin Slope	= 0.0 %	Hydraulic length = 0 ft
To method	= User	Time of conc. (Tc) = 6.00 min
Total precip.	= 3.20 in	Distribution = Type II
Storm duration	= 24 hrs	Shape factor = .484
PRE-DEV		
Hydrograph type	= SCS Runoff	Peak discharge = 0.925 cfs
Storm frequency	= 10 yrs	Time to peak = 11.93 hrs
Time interval	= 2 min	Hyd. volume = 2.076 cu ft
Drainage area	= 0.135 ac	Curve number = 94
Basin Slope	= 0.0 %	Hydraulic length = 0 ft
To method	= User	Time of conc. (Tc) = 6.00 min
Total precip.	= 5.50 in	Distribution = Type II
Storm duration	= 24 hrs	Shape factor = .484

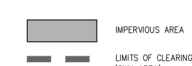
POST-DEV		
Hydrograph type	= SCS Runoff	Peak discharge = 0.415 cfs
Storm frequency	= 1 yrs	Time to peak = 11.93 hrs
Time interval	= 2 min	Hyd. volume = 1.083 cu ft
Drainage area	= 0.135 ac	Curve number = 92
Basin Slope	= 0.0 %	Hydraulic length = 0 ft
Tc method	= User	Time of conc. (Tc) = 6.00 min
Total precip.	= 2.70 in	Distribution = Type II
Storm duration	= 24 hrs	Shape factor = 484
POST-DEV		
Hydrograph type	= SCS Runoff	Peak discharge = 0.513 cfs
Storm frequency	= 2 yrs	Time to peak = 11.93 hrs
Time interval	= 2 min	Hyd. volume = 1.083 cu ft
Drainage area	= 0.135 ac	Curve number = 92
Basin Slope	= 0.0 %	Hydraulic length = 0 ft
Tc method	= User	Time of conc. (Tc) = 6.00 min
Total precip.	= 3.20 in	Distribution = Type II
Storm duration	= 24 hrs	Shape factor = 484
POST-DEV		
Hydrograph type	= SCS Runoff	Peak discharge = 0.800 cfs
Storm frequency	= 10 yrs	Time to peak = 11.93 hrs
Time interval	= 2 min	Hyd. volume = 1.974 cu ft
Drainage area	= 0.135 ac	Curve number = 92
Basin Slope	= 0.0 %	Hydraulic length = 0 ft
Tc method	= User	Time of conc. (Tc) = 6.00 min
Total precip.	= 5.20 in	Distribution = Type II
Storm duration	= 24 hrs	Shape factor = 484



LIMITS OF DISTURBANCE (SWIM AREA):	5,900 SQ. FT. OR 0.1354 ACRES
EXISTING PERVIOUS AREA:	1,340 SQ. FT. OR 0.0308 ACRES
EXISTING IMPERVIOUS AREA:	4,560 SQ. FT. OR 0.1047 ACRES
CURVE NUMBER:	$[(4,560 \times 98) + (1,340 \times 80)] / 5,900 = 94$



LIMITS OF DISTURBANCE (SWIM 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 WRM SPREADSHEET - P-0702)

[illegible]

Final Post-Development TN Load	1.54
--------------------------------	------

TP Load Reduction Required for New Impervious Area (lb/yr)	0
---	---

NOT TO SCALE



1. PROJECT SITE IS LOCATED WITHIN THE POTOMAC RIVER WATERSHED. ALL ONSITE INLETS AND PUBLIC INLETS WITHIN 50' OF SITE SHALL BE MARKED USING STANDARD CITY MARKERS.

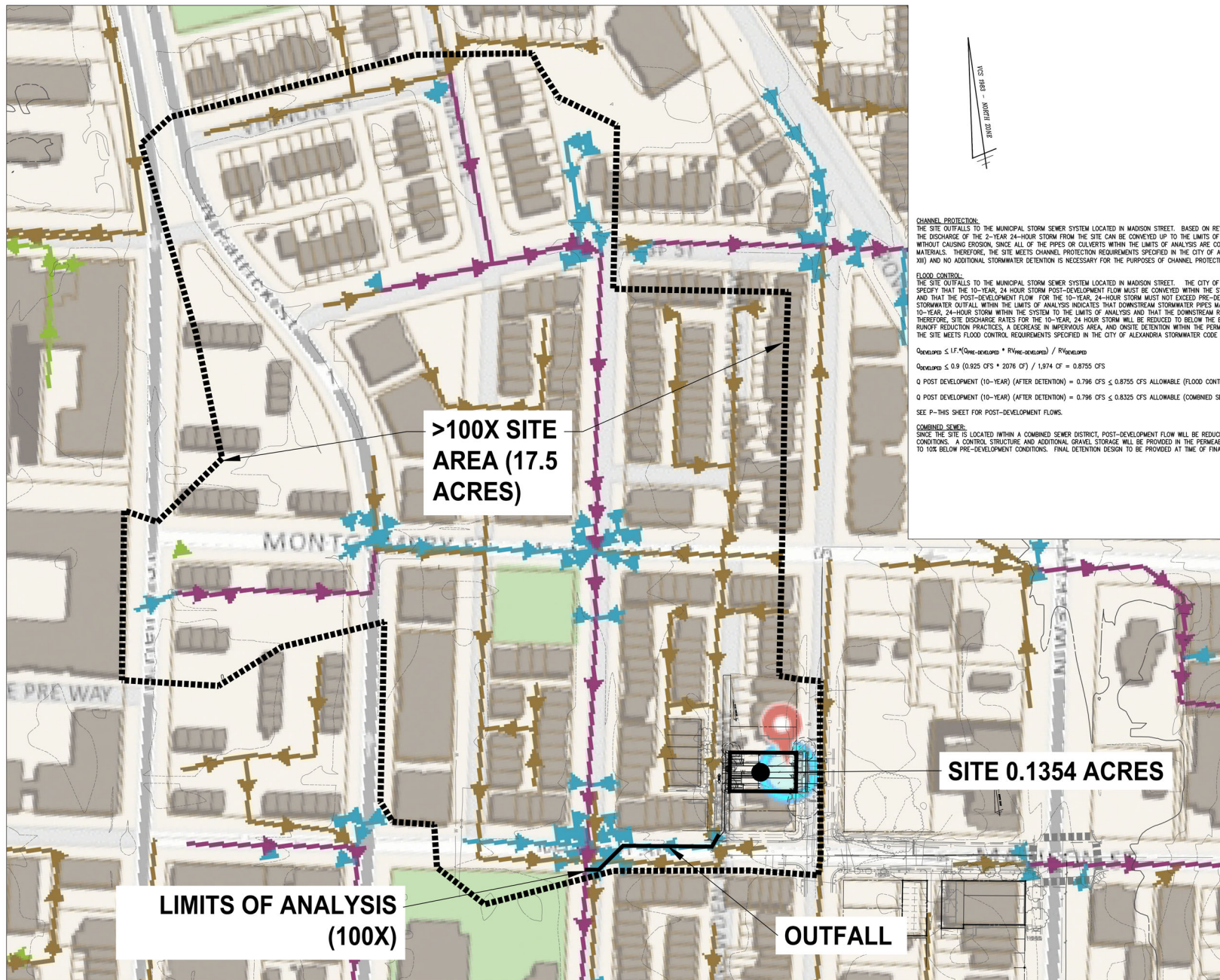
PROJECT IS WITHIN WHICH WATERSHED? PENIDLETON-CSO

PROJECT DISCHARGES TO WHICH BODY OF WATER? PENIDLETON-CSO TO POTOMAC RIVER

WQV TREATMENT REQUIRED = 1,816 CF/AC OF IMPERVIOUS AREA = 1,816 CF/AC X 0.0930 AC = 169 CF (0.003 AC-FT)

WQV PROVIDED = 1,816 CF/AC X 0.0194 AC = 35 CF (0.0008 AC-FT) (NO CREDIT TAKEN FOR PEROUS AREAS)

BMP TYPE	AREA TREATED BY BMP (AC)	IMPERVIOUS AREA TREATED BY BMP (AC)	BMP TREATED EFFICIENCY (%)
LEVEL PERMEABLE PAVEMENT	0.0194	0.0194	25%
TOTAL	0.0194	0.0194	



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.

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DATE: 07/26/2025
SCALE: 1" = 30'
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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	DATE

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. _____

Hydrograph Report

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

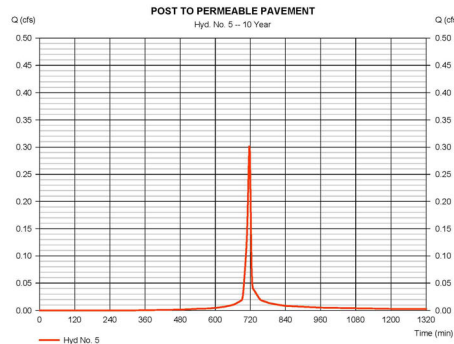
Friday, 10 / 31 / 2025

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

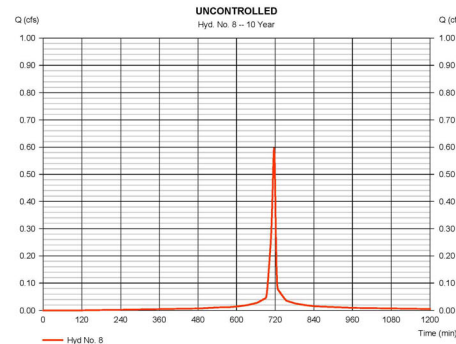
Friday, 10 / 31 / 2025

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

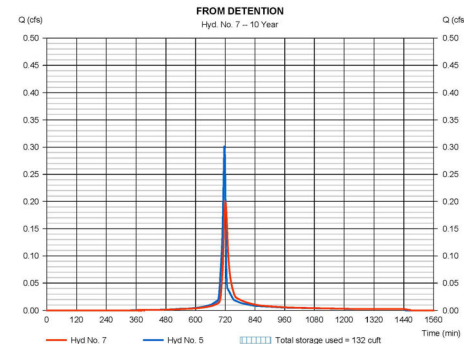
Friday, 10 / 31 / 2025

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	Max. Storage	= 45.39 ft
Reservoir name	= PERMEABLE PAVEMENT		

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

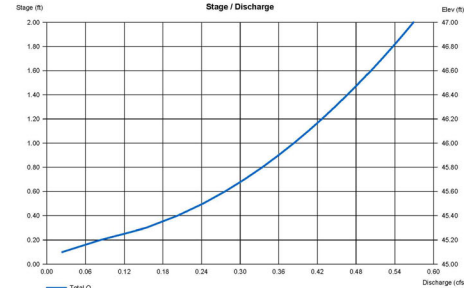
Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	45.00	845	0	0
1.00	46.00	845	338	338
2.00	47.00	845	676	676

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 4.00	0.00	0.00	0.00
Span (in)	= 4.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 45.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
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	0.90
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len. (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= --	--	--	--
Multi-Stage	= No	No	No	No
Exit Invert	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			



DETENTION SUMMARY (10-YEAR STORM):

ALLOWABLE FLOOD CONTROL:

$$Q_{\text{developed}} \leq I.F. \cdot (Q_{\text{one-developed}} \cdot R_{\text{one-developed}}) / R_{\text{flooded}}$$

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

ALLOWABLE FLOW COMBINED SEWER:

$$Q_{\text{developed}} \leq 90\% \cdot Q_{\text{one-developed}}$$

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

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

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

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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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

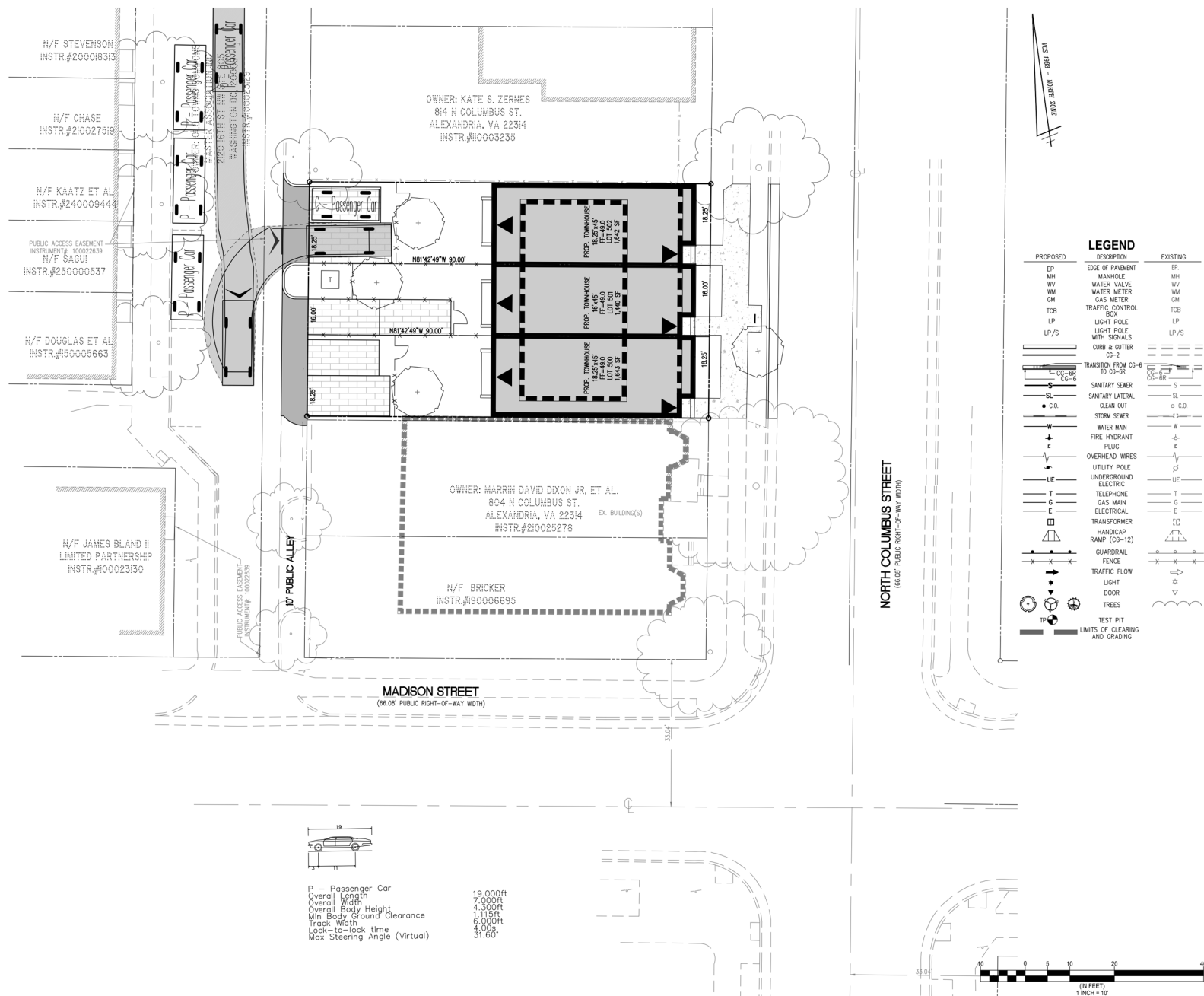
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE

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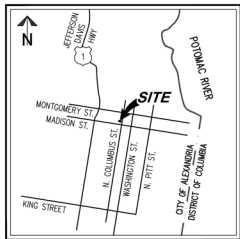


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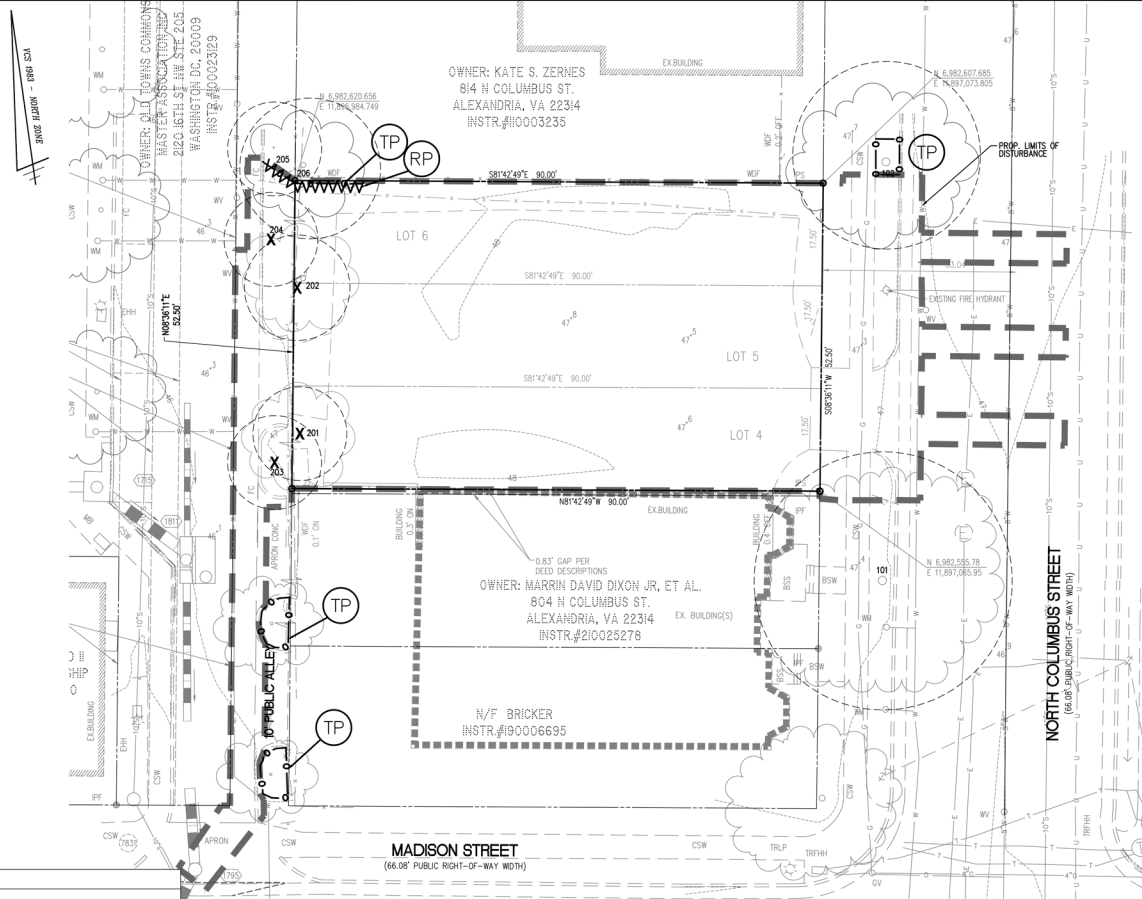
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**AMERICAN STATISTICAL
ASSOCIATION ON
COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA**

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
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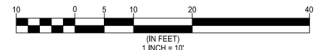


VICINITY MAP SCALE: 1"=2000'



TREE PRESERVATION LEGEND

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



Alexandria		Tree Inventory												
										Activities				
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	Root Paving	Mulch Over CRZ	Hand Removal/ Selective Removal	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
SCALE: 1" = 10'

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DIP PRELIMINARY SITE PLAN - 11/03/2025
DIP 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
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

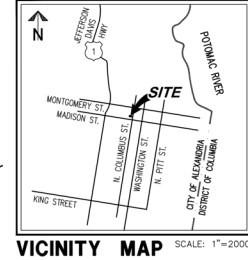
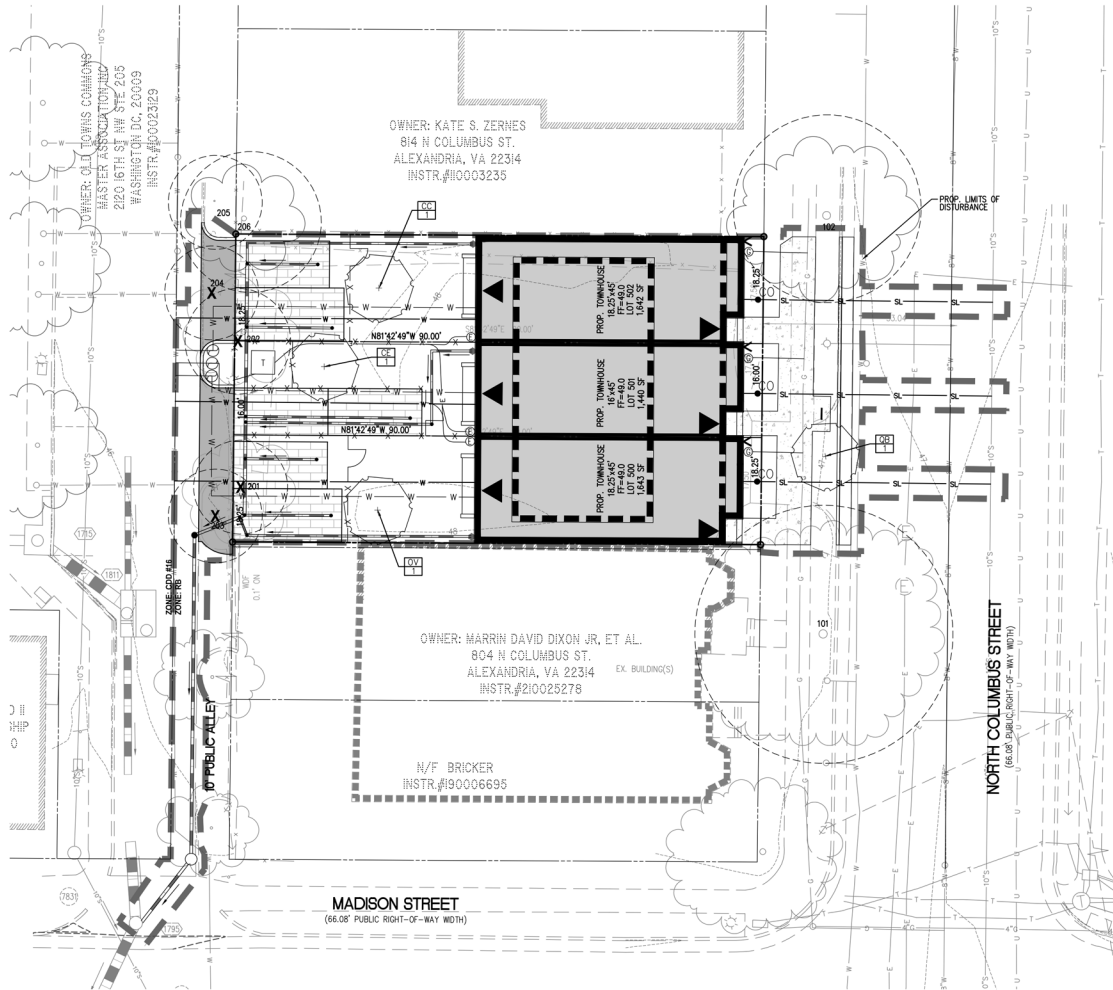
1. THERE IS NO RPA, INTERMITTENT STREAM, WETLANDS, ASSOCIATED BUFFER, OR EXISTING STORMWATER FACILITIES LOCATED ONSITE. THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN.
2. NO KNOWN MARINE CLAY ONSITE. SEE SHEET P-0201. NO KNOWN CONTAMINATION KNOWN ONSITE. NO PLANTINGS PROPOSED AT THIS TIME.
3. THERE ARE 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											
PLANT TYPE	PLAN INFORMATION	BOTANIC/Common NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED	
	PLAN KEY	QUANTITY	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.	500	500	1	1
	CE	1	Cercis	canadensis		Eastern redbud	2" cal.	500	500	1	1
	OV	1	Ostrya	virginiana		hophornbeam	2" cal.	500	500	1	1
	OB	1	Quercus	bicolor		swamp white oak	2" cal.	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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SCALE: 1" = 2000'

DATE: 07/26/2025

SCALE: 1" = 1000'

DATE: 07/26/2025

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AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS

806 NORTH COLUMBUS STREET

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LANDSCAPE 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

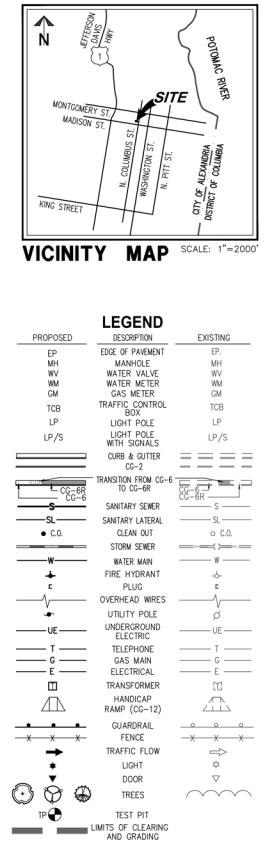
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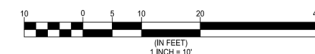
Figure 2

TREE PRESERVATION SIGN DETAIL

SHEET: P-1203



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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DIRECTOR		DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO.		
DIRECTOR		DATE
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED		DATE
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		PAGE NO.

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PRELIMINARY FIRE SERVICE PLAN

DSP

806 N Columbus St
Alexandria, VA



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DSP
806 N Columbus St
Alexandria, VA
11/03/2025

JK_A

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Alexandria, VA

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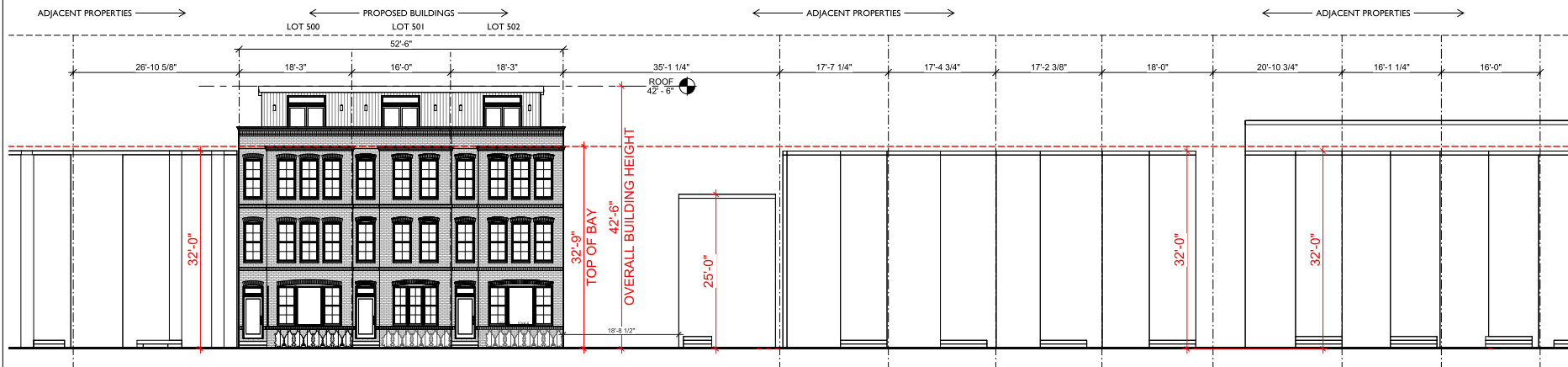
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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
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DIRECTOR _____	DATE _____
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INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

SHEET NAME
MASSING STUDY

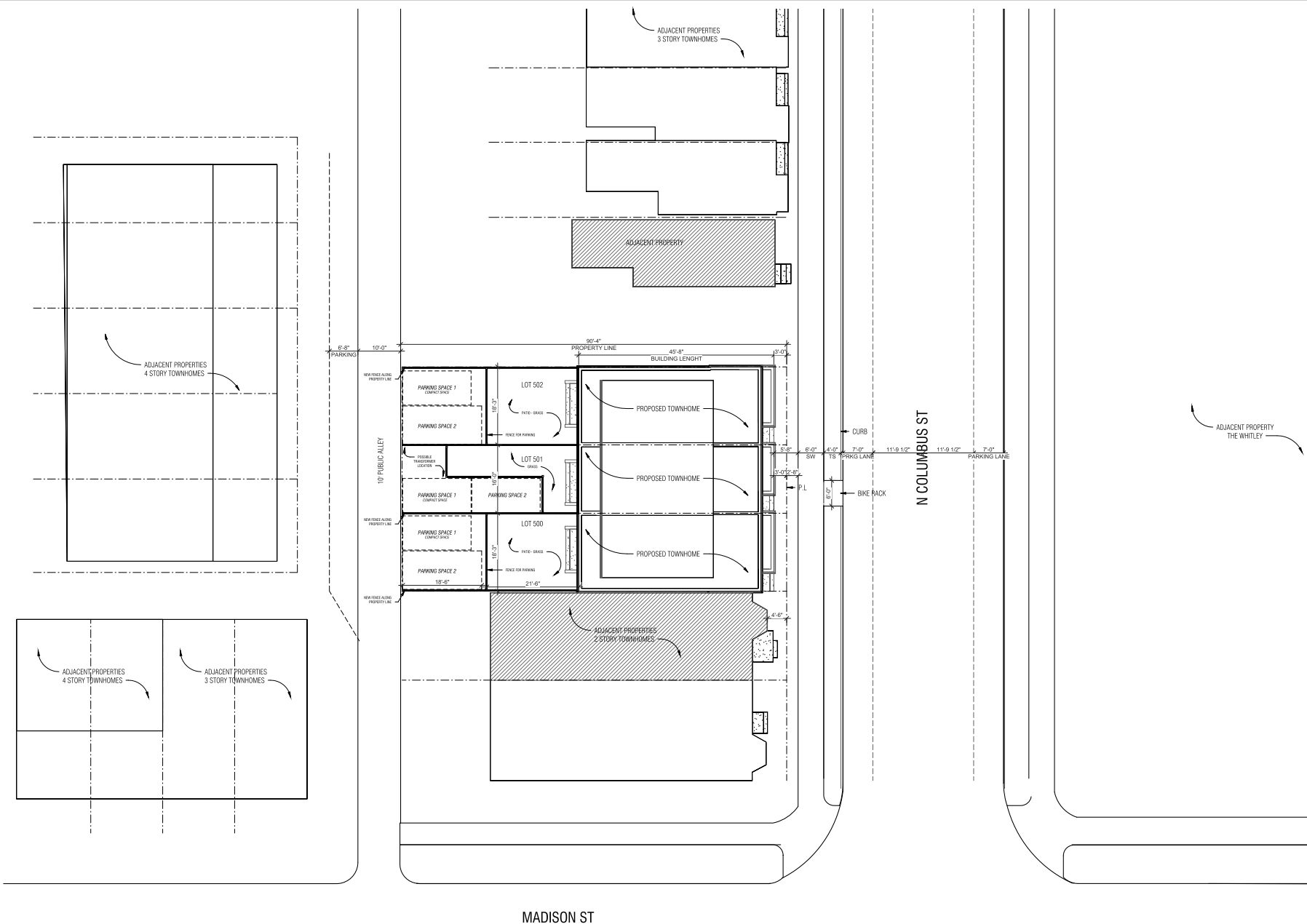
SCALE
1/8" = 1'-0"

SHEET NO.

DSP 2



1 N COLUMBUS ST ELEVATION



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

OFFICIAL STAMPS



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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	DATE _____
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	SHEET BOOK NO. _____ PAGE NO. _____



SHEET NAME
ARCH SITE PLAN

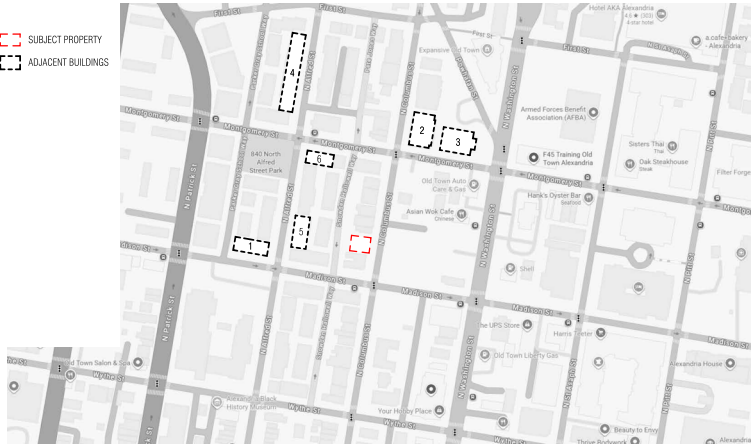
SCALE
1" = 10'-0"

SHEET NO.

DSP 3

PRECEDENT PHOTOS:

 SUBJECT PROPERTY
 ADJACENT BUILDINGS



OFFICIAL STAMPS

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DIRECTOR	DATE
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SITE PLAN NO. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION DATE	
DATE RECORDED	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

SHEET NAME
PRECEDENT PHOTOS

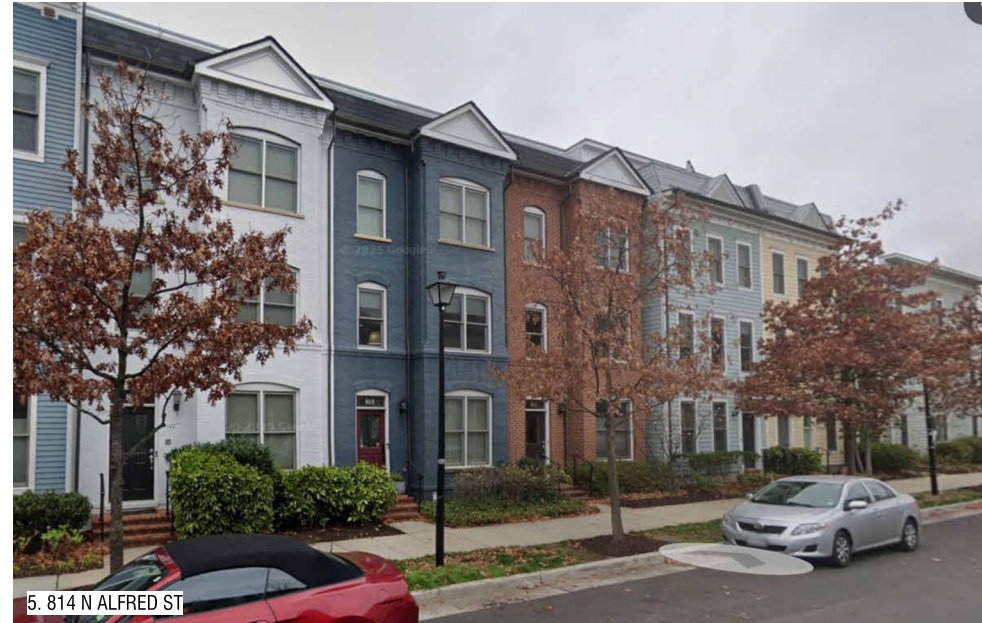
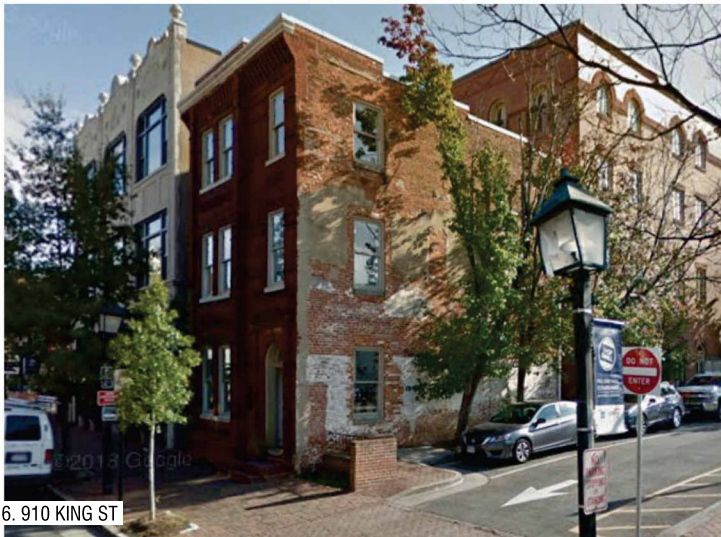
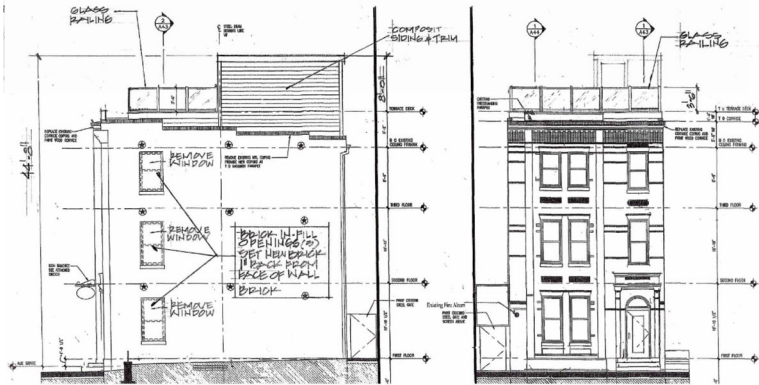
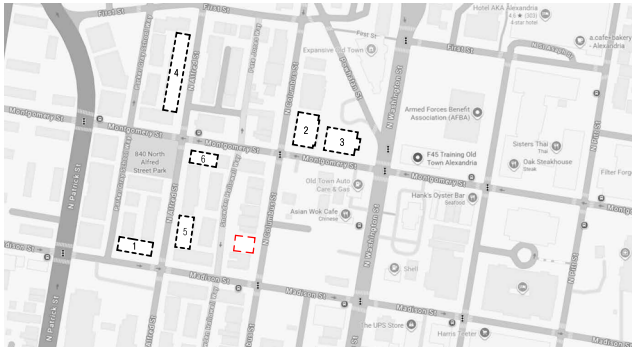
SCALE
 1/4" = 1'-0"

SHEET NO.

DSP 4

PRECEDENT PHOTOS:

- SUBJECT PROPERTY
- ADJACENT BUILDINGS



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

SHEET NAME
PRECEDENT PHOTOS

SCALE
1/4" = 1'-0"

SHEET NO.
DSP 5

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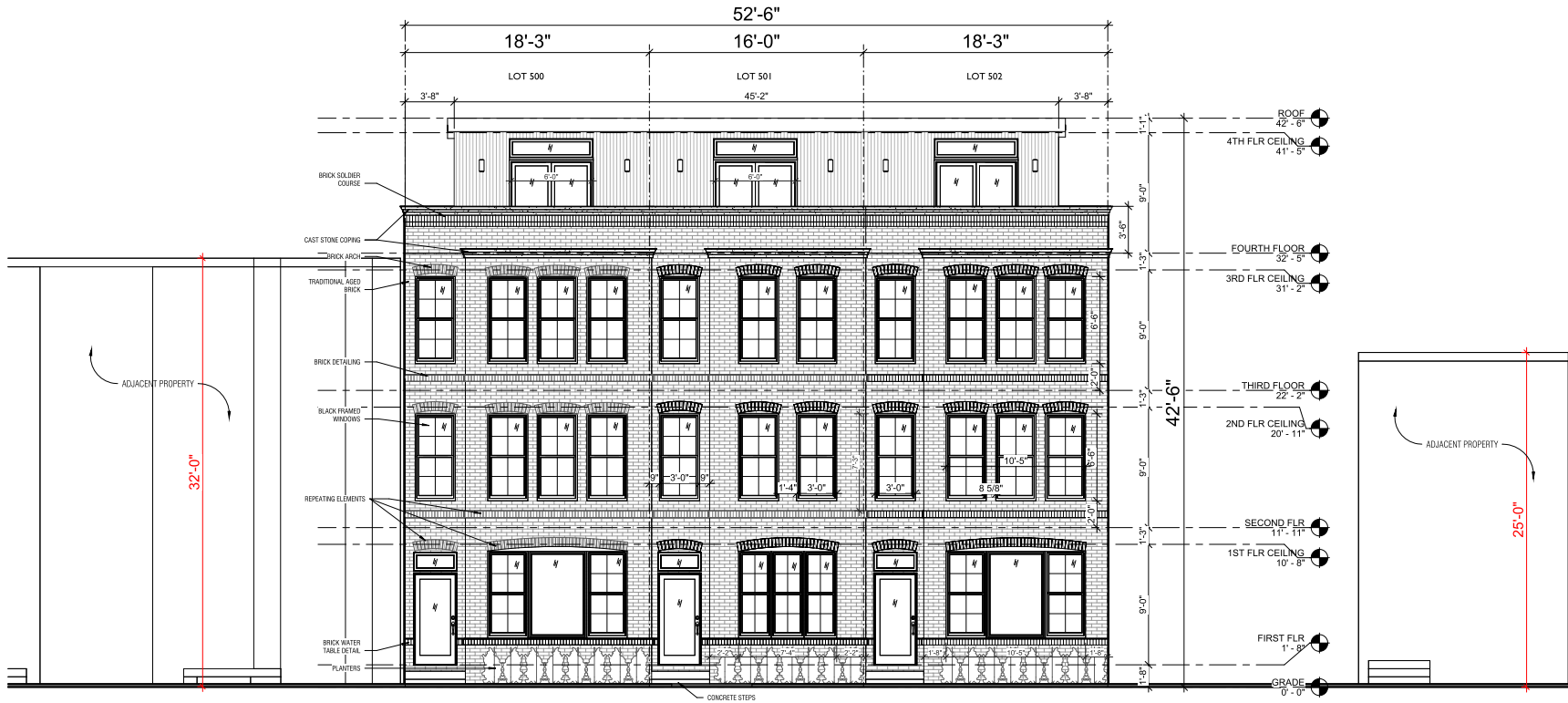
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DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

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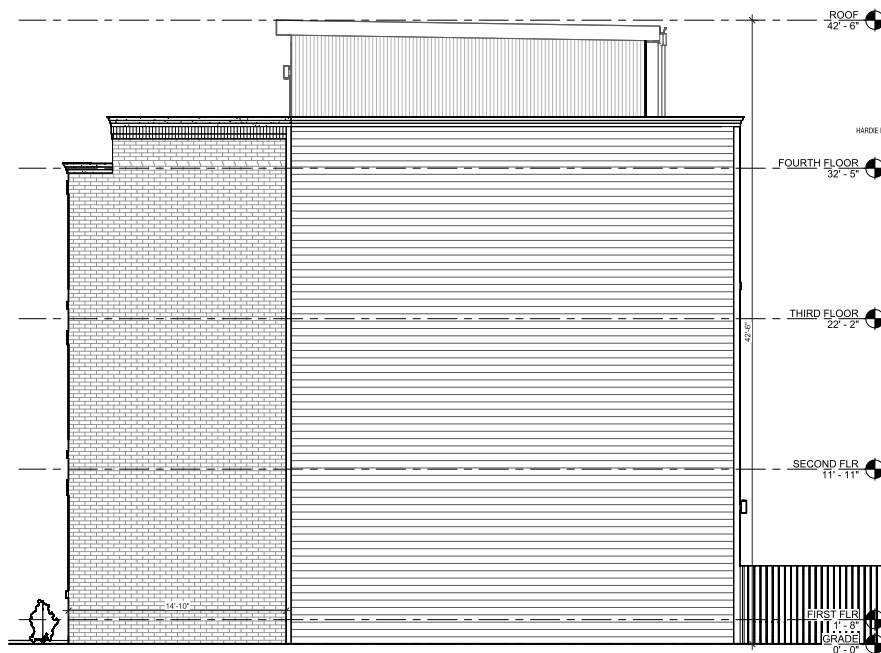
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INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

SHEET NAME
**PROPOSED REAR
ELEVATION**
SCALE
1/4" = 1'-0"
SHEET NO.

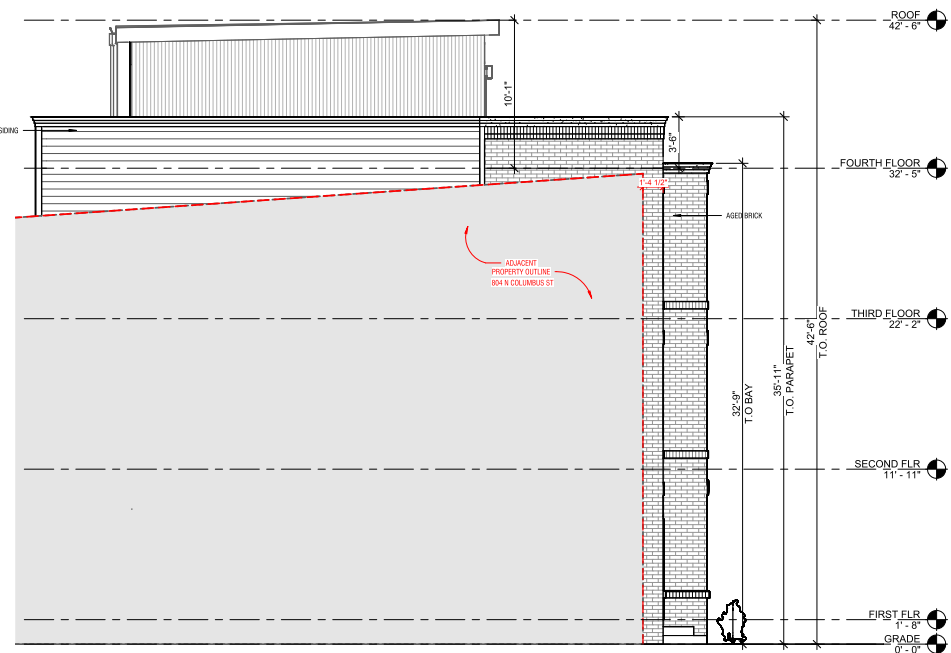
DSP 7



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

SHEET NAME
SIDE ELEVATIONS

SCALE
1/4" = 1'-0"

SHEET NO.

DSP 8

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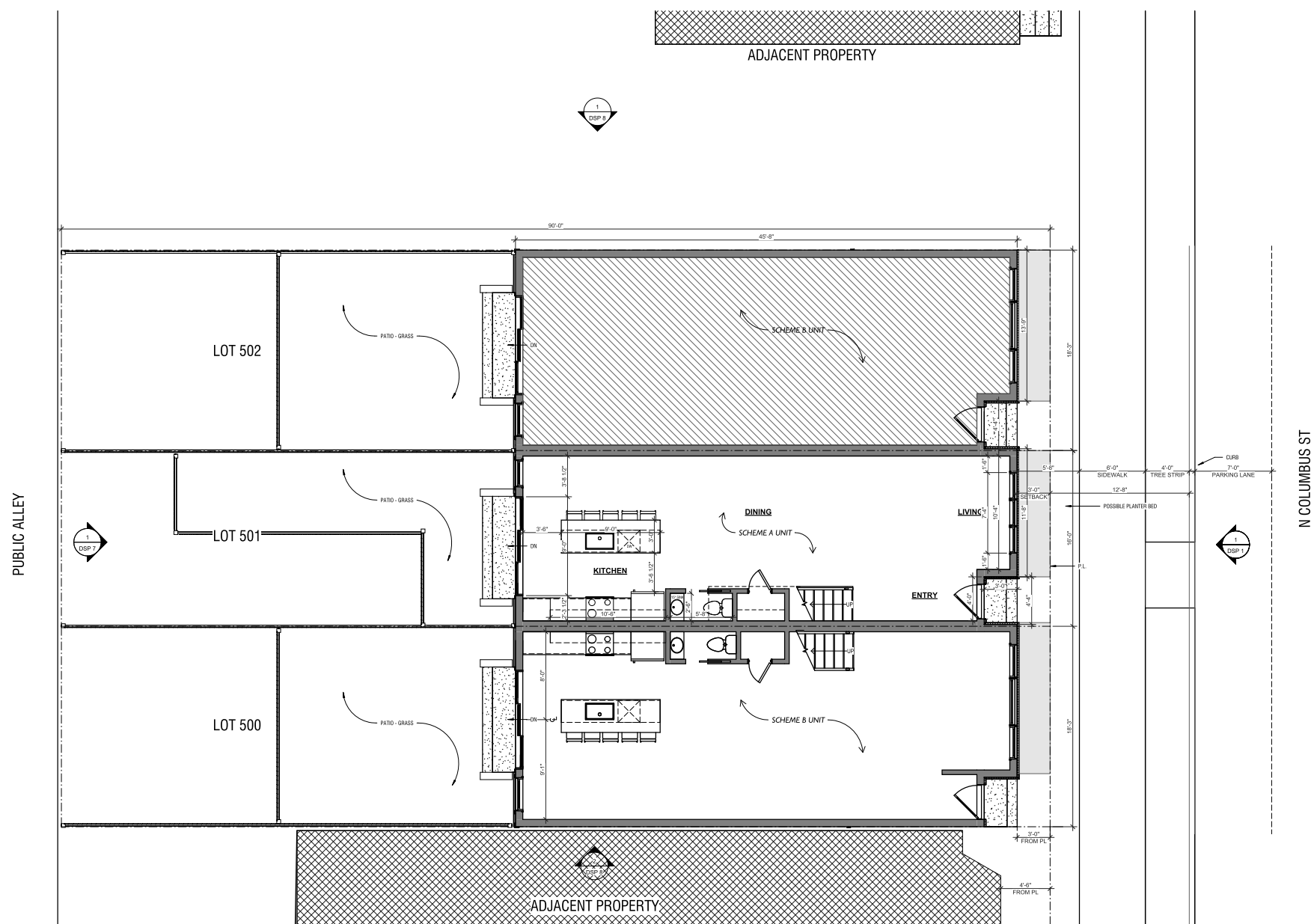
APPROVED		
SPECIAL USE PERMIT NO. _____		
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DIRECTOR _____		DATE _____
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DIRECTOR _____		DATE _____
CHAIRMAN, PLANNING COMMISSION DA _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

SHEET NAME

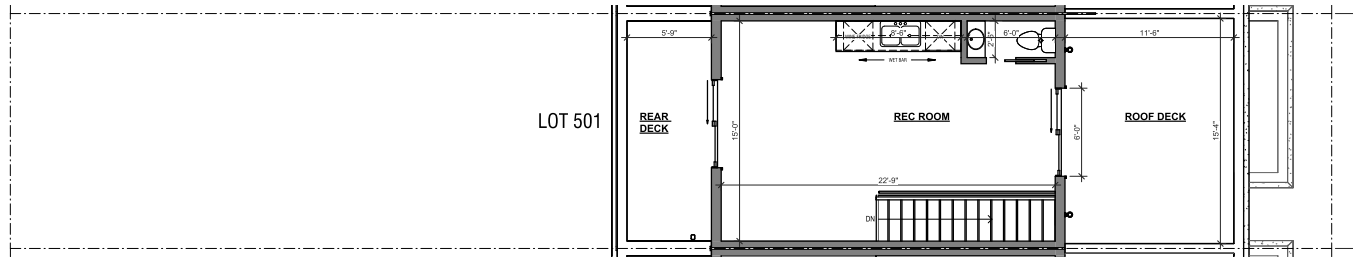
LOT FLOOR PLANS

SCALE
1/4" = 1'-0"

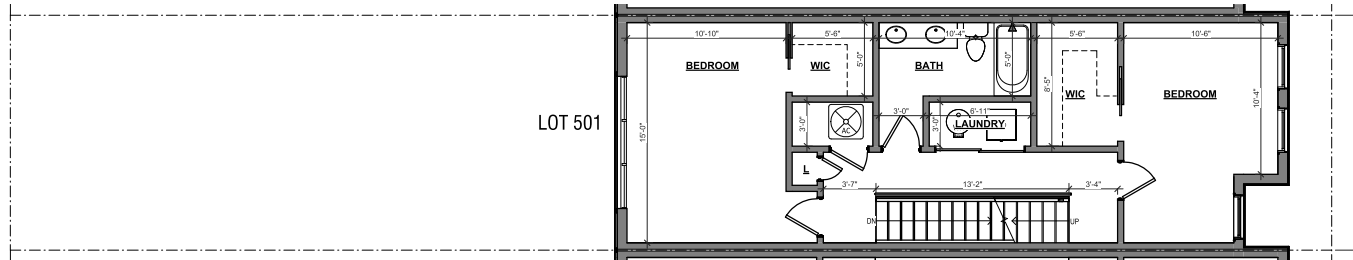
DSP 9



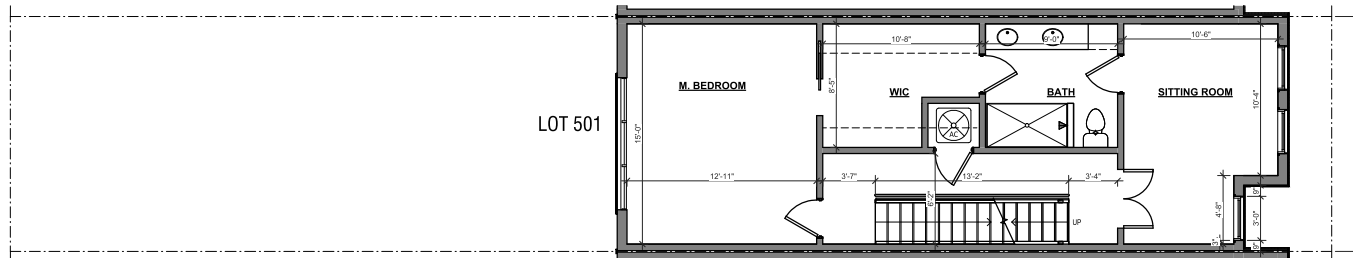
1 PROPOSED FLOOR PLANS
1/4" = 1'-0"



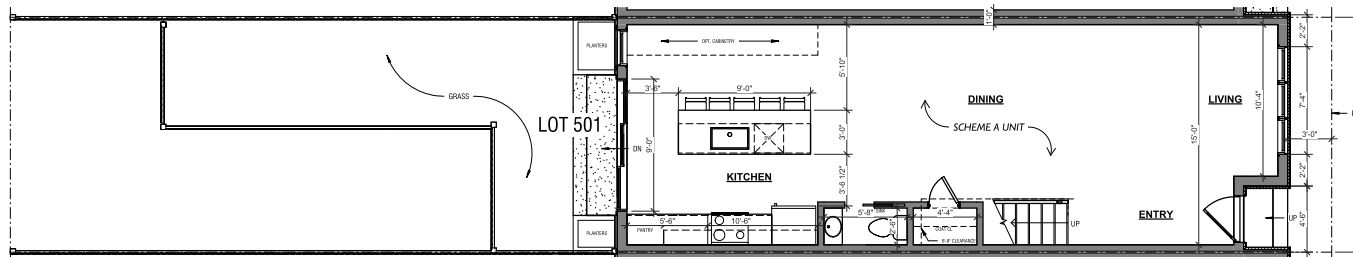
4 PROPOSED FOURTH FLOOR
1/4" = 1'-0"



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

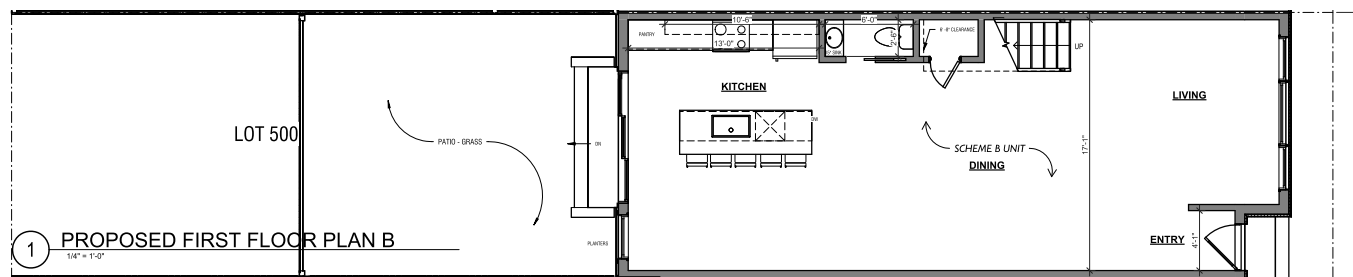
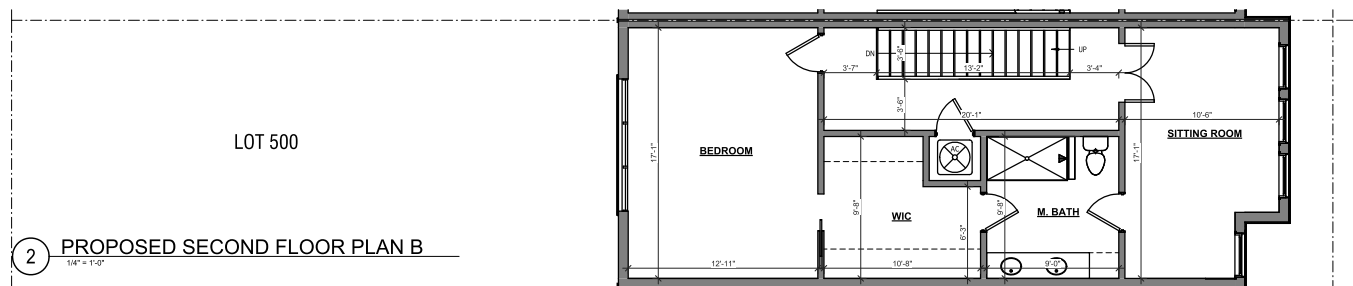
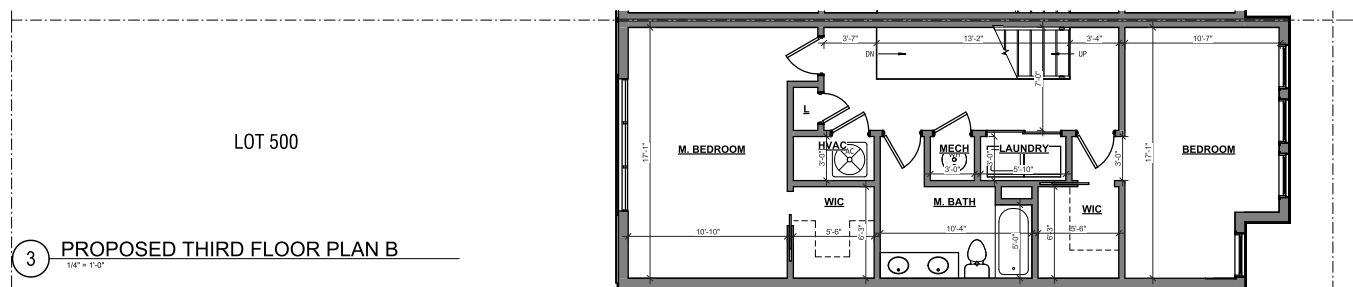
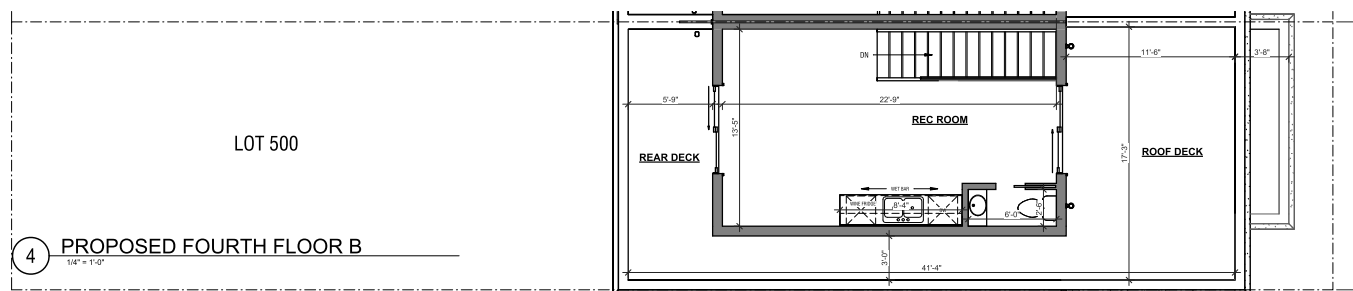
SHEET NAME

PROPOSED FLOOR
PLANS - SCHEME B

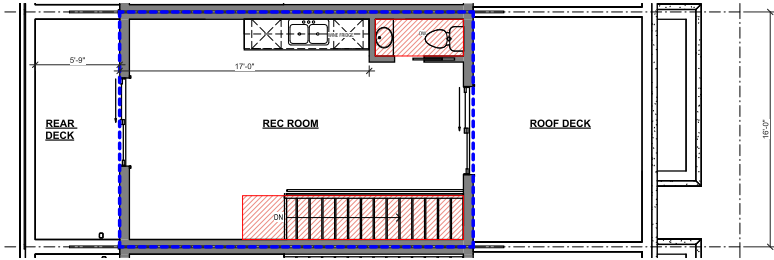
SCALE
1/4" = 1'-0"

SHEET NO.

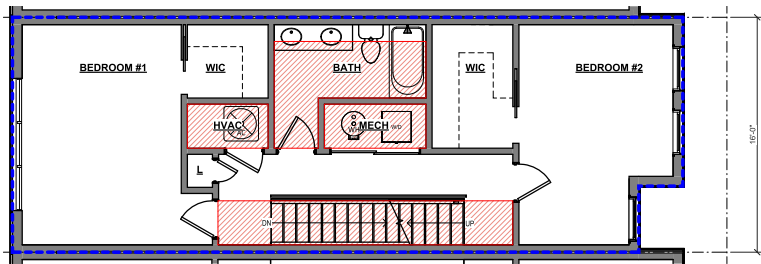
DSP II



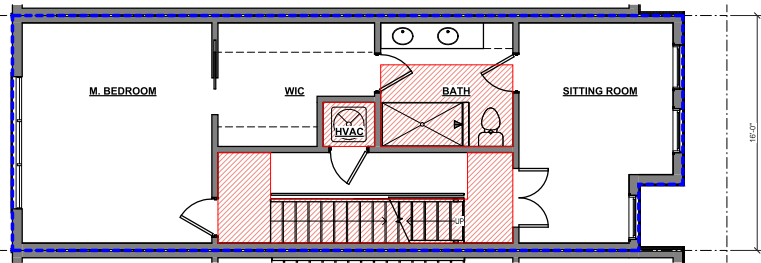
LOT 501 - 16 FT WIDE UNIT - SCHEME A



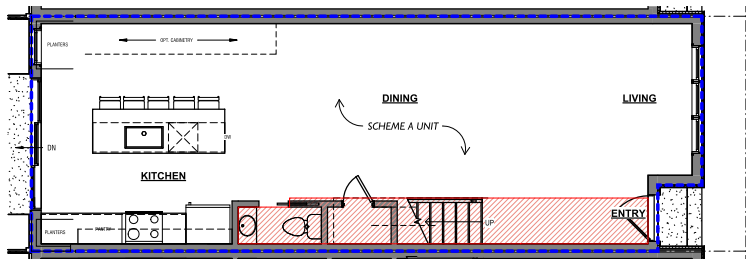
FOURTH FLOOR FAR DIAGRAM



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

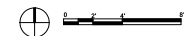
FIRST FLOOR:
GROSS FLOOR AREA: 717.17 SF
EXCLUDED FAR: 84.88 SF
TOTAL SQFT: 632.29 SF

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: 59.88 SF
TOTAL SQFT: 325.65 SF

SITE AREA: 1.48 AC
TOTAL GROSS FLOOR AREA: 2,805.84 SF
TOTAL EXCLUSIONS: 443.13 SF
TOTAL FLOOR AREA: 2,362.71 SF
TOTAL FAR: 1.48



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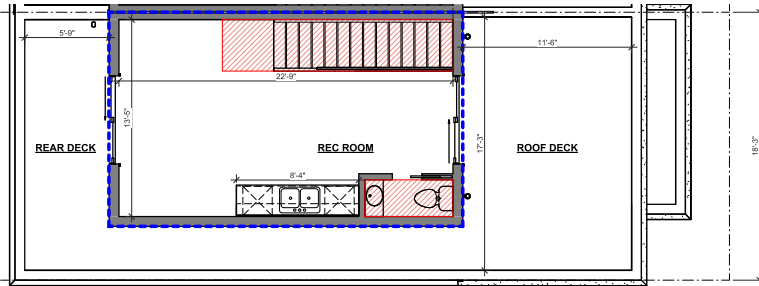
SHEET NAME
FAR DIAGRAMS -
SCHEME A

SCALE
1/4" = 1'-0"

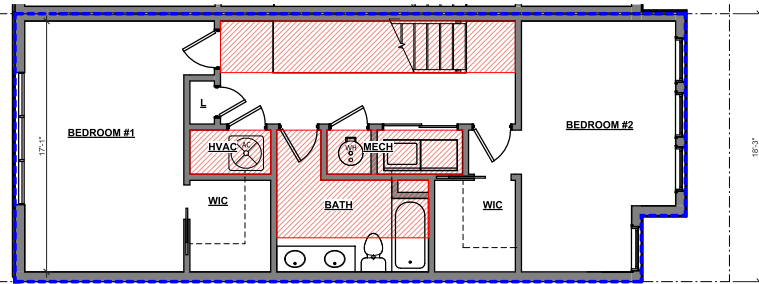
SHEET NO.

DSP 12

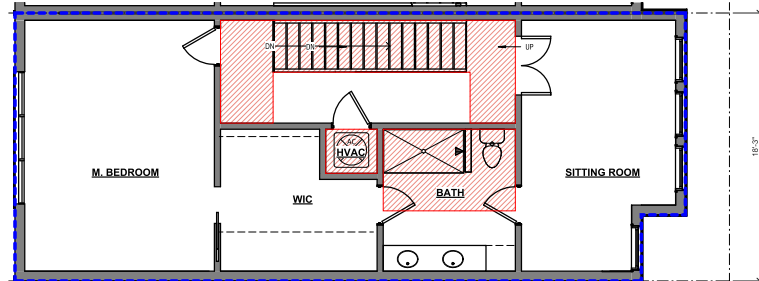
LOT 501 - 16 FT WIDE UNIT - SCHEME A



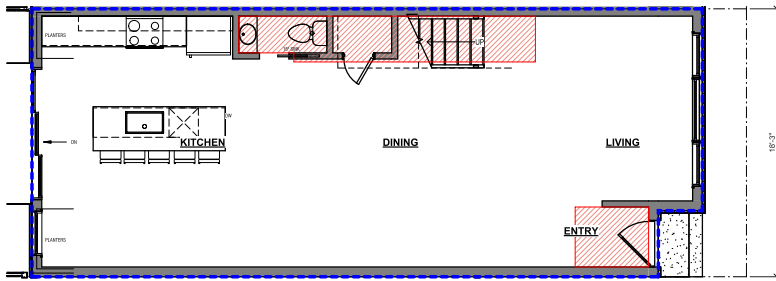
FOURTH FLOOR FAR DIAGRAM



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

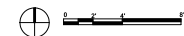
FIRST FLOOR:
GROSS FLOOR AREA: 819.92 SF
EXCLUDED FAR: 91.11 SF
TOTAL SQFT: 728.81 SF

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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INSTRUMENT NO.	PAGE NO.

SHEET NAME
**FAR DIAGRAMS-
SCHEME B**

SCALE
1/4" = 1'-0"

SHEET NO.

DSP 13