

PRELIMINARY DEVELOPMENT SITE PLAN

AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS

806 NORTH COLUMBUS STREET

AREA TABULATIONS

TOTAL SITE AREA =	0.1085 AC. OR 4,725 SF
TOTAL EXISTING IMPERVIOUS AREA =	0.1047 AC. OR 4,560 SF
TOTAL PROPOSED IMPERVIOUS AREA =	0.0945 AC. OR 4,118 SF
TOTAL DISTURBED AREA =	0.1436 AC. OR 6,235 SF
TAX PARCEL IDENTIFICATION =	054-04-01-08
ADDRESS =	806 N COLUMBUS STREET, ALEXANDRIA, VA 22314
EXISTING/PROPOSED ZONE =	RB TOWNHOUSE ZONE

ARCHAEOLOGY NOTES

- ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, TILING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN 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 703-438-4380.
- THE APPLICANT SHALL CONTRACT WITH AN ARCHAEOLOGIST IMMEDIATELY (703-438-4380) IF ANY BURIED STRUCTURES, REMAINING 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.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

ENVIRONMENTAL SITE ASSESSMENT

- THEY ARE NO TIDAL WETLANDS, TIDAL SHORES, TIDAL 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.
- THERE ARE NO AREAS OF MARINE CLAY DEPOSITS ON SITE ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY AREA MAP.
- THERE ARE NO KNOWN RPA'S ON THIS SITE ACCORDING TO THE CITY OF ALEXANDRIA RPA MAPS.
- THERE IS NO KNOWN SOIL CONTAMINATION ON THIS PROPERTY, TO THE BEST OF OUR KNOWLEDGE & BELIEF.
- THIS SITE IS WITHIN A COMBINED SEWER AREA.

GREEN BUILDING NOTE

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

BUILDING CODE ANALYSIS

(PRELIMINARY AND SUBJECT TO ADJUSTMENT)

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

FIRE FLOW TEST

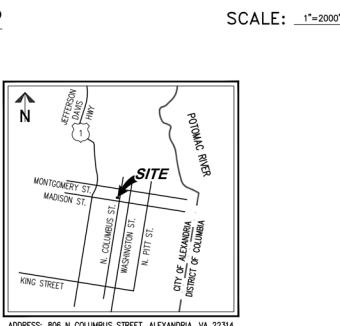
DATE: 01/03/2023

RESIDUAL HYDRANT #1156	
STATIC PRESSURE =	40 PSI
RESIDUAL PRESSURE =	36 PSI
FLOW HYDRANT #1153	
OBSERVED FLOW =	1718 GPM
MAXIMUM FLOW =	4,000 GPM @ 20 PSI
MAXIMUM CAP FLOW =	3,500 GPM @ 20 PSI
FIRE FLOW NEEDED =	1,500 GPM @ 20 PSI

DEVELOPMENT TEAM INFORMATION

1. OWNER	3. CIVIL ENGINEER:	5. LAND USE ATTORNEY:
AMERICAN STATISTICAL ASSOCIATION	WALTER L. PHILLIPS, INC.	WIRE GILL, LLP
732 N WASHINGTON ST	20 PARK AVENUE	1750 TYSONS BLVD. SUITE 1500
ALEXANDRIA, VA 22314	FAIRFAX, VA 22046	TYSONS, VA 22101
	ATTN: CRAIG P. BROWN, P.E.	ATTN: KEN WIRE
2. APPLICANT:	4. ARCHITECT:	
PP BLOOMS DEVELOPMENT	JONATHAN KUHN ARCHITECT	
500 WYTHE STREET	508 KENNEDY STREET NW, SUITE 313	
ALEXANDRIA, VA 22314	WASHINGTON, DC 20001	
ATTN: PATRICK BLOOMFIELD	ATTN: JONATHAN KUHN	

VICINITY MAP



SCALE: 1"=200'

ZONING TABULATIONS

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):		30,000 SQ. FT (0.072 ACRES)		
USE:		EXISTING: VACANT/PARKING PROPOSED: TOWNHOUSE/RESIDENTIAL		
REQUIREMENT		REQUIRED	LOT 500	LOT 501
ZONE	RB		LOT 502	TOTAL
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
GROSS FLOOR AREA (SF)	N/A		2811	2573
FLOOR AREA (SF)	7087.5		2340	2138
LOT AREA (SF)	1,980 SF, 1,600 SF W/ SUP		1643	1440
SETBACKS (FT)			1642	4725
FRONT - N. COLUMBUS	FRONT LINE/BAR APP.	3.0'	3.1'	3.2'
SIDE	N/A (Historic District)	0.0'	N/A	0.0'
REAR	1.1 (8 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)	37.4% (615 SF)	35.5% (512 SF)	37.4% (615 SF)
GROUND LEVEL			390	1095
ROOF TOP			315	225
AVERAGE FINISHED GRADE			47.5	47.5
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
TRIP CANOPY COVERAGE		25%	500 SF (30%)	500 SF (34%)
			500 SF (30%)	1500 SF

WALTER L. PHILLIPS
INCORPORATED 1945
Engineers • Surveyors • Planners • Landscape Architects
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-4663 Fax: (703) 532-1501 www.wlpinc.com

DATE: 07/02/2023
SCALE AS SHOWN
DRAWN BY: JASON W. NISSEN
LE. #119125
REVIEWED BY: JASON W. NISSEN
DATE: 07/02/2023
APPROVED BY: JASON W. NISSEN
DATE: 07/02/2023
DRAFTED BY: JASON W. NISSEN
DATE: 07/02/2023
DISP CONCEPTUAL SITE PLAN - 07/25/2023
DISP PRELIMINARY SITE PLAN - 11/02/2023
DISP PRELIMINARY SITE PLAN - 11/02/2023

PROJECT DESCRIPTION NARRATIVE

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 FRONTOFRONTAGE 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.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

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

COMPLETE STREETS POLICY TABLE		NEW	UPGRADED
CROSSWALKS (NUMBER)	—	—	—
STREETS	—	—	—
HIGH VISIBILITY	—	—	—
CURB RAMPS	—	—	—
SIDEWALKS (FT)	—	52	—
BICYCLE PARKING (NUMBER OF SPACES)	2	—	—
PUBLIC/AVAILABILITY	2	—	—
PARKING GARAGE	—	—	—
BICYCLE PATHS (FT)	—	—	—
PEDESTRIAN SIGNALS	—	—	—

TRIP GENERATION ANALYSIS

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

PARKING TABULATION

PARKING REQUIRED
TOWNHOMES = NO MINIMUM REQUIREMENT WITHIN ENHANCED TRANSIT AREA PER Z.O. 8-200(A)(1)(A)

PARKING PROVIDED

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

STANDARD SPACES = 1 SPACES
COMPACT SPACES = 1 SPACES

TOTAL SPACES PROVIDED = 2 SPACES

LOADING

LOADING REQUIRED: N/A

LOADING PROVIDED: 0 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)

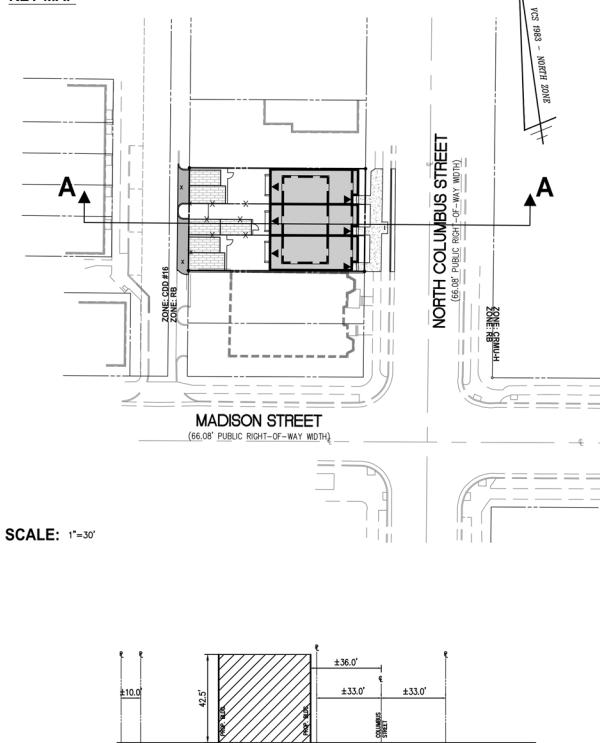
INDIVIDUAL HOMEOWNERS WILL STORE BIKES IN REAR YARD OR WITHIN BUILDING.

SHEET INDEX

P-0101	COVER SHEET	DSP 1	ARCHITECTURE COVER SHEET
P-0201	GENERAL NOTES	DSP 2	ARCHITECTURE
P-0301	EXISTING CONDITIONS	DSP 3	ARCHITECTURE
P-0402	PRELIMINARY SITE PLAN	DSP 4	PRECEDENT PHOTOS
P-0402	PROPOSED SITE PLAN	DSP 5	PRECEDENT PHOTOS
P-0403	PROPOSED FRONT ELEVATIONS	DSP 6	PROPOSED FRONT ELEVATIONS
P-0403	PROPOSED REAR ELEVATION	DSP 7	PROPOSED REAR ELEVATION
P-0403	PROPOSED SIDE ELEVATION	DSP 8	PROPOSED SIDE ELEVATION
P-0403	PROPOSED GRADE PLAN	DSP 9	LOT FLOOR PLANS
P-0403	PROPOSED SWM PLAN AND NARRATIVE	DSP 10	PROPOSED FLOOR PLANS - SCHEME A
P-0403	PROPOSED SWM PLAN AND NARRATIVE	DSP 11	PROPOSED FLOOR PLANS - SCHEME B
P-0403	PROPOSED ADEQUATE OUTFALL ANALYSIS	DSP 12	Far Diagrams - Scheme A
P-0403	PROPOSED DRAINAGE DIVIDES	DSP 13	Far Diagrams - Scheme B
P-0403	PROPOSED SWM PLAN AND NARRATIVE		
P-1001	PROPOSED VEHICULAR PARKING		
P-1201	TRIP INVENTORY & TRIP RATE PRESERVATION PLAN		
P-1201	TRIP INVENTORY & TRIP RATE PRESERVATION PLAN		
P-1203	PRELIMINARY LANDSCAPE NOTES AND DETAILS		
P-1301	PRELIMINARY FIRE SERVICE 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.
P-0101	PAGE NO.

KEY MAP



SECTION A-A

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.

GREEN BUILDING NARRATIVE

AIRCRAFT HOUSE

Green Building Narrative: The building will comply with The City of Alexandria's 2010 Green Building Policy and will incorporate sustainable best practices. While the sustainability measures will be refined during the final building design, the project currently complies with the inclusion of the following sustainable strategies:

• General lighting: access to quality views, engage color and air performance testing, green display products, integrated pest management, tree storage and plant, EV car charging stations, and access to public transportation.

ENERGY

1. Load reduction strategies
 - a. Mass and Orientation - this is an urban infill site incorporating condensed parking strategies with below grade parking and above grade parking.
 - b. Enclosed Attributes - utilize high efficiency glazing and increased insulation values in both wall and roof systems.
 - c. Lighting - incorporate occupancy sensors, daylighting controls, reduced lighting strategies, and high interior surface reflectance values.
 - d. Plus and Process Loads - incorporate standard equipment and purchasing policies including EnergyStar certified equipment.
2. Preliminary energy saving estimate: 5% reduction
3. Renewable energy with output estimates: Off site credit purchase
4. LEED Certification
5. Commissioning: a commissioning agent will be contracted for this project
6. Metering Strategy: retail advanced energy metering for all whole-building energy resources and any individual energy uses that represent 10% or more of the total annual consumption of the building.

WATER

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. Rainwater Harvesting: tanks and list of proposed strategies: reduce water consumption by a minimum of 20% by incorporating water harvesting.

INDOOR ENVIRONMENTAL QUALITY

1. Daylighting plan and overall percentage of daylight spaces: N/A
2. 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 flush.
3. Construction IAQ: develop IAQ management plan incorporating all applicable SMANCA IAQ Guidelines, protect all asbestos 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.

STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

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 OR HIS DESIGNATED REPRESENTATIVE SHALL PROVIDE THE CITY WITH A WRITTEN CERTIFICATION TO THE CITY THAT THE BMP'S ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN. ADDITIONAL INFORMATION, LAYERS, AND CONDUCTOR 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 BMP'S ON THE PROJECT. THE MANUAL SHALL DESCRIBE THE FUNCTION, OPERATION, AND MAINTENANCE OF EACH BMP, AND ANY SUPPORTING CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMP'S AND SUPPORTING EQUIPMENT.

ARCHAEOLOGY NOTES

1. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL, STONE (WALL, FOUNDATION, OR OTHER), OR ARCHAEOLOGICAL ARTIFACTS OR 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.

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TOLL WETLANDS, SWAMP, CREEK, SHORES, RIVER/STREAMS, DRAINAGE, OR CONNECTING TERRAINS. THERE ARE NO ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS 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 IF UNUSUAL OR SUSPECTED CONTAMINATION OR UNDEVELOPED STORMWATER DRAINS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE ENVIRONMENTAL SERVICES DEPARTMENT FOR ANY CONTAMINATION, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE DEMOLISHED IN ACCORDANCE WITH VIRGINIA STATE WATER CONSERVATION BOARD'S REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4400 EXT. 267/255.
4. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 7AM TO 6PM
 - SATURDAYS FROM 8AM TO 6PM
 - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
- PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 9AM TO 6PM AND
 - SATURDAYS FROM 10AM TO 4PM

CONTAMINATION NOTE

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

ALEXRENEW NOTES

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (ARTICLE XIII COMPLIANCE) NARRATIVE

THE SITE DRAINS INTO A MUNICIPAL STORM SEWER SYSTEM LOCATED IN MADISON STREET. THERE WILL BE NO CHANGES TO IMPROVEMENTS MADE 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 XIII OF THE MUNICIPAL ZONING ORDINANCE. SEE SHEET P-0705 FOR PRELIMINARY STORMWATER MANAGEMENT FACILITIES 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 DRAINED/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 XIII OF THE MUNICIPAL ZONING ORDINANCE SHALL BE MET WITHIN THEIR RESPECTIVE LIMITS OF ANALYSIS. SEE SHEET P-0705 FOR PRELIMINARY OUTFALL ANALYSIS.

THE WATER QUALITY REQUIREMENTS SET FORTH IN ARTICLE XIII OF THE MUNICIPAL ZONING ORDINANCE SHALL BE MET THROUGH THE USE OF ON-SITE BMP FACILITIES. ANY PORTION OF THE WATER WHICH IS NOT TREATED ON-SITE SHALL BE MITIGATED VIA PAYMENT INTO THE WATER QUALITY IMPROVEMENT FUND.

ALL PROPOSED ON-SITE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

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

RESOURCE PROTECTION AREA NOTE

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

FLOOD PLAIN NOTE

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

CEMETERY AND/OR BURIAL GROUNDS

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

UTILITY CONTACTS

ELECTRIC:	VERIZON
901 WEST GLEBE ROAD	C/O HAN, FISHER
ALEXANDRIA, VA 22305	2300 FAIRVIEW PARK N., 6TH FLOOR
(703) 838-2437	FALLS CHURCH, VA 22042
	(703) 204-5068
NATURAL GAS:	CATV/HIS INTERNET
6801 INDUSTRIAL ROAD	C/0 BRUSH SHADE
SPRINGFIELD, VA 22151	2300 FAIRVIEW AVENUE
(703) 567-5953	ALEXANDRIA, VA 22304
	(703) 567-4449
WATER:	VIRGINIA AMERICAN WATER COMPANY
C/O HAN (STEVE) CHEN	2237 1/2 19TH ST.
ALEXANDRIA, VA 22314	(703) 706-3889

COMBINED SEWER NARRATIVE

STORMWATER RUNOFF FROM THE SITE CURRENTLY GRIFFIN ROAD EAST TOWARD COLUMBUS STREET AND WEST TOWARD THE PUBLIC AVENUE. 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 ALEXRENEW SEPARATED TRUNK SEWER.

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.

FEDERAL FUNDING NOTE

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

GEOTECHNICAL REPORT NOTE

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

SANITARY SEWER OUTFALL NARRATIVE

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 VIEW. THE EXISTING 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:

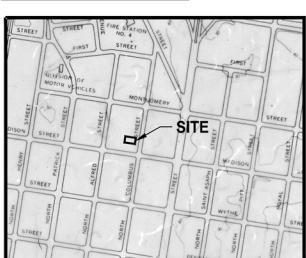
TOWNHOUSE RESIDENTIAL: 350 GPD x 3 UNITS = 1,050 GPD

1,050 GPD x 4 (PEAK FACTOR) = 4,200 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.

MARINE CLAY SOILS MAP



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

MASTER LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAZER	GM
GV	GAS VALVE	GV
RD	ROOF DRAIN	RD
TCB	TRAFFIC CONTROL	TCB
BOX	BOX	BOX
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.
CUB	CUB & GUTTER	CUB
TRANSITION	TRANSITION FROM CG-6 TO CG-6	TRANSITION
CG-6R	CG-6	CG-6
CG-6	CG-6	CG-6
SL	SANITARY SEWER	SL
C.O.	SANITARY LATERAL	C.O.
SL	CLEAN OUT	SL
C.O.	STORM SEWER	C.O.
W	WATER MAIN	W
F	FIRE HYDRANT	F
PLUG	PLUG	PLUG
OVERHEAD WIRES	OVERHEAD WIRES	OVERHEAD WIRES
UTILITY POLE	UTILITY POLE	UTILITY POLE
COMMUNICATION	COMMUNICATION	COMMUNICATION
GAS MAIN	GAS MAIN	GAS MAIN
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
TRANSFORMER	TRANSFORMER	TRANSFORMER
HANDICAP RAMP	HANDICAP RAMP	HANDICAP RAMP
GUARDRAIL	GUARDRAIL	GUARDRAIL
FENCE	FENCE	FENCE
TRAFFIC FLOW	TRAFFIC FLOW	TRAFFIC FLOW
TEST PIT	TEST PIT	TEST PIT
LIGHT	LIGHT	LIGHT
DOOR	DOOR	DOOR
TREES	TREES	TREES
LIMITS OF CLEARING AND GRADING	LIMITS OF CLEARING AND GRADING	LIMITS OF CLEARING AND GRADING
CONTOURS	CONTOURS	CONTOURS
SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION
DRAINAGE FLOW DIRECTION	DRAINAGE FLOW DIRECTION	DRAINAGE FLOW DIRECTION
BUILDING	BUILDING	BUILDING

WALTER L. PHILLIPS
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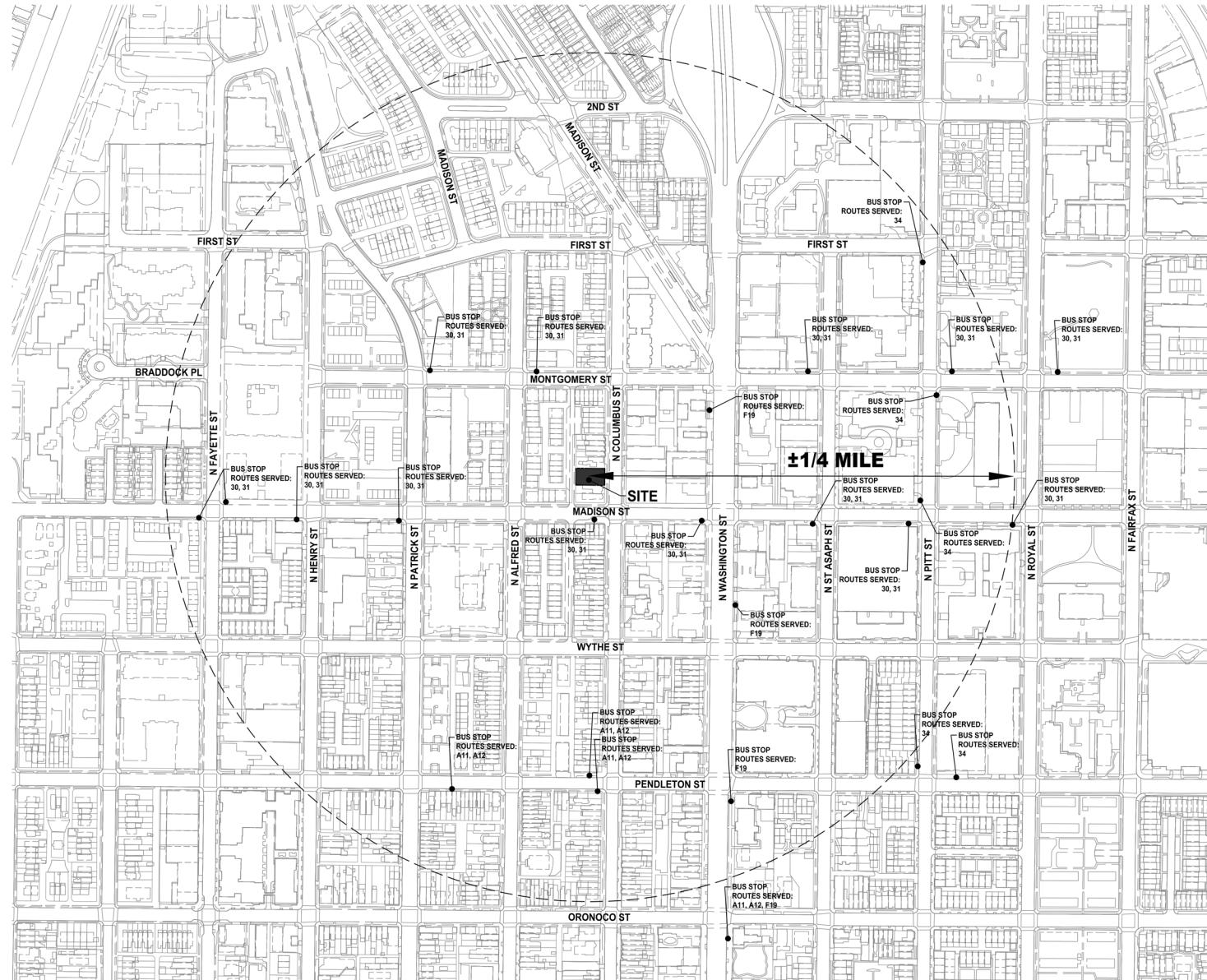
DATE: 07/02/2020
SCALE AS NOTED
DISP PRELIMINARY SITE PLAN - 11/09/2020
DISP PRELIMINARY SITE PLAN - 11/09/2020

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

GENERAL NOTES

APPROVED SPECIAL USE PERMIT NO. 2025-00030	DATE
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-0201



NOTES

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

2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.

150 0 75 150 300 600
 (IN FEET)
 1 INCH = 150'

APPROVED SPECIAL USE PERMIT NO. 2025-00030	DATE
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 COLUMBUS 806 NORTH COLUMBUS STREET PRELIMINARY DEVELOPMENT SITE PLAN CITY OF ALEXANDRIA, VIRGINIA

CONTEXT PLAN

WALTER L. PHILLIPS 	
INCORPORATED 1945 Engineers • Surveyors • Planners • Landscape Architects • Arborists 207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046 (703) 532-4663 Fax: (703) 533-1501 www.WLPPC.com	
SCALE: 1" = 150'	DRAWN: CHECKED: TRIMMED:
DATE: 07/02/2005	DATE: 07/02/2005
STATE CONCEPT PLAN - 07/25/2003 DSP PRELIMINARY SITE PLAN - 11/02/2005 DSP PRELIMINARY SITE PLAN - 11/02/2005	

LEGEND

APPROX. LOC.	APPROXIMATE LOCATION
BLDG.	BUILDING
BM.	BENCHMARK
BSS.	BRICK STOOP/STEPS
BSW.	CAST IRON SIDEWALK
COL.	COLUMN
CONC.	CONCRETE
CSS.	CONCRETE STOOP/STEPS
CSW.	CONCRETE SIDEWALK
EMF.	EMERGENCY POWER
EM.	EMERGENCY
EP.	ELECTRIC METER
EPVR.	EDGE OF PAVEMENT
FC.	EDGE OF PAVERS
FF.	FLOOR FLOOR ELEVATION
FDC.	FIRE DEPARTMENT CONNECTION
FEN.	FENCE
GS.	GS VALUE
INSTR. #	INSTRUMENT NUMBER
IP.	IRON PIN FOUND (PROPERTY CORNER)
IPS.	IRON PIN SET (PROPERTY CORNER)
MB.	MAILBOX(S)
MW.	MONITORING WELL
MV.	METER
PB.	PLANTER BOXES
PWPT.	POWER POLE WITH TRANSFORMER
RAC.	ROLLED ASPHALT CURB
RET.	RETAINING WALL
SMR.	STRUCTURE
SQ. FT.	SQUARE FEET
TRFH.	TRAFFIC HAZARD
TPD.	TELECOMMUNICATIONS PEDESTAL
TRLP.	TELECOMMUNICATIONS LIGHT/ SIGNAL POLE
TRP.	TRIPOD
WM.	WATER METER
WV.	WATER VALVE
◊.	FEAR HYDRANT
◊.	EMERGENCY
◊.	SEWER EASEMENT
◊.	UNDERGROUND ELECTRIC LINE
◊.	UNDERGROUND SANITARY LINE
◊.	UNDERGROUND SANITARY LINE
◊.	UNDERGROUND TELECOMMUNICATIONS LINE
◊.	UNDERGROUND UTILITY LINE
◊.	UNDERGROUND WATER LINE
◊.	TREE
◊.	LIMITS OF TREE CANOPY/VEGETATION
◊.	CURB AND GUTTER
◊.	ELEVATION
◊.	SIGN
◊.	TELECOMMUNICATIONS MANHOLE

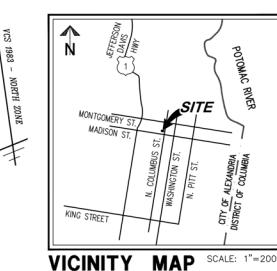
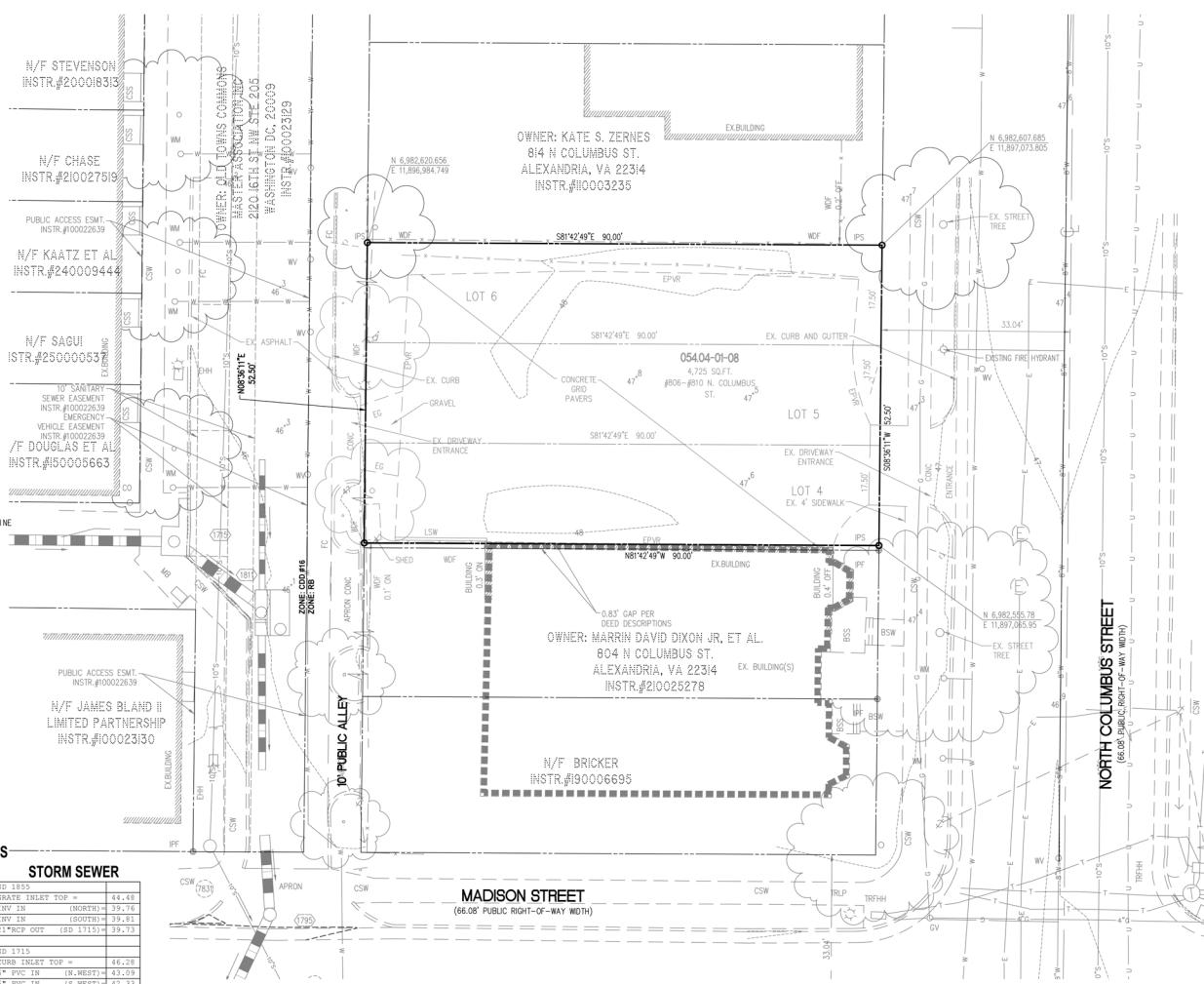
AS-BUILT DATA TABLES

SANITARY SEWER	
SDH 1822	
MANHOLE TOP =	46.93
INV IN (WEST) =	34.74
INV IN (NORTH) =	34.56
INV OUT (NORTH) =	34.35
SDH 1823	
MANHOLE TOP =	45.21
INV IN (SDH 1790) =	33.16
10*INV IN (SDH 1795) =	33.17
10*INV OUT (SDH 1807) =	33.14

 PIPE DIAMETERS TAKEN
FROM RECORD INFORMATION.

STORM SEWER

STORM SEWER	
SD 1853	
GRATE INLET TOP =	44.48
INV IN (NORTH) =	39.76
INV IN (SOUTH) =	39.81
INV OUT (SD 1795) =	39.73
SD 1715	
CURB INLET TOP =	46.26
6" PVC IN (NORTH) =	43.09
6" PVC IN (SOUTH) =	43.23
6" PVC IN (SOUTH) =	40.77
21*RCF IN (SD 1853) =	39.38
21*RCF OUT (SD 1811) =	39.31
SD 1811	
MANHOLE TOP =	45.94
12*PVC IN (NORTH) =	39.94
6" PVC IN (NORTH) =	37.19
12*PVC IN (NORTH) =	37.19
6" PVC IN (NORTH) =	41.24
15*ABS OUT (SD 1795) =	36.59
SD 1795	
MANHOLE TOP =	45.31
21*RCF IN (SD 1811) =	36.35
21*RCF OUT (SD 1805) =	36.21

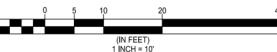

VICINITY MAP

NOTES:

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 054-04-01-08, ZONE RB.
2. THE PROPERTY IS NOW IN THE NAME OF AMERICAN STATISTICAL ASSOCIATION, AS RECORDED INSTRUMENT NUMBER 050010199 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILTY MAPS AND EXISTING RECORDS. THERE ARE NO GUARANTEES OF THE EXISTENCE OR LEDGE OF THESE UNDERGROUND UTILITIES. SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. THE DEPICTION OF OVERHEAD WIRES SHOWN HEREON REPRESENT THE PRESENCE OF OVERHEAD UTILITIES BUT DOES NOT REFLECT ACTUAL WIRE LOCATIONS OR SERVICES THAT MAY EXIST BETWEEN INDIVIDUAL POLES OR STRUCTURES.
5. TOTAL AREA OF THE PROPERTY IS 4,725 SQUARE FEET OR 0.108 ACRES.
6. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED JULY 25, 2025.
7. THE FEDERAL DISASTER MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 015190033R, MAP REVISED DATE JANUARY 11, 2024, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS OF MINIMUM FLOOD HAZARD.
8. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE REPORT PREPARED BY PHILIP E. YANILLOS T/A EXAMINERS TITLE & ABSTRACT, LLC, COUNSELORS NUMBER CTO34910-SER, EFFECTIVE DATE MAY 24, 2025.
9. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983. THE COMBINED FACTOR APPLIED TO THE FIELD DATA IS 0.99995659. THE FOOT DEFINITION USED IN THE FIELD DATA IS 1.00000000. THE COORDINATE SYSTEM USED IS NAD 83. 0.99995659 IS THE FOOT DEFINITION USED IN THE FIELD DATA.
10. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DAVID N. ISHENGOLD, L.S.P., FROM AN ACTUAL (X) GROUND OR () AIRBORNE SURVEY MADE UNDER MY SUPERVISION. THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JULY 25, 2024; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

NOTES:

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 OR ON ADJACENT TO THE SITE.

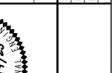


AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS 806 NORTH COLUMBUS STREET PRELIMINARY DEVELOPMENT SITE PLAN CITY OF ALEXANDRIA, VIRGINIA

APPROVED SPECIAL USE PERMIT NO. 2025-00030	DATE 07/25/2025
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. 100	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.



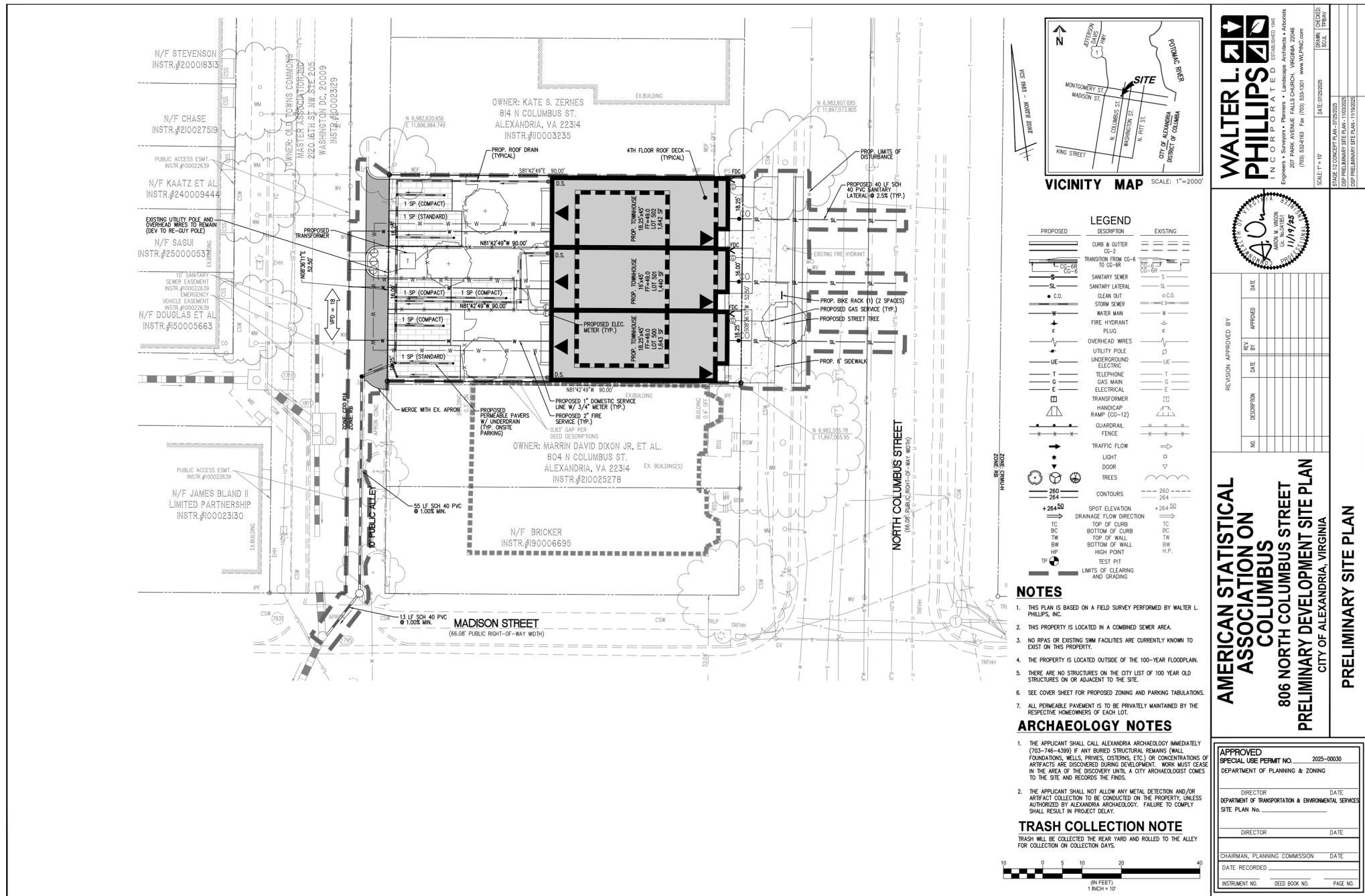
ESTABLISHED 1945	DESIGNED BY
IN CORP. PLANNERS & LANDSCAPE ARCHITECTS	DATE 07/25/2025
Engineers Surveyors	
Architects	
100 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046	
(703) 533-1501	
www.WLPINC.com	

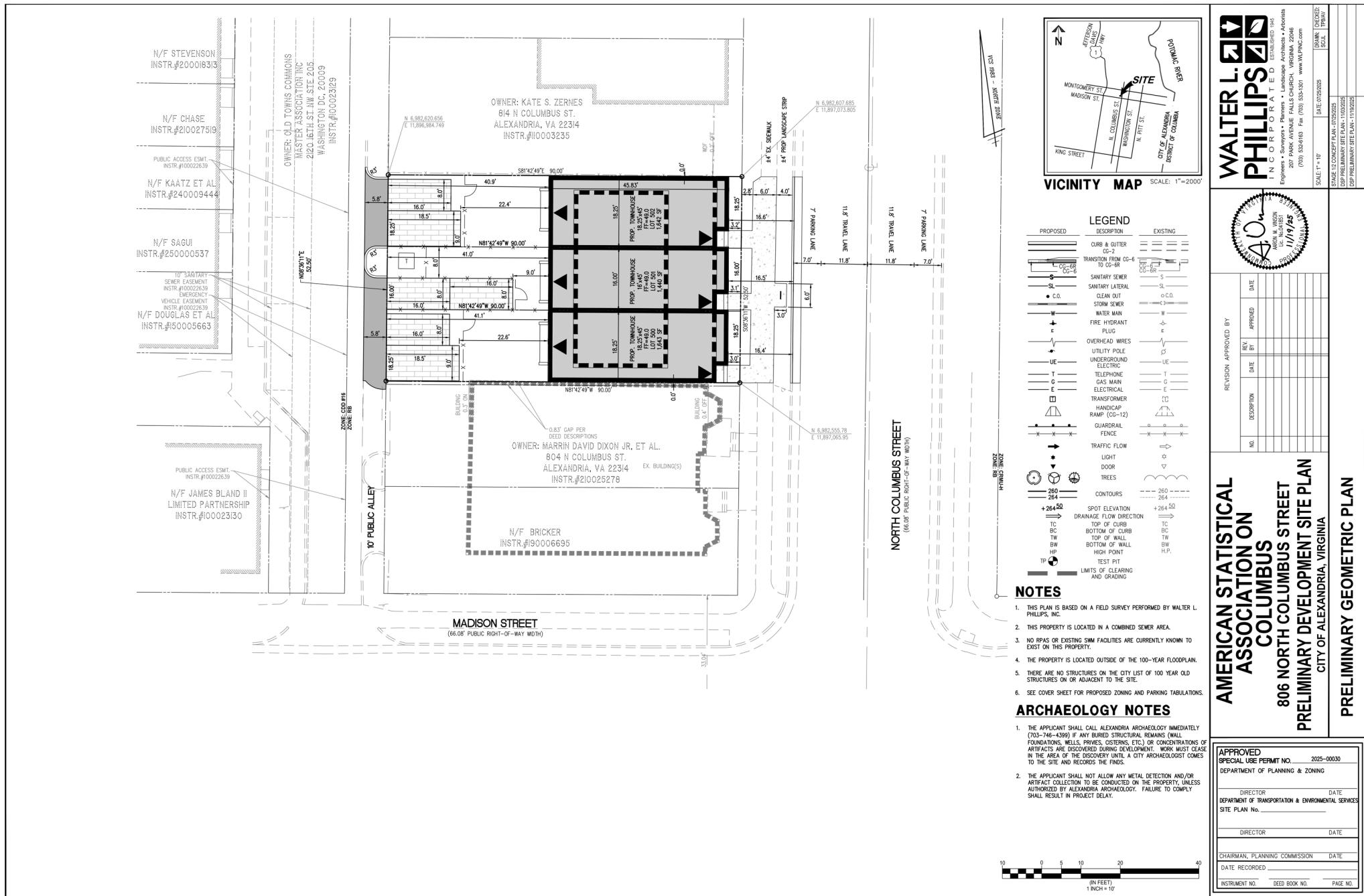


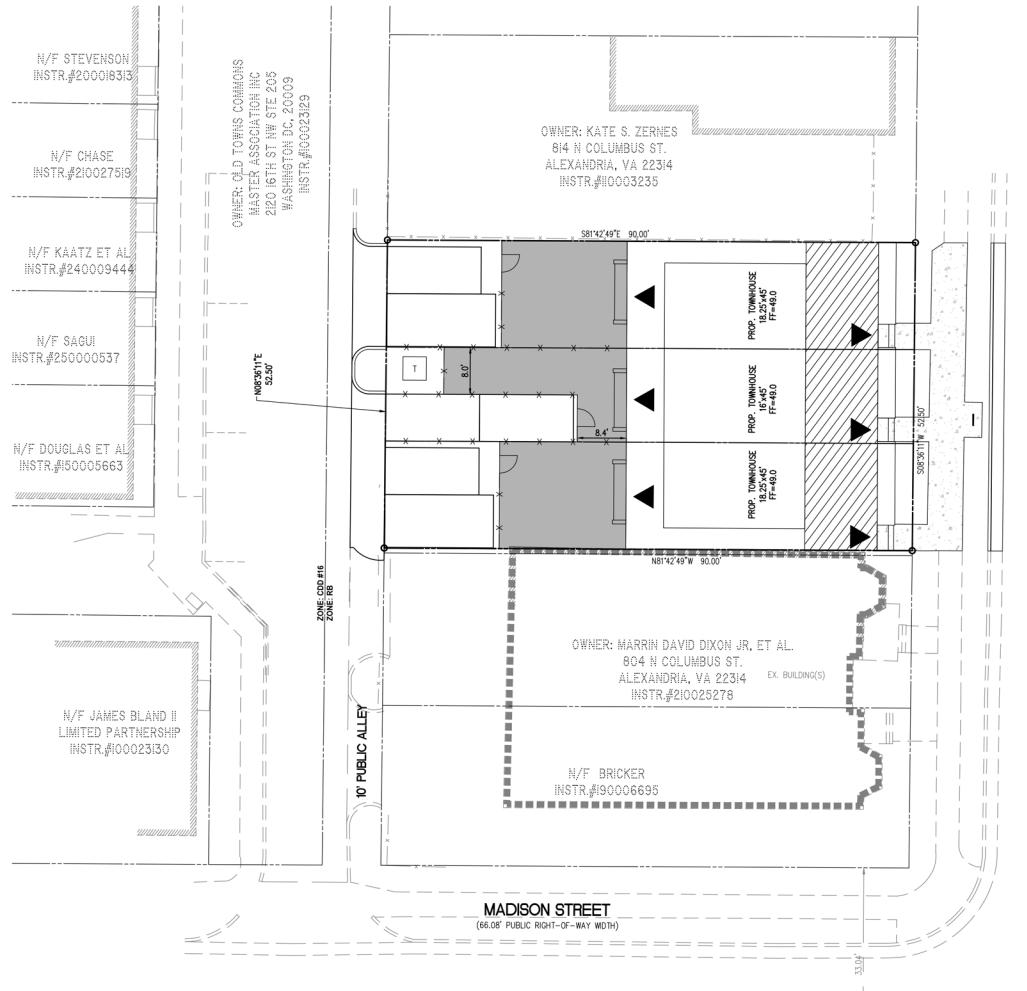
DATE 07/25/2025

DSP PRELIMINARY SITE PLAN 11002025

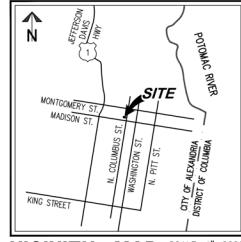
DSP PRELIMINARY SITE PLAN 11002025



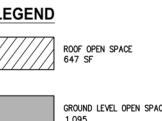
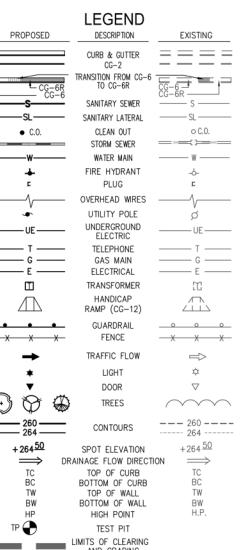




NORTH COLUMBUS STREET
(66th PUBLIC SIGHT, OF MAY 1914)



VICINITY MAP



OT 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%

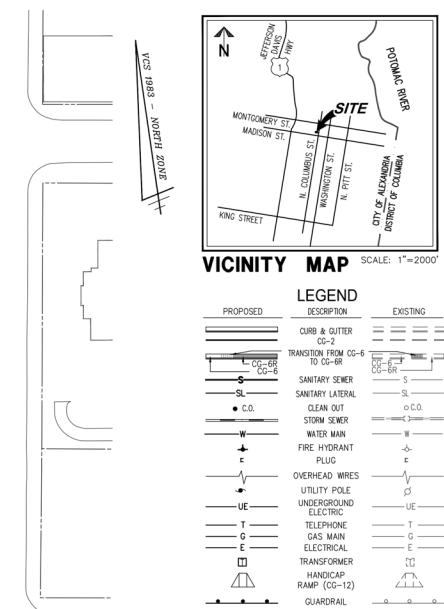
DT 501
SITE AREA = 1,440 SF
GROUND LEVEL OPEN SPACE PROPOSED = 315 SF
ROOFTOP OPEN SPACE PROPOSED = 197 SF
TOTAL OPEN SPACE PROPOSED = 512 SF OR 35.5%

DT 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%



**AMERICAN STATISTICAL
ASSOCIATION ON
COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE 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	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	



SCALE: 1"=50'

DATE: 07/25/2025

STAGE: CONCEPTUAL SITE PLAN - 07/25/2025

DSP PRELIMINARY SITE PLAN - 11/09/2025

DSP PRELIMINARY SITE PLAN - 11/09/2025

WALTER L. PHILLIPS
INCORPORATED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
2070 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-1501 • www.WLPC.com

DATE: 07/25/2025
SCALE: 1"=50'
DRAWN: 07/25/2025
CHECKED: 07/25/2025
SIGNED: 07/25/2025

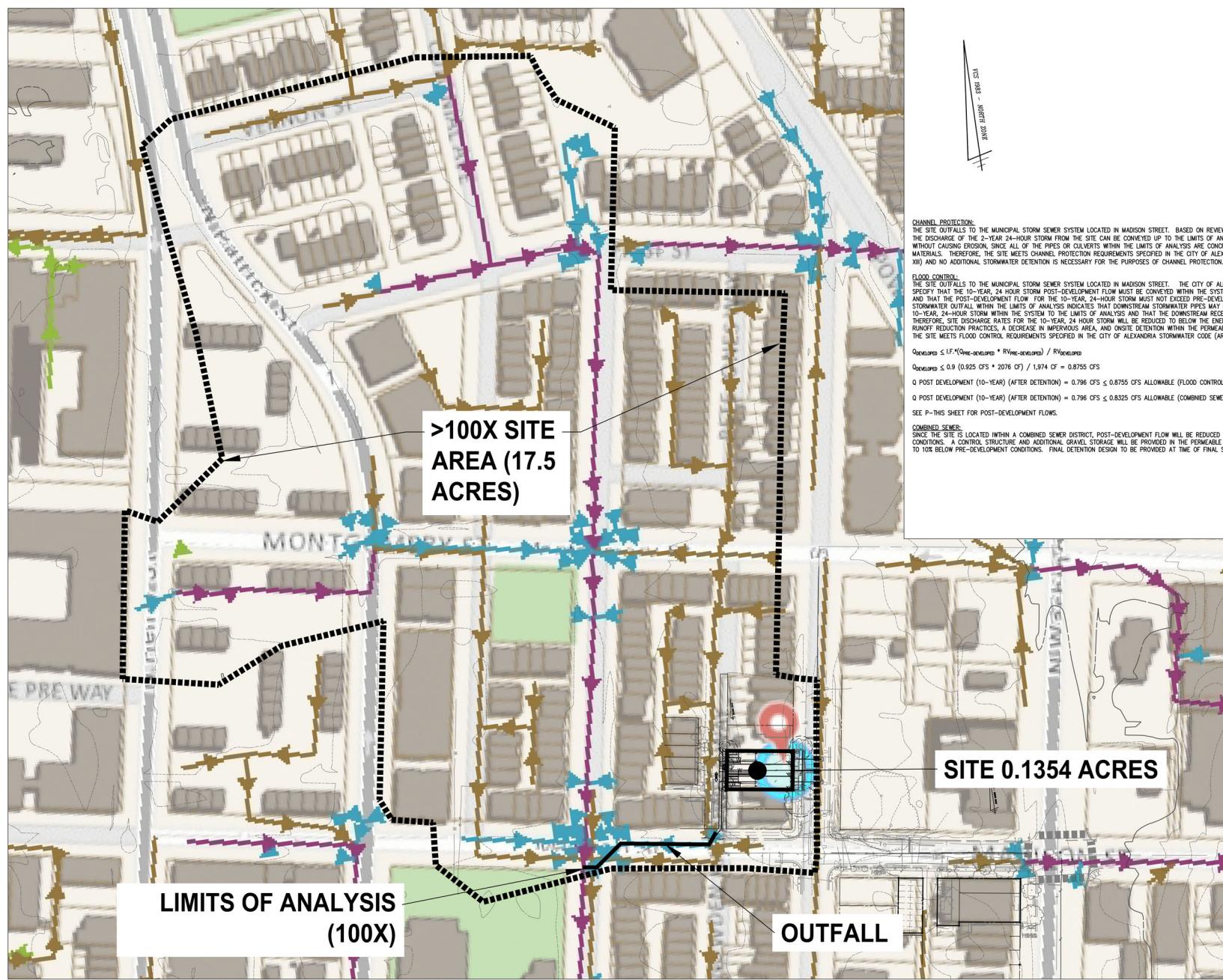
**AMERICAN STATISTICAL
ASSOCIATION ON
COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA**

LOT AREA & WIDTH CONTEXT EXHIBIT

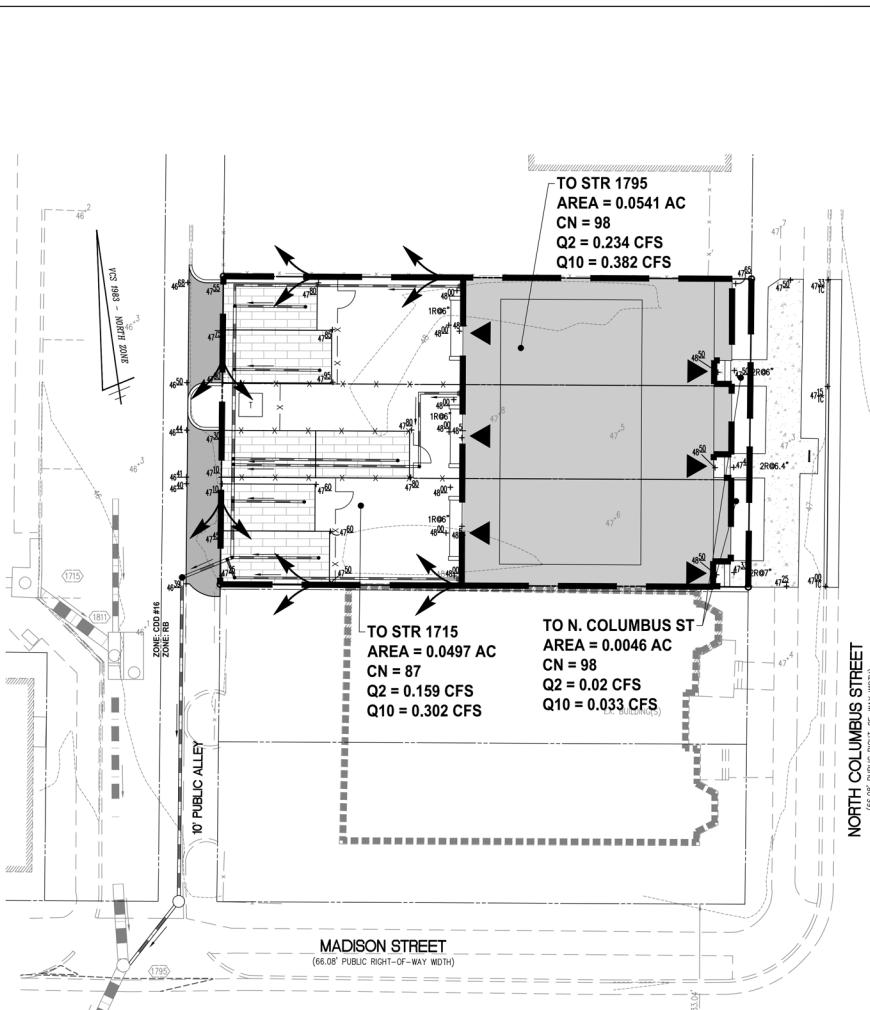
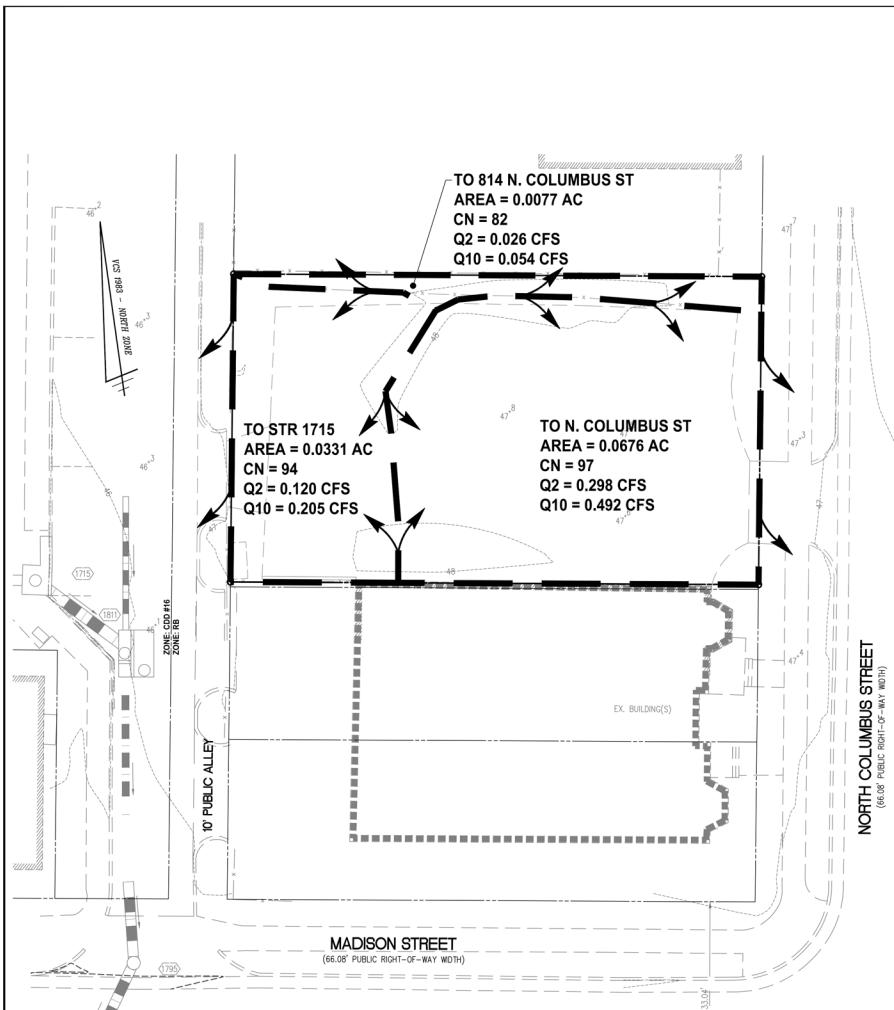
APPROVED SPECIAL USE PERMIT NO. <u>2025-00030</u>	DATE <u>07/25/2025</u>
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. <u>07/25/2025</u>	DATE <u>07/25/2025</u>
DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. <u>07/25/2025</u>	DATE <u>07/25/2025</u>
CHAIRMAN, PLANNING COMMISSION DATE <u>07/25/2025</u>	DATE <u>07/25/2025</u>
INSTRUMENT NO. <u>07/25/2025</u>	DEED BOOK NO. <u>07/25/2025</u>
PAGE NO. <u>07/25/2025</u>	

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





WALTER L. PHILLIPS <small>INCORPORATED 1945 Engineers • Surveyors • Planners • Landscape Architects • Arborists 207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046 (703) 532-4563 Fax: (703) 533-1501 www.WLPC.com</small>		DRAWN: 07/25/2025 SHEET: P-0703
		DATE: 07/25/2025 SHEET: P-0703
STATE CONCEPT PLAN: 07/25/2025 DSP PRELIMINARY SITE PLAN: 11/03/2025 DSP PRELIMINARY SITE PLAN: 11/03/2025		
PRELIMINARY ADEQUATE OUTFALL ANALYSIS		
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 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		WALTER L. PHILLIPS 											
		INcorporated 1945 Engineers • Surveyors • Planners • Landscape Architects • Arborists (703) 532-4663 Fax: (703) 532-1501 www.WLPINC.com	DATE: 07/25/2005 DRAWN: 7/25/2005 CHECKED: 7/25/2005 TRAV: 7/25/2005										
		SCALE: 1" = 10'	STATE CONCEPT PLAN - 07/25/2005 DSP PRELIMINARY SITE PLAN - 11/09/2005 DSP PRELIMINARY SITE PLAN - 11/09/2005										
PRELIMINARY DRAINAGE DIVIDES		<table border="1"> <thead> <tr> <th colspan="2">REVISION APPROVED BY</th> </tr> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td></td> <td>REV. BY APPROVED DATE</td> </tr> </tbody> </table>		REVISION APPROVED BY		NO.	DESCRIPTION		REV. BY APPROVED DATE				
REVISION APPROVED BY													
NO.	DESCRIPTION												
	REV. BY APPROVED DATE												
LEGEND 		<table border="1"> <thead> <tr> <th colspan="2">APPROVED SPECIAL USE PERMIT NO. 2025-00030 DEPARTMENT OF PLANNING & ZONING</th> </tr> <tr> <th colspan="2">DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. _____</th> </tr> <tr> <th colspan="2">DIRECTOR DATE DEPARTMENT OF PLANNING COMMISSION DATE RECORDED</th> </tr> <tr> <th colspan="2">INSTRUMENT NO. DEED BOOK NO. PAGE NO.</th> </tr> </thead> <tbody> <tr> <td colspan="2">10 0 5 10 20 40 (IN FEET) 1 INCH = 10'</td> </tr> </tbody> </table>		APPROVED SPECIAL USE PERMIT NO. 2025-00030 DEPARTMENT OF PLANNING & ZONING		DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. _____		DIRECTOR DATE DEPARTMENT OF PLANNING COMMISSION DATE RECORDED		INSTRUMENT NO. DEED BOOK NO. PAGE NO.		10 0 5 10 20 40 (IN FEET) 1 INCH = 10'	
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.													
10 0 5 10 20 40 (IN FEET) 1 INCH = 10'													

Hydrograph Report

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

1

Hyd. No. 5

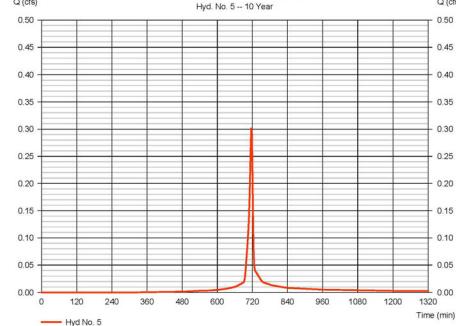
POST TO PERMEABLE PAVEMENT

Hydrograph type = SCS Runoff
Storm frequency = 10 yrs
Time interval = 2 min
Drain area = 0.050 ac
Basin Slope = 0.0 %
Tc method = User
Total precip. = 5.20 in
Storm duration = 24 hrs

Peak discharge = 0.302 cfs
Time to peak = 716 min
Hyd. volume = 635 cft
Curve number = 77
Hydraulic length = 0 ft
Time of conc. (Tc) = 6.00 min
Distribution = Type II
Shape factor = 484

* Composite (Area/Ch) = [(0.021 x 98) + (0.032 x 80)] / 0.050

POST TO PERMEABLE PAVEMENT



Hydrograph Report

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

Hydrograph Report

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

1

Hyd. No. 8

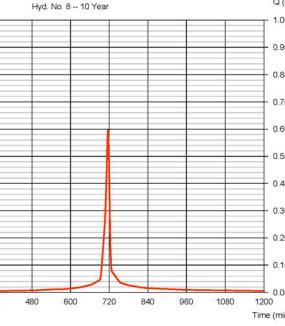
UNCONTROLLED

Hydrograph type = SCS Runoff
Storm frequency = 10 yrs
Time interval = 2 min
Drain area = 0.056 ac
Basin Slope = 0.0 %
Tc method = User
Total precip. = 5.20 in
Storm duration = 24 hrs

Peak discharge = 0.598 cfs
Time to peak = 716 min
Hyd. volume = 1,380 cft
Curve number = 77
Hydraulic length = 0 ft
Time of conc. (Tc) = 6.00 min
Distribution = Type II
Shape factor = 484

* Composite (Area/Ch) = [(0.021 x 98) + (0.032 x 80)] / 0.056

UNCONTROLLED

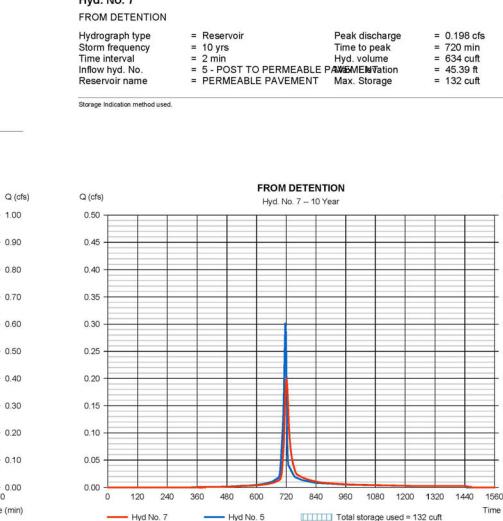


Hydrograph Report

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

1

FROM DETENTION



Pond Report

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

2

Pond No. 1 - PERMEABLE PAVEMENT

Pond Data

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

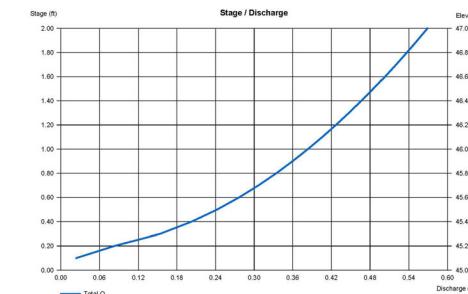
Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cft)	Total storage (cft)
0.00	45.00	845	0	0
1.00	45.45	845	338	338
2.00	47.00	845	338	676

Culvert / Orifice Structures

[A]	[B]	[C]	[PfrRsr]	[A]	[B]	[C]	[D]
Rise (in)	= 4.00	0.00	0.00	Crest Len (ft)	= 0.00	0.00	0.00
Span (ft)	= 4.00	0.00	0.00	Crest El. (ft)	= 0.00	0.00	0.00
No. Barrels	0	0	0	Wetted Area (ft)	= 3.33	3.33	3.33
Invert El. (ft)	= 45.00	0.00	0.00	Wet. Type	—	—	—
Length (ft)	= 0.00	0.00	0.00	Multi-Stage	= No	No	No
Side Slope	= 0.00	0.00	0.00	Orifice Coeff.	= 0.00	0.00	0.00
N-Value	= .013	0.13	0.13	Exfl.(in/hr)	= 0.00 (By Wet area)		
Orifice Coeff.	= 0.60	0.60	0.60	TV Bev. (ft)	= 0.00		
Multi-Stage	= n/a	No	No				

Note: Culvert/Orifice outflows are analyzed under Inlet (in) and outlet (in) control. Weir flows checked for enflow conditions (c) and submergence (s).



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

PRELIMINARY DETENTION SUMMARY

DETENTION SUMMARY (10-YEAR STORM):

ALLOWABLE FLOW FLOOD CONTROL:

Developed \leq $(F_{pre-developed} * RV_{pre-developed}) / RV_{developed}$
Developed $\leq 0.9 (0.925 \text{ CFS} * 2078 \text{ CF}) / 1,974 \text{ CF} = 0.8755 \text{ CFS}$

ALLOWABLE FLOW COMBINED SEWER:

Developed $\leq 90\%$ $Q_{pre-developed}$
Developed $\leq 0.925 \text{ CFS} * 90\% = 0.8325 \text{ CFS}$

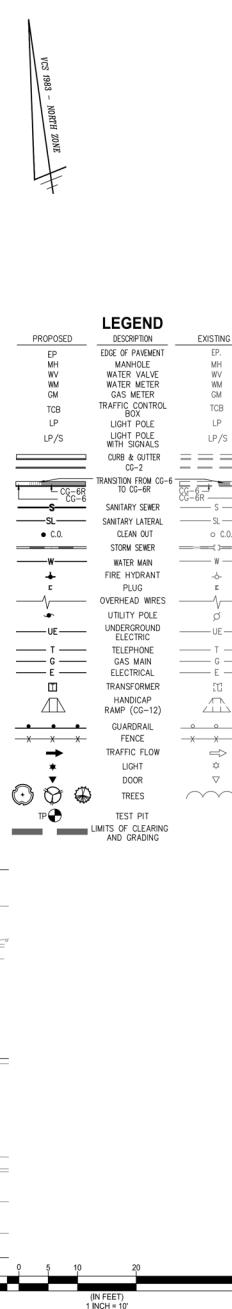
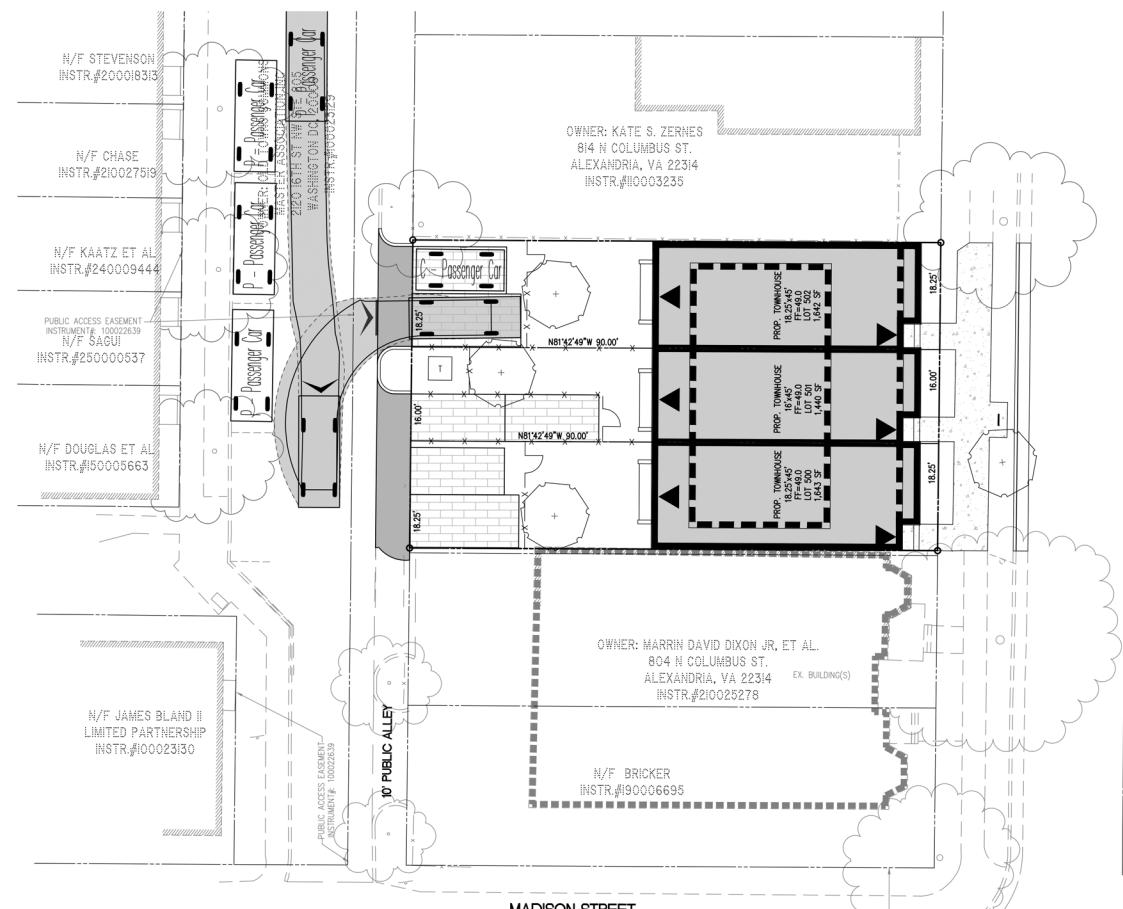
Q POST DEVELOPMENT (10-YEAR) (AFTER DETENTION) = 0.796 CFS \leq 0.8755 CFS ALLOWABLE (FLOOD CONTROL)

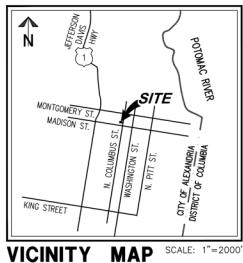
Q POST DEVELOPMENT (10-YEAR) (AFTER DETENTION) = 0.796 CFS \leq 0.8325 CFS ALLOWABLE (COMBINED SEWER 0.925 CFS \times 90% = 0.8325 CFS)

FLOW PROVIDED:

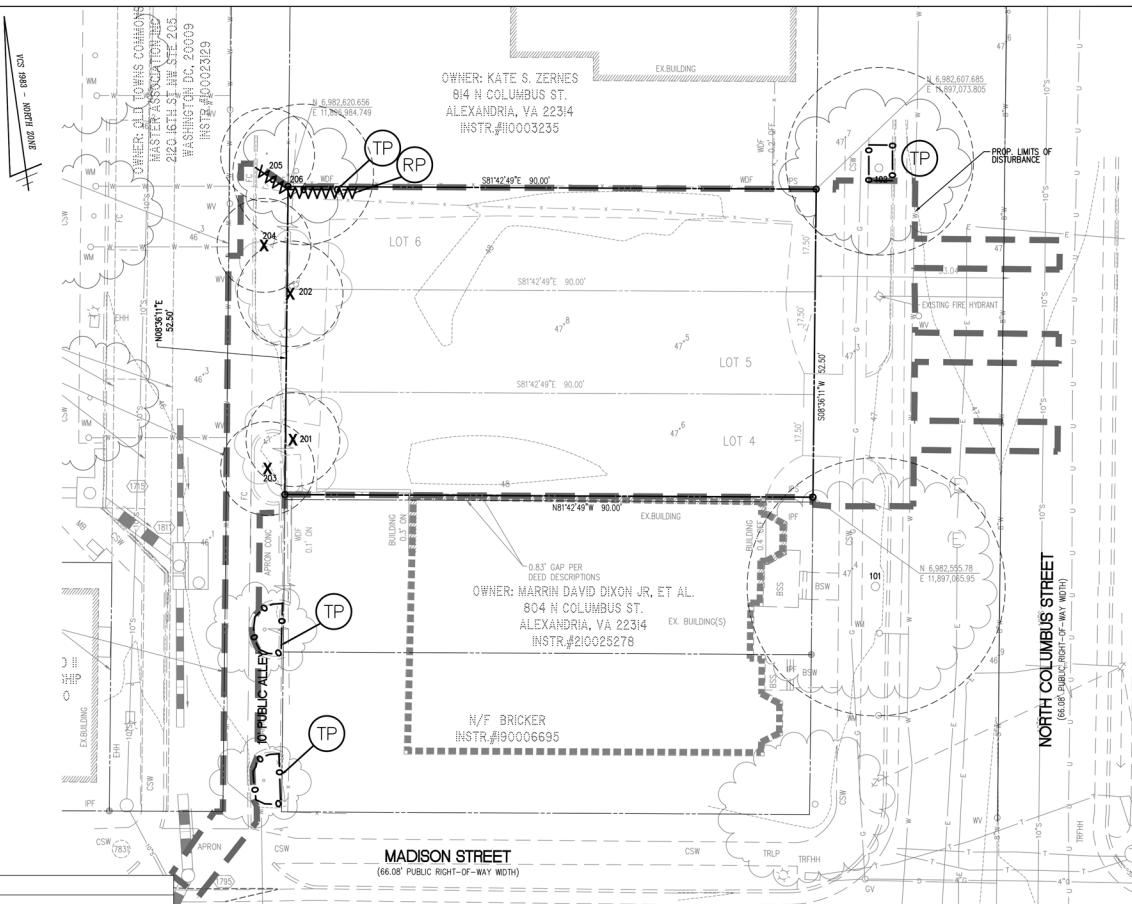
Q (UNCONTROLLED) = 0.598 CFS
Q (FROM DETENTION) = 0.198 CFS
Q (TOTAL 10-YEAR) = 0.796 CFS $<$ 0.8325 CFS ALLOWABLE

APPROVED SPECIAL USE PERMIT NO. <input type="text"/> 2025-00030	DATE <input type="text"/>
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR <input type="text"/>	DATE <input type="text"/>
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. <input type="text"/>	
DIRECTOR <input type="text"/>	DATE <input type="text"/>
CHAIRMAN, PLANNING COMMISSION DATE <input type="text"/>	
DATE RECORDED <input type="text"/>	
INSTRUMENT NO. <input type="text"/>	DEED BOOK NO. <input type="text"/>
PAGE NO. <input type="text"/>	





VICINITY MAP SCALE: 1"=2000'



TREE PRESERVATION LEGEND

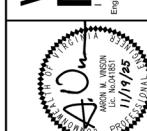
KEY	TITLE	SYMBOL
	EXISTING TREELINE	
	LIMITS OF DISTURBANCE	
	EXISTING TREE	
	EXISTING TREE TO BE REMOVED	
SSF	SUPER SILT FENCE (INCLUDES TP)	
TP	TREE PROTECTION FENCE	
RP	ROOT PRUNING	
RPD	ROOT PADDING 10'-15' WOOD CHIP LAYER	



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

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

WALTER L. PHILLIPS



LEAGUE OF AMERICAN
BUREAU OF LAND SURVEYORS
1/1/1925
PRESIDENT

STATE CONCEPT PLAN #75-025023
DSP PRELIMINARY SITE PLAN #11020205
DSP PRELIMINARY SITE PLAN #11020205

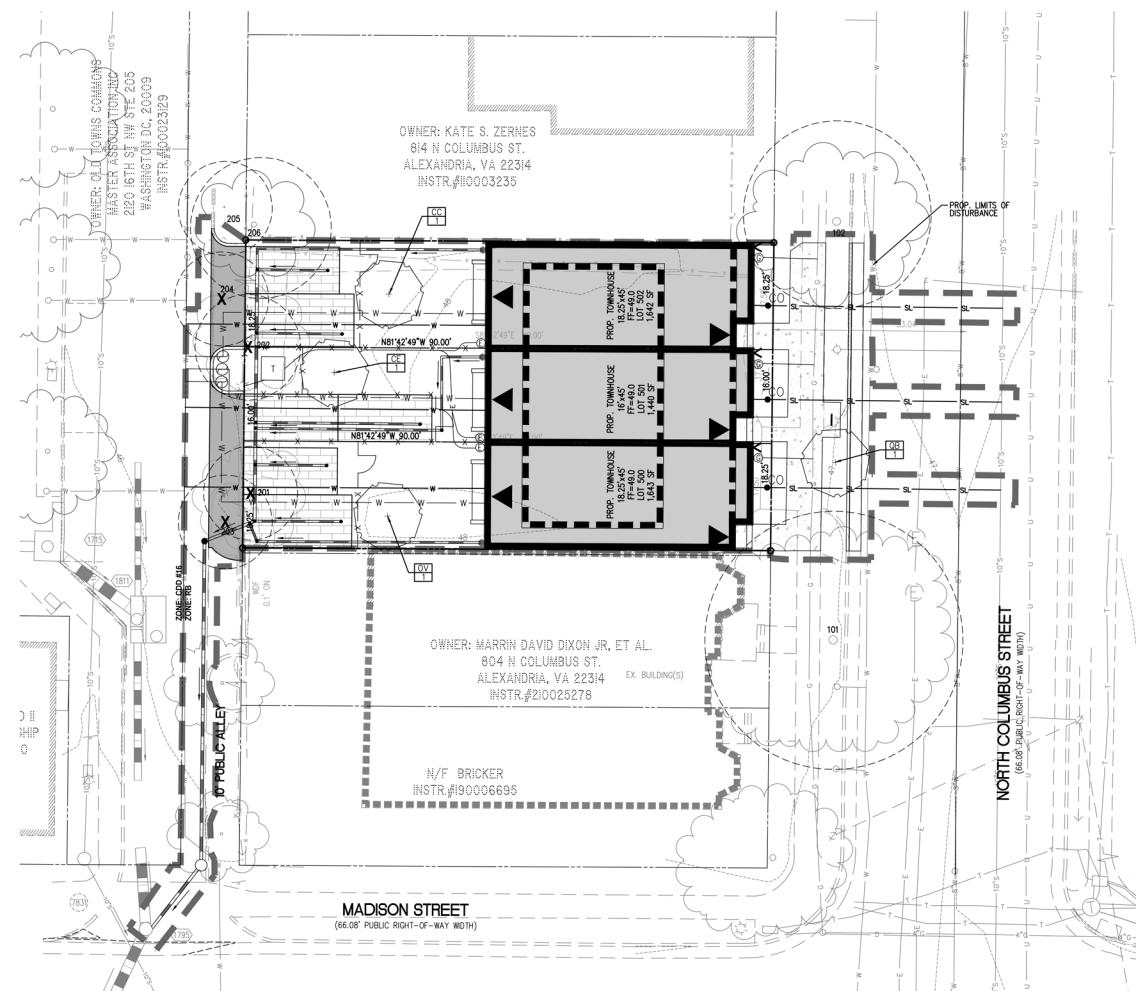
DATE: 07/02/2025
SCALE: 1"=10'
DRAWN:
SIGNED:
CHECKED:

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 ON SITE. THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN.
2. NO KNOWN MARINE CLAY ON SITE. SEE SHEET P-0201. NO KNOWN CONTAMINATION KNOWN ON SITE. NO PLANTINGS PROPOSED AT THIS TIME.
3. THERE ARE NO EASEMENTS LOCATED ON SITE
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		
					CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	REGIONAL (W)	EASTERN (U)	TOTAL
STANDARD TREES	PLAN KEY QUANTITY	GENUS	SPECIES	CULTIVAR	COMMON NAME	CAULIFER/HEIGHT	B&B	500	500
	CC 1	Carpinus	caroliniana		American hornbeam	2" cal.	B&B	500	1
	CE 1	Cercis	canadensis		Eastern redbud	2" cal.	B&B	500	1
	OV 1	Ostrya	virginiana		hop hornbeam	2" cal.	B&B	500	1
PROPOSED CROWN COVER (SF)	QB 1	Quercus	bicolor		swamp white oak	2" cal.	B&B	N/A (STREET TREE)	1
	TOTALS 4							1,500	4 0 4
					STANDARD TREE CCA				100.0% 0.0% 100.0%

NATIVE AND DIVERSITY NOTES

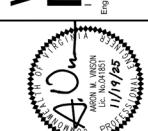
1. ALL PLANTINGS TO BE NATIVE SPECIES.
2. ALL PLANTINGS OR UNIQUE SPECIES RESULTING IN 100% DIVERSITY.



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

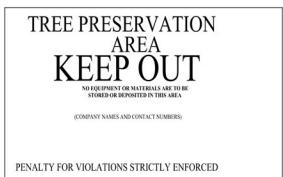
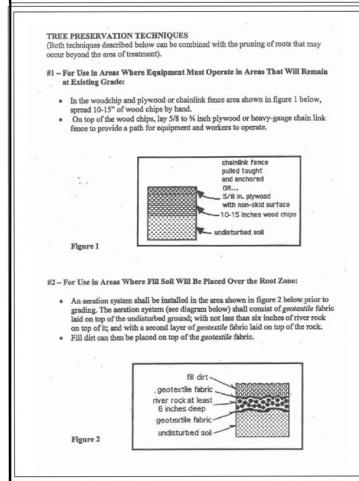
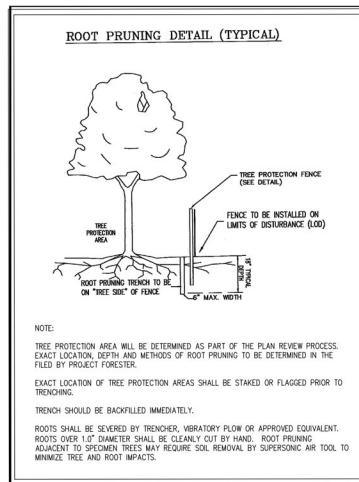
PRELIMINARY LANDSCAPE PLAN

WALTER L. PHILLIPS



SCALE: 1"=10'	DATE: 01/07/2025
STATE CONCEPT PLAN #7250203	DISP PRELIMINARY SITE PLAN #11020205
DISP PRELIMINARY SITE PLAN #11020205	

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CHAIRMAN, PLANNING COMMISSION	DATE
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INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.



SPECIFICATIONS

- MINIMUM DIMENSION: 11 X 8 INCHES (W X H)
- BACKGROUND COLOR: RED OR YELLOW
- SIGNS MADE OF WEATHERPROOF MATERIAL

TREE PRESERVATION SIGN DETAIL

Landscape Plan Preparation
Recommended Planting Installation Seasons

A. Recommended seasons are a general guide based on historical climatic data and typical performance of plantings, and which vary dependent on project-specific environmental conditions. Due to construction schedules, recommended planting seasons (may/may not coincide with request(s)) for certificate of occupancy for projects. Coordination of planting installation and seasons shall be reviewed on an individual project basis.

1. Trees
 - a. Do not install/plant the following trees between September 15 and March 15.
 1. Oaks (*Quercus* Sp., Such as *Q. rubra*, *Q. alba*, *Q. phellos*, *Q. coccinea*).
 2. Dogwood (*Cornus* Sp.)
 3. Sweetgum (*Liquidambar* Sp.)
 4. All Conifers and Evergreens except White Pine (*Pinus strobus* Sp.).
 - b. Deciduous and Evergreen Plants
 - a. Install/plant between March 15 and June 15 and/or September 15 and November 15.
 - c. Perennials
 - a. Install/plant between March 15 and June 15 and/or September 15 and November 15.
 - d. Spring Flowering Bulbs
 - a. Install/plant between September 15 and December 15.
 - e. Seasonal Annuals
 - a. Install/plant in season per approved schedule.
 - f. Turf Grass
 - a. Install/plant between March 15 and May 15 and/or September 15 and October 15.
 - b. Do not install/plant seed or sod turf grass areas when ambient air temperature is below forty (40) degrees Fahrenheit, or is forecast for a twelve (12) hour period after completion of work.
 - g. No Plant Installation
 - a. Do not install plantings or turf grass between June 15 and September 15, without prior written approval by the City Arborist.

Standards and Requirements
Figure I-A: Required Notes on Drawing Submissions

1. All protection and preservation measures for existing vegetation, including maintenance shall be approved by the City Arborist in-field prior to commencement of any site disturbing activity.
2. Specification for all plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen, Washington, DC.
3. The applicant has made suitable arrangements for pre-selection tagging, pre-contract growing, or in undertaking specialized planting stock development with a nursery or grower that is conveniently located to the project site, obtainable and suitable availability of specific material. In the event that the grower and/or nursery is not available to obtain specified plantings, remedial efforts shall be undertaken by the applicant. All remedial plantings and modification to the landscape plan shall be undertaken by the applicant. All remedial efforts shall, with prior approval by the city, be performed to the satisfaction of the Directors of Planning & Zoning, Recreation, Parks & Cultural Activities and Transportation & Environmental Services.
4. In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia, Gaithersburg, Maryland.
5. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City's Arborist and Landscape Architects to review the scope of installation procedures and processes.
6. Maintenance for this project shall be performed in perpetuity, in compliance with City of Alexandria Landscape Guidelines and/or as specified by project approval.
7. A certification letter for tree wells, tree trenches and plantings above structure shall be provided by the project's Landscape Architect. The letter shall certify that all below grade construction is in compliance with approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to approval of the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner/applicant/successor and sealed and dated as approved by the project's Landscape Architect.
8. As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variations and changes from approved drawings including location, quantity and specification of all project elements.

Standards and Requirements
Figure I-B: Tree Protection

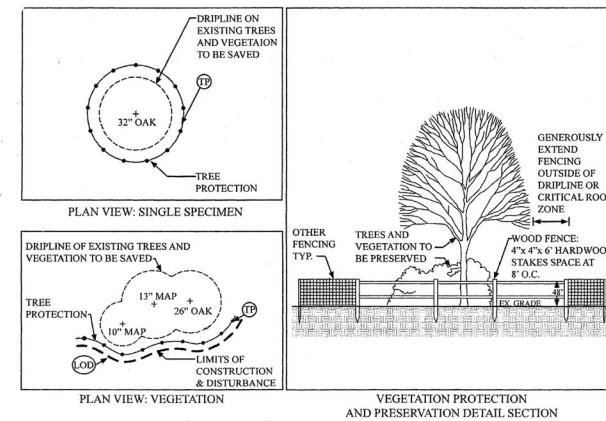


Figure II-B: Tree Well

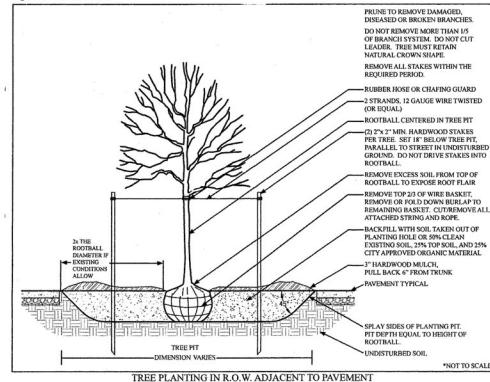
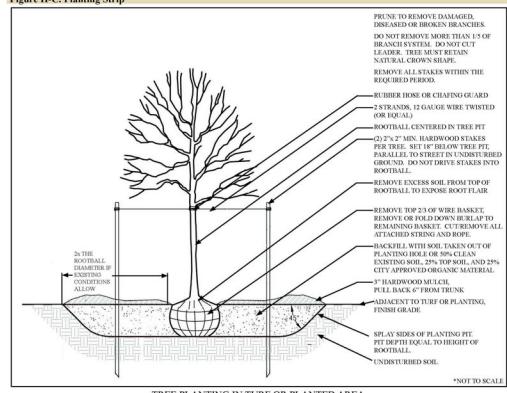


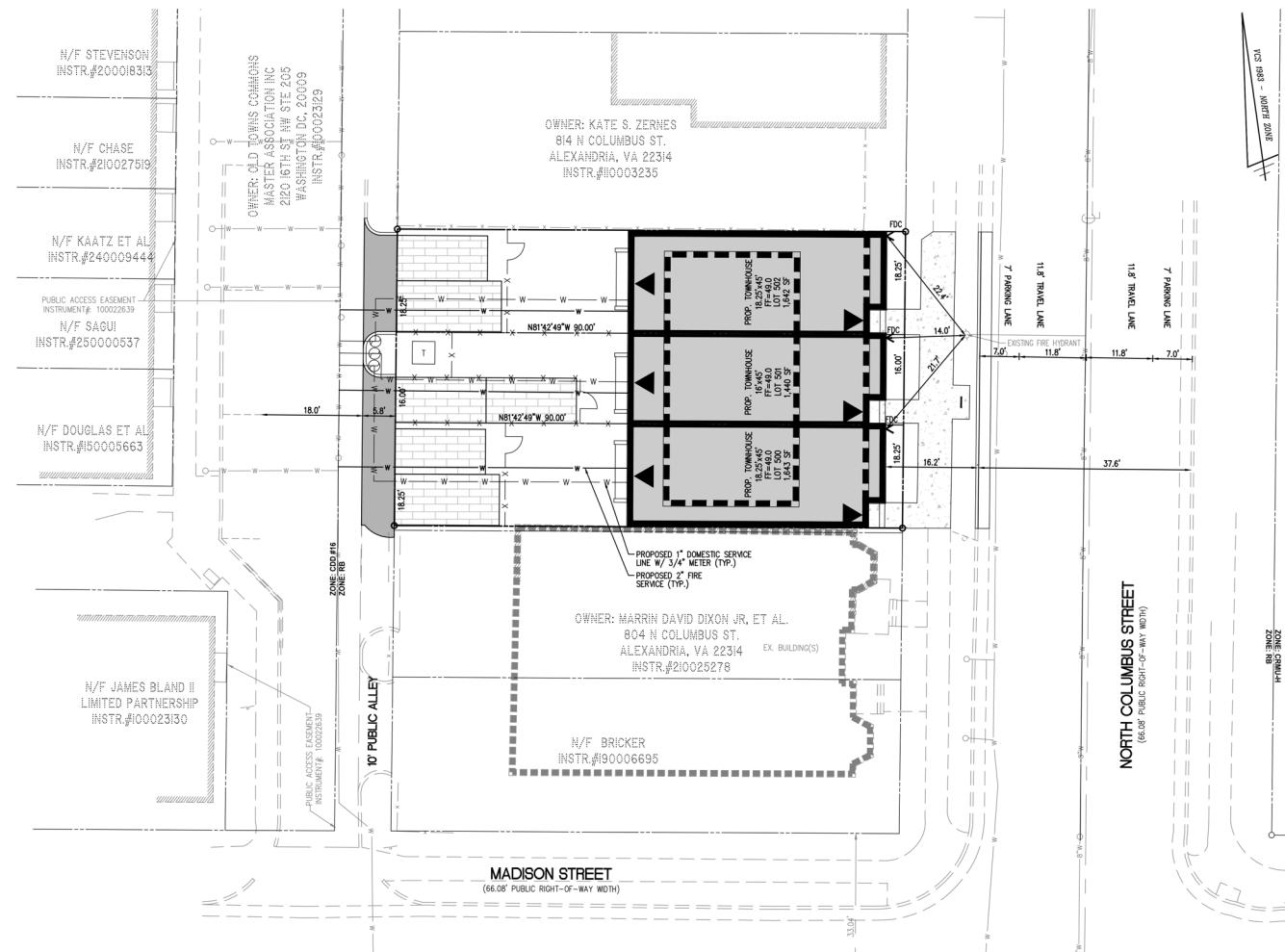
Figure II-C: Planting Strip



WALTER L. PHILLIPS INcorporated 1945 Engineers/Architects/Planners • Landscape Architects • Arborists 207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046 (703) 533-1501 www.WLPINC.com		SCALE:	DRAWN: <input type="checkbox"/>	CHECKED: <input type="checkbox"/>
		DATE: 07/02/2025	DATE: 07/02/2025	
STAGE I CONCEPT PLAN - 07/25/2025		DISP PRELIMINARY SITE PLAN - 11/02/2025	DISP PRELIMINARY SITE PLAN - 11/02/2025	

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

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



FIRE FLOW TEST

DATE: 01/03/2023

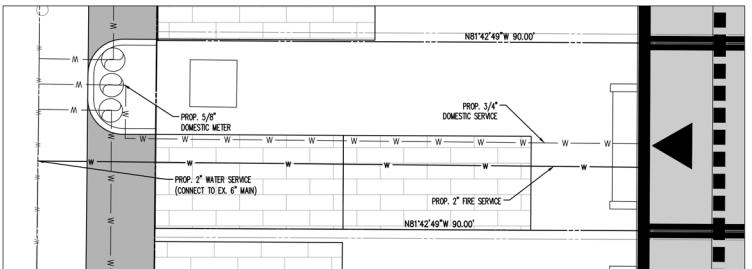
RESIDUAL HYDRANT #1156
STATIC PRESSURE = 40 PSI
RESIDUAL PRESSURE = 36 PSI

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

Fire Flow Needed =

TYPICAL WATER SERVICE DETAIL

SCALE: 1" = 5'



BUILDING CODE ANALYSIS

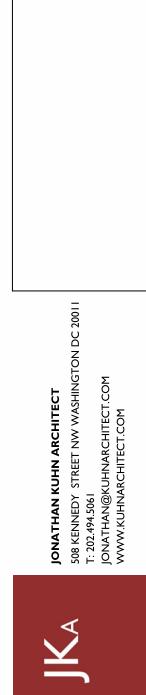
(CONCEPTUAL AND SUBJECT TO ADJ.)

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

**AMERICAN STATISTICAL
ASSOCIATION ON
COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN**

APPROVED		
SPECIAL USE PERMIT NO.	2025-00030	
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
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INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



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11/03/2025

DSP

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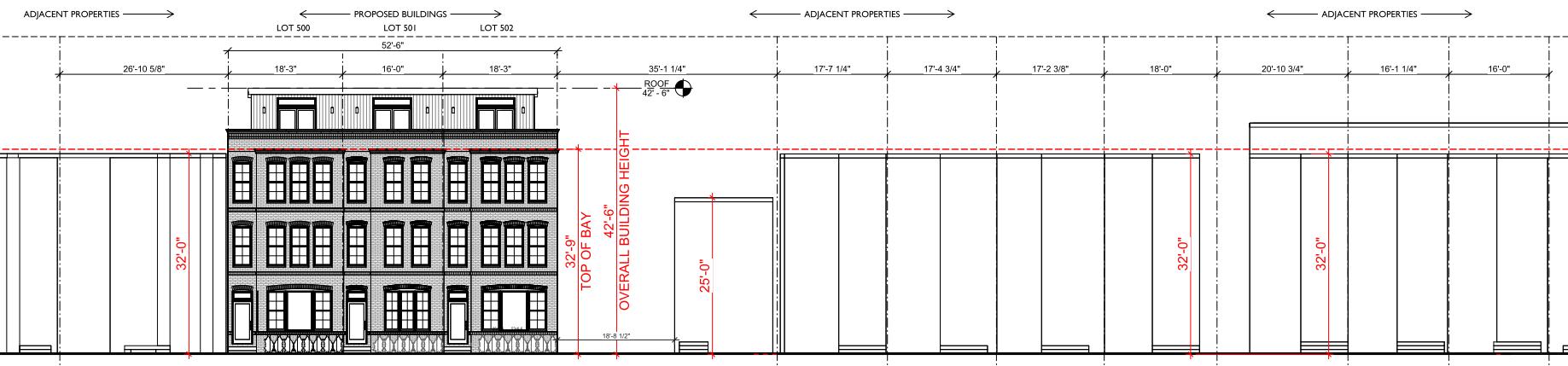
ISSUE RECORD
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NO. DATE

CONSTITUTION COMMONWEALTH OF
THE STATE OF VIRGINIA
JONATHAN KUHN
LIC. # 010000000000
ARCHITECT

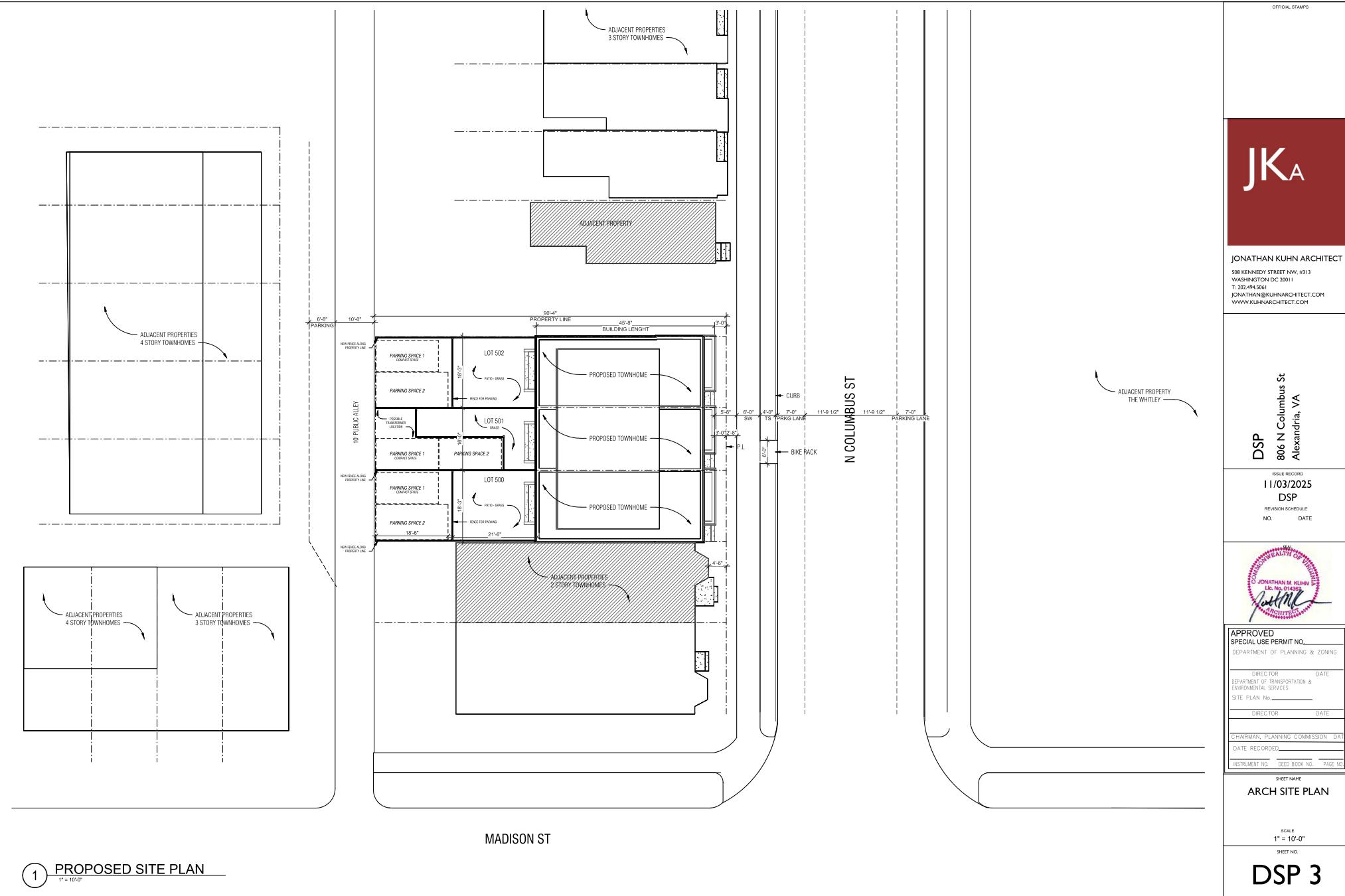
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DIRECTOR DEPARTMENT OF TRANSPORTATION &
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DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO. _____
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MASSING STUDY

SCALE
1/8" = 1'-0"
SHEET NO.

DSP 2

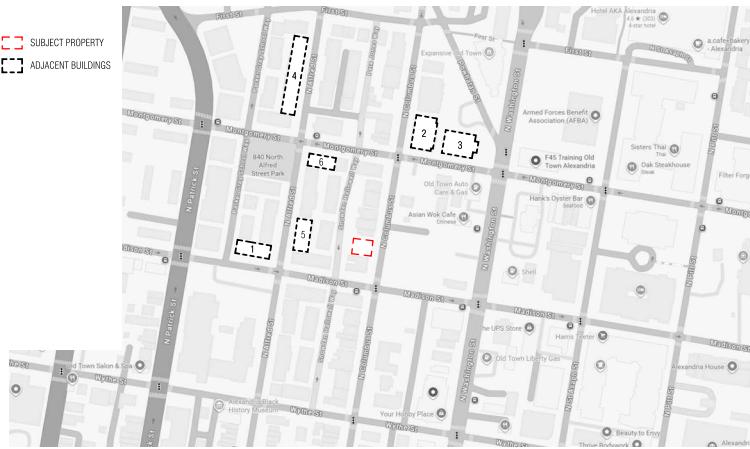


1 N COLUMBUS ST ELEVATION
18'-11"-0"



PRECEDENT PHOTOS:

■ SUBJECT PROPERTY
□ ADJACENT BUILDINGS



OFFICIAL STAMPS

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ARCHITECT

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SHEET NAME _____

PRECEDENT PHOTOS

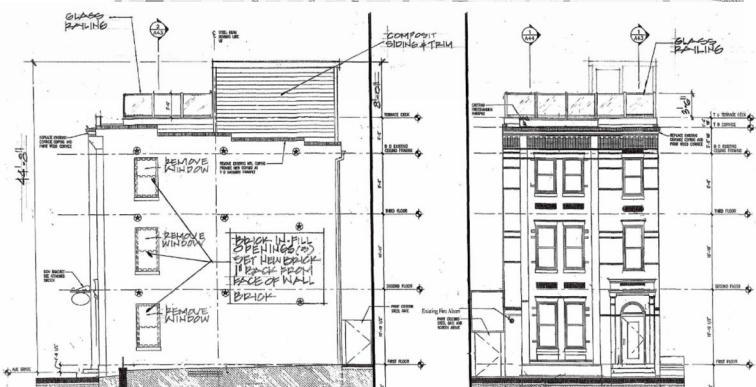
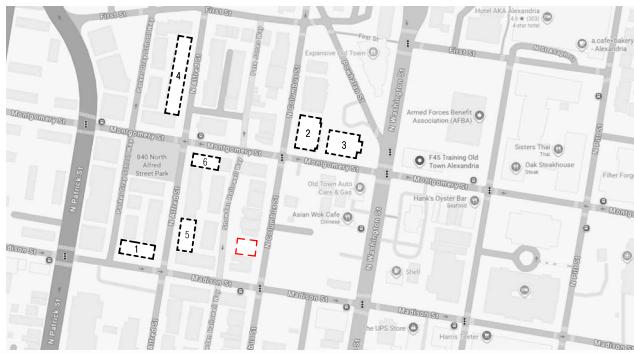
SCALE
1/4" = 1'-0"

SHEET NO. _____

DSP 4

PRECEDENT PHOTOS:

SUBJECT PROPERTY
 ADJACENT BUILDINGS



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SITE PLAN NO. _____

DIRECTOR _____ DATE _____

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DATE RECORDED _____
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SHEET NAME
PRECEDENT PHOTOS

SCALE
1/4" = 1'-0"
SHEET NO.

DSP 5



2 PROPOSED FRONT ELEVATION

2 $1/4'' = 1'-0''$

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E PLAN NO. _____		
DIRECTOR	DATE	
AIRMAN PLANNING COMMISSION DA TE RECORDED _____		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

SHEET NAME
**PROPOSED FRONT
ELEVATIONS**

SCALE

1/4" = 1'-0"

SHEET NO. _____

38

98

1000

OSP 6

JK_A

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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
PROPOSED REAR
ELEVATION

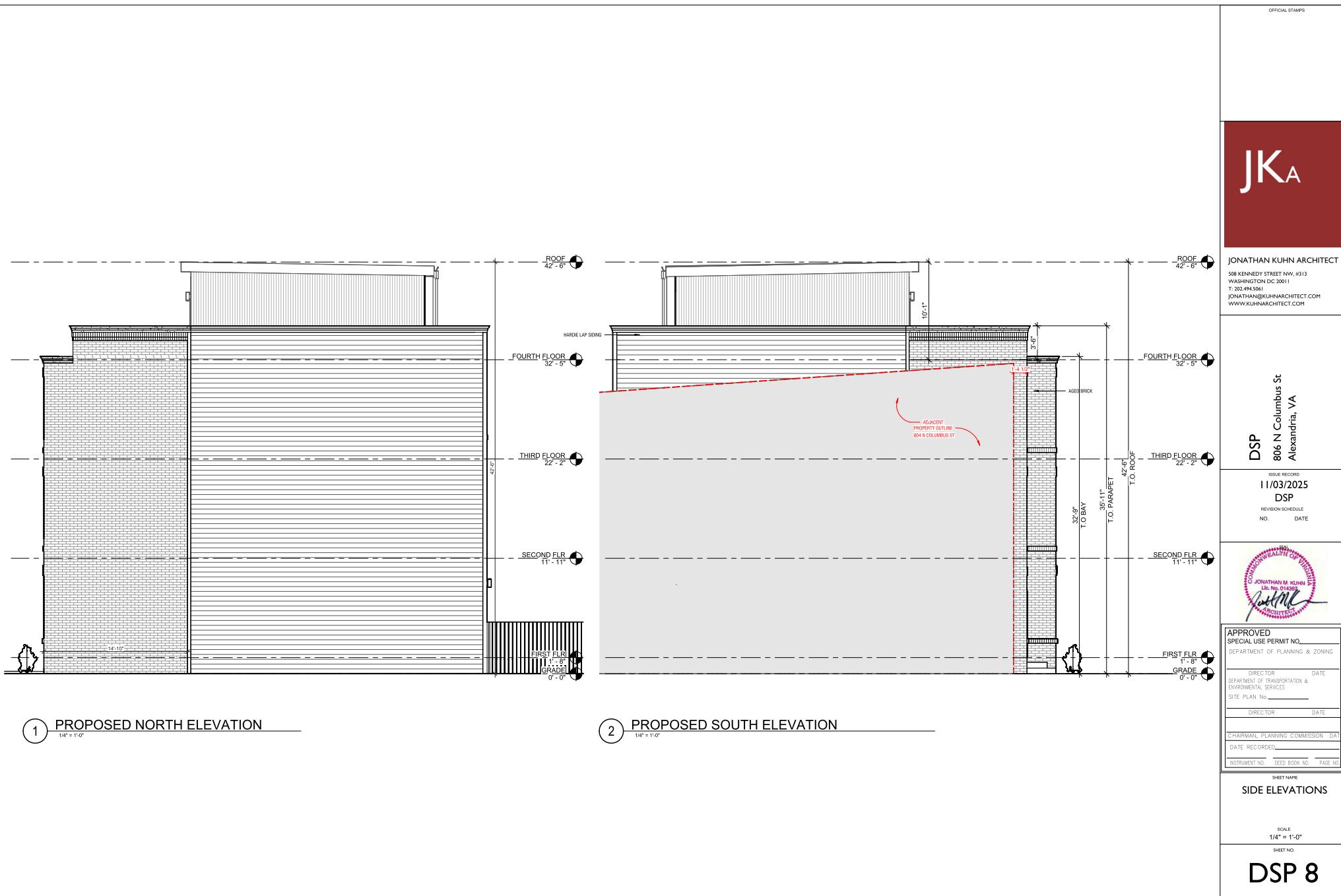
SCALE
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SHEET NO.

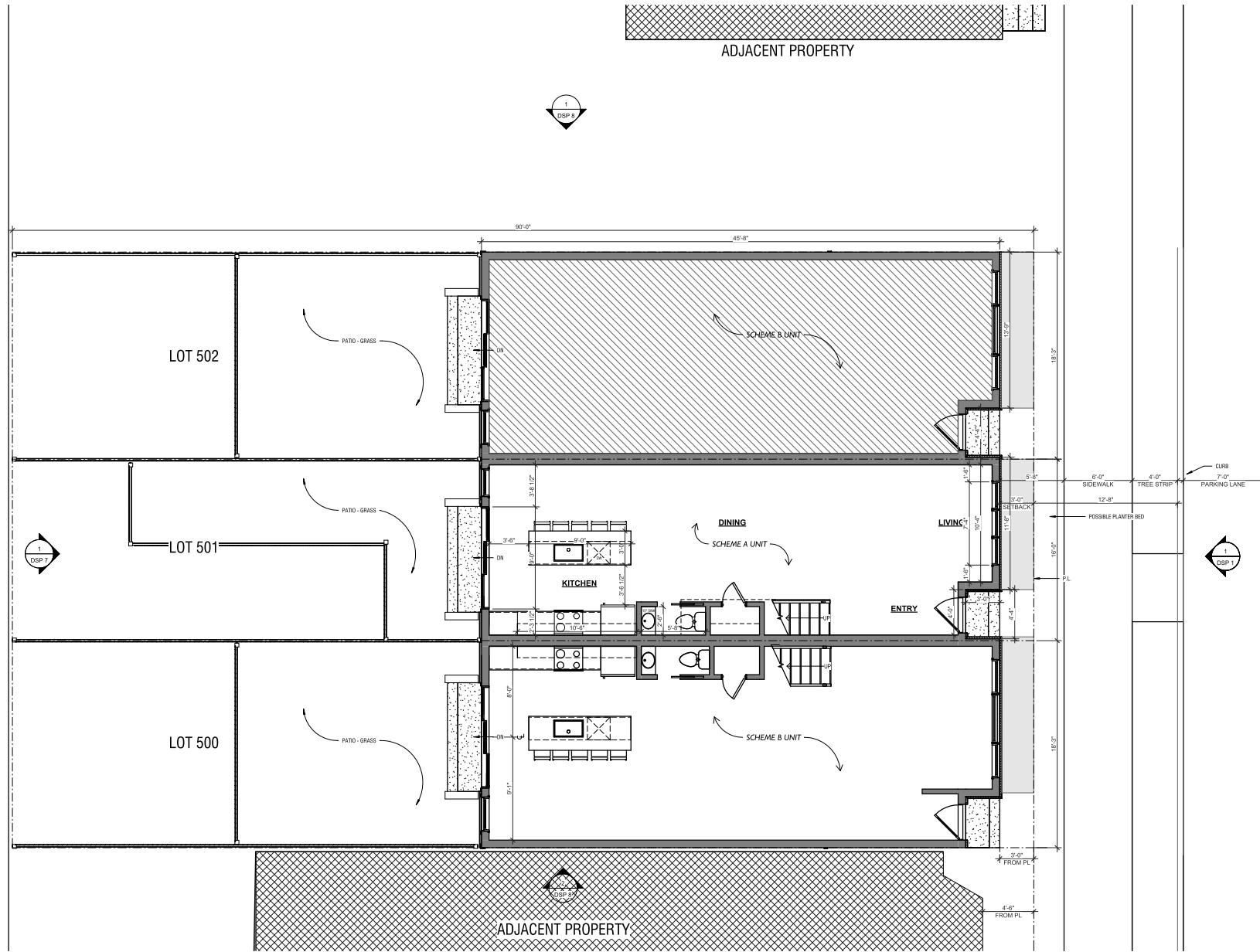
DSP 7



① PROPOSED REAR ELEVATION

1/4" = 1'-0"





PROPOSED FLOOR PLANS

OFFICIAL STAMPS

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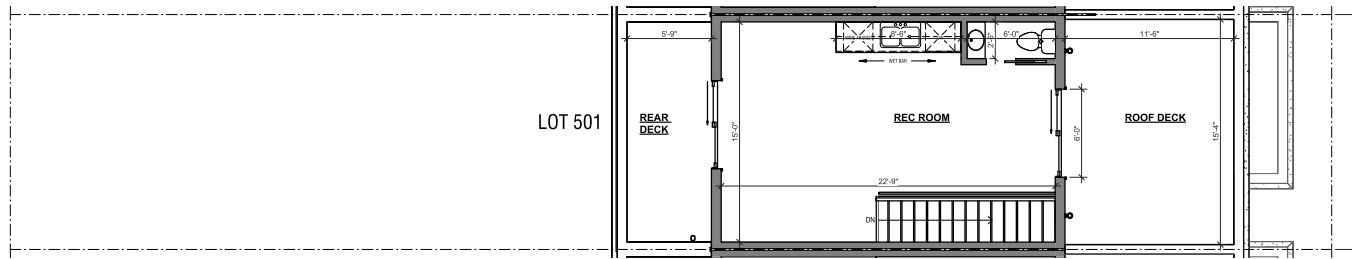
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DATE RECORDED _____		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

SHEET NAME

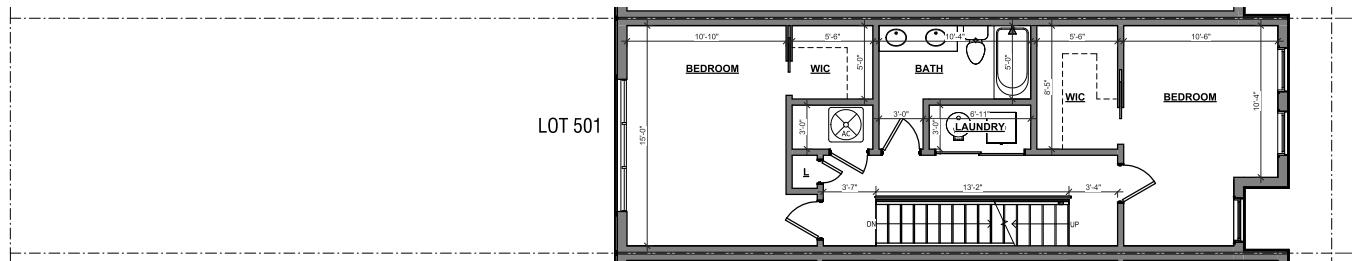
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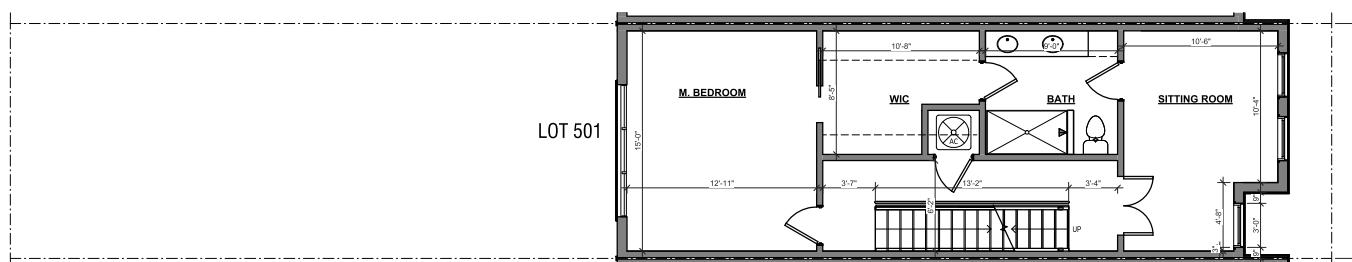
BCB



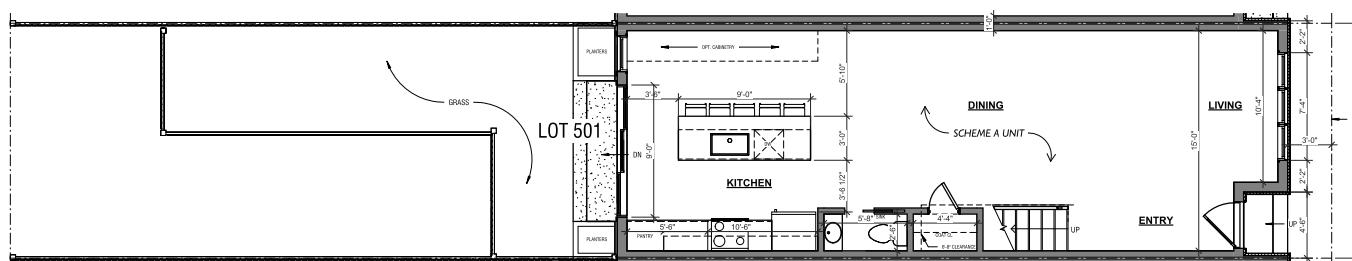
4 PROPOSED FOURTH FLOOR
1/4" = 1'-0"



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"

OFFICIAL STAMPS

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LIC. # 01000000
ARCHITECT

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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION &
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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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SHEET NAME _____

PROPOSED FLOOR
PLANS - SCHEME A

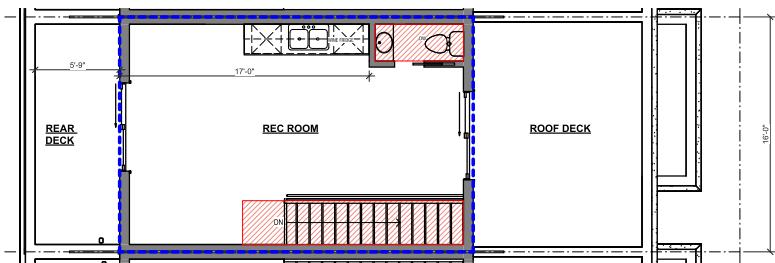
SCALE
1/4" = 1'-0"

SHEET NO. _____

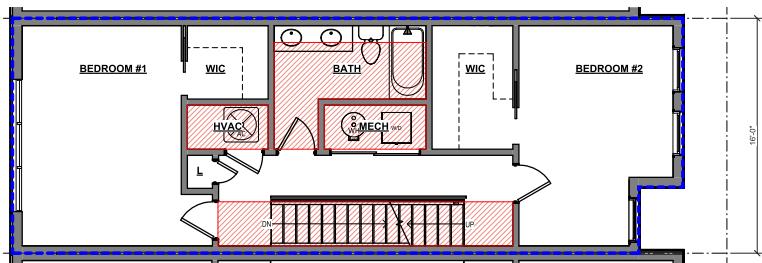
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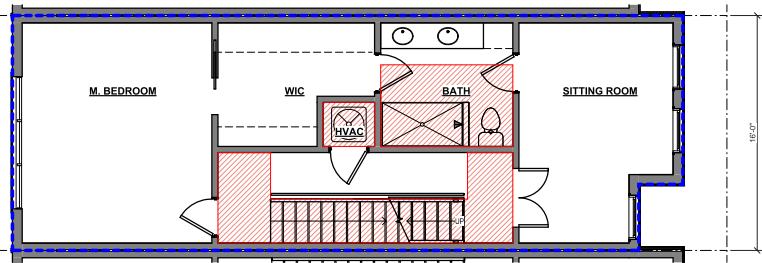
LOT 501 - 16 FT WIDE UNIT - SCHEME A



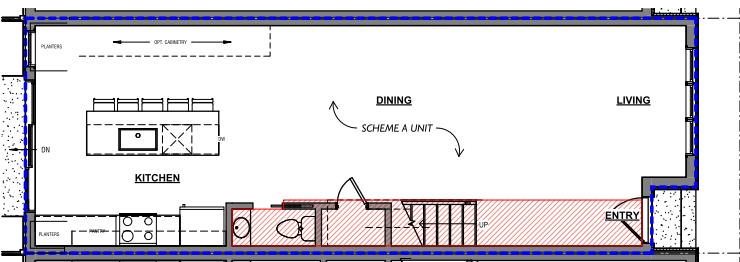
FOURTH FLOOR FAR DIAGRAM



THIRD FLOOR FAR DIAGRAM



SECOND FLOOR FAR DIAGRAM



FIRST FLOOR FAR DIAGRAM

LOT 501 - 16 FT WIDE UNIT - SCHEME A

EXCLUDED FAR

GROSS FLOOR AREA

EXCLUDED FAR:
BATHROOMS
MECHANICAL ROOMS
STAIRS + LANDING AREA

FIRST FLOOR:
GROSS FLOOR AREA: 717.17 SF
EXCLUDED FAR: 84.08 SF
TOTAL SF: 632.99 SF

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

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

FOURTH FLOOR:
GROSS FLOOR AREA: 398.33 SF
EXCLUDED FAR: 59.08 SF
TOTAL SF: 339.45 SF

SITE AREA: 1,440 SF

TOTAL GROSS FLOOR AREA: 2,538.84 SF

TOTAL DEDUCTIONS: 541.13 SF

TOTAL FLOOR AREA: 2,102.71 SF

TOTAL FAR: 1.48

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COMMONWEALTH OF
VIRGINIA
JONATHAN KUHN
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ARCHITECT

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CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET NAME
FAR DIAGRAMS -
SCHEME A

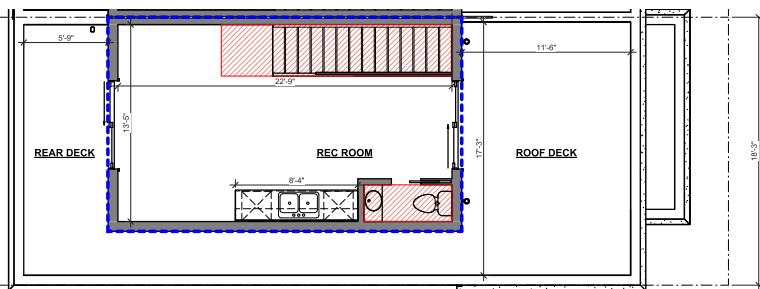
SCALE
1/4" = 1'-0"

SHEET NO.

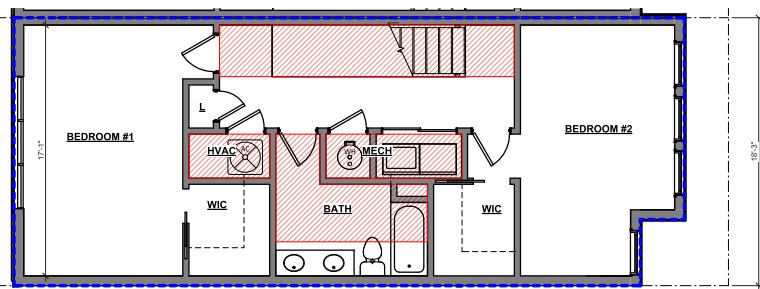
DSP 12



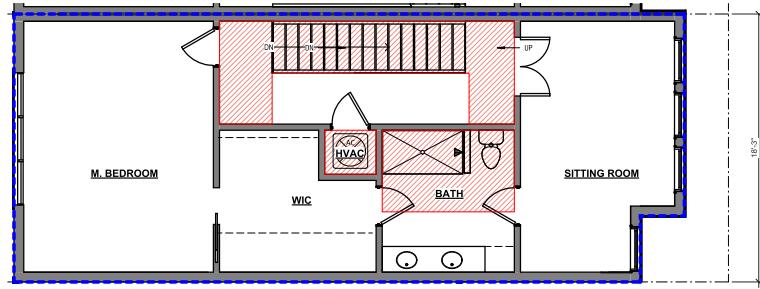
LOT 501 - 16 FT WIDE UNIT - SCHEME A



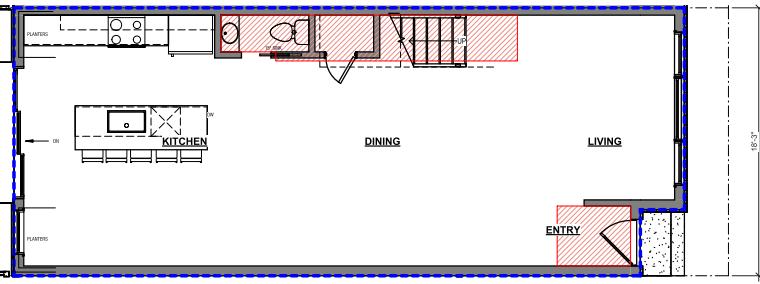
FOURTH FLOOR FAR DIAGRAM



THIRD FLOOR FAR DIAGRAM



SECOND FLOOR FAR DIAGRAM



FIRST FLOOR FAR DIAGRAM

LOT 500 - 18.25 FT WIDE UNIT - SCHEME B

EXCLUDED FAR
GROSS FLOOR AREA

EXCLUDED FAR:
BATHROOMS
MECHANICAL ROOMS
STAIRS + LANDINGS AREA

FIRST FLOOR:
GROSS FLOOR AREA: 8119.92 SF
EXCLUDED FAR: 81.11 SF
TOTAL SOFT: 7388.81 SF

SECOND FLOOR:
GROSS FLOOR AREA: 8119.92 SF
EXCLUDED FAR: 154.62 SF
TOTAL SOFT: 6965.3 SF

THIRD FLOOR:
GROSS FLOOR AREA: 1811.25 SF
EXCLUDED FAR: 188.60 SF
TOTAL SOFT: 1622.65 SF

FOURTH FLOOR:
GROSS FLOOR AREA: 391.49 SF
EXCLUDED FAR: 70.11 SF
TOTAL SOFT: 281.38 SF

SITE AREA: 1,442 SF
TOTAL GROSS FLOOR AREA: 2,811.25 SF
TOTAL BOUNDARY: 471.43 SF
TOTAL FLOOR AREA: 2,338.82 SF
TOTAL FAR: 1.42

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SHEET NAME
FAR DIAGRAMS-
SCHEME B

SCALE
1/4" = 1'-0"
SHEET NO.
DSP 13