

ENVIRONMENTAL NOTES

- THERE IS NO KNOWN SOIL CONTAMINATION ON THE PROPERTY TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- THERE ARE NO UNDERGROUND STORAGE TANKS TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- THE SITE IS NOT LOCATED WITHIN 1000 FT OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.
- THERE ARE NO KNOWN AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GAS TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

SUBDIVISION NOTES

SUBDIVISION NAME: AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS

TOTAL AREA: 4,725 SQ. FT. OR 0.1085 ACRES

ZONING DISTRICT: RB/TOWNHOUSE ZONING

GRAVES AND BURIAL: THERE ARE NO KNOWN GRAVES OR OBJECT OR STRUCTURE MARKING BURIAL WITHIN THIS PROPERTY TO BEST OF OUR KNOWLEDGE AND BELIEF.

TOPOGRAPHIC MAPPING: SEE SHEETS P-0302 AND P-0501 FOR TOPOGRAPHIC OVERLAY OF ELEVATION CONTOURS PLOTTED ON THE SUBDIVISION PARCEL AND THE ADJOINING ROADWAYS.

STORMWATER DISPOSAL: STORMWATER WILL BE COLLECTED FROM ROOFTOPS AND DRAINED VIA UNDERGROUND PIPING TO THE EXISTING MUNICIPAL STORM SEWER SYSTEM LOCATED IN THE ADJACENT PROPERTY TO THE WEST. ALL REMAINING STORMWATER WILL BE DIRECTED AS SHEET FLOW TO THE EXISTING REAR ALLEY OR TO NORTHLAND COLUMBIA STREET.

EVICTING VEGETATION - AN EVICTING VEGETATION MAP AND TREE SURVEY IS PROVIDED ON SHEET P-1024.

EXISTING VEGETATION. AN EXISTING VEGETATION MAP AND TREE SURVEY IS PROVIDED.

LOT TABULATION

<u>EXISTING</u>	
OT 4	1,575 SF
OT 5	1,575 SF
OT 6	1,575 SF
<hr/> 54.04-01-08:	4,725 SF
<u>PROPOSED</u>	
OT 500:	1,643 SF
OT 501:	1,440 SF
OT 502:	1,642 SF
<hr/> TOTAL:	4,725 SF

(IN FEET)
1 INCH = 10'

APPROVED 2005-20072

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

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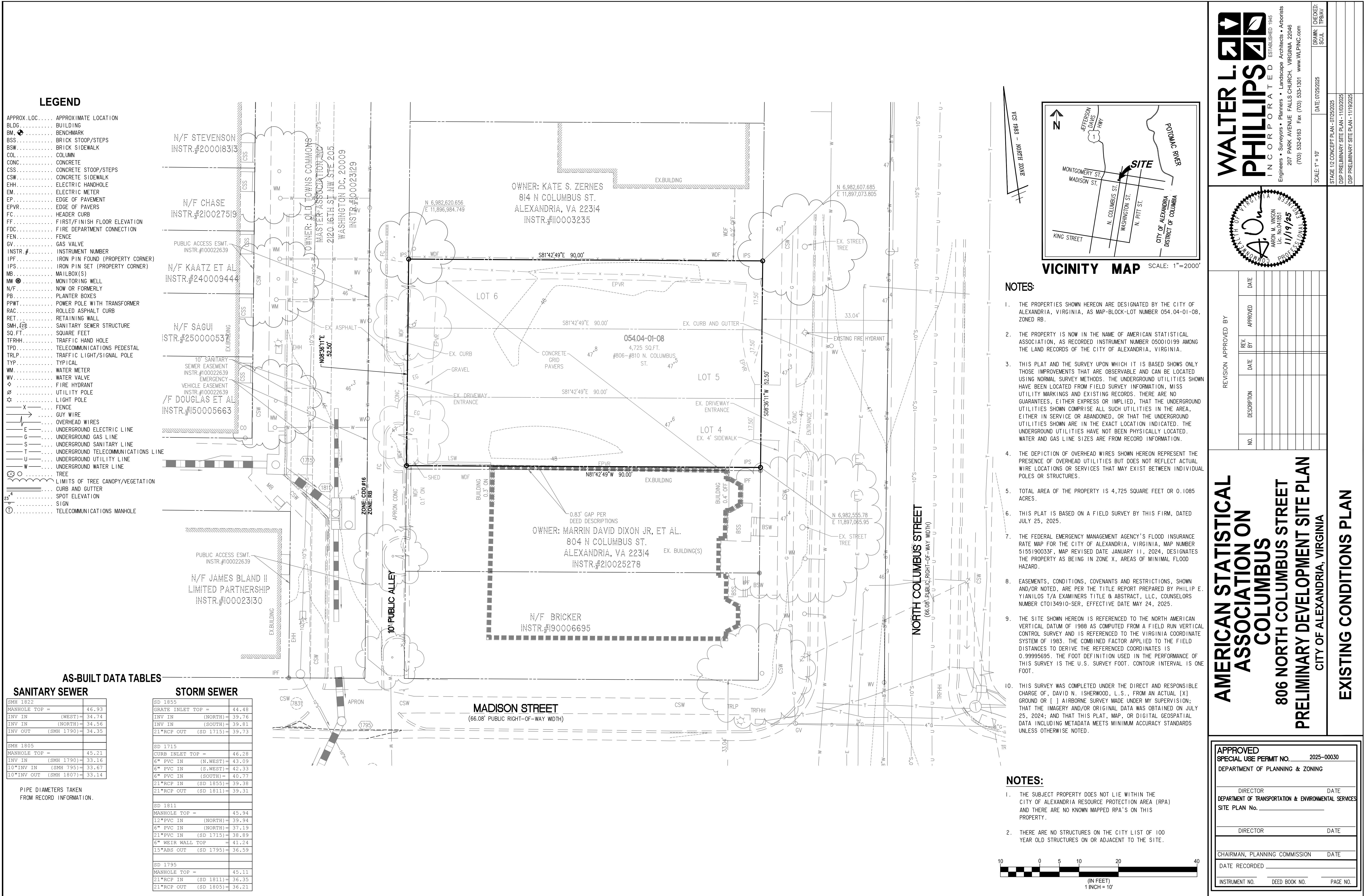
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

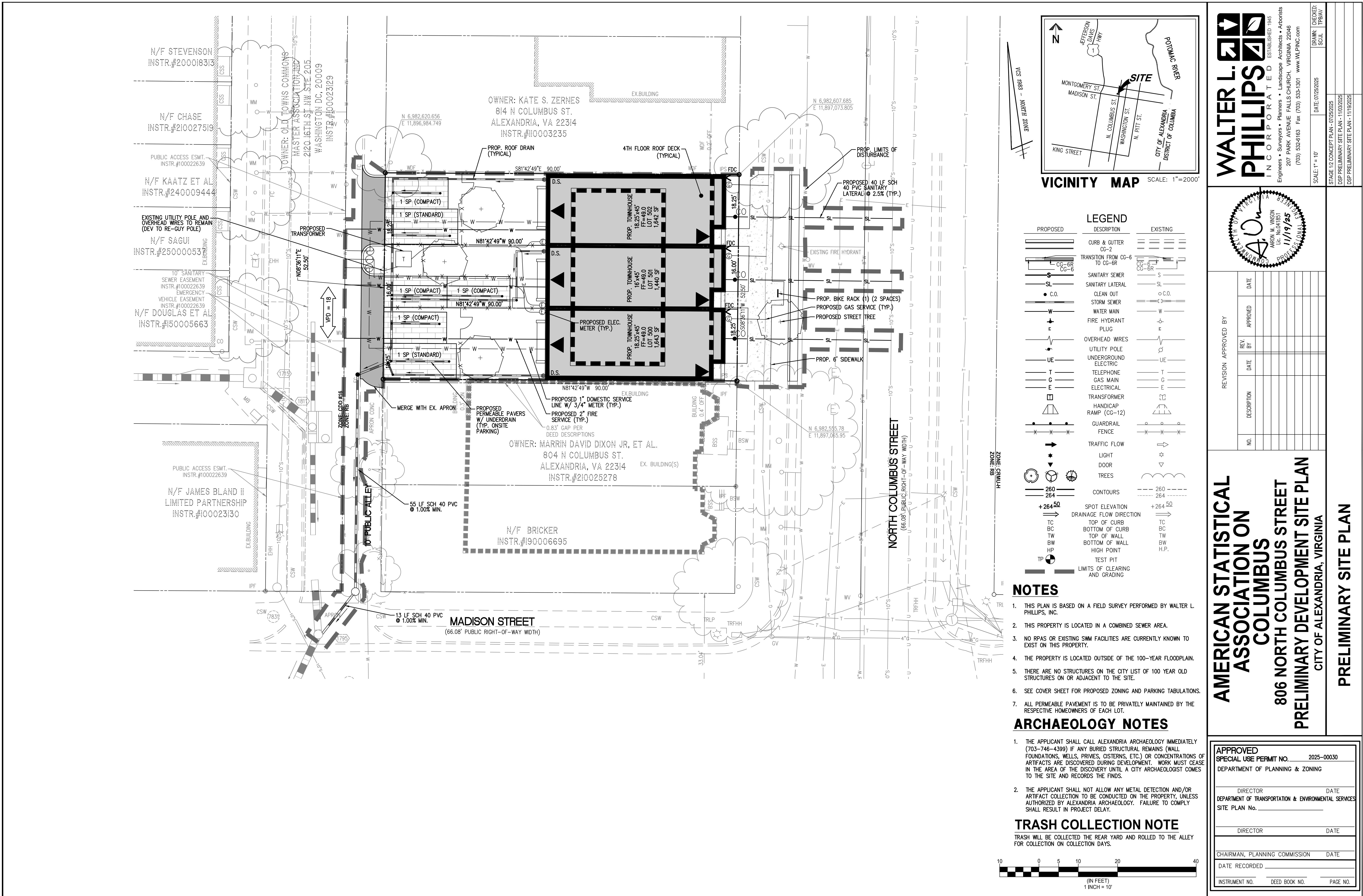
DIRECTOR DATE

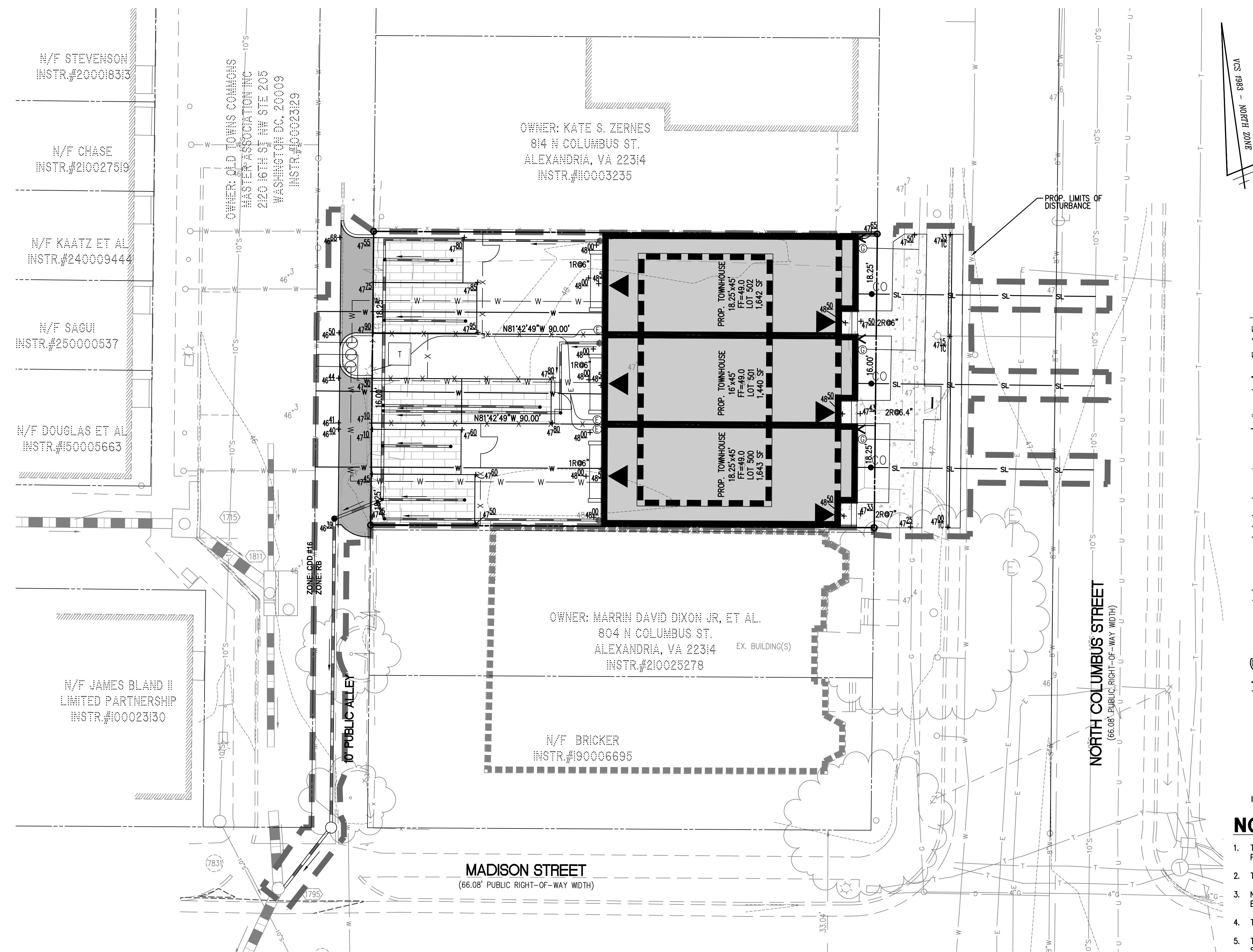
CHAIRMAN, PLANNING COMMISSION DATE

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

SHEET: 1 OF 1





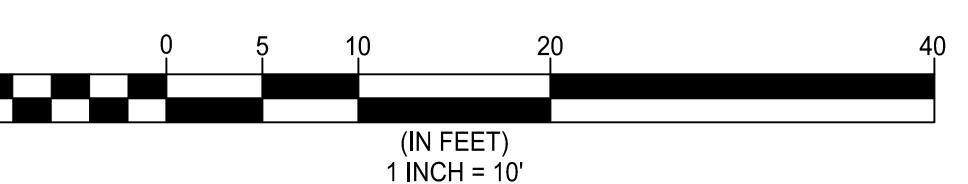


VERAGE FINISHED GRADE

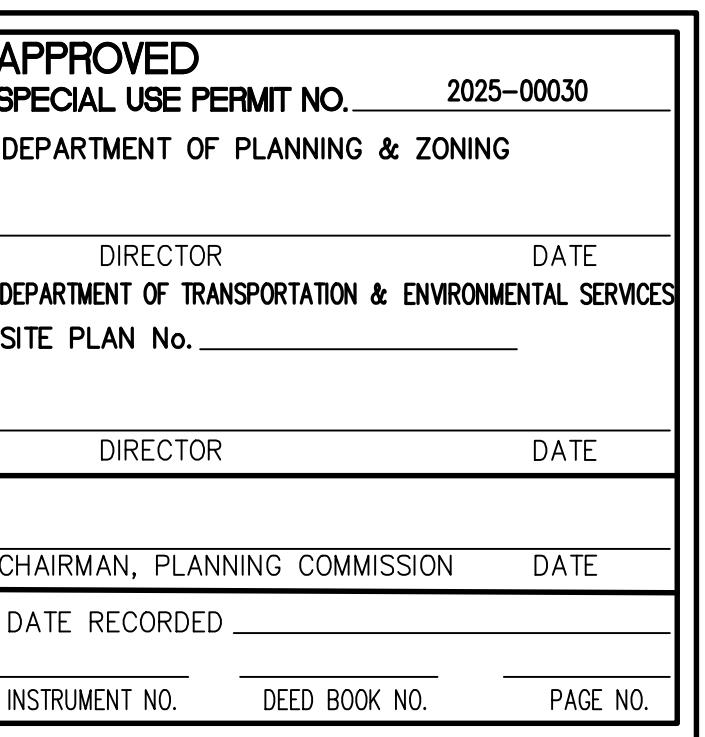
PROPOSED LOTS	AVERAGE FINISHED GRADE
500 =	47.50 FT
501 =	47.50 FT
502 =	48.00 FT

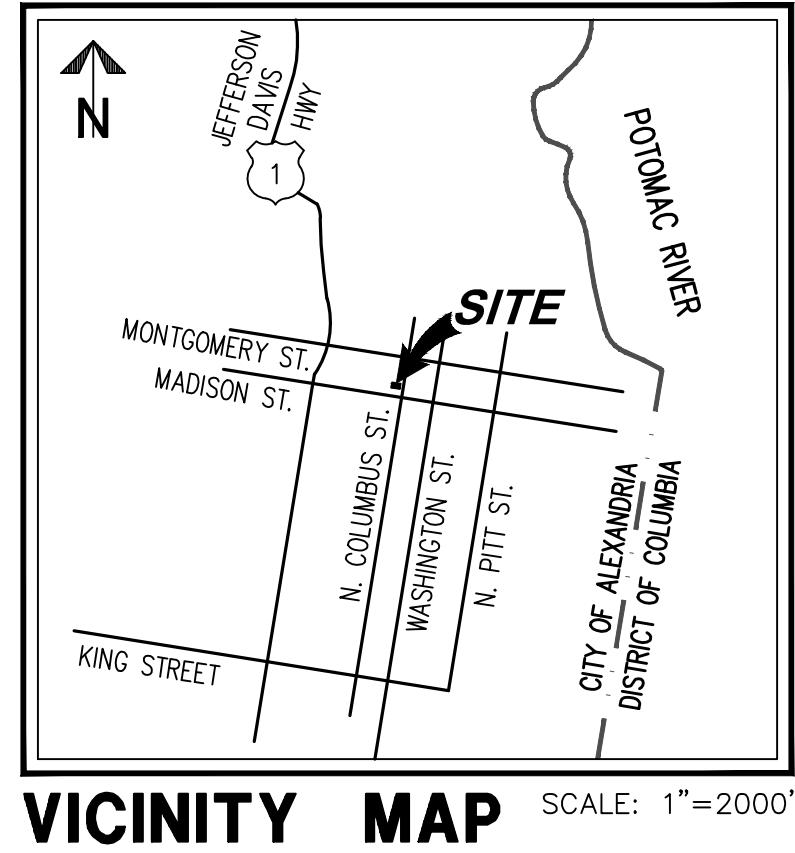
ARCHAEOLOGY NOTES

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.

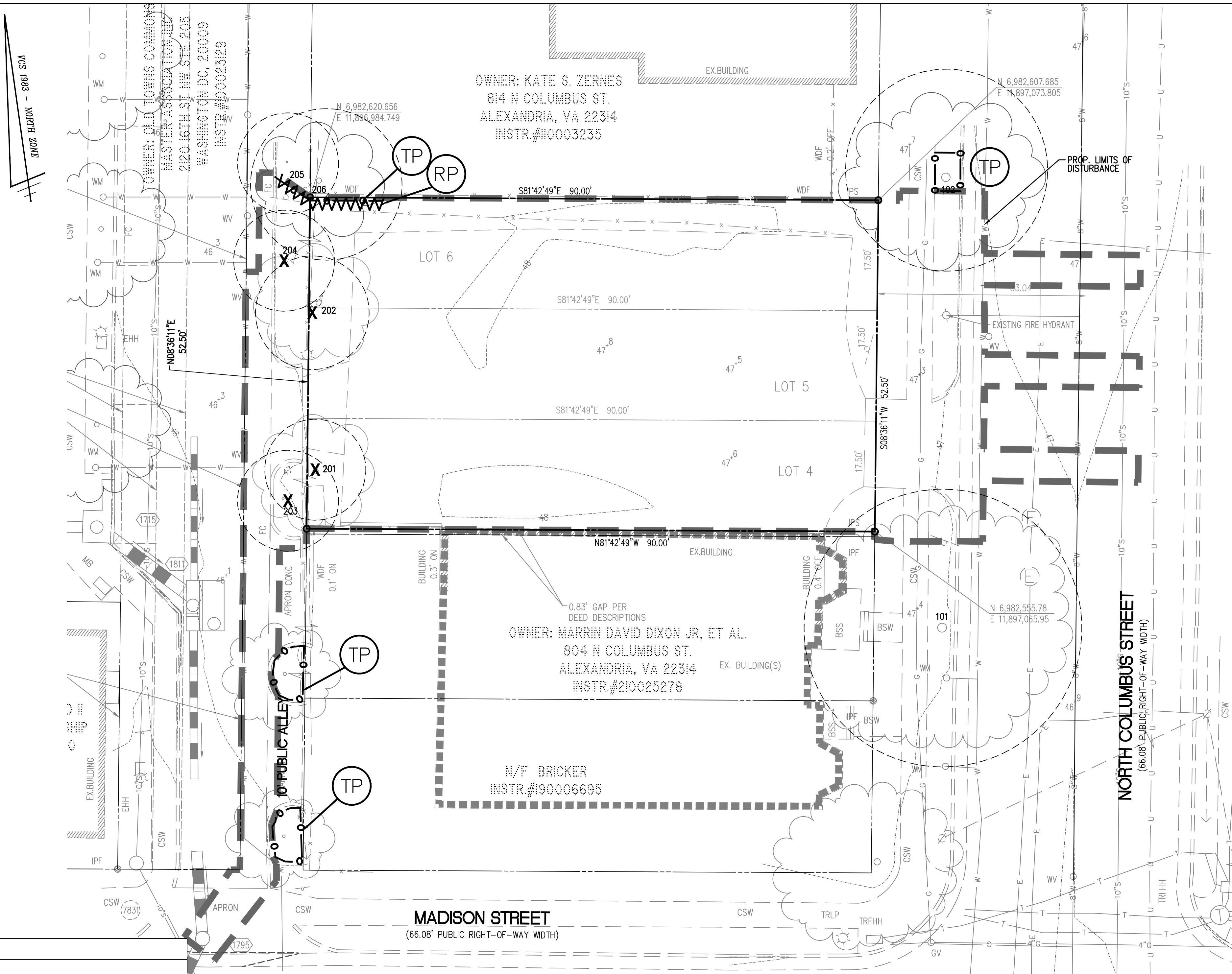


**AMERICAN STAIKICAL
ASSOCIATION ON
COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF EXETER, VIRGINIA**





VICINITY MAP SCALE: 1"=2000'



Alexandria		Tree Inventory									
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Offsite or Shared	Removal	Tree Protection Fence	Activities	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. JD 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 ISA.

Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the ISA.

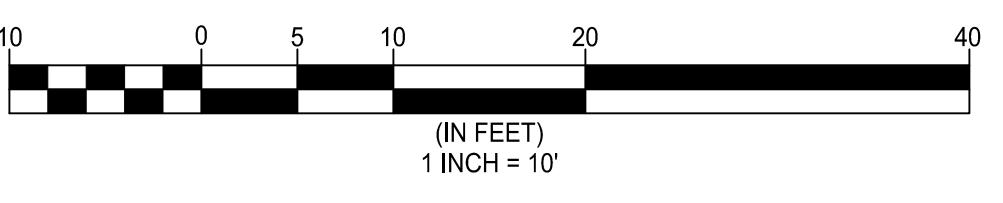
Crown Clean Pruning - Remove all dead, dying, and diseased limbs 1" in diameter and larger, measured at the point of attachment.

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.

TREE PRESERVATION LEGEND

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



AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS 806 NORTH COLUMBUS STREET PRELIMINARY DEVELOPMENT SITE PLAN		REVISION APPROVED BY	
		NO.	DESCRIPTION
CITY OF ALEXANDRIA, VIRGINIA TREE INVENTORY & TREE PRESERVATION PLAN			
APPROVED SPECIAL USE PERMIT NO. 2025-00030 DEPARTMENT OF PLANNING & ZONING		DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. _____	
DIRECTOR DATE		DIRECTOR DATE	
CHAIRMAN, PLANNING COMMISSION DATE		DATE RECORDED INSTRUMENT NO. DEED BOOK NO. PAGE NO.	
SHEET: P-1201			