PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
ALEXANDRIA, VIRGINIA

598 SOUTH ALFRED STREET

NARRATIVE DESCRIPTION OF DEVELOPMENT

THE APPLICANT PROPOSES DEMOLISHING THE EXISTING TOWNHOUSES TO BUILD A MULTI-FAMILY DEVELOPMENT WITH 145 AFFORDABLE HOUSING UNITS WITH ONE LEVEL OF BELOW GRADE PARKING.

THIS SITE IS BORDERED TO THE NORTH BY A CONCRETE WALKWAY; TO THE SOUTH BY A BUILDING AND ITS ASSOCIATED PARKING LOT; TO THE EAST BY SOUTH COLUMBUS STREET; AND TO THE WEST BY SOUTH ALFRED STREET.

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM SOUTH ALFRED STREET.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. REZONING FROM RB TO RMF
2. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.
3. SPECIAL USE PERMIT TO INCREASE ALLOWABLE FAR UP TO 3.0 IN THE RMF ZONE FOR THE PROVISION OF ON-SITE AFFORDABLE HOUSING IN ACCORDANCE WITH SECTION 3-1406(B)

COMPLETE STREETS:

	New	Upgraded
Crosswalks (number)	0	0
Standard	0	0
High Visibility	0	0
Curb Ramps	0	0
Sidewalks (LF)	158'	790'
Bicycle Parking (number of spaces)		
Public/Visitor	8	N/A
Private/Garage	44	N/A
Bicycle Paths (LF)	0	N/A
Pedestrian Signals	0	0

PREPARED BY:

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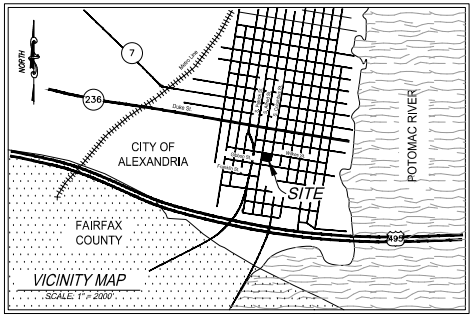

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
10/03/2025
PROFESSIONAL ENGINEER

DATE	REVISION
07/11/25	PRELIMINARY DSUP SUBMISSION
09/16/25	COMPLETENESS SUBMISSION
10/03/25	VERIFICATION RESUBMISSION

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APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXX
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.

C100

113952

GENERAL NOTES

1. THE BOUNDARY INFORMATION FOR THE SUBJECT SITES IS BASED ON A CURRENT FIELD SURVEY PREPARED BY THIS FIRM BETWEEN THE DATES OF DECEMBER 26TH, 2018 AND JANUARY 10TH, 2019.
2. EXISTING SITE INFORMATION FOR THE SUBJECT SITES IS BASED ON A CURRENT FIELD SURVEY PREPARED BY THIS FIRM BETWEEN THE DATES OF DECEMBER 26TH, 2018 AND JANUARY 10TH, 2019.
3. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP 074.03-05-07 ZONED RB.
4. THE PROPERTY SHOWN HEREON ARE LOCATED ON FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 515519 0041 E, REVISED JUNE 16, 2011. ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. OWNER: OLDE TOWN WEST PROPERTIES, LLC
   INSTRUMENT NO. 090020867
6. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THESE SITES.
7. IN ACCORDANCE WITH THE RESOURCE PROTECTION AREAS MAP ADOPTED JUNE 12, 2004 BY THE CITY COUCIL OF ALEXANDRIA, THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THESE PROPERTIES.
8. THIS PROJECT IS LOCATED IN A COMBINED SEWER AREA.
9. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THESE PROPERTIES.
10. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS ON-SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
11. THE ENTIRE SUBJECT PROPERTY CONSIST OF SOIL TYPE 98 URBAN LAND - GRIST MILL.

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO RPA'S, TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE.

GREEN BUILDING NARRATIVE

THIS PROJECT WILL COMPLY WITH THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY.

GENERAL APPROACH:
EARTHCRAFT COLD CERTIFICATION

ENERGY: THE SHAPE OF THE BUILDING WILL ALLOW US TO MAXIMIZE DAYLIGHTING AND EFFICIENT WIND FLOW FOR NATURAL COOLING WHEN DESIRED. THIS WILL LOWER THE DEMAND FOR THE MEP SYSTEMS. THE PROJECT WILL ALSO EMPLOY ENERGY EFFICIENT LIGHTING AND APPLIANCES WERE APPLICABLE HELPING TO REDUCE THE ENERGY USE.

WATER: THE USE OF IRRIGATION AND OTHER STORMWATER MANAGEMENT IS STILL IN THE DEVELOPMENTAL STAGES. ONE METHOD MAY INCLUDE USING GRAY WATER FOR FLUSHING TO REDUCE THE AMOUNT OF POTABLE WATER REQUIRED. ADDITIONALLY, THE EMPLOYMENT OF LOW FLOW FIXTURES WHERE APPLICABLE WILL REDUCE THE AMOUNT OF PORTABLE WATER REQUIRED. ADDITIONALLY, THE EMPLOYMENT OF LOW FLOW FIXTURES WHERE APPLICABLE WILL REDUCE THE CONSUMPTION OF WATER ON SITE.

HVAC: THE MECHANICAL SYSTEMS WILL MEET ASHRAE STANDARDS AS WELL AS MAINTAIN INDOOR AIR QUALITY STANDARDS. ADDITIONALLY, NATURAL VENTILATION WITHIN EVERY UNIT WILL BE MET VIA SELECTED GLAZING SYSTEMS.

PARKING CALCULATION NOTE

THE PARKING TABULATIONS SHOWN ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON AFFORDABILITY OF THE PROJECT AND ADDITIONAL PARKING REDUCTIONS.

ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
2. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY , UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
3. THE APPLICANT HAS HIRED A ARCHEOLOGY CONSULTANT AND WILL BE COORDINATING WITH ALEXANDRIA ARCHEOLOGY FOR THE SCOPE OF WORK FOR THE PROJECT.

SANITARY SEWER OUTFALL NARRATIVE

THIS PROJECT PROPOSES TO CONNECT TO THE EXISTING 15" SEWER THAT RUNS EAST ALONG THE NORTHERN PORTION OF THE SITE. PER MEMO TO INDUSTRY 06-14, AN ADEQUATE ANALYSIS MUST BE PERFORMED TO ANALYZE THE SYSTEM UNTIL IT RUNS TO A 24" PIPE. THIS PROJECT IS LOCATED IN A COMBINED SEWER AREA.

STORM WATER MANAGEMENT NARRATIVE

TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL PROVIDE ON-SITE TREATMENT OF SITE RUNOFF THROUGH THE USE OF CITY-APPROVED BMP FACILITIES TO MEET BOTH POLLUTANT LOAD REDUCTION AND THE WATER QUALITY VOLUME DEFAULT.

BEST MANAGEMENT PRACTICES:

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF BIORETENTIONS.

PER THE CITY'S STORMWATER MANAGEMENT REQUIREMENTS [ARTICLE XIII 'CHESAPEAKE BAY ENVIRONMENTAL MANAGEMENT' SECTION 13-109.F.1], VOLUME CONTROL IS REQUIRED.

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'S PRETREATMENT COORDINATOR AT 703-3500 X2020.

SOIL DATA:

THE ENTIRE SUBJECT PROPERTIES CONSIST OF SOIL TYPE 98 URBAN LAND -GRIT MILL

ZONING TABULATIONS

SITE LOCATION/ADDRESS: TAX MAP NUMBERS:	074.03-05-07 (598 S. ALFRED STREET)
EXISTING ZONE:	RB
PROPOSED ZONE:	RMF (RESIDENTIAL, MULTIFAMILY)
EXISTING SITE AREA:	56,096 S.F. OR 1.29 AC
PROPOSED SITE AREA:	56,096 S.F. OR 1.29 AC
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MULTIFAMILY
PROPOSED NUMBER OF UNITS:	145 UNITS
UNITS PER ACRE REQUIRED: UNITS PER ACRE PROVIDED:	N/A 145 / 1.29 = 1112.4 DU/AC.
GROSS FLOOR AREA PROPOSED: NET FLOOR AREA PROPOSED:	150,867 SF 134,276 SF
PERMITTED FAR: PROPOSED FAR:	0.75 OR UP TO 3.0 WITH DSUP 2.16
MAXIMUM BUILDING HEIGHT: PROPOSED BUILDING HEIGHT:	45' / 55' +/- 50'
PROPOSED AVERAGE FINISH GRADE:	26.6'
FRONTAGE REQUIRED: FRONTAGE PROVIDED:	0 SF 0 SF
LOT REQUIRED: LOT PROVIDED:	0 SF 0 SF
YARDS REQUIRED:	FRONT (NORTH) = 0' SIDE (EAST & WEST) = 8' EAST (SOUTH) = 8'
YARDS PROVIDED:	NORTH = 8' MIN., 10.5' MAX. SOUTH = 10.5' WEST = 8.8' EAST = 8.9' MIN., 18.7' MAX.
PARKING REQUIRED:	145 UNITS (SEE PARKING CALCULATIONS) 86 SPACES
PARKING PROVIDED:	94 SPACES (73 STANDARD, 17 COMPACT, 2 HANDICAP, 2 HANDICAP VAN)
BICYCLE PARKING REQUIRED:	LONG TERM BICYCLE REQUIRED = 44 SHORT TERM BICYCLE REQUIRED = 3 TOTAL = 47
BICYCLE PARKING PROVIDED:	LONG TERM BICYCLE PROVIDED IN GARAGE = 44 SHORT TERM BICYCLE PROVIDED AT GRADE = 8 TOTAL = 52
EXISTING AVG. DAILY TRIPS: PROPOSED AVG. DAILY TRIPS:	229 VPD 621 VPD
APPROXIMATE AREA OF DISTURBANCE:	62,258 SF OR 1.43 AC
OPEN SPACE REQUIRED: OPEN SPACE PROVIDED:	25% x 56,096 = 14,024 SF +/- 15,410 SF (SEE SHEET C500 FOR DETAIL)

AMI MIX

UNITTYPE	UNITCOUNT	MIXRATIO
1-BR	78	54%
2-BR	45	31%
3-BR	18	12%
4-BR	4	3%
TOTAL	145	100%

USE GROUP

A. USE GROUP:	MULTIFAMILY
B. NUMBER OF STORIES:	4 STORIES:
C. TYPE OF CONSTRUCTION:	IIIA / VA
D. FLOOR AREA PER FLOOR:	L1 - 37,969 SF L2 - 36,979 SF L3 - 38,108 SF L4 - 37,810 SF GARAGE - 36,617 SF T - 187,484 SF
E. FIRE PROTECTION PLAN:	BUILDING TO BE FULLY SPRINKLER WITH FIRE PUMP

598 S Alfred Street
Parking Requirements

Zoning Requirements Based on Residential Performance-Based City Standards **(Minimums)**

	Baseline Zoning Ratio[1]	Total Credits	Final Zoning Ratio		Development Size		Minimum Spaces
Residential Rates							
ADUs - 60% AMI	0.75 /unit	15%	0.64 /unit[2]	x	91 units	=	59
ADUs - 50% AMI	0.65 /unit	15%	0.55 /unit[2]	x	20 units	=	12
ADUs - 30% AMI	0.50 /unit	15%	0.43 /unit[2]	x	34 units	=	15
Residential Subtotal					**145 units**		**86**
Allowable Residential Credits (Voluntary):							
Metro Station / BRT walkshed (10%)							0%
Market-Rate: Located outside 0.5 mile Metro Station walkshed but within 0.5 mile BRT stop walkshed (1(							*0%*
ADU: Located within 0.5 mile Metro Station walkshed OR the 0.5 mile BRT stop walkshed (10%)							*0%*
Walkability Index score is between 90-100 (10%)							10%
Walkability Index score is between 80-89 (5%)							0%
Four or more bus routes stop within 0.25 mile of development entrance (5%)							5%
Development project has 20% or more studio units (5%)							0%
Total with Zoning Requirements							**86**

1. Residential performance-based ratios based on the Guiding Document for Parking Standards for Multi-Family Residential Development Projects dated February 24, 2016.
2. The ratio shown above includes a reduction to the 0.75 and 0.50 space per unit rate for affordable housing based on units at 60% and 30% AMI, respectively, with walkability and transit credits applied.

Alfred Street Redevelopment
Trip Generation Calculations (9/12/2025)

598 South Alfred Street

Trip Generation Analysis - Existing (withMode Split Reductions)

Use	ITE Land Use Code	Amount	Units	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	ADT
Residential	220	34	Dwelling Units	2	6	8	7	3	10	**137**
			Total	2	6	8	7	3	10	**137**

Trip Generation Analysis - Proposed 5-Story (with Mode Split Reductions)

Use	ITE Land Use Code	Amount	Units	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	ADT
Residential	221	145	Dwelling Units	7	24	31	21	13	34	**387**
			Total	7	24	31	21	13	34	**387**
			Net (+/-)	+5	+18	+23	+14	+10	+24	**+250**

STORM STRUCTURE DATA

EX. 0807
RIM EL. = 25.68
STRUCTURE INACCESSIBLE FOR AS-BUILT EVALUATION - TREE-SAVE CHAIN LINK FENCE CONSTRUCTED OVER STORM LID.

EX. 6174
RIM EL. = 25.64
INV IN (15" RCP FROM SE) = 21.64
INV IN (15" RCP FROM SOUTH) = 21.54
INV OUT (15" RCP TO NW) = 21.44

EX. 0584
RIM EL. = 23.05
INV IN (12" DIP FROM SOUTH) = 21.05
INV IN (12" DIP FROM SOUTH) = 20.95
INV OUT (10" DIP TO 0583) = 20.75

EX. 0587
RIM EL. = 22.10
INV IN (10" DIP FROM SOUTH) = 19.00
INV OUT (10" DIP TO NORTH) = 18.95
POTENTIAL BLIND CONNECTION INTO THE PIPE CONNECTING #0584 AND #0583.

EX. 0583
RIM EL. = 21.43
INV IN (10" DIP FROM 0584) = 16.98
INV OUT (10" DIP TO NE) = 16.93
POTENTIAL CONNECTION TO #5836
(SEE DATA FOR #5836)

SANITARY STRUCTURE DATA

EX. S 5959
RIM EL. = 26.60
INV IN (10" DIP FROM SOUTH) = 20.00
UPSTREAM STRUCTURE IN INTERSECTION OF SOUTH ALFRED AND GIBBONS STREETS.
INV OUT (15" PVC TO 5724) = 19.95

EX. S 5724
RIM EL. = 25.63
INV IN (15" PVC FROM 5959) = 19.68
INV OUT (15" RCP TO NE) = 19.63

EX. S 5994
RIM EL. = 26.12
INV IN (8" DIP FROM SOUTH) = 20.02
INV IN (8" PVC FROM WEST) = 20.37
INV OUT (8" DIP TO 5996) = 19.92

EX. S 5996
RIM EL. = 24.66
INV IN (8" DIP FROM 5994) = 18.46
INV OUT (8" DIP TO NORTH) = 18.36
UNABLE TO CONFIRM THE DOWNSTREAM CONNECTION.

EX. S 5997
RIM EL. = 22.83
INV IN (8" RCP FROM EAST) = 16.93
INV OUT (8" DIP TO 324) = 16.83

EX. S 324
RIM EL. = 22.23
INV IN (8" DIP FROM 5997) = 16.25
INV IN (8" PVC FROM EAST) = 18.13
INV OUT (8" DIP TO 0583) = 16.19

EX. S 5836
RIM EL. = 21.31
SEALED FACING SW
POTENTIAL CONNECTION FROM #0583
INV IN (8" DIP FROM 324) = 14.56
INV OUT (8" DIP TO 5838) = 14.51

EX. S 5838
RIM EL. = 21.49
INV IN (8" DIP FROM 304) = 13.29
INV IN (RCP FROM NORTH)
INACCESSIBLE, PIPE SET BACK AT TOP OF STRUCTURE.
INV OUT (60" RCP TO 5732) = 11.89

EX. S 5732
RIM EL. = 21.45
INV IN (RCP FROM 5838) = 11.65
UNABLE TO DETERMINE PIPE SIZE BASED ON SEWER CAMERA PHOTOS.
INV IN (8" DIP FROM NORTH) = 12.65
INV OUT (60" RCP TO EAST) = 11.45

APPROVED
SPECIAL USE PERMIT NO. XXXX–XXXXX
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.

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COMMONWEALTH OF VIRGINIA
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OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	07/11/25	PRELIMINARY DSUP SUBMISSION
	09/16/25	COMPLETENESS SUBMISSION
	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
NOTES AND TABULATIONS

SHEET No.
C101

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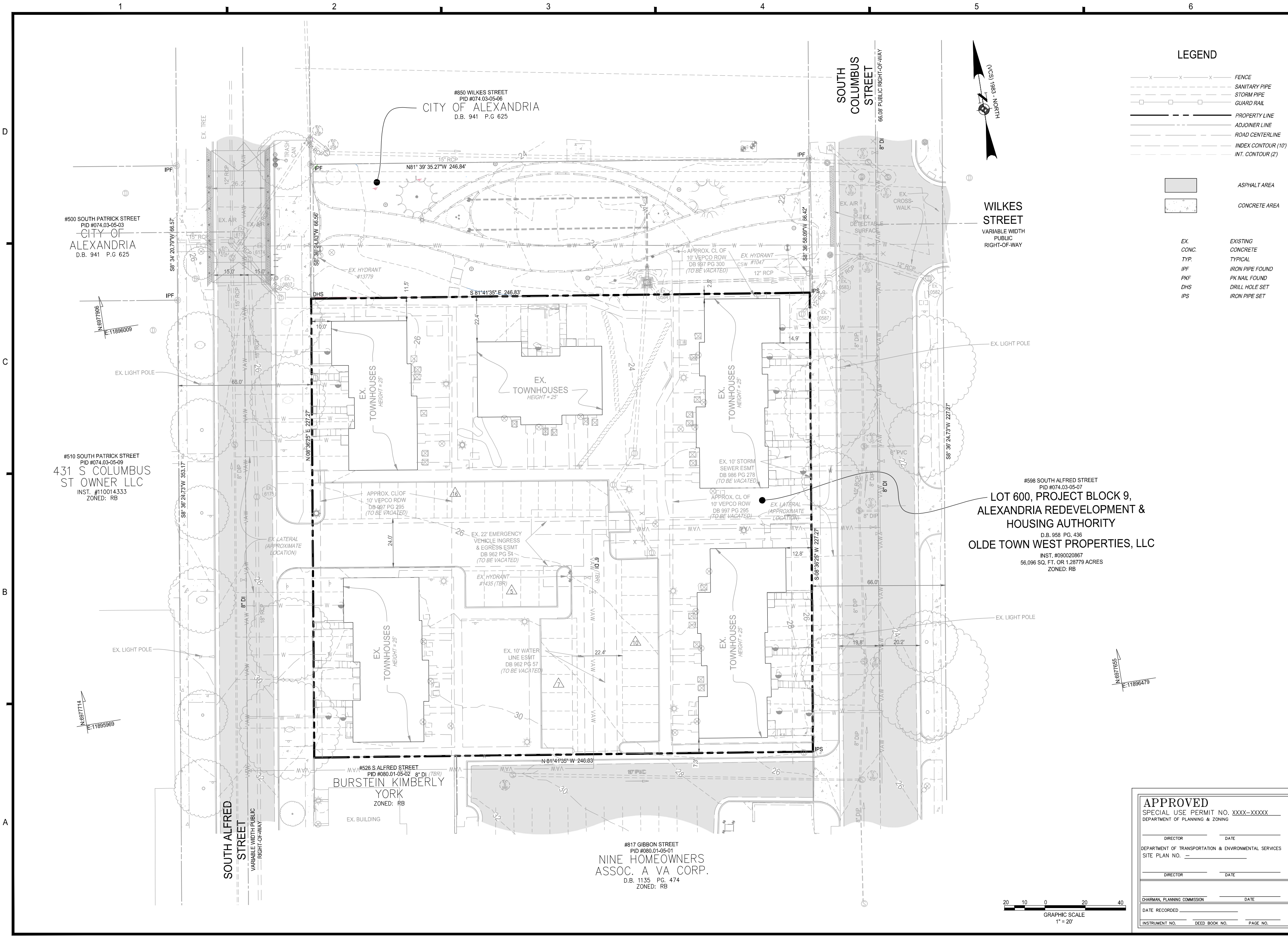

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PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
EXISTING CONDITION PLAN

SHEET No.
C200

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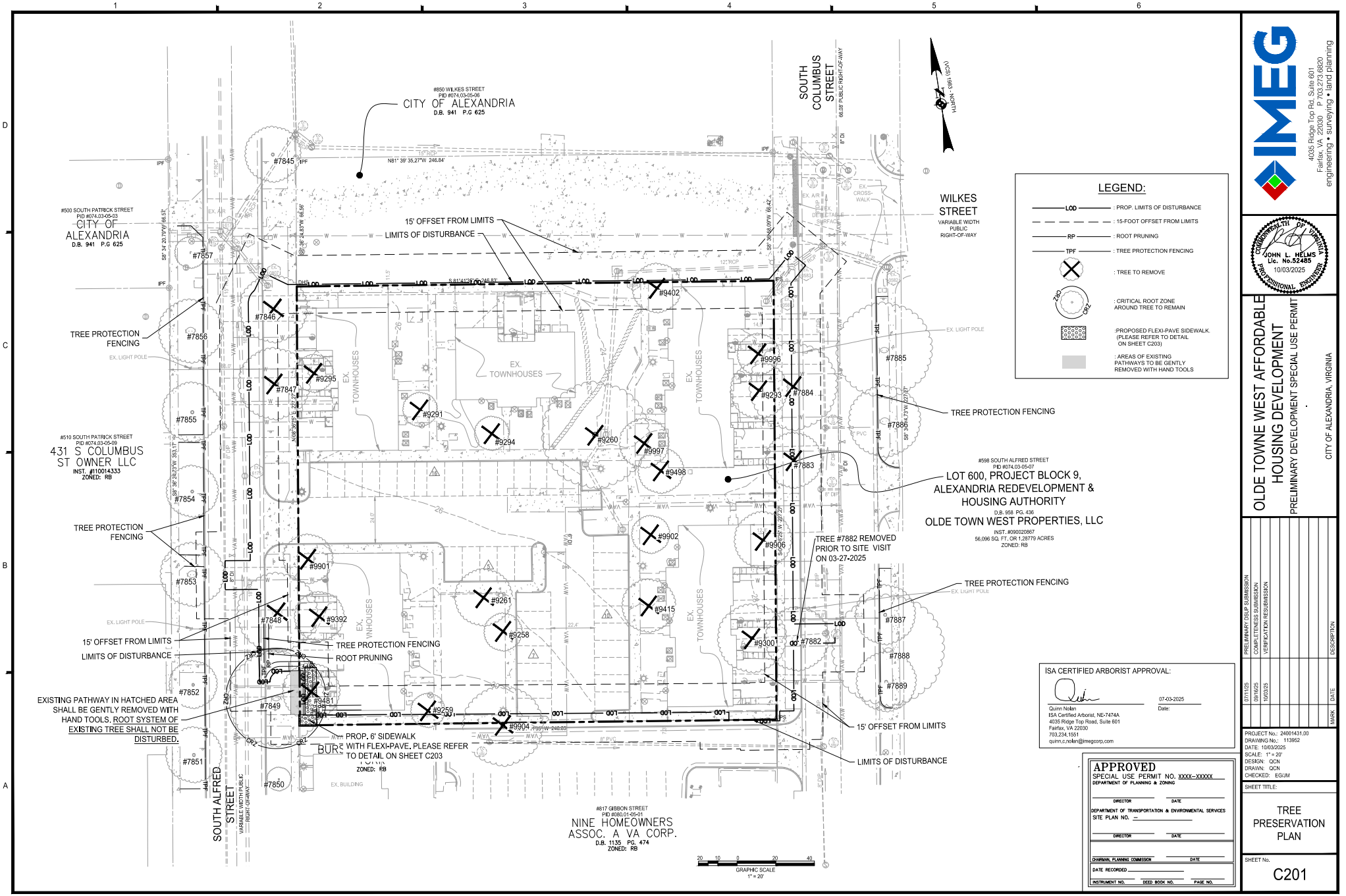

ISA CERTIFIED ARBORIST APPROVAL:

Quinn Nolan
ISA Certified Arborist, NE-7474A
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703.234.1551
quinn.c.nolan@imegcorp.com

07-03-2025
Date:

APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXX
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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CITY OF ALEXANDRIA, VIRGINIA

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3	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 20'
DESIGN: QCN
DRAWN: QCN
CHECKED: EGJM

SHEET TITLE:
TREE PRESERVATION PLAN

SHEET No.
C201

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TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
7845	*STYPHNOLOBIUM JAPONICUM*	SOPHORA	16	18	66	OFFSITE	PRESERVE	NUMEROUS GIRDLING ROOTS. PLASTIC ROPE COMING OUT OF ROOT FLARE. OLD PRUNING CUTS HEALING OVER. 3 LARGE DEAD SCAFFOLD BRANCHES. 4 DEAD MEDIUM SIZED BRANCHES THROUGHOUT CROWN.
7846	*STYPHNOLOBIUM JAPONICUM*	SOPHORA	22	20	69	OFFSITE	REMOVE	2 SMALL GIRDLING ROOTS. BASE OF MAIN LEADERS RUBBING. SMALL DEAD BRANCHES THROUGHOUT CROWN.
7847	*FRAXINUS PENNSYLVANICA*	GREEN ASH	20	15	56	OFFSITE	REMOVE	1 LARGE GIRDLING ROOT. BARK SHOWING SLIGHT SIGNS OF BLONDING. INSECT EXIT HOLE PRESENT ON TRUNK. HIGH DENSITY OF EPICORMIC SPROUTS GROWING THROUGHOUT CANOPY. CROWN IS 2/3 DEAD EXCEPT FOR EXISTING EPICORMIC GROWTH. OLD PRUNING CUT EXPOSING HEART ROT IN TRUNK.
7848	*FRAXINUS PENNSYLVANICA*	GREEN ASH	21	23	69	OFFSITE	REMOVE	LARGE OLD WOUND ON LOWER TRUNK EXPOSING HEART ROT. HIGH DENSITY OF EPICORMIC GROWTH THROUGHOUT CROWN. 6 DEAD BRANCHES.
7849	*QUERCUS PHELLOS*	WILLOW OAK	26	20	72	OFFSITE	PRESERVE	1 SMALL GIRDLING ROOT. INCLUDED BARK IN MAIN LEADER UNION.
7850	*PISTACIA CHINENSIS*	CHINESE PISTACHE	10	8	75	OFFSITE	PRESERVE	
7851	*GINKGO BILOBA*	GINKGO	15	15	69	OFFSITE	PRESERVE	SMALL SECTION OF PLASTIC COORUGATED PIPE COMING OUT AT ROOT FLARE. 1 LARGE BROKEN SCAFFOLD BRANCH. LAWN MOWER DAMAGE TO SURFACE ROOTS.
7852	*GINKGO BILOBA*	GINKGO	12	10	69	OFFSITE	PRESERVE	SMALL OLD WOUND ON LOWER TRUNK. OLD WOUND HEALED OVER AT LOWER MID-TRUNK. TIPS OF SMALLER SCAFFOLD BRANCHES BROKEN AND STUBS REMAINING.
7853	*GINKGO BILOBA*	GINKGO	16	15	75	OFFSITE	PRESERVE	
7854	*GINKGO BILOBA*	GINKGO	14	15	72	OFFSITE	PRESERVE	4 SCAFFOLD BRANCHES PREVIOUSLY BROKE AND LARGE STUBS REMAINING.
7855	*GINKGO BILOBA*	GINKGO	17	16	72	OFFSITE	PRESERVE	INCLUDED BARK IN MAIN CROWN LEADER UNION.
7856	*GINKGO BILOBA*	GINKGO	18	15	75	OFFSITE	PRESERVE	
7857	*GINKGO BILOBA*	GINKGO	9	8	69	OFFSITE	PRESERVE	3 BROKEN BRANCHES WITH STUBS REMAINING. 1 BROKEN BRANCH STILL ATTACHED AND HANGING.
7883	*ZELKOVA SERRATA*	JAPANESE ZELKOVA	20	18	69	OFFSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS EXPOSING ROT. 4 DEAD BRANCHES IN CROWN INTERIOR.
7884	*PLATANUS × ACERIFOLIA*	LONDON PLANETREE	16	18	63	OFFSITE	REMOVE	SEVERE LAWN MOWER DAMAGE TO ROOTS. ROOTS AT ROOT FLARE BROKEN AND EXPOSING HEART ROT AS A RESULT OF DAMAGE. OLD WOUND AT ROOT FLARE EXPOSING DECAY. 6 DEAD SCAFFOLD BRANCHES.
7885	*QUERCUS PHELLOS*	WILLOW OAK	30	26	69	OFFSITE	PRESERVE	LARGE OLD WOUND ON ROOT FLARE EXPOSING HEART WOOD WITH FUNGAL FRUITING BODIES PRESENT.
7886	*ZELKOVA SERRATA*	JAPANESE ZELKOVA	19	18	69	OFFSITE	PRESERVE	3 LARGE GIRDLING ROOTS.
7887	*TILIA AMERICANA*	BASSWOOD	15	12	69	OFFSITE	PRESERVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. 1 LARGE GIRDLING ROOT.
7888	*QUERCUS PHELLOS*	WILLOW OAK	27	24	69	OFFSITE	PRESERVE	TREE HAS OUT GROWN TREE PIT. ROOTS GROWING AROUND EXISTING MAN HOLE. DAMAGE TO ROOT FLARE ALONG ROAD EXPOSING DECAY.
7889	*TILIA AMERICANA*	BASSWOOD	15	12	69	OFFSITE	PRESERVE	OLD WOUND ON TRUNK EXPOSING HEART ROT. PRUNING CUTS HEALING OVER. UNEVEN CANOPY STRUCTURE.
9300	*CRATAEGUS PHAENOPYRUM*	WASHINGTON HAWTHORN	8	18	66	ONSITE	REMOVE	MULTI-STEMMED WITH 4 TRUNKS. DBH AVERAGE OF TRUNKS. TRUNKS RUBBING CREATING WOUND. OLD WOUNDS ON 2 TRUNKS. UNEVEN CANOPY STRUCTURE FROM OVER PRUNING FOR CLEARANCE. SMALL BRANCHES AND SCAFFOLD BRANCHES STUBBED OFF AS A RESULT.
9906	*CRATAEGUS PHAENOPYRUM*	WASHINGTON HAWTHORN	8	15	66	ONSITE	REMOVE	MULTI-STEMMED WITH 3 TRUNKS. DBH IS AN AVG OF TRUNKS. CHRISTMAS LIGHT WRAPPED AROUND TRUNK AND BEGINNING TO GIRDLE TREE. OLD WOUND FROM LEADER BEING REMOVED EXPOSING HEART ROT. ALL THREE TRUNKS RUBBING. UNEVEN CANOPY STRUCTURE FROM OVER PRUNING.
9293	*CRATAEGUS PHAENOPYRUM*	WASHINGTON HAWTHORN	10	15	69	ONSITE	REMOVE	DBH AVGERAGE OF 3 TRUNKS. CAVITY WITH DECAY IN MAIN TRUNK UNION. TRUNKS APPEAR TO BE SEPERATING. LARGE POCKET OF DECAY IN CENTRAL LEADER APPEARS TO BE SPREADING.
9996	*CRATAEGUS PHAENOPYRUM*	WASHINGTON HAWTHORN	10	12	69	ONSITE	REMOVE	HEART ROT PRESENT IN UPPER HALF OF TRUNK. OLD PRUNING WOUND HEALING OVER.
9415	*CRATAEGUS PHAENOPYRUM*	WASHINGTON HAWTHORN	11	14	66	ONSITE	REMOVE	UNEVEN CANOPY STRUCTURE LEANING TOWARDS PARKING LOT. TENSION CRACKS IN ROOT FLARE EXPOSING HEART WOOD. HEART ROT WITHIN INTERIOR TRUNKS FROM POOR PRUNING CUTS.
9902	*CRATAEGUS PHAENOPYRUM*	WASHINGTON HAWTHORN	9	10	69	ONSITE	REMOVE	SMALL OLD WOUNDS ON TRUNK EXPOSING HEART WOOD. 2 LARGE DEAD SCAFFOLD BRANCH. 1 DEAD BRANCH.
9498	*MAGNOLIA GRANDIFLORA*	SOUTHERN MAGNOLIA	13	12	72	ONSITE	REMOVE	UNEVEN CANOPY STRUCTURE.

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
9997	*CRATAEGUS PHAENOPYRUM*	WASHINGTON HAWTHORN	10	13	69	ONSITE	REMOVE	DBH AVGERAGE OF 2 LEADERS. UNEVEN CANOPY STRUCTURE. CROWN ON BULDING SIDE HAS BEEN OVER PRUNED. SMALL OLD WOUNDS FROM PRUNING CUTS EXPOSING HEART WOOD. STUBS LEFT FROM POOR PRUNING CUTS THROUGHOUT CANOPY.
9402	*MALUS SPP.*	CRAB APPLE	11	13	66	ONSITE	REMOVE	UNEVEN CANOPY STRUCTURE. OLD WOUND ON ROOT FLARE FROM MECHANICAL DAMAGE. OLD PRUNING CUTS EXPOSING HEART WOOD. SMALL OLD CAVITY IN TRUNK.
9260	*ACER SACCHARINUM*	SILVER MAPLE	36	28	69	ONSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS EXPOSING HEART WOOD. 1 DEAD SCAFFOLD BRANCH. SMALL DEAD BRANCHES THROUGHOUT CROWN.
9294	*MALUS SPP.*	CRAB APPLE	8	9	69	ONSITE	REMOVE	LARGE CAVITY PRESENT IN LOWER HALF OF TRUNK.
9291	*MALUS SPP.*	CRAB APPLE	8	9	69	ONSITE	REMOVE	LARGE OLD CAVITY IN THE BASE OF TRUNK AND SMALL CAVITY IN MIDDLE OF TRUNK. TRUNK LEANING TOWARDS BUILDING.
9295	*MALUS SPP.*	CRAB APPLE	9	10	66	ONSITE	REMOVE	OLD WOUNDS ON TRUNK EXPOSING HEART ROT. POOR PRUNING CUTS STUBBED OFF BRANCHES. LARGE OLD WOUND ON SCAFFOLD BRANCH EXPOSING HEART ROT.
9901	*ACER RUBRUM*	RED MAPLE	13	13	72	ONSITE	REMOVE	POOR PRUNING CUTS STUBBING BRANCHES ON BUILDING SIDE.
9392	*CRATAEGUS PHAENOPYRUM*	WASHINGTON HAWTHORN	19	13	69	ONSITE	REMOVE	UNEVEN CANOPY STRUCTURE. LARGE DEAD STUBS THROUGHOUT CANOPY. SMALL DEAD BRANCHES THROUGHOUT CANOPY.
9481	*CRATAEGUS PHAENOPYRUM*	WASHINGTON HAWTHORN	10	15	66	ONSITE	REMOVE	DBH AVGERAGE TWO STEMS. OLD WOUND ON TRUNK EXPOSING HEART ROT. STUBS THROUGHOUT CANOPY FROM POOR PRUNING. DEAD BRANCHES THROUGHOUT CANOPY. UNEVEN CANOPY STRUCTURE.
9259	*MALUS SPP.*	CRAB APPLE	6	9	63	ONSITE	REMOVE	DBH IS AVERAGE OF 2 LEADERS. 1 LEADER IS HOLLOW WITH CAVITY PRESENT AT MID ELBOW. OLD WOUND EXPOSING HEART ROT AT ELBOW OF SECOND LEADER. SMALL CAVITY PRESENT AT MAIN TRUNK UNION. STUB REMAIN FROM SCAFFOLD BRANCH FAILING.
9904	*AILANTHUS ALTISSIMA*	TREE OF HEAVEN	28	21	63	OFFSITE	REMOVE	EXTENSIVE VINES ON TRUNK AND THROUGHOUT CANOPY. CUTS INTO BARK AND CAMBIUM FROM VINE REMOVAL. SMALL DEAD BRANCHES THROUGHOUT CROWN. OLD WOUND ON UPPER TRUNK EXPOSING DECAY.
9258	*UNIDENTIFIED*	DEAD TREE	11	10	25	ONSITE	REMOVE	DEAD
9261	*TILIA AMERICANA*	BASSWOOD	14	15	63	ONSITE	REMOVE	1 GIRDLING ROOT. LARGE OLD WOUND ON MID TRUNK EXPOSING HEART ROT FROM PREVIOUS BRANCH FAILURE. 3 DEAD BRANCHES. SMALL DEAD BRANCHES THROUGHOUT CROWN. OLD WOUND AT BASE OF TRUNK EXPOSING DECAY WHICH IS SPREADING UP TRUNK FROM ROOT FLARE.

ISA CERTIFIED ARBORIST APPROVAL:

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quinn.c.nolan@imegcorp.com

07-03-2025
Date:

APPROVED
SPECIAL USE PERMIT NO. XXXX–XXXXX
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.

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
[illegible]
JOHN L. HELMS
Lic. No.52485
10/03/2025
PROFESSIONAL ENGINEER

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	07/11/25	PRELIMINARY DSUP SUBMISSION
	09/16/25	COMPLETENESS SUBMISSION
	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: NOT TO SCALE
DESIGN: QCN
DRAWN: QCN
CHECKED: EG/JM

SHEET TITLE:
TREE PRESERVATION TABULATIONS

SHEET No.
C202

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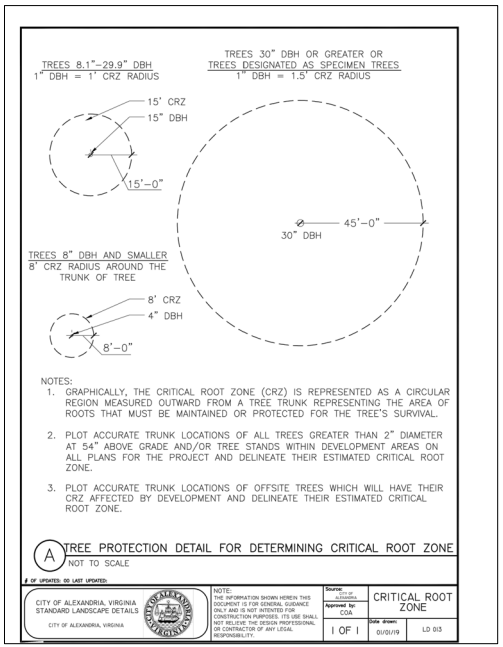

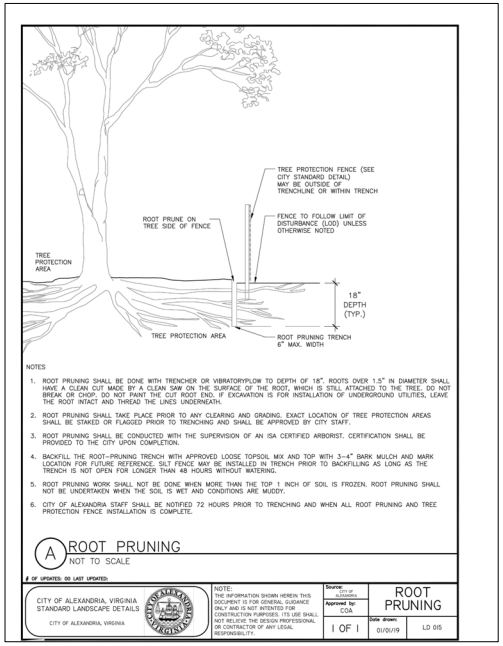

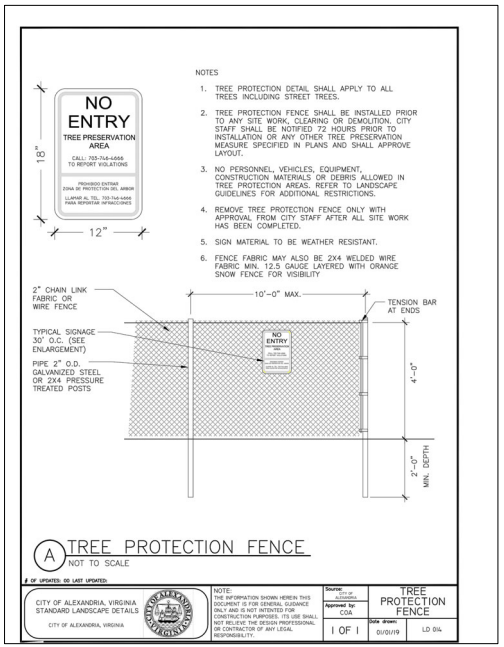

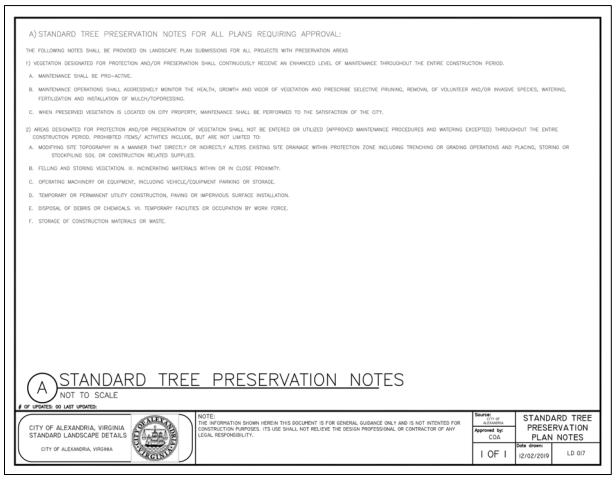

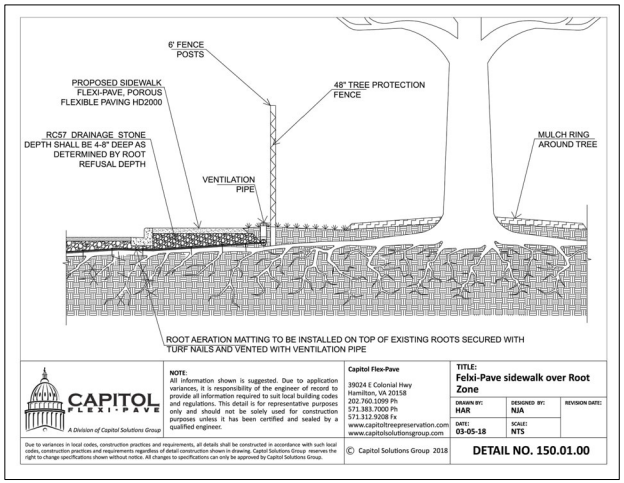

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CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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10/03/2025

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	07/11/25	PRELIMINARY DSUP SUBMISSION
2	09/16/25	COMPLETENESS SUBMISSION
3	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: NOT TO SCALE
DESIGN: QCN
DRAWN: QCN
CHECKED: EGJM

SHEET TITLE:
TREE PRESERVATION NOTES AND DETAILS

SHEET No.
C203

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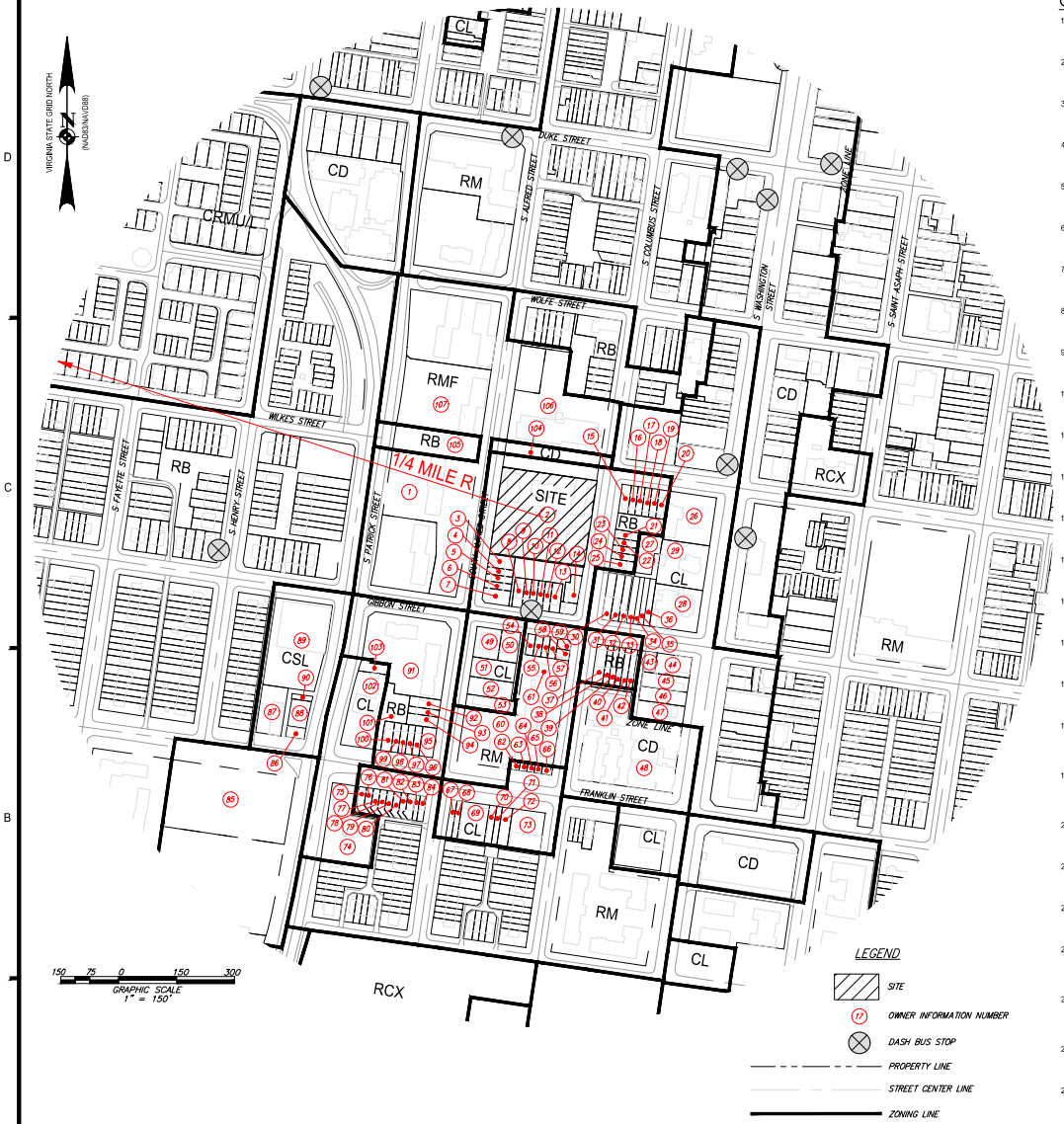

LEGEND

- SITE
- (17) OWNER INFORMATION NUMBER
- DASH BUS STOP
- PROPERTY LINE
- STREET CENTER LINE
- ZONING LINE

OWNERSHIP INFORMATION

1. 431 S COLUMBUS ST OWNER LLC
505 S ALFRED ST
USE: RESIDENTIAL
ZONE: RMF

2. OLDE TOWN WEST PROPERTIES LLC
598 S ALFRED ST
USE: RESIDENTIAL
ZONE: RB

3. BURSTEIN KIMBERLY YORK
526 S ALFRED ST
USE: RESIDENTIAL
ZONE: RB

4. LIPTON ROLF D OR VERSICA LIPTON EDA
528 S ALFRED ST
USE: RESIDENTIAL
ZONE: RB

5. SHARON SCOTT OR JENNY APRIL
530 S ALFRED ST
USE: RESIDENTIAL
ZONE: RB

6. ELLINTON MARK REIDD
532 S ALFRED ST
USE: RESIDENTIAL
ZONE: RB

7. TISDALE GAVIN
534 S ALFRED ST
USE: RESIDENTIAL
ZONE: RB

8. BUTLER CHRISTINA
815 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

9. BIRCKHEAD SCOTT BRANDON
813 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

10. BENTZ ABIGAIL AND ISENHOUR ALBERT
811 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

11. NAKICH ERIK M
809 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

12. CAMPBELL COHEN JAVID L
807 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

13. CHIARA JOSEPH TR
805 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

14. ROOS MARY JO
539 S COLUMBUS ST
USE: RESIDENTIAL
ZONE: RB

15. EASTON CYNTHIA FORDHAM
716 WILKES ST
USE: RESIDENTIAL
ZONE: RB

16. SIAS IRENE D OR LANGHORNE C
714 WILKES ST
USE: RESIDENTIAL
ZONE: RB

17. PONTECORVO J
712 WILKES ST
USE: RESIDENTIAL
ZONE: RB

18. WHITE STEVEN CHADWICK
WHITE KELLY DENISE
710 WILKES ST
USE: RESIDENTIAL
ZONE: RB

19. KAWASUMI TOMOKO OR
LOHSE DAVID E
708 WILKES ST
USE: RESIDENTIAL
ZONE: RB

20. BUSH MARJORIE L
706 WILKES ST
USE: RESIDENTIAL
ZONE: RB

21. PHILLIPS KATHLEENA A TR
502 S COLUMBUS ST
USE: RESIDENTIAL
ZONE: RB

22. MORRISON RACHEL ELIZABETH
504 S COLUMBUS ST
USE: RESIDENTIAL
ZONE: RB

23. BEAUCHEMIN ISABELLE MARGUERITE
BEAUCHEMIN MARC H
506 S COLUMBUS ST
USE: RESIDENTIAL
ZONE: RB

24. LARSEN NATHAN J
VAN LEUVEN MARY LOUISE
508 S COLUMBUS ST
USE: RESIDENTIAL
ZONE: RB

25. FEINGOLD MARK H TR
510 COLUMBUS ST
USE: RESIDENTIAL
ZONE: RB

26. MOUNT VERNON PETROLEUM REALTY LLC
501 S WASHINGTON ST
USE: SERVICE STATIONS
ZONE: CL

27. GENERAL WASHINGTON CLUB CONDOMINIUM LLC
798 WILKES ST
USE: VACANT LAND COM AREA
ZONE: CL

28. GENERAL WASHINGTON CLUB CONDOMINIUM LLC
555 S WASHINGTON ST
USE: CONDO MASTER CARDS
ZONE: CL

29. KEEFFE PROPERTIES LLC
517 S WASHINGTON ST
USE: JR OFFICE BUILDING
ZONE: CL

30. DYE WALKER H ETAL
723 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

31. PALMER WILLIAM W III TR
KICKLIGHTER ELIZABETH JANE TR
721 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

32. POOLE JAIME WASSON TR
POOLE HALEY PATTON TR
719 GIBBON ST
USE: RESIDENTIAL
ZINE: RB

33. SCHLEGEL CLAUDIA
717 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

34. MILLER MICHAEL VERNON OR WENDY L
715 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

35. HSU JEFFREY T
HSU KERISTIN M W
713 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

36. BARONE BENJAMIN ANTHONY OR
ALEXANDRA
711 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

37. GALLA CHRISTOPHER M OR KAREN P
724 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

38. OLIVER ROBERT J
722 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

39. COHEN STEVEN E TR
ROYCE-COHEN JUDITH L TR
720 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

40. FAULKNER BRENDA S OR J RICHARD JR
718 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

41. WILMETH JAMES L OR KELLY A
716 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

42. MOORE KEITH LAWSON
714 GIBBON ST
USE: RESIDENTIAL
ZONE: RB

43. AP VIRGINIA HOLDING LLC
710 GIBBON ST
USE: SUB-PARCEL
ZONE: CL

44. AP VIRGINIA HOLDINGS LLC
601 S WASHINGTON ST
USE: GENERAL COMMERCIAL
ZONE: CL

45. AP VIRGINIA HOLDINGS LLC
607 S WASHINGTON ST
USE: JR OFFICE BUILDING
ZONE: CL

46. AP VIRGINIA HOLDINGS LLC
609 S WASHINGTON ST
USE: SUB-PARCEL
ZONE: CL

47. SEMONJAN EDWARD
613 S WASHINGTON ST
USE: RESIDENTIAL
ZONE: RB

48. WASHINGTON SQUARE CONDOMINIUM
699 S WASHINGTON ST
USE: RESIDENTIAL
ZONE: CL

49. BECKER EQUIPMENT CO INC
820 GIBBON ST
USE: GENERAL COMMERCIAL
ZONE: CL

50. BECKER EQUIPMENT CO INC
816 GIBBON ST
USE: SUB-PARCEL
ZONE: CL

51. BECKER EQUIPMENT CO INC
608 S ALFRED
USE: SUB-PARCEL
ZONE: CL

52. BECKER EQUIPMENT CO INC
614 S ALFRED
USE: SUB-PARCEL
ZONE: CL

53. CEB LLC
618 S ALFRED
USE: JR OFFICE BUILDING
ZONE: CL

54. PARKING FOR LOTS 1-5 SAUNDERS AND PEARSON
808 GIBBON ST
USE: VACANT LAND COM AREA
ZONE: RM

55. RAYMAN MARTIN B TR
806 GIBBON ST
USE: RESIDENTIAL
ZONE: RM

56. SCHOLL ANA DJAPOVIC OR BRIAN M
804 GIBBON ST
USE: RESIDENTIAL
ZONE: RM

57. BRENNEN WENDY TR
802 GIBBON ST
USE: RESIDENTIAL
ZONE: RM

58. MOYERS ADAM C OR LEIGH H
HIGHTOWER LAWRENCE OR GAYLE
603 S COLUMBUS ST
USE: RESIDENTIAL
ZONE: RM

59. MORTON AMY K AND WILLIAM E
601 S COLUMBUS ST
USE: RESIDENTIAL
ZONE: RM

60. ARCH HALL CONDOMINIUM
605 S COLUMBUS ST
USE: RESIDENTIAL
ZONE: RM

61. GARIBAY MARISOL
613 S COLUMBUS
USE: RESIDENTIAL
ZONE: RM

62. LAMKEY CHRISTOPHER R
809 FRANKLIN ST
USE: RESIDENTIAL
ZONE: CL

63. CHAPLIN ANDRE P OR VICKA C
807 FRANKLIN ST
USE: RESIDENTIAL
ZONE: CL

64. PUTKO CHRISTOPHER J
KAISER FRIEDERIKE A
805 FRANKLIN ST
USE: RESIDENTIAL
ZONE: CL

65. HUNTINGTON PROPERTIES LLC
803 FRANKLIN ST
USE: JR OFFICE BUILDING
ZONE: CL

66. HUNTINGTON PROPERTIES LLC
801 FRANKLIN ST
USE: JR OFFICE BUILDING
ZONE: CL

67. ALCE INVESTMENTS LLC
818 FRANKLIN ST
JR OFFICE BUILDING
USE: JR OFFICE BUILDING
ZONE: CL

68. GREENE HOLDINGS LLC
816 FRANKLIN ST
USE: FUNERAL HOME
ZONE: CL

69. GREEN HOLDINGS LLC
814 FRANKLIN ST
USE: FUNERAL HOME
ZONE: CL

70. GREENE TERRY F NELSON E JR TRS
812 FRANKLIN ST
USE: SUB-PARCEL
ZONE: CL

71. GREENE TERRY F NELSON E JR TRS
810 FRANKLIN ST
USE: SUB-PARCEL
ZONE: CL

72. GREENE NELSON E JR
808 FRANKLIN ST
USE: SUB-PARCEL
ZONE: CL

73. OWEN DARREN E ET AL
802 FRANKLIN ST
USE: CONVENIENCE STORE
ZONE: CL

74. ADAM ALDIE, LLC
700 S PATRICK ST
USE: SERVICE STATIONS
ZONE: CL

75. MITTLER MARK J
918 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RM

76. MENG LOUISE TR
916 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RM

77. ACKLEY JAMESA A JR
914 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RM

78. YIM CINDY OR GIVRY LAURENT
912 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RM

79. VILLAR JOHN
910 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RM

80. KOSTICK RENEE M
AND REYNOLDS KEITH W
908 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RM

81. KOVARIKOVA DARIA
906 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RM

82. SYRE OLEARY NATASCHA J
904 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RM

83. GARDNER SYLVIA
902 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RM

84. MCCENEY ELIZABETH
900 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RM

85. CITY OF ALEXANDRIA
1000 FRANKLIN ST
USE: CITY PKS/PLAYGROUNDS
ZONE: POS

86. 631 SOUTH LLC
631 S PATRICK ST
USE: GENERAL COMMERCIAL
ZONE: CSL

87. 631 SOUTH LLC
1007 FRANKLIN ST
USE: VACANT LAND - INDUST
ZONE: CSL

88. 631 SOUTH LLC
623 S PATRICK ST
USE: VACANT LAND COMMERC
ZONE: CSL

89. MARTIN HARMON R ETALS TRS
601 S PATRICK ST
USE: GENERAL COMMERCIAL
ZONE: CSL

90. MARTIN HARMON R ETALS TRS
619 S PATRICK ST
USE: VACANT LAND COMMERC
ZONE: CSL

91. OLDE TOWN WEST PROPERTIES LLC
601 S ALFRED S
USE: RESIDENTIAL
ZONE: RM

92. GREENE KEVIN J AND SUSAN
GREENE SHANNON ELIZABETH
621 S ALFRED ST
USE: RESIDENTIAL
ZONE: RB

93. MCQUILLEN ELIZABETH J TR
ELIZABETH J MCQUILLEN TRUST
623 S ALFRED ST
USE: RESIDENTIAL
ZONE: RB

94. BUNGENSTOCK LINDSEY E
625 S ALFRED ST
USE: RESIDENTIAL
ZONE: RB

95. GENSINGER ROBERT WILLIAM
GENSINGER LINDSAY FRANCES
901 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RB

96. CORNELIUS CHERYL AND MARIE
903 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RB

97. ROBINSON TIMOTHY L
905 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RB

98. ROBERTSON BRIAN M OR CAROL M
907 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RB

99. GALLAGHER BRIAN A OR KATHY A
909 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RB

100. RADER JUENE M
911 FRANKLIN ST
USE: RESIDENTIAL
ZONE: RB

101. OLDE TOWNE WEST ASSOCIATES
913 FRANKLIN ST
USE: VACANT LAND COM AREA
ZONE: RB

102. HESS RETAIL STORES LLC
620 S PATRICK ST
USE: GAS KIOSK
ZONE: CL

103. OLDE TOWN WEST PROPERTIES LLC
610 S PATRICK ST
USE: SUB-PARCEL
ZONE: CL

104. CITY OF ALEXANDRIA
850 WILKES ST
USE: CITY PKS/PLAYGROUNDS
ZONE: CD

105. CITY OF ALEXANDRIA
500 S PATRICK ST
USE: CITY PKS/PLAYGROUNDS
ZONE: RB

106. 431 S COLUMBUS ST OWNER LLC
431 S COLUMBUS ST
USE: MED RISE ELEV
ZONE: RMF

107. 431 S COLUMBUS ST
435 S ALFRED ST
USE: VACANT LAND - APT
ZONE: RMF

APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXX
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.

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
10/03/2025

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	07/11/25	PRELIMINARY DSUP SUBMISSION
2	09/16/25	COMPLETENESS SUBMISSION
3	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 150'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

CONTEXTUAL SITE PLAN

SHEET No.

C210

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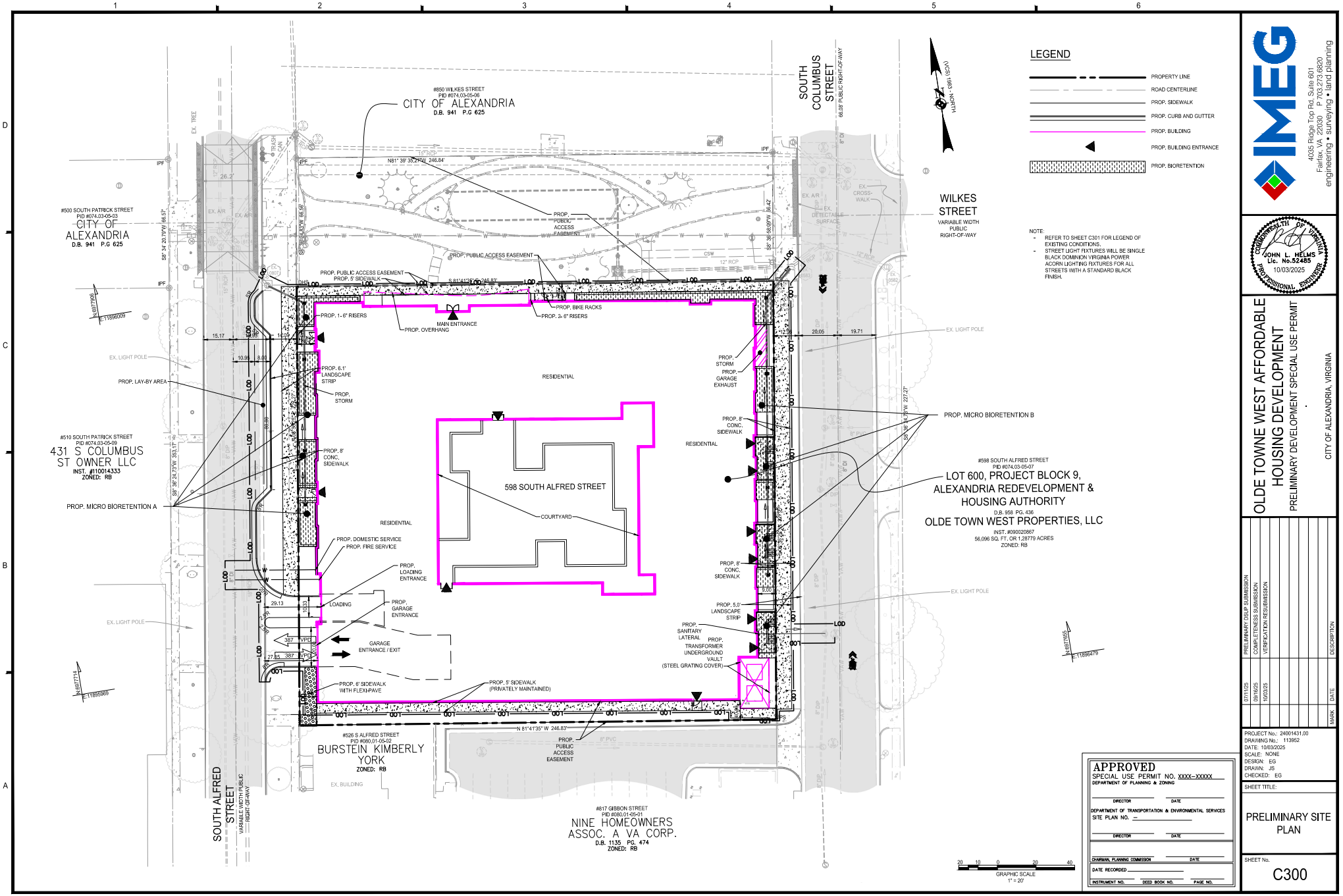

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CITY OF ALEXANDRIA, VIRGINIA

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	07/11/25	PRELIMINARY DSUP SUBMISSION
	09/16/25	COMPLETENESS SUBMISSION
	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET No.

C300

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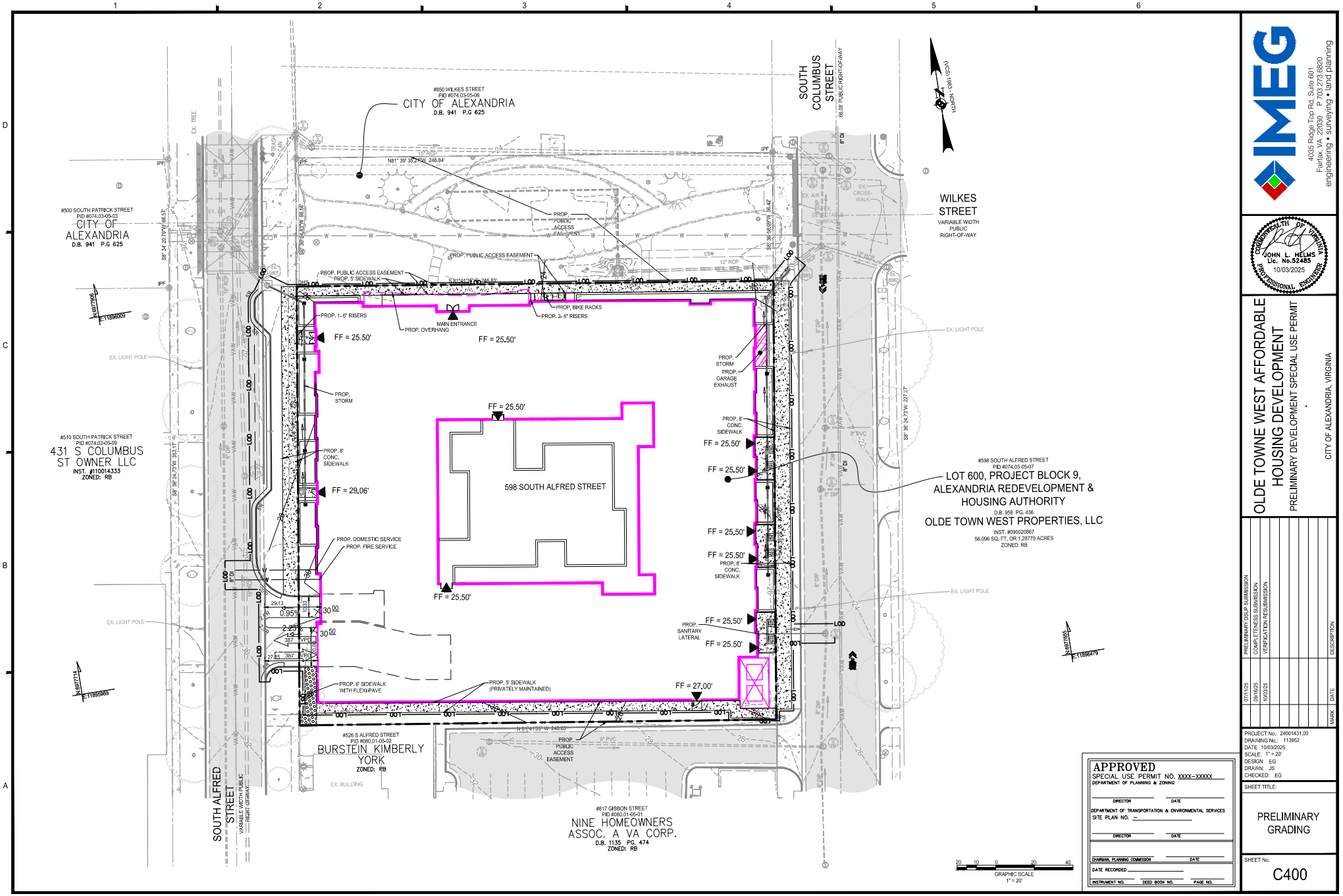

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CITY OF ALEXANDRIA, VIRGINIA

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	09/16/25	COMPLETENESS SUBMISSION
	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

PRELIMINARY GRADING

SHEET No.

C400

APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXX
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.

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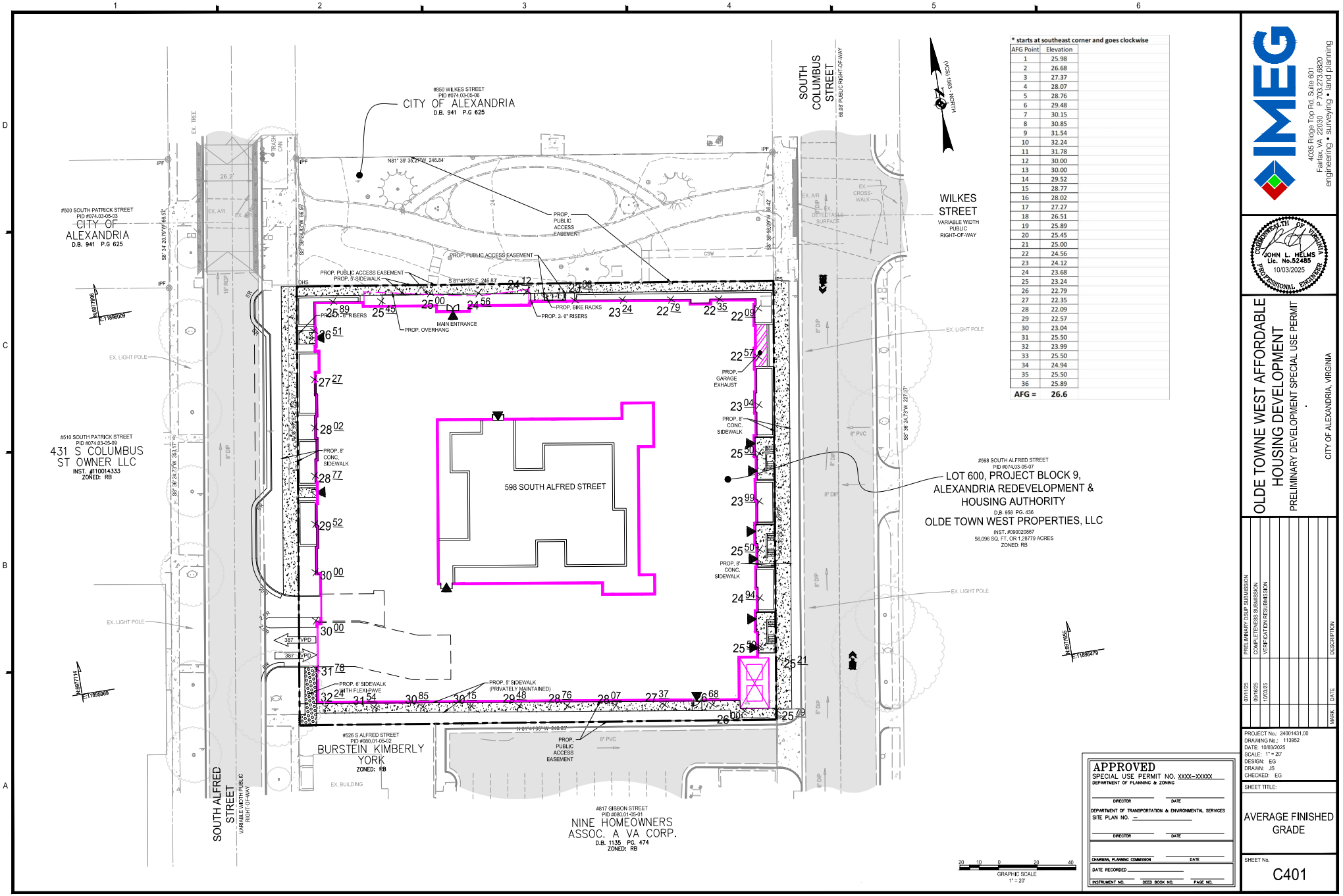

* starts at southeast corner and goes clockwise	
AFG Point	Elevation
1	25.98
2	26.68
3	27.37
4	28.07
5	28.76
6	29.48
7	30.15
8	30.85
9	31.54
10	32.24
11	31.78
12	30.00
13	30.00
14	29.52
15	28.77
16	28.02
17	27.27
18	26.51
19	25.89
20	25.45
21	25.00
22	24.56
23	24.12
24	23.68
25	23.24
26	22.79
27	22.35
28	22.09
29	22.57
30	23.04
31	25.50
32	23.99
33	25.50
34	24.94
35	25.50
36	25.89
AFG =	26.6

APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXX
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
PRELIMINARY DSUP SUBMISSION	07/11/25	
COMPLETENESS SUBMISSION	09/16/25	
VERIFICATION RESUBMISSION	10/03/25	

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

AVERAGE FINISHED GRADE

SHEET No.

C401

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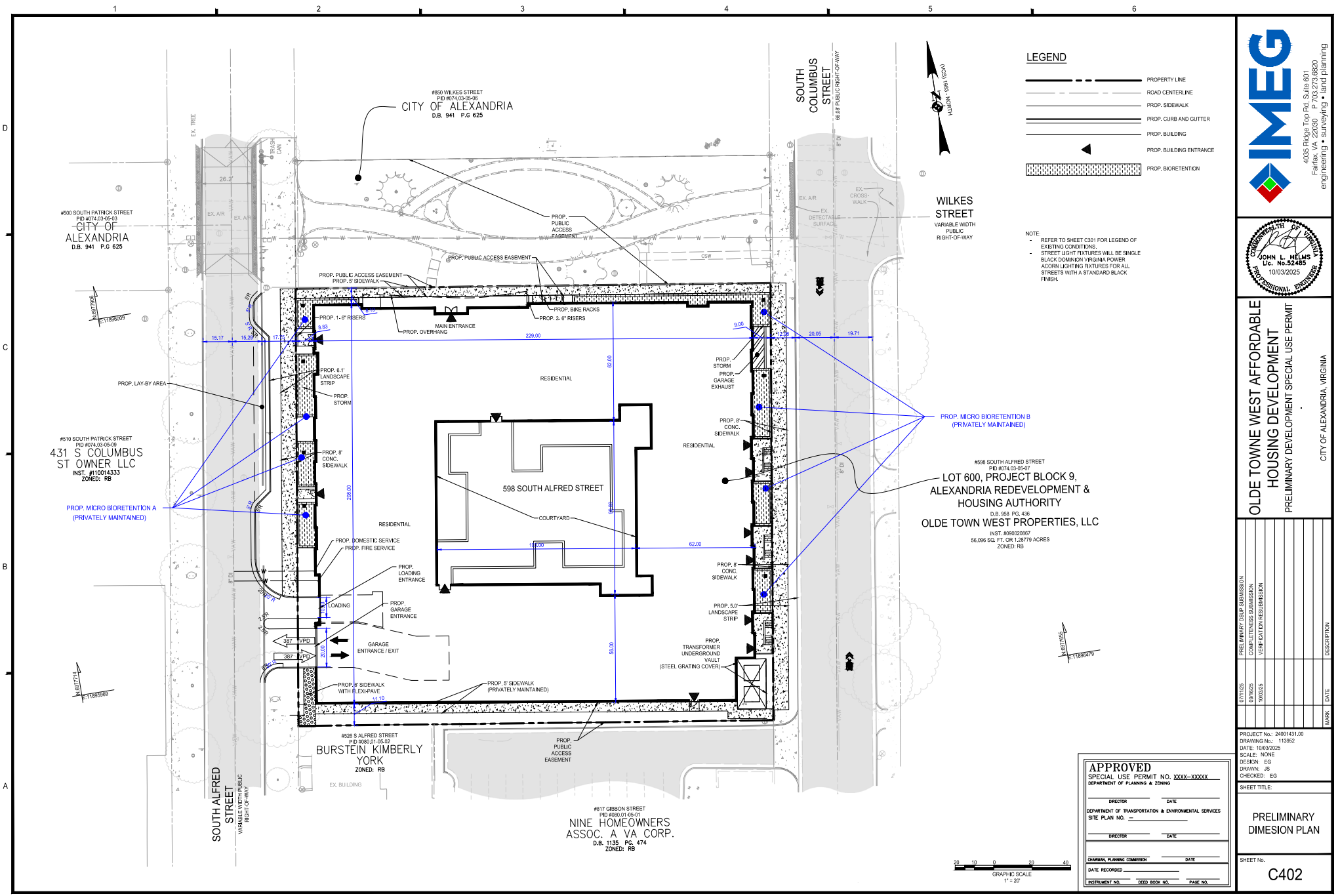

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OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

PRELIMINARY DIMESION PLAN

SHEET No.

C402

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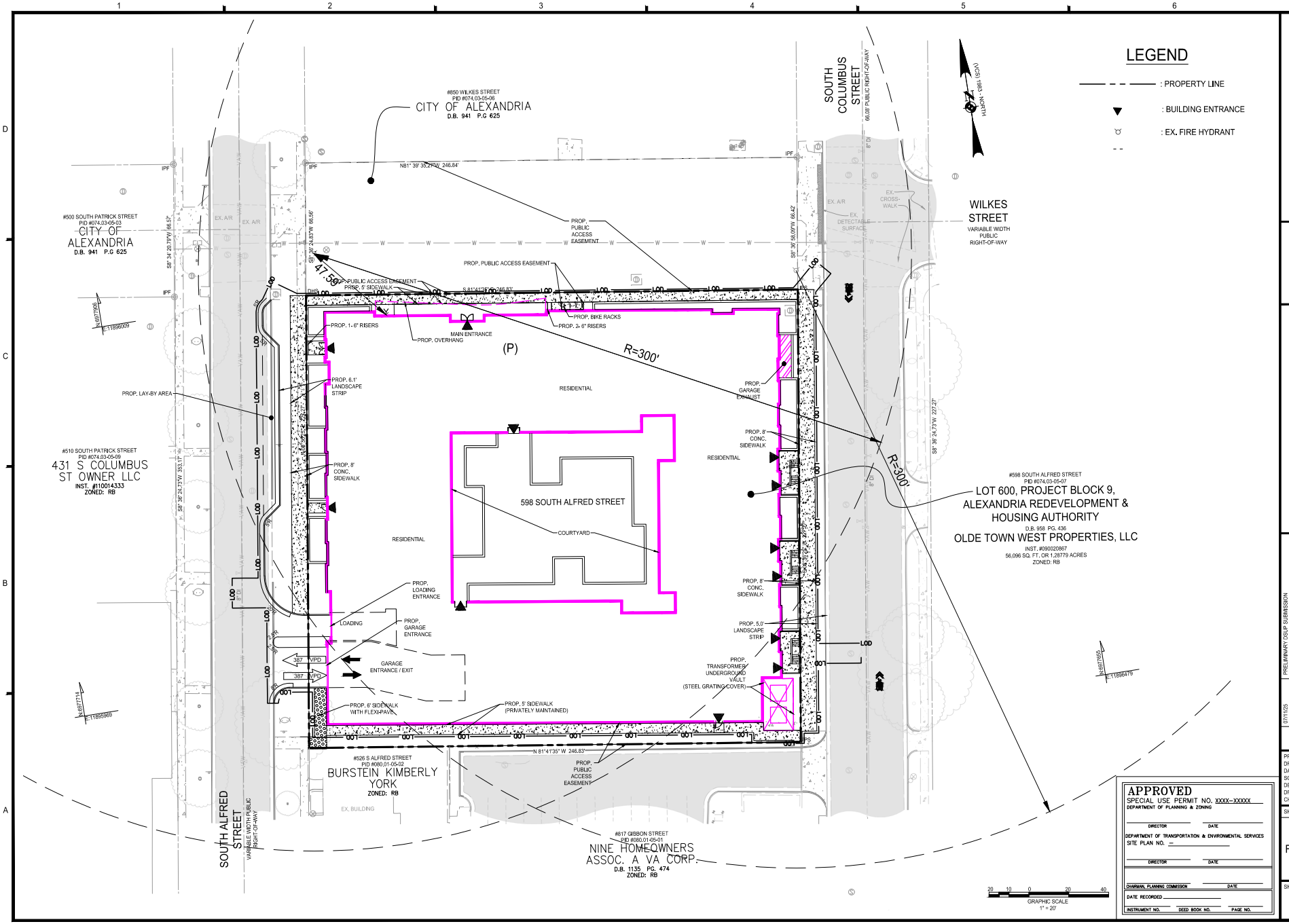

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Lic. No.52485
10/03/2025
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OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

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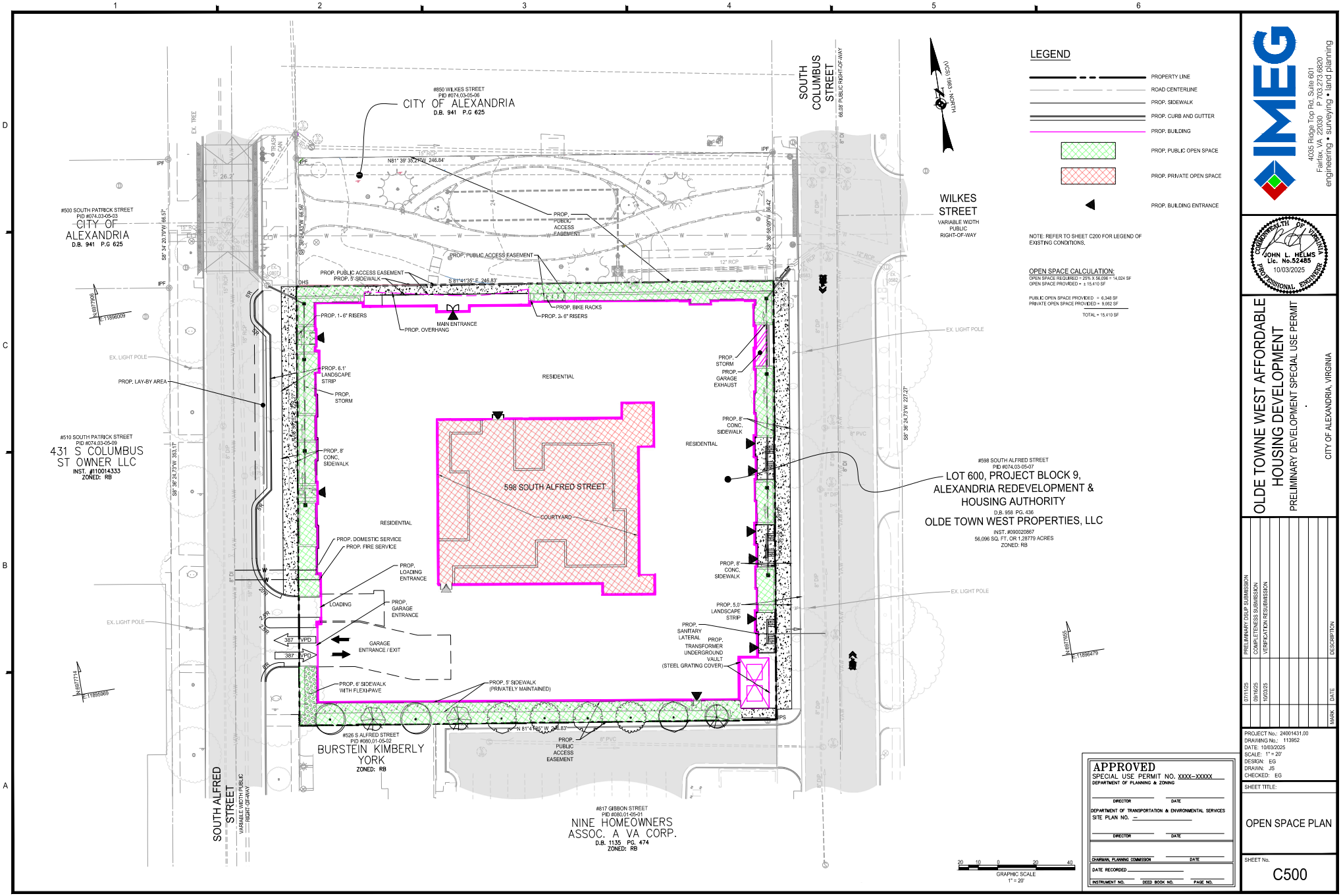
3	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
FIRE SAFETY PLAN

SHEET No.
C403



LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- PROP. SIDEWALK
- PROP. CURB AND GUTTER
- PROP. BUILDING
- PROP. PUBLIC OPEN SPACE
- PROP. PRIVATE OPEN SPACE
- PROP. BUILDING ENTRANCE

NOTE: REFER TO SHEET C200 FOR LEGEND OF EXISTING CONDITIONS.

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED = 25% X 56,096 = 14,024 SF
OPEN SPACE PROVIDED = ± 15,410 SF

PUBLIC OPEN SPACE PROVIDED = 6,348 SF
PRIVATE OPEN SPACE PROVIDED = 9,062 SF

TOTAL = 15,410 SF

APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXX
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

OPEN SPACE PLAN

SHEET No.

C500

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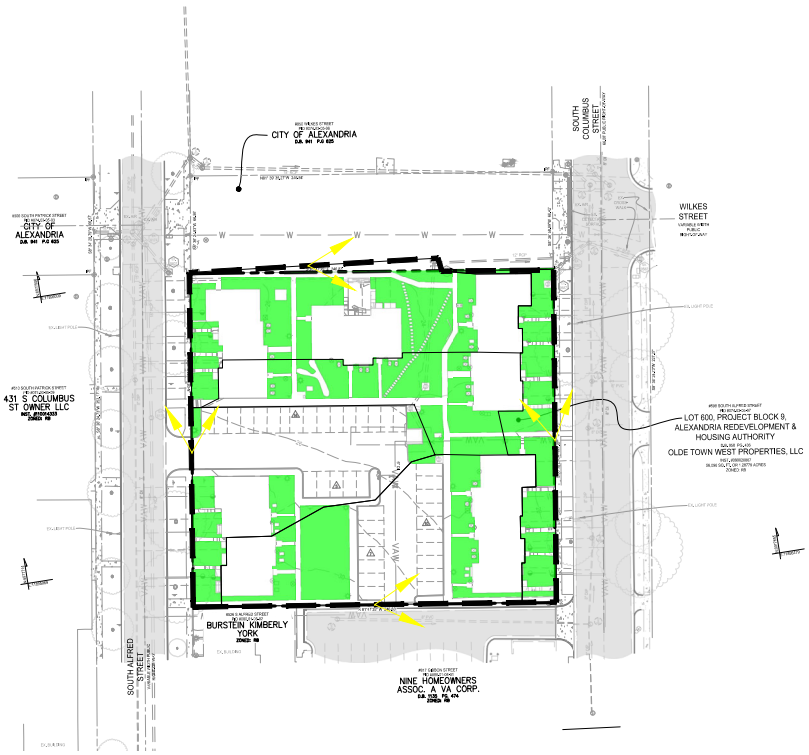


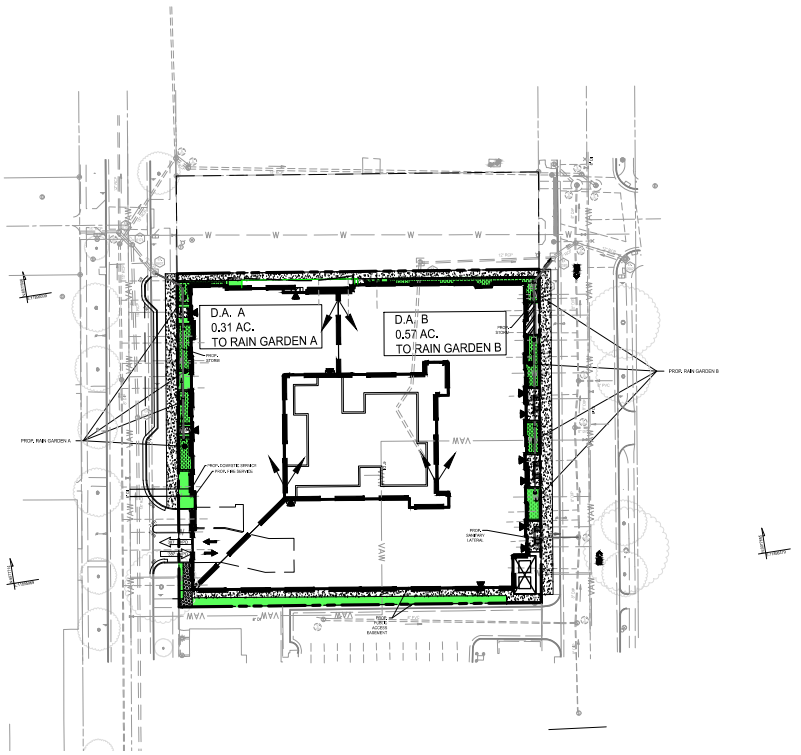
PRE-DEVELOPMENT CONDITION

LEGEND (598 ALFRED):

PROPERTY LINE / LIMITS OF DISTURBANCE (A = 1.28 AC.)

NO-HATCH = IMPERVIOUS GROUND COVER (A = 0.83 AC.)

MANAGED TURF COVER (A = 0.46 AC.)



POST-DEVELOPMENT CONDITION

LEGEND (598 ALFRED):

PROPERTY LINE / LIMITS OF DISTURBANCE (A = 1.28 AC.)

NO-HATCH = IMPERVIOUS GROUND COVER (A = 0.83 AC.)

MANAGED TURF COVER (A = 0.46 AC.)

NORTH (NAD 1983 - VCS)

GRAPHIC SCALE
40 20 0 40 80
1" = 40'

APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXX
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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Lic. No.52485
10/03/2025
PROFESSIONAL ENGINEER

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	07/11/25	PRELIMINARY DSUP SUBMISSION
	09/16/25	COMPLETENESS SUBMISSION
	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 40'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
PRELIMINARY BMP MAP

SHEET No.
C700

P:\Projects\24001431.00\000000\113952.599.Affrvc (SUP,CTO0 PRELIMINARY BMP MAP.dwg, 10/3/2025 7:28:43 AM, Aspect Ratio=Inches=0,

EXISTING CONDITION SITE NARRATIVE

THIS SITE IS 1.18 ACRES AND IS AN RESIDENTIAL AREA. THE SITE IS BORDERED TO THE NORTH BY AN EXISTING PARK; TO THE SOUTH BY A RESIDENTIAL AREA; TO THE EAST BY SOUTH COLUMBUS STREET; AND TO THE WEST BY SOUTH ALFRED STREET.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE PROPERTY DRAINS FROM THE SOUTH TO NORTH. MOST OF THE SITE DRAINS TO AN EXISTING STORM SYSTEM THAT RUNS NORTH DOWN TO THE STORM AT THE INTERSECTION OF WILKES STREET AND COLUMBUS STREET.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT PROPOSES TO DEMOLISH THE EXISTING TOWNHOUSES TO BUILD A MULTI-FAMILY DEVELOPMENT WITH 140 AFFORDABLE HOUSING UNITS WITH ONE LEVEL OF BELOW GRADE PARKING.

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF RAIN GARDENS.

THE RAIN GARDENS WILL TREAT APPROXIMATELY 0.88 ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING

SITE AREA
PER CITY CODE SECTION 13-103-LL, THE SITE IS THE ENTIRE PARCEL SINCE GREATER THAN 50% OF THE TAX PARCEL IS BEING DISTURBED. THIS TOTAL SITE AREA IS 1.18 ACRES AND THIS VAULE WILL BE USED FOR THE WQVD CALCULATIONS. FOR THE BMP/SWM CALCULATIONS, THE LIMITS OF DISTURBANCE AREA OF 1.43 AC IS BEING USED.

WQV TREATMENT
THE WQV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK IS 1816 CU FT/ ACRE OF IMPERVIOUS SURFACE.
THEREFORE WQV REQUIRED = 1,18 x 1,816 = 2,143 CU FT. SEE WQV CALCULATIONS ON THIS SHEET.

MEMO TO INDUSTRY 01-18 REQUIREMENT:
THIS CITY REQUIREMENT IF FOR THE TREATMENT OF 65% OF THE STATE'S REQUIREMENT BY NON-PROPRIETARY BMP FACILITIES. THIS REQUIRES A TOTAL OF 0,37 LBS OF PHOSPHORUS BE REMOVED PER YEAR. THIS REQUIREMENT IS MET WITH RAIN GARDENS. THESE BMP PRACTICES REMOVE 0.44 LBS OF PHOSPHORUS A YEAR.

BMP MAINTENANCE AGREEMENT NOTE:

THE APPLICANT SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS, A COPY OF THE CONTRACT SHALL BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE CONTRACT SHALL BE SUBMITTED TO THE CITY. THE APPLICANT SHALL PREPARE AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL THE BEST MANAGEMENT PRACTICES (BMPS) USED ON SITE. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE CITY ON A DIGITAL MEDIA.

DESIGN PROFESSIONAL INSPECTION NOTE

THE STORMWATER BEST MANAGEMENT PRACTICES (BMPS) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF T&ES THAT THE BMPS ARE:
A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
B. CLEAN AND FREE OF DEBRIS, SOIL AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER SITE WAS STABILIZED.

STORM WATER MANAGEMENT / BEST MANAGEMENT PRACTICES NARRATIVE:

TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL PROVIDE ON-SITE TREATMENT OF SITE RUNOFF THROUGH THE USE OF MULTIPLE, CITY-APPROVED BMP FACILITIES OR STRUCTURES TO MEET BOTH POLLUTANT LOAD REDUCTION AND THE WATER QUALITY VOLUME DEFAULT. IF WE CANNOT EFFECTIVELY TREAT A SMALL PORTION OF THE ON-SITE PROPOSED IMPERVIOUS COVER, WE WILL SUBMIT A REQUEST IN WRITING TO PROVIDE AN IN-LIEU PAYMENT FOR THAT PORTION OF IMPERVIOUS AREA.

WQVD CALCULATIONS

REQUIRED = (1,816 CU FT/ACRE) * (1.18 ACRES) = 2,143 CU FT

PROVIDED (ON-SITE) = (1,816 CU FT/ACRE) * (0.88 ACRES) = 1,598 CU FT

TOTAL WQVD REMAINING = 2,143 CU FT - 1,598 CU FT = 545 CU FT

IMPERVIOUS AREA COVERAGE

TOTAL IMPERVIOUS AREA = 1.18 ACRES

TOTAL IMPERVIOUS TREATED (ON-SITE) = 0.88 ACRES

TOTAL IMPERVIOUS AREA UNTREATED = 1.18 AC - 0.88 AC = 0.30 AC

NOTE:
- A CONTRIBUTION TO THE WQIF IS BEING REQUESTED FOR THE UNTREATED IMPERVIOUS AREA (0.30 AC OR 13,068 SF) OF THE SITE.
- 75% OF THE IMPERVIOUS AREA PROPOSED WITH THIS PROJECT IS CAPTURED AND TREATED. A CONTRIBUTION TO THE WQIF WILL BE MADE FOR THE UNTREATED IMPERVIOUS AREA.

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet – Version 4.1

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Project Name: ASBC DSUP - 598 S Alfred
Date: 7/8/2025
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 1.29

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0.35
Post-Development TP Load Reduction for Site (lb/yr):	0.37

Check:
BMP Design Specifications List: 2024 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) – undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) – undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed				0.46	0.46
Impervious Cover (acres)				0.83	0.83
					1.29

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) – undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed				0.11	0.11
Impervious Cover (acres)				1.18	1.18
Area Check	OK.	OK.	OK.	OK.	1.29

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.37

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	14.38	Final Post-Development TN Load	15.55

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.02	0.03	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.02	0.03	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.31	0.57	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.31	0.57	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 4,169

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	435	797	0	0	0	1,232
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.28	0.51	0.00	0.00	0.00	0.80
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.16	0.28	0.00	0.00	0.00	0.44
TP LOAD REMAINING (lb/yr)	0.13	0.23	0.00	0.00	0.00	0.36
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.56	4.67	0.00	0.00	0.00	7.23

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.11
TP LOAD REDUCTION REQUIRED (lb/yr)	0.37
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.44
TP LOAD REMAINING (lb/yr)	0.67
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.07 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	15.55
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	7.23
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	8.31

Drainage Area A — VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.02	0.02	0.25	0.85
Impervious Cover (acres)				0.31	0.31	0.95	0.86
				Total	0.33		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 0.28
Post Development Treatment Volume in D.A. A (ft³) 1,087

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40		0.02	0.31	0	435	652	1,087	25	0.00	0.28	0.16	0.13	

Drainage Area B — VRRM 4.1, 2024

Drainage Area B Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.03	0.03	0.25	0.85
Impervious Cover (acres)				0.57	0.57	0.95	0.86
				Total	0.60		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. B (lb/yr) 0.51
Post Development Treatment Volume in D.A. B (ft3) 1,993

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40		0.03	0.57	0	797	1,196	1,993	25	0.00	0.51	0.28	0.23	

Project Description

Development or **Redevelopment**

Drainage Area	Impervious	Pervious	Total
Site Area	1.18 AC.	0.11 AC.	1.29 AC.
On-Site Treated	0.88 AC.	0.05 AC.	0.93 AC.
Off-Site Treated	0.00 AC.	0.00 AC.	0.00 AC.
Total Treated	0.88AC.	0.05 AC.	0.93 AC.
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	0.00 AC.	0.00 AC.	0.00 AC.
Total On-Site Treated or Disconnected	0.88 AC.	0.05 AC.	0.93 AC.

Water Treatment on site

BMP Type	Area treated by BMP (acres)	Impervious area treated by BMP (acres)	BMP efficiency (%)
MICRO BIORETENTION #A	0.33 AC.	0.31 AC.	25
MICRO BIORETENTION #B	0,60 AC.	0,57 AC.	25

Miscellaneous

Total WQV treated: yes (no)
Detention on site: (yes) no

Project is within which watershed? COMBINED SEWER SYSTEM

Project discharges to which body of water? POTOMAC RIVER

BMP TREATMENT FACILITIES NOTE:
REFERENCE BMP TREATMENT FACILITIES AND THIER ASSOCIATED TREATED AREAS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL SITE PLAN. FINAL BMP TREATMENT FACILITIES WILL MEET CITY AND STATE REQUIREMENTS.

APPROVED
SPECIAL USE PERMIT NO. XXXX–XXXXX
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.

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
10/03/2025
PROFESSIONAL ENGINEER

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
PRELIMINARY DSUP SUBMISSION	07/11/25	
COMPLETENESS SUBMISSION	09/16/25	
VERIFICATION RESUBMISSION	10/03/25	

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

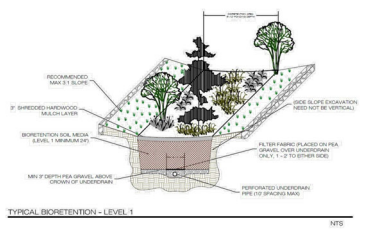
SHEET TITLE:
PRELIMINARY BMP COMPUTATIONS

SHEET No.
C701

P:\Projects\24001431.00\000001\113952.598 Alfred (SUP,CTO) PRELIMINARY BMP COMPUTATIONS.dwg, 10/3/2025 7:25:10 AM, August Hinnenkamp,

BIORETENTION A

VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 BIORETENTION



TYPICAL BIORETENTION - LEVEL 1 NTS

Figure 9.4a: Typical Detail of Bioretention Basin Level 1 Design

VA DCR STORMWATER DESIGN SPECIFICATION NO. 9 BIORETENTION

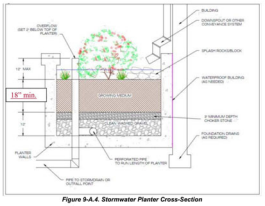


Figure 9-A.4. Stormwater Planter Cross-Section

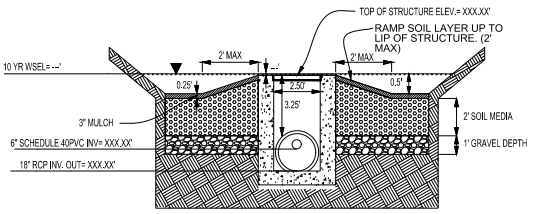
VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 BIORETENTION

Table 9.6. Bioretention Material Specifications

Material	Specification	Notes
Filter Media Composition	Filter Media to contain: • 85%-88% sand • 8%-12% soil fines • 3%-5% organic matter in the form of leaf compost	The volume of filter media based on 110% of the plan volume, to account for settling or compaction.
Filter Media Testing	P-Index range = 10-30, **OR** Between 7 and 21 mg/kg of P in the soil media. CECs greater than 10	The media must be procured from approved filter media vendors.
Mulch Layer	Use aged, shredded hardwood bark mulch	Lay a 2 to 3 inch layer on the surface of the filter bed.
Alternative Surface Cover	Use river stone or pea gravel, coir and jute matting, or turf cover.	Lay a 2 to 3 inch layer of to suppress weed growth.
Top Soil For Turf Cover	Loamy sand or sandy loam texture, with less than 5% clay content, pH corrected to between 6 and 7, and an organic matter content of at least 2%.	3 inch surface depth.
Geotextile/Liner	Use a non-woven geotextile fabric with a flow rate of > 110 gal./min./sq. ft. (e.g., Geotex 351 or equivalent)	Apply only to the sides and above the underdrain. For hotspots and certain karst sites only, use an appropriate liner on bottom.
Choking Layer	Lay a 2 to 4 inch layer of sand over a 2 inch layer of choker stone (typically #8 or #89 washed gravel), which is laid over the underdrain stone.	
Stone Jacket for Underdrain and/or Storage Layer	1 inch stone should be double-washed and clean and free of all fines (e.g., VDOT #57 stone).	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed
Underdrains, Cleanouts, and Observation Wells	Use 6 inch rigid schedule 40 PVC pipe (or equivalent corrugated HDPE for micro-bioretention), with 3/8-inch perforations at 6 inches on center; position each underdrain on a 1% or 2% slope located nor more than 20 feet from the next pipe.	Lay the perforated pipe under the length of the bioretention cell, and install non-perforated pipe as needed to connect with the storm drain system. Install T's and Y's as needed, depending on the underdrain configuration. Extend cleanout pipes to the surface with vented caps at the Ts and Ys.
Plant Materials	Plant one tree per 250 square feet (15 feet on-center, minimum 1 inch caliper). Shrubs a minimum of 30 inches high planted a minimum of 10 feet on-center. Plant ground cover plugs at 12 to 18 inches on-center; Plant container-grown plants at 18 to 24 inches on-center, depending on the initial plant size and how large it will grow.	Establish plant materials as specified in the landscaping plan and the recommended plant list. In general, plant spacing must be sufficient to ensure the plant material achieves 80% cover in the proposed planting areas within a 3-year period. If seed mixes are used, they should be from a qualified supplier, should be appropriate for stormwater basin applications, and should consist of native species (unless the seeding is to establish maintained turf).

Version 1.9, March 1, 2011 Page 31 of 54

RISER DETAIL STRUCTURE



* SEE STANDARD DROP INLET VDOT DETAIL FOR FURTHER SPECIFICATIONS

MICRO-BIORETENTION A - CALCULATIONS

STORAGE DEPTH
SOIL MEDIA Vr = 0.25 MEDIA DEPTH = 2 FT
GRAVEL Vr = 0.40 GRAVEL DEPTH = 1 FT
SURACE STORAGE Vr = 1.0 PONDING DEPTH = 0.5 FT

(2 X 0.25) + (1 X 0.4) + (1 X 0.5) = 1.4 FT

SURFACE AREA = TV / STORAGE DEPTH
TV = 1,087 CF
STORAGE DEPTH = 1.4 FT.

SURFACE AREA REQUIRED = 1,087 / 1.4 = 776 SF

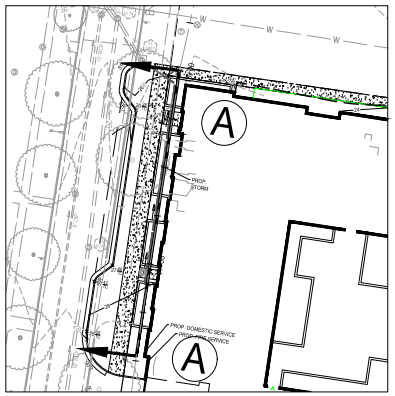
SURFACE AREA PROVIDED MICRO-BIORETENTION A = 832 SF

832 SF > 762 SF SURFACE ARE REQUIREMENT SATISFIED

TABLE 9.2 MICRO-BIORETENTION

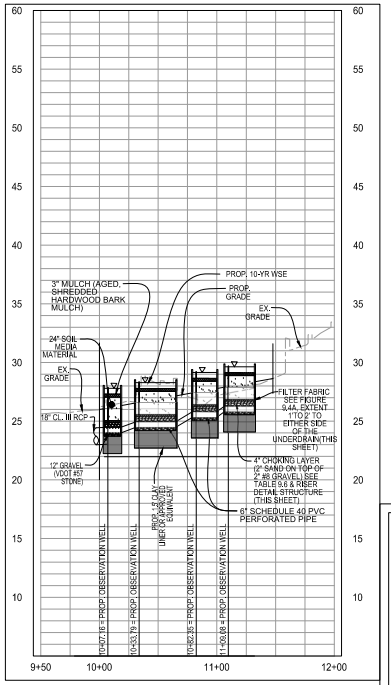
LEVEL 1 DESIGN (RR 40 TP: 25) CRITERIA	BIORETENTION A
SIZING: FILTER SURFACE AREA (SQ. FT.) = 5% OF THE CONTRIBUTING DRAINAGE AREA (CDA) FROM DOWNSPOUTS	1,087 CF (SEE SHEET #C701)
MAXIMUM CONTRIBUTION AREA = 0.5 AC	0.33 AC
MAXIMUM PONDING DEPTH = 6 INCHES	6 INCHES
FILTER MEDIA DEPTH MINIMUM = 18 INCHES; MAXIMUM = 36 INCHES	24 INCHES
SUB-SOIL TESTING: NOT NEEDED IF AN UNDERDRAIN USED.	NOT NEEDED
UNDERDRAIN = CORRUGATED HDPE OR EQUIVALENT	YES
PRE-TREATMENT: EXTERNAL (LEAF SCREENS, GRASS FILTER STRIP, ENERGY DISSIPATER, ETC.);	LEAF SCREEN
VEGETATION: TURF, HERBACEOUS, OR SHRUBS (MIN = 1 OUR OF THOSE 3 CHOICES)	SHRUBS
GEOGRAPHIC COORDINATES (NAD88)	(6,977,893.91,11,896,116.32)

NOTE: BIORETENTION TO BE PRIVATELY MAINTAINED.



PLAN VIEW
SCALE: 1"=30'

BIORETENTION A-A' CROSS SECTION
SCALE: 1"=50'(H); 1"=5'(V)



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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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10/03/2025
PROFESSIONAL ENGINEER

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	07/11/25	PRELIMINARY DSUP SUBMISSION
	09/16/25	COMPLETENESS SUBMISSION
	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

BMP DETAILS

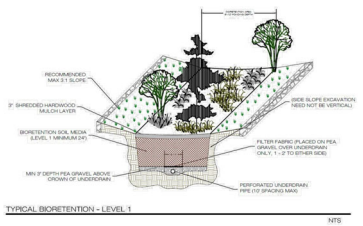
SHEET No.
C702

APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXX
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.

P:\Projects\24001431.00\000000\113952.398 Alfred (SA)\PLOT\C702 PRELIMINARY BMP COMPUTATIONS.dwg, 10/3/2025 7:25:10 AM, Augusto Hinestrosa,

BIORETENTION B

VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 — BIORETENTION



TYPICAL BIORETENTION - LEVEL 1 — NTS

Figure 9.4a: Typical Detail of Bioretention Basin Level 1 Design

VA DCR STORMWATER DESIGN SPECIFICATION NO. 9 — BIORETENTION

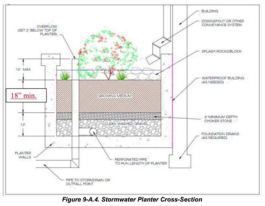


Figure 9-A.4. Stormwater Planter Cross-Section

VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 — BIORETENTION

Table 9.6. Bioretention Material Specifications

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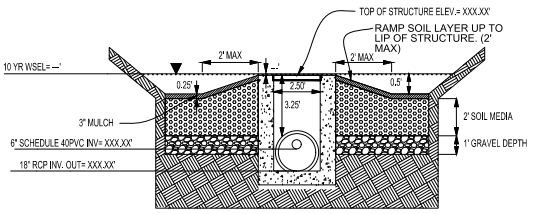
Geotextile/Liner	Use a non-woven geotextile fabric with a flow rate of > 110 gal./min./sq. ft (e.g., Geotex 351 or equivalent)	Apply only to the sides and above the underdrain. For hotspots and certain karst sites only, use an appropriate liner on bottom.
Choking Layer	Lay a 2 to 4 inch layer of sand over a 2 inch layer of choker stone (typically #8 or #89 washed gravel), which is laid over the underdrain stone.	
Stone Jacket for Underdrain and/or Storage Layer	1 inch stone should be double-washed and clean and free of all fines (e.g., VDOT #57 stone).	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed
Underdrains, Cleanouts, and Observation Wells	Use 6 inch rigid schedule 40 PVC pipe (or equivalent corrugated HDPE for micro-bioretention), with 3/8-inch perforations at 6 inches on center; position each underdrain on a 1% or 2% slope located nor more than 20 feet from the next pipe.	Lay the perforated pipe under the length of the bioretention cell, and install non-perforated pipe as needed to connect with the storm drain system. Install T's and Y's as needed, depending on the underdrain configuration. Extend cleanout pipes to the surface with vented caps at the Ts and Ys.
Plant Materials	Plant one tree per 250 square feet (15 feet on-center, minimum 1 inch caliper). Shrubs a minimum of 30 inches high planted a minimum of 10 feet on-center. Plant ground cover plugs at 12 to 18 inches on-center; Plant container-grown plants at 18 to 24 inches on-center, depending on the initial plant size and how large it will grow.	Establish plant materials as specified in the landscaping plan and the recommended plant list. In general, plant spacing must be sufficient to ensure the plant material achieves 80% cover in the proposed planting areas within a 3-year period. If seed mixes are used, they should be from a qualified supplier, should be appropriate for stormwater basin applications, and should consist of native species (unless the seeding is to establish maintained turf).

Version 1.9, March 1, 2011 — Page 31 of 54

RISER DETAIL STRUCTURE



* SEE STANDARD DROP INLET VDOT DETAIL FOR FURTHER SPECIFICATIONS

MICRO-BIORETENTION B - CALCULATIONS

STORAGE DEPTH
SOIL MEDIA Vr = 0.25 — MEDIA DEPTH = 4 FT
GRAVEL Vr = 0.40 — GRAVEL DEPTH = 1 FT
SURACE STORAGE Vr = 1.0 — PONDING DEPTH = 0.5 FT

(4 X 0.25) + (1 X 0.4) + (1 X 0.5) = 1.9FT

SURFACE AREA = TV / STORAGE DEPTH
TV = 1,993 CF
STORAGE DEPTH = 1.9 FT.

SURFACE AREA REQUIRED = 1,993 / 1.9 = 1048 SF

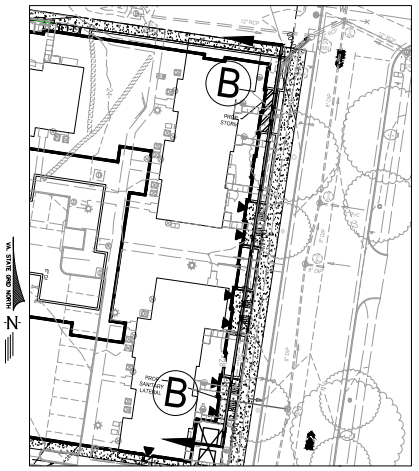
SURFACE AREA PROVIDED MICRO-BIORETENTION A = 1,056 SF

1,056 SF > 1,048 SF SURFACE ARE REQUIREMENT SATISFIED

TABLE 9.2 MICRO-BIORETENTION

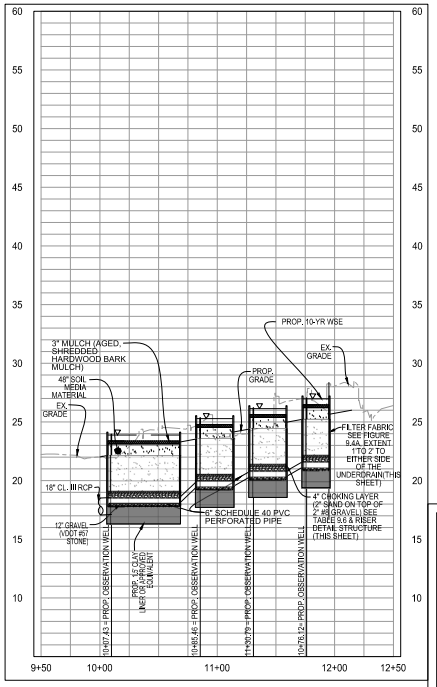
LEVEL 1 DESIGN (RR 40 TP: 25) CRITERIA	BIORETENTION B
SIZING: FILTER SURFACE AREA (SQ. FT.) = 5% OF THE CONTRIBUTING DRAINAGE AREA (CDA) FROM DOWNSPOUTS	1,993 CF (SEE SHEET #C701)
MAXIMUM CONTRIBUTION AREA = 0.5 AC	0.60 AC
MAXIMUM PONDING DEPTH = 6 INCHES	6 INCHES
FILTER MEDIA DEPTH MINIMUM = 18 INCHES; MAXIMUM = 36 INCHES	24 INCHES
SUB-SOIL TESTING: NOT NEEDED IF AN UNDERDRAIN USED.	NOT NEEDED
UNDERDRAIN = CORRUGATED HDPE OR EQUIVALENT	YES
PRE-TREATMENT: EXTERNAL (LEAF SCREENS, GRASS FILTER STRIP, ENERGY DISSIPATER, ETC.);	LEAF SCREEN
VEGETATION: TURF, HERBACEOUS, OR SHRUBS (MIN = 1 OUR OF THOSE 3 CHOICES)	SHRUBS
GEOGRAPHIC COORDINATES (NAD88)	(6,977,860.41,11,896,351.22)

NOTE: BIORETENTION TO BE PRIVATELY MAINTAINED.



PLAN VIEW
SCALE: 1"=30'

BIORETENTION B-B' CROSS SECTION
SCALE: 1"=50'(H); 1"=5'(V)



APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXX
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.

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COMMONWEALTH OF VIRGINIA
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OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	07/11/25	PRELIMINARY DSUP SUBMISSION
2	09/16/25	COMPLETENESS SUBMISSION
3	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE: BMP DETAILS

SHEET No. C703

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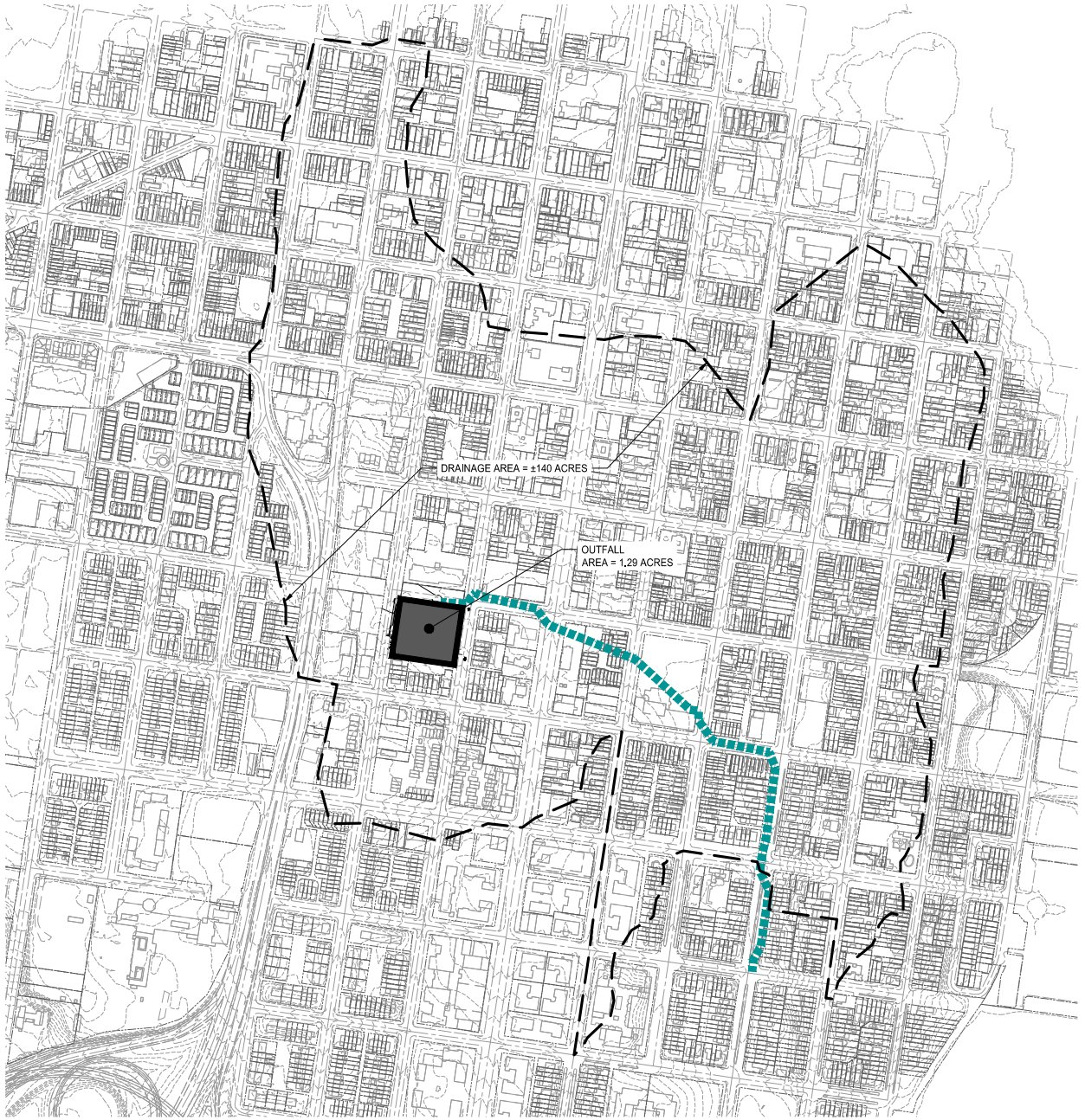

CONCEPTUAL STORM WATER MANAGEMENT NARRATIVE

TO MEET THE CITY STORMWATER MANAGEMENT REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION, THE CHANNEL PROTECTION IS MET BY BEING PIPED THE ENTIRE DURATION OF THE EXTENT OF THE REVIEW (13-109-f-1-a-i). BY USING THIS EQUATION IT WAS DETERMINED NO DETENTION IS REQUIRED FOR THE 1-YEAR 24-HOUR STORM. THE FLOOD PROTECTION IS MET BY THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT BEING LOWER THAN THE PRE-DEVELOPMENT. THE 10-YEAR 24-HOUR STORM EVENT IS REDUCED FOR ALL THREE OUTFALLS, THEREFORE NO DETENTION IS REQUIRED.

STORMWATER QUANTITY (CHANNEL PROTECTION / FLOOD PROTECTION)
THE SITE WAS ANALYZED FOR BOTH CHANNEL PROTECTION AND FLOOD PROTECTION.

CHANNEL PROTECTION - EQUATION 13-109-f-1-a-i IN THE CITY CODE WAS USED TO DETERMINE THAT THE POST-DEVELOPMENT 2-YEAR 24-HOUR STORM DOES NOT CAUSE ANY EROSION TO THE SYSTEM SINCE IT IS PIPE FOR THE DURATION OF THE EXTENT OF REVIEW.

FLOOD PROTECTION - THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS REQUIRED TO BE LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE OF THE SAME STORM EVENT. THE PRE-DEVELOPMENT FLOW RATE AT THIS OUTFALL WAS 16.81 CFS AND THE POST DEVELOPMENT FLOW RATE IS 14.67 CFS. SINCE THE POST-DEVELOPMENT RATE IS LESS THAN THE PRE-DVELOPMENT, NO DETENTION IS REQUIRED.

NOTE: THIS NARRATIVE AND COMPUTATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE, AS THE PLAN PROGRESSES FURTHER INTO THE CITY'S DEVELOPMENT REVIEW PROCESS, ADDITIONAL COMPUTATIONS AND NARRATIVES WILL BE PROVIDED PER CITY STANDARDS.

PRE AND POST CN

PRE:

FOR 1-YR, 2-YR, AND 10-YR:
TOTAL = 1.29 AC, (MT = 0.46, IMP = 0.83), AVE. CN = 92

POST:

FOR 1-YR, 2-YR, AND 10-YR:
DA-A FOR BIORETENTION = 0.33 AC (MT = 0.02, IMP = 0.31) (CN = 94)
DA-B FOR BIORETENTION = 0.60 AC, (MT = 0.03, IMP = 0.57) (CN = 94)
UNCONTROLLED = 0.36 AC, (MT = 0.06, IMP = 0.30)(CN = 94)
TOTAL = 1.29 AC., AVE. CN = 94

PRE-DEVELOPMENT

A = 1.29 ACRES
CN = 92

T_C = 5 MINUTES
I_2 = 6.2 INCHES/HOUR
I_{10} = 9.0 INCHES/HOUR
Q_2 = 11.32 CFS
Q_{10} = 16.81 CFS

POST-DEVELOPMENT

A = 1.29 ACRES
C = 94

T_C = 5 MINUTES
I_2 = 6.2 INCHES/HOUR
I_{10} = 9.0 INCHES/HOUR
Q_2 = 10.51 CFS
Q_{10} = 15.55 CFS

NET DECREASE IN RUNOFF:
Q_2 = 11.32 CFS - 10.11 CFS = 1.21 CFS (DECREASE)
Q_{10} = 16.81 CFS - 14.67 CFS = 2.14 CFS (DECREASE)

1

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs) 1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	Hydrograph Description
1	SCS Runoff	-----	-----	2.689	-----	-----	3.977	-----	-----	-----	BIO A AREA
2	SCS Runoff	-----	-----	4.889	-----	-----	7.231	-----	-----	-----	BIO B AREA
3	SCS Runoff	-----	-----	2.933	-----	-----	4.338	-----	-----	-----	C AREA
4	Reservoir	1	-----	2.621	-----	-----	3.835	-----	-----	-----	BIO A
5	Reservoir	2	-----	4.679	-----	-----	6.684	-----	-----	-----	BIO B
6	SCS Runoff	-----	-----	11.32	-----	-----	16.81	-----	-----	-----	PRE
7	Combine	3, 4, 5,	-----	10.11	-----	-----	14.67	-----	-----	-----	POST

LEGEND

DRAINAGE DIVIDE

OUTFALL PIPE

SITE

200 100 0 200 400
GRAPHIC SCALE
1" = 200'

APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXX
DEPARTMENT OF PLANNING & ZONING
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JOHN L. HELMS
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PROFESSIONAL ENGINEER
10/03/2025

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	07/11/25	PRELIMINARY DSUP SUBMISSION
2	09/16/25	COMPLETENESS SUBMISSION
3	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 200'
DESIGN: EG
DRAWN: JS
CHECKED: EG

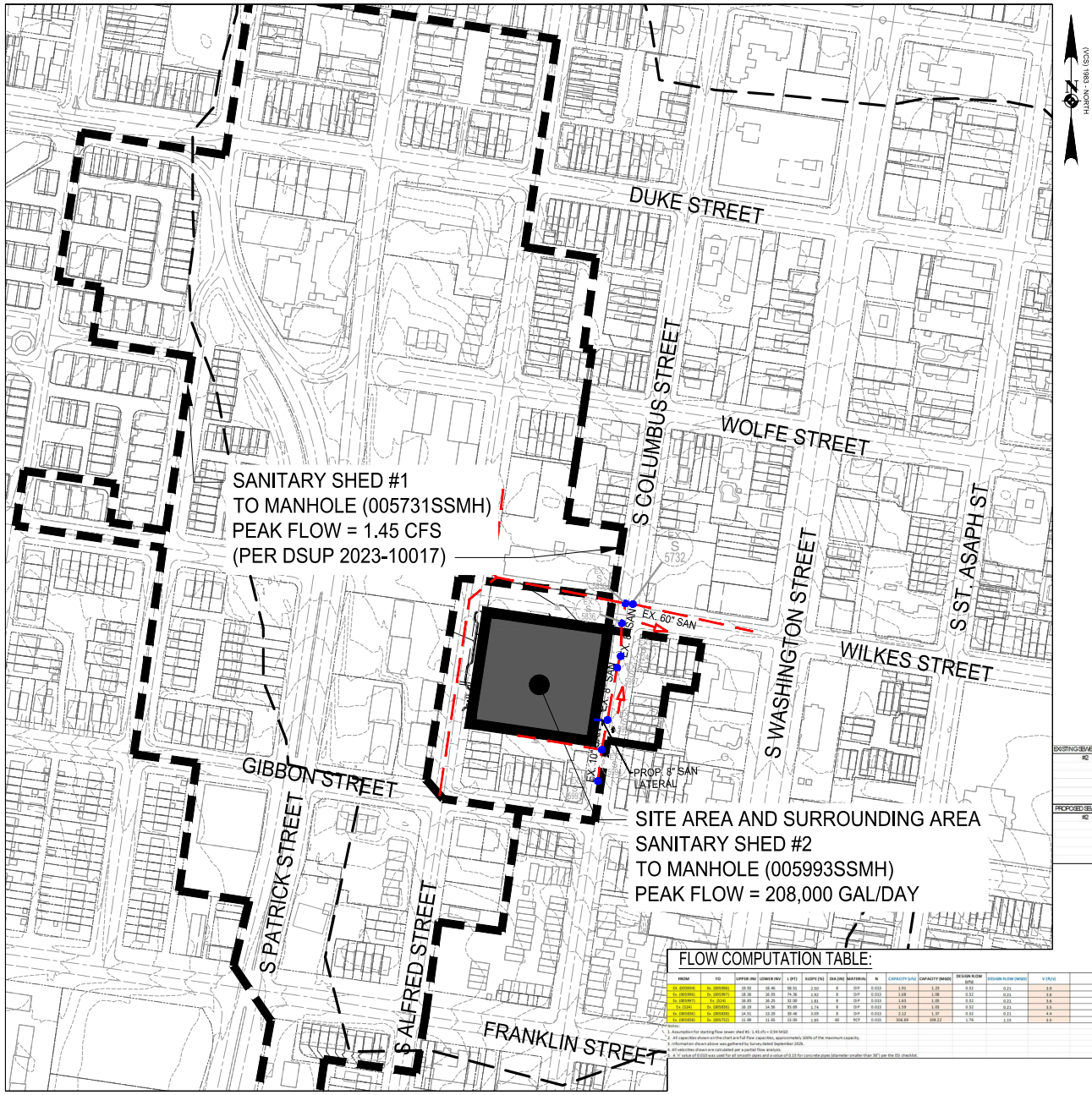
SHEET TITLE:

PRELIMINARY SWM AND OUTFALL ANALYSIS

SHEET No.

C720

P:\Projects\24001431.00\000000\113952.399.4\Final ISSUE\C702 PRELIMINARY SWM AND OUTFALL ANALYSIS.dwg, 10/3/2025 7:29:53 AM, Rupert Rimmer



SANITARY SEWER OUTFALL CALCULATIONS:

THE EXISTING USE IS A RESIDENTIAL APARTEMENT / MULTIFAMILY WITH A TOTAL OF 35 UNITS. THIS PROJECT PROPOSES THE CONSTRUCTION OF 145 CONDOS (AFFORDABLE DWELLING UNITS). THE AVERAGE DAY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATION WERE COMPUTED USING THE METHOD PROVIDE BY THE CITY OF ALEXANDRIA IN MEMORANDUM OF INDUSTRY NO. 06-14. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW.

EXISTING : APARTMENT/MULTIFAMILY - 300 GPD X 35 UNITS = 10,500 GPD OR 0.02 CFS
PROPOSED: MULTI-FAMILY (CONDOMINIUM, APARTMENT) - 300 GPD X 145 UNITS = 43,500 GPD OR 0.07 CFS

TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

EXISTING: 10,500 GPD X 4 = 42,000 GPD
PROPOSED: 43,500 GPD X 4 = 174,000 GPD
TOTAL PEAK FLOW = 174,000 GPD OR 0.27 CFS

SANITARY SEWER OUTFALL NOTE:

THIS PROJECT IS ANTICIPATD TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW, A FLOW OF APPROXIMATELY 43,500 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF +174,000 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY 06-14, THE GENERAL AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

THIS PROJET PROPOSES A 10" PVC SANITARY LATERAL FOR ALL UNITS. THE PROPOSED LATERAL WILL CONNECT INTO AN EXISTING 10" SANITARY SEWER MAIN WITHIN COLUMBUS STREET RIGHT-OF-WAY THOUGH A PROPOSED CITY STANDARD MAHOLE. THE SANITARY FLOW IS THEN CONVEYED NORTH UNITL IT ENTERS AN EXISTING 60" SANITARY SEWER AT STRUCTRURE (005853SSMH). PER MEMORANDUM TO INDUSTRY NO. 06-14, THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE OUTFALL IS AT A POINT WHERE THE DOWNSTREAM SEWER HAS A MINIMUM DIAMETER GREATER THAN 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE (005832SSMH).

COMBINED SEWER NOTE:

THE SITE DISCHARGES TO THE COMBINED SEWER SYSTEM, PER MEMO TO INDUSTRY 23-02, THE APPLICANT WILL PROVIDE A CONTRIBUTION FOR STORMWATER AND SANITARY RUNOFF GENERATED ONSITE IN LIEU OF SEPARATION AS THERE IS NO OPPORTUNITY FOR SEPARATION WITHIN THE VICINITY OF THE SITE.

a. THE SANITARY FLOW FROM THE SITE WILL BE DISCHARGED TO THE COMBINED SEWER SYSTEM, THE PROJECT IS TO MEET CSS MANAGEMENT POLICY REQUIREMENTS BY MAKING A SANITARY CONTRIBUTION.
b. THE NON-WASTEWATER REQUIREMENT FROM THE SITE WILL BE DISCARDED TO THE COMBINED SEWER SYSTEM. THE PROJECT IS TO MEET CCC MANAGEMENT POLICY REQUIREMENTS BY REDUCING THE 10-YEAR 24-HOUR DESIGN STORM BY 10 PERCENT

SANITARY CONSRTUCTION NOTES:

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

**SANITARY SEWER DATA NOTE:

** INVERTS, MATERIAL AND SIZE INFORMATION OBTAINED FROM AS-BUILT DATA FROM ALEXANDRIA GIS SEWER VIEWER AND IN ACCORDANCE WITH THE SURBEDY INFROMATION PROVIDED BY OTHERS FOR THE HERITAGE AT OLD DOWN DEVELOPMENT PLAN (DSUP2020-10032) AND IS RELIED UPON AS ACCURATE BY THE ENGINEER.

LEGEND:

● = MANHOLE

EXISTING SEWER SHED	USE	GROSS BUILDING AREA	# OF UNITS	UNIT FLOW (GPD)	SCHOOL FLOW (GPD)	TOTAL FLOW (MGD)	TOTAL FLOW PEAK (4) (MGD)
#2	SINGLE FAMILY/ TOWNHOUSES		24	350		0.008	0.033
	MULTIFAMILY/ APARTMENTS		35	300		0.011	0.046
	SCHOOL					0.000	0.000
	OFFICE/ RETAIL			200/1000		0.000	0.000
	TOTAL					0.019	0.078

PROPOSED SEWER SHED	USE	GROSS BUILDING AREA	# OF UNITS	UNIT FLOW (GPD)	SCHOOL FLOW (GPD)	TOTAL FLOW (MGD)	TOTAL FLOW PEAK (4) (MGD)
#2	SINGLE FAMILY/ TOWNHOUSES		24	350		0.008	0.034
	MULTIFAMILY/ APARTMENTS		145	300		0.044	0.174
	SCHOOL					0.000	0.000
	OFFICE/ RETAIL			200/1000		0.000	0.000
	TOTAL					0.052	0.208

FLOW COMPUTATION TABLE:

FROM	TO	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)	Assumptions	Remark	TM (MGD)
Ex. (005994)	Ex. (005996)	19.30	18.46	56.35	2.00	8	DIP	0.013	1.91	1.23	0.32	0.21	3.9	SURVEY DATED 9/12/25	Sanitary Sewer Shed #2	0.209
Ex. (005996)	Ex. (005997)	18.36	16.93	74.36	1.92	8	DIP	0.013	1.88	1.08	0.32	0.21	3.8	SURVEY DATED 9/12/25		0
Ex. (005997)	Ex. (5)	16.83	16.25	32.00	1.81	8	DIP	0.013	1.83	1.05	0.32	0.21	3.6	SURVEY DATED 9/12/25		0
Ex. (5)	Ex. (005856)	16.19	14.56	93.09	1.74	8	DIP	0.013	1.79	1.09	0.32	0.21	3.6	SURVEY DATED 9/12/25		0
Ex. (005856)	Ex. (005858)	14.51	13.29	39.46	3.09	8	DIP	0.013	2.12	1.37	0.32	0.21	4.4	SURVEY DATED 9/12/25		0
Ex. (005858)	Ex. (005732)	11.89	11.65	13.00	1.85	60	RCP	0.013	306.69	198.22	1.78	1.15	3.5	SURVEY DATED 9/12/25	Sanitary Sewer Shed #1	0.960

Notes:
1. Assumption for starting flow sewer shed #1: 1.45 cfs = 0.94 MGD
2. All capacities shown on the chart are full flow capacities, approximately 100% of the maximum capacity.
3. Information shown above was gathered by Survey dated September 2025.
4. All velocities shown are calculated per a partial flow analysis.
5. A 'n' value of 0.013 was used for all smooth pipes and a value of 0.15 for concrete pipes (diameter smaller than 36") per the ESI checklist.

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10/03/2025
PROFESSIONAL ENGINEER

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	10/03/25	PRELIMINARY DSUP SUBMISSION
2	09/16/25	COMPLETENESS SUBMISSION
3	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 100'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
PRELIMINARY SANITARY OUTFALL ANALYSIS

SHEET No.
C721

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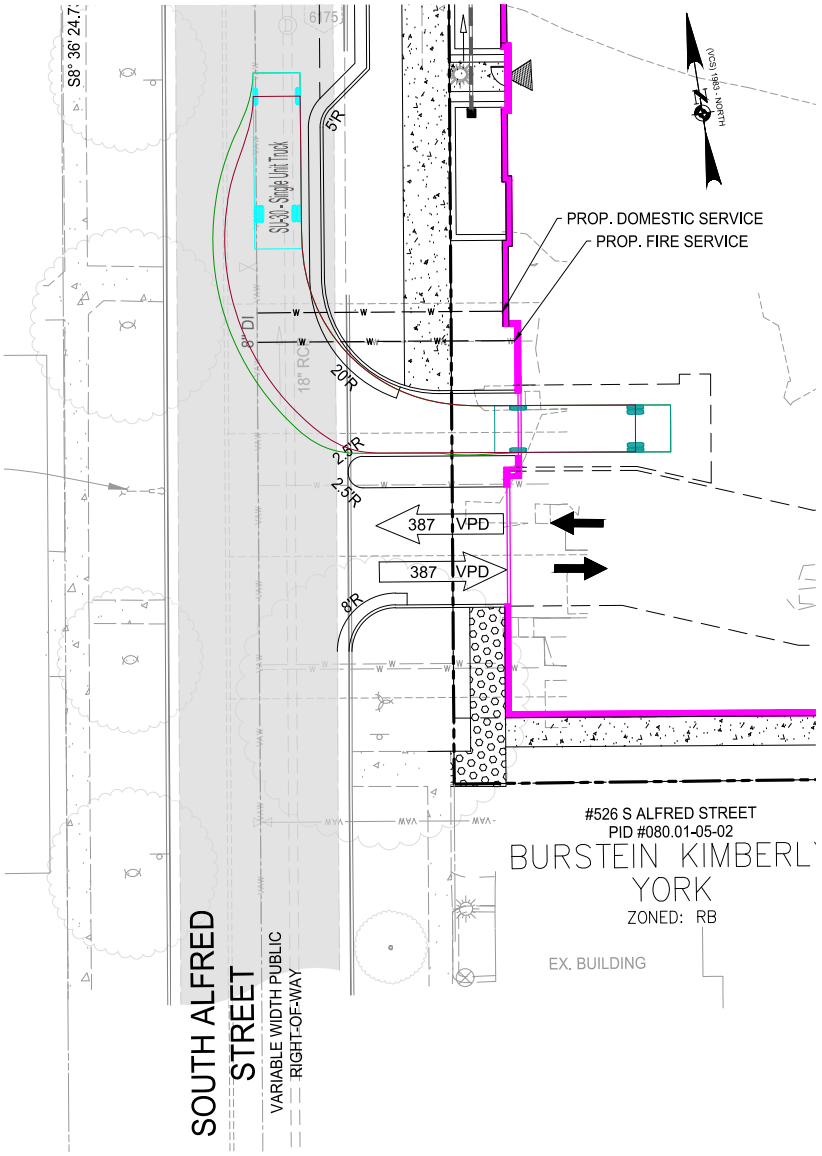
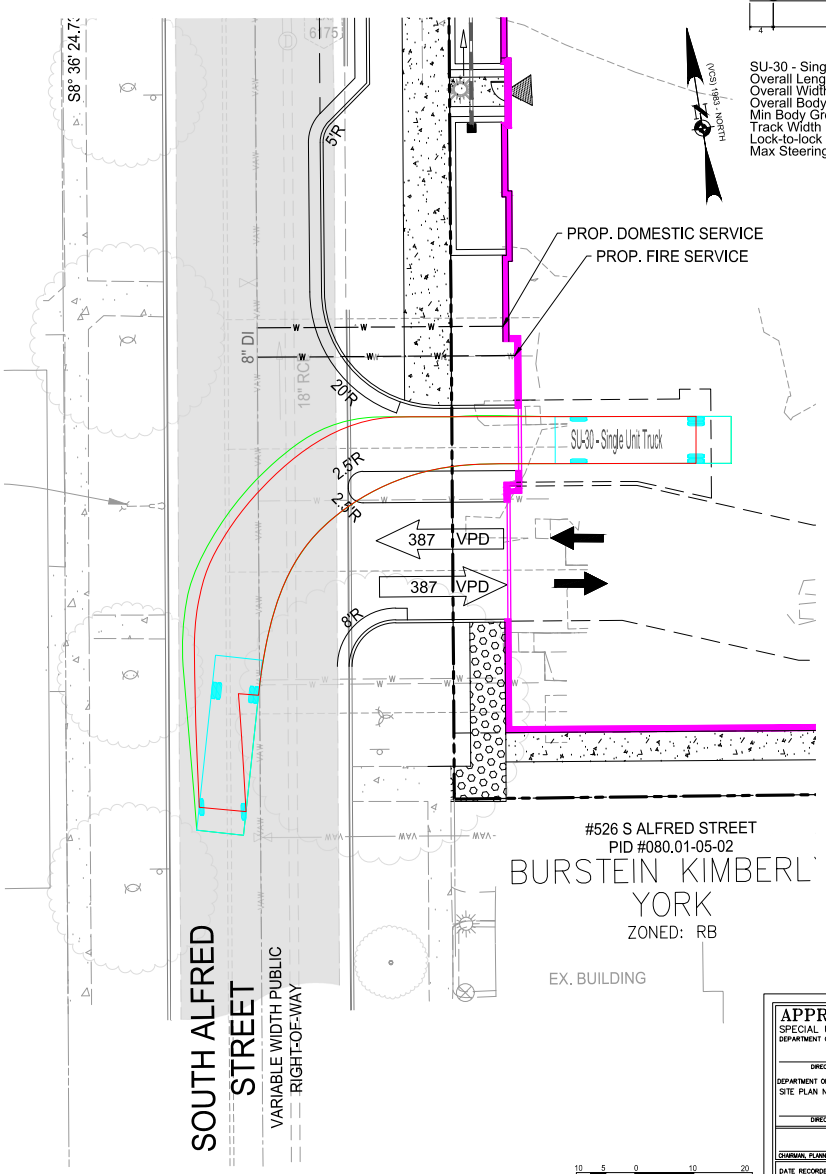
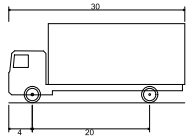
SU-30 INBOUND



SU-30 OUTBOUND





SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

GRAPHIC SCALE
1" = 10'

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OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
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PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C900

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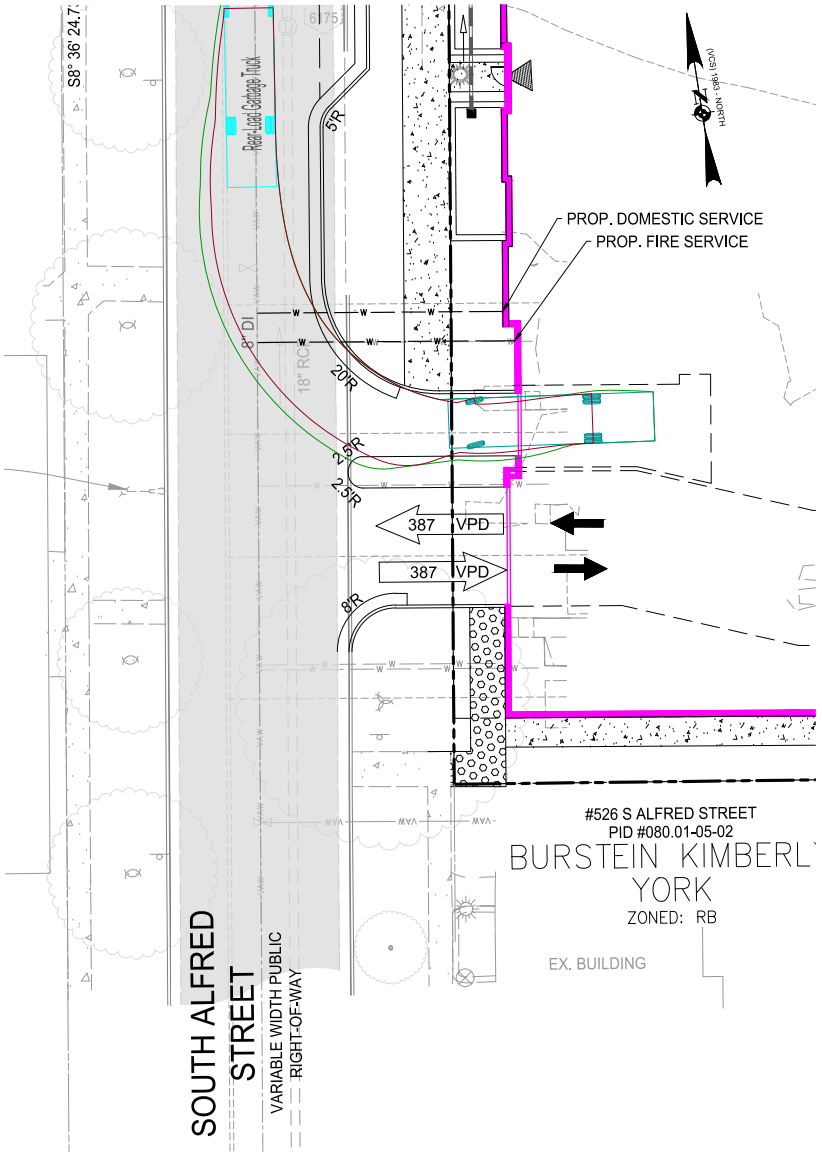
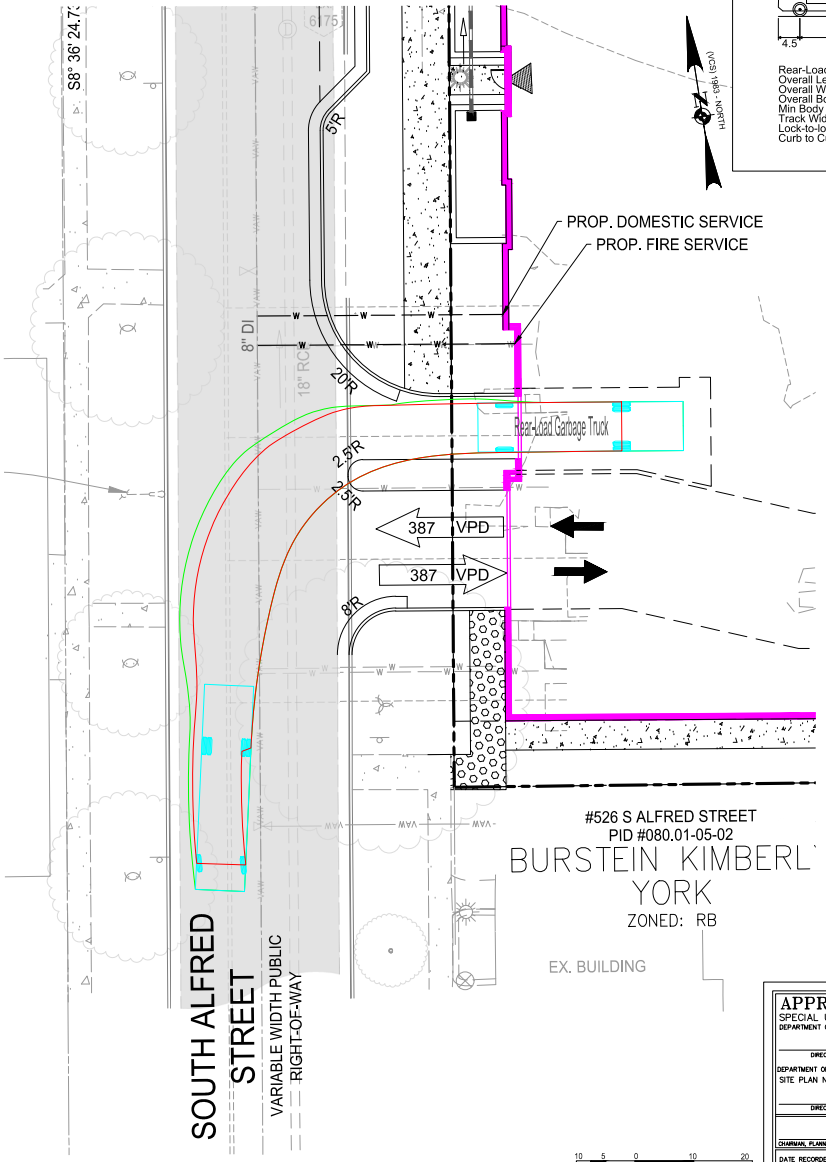
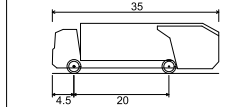
GARBAGE TRUCK INBOUND



GARBAGE TRUCK OUTBOUND





Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

GRAPHIC SCALE
1" = 10'

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OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
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DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
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SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C901

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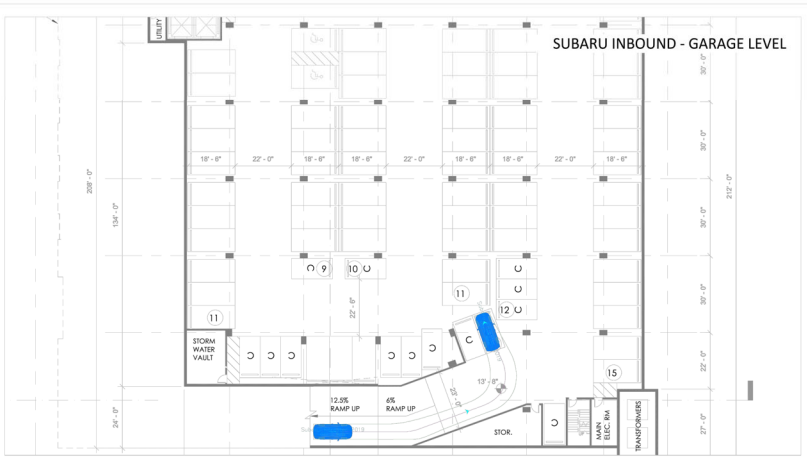

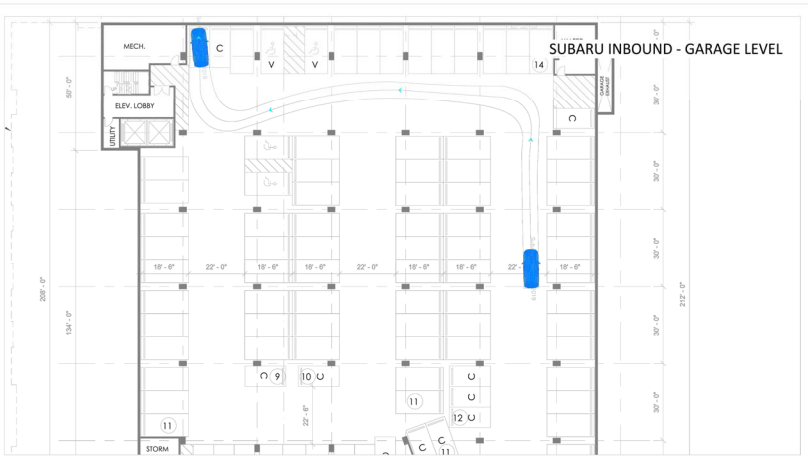

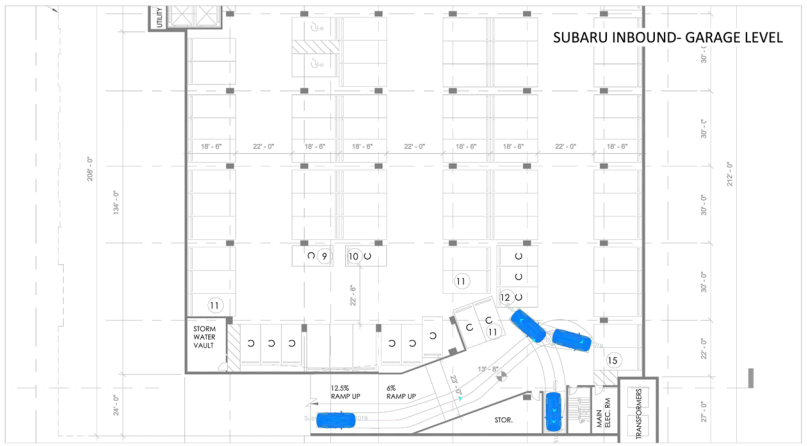

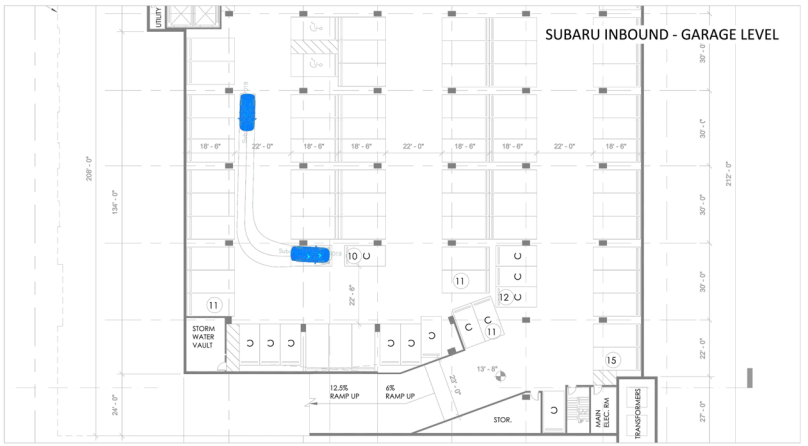

GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: Vehicle Garage Maneuvers

The Community Builders
September 11, 2025
Sheet 1 of 7

City of Alexandria, VA

V:\2265-002 Alfred Street Redevelopment (7301-3933)\CAD\598 S Alfred Street Autoturn 8.27.2025.dwg - 9/11/2025 1:02 PM

SCALE: 1" = 40'

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DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
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SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C902

APPROVED
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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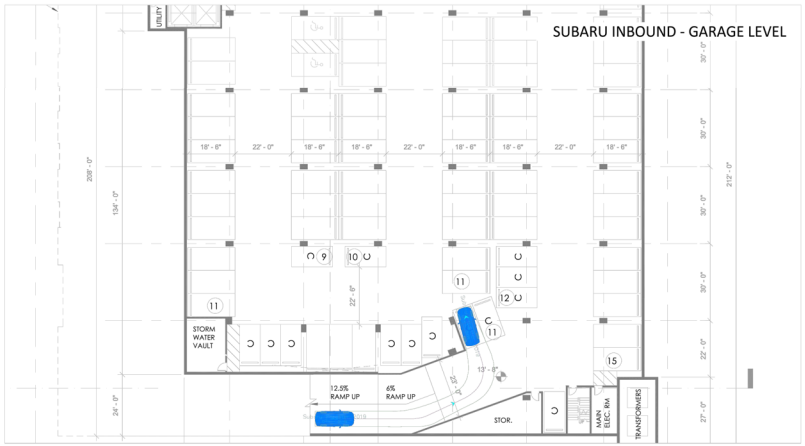

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GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: Vehicle Garage Maneuvers

The Community Builders
September 11, 2025
Sheet 2 of 7

City of Alexandria, VA

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SCALE: 1" = 40'

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JOHN L. HELMS
Lic. No.52485
10/03/2025
PROFESSIONAL ENGINEER

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	07/11/25	PRELIMINARY DSUP SUBMISSION
2	09/16/25	COMPLETENESS SUBMISSION
3	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C903

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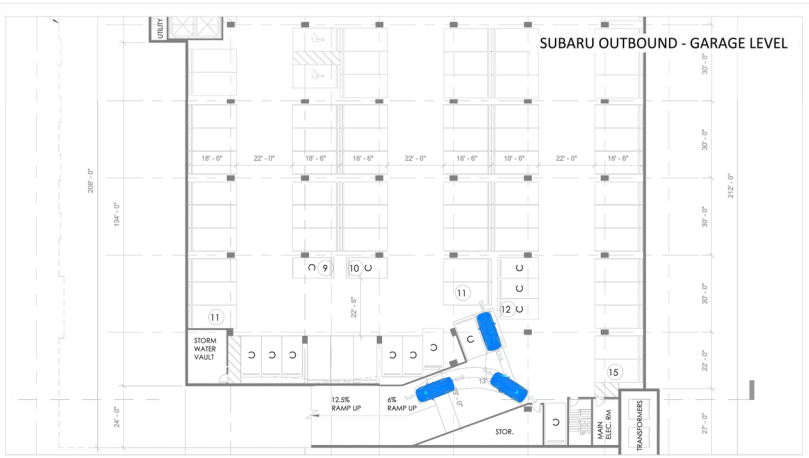

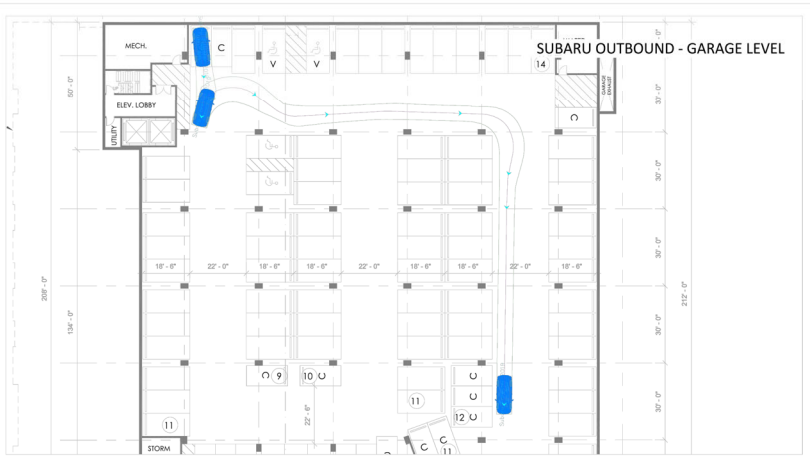

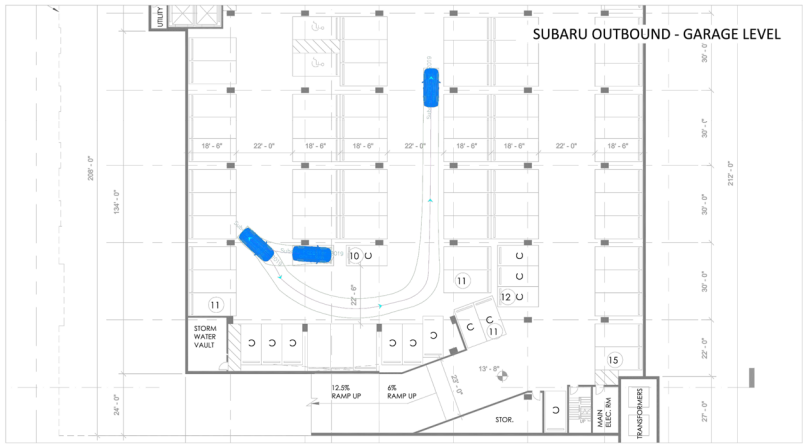

GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: Vehicle Garage Maneuvers

The Community Builders
September 11, 2025
Sheet 3 of 7

City of Alexandria, VA

V:\2265-002 Alfred Street Redevelopment (7301-3933)\CAD\598 S Alfred Street Autoturn 8.27.2025.dwg - 9/11/2025 1:02 PM

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SCALE: 1" = 40'

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10/03/2025
PROFESSIONAL ENGINEER

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DRAWING No.: 113952
DATE: 10/03/2025
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SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
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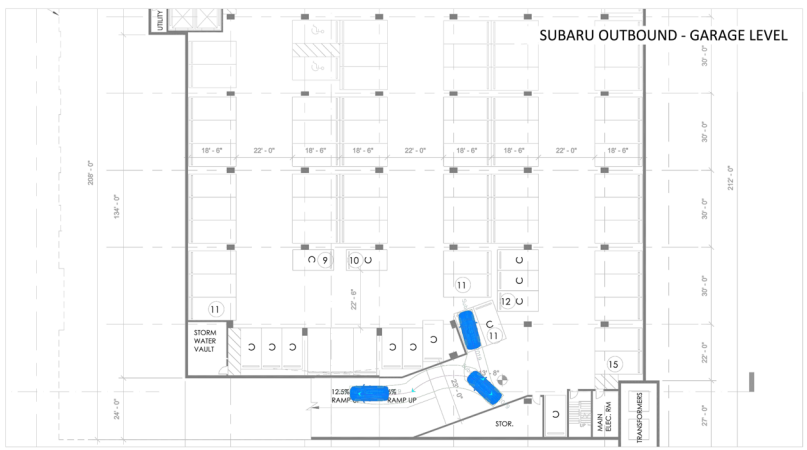

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GOROVE SLADE
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598 S Alfred Street: Vehicle Garage Maneuvers

The Community Builders
September 11, 2025
Sheet 4 of 7

City of Alexandria, VA

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SCALE: 1" = 40'

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3	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113852
DATE: 10/03/2025
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DRAWN: JS
CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
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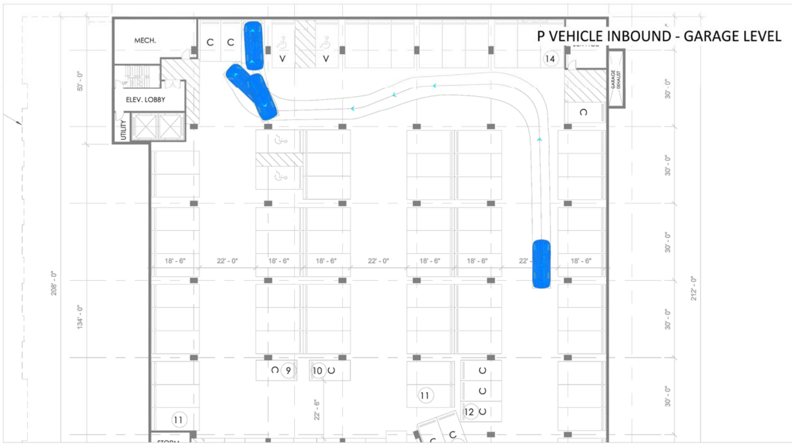

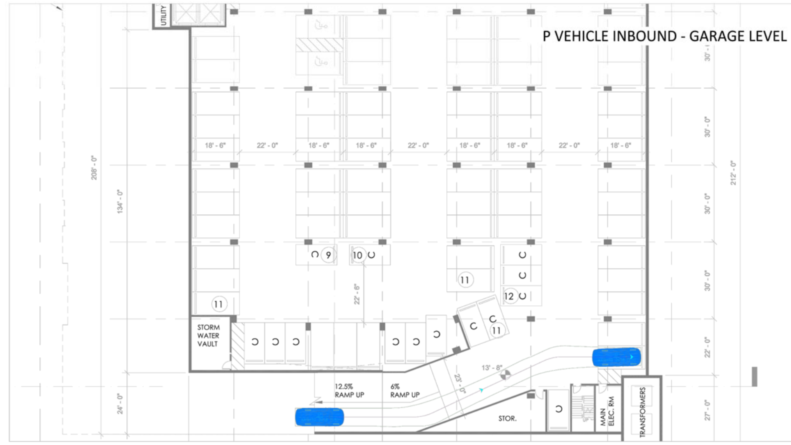

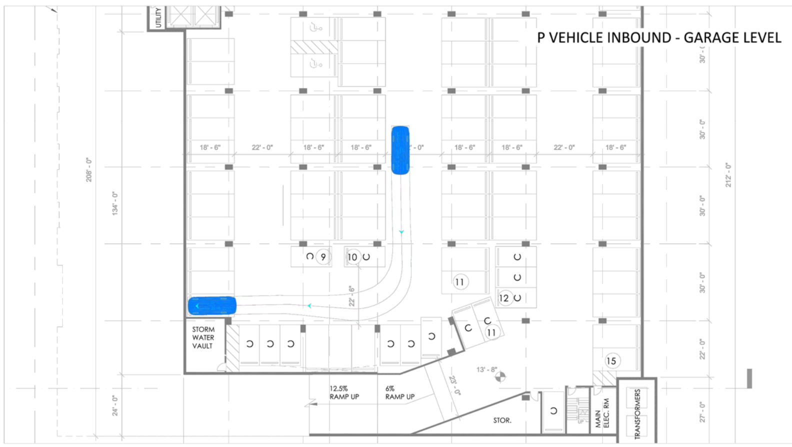

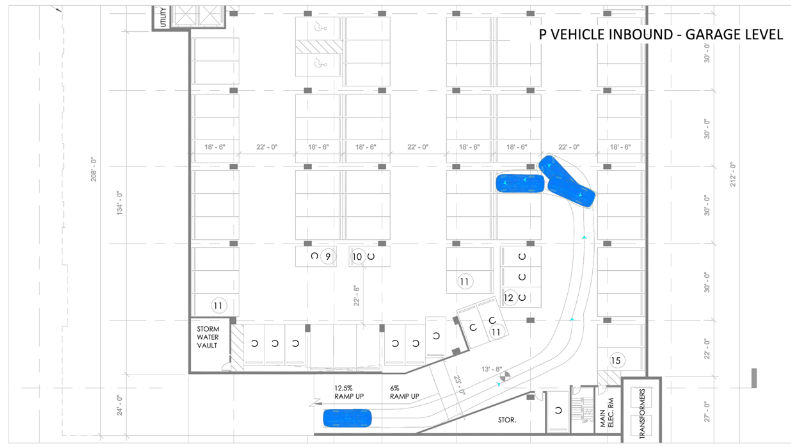

GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: P-Vehicle Garage Maneuvers

The Community Builders
September 11, 2025
Sheet 5 of 7

City of Alexandria, VA

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N
SCALE: 1" = 40'

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	10/03/25	VERIFICATION RESUBMISSION

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DRAWING No.: 113952
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SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C906

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DATE RECORDED

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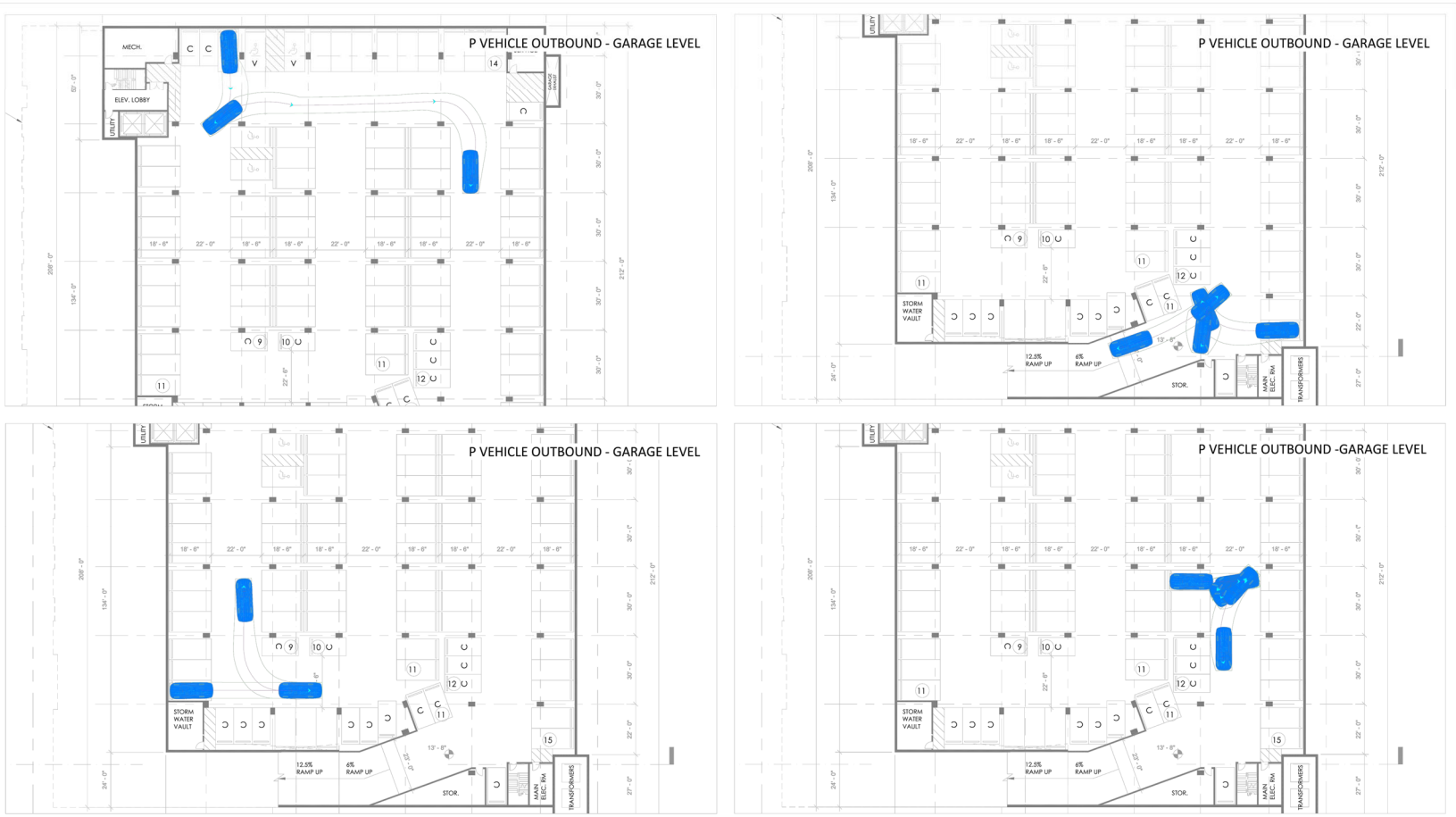

GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: P-Vehicle Garage Maneuvers

The Community Builders
September 11, 2025
Sheet 6 of 7

City of Alexandria, VA

V:\2265-002 Alfred Street Redevelopment (7301-3933)\CAD\598 S Alfred Street Autoturn 8.27.2025.dwg - 9/11/2025 1:02 PM

SCALE: 1" = 40'

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	10/03/25	VERIFICATION RESUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
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SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C907

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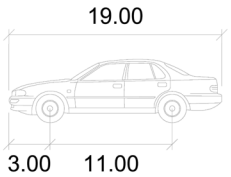
Subaru Forester 2019

	feet
Width	: 5.95
Track	: 5.89
Lock to Lock Time	: 6.0
Steering Angle	: 35.1



P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

AutoTurn Notes:

- AutoTurn is a kinematic model and does not account for inertia
- AutoTurn does not account for weather and/or pavement conditions
- AutoTurn cannot compensate for driver error or experience
  Other drivable paths may achieve the same result(s) shown
- AutoTurn is a conservative model but is not a guarantee of exact real time results
- Successful simulation in AutoTurn does not guarantee that a specific driver can achieve the same pathway
- Vehicle dimensions are for standard sized vehicles, actual vehicle dimensions may vary
- Future changes to the design may impact and/or invalidate the results depicted in this exhibit
- Unless noted, AutoTurn does not account for vertical clearance or grade change.

GOROVE SLADE
Transportation Planners and Engineers

Vehicle Profiles
The Community Builders
September 11, 2025
Sheet 7 of 7

City of Alexandria, VA

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SCALE: NTS

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PROFESSIONAL ENGINEER

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DATE: 10/03/2025
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SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C908

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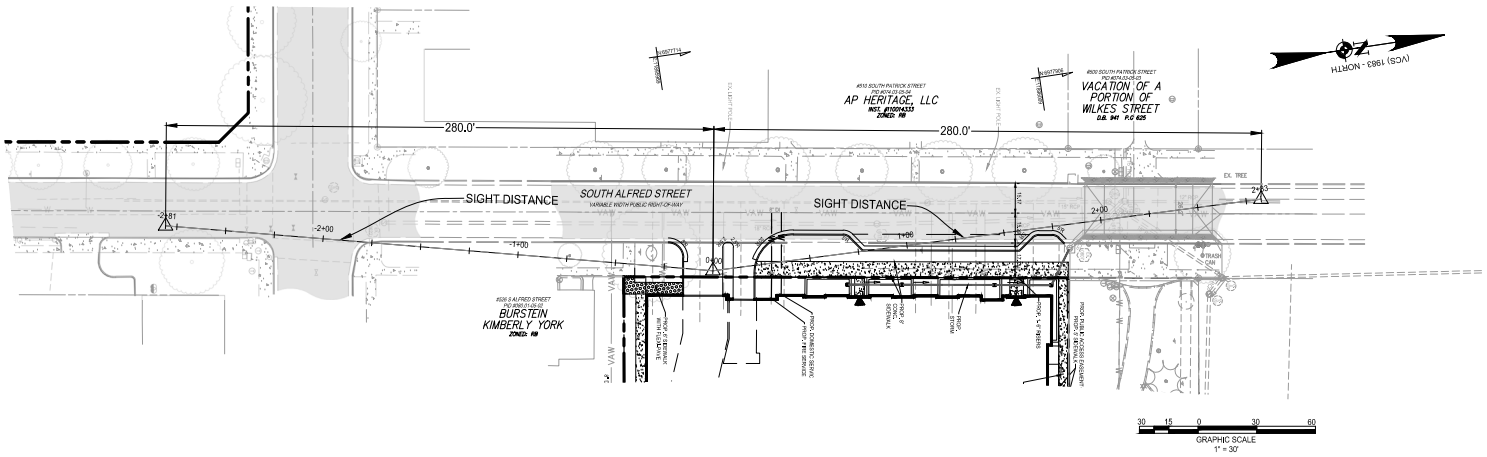

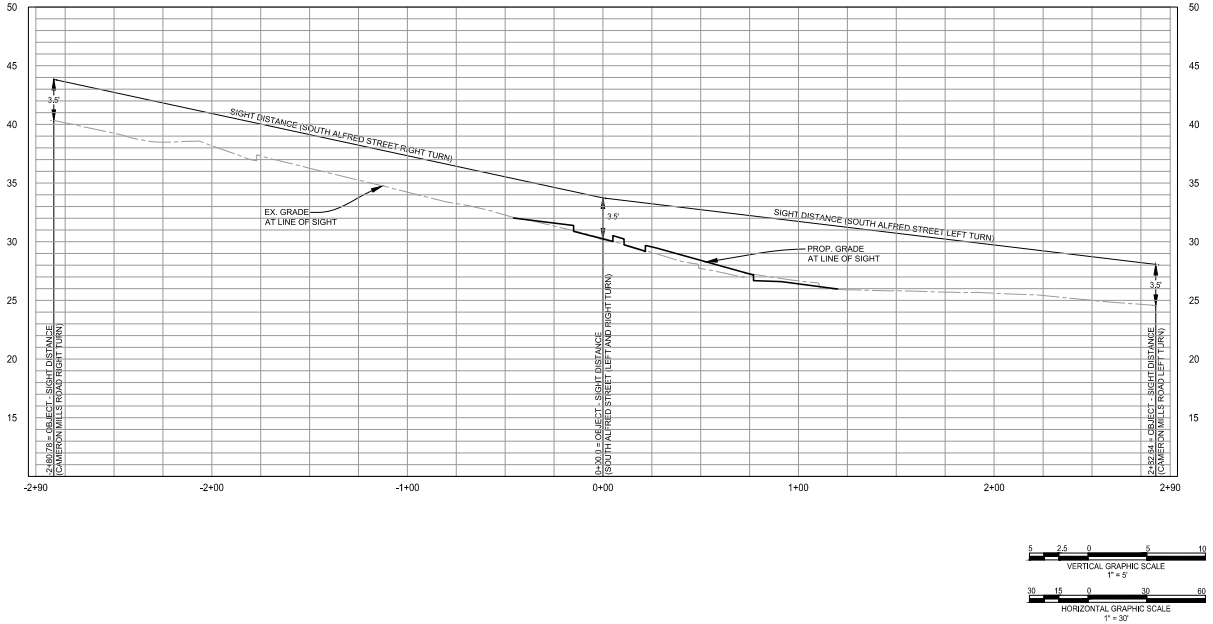

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PROJECT No.: 24001431.00
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SHEET TITLE:
PRELIMINARY SIGHT DISTANCE

SHEET No.
C910

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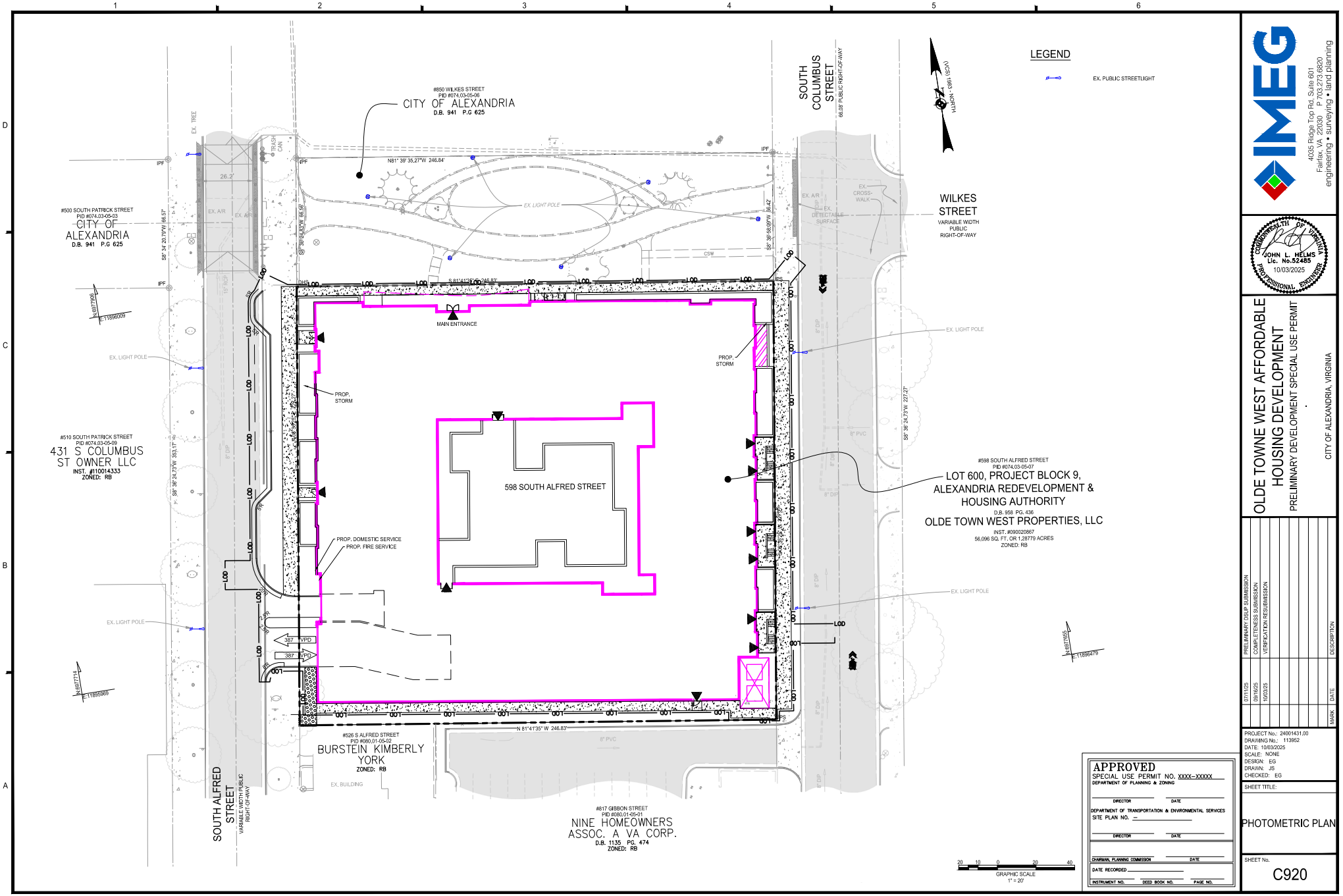

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PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
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SHEET TITLE:
PHOTOMETRIC PLAN

SHEET No.
C920

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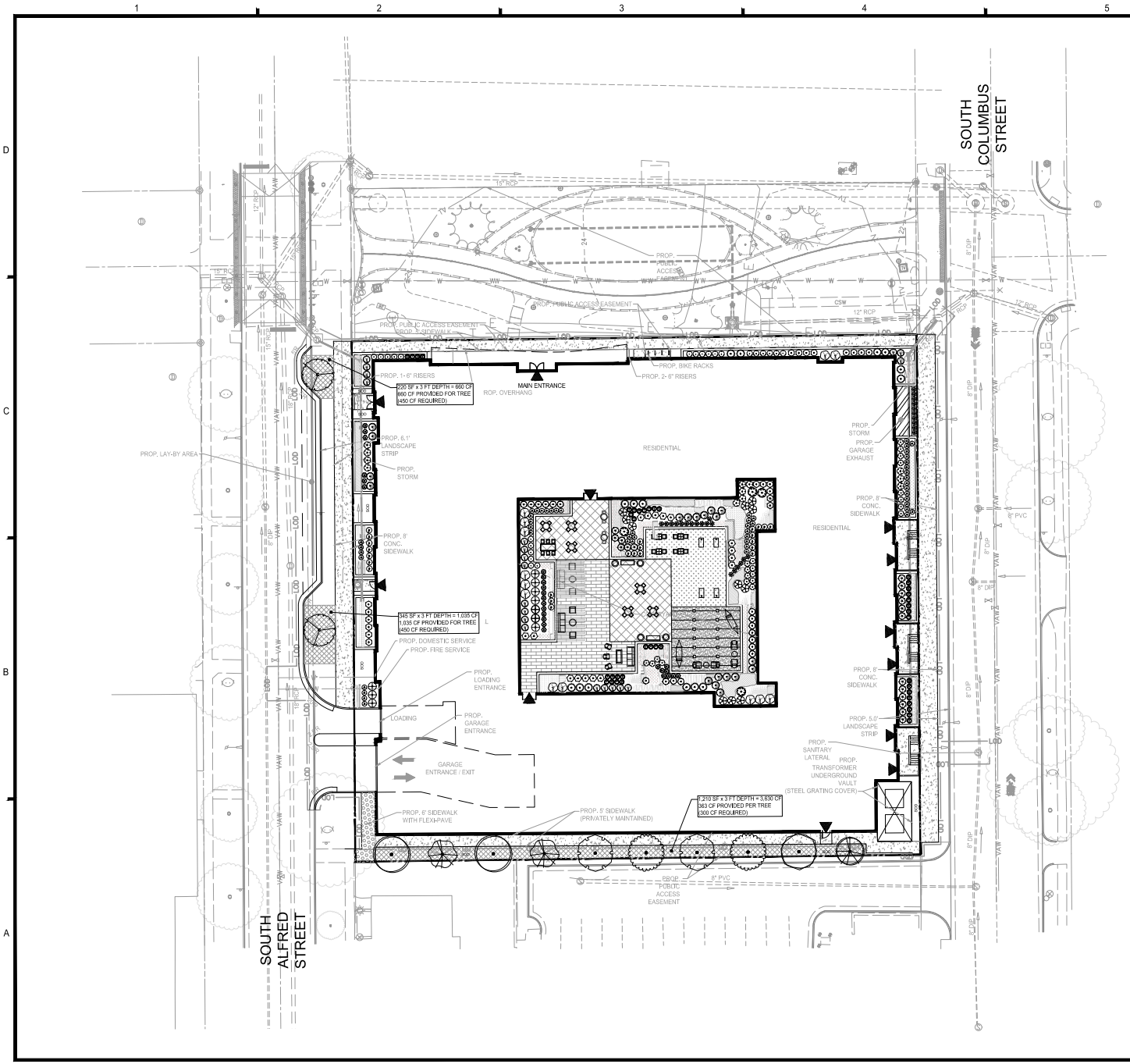

PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
TREES		
	AL	Smooth Serviceberry Amelanchier laevis 'Spring Flurry'
	LS	Sweetgum Liquidambar styraciflua
	NS	Black Gum Nyssa sylvatica
	PS	Black Cherry Prunus serotina
	QC	Scarlet Oak Quercus coccinea
	QP	Pin Oak Quercus palustris
	TA	American Linden Tilia americana 'Redmond'
SHRUBS		
	ABG	Radiance Glossy Abelia Abelia x grandiflora 'Radiance'
	ARM	Black Chokeberry Aronia melanocarpa
	CHO	Confucius Hinoki Falsecypress Chamaecyparis obtusa 'Confucius'
	COS	Red Twig Dogwood Cornus sericea 'Kelseyi'
	EUA	American Strawberry-bush Euonymus americaus
	HYA	Oakleaf Hydrangea Hydrangea quercifolia 'Ruby Slippers'
	ILG	Gem Box Inkberry Holly Ilex glabra 'Gem Box'
	ILV	Dwarf Yaupon Holly Ilex vomitoria 'Schillings'
	ILF	Florida Anise Illicium floridanum
	ITV	Little Henry Virginia Sweetspire Itea virginica 'Little Henry'
	JUC	Common Juniper Juniperus communis
	LEA	Coastal Leucothoe Leucothoe axillaris
	RHA	Dwarf Azalea Rhododendron atlanticum
	RAG	Gro-Low Fragrant Sumac Rhus aromatica 'Gro-Low'
	ROS	Swamp Rose Rosa palustris
	TAX	American Yew Taxus canadensis
ORNAMENTAL GRASSES		
	HFF	Fortune's Hosta Hosta fortunei 'Francee'
	LMB	Big Blue Lilyturf Liriope muscari 'Big Blue'
	PHD	Woodland Phlox Phlox divaricata
	RUH	Black-eyed Susan Rudbeckia hirta

(UCS) 1983 - NORTH

GRAPHIC SCALE
1" = 20'

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DANIEL P. LANGSTON
Lic. No. 0406001996
10/03/2025
LANDSCAPE ARCHITECT

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT

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CITY OF ALEXANDRIA, VIRGINIA

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SHEET TITLE:

LANDSCAPE PLAN

SHEET No.

L100

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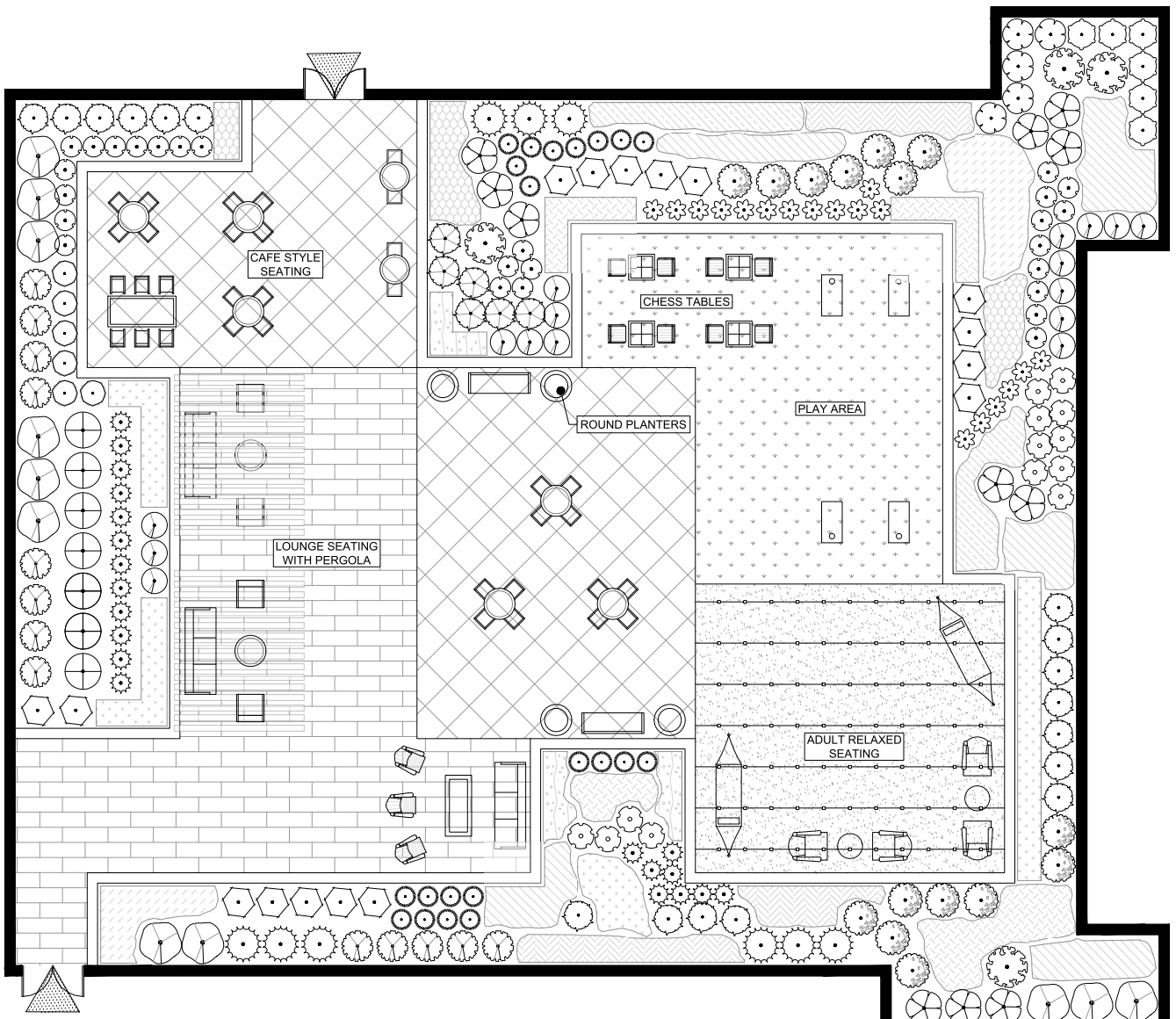

PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
SHRUBS		
	ABG	Radiance Glossy Abelia Abelia x grandiflora 'Radiance'
	ARM	Black Chokeberry Aronia melanocarpa
	CHO	Confucius Hinoki Falsecypress Chamaecyparis obtusa 'Confucius'
	COS	Red Twig Dogwood Cornus sericea 'Kelseyi'
	EUA	American Strawberry-bush Euonymus americaus
	HYA	Oakleaf Hydrangea Hydrangea quercifolia 'Ruby Slippers'
	ILG	Gem Box Inkberry Holly Ilex glabra 'Gem Box'
	ILV	Dwarf Yaupon Holly Ilex vomitoria 'Schillings'
	ILF	Florida Anise Illicium floridanum
	ITV	Little Henry Virginia Sweetspire Itea virginica 'Little Henry'
	JUC	Common Juniper Juniperus communis
	LEA	Coastal Leucothoe Leucothoe axillaris
	RAG	Gro-Low Fragrant Sumac Rhus aromatica 'Gro-Low'
	ROS	Swamp Rose Rosa palustris
	TAX	American Yew Taxus canadensis
ORNAMENTAL GRASSES		
	AND	Broomsedge Andropogon virginicus
	CAR	Tussock Sedge Carex stricta
	PAN	Switch Grass Panicum virgatum
	SCH	Little Bluestem Schizachyrium scoparium
PERENNIALS		
	ASB	Bridal Veil Astilbe Astilbe x arendsii 'Bridal Veil'
	ECP	Purple Coneflower Echinacea purpurea
	EUD	White Wood Aster Eurybia divaricata
	HAG	Green Spice Heuchera Heuchera americana 'Green Spice'
	HFF	Fortune's Hosta Hosta fortunei 'Francee'
	LMB	Big Blue Lilyturf Liriope muscari 'Big Blue'
	PHD	Woodland Phlox Phlox divaricata
	RUH	Black-eyed Susan Rudbeckia hirta

NORTH (VCS) 1983

GRAPHIC SCALE
1" = 5'

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LANDSCAPE ARCHITECT

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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

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PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
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DESIGN: PG
DRAWN: PG
CHECKED: DL

SHEET TITLE:

LANDSCAPE PLAN- COURTYARD

SHEET No.

L101

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PLANT SCHEDULE

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
URBAN TREES	NS	2	Nyssa	sylvatica		Black Gum	2.5"cal./12-14 ft. ht.	Symmetrical, single leader (ROW tree)	750	1,500	2	2	2
	TOTALS	2							URBAN TREE CCA:	1,500	2	2	2
											100.0%	100.0%	100.0%
	PLAN KEY	QUANTITY	GENUS	SPECIES		COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
STANDARD TREES	AL	1	Amelanchier	laevis	Spring Flurry	Smooth Serviceberry	2.5"cal./12-14 ft. ht.	Multi-trunk	750	750	1	1	1
	LS	1	Liquidambar	styraciflua		Sweet Gum	2.5"cal./12-14 ft. ht.	Symmetrical, single leader	1,250	1,250	1	1	1
	PS	2	Prunus	serotina		Black Cherry	2.5"cal./12-14 ft. ht.	Symmetrical, single leader	750	1,500	2	2	2
	QC	2	Quercus	coccinea		Scarlet Oak	2.5"cal./12-14 ft. ht.	Symmetrical, single leader	1,250	2,500	2	2	2
	QP	2	Quercus	palustris		Pin Oak	2.5"cal./12-14 ft. ht.	Symmetrical, single leader	1,250	2,500	2	2	2
	TA	2	Tilia	americana	Redmond	American Linden	2.5"cal./12-14 ft. ht.	Symmetrical, single leader	1,250	2,500	2	2	2
	TOTALS	10							STANDARD TREE CCA:	11,000	10	10	10
											100.0%	100.0%	100.0%
									TOTAL PROPOSED CCA (SF):	12,500			
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.		CCA PER SHRUBS(SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
EVERGREEN SHRUBS	ABG	12	Abelia	x grandiflora	Radiance	Radiance Glossy Abelia	18" HT		10	120	0	0	0
	CHO	4	Chamaecyparis	obtusa	Confucius	Confucius Hinoki Falsecypress	18" HT		50	200	0	0	0
	EUA	20	Euonymus	americaus		American Strawberry-bush	18" HT		10	200	20	20	20
	ILG	16	Ilex	glabra	Gem Box	Gem Box Inkberry Holly	18" HT		10	160	16	16	16
	ILV	11	Ilex	vomitoria	Schillings	Dwarf Yaupon Holly	18" HT		10	110	11	11	11
	ILF	13	Illicium	floridanum		Florida Anise	18" HT		10	130	0	13	13
	JUC	21	Juniperus	communis		Common Juniper	18" HT		10	210	21	21	21
	TAX	15	Taxus	canadensis		American Yew	18" HT		10	150	15	15	15
	TOTALS	112							TOTAL PROPOSED CCA (SF):	1280	83	96	96
											74.1%	85.7%	85.7%
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.		CCA PER SHRUBS(SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
DECIDUOUS SHRUBS	ARM	12	Aronia	melanocarpa		Black Chokeberry	18" HT		10	120	12	12	12
	COS	18	Cornus	sericea	Kelseyi	Red Twig Dogwood	18" HT		25	450	18	18	18
	HYA	11	Hydrangea	quercifolia	Ruby Slippers	Oakleaf Hydrangea	18" HT		25	275	0	11	11
	ITV	23	Itea	virginica	Little Henry	Virginia Sweetspire	18" HT		10	230	23	23	23
	LEA	17	Leucothoe	axillaris		Coastal Leucothoe	18" HT		10	170	17	17	17
	RHA	12	Rhododendron	atlanticum		Dwarf Azalea	18" HT		10	120	12	12	12
	RAG	20	Rhus	aromatic	Gro-Low	Gro-Low Fragrant Sumac	18" HT		25	500	20	20	20
	ROS	19	Rosa	palustris		Swamp Rose	18" HT		10	190	19	19	19
	TOTALS	132							TOTAL PROPOSED CCA (SF):	2055	121	132	132
											91.7%	100.0%	100.0%
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.	SPACING			LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	AND	51	Andropogon	virginicus		Broomsedge	1 quart	@24" o.c.			51	51	51
	CAR	28	Carex	stricta		Tussock Sedge	1 quart	@24" o.c.			28	28	28
	PAN	41	Panicum	virgatum		Swithgrass	1 quart	@24" o.c.			41	41	41
	SCH	26	Schizachyrium	scoparium		Little Bluestem	1 quart	@24" o.c.			26	26	26
PERENNIALS, FERNS, ORNAMENTAL GRASSES	ASB	86	Astilbe	x arendsii	Bridal Veil	Bridal Veil Astilbe	1 quart	@18" o.c.			86	86	86
	ECP	111	Echinacea	purpurea		Purple Coneflower	1 quart	@18" o.c.	N/A		111	111	111
	EUD	61	Eurybia	divaricata		White Wood Aster	1 quart	@18" o.c.			61	61	61
	HAG	64	Heuchera	americana	Green Spice	Green Spice Heuchera	1 quart	@24" o.c.			64	64	64
	HFF	62	Hosta	fortunei	Francee	Fortune's Hosta	1 quart	@24" o.c.			0	0	0
	LMB	78	Liriope	muscari	Big Blue	Big Blue Lilyturf	1 quart	@18" o.c.			0	0	0
	PHD	115	Phlox	divaricata		Woodland Phlox	1 quart	@15" o.c.			115	115	115
	RUH	78	Rudbeckia	hirta		Black-eyed Susan	1 quart	@18" o.c.			78	78	78
	TOTALS	801									661	661	661
											82.5%	82.5%	82.5%

CROWN COVER TABULATIONS

TOTAL SITE AREA (SF)	56,096
25% CROWN COVER REQUIRED (SF)	14,024
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees:	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees:	11,000
Crown Cover from Proposed Shrubs:	3,335
TOTAL CROWN COVER PROVIDED (%)	25.6%
TOTAL CROWN COVER PROVIDED (SF)	14,335

NOTE:
PER APPROVED LANDSCAPE GUIDELINES CHAPTER 3, CANOPY COVERAGE STANDARDS 8, STREET TREES OR OTHER PLANTINGS IN PUBLIC R.O.W. DO NOT APPLY TOWARD CROWN COVERAGE ALLOWANCES.

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020 REQUIRED %	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED QTY.	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED %	JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED %	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED QTY.	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED %	BEGINNING JANUARY 2, 2024 PROVIDED QTY.	BEGINNING JANUARY 2, 2024 PROVIDED %
Urban Trees	2	Regional/Local	10%			15%			20%	2	100.0%
		Total Natives	25%			25%			50%	2	100.0%
Standard Trees	10	Regional/Local	15%			25%			40%	10	100.0%
		Total Natives	40%			60%			80%	10	100.0%
Evergreen Shrubs	112	Regional/Local	5%			8%			10%	83	74.1%
		Total Natives	20%			30%			40%	96	85.7%
Deciduous Shrubs	132	Regional/Local	10%			15%			20%	121	91.7%
		Total Natives	40%			60%			80%	132	100.0%
Groundcovers		Regional/Local	5%			10%			10%		
		Total Natives	10%			20%			20%		
Perennials, Ferns, Ornamental Grasses	801	Regional/Local	10%			15%			25% (perennials) 30% (ferns & grasses)	661	82.5%
		Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)	661	82.5%
Vines		Total Natives	80%			100%			100%		

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
1057	877	901
	83.0%	85.2%

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

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSED: 12

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	1	8.3%	33%	laevis 'Spring Flurry'	1	8.3%	10%
Nyssa	2	16.7%	33%	sylvatica	2	16.7%	10%
Liquidambar	1	8.3%	33%	styraciflua	1	8.3%	10%
Prunus	2	16.7%	33%	serotina	2	16.7%	10%
Quercus	4	33.3%	33%	coccinea	2	16.7%	10%
				palustris	2	16.7%	10%
Tilia	2	16.7%	33%	americana 'Redmond'	2	16.7%	10%

SHRUBS
TOTAL NUMBER OF SHRUBS PROPOSED: 244

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Abelia	12	4.9%	33%	x grandiflora 'Radiance'	12	4.9%	10%
Aronia	12	4.9%	33%	melanocarpa	12	4.9%	10%
Chamaecyparis	4	1.6%	33%	obtusa 'Confucius'	4	1.6%	10%
Cornus	18	7.4%	33%	sericea 'Kelseyi	18	7.4%	10%
Euonymus	20	8.2%	33%	americaus	20	8.2%	10%
Hydrangea	11	4.5%	33%	quercifolia 'Ruby Slippers'	11	4.5%	10%
Ilex	27	11.1%	33%	glabra 'Gem Box'	16	6.6%	10%
				vomitoria 'Schillings'	11	4.5%	10%
Illicium	13	5.3%	33%	floridanum	13	5.3%	10%
Itea	23	9.4%	33%	virginica 'Little Henry'	23	9.4%	10%
Juniperus	21	8.6%	33%	communis	21	8.6%	10%
Leucothoe	17	7.0%	33%	axillaris	17	7.0%	10%
Rhododendron	12	4.9%	33%	atlanticum	12	4.9%	10%
Rhus	20	8.2%	33%	aromatic 'Gro-Low'	20	8.2%	10%
Rosa	19	7.8%	33%	palustris	19	7.8%	10%
Taxus	15	6.1%	33%	canadensis	15	6.1%	10%

GENERAL NOTES:
1. ALL MATERIALS SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
2. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.
3. PLANT SIZES ARE MINIMUMS AS REQUIRED BY THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
4. TOTAL DISTURBED AREA IS 62,258 SF OR 1.43 AC.

APPROVED
SPECIAL USE PERMIT NO. XXXX–XXXXX
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.

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
DANIEL P. LANGSTON
Lic. No. 0404001996
10/03/2025
LANDSCAPE ARCHITECT

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/14/24	CONCEPT 1 SUBMISSION
2	07/11/25	PRELIMINARY DSUP SUBMISSION
3	09/16/25	COMPLETENESS SUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: NOT TO SCALE
DESIGN: PG
DRAWN: PG
CHECKED: DL

SHEET TITLE:
LANDSCAPE SCHEDULE AND CALCULATIONS

SHEET No.
L200

P:\Projects\24001431.00\000\00\113952.598.Affrst (5)\LP\L100 LANDCAPE PLAN.dwg, 10/3/2025 7:20:41 AM, Rajesh Himmatramu

IMEG Corp. General Landscape Specification Summary

Specification: This is a summary of IMEG. Corp. general landscape specification. All work shall follow the procedures outlined in the specifications and details contained herein, which are designed to exceed current industry standards. Should there exist a discrepancy between this specification and the included construction details, the written specification shall take precedence.

References: In lieu of providing comprehensive proprietary specifications, the following are referenced to be general default specifications with the following modifications. These modifications and the construction details shown in this plan set shall take precedence over the general referenced specifications.

- "Landscape Specification Guidelines" Landscape Contractors Association of MD, DC, VA - Most current edition.
- "American Standard for Nursery Stock - ANSI Z60.1" by AmericanHort - Most Current Edition
- "TT-77 Recommended Turfgrass Cultivars for Certified Sod Production in Maryland" - Maryland Turfgrass Council
- "Landscape Architecture/Design Specifications for Compost Use" - US Composting Council

If there are discrepancies or contradictions in specification sections or details, the stricter specification shall take precedence. A Request for Information (RFI) can also be submitted for clarification.

List of Plant Material: The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Owner's Representative. The Contractor shall furnish and install all plant materials required to complete the work as shown on the drawings. Quantities in the planting schedule shall take precedence over quantities graphically shown on the plan. Substitutions shall not be made without the written approval of the Owner's Representative.

Plant Identification: All trees shall be true to name as on plant schedule or shown on planting plans and shall be correctly labeled individually or in groups by genus, species, variety and cultivar. Labels are to remain intact until site is approved through agency inspection, substantial completion approval, or per Owner's Representative's instruction.

Plant Quality: All plant materials shall conform to the size and form standards set forth in the latest edition of AmericanHort's "American Standard for Nursery Stock – ANSI Z60.1". Above Ground: Trees shall be healthy with the color, shape, size, and distribution of trunk, stems, branches, buds and leaves typical of the plant specified. Any signs of stress, improper handling (wounds or broken branches), insect or disease damage, or dead/distorted branches should not be present. Trees shall have one central leader (unless otherwise specified) and grafts should be fully closed and visible above the soil line. Below Ground: A minimum of 3 structural roots should be reasonably distributed around the trunk (reject a tree with structural roots only on one side), the root crown should not be more than 2 inches below the soil line, the top 2 structural roots should not be more than 3 inches below the soil line when measured 4 inches away from the trunk. The top of the other structural root should not be more than 5 inches below the surface. The root system should be free of potentially stem-girdling or kinked roots above the root collar and main structural roots.

Inspection: Plants are to be inspected upon delivery to contractor by a contractor's representative and/or owner's representative. Trees not presenting proper form, incorrect variety, signs of poor health or over-stress, and girdling roots are to be rejected.

Storage & Transport: Plant materials should be protected from dessication during transport via breathable fabric covering the canopy and by watering rootball/pot thoroughly immediately prior to transport. Plant materials should be installed on day of delivery to site. If that is not possible, a temporary storage area can be constructed on-site. Plants are not to be stored on bare asphalt. If storage area is asphalt, cover bare asphalt with a layer of woodchips. Storage should be in shade, and plants be regularly watered at root-ball level, and spaced so foliage from one plant does not interfere with foliage of another. Tall plant materials are to remain upright during storage. Longer term storage plants are to be heeled-in or stored in mulch to the top of the container/root ball. Plant materials shall not be stored on-site for more than two weeks. Plants stored improperly or for too long may be subject to rejection and replacement dependent on ultimate planting condition.

Planting: Plantings shall be installed in accordance with details and specifications on this sheet. Details and specifications for other specific landscape items, such as tree preservation or erosion control may be found elsewhere in this drawing set on their own respective sheet. For items not specifically addressed by this plan set, refer to the latest edition of the "Landscape Specification Guidelines" developed by the Landscape Contractors Association of MD, DC, and VA. Should there be any ambiguities or questions, please utilize the formal RFI/Submittal process.

Trees: The planting hole diameter is to be at a minimum three times the diameter of the root ball. The depth of the planting hole shall be dug so that the shoulder of the root ball is level with the existing grade leaving the root flare slightly higher. When planting on a slope, the depth of the hole shall be dug so that the bottom of the root flare is at the level of the existing grade at the sides of the hole. If the planting hole is mechanically dug, the hole is to be scarified by slightly enlarging hole by hand digging the sides and bottom to prevent glazing. The sides of the hole should be vertical or sloping outwards. Holes are not to be dug when soil is saturated. For balled and burlapped trees, the wire root ball cage is to be removed and burlap is to be cut and completely removed from the top and a minimum of 8" to 12" down the side of the root ball. Do not fold burlap down into hole, it must be removed. Any synthetic materials are to be completely removed from the trunk and root ball. Backfill in lifts using the same soil dug to create the hole, being careful not to over-compact the soil. Inoculate backfill soil or rootball with an approved balanced (Endo/Ecto) commercial mycorrhizae application. Do not amend or add fertilizer unless expressly specified to do so or is part of the approved mycorrhizae innoculant product. Do not place any soil on top of root ball. Trees are to be mulched to full depth specified immediately after planting. A ½" layer of approved compost is to be placed under the mulch layer. Do not place mulch against tree trunk.

Staking: Staking (if any) is to be installed per the accompanying details, utilizing tree webbing straps with grommets to prevent wire from coming in contact with the tree. While not preferred, full tree webbing systems are also permissible if approved through submittal, and installed per manufacturer's instructions. Wire is to be tensioned to allow for 1/2 inch of deflection up or down, and tension shall be rechecked and adjusted on a regular basis. Staking is to be removed as soon as possible after one year. GARDEN HOSE IS NOT TO BE UTILIZED FOR STAKING.

Irrigation: For permanent systems, irrigation should be largely installed prior to plant installation to avoid having to disturb planting beds or move plants to accommodate the installation of the irrigation system. For sites with no permanent irrigation system, Trees are to be irrigated until established by the use of temporary water bags through one growing year or until established. Shrubs, perennial beds, and lawns are to be thoroughly hand-watered or by movable temporary irrigation (sprinklers or drip hose) as necessary to reflect local weather conditions. Watering is to be deep into the soil and infrequent, as opposed to light surficial watering performed often.

Shrubs: For container shrubs, the planting hole is to be dug 3 times the width of the intact container. The container is to be completely removed and the sides of the soil/root clump scarified with a sterile sharp knife. They shall be planted so that the top of the soil level of the container is no more than 1.5" above the original grade. For balled and burlapped shrubs, remove as much burlap as possible from the top and sides of the rootball. Do not fold burlap into hole. Plant with the root flare slightly higher than the surrounding grade. Backfill with soil dug to create the hole. Do not cover top of root ball/dump.

Ground Covers/Perennials: Beds are to be prepared by tilling well to a minimum depth of 6", and soils shall be amended by incorporating 1" of compost meeting the US Composting Council reference specification, 1" of worm castings and/or well decomposed commercially produced compost, or a Class A biosolid also meeting the referenced US Composting Council specification prior to planting. Apply 3" of shredded non-dyed hardwood mulch immediately after planting.

Compacted or Poorly Drained Soils: For sites with heavily compacted or poorly draining soils, alternate planting methods will need to be employed. Contact project Landscape Architect for additional planting details and specifications should either unforeseen condition be encountered.

Conflicts with Existing Roots: Proposed landscape may be shown to be planted in the Critical Root Zones of existing large trees. Should, in the course of planting, large woody roots be discovered belonging to adjacent large trees that are to be preserved, shift the planting location of the tree to be planted to avoid cutting the woody root. Should a suitable planting location not be found within the proximity of where a proposed tree is to be planted, contact the project landscape architect for alternate planting location and recording of the discrepancy for landscape inspection/approval purposes.

Irrigation: New plant materials are to be watered as necessary to maintain health. If no permanent irrigation system is installed, trees are to be watered until established through the use of temporary water bags. Shrubs, perennials, and ground covers shall be hand-watered. Infrequent deep watering is preferred to more frequent quick/shallow watering.

Lawn Areas:

Seeded Lawn Area: Areas to be seeded shall have planting soil tilled to a depth of 6" and free of stones greater than 1" diameter or length. Any amendments that are to be added should be tilled into soil prior to seeding. A seed mix composition chart shall be submitted for review prior to installation. Unless specified by the Owner's Representative, the seed mix must contain a minimum of three cultivars or types of grass in the blend, chosen from the recommended cultivars list of the most recent "TT-77 Recommended Turfgrass Cultivars for Certified Sod Production in Maryland" document produced by the University of Maryland and the Maryland Turfgrass Council. Use of cultivars also appearing on the Turfgrass Water Conservation Alliance approved list is encouraged. Seeds coatings that aid in germination, moisture retention and prevent loss to bird consumption are acceptable. Seeded areas are to be covered by a light and loose layer of rapidly degradable mulch such as straw or hydraulically applied cellulose. Use of erosion control blankets or any synthetic webbing is not permissible for lawn areas unless specified by the Owner's Representative.

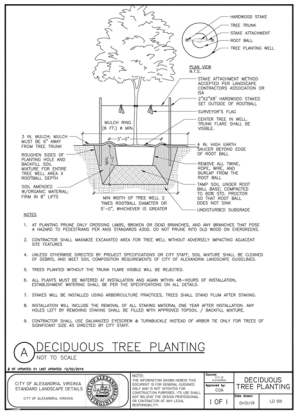
Sodded Lawn Area: Unless a proprietary sod is specified by the Owner's Representative, sod must be of a Maryland or Virginia certified variety suited to the specific growing requirements of where it is to be installed. Grower and variety to be submitted to Owner's Representative for review prior to ordering. Certification documentation for all sod is to be provided to the Owner's Representative upon delivery. For installation on slopes, the Contractor shall use biodegradable sod spikes to secure sod in place. Metal sod staples are not to be utilized for installation.

Invasive Species: Existing invasive species are to be removed utilizing appropriate approved methods including in the invasive species management plan (if applicable) prior to the installation of new plant materials, and is subject to inspection, and is a factor in the Certification of Installation.

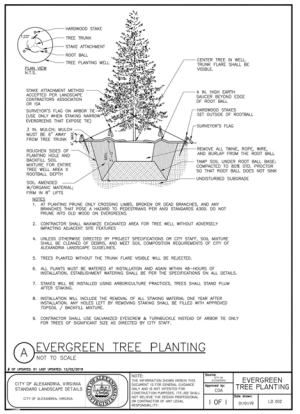
NOTE: These specifications and details are based on those developed by the Urban Tree Foundation, and have been improved to reflect current research and in planting. The ISA has also accepted and reference the UTF details in place of their own. The specifications and details illustrated in this plan set exceed the standards set in the ISA, LCA, and local jurisdictional planting details and specifications.

CITY OF ALEXANDRIA STANDARD LANDSCAPE PLAN NOTES:

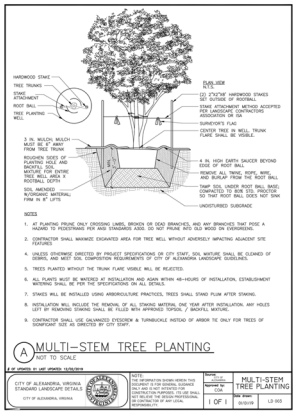
1. THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
2. THE CITY-APPROVED CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
3. THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
4. ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
5. INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
6. 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.
7. SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
8. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.
9. THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
10. THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
11. THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
12. ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
13. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.
14. AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY



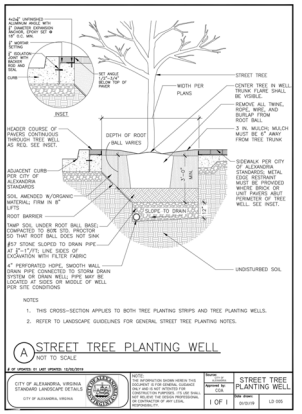
A DECIDUOUS TREE PLANTING
NOT TO SCALE



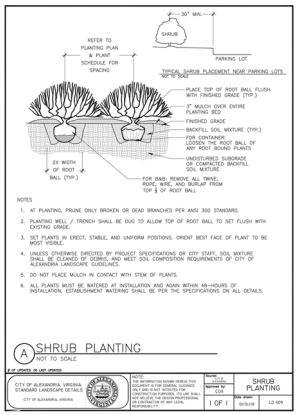
A EVERGREEN TREE PLANTING
NOT TO SCALE



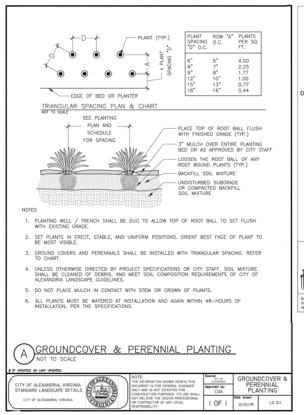
A MULTI-STEM TREE PLANTING
NOT TO SCALE



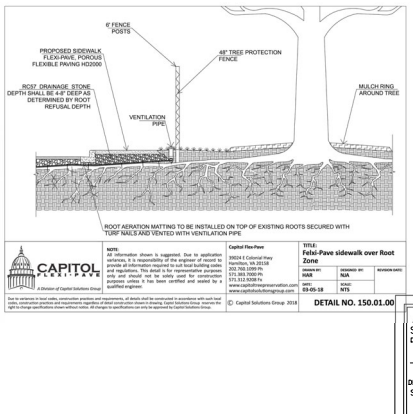
A STREET TREE PLANTING WELL
NOT TO SCALE



A SHRUB PLANTING
NOT TO SCALE



A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE



CAPITOL SOLUTIONS GROUP
A Division of Capitol Solutions Group

MEP Capitol Flex-Pave
39024 E Colonial Hwy
Hamilton, VA 20158
571.393.7000 Ph
571.512.9208 Fx
www.capitolfitnessreservation.com
www.capitolhydrotherapy.com

TITLE: Felxi-Pave sidewalk over Root Zone
DRAWN BY: HAB
DESIGNED BY: N/A
REVISION DATE:
DATE: 09-05-18
SCALE: NTS

Due to variances in local codes, construction practices and requirements, all details shall be constructed in accordance with such local codes, construction practices and requirements regardless of detail construction shown in drawing. Capitol Solutions Group reserves the right to change specifications shown without notice. All changes to specifications can only be approved by Capitol Solutions Group.

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DETAIL NO. 150.01.00

APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXX
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.

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
DANIEL P. LANGSTON
Lic. No. 0406001996
10/03/2025
LANDSCAPE ARCHITECT

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

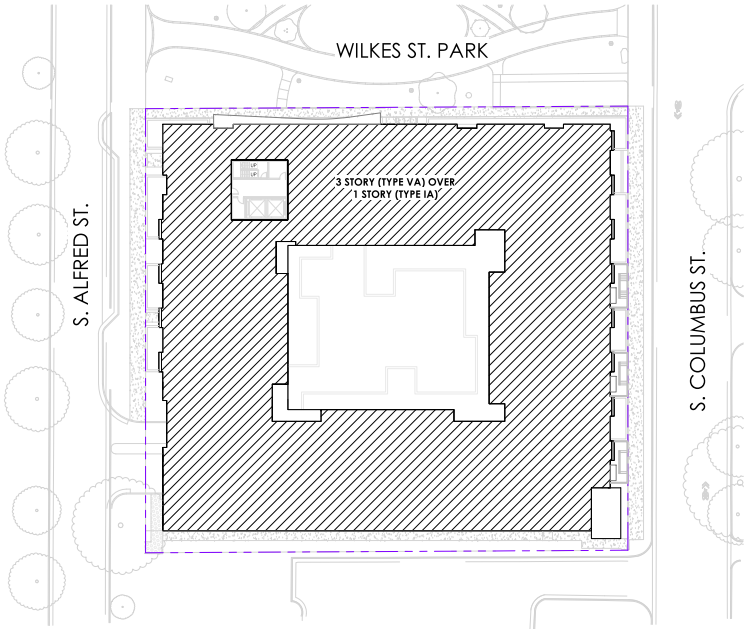
MARK	DATE	DESCRIPTION
1	05/14/24	CONCEPT 1 SUBMISSION
2	07/11/25	PRELIMINARY DSUP SUBMISSION
3	09/16/25	COMPLETENESS SUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: NOT TO SCALE
DESIGN: PG
DRAWN: PG
CHECKED: DL

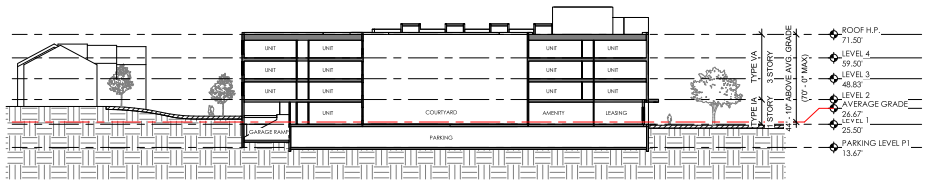
SHEET TITLE:
LANDSCAPE SPECIFICATIONS AND DETAILS

SHEET No.
L300

P:\Projects\24001431.00\000\01\113952.399.Affinor (SUP,USE)\100 LANDSCAPE PLAN.dwg, 10/3/2025 7:20:56 AM, Rajesh Himmatramka



1 A-100 BUILDING CODE DIAGRAM
SCALE: 1" = 30'-0"



2 A-100 BUILDING CODE SECTION
SCALE: 1" = 30'-0"

APPLICABLE CODES (City of Alexandria)
2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2021 International Code Council Family of Codes w/incorporated USBC ammendments)

Floor	Area (SF)	Use Group	Type(s) of Construction	Allowable No. of Stories	Allowable Height (FT)	Allowable Area Per Floor (SF)*	Fire Protection
LEVEL 4	37,813	R2	VA	4	70	36,000 / 50,720	NFPA 13
LEVEL 3	38,111	R2	VA	4	70	36,000 / 50,720	NFPA 13
LEVEL 2	36,982	R2	VA	4	70	36,000 / 50,720	NFPA 13
HORIZONTAL BUILDING SEPARATION (3 HOUR RATED)**							
LEVEL 1	37,962	R2/S2/A3	IA	UL	UL	UL	NFPA 13
GARAGE LEVEL	36,617	S2	IA	UL	UL	UL	NFPA 13

***506.2.1 Single-occupancy buildings.**
The total allowable area of a single-occupancy building more than three stories above grade plane shall be determined in accordance with Equation 5-2:

$$A_a = [A_t + (NS \times I_f)] \times S_a$$

(Equation 5-2)
where:
Aa = Allowable area (square feet).
At = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.
NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).
If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.
Sa = 3 where the actual number of stories above grade plane exceeds three, or
Sa = 4 where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.
The actual area of any individual floor shall not exceed the allowable area per Equation 5-1.

506.3 Frontage increase.
Every building shall adjoin or have access to a public way to receive an area factor increase based on frontage. Area factor increase shall be determined in accordance with Sections 506.3.1 through 506.3.3.

506.3.1 Minimum percentage of perimeter.
To qualify for an area factor increase based on frontage, a building shall have not less than 25 percent of its perimeter on a public way or open space. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane.

506.3.3 Amount of increase.
The area factor increase based on frontage shall be determined in accordance with Table 506.3.3.

TABLE 506.3.3FRONTAGE INCREASE FACTOR[a]

PERCENTAGE OF BUILDING PERIMETER	OPEN SPACE (feet)			
	0 to less than 20	20 to less than 25	25 to less than 30	30 or greater
0 to less than 25	0	0	0	0
25 to less than 50	0	0.17	0.21	0.25
50 to less than 75	0	0.33	0.42	0.50
75 to 100	0	0.50	0.63	0.75

Allowable Maximum Area For Building: Aa = (36,000 + 12,000 x 0.17) x 4 = 152,160 SF
Allowable Maximum Area Per Floor: Aa / 3 = 50,720 SF

**Horizontal Building Separations located above the below grade garage (Type IA construction) and a portion of level 1(Type IA construction) below the upper three stories of the Type VA construction.

BUILDING USE AND OCCUPANCY	
Separated Mixed Uses	
R2	Residential
A3	Assembly
S2	Storage (Loading)
Non-Separated Mixed Uses	
S2	Storage (Parking Garage Uses)

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CONSULTANT

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THOMAS DONAGHY, AIA
10.03.25
LIC. No. 011338
ARCHITECT

ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

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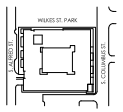

REVISIONS
NO DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
07.11.25 DSUP SUBMISSION
09.16.25 COMPLETENESS SUBMISSION
10.03.25 VERIFICATION RESUBMISSION

PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE
CODE ANALYSIS

DRAWING NUMBER **A-100**
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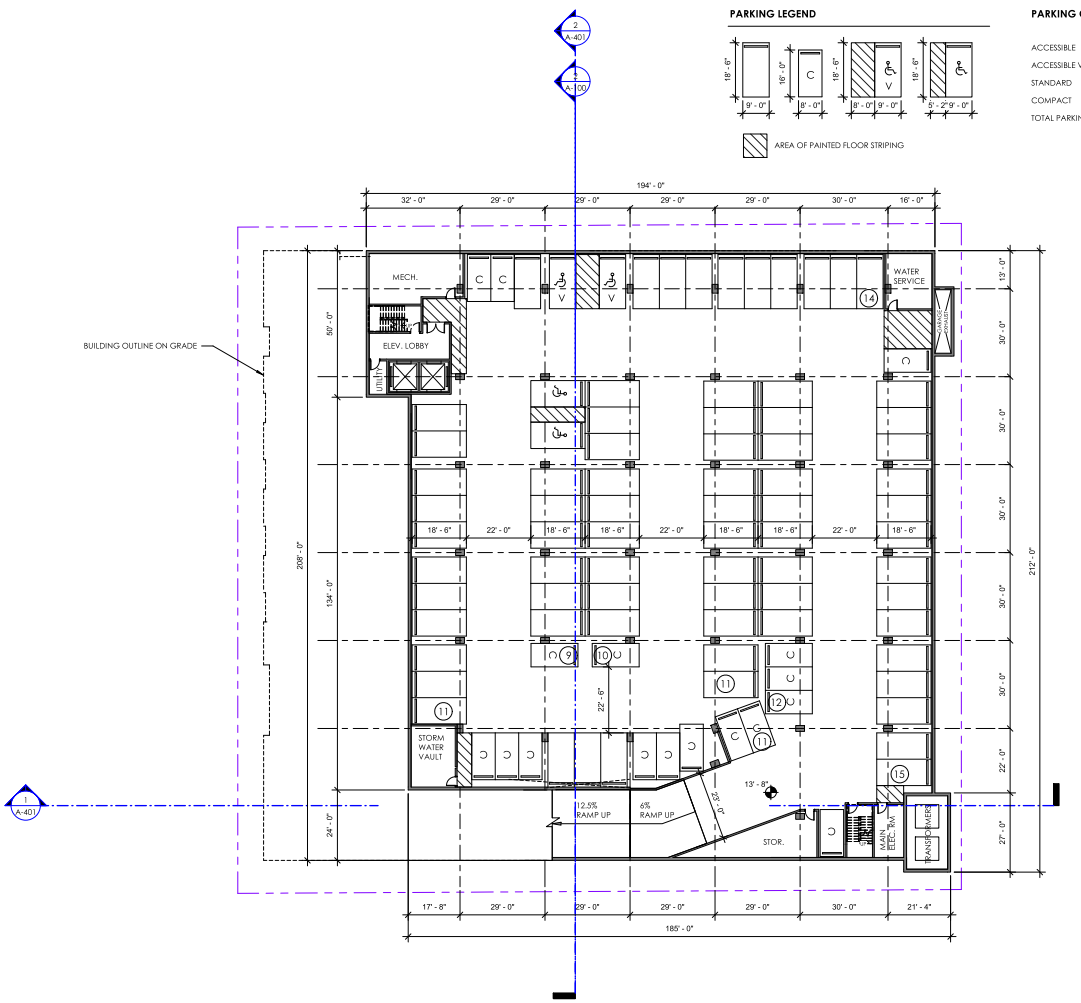

1 A-200 PARKING LEVEL P1
SCALE: 1" = 20'-0"

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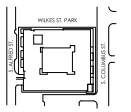

REVISIONS
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10.03.25 VERIFICATION RESUBMISSION

PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE
GARAGE LEVEL P1 PLAN

DRAWING NUMBER A-200
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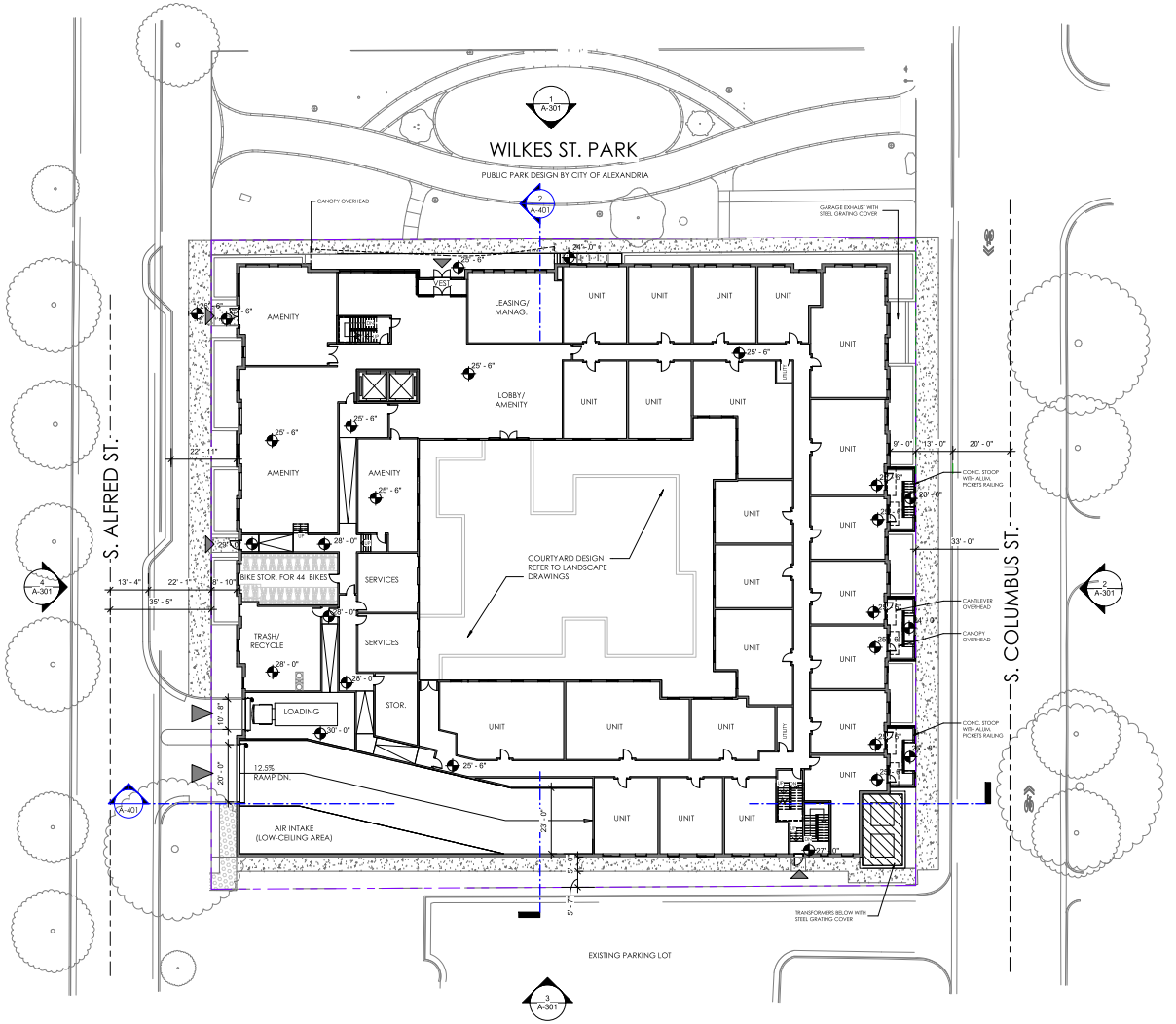

1 A-201 LEVEL 1 PLAN
SCALE: 1" = 20'-0"

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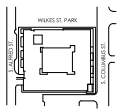

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DRAWING TITLE
LEVEL 1 PLAN

DRAWING NUMBER **A-201**
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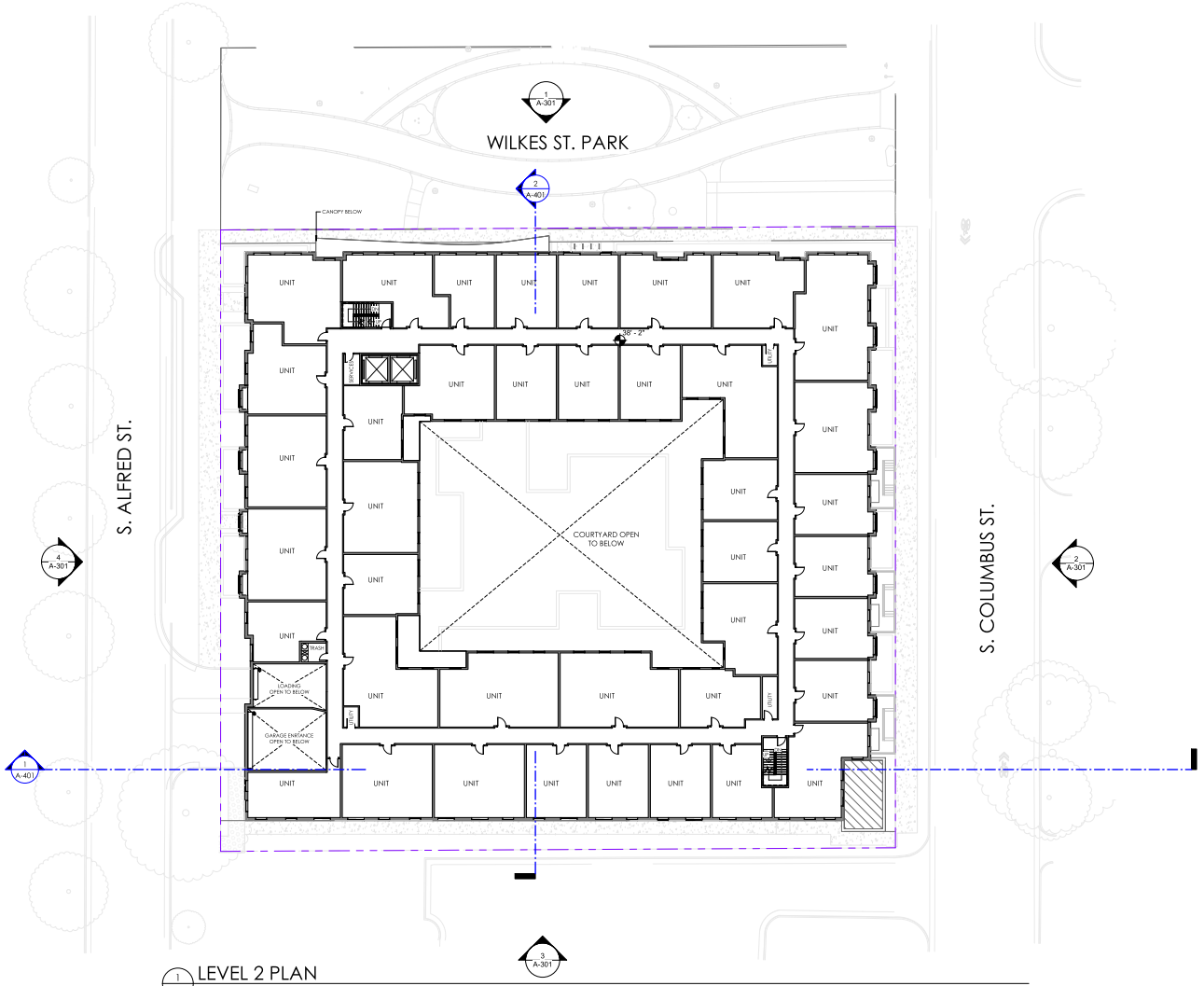

1 A-202 LEVEL 2 PLAN
SCALE: 1" = 20'-0"

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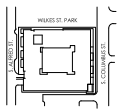

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DRAWING TITLE
LEVEL 2 PLAN

DRAWING NUMBER **A-202**
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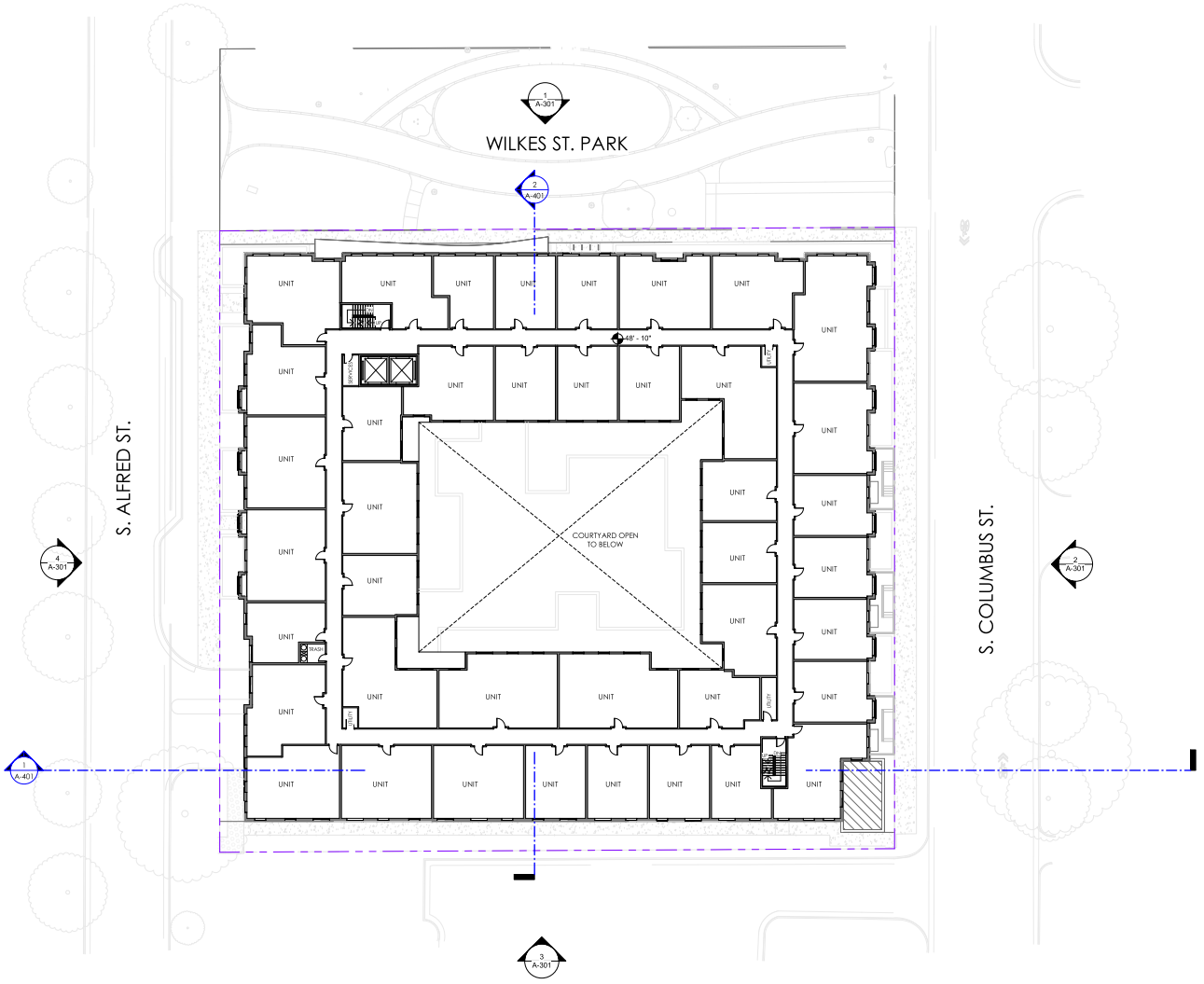

1 A-203 LEVEL 3 PLAN
SCALE: 1" = 20'-0"

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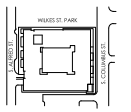

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DRAWING TITLE

LEVEL 3 PLAN

DRAWING NUMBER **A-203**

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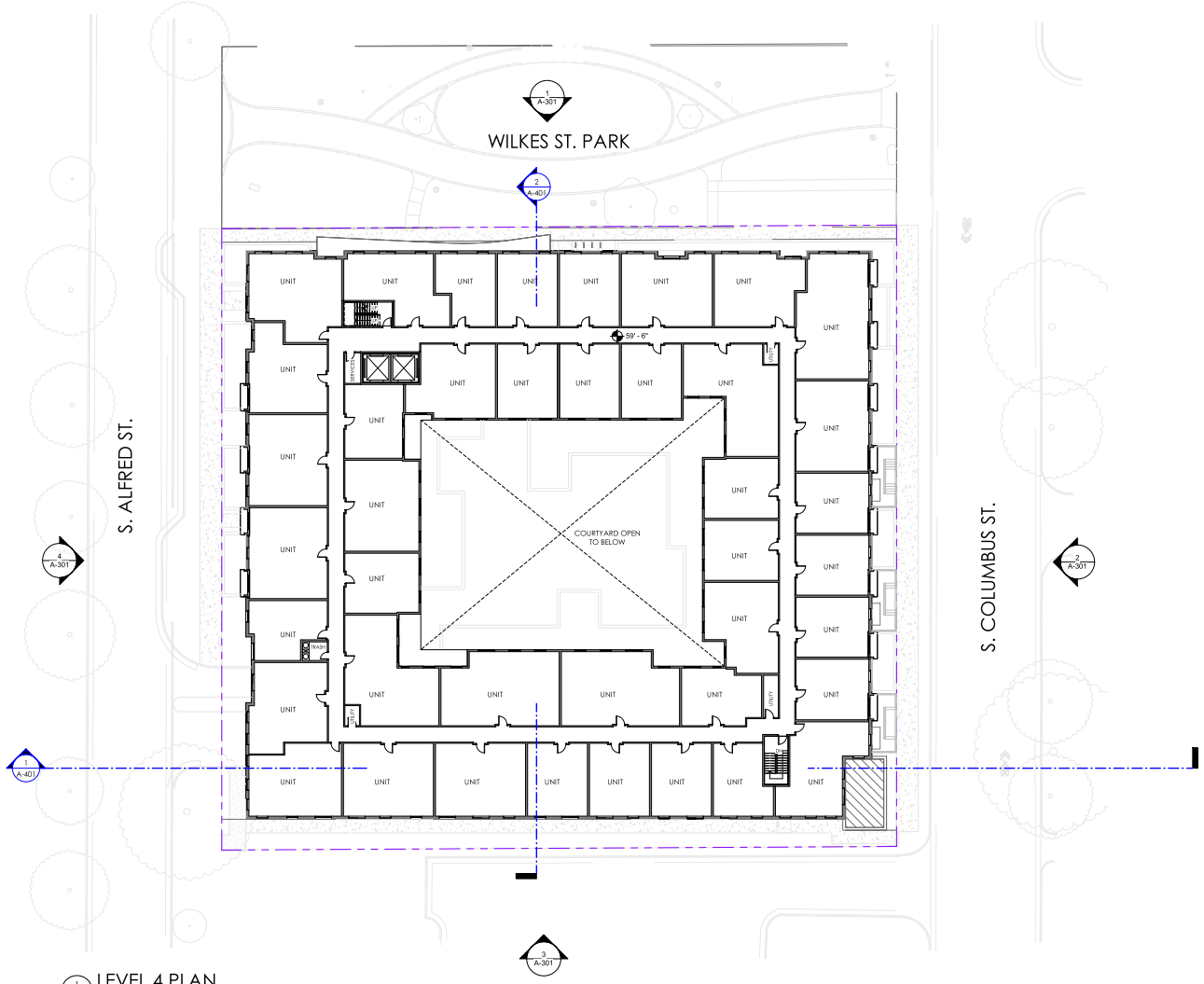

1 A-204 LEVEL 4 PLAN
SCALE: 1" = 20'-0"

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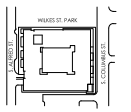

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PROJECT NUMBER 24001431.00

DATE 10/03/2025

SCALE As Indicated

DRAWING TITLE

LEVEL 4 PLAN

DRAWING NUMBER **A-204**

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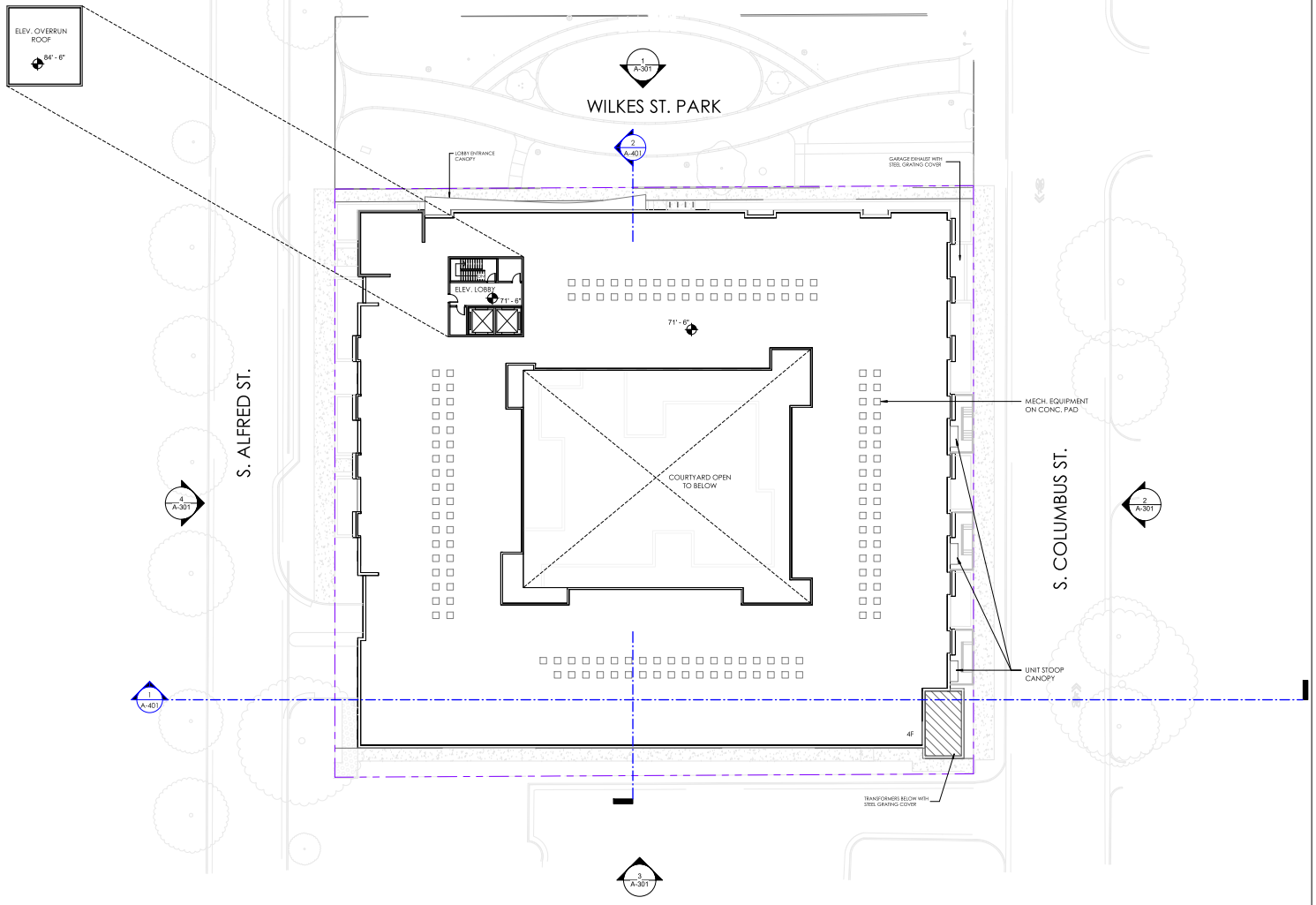

1 A-205 ROOF PLAN
SCALE: 1" = 20'-0"

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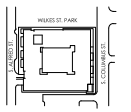

REVISIONS

NO	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
07.11.25	DSUP SUBMISSION
09.16.25	COMPLETENESS SUBMISSION
10.03.25	VERIFICATION RESUBMISSION

PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE
ROOF PLAN

DRAWING NUMBER **A-205**
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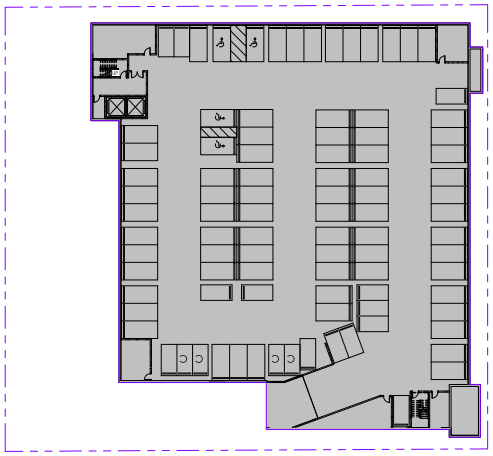
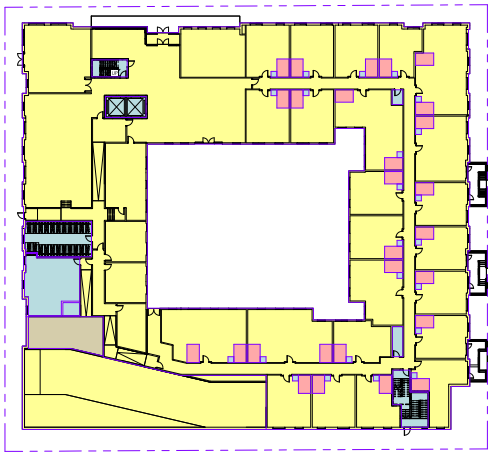


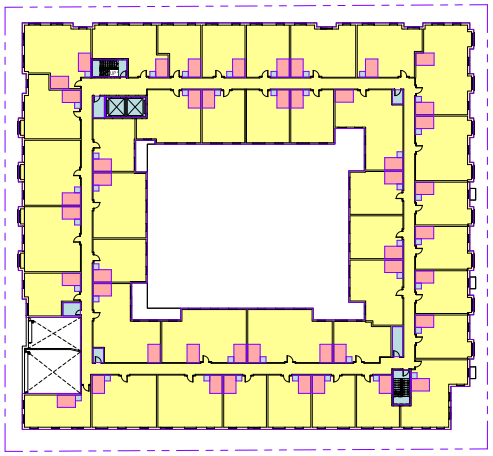
TOTAL BASEMENT GROSS AREA 36,617 SF
(not included in Total Gross Area or Net Floor Area)

5 A-206 PARKING LEVEL P1
SCALE: 1" = 30'-0"



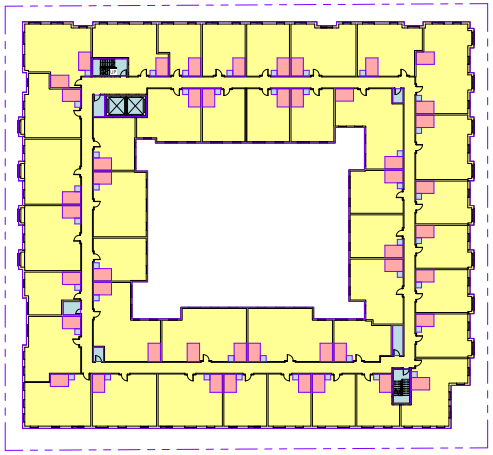
GROUND LEVEL GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	2,497 SF
AREA EXCLUSION - Lavatory	1,596 SF
AREA EXCLUSION - Loading Space	655 SF
NET FLOOR AREA	33,214 SF
TOTAL GROSS AREA	37,962 SF

1 A-206 LEVEL 1
SCALE: 1" = 30'-0"



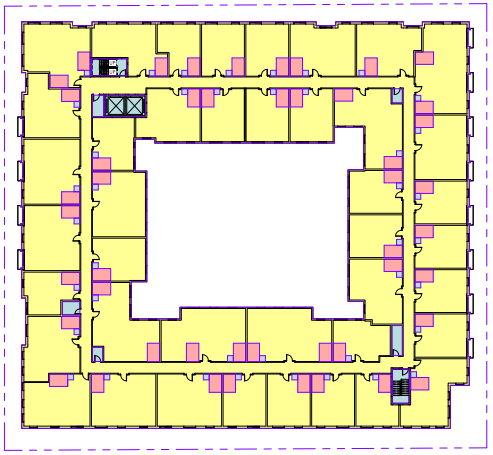
LEVEL 2 GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,183 SF
AREA EXCLUSION - Lavatory	2,719 SF
NET FLOOR AREA	33,079 SF
TOTAL GROSS AREA	36,982 SF

2 A-206 LEVEL 2
SCALE: 1" = 30'-0"



LEVEL 3 GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,192 SF
AREA EXCLUSION - Lavatory	2,778 SF
NET FLOOR AREA	34,140 SF
TOTAL GROSS AREA	38,111 SF

3 A-206 LEVEL 3
SCALE: 1" = 30'-0"



LEVEL 4 GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,192 SF
AREA EXCLUSION - Lavatory	2,778 SF
NET FLOOR AREA	33,843 SF
TOTAL GROSS AREA	37,813 SF

4 A-206 LEVEL 4
SCALE: 1" = 30'-0"

BUILDING TOTAL GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	6,065 SF
AREA EXCLUSION - Lavatory	9,872 SF
AREA EXCLUSION - Loading Space	655 SF
NET FLOOR AREA	134,276 SF
TOTAL GROSS AREA	150,867 SF

- BASEMENT. Area exclusions per City of Alexandria Zoning Ordinance 2-145
- CIRCULATION & SHAFTS & MECHANICAL ROOMS. Area exclusions per City of Alexandria Zoning Ordinance 2-145
- LAVATORY. Area exclusions per City of Alexandria Zoning Ordinance 2-145
- LOADING. Area exclusions per City of Alexandria Zoning Ordinance 2-145
- REMAINING NET FLOOR AREA. Area exclusions per City of Alexandria Zoning Ordinance 2-145

NOTE: Basement garage levels not counted towards GFA or Floor Area Ratio

UNIT MIX

LEVEL	1 - BR	2 - BR	3 - BR	4 - BR	UNIT/LEVEL
1ST	17	2	3	1	23
2ND	21	13	5	1	40
3RD	20	15	5	1	41
4TH	20	15	5	1	41
TOTAL	78	45	18	4	145

NOTE: THE UNIT COUNT AND MIX IS SUBJECT TO CHANGES BASED ON FUTURE PROGRAM REFINEMENTS

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COMMONWEALTH OF VIRGINIA
THOMAS DONAGHY, AIA
10.03.25
LIC. No. 011338
ARCHITECT

ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

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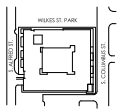

REVISIONS
NO DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
07.11.25 DSUP SUBMISSION
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10.03.25 VERIFICATION RESUBMISSION

PROJECT NUMBER 24001431.00
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SCALE As Indicated
DRAWING TITLE
AREA PLAN

DRAWING NUMBER A-206
10/2/2025 4:36:40 PM

1 A-301 OVERALL ELEVATION 01- NORTH ELEVATION

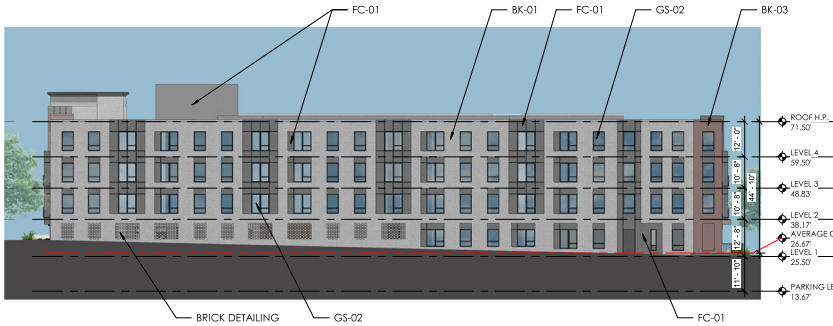
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 0%

2 A-301 OVERALL ELEVATION 2 - EAST ELEVATION

SCALE: 1" = 20'-0"

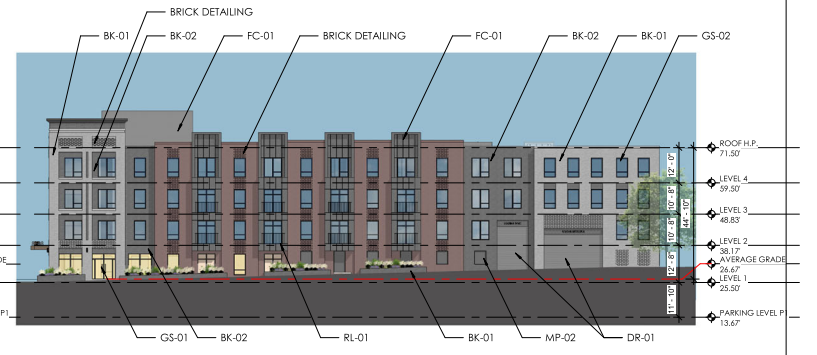
FIBER CEMENT RATIO: 20%



3 A-301 OVERALL ELEVATION 3 - SOUTH ELEVATION

SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 20%



4 A-301 OVERALL ELEVATION 3 - WEST ELEVATION

SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 12%

EXTERIOR ELEVATION KEYNOTE LEGEND	
BK-01	BRICK VENEER - TYPE 1
BK-02	BRICK VENEER - TYPE 2
BK-03	BRICK VENEER - TYPE 3
MP-01	METAL CANOPY
MP-02	METAL LOUVER SYSTEM
RL-01	ALUM. PICKETS RAILING
FC-01	FIBER CEMENT PANEL - TYPE 1
GS-01	ALUM. AND GLASS STOREFRONT
GS-02	UNIT WINDOWS
DR-01	OVERHEAD ROLLING DOOR
SIGNAGE	PROPOSED SIGNAGE LOCATION

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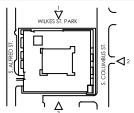

REVISIONS

NO	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
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09.16.25	COMPLETENESS SUBMISSION
10.03.25	VERIFICATION RESUBMISSION

PROJECT NUMBER 24001431.00

DATE 10/03/2025

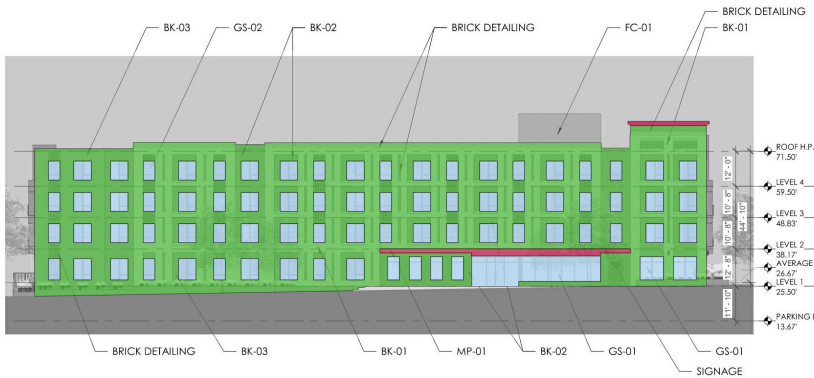
SCALE As Indicated

DRAWING TITLE

BUILDING ELEVATIONS

DRAWING NUMBER A-301

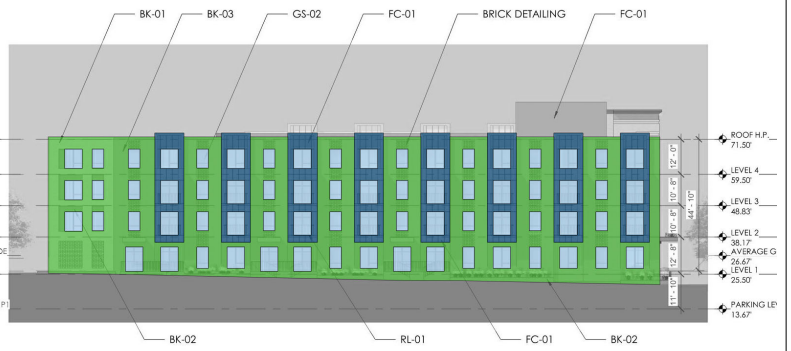
10/2/2025 4:36:44 PM



1 A-301 OVERALL ELEVATION 01- NORTH ELEVATION

SCALE: 1" = 20'-0"

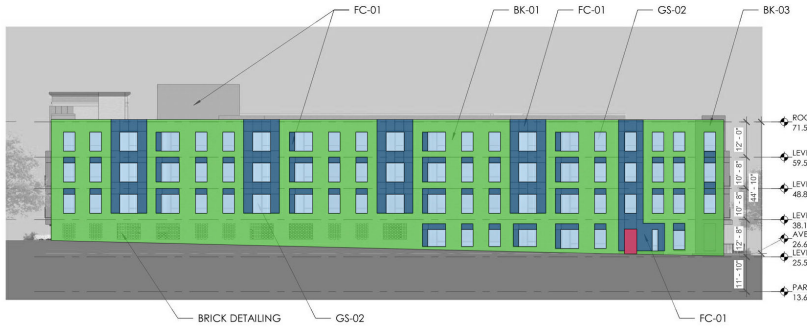
FIBER CEMENT RATIO: 0%



2 A-301 OVERALL ELEVATION 2 - EAST ELEVATION

SCALE: 1" = 20'-0"

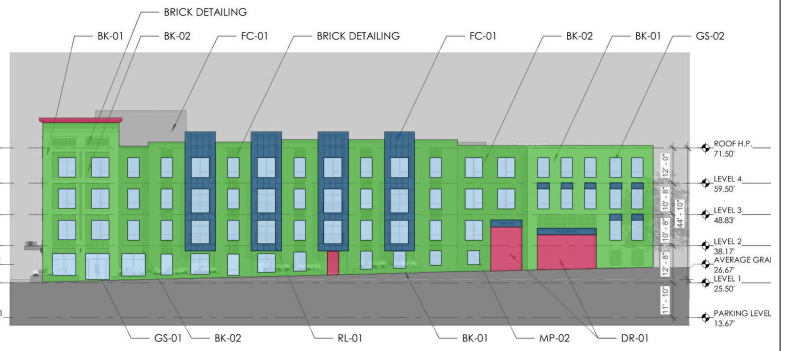
FIBER CEMENT RATIO: 20%



3 A-301 OVERALL ELEVATION 3 - SOUTH ELEVATION

SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 20%



4 A-301 OVERALL ELEVATION 3 - WEST ELEVATION

SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 12%

EXTERIOR ELEVATION KEYNOTE LEGEND	
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BK-02	BRICK VENEER - TYPE 2
BK-03	BRICK VENEER - TYPE 3
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MP-02	METAL LOUVER SYSTEM
RL-01	ALUM. PICKETS RAILING
FC-01	FIBER CEMENT PANEL - TYPE 1
GS-01	ALUM. AND GLASS STOREFRONT
GS-02	UNIT WINDOWS
DR-01	OVERHEAD ROLLING DOOR
SIGNAGE	PROPOSED SIGNAGE LOCATION

MATERIALS

- METAL PANEL
- BRICK / MASONRY
- CEMENTITIOUS PANEL
- FENESTRATION

KGD
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COMMONWEALTH OF VIRGINIA
THOMAS DONAGHY, AIA
10.03.25
LIC. No. 011338
ARCHITECT

ALFRED STREET BAPTIST CHURCH HOUSING

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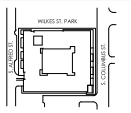

REVISIONS

NO	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
07.11.25	DSUP SUBMISSION
09.16.25	COMPLETENESS SUBMISSION
10.03.25	VERIFICATION RESUBMISSION

PROJECT NUMBER 24001431.00

DATE 10/03/2025

SCALE As Indicated

DRAWING TITLE

ELEVATIONS MATERIALS

DRAWING NUMBER **A-302**

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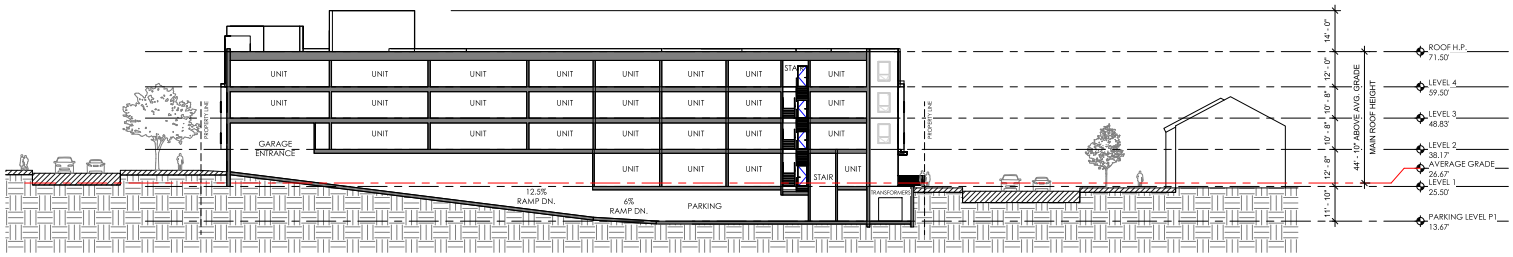

1 A-401 BUILDING SECTION A - A'
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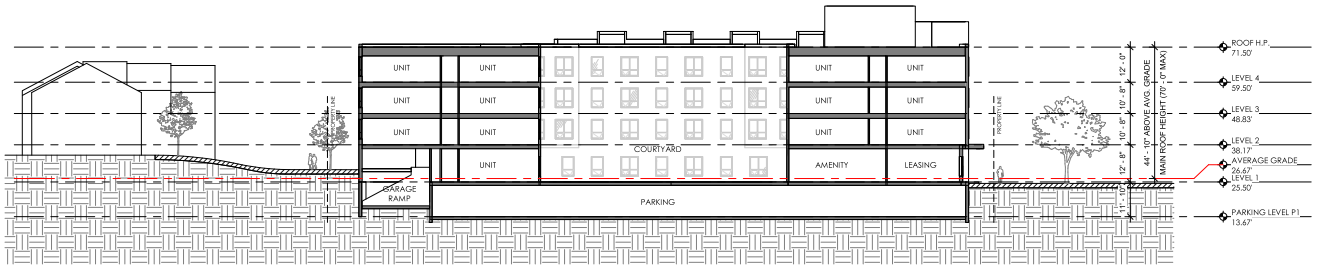

2 A-401 BUILDING SECTION B - B'
SCALE: 1" = 20'-0"

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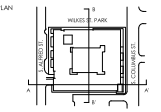

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DRAWING TITLE
BUILDING SECTIONS

DRAWING NUMBER **A-401**
10/2/2025 4:36:47 PM

1 NE AERIAL - WILKES ST. & S. COLUMBUS ST.

2 NW AERIAL - WILKES ST. & S. ALFRED ST.

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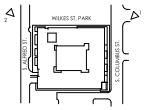

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DRAWING TITLE

AERIAL VIEW

DRAWING NUMBER **A-501**

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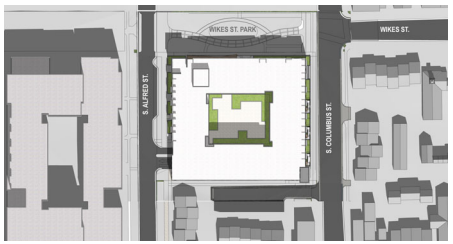
SPRING
MARCH 22ND

10: 00 AM



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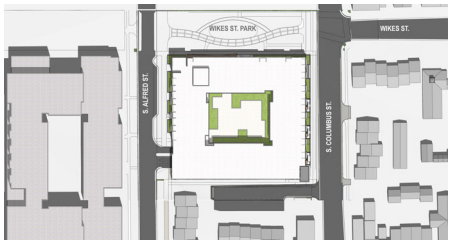
5: 00 PM

SUMMER
JUNE 22ND

10: 00 AM



1: 00 PM

5: 00 PM

FALL
SEPTEMBER 22ND

10: 00 AM

1: 00 PM

5: 00 PM

WINTER
DECEMBER 22ND

10: 00 AM

1: 00 PM

5: 00 PM

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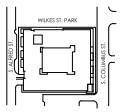

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DRAWING TITLE
SUN-SHADE STUDY

DRAWING NUMBER **A-502**
10/2/2025 4:34:30 PM

1 NW CORNER - WILKES ST. & S. ALFRED ST.

2 NE CORNER PERSPECTIVE - S. ALFRED ST.

3 NE CORNER PERSECPTIVE - WILKES ST. & S. COLUMBUS ST.

4 SE CORNER PERSPECTIVE - S. COLUMBUS ST.

RENDERINGS FOR ARCHITECTURAL ILLUSTRATION ONLY. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.

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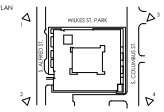

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DATE 10/03/2025

SCALE As Indicated

DRAWING TITLE

PERSPECTIVE

DRAWING NUMBER A-601

10/2/2025 4:34:30 PM