

PRELIMINARY DEVELOPMENT SITE PLAN

AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS
806 NORTH COLUMBUS STREET

AREA TABULATIONS

TOTAL SITE AREA =	0.1085 AC. OR 4,725 SF	WITHIN SHM DISTURBED AREA
TOTAL EXISTING IMPERVIOUS AREA =	0.1047 AC. OR 4,560 SF	
TOTAL PROPOSED IMPERVIOUS AREA =	0.0945 AC. OR 4,118 SF	
TOTAL DISTURBED AREA =	0.1436 AC. OR 6,255 SF	
TAX PARCEL IDENTIFICATION =	054-04-01-08	
ADDRESS =	806 N COLUMBUS STREET, ALEXANDRIA, VA 22314	
EXISTING/PROPOSED ZONE =	RB TOWNHOUSE ZONE	

ARCHAEOLOGY NOTES

- ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCEPT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-838-4399.
- THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-838-4399) 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.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

ENVIRONMENTAL SITE ASSESSMENT

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

GREEN BUILDING NOTE

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

BUILDING CODE ANALYSIS

(PRELIMINARY AND SUBJECT TO ADJUSTMENT)

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

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

FIRE FLOW TEST

DATE: 01/03/2023

RESIDUAL HYDRANT #156
STATIC PRESSURE = 40 PSI
RESIDUAL PRESSURE = 36 PSI

FLOW HYDRANT #153
OBSERVED FLOW = 1718 GPM
CALCULATED FLOW = 4,098 GPM @ 20 PSI
MAXIMUM CAP FLOW = 3,500 GPM @ 20 PSI

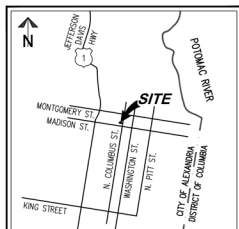
FIRE FLOW NEEDED = 1,500 GPM @ 20 PSI

DEVELOPMENT TEAM INFORMATION

- OWNER
AMERICAN STATISTICAL ASSOCIATION
732 N WASHINGTON ST
ALEXANDRIA VA 22314
- APPLICANT:
PT BLOOMS DEVELOPMENT
589 WYTHE STREET
ALEXANDRIA, VA 22314
ATTN: PATRICK BLOOMFIELD
- CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046
ATTN: TRAVIS P. BROWN, P.E.
- ARCHITECT:
JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, SUITE 313
WASHINGTON, DC 20011
ATTN: JONATHAN KUHN
- LAND USE ATTORNEY:
WIRE GILL LLP
1750 TYSONS BLVD, SUITE 1500
TYSONS, VA 22101
ATTN: KEN WIRE

VICINITY MAP

SCALE: 1"=2000'



PROJECT DESCRIPTION NARRATIVE

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

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

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

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

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

COMPLETE STREETS TABULATION

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

TRIP GENERATION ANALYSIS

PROVIDED USING "INSTITUTE OF TRANSPORTATION ENGINEERS: TRIP GENERATION"

EXISTING TRIPS = 0

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

*ITE RATE FOR TOWNHOUSE DWELLINGS = 5.86 TRIPS/DAY/UNIT

ZONING TABULATIONS

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

REQUIREMENT	REQUIRED	LOT 500	LOT 501	LOT 502	TOTAL
ZONE	RB	RB	RB	RB	RB
DENSITY (UNITS/ACRE)	30 DU/ACRE (Historic District)	27.66 (3 DWELLING UNITS/0.1085 ACRES)	--	--	--
FAR	1.5 (Historic District)	1.42	1.48	1.43	1.44
GROSS FLOOR AREA (SF)	N/A	2811	2573	2811	8195
FLOOR AREA (SF)	7087.5	2340	2138	2340	6818
LOT AREA (SF)	1,980 SF, 1,600 SF W/ SLIP	1643	1440	1642	4725
SETBACKS (FT)					
FRONT - N. COLUMBUS	FRONT LOT LINE/BAR APP.	3.0'	3.1'	3.2'	--
SIDE	N/A (Historic District)	0.0'	N/A	0.0'	--
REAR	1.1 (8 FT MIN.)	43.1'	43.0'	40.9'	--
FRONTAGE/LOT WIDTH (FT)					
INTERIOR UNITS	18 FT	--	16	--	--
END UNITS	26 FT	18.25	--	18.25	--
OPEN SPACE (SF)	35% (1654 SF)	37.4% (615 SF)	35.5% (512 SF)	37.4% (615 SF)	1742
GROUND LEVEL	--	390	315	390	1095
ROOFTOP	--	225	197	225	647
AVERAGE FINISHED GRADE	--	47.5	47.5	48.0	--
HEIGHT (FT)	45 FT (Historic District)	42.5	42.5	42.5	--
PARKING	0 (ENHANCED TRANSIT AREA)	2	2	2	6
TRIP GENERATION	--	5.86	5.86	5.86	18
TREE CANOPY COVERAGE	25%	500 SF (30%)	500 SF (34%)	500 SF (30%)	1500 SF

PARKING TABULATION

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

PARKING PROVIDED:

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

TOTAL SPACES PROVIDED = 2 SPACES

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

TOTAL SPACES PROVIDED = 2 SPACES

LOT 502
STANDARD SPACES = 1 SPACES
COMPACT SPACES = 1 SPACES

TOTAL SPACES PROVIDED = 2 SPACES

LOADING:

LOADING REQUIRED: N/A

LOADING PROVIDED: 0 SPACES

BIKE PARKING:

BIKE PARKING REQUIRED: 3 SP / 10 RESIDENTIAL UNITS * 3 UNITS = 0.9 SP
QUEST: 1 SP / 50 RESIDENTIAL UNITS * 3 UNITS = 0.06 SP

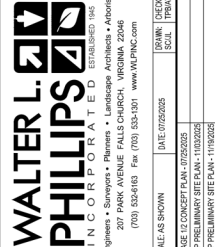
TOTAL BIKE PARKING REQUIRED: 2 SPACES

BIKE PARKING PROVIDED: 2 SPACES (ON STREET)

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

SHEET INDEX

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| P-0201 GENERAL NOTES | DSP 2 MASSING STUDY |
| P-0301 CONTEXT PLAN | DSP 3 ARCH SITE PLAN |
| P-0302 EXISTING CONDITIONS PLAN | DSP 4 PRECEDENT PHOTOS |
| P-0401 PRELIMINARY SITE PLAN | DSP 5 PRECEDENT PHOTOS |
| P-0402 PRELIMINARY GEOMETRIC PLAN | DSP 6 PROPOSED FRONT ELEVATIONS |
| P-0403 PRELIMINARY OPEN SPACE PLAN | DSP 7 PROPOSED REAR ELEVATIONS |
| P-0404 LOT AREA & WIDTH CONTEXT EXHIBIT | DSP 8 SIDE ELEVATIONS |
| P-0501 PRELIMINARY GRADING PLAN | DSP 9 LOT FLOOR PLANS |
| P-0701 PRELIMINARY SWIM PLAN AND NARRATIVE | DSP 10 PROPOSED FLOOR PLANS - SCHEME A |
| P-0702 PRELIMINARY WORM SPREADSHEET | DSP 11 PROPOSED FLOOR PLANS - SCHEME B |
| P-0703 PRELIMINARY AGGREGATE OUTFALL ANALYSIS | DSP 12 FAR DIAGRAMS - SCHEME A |
| P-0704 PRELIMINARY DRAINAGE DIVIDES | DSP 13 FAR DIAGRAMS - SCHEME B |
| P-0705 PRELIMINARY DETENTION SUMMARY | |
| P-1101 PRELIMINARY VEHICULAR MOVEMENT PLAN | |
| P-1201 TREE INVENTORY & TREE PRESERVATION PLAN | |
| P-1202 PRELIMINARY LANDSCAPE PLAN | |
| P-1203 PRELIMINARY LANDSCAPE NOTES AND DETAILS | |
| P-1301 PRELIMINARY FIRE SERVICE PLAN | |

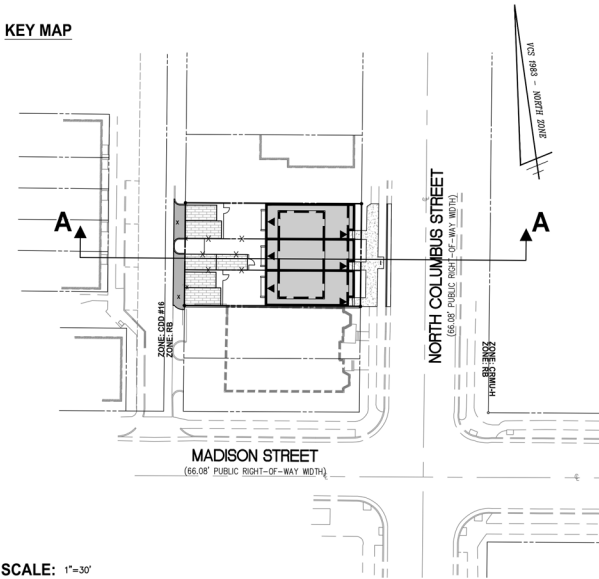


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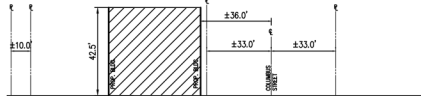
AMERICAN STATISTICAL
ASSOCIATION ON
COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA
COVER SHEET

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

KEY MAP



SCALE: 1"=30'



SECTION A-A

NOT TO SCALE
PER SECTION 6-403A MAXIMUM HEIGHT BASED ON 36.0' SETBACK IS 72.0'. AT THE PROPOSED HEIGHT OF 42.5', THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE REQUIREMENTS OF 6-403A.

GREEN BUILDING NARRATIVE

EARTHSHAKE HAZARD

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

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

ENERGY

1. **Land reduction strategies:**
 - a. **Massing and Orientation:** - this is an urban infill site incorporating condensed parking strategies with below grade and structured parking.
 - b. **Basic Envelope Attributes:** - utilize high efficiency glazing and increased insulation values in both wall and roof systems.
 - c. **Lighting:** - incorporate occupancy sensors, daylighting controls, reduced lighting strategies, and high exterior surface reflectance values.
 - d. **Fit and Process Loads:** - incorporate sustainable equipment and purchasing policies including EnergyStar appliances.
2. **Preferential energy saving estimates:** 5% reduction
3. **Renewable energy with output estimates:** Off site credit purchase
4. **Net Zero NA**
5. **Commissioning:** a commissioning agent will be contracted for the project
6. **Modeling Strategy:** initial advanced energy modeling for all whole-building energy resources and high individual energy uses that represent 10% or more of the total annual consumption of the building.

WATER

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

INDOOR ENVIRONMENTAL QUALITY

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

STORMWATER BEST MANAGEMENT

PRACTICES (BMP) NOTES

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

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

ARCHAEOLOGY NOTES

1. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION ON THE PROPERTY. UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY, FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION OF THE SITE TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTRACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4400 EXT. 267/255.
4. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND
 - SATURDAYS FROM 9AM TO 6PM
 - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.

PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:

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

CONTAMINATION NOTE

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

ALEXRENEW NOTES

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

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

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

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

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

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

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

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

RESOURCE PROTECTION AREA NOTE

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

FLOOD PLAIN NOTE

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

CEMETERY AND/OR BURIAL GROUNDS

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

UTILITY CONTACTS

ELECTRIC:
VIRGINIA DOMINION POWER
C/O KEN HOMES
807 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(703) 838-2437

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

WATER:
VIRGINIA AMERICAN WATER COMPANY
C/O HAO (STEVE) CHEN
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3889

TELEPHONE:
VERIZON
C/O VAL FISHER
2900 FARMVIEW PARK W, 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5068

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

COMBINED SEWER NARRATIVE

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

SANITARY SEWER DISCHARGE FROM THE SITE ENTERS A SEPARATED SANITARY SEWER MAIN, THAT ULTIMATELY ENTERS AN ALEXRENEW SEPARATED TRUNK SEWER. THIS DEVELOPMENT IS SUBJECT TO THE COMBINED SEWER SYSTEM MANAGEMENT POLICY PER MEMO TO INDUSTRY 07-14. POST-DEVELOPMENT FLOW WILL BE REDUCED TO 10% LESS THAN PRE-DEVELOPMENT CONDITIONS FOR STORMWATER DISCHARGE.

FEDERAL FUNDING NOTE

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

GEOTECHNICAL REPORT NOTE

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

SANITARY SEWER OUTFALL NARRATIVE

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

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

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

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

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

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

MARINE CLAY SOILS MAP

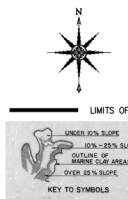


* THERE ARE NO KNOWN AREA OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY'S MARINE CLAY MAP

MASTER LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
GV	GAS VALVE	GV
RD	ROOF DRAIN	RD
TOT	TRAFFIC CONTROL	TOT
LP	BOX	LP
TRLP	TRAP	TRLP
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	HP
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R	SANITARY SEWER	CG-6R
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
W	WATER MAIN	W
F	FIRE HYDRANT	F
OW	OVERHEAD WIRES	OW
T	UTILITY POLE	T
G	COMMUNICATION	G
E	ELECTRIC	E
TRANSFORMER	TRANSFORMER	TRANSFORMER
RAMP	RAMP	RAMP
GUARDRAIL	GUARDRAIL	GUARDRAIL
FENCE	FENCE	FENCE
TEST PIT	TEST PIT	TEST PIT
LIGHT	LIGHT	LIGHT
DOOR	DOOR	DOOR
TREES	TREES	TREES
LIMITS OF CLEARING AND GRADING	LIMITS OF CLEARING AND GRADING	LIMITS OF CLEARING AND GRADING
40	CONTOURS	40
44	CONTOURS	44
44.50	SPOT ELEVATION	44.50
44.50	DRAINAGE FLOW DIRECTION	44.50
BUILDING	BUILDING	BUILDING

SCALE: 1"=50'



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1965
Engineers • Surveyors • Planners • Landscape Architects • Archeologists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-493 Fax (703) 523-1501 www.WLPH.com

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

GENERAL NOTES

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

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DATE: 07/26/2025
SCALE: AS NOTED
SHEET: 11/19/25

DATE: 07/26/2025
SCALE: AS NOTED
SHEET: 11/19/25



(IN FEET)
1 INCH = 150'

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

Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

A/E: 1" = 150'	DATE: 07/25/2025	DRAWN: SCUL	CHECKED: TPB/AV
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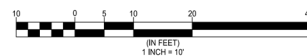
AGE 1/2 CONCEPT PLAN - 07/25/2025
P PRELIMINARY SITE PLAN - 11/03/2025

CONTEXT PLAN

SHEET: **P-0301**

APPRO. LOC.	APPROXIMATE LOCATION
BUILD.	BUILDING
BENCH.	BENCHMARK
BSS.	BRICK STOPS/STEPS
B5W.	BRICK SIDEWALK
COL.	COLUMN
CONC.	CONCRETE
CONC.	CONCRETE STOPS/STEPS
CONC.	CONCRETE SIDEWALK
EMH.	ELECTRIC HANDLE
EMH.	ELECTRIC METER
EDGE.	EDGE OF PAVEMENT
EPVR.	EDGE OF PAVES
CH.	HEADER CURB
F1C.	FIRST FLOOR FLOOR ELEVATION
FDC.	FIRE DEPARTMENT CONNECTION
FEN.	FENCE
GA.	GA. VALVE
INSTR. #.	INSTRUMENT NUMBER
IP.	IRON PIP FLOW (PROPERTY CORNER)
IP.	IRON PIPE (NOW OR FORMERLY)
ML(X).	MALLOX(S)
MON.	MONITORING HELL
NO.	NUMBER OF FORMERLY
PL.	PLANTER BOXES
PPW.	POWER POLE WITH TRANSFORMER
PT.	PAVED ASPHALT CURB
RET.	RETAINING WALL
SEN. SIZ.	SEWER SINKER SIZE
SQ.	SQUARE
FT.	FEET
TRPHH.	TRAFFIC HAND HOLE
TP.	TELECOMMUNICATIONS PEDESTAL
TRF.	TRAFFIC LIGHT/SIGNAL POLE
TY.	TYPICAL
W.W.	WATER METER
W.V.	WATER VALVE
W.	WIRE HYDRANT
U.	UTILITY POLE
L.	LIGHT POLE
X	FENCE
Y	GY WIRE
○	OVERHEAD WIRES
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
U	UNDERGROUND UTILITY LINE
T	UNDERGROUND TELECOMMUNICATIONS LINE
U	UNDERGROUND UTILITY LINE
U	UNDERGROUND WATER LINE
○	TREE
○	LINE OF TREE CANOPY/VEGETATION
○	CURB AND GUTTER
○	SPOT ELEVATION
○	SURFACE
○	TELECOMMUNICATIONS MANHOLE

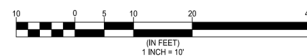
SANITARY SEWER		STORM SEWER	
SD 1822		SD 1855	
MANHOLE TOP =	46.93	GRATE INLET TOP =	44.48
1"V IN (SMT) =	36.74	1"V IN (SHTD) =	39.76
1"V IN (SHT) =	34.56	1"V IN (SHTD) =	39.89
2"V OUT (SMT 1750) =	34.35	2"VPC OUT (SD 1715) =	39.73
SD 1855		SD 1715	
MANHOLE TOP =	45.21	CURB INLET TOP =	46.08
1"V IN (SMT 1750) =	33.16	* PVC IN (N.SMT) =	42.29
1"V IN (SMT 1750) =	33.16	* PVC IN (S.SMT) =	42.33
1"V IN (SMT 1750) =	33.14	1"V IN (SHTD) =	40.73
2"V OUT (SMT 1750) =	33.14	2"VPC IN (SD 1855) =	39.89
		2"VPC OUT (SD 1811) =	39.31
PIPE DIAMETERS TAKEN FROM RECORD INFORMATION.			
SD 1811		SD 1811	
MANHOLE TOP =	43.94	1"VPC IN (SHTD) =	39.84
* PVC IN (SHTD) =	37.19	* PVC IN (SHTD) =	37.19
2"VPC IN (SD 1715) =	39.89	2"VPC IN (SD 1715) =	39.89
* MEIR WALL TOP =	41.24	1"VPC OUT (SD 1795) =	39.89
1"VPC OUT (SD 1795) =	39.89	SD 1795	
MANHOLE TOP =	45.11	MANHOLE TOP =	45.11
1"VPC IN (SD 1811) =	36.35	1"VPC IN (SD 1811) =	36.35
2"VPC OUT (SD 1859) =	26.23	2"VPC OUT (SD 1859) =	26.23



NOTES

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 054-04-01-08, ZONED R8.
2. THE PROPERTY IS NOW IN THE NAME OF AMERICAN STATISTICAL ASSOCIATION, AS RECORDED INSTRUMENT NUMBER 005010199 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOW ONLY THOSE ENCUMBRANCES THAT HAVE BEEN FORMALLY CREATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS US WARRANTIES AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. THE SERVICE OF ANY UTILITIES NOT SHOWN ON THIS PLAT AND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. THE DEPICTION OF OVERHEAD WIRES SHOWN HEREON REPRESENT THE PRESENCE OF OVERHEAD UTILITIES BUT DOES NOT REFLECT ACTUAL WIRE LOCATIONS OR SERVICES THAT MAY EXIST BETWEEN INDIVIDUAL POLES OR STRUCTURES.
5. TOTAL AREA OF THE PROPERTY IS 4.725 SQUARE FEET OR .0.1085 ACRES.
6. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED JULY 25, 2025.
7. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 515519003CF, MAP REVISED DATE JANUARY 11, 2024, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
8. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE REPORT PREPARED BY PHILIP P. YIANILOS/T.A. EXAMINERS TITLE & ABSTRACT, LLC, COUNSELLORS NUMBER C0135410-SR, EFFECTIVE DATE MAY 24, 2025.
9. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 as COMBINED FROM A FIELD RUN VERTICAL CURVE SURVEY AND AN ADJACENT SURVEY MADE UNDER MY SUPERVISION USING THE SYSTEM OF 1983. THE COMBINED FACT APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS
THE FOOT NOTE ON THE SURVEY REFLECTS THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
10. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DAVID N. FISHERWOOD, L.S., FROM AN ALTA [X] GRADE SURVEY. A LANSBORO SURVEY MAP UNDER MY SUPERVISION THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JULY 25, 2024; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS

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



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

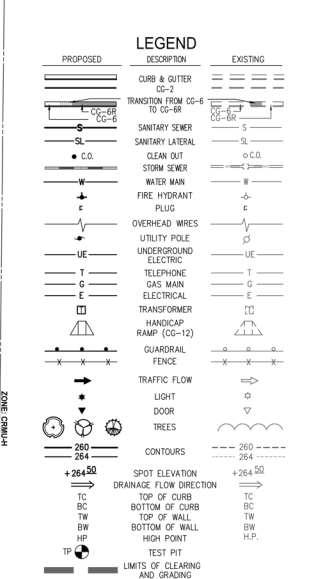
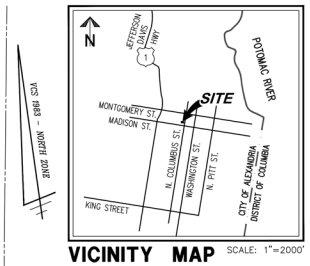
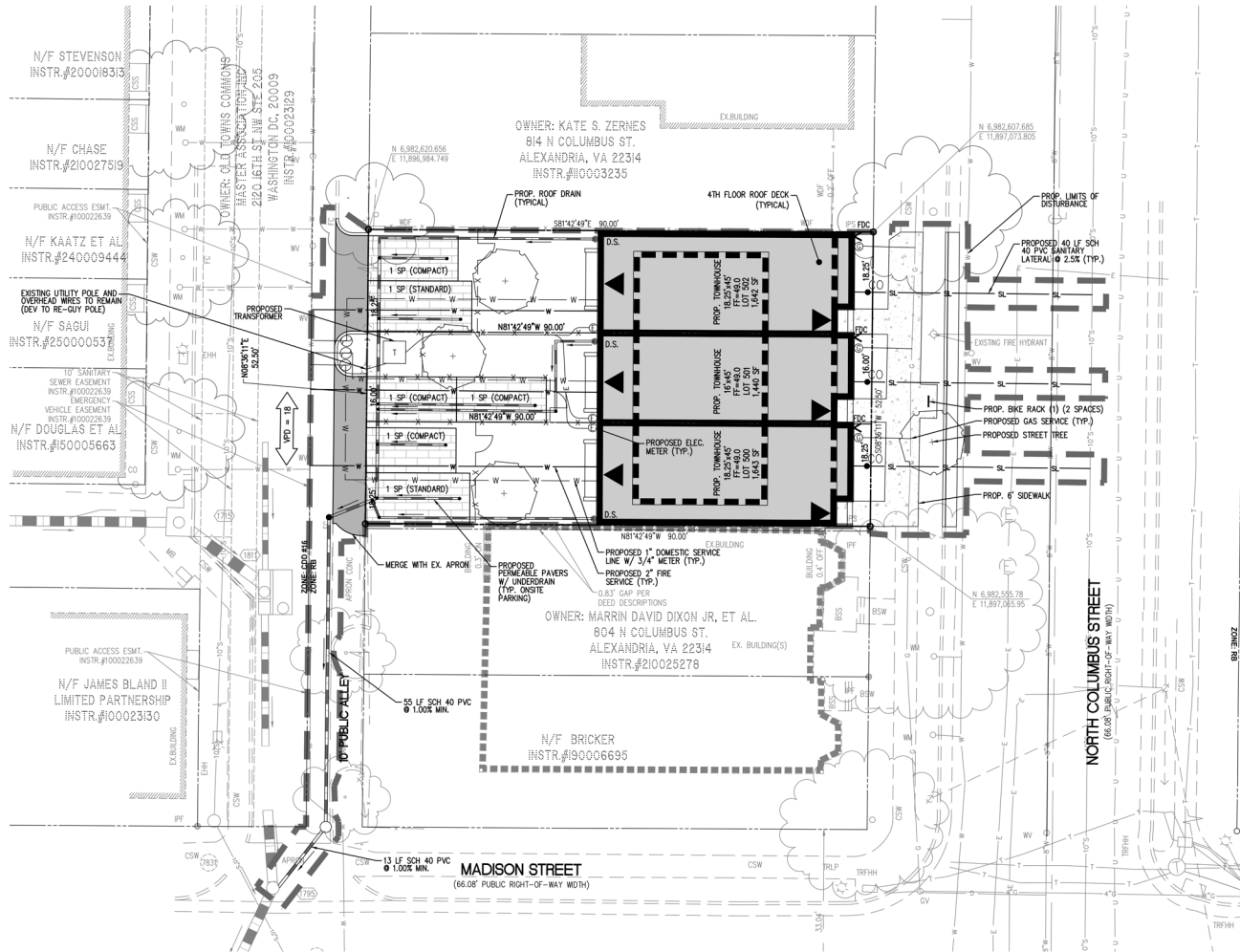
APPROVED		
SPECIAL USE PERMIT NO.		2025-00030
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR		DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR		DATE
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

WALTER L. PHILLIPS INCORPORATED 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 532-6160 Fax (703) 533-1301 WWW.WLPHINC.COM	 	ESTABLISHED 1945 Architects • Arborists	
	DATE: 07/25/2005	DRAWN: JCK/STW SCALE: 1/8"=1'-0"	PROJECT:
	AGE 12 CONCEPT PLAN - 7/25/2005	DATE: 07/25/2005	PROJECT:
	PRELIMINARY SITE PLAN - 1/10/2005	DATE: 07/25/2005	PROJECT:
PRELIMINARY SITE PLAN - 1/10/2005	DATE: 07/25/2005	PROJECT:	

[illegible]

EXISTING CONDITIONS PLAN

SHEET: P-0302



- ### NOTES
1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC.
 2. THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
 3. NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
 4. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
 5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
 6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
 7. ALL PERMEABLE PAVEMENT IS TO BE PRIVATELY MAINTAINED BY THE RESPECTIVE HOMEOWNERS OF EACH LOT.

- ### ARCHAEOLOGY NOTES
1. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
 2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

TRASH COLLECTION NOTE

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



AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS

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

PRELIMINARY SITE PLAN

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1965
Engineers • Surveyors • Planners • Landscape Architects • Archeologists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-493 Fax (703) 524-101 www.WLPHINC.com

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

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

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

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

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

DIRECTOR DATE

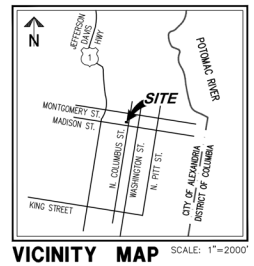
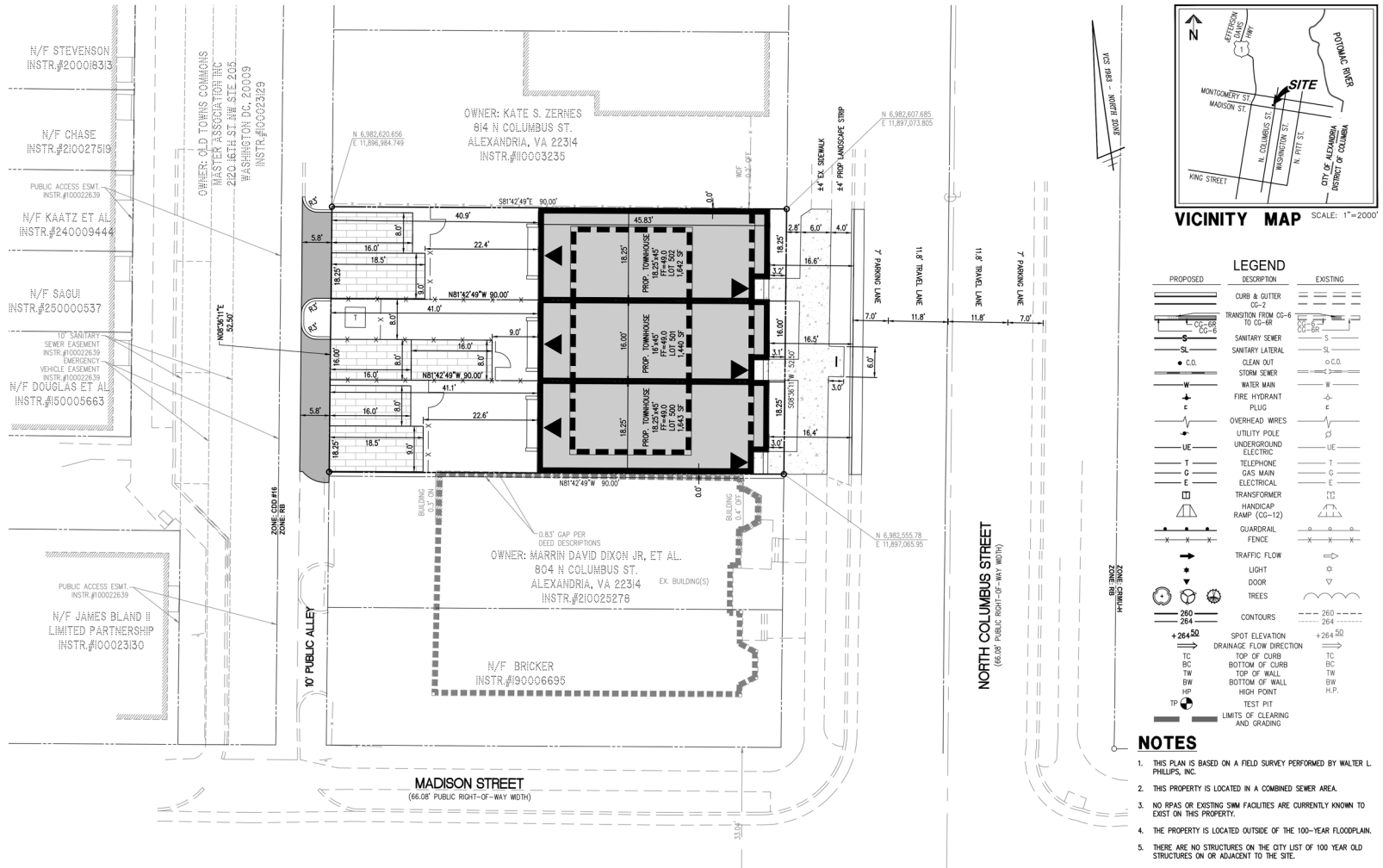
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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

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

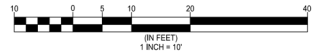
DATE: 07/26/2025
SCALE: 1" = 10'



PROPOSED	DESCRIPTION	EXISTING
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6R
CG-6R	SANITARY SEWER	CG-6R
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
W	STORM SEWER	W
W	WATER MAIN	W
F	FIRE HYDRANT	F
UE	OVERHEAD WIRES	UE
UE	UTILITY POLE	UE
T	UNDERGROUND ELECTRIC	T
T	TELEPHONE	T
E	GAS MAIN	E
E	ELECTRICAL	E
TRANS	TRANSFORMER	TRANS
HC	HANDICAP RAMP (CG-12)	HC
GF	GUARDRAIL FENCE	GF
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
T	TREES	T
CON	CONTOURS	CON
SE	SPOT ELEVATION	SE
DF	DRAINAGE FLOW DIRECTION	DF
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	HP
TP	TEST PIT	TP
LG	LIMITS OF CLEARING AND GRADING	LG

- NOTES**
- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC.
 - THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
 - NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
 - THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
 - THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
 - SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.

- ARCHAEOLOGY NOTES**
- THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
 - THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.



WALTER L. PHILLIPS, INC.
INCORPORATED
Engineers • Surveyors • Planners • Landscape Architects • Archeologists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-4183 Fax (703) 524-1501 www.WLPHINC.com

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

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

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

PRELIMINARY GEOMETRIC PLAN

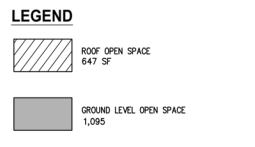
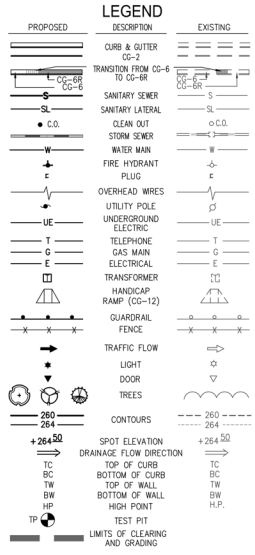
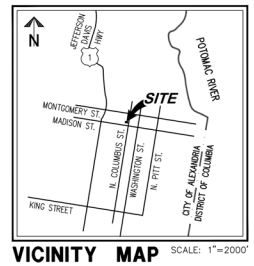
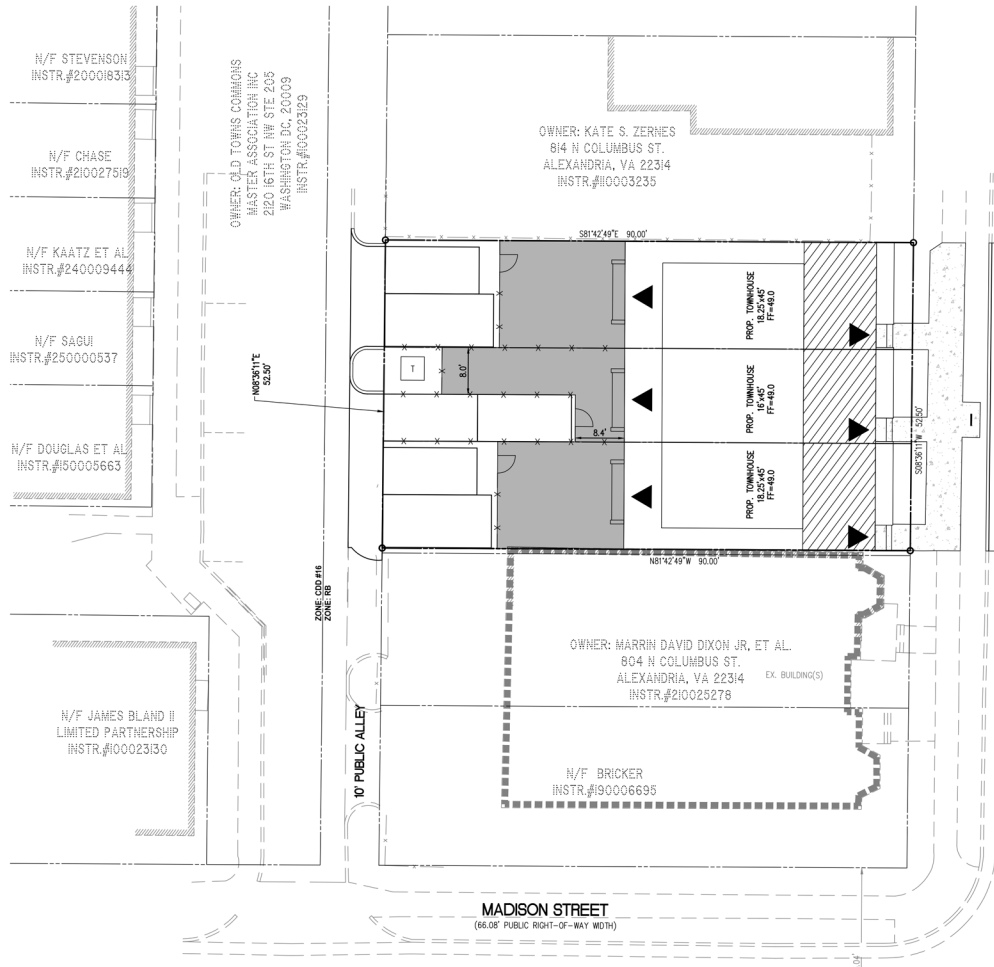
APPROVED
SPECIAL USE PERMIT No. 2025-00030
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____

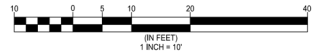
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



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

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

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



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1965
Engineers • Surveyors • Planners • Landscape Architects • Architects
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-493 Fax (703) 533-101 www.WLPHC.com

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

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

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

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

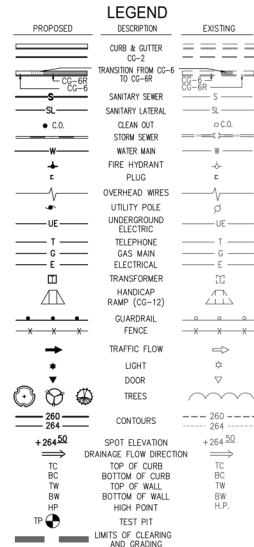
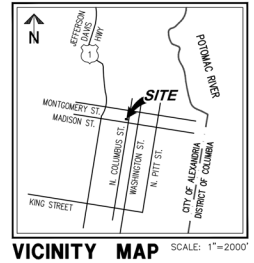
APPROVED
SPECIAL USE PERMIT NO. 2025-00030
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



WALTER L. PHILLIPS
INCORPORATED
Engineers • Surveyors • Planners • Landscape Architects • Architects
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-6163 Fax (703) 524-1501 www.WLPHINC.com

DATE: 07/26/2025
SCALE: 1" = 50'
DRAWN: JCH/25
CHECKED: JCH/25
IN REVISION

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

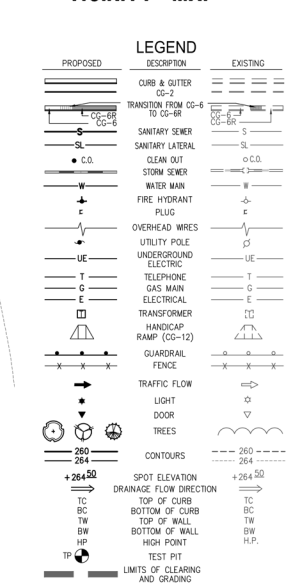
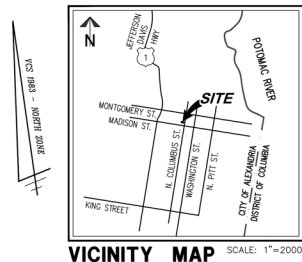
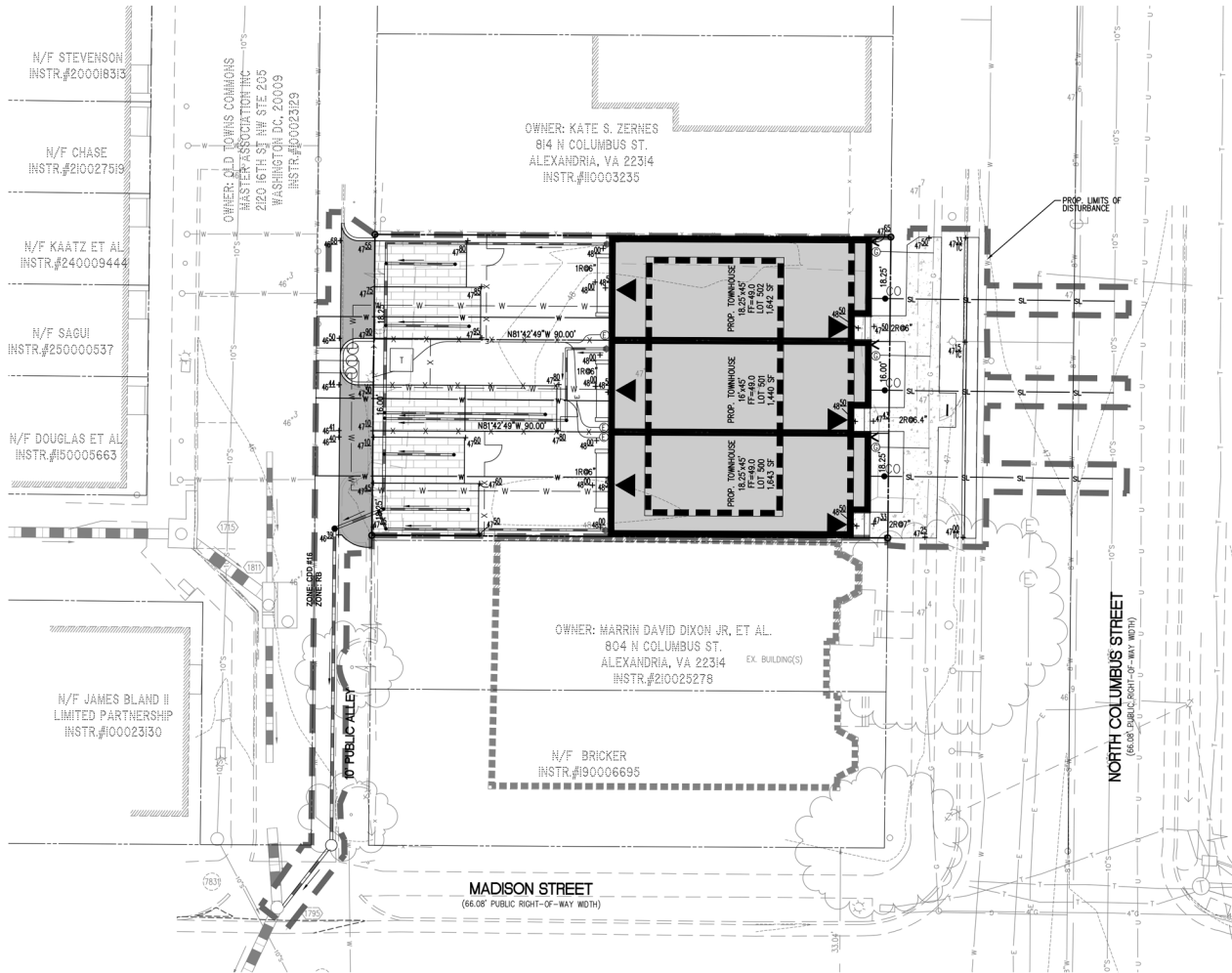
AMERICAN STATISTICAL
ASSOCIATION ON
COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY
NO. DESCRIPTION DATE BY APPROVED DATE
1. 11/19/25

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

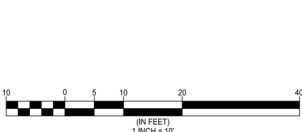
LOT AREA & WIDTH CONTEXT EXHIBIT

FILE: P-0404



- NOTES**
1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC.
 2. THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
 3. NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
 4. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
 5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
 6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.

- ARCHAEOLOGY NOTES**
1. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
 2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.



AVERAGE FINISHED GRADE

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

WALTER L. PHILLIPS, INC.
INCORPORATED
Engineers • Surveyors • Planners • Landscape Architects • Archeologists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-6183 Fax (703) 524-1201 www.WLPHINC.com

DATE: 07/26/2005
SCALE: 1"=10'
DRAWN: J. HARRIS
CHECKED: J. HARRIS
SCALE: 1"=2000'

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

APPROVED
SPECIAL USE PERMIT No. 2005-00030
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

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

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

STORMWATER QUALITY (SEE BMP SCHEMATIC - THIS SHEET):
IN ORDER TO COMPLY WITH ARTICLE 13 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE AND THE VIRGINIA STATE WATER QUALITY REQUIREMENTS (VWQ25-870-63), THE SITE WILL INCLUDE LEVEL 2 PERMEABLE PAVEMENT LOCATED AT THE REAR OF THE TOWNHOME LOTS. THE PROPOSED BMP WILL REDUCE PHOSPHORUS LEVELS AND COMPLY WITH ALL STATE AND CITY REQUIREMENTS. ANY IMPERVIOUS AREA THAT CANNOT BE CAPTURED AND TREATED DUE TO SITE AND GRADING CONSTRAINTS AND STRUCTURAL CONCERNS WILL BE MITIGATED THROUGH PAYMENT INTO THE CITY OF ALEXANDRIA WATER QUALITY IMPACT FUND (WQIF).

STORMWATER QUANTITY:

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

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

DESIGN FLOW:
 $Q_{DESIGN} \leq 1.48 \times (Q_{PRE-DEVELOPMENT} + R_{POST-DEVELOPMENT}) / R_{PRE-DEVELOPMENT}$
 $Q_{DESIGN} \leq 0.9 (0.925 \text{ CFS} \times 2076 \text{ CF}) / 1.974 \text{ CF} = 0.8755 \text{ CFS}$
 $Q \text{ POST DEVELOPMENT (10-YEAR) (AFTER DETENTION)} = 0.796 \text{ CFS} \leq 0.8755 \text{ CFS ALLOWABLE (FLOOD CONTROL)}$
 $Q \text{ POST DEVELOPMENT (10-YEAR) (AFTER DETENTION)} = 0.796 \text{ CFS} \leq 0.8325 \text{ CFS ALLOWABLE (COMBINED SEWER 0.925 CFS X 90\% = 0.8325 CFS)}$
SEE P-TWO SHEET FOR POST-DEVELOPMENT FLOWS.

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

ADJACENT PROPERTIES:
ALL UNCONTROLLED SHEET FLOW WILL BE DIRECTED TO THE NORTH COLUMBUS STREET AND PUBLIC ALLEY AND INTO THE MUNICIPAL STORM SEWER SYSTEM. THERE WILL NOT BE ANY ADVERSE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT AND THE PROPOSED IMPROVEMENTS.

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

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

THE SITE RESIDES IN THE COMBINED SEWER SYSTEM WATERSHED.

THE BMP FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

WATERLOO PLANNING BOARD

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

RESOURCE PROTECTION AREAS:

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

THE SITE RESIDES IN THE COMBINED SEWER SYSTEM WATERSHED.

THE BMP FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

BMP COORDINATES

LOT 500 PERMEABLE PAVEMENT:

N 6982573.753
E 11897018.414

LOT 501 PERMEABLE PAVEMENT:

N 6982586.165
E 11897020.278

LOT 502 PERMEABLE PAVEMENT:

N 6982603.971
E 11897022.706

PRE-DEV

Hydrograph type

= SCS Runoff

Storm frequency

= 1 yrs

Time interval

= 2 min

Drainage area

= 0.135 ac

Basin Slope

= 0.0 %

Tc method

= User

Total precip.

= 2.70 in

Storm duration

= 24 hrs

PRE-DEV

Hydrograph type

= SCS Runoff

Storm frequency

= 2 yrs

Time interval

= 2 min

Drainage area

= 0.135 ac

Basin Slope

= 0.0 %

Tc method

= User

Total precip.

= 3.20 in

Storm duration

= 24 hrs

PRE-DEV

Hydrograph type

= SCS Runoff

Storm frequency

= 10 yrs

Time interval

= 2 min

Drainage area

= 0.135 ac

Basin Slope

= 0.0 %

Tc method

= User

Total precip.

= 5.20 in

Storm duration

= 24 hrs

PRE-DEV

Hydrograph type

= SCS Runoff

Storm frequency

= 10 yrs

Time interval

= 2 min

Drainage area

= 0.135 ac

Basin Slope

= 0.0 %

Tc method

= User

Total precip.

= 5.20 in

Storm duration

= 24 hrs

PRE-DEV

Hydrograph type

= SCS Runoff

Storm frequency

= 10 yrs

Time interval

= 2 min

Drainage area

= 0.135 ac

Basin Slope

= 0.0 %

Tc method

= User

Total precip.

= 5.20 in

Storm duration

= 24 hrs

Peak discharge

= 0.445 cfs

Time to peak

= 11.93 hrs

Hyd. volume

= 950 cuft

Curve number

= 94

Hydraulic length

= 0 ft

Time of conc. (Tc)

= 6.00 min

Distribution

= Type II

Shape factor

= 484

Peak discharge

= 0.542 cfs

Time to peak

= 11.93 hrs

Hyd. volume

= 1,172 cuft

Curve number

= 94

Hydraulic length

= 0 ft

Time of conc. (Tc)

= 6.00 min

Distribution

= Type II

Shape factor

= 484

Peak discharge

= 0.925 cfs

Time to peak

= 11.93 hrs

Hyd. volume

= 2,076 cuft

Curve number

= 94

Hydraulic length

= 0 ft

Time of conc. (Tc)

= 6.00 min

Distribution

= Type II

Shape factor

= 484

Post-Development Land Cover (acres)	

Post-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space (acres) - undisturbed, unlogged forest or undisturbed land					0.00
Mixed Open Space - undisturbed/frequently managed grass or shrub land					0.00
Managed Turfgrass - cultivated grade of turf or other turf to be mowed/maintained				0.04	0.04
Impervious Cover (acres)				0.30	0.30
Area Check	OK.	OK.	OK.	OK.	0.14

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

Leaf Cover Summary Post Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Impervious	--

Post-Development Treatment Volume (acre-ft)	---
Post-Development Treatment Volume (cubic feet)	---
Post-Development TP Load (lb/yr)	---

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

NOT TO SCALE



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

MISCELLANEOUS

TOTAL WQV TREATED YES ☐ NO ☐

DETENTION ON SITE YES ☐ NO ☐

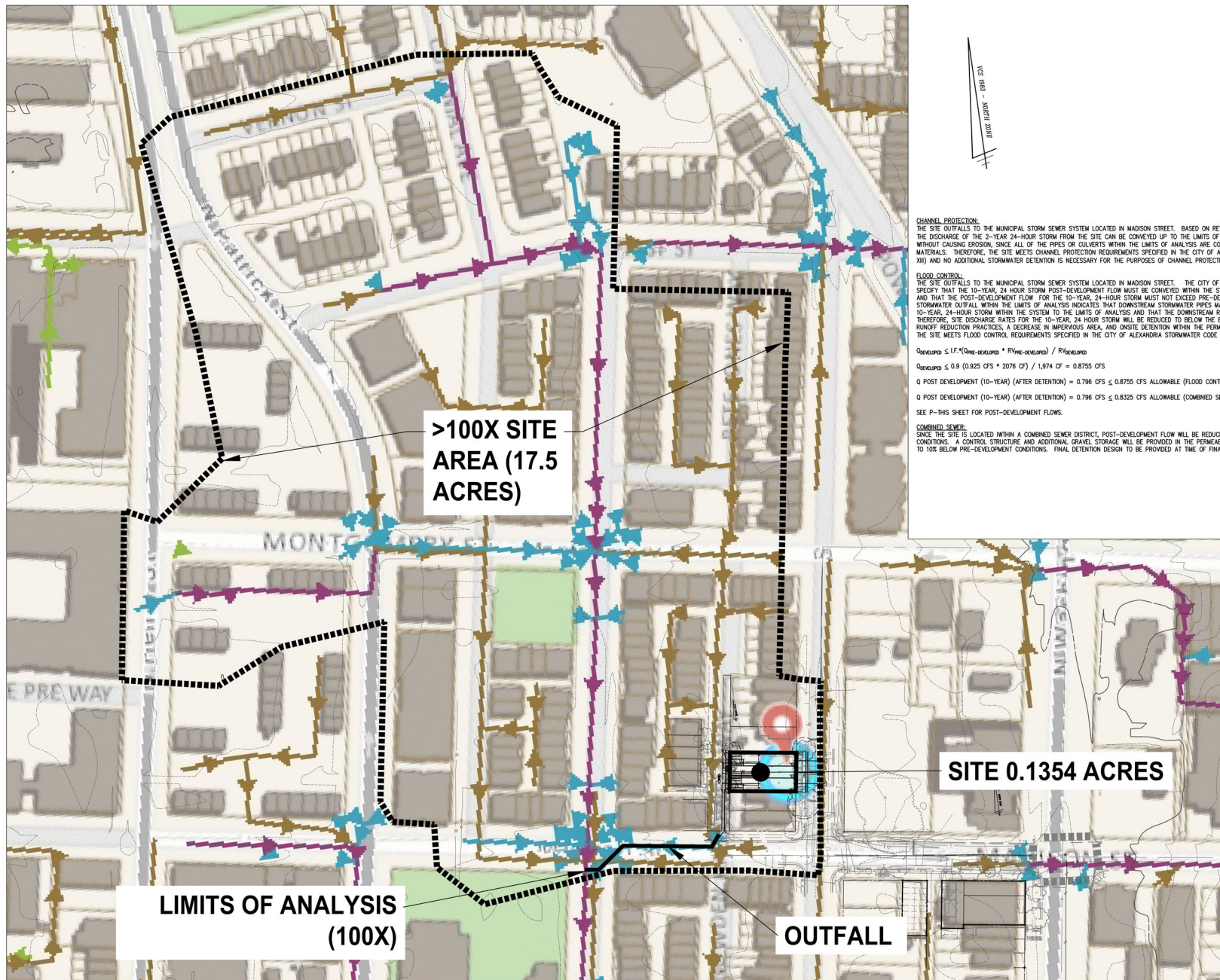
PROJECT IS WITHIN WHICH WATERSHED? PENIDLETON-CSD

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

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

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

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



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

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

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

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

WALTER L. PHILLIPS
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
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DATE: 07/26/2025
SCALE: 1" = 30'
DRAWN: CH/03/25
CHECKED: T/04/25

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

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

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

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

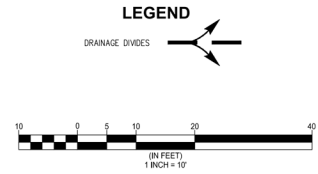
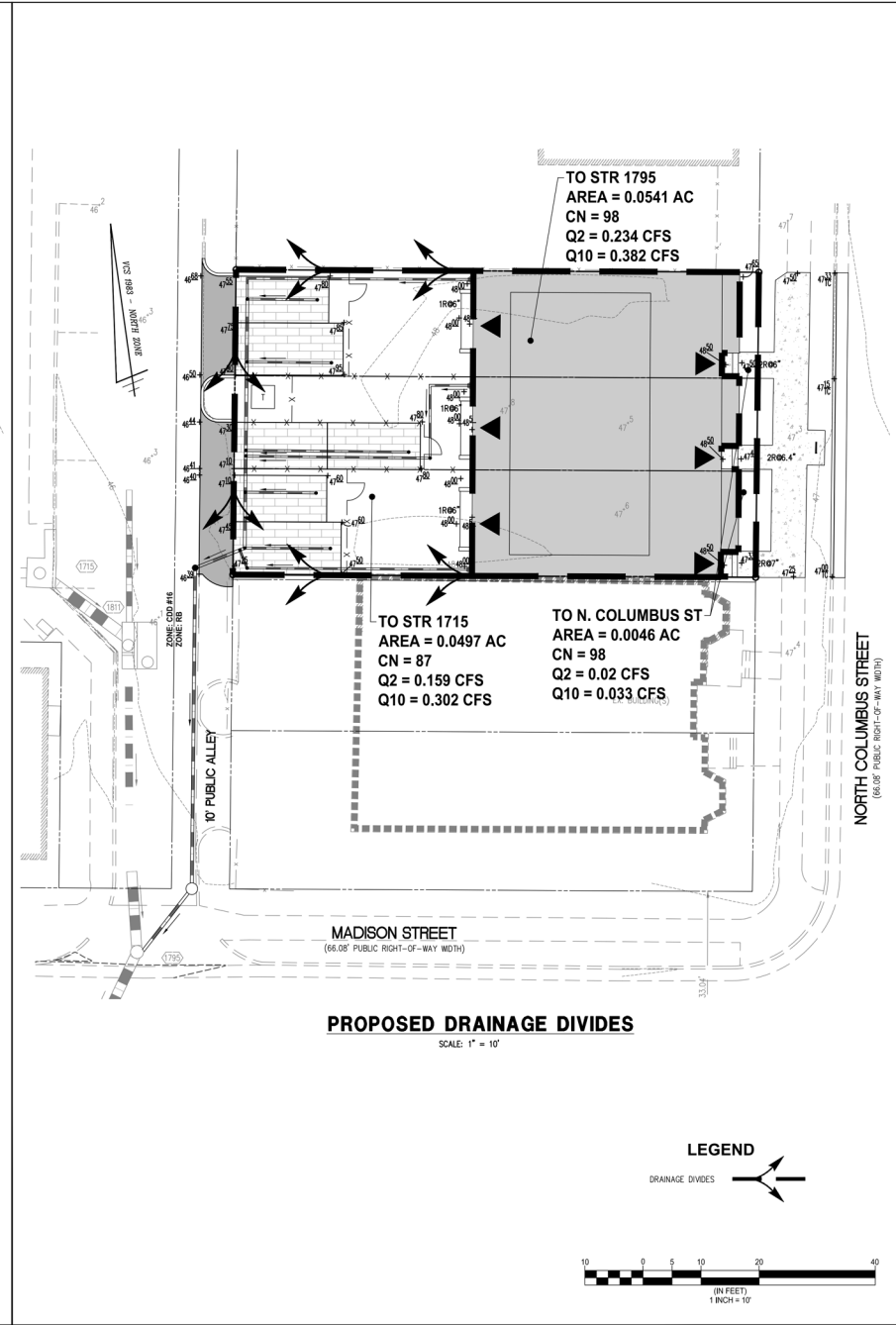
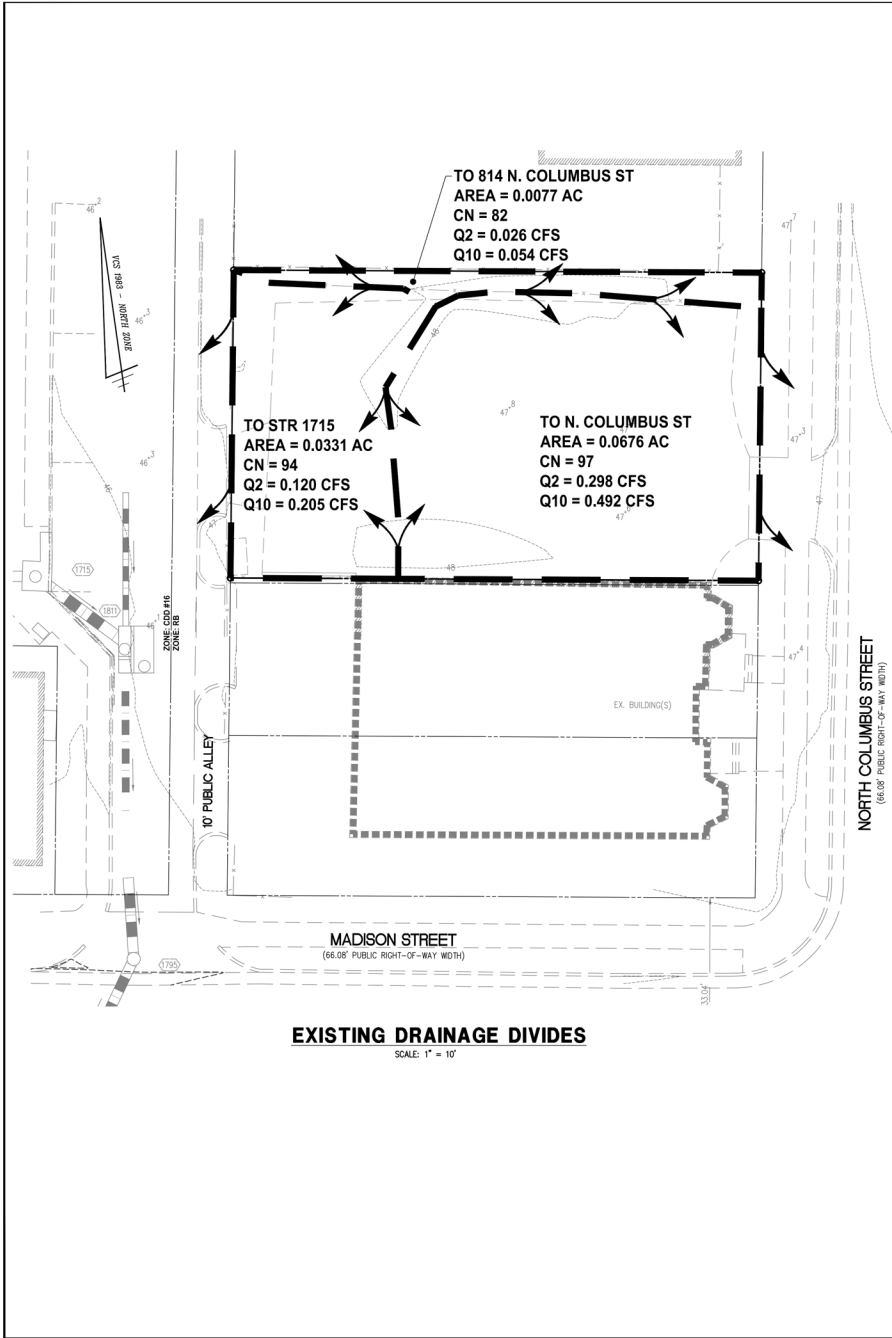
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

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

SHEET: P-0703



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

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

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

PRELIMINARY DRAINAGE DIVIDES

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

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

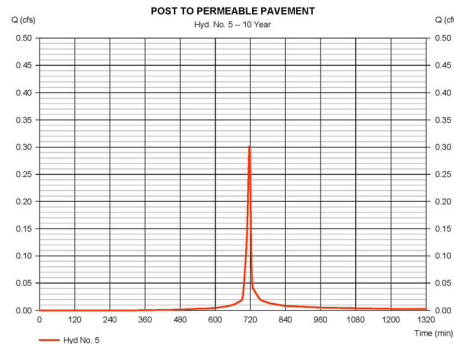
Hydrograph Report

Hyd. No. 5

POST TO PERMEABLE PAVEMENT

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

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



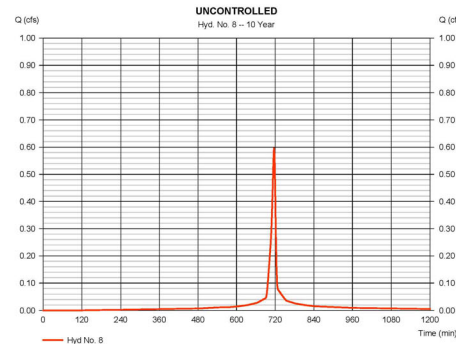
Hydrograph Report

Hyd. No. 8

UNCONTROLLED

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

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



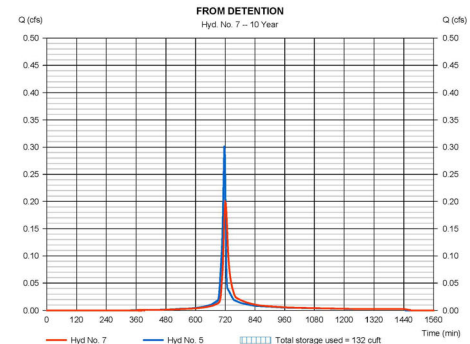
Hydrograph Report

Hyd. No. 7

FROM DETENTION

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

Storage indication method used.



Pond Report

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

Pond No. 1 - PERMEABLE PAVEMENT

Pond Data

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

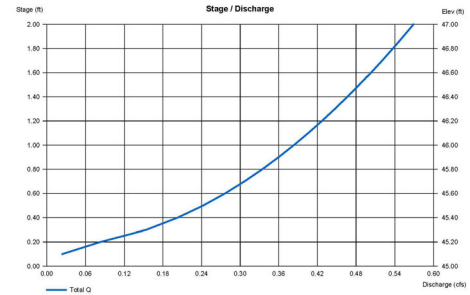
Stage / Storage Table

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

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]		[A]	[B]	[C]	[D]
Rise (in)	= 4.00	0.00	0.00	0.00	Crest Len (ft)	= 0.00	0.00	0.00	0.00
Span (in)	= 4.00	0.00	0.00	0.00	Crest Bt. (ft)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0	Weir Coeff.	= 3.33	3.33	3.33	3.33
Invert El. (ft)	= 45.00	0.00	0.00	0.00	Weir Type	= --	--	--	--
Length (ft)	= 0.00	0.00	0.00	0.00	Multi-Stage	= No	No	No	No
Slope (%)	= 0.00	0.00	0.00	n/a					
In-Value	= 0.13	0.13	0.13	n/a					
Orifice Coeff.	= 0.60	0.60	0.60	0.90	Exit Invert	= 0.000 (by Wet area)			
Multi-Stage	= n/a	No	No	No	TW Elev. (ft)	= 0.00			

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



DETENTION SUMMARY (10-YEAR STORM):

ALLOWABLE FLOOD FLOOD CONTROL:

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

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

ALLOWABLE FLOW COMBINED SEWER:

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

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

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

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

FLOW PROVIDED:

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

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

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

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DATE: 07/26/2025
DRAWN: [blank]
CHECKED: [blank]
INCH: [blank]

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

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

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

PRELIMINARY DETENTION SUMMARY

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

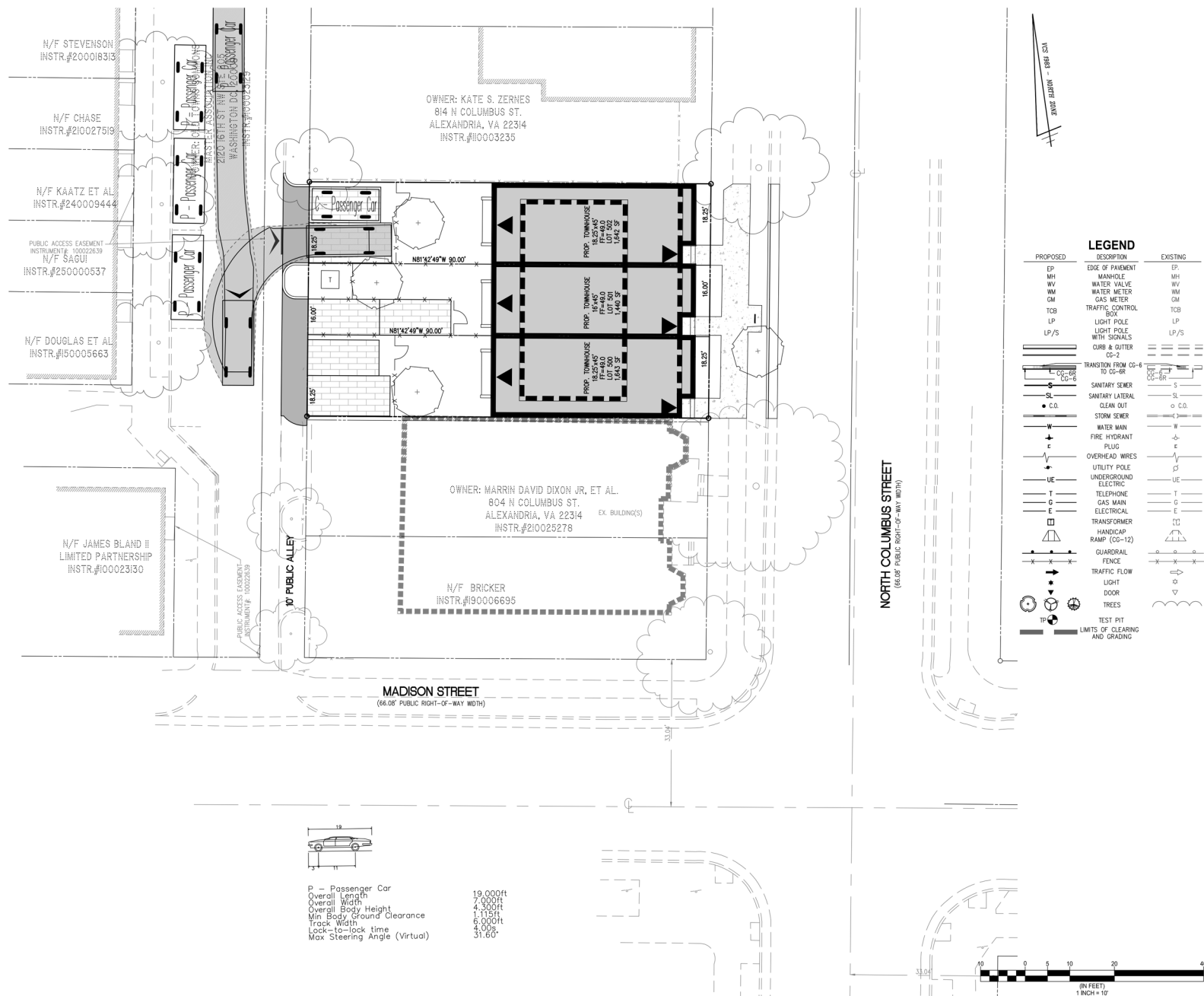
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

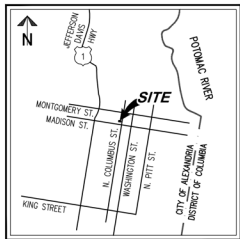


WALTER L. PHILLIPS INCORPORATED ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS • ARCHITECTS 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 532-6163 FAX (703) 533-1501 WWW.WLPHINC.COM	DATE: 11-10	DATE: 07/25/2005	DRAWN: [initials]	CHECKED: [initials]
	DATE: 12 CONCEPT R.A.M. - 07/25/2005			
	P. PRELIMINARY SITE PLAN - 11/03/2005			
	P. PRELIMINARY SITE PLAN - 11/19/2005			

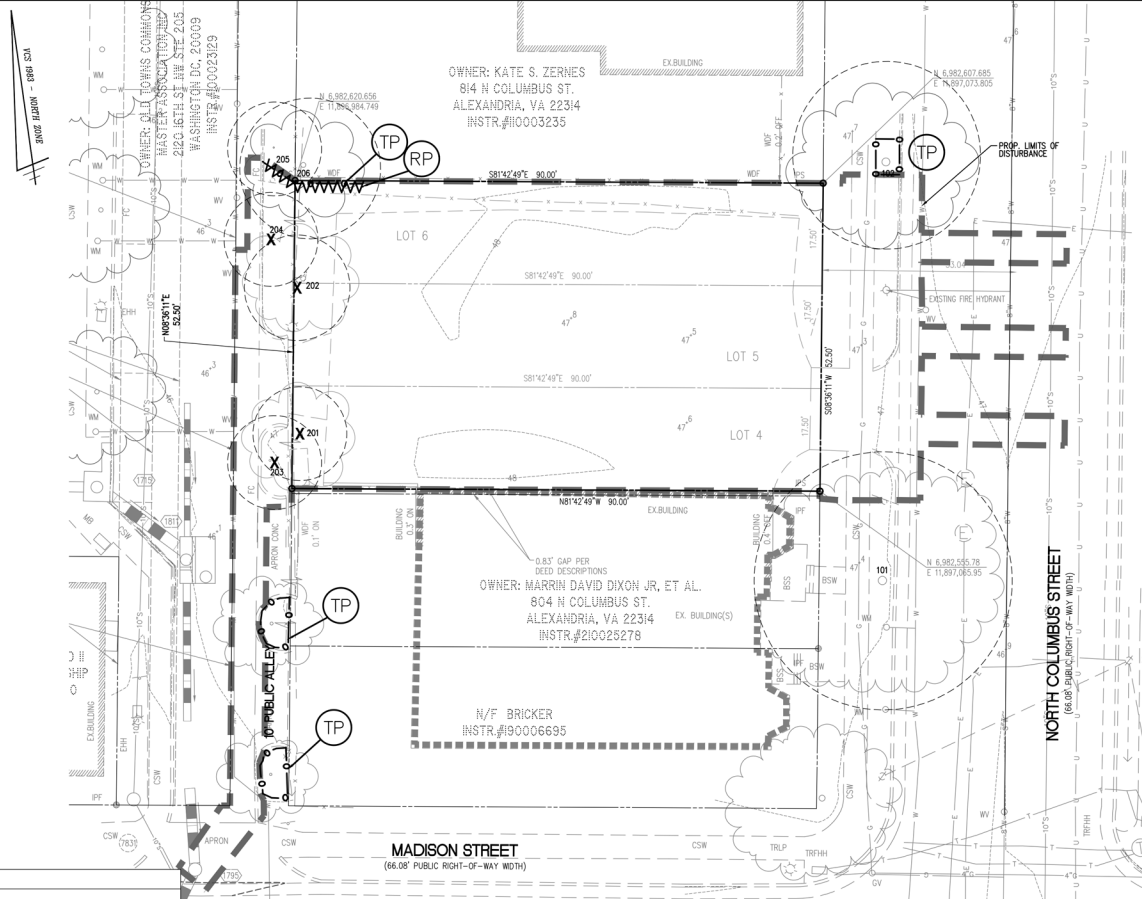
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**AMERICAN STATISTICAL
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COLUMBUS
806 NORTH COLUMBUS STREET
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA**

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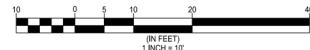


VICINITY MAP SCALE: 1"=2000'



TREE PRESERVATION LEGEND

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



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

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter

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

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



REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

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

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

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LANDSCAPE LEGEND

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

LANDSCAPE PLAN NOTES

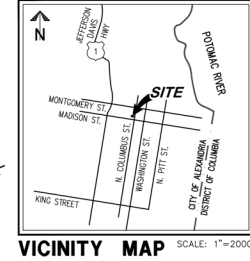
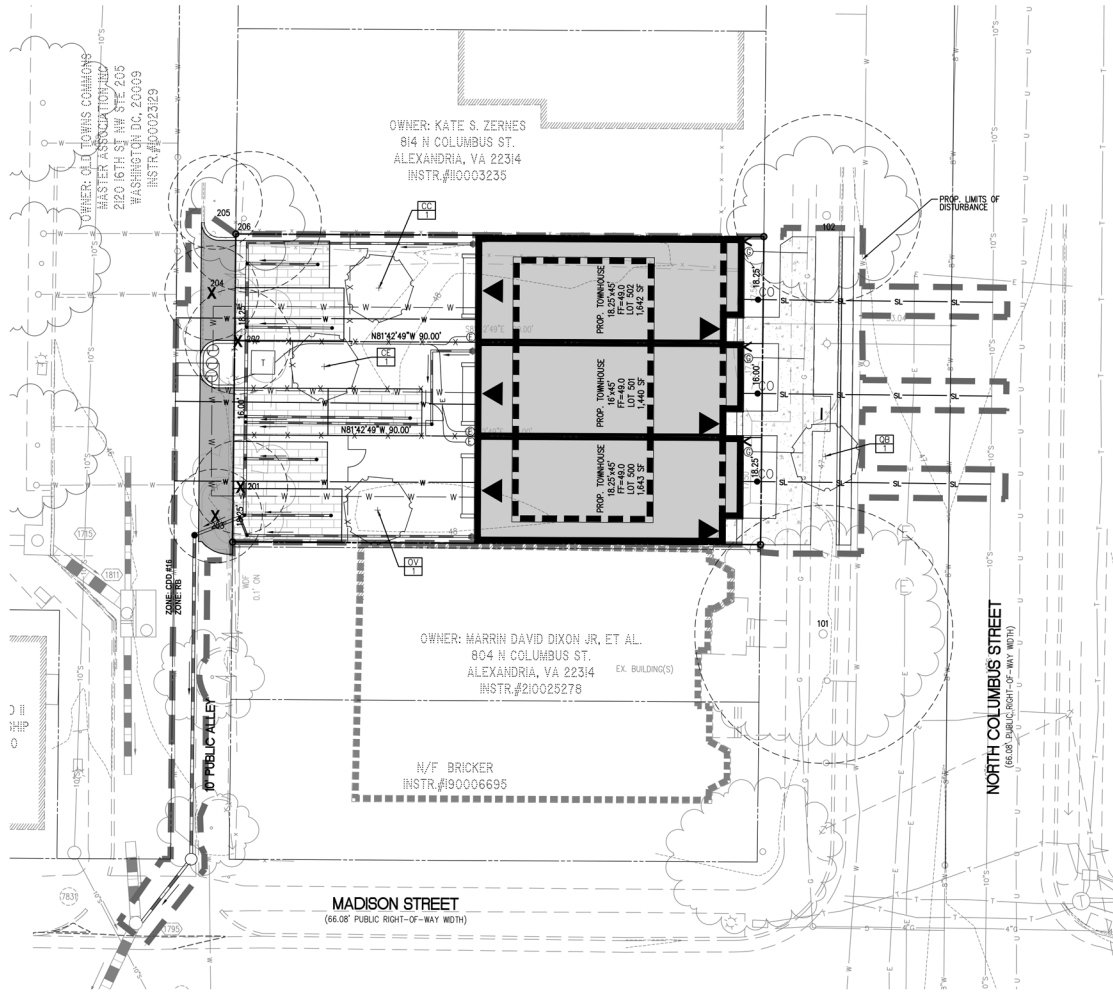
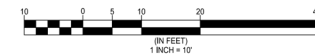
1. THERE IS NO RPA, INTERMITTENT STREAM, WETLANDS, ASSOCIATED BUFFER, OR EXISTING STORMWATER FACILITIES LOCATED ONSITE. THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN.
2. NO KNOWN MARINE CLAY ONSITE. SEE SHEET P-0201. NO KNOWN CONTAMINATION KNOWN ONSITE. NO PLANTINGS PROPOSED AT THIS TIME.
3. THERE ARE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

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

PLANT SCHEDULE		BOTANIC/Common Name		SIZE		NOTES		CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED	
PLANT TYPE	PLAN INFORMATION	GENUS	SPECIES	CULTIVAR	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	REGIONAL (#)	EASTERN U.S. (#)
STANDARD TREES	CC 1	Carpinus	caroliniana		American hornbeam	2" cal.	B&B	500	500	1	1
	CE 1	Cercis	canadensis		Eastern redbud	2" cal.	B&B	500	500	1	1
	OV 1	Ostrya	virginiana		hophornbeam	2" cal.	B&B	500	500	1	1
	OB 1	Quercus	bicolor		swamp white oak	2" cal.	B&B	N/A (STREET TREE)		1	1
TOTALS		4						STANDARD TREE CCA:	1,500	4	0 4
										100.0%	0.0% 100.0%

NATIVE AND DIVERSITY NOTES

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



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

REVISION APPROVED BY
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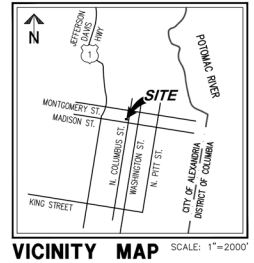
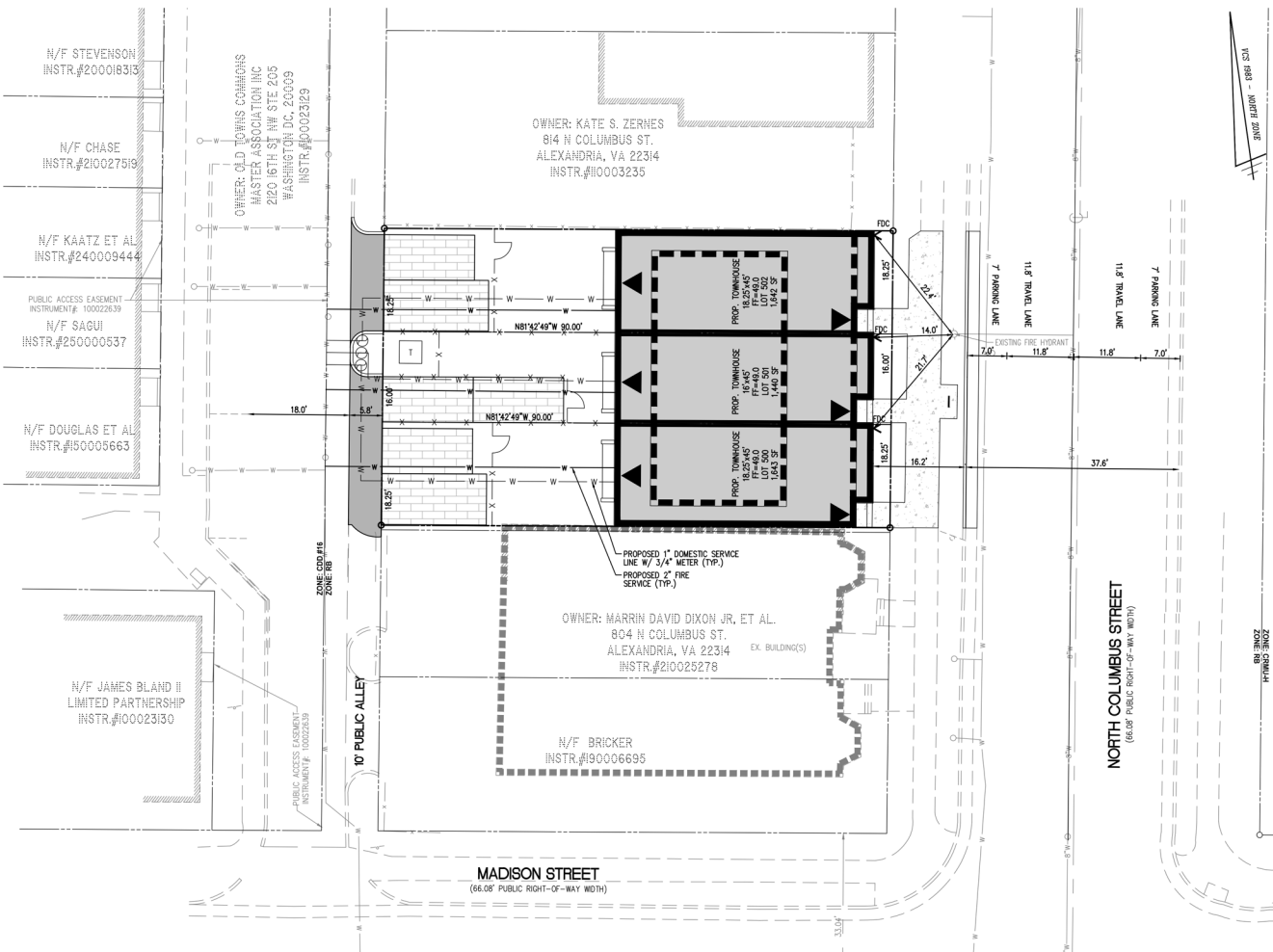
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Diagram illustrating the installation of a Tree Protection Fence (TPF) around a tree. The diagram shows a tree with a trunk and a canopy. A rectangular area around the trunk is labeled "TREE PROTECTION AREA". A fence is shown installed around the tree, with a label "FENCE TO BE INSTALLED ON LIMITS OF DISTURBANCE (LOD)". A detail view of the fence shows it is 4 feet high and 4 feet wide. A label "ROOT PROTECTING BENCH TO BE ON TREE SIDE OF FENCE" points to the area between the tree and the fence.

18



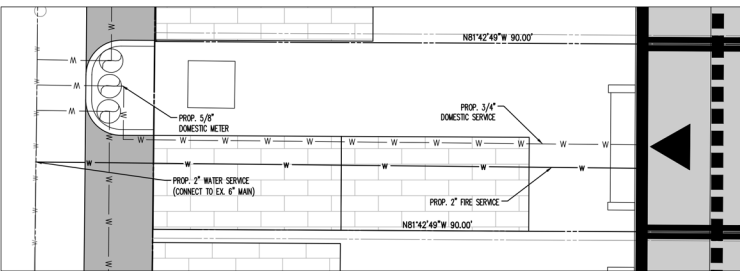
LEGEND

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

FIRE FLOW TEST
DATE: 01/05/2023

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

TYPICAL WATER SERVICE DETAIL
SCALE: 1" = 5'

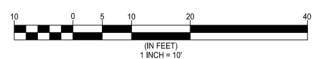


BUILDING CODE ANALYSIS
(CONCEPTUAL AND SUBJECT TO ADJUSTMENT)

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

FLOOR AREA

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



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PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE SERVICE PLAN

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DSP

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Alexandria, VA



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11/03/2025

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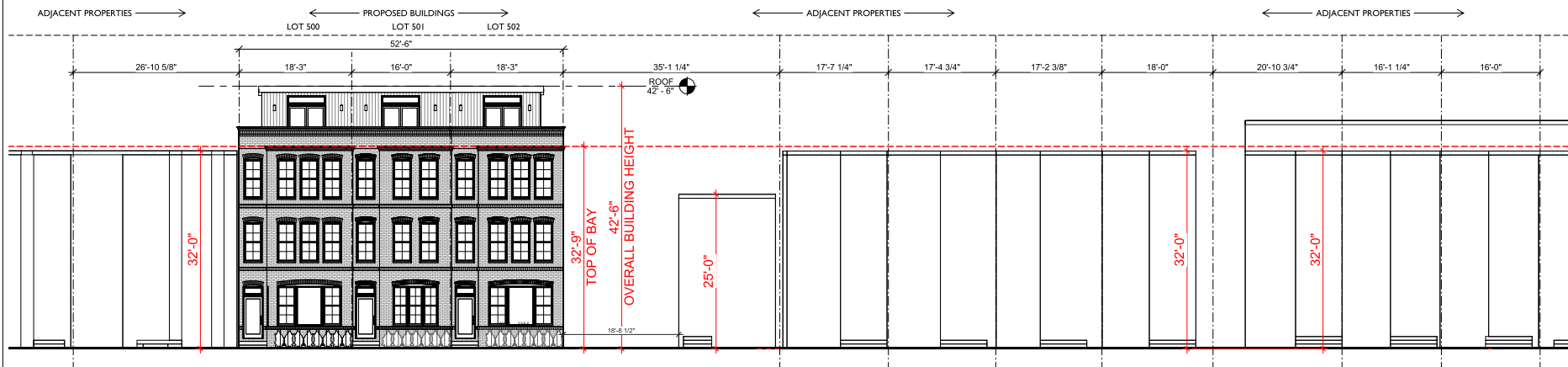
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SHEET NAME
MASSING STUDY

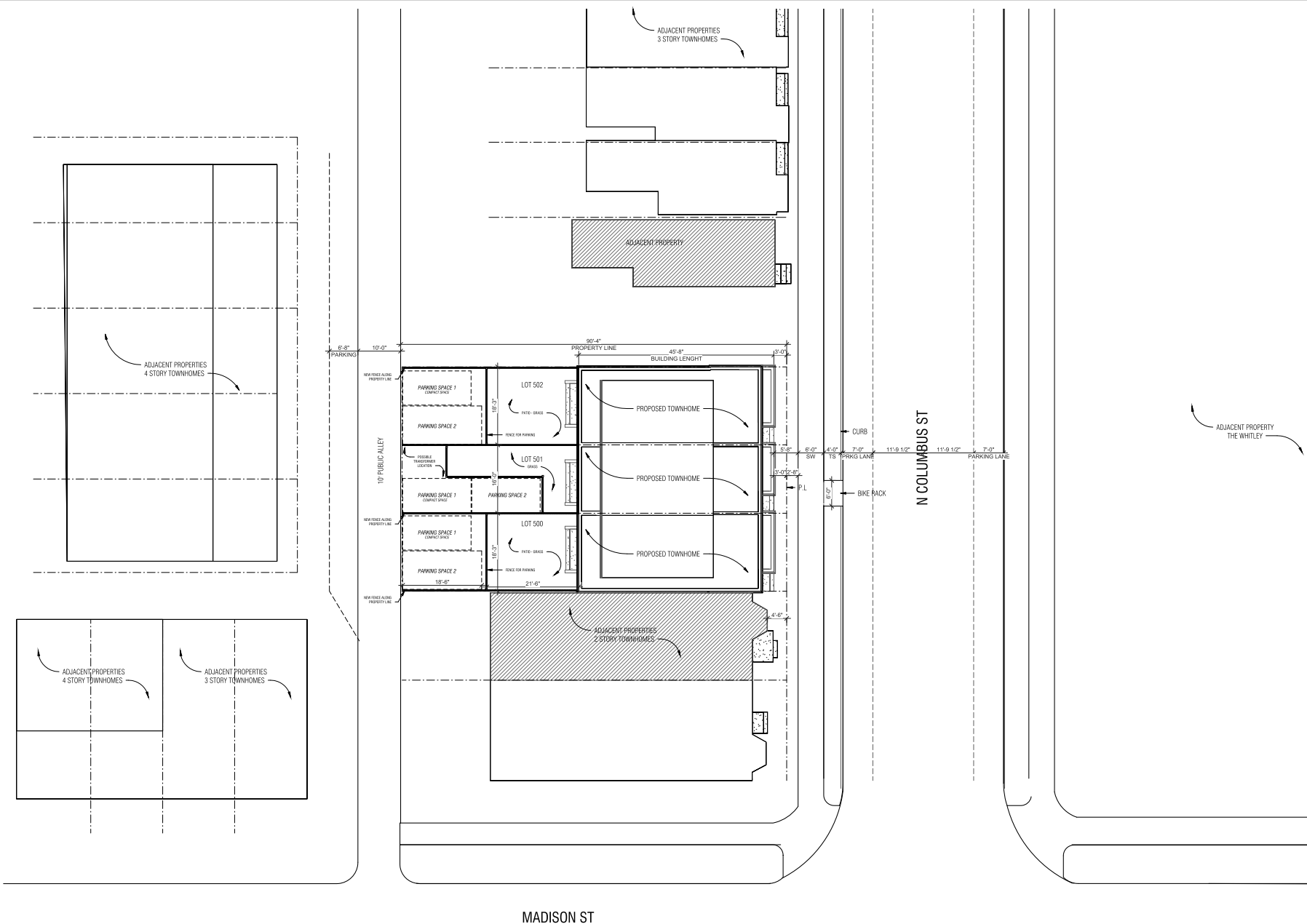
SCALE
1/8" = 1'-0"

SHEET NO.

DSP 2



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



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

OFFICIAL STAMPS



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SHEET NAME
ARCH SITE PLAN

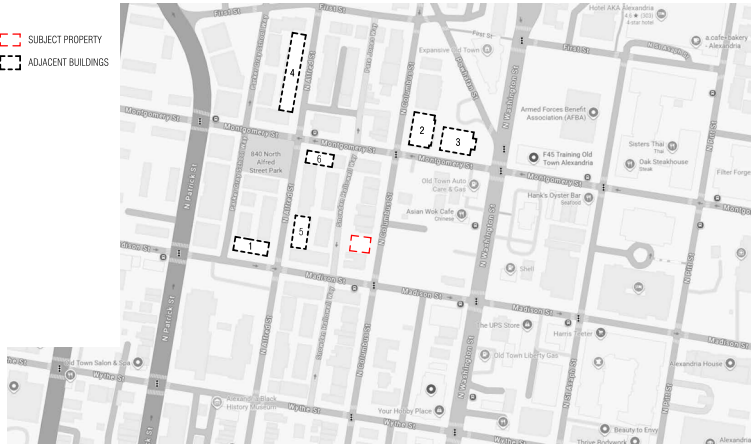
SCALE
1" = 10'-0"

SHEET NO.

DSP 3

PRECEDENT PHOTOS:

 SUBJECT PROPERTY
 ADJACENT BUILDINGS



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SHEET NAME
PRECEDENT PHOTOS

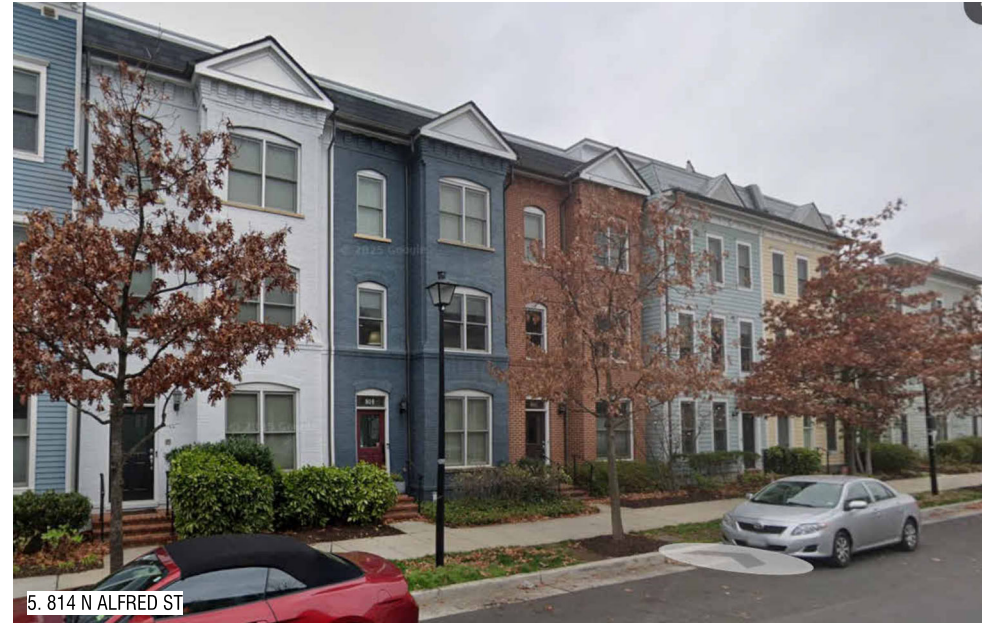
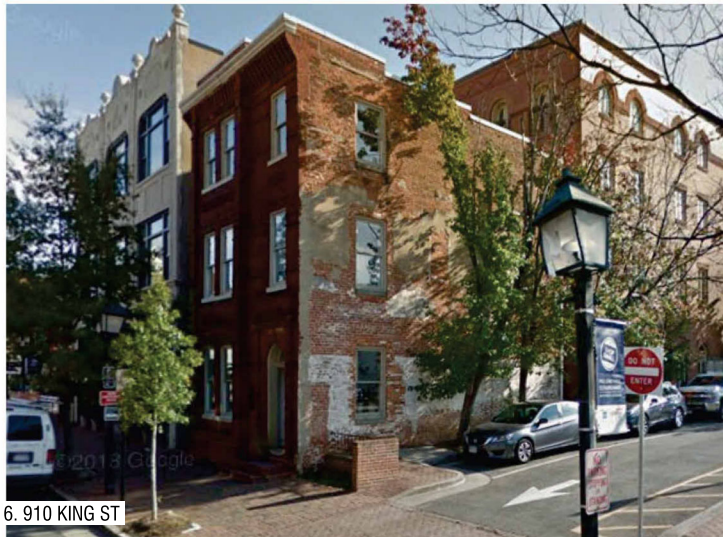
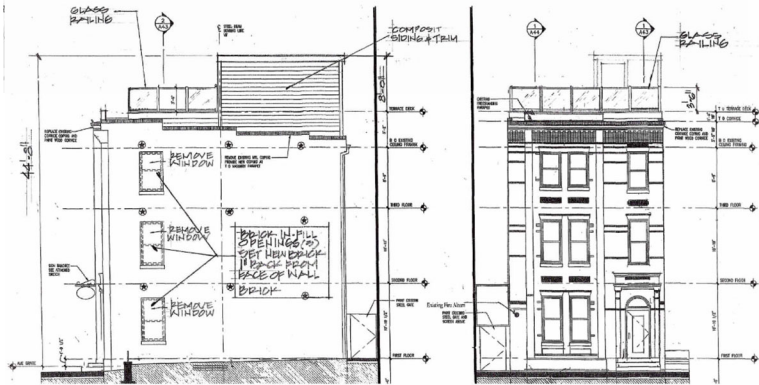
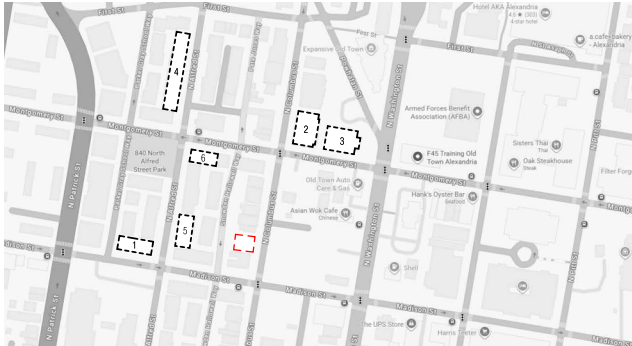
SCALE
 1/4" = 1'-0"

SHEET NO.

DSP 4

PRECEDENT PHOTOS:

- SUBJECT PROPERTY
- ADJACENT BUILDINGS



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SHEET NAME
PRECEDENT PHOTOS

SCALE
1/4" = 1'-0"

SHEET NO.
DSP 5



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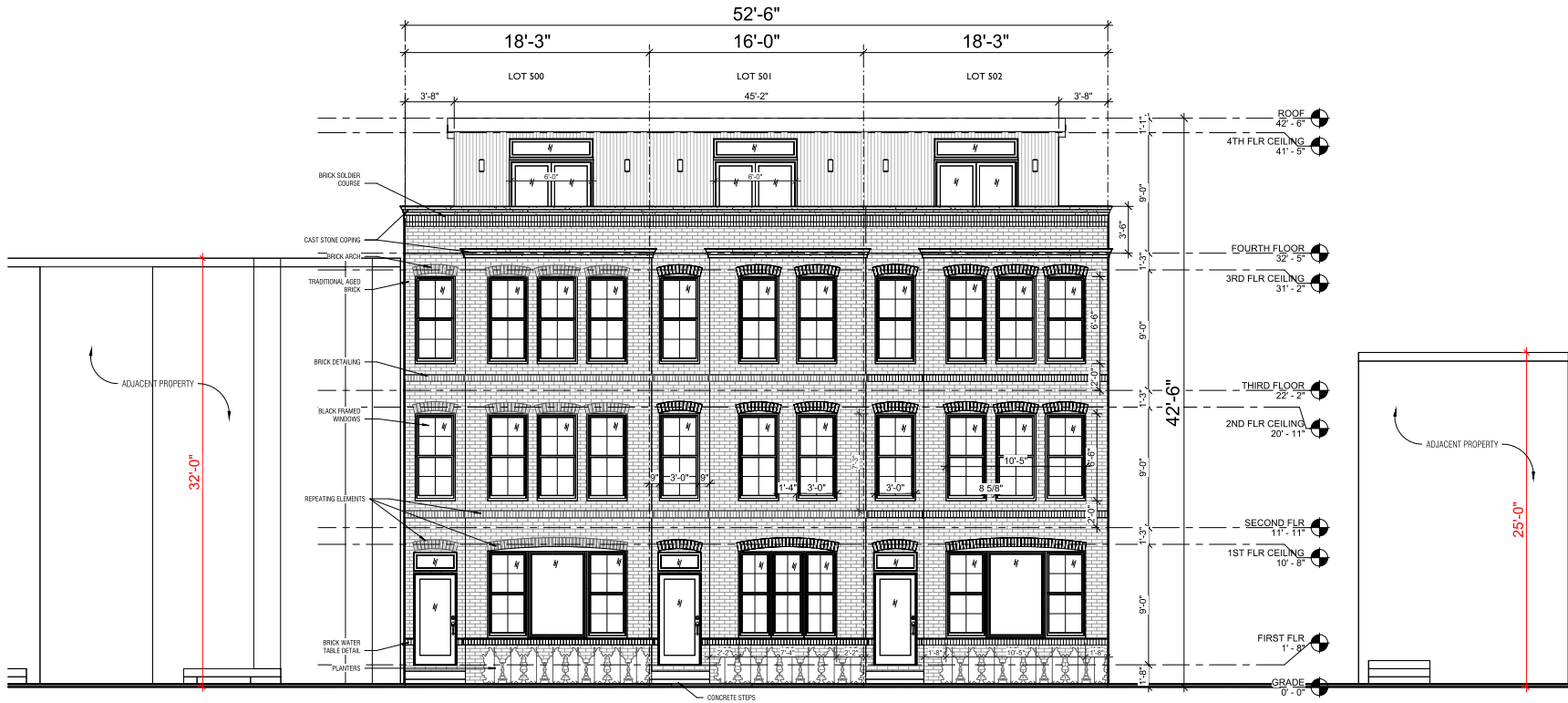
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SHEET NAME
PROPOSED FRONT ELEVATIONS

SCALE
1/4" = 1'-0"

SHEET NO.

DSP 6



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

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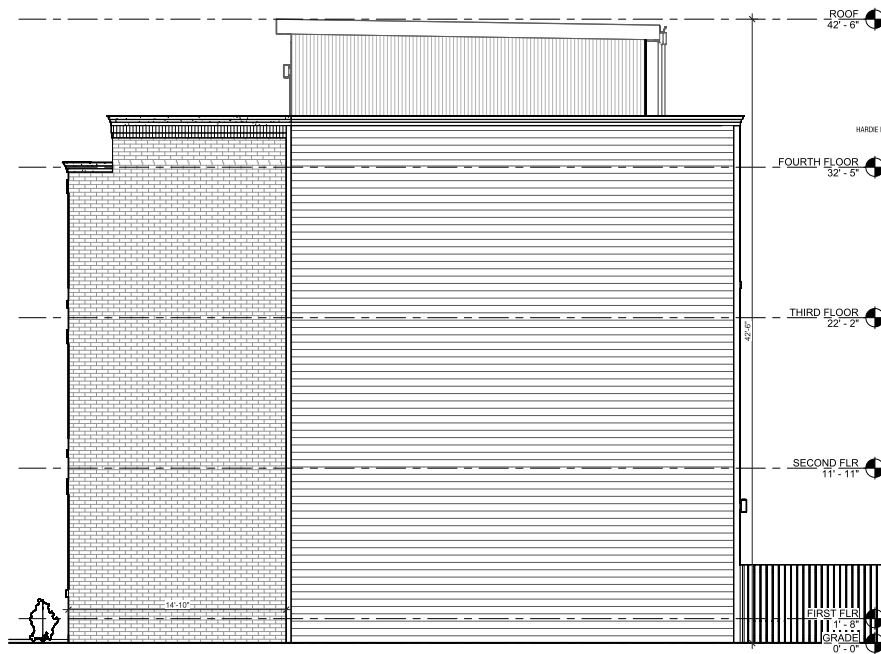
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SHEET NAME
PROPOSED REAR ELEVATION
SCALE
1/4" = 1'-0"
SHEET NO.

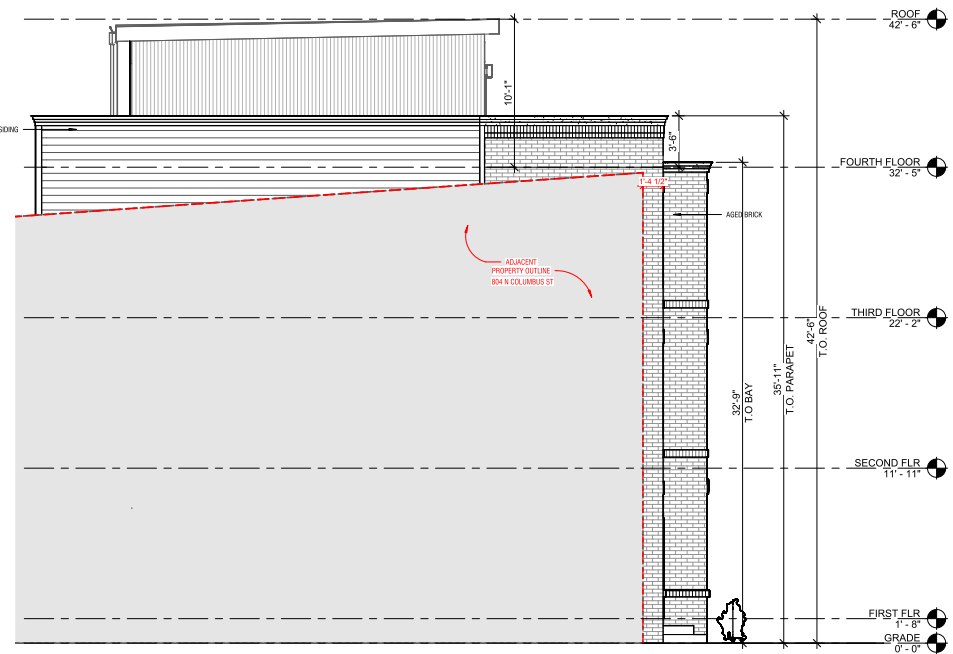
DSP 7



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



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



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

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DSP
REVISION SCHEDULE
NO. DATE



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

SHEET NAME
SIDE ELEVATIONS

SCALE
1/4" = 1'-0"

SHEET NO.

DSP 8

DSP
806 N Columbus St
Alexandria, VA

ISSUE RECORD
11/03/2025
DSP
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NO. DATE



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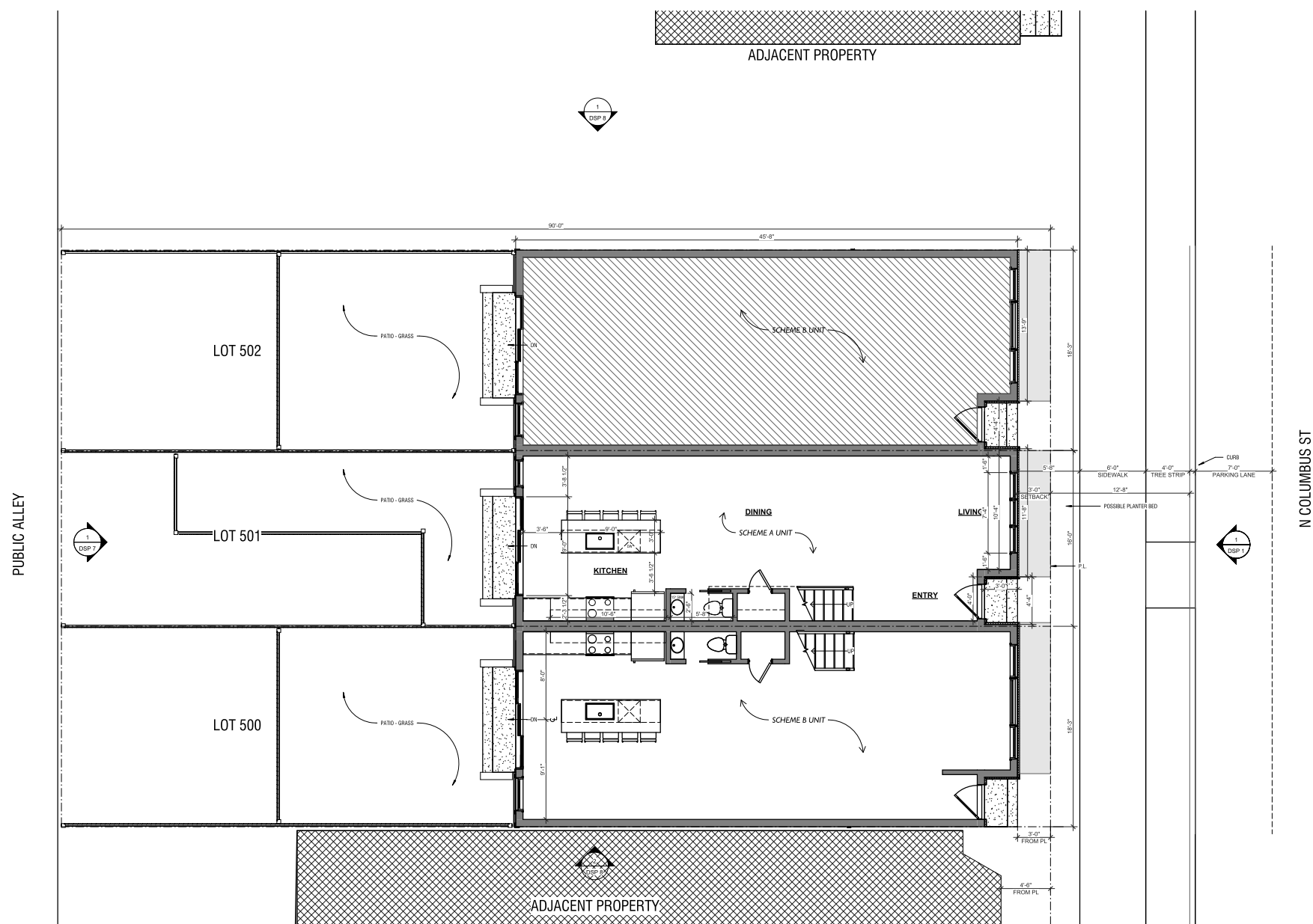
SHEET NAME

LOT FLOOR PLANS

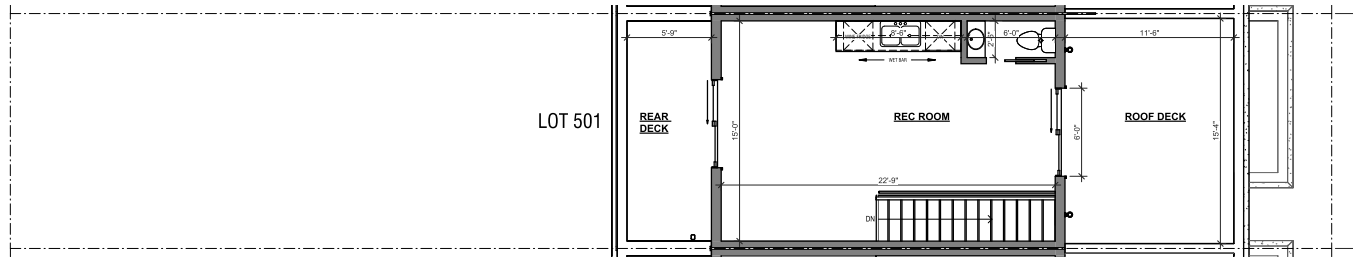
SCALE
1/4" = 1'-0"

SHEET NO.

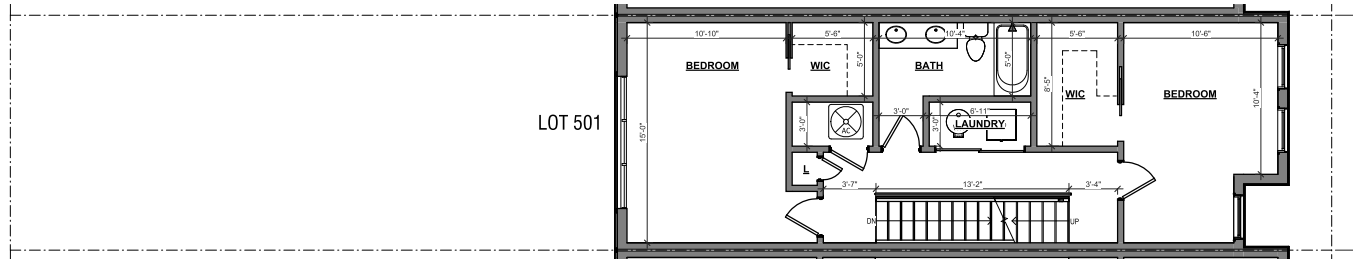
DSP 9



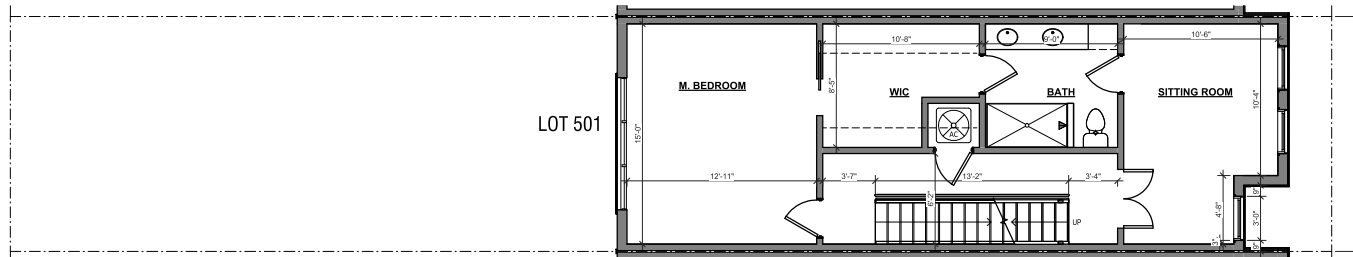
1 PROPOSED FLOOR PLANS



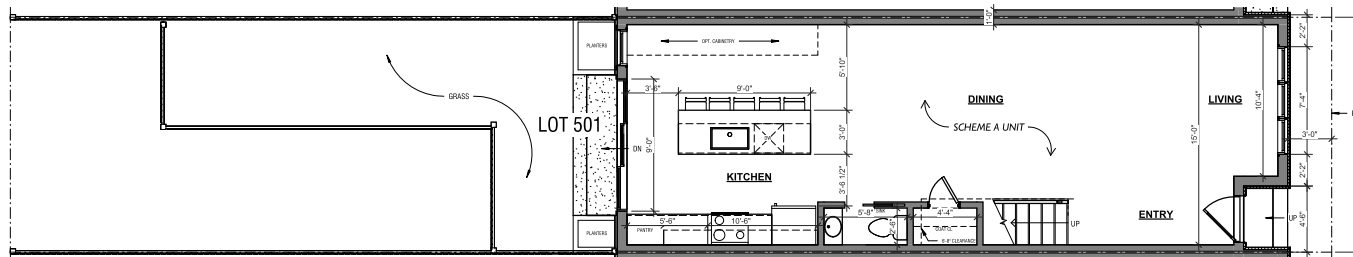
4 PROPOSED FOURTH FLOOR
1/4" = 1'-0"



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



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



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



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

SHEET NAME
PROPOSED FLOOR
PLANS - SCHEME A

SCALE
1/4" = 1'-0"

SHEET NO.

DSP 10

DSP
806 N Columbus St
Alexandria, VA

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

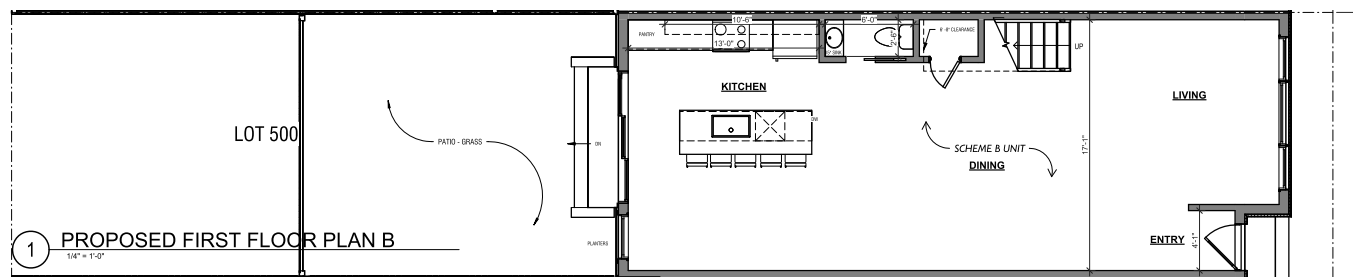
SHEET NAME

PROPOSED FLOOR
PLANS - SCHEME B

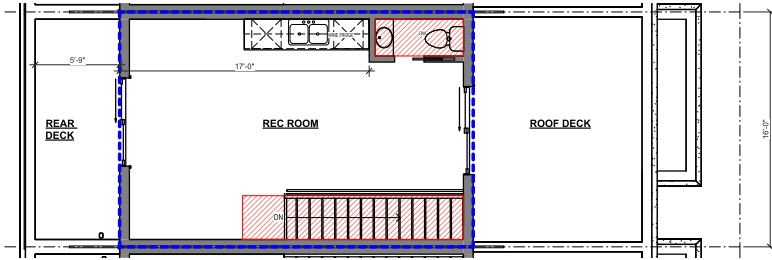
SCALE
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SHEET NO.

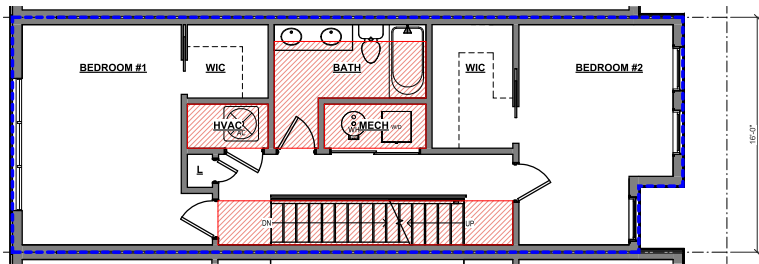
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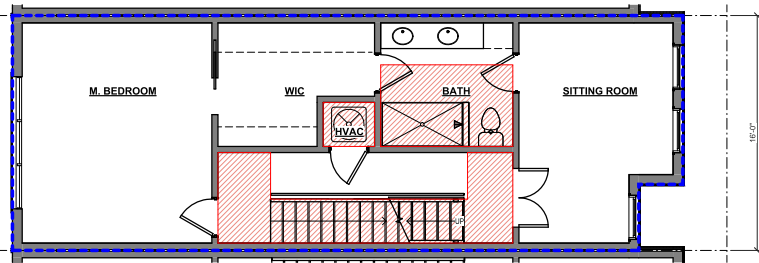
LOT 501 - 16 FT WIDE UNIT - SCHEME A



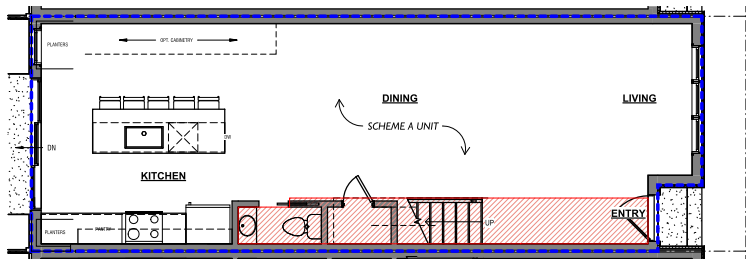
FOURTH FLOOR FAR DIAGRAM



THIRD FLOOR FAR DIAGRAM



SECOND FLOOR FAR DIAGRAM



FIRST FLOOR FAR DIAGRAM

LOT 501 - 16 FT WIDE UNIT - SCHEME A



EXCLUDED FAR:
BATHROOMS
MECHANICAL ROOMS
STAIRS + LANDING AREA

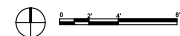
FIRST FLOOR:
GROSS FLOOR AREA: 717.17 SF
EXCLUDED FAR: 84.88 SF
TOTAL SQFT: 632.29 SF

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

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

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

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



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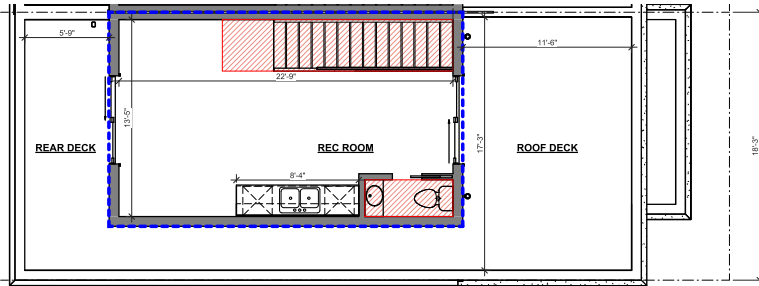
SHEET NAME
FAR DIAGRAMS -
SCHEME A

SCALE
1/4" = 1'-0"

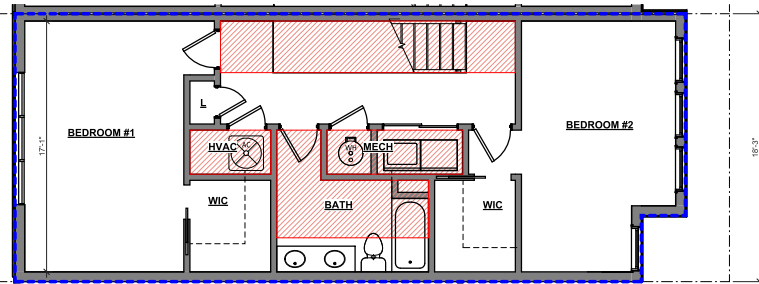
SHEET NO.

DSP 12

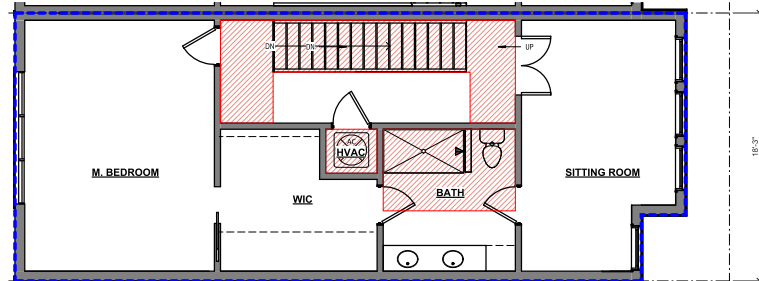
LOT 501 - 16 FT WIDE UNIT - SCHEME A



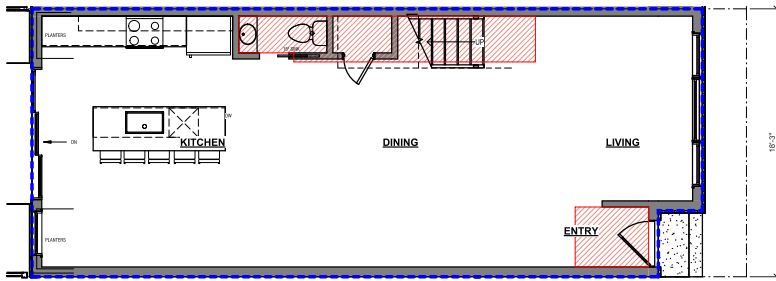
FOURTH FLOOR FAR DIAGRAM



THIRD FLOOR FAR DIAGRAM



SECOND FLOOR FAR DIAGRAM



FIRST FLOOR FAR DIAGRAM

LOT 500 - 18.25 FT WIDE UNIT - SCHEME B



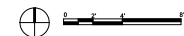
EXCLUDED FAR:
BATHROOMS
MECHANICAL ROOMS
STAIRS + LANDING AREA

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

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

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

FOURTH FLOOR:
GROSS FLOOR AREA: 361.49 SF
EXCLUDED FAR: 70.11 SF
TOTAL SQFT: 291.38 SF
SITE AREA: 1.642 SQ. AC
TOTAL GROSS FLOOR AREA: 2,011.23 SQ. FT.
TOTAL RESIDUALS: 17.45 SQ. AC
TOTAL FLOOR AREA: 2,339.82 SQ. FT.
TOTAL FAR: 1.42



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INSTRUMENT NO.	PAGE NO.

**FAR DIAGRAMS-
SCHEME B**

SCALE
1/4" = 1'-0"

SHEET NO.

DSP 13