

PHASE I CONCEPT WILKES TOWNHOMES DEVELOPMENT CITY OF ALEXANDRIA

APPLICANT / DEVELOPER

WILKES RESIDENCES, LLC
20072 BLACKWOLF RUN PLACE
ASHBURN, VA 20147
CONTACT: MIKE IBRAHIM

CIVIL ENGINEER

URBAN ENGINEERING & ASSOC., INC.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
CONTACT: CLAYTON TOCK

ARCHITECT

RUST ORLING ARCHITECTURE
1215 CAMERON STREET
ALEXANDRIA, VA 22314
CONTACT: SCOTT FLEMING

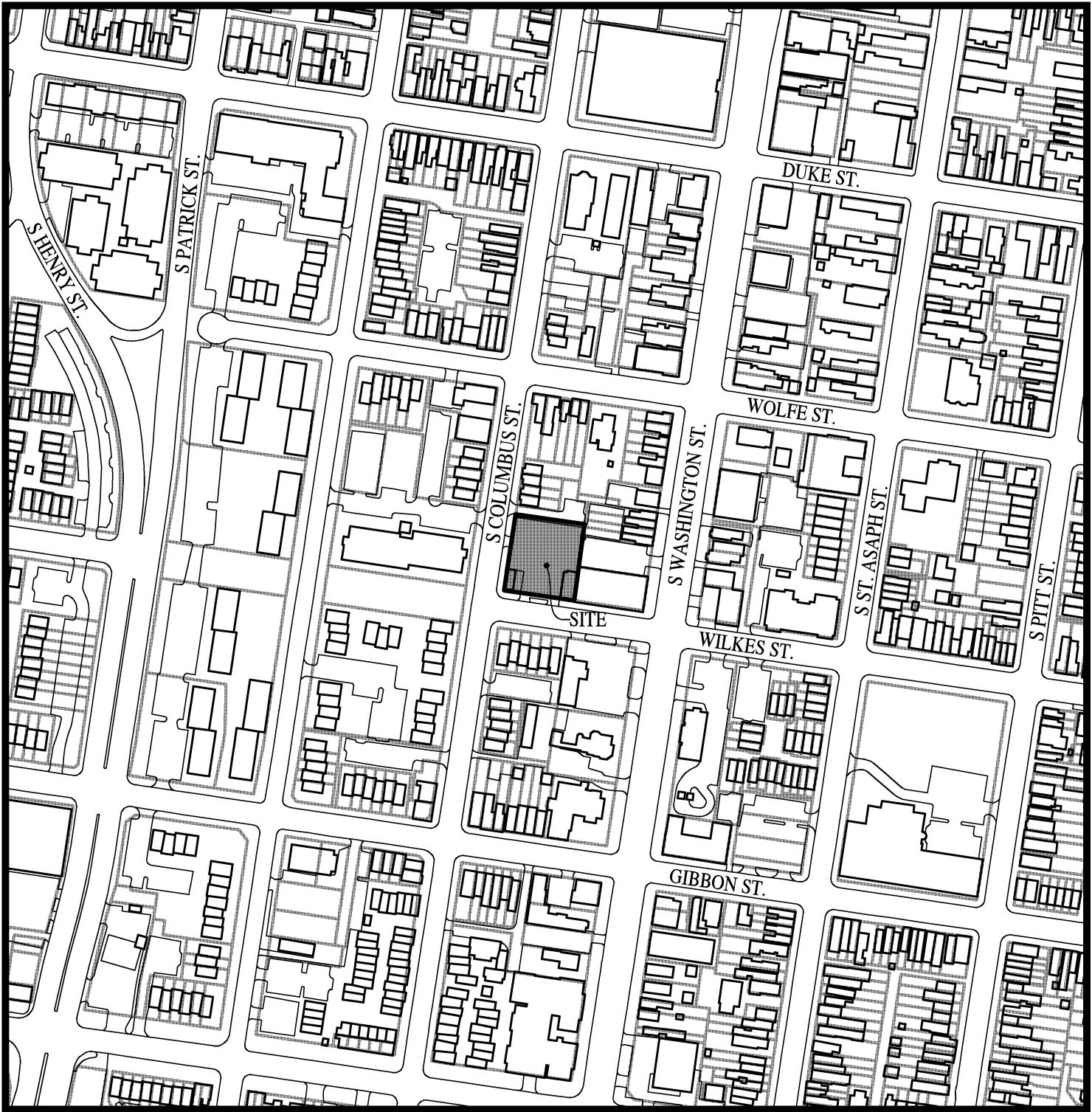
OWNERS:

CROWDER GEORGE EMMETT TR
CROWDER SHIRLEY MOORE TR
1120 GLADSTONE PL
ALEXANDRIA, VA 22308

AUGUST, 2013

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS
- PROPOSED PLAN



PROJECT NARRATIVE:

THE EXISTING SITE HOUSES A PARKING LOT, TOTALS 0.3870 ACRES AND IS ZONED CL. THE APPLICANT PROPOSES TO CONSTRUCT A ROW OF SIX (6) TOWNHOMES. END UNITS AREA PROPOSED TO HAVE 3 BEDROOMS AND TOTAL 2,400 SF WHILE THE INTERIOR UNITS WILL BE 3 BEDROOMS WITH A TOTAL OF 2,160 SF.

MODIFICATIONS REQUESTED WITH THIS SUBMISSION:

- SETBACK REQUIREMENTS

EXISTING SPECIAL USE PERMITS THAT APPLY TO THE SUBJECT SITE:

NONE

ENVIRONMENTAL STATEMENT

NO KNOWN ENVIRONMENTAL ISSUES OR CONTAMINANT'S EXISTING ON THE SUBJECT SITE.

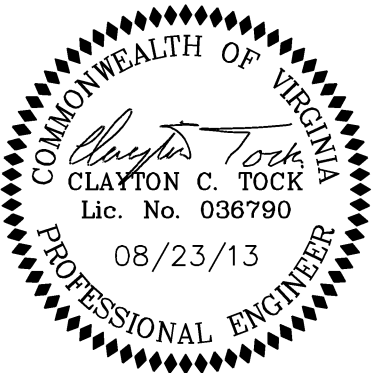
ZONING REQUIREMENTS

- ZONING CL
- EXISTING USE VACANT LAND COMMERC. (941)
- PROPOSED USE RESIDENTIAL (TOWNHOMES)
- TOTAL SITE AREA 16,858 SF (0.3870 AC) (SQ. FT.)
- TOTAL DISTURBED AREA 16,858 SF (0.3870 AC) (SQ. FT.)
- REQUIRED LOT AREA 1,980 (SQ. FT.)
- PROVIDED LOT AREA VARIES (SEE TABS ON THIS SHEET) (SQ. FT.)
- AVERAGE LOT AREA N/A (SQ. FT.)
- MIN. LOT AREA N/A (SQ. FT.)
- ALLOWABLE DENSITY 22 (D.U./AC.)
- PROVIDED DENSITY 15.5 (D.U./AC.)
- GROSS FLOOR AREA SEE CHART THIS SHEET (SQ. FT.)
- MAXIMUM FAR 0.75
- PROPOSED FAR 0.75 (WITH REDUCTIONS)
- MINIMUM FRONT YARD SETBACK 20.00 (FT.) PROVIDED VARIES: SEE PLAN ON SHEET 03
- MINIMUM REAR YARD SETBACK 30.00 (FT.) PROVIDED VARIES: SEE PLAN ON SHEET 03 (FT.)
- MINIMUM SIDE YARD SETBACK 10.00 (FT.) PROVIDED VARIES: SEE PLAN ON SHEET 03 (FT.)
- MAX. BUILDING HEIGHT 35 (FT.)
- PROP. BUILDING HEIGHT 35 (FT.)
- NUMBER OF FLOORS 3 (Commercial/Industrial ONLY)
- NUMBER OF UNITS 6
- THREE BEDROOM 6
- LOT FRONTAGE REQUIRED 18' INTERIOR; 26' EXTERIOR
- LOT FRONTAGE PROVIDED VARIES: SEE PLAN ON SHEET 03
- OPEN SPACE REQUIRED 40 % SEE CHART THIS SHEET
- OPEN SPACE PROVIDED SEE CHART THIS SHEET % SEE CHART THIS SHEET (SQ. FT.)
- GROUND LEVEL OPEN SPACE REQ'D SEE CHART THIS SHEET % SEE CHART THIS SHEET (SQ. FT.)
- GROUND LEVEL OPEN SPACE PROV. SEE CHART THIS SHEET % SEE CHART THIS SHEET (SQ. FT.)
- ROOF-TOP OPEN SPACE REQ'D N/A % N/A (SQ. FT.)
- ROOF-TOP OPEN SPACE PROV. SEE CHART THIS SHEET % SEE CHART THIS SHEET (SQ. FT.)
- REQUIRED PARKING 12 (SQ. FT.)
- PROPOSED PARKING 12
- REQUIRED STANDARD PARKING 12
- PROPOSED STANDARD PARKING 12
- REQUIRED COMPACT PARKING 0
- PROPOSED COMPACT PARKING 0
- REQUIRED HANDICAPPED PARKING 0
- PROPOSED HANDICAPPED PARKING 0
- REQUIRED LOADING SPACES 0
- PROPOSED LOADING SPACES 0
- EXISTING TRIP GENERATION 0
- PROPOSED TRIP GENERATION 56

LOT INFORMATION

LOT	LOT AREA		TH SIZE	FOOTPRINT	LEVELS	TH GSF		FAR*	OPEN SPACE **	
	SF	AC	FT	SF		SF			SF	%
1	3733	0.0857	20'X40'	800	3	2400	0.75	2093	56.07	
2	2468	0.0567	20'X36'	720	3	2160	0.75	938	38.02	
3	2468	0.0567	20'X36'	720	3	2160	0.75	938	38.02	
4	2468	0.0567	20'X36'	720	3	2160	0.75	938	38.02	
5	2468	0.0567	20'X36'	720	3	2160	0.75	938	38.02	
6	3251	0.0746	20'X40'	800	3	2400	0.75	1477	45.42	
TOTAL	16858	0.3870	N/A	N/A	N/A	13440	0.75	7323	43.44	

NOTES:
*WITH REDUCTIONS
**REMAINING OPEN SPACE TO BE PROVIDED BY ROOF TOP TERRACES



urban
Planners-Engineers-Landscape Architects-Land Surveyors

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-lltd.com

SHEET
01
OF
03
SP-12717

PLAN DATE 08-23-13	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. _____

J:\085\711 Wilkes S1\Concept 1\12717-07-EX CONDITIONS.dwg [EXISTING CONDITIONS] August 23, 2013 -- 8:35am blfontbelle



Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL 703.642.2306 FAX 703.378.7888 www.urban-llc.com		PLAN DATE 08-23-13		REVISIONS	
Urban Planners • Engineers • Landscape Architects • Land Surveyors				DESCRIPTION	
COMMONWEALTH OF VIRGINIA CLAYTON C. TOOKER Lic. No. 038790 08/22/13 PROFESSIONAL ENGINEER				DATE	
EXISTING CONDITIONS		SCALE: 1"=10'		DATE: AUGUST, 2013	
WILKES TOWNHOMES DEVELOPMENT STAGE 1 CONCEPT		CITY OF ALEXANDRIA, VIRGINIA		CL-1=2'	
SHEET 02 OF 03		FILE No. SP-12717			

J:\085\711 Wilkes S1\Concept 1\12717-08-Ceometry.dwg [PROPOSED PLAN] August 23, 2013 -- 8:36am blombelle



T.M. #074.04-11-22

GEORGE EMMETT CROWDER &
SHIRLEY MOORE CROWDER, TRUSTEES

16,858 SF
0.3870 ACRES

T.M. #074.04-11-27
DIP PHASE I
HOMEOWNERS ASSOCIATION

T.M. #074.04-11-15
HAWTHORNE 421
PARTNERSHIP LLC

T.M. #074.04-11-16
HENRY BUELL OR
BONNIE JO SMITH

T.M. #074.04-11-17
LOUISE D. OR TODD W.
SIGETY

T.M. #074.04-11-18
HOPKINS INVESTMENT CO INC

T.M. #074.04-11-19
HOPKINS INVESTMENT CO INC

PROPOSED PLAN		WILKES TOWNHOMES DEVELOPMENT STAGE 1 CONCEPT		CITY OF ALEXANDRIA, VIRGINIA		SCALE: 1"=10'		DATE: AUGUST, 2013	
SHEET 03 OF 03		FILE No. SP-12717		CL=0.5'		DATE: AUGUST, 2013		DATE: AUGUST, 2013	
Urban Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL 703.642.2306 FAX 703.378.7888 www.urban-llc.com		urban Planners-Engineers-Landscape Architects-Land Surveyors		COMMONWEALTH OF VIRGINIA CLAYTON C. TOOKER Lic. No. 036790 08/22/13 ENGINEER PROFESSIONAL		REVISIONS		DESCRIPTION	
PLAN DATE 08-23-13		No.		DATE		REVISIONS		DESCRIPTION	