DEVELOPMENT SPECIAL USE PERMIT

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT

AREA TABULATIONS

TOTAL SITE AREA =	±1.42 AC OR ±62,017 SF (PRE R.O.W. DEDICATION) ±1.39 AC OR ±60,346 SF (POST R.O.W. DEDICATION)
EXISTING IMPERVIOUS AREA =	±1.54 AC OR ±67,160 SF
PROPOSED IMPERVIOUS AREA =	±1.41 AC OR ±61,250 SF
TOTAL DISTURBED AREA =	±1.86 AC OR ±80,973 SF
TAX PARCEL IDENTIFICATION =	065.03-03-01 & 065.03-03-02 (ZONE: CD)
ADDRESS:	333 NORTH FAIRFAX STREET, ALEXANDRIA, VA 22314 300 NORTH LEE STREET, ALEXANDRIA, VA 22314

PARKING TABULATION

PARKING REQUIRED
RATE: TOWNHOUSE WITHIN ENHANCED TRANSIT AREA = NO MINIMUM REQUIREMENT

PARKING PROVIDED
32 UNITS * 2 GARAGE SPACES EACH = 64 SPACES

TOTAL PARKING PROVIDED = ±64 SPACES

LOADING REQUIRED
N/A

BICYCLE PARKING REQUIRED
LONG TERM RATE: 32 UNITS @ 3 SPACES/10 UNITS = 10 SPACES
SHORT TERM RATE: 32 UNITS @ 1 SPACE/50 UNITS = 1 SPACE

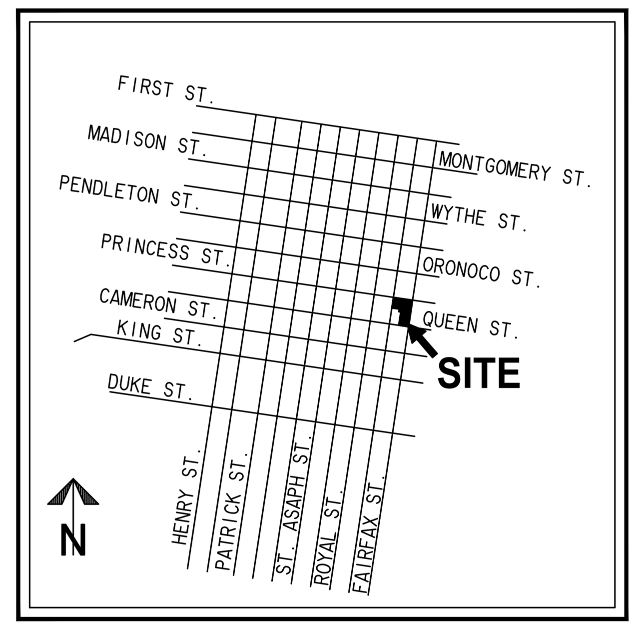
BICYCLE PARKING PROVIDED
LONG TERM: ±32 SPACES (LOCATED WITHIN GARAGE OF EACH UNIT)
SHORT TERM: ±8 SPACES (LOCATED WITHIN ADJACENT R.O.W.)

COMPLETE STREETS TABLE

QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

COMPLETE STREETS POLICY TABLE	NEW	UPGRADED
CROSSWALKS (NUMBER)	–	–
STANDARD	–	–
HIGH VISIBILITY	–	–
CURB RAMPS	–	3
SIDEWALKS (LF)	685	875
BICYCLE PARKING (# OF SPACES)	40	–
PUBLIC/VISITOR	8	–
PRIVATE/GARAGE	32	–
BICYCLE PATHS (LF)	–	–
PEDESTRIAN SIGNALS	–	–

VICINITY MAP



SCALE: 1"=2000'

BUILDING CODE ANALYSIS

(PRELIMINARY, PROVIDED BY PROJECT ARCHITECT)

OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB
AUTOMATIC SPRINKLER SYSTEM: NFPA 13-R (SEPARATE PERMIT REQUIRED)

MAXIMUM BUILDING HEIGHT: 50'-0"
MEASUREMENTS: GRADE AT FRONT ENTRANCE TO TOP OF ROOF

	ALLOWED	PROPOSED
NUMBER OF STORIES:	4	4

STRUCTURAL ELEMENT	REQUIRED RATING PER TYPE VB	PROPOSED RATING
EXTERIOR WALLS	0	0
EXTERIOR BEARING WALLS	0	0
FIRE WALLS AND PARTY WALLS	2	2
INTERIOR WALLS	0	0
INTERIOR NON-BEARING WALLS	0	0
FLOOR / CEILING ASSEMBLIES	0	0

FDC: REQUIRED
NOTE: SEE SHEET A6.0 FOR FLOOR AREA BREAKDOWN.

ZONING TABULATIONS

ZONING :	EXISTING ZONE: CD	PROPOSED ZONE: CD (CLUSTER)
MASTER PLAN :	OLD TOWN SMALL AREA PLAN	
SITE AREA (SQ. FT) (ACRES):	1.42 AC OR 62,017 SF (PRE-DEDICATION)	
USE:	EXISTING: OFFICE BUILDING AND PARKING PROPOSED: RESIDENTIAL TOWNHOUSE	

	ZONING ORDINANCE	PROVIDED
ZONE	CD	CD (CLUSTER)
FAR	BASE: 1.5; UP TO 1.95 WITH DENSITY BONUS (SEE BELOW)	±1.72 (±106,519 SF/±62,017 SF) (1.75 MAX)
7-700 ADU DENSITY BONUS	0.45 (30% OF 1.5)	±0.22 (0.25 MAX)
GROSS FLOOR AREA	N/A	±115,719 SF
FLOOR AREA	±120,933 SF MAX.	±106,519 SF
TOTAL UNITS	N/A	32 UNITS
26' TH	N/A	12 UNITS
24' TH	N/A	12 UNITS
22' TH	N/A	8 UNITS
DENSITY	N/A	±22.5 DU/AC
LOT AREA (SF)	1,012 SF MIN.*	VARIES BY LOT (SEE TABLE BELOW)
BUILDING HEIGHT	45 FT MAX.	45 FT MAX.
AVERAGE FINISH GRADE	N/A	VARIES (SEE SHEET P-0502)
LOT WIDTH/FRONTAGE	18 FT MIN. (INTERIOR LOTS)*	VARIES; ±22 FT MIN.; ±26 FT AVG. (SOME W/O PUBLIC STREET FRONTAGE)
SETBACKS		
FRONT YARD	5 FT MAX.*	VARIES; ±2.33 FT TO ±6.50 FT
SIDE YARD	5 FT MIN.*	VARIES; ±3 FT TO ±5.18 FT
REAR YARD	1:2 SETBACK, 16 FT MIN.*	±5 FT
OPEN SPACE	35% MIN.	±35%
CROWN COVER	15,504 SF (25%)	±15,750 SF (±25%)
PARKING TAB (# SPACES)	0 SPACES	±64 SPACES

*REQUIREMENT NOT APPLICABLE WITH SUP FOR CLUSTER DEVELOPMENT.

PRELIMINARY LOT AREA TABLE

LOT #	LOT AREA
701	±1,465 SF
702	±1,056 SF
703	±1,050 SF
704	±1,234 SF
705	±1,426 SF
706	±1,502 SF
707	±1,089 SF
708	±1,089 SF
709	±1,287 SF
710	±1,498 SF
711	±1,502 SF
712	±1,089 SF
713	±1,089 SF
714	±1,287 SF
715	±1,499 SF
716	±1,431 SF
717	±1,044 SF
718	±1,050 SF
719	±1,248 SF
720	±1,463 SF

LOT #	LOT AREA
721	±1,516 SF
722	±1,284 SF
723	±1,284 SF
724	±1,566 SF
725	±1,516 SF
726	±1,284 SF
727	±1,284 SF
728	±1,519 SF
729	±1,445 SF
730	±1,224 SF
731	±1,224 SF
732	±1,407 SF
700	±18,395 SF

ARCHAEOLOGY NOTES

1. 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 CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
2. 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.
3. 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.

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING OFFICE BUILDINGS AND ADJOINING PARKING GARAGE TO DEVELOP THE SITE UNDER EXISTING ZONING WITH AN ESTIMATED 32 TOWNHOUSES. THE APPLICANT IS PROPOSING TO REDEVELOP THE SITE UNDER EXISTING ZONING WITH A CLUSTER SPECIAL USE PERMIT AND AFFORDABLE HOUSING DENSITY BONUS. THE CLUSTER SUP IS APPROPRIATE FOR THIS SITE AS IT: 1) REDUCES THE OVERALL CURB CUTS WITHIN THE BLOCK; 2) RESULTS IN SITE PLAN LAYOUT THAT IS APPROPRIATE FOR THE NEIGHBORHOOD WITH SIGNIFICANT BLOCK POROSITY, INCLUDING A PUBLICLY ACCESSIBLE PATHWAY THROUGH THE SITE; AND 3) DOES NOT RESULT IN ANY ADDITIONAL FLOOR AREA OR UNIT COUNT THAN THAT WHICH IS PERMITTED UNDER THE EXISTING ZONING WITHOUT THE CLUSTER SUP. IN ACCORDANCE WITH THE ZONING, THE PROJECT WILL PROVIDE 35% OPEN SPACE AND MEET THE CITY'S PARKING REQUIREMENT OF 2 PARKING SPACES PER TOWNHOUSE. THE PROPOSED HEIGHT OF THE TOWNHOUSES IS 45 FEET WITH A SETBACK THAT DECREASES THE PERCEIVED HEIGHT OF THE HOMES, IN ADDITION TO ALLOWING RESIDENT ROOF TOP ACCESS. THE DEVELOPMENT WILL COMPLY WITH THE AFFORDABLE HOUSING DENSITY BONUS PROVISIONS BY PROVIDING FOR SALE AFFORDABLE UNITS, REFER TO AFFORDABLE HOUSING PLAN INCLUDED WITH THIS SUBMISSION.

REQUESTED LAND USE APPROVALS

1. A DEVELOPMENT SPECIAL USE PERMIT (DSUP) WITH PRELIMINARY SITE PLAN FOR 32 CLUSTER TOWNHOMES IN THE CD ZONE.
2. A SPECIAL USE PERMIT FOR A CLUSTER DEVELOPMENT PER Z.O. SECTION 11-600.
3. A SPECIAL USE PERMIT FOR BONUS DENSITY FOR THE PROVISION OF AFFORDABLE HOUSING (PER Z.O. SECTION 7-700).
4. A SPECIAL USE PERMIT FOR LOTS WITHOUT PUBLIC STREET FRONTAGE.
5. YARD, LOT AREA, AND LOT WIDTH MODIFICATIONS FROM THE CD ZONE STANDARDS PER THE CLUSTER SUP.
6. A PROPOSED SUBDIVISION.

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. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.
2. THERE ARE NO KNOWN AREAS OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY MARINE CLAYS MAP.
3. THIS SITE IS NOT WITHIN A COMBINED SEWER AREA.
4. ACCORDING TO A PHASE I ENVIRONMENTAL SITE ASSESSMENT DATED 10/22/2024 AND A SUBSEQUENT SUBSURFACE SAMPLING INVESTIGATION REPORT DATED 11/25/25 BOTH PREPARED BY ECS MID-ATLANTIC LLC, THERE ARE KNOWN SOIL AND GROUNDWATER CONTAMINANTS ON THIS SITE. THE APPLICANT WILL COMPLY WITH ALL CITY, STATE, AND FEDERAL GUIDELINES THAT ARE APPLICABLE FOR THE DEVELOPMENT.

GREEN BUILDING NARRATIVE

THIS APPLICATION WILL COMPLY WITH THE CITY OF ALEXANDRIA'S 2019 GREEN BUILDING POLICY.
REFER TO GREEN BUILDING NARRATIVE PROVIDED SEPARATELY.

DEVELOPMENT TEAM INFORMATION

1. OWNER:
DOMAR LTD PARTNERSHIP
PO BOX 430
ALEXANDRIA, VA 22313-0430

2. DEVELOPER
333 N FAIRFAX ASSOCIATES LLC
4800 HAMPDEN LANE, SUITE 300
BETHESDA, MD 20814
ATTN: MIKA GELFOND-GROSS

3. CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046
ATTN: AARON VINSON

4. LANDSCAPE ARCHITECT:
LAND DESIGN
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
ATTN: KHRISTINE GIANGRANDI

5. LAND USE ATTORNEY:
WIRE GILL, LLP
700 NORTH FAIRFAX STREET, SUITE 600
ALEXANDRIA, VA 22314
ATTN: KEN WIRE

6. TRANSPORTATION ENGINEER:
GOROVE SLADE
225 REINEKERS LANE, SUITE 750
ALEXANDRIA, VA 22314
ATTN: FELICE BRYCHTA

TRIP GENERATION ANALYSIS

(PRELIMINARY, PROVIDED BY GOROVE SLADE)

July 14, 2025

Trip Generation Summary by Land Use

Land Use	ITE Land Use Code	Quantity	AM Peak Hour			PM Peak Hour			ADT
			In	*Out*	*Total*	*In*	*Out*	*Total*	
Existing									
Office	710	92,875 sf	152 veh/hr	21 veh/hr	173 veh/hr	30 veh/hr	146 veh/hr	176 veh/hr	1190 veh
Proposed									
Townhomes	215	32 du	3 veh/hr	8 veh/hr	11 veh/hr	9 veh/hr	6 veh/hr	15 veh/hr	193 veh
Net New Trips (Proposed minus Existing)			**-149 veh/hr**	**-13 veh/hr**	**-162 veh/hr**	**-21 veh/hr**	**-140 veh/hr**	**-161 veh/hr**	**-997 veh**

SHEET INDEX

WALTER L. PHILLIPS
INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: AS NOTED
DATE: 1/16/2026
DRAWN: MM
CHECKED: DPAV

1/16/2026

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

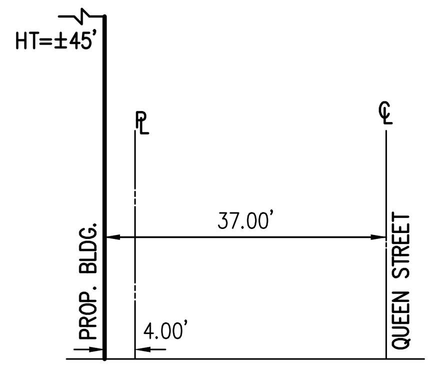
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____

DIRECTOR DATE

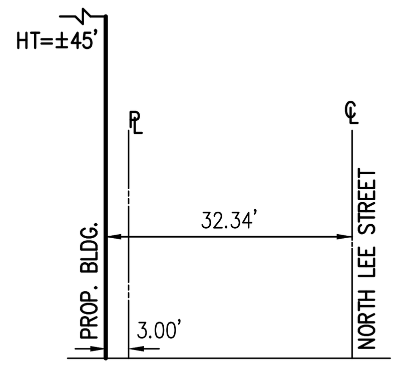
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



SECTION A-A
NOT TO SCALE



SECTION B-B
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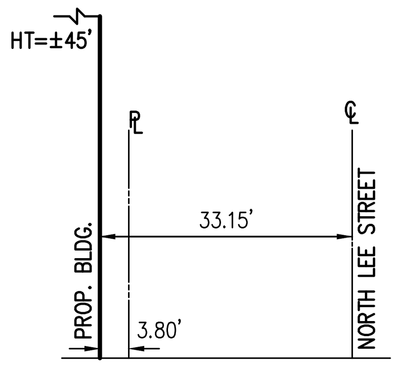

SECTION C-C
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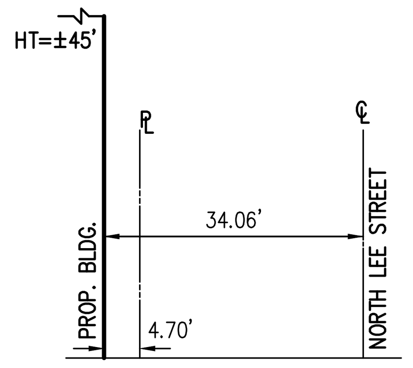

SECTION D-D
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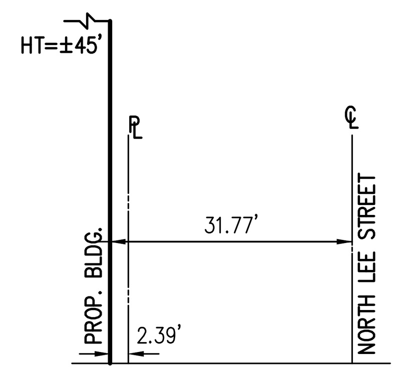

SECTION E-E
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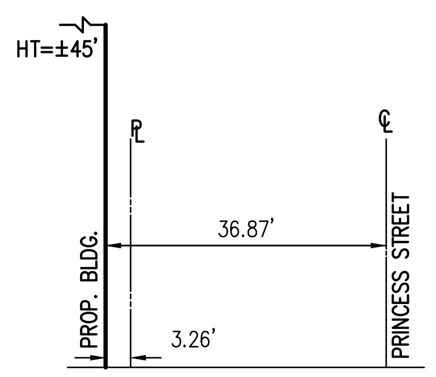

SECTION F-F
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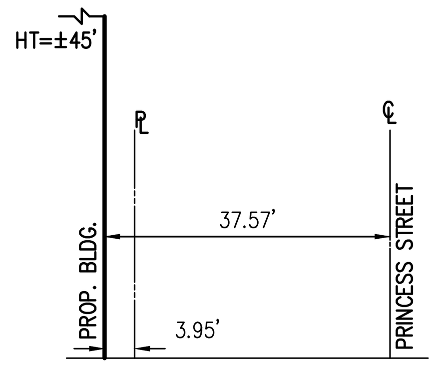

SECTION G-G
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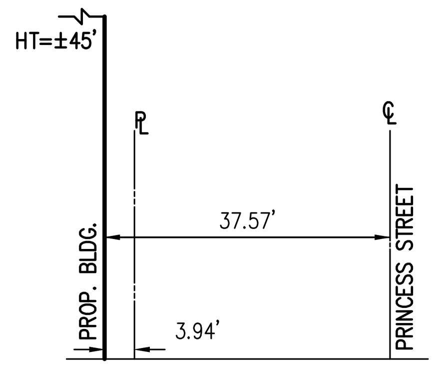

SECTION H-H
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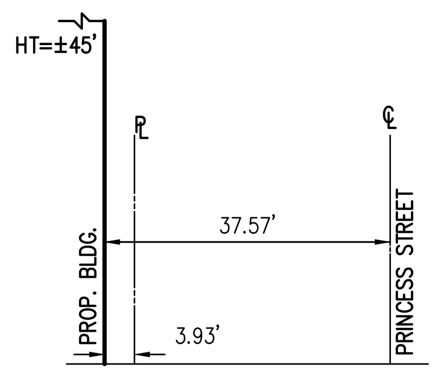

SECTION I-I
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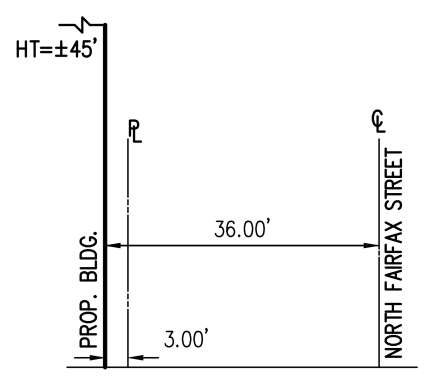
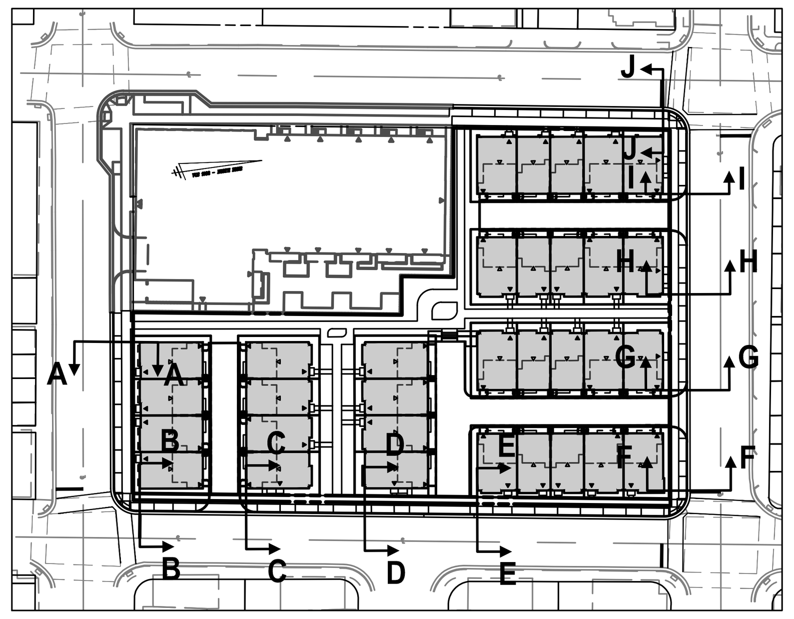


SECTION J-J
NOT TO SCALE

KEY MAP

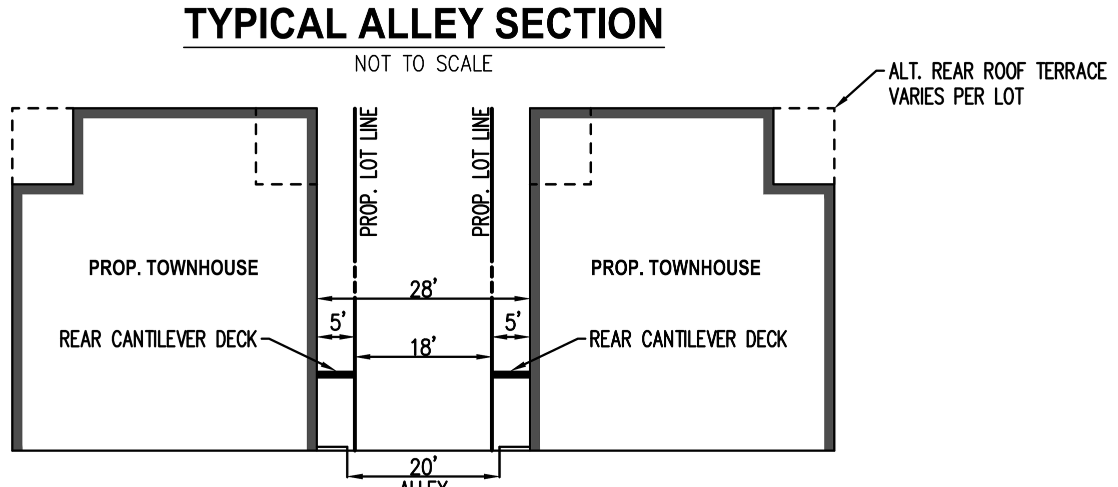


NOTE:
SECTIONS PROVIDED TO SHOW COMPLIANCE WITH SECTION 6-403 OF THE ZONING ORDINANCE

SCALE: 1"=100'

TYPICAL ALLEY SECTION

NOT TO SCALE



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 DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

CEMETERY AND/OR BURIAL GROUNDS

TO THE BEST OF OUR KNOWLEDGE THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

UTILITY CONTACTS

ELECTRIC:
VIRGINIA DOMINION POWER
907 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(703) 838-2437

TELEPHONE:
VERIZON
2980 FAIRVIEW PARK N., 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5068

NATURAL GAS:
WASHINGTON GAS
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-5953

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

WATER:
VIRGINIA AMERICAN WATER COMPANY
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3889

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

SEE P-0700 SERIES SHEETS FOR SWM/BMP DETAILS AND INFORMATION.

COMBINED SEWER NARRATIVE

THIS SITE IS NOT SERVED BY A COMBINED SEWER. CONNECTIONS TO SEPARATE STORM AND SANITARY SEWERS ARE AVAILABLE WITHIN THE SITE VICINITY.

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY SERVED BY A SEPARATE SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN N. LEE STREET AND PRINCESS STREET.

EXISTING FLOWS FROM SITE:

EXISTING OFFICE BUILDINGS: 200 GPD/1000 SQFT * 62,020 SQFT = 12,404 GPD

12,404 GPD X 4 (PEAK FACTOR) = 49,616 GPD

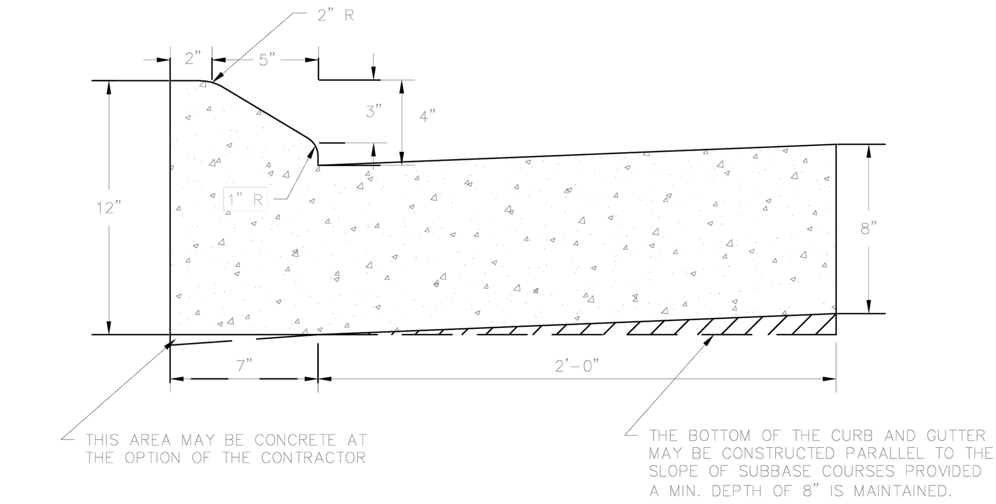
IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

TOWNHOUSE: 350 GPD x 32 UNITS = 11,200 GPD

11,200 GPD x 4 (PEAK FACTOR) = 44,800 GPD

NET DECREASE= 4,816 GPD (PEAKED)

SINCE THE SITE DOES NOT PROPOSE AN INCREASE OF 10,000 GPD (PEAKED) AND PROPOSES A DECREASE OF APPROXIMATELY 4,816 GPD (PEAKED) FROM THE EXISTING CONDITION, AN ANALYSIS OF THE DOWNSTREAM SANITARY SEWER SYSTEM IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14 IS NOT REQUIRED.



NOTE:
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A4 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. MATERIAL, FINISH AND TOLERANCE WILL BE IN ACCORDANCE WITH SECTION 404 – HYDRAULIC CEMENT CONCRETE OPERATIONS OF THE LATEST VDOT ROAD & BRIDGE SPECIFICATIONS.
4. ALL CURB AND GUTTER SHALL HAVE MIN. 6" THICK 21 A AGGREGATE BASE AND MUST BE COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY OR 90% OF THE MAXIMUM MODIFIED PROCTOR DENSITY.

MOUNTABLE CURB & GUTTER	06/03/2022	
	REVISION	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES ALEXANDRIA, VIRGINIA	CSCG-3	
	PAGE 45	

GEOTECHNICAL REPORT NOTE

A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROPERTY AND PROVIDED UNDER SEPARATE COVER.

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.

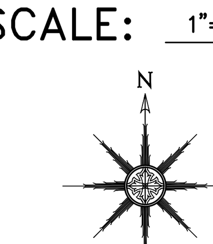
FEDERAL UNDERTAKING NOTE

THIS PROJECT IS NOT A FEDERAL UNDERTAKING.

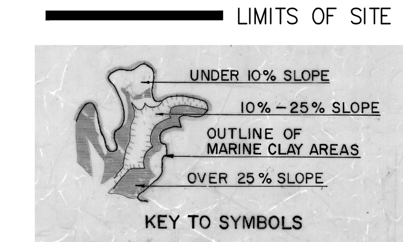
MARINE CLAY SOILS MAP

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

SCALE: 1"=500'



LIMITS OF SITE



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
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
TRLP	LIGHT POLE WITH SIGNALS	TRLP
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	COMBINED SEWER	
	FLOW DIRECTION	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
T	COMMUNICATION	T
G	GAS MAIN	G
E	UNDERGROUND ELECTRIC	E
	TRANSFORMER	
	HANDICAP RAMP	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	TEST PIT	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
40 / 44	CONTOURS	40 / 44
+44 50	SPOT ELEVATION	+44 50
	DRAINAGE FLOW DIRECTION	
	BUILDING	

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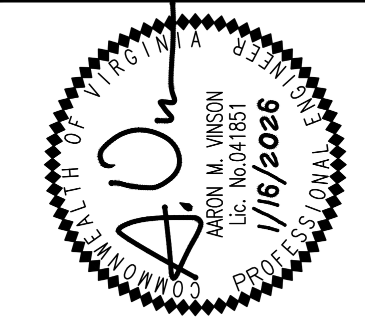
DRAWN: MM
CHECKED: DP/AV
SCALE: 1" = 120'
DATE: 1/16/2026



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

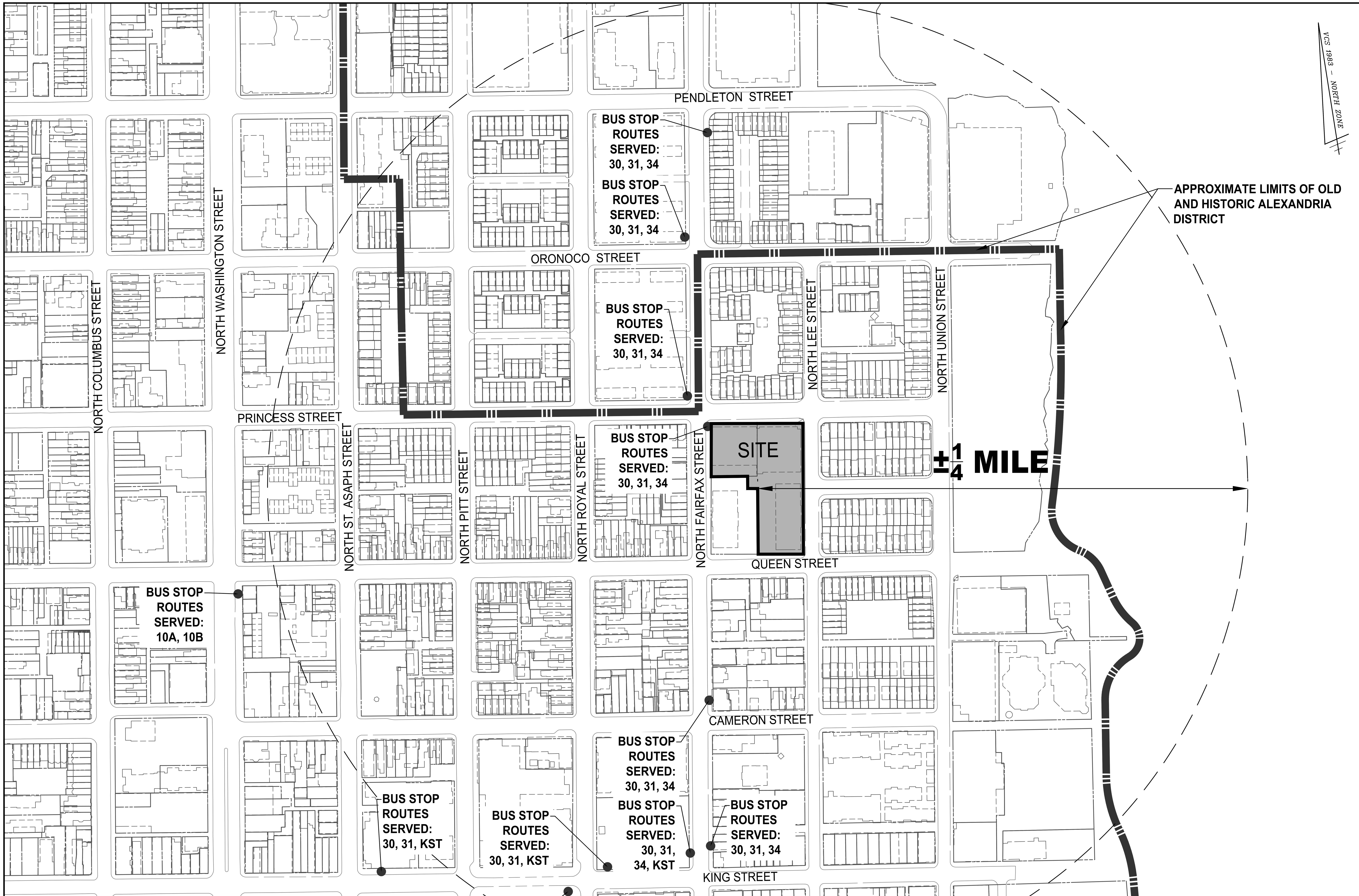
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



NOTES

1. EXISTING SITE FEATURES REPRESENTS ALEXANDRIA GIS INFORMATION AND RECORD DATA.
2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.

120 0 60 120 240 480
(IN FEET)
1 INCH = 120'

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 120' DATE: 1/16/2026 DRAWN: MM CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/16/2026
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SITE CONTEXT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

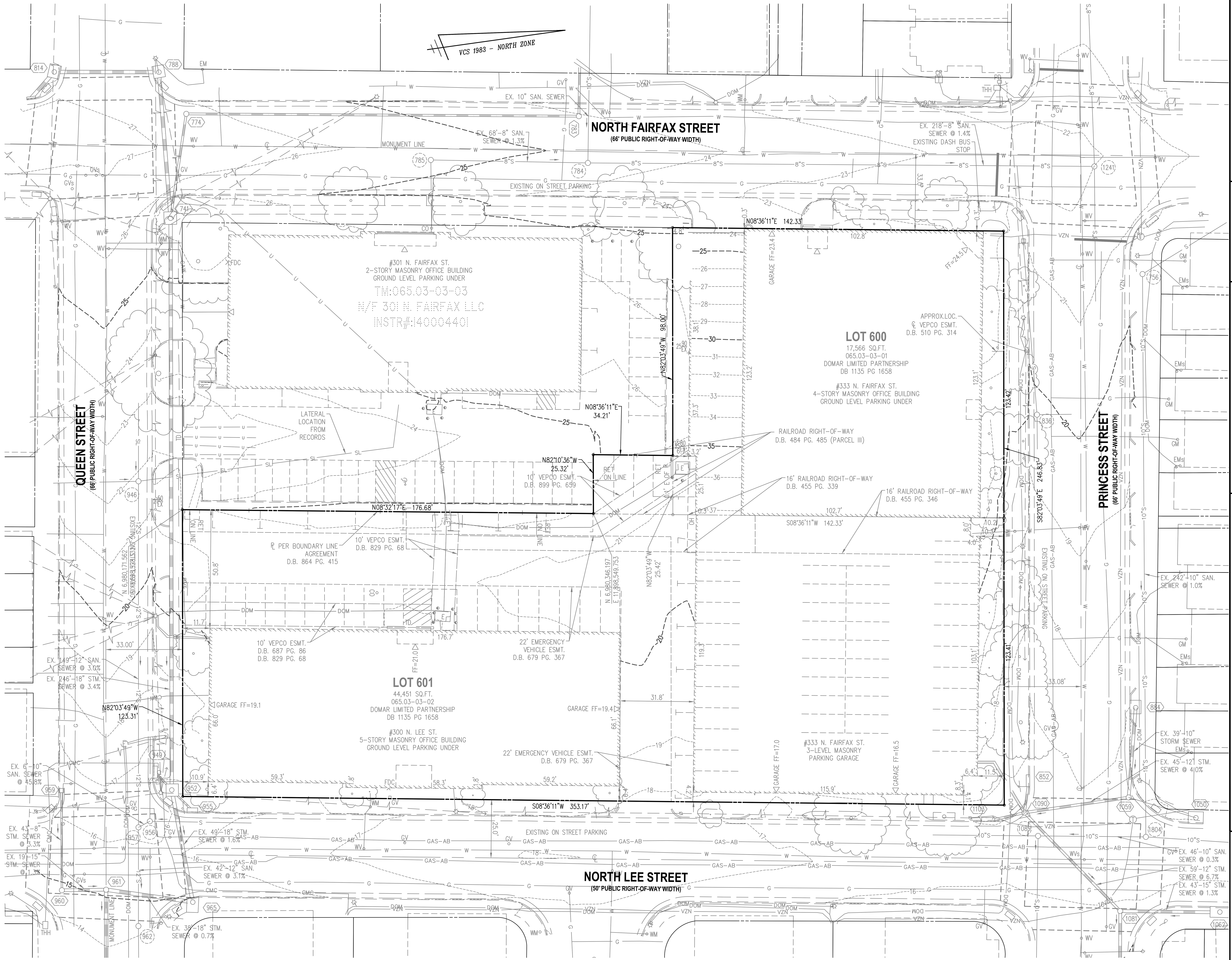
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



LEGEND

AV	AIR VENT
BSW	BRICK SIDEWALK
CO	CLEANOUT
CONC	CONCRETE
CR	CABLE RISER
CSW	CONCRETE SIDEWALK
DB	DEED BOOK
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FC	HEADER CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FIRST/FINISH FLOOR ELEVATION
GM	GAS METER
GV	GAS VALVE
INV	INVERT
IPF	IRON PIN FOUND (PROPERTY CORNER)
IPS	IRON PIN SET (PROPERTY CORNER)
MB	MAILBOX (PUBLIC)
NS	NAIL SET (PROPERTY CORNER)
OH	OVERHANG/CANOPY
PD	TELECOMMUNICATIONS PEDESTAL
PG	PAGE
(R)	RECORD
RCP	REINFORCED CONCRETE PIPE
RE	RECESSED ENTRANCE
RET	RETAINING WALL
(S)	SURVEYED
SD, 123	STORM SEWER STRUCTURE
SMH, 123	SANITARY SEWER STRUCTURE
SN	SIGN
SQ.FT	SQUARE FEET
TD	TRACK DRAIN
THH	TELECOMMUNICATIONS HAND HOLE
WM	WATER METER
WV	WATER VALVE
	FIRE HYDRANT
	DOORWAY/ENTRANCE
	UTILITY POLE
	LIGHT POLE
	GUY WIRE
	OVERHEAD WIRES
S	UNDERGROUND SANITARY LINE
SL	UNDERGROUND SANITARY LATERAL LINE
G	UNDERGROUND GAS LINE
GAS-AB	UNDERGROUND ABANDONED GAS LINE
	UNDERGROUND STORM SEWER LINE
DOM	DOMINION POWER
CAW	CITY OF ALEXANDRIA WATER
VZN	VERIZON COMMUNICATIONS
WGL	WASHINGTON GAS
CMC	COMCASCT COMMUNICATIONS
PVT	PRIVATE POWER LINE
UNO	UNKNOWN COMMUNICATION
CTV	CABLE TV
	TREE
	LIMITS OF TREE CANOPY/VEGETATION
	CURB AND GUTTER
	BOLLARD
E	ELECTRIC TRANSFORMER
123+4	SPOT ELEVATION
	SIGN
E	ELECTRIC MANHOLE
T	TELECOMMUNICATIONS MANHOLE
	RESERVED FOR DISABLED

NOTES

1. THE SITE AREA IS LOCATED IN THE ALEXANDRIA OLD & HISTORIC DISTRICT.

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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.

STORM SEWER AS-BUILT

SD 783	
MANHOLE TOP =	24.13
10"RCP IN (WEST)=	21.71
10"RCP OUT (SD 774)=	21.71
SD 774	
MANHOLE TOP =	26.36
10"RCP IN (SD 783)=	20.94
10"RCP OUT (SD 741)=	20.91
SD 814	
CURB INLET TOP =	27.03
18'RCP IN (S.EAST)=	24.53
18"RCP OUT (SD 788)=	24.53
SD 788	
CURB INLET TOP =	26.79
18"RCP IN (SD 814)=	23.67
18"RCP OUT (SD 741)=	21.59
SD 741	
MANHOLE TOP =	26.13
10"RCP IN (SD 774)=	20.88
18"RCP IN (SD 788)=	20.78
18"RCP OUT (SD 952)=	20.55
SD 949	
CURB INLET TOP =	17.13
INACCESSIBLE NO MANHOLE	
SD 955	
CURB INLET TOP =	16.00
INACCESSIBLE NO MANHOLE	
SD 952	
MANHOLE TOP =	16.69
INV IN (SD 949)=	14.99
INV IN (SD 955)=	14.21
18"RCP IN (SD 741)=	12.09
18"RCP OUT (SD 965)=	11.86

PIPE SIZES ARE PER RECORD INFORMATION

SD 965	
CURB INLET TOP =	15.58
18"RCP IN (SD 952)=	11.06
18"RCP OUT (SD 961)=	10.98
SD 959	
GRATE INLET TOP =	16.30
8"RCP OUT (SD 960)=	14.57
SD 960	
MANHOLE TOP =	14.91
INV IN (WEST)=	9.76
8"RCP IN (SD 959)=	13.14
15"RCP OUT (SD 961)=	9.16
SD 961	
MANHOLE TOP =	15.17
15"RCP IN (SD 960)=	8.92
18"RCP IN (SD 965)=	10.72
18"RCP OUT (SD 973)=	7.05
SD 973	
MANHOLE TOP =	6.61
INV IN (N,WEST)=	0.39
12"RCP IN (S.WEST)=	0.03
18"RCP IN (SD 961)=	0.18
18"RCP OUT (SD 969)=	-0.08
SD 971	
GRATE INLET TOP =	5.87
INV OUT (NORTH)=	4.07
SD 969	
MANHOLE TOP =	5.66
18"RCP IN (SD 973)=	
18"RCP OUT (EAST)=	
INACCESSIBLE MANHOLE FULL	
OF TRASH AND WATER	

PIPE SIZES ARE PER RECORD INFORMATION

SD 1059	
MAHOLE TOP =	16.70
10"CMP IN (SD 884)=	14.95
10"CMP IN (SD 1050)=	14.95
12"RCP OUT (SD 1090)=	14.60
SD 1090	
MAHOLE TOP =	16.15
12"RCP IN (SD 1059)=	12.80
12"RCP IN (SD 1059)=	12.84
10"RCP IN (SOUTH)=	14.11
10"PVC IN (SD 852)=	14.15
12"RCP OUT (SD 1081)=	12.65
SD 1062	
CURB INLET TOP =	15.77
15"CMP IN	12.87
15"RCP OUT (SD 1081)=	9.87
SD 1081	
MANHOLE TOP =	15.83
12"RCP IN (SD 1090)=	8.70
15"RCP IN (SD 1062)=	9.33
15"RCP OUT (SD 1896)=	6.48
SD 1896	
MANHOLE TOP =	10.11
15"RCP IN (SD 1081)=	
15"RCP OUT (SD 1897)=	
INACCESSABLE - CAN NOT OPEN	
SD 1897	
MANHOLE TOP =	9.22
15"RCP IN (SD 1897)=	3.32
15"RCP IN (N. EAST)=	3.67
15"RCP OUT (SD 1915)=	3.32
SD 1915	
MANHOLE TOP =	8.83
15"RCP IN (SD 1907)=	3.11
15"X29"RCP IN (SD 1897)=	2.93
18"RCP OUT (SD 1920)=	2.65
SD 1920	
MANHOLE TOP =	8.64
18"RCP IN (SD 1915)=	
INACCESSABLE - FULL OF DEBRIS	

PIPE SIZES ARE PER RECORD INFORMATION

SANITARY SEWER AS-BUILT

SMH 785	
MANHOLE TOP =	25.65
LAT IN IN (EAST)=	21.09
8"INV OUT (SMH 784)=	20.17
SMH 784	
MANHOLE TOP =	24.75
8"INV IN (SMH 785)=	19.29
10"INV IN (WEST)=	19.50
8"INV OUT (SMH 1241)=	19.15
SMH 1241	
MANHOLE TOP =	22.18
8"INV IN (SMH 784)=	16.00
8"INV IN (EAST)=	15.58
8"INV OUT (SMH 1886)=	15.58
SMH 1886	
MANHOLE TOP =	13.32
8"INV IN (SMH 1241	7.40
10"INV IN (SOUTH)=	5.74
12"INV OUT (SMH 1890)=	5.64
SMH 1890	
MANHOLE TOP =	13.04
8"INV IN (SMH 1886)=	4.92
12"INV OUT (SMH 1893)=	4.79
SMH 756	
MANHOLE TOP =	20.95
LAT INV IN (NORTH)=	16.20
10"INV OUT (SMH 1804)=	15.65
SMH 1804	
MANHOLE TOP =	16.71
10"INV IN (SMH 756)=	13.29
10"INV IN (NORTH)=	9.51
10"INV OUT (SMH 1089)=	9.47
SMH 1089	
MANHOLE TOP =	16.58
INV IN (WEST)=	9.16
10"INV IN (SOUTH)=	9.32
10"INV IN (SMH 1804)=	9.32
10"INV OUT (SMH 1917)=	9.07

PIPE SIZES ARE PER RECORD INFORMATION

SMH 946	
MANHOLE TOP =	21.81
LAT INV IN (NORTH)=	15.81
LAT INV IN (WEST)=	15.26
LAT INV IN (SOUTH)=	15.80
12"INV OUT (SMH 957)=	15.09
SMH 956	
MANHOLE TOP =	16.11
INV IN (NORTH)=	14.16
INV IN (WEST)=	14.16
10"INV OUT (SMH 957)=	14.12
SMH 957	
MANHOLE TOP =	16.27
10"INV IN (SMH 956)=	11.58
10"INV IN (NORTH)=	11.28
12"INV IN (SMH 946)=	10.57
12"INV OUT (SMH 962)=	10.27
SMH 962	
MANHOLE TOP =	14.27
12"INV IN (SMH 957)=	8.97
12"INV OUT (EAST)=	8.75
SMH 966	
MANHOLE TOP =	6.71
INV IN (S.WEST)=	1.41
12"INV OUT (SMH 967)=	1.48
SMH 967	
MANHOLE TOP =	6.51
12"INV IN (SMH 966)=	1.07
12"INV OUT (SMH 968)=	-0.29
SMH 968	
MANHOLE TOP =	6.41
12"INV IN (SMH 967)=	-2.14
36"INV IN (SMH 1918)=	-4.29
36"INV OUT (SOUTH)=	-4.51

PIPE SIZES ARE PER RECORD INFORMATION

NOTES:

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBERS 065.03-03-01 AND 065.03-03-02, BOTH ZONED CD PER CITY OF ALEXANDRIA ZONING MAP.
2. THE PROPERTIES ARE NOW IN THE NAME OF DOMAR LIMITED PARTNERSHIP, AS RECORDED IN DEED BOOK 1135 AT PAGE 1658 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. THE DEPICTION OF OVERHEAD WIRES SHOWN HEREON REPRESENT THE PRESENCE OF OVERHEAD UTILITIES BUT DOES NOT REFLECT ACTUAL WIRE LOCATIONS OR SERVICES THAT MAY EXIST BETWEEN INDIVIDUAL POLES OR STRUCTURES.
5. TOTAL AREA OF THE PROPERTY IS 62,017 SQUARE FEET OR 1.4237 ACRES.
6. THIS PLAN IS BASED ON A FIELD SURVEY BY THIS FIRM DATED OCTOBER 11, 2024.
7. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190041F, 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 COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER U2400146VAF-VU, COMMITMENT DATE NOVEMBER 29, 2024, REVISED DATE DECEMBER 11, 2024.
9. THE PROPERTIES ARE SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DEED BOOK 455 AT PAGE 339 AND DEED BOOK 455 AT PAGE 346. THESE WILL BE RELEASED BY THE PROPERTY OWNER IN THE FUTURE.
10. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH: 2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY AND THE BENCHMARK(S) SHOWN TO THE TOPCON GNSS RTK REFERENCE NETWORK. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995775. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
11. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 11, 2024; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

WALTER L. PHILLIPS
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SCALE: NONE DATE: 1/16/2026 DRAWN: MM CHECKED: DP/AV

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS NOTES & DETAILS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____________

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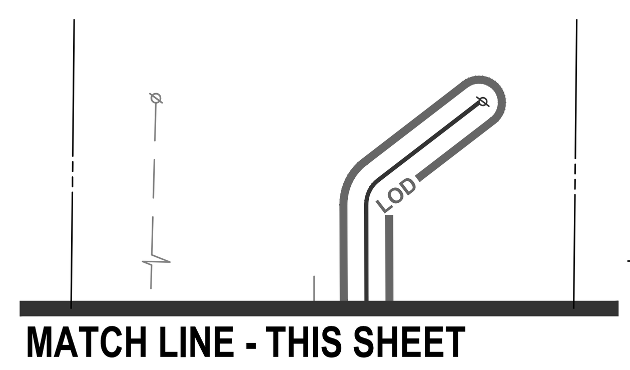

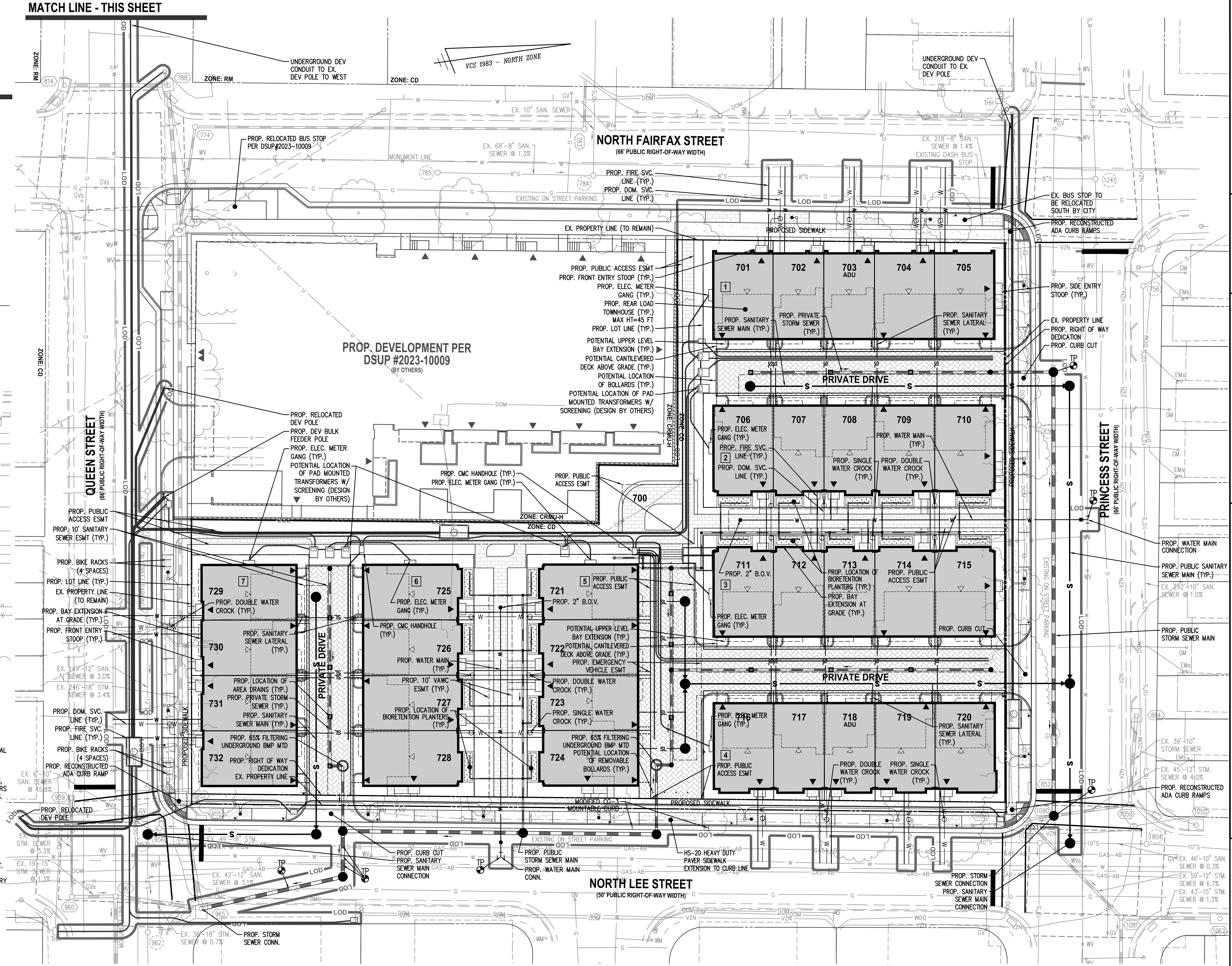

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6R / CG-6
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X	FENCE	X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
LOD	LIMITS OF DISTURBANCE	
#	BUILDING NUMBER	

NOTES

1. INFORMATION & DETAILS SHOWN ON THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.
2. STORMWATER MANAGEMENT & BMP REQUIREMENTS WILL LIKELY BE MET THROUGH A COMBINATION OF PRACTICES, WITH THE POTENTIAL TO INCLUDE BIORETENTION PLANTERS AND BELOW GRADE MANUFACTURED TREATMENT DEVICES.
3. SEE THIS SHEET AND P-0404 FOR LOCATIONS OF PROPOSED PUBLIC ACCESS EASEMENTS. THE APPLICANT WILL CONTINUE TO COORDINATE THE LIMITS OF THE PUBLIC ACCESS EASEMENT WITHIN THE SITE WITH CITY STAFF AS PART OF THE DEVELOPMENT APPROVAL CONDITIONS.
4. SEE SHEET P-0404 FOR PRELIMINARY SUBDIVISION PLAT.
5. CENTRAL OPEN SPACE & AMENITY DESIGN IS PRELIMINARY AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL SITE PLAN.

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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No. 041851
1/16/2026
PROFESSIONAL ENGINEER

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300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LAYOUT PLAN

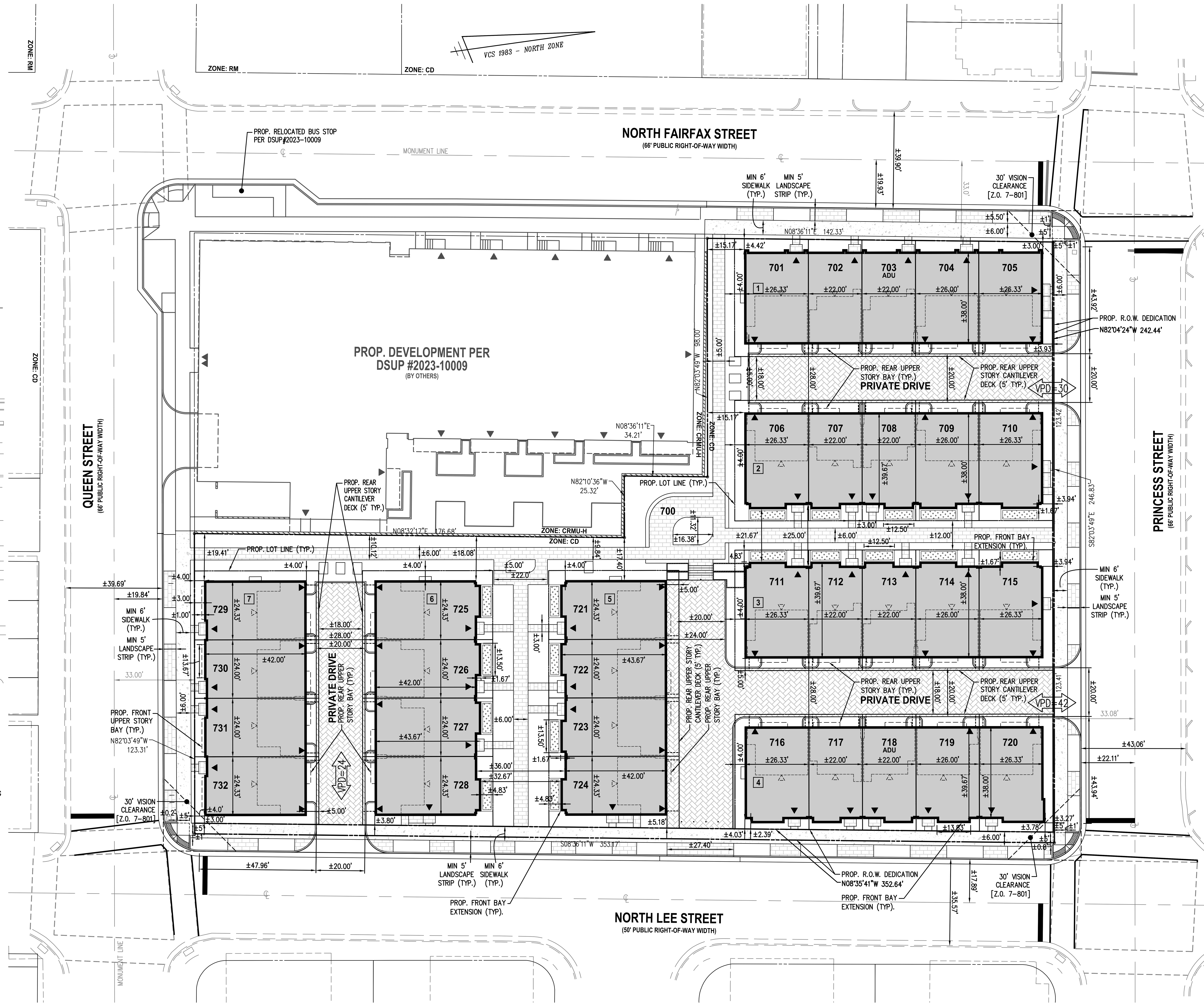
APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

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.

File No. ALEX Tax Map No. 065.03 Job No. 24-030 Cadd Dwg. File: Q:\sdskproj\24030\dwg\planning\DSUP\24030P-0401.dwg



LEGEND

PROPOSED	DESCRIPTION	EXISTING
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MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
T	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
LOD	LIMITS OF DISTURBANCE	
#	BUILDING NUMBER	

NOTES

1. INFORMATION & DETAILS SHOWN ON THESE PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
2. REFER TO ARCHITECTURE PLANS FOR DETAILS OF BUILDING DESIGN.

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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REVISION APPROVED BY

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GEOMETRIC PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____

DIRECTOR DATE

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DATE RECORDED ____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

OPEN SPACE LEGEND

GROUND LEVEL OPEN SPACE

ABOVE GRADE OPEN SPACE

OPEN SPACE AREA TABULATIONS

REQUIRED

PARCEL AREA = 60,346 SF (1.39 AC) (POST DEDICATION)

OPEN SPACE REQUIRED = 21,121 SF (0.48 AC) (35%)

PROVIDED

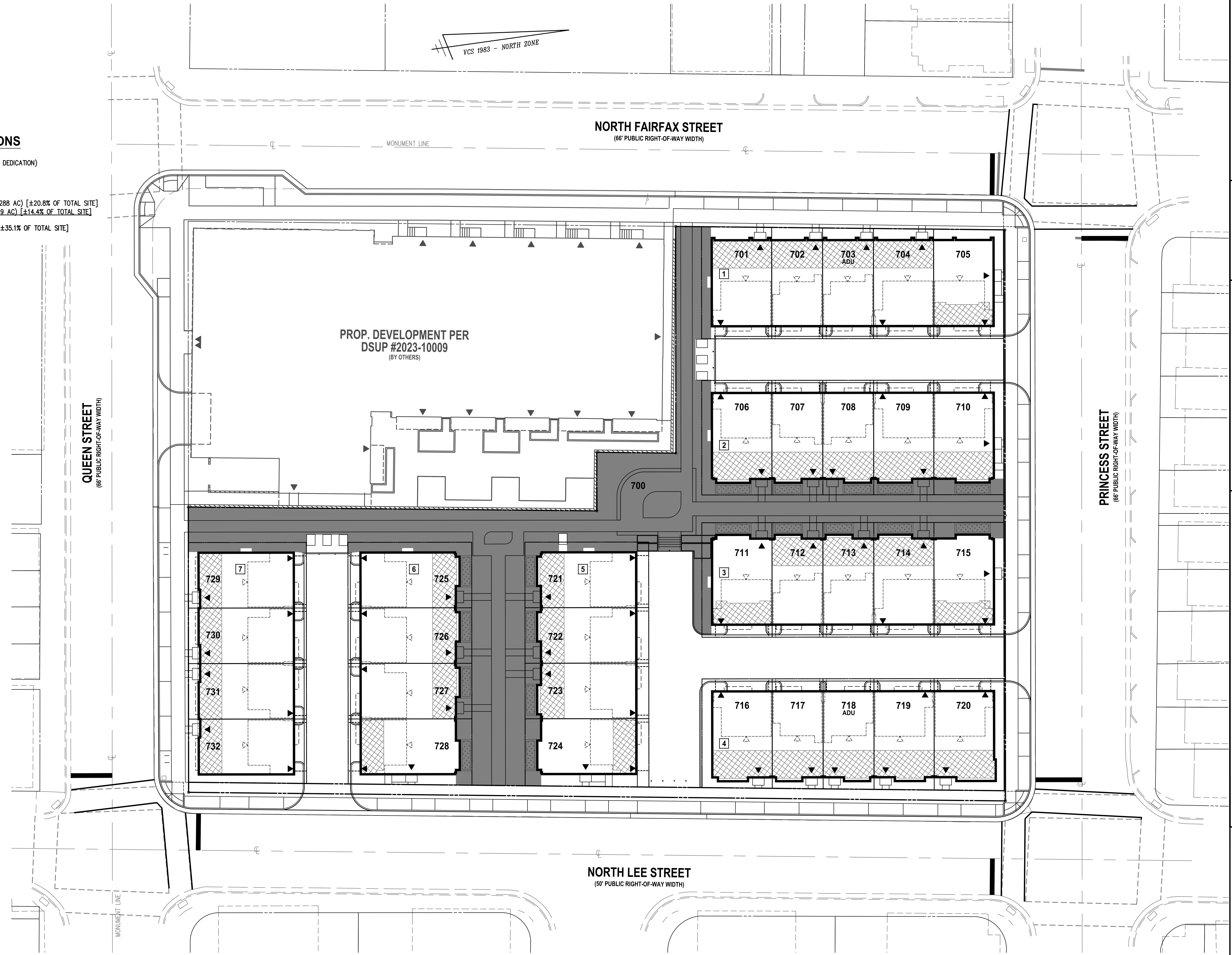
GROUND LEVEL OPEN SPACE PROVIDED = ±12,530 SF (±0.288 AC) [±20.8% OF TOTAL SITE]

ABOVE GRADE OPEN SPACE PROVIDED = ±8,670 SF (±0.199 AC) [±14.4% OF TOTAL SITE]

TOTAL OPEN SPACE PROVIDED = ±21,200 SF (±0.49 AC) [±35.1% OF TOTAL SITE]

NOTE:

1. ABOVE GRADE OPEN SPACE PROVIDED AS ROOF TERRACES ON EACH UNIT.



20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 20' | DATE: 1/16/2026 | DRAWN: MM | CHECKED: DPAV

COMMONWEALTH OF VIRGINIA — AARON M. VINSON Lic. No. 041851 1/16/2026 PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY OPEN SPACE PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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.

SURVEY NOTES:

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBERS 065.03-03-01 AND 065.03-03-02, BOTH ZONED CD PER CITY OF ALEXANDRIA ZONING MAP.
2. THE PROPERTIES ARE NOW IN THE NAME OF DOMAR LIMITED PARTNERSHIP, AS RECORDED IN DEED BOOK 1135 AT PAGE 1658 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190041F, REVISED DATE JANUARY 11, 2024, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
5. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER U2400146VAF-VU, COMMITMENT DATE NOVEMBER 29, 2024, REVISED DATE DECEMBER 11, 2024.
6. THE PROPERTIES ARE SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DEED BOOK 455 AT PAGE 339 AND DEED BOOK 455 AT PAGE 346. THESE WILL BE RELEASED BY THE PROPERTY OWNER IN THE FUTURE.
7. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY AND THE BENCHMARK(S) SHOWN TO THE TOPCON GNSS RTK REFERENCE NETWORK. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995775. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
8. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 11, 2024; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

PRELIMINARY LOT AREA TABLE

LOT #	LOT AREA	LOT #	LOT AREA
701	±1,465 SF	721	±1,516 SF
702	±1,056 SF	722	±1,284 SF
703	±1,050 SF	723	±1,284 SF
704	±1,234 SF	724	±1,566 SF
705	±1,426 SF	725	±1,516 SF
706	±1,502 SF	726	±1,284 SF
707	±1,089 SF	727	±1,284 SF
708	±1,089 SF	728	±1,519 SF
709	±1,287 SF	729	±1,445 SF
710	±1,498 SF	730	±1,224 SF
711	±1,502 SF	731	±1,224 SF
712	±1,089 SF	732	±1,407 SF
713	±1,089 SF	700	±18,395 SF
714	±1,287 SF		
715	±1,499 SF		
716	±1,431 SF		
717	±1,044 SF		
718	±1,050 SF		
719	±1,248 SF		
720	±1,463 SF		

AREA TABULATION

EXISTING PARCELS
065.03-03-01................±0.4032 AC OR ±17,566 SF
065.03-03-02................±1.0205 AC OR ±44,451 SF
TOTAL................................±1.4237 AC OR ±62,017 SF

PROP. TOTAL SITE AREA
R.O.W. DEDICATION.........±0.0384 AC OR ±1,671 SF
RESIDUAL AREA.............±1.3853 AC OR ±60,346 SF
(SEE TABLE THIS SHEET FOR INDIVIDUAL LOT AREAS)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) THE LAND CONVEYED BY ________ TO ________ BY DEED DATED ________ AND RECORDED AMONG THE LAND RECORDS OF ________ IN DEED BOOK ________ AT PAGE ________ AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED AT THE LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

SUBDIVISION NAME

(TO BE FINALIZED AT TIME OF SITE PLAN)

APPLICANT/DEVELOPER

333 N FAIRFAX ASSOCIATES LLC
4800 HAMPDEN LANE, SUITE 300
BETHESDA, MD 20814

TOTAL NUMBER OF BUILDINGS

EXISTING: 2
PROPOSED: 32 (CALCULATED PER TH UNIT)

ZONING

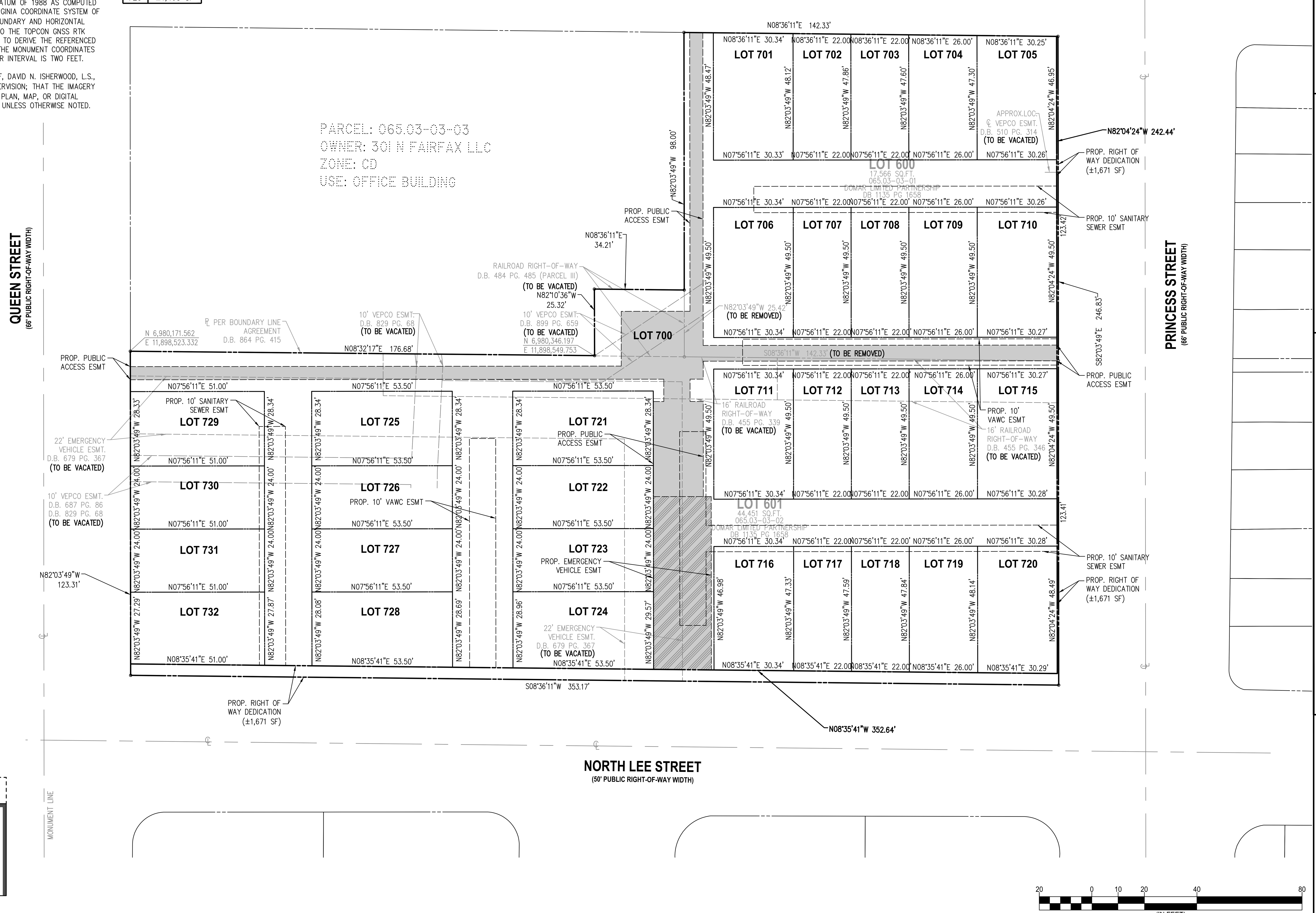
CURRENT: CD
PROPOSED: CD

NOTES:

1. THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
2. NO FLOODPLAINS OR RPAS ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.

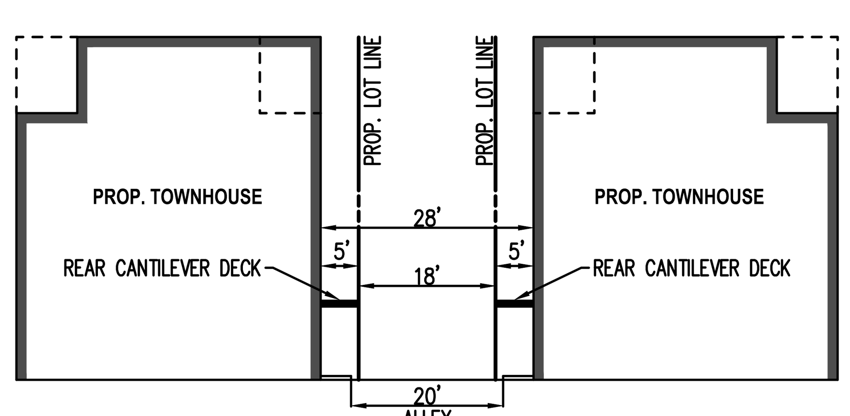
PROPOSED EASEMENT LEGEND:

PROP. EASEMENT LINE
EX. EASEMENT LINE
PROP. EMERGENCY VEHICLE ESMT
PROP. PEDESTRIAN PUBLIC ACCESS ESMT



TYPICAL ALLEY SECTION

NOT TO SCALE



(IN FEET)
1 INCH = 20'

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SCALE: 1" = 20'
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CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No. 051851
1/16/2026
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SUBDIVISION PLAT

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ________

DIRECTOR DATE

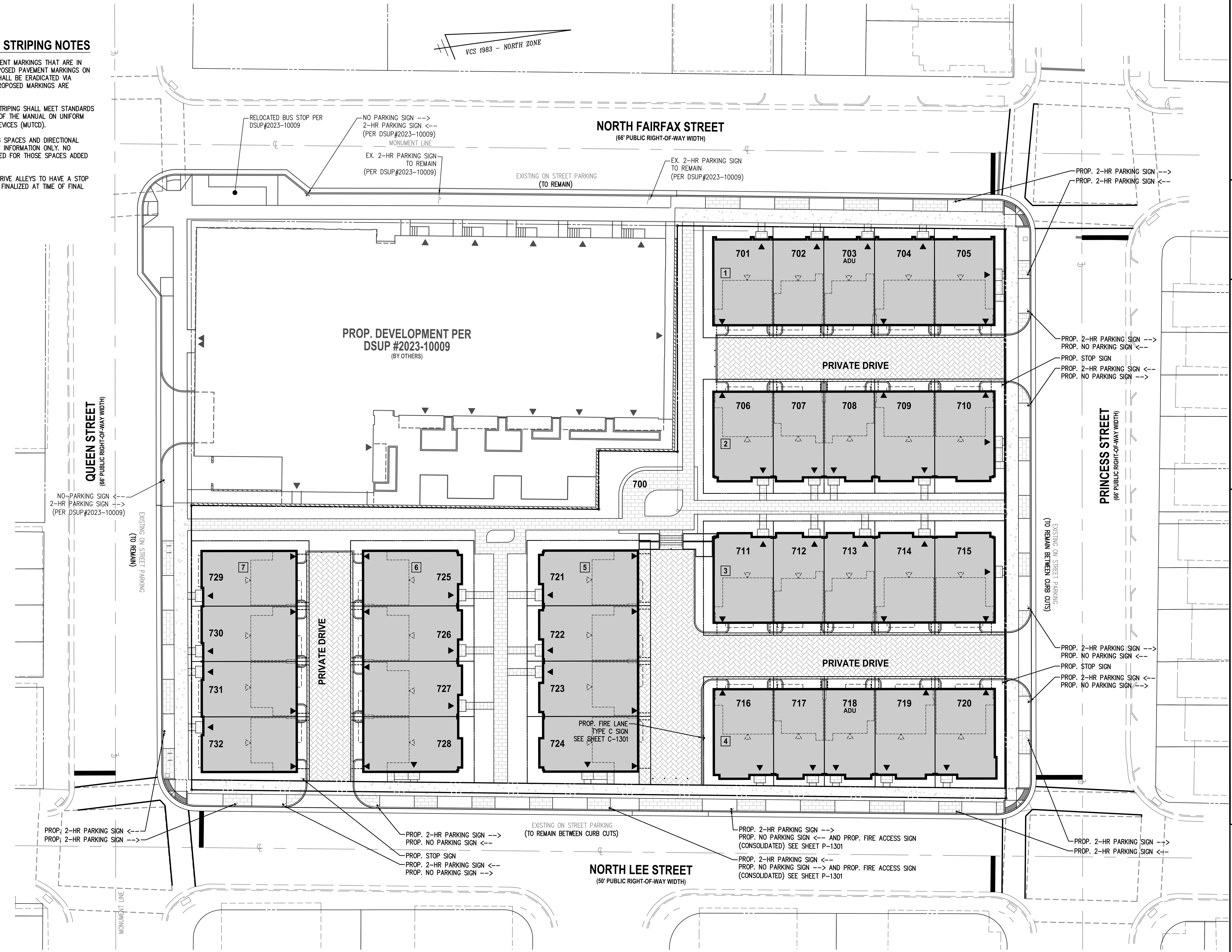
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SIGNAGE AND STRIPING NOTES

1. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED PAVEMENT MARKINGS ON THIS PLAN SHEET SHALL BE ERADICATED VIA GRINDING BEFORE PROPOSED MARKINGS ARE INSTALLED.
2. ALL SIGNAGE AND STRIPING SHALL MEET STANDARDS OF LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ON-STREET PARKING SPACES AND DIRECTIONAL ARROWS SHOWN FOR INFORMATION ONLY. NO STRIPING IS PROPOSED FOR THOSE SPACES ADDED ON-STREET.
4. INTERNAL PRIVATE DRIVE ALLEYS TO HAVE A STOP BAR; DESIGN TO BE FINALIZED AT TIME OF FINAL SITE PLAN.



20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
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1/16/2026
PROFESSIONAL ENGINEER

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300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SIGNAGE & STRIPING PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ______

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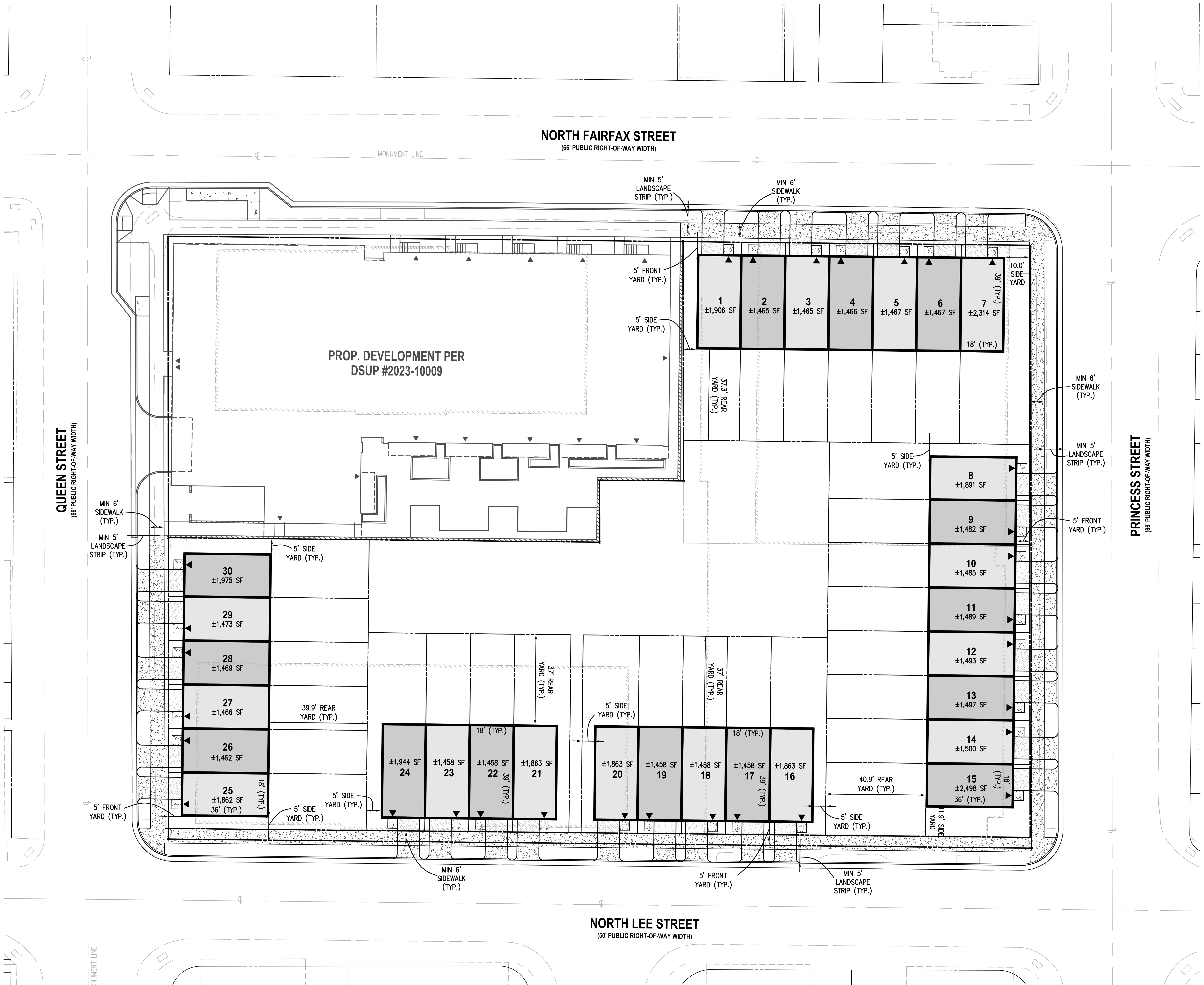

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
LOD	LIMITS OF DISTURBANCE	

PRELIMINARY ZONING EVALUATION

DESCRIPTION	REQUIRED	YIELD STUDY
4-505 AREA REGULATIONS		
(DENSITY (MAX)	30 DU/AC	21.1 DU/AC
(B)(1) LOT SIZE (MIN)	1,452 SF	1,458 SF
(B)(2)(C) FRONTAGE		
INTERIOR LOTS	18 FT	18 FT
4-506 BULK REGULATIONS		
(A)(2)(A) FRONT YARDS (MAX)	0 FT	5 FT
(A)(2)(B) SIDE YARDS		
(1) INTERIOR END LOT TH	5 FT	5 FT
<25'+ WIDE LOTS	0 FT	0 - 5 FT
(A)(2)(C) REAR YARD	16 FT	22.5 FT
	1 TO 2 SR	1 TO 2 SR
(A)(2)(E) OPEN SPACE	35%	35%
	21,706 SF	26,780 SF
(B)(2) FAR	1.5 + ADU DENSITY BONUS PER 7-700	1.75
(D)(2) HEIGHT	45 FT MAX	45 FT MAX

NOTES:

1. THE DETAILS SHOWN ON THIS EXHIBIT ARE CONCEPTUAL AND SUBJECT TO CHANGE.

YIELD STUDY CONCEPT DESCRIPTION

THIS SHEET IS PROVIDED TO DEMONSTRATE A THEORETICAL SITE LAYOUT PLAN DEPICTING THE DENSITY, DESIGN, AND DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY UNDER THE REGULATIONS OF THE CD ZONE WITHOUT A CLUSTER DESIGN IN ACCORDANCE WITH Z.O. SECTION 11-605(B)(1) FOR CLUSTER DEVELOPMENT APPROVALS.

FOR CONCEPTUAL PURPOSES ONLY

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

YIELD STUDY WITHOUT CLUSTER SUP

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

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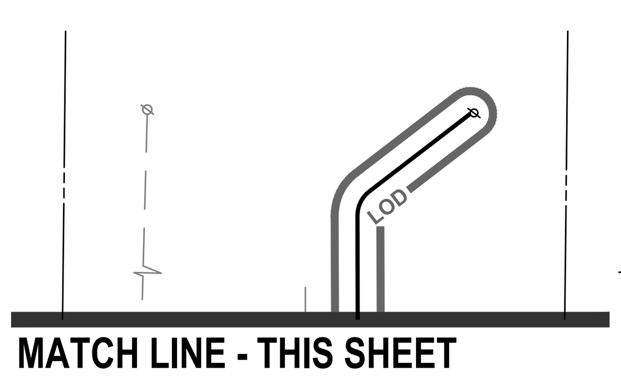

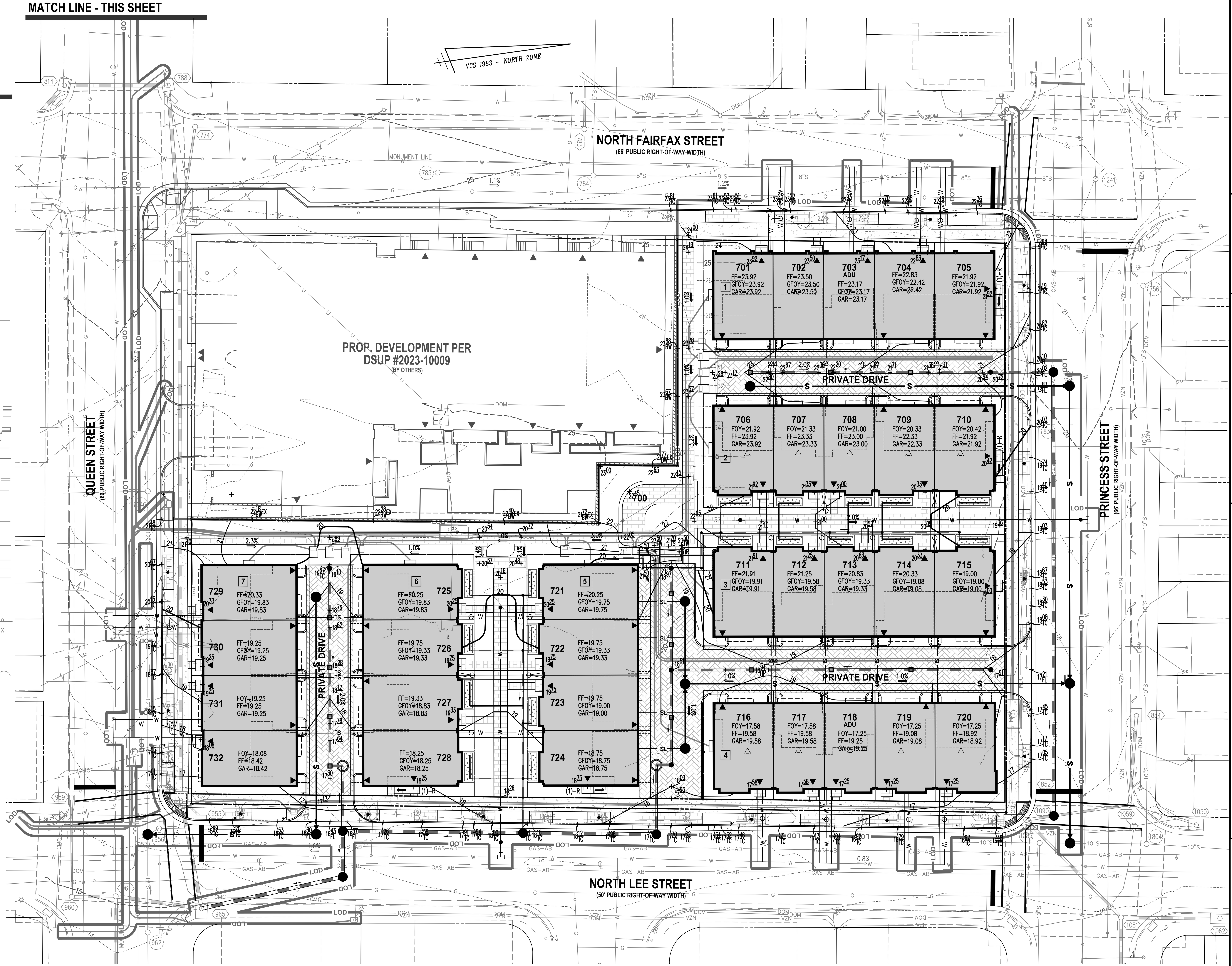

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R	TRANSITION FROM CG-6 TO CG-6R	CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
E	PLUG	E
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
T	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
LOD	LIMITS OF DISTURBANCE	
#	BUILDING NUMBER	
TC	TOP OF CURB	
FL	FLOW LINE	
TW	TOP OF WALL	
BW	BOTTOM OF WALL	

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

NOTES

1. INFORMATION & GRADING DETAILS SHOWN ON THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.

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PROFESSIONAL ENGINEER

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300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GRADING PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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.

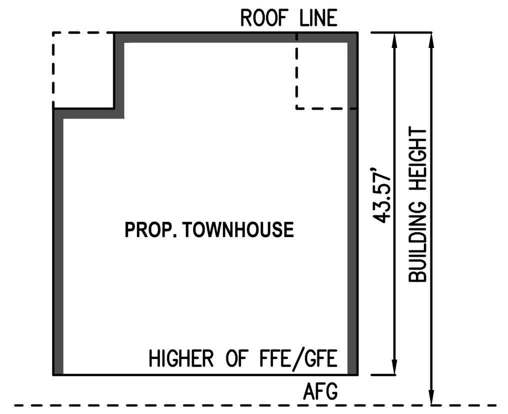
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
40 / 44	CONTOURS	40 / 44
	HANDICAP RAMP (CG-12)	
▼	DOOR	▽
	PROPERTY LINE	
	RIGHT OF WAY	
	LOT LINE	
①●	SPOT ELEVATION (AT BUILDING)	
#	BUILDING NUMBER	

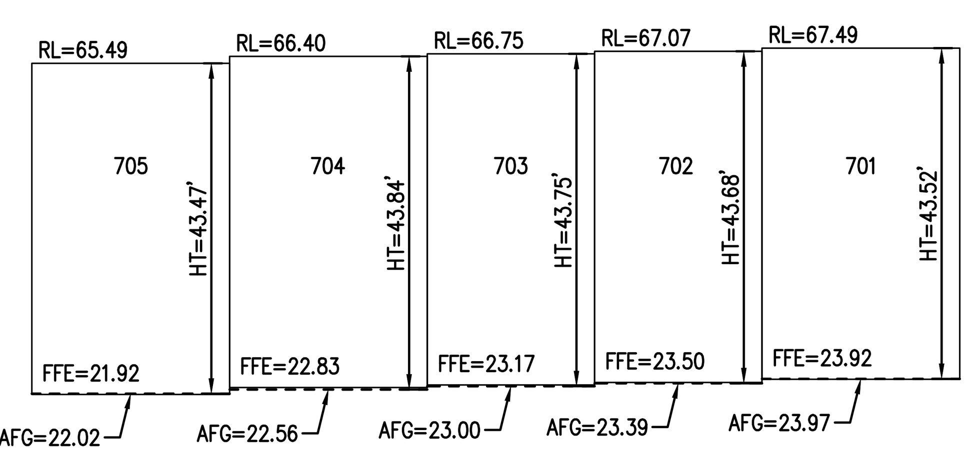
NOTES:

1. EXTERIOR GRADE AT APPROXIMATELY 20' INTERVALS.
2. THE DISTANCE FROM FFE/GFE (WHICHEVER ELEVATION IS HIGHER) TO THE TOP OF ROOF LINE USED IN THE COMPUTATIONS IS 43.57'. SEE ARCHITECTURAL PLANS FOR BUILDING SECTIONS.

BUILDING HEIGHT SCHEMATIC NTS

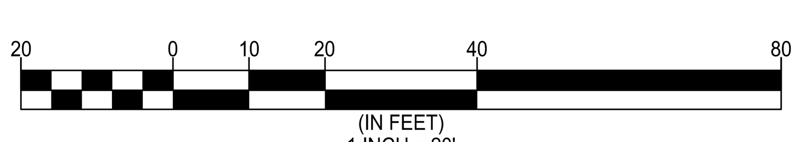


BUILDING HEIGHT TYPICAL SECTION NTS



BUILDING #1

NOTE: THIS SECTION IS PRELIMINARY AND FOR REFERENCE PURPOSES ONLY. DETAILED INFORMATION SPECIFIC TO ALL PROPOSED TOWNHOME UNITS AND BUILDING STICKS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.



BUILDING #1

LOT 701		LOT 702		LOT 703		LOT 704		LOT 705	
POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION
1	23.86	1	23.50	1	23.17	1	22.80	1	22.80
2	24.15	2	23.62	2	23.28	2	22.93	2	22.65
3	24.40	3	23.86	3	23.50	3	23.17	3	22.50
4	24.27	4	23.37	4	22.95	4	22.51	4	21.42
5	24.15	5	23.03	5	22.56	5	22.07	5	21.63
6	24.02	6	22.95	6	22.51	6	21.87	6	21.65
7	23.53	7	~	7	~	7	~	7	21.67
8	23.37	8	~	8	~	8	~	8	21.87
AVG	23.97	AVG	23.39	AVG	23.00	AVG	22.56	AVG	22.02
BLDG	43.57	BLDG	43.57	BLDG	43.57	BLDG	43.57	BLDG	43.57
FFE	23.92	FFE	23.50	FFE	23.17	FFE	22.83	FFE	21.92
HT	**43.52**	**HT**	**43.68**	**HT**	**43.75**	**HT**	**43.84**	**HT**	**43.47**

BUILDING #2

LOT 706		LOT 707		LOT 708		LOT 709		LOT 710	
POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION
1	23.37	1	22.82	1	22.42	1	21.87	1	21.87
2	23.53	2	23.03	2	22.62	2	22.07	2	21.67
3	24.02	3	23.37	3	22.82	3	22.42	3	21.25
4	23.26	4	21.85	4	21.15	4	20.70	4	20.72
5	22.86	5	21.48	5	20.88	5	20.41	5	20.42
6	22.46	6	21.15	6	20.70	6	20.29	6	19.70
7	22.08	7	~	7	~	7	~	7	20.00
8	21.85	8	~	8	~	8	~	8	20.29
AVG	22.93	AVG	22.28	AVG	21.77	AVG	21.29	AVG	20.74
BLDG	43.57	BLDG	43.57	BLDG	43.57	BLDG	43.57	BLDG	43.57
GFE	23.92	GFE	23.33	GFE	23.00	GFE	22.33	GFE	21.92
HT	**44.56**	**HT**	**44.62**	**HT**	**44.81**	**HT**	**44.61**	**HT**	**44.75**

BUILDING #3

LOT 711		LOT 712		LOT 713		LOT 714		LOT 715	
POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION
1	21.84	1	21.21	1	20.79	1	20.26	1	20.26
2	21.98	2	21.41	2	20.94	2	20.47	2	19.73
3	22.15	3	21.84	3	21.21	3	20.79	3	19.20
4	21.13	4	19.28	4	19.19	4	18.99	4	19.00
5	20.12	5	19.23	5	19.01	5	18.77	5	18.64
6	19.10	6	19.19	6	18.99	6	18.66	6	18.28
7	19.30	7	~	7	~	7	~	7	18.55
8	19.28	8	~	8	~	8	~	8	18.66
AVG	20.61	AVG	20.36	AVG	20.02	AVG	19.66	AVG	19.04
BLDG	43.57	BLDG	43.57	BLDG	43.57	BLDG	43.57	BLDG	43.57
FFE	21.91	FFE	21.25	FFE	20.83	FFE	20.33	FFE	19.00
HT	**44.87**	**HT**	**44.46**	**HT**	**44.38**	**HT**	**44.24**	**HT**	**43.53**

BUILDING #4

LOT 716		LOT 717		LOT 718		LOT 719		LOT 720	
POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION
1	19.20	1	19.06	1	18.93	1	18.62	1	18.62
2	19.22	2	19.15	2	18.96	2	18.81	2	18.55
3	18.82	3	19.20	3	19.06	3	18.93	3	18.55
4	18.60	4	17.58	4	17.42	4	17.25	4	17.60
5	18.47	5	17.58	5	17.25	5	17.25	5	17.36
6	18.35	6	17.42	6	17.25	6	17.25	6	16.80
7	17.78	7	~	7	~	7	~	7	17.12
8	17.58	8	~	8	~	8	~	8	17.25
AVG	18.50	AVG	18.33	AVG	18.15	AVG	18.02	AVG	17.73
BLDG	43.57	BLDG	43.57	BLDG	43.57	BLDG	43.57	BLDG	43.57
GFE	19.58	GFE	19.58	GFE	19.25	GFE	19.08	GFE	18.92
HT	**44.65**	**HT**	**44.82**	**HT**	**44.68**	**HT**	**44.63**	**HT**	**44.76**

BUILDING #5

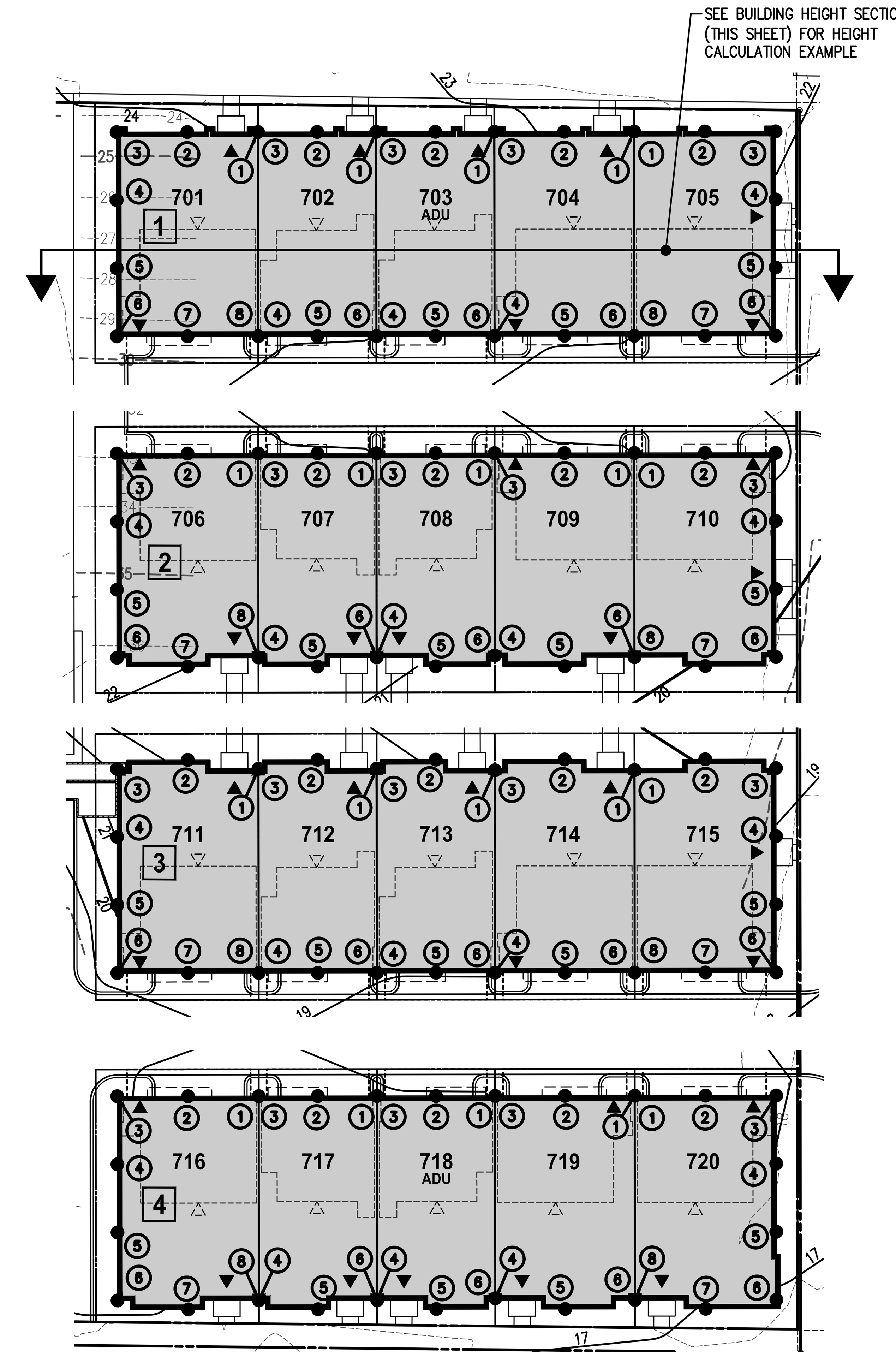
LOT 721		LOT 722		LOT 723		LOT 724	
POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION
1	20.22	1	19.75	1	19.13	1	19.13
2	20.36	2	19.90	2	19.55	2	18.92
3	20.60	3	20.22	3	19.75	3	18.50
4	20.15	4	19.10	4	18.80	4	18.45
5	19.70	5	18.95	5	18.60	5	18.46
6	19.25	6	18.80	6	18.49	6	18.28
7	19.25	7	~	7	~	7	18.37
8	19.10	8	~	8	~	8	18.49
AVG	19.83	AVG	19.45	AVG	19.05	AVG	18.58
BLDG	43.57	BLDG	43.57	BLDG	43.57	BLDG	43.57
FFE	20.25	FFE	19.75	FFE	19.75	FFE	18.75
HT	**43.99**	**HT**	**43.87**	**HT**	**44.27**	**HT**	**43.75**

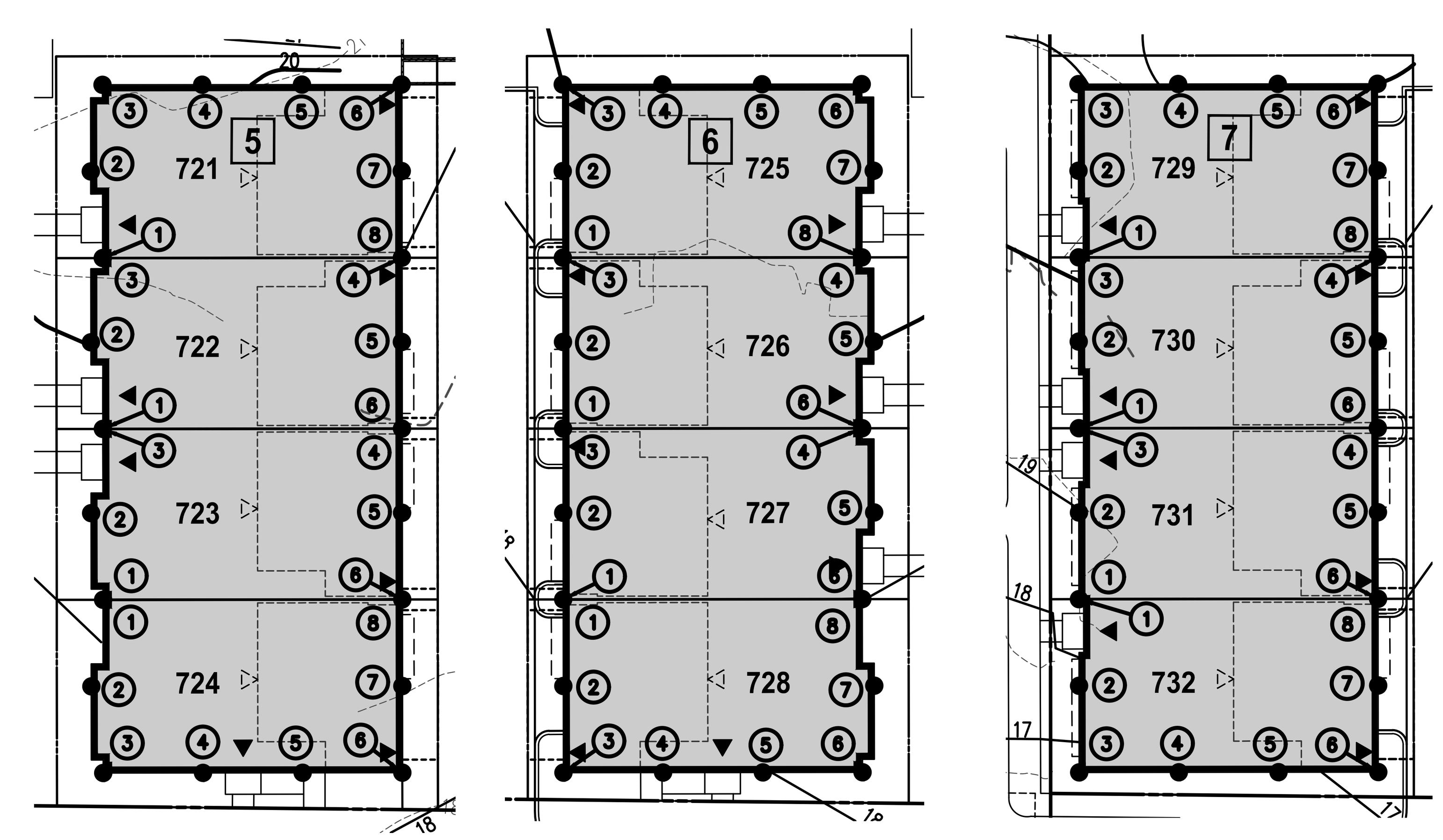
BUILDING #6

LOT 725		LOT 726		LOT 727		LOT 728	
POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION
1	19.18	1	18.73	1	18.28	1	18.28
2	19.46	2	18.98	2	18.48	2	18.00
3	20.00	3	19.18	3	18.73	3	18.00
4	20.40	4	20.20	4	19.70	4	17.96
5	20.54	5	19.89	5	19.44	5	17.93
6	20.60	6	19.70	6	19.00	6	18.20
7	20.35	7	~	7	~	7	18.60
8	20.20	8	~	8	~	8	19.00
AVG	20.09	AVG	19.45	AVG	18.94	AVG	18.25
BLDG	43.57	BLDG	43.57	BLDG	43.57	BLDG	43.57
FFE	20.25	FFE	19.75	FFE	19.33	FFE	18.25
HT	**43.73**	**HT**	**43.87**	**HT**	**43.96**	**HT**	**43.57**

BUILDING #7

LOT 729		LOT 730		LOT 731		LOT 732	
POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION	POINT	ELEVATION
1	20.22	1	19.25	1	18.20	1	18.20
2	20.55	2	19.53	2	18.95	2	17.65
3	21.00	3	20.22	3	19.25	3	16.50
4	21.09	4	19.18	4	18.73	4	17.00
5	20.76	5	18.98	5	18.48	5	17.50
6	20.00	6	18.73	6	18.28	6	18.00
7	19.46	7	~	7	~	7	18.00
8	19.18	8	~	8	~	8	18.28
AVG	20.28	AVG	19.32	AVG	18.65	AVG	17.64
BLDG	43.57	BLDG	43.57	BLDG	43.57	BLDG	43.57
FFE	20.33	FFE	19.25	FFE	19.25	GFE	18.42
HT	**43.62**	**HT**	**43.51**	**HT**	**44.17**	**HT**	**44.35**





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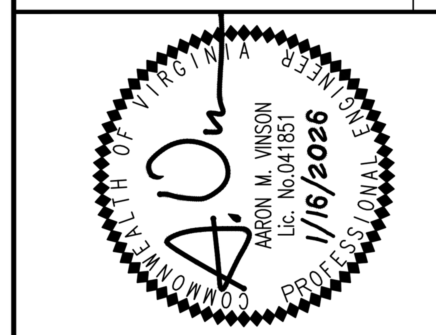

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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY AVERAGE FINISH GRADE

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

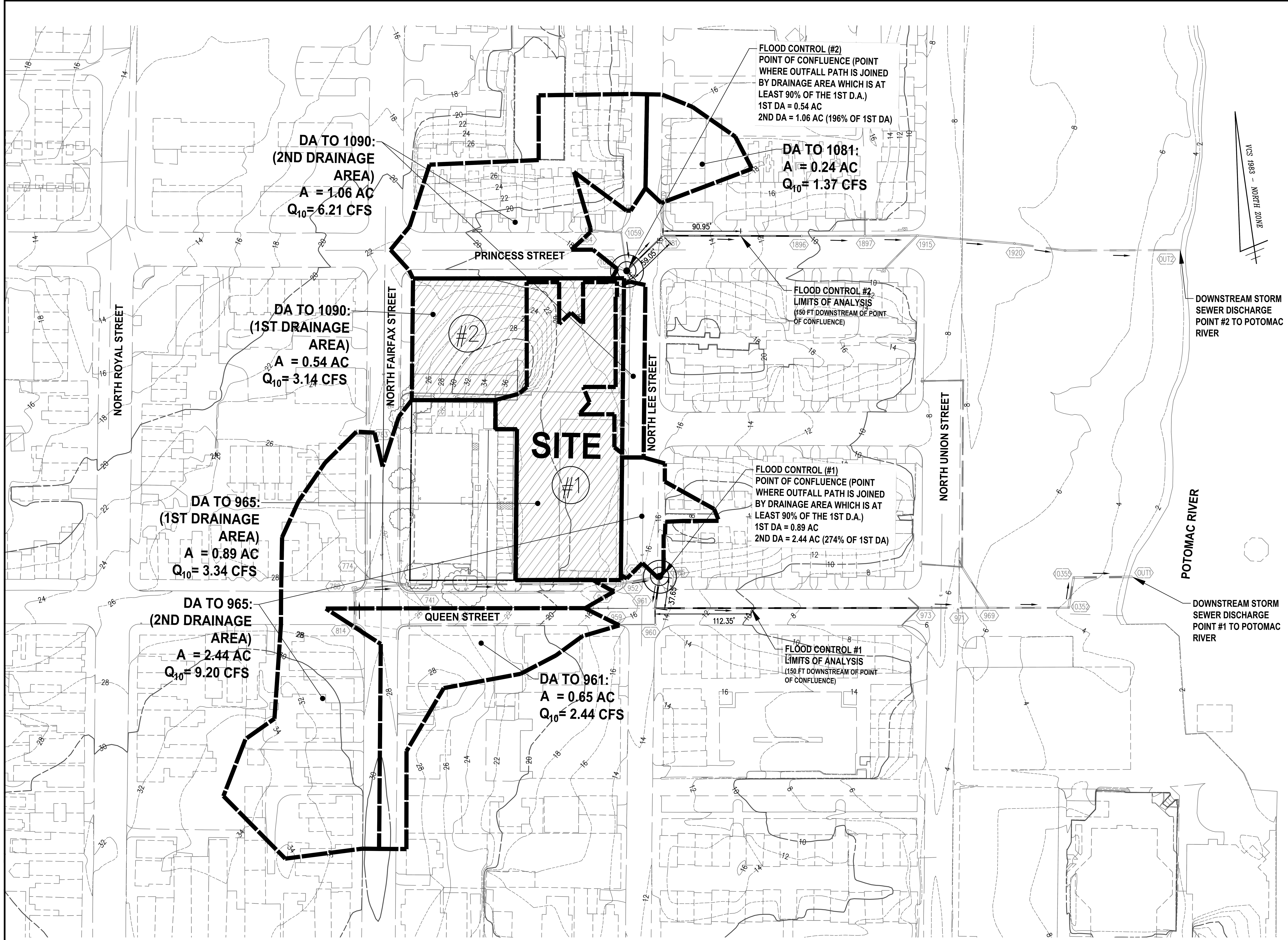
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ______

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ______

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



CHANNEL PROTECTION ANALYSIS

BASED ON THE PRELIMINARY OUTFALL ANALYSIS MAP SHOWN, CONCENTRATED FLOW FROM THE SITE IS CONVEYED BY A MAN MADE SYSTEM, WHICH HAS BEEN ANALYZED TO A POINT WHERE THE WATERSHED IS AT LEAST 100 TIMES THE SITE AREA. SHORTLY DOWNSTREAM OF EACH OF THE SITE'S TWO OUTFALLS, THE STORM SEWER DISCHARGES INTO THE POTOMAC RIVER TO THE EAST. DUE TO THE THE EXISTING PIPE DIAMETER AND SLOPE OF DOWNSTREAM PIPES AND BASED ON THE EXPECTED EXISTING AND PROPOSED FLOWS AS SHOWN IN THE CALCULATIONS ON THIS SHEET, IT IS ESTIMATED THAT THE EXISTING DOWNSTREAM STORM SEWER SYSTEM DOES NOT EXPERIENCE EROSIVE VELOCITIES DURING THE 2–YR STORM EVENT. THEREFORE, THE ONSITE 2–YEAR, 24–HOUR PEAK FLOW RATE WILL BE REDUCED BELOW THE PRE–DEVELOPMENT RATE IN ACCORDANCE WITH Z.O. 13–109(F)(1)(a)(i). IT IS THE ENGINEER'S OPINION THAT THE OUTFALL IS ADEQUATE FOR CHANNEL PROTECTION WITHIN THE LIMITS OF ANALYSIS.

FLOOD CONTROL ANALYSIS

BASED ON A PRELIMINARY ANALYSIS OF THE EXISTING SEWER AT THE SITE'S DISCHARGE POINT TO THE ALTERNATE LIMITS OF ANALYSIS FOR EACH OF THE SITE'S TWO OUTFALLS, IT IS EXPECTED THAT THE DOWNSTREAM SYSTEM DOES NOT EXPERIENCE LOCALIZED FLOODING. THEREFORE, THE ONSITE 10 YEAR–24 HOUR PEAK FLOW RATE WILL BE RELEASED BELOW THE PRE–DEVELOPMENT RATE IN ACCORDANCE WITH Z.O. 13–109(F)(2)(a)(i & ii).

AS SHOWN ON THIS SHEET, AT STRUCTURE #965, OUTFALL #1 FROM THE SITE IS JOINED BY A SECOND DRAINAGE AREA (2.44 AC) THAT IS AT LEAST 90% IN THE SIZE OF THE FIRST DRAINAGE AREA (0.89 AC). AT STRUCTURE #1090, OUTFALL #2 FROM THE SITE IS JOINED BY A SECOND DRAINAGE AREA (1.06 AC) THAT IS AT LEAST 90% IN THE SIZE OF THE FIRST DRAINAGE AREA (0.54 AC). THE LIMITS OF ANALYSIS FOR FLOOD PROTECTION SHALL EXTEND 150' FROM EACH POINT OF CONFLUENCE. BASED ON THE PRELIMINARY ANALYSIS ON THIS SHEET, THE EXISTING STORMWATER SYSTEM FOR EACH OUTFALL WITHIN THE ALTERNATIVE LIMITS OF ANALYSIS CAN ADEQUATELY CONVEY THE POST DEVELOPMENT PEAK FLOW OF THE 10–YR 24 HR STORM FROM THE SITE. STORM SEWER CAPACITY AND HYDRAULIC GRADE LINE COMPUTATIONS FOR THE 10–YEAR STORM ARE PROVIDED ON THIS SHEET.

LEGEND

- DRAINAGE DIVIDES
- POINT OF CONFLUENCE
- FLOW DIRECTION IN PIPE
- STORM SEWER WITHIN LIMITS OF ANALYSIS (FLOOD CONTROL)
- STORM SEWER INCLUDED IN ANALYSIS (CHANNEL PROTECTION)
- STORM SEWER NOT INCLUDED IN ANALYSIS

NOTES

1. ALTERNATIVE LIMIT OF ANALYSIS FOR FLOOD PROTECTION USED (150' DOWNSTREAM FROM POINT OF CONFLUENCE AS SHOWN IN THE MAP) PER SECTION 13–109(F)(2)(d)(i), AS POST DEVELOPMENT RELEASE RATES PROVIDED ON SITE COMPLIES WITH CRITERIA DESCRIBED IN SECTION 13–109(F)(2)(a)(i & ii). SEE SHEET P–0702 FOR PEAK RUNOFF RELEASES FROM THE SITE.
2. THERE ARE NO NATURAL STREAMS WITHIN DEVELOPMENT'S WATERSHED WITH A LAND AREA EQUAL TO 100 TIMES THE CONTRIBUTING AREA.
3. THIS ANALYSIS IS PRELIMINARY AND WAS PREPARED USING A COMBINATION OF FIELD SURVEY, RECORD INFORMATION, AND CITY OF ALEXANDRIA GIS.

DESIGN RAINFALL DEPTHS

2–YR STORM I = 3.2 INCHES
10–YR STORM I = 5.2 INCHES

STORM SEWER CAPACITY COMPUTATIONS (10-YR)

FROM POINT	TO POINT	AREA "A" ACRES	C FACTOR C	CA INCRE-MENT	CA ACCUM-ULATED	INLET TIME MIN	RAIN FALL IN/HR	RUNOFF Q INCRE-MENT C.F.S.	RUNOFF Q10 C.F.S.	INVERT ELEV'S UPPER END	INVERT ELEV'S LOWER END	LENGTH FT.	SLOPE FT./FT.	MANNING'S 'n'	DIA. IN.	CAPA-CITY C.F.S.	VEL. F.P.S.	FLOW TIME SEC.	NORMAL DEPTH IN.
965	961	3.33	0.65	2.17	2.17	10.00	5.79	12.54	12.54	10.98	10.72	38	0.0068	0.015	18	7.50			
961	973	0.65	0.65	0.42	2.59	10.00	5.79	2.44	14.97	7.05	0.18	309	0.0222	0.015	18	13.52			
1090	1081	1.60	0.65	1.04	1.04	5.00	9.00	9.35	9.35	12.65	8.70	59	0.0669	0.015	15	14.42	12.58	4.69	8.76
1081	1896	0.24	0.65	0.15	1.19	5.00	9.00	1.37	10.73	6.48	4.31	162	0.0134	0.015	15	6.45			

STORM SEWER HGL COMPUTATIONS (10-YR)

Inlet Station	Structure Type (M,I)	Outlet Water Surface Elevation	D_o (in)	Q_o	L_o	Sf_o	H_f	Junction Loss V_o	H_o	D_i (in)	Q_i	V_i	Q_iV_i	$V_i^2/2g$	H_i	Angle (°)	H_{delta}	Ht	1.3Ht	.5(Ht)	Final H	Inlet Water Surface Elevation	Max Water Surface Elevation	Difference
1*	*	2*	3*	4*	5*	6	7	8	9	*	10*	11	12		13	14*	15	16	17	18	19	20	*	
961	M	1.38	18	14.97	309	0.020	6.28	8.47	0.28	18	12.54	7.09	88.93	0.78	0.27	90	0.55	1.10	---	0.55	6.83	8.21	15.17	6.96
965	I	8.21	18	12.54	38	0.014	0.54	7.09	0.20	18	12.54	7.10	88.99	0.78	0.27	70	0.48	0.95	1.23	0.62	1.16	9.37	15.58	6.21
1896	M	4.32	15	10.73	74	0.028	2.05	8.74	0.30	15	10.73	8.74	93.82	1.19	0.42	0	0.00	0.71	---	0.36	2.40	6.72	10.11	3.39
1081	M	6.72	15	10.73	162	0.028	4.48	8.74	0.30	15	9.35	7.62	71.32	0.90	0.32	40	0.34	0.96	---	0.48	4.96	11.68	15.83	4.15

WATER SURFACE ELEVATION IS GREATER THAN 2 FEET FROM THE RIM OF THE MANHOLE STRUCTURE

60 0 30 60 120 240
(IN FEET)
1 INCH = 60'

THE FOLLOWING ANALYSIS IS PRELIMINARY IN NATURE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL SITE PLAN.

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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/16/2026
PROFESSIONAL ENGINEER

REVISION APPROVED BY

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300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY OUTFALL ANALYSIS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025–10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____________

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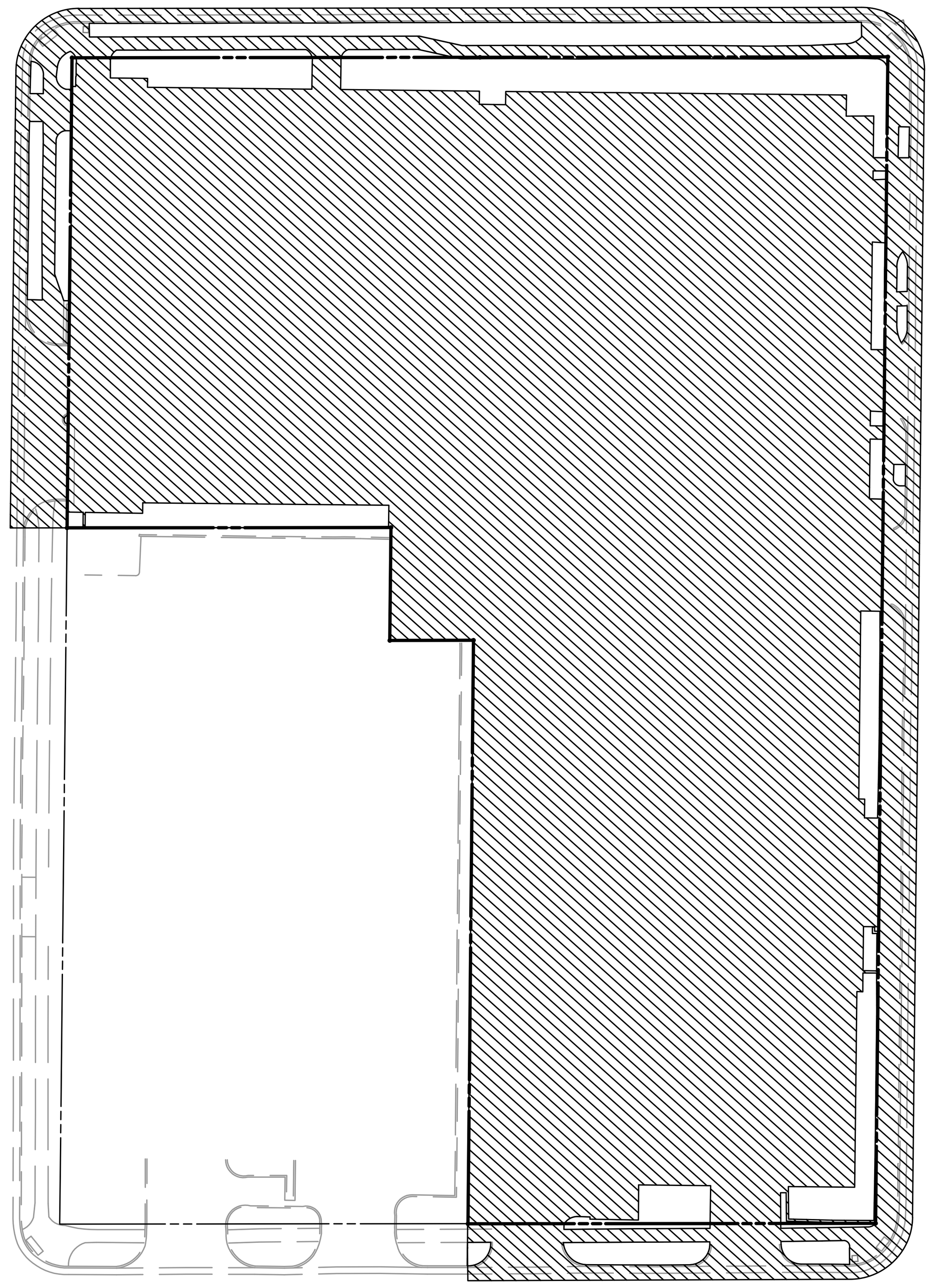


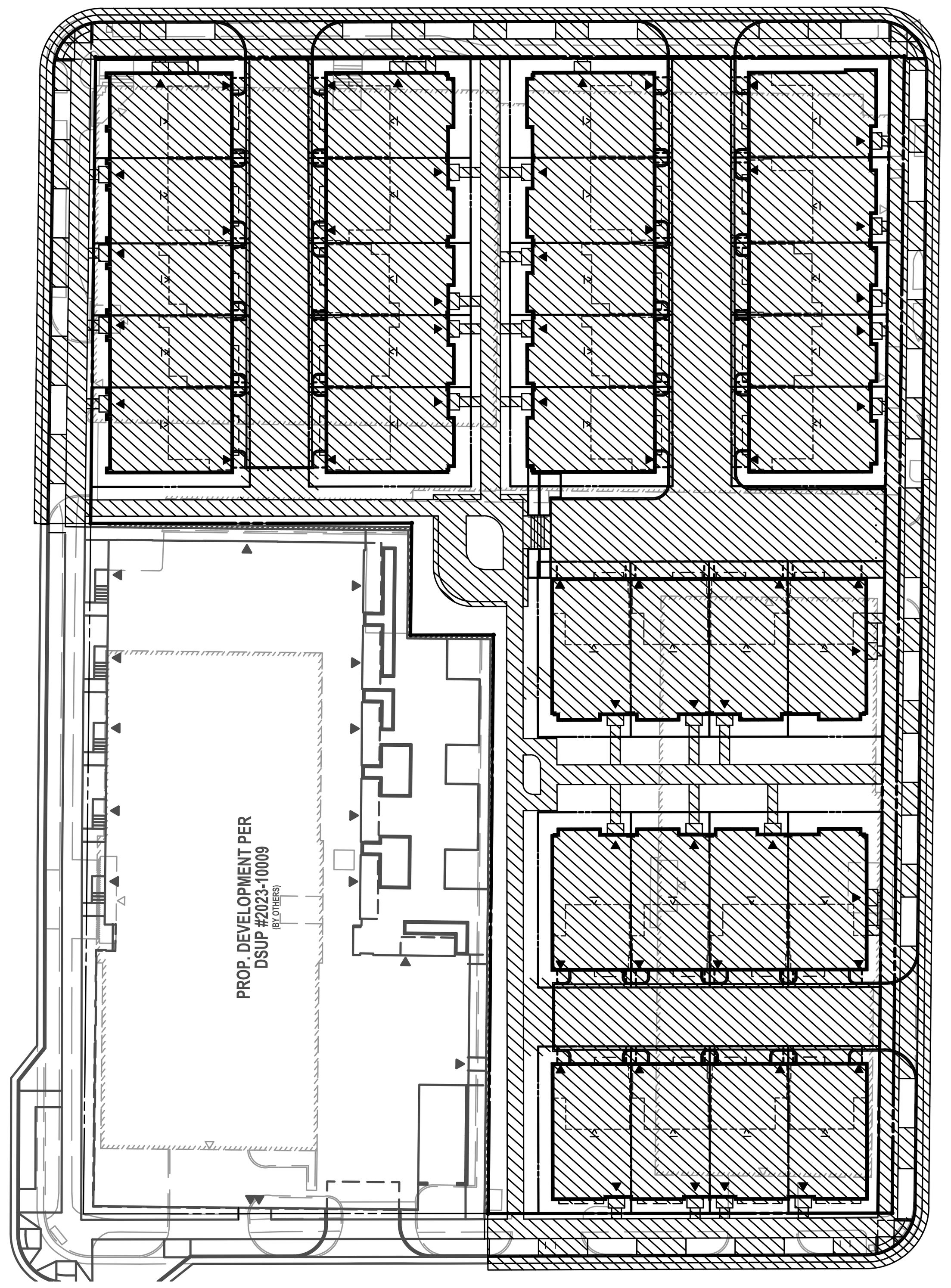
PRE-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 30'

SITE AREA USED IN VRRM COMPUTATIONS INCLUDE THE PARCEL AREA AND LIMITS OF DISTURBANCE WITHIN THE R.O.W., EXCLUDING AREAS DESIGNATED ONLY FOR THE INSTALLATION OF UTILITIES. SEE LIMITS OF DISTURBANCE MAP, SHEET P-0703.

IMPERVIOUS AREA (±1.54 ACRES)

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'



POST-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 30'

IMPERVIOUS AREA (±1.40 ACRES)

STORMWATER MANAGEMENT COMPUTATIONS

OUTFALL 1

I. PRE-DEVELOPMENT CONDITION (OVERALL)

SITE AREA = 1.71 AC

A. CONTRIBUTING AREAS:

	HSG D AC	HSG D CN
PERVIOUS	0.17	80
IMPERVIOUS	1.54	98

B. WEIGHTED CN = 96

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q2 = 7.156 CFS
Q10 = 11.92 CFS

II. POST-DEVELOPMENT CONDITION (OVERALL)

SITE AREA = 1.71 AC

A. CONTRIBUTING AREAS:

	HSG D AC	HSG D CN
PERVIOUS	0.31	80
IMPERVIOUS	1.40	98

B. WEIGHTED CN = 95 (UNADJUSTED)
WEIGHTED CN = 94 (ADJUSTED)*

*SEE ADJUSTED RUNOFF REDUCTION CN CALCULATIONS, THIS SHEET

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q2 = 6.842 CFS
Q10 = 11.68 CFS

III. STORMWATER MANAGEMENT REQUIREMENT — ALLOWABLE RELEASE FROM DEVELOPMENT

A. Q2 = 7.156 CFS

B. Q10 = 11.92 CFS

CHANNEL PROTECTION REQUIREMENT
– PREDEVELOPMENT SITE RELEASE FOR 2YR, 24 HR STORM

FLOOD PROTECTION
– PREDEVELOPMENT SITE RELEASE FOR 10YR, 24 HR STORM

IV. COMPLIANCE

DEMONSTRATE THAT RELEASES FROM THE SITE DO NOT EXCEED STORMWATER REQUIREMENT OF SECTION III.

	TOTAL FROM SITE		ALLOWABLE
Q2 =	6.842 CFS	≤	7.156 CFS
Q10 =	11.68 CFS	≤	11.92 CFS

ANTICIPATED PEAK RELEASE RATES FROM THE SITE DO NOT EXCEED THE ALLOWABLE RELEASE RATES FOR BOTH THE 2-YR AND 10-YR, 24-HR STORM EVENTS.

NOTE:
SOIL WITHIN THE SITE ARE EXPECTED AND ASSUMED TO BE D TYPE SOILS. COMPUTATIONS PROVIDED IN THIS SHEET AS WELL AS SHEET P-0703 ARE CONSISTENT WITH THIS ASSUMPTION.

CHANNEL AND FLOOD PROTECTION

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest -- undisturbed, protected forest or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Mixed Open -- undisturbed/infrequently maintained grass or shrub land	Area (acres)	0.00	0.00	0.00	0.00
	CN	34	59	72	79
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.31
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	1.40
	CN	98	98	98	98

Total Area (acres):	1.71
Runoff Reduction Volume (ft^3):	566

$CN_{(D.A.\ A)}$: 95 ← POST-DEVELOPMENT UNADJUSTED CURVE NUMBER

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.08	2.62	4.29
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.99	2.52	4.20
Adjusted CN*	94	94	94

← POST-DEVELOPMENT ADJUSTED CURVE NUMBER

WATER QUANTITY CONTROL NARRATIVE

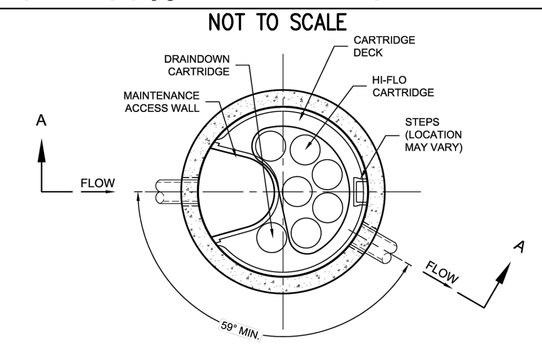
THE DECREASE IN IMPERVIOUS AREA PROPOSED ON SITE WILL CONTRIBUTE TO REDUCED STORMWATER PEAK FLOW RATES FROM THE SITE COMPARED TO THE PRE-DEVELOPMENT CONDITIONS. ADDITIONALLY, THE PROPOSED LEVEL 1 BIORETENTION WILL PROVIDE ADDITIONAL RUNOFF REDUCTION THAT WILL FURTHER LOWER THE CURVE NUMBER OF THE POST-DEVELOPMENT CONDITION AND SATISFY THE SITE'S WATER QUANTITY CONTROL REQUIREMENTS AND NO ADDITIONAL STORMWATER DETENTION METHODS WILL BE REQUIRED.

AS SHOWN ON THE COMPUTATIONS ON THIS SHEET, THE PRE-DEVELOPMENT CURVE NUMBER FOR THE SITE IS 96 AND THE POST-DEVELOPMENT UNADJUSTED CURVE NUMBER CALCULATED BY THE VRRM SPREADSHEET BEFORE ACCOUNTING FOR RUNOFF REDUCTION MEASURES IS 95. USING THE SCS RUNOFF CURVE NUMBER METHOD IN THE VRRM SPREADSHEED TO DETERMINE RUNOFF VOLUMES, THE POST-DEVELOPMENT ADJUSTED CURVE NUMBER FOR THE 2-YR AND 10-YR STORMS IS 94 (SEE COMPUTATIONS, THIS SHEET).

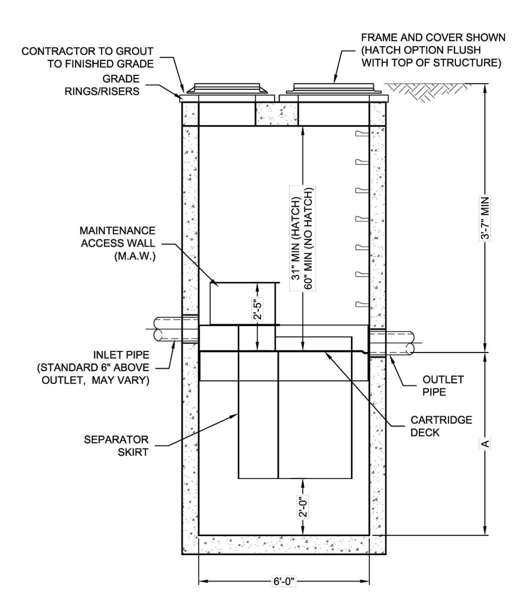
FOR THE PURPOSES OF WATER QUANTITY CONTROL FOR CHANNEL AND FLOOD PROTECTION, A POST-DEVELOPMENT CURVE NUMBER OF 94 WILL BE USED FOR THE 2-YR AND 10-YR, 24-HR STORMS.

TYPICAL 65% FILTERING MTD DETAIL

NOT TO SCALE



PLAN VIEW



SECTION A-A

Jellyfish Filter

CONTECH JELLYFISH STANDARD DETAIL (OR SIMILAR)

ONSITE AREA TO BIORETENTION (VIA ROOF DRAINS) (±17,856 SF OR ±0.41 AC)

ONSITE AREA TO 65% FILTERING (±18,694 SF OR ±0.43 AC)

NOTE: EXACT AMOUNT & LOCATION OF BIORETENTION DESIGN SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN.

TYPICAL URBAN BIORETENTION PLANTER DETAIL

NOT TO SCALE

VA DCR STORMWATER DESIGN SPECIFICATION NO. 9 BIORETENTION

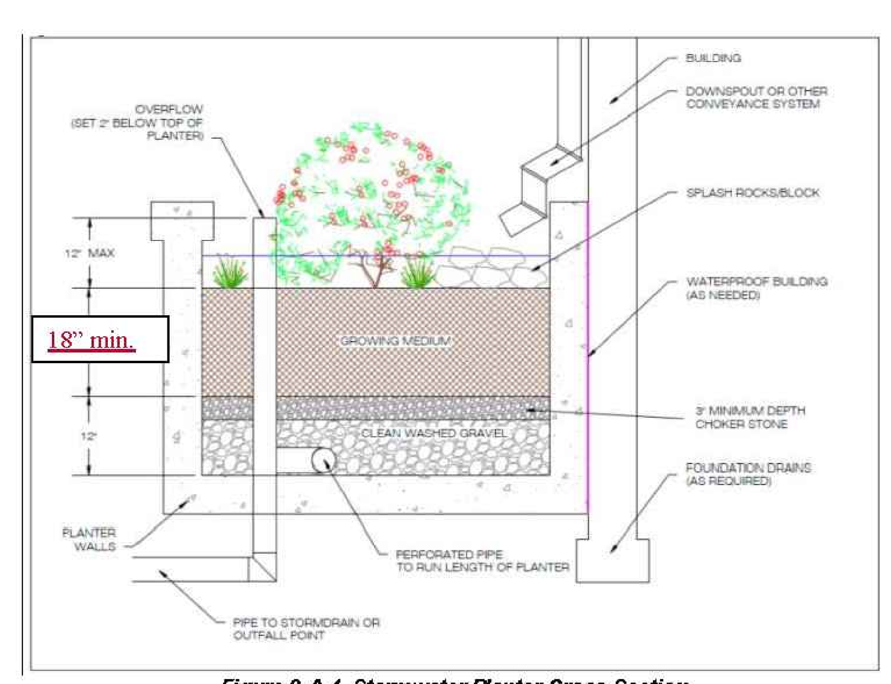
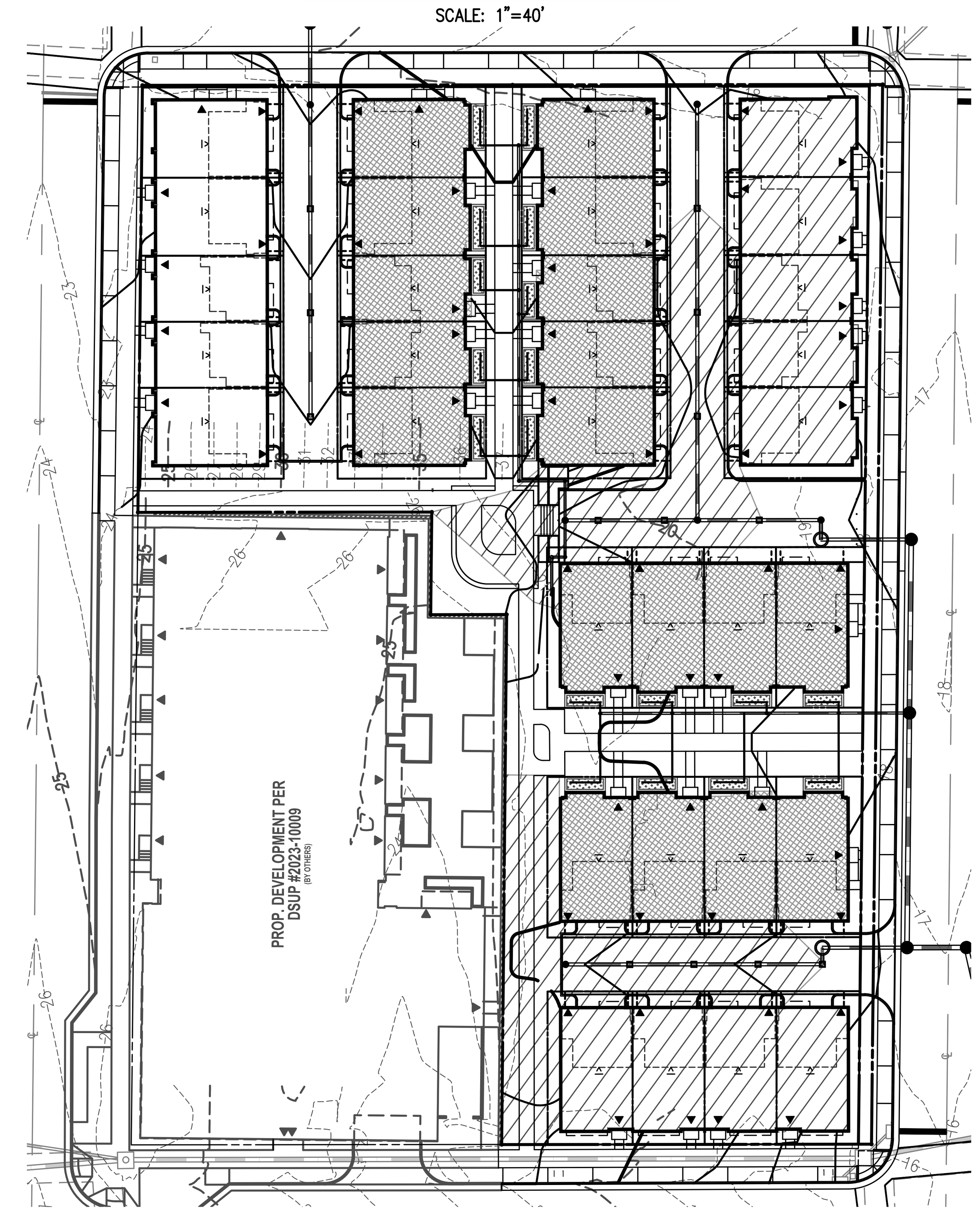


Figure 9-A.4. Stormwater Planter Cross-Section

BMP AREA SERVICE MAP

SCALE: 1"=40'



THE FOLLOWING ANALYSIS IS PRELIMINARY IN NATURE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL SITE PLAN.

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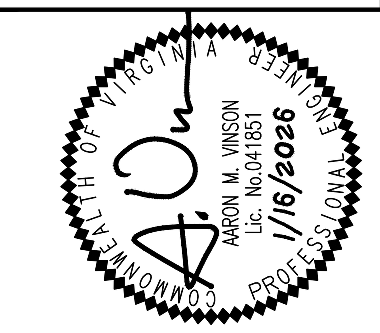
SCALE: 1" = 20' DATE: 1/16/2026 DRAWN: MM CHECKED: DP/AV



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300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SWM COMPUTATIONS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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: 300 N. Lee St & 333 N. Fairfax St
Date: 10/17/2025
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 1.71

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0*
Post-Development TP Load Reduction for Site (lb/yr):	*0.29*

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				0.17	0.17
Impervious Cover (acres)				1.54	1.54
					1.71

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				0.31	0.31
Impervious Cover (acres)				1.40	1.40
Area Check	OK.	OK.	OK.	OK.	1.71

PHOSPHOROUS REDUCTION REQUIRED

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.29

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)	0.31	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.05	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	1.40	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.79	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 5,109

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 (ft^3)	566	0	0	0	0	566
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.46	0.00	0.00	0.00	0.00	1.46
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.43	0.00	0.00	0.00	0.00	0.43
TP LOAD REMAINING (lb/yr)	1.03	0.00	0.00	0.00	0.00	1.03
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	3.24	0.00	0.00	0.00	0.00	3.24

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.46
TP LOAD REDUCTION REQUIRED (lb/yr)	0.29
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.43
TP LOAD REMAINING (lb/yr):	1.03
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.14 LB/YEAR **

PHOSPHOROUS REDUCTION ACHIEVED

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	20.06
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	3.24
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	16.82

Drainage Area A

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)				0.31	0.31	0.25	0.85
Impervious Cover (acres)				1.40	1.40	0.95	0.86
				Total	1.71		

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 (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	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			0.41	0	566	848	1,414	25	0.00	0.35	0.19	0.16	
16. Manufactured Treatment Devices (no RR)														
16.b. Manufactured Treatment Device-Filtering	0		0.05	0.38	0	0	1,356	1,356	65	0.00	0.37	0.24	0.13	

WQVD COMPUTATIONS

PROJECT DESCRIPTION

COMPUTED FOR SITE (PARCEL) AREA ONLY

DEVELOPMENT OR REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	1.17	0.25	1.42
ON-SITE TREATED	0.79	0.05	0.84
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL IMPERVIOUS AREA TREATED	0.79		
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATED BUFFER	0.00		
TOTAL IMPERVIOUS AREA TREATED OR DISCONNECTED	0.79		

WATER TREATMENT ON SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)	LATITUDE	LONGITUDE
BIORETENTION (LEVEL 1)	0.41	0.41	25%	38.807642°	-77.041328°
65% MTD FILTERING	0.43	0.38	65%	38.807086°	-77.041194°

MISCELLANEOUS

TOTAL WQV TREATED: YES NO

DETENTION ON SITE: YES NO (REDUCED IMPERVIOUS AREA & RUNOFF REDUCTION PRACTICES)

PROJECT IS WITHIN WHICH WATERSHED? POTOMAC RIVER

DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

WQV TREATMENT REQUIRED= 1,816 CF/AC OF IMPERVIOUS AREA
= 1,816 X 1.17 AC
= 2,125 CF (0.049 AC*FT)

% WQV PROVIDED= 1,816 CF/AC X 0.79 AC
= 1,435 CF (0.033 AC*FT) =68% WQV PROVIDED

* A MONETARY CONTRIBUTION MAY BE MADE FOR THE REMAINDER OF WATER QUALITY VOLUME IF FULL WATER QUALITY TREATMENT IS NOT PROVIDED AT THE TIME OF FINAL SITE PLAN

MTI 01-18 COMPLIANCE NARRATIVE

IN ACCORDANCE WITH CITY OF ALEXANDRIA MEMORANDUM TO INDUSTRY 01-18, AT LEAST 65% OF THE REQUIRED PHOSPHORUS REMOVAL IS ACHIEVED USING NONPROPRIETARY SURFACE BMPS (±66%).

$$\frac{0.19 \text{ LBS PHOSPORUS}}{0.29 \text{ LBS PHOSPORUS}} = \pm 66\%$$

WATER QUALITY NARRATIVE

AS SHOWN IN THE COMPUTATIONS ON SHEET P-0702 AND P-0703, THE AMOUNT OF IMPERVIOUS AREA ON SITE WILL DECREASE FROM PRE TO POST-DEVELOPMENT. THE SITE AREA USED FOR THE ANALYSIS IS THE STORMWATER LIMITS OF DISTURBANCE (1.71 AC), EXCLUDING AREAS DESIGNATED ONLY FOR THE INSTALLATION OF UTILITIES, AS SHOWN ON THE LIMITS OF DISTURBANCE MAP AND COMPUTED USING THE DEQ VRRM SPREADSHEET, BOTH SHOWN ON THIS SHEET.

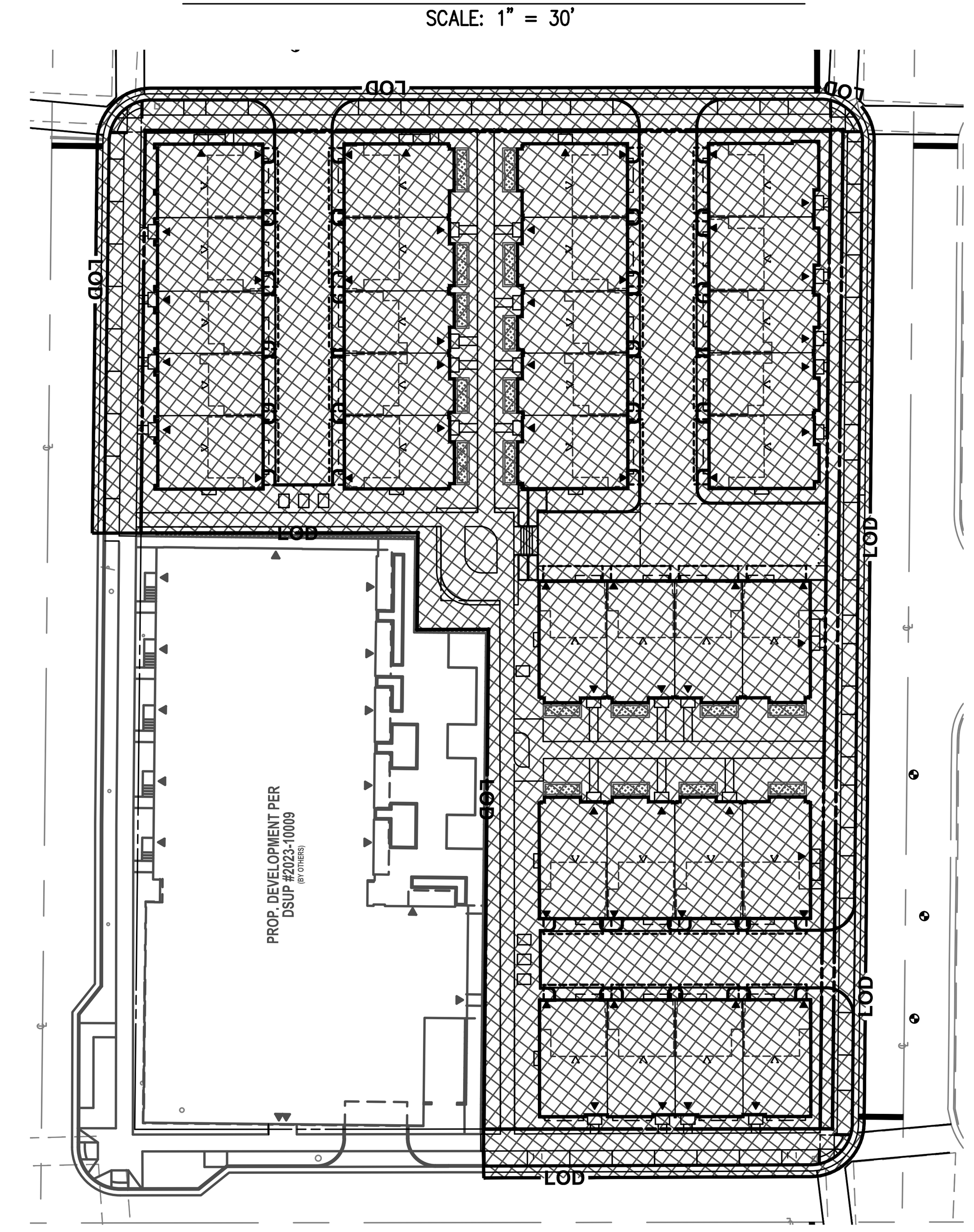
THE REQUIRED PHOSPHOROUS REMOVAL TO BE PROVIDED ON SITE SHALL BE AT LEAST 0.29 LB/YR. THE REQUIRED PHOSPHOROUS REDUCTION IS PROPOSED TO BE ACHIEVED BY TREATING APPROXIMATELY ±0.41 AC ON SITE WITH LEVEL 1 BIORETENTION PRACTICES AND ±0.20 AC ON SITE WITH 65% MTD FILTERING DEVICES.

THE COMPUTED PHOSPHOROUS REMOVAL ON SITE IS EQUAL TO 0.31 LB/YR, WHICH SATISFIES WATER QUALITY CONTROL REQUIREMENTS OF SECTION 13-109 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.

IT IS EXPECTED THAT ±68% OF THE WATER QUALITY VOLUME WILL BE TREATED WITH THE PROPOSED LEVEL 1 URBAN BIORETENTION AND MTD FILTERING PRACTICES LOCATED ON SITE. THEREFORE, A MONETARY CONTRIBUTION TO THE CITY'S WATER QUALITY EQUIVALENCY FUND IS EXPECTED TO BE REQUIRED AT TIME OF FINAL SITE PLAN.

SWM LIMITS OF DISTURBANCE MAP

SCALE: 1" = 30'



LIMITS OF DISTURBANCE COUNTED TOWARDS SITE AREA FOR VRRM SPREADSHEET COMPUTATIONS (±1.71 AC)

THE FOLLOWING ANALYSIS IS PRELIMINARY IN NATURE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL SITE PLAN.

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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No. 041851
1/16/2026
PROFESSIONAL ENGINEER

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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

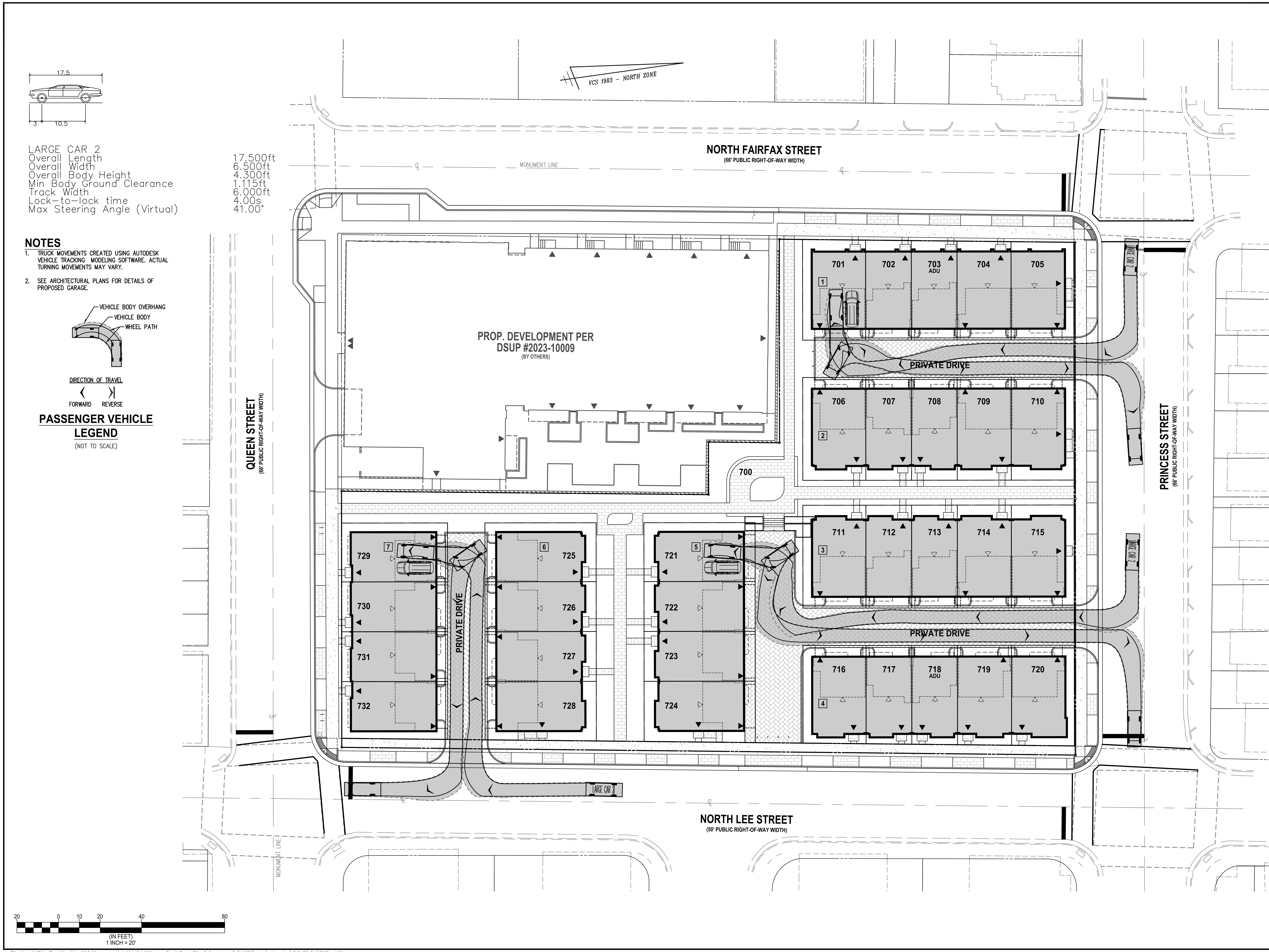
PRELIMINARY BMP COMPUTATIONS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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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300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY VEHICLE MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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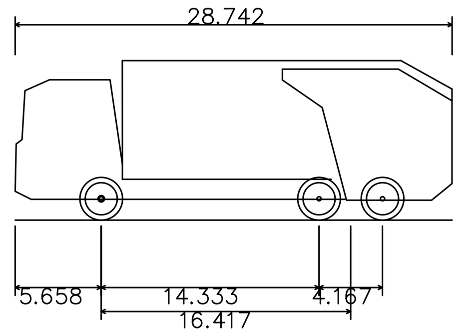
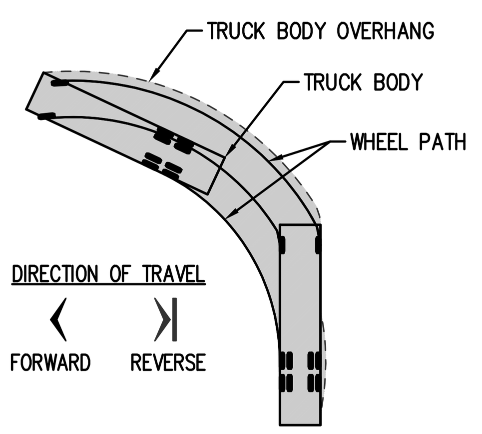


Mack TerraPro Low Entry 6x4 LEU 613 + Wayne Phoenix III 25Yd

Overall Length	28.742ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	34.000ft

NOTES

1. TRUCK MOVEMENTS CREATED USING AUTODESK VEHICLE TRACKING MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.
2. SEE ARCHITECTURAL PLANS FOR DETAILS OF PROPOSED GARAGE.

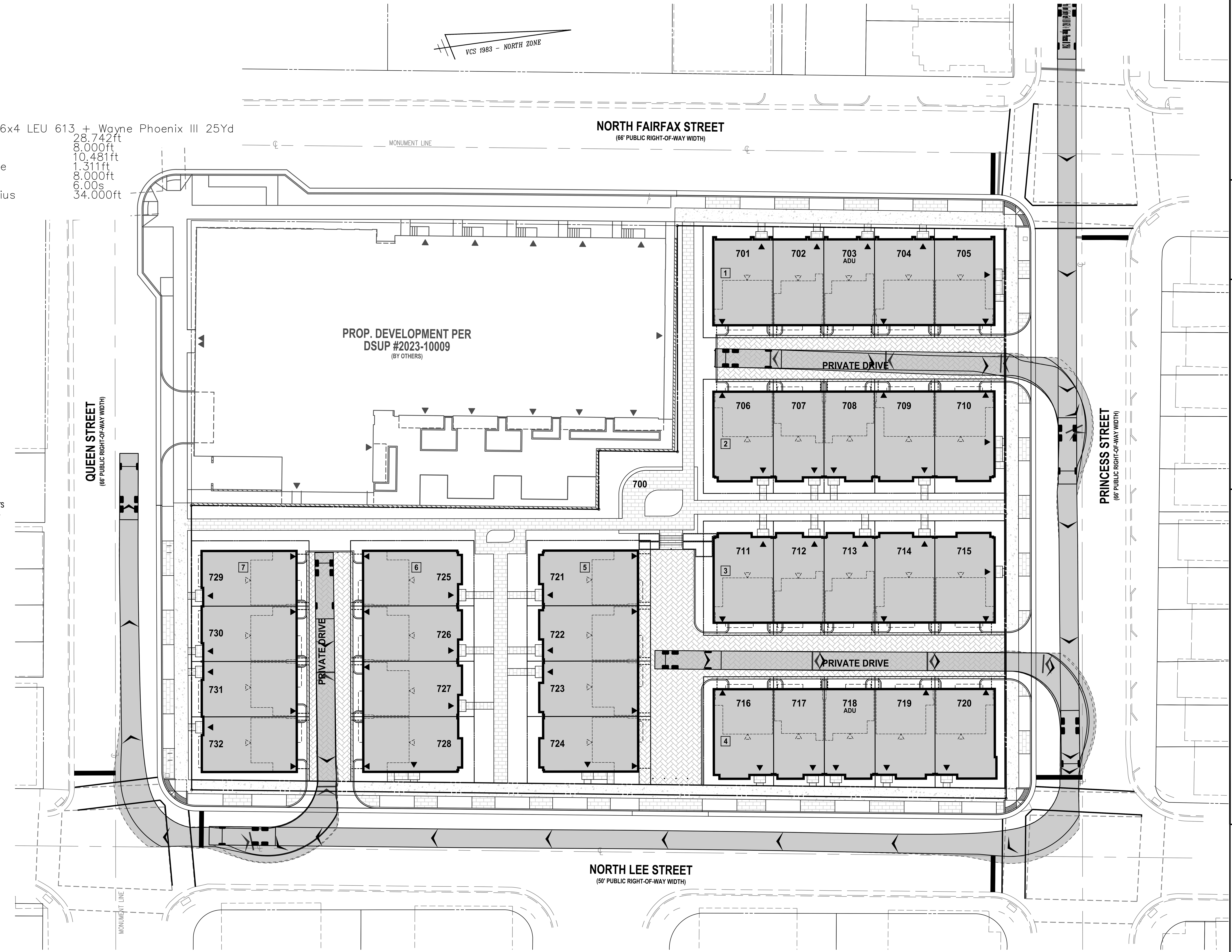


GARBAGE TRUCK LEGEND

(NOT TO SCALE)

SOLID WASTE COLLECTION NARRATIVE

IT IS ANTICIPATED THAT COLLECTION OF TRASH AND RECYCLING WILL BE HANDLED PRIVATELY AND RESIDENTS WILL STORE COLLECTION BINS INSIDE UNITS AND WHEEL THEM TO REAR ALLEYS FOR COLLECTION.



20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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PROFESSIONAL ENGINEER

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300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GARBAGE TRUCK MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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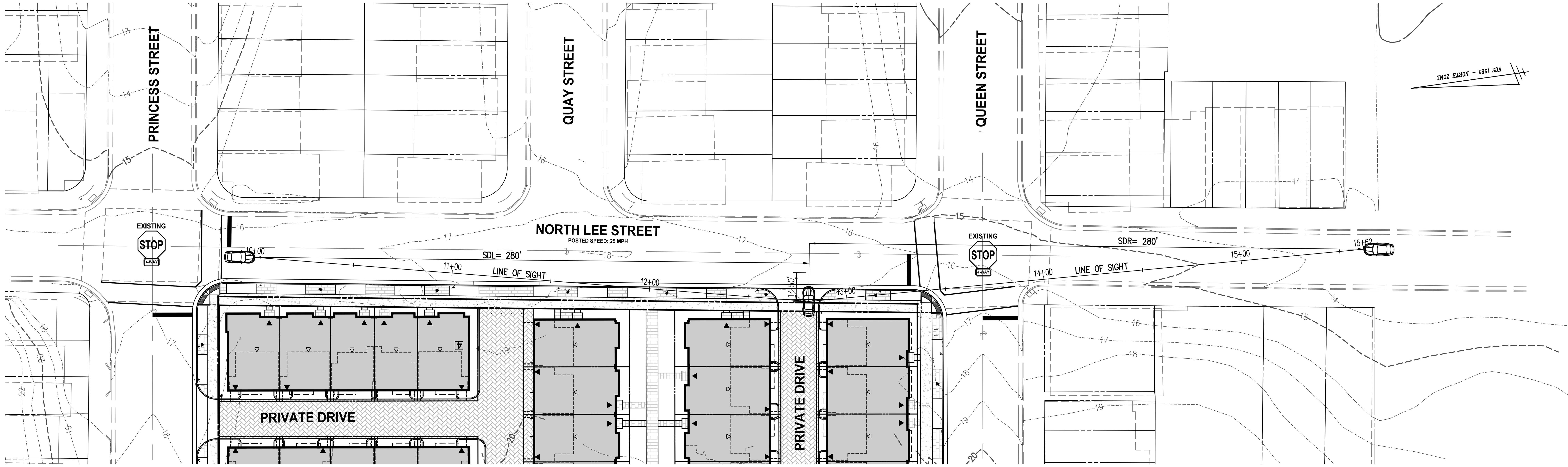

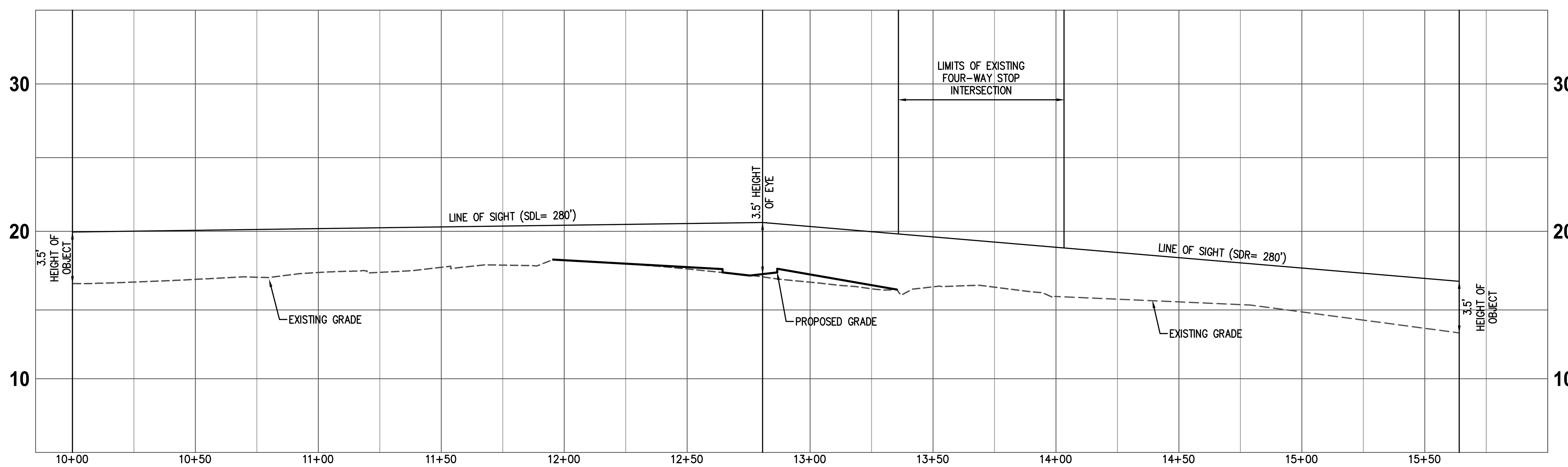

INTERSECTION SIGHT DISTANCE PROFILE - NORTH LEE STREET

H: 1"=30'
V: 1"=5'
POSTED/DESIGN SPEED= 25 MPH
SIGHT DISTANCE= 280'
CATEGORY: LOCAL

NOTES

1. EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA, GIS INFORMATION, AND RECORD DATA.
2. ADDITIONAL SITE FEATURES, EASEMENTS, AND ENCUMBRANCES MAY BE PRESENT ON SITE.
3. ANY EXISTING OR PROPOSED LANDSCAPING WITHIN VISION CLEARANCE TRIANGLES OR INTERSECTION SIGHT LINES WILL BE PRUNED SUCH THAT BRANCHES AND FOLIAGE ARE AT LEAST 8 FEET ABOVE FINISHED GRADE.

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

INTERSECTION SIGHT DISTANCE

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SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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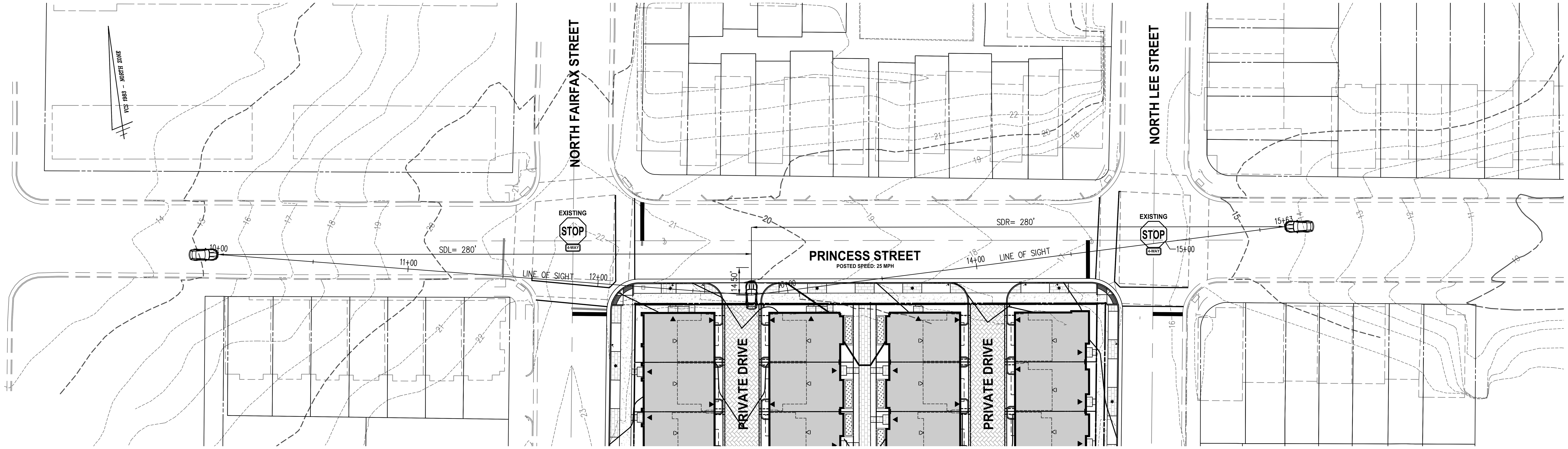

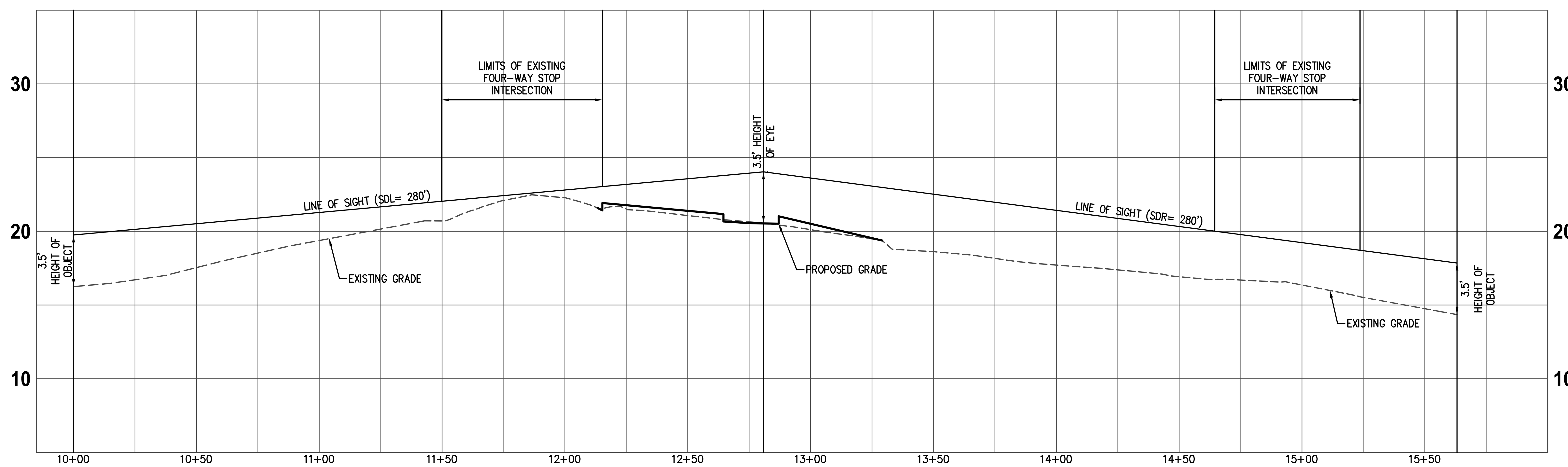

INTERSECTION SIGHT DISTANCE PROFILE - PRINCESS STREET - WEST ENTRANCE

H: 1"=30'
V: 1"=5'
POSTED/DESIGN SPEED= 25 MPH
SIGHT DISTANCE= 280'
CATEGORY: LOCAL

NOTES

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2. ADDITIONAL SITE FEATURES, EASEMENTS, AND ENCUMBRANCES MAY BE PRESENT ON SITE.
3. ANY EXISTING OR PROPOSED LANDSCAPING WITHIN VISION CLEARANCE TRIANGLES OR INTERSECTION SIGHT LINES WILL BE PRUNED SUCH THAT BRANCHES AND FOLIAGE ARE AT LEAST 8 FEET ABOVE FINISHED GRADE.

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

INTERSECTION SIGHT DISTANCE

APPROVED
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DEPARTMENT OF PLANNING & ZONING

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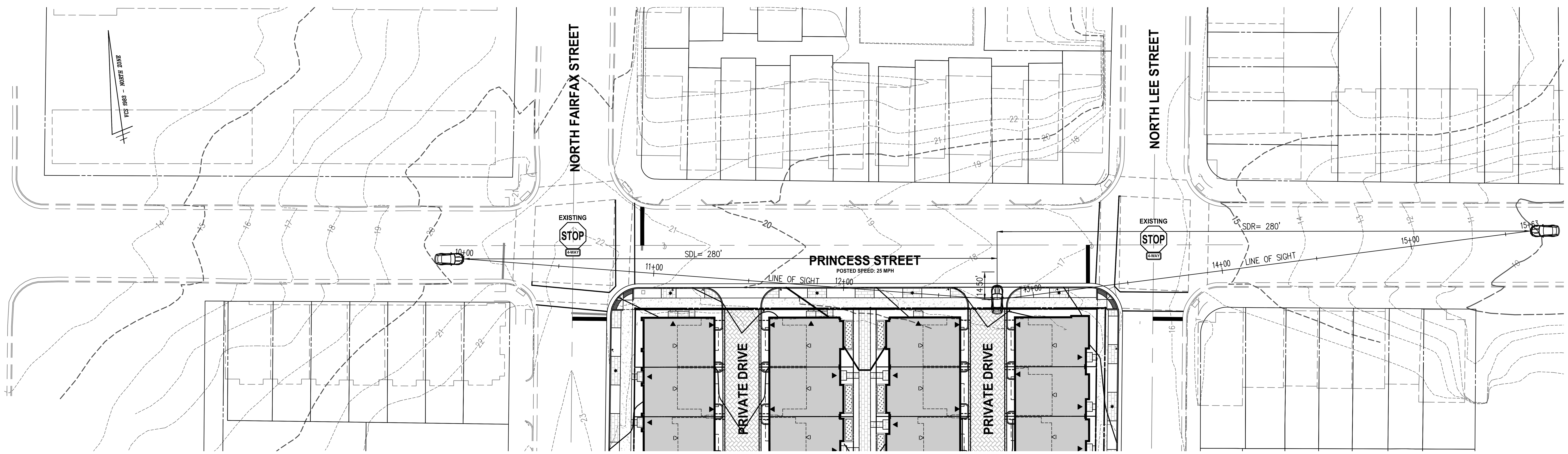

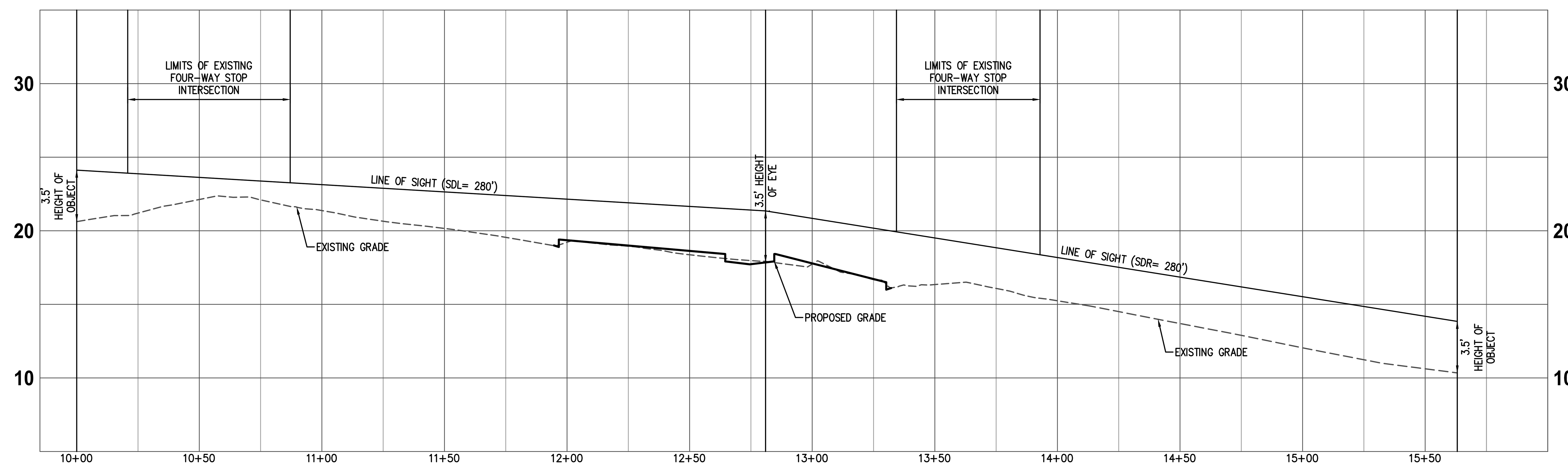

INTERSECTION SIGHT DISTANCE PROFILE - PRINCESS STREET - EAST ENTRANCE

H: 1"=30'
V: 1"=5'
POSTED/DESIGN SPEED= 25 MPH
SIGHT DISTANCE= 280'
CATEGORY: LOCAL

NOTES

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30 0 15 30 60 120
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1 INCH = 30'

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300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

INTERSECTION SIGHT DISTANCE

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

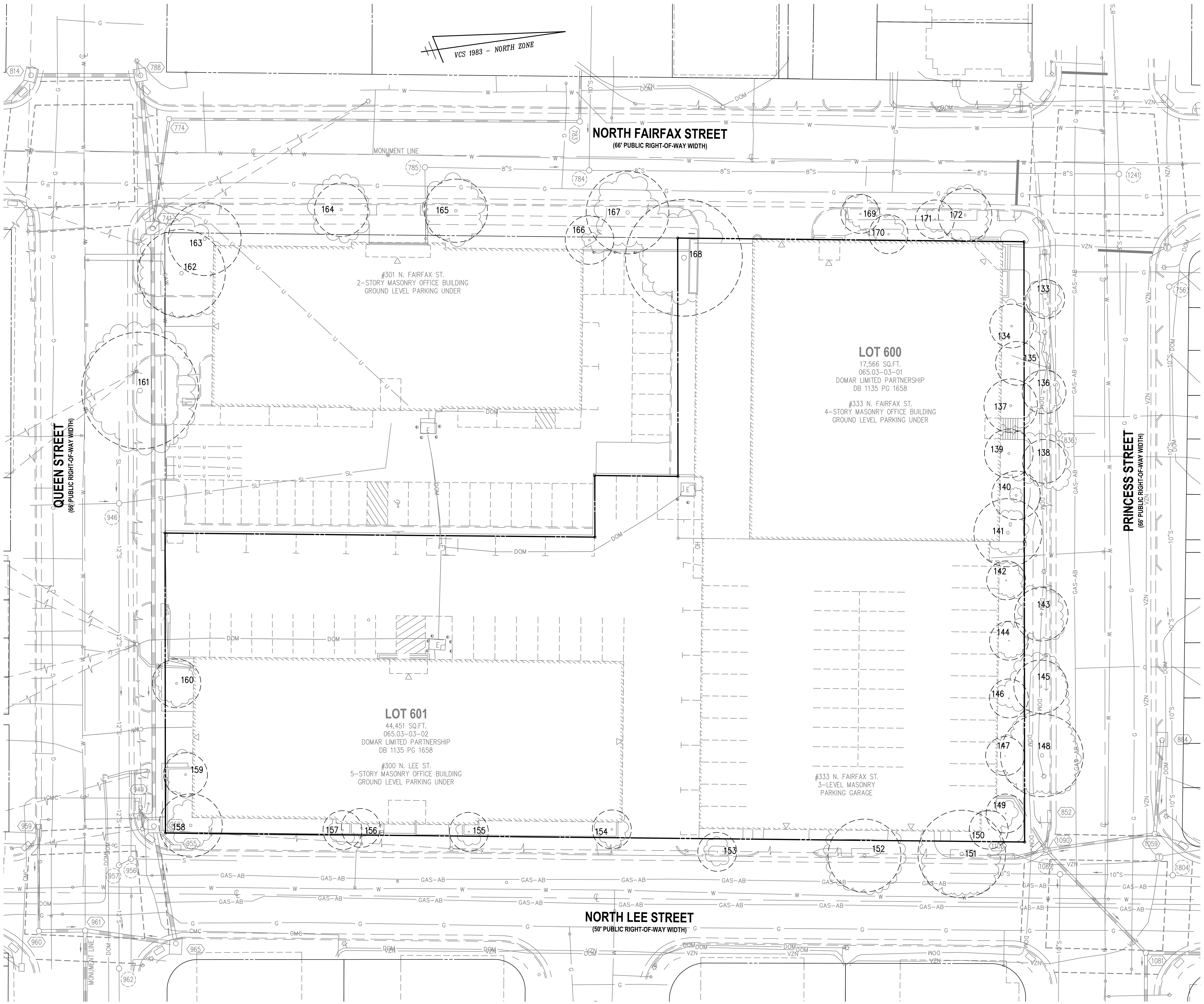
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

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

TREE INVENTORY LEGEND

KEY	TITLE	SYMBOL
	EXISTING TREELINE	
	EXISTING TREE	TREE NUMBER; CRITICAL ROOT ZONE (CRZ)



20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

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1/16/2026
PROFESSIONAL

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
	REVISION APPROVED BY				

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING TREE SURVEY

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

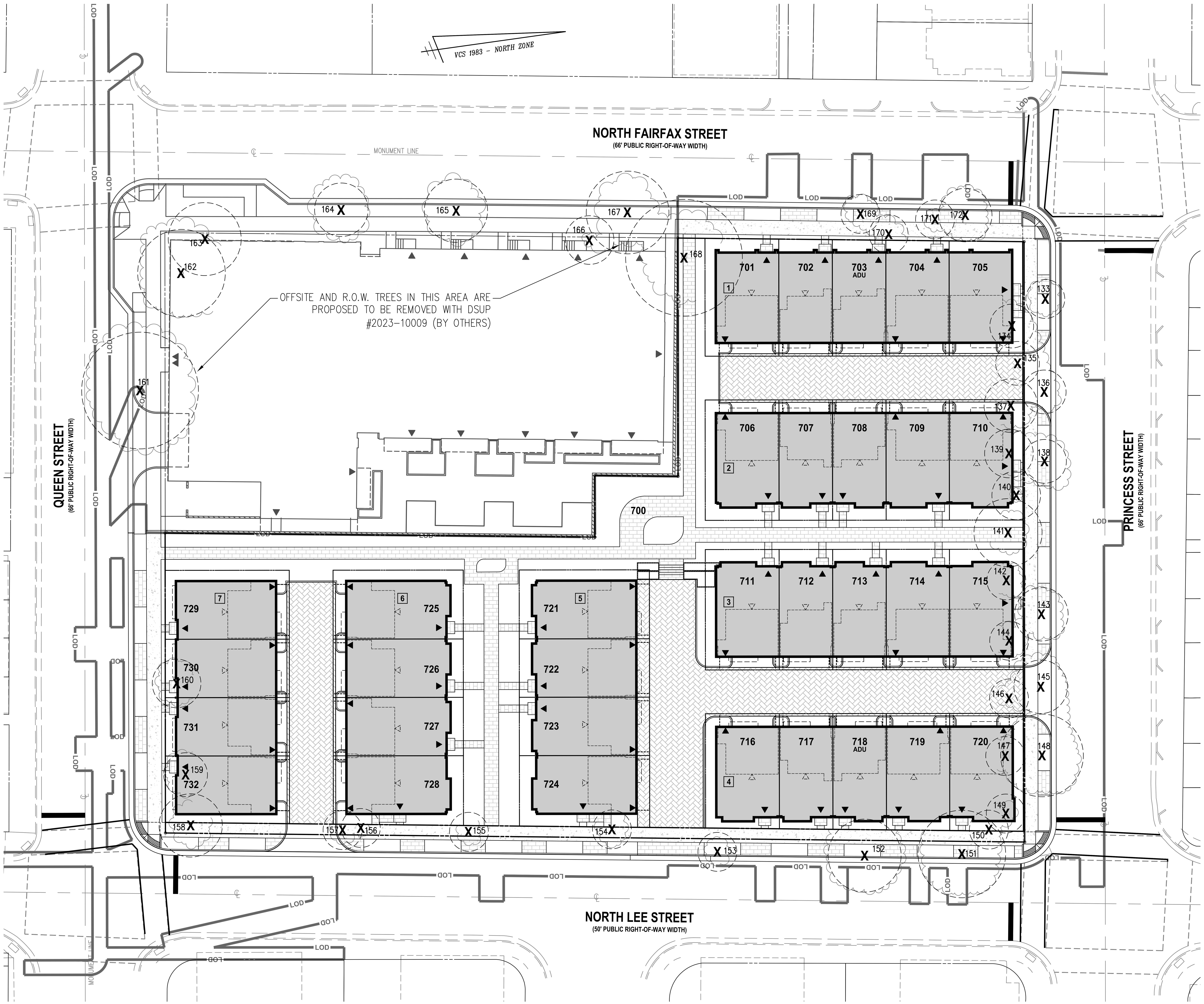
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 065.03 Job No. 24-030 Cadd Dwg. File Q:\sdskproj\24030\dwg\planning\DSUP\24030P-1201.dwg

SHEET: P-1201

TREE PRESERVATION LEGEND

KEY	TITLE	SYMBOL
	EXISTING TREELINE	
	LIMITS OF DISTURBANCE	LOD
	EXISTING TREE CANOPY TO BE PRESERVED	
	EXISTING TREE	TREE NUMBER; CRITICAL ROOT ZONE (CRZ)
	EXISTING TREE TO BE REMOVED	X##



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PROFESSIONAL ENGINEER

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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY TREE PRESERVATION PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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.

File No. ALEX Tax Map No. 065.03 Job No. 24-030 Cadd Dwg. File: Q:\sdskproj\24030\dwg\planning\DSUP\24030P-1201.dwg

SHEET: P-1202

Tree Information								Species and Condition Ratings			Activities						Notes
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Native	Invasive	Offsite or Shared	Species Rating (%)	Condition Rating		Removal	CRZ Disturbed (%)	Tree Protection Fence	Root Prune	Root Padding	Hand Removal/Selective Removal	
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Lisa Boral- ISA # MA-7223A #(24-030) 03/20/2025																	
133	Prunus serrulata	flowering cherry	7"	8'				55%	63%	GOOD	X						Multi-trunk, measured low
134	Ilex cornuta	Chinese holly	9"	9'				73%	75%	GOOD	X						Multi-trunk, measured low
135	Lagerstroemia indica	crapemyrtle	9"	9'				78%	63%	GOOD	X						5 stems; heading cuts on all main branches
136	Prunus serrulata	flowering cherry	9"	9'				55%	60%	FAIR	X						Multi-trunk, measured low
137	Ilex cornuta	Chinese holly	11"	11'				73%	71%	GOOD	X						Multi-trunk, measured low
138	Prunus serrulata	flowering cherry	9"	9'				55%	60%	FAIR	X						Multi-trunk, measured low
139	Ilex cornuta	Chinese holly	10"	10'				73%	65%	GOOD	X						Lean in trunk
140	Lagerstroemia indica	crapemyrtle	10"	10'				78%	62%	GOOD	X						6 stems; heading cuts on all main branches
141	Ilex cornuta	Chinese holly	14"	14'				73%	65%	GOOD	X						
142	Ilex cornuta	Chinese holly	5"	8'				73%	75%	GOOD	X						
143	Acer rubrum	red maple	11"	11'	X			70%	60%	FAIR	X						Under utility lines; heavily pruned
144	Lagerstroemia indica	crapemyrtle	4"	8'				78%	73%	GOOD	X						6 stems
145	Acer rubrum	red maple	11"	11'	X			70%	65%	GOOD	X						
146	Ilex cornuta	Chinese holly	5"	8'				73%	75%	GOOD	X						
147	Lagerstroemia indica	crapemyrtle	3"	8'				78%	72%	GOOD	X						4 stems
148	Acer rubrum	red maple	17"	17'	X			70%	67%	GOOD	X						
149	Ilex cornuta	Chinese holly	5"	8'				73%	75%	GOOD	X						
150	Ilex cornuta	Chinese holly	4"	8'				73%	75%	GOOD	X						
151	Pyrus calleryana	callery pear	18"	18'		X		20%	59%	FAIR	X						trunk wound
152	Pyrus calleryana	callery pear	15"	15'		X		20%	61%	GOOD	X						significant lean
153	Prunus serrulata	flowering cherry	4"	8'				55%	55%	FAIR	X						growing in corrugated pipe
154	Lagerstroemia indica	crapemyrtle	8"	8'				78%	63%	GOOD	X						4 stems; heading cuts on all main branches
155	Ilex cornuta	Chinese holly	5"	8'				73%	75%	GOOD	X						
156	Acer palmatum	Japanese maple	4"	8'				80%	75%	GOOD	X						
157	Ilex cornuta	Chinese holly	8"	8'				73%	75%	GOOD	X						
158	Lagerstroemia indica	crapemyrtle	13"	13'				78%	64%	GOOD	X						4 stems; heading cuts on all main branches
159	Lagerstroemia indica	crapemyrtle	9"	9'				78%	64%	GOOD	X						3 stems; heading cuts on all main branches
160	Cornus florida	flowering dogwood	10"	10'				60%	63%	GOOD	X						Multi-trunk, measured low
161	Pyrus calleryana	callery pear	24"	24'		X		20%	53%	FAIR	X						Restricted roots; signs of basal swelling; heavily pruned under utility lines
162	Lagerstroemia indica	crapemyrtle	18"	18'				78%	63%	GOOD	X						8 stems
163	Ilex cornuta	Chinese holly	15"	15'				73%	75%	GOOD	X						
164	Acer rubrum	red maple	11"	11'	X			70%	61%	GOOD	X						Restricted roots
165	Acer rubrum	red maple	13"	13'	X			70%	59%	FAIR	X						Restricted roots; trunk wound
166	Ilex cornuta	Chinese holly	10"	10'				73%	73%	GOOD	X						
167	Acer rubrum	red maple	17"	17'	X			70%	60%	FAIR	X						Restricted roots; trunk wound
168	Prunus serrulata	flowering cherry	24"	24'				55%	69%	GOOD	X						
169	Acer rubrum	red maple	8"	8'	X			70%	69%	GOOD	X						
170	Ilex cornuta	Chinese holly	8"	8'				73%	75%	GOOD	X						
171	Ilex cornuta	Chinese holly	7"	8'				73%	75%	GOOD	X						
172	Acer rubrum	red maple	11"	11'	X			70%	71%	GOOD	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.

PROPOSED TO BE REMOVED WITH
DSUP #2023-10009 (BY OTHERS)

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 20'
DATE: 1/16/2026
DRAWN: MM
CHECKED: DPAV

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No. 041851
1/16/2026
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING TREE INVENTORY

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED ____
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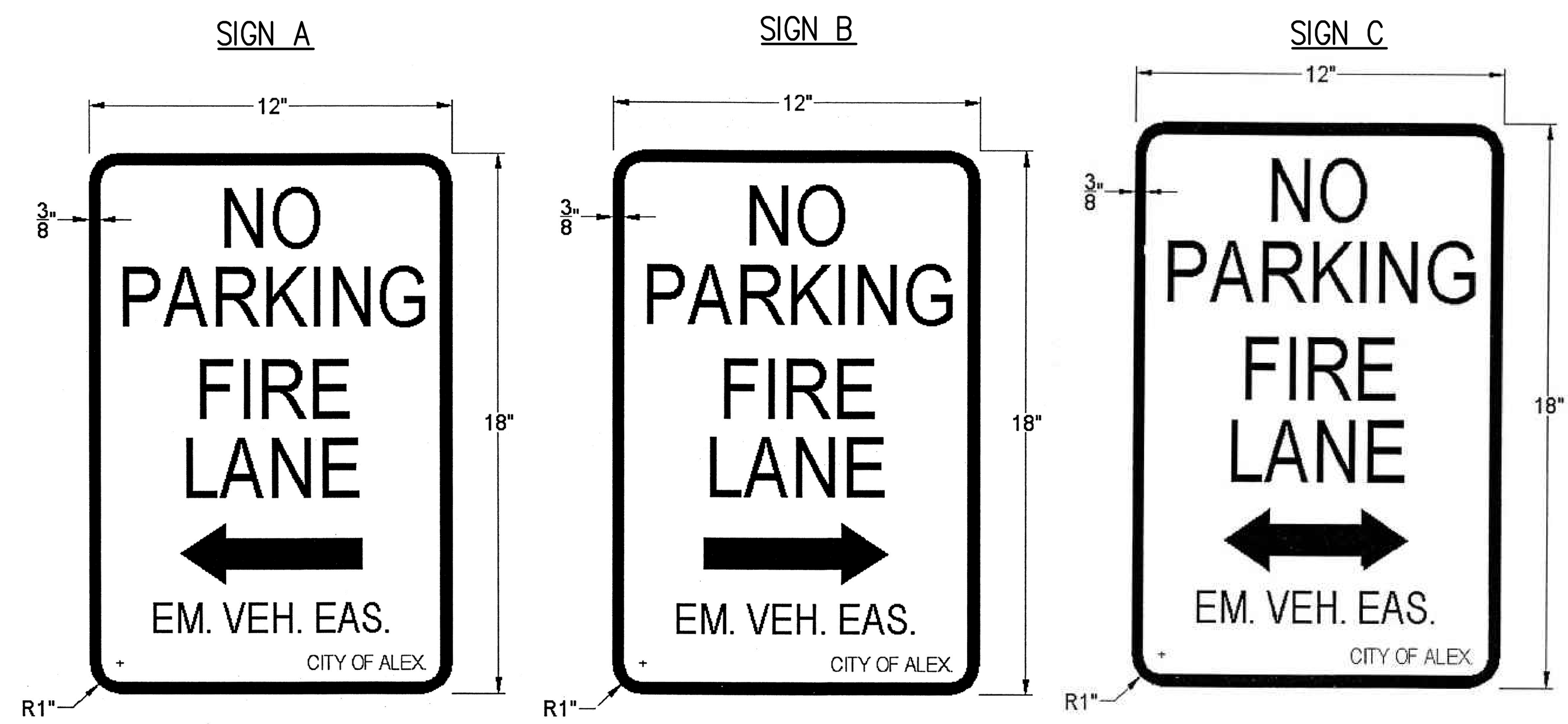
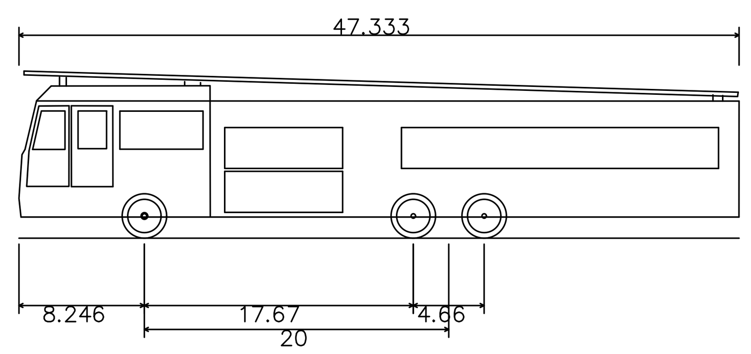




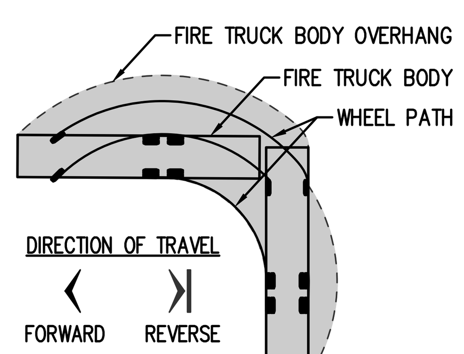
Alexandria Tower 203	
Overall Length	47.333ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	49.330ft

FIRE LANE SIGN SPECIFICATIONS

A107.2 Sign Specifications. Emergency vehicle easement signs shall be metal construction, 12–inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8 inch red trim strip around the entire outer edge of the sign. The lettering shall be "NO PARKING,"," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS.," and "City of Alex." placed as shown in Figure 3. Lettering size shall be as follows: "NO PARKING" – 2 inches, "EMERGENCY VEHICLE EASEMENT" – 2 1/2 inches. EM. VEH. EAS. – 1 inch, CITY OF ALEX. – 1/2 inch. Directional Arrows – 1 inch by 6 inches solid shaft with solid head 1 1/2 inches wide and 2 inches deep (See Figures A107.1, A107.2, A107.3 for examples). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure as designated by the Director of Code Enforcement. Posts for signs, when required, shall be metal and securely mounted. Signs shall face in the direction of vehicle travel. In areas where emergencyvehicle easements involve two–way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the Director of Code Enforcement.

SIGN "D"

12" X 18"
WHITE/RED



FIRE TRUCK LEGEND

(NOT TO SCALE)

NOTES

1. TRUCK MOVEMENTS CREATED USING AUTODESK VEHICLE TRACKING MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.
2. ALL NEW FIRE HYDRANTS ON CITY STREETS SHALL BE CITY OWNED AND MAINTAINED. ALL PROPOSED HYDRANTS ON PRIVATE PROPERTY SHALL BE OWNED, INSPECTED, TESTED, AND MAINTAINED BY THE PROPERTY OWNER OR THEIR REPRESENTATIVE.
3. SEE SHEET P–0405 FOR SIGNAGE AND STRIPING PLAN.

BUILDING CODE ANALYSIS

(PRELIMINARY, PROVIDED BY PROJECT ARCHITECT)

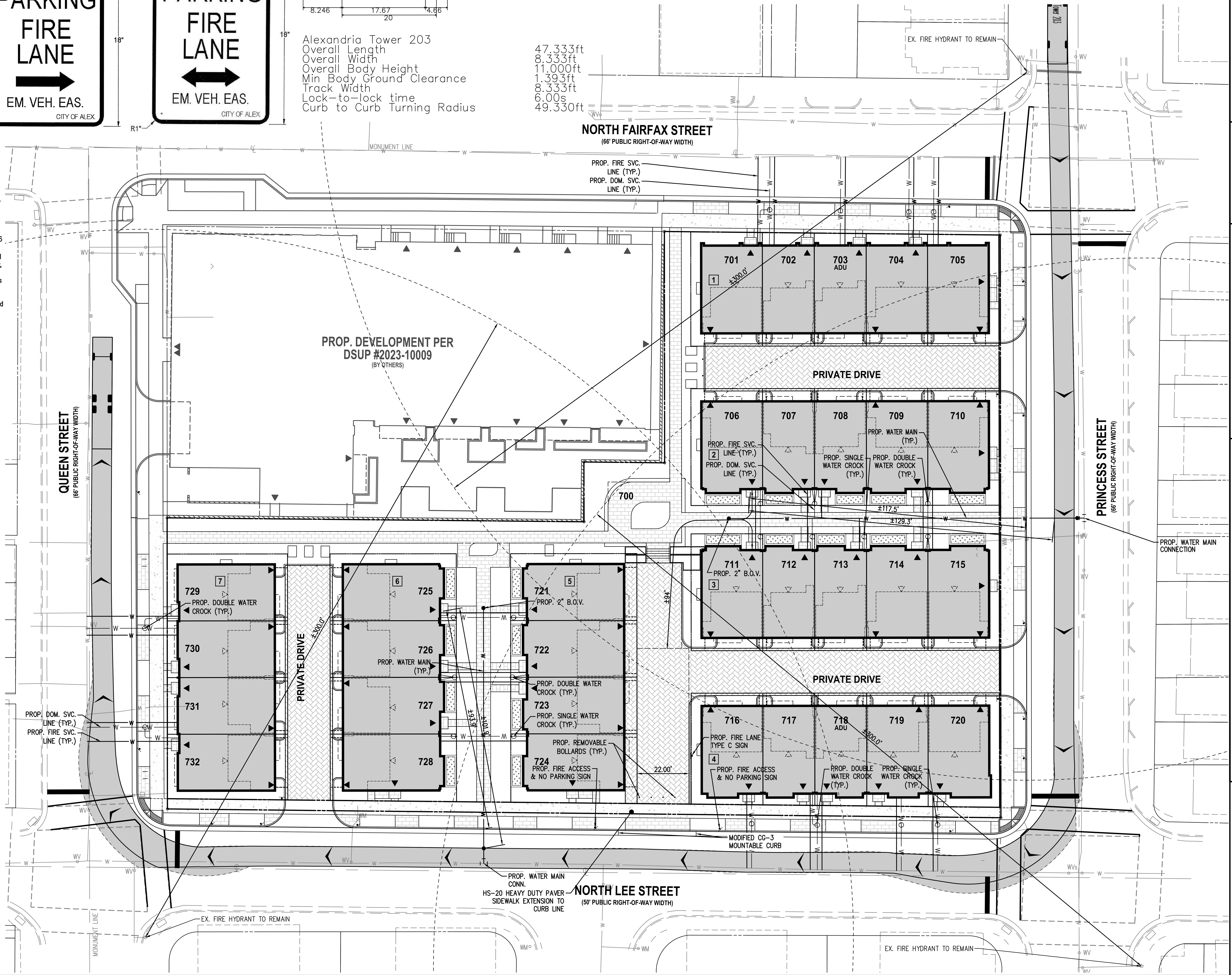
OCCUPANCY GROUP: R–3
CONSTRUCTION TYPE: VB
AUTOMATIC SPRINKLER SYSTEM: NFPA 13–R (SEPARATE PERMIT REQUIRED)

MAXIMUM BUILDING HEIGHT: 50'–0"
MEASUREMENTS: GRADE AT FRONT ENTRANCE TO TOP OF ROOF

NUMBER OF STORIES:	ALLOWED	PROPOSED
	4	4

STRUCTURAL ELEMENT	REQUIRED RATING PER TYPE VB	PROPOSED RATING
EXTERIOR WALLS	0	0
EXTERIOR BEARING WALLS	0	0
FIRE WALLS AND PARTY WALLS	2	2
INTERIOR WALLS	0	0
INTERIOR NON–BEARING WALLS	0	0
FLOOR / CEILING ASSEMBLIES	0	0

FDC: REQUIRED
NOTE: SEE SHEET A6.0 FOR FLOOR AREA BREAKDOWN.



APPROVED
SPECIAL USE PERMIT NO. DSUP#2025–10032
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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REVISION APPROVED BY

300 N. LEE ST & 333 N. FAIRFAX ST

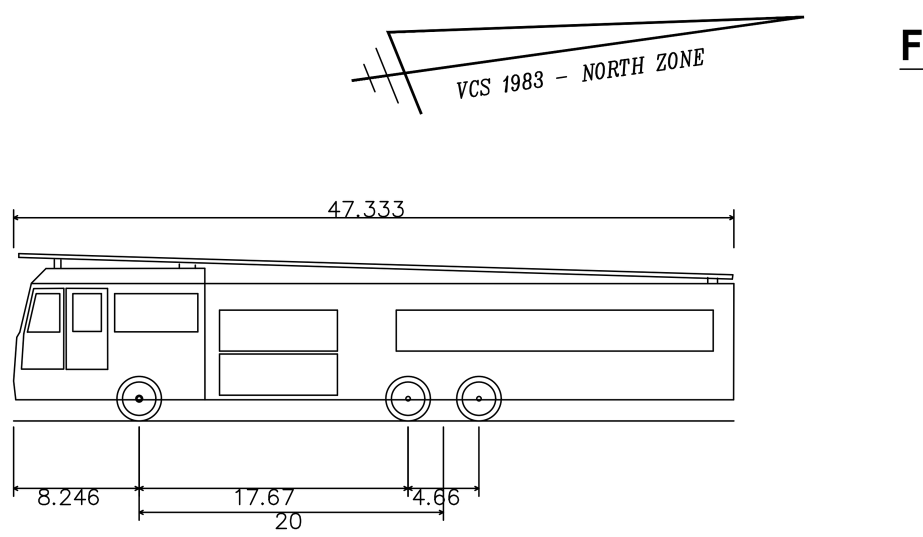
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE SERVICE PLAN

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 20'
DATE: 1/16/2026
DRAWN: MM
CHECKED: DP/AV

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/16/2026
PROFESSIONAL ENGINEER



Alexandria Tower 203

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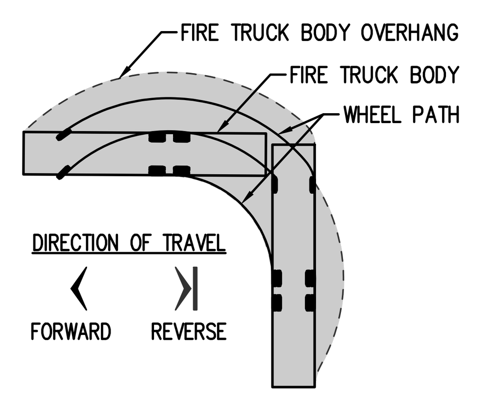


FIRE TRUCK LEGEND

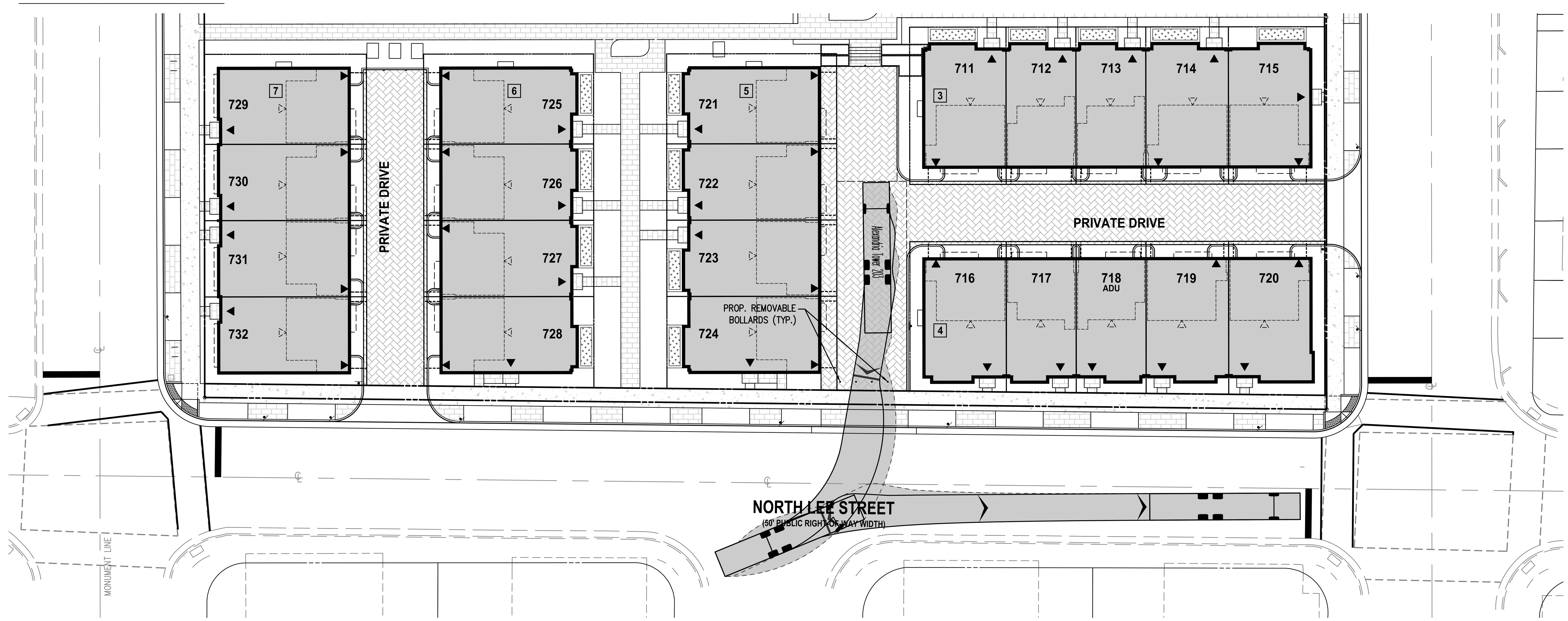
(NOT TO SCALE)

NOTES

1. TRUCK MOVEMENTS CREATED USING AUTODESK VEHICLE TRACKING MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.

FIRE TRUCK ENTERING SITE

FIRE TRUCK EXITING SITE



20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
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1/16/2026
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE TRUCK MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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DATE RECORDED ____________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 065.03 Job No. 24-030 Cadd Dwg. File:Q:\sdskproj\24030\dwg\planning\DSUP\24030P-1301.dwg

SHEET: P-1302

GENERAL NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: WALTER L. PHILLIPS, INC. ARCHITECTURAL INFORMATION IS FROM PLANS BY: GTM ARCHITECTS.
2. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
5. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
6. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
8. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDE BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
9. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
11. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
14. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
16. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

GRADING NOTES:

1. STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
2. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
4. REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
6. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.
7. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
8. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
9. CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
10. CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
11. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
12. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
13. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
14. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

ACCESSIBILITY NOTES:

1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

SCALE: AS SHOWN | DATE: 01/16/2026 | DRAWN: AM | CHECKED: KG

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
01/16/2026
LANDSCAPE ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES

APPROVED
SPECIAL USE PERMIT NO. CDSP#2025-10032
DEPARTMENT OF PLANNING & ZONING

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

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: L001

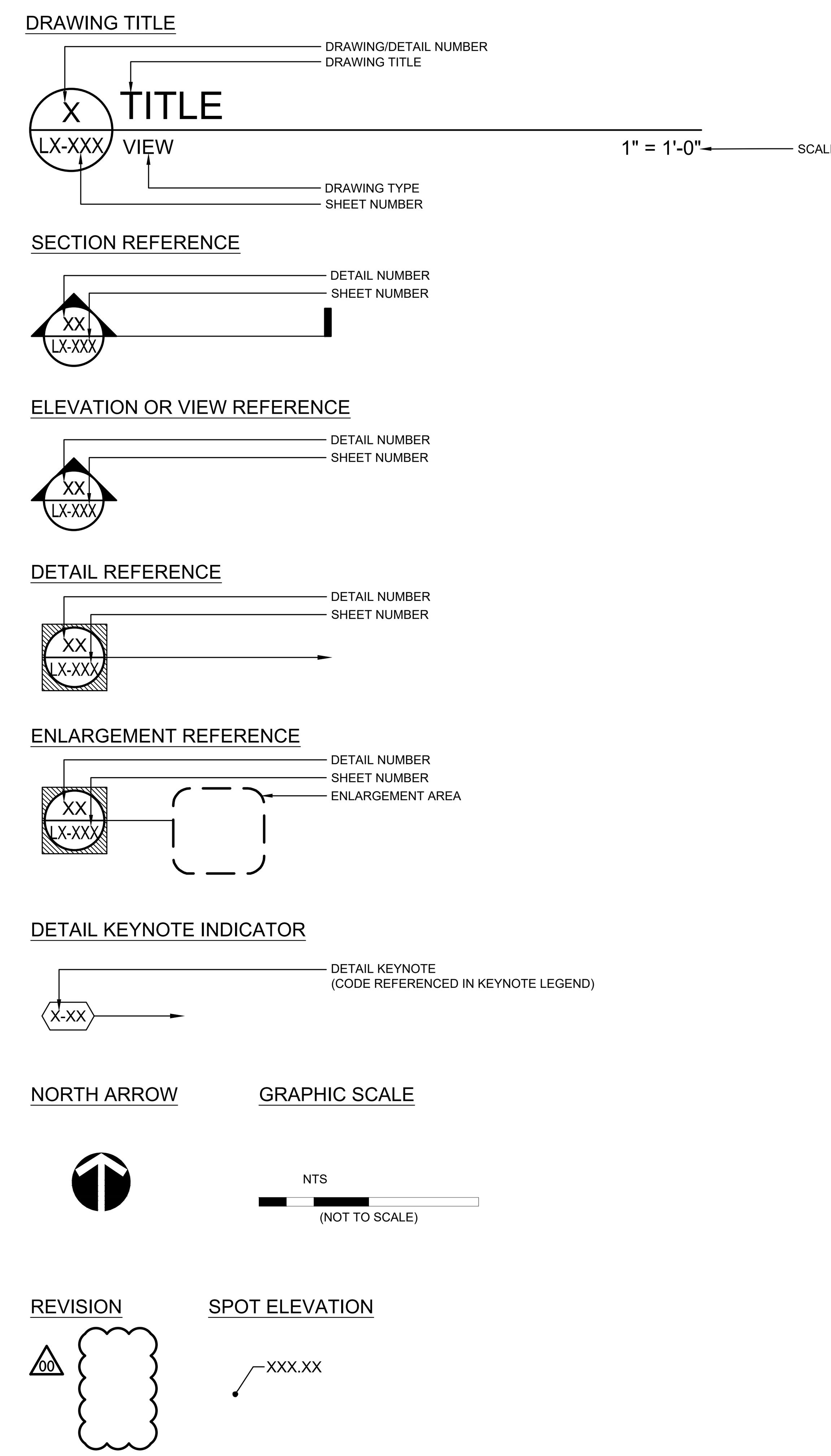
ABBREVIATIONS

A	AD	AREA DRAIN
	ADJ	ADJACENT
	AFG	ABOVE FINISHED GRADE
	ALT	ALTERNATE
	ALUM	ALUMINUM
	APPROX	APPROXIMATE
	ARCH	ARCHITECT(URAL)
B	BC	BOTTOM OF CURB
	BLDG	BUILDING
	BLKG	BLOCKING
	BOC	BACK OF CURB
	BOT	BOTTOM
	BR	BOTTOM OF RAMP
	BS	BOTTOM OF STAIR
	BW	BOTTOM OF WALL
C	CEM	CEMENT
	CIP	CAST IN PLACE
	CJ	CONTROL JOINT
	CMU	CONCRETE MASONRY UNIT
	CO	CLEANOUT
	COL	COLUMN
	CONT	CONTINUOUS
	CONC	CONCRETE
	CU FT	CUBIC FEET
D	DD	DECK DRAIN
	DE	DRAINAGE EASEMENT
	DI	DRAIN INLET
	DIA	DIAMETER
	DIAG	DIAGONAL
	DIM	DIMENSION
	DN	DOWN
	DS	DOWN SPOUT
	DWG(S)	DRAWING(S)
E	E	EAST
	EA	EACH
	EJ	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRIC(AL)
	EOP	EDGE OF PAVEMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	ESMT	EASEMENT
	EW	EACH WAY
	EXP	EXPANSION
	EXIST	EXISTING
	EXT	EXTERIOR
F	FAB	FABRIC
	FDC	FIRE DEPT. CONNECTION
	FH	FIRE HYDRANT
	FIN	FINISH
	FOC	FACE OF CURB
	FT	FOOT, FEET
	FTG	FOOTING
G	GA	GAUGE
	GAL	GALLON
	GALV	GALVANIZED
	GC	GENERAL CONTRACTOR
	GV	GATE VALVE
H	HDW	HARDWARE
	HDWD	HARDWOOD
	HORZ	HORIZONTAL
	HP	HIGH POINT
	HT	HEIGHT
I	ID	INSIDE DIAMETER
	INCL	INCLUDE
	INSUL	INSULATION
	INT	INTERIOR
	INV	INVERT
J	JB	JUNCTION BOX
	JT	JOINT
K	KO	KNOCK OUT
L	L	LENGTH
	LT	LIGHT
	LP	LOW POINT

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY.
SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

L	L	LENGTH
	LT	LIGHT
	LP	LOW POINT
M	MAS	MASONRY
	MATL	MATERIAL
	MAX	MAXIMUM
	MECH	MECHANICAL
	MED	MEDIUM
	MFR	MANUFACTURER
	MIN	MINIMUM
	MISC	MISCELLANEOUS
	MTL	METAL
N	N	NORTH
	NIC	NOT IN CONTRACT
	NO	NUMBER
	NOM	NOMINAL
	NTS	NOT TO SCALE
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OPNG	OPENING
	OPP	OPPOSITE
P	PB	PLANT BED
	PERF	PERFORATED
	PNL	PANEL
	PNT	PAINT(ED)
	PSI	POUNDS/SQUARE INCH
	PT	PRESSURE TREATED
	POB	POINT OF BEGINNING
	POC	POINT OF CURVATURE
	PROP	PROPOSED
Q	QTY	QUANTITY
R	RAD	RADIUS
	REINF	REINFORC(E), (ING)
	REQD	REQUIRED
	REV	REVISION
	R.O.W	RIGHT OF WAY
S	S	SOUTH
	SB	SETBACK
	SCHED	SCHEDUL(E), (ED)
	SD	STORM DRAIN
	SF	SQUARE FOOT, FEET
	SIM	SIMILAR
	SQ	SQUARE
	SSMH	SANITARY SEWER MANHOLE
	STL	STEEL
	SSTL	STAINLESS STEEL
	STD	STANDARD
	SUSP	SUSPENDED
	SW	SIDEWALK
	SYM	SYMBOL
T	TBD	TO BE DETERMINED
	TC	TOP OF CURB
	THK	THICK(NESS)
	TR	TOP OF RAMP
	TS	TOP OF STAIR
	TW	TOP OF WALL
	TYP	TYPICAL
U	UE	UTILITY EASEMENT
	U.N.O	UNLESS NOTED OTHERWISE
V	VERT	VERTICAL
	VIF	VERIFY IN FIELD
W	W	WEST, WIDE, WIDTH
	W/	WITH
	W/O	WITHOUT
	WD	WOOD
	WL	WATER LINE
	WM	WATER METER
	WT	WEIGHT
	WWM	WELDED WIRE MESH

SYMBOLS



LINETYPE LEGEND

- MATCHLINE
- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- R/W — RIGHT OF WAY

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01/16/2026
LANDSCAPE ARCHITECT

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300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

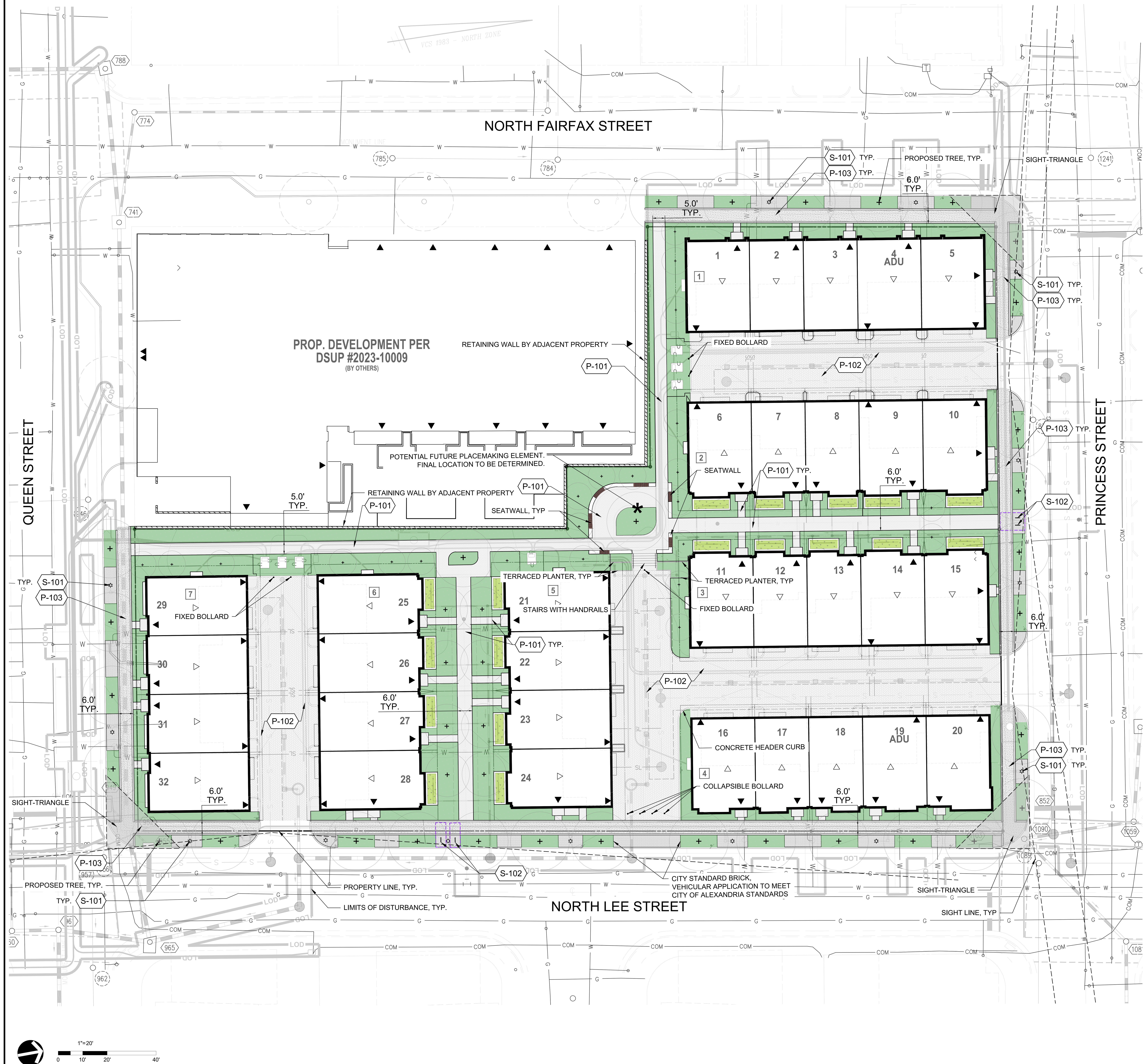
GENERAL NOTES

APPROVED
SPECIAL USE PERMIT NO. CDSP#2025-10032
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.



CODE	DESCRIPTION	DETAIL
PAVING SCHEDULE		
P-101	PAVING TYPE 1	1/L702
P-102	PAVING TYPE 2	2/L702
P-103	CITY STANDARD SIDEWALK	4/L702
SITE FURNISHINGS		
S-101	CITY STANDARD LIGHT POLE	2/L703
S-102	CITY STANDARD BIKE RACK	1/L703
	BIKE RACK ASSOCIATED CLEAR SPACE	
	EXISTING TREES TO REMAIN	
	PROPOSED TREES SEE SHEETS L501, L510, & L511 FOR MORE INFORMATION	
	PLANTING AREA	
	BIO-RETENTION PLANTING	

NOTES

1. EXISTING DEV LINE TO BE REMOVED WITH UTILITY UNDERGROUNDING.
2. FINAL DESIGN TO BE DEVELOPED AT TIME OF FINAL ENGINEERING.

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MATERIALS PLAN

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DIRECTOR DATE

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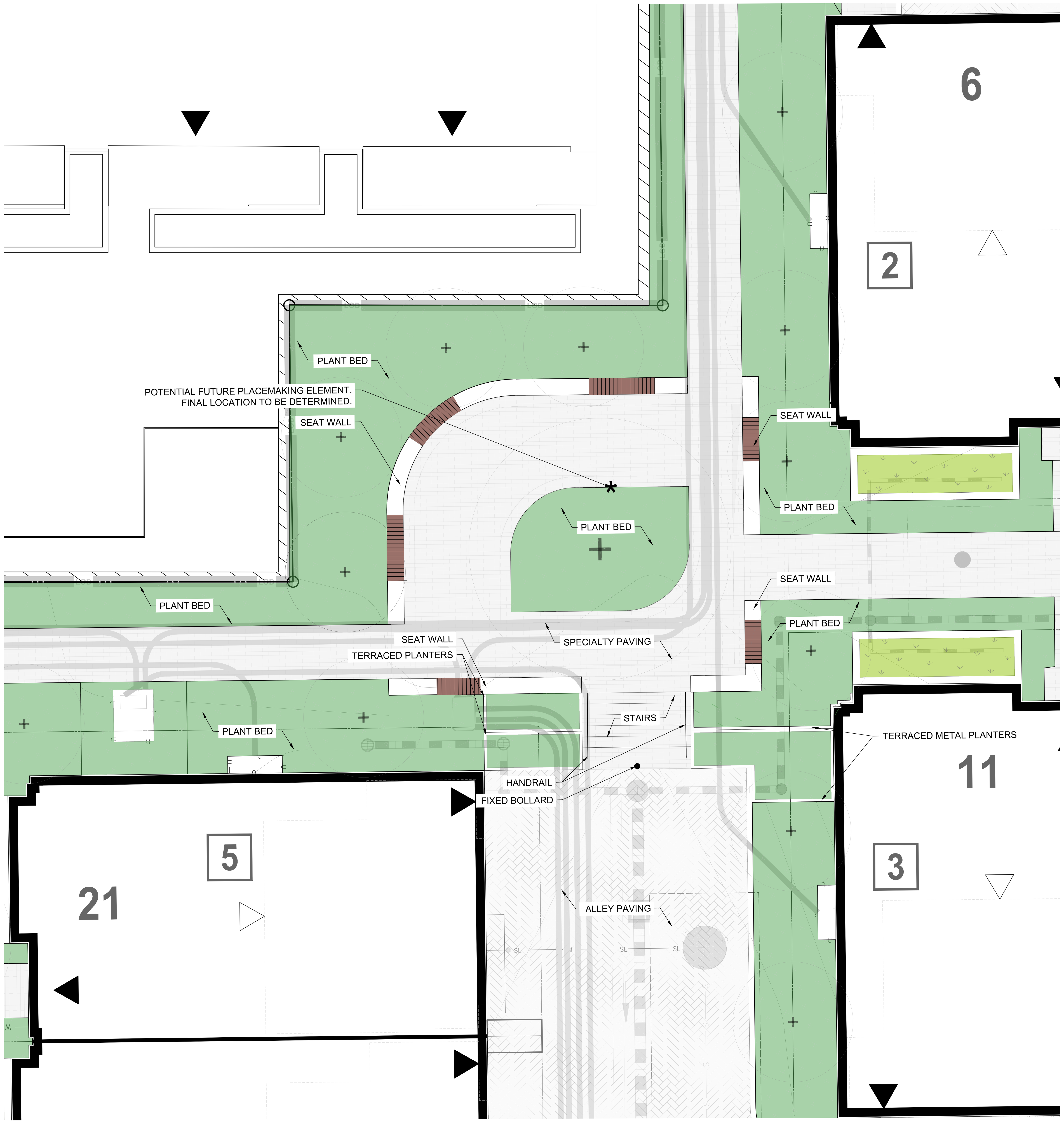

1"=5'
0 2.5' 5' 10'

NOTES

1. EXISTING DEV LINE TO BE REMOVED WITH UTILITY UNDERGROUNDING.
2. FINAL DESIGN TO BE DEVELOPED AT TIME OF FINAL ENGINEERING.

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PIAZZA ENLARGEMENT

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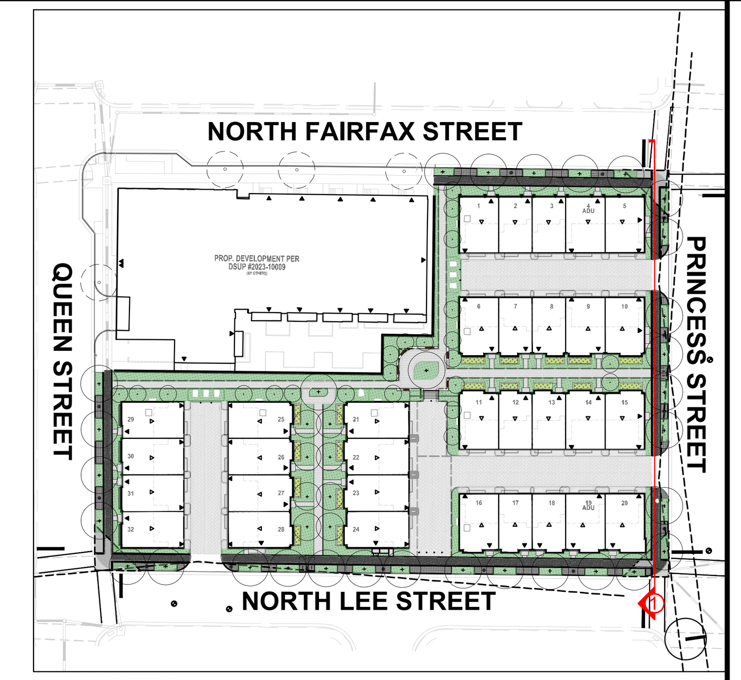
SHEET: L102



KEY MAP

1 / L110 PRINCESS STREET SECTION / ELEVATION

SECTION A

1" = 10'

2 / L110 PRINCESS STREET SECTION / ELEVATION

SECTION B

1" = 10'

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SITE SECTIONS

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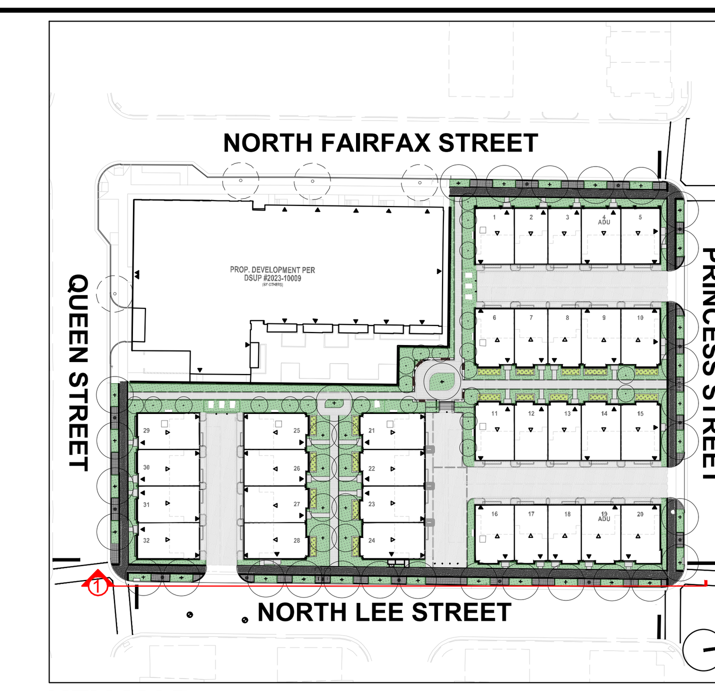
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: L110



KEY MAP

1 / L111 NORTH LEE STREET SECTION / ELEVATION

SECTION A

1" = 10'

2 / L111 NORTH LEE STREET SECTION / ELEVATION

SECTION B

1" = 10'

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SITE SECTIONS

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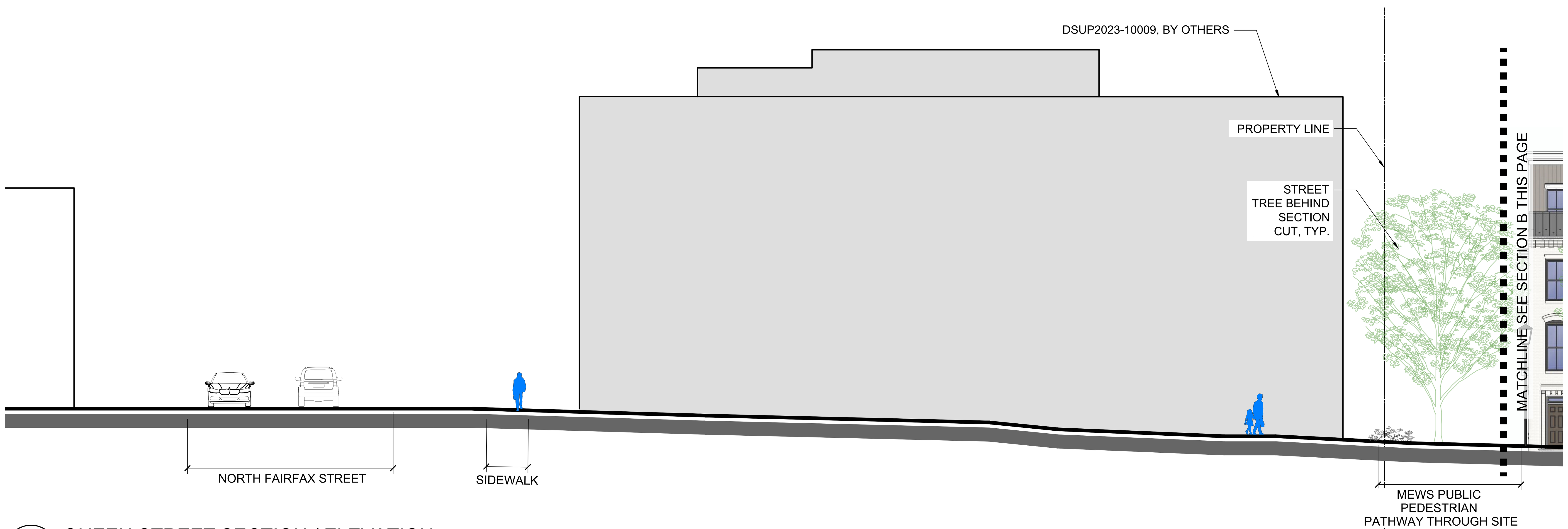
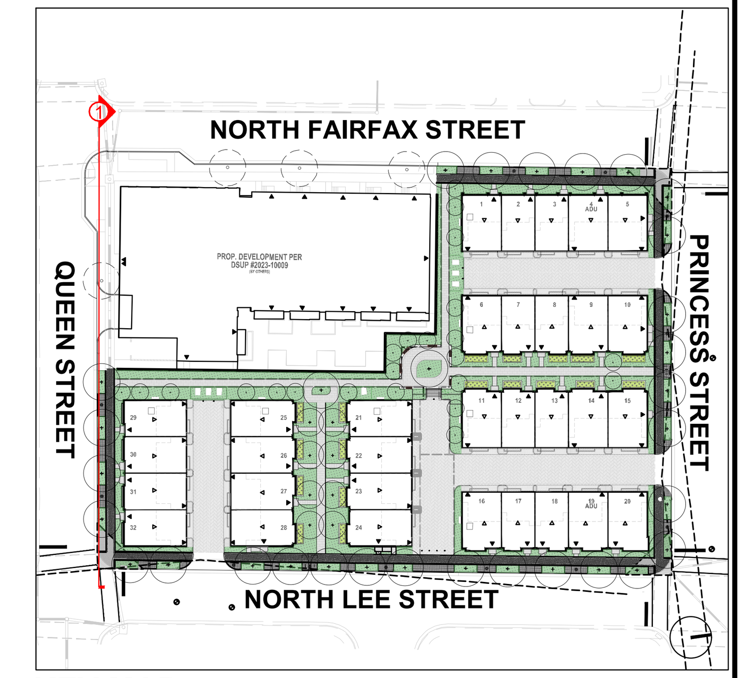
SHEET: L111



1 / L112 QUEEN STREET SECTION / ELEVATION
SECTION A
1" = 10'

2 / L112 QUEEN STREET SECTION / ELEVATION
SECTION B
1" = 10'



KEY MAP

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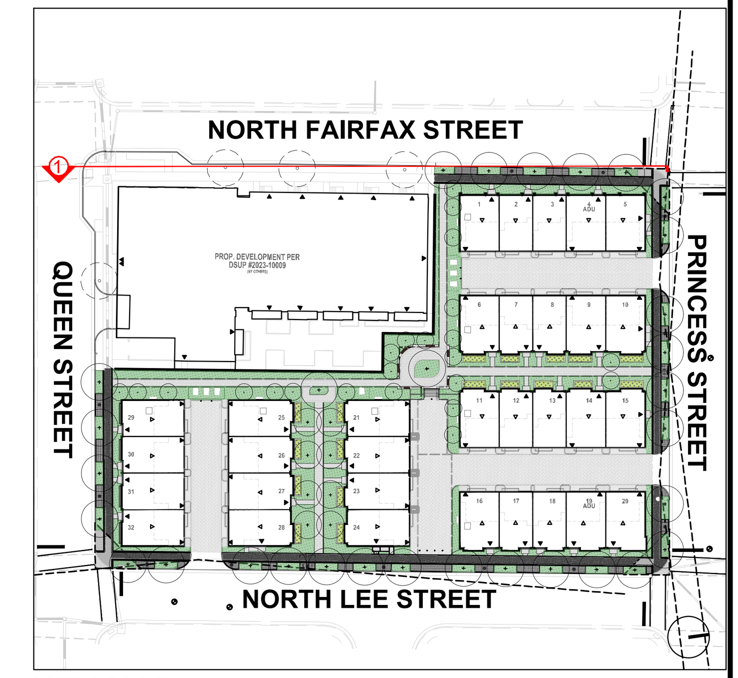
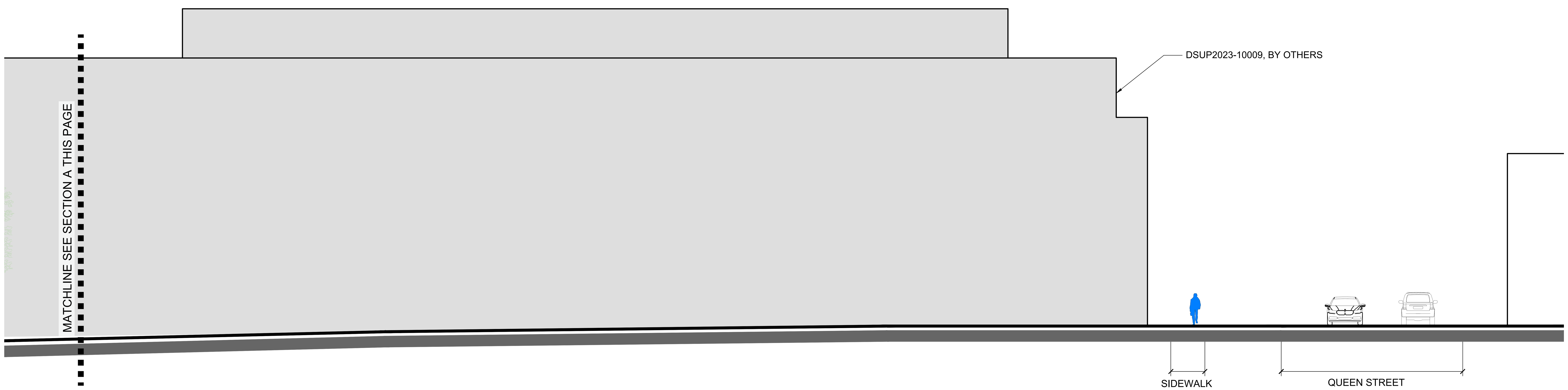
SHEET: L112



KEY MAP

1 L113 NORTH FAIRFAX STREET SECTION / ELEVATION
SECTION A
1" = 10'



2 L113 NORTH FAIRFAX STREET SECTION / ELEVATION
SECTION B
1" = 10'

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SITE SECTIONS

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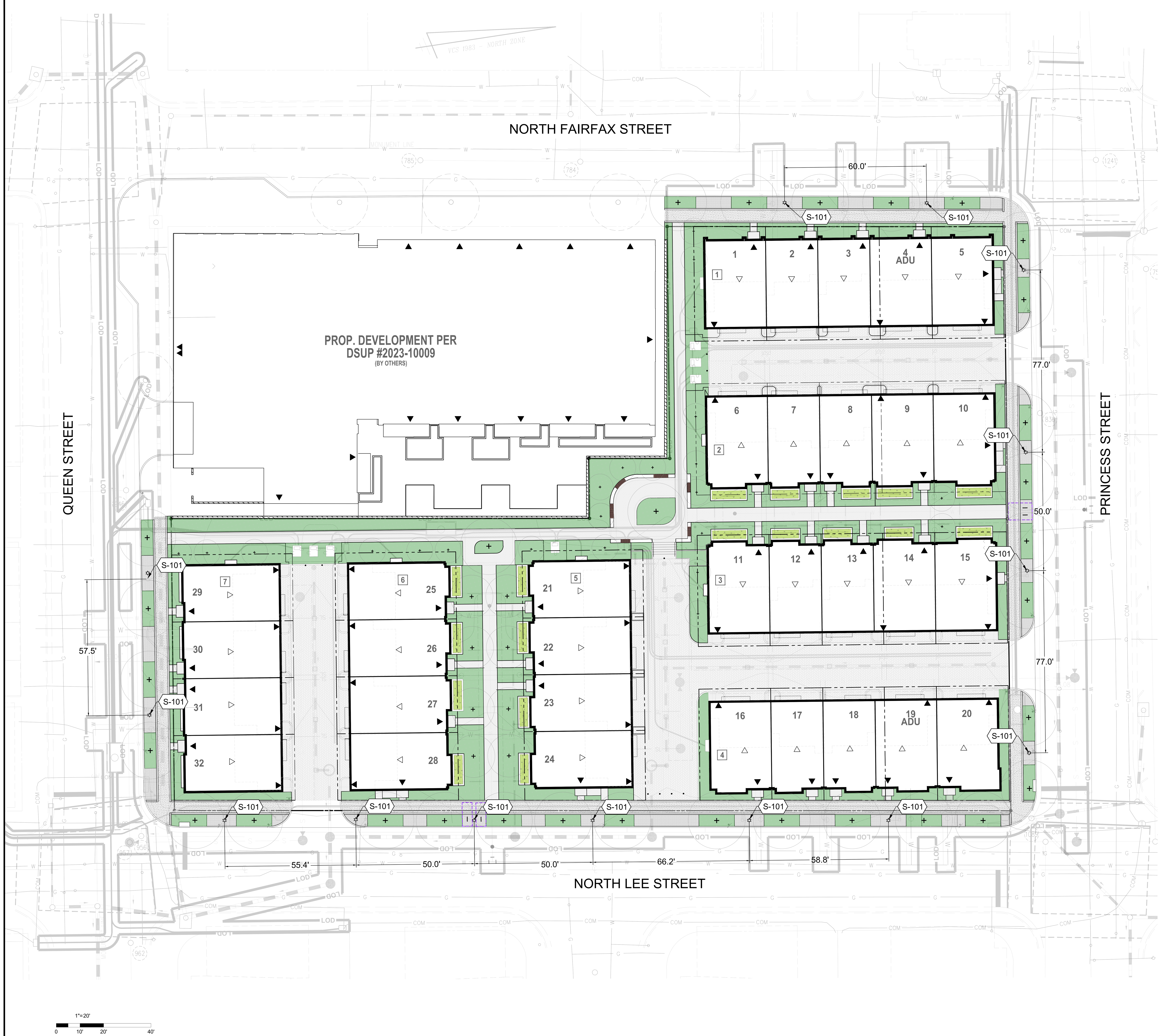
SHEET: L113



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE FURNISHINGS		
S-101	CITY STANDARD LIGHT POLE	2/L703

NOTES

1. EXISTING DEV LINE TO BE REMOVED WITH UTILITY UNDERGROUNDING.

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LIGHTING PLAN

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SITE PLAN No.

DIRECTOR DATE

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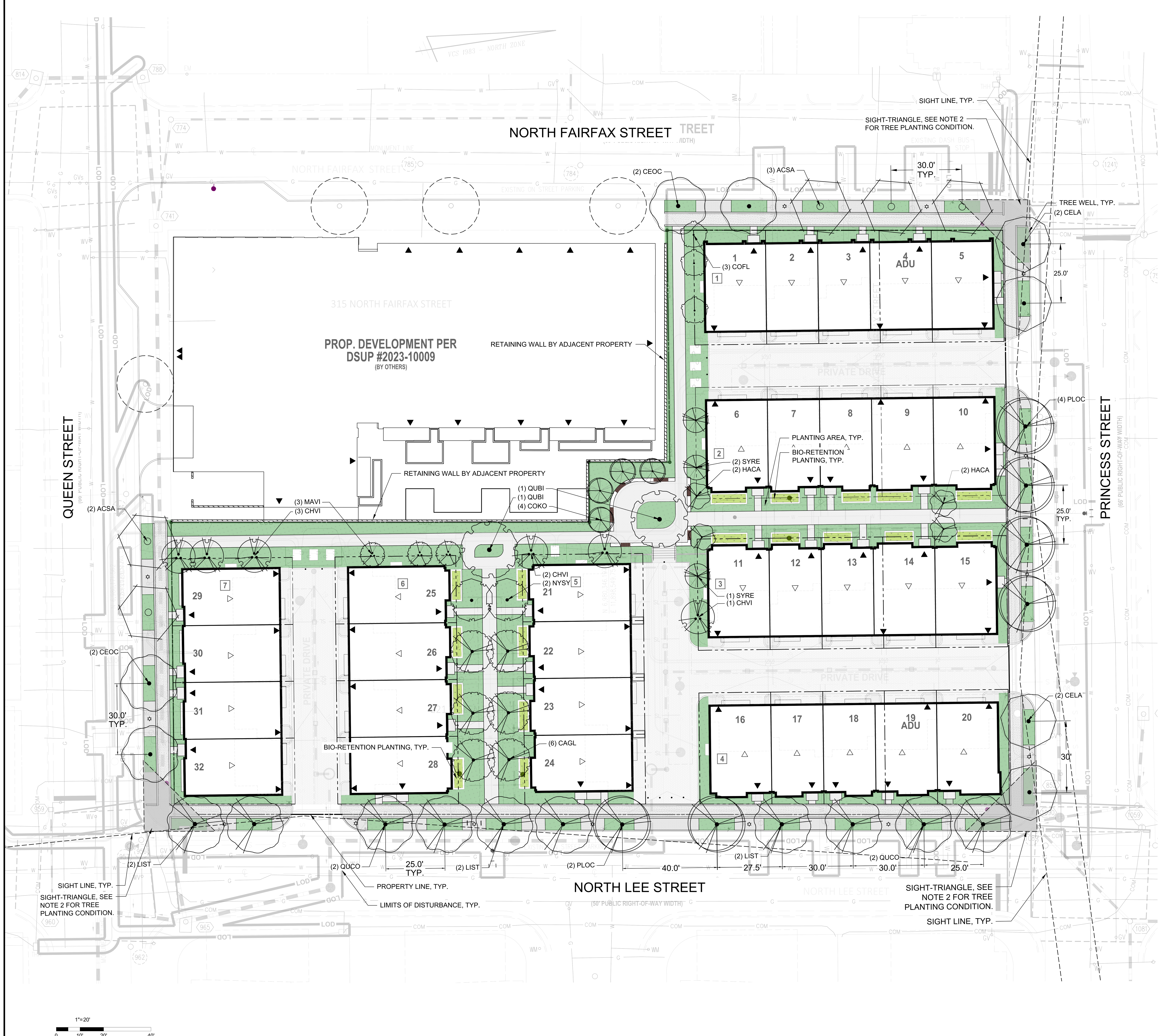
SHEET: L401



PLANT LEGEND

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
SITE TREES			
	CAGL	Carya glabra	Pignut Hickory
	CHVI	Chionanthus virginicus	White Fringetree
	COFL	Cornus florida	Flowering Dogwood
	COKO	Cornus kousa	Kousa Dogwood
	HACA	Halesia carolina	Silverbell
	MAVI	Magnolia virginiana	Sweetbay Magnolia
	NYSY	Nyssa sylvatica	Black Gum
	QUBI	Quercus bicolor	Swamp White Oak
	SYRE	Syringa reticulata	Japanese Tree Lilac
STREET TREES			
	ACSA	Acer saccharum	Sugar Maple
	CELA	Celtis laevigata	Sugar Hackberry
	CEOC	Celtis occidentalis	Common Hackberry
	LIST	Liquidambar styraciflua `Rotundiloba`	Round-Lobed Sweet Gum
	PLOC	Platanus occidentalis	American Sycamore
	QUCO	Quercus coccinea	Scarlet Oak

PLANTING AREA

BIO-RETENTION PLANTING

NOTES

1. TREE LOCATIONS TO ADJUST AS NEEDED TO ACCOMMODATE UTILITY LINES AND EASEMENTS.
2. LIMB UP TREES LOCATED IN SIGHT TRIANGLES TO 8'-0" CLEAR.
3. TREE SPECIES SELECTIONS SUBJECT TO CHANGE.
4. SEE SHEET L-510 FOR PLANT SCHEDULE.
5. SEE SHEET L-511 FOR TABULATIONS.

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LANDSCAPE PLAN

APPROVED
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SITE PLAN No. ____________

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPEC SIZE	QTY	REMARKS
SITE TREES								
	CAGL	Carya glabra	Pignut Hickory	B&B	2"-3"	12` - 14`	6	CCA; 750 SF ; LOCAL/REGIONAL, EASTERN US; NATIVE ; SINGLE LEADER
	CHVI	Chionanthus virginicus	White Fringetree	B&B	1.5" - 1.75"	6` - 10`	6	CCA; 500 SF ; LOCAL/REGIONAL, EASTERN US; NATIVE ; SINGLE LEADER
	COFL	Cornus florida	Flowering Dogwood	B & B	1.5" - 1.75"	6` - 10`	3	CCA; 250 SF ; LOCAL/REGIONAL, EASTERN US; NATIVE ; MULTI-STEM, FULL BRANCHING
	COKO	Cornus kousa	Kousa Dogwood	B&B	1.5" - 1.75"	6` - 10`	4	CCA; 250 SF ; MULTI-STEM, FULL BRANCHING
	HACA	Halesia carolina	Silverbell	B&B	1.5" - 1.75"	6` - 10`	4	CCA; 250 SF ; EASTERN US; NATIVE ; MULTI-STEM, FULL BRANCHING
	MAVI	Magnolia virginiana	Sweetbay Magnolia	B&B	1.5" - 1.75"	6` - 10`	3	CCA; 250 SF ; LOCAL/REGIONAL, EASTERN US; NATIVE ; MULTI-STEM, FULL BRANCHING
	NYSY	Nyssa sylvatica	Black Gum	B&B	2"-3"	12` - 14`	2	CCA; 750 SF ; LOCAL/REGIONAL, EASTERN US; NATIVE ; SINGLE LEADER
	QUBI	Quercus bicolor	Swamp White Oak	B&B	2"-3"	12-14`	2	CCA; 1250 SF ; LOCAL/REGIONAL, EASTERN US; NATIVE ; SINGLE LEADER
	SYRE	Syringa reticulata	Japanese Tree Lilac	B&B	1.5" - 1.75"	6` - 10`	3	CCA; 250 SF ; MULTI-STEM, FULL BRANCHING
STREET TREES								
	ACSA	Acer saccharum	Sugar Maple	B & B	2"-3"	12`-14`	5	CCA; 1250 SF ; LOCAL/REGIONAL, EASTERN US; NATIVE ; SINGLE LEADER
	CELA	Celtis laevigata	Sugar Hackberry	B&B	2"-3"	12` - 14`	4	CCA; 1250 SF ; LOCAL/REGIONAL, EASTERN US; NATIVE ; SINGLE LEADER
	CEOC	Celtis occidentalis	Common Hackberry	B&B	2"-3"	12-14`	4	CCA; 1250 SF ; LOCAL/REGIONAL, EASTERN US; NATIVE ; SINGLE LEADER
	LIST	Liquidambar styraciflua `Rotundiloba`	Round-Lobed Sweet Gum	B&B	2"-3"	12`-14`	6	CCA; 1250 SF ; LOCAL/REGIONAL, EASTERN US; NATIVE ; SINGLE LEADER
	PLOC	Platanus occidentalis	American Sycamore	B&B	2"-3"	12` - 14`	6	CCA; 1250 SF ; LOCAL/REGIONAL, EASTERN US; NATIVE ; SINGLE LEADER
	QUCO	Quercus coccinea	Scarlet Oak	B&B	2"-3"	12-14`	4	CCA; 1250 SF ; LOCAL/REGIONAL, EASTERN US; NATIVE ; SINGLE LEADER

NOTES

1. SEE NOTES SHEET L-501

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LANDSCAPE SCHEDULE

APPROVED
SPECIAL USE PERMIT NO. CDSP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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TREES CCA BREAKDOWN - TOTAL SITE												
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)	CCA WITHIN PL (SF)	LOCAL/REGIONAL (#)	EASTERN U.S. (#)
SITE TREES												
CAGL	6	CARYA	GLABRA		PIGNUT HICKORY	2"-3"	12` - 14`	B&B	750	4500	X	X
CHVI	6	CHIONANTHUS	VIRGINICUS		WHITE FRINGETREE	1.5" - 1.75"	6' - 10'	B&B	500	3000	X	X
COFL	3	CORNUS	FLORIDA		FLOWERING DOGWOOD	1.5" - 1.75"	6' - 10'	B&B	250	750	X	X
COKO	4	CORNUS	KOUSA		KOUSA DOGWOOD	1.5" - 1.75"	6' - 10'	B&B	250	1000		
HACA	4	HALESIA	CAROLINA		SILVERBELL	1.5" - 1.75"	6' - 10'	B&B	250	1000		X
MAVI	3	MAGNOLIA	VIRGINIANA		SWEETBAY MAGNOLIA	1.5" - 1.75"	6' - 10'	B&B	250	750	X	X
NYSY	2	NYSSA	SYLVATICA		GLACK-GUM	2"-3"	12` - 14`	B&B	750	1500	X	X
QUBI	2	QUERCUS	BICOLOR		SWAMP WHITE OAK	2"-3"	12` - 14`	B&B	1250	2500	X	X
SYRE	3	SYRINGA	RETICULATA	IVORY SILK	JAPANESE TREE LILAC	1.5" - 1.75"	6' - 10'	B&B	250	750		
STREET TREES												
ACSA	5	ACER	SACCHARUM		SUGAR MAPLE	2"-3"	12` - 14`	B&B	1250	6250	X	X
CELA	4	CELTIS	LAEVIGATA		SUGAR HACKBERRY	2"-3"	12` - 14`	B&B	1250	5000	X	X
CEOC	4	CELTIS	OCCIDENTALIS		COMMON HACKBERRY	2"-3"	12` - 14`	B&B	1250	5000	X	X
LIST	6	LIQUIDAMBAR	STYRACIFLUA	ROTUNDILOBA	ROUND-LOBED SWEET GUM	2"-3"	12` - 14`	B&B	1250	7500	X	X
PLOC	6	PLATANUS	OCCIDENTALIS		AMERICAN SYCAMORE	2"-3"	12` - 14`	B&B	1250	7500	X	X
QUCO	4	QUERCUS	COCCINEA		SCARLET OAK	2"-3"	12` - 14`	B&B	1250	5000	X	X
TOTAL TREES WITHIN ROW:	29											
TOTAL TREES WITHIN PL:	33											
TOTAL TREE CCA:	15750											

NOTE:

TREES WITHIN PROPERTY LINE

CROWN COVER TABULATIONS: TOTAL SITE (EXCLUDING R.O.W)	
TOTAL SITE AREA (SF)	62,017
25% CROWN COVER REQUIRED (SF)	15,504
EXISTING CROWN COVER (SF)	2,753
REMOVED CROWN COVER (SF)	2,753
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	15,750
TOTAL CROWN COVER PROVIDED (%)	25.4%
TOTAL CROWN COVER PROVIDED (SF)	15,750

Note to Applicant: Crown Cover Tabulations shall be provided on all plans requiring approval in accordance with the 2019 Landscape Guidelines. Refer to subsequent tabs for additional required charts

BIODIVERSITY - TREES - TOTAL SITE							
TOTAL NUMBER OF TREES PROPOSED:							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
ACER	5	8%	33%	SACCHARUM	5	8%	10%
CARYA	6	10%	33%	GLABRA	6	10%	10%
CELTIS	8	13%	33%	LAEVIGATA	4	6%	10%
			33%	OCCIDENTALIS	4	6%	10%
CHIONANTHUS	6	10%	33%	VIRGINICUS	6	10%	10%
CORNUS	7	11%	33%	FLORIDA	3	5%	10%
			33%	KOUSA	4	6%	10%
HALESIA	4	6%	33%	CAROLINA	4	6%	10%
LIQUIDAMBAR	6	10%	33%	STRYACIFLUA	6	10%	10%
MAGNOLIA	3	5%	33%	VIRGINIANA	3	5%	10%
NYSSA	2	3%	33%	SYLVATICA	2	3%	10%
PLATANUS	6	10%	33%	OCCIDENTALIS	6	10%	10%
QUERCUS	6	10%	33%	BICOLOR	2	3%	10%
			33%	COCCINEA	4	6%	10%
SYRINGA	3	5%	33%	RETICULATA	3	5%	10%
TOTAL	62						

NATIVE PLANT TABULATIONS												
			MARCH 2, 2019 – JANUARY 1, 2020			**JANUARY 2, 2020 – JANUARY 1, 2024**			**BEGINNING JANUARY 2, 2024**			
PLANT TYPE	**QUANTITY**	**NATIVE TYPE**	**REQUIRED**	**PROVIDED**		REQUIRED	PROVIDED		REQUIRED	PROVIDED		
			%	QTY.	%	%	QTY.	%	%	QTY.	%	
Urban Trees	62	Regional/Local	10%			15%			20%	51	82%	
		Total Natives	25%			25%			50%	55	89%	
Standard Trees	N/A	Regional/Local	15%			25%			40%	N/A	N/A	
		Total Natives	40%			60%			80%	N/A	N/A	
Evergreen Shrubs	N/A	Regional/Local	5%			8%			10%	N/A	N/A	
		Total Natives	20%			30%			40%	N/A	N/A	
Deciduous Shrubs	N/A	Regional/Local	10%			15%			20%	N/A	N/A	
		Total Natives	40%			60%			80%	N/A	N/A	
Groundcovers	N/A	Regional/Local	5%			10%			10%	N/A	N/A	
		Total Natives	10%			20%			20%	N/A	N/A	
Perennials, Ferns, Ornamental Grasses	N/A	Regional/Local	10%			15%			25% (perennials) 30% (ferns & grasses)	N/A	N/A	
		Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)	N/A	N/A	
Vines	N/A	Total Natives	80%			100%			100%	N/A	N/A	

TOTALS		
TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
62	51	55
	82.3%	88.7%

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.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

DRAWN: AM CHECKED: KG
DATE: 01/16/2026
SCALE: AS SHOWN

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
01/16/2026
LANDSCAPE ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

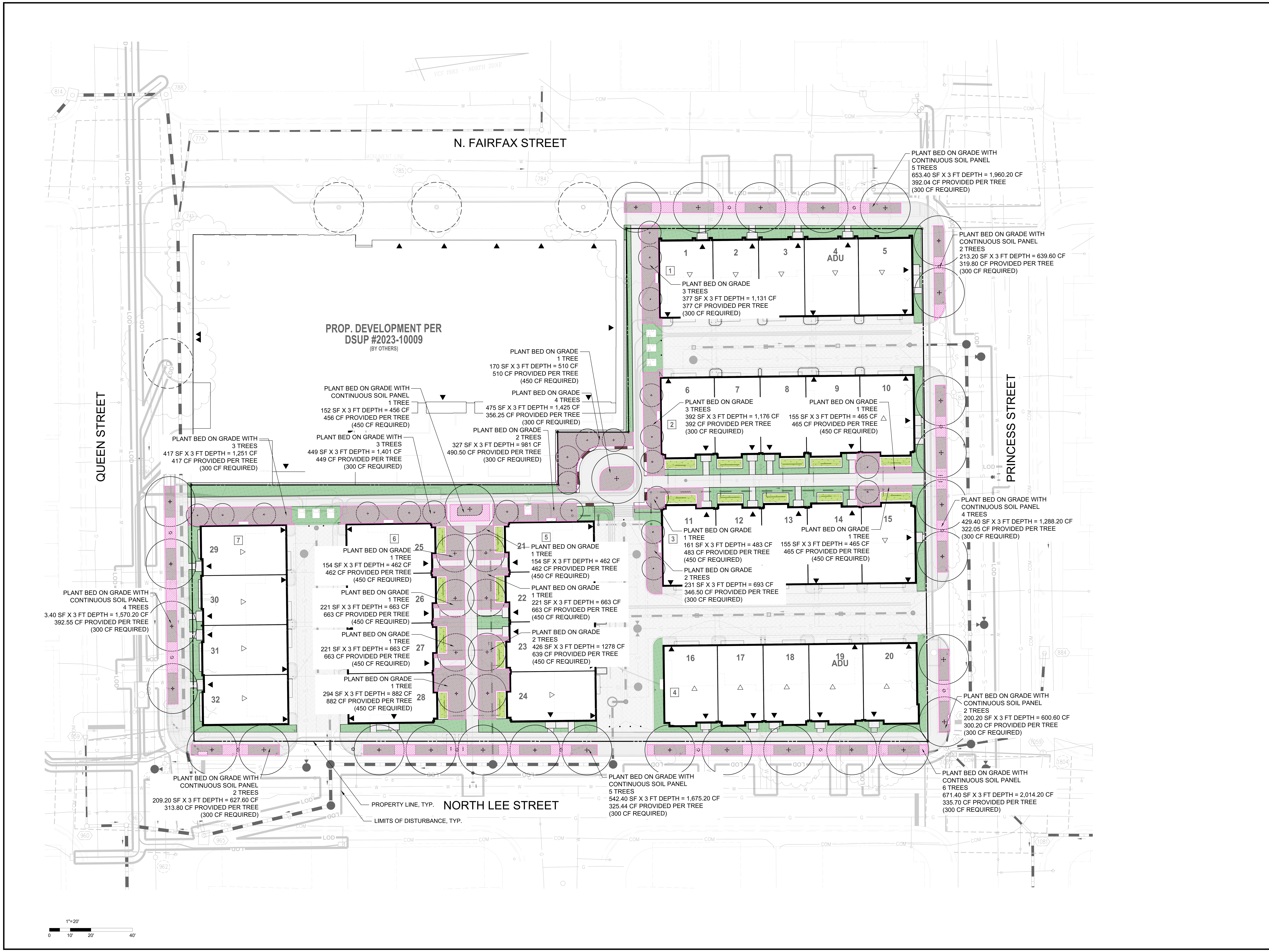
LANDSCAPE TABULATIONS

APPROVED
SPECIAL USE PERMIT NO. CDSP#2025-10032
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.



LandDesign.

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REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

LANDSCAPE SOIL DEPTH

APPROVED
SPECIAL USE PERMIT NO. CDSP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ________

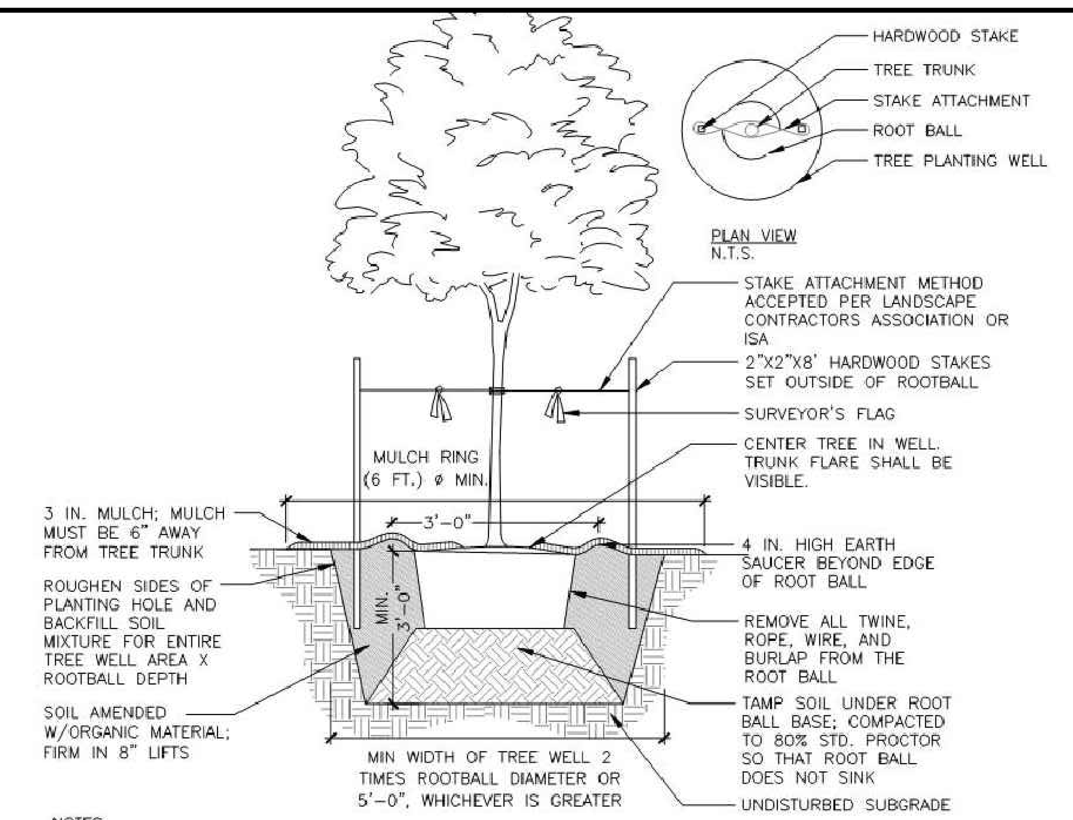
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: L601



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A DECIDUOUS TREE PLANTING

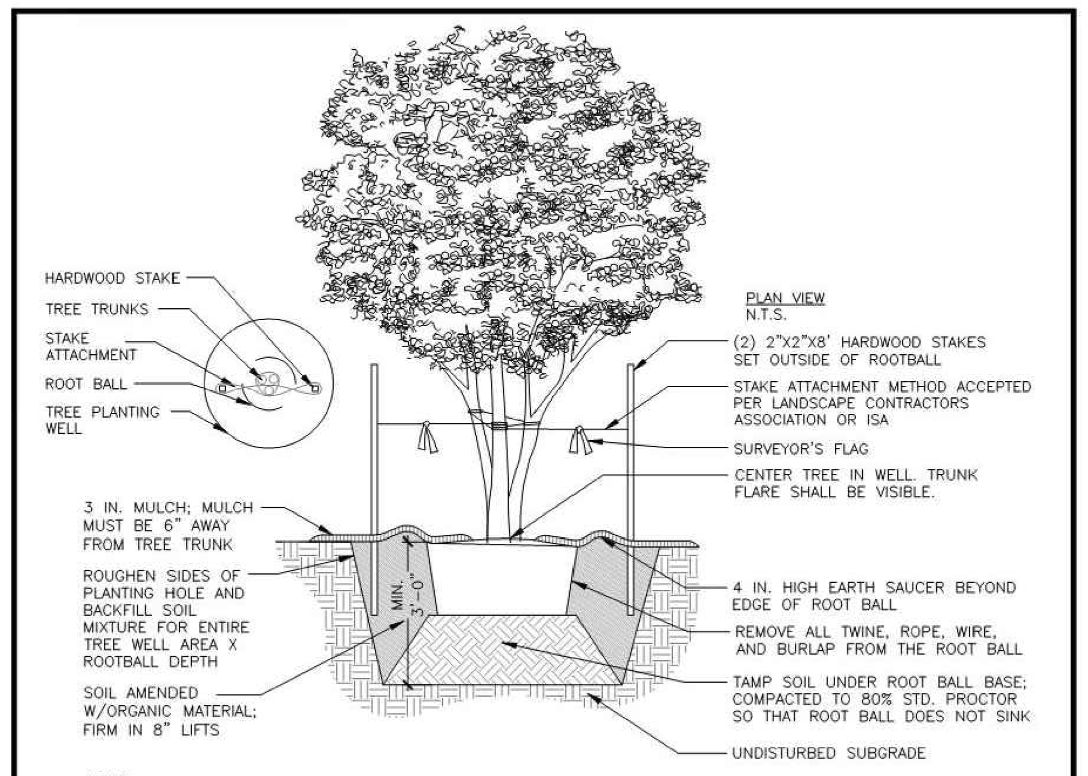
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS — CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA | Approved by: COA | 1 OF 1 | DECIDUOUS TREE PLANTING | Date drawn: 01/01/19 | LD 001



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A MULTI-STEM TREE PLANTING

NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS — CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA | Approved by: COA | 1 OF 1 | MULTI-STEM TREE PLANTING | Date drawn: 01/01/19 | LD 003

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

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 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.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1) 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.
2) 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.
3) 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.
4) ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
5) 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.
6) 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 STANDARD LANDSCAPE PLAN NOTES

NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS — CITY OF ALEXANDRIA, VIRGINIA

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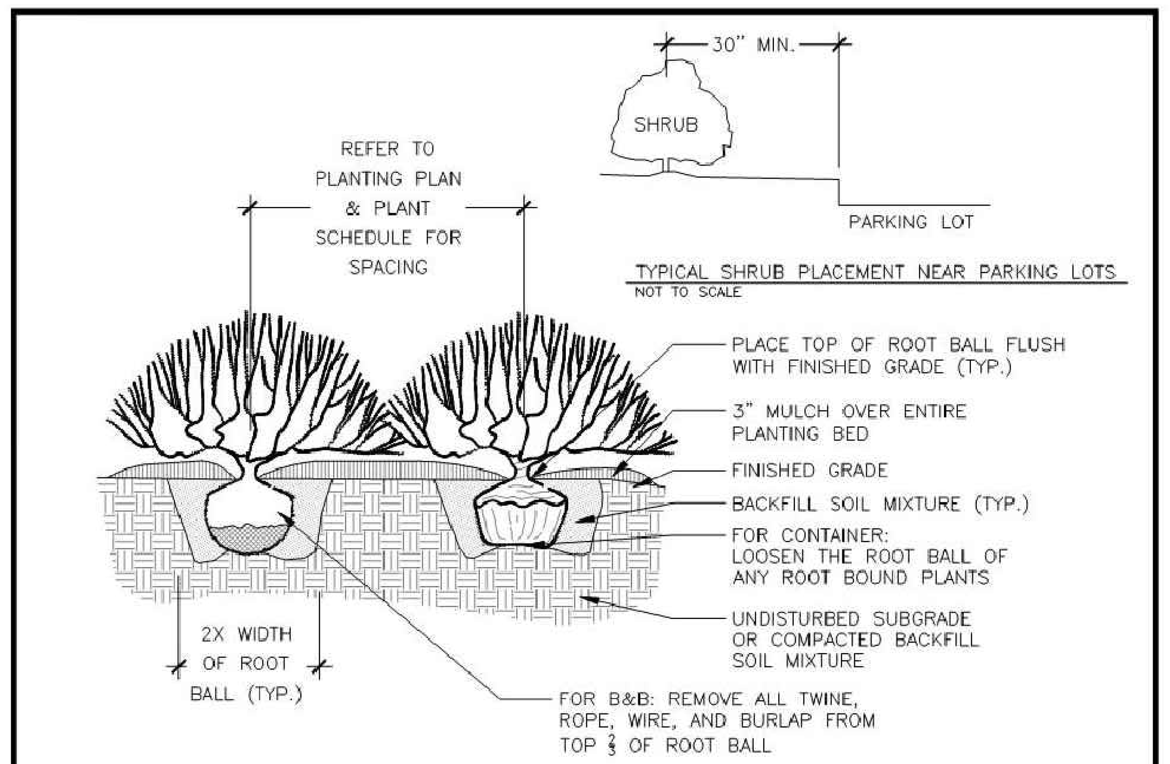
Source: CITY OF ALEXANDRIA | Approved by: COA | 1 OF 1 | STANDARD LANDSCAPE PLAN NOTES | Date drawn: 01/01/19 | LD 016



NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

A SHRUB PLANTING

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS — CITY OF ALEXANDRIA, VIRGINIA

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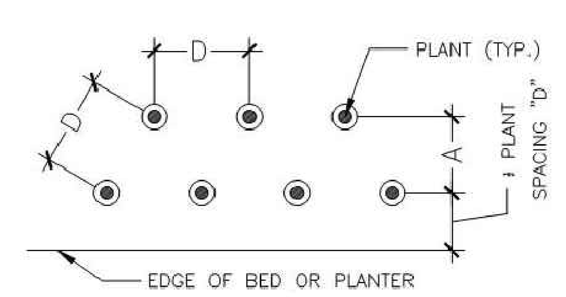
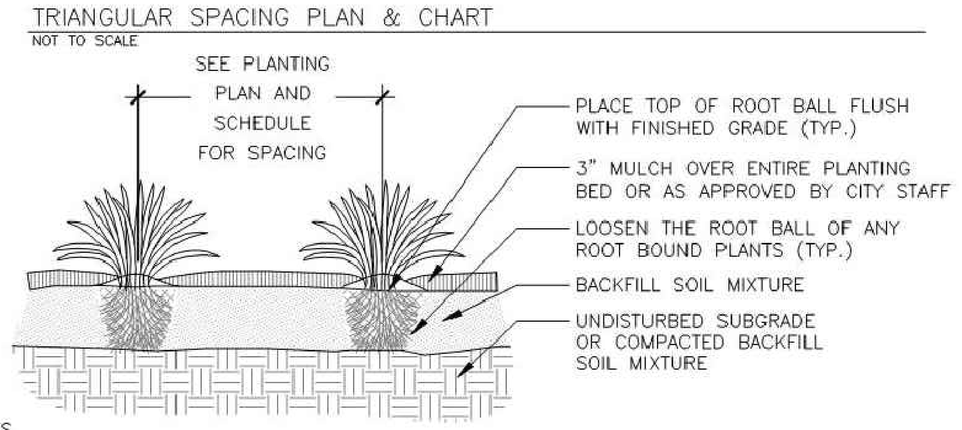
Source: CITY OF ALEXANDRIA | Approved by: COA | 1 OF 1 | SHRUB PLANTING | Date drawn: 01/01/19 | LD 009



PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

TRIANGULAR SPACING PLAN & CHART

NOT TO SCALE



NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

A GROUNDCOVER & PERENNIAL PLANTING

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS — CITY OF ALEXANDRIA, VIRGINIA

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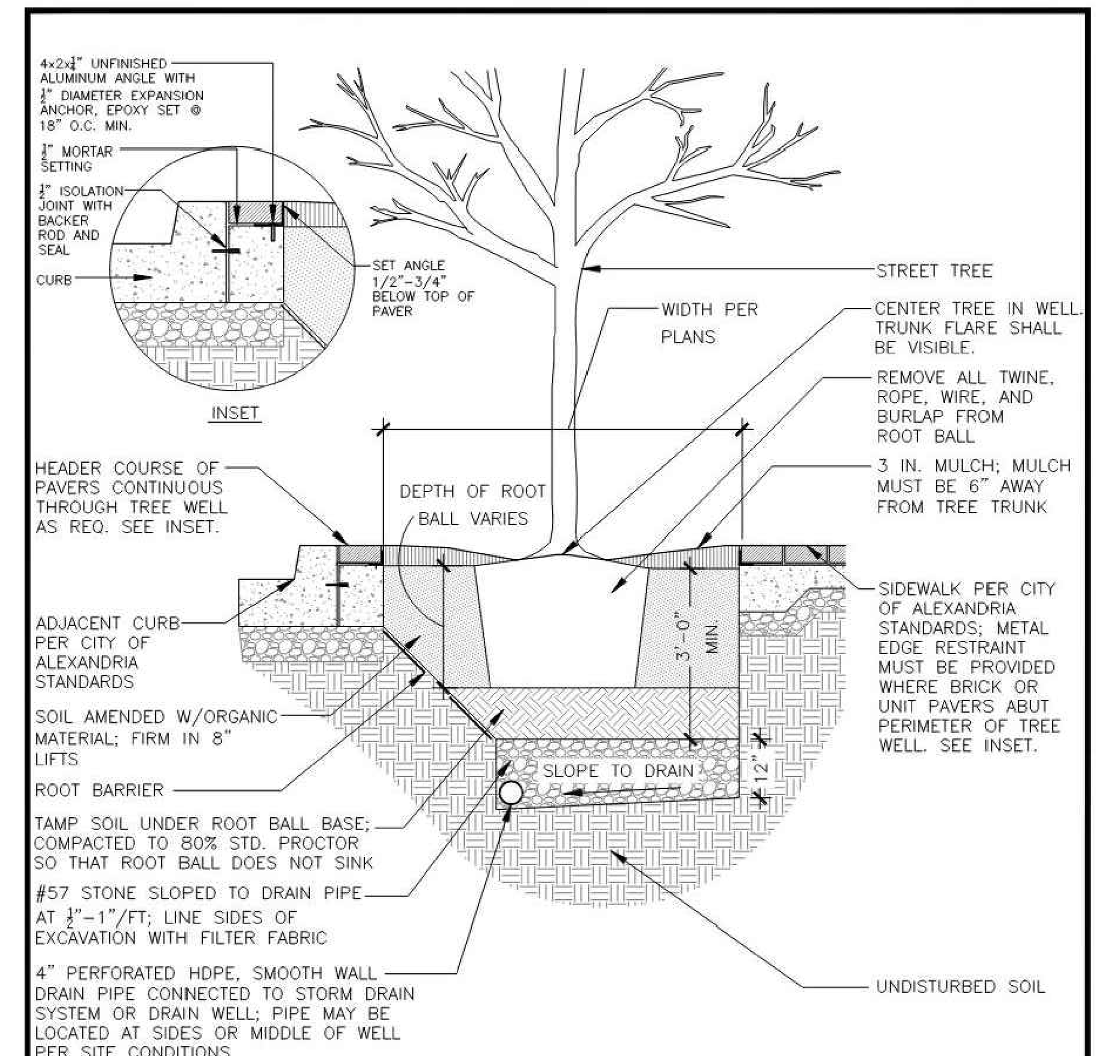
Source: CITY OF ALEXANDRIA | Approved by: COA | 1 OF 1 | GROUNDCOVER & PERENNIAL PLANTING | Date drawn: 01/01/19 | LD 011



NOTES

1. THIS CROSS-SECTION APPLIES TO BOTH TREE PLANTING STRIPS AND TREE PLANTING WELLS.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL STREET TREE PLANTING NOTES.

A STREET TREE PLANTING WELL

NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS — CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA | Approved by: COA | 1 OF 1 | STREET TREE PLANTING WELL | Date drawn: 01/01/19 | LD 005

1 CITY OF ALEXANDRIA STANDARD PLANTING DETAILS

L701 SECTIONS

NTS

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
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WWW.LANDDESIGN.COM

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COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 968
01/16/2026
LANDSCAPE ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	DATE	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

LANDSCAPE DETAILS

APPROVED
SPECIAL USE PERMIT NO. CDSP#2025-10032

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

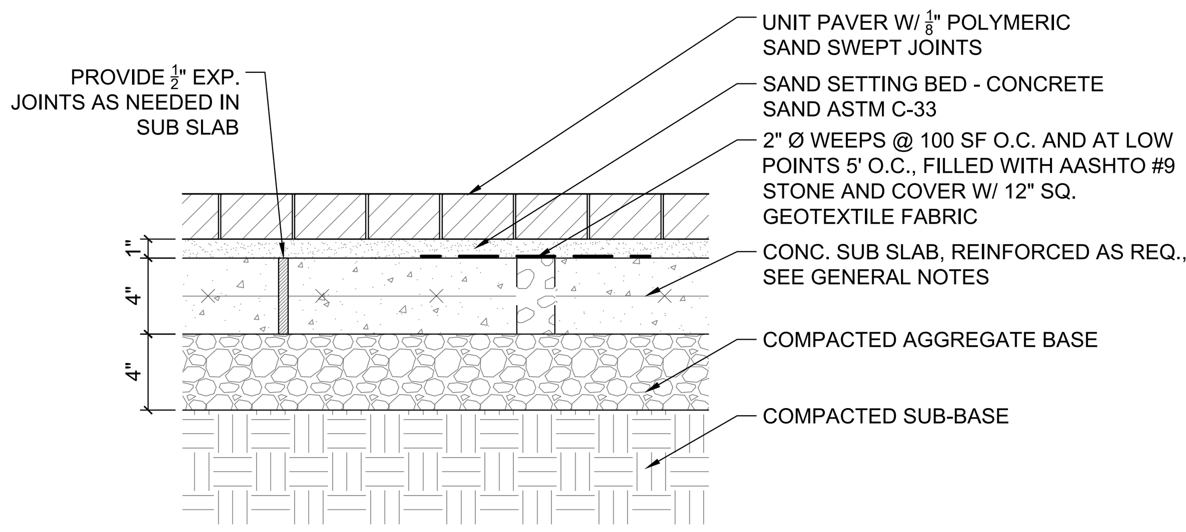
SITE PLAN No. ____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

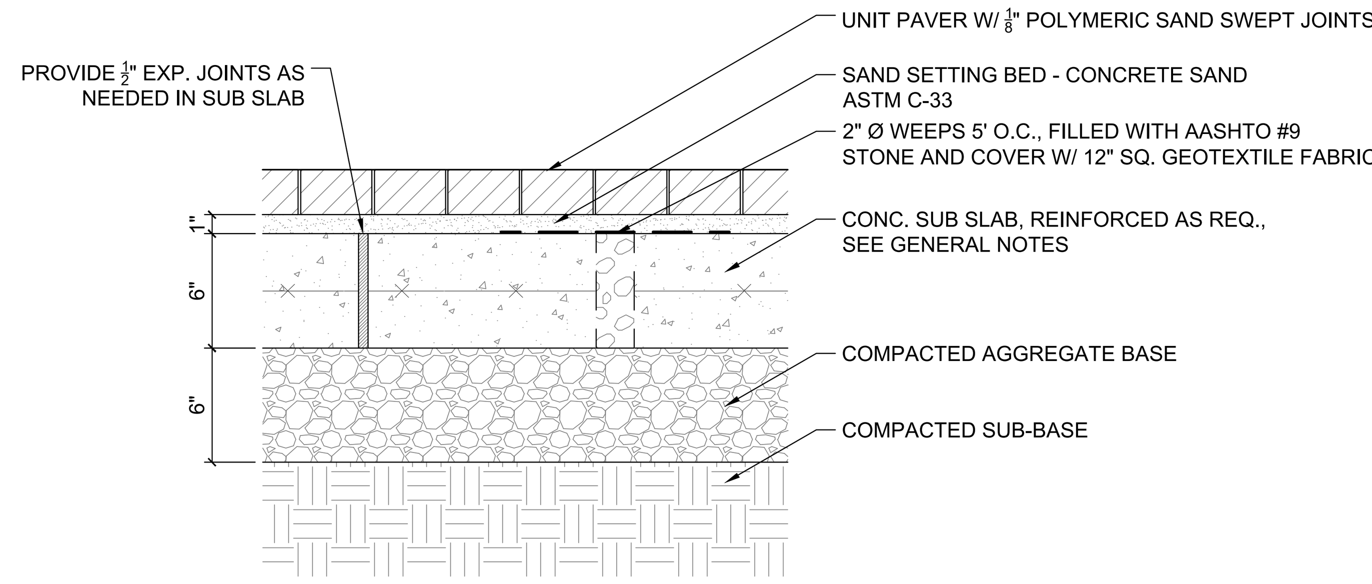
DATE RECORDED ____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



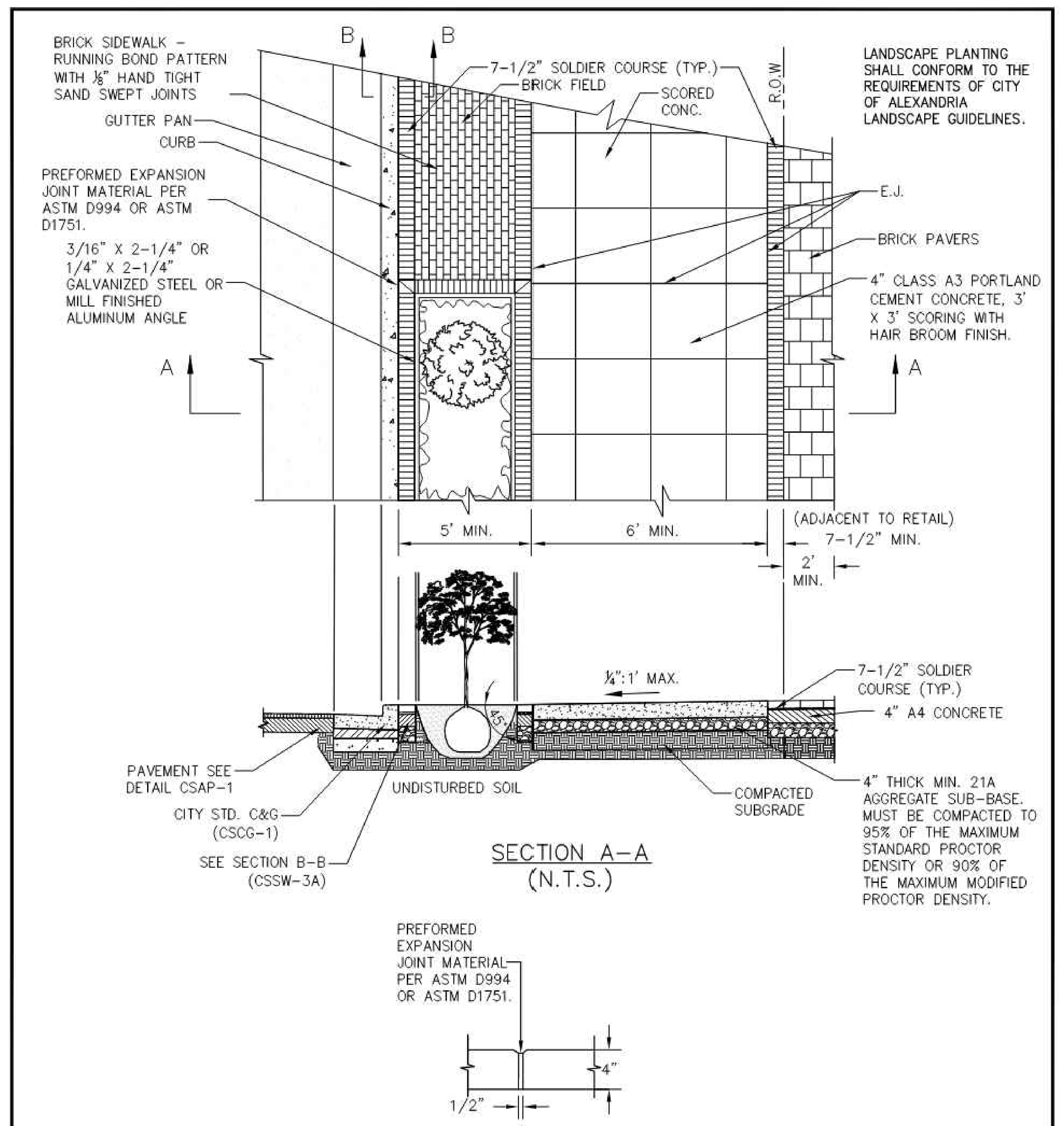
NOTES:
1. ALL PAVEMENT DESIGN AND CROSS SECTIONS ARE SCHEMATIC ONLY AND SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON A SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS

1 PAVING TYPE 1
L702 SECTION — 1 1/2" = 1'-0"



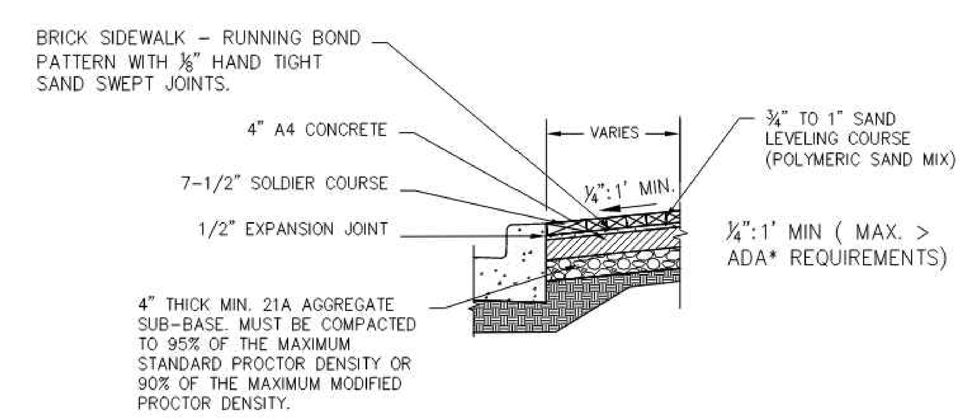
NOTES:
1. ALL PAVEMENT DESIGN AND CROSS SECTIONS ARE SCHEMATIC ONLY AND SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON A SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS

2 PAVING TYPE 2
L702 SECTION — 1 1/2" = 1'-0"



BRICK AND CONCRETE HYBRID SIDEWALK

BRICK AND CONCRETE HYBRID SIDEWALK	06/03/2022	
	REVISION	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES ALEXANDRIA, VIRGINIA	CSSW- 3	
	PAGE 48	



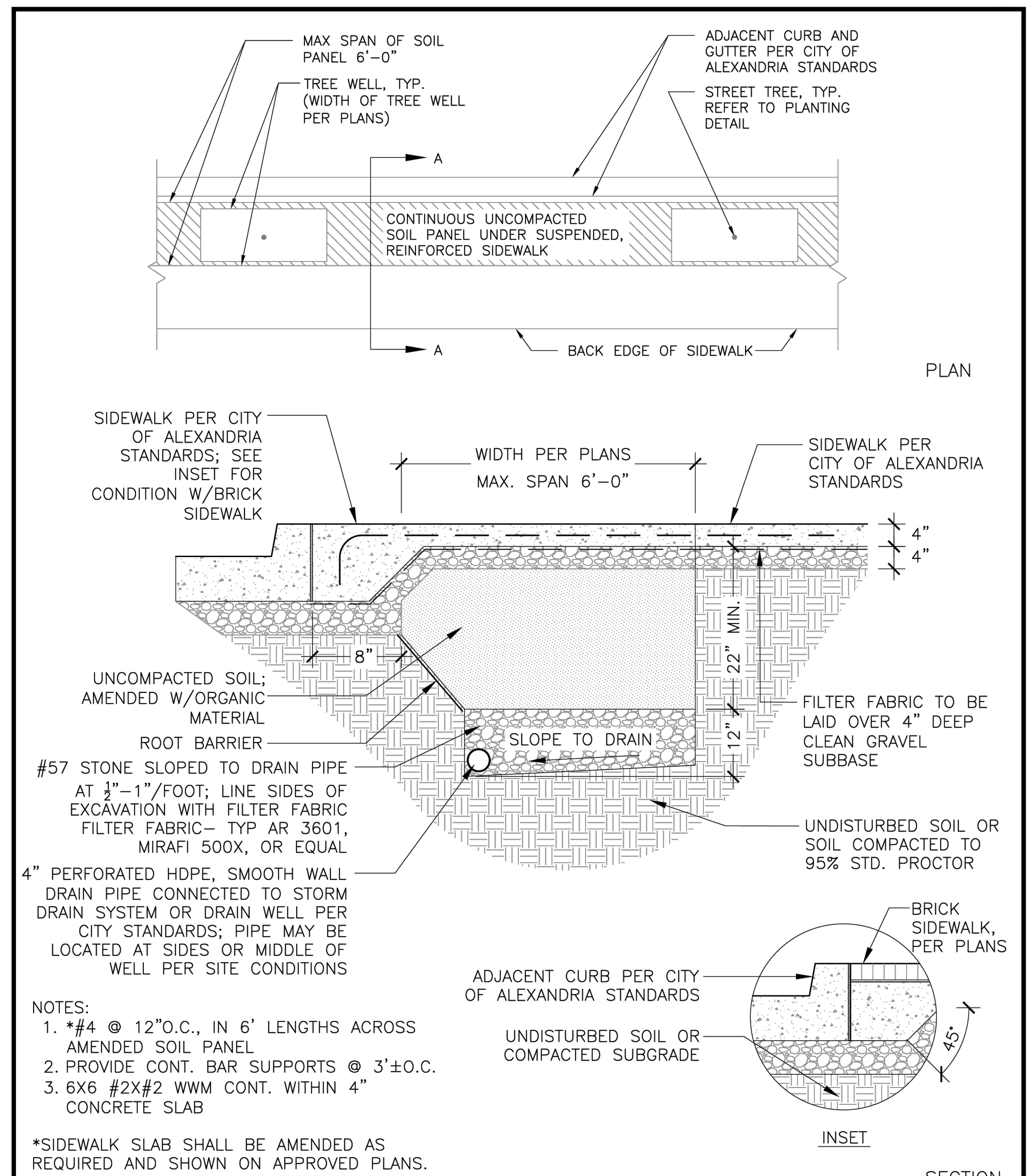
SECTION B–B
N.T.S.

NOTES:
1. THE BRICK SHALL BE A MODULAR BRICK PAVER FROM WATSONTOWN BRICK COMPANY (7 1/2 " X 4 1/2 " X 2 1/4 " THICK), BEECHWOOD OR AVERTIN COLORS CONFORMING TO THE REQUIREMENTS OF ASTM C902 CLASS SX, TYPE I OR APPROVED EQUAL. THE BRICK SUBJECTED TO HEAVY VEHICULAR TRAFFIC SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1272 OR APPROVED EQUAL.
2. THE EXPANSION JOINTS SHALL BE ½" WIDE, FULL DEPTH, AND SHALL BE OF PRE-FORMED EXPANSION JOINT MATERIAL CONFORMING TO THE REQUIREMENTS OF ASTM D994 ASPHALT OR ASTM D1751 FIBRE. EXPANSION MATERIAL SHALL BE SECURED IN A MANNER THAT WILL PREVENT MOVEMENT OR DISPLACEMENT OF BRICK DURING PLACEMENT.
3. THE EXPANSION JOINTS SHALL BE PLACED AT A DISTANCE OF 30' OR COINCIDING WITH THE SCORING.
4. DOWELS SHALL BE PLACED AT THE END OF A SIDEWALK PLACEMENT, AT INTERRUPTIONS FOR A DRIVEWAY, OR IF SIDEWALK SLABS ARE POURED AT DIFFERENT TIMES.
5. SAWING OF JOINTS SHALL BE CONDUCTED AS SOON AS THE CONDITION OF THE CONCRETE PERMITS AND BEFORE ANY RANDOM CRACKING APPEARS.
6. SCORING OF CONCRETE SLAB SHALL BE SAW CUT NOT MORE THAN 3/16" IN WIDTH AND NOT MORE THAN 1/2" DEEP.
7. ALL STRUCTURAL ITEMS TO CONFORM TO THE LATEST EDITION OF UNIFORM STATEWIDE BUILDING CODE (USBC) REQUIREMENTS.
8. PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
9. BRICK AND BRICK/CONCRETE HYBRID SIDEWALK LOCATIONS CAN BE FOUND ON SIDEWALK MATERIALS MAP. https://www.alexandriava.gov/uploadedFiles/localmotion/info/gettingaround/Sidewalk%20Materials%20Staff%20Guidance%20Packet%209.5.14.pdf
10. STREET TREES SHALL BE APPROVED BY THE CITY ARBORIST.
11. THE BRICK HYBRID SIDEWALK SHALL NOT BE USED FOR SHARED USE PATHS THAT INTEND TO HAVE BICYCLE OR OTHER MICROMOBILITY USAGE.

BRICK AND CONCRETE HYBRID SIDEWALK	06/03/2022	
	REVISION	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES ALEXANDRIA, VIRGINIA	CSSW - 3A	
	PAGE 49	

REFER TO FOLLOWING DOCUMENTS:
1. CITYWIDE SIDEWALK MATERIALS GUIDANCE PACKET 03 17 20
2. TES MEMO TO INDUSTRY 23-01 2022 DESIGN AND CONSTRUCTION STANDARDS UPDATE

3 CITY STANDARD SIDEWALK
L702 SECTION — NTS



NOTES:
1. *#4 @ 12"O.C., IN 6' LENGTHS ACROSS AMENDED SOIL PANEL
2. PROVIDE CONT. BAR SUPPORTS @ 3'±O.C.
3. 6X6 #2X#2 WWM CONT. WITHIN 4" CONCRETE SLAB

*SIDEWALK SLAB SHALL BE AMENDED AS REQUIRED AND SHOWN ON APPROVED PLANS.

A CONTINUOUS SOIL PANEL
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS — CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA; Approved by: COA; 1 OF 1	CONTINUOUS SOIL PANEL
		Date drawn: 01/01/19	LD 007

REFER TO FOLLOWING DOCUMENT:
1. CITY OF ALEXANDRIA STANDARD LANDSCAPE DETAILS - CONTINUOUS SOIL PANEL

4 CITY STANDARD CONTINUOUS SOIL PANEL
L702 SECTION — NTS

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

SCALE: AS SHOWN | DATE: 01/16/2026 | DRAWN: AM | CHECKED: KG

COMMONWEALTH OF VIRGINIA — GABRIELA CANAMAR CLARK — Lic. No. 958 — 01/16/2026 — LANDSCAPE ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PAVING DETAILS

APPROVED
SPECIAL USE PERMIT NO. CDSP#2025-10032
DEPARTMENT OF PLANNING & ZONING

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

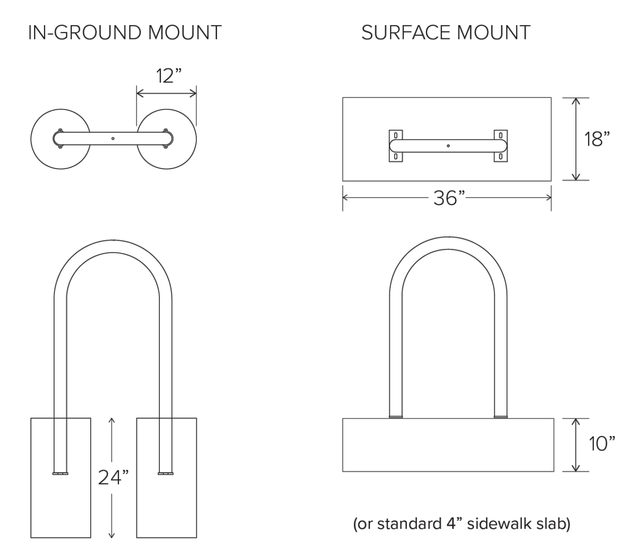
DIRECTOR — DATE

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

SHEET: L702

Hoop Rack Heavy Duty

Installation Footing Diagrams

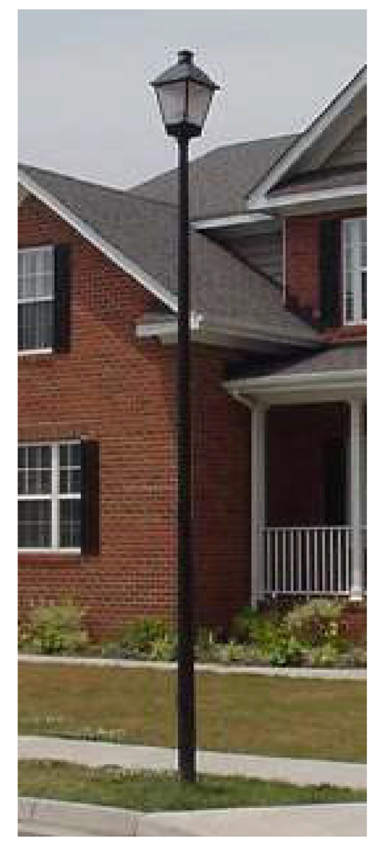


©2024

REFER TO FOLLOWING DOCUMENT:
1. CITY OF ALEXANDRIA BIKE PARKING GUIDELINES 2022

NOTES
1. OR APPROVED EQUAL

1 BIKE RACK
L703 SECTION NTS



Dominion Energy

Outdoor Lighting Pole Specifications

Smooth Round Tapered Composite for Post Top Luminaires

Smooth round tapered composite poles constructed of heavy duty fiberglass reinforced pigmented polyester resin for single pole top luminaires. Poles are directly embedded for use with underground supplied conductors only.

Light fixtures that match well with this pole include:

- All LED Acorn styles
- All LED Colonial styles
- Premium LED Cutoff styles
- Premium LED Lantern styles

POLE SPECIFICATIONS

FIXTURE MOUNTING HEIGHT (ft)	TOTAL POLE LENGTH (ft)	BUTT DIAMETER (in)	GROUNDLINE DIAMETER (in)	EMBED or ANCHOR BASE	FINISH COLOR	WMIS CU	POLE ONLY STOCK #
8.0	11.0	5.2	4.7	Embed	Black RAL-9017	PF11	50499800
10.0	13.0	5.6	5.0	Embed	Black RAL-9017	PF13	50500000
12.0	16.0	6.3	5.4	Embed	Black RAL-9017	PF16	42124132
14.0	18.0	6.7	5.8	Embed	Black RAL-9017	PF18	50501000

Many localities have restrictions on light distribution and placement of outdoor lighting equipment. Consult with your local government before selecting outdoor lighting equipment.

SUBURBAN COLONIAL

THE SUBURBAN IS A SMALLER COLONIAL STYLE LUMINAIRE FREQUENTLY DESIRED AS A YARD LIGHT BY RESIDENTIAL CUSTOMERS.

- BASIC STYLE LUMINAIRE
- 3000K COLOR TEMPERATURE
- TYPE III & TYPE V LIGHTING PATTERN
- BLACK HOUSING
- CLEAR REFRACTIVE ACRYLIC LENS PANELS
- 70W, 100W, 150W HID EQUIVALENTS

REFER TO FOLLOWING DOCUMENTS:
1. 2024-02-06 ALEXANDRIA PUBLIC ROFW FIXTURE & POLE GUIDELINES
2. TES MEMO TO INDUSTRY 23-01 2022 DESIGN AND CONSTRUCTION STANDARDS UPDATE

2 LIGHT POLE
L703 SECTION NTS

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

SCALE: AS SHOWN DATE: 01/16/2026 DRAWN: AM CHECKED: KG

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
01/16/2026
LANDSCAPE ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

FURNISHING DETAILS

APPROVED
SPECIAL USE PERMIT NO. CDSP#2025-10032
DEPARTMENT OF PLANNING & ZONING

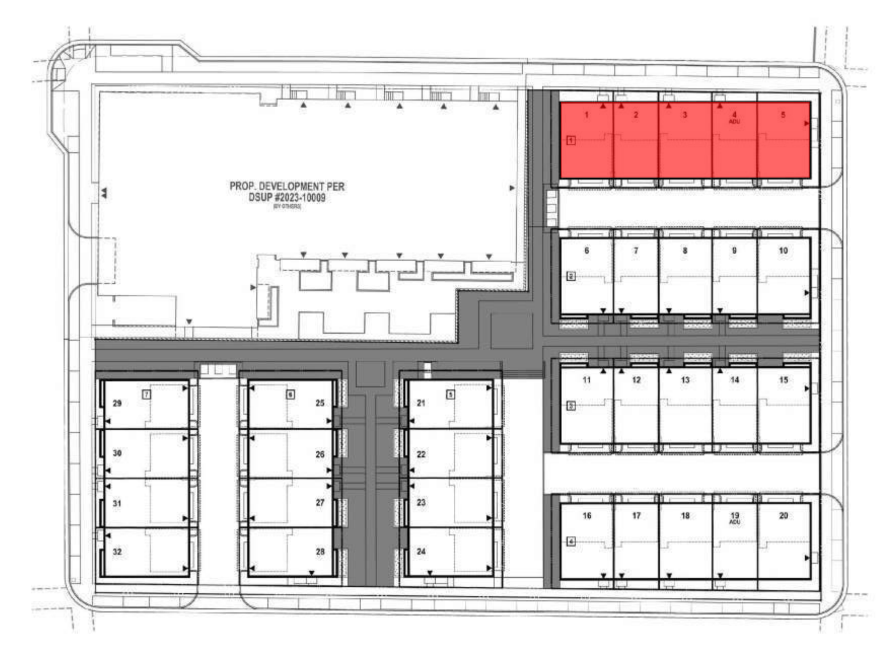
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



300 N. LEE ST &
333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PERSPECTIVE RENDERING
Building #1

SCALE:
DATE: 11/07/2025
DRAWN:
CHECKED:

COMMONWEALTH OF VIRGINIA
JOHN F. McLAURIN
Lic. No. 10264
01-16-26
ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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: A1.0

1 FRONT ELEVATION
Scale: 1/8"=1'

2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'

3 REAR ELEVATION
Scale: 1/8"=1'

4 LEFT SIDE ELEVATION
Scale: 1/8"=1'

DRAWN: | CHECKED:
DATE: 11/07/2025
SCALE:

COMMONWEALTH OF VIRGINIA
JOHN F. McLAURIN
Lic. No. 10264
01-16-26
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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ARCHITECTURAL ELEVATIONS
Building #1

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

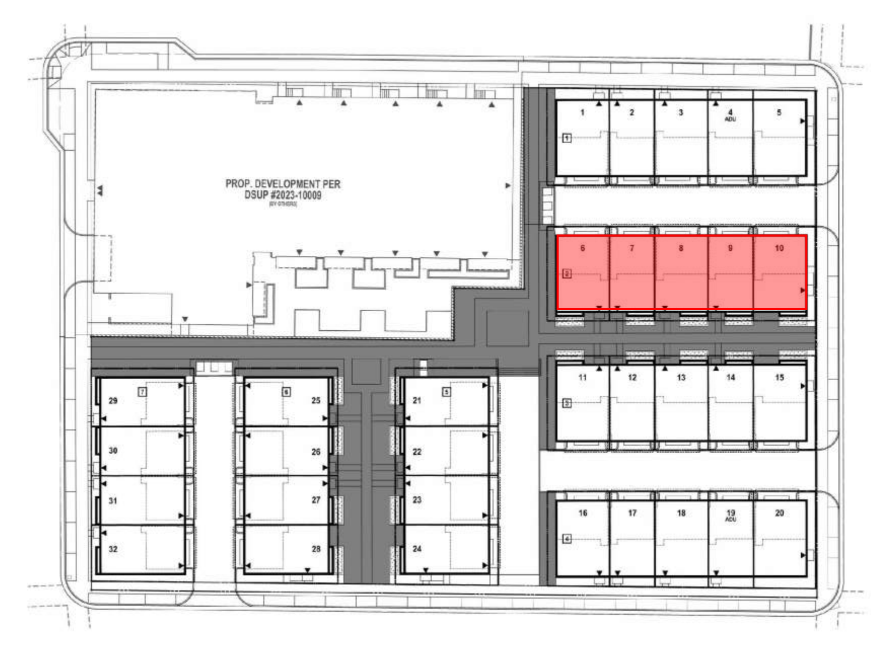
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____

DIRECTOR DATE

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

SHEET: A1.1



SCALE:

DATE: 11/07/2025

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COMMONWEALTH OF VIRGINIA
JOHN F. McLAURIN
Lic. No. 10264
01-16-26
ARCHITECT

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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PERSPECTIVE RENDERING
Building #2

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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: A2.0

1 FRONT ELEVATION
Scale: 1/8"=1'

2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'

3 REAR ELEVATION
Scale: 1/8"=1'

4 LEFT SIDE ELEVATION
Scale: 1/8"=1'

DRAWN: CHECKED:
DATE: 11/07/2025
SCALE:

COMMONWEALTH OF VIRGINIA
JOHN F. McLAURIN
Lic. No. 10264
01-16-26
ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

ARCHITECTURAL ELEVATIONS
Building #2

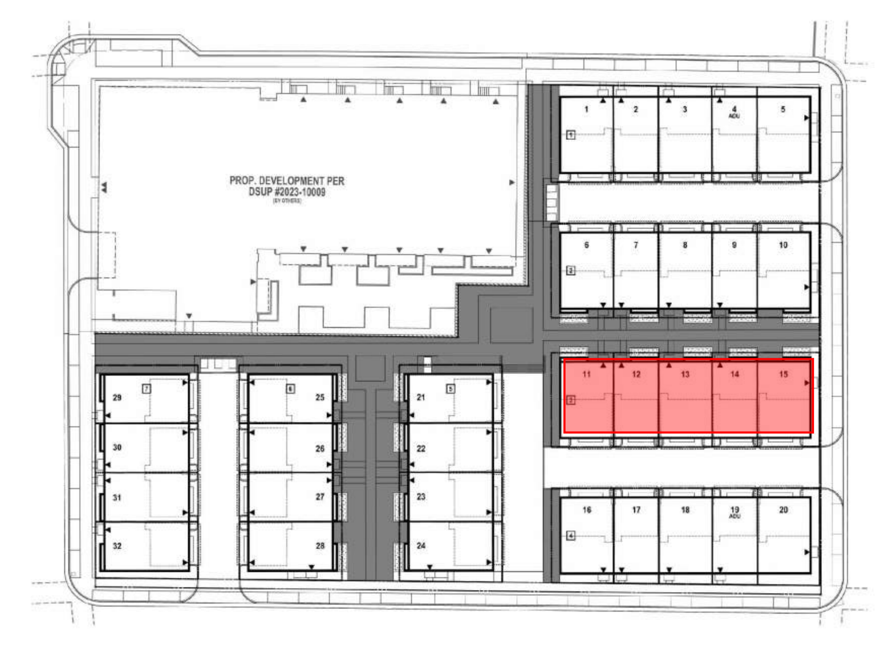
APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

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: A2.1



DATE: 11/07/2025

DRAWN:

CHECKED:

SCALE:

COMMONWEALTH OF VIRGINIA
JOHN F. McLAURIN
Lic. No. 10264
01-16-26
ARCHITECT

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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PERSPECTIVE RENDERING
Building #3

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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: A3.0

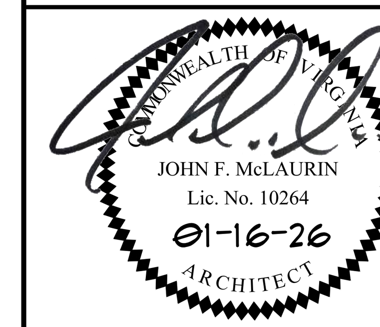
1 FRONT ELEVATION
Scale: 1/8"=1'

2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'

3 REAR ELEVATION
Scale: 1/8"=1'

4 LEFT SIDE ELEVATION
Scale: 1/8"=1'

DRAWN: CHECKED:
DATE: 11/07/2025
SCALE:



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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PERSPECTIVE RENDERING
Building #3

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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: A3.1

300 N. LEE ST &
333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PERSPECTIVE RENDERING
Building #4

COMMONWEALTH OF VIRGINIA
JOHN F. McLAURIN
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ARCHITECT

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

SCALE:
DATE: 11/07/2025
DRAWN:
CHECKED:

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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: A4.0

1 FRONT ELEVATION
Scale: 1/8"=1'

2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'

3 REAR ELEVATION
Scale: 1/8"=1'

4 LEFT SIDE ELEVATION
Scale: 1/8"=1'

DRAWN: CHECKED:
DATE: 11/07/2025
SCALE:

COMMONWEALTH OF VIRGINIA
JOHN F. McLAURIN
Lic. No. 10264
01-16-26
ARCHITECT

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

ARCHITECTURAL ELEVATIONS
Building #4

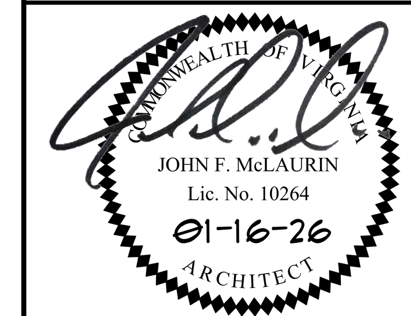
APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

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: A4.1



DATE: 11/07/2025
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CHECKED:
SCALE:

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PERSPECTIVE RENDERING
Building #5

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025–10032
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: A5.0

1 FRONT ELEVATION
Scale: 1/8"=1'

2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'

3 REAR ELEVATION
Scale: 1/8"=1'

4 LEFT SIDE ELEVATION
Scale: 1/8"=1'

DATE: 11/07/2025

SCALE:

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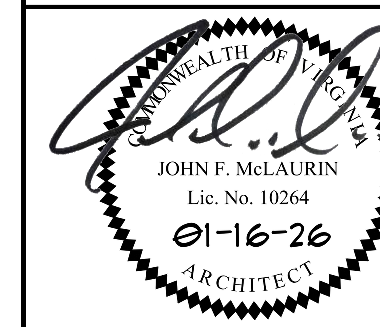

REVISION APPROVED BY

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300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ARCHITECTURAL ELEVATIONS
Building #5

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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: A5.1

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PERSPECTIVE RENDERING
Building #6

COMMONWEALTH OF VIRGINIA
JOHN F. McLAURIN
Lic. No. 10264
01-16-26
ARCHITECT

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

DATE: 11/07/2025
DRAWN:
CHECKED:
SCALE:

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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: A6.0

1 FRONT ELEVATION
Scale: 1/8"=1'

2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'

3 REAR ELEVATION
Scale: 1/8"=1'

4 LEFT SIDE ELEVATION
Scale: 1/8"=1'

DRAWN: CHECKED:
DATE: 11/07/2025
SCALE:

COMMONWEALTH OF VIRGINIA
JOHN F. McLAURIN
Lic. No. 10264
01-16-26
ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

ARCHITECTURAL ELEVATIONS
Building #6

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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: A6.1

300 N. LEE ST &
333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PERSPECTIVE RENDERING
Building #7

SCALE:

DATE: 11/07/2025

DRAWN:

CHECKED:

COMMONWEALTH OF VIRGINIA
JOHN F. McLAURIN
Lic. No. 10264
01-16-26
ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032

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: A7.0

1 FRONT ELEVATION
Scale: 1/8"=1'

2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'

3 REAR ELEVATION
Scale: 1/8"=1'

4 LEFT SIDE ELEVATION
Scale: 1/8"=1'

DRAWN: CHECKED:
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COMMONWEALTH OF VIRGINIA
JOHN F. McLAURIN
Lic. No. 10264
01-16-26
ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ARCHITECTURAL ELEVATIONS
Building #7

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
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: A7.1

Building #1 (w/ ADU)	GROSS S.F.	Opt. Bays (3rd flr@100%)	Deductions Elev.	Deductions Stair	Deductions Mech.	TOTAL NET S.F.	Roof Terrace
1st Floor	4,641.8	-	(84.0)	-	(123.0)	4,435 s.f.	
2nd floor	4,681.4	-	(84.0)	(306.0)	-	4,291 s.f.	
3rd Floor	4,681.4	96.0	(84.0)	(288.0)	-	4,405 s.f.	
4th Floor	3,133.7	-	(84.0)	(222.0)	(117.0)	2,711 s.f.	1,410.9
TOTAL BUILDING	**17,138.3**					**15,842 s.f.**	**1,410.9**

Building #2	GROSS S.F.	Opt. Bays (3rd flr@100%)	Deductions Elev.	Deductions Stair	Deductions Mech.	TOTAL NET S.F.	Roof Terrace
1st Floor	4,730.3	-	(105.0)	-	(123.0)	4,502 s.f.	
2nd floor	4,772.3	-	(105.0)	(306.0)	-	4,361 s.f.	
3rd Floor	4,709.3	96.0	(105.0)	(288.0)	-	4,412 s.f.	
4th Floor	3,080.5	-	(105.0)	(222.0)	(117.0)	2,637 s.f.	1,474.2
TOTAL BUILDING	**17,292.4**					**15,912 s.f.**	**1,474.2**

Building #3	GROSS S.F.	Opt. Bays (3rd flr@100%)	Deductions Elev.	Deductions Stair	Deductions Mech.	TOTAL NET S.F.	Roof Terrace
1st Floor	4,730.3	-	(105.0)	-	(123.0)	4,502 s.f.	
2nd floor	4,772.3	-	(105.0)	(306.0)	-	4,361 s.f.	
3rd Floor	4,709.3	96.0	(105.0)	(288.0)	-	4,412 s.f.	
4th Floor	3,184.9	-	(105.0)	(222.0)	(117.0)	2,741 s.f.	1,347.6
TOTAL BUILDING	**17,396.8**					**16,017 s.f.**	**1,347.6**

Building #4 (w/ ADU)	GROSS S.F.	Opt. Bays (3rd flr@100%)	Deductions Elev.	Deductions Stair	Deductions Mech.	TOTAL NET S.F.	Roof Terrace
1st Floor	4,618.3	-	(84.0)	-	(123.0)	4,411 s.f.	
2nd floor	4,716.3	-	(84.0)	(306.0)	-	4,326 s.f.	
3rd Floor	4,716.3	96.0	(84.0)	(288.0)	-	4,440 s.f.	
4th Floor	3,080.5	-	(84.0)	(222.0)	(117.0)	2,658 s.f.	1,474.2
TOTAL BUILDING	**17,131.4**					**15,835 s.f.**	**1,474.2**

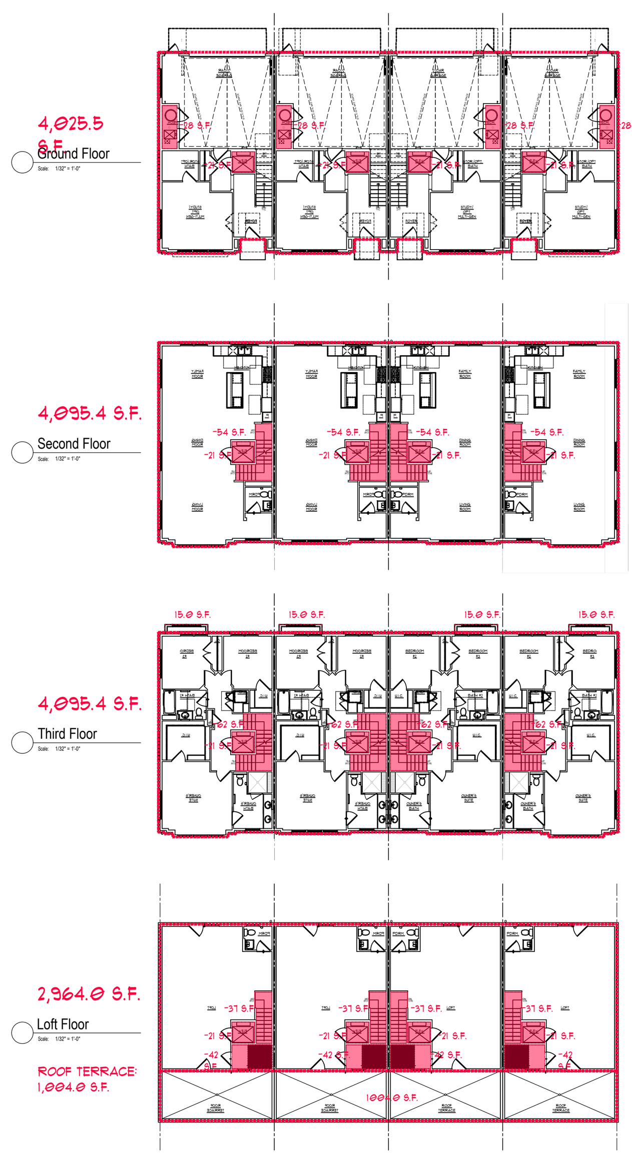
Building #5	GROSS S.F.	Opt. Bays (3rd flr@100%)	Deductions Elev.	Deductions Stair	Deductions Mech.	TOTAL NET S.F.	Roof Terrace
1st Floor	4,062.3	-	(105.0)	-	(112.0)	3,845 s.f.	
2nd floor	4,112.0	-	(105.0)	(216.0)	-	3,791 s.f.	
3rd Floor	4,073.0	60.0	(105.0)	(248.0)	-	3,780 s.f.	
4th Floor	2,969.5	-	(105.0)	(148.0)	(168.0)	2,549 s.f.	988.8
TOTAL BUILDING	**15,216.8**					**13,965 s.f.**	**988.8**

Building #6	GROSS S.F.	Opt. Bays (3rd flr@100%)	Deductions Elev.	Deductions Stair	Deductions Mech.	TOTAL NET S.F.	Roof Terrace
1st Floor	4,062.3	-	(105.0)	-	(112.0)	3,845 s.f.	
2nd floor	4,112.0	-	(105.0)	(216.0)	-	3,791 s.f.	
3rd Floor	4,073.0	60.0	(105.0)	(248.0)	-	3,780 s.f.	
4th Floor	2,969.5	-	(105.0)	(148.0)	(168.0)	2,549 s.f.	988.8
TOTAL BUILDING	**15,216.8**					**13,965 s.f.**	**988.8**

Building #7	GROSS S.F.	Opt. Bays (3rd flr@100%)	Deductions Elev.	Deductions Stair	Deductions Mech.	TOTAL NET S.F.	Roof Terrace
1st Floor	4,025.5	-	(105.0)	-	(112.0)	3,808.5	
2nd floor	4,095.4	-	(105.0)	(216.0)	-	3,774.4	
3rd Floor	4,095.4	60.0	(105.0)	(248.0)	-	3,802.4	
4th Floor	2,964.0	-	(105.0)	(148.0)	(168.0)	2,543.0	1,004.0
TOTAL BUILDING	**15,180.3**					**13,928 s.f.**	**1,004.0**

SUBTOTAL GROSS S.F.	**114,573 s.f.**	**SUBTOTAL NET S.F.**	**105,465 s.f.**	
1% Contingency	1,146 s.f.	1% Contingency	1,055 s.f.	
TOTAL GROSS S.F.	**115,719 s.f.**	**TOTAL NET S.F.**	**106,519 s.f.**	**8,688.5** Total Roof Terrace

BLDG. 7



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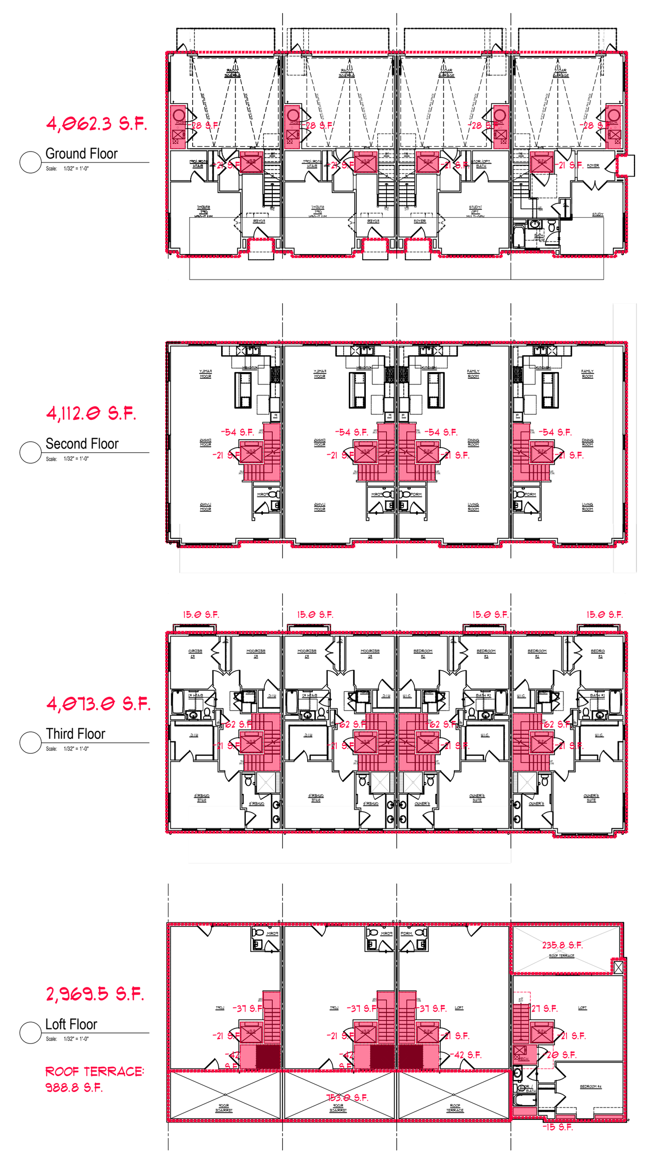

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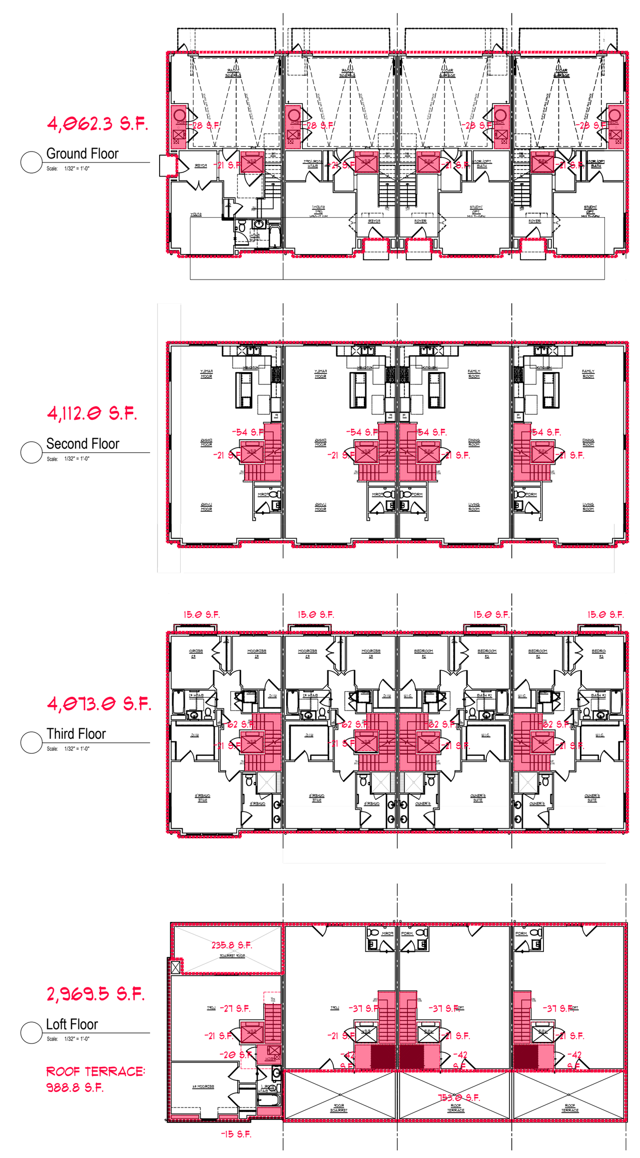

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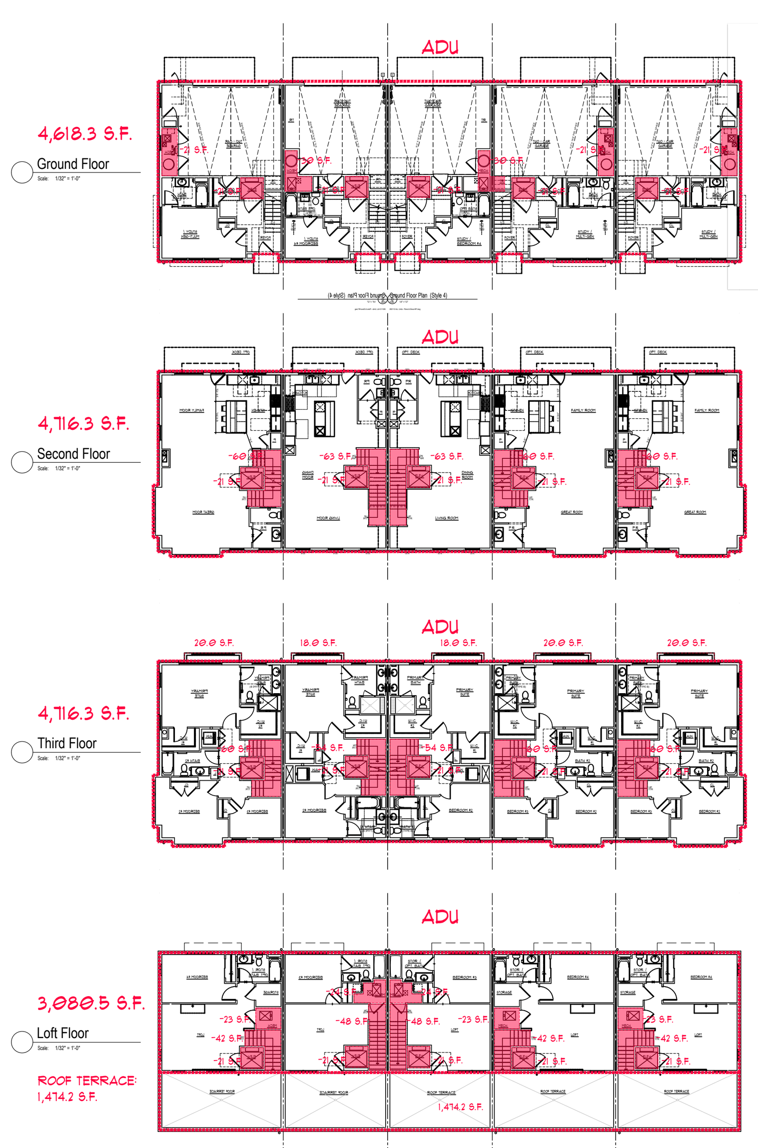

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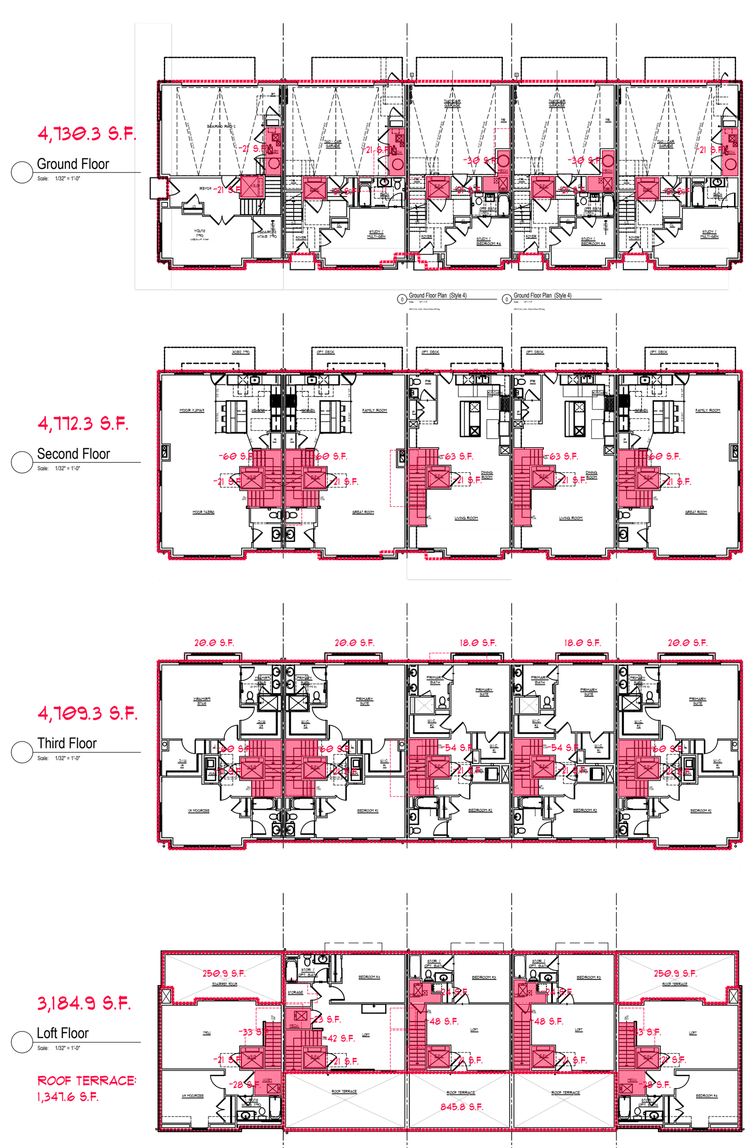

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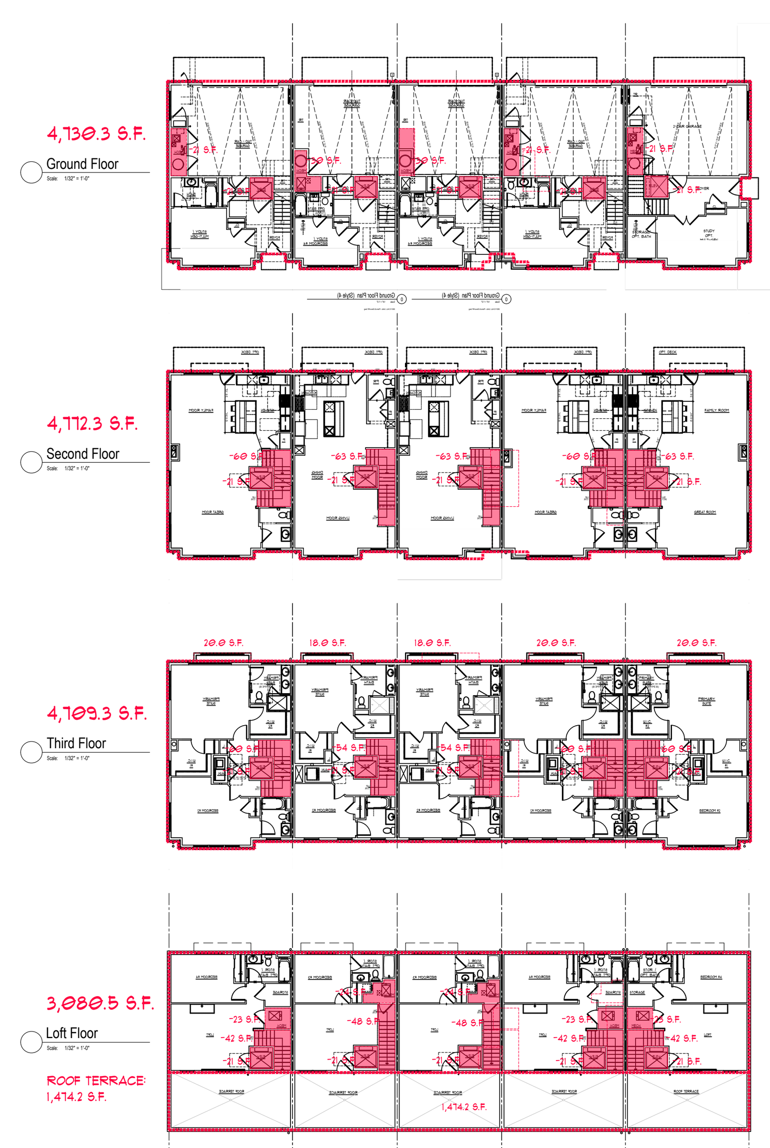

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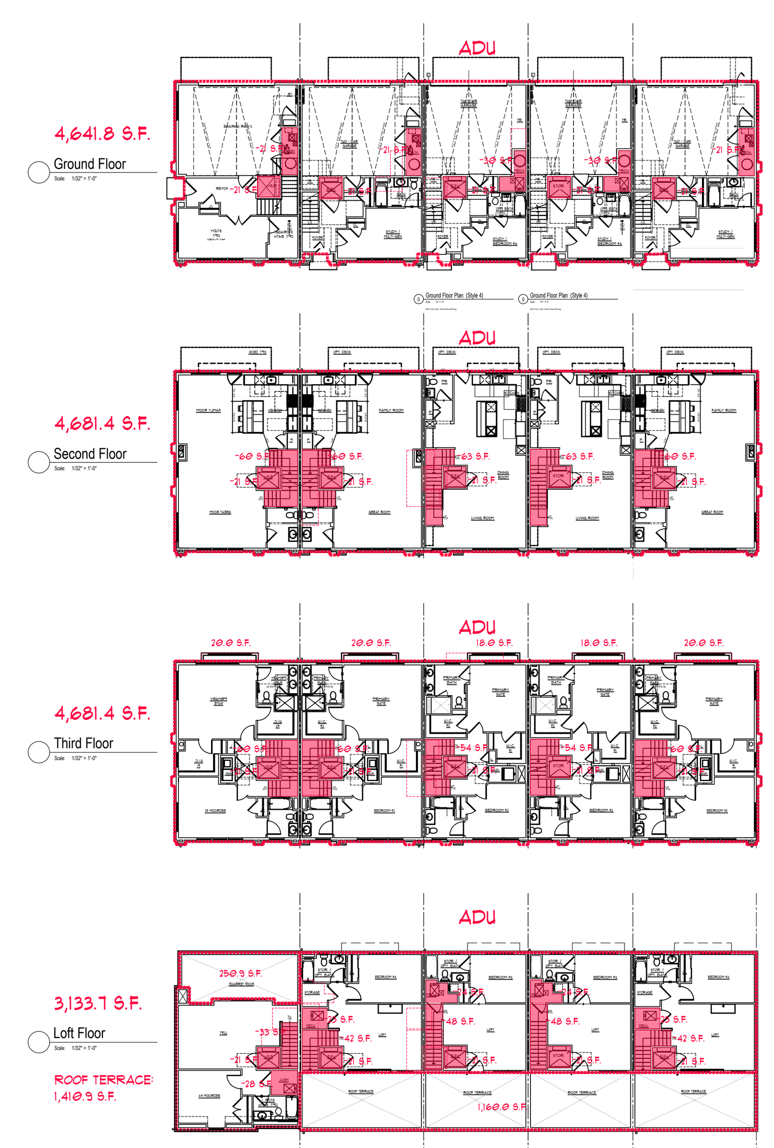


DRAWN: CHECKED:

DATE: 11/07/2025

SCALE:

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST

TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

FLOOR AREA CALCULATIONS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10032
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

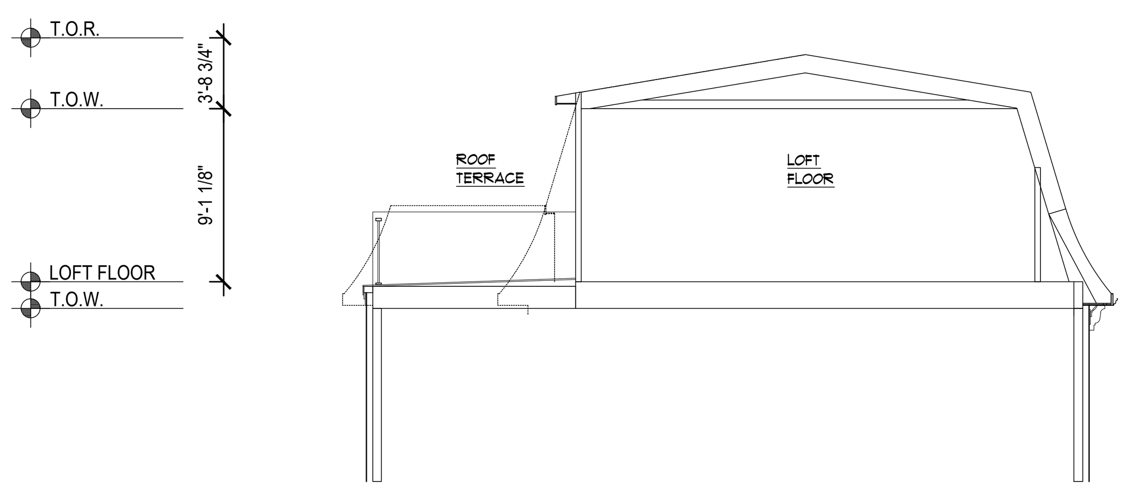
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

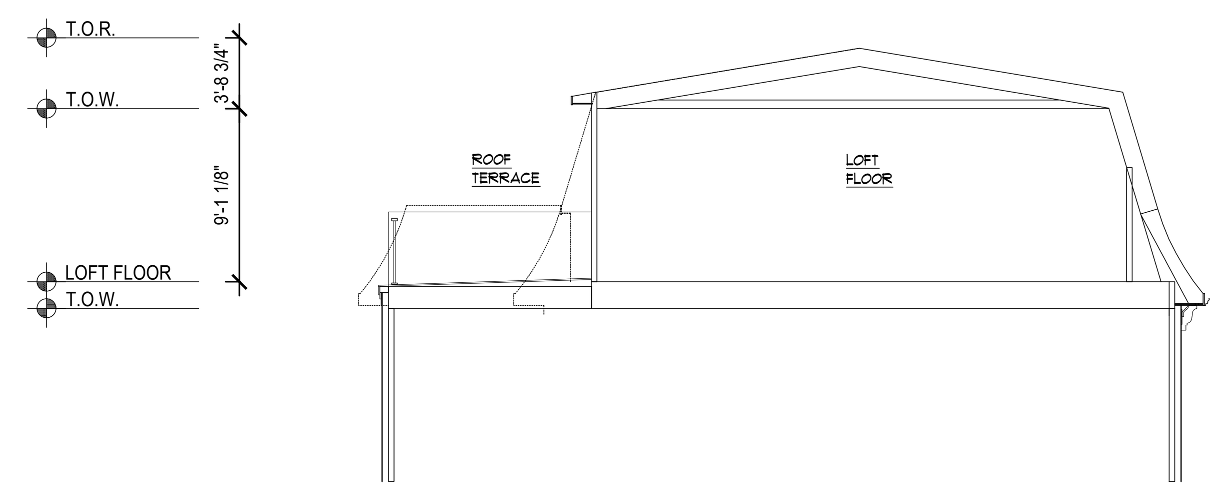
DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: A8.0



Partial Building Section (@ Mansard Roof Condition)
Scale: 1/8" = 1'-0" Unit Type 2638



Partial Building Section (@ Mansard Roof Condition)
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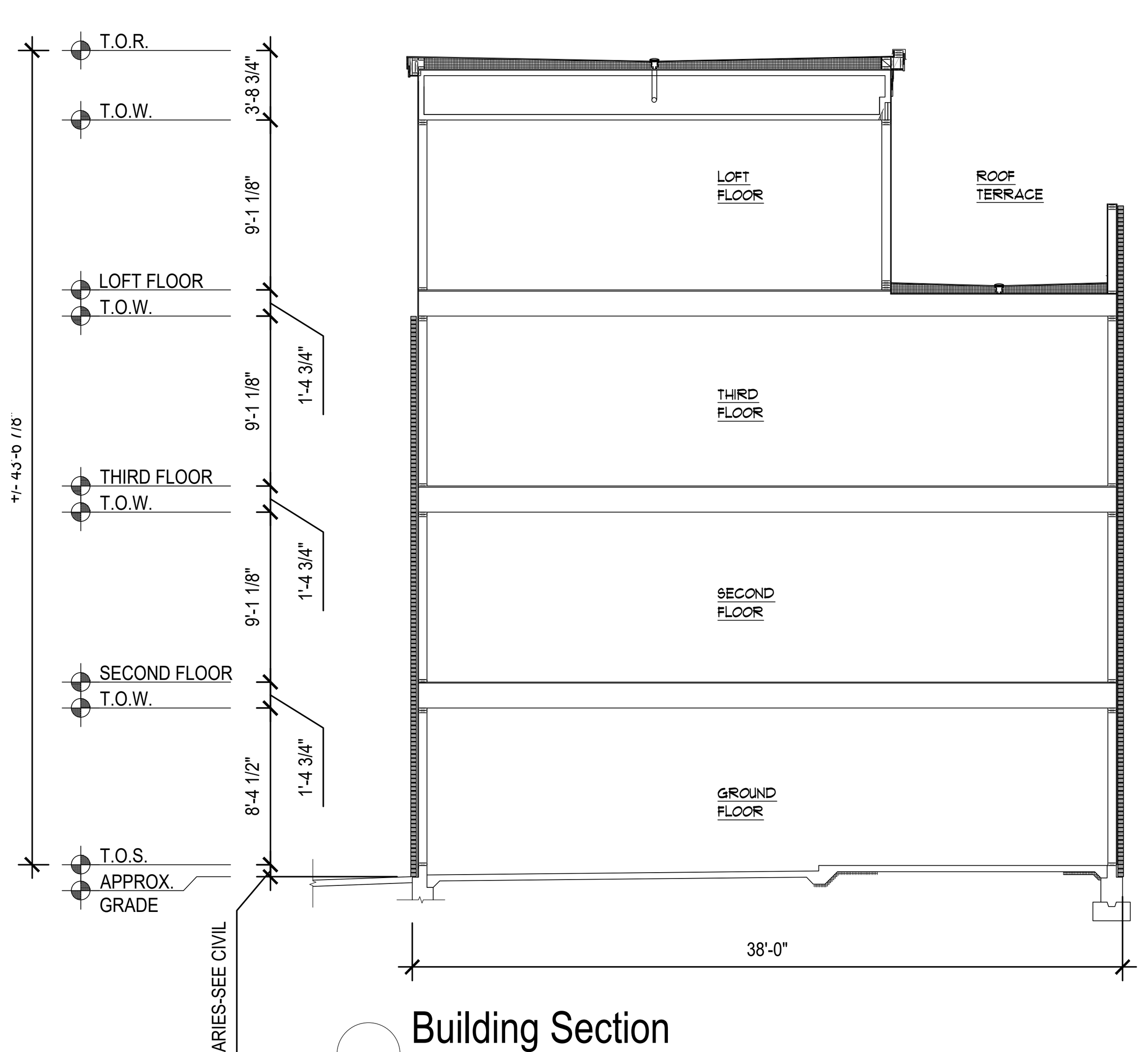
2638



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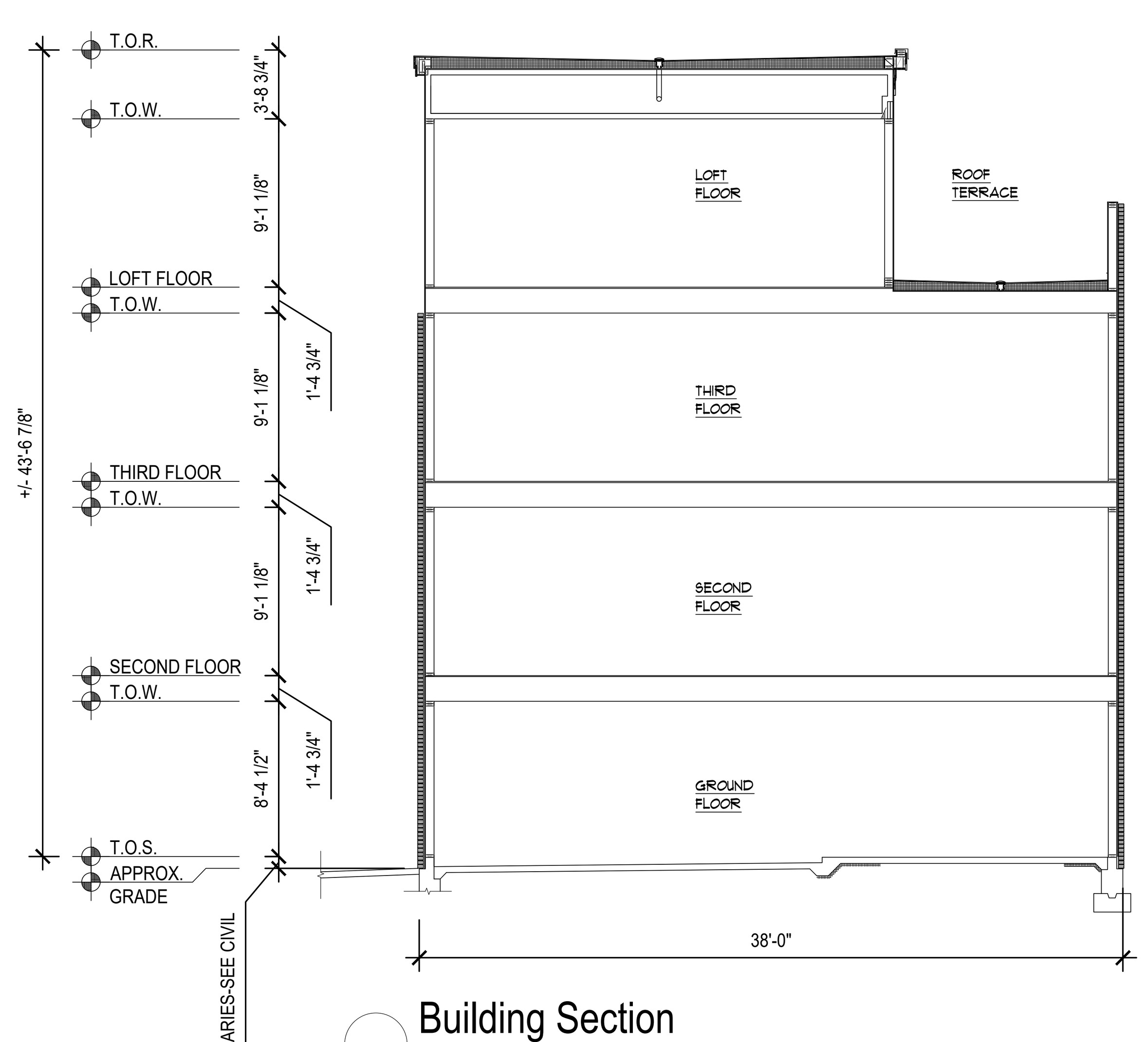

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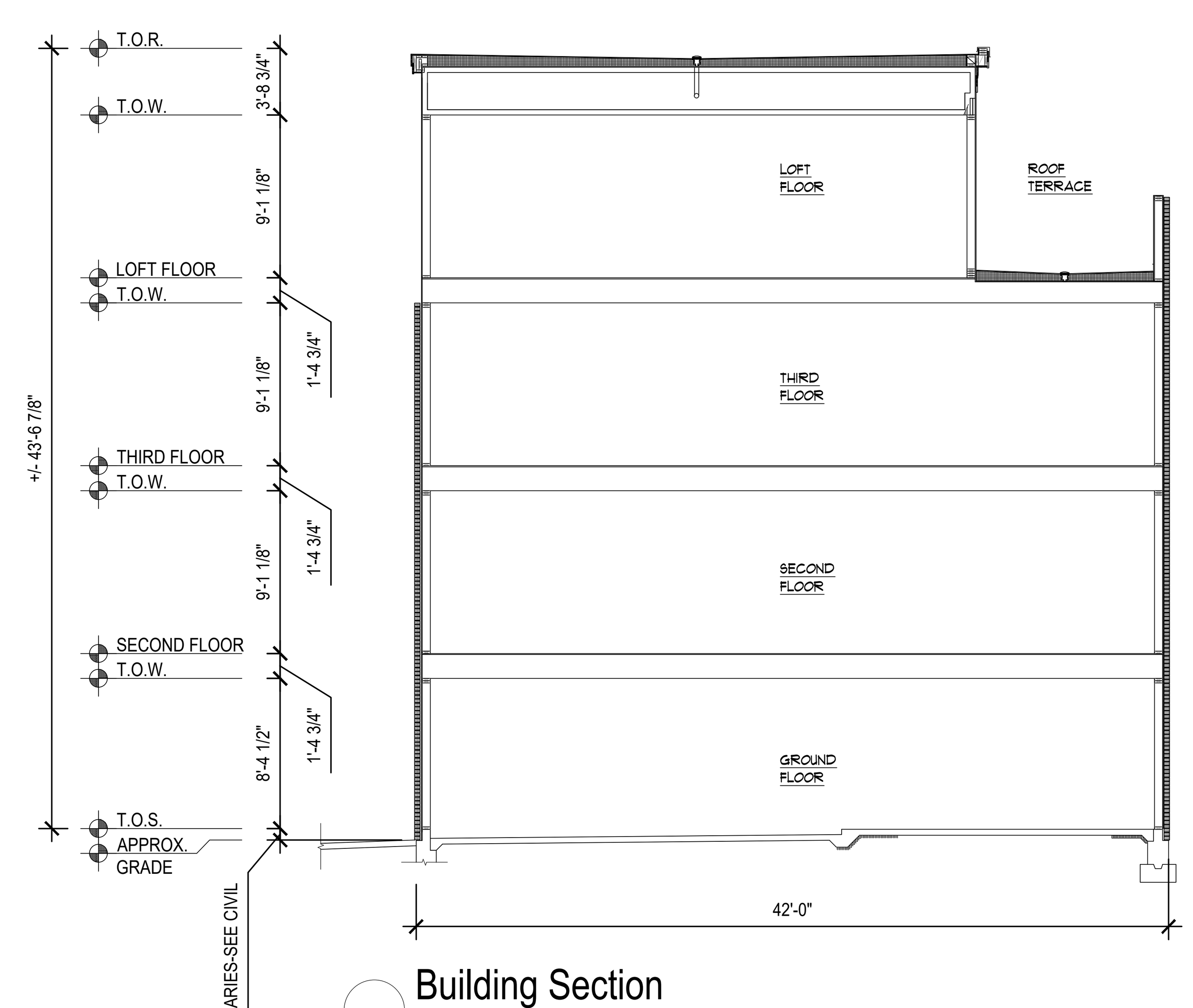

Building Section
Scale: 1/8" = 1'-0" Unit Type 2442

SCALE:
DATE: 11/07/2025
DRAWN:
CHECKED:

COMMONWEALTH OF VIRGINIA
JOHN F. McLAURIN
Lic. No. 10264
01-16-26
ARCHITECT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

300 N. LEE ST & 333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

FLOOR AREA CALCULATIONS

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
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SITE PLAN No.

DIRECTOR DATE

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SHEET: A8.0