

The Alante – Parking Management Plan

10/30/24

Background:

- Existing Parking Spaces: 447 Parking Spaces
 - 435 standard spaces
 - 12 accessible parking spaces
- Existing Parking Ratio: 1.51 spaces/unit
 - 447 parking spaces total
 - 296 units (2 studios, 86 one-bedroom, 161 two-bedroom, 47 three-bedroom)
- Proposed Parking Ratio: 1.42 spaces/unit
 - 447 parking spaces total
 - 315 units (current mix plus 2 additional studios and 17 additional 1-bedroom)

Parking Utilization:

- There are currently 10 units whose residents do not own cars.
- Property averages 4.5% vacancy.
- A parking survey was conducted to determine the number of vacant spaces:

ALANTE	Tuesday	Thursday	Friday
8am	163	180	196
2pm	200	266	290
7pm	150	101	180
11pm	65	96	84

Parking Management:

- Resident Parking Permits:
 - Proof of vehicle registration and ID must be provided to property management.
 - Permits are only issued to leaseholders with proof that the vehicle is registered in their name.
 - Each unit is guaranteed a single parking spot for \$25/month if they choose.
 - A \$50 monthly rent discount will be offered to renters who do not have a vehicle. Current residents without vehicles can receive this new discount upon renewal of their lease.
 - 3-bedroom, 2-bedroom and 1-bedroom apartments are offered a second spot (if available) for \$50/month.
 - Studios do not have the option to purchase an additional spot.
 - No more than two permits may be issued per unit, regardless of unit size.

- Guest Parking Permits:
 - Guests must obtain a visitor pass at the office in order to park at the Property.
 - Visitor passes are valid for one-time use.
 - Visitor passes are issued based on parking availability.
- Parking Enforcement:
 - Property management has a contract with a towing company that monitors the Property between 7 pm – 7 am and tows vehicles without a valid Resident or Visitor pass.
- Alternative Transportation Options:
 - Buses:
 - There are multiple Dash/Metro bus stops located in close proximity to the Property as well as the Mark Center Transit Area located a ½ mile away, offering ample connection to various destinations, including the Metro and VRE, via several bus lines.
 - Walking:
 - There is a grocery store, pharmacy and a number of retail and entertainment uses located right across the street from the Property in Seminary Plaza.
 - Bicycles:
 - The Applicant will provide include free, secure bike storage for residents on site.
 - Infrastructure and streetscape improvements are planned along Seminary Road and surrounding streets within the new Alexandria West Small Area Plan. A planned off-road multi-use path and a planned on-road bike facility is planned for Kenmore Avenue and Seminary Road in the future, which will enhance the safety for bicyclists in the area.

SCHEDULE B EXCEPTIONS

LEGAL DESCRIPTION

ZONING INFORMATION

SYMBOLS

VICINITY MAP



SITE DATA

- PROPERTY IS KNOWN AS TAX MAP NO. 030.01-01-02 IN THE INDEPENDENT CITY OF ALEXANDRIA, VIRGINIA.
- LOT AREA = 532,043 S.F. OR 12.2140 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
- DATE OF FIELD SURVEY = APRIL 3, 2018
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- COPYRIGHT ©2018, FIRST ORDER, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.
- THERE IS ACCESS OVER KENMORE AVENUE TO NORTH VAN DORN STREET AND SEMINARY ROAD AND DIRECT ACCESS TO SEMINARY ROAD.
- IN RESPONSE TO ALTA\NSPS TABLE A ITEM 10a, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY.
- IN RESPONSE TO ALTA\NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- IN RESPONSE TO ALTA\NSPS TABLE A ITEM 19, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.
- PARKING TOTALS:
435 REGULAR SPACES
12 HANDICAP SPACES
447 TOTAL PARKING SPACES

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 515519 0028 E WHICH HAS AN EFFECTIVE DATE OF JUNE 16, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY

TYPE OF SURVEY: ALTA / NSPS SURVEY

FIRST ORDER. LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958

SITE ADDRESS: 4820 KENMORE AVENUE
CITY OF ALEXANDRIA
VIRGINIA 22304

CLIENT: WALSH COLUCCI LUBELEY & WALSH PC

JOB NO: 6152

DATE: July 19, 2024

REVISIONS:

No.	DATE	DESCRIPTION
1	12/16/24	NETWORK COMMENT
2	-	-
3	-	-
4	-	-
5	-	-

0' 60' 120' 180'
SCALE: 1" = 60'

SHEET 1 OF 2

All of those lots or parcels of land located in the City of Alexandria, Commonwealth of Virginia, and more particularly described as follows:

TRACT 1:

PARCEL 3332-01-02 OF THE DIVISION OF PARCEL "A" OF THE LAND OF RUTH BARKELY MAJOR, AS THE SAME IS SHOWN ON A PLAT PREPARED BY EDWARD S. HOLLAND, PROFESSIONAL CIVIL ENGINEER AND CERTIFIED LAND SURVEYOR, DATED JULY 16, 1959 AND ATTACHED TO A DEED RECORDED AMONG THE LAND RECORDS OF SAID CITY IN DEED BOOK 496, PAGE 66 AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF NORTH VAN DORN STREET (60 FEET WIDE), SAID POINT ALSO BEING THE NORTHERLY CORNER OF THE LAND OF D.D. DUNTON, AND RUNNING THENCE WITH THE SAID LINE OF NORTH VAN DORN STREET WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 20,656.48 FEET AND WHOSE CHORD BEARING AND CHORD ARE NORTH 59 DEGREES 15 MINUTES 18 SECONDS EAST AND 127.99 FEET, RESPECTIVELY FOR A DISTANCE OF 127.99 FEET TO A POINT; THENCE LEAVING THE SAID LINE OF NORTH VAN DORN STREET AND RUNNING THROUGH THE LAND OF WHICH THE PARCEL HEREIN DESCRIBED IS A PART THE FOLLOWING COURSES AND DISTANCES: SOUTH 30 DEGREES 34 MINUTES 03 SECONDS EAST 48.24 FEET; THENCE WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 360.00 FEET AND WHOSE CHORD BEARING AND CHORD ARE SOUTH 45 DEGREES 59 MINUTES 31 SECONDS EAST AND 191.50 FEET, RESPECTIVELY, A DISTANCE OF 193.83 FEET; SOUTH 61 DEGREES 25 MINUTES 09 SECONDS EAST 114.46 FEET; WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 597.00 FEET AND WHOSE CHORD BEARING AND CHORD ARE NORTH 82 DEGREES 05 MINUTES 00 SECONDS EAST AND 710.22 FEET, RESPECTIVELY, A DISTANCE OF 760.63 FEET; AND NORTH 45 DEGREES 35 MINUTES 00 SECONDS EAST 217.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SEMINARY ROAD (80 FEET WIDE); THENCE WITH THE SAID LINE OF SEMINARY ROAD SOUTH 44 DEGREES 24 MINUTES 59 SECONDS EAST 349.00 FEET TO A POINT IN THE NORTHERLY LINE OF THE LAND OF THE CITY OF ALEXANDRIA; THENCE WITH THE NORTHERLY LINES OF THE SAID LAND OF THE CITY OF ALEXANDRIA THE FOLLOWING COURSES AND DISTANCES: SOUTH 45 DEGREES 16 MINUTES 00 SECONDS WEST 632.20 FEET; NORTH 59 DEGREES 38 MINUTES 00 SECONDS WEST 309.83 FEET; SOUTH 45 DEGREES 16 MINUTES 00 SECONDS WEST 126.50 FEET; AND NORTH 79 DEGREES 04 MINUTES 00 SECONDS WEST 759.54 FEET TO A POINT IN THE AFOREMENTIONED LINE OF THE LAND OF D.D. DUNTON; AND THENCE WITH SAID LINE NORTH 10 DEGREES 55 MINUTES 38 SECONDS EAST 404.14 FEET TO THE POINT OF BEGINNING.

TRACT 1I:

TOGETHER WITH THE APPURTENANT EASEMENTS CONTAINED IN DEED DATED JULY 16, 1959 AND RECORDED JULY 23, 1959 IN DEED BOOK 496, PAGE 66 AND AGREEMENT DATED NOVEMBER 4, 1959 AND RECORDED DECEMBER 3, 1959 IN DEED BOOK 504, PAGE 34, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

SAME AS TITLE COMMITMENT PREPARED BY First American Title Insurance Company Commitment No. NCS-898500-SA1, DATE: MARCH 15, 2018 AT 8:00 A.M.

The subject property is zoned "RA" Townhouse and Multifamily District.

Front: 20' minimum
Side: Each structure containing multifamily dwelling shall provide two side yards each based on a setback ratio of 1:2 and a minimum size of 16 feet. (Required: 15.5 feet about west property line, 16.25 feet along the south property line.
Rear: Each residential use shall provide a rear yard based on a setback ratio of 1:1 and a minimum yard of 8 feet.
Maximum building height: 45'
Minimum lot area: 1,600 sq. ft. per dwelling unit (473,600 sq. ft. based on 296 units)
Minimum lot width: 50'
Minimum lot depth: No requirement noted
Maximum lot coverage: No requirement noted
Maximum floor area ratio: 0.75
Maximum density: 27 dwelling units per acre
Parking formula: 1 space per unit
Total Parking Required: 551 total spaces including 9 handicap spaces.

The zoning information shown above was taken from zoning report number 512-1, prepared by Countrywide Zoning Consultants, LLC, dated April 3, 2018, revised April 12, 2018.

Parking Requirements					
Unit Type	Existing Units	Proposed New Units	Total units	Existing Required Parking under current Zoning Ordinance*	Total Required Parking under current Zoning Ordinance*
Studio	2	2	4	2 x .95 = 1.9	4 x .95 = 3.8
1-Bedroom	86	17	103	86 x .95 = 81.7	103 x .95 = 97.85
2-Bedroom	161		161	322 x .95 = 305.9	322 x .95 = 305.9
3-Bedroom	47		47	94 x .95 = 89.3	94 x .95 = 89.3
Total	296	19	315	479	497

*1 space/bedroom up to 2 bedrooms with a 5% reduction for property within ¼ mile of four or more active bus routes.

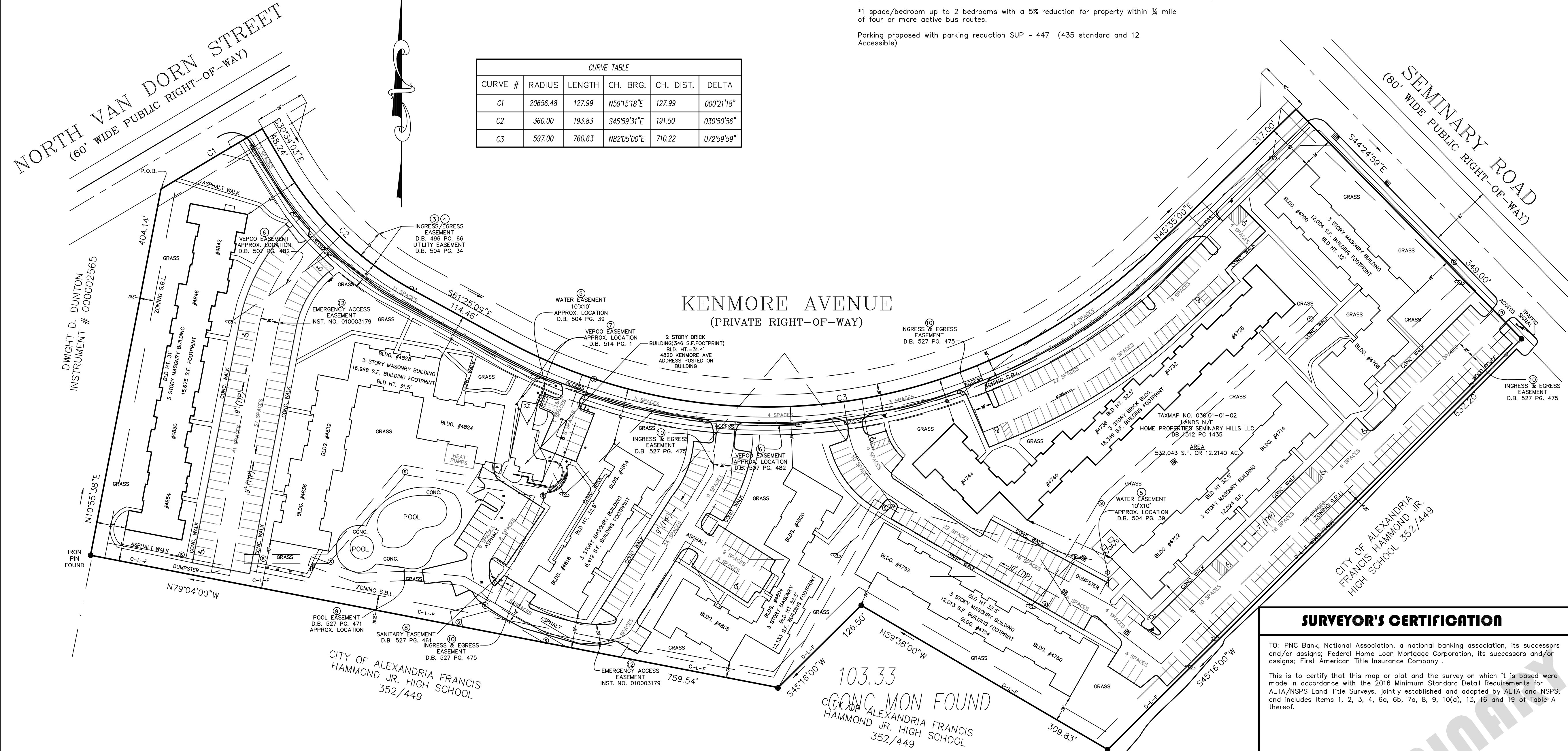
Parking proposed with parking reduction SUP - 447 (435 standard and 12 Accessible)

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CH. BRG.	CH. DIST.	DELTA
C1	20656.48	127.99	N59°15'18"E	127.99	000°21'18"
C2	360.00	193.83	S45°59'31"E	191.50	030°50'56"
C3	597.00	760.63	N82°05'00"E	710.22	072°59'59"

KENMORE AVENUE
(PRIVATE RIGHT-OF-WAY)

SEMINARY ROAD
(80' WIDE PUBLIC RIGHT-OF-WAY)

NORTH VAN DORN STREET
(60' WIDE PUBLIC RIGHT-OF-WAY)



SYMBOLS

- MONUMENT FOUND

○

MONUMENT SET

■

P.K. NAIL SET

×

FND X MARK

△

R.R. SPIKE FOUND

▲

R.R. SPIKE SET

+

BENCHMARK

(R)

RECORD DATA

(M)

MEASURED DATA

(S)

SURVEYED DATA

R/W

RIGHT OF WAY

BSL

BACK SET LINE

RCF

REINFORCED CONC PIPE

CMP

CORRUGATED METAL PIPE

PVC

PLASTIC PIPE

MTL

METAL

AGL

ABOVE GROUND LEVEL

L/S

LANDSCAPING

●

TREE

○

METAL TANK COVER
- ⊙

POWERPOLE

⊙

GUY WIRE

⊙

LIGHT POLE

⊙

STREET LIGHT POLE

⊙

ELEC. TRANSFORMER

⊙

AIR CONDITIONER

⊙

BURIED ELECTRIC

⊙

OVERHEAD ELECTRIC

⊙

ELEC. MANHOLE

⊙

ELECTRIC METER

⊙

WATER LINE

⊙

WATER MANHOLE

⊙

WATER VALVE

⊙

WATER METER

⊙

HYDRANT

⊙

BACK FLOW PREVENTOR

⊙

GAS VALVE

⊙

GAS METER

⊙

UNDERGROUND GAS MARKER

⊙

GAS MANHOLE

⊙

GAS LINE

⊙

BOLLARD

⊙

BORE HOLE

⊙

MONITORING WELL

⊙

MAIL BOX

⊙

UNKNOWN MANHOLE

⊙

SQUARE METAL LID

⊙

FUEL TANK LID

⊙

FLAG POLE
- ⊙

SEWER MANHOLE

⊙

CLEAN OUT

⊙

STORM DRAIN MANHOLE

⊙

STORM INLET

⊙

CURB INLET

⊙

PAY PHONE

⊙

TELEPHONE BOX

⊙

TELEPHONE MANHOLE

⊙

TELEPHONE POLE

⊙

TELEPHONE LINE

⊙

UNDERGROUND TELEPHONE MARKER

⊙

CABLE TELEVISION

⊙

CABLE BOX

⊙

UNDERGROUND CABLE MARKER

⊙

TRAFFIC POLES

⊙

TRAFFIC SIGNAL

⊙

TRAFFIC MANHOLE

⊙

TRAFFIC SIGNAL BOX

⊙

STOP SIGN

⊙

SIGN

DETAILS NOT TO SCALE

[_____] Surveyor's Signature
Jack W. Shoemaker
Professional Land Surveyor 0403 002186
in the Commonwealth of Virginia
Date of Survey: July 18, 2024
Date of Last Revision: December 16, 2024
Network Project No. Alexandria, VA Site

Survey Performed By:
First Order, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
Phone 610-365-2907
Fax 610-365-2958
Email: jshoemaker@firstorderllc.net
Project No. R240105

TYPE OF SURVEY: ALTA / NSPS SURVEY



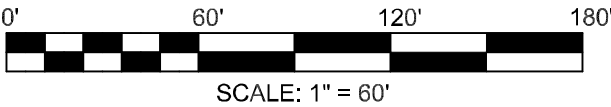
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SITE ADDRESS: 4820 KENMORE AVENUE
CITY OF ALEXANDRIA
VIRGINIA
CLIENT: WALSH COLUCCI LUBELEY & WALSH PC

JOB NO: R240105

DATE: July 19, 2024
REVISIONS:

No.	DATE	DESCRIPTION
1	00-00-24	XXXXXXXXXXXXXX
2		
3		
4		
5		



SHEET 2 OF