

PRELIMINARY DEVELOPMENT PLAN N PATRICK ST/MADISON ST TOWNHOUSES

724-728 N PATRICK STREET
CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 0.2347 AC 10,222 SF
TOTAL AREA OF TAX PARCELS = 0.2347 AC 10,222 SF
TOTAL EXISTING IMPERVIOUS AREA = 0.0751 AC 3,270 SF
TOTAL PROPOSED IMPERVIOUS AREA = 0.1094 AC 4,767 SF
TOTAL DISTURBED AREA = 0.3119 AC 13,587 SF

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THE SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE SITE. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 7am TO 6pm AND
 - SATURDAYS FROM 9am TO 6pm
 - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYSPILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND
 - SATURDAYS FROM 10am TO 4pm

ENVIRONMENTAL PERMITS NOTES

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS, VIRGINIA MARINE RESOURCES MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN.

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES WHICH DISTURB LESS THAN 1 ACRE, THEREFORE A VPDES PERMIT IS NOT REQUIRED.

ARCHAEOLOGY NOTES

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.

GENERAL NOTES

- NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
- BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
- ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
- THIS PROJECT IS LOCATED IN COMBINED SEWER SYSTEM WATERSHED.
- THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
- THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.

ENGINEER'S/SURVEYOR'S CERTIFICATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON NOVEMBER 01, 2025; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. TM# 054.04-05-02 IS OWNED BY ALTURAS REAL ESTATE INTERESTS, LLC, AS RECORDED IN INSTRUMENT NO. 160002103. TM#S 054.04-05-03 AND 054.04-05-04 ARE OWNED BY JEFFREY A. SCHONBERGER & ELAINE GEISINGER, TR, AS RECORDED IN INSTRUMENT NO. 210001271, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VA.

BUILDING CODE ANALYSIS:

USE:	RESIDENTIAL (TOWNHOUSES)
USE GROUP:	R-3
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	4 STORIES
FLOOR AREA (GROSS):	3,696 SF (AVERAGE PER UNIT)
FLOOR AREA (NET):	3,066 SF (AVERAGE PER UNIT)
FLOOR AREA PER FLOOR:	1ST FLOOR: 4,901 SF, 2ND FLOOR: 5,201 SF 3RD FLOOR: 4,901 SF, 4TH FLOOR: 3,344 SF
BUILDING FOOT PRINT AREA:	4,900 SF (TOTAL TOWNHOUSE ROW)
BUILDING HEIGHT:	45' MAX
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED

OWNER/DEVELOPER

OWNERS:
#724 & #726:
JEFFREY SCHONBERGER &
ELAINE GEISINGER, TRS
2132 LEROY PL NW
WASHINGTON, DC 20008
INSTR #210001271

APPLICANT/DEVELOPER:
STEEPLE HOME COMPANY, LLC
3101 NORTH HAMPTON DR, SUITE 519
ALEXANDRIA, VA 22302
CONTACT: KYLE IRBY
KYLE@STEEPLEHOMECO.COM

ATTORNEY:
WIRE GILL LLP
700 NORTH FAIRFAX STREET, SUITE 600
ALEXANDRIA, VA 22314
(703) 778-1444
CONTACT: DUNCAN BLAIR
DGBLAI@WIREGILL.COM

COMPLETE STREETS INFORMATION:

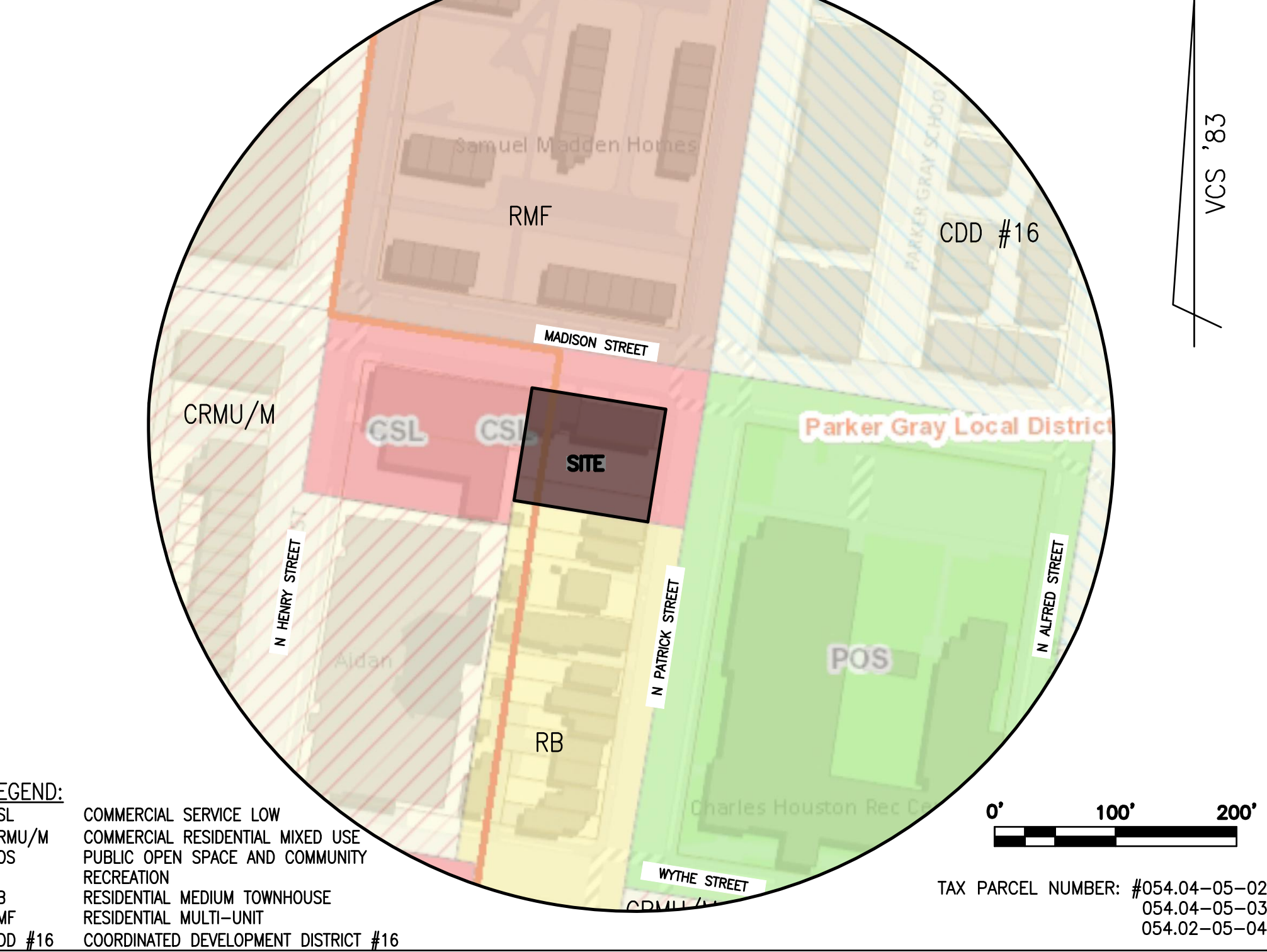
	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	2
STANDARD	N/A	2
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	2	N/A
SIDEWALKS (LF)	N/A	200
BICYCLE PARKING (NUMBER SPACES)	N/A	2
PUBLIC/VISITOR	N/A	2
PRIVATE/GARAGE	N/A	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

PLAN PREPARED BY:
R.C. FIELDS & ASSOCIATES, INC.
625 N WASHINGTON STREET, SUITE 250
ALEXANDRIA, VA 22314
(703) 549-6422
CONTACT: DANIEL MCGOLLON, PE
DMCGOLLON2@RCFASSOC.COM

ARCHITECT:
KULINSKI GROUP ARCHITECTS, PC
104 N WEST STREET
ALEXANDRIA, VA 22314
CONTACT: STEPHEN KULINSKI, AIA
STEVE@KULINSKIGROUP.COM

LANDSCAPE ARCHITECT:
AVENS & HEATH LANDSCAPE ARCHITECTURE
CONTACT: CAITLIN OLSON
CAITLIN@OLSONAVENSHEATH.COM

VICINITY MAP



LEGEND:

CSL COMMERCIAL SERVICE LOW
CRMU/M COMMERCIAL RESIDENTIAL MIXED USE
POS PUBLIC OPEN SPACE AND COMMUNITY RECREATION
RB RESIDENTIAL MEDIUM TOWNHOUSE
RMF RESIDENTIAL MULTI-UNIT
CDD #16 COORDINATED DEVELOPMENT DISTRICT #16

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT (DSUP) TO PERMIT THE REDEVELOPMENT OF THE EXISTING COMMERCIAL BUILDING ON THE PROPERTY, ZONED CSL, INTO A NEW CLUSTER RESIDENTIAL SUBDIVISION FOR THE CONSTRUCTION OF 5 TOWNHOUSE DWELLINGS AND ASSOCIATED SITE IMPROVEMENTS. SITE ACCESS WILL BE PROVIDED VIA A SHARED PRIVATE ACCESS AISLE OFF OF MADISON STREET.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- DEVELOPMENT SPECIAL USE PERMIT (DSUP) FOR DEVELOPMENT OF FIVE (5) CLUSTER TOWNHOUSES IN THE CSL ZONE.
- SPECIAL USE PERMIT (SUP) FOR CLUSTER DEVELOPMENT PURSUANT TO SECTION 11-600 OF THE ZONING ORDINANCE.
- MODIFICATION OF MINIMUM LOT WIDTH/FRONTAGE PURSUANT TO SECTION 11-603(G) FOR LOTS 501-505.
- MODIFICATION OF SECTION 4-306(A)(2)(g) FOR REDUCED FRONT YARD SETBACK FOR LOT 501 ALONG MADISON STREET FRONTAGE AND LOTS 501-505 ALONG N PATRICK STREET.
- MODIFICATION OF SECTION 4-306(A)(2)(b) FOR REDUCED SIDE YARD SETBACK FOR LOTS 501 AND 505.
- MODIFICATION OF SECTION 4-306(A)(2)(c) FOR REDUCED REAR YARD SETBACK FOR LOTS 502-505.
- MODIFICATION OF SECTION 4-306(A)(2)(d) FOR REDUCED OPEN SPACE.

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ZONING TABULATIONS

- TAX MAP #: #054.04-05-02, 03 & 04
 - ZONE: EXISTING CSL (COMMERCIAL SERVICE LOW) PROPOSED CSL (COMMERCIAL SERVICE LOW)
 - USE: EXISTING GENERAL COMMERCIAL PROPOSED RESIDENTIAL (TOWNHOUSE)
 - TOTAL SITE AREA: 10,222 SF (0.2347 AC) MINIMUM LOT AREA: 1,980 SF* (MODIFICATION PERMITTED WITH CLUSTER DSUP)
- PROPOSED LOT AREA:
- | LOT NUMBER | 500/OUTLOT A | 501 | 502 | 503 | 504 | 505 |
|---------------|--------------|-------|-------|-------|-------|-------|
| LOT AREA (SF) | 4,109 | 1,228 | 1,083 | 1,083 | 1,082 | 1,224 |
- STREET DEDICATION 413 SF
- NUMBER OF DWELLINGS: PERMITTED 5.2 UNITS PROPOSED 5 UNITS
 - DENSITY: PERMITTED 30 DU/ACRE PROPOSED 21.3 DU/ACRE
 - FLOOR AREA RATIO: PERMITTED 1.5 (PARKER GRAY DISTRICT) PROPOSED 1.45
8. FLOOR AREA:
- | LOT | AREA (SF)* | GROSS FLOOR AREA (SF) | NET FLOOR AREA (SF) |
|--------------|------------|-----------------------|---------------------|
| 501 | 1,228 | 3,839 | 3,176 |
| 502 | 1,083 | 3,529 | 2,825 |
| 503 | 1,083 | 3,529 | 2,825 |
| 504 | 1,082 | 3,529 | 2,825 |
| 505 | 1,224 | 3,839 | 3,176 |
| 500/OUTLOT A | 4,109 | - | - |
| DEDICATION | 413 | | |
| TOTAL | 10,222 | 18,265 | 14,827 |
- OPEN SPACE: REQUIRED 35% OF TOTAL SITE AREA = 3,578 SF (15% OF OPEN SPACE SHALL BE CONTIGUOUS)
PROPOSED: 3,020 SF (30.8% OF SITE AREA) (POST-DEDICATION), (1,810 SF (44% OF OUTLOT A) CONTIGUOUS OPEN SPACE)
 - HEIGHT: ALLOWED: 50 FT
PROPOSED: UNIT 501: 47 FT UNIT 502: 47 FT UNIT 503: 47 FT UNIT 504: 47 FT UNIT 505: 47 FT
 - LOT WIDTH/FRONTAGE: REQUIRED: INTERIOR 18 FT END 26 FT CORNER 38 FT
PROPOSED:
- | LOT | REQUIRED FRONTAGE / LOT WIDTH (FT) | PROPOSED FRONTAGE / LOT WIDTH (FT) |
|-----|------------------------------------|------------------------------------|
| 501 | 38 | 19.25 (E)* |
| 502 | 18 | 17* |
| 503 | 18 | 17* |
| 504 | 18 | 17* |
| 505 | 26 | 19.25* |
- SETBACKS: REQUIRED: FRONT: (BLOCK STUDY (SEE SHEET 03), 20 FEET)
SIDE: 8 FEET, 1:3 SETBACK RATIO (END UNITS ONLY)
REAR: 8 FEET, 1:3 SETBACK RATIO
PROPOSED:
- | LOT | FRONT (FT) | SIDE (FT)(NORTH) | SIDE (FT)(SOUTH) | REAR (FT)(WEST) | SIDE (FT)(WEST) |
|-----|------------------|------------------|------------------|-----------------|-----------------|
| 501 | 3.1 (E)/0.0 (N)* | N/A | 0.0* | N/A | 5.0* |
| 502 | 4.5* | 0.0 | 0.0 | 4.0* | N/A |
| 503 | 4.5* | 0.0 | 0.0 | 4.0* | N/A |
| 504 | 4.5* | 0.0 | 0.0 | 4.0* | N/A |
| 505 | 3.1* | 0.0* | N/A | 5.0* | N/A |
- PARKING TABULATIONS: REQUIRED: NUMBER OF TOWNHOUSES: 5
PARKING RATIO: 0 SPACES/TOWNHOUSE (WITHIN ENHANCED TRANSIT AREA)
TOTAL MINIMUM REQUIRED PARKING SPACES: 0 SPACES
PROVIDED: GARAGE PARKING SPACES: 5 STANDARD SPACES (1 STANDARD SPACE/TOWNHOUSE)
TOTAL PARKING SPACES: 5 SPACES
 - LOADING SPACES: REQUIRED: 0 PROPOSED: 0
 - TRIP GENERATION: EXISTING AM PEAK 88.0 TRIPS EXISTING PM PEAK 54.6 TRIPS EXISTING VPD 662 VPD
PROPOSED AM PEAK 5.3 TRIPS PROPOSED PM PEAK 6.4 TRIPS PROPOSED VPD 66 VPD
(PER ITE STANDARDS) (PER ITE STANDARDS)
 - CROWN COVERAGE: REQUIRED: 2,556 SF (25%) PROPOSED: 2,750 SF (26.9%)
- *MODIFICATION PERMITTED WITH CLUSTER DSUP

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

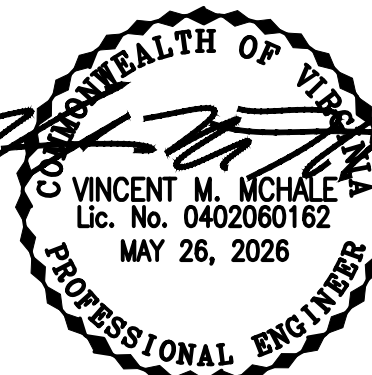
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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703.549.6422
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RCF

ENGINEERING • LAND SURVEYING • PLANNING



PRELIMINARY DEVELOPMENT PLAN
N PATRICK ST/MADISON ST TOWNHOUSES
(724-728 N PATRICK STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: AS NOTED
DATE: MAY 26, 2026

COVER SHEET

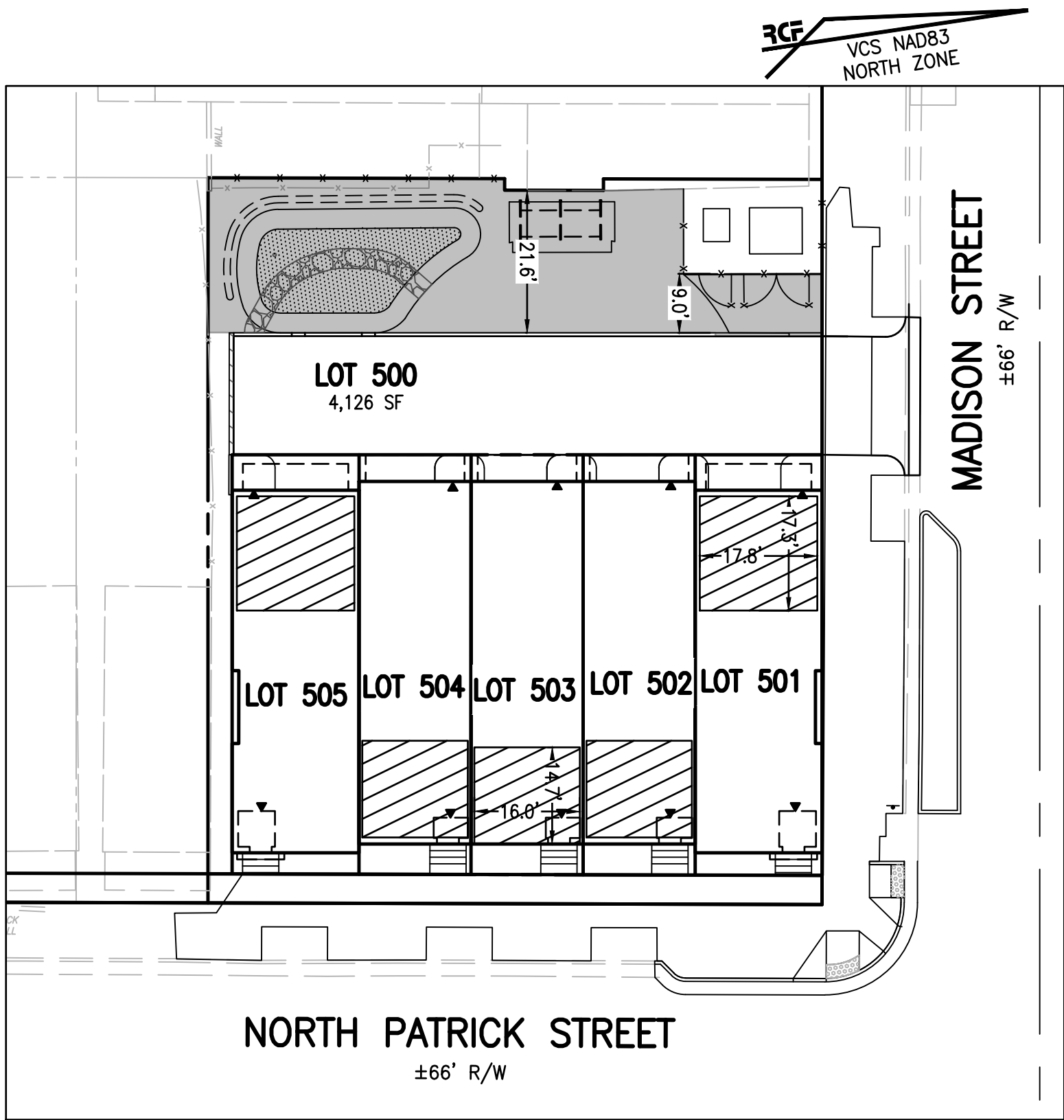
SHEET 01 OF 15
FILE: 25-213

SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT		
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER		
STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SIDEWALK		
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE		
GAS LINE		
GAS METER		
IRRIGATION VALVE		
BOLLARD		
CLEANOUT		
WELL		
WATERLINE		
WATER VALVE		
WATER METER		
TRANSFORMER		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELEC BOX/STRUCTURE		
ELECTRIC LINE		
TELECOMMUNICATION LINE		
CABLE LINE		
CABLE/ELECTRIC/TELECOMMUNICATION LINE		
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE		
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES		
GRADING SPOT		
GRADING CONTOUR		
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/NOSE DOWN CURB		
LIMITS OF DISTURBANCE		
ZONING BOUNDARY LINE		
HISTORIC DISTRICT BOUNDARY LINE		

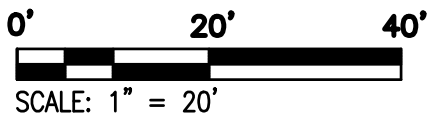
TEXT LEGEND:

= DEGREES
' = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
= NUMBER
● = AT
lbs = POUNDS
A = ARC
AC = ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX = APPROXIMATE
BC = BOTTOM OF CURB
BF = BASEMENT FLOOR
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BM = BENCHMARK
BSMT = BASEMENT
BOL = BOLLARD
BW = BOTTOM OF WALL
CATV = CABLE UTILITY
CL = CLASS
C/L = CENTERLINE
CLR = CLEARANCE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CI = CURB INLET
CO = CLEAN OUT
CONC = CONCRETE
C&G = CURB & GUTTER
CVR = COVER
DB = DEED BOOK
DHF = DRILL HOLE FOUND
DIP = DUCTILE IRON PIPE
DOM = DOMESTIC
DU = DWELLING UNIT
E = EAST
EBOX = ELECTRICAL BOX
ESMT = EASEMENT
EP = EDGE OF PAVEMENT
EVE = EMERGENCY VEHICLE EASEMENT
EX = EXISTING
FDC = FIRE DEPT. CONNECTION
FF = FINISH FLOOR
FH = FIRE HYDRANT
FT = FEET
GI = GRATE INLET
G/L = GAS LINE
GM = GAS METER
G/S = GAS SERVICE
GV = GAS VALVE
HC = HEADER CURB
HDCP = HANDICAP
HDPE = HIGH DENSITY POLYETHYLENE
HP = HIGH POINT
HPS = HIGH PRESSURE SODIUM
IPF = IRON PIPE FOUND
INV = INVERT
INSTR = INSTRUMENT
INTX = INTERSECTION
IRF = IRON ROD FOUND
L = LUMENS
LAT = LATERAL
LED = LIGHT EMITTING DIODE
LL = LANDSCAPE LIGHT
LOC = LOCATION
LP = LIGHT POLE
MAX = MAXIMUM
ME = MATCH EXISTING
MH = MANHOLE
MIN = MINIMUM
MON = MONUMENT
MPH = MILES PER HOUR
MRYL = MINIMUM REQUIRED YARD LINE
MW = MONITORING WELL
N = NORTH
OHW = OVERHEAD WIRE
PED = PEDESTRIAN
PN = PANEL
PG = PAGE
PP = POWER POLE
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RELOC = RELOCATED
RET = RETAINING
RESID = RESIDENTIAL
REQ = REQUIRED
ROW = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SF = SQUARE FEET
SQ FT = SQUARE FEET
STM = STORM
STR = STRUCTURE
SW = SIDEWALK
TBR = TO BE REMOVED
TBS = TO BE SAVED
TM = TAX MAP
TMH = TELEPHONE MANHOLE
TC = TOP OF CURB
TW = TOP OF WALL
TRAF SIG = TRAFFIC SIGNAL
TYP = TYPICAL
UOE = UNDERGROUND ELECTRIC
UP = UTILITY POLE
VPD = VEHICLES PER DAY
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WSE = WATER SURFACE ELEVATION
WV = WATER VALVE
WW = WINDOW WELL
XING = CROSSING

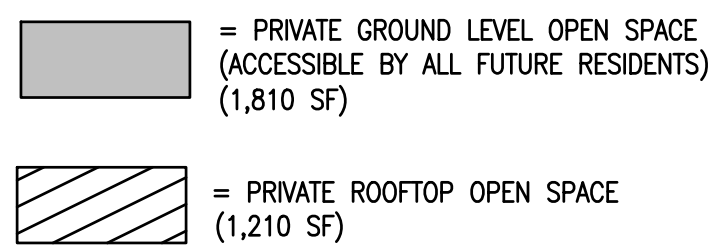


OPEN SPACE GRAPHIC

SCALE: 1" = 20'

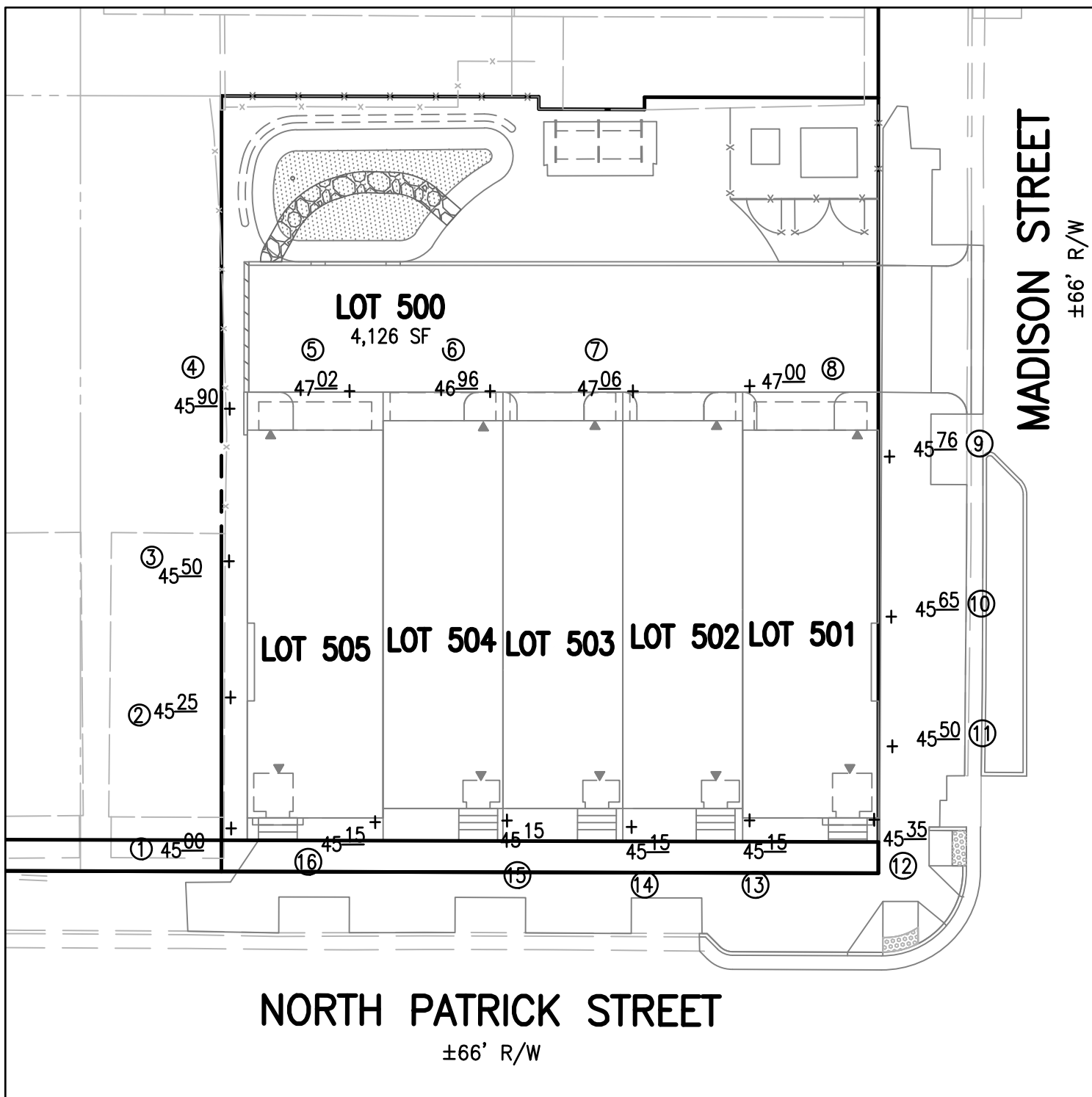
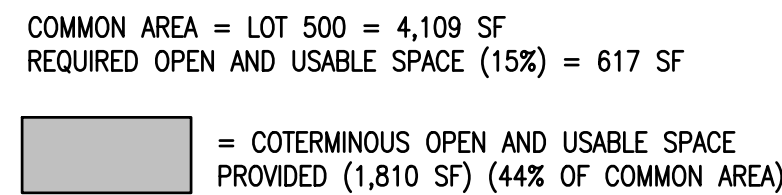


OPEN SPACE FOR SITE



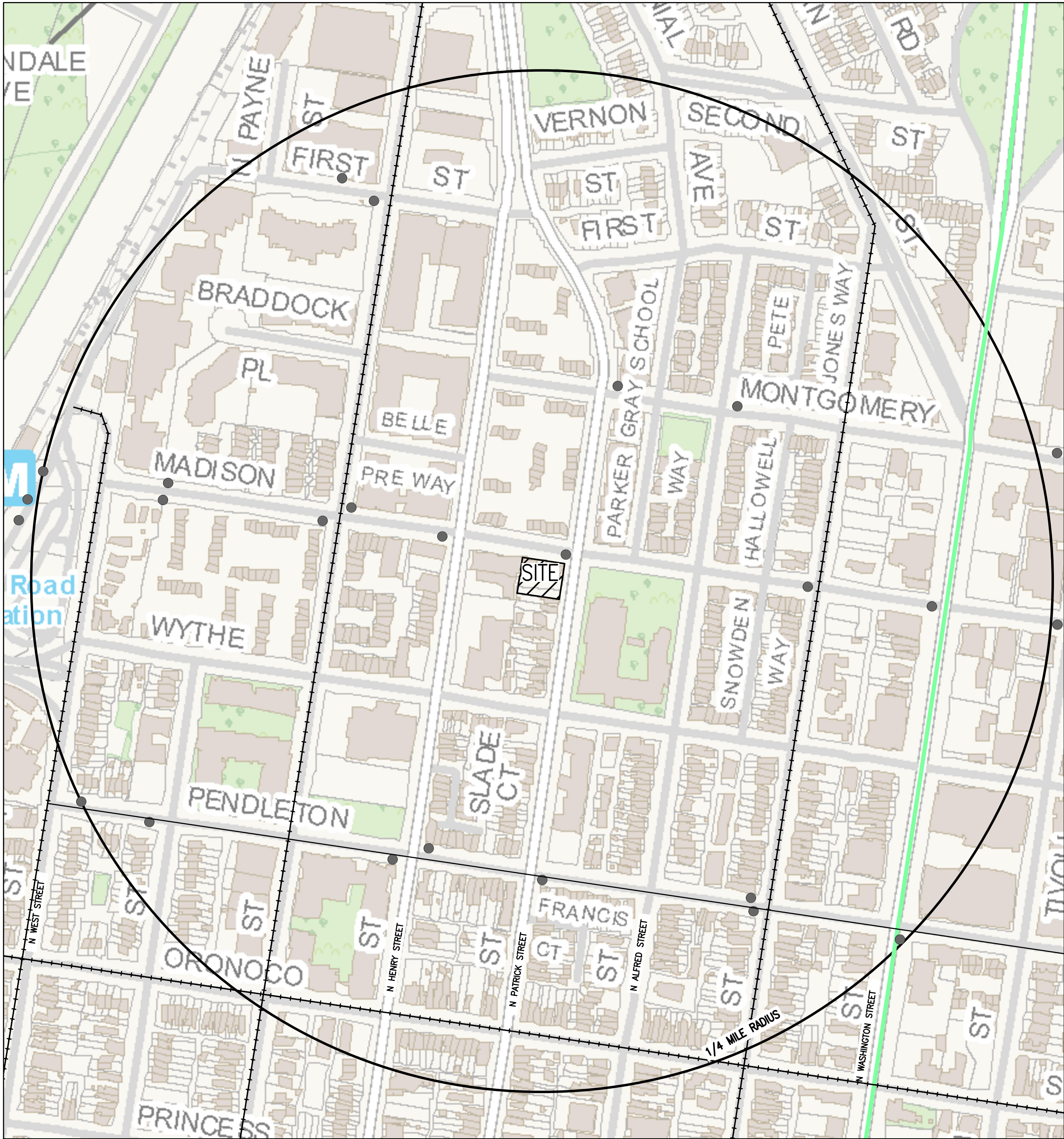
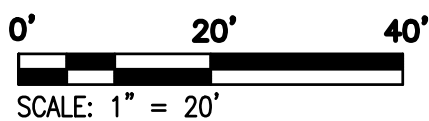
TOTAL = 3,020 SF (30.8% OF SITE AREA POST-DEDICATION)

CLUSTER OPEN AND USABLE SPACE



AVERAGE FINISHED GRADE DETAIL

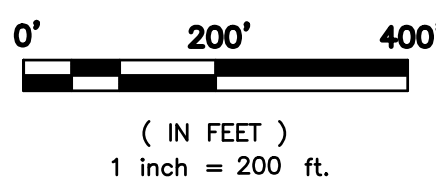
SCALE: 1" = 20'



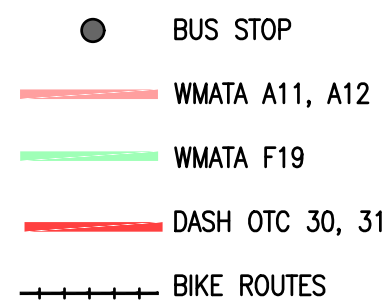
CONTEXTUAL MAP

SCALE: 1" = 200'

GRAPHIC SCALE

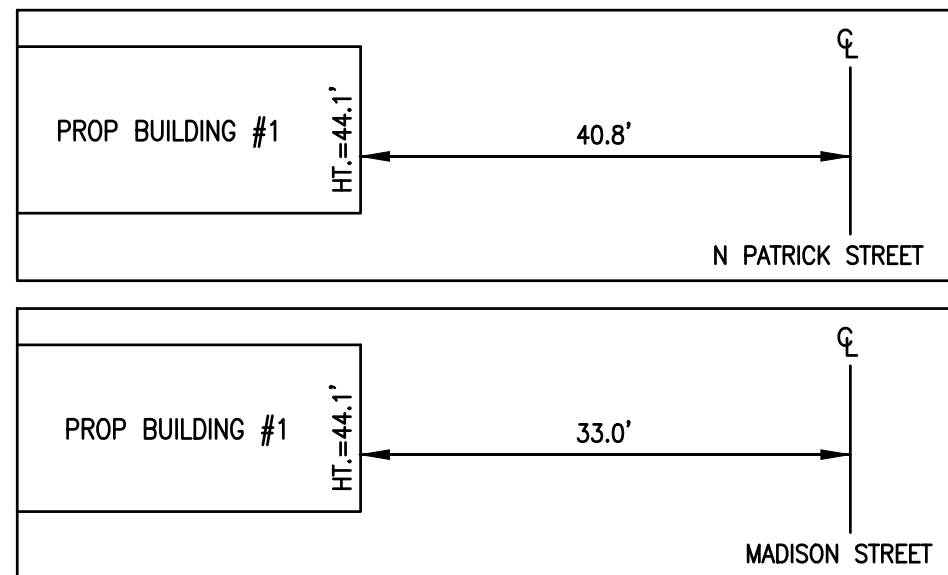


LEGEND:



SECTION 6-403 DETAILS:

NOT TO SCALE



SECTION 6-403 COMPLIANCE NOTE:

SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS ON THIS SHEET FOR SECTION SHOWING COMPLIANCE.

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____

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PROFESSIONAL ENGINEER
VINCENT M. MCMALE
Lic. No. 0402060162
MAY 26, 2026

PRELIMINARY DEVELOPMENT PLAN
N PATRICK ST/MADISON ST TOWNHOUSES
(724-728 N PATRICK STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE _____ REVISION _____

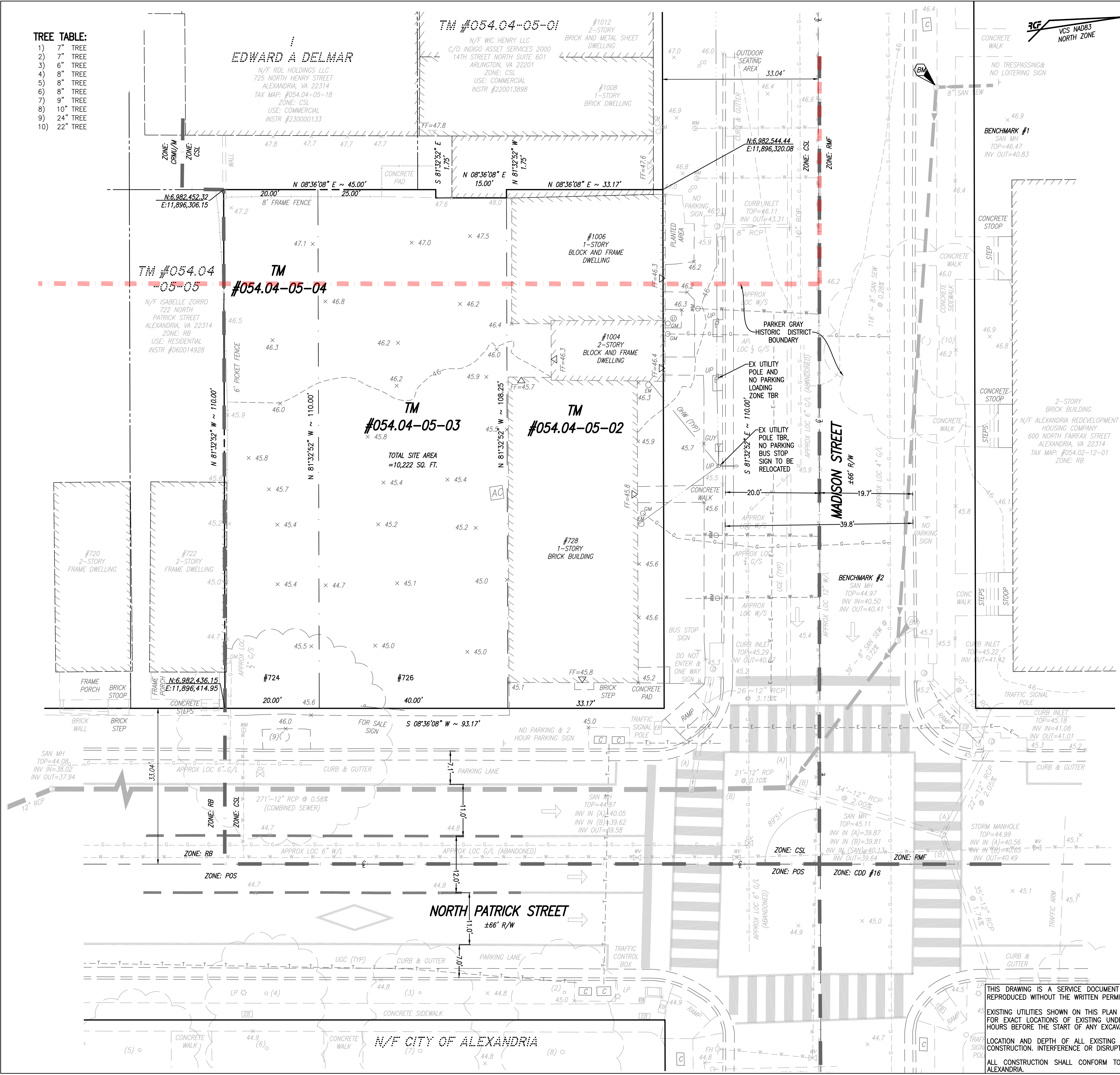
DESIGN: DJM
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SCALE: AS NOTED
DATE: MAY 26, 2026

CONTEXTUAL
PLAN

SHEET 02 OF 15

FILE: 25-213

- TREE TABLE:
- 1) 7" TREE
 - 2) 7" TREE
 - 3) 6" TREE
 - 4) 8" TREE
 - 5) 8" TREE
 - 6) 8" TREE
 - 7) 9" TREE
 - 8) 10" TREE
 - 9) 24" TREE
 - 10) 22" TREE



GENERAL NOTES:

1. TAX MAP: #054.04-05-04 (#724)
#054.04-05-03 (#726)
#054.04-05-02 (#728)
2. ZONE: CSL
3. OWNERS: #724 & #726:
JEFFREY SCHONBERGER &
ELAINE GEISINGER, TRS
2132 LEROY PL NW
WASHINGTON, DC 20008
INSTR #210001271

#728:
ALTURAS REAL ESTATE INTERESTS LLC
2132 LEROY PL NW
WASHINGTON, DC 20008
INSTR #160002103
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. THE PLAT OF THE PROPERTIES SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
6. TITLE REPORT FURNISHED BY DOUBLE EAGLE TITLE, FILE # VA-25-1367, DATED DECEMBER 2, 2025, AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. TOTAL SITE AREA = 10,222 SF OR 0.2347 ACRES
9. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, OR BUFFER AREAS FOR SHORES, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5155190033E, EFFECTIVE 6/16/2011
10. THERE ARE CURRENTLY NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
11. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM.
12. THE SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAP AS MARINE CLAYS.
13. THE PROJECT IS LOCATED IN THE PARKER GRAY HISTORIC DISTRICT. THERE ARE NO DESIGNATED 100-YEAR OLD BUILDINGS ON THIS SITE.
14. THE PROJECT IS IN THE COMBINED SEWER SHED.

CONTEXTUAL BLOCK FACE DATA:

Front Setback and Threshold Data 728, 726, & 724 North Patrick Street 1006 & 1004 Madison Street (RCF #25-213)			
Setback Data		Setback From Property Line	
728 North Patrick Street	5.5'	On Madison Street	Subject Properties
726 North Patrick Street	5.4'	On North Patrick Street	
724 North Patrick Street	-	Vacant Land	
1006 & 1004 Madison Street	-0.3'	On Madison Street	
722 North Patrick Street	7.7'	On North Patrick Street	
1008 Madison Street	1.9'	On Madison Street	
901 Wythe Street	24.4'	On Madison Street	
	16.1'	On North Patrick Street	
805 North Patrick Street	0.4'	On Madison Street	
	8.2'	On North Patrick Street	

BLOCK FACE STUDY

BASED ON A FIELD STUDY OF THE EXISTING DWELLINGS ALONG MADISON STREET AND NORTH PATRICK STREET, THE FOLLOWING DWELLING CRITERIA WAS DETERMINED:

SETBACK RANGE FROM PROPERTY LINE ON MADISON STREET: 0.4'-24.4'
SETBACK RANGE FROM PROPERTY LINE ON N PATRICK STREET: 7.7'-16.1'

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SITE PLAN NO. _____

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DATE RECORDED _____

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DESIGN: DJM
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EXISTING
CONDITIONS
PLAN

SHEET 03 OF 15

FILE: 25-213

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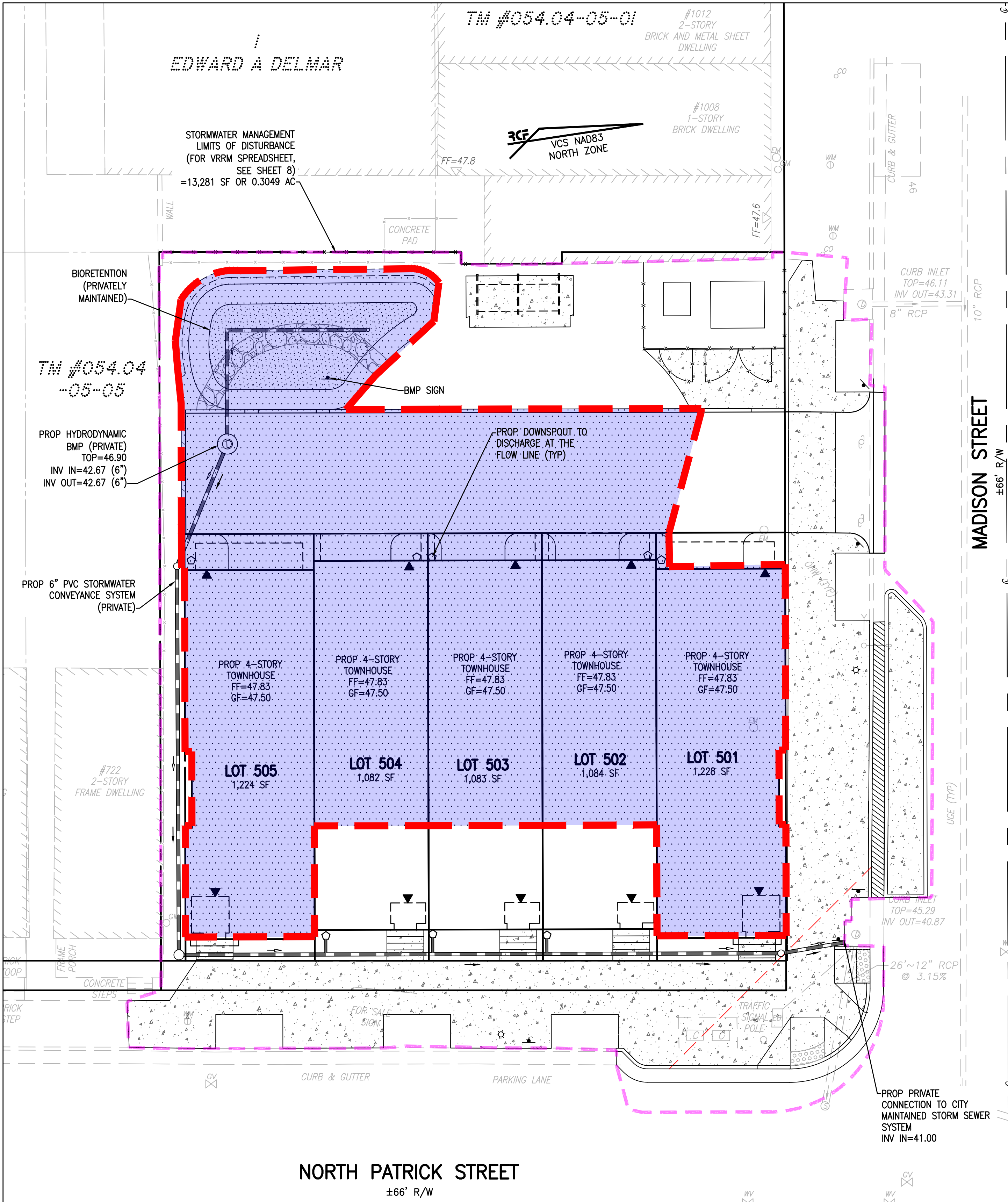
COMMONWEALTH OF VIRGINIA
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DATE REVISION

DATE	REVISION

A:\2023\2501\STOWNHOUSE STORMWATER MANAGEMENT PLAN.dwg
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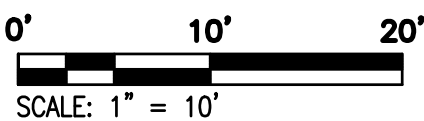


LEGEND

DRAINAGE DIVIDE

CONTRIBUTING AREA TO
URBAN BIORETENTION FILTER
AND HYDRODYNAMIC BMP
6,510 SF 0.1494 AC

STORMWATER MANAGEMENT
LIMITS OF DISTURBANCE



STORMWATER MANAGEMENT (CITY CODE SECTION 13-109F COMPLIANCE) NARRATIVE

PRE-DEVELOPMENT CONDITIONS:

THIS 0.23 ACRE PARCEL IS LOCATED IN THE COMBINED SEWER SYSTEM. IN EXISTING CONDITIONS, THE SITE CONSISTS OF EXISTING COMMERCIAL BUILDINGS AND COMPACTED COVER. THE RUNOFF GENERATED ONSITE IS DIRECTED TO THE N PATRICK STREET AND MADISON STREET RIGHTS-OF WAY WHERE IT IS CONVEYED VIA THE STREET GUTTER TO THE EXISTING CITY OF ALEXANDRIA MAINTAINED CURB INLET, WITHIN THE INTERSECTION OF NORTH PATRICK STREET AND MADISON STREET RIGHTS-OF-WAY, WHERE THE RUNOFF IS DIRECTED IN A SOUTHERLY DIRECTION TO THE COMBINED SEWER SYSTEM.

POST-DEVELOPMENT CONDITIONS:

THIS PROJECT PROPOSES THE CONSTRUCTION OF FIVE TOWNHOUSE DWELLINGS AND ASSOCIATED SITE IMPROVEMENTS. THE MAJORITY OF THE RUNOFF FOR THE SITE WILL BE CONVEYED TO ONSITE STORMWATER MANAGEMENT FACILITIES WHERE RUNOFF WILL BE RETAINED AND CONTINUE TO DRAIN TO THE EXISTING CURB INLET WITHIN THE INTERSECTION OF MADISON STREET AND NORTH PATRIC STREET RIGHTS-OF-WAY. UNCONTROLLED RUNOFF WILL SHEETFLOW TO THE CURB AND GUTTER WITHIN TO THE MADISON STREET RIGHT-OF-WAY, AS IN EXISTING CONDITIONS. RUNOFF IS THEN CONVEYED TO THE AVAILABLE CURB INLETS ALONG MADISON STREET AND N PATRICK STREET AND ULTIMATELY TO THE COMBINES SEWER SYSTEM. THE BIORETENTION FACILITY WILL BE DESIGNED TO RETAIN STORMWATER ON SITE, AS A RESULT, THERE WILL BE A REDUCTION IN THE 2-YEAR AND 10-YEAR STORM EVENTS GENERATED FROM THIS SITE IN THE POST-DEVELOPMENT CONDITION.

CONCLUSION

SINCE THE INCREASE IN THE SITE IMPERVIOUS AREA WILL BE CONTROLLED BY THE PORPOSED BIORETENTION FACILITY, THERE IS A REDUCTION IN THE PEAK FLOW RATE POST-DEVELOPMENT PEAK RATE OF RUNOFF FOR THE 2 AND 10-YEAR, 24-HOUR STORM COMPARED WITH THE PRE-DEVELOPMENT CONDITIONS (SEE COMPUTATIONS PROVIDED ON THIS SHEET).

DUE TO THE PROJECT AREA BEING WITHIN THE COMBINED SEWER WATERSHED, AND THERE IS NO FEASIBLE CONNECTION TO A SEPARATED SYSTEM, A 10% DECREASE IN THE PEAK RUNOFF RATE FOR THE 10-YEAR, 24-HOUT STORM RUNOFF GENERATED FROM THIS SITE IS REQUIRED. THIS DETENTION REQUIREMENT WILL BE MET VIA THE PROPOSED BIORETENTION FACILITY. ADDITIONALLY, A MAJORITY OF THE STORMWATER GENERATED ONSITE IS PIPED DIRECTLY TO THE PROPOSED STORM SEWER SYSTEM AND THE SMALL PORTION OF RUNOFF THAT EXITS THE SITE VIA SHEET FLOW WILL HAVE NO ADVERSE IMPACT ON DOWN GRADIENT PROPERTIES OR RESOURCES.

BASED ON THE ABOVE MENTIONED JUSTIFICATIONS AND COMPUTATIONS, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER CITY CODE SECTION 13-109F AND MEMO TO INDUSTRY 23-02.

STORMWATER RUNOFF COMPUTATIONS

- I. WATER QUALITY VOLUME DEFAULT LAND DISTURBANCE = PARCEL AREA = 10,222 SF OR 0.23 ACRES
EXISTING ONSITE IMPERVIOUS AREA = 3,270 SF OR 0.08 ACRES (ONSITE)
PROPOSED ONSITE IMPERVIOUS AREA = 7,900 SF OR 0.18 ACRES (ONSITE)

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM, USING CLASS D SOILS):

- II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT = $(0.08 \times 98 + 0.15 \times 80) \div 0.23 = 86$
CN POST-DEVELOPMENT = $(0.18 \times 98 + 0.05 \times 80) \div 0.23 = 94$

- III. PRE-DEVELOPMENT PEAK DISCHARGES: ($T_c = 5$ MINS.)
PEAK Q_p PRE-DEVELOPMENT = 0.52 CFS
PEAK Q_0 PRE-DEVELOPMENT = 1.00 CFS

- IV. POST-DEVELOPMENT PEAK DISCHARGES: ($T_c = 5$ MINS.)
PEAK Q_p POST-DEVELOPMENT = 0.67 CFS
PEAK Q_0 POST-DEVELOPMENT = 1.15 CFS

Q_p INCREASE = 0.15 CFS
 Q_0 INCREASE = 0.15 CFS

DUE TO BEING IN THE COMBINED WATER SHED, A 10% DECREASE IN THE PEAK DISCHARGE FOR THE 10-YEAR STORM IS REQUIRED. DETENTION SHALL BE PROVIDED THROUGH THE PROPOSED ONSITE BIORETENTION.

- V. POST-DEVELOPMENT PEAK DISCHARGES W/ DETENTION: ($T_c = 5$ MINS.)
PEAK Q_p POST-DEVELOPMENT W/ DETENTION = 0.51 CFS
PEAK Q_0 POST-DEVELOPMENT W/ DETENTION = 0.78 CFS

Q_p DECREASE = 0.01 CFS
 Q_0 DECREASE = 0.12 CFS (22% DECREASE)

NOTE: SINCE THE LIMITS OF ANALYSIS DO NOT INCLUDE A NATURAL STORMWATER CONVEYANCE CHANNEL, 1-YEAR STORMWATER COMPUTATIONS ARE NOT REQUIRED/PROVIDED.

PROJECT DESCRIPTION:

REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA	0.18 AC	0.05 AC	0.23 AC
ON-SITE TREATED	0.13 AC	0.02 AC	0.15 AC
OFF-SITE TREATED	0.00 AC	0.00 AC	0.00 AC
TOTAL TREATED	0.13 AC	0.02 AC	0.15 AC
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.15 AC

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 0.18 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: $1,815 \times 0.18 = 326.7$ CU. FT. WQV REQUIRED

BMP FACILITY	AREA TREATED (ACRES)	IMPERVIOUS AREA TREATED (ACRES)	PERVIOUS AREA TREATED (ACRES)	TP REMOVAL EFFICIENCY	PHOSPHORUS REMOVED (LBS)	GEOGRAPHIC COORDINATES LATITUDE LONGITUDE	MAINTENANCE
BIORETENTION	0.15	0.13	0.02	25%	0.07	38.8132223 -77.0490715	PRIVATELY MAINTAINED
HYDRODYNAMIC BMP	0.02	0.02	0.00	20%	0.01	38.8133043 -77.0487543	PRIVATELY MAINTAINED

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 326.7 CU. FT.
WATER QUALITY VOLUME TREATED = $1,815 \times 0.13 = 236.0$ CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 72.2%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? COMBINED SEWER
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

WATER QUALITY IMPROVEMENT FUND FEE:

ONSITE IMPERVIOUS AREA TREATED: 5,820 SF
ONSITE IMPERVIOUS AREA UNTREATED: 2,080 SF
WATER QUALITY IMPROVEMENT FUND FEE: $2,080 \text{ SF} \times \$2.00/\text{SF} = \$4,160$

UNTREATED IMPERVIOUS AREA JUSTIFICATION:

THE TOTAL PROPOSED IMPERVIOUS AREA FOR THE SITE IS APPROXIMATELY 7,900 SQUARE FEET, OF WHICH 2,080 SQUARE FEET IS NOT TREATED THROUGH THE STORMWATER MANAGEMENT BMPs. THE UNTREATED PORTIONS PRIMARILY CONSIST OF ON-GRADE IMPERVIOUS SURFACES, INCLUDING AREAS IN THE OPEN SPACE AND A SMALL SECTION OF THE DRIVE AISLE LOCATED AT A LOWER ELEVATION THAT CANNOT BE FEASIBLY DIRECTED TO A SURFACE BMP. ADDITIONAL UNTREATED AREAS INCLUDE THE REQUIRED WIDENING OF THE PUBLIC SIDEWALKS ALONG MADISON STREETS AND N PATRICK STREET AND A LIMITED PORTION OF THE FRONT ROOF AREA FOR THE MID-UNIT TOWNHOUSES, WHERE TREATMENT IS CONSTRAINED BY SPACE LIMITATIONS AND REQUIRED RIGHT-OF-WAY DEDICATION.

THESE UNTREATED IMPERVIOUS AREAS ARE DISPERSED THROUGHOUT THE SITE AND DO NOT CREATE CONCENTRATED RUNOFF CONDITIONS. MANY ARE LOCATED IN LOW-LYING AREAS, MAKING CAPTURE AND CONVEYANCE TO ON-SITE BMPs IMPRACTICAL FROM A HYDRAULIC STANDPOINT.

DUE TO THESE CONSTRAINTS, IT IS NOT FEASIBLE TO ROUTE RUNOFF FROM THESE AREAS TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES.

THE PROJECT PROVIDES TREATMENT FOR APPROXIMATELY 73% OF THE TOTAL IMPERVIOUS AREA, WHICH SATISFIES THE MAJORITY OF THE CITY OF ALEXANDRIA'S WATER QUALITY VOLUME (WQV) REQUIREMENTS.

THE REMAINING UNTREATED 2,080 SQUARE FEET DOES NOT POSE AN ADVERSE IMPACT. RUNOFF FROM THESE AREAS IS DISCHARGED VIA SHEET FLOW AT A REDUCED VOLUME COMPARED TO PRE-DEVELOPMENT CONDITIONS. GIVEN THE RELATIVELY SMALL SCALE OF THE UNTREATED AREA, THE LACK OF FEASIBLE COLLECTION METHODS, AND THE PROJECT'S OVERALL COMPLIANCE WITH WATER QUALITY OBJECTIVES, EXCLUSION OF THESE AREAS FROM TREATMENT IS JUSTIFIED.

STORMWATER BMP NOTE:

THE PROPOSED STORMWATER MANAGEMENT BMP'S PROPOSED WITH THIS PLAN ARE TO BE PRIVATELY OWNED AND MAINTAINED. A STORMWATER QUALITY BMP MAINTENANCE AGREEMENT, INCLUDING BMP SCHEDULE AND GUIDELINES ARE TO BE PROVIDED WITH FINAL SITE PLAN SUBMISSION.

STORMWATER MANAGEMENT NOTE:

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMPs ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN, AND ARE CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER THE SITE WAS STABILIZED. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE APPLICANT SHALL ENTER A BMP MAINTENANCE AGREEMENT WITH THE CITY THAT SHALL BE RECORDED BEFORE RELEASE OF THE FINAL SITE PLAN. THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPs ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPs AND SUPPORTING EQUIPMENT.

PRIOR TO RELEASE OF THE PERFORMANCE BOND, THE APPLICANT IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL TO THE SATISFACTION OF THE DIRECTOR OF T&ES THAT ANY EXISTING STORM WATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS. IF MAINTENANCE OF THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINTENANCE MEASURES PERFORMED.

THE APPLICANT/OWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING STORMWATER BEST MANAGEMENT PRACTICES (BMPs). THE APPLICANT/OWNER SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A QUALIFIED PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS AND DEVELOP AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS INCLUDING MECHANICAL OR ELECTRICAL EQUIPMENT; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. A COPY OF THE CONTRACT SHALL ALSO BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. A COPY OF THE MAINTENANCE CONTRACT SHALL BE SUBMITTED TO THE CITY PRIOR TO RELEASE OF THE PERFORMANCE BOND.

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CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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STORMWATER
MANAGEMENT
PLAN

SHEET 06 OF 15

FILE: 25-213

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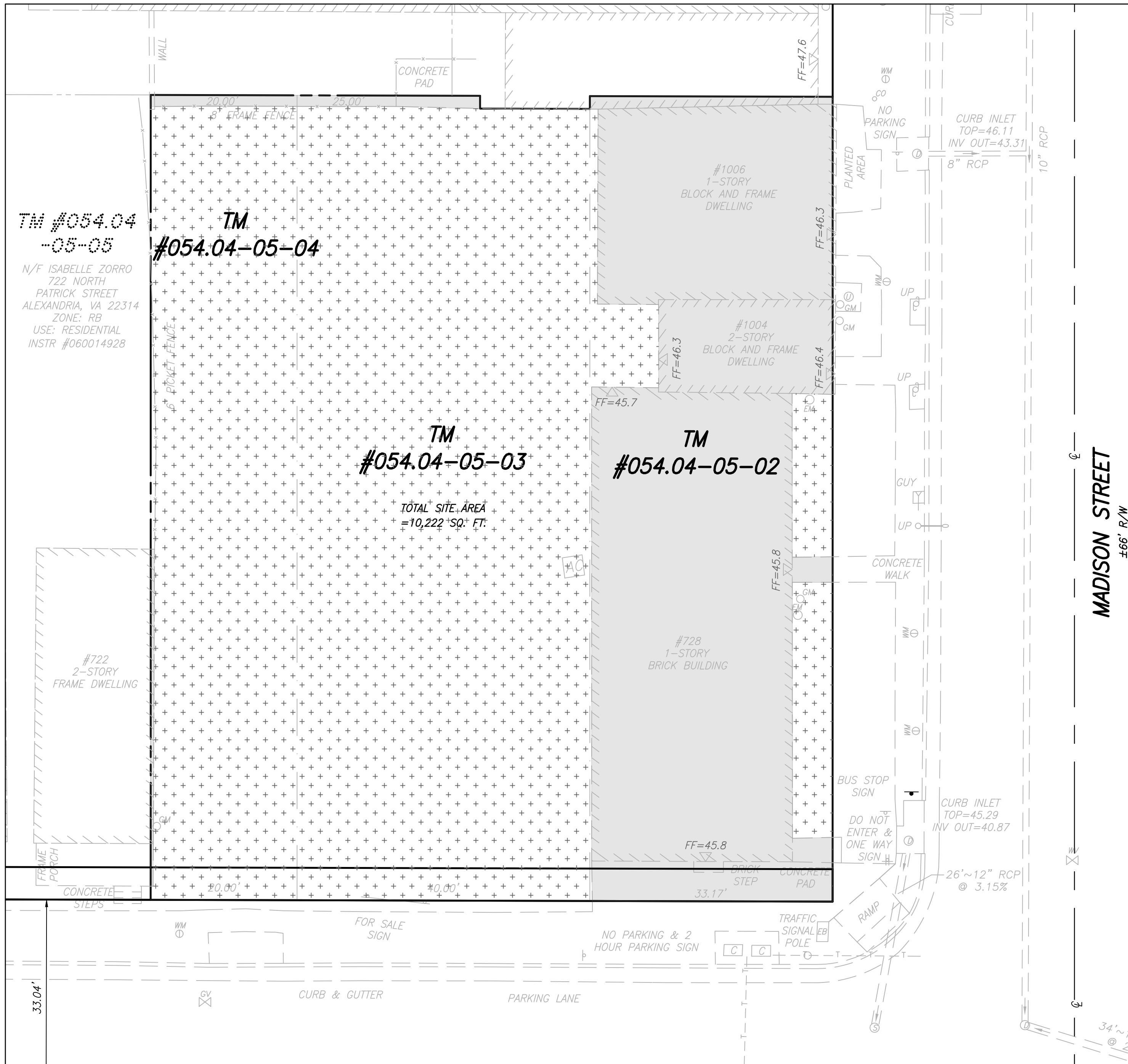
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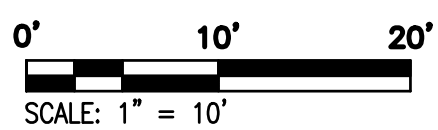
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VINCENT M. MCMALE
Lic. No. 0402060162
MAY 26, 2026
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT PLAN
N PATRICK ST/MADISON ST TOWNHOUSES
(724-728 N PATRICK STREET)
CITY OF ALEXANDRIA, VIRGINIA

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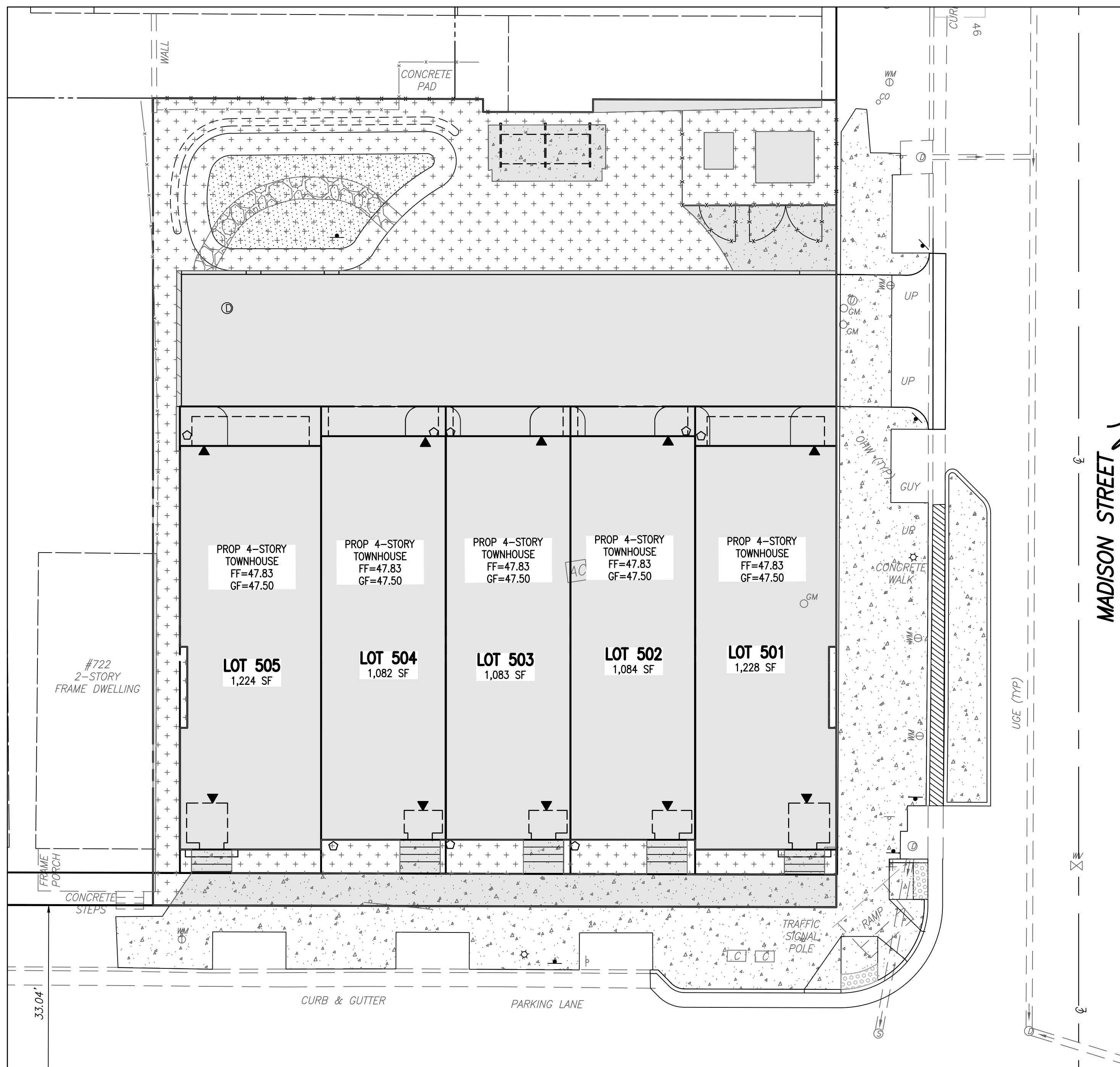


EXISTING IMPERVIOUS AREA PLAN
SCALE: 1" = 10'

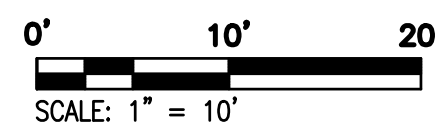


LEGEND:

- EXISTING ONSITE IMPERVIOUS AREA = 3,270 SF = 0.0751 AC
- EXISTING ONSITE PERVIOUS AREA = 6,952 SF = 0.1596 AC



PROPOSED IMPERVIOUS AREA PLAN
SCALE: 1" = 10'



LEGEND:

- PROPOSED ONSITE IMPERVIOUS AREA = 7,900 SF = 0.1814 AC
- PROPOSED ONSITE PERVIOUS AREA = 2,322 SF = 0.0533 AC

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IMPERVIOUS
AREA PLAN

SHEET **07** OF **15**
FILE: **25-213**

Project Name: N Patrick St/Madison St Townhouses
Date: 4/20/2026
Linear Development Project? No

CLEAR ALL
(Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 0.30

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

Maximum reduction required:	10%
The site's net increase in impervious cover (acres) is:	0.1183
Post-Development TP Load Reduction for Site (lb/yr):	0.09

Pre-Development 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/inrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.18	0.18
Impervious Cover (acres)				0.13	0.13
					0.30

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/inrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.06	0.06
Impervious Cover (acres)				0.25	0.25
Area Check	OK.	OK.	OK.	OK.	0.30

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) 0.09

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)				0.02	0.02	0.25	0.85
Impervious Cover (acres)				0.13	0.13	0.95	0.86
Total					0.15		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 0.13
Post Development Treatment Volume in D.A. A (ft³) 475

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40		0.02	0.13	0	190	285	475	25	0.00	0.13	0.07	0.06	16.a. MTD - Hydrodynamic
16. Manufactured Treatment Devices (no RR)														
16.a. Manufactured Treatment Device- Hydrodynamic	0				285	0	285	285	20	0.06	0.00	0.01	0.05	

STORMWATER QUALITY NARRATIVE (CITY CODE SECTION 13-109E COMPLIANCE):

THE PROPOSED REDEVELOPMENT (0.30 ACRES OF DISTURBANCE) GENERATES A NET INCREASE IN IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY ZONING ORDINANCE SECTION 13-109E-(5)(c), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN A NET INCREASE IN IMPERVIOUS AREA AND DISTURBING LESS THAN 1 ACRE, MUST RESULT IN A 10% DECREASE IN PHOSPHORUS LOADING FROM THE PRE-DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORM WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. A LEVEL 1 BIORETENTION FACILITY AND A HYDRODYNAMIC SEPARATOR ARE PROPOSED TO PROVIDE WATER QUALITY TREATMENT. THIS WILL RESULT IN A REDUCTION OF 0.09 LB/YEAR PHOSPHORUS LOAD. THUS, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109E-(5)(c) HAVE BEEN MET.

IN ADDITION, APPROXIMATELY 73.6% OF ON-SITE IMPERVIOUS AREA IS PROPOSED TO BE TREATED WITH THIS DEVELOPMENT, WHICH MEETS THE MAJORITY OF THE WATER QUALITY DEFAULT VOLUME TREATMENT STANDARDS IN SECTION 13-110 OF THE ZONING ORDINANCE. IT IS NOT FEASIBLE TO TREAT THE REMAINING IMPERVIOUS AREAS DUE TO BEING AT LOW POINTS OF THE SITE AND NEAR THE PUBLIC RIGHT-OF-WAY. A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THAT PORTION OF THE WATER QUALITY VOLUME NOT TREATED IN COMPLIANCE WITH CITY CODE SECTION 13-109E-(5) AND SECTION 13-110.

LASTLY, 0.07 LB/YR OF THE TOTAL TP LOAD REDUCTION REQUIRED OF 0.09 LB/YR (77.8%) IS ACHIEVED VIA THE BIORETENTION FACILITY IN COMPLIANCE WITH MEMO TO INDUSTRY 01-18. THE BIORETENTION FACILITY IS TO BE CONSTRUCTED PER THE VIRGINIA STORMWATER BMP CLEARINGHOUSE GUIDELINES.

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.02	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.02	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.13	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.13	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 898

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	190	0	0	0	0	190
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.13	0.00	0.00	0.00	0.00	0.13
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.08	0.00	0.00	0.00	0.00	0.08
TP LOAD REMAINING (lb/yr)	0.05	0.00	0.00	0.00	0.00	0.05
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	1.15	0.00	0.00	0.00	0.00	1.15

Total Phosphorus
FINAL POST-DEVELOPMENT TP LOAD (lb/yr) 0.26
TP LOAD REDUCTION REQUIRED (lb/yr) 0.09
TP LOAD REDUCTION ACHIEVED (lb/yr) 0.08
TP LOAD REMAINING (lb/yr): 0.18
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 **
**No further TP load reduction required (Required - Achieved < 0.005 lb/yr)

Total Nitrogen (For Information Purposes)
POST-DEVELOPMENT LOAD (lb/yr) 3.54
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 1.15
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr) 2.39

VRRM 4.1, 2024

Composite Loading N
0.00
0.00
9.01
12.33

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
6. Bioretention (RR)				
40	0.00	1.79	1.15	0.64
16. Manufactured BMP (no RR)				
0	0.64	0.00	0.00	0.64

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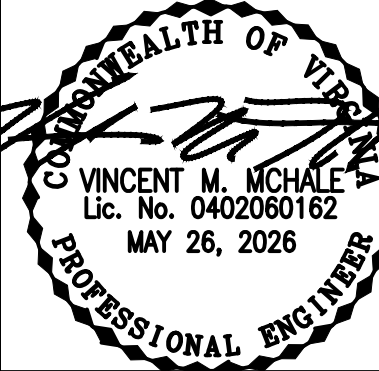
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DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
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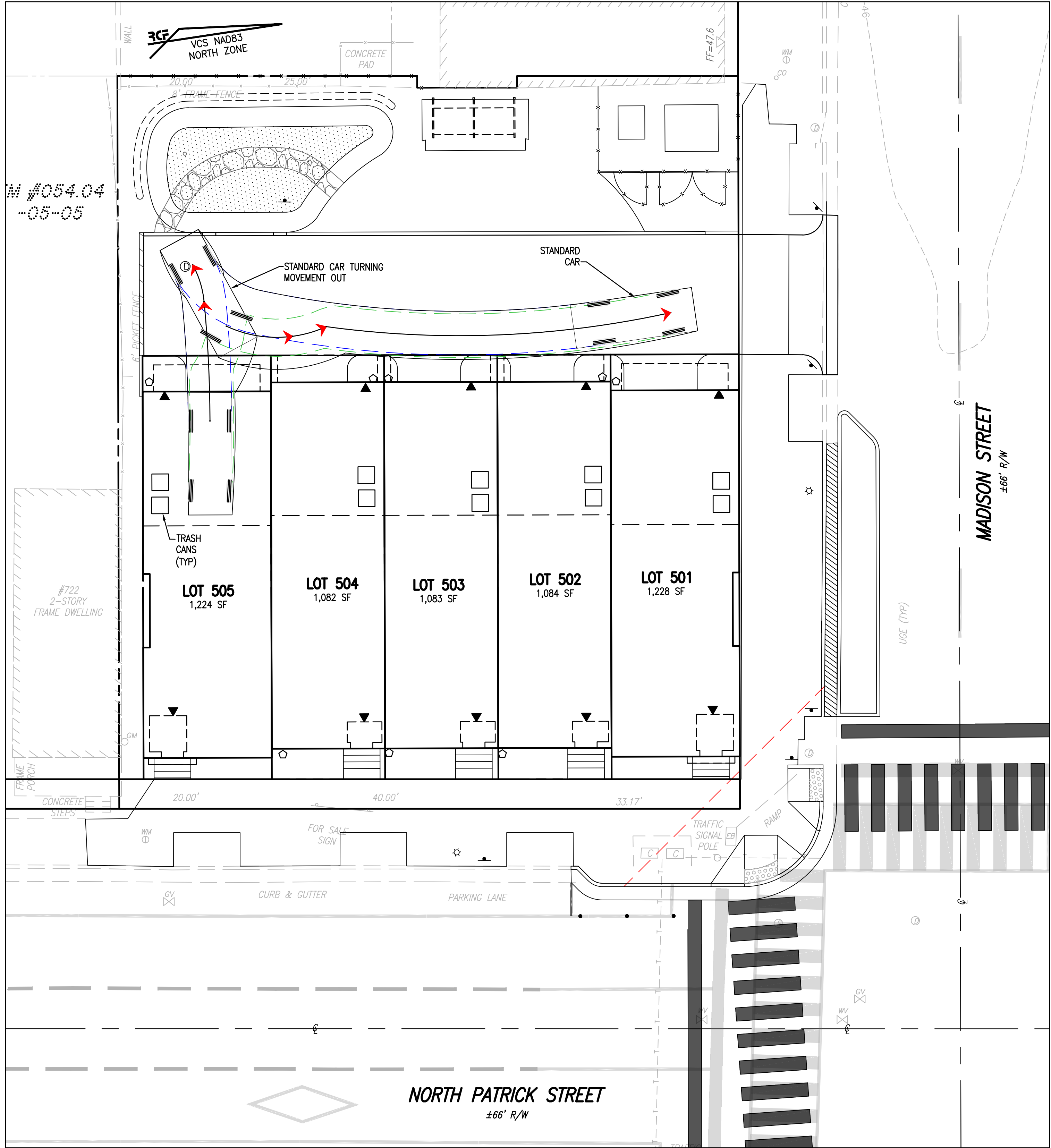
PRELIMINARY DEVELOPMENT PLAN
N PATRICK ST/MADISON ST TOWNHOUSES
(724-728 N PATRICK STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

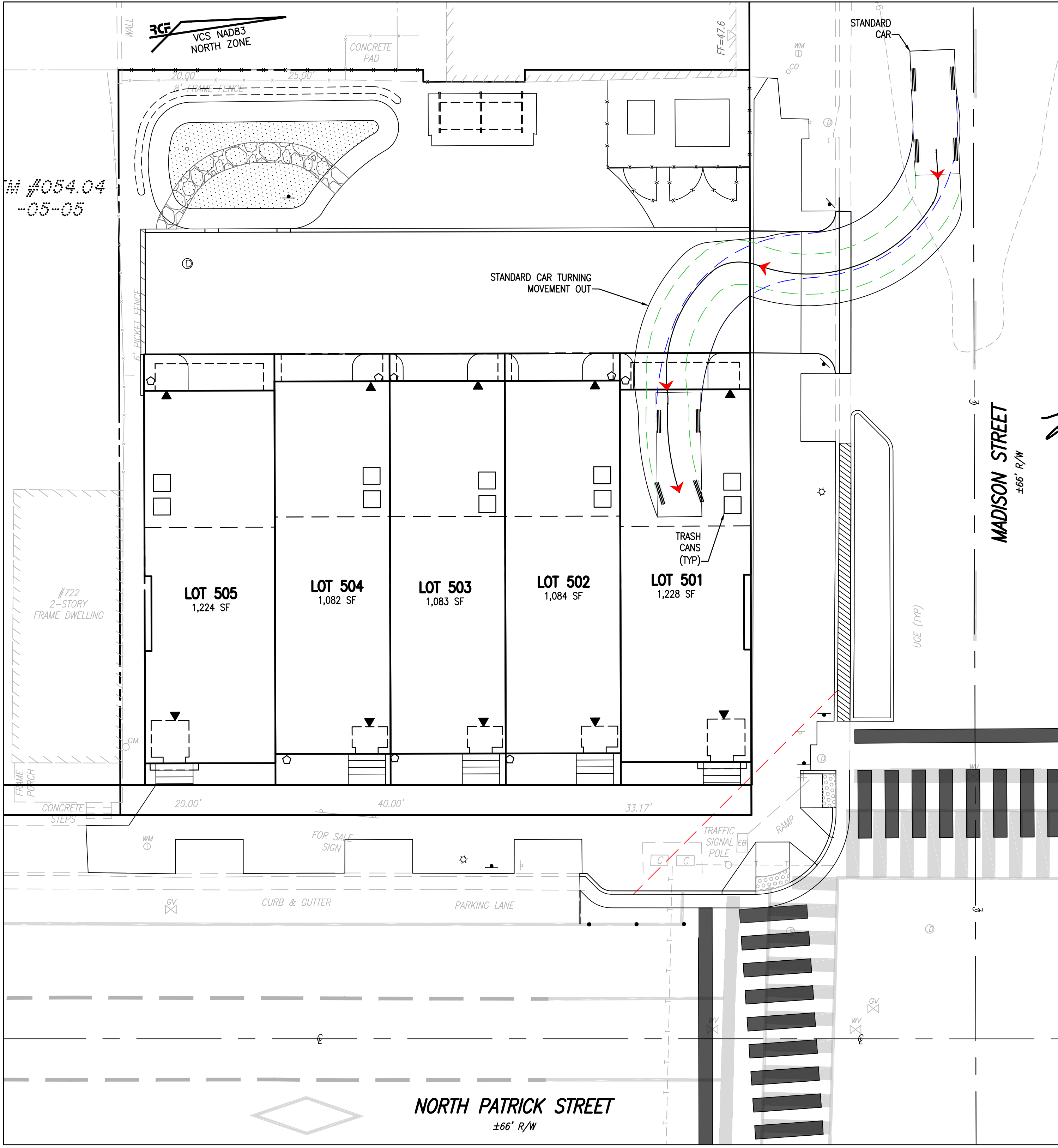
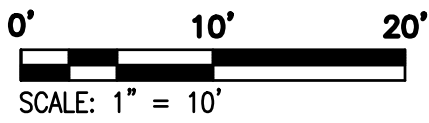
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CHECKED:VMM
SCALE: NO SCALE
DATE: MAY 26, 2026

STORMWATER
QUALITY
COMPUTATIONS

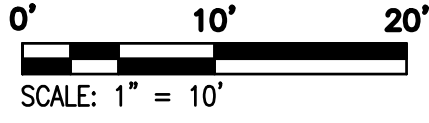
SHEET 08 OF 15
FILE: 25-213



STANDARD CAR TURNING MOVEMENTS OUT
SCALE: 1" = 10'



STANDARD CAR TURNING MOVEMENTS IN
SCALE: 1" = 10'



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DIRECTOR _____	DATE _____
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DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
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COMMONWEALTH OF VIRGINIA

VINCENT M. MCMALE

Lic. No. 0402060162

MAY 26, 2026

PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT PLAN

N PATRICK ST/MADISON ST TOWNHOUSES

(724-728 N PATRICK STREET)

CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DJM

CHECKED: VMM

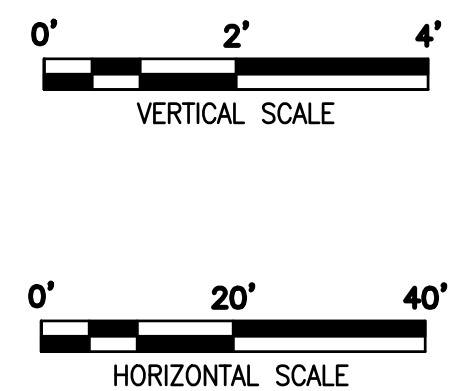
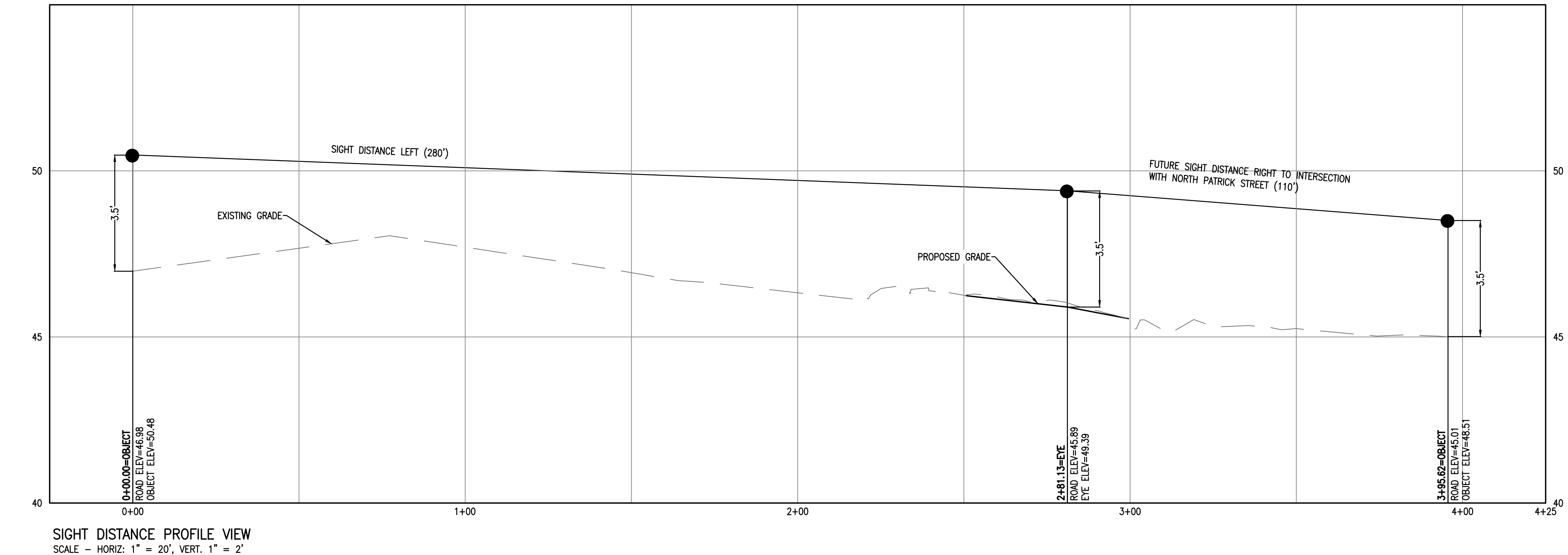
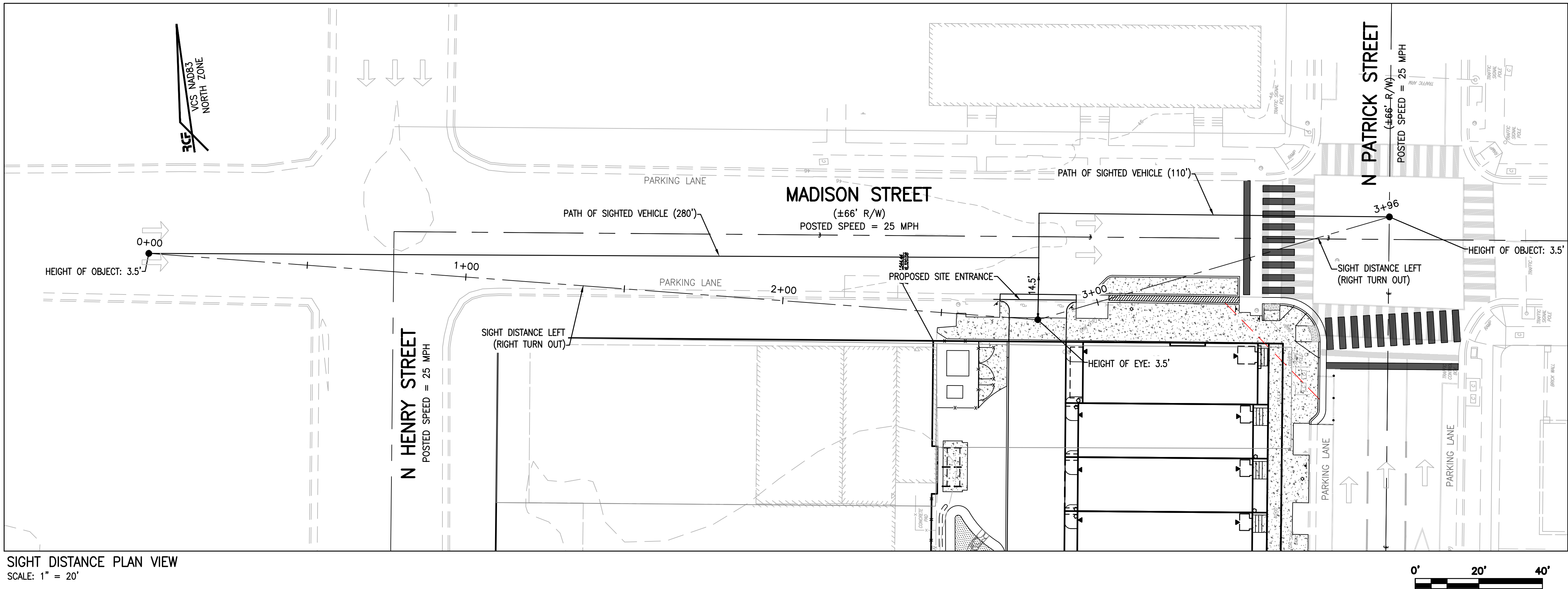
SCALE: 1" = 10'

DATE: MAY 26, 2026

TURNING MOVEMENTS

SHEET **10** OF **15**

FILE: **25-213**



SIGHT DISTANCE NOTE:

MADISON STREET CURRENTLY OPERATES AS A ONE-WAY EASTBOUND ROADWAY. THERE IS POTENTIAL FOR FUTURE MODIFICATION OF TRAFFIC OPERATIONS TO ALLOW TWO-WAY TRAFFIC. THEREFORE, AN INTERSECTION SIGHT DISTANCE ANALYSIS HAS BEEN PROVIDED FROM THE PROJECT SITE TO THE EAST AT THE INTERSECTION OF MADISON STREET AND N. PATRICK STREET INTERSECTION.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

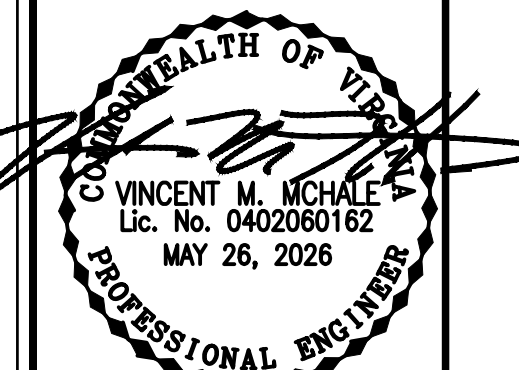
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



PRELIMINARY DEVELOPMENT PLAN

N PATRICK ST/MADISON ST TOWNHOUSES

(724-728 N PATRICK STREET)

CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: AS NOTED
DATE: MAY 26, 2026

INTERSECTION
SIGHT DISTANCE
PLAN AND
PROFILE

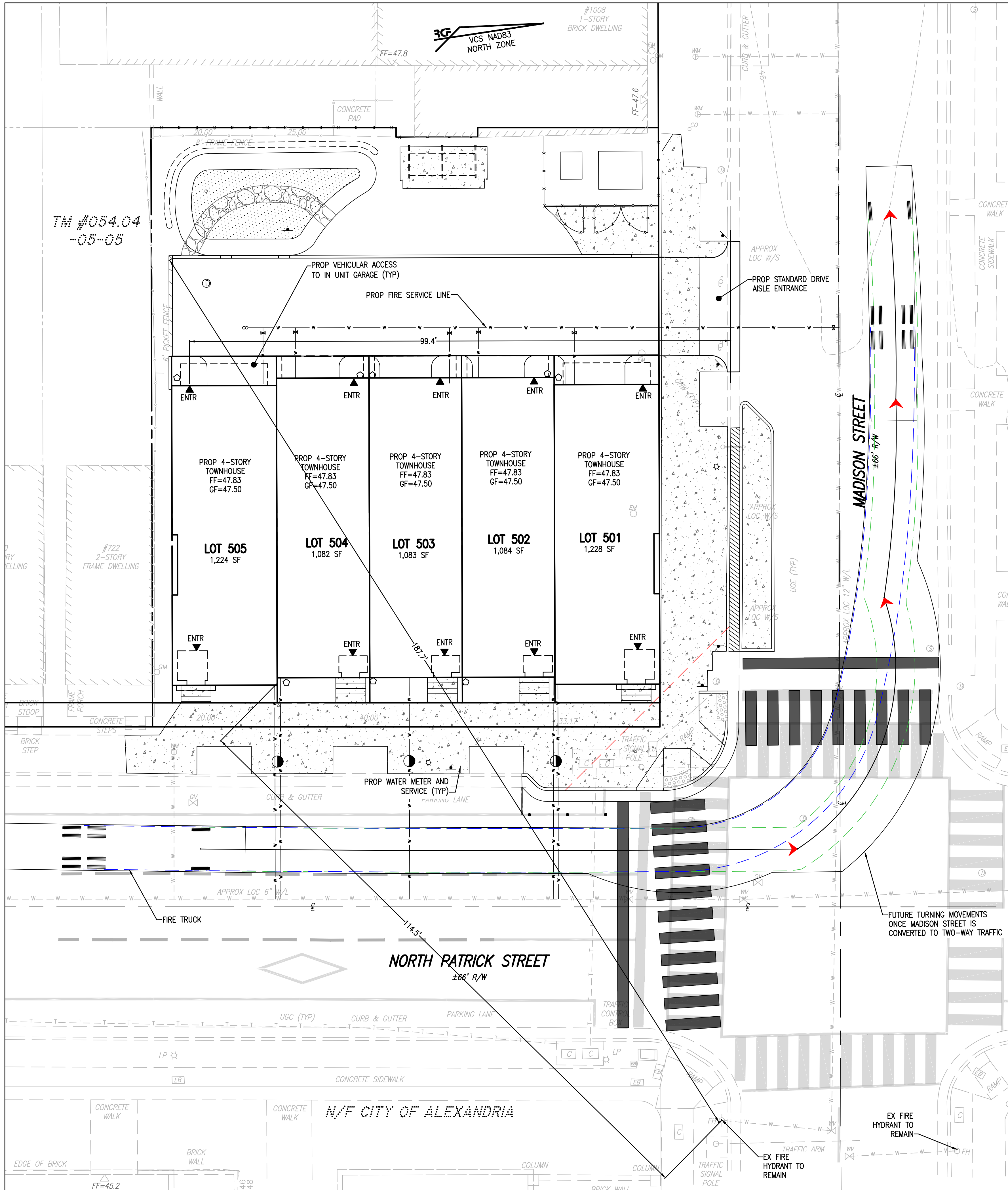
SHEET **11** OF **15**

FILE: **25-213**

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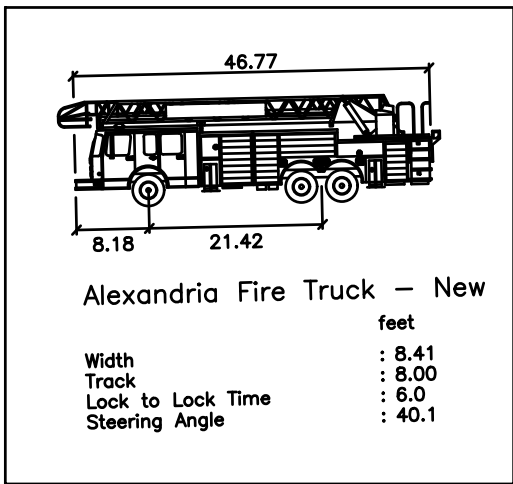
FIRE PROTECTION INFORMATION:
ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).

- A FIRE PREVENTION CODE PERMIT IS REQUIRED FOR THE PROPOSED OPERATION.
- THE PROPOSED DWELLINGS SHALL BE FULLY SPRINKLERED.
- A FINAL FIRE FLOW ANALYSIS REPORT, IN ACCORDANCE WITH CITY STANDARDS AND PREPARED BY A LICENSED ENGINEER, WILL BE SUBMITTED TO THE CITY OF ALEXANDRIA FIRE/EMS DEPARTMENT. VERIFICATION THAT THE PROPOSED INFRASTRUCTURE IS CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW WILL BE PROVIDED IN THE REPORT WITH SUBSEQUENT SUBMISSION.

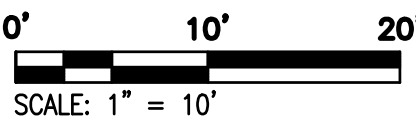
FIRE HYDRANT NOTE:
THE NEAREST FIRE HYDRANT IS SHOWN ON THIS SHEET, WITHIN THE SOUTHEAST PORTION OF THE INTERSECTION OF MADISON STREET AND NORTH PATRICK STREET. PER FIRE CODE SECTION 18.5.3, THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON A BUILDING FOR A BUILDING THAT IS NOT A DETACHED ONE OR TWO FAMILY DWELLING IS 400'; THEREFORE, AS SHOWN AS 114.5', NO FIRE HYDRANT INSTALLATION IS NEEDED. ADDITIONALLY, PER SECTION 4-2-21-C101.1.20 OF THE CITY CODE, THE MAXIMUM DISTANCE MEASURED FROM THE HYDRANT TO THE MOST REMOTE PART OF VEHICULAR ACCESS TO THE SITE IS 300 FEET. AS SHOWN, THE EXISTING HYDRANT IS 187.7' FROM THE MOST REMOTE PART OF VEHICULAR ACCESS ALONG THE PROPOSED PRIVATE AISLE.

FIRE SERVICE NOTE:
SITE ACCESS WILL BE PROVIDED ALONG THE SITE'S FRONTAGE IN THE MADISON STREET AND NORTH PATRICK STREET RIGHTS-OF-WAY. EXISTING FIRE HYDRANTS SHALL REMAIN IN SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION.

FIRE HYDRANT CONNECTION NOTE:
A CODE MODIFICATION WILL BE SUBMITTED WITH THE FINAL SITE PLAN TO REQUEST A WAIVER FOR THE INSTALLATION OF THE FIRE DEPARTMENT CONNECTION (FDC) REQUIREMENTS.



FIRE TRUCK DETAIL
(NTS)



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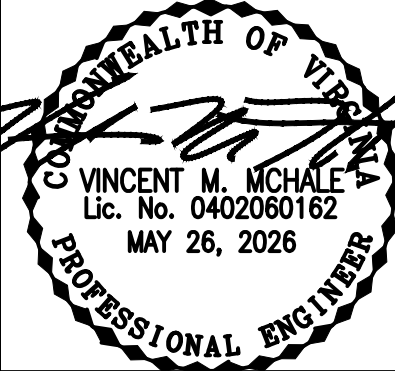
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DEPARTMENT OF PLANNING & ZONING	
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INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

DESIGN: DJM	
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SCALE: 1" = 10'	
DATE: MAY 26, 2026	
FIRE SAFETY PLAN	
SHEET 12 OF 15	
FILE: 25-213	

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PRELIMINARY DEVELOPMENT PLAN
N PATRICK ST/MADISON ST TOWNHOUSES
(724-728 N PATRICK STREET)
CITY OF ALEXANDRIA, VIRGINIA

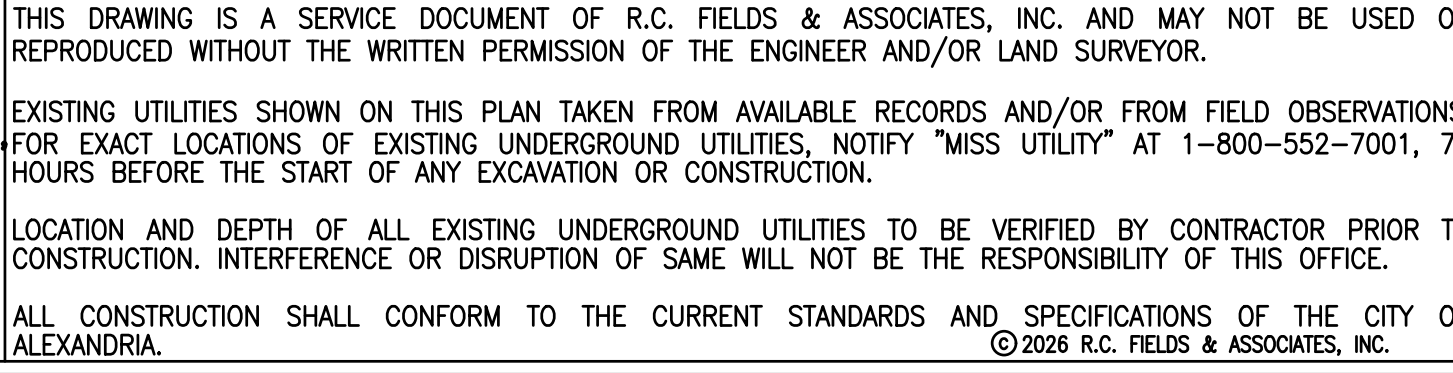
DATE	REVISION



TREE INVENTORY NOTES:

1. TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY NATE GROVES ISA CERTIFIED ARBORIST (MA-7022A).
2. OFF SITE TREES WERE VISUALLY INSPECTED AND THE DBH WAS ESTIMATED WHEN NOT GIVEN EXPLICIT PERMISSION TO ACCESS NEIGHBORING PROPERTIES.
3. TREES TO BE REMOVED IN PROTECTED AREAS SHALL BE DONE BY HAND TO NOT IMPACT THE CRZ OF TREES TO BE PRESERVED.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.
5. NO OFF SITE OR SHARED TREES SHALL BE REMOVED WITHOUT THE PERMISSION OF THE PROPERTY OWNER
6. A LETTER SHALL BE SENT TO NEIGHBORS WHERE THE PROJECTED LIMITS OF DISTURBANCE SHALL IMPACT A SHARED TREE OR A NEIGHBORING PROPERTIES TREE.

- NOTES:**
1. PROPERTY: 728 N PATRICK ST, ALEXANDRIA, VA 22314
 2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY THIS FIRM
 3. CRZ CALCULATIONS IN RADIUS PER CITY OF ALEXANDRIA DETAIL
 4. EXISTING CANOPY COVERAGE: 0 SF
 5. TOTAL SITE AREA: 10,222 SF
 6. PERCENT OF SITE COVERED: 0%
 7. CANOPY COVERAGE TO BE PRESERVED: 0 SF



DESIGN: DJM CHECKED:VMM SCALE: 1"=10' DATE: MAY 26, 2026
EXISTING VEGETATION MAP
SHEET 13 OF 15
FILE: 25-213



SCALE: 1"=10'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0'', '10'', and '20'' at the beginning, middle, and end respectively.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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1. TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY NATE GROVES ISA CERTIFIED ARBORIST (MA-7022A).
2. OFF SITE TREES WERE VISUALLY INSPECTED AND THE DBH WAS ESTIMATED WHEN NOT GIVEN EXPLICIT PERMISSION TO ACCESS NEIGHBORING PROPERTIES.
3. TREES TO BE REMOVED IN PROTECTED AREAS SHALL BE DONE BY HAND TO NOT IMPACT THE CRZ OF TREES TO BE PRESERVED.
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DATE	REVISION

DESIGN: DJM
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TREE
PROTECTION AND
PRESERVATION
PLAN

SHEET 14 OF 15

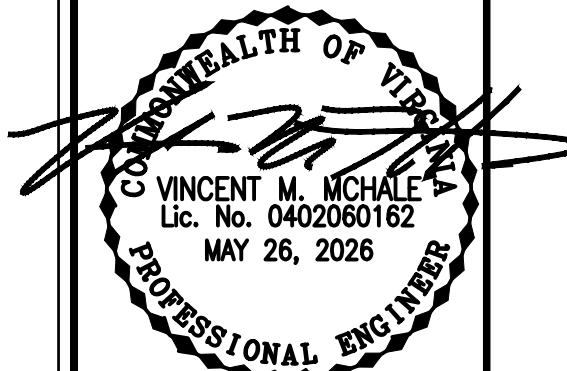
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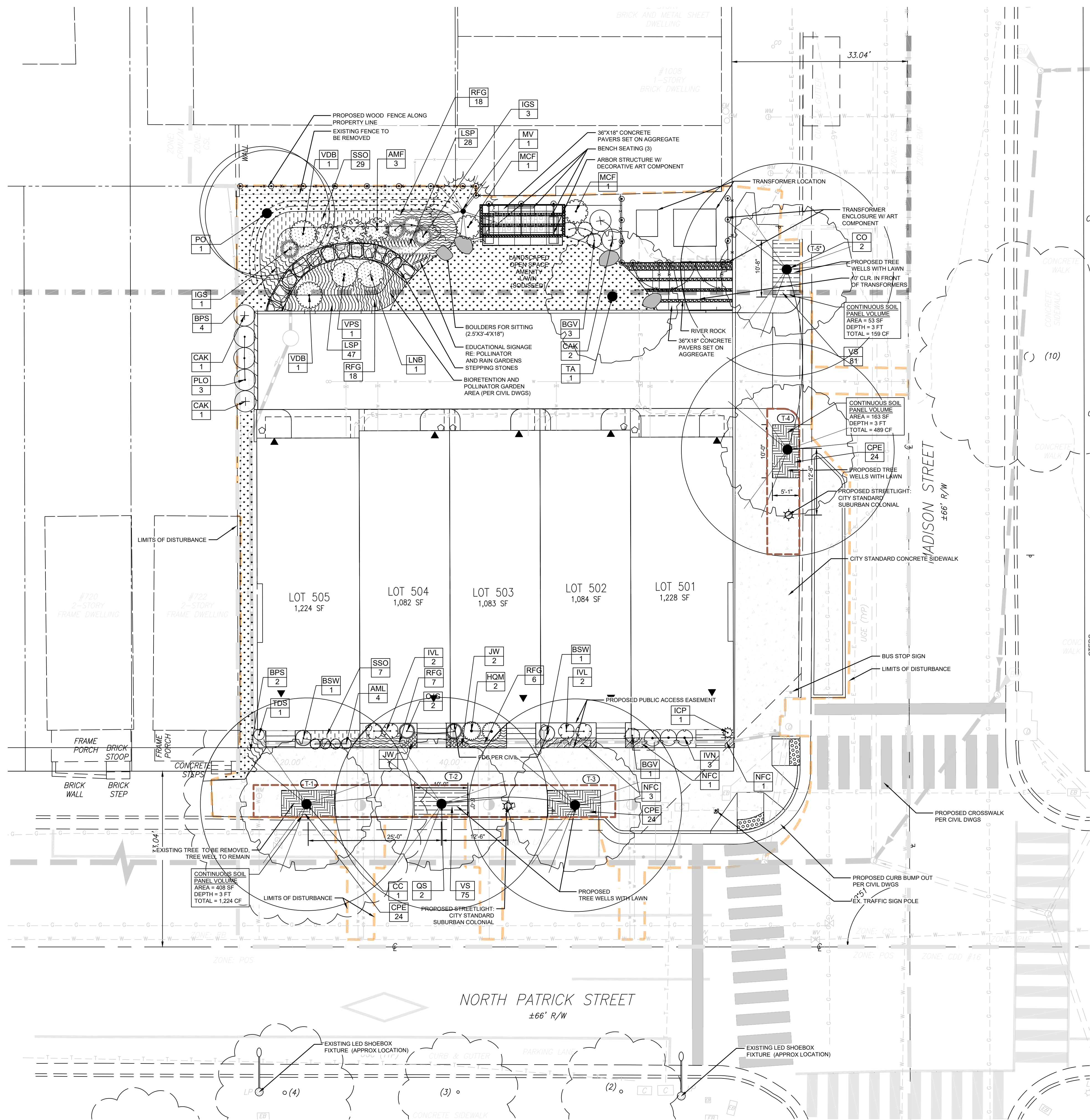
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N PATRICK ST/MADISON ST TOWNHOUSES
(724-728 N PATRICK STREET)
CITY OF ALEXANDRIA, VIRGINIA



1 OVERALL SITE PLAN
SCALE: 1"=10'-0"

AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
707 BEALL AVE, ROCKVILLE, MD 20850
(202) 716-3449



N PATRICK ST/
MADISON ST TOWNHOUSES
CITY OF ALEXANDRIA, VA

REVISIONS:

OVERALL SITE PLAN

DESIGN: CO
DRAWN: CO
CHECKED: CO

NORTH

SCALE: 1"=10'-0"

0 5 10 20

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

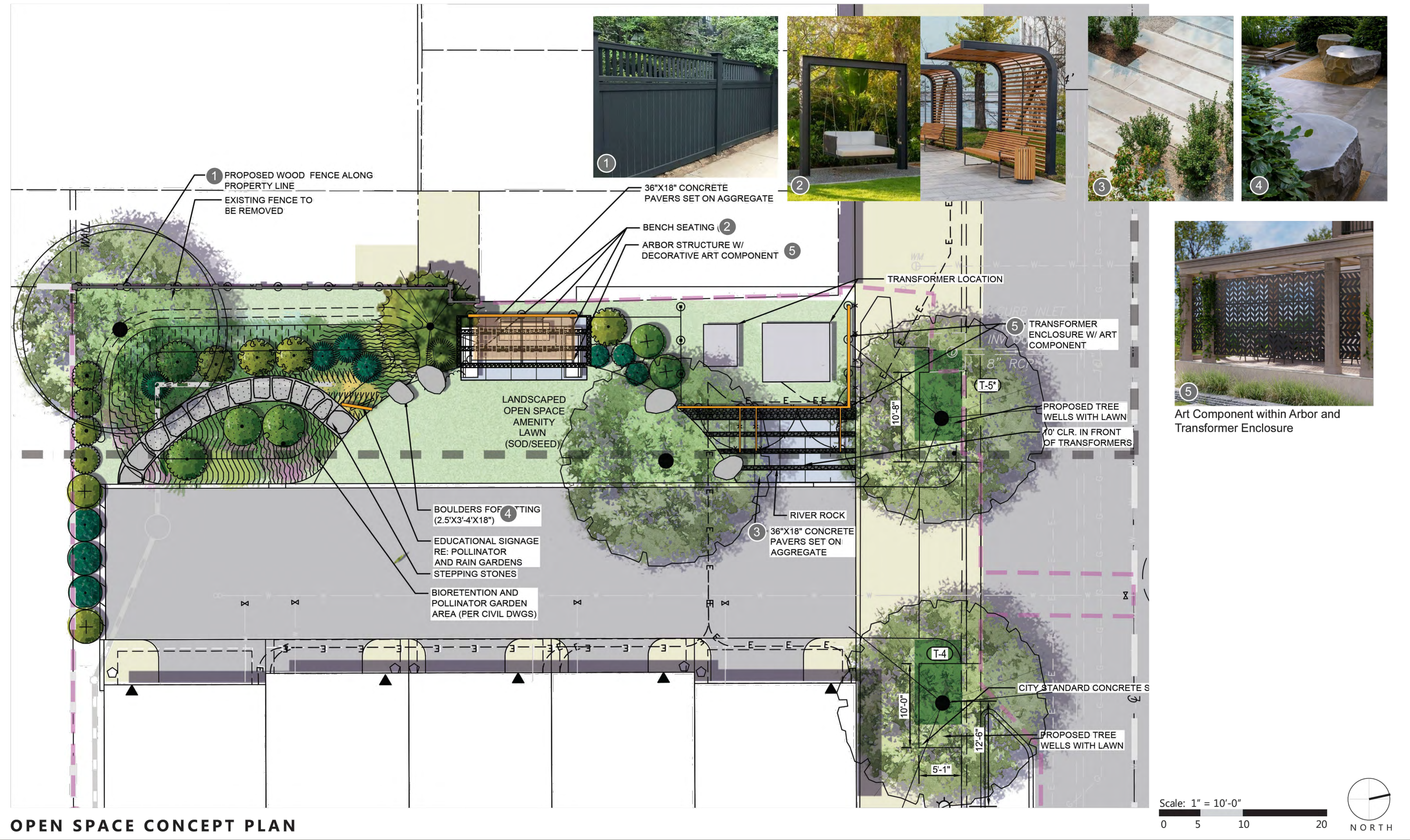
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

PROJECT NO: 26005
DATE: 05.26.2026

L101

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION



OPEN SPACE CONCEPT PLAN

AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
707 BALL AVE, ROCKVILLE, MD 20850
(202) 716-3449



N PATRICK ST/
MADISON ST TOWNHOUSES
CITY OF ALEXANDRIA, VA

REVISIONS:

OPEN SPACE
ILLUSTRATIVE

	DESIGN:	CO
	DRAWN:	CO
	CHECKED:	CO



PROJECT NO: 26005
DATE: 05.26.2026

L102

PRELIMINARY

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

NOT RELEASED FOR CONSTRUCTION

Diagram illustrating the details for Deciduous Tree Planting, including plan view and cross-section views. The plan view shows a tree with a 3" in. mulch ring (6 ft.) 8" min. around the trunk, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The cross-section shows the tree well with a 3"-0" min. width, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The tree well is filled with soil amended w/organic material, firm in 8" lifts. The tree well is 2 times rootball diameter or 5'-0", whichever is greater. The tree well is undisturbed subgrade.

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
Date drawn: 01/01/19
LD 001

Diagram illustrating the details for Tree Planting Strip, including cross-section and plan views. The cross-section shows a tree with a 3"-0" min. width, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The plan view shows the tree well with a 3"-0" min. width, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The tree well is filled with soil amended w/organic material, firm in 8" lifts. The tree well is 2 times rootball diameter or 5'-0", whichever is greater. The tree well is undisturbed subgrade.

TREE PLANTING STRIP
NOT TO SCALE

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

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Source: City of Alexandria
Approved by: COA
Date drawn: 01/01/19
LD 006

Diagram illustrating the details for Multi-Stem Tree Planting, including plan view and cross-section views. The plan view shows a tree with a 3" in. mulch ring (6 ft.) 8" min. around the trunk, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The cross-section shows the tree well with a 3"-0" min. width, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The tree well is filled with soil amended w/organic material, firm in 8" lifts. The tree well is 2 times rootball diameter or 5'-0", whichever is greater. The tree well is undisturbed subgrade.

MULTI-STEM TREE PLANTING
NOT TO SCALE

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

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Source: City of Alexandria
Approved by: COA
Date drawn: 01/01/19
LD 003

Diagram illustrating the details for Evergreen Tree Planting, including plan view and cross-section views. The plan view shows a tree with a 3" in. mulch ring (6 ft.) 8" min. around the trunk, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The cross-section shows the tree well with a 3"-0" min. width, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The tree well is filled with soil amended w/organic material, firm in 8" lifts. The tree well is 2 times rootball diameter or 5'-0", whichever is greater. The tree well is undisturbed subgrade.

EVERGREEN TREE PLANTING
NOT TO SCALE

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

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CITY OF ALEXANDRIA, VIRGINIA

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Source: City of Alexandria
Approved by: COA
Date drawn: 01/01/19
LD 002

Diagram illustrating the details for Tree Planting on Slope, including plan view and cross-section views. The plan view shows a tree with a 3" in. mulch ring (6 ft.) 8" min. around the trunk, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The cross-section shows the tree well with a 3"-0" min. width, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The tree well is filled with soil amended w/organic material, firm in 8" lifts. The tree well is 2 times rootball diameter or 5'-0", whichever is greater. The tree well is undisturbed subgrade.

TREE PLANTING ON SLOPE
NOT TO SCALE

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

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Source: City of Alexandria
Approved by: COA
Date drawn: 01/01/19
LD 004

Diagram illustrating the details for Shrub Planting, including plan view and cross-section views. The plan view shows a shrub with a 3" in. mulch ring (6 ft.) 8" min. around the trunk, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The cross-section shows the tree well with a 3"-0" min. width, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The tree well is filled with soil amended w/organic material, firm in 8" lifts. The tree well is 2 times rootball diameter or 5'-0", whichever is greater. The tree well is undisturbed subgrade.

SHRUB PLANTING
NOT TO SCALE

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

CITY OF ALEXANDRIA, VIRGINIA
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CITY OF ALEXANDRIA, VIRGINIA

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Source: City of Alexandria
Approved by: COA
Date drawn: 01/01/19
LD 009

Diagram illustrating the details for Groundcover & Perennial Planting, including plan view and cross-section views. The plan view shows a groundcover with a 3" in. mulch ring (6 ft.) 8" min. around the trunk, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The cross-section shows the tree well with a 3"-0" min. width, a 4" in. high earth saucer beyond the edge of the root ball, and a 2"x2"x8" hardwood stake set outside of the root ball. The tree well is filled with soil amended w/organic material, firm in 8" lifts. The tree well is 2 times rootball diameter or 5'-0", whichever is greater. The tree well is undisturbed subgrade.

GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

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

CITY OF ALEXANDRIA, VIRGINIA
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CITY OF ALEXANDRIA, VIRGINIA

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Source: City of Alexandria
Approved by: COA
Date drawn: 01/01/19
LD 011

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 DISTURBANCE 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 ASSIGNEE(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDONED 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 MEASURES 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 VARIATIONS AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

6)AS-BUILT DRAWINGS SHALL NOT BE ACCEPTED UNLESS THEY ARE PLANNING AND PLANTING AREAS SHALL BE RE-DESIGNED UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

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
Date drawn: 01/01/19
LD 016

ADDITIONAL PLANTING NOTES

1. All materials' specification shall be in accordance with the industry standard for grading plant material – The American Standard for Nursery Stock (ANSI Z60.1)

2. Maintenance of all tree and landscape materials shall conform to accepted industry standards set forth by the Landscape Contractors Association, American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

SCALE: _____ NTS

PROJECT NO: 26005

DATE: 05.26.2026

L201

PRELIMINARY

AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
707 BEALL AVE, ROCKVILLE, MD 20850
(202)716-3449



**N PATRICK ST/
MADISON ST TOWNHOUSES**
CITY OF ALEXANDRIA, VA

REVISIONS:

NO.	DESCRIPTION	DATE

PLANTING DETAILS

DESIGN: CO

DRAWN: CO

CHECKED: CO

NORTH

NOT RELEASED FOR CONSTRUCTION

PLANT SCHEDULE													May 22, 2026		
PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED				
STREET TREES/ URBAN TREES	PLAN KEY QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID		CALIPER/HEIGHT			CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/ REGIONAL (#)	EASTER N U.S. (#)	TOTAL	
	CO	2	Celtis	occidentalis	Hackberry	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader		1,250	1,250	Local	2	0	2	
	CC	1	Carya	cordiformis	Bitternut Hickory	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader		1,250	1,250	Region	1	0	1	
	QS	2	Quercus	stellata	Post Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader		1,250	2,500	Local	2	0	2	
	TOTALS	5	STREET TREE/URBAN TREE CCA:						5,000			5	0	5	
STANDARD TREES	PLAN KEY QUANTITY	GENUS	SPECIES		COMMON NAME	CALIPER/HEIGHT	NOTES		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/ REGIONAL (#)	EASTER N U.S. (#)	TOTAL	
	MV	1	Magnolia	virginiana	Sweetbay Magnolia	1 1/2" cal./8-10 ft. ht.	B&B, multi-trunk, 3 cane minimum, symmetrical		250	250	Local	1	0	1	
	PO	1	Platanus	occidentalis	Sycamore	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader		1,250	1,250	Local	1	0	1	
	TA	1	Tilia	americana	American Linden	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader		1,250	1,250	Local	1	0	1	
	TOTALS	3	STANDARD TREE CCA:						2,750			3	0	3	
EVERGREEN SHRUBS	PLAN KEY QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT/CONT.	NOTES		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/ REGIONAL (#)	EASTER N U.S. (#)	TOTAL	
	BSW	2	Buxus	sinica	'Wintergreen'	18"-24"/#3 cont.	healthy vigorous, well-rooted & established		Shrubs are not included for canopy cover on this application. Biodiversity calculations are still provided for reference.		No	0	0	0	
	BVG	4	Buxus	x	'Green Velvet'	18"-24"/#3 cont.	healthy vigorous, well-rooted & established				No	0	0	0	
	CIG	2	Cryptomeria	japonica	Globosa Nana'	18"-24"/#3 cont.	healthy vigorous, well-rooted & established				No	0	0	0	
	ICP	1	Ilex	crenata	Sky Pencil'	30"-36"/#5 cont.	healthy vigorous, well-rooted & established				No	0	0	0	
	IGS	4	Ilex	glabra	Shamrock	18"-24"/#3 cont.	healthy vigorous, well-rooted & established				Region	4	0	4	
	IVN	3	Ilex	vomitoria	'Nana'	18"-24"/#3 cont.	healthy vigorous, well-rooted & established				Region	3	0	3	
	MCF	2	Myrica	cerifera	'Fairfax'	30"-36"/#5 cont.	healthy vigorous, well-rooted & established				Region	2	0	2	
	PLO	3	Prunus	lauocerasus	'Otto Luyken'	30"-36"/#5 cont.	healthy vigorous, well-rooted & established				No	0	0	0	
	TDS	1	Thuja	occidentalis	'Degroot's Spire'	6 ft ht./3 ft. spread	B&B; full to ground, good seasonal flush				Region	1	0	1	
TOTALS	22	EVERGREEN SHRUB CCA:						0					10	0	10
DECIDUOUS SHRUBS	PLAN KEY QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT/CONT.	NOTES		CCA PER SHRUB	TOTAL CROWN		LOCAL/ REGIONAL	EASTER N U.S.	TOTAL	
	AMF	3	Amorpha	fruticosa		False Indigo	18"-24"/#5 cont.	healthy vigorous, well-rooted & established	Shrubs are not included for canopy cover on this application. Biodiversity calculations are still provided for reference.		Region	3	0	3	
	AML	4	Aronia	melanocarpa	'Low Scape Mound'	Black Chokeberry	15"-18"/#5 cont.	healthy vigorous, well-rooted & established			Region	4	0	4	
	CAK	4	Clethra	alnifolia	Crystalina'	Sugarina Summersweet	15"-18"/#5 cont.	healthy vigorous, well-rooted & established			Region	4	0	4	
	HQM	2	Hydrangea	quercifolia	'Munchkin'	Munchkin Oakleaf Hydrangea	18"-24"/#3 cont.	healthy vigorous, well-rooted & established			Eastern US	0	2	2	
	IVL	4	Itea	virginica	Little Henry	Dwarf Sweetspire	18"-24"/#3 cont.	healthy vigorous, well-rooted & established			Local	4	0	4	
	LNB	1	Lindera	benzoin		Spircebush	18"-24"/#3 cont.	healthy vigorous, well-rooted & established			Local	1	0	1	
	VDB	2	Viburnum	dentatum	Blue Muffin'	Blue Muffin Arrowwood Viburnum	18"-24"/#3 cont.	healthy vigorous, well-rooted & established			Local	2	0	2	
	VPS	1	Viburnum	prunifolium	Summer Magic'	Summer Magic Blackhaw Viburnum	24"-36"/#3 cont.	healthy vigorous, well-rooted & established			Local	1	0	1	
TOTALS	21	DECIDUOUS SHRUB CCA:						0					19	2	21
TOTAL PROPOSED CCA (SF):											2,750		90.5%	9.5%	100.0%
GROUNDCOVERS	PLAN KEY QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.		N/A			LOCAL/ REGIONAL (#)	EASTER N U.S. (#)	TOTAL		
	JW	2	Juniperus	horizontalis	Wiltonii'	Blue Rug Juniper	#1 cont. @ 30" o.c.				healthy, vigorous, well-rooted & established	Eastern US	0	2	2
	CPE	72	Carex	pensylvanica		Pennsylvania Sedge	#1 cont. @ 15" o.c.				healthy, vigorous, well-rooted & established	Eastern US	0	72	72
	VS	156	Viola	sororia		Woolly Blue Violet	4" pots @ 10" o.c.				healthy, vigorous, well-rooted & established	Local	156	0	156
	TOTALS	230												156	74
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.		N/A			LOCAL/ REGIONAL (#)	EASTER N U.S. (#)	TOTAL		
	BPS	4	Baptisia	x (alba x australis)	'Purple Smoke'	Purple Smoke Indigo	#1 cont. @ 24" o.c.				healthy, vigorous, well-rooted & established	Eastern US	0	4	4
	LSP	75	Liatris	spicata		Spike Gayfeather	#1 cont. @ 15" o.c.				healthy, vigorous, well-rooted & established	Local	75	0	75
	NFC	5	Nepeta	x Faassenii	Walker's Low'	Walker's Low Catmint	#1 cont. @ 30" o.c.				healthy, vigorous, well-rooted & established	No	0	0	0
	RFG	50	Rudbeckia	fulgida	sullivantii 'Goldsturm'	Black-eyed Susan	#1 cont. @ 18" o.c.				healthy, vigorous, well-rooted & established	Region	50	0	50
	SSO	36	Schizachyrium	scoparium	'Standing Ovation'	Little Bluestem	#1 cont. @ 12" o.c.				healthy, vigorous, well-rooted & established	Local	36	0	36
TOTALS	170										161	4	165		
VINES	PLAN KEY QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.		N/A			LOCAL/ REGIONAL (#)	EASTER N U.S. (#)	TOTAL		
													0	0	0
	TOTALS	#												#	#

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	10,222
25% CROWN COVER REQUIRED (SF)	2,556
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	2,750
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	26.9%
TOTAL CROWN COVER PROVIDED (SF)	2,750

URBAN TREE TABULATIONS					
PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (SF PER TREE)	IMPERVIOUS AREA UNDER CANOPY (SF PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY? (Y/N)
CC	1	T-1	1,250	1033	Y
QS	1	T-2	1,250	1081	Y
QS	1	T-3	1,250	1096	Y
CO	1	T-4	1,250	1200	Y
CO	1	T-5*	1,250	1114	y
TOTAL URBAN TREES					
5					

BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED*	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED*
Magnolia	1	12.5%	50%	virginiana	1	12.5%	35%
Celtis	2	25.0%	50%	occidentalis	2	25.0%	35%
Quercus	2	25.0%	50%	stellata	2	25.0%	35%
Carya	1	12.5%	50%	cordiformis	1	12.5%	35%
Platanus	1	12.5%	50%	occidentalis	1	12.5%	35%
Tilia	1	12.5%	50%	americana	1	12.5%	35%
8	TOTAL NUMBER OF TREES PROPOSED				8		
SHRUBS							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amorpha	3	7.0%	33%	fritcosia	3	7.0%	10%
Aronia	4	9.3%	33%	melanocarpa	4	9.3%	10%
Buxus	6	14.0%	33%	sinica	2	4.7%	10%
			33%	x	4	9.3%	10%
Clethra	4	9.3%	33%	alnifolia	4	9.3%	10%
Cryptomeria	2	4.7%	33%	japonica	2	4.7%	10%
Hydrangea	2	4.7%	33%	quercifolia	2	4.7%	10%
Ilex	8	18.6%	33%	crenata	1	2.3%	10%
				glabra	4	9.3%	10%
				vomitrica	3	7.0%	10%
Itea	4	9.3%	33%	virginica	4	9.3%	10%
Lindera	1	2.3%	33%	benzoin	1	2.3%	10%
Myrica	2	4.7%	33%	cerifera	2	4.7%	10%
Prunus	3	7.0%	33%	laurocerasus	3	7.0%	10%
Thuja	1	2.3%	33%	occidentalis	1	2.3%	10%
Viburnum	3	7.0%	33%	dentatum	2	4.7%	10%
				prunifolium	1	2.3%	10%
43	TOTAL NUMBER OF SHRUBS PROPOSED				43		

* Where ten (10) trees or less are provided on a site, the maximum percentage of a tree species may be thirty-five (35) percent and the maximum percentage of the genus of the trees may be fifty (50) percent. (exceptions a.i.1.b.i and a.i.2.b)

Native Plant Tabulations					
		Beginning January 2, 2024			
Plant Type	Quantity	Native Type	Required	Provided	
				Qty.	%
Urban Trees	5	Regional/Local	20%	5	100.0%
		Total Natives	50%	5	100.0%
Standard Trees	3	Regional/Local	40%	3	100.0%
		Total Natives	80%	3	100.0%
Evergreen Shrubs	22	Regional/Local	10%	10	45.5%
		Total Natives	40%	10	45.5%
Deciduous Shrubs	21	Regional/Local	20%	19	90.5%
		Total Natives	80%	21	100.0%
Groundcovers	230	Regional/Local	10%	156	67.8%
		Total Natives	20%	230	100.0%
Perennials, Ferns, Ornamental Grasses	170	Regional/Local	25% (perennials) 30% (ferns & grasses) 60% (perennials)	161	94.7%
		Total Natives	80% (ferns & grasses)	165	97.1%
Vines		Total Natives	100%	N/A	N/A

TOTALS		
TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
451	354	434
	78.5%	96.2%

NOTES:

- 1) Percentages apply to the total quantity of each plant type specified 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 specified 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

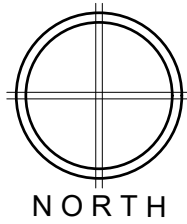
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LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
707 BEALL AVE, ROCKVILLE, MD 20850
(202)716-3449



N PATRICK ST/
MADISON ST TOWNHOUSES
CITY OF ALEXANDRIA, VA

REVISIONS:

PLANT SCHEDULE + CALCULATIONS



SCALE: NTS

PROJECT NO: 26005

DATE: 05.26.2026

L202

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

MODEL VIEWS ARE INTENDED TO REPRESENT ARCHITECTURAL BUILDING FORMS, FEATURES, AND MATERIALS. LANDSCAPE AND SITE DESIGN ELEMENTS ARE ILLUSTRATIVE ONLY.



MODEL VIEW - A
N.T.S.



MODEL VIEW - B
N.T.S.



MODEL VIEW - C
N.T.S.



MODEL VIEW - D
N.T.S.



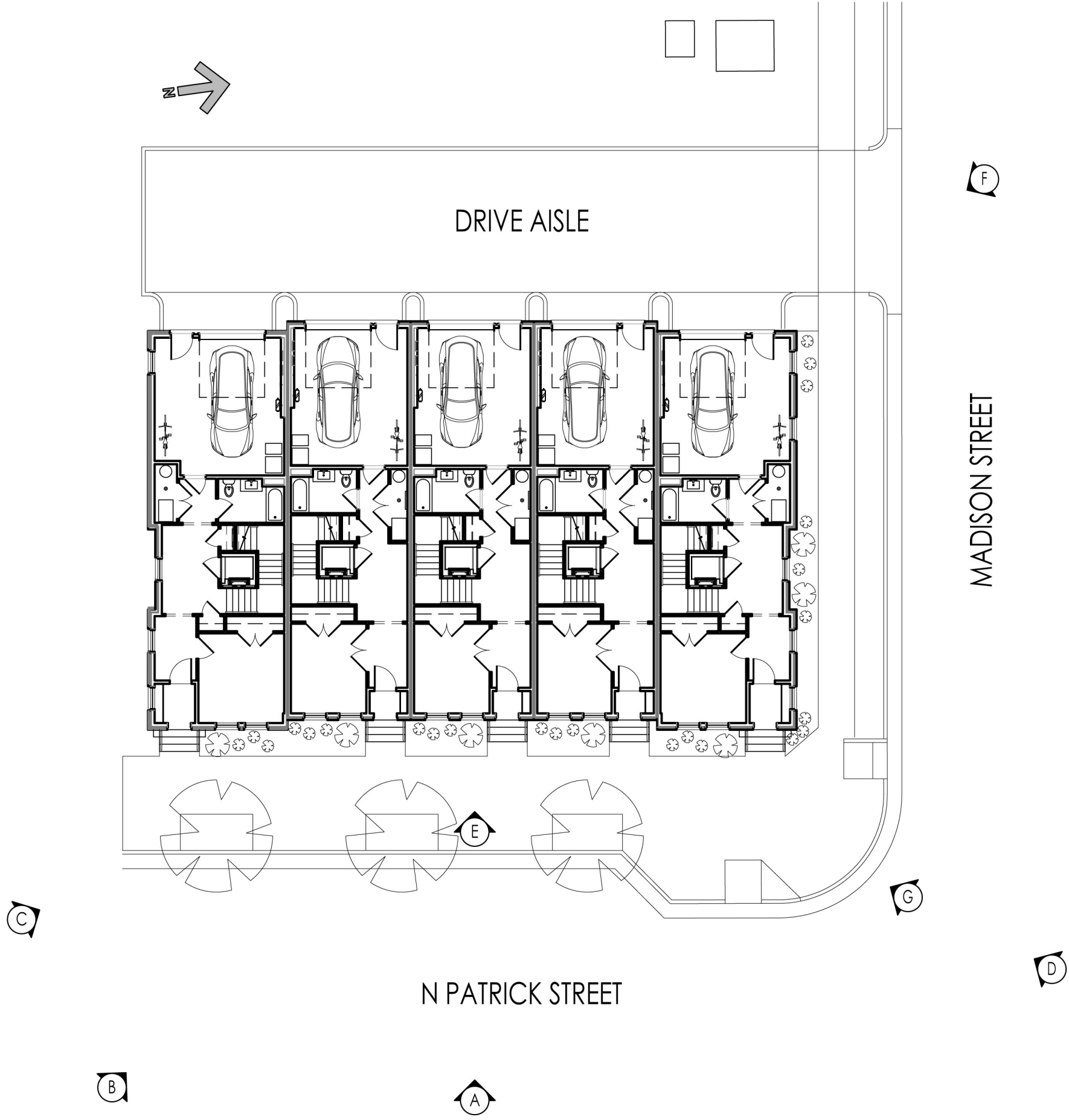
MODEL VIEW - E
N.T.S.



MODEL VIEW - F
N.T.S.



MODEL VIEW - G
N.T.S.



KEY PLAN - MODEL VIEW LOCATIONS
N.T.S.

APPROVED	
SPECIAL USE PERMIT NO. 2548	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	DATE
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO. DATE

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MODEL CONTEXT VIEWS

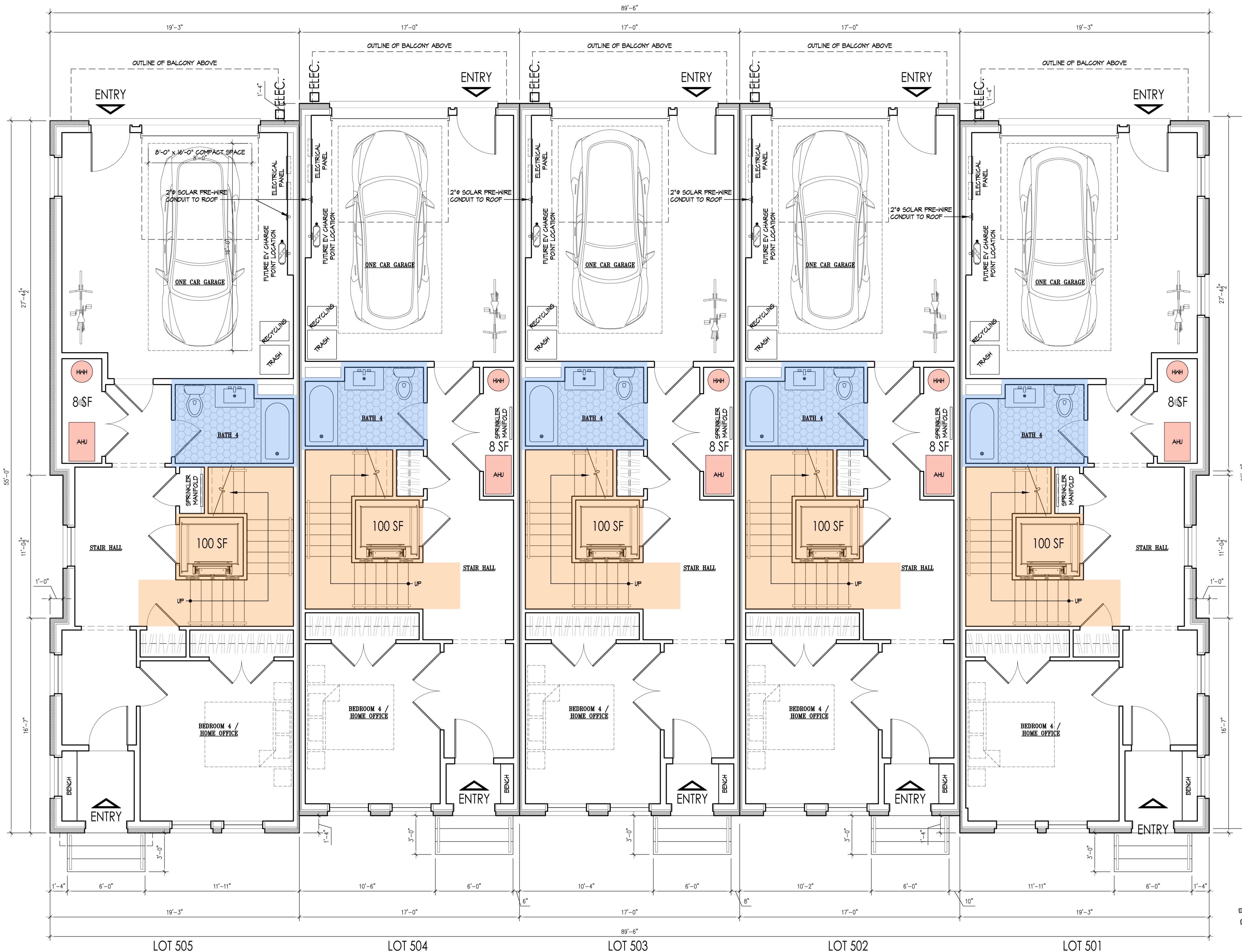
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PROJECT NUMBER	2548	
DATE	05/26/2026	
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	KGA	

SHEET NUMBER

A0

2548-CONCEPT2



FIRST FLOOR PLANS - LOTS 1-5
SCALE: 1/4" = 1'-0"

DRAWING LEGEND	
	MECH / UTILITY
	STAIR / ELEVATOR
	BATHROOM
	ROOF DECK
	BALCONY

LOTS 501 AND 505	
8 SF	MECH / UTILITY
100 SF	STAIR / ELEVATOR
50 SF	BATHROOM
	BALCONY
158 SF	TOTAL DEDUCTIONS
1,048 SF (GROSS) - 158 SF (DEDUCTIONS)	
890 SF (NET) X 2	

LOTS 502 503 AND 504	
8 SF	MECH / UTILITY
100 SF	STAIR / ELEVATOR
50 SF	BATHROOM
	BALCONY
158 SF	TOTAL DEDUCTIONS
935 SF (GROSS) - 158 SF (DEDUCTIONS)	
777 SF (NET) X 3	

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DEPARTMENT OF PLANNING & ZONING

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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PROPOSED FIRST FLOOR PLANS

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A1

2548-CONCEPT2



SECOND FLOOR PLANS - LOTS 1-5
SCALE: 1/4" = 1'-0"

DRAWING LEGEND	
	MECH / UTILITY
	STAIR / ELEVATOR
	BATHROOM
	ROOF DECK
	BALCONY

LOTS 501 AND 505	
	MECH / UTILITY
100 SF	STAIR / ELEVATOR
30 SF	BATHROOM
64 SF	BALCONY
194 SF	TOTAL DEDUCTIONS
1,108 SF (GROSS) - 149 SF (DEDUCTIONS)	
918 SF (NET) X 2	

LOTS 502 503 AND 504	
	MECH / UTILITY
100 SF	STAIR / ELEVATOR
30 SF	BATHROOM
60 SF	BALCONY
190 SF	TOTAL DEDUCTIONS
995 SF (GROSS) - 190 SF (DEDUCTIONS)	
805 SF (NET) X 3	

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PROPOSED SECOND FLOOR PLANS

5/24/2020

5/24/2020

5/24/2020

PROJECT NUMBER
2548

DATE
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A2

2548-CONCEPT2



THIRD FLOOR PLANS - LOTS 1-5
SCALE: 1/4" = 1'-0"

DRAWING LEGEND	
	MECH / UTILITY
	STAIR / ELEVATOR
	BATHROOM
	ROOF DECK
	BALCONY

LOTS 501 AND 505	
	MECH / UTILITY
100 SF	STAIR / ELEVATOR
100 SF	BATHROOM
	BALCONY
200 SF	TOTAL DEDUCTIONS
1,048 SF (GROSS) - 200 SF (DEDUCTIONS)	
848 SF (NET) X 2	

LOTS 502 503 AND 504	
	MECH / UTILITY
100 SF	STAIR / ELEVATOR
100 SF	BATHROOM
	BALCONY
200 SF	TOTAL DEDUCTIONS
935 SF (GROSS) - 200 SF (DEDUCTIONS)	
735 SF (NET) X 3	

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DIRECTOR _____ DATE _____

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PROPOSED THIRD FLOOR PLANS

ARCHITECT
5/26/2026

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SHEET NUMBER
A3

2548-CONCEPT2

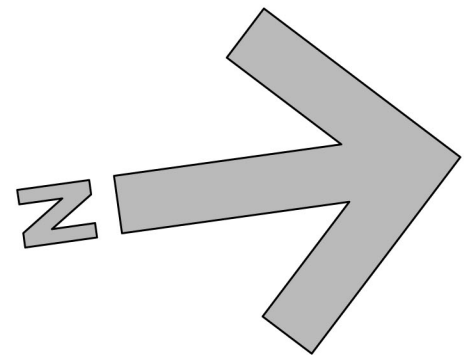


FOURTH FLOOR PLANS - LOTS 1-5
SCALE: 1/4" = 1'-0"

DRAWING LEGEND	
	MECH / UTILITY
	STAIR / ELEVATOR
	BATHROOM
	ROOF DECK
	BALCONY

LOTS 501 AND 505	
6 SF	MECH / UTILITY
100 SF	STAIR / ELEVATOR
50 SF	BATHROOM
	BALCONY
156 SF	TOTAL DEDUCTIONS
676 SF (GROSS) - 156 SF (DEDUCTIONS)	
520 SF (NET) X 2	
FOUR FLOOR TOTAL = 3,176 SF (NET) X 2	

LOTS 502 503 AND 504	
6 SF	MECH / UTILITY
100 SF	STAIR / ELEVATOR
50 SF	BATHROOM
	BALCONY
156 SF	TOTAL DEDUCTIONS
664 SF (GROSS) - 156 SF (DEDUCTIONS)	
508 SF (NET) X 3	
FOUR FLOOR TOTAL = 2,825 SF (NET) X 2	



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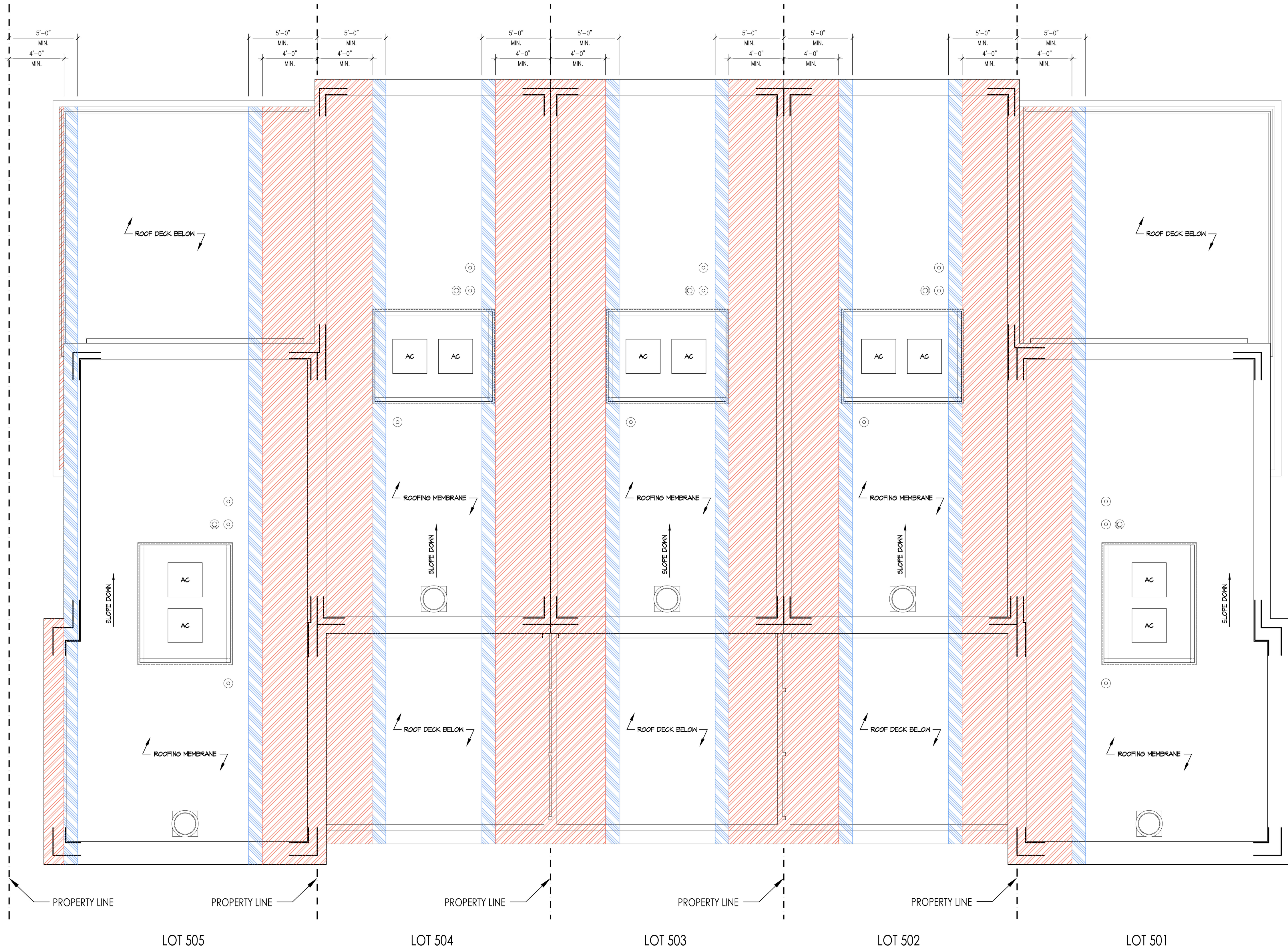
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PROPOSED FOURTH FLOOR PLANS

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A4	
2548-CONCEPT2	



DRAWING LEGEND

AREA OF FRT ROOF SHEATHING

AREA OF NO ROOF PENETRATIONS

APPROVED

SPECIAL USE PERMIT NO. _____

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PROPOSED ROOF PLANS

5/24/2026

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SCALE

A5 NOTED

DRAWN

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SHEET NUMBER

A5

2548-CONCEPT2

ROOF PLANS - LOTS 1-5
SCALE: 1/4" = 1'-0"

DRAWING KEY - MATERIAL TAGS			
(A) ALUMINUM CLAD DOUBLE HUNG WINDOW	(F) PRECAST ACCENT BAND	(K) OVERHEAD GARAGE DOOR	(P) SYNTHETIC TRIM AWNING
(B) ALUMINUM CLAD CASEMENT WINDOW	(G) SYNTHETIC TRIM	(L) PORCH LIGHT	(Q) SYNTHETIC TRIM PRIVACY SCREEN
(C) BRICK VENEER	(H) POLY-ASH SYNTHETIC CHANNEL SIDING	(M) SYNTHETIC WOOD MECH. SCREEN	(R) METAL FLASHING
(D) BRICK ACCENT BAND	(I) PAINTED FIBERGLASS ENTRY DOOR	(N) METAL SCUPPER	(S) METAL RAIL
(E) BRICK CORBEL	(J) ALUMINUM CLAD PATIO DOOR	(O) PRECAST STONE TREAD	(T) MAILBOX
ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE			



RIGHT SIDE / NORTH ELEVATION - MADISON STREETSCAPE
SCALE: 1/4" = 1'-0"

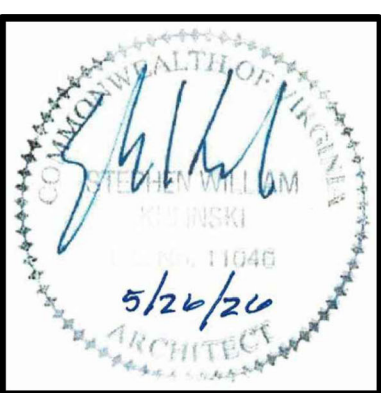
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RIGHT SIDE / NORTH ELEVATION MADISON - STREETSCAPE



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A7	

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2548-CONCEPT2

DRAWING KEY - MATERIAL TAGS			
(A) ALUMINUM CLAD DOUBLE HUNG WINDOW	(F) PRECAST ACCENT BAND	(K) OVERHEAD GARAGE DOOR	(P) SYNTHETIC TRIM AWNING
(B) ALUMINUM CLAD CASEMENT WINDOW	(G) SYNTHETIC TRIM	(L) PORCH LIGHT	(Q) SYNTHETIC TRIM PRIVACY SCREEN
(C) BRICK VENEER	(H) POLY-ASH SYNTHETIC CHANNEL SIDING	(M) SYNTHETIC WOOD MECH. SCREEN	(R) METAL FLASHING
(D) BRICK ACCENT BAND	(I) PAINTED FIBERGLASS ENTRY DOOR	(N) METAL SCUPPER	(S) METAL RAIL
(E) BRICK CORBEL	(J) ALUMINUM CLAD PATIO DOOR	(O) PRECAST STONE TREAD	(T) MAILBOX
ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE			



REAR / WEST ELEVATION - PRIVATE AISLE STREETSCAPE
SCALE: 1/4" = 1'-0"

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REAR / WEST ELEVATION PRIVATE AISLE STREETSCAPE

5/24/2026
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A8

2548-CONCEPT2

DRAWING KEY - MATERIAL TAGS			
(A) ALUMINUM CLAD DOUBLE HUNG WINDOW	(F) PRECAST ACCENT BAND	(K) OVERHEAD GARAGE DOOR	(P) SYNTHETIC TRIM AWNING
(B) ALUMINUM CLAD CASEMENT WINDOW	(G) SYNTHETIC TRIM	(L) PORCH LIGHT	(Q) SYNTHETIC TRIM PRIVACY SCREEN
(C) BRICK VENEER	(H) POLY-ASH SYNTHETIC CHANNEL SIDING	(M) SYNTHETIC WOOD MECH. SCREEN	(R) METAL FLASHING
(D) BRICK ACCENT BAND	(I) PAINTED FIBERGLASS ENTRY DOOR	(N) METAL SCUPPER	(S) METAL RAIL
(E) BRICK CORBEL	(J) ALUMINUM CLAD PATIO DOOR	(O) PRECAST STONE TREAD	(T) MAILBOX
ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE			



LEFT SIDE / SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED	
SPECIAL USE PERMIT NO. _____	
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DIRECTOR _____	DATE _____
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LEFT SIDE / SOUTH ELEVATION

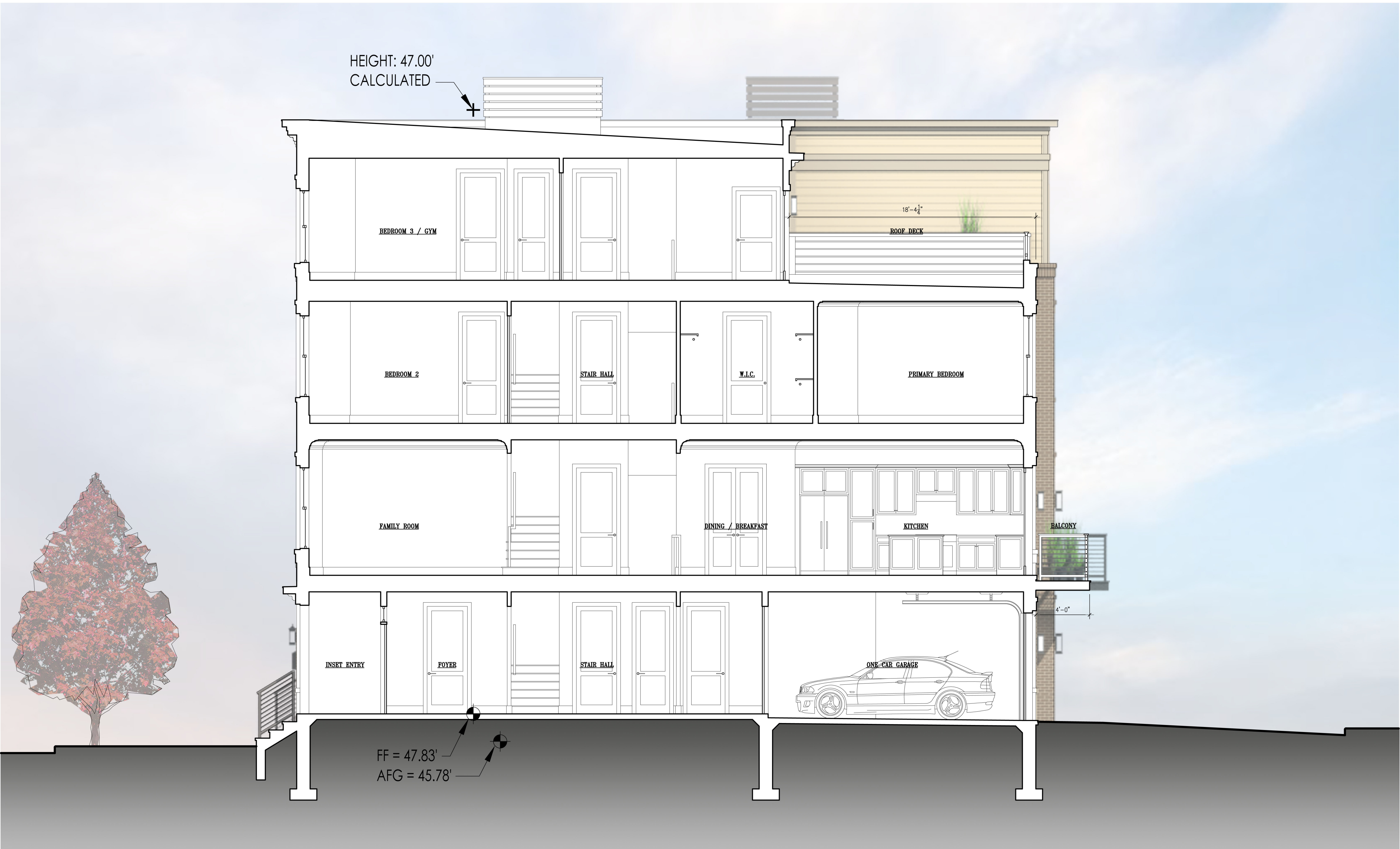


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DATE	
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AS NOTED	
DRAWN	DESIGNED
KGA	KGA
APPROVED	

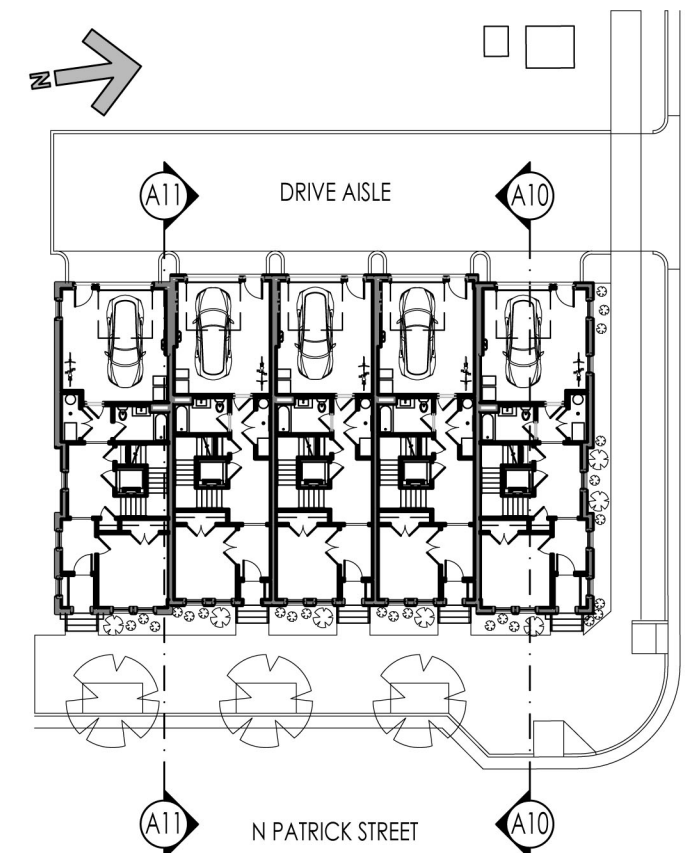
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2548-CONCEPT2



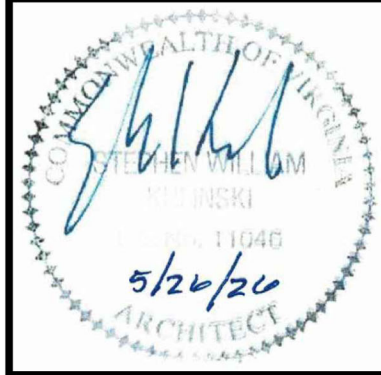
TYPICAL BUILDING SECTION - END UNIT

SCALE: 1/4" = 1'-0"



KEY PLAN - SECTION CUT LOCATIONS
N.T.S.

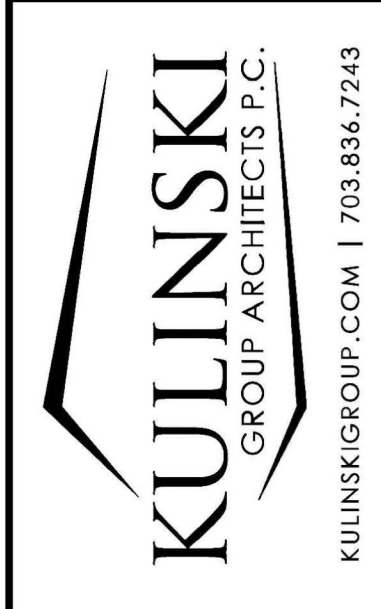
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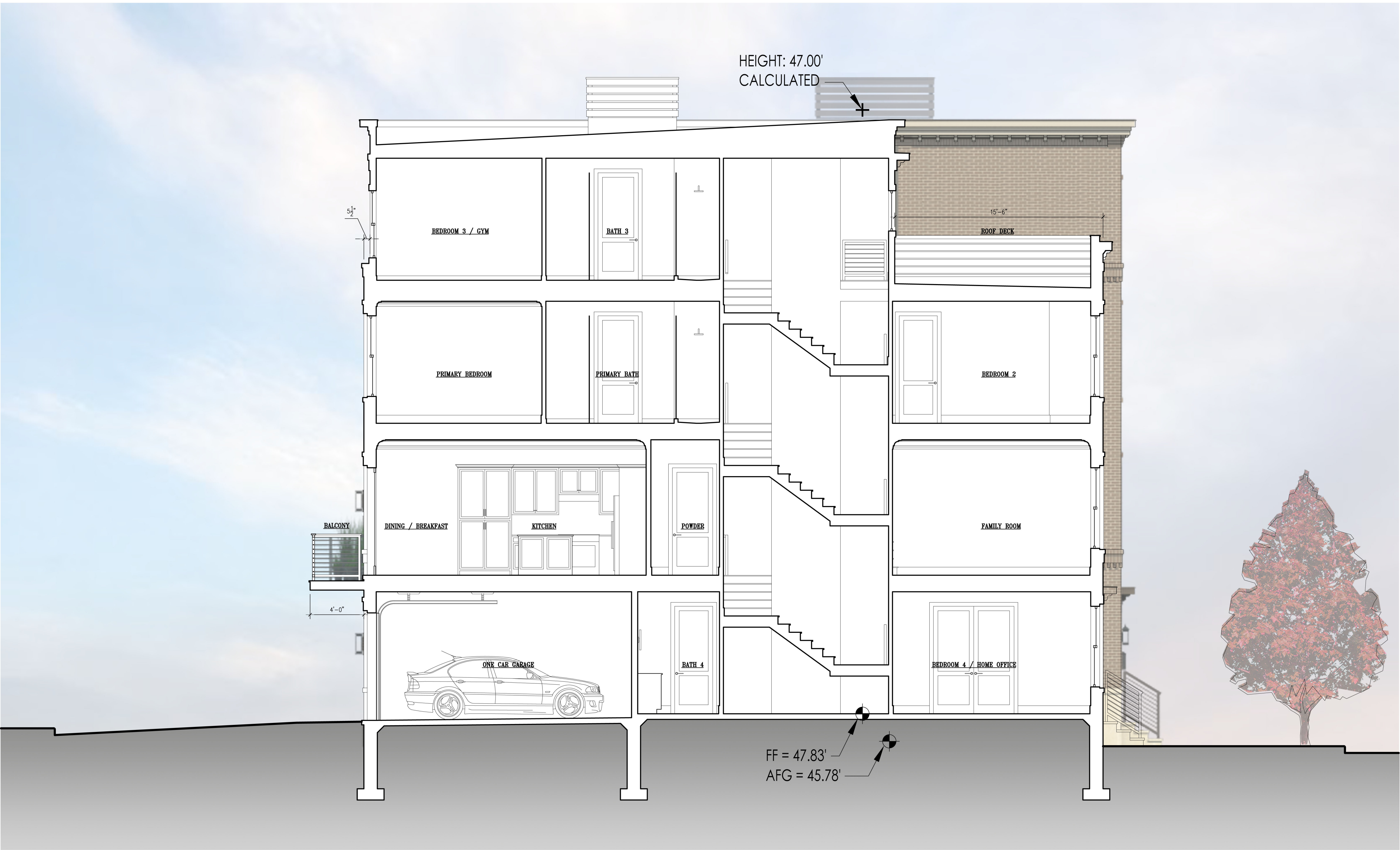
REVISIONS	

PROJECT NUMBER	
2548	
DATE	
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SCALE	
AS NOTED	
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A10	
2548-CONCEPT2	

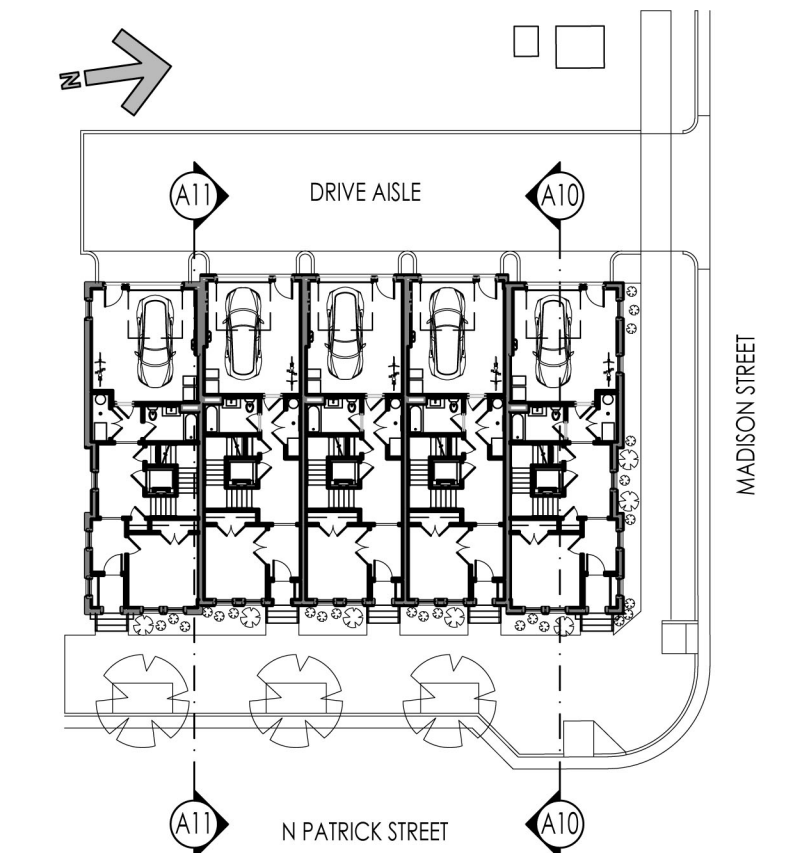


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724-728 N PATRICK STREET ALEXANDRIA, VA 22314
TYPICAL BUILDING SECTION - END UNIT



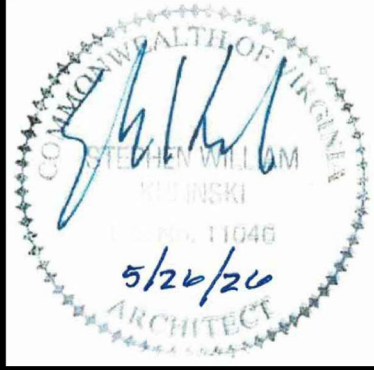
TYPICAL BUILDING SECTION - INTERIOR UNIT

SCALE: 1/4" = 1'-0"



KEY PLAN - SECTION CUT LOCATIONS
N.T.S.

APPROVED	
SPECIAL USE PERMIT NO. _____	
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DIRECTOR _____	DATE _____
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DIRECTOR _____	DATE _____
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A11
2548-CONCEPT2



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TYPICAL BUILDING SECTION - INTERIOR UNIT