

PRELIMINARY DEVELOPMENT PLAN DUKE/QUAKER TOWNHOMES

11 & 12 QUAKER LANE, 3369 DUKE STREET

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 0.5684 AC 24,760 SF
TOTAL AREA OF TAX PARCELS = 0.5684 AC 24,760 SF
TOTAL EXISTING IMPERVIOUS AREA = 0.1893 AC 8,246 SF
TOTAL PROPOSED IMPERVIOUS AREA = 0.3791 AC 16,514 SF
TOTAL DISTURBED AREA = 0.5418 AC 23,600 SF

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUTTER 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.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 7am TO 6pm AND SATURDAYS FROM 9am TO 6pm; NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.
PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND SATURDAYS FROM 10am TO 4pm; NO PILE DRIVING ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.
RIGHT OF WAY EXCAVATION IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH SATURDAY 7am TO 5pm; NO RIGHT OF WAY EXCAVATION IS PERMITTED ON SUNDAYS.

ENVIRONMENTAL PERMITS NOTES

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS, AND 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 AN AREA LESS THAN 1 ACRE, THEREFORE A VPDES PERMIT IS NOT REQUIRED.

ARCHAEOLOGY NOTES

CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO (2) WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PIPES, 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.

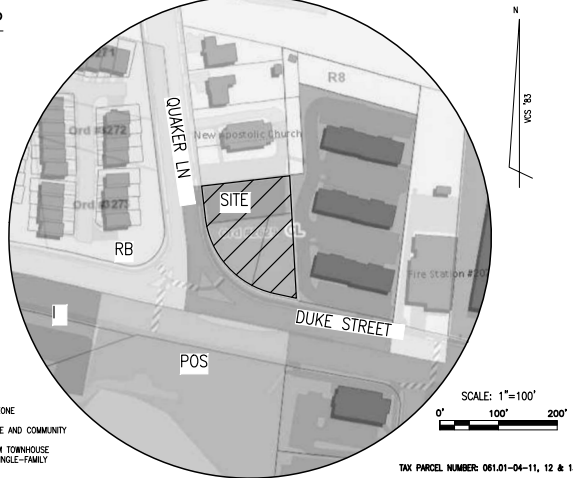
GENERAL NOTES

- 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 CAMERON RUN WATERSHED.
- THIS SITE CONTAINS 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 VINCE MCMALE, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE BAKERY AND/OR ORIGINAL DATA WERE OBTAINED ON FEBRUARY 10, 2025; AND THIS PLAN, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

VICINITY MAP



LEGEND:

- CL COMMERCIAL LOW ZONE
- I INDUSTRIAL ZONE
- POS PUBLIC OPEN SPACE AND COMMUNITY RECREATION ZONE
- RB RESIDENTIAL MEDIUM TOWNHOUSE
- R8 RESIDENTIAL LOW SINGLE-FAMILY

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A REZONING TO REMOVE THE EXISTING PROFFER AND A DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN AND MODIFICATIONS TO PERMIT THE DEVELOPMENT OF A MULTI-UNIT (TOWNHOUSE-STYLE) RESIDENTIAL COMPLEX WITH 11 UNITS, INCLUDING TEN (10) MARKET AND ONE (1) AFFORDABLE UNIT IN ACCORDANCE WITH SECTION 7-700, AND ASSOCIATED OPEN SPACE AND SITE IMPROVEMENTS.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- REZONING TO REMOVE THE EXISTING PROFFER.
- SPECIAL USE PERMIT FOR INCREASE IN FLOOR AREA RATIO PURSUANT TO SECTION 7-700.
- SPECIAL USE PERMIT FOR BUILDING HEIGHT INCREASE TO 40'.
- MODIFICATION OF FRONT YARD SETBACK (QUAKER LANE): REQUIRED = 20 FT; PROPOSED = 4.0 FT FOR BUILDING 1.
- MODIFICATION OF FRONT YARD SETBACK (DUKE STREET): REQUIRED = 20 FT; PROPOSED = 19.0 FT FOR BUILDING 2 (POST-DEDICATION).
- MODIFICATION OF EAST SIDE YARD SETBACK: REQUIRED = 1-2 HEIGHT-TO-SETBACK RATIO OR 16 FT MINIMUM, PROPOSED = 7.0 FT FOR BUILDING 2.
- MODIFICATION OF THE STREET TREES REQUIREMENT ALONG DUKE STREET.

COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	N/A
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	N/A	N/A
SIDEWALKS (LF)	N/A	75
BICYCLE PARKING (NUMBER SPACES)	N/A	N/A
PUBLIC/VISITOR	N/A	N/A
PRIVATE/GARAGE	N/A	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

BUILDING CODE ANALYSIS:

USE:	MULTI-UNIT CONDO STYLE TOWNHOMES
USE GROUP:	R-3
TYPE OF CONSTRUCTION:	1B
NUMBER OF STORIES:	1 1/2 STORIES
FLOOR AREA (GROSS):	30,904 SF
FLOOR AREA (NET):	24,141 SF
FLOOR AREA PER FLOOR:	SEE SHEET G-005
BUILDING FOOT PRINT AREA:	4,000 SF (BUILDING 1), 4,800 SF (BUILDING 2)
BUILDING HEIGHT:	44.1' (BUILDING 1), 44.6' (BUILDING 2)
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED

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OWNER/DEVELOPER

OWNERS:
QUAKER PROFESSIONAL BUILDING, LLC
1777 REISTERSTOWN RD STE 135 EAST
BALTIMORE, MD 21208
INSTR #040042472

ARCHITECT:
EVERGREEN HOMES
3684 CETERVIEW DR, SUITE 120
SHARPLY, VA 20062
(703) 667-7878
CONTACT: GREG MOORE

LANDSCAPE:
AVENS & HEATH LANDSCAPE ARCHITECTURE
(202) 716-2449
CONTACT: DAN DVOE

APPLICANT:
614 WESTBARD, LLC
1268 NEW BEDFORD LANE
RESTON, VA 20194

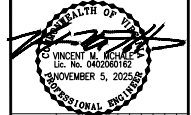
ANALYST:
R.C. FIELDS & ASSOCIATES, INC.
625 N. WASHINGTON STREET, SUITE 250
ALEXANDRIA, VA 22314
(703) 549-6422
CONTACT: NATE GROVES, CERTIFIED ARBORIST

ZONING TABULATIONS

- TAX MAP #: 061.01-04-11, 12 & 13
- ZONE OF SITE: EXISTING: CL (WITH PROFFER) PROPOSED: CL
- USE: EXISTING: PARKING LOT PROPOSED: MULTI-UNIT RESIDENTIAL (TOWNHOUSE-STYLE CONDOMINIUM)
- LOT AREA: REQUIRED: N/A EXISTING: 24,760 SF (0.5684 AC) PROPOSED: 24,760 SF (0.5684 AC)
- NUMBER OF DWELLINGS: 11 MULTI-UNIT (10 MARKET UNITS + 1 ADU UNIT)
- NUMBER OF BEDROOMS: 3-4 PER UNIT (33-44 TOTAL)
- DENSITY: PERMITTED: 22 UNITS/ACRE PROPOSED: 19.4 UNITS/ACRE
- OPEN SPACE: REQUIRED: 8,666 SF (35.0%) PROPOSED: 9,904 SF (40.0%)
- AVERAGE FINISHED GRADE: PROPOSED: BUILDING 1: 18.50 FT BUILDING 2: 18.02 FT
- HEIGHT: PERMITTED: 35.0 FT (45.0 FT W/ SUP) PROPOSED: BUILDING 1: 44.1 FT BUILDING 2: 44.6 FT
- FAR: ALLOWED: 0.75 + 1.3 = 0.975 OR 24,141 SF VA ADU BONUS PROPOSED: GROSS: 30,904 SF NET: 24,141 SF (0.575 FAR)
- YARDS: REQUIRED: FRONT: 20 FT SIDE: 12 FT MIN. REAR: N/A PROVIDED: BUILDING 1: 4.0' FRONT: BUILDING 2: 19.0' (POST DEDICATION) SIDE: 23.0'(N)/80.0'(E) REAR: N/A
- LOT FRONTAGE: REQUIRED: 50 FT PROVIDED: 279 FT
- FRONTAGE TABULATION:
MULTI-UNIT DWELLING:
REDUCTIONS: 5K WITHIN ONE-QUARTER MILE OF 4 ACTIVE BUS ROUTES
REQUIRED: 1 SPACE/BEDROOM - 5K REDUCTIONS = 0.95 SPACE/BEDROOM
BEDROOMS: 2+ BEDROOMS/UNIT (22 BEDROOMS)
REQUIRED: 0.95 SPACE/BEDROOM = 21 SPACES
TOTAL PARKING REQUIRED: 21 SPACES
PARKING PROVIDED: 10 (2-CAR GARAGE) + 1 (1-CAR GARAGE) = 21 SPACES
CHURCH PARKING AGREEMENT:
EXISTING: 10 (LOT 4) + 12 (LOT PT. 5) = 22 SHARED SPACES
PROPOSED: 13 (LOT 4) + 9 (LOT PT. 5) = 22 SHARED SPACES
- LOADING SPACES: REQUIRED: N/A PROPOSED: N/A
- TRIP GENERATION:
EXISTING AM PEAK: 0 PROPOSED AM PEAK: 7 AVT
EXISTING PM PEAK: 0 PROPOSED PM PEAK: 8 AVT
EXISTING VPD: 0 PROPOSED VPD: 62,890
(PER ITE STANDARDS) (PER ITE STANDARDS)
- LIMITS OF DISTURBANCE: 23,600 SF OR 0.5418 AC

RCF FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
625 N. Washington Street, Suite 250
Alexandria, Virginia 22314
(703) 549-6422

PROJ. MANAGER: DANIEL MCQUEEN
EMAIL: DAN@RCFFIELDS.COM
DATE: JUNE 2025
DRAWN: TM
SCALE: AS NOTED



REVISION APPROVED BY	DATE	APPROVED	DATE
DESCRIPTION	DATE	DATE	DATE

PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER
TOWNHOMES

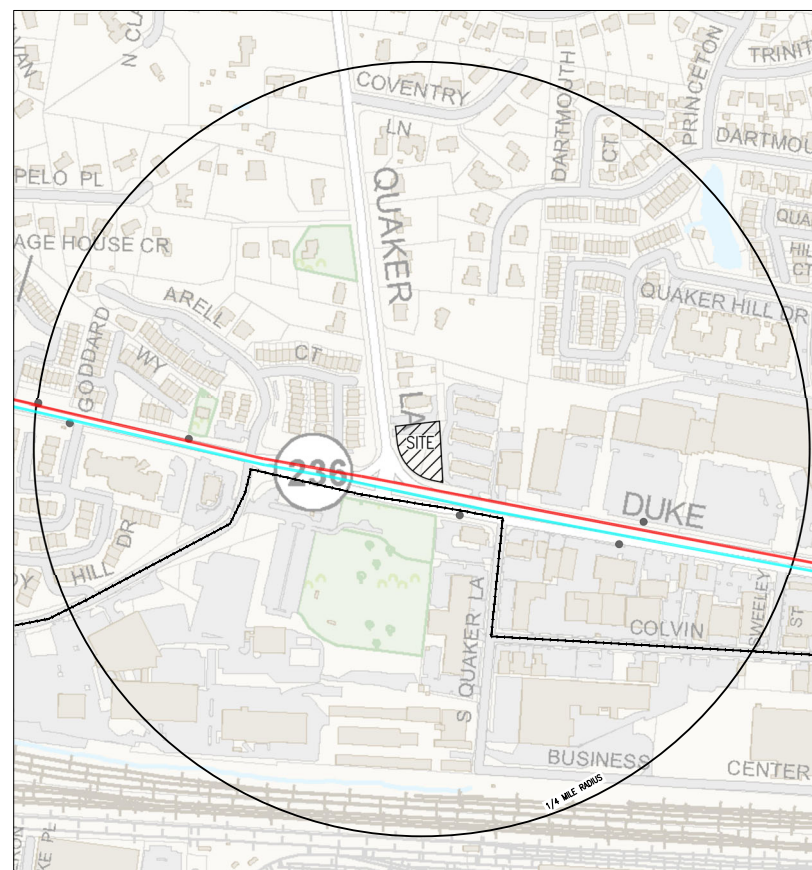
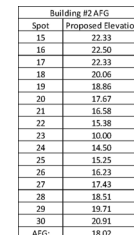
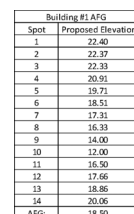
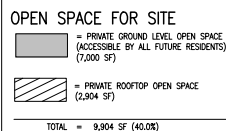
11 & 12 N QUAKER LN, 3369 DUKE STREET
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

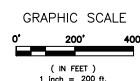
SHEET NAME

APPROVED




SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR: _____ DATE: _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____ DIRECTOR: _____ DATE: _____
DIRECTOR: _____ DATE: _____
CHIEF, PLANNING DIVISION: _____ DATE: _____
DATE RECORDED: _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE: _____



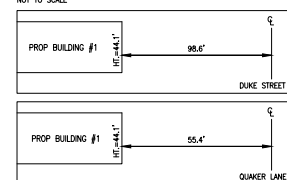
CONTEXTUAL MAP
SCALE: 1" = 200'



LEGEND:

-  BUS STOP
-  WMATA 28A, 29K, 29R
-  DASH 30
- BIKE ROUTES

SECTION 6-403 DETAILS:



SECTION 6-403 COMPLIANCE NOTE:

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 BELOW FOR SECTION SHOWING COMPLIANCE.

APPROVED
SPECIAL USE PERMIT

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

OR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

NS. _____
72 _____

DIRECTOR _____ DATE _____

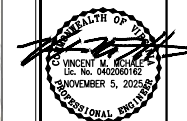
12	
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TO CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

RCF
ENGINEERING • LAND SURVEYING • PLANNING

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com



PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
11 & 21 N. QUAKER LANE & 3369 DUKE STREET
CITY OF ALEXANDRIA, VIRGINIA

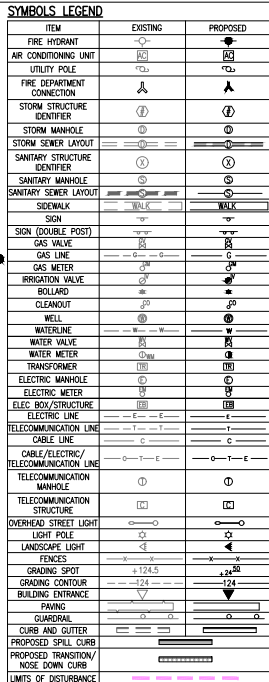
DATE	REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: AS NOTED
DATE: JUNE 16, 2025

CONTEXTUAL
PLAN

SHEET 02 OF 17
FILE: 24-210

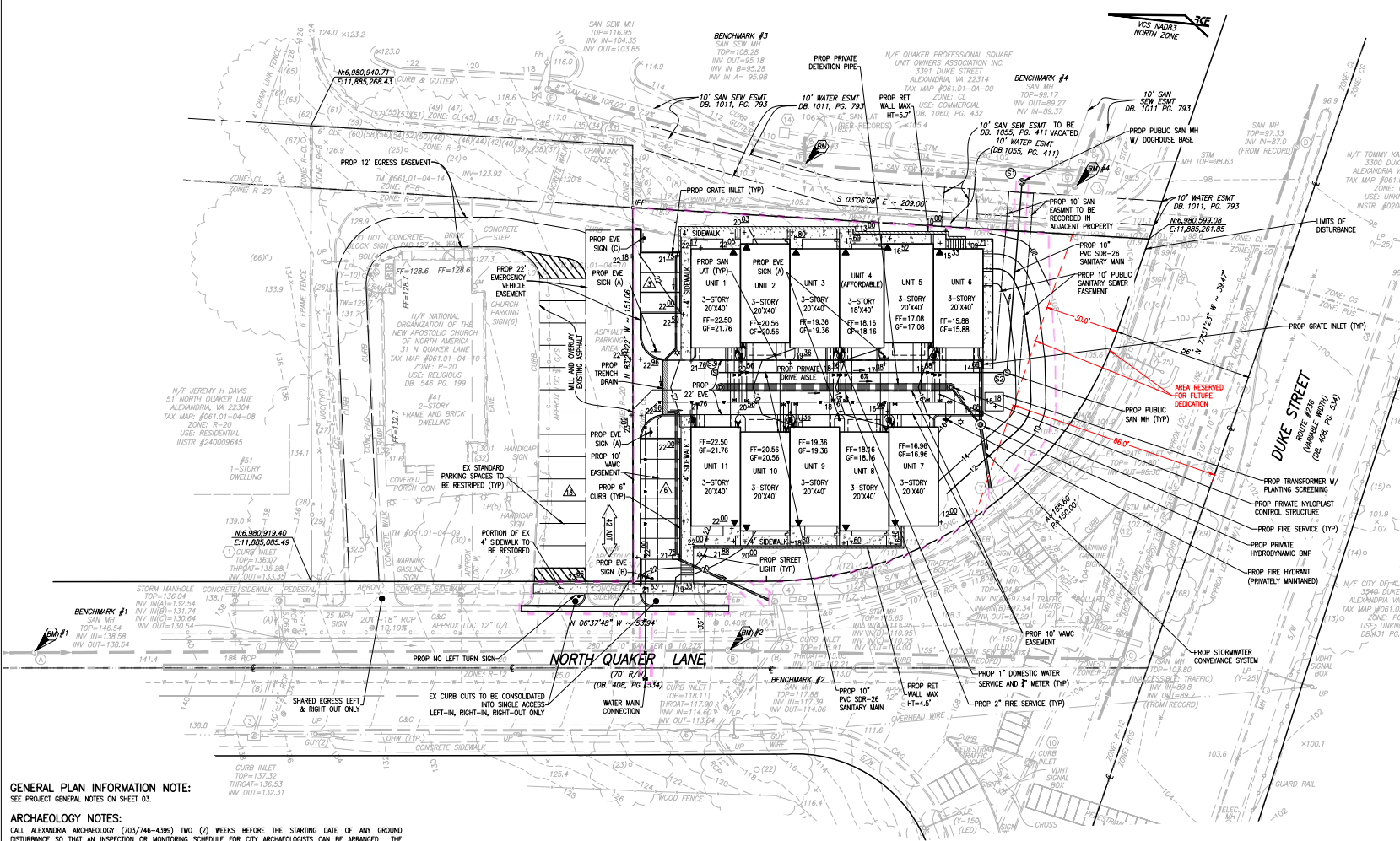
AX MAP:	#06101-04-11 (LOT 5) #06101-04-12 (LOT 6) #06101-04-13 (LOT 7)	3.2
1. ZONE:		
2. OWNER:	QUAKER CORPORATION, BUILDING LLC. 3369 DUNE STREET ALEXANDRIA, VA 22314 INSTR. #04002472	10
3. APPLICANT:	614 WESTBROD, LLC 1208 NEW WESTBROD LANE RESTON, VA 20194	
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD 88 PER FIELD GPS DATA REFERENCED TO THE RTN NETWORK LOC. SMARTNET.		
5. TITLE WAS FURNISHED BY WESTBOR LANE TITLE INSURANCE COMPANY, P.L.C. #14-02-000000 DATED FEBRUARY 11, 2025 AND IS RELIED UPON AS ACCURATE BY THE ENGINEER.		
6. PLAT SUBJECTED TO RESTRICTIONS OF RECORD.		
7. TOTAL SITE AREA = 24,760 SQ. FT. OR 0.5684 ACRES		
8. THERE ARE NO RESOURCE PROTECTION AREAS (RPW'S), TOAD WETLANDS, SHORES, TRIBUTARY STREAMS, FLOODPLAIN, OR BUFFER AREAS FOR SHORES, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY DRAINABLE/PERMEABLE SOILS LOCATED ON THIS SITE.		
9. THERE ARE CURRENTLY NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.		
10. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS SUSQUEHANNA LOAM AND LEONARDTOWN LOAM.		
11. THIS SITE CONTAINS AREAS PREVIOUSLY MAINTAINED AS MARINE CLAYS.		
12. THE PROJECT IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT BOUNDARY AND THERE ARE NO DESIGNATED 100-YEAR OLD BUILDINGS ON THIS SITE.		



1)	18° TREE	37)	2° CUSTER
2)	8° TREE	38)	2° CUSTER
4)	8° TREE	39)	2° CUSTER
5)	6° TREE	40)	2° CUSTER
6)	14° TREE	41)	2° CUSTER
7)	10° TREE	42)	2° CUSTER
8)	20° TREE	43)	2° CUSTER
9)	10° TREE	44)	2° CUSTER
10)	12° TREE	45)	2° CUSTER
11)	28° CUSTER	46)	2° CUSTER
12)	10° TREE	47)	2° CUSTER
13)	10° TREE	48)	2° CUSTER
14)	18° TREE	49)	2° CUSTER
15)	15° TREE	50)	2° CUSTER
16)	15° TREE	51)	2° CUSTER
17)	15° TREE	52)	2° CUSTER
18)	20° TREE	53)	2° CUSTER
19)	22° TREE	54)	2° CUSTER
20)	10° TREE	55)	2° CUSTER
21)	10° TREE	56)	2° CUSTER
22)	26° TREE	57)	2° CUSTER
23)	16° TREE	58)	2° CUSTER
24)	16° TREE	59)	2° CUSTER
25)	16° TREE	60)	2° CUSTER
26)	12° TREE	61)	2° TREE
27)	13° TREE	62)	7° TREE
28)	12° TREE	63)	23° TREE
29)	12° TREE	64)	2° TREE
30)	9° CUSTER	65)	4° TREE
31)	16° TREE	66)	30° TWAIN
32)	9° TWAIN	67)	24° TREE
33)	2° CUSTER	68)	2° CUSTER
34)	2° CUSTER	69)	4° TREE
35)	2° CUSTER	70)	8° TREE

DATE RECORDED _____

SHEET 03 OF 17
FILE: 24-210



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES ON SHEET 03.

ARCHAEOLOGY NOTES:
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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.

SANITARY SEWER OUTFALL NARRATIVE:
THE EXISTING USES (VACANT) DOES NOT PRODUCE ANY AVERAGE DAILY FLOW. THE PROPOSED USE (MULTI-FAMILY RESIDENTIAL) IMPROVEMENTS PRODUCE AN AVERAGE DAILY FLOW OF APPROXIMATELY 15,400 GALLONS PER DAY (350 GPD/UNIT X 11 UNITS X 4.0 PEAK FLOW FACTOR). THEREFORE, SINCE THE INCREASE IN PEAK SANITARY FLOW EXCEEDS 10,000 GPD, A SANITARY SEWER ADEQUATE OUTFALL ANALYSIS IS REQUIRED AND IS PROVIDED ON SHEET 10.

ALEXRENEW NOTES:
1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. Dewatering and other construction related discharge limits to the sewer system are regulated by ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

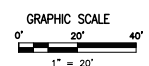
REFUSE TRUCK NOTE:
TRASH CANS WILL BE STORED ON PRIVATE PROPERTY AND ROLLED TO THE PRIVATE SHARED DRIVE ASLE FOR TRASH PICK UP ON A WEEKLY BASIS.

UTILITIES NOTE:
THE PROPOSED BUILDINGS WILL UTILIZE A NEW SANITARY LATERAL, A NEW FIRE LINE, AND A NEW DOMESTIC SERVICE LINE. THE NEW SANITARY LATERALS ARE TO CONNECT TO THE PROPOSED SANITARY MAIN IN THE PRIVATE SHARED DRIVE ASLE. THE PROPOSED SANITARY MAIN IS TO CONNECT TO THE EXISTING SANITARY SEWER WITHIN THE ADJACENT COMMERCIAL PROPERTY TO THE EAST. THE FIRE LINE AND DOMESTIC WATER SERVICE LINES ARE TO CONNECT TO THE PROPOSED WATER MAIN IN THE SHARED PRIVATE DRIVE ASLE. THE PROPOSED WATER MAIN WILL CONNECT TO THE EXISTING WATER SERVICE ALONG N. QUAKER LN.

GREEN BUILDING NARRATIVE:
THIS PROJECT WILL COMPLY WITH THE CITY'S 2019 GREEN BUILDING POLICY. A SCORECARD AND NARRATIVE HAVE BEEN PROVIDED UNDER SEPARATE COVER.

STORMWATER MITIGATION NOTE:
IN THE EVENT THE PROPOSED ROOF DRAINAGE AND/OR SLUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.

UTILITY UNDERGROUNDING NOTE:
NO OVERHEAD UTILITIES UNDERGROUNDING IS PROPOSED WITH THIS PLAN.



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APPROVED SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
SPECIAL PLANNING CHAIRPERSON _____	
DATE RECORDED _____	DATE _____
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

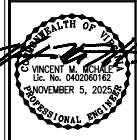
DESIGN: DJM
CHECKED: VMM
SCALE: 1" = 20'
DATE: JUNE 16, 2025

PRELIMINARY PLAN

SHEET **04** of **17**
FILE: **24-210**

625 N. WASHINGTON ST. SUITE 250
ALEXANDRIA, VA 22304
703.549.6422
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PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
(11 & 21 N. QUAKER LANE & 3369 DUKE STREET)
CITY OF ALEXANDRIA, VIRGINIA



SEE PROJECT GENERAL NOTES ON SHEET 03.

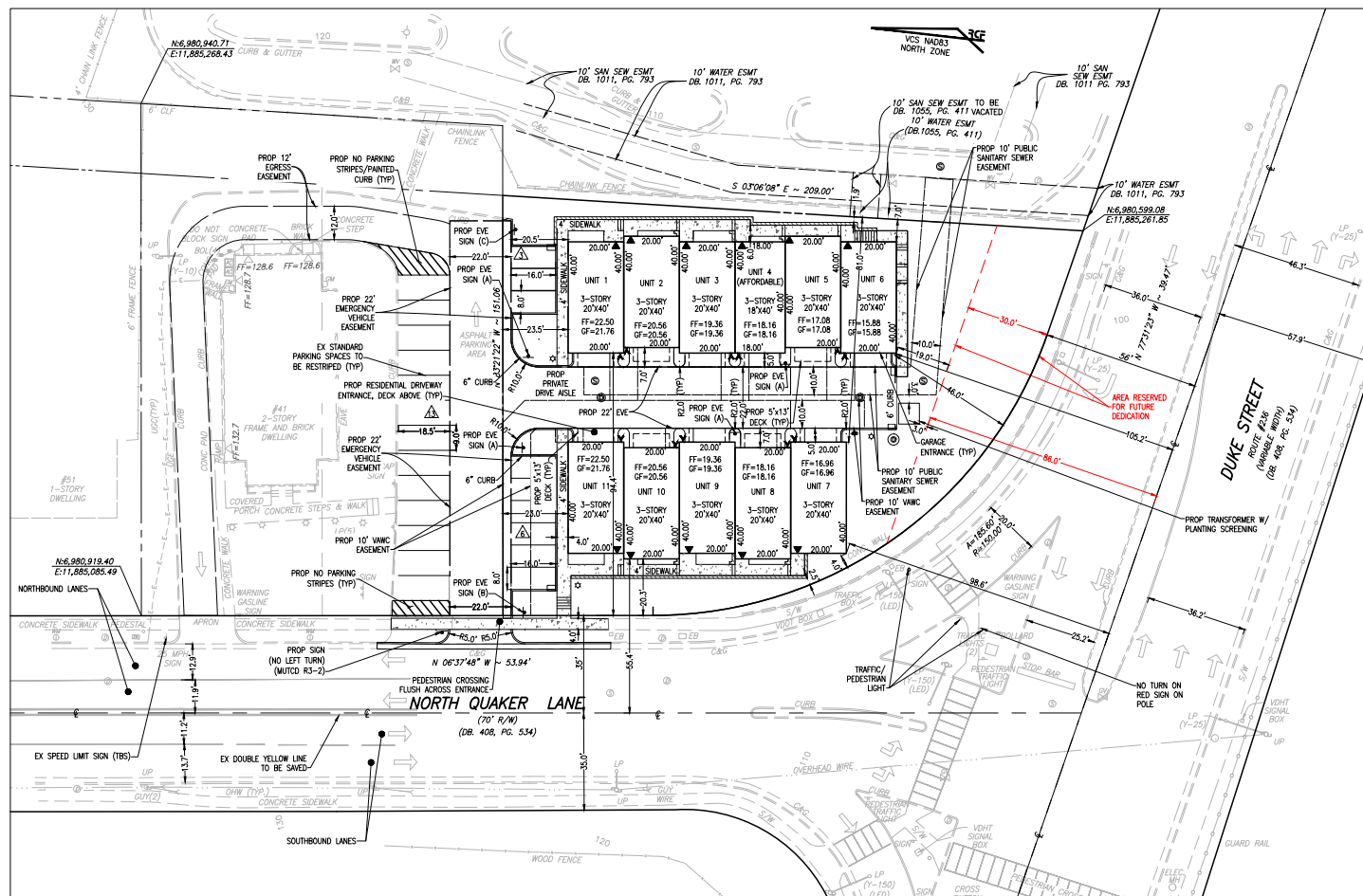
ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.

1. SIGNS AND PAVEMENT MARKINGS ARE TO BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE FOLLOWING AND ANY REVISIONS THERETO:

- A. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- B. THE VDOT ROAD AND BRIDGE STANDARDS
- C. THE VDOT ROAD AND BRIDGE SPECIFICATIONS
2. PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO COMPLY WITH THE REFERENCES IN NOTE 1 ABOVE.
3. NEW SIGN FACINGS SHALL BE OF HIGH INTENSITY REFLECTIVE SHEETING (ENCAPSULATED LENS TYPE).
4. EXISTING SIGNS ARE TO BE RETAINED UNLESS OTHERWISE NOTED.

ON-SITE PARKING SPACE STRIPING SHALL BE STANDARD, 4 INCH WIDE, WHITE THERMOPLASTIC LINES WITH REFLECTIVE MATERIAL AND INSTALLED AS SHOWN ON THE PLAN.

NO PARKING STRIPES/PAINTED CURBS SHALL BE 4 INCH WIDE STRIPING, WHITE THERMOPLASTIC LINES WITH REFLECTIVE MATERIAL. WHITE STRIPING SHALL BE ORIENTED OPPOSITE TO THE DIRECTION OF TRAVEL.



HATCH LEGEND:
 PROPOSED CONCRETE
 RAMP/WALK

GRAPHIC SCALE
0' 20'
1" = 20'

APPROVED
SPECIAL USE PERMIT NO.

DIRECTOR

OR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

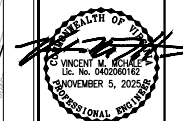
SITE PLAN NO. _____

INS. 72 _____ DIRECTOR _____ D.E.

TO	CHAIRMAN, PLANNING COMMISSION	DATE
	DATE RECORDED	

OF _____

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SUITE 250
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PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
11 & 21 N. QUAKER LANE & 3369 DUKE STREET
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DESIGN: DJM
CHECKED: VMM
SCALE: 1" = 20'
DATE: JUNE 16, 2025

SITE
DIMENSIONS
PLAN

SHEET 05 OF 17
FILE: 24-210

CLEAR ALL
(Ctrl+Shift+Q)data input cells
constant values
calculation cells
final resultsProject Name: Quaker Ln/Duke St Townhomes
Date: 11/13/2025
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 0.54

Check:

BMP Design Specifications List: 2024 Std & 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: 0.190725436
Post-Development TP Load Reduction for Site (lb/yr): 0.14

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/frequently maintained grass or shrub land					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed				0.34	0.34
Impervious Cover (acres)				0.21	0.21
					0.54

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/frequently maintained grass or shrub land					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed				0.14	0.14
Impervious Cover (acres)				0.40	0.40
Area Check	OK	OK	OK	OK	0.54

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) 0.14

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr) 5.57 Final Post-Development TN Load 6.20

LAND COVER SUMMARY - PRE-DEVELOPMENT		
Land Cover Summary-Pre		
Pre-Development	Unaltered	Adjusted
Forest Cover (acres)	0.00	0.00
Weighted Runoff (Forest)	0.00	0.00
Weighted Loading Rate (Forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Runoff (Mixed)	0.00	0.00
Weighted Loading Rate (Mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.34	0.34
Weighted Runoff (Turf)	0.25	0.25
Weighted Loading Rate (Turf)	0.85	0.85
% Managed Turf	62%	62%
Impervious Cover (acres)	0.21	0.21
Weighted Runoff (Impervious)	0.95	0.95
Weighted Loading Rate (Impervious)	0.86	0.86
% Impervious	38%	38%
Total Site Area (acres)	0.54	0.54
Site Rv	0.52	0.66

Treatment Volume and Nutrient Load		
Pre-Development Treatment Volume (acre-ft)	0.0239	0.0239
Pre-Development Treatment Volume (cubic feet)	1,056	843
Pre-Development TP Load (lb/yr)	0.46	0.30
Pre-Development TP Load per acre (lb/acre/yr)	0.85	0.85
Baseline TP Load (lb/yr) (0.26 lb/acre/yr applied to pre-development area including previous land prepared for new impervious cover)		
	0.09	

Adjusted Land Cover Summary:
Pre-Development land cover minus previous land cover (Forest, mixed open or managed turf) brought prepared for new impervious cover.Adjusted total coverage is consistent with Post-Development coverage (includes coverage of new impervious cover).
Column 1 shows land reduction requirement for new impervious cover (based on new development load limit, 0.26 lb/acre/yr).

LAND COVER SUMMARY - POST DEVELOPMENT		
Land Cover Summary-Post (Final)		
Post-Development	Unaltered	Adjusted
Forest Cover (acres)	0.00	0.00
Weighted Runoff (Forest)	0.00	0.00
Weighted Loading Rate (Forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Runoff (Mixed)	0.00	0.00
Weighted Loading Rate (Mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.14	0.14
Weighted Runoff (Turf)	0.25	0.25
Weighted Loading Rate (Turf)	0.85	0.85
% Managed Turf	27%	41%
Impervious Cover (acres)	0.40	0.21
Weighted Runoff (Impervious)	0.95	0.85
Weighted Loading Rate (Impervious)	0.86	0.86
% Impervious	73%	59%
Final Site Area (acres)	0.54	0.35
Final Post-Dev Site Rv	0.76	0.66

Treatment Volume and Nutrient Load		
Post-Development Treatment Volume (acre-ft)	0.0344	
Post-Development Treatment Volume (cubic feet)	1,501	843
Post-Development TP Load (lb/yr)	0.46	0.30
Post-Development TP Load per acre (lb/acre/yr)	0.85	0.85
Max. Reduction Required (Below Pre-Development Load)		
	10%	
TP Load Reduction Required for New Impervious Area (lb/yr)		
	0.03	0.11

Drainage Area A

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Complete Loading?
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.05	0.05	0.25	0.85
Impervious Cover (acres)				0.20	0.20	0.90	0.86
Total					0.25	0.90	0.86

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 Practices (cu ft)	Runoff Reduction (in ³ /hr)	Remaining Turf Volume (in ³ /hr)	Total BMP Treatment Volume (in ³ /hr)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Unattenuated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Required
1.5. Managed Turf Treatment Double Vegetation	6		0.05	0.05	0	0	1,007	1,007	90	0.00	0.06	0.06	0.00	

CLEAR BMP AREAS

Total Phosphorus Available for Removal (lb D.A. A (lb/yr))
Post-Development Treatment Volume (lb D.A. A (lb/yr))Compare N Loading N
0.00
0.00
9.81
12.84

Nitrogen Removal Efficiency (%)	Nitrogen Load to Practice (lb/yr)	Unattenuated Nitrogen Load to Practice (lb/yr)	Nitrogen Removed By Practice (lb/yr)	Remaining Nitrogen Load (lb/yr)
6	0.00	0.00	0.00	0.00

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)	0.01	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	0.01	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (ac)	0.29	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	0.29	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft³)

1,501

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.25	0.00	0.00	0.00	0.00	0.25
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.05	0.00	0.00	0.00	0.00	0.05
TP LOAD REMAINING (lb/yr)	0.20	0.00	0.00	0.00	0.00	0.20
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP Load (lb/yr)	0.46
TP LOAD REDUCTION REQUIRED (lb/yr)	0.14
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.05
TP LOAD REMAINING (lb/yr)	0.41
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.09

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	6.20
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	6.20

1-year storm	2-year storm	10-year storm				
2.70	3.20	5.20				
Drainage Area A			A Soils	B Soils	C Soils	D Soils
Forest - undisturbed, protected forest or reforested land	Area (acres)	0.00	0.00	0.00	0.00	0.00
	CN	30	35	70	77	
Mixed Open - undisturbed/frequently maintained grass or shrub land	Area (acres)	0.00	0.00	0.00	0.00	0.00
	CN	34	39	72	79	
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00	0.01
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.29	
	CN	98	98	98	98	
			CN (D.A. A)			
			98			
RV _{Development} (watershed-inch) with no Runoff Reduction*						
			1-year storm	2-year storm	10-year storm	
RV _{Development} (watershed-inch) with Runoff Reduction*			2.47	2.97	4.96	
Adjusted CN*			2.47	2.97	4.96	
			98	98	98	

Total Area (acres):	0.30
Runoff Reduction Volume (ft ³):	0

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

THE PROPOSED REDEVELOPMENT (0.54 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 HYDRODYNAMIC SEPARATOR IS PROPOSED TO PROVIDE WATER QUALITY TREATMENT. THIS BMP PROVIDES A REDUCTION OF 0.05 LB/YEAR PHOSPHORUS LOAD, WHICH WILL RESULT IN A REMAINING REDUCTION REQUIREMENT OF 0.09 LB/YEAR OF TOTAL PHOSPHORUS. THE REMAINING REQUIRED REDUCTION WILL BE MET THROUGH THE PURCHASE OF OFF SITE NUTRIENT CREDITS PER COORDINATION WITH THE CITY OF ALEXANDRIA STORMWATER MANAGEMENT DIVISION. A NUTRIENT CREDIT AVAILABILITY LETTER IS PROVIDED ON SHEET 06. THUS, THROUGH THE PROPOSED BMP AND THE PURCHASE OF NUTRIENT CREDITS, 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% 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. 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, DUE TO THE PROPOSED FUTURE RIGHT-OF-WAY DEDICATION TO THE CITY OF ALEXANDRIA, THE SITE IS NOT ABLE TO MEET THE 65% TOTAL PHOSPHORUS REMOVAL THROUGH NONHETEROGENEOUS BMPs. THEREFORE, A REQUEST WILL BE SUBMITTED TO WAIVE THIS REQUIREMENT IN ACCORDANCE WITH MEMO TO INDUSTRY 01-18.

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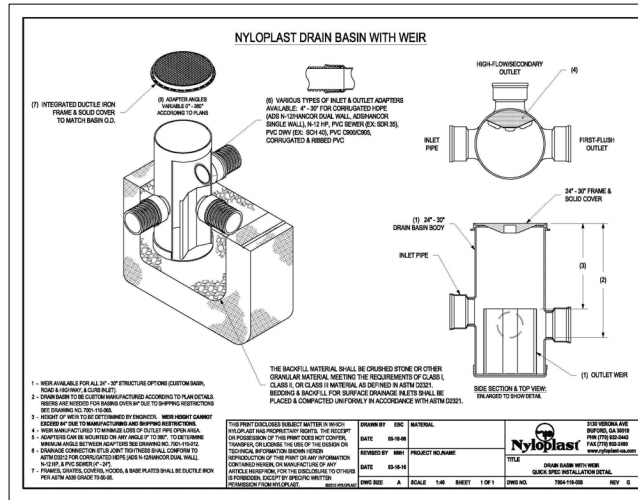
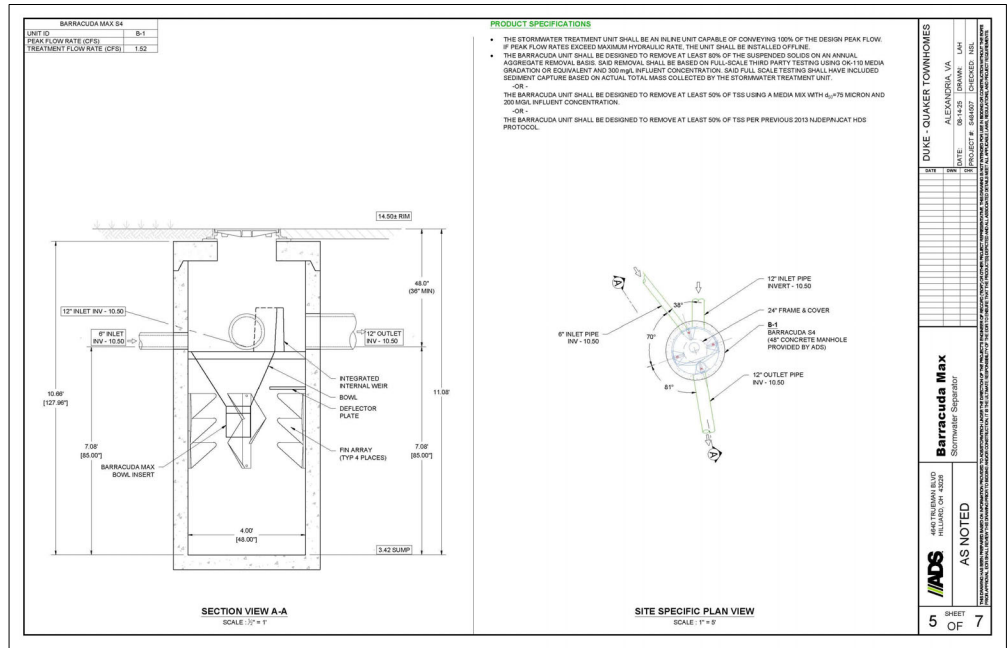
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APPROVED SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
SUBJECT: _____	DATE: _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	DATE: _____
CHIEF PLANNING COMMISSIONER _____	
DATE RECORDED: _____	DATE: _____
INSTRUMENT NO. _____	DEED BOOK NO. _____ DATE: _____

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VINCENT M. BISHOP
Lic. No. 0402060162
NOVEMBER 5, 2025
PROFESSIONAL SEALPRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
(11 & 21 N. QUAKER LANE & 3369 DUKE STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DJM
CHECKED: WMM
SCALE: NO SCALE
DATE: JUNE 16, 2025STORMWATER
QUALITY
CALCULATIONSSHEET 08 of 17
FILE: 24-210



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APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

SUBJECT: _____ DATE: _____

SITE PLAN NO. _____ DATE: _____

ENGINEERING PLANNING CONSTRUCTION _____ DATE: _____

DATE RECORDED: _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE: _____

DATE: _____ REVISION: _____

DESIGN: DJM
CHECKED: WJM
SCALE: AS NOTED
DATE: JUNE 16, 2025

BMP DETAILS

SHEET 09 OF 17
FILE: 24-210

PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
(11 & 21 N. QUAKER LANE & 3369 DUKE STREET)
CITY OF ALEXANDRIA, VIRGINIA

625 N. WASHINGTON ST
SUITE 250
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HEALTH OF VA
VINCENT H. BISHOP
Lic. No. 0402000162
NOVEMBER 5, 2023
PROFESSIONAL SEAL



0' 200' 400'

SCALE: 1" = 200'

SANITARY SEWER DATA NOTE:

INVERTS, MATERIALS, AND SIZE INFORMATION OBTAINED FROM AS-BUILT DATA FROM ALEXANDRIA QCS SEWER VIEWER AND IS RELIED UPON AS ACCURATE BY THE ENGINEER.

PIPE INVERTS, MATERIALS, AND SIZES FOR SEGMENTS A-H HAVE BEEN SURVEYED BY THIS FIRM.

INVERTS AND MATERIALS, AND SIZES FOR SEGMENTS C-I AND L-N WERE OBTAINED FROM ST80-00058 AND ST87-065. DATA TO BE VERIFIED AT TIME OF FINAL SITE PLAN SUBMISSION.

**PIPE INVERTS FOR SEGMENTS I-H⁺ WERE OBTAINED FROM INTERPOLATIONS OF KNOWN INVERTS AT MANHOLE LOCATIONS J-K, AND K ARE UNACCESSIBLE. DATA TO BE VERIFIED AT TIME OF FINAL SITE PLAN SUBMISSION.

PEAK FLOWS FOR SEGMENTS N-AASD HAD BEEN PROVIDED BY THE CITY OF ALEXANDRIA. ADDED FLOW FROM DEVELOPMENT PL D502201-10022 HAS BEEN INCLUDED IN THIS ANALYSIS.

SANITARY SEWER OUTFALL CALCULATIONS:

THE EXISTING USE (VACANT) DOES NOT PRODUCE ANY AVERAGE DAILY FLOW. THIS PROJECT WILL PRODUCE AN AVERAGE DAILY FLOW OF APPROXIMATELY DEVELOPED WITH 11 UNITS. THE AVERAGE DAY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 9-10-10.

SANITARY SEWER OUTFALL NOTE:
 THE PROJECT IS ANTICIPATED TO GENERATE AN AVERAGE INCREASE IN EXCESS OF 10,000 GPD IN SANITARY SEWER WASTEWATER FLOW. THEREFORE, APPROXIMATELY 3,850 GPD IS EXPECTED FOR THIS DEVELOPMENT. RESULTING IN A PEAK FLOW OF 15,400 GPD. THEREFORE, THE PROJECT IS SUBJECT TO SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUATE FLOW CAPACITY FOR THE PROJECT. THE PROJECT WILL BE IN CONFORMANCE WITH INDUSTRY 06-14. THE GENERAL AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

THIS PROJECT PROPOSES A 10" PVC SANITARY EXHAUST, THAT CONNECTS INTO AN EXISTING 8" SANITARY SEWER MAIN WITHIN THE 10' SANITARY LATERAL LOCATED TO THE EAST OF THE SITE. (SEE SHEET 04). THE SANITARY FLOW IS THEN CONVEYED SOUTH THEN EAST UNTIL IT ENTERS AN EXISTING 24" SANITARY SEWER AT STRUCTURE "7A". PER MEMORANDUM TO INDUSTRY NO. 06-14 THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE UTILITY IS AT A POINT WHERE THE FLOW IS GREATER THAN 24". THEREFORE, THE SANITARY SEWER ADEQUATE UTILITY IS GREATER THAN 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE "7A".

Subshed	USE	DESIGN FLOW	SIZE	UNIT	GAL/DAY	GAL/HR	CSF	PEAK CFS [cfs]	FLOW TO
1	Office/Retail	200	19,234	3.847	160	0.006	0.0238	A	
2	Townhouses	350	11 Units	3,850	160	0.060	0.2368	B1	
3	Office/Retail	350	321	88	1,934	0.085	0.319	B2	
4	Single Family Homes	250	26	11 Units	9,100	0.379	0.014	0.0663	D
5	Church	200	2,714	54	203	0.008	0.0343	D	
6	Townhouses	350	88 Units	3,850	1,283	0.047	0.1906	D	
7	Neighborhood Home	250	59,670	11,934	497	0.085	0.319	E	
8	Office/Retail	200	4,203	5.81	35	0.013	0.052	D	
9	Office/Retail	200	11,881	5.237	99	0.0307	0.0747	E	
10	Fire Station	350	8,103	5.1621	68	0.025	0.1010	E	
11	Office/Retail	200	2,561	2,103	305	0.0113	0.0463	E	
12	Office/Retail	200	8,639	5.728	72	0.022	0.0707	E	
13	Office/Retail	200	21,891	5.478	182	0.008	0.0261	E	
14	Shopping Center	500	50,778	5.105	1,596	0.43	0.0517	0.627	M
15	Office/Retail	200	5,168	5.168	72	0.022	0.0707	M	

APPROVED		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHIEF PLANNING COMMISSIONER _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	DATE _____

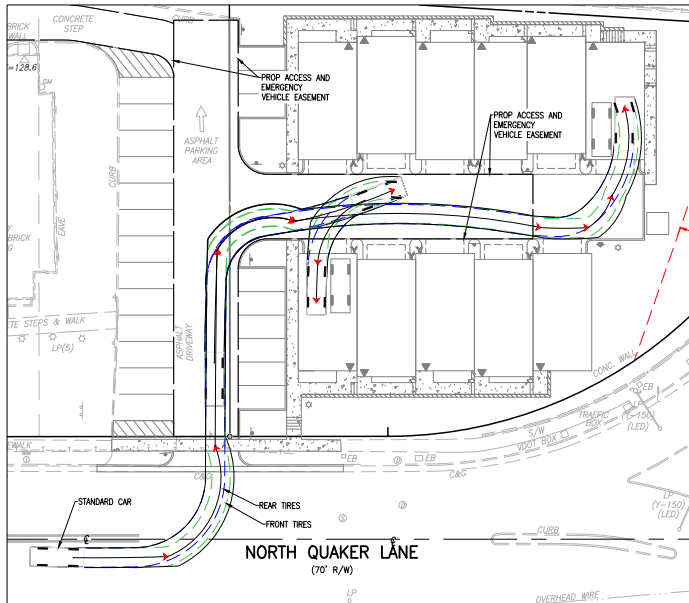
PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
& 21 N. QUAKER LANE & 3369 DUKE STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

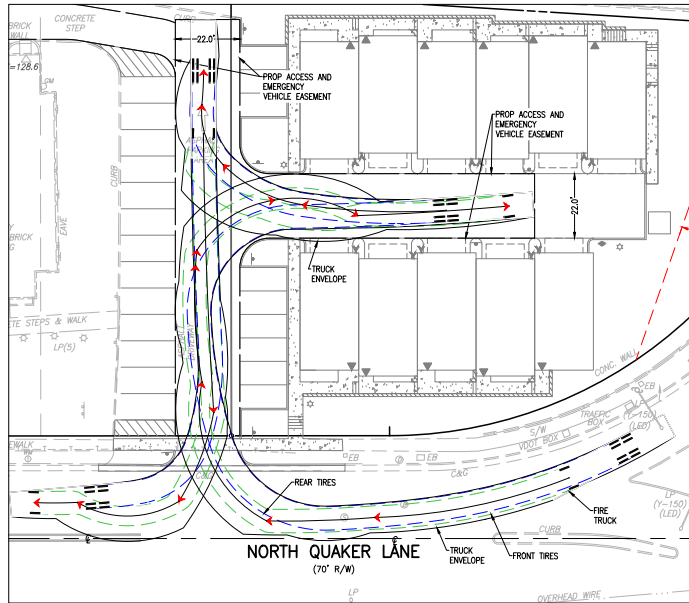
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 DATE: JUNE 16, 2021

SANITARY SEWER
 ADEQUATE
 OUTFALL
 ANALYSIS

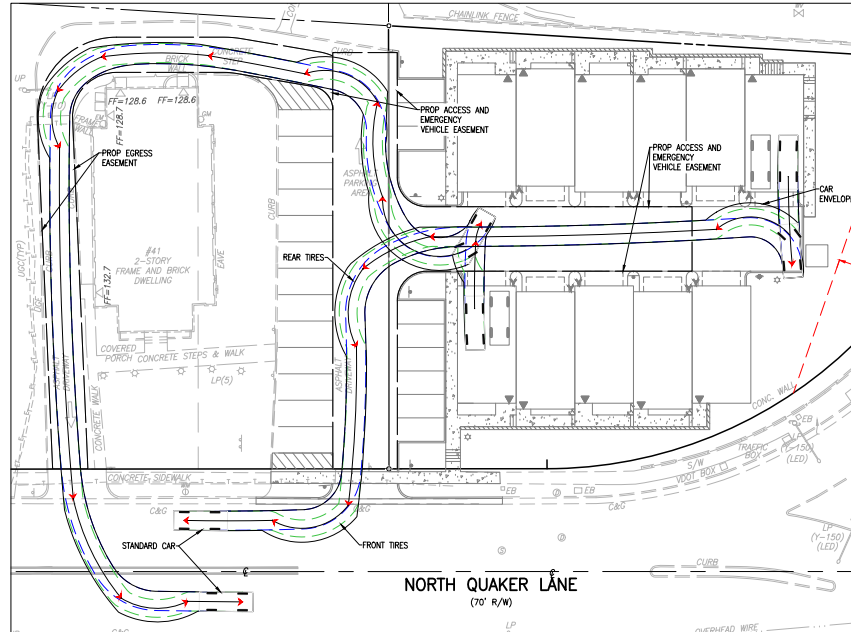
SHEET 10 OF 17
 FILE: 24-210



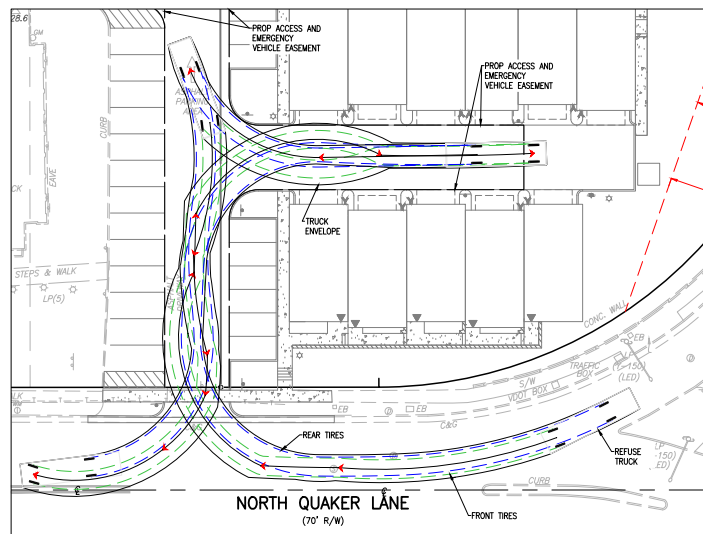
STANDARD CAR (IN) TURNING MOVEMENTS
SCALE: 1" = 20'



FIRE TRUCK (IN/OUT) TURNING MOVEMENTS
SCALE: 1" = 20'

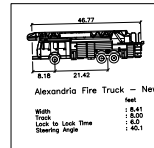


STANDARD CAR (OUT) TURNING MOVEMENTS
SCALE: 1" = 20'

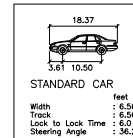


REFUSE TRUCK (IN/OUT) TURNING MOVEMENTS
SCALE: 1" = 20'

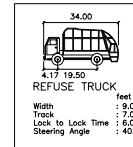
REFUSE TRUCK NOTE:
TRASH CANS WILL BE STORED ON PRIVATE PROPERTY AND
ROLLED TO THE PRIVATE SHARED DRIVE AISLE FOR TRASH
PICK UP ON A WEEKLY BASIS.



FIRE TRUCK DETAIL
(NTS)



STANDARD CAR DETAIL
(NTS)



REFUSE TRUCK DETAIL
(NTS)

APPROVED SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
SITING PLAN NO. _____	
DIRECTOR _____	DATE _____
SPECIAL PLANNING COMMISSION _____	
DATE RECORDED _____	DATE _____
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

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VINCENT M. BISHOP
Lic. No. 0402060162
EXPIRATION DATE: NOVEMBER 5, 2025

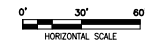
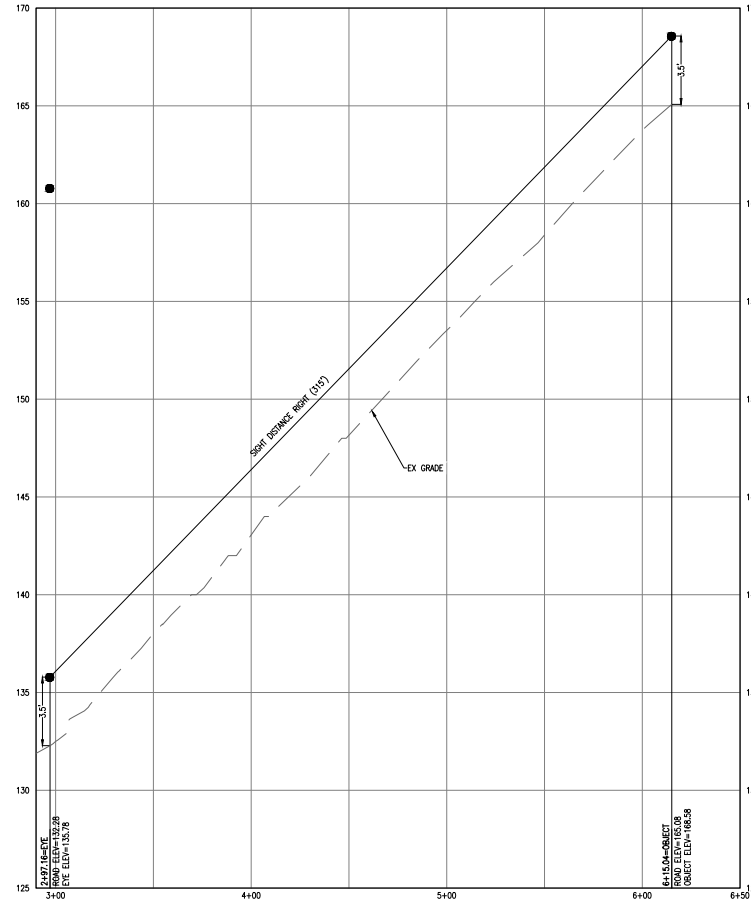
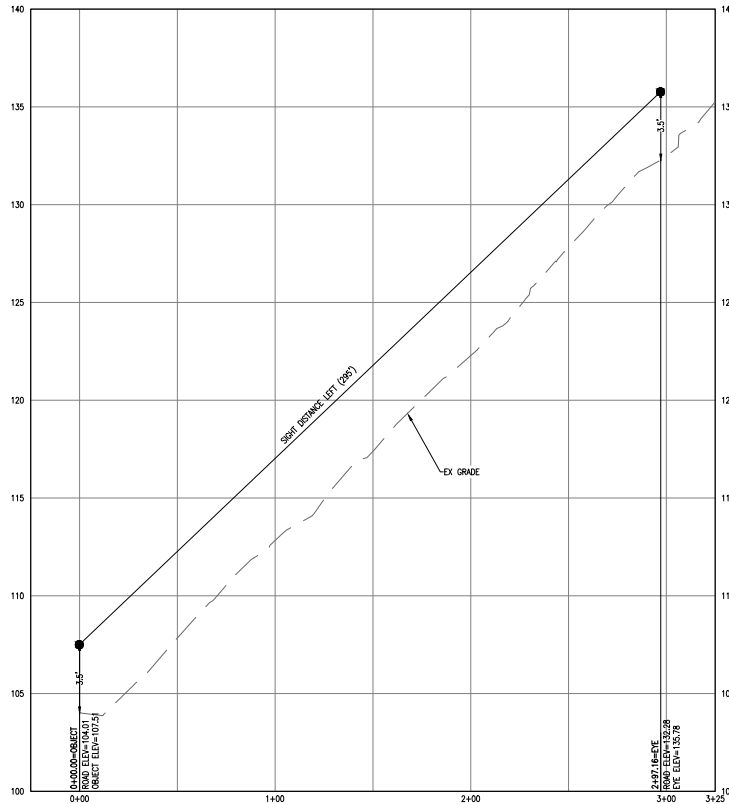
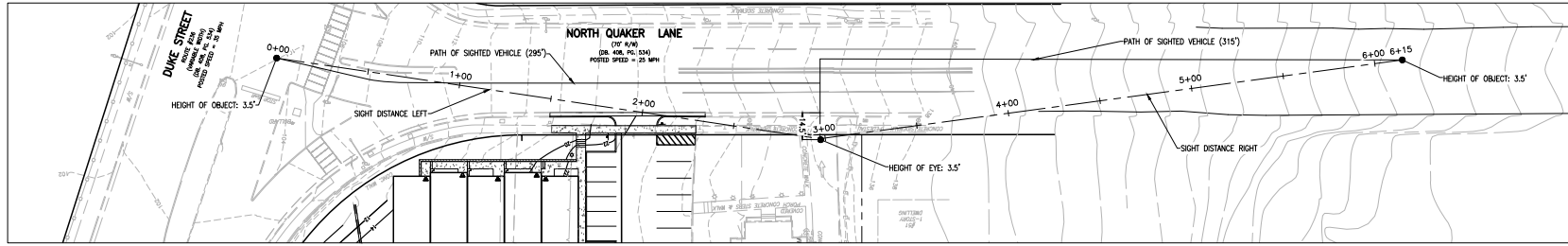
PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
(11 & 21 N. QUAKER LANE & 3369 DUKE STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: 1" = 20'
DATE: JUNE 16, 2025

TURNING
MOVEMENTS

SHEET 11 OF 17
FILE: 24-210



APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DESIGN: DJM
CHECKED: VMW
SCALE: AS NOTED
DATE: JUNE 16, 2025

SIGHT DISTANCE PLAN AND PROFILE

SHEET 12 OF 17
FILE: 24-210

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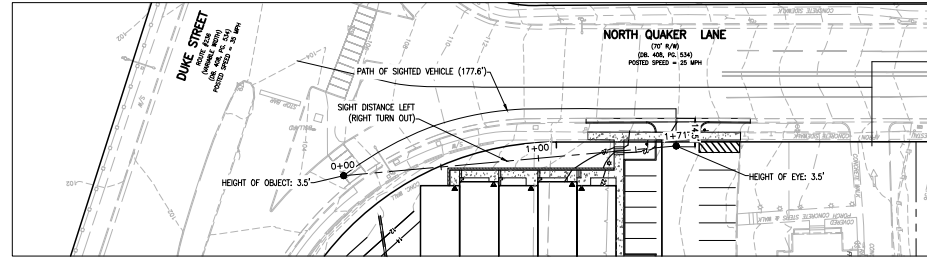
PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
(11 & 21 N. QUAKER LANE & 3369 DUKE STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

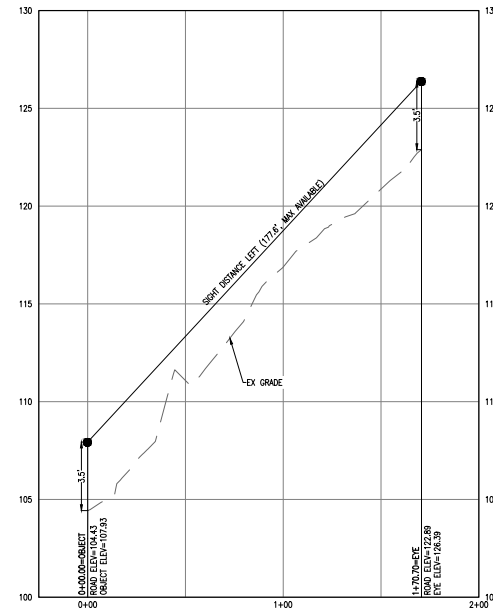
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SCALE: AS NOTED
DATE: JUNE 16, 2025

SIGHT DISTANCE PLAN AND PROFILE

SHEET 12 OF 17
FILE: 24-210



SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 30'



SOUTHERN ENTRANCE SIGHT DISTANCE PROFILE (RIGHT TURN OUT)
SCALE - HORIZ: 1" = 30', VERT: 1" = 3'

SIGHT DISTANCE NOTE:

THERE IS INSUFFICIENT SIGHT DISTANCE AVAILABLE FOR VEHICLES MAKING A RIGHT-TURN EXIT FROM THE PROPERTY AT THE PROPOSED ENTRANCE. HOWEVER, THE NEARBY INTERSECTION OF DUKE STREET AND QUAKER LANE IS SIGNALIZED, AND THE PROPOSED ENTRANCE HAS BEEN STRATEGICALLY POSITIONED AT A LOCATION THAT OFFERS THE MAXIMUM AVAILABLE SIGHT DISTANCE. BASED ON OUR PROFESSIONAL ASSESSMENT, WE BELIEVE THAT THE PROPOSED ENTRANCE WILL NOT RESULT IN ANY TRAFFIC-RELATED NOISANCES OR SAFETY CONCERNS.

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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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SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
SITING PLAN NO. _____	
DIRECTOR	DATE
SIGHTING PLANING CONSIDERATION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO. DATE

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STATE OF VA
VINCENT M. BISHOP
Lic. No. 0402060162
NOVEMBER 5, 2023
PROFESSIONAL ENGINEER

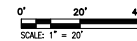
PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
(11 & 21 N. QUAKER LANE & 3369 DUKE STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DJM
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SCALE: AS NOTED
DATE: JUNE 16, 2025

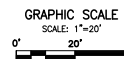
SIGHT DISTANCE PLAN AND PROFILE

SHEET 13 OF 17
FILE: 24-210

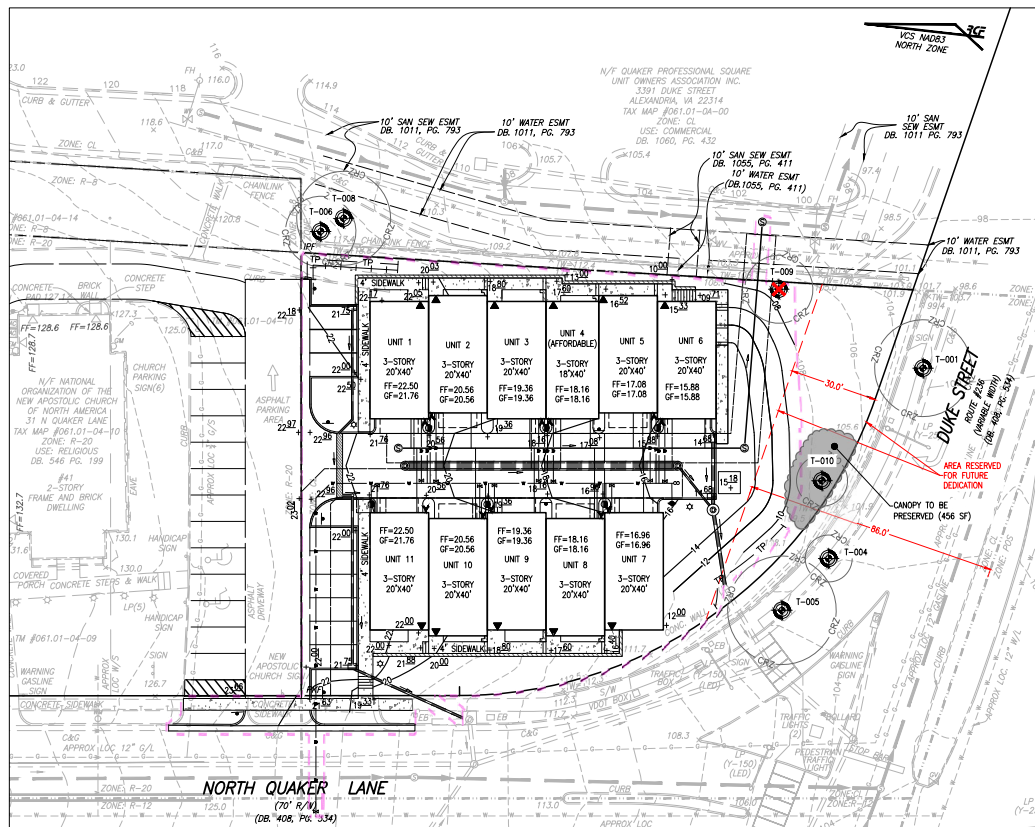


SIGN DETAIL (C)
(NO SCALE)

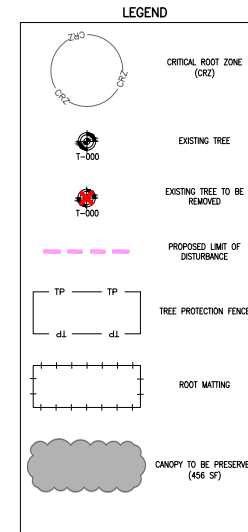
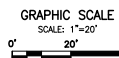
21 210



1. PROPERTY: 11 & 12 QUAKER LN AND 3369 DUKE STREET, ALEXANDRIA, VA 22314
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY THIS FIRM
3. CRZ CALCULATIONS IN RADIUS PER CITY OF ALEXANDRIA DETAIL (SEE SHEET 12)
4. EXISTING CANOPY COVERAGE: 1,711 SF
5. TOTAL SITE AREA: 24,760 SF
6. PERCENT OF SITE COVERED: 7%
7. CANOPY COVERAGE TO BE PRESERVED: 456 SF



TREE PROTECTION AND PRESERVATION PLAN



Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Radius of Canopy (Feet)	Remove?	Owner	Field Notes
001	Gallerly pear	16.5	16.5	80%	-	OFF	Limited soil volume, surface root	
004	Gallerly pear	7.8	8.0	60%	-	OFF		Three codominant stems, epicormic, low soil volume
005	Gallerly pear	18.5	18.5	70%	-	OFF		Limited soil volume, planted deep
006	Eastern red cedar	12	12.0	90%	-	* OFF		Apple rust
008	Pin oak	16	16.0	50%	-	* OFF		Weak union at codominant stems, dead branches
009	Mimosa	7.2, 6.6, 6.3	11.6	80%	15	X		codominant stems, epicormics
010	Northern red oak	8.7	8.7	70%	15	X		codominant stems, suppressed

*A LETTER SHALL BE SENT TO NEIGHBORS WHERE THE PROTECTED LIMITS OF DISTURBANCE SHALL IMPACT A SHARED TREE OR A NEIGHBORING PROPERTIES TREE.

TREE INVENTORY NOTES:

- OFF SITE TREES WERE VISUALLY INSPECTED AND THE DBH WAS ESTIMATED WHEN NOT GIVEN EXPLICIT PERMISSION TO ACCESS NEIGHBOR'S PROPERTY.
- TREES TO BE REMOVED IN PROTECTED AREAS SHALL BE DONE BY HAND TO NOT IMPACT THE CRZ OF TREES TO BE PRESERVED.
- TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY NATE GROVES ISA CERTIFIED ARBORIST (MA-7022A).
- 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.
- NO OFF SITE OR SHARED TREES SHALL BE REMOVED WITHOUT THE PERMISSION OF THE PROPERTY OWNER.

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

SUBJECT: _____ DATE: _____

SITE PLAN NO. _____ DATE: _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SUBJECT: _____ DATE: _____

CHIEF PLANNING COMMISSIONER _____ DATE: _____

DATE RECORDED: _____

RECORDING NO. _____ DEED BOOK NO. _____ DATE: _____

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VINCENT M. BISHOP
LIC. NO. 0402060162
NOVEMBER 5, 2023
PROFESSIONAL SEAL

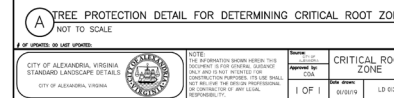
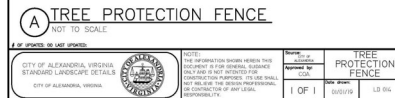
PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
(11 & 21 N. QUAKER LANE & 3369 DUKE STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: 1"=20'
DATE: JUNE 16, 2025

TREE PROTECTION AND PRESERVATION PLAN

SHEET 16 OF 17
FILE: 24-210



ENGINEERING • PLANNING • LAND SURVEYING

Re: Tree Protection Plan at 11 & 12 Quaker Ln, Alexandria, VA 22314

In accordance with The City of Alexandria, and on behalf of the property owners at 11 & 12 Quaker Ln, Alexandria, VA 22314, we are notifying you that the proposed land development activities may impact a portion of the encroaching root systems of two (2) trees along your shared property line.

The projected limits of disturbance for this project maintains overlap with your tree's root zones in as best as possible for the site development. A Certified Arborist at R. C. Fields & Associates, Inc. visually inspected and assessed the (CRZ) tree whose root zones are within the planned limits of disturbance. The trees are marked as "T-006 & T-008" which can be referenced on the attached plan. Due to the impact on the critical root zone (CRZ) these trees have a good likelihood for post-development survival. To protect your trees adjacent to the limits of disturbance, a tree protection fence will be installed prior to any work and root pruning will be utilized where necessary. Know that no disturbances on your property shall occur, and this letter is for notification of impact only.

Off Site:
Tree #T-006 – Chance of post-development survival: Good
Condition: 90% and CRZ impact: 12%

Tree #T-008 – Chance of post-development survival: Good
Condition: 50% and CRZ impact: 6%

If you have any questions please call (703)-549-6422

Sincerely,

R.C. Fields & Associates, INC

825 N. WASHINGTON ST., STE 250
ALEXANDRIA, VA 22314
703.540.6432
www.classicc.com

A) STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL.

1) VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

- [illegible]

(A) NOT TO SCALE

SPECIAL USE PERMIT NO. _____

DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICE

SITE PLAN NO. _____

DIRECTOR

DATE

12	
----	--

TO CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

OF _____
INSTRUMENT NO. _____ DEED BOOK NO. _____

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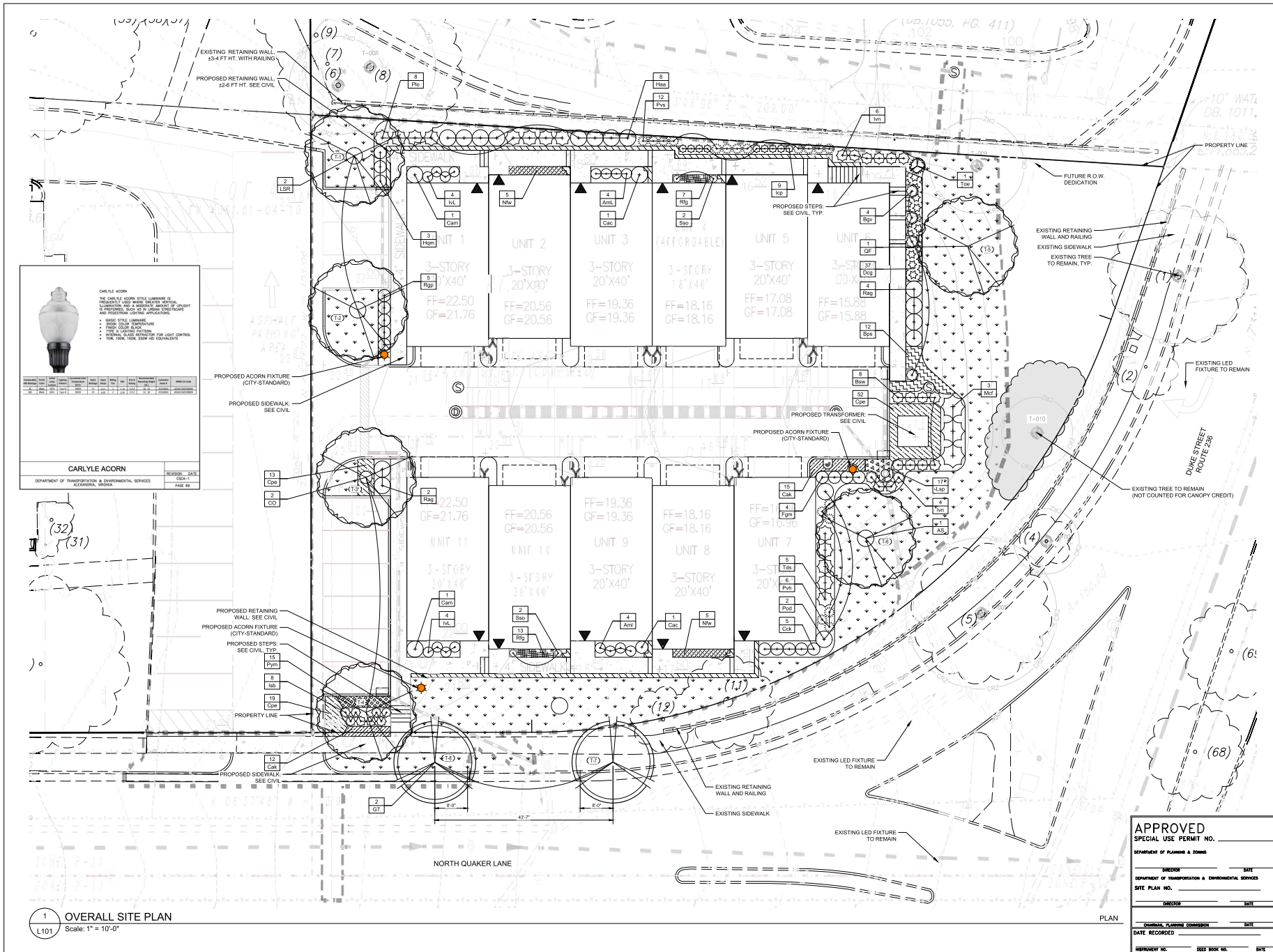
PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
11 & 21 N. QUAKER LANE & 3369 DUKE STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
------	----------

DESIGN: DJM
CHECKED: VMM
SCALE: NO SCALE
DATE: JUNE 16, 2025

TREE PRESERVATION PLAN DETAILS

SHEET 17 OF 17
FILE: 24-210



AVENS + HEATH

LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
707 BEALL AVE, ROCKVILLE, MD 20850
(301) 716-3449

DANIEL MATTHEW DOVE
L.A.C. 00000000000000000000

DUKE/QUAKER TOWNHOMES

CITY OF ALEXANDRIA, VIRGINIA

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGN: CO
 DRAWN: SS
 CHECKED: CO

OVERALL SITE PLAN

DESIGN: CO
 DRAWN: SS
 CHECKED: CO

APPROVED
 SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING
 DIRECTOR _____ DATE _____
 SITE PLAN NO. _____
 DIRECTOR _____ DATE _____
 DEPARTMENT OF PLANNING & ZONING
 DATE RECORDED _____
 RECORDED NO. _____ DEED BOOK NO. _____ DATE _____

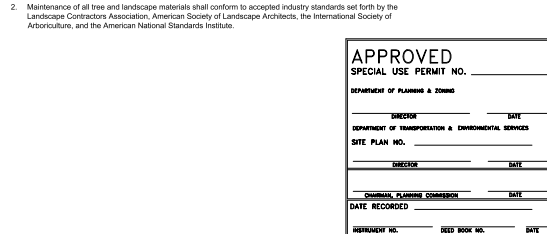
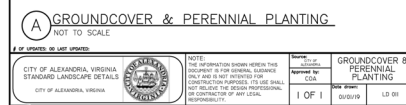
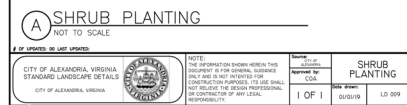
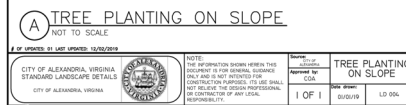
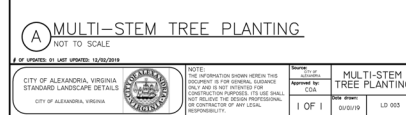
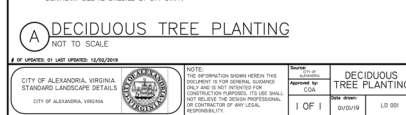
PROJECT NO: 25011
 DATE: 11.05.2025

SCALE: 1" = 10'-0"

NORTH

L101
 PRELIMINARY PLAN

PROJECT NO: 25011
 DATE: 11.05.2025



CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	24,760
25% CROWN COVER REQUIRED (SF)	6,190
EXISTING CROWN COVER (SF)	1,711
REMOVED CROWN COVER (SF)	1,711
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	6,500
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	26.3%
TOTAL CROWN COVER PROVIDED (SF)	6,500

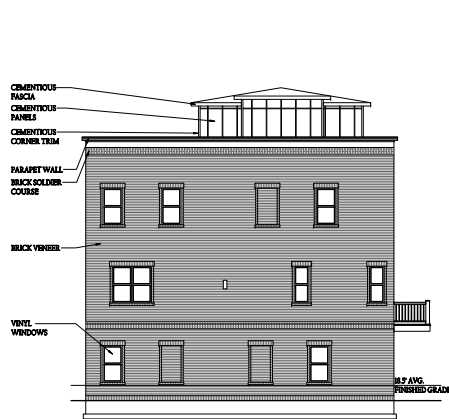
BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
GENUS	QTY	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED ¹	SPECIES	QTY	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED ¹
Acer	1	11.1%	50%	saccharum	1	11.1%	35%
Celtis	2	22.2%	50%	occidentalis	2	22.2%	35%
Cornus	2	22.2%	50%	spicata	2	22.2%	35%
Liquidambar	2	22.2%	50%	styraciflua	2	22.2%	35%
Quercus	1	11.1%	50%	falcata	1	11.1%	35%
Thuja	1	11.1%	50%	occidentalis	1	11.1%	35%
SHRUBS	9	TOTAL NUMBER OF TREES PROPOSED					
GENUS	QTY	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Aronia	8	7.4%	33%	melanocarpa	8	7.4%	10%
Bonus	12	11.1%	33%	sinica	8	7.4%	10%
			33%	x	4	3.7%	10%
Calliparis	2	1.9%	33%	americana	2	1.9%	10%
Clethra	2	1.9%	33%	alnifolia	2	1.9%	10%
Caryopteris	5	4.6%	33%	x candelabris	5	4.6%	10%
Fothergilla	4	3.7%	33%	gardenii	4	3.7%	10%
Hydrangea	11	10.2%	33%	arborescens	8	7.4%	10%
			33%	quercifolia	3	2.8%	10%
Ilex	27	25.0%	33%	glabra	8	7.4%	10%
			33%	crenata	9	8.3%	10%
			33%	vomitoria	10	9.3%	10%
Itea	8	7.4%	33%	virginica	8	7.4%	10%
Myrica	3	2.8%	33%	cerifera	3	2.8%	10%
Prunus	8	7.4%	33%	laurocerasus	7.4%	8	7.4%
Phytocordus	2	1.9%	33%	opulifolius	2	1.9%	10%
Rhododendron	5	4.6%	33%	azalea	5	4.6%	10%
Rhus	6	5.6%	33%	aromatica	6	5.6%	10%
Thuja	5	4.6%	33%	occidentalis	5	4.6%	10%
108	TOTAL NUMBER OF SHRUBS PROPOSED				108		

According to the 2019 Alexandria Landscape Guidelines, Chapter 3.1, Biodiversity Standards:

Where the [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.

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 RECORDED		DATE
INSTRUMENT NO.	DEED BOOK NO.	DATE

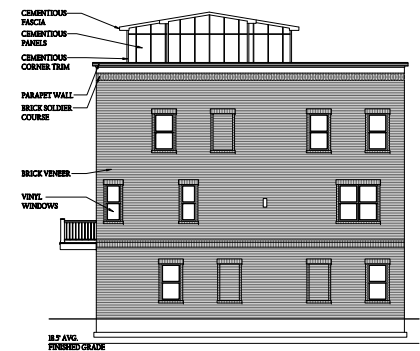




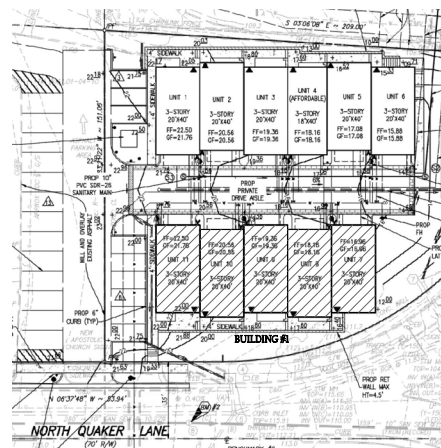
 SOUTH SIDE ELEVATION
SCALE: 1/8"=1'-0"



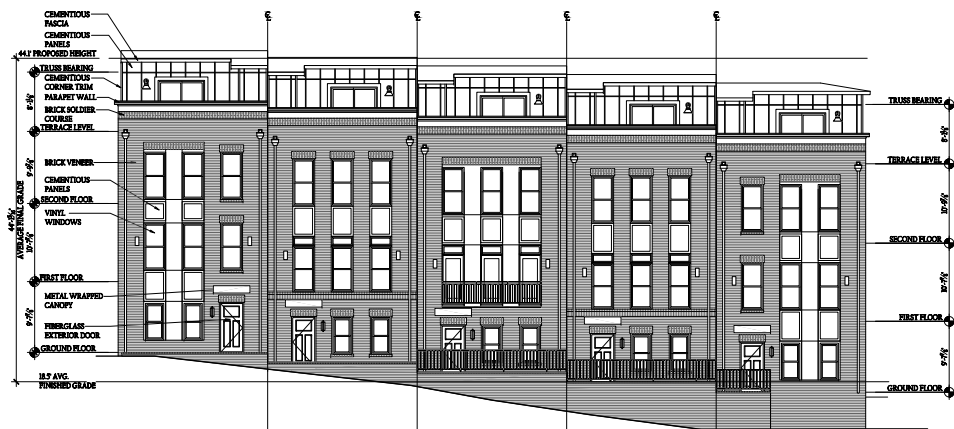
 EAST ELEVATION
SCALE: 1/8"=1'-0"



04 NORTH SIDE ELEVATION
G-002 SCALE: 1/8" = 1'-0"



05 SITE PLAN
G-002 SCALE: NOT TO SCALE



<u>ELEVATION B</u> <u>PER PLAN</u> <u>UNIT 11</u>	<u>ELEVATION A</u> <u>REVERSE</u> <u>UNIT 10</u>	<u>ELEVATION C</u> <u>REVERSE</u> <u>UNIT 9</u>	<u>ELEVATION A</u> <u>REVERSE</u> <u>UNIT 8</u>	<u>ELEVATION B</u> <u>REVERSE</u> <u>UNIT 7</u>
---	--	---	---	---

WEST ELEVATION STRIP
SCALE: 3/8"=1'-0"

<h1>APPROVED</h1>		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHIEF PLANNING COMMISSION _____		
DATE RECORDED _____		
OFFICE NO. _____	OFFICE BOOK NO. _____	SIGN _____

Evergreene
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HANTYLL VIRGINIA 20121
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11/2025

DUKE / QUAKER TOWNHOMES
11-21 N. QUAKER LANE & #3369 DUKE STREET, CITY OF ALEXANDRIA, VA
EVERGREENE HOMES

BUILDING #1 STRIP

G-002

A 3D architectural rendering of a three-story brick building. The building features a flat roof with a green roof section on top. The facade is made of red brick. There are several windows: two on the top floor, two on the middle floor, and two on the bottom floor. The building is set against a blue sky with white clouds. The base of the building is a dark brown color.

An architectural rendering of a four-story brick building with a flat roof. The building features a mix of red brick and dark grey panels. It has multiple windows, some with white frames and others with dark frames. There are black downspouts and a black metal railing on the ground floor. The building is set against a blue sky and a green field.

RENDERINGS ARE ILLUSTRATIVE AND INTENT TO CONVEY ARCHITECTURAL MASSING & MATERIALS OF PROPOSED BUILDINGS. FOR SITE PLAN OR LANDSCAPE SPECIFIC CONDITIONS, PLEASE SEE CIVIL AND LANDSCAPE PLANS & SUBMISSIONS

APPROVED
SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR

DATE

CHURMAN, PLANNING COMMISSION

DATE RECORDED _____

Evergreen

[illegible]

SEEN & SIGNED:

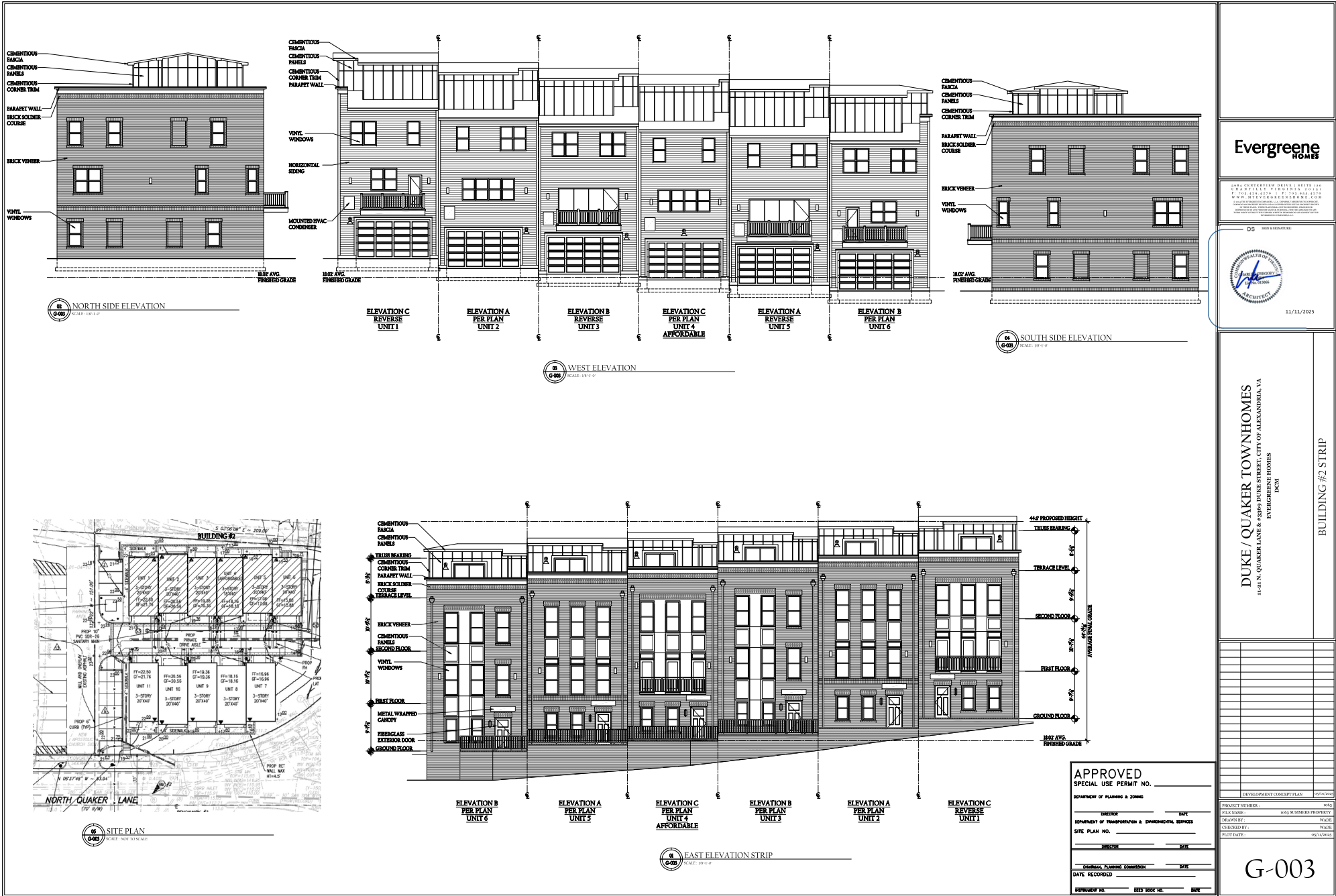


11/11/2029

DUKE / QUAKER TOWNHOMES
11-21 N. QUAKER LANE & #3369 DUKE STREET, CITY OF ALEXANDRIA, VA
EVERGREEN HOMES

BUILDING #1 - STRIP

G-002a



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WWW.EVERGREENEHOMES.COM

DS DESIGN & RESEARCH



11/11/2025

DUKE / QUAKER TOWNHOMES
11-01 N. QUAKER LANE # 2099 DUNE STREET, CITY OF ALEXANDRIA, VA
EVERGREEN HOMES
DCM

BUILDING #2 STRIP

G-003

An architectural rendering of a modern, three-story townhome complex. The building features a light gray horizontal siding and dark gray roofs. Each unit has large windows, including some with multiple panes, and balconies with black metal railings. The ground floor includes dark brown garage doors. The building is set against a blue sky with light clouds, and the foreground shows a dark brown ground plane.

An architectural rendering of a four-story brick townhome building. The building features a mix of red brick and dark grey/black panels. Each unit has a ground-floor entrance with a small black metal railing. Upper floors have multiple windows, some with black metal railings. The building has a flat roof and is set against a blue sky with light clouds. The foreground is a dark brown ground plane.

RENDERINGS ARE ILLUSTRATIVE AND INTENT TO CONVEY ARCHITECTURAL MASSING & MATERIALS OF PROPOSED BUILDINGS. FOR SITE PLAN OR LANDSCAPE SPECIFIC CONDITIONS, PLEASE SEE CIVIL AND LANDSCAPE PLANS & SUBMISSIONS

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DEPARTMENT OF TRANSPORTATION & E

SITE PLAN NO. _____

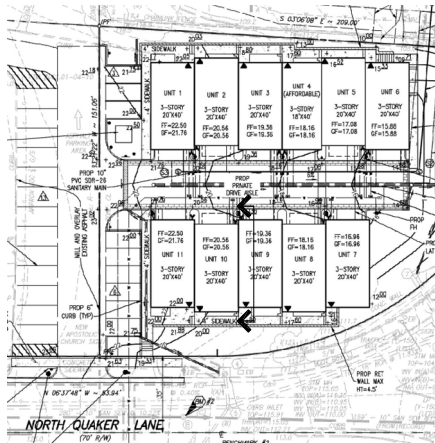
DIRECTOR

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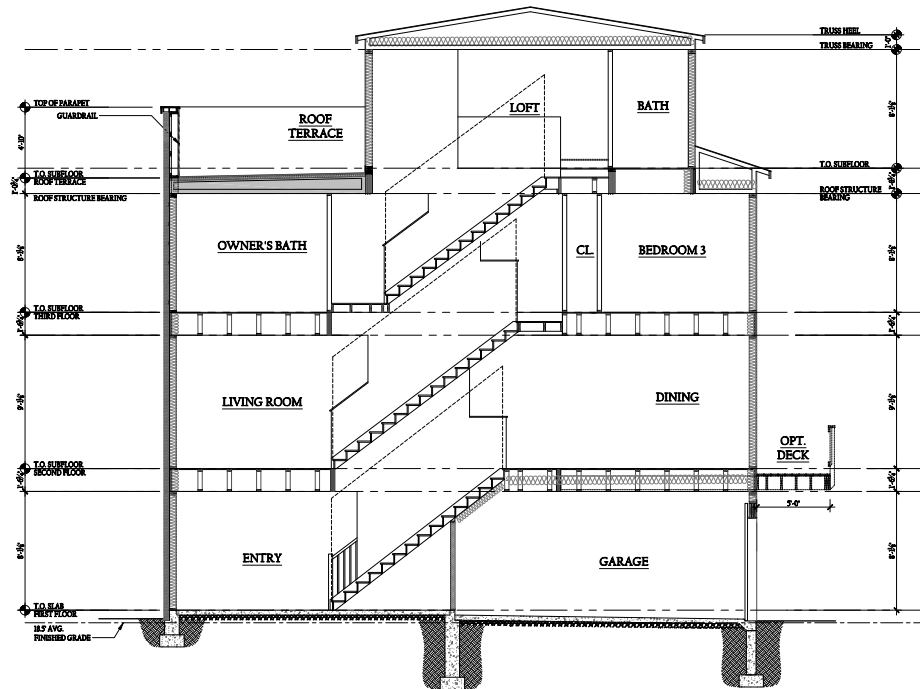
CHAIRMAN, PLANNING COMMISSION

DATE RECORDED _____

Investment no. 6226



SITE PLAN
SCALE: 1/8" = 1'-0"



BUILDING SECTION
SCALE: 1/8" = 1'-0"

APPROVED SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
CHECKED BY: _____	WADE _____
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
DEPARTMENT OF PLANNING & ZONING	
DATE RECORDED _____	DATE _____
RECORDING NO. _____	DEED BOOK NO. _____

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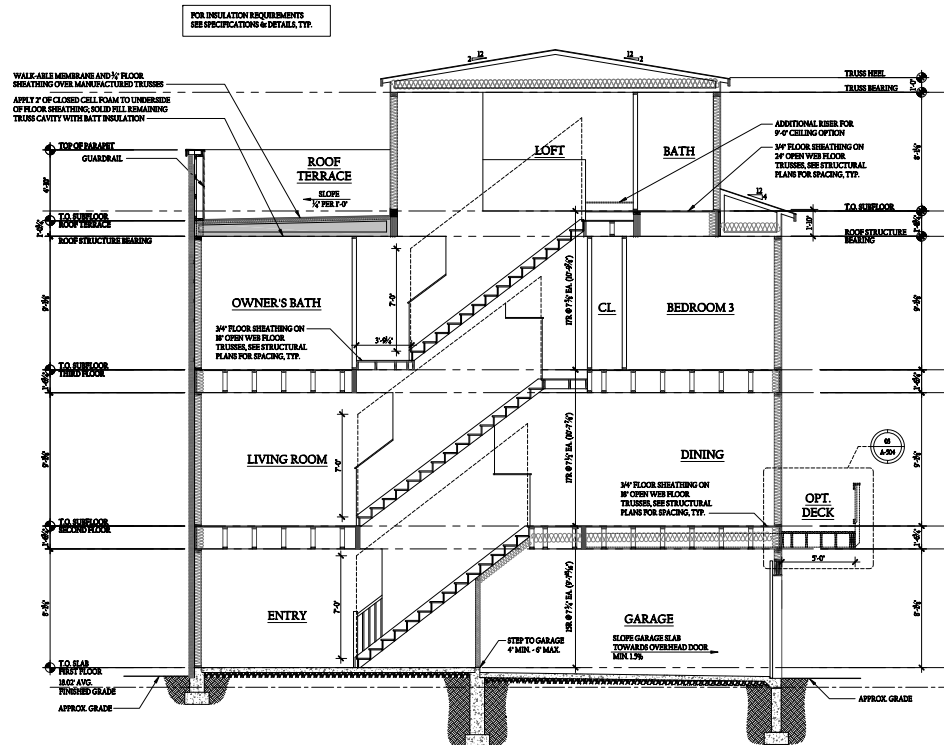
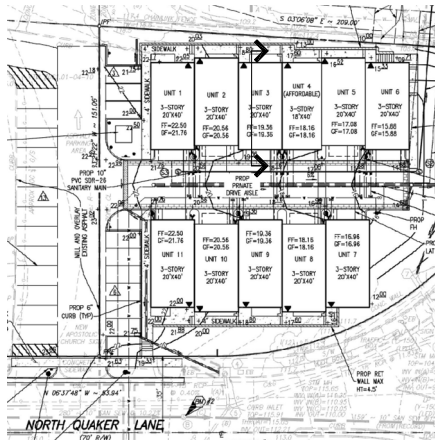


11/11/2023

DUKE / QUAKER TOWNHOMES
11-01 N. QUAKER LANE # 3299 DUNE STREET, CITY OF ALEXANDRIA, VA
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DCM

BUILDING SECTION

G-004



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EVERGREEN HOMES

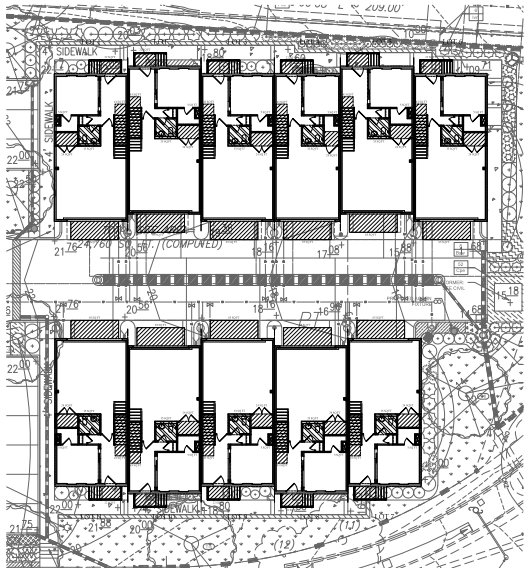
BUILDING SECTION

<h1 style="margin: 0;">APPROVED</h1> <h2 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h2>			
DEPARTMENT OF PLANNING & ZONING		DEVELOPMENT CONCEPT PLAN	
PROJECT NUMBER: _____		PROJECT NAME: _____	
DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE, STATE		CITY/LOCAL JURISDICTION: _____	
SITE PLAN NO. _____		DRAWN BY: _____	
CHECKED BY: _____		DATE: _____	
DATE RECEIVED: _____		PROJECT DATE: _____	
OVERALL PLANNING COMMISSION		DATE: _____	
APPROVED BY: _____		OFFICE BOOK NO. _____	

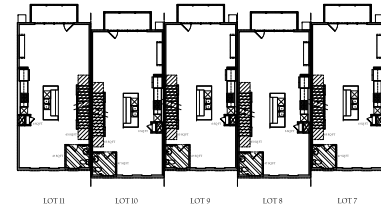
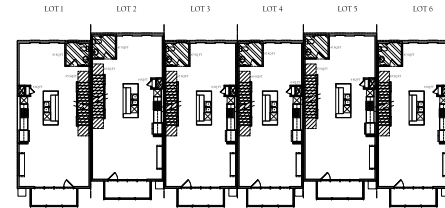
SQUARE FOOTAGE CALCULATIONS 20X40		
	GROSS SQ. FT.	NET SQ. FT. (MINUS DEDUCTIONS)
FIRST FLOOR	894	700
SECOND FLOOR	807	689
THIRD FLOOR	807	623
LOFT FLOOR	327	172
TOTALS	TOTAL GROSS SQ. FT. 2835	TOTAL NET SQ. FT. 2184

SQUARE FOOTAGE CALCULATIONS 18X40		
	GROSS SQ. FT.	NET SQ. FT. (MINUS DEDUCTIONS)
FIRST FLOOR	814	620
SECOND FLOOR	727	609
THIRD FLOOR	727	543
LOFT FLOOR	306	160
TOTALS	TOTAL GROSS SQ. FT. 2574	TOTAL NET SQ. FT. 1932

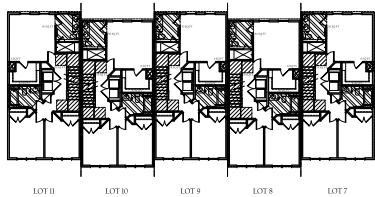
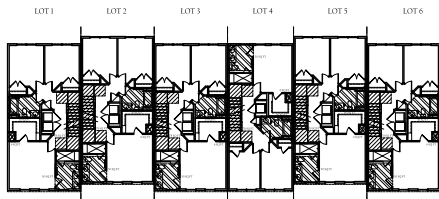
 FLOOR AREA CALCULATIONS
SCALE: 1/8" = 1'-0"





 FIRST FLOOR F.A.R. DIAGRAM
SCALE: 1/8" = 1'-0"

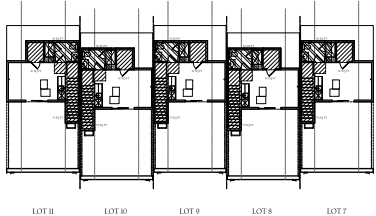
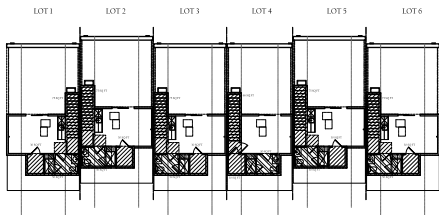


 SECOND FLOOR F.A.R. DIAGRAM
SCALE: 1/8" = 1'-0"



 THIRD FLOOR F.A.R. DIAGRAM
SCALE: 1/8" = 1'-0"

F.A.R. DIAGRAM DRAWING KEY	
LAVATORY DEDUCTION	
STAIR / PORCH / UTILITY DEDUCTION	



 LOFT FLOOR F.A.R. DIAGRAM
SCALE: 1/8" = 1'-0"

APPROVED SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
CHECKED BY: _____	WAIVED _____
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
RECORDING NO. _____	DEED BOOK NO. _____
DATE _____	

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ONE CENTERVIEW DRIVE, SUITE 100
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FLOOR AREA CALCULATIONS

G-005



AGED PEWTER FOR ALL UNITS

COBBLESTONE FOR ALL UNITS



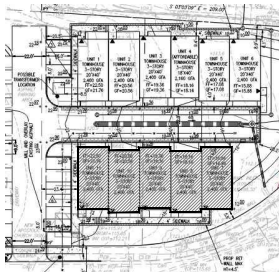
UNIT # 11
ELEVATION-B
PANEL COLOR- IRON GRAY

UNIT # 10
ELEVATION-A
PANEL COLOR- LIGHT MIST

UNIT # 09
ELEVATION-C
PANEL COLOR- EVENING BLUE

UNIT # 08
ELEVATION-A
PANEL COLOR- COBBLE STONE

UNIT # 07
ELEVATION-B
PANEL COLOR- AGED PEWTER



SITE PLAN- NOT TO SCALE

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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

COUNCIL PLANNING COMMISSION

DATE RECORDED

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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DS DESIGN & DEVELOPMENT



11/11/2025

DUKE / QUAKER TOWNHOMES
11-21 N. QUAKER LANE & 2200 DUKE STREET CITY OF ALEXANDRIA, VA
ALEXANDRIA TOWNHOMES
DCM

BUILDING #1 - STRIP

DEVELOPMENT CONCEPT PLAN (pg.100-1000)
PROJECT NUMBER: 0001-01-0001
FILE NAME: 0001-01-0001-0001
DRAWN BY: RAK, RAK
CHECKED BY: CEM
CLOT DATE: 10/10/2025

A-600



UNIT # 06
ELEVATION B
PANEL COLOR- AGED PEWTER

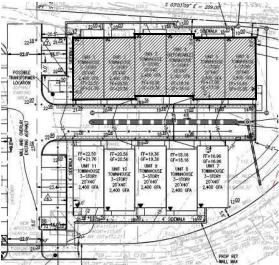
UNIT # 05
ELEVATION A
PANEL COLOR- LIGHT MIST

UNIT # 04
ELEVATION C
PANEL COLOR- EVENING BLUE

UNIT # 03
ELEVATION B
PANEL COLOR- IRON GRAY

UNIT # 02
ELEVATION A
PANEL COLOR- PEARL GRAY

UNIT # 01
ELEVATION C
PANEL COLOR- DEEP OCEAN



AGED PEWTER FOR ALL UNITS

COBBLESTONE FOR ALL UNITS

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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 _____

COLUMBIA PLANNING COMMISSION

DATE RECORDED _____

INSTRUMENT NO. _____ DEPT BOOK NO. _____ DATE _____

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DUKE / QUAKER TOWNHOMES
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DCM

BUILDING #/2 - STRIP

A-601



DEPARTMENT OF PLANNING & ZONING

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

institutional no. _____ DEED BOOK NO. _____ DATE _____

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11/11/2025

DUKE / QUAKER TOWNHOMES
11-21 N. QUAKER LANE & #369 DUKIE STREET, CITY OF ALEXANDRIA, VA
EVERGREEN HOMES

PERSPECTIVE VIEW FROM:
N. QUAKER LANE & DUKE STREET

ACT NUMBER:	1063
NAME:	1063 SUMMERS PROPERTY
OWN BY:	RAE, RMC
RECD BY:	CGM
DATE:	10/10/2009

A-602