

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



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  
AND HOLIDAYS.

## 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

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 PLANS.

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALLS, FOUNDATIONS, WELLS, PRIMES, CISTERS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IMMEDIATELY UNTIL THE ARCHAEOLOGIST IS CONTACTED.

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.

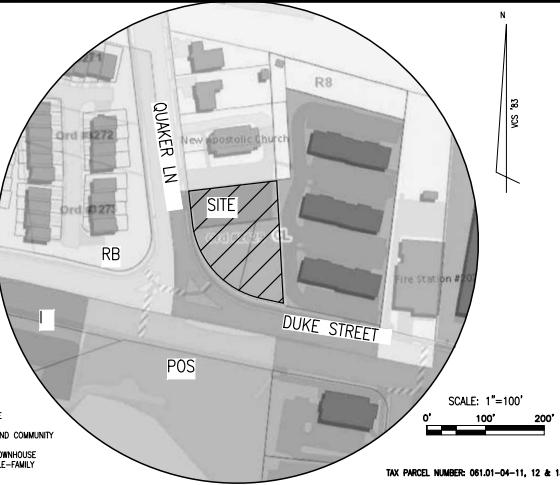
#### GENERAL NOTES

1. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
  2. 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.
  3. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
  4. ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
  5. THIS PROJECT IS LOCATED IN CAMERON RUN WATERSHED.
  6. THIS SITE CONTAINS AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
  7. THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.

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**ENGINEER'S/SURVEYOR'S CERTIFICATE:**

## VICINITY MAP



## ZONING TABULATIONS

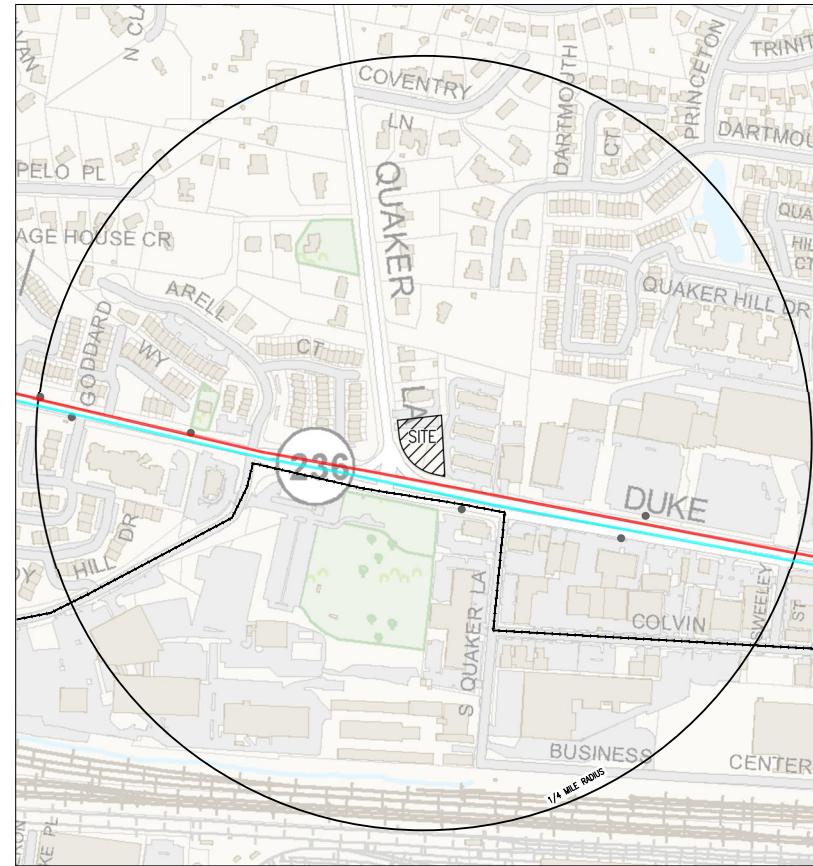
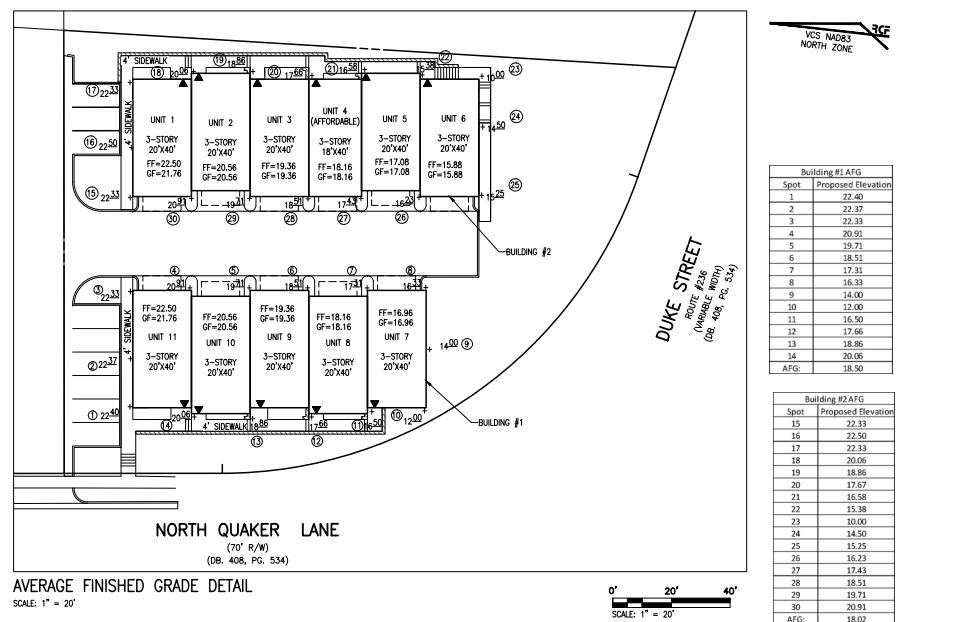
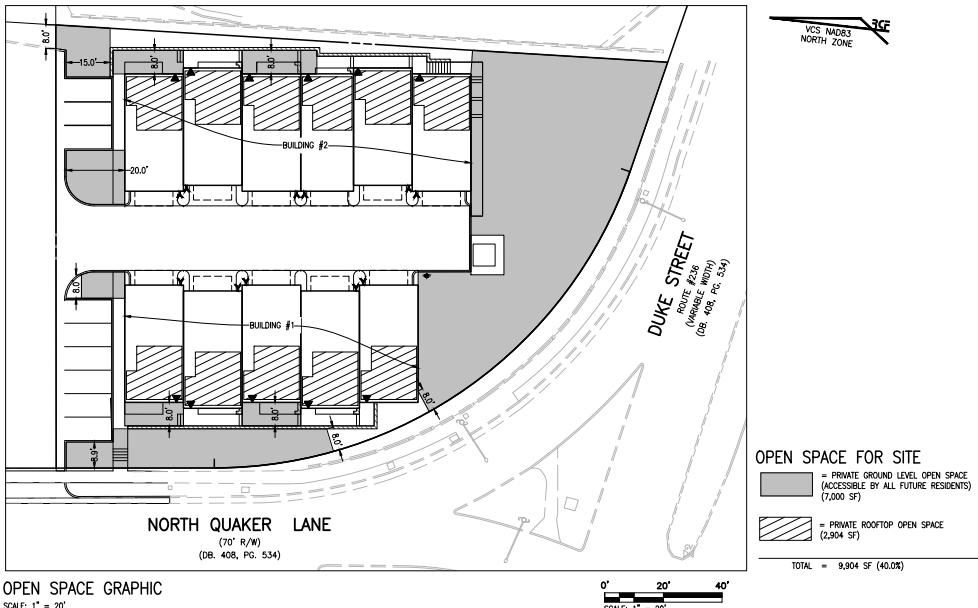
- |   |  |  |  |
|---|--|--|--|
| 1. TAX MAP #:   | 06101-04-11, 12 & 13   |  |  |
| 2. ZONE OF SITE: EXISTING: CL (WITH PROFFER)                                    | PROPOSED: CL   |  |  |
| 3. USE: EXISTING: PARKING LOT   | PROPOSED: MULTI-UNIT RESIDENTIAL (TOWNHOUSE-STYLE CONDOMINIUM)     |  |  |
| 4. LOT AREA: REQUIRED: N/A  | EXISTING: 24,760 SF (0.5584 AC.)                                   |  |  |
| PROPOSED: 24,760 SF (0.5584 AC.)  |  |  |  |
| 5. NUMBER OF DWELLINGS: 11 MULTI-UNIT (10 MARKET UNITS + 1 ADU UNIT)            |  |  |  |
| 6. NUMBER OF BEDROOMS: 3-4 PER UNIT (33-44 TOTAL)                               |  |  |  |
| 7. DENSITY: PERMITTED: 22 UNITS/ACRE  | PROPOSED: 19.5 UNITS/ACRE  |  |  |
| 8. OPEN SPACE REQUIRED: 8,666 SF (35.0%)  | PROPOSED: 9,304 SF (45.0%)   |  |  |
| 9. AVERAGE FINISHED GRADE: PROPOSED: BUILDING 1: 15.50 FT, BUILDING 2: 18.02 FT |  |  |  |
| 10. HEIGHT: PERMITTED: 35.0 FT (45.0 FT W/ SUP)                                 | PROPOSED: BUILDING 1: 44.1 FT, BUILDING 2: 44.6 FT                 |  |  |
| 11. FAR: ALLOWED: 0.75 * 1.3 = 0.975 OR 24,141 SF UVA BONUS                     | PROPOSED: GROSS: 30,924 SF RET: 24,141 SF (0.975 FAR)              |  |  |
| 12. YARDS: REQUIRED: FRONT: 20 FT SIDE: 18 FT MN REAR: N/A                      | PROVIDED: BUILDING 1: FRONT: 4.0* SIDE: 23.0'(W) 7.0'(E) REAR: N/A |  |  |
| PROVIDED: BUILDING 2: FRONT: 19.75* (POST DECARICATION)                         | SIDE: 23.0'(W) 7.0'(E) REAR: N/A                                   |  |  |
| 13. PARKING TABULATION:   |  |  |  |
| MULTI-UNIT DWELLING:  |  |  |  |
| REDUCTIONS: 10 TOTAL ONE-QUARTER MILE OF 4 ACTIVE BUE ROUTES                    | REDUCTIONS: 10 TOTAL ONE-QUARTER MILE OF 4 ACTIVE BUE ROUTES       |  |  |
| RE: 2 BEDROOMS/UNIT, 0.95 SPACE/BEDROOM   | RE: 2 BEDROOMS/UNIT, 0.95 SPACE/BEDROOM                            |  |  |
| BEDROOMS: 2+ BEDROOMS/UNIT (22 BEDROOMS)  | BEDROOMS: 2+ BEDROOMS/UNIT (22 BEDROOMS)                           |  |  |
| REQUIRED: 0.95 SPACE/BEDROOM = 21 SPACES  | 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                         |  |  |  |
| 14. LOADING SPACES: REQUIRED N/A  | PROPOSED N/A   |  |  |
| 15. TRIP GENERATION:  |  |  |  |
| EXISTING AM PEAK 0  | PROPOSED AM PEAK 7   |  |  |
| EXISTING PM PEAK 0  | PROPOSED PM PEAK 9.4   |  |  |
| EXISTING VPD 0  | PROPOSED VPD 42.7  |  |  |
| (PER ITE STANDARDS)   | (PER ITE STANDARDS)  |  |  |

**PRELIMINARY DEVELOPMENT PLAN  
DUKE/QUAKER  
TOWNHOMES**

111 & 12 N QUAKER LN, 3369 DUKE STREET  
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: **COVER SHEET**

<b>APPROVED</b>		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO.	DIRECTOR	
DIRECTOR	DATE	
CHAMBER OF COMMERCE		
CHAMBER PLANNING COMMISSION DATE		
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	DATE



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



**RCL** ENGINEERING ■ LAND SURVEYING ■ PLANNING  
625 N. WASHINGTON ST  
SUITE 250  
ALEXANDRIA, VA 22314  
703.549.6422  
[www.rclassoc.com](http://www.rclassoc.com)

DATE REVISION

DESIGN: DJM  
CHECKED: MM

## CONTEXTUAL PLAN

SHEET 02 OF 17

FILE: 24-210





PRELIMINARY DEVELOPMENT PLAN  
DUKE/QUAKER TOWNHOMES  
(11 & 21 N. QUAKER LANE & 339 N. DUKE STREET)  
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

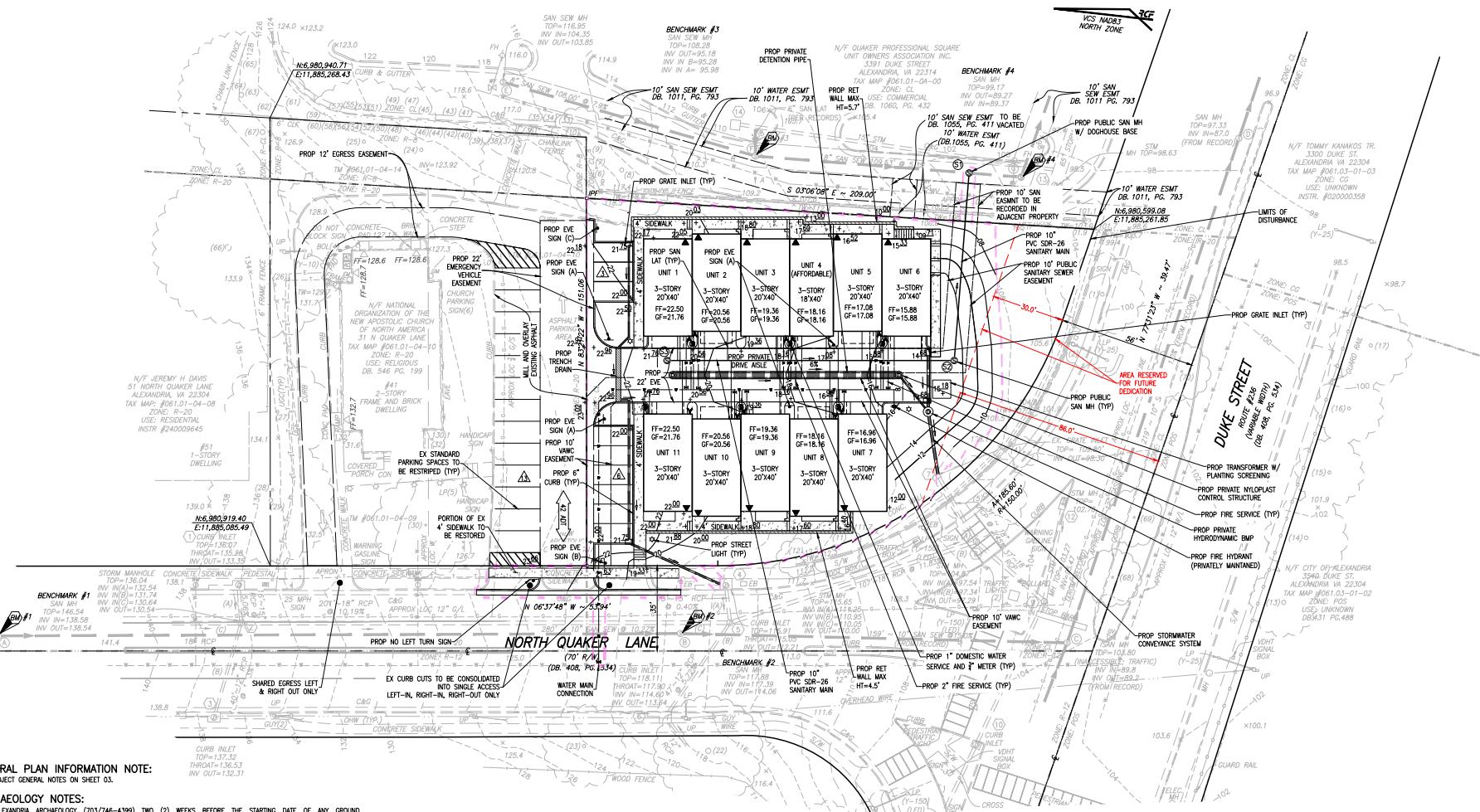
DESIGN: DJM  
CHECKED: VMM  
SCALE: 1" = 20'

DATE: JUNE 16, 2025

DIRECTOR DATE  
DEPARTMENT OF PLANNING & ZONING  
DIRECTOR DATE  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_  
DIRECTOR DATE  
CHAMBER PLANNING COMMISSION DATE

DATE RECORDED  
INSTRUMENT NO. FILE BOOK NO. DATE  
SHEET 04 OF 17 FILE: 24-210



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

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.

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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) DO NOT PRODUCE ANY AVERAGE DAILY FLOW. THE PROPOSED USE (MULTI-FAMILY RESIDENTIAL) IMPLEMENTS PRODUCE AN AVERAGE DAILY FLOW OF APPROXIMATELY 15,400 GALLONS PER DAY (350 GALLON 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.

**ALEXRENW NOTES:**  
1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 5, ARTICLE 8.  
2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

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

**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.

**UTILITIES NOTE:**

THE PROPOSED LINES 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 AISLE. 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 AISLE. 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 SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACT AND CAUSES A VARIANCE 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.

**LOCATION OF EXISTING UTILITIES:**

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 SANITARY WILL NOT BE THE RESPONSIBILITY OF THE OFFICE.

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

GRAPHIC SCALE  
0' 20' 40'  
1" = 20'

APPROVED  
SPECIAL USE PERMIT NO. \_\_\_\_\_

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

DIRECTOR DATE

CHAMBER PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. FILE BOOK NO. DATE



MUTCD R3-2  
NO LEFT TURN SIGN,  
NO SCALE  
24" x 24"

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

ARCHAEOLOGY NOTES:

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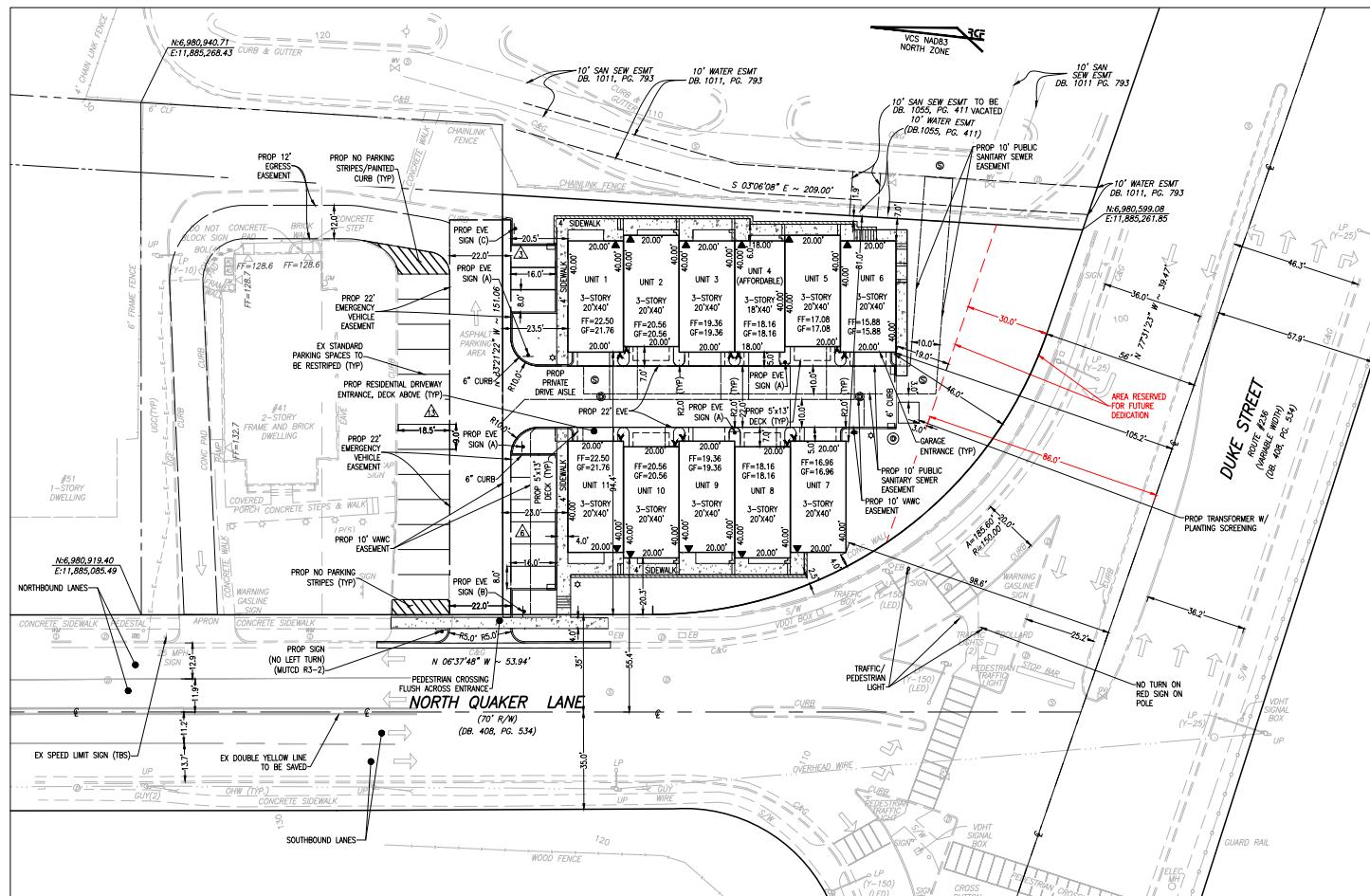
GENERAL SIGNING NOTES

1. SIGNS AND PAINTED 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 ALEXANDRIA ZONING ORDINANCE
  - C. THE VDOT ROAD AND BRIDGE SPECIFICATIONS
2. PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO COMPLY WITH LOCAL REFERENCED SIGNING REQUIREMENTS.
3. NEW SIGN FACINGS SHALL BE OF HIGH INTENSITY REFLECTIVE SHEETING (ENCAPSULATED LENS TYPE).
4. EXISTING SIGNS ARE TO BE RETAINED UNLESS OTHERWISE NOTED.

PAVEMENT MARKING NOTES

ONSTREET PARKING LINE 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 STRIPES, 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' 40'  
1" = 20'

APPROVED  
SPECIAL USE PERMIT NO. \_\_\_\_\_

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHARLES PLANNING COMMISSION

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

REED BOOK NO. \_\_\_\_\_

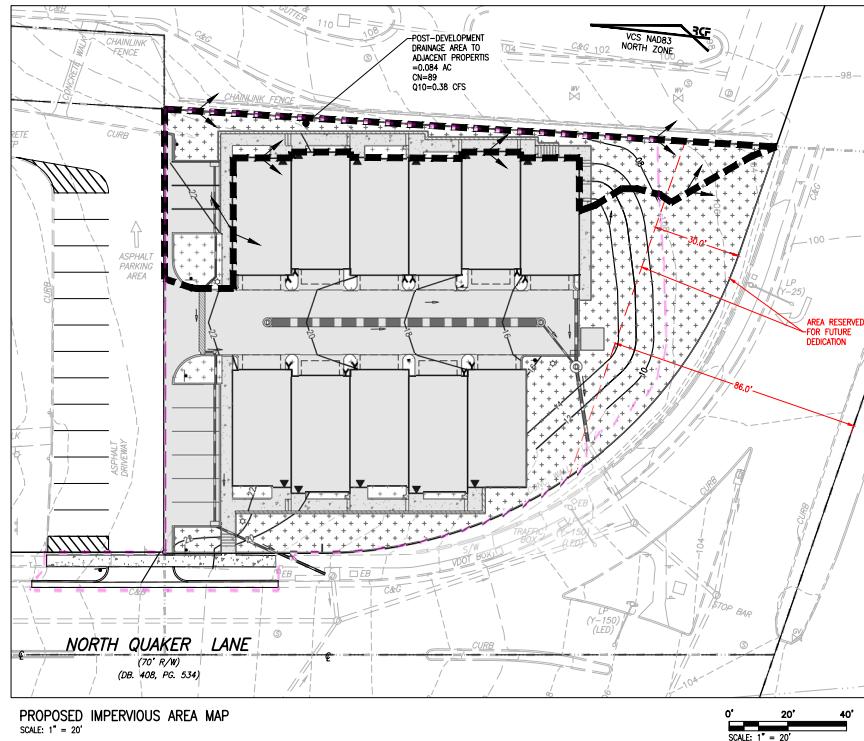
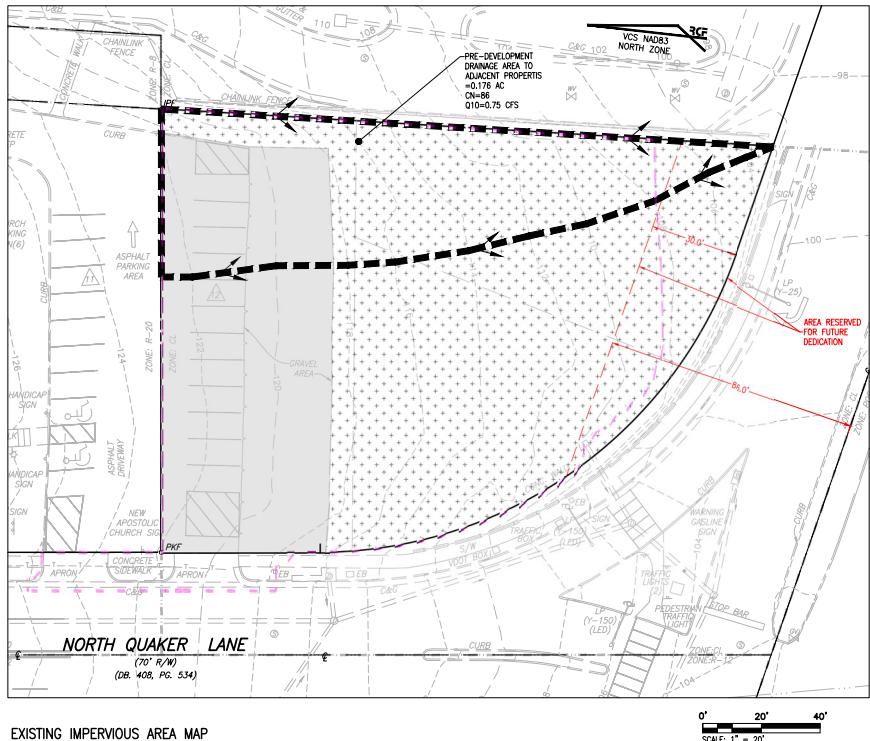
DATE \_\_\_\_\_

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SCALE: 1" = 20'  
DATE: JUNE 16, 2025

SITE  
DIMENSIONS  
PLAN

SHEET 05 OF 17  
FILE: 24-210





PRELIMINARY DEVELOPMENT PLAN  
DUKE/QUAKER TOWNSHOMES  
(11 & 21 N. QUAKER LANE & 3359 DUKE STREET)  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

DRAINAGE AND  
IMPERVIOUS  
AREA PLAN

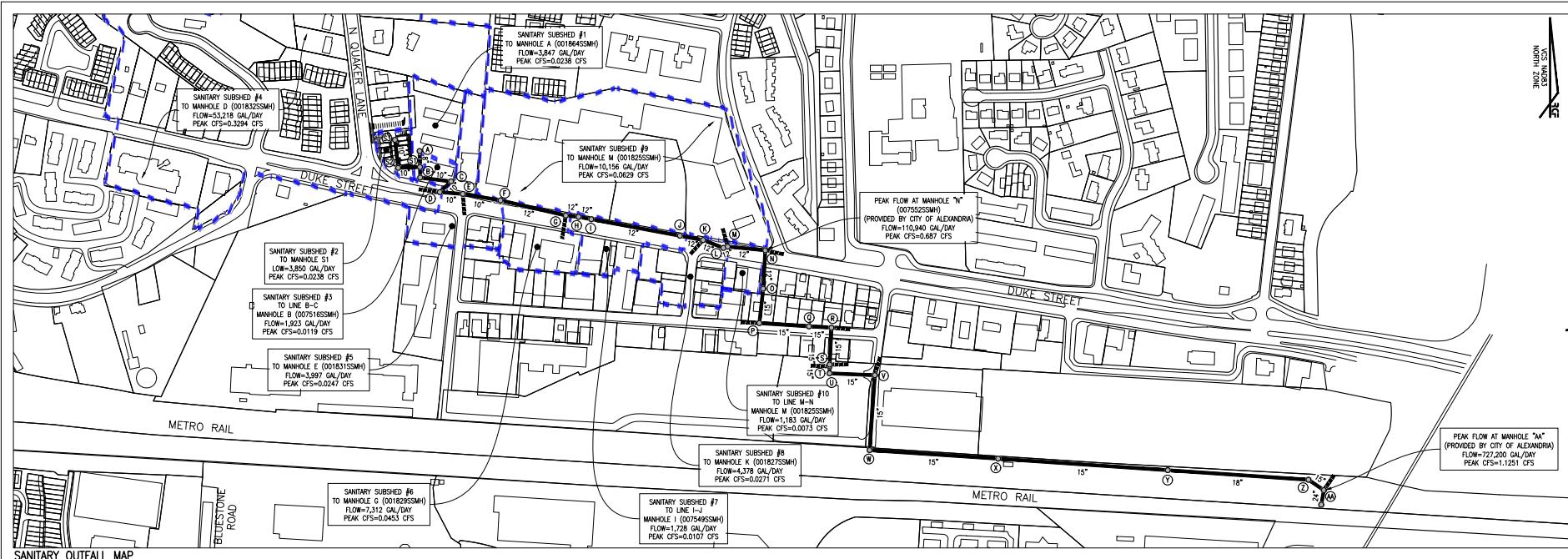
SHEET 07 OF 17  
FILE: 24-210

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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.  
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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
_____ DIRECTOR _____ DATE
SITE PLAN NO. _____
_____ DIRECTOR _____ DATE
CHARMAN, PLANNING COMMISSION
_____ DIRECTOR _____ DATE
DATE RECORDED
INSTRUMENT NO. _____
REED BOOK NO. _____
DATE







SANITARY OUTFALL COMPUTATIONS											
STRUCTURE	FACILITY ID		FROM	TO	INCREMENTAL "Q" (CFS)	INCREMENTAL "Q" (CFS)	PREDOMINANT "Q" (CFS)	SLOPE (%)	MATERIAL	"n"	MATERIAL
A	S1	001864SSMH	-	0.0238	0.0220	8	5.30%	PVC	0.010	3.7758	10.39
S1	B	-	007516SSMH	0.0238	0.0476	8	5.30%	PVC	0.010	3.7758	10.39
B	C	007516SSMH	007517SSMH	0.0118	0.0595	10	2.58%	PVC	0.010	4.7738	8.41
C	D	007517SSMH	007523SSMH	0.0000	10	3.00%	RCP	0.015	3.4323	6.05	
D	E	007523SSMH	001831SSMH	0.3294	0.3889	10	4.30%	RCP	0.015	4.1092	7.24
F	G	001830SSMH	001826SSMH	0.0437	12	2.30%	RCP	0.015	4.8374	6.84	
G	H	001829SSMH	001828SSMH	0.0453	0.4589	12	2.08%	RCP	0.015	4.6439	5.68
H	I	001828SSMH	007548SSMH	0.0459	12	2.77%	RCP	0.015	5.3666	6.57	
I	J	007548SSMH	007448SSMH	0.0107	0.4696	12	2.77%	RCP	0.015	5.3648	6.56
J	K	007448SSMH	001826SSMH	0.0109	0.4697	12	2.43%	RCP	0.015	4.3669	5.39
K	L	001826SSMH	001826SSMH	0.0271	0.4967	12	1.83%	RCP	0.015	4.3669	5.39
L	M	001826SSMH	001825SSMH	0.0000	0.4967	12	1.74%	RCP	0.015	4.2468	5.20
M	N	001825SSMH	007525SSMH	0.0702	0.5669	12	0.77%	RCP	0.015	2.8353	3.47
N	O	007525SSMH	007545SSMH	0.0992	0.6661	15	2.94%	RCP	0.010	10.0179	7.84
O	P	007545SSMH	001809SSMH	0.0067	0.6728	15	3.01%	RCP	0.015	10.1365	7.94
P	Q	001809SSMH	001808SSMH	0.0178	0.6906	15	0.52%	RCP (CPR Lined)	0.010	6.3197	4.95
Q	R	001808SSMH	001807SSMH	0.0067	0.6973	15	0.47%	RCP (CPR Lined)	0.010	6.0082	4.70
R	S	001807SSMH	007577SSMH	0.0134	0.7107	15	0.57%	RCP (CPR Lined)	0.010	6.6166	5.18
S	T	007577SSMH	007576SSMH	0.0045	0.7151	15	2.04%	RCP	0.015	8.3448	6.53
T	U	007576SSMH	001803SSMH	0.2517	0.9669	15	0.04%	RCP	0.015	1.1685	0.91
U	V	001803SSMH	001798SSMH	0.0022	0.9691	15	0.77%	RCP	0.015	5.1268	4.01
V	W	001798SSMH	001812SSMH	0.0713	1.0404	15	0.32%	RCP	0.015	3.3051	2.59
W	X	001812SSMH	007590SSMH	0.0156	1.0560	15	0.51%	RCP (CPR Lined)	0.010	6.2588	4.90
X	Y	007590SSMH	007589SSMH	0.0178	1.0738	15	0.49%	RCP (CPR Lined)	0.010	6.1347	4.80
Y	Z	007589SSMH	007587SSMH	0.0334	1.1072	15	0.63%	RCP (CPR Lined)	0.010	6.9561	5.45
Z	AA	007587SSMH	007586SSMH	0.0178	1.1251	15	0.35%	Unknown (CPR Lined)	0.010	5.1948	4.06
S3	S2	-	-	0.0238	0.0224	10	2.00%	PVC	0.010	4.20	7.41
S2	S1	-	-	0.0000	0.0224	10	2.00%	PVC	0.010	4.20	7.41

**SANITARY SEWER DATA NOTE:**  
INVERTS, MATERIALS, AND SIZE INFORMATION OBTAINED FROM AS-BUILT DATA FROM ALEXANDRIA GIS SEWER VIEWER AND IS RELIED UPON AS ACCURATE BY THE ENGINEER.

PIPE INVERTS, MATERIALS, AND SIZES FOR SEGMENTS A-B HAVE BEEN SURVEYED BY THIS FIRM. SITEB0-00058 AND SITEB-00058 DATA TO BE VERIFIED AT TIME OF FINAL SITE PLAN SUBMISSION.

\*\*\*PIPE INVERTS FOR SEGMENTS I-K WERE OBTAINED FROM INTERPOLATIONS OF KNOW INVERTS VIA AVAILABLE RECORDS. MANHOLES I, J, AND K ARE INACCESSIBLE. DATA TO BE VERIFIED AT TIME OF FINAL SITE PLAN SUBMISSION.\*\*

PEAK FLOWS FOR SEGMENTS A-N HAVE BEEN PROVIDED BY THE CITY OF ALEXANDRIA. ADDED FLOW FROM DEVELOPMENT PLAN DSU-2021-10022 HAS BEEN INCLUDED IN THIS ANALYSIS.

#### SANITARY SEWER OUTFALL CALCULATIONS:

THE EXISTING USE (VACANT) DOES NOT PRODUCE ANY AVERAGE DAILY FLOW. THIS PROJECT PROPOSES THE CONSTRUCTION OF A TOWNSHOUSE STYLE MULTIFAMILY DEVELOPMENT WITH 11 UNITS. THE AVERAGE DAILY PEAK FLOW FOR THE WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06-14. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW.

EXISTING: VACANT = 0 GPD OR 0.000 GPD  
PROPOSED: MULTIFAMILY TOWNSHOUSE STYLE = 3,850 GPD OR 0.006 GPD

TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

EXISTING: 0 GPD X 4 = 0 GPD  
PROPOSED: 3,850 GPD X 4 = 15,400 GPD  
TOTAL PEAK FLOW = 15,400 GPD OR 0.0238 GFS

#### SANITARY SEWER OUTFALL NOTE:

THIS PROJECT PROPOSES A 10" PVC SANITARY LATERAL THAT CONNECTS INTO AN EXISTING 8" SANITARY SEWER MAIN WITHIN THE 10' SANITARY EASEMENT LOCATED TO THE EAST OF THE SITE (SEE SHEET 04). THIS SANITARY FLOW IS THEN CONVEYED SOUTH THEN EAST UNTIL IT ENTERS AN EXISTING 24" SANITARY SEWER AT STRUCTURE "AA". PER MEMORANDUM TO INDUSTRY NO. 06-14, THE SANITARY SEWER HAS A MINIMUM DIA OF 24". THE DOWNSTREAM SEWER HAS A MINIMUM DIAMETER GREATER THAN 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE "AA".

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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 THE OFFICE.

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

Subsidy	Use	Design Flow	Size	Unit	Gal/Day	Gal/Year	CFS	Peak CFS (x4)	Flows to	
1	Office/Retail	200	19.234	SF	3,847	160	0.0060	0.0238	A	
2	Townhouses	350	11	Units	3,850	160	0.0060	0.0238	S1	
3	Office/Retail	200	9.617	SF	1,923	80	0.0030	0.0119	B-C	
4	Single Family Homes	250	2	Units	9,617	370	0.0030	0.0119	D	
	Other	200	2,714	SF	542	130	0.0030	0.0094	D	
	Townhouses	350	88	Units	30,800	1,283	0.0477	0.1906	D	
	Nursing Home	200	59,670	SF	11,934	497	0.0165	0.0739	D	
	Office/Retail	200	4,203	SF	841	35	0.0013	0.0052	D	
	Office/Retail	200	11,881	SF	2,376	99	0.0037	0.0147	E	
	Fire Station	200	8,103	SF	1,621	68	0.0025	0.0100	E	
	Office/Retail	200	36,951	SF	7,312	305	0.0013	0.0053	G	
	7	Office/Retail	200	8,550	SF	1,712	53	0.0008	0.0034	J
	8	Office/Retail	200	21,891	SF	4,378	182	0.0068	0.0271	K
	9	Shopping Center	200	50,778	SF	10,156	423	0.0157	0.0629	M
	10	Office/Retail	200	5,915	SF	1,183	49	0.0018	0.0073	M-N

0'

200'

400'

SCALE: 1" = 200'

#### PRELIMINARY DEVELOPMENT PLAN DUKE & 21 N. QUAKER LANE & 3359 DUKE STREET

CITY OF ALEXANDRIA, VIRGINIA

DATE: REVISION

DESIGN: DJM

CHECKED: VMM

SCALE: 1" = 200'

DATE: JUNE 16, 2025

SANITARY SEWER

ADEQUATE

OUTFALL

ANALYSIS

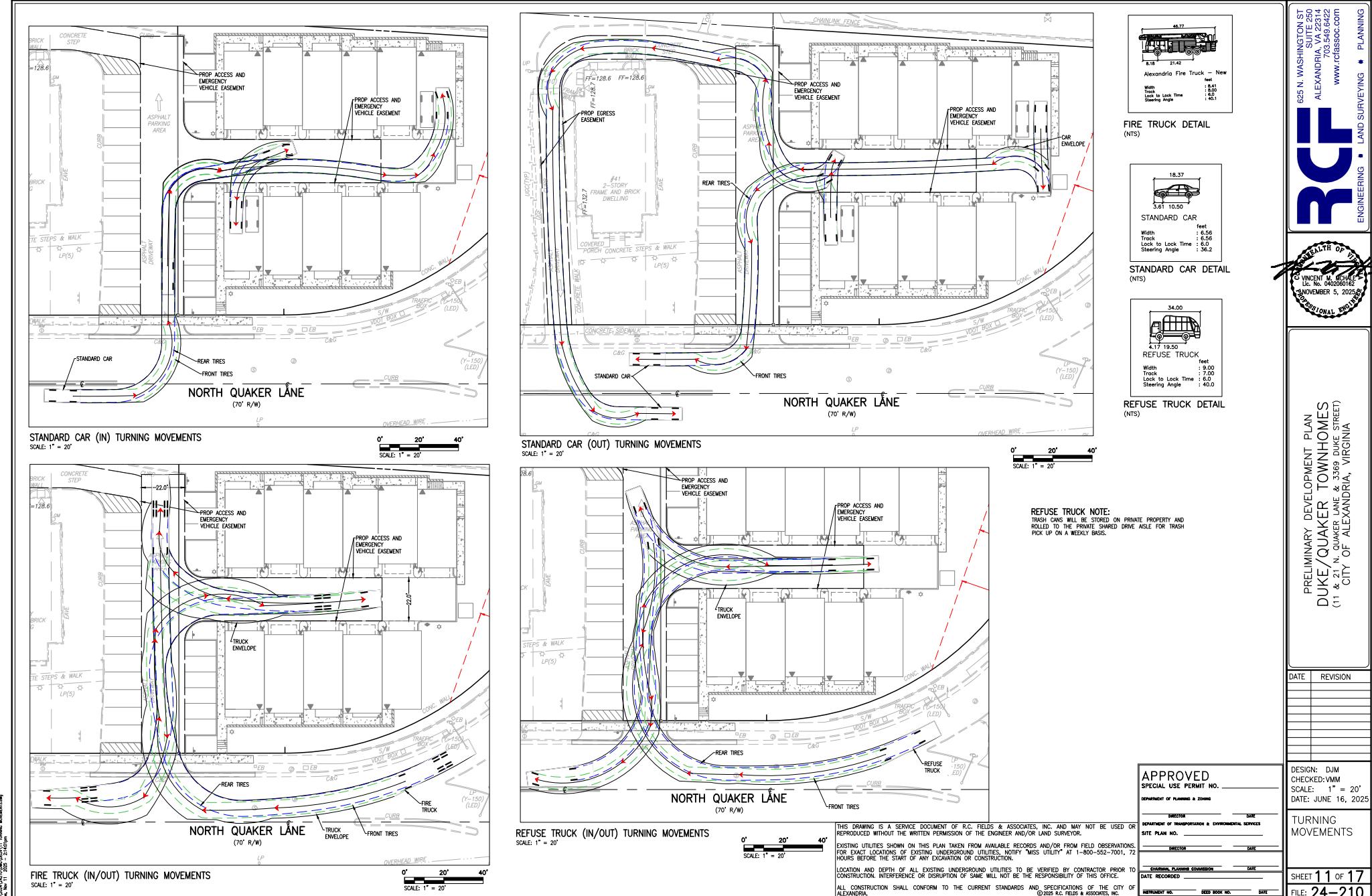
SHEET 10 OF 17

FILE: 24-210

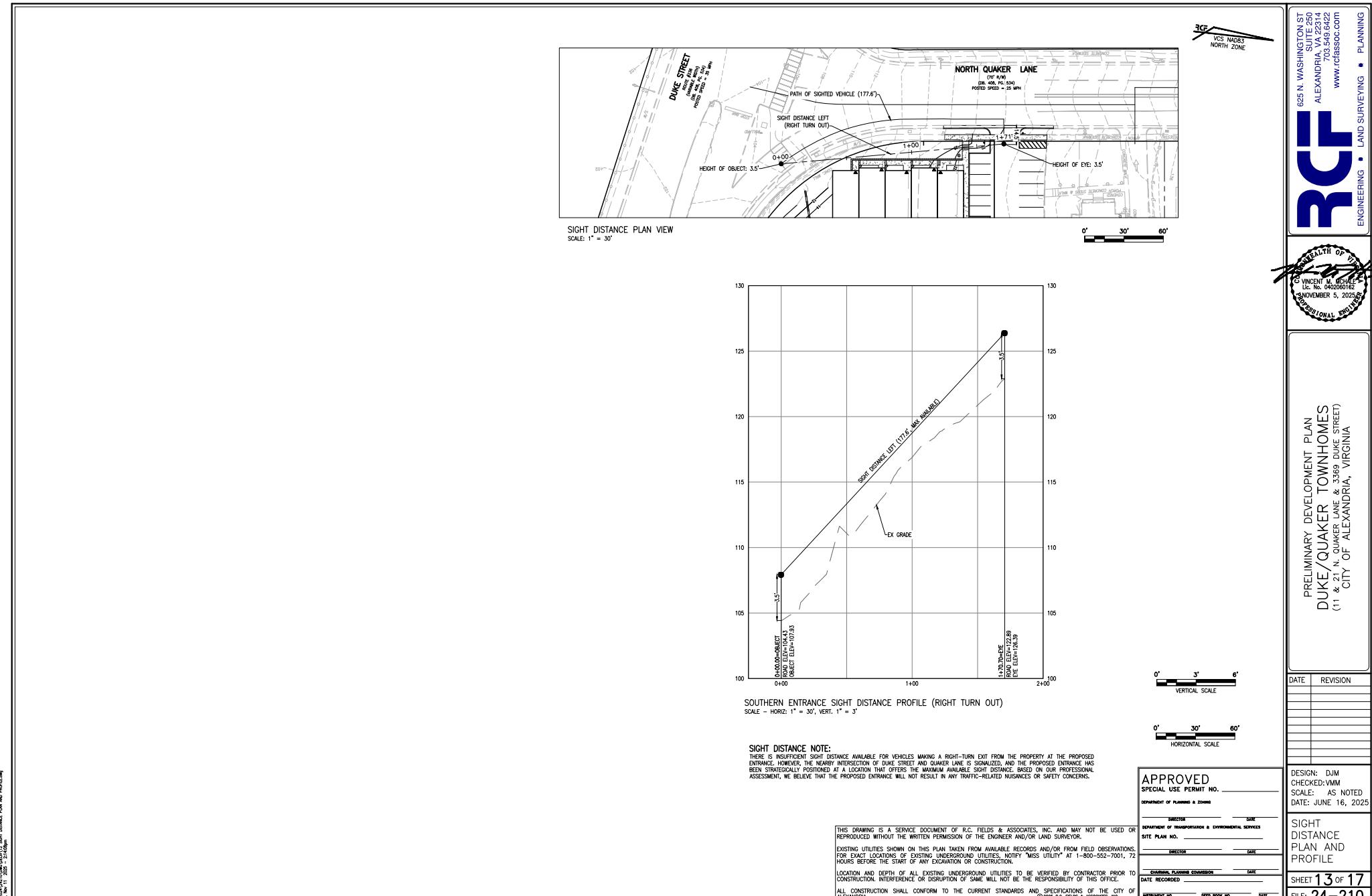
Page 10 of 17

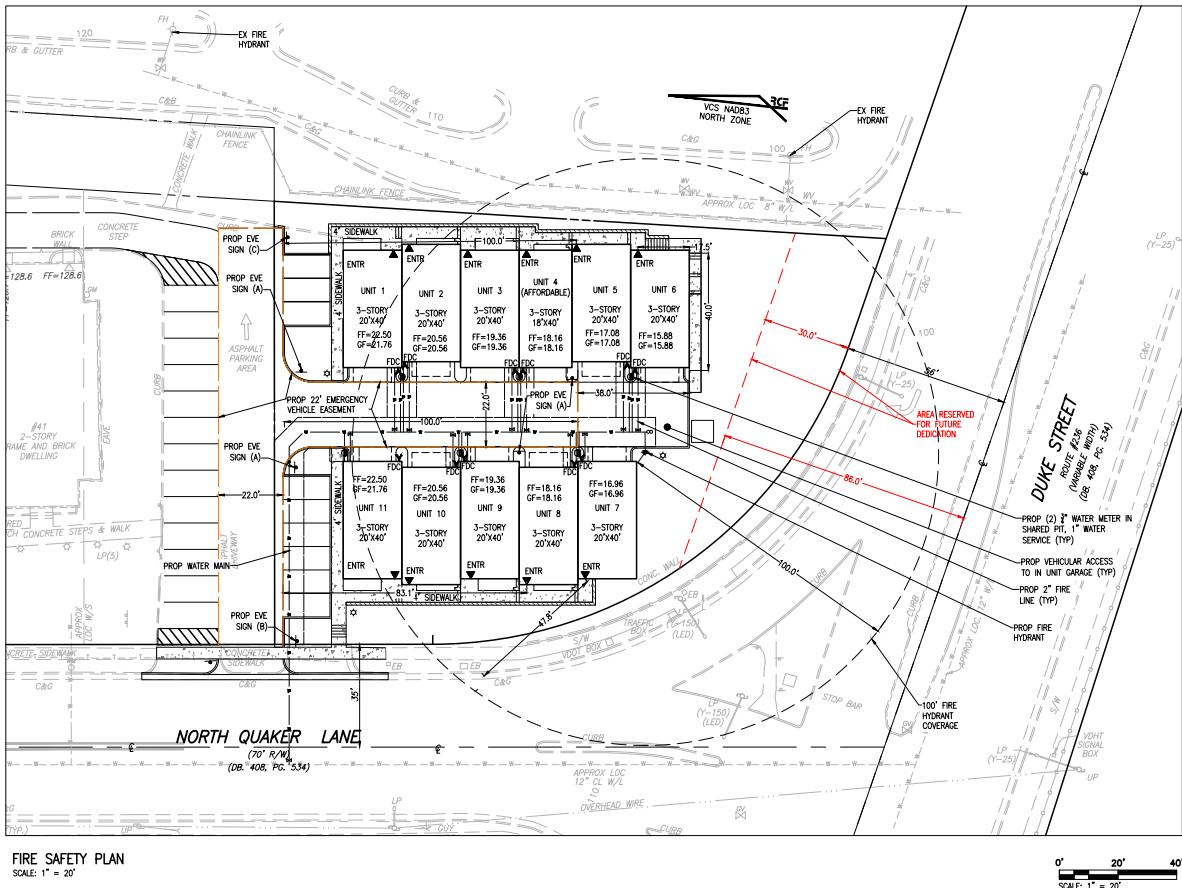
Page 24-210

Page 24-21









#### FIRE PROTECTION INFORMATION:

ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEMENT BUILDING CODE (USBC).

1. A FIRE PREVENTION CODE PERMIT IS REQUIRED FOR THE PROPOSED OPERATION.

2. A PROPOSED FIRE FLOW ANALYSIS REPORT IS REQUIRED FOR THE PROPOSED OPERATION.

3. A PROPOSED FIRE FLOW ANALYSIS REPORT, IN CONFORMANCE 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 IS PROVIDED IN THE REPORT.

#### FIRE HYDRANT NOTE:

THE NEAREST EXISTING FIRE HYDRANT IS SHOWN ON THIS SHEET, WITHIN THE PRIVATE DRIVE AISLE OF THE COMMERCIAL PROPERTY TO THE EAST. THERE ARE TWO PROPOSED FIRE HYDRANT WITH THIS DEVELOPMENT. ALL FIRE HYDRANTS WILL BE WITHIN 100 FEET FROM FIRE DEPARTMENT CONNECTIONS (FDC) FOR ALL UNITS AND DISTANCE MEASURED FROM EXISTING OR PROPOSED HYDRANTS TO THE MOST REMOTE PART OF VEHICULAR ACCESS TO EACH UNIT WILL BE WITHIN 300 FEET.

#### FIRE SERVICE NOTE:

FIRE TRUCK ACCESS WILL BE PROVIDED VIA THE SITE DRIVE ALONG THE NORTH QUAKER LN (RIGHT-IN-RIGHT-OUT FOR UNITS 1-6, FROM N QUAKER LN). THE FIRE TRUCK WILL HAVE ACCESS TO THE SITE VIA A 22' WIDE FIRE VEHICLE EASEMENT IN THE PRIVATE DRIVE FOR ACCESS TO THE UNITS 1-6. EXISTING FIRE HYDRANTS SHALL REMAIN IN-SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION. POSSIBLE LOCATION OF FUTURE FIRE HYDRANTS ARE SHOWN ON THIS PLAN.

FIGURE 107.3



FIGURE 107.1



FIGURE 107.2



PRELIMINARY DEVELOPMENT PLAN  
DUKE/QUAKER TOWNHOMES  
(11 & 21 N. QUAKER LANE & 3359 DUKE STREET)  
CITY OF ALEXANDRIA, VIRGINIA

DATE: REVISION

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

FIRE SAFETY PLAN

APPROVED  
SPECIAL USE PERMIT NO. \_\_\_\_\_  
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CHARLES PLANNING COMMISSION

DATE RECORDED \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_ FILE BOOK NO. \_\_\_\_\_ DATE \_\_\_\_\_

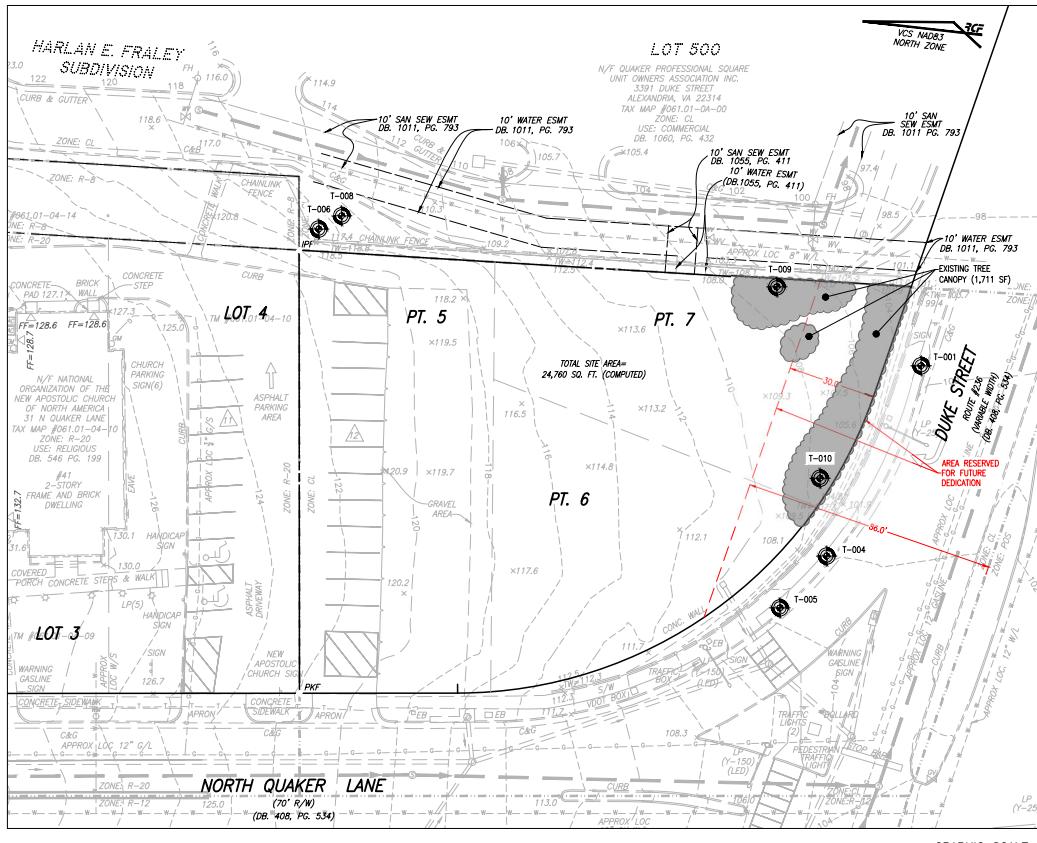
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FILE: 24-210

14-210

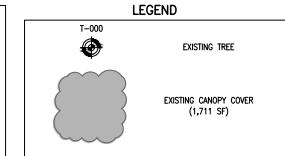
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THE STATE OF VIRGINIA  
VINCENT M. NICOLE  
LIC. NO. 04206162  
NOVEMBER 5, 2025  
PROFESSIONAL PRACTICE



EXISTING VEGETATION MAP



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

\*A LETTER SHALL BE SENT TO NEIGHBORS WHERE THE PROJECTED LIMITS OF DISTURBANCE SHALL IMPACT A SHARED TREE OR A NEIGHBOR'S PROPERTY.

TREE INVENTORY NOTES:

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

NOTES:

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

PRELIMINARY DEVELOPMENT PLAN  
DUKE/QUAKER TOWNHOMES  
(11 & 12 N. QUAKER LANE & 3369 DUKE STREET)  
CITY OF ALEXANDRIA, VIRGINIA

DATE: REVISION

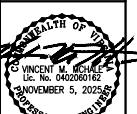
DESIGN: DJM  
CHECKED: VMM  
SCALE: 1"=20'  
DATE: JUNE 16, 2025

EXISTING  
VEGETATION  
MAP

SHEET 15 OF 17

FILE: 24-210

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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 \_\_\_\_\_

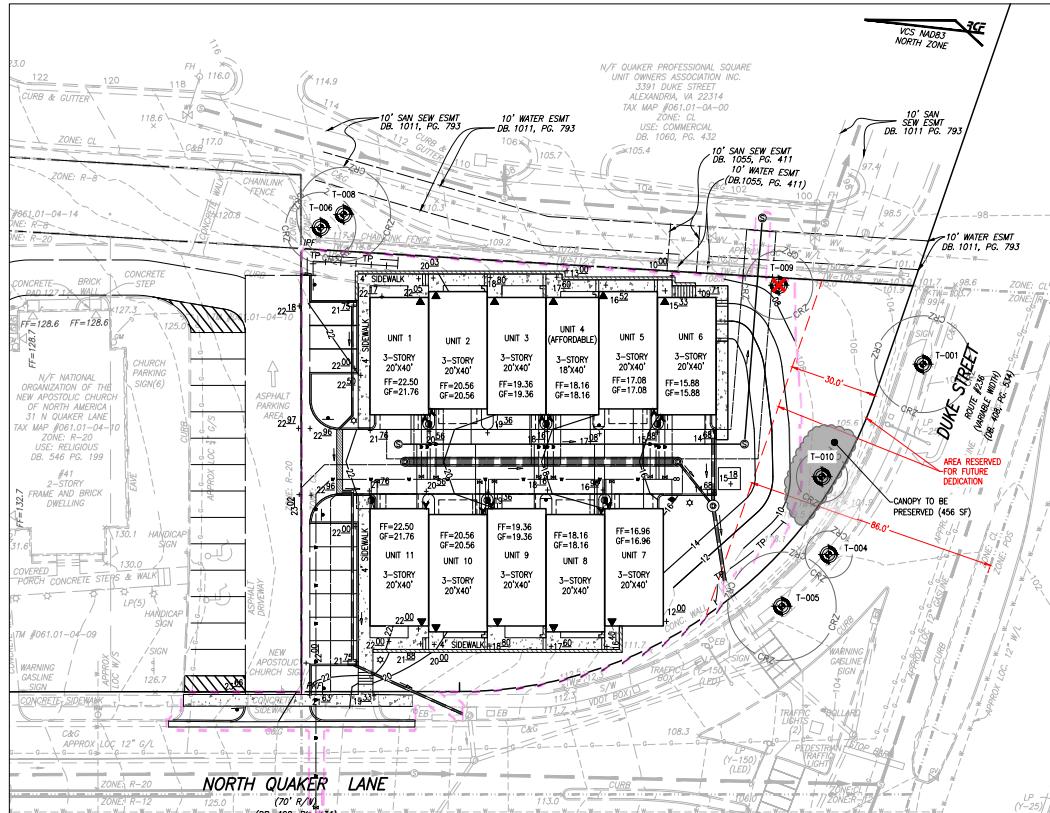
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DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

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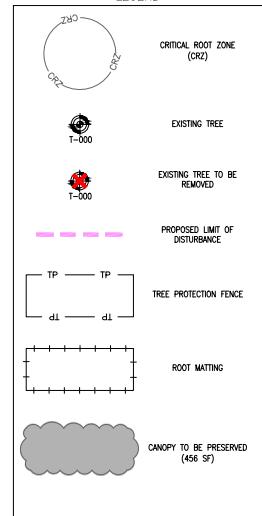
DATE \_\_\_\_\_



TREE PROTECTION AND PRESERVATION PLAN

GRAPHIC SCALE  
SCALE: 1"-20'  
0' 20' 40'

LEGEND



Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Radius of Canopy (Feet)	Remove?	Owner	Field Notes
001	Callery pear	16.5	16.5	80%	-	Off	Limited soil volume, surface roots	
004	Callery pear	7.8	8.0	60%	-	Off	Three co-dominant stems, epicormic, low soil volume	
005	Callery pear	18.5	18.5	70%	-	Off	Limited soil volume, planted deep	
006	Eastern red cedar	12	12.0	90%	-	* Off	Apple root	
008	Pin oak	16	16.0	50%	-	* Off	Weak union at co-dominant stems, dead branches	
009	Mimosa	7.2, 6.6, 6.3	11.5	80%	15	X	co-dominant stems, epicormics	
010	Northern red oak	8.7	8.7	70%	15		co-dominant stems, suppressed	

4. ALL TREES LOCATED ON THE PROPERTIES WHERE THE PROTECTED LIMITS OF DISTURBANCE SHALL IMPACT A SHARED TREE ON A NEIGHBORING PROPERTY'S TREE.

TREE INVENTORY NOTES:

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PRELIMINARY DEVELOPMENT PLAN  
DUKE/QUAKER TOWNHOMES  
(11 & 21 N. QUAKER LANE & 338 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

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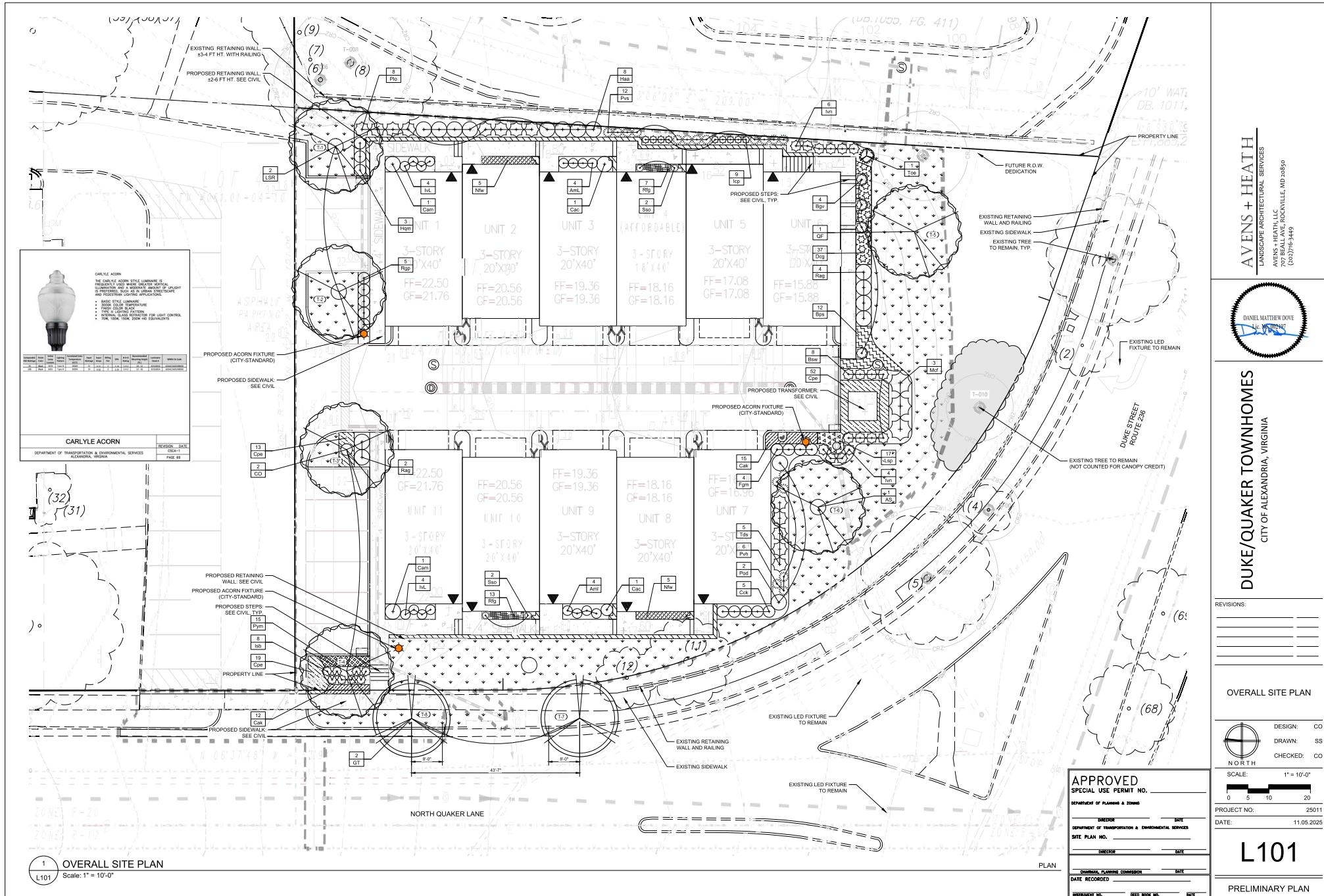
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SPECIAL USE PERMIT NO. \_\_\_\_\_  
DEPARTMENT OF PLANNING & ZONING  
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

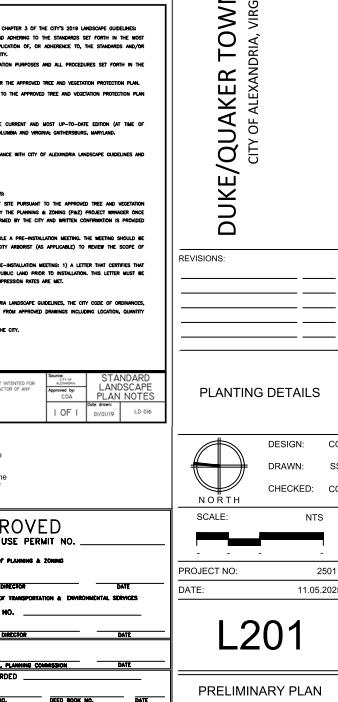
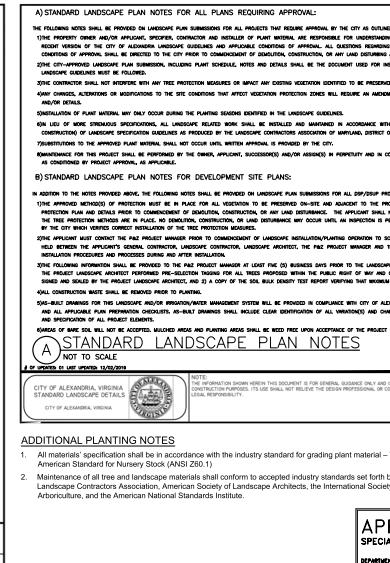
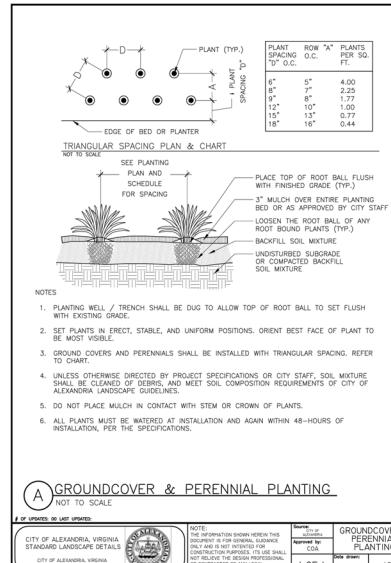
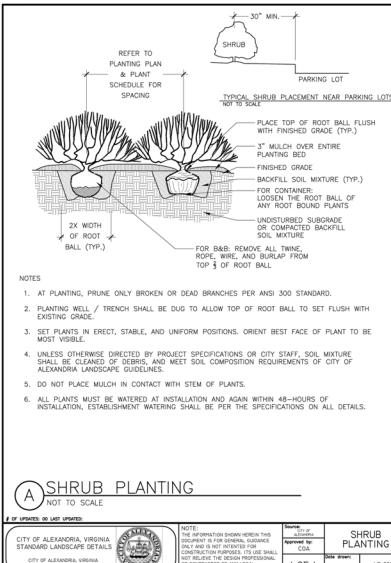
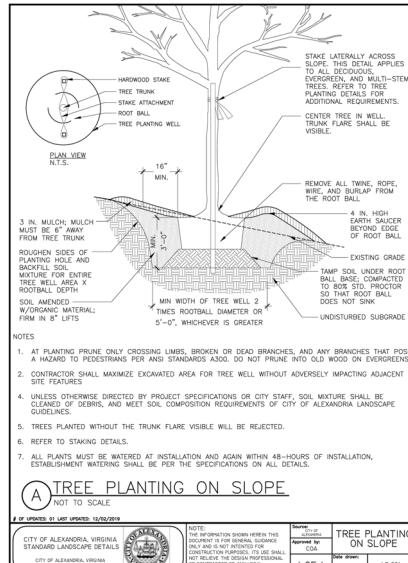
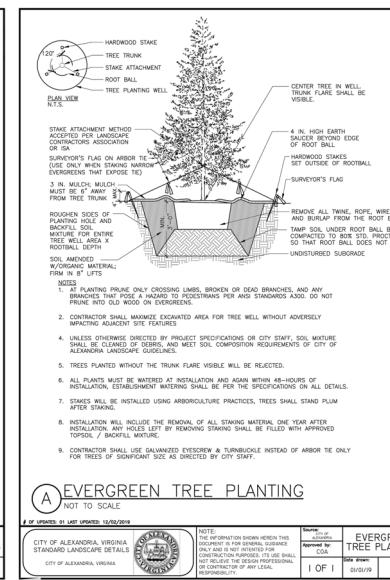
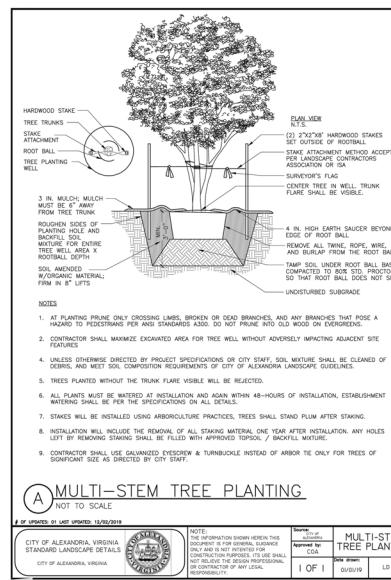
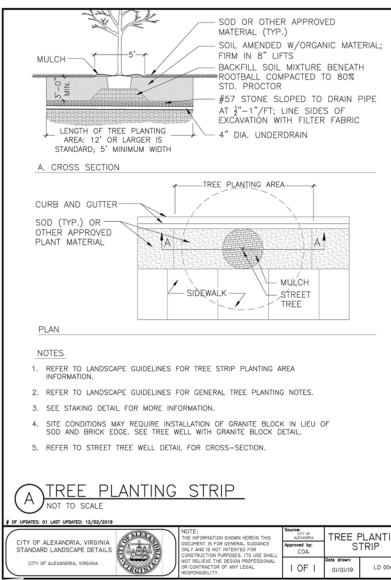
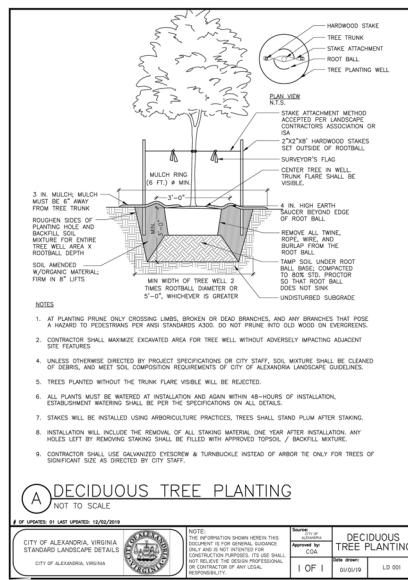
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SITE PLAN NO. \_\_\_\_\_  
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAMBER OF COMMERCE  
CHAMBER PLANNING COMMISSION  
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ REED BOOK NO. \_\_\_\_\_ DATE \_\_\_\_\_



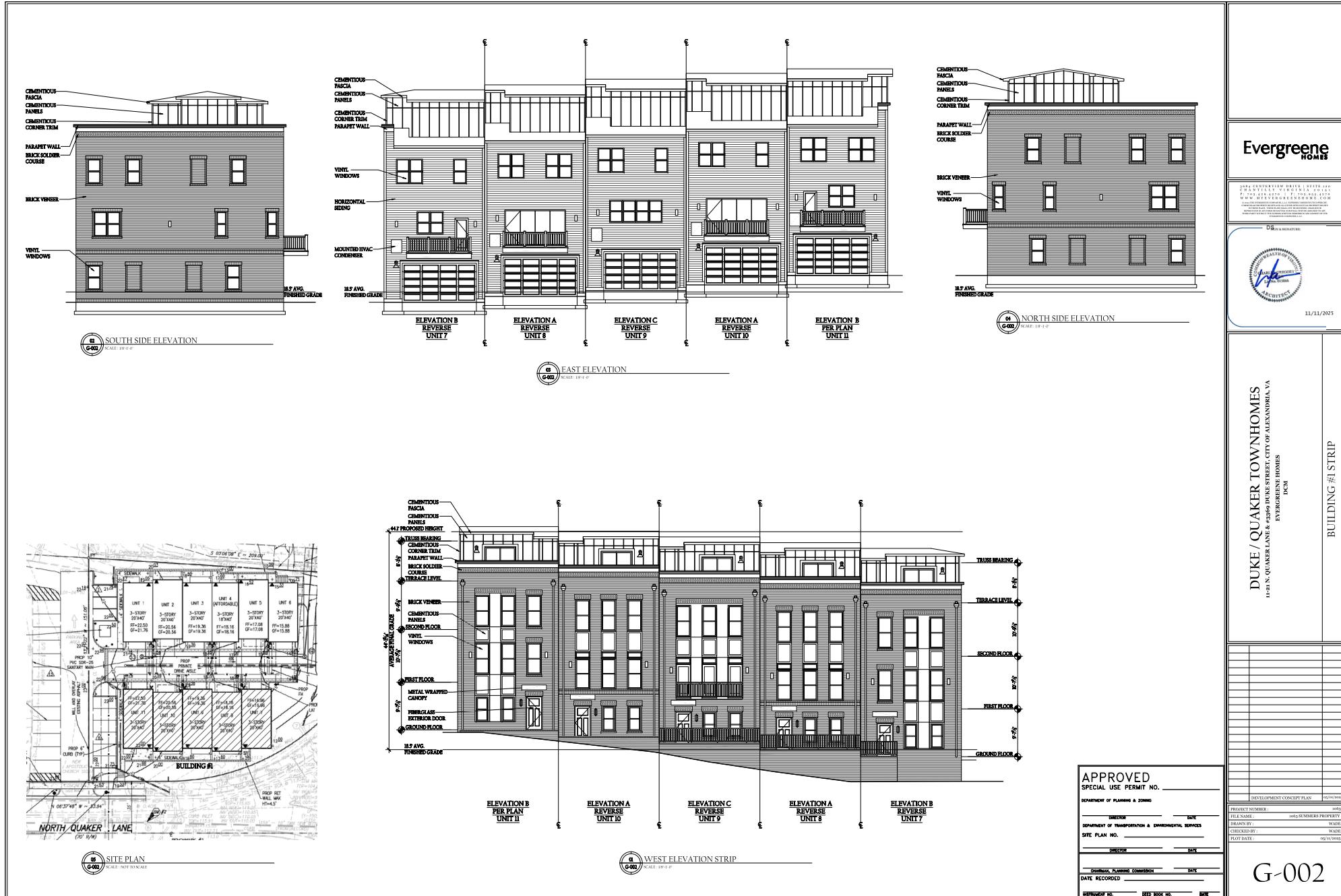




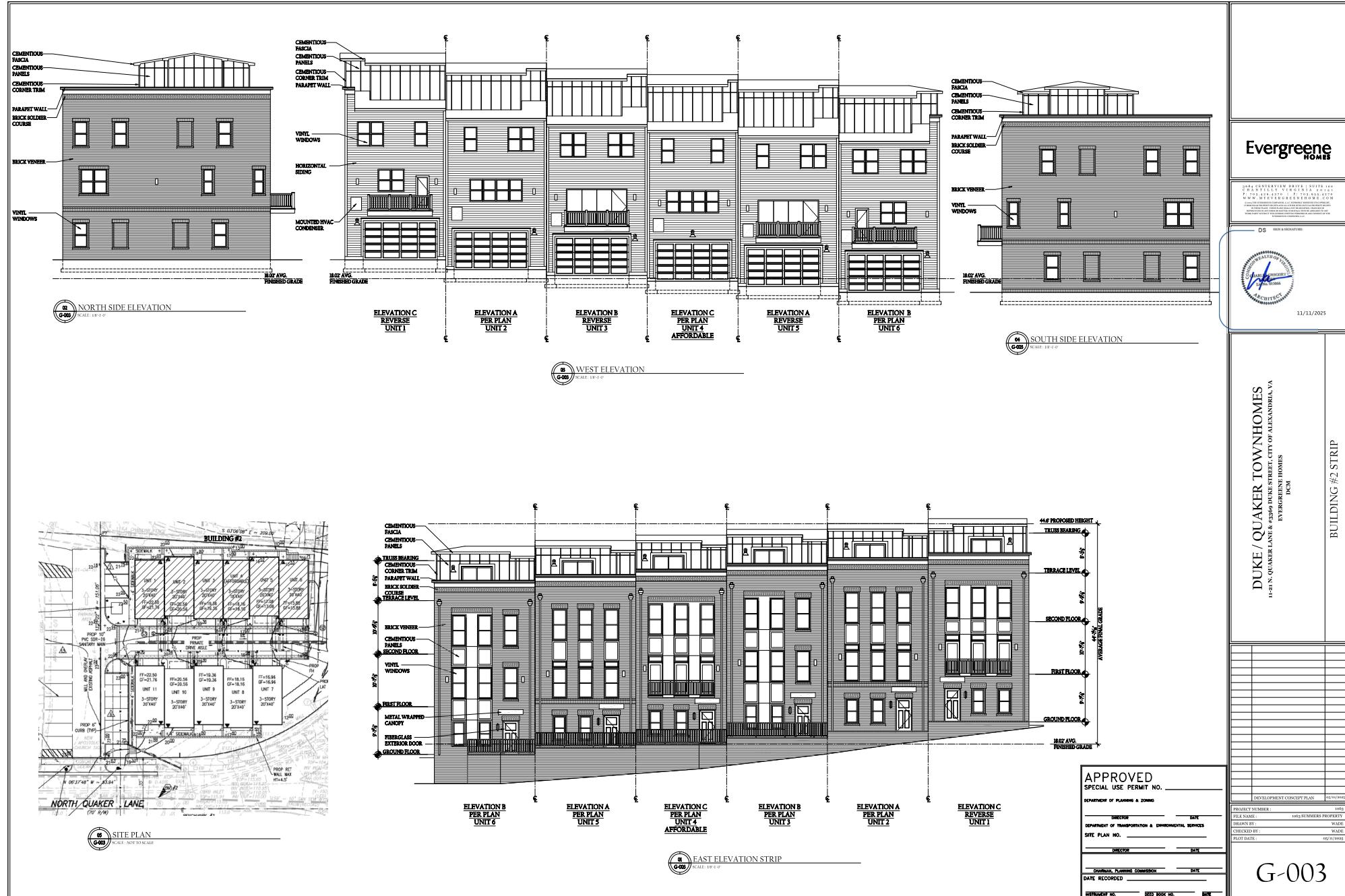




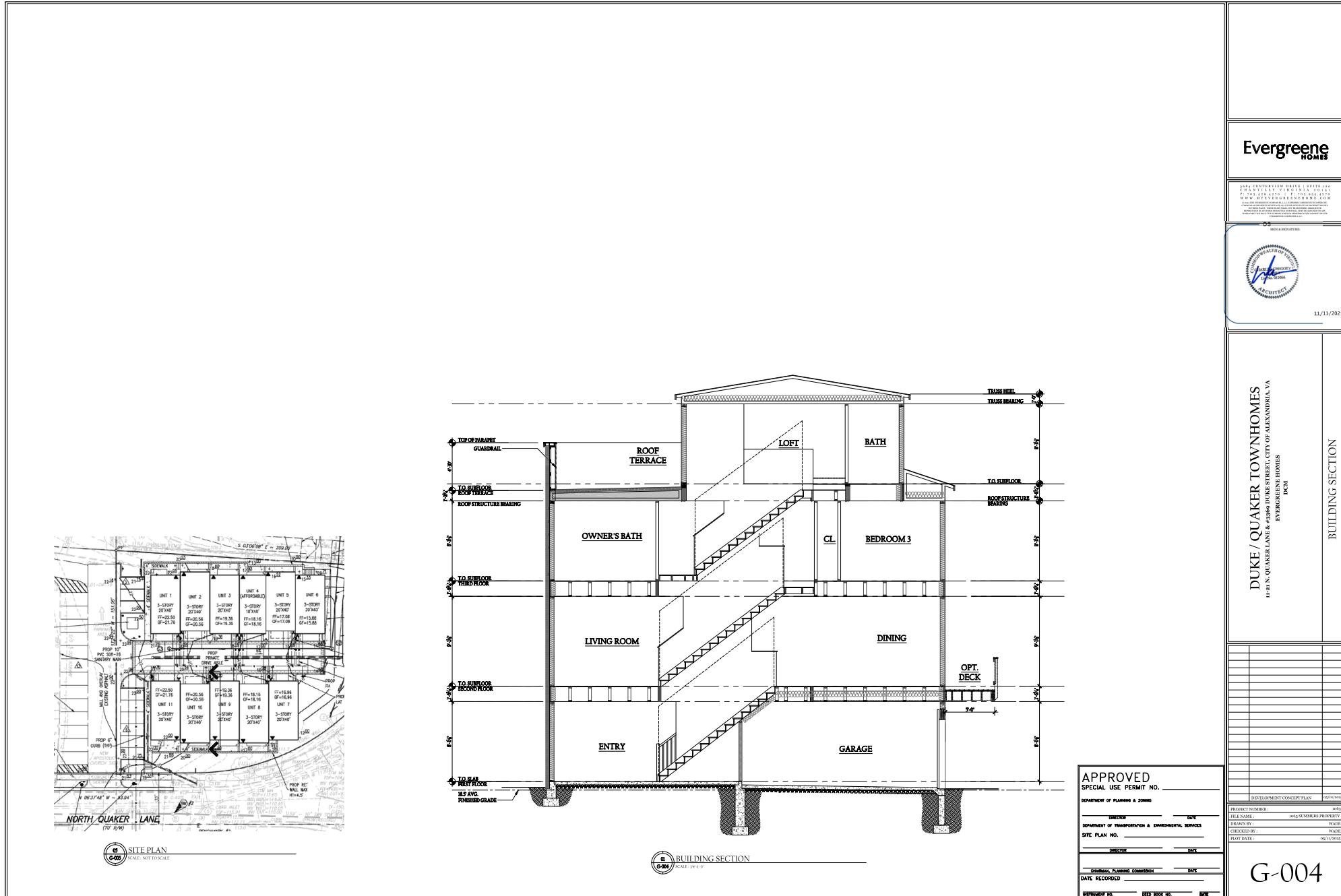


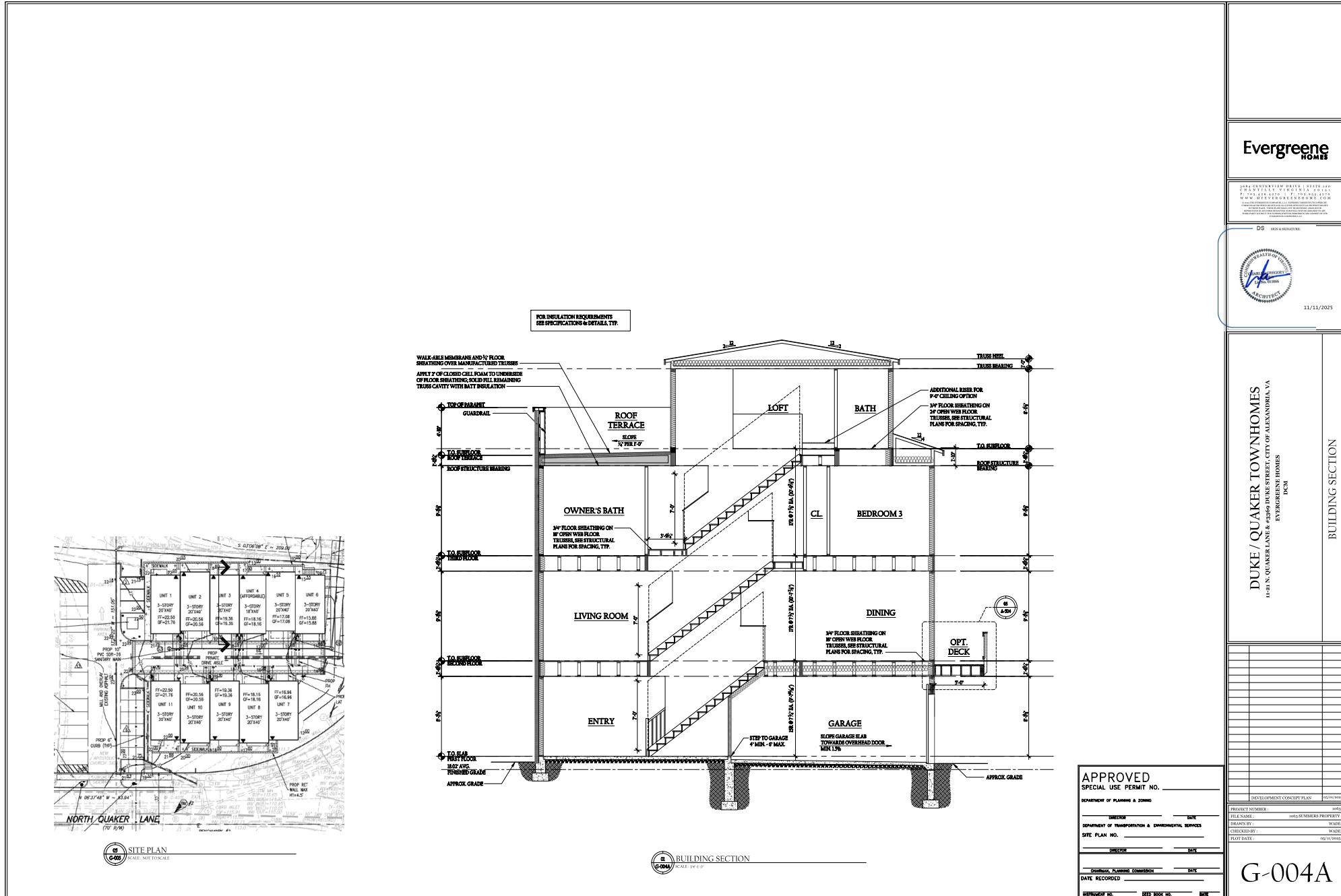








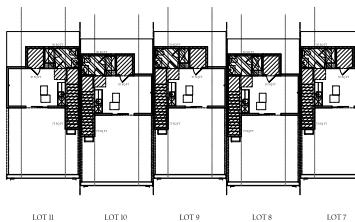
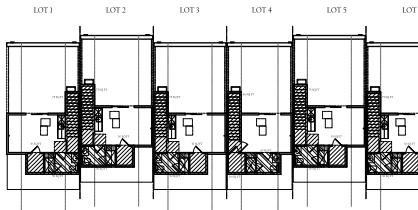
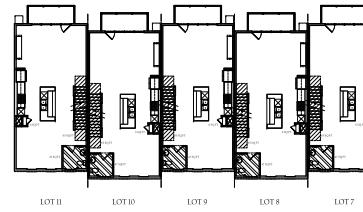
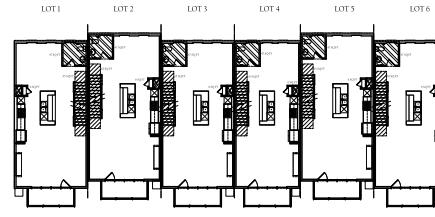
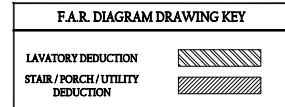
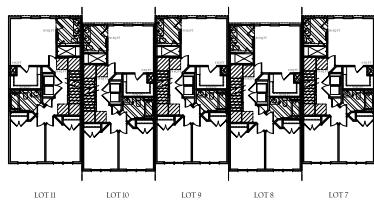
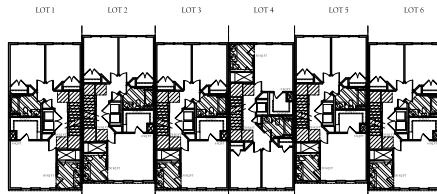
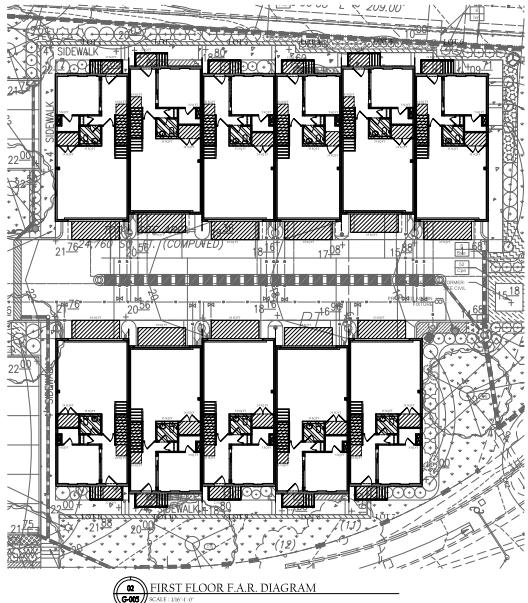




SQUARE FOOTAGE CALCULATIONS 20X40	
	GROSS SQ. FT.      NET SQ. FT. (MINUS DEDUCTIONS)
FIRST FLOOR	894      700
SECOND FLOOR	807      689
THIRD FLOOR	807      623
LOFT FLOOR	327      172
TOTAL GROSS SQ. FT.	TOTAL NET SQ. FT.
TOTALS	2631      2184

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
TOTAL GROSS SQ. FT.	TOTAL NET SQ. FT.
TOTALS	2574      1932

 FLOOR AREA CALCULATIONS  
G-005 SCALE: 1/8" = 1'-0"



**APPROVED  
SPECIAL USE PERMIT NO. \_\_\_\_\_**

DEPARTMENT OF PLANNING & ZONING      DATE: 05/01/2005

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

DEPARTMENT OF PLANNING & ZONING      DATE  
CITY PLANNING COMMISSION      DATE  
DATE RECORDED

REGISTRATION NO.      BLDG. BOOK NO.      DATE

**DUKE / QUAKER TOWNHOMES**  
11-21 N. QUAKER LANE, #206 DUKE STREET, CITY OF ALEXANDRIA, VA  
EVERGREENE HOMES  
DCM

FLOOR AREA CALCULATIONS

**Evergreen  
Homes**

11-21 N. QUAKER LANE, #206 DUKE STREET, CITY OF ALEXANDRIA, VA  
EVERGREENE HOMES  
DCM

  
ARCHITECT

11/11/2005

DEVELOPMENT CONCEPT PLAN      DATE: 05/01/2005

PROJECT NUMBER: 1015  
FILE NAME: 1015 SUMMERS PROPERTY  
DRAWN BY: WADE  
CHECKED BY: WADE  
PLOT DATE: 05/01/2005

REGISTRATION NO.      BLDG. BOOK NO.      DATE

G-005



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 PEWT

—AGED PEWTER FOR ALL UNITS

— COBBLESTONE FOR ALL UNITS

**Evergreen**  
HOMES

3684 CRYSTALTEEM DRIVE | SUITE 120  
CHANTILLY, VIRGINIA 20151  
F: 703.429.4270 | F: 703.935.4278  
M: 703.429.4278 | E: [MEYERGREENEHOME.COM](mailto:MEYERGREENEHOME.COM)

11/11/2025

**DUKE / QUAKER TOWNHOMES**  
4-21 N. QUAKER LINE & 2369 DUKE STREET, CITY OF ALEXANDRIA, VA  
EVERGREEN HOMES  
DCM

<img alt="Architectural floor plan of the 1st floor of the C-1000 building. The plan shows various rooms, including a large central hall, several offices, and a kitchen area. A legend on the left indicates room numbers and types: 101-103, 105-107, 109-111, 113-115, 117-119, 121-123, 125-127, 129-131, 133-135, 137-139, 141-143, 145-147, 149-151, 153-155, 157-159, 161-163, 165-167, 169-171, 173-175, 177-179, 181-183, 185-187, 189-191, 193-195, 197-199, 201-203, 205-207, 209-211, 213-215, 217-219, 221-223, 225-227, 229-231, 233-235, 237-239, 241-243, 245-247, 249-251, 253-255, 257-259, 261-263, 265-267, 269-271, 273-275, 277-279, 281-283, 285-287, 289-291, 293-295, 297-299, 301-303, 305-307, 309-311, 313-315, 317-319, 321-323, 325-327, 329-331, 333-335, 337-339, 341-343, 345-347, 349-351, 353-355, 357-359, 361-363, 365-367, 369-371, 373-375, 377-379, 381-383, 385-387, 389-391, 393-395, 397-399, 401-403, 405-407, 409-409, 411-413, 415-417, 419-419, 421-423, 425-427, 429-429, 431-433, 435-437, 439-439, 441-443, 445-447, 449-449, 451-453, 455-457, 459-459, 461-463, 465-467, 469-469, 471-473, 475-477, 479-479, 481-483, 485-487, 489-489, 491-493, 495-497, 499-499, 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SITE PLAN: NOT TO SCALE

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		DEVELOPMENT CONCEPT PLAN	
DIRECTOR	DATE	01/01/01	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO.		PROJECT NUMBER:	
DIRECTOR		DATE	100-123456789
CHAIRMAN, PLANNING COMMISSION		DATE	RAK
DATE RECORDED		DRAWN BY:	
RECEIVED BY:		DATE:	01/01/01
RECEIVED BY:		FILED:	01/01/01
RECEIVED BY:		RECORDED:	01/01/01

A-600

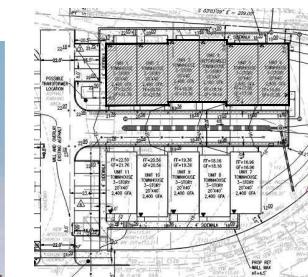


AGED PEWTER FOR ALL UNITS

COBBLESTONE FOR ALL UNITS

**Evergreen**  
 HOMES

 100 CONSTITUTION BRIDGE, SUITE 100  
 CHANTILLY, VIRGINIA 20151  
 703.437.1000 | 800.344.1000  
 www.myevergreenhome.com

 DESIGN & INNATE  
  
 11/11/2025


SITE PLAN: NOT TO SCALE

 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 &amp; ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAMBER, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. BLDG. BOOK NO. PAGE NO. \_\_\_\_\_

 DUKE / QUAKER TOWNHOMES  
 11-21 N. QUAKER LANE, #202-204  
 EVERGREEN HOMES  
 DCM

 BUILDING #2 - STRIP  
 DUKE / QUAKER TOWNHOMES  
 11-21 N. QUAKER LANE, #202-204  
 EVERGREEN HOMES  
 DCM

A-601

 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

**Evergreen**  
HOME

1003 SUMMERS PROPERTY  
1121 N. QUAKER LANE & 102 DUKE STREET  
CHARLottesville, Virginia 22903  
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09

REND &amp; SIGNATURE



11/11/2025

**DUKE / QUAKER TOWNHOMES**  
1121 N. QUAKER LANE & 102 DUKE STREET, CITY OF ALEXANDRIA, VA  
EVERGREEN HOMES  
DCM

PERSPECTIVE VIEW FROM:

N. QUAKER LANE &amp; DUKE STREET

RENDERS ARE ILLUSTRATIVE AND  
INTENT TO CONVEY ARCHITECTURAL  
MASING & 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 &amp; ZONING

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

DIRECTOR	DATE
CHAMBER, PLANNING COMMISSION	DATE
DATE RECORDED	

INSTRUMENT NO.	BED BOOK NO.	PAGE
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DEVELOPMENT CONCEPT PLAN	01094/0040
PROJECT NUMBER	1003
FILE NAME	1003 SUMMERS PROPERTY
DRAWN BY	RAK, ESR
CHECKED BY	CSC
PILOT DATE	10/19/2025

A-602