

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

1. 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 THE 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.

2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY, MUST BE NOTIFIED IF UNPLANNED CONSTRUCTION OR DEVELOPMENT ACTIVITIES ARE UNDERTAKEN ON THE SITE. IF UNPLANNED CONSTRUCTION OR DEVELOPMENT ACTIVITIES ARE UNDERTAKEN ON THE SITE, 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.

3. 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.

4. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.

5. 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 9am 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 VPOES 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 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

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.

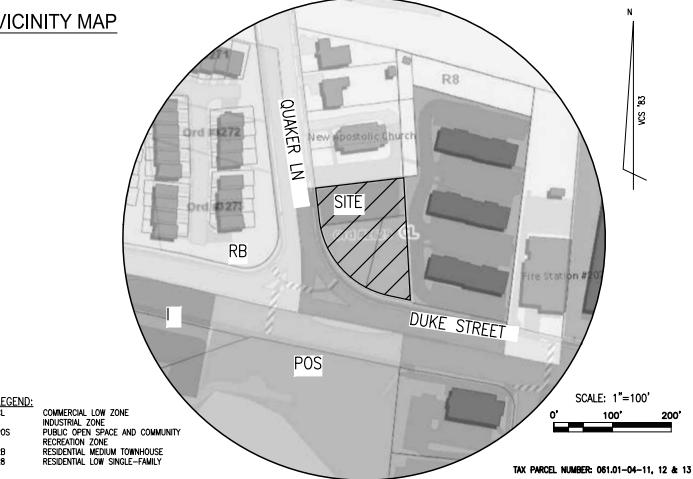
6. THIS SITE CONTAINS AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

7. THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.

ENGINEER'S/SURVEYOR'S CERTIFICATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MMW SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON FEBRUARY 10, 2025; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

VICINITY MAP



ZONING TABULATIONS

1. TAX MAP #: 061.01-04-11, 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: 24,760 SF (0.5684 AC.)
 EXISTING: 24,760 SF (0.5684 AC.)
 PROPOSED: N/A
 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: 19.4 UNITS/ACRE
 8. OPEN SPACE: REQUIRED: 6,666 SF (35.0%)
 EXISTING: 9,304 SF (46.0%)
 PROPOSED: N/A
 9. AVERAGE FINISHED GRADE: PROPOSED: BUILDING 1: 18.50 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 VIA ADU BONUS
 PROPOSED: GROSS: 30,924 SF NET: 24,141 SF (0.975 FAR)
 12. YARDS: REQUIRED: FRONT: 20 FT SIDE: 16 FT MIN REAR: N/A
 PROVIDED: FRONT: 4.0' FT SIDE: 23.0'(N)/80.0'(E) REAR: N/A
 BUILDING 2: FRONT: 20' FT SIDE: 23.0'(N)/70.0'(E) REAR: N/A
 13. LOT FRONTRAGE: REQUIRED: 50 FT PROVIDED: 279 FT
 14. PARKING TABULATION:
 MULT-UNIT DWELLING:
 REDUCTIONS: 5% WITHIN ONE-QUARTER MILE OF 4 ACTIVE BUS ROUTES
 REQUIRED: 1 SPACE/PERFORW - 5% REDUCTIONS = 0.95 SPACE/BEDROOM
 BEDROOMS: 2+ = 10.00 SPACES
 PROVIDED: 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
 15. LOADING SPACES: REQUIRED: N/A PROVIDED: N/A
 16. TRAFFIC GENERATION:
 EXISTING AM PEAK: 0 PROPOSED AM PEAK: 7 AVE
 EXISTING PM PEAK: 0 PROPOSED PM PEAK: 9 AVE
 EXISTING VPD: 0 PROPOSED VPD: 42 VPD
 (PER ITE STANDARDS) (PER ITE STANDARDS)
 17. LIMITS OF DISTURBANCE: 23,600 SF OR 0.5418 AC

RCFIELDS & ASSOCIATES, INC.	
ENGINEERING & LAND SURVEYING	
1000 N. GLEBE ROAD, SUITE 200, ALEXANDRIA, VA 22314	
PHONE: (703) 249-6422	
FAX: (703) 249-6422	
EMAIL: DMGOLON@RCFIELDS.COM	
SCALE: AS NOTED	
DATE: JUNE 2025	
DRAWN BY: <i>[Signature]</i>	

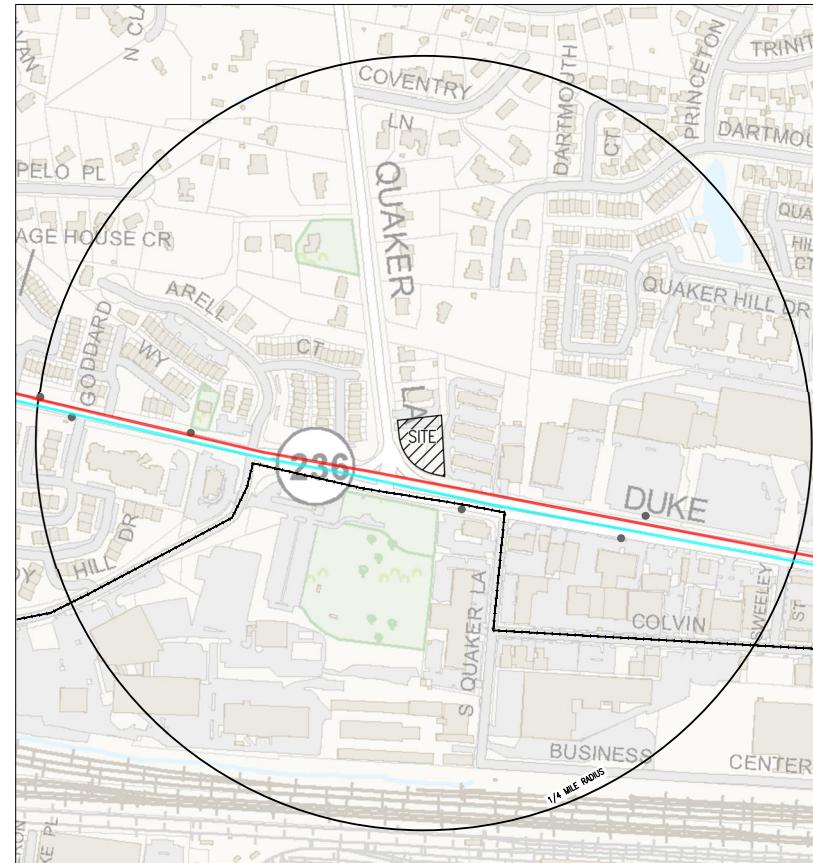
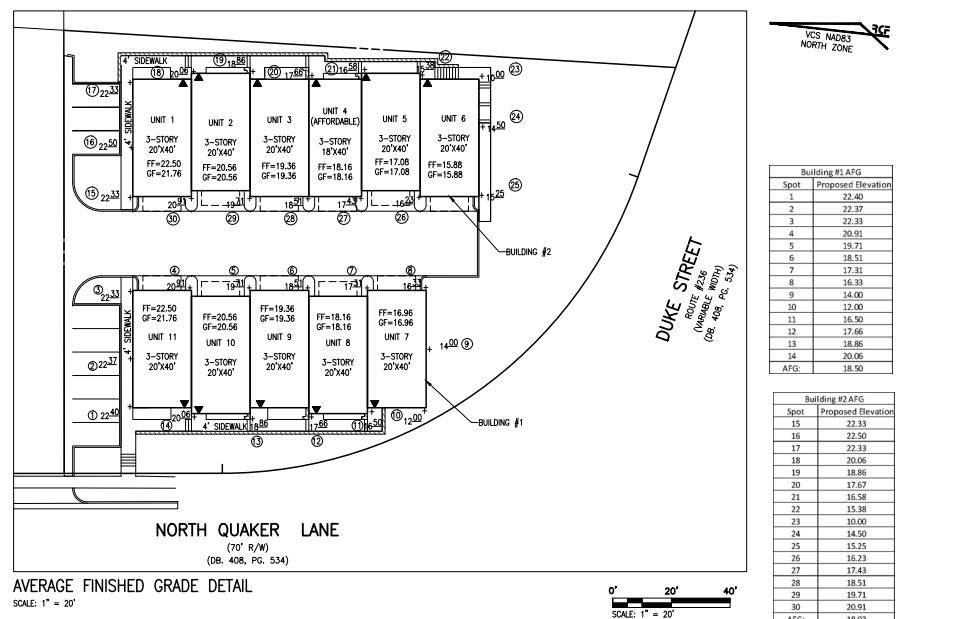
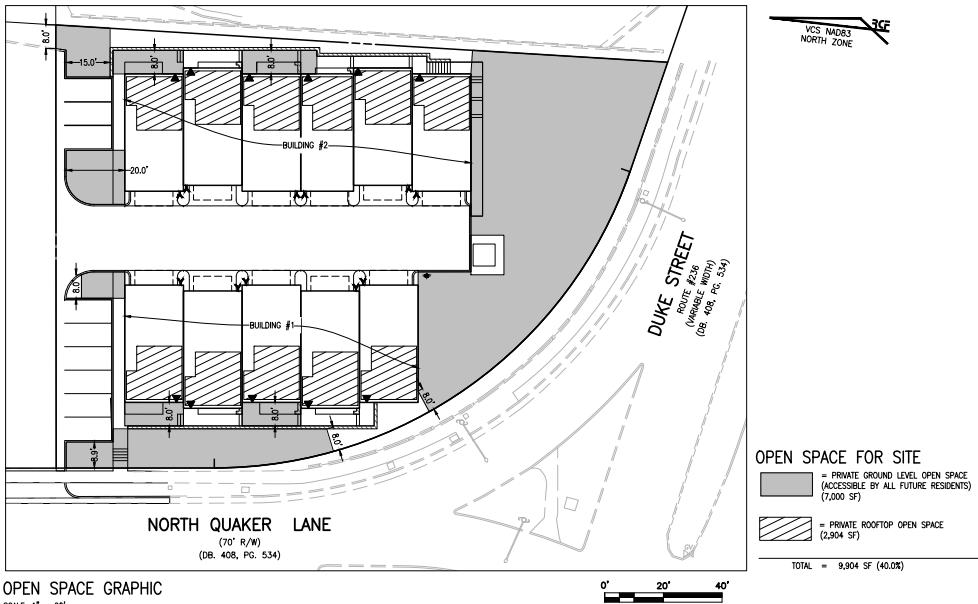
REVISION APPROVED BY	
REVISION	APPROVED
DESCRIPTION	DATE

PRELIMINARY DEVELOPMENT PLAN	
DUKE/QUAKER TOWNHOMES	
11 & 12 QUAKER LN, 3369 DUKE STREET	
CITY OF ALEXANDRIA, VIRGINIA	
COVER SHEET	

APPROVED	
SPECIAL USE PERMIT NO. <u>_____</u>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. <u>_____</u>	DIRECTOR
DIRECTOR	DATE
CHAMBER PLANNING COMMISSION	
DATE RECORDED <u>_____</u>	DATE
INSTRUMENT NO. <u>_____</u>	REC. BOOK NO. <u>_____</u>
RCF FILE: 24-210 SHEET: 01 OF 17	

SHEET NAME:

COVER SHEET



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

The logo consists of the letters 'RCL' in a large, bold, blue sans-serif font. To the right of the logo, the company's address and contact information are listed in a smaller blue font:

625 N WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.545.6422
WWW.RCLASSOC.COM

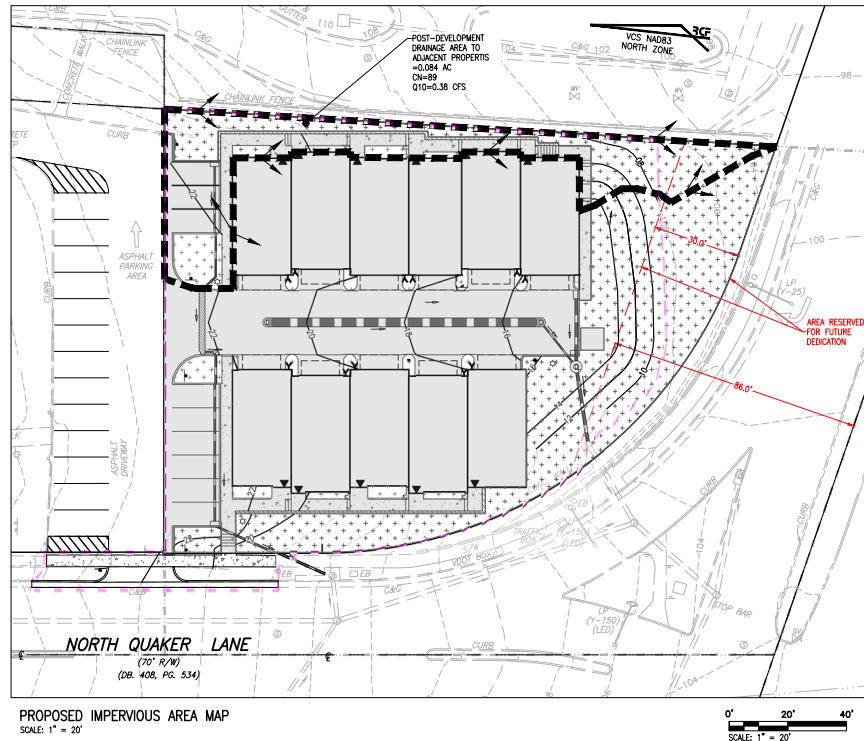
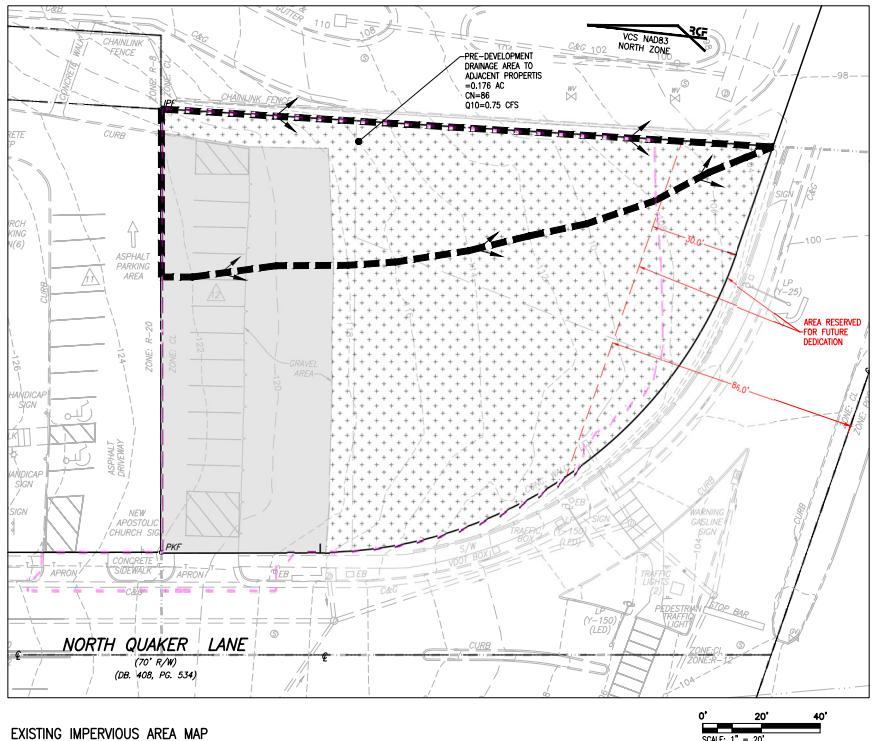
DATE REVISION

DESIGN: DJM
CHECKED: MM

CONTEXTUAL PLAN

SHEET 02 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
CHECKED: VMM
SCALE: 1" = 20'
DATE: JUNE 16, 2025

DRAINAGE AND
IMPERVIOUS
AREA PLAN

SHEET 07 OF 17
FILE: 24-210

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THE OFFICE.
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAMBER PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ REED BOOK NO. _____ DATE _____

Project Name: Quaker Ln/Duke St Townhomes
Date: 11/11/2025
Linear Development Project? No

CLEAR ALL
(Ctrl+Shift+F2)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 0.54

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-Re-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) – undisturbed, protected forest or reforested	0.00				0.00
Mixed Open (acres) – undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed	0.34	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				0.00
Mixed Open (acres) – undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed	0.14	0.14			
Impervious Cover (acres)	0.40	0.40			0.54
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 Re-Development TN load (lb/yr) 5.57

Final Post-Development TN load 6.20

LAND COVER SUMMARY – PRE-REDEVELOPMENT

Land Cover Summary-Pre	Used	Adjusted
Pre-Re-Development	0.00	0.00
Forest	0.00	0.00
Weighted Reforest	0.00	0.00
Weighted Leaching Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted R(Leach)	0.00	0.00
Weighted Leaching Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.34	0.34
Weighted R(turf)	0.25	0.25
Weighted Leaching Rate(turf)	0.85	0.85
% Managed Turf	62%	41%
Impervious Cover (acres)	0.21	0.21
Weighted R(imperv)	0.95	0.95
Weighted Leaching Rate(imper)	0.86	0.86
% Impervious	38%	59%
Total Site Area (acres)	0.54	0.35
Site Rv	0.52	0.66

Treatment Volume and Nutrient Load

Pre-Re-Development Treatment Volume (acre-ft)	0.023	0.0193
Pre-Re-Development Treatment Volume (ubic feet)	1,016	943
Pre-Re-Development TP Load (lb/yr)	0.46	0.30
Pre-Re-Development TP load per acre (lb/acre/yr)	0.85	0.85

Baseline TP load (lb/yr) → 0.09
(0.26 lb/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)Adjusted Land Cover Summary:
-0.09 lb/acre/yr applied to new pervious land cover (forest, mixed open or managed turf) proposed for new impervious cover.

Adjusted total acreage is consistent with Post-Re-Development acreage (minus acreage 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	Post Re-Development
Forest	0.00
Weighted Reforest	0.00
Weighted Leaching Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted R(Leach)	0.00
Weighted Leaching Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.14
Weighted R(turf)	0.25
Weighted Leaching Rate(turf)	0.85
% Managed Turf	27%
Impervious Cover (acres)	0.40
Weighted R(imperv)	0.95
Weighted Leaching Rate(imper)	0.86
% Impervious	73%
Total Site Area (acres)	0.54
Final Site Area (acres)	0.54
Final Post Dev Site Rv	0.76

Treatment Volume and Nutrient Load

Post-Re-Development Treatment Volume (acre-ft)	0.034
Post-Re-Development Treatment Volume (ubic feet)	1,501
Post-Re-Development TP load (lb/yr)	0.46
Post-Re-Development TP load per acre (lb/acre/yr)	0.85

Post-Re-Development Treatment Volume (acre-ft)	0.0293
Post-Re-Development Treatment Volume (ubic feet)	843
Post-Re-Development TP load (lb/yr)	0.30
Post-Re-Development TP load per acre (lb/acre/yr)	0.85

Max. Reduction Required
(Post Re-Development load)

10%

TP Load Reduction
Required for
Redeveloped Area
(lb/yr)

0.03

TP Load Reduction
Required for New
Impervious Area
(lb/yr)

0.11

Drainage Area A

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Total	Land Cover Pct	Composite Land Use P
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mixed Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.03	0.21	0.85	0.00	1.00	0.95	0.95
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.03	0.21	0.85	0.00	1.00	0.95	0.95

VRRM 4.1, 2024

CLEAR BMP AREAS

Composite Land Use P	Impervious Cover (acres)	Total Phosphorus Available for Removal in D.A. (lb/yr)	Post Development Treatment Volume in D.A. (ft³)	Post Development Treatment Volume in D.A. (ft³)	Select From dropdown lists
0.00	0.00	0.00	0.00	0.00	
0.01	0.00	0.00	0.00	0.00	
0.03	0.00	0.00	0.00	0.00	
0.05	0.00	0.00	0.00	0.00	
0.07	0.00	0.00	0.00	0.00	
0.09	0.00	0.00	0.00	0.00	
0.11	0.00	0.00	0.00	0.00	
0.13	0.00	0.00	0.00	0.00	
0.15	0.00	0.00	0.00	0.00	
0.17	0.00	0.00	0.00	0.00	
0.19	0.00	0.00	0.00	0.00	
0.21	0.00	0.00	0.00	0.00	
0.23	0.00	0.00	0.00	0.00	
0.25	0.00	0.00	0.00	0.00	
0.27	0.00	0.00	0.00	0.00	
0.29	0.00	0.00	0.00	0.00	
0.31	0.00	0.00	0.00	0.00	
0.33	0.00	0.00	0.00	0.00	
0.35	0.00	0.00	0.00	0.00	
0.37	0.00	0.00	0.00	0.00	
0.39	0.00	0.00	0.00	0.00	
0.41	0.00	0.00	0.00	0.00	
0.43	0.00	0.00	0.00	0.00	
0.45	0.00	0.00	0.00	0.00	
0.47	0.00	0.00	0.00	0.00	
0.49	0.00	0.00	0.00	0.00	
0.51	0.00	0.00	0.00	0.00	
0.53	0.00	0.00	0.00	0.00	
0.55	0.00	0.00	0.00	0.00	
0.57	0.00	0.00	0.00	0.00	
0.59	0.00	0.00	0.00	0.00	
0.61	0.00	0.00	0.00	0.00	
0.63	0.00	0.00	0.00	0.00	
0.65	0.00	0.00	0.00	0.00	
0.67	0.00	0.00	0.00	0.00	
0.69	0.00	0.00	0.00	0.00	
0.71	0.00	0.00	0.00	0.00	
0.73	0.00	0.00	0.00	0.00	
0.75	0.00	0.00	0.00	0.00	
0.77	0.00	0.00	0.00	0.00	
0.79	0.00	0.00	0.00	0.00	
0.81	0.00	0.00	0.00	0.00	
0.83	0.00	0.00	0.00	0.00	
0.85	0.00	0.00	0.00	0.00	
0.87	0.00	0.00	0.00	0.00	
0.89	0.00	0.00	0.00	0.00	
0.91	0.00	0.00	0.00	0.00	
0.93	0.00	0.00	0.00	0.00	
0.95	0.00	0.00	0.00	0.00	
0.97	0.00	0.00	0.00	0.00	
0.99	0.00	0.00	0.00	0.00	
0.01	0.00	0.00	0.00	0.00	
0.03	0.00	0.00	0.00	0.00	
0.05	0.00	0.00	0.00	0.00	
0.07	0.00	0.00	0.00	0.00	
0.09	0.00	0.00	0.00	0.00	
0.11	0.00	0.00	0.00	0.00	
0.13	0.00	0.00	0.00	0.00	
0.15	0.00	0.00	0.00	0.00	
0.17	0.00	0.00	0.00	0.00	
0.19	0.00	0.00	0.00	0.00	
0.21	0.00	0.00	0.00	0.00	
0.23	0.00	0.00	0.00	0.00	
0.25	0.00	0.00	0.00	0.00	
0.27	0.00	0.00	0.00	0.00	
0.29	0.00	0.00	0.00	0.00	
0.31	0.00	0.00	0.00	0.00	
0.33	0.00	0.00	0.00	0.00	
0.35	0.00	0.00	0.00	0.00	
0.37	0.00	0.00	0.00	0.00	
0.39	0.00	0.00	0.00	0.00	
0.41	0.00	0.00	0.00	0.00	
0.43	0.00	0.00	0.00	0.00	
0.45	0.00	0.00	0.00	0.00	
0.47	0.00	0.00	0.00	0.00	
0.49	0.00	0.00	0.00	0.00	
0.51	0.00	0.00	0.00	0.00	
0.53	0.00	0.00	0.00	0.00	
0.55	0.00	0.00	0.00	0.00	
0.57	0.00	0.00	0.00	0.00	
0.59	0.00	0.00	0.00	0.00	
0.61	0.00	0.00	0.00	0.00	
0.63	0.00	0.00	0.00	0.00	
0.65	0.00	0.00	0.00	0.00	
0.67	0.00	0.00	0.00	0.00	
0.69	0.00	0.00	0.00	0.00	
0.71	0.00	0.00	0.00	0.00	
0.73	0.00	0.00	0.00	0.00	
0.75	0.00	0.00	0.00	0.00	
0.77	0.00	0.00	0.00	0.00	
0.79	0.00	0.00	0.00	0.00	
0.81	0.00	0.00	0.00	0.00	
0.83	0.00	0.00	0.00	0.00	
0.85	0.00	0.00	0.00	0.00	
0.87	0.00	0.00	0		



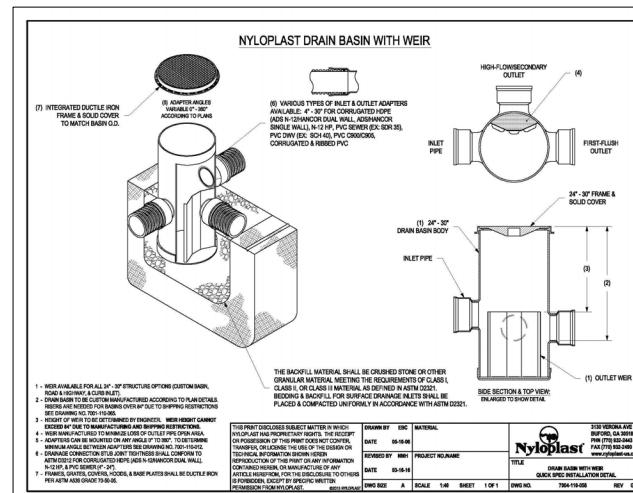
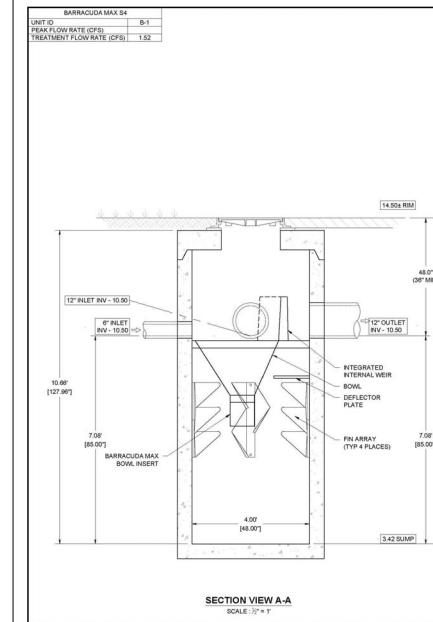
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SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

OR
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

ONS. _____ DIRECTOR _____ DA
72

TO CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED

OF INSTRUMENT NO. DEED BOOK NO.

DESIGN: DJM
CHECKED: VMM
SCALE: AS NOTED
DATE: JUNE 16, 2022

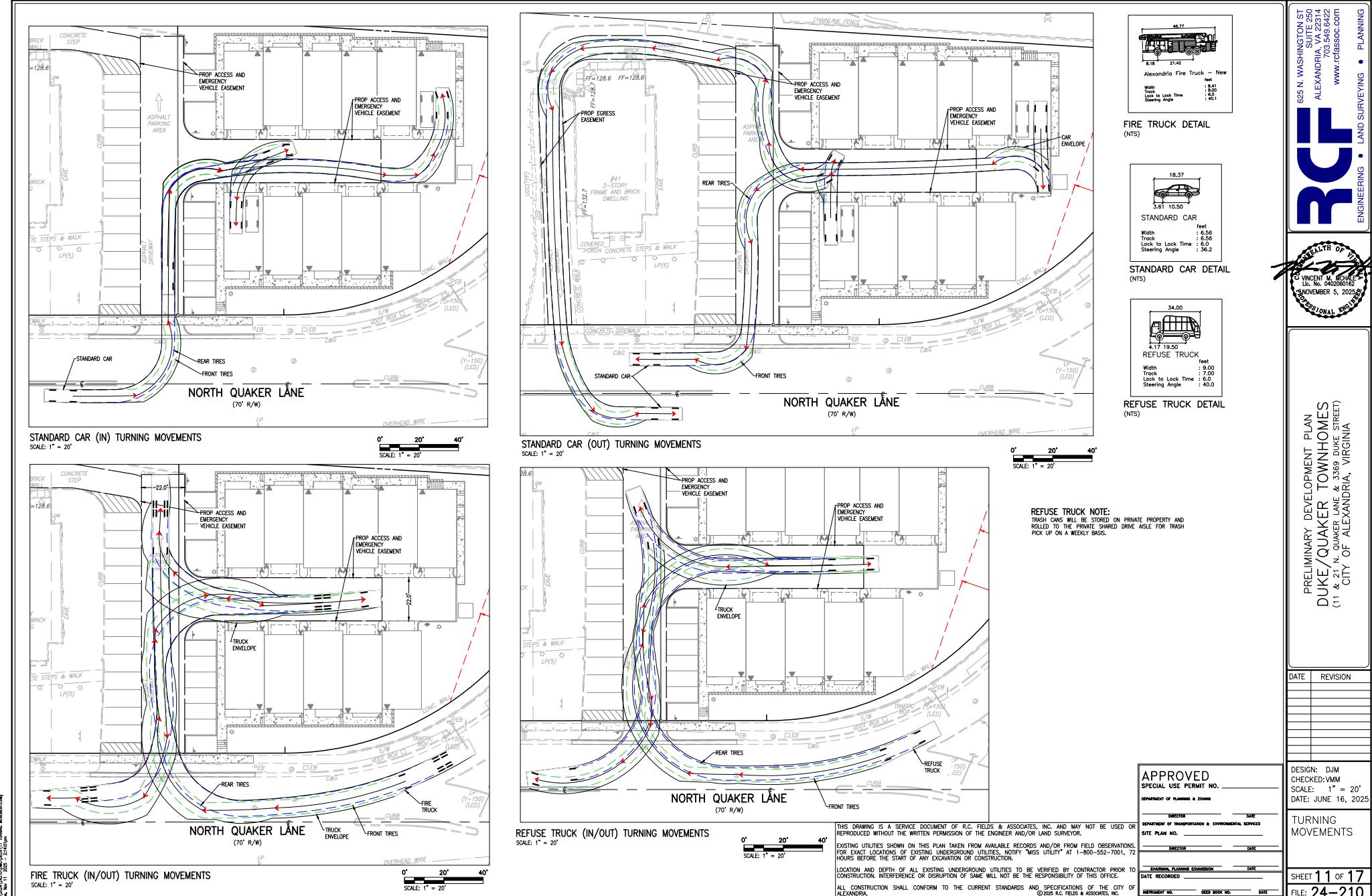
BMP DETAILS

1

1000

SHEET 09 OF 17

FILE: 24-210



3G
MCS NARCO
NORTH ZONE

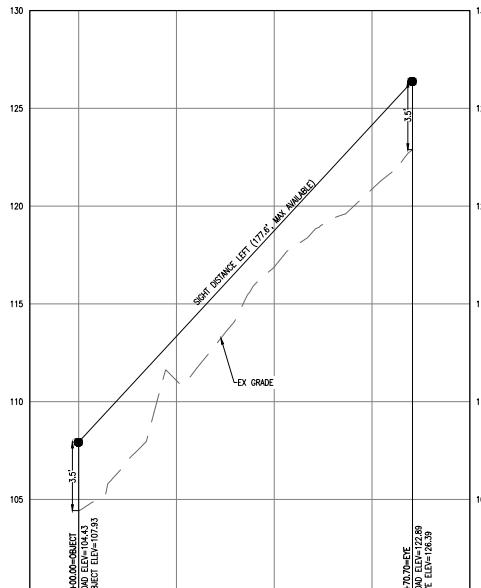
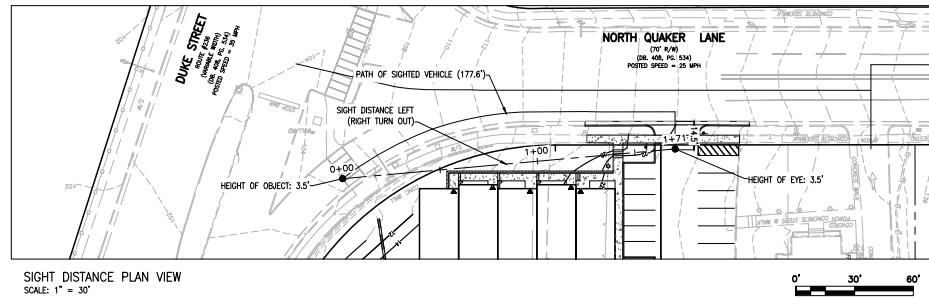
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Lic. No. 0402060162
NOVEMBER 5, 2025
11 & 21 N. QUAKER LANE & 3359 DUKE STREET
CITY OF ALEXANDRIA, VIRGINIA



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 nuisances or safety concerns.

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DIRECTOR _____ DATE _____

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SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHARLES PLANNING COMMISSION

DATE RECORDED _____

INSTRUMENT NO. _____

REED BOOK NO. _____

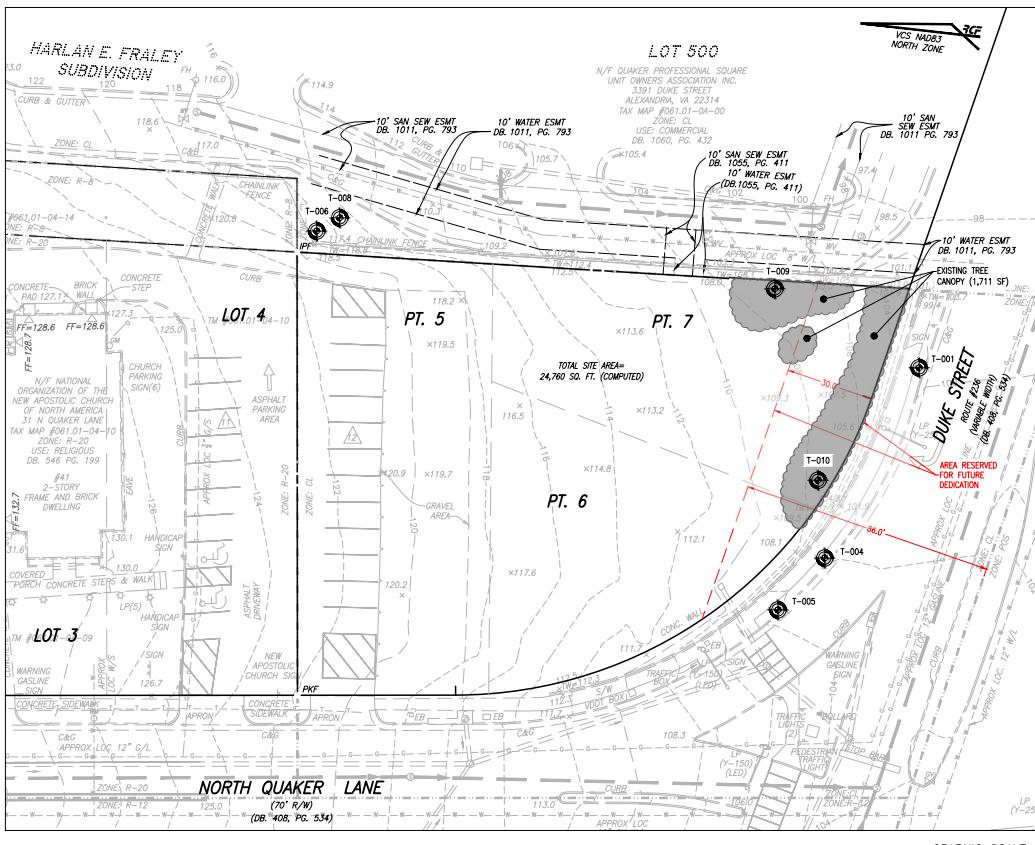
DATE _____

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

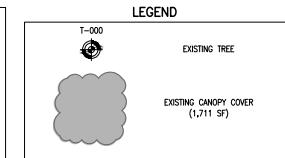
SIGHT
DISTANCE
PLAN AND
PROFILE

SHEET 13 OF 17

FILE: 24-210



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-7022).
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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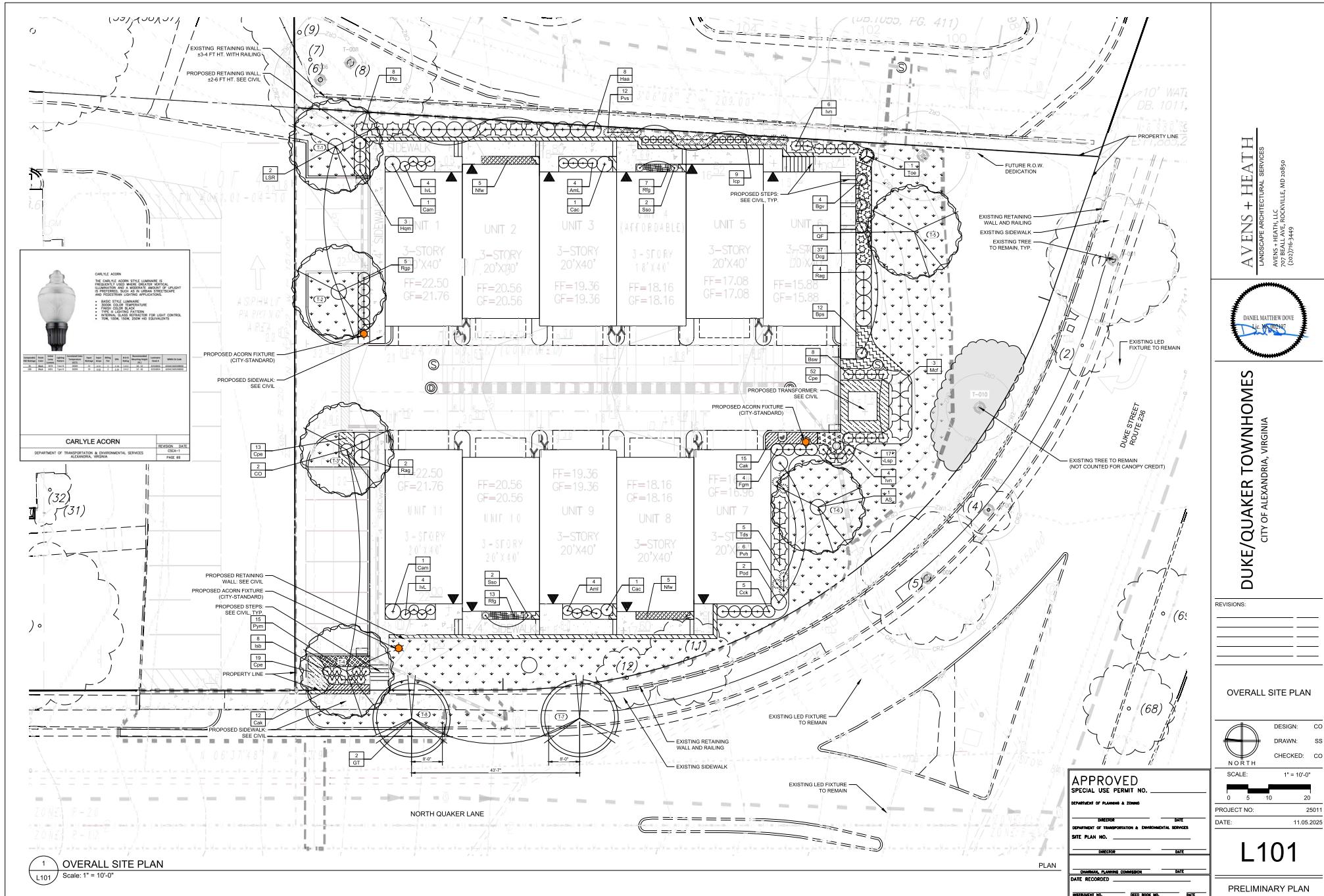
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____

CHARLES PLANNING COMMISSION
DATE RECORDED _____
INSTRUMENT NO. _____ REED BOOK NO. _____ DATE _____

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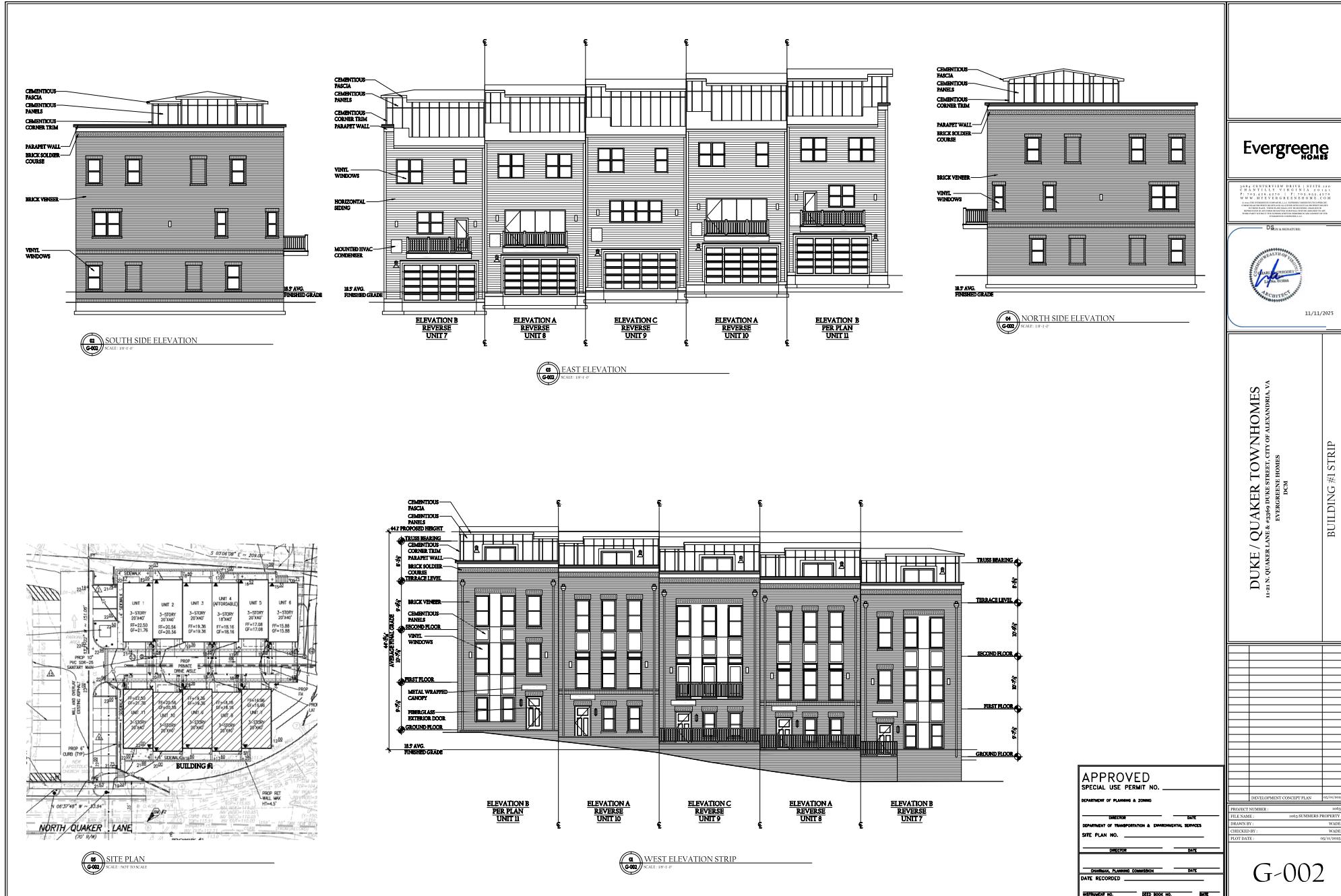
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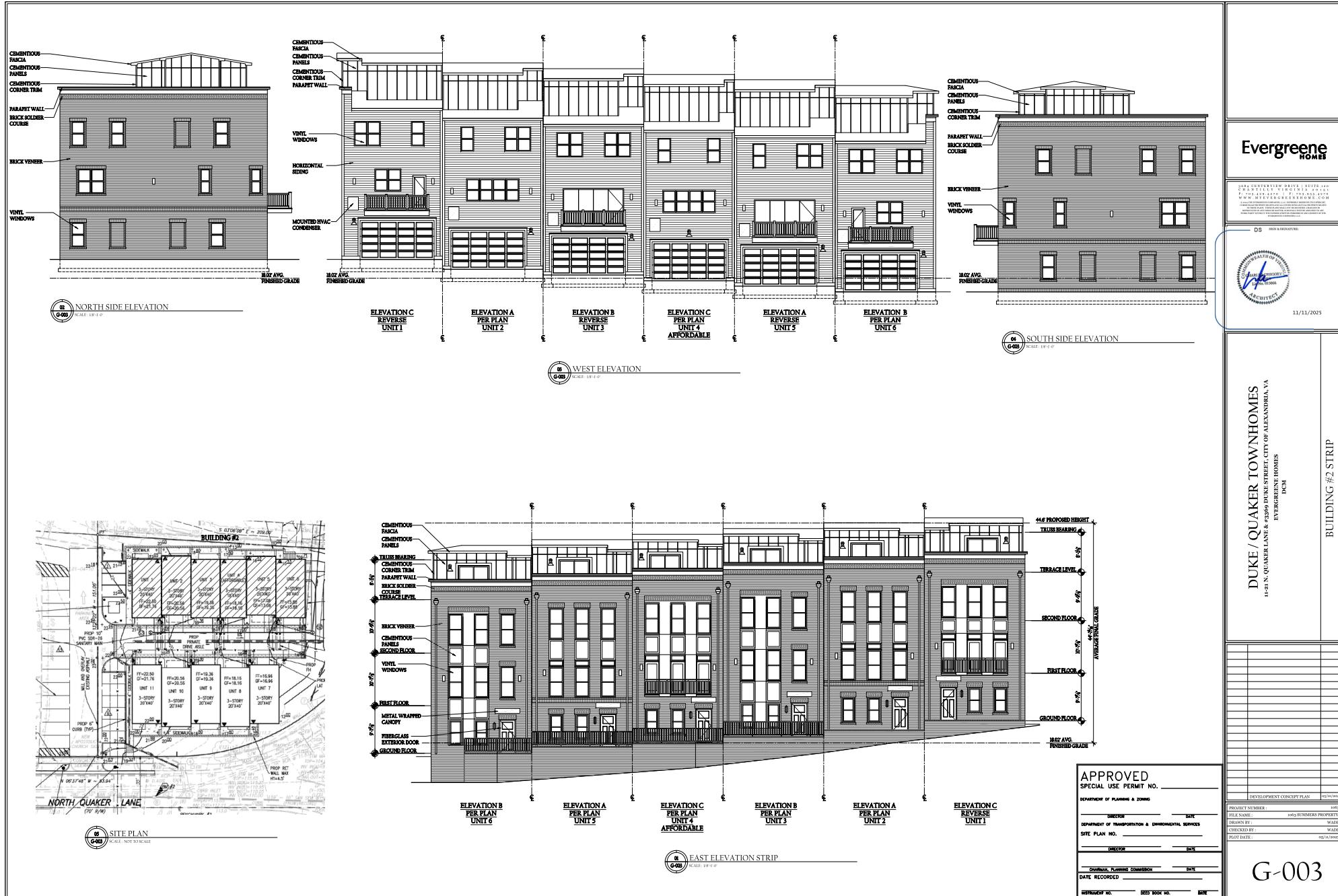










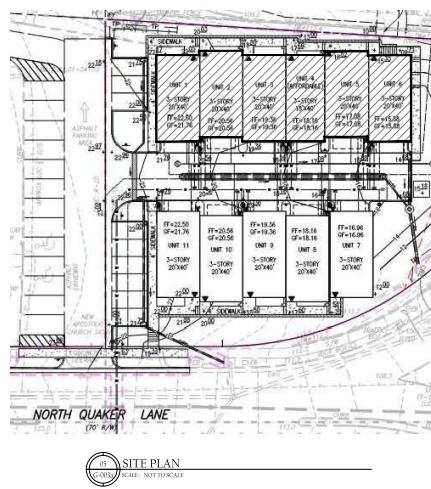




02
G-003a NORTH SIDE ELEVATION
SCALE: 18'-0"



A 3D rendering of a brick apartment building. The building is four stories high with a red brick facade. It features a central entrance with a double door and a small overhang. Above the entrance is a green, flat-roofed section. There are eight windows on the main facade, arranged in two rows of four. The sky in the background is cloudy.



05 SITE PLAN
G-003a SCALE: NOT TO SCALE



01 EAST ELEVATION STRIP
G-0035 SCALE: 185'-0"

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1-21 N. QUAKER LANE & #3369 DUKE STREET, CITY OF ALEXANDRIA, VA
EVERGREENE HOMES

DCM

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CHANTILLY, VIRGINIA 20151
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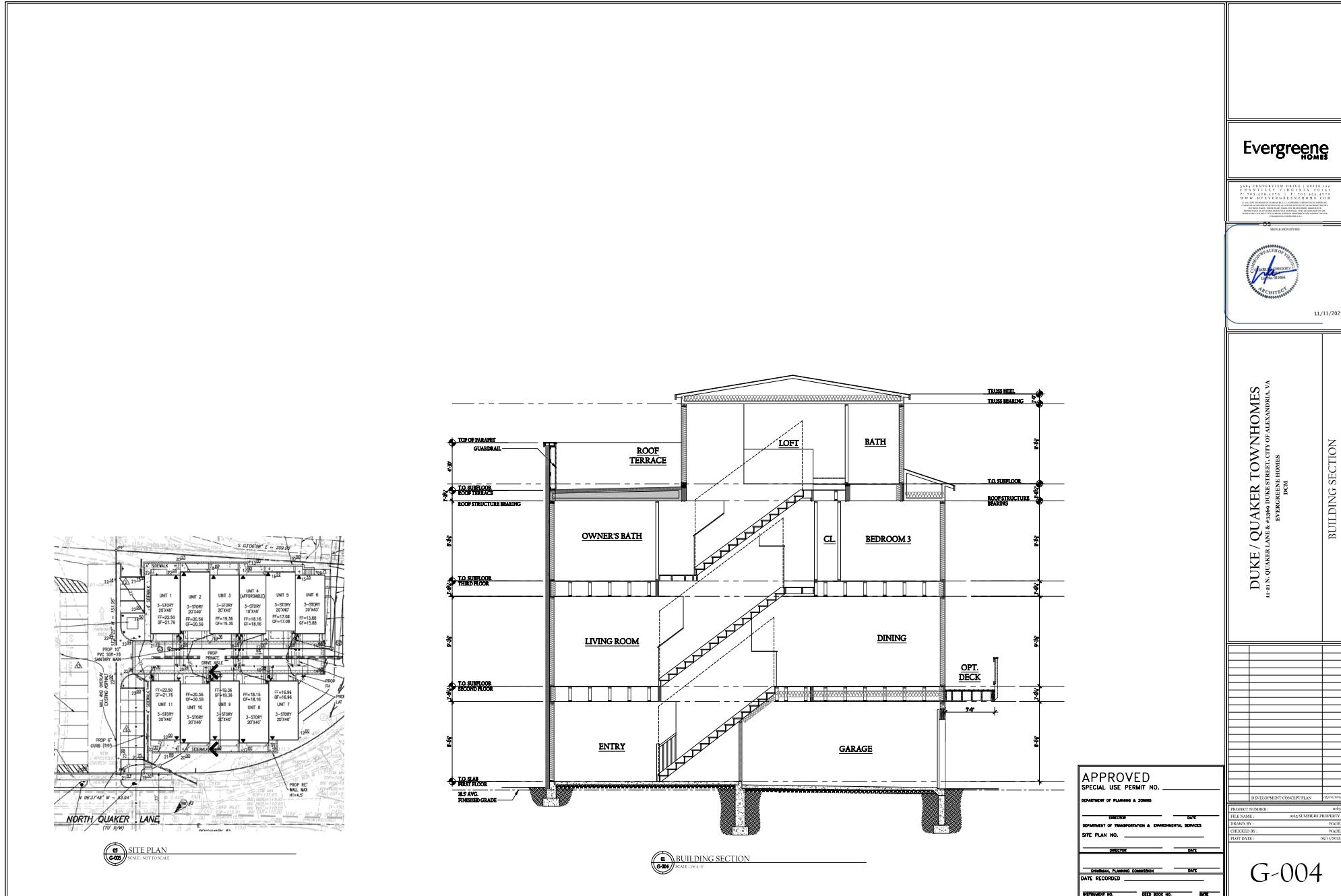


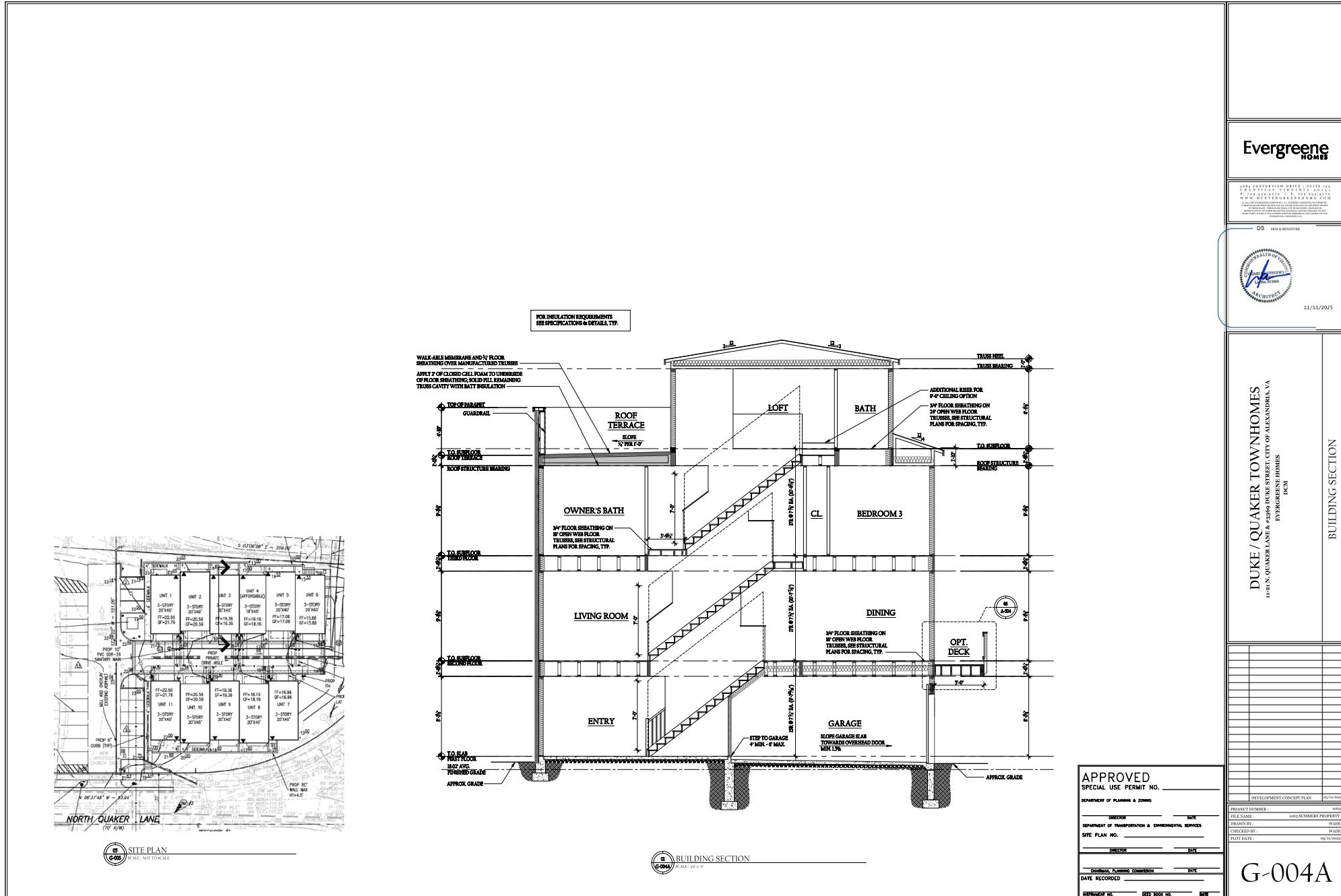
11/11/20

DUKE / QUAKER TOWNHOMES
1-21 N. QUAKER LANE & #3369 DUKE STREET, CITY OF ALEXANDRIA, VA
EVERGREENE HOMES

DEVELOPMENT CONCEPT PLAN		03/09/2004
JECT NUMBER:	1063	
NAME:	1003 SUMMERS PROPERTY	
ADDRESS:	RABBIT HOLLOW	
CITY:	COLUMBIA	
STATE:	MD	
ZIP CODE:	21046	
DATE:	03/09/2004	

G-003a

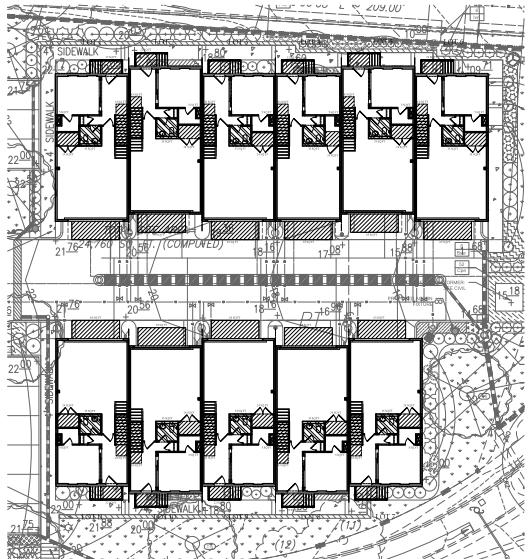




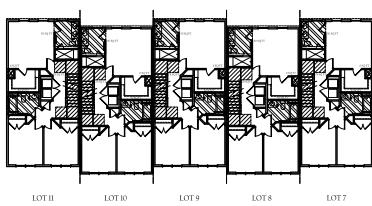
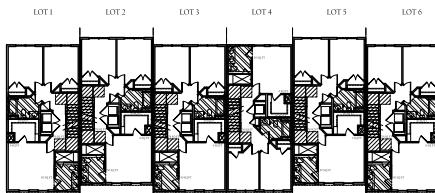
SQUARE FOOTAGE CALCULATIONS 20X40	
	GROSS SQ. FT. NET SQ. FT. (MINUS DEDUCTIONS)
FIRST FLOOR	894 700
SECOND FLOOR	807 689
THIRD FLOOR	807 623
LOFT FLOOR	327 172
TOTAL GROSS SQ. FT.	TOTAL NET SQ. FT.
TOTALS	2631 2184

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

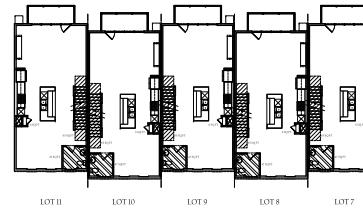
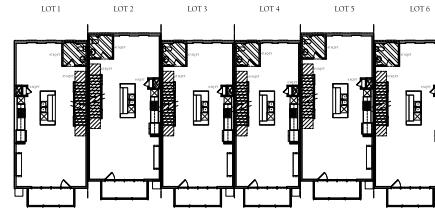
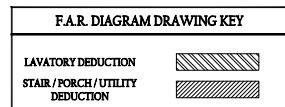
 FLOOR AREA CALCULATIONS
G-005 SCALE: 1/8" = 1'-0"



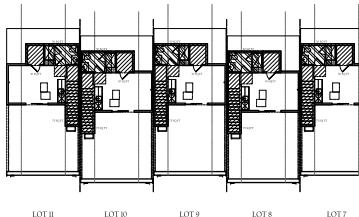
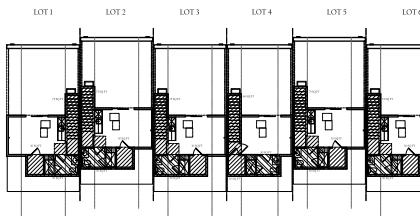
 FIRST FLOOR F.A.R. DIAGRAM
G-005 SCALE: 1/8" = 1'-0"



 THIRD FLOOR F.A.R. DIAGRAM
G-005 SCALE: 1/8" = 1'-0"



 SECOND FLOOR F.A.R. DIAGRAM
G-005 SCALE: 1/8" = 1'-0"



 LOFT FLOOR F.A.R. DIAGRAM
G-005 SCALE: 1/8" = 1'-0"

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DIRECTOR _____ DATE _____

CHARLAM, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

PERMIT NO. _____ BLDG. BOOK NO. _____ DATE _____

DEVELOPMENT CONCEPT PLAN 05/16/2005

PROJECT NUMBER: 1015
FILE NAME: 1015 SUMMERS PROPERTY
DRAWN BY: WADE
CHECKED BY: WADE
PLOT DATE: 05/16/2005

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FLOOR AREA CALCULATIONS

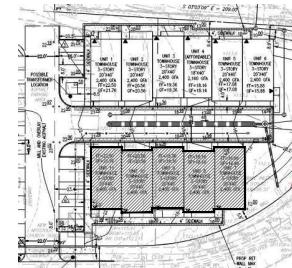
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JAMES R. HARRIS
ARCHITECT
11/11/2005

G-005



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A-600

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DUKE / QUAKER TOWNHOMES
1121 N. QUAKER LANE, #106 DUKE STREET, CITY OF ALEXANDRIA, VA
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BUILDING #1 - STRIP



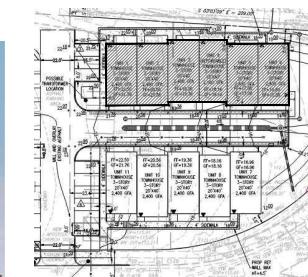
AGED PEWTER FOR ALL UNITS

COBBLESTONE FOR ALL UNITS

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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

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

PERSPECTIVE VIEW FROM:
N. QUAKER LANE & DUKE STREET

A-602