DOCKET ITEM #5

Development Site Plan #2024-00016
Subdivision #2024-00011
Vacation #2024-00007
Clarens Estates

Application	**General Data**	
Project Name: Clarens Estates	PC Hearing:	February 4, 2024
	CC Hearing: (vacation only)	February 22, 2024
	If approved, DSUP Expiration:	February 4, 2027
	Plan Acreage:	192,966 SF (4.43 acres)
Location: 1 & 2 N Clarens Street	Zone:	R-20 Residential
	Proposed Use:	Residential
	Dwelling Units:	Six
	Gross Floor Area:	65,344 SF
Applicant: Clarens Estate LLC, represented by M. Catharine Puskar, attorney	Small Area Plan:	Seminary Hill/Strawberry Hill
	Historic District:	N/A
	Green Building:	Green Building Policy

Purpose of Application
The applicant requests approval of a Development Site Plan with modifications, a subdivision, and a vacation of right-of-way associated with N Clarens Street to construct six detached homes with two outlots. The proposal includes extending N Clarens Street to access the homes.
Special Use Permits and Modifications Requested:
1. Development Site Plan to construct six single unit homes a. Modification of the front yard setback for Lots 601, 602, 604, 605, and 606 b. Modification of the side yard setback for Lots 601, 603, 604, and 605 c. Modification for the location of the attached garage for Lot 601, 604, and 606 d. Modification of the required lot frontage for Lot 603 e. Modification of the required lot width for Lots 601, 603, 604, and 605 2. Subdivision to create six lots, two outlots, and the extension of N Clarens Street 3. Vacation of a portion of the N Clarens Street right-of-way

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert M Kerns, AICP, Division Chief, Robert.Kerns@alexandriava.gov Maya Contreras, Principal Planner, Maya.Contreras@alexandriava.gov Jared Alves, AICP, Urban Planner, Jared.Alves@alexandriava.gov



PROJECT LOCATION MAP

I. SUMMARY

A. Recommendation

Staff recommends **approval** of the proposal for six detached homes and extension of N Clarens Street subject to compliance with staff recommendations. This project conforms to the City's adopted plans, codes, and policies; and the requested modifications provide a better site plan suited to the topography and neighboring properties. This proposal provides several benefits to the City, including:

- Six new for sale detached homes that meet the City's Green Building Policy
- $117,177 affordable housing contribution
- 0.74 lbs. of phosphorous removed (4.1% more than required)
- Removal of invasive species, including bamboo grove

B. General Project Description

The applicant, Clarens Estate, LLC, proposes to demolish the existing detached home and outbuildings, regrade the site, and construct six detached homes, re-subdivide the existing two lots into six lots and extend N Clarens Street to access the new homes.

Key issues to consider that this report addresses include:

- Site layout
- Requested modifications
- Consistency with the Master Plan

II. BACKGROUND

A. Site Context

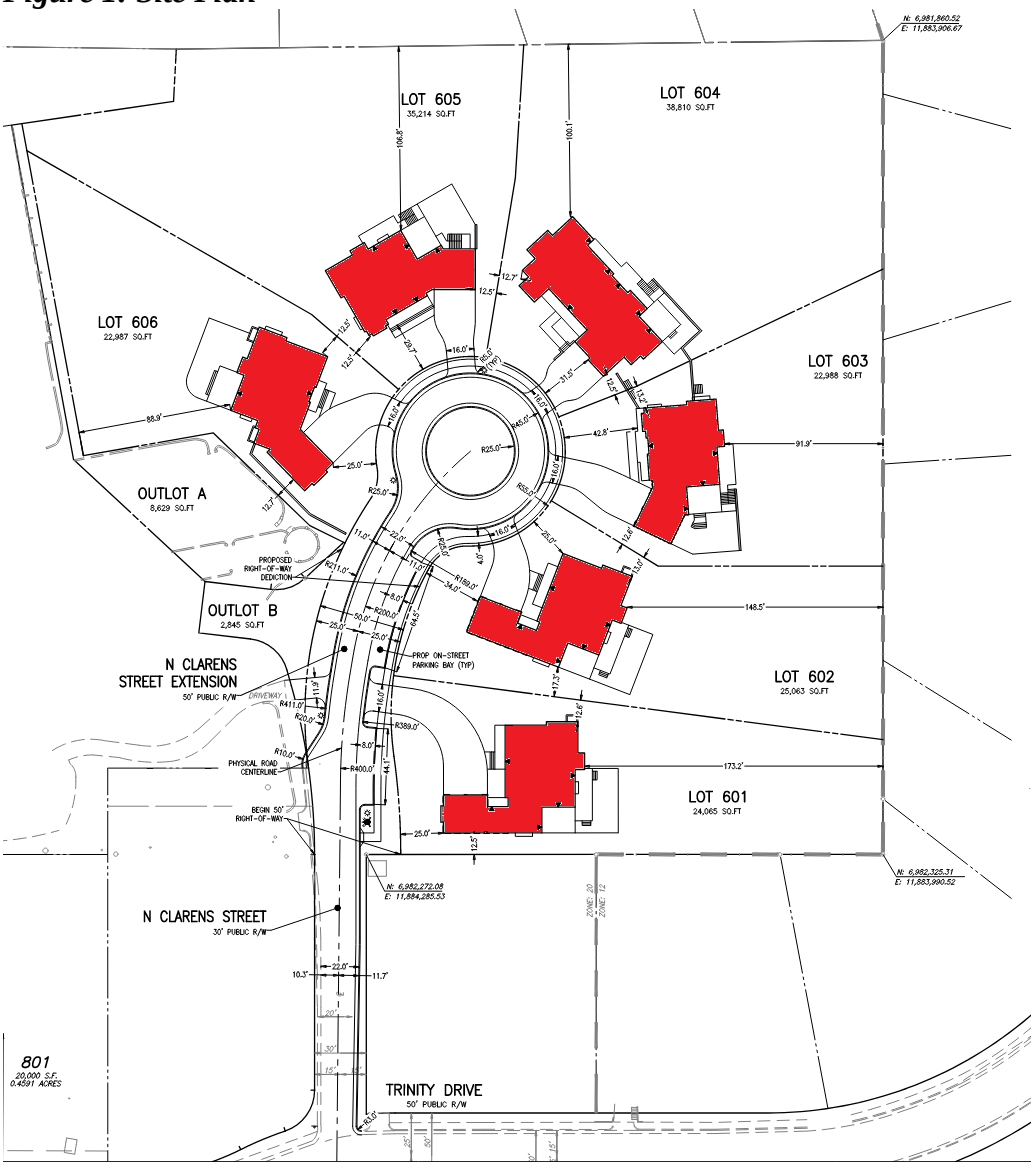
The project site consists of two lots totaling 196,966 sq. ft. (4.43 acres). The site is in a neighborhood of detached homes about one-third of a mile north of Duke Street and about the same distance south of Janney's Lane. To the north is Trinity Drive, west is Fort Williams Parkway, East is N Quaker Lane, and South is Tupelo Place. The project site has a detached home built in the 1970s and several outbuildings, including a former stable and an accessory dwelling unit. The site is atop a hill that slopes down towards Duke Street.

B. Detailed Project Description

The applicant proposes to demolish the existing buildings on the site and regrade the slope to construct six detached homes and extend N Clarens Street, as shown below in red in Figure 1. The proposed homes range from 5,086 to 5,859 net sq. ft. (10,542 to 11,288 gross sq. ft.). Each home would be two stories plus a basement and include an attached two-car garage. In addition to constructing the homes, the applicant will

remove the extensive invasive species throughout the site, including a considerable grove of invasive bamboo.

Figure 1: Site Plan



III. Zoning

The current and proposed zoning district is R-20 Residential. Table 1 lists the permitted and proposed requirements for this zoning district.

Table 1: Zoning Tabulations

Property Address: 1 & 2 N Clarens Street Total Site Area: 192,966 SF (4.43 acres) Zone: R-20 Residential Current Use: Residential (one detached home and outbuildings) Proposed Use: Residential (six detached homes)		
	Permitted/Required	**Proposed**
Lot Area[1]	20,000 SF (per lot)	22,987 – 38,810 SF
FAR	0.25	0.13 – 0.25
Frontage[2]	75’ (55’ curve)	97.21 – 150.95’ (50.69 – 56.94’ curve)
Lot width[3]	100’	86.93 – 138.32’
Height	30’	20.7 – 30.0’
Setbacks ***Front***[4] ***Side (North/West)***[5] ***Side (South/East)***[5] ***Rear***	 40’ 12 – 14.3’ (1:2, 12’ min.) 12 – 14.5’ (1:2, 12’ min.) 13.5 – 30.0’ (1:1, 12’ min.)	 25.0 – 42.8’ 12.5 – 15.4’ 12.2 – 12.7’ 88.9 – 173.2’
Parking[6]	0	2 spaces/unit

[1] Proposed range provided for developable lots
[2] Modification requested for Lot 603 (50.69’)
[3] Modification requested for Lots 601 (98.87’), 603 (87.55’), 604 (89.04’), and 605 (86.93’)
[4] Modification requested for Lots 601 (25.0’), 602 (25.0’), 604 (31.5’), 605 (29.7’), and 606 (25.0’)
[5] Modification requested for Lots 601 (south 12.2’), 603 (south 12.6’), 604 (west 12.5’, east 12.7’), and 605 (south 12.5’)
[6] Single unit dwellings within the enhanced transit area do not have an off-street parking requirement.

IV. STAFF ANALYSIS

A. Conformance to the Small Area Plan

The site is within the Seminary Hill/Strawberry Hill Small Area Plan chapter of the Alexandria Master Plan, which was adopted in 1992. The plan anticipated limited redevelopment, including incremental infill redevelopment associated with larger lots. This proposal would re-subdivide two large properties to create six new lots that exceed the minimum required 20,000 sq. ft. per lot. This type of infill conforms with Small Area Plan.

B. Building Design/Architecture

The applicant is proposing six contemporary farmhouse style homes with two stories plus a basement. Each home has 5-6 bedrooms, front and rear/side porches, and an attached, two-car garage in the front. The applicant varies the design of each home with the orientation of the roofs, location of the front doors, and types and alignment of windows. Figure 2 shows the front and rear elevations for the proposed home on

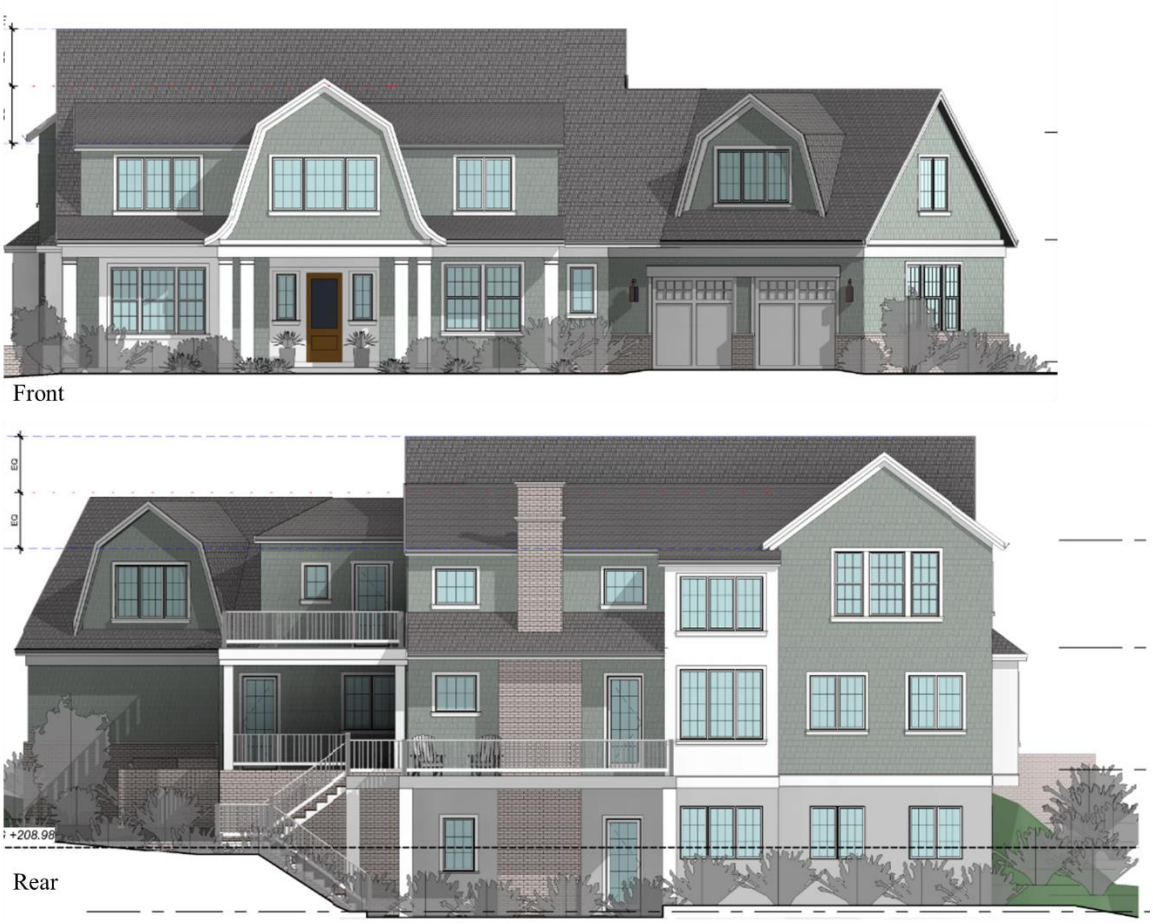
Lot 601. The primary façade materials are fiber cement (Lots 601, 602, 604, and 605) or composite shake siding (Lots 603 and 606).

Figure 2: Lot 601 Elevations



Since the lot slopes down towards Duke Street, the rear elevations of the basements for three homes (on Lots 603, 604, and 605) are more exposed. From the rear, these homes appear to be three stories, as shown below with Figure 3 for the proposed home on Lot 603.

Figure 3: Lot 603 Elevations



C. Stormwater and Wastewater

Stormwater

The applicant proposes to manage stormwater on the site with 21 planter box best management practices (BMPs), a Level 1 bioretention filter BMP within the cul-de-sac, and permeable pavement to reduce runoff during the 2-year, 10-year, and 24-hour storms. The proposal will remove 0.74 pounds of phosphorous, which is 0.03 pounds (4.1%) more than required. In addition, the applicant will treat 97.3% percent of the total required water quality volume and will contribute to the Alexandria Water Quality Improvement Fund to account for the remaining untreated impervious area.

The remaining three percent of untreated impervious surfaces consists of a front yard walkway and backyard porches on three proposed lots. These areas cannot be feasibly treated due to grading constraints, including insufficient slope of the backyard porches for permeable pavement BMPs and the front yard walkway's elevation being too low for connection to planter box BMPs. Such constraints are common, as features like walkways and porches are often constructed with fixed grades and heights for accessibility and stability. Overall, this untreated area accounts for less

than 0.01 lbs. of phosphorus, an insignificant amount relative to the project's substantial reduction in phosphorus leaving the site.

Wastewater

The anticipated sanitary sewer average daily flow will be 8,400 gallons per day for the six units. This amount does not trigger the requirement for the applicant to conduct a sanitary sewer adequate outfall analysis, per Memo to Industry 06-14. However, Staff have reviewed the sanitary sewer preliminary pipe capacity computations and determined that they are sufficient for this project.

Staff have proposed a condition to permit an alternate sanitary sewer design during the final site plan process if the applicant is able to demonstrate that the City has the necessary rights to the existing easement that connects the property to Tupelo Place.[1] Staff would prefer this alignment as the sanitary line would be at a shallower depth and easier for maintenance, but we have worked with the applicant team to raise the sanitary line in the primary alignment to be at an acceptable depth.

D. Subdivision

The applicant proposes to subdivide 1 & 2 N Clarens Street into six new lots ranging from 22,987 to 38,810 sq. ft. for the six detached homes, two outlots ranging from 2,845 to 8,629 sq. ft. that will be transferred to the neighboring property at 318 N Quaker Lane, and the right-of-way extension for N Clarens Street. The applicant has proposed the pair of outlots to encompass brick walls and other improvements made in the past for 318 N Quaker Lane but within the property of 2 N Clarens Street. Staff do not have any concerns about the proposed subdivision as it will enable the redevelopment of the site by creating the blocks for the future homes consistent with the vision of the Small Area Plan.

Table 2: Area of Tabulation Before Subdivision

	Area		
Parcel	*sq. ft.*	*ac.*	**Current Use**
2 N Clarens St (TM #051.03-07-35)	92,134	2.11	Vacant
1 N Clarens St (TM #051.03-07-36)	100,823	2.31	Residential

[1] Refer to Exhibit D in this staff report or Sheet 8 in the preliminary plan set.

Table 3: Area of Tabulation After Subdivision

Parcel	Area		Proposed Use
	sq. ft.	*ac.*	
Lot 601	24,065	0.55	Residential
Lot 602	25,063	0.58	Residential
Lot 603	22,988	0.53	Residential
Lot 604	38,810	0.89	Residential
Lot 605	35,214	0.81	Residential
Lot 606	22,987	0.53	Residential
Lot 607 (Outlot A)	8,629	0.20	Vacant
Lot 608 (Outlot B)	2,845	0.07	Vacant
Street dedication	15,202	0.35	Public right-of-way

E. Green Building and Sustainable Design

The applicant is proposing to meet the City's Green Building Policy by achieving EarthCraft Gold plus performance points and has provided a draft checklist with the preliminary submission. Further design will occur during the final site plan process, but the applicant is proposing to use thick insulation, LED light fixtures, and energy efficient HVAC systems to reduce energy consumption from baseline levels by approximately five percent. The applicant proposes to reduce water usage by installing low flow fixtures and planting waterless landscaping with no plant irrigation systems. In addition, Staff have recommended a condition to require the capacity to convert the garage parking spaces into Level 2 electric vehicle charging spaces.

F. Affordable Housing Policy

The applicant has committed to providing a voluntary affordable housing contribution. Per City policy, the redevelopment corresponds to the 2024 Tier I contribution rate of $3.52 per net square foot, equivalent to a contribution of $117,177 based on the preliminary plan set. The voluntary contribution will advance the implementation of the City's Housing Master Plan recommendations which include supporting down payment assistance programs for first-time homebuyers and public-private affordable housing partnerships.

G. Modifications

Front yard setback

The applicant has requested modifications to the front yard setback for Lots 601, 602, 604, 605, and 606. Instead of the minimum 40-ft. front yard setbacks, the applicant is proposing 25.0' to 31.5'. Staff do not have any concerns with these proposed modifications. The site slopes down toward Duke Street within these proposed lots, so bringing the homes closer to the proposed cul-de-sac minimizes the area of disturbance and regrading of the site to provide a buildable area. Locating the homes

closer to the cul-de-sac also sets them back further from the existing homes on Tupelo Place and enables the applicant to conserve native trees in the site.

Side yard setback

The applicant is requesting modifications to the side yard setbacks for Lots 601 (south side), 603 (south side), 604 (east and west sides), and 605 (south side). The R-20 zoning district requires a side yard setback ratio of 1:2 or at least 12'. For these affected lots, the applicant is proposing side yard setbacks ranging from 12.2' to 12.7'. Staff do not have any concerns with these proposed modifications as they still exceed 12' and are the result of bringing the homes further from the slope and closer to the proposed cul-de-sac. Combined, each home will still be 24' away from its neighbor on each side.

Garage location

Section 7-2502 requires attached garages to be no closer to the front lot line than the front building wall. The applicant is requesting a modification of this requirement for the homes proposed for Lots 601, 604, and 606. Staff do not have any concerns with these proposed modifications. For Lot 601, the garage doors are parallel to N Clarens Street and locating the garage in-line with the house would require infringing on the side yard setback. Lot 606 is on the proposed cul-de-sac and like Lot 601 the garage doors are parallel to N Clarens Street. In addition, aligning the garage with the front building wall would infringe on the existing brick walls within the proposed outlot A. Finally, Lot 604 is only slightly closer to the cul-de-sac than the front building wall, with the design largely in keeping with the intent of the ordinance.

Lot frontage

The applicant is requesting a modification to the lot frontage for Lot 603. Since this lot is on a curve, the required frontage is 55' and the applicant is proposing 50.69'. Staff do not have any concerns with this modification of less than five feet to accommodate the proposed lots, which is a result of pulling the houses forward closer to the cul-de-sac and away from the slope.

Lot width

The applicant is requesting modifications for the lot width for Lots 601, 603, 604, and 605. The minimum required lot width is 100' and the applicant is proposing widths ranging from 86.93' to 98.87'. These lot widths are a result of locating the homes further from the slope of the hill and closer to the cul-de-sac, and Staff do not have any concerns with the requested modifications.

H. Vacation

The applicant proposes vacating 2,845 SF of N Clarens Street, most of which is unimproved. The applicant's request to vacate public right-of-way in this location is acceptable as this proposal will extend N Clarens Street to a new cul-de-sac instead of

the current dead end. The vacation will not have a negative impact on any nearby property. The applicant has stated, and a recommended condition of approval requires, that the resulting outlot will be transferred to the adjacent property, 318 N Quaker Lane.

The Office of Real Estate Assessments evaluated the vacation and determined that any value associated with the requested vacation is offset by the public benefits provided by the proposed subdivision and development, including the new right-of-way associated with the N Clarens Street extension. As a result, Staff do not recommend requiring a contribution for this vacation.

I. Open Space

The R-20 zoning district does not have a specific open space requirement. However, the individual homes will have considerable open space due to the front, side, and rear yard setbacks and minimum lot size. The open space on each lot will be private.

J. Tree Removal and Preservation

The site has considerable tree canopy and consistent with the City's Landscape Guidelines the applicant surveyed the on-site (and adjacent off-site) trees. Approximately three-quarters of the on-site trees are invasive species and consistent with the Landscape Guidelines, the applicant will need to prepare an Invasive Species Removal and Management Plan to remove these trees during construction and avoid dispersal to adjacent properties. For the remaining non-invasive trees, the applicant will prepare a Tree Preservation and Protection Plan to preserve the nearly 70 trees that are not within the footprints of the proposed homes. The previously mentioned setback modifications contribute to the ability to preserve these trees by locating the homes further from them. In addition, the applicant proposes to plant over 40 trees, with 28 counting towards the tree canopy requirement (the other new trees are street trees along N Clarens). Combined, the new and preserved trees (plus shrubs) will enable the applicant to meet the 25 percent canopy coverage requirement, which across the entire site is over 48,000 sq. ft. of canopy.

K. Transportation

Pedestrian and Streetscape Improvements

Currently, the existing right-of-way for N Clarens Street is too narrow (30' wide) to accommodate sidewalks. However, Staff worked with the applicant team to obtain a City standard 50-ft. right-of-way for the new portion of N Clarens Street. This new right-of-way will include a four-foot-wide sidewalk with street trees on the western side of the street and around the cul-de-sac. If, in the future, the properties at 3550 or 3568 Trinity Drive (on either side of the current right-of-way) redevelop, then the City will pursue dedications to enable an extension of the sidewalk constructed with this development to Trinity Drive.

Parking

As single unit detached homes in the enhanced transit area, the proposal does not have a minimum (or maximum) off-street parking requirement. However, the applicant is providing two garage parking spaces per home plus tandem parking within the accompanying driveways.

Traffic

The applicant is not required to prepare a detailed traffic study for this proposal. Based on the ITE standards, the development would add three morning and four evening trips during peak hours.

L. School Impacts

The student generation rate for six single unit detached homes is 0.21, equivalent to two students. This project is in the Douglas MacArthur Elementary School, George Washington Middle School, and Alexandria City High School attendance areas. The project has been accounted for in school enrollment forecasts.

Table 4: Student Generation Rate

Table 1: ACPS K-12 Student Generation by Housing Type and Age **Type of Unit**	**Old properties (More than 30 years old) Per housing unit**	**New properties (Built within previous 30 years) Per housing unit**
Single Unit Detached (market rate)	0.3	0.21
Townhouse/Duplex (market rate)	0.2	0.13
Low-Rise Apt./Condo (market rate)	0.3	0.04
Midrise Apt./Condo (market rate)	0.2	0.04
Highrise Apt./Condo (market rate)	0.1	0.04
Public Housing*	0.2	0.65
Other Income-Restricted Housing**	0.7	0.83

* Commonly defined as "Public Housing" units

** Defined as properties in which most of the units are income restricted. These properties exclude senior housing properties

V. COMMUNITY

The applicant hosted two virtual community meetings, conducted one site visit with neighbors, and attended a meeting of the Seminary Hill Association. During these meetings neighbors asked about the site layout, stormwater management, and invasive species removal.

Table 5: Community Meetings

Date	Entity
May 9, 2024	Seminary Hill Association
June 3, 2024	Virtual community meeting
July 8, 2024	Community site visit
October 30, 2024	Virtual community meeting

VI. CONCLUSION

Staff recommends approval of the Development Site Plan, Subdivision, and Vacation to construct six detached single unit homes, subject to compliance with all applicable codes and the recommended conditions included in this report.

Staff: Robert M. Kerns, AICP, Division Chief, Development
Maya Contreras, Principal Planner
Jared Alves, AICP, Urban Planner

VII. GRAPHICS

Exhibit A: Site Plan

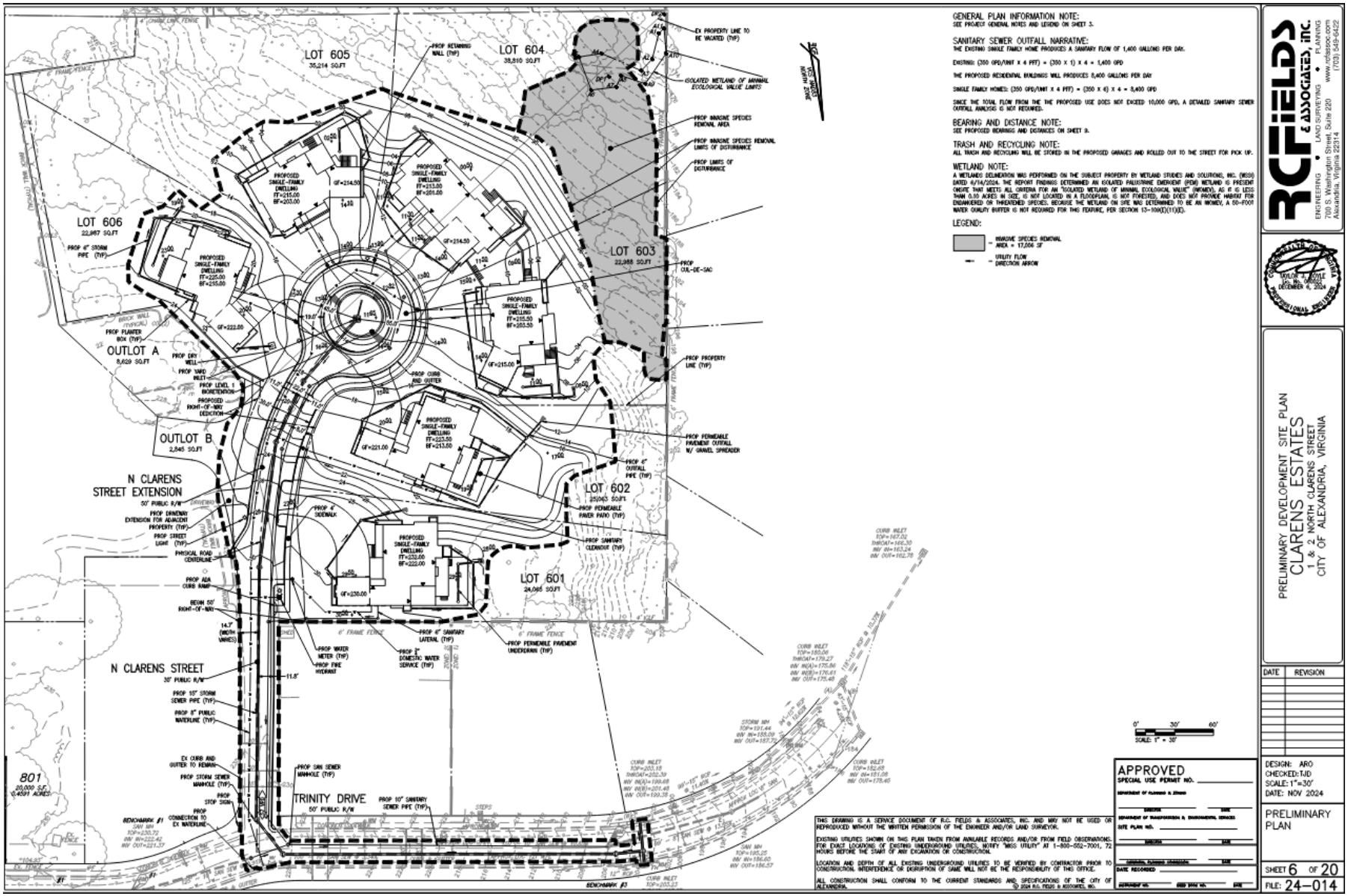
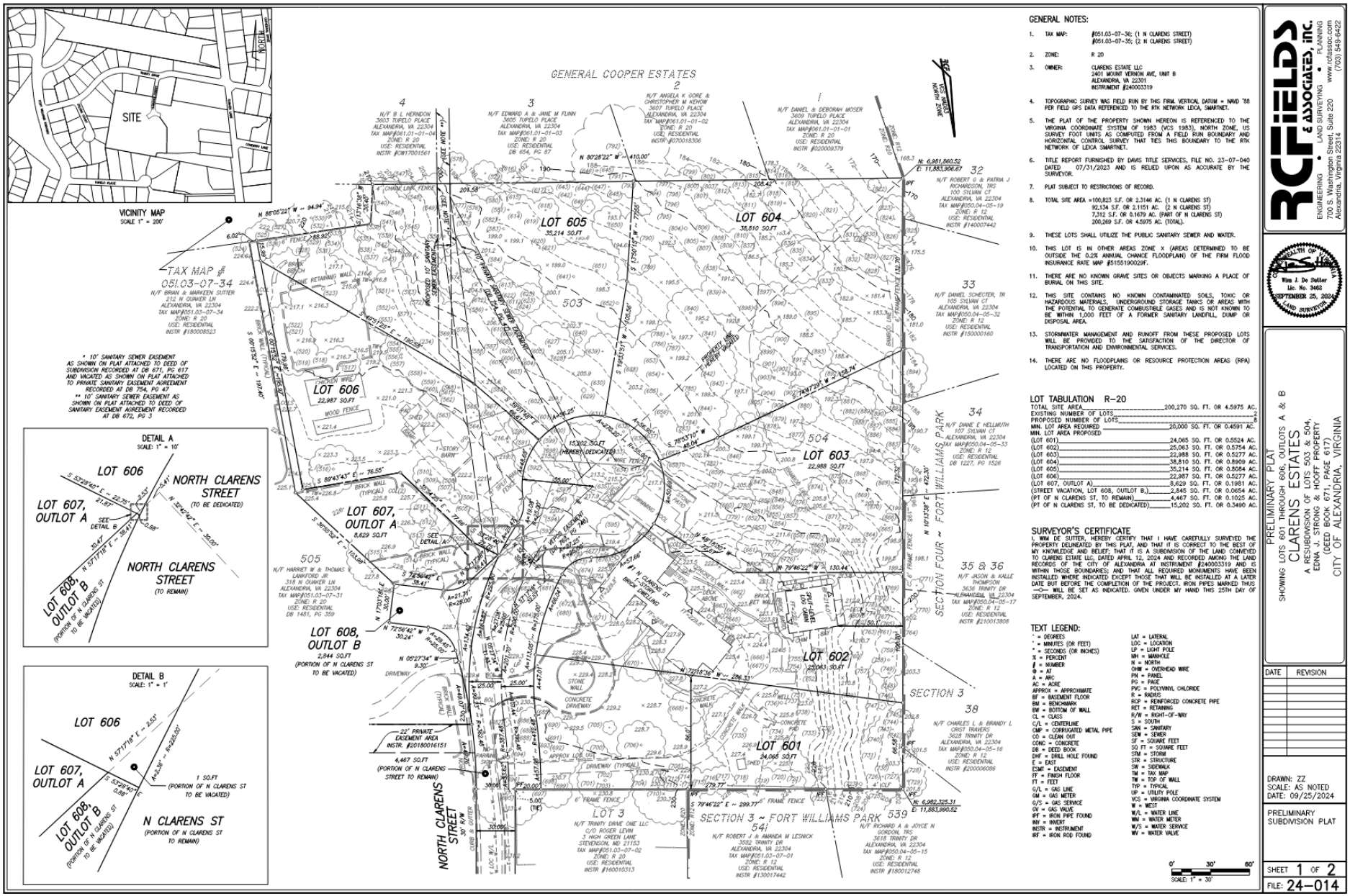


Exhibit B: Subdivision Plat



GENERAL NOTES:

1. TAX MAP: #051.03-07-36; (1 N CLARENS STREET)
   #051.03-07-35; (2 N CLARENS STREET)
2. ZONE: R 20
3. OWNER: CLARENS ESTATE LLC.
   2401 MOUNT VERNON AVE, UNIT B
   ALEXANDRIA, VA 22301
   INSTRUMENT #240003319
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
6. TITLE REPORT FURNISHED BY DAVIS TITLE SERVICES, FILE NO. 23-07-040 DATED 07/31/2023 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. TOTAL SITE AREA =100,823 S.F. OR 2.3146 AC. (1 N CLARENS ST)
   92,134 S.F. OR 2.1151 AC. (2 N CLARENS ST)
   7,312 S.F. OR 0.1679 AC. (PART OF N CLARENS ST)
   200,269 S.F. OR 4.5975 AC. (TOTAL).
9. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER.
10. THIS LOT IS IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FIRM FLOOD INSURANCE RATE MAP #51059100029F.
11. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
12. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
13. STORMWATER MANAGEMENT AND RUNOFF FROM THESE PROPOSED LOTS WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
14. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION R-20

TOTAL SITE AREA	200,270 SQ. FT. OR 4.5975 AC.
EXISTING NUMBER OF LOTS	2
PROPOSED NUMBER OF LOTS	8
MIN. LOT AREA REQUIRED	20,000 SQ. FT. OR 0.4591 AC.
MIN. LOT AREA PROPOSED	
(LOT 601)	24,065 SQ. FT. OR 0.5524 AC.
(LOT 602)	25,063 SQ. FT. OR 0.5754 AC.
(LOT 603)	22,988 SQ. FT. OR 0.5277 AC.
(LOT 604)	38,810 SQ. FT. OR 0.8909 AC.
(LOT 605)	35,214 SQ. FT. OR 0.8084 AC.
(LOT 606)	22,987 SQ. FT. OR 0.5277 AC.
(LOT 607, OUTLOT A)	8,629 SQ. FT. OR 0.1981 AC.
(STREET VACATION, LOT 608, OUTLOT B,)	2,845 SQ. FT. OR 0.0654 AC.
(PT OF N CLARENS ST, TO REMAIN)	4,467 SQ. FT. OR 0.1025 AC.
(PT OF N CLARENS ST, TO BE DEDICATED)	15,202 SQ. FT. OR 0.3490 AC.

SURVEYOR'S CERTIFICATE

I, WIM DE SUTTER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO CLARENS ESTATE LLC, DATED APRIL 12, 2024 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #240003319 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT. IRON PIPES MARKED THUS —○— WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 25TH DAY OF SEPTEMBER, 2024.

TEXT LEGEND:

° = DEGREES	LAT = LATERAL
' = MINUTES (OR FEET)	LOC = LOCATION
" = SECONDS (OR INCHES)	LP = LIGHT POLE
% = PERCENT	MH = MANHOLE
# = NUMBER	N = NORTH
@ = AT	OHW = OVERHEAD WIRE
Δ = ARC	PN = PANEL
AC = ACRE	PG = PAGE
APPROX = APPROXIMATE	PVC = POLYVINYL CHLORIDE
BF = BASEMENT FLOOR	R = RADIUS
BM = BENCHMARK	RCP = REINFORCED CONCRETE PIPE
BW = BOTTOM OF WALL	RET = RETAINING
CL = CLASS	R/W = RIGHT-OF-WAY
C/L = CENTERLINE	S = SOUTH
CMP = CORRUGATED METAL PIPE	SAN = SANITARY
CO = CLEAN OUT	SEW = SEWER
CONC = CONCRETE	SF = SQUARE FEET
DB = DEED BOOK	SQ FT = SQUARE FEET
DHF = DRILL HOLE FOUND	STM = STORM
E = EAST	STR = STRUCTURE
ESMT = EASEMENT	SW = SIDEWALK
FF = FINISH FLOOR	TM = TAX MAP
FT = FEET	TW = TOP OF WALL
G/L = GAS LINE	TYP = TYPICAL
GM = GAS METER	UP = UTILITY POLE
G/S = GAS SERVICE	VCS = VIRGINIA COORDINATE SYSTEM
GV = GAS VALVE	W = WEST
IPF = IRON PIPE FOUND	W/L = WATER LINE
INV = INVERT	WM = WATER METER
INSTR = INSTRUMENT	W/S = WATER SERVICE
IRF = IRON ROD FOUND	WV = WATER VALVE

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COMMONWEALTH OF VIRGINIA
Wim J. De Sutter
Lic. No. 3462
SEPTEMBER 25, 2024
LAND SURVEYOR

PRELIMINARY PLAT
CLARENS ESTATES
SHOWING LOTS 601 THROUGH 606, OUTLOTS A & B
A RESUBDIVISION OF LOTS 503 & 504,
EDNA J. STRONG & HOOFF PROPERTY
(DEED BOOK 671, PAGE 617)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: ZZ
SCALE: AS NOTED
DATE: 09/25/2024

PRELIMINARY SUBDIVISION PLAT

SHEET 1 OF 2
FILE: 24-014

Exhibit C: Vacation Plat

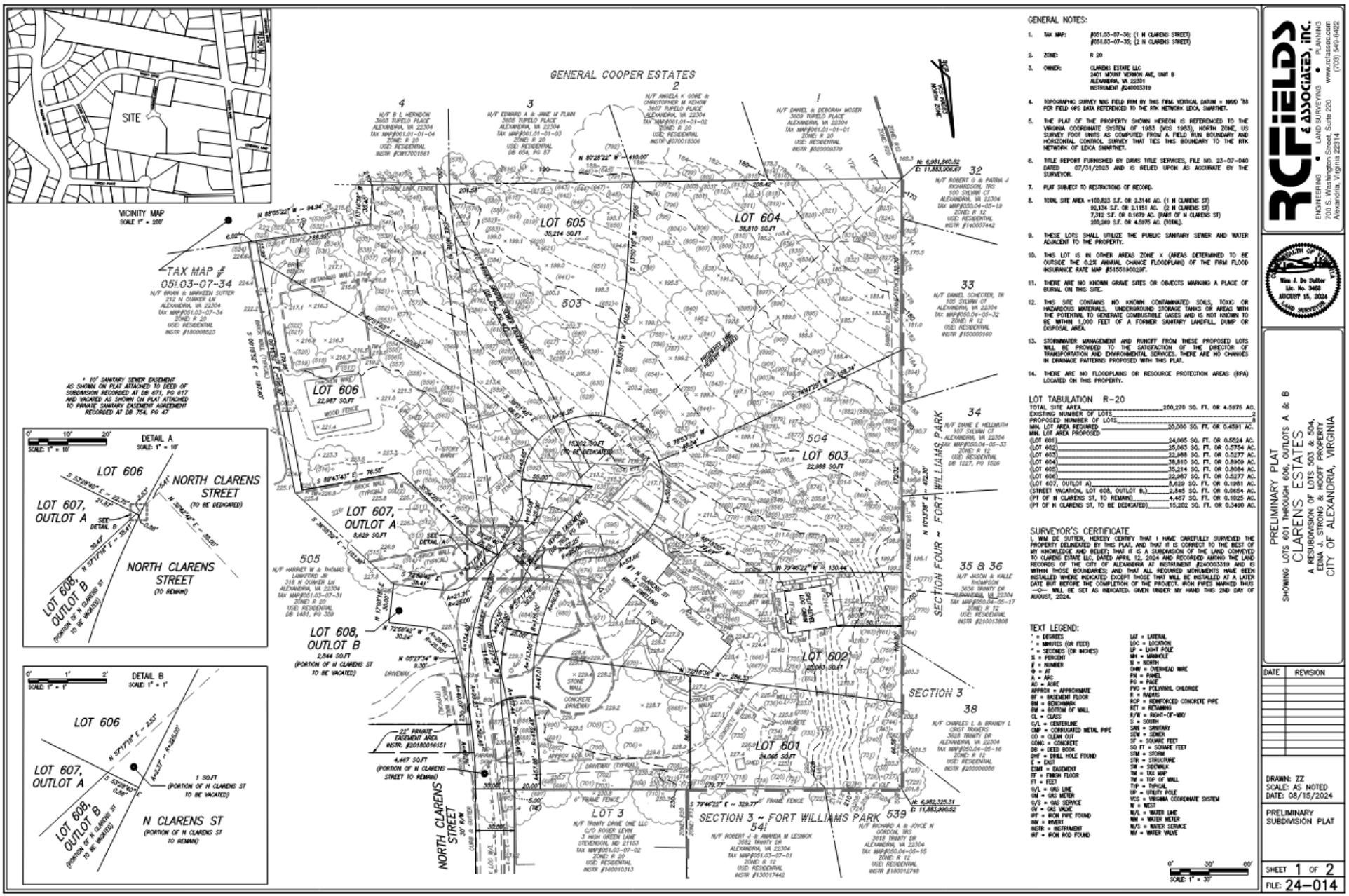
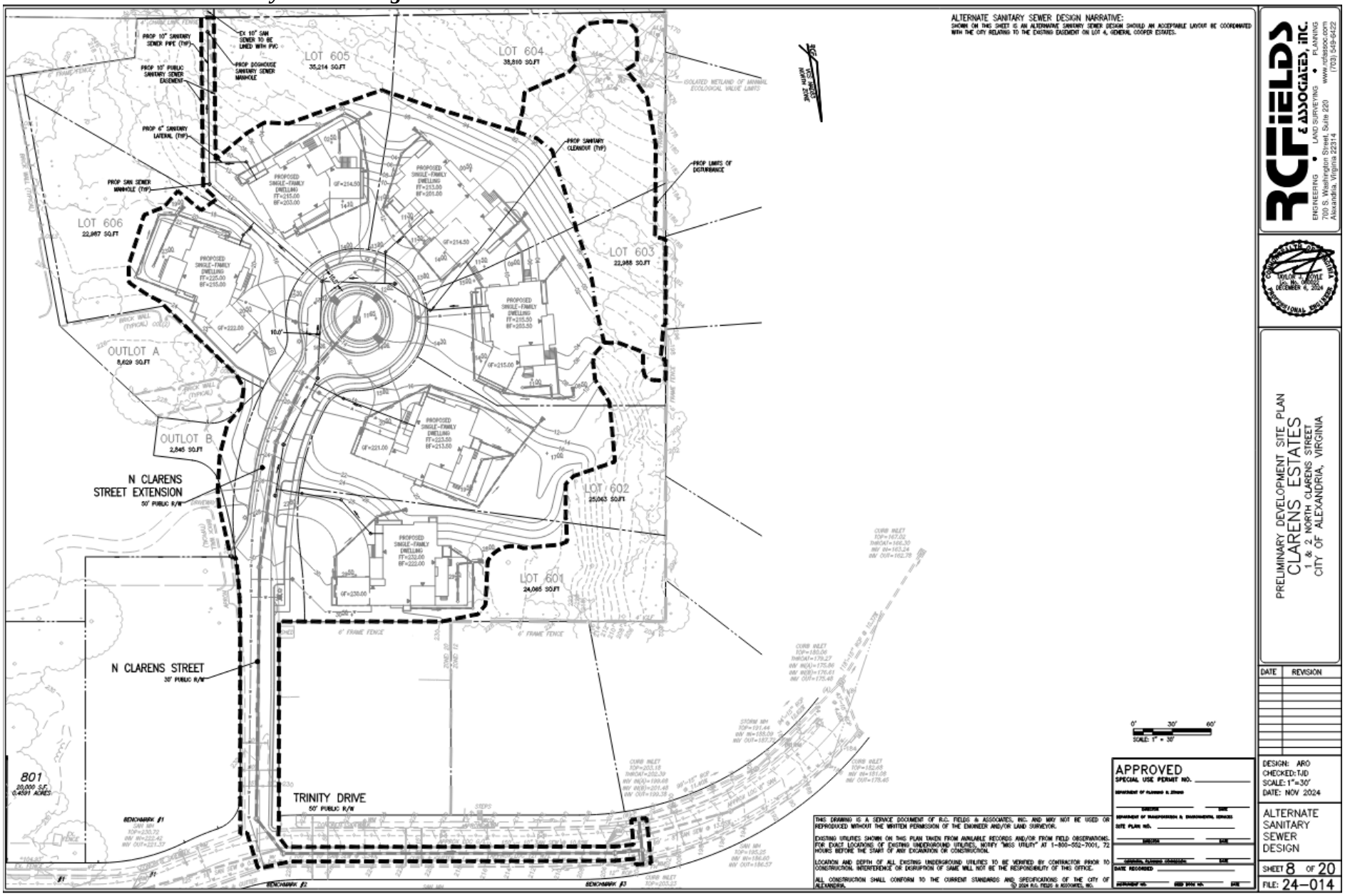


Exhibit D: Alternate Sanitary Sewer Design



VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated December 9, 2024, and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the Development Site Plan shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)

3. Submit the plats and associated deeds for all applicable easements identified in the Preliminary Plan dated December 9, 2024, with the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. Provide proof of recordation with the first application for a building permit. (P&Z) (T&ES) (RP&CA) *

    a. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane.

4. Submit the final plats and deeds for the subdivision and conveyance with the first Final Site Plan for approval prior to Final Site Plan release. (P&Z) (T&ES) *

5. Make all fee simple conveyances to the City with General Warranty of title (unless not available) or provide current ALTA survey and Title Report that includes the areas to be dedicated to City. Include the City as an authorized user of the ALTA survey for any purposes that the City deems necessary, including obtaining title insurance. Submit the ALTA survey and Title Report for review prior to approval of subdivision plat and deed by City. (T&ES) *

6. Record the plats and submit a copy of the recorded plats, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) **

7. Show site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *

    a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.

b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
c. Excluding above grade utilities from dedicated open space areas and tree wells.
d. Screening all utilities from the public right-of-way.

8. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) *

a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
f. Full cut-off lighting as applicable to prevent light spilling onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with § 13-1-3 light spill regulations.
g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way.
i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
k. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.

9. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg or greater format that adheres to the National CAD Standards prior to Final Site Plan release. The file

shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *

10. Sheeting and shoring, support of excavation shall not extend beyond the property line, except when the applicant has obtained a written release or encroachment from adjacent property owners which has been reviewed prior to Final Site Plan release and recorded in the Land Records. (P&Z) (Code) *

A. BUILDING

11. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, (7) fire protection system requirements, and (8) accessible routes. (P&Z) (Code) *

12. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated December 9, 2024, and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) (OCA) *

    a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).

        i. Window sizes and types.
        ii. Window mullion dimensions and projection in front of face of glass.
        iii. Window frame, sash, and mullion materials.
        iv. Any windows visible from a public park or right-of-way shown as simulated divided light type shall include between the glass spacer bars aligned with exterior muntins; any such exterior muntins shall project not less than 3/8 inch beyond the face of glass and be reflected in the window samples provided. Grills located between the glass will not be supported.

    b. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
    c. The underside of all balconies shall be finished and present a visually cohesive appearance.

d. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression. Roof surfaces must be light-colored with green roofs encouraged as an alternative.
e. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
f. Where plane changes in facades are proposed, they shall generally not be less than two feet.
g. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.

13. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *

a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at ¼" =1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.

14. The applicant/owner may request, as part of the final site plan process or through a future minor site plan amendment following final site plan approval, revisions to the building design or building footprint to the satisfaction of the Director of P&Z. Revisions may also include the addition or revision of decks, balconies, and porches, and/or the addition of accessory structures. To be eligible for approval under the provisions of this condition, future revisions to the dwelling shall be substantially consistent with the bulk, scale, and height shown in the preliminary plan submitted as part of DSP#2024-00016. All future revisions shall be consistent with all Zoning Ordinance requirements. (P&Z)

15. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission. (P&Z) (Code)

a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***
b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights.
c. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z. *
d. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
e. An on-site mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **
f. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. ***

B. OPEN SPACE/LANDSCAPING

16. Provide these modifications to the landscape plan and supporting drawings with the Final Site Plan: (P&Z) *

    a. Replace the proposed trees on the City's restricted list per Memo to Industry 23-03.
    b. Show the canopy cover calculations per lot to demonstrate compliance with the 25% requirement on a lot-by-lot basis.

17. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. The design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *

C. TREE PROTECTION AND PRESERVATION

18. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. (P&Z) (RP&CA) *

D. ARCHAEOLOGY

19. If warranted by the Documentary Study and Archaeological Evaluation, incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like. (Archaeology) *, ***

    a. Interpretive Signage: A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/ Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.

    b. Interpretive Elements: A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy.

20. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If the study identifies potentially significant resources associated with the property, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology) *

21. Complete all archaeological fieldwork or prepare a Resource Management Plan subject to review and approval by the City Archaeologist prior to Final Site Plan release, Grading Plan release, or any other permit issuance involving ground disturbing activities (e.g., coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping, and other excavations defined in § 2-151 of the Zoning Ordinance). (Archaeology) *

22. Call Alexandria Archaeology (703.746.4399) two 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. (Archaeology) *

23. Call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease the discovery area until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

24. The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

25. The final Certificate of Occupancy shall not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist. (Archaeology) ***

E. PEDESTRIAN/STREETSCAPE

26. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***

    a. Construct all concrete and hybrid concrete-brick sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be four feet.
    b. Sidewalks shall be flush across all driveway crossings.
    c. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
    d. Provide one directional curb ramp where the right-of-way flares from 30-feet to 50-feet on the west side of North Clarens Street The curb ramp shall be perpendicular to the street.

F. PARKING

27. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes after Signature Set approval. (P&Z) (T&ES) *

28. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *

29. Provide two empty slots in the electrical panel for the future Level 2 charging and pull wire ready conduit from the electrical panel to the garaged parking

spaces. Install and label the conduit outlet in each garage prior to receiving the Certificate of Occupancy. (OCA) ***

G. SUSTAINABILITY

30. The project shall comply with the requirements of the City of Alexandria Green Building Policy that is in effect at the time of DSP approval. (OCA) *, **, ***, ****

31. The applicant may propose additional sustainability strategies to the satisfaction of the Directors of P&Z and the Climate Action Officer of OCA. (P&Z) (OCA) *, **, ***, ****

32. The applicant shall provide these items to comply with the Green Building Policy at first Final Site Plan: (OCA) *

    a. Evidence of the project's registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.

    b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

33. The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) **

    a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    b. Water efficiency and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

34. The applicant shall provide these items to comply with the Green Building Policy at First and Final Certificates of Occupancy: (OCA) ***

    a. Evidence that design phase credits (for the certifying party) have been submitted by Temporary Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    b. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    c. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.

35. The applicant shall provide the following to comply with the Green Building Policy at Release of Performance Bond. Documentation of applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent. (OCA) ****

36. At the first Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems. Limited accessory elements, such as outdoor grills, if using gas, must be controlled with occupancy sensors, timers not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. Backup power emergency generators are permitted. (OCA) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

37. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****

38. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *

39. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****

40. Finalize street names and addresses for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. VACATION

41. Applicant/owner shall maintain access from the revised N Clarens Street right-of-way to TM#051.03-07-31 either through dedication or easement simultaneously with the recordation of the Subdivision Plat and Deed of Vacation. (P&Z) (T&ES)

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

42. Pay the sewer connection fee per the City Code. (T&ES)

43. Based on the preliminary development site plan dated December 6, 2024, the applicant shall undertake design and construction of approximately 722 LF of 10-inch sanitary sewers along N Clarens Street and Trinity Drive unless an alternate design of sewer connection to Tupelo Place (which may also include stormwater) is demonstrated to be more efficient during the final site plan process and the city has necessary rights to maintain such proposed sewer(s) to the satisfaction of the Director of T&ES. (T&ES) *

B. UTILITIES

44. If the applicant does not have a franchise agreement with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

45. Do not locate transformers and switch gears in the public right-of-way. (T&ES)

46. The City shall own and maintain all new fire hydrants on public streets. Install hydrants prior to issuance of the first Certificate of Occupancy. (T&ES) ***

C. SOLID WASTE

47. Meet all the minimum street standards for the City to provide solid waste collection service per City Code Title 5, Chapter 1 (Solid Waste Control). Collection vehicles must be able to pick up solid waste without backing up. Store containers inside the units or within an enclosure that completely screens them from view. (T&ES)

48. Place all trash and recycling with lids closed at the official set-out location(s) as approved by the Director of T&ES. (T&ES)

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

49. Demonstrate adequate stormwater outfall prior to final site plan release to the satisfaction of the Director of T&ES: (T&ES) *

    a. Provide additional field survey data for the top elevations and pipe invert elevations of all storm structures from #1 through #10 to update the storm sewer computation.

50. Conduct a field survey to obtain sufficient existing spot elevations and add these elevations and contours to the plans to verify the time of concentration calculation to the satisfaction of the Director of T&ES.

    a. If the updated analysis shows that any of the existing pipes to be under capacity in the post developed condition, then coordinate with T&ES Staff

to determine the appropriate action (e.g., upsize the pipes, honor existing drainage divides)

b. Provide an HGL analysis of the downstream outfall pipes using field survey data.

51. The City of Alexandria's stormwater management regulations for water quality are: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. Treat the Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area, in a Best Management Practice (BMP) facility. (T&ES) *

52. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *

53. Design all stormwater (BMPs to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *

54. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *

55. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by the City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) ****

56. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are: (T&ES) ****

a. Constructed and installed as designed and in accordance with the released Final Site Plan.
b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized.

57. Install one descriptive sign for the surface-installed stormwater BMP in the cul-de-sac. (T&ES) ****

58. Submit the stormwater quality BMP and/or Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *

59. Provide an Owner's Operation and Maintenance Manual for all BMPs to each homeowner. The manual shall include at a minimum: (T&ES)

a. An explanation of the functions and operations of the BMP(s),
b. Drawings and diagrams of the BMP(s) and any supporting utilities,
c. Catalog cuts on maintenance requirements including mechanical or electrical equipment,
d. Manufacturer contact names and phone numbers,
e. A copy of the executed maintenance service contract, and
f. A copy of the maintenance agreement with the City.

60. The applicant/owner shall install and maintain stormwater BMPs. The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all BMPs on the project. The manual shall include at a minimum: (T&ES) ****

a. An explanation of the functions and operations of the BMP(s),
b. Drawings and diagrams of the BMP(s) and any supporting utilities,
c. Catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names, and phone numbers, and
d. A copy of the executed maintenance service contract.

61. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****

62. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not affected adversely by construction operations prior to Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, describe the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

63. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)

64. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)

65. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site): (T&ES)

    a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
    b. Highly erodible and highly permeable soils,
    c. Steep slopes greater than 15 percent in grade,
    d. Known areas of contamination; springs, seeps, or related features, and
    e. A listing of all wetlands permits required by law.

C. CONTAMINATED LAND

66. Indicate on the site plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *

67. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *

    a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
    b. A Risk Assessment indicating any risks associated with the contamination.
    c. A Remediation Plan detailing any contaminated soil and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with "clean" soil. Describe the environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
    d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles

and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.

e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).

68. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in "a" through "e" above are submitted and approved at the discretion of the Director of T&ES. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) *

69. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. If a vapor barrier and ventilation system is required, the schematic shall be signed by a professional engineer and included in the Final Site Plan. (T&ES) (Code) *

70. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) *

D. SOILS

71. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

E. NOISE

72. No trucks or other vehicles, including construction equipment, associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES) ***

V. CONSTRUCTION MANAGEMENT

73. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)

a. Do not remove streetlights without authorization from the City of Alexandria,
b. If streetlights are to be removed from the public right-of-way, then provide temporary lights until the installation and commissioning of new lights, *
c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
e. Include an overall proposed schedule for construction, *
f. Include a plan for temporary pedestrian circulation, *
g. Include the location and size of proposed construction trailers, if any, *
h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
i. Post copies of the plan in the construction trailer and give it to each subcontractor before they start work. ***

74. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall: (P&Z) (T&ES) *

a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
b. Post information on transit schedules and routes, *
c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
d. If the off-street construction worker parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.

75. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project. (T&ES) *

76. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein. (T&ES) (Code) *

77. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) *

78. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, then note that change in a letter to the Division Chief. (T&ES) *

79. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **

80. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z)

81. Identify a community liaison throughout the construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***

82. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***

83. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-

grade construction reaches the proposed finished grade. Ensure the wall check shows: (P&Z) **

a. Key dimensions of the building as shown on the approved Final Site Plan,
b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
c. Extent of any below-grade structures,
d. Foundation wall in place, and
e. Future face of finished wall above.

84. Submit a stamped electronic copy of an as-built development site plan survey, per the *As-Built Development Site Plan Survey Checklist* prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***

85. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

VI. CONTRIBUTIONS

86. Contribute $117,177 to the City's Housing Trust Fund. Make all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing) ***

VII. DISCLOSURE REQUIREMENTS

87. Disclose to potential buyers the items listed below to the satisfaction of the Director of P&Z and the City Attorney: (P&Z) (T&ES) (City Attorney)

a. Duke Street is a planned location for the future Transit Corridor B, which will travel in an approximate east/west orientation and allow a future connection to the North-South and Van Dorn/Beauregard corridors. A construction timeline for the Transitway is under review.
b. Homes are not currently within a Residential Parking Permit Program district, so residents are ineligible for residential parking permits.

VIII. SUBDIVISIONS

88. The final subdivision plat shall comply with Zoning Ordinance § 11-1709 requirements. (P&Z) *

89. Depict the location of all easements and reservations, including those required in this approval, on the Final Subdivision Plat. Do not construct any permanent building or retaining wall over any existing private and/or public utility easements. (T&ES) *

90. The applicant shall covenant that the existing dwelling shall be demolished prior to: (a) City approval of any building permits to construct any new dwellings or structures on the subject property or (b) sale of the subdivided lots to individual owners. This covenant shall expire when the subdivided lots are consolidated, or the existing dwelling is demolished. This covenant shall be included in the recorded deed of subdivision and the final subdivision plat. (P&Z)

91. Provide a georeferenced CAD file in **AutoCAD 2018.dwg** or greater format that adheres to the National CAD Standards with the Signature Set submission. The file shall include the subdivision plat including existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footage. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) *

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R – Recommendation F - Finding

A. Planning and Zoning (P&Z)

F - 1. Demonstrate continued compliance with open space, floor area ratio, and setback requirements if a property owner requests future approval to construct a deck on their property.

C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. ****

C - 2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail the construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *

C - 3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. ****

B. Code Administration (Building Code)

F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor: 703.746.4200 with any questions.

C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code in effect when applying for building permit(s).

C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).

C - 3 Submit a soils report with the building permit application for all new and existing building structures. **

C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **

C - 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Archaeology

C - 1 All archaeological preservation measures shall comply with Zoning Ordinance § 11-411.

D. Transportation & Environmental Services (T&ES)

F - 1. Prepare the Final Site Plan per Memo to Industry 02-09, Design Guidelines for Site Plan Preparation, which is available at: http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf *

F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. *

F - 3. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotations pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). *

F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). *, ****

F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single unit residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T,” or else install a manhole. *, ****

F - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. *, ****

F - 7. Provide at least 18-inches of vertical separation for sanitary sewers and 12-inches for storm sewers when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. *, ****

F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever

possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. *, ****

F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. *, ****

F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. *, ****

F - 11. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. *

F - 12. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. *

F - 13. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. *

F - 14. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry 04-18. *

F - 15. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): *

a. FOR INFORMATION ONLY.
b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
c. The contractor shall apply for all necessary permits for use of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.

F - 16. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. *

F - 17. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. *

F - 18. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. *

C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. *

C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. *

C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. *

C - 4 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. *

C - 5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way.

a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****

b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****

C - 6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. *, ****

C - 7 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. *

C - 8 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: https://www.alexandriava.gov/ResourceRecovery or by contacting the City's Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov. *

C - 9 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: https://www.alexandriava.gov/resourcerecovery or contact the Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov. *

C - 10 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. *

C - 11 Post the bond for the public improvements before Final Site Plan release. *

C - 12 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. *

C - 13 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. *

C - 14 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005, prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. ****

C - 15 Design the thickness of sub-base, base, and wearing course using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. *, ****

C - 16 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. *

C - 17 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. *

C - 18 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. *

C - 19 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately.

C - 20 Comply with the City's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line.

C - 21 Comply with the City's Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours:

i. Monday Through Friday from 7 AM to 6 PM
ii. Saturdays from 9 AM to 6 PM
iii. No construction activities allowed on Sundays and holidays

a. § 11-5-4(b)(19) further restricts pile driving to these hours:

iv. Monday through Friday from 9 AM to 6 PM
v. Saturdays from 10 AM to 4 PM
vi. No pile driving is allowed Sundays and holidays

b. § 11-5-109 restricts excavating work in the right-of-way to:

vii. Monday through Saturday 7 AM to 5 PM
viii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.

C - 22 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Zoning Ordinance Article XIII. *

C - 23 Comply with the City's Erosion and Sediment Control Code, Title 5, Ch. 4. *

C - 24 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: http://alexandriava.gov/tes/info/default.aspx?id=3522. *

C - 25 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. *

E. Fire Department

F – 1. The City will maintain the fire hydrant in the public right-of-way.

R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

F. Police Department

R - 1. Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.

R - 2. Use addresses numbers with contrasting colors to the background, at least three inches high, reflective and visible from the street. Avoid using brass or gold numbers. This design aids emergency responders.

R - 3. Equip all ground floor windows with a device or hardware that enables securing them in a partially open position. This design prevents breaking and entering when the windows are open for air.

R - 4. Install "door-viewers" (commonly known as peepholes) in all doors on the ground level that lead directly into an apartment to increase security for the occupant.

Asterisks denote:

* Condition must be fulfilled prior to release of the Final Site Plan
** Condition must be fulfilled prior to release of the building permit
*** Condition must be fulfilled prior to issuance of the Certificate of Occupancy
**** Condition must be fulfilled prior to release of the bond

APPLICATION

DEVELOPMENT SITE PLAN

DSP # _____ **Project Name:** _____

PROPERTY LOCATION: 1 & 2 N. Clarens Street

TAX MAP REFERENCE: 051.03-07-36 & 051.03-07-35 **ZONE:** R 20

APPLICANT

Name: Clarens Estate LLC

Address: 2401 Mount Vernon Avenue, Unit B, Alexandria, VA 22301

PROPERTY OWNER

Name: Clarens Estate LLC

Address: 2401 Mount Vernon Avenue, Unit B, Alexandria, VA 22301

PROPOSED USE: Construction of six (6) single-unit dwellings with two (2) outlots.

⊙ **THE UNDERSIGNED** hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

⊙ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

⊙ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Clarens Estate LLC By: M. Catharine Puskar, Agent/Attorney
Print Name of Applicant or Agent

M C Puskar
Signature

[redacted]
Mailing/Street Address

[redacted] _____
Telephone # Fax #

Arlington, VA 22201
City and State Zip Code

[redacted]
Email address

8/30/2024
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____

Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

Development Site Plan (DSP) # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

◉ The Owner ○ Contract Purchaser ○ Lessee or ○ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See attached.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license.

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

N/A

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Clarens Estate LLC	2401 Mount Vernon Avenue, Unit B, Alexandria, VA 22301	See attachment
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1 & 2 N. Clarens Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Clarens Estate LLC	2401 Mount Vernon Avenue, Unit B, Alexandria, VA 22301	See attachment
2.		
3.		

3. BusinessorFinancialRelationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Clarens Estate LLC	None	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/30/2024	Clarens Estate LLC By: M. Catharine Puskar, Agent/Attorney	MC Puskar
Date	Printed Name	Signature

Clarens Estate, LLC
2401 Mt. Vernon Avenue, Unit B
Alexandria, VA 22301

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File an application for a Development Site Plan
1 & 2 N. Clarens Street, Alexandria, VA 22304, Tax Map Nos. 051.03-07-36 & 051.03-07-35 (the "Property")

Dear Mr. Moritz:

Clarens Estate, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a Development Site Plan on the Property and any related requests.

Very truly yours,

Clarens Estate, LLC

By: _____

Its: Clarens Estate LLC - Mike Dameron

Date: 08/30/2024

APPLICANT OWNERSHIP BREAKDOWN

Owner & Applicant of 1 & 2 North Clarens Street

Clarens Estate LLC (Title Owner)

2401 Mount Vernon Avenue, Unit B

Alexandria, VA 22301

Members:	**Percent Ownership:**
James Michael Dameron	50%
Misty Leigh Dameron	50%

Note: None of the entities listed above have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

APPLICATION

SUBDIVISION OF PROPERTY

SUB #_____

PROPERTY LOCATION: 1 & 2 N. Clarens Street

TAX MAP REFERENCE: 051.03-07-36 & 051.03-07-35 **ZONE:** R 20

APPLICANT:

Name: Clarens Estate LLC

Address: 2401 Mount Vernon Avenue, Unit B, Alexandria, VA 22301

PROPERTY OWNER:

Name: Clarens Estate LLC

Address: 2401 Mount Vernon Avenue, Unit B, Alexandria, VA 22301

SUBDIVISION DESCRIPTION

Subdivision of two (2) existing lots into into six (6) lots for single-unit dwellings and two (2) outlots.

☑ **THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☑ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED**,also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Clarens Estate LLC By: M. Catharine Puskar, Agent/Attorney
Print Name of Applicant or Agent

MC Puskar
Signature

[redacted]
Mailing/Street Address

[redacted]
Telephone # Fax #

Arlington, VA 22201
City and State Zip Code

[redacted]
Email address

8/30/2024
Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: ***(check one)***

☑ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See attached.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license. **N/A**

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Clarens Estate LLC	2401 Mount Vernon Avenue, Unit B, Alexandria, VA 22301	See attached
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1&2 N Clarens Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Clarens Estate LLC	2401 Mount Vernon Avenue, Unit B, Alexandria, VA 22301	See attached
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Clarens Estate LLC	None	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/30/2024	Clarens Estate LLC By: M. Catharine Puskar, Agent/Attorney	MC Puskar
Date	Printed Name	Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

SUBMITTED TO
THE DEPARTMENT OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NAME: Clarens Estates

PROJECT ADDRESS: 1&2 N Clarens Street

DESCRIPTION OF REQUEST:

Subdivision of two (2) existing lots into into six (6) lots for single-unit dwellings and two (2) outlots.

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 8/30/2024

☑ Applicant

☐ Agent

Signature: MC Puskar

Printed Name: M. Catharine Puskar

Clarens Estate, LLC
2401 Mt. Vernon Avenue, Unit B
Alexandria, VA 22301

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File an application for a Development Site Plan
1 & 2 N. Clarens Street, Alexandria, VA 22304, Tax Map Nos. 051.03-07-36 & 051.03-07-35 (the "Property")

Dear Mr. Moritz:

Clarens Estate, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a Development Site Plan on the Property and any related requests.

Very truly yours,

Clarens Estate, LLC

By: _____

Its: Clarens Estate LLC - Mike Dameron

Date: 08/30/2024

APPLICANT OWNERSHIP BREAKDOWN

Owner & Applicant of 1 & 2 North Clarens Street

Clarens Estate LLC (Title Owner)

2401 Mount Vernon Avenue, Unit B

Alexandria, VA 22301

Members:	**Percent Ownership:**
James Michael Dameron	50%
Misty Leigh Dameron	50%

Note: None of the entities listed above have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

APPLICATION for VACATION # _____

PROPERTY LOCATION: 1 & 2 N. Clarens Street

TAX MAP REFERENCE: 051.03-07-36 & 051.03-07-35 ZONE: R 20

APPLICANT'S NAME: Clarens Estate LLC

ADDRESS: 2401 Mount Vernon Avenue, Unit B, Alexandria, VA 22301

PROPERTY OWNER NAME: ~~Harriet W. Lankford & Clarens Estate LLC~~

(Owner of abutting area to be vacated)

ADDRESS: 318 N QUAKER LN, ALEXANDRIA, VA 22304 & 2 North Clarens Street, Alexandria, VA 22304

VACATION DESCRIPTION: Vacation of a 2,845 SF portion of N. Clarens Street to facilitate the dedication of a realigned extension of N. Clarens Street.

☑ THE UNDERSIGNED hereby applies for a Vacation Ordinance in accordance with the provisions of Chapter 10 of the Code of the State of Virginia, the Alexandria City Charter and City Code, and the Alexandria Zoning Ordinance.

☑ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☑ THE UNDERSIGNED having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Clarens Estate LLC By: M. Catharine Puskar, Agent/Attorney — MC Puskar

Print Name of Applicant or Agent — *Signature*

[redacted] — [redacted] _____

Mailing/Street Address — *Telephone #* — *Fax #*

Arlington, VA 22201 — 8/30/2024

City and State *Zip Code* — *Date*

Form Revised: 11.27.2019

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Clarens Estate LLC	2401 Mount Vernon Avenue, Unit B, Alexandria, VA 22301	See attachment
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at North Clarens Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Clarens Estate LLC	2401 Mount Vernon Avenue, Unit B, Alexandria, VA 22301	See attachment
2. Harriet W. Lankford	318 N QUAKER LN, ALEXANDRIA, VA 22304	100%
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Clarens Estate LLC	None	None
2. Harriet W. Lankford	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/30/2024	Clarens Estate LLC By: M. Catharine Puskar, Agent/Attorney	MC Puskar
Date	Printed Name	Signature

Harriet W. Lankford
318 N. Quaker Lane
Alexandria, VA 22304

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File for a Vacation of public right-of-way
318 N. Quaker Lane, Alexandria, VA 22304, Tax Map No. 051.03-07-31
(the "Property")

Dear Mr. Moritz:

Harriet W. Lankford, as owner of the above-referenced abutting property, hereby consents to the filing of an application for the vacation of a portion of public right-of-way by the Applicant (Clarens Estate LLC), as shown on the proposed plat.

Very truly yours,

Harriet W. Lankford

By: Harriet W Lankford

Date: Nov 19, 2024

Clarens Estate, LLC
2401 Mt. Vernon Avenue, Unit B
Alexandria, VA 22301

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File an application for a Development Site Plan
1 & 2 N. Clarens Street, Alexandria, VA 22304, Tax Map Nos. 051.03-07-36 & 051.03-07-35 (the "Property")

Dear Mr. Moritz:

Clarens Estate, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a Development Site Plan on the Property and any related requests.

Very truly yours,

Clarens Estate, LLC

By: _____

Its: Clarens Estate LLC - Mike Dameron

Date: 08/30/2024

APPLICANT OWNERSHIP BREAKDOWN

Owner & Applicant of 1 & 2 North Clarens Street

Clarens Estate LLC (Title Owner)

2401 Mount Vernon Avenue, Unit B

Alexandria, VA 22301

Members:	**Percent Ownership:**
James Michael Dameron	50%
Misty Leigh Dameron	50%

Note: None of the entities listed above have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

700 S. WASHINGTON ST
SUITE 220
ALEXANDRIA, VA 22314
(703) 549-6422
www.rcfassoc.com

GREEN BUILDING NARRATIVE:

A DRAFT EARTHCRAFT CHECKLIST IS PROVIDED WITH THIS SUBMISSION UNDER SEPARATE COVER. THE PROJECT IS PLANNING TO ATTAIN EARTHCRAFT CERTIFICATION. THE BUILDING WILL COMPLY WITH THE CITY'S 2019 GREEN BUILDING POLICY AND WILL INCORPORATE SUSTAINABLE STRATEGIES CONSISTENT WITH THE DRAFT EARTHCRAFT CHECKLIST AND THE CITY'S ENVIRONMENTAL GOALS. THE SUSTAINABILITY ELEMENTS WILL BE REFINED DURING THE DEVELOPMENT OF THE BUILDING PERMIT AND CONSTRUCTION DRAWINGS.

ENERGY

THE DRAFT SUSTAINABLE ENERGY AND BUILDING ENVELOPE ELEMENTS INCLUDE: CONTINUOUS THICK ROOF AND WALL INSULATION, HIGH EFFICIENCY LED LIGHT FIXTURES, AND ENERGY EFFICIENT AND ENERGY RECOVERING HVAC EQUIPMENT. THE ELECTRICAL ENGINEERING DESIGN FOR THE BUILDING IS NOT COMPLETE AT THIS TIME, THEREFORE, ELECTRICAL LOADS WILL BE PROVIDED WITH FUTURE SUBMISSIONS. THE PROJECT'S DEVELOPMENT DOES NOT INCLUDE RENEWABLE ENERGY PRODUCTION. THE PROJECT IS NOT REQUIRED TO BE NET ZERO ENERGY CERTIFIED. HVAC DESIGN AND ENERGY MODELING WILL BE PROVIDED TO ATTAIN EARTHCRAFT CERTIFICATION; HOWEVER, A THIRD-PARTY COMMISSIONING CONSULTANT WILL NOT BE CONTRACTED. METERING WITHIN THE PROPOSED BUILDING MAY RESULT IN ENERGY MANAGEMENT, ANALYSIS, AND INTERPRETATION OF DATA THAT SAVES APPROXIMATELY 5% OF ENERGY. HOWEVER, THESE ARE ONLY ESTIMATES AS THE ELECTRICAL ENGINEERING DESIGN FOR THE BUILDING HAS NOT BEEN COMPLETED AT THIS TIME.

WATER

THE DRAFT SUSTAINABLE WATER USAGE ELEMENTS INCLUDE: LOW FLOW WATER FIXTURES AND WATERLESS LANDSCAPING. STORMWATER WILL BE MANAGED UTILIZING THE ON-SITE BMPs. THERE WILL BE NO PLANT IRRIGATION SYSTEM, THEREFORE, THE EXTERIOR WATER USAGE WILL BE ZERO. THE INTERIOR WATER REDUCTION ESTIMATES WILL BE PROVIDED WITH A FUTURE SUBMISSION AS THE PLUMBING ENGINEERING DESIGN FOR THE BUILDING HAS NOT BEEN COMPLETED YET.

INDOOR ENVIRONMENTAL QUALITY

THE DRAFT SUSTAINABLE INDOOR ENVIRONMENTAL QUALITY ELEMENTS INCLUDE: INDOOR AIR QUALITY PLAN DURING CONSTRUCTION, LOW VOC MATERIALS, ADHESIVES, AND PAINTS, AND HVAC FILTRATION AND FRESH OUTSIDE AIR. ENERGY REDUCTION STRATEGIES WILL BE AT THE FOREFRONT OF THE BUILDING'S MECHANICAL AND ELECTRICAL ENGINEERING DESIGN AND WILL BE PROVIDED WITH FUTURE SUBMISSIONS.

PRELIMINARY DEVELOPMENT SITE PLAN
CLARENS ESTATES
1 & 2 N CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 4.43 AC 192,966 SF

TOTAL AREA OF TAX PARCELS = 4.43 AC 192,966 SF

TOTAL DISTURBED AREA = 3.15 AC 137,305 SF

STORMWATER MANAGEMENT LIMITS OF DISTURBANCE = 2.91 AC 126,930 SF

EXISTING IMPERVIOUS AREA = 0.56 AC 24,503 SF

PROPOSED IMPERVIOUS AREA = 1.08 AC 46,883 SF

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE ISOLATED WETLANDS OF MINIMAL ECOLOGICAL VALUE ON THIS SITE. THERE ARE NO KNOWN TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER THERE ARE NO WETLANDS PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, AREAS OF SOIL OR GROUNDWATER CONTAMINATION, NOR AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASES ON THE SITE.

2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION 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 TO PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS 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 IN 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 703-838-4400 EXT 267/255.

4. 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

   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND
   - SATURDAYS FROM 10am TO 4pm

ENVIRONMENTAL PERMITS NOTES

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

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES WHICH DISTURB MORE THAN 1 ACRE, THEREFORE A VPDES PERMIT IS 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 ARCHAEOLOGIST CAN BE ARRANGED.

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

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, OR ALLOW INDEPENDENT PARTIES TO COLLECT OR EXCAVATE ARTIFACTS, 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 ZONING ORDINANCE.

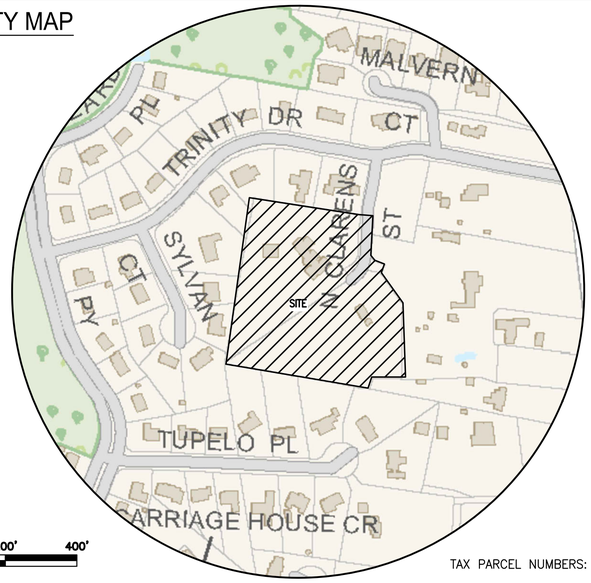
GENERAL NOTES

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 ANY DWELLING OR PORTION THEREOF.
4. ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
5. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
6. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
7. THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.

COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	N/A
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	1	N/A
SIDEWALKS (LF)	415'	N/A
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

VICINITY MAP



TAX PARCEL NUMBERS: #051.03-07-35
#051.03-07-36

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SITE PLAN (DSP) TO SUBDIVIDE THE TWO EXISTING RESIDENTIAL LOTS TO PERMIT THE CONSTRUCTION OF SIX SINGLE UNIT DWELLINGS, WITH TWO OUTLOTS, THE EXTENSION OF NORTH CLARENS STREET, AND ASSOCIATED SITE IMPROVEMENTS, WITH MODIFICATIONS AND VACATION OF RIGHT OF WAY.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- DEVELOPMENT SITE PLAN WITH A SUBDIVISION, PURSUANT TO SECTION 11-1700;
- MODIFICATION OF FRONT YARD SETBACK, PURSUANT TO SECTION 3-106;
- MODIFICATION OF SIDE YARD SETBACK, PURSUANT TO SECTION 3-106;
- MODIFICATION OF GARAGE LOCATION, PURSUANT TO SECTION 7-2502;
- MODIFICATION OF REQUIRED LOT FRONTAGE, PURSUANT TO SECTION 3-105;
- MODIFICATION OF REQUIRED LOT WIDTH, PURSUANT TO SECTION 3-105;
- VACATION OF PUBLIC RIGHT-OF-WAY

DEVELOPMENT TEAM

OWNER:
CLARENS ESTATE LLC
2401 MOUNT VERNON AVE, UNIT B
ALEXANDRIA, VA 22301
INSTRUMENT #: 240003319

APPLICANT:
CLARENS ESTATE LLC
2401 MOUNT VERNON AVE, UNIT B
ALEXANDRIA, VA 22301
(703) 989-7399
CONTACT: MIKE DAMERON
MIKE@WMHHOMES.COM

CIVIL ENGINEER:
R.C. FIELDS & ASSOCIATES, INC.
700 S. WASHINGTON STREET, SUITE 220
ALEXANDRIA, VA 22314
(703) 549-6422
CONTACT: TAYLOR DOYLE
TDOYLE@RCFASSOC.COM

ARBORIST:
WETLAND STUDIES AND SOLUTIONS, INC
5300 WLLINGTON BRANCH DRIVE, SUITE 100
GAINESVILLE, VIRGINIA 20155
(703) 679-5715
CONTACT: CARY HULSE

ATTORNEY:
WALSH, COLUCCI, LUBELEY & WALSH, P.C
2200 CLARENDON BLVD, SUITE 1300
ARLINGTON, VIRGINIA 22201
(703) 528-4700
CONTACT: M. CATHARINE PUSKAR
CPUSKAR@THELANDLAWYERS.COM

ARCHITECT:
WINDMILL HILL, LLC
2401 MOUNT VERNON AVE, UNIT B
ALEXANDRIA, VA 22301
(703) 989-7399
CONTACT: MIKE DAMERON
MIKE@WMHHOMES.COM

LANDSCAPE ARCHITECT:
AVENS + HEATH LANDSCAPE ARCHITECTURE
707 BEALL AVE,
ROCKVILLE MD, 20850
(202) 716-3449
CONTACT: CAITLIN OLSEN

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ZONING TABULATIONS

1. TAX MAP #: #051.03-07-35 & 36
2. ZONE OF SITE: EXISTING R-20 PROPOSED R-20
3. USE: EXISTING SINGLE UNIT RESIDENTIAL
   PROPOSED SINGLE UNIT RESIDENTIAL
4. TOTAL EX. LOT AREA: 192,966 SF (4.4230 AC.) PROPOSED RIGHT-OF-WAY DEDICATION 15,202 SF (0.3490 AC.)
   MINIMUM LOT AREA: 20,000 SF PER LOT PROPOSED RIGHT-OF WAY VACATION 2,842 SF (0.0653 AC.)
   LOT 601: 24,065 SF LOT 602: 25,063 SF LOT 603: 22,988 SF
   LOT 604: 38,810 SF LOT 605: 35,214 SF LOT 606: 22,987 SF
5. NUMBER OF DWELLINGS: EXISTING 1 UNIT (SINGLE UNIT)/4.4230 AC. = 0.23 D.U./AC.
   PROPOSED 6 UNITS (SINGLE UNIT)/4.1461 AC. = 1.45 D.U./AC.
6. NUMBER OF BEDROOMS: 5-6 PER UNIT (34 TOTAL)
7. HEIGHT: ALLOWED: 30.0 FT
   PROPOSED:
   LOT 601: 26.1 FT LOT 602: 20.7 FT LOT 603: 29.9 FT
   LOT 604: 30.0 FT LOT 605: 30.0 FT LOT 606: 27.4 FT
8. AVERAGE EXISTING GRADE: LOT 601: 229.81 LOT 602: 226.64 LOT 603: 208.98
   LOT 604: 200.29 LOT 605: 207.43 LOT 606: 221.67
9. FLOOR AREA: EXISTING: 3,828 SF
   PROPOSED:

LOT	GROSS FLOOR AREA (GFA)	NET FLOOR AREA (NFA)
LOT 601	11,288 SQ.FT.	5,859 SQ.FT.
LOT 602	11,288 SQ.FT.	5,854 SQ.FT.
LOT 603	10,586 SQ.FT.	5,385 SQ.FT.
LOT 604	10,689 SQ.FT.	5,086 SQ.FT.
LOT 605	10,542 SQ.FT.	5,337 SQ.FT.
LOT 606	10,951 SQ.FT.	5,768 SQ.FT.

10. FAR: ALLOWED: 0.25 EXISTING: 0.02
    PROPOSED:

LOT	601	602	603	604	605	606
TOTAL FAR	0.24	0.23	0.23	0.13	0.15	0.25

11. OPEN SPACE: REQUIRED: N/A PROPOSED: N/A
12. YARDS:
    REQUIRED FRONT 40 FT SIDE 1:2 HEIGHT, 12 FT MIN REAR 1:1 HEIGHT, 12 FT MIN
    PROVIDED:

Lot 601				Lot 604			
YARD	HEIGHT	SETBACK REQUIRED	SETBACK PROVIDED	YARD	HEIGHT	SETBACK REQUIRED	SETBACK PROVIDED
FRONT	N/A	40.0	25.0 *	FRONT	N/A	40.0	31.5 *
SIDE (NORTH)	19.0	12.0	15.4	SIDE (WEST)	28.5	14.3	12.5 *
SIDE (SOUTH)	25.6	12.8	12.2 *	SIDE (EAST)	28.9	14.5	12.7 *
REAR	26.1	26.1	161.3	REAR	30.0	30.0	100.1
Lot 602				**Lot 605**			
YARD	HEIGHT	SETBACK REQUIRED	SETBACK PROVIDED	YARD	HEIGHT	SETBACK REQUIRED	SETBACK PROVIDED
FRONT	N/A	40.0	25.0 *	FRONT	N/A	40.0	29.7 *
SIDE (NORTH)	12.8	12.0	12.6	SIDE (WEST)	24.1	12.1	12.5
SIDE (SOUTH)	20.7	12.0	12.5	SIDE (EAST)	26.8	13.4	12.5 *
REAR	20.6	20.6	173.2	REAR	30.0	30.0	106.8
Lot 603				**Lot 606**			
YARD	HEIGHT	SETBACK REQUIRED	SETBACK PROVIDED	YARD	HEIGHT	SETBACK REQUIRED	SETBACK PROVIDED
FRONT	N/A	40.0	42.8	FRONT	N/A	40.0	25.0 *
SIDE (NORTH)	23.2	12.0	13.2	SIDE (SOUTH)	22.0	12.0	12.5
SIDE (SOUTH)	26.7	13.4	12.6 *	SIDE (NORTHEAST)	17.7	12.0	12.7
REAR	29.9	29.9	91.9	REAR	13.5	13.5	88.9

13. FRONTAGE: REQUIRED 75 FT, 55 FT ON A CURVE
    LOT 601: 104.09 FT LOT 602: 150.95 FT LOT 603: 50.69 FT (CURVE)*
    LOT 604: 56.94 FT (CURVE) LOT 605: 56.25 FT (CURVE) LOT 606: 97.21 FT
14. LOT WIDTH: REQUIRED 100 FT
    LOT 601: 98.87 FT* LOT 602: 138.32 FT LOT 603: 87.55 FT*
    LOT 604: 89.04 FT* LOT 605: 86.93 FT* LOT 606: 103.51 FT
15. PARKING TABULATION:
    SINGLE FAMILY: REQUIRED 0 SPACES ARE REQUIRED FOR SINGLE-UNIT RESIDENTIAL IN ENHANCED TRANSIT AREAS PER SECTION 8-200(A)(1)
    TOTAL REQUIRED 0 SPACES
    PROVIDED 12 SPACES (STANDARD - IN GARAGE)
16. LOADING SPACES: REQUIRED N/A PROPOSED N/A
17. TRIP GENERATION: EXISTING AM PEAK 2 AVT PROPOSED AM PEAK 5 AVT
    EXISTING PM PEAK 2 AVT PROPOSED PM PEAK 6 AVT
    EXISTING VPD 19 VPD PROPOSED VPD 57 VPD
    (PER ITE STANDARDS) (PER ITE STANDARDS)

NOTE: SEE SHEETS 6 AND A1-A12 FOR GARAGE LOCATION RELATED TO MODIFICATION TO 7-2502.

* SEE REQUESTED APPLICATION AND MODIFICATIONS

BUILDING CODE ANALYSIS:

USE:	RESIDENTIAL
USE GROUP:	R-5
TYPE OF CONSTRUCTION:	V-B
NUMBER OF STORIES:	3 STORIES
FLOOR AREA (GROSS):	LOT 601 - 11,288 SF, LOT 602 - 11,288 SF, LOT 603 - 10,586 SF, LOT 604 - 10,689 SF, LOT 605 - 10,689 SF, LOT 606 - 10,951 SF
FLOOR AREA (NET):	LOT 601 - 5,859 SF, LOT 602 - 5,854 SF, LOT 603 - 5,385 SF, LOT 604 - 5,089 SF, LOT 605 - 5,337 SF, LOT 606 - 5,768 SF
BUILDING FOOT PRINT AREA:	LOT 601 - 3,701 SF, LOT 602 - 3,071 SF, LOT 603 - 2,707 SF, LOT 604 - 3,353 SF, LOT 605 - 2,754 SF, LOT 606 - 3,024 SF
BUILDING HEIGHT:	LOT 601 - 25.9 FT, LOT 602 - 20.5 FT, LOT 603 - 29.8 FT, LOT 604 - 30.0 FT, LOT 605 - 30.0 FT, LOT 606 - 27.3 FT
FIRE SUPPRESSION/DETECTION:	NOT SPRINKLERED

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700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422
PROJ. MANAGER: TAYLOR DOYLE
EMAIL: TDOYLE@RCFASSOC.COM

SCALE: AS NOTED DATE:NOV, 2024 DRAWN: ARO
REV.:

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
DECEMBER 6, 2024
PROFESSIONAL ENGINEER

REVISION APPROVED BY

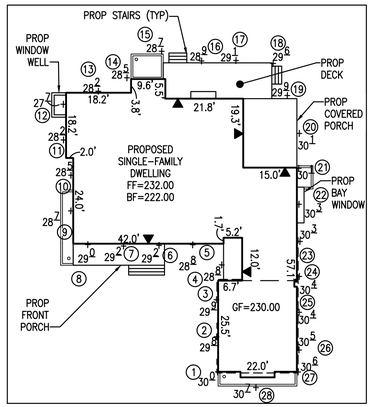
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PRELIMINARY DEVELOPMENT PLAN
CLARENS ESTATES
1 & 2 N CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

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

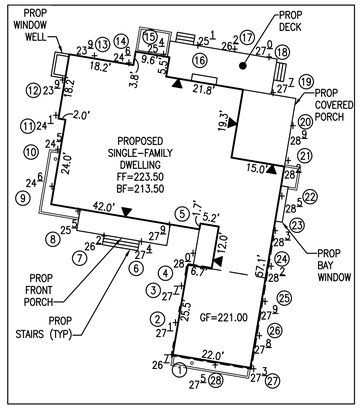
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AVERAGE EXISTING GRADE COMPUTATIONS

Lot 601			
Spot	Elevation	Spot	Elevation
1	230.0	15	228.7
2	229.8	16	228.9
3	229.9	17	229.1
4	229.8	18	229.6
5	228.8	19	229.9
6	229.2	20	230.1
7	229.2	21	230.1
8	229.0	22	230.3
9	228.7	23	230.3
10	228.5	24	230.4
11	228.2	25	240.4
12	227.7	26	230.5
13	228.2	27	230.6
14	228.5	28	230.7
Average	229.81		

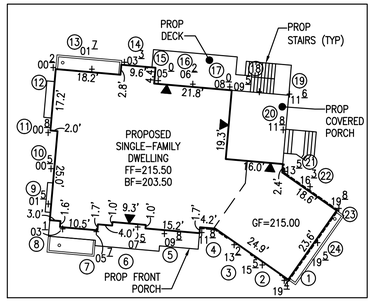
LOT 601 HOUSE DETAIL
SCALE: 1" = 20'



AVERAGE EXISTING GRADE COMPUTATIONS

Lot 602			
Spot	Elevation	Spot	Elevation
1	226.7	15	225.4
2	227.1	16	225.1
3	227.7	17	226.2
4	228.0	18	227.0
5	227.9	19	227.7
6	227.4	20	228.9
7	226.2	21	228.2
8	225.5	22	228.5
9	224.6	23	228.3
10	224.5	24	228.2
11	224.1	25	227.9
12	223.9	26	227.8
13	223.9	27	227.3
14	224.6	28	227.5
Average	226.64		

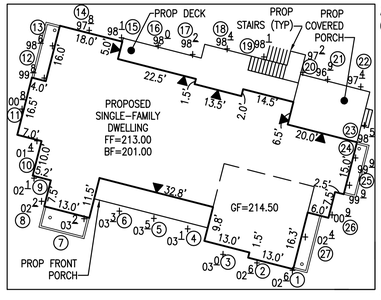
LOT 602 HOUSE DETAIL
SCALE: 1" = 30'



AVERAGE EXISTING GRADE COMPUTATIONS

Lot 603			
Spot	Elevation	Spot	Elevation
1	219.4	13	201.7
2	215.5	14	203.3
3	213.2	15	205.0
4	211.8	16	206.2
5	209.8	17	208.0
6	207.5	18	209.5
7	205.7	19	211.6
8	203.1	20	211.8
9	201.7	21	213.5
10	200.5	22	216.3
11	200.8	23	219.8
12	200.2	24	219.5
Average	208.98		

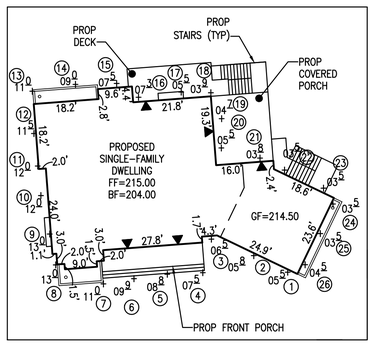
LOT 603 HOUSE DETAIL
SCALE: 1" = 20'



AVERAGE EXISTING GRADE COMPUTATIONS

Lot 604			
Spot	Elevation	Spot	Elevation
1	202.6	15	198.1
2	202.6	16	198.0
3	203.0	17	198.2
4	203.1	18	198.4
5	203.5	19	198.1
6	203.3	20	197.2
7	203.2	21	196.9
8	202.2	22	197.4
9	202.1	23	198.5
10	201.4	24	199.9
11	200.8	25	199.9
12	199.8	26	200.9
13	198.6	27	202.4
14	197.8		
Average	200.29		

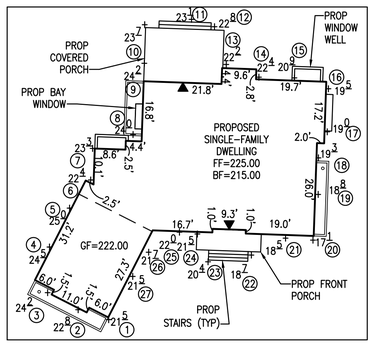
LOT 604 HOUSE DETAIL
SCALE: 1" = 20'



AVERAGE EXISTING GRADE COMPUTATIONS

Lot 605			
Spot	Elevation	Spot	Elevation
1	205.5	14	209.0
2	205.8	15	207.5
3	206.5	16	207.3
4	207.5	17	205.5
5	208.8	18	203.9
6	209.9	19	204.7
7	211.0	20	205.5
8	213.0	21	203.8
9	213.0	22	203.5
10	212.0	23	203.5
11	212.0	24	203.5
12	211.5	25	203.5
13	211.0	26	204.5
Average	207.43		

LOT 605 HOUSE DETAIL
SCALE: 1" = 20'

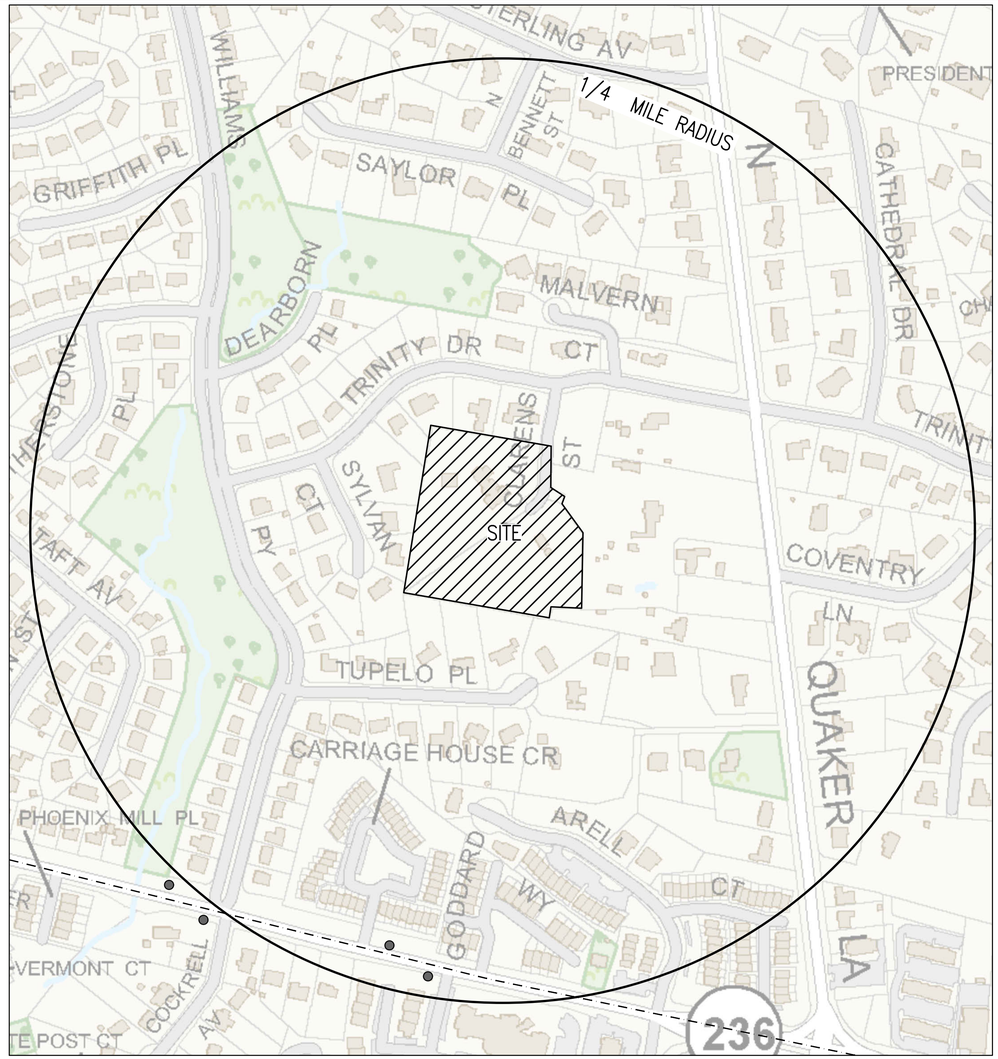


AVERAGE EXISTING GRADE COMPUTATIONS

Lot 606			
Spot	Elevation	Spot	Elevation
1	221.5	15	220.9
2	222.8	16	219.5
3	224.2	17	219.0
4	224.5	18	219.3
5	225.0	19	218.8
6	222.4	20	217.1
7	223.3	21	218.5
8	224.0	22	218.7
9	224.2	23	220.4
10	223.7	24	221.5
11	223.1	25	222.0
12	222.8	26	221.7
13	222.2	27	221.5
14	222.4		
Average	221.67		

LOT 606 HOUSE DETAIL
SCALE: 1" = 20'

0' 20' 40'



CONTEXTUAL MAP
SCALE: 1" = 200'

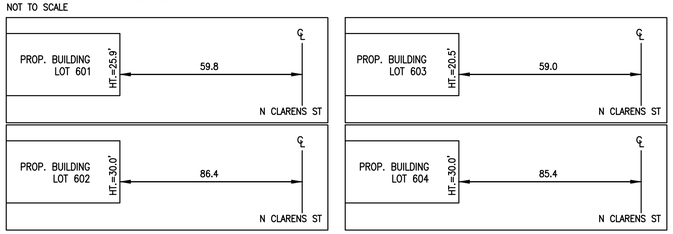
VCS NAD'83 NORTH ZONE

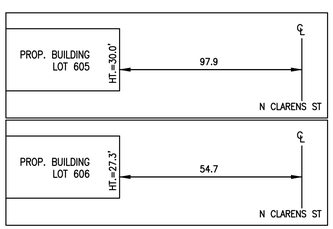
GRAPHIC SCALE
0' 200' 400'
(IN FEET)
1 inch = 200 ft.

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.

LEGEND:
- BUS STOP
- WMATA ROUTES 28A, 30 & 29KN

SECTION 6-403 DETAILS:
NOT TO SCALE





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

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SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
DECEMBER 6, 2024
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SITE PLAN
CLARENS ESTATES
1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: NOV 2024

CONTEXTUAL PLAN

SHEET 2 OF 20
FILE: 24-014

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Mon, Dec 09 2024 - 12:28:59pm

SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT	AC	AC
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER	#	#
STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER	X	X
SANITARY MANHOLE	S	S
SANITARY SEWER LAYOUT	S	S
SIDEWALK	WALK	WALK
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE	GV	GV
GAS LINE	G	G
GAS METER	GM	GM
IRRIGATION VALVE	IV	IV
BOLLARD		
CLEANOUT	CO	CO
WELL	W	W
WATERLINE	W	W
WATER VALVE	WV	WV
WATER METER	WM	
TRANSFORMER	TR	TR
ELECTRIC MANHOLE	E	E
ELECTRIC METER	M	M
ELEC BOX/STRUCTURE	EB	EB
ELECTRIC LINE	E	E
TELECOMMUNICATION LINE	T	T
CABLE LINE	C	C
CABLE/ELECTRIC/ TELECOMMUNICATION LINE	T E	T E
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE	C	C
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES	X	X
GRADING SPOT	+124.5	+24 50
GRADING CONTOUR	124	124
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/ NOSE DOWN CURB		
LIMITS OF DISTURBANCE		

TEXT LEGEND:

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

GENERAL NOTES:

1. TAX MAP: #051.03-07-35 & 051-03-07-36
2. ZONE: R-20
3. OWNER: CLARENS ESTATE LLC
   2401 MOUNT VERNON AVE, UNIT B
   ALEXANDRIA, VA 22301
   INSTR. #240003319
4. TITLE REPORT FURNISHED BY DAVIS TITLE SERVICES, FILE NO. DTS #23-07-040 DATED 07/24/2023 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS, OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
7. THE "GENERALIZED ALEXANDRIA SOIL MAP" GENERAL IDENTIFIES THE SOILS FOR THIS AREA AS SUSQUEHANNA LOAM.
8. THIS SITE DOES NOT CONTAIN PREVIOUSLY MAPPED MARINE CLAYS.
9. THIS SITE IS NOT LOCATED IN THE COMBINED SEWER AREA.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MARCH 7TH, 2024; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

ALEXRENEW NOTE:

CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.

DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITED TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATEMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATEMENT COORDINATOR AT 703-721-3500 X 2020.

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DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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DECEMBER 6, 2024
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SITE PLAN
CLARENS ESTATES
1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: NO SCALE
DATE: NOV 2024

GENERAL PLAN INFORMATION AND NOTES

SHEET 3 OF 20
FILE: 24-014

J:\2024\24014\DWG\DGN\GENERAL NOTES PLAN.dwg
Mon, Dec 09 2024 - 12:29:05pm

GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 3.

* 10' SANITARY SEWER EASEMENT AS SHOWN ON PLAT ATTACHED TO DEED OF SUBDIVISION RECORDED AT DB 671, PG 617 AND VACATED AS SHOWN ON PLAT ATTACHED TO PRIVATE SANITARY EASEMENT AGREEMENT RECORDED AT DB 754, PG 47

MATCHLINE B SEE SHEET 5

GENERAL COOPER ESTATES

4 — N/F B L HERNDON, 3603 TUPELO PLACE, ALEXANDRIA, VA 22304, TAX MAP#061.01–01–04, ZONE: R 20, USE: RESIDENTIAL, INSTR #CW17001561

3 — N/F EDWARD A & JANE M FLINN, 3605 TUPELO PLACE, ALEXANDRIA, VA 22304, TAX MAP#061.01–01–03, ZONE: R 20, USE: RESIDENTIAL, DB 654, PG 87

2 — N/F ANGELA K GORE & CHRISTOPHER M KEHOW, 3607 TUPELO PLACE, ALEXANDRIA, VA 22304, TAX MAP#061.01–01–02, ZONE: R 20, USE: RESIDENTIAL, INSTR #070018306

1 — N/F DANIEL & DEBORAH MOSER, 3609 TUPELO PLACE, ALEXANDRIA, VA 22304, TAX MAP#061.01–01–01, ZONE: R 20, USE: RESIDENTIAL, INSTR #020009379

32 — N/F ROBERT G & PATRIA J RICHARDSON, TRS, 100 SYLVAN CT, ALEXANDRIA, VA 22304, TAX MAP#050.04–05–19, ZONE: R 12, USE: RESIDENTIAL, INSTR #140007442

33 — N/F DANIEL SCHECTER, TR, 105 SYLVAN CT, ALEXANDRIA, VA 22304, TAX MAP#050.04–05–32, ZONE: R 12, USE: RESIDENTIAL, INSTR #150000160

34 — N/F DIANE E HELLMUTH, 107 SYLVAN CT, ALEXANDRIA, VA 22304, TAX MAP#050.04–05–33, ZONE: R 12, USE: RESIDENTIAL, DB 1227, PG 1526

35 & 36 — N/F JASON & KALLE THOMPSON, 3636 TRINITY DR, ALEXANDRIA, VA 22304, TAX MAP#050.04–05–17, ZONE: R 12, USE: RESIDENTIAL, INSTR #210013808

38 — N/F CHARLES L & BRANDY L CRIST TRAVERS, 3628 TRINITY DR, ALEXANDRIA, VA 22304, TAX MAP#050.04–05–16, ZONE: R 12, USE: RESIDENTIAL, INSTR #200006086

505 — N/F HARRIET W & THOMAS V LANKFORD JR, 318 N QUAKER LN, ALEXANDRIA, VA 22304, TAX MAP#051.03–07–31, ZONE: R 20, USE: RESIDENTIAL, DB 1481, PG 359

TAX MAP # 051.03-07-34 — N/F BRIAN & MARKEEN SUTTER, 212 N QUAKER LN, ALEXANDRIA, VA 22304, TAX MAP#051.03–07–34, ZONE: R 20, USE: RESIDENTIAL, INSTR #180008523

LOT 503 — 92,134 SQ.FT — #051.03–07–35

LOT 504 — 100,823 SQ.FT — #051.03–07–36

LOT 3 — N/F TRINITY DRIVE ONE LLC, C/O ROGER LEVIN, 3 HIGH GREEN LANE, STEVENSON, MD 21153, TAX MAP#051.03–07–02, ZONE: R 20, USE: RESIDENTIAL, INSTR #160010313

54 — N/F ROBERT J & AMANDA M LESNICK, 3582 TRINITY DR, ALEXANDRIA, VA 22304, TAX MAP#051.03–07–01, ZONE: R 12, USE: RESIDENTIAL, INSTR #130017442

N/F RICHARD A & JOYCE N GORDON, TRS, 3618 TRINITY DR, ALEXANDRIA, VA 22304, TAX MAP#050.04–05–15, ZONE: R 12, USE: RESIDENTIAL, INSTR #180012748

SECTION 3 ~ FORT WILLIAMS PARK 539

SECTION FOUR ~ FORT WILLIAMS PARK

N: 6,981,860.52
E: 11,883,906.67

N: 6,982,325.31
E: 11,883,990.52

N 88°05'22" W ~ 94.94'
N 80°28'22" W ~ 410.00'
S 17°03'38" W 30.00'
S 00°15'52" E ~ 197.40'
S 36°55'52" E ~ 103.98'
S 72°56'42" E 30.24'
S 79°46'22" E ~ 299.77'
N 10°13'38" E ~ 472.30'
N 57°17'18" E 319.48'
N 57°17'18" W 38.41'
S 57°17'18" E 32.6'
S 37°42'42" E 30.00'
A=21.71' R=25.00' S 72°56'42" E 38.41'
A=23.38' R=25.00'
A=58.37' R=379.67'
A=50.16' R=362.48'
A=50.16' R=362.48'

10' SANITARY SEWER EASEMENT (DB 672, PG 3)
(TO BE VACATED)
(SEE NOTE 2)
10' PRIVATE SANITARY SEWER EASEMENT (DB 754, PG 47)
(TO BE VACATED)
PORTION OF RIGHT-OF-WAY TO BE VACATED
C VEPCO EASEMENT (DB 763, PG 748)
#1 N CLARENS ST 1 STORY BRICK DWELLING
SPLIT-LEVEL LOG CABIN
ISOLATED WETLAND OF MINIMAL ECOLOGICAL VALUE LIMITS
SECTION 3
SECTION FOUR ~ FORT WILLIAMS PARK
NORTH CLARENS STREET
30' PUBLIC R/W
APPROX LOC W/L
APPROX LOC UGT
CURB & GUTTER
DRIVEWAY (TYPICAL)
CONCRETE DRIVEWAY
CONCRETE WALK
CONCRETE PAD
BRICK WALL (TYPICAL)
STONE RETAINING WALL
BRICK BENCH
6' FRAME FENCE
4' CHAIN LINK FENCE
4' WIRE FENCE
CHICKEN WIRE FENCE
WOOD FENCE
BAMBOO LINE
STONE PATIO
SWIMMING POOL
1-STORY BARN
SHED
PAD
RAMP
STEPS
DECK ABOVE
BRICK PATIO
BRICK WALL
STONE WALL
CHIM
BAY
CELLAR
CLF
IPF
DP1
A1–A10
TW
BW
FF
GF
LP
BOL
COL
WM
WELL
AC
SPLIT RAIL FENCE
NO PARKING SIGN
VCS NAD83 NORTH ZONE
ZONE: 12
ZONE: 20
53.9'
86.0'

LEGEND:
AREA OF RIGHT-OF-WAY TO BE VACATED = 2,845 SF

0' 30' 60'
SCALE: 1" = 30'

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

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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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R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
DECEMBER 6, 2024
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SITE PLAN
CLARENS ESTATES
1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

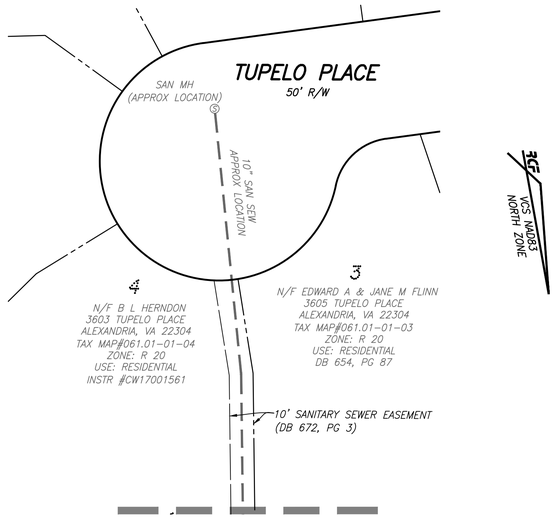
DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: NOV 2024

EXISTING CONDITIONS (1 OF 2)

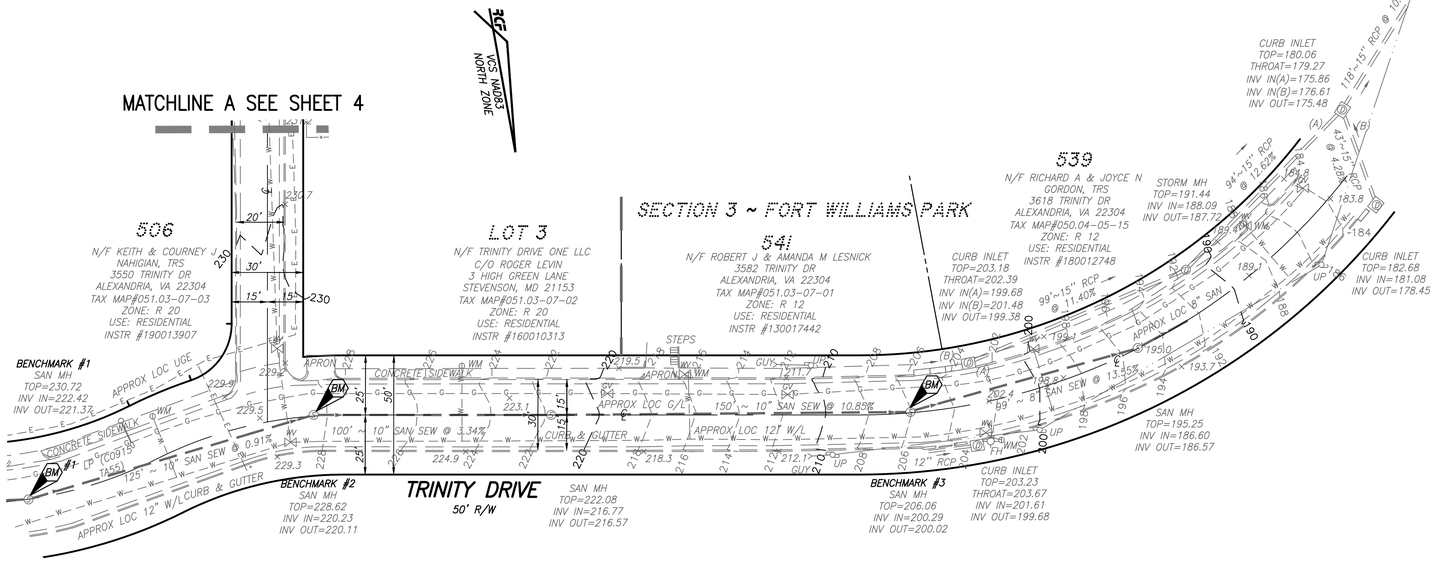
SHEET 4 OF 20
FILE: 24–014

J:\2024\24014\DWG\DEV\EXISTING CONDITIONS.dwg
Mon, Dec 09 2024 - 12:28:12pm

GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 3.



MATCHLINE B SEE SHEET 4



TREE TABLE:

501) 24" WALNUT
502) 8" TREE OF HEAVEN
503) 8" TREE OF HEAVEN
504) 3" REDCEDAR
505) 14" LOCUST
506) 12" LOCUST
507) 16" LOCUST
508) 17" LOCUST
509) 15" LOCUST
510) 16" TREE OF HEAVEN
511) 20" LOCUST
512) 15" LOCUST
513) 26" LOCUST
514) 9" LOCUST
515) 27" WALNUT
516) 22" REDCEDAR
517) 14" REDCEDAR
518) 12" MIMOSA
519) 6" PRIVET
520) 13" CHERRY
521) 3" TREE OF HEAVEN
522) 3" TREE OF HEAVEN
523) 20" ELM
524) 9" ELM
525) 6" ELM
526) 11" MULBERRY
527) 11" TREE OF HEAVEN
528) 6" TREE OF HEAVEN
529) 6" PRIVET
530) 18" TREE OF HEAVEN
531) 6" CHERRY
532) 11" MULBERRY
533) 9" TREE OF HEAVEN
534) 10" TREE OF HEAVEN
535) 6" BUTTERNUT
536) 6" BUTTERNUT
537) 3" BUTTERNUT
538) 11" BUTTERNUT
539) 11" TREE OF HEAVEN
540) 6" BUTTERNUT
541) 14" TREE OF HEAVEN
542) 14" TREE OF HEAVEN
543) 13" BUTTERNUT
544) 12" BUTTERNUT
545) 26" TREE OF HEAVEN
546) 15" TREE OF HEAVEN
547) 8" REDBUD
548) 9" TREE OF HEAVEN
549) 40" ELM
550) 19" TREE OF HEAVEN
551) 19" TREE OF HEAVEN
552) 26" HONEYLOCUST
553) 12" MULBERRY
554) 13" TREE OF HEAVEN
555) 15" TREE OF HEAVEN
556) 19" TREE OF HEAVEN
557) 19" TREE OF HEAVEN
558) 16" ASH
559) 15" HICKORY
560) 6" HICKORY
561) 7" HICKORY
562) 15" CHERRY
563) 25" WALNUT
564) 15" WALNUT
565) 13" WALNUT
566) 11" WALNUT
567) 14" WALNUT
568) 7" LINDEN
569) 13" MULBERRY
570) 32" ASH
571) 9" ELM
572) 15" WALNUT
573) 5" MULBERRY
574) 18" TREE OF HEAVEN
575) 22" TREE OF HEAVEN
576) 22" TREE OF HEAVEN
577) 9" ELM
578) 14" HEMLOCK
579) 17" REDCEDAR
580) 19" TREE OF HEAVEN
581) 15" TREE OF HEAVEN
581) 15" TREE OF HEAVEN
582) 10" TREE OF HEAVEN
583) 23" ELM
584) 9" CHERRY
585) 15" TREE OF HEAVEN
586) 15" WALNUT
587) 11" ELM
588) 16" WALNUT
589) 7" WALNUT
590) 18" WALNUT
591) 15" WALNUT
592) 20" WALNUT
593) 5" CYPRESS
594) 28" WALNUT
595) 16" WALNUT
596) 12" HONEYLOCUST
597) 17" WALNUT
598) 13" WALNUT
599) 16" WALNUT
600) 14" WALNUT
601) 16" WALNUT
602) 8" WALNUT
603) 11" WALNUT
604) 19" HONEYLOCUST
605) 11" WALNUT
606) 7" PERSIMMON
607) 15" WALNUT
608) 14" WALNUT
609) 7" ELM
610) 8" ELM
611) 8" CHERRY
612) 12" LOCUST
613) 9" TREE OF HEAVEN
614) 20" TREE OF HEAVEN
615) UNKNOWN DEAD TREE
616) 18" HOLLY
617) 6" MAGNOLIA
618) 12" LOCUST
619) 10" LOCUST
620) 5" EUONYMUS SHRUB
621) 15" WALNUT
622) 12" TREE OF HEAVEN
623) 8" WALNUT
624) 11" TREE OF HEAVEN
625) 7" ELM
626) 8" WALNUT
627) 23" WALNUT
628) 16" WALNUT
629) 21" CHERRY
630) 13" MULBERRY
631) 16" MULBERRY
632) 22" WALNUT
633) 10" ELM
634) 30" WALNUT
635) 14" WALNUT
636) 11" WALNUT
637) 19" HONEYLOCUST
638) 16" WALNUT
639) 12" PERSIMMON
640) 3" REDCEDAR
641) 21" WALNUT
642) 5" CHERRY
643) 7" CYPRESS
644) 6" LOCUST
645) 6" MAGNOLIA
646) 24" MAPLE
647) 10" PERSIMMON
648) 10" PERSIMMON
649) 9" MULBERRY
650) 13" MULBERRY
651) 22" WALNUT
652) 23" ELM
653) 23" ELM
654) 15" WALNUT
655) 12" MULBERRY
656) 23" WALNUT
657) 19" CHERRY
658) 24" WALNUT
659) 17" WALNUT
660) 11" TREE OF HEAVEN
661) 19" WALNUT
662) 19" WALNUT
663) 4" CYPRESS
664) 4" CYPRESS
665) 4" CYPRESS
666) 9" REDCEDAR
667) 26" WALNUT
668) 14" MAGNOLIA
669) 8" CRABAPPLE
670) 11" ROYAL PAULOWNIA
671) 9" CRABAPPLE
672) 3" PRIVET SHRUB
673) 16" CHERRY
674) 12" HOLLY AMERICAN
675) 9" HOLLY AMERICAN
676) 2" PRIVET
677) 5" REDCEDAR
678) 2" CRAPEMYRTLE
679) 4" MULBERRY
680) 4" REDCEDAR
681) 2" LILAC
682) 6" CHERRY
683) 7" CRABAPPLE
684) 23" MAGNOLIA
685) 12" REDCEDAR
686) 19" REDCEDAR
687) 2" CHERRY
688) 9" REDCEDAR
689) 10" REDCEDAR
690) 10" REDCEDAR
691) 10" REDCEDAR
692) 7" REDCEDAR
693) 30" WALNUT
694) 9" REDCEDAR
695) 30" WALNUT
696) 7" REDCEDAR
697) 9" REDCEDAR
698) 9" HACKBERRY
699) 18" REDCEDAR
700) 6" CHERRY/PLUM
701) 5" CYPRESS
702) 29" MULBERRY
703) 3" PRIVET SHRUB
704) 11" MULBERRY
705) 5" CHERRY
706) 21" WALNUT
707) 7" WALNUT
708) 7" WALNUT
709) 3" WALNUT
710) 22" WALNUT
711) 5" WALNUT
712) 10" BOXELDER
713) 13" BUTTERNUT
714) 6" BUTTERNUT
715) 7" CYPRESS
716) 9" CYPRESS
717) 6" CYPRESS
718) 16" CYPRESS
719) 17" BOXELDER
720) 6" SWEETGUM
721) 7" BUTTERNUT
722) 12" HEMLOCK
723) 33" ROYAL PAULOWNIA
724) 10" HEMLOCK
725) 12" HEMLOCK
726) 13" TREE OF HEAVEN
727) 10" TREE OF HEAVEN
728) 20" LOCUST
729) 20" PINE
730) 10" TREE OF HEAVEN
731) 17" CHERRY
732) 37" TULIPTREE
733) 10" TREE OF HEAVEN
734) 3" REDCEDAR
735) 35" WALNUT
736) 28" TULIPTREE
737) 4" TUIPTREE
738) 10" CHERRY/PLUM
739) 31" CHERRY
740) 7" SASSAFRAS
741) 8" TREE OF HEAVEN
742) 15" LOCUST
743) 10" TREE OF HEAVEN
744) 11" WALNUT
745) 15" LOCUST
746) 12" TREE OF HEAVEN
747) 9" SASSAFRAS
748) 6" TREE OF HEAVEN
749) 15" LOCUST
750) 7" SASSAFRAS
751) 16" WALNUT
752) 7" REDCEDAR
753) 14" MULBERRY
754) 7" BLACKGUM
755) 7" BLACKGUM
756) 13" CHERRY
757) 11" SASSAFRAS
758) 18" CHERRY
759) 15" WALNUT
760) 13" ELM
761) 15" BOXEDER
762) 21" ELM
763) 7" CHERRY
764) UNKNOWN DEAD TREE
765) 24" LOCUST
766) 32 SYCAMORE
767) 10" TREE OF HEAVEN
768) 7" WALNUT
769) 15" WALNUT
770) 8" ARBORVITAE
771) 8" ARBORVITAE
772) 12" TREE OF HEAVEN
773) 10" CHERRY
774) 14" TREE OF HEAVEN
775) 33" WALNUT
776) 7" TREE OF HEAVEN
777) 9" CHERRY
778) 4" DOGWOOD
779) 8" WALNUT
780) 9" ELM
781) 8" WALNUT
782) 15" WALNUT
783) 17" WALNUT
784) 19" WALNUT
785) 13" MULBERRY
786) 7" PERSIMMON
787) 7" PERSIMMON
788) 15" ELM
789) 10" WALNUT
790) 22" CHERRY
791) 7" HOLLY
792) 48" OAK
793) 14" REDCEDAR
794) 17" TREE OF HEAVEN
795) 7" WALNUT
796) 10" WALNUT
797) 12" TREE OF HEAVEN
798) 15" TREE OF HEAVEN
799) 23" LOCUST
800) 9" MULBERRY
801) 14" TREE OF HEAVEN
802) 11" TREE OF HEAVEN
803) 10" TREE OF HEAVEN
804) 29" CHERRY
805) 17" TREE OF HEAVEN
806) 18" CHERRY
807) 18" TREE OF HEAVEN
808) 10" TREE OF HEAVEN
809) 14" TREE OF HEAVEN
810) 8" CHERRY
811) 15" TREE OF HEAVEN
812) 11" TREE OF HEAVEN
813) 10" TREE OF HEAVEN
814) 16" REDCEDAR
815) 19" REDCEDAR
816) 8" OAK
817) 22" TREE OF HEAVEN
818) 20" TREE OF HEAVEN
819) 20" TREE OF HEAVEN
820) 8" MAPLE
821) 7" TREE OF HEAVEN
822) 5" BLACKGUM
823) 7" TREE OF HEAVEN
824) 10" MAPLE
825) 15" MAPLE
826) 10" MULBERRY
827) 19" MAPLE
828) 7" MULBERRY
829) 7" UNKNOWN DEAD TREE
830) 11" MAPLE
831) 11" MAPLE
832) 13" MAPLE
833) 11" TREE OF HEAVEN
834) 21" MAPLE
835) 10" WALNUT
836) 10" MULBERRY
837) 12" TREE OF HEAVEN
838) 8" WALNUT
839) 18" WALNUT
840) 20" ELM
841) 16" WALNUT
842) 36" CHERRY
843) 10" WALNUT
844) 10" WALNUT
845) 9" WALNUT
846) 45" CHERRY
847) 12" WALNUT
848) 8" WALNUT
849) 10" WALNUT
850) 12" WALNUT
851) 13" WALNUT
852) 10" MULBERRY
853) 8" TREE OF HEAVEN
854) 10" TREE OF HEAVEN
855) 3" BOXEDER
856) 7" CHERRY
857) 6" BOXELDER
858) 14" CHERRY
859) 5" TREE OF HEAVEN
860) 5" WALNUT
861) 5" TREE OF HEAVEN
862) 24" WALNUT
863) 17" MULBERRY
864) 18" CHERRY
865) 12" LOCUST
866) 6" BLACKGUM
867) 23" TREE OF HEAVEN
868) 13" TREE OF HEAVEN
869) 12" TREE OF HEAVEN
870) 19" TREE OF HEAVEN
871) 10" TREE OF HEAVEN
872) 7" BUTTERNUT
873) 16" WALNUT
874) 13" WALNUT
875) 11" UNKNOWN DEAD TREE
876) 14" WALNUT
877) 14" WALNUT
878) 13" WALNUT
879) 13" WALNUT
880) 14" WALNUT
881) 16" WALNUT
882) 8" TREE OF HEAVEN
883) 12" PALM
884) 15" TREE OF HEAVEN
885) 13" TREE OF HEAVEN
886) 13" TREE OF HEAVEN
887) 12" TREE OF HEAVEN
888) 11" TREE OF HEAVEN
889) 15" TREE OF HEAVEN
890) 7" TREE OF HEAVEN
891) 32" WALNUT
892) 14" TREE OF HEAVEN
893) 9" WALNUT
894) 26" WALNUT
895) 24" ELM
896) 10" WALNUT
897) 9" ELM
898) 17" ELM
899) 9" TREE OF HEAVEN
900) 15" TREE OF HEAVEN
901) 8" TREE OF HEAVEN
902) 19" WALNUT
903) 9" WALNUT
904) 9" WALNUT
905) 6" UNKNOWN DEAD TREE
906) 13" WALNUT
907) 10" WALNUT
908) 14" WALNUT

SCALE: 1" = 30'

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

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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
DECEMBER 6, 2024
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SITE PLAN
CLARENS ESTATES
1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

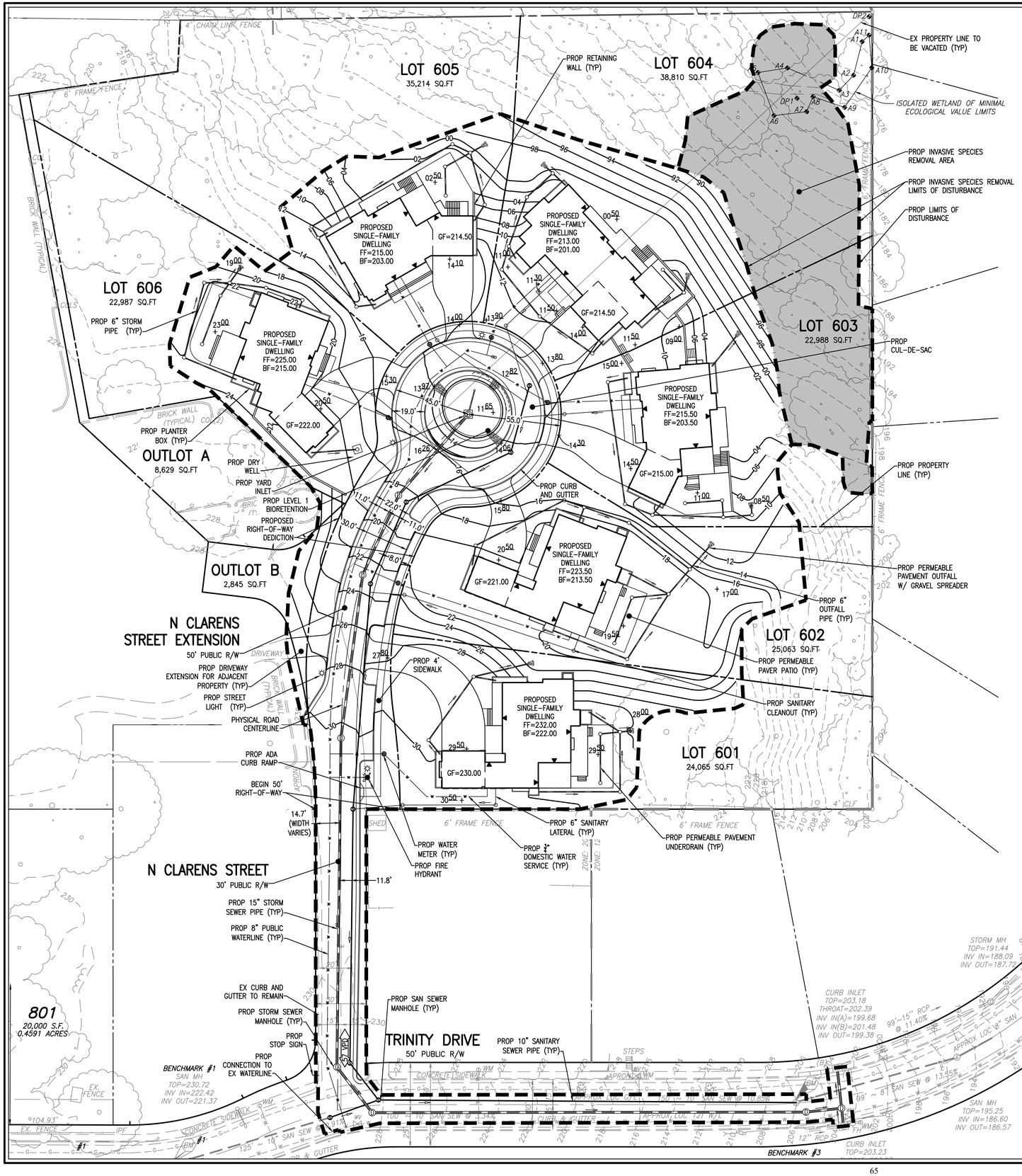
DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: NOV 2024

EXISTING CONDITIONS (2 OF 2)

SHEET 5 OF 20
FILE: 24-014

J:\2024\24014\DWG\DEVLP\EXISTING CONDITIONS.dwg
Mon, Dec 09 2024 - 12:29:20pm



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 3.

SANITARY SEWER OUTFALL NARRATIVE:
THE EXISTING SINGLE FAMILY HOME PRODUCES A SANITARY FLOW OF 1,400 GALLONS PER DAY.

EXISTING: (350 GPD/UNIT X 4 PFF) = (350 X 1) X 4 = 1,400 GPD

THE PROPOSED RESIDENTIAL BUILDINGS WILL PRODUCES 8,400 GALLONS PER DAY

SINGLE FAMILY HOMES: (350 GPD/UNIT X 4 PFF) = (350 X 6) X 4 = 8,400 GPD

SINCE THE TOTAL FLOW FROM THE THE PROPOSED USE DOES NOT EXCEED 10,000 GPD, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS NOT REQUIRED.

BEARING AND DISTANCE NOTE:
SEE PROPOSED BEARINGS AND DISTANCES ON SHEET 9.

TRASH AND RECYCLING NOTE:
ALL TRASH AND RECYCLING WILL BE STORED IN THE PROPOSED GARAGES AND ROLLED OUT TO THE STREET FOR PICK UP.

WETLAND NOTE:
A WETLANDS DELINEATION WAS PERFORMED ON THE SUBJECT PROPERTY BY WETLAND STUDIES AND SOLUTIONS, INC. (WSSI) DATED 6/14/2024. THE REPORT FINDINGS DETERMINED AN ISOLATED PALUSTRINE EMERGENT (PEM) WETLAND IS PRESENT ONSITE THAT MEETS ALL CRITERIA FOR AN "ISOLATED WETLAND OF MINIMAL ECOLOGICAL VALUE" (IWOMEV), AS IT IS LESS THAN 0.10 ACRES IN SIZE, IS NOT LOCATED IN A FLOODPLAIN, IS NOT FORESTED, AND DOES NOT PROVIDE HABITAT FOR ENDANGERED OR THREATENED SPECIES. BECAUSE THE WETLAND ON SITE WAS DETERMINED TO BE AN IWOMEV, A 50-FOOT WATER QUALITY BUFFER IS NOT REQUIRED FOR THIS FEATURE, PER SECTION 13-109(E)(11)(E).

LEGEND:
- INVASIVE SPECIES REMOVAL AREA = 17,006 SF
- UTILITY FLOW DIRECTION ARROW

SCALE: 1" = 30'

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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
DECEMBER 6, 2024
PROFESSIONAL ENGINEER

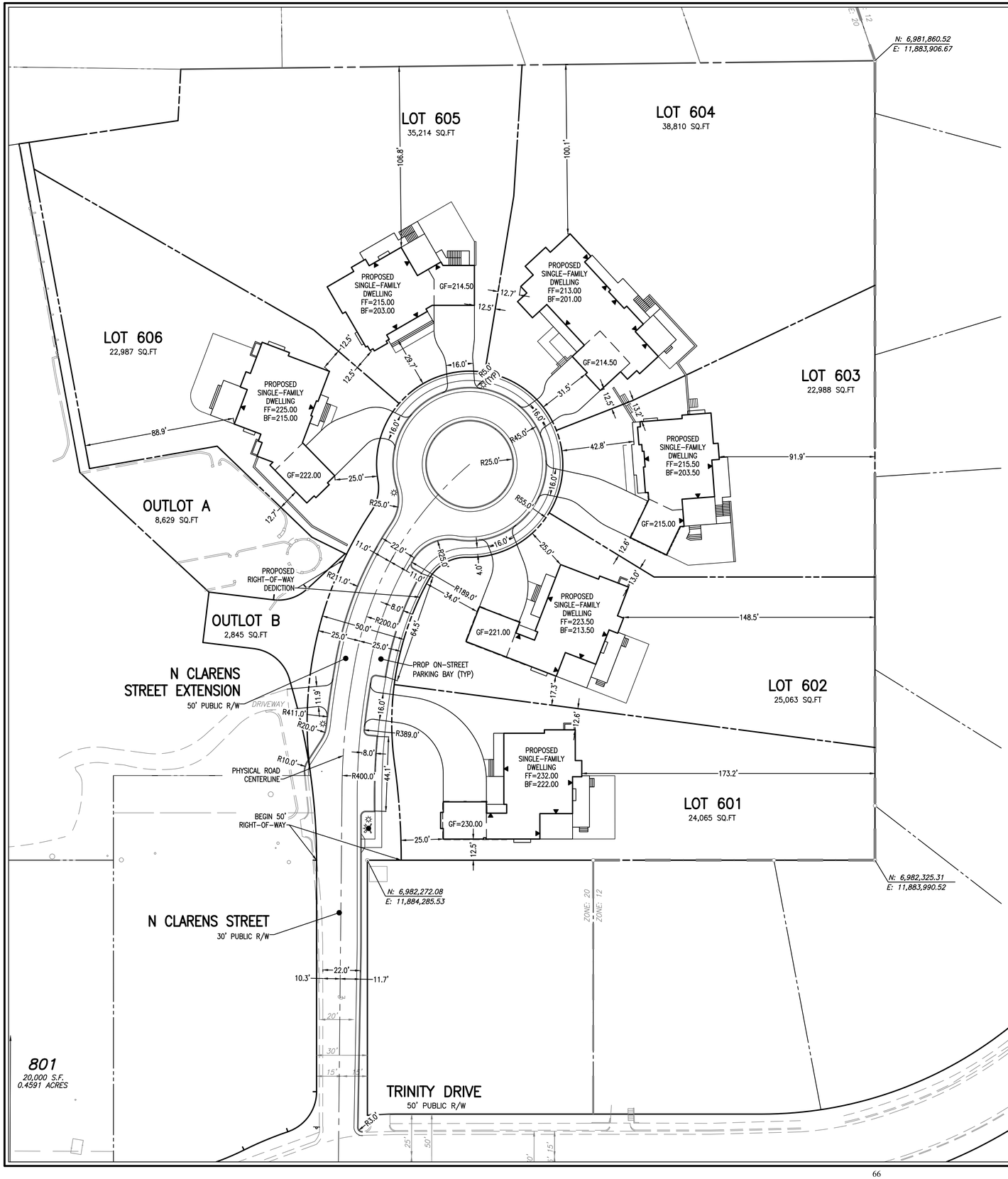
PRELIMINARY DEVELOPMENT SITE PLAN
CLARENS ESTATES
1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: NOV 2024

PRELIMINARY PLAN

SHEET 6 OF 20
FILE: 24-014



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 3.

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TAYLOR J. DOYLE
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DECEMBER 6, 2024
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CITY OF ALEXANDRIA, VIRGINIA

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DATE: NOV 2024

SITE DIMENSIONS PLAN

SHEET 7 OF 20
FILE: 24-014

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J:\2024\24014\DWG\DEV\SITE DIMENSIONS PLAN.dwg
Mon, Dec 09 2024 - 12:29:33pm

ALTERNATE SANITARY SEWER DESIGN NARRATIVE:

SHOWN ON THIS SHEET IS AN ALTERNATIVE SANITARY SEWER DESIGN SHOULD AN ACCEPTABLE LAYOUT BE COORDINATED WITH THE CITY RELATING TO THE EXISTING EASEMENT ON LOT 4, GENERAL COOPER ESTATES.

PROP 10" SANITARY SEWER PIPE (TYP)
EX 10" SAN SEWER TO BE LINED WITH PVC
PROP DOGHOUSE SANITARY SEWER MANHOLE
PROP 10' PUBLIC SANITARY SEWER EASEMENT
PROP 6" SANITARY LATERAL (TYP)
PROP SAN SEWER MANHOLE (TYP)
PROP SANITARY CLEANOUT (TYP)
PROP LIMITS OF DISTURBANCE
LOT 605 35,214 SQ.FT
LOT 604 38,810 SQ.FT
LOT 606 22,987 SQ.FT
LOT 603 22,988 SQ.FT
LOT 602 25,063 SQ.FT
LOT 601 24,065 SQ.FT
OUTLOT A 8,629 SQ.FT
OUTLOT B 2,845 SQ.FT
PROPOSED SINGLE-FAMILY DWELLING FF=215.00 BF=203.00 GF=214.50
PROPOSED SINGLE-FAMILY DWELLING FF=213.00 BF=201.00 GF=214.50
PROPOSED SINGLE-FAMILY DWELLING FF=225.00 BF=215.00 GF=222.00
PROPOSED SINGLE-FAMILY DWELLING FF=215.50 BF=203.50 GF=215.00
PROPOSED SINGLE-FAMILY DWELLING FF=223.50 BF=213.50 GF=221.00
PROPOSED SINGLE-FAMILY DWELLING FF=232.00 BF=222.00 GF=230.00
N CLARENS STREET EXTENSION 50' PUBLIC R/W
N CLARENS STREET 30' PUBLIC R/W
TRINITY DRIVE 50' PUBLIC R/W
801 20,000 S.F. 0.4591 ACRES
ISOLATED WETLAND OF MINIMAL ECOLOGICAL VALUE LIMITS
VCS NAD83 NORTH ZONE
CURB INLET TOP=167.02 THROAT=166.30 INV IN=163.24 INV OUT=162.78
CURB INLET TOP=180.06 THROAT=179.27 INV IN(A)=175.86 INV IN(B)=176.61 INV OUT=175.48
STORM MH TOP=191.44 INV IN=188.09 INV OUT=187.75
CURB INLET TOP=203.18 THROAT=202.39 INV IN(A)=199.68 INV IN(B)=201.48 INV OUT=199.38
CURB INLET TOP=182.68 INV IN=181.08 INV OUT=178.45
SAN MH TOP=195.25 INV IN=186.60 INV OUT=186.57
CURB INLET TOP=203.23
BENCHMARK #1 SAN MH TOP=230.72 INV IN=222.42 INV OUT=221.37
BENCHMARK #2
BENCHMARK #3
0' 30' 60'
SCALE: 1" = 30'

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DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
DECEMBER 6, 2024
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SITE PLAN
CLARENS ESTATES
1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

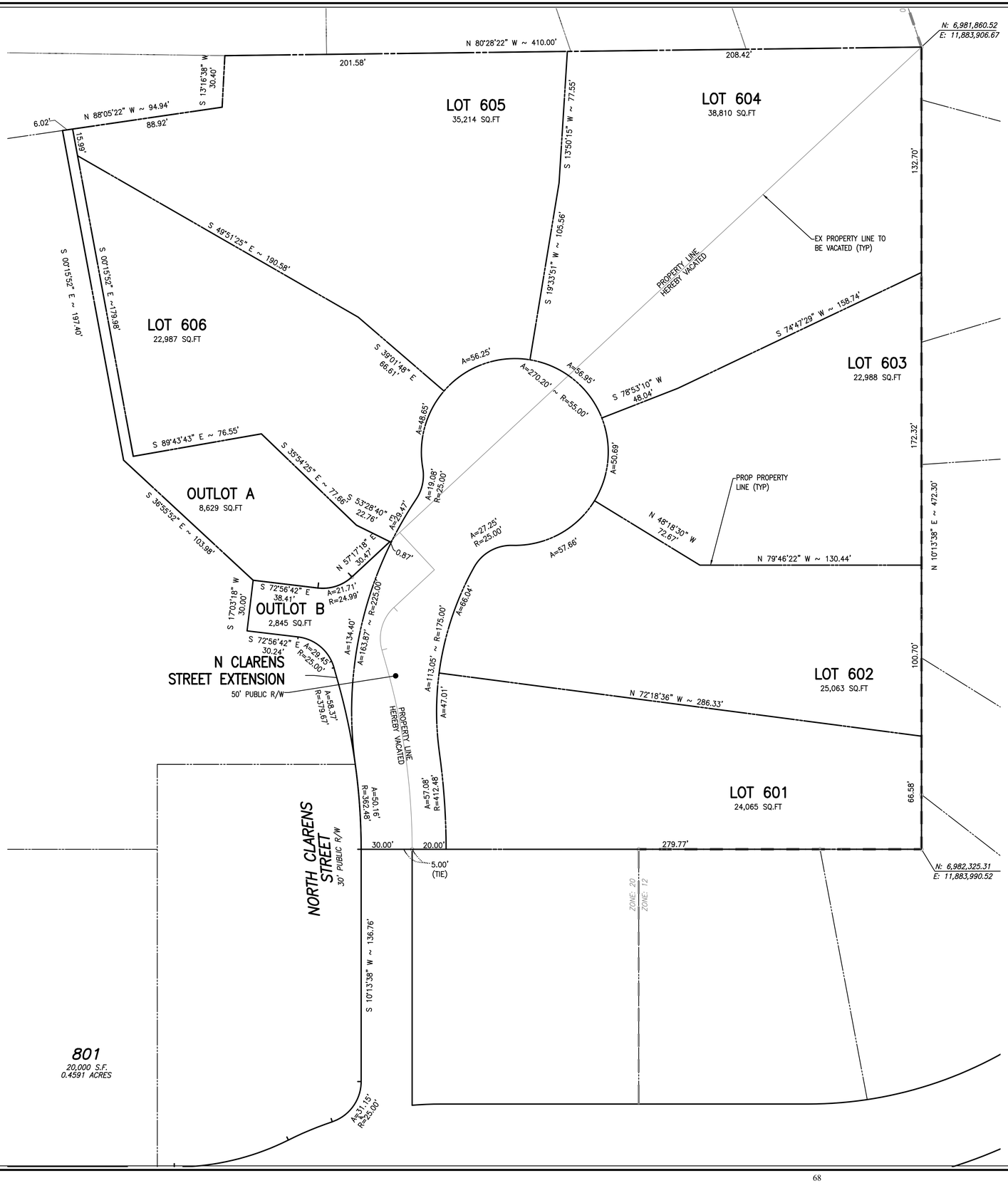
DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: NOV 2024

ALTERNATE SANITARY SEWER DESIGN

SHEET 8 OF 20
FILE: 24-014

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Mon, Dec 09 2024 - 12:29:38pm



0' 30' 60'
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1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: NOV 2024

PROPOSED LOT LINE LAYOUT

SHEET 9 OF 20
FILE: 24-014

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Mon, Dec 09 2024 - 12:29:43pm

GENERAL COOPER ESTATES

4
N/F B L HERNDON
3603 TUPELO PLACE
ALEXANDRIA, VA 22304
TAX MAP#061.01-01-04
ZONE: R 20
USE: RESIDENTIAL
INSTR #CW17001561

3
N/F EDWARD A & JANE M FLINN
3605 TUPELO PLACE
ALEXANDRIA, VA 22304
TAX MAP#061.01-01-03
ZONE: R 20
USE: RESIDENTIAL
DB 654, PG 87

2
N/F ANGELA K GORE &
CHRISTOPHER M KEHOW
3607 TUPELO PLACE
ALEXANDRIA, VA 22304
TAX MAP#061.01-01-02
ZONE: R 20
USE: RESIDENTIAL
INSTR #070018306

1
N/F DANIEL & DEBORAH MOSER
3609 TUPELO PLACE
ALEXANDRIA, VA 22304
TAX MAP#061.01-01-01
ZONE: R 20
USE: RESIDENTIAL
INSTR #020009379

VCS NAD83
NORTH ZONE

N: 6,981,860.52
E: 11,883,906.67

32
N/F ROBERT G & PATRIA J
RICHARDSON, TRS
100 SYLVAN CT
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-19
ZONE: R 12
USE: RESIDENTIAL
INSTR #140007442

TAX MAP #
051.03-07-34
N/F BRIAN & MARKEEN SUTTER
212 N QUAKER LN
ALEXANDRIA, VA 22304
TAX MAP#051.03-07-34
ZONE: R 20
USE: RESIDENTIAL
INSTR #180008523

505
N/F HARRIET W & THOMAS V
LANKFORD JR
318 N QUAKER LN
ALEXANDRIA, VA 22304
TAX MAP#051.03-07-31
ZONE: R 20
USE: RESIDENTIAL
DB 1481, PG 359

33
N/F DANIEL SCHECTER, TR
105 SYLVAN CT
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-32
ZONE: R 12
USE: RESIDENTIAL
INSTR #150000160

34
N/F DIANE E HELLMUTH
107 SYLVAN CT
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-33
ZONE: R 12
USE: RESIDENTIAL
DB 1227, PG 1526

SECTION FOUR FORT WILLIAMS PARK

35 & 36
N/F JASON & KALLE
THOMPSON
3636 TRINITY DR
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-17
ZONE: R 12
USE: RESIDENTIAL
INSTR #210013808

SECTION 3

38
N/F CHARLES L & BRANDY L
CRIST TRAVERS
3628 TRINITY DR
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-16
ZONE: R 12
USE: RESIDENTIAL
INSTR #200006086

SHEET FLOW TO
LOT 3
AREA=1.0455 AC
CN=82
Q_{10}=4.05 CFS

SHEET FLOW TO
LOT 2
AREA=0.6206 AC
CN=80
Q_{10}=2.28 CFS

SHEET FLOW TO
LOT 1
AREA=0.5607 AC
CN=80
Q_{10}=2.06 CFS

SHEET FLOW TO
LOT 32
AREA=0.8640 AC
CN=87
Q_{10}=3.75 CFS

SHEET FLOW TO
LOT 33
AREA=0.7848 AC
CN=82
Q_{10}=3.04 CFS

SHEET FLOW TO
LOT 34
AREA=0.1462 AC
CN=81
Q_{10}=0.55 CFS

SHEET FLOW TO
LOT 35 & 36
AREA=0.1314 AC
CN=84
Q_{10}=0.53 CFS

SHEET FLOW TO
LOT 38
AREA=0.2496 AC
CN=83
Q_{10}=0.99 CFS

SHEET FLOW TO
LOT 539
AREA=0.1707 AC
CN=80
Q_{10}=0.63 CFS

#1 N CLARENS ST
1-STORY
BRICK DWELLING

1-STORY
BARN

SHED

SPLIT-LEVEL
LOG CABIN

STONE PATIO

SWIMMING POOL

CONCRETE DRIVEWAY

DRIVEWAY

DRIVEWAY (TYPICAL)

APPROX LOC UGT

NO PARKING SIGN

CONCRETE WALK

BRICK PATIO

BRICK BENCH

STEPS

PAD

COL(2)

63.9'

48.4'

86.6'

50.1'

NORTH CLARENS STREET
30' PUBLIC R/W
CURB & GUTTER
APRON

LOT 3
N/F TRINITY DRIVE ONE LLC
C/O ROGER LEVIN
3 HIGH GREEN LANE
STEVENSON, MD 21153
TAX MAP#051.03-07-02
ZONE: R 20
USE: RESIDENTIAL
INSTR #160010313

N: 6,982,325.31
E: 11,883,990.52

0' 30' 60'
SCALE: 1" = 30'

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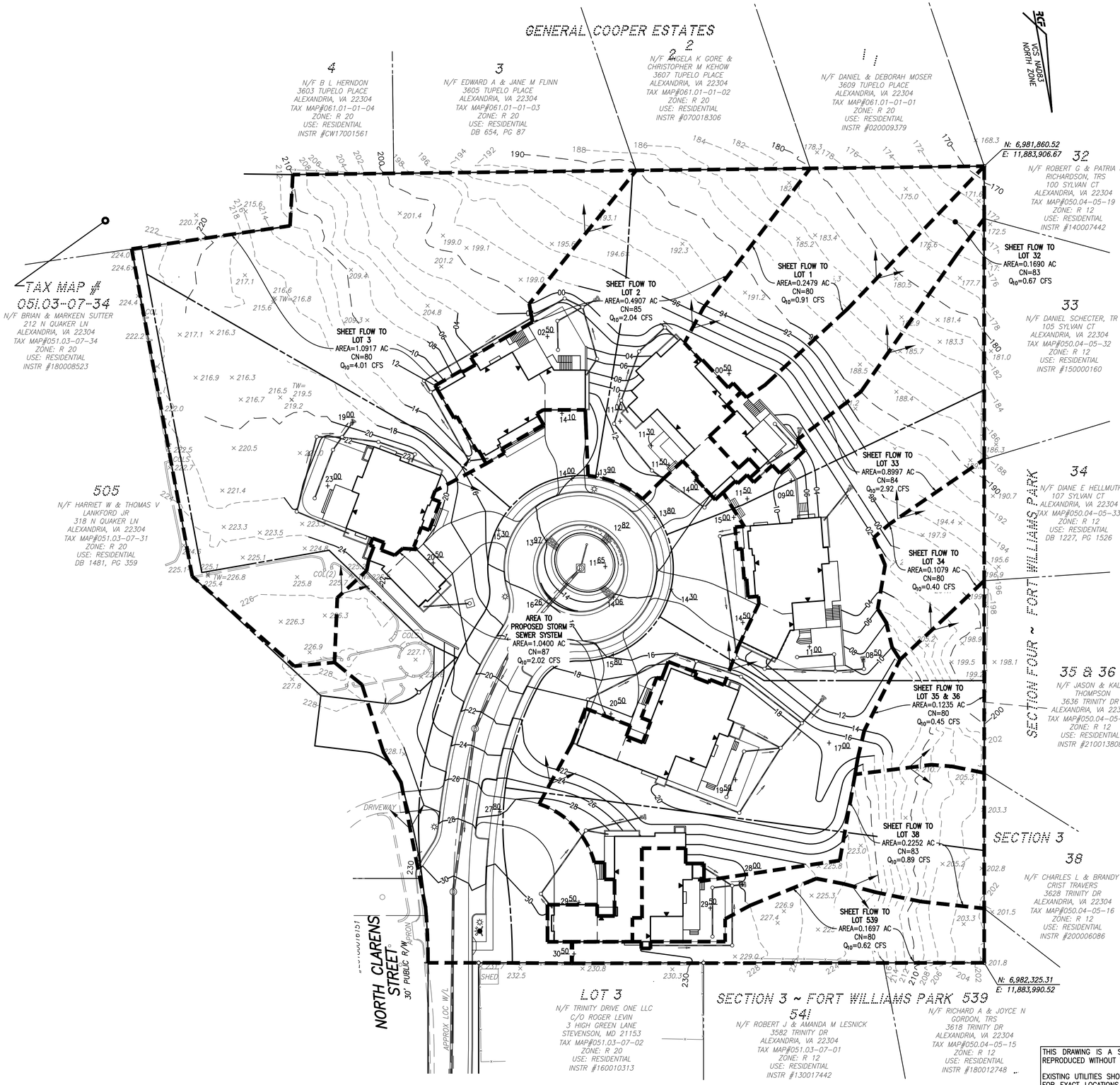
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DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: NOV 2024

EXISTING DRAINAGE DIVIDES

SHEET 10 OF 20
FILE: 24-014

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Mon, Dec 09 2024 - 12:29:47pm



LOT RUNOFF COMPUTATIONS

LOT 1
EXISTING Q_{10} = 2.06 CFS
PROPOSED Q_{10} = 0.91 CFS
DECREASE = 1.15 CFS

LOT 2
EXISTING Q_{10} = 2.28 CFS
PROPOSED Q_{10} = 2.04 CFS
DECREASE = 0.24 CFS

LOT 3
EXISTING Q_{10} = 4.05 CFS
PROPOSED Q_{10} = 4.01 CFS
DECREASE = 0.04 CFS

LOT 32
EXISTING Q_{10} = 3.75 CFS
PROPOSED Q_{10} = 0.67 CFS
DECREASE = 3.08 CFS

LOT 33
EXISTING Q_{10} = 3.04 CFS
PROPOSED Q_{10} = 2.92 CFS
DECREASE = 0.12 CFS

LOT 34
EXISTING Q_{10} = 0.55 CFS
PROPOSED Q_{10} = 0.40 CFS
DECREASE = 0.15 CFS

LOT 35 & 36
EXISTING Q_{10} = 0.53 CFS
PROPOSED Q_{10} = 0.45 CFS
DECREASE = 0.08 CFS

LOT 38
EXISTING Q_{10} = 0.99 CFS
PROPOSED Q_{10} = 0.89 CFS
DECREASE = 0.10 CFS

LOT 539
EXISTING Q_{10} = 0.63 CFS
PROPOSED Q_{10} = 0.62 CFS
DECREASE = 0.01 CFS

0' 30' 60'
SCALE: 1" = 30'

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SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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DATE: NOV 2024

PROPOSED DRAINAGE DIVIDES

SHEET 11 OF 20
FILE: 24-014

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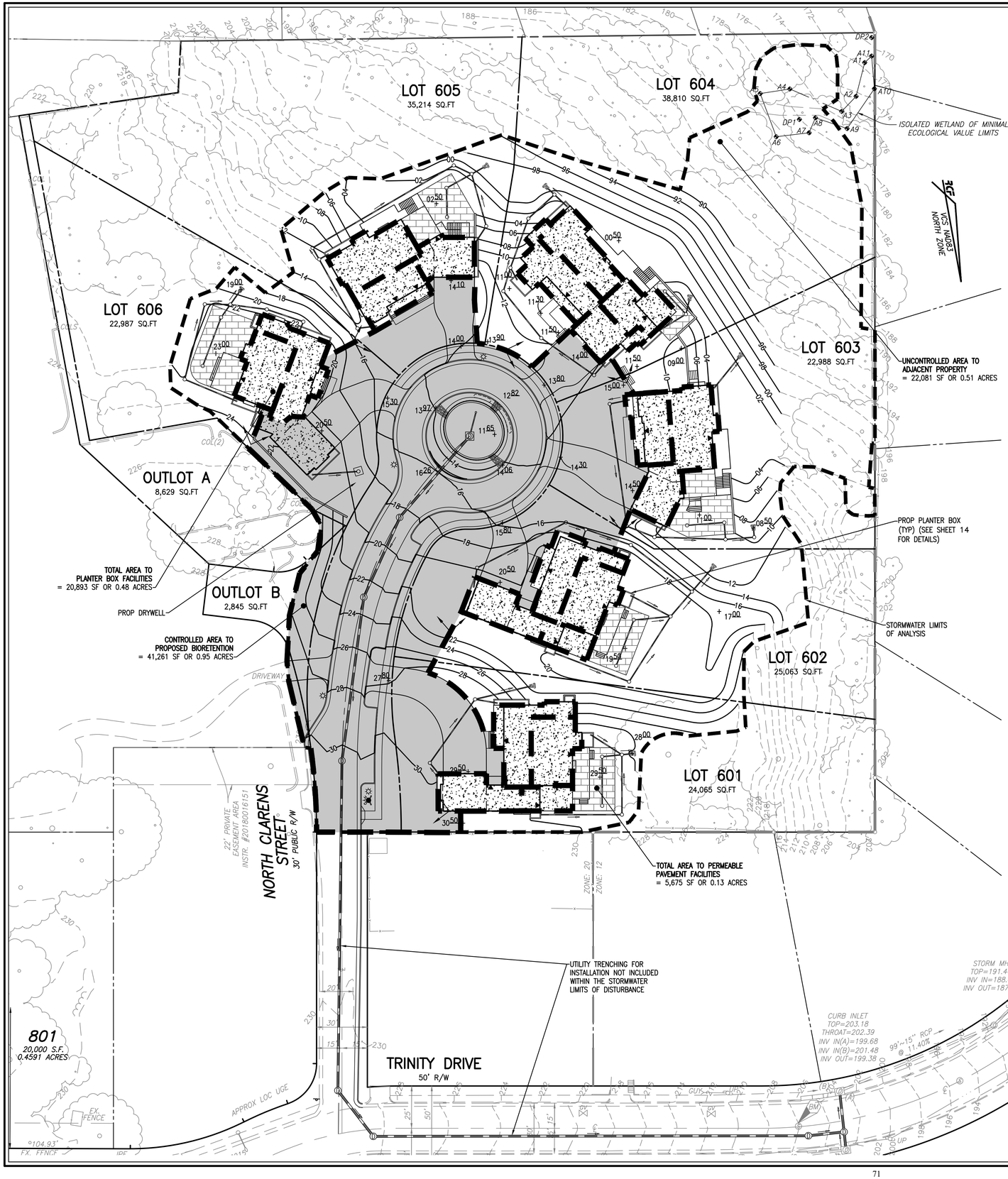
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STORMWATER MANAGEMENT (CITY ZONING ORDINANCE SECTION 13–109F COMPLIANCE) NARRATIVE

STORMWATER MANAGEMENT LIMITS OF DISTURBANCE:
THE PROPOSED REDEVELOPMENT OF THE SUBJECT SITE INCLUDES 3.15 ACRES OF TOTAL DISTURBED AREA. HOWEVER, 0.24 ACRES OF THAT TOTAL DISTURBED AREA IS PRINCIPALLY RELATED TO THE INSTALLATION OF UTILITIES AND THE RESTORATION OF THE ADJACENT STREETSCAPE. THEREFORE, PER INTERIM GUIDANCE DATED 1/11/2021 PROVIDED BY THE CITY OF ALEXANDRIA, STORMWATER MANAGEMENT CALCULATIONS SHALL UTILIZE A STORMWATER ANALYSIS LIMITS OF DISTURBANCE OF 2.91 ACRES. ALL STORMWATER MANAGEMENT RELATED CALCULATIONS ON THIS SHEET AND OTHER SHEETS UTILIZE THE STORMWATER ANALYSIS LIMITS OF DISTURBANCE.

PRE–DEVELOPMENT CONDITIONS:
THE 2.91 ACRE TOTAL DISTURBED AREA IS LOCATED IN THE STRAWBERRY RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A SINGLE RESIDENTIAL DWELLING, DRIVEWAY, AND ASSOCIATED SITE IMPROVEMENTS. OUTFALL 1: ALL STORMWATER RUNOFF SHEET FLOWS TO THE ADJACENT PROPERTIES TO THE SOUTHWEST OF THE SITE. ONCE OFFSITE IT SHEET FLOWS TO THE TUPELO PLACE RIGHT–OF–WAY WHERE IT ENTERS THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM. THE RUNOFF THEN CONTINUES IN A GENERALLY SOUTHERLY DIRECTION BEFORE ULTIMATELY ENTERING STRAWBERRY RUN. OUTFALL 2: THE REMAINING RUNOFF OUTSIDE THE STORMWATER LIMITS SHEETS FLOWS TO NORTH CLARENS STREET AND ULTIMATELY TO TRINITY DRIVE WHERE IT FLOWS TO A CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM AND COMBINES WITH THE PREVIOUSLY DESCRIBED FLOW REGIME.

POST–DEVELOPMENT CONDITIONS:
THIS PROJECT PROPOSES THE CONSTRUCTION OF 6 SINGLE UNIT DWELLINGS, PUBLIC EXTENSION OF NORTH CLARENS STREET, AND ASSOCIATED SITE IMPROVEMENTS. THE PROPOSED SITE GENERALLY FOLLOWS EXISTING DRAINAGE PATTERNS. HOWEVER, A PORTION OF RUNOFF WITHIN OUTFALL 1 IS COLLECTED BY THE PROPOSED CURB AND GUTTER AND EVENTUALLY THE PROPOSED STORM SEWER SYSTEM WITHIN THE NORTH CLARENS STREET EXTENSION. THIS RUNOFF IS THEN DIRECTED TO THE EXISTING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM DESCRIBED IN THE PRE–DEVELOPMENT CONDITIONS NARRATIVE ABOVE. ALL SURFACE FLOW FROM THE IMPERVIOUS AREA WITHIN OUTFALL 1 IS CAPTURED BY THE PROPOSED BIORETENTION, PLANTER BOXES, AND PERMEABLE PAVEMENT AND TREATED BEFORE SHEET FLOWING TOWARDS ADJACENT PROPERTIES AS IT DOES IN EXISTING CONDITIONS.

CONCLUSION
DUE TO AN OVERALL INCREASE IN ONSITE IMPERVIOUS AREA, THERE IS AN INCREASE IN THE POST–DEVELOPMENT PEAK RATE OF RUNOFF (SEE COMPUTATIONS PROVIDED ON THIS SHEET). HOWEVER, ONE (1) LEVEL 1 BIORETENTION, TWENTY ONE (21) LEVEL 1 PLANTER BOXES, AND PERMEABLE PAVEMENT ARE PROPOSED WITH THIS PLAN TO PROVIDE RUNOFF REDUCTION AND DETENTION FOR THE 2 AND 10–YEAR, 24–HOUR STORMS. THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, DUE TO THE REDUCTION IN SURFACE FLOW, THE PORTION OF THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN–GRADIENT PROPERTIES OR RESOURCES.

BASED ON THE ABOVE MENTIONED JUSTIFICATIONS AND COMPUTATIONS, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER CITY ZONING ORDINANCE SECTION 13–109F. NO NATURAL STREAMS ARE LOCATED WITHIN THE STORMWATER ANALYSIS AREA, THEREFORE, PER CITY ZONING ORDINANCE CHAPTER 13, 1–YR STORM CALCULATIONS ARE NOT REQUIRED.

STORMWATER RUNOFF COMPUTATIONS

I. PROJECT AREA = 126,930 SQ.FT. OR 2.91 AC (STORMWATER MANAGEMENT LIMITS OF DISTURBANCE)
EXISTING IMPERVIOUS AREA = 24,503 SQ.FT. OR 0.56 AC
PROPOSED IMPERVIOUS AREA = 46,883 SQ.FT. OR 1.08 AC

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

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE–DEVELOPMENT = (0.56 X 98 + 2.35 X 80) ÷ 2.91 = 83
CN POST–DEVELOPMENT = (1.08 X 98 + 1.84 X 80) ÷ 2.91 = 87

VRRM CN POST–DEVELOPMENT = 85

III. PRE–DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)
PEAK Q_2 PRE–DEVELOPMENT = 5.67 cfs
PEAK Q_{10} PRE–DEVELOPMENT = 11.55 cfs

IV. POST–DEVELOPMENT PEAK DISCHARGES (Tc = 5 MINS.)
PEAK Q_2 POST–DEVELOPMENT = 6.17 cfs
PEAK Q_{10} POST–DEVELOPMENT = 12.11 cfs

Q_2 INCREASE = 0.50 cfs
Q_{10} INCREASE = 0.56 cfs

DUE TO THE INCREASE IN THE PEAK DISCHARGE FOR THE 2 AND 10–YEAR STORM, DETENTION IS REQUIRED AND SHALL BE PROVIDED THROUGH THE USE OF THE PROPOSED BIORETENTION.

V. POST–DEVELOPMENT PEAK DISCHARGES (WITH DETENTION) (Tc = 5 MINS.)
PEAK Q_2 POST–DEVELOPMENT = 5.32 cfs
PEAK Q_{10} POST–DEVELOPMENT = 10.04 cfs

Q_2 DECREASE = 0.35 cfs (6.17%)
Q_{10} DECREASE = 1.51 cfs (13.07%)

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 1.08 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 1.08= 1,953 CU. FT. WQV REQUIRED

BMP FACILTIY	AREA TREATED (ACRES)	IMPERVIOUS AREA TREATED (ACRES)	PERVIOUS AREA TREATED (ACRES)	TP REMOVAL EFFICENCY	PHOSPHORUS REMOVAL (LBS)	GEOGRAPHIC COODINATES	
						LONGITUDE	LATITUDE
PLANTER BOXES	0.48	0.46	0.02	25	0.23	38.813017	-77.091600
BIORETENTION LVL 1	0.95	0.46	0.49	25	0.45	38.812566	-77.091528
PERMEABLE PAVEMENT	0.13	0.13	0.00	25	0.07	38.812387	-77.091004

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 1,953 CU. FT.
WATER QUALITY VOLUME TREATED = 1,815 X 1.05 = 1,901 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 97.3%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? STRAWBERRY RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? CAMERON RUN

PROJECT DESCRIPTION:

REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA (SWM LOD)	1.08	1.84	2.91
ON–SITE TREATED (ON–SITE & INSIDE SWM LOD)	1.05	1.51	1.56
OFF–SITE TREATED	0.00	0.00	0.00
TOTAL TREATED	1.05	1.51	1.56
ON–SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			1.56

LEGEND:
- — ONSITE AREA TO PERMEABLE PAVEMENT
- — ONSITE AREA TO BIORETENTION
- — ONSITE AREA TO PLANTER BOXES
- — STORMWATER MANAGEMENT LIMITS OF DISTURBANCE
- — DRAINAGE DIVIDE

0' 30' 60'
SCALE: 1" = 30'

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 THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
DECEMBER 6, 2024
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SITE PLAN
CLARENS ESTATES
1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: NOV 2024

STORMWATER MANAGEMENT PLAN

SHEET 12 OF 20
FILE: 24–014

A:\2024\24014\DWG\DELIV\STORMWATER MANGEMENT.dwg
Mon, Dec 09 2024 - 12:29:59pm

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Project Name: Clarens Estates
Date: 11/11/2024
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 2.91

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0.513774105*
Post-Development TP Load Reduction for Site (lb/yr):	*0.71*

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

Pre-ReDevelopment 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/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				2.35	2.35
Impervious Cover (acres)				0.56	0.56
					2.91

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/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				1.84	1.84
Impervious Cover (acres)				1.08	1.08
Area Check	**OK.**	**OK.**	**OK.**	**OK.**	2.91

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.71

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	28.12

Final Post-Development TN Load	29.83

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre Pre-ReDevelopment	Listed	Adjusted[1]
Forest Cover (acres)	0.00	0.00
Weighted Rv(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 Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	2.35	1.84
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	81%	77%
Impervious Cover (acres)	0.56	0.56
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	19%	23%
Total Site Area (acres)	**2.91**	**2.40**
Site Rv	**0.39**	**0.41**
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0935	0.0828
Pre-ReDevelopment Treatment Volume (cubic feet)	4,074	3,607
Pre-ReDevelopment TP Load (lb/yr)	**2.47**	**2.04**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.85	0.85
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.62*

LAND COVER SUMMARY -- POST DEVELOPMENT

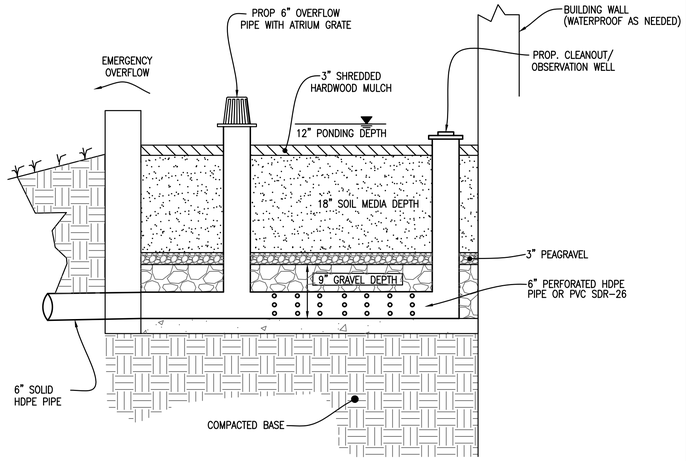
Land Cover Summary-Post (Final) Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	1.84
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	63%
Impervious Cover (acres)	1.08
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	37%
Final Site Area (acres)	**2.91**
Final Post Dev Site Rv	**0.51**
Treatment Volume and Nutrient Load	
Final Post-Development Treatment Volume (acre-ft)	0.1235
Final Post-Development Treatment Volume (cubic feet)	5,379
Final Post-Development TP Load (lb/yr)	**2.48**
Final Post-Development TP Load per acre (lb/acre/yr)	0.85

Land Cover Summary-Post Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	1.84
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	77%
ReDev. Impervious Cover (acres)	0.56
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	23%
Total ReDev. Site Area (acres)	**2.40**
ReDev Site Rv	**0.41**
Treatment Volume and Nutrient Load	
Post-ReDevelopment Treatment Volume (acre-ft)	0.0828
Post-ReDevelopment Treatment Volume (cubic feet)	3,607
Post-ReDevelopment TP Load (TP) (lb/yr)*	**2.04**
Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.85
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.41**

Land Cover Summary-Post Post-Development New Impervious	
New Impervious Cover (acres)	0.51
Rv(impervious)	0.95

STANDARD PLANTER BOX DETAIL

NOT TO SCALE



WATER QUALITY VOLUME CALCULATIONS:

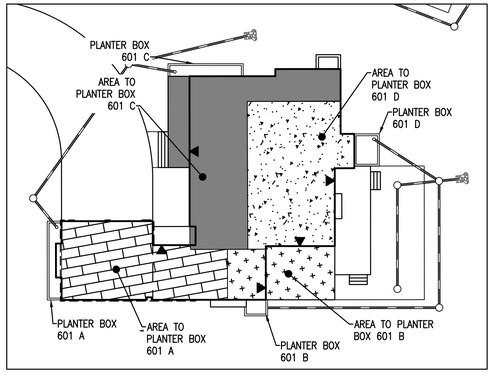
WATER QUALITY VOLUME PROVIDED:

$V = SA[D_p+(D_m)(N_m)+(D_g)(N_g)]$

WHERE:

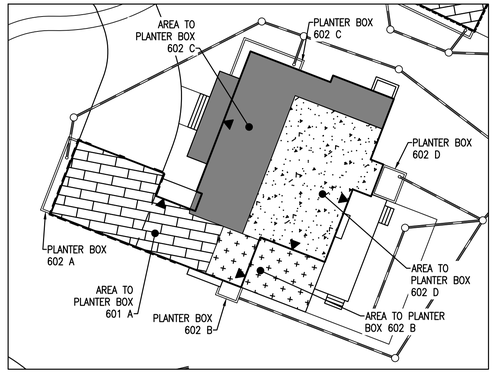
- V = VOLUME
- SA = SURFACE AREA
- D_p = PONDING DEPTH (12")
- D_m = DEPTH OF FILTER MEDIA (18")
- N_m = VOID RATIO OF FILTER MEDIA (0.25)
- D_g = DEPTH OF GRAVEL BED (12")
- N_g = VOID RATIO OF GravEL BED (0.40)

BIO LVL 1 Sizing 601 A		BIO LVL 1 Sizing 601 B		BIO LVL 1 Sizing 601 C		BIO LVL 1 Sizing 601 D	
IMPERVOUS AREA (SF)	1170.00	IMPERVOUS AREA (SF)	224.00	IMPERVOUS AREA (SF)	1238.00	IMPERVOUS AREA (SF)	943.00
PERVIOUS AREA (SF)	53.00	PERVIOUS AREA (SF)	20.00	PERVIOUS AREA (SF)	60.00	PERVIOUS AREA (SF)	47.87
TOTAL AREA (SF)	1223.00	TOTAL AREA (SF)	244.00	TOTAL AREA (SF)	1298.00	TOTAL AREA (SF)	990.87
RV	0.92	RV	0.89	RV	0.92	RV	0.92
TV REQUIRED	93.73	TV REQUIRED	18.15	TV REQUIRED	99.26	TV REQUIRED	75.65
PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1
FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2
GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1
SUFACE AREA PROVIDED (SF)	53	SUFACE AREA PROVIDED (SF)	20	SUFACE AREA PROVIDED (SF)	60	SUFACE AREA PROVIDED (SF)	47.87
VOLUME PROVIDED	100.7	VOLUME PROVIDED	38	VOLUME PROVIDED	114	VOLUME PROVIDED	90.953
BIO LVL 1 Sizing 602 A		**BIO LVL 1 Sizing 602 B**		**BIO LVL 1 Sizing 602 C**		**BIO LVL 1 Sizing 602 D**	
IMPERVOUS AREA (SF)	1170.00	IMPERVOUS AREA (SF)	224.00	IMPERVOUS AREA (SF)	1238.00	IMPERVOUS AREA (SF)	943.00
PERVIOUS AREA (SF)	42.00	PERVIOUS AREA (SF)	20.62	PERVIOUS AREA (SF)	63.00	PERVIOUS AREA (SF)	47.87
TOTAL AREA (SF)	1212.00	TOTAL AREA (SF)	244.62	TOTAL AREA (SF)	1301.00	TOTAL AREA (SF)	990.87
RV	0.93	RV	0.89	RV	0.92	RV	0.92
TV REQUIRED	93.50	TV REQUIRED	18.16	TV REQUIRED	99.32	TV REQUIRED	75.65
PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1
FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2
GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1
SUFACE AREA PROVIDED (SF)	42	SUFACE AREA PROVIDED (SF)	20.62	SUFACE AREA PROVIDED (SF)	63	SUFACE AREA PROVIDED (SF)	47.87
VOLUME PROVIDED	79.8	VOLUME PROVIDED	39.178	VOLUME PROVIDED	119.7	VOLUME PROVIDED	90.953
BIO LVL 1 Sizing 603 A		**BIO LVL 1 Sizing 603 B**		**BIO LVL 1 Sizing 603 C**			
IMPERVOUS AREA (SF)	782.00	IMPERVOUS AREA (SF)	1083.00	IMPERVOUS AREA (SF)	1058.00		
PERVIOUS AREA (SF)	45.00	PERVIOUS AREA (SF)	49.00	PERVIOUS AREA (SF)	60.00		
TOTAL AREA (SF)	827.00	TOTAL AREA (SF)	1132.00	TOTAL AREA (SF)	1118.00		
RV	0.91	RV	0.92	RV	0.91		
TV REQUIRED	62.85	TV REQUIRED	86.76	TV REQUIRED	85.01		
PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1		
FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2		
GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1		
SUFACE AREA PROVIDED (SF)	45	SUFACE AREA PROVIDED (SF)	49	SUFACE AREA PROVIDED (SF)	60		
VOLUME PROVIDED	85.5	VOLUME PROVIDED	93.1	VOLUME PROVIDED	114		
BIO LVL 1 Sizing 604 A		**BIO LVL 1 Sizing 604 B**		**BIO LVL 1 Sizing 604 C**		**BIO LVL 1 Sizing 604 D**	
IMPERVOUS AREA (SF)	922.00	IMPERVOUS AREA (SF)	1614.00	IMPERVOUS AREA (SF)	808.00	IMPERVOUS AREA (SF)	353.00
PERVIOUS AREA (SF)	55.00	PERVIOUS AREA (SF)	74.00	PERVIOUS AREA (SF)	39.00	PERVIOUS AREA (SF)	20.00
TOTAL AREA (SF)	977.00	TOTAL AREA (SF)	1688.00	TOTAL AREA (SF)	847.00	TOTAL AREA (SF)	373.00
RV	0.91	RV	0.92	RV	0.92	RV	0.91
TV REQUIRED	74.14	TV REQUIRED	129.32	TV REQUIRED	64.78	TV REQUIRED	28.36
PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1
FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2
GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1
SUFACE AREA PROVIDED (SF)	55	SUFACE AREA PROVIDED (SF)	74	SUFACE AREA PROVIDED (SF)	39	SUFACE AREA PROVIDED (SF)	20
VOLUME PROVIDED	104.5	VOLUME PROVIDED	140.6	VOLUME PROVIDED	74.1	VOLUME PROVIDED	38
BIO LVL 1 Sizing 605 A		**BIO LVL 1 Sizing 605 B**		**BIO LVL 1 Sizing 605 C**			
IMPERVOUS AREA (SF)	843.00	IMPERVOUS AREA (SF)	1164.00	IMPERVOUS AREA (SF)	1082.00		
PERVIOUS AREA (SF)	69.00	PERVIOUS AREA (SF)	60.00	PERVIOUS AREA (SF)	60.00		
TOTAL AREA (SF)	912.00	TOTAL AREA (SF)	1224.00	TOTAL AREA (SF)	1142.00		
RV	0.90	RV	0.92	RV	0.91		
TV REQUIRED	68.18	TV REQUIRED	93.40	TV REQUIRED	86.91		
PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1		
FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2		
GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1		
SUFACE AREA PROVIDED (SF)	69	SUFACE AREA PROVIDED (SF)	60	SUFACE AREA PROVIDED (SF)	60		
VOLUME PROVIDED	131.1	VOLUME PROVIDED	114	VOLUME PROVIDED	114		
BIO LVL 1 Sizing 606 A		**BIO LVL 1 Sizing 606 B**		**BIO LVL 1 Sizing 606 C**			
IMPERVOUS AREA (SF)	916.00	IMPERVOUS AREA (SF)	1097.00	IMPERVOUS AREA (SF)	1111.00		
PERVIOUS AREA (SF)	67.00	PERVIOUS AREA (SF)	60.00	PERVIOUS AREA (SF)	50.00		
TOTAL AREA (SF)	983.00	TOTAL AREA (SF)	1157.00	TOTAL AREA (SF)	1161.00		
RV	0.90	RV	0.91	RV	0.92		
TV REQUIRED	73.91	TV REQUIRED	88.10	TV REQUIRED	89.00		
PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1	PONDING DEPTH (FT)	1		
FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2	FILTER MEDIA DEPTH (FT)	2		
GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1	GRAVEL BED DEPTH (FT)	1		
SUFACE AREA PROVIDED (SF)	67	SUFACE AREA PROVIDED (SF)	60	SUFACE AREA PROVIDED (SF)	50		
VOLUME PROVIDED	127.3	VOLUME PROVIDED	114	VOLUME PROVIDED	95		



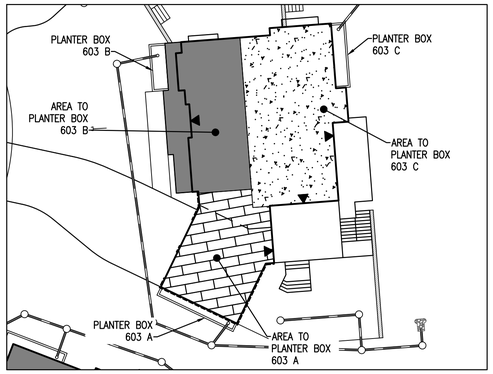
LOT 601 PLANTER BOX PLAN VIEW

SCALE: 1"=20'



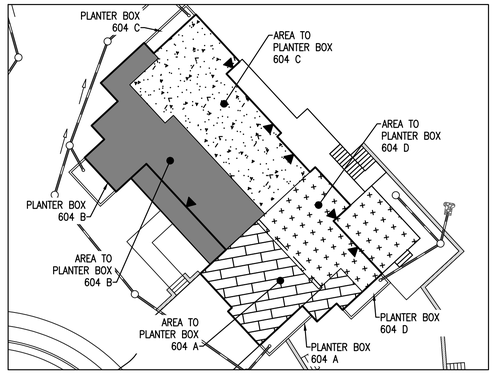
LOT 602 PLANTER BOX PLAN VIEW

SCALE: 1"=20'



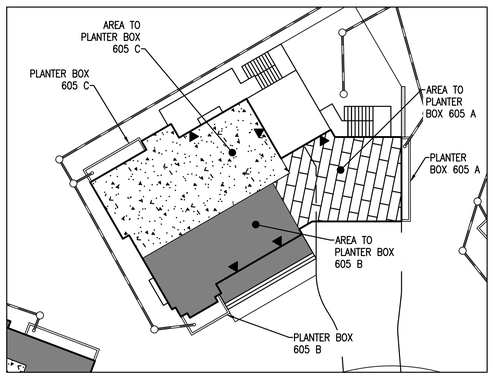
LOT 603 PLANTER BOX PLAN VIEW

SCALE: 1"=20'



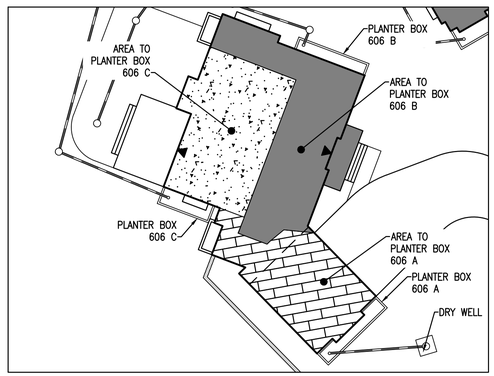
LOT 604 PLANTER BOX PLAN VIEW

SCALE: 1"=20'



LOT 605 PLANTER BOX PLAN VIEW

SCALE: 1"=20'



LOT 606 PLANTER BOX PLAN VIEW

SCALE: 1"=20'

0' 20' 40'

SCALE: 1" = 20'

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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
DECEMBER 6, 2024
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SITE PLAN
CLARENS ESTATES
1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

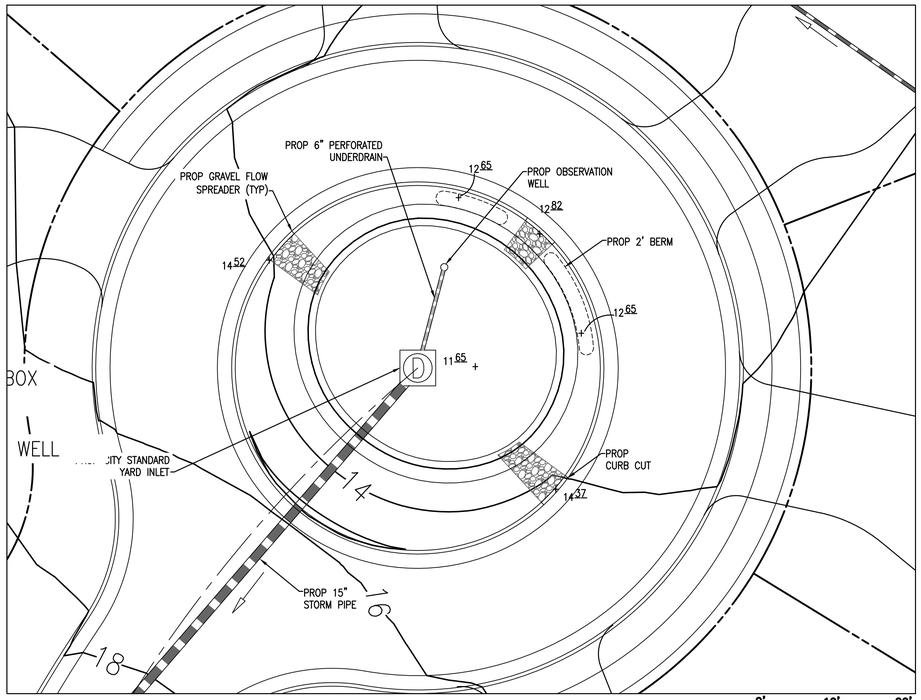
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PLANTER BOX DETAILS

SHEET 14 OF 20

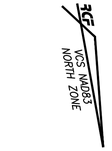
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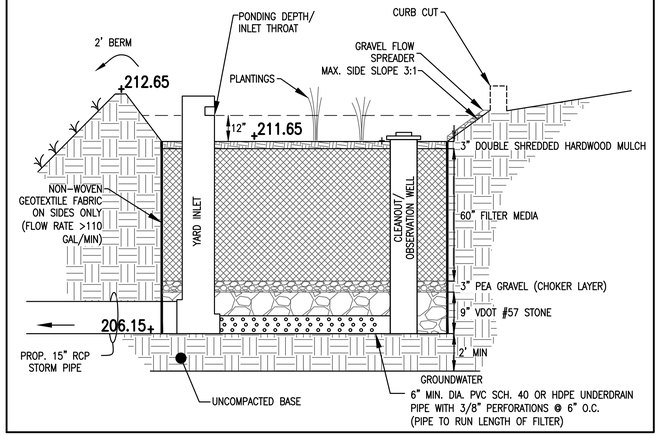
BIORETENTION #1 LEVEL 1 PLAN VIEW
SCALE: 1"=10'

0' 10' 20'
SCALE: 1" = 10'



BIORETENTION FILTER #1 LEVEL 1 DETAIL

NOT TO SCALE



WATER QUALITY VOLUME CALCULATIONS:

TOTAL AREA TO BMP = 41,261 SQ.FT.
IMPERVIOUS AREA TO BMP = 20,103 SQ.FT. ("R_V" = 0.95)
PERVIOUS AREA TO BMP = 21,158 SQ.FT. ("R_V" = 0.25)

WATER QUALITY VOLUME REQUIRED:
$T_V = (RV)(A)/12$
WHERE:
A = AREA TO FACILITY (41,261 SF)
R_V = COMPOSITE RUNOFF COEFFICIENT
$R_V = [(0.25*21,158)+(0.95*20,103)] / 41,261 = 0.59$
$T_V = (0.59)(41,261)/12 =$ **2,032 FT³**
T_V FROM UPSTREAM SYSTEMS = **67 FT³**
TOTAL $T_V =$ **2,100 FT³**

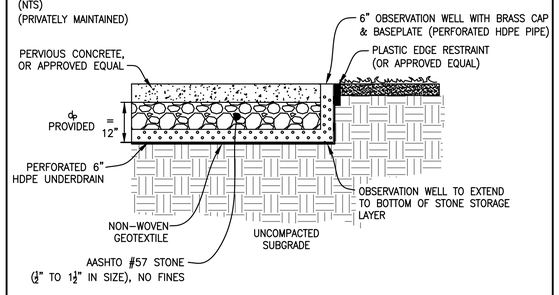
WATER QUALITY VOLUME PROVIDED:
$V = SA[D_p+(D_m)(N_m)+(D_g)(N_g)]$
WHERE:
V = VOLUME
SA = SURFACE AREA (828 SQ. FT.)
D_p = PONDING DEPTH (12")
D_m = DEPTH OF FILTER MEDIA (51")
N_m = VOID RATIO OF FILTER MEDIA (0.25)
D_g = DEPTH OF GRAVEL BED (12")
N_g = VOID RATIO OF GRAVEL BED (0.40)

$V = 865[1.0+(4.25)(0.25)+(1.0)(0.40)] =$ **2,130 FT³**

REQUIRED: **2,100 CU.FT.**
PROVIDED: **2,130 CU.FT.**

TYPICAL PERMEABLE PAVEMENT DETAIL

(NTS)
(PRIVATELY MAINTAINED)



PERMEABLE PAVEMENT WATER QUALITY VOLUME CALCULATIONS:

WATER QUALITY VOLUME REQUIRED:
$T_V = (R_V)(A)/12$
WHERE:
T_V = TREATMENT VOLUME (FT^3)
R_V = COMPOSITE RUNOFF COEFFICIENT
A_C = AREA TO FACILITY (SF)

DEPTH OF RESERVOIR LAYER:

$$d_p = \frac{\{(d_c*R)+P*(i/2*t_f)-(q_o*t_d)\}}{V_r}$$

$$d_{p-max} = \frac{\{(i/2)(t_d)+(q_o*t_d)\}}{V_r}$$

WHERE:
A_P = AREA OF PERMEABLE PAVEMENT
A_C = CONTRIBUTING DRAINAGE AREA
R = A_C/A_P
d_c = Tv/A_c
d_p = DEPTH OF RESERVOIR LAYER (FT)
P = RAINFALL DEPTH (0.09 FT)
i = INFILTRATION RATE (ASSUME 0.5 FT/DAY)
tf = TIME TO FILL INFILTRATION LAYER (DAY)
t_d = TIME TO DRAIN THE RESERVOIR LAYER (2 DAYS)
V_r = VOID RATIO OF THE RESERVOIR LAYER (0.4)
q_o = OUTFALL THROUGH THE UNDERDRAIN (FT/DAY)

Peameable Paver Lot 601		Peameable Paver Lot 602	
Rv	0.95	Rv	0.95
Ac (SF)	329.58	Ac (SF)	329.58
Ap (SF)	601.3	Ap (SF)	601.3
Tv (FT3)	73.69467	Tv (FT3)	73.69467
Dc (FT)	0.223602	Dc (FT)	0.223602
R	0.548112	R	0.548112
P (FT)	0.083333	P (FT)	0.083333
I (FT/DAY)	0.25	I (FT/DAY)	0.25
Tf (Day)	0.083	Tf (Day)	0.083
Vr	0.4	Vr	0.4
M (ft/ft)	0.005	M (ft/ft)	0.005
Qu (ft/day)	0.5	Qu (ft/day)	0.5
Dp (FT)	**0.3850431**	**Dp (FT)**	**0.3850431**
Dp-max (FT)	**1.5625**	**Dp-max (FT)**	**1.5625**
Dp Provided (FT)	**1**	**Dp Provided (FT)**	**1**
Peameable Paver Lot 603		Peameable Paver Lot 604	
Rv	0.95	Rv	0.95
Ac (SF)	376.95	Ac (SF)	0
Ap (SF)	726	Ap (SF)	311.9
Tv (FT3)	87.31688	Tv (FT3)	24.69208
Dc (FT)	0.23164	Dc (FT)	0
R	0.519215	R	0
P (FT)	0.083333	P (FT)	0.083333
I (FT/DAY)	0.25	I (FT/DAY)	0.25
Tf (Day)	0.083	Tf (Day)	0.083
Vr	0.4	Vr	0.4
M (ft/ft)	0.005	M (ft/ft)	0.005
Qu (ft/day)	0.5	Qu (ft/day)	0.5
Dp (FT)	**0.3793238**	**Dp (FT)**	**0.0786458**
Dp-max (FT)	**1.5625**	**Dp-max (FT)**	**1.5625**
Dp Provided (FT)	**1**	**Dp Provided (FT)**	**1**
Peameable Paver Lot 605		Peameable Paver Lot 606	
Rv	0.95	Rv	0.95
Ac (SF)	455.95	Ac (SF)	327.88
Ap (SF)	647	Ap (SF)	967.4
Tv (FT3)	87.31688	Tv (FT3)	102.543
Dc (FT)	0.191505	Dc (FT)	0.312746
R	0.704714	R	0.338929
P (FT)	0.083333	P (FT)	0.083333
I (FT/DAY)	0.25	I (FT/DAY)	0.25
Tf (Day)	0.083	Tf (Day)	0.083
Vr	0.4	Vr	0.4
M (ft/ft)	0.005	M (ft/ft)	0.005
Qu (ft/day)	0.5	Qu (ft/day)	0.5
Dp (FT)	**0.4160372**	**Dp (FT)**	**0.3436422**
Dp-max (FT)	**1.5625**	**Dp-max (FT)**	**1.5625**
Dp Provided (FT)	**1**	**Dp Provided (FT)**	**1**

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_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
DECEMBER 6, 2024
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SITE PLAN
CLARENS ESTATES
1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

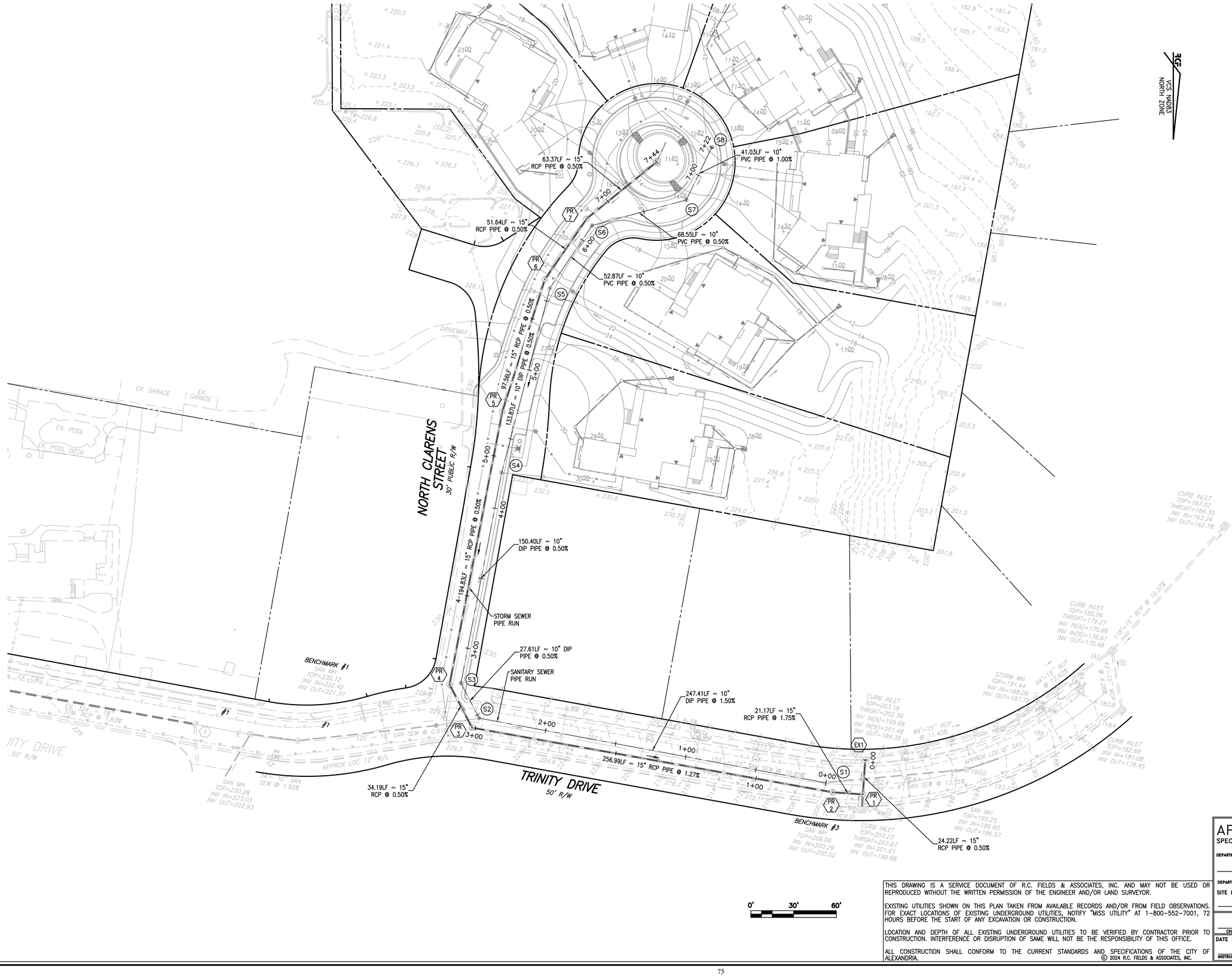
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BIORETENTION DETAILS

SHEET 15 OF 20
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UTILITY PLAN

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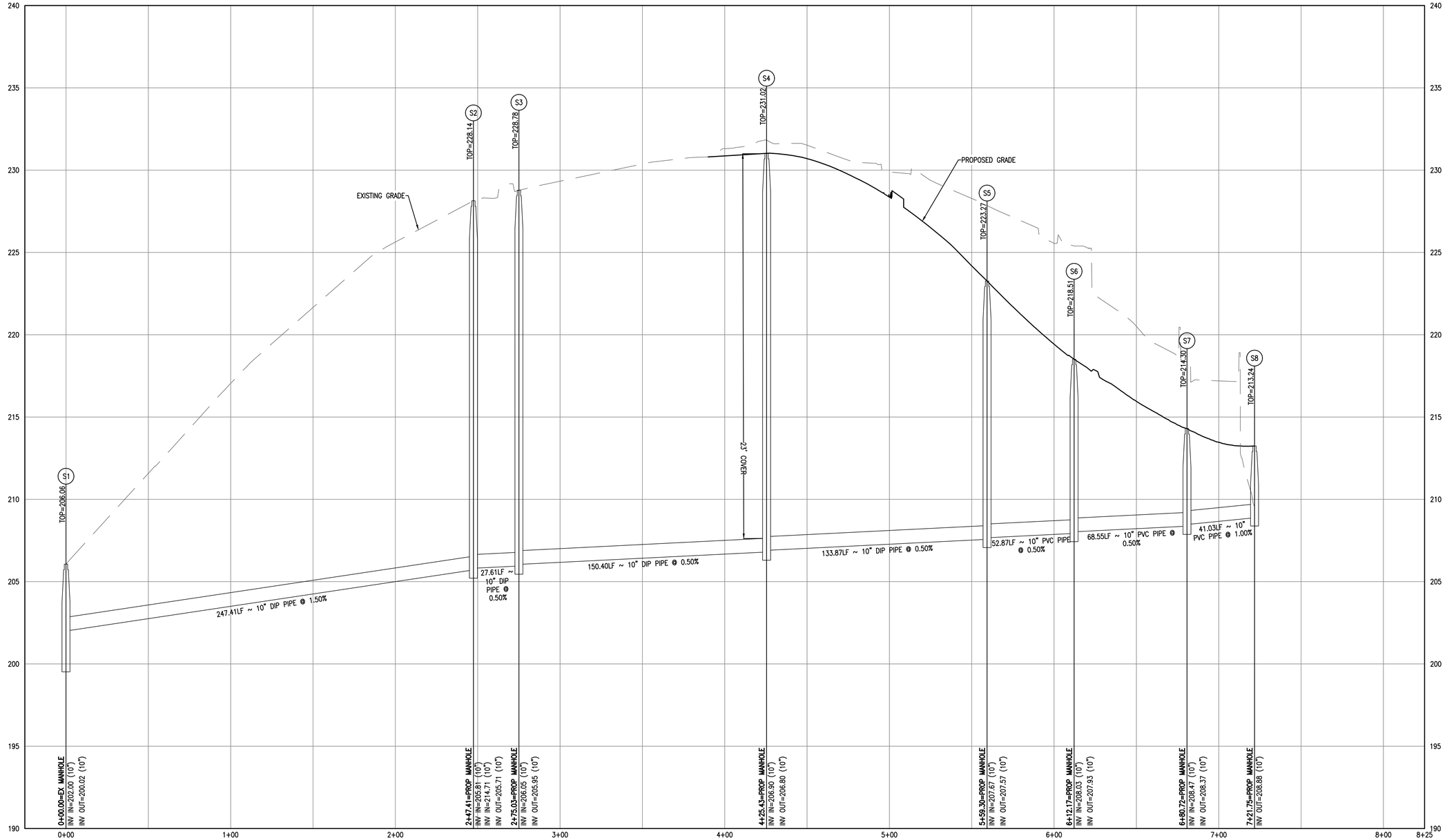
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HORIZ. PROFILE SCALE

0' 30' 60'

SCALE: 1" = 30'

VERT. PROFILE SCALE

0' 3' 6'

SCALE: 1" = 3'

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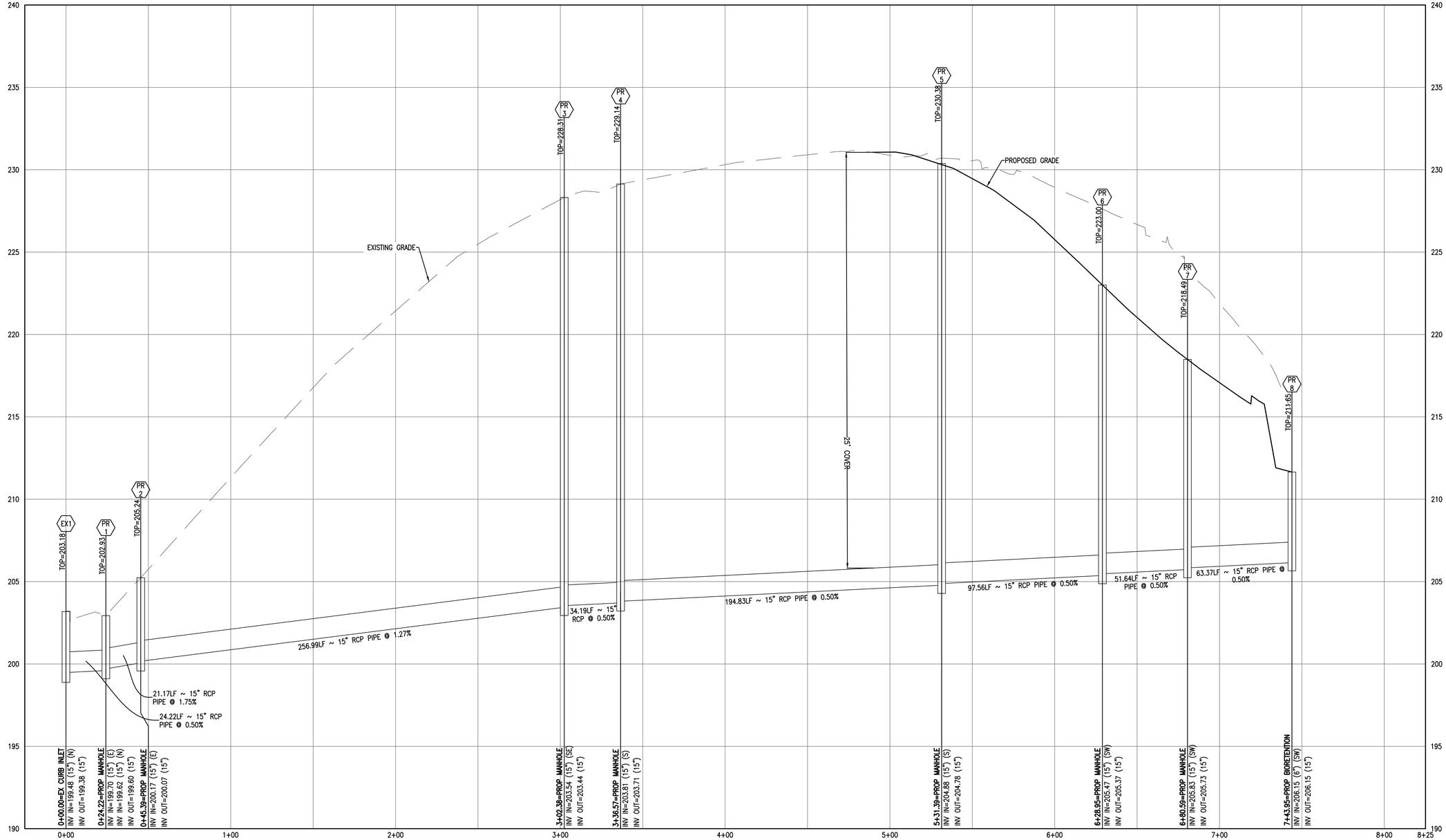
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SANITARY SEWER PROFILE

SHEET 17 OF 20

FILE: 24-014

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HORIZ. PROFILE SCALE

0' 30' 60'

SCALE: 1" = 30'

VERT. PROFILE SCALE

0' 3' 6'

SCALE: 1" = 3'

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STORM SEWER PROFILE

SHEET 18 OF 20

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

PRE-DEVELOPMENT CONDITIONS:

THE 3.15 ACRE PROJECT AREA IS LOCATED IN THE STRAWBERRY RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A SINGLE UNIT DWELLING WITH ASSOCIATED SITE IMPROVEMENTS. STORMWATER GENERALLY FLOWS IN A SOUTHWESTERLY DIRECTION AS NON-CONCENTRATED SHEET FLOW AND IS COLLECTED BY THREE MAIN RUNS THAT ARE PART OF THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER. THE FIRST RUN (STRUCTURES 1-10), SECOND RUN (STRUCTURES 11-14) AND THE THIRD RUN (STRUCTURES 15-20) FOLLOW THE NATURAL DRAINAGE PATTERNS AND EVENTUALLY OUTFALL INTO THE STRAWBERRY RUN.

POST-DEVELOPMENT CONDITIONS:

THIS PROJECT PROPOSES THE CONSTRUCTION OF 6 SINGLE UNIT DWELLINGS WITH TWO OUTLOTS, THE EXTENSION OF NORTH CLARENS STREET AND ASSOCIATED SITE IMPROVEMENTS WHICH WILL RESULT IN AN INCREASE IN TOTAL ON-SITE IMPERVIOUS AREA. THE PORTION OF THE RUNOFF THAT IS COLLECTED AND TREATED ONSITE WILL NO FOLLOW NATURAL DRAINAGE DIVIDES. A MAJORITY OF THE COLLECTED AND TREATED WATER GOES TO STRUCTURE 18 AND 20 AND OUTFALLS INTO STRAWBERRY RUN AT STRUCTURE 15. IN PROPOSED CONDITIONS, THE RUNOFF THAT WAS TREATED AND DETAINED BY THE BIORETENTION WILL SENT TO STRUCTURE 10 AND OUTFALL INTO STRAWBERRY RUN AT STRUCTURE 1.

OUTFALL:

A PORTION OF THE RUNOFF IS COLLECTED BY THE PROPOSED CURB AND GUTTER AND EVENTUALLY THE PROPOSED STORM SEWER SYSTEM WITHIN THE NORTH CLARENS STREET EXTENSION. THE RUNOFF IS THEN DIRECTED TOWARDS THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM (STRUCTURES 1-10) BY THE PROPOSED STORM SEWER NETWORK. THIS COLLECTION OF FLOW DECREASES THE SURFACE FLOW TO THE IMMEDIATE DOWNSTREAM HOUSES BUT INCREASES THE FLOW TO STRUCTURES 1-10. THE REMAINING PORTION OF THE ONSITE RUNOFF WILL BE CAPTURED BY THE PROPOSED PLANTER BOXES AND PERMEABLE PAVEMENT AND TREATED BEFORE SHEET FLOWING TOWARDS THE ADJACENT PROPERTIES AS IT DOES IN EXISTING CONDITIONS. IT WILL THEN FLOW SOUTHEAST TOWARDS THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM WITHIN FORT WILLIAMS PARKWAY (STRUCTURES 11-14) AND TUPELO PLACE (STRUCTURES 15-20). THE FLOW THEN ENTERS STRAWBERRY RUN WHERE THE LIMITS OF ANALYSIS HAVE BEEN MET AS THE STORMWATER CONVEYANCE SYSTEM ENTERS A MAPPED FLOODPLAIN OR OTHER FLOOD-PRONE AREA ADOPTED IN ACCORDANCE WITH SECTION 6-300 ET SEQ. OF THE CITY CODE (PER SECTION 13-109-2(C)(iii) OF THE ZONING ORDINANCE). THERE IS NO CHANGE IN THE NATURAL DRAINAGE PATTERNS IN THE 100-YEAR STORM SINCE 100-YEAR STORM ANALYSIS ASSUMES THAT RUNOFF WILL ONLY FOLLOW SURFACE FLOW AND WILL NOT ENTER THE STORM SEWER SYSTEM.

CONCLUSION

COMPUTATIONS SHOWN ON THIS SHEET DEMONSTRATE THAT THE EXISTING SYSTEM DOES NOT EXPERIENCE EROSION BUT IS SURCHARGED IN VARIOUS SECTIONS OF THE NETWORK IN EXISTING CONDITIONS. WHILE THE PROPOSED DEVELOPMENT DIRECTS AN ADDITIONAL 1.11 ACRES OF RUNOFF TO THE ANALYZED STORM SEWER FROM STRUCTURES 1-10, THE ADDITIONAL FLOW TO THOSE PIPES DOES NOT CAUSE ANY EXISTING PIPES THAT WERE ADEQUATE TO BECOME SURCHARGED AS A RESULT OF THE PROPOSED SLEEVING OF PIPED 5-6. IN ADDITION, TO AVOID INADEQUATE FREEBOARD AT STRUCTURE 4, AS IS THE CASE IN EXISTING CONDITIONS, THIS PROJECT PROPOSES TO REPLACE PIPE 3-4 WITH A 21" PIPE. COMPUTATIONS SHOWN ON SHEET 12 DEMONSTRATE THAT THERE IS A DECREASE IN THE 2 AND 10-YR, 24-HR STORMS WITH THE PROPOSED DEVELOPMENT AS A RESULT OF THE DETENTION PROVIDED ON SITE. THEREFORE, THE FLOOD PROTECTION AND CHANNEL PROTECTION FOR THIS SITE IS IN COMPLIANCE WITH SECTION 13-109F(2)(b)(ii) AND 13-109F(1)(a)(i).

BASED ON THE ABOVE MENTIONED JUSTIFICATIONS AND COMPUTATIONS, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER CITY ZONING ORDINANCE SECTION 13-109-2(C)(iii). IN ADDITION THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM IMPERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS, OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION RUNOFF THAT EXIT THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

EXISTING 10-YR, 24-HR STORM SEWER COMPUTATIONS

STRUCTURE FROM	STRUCTURE TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	T_c (MINUTES)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
10	9	2.19	2.19	85	5.20	15	7.90	7.90	15	11.39%	0.015	19.72	15.44	99.11	199.38	188.09	11.29
9	8	0.00	2.19	85	5.20	15	0.00	7.90	15	12.64%	0.015	20.77	16.26	93.81	187.72	175.86	11.86
8	7	0.94	3.13	85	5.20	15	3.39	11.29	15	10.36%	0.015	18.81	14.72	118.14	175.48	163.24	12.24
7	6	0.83	3.96	85	5.20	15	2.99	14.28	15	11.66%	0.015	19.95	15.62	101.91	162.78	150.90	11.88
6	5	0.58	4.54	85	5.20	15	2.09	16.37	15	8.83%	0.015	17.36	13.59	81.53	150.90	143.70	7.20
5	4	2.71	7.26	85	5.20	15	9.78	26.15	18	10.19%	0.015	30.33	16.49	176.03	143.70	125.76	17.94
4	3	4.12	11.38	85	5.20	15	14.86	41.01	18	7.01%	0.015	25.15	13.68	66.63	125.76	120.95	4.81
3	2	0.00	11.38	85	5.20	15	0.00	41.01	21	14.44%	0.015	54.45	21.75	34.29	120.95	116.00	4.95
2	1	1.10	12.48	85	5.20	15	3.97	44.98	21	11.77%	0.015	49.17	19.64	47.66	116.02	110.41	5.61
14	13	0.96	0.96	85	5.20	5	4.00	4.00	15	8.58%	0.015	17.11	13.40	44.30	108.02	104.22	3.80
13	12	0.11	1.08	85	5.20	5	0.46	4.46	15	7.53%	0.015	16.03	12.55	34.52	104.22	101.62	2.60
12	11	0.00	1.08	85	5.20	5	0.00	4.46	15	5.91%	0.015	14.21	11.12	42.27	101.62	99.12	2.50
20	19	5.10	5.10	85	5.20	5	21.22	21.22	15	1.93%	0.015	8.11	6.35	238.93	105.82	101.22	4.60
19	18	0.00	5.10	85	5.20	5	0.00	21.22	18	8.62%	0.015	27.90	15.17	60.30	101.22	96.02	5.20
18	17	3.77	8.87	85	5.20	5	15.69	36.91	18	6.73%	0.015	24.64	13.40	57.99	96.02	92.12	3.90
17	16	0.00	8.87	85	5.20	5	0.00	36.91	18	3.43%	0.015	17.59	9.57	122.48	92.12	87.92	4.20
16	15	1.75	10.63	85	5.20	5	7.28	44.19	27	9.73%	0.015	87.38	21.11	35.97	87.92	84.42	3.50

PROPOSED 10-YR, 24-HR STORM SEWER COMPUTATIONS

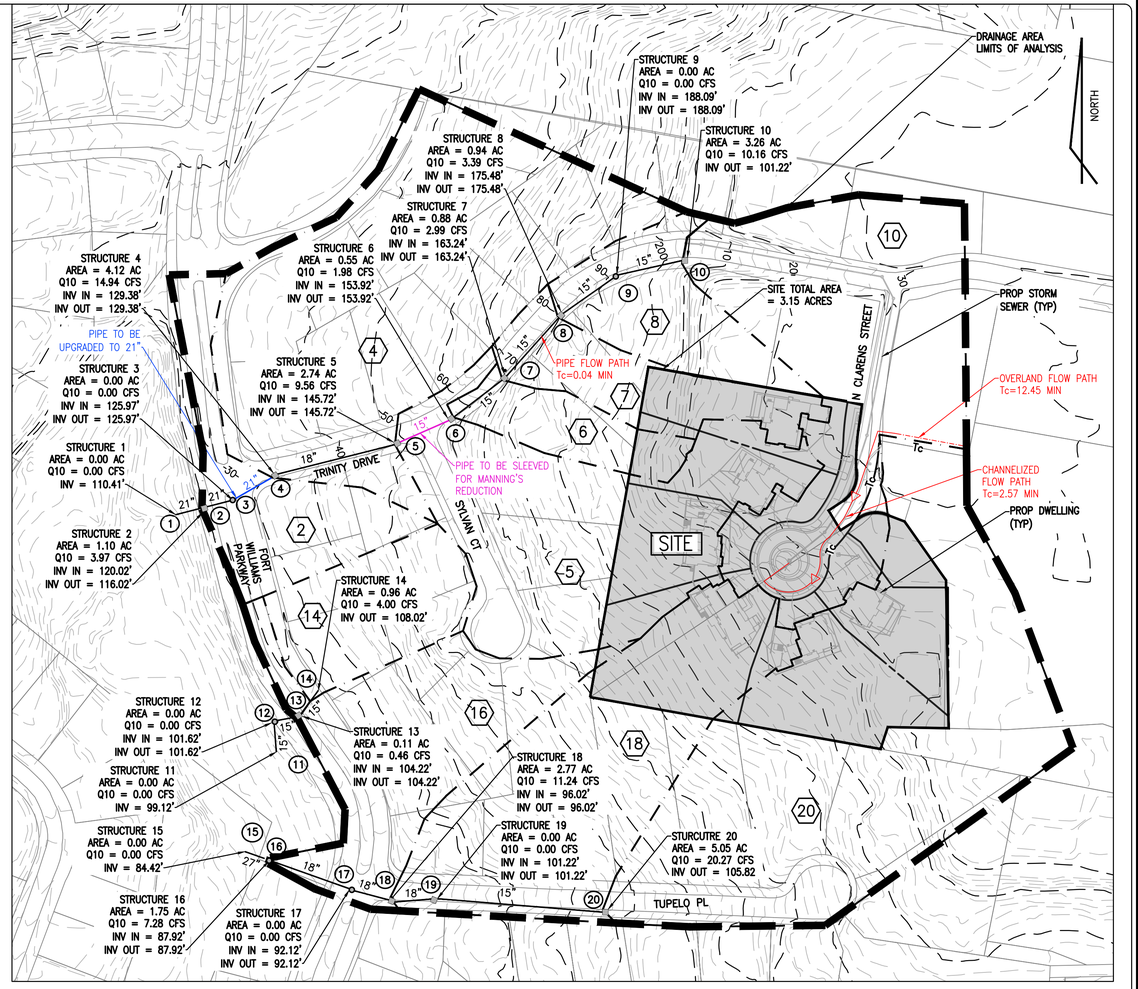
STRUCTURE FROM	STRUCTURE TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	T_c (MINUTES)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	UPPER TOP ELEVATION
10	9	3.26	3.26	85	5.20	15	10.16	10.16	15	11.39%	0.015	19.72	15.44	99.1	199.38	188.09	11.29	203.18
9	8	0.00	3.26	85	5.20	15	0.00	10.16	15	12.64%	0.015	20.77	16.26	93.8	187.72	175.86	11.86	191.44
8	7	0.94	4.20	85	5.20	15	3.39	13.55	15	10.36%	0.015	18.81	14.72	118.1	175.48	163.2	12.24	180.06
7	6	0.88	5.07	85	5.20	15	2.99	16.54	15	11.66%	0.015	19.95	15.62	101.9	162.8	150.9	11.88	166.0
6	5	0.55	5.62	85	5.20	15	1.98	18.52	15	8.83%	0.010	26.04	20.39	81.5	150.9	143.7	7.20	155.0
5	4	2.74	8.36	85	5.20	15	9.56	28.08	18	10.19%	0.015	30.33	16.49	176.0	143.7	125.8	17.94	148.0
4	3	4.12	12.49	85	5.20	15	14.94	43.02	21	7.01%	0.015	37.94	15.16	68.6	125.8	121.0	4.81	131.4
3	2	0.00	12.49	85	5.20	15	0.00	43.02	21	14.44%	0.015	54.45	21.75	34.3	121.0	116.0	4.95	128.0
2	1	1.10	13.59	85	5.20	15	3.97	46.99	21	11.77%	0.015	49.17	19.64	47.7	116.0	110.4	5.61	126.0
14	13	0.96	0.96	85	5.20	5	4.00	4.00	15	8.58%	0.015	17.11	13.40	44.30	108.02	104.22	3.80	120.00
13	12	0.11	1.08	85	5.20	5	0.46	4.46	15	7.53%	0.015	16.03	12.55	34.52	104.22	101.62	2.60	120.00
12	11	0.00	1.08	85	5.20	5	0.00	4.46	15	5.91%	0.015	14.21	11.12	42.27	101.62	99.12	2.50	116.00
20	19	5.05	5.05	85	5.20	5	20.27	20.27	15	1.93%	0.015	8.11	6.35	238.93	105.82	101.22	4.60	117.60
19	18	0.00	5.05	85	5.20	5	0.00	20.27	18	8.62%	0.015	27.90	15.17	60.30	101.22	96.02	5.20	113.00
18	17	2.77	7.82	85	5.20	5	11.24	31.51	18	6.73%	0.015	24.64	13.40	57.99	96.02	92.12	3.90	111.00
17	16	0.00	7.82	85	5.20	5	0.00	31.51	18	3.43%	0.015	17.59	9.57	122.48	92.12	87.92	4.20	109.00
16	15	1.75	9.57	85	5.20	5	7.28	38.79	27	9.73%	0.015	87.38	21.11	35.97	87.92	84.42	3.50	99.00

PROPOSED HYDRAULIC GRADE LINE COMPUTATIONS

INLET ID	OUTLET WSE	D_O (in)	Q_O	L_O	$S_{fo\ FT/FT}$	H_f	JUNCTION LOSS Vo	H_O	Q_I	V_I	Q_I*V_I	$V_I^2/2g$	H_I	ANGLE	H_Δ	H_t	1.3 H_t	0.5 H_t	FINAL H	INLET WSE	RIM / GUTTER ELEV	FREE BOARD
2	111.81	21	46.99	47.66	8.80%	4.1946	22.38	1.944	43.02	27.82	1,196.82	12.02	4.21	0	0.000	6.15	-	3.08	7.27	119.08	126.00	6.92
3	119.08	21	43.02	34.29	7.38%	2.5295	27.82	3.004	43.02	15.09	649.17	3.54	1.24	6	0.212	4.45	-	2.23	4.76	123.84	128.00	4.16
4	123.84	21	43.02	68.63	7.38%	5.0626	15.09	0.884	28.08	18.22	511.62	5.15	1.80	6	0.309	3.00	-	1.50	6.56	130.40	131.40	1.00
5	130.40	18	28.08	176.03	7.15%	12.5879	18.22	1.289	18.52	17.51	324.29	4.76	1.67	10	0.524	3.48	-	1.74	14.33	144.72	148.00	3.28
6	144.72	15	18.52	81.53	8.23%	6.7061	17.51	1.190	16.54	17.57	290.61	4.79	1.68	14	0.527	3.40	-	1.70	8.40	153.13	155.00	1.87
7	153.13	15	16.54	101.91	6.56%	6.6859	17.57	1.198	13.55	16.16	218.97	4.06	1.42	11	0.446	3.06	-	1.53	8.22	161.35	166.00	4.65
8	161.35	15	13.55	118.14	4.40%	5.2017	16.16	1.014	10.16	16.30	165.61	4.13	1.44	13	0.454	2.91	-	1.46	6.66	168.00	180.06	12.06
9	168.00	15	10.16	93.81	2.48%	2.3222	16.30	1.031	10.16	15.71	159.61	3.83	1.34	22	0.958	3.33	-	1.67	3.99	171.99	191.44	19.45
10	171.99	15	10.16	99.11	2.48%	2.4534	15.71	0.958								0.96	-	0.48	2.93	174.92	203.18	28.26

LEGEND:

- STORM MANHOLE
- CURB INLET
- HEADWALL
- DRAINAGE AREA LOCATION
- DRAINAGE AREA TO LIMITS OF ANALYSIS
- DRAINAGE AREA TO INDIVIDUAL INLETS
- PIPE TO BE UPGRADED IN SIZE TO 21"
- PIPE TO BE SLEEVED WITH FLOW LINING
- OVERLAND FLOW
- CHANNEL FLOW



STORM SEWER OUTFALL ANALYSIS MAP

SCALE: 1"=100'

0' 100' 200'

SCALE: 1" = 100'

TIME OF CONCENTRATION CALCULATION

A TIME OF CONCENTRATION WAS CALCULATED ANALYZING THE FLOW TIME ALONG THE LONGEST HYDRAULIC PATH WITHIN THE DELINEATED ANALYSIS WATERSHED DRAINAGE AREA. SEE THE PLAN VIEW ON THIS SHEET FOR THE LOCATION OF THE TIME OF CONCENTRATION FLOW PATHS AND BELOW FOR THE CORRESPONDING CALCULATIONS.

OVERLAND FLOW:
- FROM SEELYE EQUATION (VDOT DRAINAGE MANUAL APPENDIX 6D-1)
  - FLOW LENGTH: 100 FT
  - C-VALUE: 0.30 (LAWN)
  - SLOPE: 0.010 FT/FT
    - OVERLAND FLOW TRAVEL TIME (Tt) = 12.45 MINS

CHANNEL FLOW:
- FROM KIRPICH EQUATION (VDOT DRAINAGE MANUAL APPENDIX 6D-5)
  - FLOW LENGTH: 375 FT
  - HEIGHT OF MOST REMOTE POINT ABOVE: 18 FT
    - SHALLOW CONCENTRATED FLOW TRAVEL TIME (Tt) = 2.57 MINS

PIPE FLOW:
- FROM H2O CALC (HYDRAULIC SOFTWARE; MANNING'S EQUATION)
  - PIPE FLOW LENGTH: 1565 FT
  - AVERAGE SLOPE: 0.1072 FT/FT
  - AVERAGE VELOCITY (H20 CALC): 11.87 FT/SEC
    - PIPE FLOW TRAVEL TIME (Tt) = 0.04 MINS

TOTAL TIME OF CONCENTRATION CALCULATION = 15.05 MINS => 15 MINS ASSUMED

CN CALCULATION

THE SUBJECT SITE AND SURROUNDING AREA ARE ALL ZONED R-20. THE R-20 ZONE REQUIRE ALL LOTS TO BE 20,000 SF OR LARGER. PER TR-55 STANDARDS, FOR LOTS OF 20,000 OR LARGER IT IS GENERALLY ASSUMED THAT 25% OF THE LOT WILL BE IMPERVIOUS AREA WHICH TRANSLATES TO A CN OF 85 IN D SOILS.

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

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ENGINEERING • LAND SURVEYING • PLANNING
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Alexandria, Virginia 22314 (703) 549-6422

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
DECEMBER 6, 2024
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SITE PLAN
CLARENS ESTATES
1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

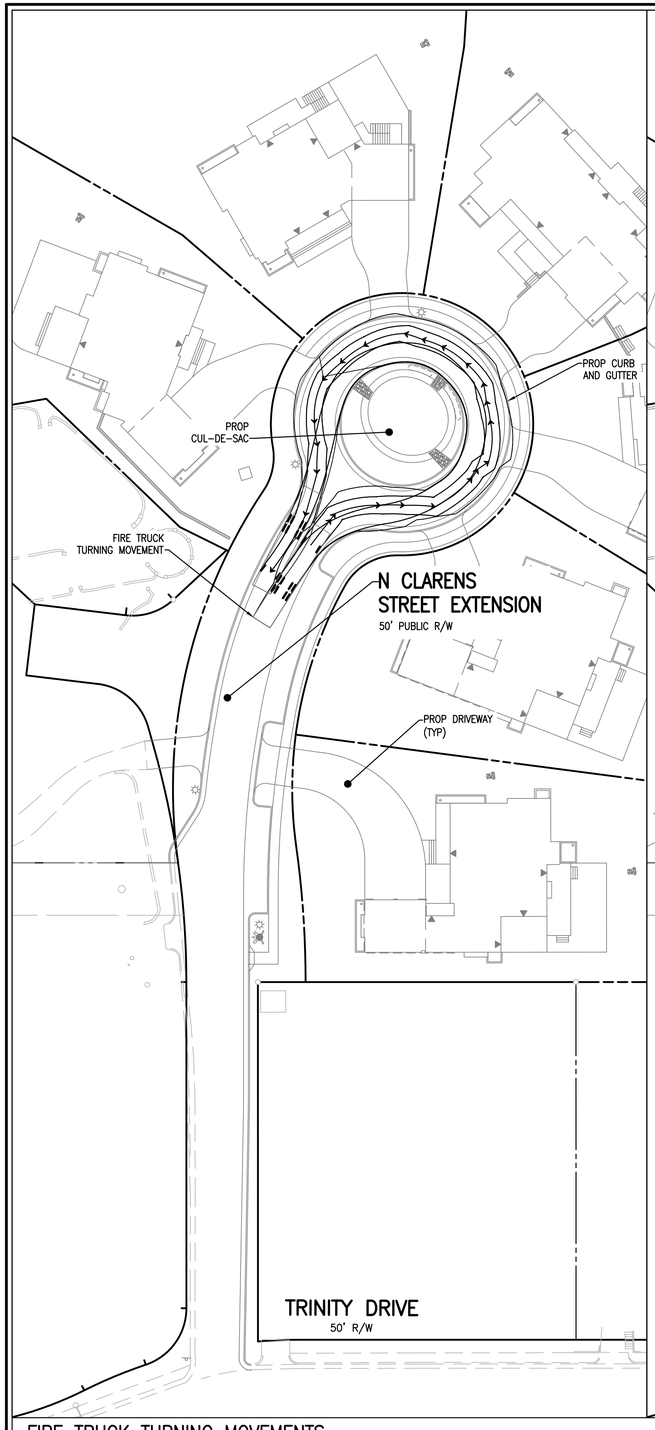
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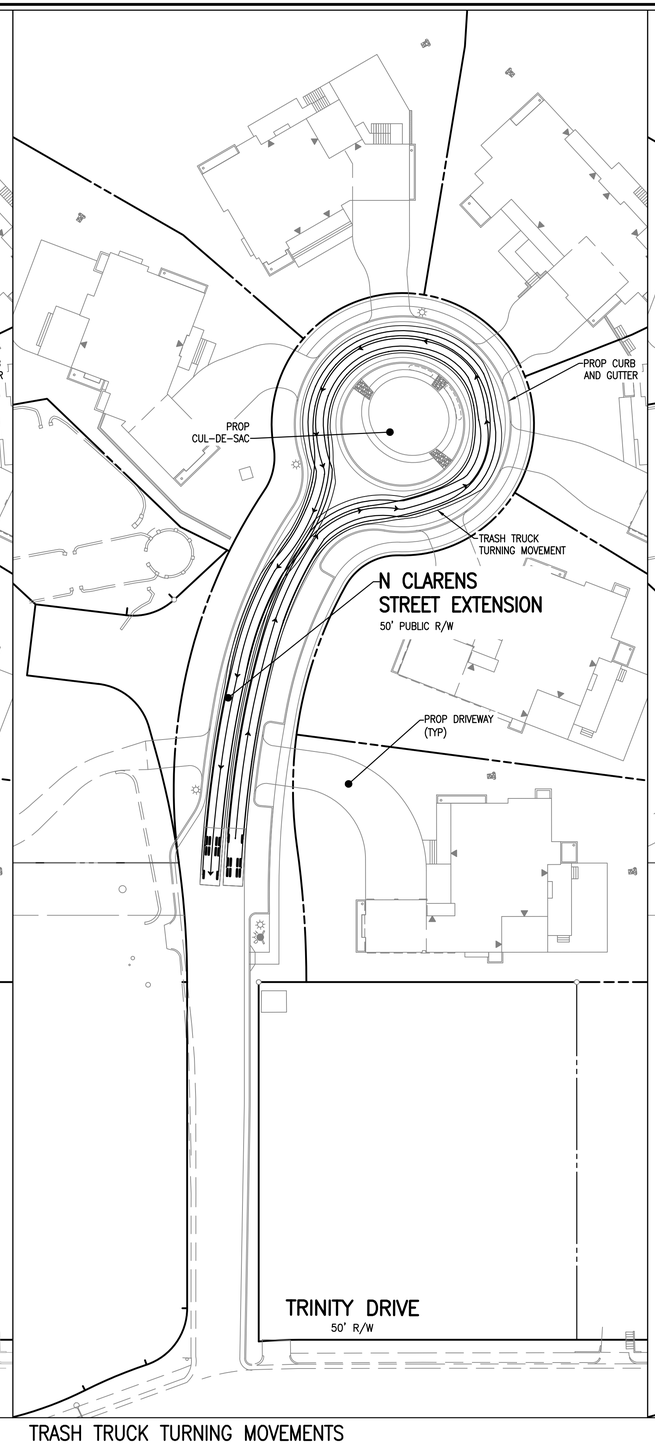
ADEQUATE STORMWATER OUTFALL ANALYSIS

SHEET 19 OF 20
FILE: 24-014

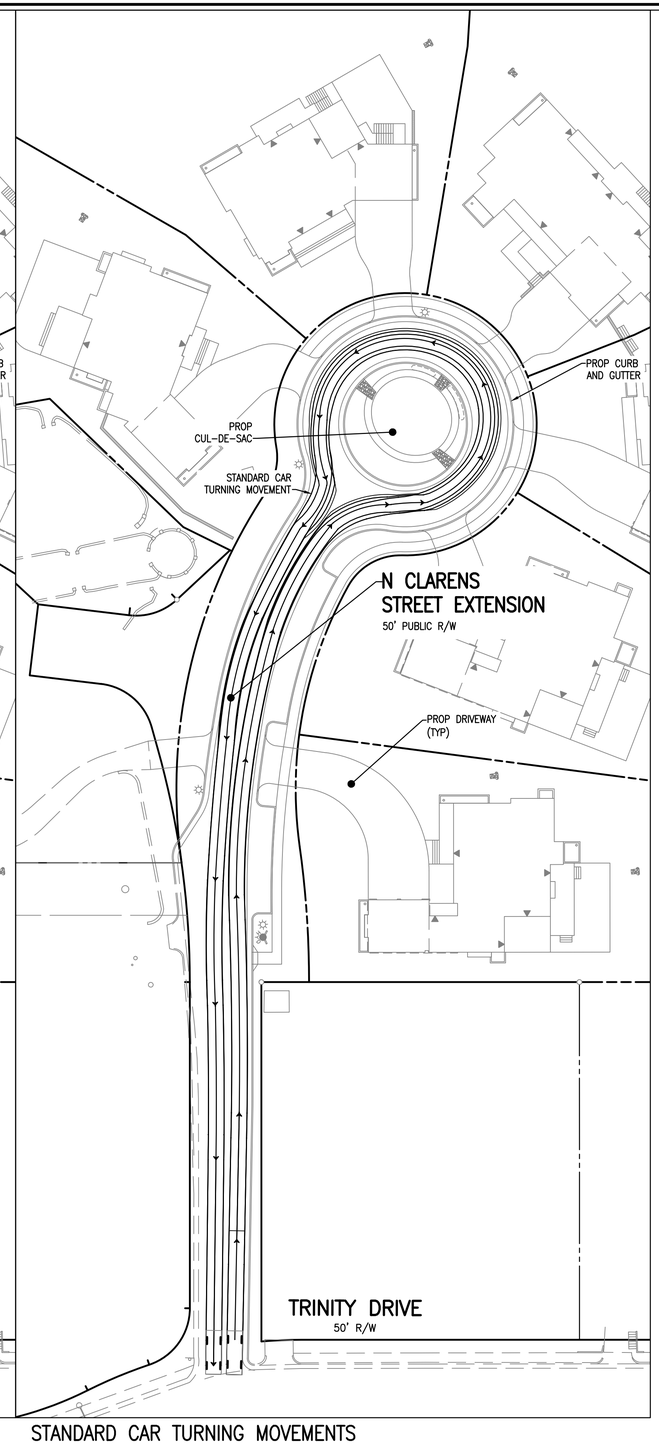
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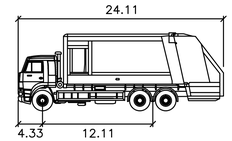
FIRE TRUCK TURNING MOVEMENTS
SCALE: 1" = 30'



TRASH TRUCK TURNING MOVEMENTS
SCALE: 1" = 30'

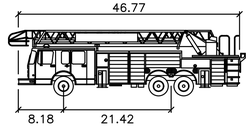


STANDARD CAR TURNING MOVEMENTS
SCALE: 1" = 30'



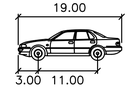
TRASH TRUCK

	feet
Width	: 8.20
Track	: 6.70
Lock to Lock Time	: 6.0
Steering Angle	: 26.5



FIRE TRUCK

	feet
Width	: 8.41
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.1



STANDARD CAR

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

0' 30' 60'
SCALE: 1" = 30'

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

_____ INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE

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PRELIMINARY DEVELOPMENT SITE PLAN
CLARENS ESTATES
1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

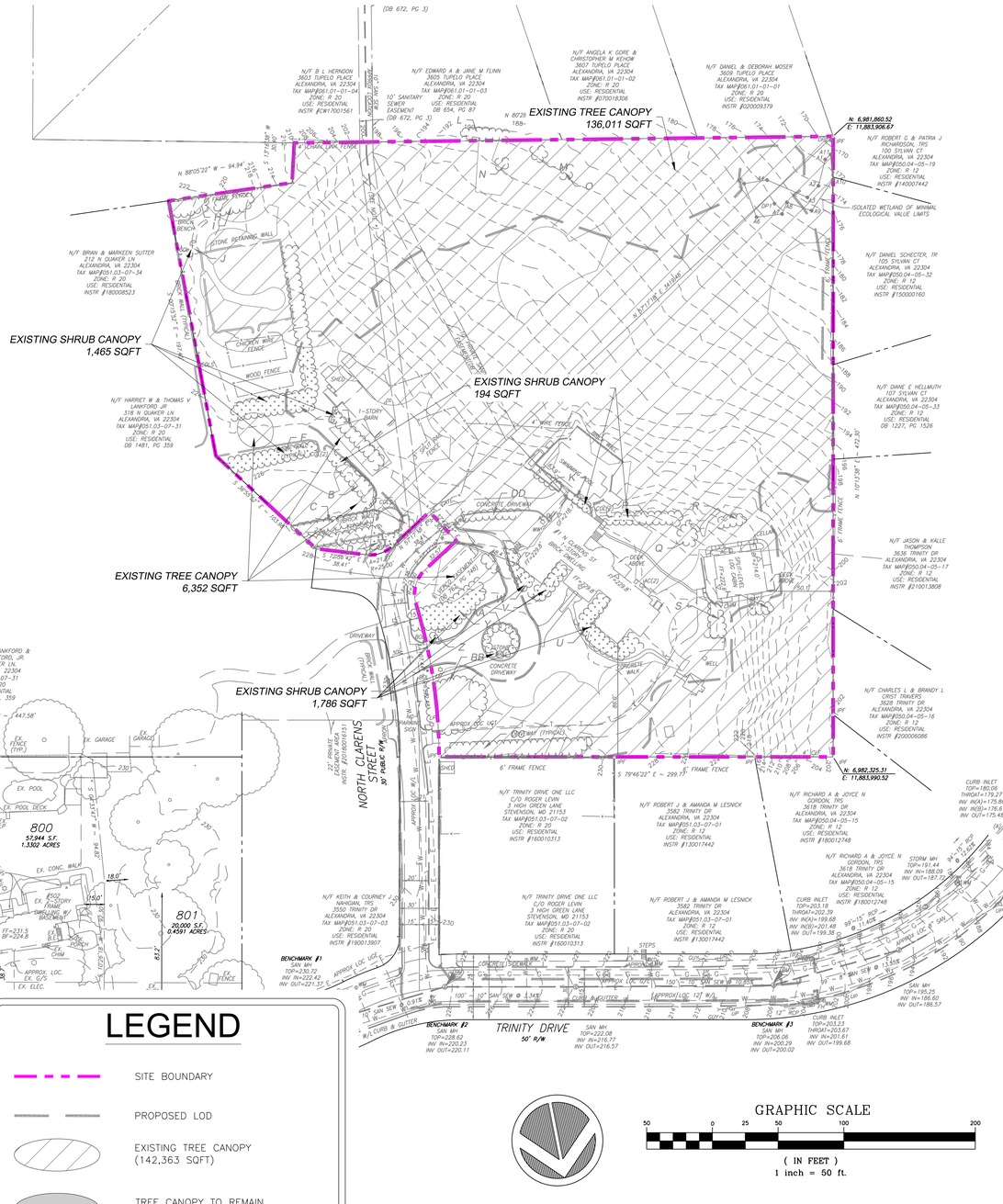
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DATE: NOV 2024

TURNING MOVEMENTS

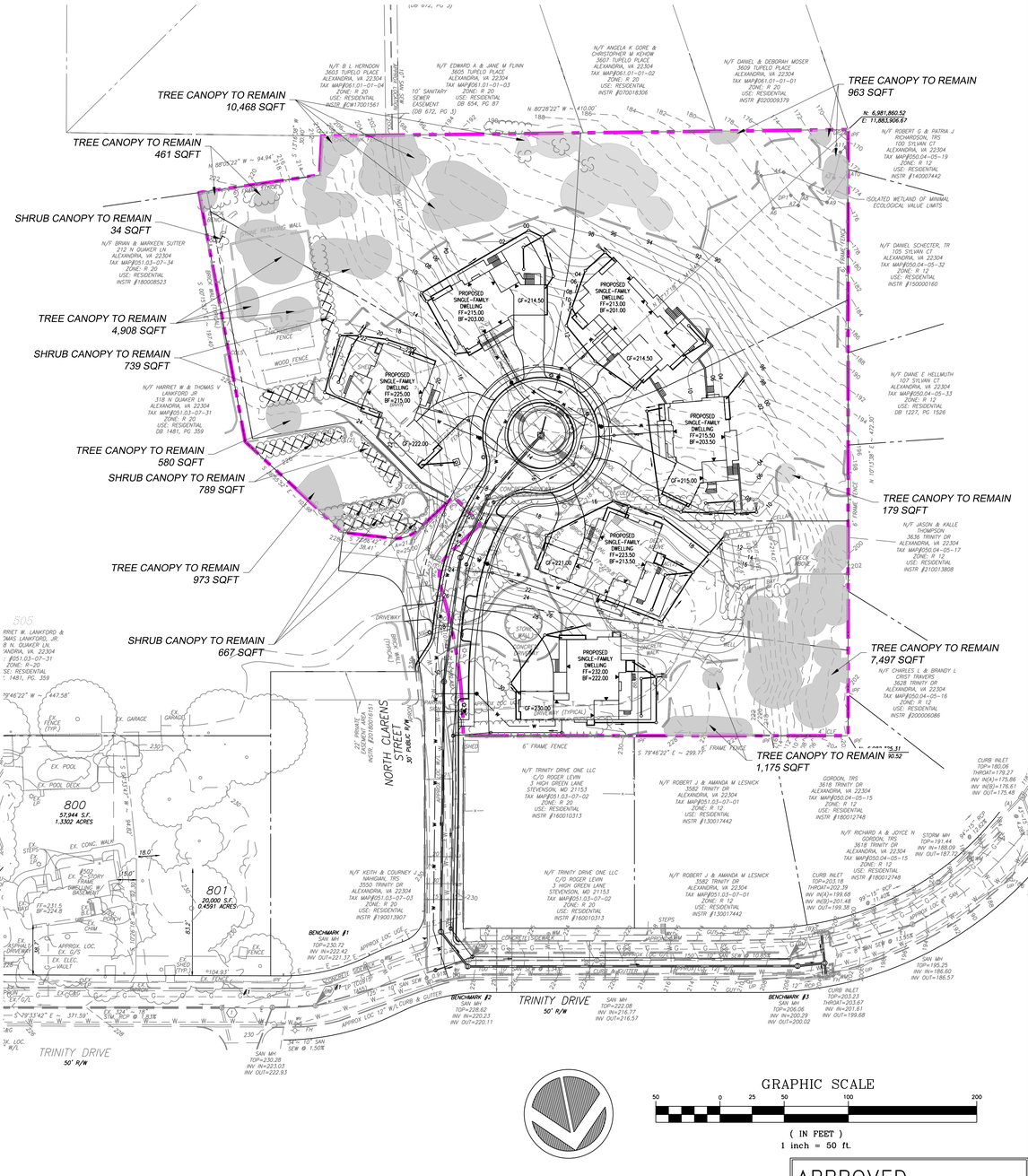
SHEET 20 OF 20
FILE: 24-014

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EXISTING CANOPY EXHIBIT



REMAINING CANOPY EXHIBIT



LEGEND

- SITE BOUNDARY
- PROPOSED LOD
- EXISTING TREE CANOPY (142,363 SQFT)
- TREE CANOPY TO REMAIN (27,204 SQFT)
- EXISTING SHRUB CANOPY NOT UNDER EXISTING TREES (3,598 SQFT)
- SHRUB CANOPY TO REMAIN THAT IS NOT UNDER REMAINING TREES (2,229 SQFT)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TREE CANOPY NOTES:

1. TOTAL EXISTING CANOPY COVER: 145,961 SQFT
   1.a. EXISTING TREE CANOPY : 142,363 SQFT
   1.b. EXISTING SHRUB CANOPY: 3,598 SQFT
2. TOTAL SITE AREA: 192,966 SQFT
3. PERCENT OF SITE COVERED: 75.6%
4. PERCENT COVER REQUIRED BY ZONING: 25%
5. TOTAL CANOPY TO BE PRESERVED: 29,434 SQFT
   5.a. TREE CANOPY PRESERVED : 27,204 SQFT
   5.b. SHRUB CANOPY PRESERVED: 2,229 SQFT
6. MINIMUM CANOPY AREA TO BE PLANTED: 18,809 SQFT (25%)

MAP NOTES:

1. THIS MAP HAS BEEN ORIENTED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE, NAD83.
2. THE BOUNDARY LINE INFORMATION SHOWN HEREON WAS PROVIDED BY RC FIELDS AND ASSOCIATES AND IS FOR INFORMATION PURPOSES ONLY. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY BY WETLAND STUDIES AND SOLUTIONS, INC. (WSSI).

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DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — DATE

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Gainesville, Virginia 20155
Phone: 703-679-5600 • Fax: 703-679-5601
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CANOPY EXHIBITS

1 NORTH CLARENS STREET
City of Alexandria, VA

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NATHAN EVANS — LANDSCAPE ARCHITECT — LICENSED — No. 3419 — STATE OF VIRGINIA — REGISTERED LANDSCAPE ARCHITECT
LA# MA-6119B

REVISIONS

No.	Date	Description	Rev. By	App. By
1	11/18/24	REVISED PER CITY COMMENTS AND UPDATED CIVIL	NE	CH
2	12/06/24	REVISED PER UPDATED CIVIL	NE	CH

DATE: AUG 6, 2024 — SCALE:1" = 50' — C.I.: 2'

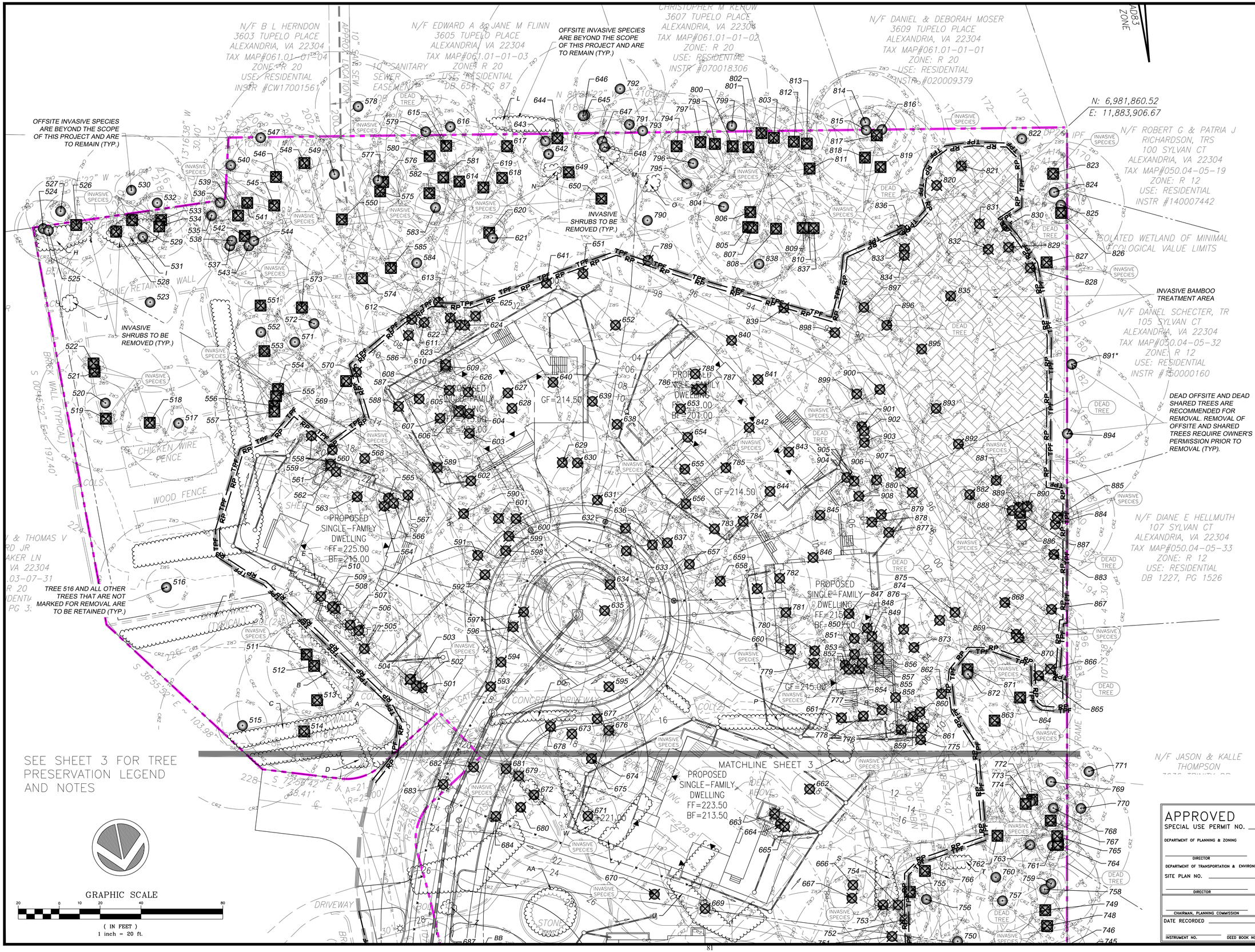
Horizontal Datum: VCS NAD 83
Vertical Datum:
Boundary and Topo Source: RC Fields and Associates

Design	Draft	Approved
NE	NE	CH

Sheet # 1 of 7

WSSI Project Number: WSI0000706

L:_WSI0000008\0000700\0000706\CADD\05-ENVR\TREES\WSI0000706_N Clarens_Trees_2024.12.06.dwg | Plotted By: Nathan Evans, 12/6/2024 12:36 PM



TREE PRESERVATION PLAN

1 NORTH CLARENS STREET

1 NORTH CLARENS STREET
City of Alexandria, VA

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COMMONWEALTH OF VIRGINIA SOCIETY OF ARBORICULTURE
NATHAN EVANS
ISA# MA-6119B
CERTIFIED ARBORIST

REVISIONS

No.	Date	Description	Rev. By	App. By
1	11/18/24	REVISED PER CITY COMMENTS AND UPDATED CIVIL	NE	CH
2	12/06/24	REVISED PER UPDATED CIVIL	NE	

DATE: AUG 6, 2024

SCALE:1" = 20' C.I.:2'

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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

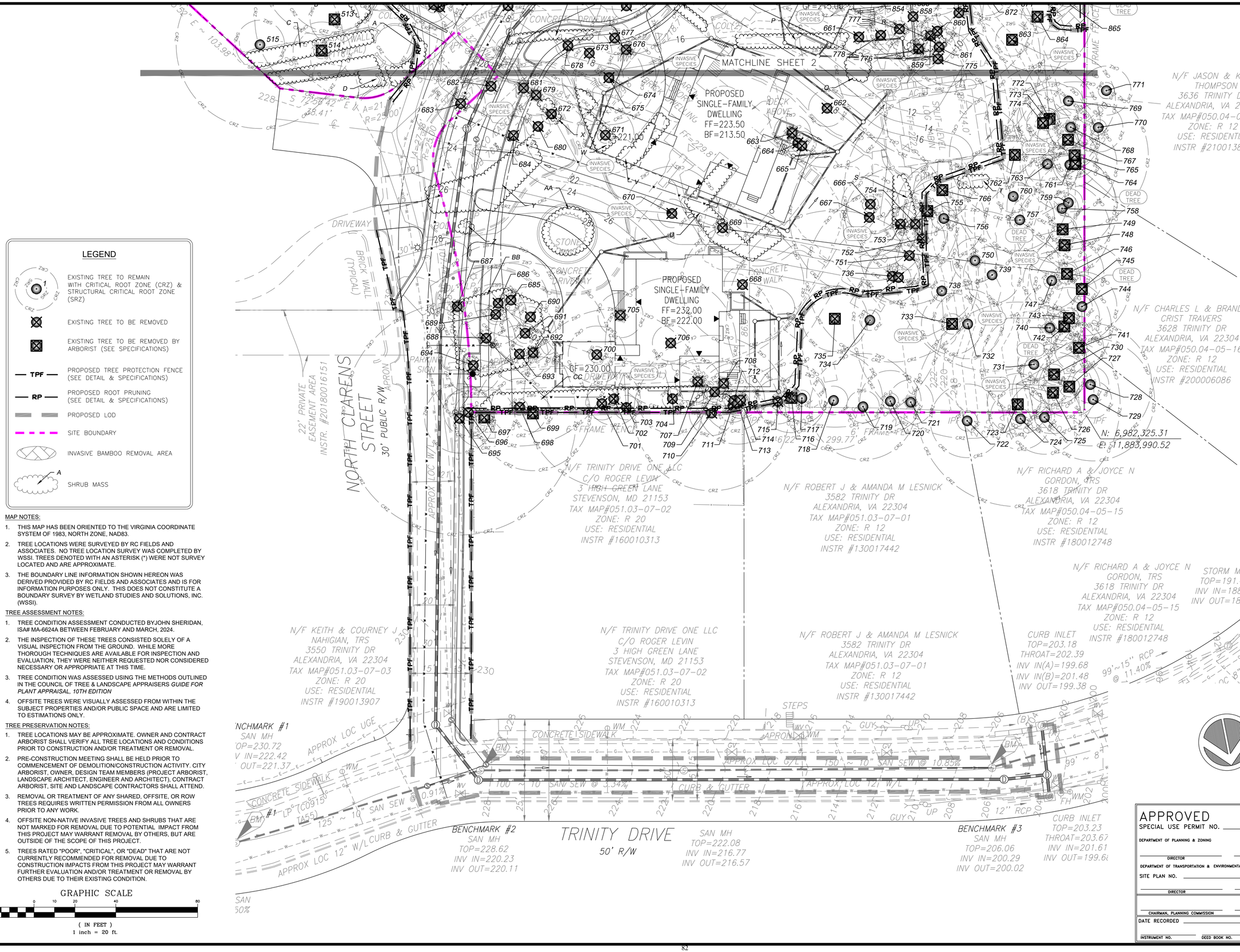
Horizontal Datum: VCS NAD 83
Vertical Datum:
Boundary and Topo Source: RC Fields and Associates

Design	Draft	Approved
NE	NE	CH

Sheet # 2 of 7

WSSI Project Number: WSI0000706

L:_WSI0000008s\0000700\0000706\CADD\05-ENVR\TREES WSI0000706_N Clarens_Trees_2024.12.06.dwg 2 Plotted By: Nathan Evans, 12/6/2024 12:36 PM



LEGEND

- EXISTING TREE TO REMAIN WITH CRITICAL ROOT ZONE (CRZ) & STRUCTURAL CRITICAL ROOT ZONE (SRZ)
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMOVED BY ARBORIST (SEE SPECIFICATIONS)
- PROPOSED TREE PROTECTION FENCE (SEE DETAIL & SPECIFICATIONS)
- PROPOSED ROOT PRUNING (SEE DETAIL & SPECIFICATIONS)
- PROPOSED LOD
- SITE BOUNDARY
- INVASIVE BAMBOO REMOVAL AREA
- SHRUB MASS

MAP NOTES:

1. THIS MAP HAS BEEN ORIENTED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE, NAD83.
2. TREE LOCATIONS WERE SURVEYED BY RC FIELDS AND ASSOCIATES. NO TREE LOCATION SURVEY WAS COMPLETED BY WSSI. TREES DENOTED WITH AN ASTERISK (*) WERE NOT SURVEY LOCATED AND ARE APPROXIMATE.
3. THE BOUNDARY LINE INFORMATION SHOWN HEREON WAS DERIVED PROVIDED BY RC FIELDS AND ASSOCIATES AND IS FOR INFORMATION PURPOSES ONLY. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY BY WETLAND STUDIES AND SOLUTIONS, INC. (WSSI).

TREE ASSESSMENT NOTES:

1. TREE CONDITION ASSESSMENT CONDUCTED BYJOHN SHERIDAN, ISA# MA-6624A BETWEEN FEBRUARY AND MARCH, 2024.
2. THE INSPECTION OF THESE TREES CONSISTED SOLELY OF A VISUAL INSPECTION FROM THE GROUND. WHILE MORE THOROUGH TECHNIQUES ARE AVAILABLE FOR INSPECTION AND EVALUATION, THEY WERE NEITHER REQUESTED NOR CONSIDERED NECESSARY OR APPROPRIATE AT THIS TIME.
3. TREE CONDITION WAS ASSESSED USING THE METHODS OUTLINED IN THE COUNCIL OF TREE & LANDSCAPE APPRAISERS *GUIDE FOR PLANT APPRAISAL, 10TH EDITION*
4. OFFSITE TREES WERE VISUALLY ASSESSED FROM WITHIN THE SUBJECT PROPERTIES AND/OR PUBLIC SPACE AND ARE LIMITED TO ESTIMATIONS ONLY.

TREE PRESERVATION NOTES:

1. TREE LOCATIONS MAY BE APPROXIMATE. OWNER AND CONTRACT ARBORIST SHALL VERIFY ALL TREE LOCATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND/OR TREATMENT OR REMOVAL.
2. PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITY. CITY ARBORIST, OWNER, DESIGN TEAM MEMBERS (PROJECT ARBORIST, LANDSCAPE ARCHITECT, ENGINEER AND ARCHITECT), CONTRACT ARBORIST, SITE AND LANDSCAPE CONTRACTORS SHALL ATTEND.
3. REMOVAL OR TREATMENT OF ANY SHARED, OFFSITE, OR ROW TREES REQUIRES WRITTEN PERMISSION FROM ALL OWNERS PRIOR TO ANY WORK.
4. OFFSITE NON-NATIVE INVASIVE TREES AND SHRUBS THAT ARE NOT MARKED FOR REMOVAL DUE TO POTENTIAL IMPACT FROM THIS PROJECT MAY WARRANT REMOVAL BY OTHERS, BUT ARE OUTSIDE OF THE SCOPE OF THIS PROJECT.
5. TREES RATED "POOR", "CRITICAL", OR "DEAD" THAT ARE NOT CURRENTLY RECOMMENDED FOR REMOVAL DUE TO CONSTRUCTION IMPACTS FROM THIS PROJECT MAY WARRANT FURTHER EVALUATION AND/OR TREATMENT OR REMOVAL BY OTHERS DUE TO THEIR EXISTING CONDITION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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TREE PRESERVATION PLAN

1 NORTH CLARENS STREET

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INTERNATIONAL SOCIETY OF ARBORICULTURE
NATHAN EVANS
ISA# MA-6119B
CERTIFIED ARBORIST

REVISIONS

No.	Date	Description	Rev. By	App. By
1	11/18/24	REVISED PER CITY COMMENTS AND UPDATED CIVIL	NE	CH
2	12/06/24	REVISED PER UPDATED CIVIL	NE	CH

DATE: AUG 6, 2024
SCALE:1" = 20'
C.I.:2'

APPROVED
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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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SITE PLAN NO. _____
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CHAIRMAN, PLANNING COMMISSION DATE
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INSTRUMENT NO. DEED BOOK NO. DATE

Horizontal Datum: VCS NAD 83
Vertical Datum:
Boundary and Topo Source: RC Fields and Associates

Design	Draft	Approved
NE	NE	CH

Sheet # 3 of 7

WSSI Project Number: WSI0000706

L:_WSI0000000s\0000700\0000706\CADD\05-ENVR\TREES\WSI0000706_N Clarens_Trees_2024.12.06.dwg 3 Plotted By: Nathan Evans, 12/6/2024 12:36 PM

Date: DEC. 2024

Tree Protection Action Key

Project: WSI.0000706

Tree #	DBH (Diameter at 4.5 feet above grade)	Common Name	Botanical Name	Condition Rating %	Condition Rating	Dead Tree (Y/N)	Number of Stems	SRZ Structural Critical Root Zone (radius) in Feet	CRZ Critical Root Zone Radius in Ft (City of Alexandria)	Removal	Removal By Arborist	Preservation Measures: Root Prune	Tree Protection Fence	Mulch	Tree Condition Inspections	Watering	Construction Oversight/Monitoring	Additional Notes	Condition Notes
501	24	walnut, black	Juglans nigra	65%	Good	NO	1	11	24	X									Included Bark/Weak Union, Small DW (1-2")
502	8	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	4	8	X									One Sided, Suppressed
503	8	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	4	8	X									One Sided, Suppressed
504	3	redcedar, eastern	Juniperus virginiana	70%	Good	NO	1	1	8	X									Suppressed
505	14	locust, black	Robinia pseudoacacia	0%	Dead	YES	1	6	14	X								snag	
506	12,11	locust, black	Robinia pseudoacacia	40%	Poor	NO	2	7	16	X									Trunk Decay, Included Bark/Weak Union, Broken Limbs, Fungal Fruiting Bodies
507	16	locust, black	Robinia pseudoacacia	35%	Poor	NO	1	7	16	X								top torn out. sprout regrowth	Trunk Decay, Included Bark/Weak Union, Broken Limbs, Fungal Fruiting Bodies
508	17	locust, black	Robinia pseudoacacia	35%	Poor	NO	1	8	17	X								top torn out.	Basal Decay, Trunk Decay, Included Bark/Weak Union, Broken Limbs, Fungal Fruiting Bodies, Vines
509	15	locust, black	Robinia pseudoacacia	35%	Poor	NO	1	7	15	X								top torn out.	Basal Decay, Trunk Decay, Included Bark/Weak Union, Broken Limbs, Fungal Fruiting Bodies, Vines
510	16	tree of heaven	Ailanthus altissima	65%	Good	NO	1	7	16	X									Included Bark/Weak Union, Vines
511	20	locust, black	Robinia pseudoacacia	45%	Fair	NO	1	9	20		X								Large DW (3"+), Small DW (1-2"), Fungal Fruiting Bodies
512	15	locust, black	Robinia pseudoacacia	40%	Poor	NO	1	7	15		X								Trunk Decay, Large DW (3"+), Small DW (1-2"), Fungal Fruiting Bodies
513	26	locust, black	Robinia pseudoacacia	40%	Poor	NO	1	12	26		X								Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Fungal Fruiting Bodies
514	9	locust, black	Robinia pseudoacacia	50%	Fair	NO	1	4	9		X								Small DW (1-2")
515	27	walnut, black	Juglans nigra	65%	Good	NO	1	12	27										Included Bark/Weak Union, Small DW (1-2"), Branch Decay, Vines
516	22	redcedar, eastern	Juniperus virginiana	65%	Good	NO	1	10	22			X	X	X	X		X		Small DW (1-2"), Broken Limbs
517	14,12	redcedar, eastern	Juniperus virginiana	65%	Good	NO	2	8	18			X	X	X	X		X		Small DW (1-2"), Vines
518	12	mimosa	Albizia julibrissin	65%	Good	NO	1	5	12		X								Vines
519	6,4,3	privet spp.	Ligustrum spp.	60%	Fair	NO	3	4	8		X								Vines
520	13,18	cherry, black	Prunus serotina	55%	Fair	NO	2	10	22										Small DW (1-2"), Fungal Fruiting Bodies, Vines
521	3,3	tree of heaven	Ailanthus altissima	65%	Good	NO	2	2	8		X								
522	3,1,1	tree of heaven	Ailanthus altissima	65%	Good	NO	3	1	8		X								
523	20,18,12	elm, American	Ulmus americana	50%	Fair	NO	3	13	29										Surface Roots, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Vines
524	9	elm, American	Ulmus americana	0%	Dead	YES	1	4	9									snag	
525	6,6,5	elm, American	Ulmus americana	60%	Fair	NO	3	4	10										Included Bark/Weak Union, Vines
526	11	mulberry, white	Morus alba	60%	Fair	NO	1	5	11		X								Surface Roots, Root Damage/Decay, Trunk Decay, Small DW (1-2"), Vines
527	11	tree of heaven	Ailanthus altissima	65%	Good	NO	1	5	11									offsite. dbh estimated.	
528	6	tree of heaven	Ailanthus altissima	70%	Good	NO	1	3	8		X								Narrow Crown, Small DW (1-2"), Vines
529	6,1,1,1,1	privet spp.	Ligustrum spp.	45%	Fair	NO	5	3	8		X								Trunk Decay, Large DW (3"+), Small DW (1-2")
530	18	tree of heaven	Ailanthus altissima	65%	Good	NO	1	8	18									offsite. dbh estimated.	Small DW (1-2"), Vines
531	6,4	cherry, black	Prunus serotina	55%	Fair	NO	2	3	8										Suppressed, Co-Dominant Stems, Small DW (1-2"), Insect/Disease Problem, Vines
532	11	mulberry, white	Morus alba	50%	Fair	NO	1	5	11									offste. dbh estimated	One Sided, Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Vines
533	9	tree of heaven	Ailanthus altissima	65%	Good	NO	1	4	9		X								Narrow Crown, Vines
534	10	tree of heaven	Ailanthus altissima	65%	Good	NO	1	5	10		X								Narrow Crown, One Sided, Vines
535	6	butternut	Juglans cinerea	60%	Fair	NO	1	3	8										Narrow Crown, Vines
536	6	butternut	Juglans cinerea	60%	Fair	NO	1	3	8										Narrow Crown, One Sided, Vines
537	3,8	butternut	Juglans cinerea	45%	Fair	NO	2	4	9										Narrow Crown, One Sided, Suppressed, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Fungal Fruiting Bodies, Vines
538	11	butternut	Juglans cinerea	55%	Fair	NO	1	5	11										One Sided, Large DW (3"+), Small DW (1-2"), Vines
539	11	tree of heaven	Ailanthus altissima	70%	Good	NO	1	5	11		X								Narrow Crown
540	6	butternut	Juglans cinerea	60%	Fair	NO	1	3	8										Narrow Crown, Small DW (1-2"), Vines
541	14	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	6	14		X								Large DW (3"+), Small DW (1-2"), Fungal Fruiting Bodies, Vines
542	14	tree of heaven	Ailanthus altissima	45%	Fair	NO	1	6	14		X								Large DW (3"+), Small DW (1-2"), Fungal Fruiting Bodies, Vines
543	13	butternut	Juglans cinerea	50%	Fair	NO	1	6	13										Narrow Crown, One Sided, Basal Decay, Included Bark/Weak Union, Vines
544	12	butternut	Juglans cinerea	50%	Fair	NO	1	5	12									previous stem failure.	Narrow Crown, One Sided, Basal Decay, Trunk Decay, Included Bark/Weak Union, Vines
545	28,6	tree of heaven	Ailanthus altissima	45%	Fair	NO	2	12	27		X								Basal Decay, Trunk Decay, Co-Dominant Stems, Stressed, Vines
546	15	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	7	15		X								Vines
547	8,2	redbud, eastern	Cercis canadensis	45%	Fair	NO	2	4	8										Trunk Decay, Stressed, Vines
548	9	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	4	9		X								Narrow Crown, Vines
549	40	elm, American	Ulmus americana	55%	Fair	NO	1	18	60										Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Branch Decay, Vines
550	19	tree of heaven	Ailanthus altissima	65%	Good	NO	1	9	19		X								Narrow Crown, Included Bark/Weak Union, Small DW (1-2"), Vines
551	19	tree of heaven	Ailanthus altissima	65%	Good	NO	1	9	19		X								One Sided, Small DW (1-2"), Vines
552	26	honeylocust	Gleditsia triacanthos	55%	Fair	NO	1	12	26										Large DW (3"+), Small DW (1-2"), Branch Decay, Vines
553	12	mulberry, white	Morus alba	45%	Fair	NO	1	5	12		X								Basal Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Vines
554	13	tree of heaven	Ailanthus altissima	50%	Fair	NO	1	6	13		X								Narrow Crown, One Sided, Suppressed, Basal Decay, Trunk Decay, Vines
555	15	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	7	15		X								Narrow Crown, Small DW (1-2"), Vines
556	19	tree of heaven	Ailanthus altissima	65%	Good	NO	1	9	19		X								One Sided, Surface Roots, Small DW (1-2"), Vines
557	19	tree of heaven	Ailanthus altissima	65%	Good	NO	1	9	19		X								One Sided, Surface Roots, Small DW (1-2"), Vines
558	16	ash, green	Fraxinus pennsylvanica	45%	Fair	NO	1	7	16	X								large trunk cavity.	Basal Decay, Trunk Decay, Included Bark/Weak Union, Small DW (1-2")
559	15	hickory, pignut	Carya glabra	70%	Good	NO	1	7	15	X									Narrow Crown, Small DW (1-2")
560	6	hickory, pignut	Carya glabra	30%	Poor	NO	1	3	8	X									Narrow Crown, One Sided, Suppressed, Small DW (1-2"), Low Vigor, Stressed, Serious Decline
561	7	hickory, pignut	Carya glabra	50%	Fair	NO	1	3	8	X									Narrow Crown, One Sided, Suppressed, Large DW (3"+), Small DW (1-2")
562	15	cherry, black	Prunus serotina	60%	Fair	NO	1	7	15	X									One Sided, Suppressed, Surface Roots, Trunk Decay
563	25	walnut, black	Juglans nigra	65%	Good	NO	1	11	25	X									Included Bark/Weak Union, Small DW (1-2")
564	15	walnut, black	Juglans nigra	45%	Fair	NO	1	7	15	X								top has failed	Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Broken Limbs
565	13	walnut, black	Juglans nigra	55%	Fair	NO	1	6	13	X									Narrow Crown, One Sided, Small DW (1-2")
566	11	walnut, black	Juglans nigra	50%	Fair	NO	1	5	11	X									Narrow Crown, One Sided, Included Bark/Weak Union, Small DW (1-2"), Branch Decay
567	14	walnut, black	Juglans nigra	50%	Fair	NO	1	6	14	X									One Sided, Included Bark/Weak Union, Small DW (1-2"), Branch Decay, Vines
568	7,12	linden, American	Tilia americana	60%	Fair	NO	2	6	14	X								sapsucker damage	Included Bark/Weak Union, Co-Dominant Stems, Insect/Disease Problem
569	13	mulberry, white	Morus alba	20%	Critical	NO	1	6	13		X							top cut off	Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Low Vigor, Stressed, Serious Decline, Branch Decay, Fungal Fruiting Bodies
570	32	ash, white	Fraxinus americana	0%	Dead	YES	1	14	48	X								EAB	Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Low Vigor, Serious Decline, Branch Decay, Fungal Fruiting Bodies
571	9	elm, American	Ulmus americana	45%	Fair	NO	1	4	9										Narrow Crown, Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Low Vigor
572	15	walnut, black	Juglans nigra	35%	Poor	NO	1	7	15										Narrow Crown, One Sided, Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Low Vigor, Vines
573	5,5	mulberry, white	Morus alba	50%	Fair	NO	2	3	8		X								Basal Decay, Trunk Decay, Co-Dominant Stems, Low Vigor, Stressed, Serious Decline, Broken Limbs
574	18	tree of heaven	Ailanthus altissima	65%	Good	NO	1	8	18		X								Included Bark/Weak Union, Vines
575	22	tree of heaven	Ailanthus altissima	45%	Fair	NO	1	10	22		X								Narrow Crown, One Sided, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Vines
576	22	tree of heaven	Ailanthus altissima	50%	Fair	NO	1	10	22		X								Narrow Crown, One Sided, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Vines
577	9	elm, American	Ulmus americana	60%	Fair	NO	1	4	9										Narrow Crown, Suppressed, Vines
578	14	hemlock, Carolina	Tsuga caroliniana	70%	Good	NO	1	6	14									offsite. dbh estimated	Small DW (1-2")
579	17	redcedar, eastern	Juniperus virginiana	50%	Fair	NO	1	8	17										Trunk Decay, Small DW (1-2"), Low Vigor, Branch Decay
580	19	tree of heaven	Ailanthus altissima	50%	Fair	NO	1	9	19		X								Narrow Crown, Small DW (1-2"), Vines
581	15	tree of heaven	Ailanthus altissima	50%	Fair	NO	1	7	15		X								Narrow Crown, Small DW (1-2"), Vines
582	10	tree of heaven	Ailanthus altissima	45%	Fair	NO	1	5	10		X								Narrow Crown, Suppressed, Large DW (3"+), Small DW (1-2"), Vines
583	23	elm, American	Ulmus americana	50%	Fair	NO	1	10	23			X	X	X	X		X		Large DW (3"+), Small DW (1-2"), Branch Decay, Vines
584	9	cherry, black	Prunus serotina	50%	Fair	NO	1	4	9									sapsucker damage	Suppressed, Large DW (3"+), Small DW (1-2"), Insect/Disease Problem, Fungal Fruiting Bodies
585	15	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	7	15		X								Narrow Crown, Trunk Decay, Large DW (3"+), Small DW (1-2"), Vines
586	15	walnut, black	Juglans nigra	55%	Fair	NO	1	7	15	X									Narrow Crown, Large DW (3"+), Small DW (1-2"), Branch Decay, Vines
587	11	elm, American	Ulmus americana	0%	Dead	YES	1	5	11	X									
588	16	walnut, black	Juglans nigra	55%	Fair	NO	1	7	16	X									Narrow Crown, Large DW (3"+), Small DW (1-2"), Vines
589	7	walnut, black	Juglans nigra	45%	Fair	NO	1	3	8	X								torsion and buldge at 5.5'	Narrow Crown, Suppressed, Trunk Decay, Small DW (1-2"), Vines
590	18	walnut, black	Juglans nigra	65%	Good	NO	1	8	18	X									Small DW (1-2")
591	15	walnut, black	Juglans nigra	50%	Fair	NO	1	7	15	X									Narrow Crown, Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Branch Decay
592	20	walnut, black	Juglans nigra	50%	Fair	NO	1	9	20	X									Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Branch Decay

Date: DEC. 2024

Tree Protection Action Key

Project: WSI.0000706

Tree #	DBH (Diameter at 4.5 feet above grade)	Common Name	Botanical Name	Condition Rating %	Condition Rating	Dead Tree (Y/N)	Number of Stems	SRZ Structural Critical Root Zone (radius) in Feet	CRZ Critical Root Zone Radius in Ft (City of Alexandria)	Removal	Removal By Arborist	Preservation Measures: Root Prune	Tree Protection Fence	Mulch	Tree Condition Inspections	Watering	Construction Oversight/Monitoring	Additional Notes	Condition Notes
593	5,2	cypress, Leyland	× Cupressocyparis leylandii	60%	Fair	NO	2	2	8	X								cut at 4.5'	Suppressed, Branch Decay
594	28	walnut, black	Juglans nigra	50%	Fair	NO	1	13	28	X								previous tear outs	Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Branch Decay, Hardware
595	16	walnut, black	Juglans nigra	60%	Fair	NO	1	7	16	X									Large DW (3"+), Small DW (1-2")
596	9,12	honeylocust	Gleditsia triacanthos	50%	Fair	NO	2	7	15	X									Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Insect/Disease Problem
597	17	walnut, black	Juglans nigra	50%	Fair	NO	1	8	17	X									Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Branch Decay, Hardware
598	13	walnut, black	Juglans nigra	55%	Fair	NO	1	6	13	X								hardware at 5' girdling tree.	Narrow Crown, Included Bark/Weak Union, Small DW (1-2")
599	16	walnut, black	Juglans nigra	60%	Fair	NO	1	7	16	X									Narrow Crown, Small DW (1-2")
600	14	walnut, black	Juglans nigra	45%	Fair	NO	1	6	14	X									Narrow Crown, Suppressed, Basal Decay, Large DW (3"+), Small DW (1-2")
601	16	walnut, black	Juglans nigra	45%	Fair	NO	1	7	16	X									Narrow Crown, Basal Decay, Trunk Decay
602	8	walnut, black	Juglans nigra	20%	Critical	NO	1	4	8	X									Narrow Crown, Basal Decay, Trunk Decay, Low Vigor, Stressed, Serious Decline
603	11	walnut, black	Juglans nigra	55%	Fair	NO	1	5	11	X									Narrow Crown, Large DW (3"+), Small DW (1-2"), Vines
604	19	honeylocust	Gleditsia triacanthos	55%	Fair	NO	1	9	19	X									Narrow Crown, Large DW (3"+), Small DW (1-2"), Broken Limbs
605	11	walnut, black	Juglans nigra	50%	Fair	NO	1	5	11	X									Narrow Crown, Trunk Decay, Large DW (3"+), Small DW (1-2"), Vines
606	7	persimmon, common	Diospyros virginiana	65%	Good	NO	1	3	8	X									Narrow Crown, Suppressed, Vines
607	15	walnut, black	Juglans nigra	45%	Fair	NO	1	7	15	X									Large DW (3"+), Small DW (1-2"), Broken Limbs, Vines
608	14	walnut, black	Juglans nigra	45%	Fair	NO	1	6	14	X									One Sided, Large DW (3"+), Small DW (1-2"), Broken Limbs
609	7	elm, American	Ulmus americana	65%	Good	NO	1	3	8	X									Narrow Crown, Suppressed, Vines
610	8,5	elm, American	Ulmus americana	60%	Fair	NO	2	4	9	X									Narrow Crown, Suppressed, Co-Dominant Stems, Vines
611	8	cherry, black	Prunus serotina	45%	Fair	NO	1	4	8	X									Narrow Crown, Suppressed, Basal Decay, Stressed, Vines
612	12	locust, black	Robinia pseudoacacia	45%	Fair	NO	1	5	12	X									Narrow Crown, Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2")
613	9	tree of heaven	Ailanthus altissima	35%	Poor	NO	1	4	9	X									Narrow Crown, Basal Decay, Large DW (3"+), Small DW (1-2"), Low Vigor, Serious Decline, Vines
614	20	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	9	20		X								One Sided, Included Bark/Weak Union, Small DW (1-2"), Serious Decline, Vines
615	22	ZZ Unknown dead tree	ZZ Unknown dead tree	0%	Dead	YES	1	10	22		X								
616	18	holly, American	Ilex opaca	65%	Good	NO	1	8	18									offsite. dbh estimated.	Included Bark/Weak Union, Branch Decay
617	6	magnolia, southern	Magnolia grandiflora	50%	Fair	NO	1	3	8		X							top torn out	Small DW (1-2"), Stressed, Vines
618	12	locust, black	Robinia pseudoacacia	50%	Fair	NO	1	5	12		X								Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Vines
619	8,10	locust, black	Robinia pseudoacacia	50%	Fair	NO	2	6	13		X								Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Vines
620	5	euonymus spp.	Euonymus spp.	65%	Good	NO	1	2	8		X								Vines
621	15	walnut, black	Juglans nigra	50%	Fair	NO	1	7	15			X	X	X	X		X		Basal Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Vines
622	12	tree of heaven	Ailanthus altissima	65%	Good	NO	1	5	12	X									Narrow Crown, Small DW (1-2")
623	8	walnut, black	Juglans nigra	55%	Fair	NO	1	4	8	X									Suppressed, Trunk Decay, Small DW (1-2")
624	11	tree of heaven	Ailanthus altissima	50%	Fair	NO	1	5	11	X									Narrow Crown, Basal Decay, Large DW (3"+), Small DW (1-2")
625	7	elm, American	Ulmus americana	50%	Fair	NO	1	3	8	X									Suppressed, Surface Roots, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2")
626	8	walnut, black	Juglans nigra	55%	Fair	NO	1	4	8	X									One Sided, Suppressed, Small DW (1-2")
627	23	walnut, black	Juglans nigra	55%	Fair	NO	1	10	23	X									Surface Roots, Basal Decay, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Broken Limbs, Branch Decay
628	16	walnut, black	Juglans nigra	60%	Fair	NO	1	7	16	X									One Sided, Basal Decay, Trunk Decay
629	20,21	cherry, black	Prunus serotina	45%	Fair	NO	2	13	29	X									Surface Roots, Root Damage/Decay, Basal Decay, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2")
630	13	mulberry, white	Morus alba	20%	Critical	NO	1	6	13	X									Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Low Vigor, Serious Decline, Fungal Fruiting Bodies
631	16	mulberry, white	Morus alba	15%	Critical	NO	1	7	16	X									Basal Decay, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Low Vigor, Serious Decline, Broken Limbs, Fungal Fruiting Bodies
632	22	walnut, black	Juglans nigra	55%	Fair	NO	1	10	22	X									Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Broken Limbs, Hardware
633	10	elm, American	Ulmus americana	50%	Fair	NO	1	5	10	X									Surface Roots, Trunk Decay, Included Bark/Weak Union, Small DW (1-2")
634	30	walnut, black	Juglans nigra	50%	Fair	NO	1	14	45	X									Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Broken Limbs, Branch Decay
635	14	walnut, black	Juglans nigra	50%	Fair	NO	1	6	14	X									One Sided, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Branch Decay
636	11	walnut, black	Juglans nigra	50%	Fair	NO	1	5	11	X									Narrow Crown, Included Bark/Weak Union, Small DW (1-2"), Broken Limbs, Branch Decay
637	19	honeylocust	Gleditsia triacanthos	45%	Fair	NO	1	9	19	X									Basal Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Branch Decay, Vines
638	16	walnut, black	Juglans nigra	45%	Fair	NO	1	7	16	X									Surface Roots, Root Damage/Decay, Basal Decay, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Branch Decay
639	12	persimmon, common	Diospyros virginiana	55%	Fair	NO	1	5	12	X									Trunk Decay, Small DW (1-2")
640	3	redcedar, eastern	Juniperus virginiana	75%	Good	NO	1	1	8	X									
641	21	walnut, black	Juglans nigra	45%	Fair	NO	1	9	21	X									Surface Roots, Root Damage/Decay, Basal Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Branch Decay
642	5	cherry, black	Prunus serotina	45%	Fair	NO	1	2	8										Basal Decay, Trunk Decay, Small DW (1-2"), Vines, Hardware
643	7	cypress, Leyland	× Cupressocyparis leylandii	65%	Good	NO	1	3	8										Excessive Lean, Small DW (1-2")
644	6	locust, black	Robinia pseudoacacia	55%	Fair	NO	1	3	8		X								Basal Decay, Trunk Decay, Branch Decay, Hardware
645	6,3	magnolia, southern	Magnolia grandiflora	65%	Good	NO	2	3	8										Trunk Decay, Included Bark/Weak Union
646	24	maple, red	Acer rubrum	55%	Fair	NO	1	11	24									OFFSITE. DBH ESTIMATED	Included Bark/Weak Union, Small DW (1-2"), Vines
647	10	persimmon, common	Diospyros virginiana	60%	Fair	NO	1	5	10										Narrow Crown, Vines
648	10	persimmon, common	Diospyros virginiana	65%	Good	NO	1	5	10										Narrow Crown, One Sided, Hardware
649	9	mulberry, white	Morus alba	0%	Dead	YES	1	4	9		X								
650	13	mulberry, white	Morus alba	40%	Poor	NO	1	6	13		X							Previous codom stem is dead	Excessive Lean, Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Branch Decay
651	22	walnut, black	Juglans nigra	55%	Fair	NO	1	10	22	X									Basal Decay, Trunk Decay, Included Bark/Weak Union, Small DW (1-2"), Branch Decay
652	23	elm, American	Ulmus americana	15%	Critical	NO	1	10	23	X									Surface Roots, Root Damage/Decay, Basal Decay, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Low Vigor, Serious Decline, Broken Limbs, Branch Decay, Insect/Disease Problem, Fungal Fruiting Bodies
653	23	elm, American	Ulmus americana	50%	Fair	NO	1	10	23	X									Surface Roots, Root Damage/Decay, Basal Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Branch Decay
654	15	walnut, black	Juglans nigra	50%	Fair	NO	1	7	15	X								gr:2"x3'	One Sided, Surface Roots, Root Damage/Decay, Basal Decay, Included Bark/Weak Union, Small DW (1-2"), Branch Decay
655	12,11	mulberry, white	Morus alba	30%	Poor	NO	2	7	16	X									Suppressed, Surface Roots, Root Damage/Decay, Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Low Vigor
656	23	walnut, black	Juglans nigra	50%	Fair	NO	1	10	23	X									Surface Roots, Root Damage/Decay, Basal Decay, Trunk Decay, Included Bark/Weak Union, Vines
657	19	cherry, black	Prunus serotina	15%	Critical	NO	1	9	19	X									Buried Root Collar, Basal Decay, Trunk Decay, Small DW (1-2"), Low Vigor, Stressed, Serious Decline, Vines
658	24	walnut, black	Juglans nigra	50%	Fair	NO	1	11	24	X									Basal Decay, Trunk Decay, Included Bark/Weak Union, Vines
659	17	walnut, black	Juglans nigra	50%	Fair	NO	1	8	17	X									Basal Decay, Trunk Decay, Included Bark/Weak Union, Vines
660	11	tree of heaven	Ailanthus altissima	0%	Dead	YES	1	5	11	X								uprooted	
661	19	walnut, black	Juglans nigra	55%	Fair	NO	1	9	19	X									Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Vines
662	19	walnut, black	Juglans nigra	50%	Fair	NO	1	9	19	X								top torn out.	Surface Roots, Buried Root Collar, Root Damage/Decay, Included Bark/Weak Union, Small DW (1-2")
663	4,3,2,2	cypress, Leyland	× Cupressocyparis leylandii	70%	Good	NO	4	3	8	X									Included Bark/Weak Union
664	4,2,2,2	cypress, Leyland	× Cupressocyparis leylandii	70%	Good	NO	4	2	8	X									Included Bark/Weak Union
665	4,2,2	cypress, Leyland	× Cupressocyparis leylandii	75%	Good	NO	3	2	8	X									
666	9	redcedar, eastern	Juniperus virginiana	50%	Fair	NO	1	4	9	X									Suppressed, Low Vigor
667	26	walnut, black	Juglans nigra	45%	Fair	NO	1	12	26	X									Buried Root Collar, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Stressed, Branch Decay
668	9,11,14	magnolia, southern	Magnolia grandiflora	65%	Good

Date: DEC. 2024

Tree Protection Action Key

Project: WSI.0000706

Tree #	DBH (Diameter at 4.5 feet above grade)	Common Name	Botanical Name	Condition Rating %	Condition Rating	Dead Tree (Y/N)	Number of Stems	SRZ Structural Critical Root Zone (radius) in Feet	CRZ Critical Root Zone Radius in Ft (City of Alexandria)	Removal	Removal By Arborist	Preservation Measures: Root Prune	Tree Protection Fence	Mulch	Tree Condition Inspections	Watering	Construction Oversight/Monitoring	Additional Notes	Condition Notes
671	9	crabapple, flowering	Malus spp.	55%	Fair	NO	1	4	9	X									Basal Decay, Trunk Decay, Included Bark/Weak Union, Low Vigor, Branch Decay
672	3,2	privet, Chinese	Ligustrum sinense	65%	Good	NO	2	2	8	X									Included Bark/Weak Union, Co-Dominant Stems
673	14,16,10	cherry, Japanese flowering	Prunus serrulata	30%	Poor	NO	3	11	23	X									Trunk Decay, Co-Dominant Stems, Small DW (1-2"), Low Vigor, Stressed, Serious Decline
674	9,12	holly, American	Ilex opaca	60%	Fair	NO	2	7	15	X									Included Bark/Weak Union, Co-Dominant Stems, Insect/Disease Problem
675	9,7	holly, American	Ilex opaca	60%	Fair	NO	2	5	11	X									Included Bark/Weak Union, Co-Dominant Stems, Insect/Disease Problem
676	2,1	privet, Chinese	Ligustrum sinense	60%	Fair	NO	2	1	8	X									Included Bark/Weak Union, Co-Dominant Stems, Insect/Disease Problem
677	5	redcedar, eastern	Juniperus virginiana	60%	Fair	NO	1	2	8	X									Suppressed, Small DW (1-2")
678	1,1,1,1,1,2,2	crapemyrtle, common	Lagerstroemia indica	60%	Fair	NO	8	2	8	X								scale.	Suppressed, Buried Root Collar, Co-Dominant Stems, Small DW (1-2"), Insect/Disease Problem
679	4,4,4	mulberry, white	Morus alba	60%	Fair	NO	3	3	8	X									Included Bark/Weak Union, Co-Dominant Stems, Branch Decay, Fungal Fruiting Bodies
680	4	redcedar, eastern	Juniperus virginiana	65%	Good	NO	1	2	8	X									Small DW (1-2")
681	1,2,1	lilac, common	Syringa vulgaris	60%	Fair	NO	3	1	8	X									Excessive Lean, Trunk Decay, Co-Dominant Stems, Branch Decay, Insect/Disease Problem
682	6,6,4	cherry, Japanese flowering	Prunus serrulata	50%	Fair	NO	3	4	9	X									Buried Root Collar, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Branch Decay, Insect/Disease Problem
683	7,4	crabapple, flowering	Malus spp.	40%	Poor	NO	2	4	8	X								Sapsucker damage	Buried Root Collar, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Low Vigor, Serious Decline, Insect/Disease Problem
684	23	magnolia, southern	Magnolia grandiflora	65%	Good	NO	1	10	23	X								gr. 2"x1.25'	Buried Root Collar, Girdling Roots, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Branch Decay
685	12	redcedar, eastern	Juniperus virginiana	60%	Fair	NO	1	5	12	X									One Sided, Small DW (1-2"), Vines
686	19	redcedar, eastern	Juniperus virginiana	60%	Fair	NO	1	9	19	X									One Sided, Included Bark/Weak Union, Small DW (1-2"), Vines
687	2	cherry/plum spp.	Prunus spp.	65%	Good	NO	1	1	8	X									Buried Root Collar
688	9,3	redcedar, eastern	Juniperus virginiana	55%	Fair	NO	2	4	9	X									One Sided, Included Bark/Weak Union, Small DW (1-2")
689	10	redcedar, eastern	Juniperus virginiana	40%	Poor	NO	1	5	10	X									One Sided, Suppressed, Included Bark/Weak Union, Small DW (1-2"), Low Vigor, Vines
690	10	redcedar, eastern	Juniperus virginiana	50%	Fair	NO	1	5	10	X									One Sided, Suppressed, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Low Vigor, Vines
691	10	redcedar, eastern	Juniperus virginiana	40%	Poor	NO	1	5	10	X									One Sided, Suppressed, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Low Vigor, Vines
692	7	redcedar, eastern	Juniperus virginiana	45%	Fair	NO	1	3	8	X									One Sided, Suppressed, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Low Vigor, Vines
693	30	walnut, black	Juglans nigra	65%	Good	NO	1	14	45	X									Included Bark/Weak Union, Small DW (1-2"), Broken Limbs, Branch Decay, Insect/Disease Problem
694	9	redcedar, eastern	Juniperus virginiana	60%	Fair	NO	1	4	9	X									Buried Root Collar, Trunk Decay, Small DW (1-2")
695	23,30	walnut, black	Juglans nigra	55%	Fair	NO	2	17	57	X									Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Broken Limbs, Vines
696	4,7	redcedar, eastern	Juniperus virginiana	55%	Fair	NO	2	4	8	X									Suppressed, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Vines
697	4,9	redcedar, eastern	Juniperus virginiana	55%	Fair	NO	2	4	10		X								Suppressed, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Vines
698	9	hackberry, common	Celtis occidentalis	40%	Poor	NO	1	4	9	X								vines girdling tree	Suppressed, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Branch Decay, Vines
699	18,6	redcedar, eastern	Juniperus virginiana	60%	Fair	NO	2	9	19		X								Trunk Decay, Vines
700	4,6,5,3	cherry/plum spp.	Prunus spp.	35%	Poor	NO	4	4	9	X									Surface Roots, Buried Root Collar, Root Damage/Decay, Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Low Vigor, Serious Decline, Branch Decay, Insect/Disease Problem
701	5	cypress, Leyland	× Cupressocyparis leylandii	70%	Good	NO	1	2	8	X									Small DW (1-2")
702	29	mulberry, white	Morus alba	45%	Fair	NO	1	13	29	X									One Sided, Suppressed, Large DW (3"+), Small DW (1-2"), Vines
703	3,2,1	privet, Chinese	Ligustrum sinense	70%	Good	NO	3	2	8	X									Co-Dominant Stems
704	11	mulberry, white	Morus alba	45%	Fair	NO	1	5	11	X									Suppressed, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Stressed, Branch Decay, Vines
705	5,4,4	cherry/plum spp.	Prunus spp.	0%	Dead	YES	3	3	8	X									
706	21	walnut, black	Juglans nigra	60%	Fair	NO	1	9	21	X									Surface Roots, Root Damage/Decay, Large DW (3"+), Small DW (1-2"), Broken Limbs, Branch Decay
707	7	walnut, black	Juglans nigra	65%	Good	NO	1	3	8	X									Included Bark/Weak Union, Small DW (1-2"), Vines
708	7	walnut, black	Juglans nigra	65%	Good	NO	1	3	8	X									Included Bark/Weak Union, Small DW (1-2"), Vines
709	3	walnut, black	Juglans nigra	65%	Good	NO	1	1	8	X									One Sided, Small DW (1-2")
710	5,22,11	walnut, black	Juglans nigra	50%	Fair	NO	3	11	25	X									Basal Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Vines
711	5	walnut, black	Juglans nigra	70%	Good	NO	1	2	8	X									Suppressed, Small DW (1-2"), Vines
712	10	boxelder	Acer negundo	50%	Fair	NO	1	5	10	X									Large DW (3"+), Small DW (1-2"), Stressed
713	13	butternut	Juglans cinerea	55%	Fair	NO	1	6	13	X									Narrow Crown, Basal Dscay, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2")
714	6	butternut	Juglans cinerea	50%	Fair	NO	1	3	8	X									Narrow Crown, Suppressed, Excessive Lean, Basal Decay, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2")
715	7	cypress, Leyland	× Cupressocyparis leylandii	50%	Fair	NO	1	3	8	X								rope girdling tree	Trunk Decay, Included Bark/Weak Union, Small DW (1-2"), Low Vigor, Branch Decay, Hardware
716	7,9	cypress, Leyland	× Cupressocyparis leylandii	60%	Fair	NO	2	5	11		X							rope girdling tree. sapsucker damage	Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"), Hardware
717	5,6	cypress, Leyland	× Cupressocyparis leylandii	50%	Fair	NO	2	4	8			X	X	X	X		X	rope girdling tree. sapsucker damage	Suppressed, Excessive Lean, Included Bark/Weak Union, Small DW (1-2"), Hardware
718	16	cypress, Leyland	× Cupressocyparis leylandii	60%	Fair	NO	1	7	16									rope girdling tree. sapsucker damage	Included Bark/Weak Union, Small DW (1-2"), Hardware
719	17	boxelder	Acer negundo	50%	Fair	NO	1	8	17										Large DW (3"+), Small DW (1-2"), Branch Decay, Vines
720	6,6,5	sweetgum, American	Liquidambar styraciflua	45%	Fair	NO	3	4	10										Suppressed, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Low Vigor, Vines
721	7	butternut	Juglans cinerea	45%	Fair	NO	1	3	8										Suppressed, Large DW (3"+), Small DW (1-2"), Low Vigor, Branch Decay, Vines
722	12	hemlock, Carolina	Tsuga caroliniana	70%	Good	NO	1	5	12									offsite. dbh estimated.	Small DW (1-2")
723	33	royal paulownia	Paulownia tomentosa	30%	Poor	NO	1	15	50		X							trunk sounds hollow	Basal Decay, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Branch Decay
724	10	hemlock, eastern	Tsuga canadensis	65%	Good	NO	1	5	10									offsite. dbh estimate	Large DW (3"+), Small DW (1-2")
725	12	hemlock, eastern	Tsuga canadensis	65%	Good	NO	1	5	12									offsite. dbh estimate	Large DW (3"+), Small DW (1-2")
726	13	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	6	13		X								Narrow Crown, Small DW (1-2"), Vines
727	10	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	5	10		X								Narrow Crown, Small DW (1-2")
728	20	locust, black	Robinia pseudoacacia	0%	Dead	YES	1	9	20									offsite. dbh estimated	
729	20	pine, eastern white	Pinus strobus	65%	Good	NO	1	9	20									offsite. dbh estimated	Small DW (1-2")
730	11	tree of heaven	Ailanthus altissima	65%	Good	NO	1	5	10		X								Narrow Crown, Small DW (1-2")
731	17	cherry, black	Prunus serotina	60%	Fair	NO	1	8	17										Narrow Crown, One Sided, Small DW (1-2"), Branch Decay, Vines
732	37	tuliptree	Liriodendron tulipifera	50%	Fair	NO	1	17	56			X	X	X	X		X		Surface Roots, Large DW (3"+), Small DW (1-2"), Broken Limbs
733	10	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	5	10		X								Narrow Crown, Small DW (1-2"), Vines
734	3	redcedar, eastern	Juniperus virginiana	50%	Fair	NO	1	1	8										Small DW (1-2"), Broken Limbs, Branch Decay
735	35	walnut, black	Juglans nigra	50%	Fair	NO	1	16	53		X								Surface Roots, Root Damage/Decay, Small DW (1-2")
736	28	tuliptree	Liriodendron tulipifera	65%	Good	NO	1	13	28	X									Small DW (1-2"), Branch Decay
737	4	tuliptree	Liriodendron tulipifera	75%	Good	NO	1	2	8	X									Small DW (1-2"), Branch Decay
738	10	cherry/plum spp.	Prunus spp.	50%	Fair	NO	1	5	10			X	X	X	X		X		Trunk Decay, Large DW (3"+), Small DW (1-2"), Branch Decay, Vines
739	31	cherry, black	Prunus serotina	45%	Fair	NO	1	14	47			X	X	X	X		X	large dead stem at 10'	Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Broken Limbs, Branch Decay, Vines
740	7	sassafras	Sassafras albidum	60%	Fair	NO	1	3	8										Narrow Crown, Trunk Decay, Vines
741	8	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	4	8		X								Narrow Crown, Suppressed, Small DW (1-2")
742	15	locust, black	Robinia pseudoacacia	0%	Dead	YES	1	7	15		X							snag	
743	10	tree of heaven	Ailanthus altissima	50%	Fair	NO	1	5	10		X								Narrow Crown, Suppressed, Small DW (1-2"), Vines
744	11	walnut, black	Juglans nigra	60%	Fair	NO	1	5	11										Narrow Crown, Vines
745	15	locust, black	Robinia pseudoacacia	0%	Dead	YES	1	7	15		X							snag	
746	12	tree of heaven	Ailanthus altissima	65%	Good	NO	1	5	12		X								Narrow Crown, Small DW (1-2"), Vines
747	9	sassafras	Sassafras albidum	60%	Fair	NO	1	4	9										Narrow Crown, Broken Limbs

Date: DEC. 2024

Tree Protection Action Key

Project: WSI.0000706

Tree #	DBH (Diameter at 4.5 feet above grade)	Common Name	Botanical Name	Condition Rating %	Condition Rating	Dead Tree (Y/N)	Number of Stems	SRZ Structural Critical Root Zone (radius) in Feet	CRZ Critical Root Zone Radius in Ft (City of Alexandria)	Removal	Removal By Arborist	Preservation Measures: Root Prune	Tree Protection Fence	Mulch	Tree Condition Inspections	Watering	Construction Oversight/Monitoring	Additional Notes	Condition Notes
748	6	tree of heaven	Ailanthus altissima	70%	Good	NO	1	3	8		X								Vines
749	15	locust, black	Robinia pseudoacacia	0%	Dead	YES	1	7	15		X							snag	
750	7	sassafras	Sassafras albidum	60%	Fair	NO	1	3	8										Narrow Crown, Small DW (1-2"), Broken Limbs
751	16	walnut, black	Juglans nigra	60%	Fair	NO	1	7	16	X									Included Bark/Weak Union, Small DW (1-2"), Vines
752	7	redcedar, eastern	Juniperus virginiana	55%	Fair	NO	1	3	8	X									Suppressed, Large DW (3"+), Low Vigor
753	12,14	mulberry, white	Morus alba	55%	Fair	NO	2	8	18	X									Basal Decay, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"), Vines
754	7	blackgum	Nyssa sylvatica	65%	Good	NO	1	3	8	X									Narrow Crown, Trunk Decay, Small DW (1-2")
755	7	blackgum	Nyssa sylvatica	60%	Fair	NO	1	3	8		X								Narrow Crown, Suppressed, Trunk Decay, Small DW (1-2"), Vines
756	13	cherry, black	Prunus serotina	55%	Fair	NO	1	6	13			X	X	X	X		X		Trunk Decay, Large DW (3"+), Small DW (1-2"), Branch Decay, Vines
757	11	sassafras	Sassafras albidum	55%	Fair	NO	1	5	11										Narrow Crown, Large DW (3"+), Small DW (1-2"), Vines
758	18	cherry, black	Prunus serotina	55%	Fair	NO	1	8	18										Narrow Crown, Large DW (3"+), Small DW (1-2"), Branch Decay, Vines
759	15	walnut, black	Juglans nigra	50%	Fair	NO	1	7	15										Suppressed, Large DW (3"+), Small DW (1-2"), Broken Limbs, Vines
760	12,13	elm spp.	Ulmus spp.	60%	Fair	NO	2	8	18			X	X	X	X		X		Surface Roots, Included Bark/Weak Union, Co-Dominant Stems, Mechanical Damage, Large DW (3"+), Small DW (1-2"), Broken Limbs, Branch Decay
761	15	boxelder	Acer negundo	55%	Fair	NO	1	7	15										Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Broken Limbs, Vines
762	21	elm, American	Ulmus americana	60%	Fair	NO	1	9	21		X								Included Bark/Weak Union, Small DW (1-2"), Branch Decay, Vines
763	7	cherry, black	Prunus serotina	50%	Fair	NO	1	3	8										Suppressed, Large DW (3"+), Small DW (1-2"), Low Vigor, Serious Decline, Vines
764	7	ZZ Unknown dead tree	ZZ Unknown dead tree	0%	Dead	YES	1	3	8		X								
765	24	locust, black	Robinia pseudoacacia	35%	Poor	NO	1	11	24		X								Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Branch Decay, Vines
766	32	sycamore, American	Platanus occidentalis	65%	Good	NO	1	14	48		X							offsite. dbh estimated.	Included Bark/Weak Union, Branch Decay, Vines
767	10	tree of heaven	Ailanthus altissima	70%	Good	NO	1	5	10		X								Narrow Crown, Vines
768	7	walnut, black	Juglans nigra	40%	Poor	NO	1	3	8										Narrow Crown, Suppressed, Large DW (3"+), Small DW (1-2"), Low Vigor, Serious Decline, Vines
769	15	walnut, black	Juglans nigra	50%	Fair	NO	1	7	15										Narrow Crown, Suppressed, Trunk Decay, Large DW (3"+), Small DW (1-2"), Vines
770	8	arborvitae spp.	Thuja spp.	75%	Good	NO	1	4	8									offsite. dbh estimated	
771	8	arborvitae spp.	Thuja spp.	75%	Good	NO	1	4	8									offsite. dbh estimated	
772	12	tree of heaven	Ailanthus altissima	65%	Good	NO	1	5	12		X								Included Bark/Weak Union, Vines
773	10	cherry, black	Prunus serotina	50%	Fair	NO	1	5	10										Large DW (3"+), Small DW (1-2"), Fungal Fruiting Bodies
774	12,14	tree of heaven	Ailanthus altissima	50%	Fair	NO	2	8	18		X								Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"), Branch Decay, Vines
775	33	walnut, black	Juglans nigra	65%	Good	NO	1	15	50	X									Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Vines
776	7	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	3	8	X									Suppressed, Small DW (1-2"), Vines
777	9	cherry, black	Prunus serotina	60%	Fair	NO	1	4	9	X									Narrow Crown, Suppressed, Large DW (3"+), Fungal Fruiting Bodies
778	4,2	dogwood, Kousa	Cornus kousa	60%	Fair	NO	2	2	8	X									Small DW (1-2"), Branch Decay
779	8	walnut, black	Juglans nigra	50%	Fair	NO	1	4	8	X									Suppressed, Trunk Decay, Small DW (1-2"), Vines
780	7,9	elm, American	Ulmus americana	50%	Fair	NO	2	5	11	X									Suppressed, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Vines
781	8	walnut, black	Juglans nigra	50%	Fair	NO	1	4	8	X									One Sided, Suppressed, Large DW (3"+), Small DW (1-2"), Vines
782	15	walnut, black	Juglans nigra	50%	Fair	NO	1	7	15	X									Narrow Crown, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Vines
783	17	walnut, black	Juglans nigra	40%	Poor	NO	1	8	17	X									Narrow Crown, Basal Decay, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Broken Limbs, Vines
784	19	walnut, black	Juglans nigra	45%	Fair	NO	1	9	19	X									Narrow Crown, Basal Decay, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Broken Limbs, Vines
785	10,13	mulberry, white	Morus alba	15%	Critical	NO	2	7	16	X									Basal Decay, Trunk Decay, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Low Vigor, Stressed, Serious Decline, Vines
786	7	persimmon, common	Diospyros virginiana	35%	Poor	NO	1	3	8	X								top torn out	Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Low Vigor, Serious Decline
787	7	persimmon, common	Diospyros virginiana	55%	Fair	NO	1	3	8	X									Narrow Crown, Basal Decay, Small DW (1-2")
788	15	elm, American	Ulmus americana	50%	Fair	NO	1	7	15	X									One Sided, Surface Roots, Root Damage/Decay, Basal Decay, Included Bark/Weak Union, Small DW (1-2"), Branch Decay
789	10	walnut, black	Juglans nigra	55%	Fair	NO	1	5	10	X									One Sided, Trunk Decay, Small DW (1-2")
790	22	cherry, black	Prunus serotina	45%	Fair	NO	1	10	22			X	X	X	X		X		Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Broken Limbs, Branch Decay, Vines
791	7,3,4	holly, American	Ilex opaca	70%	Good	NO	3	4	9										Included Bark/Weak Union, Co-Dominant Stems
792	48	oak, northern red	Quercus rubra	70%	Good	NO	1	22	72									offsite. dbh estimated	Included Bark/Weak Union, Small DW (1-2"), Hardware
793	14	redcedar, eastern	Juniperus virginiana	50%	Fair	NO	1	6	14										Basal Decay, Trunk Decay, Small DW (1-2"), Low Vigor, Vines
794	17	tree of heaven	Ailanthus altissima	65%	Good	NO	1	8	17		X								Large DW (3"+), Small DW (1-2"), Vines
795	7	walnut, black	Juglans nigra	35%	Poor	NO	1	3	8										Suppressed, Large DW (3"+), Small DW (1-2"), Low Vigor, Stressed, Vines
796	10	walnut, black	Juglans nigra	40%	Poor	NO	1	5	10										Suppressed, Large DW (3"+), Small DW (1-2"), Low Vigor, Stressed, Vines
797	12	tree of heaven	Ailanthus altissima	50%	Fair	NO	1	5	12		X								Narrow Crown, Large DW (3"+), Small DW (1-2"), Broken Limbs, Vines
798	15	tree of heaven	Ailanthus altissima	50%	Fair	NO	1	7	15		X								Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Broken Limbs, Vines
799	23	locust, black	Robinia pseudoacacia	30%	Poor	NO	1	10	23									offsite. dbh estimated	Narrow Crown, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Low Vigor, Serious Decline, Vines
800	9,4	mulberry, white	Morus alba	35%	Poor	NO	2	4	10		X								Suppressed, Basal Decay, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Low Vigor, Vines
801	14	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	6	14		X								Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Fungal Fruiting Bodies, Vines
802	11	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	5	11		X							offsite. dbh estimated. property boundary unclear.	One Sided, Included Bark/Weak Union, Small DW (1-2"), Fungal Fruiting Bodies, Vines
803	10	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	5	10		X							offsite. dbh estimated. property boundary unclear.	One Sided, Included Bark/Weak Union, Small DW (1-2"), Fungal Fruiting Bodies, Vines
804	29	cherry, black	Prunus serotina	35%	Poor	NO	1	13	29			X	X	X	X		X		One Sided, Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Branch Decay, Insect/Disease Problem
805	8,17	tree of heaven	Ailanthus altissima	45%	Fair	NO	2	8	19		X								Surface Roots, Basal Decay, Included Bark/Weak Union, Co-Dominant Stems, Small DW (1-2"), Vines
806	18	cherry, black	Prunus serotina	55%	Fair	NO	1	8	18		X								Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Vines
807	18	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	8	18		X							dbh estimated. trunk not accessible due to vines and shrubs.	Large DW (3"+), Small DW (1-2"), Vines
808	10	tree of heaven	Ailanthus altissima	50%	Fair	NO	1	5	10		X								Root Damage/Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2")
809	14	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	6	14		X								Included Bark/Weak Union, Large DW (3"+), Small DW (1-2")
810	8	cherry, black	Prunus serotina	60%	Fair	NO	1	4	8										Suppressed, Included Bark/Weak Union, Small DW (1-2")
811	15	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	7	15		X							dbh estimated. trunk not accessible due to heavy vine/brier cover	Narrow Crown, Included Bark/Weak Union, Small DW (1-2"), Vines
812	11	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	5	11		X								Narrow Crown, One Sided, Included Bark/Weak Union, Small DW (1-2"), Vines
813	10	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	5	10		X								Narrow Crown, One Sided, Included Bark/Weak Union, Small DW (1-2"), Vines
814	16	redcedar, eastern	Juniperus virginiana	55%	Fair	NO	1	7	16										Small DW (1-2"), Low Vigor, Vines
815	19	redcedar, eastern	Juniperus virginiana	55%	Fair	NO	1	9	19										One Sided, Small DW (1-2"), Low Vigor, Vines
816	8	oak, white	Quercus alba	70%	Good	NO	1	4	8									offsite. dbh estimated	Included Bark/Weak Union, Vines
817	22	tree of heaven	Ailanthus altissima	50%	Fair	NO	1	10	22		X							previous codom stem gone	One Sided, Basal Decay, Trunk Decay, Vines
818	20	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	9	20		X								Small DW (1-2"), Vines
819	20	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	9	20		X								Narrow Crown, Small DW (1-2"), Vines
820	8,8,6	maple, red	Acer rubrum	55%	Fair	NO	3	6	13	X									Narrow Crown, Co-Dominant Stems, Vines
821	7	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	3	8	X									Suppressed, Included Bark/Weak Union, Small DW (1-2"), Branch Decay
822	2,5,4	blackgum	Nyssa sylvatica	55%	Fair	NO	3	3	8			X	X	X	X		X		Included Bark/Weak Union, Co-Dominant Stems
823	7	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	3	8		X								Basal Decay, Small DW (1-2"), Vines
824	10	maple, silver	Acer saccharinum	65%	Good	NO	1	5	10			X	X	X	X		X		Narrow Crown, Included Bark/Weak Union
825	15,14	maple, silver	Acer saccharinum	65%	Good	NO	2	9	21										Narrow Crown, Included Bark/Weak Union, Co-Dominant Stems, Broken Limbs, Vines
826	10	mulberry, white	Morus alba	20%	Critical	NO	1	5	10		X								Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Low Vigor, Stressed, Serious Decline, Broken Limbs, Branch Decay
827	19	maple, red	Acer rubrum	60%	Fair	NO	1	9	19		X								Included Bark/Weak Union, Broken Limbs, Branch Decay, Vines
828	7,3	mulberry, white	Morus alba	30%	Poor	NO	2	3	8	X									Suppressed, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Low Vigor, Serious Decline, Fungal Fruiting Bodies
829	7	ZZ Unknown dead tree	ZZ Unknown dead tree	0%	Dead	YES	1	3	8	X									

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE

Date: DEC. 2024

Tree Protection Action Key

Project: WSI.0000706

Tree #	DBH (Diameter at 4.5 feet above grade)	Common Name	Botanical Name	Condition Rating %	Condition Rating	Dead Tree (Y/N)	Number of Stems	SRZ (Structural Critical Root Zone (radius) in Feet	CRZ (Critical Root Zone Radius in Ft (City of Alexandria))	Removal	Removal By Arborist	Preservation Measures: Root Prune	Tree Protection Fence	Mulch	Tree Condition Inspections	Watering	Construction Oversight/Monitoring	Additional Notes	Condition Notes
830	11	maple, silver	Acer saccharinum	65%	Good	NO	1	5	11	X									Included Bark/Weak Union, Vines
831	11,9	maple, red	Acer rubrum	55%	Fair	NO	2	6	14	X									Narrow Crown, Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Broken Limbs, Branch Decay
832	13	maple, red	Acer rubrum	60%	Fair	NO	1	6	13	X									Narrow Crown, Included Bark/Weak Union, Small DW (1-2")
833	11	tree of heaven	Ailanthus altissima	40%	Poor	NO	1	5	11	X									Large DW (3"+), Low Vigor, Serious Decline
834	21	maple, red	Acer rubrum	65%	Good	NO	1	9	21	X									Narrow Crown, Small DW (1-2")
835	10	walnut, black	Juglans nigra	0%	Dead	YES	1	5	10	X									
836	8,10	mulberry, white	Morus alba	0%	Dead	YES	2	6	13	X									
837	12	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	5	12		X								Large DW (3"+), Small DW (1-2"), Vines
838	8	walnut, black	Juglans nigra	65%	Good	NO	1	4	8										Included Bark/Weak Union, Small DW (1-2")
839	18	walnut, black	Juglans nigra	55%	Fair	NO	1	8	18	X									Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Broken Limbs
840	20	elm, American	Ulmus americana	60%	Fair	NO	1	9	20	X									Root Damage/Decay, Included Bark/Weak Union, Small DW (1-2")
841	16	walnut, black	Juglans nigra	60%	Fair	NO	1	7	16	X									One Sided, Surface Roots, Root Damage/Decay, Large DW (3"+), Small DW (1-2"), Branch Decay
842	36	cherry, black	Prunus serotina	50%	Fair	NO	1	16	54	X								dbh at 2'	Surface Roots, Root Damage/Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Fungal Fruiting Bodies, Vines
843	10	walnut, black	Juglans nigra	30%	Poor	NO	1	5	10	X								tree failed at 6'. sprout regrowth	Stressed, Serious Decline
844	10	walnut, black	Juglans nigra	50%	Fair	NO	1	5	10	X								tree failed at 6'. sprout regrowth	Narrow Crown, Trunk Decay, Small DW (1-2")
845	9	walnut, black	Juglans nigra	50%	Fair	NO	1	4	9	X								tree failed at 6'. sprout regrowth	Narrow Crown, Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Branch Decay
846	45	cherry, black	Prunus serotina	40%	Poor	NO	1	20	68	X									Basal Decay, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Broken Limbs, Branch Decay, Insect/Disease Problem, Fungal Fruiting Bodies
847	12	walnut, black	Juglans nigra	50%	Fair	NO	1	5	12	X									Large DW (3"+), Small DW (1-2"), Branch Decay, Vines
848	8	walnut, black	Juglans nigra	50%	Fair	NO	1	4	8	X									Suppressed, Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Branch Decay
849	10	walnut, black	Juglans nigra	50%	Fair	NO	1	5	10	X									Narrow Crown, Trunk Decay, Large DW (3"+), Small DW (1-2"), Vines
850	12	walnut, black	Juglans nigra	55%	Fair	NO	1	5	12	X									Narrow Crown, Trunk Decay, Large DW (3"+), Small DW (1-2"), Vines
851	13	walnut, black	Juglans nigra	45%	Fair	NO	1	6	13	X									Trunk Decay, Large DW (3"+), Small DW (1-2"), Branch Decay, Fungal Fruiting Bodies
852	10,4	mulberry, white	Morus alba	0%	Dead	YES	2	5	11	X									
853	8	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	4	8	X									Narrow Crown, Included Bark/Weak Union, Small DW (1-2"), Vines
854	10	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	5	10	X									Narrow Crown, Included Bark/Weak Union, Large DW (3"+), Vines
855	3	boxelder	Acer negundo	40%	Poor	NO	1	1	8	X								top torn out	Included Bark/Weak Union, Serious Decline
856	7	cherry, black	Prunus serotina	40%	Poor	NO	1	3	8	X									Narrow Crown, Suppressed, Trunk Decay, Large DW (3"+), Small DW (1-2"), Vines
857	6	boxelder	Acer negundo	40%	Poor	NO	1	3	8	X								top torn out	Serious Decline, Vines
858	14	cherry, black	Prunus serotina	40%	Poor	NO	1	6	14	X									Narrow Crown, Trunk Decay, Large DW (3"+), Small DW (1-2"), Branch Decay, Vines
859	5	tree of heaven	Ailanthus altissima	70%	Good	NO	1	2	8	X									Narrow Crown, Small DW (1-2")
860	5	walnut, black	Juglans nigra	55%	Fair	NO	1	2	8	X									Suppressed, Large DW (3"+), Small DW (1-2")
861	5	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	2	8	X									One Sided, Suppressed, Vines
862	24	walnut, black	Juglans nigra	60%	Fair	NO	1	11	24	X									Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Vines, Stream Erosion
863	4,17	mulberry, white	Morus alba	45%	Fair	NO	2	8	17		X								Trunk Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2"), Broken Limbs, Branch Decay, Vines
864	18	cherry, black	Prunus serotina	60%	Fair	NO	1	8	18		X								Narrow Crown, Small DW (1-2"), Vines
865	12	locust, black	Robinia pseudoacacia	0%	Dead	YES	1	5	12	X									Vines
866	6	blackgum	Nyssa sylvatica	45%	Fair	NO	1	3	8	X									One Sided, Suppressed, Basal Decay, Trunk Decay. Large DW (3"+), Small DW (1-2"), Low Vigor
867	23	tree of heaven	Ailanthus altissima	65%	Good	NO	1	10	23	X									Narrow Crown
868	13	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	6	13	X									Narrow Crown, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2"), Branch Decay
869	12,2	tree of heaven	Ailanthus altissima	0%	Dead	YES	2	5	12	X									
870	19	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	9	19	X									Narrow Crown, Small DW (1-2")
871	10	tree of heaven	Ailanthus altissima	0%	Dead	YES	1	5	10		X								
872	7	butternut	Juglans cinerea	60%	Fair	NO	1	3	8			X	X	X	X		X		Small DW (1-2"), Vines
873	16	walnut, black	Juglans nigra	50%	Fair	NO	1	7	16	X									Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2"), Vines
874	13	walnut, black	Juglans nigra	50%	Fair	NO	1	6	13	X									Basal Decay, Trunk Decay, Large DW (3"+), Small DW (1-2")
875	11	ZZ Unknown dead tree	ZZ Unknown dead tree	0%	Dead	YES	1	5	11	X									
876	14	walnut, black	Juglans nigra	55%	Fair	NO	1	6	14	X									Narrow Crown, Small DW (1-2"), Branch Decay, Vines
877	14	walnut, black	Juglans nigra	60%	Fair	NO	1	6	14	X									Narrow Crown, Small DW (1-2")
878	13	walnut, black	Juglans nigra	45%	Fair	NO	1	6	13	X									Narrow Crown, Basal Decay, Small DW (1-2")
879	13	walnut, black	Juglans nigra	50%	Fair	NO	1	6	13	X									Narrow Crown, Trunk Decay, Small DW (1-2")
880	14	walnut, black	Juglans nigra	55%	Fair	NO	1	6	14	X									Narrow Crown, Large DW (3"+), Small DW (1-2")
881	16	walnut, black	Juglans nigra	55%	Fair	NO	1	7	16	X									Narrow Crown, Large DW (3"+), Small DW (1-2")
882	8	tree of heaven	Ailanthus altissima	70%	Good	NO	1	4	8	X									Narrow Crown
883	12	palm, Chilean wine	Jubaea chilensis	0%	Dead	YES	1	5	6	X									
884	15	tree of heaven	Ailanthus altissima	65%	Good	NO	1	7	15	X									Narrow Crown, Small DW (1-2")
885	13,13	tree of heaven	Ailanthus altissima	60%	Fair	NO	2	8	18	X									Narrow Crown, Co-Dominant Stems, Small DW (1-2")
886	13,13	tree of heaven	Ailanthus altissima	60%	Fair	NO	2	8	18	X									Narrow Crown, Co-Dominant Stems, Small DW (1-2")
887	12,12	tree of heaven	Ailanthus altissima	60%	Fair	NO	2	8	17		X								Narrow Crown, Co-Dominant Stems, Small DW (1-2")
888	11	tree of heaven	Ailanthus altissima	65%	Good	NO	1	5	11	X									Narrow Crown, Small DW (1-2")
889	15	tree of heaven	Ailanthus altissima	65%	Good	NO	1	7	15	X									Narrow Crown, Included Bark/Weak Union, Small DW (1-2")
890	7	tree of heaven	Ailanthus altissima	65%	Good	NO	1	3	8	X									Narrow Crown, Small DW (1-2")
891	32	walnut, black	Juglans nigra	0%	Dead	YES	1	14	48									offsite. dbh estimated	
892	14	tree of heaven	Ailanthus altissima	60%	Fair	NO	1	6	14	X									Narrow Crown, Included Bark/Weak Union, Small DW (1-2")
893	9	walnut, black	Juglans nigra	50%	Fair	NO	1	4	9	X									Narrow Crown, Suppressed, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2")
894	26	walnut, black	Juglans nigra	0%	Dead	YES	1	12	26										
895	24	elm, American	Ulmus americana	55%	Fair	NO	1	11	24	X									Trunk Decay, Large DW (3"+), Small DW (1-2"), Vines
896	10	walnut, black	Juglans nigra	0%	Dead	YES	1	5	10	X									
897	9	elm, American	Ulmus americana	50%	Fair	NO	1	4	9	X									Suppressed, Large DW (3"+), Small DW (1-2")
898	17,11,1 4	elm, American	Ulmus americana	55%	Fair	NO	3	11	25	X									Suppressed, Surface Roots, Root Damage/Decay, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2")
899	9	tree of heaven	Ailanthus altissima	65%	Good	NO	1	4	9	X								no tag.	Narrow Crown, Small DW (1-2")
900	15,8	tree of heaven	Ailanthus altissima	55%	Fair	NO	2	8	17	X								no tag.	Narrow Crown, Included Bark/Weak Union, Co-Dominant Stems, Large DW (3"+), Small DW (1-2")
901	8	tree of heaven	Ailanthus altissima	55%	Fair	NO	1	4	8	X									Narrow Crown, Small DW (1-2")
902	19	walnut, black	Juglans nigra	60%	Fair	NO	1	9	19	X									Narrow Crown, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2")
903	9	walnut, black	Juglans nigra	40%	Poor	NO	1	4	9	X									Narrow Crown, Suppressed, Trunk Decay, Included Bark/Weak Union, Large DW (3"+), Small DW (1-2")
904	9	walnut, black	Juglans nigra	55%	Fair	NO	1	4	9	X									Narrow Crown, Large DW (3"+)
905	4,6,4	ZZ Unknown dead tree	ZZ Unknown dead tree	0%	Dead	YES	3	4	8	X									
906	13	walnut, black	Juglans nigra	60%	Fair	NO	1	6	13	X									Narrow Crown, Small DW (1-2")
907	10	walnut, black	Juglans nigra	60%	Fair	NO	1	5	10	X									Narrow Crown, Small DW (1-2")
908	14	walnut, black	Juglans nigra	50%	Fair	NO	1	6	14	X									Narrow Crown, Included Bark/Weak Union, Small DW (1-2")

SHRUB INVENTORY TABLE

Tree #	Common Name	Condition Rating	Approx Canopy Radius (FT)	Approx Tree Height (FT)	Removal	Partial Removal of Hedge	Additional Notes
A	Boxwood	Fair	3	6		X	34 stems. Avg radius (r) 3', avg height (h) 6'
B	Boxwood	Fair	5	8			23 stems, r=5', h=8'
C	Boxwood	Fair	4	7			37 stems, r=4', h=7'
D	Boxwood	Fair	4	7			38 stems, r=4', h=7'
E	Boxwood	Fair	6	10	X		23 stems, r=6', h=10'
F	Boxwood	Fair	6	8			31 stems, r=6', h=8'
G	Boxwood	Fair	5	8		X	100 stems, r=5', h=8'
H	Chinese Privet	Fair	5	7	X		20 stems, r=5', h=7
I	Chinese Privet	Fair	5	7	X		30 stems, r=5', h=7
J	Boxwood	Fair	6	7			6 stems, r=6', h=7'
K	Arborvitea	Fair	2	6	X		30 stems, r=2', h=6'
L	Nandina	Fair	2	5			OFFSITE, 80 stems, r = 1.5', h=5'
M	Mahonia	Fair	4	6	X		8 stems, r = 4', h=6'
N	Russian olive	Fair	7	12	X		10 stems, r=7', h=12'
O	Russian olive	Fair	6	15	X		5 stems, r= 6', h=15'
P	Boxwood	Fair	5	5			41 stems, r=5', h=5'
Q	Boxwood	Fair	8	6	X		19 stems, r=8', h=6'
R	Boxwood	Fair	10	7	X		28 stems, r=10', h=7'
S	Boxwood	Fair	6	6	X		6 stems, r=6', h=6'
T	Boxwood	Fair	3	7	X		9 stems, r=3', h=7'
U	Holly	Fair	8	6	X		165 stems, r=8, h=6'
V	Holly	Fair	4	5	X		100 stems, r=4', h=5,
W	Holly	Fair	3	4	X		45 stems, r=3', h=4'
X	Viburnum	Fair	6	8	X		55 stems, r=6', h=8'
Y	Boxwood	Fair	3	6	X		275 stems, r=3', h=6'
Z	Holly	Fair	4	6	X		3 stems, r=4', h=6'
AA	Boxwood	Fair	2	2	X		120 stems, r=2', 6=2'
BB	Boxwood	Fair	4	7	X		56 stems, r=4', r=7'
CC	Chinese Privet	Fair	5	8	X		100 stems, r=5', h=8'
DD	Boxwood	Fair	2	3	X		35 stems, r=2', h=2.5'

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

Wetland Studies and Solutions, Inc.
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Gainesville, Virginia 20155
Phone: 703-679-5600 • Fax: 703-679-5601
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TREE PRESERVATION SCHEDULE

1 NORTH CLARENS STREET

1 NORTH CLARENS STREET
City of Alexandria, VA

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NATHAN EVANS — ISA# MA-6119B — INTERNATIONAL SOCIETY OF ARBORICULTURE — CERTIFIED ARBORIST

No.	Date	Description	Rev. By	App. By
1	11/18/24	REVISED PER CITY COMMENTS AND UPDATED CIVIL	NE	CH
2	12/06/24	REVISED PER UPDATED CIVIL	NE	CH

REVISIONS

DATE: AUG 6, 2024
SCALE:As Noted C.I.:2"

Horizontal Datum: VCS NAD 83
Vertical Datum:
Boundary and Topo Source: RC Fields and Associates

Design	Draft	Approved
NE	NE	CH

Sheet # 6 of 7

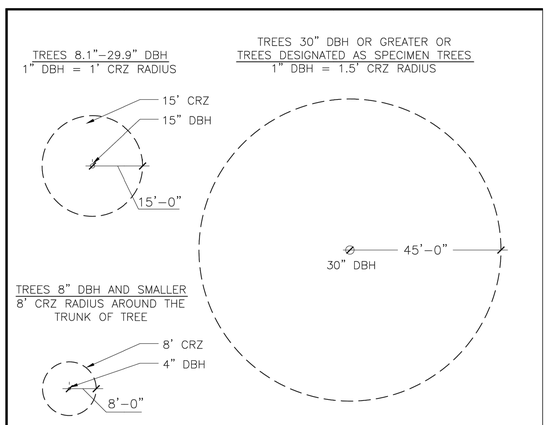
WSSI Project Number: WSI0000706

L:_WSI0000008\0000700\0000706\CADD\05-ENVR\TREES\WSI0000706_N Clarens_Tress_2024.12.06.dwg 6 Plotted By: Nathan Evans, 12/6/2024 12:36 PM

STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSION FOR ALL PROJECTS WITH PRESERVATION AREAS:

1. VEGETATION DESIGNATED FOR PROTECTION AND/ OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
   - 1.A. MAINTENANCE SHALL BE PRO-ACTIVE.
   - 1.B. MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH, AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION, AND INSTALLATION OF MULCH/ TOPDRESSING.
   - 1.C. WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.
2. AREAS DESIGNATED FOR PROTECTION AND/ OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ ACTIVITIES INCLUDE, UT ARE NOT LIMITED TO:
   - 2.A. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.
   - 2.B. FELLING AND STORING VEGETATION III. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.
   - 2.C. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/ EQUIPMENT PARKING OR STORAGE.
   - 2.D. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING, OR IMPERVIOUS SURFACE INSTALLATION.
   - 2.E. DISPOSAL OF DEBRIS OR CHEMICALS VII. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.
   - 2.F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.



NOTES:
1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

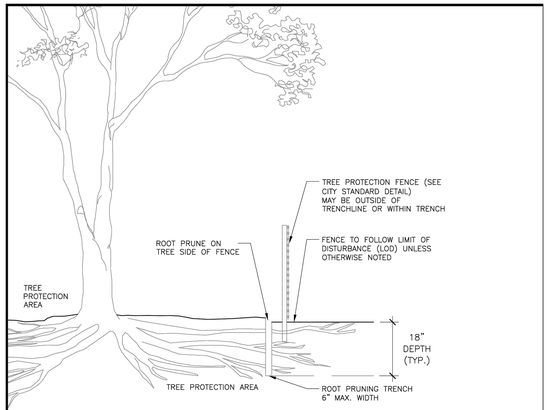
A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
CRITICAL ROOT ZONE
1 OF 1
LD 013



NOTES
1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT–PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3–4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

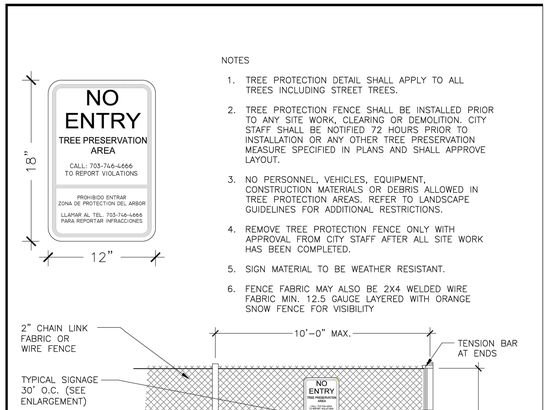
A ROOT PRUNING
NOT TO SCALE

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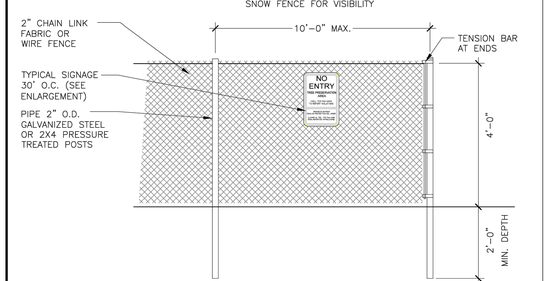
CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
ROOT PRUNING
1 OF 1
LD 015



NOTES
1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY



A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
TREE PROTECTION FENCE
1 OF 1
LD 014

TREE PRESERVATION SPECIFICATIONS AND NARRATIVE

1. GENERAL
   - 1.1. REFER TO THE TREE PROTECTION ACTION KEY (TPAK) FOR SPECIFIC RECOMMENDATIONS FOR EACH TREE.
   - 1.2. PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORK WITHIN OR ADJACENT TO TREE PROTECTION AREAS (TPA), A PRE–CONSTRUCTION SITE WALK SHALL BE HELD TO INCLUDE THE CONTRACT ARBORIST AND PROJECT ARBORIST WITH THE CONTRACTOR, ARCHITECT, *CITY ARBORIST*, AND OWNER.
   - 1.3. SUBSTITUTIONS OR ALTERNATIVE METHODS OR MATERIALS SHALL BE REVIEWED AND APPROVED BY *CITY ARBORIST*.
   - 1.4. ALL TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION, SITE CLEARING OR CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION. TREE PROTECTION MEASURES MAY ONLY BE REMOVED WITH *CITY ARBORIST* APPROVAL.
   - 1.5. ALL MEASURES WILL BE REVIEWED AFTER INSTALLATION AND APPROVED BY OWNER AND *CITY ARBORIST*.
2. REMOVAL BY ARBORIST
   - 2.1. TREES DESIGNATED AS "REMOVAL BY ARBORIST" SHALL BE REMOVED BY A QUALIFIED ARBORIST "BY HAND", TO MINIMIZE POTENTIAL FOR DAMAGE TO REMAINING TREES AND ROOTS.
   - 2.2. CREWS SHALL BE DIRECTLY SUPERVISED BY A CERTIFIED ARBORIST.
   - 2.3. TRUCKS AND MECHANIZED EQUIPMENT SHALL NOT ENTER THE FENCED TREE PROTECTION AREAS, EXCEPT WHERE EXPLICITLY APPROVED BY THE PROJECT ARBORIST AND UTILIZING APPROVED ROOT PROTECTION DEVICE.
   - 2.4. STUMPS SHALL BE LEFT IN PLACE OR GROUND OUT AT THE OWNERS DISCRETION. STUMPS IN TURF/LANDSCAPE AREAS OR WITHIN ROOT AERATION MATTING AREAS SHALL BE GROUND.
   - 2.5. STUMP GRINDING SHALL BE DONE WITH SMALL MACHINES SPECIFICALLY DESIGNED FOR THAT PURPOSE. NO STUMPS SHALL BE EXCAVATED EXCEPT AS DESCRIBED HEREIN. STUMPS SHALL BE GROUND NOT MORE THAN 8" BELOW GRADE AND CARE MUST BE TAKEN TO MINIMIZE DAMAGE TO ROOTS OF RETAINED TREES.
3. TREE PROTECTION FENCE
   - 3.1. INSTALL AND MAINTAIN TEMPORARY TREE PROTECTION FENCE FOR EACH TREE PROTECTION AREA AS SHOWN ON THE PLAN. INSTALLATION IS TYPICALLY AFTER ROOT PRUNING AND PRIOR TO CLEARING & GRADING.
   - 3.2. FENCE SHALL BE ONE OF THE FOLLOWING: (SEE DETAIL)
     - 3.2.1. 4' HIGH, 14 GAUGE WELDED WIRE FENCE MOUNTED ON 6' STEEL "T" POSTS SPACED NOT MORE THAN 10' APART. FENCE SHALL BE ATTACHED TO POSTS USING GALVANIZED STEEL CLIPS OR ALUMINUM TIES. PLASTIC "ZIP" TIES SHALL NOT BE USED.
     - 3.2.2. 6' HIGH CHAIN LINK FENCE FABRIC MOUNTED ON 8', 1.5"ø GALVANIZED STEEL PIPE LINE POSTS. CORNER POSTS SHALL BE 2"ø. FENCE SHALL BE ATTACHED TO POSTS USING ALUMINUM TIES. PLASTIC "ZIP" TIES SHALL NOT BE USED.
     - 3.2.3. "SUPER SILT FENCE" (SILT FENCE WITH AN INCORPORATED CHAIN LINK FENCE FABRIC) INSTALLED AS SPECIFIED BY APPROPRIATE STATE OR LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
   - 3.3. SILT FENCE SHALL BE COORDINATED FOR INSTALLATION TO ENHANCE PROTECTION AND AVOID UNNECESSARY ROOT CUTS BY SILT FENCE INSTALLATION.
   - 3.4. FENCE SHALL REMAIN FOR THE DURATION OF CONSTRUCTION. FENCE MAY BE REMOVED ONLY AFTER ALL CONSTRUCTION AND FINAL LANDSCAPING IS COMPLETE AND WITH *CITY ARBORIST* APPROVAL.
4. TREE PROTECTION AREA SIGNS
   - 4.1. TREE PROTECTION AREA SIGNS SHALL BE AFFIXED TO ALL TREE PROTECTION FENCE AT 30' SPACING AVERAGE.
   - 4.2. SIGNS SHALL BE BILINGUAL (ENGLISH AND SPANISH).
   - 4.3. SIGNS SHALL NOT BE AFFIXED DIRECTLY TO TREES. SEE DETAIL.
   - 4.4. SIGN MATERIAL SHALL BE WATERPROOF, HEAVY VINYL OR SIMILAR.
   - 4.5. SIGNS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. ROOT PRUNE
   - 5.1. THE EXACT LOCATION AND DEPTH WILL BE DETERMINED DURING THE PRE–CONSTRUCTION MEETING. SPECIFIC EQUIPMENT & METHODS WILL BE DETERMINED BY PROJECT ARBORIST AND *CITY ARBORIST* BASED UPON DEPTH & TREE IMPACT. (SEE DETAIL)
   - 5.2. HAND PRUNE ROOTS OVER 1" DIAMETER WITHIN CRZS OF SIGNIFICANT TREES. STEEP SLOPES, DEEP EXCAVATIONS AND PAVEMENT/CURB REMOVAL WILL BE REVIEWED WHEN OPEN FOR HAND ROOT PRUNING DURING CONSTRUCTION.
   - 5.3. COORDINATE WITH SILT FENCE INSTALLATION TO MINIMIZE UNNECESSARY ROOT DAMAGE.
   - 5.4. ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST.
6. WOOD CHIP MULCH
   - 6.1. INSTALL MULCH FOR DESIGNATED SIGNIFICANT TREES. MULCH AREA SHALL BE ONE OF THE FOLLOWING, AT THE DISCRETION OF THE CONTRACT ARBORIST AND OWNER:
     - 6.1.1. INSTALL MULCH BED RINGS. MULCH SHOULD COVER AT LEAST THE ENTIRE STRUCTURAL ROOT ZONE. LARGER MULCH BEDS ARE PREFERRED.
     - 6.1.2. PROVIDE CONTINUOUS MULCH STRIP 10' TO 15' WIDE ALONG LOD WITHIN PRESERVED CRZ AREAS.
   - 6.2. MULCH SHALL BE INSTALLED TO A DEPTH OF 4". TOTAL MULCH DEPTH SHALL NOT EXCEED 4" SHOULD EXISTING MULCH BE PRESENT.
   - 6.3. MULCH SHALL BE DOUBLE GROUND SHREDDED HARDWOOD, AGED FOR AT LEAST 6 MONTHS FROM AN APPROVED SOURCE. INSUFFICIENTLY OR IMPROPERLY AGED MULCH CONTAINING HIGH BACTERIAL COUNTS OR HIGH LEVELS OF BARK, WALNUT, INVASIVE SPECIES, OR OTHER MATERIALS RESISTANT TO DECOMPOSITION SHALL NOT BE USED.
   - 6.4. MULCH SHALL NOT CONTACT TRUNK OF TREES.
   - 6.5. EDGING SHALL NOT BE USED.
7. CONSTRUCTION MONITORING/INSPECTIONS
   - 7.1. A CERTIFIED ARBORIST SHALL ACTIVELY MONITOR THE SITE TO ENSURE ADHERENCE TO ALL TREE PROTECTION REQUIREMENTS.
   - 7.2. THIS WORK IS TYPICALLY PREFORMED BY THE CONTRACT ARBORIST, TO BE HIRED BY THE GENERAL CONTRACTOR OR OWNER.
   - 7.3. SCHEDULE:
     - 7.3.1. PHASE 1 (DURING INITIAL CLEARING AND INSTALLATION OF TREE PROTECTION AND PERIMETER E&S CONTROLS) INSPECTIONS SHALL BE AT LEAST WEEKLY.
     - 7.3.2. PHASE 2 (DURING ALL REMAINING SITE WORK AND UNTIL PROJECT COMPLETION) INSPECTIONS SHALL BE AT LEAST MONTHLY.
     - 7.3.3. TRANSITION FROM WEEKLY TO MONTHLY SCHEDULE SHALL REQUIRE OWNER AND *CITY ARBORIST* APPROVAL.
   - 7.4. REPORTS SHALL BE PROVIDED TO THE OWNER AND *CITY ARBORIST*. REPORTS SHALL DOCUMENT CONDITION OF TREE PROTECTION DEVICES AND PROVIDE RECOMMENDATIONS FOR MAINTENANCE AND/OR ADDITIONAL CARE.
   - 7.5. ADDITIONAL ARBORIST INSPECTIONS AND/OR DIRECT ARBORIST OVERSIGHT OF CRITICAL TREE PRESERVATION ACTIVITIES, TREE PRUNING, TREE REMOVAL, OR OTHER SENSITIVE ACTIVITIES MAY BE REQUIRED. WEEKLY INSPECTIONS DO NOT SATISFY THE NEED FOR DIRECT ARBORIST OVERSIGHT THAT MAY BE REQUIRED FOR SPECIFIC ACTIVITIES.
8. MISCELLANEOUS TREE PROTECTION REQUIREMENTS
   - 8.1. NO TOXIC MATERIALS SHALL BE STORED WITHIN 100' OF TREE PROTECTION AREAS.
   - 8.2. ALL WORK IN OR NEAR TREE PROTECTION AREAS SHALL BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO TREES, SHRUBS, GROUND COVER, SOIL AND ROOT SYSTEMS.
   - 8.3. MECHANIZED EQUIPMENT SHALL NOT BE PERMITTED TO ENTER ANY TREE PROTECTION AREAS WITHOUT EXPLICIT APPROVAL BY THE PROJECT ARBORIST AND *CITY ARBORIST*, AND WITH ADEQUATE APPROVED ROOT PROTECTION DEVICES.
9. TREE CONDITION MONITORING INSPECTIONS
   - 9.1. CONTRACT ARBORIST SHALL PROVIDE MONITORING OF THE CONDITION OF RETAINED TREES IN TREE PROTECTION AREAS, AND TREATMENT OF DETRIMENTAL CONDITIONS (INSECTS, DISEASES, NUTRIENT DEFICIENCIES, SOIL MOISTURE, ETC.), AS THEY OCCUR, OR AS APPROPRIATE FOR EFFECTIVE MANAGEMENT.
   - 9.2. INSPECTIONS SHALL BE PERFORMED AT LEAST MONTHLY DURING THE GROWING SEASON, BEGINNING PRIOR TO CONSTRUCTION AND CONTINUING THROUGHOUT CONSTRUCTION AND FOR AT LEAST ONE YEAR SUBSEQUENT TO COMPLETION OF CONSTRUCTION ACTIVITIES.
   - 9.3. A WRITTEN SUMMARY REPORT INCLUDING SPECIFIC TREATMENTS MADE AND RECOMMENDATIONS FOR ADDITIONAL TREATMENTS SHALL BE PROVIDED TO THE OWNER AND PROJECT ARBORIST SUBSEQUENT TO EACH INSPECTION.

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

Wetland Studies and Solutions, Inc.
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Gainesville, Virginia 20155
Phone: 703-679-5600 • Fax: 703-679-5601
www.wetlands.com

TREE PRESERVATION NOTES AND DETAILS

1 NORTH CLARENS STREET

1 NORTH CLARENS STREET
City of Alexandria, VA
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NATHAN EVANS
ISA# MA-6119B
INTERNATIONAL SOCIETY OF ARBORICULTURE
CERTIFIED ARBORIST

REVISIONS

No.	Date	Description	Rev. By	App. By
1	11/18/24	REVISED PER CITY COMMENTS AND UPDATED CIVIL	NE	CH
2	12/06/24	REVISED PER UPDATED CIVIL	NE	CH

SCALE: As Noted C.I.: 2"
DATE: AUG 6, 2024

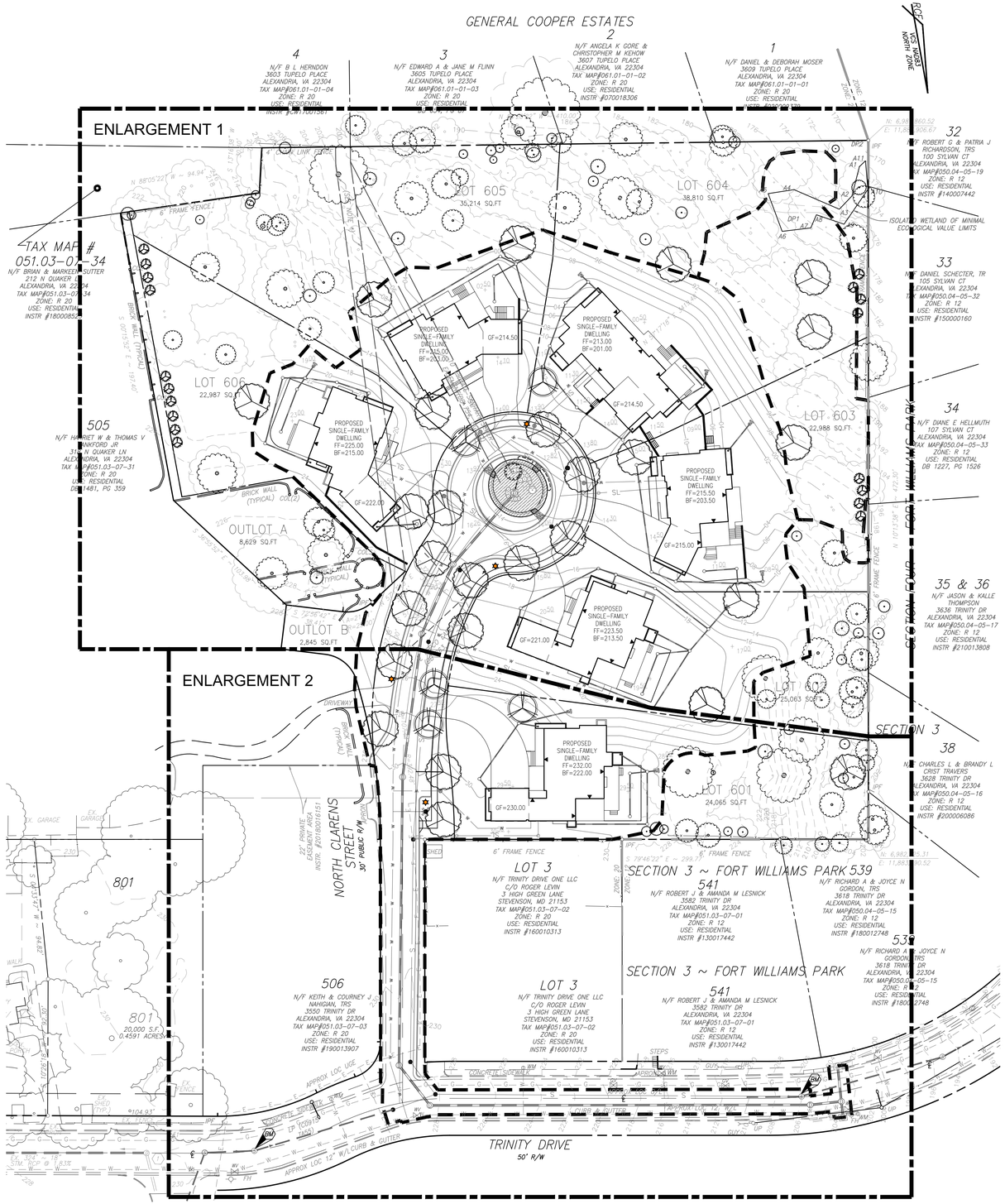
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Vertical Datum:
Boundary and Topo Source: RC Fields and Associates

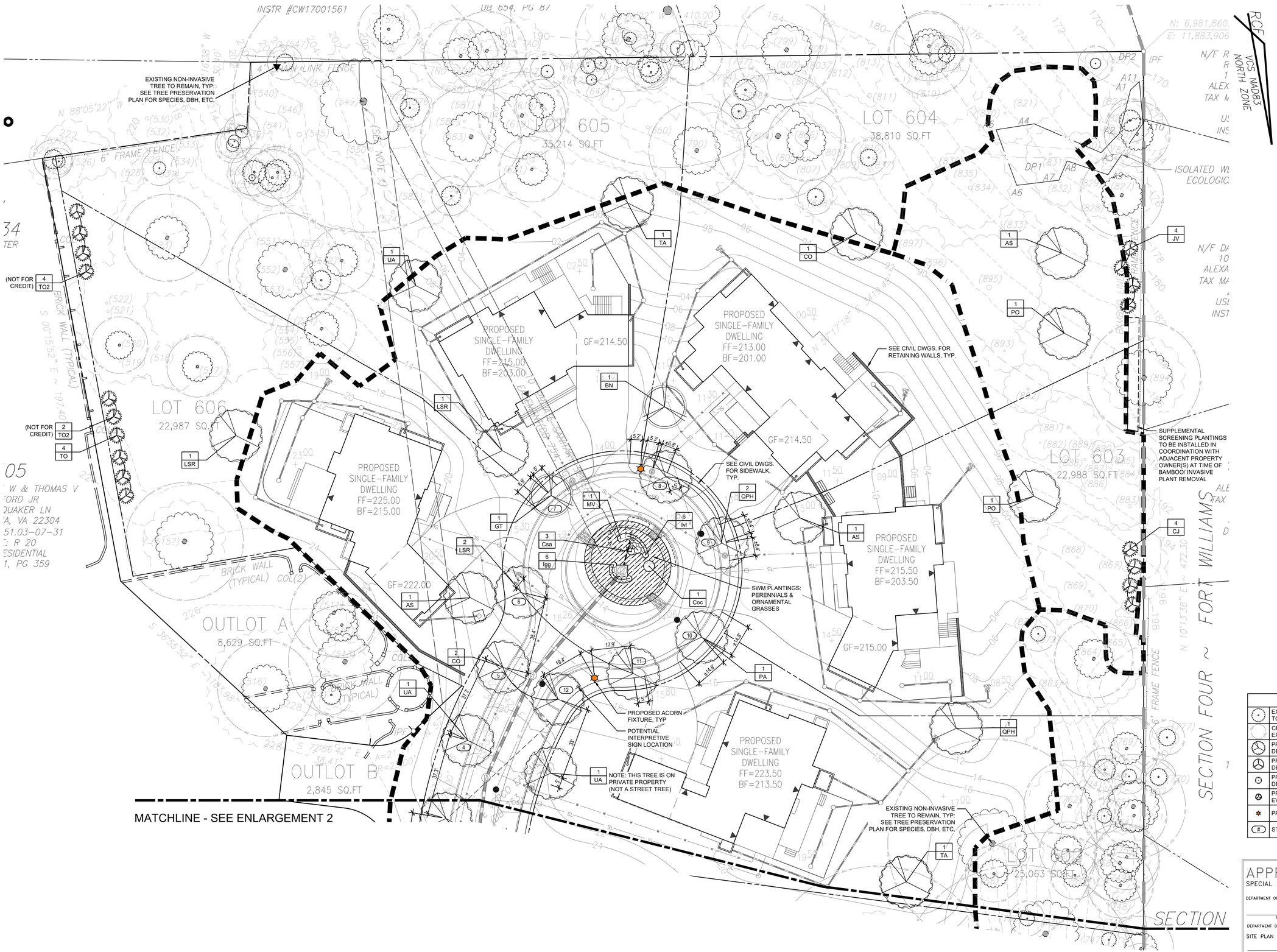
Design	Draft	Approved
NE	NE	CH

Sheet # 7 of 7

WSSI Project Number: WSI0000706

L:_WSI0000\0s\0000700\0000706\CADD\05-ENVR\TREES\WSI0000706_N Clarens_Tress_2024.12.06.dwg 7 Plotted By: Nathan Evans 12/6/2024 12:36 PM


GENERAL COOPER ESTATES
ENLARGEMENT 1
ENLARGEMENT 2
LOT 605
35,214 SQ.FT
LOT 604
38,810 SQ.FT
LOT 606
22,987 SQ.FT
LOT 603
22,988 SQ.FT
OUTLOT A
8,629 SQ.FT
OUTLOT B
2,845 SQ.FT
LOT 602
25,063 SQ.FT
LOT 601
24,065 SQ.FT
LOT 3
N/F TRINITY DRIVE ONE LLC
C/O ROGER LEVIN
3 HIGH GREEN LANE
STEVENSON, MD 21153
TAX MAP#051.03-07-02
ZONE: R 20
USE: RESIDENTIAL
INSTR #160010313
SECTION 3 ~ FORT WILLIAMS PARK
541
N/F ROBERT J & AMANDA M LESNICK
3582 TRINITY DR
ALEXANDRIA, VA 22304
TAX MAP#051.03-07-01
ZONE: R 12
USE: RESIDENTIAL
INSTR #130017442
539
N/F RICHARD A & JOYCE N GORDON, TRS
3618 TRINITY DR
ALEXANDRIA, VA 22304
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ZONE: R 12
USE: RESIDENTIAL
INSTR #180012748
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N/F BRIAN & MARKEA SUTTER
212 N QUAKER LN
ALEXANDRIA, VA 22304
TAX MAP#051.03-07-34
ZONE: R 20
USE: RESIDENTIAL
INSTR #180008520
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N/F HARRIET W & THOMAS V HINKFORD JR
313 N QUAKER LN
ALEXANDRIA, VA 22304
TAX MAP#051.03-07-31
ZONE: R 20
USE: RESIDENTIAL
DB 1481, PG 359
506
N/F KEITH & COURNEY J NAHIGIAN, TRS
3550 TRINITY DR
ALEXANDRIA, VA 22304
TAX MAP#051.03-07-03
ZONE: R 20
USE: RESIDENTIAL
INSTR #190013907
801
20,000 S.F.
0.4591 ACRES
32
N/F ROBERT G & PATRIA J RICHARDSON, TRS
100 SYLVAN CT
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-19
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USE: RESIDENTIAL
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N/F DANIEL SCHECTER, TR
105 SYLVAN CT
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-32
ZONE: R 12
USE: RESIDENTIAL
INSTR #150000160
34
N/F DIANE E HELLMUTH
107 SYLVAN CT
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-33
ZONE: R 12
USE: RESIDENTIAL
DB 1227, PG 1526
35 & 36
N/F JASON & KALLE THOMPSON
3636 TRINITY DR
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-17
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3628 TRINITY DR
ALEXANDRIA, VA 22304
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N/F B L HERNDON
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ALEXANDRIA, VA 22304
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INSTR #041700387
3
N/F EDWARD A & JANE M FLINN
3605 TUPELO PLACE
ALEXANDRIA, VA 22304
TAX MAP#061.01-01-03
ZONE: R 20
USE: RESIDENTIAL
2
N/F ANGELA K GORE & CHRISTOPHER M KEHOW
3607 TUPELO PLACE
ALEXANDRIA, VA 22304
TAX MAP#061.01-01-02
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USE: RESIDENTIAL
INSTR #070018306
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N/F DANIEL & DEBORAH MOSER
3609 TUPELO PLACE
ALEXANDRIA, VA 22304
TAX MAP#061.01-01-01
ZONE: R 20
USE: RESIDENTIAL
INSTR #200021129
PROPOSED SINGLE-FAMILY DWELLING FF=215.00 BF=203.00 GF=214.50
PROPOSED SINGLE-FAMILY DWELLING FF=213.00 BF=201.00 GF=214.50
PROPOSED SINGLE-FAMILY DWELLING FF=225.00 BF=215.00 GF=222.00
PROPOSED SINGLE-FAMILY DWELLING FF=215.50 BF=203.50 GF=215.00
PROPOSED SINGLE-FAMILY DWELLING FF=223.50 BF=213.50 GF=221.00
PROPOSED SINGLE-FAMILY DWELLING FF=232.00 BF=222.00 GF=230.00
NORTH CLARENS STREET
30' PUBLIC R/W
TRINITY DRIVE
50' R/W
22' PRIVATE EASEMENT AREA INSTR #200006151
ISOLATED WETLAND OF MINIMAL ECOLOGICAL VALUE LIMITS
RPCA
YES NARSA NORTH ZONE
SECTION 3
6' FRAME FENCE
4' CHAIN LINK FENCE
BRICK WALL (TYPICAL)
CONCRETE SIDEWALK (TYP.)
APPROX LOC 12" W/L CURB & GUTTER
EX. GARAGE
DRIVEWAY
STEPS
CONCRETE SIDEWALK
APPROX LOC 8" W/M
APPROX LOC 12" W/M
APPROX LOC 12" S/L
APPROX LOC 8" S/L
APPROX LOC 8" G/M
APPROX LOC 12" G/M
APPROX LOC 8" G/L
APPROX LOC 12" G/L
APPROX LOC 8" S/M
APPROX LOC 12" S/M
APPROX LOC 8" W/L
APPROX LOC 12" W/L
CURB & GUTTER
EX. 12" W/M
EX. 8" W/M
EX. 12" W/L
EX. 8" W/L
EX. 12" S/M
EX. 8" S/M
EX. 12" S/L
EX. 8" S/L
EX. 12" G/M
EX. 8" G/M
EX. 12" G/L
EX. 8" G/L
EX. INLET
EX. STM MH @ 8.33%
EX. STM MH @ 7.33%
EX. STM MH @ 6.33%
EX. STM MH @ 5.33%
EX. STM MH @ 4.33%
EX. STM MH @ 3.33%
EX. STM MH @ 2.33%
EX. STM MH @ 1.33%
EX. STM MH @ 0.33%
EX. STM MH @ 0.33%
EX. STM MH @ 1.33%
EX. STM MH @ 2.33%
EX. STM MH @ 3.33%
EX. STM MH @ 4.33%
EX. STM MH @ 5.33%
EX. STM MH @ 6.33%
EX. STM MH @ 7.33%
EX. STM MH @



1 / L102 LANDSCAPE PLAN ENLARGEMENT 1

LEGEND	
	EXISTING NON-INVASIVE TREE TO REMAIN
	CRITICAL ROOT ZONE OF EXISTING PRESERVED TREE
	PROPOSED CATEGORY IV DECIDUOUS TREE
	PROPOSED CATEGORY III DECIDUOUS TREE
	PROPOSED CATEGORY I DECIDUOUS TREE
	PROPOSED CATEGORY II EVERGREEN TREE
	PROPOSED ACORN FIXTURE
#	STREET TREE NUMBER

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

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

COMMONWEALTH OF VIRGINIA
DANIEL MATTHEW DOVE
Lic. No. 002197
LANDSCAPE ARCHITECT

CLARENS ESTATES
CITY OF ALEXANDRIA, VIRGINIA
CLARENS ESTATES, LLC

REVISIONS:

LANDSCAPE PLAN ENLARGEMENT 1

NORTH

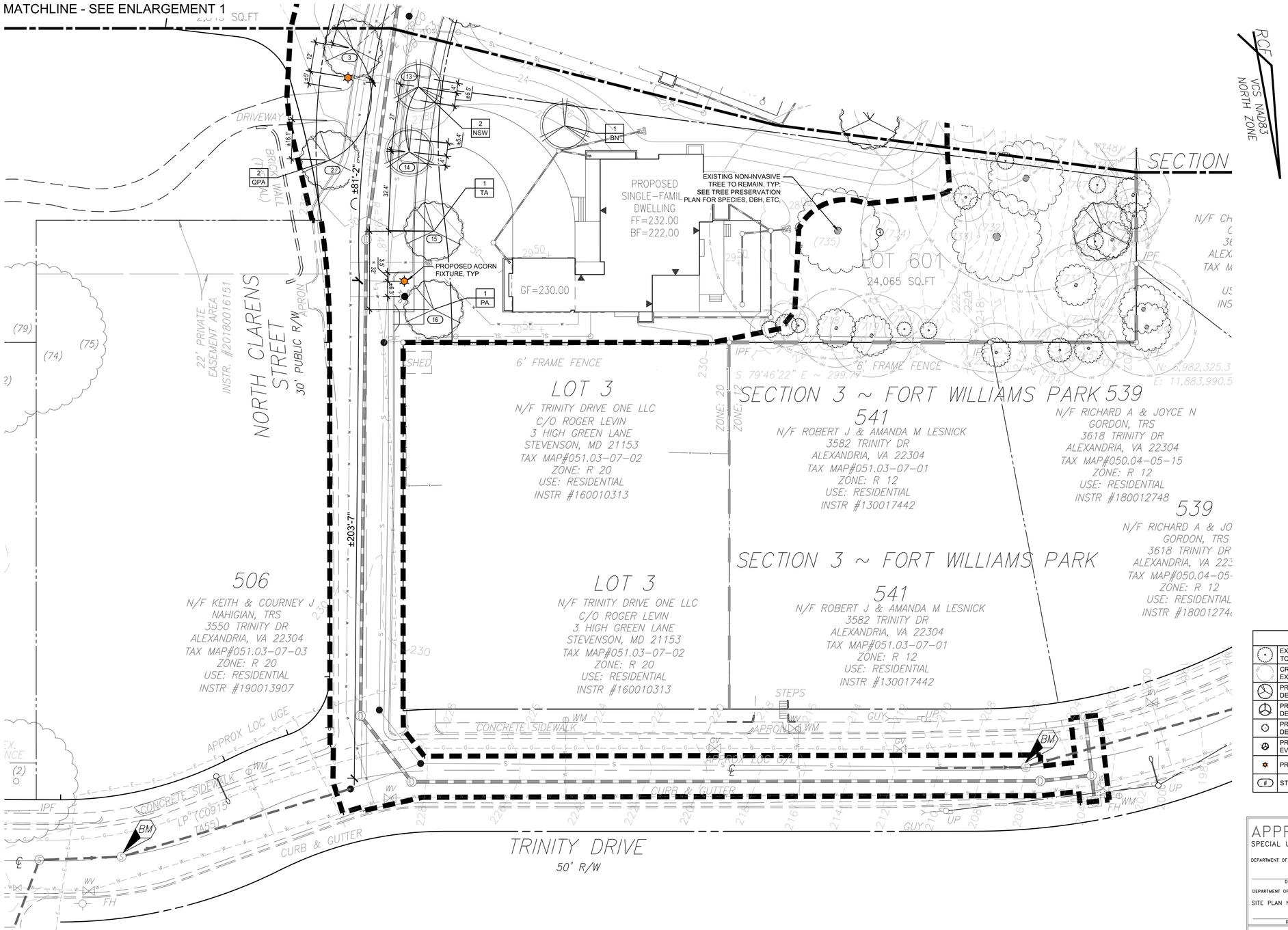
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CHECKED: CO

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PROJECT NO: 24021
DATE: 11.18.2024

L102

PRELIMINARY SITE PLAN



1 L103 LANDSCAPE PLAN ENLARGEMENT 2

LEGEND	
	EXISTING NON-INVASIVE TREE TO REMAIN
	CRITICAL ROOT ZONE OF EXISTING PRESERVED TREE
	PROPOSED CATEGORY IV DECIDUOUS TREE
	PROPOSED CATEGORY III DECIDUOUS TREE
	PROPOSED CATEGORY I DECIDUOUS TREE
	PROPOSED CATEGORY II EVERGREEN TREE
	PROPOSED ACORN FIXTURE
#	STREET TREE NUMBER

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

AVENS + HEATH
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(202)716-3449

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DANIEL MATTHEW DOVE
Lic. No. 002197
LANDSCAPE ARCHITECT

CLARENS ESTATES

CITY OF ALEXANDRIA, VIRGINIA

CLARENS ESTATES, LLC

REVISIONS:

LANDSCAPE PLAN ENLARGEMENT 2

NORTH

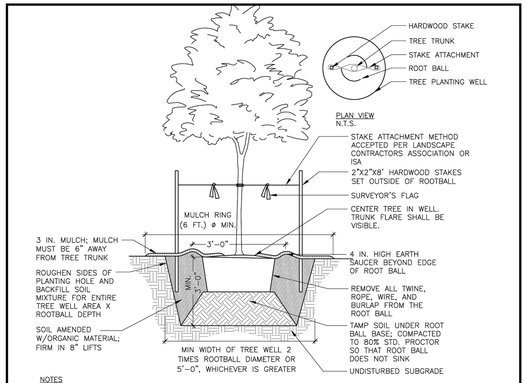
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DRAWN: SS
CHECKED: CO

SCALE: 1" = 20'-0"
0 10 20 40

PROJECT NO: 24021
DATE: 11.18.2024

L103

PRELIMINARY SITE PLAN



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

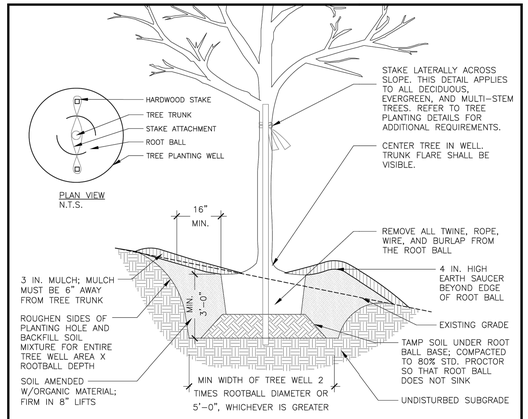
A DECIDUOUS TREE PLANTING
NOT TO SCALE

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

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	DECIDUOUS TREE PLANTING
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 001



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
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5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. REFER TO STAKING DETAILS.
7. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

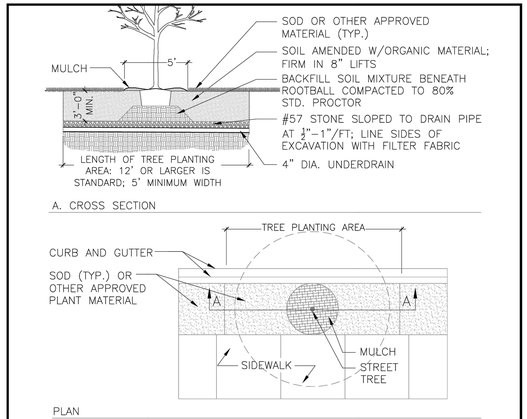
A TREE PLANTING ON SLOPE
NOT TO SCALE

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

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA	TREE PLANTING ON SLOPE
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 004



NOTES

1. REFER TO LANDSCAPE GUIDELINES FOR TREE STRIP PLANTING AREA INFORMATION.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL TREE PLANTING NOTES.
3. SEE STAKING DETAIL FOR MORE INFORMATION.
4. SITE CONDITIONS MAY REQUIRE INSTALLATION OF GRANITE BLOCK IN LIEU OF SOD AND BRICK EDGE. SEE TREE WELL WITH GRANITE BLOCK DETAIL.
5. REFER TO STREET TREE WELL DETAIL FOR CROSS-SECTION.

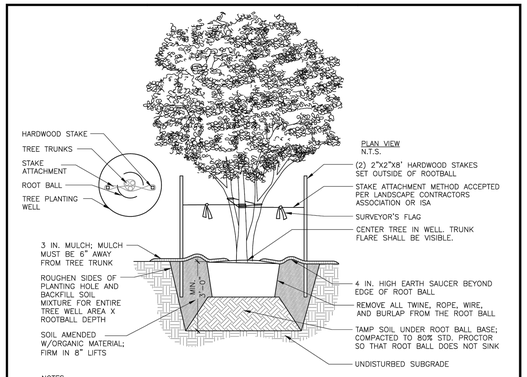
A TREE PLANTING STRIP
NOT TO SCALE

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

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA	TREE PLANTING STRIP
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 006



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
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5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

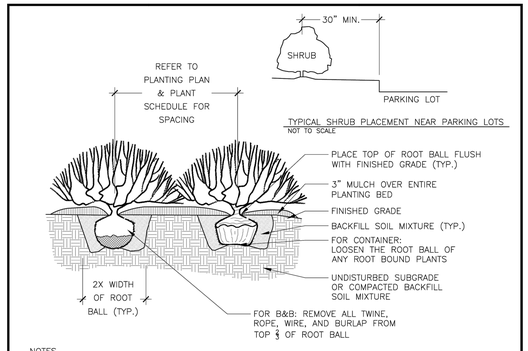
A MULTI-STEM TREE PLANTING
NOT TO SCALE

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

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	MULTI-STEM TREE PLANTING
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 003



NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

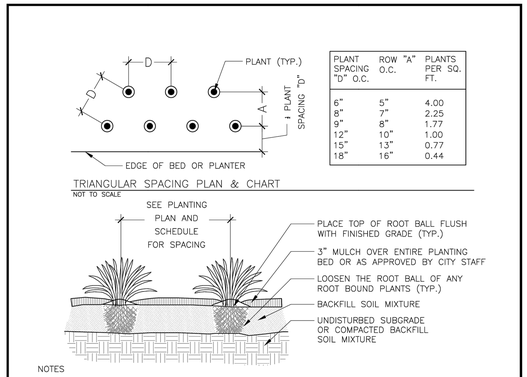
A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA	SHRUB PLANTING
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 009



PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	GROUNDCOVER & PERENNIAL PLANTING
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 011

AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
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(202)716-3449

COMMONWEALTH OF VIRGINIA
DANIEL MATTHEW DOVE
Lic. No. 002197
LANDSCAPE ARCHITECT

CLARENS ESTATES
CITY OF ALEXANDRIA, VIRGINIA
CLARENS ESTATES, LLC

REVISIONS:

PLANTING DETAILS

NORTH

DESIGN: CO
DRAWN: SS
CHECKED: CO

SCALE: NTS

PROJECT NO: 24021
DATE: 11.18.2024

L201

PRELIMINARY SITE PLAN

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

PLANT SCHEDULE

November 18, 2024

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED			
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
STREET TREES/ URBAN TREES	CO	2	Celtis	occidentalis		Hackberry	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Local	2	0	2
	GT	1	Gleditsia	triacanthos	inermis `Moraine`	Seedless Honeylocust	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	750	750	Local	1	0	1
	LSR	2	Liquidambar	styraciflua	Rotundiloba	Sweetgum	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Local	2	0	2
	NSW	2	Nyssa	sylvatica	Wildfire	Black Tupelo	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	750	1,500	Local	2	0	2
	PA	2	Platanus	x acerifolia	Bloodgood	Bloodgood London Planetree	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	No	0	0	0
	QPA	2	Quercus	palustris		Pin Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Local	2	0	2
	QPH	2	Quercus	phellos	Hightower	Hightower Willow Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Local	2	0	2
	TA	1	Tilia	americana		Basswood	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	1,250	Region	1	0	1
	UA	1	Ulmus	americana	Princeton	Princeton Elm	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	1,250	Local	1	0	1
	TOTALS	**15**						**STREET TREE/URBAN TREE CCA:**		**N/A**		**13**	**0**	**13**
												86.7%	**0.0%**	**86.7%**
	PLAN KEY	**QUANTITY**	**GENUS**	**SPECIES**		**COMMON NAME**	**CALIPER/HEIGHT**	**NOTES**	**CCA PER TREE (SF)**	**TOTAL CROWN COVER (SF)**	**NATIVE**	**LOCAL/ REGIONAL (#)**	**EASTERN U.S. (#)**	**TOTAL**
STANDARD TREES	AS	3	Acer	saccharum		Sugar Maple	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	3,750	Region	3	0	3
	BN	2	Betula	nigra		River Birch	2" cal./ 8-10 ft. ht.	B&B, multi-trunk, 3 cane minimum, symmetrical	750	1,500	Local	2	0	2
	CO	1	Celtis	occidentalis		Hackberry	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	1,250	Local	1	0	1
	CJ	4	Cryptomeria	japonica		Japanese Cryptomeria	6 ft ht./ 3 ft. spread	B&B; full to ground, good seasonal flush	250	1,000	No	0	0	0
	JV	4	Juniperus	virginiana		Eastern Red Cedar	6 ft ht./ 3 ft. spread	B&B; full to ground, good seasonal flush	250	1,000	Local	4	0	4
	LSR	2	Liquidambar	styraciflua	Rotundiloba	Sweetgum	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Local	2	0	2
	MV	1	Magnolia	virginiana		Sweetbay	1 1/2" cal./8-10 ft ht.	B&B, multi-trunk, 3 cane minimum, symmetrical	250	250	Local	1	0	1
	PO	2	Platanus	occidentalis		Sycamore	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Local	2	0	2
	QPH	1	Quercus	phellos	Hightower	Hightower Willow Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	1,250	Local	1	0	1
	TO	4	Thuja	occidentalis	Nigra	Dark Green Aroborvitae	6 ft ht./ 3 ft. spread	B&B; full to ground, good seasonal flush	250	1,000	Region	4	0	4
	TA	2	Tilia	americana		Basswood	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Region	2	0	2
	UA	2	Ulmus	americana	Princeton	Princeton Elm	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Local	2	0	2
	TOTALS	**28**						**STANDARD TREE CCA:**		**21,000**		**24**	**0**	**24**
												85.7%	**0.0%**	**85.7%**
	PLAN KEY	**QUANTITY**	**GENUS**	**SPECIES**	**VAR./CULTIVAR/ HYBRID**	**COMMON NAME**	**CALIPER/HEIGHT**	**NOTES**	**CCA PER TREE (SF)**	**TOTAL CROWN COVER (SF)**	**NATIVE**	**LOCAL/ REGIONAL (#)**	**EASTERN U.S. (#)**	**TOTAL**
ADDITIONAL TREES NOT COUNTED FOR CREDIT	TO2	6	Thuja	occidentalis	Nigra	Dark Green Aroborvitae	6 ft ht./ 3 ft. spread	B&B; full to ground, good seasonal flush	0	0	Region	6	0	6
	TOTALS	6						**ADDITIONAL CCA:**		0		6	0	**6**
												100.0%	**0.0%**	**100.0%**
	PLAN KEY	**QUANTITY**	**GENUS**	**SPECIES**	**VAR./CULTIVAR/ HYBRID**	**COMMON NAME**	**HEIGHT/CONT.**	**NOTES**	**CCA PER SHRUB (SF)**	**TOTAL CROWN COVER (SF)**	**NATIVE**	**LOCAL/ REGIONAL (#)**	**EASTERN U.S. (#)**	**TOTAL**
EVERGREEN SHRUBS	Igg	6	Ilex	glabra	Gem Box	Gem Box Inkberry	18"-24"/#3 cont.	healthy virgorous, well-rooted & established	2	12	Region	6	0	6
	TOTALS	6						**EVERGREEN SHRUB CCA:**		12		6	0	**6**
												100.0%	**0.0%**	**100.0%**
	PLAN KEY	**QUANTITY**	**GENUS**	**SPECIES**	**VAR./CULTIVAR/ HYBRID**	**COMMON NAME**	**HEIGHT/CONT.**	**NOTES**	**CCA PER SHRUB (SF)**	**TOTAL CROWN COVER (SF)**		**LOCAL/ REGIONAL (#)**	**EASTERN U.S. (#)**	**TOTAL**
DECIDUOUS SHRUBS	Coc	1	Cephalanthus	occidentalis		Buttonbush	24"-36"/#5 cont.	healthy virgorous, well-rooted & established	10	10	Local	1	0	1
	Csa	3	Cornus	sericea	Farrow	Arctic Fire Dogwood	30"-36"/#3 cont.	healthy virgorous, well-rooted & established	10	30	Region	3	0	3
	Ivl	6	Itea	virginica	Little Henry	Dwarf Sweetspire	18"-24"/#3 cont.	healthy virgorous, well-rooted & established	2	12	Local	6	0	6
	TOTALS	**10**						**DECIDUOUS SHRUB CCA:**		42		10	0	10
												100.0%	**0.0%**	**100.0%**
								TOTAL PROPOSED CCA (SF):		**21,054**				

CROWN COVER TABULATIONS

TOTAL SITE AREA (SF)	192,966
25% CROWN COVER REQUIRED (SF)	48,242
EXISTING CROWN COVER (SF)	145,961
REMOVED CROWN COVER (SF)	120,910
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	27,204
Crown Cover from Preserved Shrubs	2,229
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	21,000
Crown Cover from Proposed Shrubs	54
TOTAL CROWN COVER PROVIDED (%)	25.0%
TOTAL CROWN COVER PROVIDED (SF)	50,487

URBAN TREE TABULATIONS

PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (SF PER TREE)	IMPERVIOUS AREA UNDER CANOPY (SF PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY? (Y/N)
QPA	1	STREET TREE 2	1,250	606	N
QPA	1	STREET TREE 3	1,250	554	N
UA	1	STREET TREE 4	1,250	533	N
CO	1	STREET TREE 5	1,250	536	N
LSR	1	STREET TREE 6	1,250	529	N
GT	1	STREET TREE 7	750	449	Y
QPH	1	STREET TREE 8	1,250	681	Y
QPH	1	STREET TREE 9	1,250	784	Y
PA	1	STREET TREE 10	1,250	704	Y
LSR	1	STREET TREE 11	1,250	834	Y
CO	1	STREET TREE 12	1,250	788	Y
NSW	1	STREET TREE 13	750	573	Y
NSW	1	STREET TREE 14	750	574	Y
TA	1	STREET TREE 15	1,250	471	N
PA	1	STREET TREE 16	1,250	219	N
TOTAL URBAN TREES					
8					

**Refer to Landscape Guidelines Chapter 3 Canopy Coverage*

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	BEGINNING JANUARY 2, 2024 REQUIRED %	PROVIDED QTY.	PROVIDED %
Urban Trees	15	Regional/Local	20%	13	86.7%
		Total Natives	50%	13	86.7%
Standard Trees	28	Regional/Local	40%	24	85.7%
		Total Natives	80%	24	85.7%
Evergreen Shrubs	6	Regional/Local	10%	6	100.0%
		Total Natives	40%	6	100.0%
Deciduous Shrubs	10	Regional/Local	20%	10	100.0%
		Total Natives	80%	10	100.0%
Groundcovers		Regional/Local	10%		
		Total Natives	20%		
Perennials, Ferns, Ornamental Grasses		Regional/Local	25% (perennials) 30% (ferns & grasses)		
		Total Natives	60% (perennials) 80% (ferns & grasses)		
Vines		Total Natives	100%		

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
59	53	53
	89.8%	89.8%

NOTES:

1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.

2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type.

3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Acer	3	7.0%	33%	saccharum	3	7.0%	10%
Betula	2	4.7%	33%	nigra	2	4.7%	10%
Celtis	3	7.0%	33%	occidentalis	3	7.0%	10%
Cryptomeria	4	9.3%	33%	japonica	4	9.3%	10%
Gleditsia	1	2.3%	33%	inermis	1	2.3%	10%
Juniperus	4	9.3%	33%	virginiana	4	9.3%	10%
Liquidambar	4	9.3%	33%	styraciflua	4	9.3%	10%
Magnolia	1	2.3%	33%	virginiana	1	2.3%	10%
Nyssa	2	4.7%	33%	sylvatica	2	4.7%	10%
Platanus	4	9.3%	33%	acerfolia	2	4.7%	10%
				occidentalis	2	4.7%	10%
Quercus	5	11.6%	33%	palustris	2	4.7%	10%
				phellos	3	7.0%	10%
Thuja	4	9.3%	33%	occidentalis	4	9.3%	10%
Tilia	3	7.0%	33%	americana	3	7.0%	10%
Ulmus	3	7.0%	33%	americana	3	7.0%	10%
	43	**TOTAL NUMBER OF TREES PROPOSED**			**43**		

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.

3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.

4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.

5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

6) IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

8) MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

2) THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

4) ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

5) AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

6) AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

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

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE:
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Source: CITY OF ALEXANDRIA	STANDARD LANDSCAPE PLAN NOTES	
Approved by: COA	Date drawn: 01/01/19	LD 016
1 OF 1		

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

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

COMMONWEALTH OF VIRGINIA
DANIEL MATTHEW DOVE
Lic. No. 002197
LANDSCAPE ARCHITECT

CLARENS ESTATES
CITY OF ALEXANDRIA, VIRGINIA
CLARENS ESTATES, LLC

REVISIONS:

PLANTING SCHEDULE & CALCULATIONS

NORTH
DESIGN: CO
DRAWN: SS
CHECKED: CO
SCALE: NTS
PROJECT NO: 24021
DATE: 11.18.2024

L202

PRELIMINARY SITE PLAN



CARLYLE ACORN

THE CARLYLE ACORN STYLE LUMINAIRE IS FREQUENTLY USED WHERE GREATER VERTICAL ILLUMINATION AND A MODERATE AMOUNT OF UPLIGHT IS PREFERRED, SUCH AS IN URBAN STREETSCAPE AND PEDESTRIAN LIGHTING APPLICATIONS.

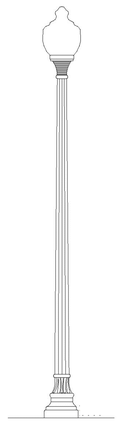
- BASIC STYLE LUMINAIRE
- 3000K COLOR TEMPERATURE
- FINISH COLOR BLACK
- TYPE III LIGHTING PATTERN
- INTERNAL GLASS REFRACTOR FOR LIGHT CONTROL
- 70W, 100W, 150W, 250W HID EQUIVALENTS

Comparable HID Wattage	Finish Color	Initial Lamp Lumens	Lighting Pattern	Correlated Color Temperature (CCT)	Input Wattage	Input Amps	Billing Tier	EPA	B-U-G Rating	Recommended Mounting Height (ft.)	Luminaire Stock #	WMIS CU Code
70	Black	3878	Type III	3000K	22	0.21	1	2.19	1-4-2	10 - 12	42316016	LEDACCA0333BXXX
100	Black	6001	Type III	3000K	33	0.32	2	2.19	2-4-2	12 - 16	42316014	LEDACCA0533BXXX

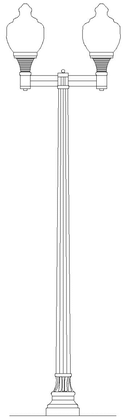
CARLYLE ACORN

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
ALEXANDRIA, VIRGINIA

REVISION DATE
CSCA-1
PAGE 69



SINGLE LUMINAIRE



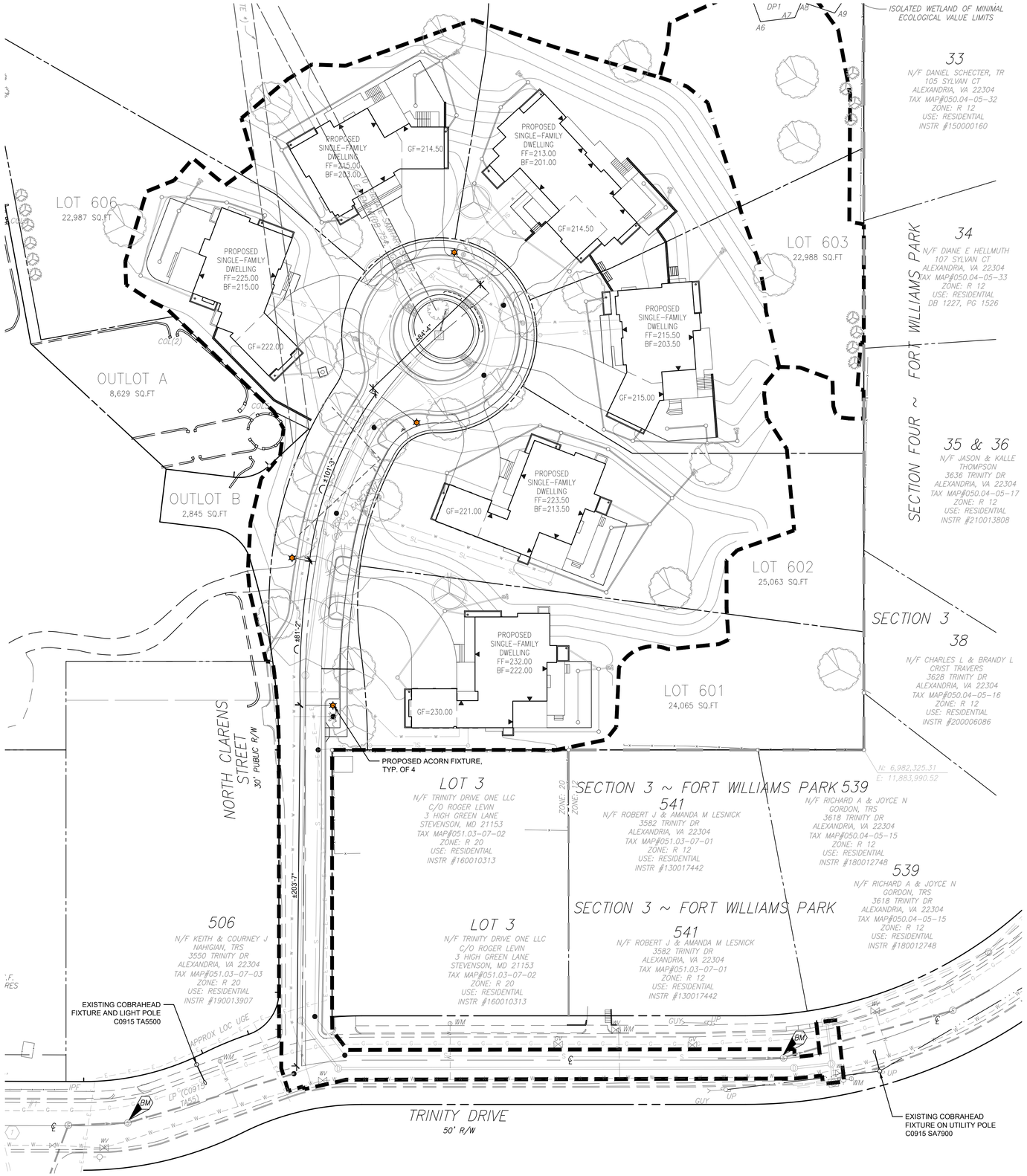
DOUBLE LUMINAIRE

NOTES:
1. CARLYLE IS THE "ACOM" AS SHOWN ON PAGES 22 AND 23 OF THE DOMINION VIRGINIA POWER OUTDOOR LIGHTING MANUAL. THE "ACOM" STREETLIGHT IS COMPOSED OF THE W.J. WHATLEY WASHINGTON SERIES FIBERGLASS POLE AND GENERAL ELECTRIC EDISON III LUMINAIRE
2. THIS STREETLIGHT OR EQUAL APPROVED BY CARLYLE DEVELOPMENT CORPORATION AND DOMINION VIRGINIA POWER WILL BE USED THROUGHOUT CARLYLE EXCEPT ALONG DUKE STREET WHERE THE STANDARD CITY OF ALEXANDRIA "GADSBY" STREETLIGHT SHALL BE USED.

CARLYLE TYPE LIGHT POLE DETAIL

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
ALEXANDRIA, VIRGINIA

REVISION DATE
CSCL-1
PAGE 76



LEGEND	
	PROPOSED CATEGORY IV DECIDUOUS TREE
	PROPOSED CATEGORY III DECIDUOUS TREE
	PROPOSED CATEGORY I DECIDUOUS TREE
	PROPOSED CATEGORY II EVERGREEN TREE
	PROPOSED ACORN FIXTURE

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

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

COMMONWEALTH OF VIRGINIA
DANIEL MATTHEW DOVE
Lic. No. 002197
LANDSCAPE ARCHITECT

CLARENS ESTATES

CITY OF ALEXANDRIA, VIRGINIA

CLARENS ESTATES, LLC

REVISIONS:

LIGHTING PLAN

NORTH

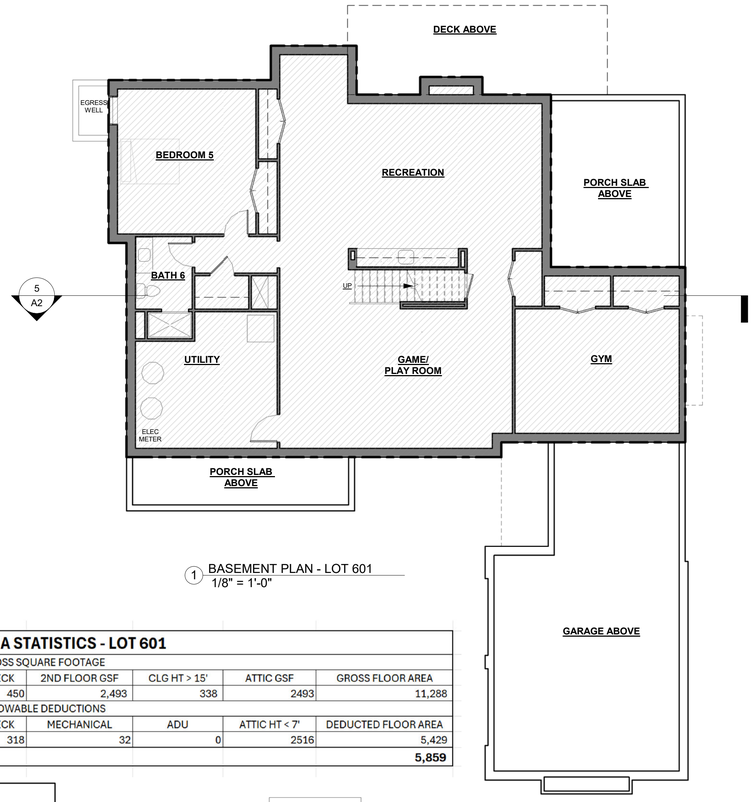
DESIGN: CO
DRAWN: SS
CHECKED: CO

SCALE: 1" = 30'-0"
0 15 30 60

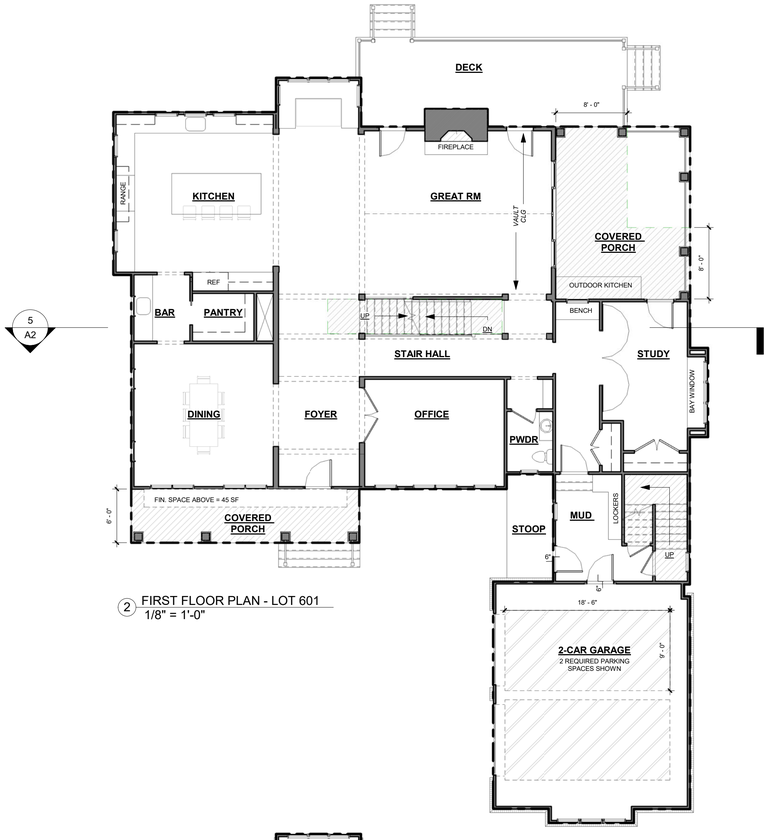
PROJECT NO: 24021
DATE: 11.18.2024

L301

PRELIMINARY SITE PLAN



1 BASEMENT PLAN - LOT 601
1/8" = 1'-0"



2 FIRST FLOOR PLAN - LOT 601
1/8" = 1'-0"

FLOOR AREA STATISTICS - LOT 601

GROSS SQUARE FOOTAGE

BASEMENT GSF	1ST FLOOR GSF	GARAGE	PORCH / DECK	2ND FLOOR GSF	CLG HT > 15'	ATTIC GSF	GROSS FLOOR AREA
2,360	2,564	590	450	2,493	338	2493	11,288

ALLOWABLE DEDUCTIONS

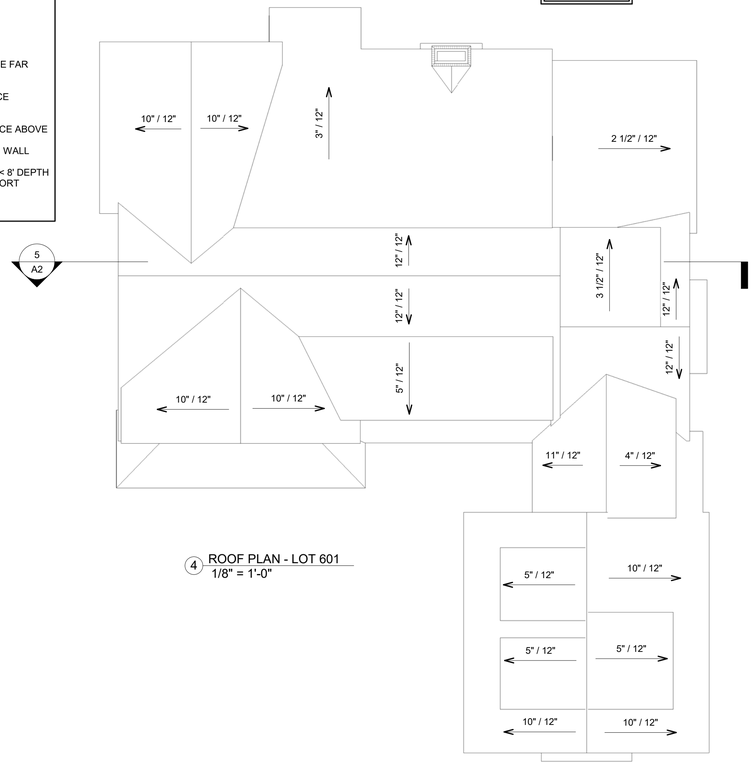
BASEMENT GSF	STAIR	GARAGE	PORCH / DECK	MECHANICAL	ADU	ATTIC HT < 7'	DEDUCTED FLOOR AREA
2,360	203	0	318	32	0	2516	5,429

TOTAL NET FLOOR AREA **5,859**

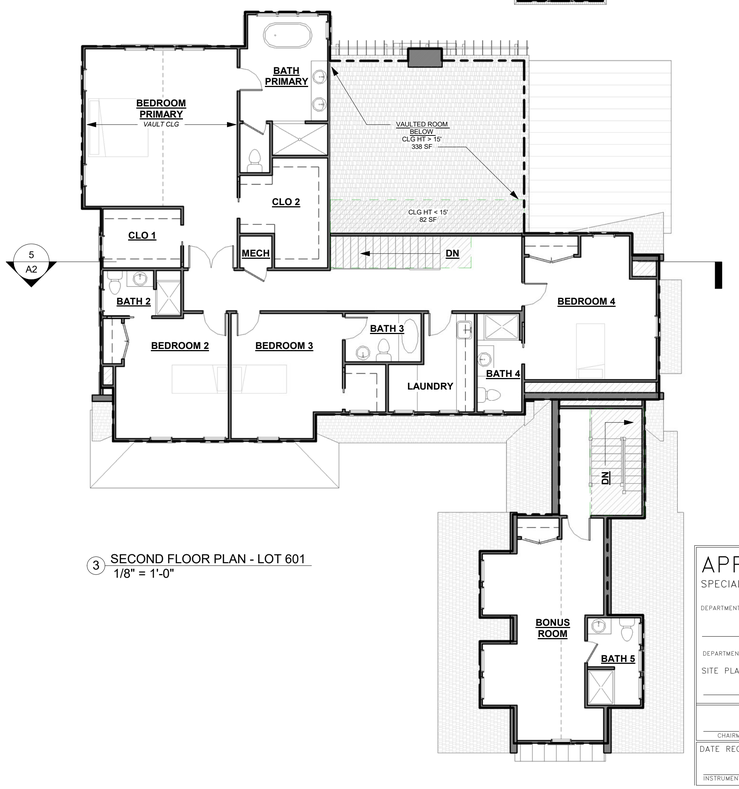
PLAN LEGEND:

GROSS FLOOR AREA

AREAS DEDUCTED FROM GROSS FLOOR AREA TO DETERMINE FAR (SEE SECTION 2-145):
- STAIRS AND ELEVATORS
- UTILITIES AND MECHANICAL EQUIPMENT FLOOR SPACE
- BASEMENTS
- ATTIC WITH CEILING HT < 7'
- PORCHES UP TO 8' IN DEPTH WITHOUT FINISHED SPACE ABOVE
- FREESTANDING GARAGES IN REAR YARDS
- ARCHITECTURAL FEATURES PROJECTING < 30" FROM WALL
- SPACE UNDER FIRST FLOOR DECKS
- SPACE UNDER BALCONIES ABOVE THE FIRST FLOOR < 8' DEPTH
- RETRACTABLE AWNINGS WITHOUT POSTS FOR SUPPORT
- SHEDS AND ACCESSORY BUILDINGS
- AREA DEVOTED TO AN ACCESSORY DWELLING



4 ROOF PLAN - LOT 601
1/8" = 1'-0"



3 SECOND FLOOR PLAN - LOT 601
1/8" = 1'-0"

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

WINDMILL HILL

PRELIMINARY DEVELOPMENT SITE PLAN

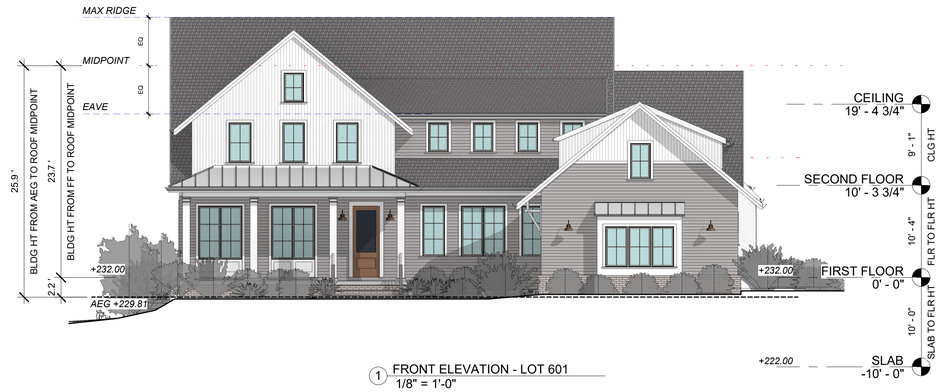
CLARENS ESTATES

1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

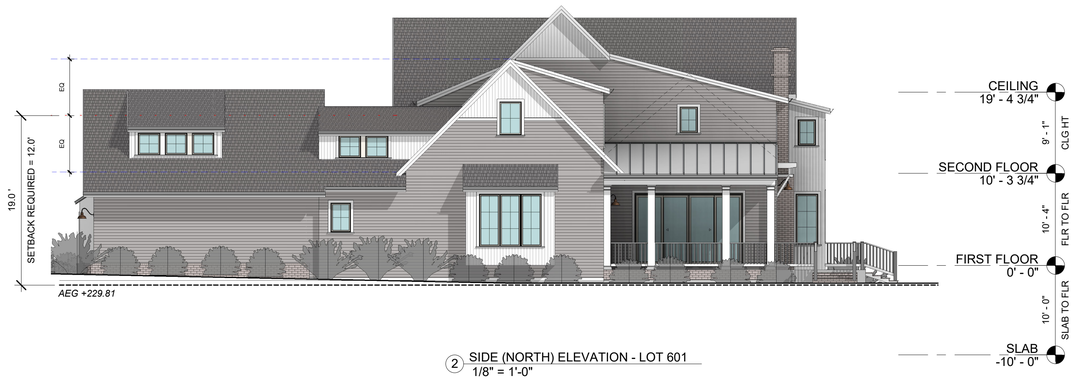
DATE:
AUGUST 2024

LOT 601 PLANS

A1



1 FRONT ELEVATION - LOT 601
1/8" = 1'-0"



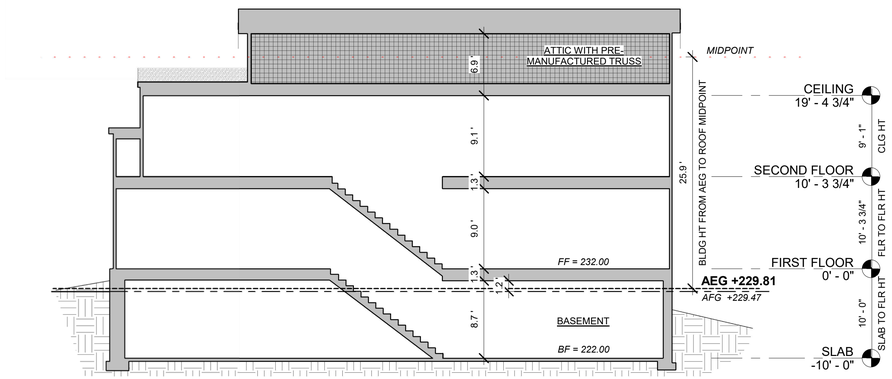
2 SIDE (NORTH) ELEVATION - LOT 601
1/8" = 1'-0"



3 REAR ELEVATION - LOT 601
1/8" = 1'-0"



4 SIDE (SOUTH) ELEVATION - LOT 601
1/8" = 1'-0"



5 BUILDING SECTION - LOT 601
1/8" = 1'-0"

BUILDING FACADE MATERIALS

ROOF: ARCHITECTURAL GRADE ASPHALT SHINGLES

WINDOWS AND EXTERIOR DOORS: WOOD WITH METAL CLADDING; DIVIDED LIGHTS

SIDING ACCENT: FIBER CEMENT VERTICAL SIDING WITH V-GROOVE

ROOF ACCENT: STANDING SEAM METAL ROOFING

SIDING: FIBER CEMENT HORIZONTAL PLANK LAP SIDING

TRIM, SOFFITS, COLUMNS, & RAILINGS: SYNTHETIC WOOD; SMOOTH GRAIN TEXTURE WITH PAINTED FINISH

FRONT DOOR: WOOD WITH RECESSED PANELS

MASONRY PORCH FLOOR: FLAGSTONE WITH BRICK ACCENT

GARAGE DOORS: COMPOSITE OVERHEAD DOOR

LIGHT FIXTURES: METAL WALL SCONCES

CHIMNEY & MASONRY WALL ACCENT: BRICK OR STONE VENEER



6 3D FRONT VIEW - LOT 601

BUILDING FACADE MATERIALS PALETTE

MASONRY



BRICK #1 | BRICK #2 | BRICK #3 | STONE #1

SIDING



PAINTED #1 | PAINTED #2 | PAINTED #3 | PAINTED #4 | PAINTED #5

ROOFING



METAL #1 | METAL #2 | METAL #3 | SHINGLES #1 | SHINGLES #2 | SHINGLES #3

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

WINDMILL HILL

PRELIMINARY DEVELOPMENT SITE PLAN

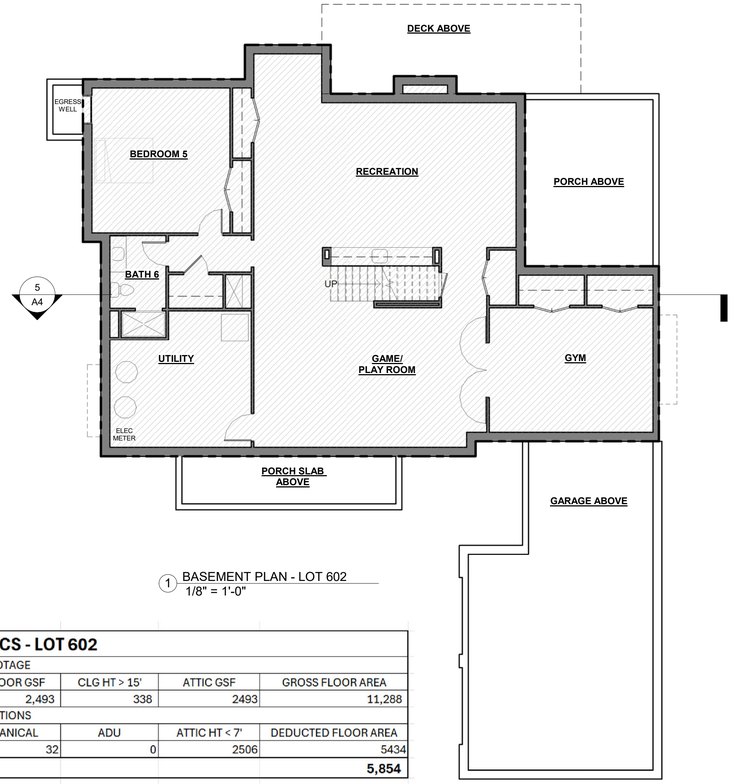
CLARENS ESTATES

1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

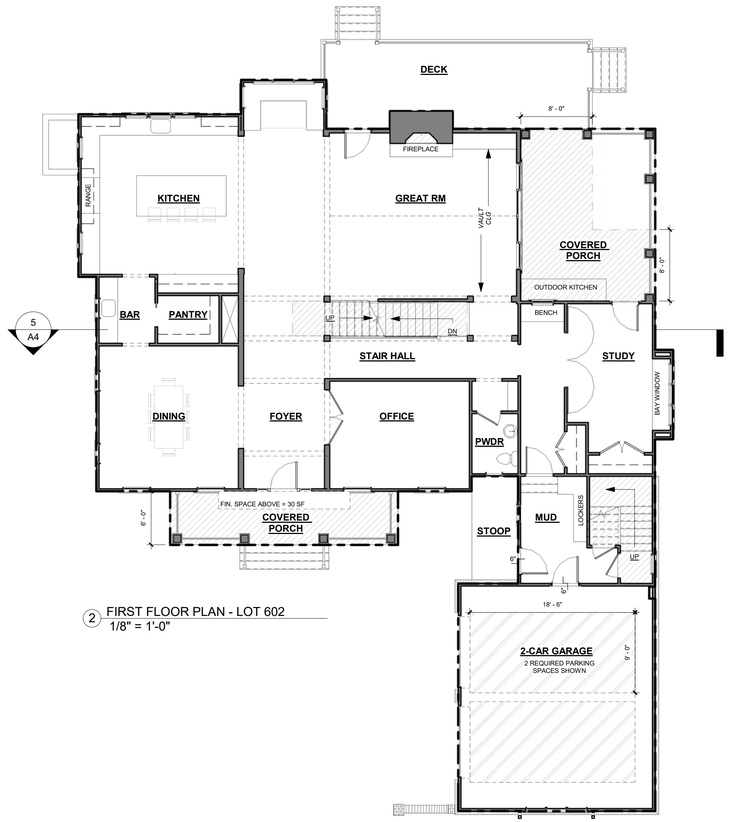
DATE:
AUGUST 2024

LOT 601
ELEVATIONS

A2



1 BASEMENT PLAN - LOT 602
1/8" = 1'-0"



2 FIRST FLOOR PLAN - LOT 602
1/8" = 1'-0"

FLOOR AREA STATISTICS - LOT 602

GROSS SQUARE FOOTAGE

BASEMENT GSF	1ST FLOOR GSF	GARAGE	PORCH / DECK	2ND FLOOR GSF	CLG HT > 15'	ATTIC GSF	GROSS FLOOR AREA
2,360	2,564	590	450	2,493	338	2493	11,288

ALLOWABLE DEDUCTIONS

BASEMENT GSF	STAIR	GARAGE	PORCH / DECK	MECHANICAL	ADU	ATTIC HT < 7'	DEDUCTED FLOOR AREA
2,360	203	0	333	32	0	2506	5434

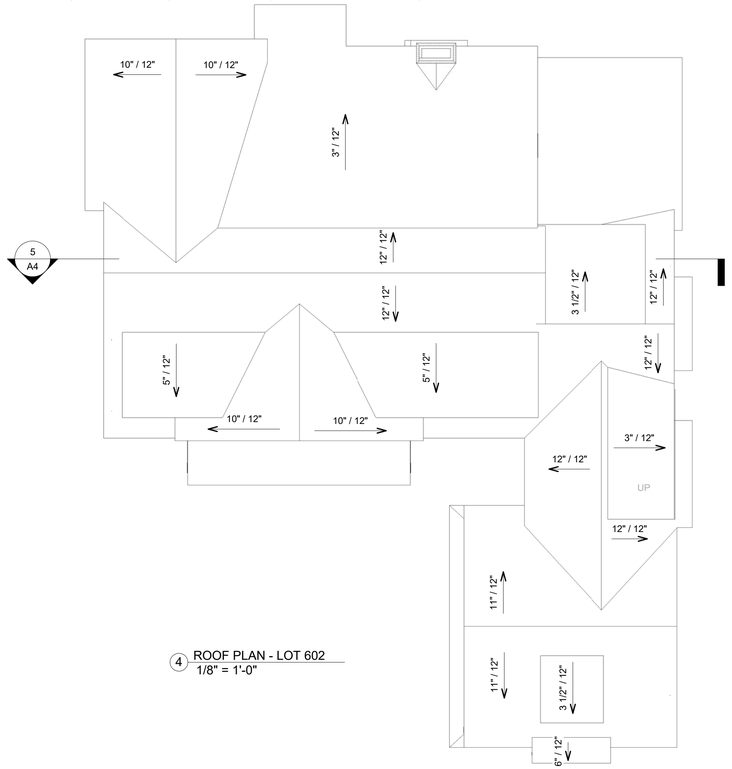
TOTAL NET FLOOR AREA **5,854**

PLAN LEGEND:

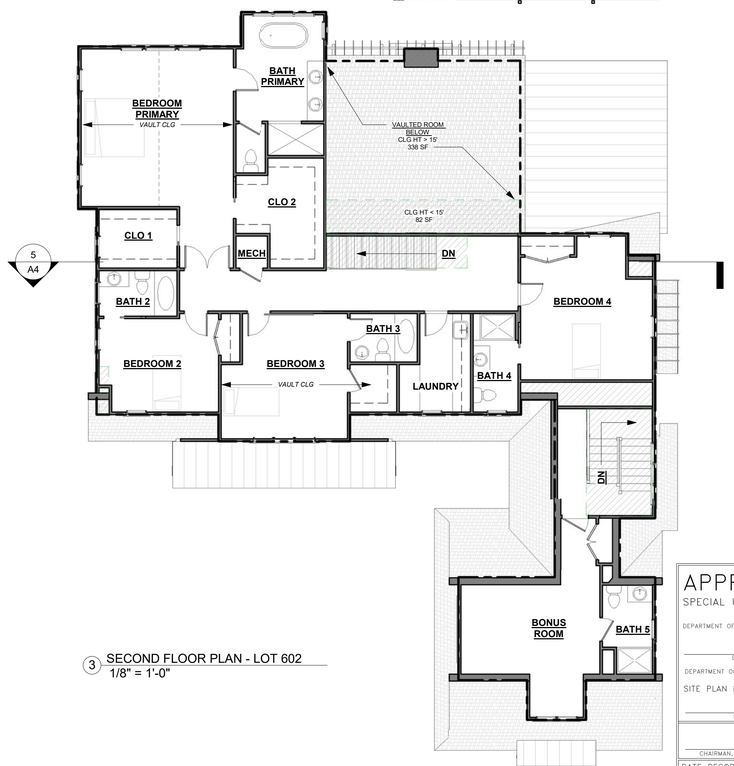
GROSS FLOOR AREA

AREAS DEDUCTED FROM GROSS FLOOR AREA TO DETERMINE FAR (SEE SECTION 2-145):

- STAIRS AND ELEVATORS
- UTILITIES AND MECHANICAL EQUIPMENT FLOOR SPACE
- BASEMENTS
- ATTIC WITH CEILING HT < 7'
- PORCHES UP TO 8' IN DEPTH WITHOUT FINISHED SPACE ABOVE
- FREESTANDING GARAGES IN REAR YARDS
- ARCHITECTURAL FEATURES PROJECTING < 30" FROM WALL
- SPACE UNDER FIRST FLOOR DECKS
- SPACE UNDER BALCONIES ABOVE THE FIRST FLOOR < 8' DEPTH
- RETRACTABLE AWNINGS WITHOUT POSTS FOR SUPPORT
- SHEDS AND ACCESSORY BUILDINGS
- AREA DEVOTED TO AN ACCESSORY DWELLING



4 ROOF PLAN - LOT 602
1/8" = 1'-0"



3 SECOND FLOOR PLAN - LOT 602
1/8" = 1'-0"

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

WINDMILL HILL

PRELIMINARY DEVELOPMENT SITE PLAN

CLARENS ESTATES

1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE:
AUGUST 2024

LOT 602 PLANS

A3



1 FRONT ELEVATION - LOT 602
1/8" = 1'-0"



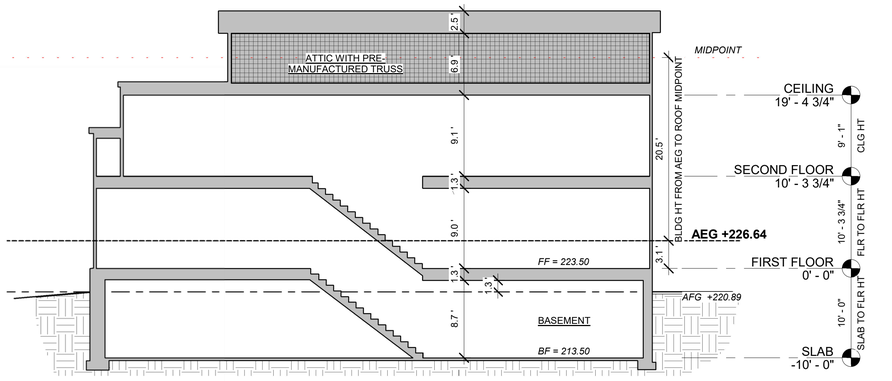
2 SIDE (NORTH) ELEVATION - LOT 602
1/8" = 1'-0"



3 REAR ELEVATION - LOT 602
1/8" = 1'-0"



4 SIDE (SOUTH) ELEVATION - LOT 602
1/8" = 1'-0"



5 BUILDING SECTION - LOT 602
1/8" = 1'-0"

BUILDING FACADE MATERIALS

ROOF: ARCHITECTURAL GRADE ASPHALT SHINGLES

WINDOWS AND EXTERIOR DOORS: WOOD WITH METAL CLADDING; DIVIDED LIGHTS

SIDING ACCENT: FIBER CEMENT VERTICAL SIDING WITH V-GROOVE

ROOF ACCENT: STANDING SEAM METAL ROOFING

SIDING: FIBER CEMENT HORIZONTAL PLANK LAP SIDING

TRIM, SOFFITS, COLUMNS, & RAILINGS: SYNTHETIC WOOD; SMOOTH GRAIN TEXTURE WITH PAINTED FINISH

FRONT DOOR: STAINED WOOD WITH RECESSED PANELS

MASONRY PORCH FLOOR: FLAGSTONE WITH BRICK ACCENT

GARAGE DOORS: COMPOSITE OVERHEAD DOOR

LIGHT FIXTURES: METAL WALL SCONCES

CHIMNEY & MASONRY WALL ACCENT: BRICK OR STONE VENEER



6 3D FRONT VIEW - LOT 602

BUILDING FACADE MATERIALS PALETTE



APPROVED
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CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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WINDMILL HILL

PRELIMINARY DEVELOPMENT SITE PLAN

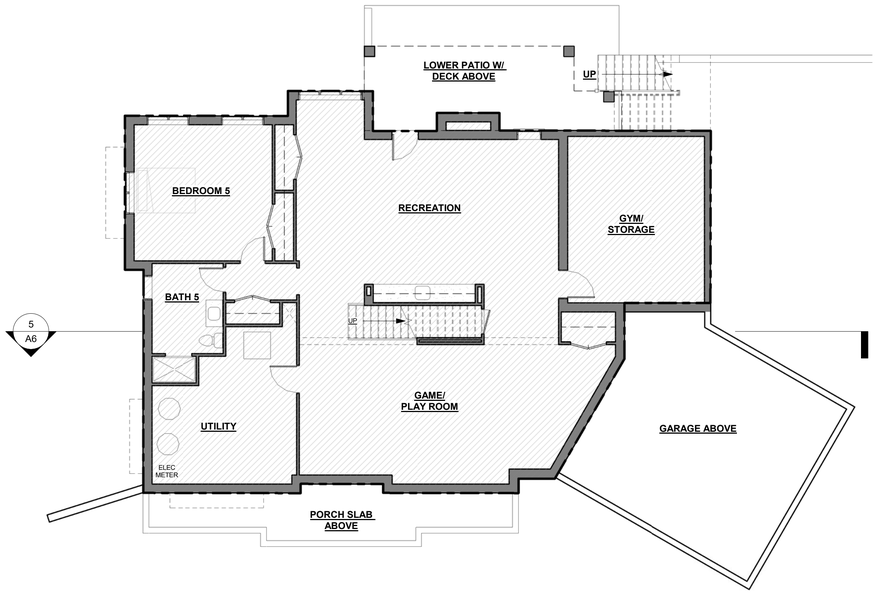
CLARENS ESTATES

1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

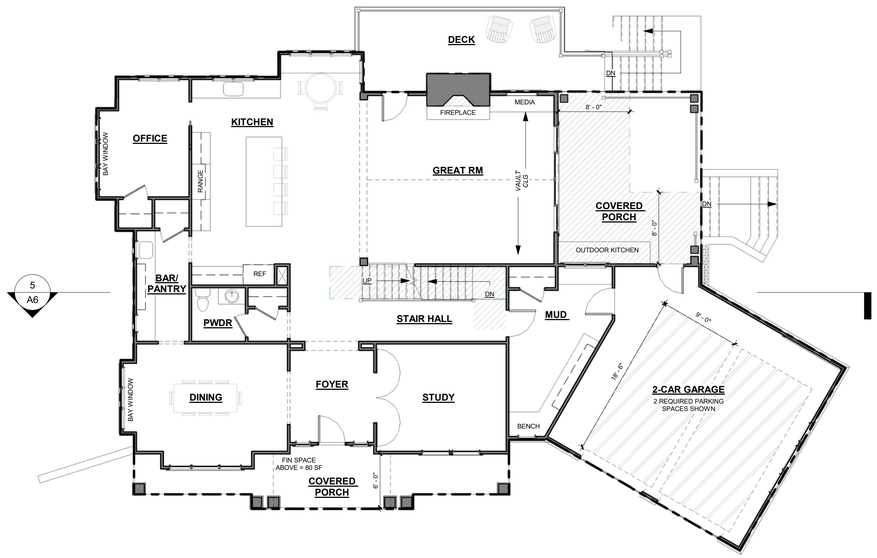
DATE:
AUGUST 2024

LOT 602
ELEVATIONS

A4



1 BASEMENT PLAN - LOT 603
1/8" = 1'-0"



2 FIRST FLOOR PLAN - LOT 603
1/8" = 1'-0"

PLAN LEGEND:

GROSS FLOOR AREA

AREAS DEDUCTED FROM GROSS FLOOR AREA TO DETERMINE FAR (SEE SECTION 2-145):

- STAIRS AND ELEVATORS
- UTILITIES AND MECHANICAL EQUIPMENT FLOOR SPACE
- BASEMENTS
- ATTIC WITH CEILING HT < 7'
- PORCHES UP TO 8' IN DEPTH WITHOUT FINISHED SPACE ABOVE
- FREESTANDING GARAGES IN REAR YARDS
- ARCHITECTURAL FEATURES PROJECTING < 30" FROM WALL
- SPACE UNDER FIRST FLOOR DECKS
- SPACE UNDER BALCONIES ABOVE THE FIRST FLOOR < 8' DEPTH
- RETRACTABLE AWNINGS WITHOUT POSTS FOR SUPPORT
- SHEDS AND ACCESSORY BUILDINGS
- AREA DEVOTED TO AN ACCESSORY DWELLING

FLOOR AREA STATISTICS - LOT 603

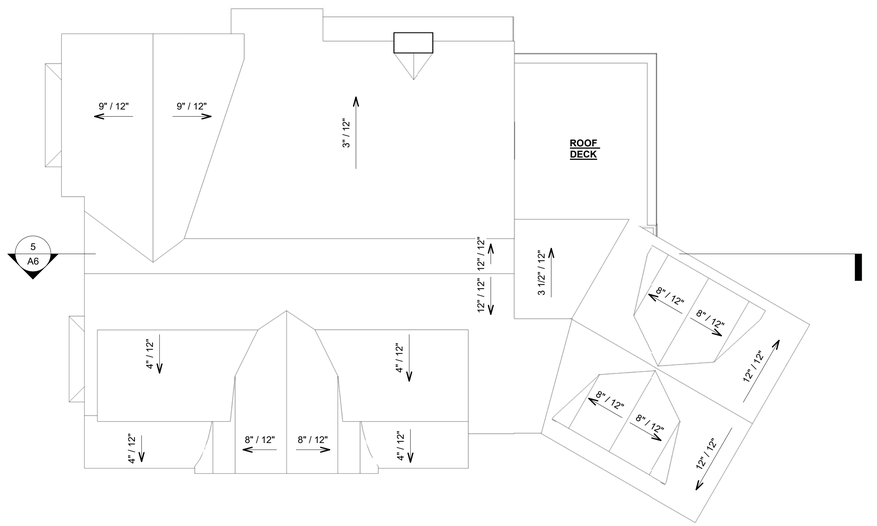
GROSS SQUARE FOOTAGE

BASEMENT GSF	1ST FLOOR GSF	GARAGE	PORCH / DECK	2ND FLOOR GSF	CLG HT > 15'	ATTIC GSF	GROSS FLOOR AREA
2,425	2,200	607	522	2,247	338	2,247	10,586

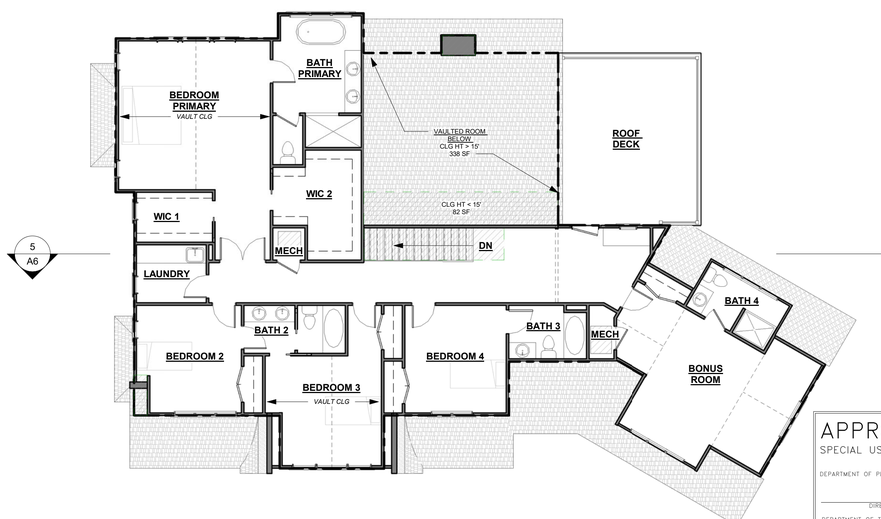
ALLOWABLE DEDUCTIONS

BASEMENT GSF	STAIR	GARAGE	PORCH / DECK	MECHANICAL	ADU	ATTIC HT < 7'	DEDUCTED FLOOR AREA
2,425	138	0	338	47	0	2,253	5,201

TOTAL NET FLOOR AREA **5,385**



4 ROOF PLAN - LOT 603
1/8" = 1'-0"



3 SECOND FLOOR PLAN - LOT 603
1/8" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. _____
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SITE PLAN NO. _____
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CHAIRMAN, PLANNING COMMISSION DATE
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WINDMILL HILL

PRELIMINARY DEVELOPMENT SITE PLAN

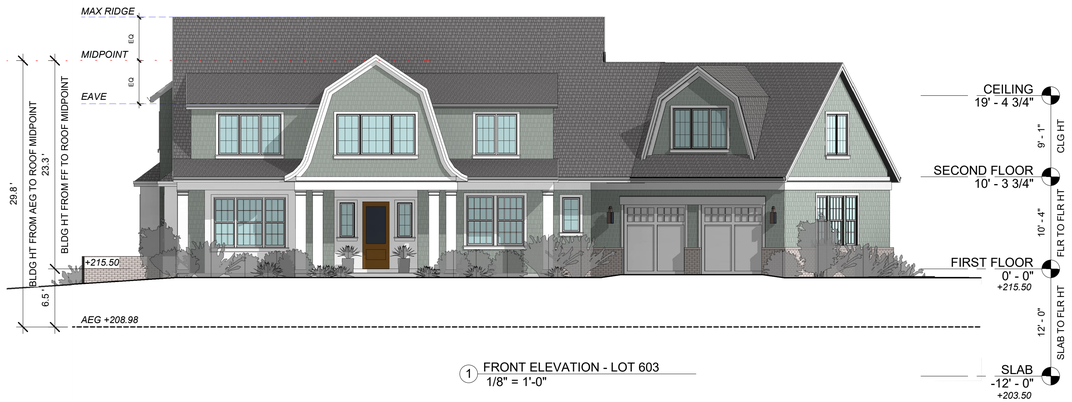
CLARENS ESTATES

1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE:
AUGUST 2024

LOT 603 PLANS

A5



1 FRONT ELEVATION - LOT 603
1/8" = 1'-0"



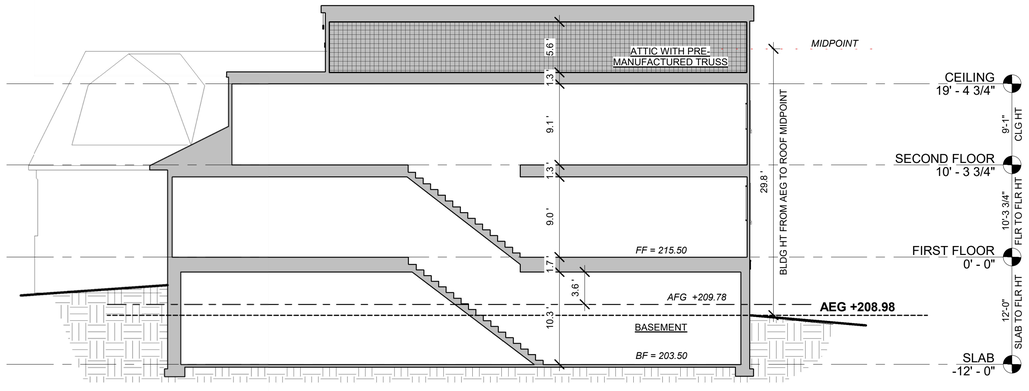
2 SIDE (NORTH) ELEVATION - LOT 603
1/8" = 1'-0"



3 REAR ELEVATION - LOT 603
1/8" = 1'-0"



4 SIDE (SOUTH) ELEVATION - LOT 603
1/8" = 1'-0"



5 BUILDING SECTION - LOT 603
1/8" = 1'-0"

BUILDING FACADE MATERIALS

ROOF: ARCHITECTURAL GRADE ASPHALT SHINGLES

WINDOWS AND EXTERIOR DOORS: WOOD WITH METAL CLADDING; DIVIDED LIGHTS

SIDING: COMPOSITE SHAKE SIDING COLOR VARIATIONS AND GRAIN PATTERN SIMILAR TO NATURAL CEDAR SHINGLES

TRIM, SOFFITS, COLUMNS, & RAILINGS: SYNTHETIC WOOD; SMOOTH GRAIN TEXTURE WITH PAINTED FINISH

FRONT DOOR: STAINED WOOD WITH RECESSED PANELS

LIGHT FIXTURES: METAL WALL SCONCES

MASONRY PORCH FLOOR: FLAGSTONE

GARAGE DOORS: COMPOSITE OVERHEAD DOOR

CHIMNEY & MASONRY WALL ACCENT: BRICK OR STONE VENEER



6 3D FRONT VIEW - LOT 603

BUILDING FACADE MATERIALS PALETTE

MASONRY



BRICK #1 | BRICK #2 | BRICK #3 | STONE #1

SIDING



PAINTED #1 | PAINTED #2 | PAINTED #3 | PAINTED #4 | PAINTED #5

ROOFING



METAL #1 | METAL #2 | METAL #3 | SHINGLES #1 | SHINGLES #2 | SHINGLES #3

APPROVED
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DIRECTOR _____ DATE _____
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WINDMILL HILL

PRELIMINARY DEVELOPMENT SITE PLAN

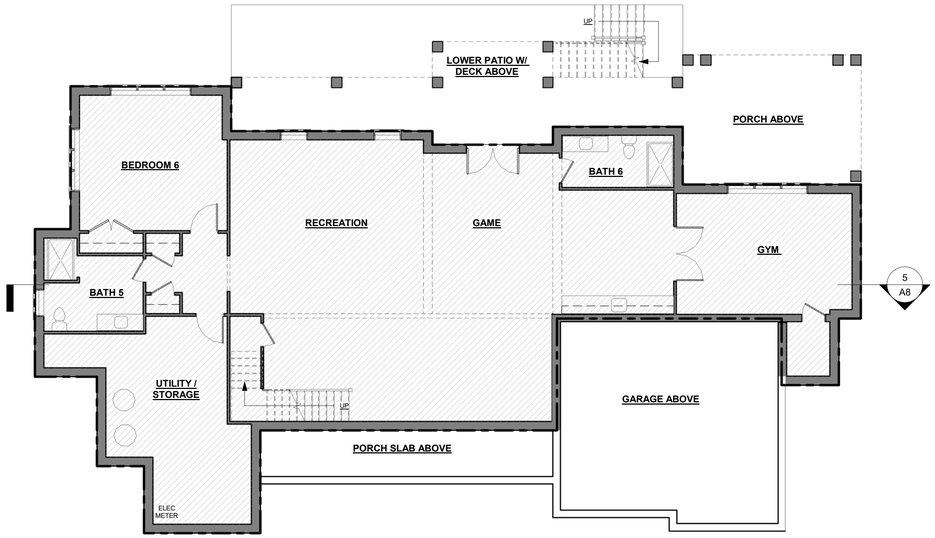
CLARENS ESTATES

1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

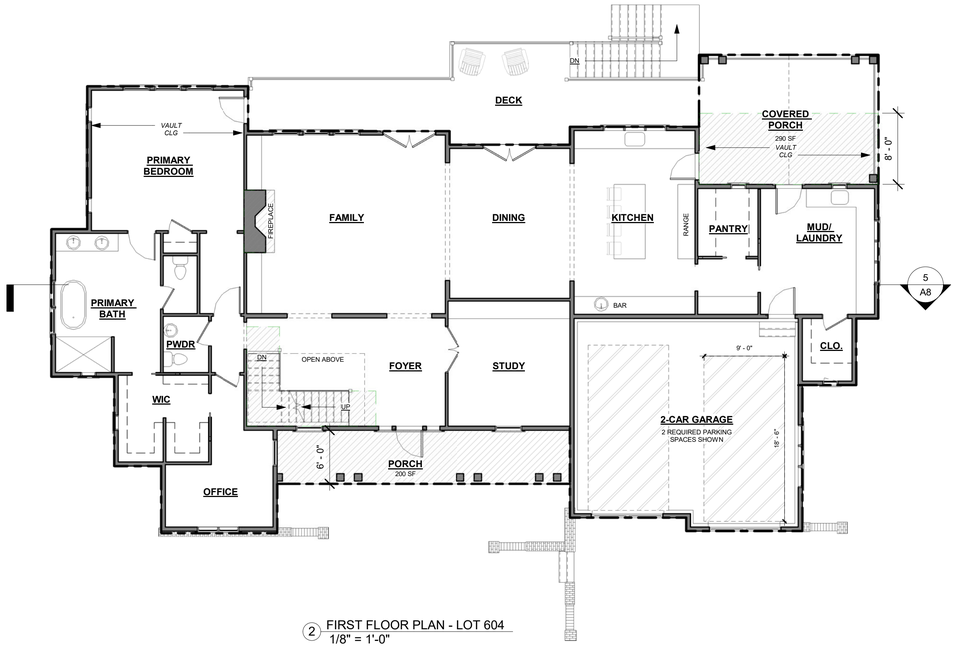
DATE:
AUGUST 2024

LOT 603
ELEVATIONS

A6



1 BASEMENT PLAN - LOT 604
1/8" = 1'-0"



2 FIRST FLOOR PLAN - LOT 604
1/8" = 1'-0"

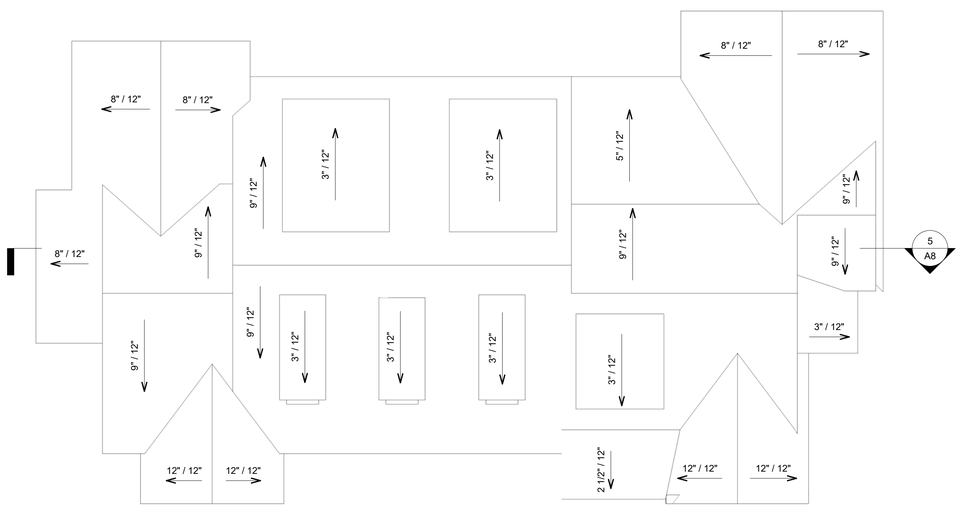
PLAN LEGEND:

GROSS FLOOR AREA

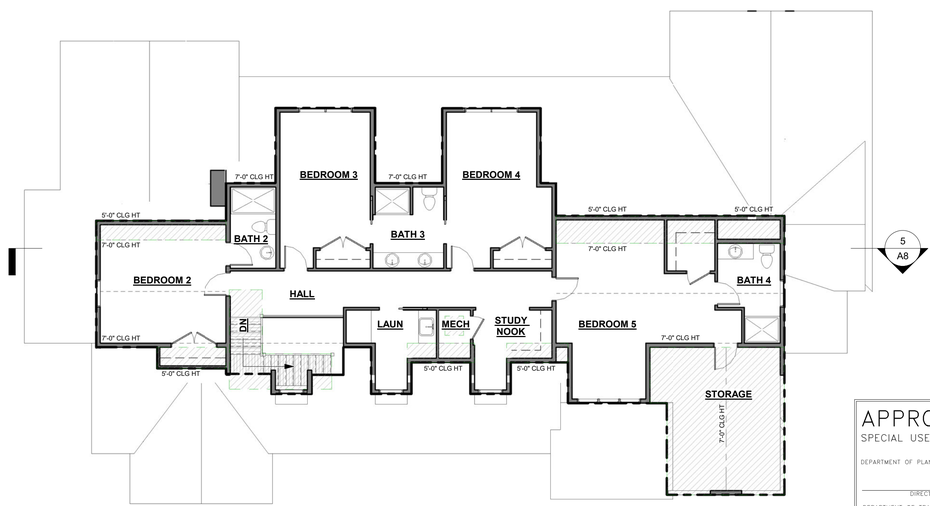
AREAS DEDUCTED FROM GROSS FLOOR AREA TO DETERMINE FAR (SEE SECTION 2-145):
- STAIRS AND ELEVATORS
- UTILITIES AND MECHANICAL EQUIPMENT FLOOR SPACE
- BASEMENTS
- ATTIC WITH CEILING HT < 7'
- PORCHES UP TO 8' IN DEPTH WITHOUT FINISHED SPACE ABOVE
- FREESTANDING GARAGES IN REAR YARDS
- ARCHITECTURAL FEATURES PROJECTING < 30" FROM WALL
- SPACE UNDER FIRST FLOOR DECKS
- SPACE UNDER BALCONIES ABOVE THE FIRST FLOOR < 8' DEPTH
- RETRACTABLE AWNINGS WITHOUT POSTS FOR SUPPORT
- SHEDS AND ACCESSORY BUILDINGS
- AREA DEVOTED TO AN ACCESSORY DWELLING

FLOOR AREA STATISTICS - LOT 604

GROSS SQUARE FOOTAGE							
BASEMENT GSF	1ST FLOOR GSF	GARAGE	PORCH / DECK	2ND FLOOR GSF	CLG HT > 15'	ATTIC GSF	GROSS FLOOR AREA
2,805	2,805	600	487	1,996	-	1,996	10,689
ALLOWABLE DEDUCTIONS							
BASEMENT GSF	STAIR	GARAGE	PORCH / DECK	MECHANICAL	ADU	ATTIC HT < 7'	DEDUCTED FLOOR AREA
2,805	154	0	356	30	0	2,258	5,603
TOTAL NET FLOOR AREA							**5,086**



4 ROOF PLAN - LOT 604
1/8" = 1'-0"



3 SECOND FLOOR PLAN - LOT 604
1/8" = 1'-0"

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. DEED BOOK NO. DATE

WINDMILL HILL

PRELIMINARY DEVELOPMENT SITE PLAN

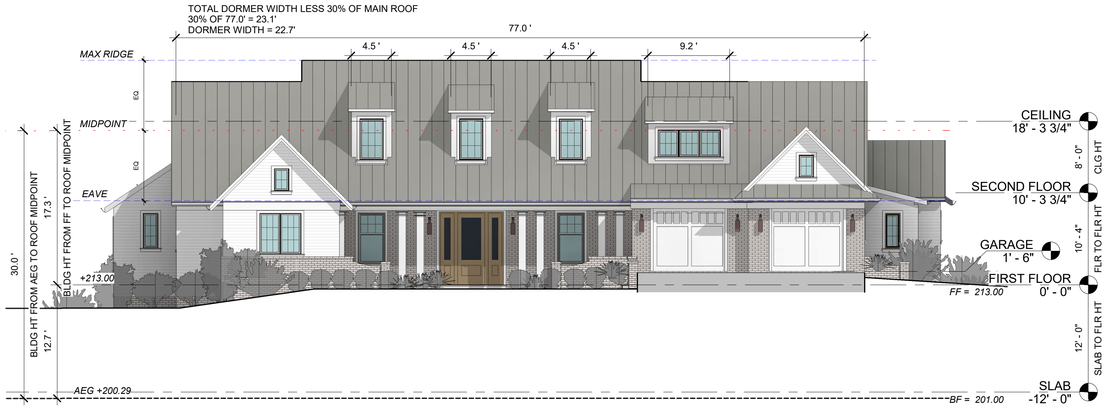
CLARENS ESTATES

1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE:
AUGUST 2024

LOT 604 PLANS

A7



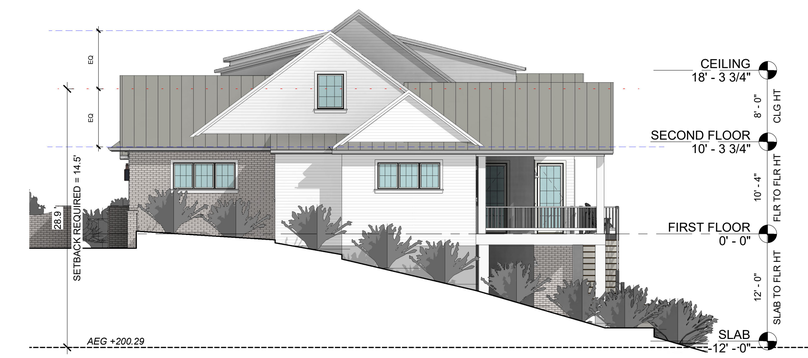
1 FRONT ELEVATION - LOT 604
1/8" = 1'-0"



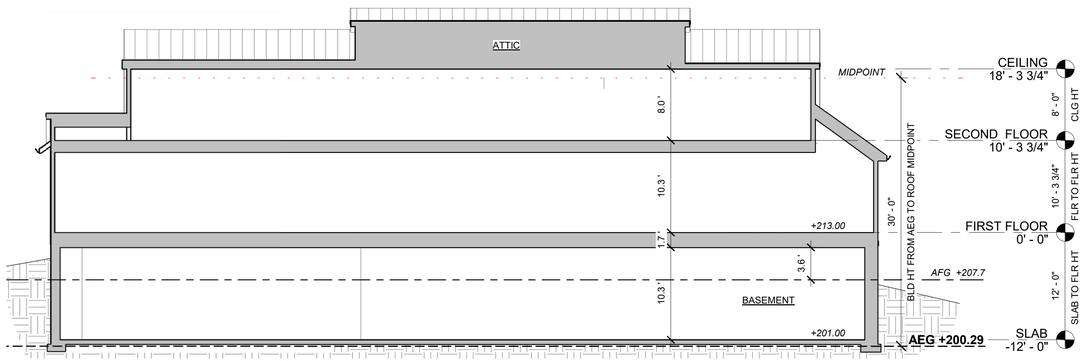
2 SIDE (SOUTH) ELEVATION - LOT 604
1/8" = 1'-0"



3 REAR ELEVATION - LOT 604
1/8" = 1'-0"



4 SIDE (NORTH) ELEVATION - LOT 604
1/8" = 1'-0"



5 BUILDING SECTION - LOT 604
1/8" = 1'-0"

BUILDING FACADE MATERIALS

ROOF: STANDING SEAM METAL ROOFING

WINDOWS AND EXTERIOR DOORS: WOOD WITH METAL CLADDING; DIVIDED LIGHTS

SIDING: FIBER CEMENT HORIZONTAL PLANK LAP SIDING

FRONT DOOR: WOOD WITH RECESSED PANELS

LIGHT FIXTURES: METAL WALL SCONCES

GARAGE DOORS: COMPOSITE OVERHEAD DOOR

MASONRY WALL ACCENT: BRICK OR STONE VENEER

TRIM, SOFFITS, COLUMNS, & RAILINGS: SYNTHETIC WOOD; SMOOTH GRAIN TEXTURE WITH PAINTED FINISH

PORCH FLOOR: FLAGSTONE WITH BRICK ACCENT



6 3D FRONT VIEW - LOT 604

BUILDING FACADE MATERIALS PALETTE

MASONRY



BRICK #1 | BRICK #2 | BRICK #3 | STONE #1

SIDING



PAINTED #1 | PAINTED #2 | PAINTED #3 | PAINTED #4

ROOFING



METAL #1 | METAL #2 | METAL #3 | METAL #4 | SHINGLES #1 | SHINGLES #2

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

WINDMILL HILL

PRELIMINARY DEVELOPMENT SITE PLAN

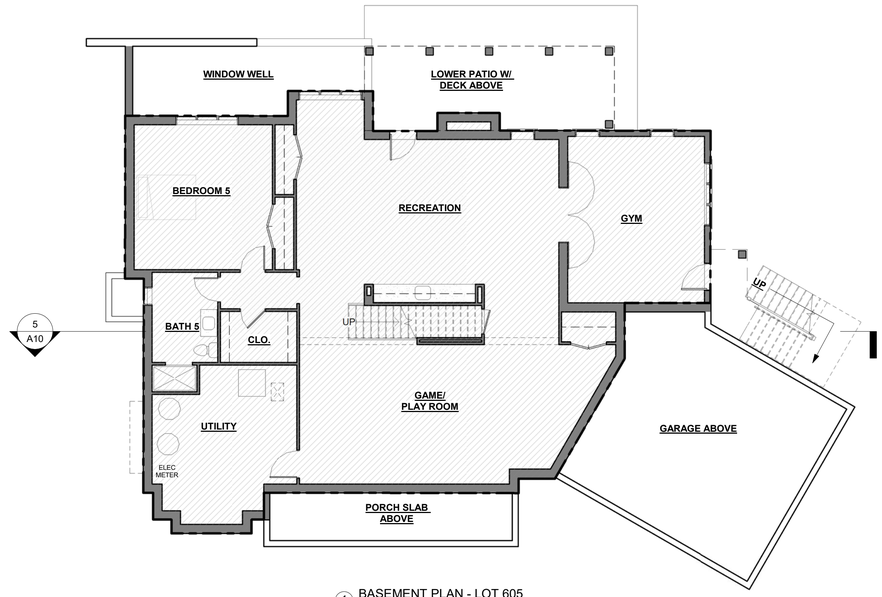
CLARENS ESTATES

1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

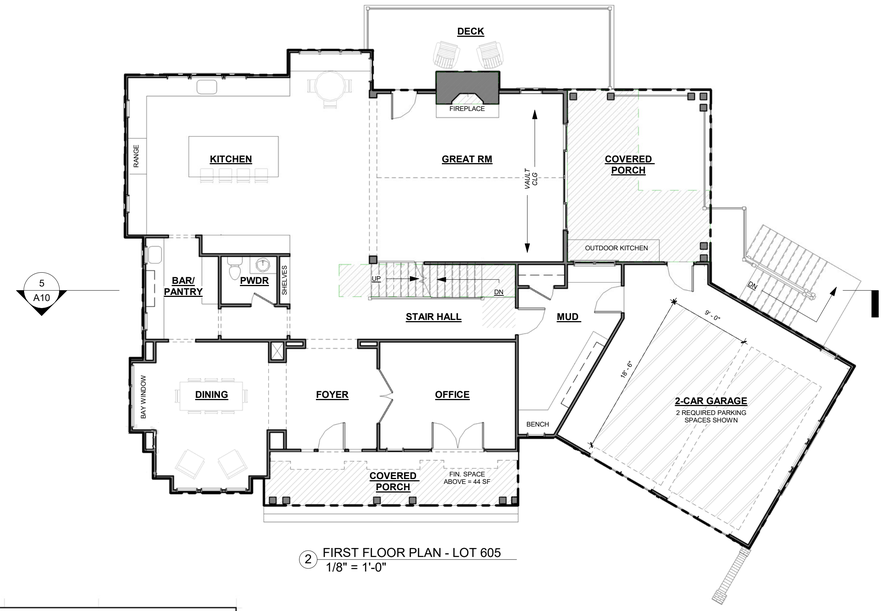
DATE:
AUGUST 2024

LOT 604
ELEVATIONS

A8



1 BASEMENT PLAN - LOT 605
1/8" = 1'-0"



2 FIRST FLOOR PLAN - LOT 605
1/8" = 1'-0"

PLAN LEGEND:

GROSS FLOOR AREA

AREAS DEDUCTED FROM GROSS FLOOR AREA TO DETERMINE FAR (SEE SECTION 2-145):

- STAIRS AND ELEVATORS
- UTILITIES AND MECHANICAL EQUIPMENT FLOOR SPACE
- BASEMENTS
- ATTIC WITH CEILING HT < 7'
- PORCHES UP TO 8' IN DEPTH WITHOUT FINISHED SPACE ABOVE
- FREESTANDING GARAGES IN REAR YARDS
- ARCHITECTURAL FEATURES PROJECTING < 30" FROM WALL
- SPACE UNDER FIRST FLOOR DECKS
- SPACE UNDER BALCONIES ABOVE THE FIRST FLOOR < 8' DEPTH
- RETRACTABLE AWNINGS WITHOUT POSTS FOR SUPPORT
- SHEDS AND ACCESSORY BUILDINGS
- AREA DEVOTED TO AN ACCESSORY DWELLING

FLOOR AREA STATISTICS - LOT 605

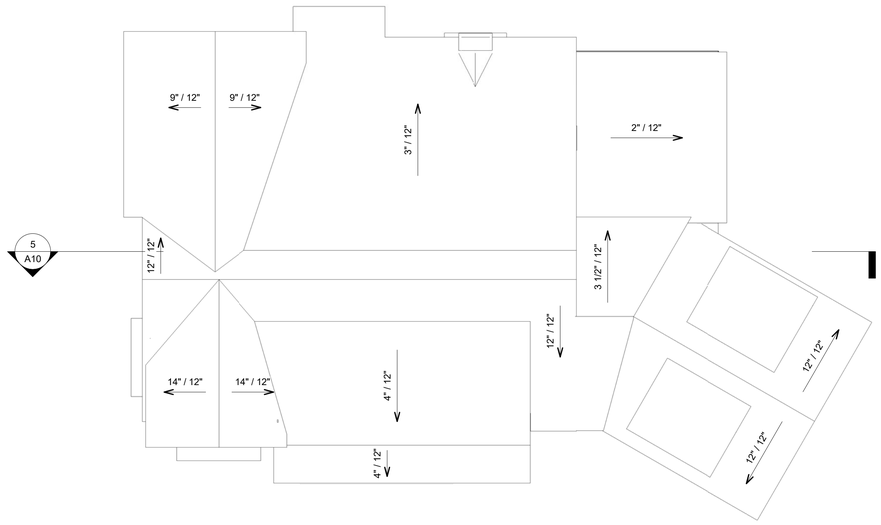
GROSS SQUARE FOOTAGE

BASEMENT GSF	1ST FLOOR GSF	GARAGE	PORCH / DECK	2ND FLOOR GSF	CLG HT > 15'	ATTIC GSF	GROSS FLOOR AREA
2,485	2,205	625	495	2,197	338	2,197	10,542

ALLOWABLE DEDUCTIONS

BASEMENT GSF	STAIR	GARAGE	PORCH / DECK	MECHANICAL	ADU	ATTIC HT < 7'	DEDUCTED FLOOR AREA
2,485	138	0	350	35	0	2,197	5,205

TOTAL NET FLOOR AREA	5,337



4 ROOF PLAN - LOT 605
1/8" = 1'-0"



3 SECOND FLOOR PLAN - LOT 605
1/8" = 1'-0"

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DEPARTMENT OF PLANNING & ZONING
_____ DIRECTOR _____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
_____ DIRECTOR _____ DATE
_____ CHAIRMAN, PLANNING COMMISSION _____ DATE
DATE RECORDED _____
_____ INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE

WINDMILL HILL

PRELIMINARY DEVELOPMENT SITE PLAN

CLARENS ESTATES

1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

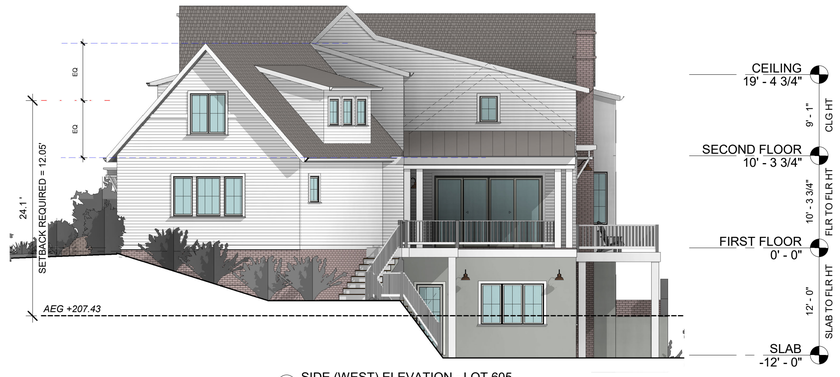
DATE:
AUGUST 2024

LOT 605 PLANS

A9



1 FRONT ELEVATION - LOT 605
1/8" = 1'-0"



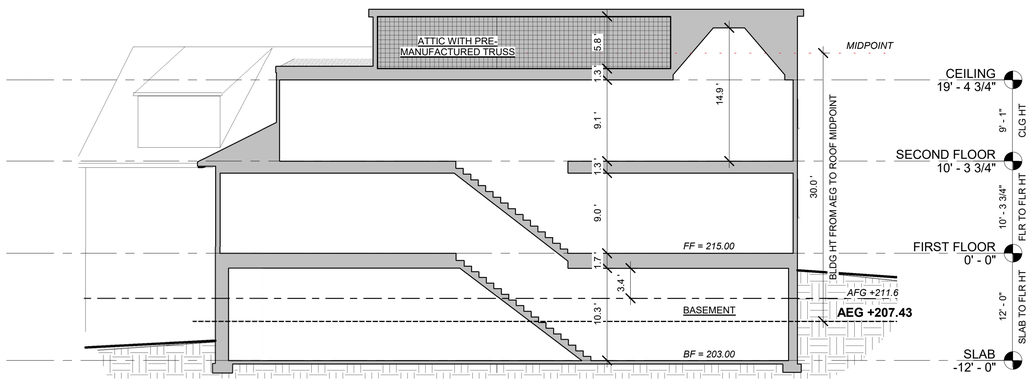
2 SIDE (WEST) ELEVATION - LOT 605
1/8" = 1'-0"



3 REAR ELEVATION - LOT 605
1/8" = 1'-0"



4 SIDE (EAST) ELEVATION - LOT 605
1/8" = 1'-0"



5 BUILDING SECTION - LOT 605
1/8" = 1'-0"

BUILDING FACADE MATERIALS

ROOF: ARCHITECTURAL GRADE ASPHALT SHINGLES

WINDOWS AND EXTERIOR DOORS: WOOD WITH METAL CLADDING; DIVIDED LIGHTS

ROOF ACCENT: STANDING SEAM METAL ROOFING

SIDING: FIBER CEMENT HORIZONTAL PLANK LAP SIDING

SIDING ACCENT: FIBER CEMENT DIAGONAL TRIM PANEL DETAILS

TRIM, SOFFITS, COLUMNS, & RAILINGS: SYNTHETIC WOOD; SMOOTH GRAIN TEXTURE WITH PAINTED FINISH

FRONT DOOR: STAINED WOOD WITH RECESSED PANELS

LIGHT FIXTURES: METAL WALL SCONCES

MASONRY PORCH FLOOR: FLAGSTONE WITH BRICK ACCENT

GARAGE DOORS: COMPOSITE OVERHEAD DOOR

CHIMNEY & MASONRY WALL ACCENT: BRICK OR STONE VENEER



6 3D FRONT VIEW - LOT 605

BUILDING FACADE MATERIALS PALETTE

MASONRY



SIDING



ROOFING



WINDMILL HILL

PRELIMINARY DEVELOPMENT SITE PLAN

CLARENS ESTATES

1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE:
AUGUST 2024

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DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

LOT 605
ELEVATIONS

A10

PLAN LEGEND:

GROSS FLOOR AREA

AREAS DEDUCTED FROM GROSS FLOOR AREA TO DETERMINE FAR (SEE SECTION 2-145):

- STAIRS AND ELEVATORS
- UTILITIES AND MECHANICAL EQUIPMENT FLOOR SPACE
- BASEMENTS
- ATTIC WITH CEILING HT < 7'
- PORCHES UP TO 8' IN DEPTH WITHOUT FINISHED SPACE ABOVE
- FREESTANDING GARAGES IN REAR YARDS
- ARCHITECTURAL FEATURES PROJECTING < 30" FROM WALL
- SPACE UNDER FIRST FLOOR DECKS
- SPACE UNDER BALCONIES ABOVE THE FIRST FLOOR < 8' DEPTH
- RETRACTABLE AWNINGS WITHOUT POSTS FOR SUPPORT
- SHEDS AND ACCESSORY BUILDINGS
- AREA DEVOTED TO AN ACCESSORY DWELLING

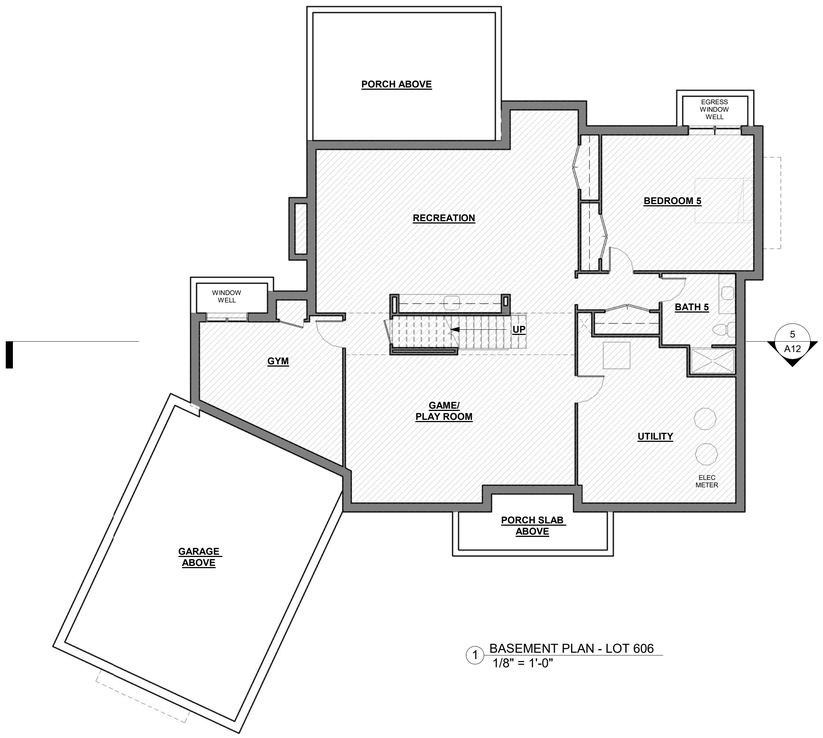
FLOOR AREA STATISTICS - LOT 606

GROSS SQUARE FOOTAGE

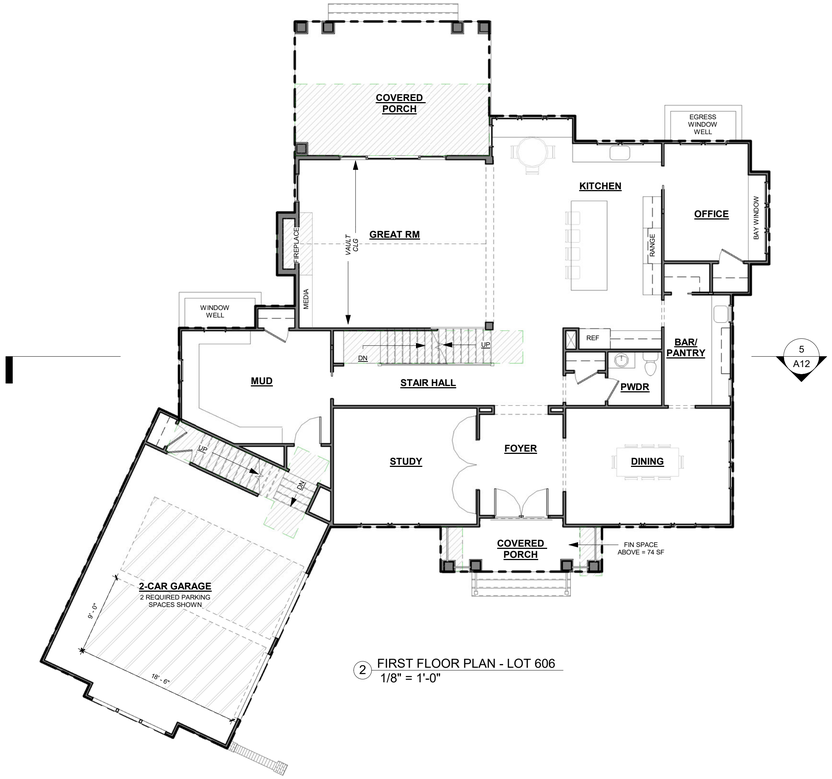
BASEMENT GSF	1ST FLOOR GSF	GARAGE	PORCH / DECK	2ND FLOOR GSF	CLG HT > 15'	ATTIC GSF	GROSS FLOOR AREA
2,334	2,355	745	429	2,375	338	2375	10,951

ALLOWABLE DEDUCTIONS

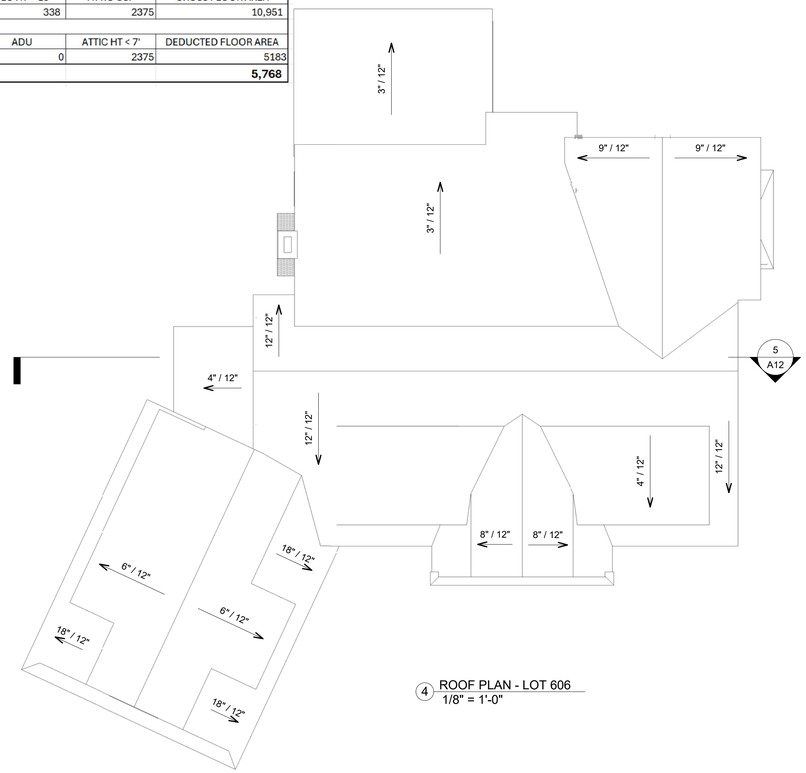
BASEMENT GSF	STAIR	GARAGE	PORCH / DECK	MECHANICAL	ADU	ATTIC HT < 7'	DEDUCTED FLOOR AREA
2,334	265	0	174	35	0	2375	5183
TOTAL NET FLOOR AREA							**5,768**



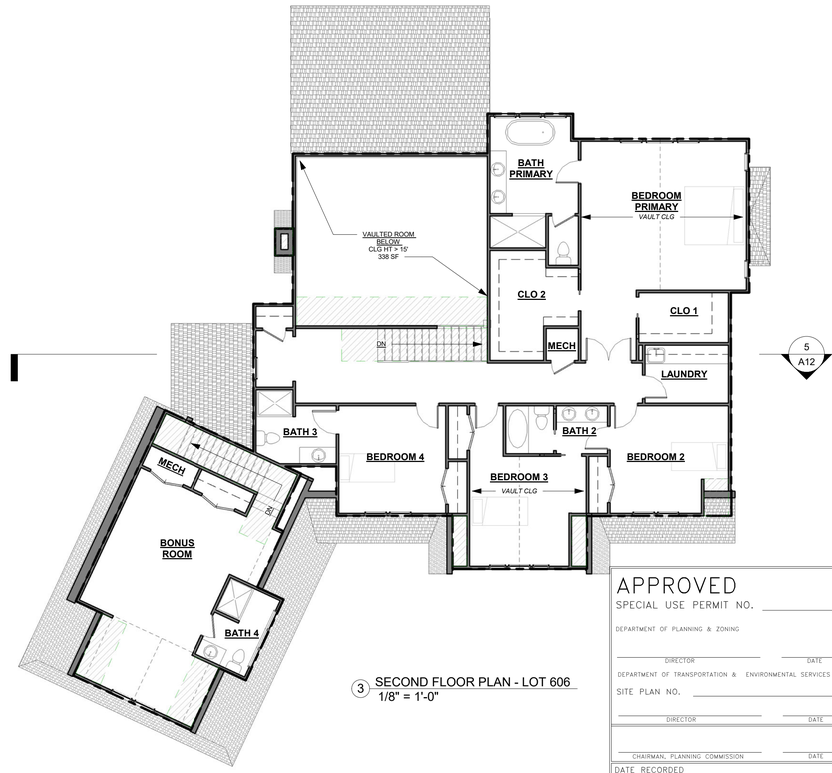
1 BASEMENT PLAN - LOT 606
1/8" = 1'-0"



2 FIRST FLOOR PLAN - LOT 606
1/8" = 1'-0"



4 ROOF PLAN - LOT 606
1/8" = 1'-0"



3 SECOND FLOOR PLAN - LOT 606
1/8" = 1'-0"

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DEPARTMENT OF PLANNING & ZONING
_____ _____
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
_____ _____
DIRECTOR DATE
_____ _____
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
_____ _____ _____
INSTRUMENT NO. DEED BOOK NO. DATE

WINDMILL HILL

PRELIMINARY DEVELOPMENT SITE PLAN

CLARENS ESTATES

1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

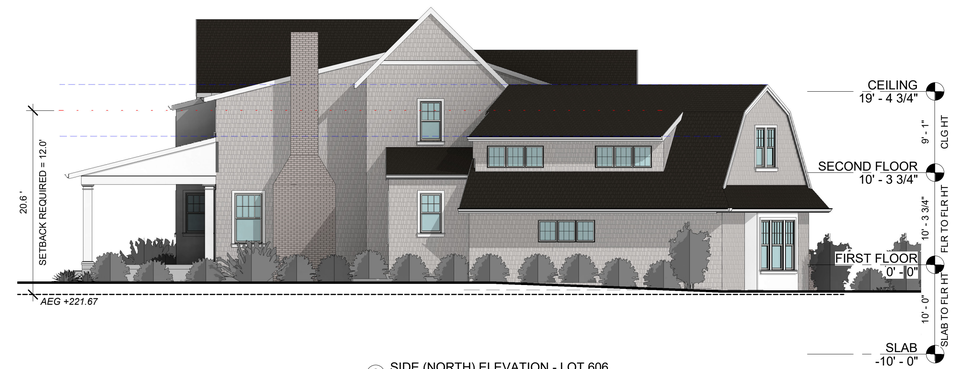
DATE:
AUGUST 2024

LOT 606 PLANS

A11



1 FRONT ELEVATION - LOT 606
1/8" = 1'-0"



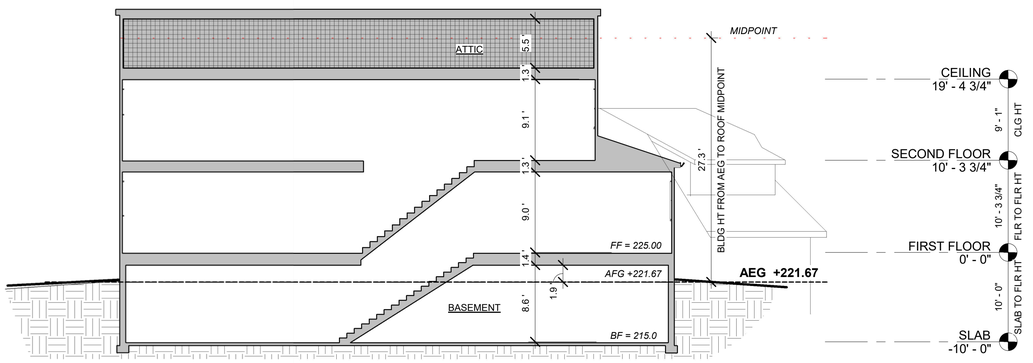
2 SIDE (NORTH) ELEVATION - LOT 606
1/8" = 1'-0"



3 REAR ELEVATION - LOT 606
1/8" = 1'-0"



4 SIDE (SOUTH) ELEVATION - LOT 606
1/8" = 1'-0"



5 BUILDING SECTION LOT 606
1/8" = 1'-0"

BUILDING FACADE MATERIALS

ROOF: ARCHITECTURAL GRADE ASPHALT SHINGLES

WINDOWS AND EXTERIOR DOORS: WOOD WITH METAL CLADDING; DIVIDED LIGHTS

SIDING: COMPOSITE SHAKE SIDING COLOR VARIATIONS AND GRAIN PATTERN SIMILAR TO NATURAL CEDAR SHINGLES

TRIM, SOFFITS, COLUMNS, & RAILINGS: SYNTHETIC WOOD; SMOOTH GRAIN TEXTURE WITH PAINTED FINISH

LIGHT FIXTURES: METAL WALL SCONCES

GARAGE DOORS: COMPOSITE OVERHEAD DOOR

CHIMNEY & MASONRY WALL ACCENT: BRICK OR STONE VENEER

FRONT DOOR: WOOD WITH RECESSED PANELS

MASONRY FLOOR: FLAGSTONE WITH BRICK ACCENT



6 3D FRONT VIEW - LOT 606

BUILDING FACADE MATERIALS PALETTE

MASONRY



BRICK #1 | BRICK #2 | BRICK #3 | STONE #1

SIDING



PAINTED #1 | PAINTED #2 | PAINTED #3 | PAINTED #4 | PAINTED #5

ROOFING



METAL #1 | METAL #2 | METAL #3 | SHINGLES #1 | SHINGLES #2 | SHINGLES #3

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DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
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WINDMILL HILL

PRELIMINARY DEVELOPMENT SITE PLAN

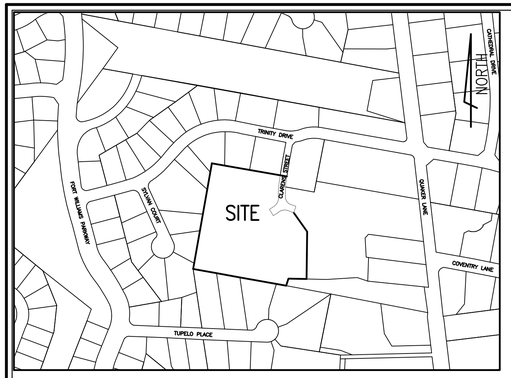
CLARENS ESTATES

1 & 2 NORTH CLARENS STREET
CITY OF ALEXANDRIA, VIRGINIA

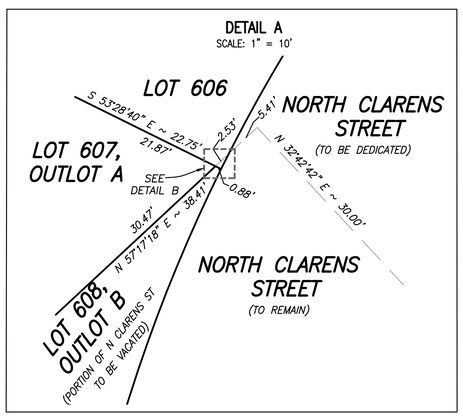
DATE:
AUGUST 2024

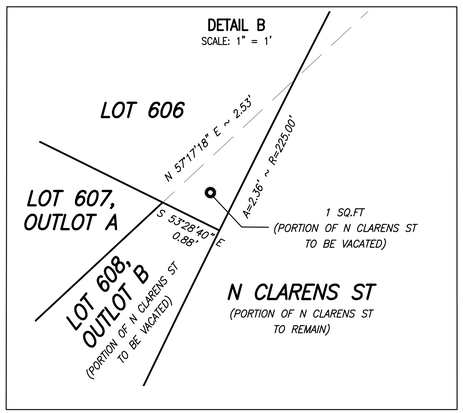
LOT 606
ELEVATIONS

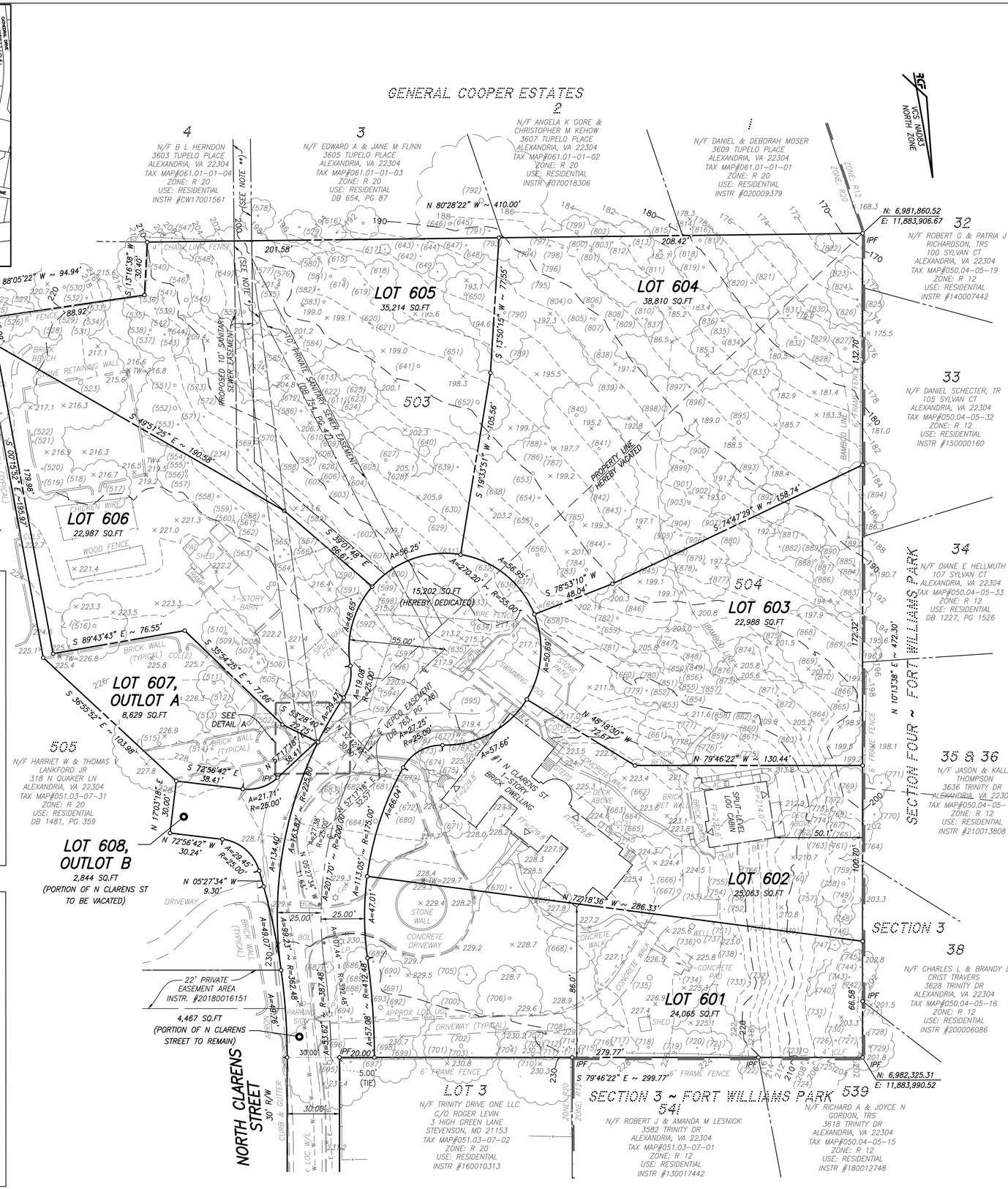
A12



VICINITY MAP
SCALE 1" = 200'







GENERAL NOTES:

1. TAX MAP: #051.03-07-36; (1 N CLARENS STREET)
   #051.03-07-35; (2 N CLARENS STREET)
2. ZONE: R 20
3. OWNER: CLARENS ESTATE LLC
   2401 MOUNT VERNON AVE, UNIT B
   ALEXANDRIA, VA 22301
   INSTRUMENT #240003319
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
6. TITLE REPORT FURNISHED BY DAVIS TITLE SERVICES, FILE NO. 23-07-040 DATED 07/31/2023 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. TOTAL SITE AREA =100,823 S.F. OR 2.3146 AC. (1 N CLARENS ST)
   92,134 S.F. OR 2.1151 AC. (2 N CLARENS ST)
   7,312 S.F. OR 0.1679 AC. (PART OF N CLARENS ST)
   200,269 S.F. OR 4.5975 AC. (TOTAL).
9. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER.
10. THIS LOT IS IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FIRM FLOOD INSURANCE RATE MAP #5155190029F.
11. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
12. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
13. STORMWATER MANAGEMENT AND RUNOFF FROM THESE PROPOSED LOTS WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
14. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION R-20

TOTAL SITE AREA	200,270 SQ. FT. OR 4.5975 AC.
EXISTING NUMBER OF LOTS	2
PROPOSED NUMBER OF LOTS	8
MIN. LOT AREA REQUIRED	20,000 SQ. FT. OR 0.4591 AC.
MIN. LOT AREA PROPOSED	
(LOT 601)	24,065 SQ. FT. OR 0.5524 AC.
(LOT 602)	25,063 SQ. FT. OR 0.5754 AC.
(LOT 603)	22,988 SQ. FT. OR 0.5277 AC.
(LOT 604)	38,810 SQ. FT. OR 0.8909 AC.
(LOT 605)	35,214 SQ. FT. OR 0.8084 AC.
(LOT 606)	22,987 SQ. FT. OR 0.5277 AC.
(LOT 607, OUTLOT A)	8,629 SQ. FT. OR 0.1981 AC.
(STREET VACATION, LOT 608, OUTLOT B,)	2,845 SQ. FT. OR 0.0654 AC.
(PT OF N CLARENS ST, TO REMAIN)	4,467 SQ. FT. OR 0.1025 AC.
(PT OF N CLARENS ST, TO BE DEDICATED)	15,202 SQ. FT. OR 0.3490 AC.

SURVEYOR'S CERTIFICATE

I, WIM DE SUTTER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO CLARENS ESTATE LLC, DATED APRIL 12, 2024 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #240003319 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT. IRON PIPES MARKED THUS —O— WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 25TH DAY OF SEPTEMBER, 2024.

TEXT LEGEND:

' = DEGREES
' = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
# = NUMBER
@ = AT
A = ARC
AC = ACRE
APPROX = APPROXIMATE
BF = BASEMENT FLOOR
BM = BENCHMARK
BW = BOTTOM OF WALL
CL = CLASS
C/L = CENTERLINE
CMP = CORRUGATED METAL PIPE
CO = CLEAN OUT
CONC = CONCRETE
DB = DEED BOOK
DHF = DRILL HOLE FOUND
E = EAST
ESMT = EASEMENT
FF = FINISH FLOOR
FT = FEET
G/L = GAS LINE
GM = GAS METER
G/S = GAS SERVICE
GV = GAS VALVE
IPF = IRON PIPE FOUND
INV = INVERT
INSTR = INSTRUMENT
IRF = IRON ROD FOUND
LAT = LATERAL
LOC = LOCATION
LP = LIGHT POLE
MH = MANHOLE
N = NORTH
OHW = OVERHEAD WIRE
PN = PANEL
PG = PAGE
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RET = RETAINING
R/W = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SF = SQUARE FEET
SQ FT = SQUARE FEET
STM = STORM
STR = STRUCTURE
SW = SIDEWALK
TM = TAX MAP
TW = TOP OF WALL
TYP = TYPICAL
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WV = WATER VALVE

* 10' SANITARY SEWER EASEMENT AS SHOWN ON PLAT ATTACHED TO DEED OF SUBDIVISION RECORDED AT DB 671, PG 617 AND VACATED AS SHOWN ON PLAT ATTACHED TO PRIVATE SANITARY EASEMENT AGREEMENT RECORDED AT DB 754, PG 47
** 10' SANITARY SEWER EASEMENT AS SHOWN ON PLAT ATTACHED TO DEED OF SANITARY EASEMENT AGREEMENT RECORDED AT DB 672, PG 3

0' 30' 60'
SCALE: 1" = 30'

RC FIELDS & ASSOCIATES, INC.
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700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
Wim J. De Sutter
Lic. No. 3462
SEPTEMBER 25, 2024
LAND SURVEYOR

PRELIMINARY PLAT
SHOWING LOTS 601 THROUGH 606, OUTLOTS A & B
CLARENS ESTATES
A RESUBDIVISION OF LOTS 503 & 504, EDNA J. STRONG & HOOFF PROPERTY (DEED BOOK 671, PAGE 617)
CITY OF ALEXANDRIA, VIRGINIA

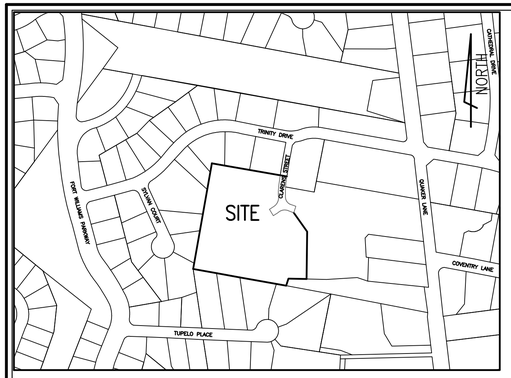
DATE	REVISION

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SCALE: AS NOTED
DATE: 09/25/2024

PRELIMINARY SUBDIVISION PLAT

SHEET 1 OF 2
FILE: 24-014

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Mon, Nov 18 2024 - 3:53:22pm



VICINITY MAP
SCALE 1" = 200'

EXISTING TREE TABLE:

501) 24" WALNUT
502) 8" TREE OF HEAVEN
503) 8" TREE OF HEAVEN
504) 3" REDCEDAR
505) 14" LOCUST
506) 12" LOCUST
507) 16" LOCUST
508) 17" LOCUST
509) 15" LOCUST
510) 16" TREE OF HEAVEN
511) 20" LOCUST
512) 15" LOCUST
513) 26" LOCUST
514) 9" LOCUST
515) 27" WALNUT
516) 22" REDCEDAR
517) 14" REDCEDAR
518) 12" MIMOSA
519) 6" PRIVET
520) 13" CHERRY
521) 3" TREE OF HEAVEN
522) 3" TREE OF HEAVEN
523) 20" ELM
524) 9" ELM
525) 6" ELM
526) 11" MULBERRY
527) 11" TREE OF HEAVEN
528) 6" TREE OF HEAVEN
529) 6" PRIVET
530) 18" TREE OF HEAVEN
531) 6" CHERRY
532) 11" MULBERRY
533) 9" TREE OF HEAVEN
534) 10" TREE OF HEAVEN
535) 6" BUTTERNUT
536) 6" BUTTERNUT
537) 3" BUTTERNUT
538) 11" BUTTERNUT
539) 11" TREE OF HEAVEN
540) 6" BUTTERNUT
541) 14" TREE OF HEAVEN
542) 14" TREE OF HEAVEN
543) 13" BUTTERNUT
544) 12" BUTTERNUT
545) 26" TREE OF HEAVEN
546) 15" TREE OF HEAVEN
547) 8" REDBUD
548) 9" TREE OF HEAVEN
549) 40" ELM
550) 19" TREE OF HEAVEN
551) 19" TREE OF HEAVEN
552) 26" HONEYLOCUST
553) 12" MULBERRY
554) 13" TREE OF HEAVEN
555) 15" TREE OF HEAVEN
556) 19" TREE OF HEAVEN
557) 19" TREE OF HEAVEN
558) 16" ASH
559) 15" HICKORY
560) 6" HICKORY
561) 7" HICKORY
562) 15" CHERRY
563) 25" WALNUT
564) 15" WALNUT
565) 13" WALNUT
566) 11" WALNUT
567) 14" WALNUT
568) 7" LINDEN
569) 13" MULBERRY
570) 32" ASH
571) 9" ELM
572) 15" WALNUT
573) 5" MULBERRY
574) 18" TREE OF HEAVEN
575) 22" TREE OF HEAVEN
576) 22" TREE OF HEAVEN
577) 9" ELM
578) 14" HEMLOCK
579) 17" REDCEDAR
580) 19" TREE OF HEAVEN
581) 15" TREE OF HEAVEN
581) 15" TREE OF HEAVEN
582) 10" TREE OF HEAVEN
583) 23" ELM
584) 9" CHERRY
585) 15" TREE OF HEAVEN
586) 15" WALNUT
587) 11" ELM
588) 16" WALNUT
589) 7" WALNUT
590) 18" WALNUT
591) 15" WALNUT
592) 20" WALNUT
593) 5" CYPRESS
594) 28" WALNUT
595) 16" WALNUT
596) 12" HONEYLOCUST
597) 17" WALNUT
598) 13" WALNUT
599) 16" WALNUT
600) 14" WALNUT
601) 16" WALNUT
602) 8" WALNUT
603) 11" WALNUT
604) 19" HONEYLOCUST
605) 11" WALNUT
606) 7" PERSIMMON
607) 15" WALNUT
608) 14" WALNUT
609) 7" ELM
610) 8" ELM
611) 8" CHERRY
612) 12" LOCUST
613) 9" TREE OF HEAVEN
614) 20" TREE OF HEAVEN
615) UNKNOWN DEAD TREE
616) 18" HOLLY
617) 6" MAGNOLIA
618) 12" LOCUST
619) 10" LOCUST
620) 5" EUONYMUS SHRUB
621) 15" WALNUT
622) 12" TREE OF HEAVEN
623) 8" WALNUT
624) 11" TREE OF HEAVEN
625) 7" ELM
626) 8" WALNUT
627) 23" WALNUT
628) 16" WALNUT
629) 21" CHERRY
630) 13" MULBERRY
631) 16" MULBERRY
632) 22" WALNUT
633) 10" ELM
634) 30" WALNUT
635) 14" WALNUT
636) 11" WALNUT
637) 19" HONEYLOCUST
638) 16" WALNUT
639) 12" PERSIMMON
640) 3" REDCEDAR
641) 21" WALNUT
642) 5" CHERRY
643) 7" CYPRESS
644) 6" LOCUST
645) 6" MAGNOLIA
646) 24" MAPLE
647) 10" PERSIMMON
648) 10" PERSIMMON
649) 9" MULBERRY
650) 13" MULBERRY
651) 22" WALNUT
652) 23" ELM
653) 23" ELM
654) 15" WALNUT
655) 12" MULBERRY
656) 23" WALNUT
657) 19" CHERRY
658) 24" WALNUT
659) 17" WALNUT
660) 11" TREE OF HEAVEN
661) 19" WALNUT
662) 19" WALNUT
663) 4" CYPRESS
664) 4" CYPRESS
665) 4" CYPRESS
666) 9" REDCEDAR
667) 26" WALNUT
668) 14" MAGNOLIA
669) 8" CRABAPPLE
670) 11" ROYAL PAULOWNIA
671) 9" CRABAPPLE
672) 3" PRIVET SHRUB
673) 16" CHERRY
674) 12" HOLLY AMERICAN
675) 9" HOLLY AMERICAN
676) 2" PRIVET
677) 5" REDCEDAR
678) 2" CRAPEMYRTLE
679) 4" MULBERRY
680) 4" REDCEDAR
681) 2" LILAC
682) 6" CHERRY
683) 7" CRABAPPLE
684) 23" MAGNOLIA
685) 12" REDCEDAR
686) 19" REDCEDAR
687) 2" CHERRY
688) 9" REDCEDAR
689) 10" REDCEDAR
690) 10" REDCEDAR
691) 10" REDCEDAR
692) 7" REDCEDAR
693) 30" WALNUT
694) 9" REDCEDAR
695) 30" WALNUT
696) 7" REDCEDAR
697) 9" REDCEDAR
698) 9" HACKBERRY
699) 18" REDCEDAR
700) 6" CHERRY/PLUM
701) 5" CYPRESS
702) 29" MULBERRY
703) 3" PRIVET SHRUB
704) 11" MULBERRY
705) 5" CHERRY
706) 21" WALNUT
707) 7" WALNUT
708) 7" WALNUT
709) 3" WALNUT
710) 22" WALNUT
711) 5" WALNUT
712) 10" BOXELDER
713) 13" BUTTERNUT
714) 6" BUTTERNUT
715) 7" CYPRESS
716) 9" CYPRESS
717) 6" CYPRESS
718) 16" CYPRESS
719) 17" BOXELDER
720) 6" SWEETGUM
721) 7" BUTTERNUT
722) 12" HEMLOCK
723) 33" ROYAL PAULOWNIA
724) 10" HEMLOCK
725) 12" HEMLOCK
726) 13" TREE OF HEAVEN
727) 10" TREE OF HEAVEN
728) 20" LOCUST
729) 20" PINE
730) 10" TREE OF HEAVEN
731) 17" CHERRY
732) 37" TULIPTREE
733) 10" TREE OF HEAVEN
734) 3" REDCEDAR
735) 35" WALNUT
736) 28" TULIPTREE
737) 4" TUIPTREE
738) 10" CHERRY/PLUM
739) 31" CHERRY
740) 7" SASSAFRAS
741) 8" TREE OF HEAVEN
742) 15" LOCUST
743) 10" TREE OF HEAVEN
744) 11" WALNUT
745) 15" LOCUST
746) 12" TREE OF HEAVEN
747) 9" SASSAFRAS
748) 6" TREE OF HEAVEN
749) 15" LOCUST
750) 7" SASSAFRAS
751) 16" WALNUT
752) 7" REDCEDAR
753) 14" MULBERRY
754) 7" BLACKGUM
755) 7" BLACKGUM
756) 13" CHERRY
757) 11" SASSAFRAS
758) 18" CHERRY
759) 15" WALNUT
760) 13" ELM
761) 15" BOXEDER
762) 21" ELM
763) 7" CHERRY
764) UNKNOWN DEAD TREE
765) 24" LOCUST
766) 32 SYCAMORE
767) 10" TREE OF HEAVEN
768) 7" WALNUT
769) 15" WALNUT
770) 8" ARBORVITAE
771) 8" ARBORVITAE
772) 12" TREE OF HEAVEN
773) 10" CHERRY
774) 14" TREE OF HEAVEN
775) 33" WALNUT
776) 7" TREE OF HEAVEN
777) 9" CHERRY
778) 4" DOGWOOD
779) 8" WALNUT
780) 9" ELM
781) 8" WALNUT
782) 15" WALNUT
783) 17" WALNUT
784) 19" WALNUT
785) 13" MULBERRY
786) 7" PERSIMMON
787) 7" PERSIMMON
788) 15" ELM
789) 10" WALNUT
790) 22" CHERRY
791) 7" HOLLY
792) 48" OAK
793) 14" REDCEDAR
794) 17" TREE OF HEAVEN
795) 7" WALNUT
796) 10" WALNUT
797) 12" TREE OF HEAVEN
798) 15" TREE OF HEAVEN
799) 23" LOCUST
800) 9" MULBERRY
801) 14" TREE OF HEAVEN
802) 11" TREE OF HEAVEN
803) 10" TREE OF HEAVEN
804) 29" CHERRY
805) 17" TREE OF HEAVEN
806) 18" CHERRY
807) 18" TREE OF HEAVEN
808) 10" TREE OF HEAVEN
809) 14" TREE OF HEAVEN
810) 8" CHERRY
811) 15" TREE OF HEAVEN
812) 11" TREE OF HEAVEN
813) 10" TREE OF HEAVEN
814) 16" REDCEDAR
815) 19" REDCEDAR
816) 8" OAK
817) 22" TREE OF HEAVEN
818) 20" TREE OF HEAVEN
819) 20" TREE OF HEAVEN
820) 8" MAPLE
821) 7" TREE OF HEAVEN
822) 5" BLACKGUM
823) 7" TREE OF HEAVEN
824) 10" MAPLE
825) 15" MAPLE
826) 10" MULBERRY
827) 19" MAPLE
828) 7" MULBERRY
829) 7" UNKNOWN DEAD TREE
830) 11" MAPLE
831) 11" MAPLE
832) 13" MAPLE
833) 11" TREE OF HEAVEN
834) 21" MAPLE
835) 10" WALNUT
836) 10" MULBERRY
837) 12" TREE OF HEAVEN
838) 8" WALNUT
839) 18" WALNUT
840) 20" ELM
841) 16" WALNUT
842) 36" CHERRY
843) 10" WALNUT
844) 10" WALNUT
845) 9" WALNUT
846) 45" CHERRY
847) 12" WALNUT
848) 8" WALNUT
849) 10" WALNUT
850) 12" WALNUT
851) 13" WALNUT
852) 10" MULBERRY
853) 8" TREE OF HEAVEN
854) 10" TREE OF HEAVEN
855) 3" BOXEDER
856) 7" CHERRY
857) 6" BOXELDER
858) 14" CHERRY
859) 5" TREE OF HEAVEN
860) 5" WALNUT
861) 5" TREE OF HEAVEN
862) 24" WALNUT
863) 17" MULBERRY
864) 18" CHERRY
865) 12" LOCUST
866) 6" BLACKGUM
867) 23" TREE OF HEAVEN
868) 13" TREE OF HEAVEN
869) 12" TREE OF HEAVEN
870) 19" TREE OF HEAVEN
871) 10" TREE OF HEAVEN
872) 7" BUTTERNUT
873) 16" WALNUT
874) 13" WALNUT
875) 11" UNKNOWN DEAD TREE
876) 14" WALNUT
877) 14" WALNUT
878) 13" WALNUT
879) 13" WALNUT
880) 14" WALNUT
881) 16" WALNUT
882) 8" TREE OF HEAVEN
883) 12" PALM
884) 15" TREE OF HEAVEN
885) 13" TREE OF HEAVEN
886) 13" TREE OF HEAVEN
887) 12" TREE OF HEAVEN
888) 11" TREE OF HEAVEN
889) 15" TREE OF HEAVEN
890) 7" TREE OF HEAVEN
891) 32" WALNUT (MISSING)
892) 14" TREE OF HEAVEN
893) 9" WALNUT
894) 26" WALNUT
895) 24" ELM
896) 10" WALNUT
897) 9" ELM
898) 17" ELM
899) 9" TREE OF HEAVEN
900) 15" TREE OF HEAVEN
901) 8" TREE OF HEAVEN
902) 19" WALNUT
903) 9" WALNUT
904) 9" WALNUT
905) 6" UNKNOWN DEAD TREE
906) 13" WALNUT
907) 10" WALNUT
908) 14" WALNUT

NOTE: TREE COVER CALCULATIONS FOR THE PROPOSED LOT WILL BE PROVIDED WITH THE GRADING PLAN.

0' 30' 60'
SCALE: 1" = 30'

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COMMONWEALTH OF VIRGINIA
Wim J. De Sutter
Lic. No. 3462
SEPTEMBER 25, 2024
LAND SURVEYOR

PRELIMINARY PLAT
SHOWING LOTS 601 THROUGH 606, OUTLOTS A & B
CLARENS ESTATES
A RESUBDIVISION OF LOTS 503 & 504,
EDNA J. STRONG & HOOFF PROPERTY
(DEED BOOK 671, PAGE 617)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

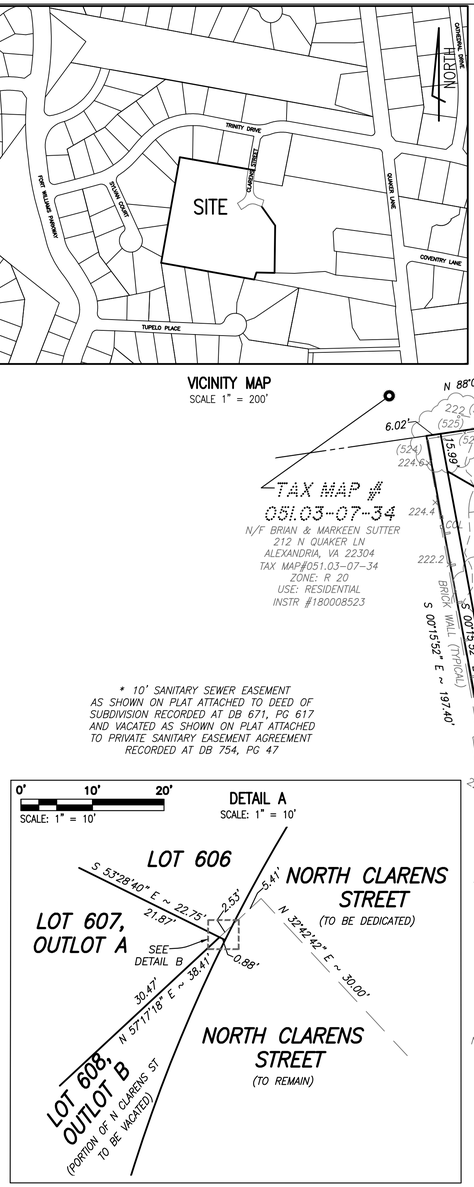
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DATE: 09/25/2024

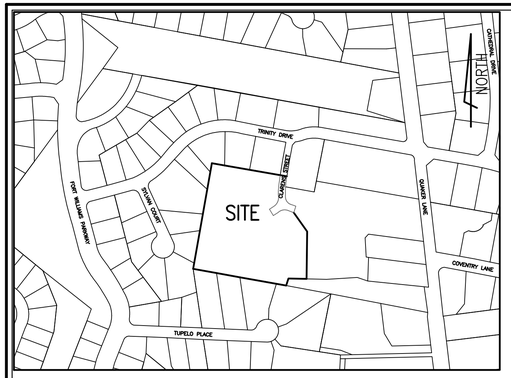
PRELIMINARY SUBDIVISION PLAT

SHEET 2 OF 2
FILE: 24-014

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Wed, Sep 25 2024 - 10:37:38am

VICINITY MAP
SCALE 1" = 200'


GENERAL COOPER ESTATES
4
N/F B L HERNDON
3603 TUPELO PLACE
ALEXANDRIA, VA 22304
TAX MAP#061.01-01-04
ZONE: R 20
USE: RESIDENTIAL
INSTR #CW17001561
3
N/F EDWARD A & JANE M FLINN
3605 TUPELO PLACE
ALEXANDRIA, VA 22304
TAX MAP#061.01-01-03
ZONE: R 20
USE: RESIDENTIAL
DB 654, PG 87
2
N/F ANGELA K GORE &
CHRISTOPHER M KEHOW
3607 TUPELO PLACE
ALEXANDRIA, VA 22304
TAX MAP#061.01-01-02
ZONE: R 20
USE: RESIDENTIAL
INSTR #070018306
1
N/F DANIEL & DEBORAH MOSER
3609 TUPELO PLACE
ALEXANDRIA, VA 22304
TAX MAP#061.01-01-01
ZONE: R 20
USE: RESIDENTIAL
INSTR #020009379
VCS NAD83
NORTH ZONE
ZONE: R12
ZONE: R20
N: 6,981,860.52
E: 11,883,906.67
32
N/F ROBERT G & PATRIA J
RICHARDSON, TRS
100 SYLVAN CT
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-19
ZONE: R 12
USE: RESIDENTIAL
INSTR #140007442
33
N/F DANIEL SCHECTER, TR
105 SYLVAN CT
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-32
ZONE: R 12
USE: RESIDENTIAL
INSTR #150000160
34
N/F DIANE E HELLMUTH
107 SYLVAN CT
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-33
ZONE: R 12
USE: RESIDENTIAL
DB 1227, PG 1526
35 & 36
N/F JASON & KALLE
THOMPSON
3636 TRINITY DR
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-17
ZONE: R 12
USE: RESIDENTIAL
INSTR #210013808
38
N/F CHARLES L & BRANDY L
CRIST TRAVERS
3628 TRINITY DR
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-16
ZONE: R 12
USE: RESIDENTIAL
INSTR #200006086
TAX MAP #
051.03-07-34
N/F BRIAN & MARKEEN SUTTER
212 N QUAKER LN
ALEXANDRIA, VA 22304
TAX MAP#051.03-07-34
ZONE: R 20
USE: RESIDENTIAL
INSTR #180008523
LOT 605
35,214 SQ.FT
LOT 604
38,810 SQ.FT
503
LOT 606
22,987 SQ.FT
LOT 607,
OUTLOT A
8,629 SQ.FT
LOT 608,
OUTLOT B
2,844 SQ.FT
(PORTION OF N CLARENS ST
TO BE VACATED)
505
N/F HARRIET W & THOMAS
LANKFORD JR
318 N QUAKER LN
ALEXANDRIA, VA 22304
TAX MAP#051.03-07-31
ZONE: R 20
USE: RESIDENTIAL
DB 1481, PG 359
504
LOT 603
22,988 SQ.FT
LOT 602
25,063 SQ.FT
LOT 601
24,065 SQ.FT
SECTION 3
SECTION FOUR FORT WILLIAMS PARK
539
N/F RICHARD A & JOYCE N
GORDON, TRS
3618 TRINITY DR
ALEXANDRIA, VA 22304
TAX MAP#050.04-05-15
ZONE: R 12
USE: RESIDENTIAL
INSTR #180012748
LOT 3
N/F TRINITY DRIVE ONE LLC
C/O ROGER LEVIN
3 HIGH GREEN LANE
STEVENSON, MD 21153
TAX MAP#051.03-07-02
ZONE: R 20
USE: RESIDENTIAL
INSTR #160010313
541
N/F ROBERT J & AMANDA M LESNICK
3582 TRINITY DR
ALEXANDRIA, VA 22304
TAX MAP#051.03-07-01
ZONE: R 12
USE: RESIDENTIAL
INSTR #130017442
15,202 SQ.FT
(TO BE DEDICATED)
4,467 SQ.FT
(PORTION OF N CLARENS
STREET TO REMAIN)
1 SQ.FT
(PORTION OF N CLARENS ST
TO BE VACATED)
NORTH CLARENS
STREET
30' R/W
N 80°28'22" W ~ 410.00'
N 88°05'22" W ~ 94.94'
S 13°16'38" W ~ 30.40'
S 49°51'15" E ~ 190.58'
S 00°15'52" E ~ 197.40'
S 00°15'52" E ~ 196.92'
S 39°01'48" E ~ 96.61'
S 19°33'51" W ~ 105.56'
S 74°47'29" W ~ 158.74'
S 78°53'10" W ~ 48.04'
S 79°46'22" E ~ 329.77'
N 79°46'22" W ~ 130.44'
N 72°18'36" W ~ 286.33'
N 10°13'38" E ~ 472.30'
S 89°43'43" E ~ 76.55'
S 35°54'25" E ~ 77.66'
S 36°55'52" E ~ 103.98'
S 53°18'40" E ~ 20.15'
N 49°19'30" W ~ 74.87'
N 17°03'18" E ~ 30.00'
S 72°56'42" E ~ 38.41'
N 72°56'42" W ~ 30.24'
N 05°27'34" W ~ 9.30'
S 53°28'40" E ~ 22.75'
N 32°42'42" E ~ 30.00'
N 57°17'18" E ~ 38.41'
S 53°28'40" E ~ 2.53'
N 57°17'18" E ~ 2.53'
S 53°28'40" E ~ 0.88'
A=56.25'
A=270.20'
A=56.95'
A=50.69'
A=19.08'
A=21.71'
A=66.04'
A=134.40'
A=29.45'
A=47.01'
A=113.05'
A=107.41'
A=98.23'
A=57.08'
A=2.37'
R=25.00'
R=225.00'
R=175.00'
R=412.48'
R=332.48'
R=55.00'
R=15.00'
R=225.80'
R=25.00'
R=225.00'
R=25.00'
R=25.00'
R=25



VICINITY MAP
SCALE 1" = 250'

EXISTING TREE TABLE:

501) 24" WALNUT
502) 8" TREE OF HEAVEN
503) 8" TREE OF HEAVEN
504) 3" REDCEDAR
505) 14" LOCUST
506) 12" LOCUST
507) 16" LOCUST
508) 17" LOCUST
509) 15" LOCUST
510) 16" TREE OF HEAVEN
511) 20" LOCUST
512) 15" LOCUST
513) 26" LOCUST
514) 9" LOCUST
515) 27" WALNUT
516) 22" REDCEDAR
517) 14" REDCEDAR
518) 12" MIMOSA
519) 6" PRIVET
520) 13" CHERRY
521) 3" TREE OF HEAVEN
522) 3" TREE OF HEAVEN
523) 20" ELM
524) 9" ELM
525) 6" ELM
526) 11" MULBERRY
527) 11" TREE OF HEAVEN
528) 6" TREE OF HEAVEN
529) 6" PRIVET
530) 18" TREE OF HEAVEN
531) 6" CHERRY
532) 11" MULBERRY
533) 9" TREE OF HEAVEN
534) 10" TREE OF HEAVEN
535) 6" BUTTERNUT
536) 6" BUTTERNUT
537) 3" BUTTERNUT
538) 11" BUTTERNUT
539) 11" TREE OF HEAVEN
540) 6" BUTTERNUT
541) 14" TREE OF HEAVEN
542) 14" TREE OF HEAVEN
543) 13" BUTTERNUT
544) 12" BUTTERNUT
545) 26" TREE OF HEAVEN
546) 15" TREE OF HEAVEN
547) 8" REDBUD
548) 9" TREE OF HEAVEN
549) 40" ELM
550) 19" TREE OF HEAVEN
551) 19" TREE OF HEAVEN
552) 26" HONEYLOCUST
553) 12" MULBERRY
554) 13" TREE OF HEAVEN
555) 15" TREE OF HEAVEN
556) 19" TREE OF HEAVEN
557) 19" TREE OF HEAVEN
558) 16" ASH
559) 15" HICKORY
560) 6" HICKORY
561) 7" HICKORY
562) 15" CHERRY
563) 25" WALNUT
564) 15" WALNUT
565) 13" WALNUT
566) 11" WALNUT
567) 14" WALNUT
568) 7" LINDEN
569) 13" MULBERRY
570) 32" ASH
571) 9" ELM
572) 15" WALNUT
573) 5" MULBERRY
574) 18" TREE OF HEAVEN
575) 22" TREE OF HEAVEN
576) 22" TREE OF HEAVEN
577) 9" ELM
578) 14" HEMLOCK
579) 17" REDCEDAR
580) 19" TREE OF HEAVEN
581) 15" TREE OF HEAVEN
582) 10" TREE OF HEAVEN
583) 23" ELM
584) 9" CHERRY
585) 15" TREE OF HEAVEN
586) 15" WALNUT
587) 11" ELM
588) 16" WALNUT
589) 7" WALNUT
590) 18" WALNUT
591) 15" WALNUT
592) 20" WALNUT
593) 5" CYPRESS
594) 28" WALNUT
595) 16" WALNUT
596) 12" HONEYLOCUST
597) 17" WALNUT
598) 13" WALNUT
599) 16" WALNUT
600) 14" WALNUT
601) 16" WALNUT
602) 8" WALNUT
603) 11" WALNUT
604) 19" HONEYLOCUST
605) 11" WALNUT
606) 7" PERSIMMON
607) 15" WALNUT
608) 14" WALNUT
609) 7" ELM
610) 8" ELM
611) 8" CHERRY
612) 12" LOCUST
613) 9" TREE OF HEAVEN
614) 20" TREE OF HEAVEN
615) UNKNOWN DEAD TREE
616) 18" HOLLY
617) 6" MAGNOLIA
618) 12" LOCUST
619) 10" LOCUST
620) 5" EUONYMUS SHRUB
621) 15" WALNUT
622) 12" TREE OF HEAVEN
623) 8" WALNUT
624) 11" TREE OF HEAVEN
625) 7" ELM
626) 8" WALNUT
627) 23" WALNUT
628) 16" WALNUT
629) 21" CHERRY
630) 13" MULBERRY
631) 16" MULBERRY
632) 22" WALNUT
633) 10" ELM
634) 30" WALNUT
635) 14" WALNUT
636) 11" WALNUT
637) 19" HONEYLOCUST
638) 16" WALNUT
639) 12" PERSIMMON
640) 3" REDCEDAR
641) 21" WALNUT
642) 5" CHERRY
643) 7" CYPRESS
644) 6" LOCUST
645) 6" MAGNOLIA
646) 24" MAPLE
647) 10" PERSIMMON
648) 10" PERSIMMON
649) 9" MULBERRY
650) 13" MULBERRY
651) 22" WALNUT
652) 23" ELM
653) 23" ELM
654) 15" WALNUT
655) 12" MULBERRY
656) 23" WALNUT
657) 19" CHERRY
658) 24" WALNUT
659) 17" WALNUT
660) 11" TREE OF HEAVEN
661) 19" WALNUT
662) 19" WALNUT
663) 4" CYPRESS
664) 4" CYPRESS
665) 4" CYPRESS
666) 9" REDCEDAR
667) 26" WALNUT
668) 14" MAGNOLIA
669) 8" CRABAPPLE
670) 11" ROYAL PAULOWNIA
671) 9" CRABAPPLE
672) 3" PRIVET SHRUB
673) 16" CHERRY
674) 12" HOLLY AMERICAN
675) 9" HOLLY AMERICAN
676) 2" PRIVET
677) 5" REDCEDAR
678) 2" CRAPEMYRTLE
679) 4" MULBERRY
680) 4" REDCEDAR
681) 2" LILAC
682) 6" CHERRY
683) 7" CRABAPPLE
684) 23" MAGNOLIA
685) 12" REDCEDAR
686) 19" REDCEDAR
687) 2" CHERRY
688) 9" REDCEDAR
689) 10" REDCEDAR
690) 10" REDCEDAR
691) 10" REDCEDAR
692) 7" REDCEDAR
693) 30" WALNUT
694) 9" REDCEDAR
695) 30" WALNUT
696) 7" REDCEDAR
697) 9" REDCEDAR
698) 9" HACKBERRY
699) 18" REDCEDAR
700) 6" CHERRY/PLUM
701) 5" CYPRESS
702) 29" MULBERRY
703) 3" PRIVET SHRUB
704) 11" MULBERRY
705) 5" CHERRY
706) 21" WALNUT
707) 7" WALNUT
708) 7" WALNUT
709) 3" WALNUT
710) 22" WALNUT
711) 5" WALNUT
712) 10" BOXELDER
713) 13" BUTTERNUT
714) 6" BUTTERNUT
715) 7" CYPRESS
716) 9" CYPRESS
717) 6" CYPRESS
718) 16" CYPRESS
719) 17" BOXELDER
720) 6" SWEETGUM
721) 7" BUTTERNUT
722) 12" HEMLOCK
723) 33" ROYAL PAULOWNIA
724) 10" HEMLOCK
725) 12" HEMLOCK
726) 13" TREE OF HEAVEN
727) 10" TREE OF HEAVEN
728) 20" LOCUST
729) 20" PINE
730) 10" TREE OF HEAVEN
731) 17" CHERRY
732) 37" TULIPTREE
733) 10" TREE OF HEAVEN
734) 3" REDCEDAR
735) 35" WALNUT
736) 28" TULIPTREE
737) 4" TUIPTREE
738) 10" CHERRY/PLUM
739) 31" CHERRY
740) 7" SASSAFRAS
741) 8" TREE OF HEAVEN
742) 15" LOCUST
743) 10" TREE OF HEAVEN
744) 11" WALNUT
745) 15" LOCUST
746) 12" TREE OF HEAVEN
747) 9" SASSAFRAS
748) 6" TREE OF HEAVEN
749) 15" LOCUST
750) 7" SASSAFRAS
751) 16" WALNUT
752) 7" REDCEDAR
753) 14" MULBERRY
754) 7" BLACKGUM
755) 7" BLACKGUM
756) 13" CHERRY
757) 11" SASSAFRAS
758) 18" CHERRY
759) 15" WALNUT
760) 13" ELM
761) 15" BOXEDER
762) 21" ELM
763) 7" CHERRY
764) UNKNOWN DEAD TREE
765) 24" LOCUST
766) 32 SYCAMORE
767) 10" TREE OF HEAVEN
768) 7" WALNUT
769) 15" WALNUT
770) 8" ARBORVITAE
771) 8" ARBORVITAE
772) 12" TREE OF HEAVEN
773) 10" CHERRY
774) 14" TREE OF HEAVEN
775) 33" WALNUT
776) 7" TREE OF HEAVEN
777) 9" CHERRY
778) 4" DOGWOOD
779) 8" WALNUT
780) 9" ELM
781) 8" WALNUT
782) 15" WALNUT
783) 17" WALNUT
784) 19" WALNUT
785) 13" MULBERRY
786) 7" PERSIMMON
787) 7" PERSIMMON
788) 15" ELM
789) 10" WALNUT
790) 22" CHERRY
791) 7" HOLLY
792) 48" OAK
793) 14" REDCEDAR
794) 17" TREE OF HEAVEN
795) 7" WALNUT
796) 10" WALNUT
797) 12" TREE OF HEAVEN
798) 15" TREE OF HEAVEN
799) 23" LOCUST
800) 9" MULBERRY
801) 14" TREE OF HEAVEN
802) 11" TREE OF HEAVEN
803) 10" TREE OF HEAVEN
804) 29" CHERRY
805) 17" TREE OF HEAVEN
806) 18" CHERRY
807) 18" TREE OF HEAVEN
808) 10" TREE OF HEAVEN
809) 14" TREE OF HEAVEN
810) 8" CHERRY
811) 15" TREE OF HEAVEN
812) 11" TREE OF HEAVEN
813) 10" TREE OF HEAVEN
814) 16" REDCEDAR
815) 19" REDCEDAR
816) 8" OAK
817) 22" TREE OF HEAVEN
818) 20" TREE OF HEAVEN
819) 20" TREE OF HEAVEN
820) 8" MAPLE
821) 7" TREE OF HEAVEN
822) 5" BLACKGUM
823) 7" TREE OF HEAVEN
824) 10" MAPLE
825) 15" MAPLE
826) 10" MULBERRY
827) 19" MAPLE
828) 7" MULBERRY
829) 7" UNKNOWN DEAD TREE
830) 11" MAPLE
831) 11" MAPLE
832) 13" MAPLE
833) 11" TREE OF HEAVEN
834) 21" MAPLE
835) 10" WALNUT
836) 10" MULBERRY
837) 12" TREE OF HEAVEN
838) 8" WALNUT
839) 18" WALNUT
840) 20" ELM
841) 16" WALNUT
842) 36" CHERRY
843) 10" WALNUT
844) 10" WALNUT
845) 9" WALNUT
846) 45" CHERRY
847) 12" WALNUT
848) 8" WALNUT
849) 10" WALNUT
850) 12" WALNUT
851) 13" WALNUT
852) 10" MULBERRY
853) 8" TREE OF HEAVEN
854) 10" TREE OF HEAVEN
855) 3" BOXEDER
856) 7" CHERRY
857) 6" BOXELDER
858) 14" CHERRY
859) 5" TREE OF HEAVEN
860) 5" WALNUT
861) 5" TREE OF HEAVEN
862) 24" WALNUT
863) 17" MULBERRY
864) 18" CHERRY
865) 12" LOCUST
866) 6" BLACKGUM
867) 23" TREE OF HEAVEN
868) 13" TREE OF HEAVEN
869) 12" TREE OF HEAVEN
870) 19" TREE OF HEAVEN
871) 10" TREE OF HEAVEN
872) 7" BUTTERNUT
873) 16" WALNUT
874) 13" WALNUT
875) 11" UNKNOWN DEAD TREE
876) 14" WALNUT
877) 14" WALNUT
878) 13" WALNUT
879) 13" WALNUT
880) 14" WALNUT
881) 16" WALNUT
882) 8" TREE OF HEAVEN
883) 12" PALM
884) 15" TREE OF HEAVEN
885) 13" TREE OF HEAVEN
886) 13" TREE OF HEAVEN
887) 12" TREE OF HEAVEN
888) 11" TREE OF HEAVEN
889) 15" TREE OF HEAVEN
890) 7" TREE OF HEAVEN
891) 32" WALNUT (MISSING)
892) 14" TREE OF HEAVEN
893) 9" WALNUT
894) 26" WALNUT
895) 24" ELM
896) 10" WALNUT
897) 9" ELM
898) 17" ELM
899) 9" TREE OF HEAVEN
900) 15" TREE OF HEAVEN
901) 8" TREE OF HEAVEN
902) 19" WALNUT
903) 9" WALNUT
904) 9" WALNUT
905) 6" UNKNOWN DEAD TREE
906) 13" WALNUT
907) 10" WALNUT
908) 14" WALNUT

NOTE: TREE COVER CALCULATIONS FOR THE PROPOSED LOT WILL BE PROVIDED WITH THE GRADING PLAN.

0' 30' 60'
SCALE: 1" = 30'

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(703) 549-6422

COMMONWEALTH OF VIRGINIA
Gary M. Faulhaber
Lic. No. 2448
07/02/2024
LAND SURVEYOR

PRELIMINARY PLAT
SHOWING LOTS 601 THROUGH 606, OUTLOTS A & B
CLARENS ESTATES
A RESUBDIVISION OF LOTS 503 & 504,
EDNA J. STRONG & HOOFF PROPERTY
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DRAWN: ZZ
SCALE: 1" = 30'
DATE: 07/02/2024

PRELIMINARY SUBDIVISION PLAT

SHEET 2 OF 2
FILE: 24-014

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