

WEST END BLOCK L&M - CONCEPT I

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE 01, 2023

PROJECT TEAM

OWNER
FOULGER-PRATT DEVELOPMENT, LLC
12435 PARK POTOMAC AVE, SUITE 200
POTOMAC, MD 20854
TEL. 240-499-9684
CONTACT: JAY KELLY

APPLICANT
VAN METRE HOMES AT WESTEND, L.L.C.
9900 MAIN STREET, SUITE 500
FAIRFAX, VA 22031
TEL. 703-348-5800
CONTACT: MATTHEW DAVIS

ATTORNEY
WIRE GILL LLP
700 N. FAIRFAX STREET, SUITE 600
ALEXANDRIA, VA 22314
TEL. 703-677-3129
CONTACT: KENNETH WIRE

CIVIL ENGINEER
URBAN, LTD.
4200D TECHNOLOGY COURT
CHANTILLY, VA 20151
TEL. 703-376-4221
CONTACT: CLAYTON TOCK, P.E.

ARCHITECT
RUST ORLING ARCHITECTURE
1215 CAMERON STREET
ALEXANDRIA, VA 22314
TEL. 703-836-3205
CONTACT: SCOTT FLEMING,
AIA, LEED AP BD+C

LANDSCAPE ARCHITECT
URBAN, LTD.
4200D TECHNOLOGY COURT
CHANTILLY, VA 20151
TEL. 703-376-4221
CONTACT: CLAYTON TOCK, P.E.

TRAFFIC ENGINEER
GOROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VA 22314
TEL. 202-540-1926
CONTACT: ROBERT SCHIESEL, P.E.

AREA TABULATIONS:

BLOCK L (LOT 709) LOT AREA = 1.79 AC. 77,919 SF.
BLOCK M LOT AREA = 2.80 AC. 122,172 SF.
TOTAL DEVELOPMENT AREA = 4.59 AC. 200,091 SF.
TOTAL DISTURBED AREA = 4.84 AC. 211,120 SF.

ZONING TABULATIONS:

ON-SITE LOCATIONS / ADDRESSES: T.M. #047.02-03-11 / 5801 DUKE ST. ALEXANDRIA, VA 22304

TOTAL SITE/LOT AREAS: 211,120 SF OR 4.84 ACRES

EXISTING ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)
PROPOSED ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)

OPEN SPACE REQUIREMENTS: 50,022 SF (25% OF DEVELOPMENT AREA AT OR ABOVE-GRADE)
OPEN SPACE PROVIDED: 70,028 SF (33% OF DEVELOPMENT AREA AT-GRADE)

EXISTING USE: VACANT/DEMOLISHED
PROPOSED USE: RESIDENTIAL TOWNHOMES

DENSITY:
BLOCK L (LOT 709): 16'x40' TH: 29 UNITS
20'x40' TH: 11 UNITS
20'x68' TH: 3 UNITS
BLOCK L SUBTOTAL: 43 UNITS
BLOCK M: 16x40' TH: 50 UNITS
20'x40' TH: 15 UNITS
20'x68' TH: 1 UNIT
BLOCK M SUBTOTAL: 66 UNITS

TOTAL UNITS PROVIDED: 109 UNITS

AVERAGE LOT AREA: 2,717 SF*

*SEE SHEET 02 FOR LOT AREA TABULATION

PROPOSED DENSITY: 109 UNITS/ 4.59 AC = 23.74 D.U./AC.

GROSS FLOOR AREA:
BLOCK L (LOT 709) SUBTOTAL: 118,915 GSF
BLOCK M SUBTOTAL: 177,242 GSF
TOTAL GSF PROVIDED: 296,157 GSF

F.A.R. PERMITTED:
BLOCK L: 3.33
BLOCK M: 1.64

F.A.R. PROVIDED:
BLOCK L: 1.52
BLOCK M: 1.45

BUILDING HEIGHT PROPOSED: 50 FT.

FRONTAGE REQUIRED: 9 FT. FRONTAGE ZONE (VERVE ST)
6 FT. FRONTAGE ZONE (HECHT AVE.)

FRONTAGE PROVIDED: 9 FT. FRONTAGE ZONE (VERVE ST)
6 FT. FRONTAGE ZONE (HECHT AVE.)

PARKING TABULATIONS:

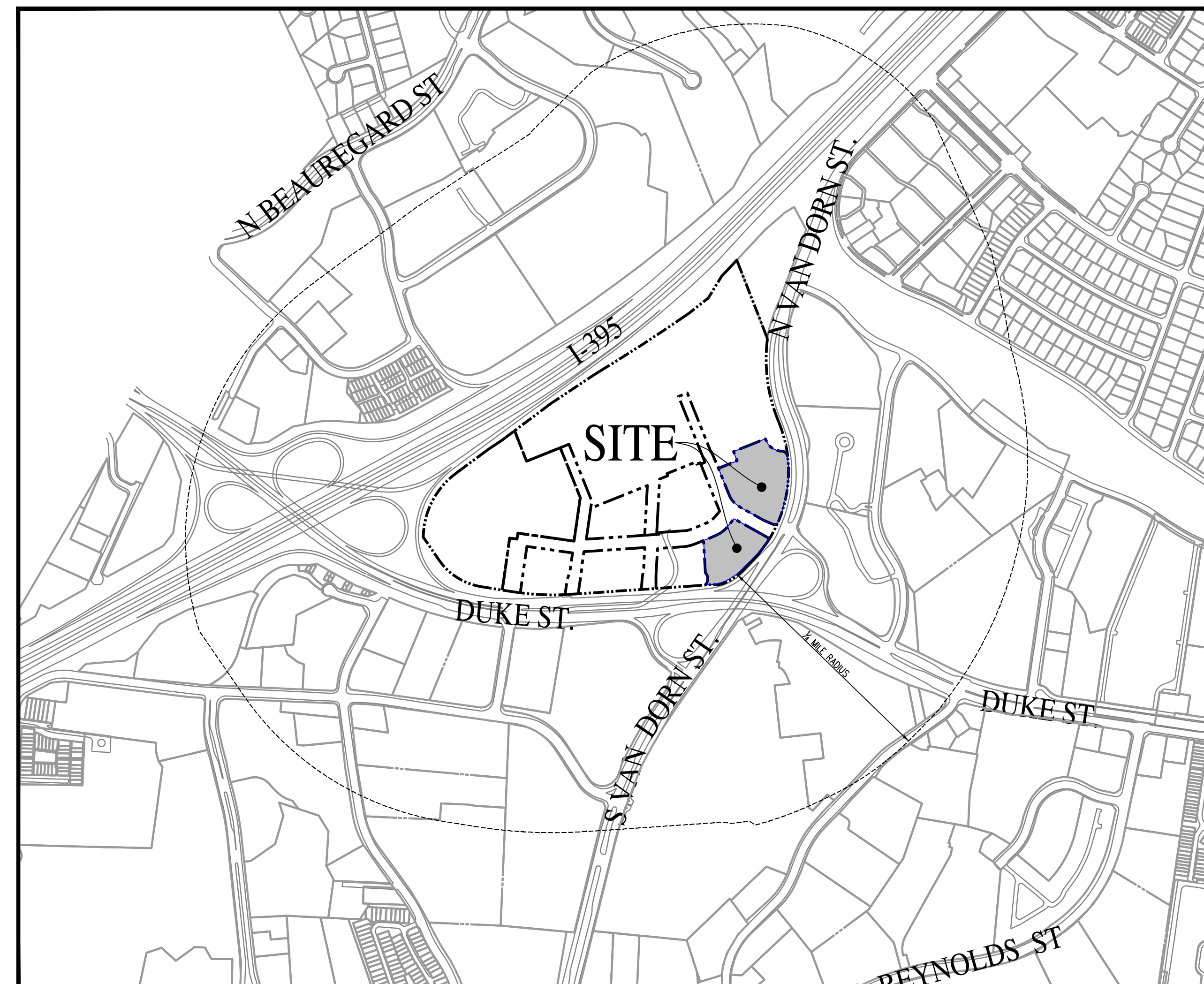
PARKING REQUIRED:
BLOCK L: 2.0 SP/UNIT(43) = 86 SPACES
BLOCK M: 2.0 SP/UNIT (66) = 132 SPACES
TOTAL PARKING REQUIRED: 218 SPACES

PARKING PROVIDED:
BLOCK L: 86 SPACES (GARAGE)
BLOCK M: 132 SPACES (GARAGE)
TOTAL PARKING PROVIDED: 218 SPACES*
*PARKING PROVIDED INCLUDED TANDEM SPACES

TRIP GENERATION:

EXISTING TRIP GENERATION: N/A (VACANT SITE)
PROPOSED TRIP GENERATION: 1,090 ADI*

*THE APPLICANT IS COORDINATING WITH THE TRAFFIC CONSULTANT FOR A TRANSPORTATION SCOPING MEMO, WHICH WILL PROVIDED WITH A SUBSEQUENT SUBMISSION.



VICINITY MAP
SCALE: 1"=500'

SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02-02A	GENERAL NOTES & DETAILS
03	OVERALL EXISTING CONDITIONS
04	EXISTING CONDITIONS
05	CONCEPT PLAN
06	OPEN SPACE PLAN
07	LANDSCAPE PLAN

PROJECT NARRATIVE:

EXISTING SITE CONDITIONS:
THE EXISTING INFRASTRUCTURE ON SITE HAS BEEN DEMOLISHED AS PART OF THE PROPOSED IMPROVEMENT ASSOCIATED WITH DSP 2021-00012. THE ULTIMATE CONDITION OF THE EXISTING SITE IS A VACANT LOT.

DESCRIPTION OF DEVELOPMENT:
THIS SITE IS BORDERED TO THE NORTH BY BLOCK R (PARKS), TO THE EAST BY LANDMARK STREET (PRIVATE), TO THE SOUTH BY DUKE STREET (PUBLIC) AND TO THE WEST BY VERVE ST. (PUBLIC).

THE PURPOSE OF THE REDEVELOPMENT FOR BLOCKS L & M IS TO ALLOW FOR A RESIDENTIAL DEVELOPMENT CONSISTING OF 109 TOTAL TOWNHOUSE UNITS WITH ASSOCIATED INFRASTRUCTURE. THIS PROJECT IS NOT A FEDERAL UNDERTAKING OR INVOLVES THE USE OF ANY FEDERAL FUNDING, IN COMPLIANCE WITH FEDERAL PRESERVATION LAWS, IN PARTICULAR SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

LIST OF EXISTING APPROVALS:

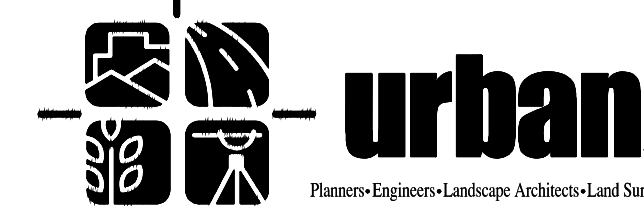
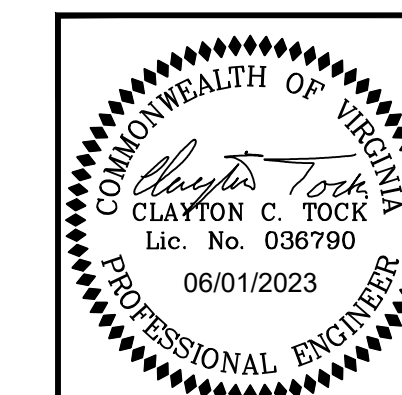
- CDD #2020-00007
- DSP #2021-00012
- SUB #2021-00003
- SUB #2022-00005
- GRD #2022-00012
- SUB #2023-0003

LIST OF REQUESTED APPROVALS:

GREEN BUILDING NARRATIVE:

THE APPLICANT WILL COMPLY WITH THE CITY'S CURRENT GREEN BUILDING POLICY AT THE TIME OF DSP SUBMISSION.

PLAN DATE	REVISION	
	06-01-2023	1st SUBMISSION



Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ld.com

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. _____ PAGE NO. _____

LOT AREA TABULATION (SCALE: 1"=40')

BLOCK L:

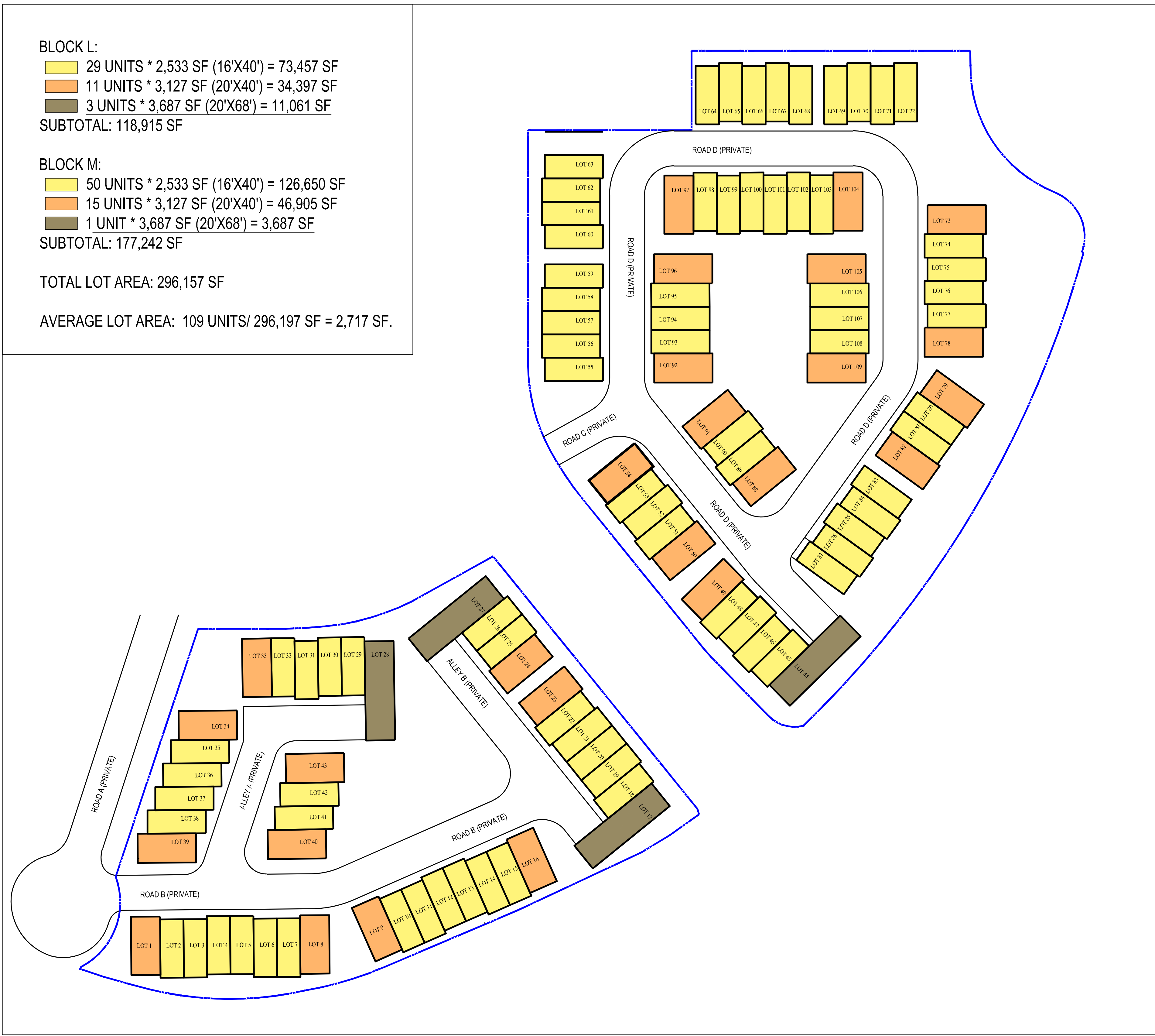
- 29 UNITS * 2,533 SF (16'X40') = 73,457 SF
 - 11 UNITS * 3,127 SF (20'X40') = 34,397 SF
 - 3 UNITS * 3,687 SF (20'X68') = 11,061 SF
- SUBTOTAL: 118,915 SF

BLOCK M:

- 50 UNITS * 2,533 SF (16'X40') = 126,650 SF
 - 15 UNITS * 3,127 SF (20'X40') = 46,905 SF
 - 1 UNIT * 3,687 SF (20'X68') = 3,687 SF
- SUBTOTAL: 177,242 SF

TOTAL LOT AREA: 296,157 SF

AVERAGE LOT AREA: 109 UNITS/ 296,197 SF = 2,717 SF.



LEGEND:

	EXISTING WATER LINE		EXISTING TELEPHONE LINE
	PROPOSED WATER LINE		PROP. TELEPHONE LINE
	EX. FIRE HYDRANT		EXISTING VDOT ELECTRIC LINE
	PROP. FIRE HYDRANT		EXISTING ELECTRIC LINE
	EXISTING WATER METER		EX. VERIZON FIBER
	PROPOSED WATER METER		EX. COMCAST FIBER
	EXISTING WATER VALVE		EX. PRIVATE FIBER
	PROPOSED WATER VALVE		EX. ACF FIBER
	EXISTING STORM DRAIN		EX. ELECTRIC MANHOLE
	PROPOSED STORM DRAIN		EX. FIBER HANDHOLE
	EXISTING SANITARY SEWER		PROP. ELECTRIC LINE
	PROPOSED SANITARY SEWER		PROP. VERIZON FIBER
	DIRECTION OF FLOW		PROP. COMCAST FIBER
	EXISTING GAS LINE		PROPOSED PRIVATE FIBER
	PROPOSED GAS LINE		PROPOSED ACF FIBER
	EXISTING GAS VALVE		PROPOSED ELECTRIC MANHOLE
	PROPOSED GAS VALVE		PROPOSED FIBER HANDHOLE
	EXISTING OVERHEAD WIRE		EXISTING CABLE TV LINE
	EXISTING LIGHTING		ROAD SIGN
	PROPOSED LIGHTING		EX. POWER POLE
	EXISTING FENCE		EXISTING SPOT ELEVATION
	PROPOSED FENCE		PROP. SPOT ELEVATION
	EXISTING TREE LINE		SPILL AND TRANSITION
	EXISTING CONTOURS		CURB AND GUTTER
	PROPOSED CONTOURS		PROPOSED CURB
	PROPOSED PHASE LINE		EX. STREET LIGHTS
	PROPOSED LIMITS OF CLEARING & GRADING		PROP. STREET LIGHTS
	EXISTING WETLANDS		PROPOSED CG-12
	PROP. RET. WALL		EXISTING TREE
	EX. RET. WALL		PROPOSED TREE
	PROP. POST LIGHT		WATER FITTING IDENTIFIER
	PROP. BUILDING MAIN ENTRANCE		LOADING AREA
	PROP. BUILDING ENTRANCE		BENCHMARK
	PROP. UNDERGROUND GARAGE		TEST PIT REQUIRED
	PROPERTY LINE		PROJECTED TRAFFIC COUNT
	LOADING SPACE		OVERLAND RELIEF
	INTERSECTION VISIBILITY TRIANGLE		PROPOSED EXISTING SQUARE FEET
	BRICK PAVE AREA (TO MATCH EXISTING PLAZA)		GROSS SQUARE FEET
	PROP. CONCRETE SIDEWALK		NET SQUARE FEET
	PARKING SPACE COUNT		TO BE REMOVED
	CITY OF ALEXANDRIA AMERICAN WATER CONC. SIDEWALK		FINISHED FLOOR
	ASPHALT SIDEWALK		VISITOR PARKING SPACE
			STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR
			PROP. PERVIOUS AREA
			PROP. PARKING SPACE
			EX. TRASH AND RECYCLING

PLAN DATE	06-01-2023
DESCRIPTION	
No.	
DATE	
Urban Ltd. 4900 D TECHNOLOGY CT. CHANTILLY, VA, 20151 TEL: 703.538.8800 FAX: 703.538.8888 www.urban-lltd.com	
GENERAL NOTES & DETAILS WEST END BLOCK L&M - CONCEPT I CITY OF ALEXANDRIA, VIRGINIA CL= N/A DATE: MAY, 2023	

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. _____ PAGE NO. _____

SHEET
02
OF
07

FILE No.
SP-13141

Urban, Ltd. - J:\JOBS\andmark\DSUP\block l&m\concept \13141-02-GNOTES.dwg [NOTES] June 01, 2023 - 10:32am owelio

DEVELOPMENT SUMMARY

Table with columns: Use, Floor Area, Residential Units, Hotel Keys, and building blocks (Building A through Blocks M). Rows include Hospital, Office, Medical Office, Multifamily, Affordable Multifamily, Senior Housing, 2-over-2 Townhomes, Traditional Townhomes, Condo Flats, Hotel, Retail, Grocer, Firestation, and Garage/Loading/Service.

PARKING TABULATIONS

Table with columns: Parking Requirement, Parking Ratio, Totals, and building blocks. Rows include parking rates (e.g., 1/2 BEDS, 1.5/1000 GSF), vehicle parking (Standard, Compact, On-Street, Handicap), loading spaces, and bicycle parking (Residential, Visitor, Retail, Office).

ZONING TABULATIONS

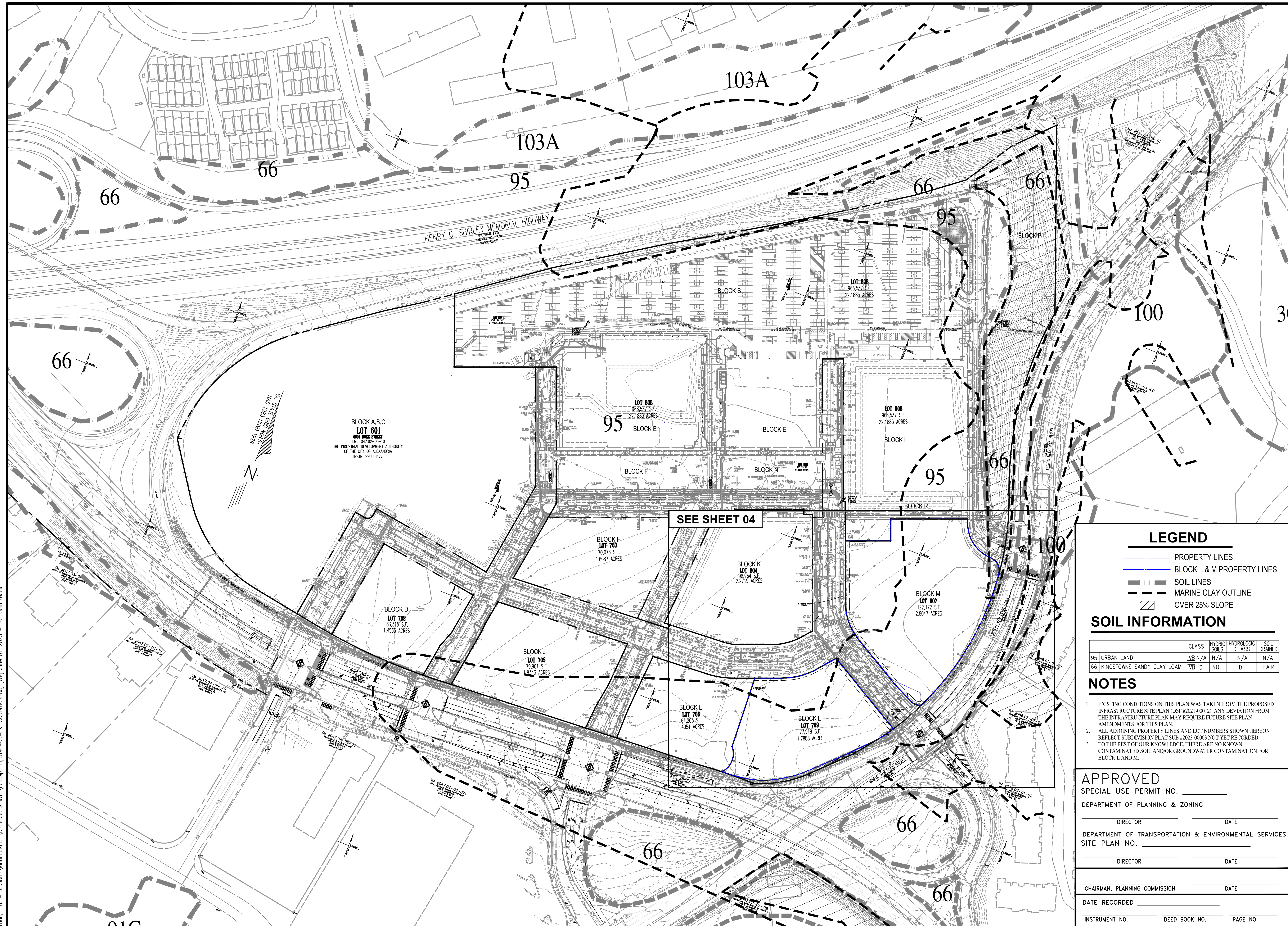
Table with columns: Zoning Requirement, and building blocks. Rows include lot area, floor area, open space, maximum height, coverage, density, and trip generation.

Vertical sidebar containing: PLAN DATE (06-01-2023), revision table, Urban Ltd. logo and address, a circular professional seal for Clayton C. Toock, and general notes & details including 'WEST END BLOCK L&M - CONCEPT I' and 'CITY OF ALEXANDRIA, VIRGINIA'.

APPROVED SPECIAL USE PERMIT NO. section with fields for Department of Planning & Zoning, Department of Transportation & Environmental Services, and City of Alexandria Planning Commission signatures and dates.

Urban, Ltd. - j:\JOBS\landmark\DSUP\block l&m\concept \13141-02-GNOTES.dwg [GNOTES2] June 01, 2023 - 10:33am owalio

Urban, Ltd. - J:\JOBS\landmark\DSUP\block l&m\concept\13141-03-EX.CONDITION.dwg [D] June 01, 2023 - 10:33am ewalia



BLOCK A,B,C
LOT 601
1001 HAZEL STREET
T.M. #4732-03-10
THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF ALEXANDRIA
INSTR. 22000177

6661 OPEN PERM ONLY
HUMAN MADE SLATS, VA.
N

BLOCK D
LOT 702
70,901 S.F.
1.4535 ACRES

BLOCK J
LOT 705
70,901 S.F.
1.4543 ACRES

BLOCK H
LOT 708
70,076 S.F.
1.6087 ACRES

LOT 808
966,537 S.F.
22.1885 ACRES

BLOCK M
LOT 807
122,172 S.F.
2.8047 ACRES

LOT 806
966,537 S.F.
22.1885 ACRES

BLOCK L
LOT 706
61,205 S.F.
1.4051 ACRES

BLOCK L
LOT 709
77,919 S.F.
1.7888 ACRES

BLOCK K
LOT 804
98,964 S.F.
2.2719 ACRES

LOT 809
966,537 S.F.
22.1885 ACRES

LEGEND

- PROPERTY LINES
- BLOCK L & M PROPERTY LINES
- SOIL LINES
- MARINE CLAY OUTLINE
- OVER 25% SLOPE

SOIL INFORMATION

	CLASS	HYDRIC SOILS	HYDROLOGIC CLASS	SOIL DRAINED
95 URBAN LAND	IVB N/A	N/A	N/A	N/A
66 KINGSTOWNE SANDY CLAY LOAM	IVB D	NO	D	FAIR

NOTES

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT SUBDIVISION PLAT SUB #2023-00003 NOT YET RECORDED.
3. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CONTAMINATED SOIL AND/OR GROUNDWATER CONTAMINATION FOR BLOCK L AND M.

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. _____ PAGE NO. _____

PLAN DATE
06-01-2023

REVISIONS

No.	DATE	DESCRIPTION

Urban, Ltd.
4900 D TECHNOLOGY CT.
CHANTILLY, VA, 20151
TEL: 703.528.8888
FAX: 703.528.8888
www.urban-ld.com

Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. LOCK
Lic. No. 068790
06-01-2023
PROFESSIONAL ENGINEER

OVERALL EXISTING CONDITIONS

WEST END
BLOCK L & M - CONCEPT I
CITY OF ALEXANDRIA, VIRGINIA

DATE: MAY, 2023

SCALE: 1"=100'

SHEET
03
OF
07

FILE No.
SP-13141

LINE & CURVE TABLE FOR BLOCKS L (LOT 709) & M

LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
L1	N 60°51'20" W	222.57	C1	50.30	173.54	16°36'28"	S 50°07'20" W	50.12	25.92
L2	S 39°08'59" W	64.02	C2	51.73	319.08	91°7'23"	S 64°44'32" E	51.68	25.92
L3	S 68°08'58" W	47.02	C3	71.48	50.02	81°53'02"	S 01°26'09" E	65.55	43.39
L4	S 03°26'26" E	179.16	C4	25.00	5.00	28°36'07"	S 25°29'09" W	2.47	1.27
L5	N 83°41'28" E	23.72	C5	16.72	152.69	6°38'00"	N 86°36'15" E	16.72	8.36
L6	N 45°07'17" E	99.58	C6	117.47	233.82	28°47'04"	N 69°47'47" E	116.24	60.00
L7	N 43°02'34" E	94.26	C7	56.29	240.49	13°24'36"	N 51°46'31" E	56.16	28.27
L8	N 37°04'34" E	22.46	C8	24.86	683.11	2°05'07"	N 32°38'08" E	24.86	12.43
L9	S 66°06'21" E	56.15	C9	14.10	13.86	16°59'50"	N 36°29'41" W	4.08	2.06
L10	S 25°08'59" W	11.07	C10	8.16	19.27	5°53'51"	S 53°14'40" E	8.16	4.08
L11	N 86°58'04" W	9.48	C11	26.11	25.00	59°50'51"	N 83°58'13" E	24.94	14.39
L12	N 22°38'53" W	10.12	C12	381.46	714.22	30°36'04"	N 08°46'25" E	376.94	195.40
L13	S 68°07'48" W	191.22	C13	47.96	32.50	84°33'26"	N 44°41'23" W	43.73	29.55
L14	S 21°52'18" E	54.50	C14	103.39	91.84	64°29'43"	N 53°03'13" W	98.01	57.94
L15	S 68°07'48" W	112.16	C15	82.65	126.00	28°29'16"	S 38°34'46" E	82.01	43.99
L16	S 21°51'22" E	159.48	C16	39.53	215.00	10°32'03"	S 55°35'26" E	39.47	19.82
L17	S 60°51'25" E	132.18							

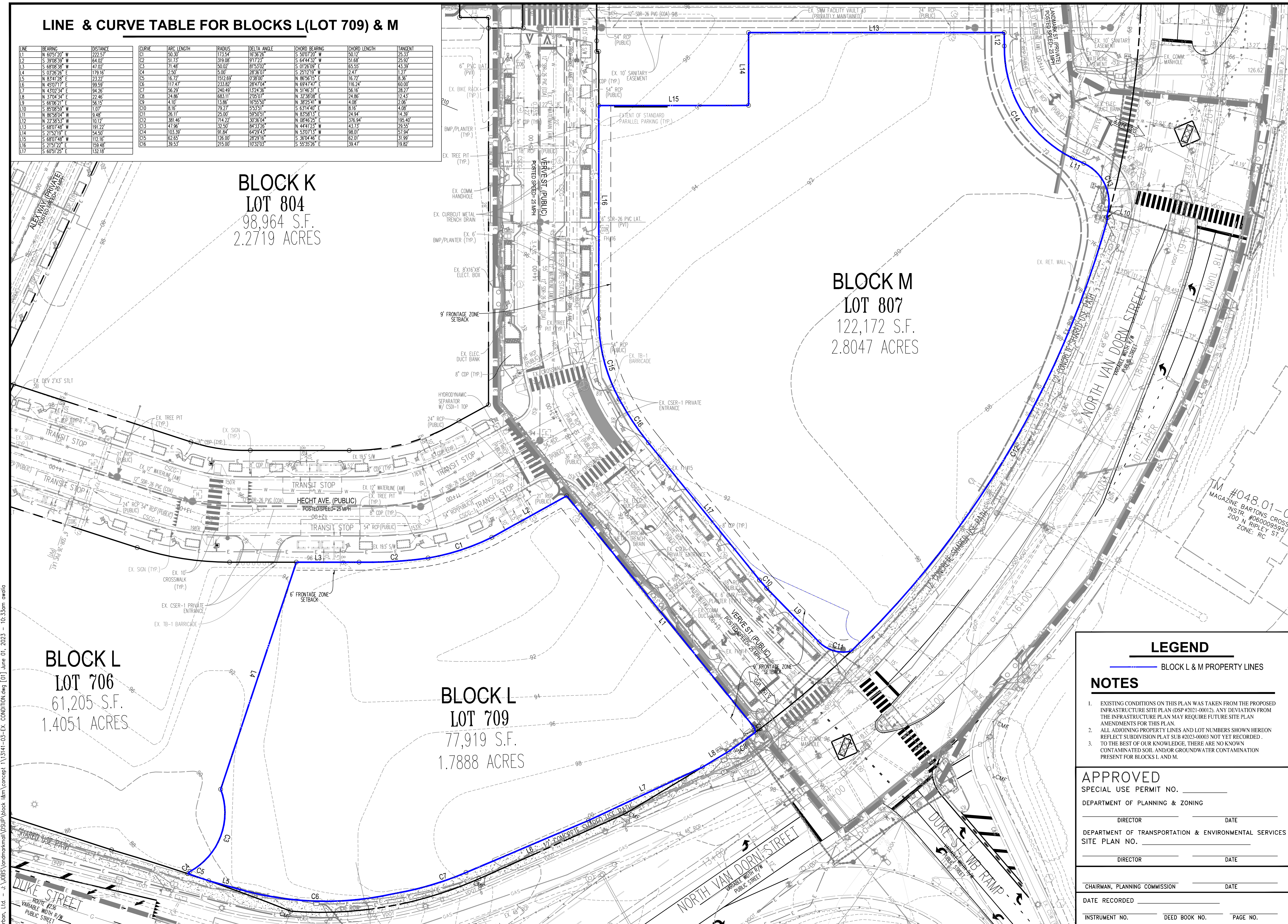
BLOCK K
LOT 804
 98,964 S.F.
 2.2719 ACRES

BLOCK M
LOT 807
 122,172 S.F.
 2.8047 ACRES

BLOCK L
LOT 706
 61,205 S.F.
 1.4051 ACRES

BLOCK L
LOT 709
 77,919 S.F.
 1.7888 ACRES

Urban, Ltd. - J:\JOBS\landmark\DSUP\block l&m\concept\1\13141-03-EX_CONDITION.dwg [01 June 01, 2023 - 10:33am avelio



LEGEND
 — BLOCK L & M PROPERTY LINES

NOTES

- EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
- ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT SUBDIVISION PLAT SUB #2023-00003 NOT YET RECORDED.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CONTAMINATED SOIL AND/OR GROUNDWATER CONTAMINATION PRESENT FOR BLOCKS L AND M.

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. _____ PAGE NO. _____

PLAN DATE: 06-01-2023

Urban, Ltd.
 4900 D TECHNOLOGY CT.
 CHANTILLY, VA, 20151
 (703) 551-1000
 FAX: (703) 558-8888
 www.urban-lltd.com

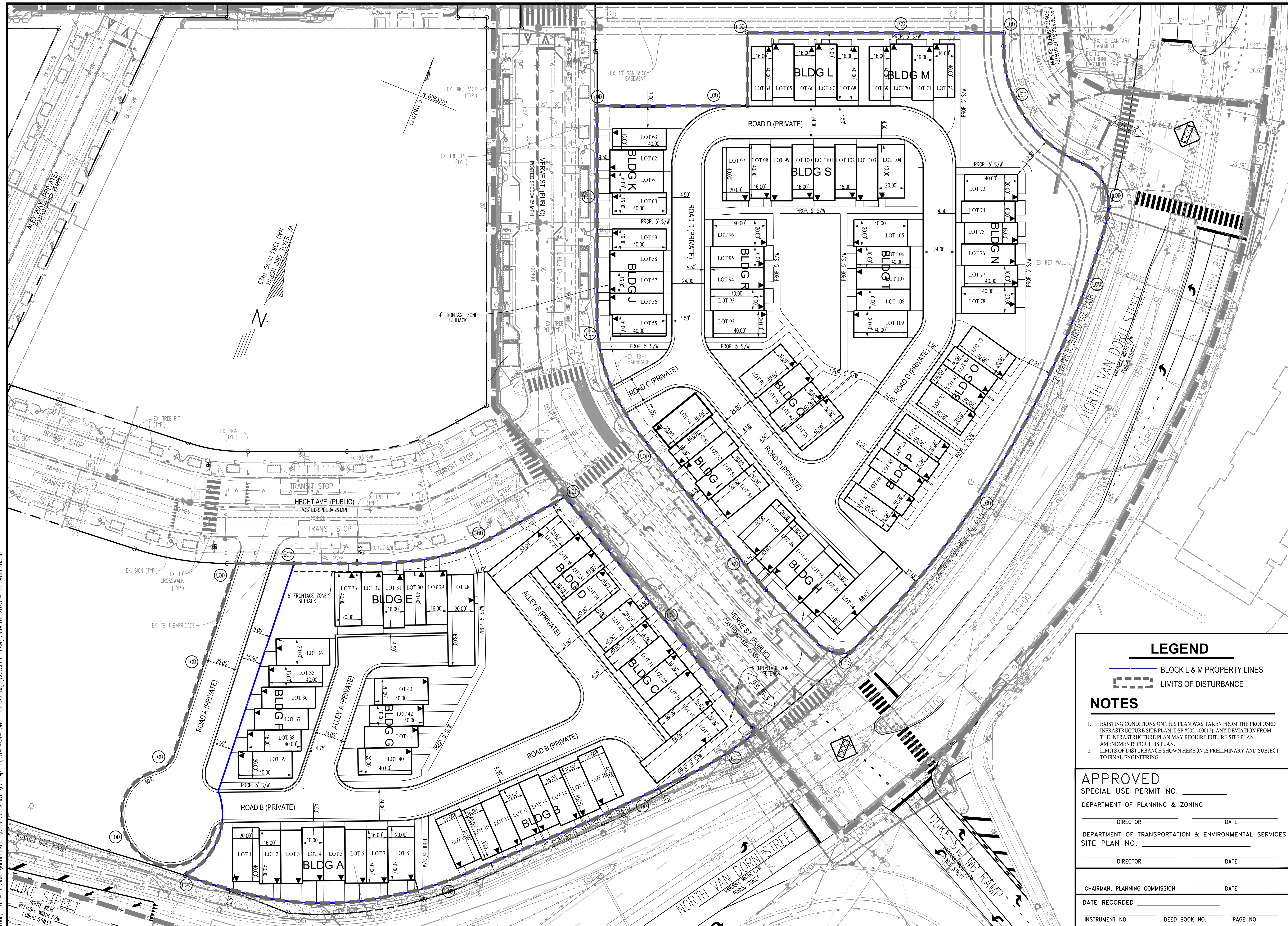
urban
 Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
 CLAYTON C. LOCK
 Lic. No. 068780
 06-01-2023
 PROFESSIONAL ENGINEER

EXISTING CONDITIONS
WEST END
BLOCK L & M - CONCEPT I
 CITY OF ALEXANDRIA, VIRGINIA
 DATE: MAY, 2023
 SCALE: 1"=30'
 SHEET 04 OF 07
 FILE No. SP-13141

No.	DATE	DESCRIPTION

Urban, Ltd. - J:\JOBS\landmark\DSUP block l&m -concept\1\13141-04-CONCEPT PLAN.dwg [CONCEPT PLAN] June 01, 2023 - 10:34am ovalio



LEGEND

- BLOCK L & M PROPERTY LINES
- LIMITS OF DISTURBANCE

NOTES

- EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
- LIMITS OF DISTURBANCE SHOWN HEREON IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING.

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. _____ PAGE NO. _____

CONCEPT PLAN

WEST END

BLOCK L & M - CONCEPT I

CITY OF ALEXANDRIA, VIRGINIA

CL-1-N/A

DATE: MAY, 2023

SCALE: 1"=30'

SHEET 05 OF 07

FILE No. SP-13141

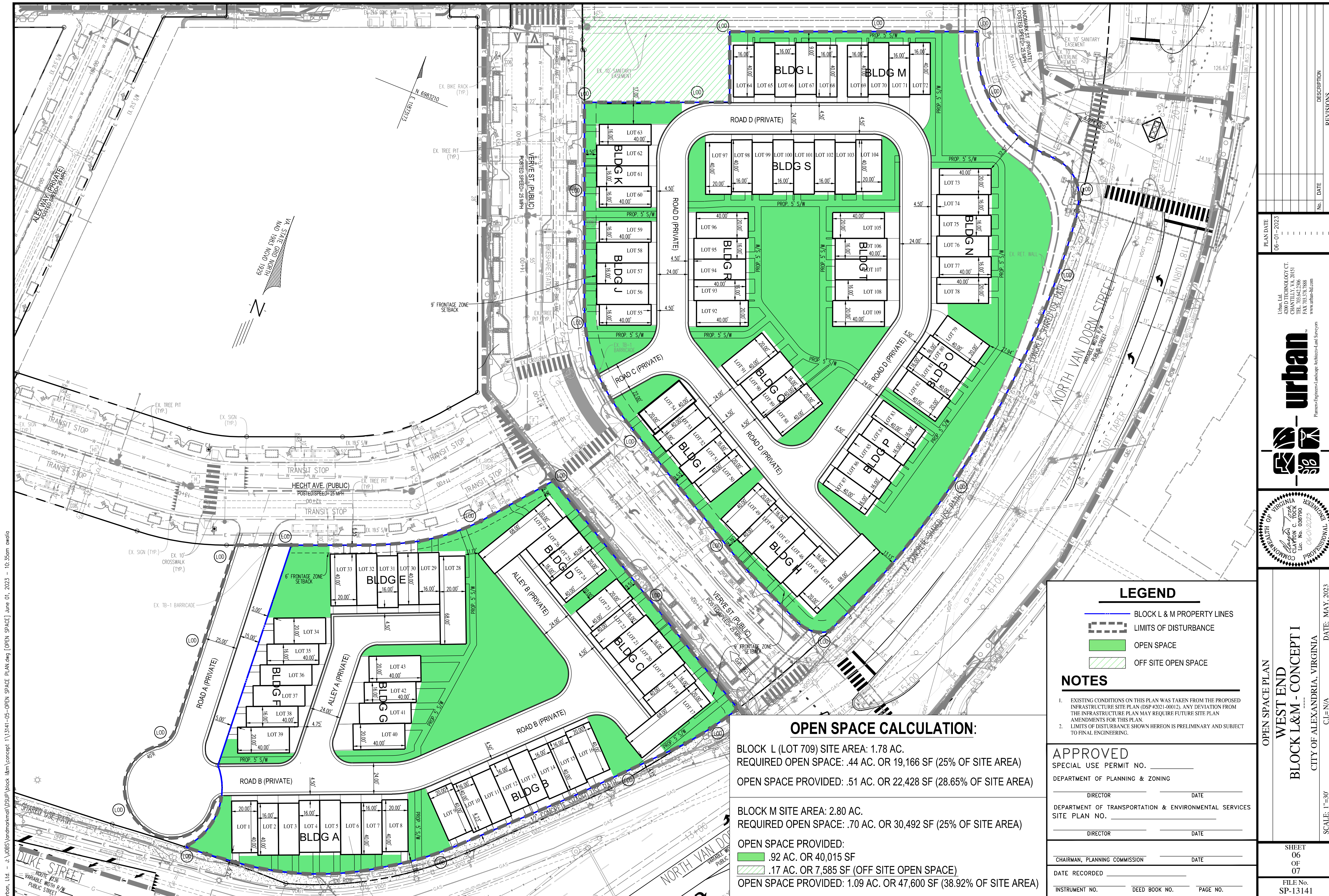
PLAN DATE 06-01-2023

Urban, Ltd.
4900 D TECHNOLOGY CT.
CHANTILLY, VA, 20151
PHONE: 703.528.8888
FAX: 703.528.8888
www.urban-ld.com

Professional Engineer
CLAYTON C. TOCK
Lic. No. 068790
06-01-2023

urban
Planners-Engineers-Landscape Architects-Land Surveyors

No.	DATE	DESCRIPTION



OPEN SPACE CALCULATION:

BLOCK L (LOT 709) SITE AREA: 1.78 AC.
 REQUIRED OPEN SPACE: .44 AC. OR 19,166 SF (25% OF SITE AREA)
 OPEN SPACE PROVIDED: .51 AC. OR 22,428 SF (28.65% OF SITE AREA)

BLOCK M SITE AREA: 2.80 AC.
 REQUIRED OPEN SPACE: .70 AC. OR 30,492 SF (25% OF SITE AREA)
 OPEN SPACE PROVIDED: .92 AC. OR 40,015 SF
 .17 AC. OR 7,585 SF (OFF SITE OPEN SPACE)
 OPEN SPACE PROVIDED: 1.09 AC. OR 47,600 SF (38.92% OF SITE AREA)

- LEGEND**
- BLOCK L & M PROPERTY LINES
 - LIMITS OF DISTURBANCE
 - OPEN SPACE
 - OFF SITE OPEN SPACE
- NOTES**
1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
 2. LIMITS OF DISTURBANCE SHOWN HEREON IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING.

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. _____ PAGE NO. _____

PLAN DATE: 06-01-2023

Urban, Ltd.
 4900 D TECHNOLOGY CT.
 CHANTILLY, VA, 20151
 TEL: 703.528.8888
 FAX: 703.528.8888
 www.urban-lltd.com

urban
 Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
 CLAYTON C. TOOK
 Lic. No. 068790
 06-01-2023
 PROFESSIONAL ENGINEER

OPEN SPACE PLAN
**WEST END
 BLOCK L & M - CONCEPT I**
 CITY OF ALEXANDRIA, VIRGINIA

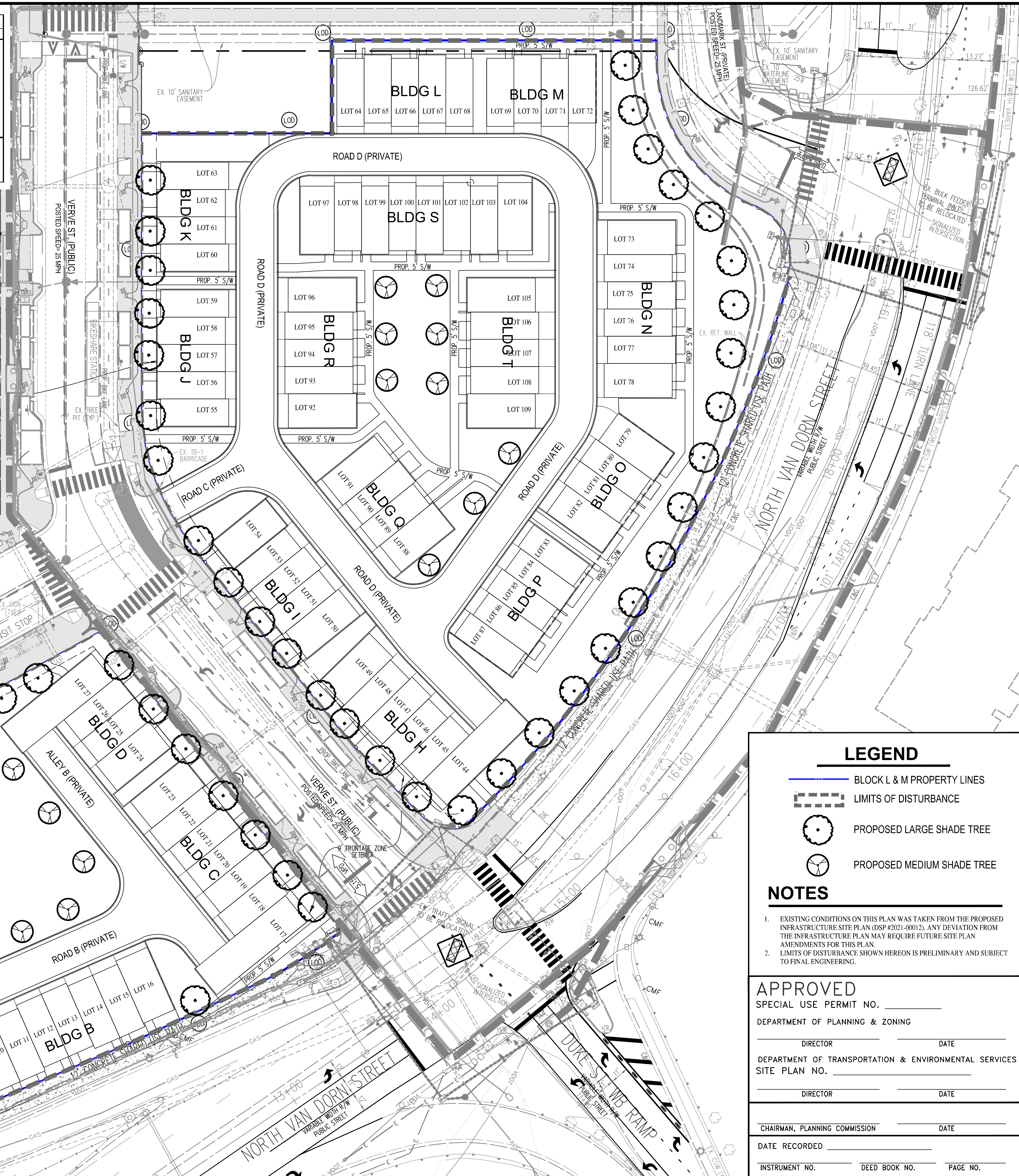
DATE: MAY, 2023
 CL: N/A

SHEET 06 OF 07
 FILE NO. SP-13141

No.	DATE	DESCRIPTION

Urban, Ltd. - J:\JOBS\landmark\DSUP\block l&m\concept\1\13141-05-OPEN SPACE PLAN.dwg [OPEN SPACE] June 01, 2023 - 10:35am ovalio

Botanical Name	Common Name	Ht./Size	Cal./Spd.	Type	Remarks	Crown Coverage Area
Large Shade Trees						
<i>Acer rubrum</i>	Red Maple	2.5"	B&B	Uniform branching pattern		1250
<i>Liquidambar styraciflua</i>	Sweetgum	2.5"	B&B	Uniform branching pattern		1250
<i>Liriodendron tulipifera</i>	Tulip Tree	2.5"	B&B	Uniform branching pattern		1250
<i>Platanus x acerifolia</i>	London Plane Tree	2.5"	B&B	Uniform branching pattern		1250
<i>Quercus alba</i>	White Oak	2.5"	B&B	Uniform branching pattern		1250
<i>Quercus phellos</i>	Willow Oak	2.5"	B&B	Uniform branching pattern		1250
<i>Quercus rubra</i>	Northern Red Oak	2.5"	B&B	Uniform branching pattern		1250
<i>Ulmus americana</i> "Valley Forge"	Valley Forge American Elm	2.5"	B&B	Uniform branching pattern		1250
Medium Shade Trees						
<i>Betula nigra</i>	River Birch	2.5"	B&B	Uniform branching pattern		750
<i>Nyssa sylvatica</i>	Blackgum	2.5"	B&B	Uniform branching pattern		750
<i>Tilia cordata</i>	Littleleaf Linden	2.5"	B&B	Uniform branching pattern		750



LEGEND

- BLOCK L & M PROPERTY LINES
- LIMITS OF DISTURBANCE
- PROPOSED LARGE SHADE TREE
- PROPOSED MEDIUM SHADE TREE

NOTES

- EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
- LIMITS OF DISTURBANCE SHOWN HEREON IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING.

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. _____ PAGE NO. _____

Urban, Ltd. - J:\JOBS\landmark\DSUP\block l&m\concept\1\3141-06-landscape PLAN.dwg [LANDSCAPE] June 01, 2023 - 10:35am awalia

LANDSCAPE PLAN
**WEST END
BLOCK L&M - CONCEPT I**
CITY OF ALEXANDRIA, VIRGINIA
CL-1-N/A

DATE: MAY, 2023
SCALE: 1"=30'

SHEET 07 OF 07
FILE No. SP-13141

PLAN DATE 06-01-2023

Urban, Ltd.
4900 D TECHNOLOGY CT.
CHANTILLY, VA, 20151
FAX 703.528.8888
www.urban-lltd.com

Professional Engineer
CLAYTON C. TOOK
Lic. No. 068790
06-01-2023

DESIGN REVISIONS

No.	DATE	DESCRIPTION