

**ELBERT AVENUE RESIDENCES**  
**3908 ELBERT AVENUE**

TOTAL SITE AREA =	±0.8831 AC OR ±38,467 SF (SURVEYED), ±0.8636 AC OR ±37,620 SF (RECORD)
TOTAL EXISTING IMPERVIOUS AREA =	±0.4374 AC OR ±19,052 SF
TOTAL PROPOSED IMPERVIOUS AREA =	±0.6155 AC OR ±26,810 SF
TOTAL DISTURBED AREA =	±0.9235 AC OR ±40,226 SF
TAX PARCEL IDENTIFICATION =	007.01-04-04 EXISTING ZONE: RA PROPOSED ZONE: RMF
ADDRESS:	3908 ELBERT AVENUE, ALEXANDRIA, VIRGINIA 22305

## \*ITE MULTI-FAMILY RATE

ADDRESS: 3908 ELBERT AVENUE, ALEXANDRIA, VIRGINIA 22305

	ZONING :	EXISTING ZONE: RA; PROPOSED ZONE: RMF	
	MASTER PLAN :	ARLANDRIA-CHIRILAGUA SMALL AREA PLAN	
	SITE AREA (SQ. FT) (ACRES):	±0.8831 AC OR ±38,467 SF (SURVEY), ±0.8636 AC OR ±37,620 SF (RECORD)	
	USE:	EXISTING: MULTIFAMILY RESIDENTIAL PROPOSED: MULTIFAMILY RESIDENTIAL	
	EXISTING	REQUESTED, PERMITTED, AND REQUIRED	PROVIDED
ZONE	RA	RMF	RMF
FAR	0.75	3.0 W/ SUP*	±3.00 (±115,401 SF/38,467 SF)*
DENSITY	27 UNITS/ACRE	N/A	±108.71 UNITS/ACRE (96 UNITS)
GROSS FLOOR AREA (SF)	N/A	N/A	±124,937 SF
FLOOR AREA (SF)	28,850 SF	115,401 SF W/ SUP*	±115,401 SF*
LOT AREA (SF)	1,600 SF/UNIT	N/A	±0.8831 AC OR ±38,467 SF
SETBACKS (FT)			
FRONT	20 FT	0 FT	±25.0 FT
SIDE (NORTH)	1:2, MIN. 16 FT	8 FT	±16.1 FT
SIDE (SOUTH)	1:2, MIN. 16 FT	8 FT	±16.2 FT
REAR	1:1, MIN. 8 FT	8 FT	±12.5 FT
LOT WIDTH	50 FT	N/A	209.0 FT
OPEN SPACE (SF)	800 SF/UNIT	25% (9,617 SF)	±25.0% (±9,617 SF)
GROUND LEVEL	-	-	±25.0% (±9,617 SF)
ABOVE GROUND	-	-	±0% (±0 SF)
HEIGHT (FT)	MAX 45 FT	MAX 45 FT (BASE), 70' (PLAN BONUS), 95' (PLAN BONUS + 7-700)	±66.67***
PARKING TABULATIONS	69 SPACES	69 SPACES	±69 SPACES
TRIP GENERATION	-	-	±522 VPD**

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
2. THE APPLICANT 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 AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

THE SITE IS NOT WITHIN A HISTORIC DISTRICT AND THERE ARE NO 100-YEAR OLD BUILDINGS LOCATED ONSITE.

1. THERE ARE NO KNOWN TIDAL WETLANDS, TIDAL SHORES, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. THE SITE IS LOCATED PARTIALLY WITHIN A MAPPED 100-YEAR FLOODPLAIN (SEE P-0401A).
2. THERE ARE NO KNOWN AREAS OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY MARINE CLAYS MAP - SEE THIS SHEET.
3. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS (RPA) ONSITE, ACCORDING TO THE CITY RECORD MAPS.
4. THERE IS NO KNOWN SOIL CONTAMINATION ON THIS PROPERTY, TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
5. THE SITE IS NOT WITHIN A COMBINED SEWER AREA.

1. REZONING FROM THE RA TO RMF
2. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN TO INCREASE FAR TO 3.0 PURSUANT TO THE RMF ZONE

THE APPLICANT WILL COMPLY WITH THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY FOR THE NEW BUILDINGS PROPOSED TO BE CONSTRUCTED.

<b>1. OWNER/DEVELOPER:</b> CLJ MULTIFAMILY PARTNERSHIP LP 3908 ELBERT AVENUE ALEXANDRIA, VA 22305	<b>3. LAND USE ATTORNEY:</b> WIRE GILL LLP 700 N. FAIRFAX ST., SUITE 600 ALEXANDRIA, VA 22314 ATTN: MARY CATHERINE GIBBS	<b>5. CIVIL ENGINEER:</b> WALTER L. PHILLIPS, INC. 207 PARK AVENUE FALLS CHURCH, VA 22046 ATTN: TRAVIS P. BROWN, P.E.
<b>2. DEVELOPMENT CONSULTANT:</b> JOSEPH + BROWNE DEVELOPMENT ASSOCIATES 1410 INGRAM STREET NW WASHINGTON, DC 20011 ATTN: PAUL P. BROWNE	<b>4. ARCHITECT:</b> RUST   ORLING ARCHITECTURE 1215 CAMERON STREET ALEXANDRIA, VA 22314 ATTN: SCOTT FLEMING, AIA, LEED AP BD+C	

[illegible]

**REQUIRED PARKING**

USE/RATE: MULTI-FAMILY AFFORDABLE HOUSING (60% AMI): 0.75 SP/UNIT (PER SECTION 8-200-iii-c)  
WITHIN ½ MILE OF 4 OR MORE ACTIVE BUS ROUTES: REDUCE RATIO BY 5% 0.7125 SP/UNIT (PER SECTION 8-200-iii-c-d)

MULTI-FAMILY- AFFORDABLE HOUSING

96-UNITS: 0.7125 SP/UNIT X 96 UNITS = 69 SP

TOTAL PARKING REQUIRED = 69 SPACES

TOTAL PARKING PROVIDED = 69 SPACES (ALL LOCATED INSIDE GARAGE)

**LOADING REQUIRED:** 1 SPACE

THE FOLLOWING DEVELOPMENT TABULATIONS ARE SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES.

FLOOR	RESIDENTIAL	AMENITY	PARKING	GSF/FLOOR
1	2589		22562	25151
2	20715			20715
3	20715			20715
4	20715			20715
5	20715			20715
6	16926			16926
			TOTAL	124937

NET FLOOR AREA = 115,401 SF  
(10% REDUCTION OF RESIDENTIAL FLOOR AREA)

TOTAL UNITS = 96 UNITS

P-0101	COVER SHEET
P-0301	SITE CONTEXT PLAN
P-0302	EXISTING CONDITIONS PLAN
P-0401	CONCEPTUAL LAYOUT PLAN
P-0401A	FLOODPLAIN NARRATIVE
P-0402	CONCEPTUAL OPEN SPACE PLAN
A001	FLOOR PLANS AND BUILDING SECTION

A circular professional engineer seal for the Commonwealth of Virginia. The outer ring contains the text "COMMONWEALTH OF VIRGINIA" on the left and "PROFESSIONAL ENGINEER" on the right. In the center, the name "AARON M. VINSON" is printed above "Lic. No. 041851". To the right of the license number, the expiration date "02/25/22" is printed. A large, stylized "A.E." is superimposed over the center of the seal.

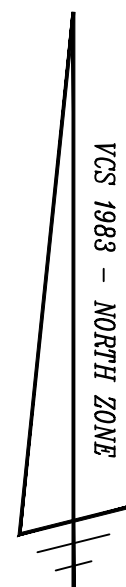
REVISION APPROVED BY

**ELBERT AVENUE RESIDENCES**  
**3908 ELBERT AVENUE**  
**STAGE I CONCEPT PLAN**  
**CITY OF ALEXANDRIA, VIRGINIA**

# COVER SHEET

<b>APPROVED</b>		
<b>SPECIAL USE PERMIT NO.</b> _____		
<b>DEPARTMENT OF PLANNING &amp; ZONING</b>		
<b>DIRECTOR</b>		<b>DATE</b>
<b>DEPARTMENT OF PLANNING &amp; ENVIRONMENTAL SERVICES</b>		
<b>SITE PLAN No.</b> _____		
<b>DIRECTOR</b>		<b>DATE</b>
<b>CHAIRMAN, PLANNING COMMISSION</b>		<b>DATE</b>
<b>DATE RECORDED</b> _____		
<b>INSTRUMENT NO.</b>	<b>DEED BOOK NO.</b>	<b>PAGE NO.</b>





**WALTER L. PHILLIPS**  
INCORPORATED  
Engineers • Surveyors • Planners • Landscape Architects • Arborists  
ESTABLISHED 1946  
207 PARK AVENUE • FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301 www.WLPHC.com

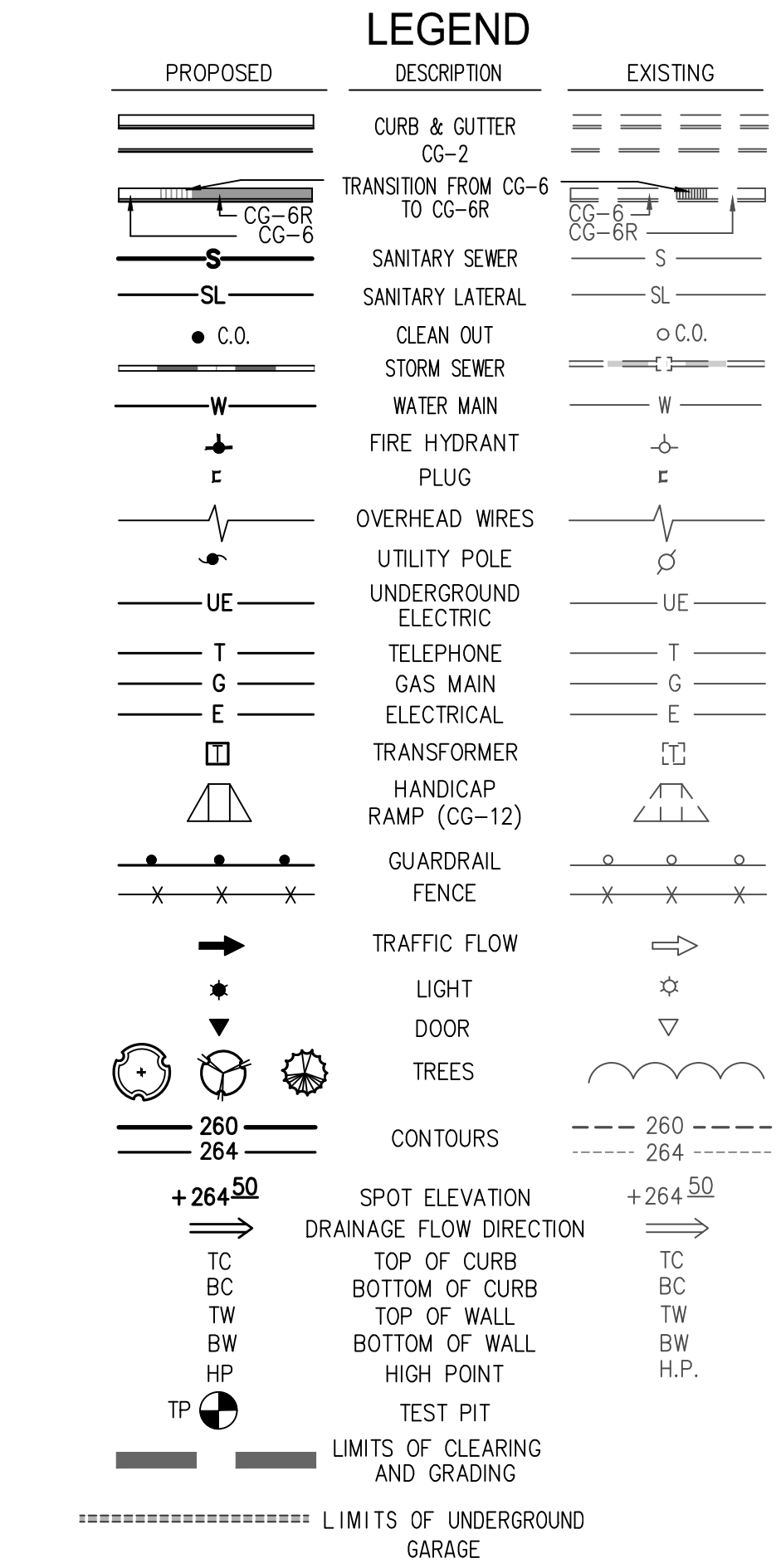
PLAN STATUS		
DATE	DESCRIPTION	DATE
02/25/2022	STAGE I CONCEPT PLAN	

# SITE CONTEXT PLAN

<b>APPROVED</b>		
<b>SPECIAL USE PERMIT NO.</b> _____		
<b>DEPARTMENT OF PLANNING &amp; ZONING</b>		
<b>DIRECTOR</b>	<b>DATE</b>	
<b>DEPARTMENT OF PLANNING &amp; ENVIRONMENTAL SERVICES</b>		
<b>SITE PLAN No.</b> _____		
<b>DIRECTOR</b>	<b>DATE</b>	
<b>CHAIRMAN, PLANNING COMMISSION</b>	<b>DATE</b>	
<b>DATE RECORDED</b> _____		
<b>INSTRUMENT NO.</b>	<b>DEED BOOK NO.</b>	<b>PAGE NO.</b>







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. _____



This aerial map illustrates the Four Mile Run area, highlighting flood zones and local infrastructure. The map includes the following features:

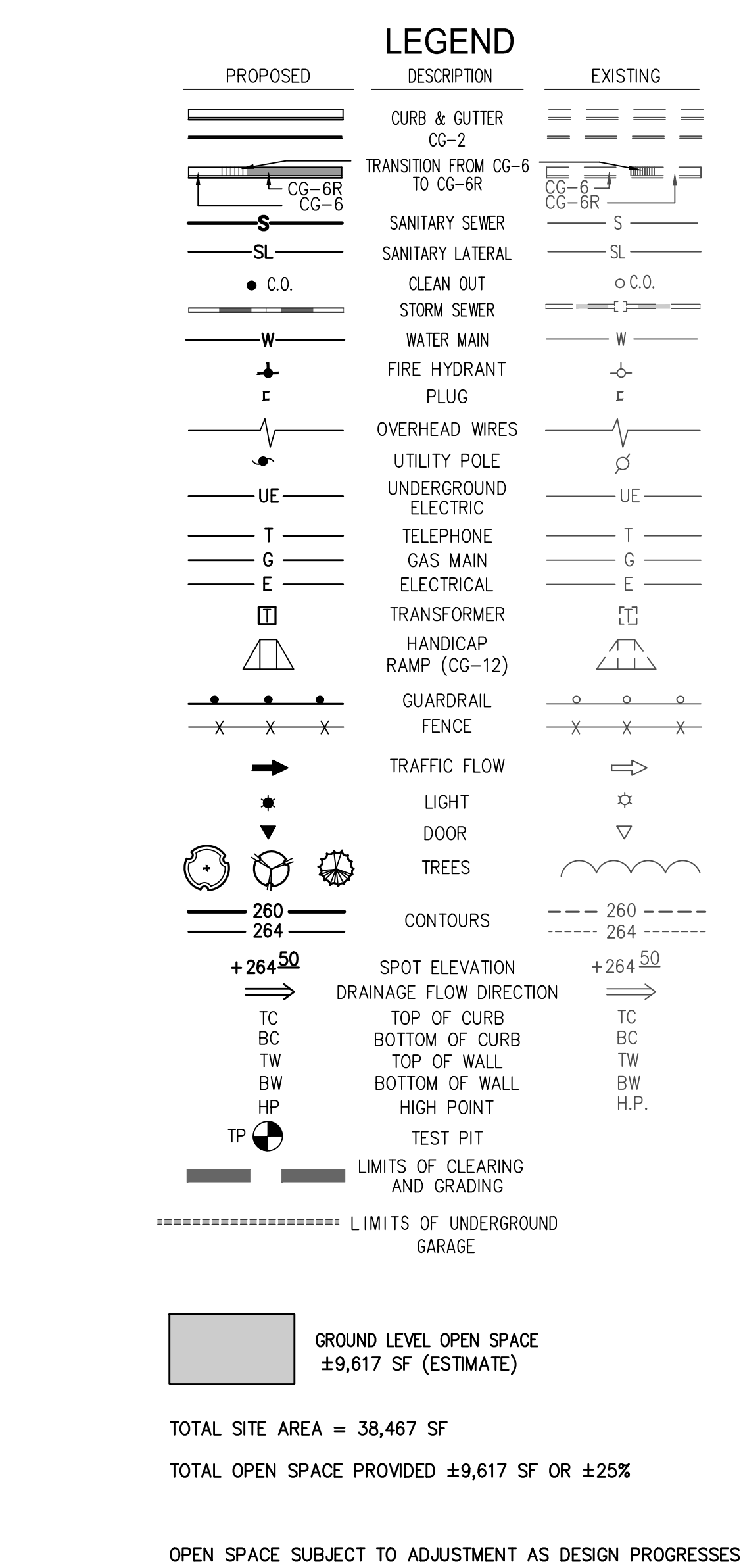
- Geographic Labels:**
  - Four Mile Run:** Indicated by an arrow pointing to the water body at the top of the map.
  - Stations:** 11890000 FT and 77°03'45" are marked along the top edge.
  - Coordinates:** 38°50'37.5" is marked on the right edge, and 43°01'00mE is marked at the bottom right corner.
- Flood Zones:**
  - ZONE AE (EL 11):** Shaded in light blue, located in the upper right portion of the map.
  - ZONE AE:** Shaded in light green, located in the upper left portion of the map.
- Streets and Roads:**
  - OUR MILE ROAD:** Located in the upper left.
  - FLORENCE DRIVE:** A road running diagonally from the upper left towards the center.
  - MILAN DRIVE:** A road running diagonally from the upper left towards the center.
  - NOTABENE DRIVE:** A road running diagonally from the center towards the bottom left.
  - BRIGHTON COURT:** A road running diagonally from the center towards the bottom left.
  - OLD DOMINION BOULEVARD:** A road running diagonally from the center towards the bottom left.
  - CHARLES AVENUE:** A road running diagonally from the center towards the bottom left.
  - COURTLAND CENTER:** A road running diagonally from the center towards the bottom left.
  - ELBERT AVENUE:** A road running diagonally from the center towards the bottom left.
  - EXECUTIVE AVENUE:** A road running diagonally from the center towards the bottom left.
  - TENNESSEE AVENUE:** A road running diagonally from the center towards the bottom left.
  - BRUCE STREET:** A road running horizontally across the middle of the map.
- Other Features:**
  - SITE:** A black arrow points to a specific location on the map, near the intersection of Bruce Street and Shorter Lane.
  - Shorter Lane:** A road running horizontally across the middle of the map.

THE APPLICANT INTENDS TO APPLY FOR A FLOODPLAIN DEVELOPMENT PERMIT AS REQUIRED AND SUBMITS THIS CONCEPT PLAN TO INITIATE DISCUSSION WITH THE FLOODPLAIN ADMINISTRATOR TO DETERMINE THE EXTENT OF WHAT IS REQUIRED GIVEN THE SITE LOCATION AND PROPOSED DESIGN.

## FLOODPLAIN NARRATIVE

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







# WALTER L. PHILLIPS

INCORPORATED

Established 1945

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**207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046**

**(703) 524-5163 Fax (703) 533-1301 www.WLPINC.com**

SCALE: 1" = 20'		DATE: 02/25/2022		PLAN STATUS	
DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
02/25/2022	STAGE 1 CONCEPT PLAN				

DESIGN: \_\_\_\_\_

SCALE: \_\_\_\_\_

CHECKED: \_\_\_\_\_

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

DATE: \_\_\_\_\_

CHECKED: \_\_\_\_\_

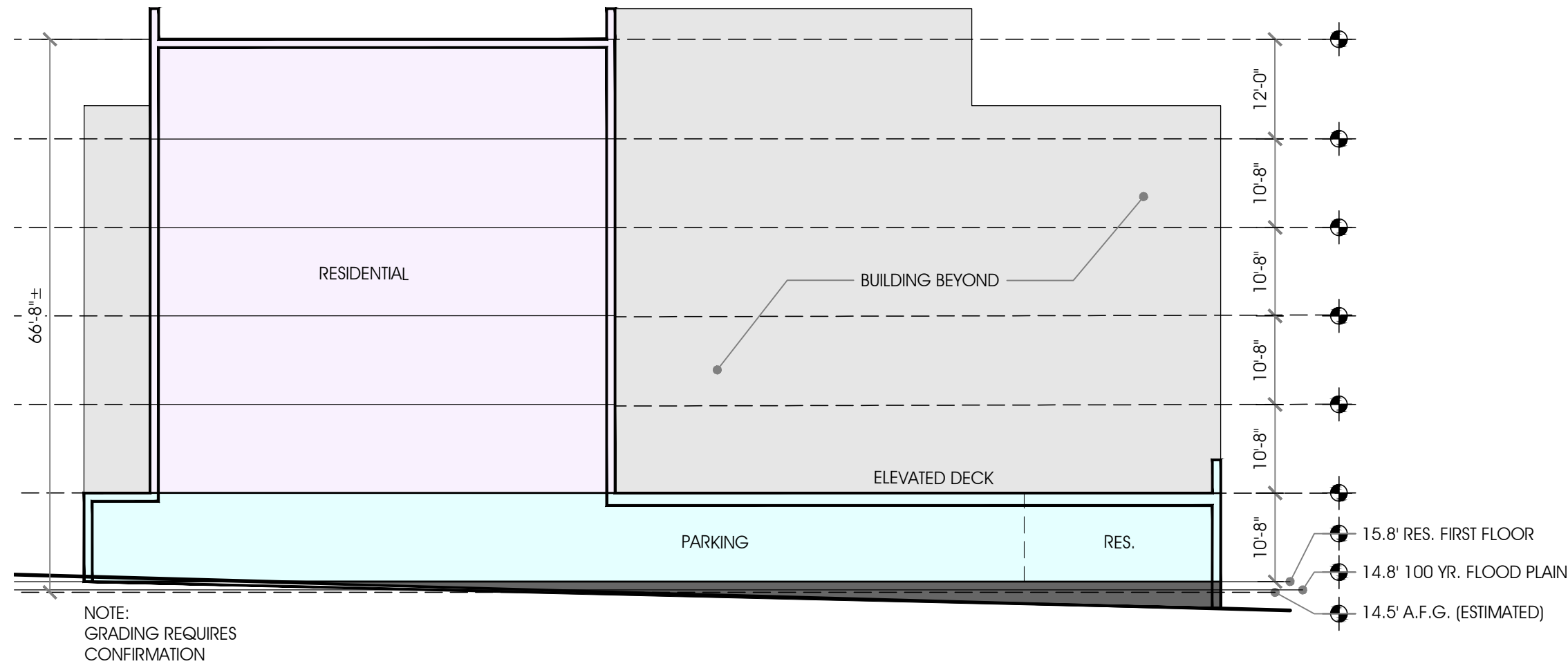
DATE: \_\_\_\_\_

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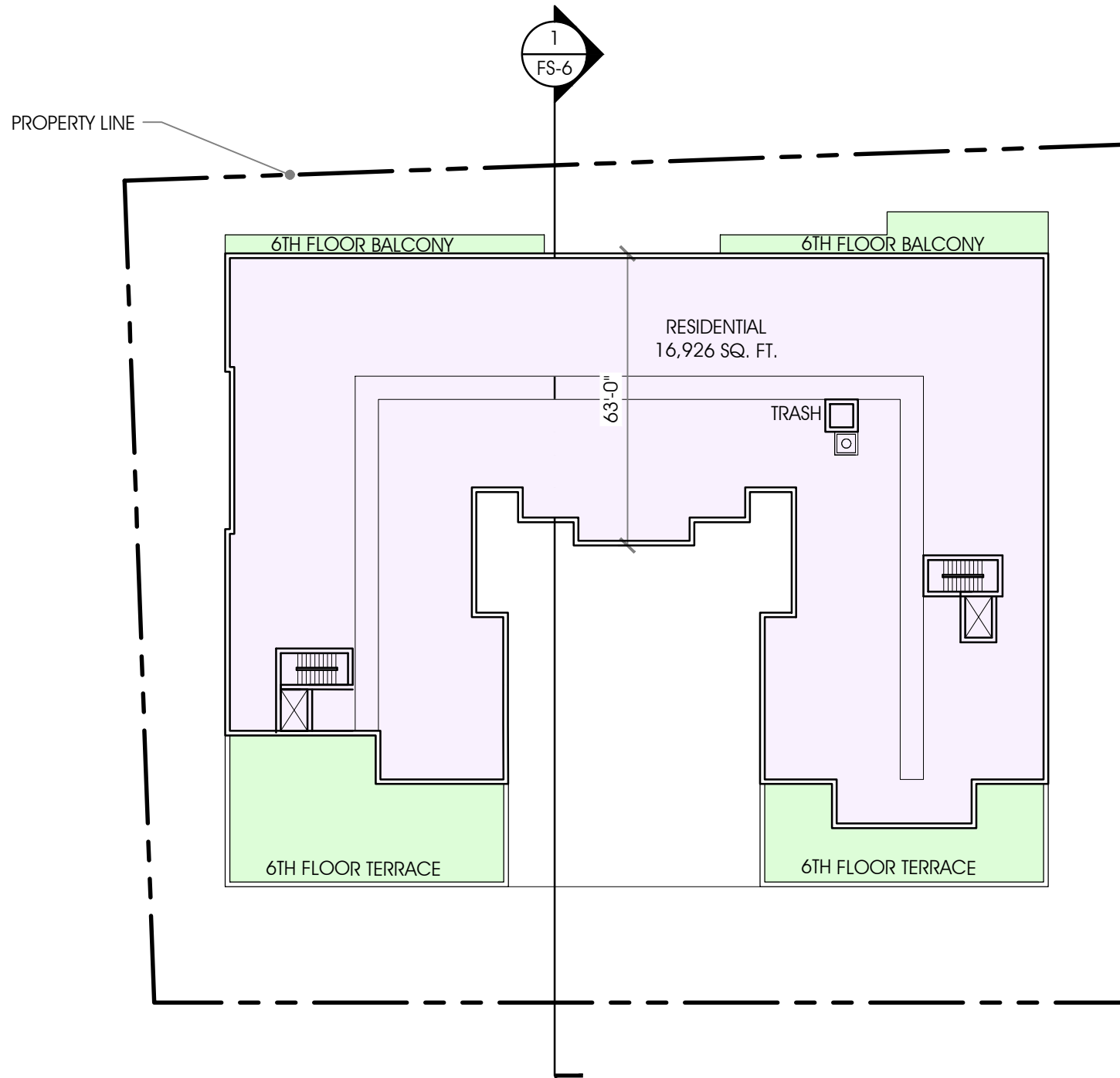
**ELBERT AVENUE RESIDENCES**  
**3908 ELBERT AVENUE**  
**STAGE I CONCEPT PLAN**  
**CITY OF ALEXANDRIA, VIRGINIA**

**CONCEPTUAL OPEN SPACE PLAN**

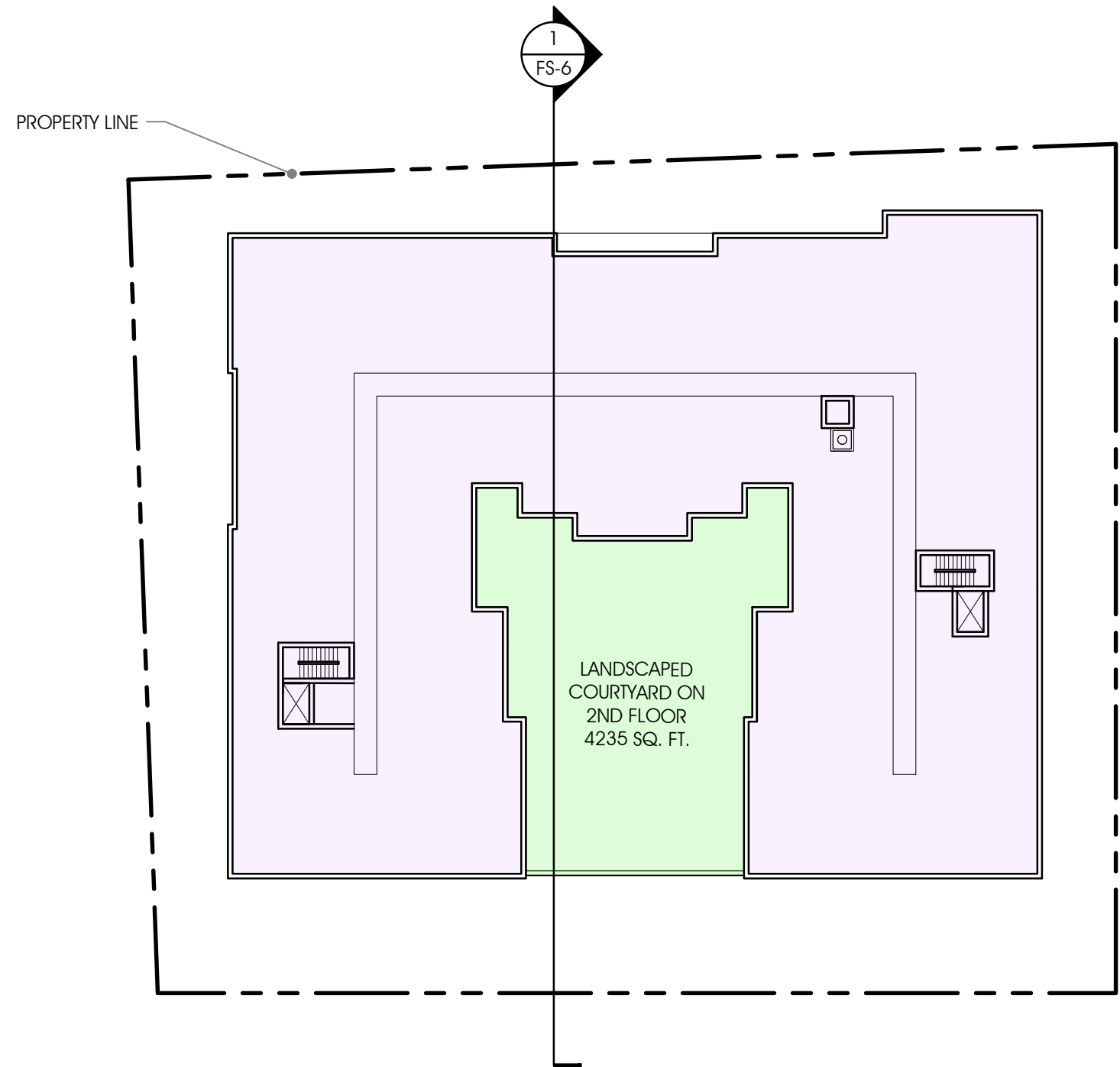
APPROVED		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
_____	DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
_____	DIRECTOR	DATE
_____		
CHAIRMAN, PLANNING COMMISSION		DATE
DATE RECORDED _____		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



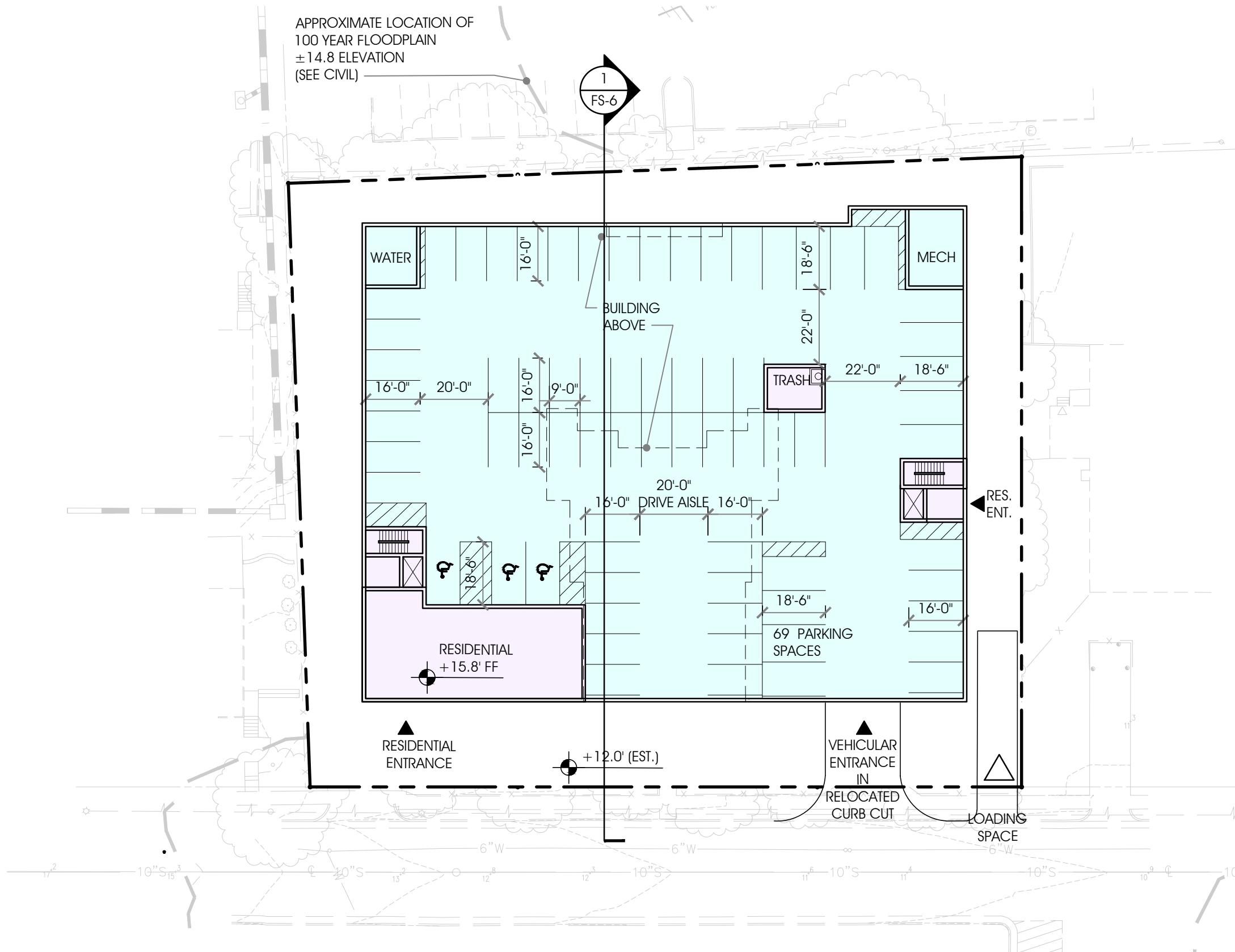
BUILDING SECTION  
1/16"=1'-0"



SIXTH FLOOR PLAN  
1/32"=1'-0"



SECOND THRU FIFTH FLOOR PLAN  
1/32"=1'-0"



GROUND FLOOR PLAN  
1/32"=1'-0"

ADDRESS: 3908 ELBERT AVE, ALEXANDRIA, VA 22301

1 TAX MAP #: 007.01-04-04

2 ZONE:  
EXISTING: RA  
PROPOSED: RMF

3 USE:  
EXISTING: MULTI-FAMILY RESIDENTIAL  
PROPOSED: MULTI-FAMILY RESIDENTIAL AFFORDABLE HOUSING

4 LOT AREA: 38,469 SF 0.88 ACRES

5 NUMBER OF DWELLING UNITS:	REQUIRED: N/A
PROPOSED:	
NET RENTABLE AREA	87,019 SF
AVERAGE UNIT SIZE	906 SF
TOTAL UNITS	96 UNITS

6 DENSITY:  
REQUIRED: N/A  
PROPOSED: 109 UNITS/ACRE

7 BUILDING GROSS FLOOR AREA:

REQUIRED: N/A

PROPOSED:

FLOOR	Residential	Amenity	Parking	GSF/Floor
1	2,589		22,562	25,151 SF
2	20,715			20,715 SF
3	20,715			20,715 SF
4	20,715			20,715 SF
5	20,715			20,715 SF
6	16,926			16,926 SF
TOTAL				124,937 SF

RESIDENTIAL GSF	102,375 SF
RESIDENTIAL GSF W/ 1.0% DEDUCTION	92,845 SF

TOTAL ADJUSTED GSF (RESIDENTIAL + PARKING)	115,407 SF
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8 NET FLOOR AREA:	PROPOSED:
RESIDENTIAL NET RENTABLE SF (15% DEDUCTION)	87,019 SF

9 FLOOR AREA RATIO:	ALLOWABLE: 3.0
PROPOSED:	
BUILDING (GSF)	115,407
LOT (SF)	38,469
FAR	3.00

10 OPEN SPACE: SEE CIVIL

11 BUILDING HEIGHT:  
ALLOWABLE (PER CHIRILAGUA SAP): 70'  
PROPOSED: 66'-8" +/-

12 YARDS: SEE CIVIL

13 PARKING TABULATION:	REQUIRED: 0.7125 SPACES PER UNIT
(SEE NOTES 1,2,&3)	PROPOSED: 69 SPACES
NOTE 1: BASED ON INCOME RESTRICTED HOUSEHOLDS @ 60% AMI OR LESS (Section 8-200-iii-a)	
NOTE 2: UP TO 75% OF REQUIRED SPACES MAY BE COMPACT	
NOTE 3: REQUIRED PARKING MAY BE REDUCED BY 5% FOR PROXIMITY TO BUS ROUTES(Section 8-200-iii-a-d)	



RUST | ORLING  
ARCHITECTURE

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22314

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admin@rustorling.com  
www.rustorling.com

Elbert Ave.  
Residences  
Alexandria,  
Virginia

20.022

#### REVISIONS

DATE	DESCRIPTION

CONCEPT I

FLOOR  
PLANS AND  
BUILDING  
SECTION

SHEET NO.

A001