

January 16, 2016

Eli Goldman
Christopher Consultants
9900 Main Street
Fairfax, Virginia 22031

Re: Preliminary archaeological assessment for 301 S. Alfred St., Alfred Baptist St. Church

Dear Mr. Goldman:

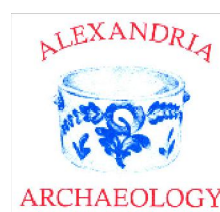
Thank you for contacting our office and submitting a request for a preliminary assessment for 301 S. Alfred St., the block owned and occupied in part by the Alfred Street Baptist Church. We understand that the proposed undertaking will impact the entire block bound by Duke St. on the north, Alfred St. on the east, Wolfe St. on the south, and Patrick St. on the west.

Prior to the construction of the Alfred Street Baptist Church in 1855, the Colored Baptist Society began renting the property in 1818. Predating the Colored Baptist Society, the 1810 tax assessor rolls lists six domiciles on the 300 block of Alfred Street, most of them occupied by African American residents. The block was part of "The Bottoms," a neighborhood occupied predominantly by African Americans beginning in the early nineteenth century. Civil War-era maps depict the Alfred St. Baptist Church as well as several other developed lots concentrated on the southeast and the northwest corners of the block. By 1877, the block had been carved into over 20 separate properties, the majority of them situated on the east half of the block surrounding the Alfred St. Baptist Church.

In the early 1990s archaeologists conducted limited testing in proximity to the historic Alfred Street Baptist Church building. They encountered well preserved deposits in the yard to the west of the church; one buried well shaft also was sampled. Archaeologists also monitored construction of a new church annex on the north half of the block. The south half of the block (formal address 901 Wolfe Street—Olde Town West Properties LLC), however, has not been examined archaeologically. The south half of the block has the potential to contain significant archaeological deposits that pertain to the early growth and development of Alexandria, particularly the advancement of a free African American community.

Based on what we know about the basic trajectory of historical events for this property, we will require that the applicant hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation for the project area. If significant resources are discovered, the consultant would then need to 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, then would be implemented. A list of

105 North Union Street, #327, Alexandria, Virginia 22314-3217
Office of Historic Alexandria City of Alexandria, Virginia
Phone: 703/746-4399 e-mail: archaeology@alexandriava.gov fax: 703/838-4691
www.AlexandriaArchaeology.org



qualified archaeological consultants can be found on our website at: <http://alexandriava.gov/historic/archaeology/default.aspx?id=39440> I can also advise you on firms that have recently successfully completed archaeological projects of a similar scale should you care to contact me directly.

In the event that significant historical activity and/or significant archaeological resources are uncovered on the property, the applicant will need to hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project.

In light of the fact that we are requiring at minimum a Documentary Study and Archaeological Evaluation, please ensure that the applicant is aware of this and to include funding for this work in the project budget. Should you have any questions or concerns please do not hesitate to contact me.

Sincerely,

Garrett Fesler, Ph.D.
Archaeologist

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Office of Historic Alexandria City of Alexandria, Virginia
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ZONING TABULATIONS

SITE ADDRESSES & TAX MAP NUMBERS: 074.03-04-01 (301 S. ALFRED STREET)
074.03-04-02 (901 WOLFE STREET)

EXISTING ZONE: RM (TOWNHOUSE)

EXISTING SITE AREA: 074.03-04-01 - 41,119 S.F. OR 0.94 AC.
074.03-04-02 - 45,824 S.F. OR 1.05 AC.
TOTAL: 86,943 S.F. OR 1.99 AC.

PROPOSED SITE AREA: 86,943 S.F. OR 1.99 AC.

EXISTING USE: 074.03-04-01 - CHURCH
074.03-04-02 - TOWNHOMES

PROPOSED USE: CHURCH

MAXIMUM FLOOR AREA: 1.5 X 86,943 = 130,415 SF
(FAR = 1.5)

GROSS BUILDING AREA PROPOSED: 276,152 SF
(EXISTING + PROPOSED) (43,784 SF + 232,368 SF)

NET FLOOR AREA PROPOSED: 129,130 SF
(EXISTING + PROPOSED) (38,031 SF + 91,099 SF)

MAXIMUM BUILDING HEIGHT PROPOSED: 45'

OPEN SPACE PROVIDED: AT GRADE ±16,262 SF OR 0.373 AC.

AVERAGE FINISHED GRADE: 33.0'

BUILDING SETBACK: PATRICK STREET = 10.01'
DUKE STREET = 9.21' (TO EXISTING CHURCH)
ALFRED STREET = 0.87' (TO EXISTING CHAPEL)
WOLFE STREET = 0.00

LOT FRONTAGE: N/A

PARKING REQUIRED: 1 PARKING SPACE PER 5 SEATS: 2163/5 = 433 SPACES
(SEATS INCLUDE SANCTUARY, CHAPEL ORCHESTRA, CHOIR AND BALCONIES)

PARKING PROVIDED: 216 SPACES (ONSITE)

| ON-SITE PARKING | OFF-SITE PARKING | TOTAL |
|-----------------|------------------|-------|
| 216 | SEE TABLE | 432 |

(DOES NOT INCLUDE SURPLUS LOTS)

| LOCATION | OFF-SITE PARKING | | | |
|--|----------------------------------|------------------|------------------------|----------------|
| | AIRLINE DISTANCE FROM ASBC (FT.) | NUMBER OF SPACES | AGREEMENT DATE | WITHIN 300 FT? |
| TOWNHOUSE OFFICE LOT 1000 BLOCK OF DUKE STREET | 75 | 52 | March 31, 2016 | YES |
| ALEXANDRIA GATEWAY | 75 | 190 | July 7, 2015 | YES |
| COAL YARD LOT | 400 | 40 | April 13, 2016 | NO (SURPLUS) |
| 117 N. ALFRED STREET | 1150 | 150 | AUGUST 9, 2011 (DRAFT) | NO (SURPLUS) |
| TOTAL | | 432 | | |

LOADING SPACES REQUIRED: NONE

LOADING SPACES PROVIDED: 1 SPACE

APPROXIMATE TOTAL AREA DISTURBED: 85,050 SF OR 1.95 AC.

EXISTING AVG. DAILY TRIPS: WEEKDAY = 571
(INCLUDES TOWNHOMES) SUNDAY = 2341

PROPOSED AVG. DAILY TRIPS: WEEKDAY = 1903
SUNDAY = 3602

NOTES:

- 1.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS ONSITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
- 2.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THE PROPERTY OR AREAS LOCATED WITHIN 1,000 FEET OF A SANITARY LANDFILL. RESIDUAL CONCENTRATIONS OF PETROLEUM HYDROCARBONS FROM UNDERGROUND STORAGE TANKS FORMERLY PRESENT AT THE PROPERTY ARE LIKELY TO BE ENCOUNTERED DURING EXCAVATION. APPROPRIATE PROCEDURES FOR THE HANDLING AND DISPOSAL OF PETROLEUM IMPACTED SOIL WILL BE ADDRESSED IN A SOIL MANAGEMENT PLAN. SHOULD ANY UNANTICIPATED UNDERGROUND STORAGE TANKS OR DRUMS BE ENCOUNTERED AT THE SITE, THE APPLICANT SHALL IMMEDIATELY NOTIFY THE CITY OF ALEXANDRIA FIRE DEPARTMENT AND DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY.
- 3.) IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
- 4.) THIS PROJECT IS LOCATED WITHIN A COMBINED SEWER AREA.
- 5.) A TRANSPORTATION SCOPING FORM IS NOT REQUIRED WITH THIS CONCEPT PLAN BECAUSE A DETAILED TRANSPORTATION STUDY HAS ALREADY BEEN COMPLETED.

| DATE | REVISION |
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EXISTING SANITARY FLOWS

45,000 SF OF CHURCH (USE RETAIL/COMMERCIAL FOR COMPUTATIONS)
22 TOWNHOMES

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:

200 GPD/1000 SF (FOR RETAIL/COMMERCIAL)
350 GPD/UNIT (TOWNHOMES)

200 GPD/1000 SF X 45,000 SF = 9,000 GPD
350 GPD/UNIT X 22 TOWNHOMES = 7,700 GPD

TOTAL = 9,000 GPD + 7,700 GPD = 16,700 GPD OR 0.026 CFS

PEAK FACTOR FOR LATERALS = 4.0
DESIGN FLOW = 16,700 GPD X 4.0 = 66,800 GPD OR 0.104 CFS

CONCEPTUAL SANITARY DESIGN FLOWS

232,368 SF OF CHURCH (USE RETAIL/COMMERCIAL FOR COMPUTATIONS)

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:

200 GPD/1000 SF (FOR RETAIL/COMMERCIAL)

200 GPD/1000 SF X 232,368 SF = 46,474 GPD OR 0.072 CFS

PEAK FACTOR FOR LATERALS = 4.0
DESIGN FLOW = 46,474 X 4.0 = 185,896 GPD OR 0.288 CFS

NET INCREASE IN SANITARY FLOWS

EXISTING FLOWS = 66,800 GPD OR 0.104 CFS
PROPOSED FLOWS = 185,896 GPD OR 0.288 CFS

NET INCREASE = 185,896 GPD - 66,800 GPD = 119,096 GPD OR 0.184 CFS

NOTE: A SANITARY SEWER OUTFALL ANALYSIS WILL BE COMPLETED WITH THE PRELIMINARY SUBMISSION.

STORM WATER MANAGEMENT / BEST MANAGEMENT PRACTICES NARRATIVE

DEFINITION OF 'SITE':

SINCE THIS PROJECT IS DISTURBING GREATER THAN 50% OF THE TAX PARCELS INCLUDED WITH THIS APPLICATION, THE SITE FOR THE SWM/BMP COMPUTATIONS WILL BE CONSIDERED THE TOTAL AREA WITHIN THE PROPERTY LINES (CITY ORDINANCE SECTION 13-103-JJ).

BEST MANAGEMENT PRACTICES (BMP) - STORMWATER QUALITY

TO MEET THE STATE REQUIREMENTS FOR STORMWATER QUALITY, THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET FOR RE-DEVELOPMENT MUST BE FILLED OUT AND MEET ALL POLLUTANT LOAD REDUCTION REQUIREMENTS. THE CITY'S WQV REQUIREMENT OF TREATING THE ENTIRE SITE'S WATER QUALITY VOLUME (WQV) NEEDS TO BE MET (13-109-E-1). THE NET INCREASE IN IMPERVIOUS AREA NEEDS TO BE TREATED AS A 'NEW-DEVELOPMENT' (0.41 LBS/ACRE/YEAR OF PHOSPHORUS REMOVAL) AND THE REMAINING IMPERVIOUS AREA WILL BE TREATED AS A 'RE-DEVELOPMENT' (20% REDUCTION OF PHOSPHORUS FROM THE PRE-DEVELOPMENT LOAD). THE SITE CAN BE DESIGNED TO CAPTURE AND TREAT AS MUCH WATER AS POSSIBLE WITH CURBSIDE BIO RETENTION TREE PITS (PER THE CITY'S GREEN SIDEWALK GUIDELINES), URBAN PLANTERS OR STRUCTURED BMP'S. PER SECTION 13-110, A FEE-IN-LIEU OF CAN BE PAID FOR THE REMAINING WQV.

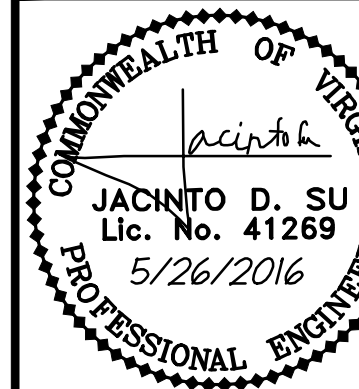
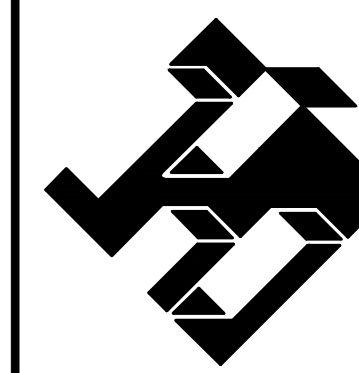
CHANNEL PROTECTION - STORMWATER QUANTITY

THERE IS ONLY ONE OUTFALL THAT THIS SITE DRAINS TO. SINCE THE ENTIRE STORMWATER CONVEYANCE SYSTEM TO THE END OF THE OUTFALL ANALYSIS IS CONTAINED IN A PIPE, NO DETENTION OR OFF-SITE IMPROVEMENTS ARE NEEDED BECAUSE THE POST-DEVELOPMENT PEAK FLOW RATE FROM THE 2-YEAR 24-HOUR STORM EVENT DOES NOT CAUSE ANY EROSION TO THE SYSTEM (13-108-F-1-A-1). THE EXTENT OF THE CHANNEL PROTECTION REVIEW SHALL BE TO WHEN THE TOTAL WATERSHED AREA IS GREATER THAN 1% OF THE SITE'S CONTRIBUTING AREA. THIS SITE IS A PART OF THE TIMBER BRANCH WATERSHED.

FLOOD PROTECTION - STORMWATER QUALITY

SINCE THE IMPERVIOUS AREA FOR THE SITE IS BEING INCREASED DETENTION OR OFFSITE IMPROVEMENTS WILL BE REQUIRED FOR FLOOD PROTECTION. IF THE SYSTEM CURRENTLY IS EXPERIENCING NO FLOODING, THEN THE 10-YEAR 24-HOUR STORM NEEDS TO BE CONFINED IN THE STORM SYSTEM AND THE POST DEVELOPMENT PEAK FLOW RATE NEEDS TO BE LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE (13-104-F-2-A). IF THE SYSTEM IS CURRENTLY EXPERIENCING LOCALIZED FLOODING, THEN POST DEVELOPMENT PEAK FLOW RATE NEEDS TO BE LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE (13-104-F-2-B). CURRENTLY THE SITE EXPERIENCES NO FLOODING.

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phone 703.273.6620 · fax 703.273.7636



NOTES AND
TABULATIONS

ALFRED STREET
BAPTIST CHURCH
CONCEPT II
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 11099.002.00

SCALE: 1"=30'

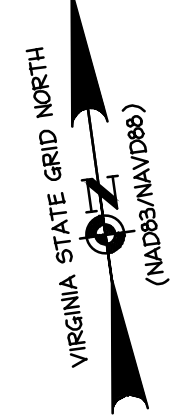
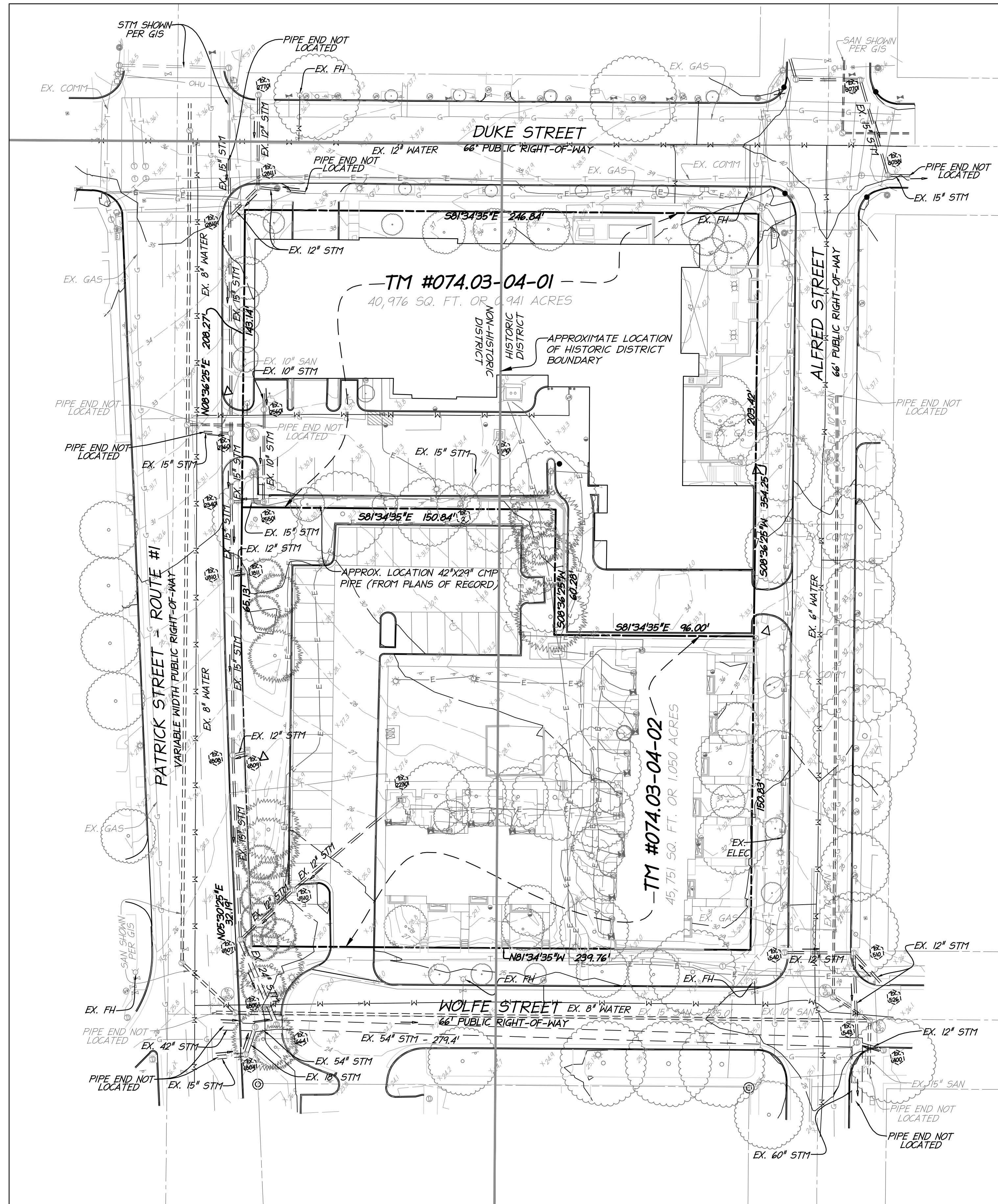
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CHECKED: K1W

SHEET No.

C200
103572

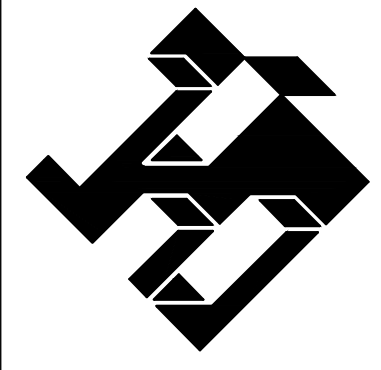
| DATE | REVISION |
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LEGEND

- : EX. CONTOUR
- : EX. EVERGREEN TREE
- : EX. DECIDUOUS TREE
- : EX. STREET CENTER LINE
- : EX. BOUNDARY
- : EX. OVERHEAD UTILITY LINE
- : EX. STORM SEWER
- : EX. CURB & GUTTER
- : EX. SANITARY SEWER
- : EX. WATER LINE (W/L)
- : EX. GAS LINE
- : EX. TELE. LINE
- : EX. ELEC. LINE
- : EX. ZONE LINE
- : EX. SIGN
- : EX. STORM MANHOLE
- : EX. STORM GRATE
- : EX. SANITARY MANHOLE
- : EX. FIRE HYDRANT
- : EX. WATER VALVE
- : EX. WATER METER (W/M)
- : EX. SANITARY STRUCTURE NUMBER
- : EX. STORM STRUCTURE NUMBER
- : EX. UTILITY POLE
- : EX. LIGHT POLE
- : EX. POWER UTILITY POLE
- : EX. GAS VALVE
- : EX. BOLLARD
- : POWER POLE
- : EX. GUY WIRE

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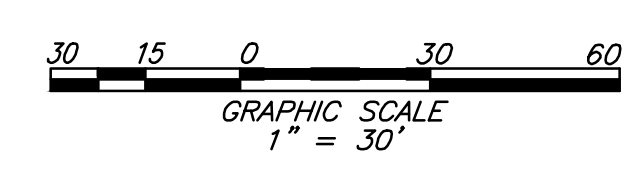


**EXISTING CONDITIONS
 PLAN**

**ALFRED STREET
 BAPTIST CHURCH
 CONCEPT II**

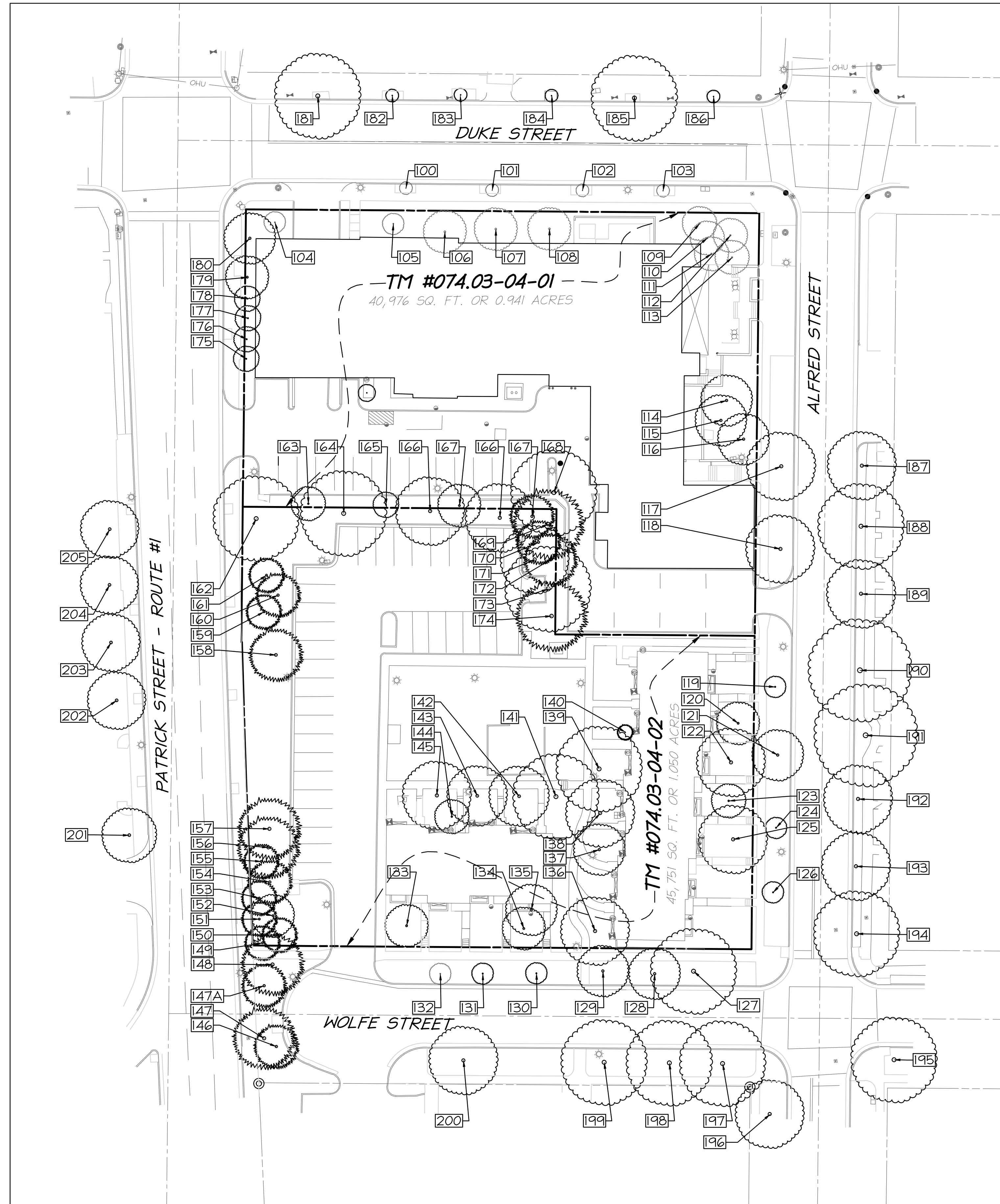
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 11099.002.00
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 DATE: 12/21/2015
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 DRAWN: EG
 CHECKED: KTW
 SHEET No.



C300
 103572

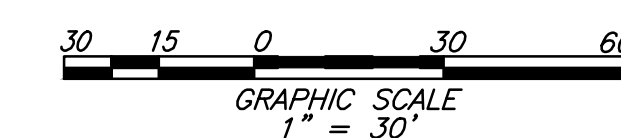
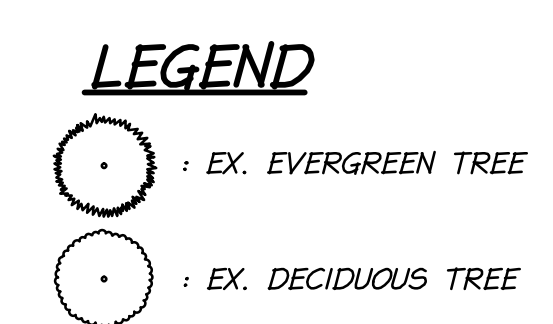
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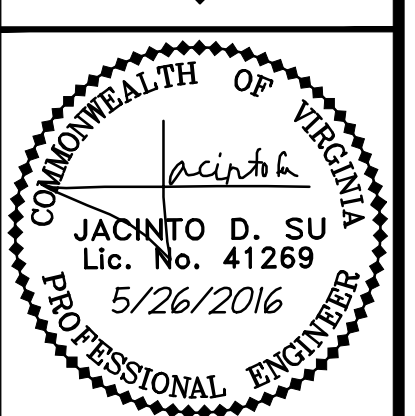
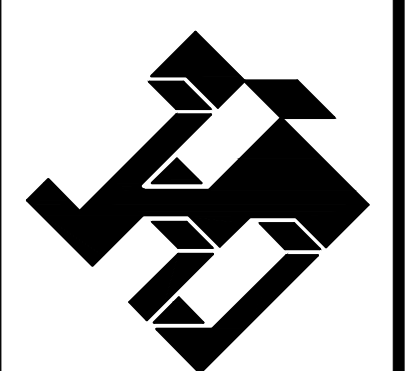
EXISTING TREE SCHEDULE

| TREE # | BOTANICAL NAME | COMMON NAME | TRUNK DIAMETER (INCHES) | COMMENTS | PROCEDURE |
|--------|-------------------------|--------------------|-------------------------|------------------------|-----------|
| 100 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 3 | | REMOVE |
| 101 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 3 | | REMOVE |
| 102 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 2 | | REMOVE |
| 103 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 3 | | REMOVE |
| 104 | CORNUS KOUSA | KOUSA DOGWOOD | 6 | | REMOVE |
| 105 | CORNUS KOUSA | KOUSA DOGWOOD | 6.8 | CODOMINANT | REMOVE |
| 106 | BELUTA NIGRA | RIVER BIRCH | 3.6,8 | MULTISTEM | REMOVE |
| 107 | BELUTA NIGRA | RIVER BIRCH | 2.6,6 | MULTISTEM | REMOVE |
| 108 | BELUTA NIGRA | RIVER BIRCH | 2.8 | MULTISTEM | REMOVE |
| 109 | MAGNOLIA x SOULANGEANA | SAUCER MAGNOLIA | 4 | MULTISTEM | REMOVE |
| 110 | ILEX AMERICANA | AMERICAN HOLLY | 5.6 | CODOMINANT | REMOVE |
| 111 | ILEX AMERICANA | AMERICAN HOLLY | 8 | | REMOVE |
| 112 | MAGNOLIA x SOULANGEANA | SAUCER MAGNOLIA | 4 | MULTISTEM | REMOVE |
| 113 | ILEX AMERICANA | AMERICAN HOLLY | 8.8 | CODOMINANT | REMOVE |
| 114 | BELUTA NIGRA | RIVER BIRCH | 4.12 | MULTISTEM | REMOVE |
| 115 | BELUTA NIGRA | RIVER BIRCH | 8.10 | MULTISTEM | REMOVE |
| 116 | BELUTA NIGRA | RIVER BIRCH | 6.6,8 | MULTISTEM | REMOVE |
| 117 | PYRUS CALLERYANA | BRADFORD PEAR | 13 | | REMOVE |
| 118 | PYRUS CALLERYANA | BRADFORD PEAR | 16 | | REMOVE |
| 119 | QUERCUS RUBRA | RED OAK | 2 | | REMOVE |
| 120 | MALUS VAR | CRABAPPLE | 10 | | REMOVE |
| 121 | FRAXINUS PENNSYLVANICA | GREEN ASH | 11 | | REMOVE |
| 122 | MALUS VAR | CRABAPPLE | 6.12 | CODOMINANT | REMOVE |
| 123 | PRUNUS SERRULATA | JAPANESE CHERRY | 3.4 | CODOMINANT | REMOVE |
| 124 | QUERCUS RUBRA | RED OAK | 2 | | REMOVE |
| 125 | MALUS VAR | CRABAPPLE | 14 | | REMOVE |
| 126 | QUERCUS RUBRA | RED OAK | 2 | | REMOVE |
| 127 | QUERCUS RUBRA | RED OAK | 14 | | REMOVE |
| 128 | FRAXINUS PENNSYLVANICA | GREEN ASH | 10 | | REMOVE |
| 129 | FRAXINUS PENNSYLVANICA | GREEN ASH | 8 | | REMOVE |
| 130 | QUERCUS RUBRA | RED OAK | 2 | | REMOVE |
| 131 | QUERCUS RUBRA | RED OAK | 2 | | REMOVE |
| 132 | QUERCUS RUBRA | RED OAK | 2 | | REMOVE |
| 133 | MALUS VAR | CRABAPPLE | 8 | | REMOVE |
| 134 | MALUS VAR | CRABAPPLE | 11 | | REMOVE |
| 135 | ULMUS AMERICANA | AMERICAN ELM | 10 | LEANING AWAY FROM BLDG | REMOVE |
| 136 | MALUS VAR | CRABAPPLE | 20 | | REMOVE |
| 137 | MALUS VAR | CRABAPPLE | 12 | | REMOVE |
| 138 | MALUS VAR | CRABAPPLE | 12 | | REMOVE |
| 139 | MALUS VAR | CRABAPPLE | 10,16 | MULTISTEM | REMOVE |
| 140 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | 4 | | REMOVE |
| 141 | ACER RUBRUM COLUMNAR | COLUMNAR RED MAPLE | 12 | | REMOVE |
| 142 | MALUS VAR | CRABAPPLE | 10,10 | MULTISTEM | REMOVE |
| 143 | MALUS VAR | CRABAPPLE | 14 | | REMOVE |
| 144 | ACER RUBRUM COLUMNAR | COLUMNAR RED MAPLE | 9 | | REMOVE |
| 145 | MALUS VAR | CRABAPPLE | 10,10 | MULTISTEM | REMOVE |
| 146 | PINUS STROBUS | WHITE PINE | 9 | | PRESERVE |
| 147 | PINUS STROBUS | WHITE PINE | 11 | | PRESERVE |
| 147A | PINUS STROBUS | WHITE PINE | 8 | | PRESERVE |
| 148 | PINUS STROBUS | WHITE PINE | 12 | | PRESERVE |
| 149 | PINUS STROBUS | WHITE PINE | 6 | | REMOVE |
| 150 | PINUS STROBUS | WHITE PINE | 6 | | REMOVE |
| 151 | PINUS STROBUS | WHITE PINE | 7 | | REMOVE |
| 152 | ACER RUBRUM COLUMNAR | COLUMNAR RED MAPLE | 11 | | REMOVE |
| 153 | PINUS STROBUS | WHITE PINE | 6 | | REMOVE |
| 154 | PINUS STROBUS | WHITE PINE | 8 | | REMOVE |
| 155 | PINUS STROBUS | WHITE PINE | 7 | | REMOVE |
| 156 | PINUS STROBUS | WHITE PINE | 12 | | REMOVE |
| 157 | PINUS STROBUS | WHITE PINE | 11 | | REMOVE |
| 158 | PINUS STROBUS | WHITE PINE | 11 | | REMOVE |
| 159 | PINUS STROBUS | WHITE PINE | 11 | | REMOVE |
| 160 | PINUS STROBUS | WHITE PINE | 9 | | REMOVE |
| 161 | PINUS STROBUS | WHITE PINE | 10 | | REMOVE |
| 162 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 10,11 | CODOMINANT | REMOVE |
| 163 | ACER RUBRUM COLUMNAR | COLUMNAR RED MAPLE | 5 | | REMOVE |
| 164 | ULMUS AMERICANA | AMERICAN ELM | 12,20 | | REMOVE |
| 165 | ACER RUBRUM COLUMNAR | COLUMNAR RED MAPLE | 4 | | REMOVE |
| 166 | TILIA CORDATA | LITTLELEAF LINDEN | 12 | | REMOVE |
| 167 | PINUS STROBUS | WHITE PINE | 10 | | REMOVE |
| 168 | ACER RUBRUM | RED MAPLE | 12 | | REMOVE |
| 169 | PINUS STROBUS | WHITE PINE | 13 | | REMOVE |
| 170 | PINUS STROBUS | WHITE PINE | 9 | | REMOVE |
| 171 | TILIA CORDATA | LITTLELEAF LINDEN | 14 | | REMOVE |
| 172 | PINUS STROBUS | WHITE PINE | 10 | | REMOVE |
| 173 | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 18 | | REMOVE |
| 174 | PINUS STROBUS | WHITE PINE | 11 | | REMOVE |
| 175 | TILIA CORDATA | LITTLELEAF LINDEN | 6 | | REMOVE |
| 176 | TILIA CORDATA | LITTLELEAF LINDEN | 6 | | REMOVE |
| 177 | TILIA CORDATA | LITTLELEAF LINDEN | 6 | | REMOVE |
| 178 | TILIA CORDATA | LITTLELEAF LINDEN | 7 | | REMOVE |
| 179 | ACER RUBRUM COLUMNAR | COLUMNAR RED MAPLE | 11 | | REMOVE |
| 180 | ACER RUBRUM COLUMNAR | COLUMNAR RED MAPLE | 14 | | REMOVE |
| 181 | ULMUS AMERICANA | AMERICAN ELM | 14 | | PRESERVE |
| 182 | TILIA CORDATA | LITTLELEAF LINDEN | 3 | | PRESERVE |
| 183 | TILIA CORDATA | LITTLELEAF LINDEN | 4 | GASH ENCIROLING TRUNK | PRESERVE |
| 184 | LAGERSTROEMIA INDICA | CRAPE MYRTLE | 1 | 6' HEIGHT, MULTISTEM | PRESERVE |
| 185 | ACER RUBRUM | RED MAPLE | 12 | | PRESERVE |
| 186 | TILIA CORDATA | LITTLELEAF LINDEN | 3 | | PRESERVE |
| 187 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 10 | | PRESERVE |
| 188 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 11 | | PRESERVE |
| 189 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 12 | | PRESERVE |
| 190 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 13 | | PRESERVE |
| 191 | TILIA CORDATA | LITTLELEAF LINDEN | 14 | | PRESERVE |
| 192 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 12 | | PRESERVE |
| 193 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 10 | | PRESERVE |
| 194 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 10 | | PRESERVE |
| 195 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 10 | | PRESERVE |
| 196 | QUERCUS PHELLOS | WILLOW OAK | 10 | | PRESERVE |
| 197 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 8 | | PRESERVE |
| 198 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 10 | | PRESERVE |
| 199 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 10 | | PRESERVE |
| 200 | KOELREUTERIA PANICULATA | GOLDENRAIN TREE | 8 | | PRESERVE |
| 201 | ACER RUBRUM COLUMNAR | COLUMNAR RED MAPLE | 10 | | PRESERVE |
| 202 | GINKGO BILOBA | GINKGO | 10 | | PRESERVE |
| 203 | GINKGO BILOBA | GINKGO | 10 | | PRESERVE |
| 204 | GINKGO BILOBA | GINKGO | 10 | | PRESERVE |
| 205 | GINKGO BILOBA | GINKGO | 10 | | PRESERVE |

| DATE | REVISION |
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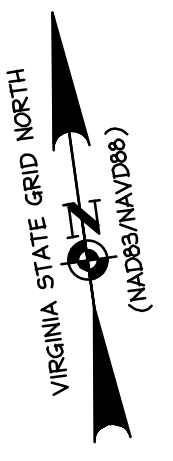
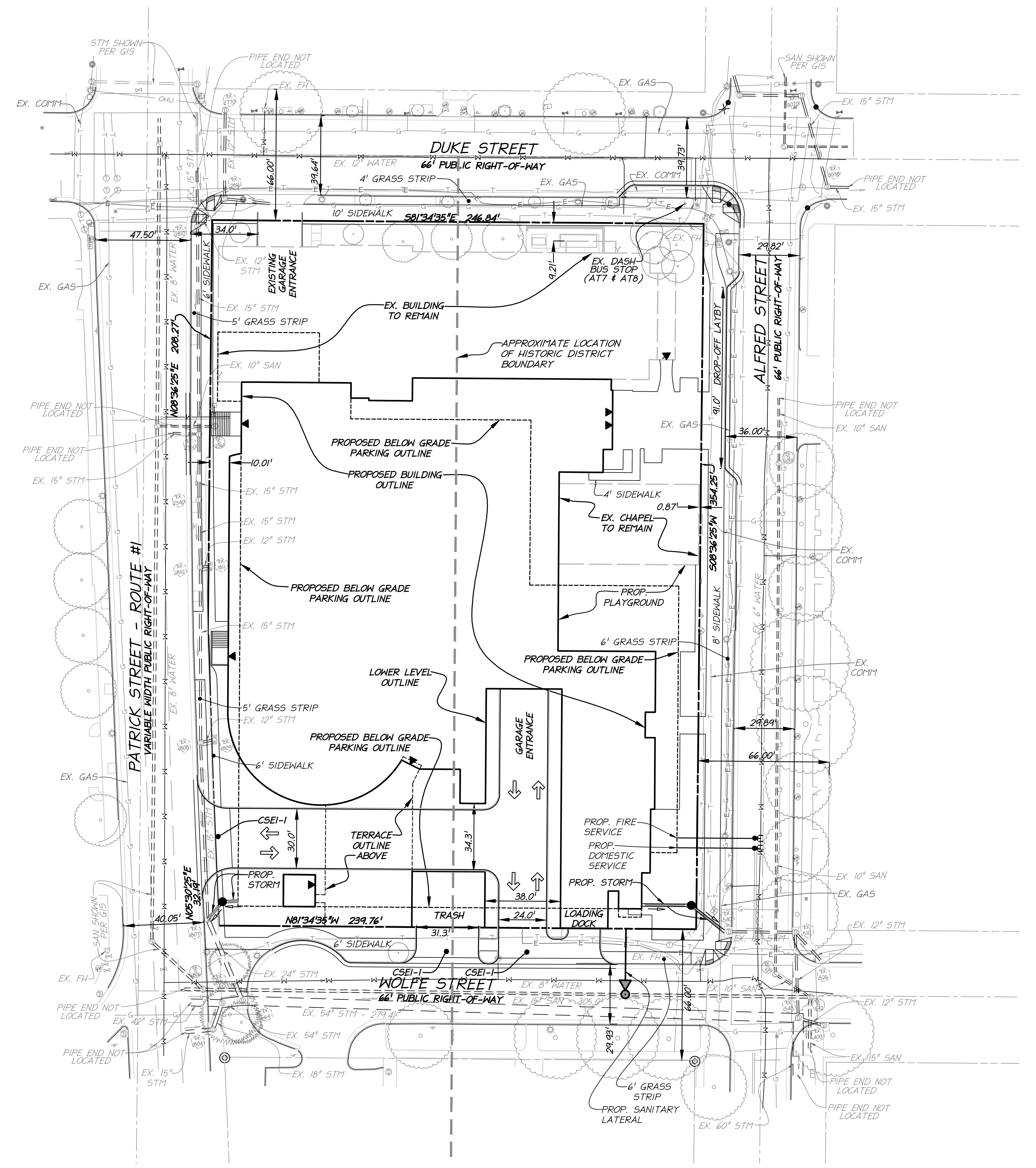
EXISTING TREES EXHIBIT

ALFRED STREET BAPTIST CHURCH CONCEPT II
 THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 11099.002.00
 SCALE: 1"=30'
 DATE: 12/21/2015
 DESIGN: EG
 DRAWN: EG
 CHECKED: KTW
 SHEET No.
C301
 103572

P:\Project\11099.ASBC\00000103572 Concept 2\C301 EXISTING TREES EXHIBIT.dwg, 5/26/2016 5:20:33 PM, JACINTO, 1:10:19A, christopher consultants, ltd.

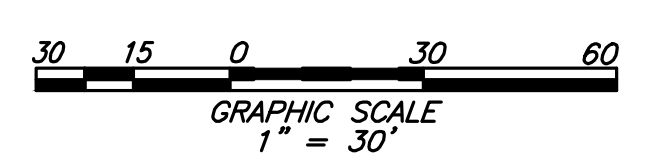
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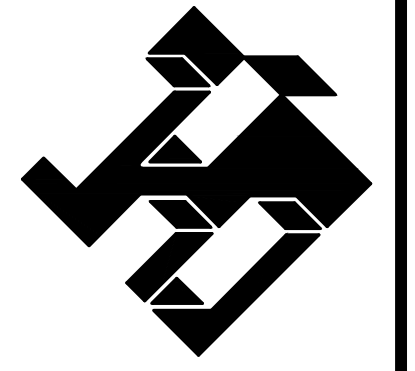
LEGEND

- : EX. EVERGREEN TREE
- : EX. DECIDUOUS TREE
- : STREET CENTER LINE
- : EX. RIGHT OF WAY
- : EX. CURB & GUTTER
- : PROP. CURB & GUTTER
- : PROP. BUILDING OUTLINE
- : PROP. BELOW GROUND LEVEL
- : PROP. BUILDING ENTRANCE

NOTES:
 1. ALL REDEVELOPED SIDEWALKS WILL BE CITY STANDARD BRICK SIDEWALKS UNLESS OTHERWISE NOTED.



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CONCEPT PLAN

ALFRED STREET BAPTIST CHURCH CONCEPT II
 THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 11099.002.00
 SCALE: 1" = 30'

DATE: 12/21/2015

DESIGN: EG
 DRAWN: EG
 CHECKED: KMW

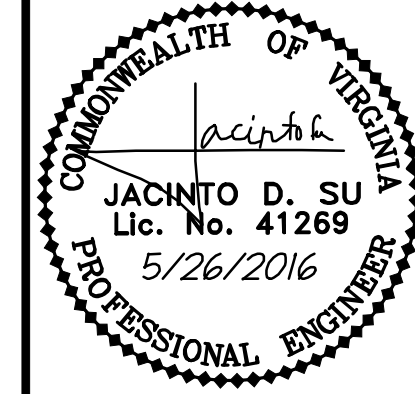
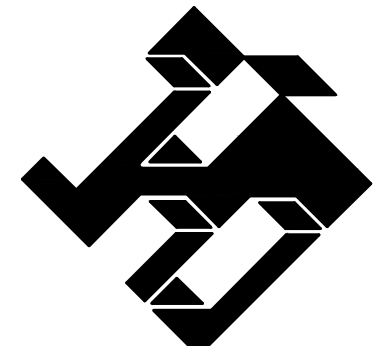
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C400
 103572

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CONTEXTUAL PLAN

ALFRED STREET
 BAPTIST CHURCH
 CONCEPT II

THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 11099.002.00
 SCALE: 1"=30'

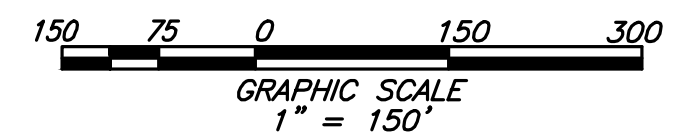
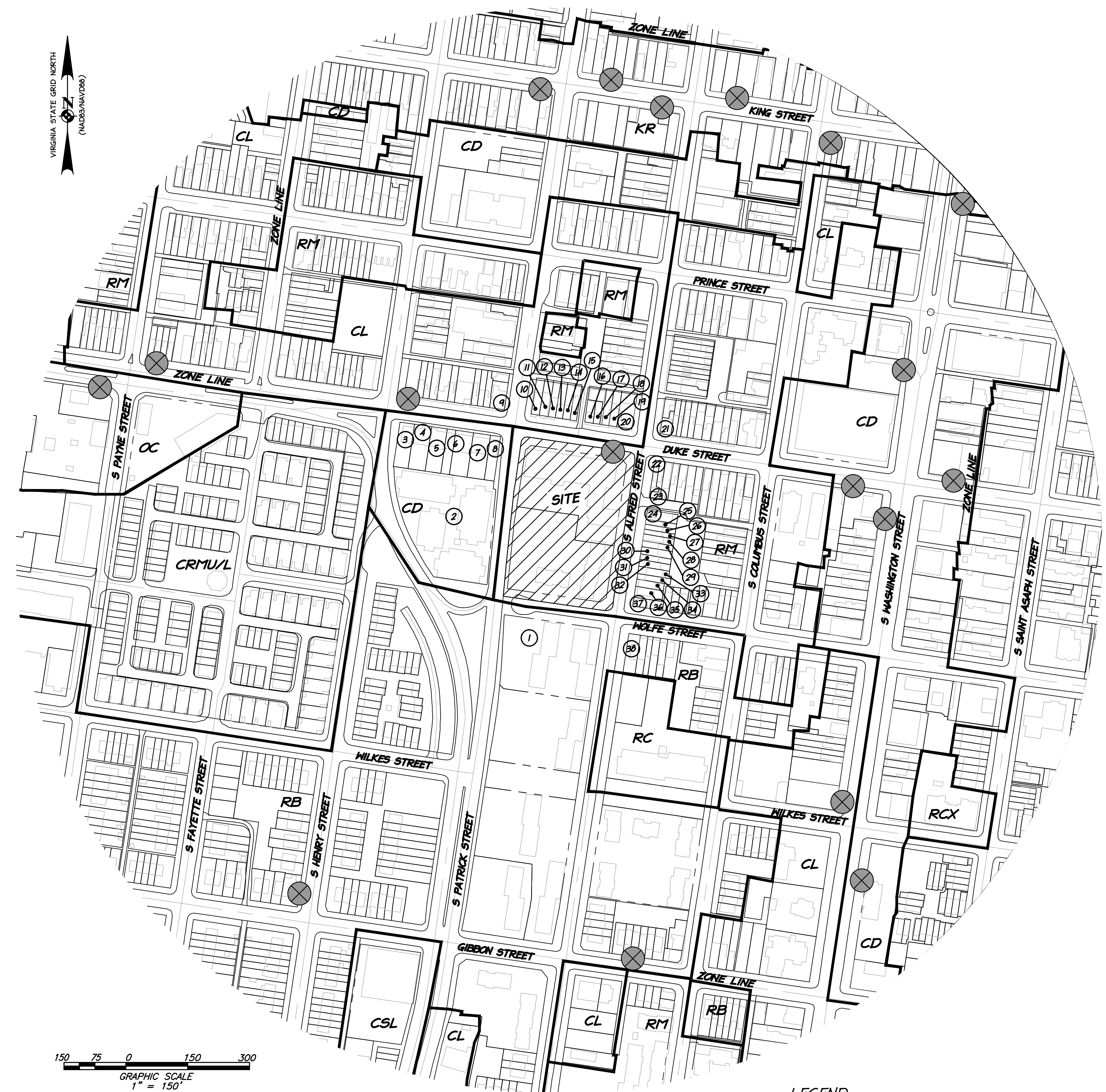
DATE: 12/21/2015

DESIGN: EG
 DRAWN: EG
 CHECKED: KMW
 SHEET No.

C500
 103572

OWNERSHIP INFORMATION

1. AP HERITAGE LLC
900 WOLFE ST
USE: RESIDENTIAL
ZONE: RB
2. ALEXANDRIA GATEWAY CONDOMINIUMS
305 S PATRICK ST
USE: CONDOMINIUM/OFFICE
ZONE: CD
3. WARD & SON PROPERTIES LLC
1022 DUKE ST
USE: OFFICE
ZONE: CD
4. DUKE ASSOCIATIONS LP
1020 DUKE ST
USE: OFFICE
ZONE: CD
5. AMER. SOCIETY FOR HORTICULTURAL SCIENCE
1018 DUKE ST
USE: OFFICE
ZONE: CD
6. AMER. ASSOCIATION OF PORT AUTHORITIES
1010, 1016 DUKE ST
USE: OFFICE
ZONE: CD
7. ASA LIMITED PARTNERSHIP
1004 DUKE ST
USE: OFFICE
ZONE: CD
8. PARADIGM PROPERTIES LLC
1000 DUKE ST
USE: OFFICE
ZONE: CD
9. TODD F LUONGO
1001 DUKE ST
USE: RESIDENTIAL
ZONE: CL
10. SAMUEL ROBERT HENRY / ANN R
921 DUKE ST
USE: RESIDENTIAL
ZONE: CL
11. INGES PROPERTIES
919 DUKE ST
USE: JR OFFICE BUILDING
ZONE: CL
12. MICHELLE M ROESER
917 DUKE ST
USE: RESIDENTIAL
ZONE: CL
13. CURTIS R JACKSON / ELIZABETH G
915 DUKE ST
USE: JR OFFICE BUILDING
ZONE: CL
14. MICHAEL D DECKER
913 DUKE ST
USE: GENERAL COMMERCIAL
ZONE: CL
15. THOMAS V OKEEFE JR / ELISE A
911 DUKE ST
USE: RESIDENTIAL
ZONE: CL
16. GUILLERMO MATA
909 DUKE ST
USE: RESIDENTIAL
ZONE: CL
17. KELLI A KORDICH / JEAN L
907 DUKE ST
USE: RESIDENTIAL
ZONE: CL
18. ARTHUR L NALLS JR
905 DUKE ST
USE: RESIDENTIAL
ZONE: CL
19. SHARON V HURLEY
903 DUKE ST
USE: RESIDENTIAL
ZONE: CL
20. S ALFRED ST PARTNERSHIP
221 S ALFRED ST
USE: OFFICE
ZONE: CL
21. ALLAN WHITE & JILL TRS
825 DUKE ST
USE: RESIDENTIAL
ZONE: RM
22. JOEL L BASKIN III / ZEMPHRIA R
826 DUKE ST
USE: RESIDENTIAL
ZONE: RM
23. CARA FRANKENFELD / FRITZ J MCDUGALL
824 DUKE ST
USE: RESIDENTIAL
ZONE: RM
24. MAGGIE J BUTLER
310 S ALFRED ST
USE: RESIDENTIAL
ZONE: RM
25. ANGELA J CALANNI
312 S ALFRED ST
USE: RESIDENTIAL
ZONE: RM
26. CHRISTOPHER MORRIS JOHNSON
314 S ALFRED ST
USE: RESIDENTIAL
ZONE: RM
27. CARRIE L JOLLY
314 1/2 S ALFRED ST
USE: RESIDENTIAL
ZONE: RM
28. ANDREW THOMPSON
316 S ALFRED ST
USE: RESIDENTIAL
ZONE: RM
29. MARY TERESA NOKES
318 S ALFRED ST
USE: RESIDENTIAL
ZONE: RM
30. ALBERT C PIERCE / MARY ANN
320 S ALFRED ST
USE: RESIDENTIAL
ZONE: RM
31. MARGARET ANN BARRY
322 S ALFRED ST
USE: RESIDENTIAL
ZONE: RM
32. JASON MORDA
324 S ALFRED ST
USE: RESIDENTIAL
ZONE: RM
33. ROBERT H CREASON
326 S ALFRED ST
USE: RESIDENTIAL
ZONE: RM
34. MELISSA H MARLAND
328 S ALFRED ST
USE: RESIDENTIAL
ZONE: RM
35. CHARLENE M FRENCH / DAVID A
330 S ALFRED ST
USE: RESIDENTIAL
ZONE: RM
36. SARAH E BOWLES / TERRY J
332 S ALFRED ST
USE: RESIDENTIAL
ZONE: RM
37. PAULA / PETER GLASER
827 WOLFE ST
USE: RESIDENTIAL
ZONE: RM
38. DIANNE C OEHMS
824 WOLFE ST
USE: RESIDENTIAL
ZONE: RB



LEGEND

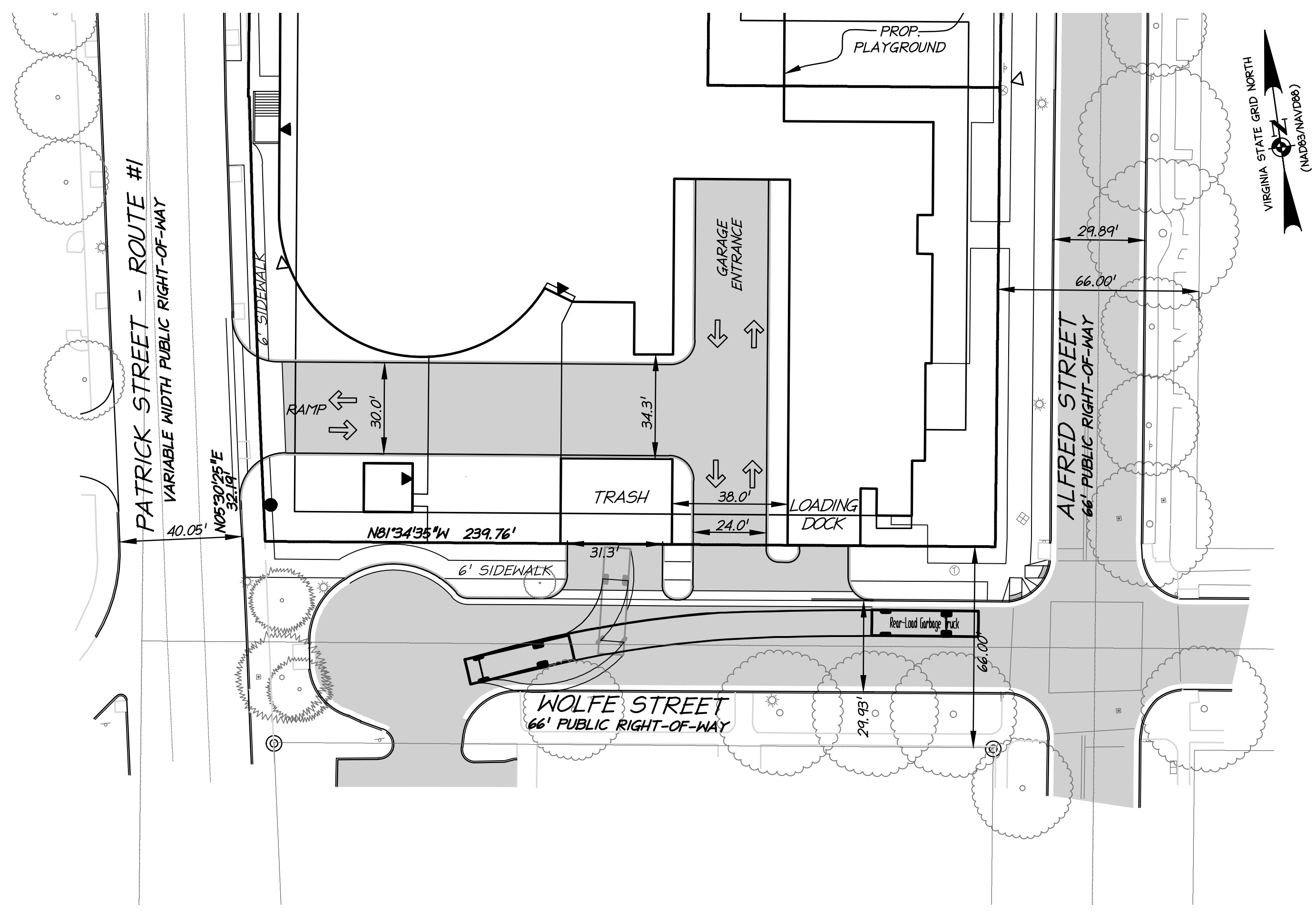
- SITE
- OWNER INFORMATION NUMBER
- DASH BUS STOP
- PROPERTY LINE
- STREET CENTER LINE
- ZONING LINE



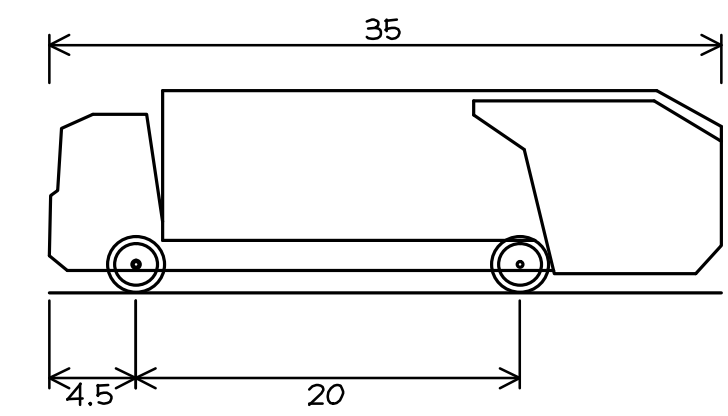
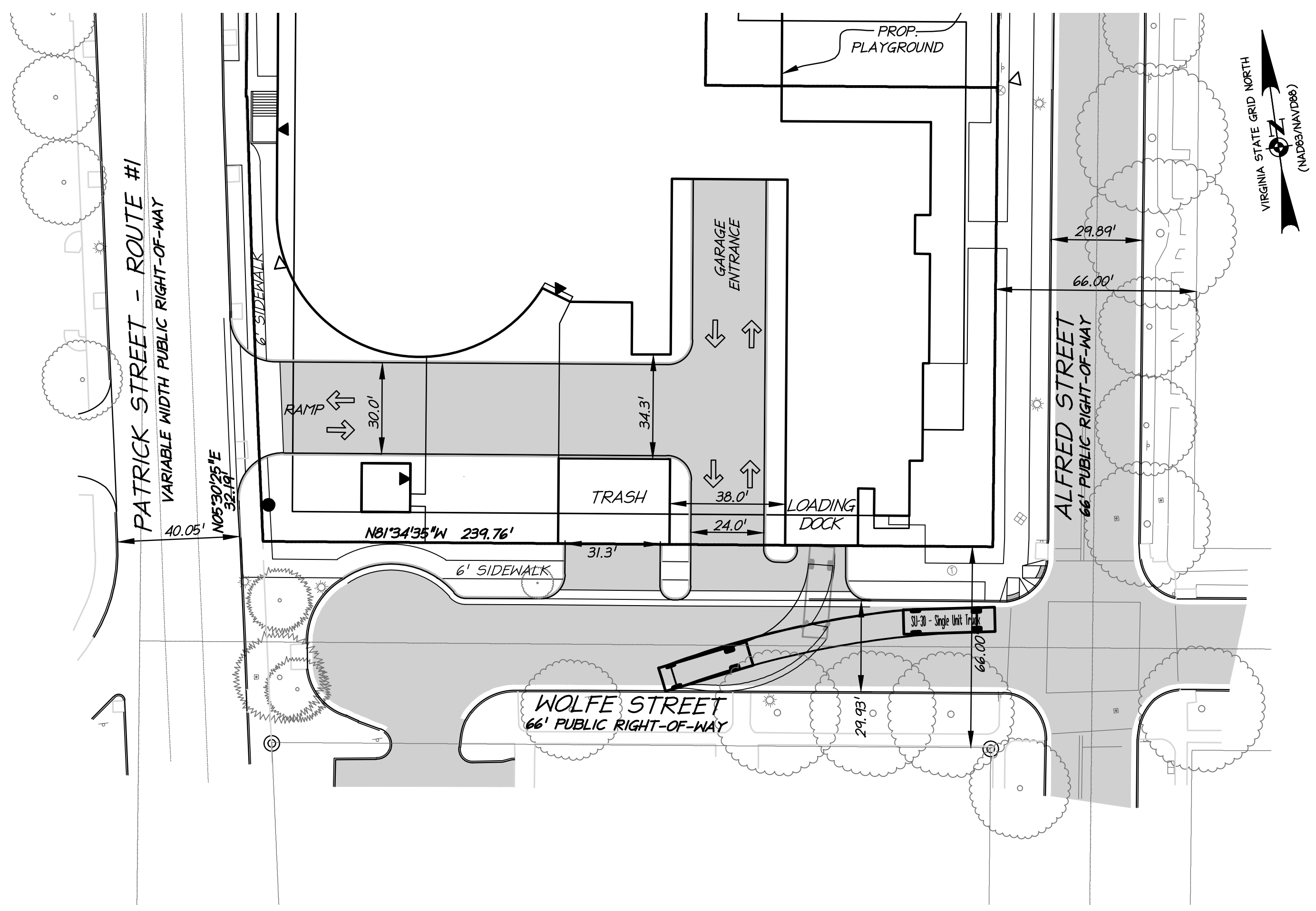
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| DATE | REVISION |
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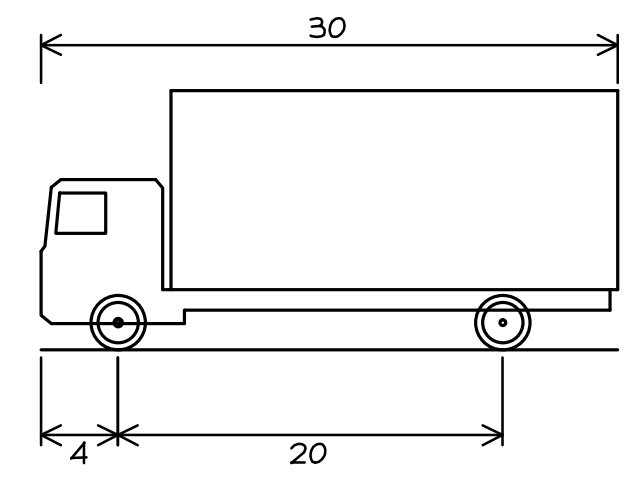
TRASH TRUCK ENTERING LOADING BAY:



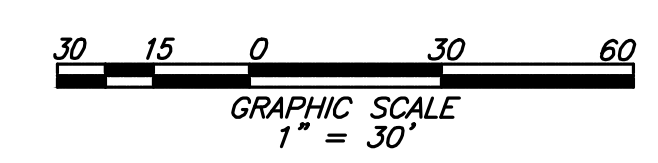
SU-30 ENTERING LOADING BAY:



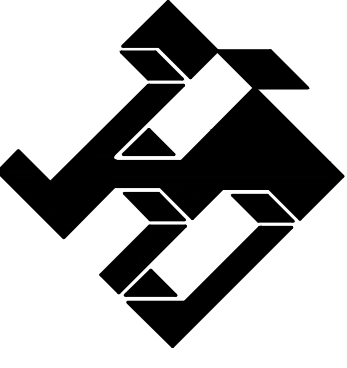
Rear-Load Garbage Truck
 Overall Length 35.000 ft
 Overall Width 8.375 ft
 Overall Body Height 10.546 ft
 Min Body Ground Clearance 1.000 ft
 Track Width 8.375 ft
 Lock-to-lock time 6.00 s
 Curb to Curb Turning Radius 29.300 ft



SU-30 - Single Unit Truck
 Overall Length 30.000 ft
 Overall Width 8.000 ft
 Overall Body Height 13.500 ft
 Min Body Ground Clearance 1.367 ft
 Track Width 8.000 ft
 Lock-to-lock time 5.00 s
 Curb to Curb Turning Radius 41.800 ft



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TURNING MOVEMENTS

ALFRED STREET
 BAPTIST CHURCH
 CONCEPT II
 THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 11099.002.00
 SCALE: 1" = 30'

DATE: 12/21/2015

DESIGN: EG
 DRAWN: EG
 CHECKED: K1W

SHEET No.

C600
 103572

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