



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 720 North Saint Asaph Street

TAX MAP REFERENCE: 054.04-09-07 **ZONE:** CDX

APPLICANT

Name: 720 St Asaph Parnters LLC

Address: 1605 King Street, Suite L3, Alexandria, Virginia, 22314

PROPERTY OWNER

Name: Same as Above

Address: _____

SITE USE: Office to Residential Conversion

Business Name: **Current:** _____ **Proposed (if changing):** _____

THE UNDERSIGNED hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

THE UNDERSIGNED hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Kenneth Wire, Esq. Agent

Print Name of Applicant or Agent

700 North Fairfax Street, Suite 600

Mailing/Street Address

Alexandria, Virginia 22314

City and State Zip Code

Signature

202-431-3624

Telephone #

kwire@wriegill.com

Email address

4/21/2026

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2023-0080

Date approved: _____ / _____ / _____

month day year

Same as above

Name of applicant on most recent special use permit _____

Use _____

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

Applicant requests a minor amendment for location of the open space. The original SUP provided for open space on the main roof. During subsequent building structural evaluation, it was discovered that the main roof cannot structurally support the open space. Therefore, the Applicant requests this minor site plan amendment to remove the roof top open space and provide open space on the balconies and at grade open space as shown on the attached exhibit.

4. Is the use currently open for business? Yes No

If the use is closed, provide the date closed. _____ / _____ / _____
month day year

5. Describe any proposed changes to the conditions of the special use permit:

N/A

6. Are the hours of operation proposed to change? Yes No

If yes, list the current hours and proposed hours:

Current Hours:	Proposed Hours:
N/A	N/A
_____	_____
_____	_____
_____	_____
_____	_____

7. Will the number of employees remain the same? Yes No

If no, list the current number of employees and the proposed number.

Current Number of Employees:	Proposed Number of Employees:
N/A	N/A
_____	_____

8. Will there be any renovations or new equipment for the business? _____ Yes _____ No

If yes, describe the type of renovations and/or list any new equipment proposed.

N/A

9. Are you proposing changes in the sales or service of alcoholic beverages? _____ Yes _____ No

If yes, describe proposed changes:

N/A

10. Is off-street parking provided for your employees? Yes No
If yes, how many spaces, and where are they located?
N/A

11. Is off-street parking provided for your customers? _____ Yes _____ No
If yes, how many spaces, and where are they located?
N/A

12. Is there a proposed increase in the number of seats or patrons served? Yes No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current: _____ Proposed: _____
N/A N/A

13. Are physical changes to the structure or interior space requested? Yes No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the business? Yes No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current: _____ Proposed: _____
N/A N/A

15. The applicant is the (check one) Property owner Lessee
 other, please describe: _____

16. The applicant is the (check one) _____ Current business owner _____ Prospective business owner
 other, please describe: Current property owner

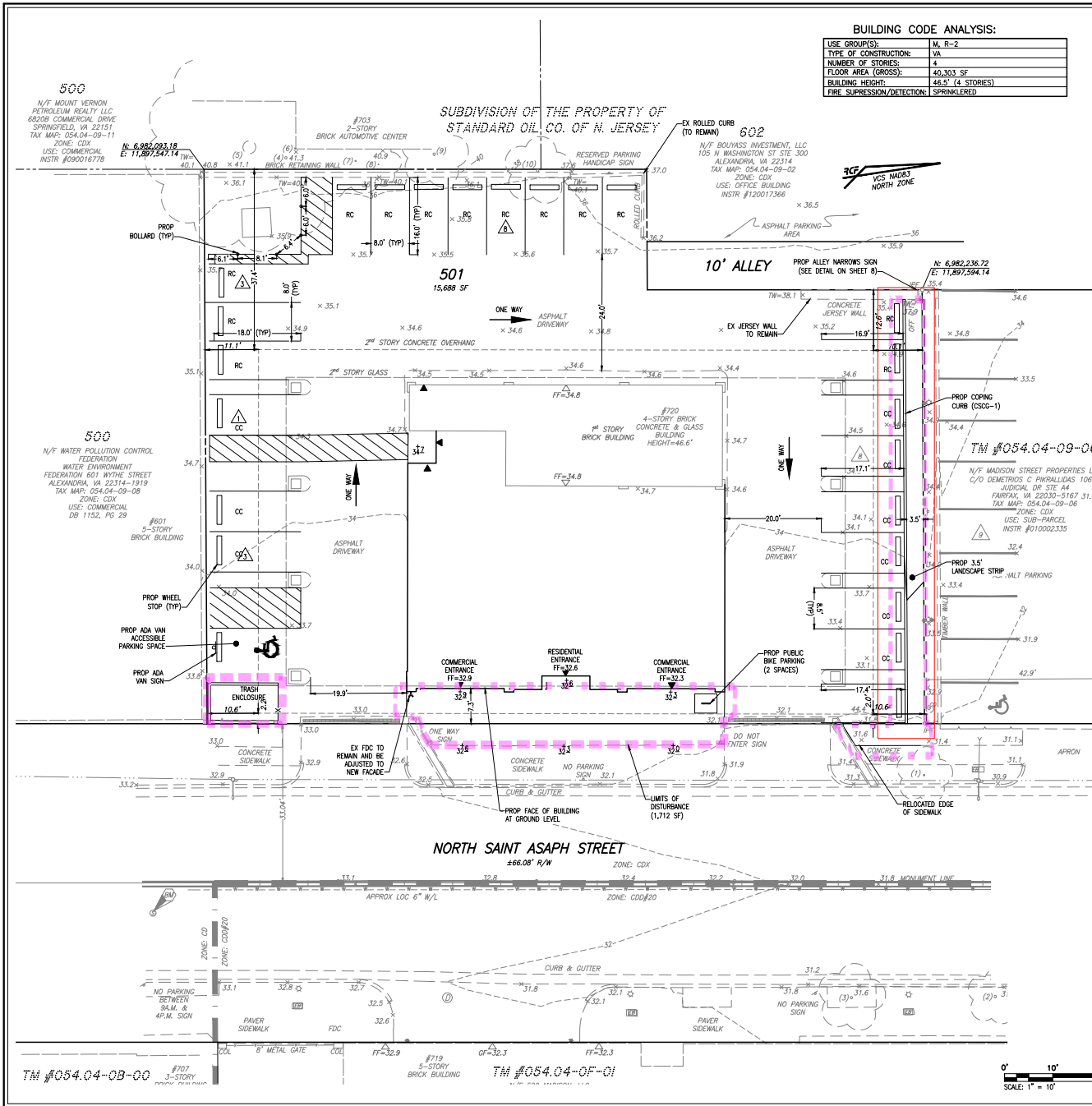
17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Jim Bognet : 87%

720 GP Partners LLC: 13.8%



BUILDING CODE ANALYSIS:

USE GROUP(S):	M, R-2
TYPE OF CONSTRUCTION:	VA
NUMBER OF STORIES:	4
FLOOR AREA (GROSS):	40,303 SF
BUILDING HEIGHT:	46.5' (4 STORIES)
FIRE SUPPRESSION/DETECTION:	SPRINKLERED

ZONING TABULATION:

1. ZONE OF SITE:	CD-X (COMMERCIAL DOWNTOWN ZONE, OLD TOWN NORTH)		
2. USE: EXISTING:	OFFICE	PROPOSED: COMMERCIAL(GROUND) & RESIDENTIAL(FLR 1-4)	
3. TOTAL LOT AREA:	15,688 S.F.	MINIMUM LOT AREA: 1,245 S.F./UNIT	REQUIRED LOT AREA: 14,940 S.F.
4. NUMBER OF DWELLING UNITS:	2-BEDROOM: 12	TOTAL: 12	
5. UNITS PER ACRE:	ALLOWED: 35.0 UNITS/ACRE	PROPOSED: 33.3 UNITS/ACRE	
6. FLOOR AREA:	ALLOWED: 31,376 SF (TOTAL), 19,610 SF (RESIDENTIAL)	PROPOSED: GROSS: 40,303 SF	RESIDENTIAL NET: 19,597 SF
7. FLOOR AREA RATIO:	ALLOWED: 2.0 (TOTAL), 1.25 (RESIDENTIAL) EXISTING: 2.0 (31,372)	TOTAL PROPOSED: 1.63 (26,605 SF) COMMERCIAL: 0.38 (6,008 SF)	RESIDENTIAL: 1.25 (19,597 SF)
8. OPEN SPACE (RESIDENTIAL):	REQUIRED: 3,922 S.F. (25.0%)	PROPOSED: 0 S.F. (0.0% GROUND LEVEL)	0 S.F. (0.0% ABOVE GRADE)
9. HEIGHT:	PERMITTED: 66.0'	PROVIDED: 46.5'	
10. AVERAGE FINISHED GRADE:	33.7		
11. YARDS: REQUIRED (RESIDENTIAL):	FRONT: N/A	PROVIDED/EXISTING: 2.0'	
	SIDE (NORTH): 1.2' HEIGHT RATIO (16.0')	SIDE (NORTH): 10.1'	
	SIDE (SOUTH): 1.2' HEIGHT RATIO (16.0')	SIDE (SOUTH): 10.6'	
	REAR: 1.2' HEIGHT RATIO (16.0')	REAR: 12.6'	
12. FRONTAGE: REQUIRED:	50.00'	PROVIDED: 148.81'	

13. PARKING TABULATION:

RESIDENTIAL:	REQUIRED: 24 SPACES	PROVIDED: 24 SPACES
	MAX: 1.0 SPACE/BEDROOM = 1.0 X 24:	24 SPACES
	MIN: 0.75 SPACE/BEDROOM = 0.75 X 24:	18 SPACES
	25% REDUCTION PER 8-200(A)(2)(i)(II)(A,B,C)	
COMMERCIAL:	REQUIRED: 13 SPACES (100.00%)	PROVIDED: 13 SPACES (100.00%)
	MAX: 0.25 SPACE/1,000 SF = 0.25(6,325/1,000) = 1.6	1.6 X 8 SPACES
	PER 8-100(A)(9) < 2 SPACES	
	MAX: 3.00 SPACE/1,000 SF = 3.00(6,325/1,000) = 19 SPACES	
ACCESSIBLE:	REQUIRED: 1 SPACES	PROVIDED: 1 SPACES
	1-25 SPACES IN PARKING LOT	
	PROVIDED: 1 SPACE	
	VAN ACCESSIBLE PARKING SPACE (COMMERCIAL):	1 SPACE
	TOTAL PARKING SPACES PROVIDED:	23 SPACES

14. LOADING SPACES: REQUIRED: 1 PROVIDED: 0

***SEE APPROVED APPLICATIONS AND MODIFICATIONS ON SHEET 1.**

PARKING SPACE LEGEND:

- RC - RESIDENTIAL COMPACT CAR PARKING SPACE (MIN 16.0' X 8.0')
- CC - COMMERCIAL COMPACT CAR PARKING SPACE (MIN 16.0' X 8.0')
- CC - HANDICAP PARKING SPACE

PAVEMENT MARKING SPECIFICATIONS:

ALL ON-SITE PAVEMENT MARKINGS TO BE DELINEATED WITH HIGH QUALITY, WHITE, TRAFFIC-RATED PAINT. PARKING SPACE STRIPING AND EDGE LINE MARKING TO BE A MINIMUM OF FOUR (4) INCHES IN WIDTH AND TO THE LENGTHS SHOWN. STOP BAR STRIPING TO BE MINIMUM OF TWENTY FOUR (24) INCHES IN WIDTH AND TO THE LENGTHS SHOWN. THE DOUBLE YELLOW STRIPING TO BE A MINIMUM OF FIVE (5) INCHES IN WIDTH AND TO THE LENGTHS SHOWN.

LADDER TRUCK ACCESS NOTE:
THE PROPOSED BUILDING HEIGHT IS UNDER 50' SO 48K LADDER TRUCK ACCESS IS NOT REQUIRED. LADDER TRUCK SHALL ACCESS THE BUILDING FROM THE NORTH SAINT ASAPH STREET FRONTAGE.

STORMWATER MANAGEMENT NOTE:
THE LIMITS OF DISTURBANCE FOR THIS SITE IS 1712 SF WHICH IS LESS THAN 2,500 SF. PER CITY OF ALEXANDRIA ZONING ORDINANCE SECTION 13-102E THERE ARE NO STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE.

DRAINAGE AREA CERTIFICATION:
I HEREBY CERTIFY THAT THE EXISTING AND PROPOSED DRAINAGE PATTERNS ASSOCIATED WITH THIS PROJECT ARE DEPICTED HEREIN, THAT CONSTRUCTION OF THE PROJECT WILL NOT CREATE A NUISANCE TO ADJACENT DOWNSTREAM PROPERTIES EITHER PUBLIC OR PRIVATE AND THAT ANY EXISTING DRAINAGE PROBLEMS ON ADJACENT OR DOWNSTREAM PROPERTIES EITHER PUBLIC OR PRIVATE WILL NOT BE EXACERBATED BY CONSTRUCTION OF THE PROJECT. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN THE CREATION OF ANY NUISANCE, OR EXACERBATION OF ANY EXISTING DRAINAGE PROBLEM, THE CITY WILL ISSUE A STOP WORK ORDER.

DISTURBED AREA CERTIFICATION:
I HEREBY CERTIFY THAT THE LIMITS OF DISTURBANCE ASSOCIATED WITH THIS PROJECT REPRESENTS A TOTAL LAND DISTURBANCE OF LESS THAN 2,500 SQUARE FEET. I FURTHER CERTIFY THAT NO CONSTRUCTION WORK, MATERIAL STORAGE, DUMPSTER PLACEMENT, CONSTRUCTION ACCESS, OR DISTURBANCE OF ANY OTHER KIND WILL TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE AS DEPICTED. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN 2,500 SQUARE FEET, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

APPROVED SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

SECTION: DATE:

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. **SP1188-0008 & SUPP01-0013**

SECTION: DATE:

CHIEF PLANNING COMMISSIONER: DATE:

DATE RECORDED: _____

INSTRUMENT NO.: DEED BOOK NO.: DATE:

R. FIELDS & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING

700 S. Washington Street, Suite 200
Alexandria, Virginia 22314

(703) 569-6422



MINOR SITE PLAN

ROUTH ROBBINS INVESTMENT CORP

#720 N SAINT ASAPH STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: 1"=10'
DATE: NOV 2025

SITE PLAN

SHEET 3 OF 17

FILE: 23-117

DATE PLOTTED: 11/19/2025 10:58 AM

EROSION & SEDIMENT CONTROL NARRATIVE:

PROJECT DESCRIPTION:
THIS PROJECT PROPOSES BUILDING RENOVATIONS TO 720 N SAINT ASAPH STREET AND ASSOCIATED SITE IMPROVEMENTS. THIS 1,712 SF OR 0.0393 ACRE SITE (LIMITS OF DISTURBANCE) IS LOCATED IN THE CD-X ZONE AND IS SERVED BY PUBLIC SEWER AND WATER. NO FLOODPLANS OR RPA ARE LOCATED ON THIS SITE.

EXISTING CONDITIONS:
THE SITE IS CURRENTLY OCCUPIED BY AN OFFICE BUILDING, PARKING SPACES, DRIVE AISLE AND ASSOCIATED SITE IMPROVEMENTS. ALL EXISTING ON-SITE IMPROVEMENTS WITHIN THE LIMITS OF DISTURBANCE ARE TO REMAIN, UNLESS OTHERWISE NOTED ON SHEET 2.

ADJACENT PROPERTIES:
THIS PROPERTY IS BOUNDED TO THE NORTH, SOUTH, AND WEST BY COMMERCIAL PROPERTIES, TO THE EAST BY NORTH SAINT ASAPH STREET.

CRITICAL AREAS:
CRITICAL AREAS ON-SITE INCLUDE THE GRADING AROUND THE LIMITS OF DISTURBANCE AND THE AREAS AROUND TREES THAT ARE TO BE SAVED.

OFF-SITE AREAS:
THERE ARE NO OFFSITE AREAS WITHIN THE LIMITS OF DISTURBANCE.

STORMWATER RUNOFF CONSIDERATIONS (BMP STRATEGIES):
PERIMETER BMP STRATEGIES WILL INCLUDE SILT FENCE, THE PROPOSED DEVELOPMENT WILL HONOR ALL NATURAL DRAINAGE DIVIDES.

- MAINTENANCE PRACTICES:**
1. THE SITE SUPERINTENDENT, OR REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDED AND MULCHED AND/OR SODDED AREAS) ON A DAILY BASIS, ESPECIALLY AFTER A HEAVY RAINFALL EVENT TO ENSURE THAT ALL CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY. ANY EXCESS BUILDUP OF SEDIMENTS ALONG THE PERIMETER SHALL BE DISPOSED OF BY SPREADING ON THE SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL.
 2. ALL SEDIMENT TRAPPING DEVICES SHALL BE CLEANED OUT AT 50% TRAP CAPACITY AND THE SEDIMENT SHALL BE DISPOSED OF BY SPREADING ON SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL. MAJORITY OF MATERIAL WILL BE HAULED FROM SITE.

PHASING:
THIS PROJECT WILL FOLLOW A SIMPLE, TWO-PHASE EROSION AND SEDIMENT CONTROL PLAN. THE EROSION & SEDIMENT CONTROLS SHALL BE PHASED ACCORDING TO THE PHASE I AND II EROSION AND SEDIMENT CONTROL SHEETS AND NARRATIVES INCLUDED IN THIS PLAN. PERIMETER CONTROLS SHALL BE INSTALLED AS REQUIRED PER PHASE I FOR DEMOLITION PROCEDURES AND THE REMAINDER OF THE CONTROLS SHALL BE EMPLOYED WHEN DEMOLITION HAS ENDED. PHASE II CONTROLS ARE TO BE INSTALLED AS THE SITE WORK PROGRESSES AND AREAS BECOME NEAR FINISHED CONDITION BUT PRIOR TO SITE STABILIZATION.

STOCKPILING PROCEDURES:
ANY EXCAVATED MATERIAL THAT IS NOT TO BE REUSED AS BACKFILL AND CANNOT BE STORED ON-SITE MUST BE HAULED OFF ALONG CITY APPROVED HAUL ROUTES. ANY ADDITIONAL MATERIAL REQUIRED WILL BE BROUGHT TO THE SITE UTILIZING THE SAME HAUL ROUTES.

CONTAMINATED SOILS:
THIS SITE IS NOT KNOWN TO CONTAIN CONTAMINATED AREAS, CONTAMINATED SOILS, AND ENVIRONMENTAL ISSUES. SHOULD ANY UNANTICIPATED CONTAMINATION, UNDERGROUND STORAGE TANKS, DRUMS OR CONTAINERS BE ENCOUNTERED AT THE SITE DURING CONSTRUCTION, THE APPLICANT MUST IMMEDIATELY NOTIFY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY. SHOULD UNANTICIPATED CONDITIONS WARRANT, CONSTRUCTION WITHIN THE IMPACTED AREA SHALL BE STOPPED UNTIL THE APPROPRIATE ENVIRONMENTAL REPORTS ARE SUBMITTED AND APPROVED AT THE DISCRETION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

EROSION & SEDIMENT CONTROL MEASURES:
DEMOLISHED AREAS ARE TO BE KEPT TO A MINIMUM TEMPORARY SEEDING AND MULCHING ARE TO BE APPLIED TO ANY AREAS NOT CONTINUOUSLY WORKED FOR 7 DAYS AFTER CLEARING AND ROUGH GRADING. ALL E/S MEASURES AND CONTROLS ARE TO CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK AND THE CITY OF ALEXANDRIA. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION/SEDIMENT CONTROL MEASURES. REFER TO INDIVIDUAL EROSION AND SEDIMENT CONTROL SHEETS FOR DETAIL ON CONTROL MEASURES. THE DEMOLITION SHALL UTILIZE THE EXISTING ENTRANCE AS A CONSTRUCTION ENTRANCE. ONCE THE ASPHALT SURFACE IS REMOVED A STANDARD CONSTRUCTION ENTRANCE (WITH WASH RACKS IF NECESSARY) SHALL BE INSTALLED.

PERMANENT STABILIZATION:
THE AREAS OF THIS SITE NOT COVERED BY THE EXISTING/PROPOSED BUILDING, WALKS, DRIVEWAYS OR PARKING AREAS WILL BE STABILIZED WITH GRASS. GRASS AREAS WILL BE TREATED WITH SOD OR OTHER FORMS OF STABILIZATION. PLANTING AREAS SHALL BE MULCHED OR PLANTED WITH GROUNDCOVER AS PER THE LANDSCAPING DESIGN PLANS. NO AREAS AFFECTED BY THIS PLAN SHALL BE LEFT IN A DEMOLISHED CONDITION AT THE COMPLETION OF CONSTRUCTION ACTIVITIES.

SEQUENCE OF CONSTRUCTION:

1. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AS SHOWN ON THIS PLAN. ALL ROAD DRIVEN CONSTRUCTION VEHICLES WILL USE THE ENTRANCE ON THE SOUTH SIDE OF THE SITE AND REMAIN ON THE PAVED AREA.
2. CONDUCT DEMOLITION AND CONSTRUCTION ACTIVITIES ACCORDING TO THE APPLICABLE PLANS.
3. AS CONTRIBUTORY DRAINAGE AREAS ARE STABILIZED AND WITH THE PERMISSION OF THE EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE INDIVIDUAL EROSION AND SEDIMENT CONTROL PRACTICES.
4. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES AS NECESSARY AND AS DIRECTED BY THE EROSION AND SEDIMENT CONTROL INSPECTOR.
5. UPON COMPLETION OF DEMOLITION, CONSTRUCTION AND LAND DISTURBING ACTIVITIES AND WITH THE APPROVAL OF THE EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING EROSION AND SEDIMENT CONTROL PRACTICES AND PROVIDE PERMANENT STABILIZATION ACCORDING TO APPROVED METHODS.
6. CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

CONSTRUCTION DUST NOTE:

DURING DEMOLITION AND CONSTRUCTION, OF THE PROPOSED SITE, FUGITIVE DUST IS TO BE CONTROLLED TO LIMIT SPREAD, SETTLEMENT AND IMPACT ON ADJACENT PROPERTIES. FUGITIVE DUST WILL BE CONTROLLED BY THE WETTING OF THE SITE DURING DEMOLITION AND CONSTRUCTION SHOULD CONDITIONS WARRANT. CONTRACTOR IS TO WET THE SITE AS NECESSARY AND UPON DIRECTION FROM CITY INSPECTOR.

CERTIFIED LAND DISTURBER NOTE:

A "CERTIFIED LAND DISTURBER" (CLD) SHALL BE NAMED IN A LETTER TO THE DIVISION CHIEF OF INFRASTRUCTURE RIGHT OF WAY PRIOR TO ANY LAND DISTURBING ACTIVITIES. IF THE CLD CHANGES DURING THE PROJECT, THAT CHANGE MUST BE NOTED IN A LETTER TO THE DIVISION CHIEF.

VPDES PERMIT NOTE:

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES THAT ARE LESS THAN 1 ACRE, THEREFORE A VPDES PERMIT IS NOT REQUIRED.

ADDITIONAL E&S MEASURES NOTE:

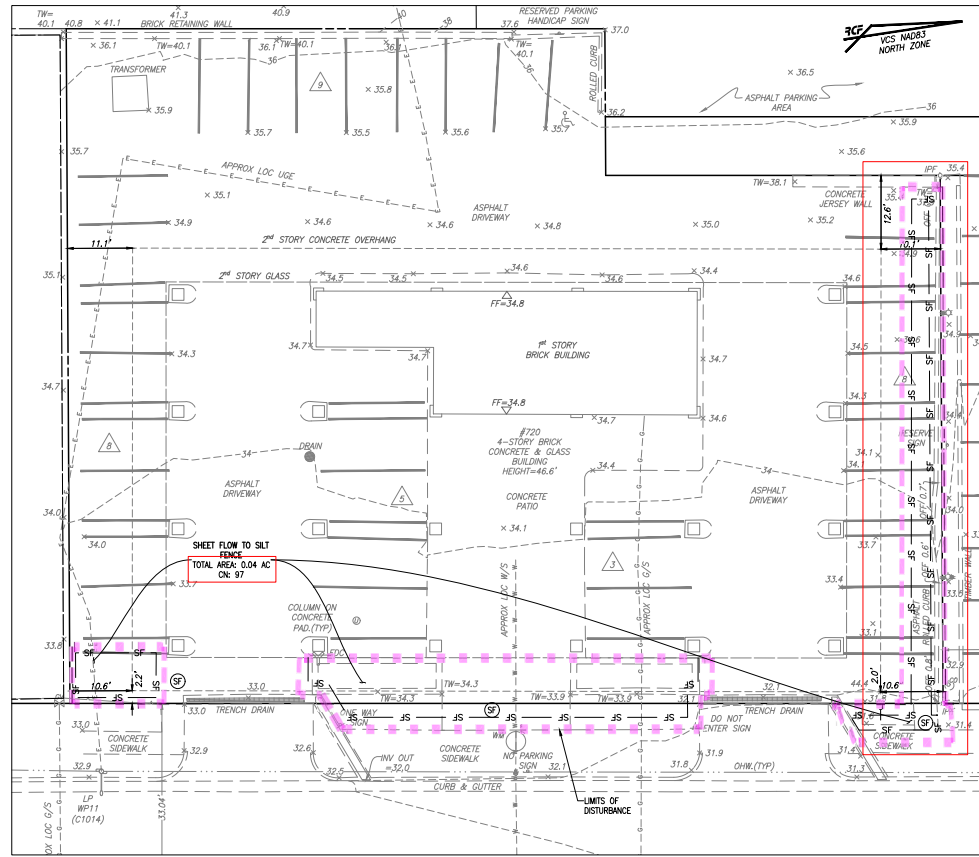
ADDITIONAL EROSION & SEDIMENT CONTROLS SHALL BE INSTALLED IF DIRECTED BY THE TA&S INSPECTOR.

RODENT ABATEMENT NOTE:

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL OUTLINE WHAT STEPS HAVE AND WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND NEIGHBORS. THE CONTRACTOR CAN CONTACT THE ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED ONCE ANY DEMOLITION HAS BEEN COMPLETED ANY ABOVE GROUND BAIT BOXES MUST BE RELOCATED TO WITHIN 50 FEET OF A STRUCTURE IN KEEPING WITH EPA REGULATIONS. IF THIS IS NOT POSSIBLE, THEY SHALL BE REMOVED AND REGULAR INSPECTIONS OF THE SITE CONDUCTED BY A VIRGINIA LICENSED PEST EXTERMINATOR TO ENSURE THE SITE REMAINS RODENT FREE.

GRADING NOTES TO CONTRACTOR:

1. SITE WORK CONTRACTOR TO FIELD CHECK FINAL GRADING TO ENSURE THE DEVELOPMENT IS GRADED IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT/GRADING PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE ACROSS ALL SURFACES TO PRECLUDE THE PONDING OF WATER, EITHER IN YARDS OR ON PAVED SURFACES. THIS DOES NOT APPLY TO PONDING ASSOCIATED WITH STORMWATER FACILITIES.
3. A SMOOTH GRADE SHALL BE MAINTAINED ACROSS ALL PAVED SURFACES TO PRECLUDE THE FORMING OF FALSE GUTTERS AND / OR THE PONDING OF ANY WATER IN THE ROADWAY. FINISHED PAVING SURFACES SHALL BE FLUSH WITH ADJUTING SURFACES AT THE SAME ELEVATION (I.E. GUTTERS, SIDEWALKS, PATIOS, ETC.).
4. THE SUB-BASE OF ALL PARKING AREAS AND TRAVEL LANES ON SITE SHALL BE PROOF ROLLED PRIOR TO THE PLACEMENT OF ANY PAVING MATERIALS TO IDENTIFY ANY AREAS OF INADEQUATE OR STRUCTURALLY UNSATISFACTORY MATERIAL THAT MUST BE UNDERLAIN.
5. ANY PROPOSED STRUCTURAL FILL MATERIALS MUST HAVE APPROVAL OF THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT AND COMPACTION. FILL MATERIALS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS SPECIFICATIONS AND UNDER HIS/HER GUIDANCE.



LEGEND:

- SILT FENCE STD. & SPEC. 3.06
- SF

DETAILS NOTE:
PLEASE SEE SHEET 5 TO SEE ALL REQUIRED EROSION AND SEDIMENT CONTROL DETAILS.

LIMITS OF DISTURBANCE NOTE:
THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN ARE THE ULTIMATE LIMITS FOR THE PROJECT. THE CONTRACTOR MUST APPLY SEPARATELY TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (TA&S) FOR ANY WORK, INCLUDING THE PLACEMENT OF CONSTRUCTION FENCING, WITHIN THE PUBLIC RIGHT OF WAY. THE CITY WILL NOT ALLOW INCLUSION OF ANY PORTION OF THE PUBLIC RIGHT OF WAY, INCLUDING SIDEWALKS, INTO THE PROJECT AREA FOR THE PROJECT DURATION. WORK AND ASSOCIATED CLOSURES IN THE PUBLIC RIGHT OF WAY WILL BE PERMITTED SEPARATELY ON AN AS NEEDED BASIS BY TA&S.

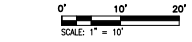
FOR CLARITY PURPOSES, SILT FENCE AND THE LIMITS OF DISTURBANCE ARE SHOWN SEPARATELY ON THIS PLAN. DURING CONSTRUCTION AND SILT FENCE WILL BE PLACED ALONG THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.

ARCHAEOLOGY NOTES:
THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAELOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERS, ETC.) OR CONCENTRATIONS OF HISTORIC OR PREHISTORIC 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.

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAELOGY. FAILURE TO COMPLY WILL RESULT IN PROJECT DELAYS.

FURTHERMORE, ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

CONSTRUCTION ENTRANCE NOTE:
WASH WATER WILL BE OBTAINED FROM THE EXISTING WATER SERVICE. THE WASH WATER WILL BE FILTERED THROUGH THE PROVIDED SILT FENCE AND SETTLING BASIN TO ENSURE THAT NO SEDIMENT LOADED RUNOFF IS ALLOWED TO FLOW INTO THE ADJACENT PROPERTIES. SETTLING BASIN IS TO BE INSTALLED ONLY IF THE INSPECTOR DEEMS IT NECESSARY. ACCESS TO THE SITE WILL BE PROVIDED THROUGH THE SITE ENTRANCE.



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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. © 2025 R.C. FIELDS & ASSOCIATES, INC.

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. **SP/1988-0008 & SUPP024-00015**

DATE: _____

DATE RECORDED: _____

REVISION NO. _____

DATE: _____

R.C. FIELDS & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING

700 S. Washington Street, Suite 220
Alexandria, Virginia 22314

(703) 569-6422



MINOR SITE PLAN
ROUTH ROBBINS
INVESTMENT CORP
#720 N SAINT ASAPH STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

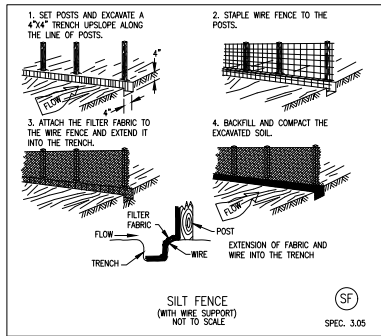
DESIGN: ARO
CHECKED: TD
SCALE: 1"=10'
DATE: NOV 2025

EROSION AND SEDIMENT CONTROL PHASE I & NARRATIVE

SHEET **4** OF **8**

FILE: **23-117**

APPROVED FOR THE CITY OF ALEXANDRIA BY: _____ DATE: _____



LIMITS OF DISTURBANCE NOTE:

THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN ARE THE ULTIMATE LIMITS FOR THE PROJECT. THE CONTRACTOR MUST APPLY SEPARATELY TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES) FOR ANY WORK, INCLUDING THE PLACEMENT OF CONSTRUCTION FENCING, WITHIN THE PUBLIC RIGHT OF WAY. THE CITY WILL NOT ALLOW INCLUSION OF ANY PORTION OF THE PUBLIC RIGHT OF WAY, INCLUDING SIDEWALKS, INTO THE PROJECT AREA FOR THE PROJECT DURATION. WORK AND ASSOCIATED CLOSURES IN THE PUBLIC RIGHT OF WAY WILL BE PERMITTED SEPARATELY ON AN AS NEEDED BASIS BY T&ES.

FOR CLARITY PURPOSES, SILT FENCE AND THE LIMITS OF DISTURBANCE ARE SHOWN SEPARATELY ON THIS PLAN. DURING CONSTRUCTION AND SILT FENCE WILL BE PLACED ALONG THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.

ARCHAEOLOGY NOTES:

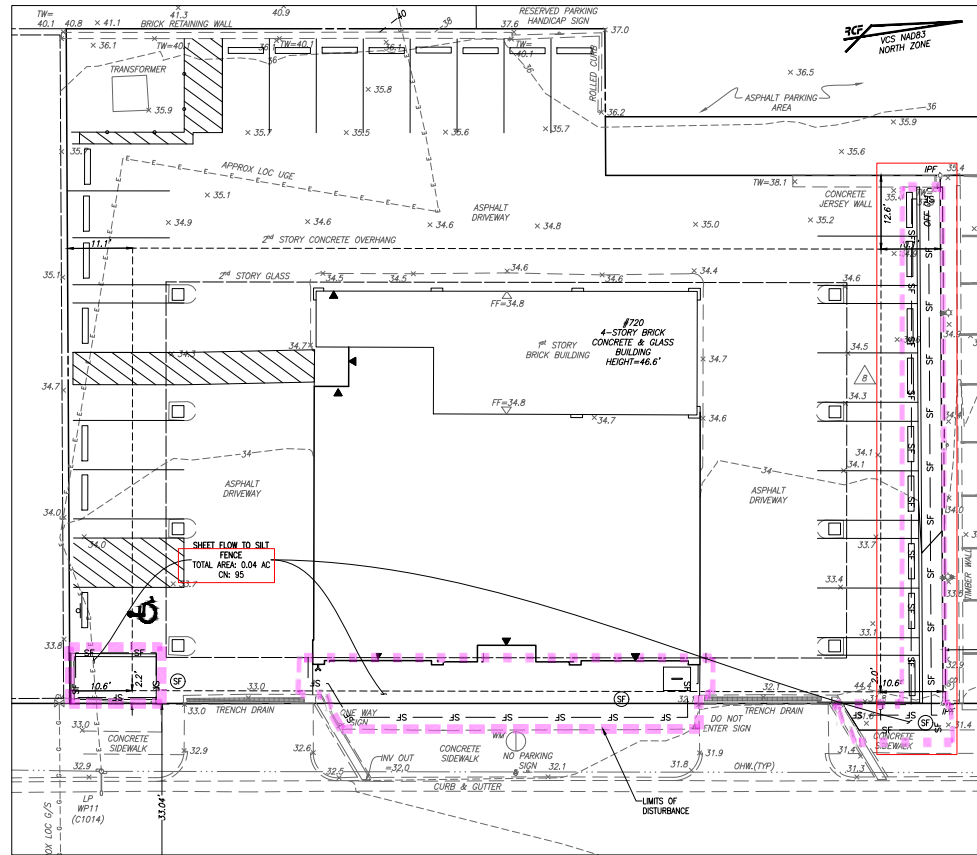
THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4390) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERNS, ETC.) OR CONCENTRATIONS OF HISTORIC OR PREHISTORIC ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY WILL RESULT IN PROJECT DELAYS.

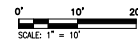
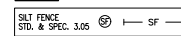
FURTHERMORE, ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

EROSION AND SEDIMENT CONTROL NOTES NOTE:

SEE SHEET 4 FOR ALL EROSION AND SEDIMENT CONTROL NOTES.



LEGEND:



APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. **SPY1908-0008 & DEP0204-00015**

DEPARTMENT OF PLANNING & ZONING

DATE RECORDED: _____

DATE _____

DEPARTMENT OF PLANNING & ZONING

DATE _____

DEPARTMENT OF PLANNING & ZONING

DATE _____

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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. © 2025 R.O. FIELDS & ASSOCIATES, INC.

R.O. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
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Alexandria, Virginia 22314
www.rofields.com
(703) 569-6422



MINOR SITE PLAN
ROUTH ROBBINS
INVESTMENT CORP
#720 N SAINT ASAPH STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TD
SCALE: 1"=10'
DATE: NOV 2025

EROSION AND SEDIMENT CONTROL PHASE II & DETAILS

SHEET **5** OF **8**
FILE: **23-117**

DATE PLOTTED: 11/19/2025 10:45:43 AM PLOTTER: HP DesignJet 3600PS

