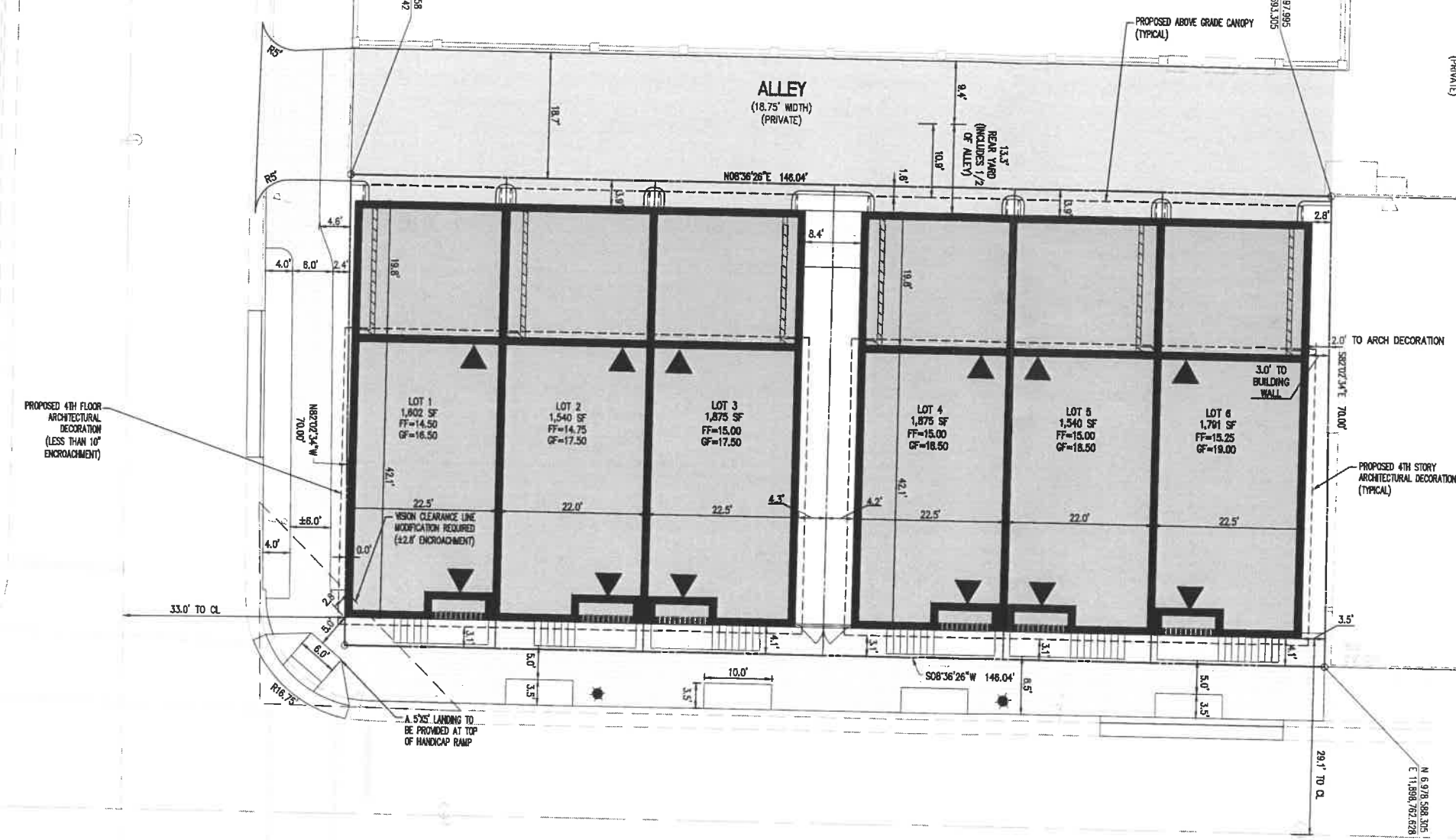


DUKE STREET
(65' PUBLIC RIGHT-OF-WAY WIDTH)

TH:075-03-02-31
N/F PETERSON
INSTRUMENT: 180003769
ZONE: RM
ADDRESS: 109 DUKE STREET

VCS 1983 - NORTH ZONE



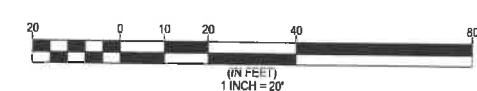
PROPOSED	DESCRIPTION	EXISTING
[Symbol]	CURB & GUTTER CG-2	[Symbol]
[Symbol]	TRANSITION FROM CG-6 TO CG-BR	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	SANITARY LATERAL	[Symbol]
[Symbol]	CLEAN OUT	[Symbol]
[Symbol]	STORM SEWER	[Symbol]
[Symbol]	WATER MAIN	[Symbol]
[Symbol]	FIRE HYDRANT PLUG	[Symbol]
[Symbol]	OVERHEAD WIRES	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]
[Symbol]	TELEPHONE	[Symbol]
[Symbol]	GAS MAIN	[Symbol]
[Symbol]	ELECTRICAL	[Symbol]
[Symbol]	TRANSFORMER	[Symbol]
[Symbol]	HANDICAP RAMP (CG-12)	[Symbol]
[Symbol]	GUARDRAIL FENCE	[Symbol]
[Symbol]	TRAFFIC FLOW	[Symbol]
[Symbol]	LIGHT	[Symbol]
[Symbol]	DOOR	[Symbol]
[Symbol]	TREES	[Symbol]
[Symbol]	CONTOURS	[Symbol]
[Symbol]	SPOT ELEVATION	[Symbol]
[Symbol]	DRAINAGE FLOW DIRECTION	[Symbol]
[Symbol]	TOP OF CURB	[Symbol]
[Symbol]	BOTTOM OF CURB	[Symbol]
[Symbol]	TOP OF WALL	[Symbol]
[Symbol]	BOTTOM OF WALL	[Symbol]
[Symbol]	HIGH POINT	[Symbol]
[Symbol]	TEST PIT	[Symbol]
[Symbol]	LIMITS OF CLEARING AND GRADING	[Symbol]

TH:075-03-02-14
N/F SPICER
D9 798 P8 414
ZONE: W-1
ADDRESS: 216 S. UNION ST.

- NOTES**
- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC.
 - THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
 - NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
 - THE PROPERTY IS PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
 - THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
 - SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.

ARCHAEOLOGY NOTES

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



WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 552-6163 Fax (703) 552-3301 www.WLPHINC.com
SCALE: 1/8" = 1'-0"
DRAWN: TB
CHECKED: TB
DATE: 10/21/2020

DATE	DESCRIPTION	DATE	PLAN STATUS
10/21/2020	STAGE I (CONCEPT PLAN)	04/02/2021	DSUP COMPLETION #2
12/16/2020	STAGE II (CONCEPT PLAN)	04/22/2021	DSUP VERIFICATION OF COMPLETION
02/24/2021	DSUP COMPLETION		

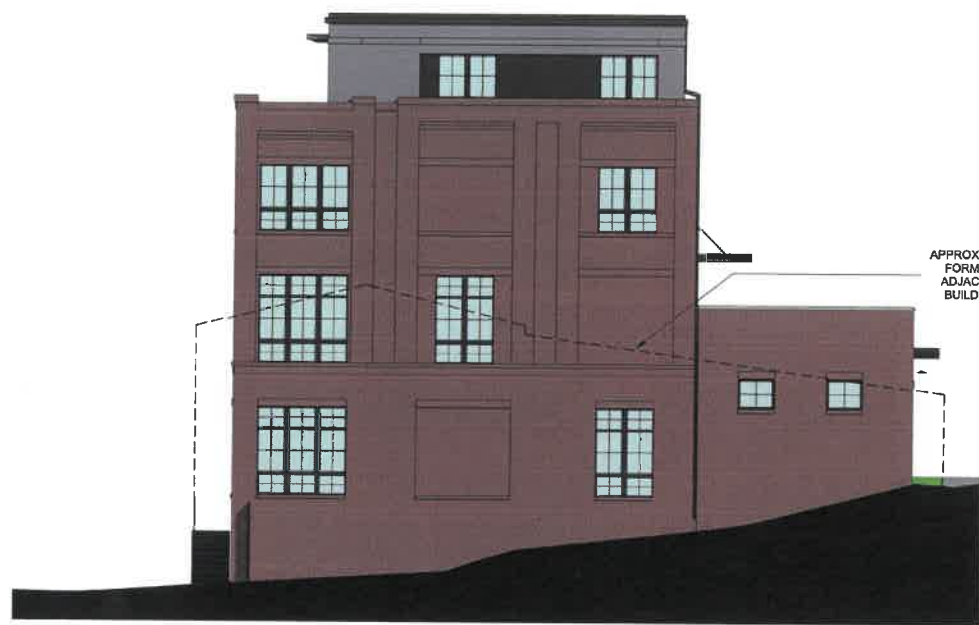
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

NORTHWEST CORNER OF SOUTH UNION STREET AND DUKE STREET DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY GEOMETRIC PLAN

APPROVED SPECIAL USE PERMIT NO. DSUP 2021-10012
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.



4 NORTH ELEVATION.
1/8" = 1'-0"

TH06



2 ALLEY ELEVATION.
1/8" = 1'-0"

TH06

TH05

TH04

TH03

TH02

TH01



3 DUKE STREET ELEVATION.
1/8" = 1'-0"

TH01



1 UNION STREET ELEVATION.
1/8" = 1'-0"

TH01

TH02

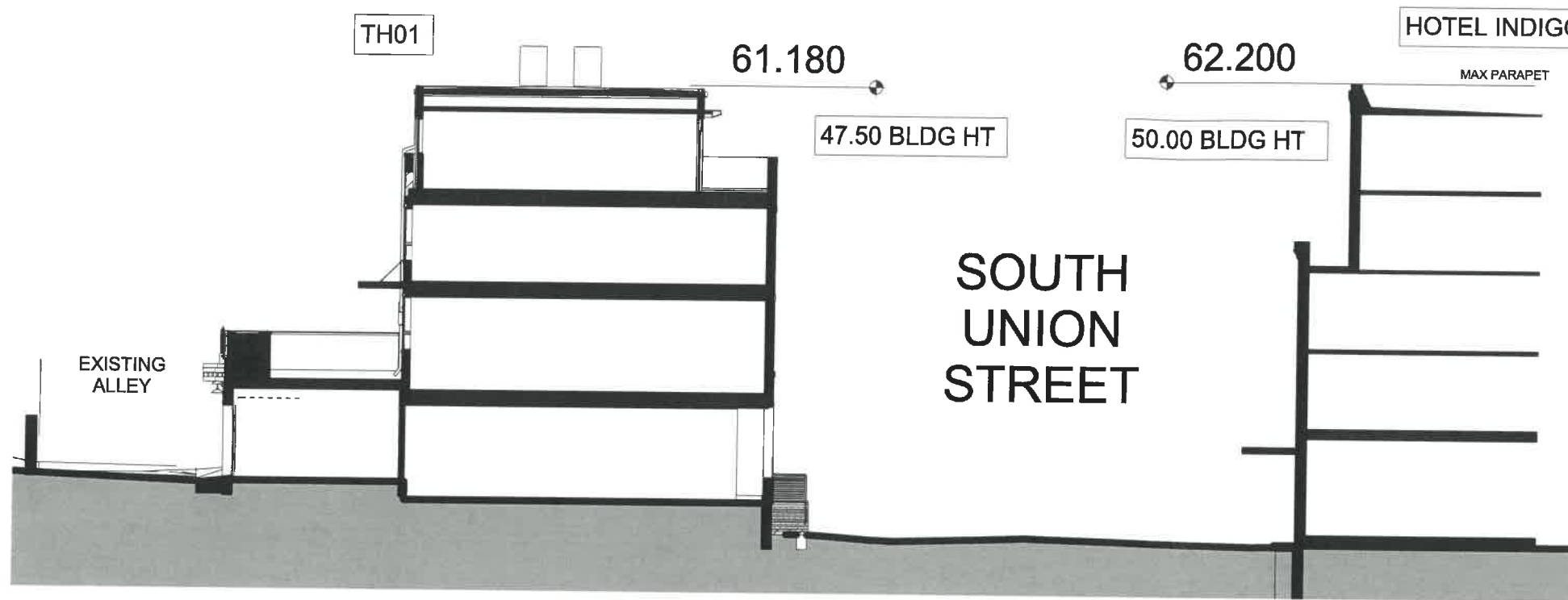
TH03

TH04

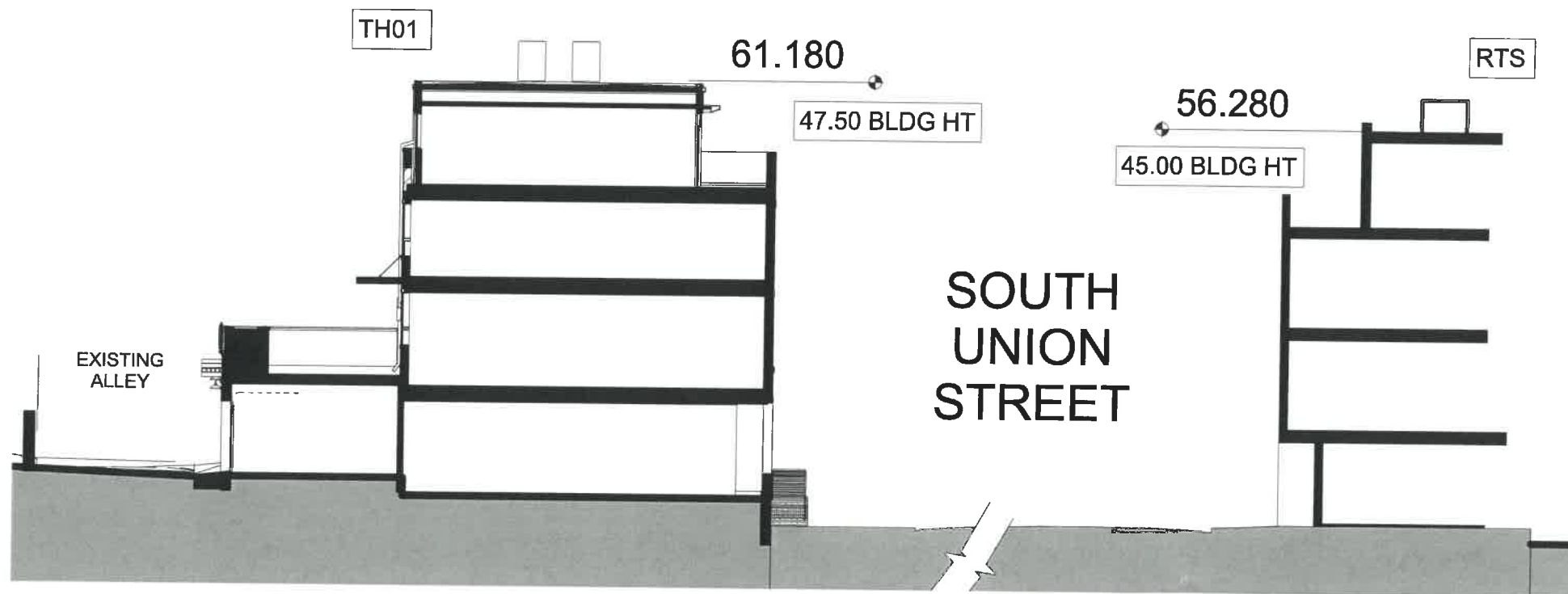
TH05

TH06



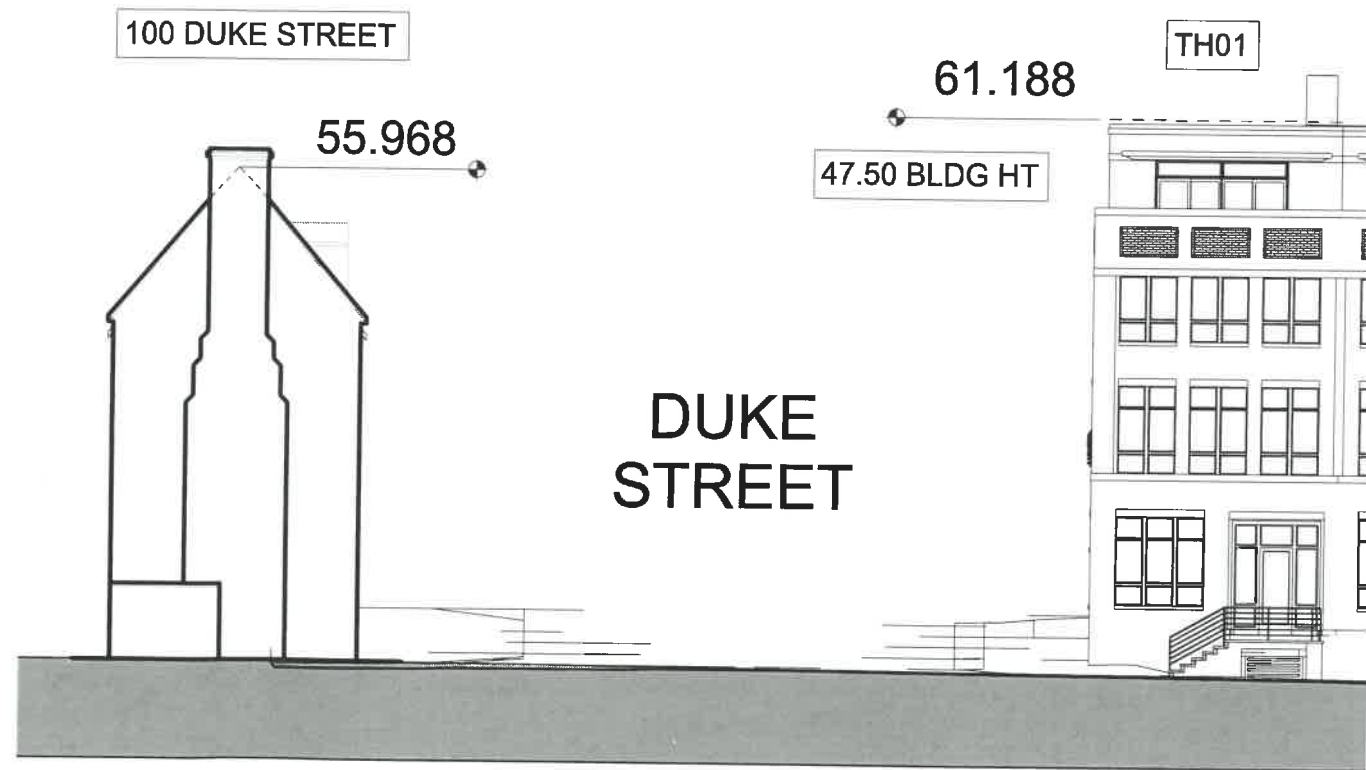


2 SECTION THROUGH UNION STREET @ HOTEL INDIGO
1/8" = 1'-0"



1 SECTION THROUGH UNION STREET @ RTS
1/8" = 1'-0"



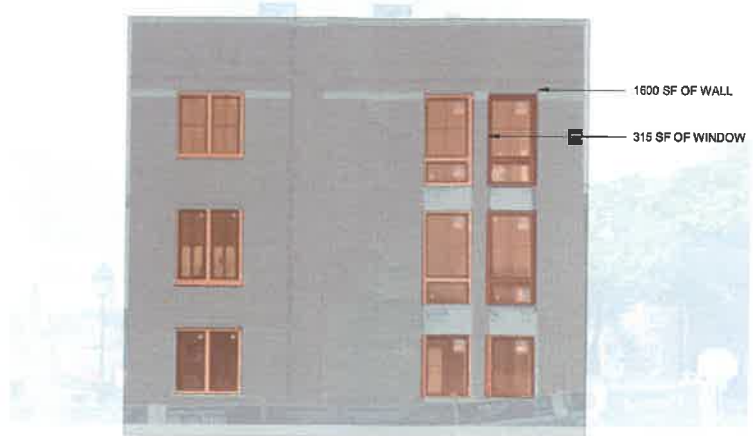


1 SECTION THROUGH DUKE STREET @ 100 DUKE STREET
1/8" = 1'-0"

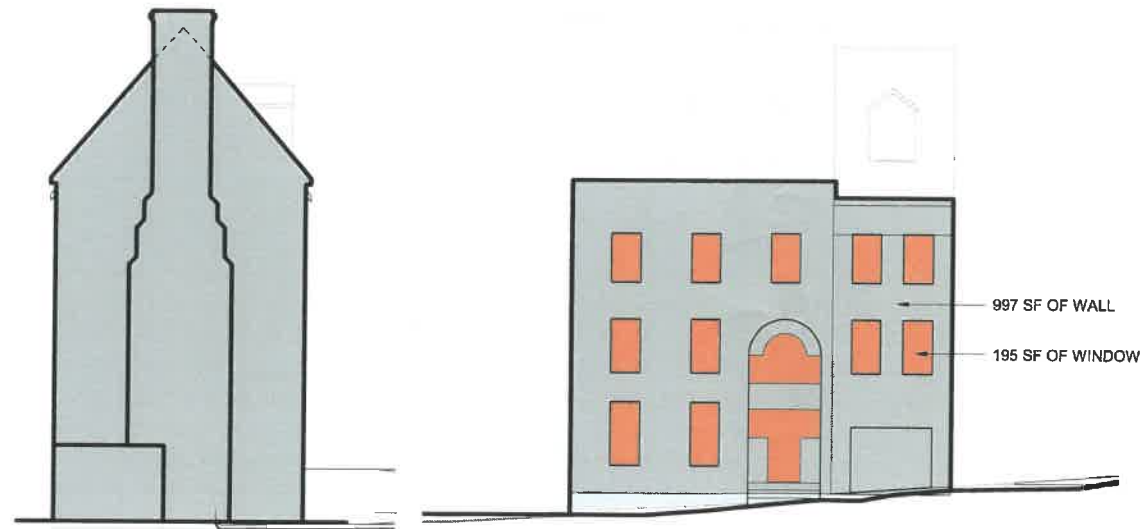
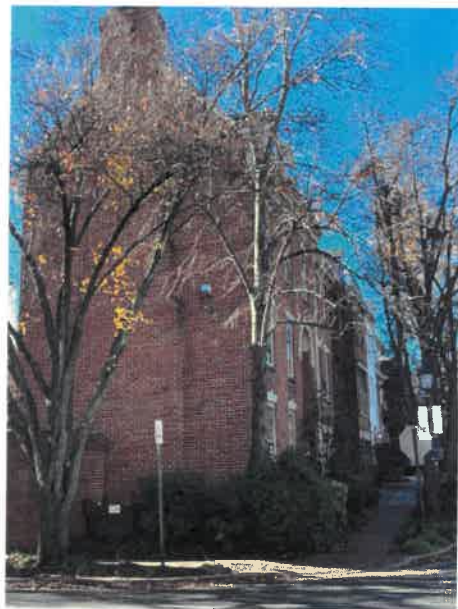




101 DUKE STREET 18.2% OPENING



RTS 19.9% OPENING



100 DUKE STREET

100 DUKE STREET 19.6% OPENING





EXISTING ALLEY - STREET VIEW

NW CORNER OF SOUTH UNION AND DUKE STREETS