

N/F STEVENSON  
INSTR.#200018313

N/F CHASE  
INSTR.#210027519

PUBLIC ACCESS ESMT.  
INSTR.#100022639

N/F KAATZ ET AL  
INSTR.#240009444

N/F SAGUI  
INSTR.#250000537

10' SANITARY  
SEWER EASEMENT  
INSTR.#100022639  
EMERGENCY  
VEHICLE EASEMENT  
INSTR.#100022639  
N/F DOUGLAS ET AL  
INSTR.#150005663

PUBLIC ACCESS ESMT.  
INSTR.#100022639

N/F JAMES BLAND II  
LIMITED PARTNERSHIP  
INSTR.#100023130

OWNER: OLD TOWNS COMMONS  
MASTER ASSOCIATION INC  
220 16TH ST NW STE 205  
WASHINGTON DC 20009  
INSTR.#100023129

N8°36'11"E  
52.50'

OWNER: KATE S. ZERNES  
814 N COLUMBUS ST.  
ALEXANDRIA, VA 22314  
INSTR.#10003235

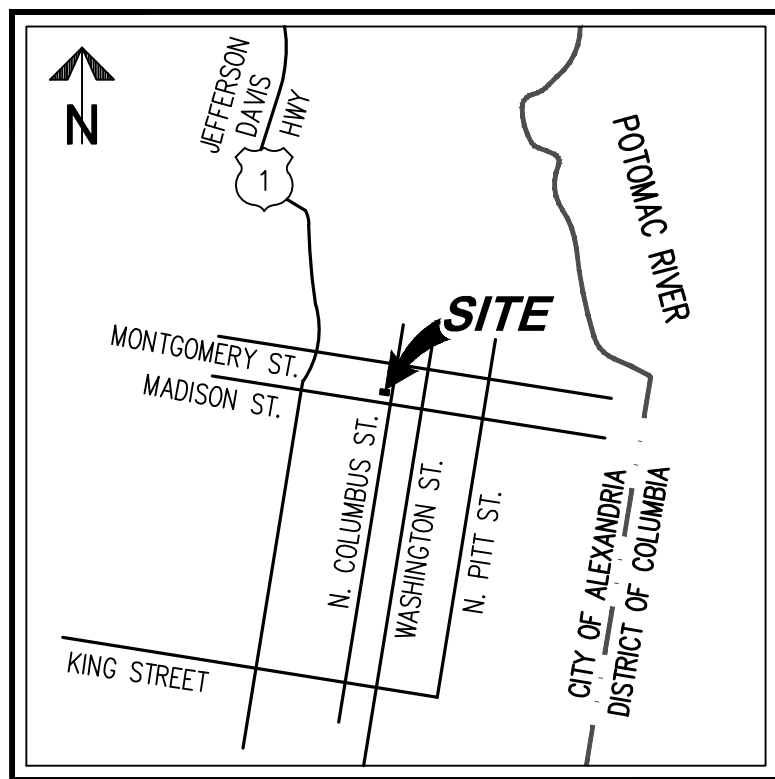
OWNER: MARRIN DAVID DIXON JR, ET AL.  
804 N COLUMBUS ST.  
ALEXANDRIA, VA 22314  
INSTR.#210025278

N/F BRICKER  
INSTR.#190006695

10' PUBLIC ALLEY

MADISON STREET  
(66.08' PUBLIC RIGHT-OF-WAY WIDTH)

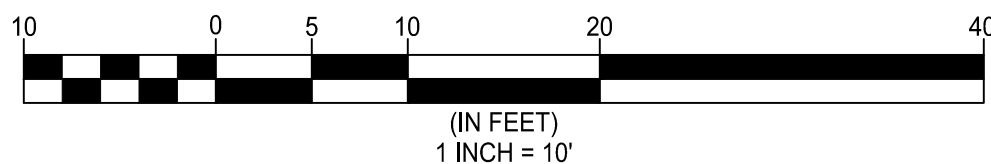
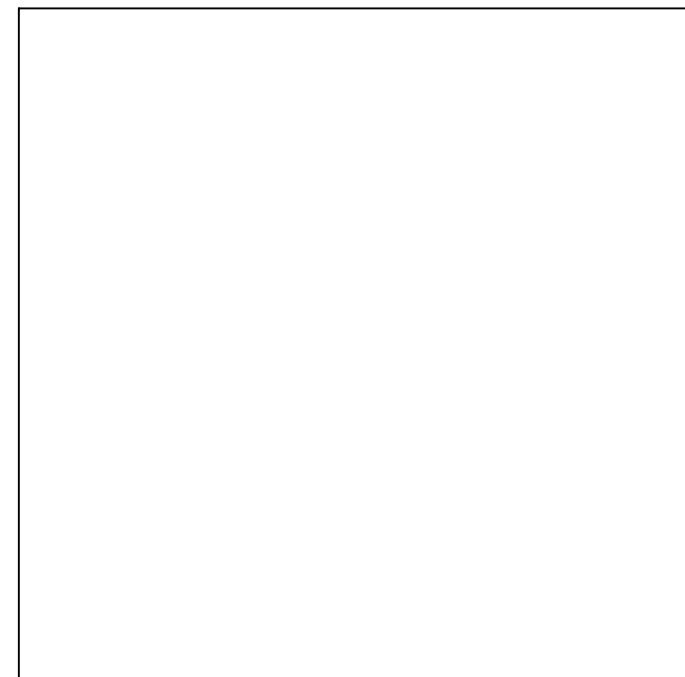
NORTH COLUMBUS STREET  
(66.08' PUBLIC RIGHT-OF-WAY WIDTH)



VICINITY MAP SCALE: 1"=2000'

### SURVEY NOTES

- THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBERS 054.04-01-08, AND IS ZONED RB.
- THE PROPERTY IS IN THE NAME OF THE AMERICAN STATISTICAL ASSOCIATION AS RECORDED IN INSTRUMENT NUMBER 050010199 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
- TOTAL AREA OF THE PROPERTY IS 4,725 SQUARE FEET OR 0.1085 ACRES.
- THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 05/17/2021.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190033E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAT DOES NOT PURPORT TO SHOW AND/OR NOTE ALL THE DEDICATIONS, EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS THAT MAY EXIST IN THE CHAIN OF TITLE. A TITLE REPORT WAS NOT FURNISHED.
- THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995695. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
- THE DEPARTING AND ADJACENT PROPERTY LINES ARE PER RECORD INFORMATION ONLY, AND NOT THE RESULT OF A BOUNDARY SURVEY.



### ENVIRONMENTAL NOTES

- THERE IS NO KNOWN SOIL CONTAMINATION ON THE PROPERTY TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- THERE ARE NO UNDERGROUND STORAGE TANKS TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- THE SITE IS NOTE LOCATED WITHIN 1000 FT OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.
- THERE ARE NO KNOWN AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GAS TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

### SUBDIVISION NOTES

SUBDIVISION NAME: AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS

TOTAL AREA: 4,725 SQ. FT. OR 0.1085 ACRES

ZONING DISTRICT: RB/TOWNHOUSE ZONE

GRAVES AND BURIAL: THERE ARE NO KNOWN GRAVES OR OBJECT OR STRUCTURE MARKING BURIAL WITHIN THIS PROPERTY TO BEST OF OUR KNOWLEDGE AND BELIEF.

TOPOGRAPHIC MAPPING: SEE SHEETS P-0302 AND P-0501 FOR TOPOGRAPHIC OVERLAY OF ELEVATION CONTOURS PLOTTED ON THE SUBDIVISION PARCEL AND THE ADJOINING ROADWAYS.

STORMWATER DISPOSAL: STORMWATER WILL BE COLLECTED FROM ROOFTOPS AND DRAINED VIA UNDERGROUND PIPING TO THE EXISTING MUNICIPAL STORM SEWER SYSTEM LOCATED IN THE ADJACENT PROPERTY TO THE WEST. ALL REMAINING STORMWATER WILL BE DIRECTED AS SHEET FLOW TO THE EXISTING REAR ALLEY OR TO NORTH COLUMBUS STREET.

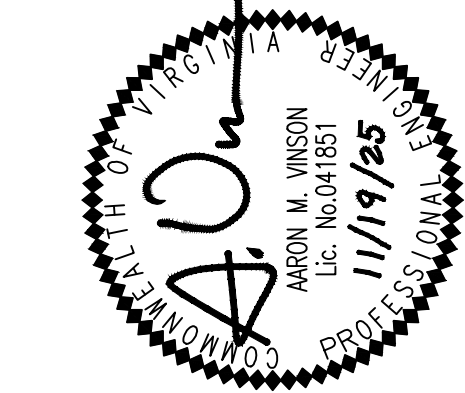
EXISTING VEGETATION: AN EXISTING VEGETATION MAP AND TREE SURVEY IS PROVIDED ON SHEET P-1201.

EXISTING BUILDINGS: THERE ARE NO EXISTING BUILDINGS ON THE PROPERTY.

### LOT TABULATION

EXISTING  
LOT 4 1,575 SF  
LOT 5 1,575 SF  
LOT 6 1,575 SF  
054.04-01-08: 4,725 SF

PROPOSED  
LOT 500: 1,643 SF  
LOT 501: 1,440 SF  
LOT 502: 1,642 SF  
TOTAL: 4,725 SF



REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED
		REV. BY	DATE

AMERICAN STATISTICAL  
ASSOCIATION ON  
COLUMBUS  
806 NORTH COLUMBUS STREET  
PRELIMINARY DEVELOPMENT SITE PLAN  
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SUBDIVISION PLAT

APPROVED SPECIAL USE PERMIT NO. 2025-00030		
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

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 10'

DATE: 07/25/2025

DRAWN: SCAL

CHECKED: TERRY

STAGE 1/2 CONCEPT PLAN - 07/25/2025

DSP PRELIMINARY SITE PLAN - 11/03/2025

DSP PRELIMINARY SITE PLAN - 11/19/2025

LEGEND

APPROX. LOC.....	APPROXIMATE LOCATION
BLDG.....	BUILDING
BM.....	BENCHMARK
BSS.....	BRICK STOOP/STEPS
BSW.....	BRICK SIDEWALK
COL.....	COLUMN
CONC.....	CONCRETE
CSS.....	CONCRETE STOOP/STEPS
CSW.....	CONCRETE SIDEWALK
EH.....	ELECTRIC HANDHOLE
EM.....	ELECTRIC METER
EP.....	EDGE OF PAVEMENT
EPVR.....	EDGE OF PAVERS
FC.....	HEADER CURB
FF.....	FIRST/FINISH FLOOR ELEVATION
FDC.....	FIRE DEPARTMENT CONNECTION
FEN.....	FENCE
GV.....	GAS VALVE
INSTR.#.....	INSTRUMENT NUMBER
IPF.....	IRON PIN FOUND (PROPERTY CORNER)
IPS.....	IRON PIN SET (PROPERTY CORNER)
MB.....	MAILBOX(S)
MW.....	MONITORING WELL
N/F.....	NOW OR FORMERLY
PB.....	PLANTER BOXES
PPWT.....	POWER POLE WITH TRANSFORMER
RAC.....	ROLLED ASPHALT CURB
RET.....	RETAINING WALL
SMH.....	SANITARY SEWER STRUCTURE
SQ.FT.....	SQUARE FEET
TFRHH.....	TRAFFIC HAND HOLE
TPD.....	TELECOMMUNICATIONS PEDESTAL
TRLP.....	TRAFFIC LIGHT/SIGNAL POLE
TYP.....	TYPICAL
WM.....	WATER METER
WV.....	WATER VALVE
.....	FIRE HYDRANT
.....	UTILITY POLE
.....	LIGHT POLE
X.....	FENCE
.....	GUY WIRE
.....	OVERHEAD WIRES
E.....	UNDERGROUND ELECTRIC LINE
G.....	UNDERGROUND GAS LINE
S.....	UNDERGROUND SANITARY LINE
T.....	UNDERGROUND TELECOMMUNICATIONS LINE
U.....	UNDERGROUND UTILITY LINE
W.....	UNDERGROUND WATER LINE
.....	TREE
.....	LIMITS OF TREE CANOPY/VEGETATION
.....	CURB AND GUTTER
.....	SPOT ELEVATION
.....	SIGN
.....	TELECOMMUNICATIONS MANHOLE

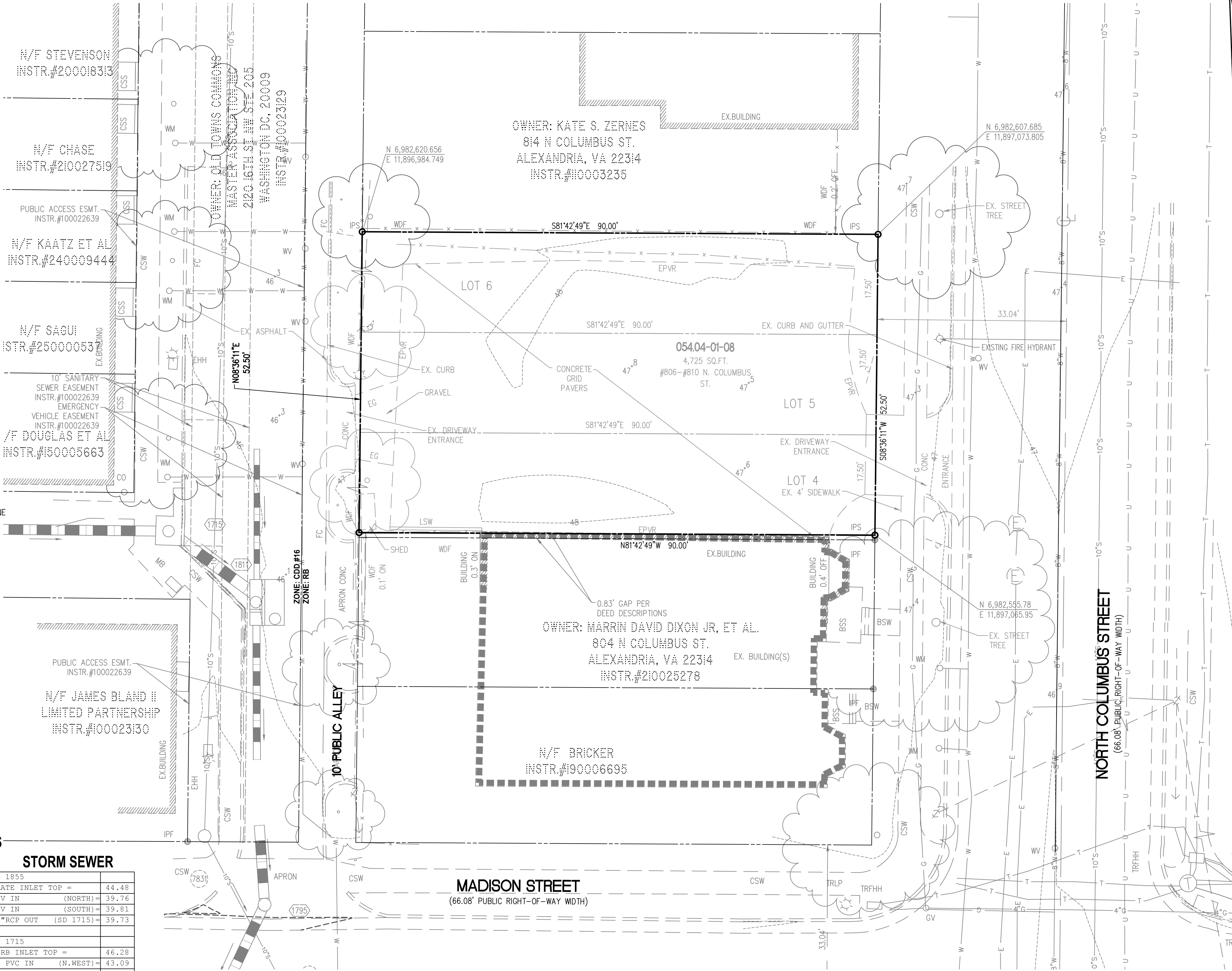
SANITARY SEWER

SMH 1822	
MANHOLE TOP =	46.93
INV IN (WEST)=	34.74
INV IN (NORTH)=	34.56
INV OUT (SMH 1790)=	34.35
SMH 1805	
MANHOLE TOP =	45.21
INV IN (SMH 1790)=	33.16
10" INV IN (SMH 1795)=	33.67
10" INV OUT (SMH 1807)=	33.14

PIPE DIAMETERS TAKEN  
FROM RECORD INFORMATION.

STORM SEWER

SD 1855	
GRATE INLET TOP =	44.48
INV IN (NORTH)=	39.76
INV IN (SOUTH)=	39.81
21" RCP OUT (SD 1715)=	39.73
SD 1715	
CURB INLET TOP =	46.28
6" PVC IN (N.WEST)=	43.09
6" PVC IN (S.WEST)=	42.33
6" PVC IN (SOUTH)=	40.77
21" RCP IN (SD 1855)=	39.38
21" RCP OUT (SD 1811)=	39.31
SD 1811	
MANHOLE TOP =	45.94
12" PVC IN (NORTH)=	39.94
6" PVC IN (NORTH)=	37.19
21" PVC IN (SD 1715)=	38.89
6" WEIR WALL TOP =	41.24
15" ABS OUT (SD 1795)=	36.59
SD 1795	
MANHOLE TOP =	45.11
21" RCP IN (SD 1811)=	36.35
21" RCP OUT (SD 1805)=	36.21

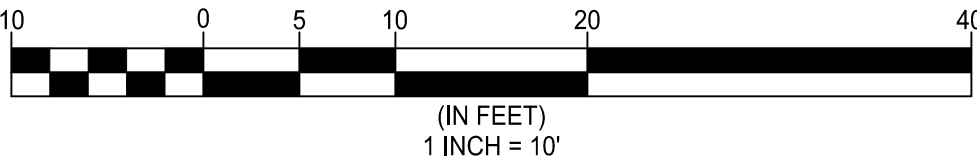


NOTES:

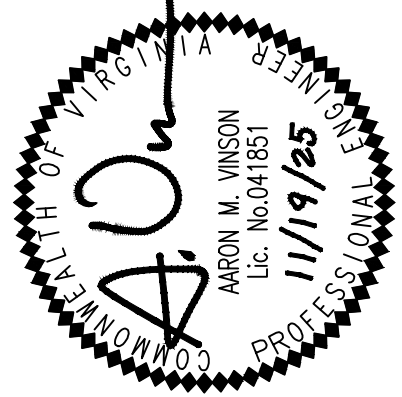
- THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 054.04-01-08, ZONED RB.
- THE PROPERTY IS NOW IN THE NAME OF AMERICAN STATISTICAL ASSOCIATION, AS RECORDED INSTRUMENT NUMBER 050010199 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
- THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
- THE DEPICTION OF OVERHEAD WIRES SHOWN HEREON REPRESENT THE PRESENCE OF OVERHEAD UTILITIES BUT DOES NOT REFLECT ACTUAL WIRE LOCATIONS OR SERVICES THAT MAY EXIST BETWEEN INDIVIDUAL POLES OR STRUCTURES.
- TOTAL AREA OF THE PROPERTY IS 4,725 SQUARE FEET OR 0.1085 ACRES.
- THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED JULY 25, 2025.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190033F, MAP REVISED DATE JANUARY 11, 2024, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
- EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE REPORT PREPARED BY PHILIP E. YIANILOS T/A EXAMINERS TITLE & ABSTRACT, LLC, COUNSELORS NUMBER CTO134910-SER, EFFECTIVE DATE MAY 24, 2025.
- THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995695. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
- THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JULY 25, 2024; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

NOTES:

- THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO KNOWN MAPPED RPA'S ON THIS PROPERTY.
- THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.



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



REVISION APPROVED BY		REV.		DATE	
DESCRIPTION		DATE		APPROVED	
NO.					

**AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS STREET**  
**806 NORTH COLUMBUS STREET**  
**PRELIMINARY DEVELOPMENT SITE PLAN**  
CITY OF ALEXANDRIA, VIRGINIA

**EXISTING CONDITIONS PLAN**

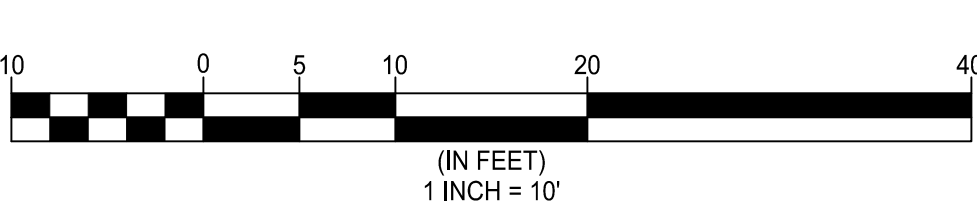
APPROVED  
SPECIAL USE PERMIT NO. 2025-00030  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_

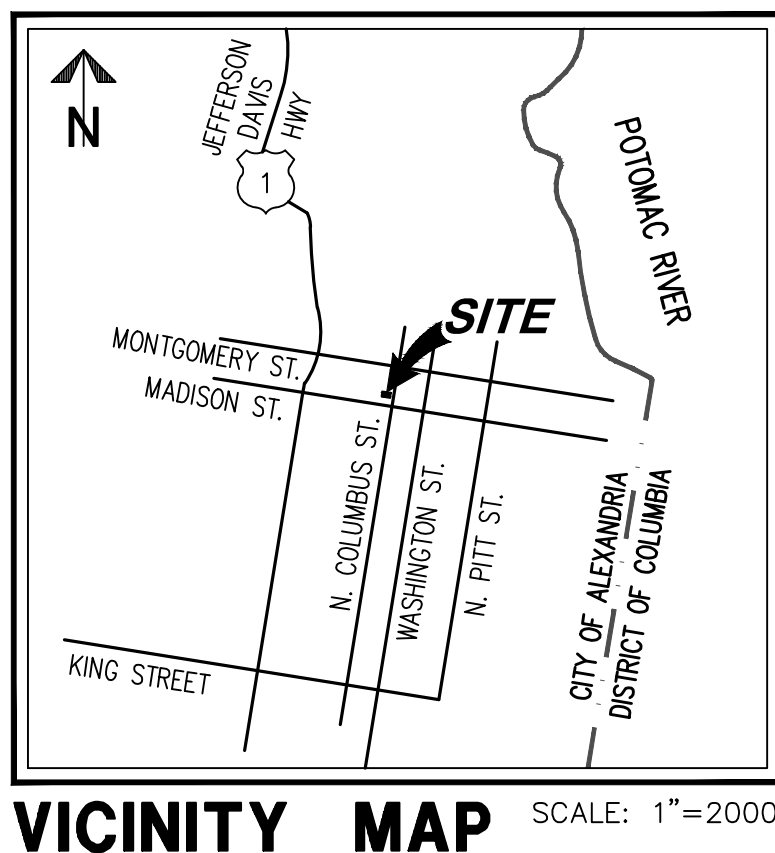
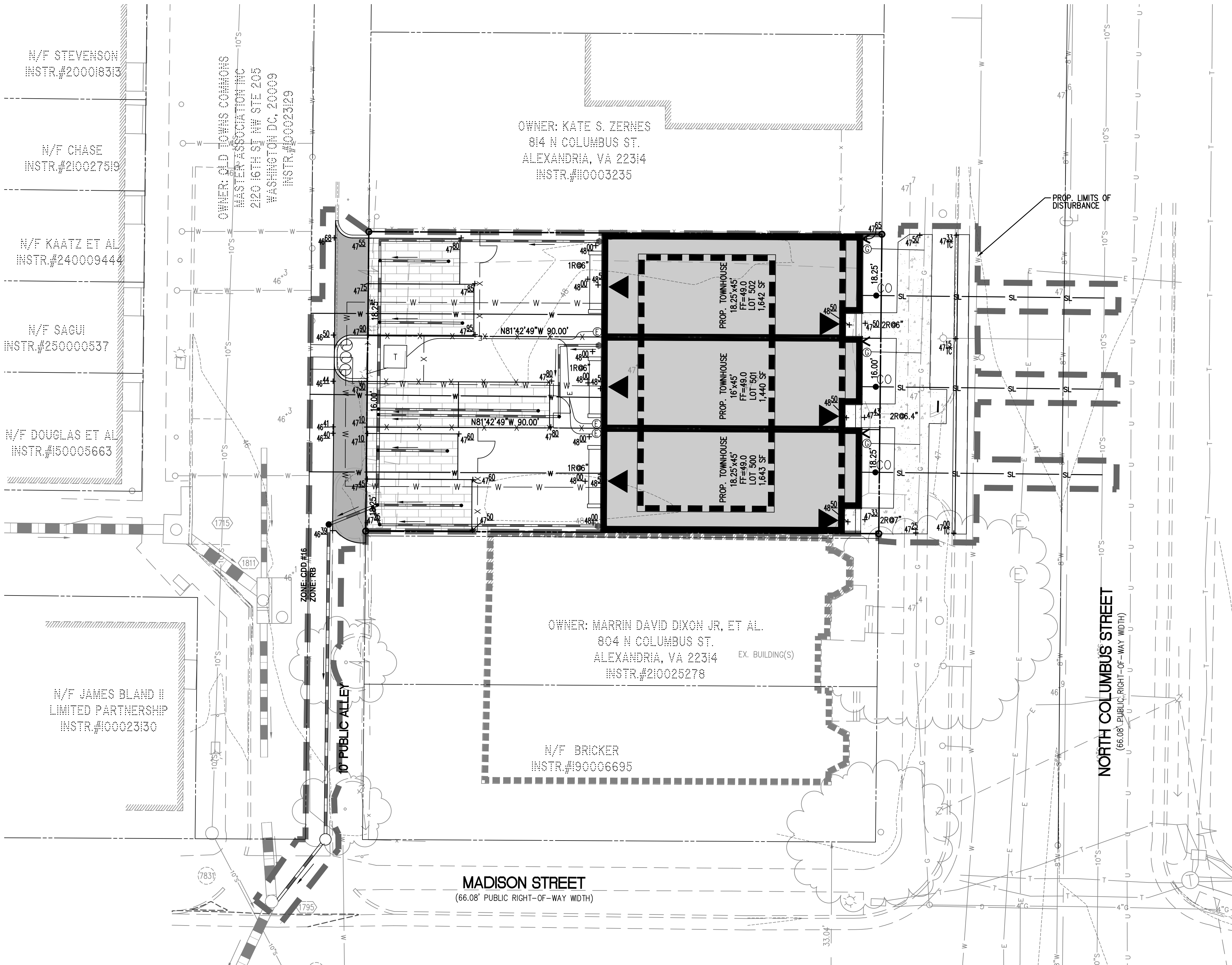
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE  
DATE RECORDED \_\_\_\_\_  
INSTRUMENT NO. DEED BOOK NO. PAGE NO.





APPROVED	
SPECIAL USE PERMIT NO.	2025-00030
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.

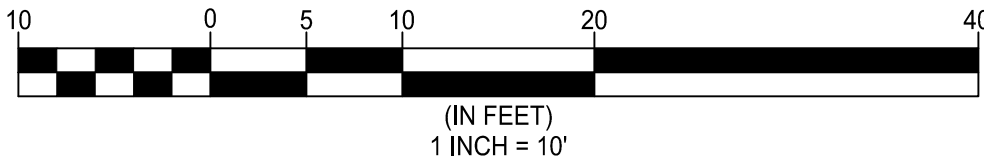


LEGEND		
PROPOSED	DESCRIPTION	EXISTING
[Symbol]	CURB & GUTTER CG-2	[Symbol]
[Symbol]	TRANSITION FROM CG-6 TO CG-6R	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	SANITARY LATERAL	[Symbol]
[Symbol]	CLEAN OUT	[Symbol]
[Symbol]	STORM SEWER	[Symbol]
[Symbol]	WATER MAIN	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	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	[Symbol]
[Symbol]	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]

- 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 LOCATED OUTSIDE OF 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.

AVERAGE FINISHED GRADE	
PROPOSED LOTS	AVERAGE FINISHED GRADE
LOT 500 =	47.50 FT
LOT 501 =	47.50 FT
LOT 502 =	48.00 FT



WALTER L. PHILLIPS

INCORPORATED

ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

DATE: 07/25/2025

SCALE: 1" = 10'

CHECKED: [Signature]

DRAWN: [Signature]

STAGE 1/2 CONCEPT PLAN - 07/25/2025

DSP PRELIMINARY SITE PLAN - 11/03/2025

DSP PRELIMINARY SITE PLAN - 11/19/2025

AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS STREET

806 NORTH COLUMBUS STREET

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GRADING PLAN

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED

APPROVED

SPECIAL USE PERMIT NO. 2025-00030

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. \_\_\_\_\_

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

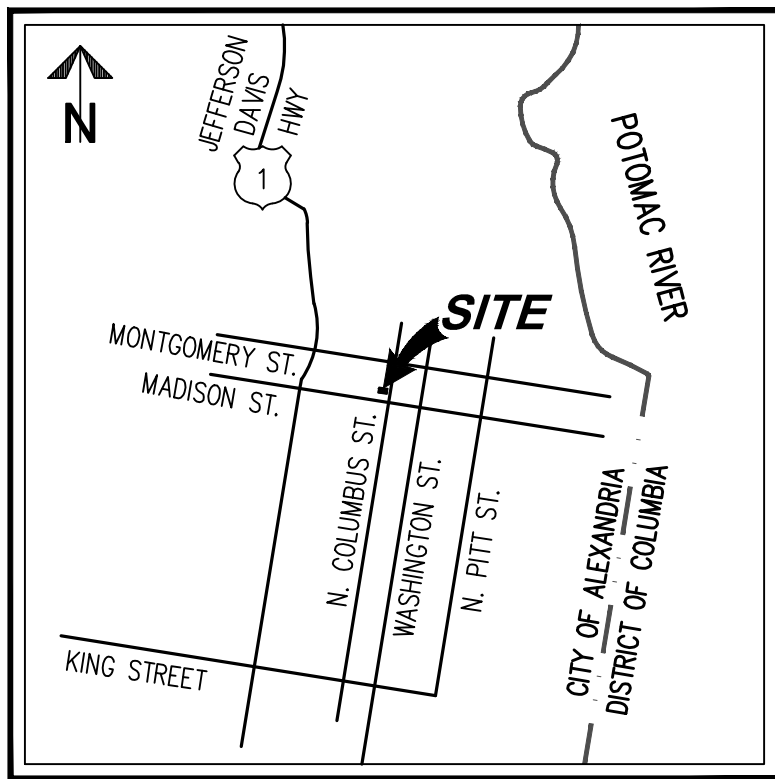
DATE RECORDED

INSTRUMENT NO.

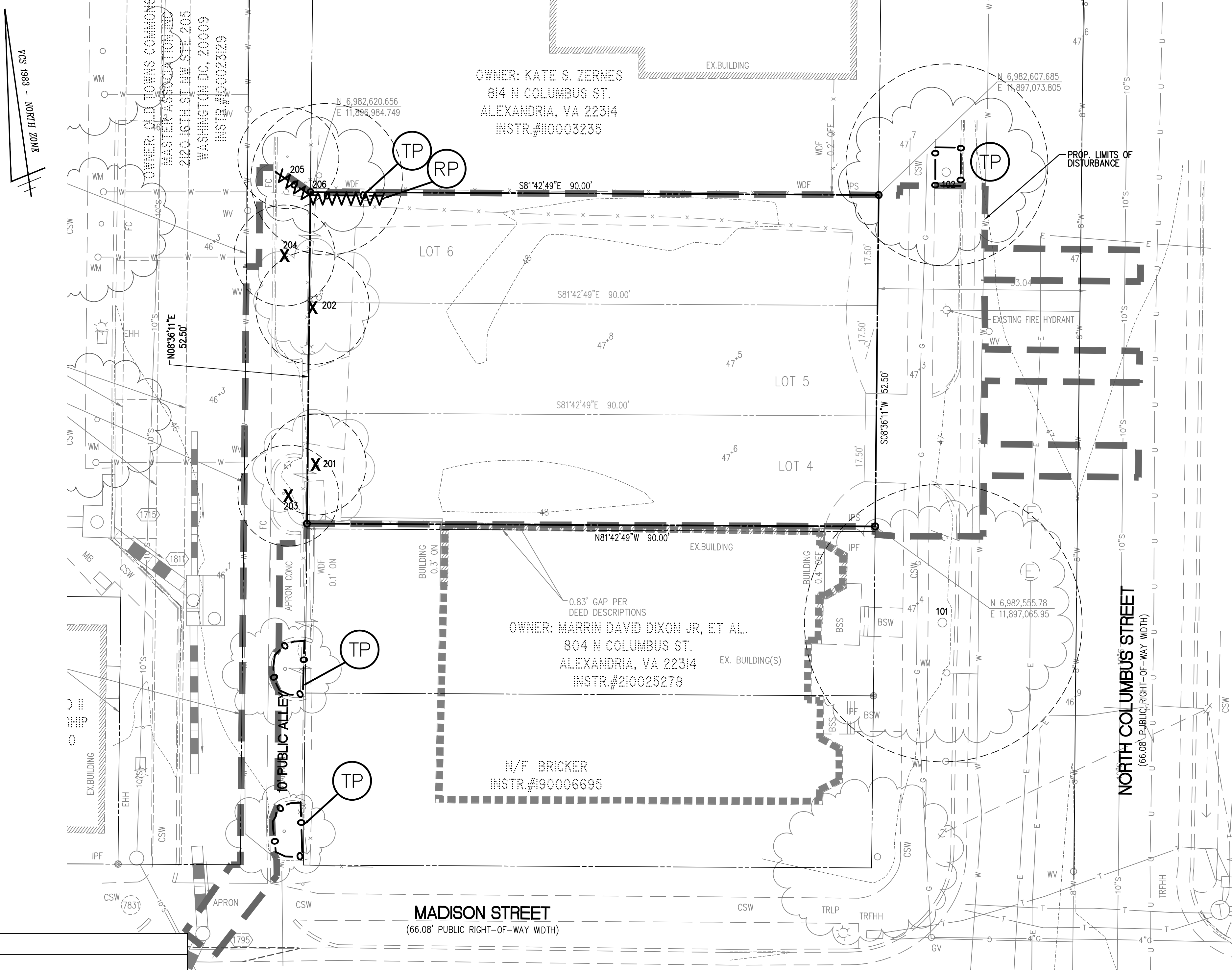
DEED BOOK NO.

PAGE NO.



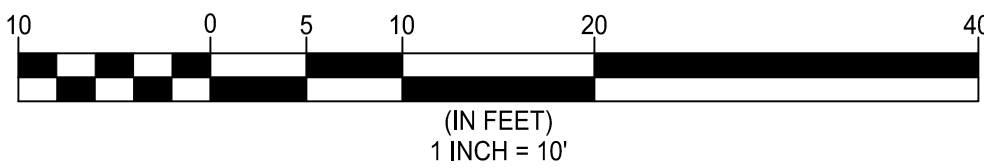


VICINITY MAP SCALE: 1"=2000'



TREE PRESERVATION LEGEND

KEY	TITLE	SYMBOL
	EXISTING TREELINE	
	LIMITS OF DISTURBANCE	
	EXISTING TREE	
	EXISTING TREE TO BE REMOVED	
	SUPER SILT FENCE (INCLUDES TP)	
	TREE PROTECTION FENCE	
	ROOT PRUNING	
	ROOT PADDING 10"-15" WOOD CHIP LAYER	



Alexandria		Tree Inventory											
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Offsite or Shared	Removal	Tree Protection Fence	Root Prune	Root Padding 15" Hardwood Mulch Over CRZ	Hand Removal/ Selective Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A # (20-038) 03/03/2021													
NOTE: THIS SURVEY WAS PERFORMED IN THE WINTER. ID MAY BE SUBJECT TO VERIFICATION													
101	Acer saccharinum	Silver maple	22"	22'	45%	63%	O						
102	Ulmus parvifolia	Chinese elm	16"	16'	70%	63%	O		X				
201	Quercus rubra	Northern red oak	8"	8'	75%	66%		X					
202	Juglans nigra	Black walnut	9"	9'	68%	66%		X					
203	Cercis canadensis	Eastern redbud	3"	8'	73%	66%	O	X					
204	Cercis canadensis	Eastern redbud	3"	8'	73%	66%	O	X					
205	Cercis canadensis	Eastern redbud	3"	8'	73%	66%	O		X				
206	Morus alba	White mulberry	12"	12'	30%	66%	O		X				
DBH = Diameter at Breast Height (measured 4.5 feet above ground)													
CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH = 1.5 foot radius per inch of tree diameter													
CRZ values for trees with multiple stems were calculated based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.													
Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.													
Crown Clean Pruning - Remove all dead, dying, and diseased limbs 1" in diameter and larger, measured at the point of attachment.													
Mulching - Chips or shredded hardwood mulch shall be placed in tree preservation area to a minimum depth of 4" along the limits of clearing and grading to a maximum depth of 10' into the preserved areas.													
Mulch within protected areas without the use of motorized equipment (ie, use wheelbarrows) and will be distributed manually.													

WALTER L. PHILLIPS

INCORPORATED

ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

DRAWN: SCUL

CHECKED: TPBAY

DATE: 07/25/2025

STAGE 1/2 CONCEPT PLAN - 07/25/2025

DSP PRELIMINARY SITE PLAN - 11/03/2025

DSP PRELIMINARY SITE PLAN - 11/19/2025

AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS STREET

806 NORTH COLUMBUS STREET

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

TREE INVENTORY & TREE PRESERVATION PLAN

APPROVED

SPECIAL USE PERMIT NO. 2025-00030

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.

COMMONWEALTH OF VIRGINIA

ARON M. WILSON

Lic. No. 041851

11/19/25

WALTER L. PHILLIPS

INCORPORATED

FILE NO. ALEX

TAX MAP NO. 054-04

JOB NO. 25-021

CADD DWG. FILE: Q:\sdsproj\25021\dwg\planning\1H\_DSP\25021P-1201.dwg

SHEET: P-1201