

DEVELOPMENT SPECIAL USE PERMIT - PRELIMINARY SITE PLAN

THE MANSLY

615-621 KING STREET, ALEXANDRIA VIRGINIA 22314

AREA TABULATIONS

TOTAL SITE AREA =	0.2326 AC. OR 10,133 SF
TOTAL EXISTING IMPERVIOUS AREA =	0.2326 AC. OR 10,133 SF
TOTAL PROPOSED IMPERVIOUS AREA =	0.2326 AC. OR 10,133 SF
TOTAL DISTURBED AREA =	0.0752 AC. OR 3,274 SF (SEE C-0701 FOR SWM AREA)
TAX PARCEL IDENTIFICATION =	074-02-03-06 (621/623 KING STREET) 074-02-03-07 (615A KING STREET) 074-02-03-08 (615/619 KING STREET)
ADDRESS:	615 - 621 KING STREET, ALEXANDRIA, VA 22314

ARCHAEOLOGY NOTES

- 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 703-838-4399.
- THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-838-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, MELLS, PRIMES, 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 THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.
- THERE ARE NO AREAS OF MARINE CLAY DEPOSITS ONSITE ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY AREA MAP.
- THERE ARE NO KNOWN RPA'S ON THIS SITE ACCORDING TO THE CITY OF ALEXANDRIA RPA MAPS.
- THERE IS NO KNOWN SOIL CONTAMINATION ON THIS PROPERTY, TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- THIS SITE IS WITHIN A COMBINED SEWER AREA.

BUILDING CODE ANALYSIS

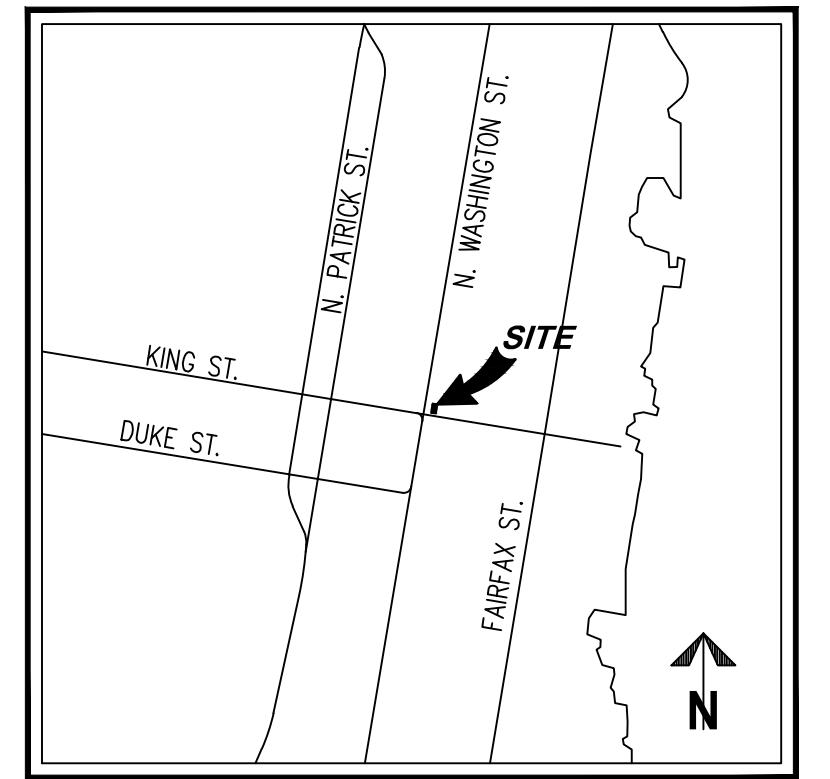
CODE:	VIRGINIA STATEWIDE STANDARD 2018
CONSTRUCTION TYPE:	VA
USE GROUPS:	R-2, S-1, A-2, A-3, U
GROSS FLOOR AREA:	BASEMENT: 8,208 SF LEVEL 1: 8,728 SF LEVEL 2: 7,421 SF LEVEL 3: 6,369 SF LEVEL 4: 6,369 SF ROOF: 540 SF TOTAL: 37,635 SF
BUILDING HEIGHT:	LESS THAN 50 FEET
SPRINKLER SYSTEM:	NFPA 13 (BASEMENT, 1ST FLOOR) NFPA 13R (2ND FLOOR - 4TH FLOOR)

DEVELOPMENT TEAM INFORMATION

1. OWNER	3. CIVIL ENGINEER:	5. LAND USE ATTORNEY:
KING STREET LLC, 621-623 KING STREET, LLC 621-623 KING STREET II LLC	WALTER L. PHILLIPS, INC. 207 PARK AVENUE FALLS CHURCH, VA 22046	WALSH, COLUCCI, LUBELEY & WALSH, P.C. 2200 CLARENDON BOULEVARD, SUITE 1300
COURTESY OF: THE SILVERMAN GROUP 195 MORRISTOWN RD BASKING RIDGE, NJ 07920 JIMMYC@SILVERMANGROUP.NET 973-544-0998 ATTN: JIMMY CONSTANTAKIS	TBROWN@WLPHINC.COM 703-532-6163	ATTN: TRAVIS P. BROWN, P.E. ATTN: M. CATHARINE PUSKAR 703-519-8081 ATTN: JIMMY CONSTANTAKIS
2. DEVELOPER/APPLICANT	4. ARCHITECT:	6. TRANSPORTATION CONSULTANT:
THE SILVERMAN GROUP 195 MORRISTOWN ROAD BASKING RIDGE, NJ 07920 JIMMYC@SILVERMANGROUP.NET 973-544-0998 ATTN: JIMMY CONSTANTAKIS	WINSTANLEY ARCHITECTS 107 N WEST ST ALEXANDRIA, VA 22314 LJH@WINSTANLEYARCHITECTS.COM 703-519-8081 ATTN: JEEJUNG HONG	GOROVE SLADE 225 REINEKERS LANE, SUITE 750 ALEXANDRIA, VA 22314 DAN.VANPELT@GOROVESLADE.COM 202-540-1924 ATTN: DAN VANPELT, P.E.

VICINITY MAP

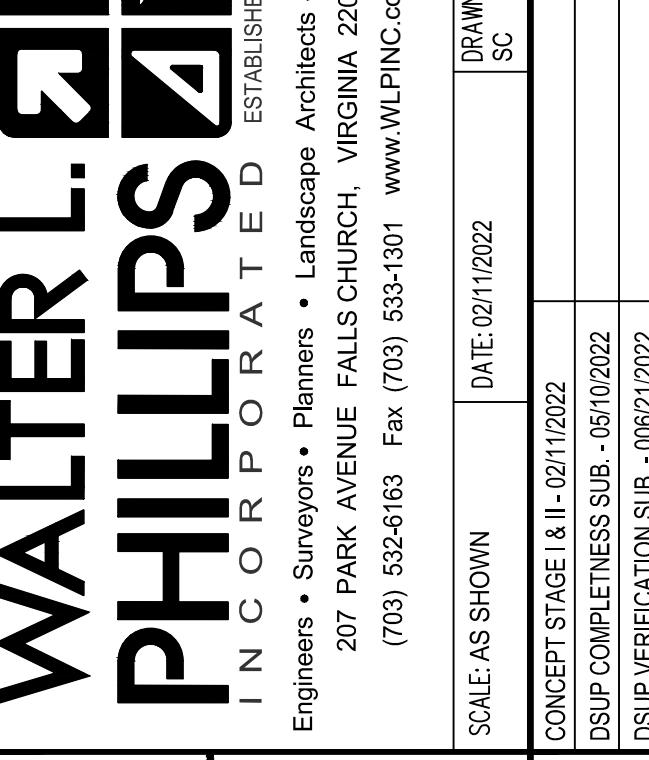
SCALE: 1"=2000'



615 - 621 KING ST, ALEXANDRIA, VA 22314

ZONING TABULATIONS

ZONING :	EXISTING ZONE: KR/CD, PROPOSED ZONE: KR
MASTER PLAN :	KING STREET RETAIL STRATEGY MASTER PLAN, OLD TOWN SMALL AREA PLAN
SITE AREA (SQ. FT) (ACRES):	0.2326 AC OR 10,133 SF
USE:	EXISTING: COMMERCIAL PROPOSED: COMMERCIAL/RESIDENTIAL MULTIFAMILY
PERMITTED/REQUIRED	PROVIDED
ZONE	KR
FAR TOTAL	RESIDENTIAL: 1.25 MAX, 2.5 W/SUP, NONRESIDENTIAL: 1.5 MAX, 2.5 W/SUP
FAR RESIDENTIAL	RESIDENTIAL: 1.25 MAX, 2.5 W/SUP
FAR NON-RESIDENTIAL	NONRESIDENTIAL: 1.5 MAX, 2.5 W/SUP
TOTAL UNITS	24 UNITS
DENSITY	N/A 102.5 UNITS/ACRE
GROSS FLOOR AREA (SF)	N/A 37,635 SF (25,075 RESIDENTIAL, 12,560 NON-RESIDENTIAL)
FLOOR AREA (SF)	25,322 SF (2.5 TOTAL FAR W/ SUP)
LOT AREA (SF)	N/A 25,322 SF (18,908 RESIDENTIAL, 6,414 SF NON-RESIDENTIAL)
SETBACKS (FT)	N/A 10,133 SF
FRONT	N/A 0 FT
SIDE	N/A 0 FT, 0 FT
REAR	N/A 56.2 FT
FRONTAGE	N/A 88.38 FT
LOT WIDTH	N/A 88.38 FT
OPEN SPACE (SF)	150 SF / DWELLING UNIT (3,600 SF FOR 24 DU)
GROUND LEVEL	— 0% 0 SF, 0 AC
ROOFTOP	— 35.5% (3,600 SF, 0.0826 AC) (PRIVATE)
HEIGHT (FT)	50 FT MAX (GROUND FLOOR RETAIL 14' MIN.) 50.0 FT
AVERAGE GRADE	N/A 35.7 FT
PARKING	25 SPACES MIN. - 62 SPACES MAX. 0 SPACES**
LOADING	1 SPACE 0 SPACES**
TRIP GENERATION	— SEE TABULATION THIS SHEET***
CROWN COVERAGE	25% 0%***



PROJECT DESCRIPTION NARRATIVE

THE EXISTING SITE INCLUDES TWO (2) COMMERCIAL BUILDINGS. THE APPLICANT PROPOSES TO RENOVATE THE EXISTING BUILDINGS AND CONSTRUCT AN ADDITION FOR A MULTIFAMILY BUILDING INCLUDING 24 UNITS AND 6,414 SQUARE FEET OF GROUND-FLOOR RETAIL/RESTAURANT USE.

THE PROPERTY IS ZONED KR (KING STREET URBAN RETAIL) AND IS LOCATED IN "OLD AND HISTORIC ALEXANDRIA DISTRICT" PER THE CITY OF ALEXANDRIA HISTORIC PRESERVATION MAP.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

- DEVELOPMENT SPECIAL USE PERMIT FOR A FOUR-STORY DEVELOPMENT WITH GROUND-FLOOR RETAIL AND MULTIFAMILY RESIDENTIAL TO INCREASE FAR UP TO 2.5 IN THE KR ZONE (2.50 FAR PROPOSED).
- A ZONING MAP AMENDMENT REQUEST TO AMEND THE KR ZONE BOUNDARY TO ALIGN WITH THE PROPERTY LINES FOR THE CONSOLIDATED PARCEL AT 621 KING STREET.
- A SPECIAL USE PERMIT PARKING REDUCTION TO DECREASE THE PARKING REQUIREMENT FROM 25 TO 0 SPACES.
- A SPECIAL USE PERMIT TO REDUCE THE LOADING REQUIREMENT FROM 1 SPACE TO 0 SPACES.
- A SPECIAL USE PERMIT TO PERMIT A PERSONAL SERVICE ESTABLISHMENT WITH MORE THAN 30 LINEAR FEET OF FRONTRAGE ON KING STREET.
- A SPECIAL USE PERMIT FOR A TIER 1 TRANSPORTATION MANAGEMENT PLAN.
- A MODIFICATION REQUESTED TO REDUCE THE CROWN COVERAGE REQUIREMENT FROM 25% TO 0%.
- A MODIFICATION REQUESTED FOR ZERO GROUND LEVEL OPEN SPACE AS REQUIRED IN THE KR ZONE.

COMPLETE STREETS TABULATION

COMPLETE STREETS POLICY TABLE	NEW	UPGRADED
CROSSWALKS (NUMBER)	—	—
STANDARD	—	—
HIGH VISIBILITY	—	—
CURB RAMPS	—	—
SIDEWALKS (LF)	—	—
BICYCLE PARKING (NUMBER OF SPACES)	16	—
PUBLIC/VISITOR	4	—
PRIVATE/GARAGE	12	—
BICYCLE PATHS (LF)	—	—
PEDESTRIAN SIGNALS	—	—

TRIP GENERATION ANALYSIS

PROVIDED BY GOROVE SLADE, DATED 05/10/2022

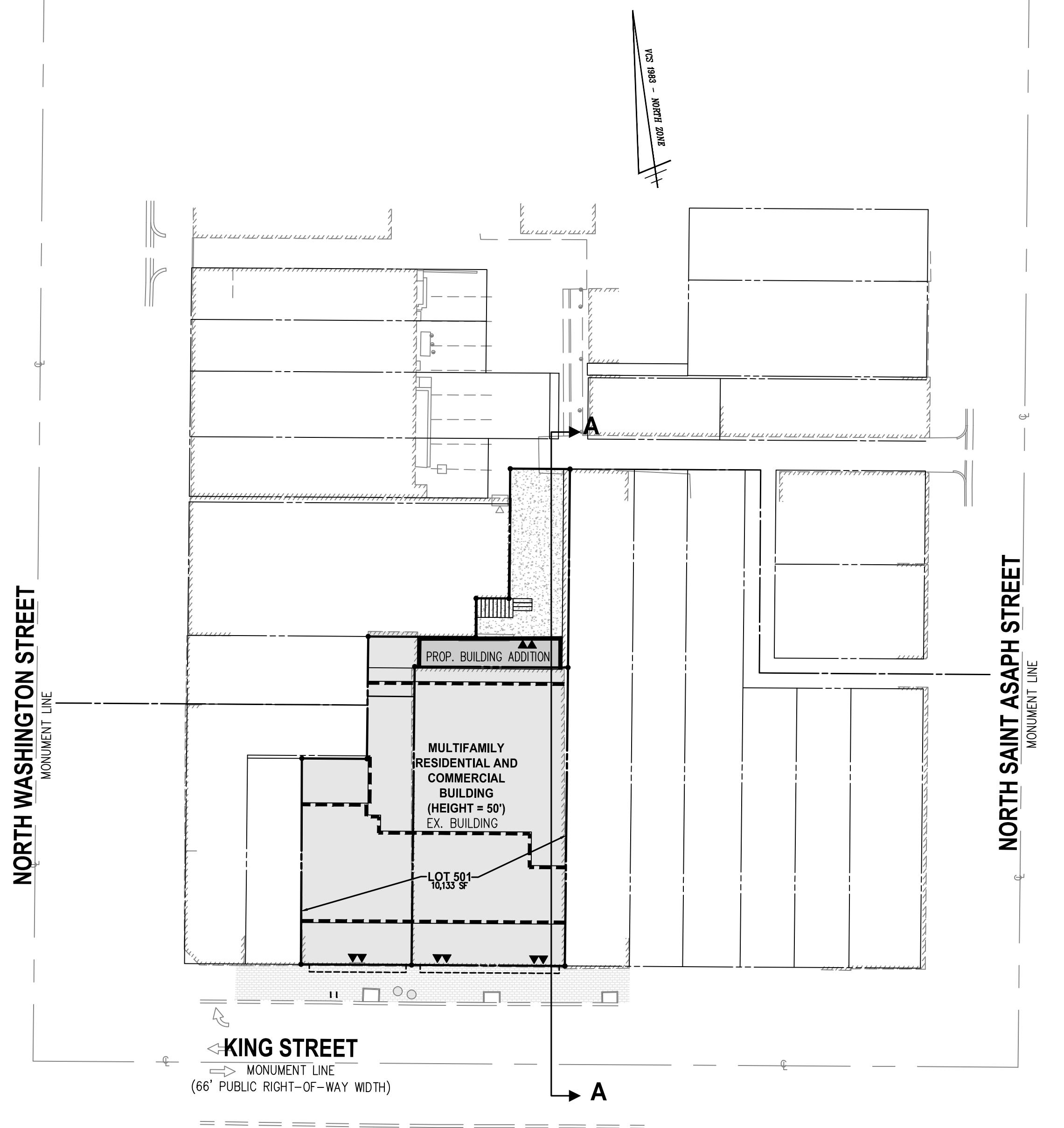
Land Use	ITE Code	Size	Weekday			Daily					
			In	Out	Total						
Existing											
Retail		820	12.9	ksf	7	5	12	24	25	49	488
Bank (General Office Building)		710	12.6	ksf	33	5	38	3	13	16	142
Existing TOTAL			40		10	50	27	38	65		630
Proposed											
Retail		820	12.2	ksf	7	4	11	23	24	47	461
Residential		221	24	du	2	6	8	7	4	11	129
Proposed TOTAL			9		10	19	30	28	58		590
Net New Trips			-31		0	-31	3	-10	-7		-40

*ITE Trip Generation Manual, 10th Edition used.

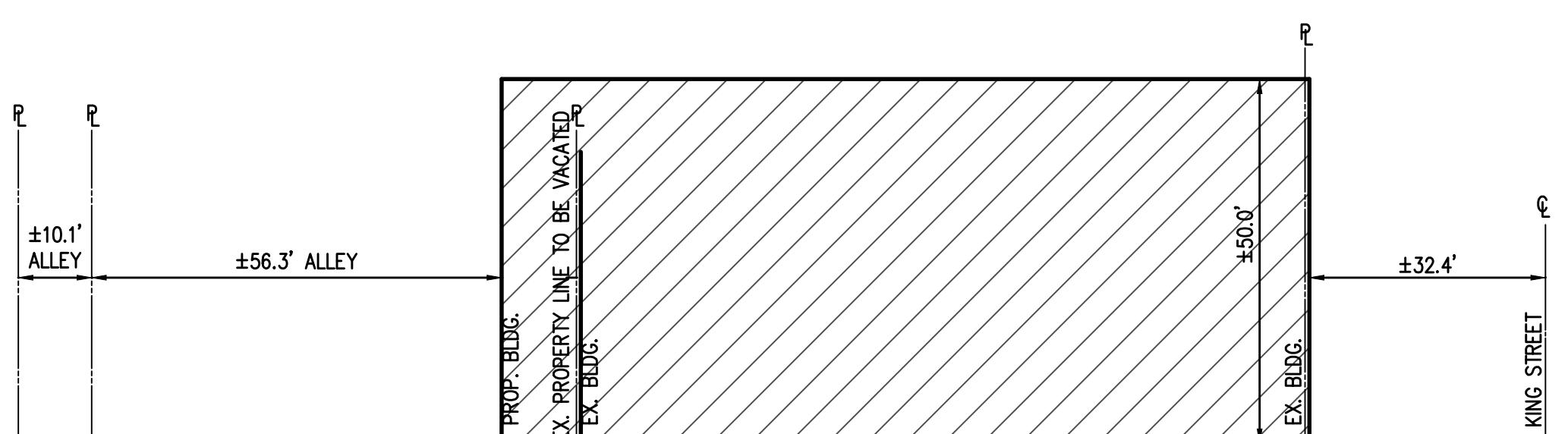
SHEET INDEX

CIVIL	AD-111 DEMOLITION PLANS
P-0201	GENERAL NOTES
P-0301	CONTEXTUAL PLAN
P-0302	EXISTING CONDITIONS PLAN
P-0401	PRELIMINARY LAYOUT PLAN
P-0402	PRELIMINARY OPEN SPACE PLAN
P-0403	PRELIMINARY GEOMETRIC PLAN
P-0501	PRELIMINARY GRADING PLAN & AVERAGE GRADE EXHIBIT
P-0701	PRELIMINARY STORMWATER MANAGEMENT PLAN AND NARRATIVE
P-0702	PRELIMINARY STORMWATER QUANTITY CALCULATIONS
P-0703	PRELIMINARY FORMWORK QUALITY CALCULATIONS (VRMM)
P-0901	PRELIMINARY SANITARY WASTER OUTFALL ANALYSIS
P-1101	PRELIMINARY VEHICULAR MOVEMENTS

KEY MAP



SCALE: 1"=30'



SECTION A-A

NOT TO SCALE

ARCHAEOLOGY NOTES

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- 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.

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE.
- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4400 EXT. 267/255.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND
 - SATURDAYS FROM 9AM TO 6PM
 - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.

PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:

- MONDAY THROUGH FRIDAY FROM 9AM TO 6PM AND
- SATURDAYS FROM 10AM TO 4PM

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (ARTICLE XIII COMPLIANCE) NARRATIVE

THE ENTIRE SITE DRAINS INTO A COMBINED STORM SEWER SYSTEM WHICH IS LOCATED IN KING STREET AND THE REAR PRIVATE ALLEY. THERE WILL NO INCREASE IN IMPERVIOUS AREA FROM THE PRE-DEVELOPMENT CONDITION TO POST-DEVELOPMENT CONDITION. ADDITIONALLY, A GREEN ROOF WILL BE PROVIDED TO REDUCE RUNOFF FROM THE SITE. APPROPRIATE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN ORDER FOR THE SITE TO COMPLY WITH STORMWATER QUALITY AND QUANTITY REQUIREMENTS SET FORTH IN ARTICLE XIII OF THE MUNICIPAL ZONING ORDINANCE. SEE SHEET P-0701 FOR PRELIMINARY STORMWATER MANAGEMENT AND BMP LOCATIONS.

SITE RUNOFF IN THE POST DEVELOPMENT CONDITION WILL BE LESS THAN RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

THE REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION SET FORTH IN ARTICLE XIII OF THE MUNICIPAL ZONING ORDINANCE SHALL BE MET WITHIN THEIR RESPECTIVE LIMITS OF ANALYSIS. SEE SHEET P-0704 FOR PRELIMINARY OUTFALL ANALYSIS.

THE WATER QUALITY REQUIREMENTS SET FORTH IN ARTICLE XIII OF THE MUNICIPAL ZONING ORDINANCE SHALL BE MET THROUGH THE USE OF ONSITE BMP FACILITIES SUCH AS GREEN ROOF AND MANUFACTURED TREATMENT DEVICES. ANY PORTION OF THE WATER QUALITY VOLUME (WQV) NOT TREATED ONSITE SHALL BE MITIGATED VIA PAYMENT INTO THE WATER QUALITY IMPROVEMENT FUND.

ALL PROPOSED ONSITE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED.

THE SITE IS WITHIN THE PENDLETON CSO WATERSHED.

SEE SHEETS P-0701 - P-0704 FOR ADDITIONAL STORMWATER MANAGEMENT INFORMATION.

STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMPS ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN, IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPS ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPS AND SUPPORTING EQUIPMENT.

CONTAMINATION NOTE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO KNOWN SOIL CONTAMINATION ON THIS SITE. ALL REQUIRED ENVIRONMENTAL TESTING WILL BE PERFORMED AS PART OF THE FINAL SITE PLAN PROCESS AND THE APPLICANT WILL COMPLY WITH ALL CITY, STATE, AND FEDERAL GUIDELINES THAT ARE APPLICABLE FOR THE DEVELOPMENT.

RESOURCE PROTECTION AREA NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.

FLOOD PLAIN NOTE

THE SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN PER THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

CEMETERY AND/OR BURIAL GROUNDS

THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

UTILITY CONTACTS

ELECTRIC:
VIRGINIA DOMINION POWER
C/O BRANDON SMITH
907 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(571) 329-0223

TELEPHONE:
VERIZON
C/O VAL FISHER
2980 FAIRVIEW PARK N, 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5068

NATURAL GAS:
WASHINGTON GAS
C/O RAY BAKER
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-5953

CATV/HIS INTERNET:
COMCAST
C/O BRIAN SHADE
3900 WHEELER AVENUE
ALEXANDRIA, VA 22304
(703) 567-4449

WATER:
VIRGINIA AMERICAN WATER COMPANY
C/O MATTHEW GANCI
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3862

GREEN BUILDING NARRATIVE

THE APPLICANT WILL MEET THE REQUIREMENTS OF THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY, AS APPLICABLE. A GREEN BUILDING NARRATIVE WILL BE SUBMITTED UNDER A SEPARATE COVER.

COMBINED SEWER NARRATIVE

STORMWATER RUNOFF FROM THE SITE CURRENTLY FLOWS TOWARD KING STREET AND THE 10' ALLEY TO THE NORTH OF THE SITE WHERE IT ENTERS A COMBINED SEWER SYSTEM IN KING STREET AND THE 10' ALLEY.

SANITARY SEWER DISCHARGE FROM THE SITE ENTERS AN EXISTING COMBINED SEWER MAIN. THIS DEVELOPMENT IS SUBJECT TO THE COMBINED SEWER SYSTEM MANAGEMENT POLICY PER MEMO TO INDUSTRY 07-14.

THE PROJECT PROPOSES 1,000 SF OF GREEN ROOF TO RETAIN STORMWATER ONSITE. THE REMAINDER OF THE SITES COMPLIANCE WILL BE PROVIDED THROUGH PAYMENT OF FEE IN LIEU OF OFFSITE SEPARATION.

FEDERAL FUNDING NOTE

THIS PROJECT IS NOT A FEDERAL UNDERTAKING. ANY REQUIRED FEDERAL PERMITS WILL BE OBTAINED BY THE APPLICANT PRIOR TO CONSTRUCTION.

GEOTECHNICAL REPORT NOTE

A SITE SPECIFIC GEOTECHNICAL REPORT WILL BE PREPARED FOR THIS PROPERTY, AT THE TIME OF FINAL SITE PLAN, AND WILL BE PROVIDED UNDER SEPARATE COVER.

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY USED AS OFFICE/RETAIL AND IS ADJACENT TO A COMBINED SANITARY SEWER SYSTEM. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN KING STREET.

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

MULTIFAMILY RESIDENTIAL: 300 GPD/UNIT x 24 UNITS = 7,200 GPD

7,200 GPD x 4 (PEAK FACTOR) = 28,800 GPD

OFFICE/RETAIL: 200 GPD/1,000 SF x 12,222 SF* = 2,445 GPD

2,445 GPD x 4 (PEAK FACTOR) = 9,780 GPD

TOTAL: = 38,580 GPD

THE EXISTING SANITARY FLOW FROM THE SITE:

OFFICE/RETAIL: 200 GPD/1,000 SF x 12,956 SF = 2,591 GPD

2,591 GPD x 4 (PEAK FACTOR) = 10,364 GPD

NET: = + 28,216 GPD

BECAUSE THE PROPOSED DEVELOPMENT WILL RESULT IN A NET INCREASE IN EXPECTED SANITARY SEWER FLOW OF MORE THAN 10,000 GPD, SANITARY SEWER OUTFALL ANALYSIS WILL BE PROVIDED IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14. SEE P-0901 FOR SANITARY OUTFALL ANALYSIS.

MARINE CLAY SOILS MAP



* THERE ARE NO KNOWN AREA OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY'S MARINE CLAY MAP

MASTER LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
GV	GAS VALVE	GV
RD	ROOF DRAIN	RD
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
TRLP	LIGHT POLE WITH SIGNALS	TRLP
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	CURB & GUTTER CG-2	CG-2
	TRANSITION FROM CG-6 TO CG-6R	CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	● C.O.
	COMBINED SEWER	
	FLOW DIRECTION	
W	WATER MAIN	W
●	FIRE HYDRANT	●
	PLUG	□
	OVERHEAD WIRES	
T	UTILITY POLE	T
G	COMMUNICATION	G
E	GAS MAIN	E
	UNDERGROUND ELECTRIC	
	TRANSFORMER	
	HANDICAP RAMP	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	TEST PIT	
	LIGHT	◆
	DOOR	▽
	TREES	○
40	LIMITS OF CLEARING AND GRADING	40
44	CONTOURS	44
+44	SPOT ELEVATION	+44
50	DRainage FLOW DIRECTION	50

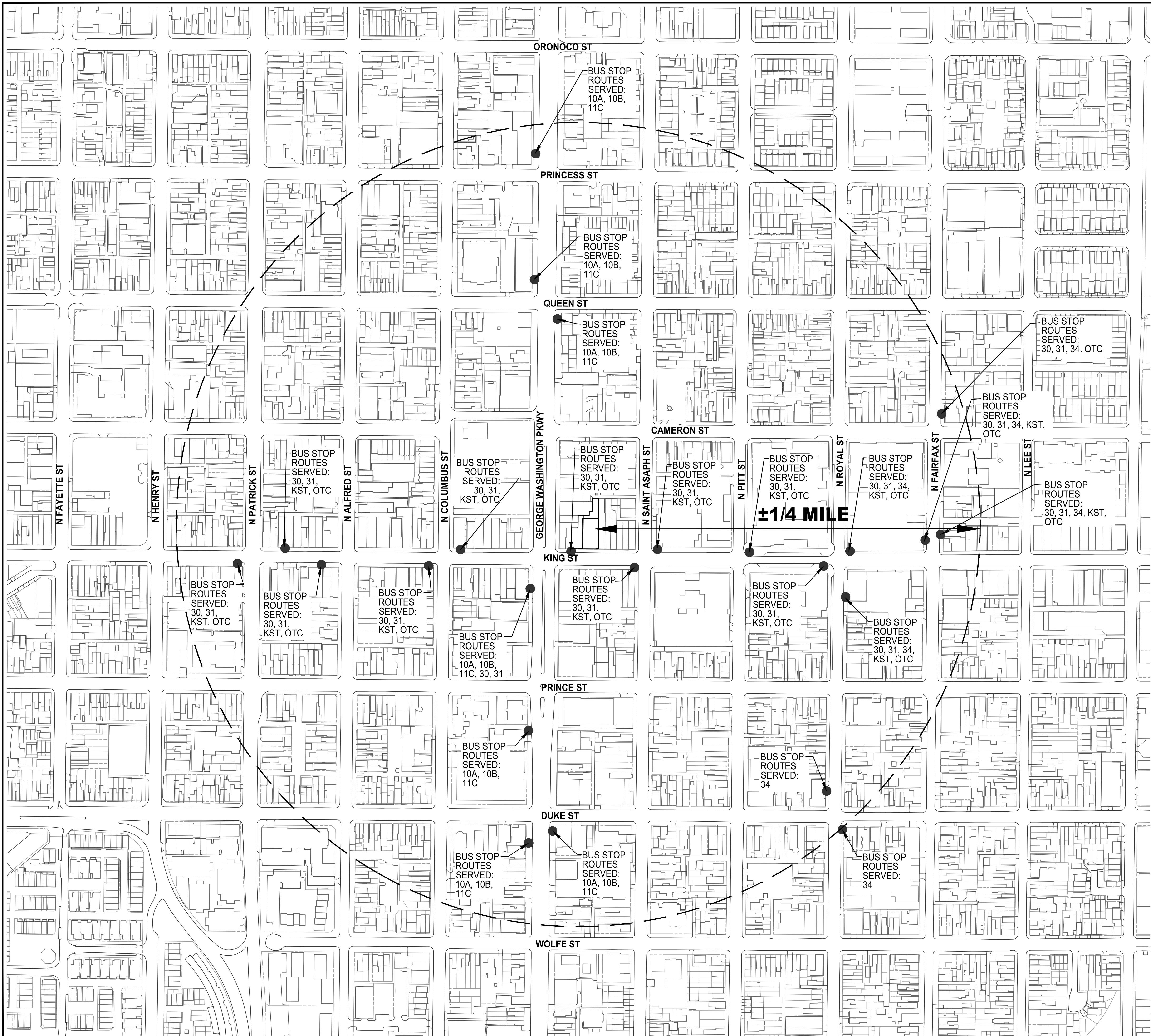
WALTER L. PHILLIPS INCORPORATED

ESTABLISHED 1945	Planners • Landscape Architects • Arborists
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046	(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com
CONCEPT STAGE & II - 02/11/2022	DSUP COMPLETNESS SUB - 05/02/2022
DSUP VERIFICATION SUB - 06/21/2022	DSUP VERIFICATION SUB - 06/21/2022

THE MANSLY 615-621 KING STREET ALEXANDRIA, VIRGINIA 22314 DEVELOPMENT SPECIAL USE PERMIT

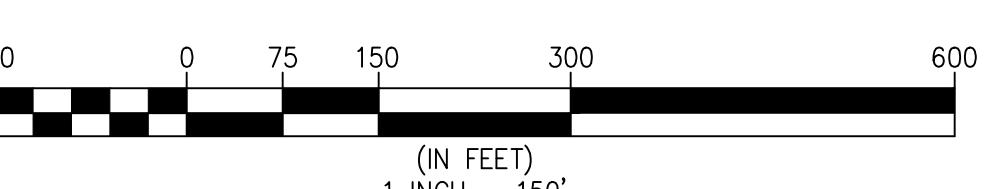
CITY OF ALEXANDRIA, VIRGINIA
GENERAL NOTES

APPROVED SPECIAL USE PERMIT NO. 2022-1001	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.



NOTES

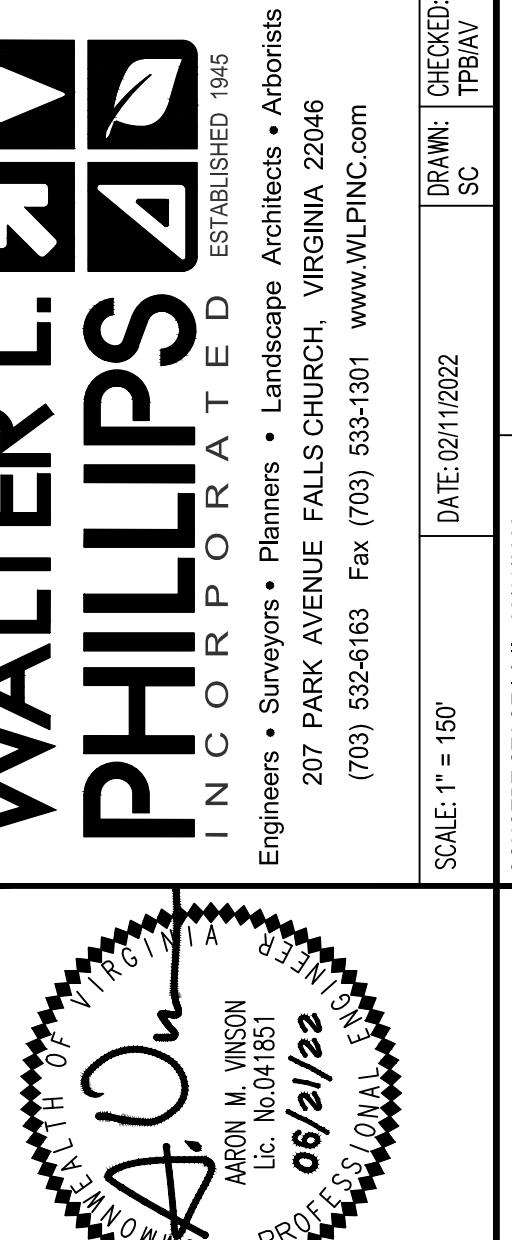
1. EXISTING SITE FEATURES REPRESENTS ALEXANDRIA GIS INFORMATION AND RECORD DATA.
2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.



THE MANSLEY 615-621 KING STREET ALEXANDRIA, VIRGINIA 22314 DEVELOPMENT SPECIAL USE PERMIT CITY OF ALEXANDRIA, VIRGINIA

APPROVED SPECIAL USE PERMIT NO. 2022-10011 DEPARTMENT OF PLANNING & ZONING	
DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. _____	
DIRECTOR DATE	
CHAIRMAN, PLANNING COMMISSION DATE	
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" = 150'	DATE: 02/11/2022
DSUP COMPLETENESS SUB - 05/02/2022	DSUP VERIFICATION SUB - 06/21/2022



LEGEND

AC AIR CONDITIONER
 AD AREA DRAIN
 APPROX. LOC. APPROXIMATE LOCATION
 AW AREAWAY
 BSW BRICK SIDEWALK
 CH CHIMNEY
 CONC CONCRETE
 CSW CONCRETE SIDEWALK
 DB DEED BOOK
 EP EDGE OF PAVEMENT
 ESMT EASEMENT
 FC HEADER CURB
 FDC FIRE DEPARTMENT CONNECTION
 FF FIRST/FINISH FLOOR ELEVATION
 GM GAS METER
 GV GAS VALVE
 N/F NOW OR FORMERLY
 NS NAIL SET (PROPERTY CORNER)
 NSW NON SPECIFIC WIDTH
 PG PAGE
 PG PAGE
 (R) RECORD
 RE RECESSED ENTRANCE
 (S) SURVEYED
 SD. (23) STORM SEWER STRUCTURE
 SMH. (23) SANITARY SEWER STRUCTURE
 SQ. FT. SQUARE FEET
 TP TREE PIT
 UHH UTILITY HANHOLE
 WM WATER METER
 WV WATER VALVE
 WW WINDOW WELL
 HYDRANT FIRE HYDRANT
 DOORWAY/ENTRANCE DOORWAY/ENTRANCE
 ⓧ UTILITY POLE
 ⓧ LIGHT POLE
 X FENCE
 GUY WIRE GUY WIRE
 ⓧ OVERHEAD WIRES
 E UNDERGROUND ELECTRIC LINE
 G UNDERGROUND GAS LINE
 S UNDERGROUND SANITARY LINE
 SW UNDERGROUND STORM SEWER LINE
 W UNDERGROUND WATER LINE
 TREE TREE
 CURB AND GUTTER CURB AND GUTTER
 BOLLARD BOLLARD
 SPOT ELEVATION SPOT ELEVATION
 SIGN SIGN
 ELECTRIC MANHOLE ELECTRIC MANHOLE
 WATER MANHOLE WATER MANHOLE

COMBINED SANITARY AND STORM SEWER AS-BUILTS

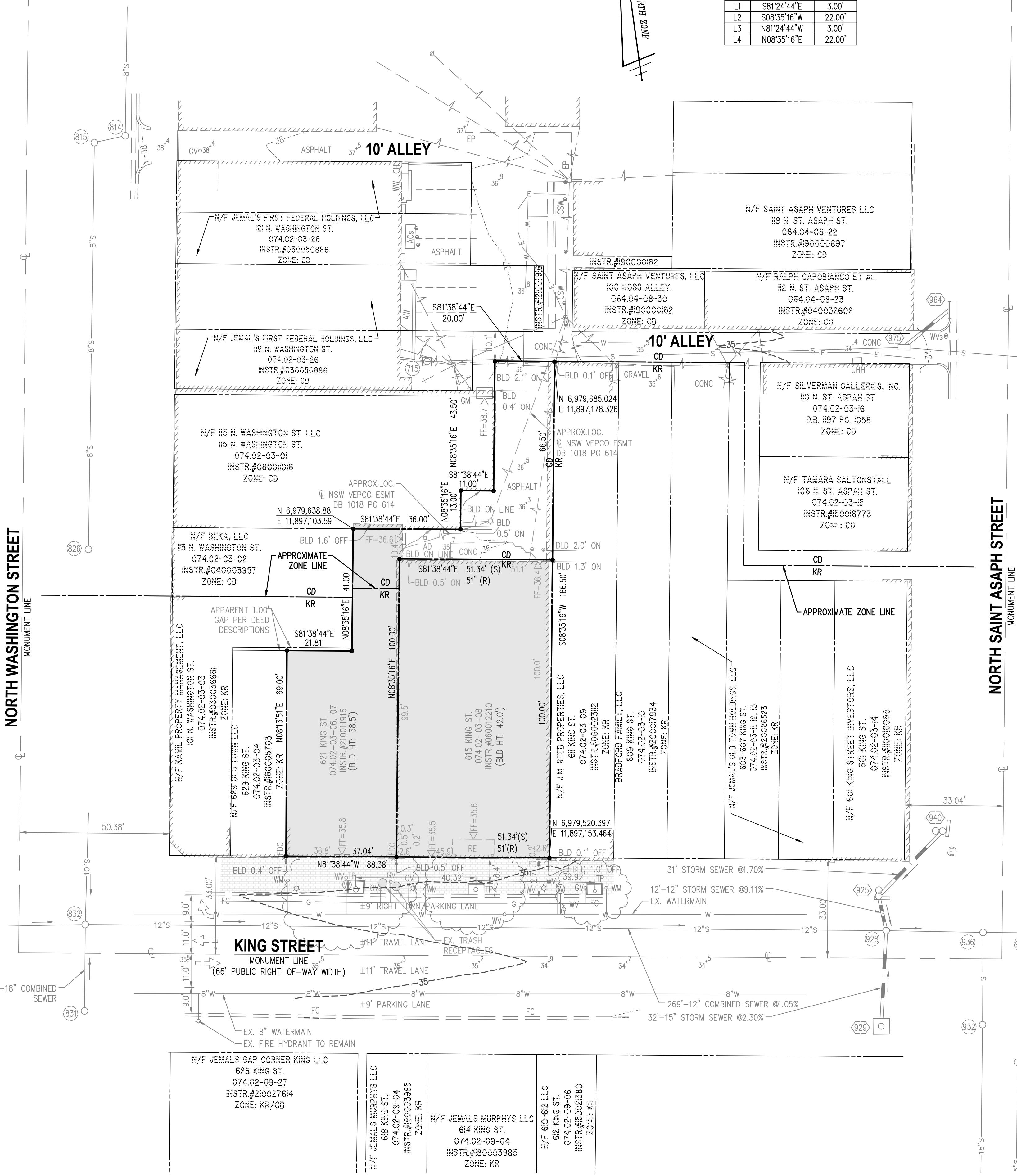
SMH 715	
MANHOLE TOP =	37.77
INACCESSIBLE - ABANDONED	
SMH 832	
MANHOLE TOP =	36.19
10" INV IN (NORTH) =	29.09
18" INV IN (SMH 831) =	25.44
36" INV IN (WEST) =	24.79
12" INV OUT (SMH 928) =	25.04
SD 940	
CURB INLET TOP =	33.25
INV OUT (SD 925) =	29.15
SD 925	
CURB INLET TOP =	33.40
INV IN (SD 940) =	28.63
INV OUT (SMH 928) =	28.35
SD 929	
CURB INLET TOP =	33.56
15" INV OUT (SMH 932) =	28.47
15" INV OUT (SMH 928) =	27.46
SMH 928	
MANHOLE TOP =	33.72
12" RCP IN (SD 925) =	27.27
15" RCP IN (SD 929) =	26.72
12" INV IN (SMH 832) =	22.22
12" INV OUT (SMH 936) =	22.17
SMH 932	
MANHOLE TOP =	33.48
15" INV IN (SD 929) =	27.60
15" INV IN (S. EAST) =	26.63
15" INV OUT (EAST) =	19.96
18" INV IN (SOUTH) =	25.03
18" INV OUT (SMH 936) =	24.87
SMH 936	
MANHOLE TOP =	33.45
18" INV IN (SMH 932) =	24.35
12" INV IN (SMH 928) =	21.83
12" INV OUT (SMH 935) =	21.65

PIPE SIZES ARE PER RECORD INFORMATION

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

NORTH WASHINGTON STREET

MONUMENT LINE



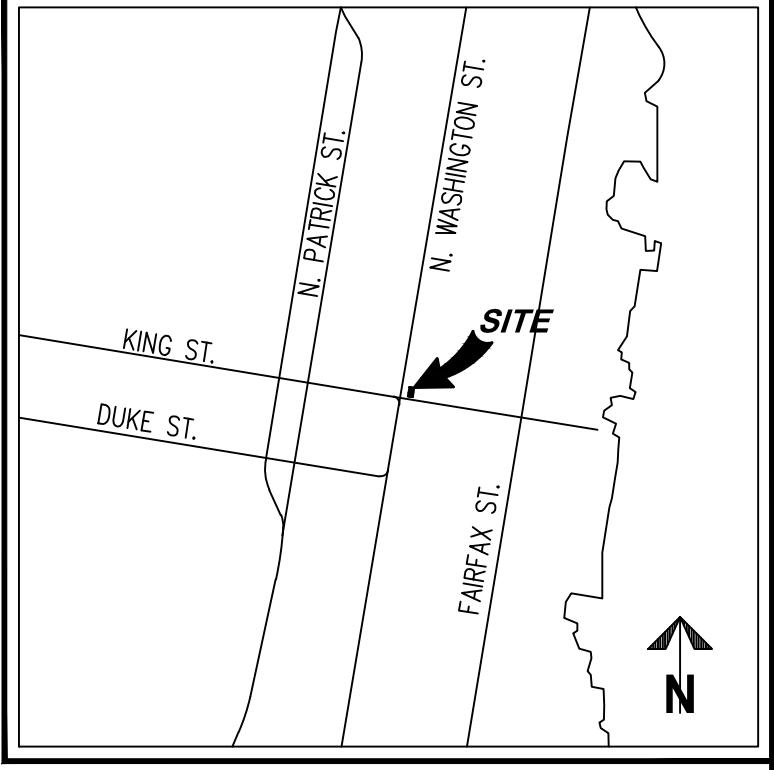
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LINE TABLE

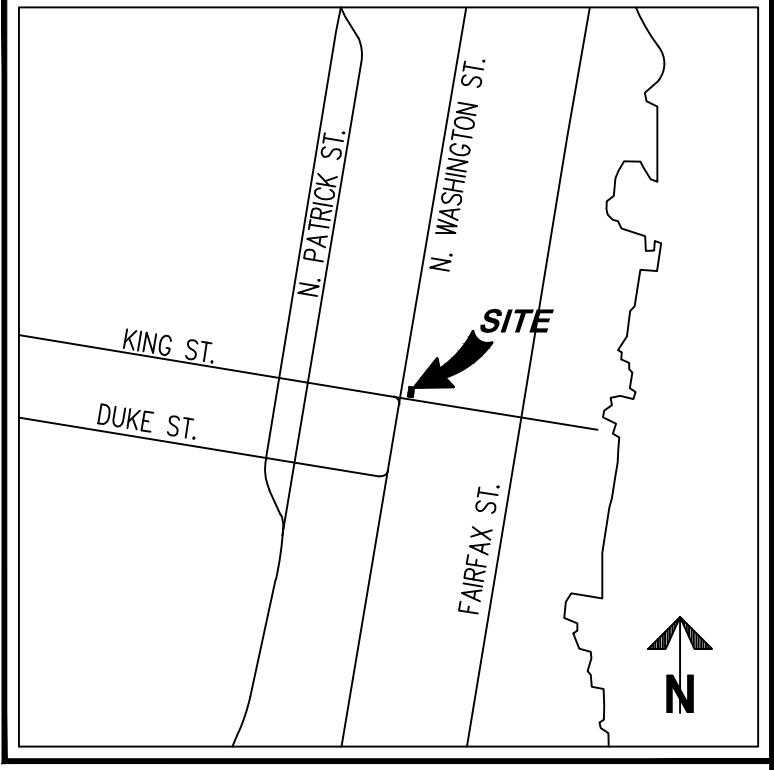
NO.	BEARING	LENGTH
L1	S81°24'44"E	3.00'
L2	S08°35'16"W	22.00'
L3	N81°24'44"W	3.00'
L4	N08°35'16"E	22.00'

VICINITY MAP

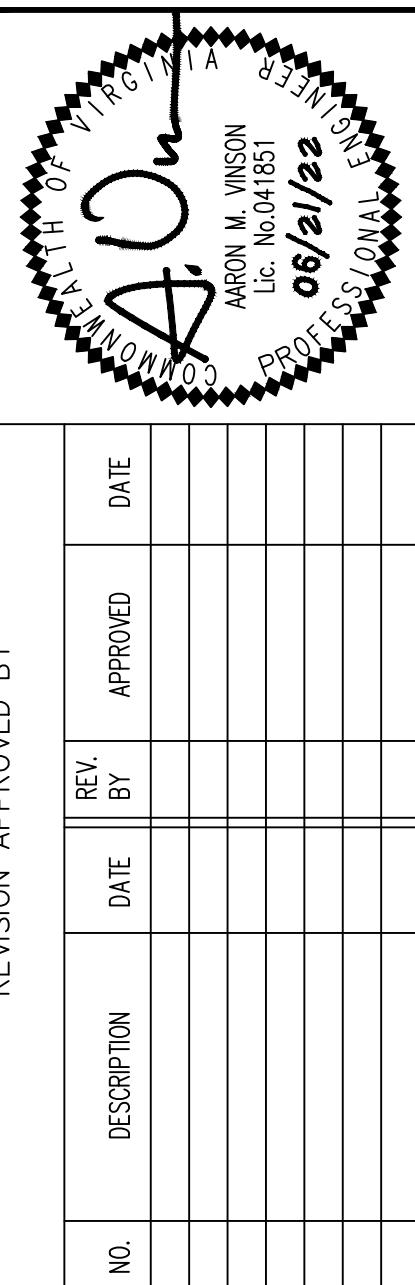
SCALE: 1"=2000'


NOTES:

- THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS TAX ASSESSMENT NUMBERS 074.02-03-06, 07, AND 08, ZONED CD AND KR PER THE CITY OF ALEXANDRIA 2020 ZONING MAP.
- THE PROPERTIES ARE NOW AS FOLLOWS:
 - 074.02-03-06 AND 074.02-03-07: NOW IN THE NAME OF 621-623 KING STREET, LLC AND 621-623 KING STREET II, LLC AS RECORDED IN INSTRUMENT NUMBER 210011916
 - 074.02-03-08: NOW IN THE NAME OF KING STREET, LLC AS RECORDED IN INSTRUMENT NUMBER 060012211
 ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. 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.
4. TOTAL AREA OF THE PROPERTIES IS 10,133 SQUARE FEET OR 0.2326 ACRES.
5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 10/14/2021.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190041E, EFFECTIVE DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 560783-F-VA-CP-RGR COMMITMENT DATE MARCH 23, 2021 (AS TO PARCELS 06 AND 07).
8. 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, [NAD 83 (2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY AND THE BENCHMARK(S) SHOWN TO THE TOPCON GNSS RTK REFERENCE NETWORK. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995726. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
9. 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 OCTOBER 14, 2021; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
10. THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE.



WALTER L. PHILLIPS INCORPORATED
 ESTABLISHED 1945
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 207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
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 CONCEPT STAGE & II - 02/11/2022
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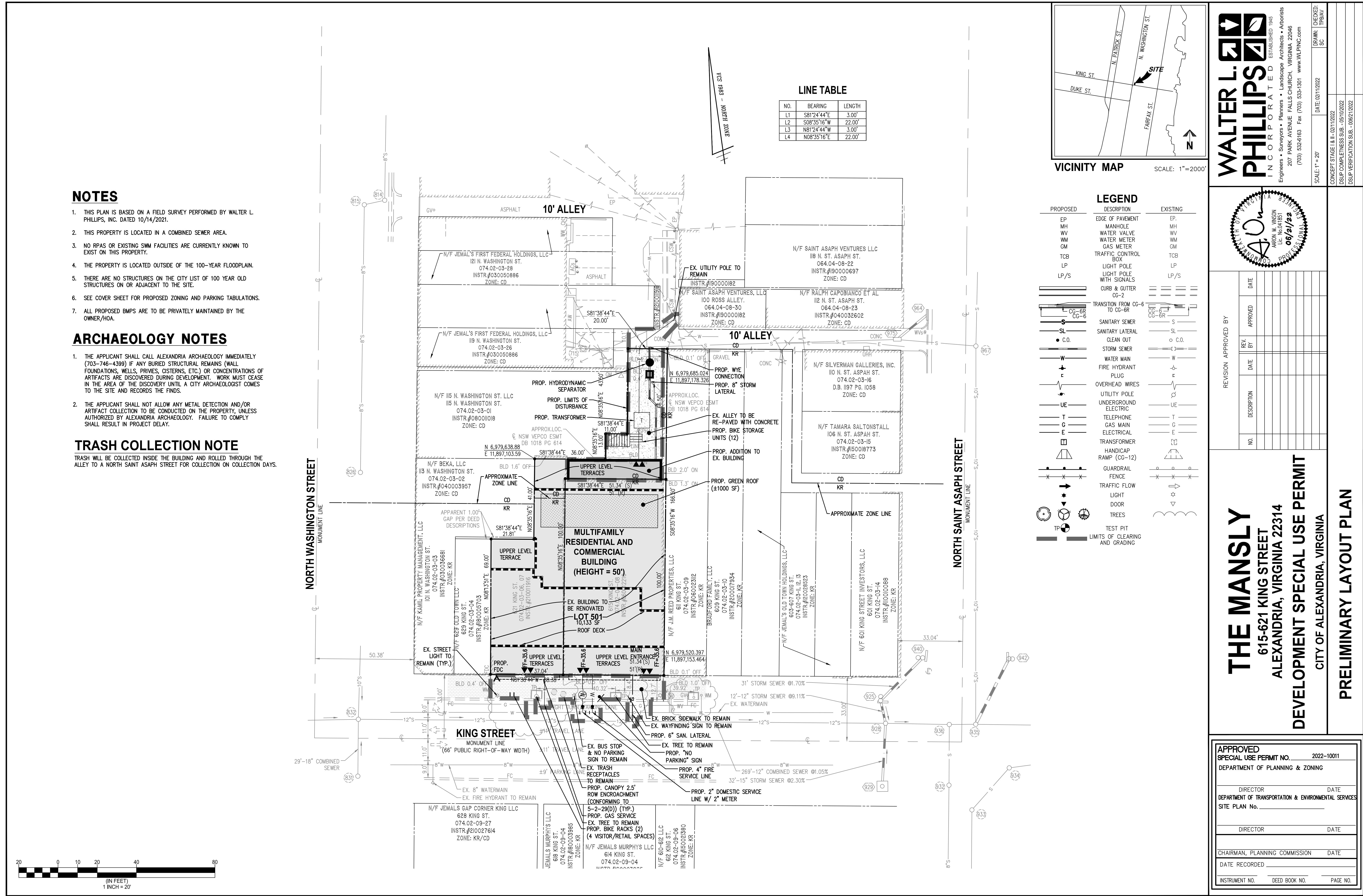


THE MANSLY
615-621 KING STREET
ALEXANDRIA, VIRGINIA 22314
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

APPROVED	SPECIAL USE PERMIT NO.	2022-10011
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.

SHEET: P-0302



NOTES

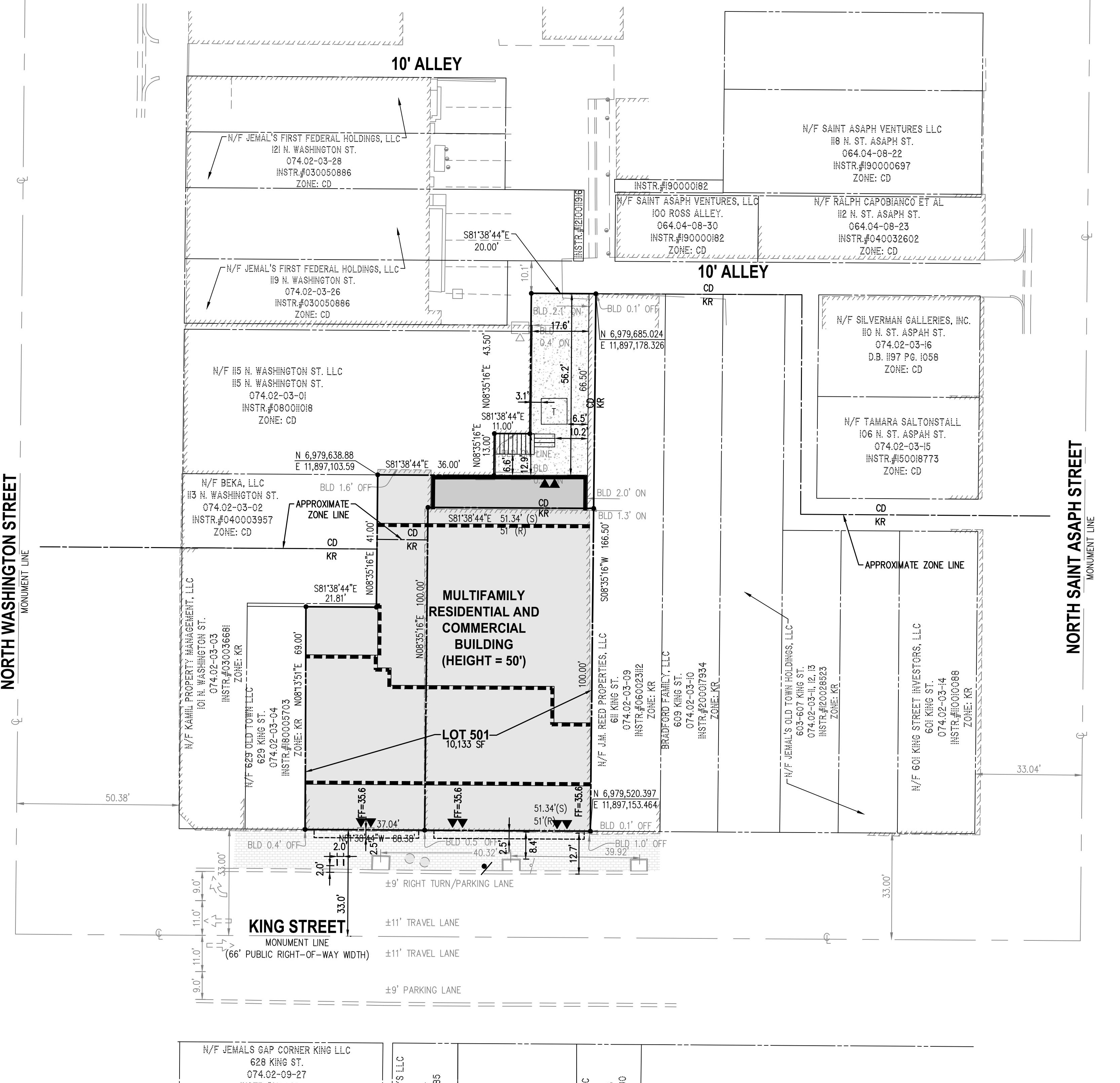
1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC. DATED 10/14/2021.
2. THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
3. NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
4. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
7. ALL PROPOSED BMPS ARE TO BE PRIVATELY MAINTAINED BY THE OWNER/HOA.

ARCHAEOLOGY NOTES

1. 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.
2. 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.

TRASH COLLECTION NOTE

TRASH WILL BE COLLECTED INSIDE THE BUILDING AND ROLLED THROUGH THE ALLEY TO A NORTH SAINT ASAPH STREET FOR COLLECTION ON COLLECTION DAYS.

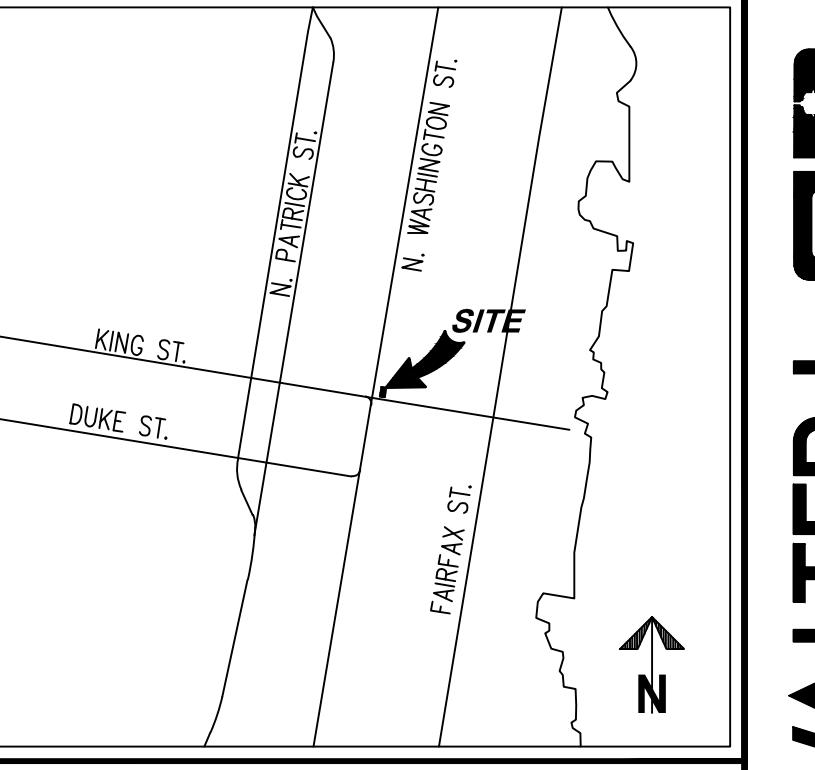


ONE TABLE

BEARING	LENGTH
S81°24'44" E	3.00'
S08°35'16" W	22.00'
N81°24'44" W	3.00'
N08°35'16" E	22.00'

INITIALITY MAP

SCALE: 1" =



LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	
	CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

THE MANSLY 615-621 KING STREET ALEXANDRIA, VIRGINIA 22314 DEVELOPMENT SPECIAL USE PERMIT CITY OF ALEXANDRIA, VIRGINIA

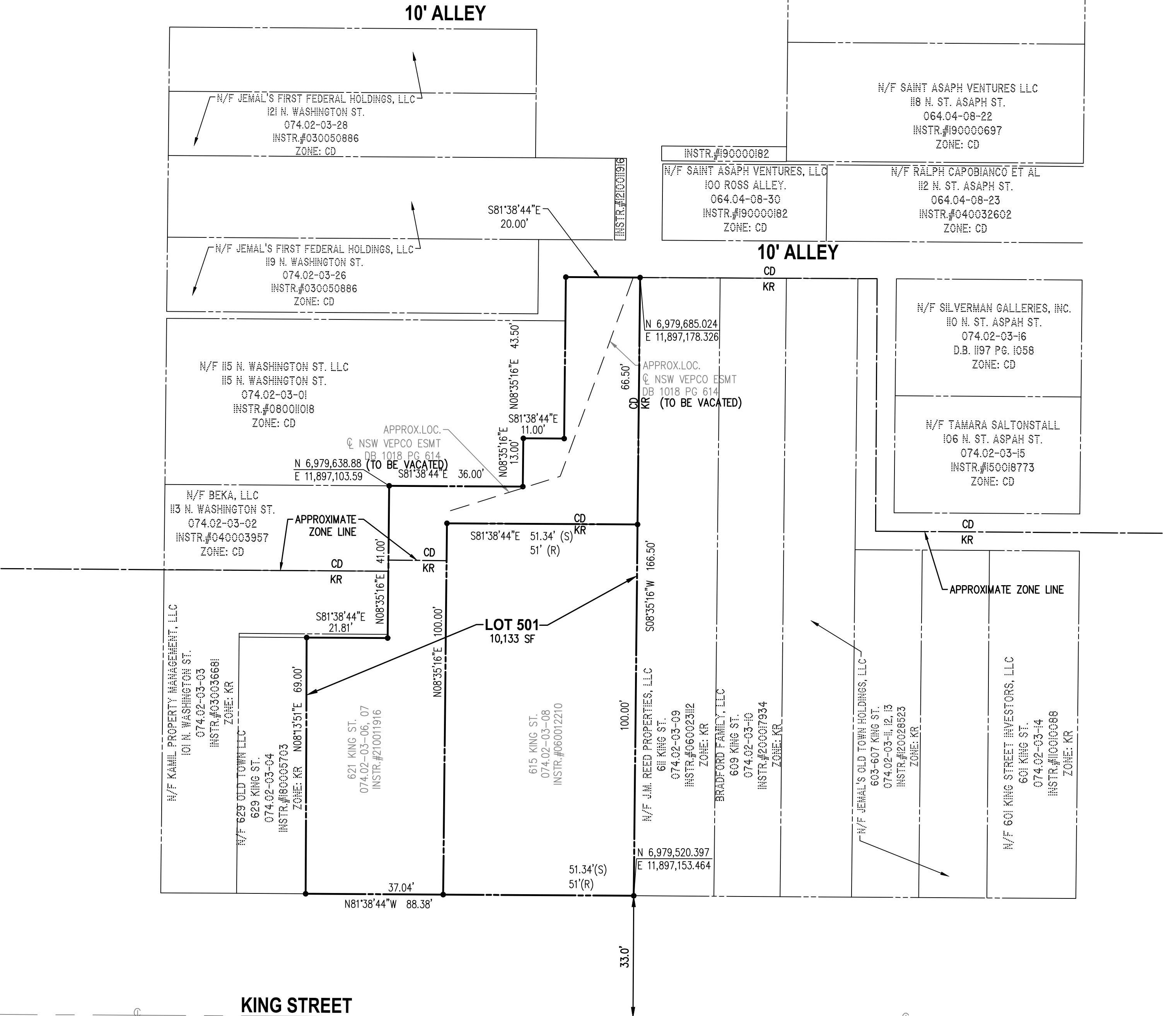
PRELIMINARY GEOMETRIC PLAN

NOTES:

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- THE PROPERTIES ARE NOW AS FOLLOWS:
 - 074.02-03-06 AND 074.02-03-07: NOW IN THE NAME OF 621-623 KING STREET, LLC AND 621-623 KING STREET II, LLC AS RECORDED IN INSTRUMENT NUMBER 21001916
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 ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
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- THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE.
- PROPERTY OWNERSHIP WILL BE CONSOLIDATED AT THE TIME OF FINAL SITE PLAN, PRIOR TO RECORDATION OF DEED OF CONSOLIDATION.

NORTH WASHINGTON STREET

MONUMENT LINE



LINE TABLE

NO.	BEARING	LENGTH
L1	S81°24'44"E	3.00'
L2	S08°35'16"W	22.00'
L3	N81°24'44"W	3.00'
L4	N08°35'16"E	22.00'

3NOZ HAZON - 8961 SDA

VICINITY MAP

SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	CG-2
	TRANSITION FROM CG-6 TO CG-6R	CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
• C.O.	CLEAN OUT	• C.O.
W	STORM SEWER	W
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

THE MANSLEY
615-621 KING STREET
ALEXANDRIA, VIRGINIA 22314
DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY CONSOLIDATION PLAT

APPROVED SPECIAL USE PERMIT NO. 2022-10011 DEPARTMENT OF PLANNING & ZONING
DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. _____
DIRECTOR DEPARTMENT OF PLANNING & ZONING DATE _____
CHAIRMAN, PLANNING COMMISSION DATE _____
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO. _____

AREA TABULATIONS

EXISTING LOT	ADDRESS	Area (SF)	Area (AC)
074.02-03-06/7	621 King Street	4999	0.1148
074.02-03-08	615 King Street	5134	0.1179
TOTAL		10133	0.2326
PROPOSED LOT	ADDRESS	Area (SF)	Area (AC)
LOT 501	615-623 King Street	10133	0.2326
TOTAL		10133	0.2326

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 CONCEPT STAGE I & II - 02/11/2022 DSUP COMPLETENESS SUB - 05/02/2022 DSUP VERIFICATION SUB - 06/21/2022 DATE: 02/11/2022 DRAWN: SC CHECKED: TPAV
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NOTES

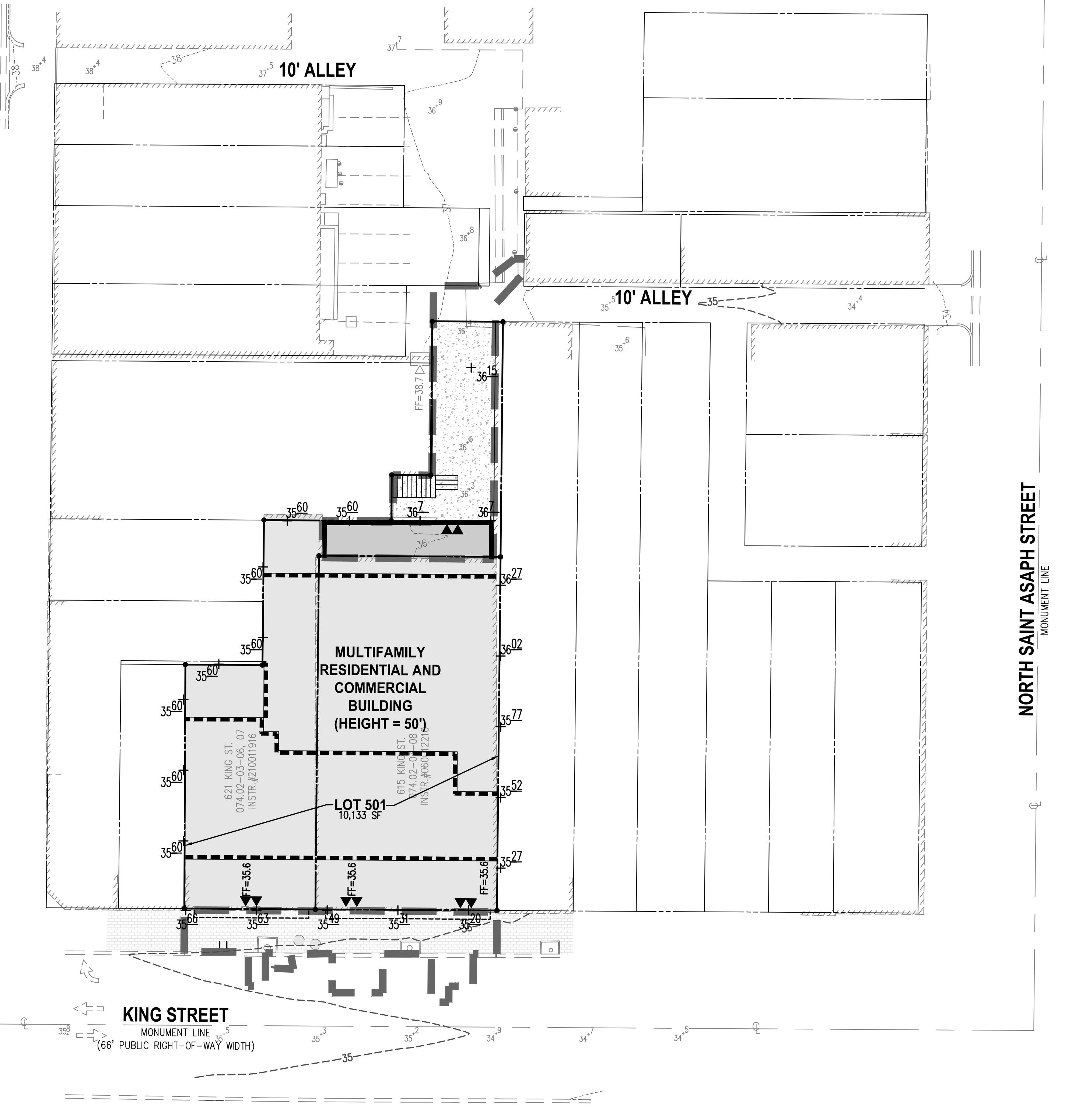
1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC. DATED 10/14/2021.
2. THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
3. NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
4. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
7. ALL PROPOSED BMPS ARE TO BE PRIVATELY MAINTAINED BY THE OWNER/HOA.

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUND 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 703-838-4399.
2. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-838-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIMES, 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.
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NORTH WASHINGTON STREET

MONUMENT LINE



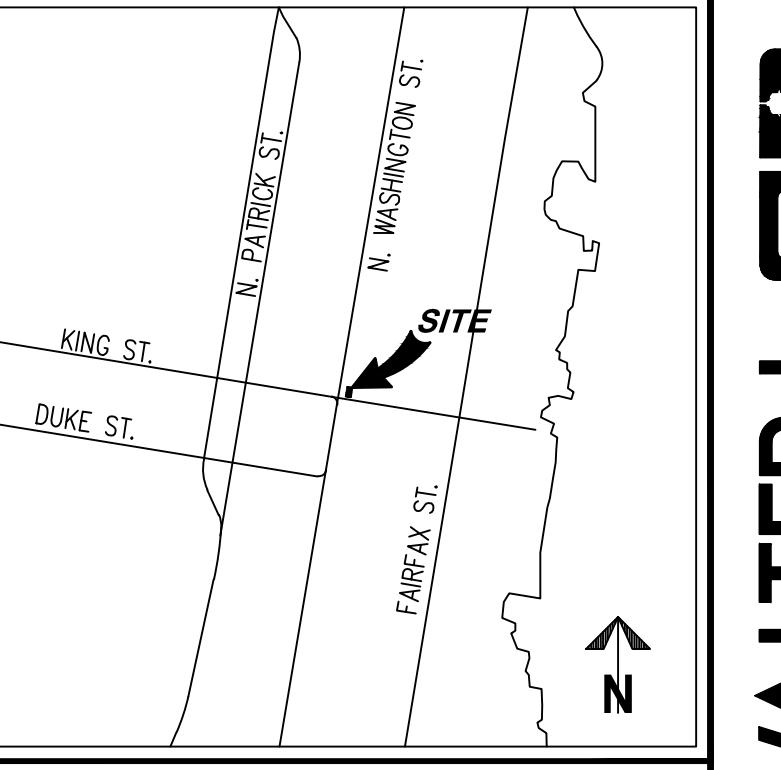
20 0 10 20 40 80
(IN FEET)
1 INCH = 20

LINE TABLE

NO.	BEARING	LENGTH
L1	S81°24'44"E	3.00'
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L4	N08°35'16"E	22.00'

VICINITY MAP

SCALE: 1"=2000'



LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	CG-2
	TRANSITION FROM CG-6 TO CG-6R	CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
W	STORM SEWER	W
●	WATER MAIN	W
●	FIRE HYDRANT	●
●	PLUG	●
●	OVERHEAD WIRES	●
●	UTILITY POLE	●
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
■	TRANSFORMER	■
▲	HANDICAP RAMP (CG-12)	▲
○	GUARDRAIL	○
○	FENCE	○
●	TRAFFIC FLOW	●
●	LIGHT	●
●	DOOR	●
●	TREES	●
TP	TEST PIT	TP
	LIMITS OF CLEARING AND GRADING	

AVERAGE FINISHED GRADE

#	GRADE
1	35.66
2	35.60
3	35.60
4	35.60
5	35.60
6	35.60
7	35.60
8	35.60
9	35.60
10	36.70
11	36.70
12	36.27
13	36.02
14	35.77
15	35.52
16	35.27
17	35.20
18	35.31
19	35.49
20	35.63

AVERAGE 35.7

THE MANSLEY 615-621 KING STREET ALEXANDRIA, VIRGINIA 22314 DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GRADING PLAN & AVERAGE GRADE EXHIBIT

APPROVED SPECIAL USE PERMIT NO. 2022-10011 DEPARTMENT OF PLANNING & ZONING	DATE
DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No.	DATE
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

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ESTABLISHED 1945
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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

CONCEPT STAGE & II-02/11/2022
DSUP COMPLETENESS SUB -05/02/2022
DSUP VERIFICATION SUB -06/21/2022

TYPICAL LEVEL 1 GREEN ROOF DETAIL

NOT TO SCALE

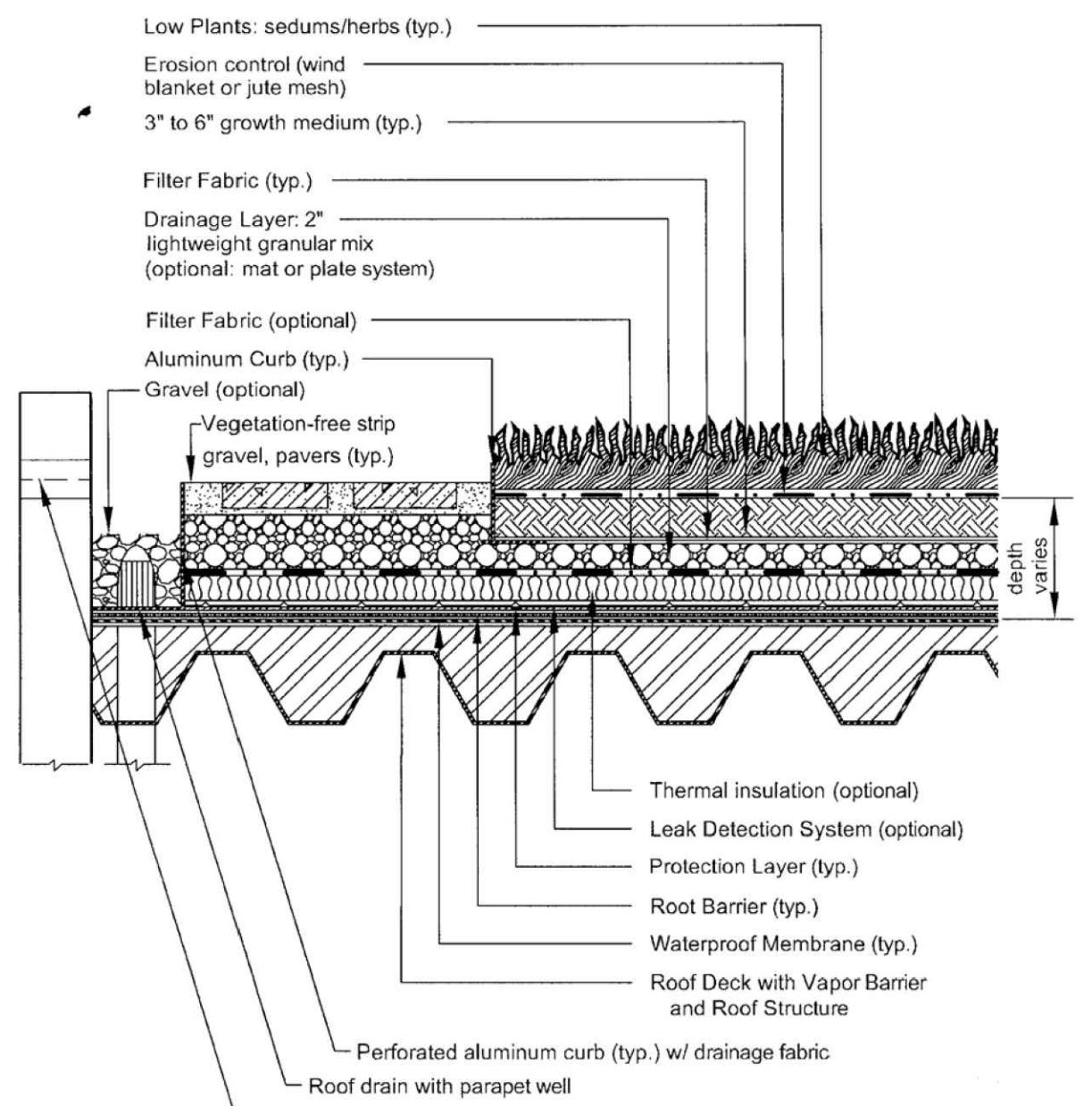
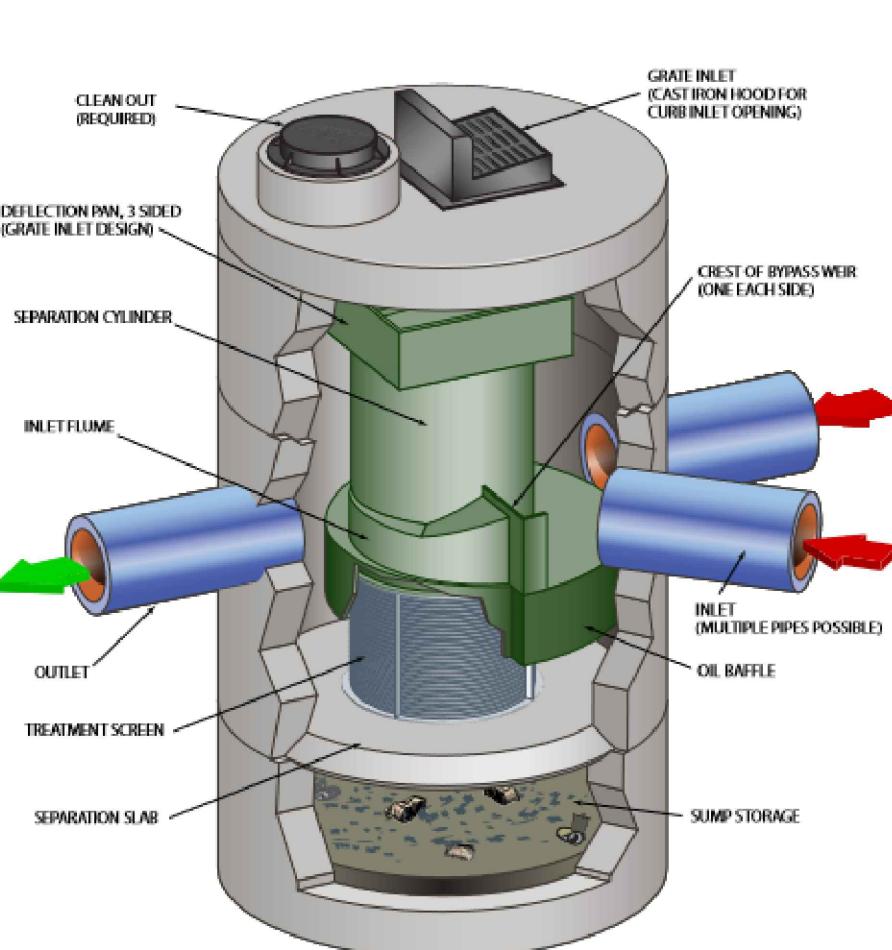


Figure 5.2. Typical Section – Extensive Vegetated Roof
(Source: Northern VA Regional Commission)

TYPICAL HYDRODYNAMIC SEPARATOR DETAIL

NOT TO SCALE



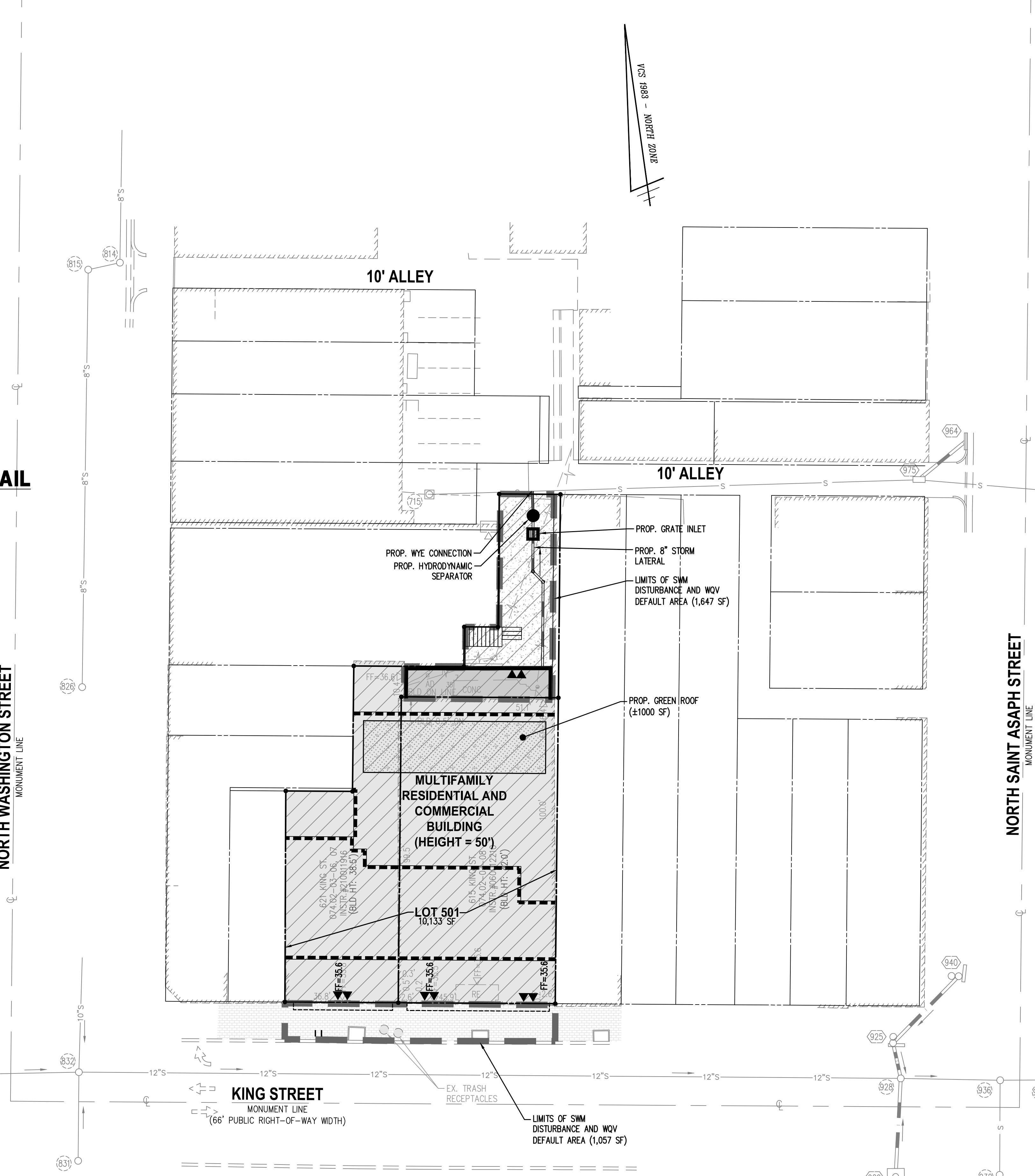
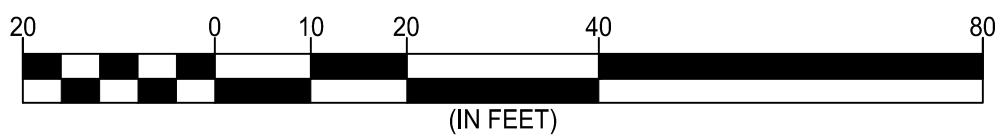
NO DUMPING DETAIL

NOT TO SCALE



NOTES

1. PROJECT SITE IS LOCATED WITHIN THE PENDLETON CSO WATERSHED. ALL ONSITE INLETS AND PUBLIC INLETS WITHIN 50' OF SITE SHALL BE MARKED USING STANDARD CITY MARKERS.



THIS STORMWATER MANAGEMENT PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO ADJUSTMENT AT FINAL SITE PLAN

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

EXISTING CONDITIONS:

THE SITE CURRENTLY CONSISTS OF AN EXISTING COMMERCIAL BUILDING, ASPHALT /CONCRETE PAVEMENT, AND A LIMITED NUMBER OF STREET TREES. THE 10,133 SF (0.2326 AC.) SITE DRAINS FROM WEST TO EAST TOWARD THE 10' ALLEY WHERE THE ROOF STORMWATER IS PIPED TO THE COMBINED SEWER IN THE 10' ALLEY, WITH THE STREETSCAPE DRAINING TO KING STREET WHERE IT ENTERS THE COMBINED SEWER SYSTEM VIA CURB INLETS LOCATED IN THE PUBLIC ROW. CURRENTLY NO STORMWATER CONTROLS EXIST ON-SITE. THE EXISTING DRAINAGE DIVIDES THE SITE WILL GENERALLY BE MAINTAINED IN THE PROPOSED DEVELOPMENT. FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE 2,704 SF OR 0.0621 ACRES (EXCLUDING LINEAR UTILITY TRENCHING).

PROPOSED CONDITIONS:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A MIXED USE BUILDING WITH COMMERCIAL AND RESIDENTIAL UNITS, UTILITY INFRASTRUCTURE, AND STREETSCAPE IMPROVEMENTS. THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF THE BUILDING (RENOVATION)/ADDITION, GREEN ROOF, HYDRODYNAMIC SEPARATOR, STREETSCAPE, AND OTHER SUPPORT UTILITY INFRASTRUCTURE.

STORMWATER QUALITY (SEE BMP SCHEMATIC – THIS SHEET):
IN ORDER TO COMPLY WITH ARTICLE 13 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE AND THE VIRGINIA STATE WATER QUALITY REQUIREMENTS (9VAC25-870-63), THE SITE WILL INCLUDE LEVEL 1 GREEN ROOF LOCATED ON THE ROOF. THE PROPOSED BUILDING WILL REDUCE PHOSPHORUS LEVELS AND COMPLY WITH ALL STATE AND CITY REQUIREMENTS. ENOUGH IMPERVIOUS AREA WILL BE TREATED TO MEET THE WQV DEFAULT FOR THE SITE AND NO PAYMENT INTO THE WQF FUND IS NECESSARY.

STORMWATER QUANTITY:

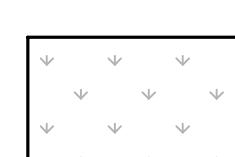
CHANNEL PROTECTION:
THE SITE OUTFALLS TO THE MUNICIPAL COMBINED SEWER SYSTEM LOCATED IN THE 10' ALLEY AT THE SOUTH OF THE PROPERTY. BASED ON REVIEW OF CITY STORM SEWER MAPS, THE DISCHARGE OF THE 2-YEAR 24-HOUR STORM FROM THE SITE CAN BE CONVEYED UP TO THE LIMITS OF ANALYSIS (100 TIMES THE SITE AREA) WITHOUT CAUSING EROSION IN THE SYSTEM, SINCE ALL OF THE PIPES OR CULVERTS WITHIN THE LIMITS OF ANALYSIS ARE CONCRETE OR OTHER NON-ERODIBLE MATERIALS. THEREFORE, THE SITE MEETS CHANNEL PROTECTION REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII) AND NO ADDITIONAL STORMWATER DETENTION IS NECESSARY FOR THE PURPOSES OF CHANNEL PROTECTION.

FLOOD CONTROL:
THE SITE OUTFALLS TO THE MUNICIPAL COMBINED SEWER SYSTEM LOCATED IN THE 10' ALLEY. THE CITY OF ALEXANDRIA STORMWATER REQUIREMENTS SPECIFY THAT THE 10-YEAR, 24 HOUR STORM POST-DEVELOPMENT FLOW MUST BE CONVEYED WITHIN THE SYSTEM UP TO THE LIMITS OF ANALYSIS, AND THAT THE POST-DEVELOPMENT FLOW FOR THE 10-YEAR, 24-HOUR STORM MUST NOT EXCEED PRE-DEVELOPMENT LEVELS. THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HR STORM EVENT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HR STORM EVENT AND IS LESS THAN THE ALLOWABLE DISCHARGE RATE COMPUTED BY THE STATE ENERGY BALANCE EQUATION (SEE C-0702). SITE DISCHARGE RATES WILL BE REDUCED TO BELOW PRE-DEVELOPMENT LEVELS THROUGH THE USE OF RUNOFF REDUCTION PRACTICES. THEREFORE, THE SITE MEETS FLOOD CONTROL REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII) AND NO DETENTION IS NECESSARY FOR THE PURPOSES OF FLOOD CONTROL.

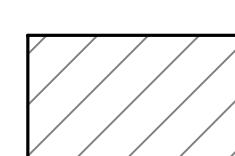
ADJACENT PROPERTIES:
ALL UNCONTROLLED SHEET FLOW WILL BE NON-EROSIVE AND DIRECTED TO THE 10' ALLEY AND KING STREET RIGHT-OF-WAYS AND INTO THE MUNICIPAL COMBINED SEWER SYSTEM. THERE WILL NOT BE ANY ADVERSE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT AND THE PROPOSED IMPROVEMENTS.

FLOODPLAIN BOUNDARY:
THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY PER FEMA MAPS.

RESOURCE PROTECTION AREAS:
THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE. THE SITE RESIDES IN THE PENDLETON COMBINED SEWER SYSTEM WATERSHED. THE BMP FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.



AREA TO GREEN ROOF
(±1,000 SQ. FT.)



AREA TO HYDRODYNAMIC SEPARATOR
(±9,946 SQ. FT. INCLUDING 1,000 SQ. FT. GREEN ROOF)
(VRM ONLY TAKES CREDIT FOR 1,666 SF SINCE AREA CANNOT EXCEED LOD IMPERVIOUS AREA IN VRM SPREADSHEET)



SWM AREA/LIMITS OF DISTURBANCE (EXCLUDING LINEAR TRENCHING)

BMP COORDINATES

GREEN ROOF: N6979608.77
E11897135.90

HYDRODYNAMIC SEPARATOR: N6979679.38
E11897168.52

WALTER L. PHILLIPS INCORPORATED		ESTABLISHED 1945
Engineers • Planners • Landscape Architects • Arborists		207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com		(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com
CONCEPT STAGE & II - 02/11/2022	DATE: 02/11/2022	DRAWN: SC
DSUP COMPLETENESS SUB - 05/02/2022	DATE: 05/02/2022	CHECKED: TPAV
DSUP VERIFICATION SUB - 06/21/2022	DATE: 06/21/2022	REVIEWED: 06/21/2022

THE MANSLY 615-621 KING STREET ALEXANDRIA, VIRGINIA 22314 DEVELOPMENT SPECIAL USE PERMIT PRELIMINARY STORMWATER MANAGEMENT PLAN AND NARRATIVE

CITY OF ALEXANDRIA, VIRGINIA
APPROVED SPECIAL USE PERMIT NO. 2022-1001
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.
SHEET: P-0701

Project Name: 615 - 623 King Street
Date: 5/10/2022

CLEAR ALL
(Ctrl+Shift+R)

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 0.06

Maximum reduction required: 10%

The site's net increase in impervious cover (acres) is: 0

Post-Development TP Load Reduction for Site (lb/yr): 0.01

Pre-ReDevelopment Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed					0.00
Forest/Open Space					
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.00	0.00
Impervious Cover (acres)				0.06	0.06
	Area Check	OK.	OK.	OK.	0.06

Post-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.00	0.00
Impervious Cover (acres)				0.06	0.06
	Area Check	OK.	OK.	OK.	0.06

Constants	
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)				
	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY - PRE-REDEVELOPMENT		
Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.00	0.00
Weighted Rv(turf)	0.25	0.25
% Managed Turf	1%	1%
Impervious Cover (acres)	0.06	0.06
Rv(imperious)	0.95	0.95
% Imperious	99%	99%
Total Site Area (acres)	0.06	0.06
Site Rv	0.94	0.94

Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0049	0.0049
Pre-ReDevelopment Treatment Volume (cubic feet)	212	212
Pre-ReDevelopment TP Load (lb/yr)	0.13	0.13
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.14	2.14
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding previous land proposed for new impervious cover)		0.03

¹ Adjusted Land Cover Summary:
Pre-ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

data input cells
constant values
calculation cells
final results

Post-Development Requirement for Site Area		
TP Load Reduction Required (lb/yr)	0.01	
Nitrogen Loads (Informational Purposes Only)		
Pre-Development TN Load (lb/yr)	0.95	
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	0.95	

Drainage Area A					
Drainage Area A Land Cover (acres)		A Soils	B Soils	C Soils	D Soils
Forests/Open Space (acres)					0.00 0.00
Managed Turf (acres)				0.06	0.25
Impervious Cover (acres)				0.06	0.95
					Total 0.06

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 0.13
Post Development Treatment Volume in D.A. A (ft³) 212

Stormwater Best Management Practices (RR = Runoff Reduction)										
Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Treatment Volume (ft ³)	Total BMP	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)
1. Vegetated Roof (RR)	45	0.02		36	44	79	0	0.05	0.02	0.03
14. Manufactured Treatment Device (no RR)	0	0.04*		44	0	175	20	0.03	0.02	0.09
14.a. Manufactured Treatment Device: Hydrodynamic	0	0.04*		44	0	175	20	0.03	0.02	0.09

*VRM ONLY TAKES CREDIT FOR 1,666 SF SINCE AREA CANNOT EXCEED 100% IMPERVIOUS AREA IN VRM SPREADSHEET

Site Results (Water Quality Compliance)

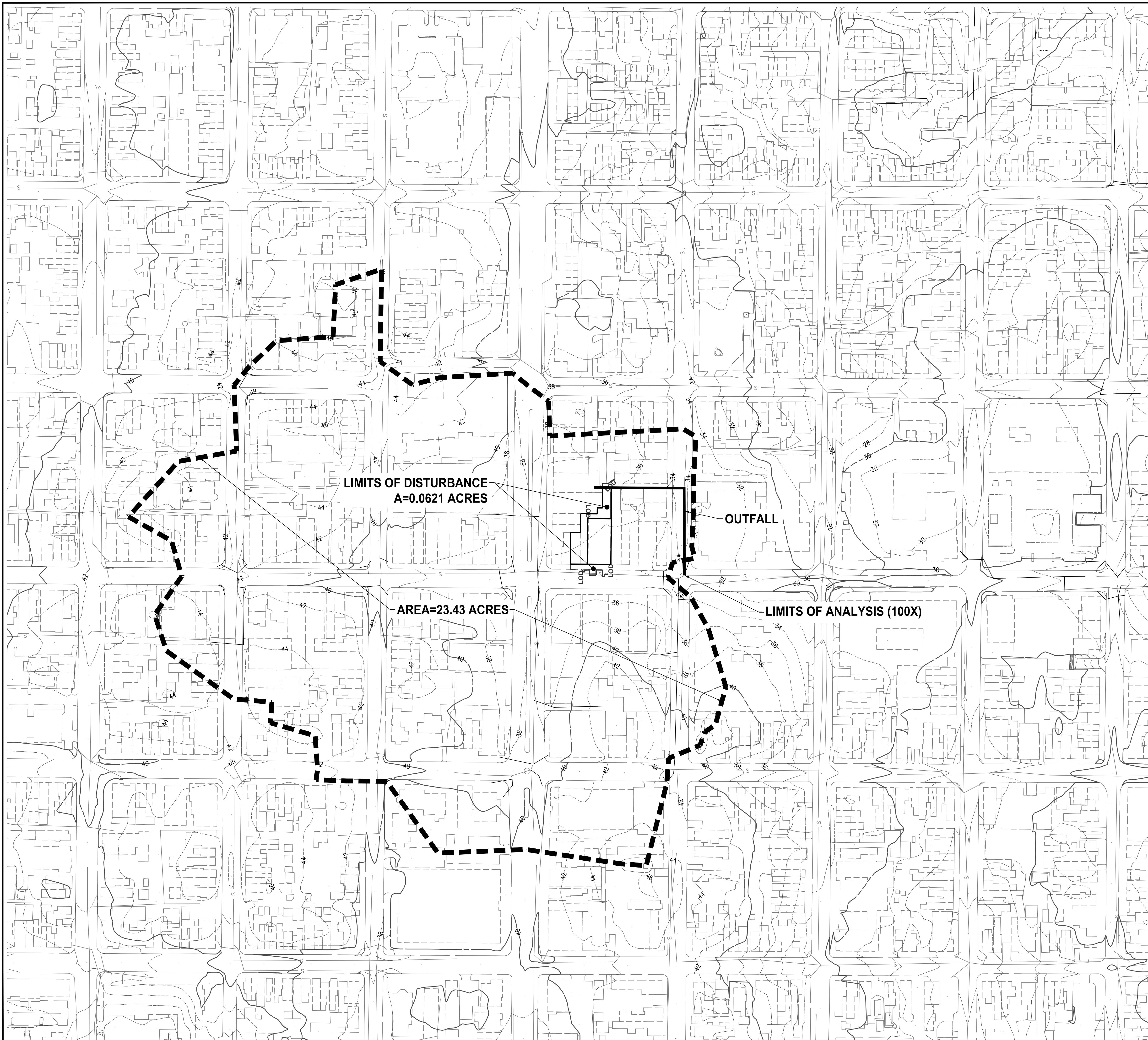
Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (a)	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (a)	0.06	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (a)	0.06	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (a)	0.00	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK.	OK.	OK.	OK.	OK.	OK.

Site Treatment Volume (ft³) 212

D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
36	0	0	0	0	36
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.13	0.00	0.00	0.00	0.13
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.04	0.00	0.00	0.00	0.04
TP LOAD REMAINING (lb/yr)	0.09	0.00	0.00	0.00	0.09

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 0.16

Total Phosphorus					
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.13	TP LOAD REDUCTION REQUIRED (lb			



JAN 2022 - 8861 S2A

THE MANSLY
615-621 KING STREET
ALEXANDRIA, VIRGINIA 22314
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

ADEQUATE OUTFALL ANALYSIS

APPROVED SPECIAL USE PERMIT NO. 2022-10011 DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No.	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No.	
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

STORMWATER QUANTITY:

CHANNEL PROTECTION:

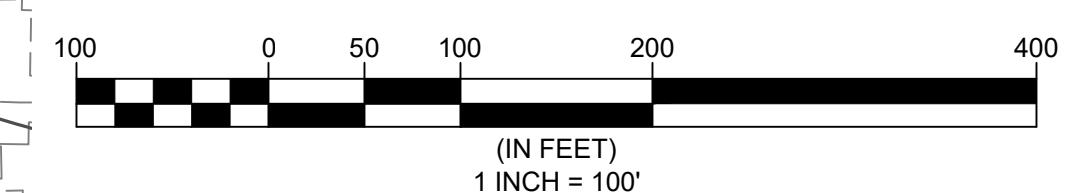
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FLOOD CONTROL:

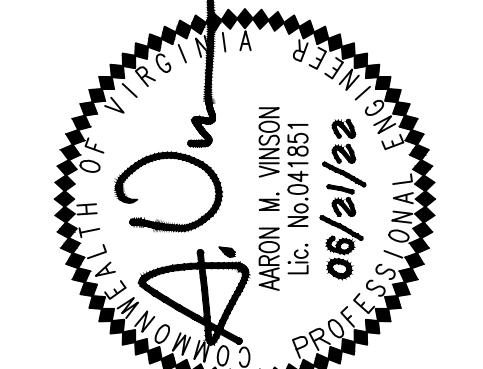
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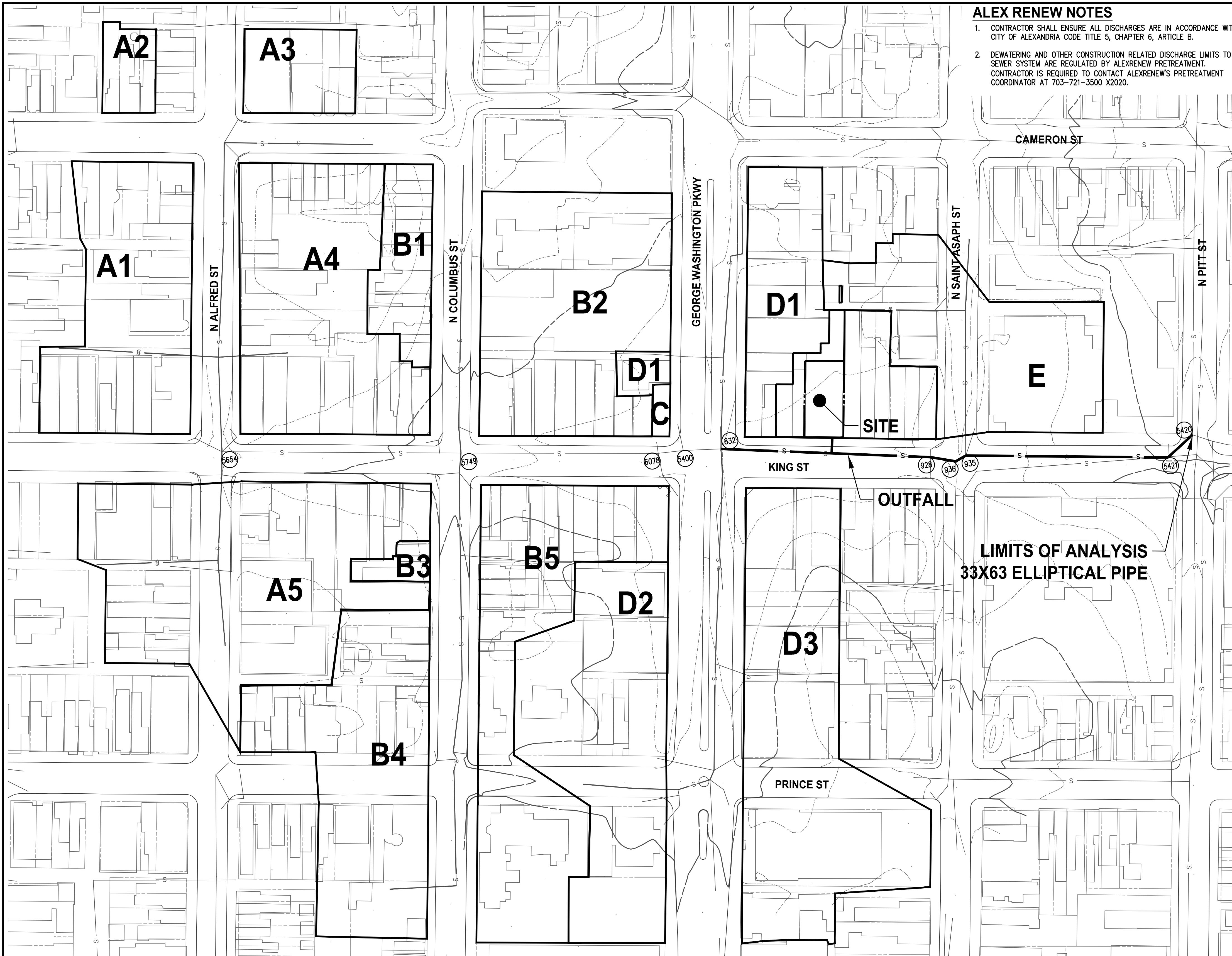
NOTES

1. EXISTING SITE FEATURES REPRESENTS ALEXANDRIA GIS INFORMATION AND RECORD DATA.



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DSUP VERIFICATION SUB - 06/21/2022	
SCALE 1" = 100'	DRAWN BY SC
CHECKED BY TPIAV	





SANITARY SEWER OUTFALL NARRATIVE SITE SEWAGE FLOW CALCULATIONS

THE SUBJECT SITE IS CURRENTLY SERVED BY A COMBINED SEWER SYSTEM ACCORDING TO CITY RECORDS.

PROP. MULTIFAMILY BUILDING BLDG (24 UNITS) = 24 UNITS X 300 GPD/UNIT =

= 7,200 GPD = 0.111 CFS

IT IS ANTICIPATED THAT THE NET NEW SANITARY FLOW NET INCREASE EXCEEDS 10,000 GPD. A PRELIMINARY STUDY OF THE DOWNSTREAM SEWER SYSTEM IS PROVIDED ON THIS ANALYSIS. THE SANITARY SEWER DOWNSTREAM FROM THE SUBJECT PROPERTY IS ADEQUATE TO ACCEPT THE INCREASED PEAK FLOW GENERATED BY THE DEVELOPMENT. THE LIMITS OF THE SANITARY ANALYSIS ARE PROVIDED UP TO SANITARY STRUCTURE 5420.

COMBINED SEWER NARRATIVE

SANITARY SEWER DISCHARGE FROM THE SITE ENTERS AN EXISTING COMBINED SEWER MAIN RUNNING EAST IN KING STREET. THIS DEVELOPMENT IS SUBJECT TO THE COMBINED SEWER SYSTEM MANAGEMENT POLICY PER MEMO TO INDUSTRY 07-14.

COMPLIANCE WITH THE MEMO TO INDUSTRY 07-14 WILL BE ACCOMPLISHED THROUGH INTEGRATION OF 1,000 SF OF GREEN ROOF ON THE SITE AND THE REMAINDER THROUGH PAYMENT OF FEE IN LIEU.

PROP. PEAK FLOW (PF = 4.0) = 7,200 X 4 = 28,800 GPD = 0.045 CFS

OFFICE/RETAIL = 200 GPD/1,000 SF X 12,222 SF* = 2,445 GPD

PROP. PEAK FLOW (PF = 4.0) = 2,445 GPD X 4 (PEAK FACTOR) = 9,780 GPD

TOTAL = 38,580 GPD

= 7,200 GPD = 0.111 CFS

THE EXISTING SANITARY FLOW FROM THE SITE:

OFFICE/RETAIL = 200 GPD/1,000 SF X 12,956 SF = 2,591 GPD

PROP. PEAK FLOW (PF = 4.0) = 2,591 GPD X 4 (PEAK FACTOR) = 10,364 GPD

NET = + 28,216 GPD

THE EXISTING SANITARY FLOW FROM THE SITE:

OFFICE/RETAIL = 200 GPD/1,000 SF X 12,956 SF = 2,591 GPD

PROP. PEAK FLOW (PF = 4.0) = 2,591 GPD X 4 (PEAK FACTOR) = 10,364 GPD

NOTES:

1) SEE PLAN VIEW ON THIS SHEET FOR DOWNSTREAM FLOW CALCULATIONS.

*OFFICE RETAIL INCLUDES BASEMENT FLOOR AREA WHICH IS EXCLUDED IN THE ZONING TABULATIONS.

SANITARY OUTFALL OPEN CHANNEL FLOW CALCULATIONS

SANITARY SEWER - ADEQUATE OUTFALL ANALYSIS: 615-623 KING STREET

UPSTREAM MANHOLE	INV OUT (FT-ELEV)	DOWN STREAM MANHOLE	INV IN (FT-ELEV)	PIPE LENGTH (FT)	PIPE SIZE (IN)	PIPE SLOPE (%)	N-VALUE	CAPACITY	FLOW (GPD)	PEAK FLOW (CFS)	PROPOSED FLOW (CFS)	TOTAL CUMULATIVE FLOW (CFS)	% FULL	PIPE GIS FACILITY ID	SEWERSHEDS	
832 S	25.04	928 S	22.22	269	12	1.05%	0.013	3,658	197572	790288	1,223	0.060	2,077	56.8%	004639SEWP	A1 - D3
928 S	22.17	936 S	21.83	33	12	1.03%	0.013	3,626	0	0	0,000	0	2,077	57.3%	003764SEWP	-
936 S	21.65	935 S	21.63	13	12	0.15%	0.013	1,401**	0	0	0,000	0	2,077	148.2%*	004239SEWP	-
935 S	21.63	5421 R*	18.70	264	12	1.11%	0.013	3,763	20982	83926	0.130	1,2207	58.6%	004308SEWP	E	
5421 R*	18.70	5420 R*	18.20	44	12	1.14%	0.013	3,814	0	0	0,000	0	2,077	57.8%	005007SEWP	-

*INVERTS FOR 5420 AND 5421 ARE FROM RECORD

INFORMATION (CITY OF ALEXANDRIA GIS)

SANITARY OUTFALL HGL CALCULATIONS

Init. Station	Structure Type (M)	Outlet Water Surface Elevation	D ₀ (in)	Q ₀	L ₀	S _f ₀	H	Junction Loss								Inlet Water Surface Elevation	TOP OF MH	TOP MH MINUS WSE	CROWN MINUS WSE						
								V ₀	H ₀	D ₀ (in)	Q ₁	V ₁	Q ₂	V ₂	V ₃	V ₄	H ₁	Angle (°)	H _{total}	H _{3.3H}	H _{5(H)}	Final H			
5421 R	M	18.75	12	2.21	44	0.0114	0.50	5.03	0.10	12	2.21	5.03	11.09	0.39	0.14	---	0.24	---	0.12	0.62	19.36	30.00	10.64	0.34	
936 S	M	19.36	12	2.21	264	0.0111	2.93	4.98	0.10	12	2.08	4.98	10.34	0.39	0.13	30	0.11	0.34	---	0.17	31.0	22.46	10.97	0.17	
935 S	M	22.63	12	2.08	13	0.003	0.04	2.65	0.03	12	2.08	2.65	5.50	0.11	0.04	40	0.04	0.11	---	0.05	10.10	33.45	10.72	-0.08	
928 S	M	22.73	12	2.08	33	0.0103	0.34	4.77	0.09	12	2.08	4.77	9.91	0.35	0.12	10	0.00	0.21	---	0.11	0.45	23.17	33.72	10.55	0.00
832 S	M	23.17	12	2.08	269	0.010	2.82	4.80	0.09	#N/A	#N/A	#N/A	---	---	---	---	0.09	0.04	2.86	26.04	36.19	10.15	0.00	(LOW CAPACITY PIPE HGL DOES NOT EXCEED 1 INCH ABOVE CROWN OF PIPE)	

**SEE HGL COMPUTATIONS BELOW DEMONSTRATING THAT SYSTEM IS ADEQUATE AND UPSTREAM AND DOWNSTREAM SANITARY FLOW REMAINS WITHIN CROWN OF PIPES

USE	DESIGN FLOW (GPD)	UNITS, SF/1000	TOTAL FLOW (GPD)
5654 RESIDENTIAL (TH)	350	3	1,050
	200	221.139	4,228

TOTAL SHUBED A1 = 16,479

USE	DESIGN FLOW (GPD)	UNITS, SF/1000	TOTAL FLOW (GPD)
5654 RESIDENTIAL (TH)	350	3	1,050
	200	21.139	4,228

TOTAL SHUBED A2 = 4,228

USE	DESIGN FLOW (GPD)	UNITS, SF/1000	TOTAL FLOW (GPD)
5654 OFFICE/RETAIL	200	21.139	4,228
	350	8	2,800

TOTAL SHUBED A3 = 21,039

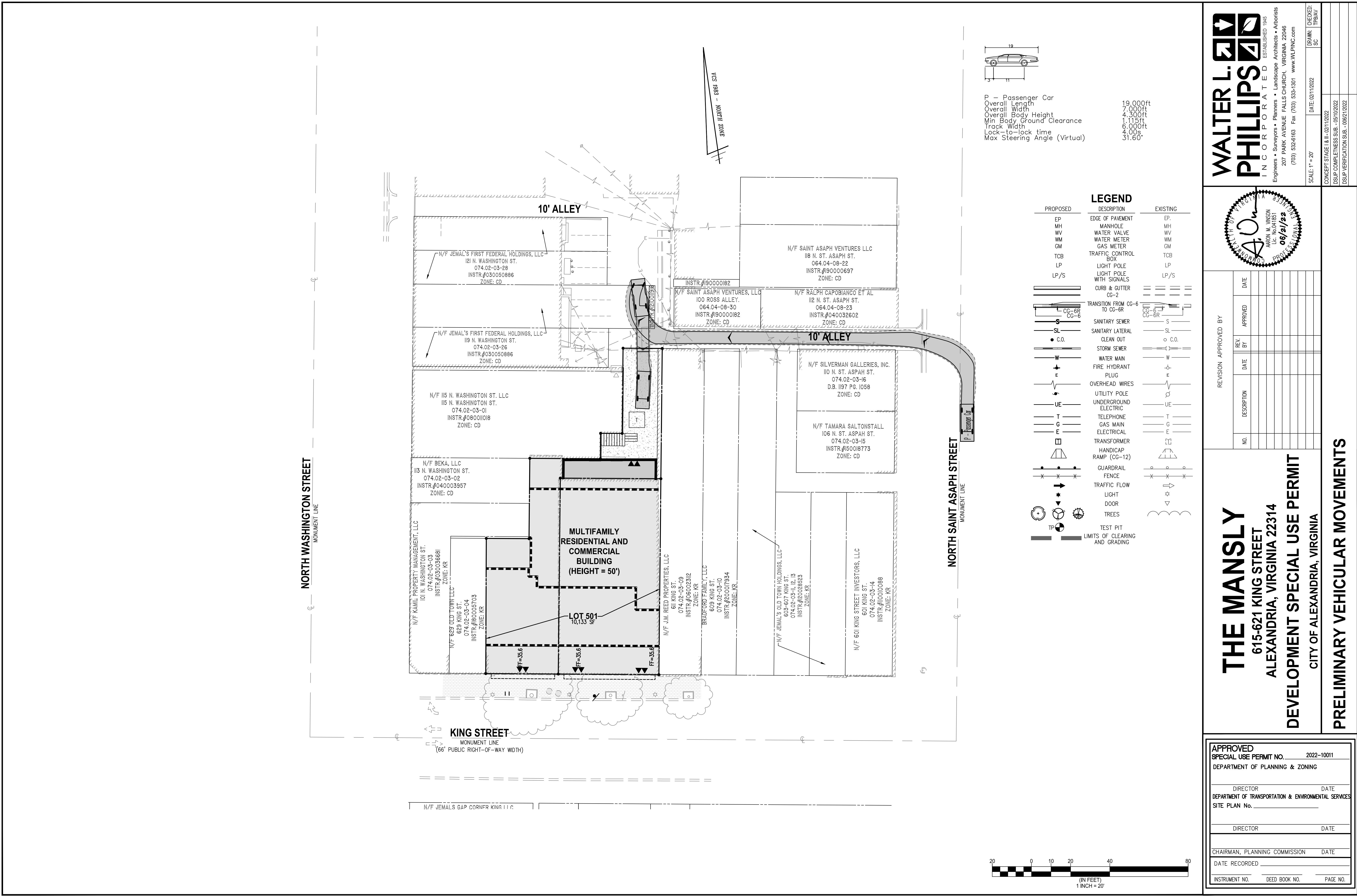
USE	DESIGN FLOW (GPD)	UNITS, SF/1000	TOTAL FLOW (GPD)
5654 OFFICE/RETAIL	200	21.139	4,228
	350	45	5,850

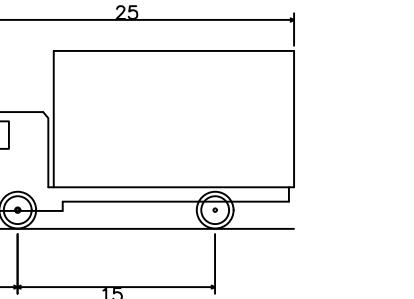
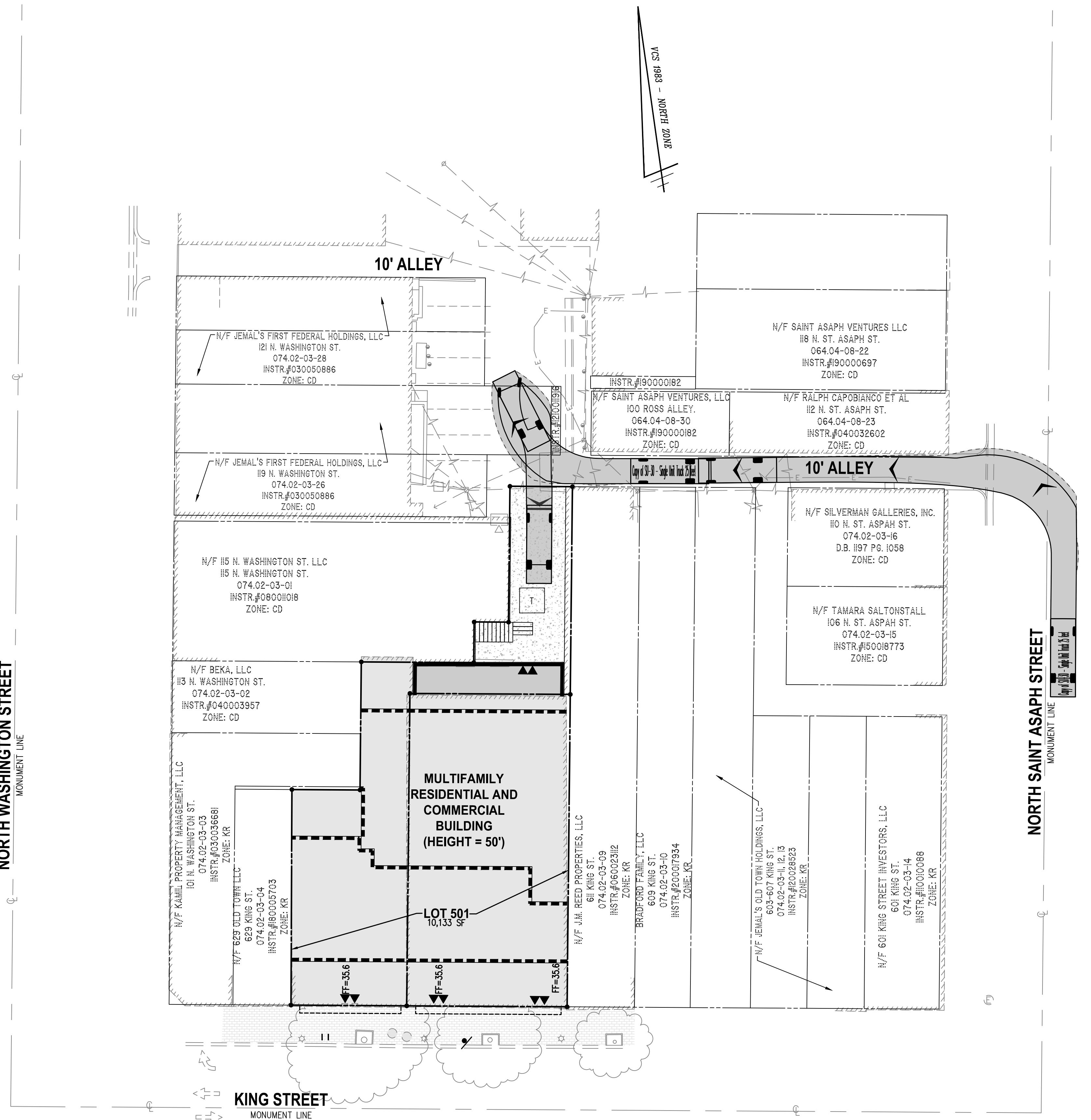
TOTAL SHUBED A4 = 28,549

USE	DESIGN FLOW (GPD)	UNITS, SF/1000	TOTAL FLOW (GPD)
5654 HOTEL	130	45	5,850
	350	2	700

TOTAL SHUBED A5 = 5,509

USE	DESIGN FLOW (GPD)	UNITS, SF/1000	TOTAL FLOW (GPD)
-----	-------------------	----------------	------------------





5 FOOT TRUCK – Single Unit Truck	25 feet
Overall Length	25.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
In Body Ground Clearance	1.367ft
Track Width	8.000ft
lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	
	CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

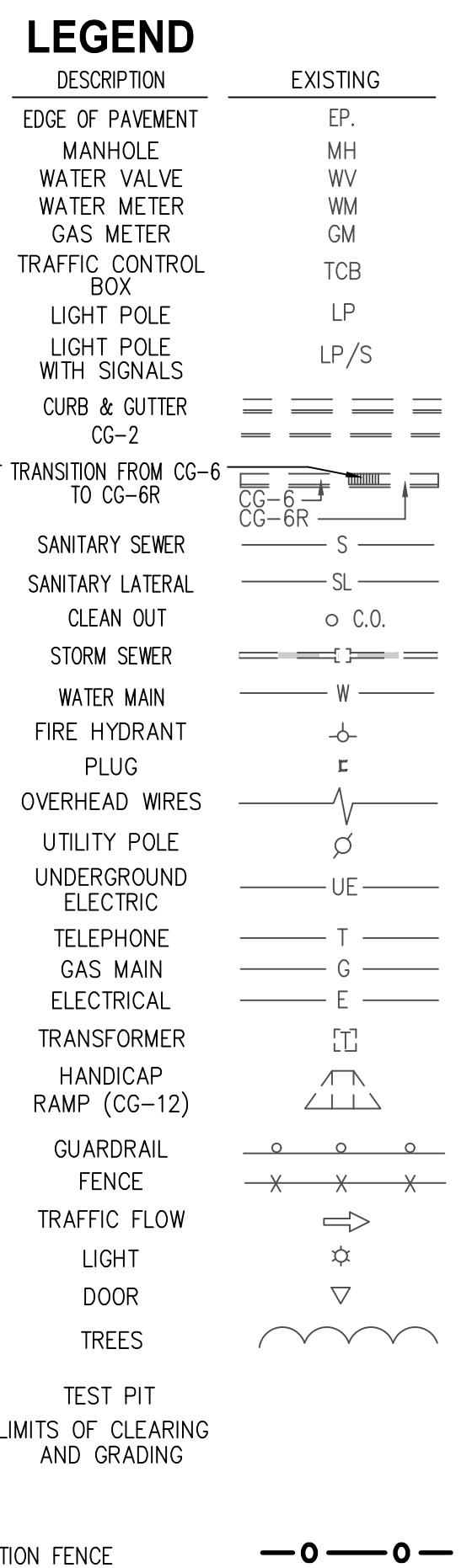
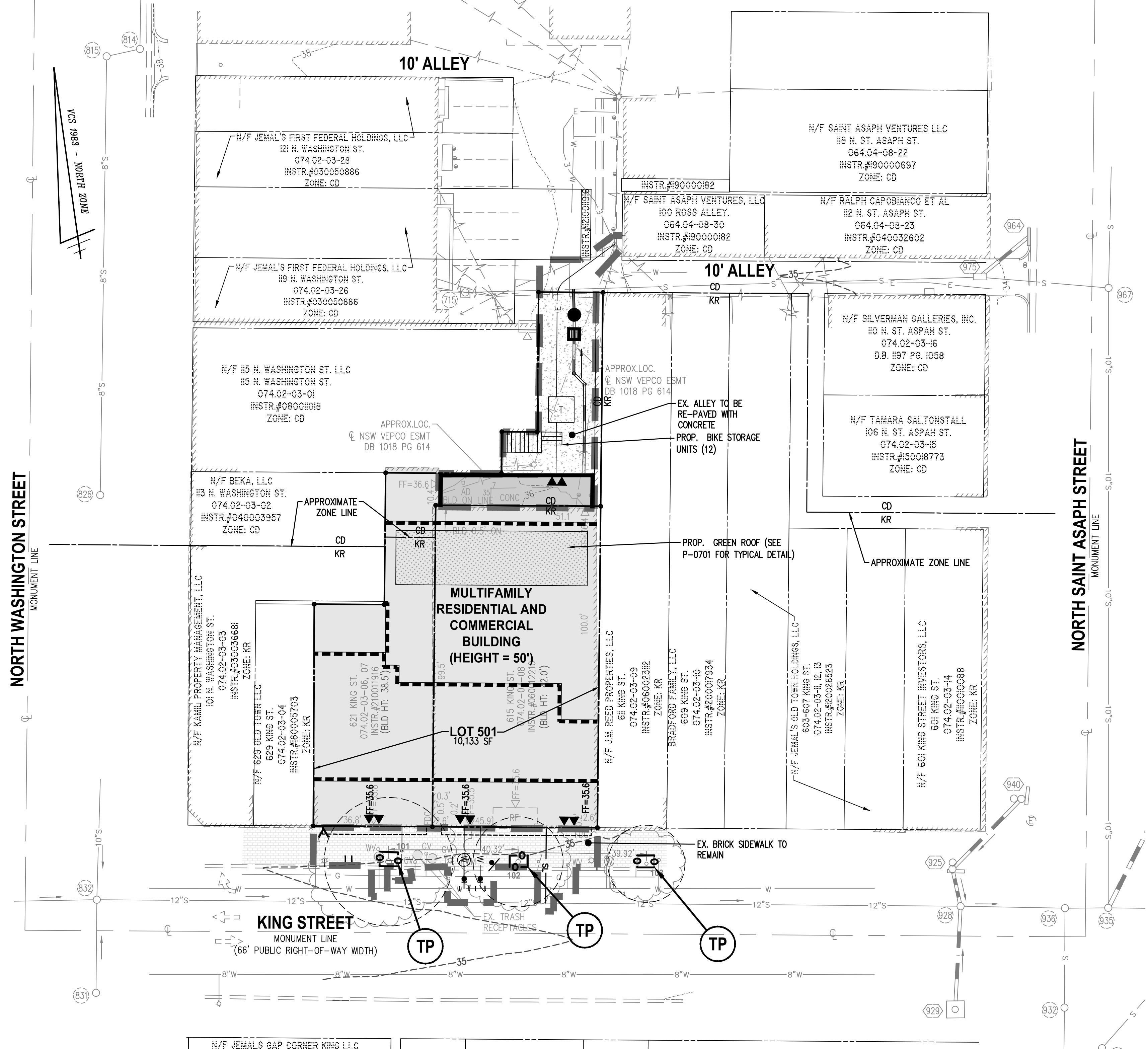
**THE MANSLY
615-621 KING STREET
ALEXANDRIA, VIRGINIA 22314
DEVELOPMENT SPECIAL USE P
CITY OF ALEXANDRIA VIRGINIA**

PRELIMINARY VEHICULAR MOVEMENTS

APPROVED		
SPECIAL USE PERMIT NO.		2022-10011
DEPARTMENT OF PLANNING & ZONING		
<hr/>		<hr/>
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
<hr/>		<hr/>
DIRECTOR	DATE	
<hr/>		
CHAIRMAN, PLANNING COMMISSION		DATE
<hr/>		
DATE RECORDED _____		
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INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

NOTES:

1. THERE ARE NO FLOODPLAINS, RPAs, INTERMITTENT STREAMS, WETLANDS, OR EXISTING STORMWATER FACILITIES PRESENT.
2. SOILS: SEE SHEETS P-0101 AND P-0201 FOR SOIL INFORMATION. NO KNOWN MARINE CLAY, ENVIRONMENTAL ISSUES, OR CONTAMINATION.
3. THERE ARE NO KNOWN EXISTING CULTURAL/HISTORIC RESOURCES.



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CONCEPT STAGE & II - 02/11/2022
DSUP COMPLETENESS SUB - 05/02/2022
DSUP VERIFICATION SUB - 06/21/2022

DATE: 02/11/2022 DATE: 05/02/2022 DATE: 06/21/2022

*Benjamin J. Schitter
LIC. NO. 002007
02/10/22
Landscape Architect*

THE MANSLY
615-621 KING STREET
ALEXANDRIA, VIRGINIA 22314
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY LANDSCAPE PLAN, EXISTING
TREE SURVEY AND INVENTORY

Alexandria Tree Inventory									
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Condition	Invasive	Root Removal/Selective Removal
101	Quercus palustris	Pin oak	20"	20'	70%	63%	GOOD	ROW	X
102	Quercus palustris	Pin oak	14"	14'	70%	63%	GOOD	ROW	X
103	Quercus palustris	Pin oak	12"	12'	70%	63%	GOOD	ROW	X
Notes									

Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-53854 #(21-125) 12/14/2021

NOTE: THIS SURVEY WAS PERFORMED IN THE WINTER. IT MAY BE SUBJECT TO VERIFICATION

101	Quercus palustris	Pin oak	20"	20'	70%	63%	GOOD	ROW		X
102	Quercus palustris	Pin oak	14"	14'	70%	63%	GOOD	ROW		X
103	Quercus palustris	Pin oak	12"	12'	70%	63%	GOOD	ROW		X

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

CRZ = Critical Root Zone - As determined by the corresponding jurisdiction

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 ISA.

Shared trees shall not be removed without written permission from adjacent property owners.

Offsite trees were assessed without trespassing. Measurements are approximate.

APPROVED
SPECIAL USE PERMIT NO. 2022-1001
DEPARTMENT OF PLANNING & ZONING

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

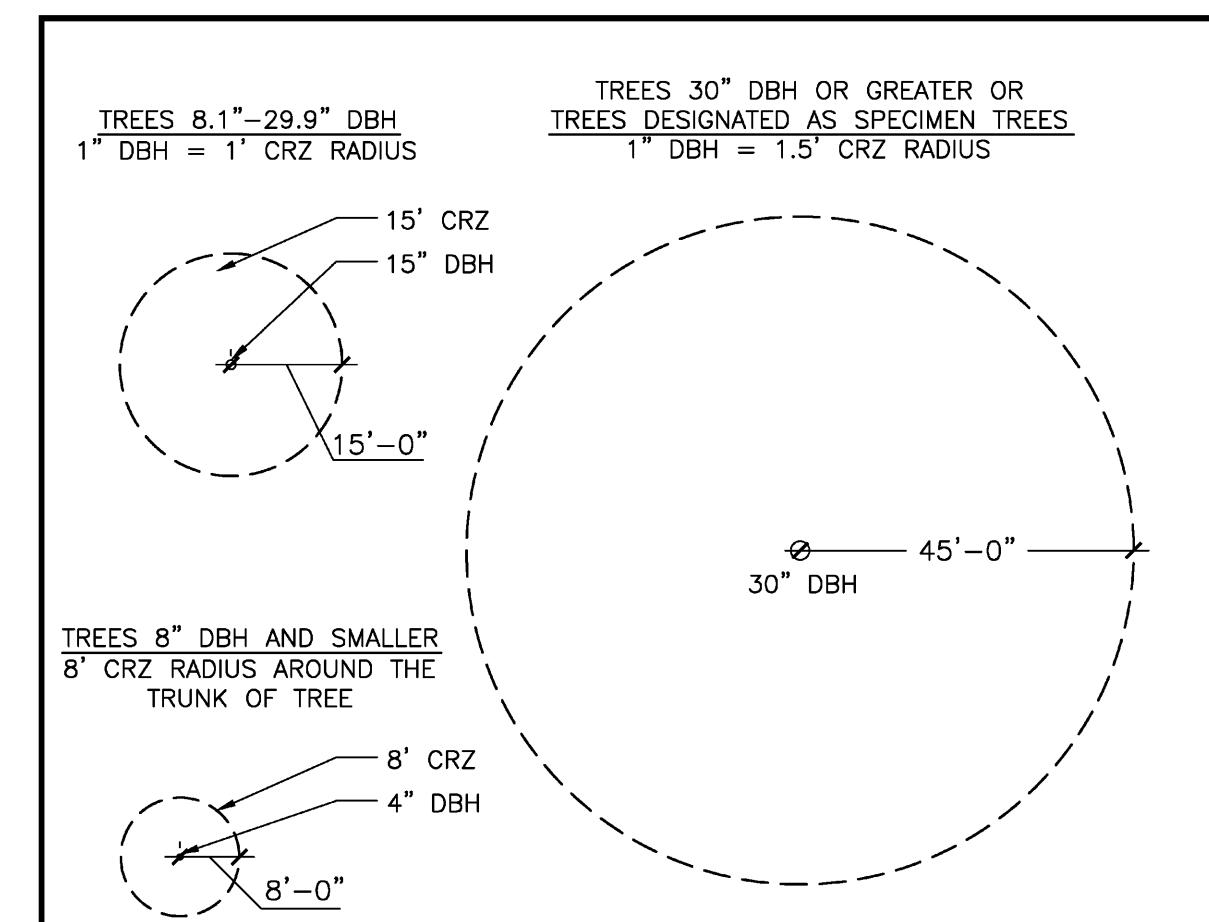
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

CROWN COVER TABULATIONS									
TOTAL SITE AREA (SF)	10,133								
25% CROWN COVER REQUIRED (SF)	2,533								
EXISTING CROWN COVER (SF)	0								
REMOVED CROWN COVER (SF)	0								
PRESERVED CROWN COVER (SF)									
Crown Cover from Preserved Trees	0								
Crown Cover from Preserved Shrubs	0								
PROPOSED CROWN COVER (SF)									
Crown Cover from Proposed Trees	0								
Crown Cover from Proposed Shrubs	0								
TOTAL CROWN COVER PROVIDED (%)	0.0%								
TOTAL CROWN COVER PROVIDED (SF)	0								

WAIVER REQUESTED FOR THE TREE CANOPY REQUIREMENT

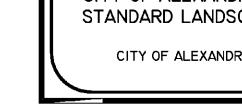


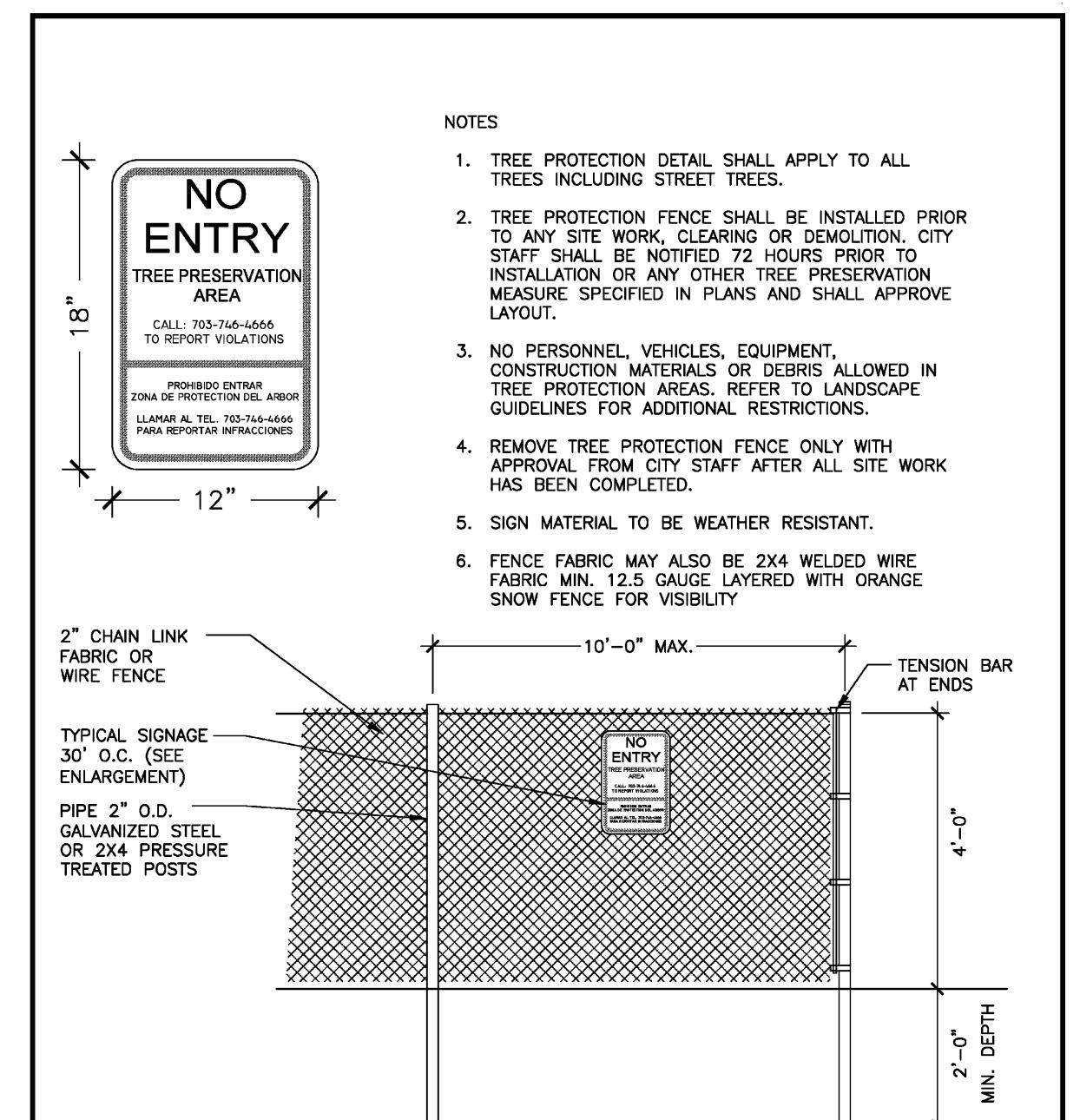


NOTES:

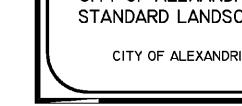
1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ Affected BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

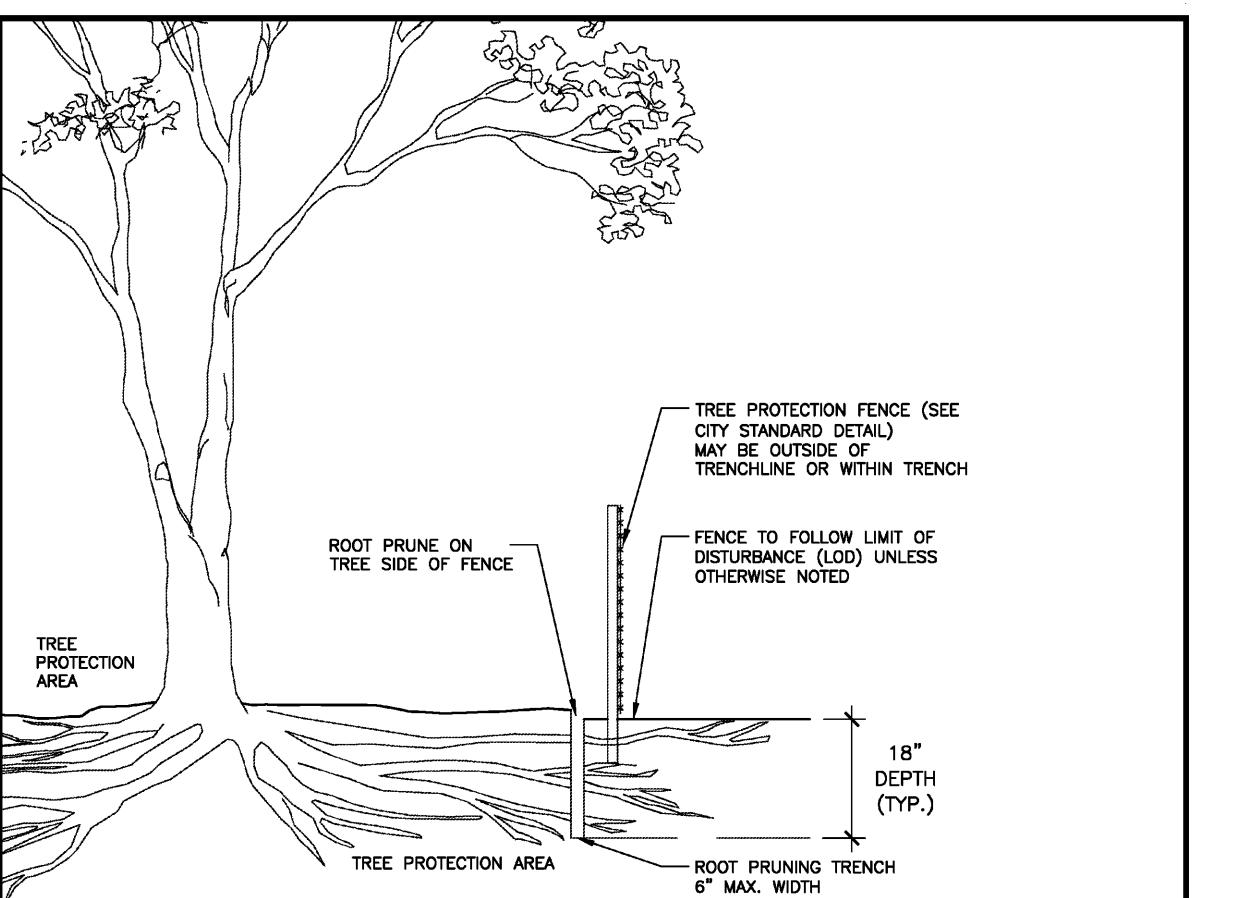
A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

# OF UPDATES: 00 LAST UPDATED:	CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS			NOTE: INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE AND NOT FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OF THE DUTY OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA, VIRGINIA Approved by: COA	TREE PROTECTION FENCE
					I OF 1	Date drawn: 01/01/19 LD 013



A TREE PROTECTION FENCE
NOT TO SCALE

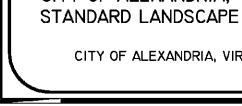
# OF UPDATES: 00 LAST UPDATED:	CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS			NOTE: INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE AND NOT FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OF THE DUTY OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA, VIRGINIA Approved by: COA	TREE PROTECTION FENCE
					I OF 1	Date drawn: 01/01/19 LD 014



NOTES:

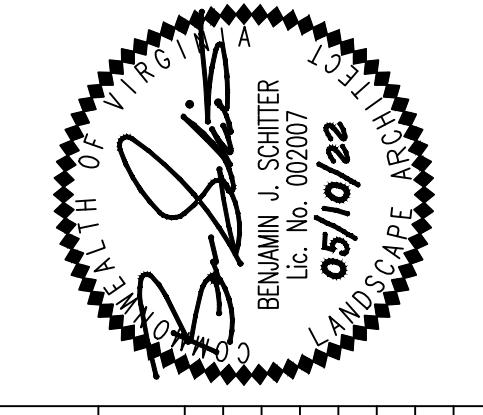
1. ROOT PRUNING SHALL BE DONE WITH TRENCHING OR KNEE-BREAKING TO DEPTH OF 18" ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT WHICH IS STUCK TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE MONITORED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MOIST.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

A ROOT PRUNING
NOT TO SCALE

# OF UPDATES: 00 LAST UPDATED:	CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS			NOTE: INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE AND NOT FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OF THE DUTY OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA, VIRGINIA Approved by: COA	ROOT PRUNING
					I OF 1	Date drawn: 01/01/19 LD 015

THE MANSLY
615-621 KING STREET
ALEXANDRIA, VIRGINIA 22314
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

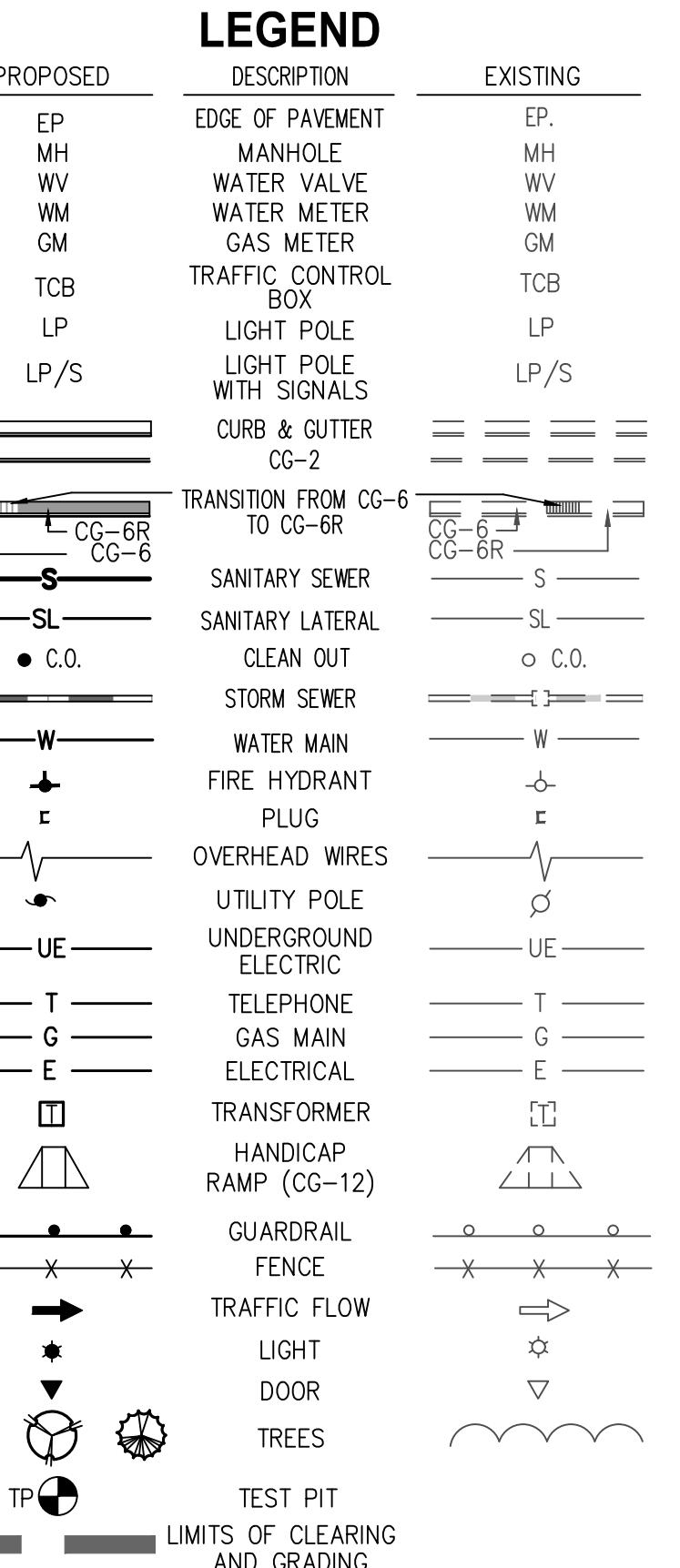
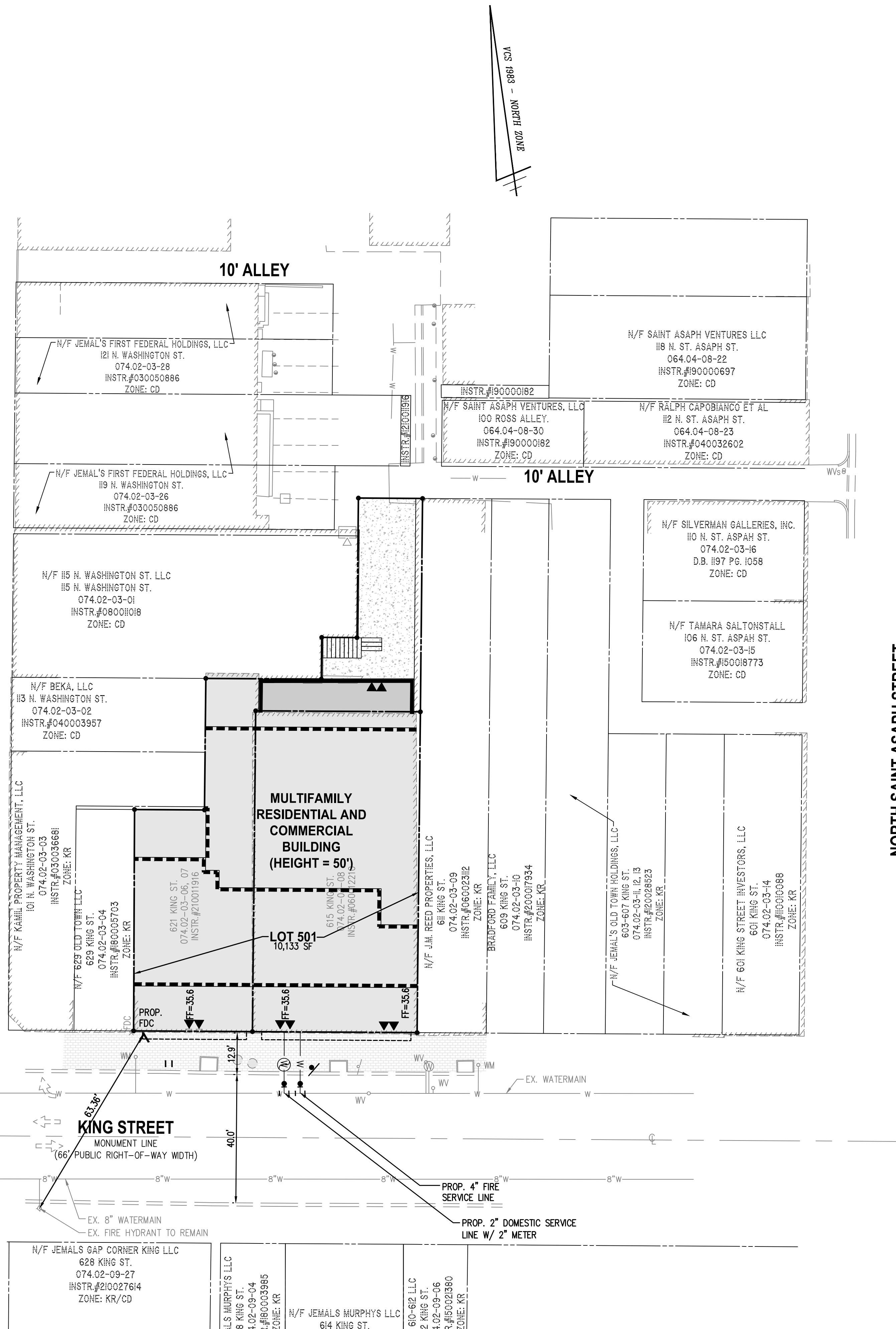
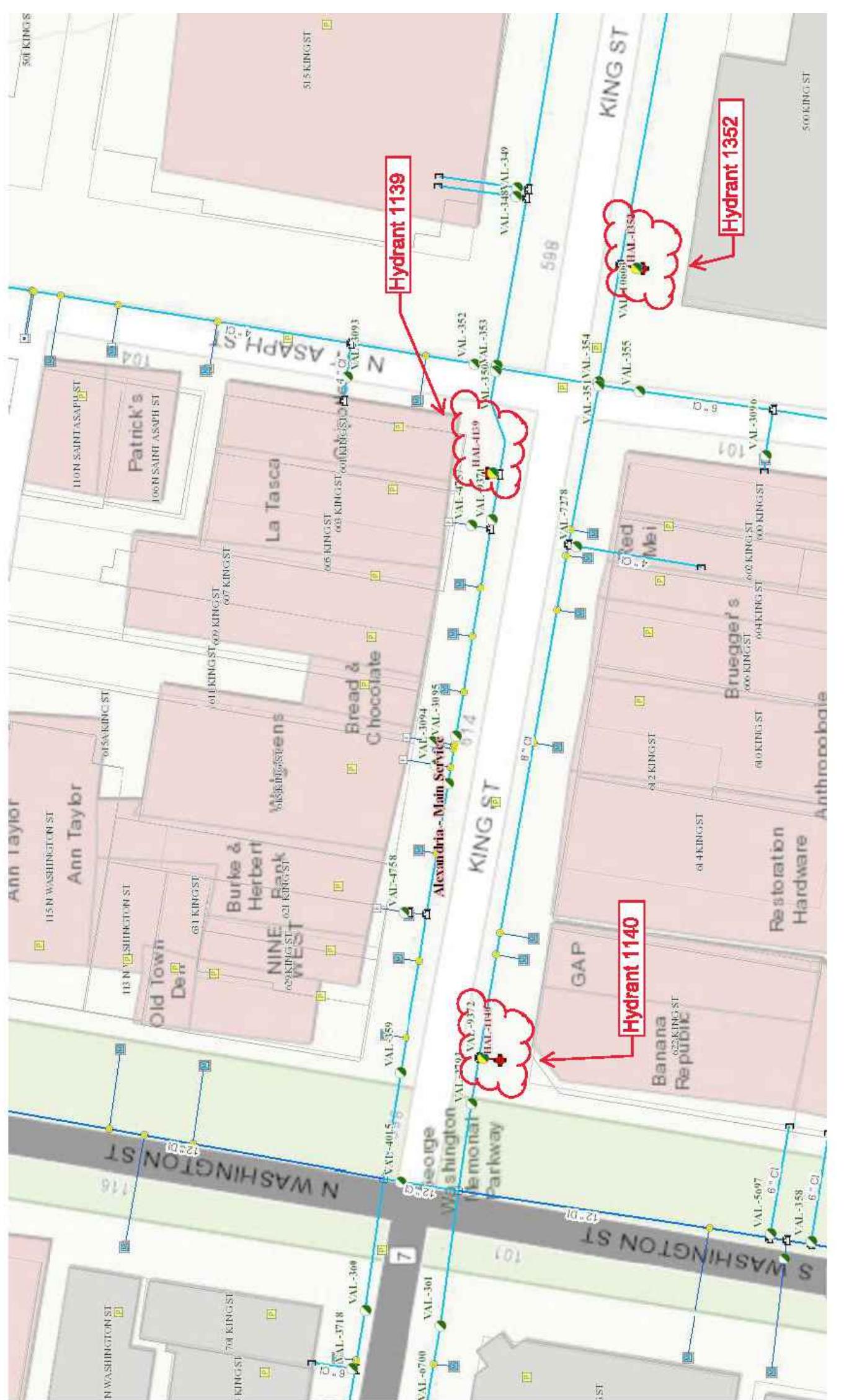
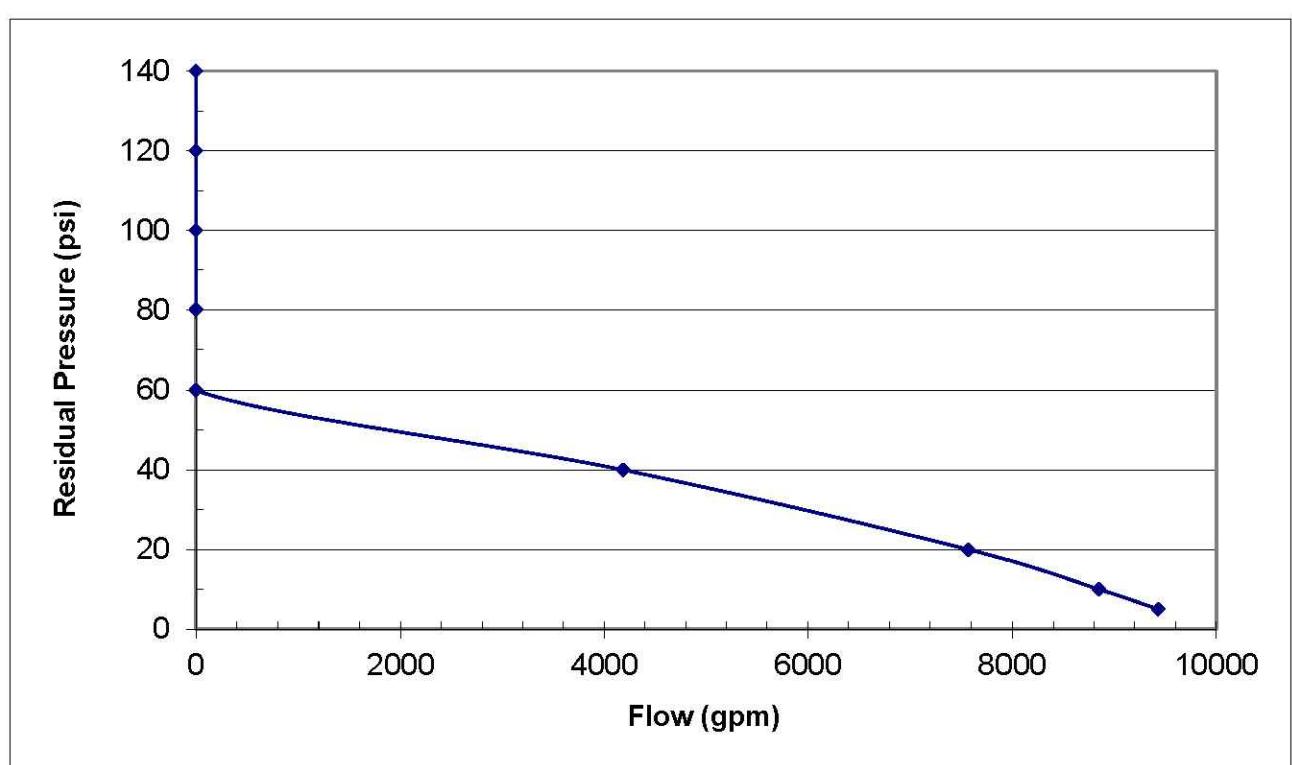
APPROVED SPECIAL USE PERMIT NO. 2022-10011 DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION DATE	
DATE RECORDED: _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO. _____	

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SOLE NONE	DATE: 02/01/2022
CONCEPT STAGE & II-02/11/2022	DSUP COMPLETENESS SUB -05/02/2022
DSUP VERIFICATION SUB -06/21/2022	

Virginia American Water Fire Hydrant Flow Test Summary			
Location:	615 King St	Main Size	8 inches
Date:	2/8/2022	Flow Hydrant #	1352, 1140
Time:	9:30AM	Residual Hydrant #	1139
Total Flow	4186 gpm		
Static pressure	50 psi		
Residual pressure	40 psi		
		Contact Person	Matthew Ganci Project Engineer Virginia American Water 2225 Duke St Alexandria, VA 22314 Office: 703-706-3862 Email: matthew.ganci@amwater.com

Calculated Flow gpm	Residual psi
9430	5
8848	10
7575	20
4186	40
#NUM!	60
#NUM!	80
#NUM!	100
#NUM!	120
#NUM!	140

Notes:
1. Table calculation is for reference only. Virginia American Water will not guarantee the calculated flow.
2. 3500 gpm is the limit of available fire flow.
3. Individual (Non-public water supply) fire suppression systems shall be designed by the property owner to meet needed fire flow in excess of 3,500 gpm.
4. VAW does not provide hydrant elevations.



BUILDING CODE ANALYSIS

CODE: VIRGINIA STATEWIDE STANDARD 2018
CONSTRUCTION TYPE: VA
USE GROUPS: R-2, S-1, A-2, A-3, U
GROSS FLOOR AREA: BASEMENT: 8,208 SF
LEVEL 1: 8,728 SF
LEVEL 2: 7,421 SF
LEVEL 3: 6,369 SF
LEVEL 4: 6,369 SF
ROOF: 540 SF
TOTAL: 37,635 SF

BUILDING HEIGHT: LESS THAN 50 FEET
SPRINKLER SYSTEM: NFPA 13 (BASEMENT, 1ST FLOOR)
NFPA 13R (2ND FLOOR - 4TH FLOOR)

NOTES

- EXISTING FIRE HYDRANTS SHALL REMAIN IN-SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION.

APPROVED SPECIAL USE PERMIT NO.	2022-10011
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.

THE MANSLEY

615-621 KING STREET ALEXANDRIA, VIRGINIA 22314

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY FIRE SERVICE PLAN

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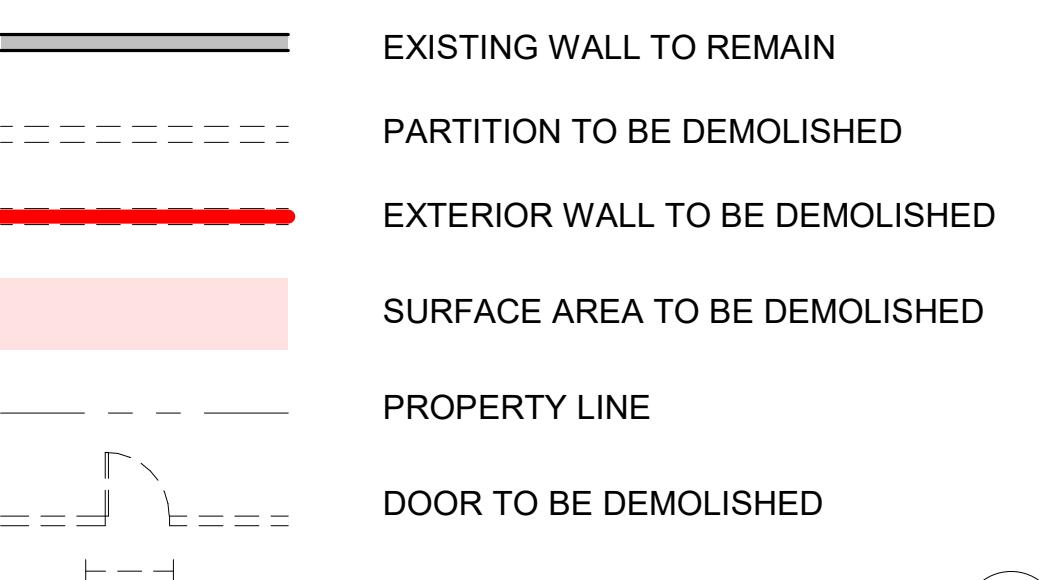
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DSUP COMPLETENESS		

1 2 3 4 5 6 7 8

DEMOLITION LEGEND



Keynote Legend	
Key Value	Keynote Text
003	REMOVE EXIST. EXTERIOR HANDRAIL AND STAIRCASE.
004	REMOVE EXIST. DEMISING WALLS BETWEEN BUILDINGS
005	REMOVE EXIST. FENESTRATION
006	EXTERIOR WALL TO BE DEMOLISHED
007	REMOVE EXIST. SLAB AT BASEMENT AS INDICATED
008	REMOVE EXIST. FLOOR AND FLOOR FRAMING
011	REMOVE EXIST. DOOR TO BE REPLACED.



THE MANSLY

615-621 King Street
Alexandria, VA 22314WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2022



REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
	02/23/2022	DEMOLITION / ENCAPSULATION PERMIT Rev. 1
	04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1
	06/21/2022	DSUP VERIFICATION SUBMISSION

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

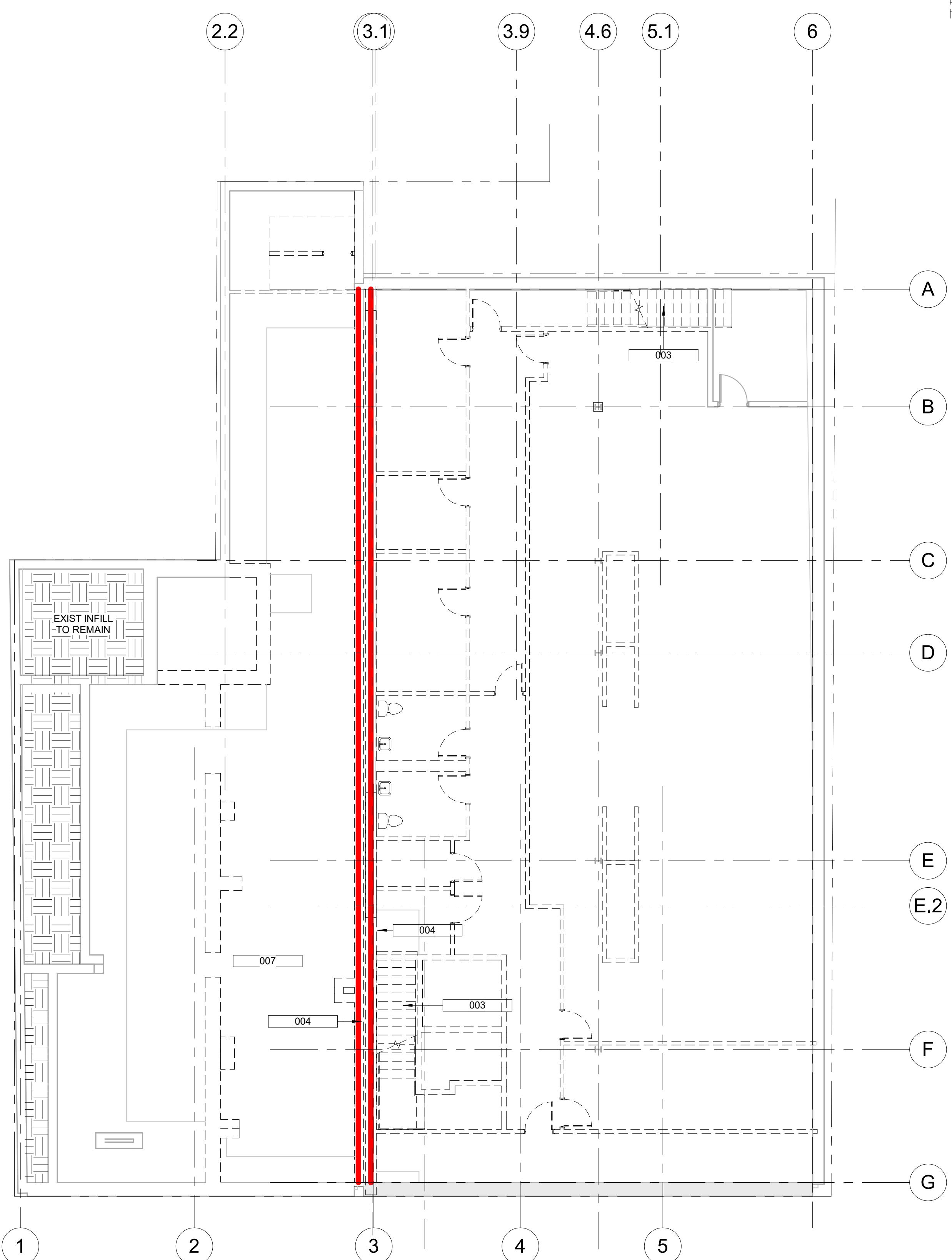
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DEMOLITION PLANS

SHEET NUMBER:

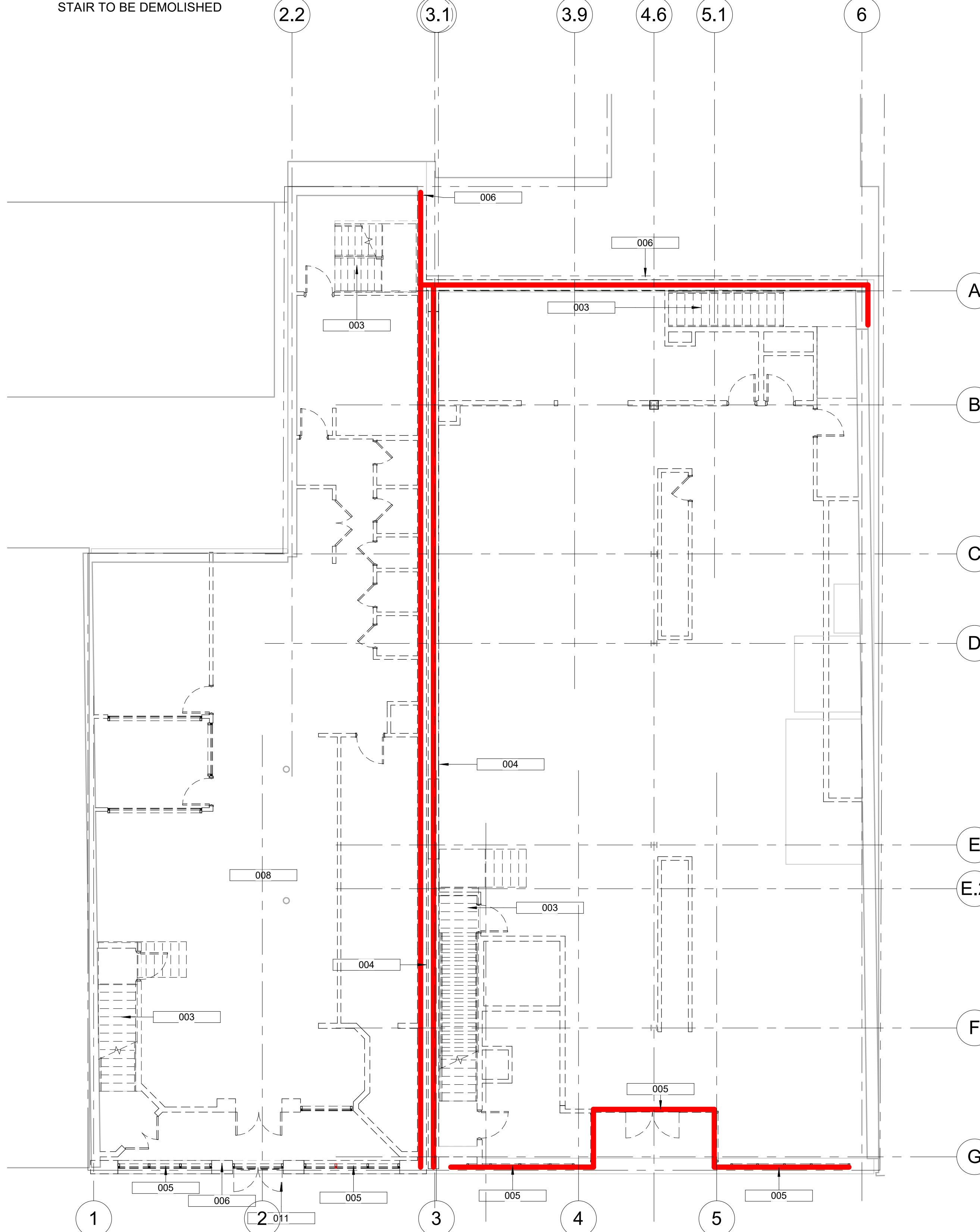
AD-111

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



1 DEMOLITION PLAN - LOWER LEVEL

1/8" = 1'-0"



2 DEMOLITION PLAN - LEVEL 1

1/8" = 1'-0"

Original drawing is 24" x 36". Scale entities accordingly if reduced.

Keynote Legend	
Key Value	Keynote Text

DEMOLITION LEGEND

- Existing Wall to Remain
- Partition to be demolished
- Exterior Wall to be demolished
- Surface Area to be demolished
- Property Line
- Door to be demolished
- Stair to be demolished

DEMOLITION AREAS

615 KING ST

- Ground Floor storefront area and three second floor windows: 1,095 SF
- Complete Ross Alley (North) facade: 1,962 SF
- Partial East facade: 216 SF
- Complete roof: 5,608 SF

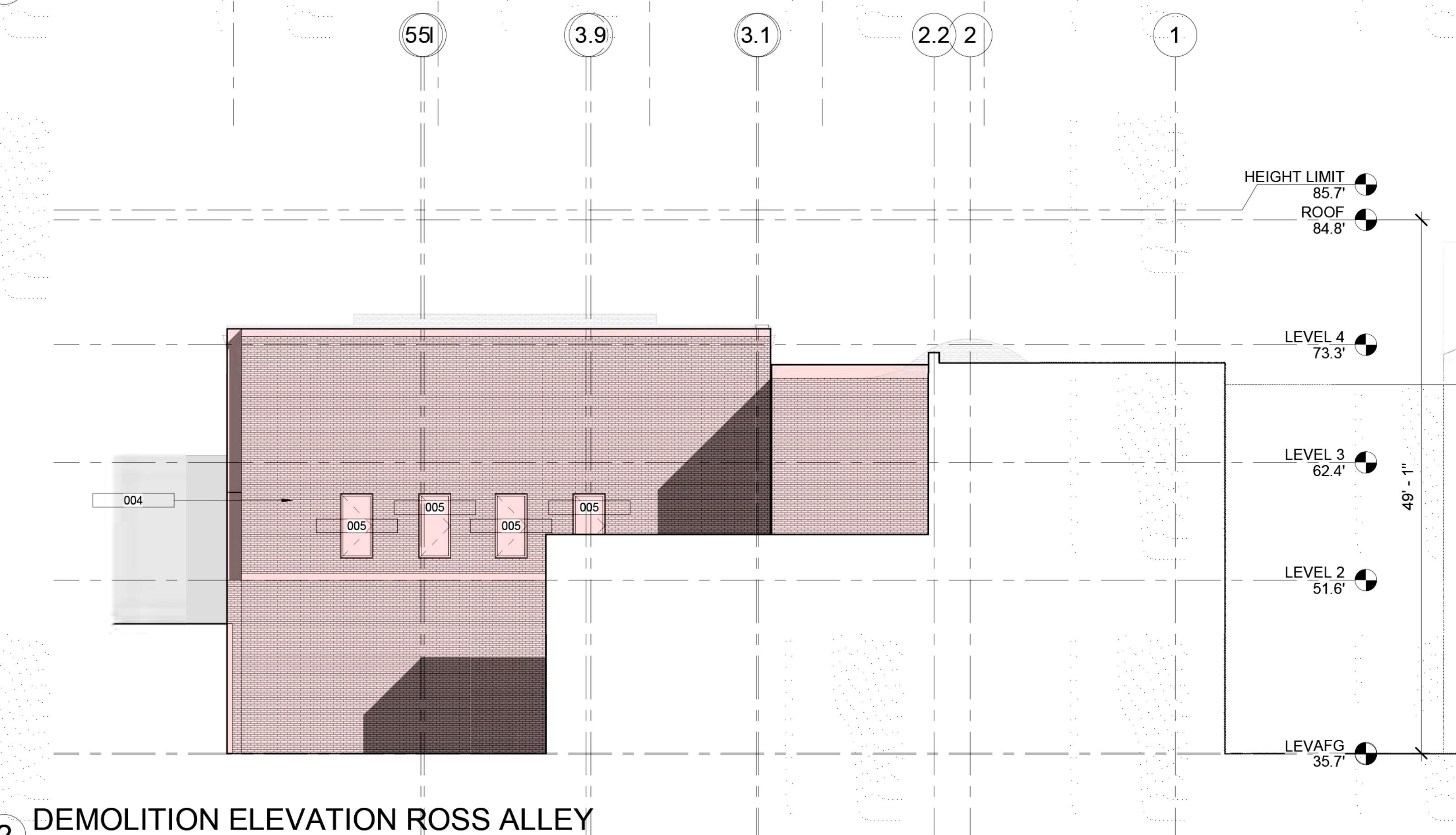
621 KING ST

- Ground floor storefront area, portion of the infill above and five second floor windows: 463 SF
- portion of Ross Alley (North) facade: 967 SF
- portion of West elevation: 1,040 SF
- Complete roof: 3,237



DEMOLITION ELEVATION KING STREET

1 1/8" = 1'-0"



DEMOLITION ELEVATION ROSS ALLEY

2 1/8" = 1'-0"

THE MANSLY

615-621 King Street
Alexandria, VA 22314

WINSTANLEY

ARCHITECTS & PLANNERS

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	02/23/2022	DEMOLITION / ENCAPSULATION PERMIT Rev. 1
	04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1
	06/21/2022	DSUP VERIFICATION SUBMISSION

A/E PROJECT NO: ## - ##
DRAWN BY: XX
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SHEET TITLE:

DEMOLITION ELEVATIONS

SHEET NUMBER:

AD-201

APPROVED	SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.

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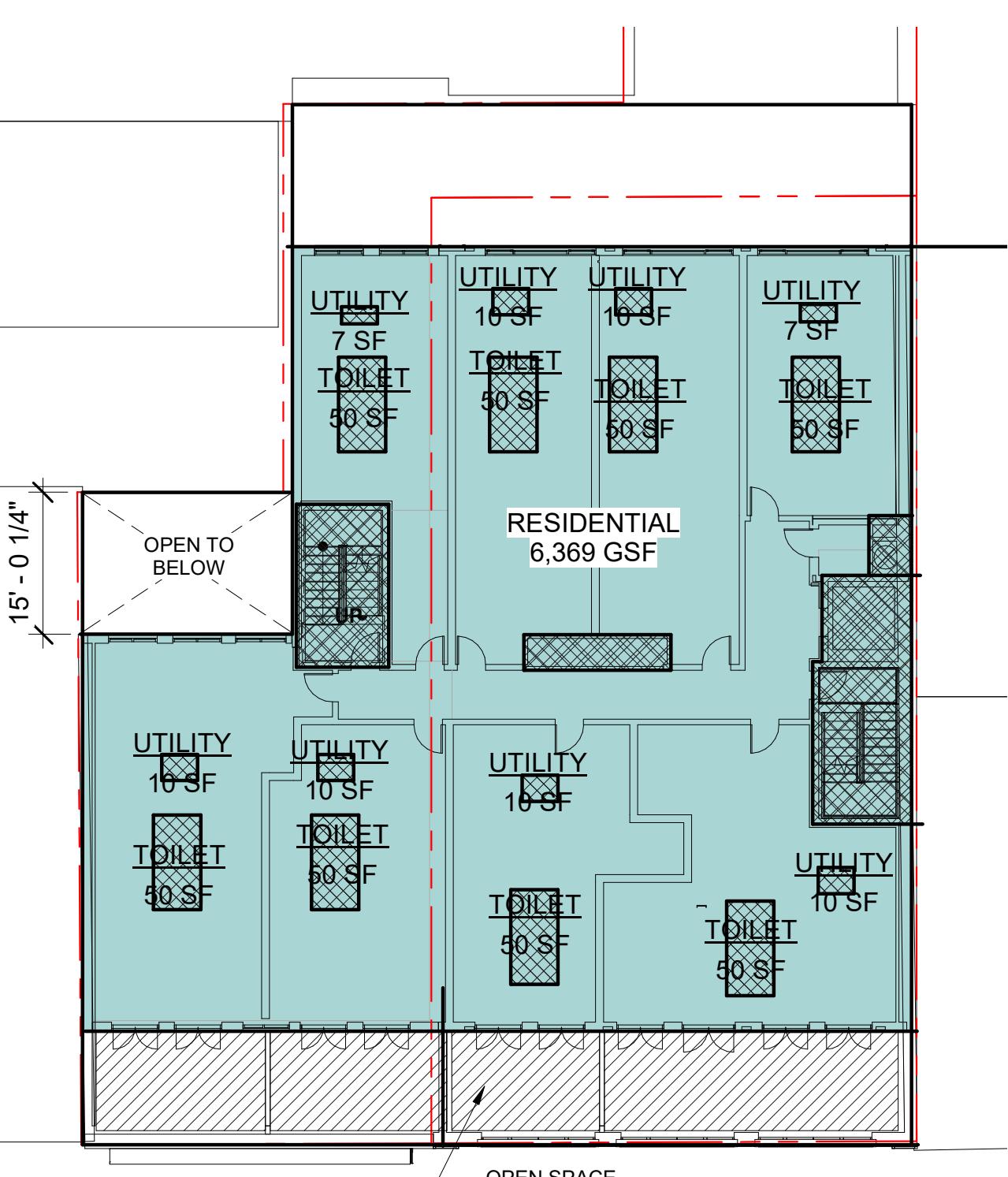
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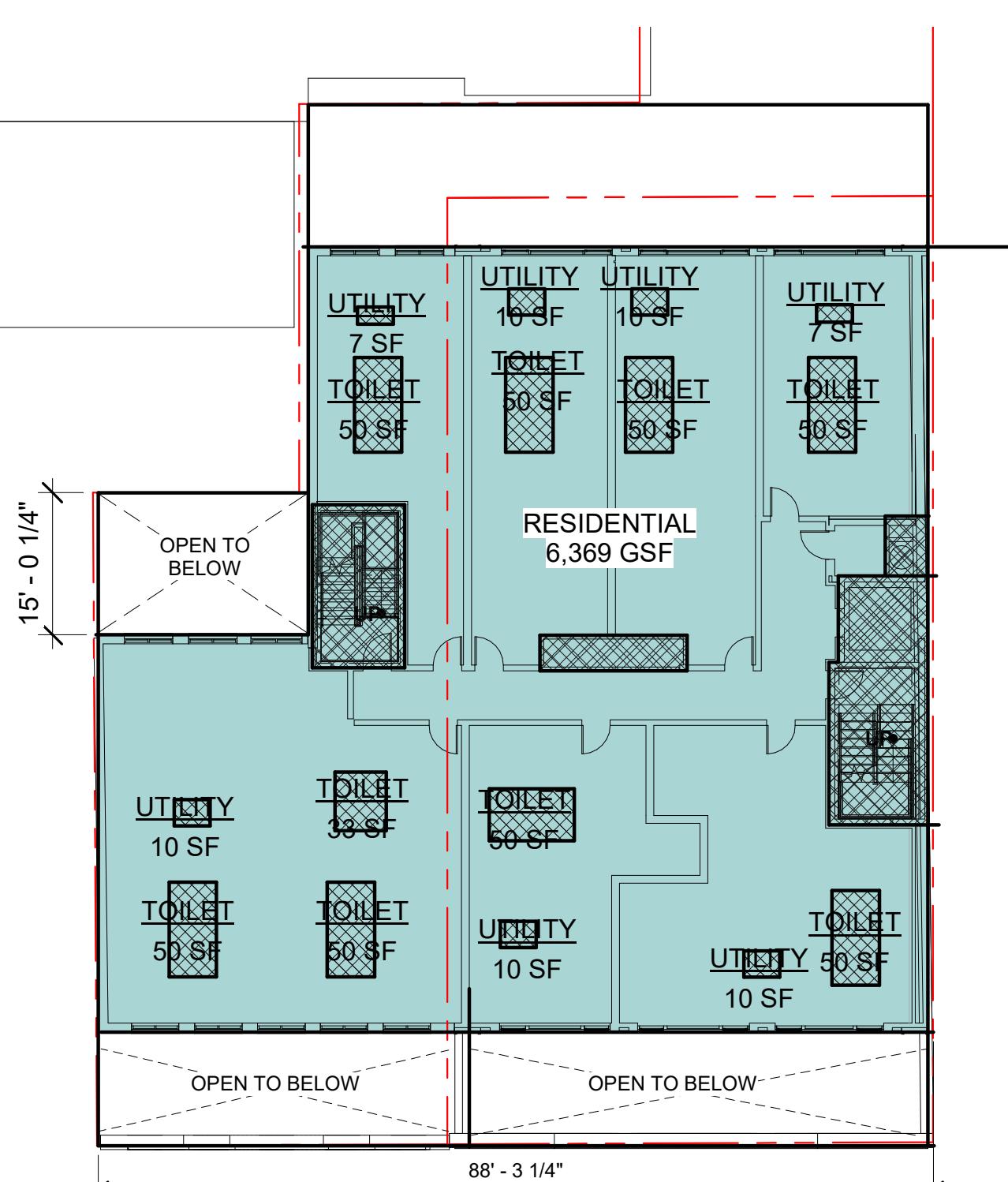
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LL LOWER LEVEL

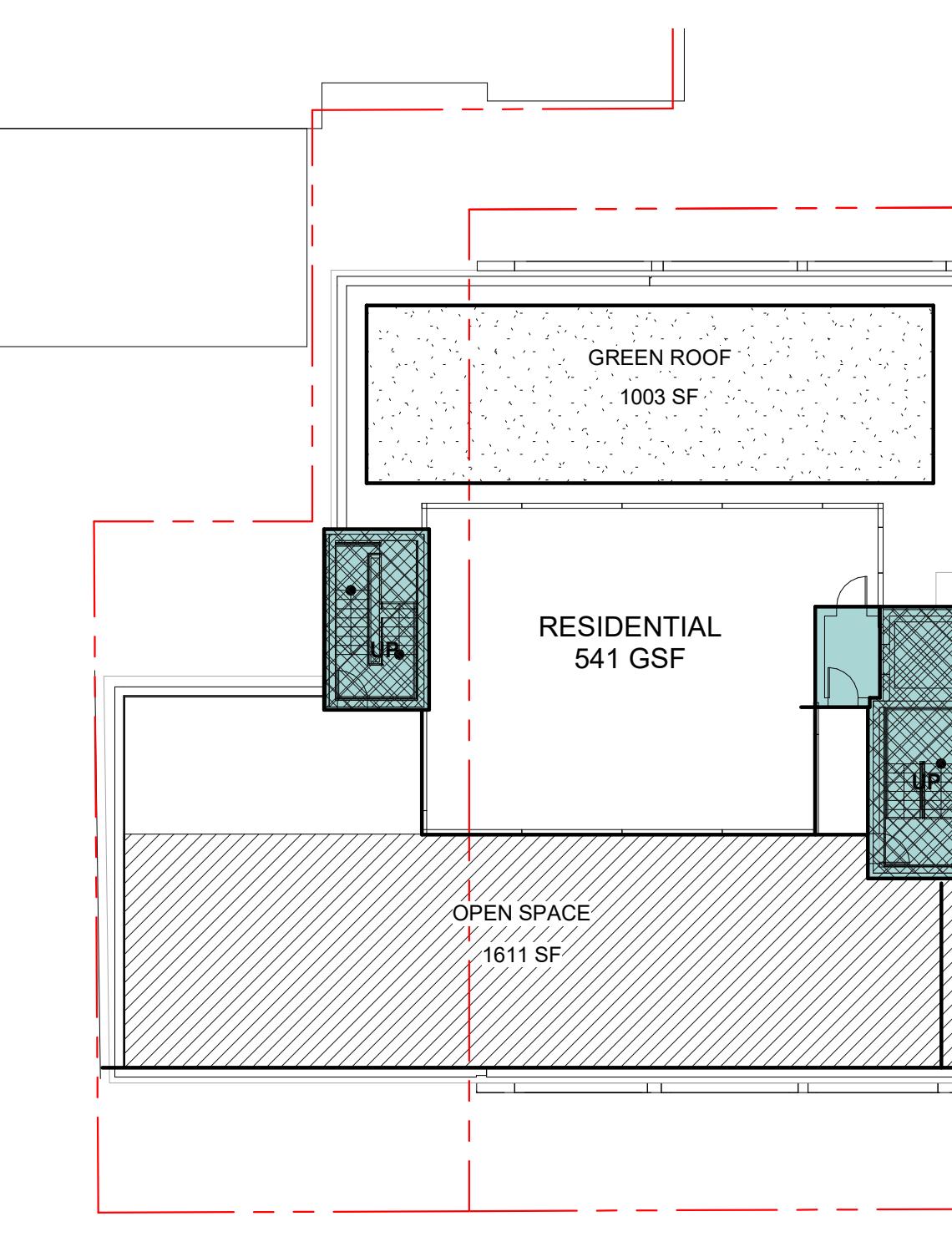
1/16" = 1'-0"


1 LEVEL 1

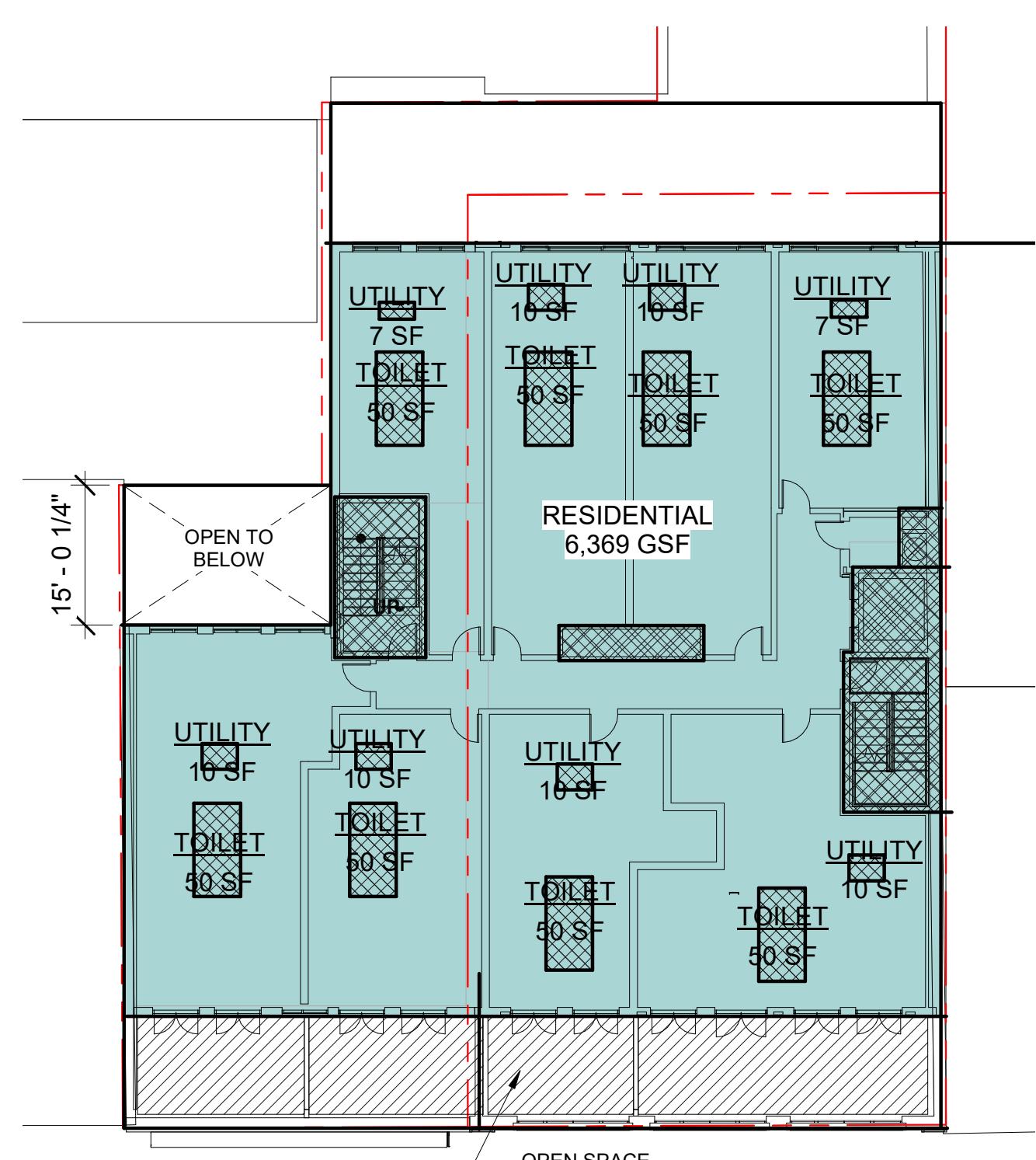
1/16" = 1'-0"


2 LEVEL 2

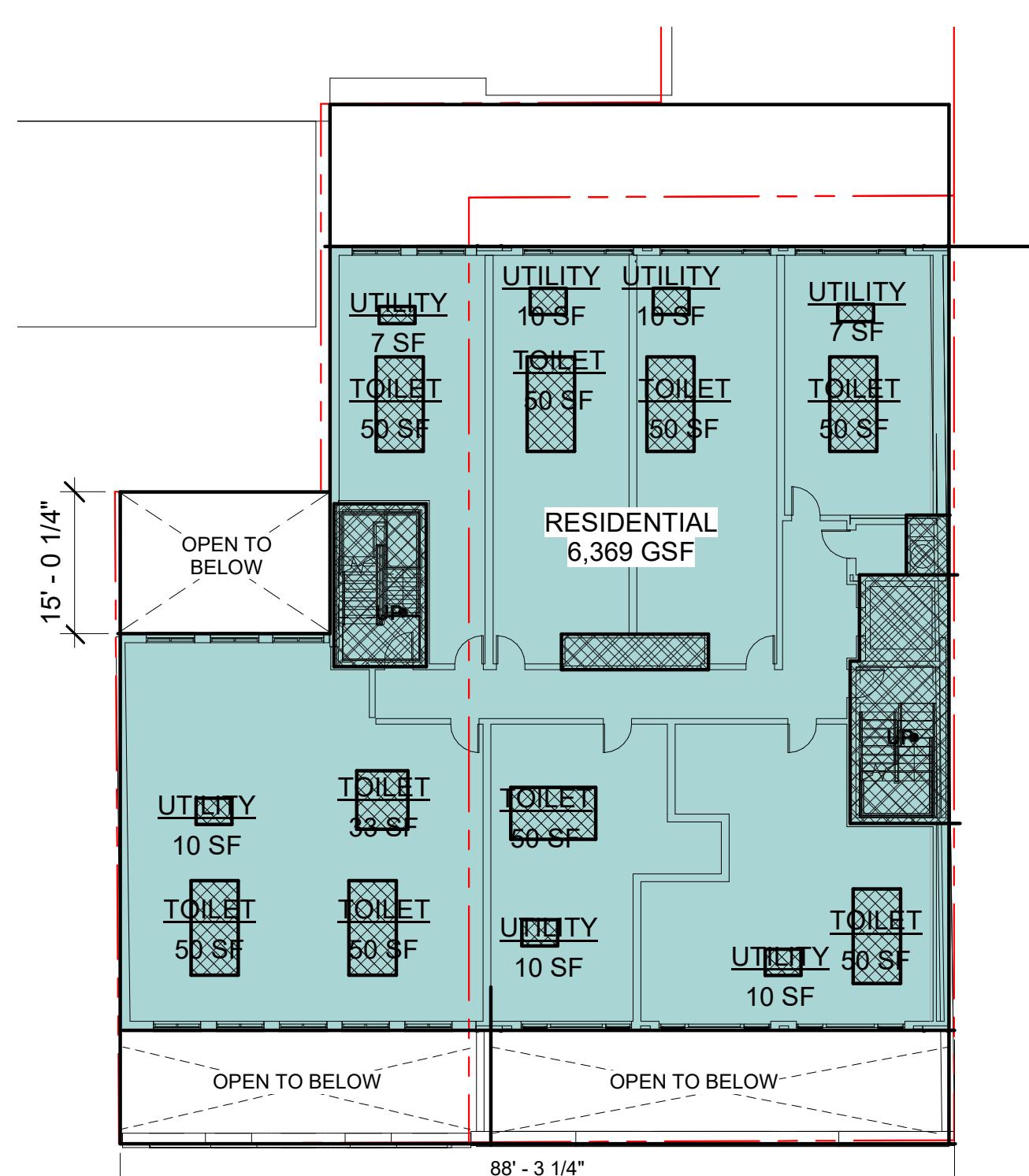
1/16" = 1'-0"


3 LEVEL 3

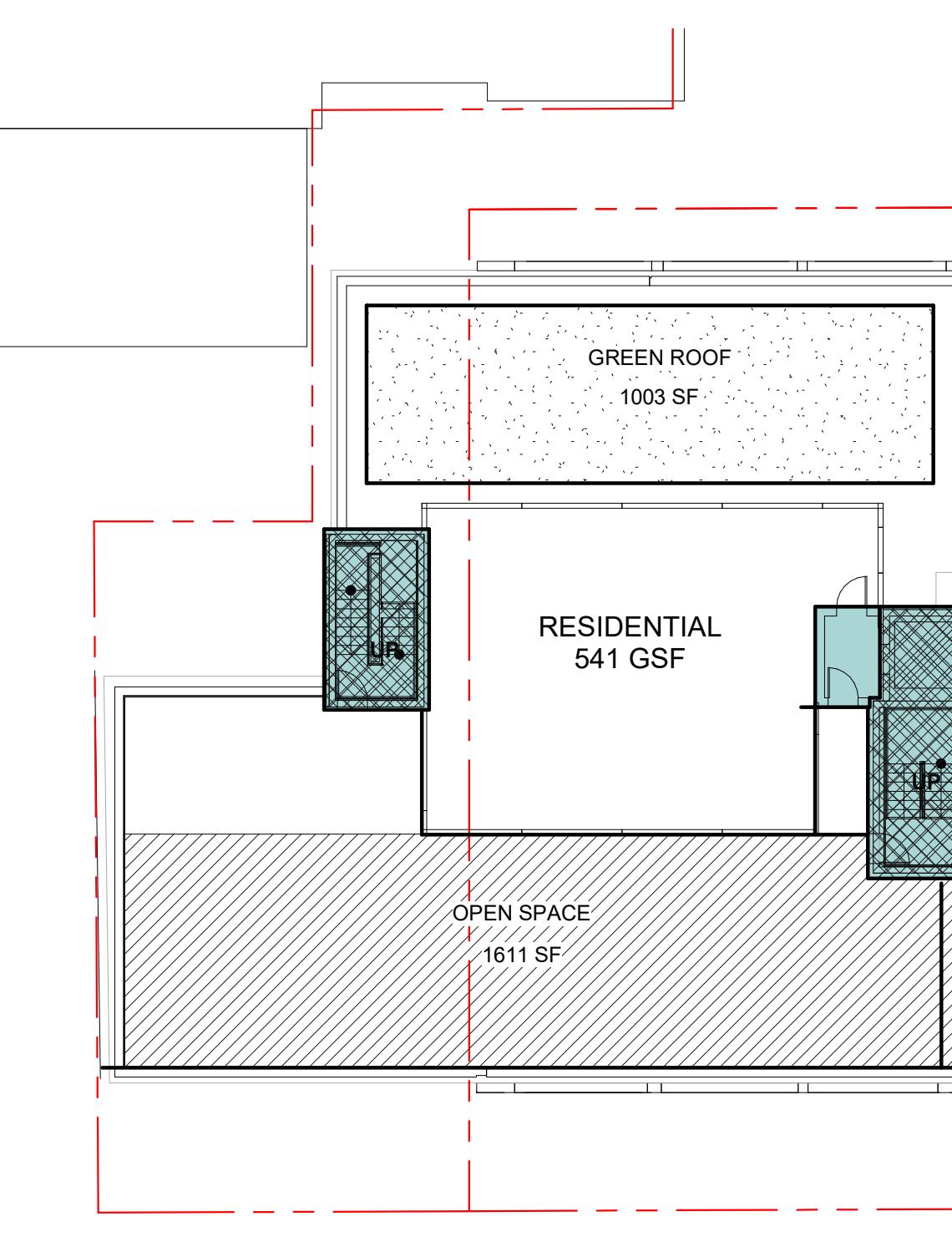
1/16" = 1'-0"


4 LEVEL 4

1/16" = 1'-0"


5 ROOF

1/16" = 1'-0"


FAR LEGEND

- RESIDENTIAL
(AT SPACES USED FOR RESIDENTIAL & COMMERCIAL, SF IS COUNTED TOWARD RESIDENTIAL DO TO HIGHER USAGE)
- NON-RESIDENTIAL
- OPEN-SPACE
- BASEMENT
- VERTICAL PENETRATIONS, TOILET & UTILITY

LVL	GROSS FLOOR AREA	FAR DEDUCTIONS			FAR
		STAIRS/ELEV.	SHAFTS/UTILITY	TOILETS	
B1*	8,208				8,208 0
1st	8,728	545	0	0	545 8,183
2nd	7,421	522	88	450	1,060 6,361
3rd	6,369	522	78	400	1,000 5,369
4th	6,369	522	68	433	1,023 5,346
Roof	540	477			477 63
Total*	29,427	2588	234	1283	4,105 25,322

* BASEMENT EXCLUDED FROM CALCULATED TOTALS

Deductions 0.14

THE MANSLY

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Alexandria, VA 22314WINSTANLEY
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NO.	DATE	ISSUE DESCRIPTION
02/11/2022		CONCEPT STAGE 1 & 2
02/14/2022		BAR CONCEPT REVIEW
04/18/2022		BAR CONCEPT II REVIEW
05/10/2022		DSUP COMPLETENESS SUBMISSION
06/21/2022		DSUP VERIFICATION SUBMISSION

A/E PROJECT NO: ## - ##
DRAWN BY: XX
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SHEET TITLE:

FAR PLANS

SHEET NUMBER:

A-100

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

COLOR FILL LEGEND

- AMENITY
- CIRCULATION
- RESIDENTIAL
- VERTICAL PENETRATIONS



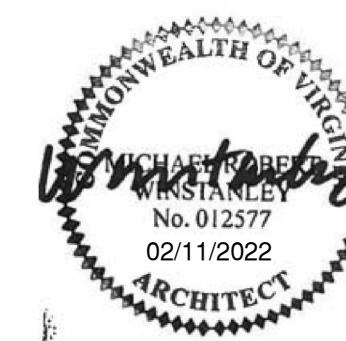
LEVEL 3
1/8" = 1'-0"

3

LEVEL 3

Original drawing is 24" x 36". Scale entities accordingly if reduced.

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	05/10/2022	DSUP COMPLETENESS SUBMISSION
	06/21/2022	DSUP VERIFICATION SUBMISSION

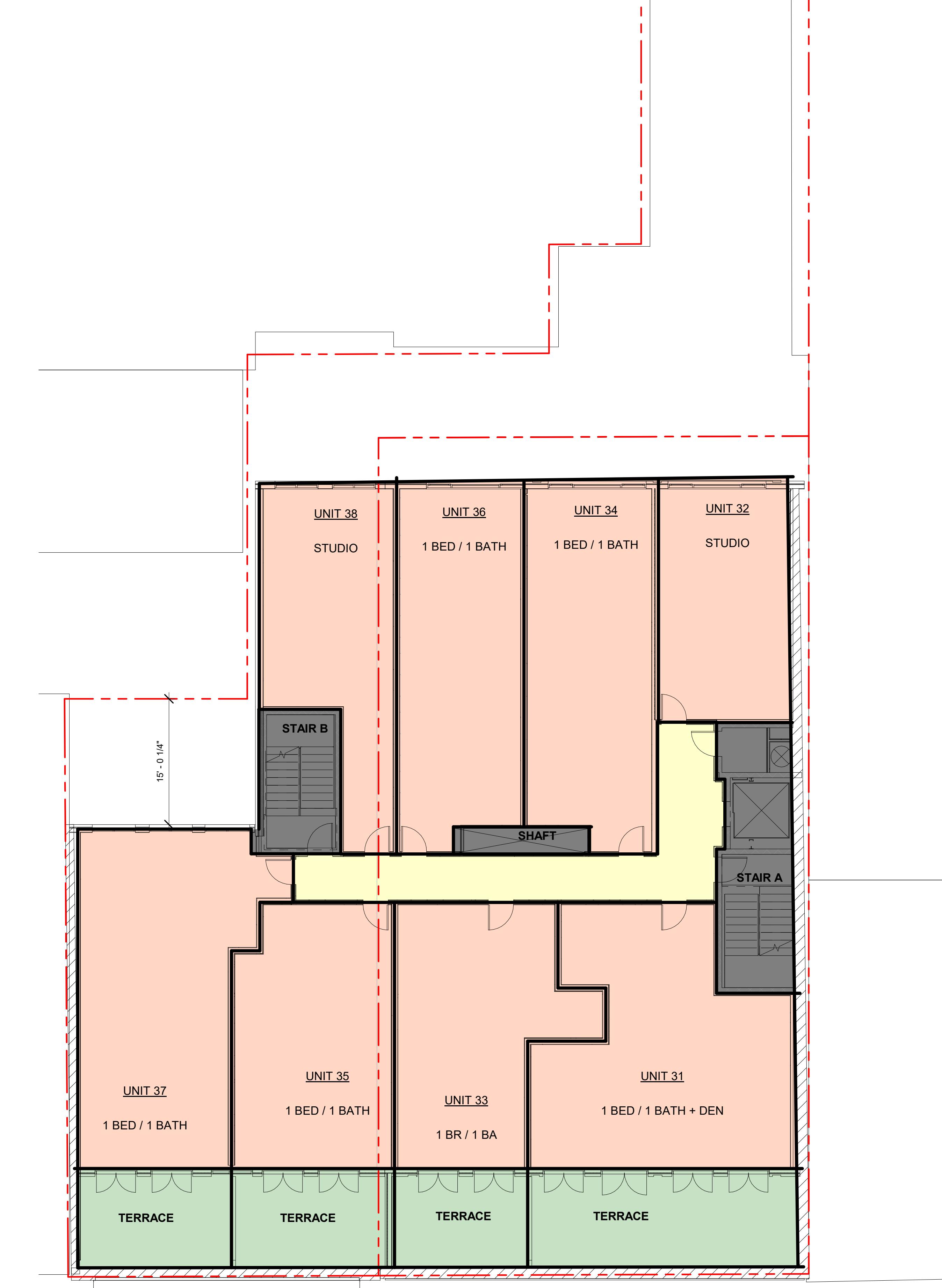
A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

SHEET TITLE:

2ND & 3RD FLOOR PLANS

SHEET NUMBER:

A-112



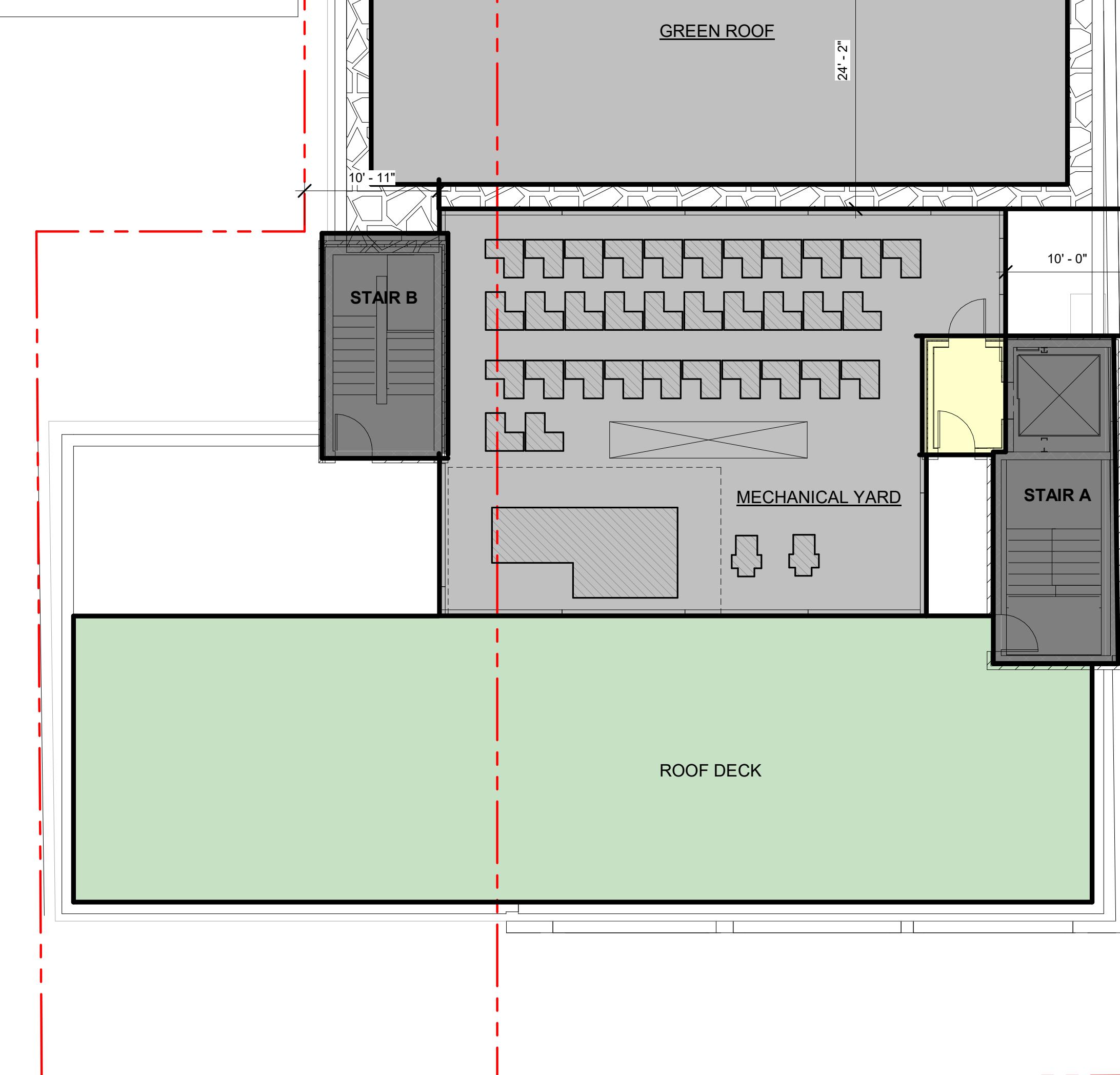
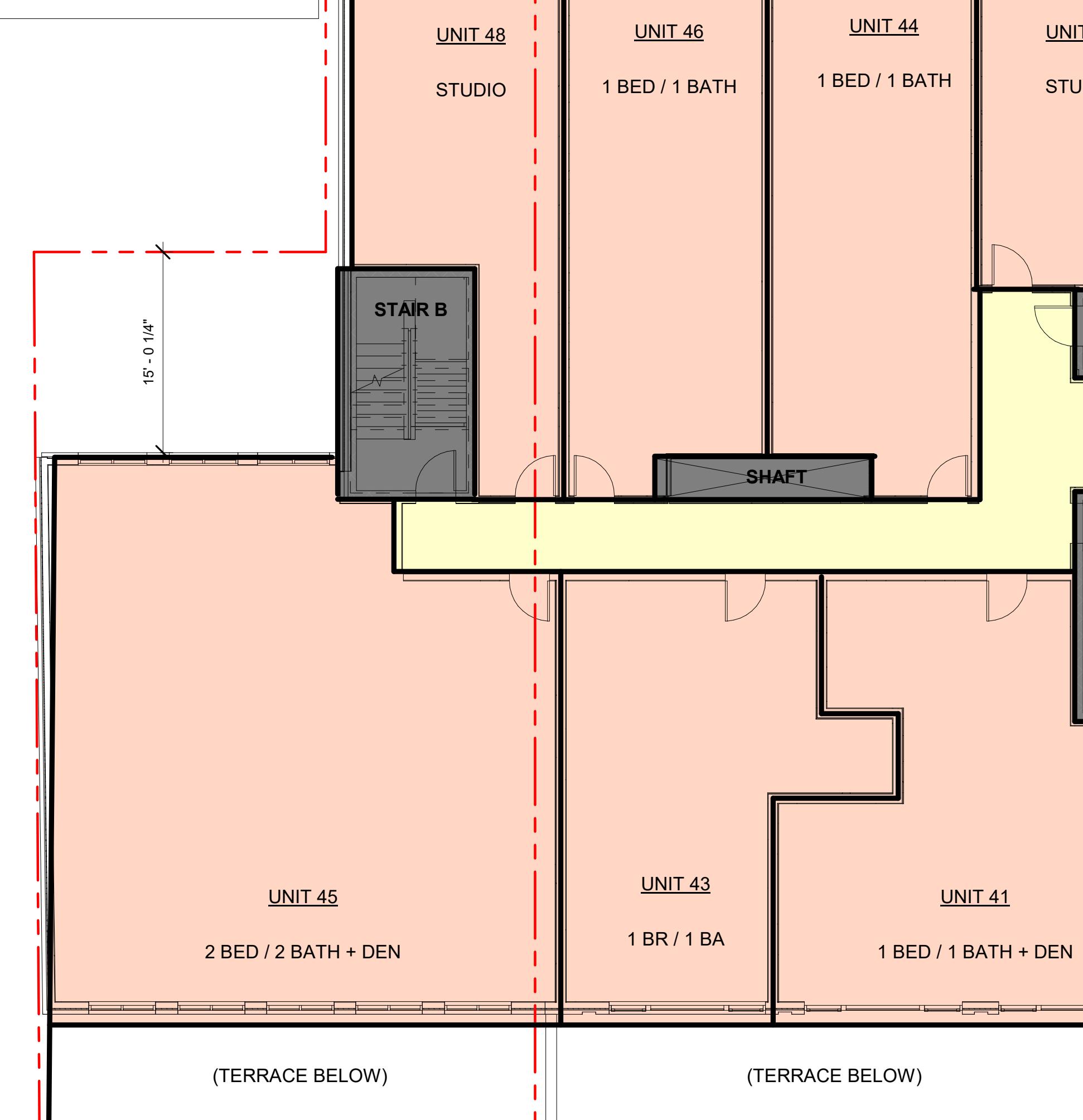
APPROVED SPECIAL USE PERMIT NO. _____	DATE
DEPARTMENT OF PLANNING & ZONING	DATE
DIRECTOR	DATE
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

COLOR FILL LEGEND

- CIRCULATION
- RESIDENTIAL
- VERTICAL PENETRATIONS

COLOR FILL LEGEND

- AMENITY
- BUILDING SERVICE
- CIRCULATION
- VERTICAL PENETRATIONS



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02/11/2022		CONCEPT STAGE 1 & 2
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04/18/2022		BAR CONCEPT II REVIEW
05/10/2022		DSUP COMPLETENESS SUBMISSION
06/21/2022		DSUP VERIFICATION SUBMISSION

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

SHEET TITLE:

4TH FLOOR & ROOF PLANS

SHEET NUMBER:

A-113

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

1 Existing King Street Elevation - South Side

1" = 20'-0"

A wide-angle photograph of a city street under a blue sky with white clouds. The street is lined with various buildings, including a red brick building, a grey building, a yellow building, and a white building. There are several trees along the sidewalk. A red vertical line is drawn across the image, starting from the top and ending at the bottom, positioned roughly in the middle. The letter 'D' is in the top left corner, and the letter 'C' is in the bottom left corner.

2 Existing King Street Elevation - North Side

2 1" = 20'-0"

621 King Street

615 King Street

SALE PROJECT NO: ## - ##

DRAWN FROM

DRAWN BY: XX
CHECKED BY: XX

3 Proposed King Street Elevation - North Side

3 1" = 20'-0"

621 King Street

615 King Street

PROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

Digitized by srujanika@gmail.com

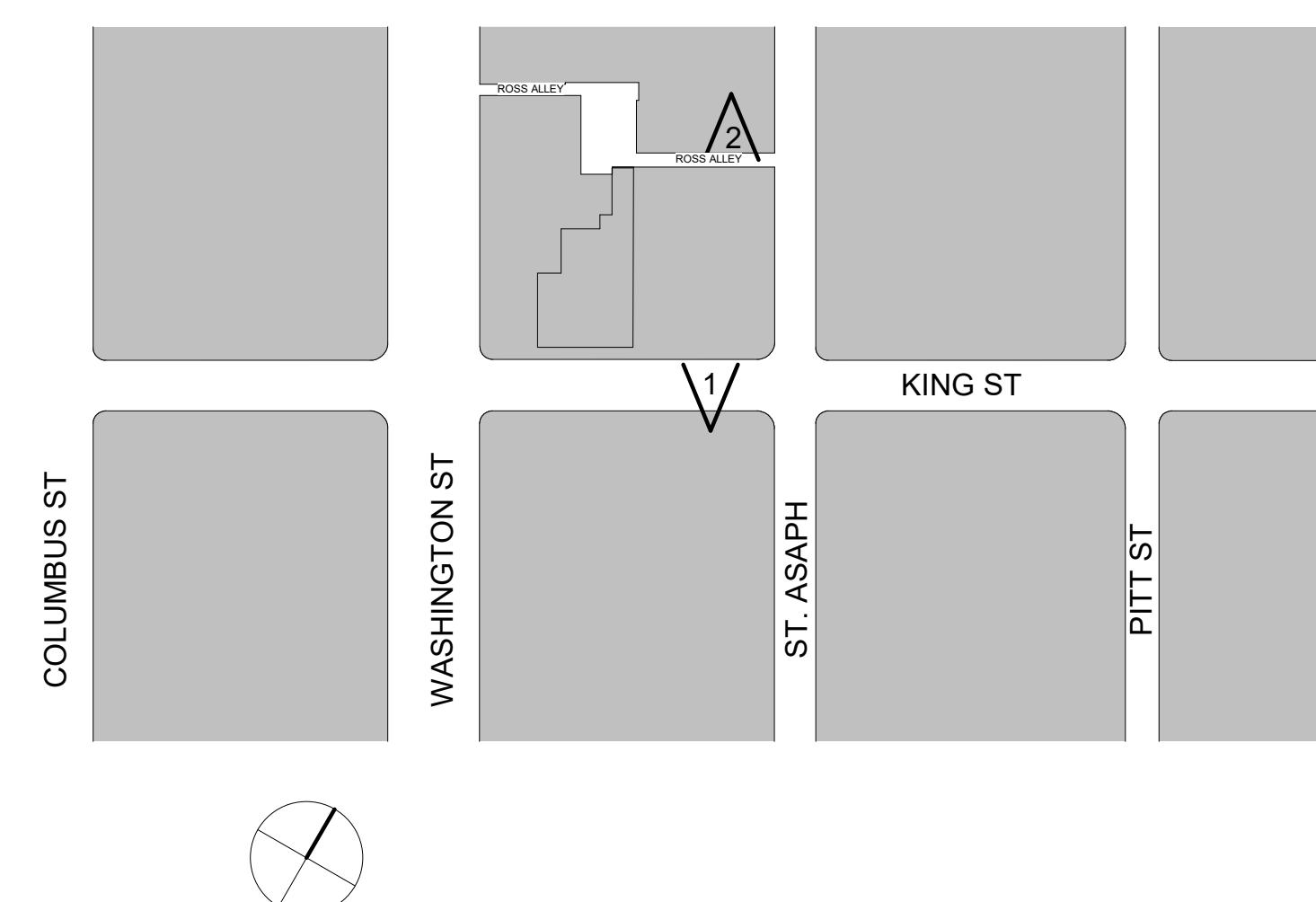
Ergonomics in Design, Vol. 22, No. 1, 2011, 11–20, © Taylor & Francis, 2011, 10.1080/10400410903083500, ISSN 1040-0419 print/1040-0427 online, available at <http://www.informaworld.com>

11. **What is the primary purpose of the *Journal of Clinical Endocrinology and Metabolism*?**

1. AIRMAN, PLANNING COMMISSION DATE
2. DATE RECORDED

INSTRUMENT NO. _____ REED BOOK NO. _____ PAGE NO. _____

KEY PLAN



1 KING STREET
1/8" = 1'-0"



2 ROSS ALLEY
1/8" = 1'-0"

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06/21/2022		DSUP VERIFICATION SUBMISSION

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

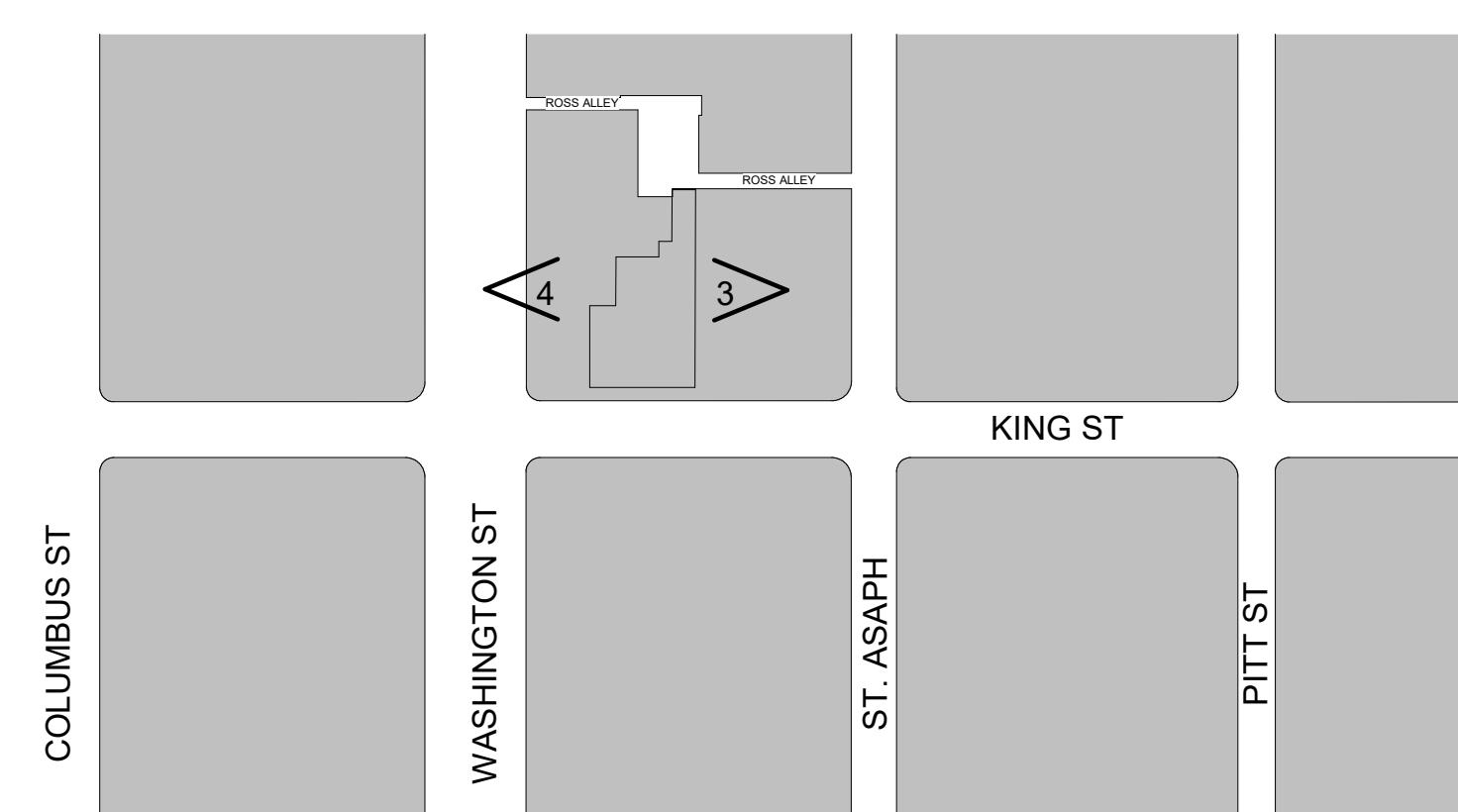
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-211

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

KEY PLAN

F

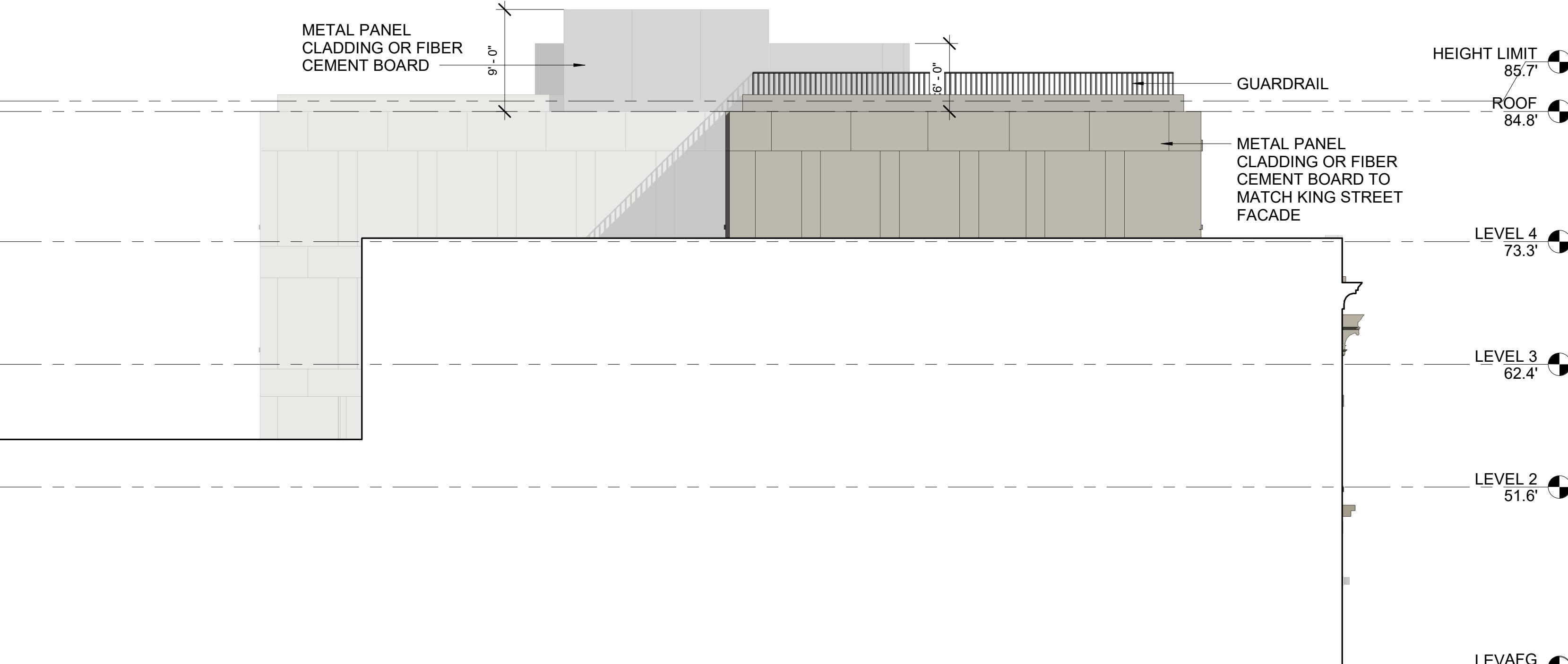
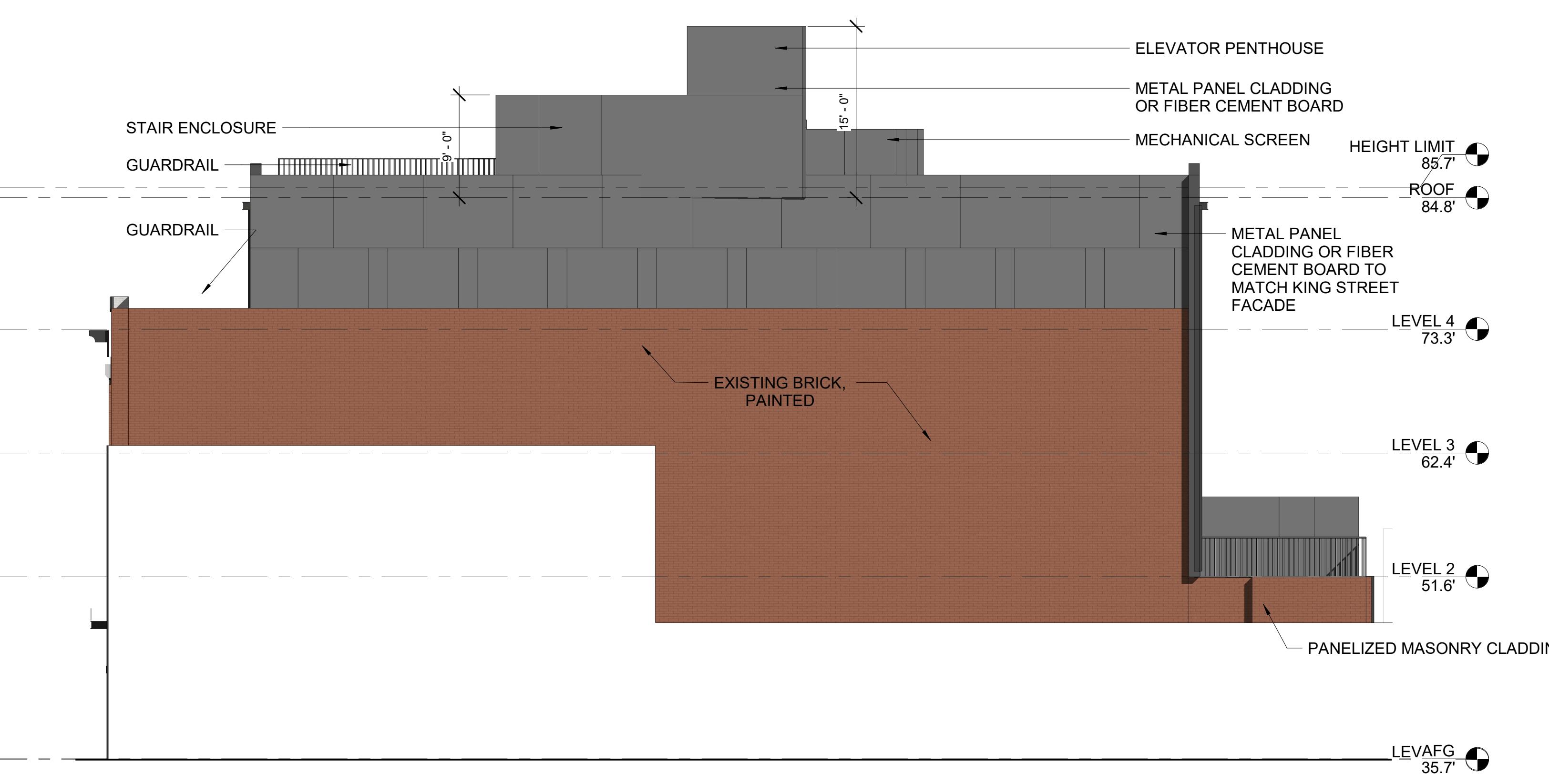
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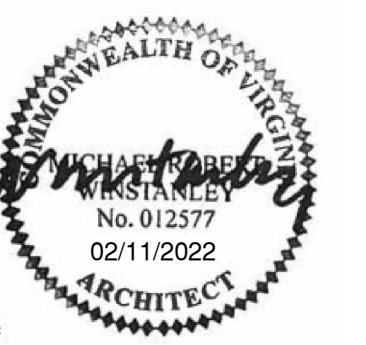
C

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A

**THE MANSLY**615-621 King Street
Alexandria, VA 22314**WINSTANLEY**
ARCHITECTS & PLANNERS

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02/14/2022		BAR CONCEPT REVIEW
04/18/2022		BAR CONCEPT II REVIEW
05/10/2022		DSUP COMPLETENESS SUBMISSION
06/21/2022		DSUP VERIFICATION SUBMISSION

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

SHEET TITLE:**EAST AND WEST ELEVATIONS****SHEET NUMBER:****A-212**

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

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05/10/2022		DSUP COMPLETENESS SUBMISSION
06/21/2022		DSUP VERIFICATION SUBMISSION

 A/E PROJECT NO: ## - ##
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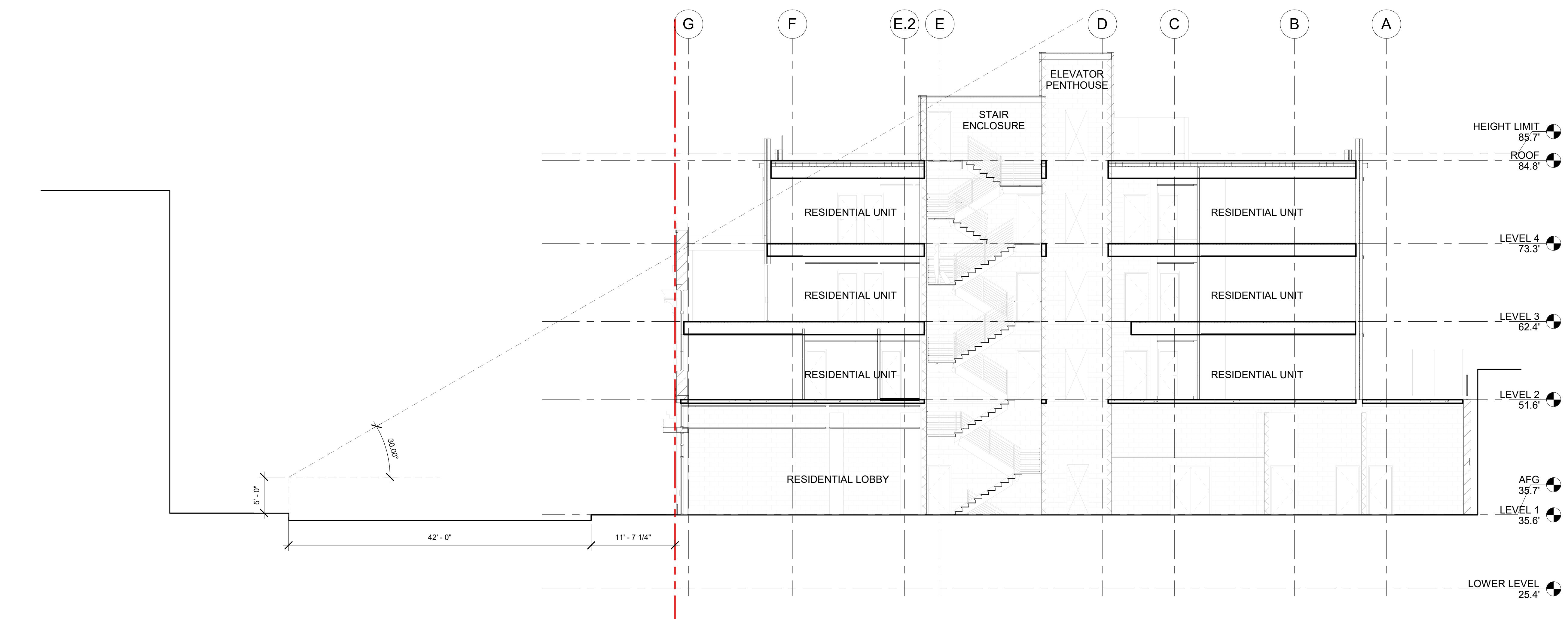
SHEET TITLE:

KING STREET SECTION

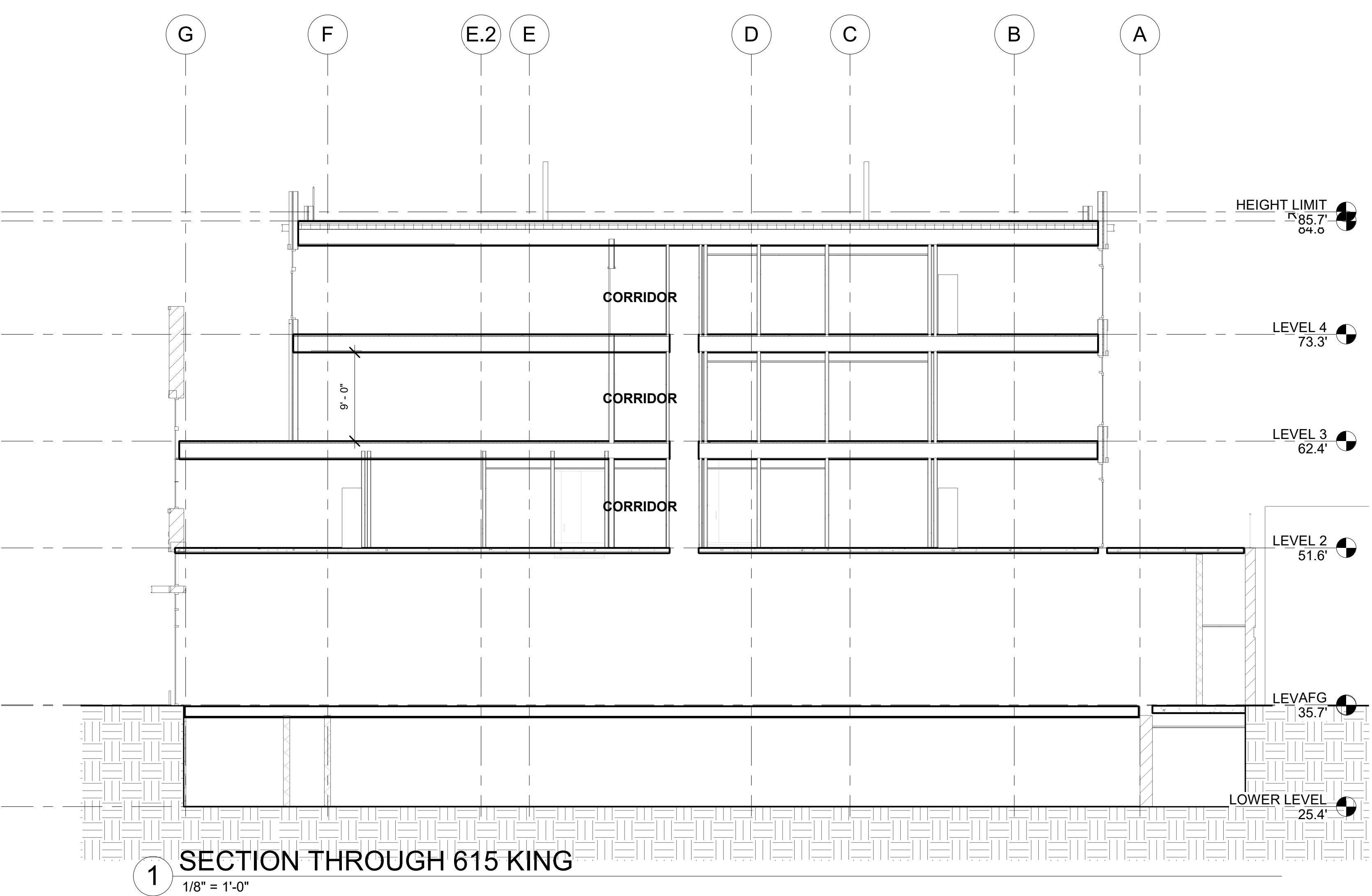
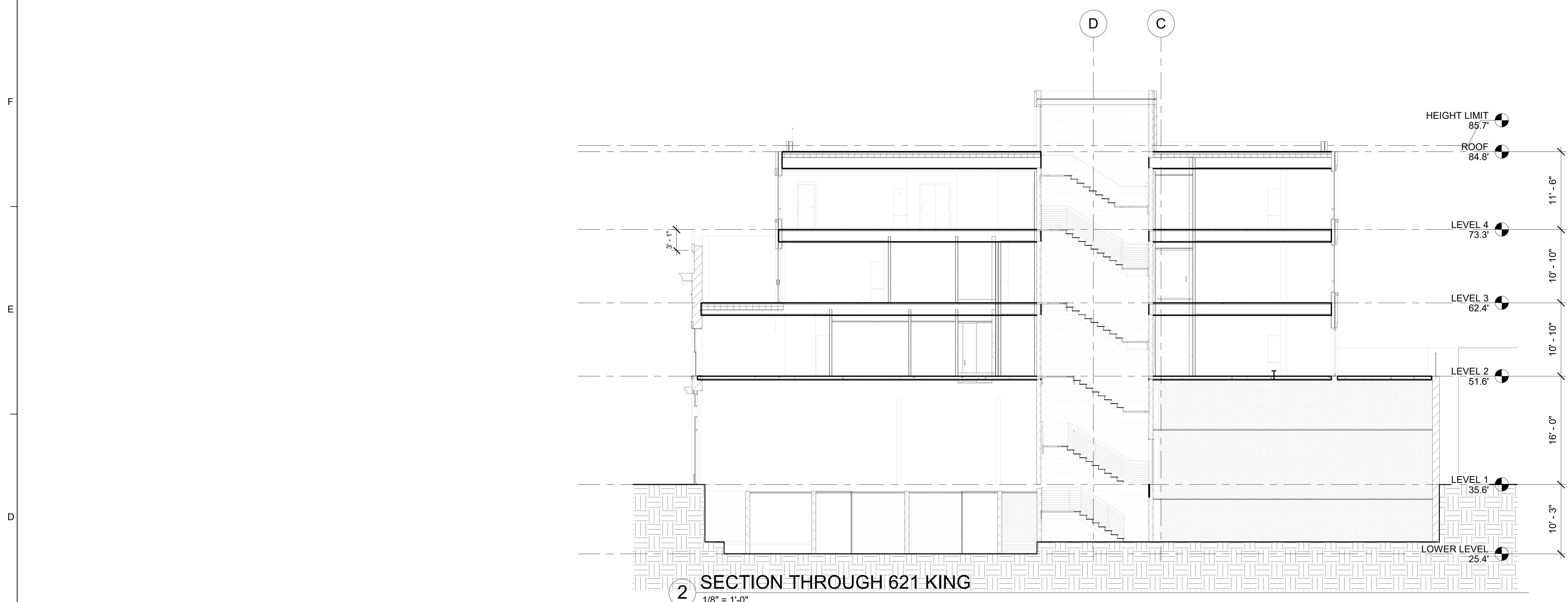
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A-300

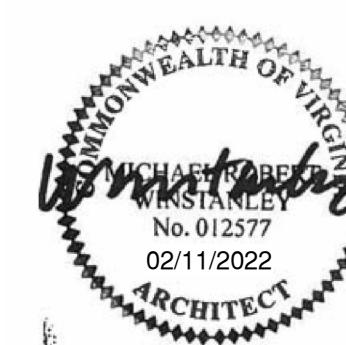
APPROVED SPECIAL USE PERMIT NO. _____	DEPARTMENT OF PLANNING & ZONING
DIRECTOR	DATE
DIRECTOR	DATE
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REGISTRATION:

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	04/18/2022	BAR CONCEPT II REVIEW
	05/10/2022	DSUP COMPLETENESS SUBMISSION
	06/21/2022	DSUP VERIFICATION SUBMISSION

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

SHEET TITLE:

BUILDING SECTIONS

SHEET NUMBER:

A-301

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

Original drawing is 24" x 36". Scale entities accordingly if reduced.

1 2 3 4 5 6 7 8 9

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① PERSPECTIVE FROM WASHINGTON STREET

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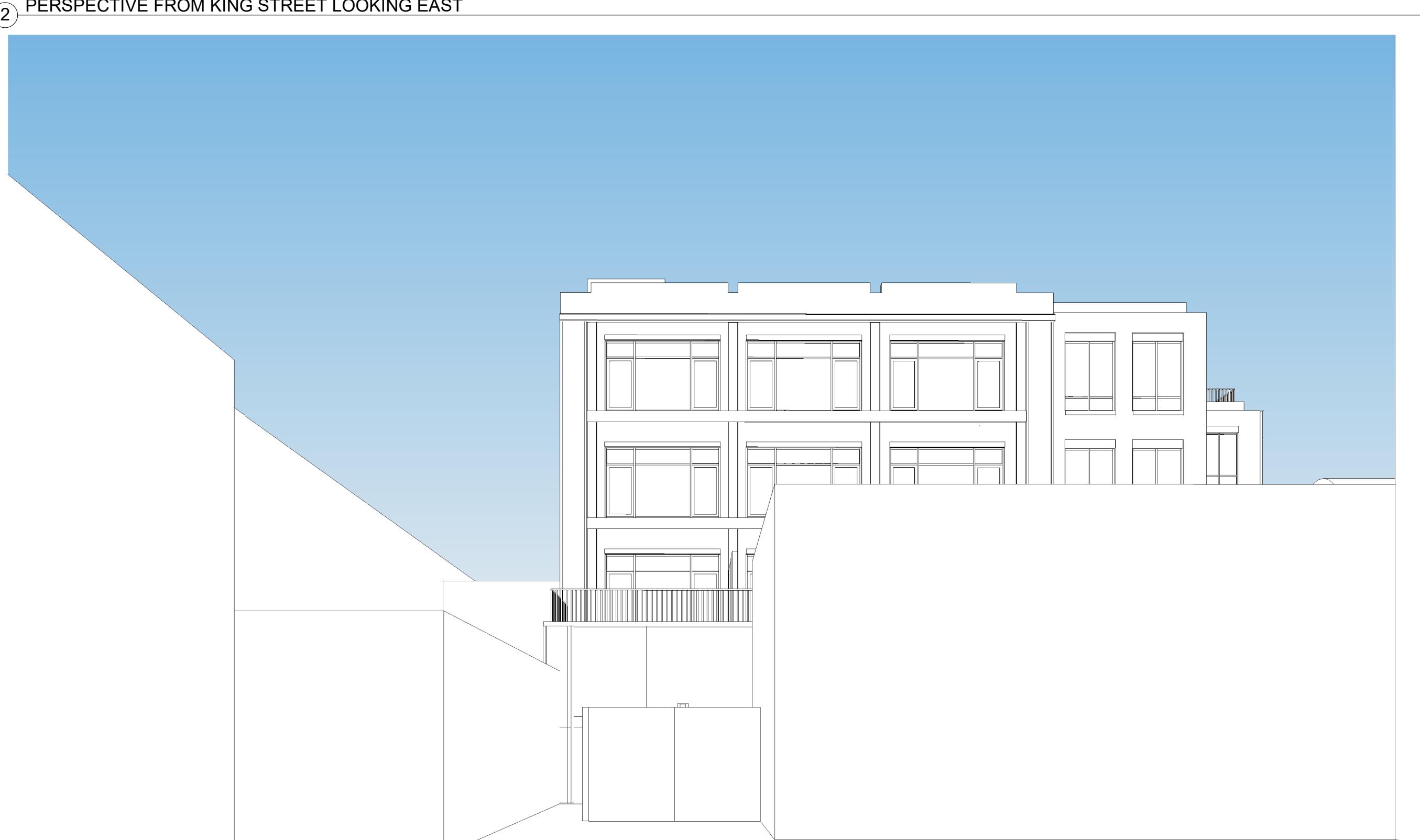
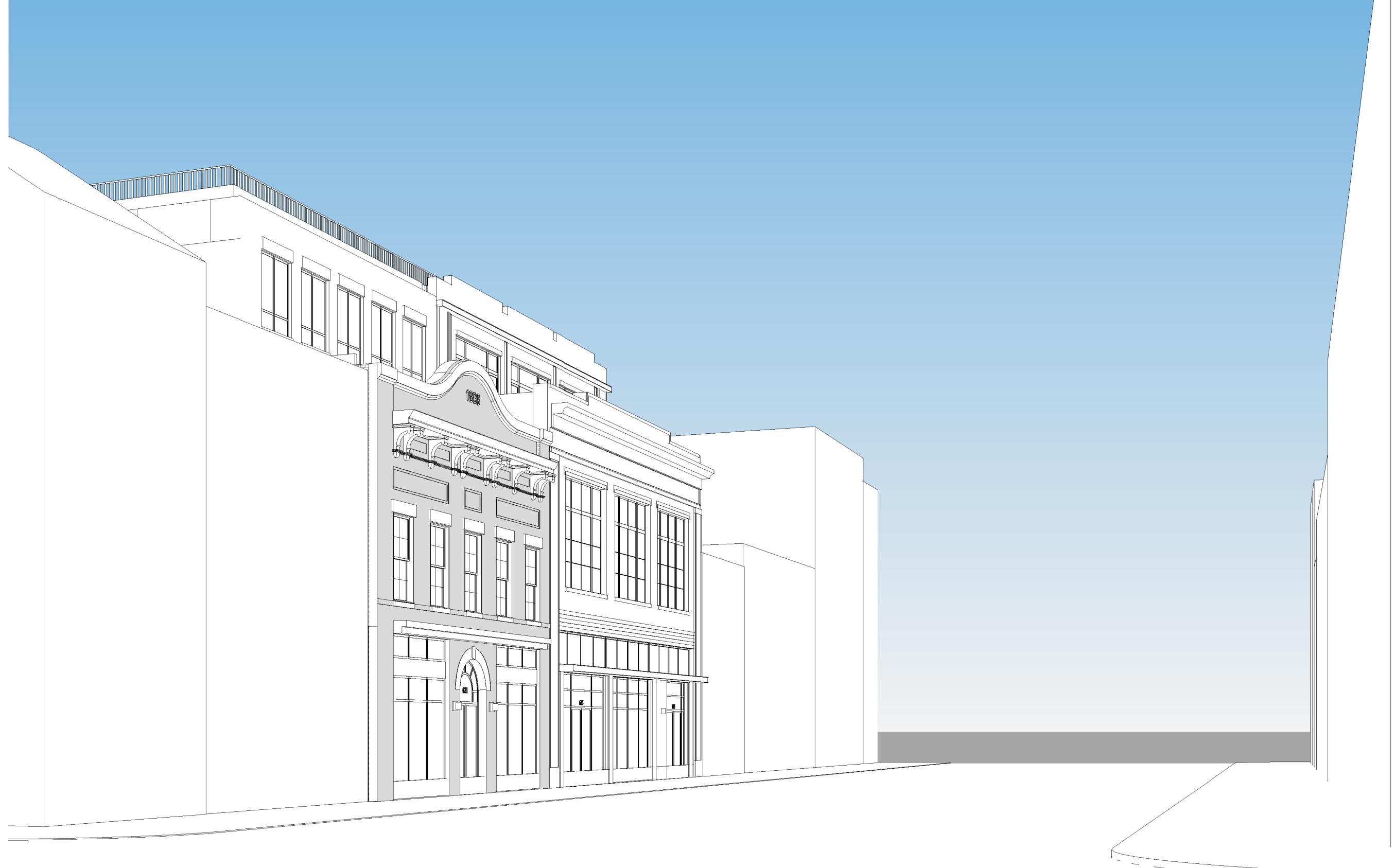
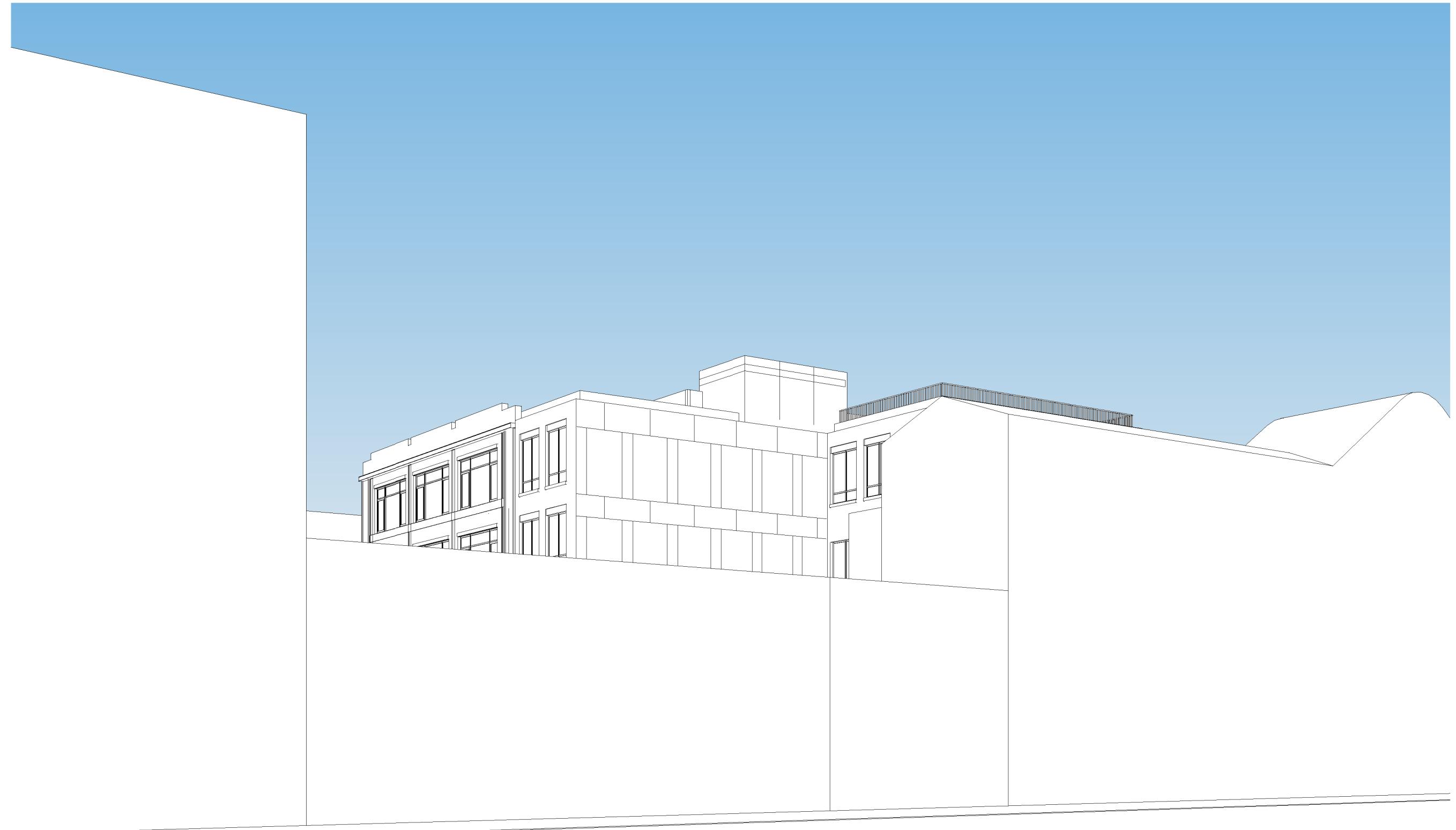
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④ VIEW FROM ROSS ALLEY

THE MANSLY

615-621 King Street
Alexandria, VA 22314

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05/10/2022		DSUP COMPLETENESS SUBMISSION
06/21/2022		DSUP VERIFICATION SUBMISSION

A/E PROJECT NO: ## - ##
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 CHECKED BY: XX

SHEET TITLE:

MASSING STUDIES

SHEET NUMBER:

A-800

APPROVED	SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	