

CITY OF ALEXANDRIA, VIRGINIA

TOTAL SITE AREA = 0.5684 AC 24,760 SF
TOTAL AREA OF TAX PARCELS = 0.5684 AC 24,760 SF
TOTAL EXISTING IMPERVIOUS AREA = 0.1893 AC 8,246 SF
TOTAL PROPOSED IMPERVIOUS AREA = 0.3791 AC 16,514 SF
TOTAL DISTURBED AREA = 0.5418 AC 23,600 SF

1. THERE ARE NO TIDE WETLANDS, TIDE SHOALS, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDE WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STRAINS, OR WETLANDS LOCATED ON THE SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE SITE. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.

2. 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 UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.

3. 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 703-448-7440.

4. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.

5. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE, TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN 7am TO 6pm MONDAYS THROUGH FRIDAYS. NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.

6. PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND SATURDAYS FROM 10am TO 4pm; NO PILE DRIVING ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.

7. RIGHT OF WAY EXCAVATION IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH SATURDAY 7am TO 5pm; NO RIGHT OF WAY EXCAVATION IS PERMITTED ON SUNDAYS.

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS, AND VIRGINIA MARINE RESOURCES MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN.

CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO (2) WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, 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/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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

1. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEBUILDING CODE (USBC).
2. BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
3. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
4. ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
5. THIS PROJECT IS LOCATED IN CAMERON RUN WATERSHED.
6. THIS SITE CONTAINS AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
7. THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMAL LANDFILL OR OTHER DUMP SITE.

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON FEBRUARY 10, 2025; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

THE APPLICANT REQUESTS A REZONING TO REMOVE THE EXISTING PROFFER AND A DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN AND MODIFICATIONS TO PERMIT THE DEVELOPMENT OF A MULTI-UNIT (TOWNHOUSE-STYLE) RESIDENTIAL COMPLEX WITH 11 UNITS, INCLUDING TEN (10) MARKET AND ONE (1) AFFORDABLE UNIT IN ACCORDANCE WITH SECTION 7-700, AND ASSOCIATED OPEN SPACE AND SITE IMPROVEMENTS.

- * REZONING TO REMOVE THE EXISTING PROFFER.
- * SPECIAL USE PERMIT FOR INCREASE IN FLOOR AREA RATIO PURSUANT TO SECTION 7-700.
- * SPECIAL USE PERMIT FOR BUILDING HEIGHT INCREASE TO 45'.
- * REMOVAL OF FRONT YARD SETBACK (SIDE LANE) REQUIRED = 20 FT; PROPOSED = 4.0 FT FOR BUILDING 1.
- * MODIFICATION OF FRONT YARD SETBACK (DUKE STREET) REQUIRED = 20 FT; PROPOSED = 19.0 FT FOR BUILDING 2 (POST-DEDICATION).
- * MODIFICATION OF EAST SIDE YARD SETBACK REQUIRED = 1+2 HEIGHT-TO-SETBACK RATIO OR 16 FT MINIMUM; PROPOSED = 7.0 FT FOR BUILDING 2.
- * MODIFICATION OF THE STREET TREES REQUIREMENT ALONG DUKE STREET.

		NEW	UPGRADED	USE:	MULTI-UNIT CONDO STYLE TOWNHOMES
CROSSWALKS (NUMBER)	N/A	N/A	N/A	USE GROUP:	R-3
STANDARD	N/A	N/A	N/A	TYPE OF CONSTRUCTION:	VB
HIGH VISIBILITY	N/A	N/A	N/A	NUMBER OF STORIES:	1 1/2 STORIES
CURB RAMPS	N/A	N/A	N/A	FLOOR AREA (GROSS):	30,924 SF
SIDEWALKS (LF)	N/A	75		FLOOR AREA (NET):	24,411 SF
BICYCLE PARKING (NUMBER SPACES)	N/A	N/A	N/A	FLOOR AREA PER FLOOR:	SEE SHEET G-005
PUBLIC/VISITOR	N/A	N/A	N/A	BUILDING FOOT PRINT AREA:	4,800 SF (BUILDING 2)
PRIVATE/GARAGE	N/A	N/A	N/A	BUILDING HEIGHT:	44' (BUILDING 1), 44.6' (BUILDING 2)
BICYCLE PATHS (LF)	N/A	N/A	N/A	FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED
BIKE-STATION SPACES	N/A	N/A	N/A		

COVER SHEET	01	SIGHT DISTANCE PLAN AND PROFILE	12	BUILDING #1 STRIP ELEVATIONS	G-002
CONTEXTUAL PLAN	02	SIGHT DISTANCE PLAN AND PROFILE	13	BUILDING #1 STRIP COLORED ELEVATIONS	G-003
EXISTING CONDITIONS PLAN	03	FIRE SAFETY PLAN	14	BUILDING #2 STRIP ELEVATIONS	G-003
CONCEPT PLAN	04	EXISTING VEGETATION MAP	15	BUILDING #2 STRIP COLORED ELEVATIONS	G-004
SITE DIMENSIONS PLAN	05	TREE PROTECTION AND PRESERVATION PLAN	16	BUILDING #3 STRIP ELEVATIONS	G-004
STORMWATER MANAGEMENT PLAN	06	TREE PROTECTION DETAILS	17	BUILDING #3 STRIP COLORED ELEVATIONS	G-005
DRAINAGE AND/ORFEROUS AREA PLAN	07	OVERALL SITE PLAN	18	BUILDING SECTION	G-004
STORMWATER QUALITY CALCULATIONS	08	PLANTING DETAILS	101	FLOOR AREA CALCULATIONS	G-005
BPM DETAILS	09	PLANT SCHEDULE & CALCULATIONS	102	BUILDING #1 STRIP	G-004
PERFORM ADEQUATE OUTFALL ANALYSIS	10	DEVELOPMENT CONCEPT PLANS/PAVING	201	BUILDING #2 STRIP	A-001
TURNING MOVEMENTS	11	DEVELOPMENT CONCEPT PLANS/AFFORDABLE UNIT	G-001A	PERSPECTIVE VIEW	A-002

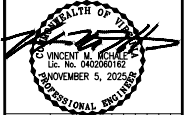
OWNERS: THE PROFESSIONAL BUILDING, LLC 1777 REISTERSTOWN RD STE 135 EAST BALTIMORE, MD 21208 NOTE: #RD0404272		ARCHITECT: H&H, LLC/LO, LURELEY & WALSH, PC 2200 CLAREMONT BLVD., SUITE 1300 ARLINGTON, VA 22201 (703) 528-4700 45413 CONTACT: M. CATHERINE FUSKAR		ARCHITECT: R.C. FIELDS & ASSOCIATES, INC. 625 N. WASHINGTON STREET, SUITE 540 ALEXANDRIA, VA 22314 (703) 549-6422 CONTACT: NATE GROSSER, CERTIFIED ARBORIST	
PLAN PREPARED BY: R.C. FIELDS & ASSOCIATES, INC. 625 N. WASHINGTON STREET, SUITE 540 ALEXANDRIA, VA 22314 (703) 549-6422 CONTACT: VINCE MCMALE, P.E.		ARCHITECT: DESPER HOMES 3684 CESTERVIEW RD, SUITE 120 CHANTILLY, VA 20282 (703) 667-7878 CONTACT: GREG MOORE		LANDSCAPE: MEN'S + HEATH LANDSCAPE ARCHITECTURE (202) 716-2449 CONTACT: DAN DOWE	

06/21-04-11, 12 & 13

1. TAX MAP F:	PROPOSED - CL		
2. ZONE OF SITE: EXISTING: CL (WITH PROPOSED)	PROPOSED - CL		
3. USE:	EXISTING: PARKING LOT	PARKING LOT	
	PROPOSED: MULTI-UNIT RESIDENTIAL TOWNHOUSE-STYLE CONDOMINIUM		
4. LOT AREA:	REQUIRED: N/A	N/A	
	EXISTING: 24,760 SF (0.5684 AC.)	24,760 SF (0.5684 AC.)	
5. NUMBER OF DWELLINGS:	11 MULTI-UNIT (10 MARKET UNITS + 1 ADU UNIT)		
6. NUMBER OF BEDROOMS:	3-4 PER UNIT (33-44 TOTAL)		
7. DENSITY:	PERMITTED: 22 UNITS/ACRE	22 UNITS/ACRE	
	PROPOSED: 18.4 UNITS/ACRE	18.4 UNITS/ACRE	
8. OPEN SPACE:	REQUIRED: 8,666 SF (35.00%)	8,666 SF (35.00%)	
	PROPOSED: 9,004 SF (36.00%)	9,004 SF (36.00%)	
9. AVERAGE FINISHED GRASS:	PROPOSED: BUILDING 1: 18.50 FT	PROPOSED: BUILDING 2: 18.02 FT	18.50 FT
10. HEIGHT:	PERMITTED: 35.0 FT (45.0 FT W/ S.U.P.)	35.0 FT (45.0 FT W/ S.U.P.)	
	PROPOSED: BUILDING 1: 44.1 FT	PROPOSED: BUILDING 2: 44.5 FT	44.1 FT
10. FAR:	ALLOWED: 0.75 + 1.3 = 0.975 OR 24.141 SF VIA ADU BONUS	0.975 + 1.3 = 0.975 OR 24.141 SF VIA ADU BONUS	
	PROPOSED: GROSS: 39,924 SF	NET: 24,141 SF (0.5574 AC.)	
11. YARDS:	REQUIRED: FRONT: 20 FT	1-2 HIGHT	1-2 HIGHT
	PROVIDED: BUILDING 1: 10 FT	SIDE: 16.0 FT MIN.	REAR: N/A
	FRONT: 10 FT	SIDE: 23.0 FT (80.0 FT)	REAR: N/A
	BUILDING 2: 10 FT	SIDE: 16.0 FT	REAR: N/A
	FRONT: 46.0 FT	SIDE: 23.0 FT (77.0 FT)	REAR: N/A
	10-0 FT (SEE DEDICATION)		
12. LOT FRONTAGE:	REQUIRED: 50 FT	PROPOSED: 279 FT	279 FT
13. PARKING TABULATION:			
MULTI-UNIT DWELLING:			
REQUIRED: 5% WITHIN ONE-QUARTER MILE OF 4 ACTIVE BUS ROUTES			
REQUIRED: 1 SPACE/REDBOOM - 5% REDUCTIONS = 0.95 SPACE/REDBOOM			
REQUIRED: 2+ REDROOMS/UNIT (2 REDROOMS/UNIT REQUIRED)			
REQUIRED: 0.95 SPACE/REDBOOM = 21 SPACES			
TOTAL PARKING REQUIRED: 21 SPACES			
PARKING PROVIDED: 10 (2-CAR GARAGE) + 1 (1-CAR GARAGE) = 21 SPACES			
CHURCH PARKING AGREEMENT:			
EXISTING: 10 (LOT 4) + 12 (LOT PT. 5) = 22 SHARED SPACES			
PROPOSED: 13 (LOT 4) + 9 (LOT PT. 5) = 22 SHARED SPACES			
14. LOADING SPACES:	REQUIRED: N/A	PROPOSED: N/A	
15. TRIP GENERATION:			
	EXISTING AM PEAK: 0	PROPOSED AM PEAK: 7.41	7.41
	EXISTING PM PEAK: 0	PROPOSED PM PEAK: 8.41	8.41
	EXISTING VPO: 0	PROPOSED VPO: 42.49	42.49
	(PER FTE STANDARDS)	(PER FTE STANDARDS)	(PER FTE STANDARDS)
16. LIMITS OF DISTURBANCE:	23,600 SF OR 0.5418 AC		

ENGINEERING • LAND SURVEYING • PLANNING
625 N. Washington Street, Suite 250
Alexandria, Virginia 22314
www.rclassoc.com
(703) 549-6422

PROJ. MANAGER:	DANIEL MOGOLLON
EMAIL:	DMOGOLLON2@RCFASOC.COM
DATE:	JUNE 2025
DRAWN:	DM

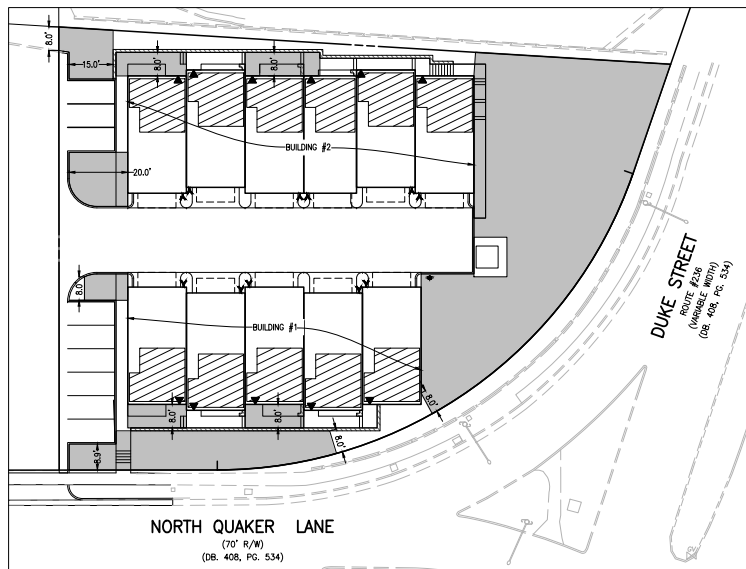
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PRELIMINARY DEVELOPMENT PLAN DUKE/QUAKER TOWNHOMES

11 & 12 N QUAKER LN, 3369 DUKE STREET
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING _____	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES _____	
SITE PLAN NO. _____	DIRECTOR _____
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
REPRESENTATIVE HAS _____	DEPT. RECORD HAS _____



OPEN SPACE GRAPHIC
SCALE: 1" = 20'

VCS NAD83
NORTH ZONE

OPEN SPACE FOR SITE

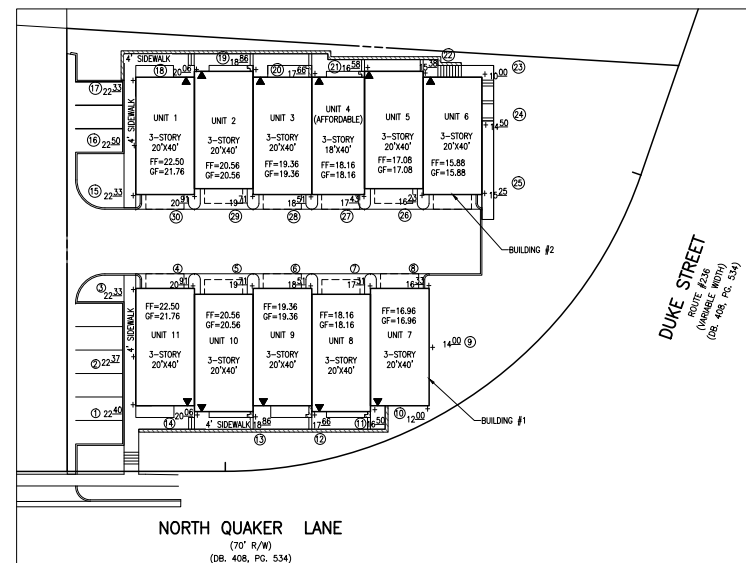
- PRIVATE GROUND LEVEL OPEN SPACE (ACCESSIBLE BY ALL FUTURE RESIDENTS) (7,000 SF)
- PRIVATE ROOFTOP OPEN SPACE (2,904 SF)

TOTAL = 9,904 SF (40.0%)

VCS NAD83
NORTH ZONE

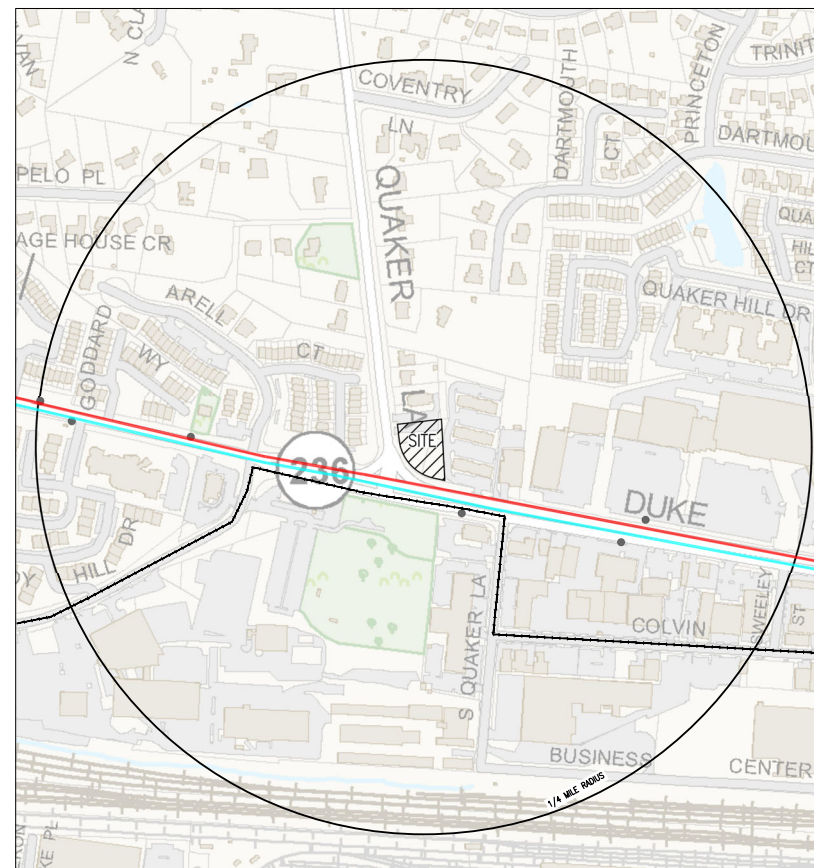
Building #1 AFG	
Spot	Proposed Elevation
1	22.40
2	22.37
3	22.33
4	20.91
5	19.71
6	18.51
7	17.31
8	16.33
9	14.00
10	12.00
11	16.50
12	17.66
13	18.86
14	20.06
AFG	18.50

Building #2 AFG	
Spot	Proposed Elevation
15	22.33
16	22.50
17	22.33
18	20.06
19	18.86
20	17.67
21	16.58
22	15.38
23	10.00
24	14.50
25	15.25
26	16.23
27	17.43
28	18.51
29	19.71
30	20.91
AFG	18.02



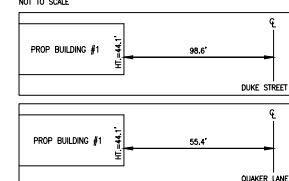
AVERAGE FINISHED GRADE DETAIL
SCALE: 1" = 20'

VCS NAD83
NORTH ZONE



CONTEXTUAL MAP
SCALE: 1" = 200'

SECTION 6-403 DETAILS:
NOT TO SCALE



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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DESIGNER: _____ DATE: _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR: _____ DATE: _____

CHAIRMAN, PLANNING COMMISSION: _____ DATE: _____
DATE RECORDED: _____
RECORDING NO.: _____ DEED BOOK NO.: _____ DATE: _____

DATE REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: AS NOTED
DATE: JUNE 16, 2025

CONTEXTUAL PLAN

SHEET **02** OF **17**
FILE: **24-210**

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22304
703.543.6422
WWW.RCFIELDSONLINE.COM

RCF
ENGINEERING • LAND SURVEYING • PLANNING

STATE OF VIRGINIA
JAMES H. HENNING
JULY 1, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
(11 & 21 N. QUAKER LANE & 3369 DUKE STREET)
CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES:

1. ZONE: QUAKER PROFESSIONAL BUILDING LLC. 3300 DUKE STREET ALEXANDRIA, VA 22314 INSTR. #04004272
2. OWNER: QUAKER PROFESSIONAL BUILDING LLC. 3300 DUKE STREET ALEXANDRIA, VA 22314 INSTR. #04004272
3. APPLICANT: 614 WESTBROOK, LLC 1288 NEW BEDFORD LANE RESTON, VA 20194
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD 83 PER FIELD GPS DATA REFERENCED TO THE RTN NETWORK LEICA SMARTNET.
5. TITLE WAS FURNISHED BY WESTCO LAND TITLE INSURANCE COMPANY, FILE # VA02258686, DATED FEBRUARY 17, 2025 AND IS REPLIED UPON AS ACCURATE BY THE ENGINEER.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 24,760 SQ. FT. OR 0.5684 ACRES
8. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOODPLAINS, OR BUTTER AREAS FOR SHORES, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
9. THERE ARE CURRENTLY NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
10. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS SLOUQUHANNA LOAM AND LEONARTOWN LOAM.
11. THIS SITE CONTAINS AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
12. THE PROJECT IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT BOUNDARY AND THERE ARE NO DESIGNATED 100-YEAR OLD BUILDINGS ON THIS SITE.

TEXT LEGEND:

- DB = DEED BOOK
- MIN = MINUTES (OR FEET)
- SEC = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- @ = AT
- lb = POUNDS
- A = ACRE
- ADA = AMERICANS W/ DISABILITIES ACT
- APPROX = APPROXIMATE
- BC = BOTTOM OF CURB
- BF = BASEMENT FLOOR
- BFE = BASE FLOOD ELEVATION
- BLDG = BUILDING
- BM = BENCHMARK
- BMT = BENCHMARK
- BOL = BOLLARD
- BN = BOTTOM OF WALL
- CBT = CABLE UTILITY
- CL = CLASS
- C/L = CENTERLINE
- CLF = CHAIN LINK FENCE
- CWP = CORRUGATED METAL PIPE
- CI = CURB INLET
- CO = CLEAN OUT
- CON = CONCRETE
- C&G = CURB & GUTTER
- CVR = COVER
- DEED = DEED
- DIH = DRILL HOLE FOUND
- DU = DUCTILE IRON PIPE
- DOM = DOMESTIC
- DU = UNDEVELOPED UNIT
- E = EAST
- EBOX = ELECTRICAL BOX
- ESMT = EASEMENT
- EP = EASEMENT
- EVE = EMERGENCY VEHICLE EASEMENT
- EX = EXISTING
- FDC = FIRE DEPT. CONNECTION
- FF = FINISH FLOOR
- FW = FIRE HYDRANT
- FT = FEET
- GI = GRIKE INLET
- G/L = GAS LINE
- GM = GAS METER
- G/S = GAS SERVICE
- GV = GAS VALVE
- HC = HEADER CURB
- HOP = HANDICAP
- HOPE = HIGH DENSITY POLYETHYLENE
- HP = HIGH POINT
- HPS = HIGH PRESSURE SOULIM
- IPF = IRON PIPE FOUND
- RES = RESIDENTIAL
- RET = RETAINING
- REQ = REQUIRED
- ROW = RIGHT-OF-WAY
- S = SOUTH
- LAN = LUMENE
- LAT = LATERAL
- LED = LIGHT EMITTING DIODE
- LL = LANDSCAPE LIGHT
- LOC = LOCATION
- E = EAST
- MAX = MAXIMUM
- ME = MATCH EXISTING
- MIN = MINIMUM
- MON = MONUMENT
- MPI = MILES PER HOUR
- MRYL = MINIMUM REQUIRED YARD LINE
- N = NORTH
- DHW = OVERHEAD WIRE
- UP = UTILITY POLE
- STR = STRUCTURE
- SW = SIDEWALK
- TBR = TO BE REMOVED
- TBS = TO BE SAID
- TO = TOP OF CURB
- TW = TOP OF WALL
- TMF = TOP OF FLOOR
- USE = UNDERGROUND ELECTRIC
- UT = UTILITY POLE
- VCS = VIRGINIA COORDINATE SYSTEM
- VPO = VEHICLES PER DAY
- W = WEST
- W/L = WATER LINE
- WM = WATER METER
- W/S = WATER SERVICE
- WSE = WATER SURFACE ELEVATION
- WM = WINDOW WELL
- XNG = CROSSING

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

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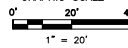
SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT		
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER		
STORM MANHOLE		
SANITARY SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SIDEWALK		
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE		
GAS LINE		
GAS METER		
IRRIGATION VALVE		
BOLLARD		
CLEANOUT		
WEL		
WATERLINE		
WATER METER		
TRANSFORMER		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELEC. BOX/STRUCTURE		
ELECTRIC LINE		
TELECOMMUNICATION LINE		
CABLE LINE		
CABLE/ELECTRIC/TELECOMMUNICATION LINE		
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE		
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
GRADING SPOT		
GRADING CONTOUR		
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/NOSE DOWN CURB		
LIMITS OF DISTURBANCE		

EXISTING TREE TABLE:

1) 18" TREE	37) 2" CLUSTER
2) 8" TREE	38) 2" CLUSTER
3) 8" TREE	39) 2" CLUSTER
4) 20" TREE	40) 6" TREE
5) 14" TREE	41) 2" CLUSTER
6) 10" TREE	42) 2" CLUSTER
7) 10" TREE	43) 2" CLUSTER
8) 20" TREE	44) 2" CLUSTER
9) 12" TREE	45) 2" CLUSTER
10) 12" TREE	46) 2" CLUSTER
11) 28" CLUSTER	47) 2" CLUSTER
12) 10" TREE	48) 2" CLUSTER
13) 21" TREE	49) 2" CLUSTER
14) 18" TREE	50) 2" CLUSTER
15) 15" TREE	51) 2" CLUSTER
16) 15" TREE	52) 2" CLUSTER
17) 16" TREE	53) 2" CLUSTER
18) 20" TREE	54) 2" CLUSTER
19) 22" TREE	55) 2" CLUSTER
20) 10" TREE	56) 2" CLUSTER
21) 10" TREE	57) 2" CLUSTER
22) 20" TREE	58) 2" CLUSTER
23) 16" TREE	59) 2" CLUSTER
24) 16" TREE	60) 3" CLUSTER
25) 16" TREE	61) 2" TREE
26) 12" TREE	62) 7" TREE
27) 13" TREE	63) 23" TREE
28) 12" TREE	64) 5" TREE
29) 18" TREE	65) 4" TREE
30) 9" CLUSTER	66) 30" TWIN
31) 4" CLUSTER	67) 24" TREE
32) 9" TWIN	68) 4" TREE
33) 2" CLUSTER	69) 4" TREE
34) 2" CLUSTER	70) 4" TREE
35) 2" CLUSTER	71) 8" TREE
36) 2" CLUSTER	

GRAPHIC SCALE



APPROVED

SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

DEPARTMENT OF PLANNING & ZONING

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

DATE: _____

REVISION: _____

EXISTING CONDITIONS PLAN

SHEET 03 of 17

FILE: 24-210

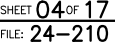
625 N. WASHINGTON ST. SUITE 250 ALEXANDRIA, VA 22304 703.548.6422 www.rcfields.com

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PROFESSIONAL SEAL

PRELIMINARY DEVELOPMENT PLAN

DUKE/QUAKER TOWNHOMES (11 & 21 N. QUAKER LANE & 3369 DUKE STREET) CITY OF ALEXANDRIA, VIRGINIA





SEE PROJECT GENERAL NOTES ON SHEET 03.

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

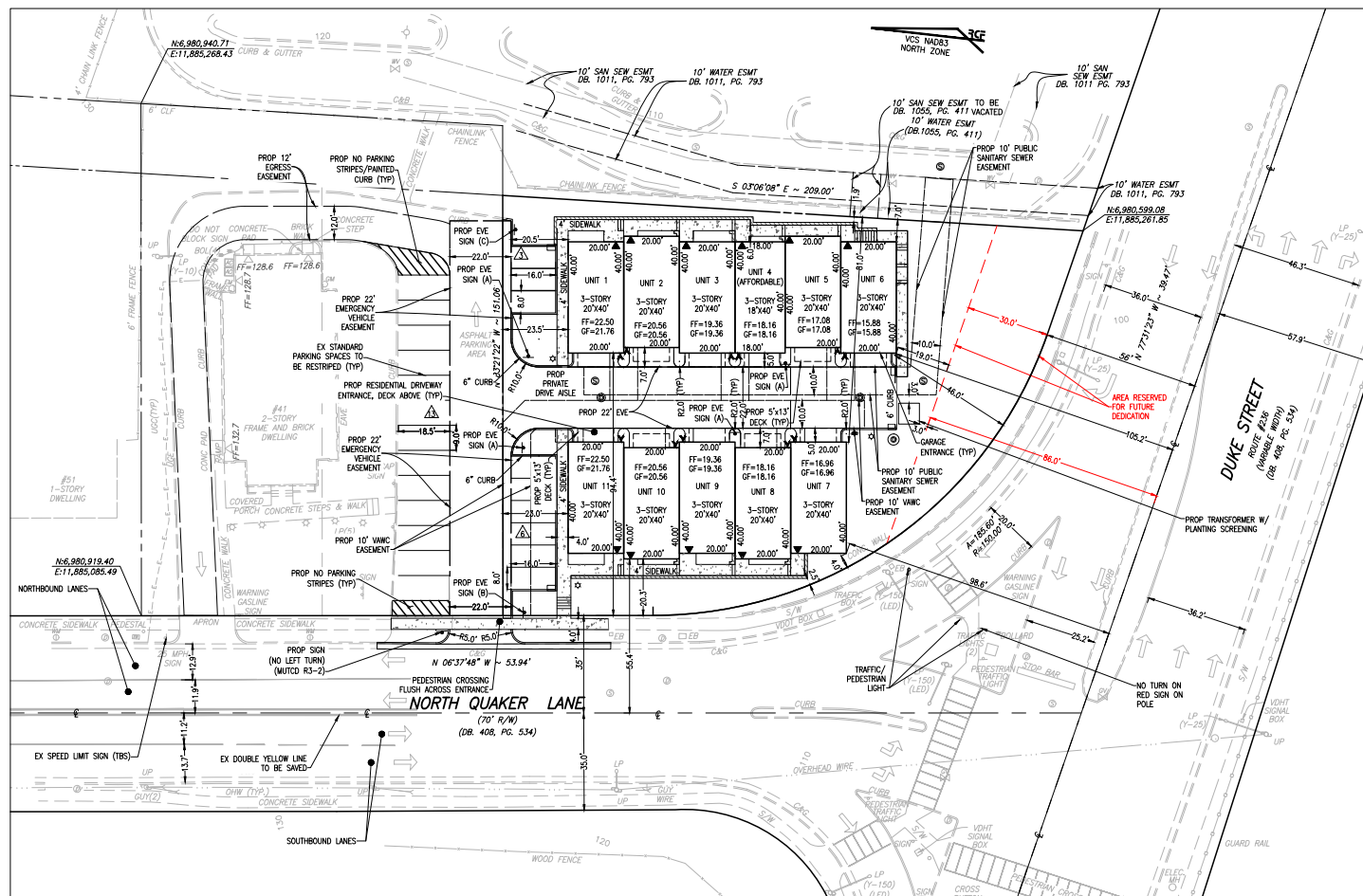
ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.

1. SIGNS AND PAVEMENT MARKINGS ARE TO BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE FOLLOWING AND ANY REVISIONS THERETO:

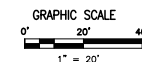
- A. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
 - B. THE VDOT ROAD AND BRIDGE STANDARDS
 - C. THE VDOT ROAD AND BRIDGE SPECIFICATIONS
2. PROPOSED SIGN LOCATIONS SHALL BE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH OTHER PROGRAM UTILITIES OR OTHER OBSTRUCTIONS AND TO COMPLY WITH THE REFERENCES IN NOTE 1 ABOVE.
3. NEW SIGN FACINGS SHALL BE OF HIGH INTENSITY REFLECTIVE SHEETING (ENCAPSULATED LENS TYPE).
4. EXISTING SIGNS ARE TO BE RETAINED UNLESS OTHERWISE NOTED.

ON-SITE PARKING SPACE STRIPING SHALL BE STANDARD, 4 INCH WIDE, WHITE THERMOPLASTIC LINES WITH REFLECTIVE MATERIAL AND INSTALLED AS SHOWN ON THE PLAN.

NO PARKING STRIPES/PAINTED CURBS SHALL BE 4 INCH WIDE STRIPING, WHITE THERMOPLASTIC LINES WITH REFLECTIVE MATERIAL. WHITE STRIPING SHALL BE ORIENTED OPPOSITE TO THE DIRECTION OF TRAVEL.



HATCH LEGEND:
 PROPOSED CONCRETE
 RAMP/WALK



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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA. © 2025 R.C. FIELDS & ASSOCIATES, INC.

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DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR

72	
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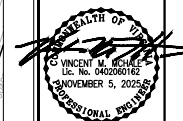
TO CHAIRMAN, PLANNING COMMISSION DE

DATE RECORDED _____

OF _____
INSTRUMENT NO. _____ DEED BOOK NO. _____

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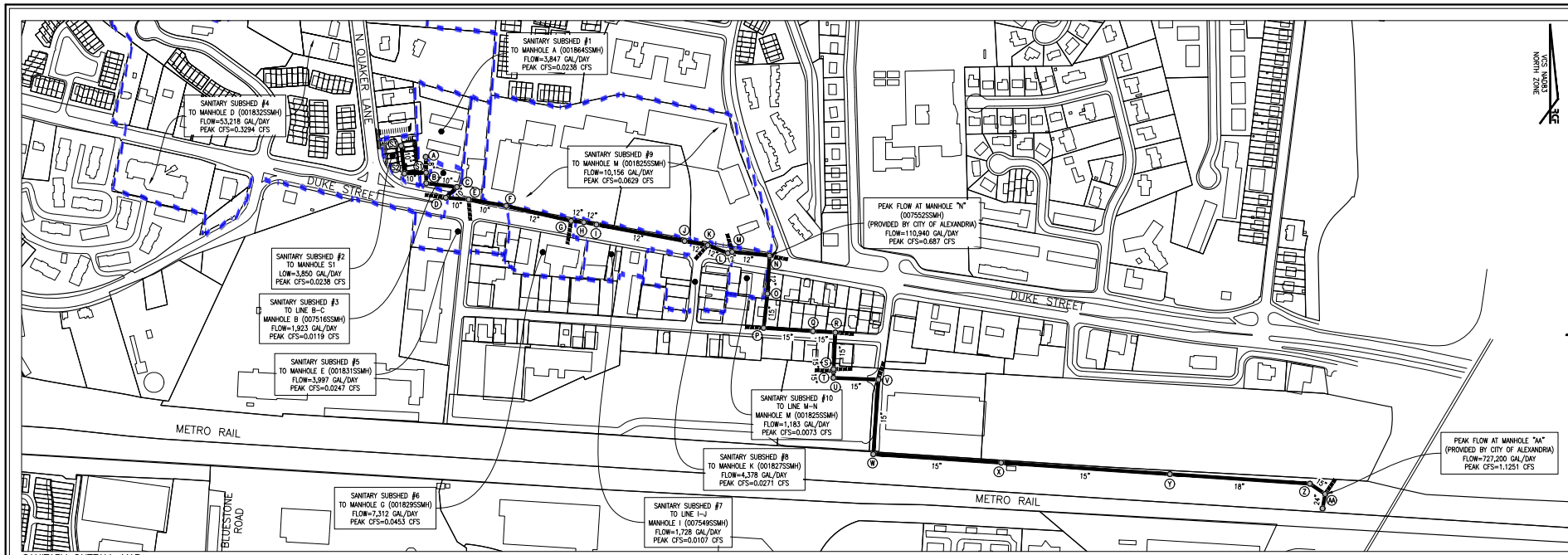
PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
11 & 21 N. QUAKER LANE & 3369 DUKE STREET
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DESIGN: DJM
CHECKED: VMM
SCALE: 1" = 20'
DATE: JUNE 16, 2025

SITE DIMENSIONS PLAN

SHEET 05 OF 17
FILE: 24-210



SANITARY OUTFALL MAP
SCALE: 1" = 200'

SANITARY OUTFALL COMPUTATIONS																			
STRUCTURE		FACILITY ID		INCREMENTAL "C" CFS	ACCUMULATED "C" CFS	PIPE DIAMETER (IN)	SLOPE (%)	MATERIAL	INVERT	MAXIMUM "C" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH	COMMENTS	
FROM	TO	FROM	TO																
A	S1	001864SSMH	-	0.0238	0.0238	8	5.30%	PVC	0.010	3.7758	10.39	88.13	90.51	4.67	2.78	0.04		Flow from Subshed #1	
S1	B	001864SSMH	001864SSMH	0.0238	0.0476	8	5.30%	PVC	0.010	3.7758	10.39	21.40	90.51	89.37	1.14	3.24	0.05		Flow from Subshed #2
B	C	001755SSMH	001864SSMH	0.0000	0.0476	10	2.58%	PVC	0.010	4.4738	8.41	135.00	89.27	85.79	3.48	3.17	0.06		Flow from Subshed #3
C	D	001757SSMH	001864SSMH	0.0000	0.0506	10	3.00%	RCP	0.015	3.4223	6.05	73.00	85.79	83.60	2.19	1.25	0.12		No Incoming Flow
D	E	001822SSMH	001831SSMH	0.3264	0.3889	10	4.30%	RCP	0.015	4.1092	7.24	86.00	83.60	79.90	3.70	4.88	0.17		Flow from Subshed #4
E	F	001831SSMH	001833SSMH	0.0247	0.4137	10	1.40%	RCP	0.015	2.3458	4.13	157.00	76.60	74.40	2.20	4.92	0.17		Flow from Subshed #5
F	G	001833SSMH	001825SSMH	0.0000	0.4137	12	2.30%	RCP	0.015	4.8874	5.98	273.00	74.28	68.01	6.28	4.24	0.21		No Incoming Flow
G	H	001825SSMH	001826SSMH	0.0463	0.4599	12	2.08%	RCP	0.015	4.4439	5.98	52.00	67.98	66.91	1.08	2.23	0.33		Flow from Subshed #6
H	I	001826SSMH	001846SSMH	0.0000	0.4599	12	2.77%	RCP	0.015	5.3636	6.57	53.00	65.50	63.83	1.67	2.23	0.33		No Incoming Flow
I	J	001846SSMH	001845SSMH	0.0107	0.4706	12	2.77%	RCP	0.015	5.3616	6.56	368.00	63.83	63.63	10.20	2.89	0.28		Flow from Subshed #7
J	K	001745SSMH	001827SSMH	0.0000	0.4696	12	2.77%	RCP	0.015	5.3616	6.56	95.00	63.63	61.00	2.63	4.61	0.20		No Incoming Flow
K	L	001827SSMH	001826SSMH	0.0271	0.4967	12	1.63%	RCP	0.015	4.3609	5.33	89.00	50.90	49.27	1.63	5.01	0.20		Flow from Subshed #8
L	M	001826SSMH	001825SSMH	0.0000	0.4967	12	1.74%	RCP	0.015	4.2468	5.20	19.00	48.97	48.64	0.33	5.22	0.19		No Incoming Flow
M	N	001825SSMH	001755SSMH	0.0702	0.5669	12	0.77%	RCP	0.015	2.8353	3.47	195.00	48.44	47.24	1.20	4.35	0.24		Flow from Subsheds #9 and #10
N	O	001752SSMH	001754SSMH	0.0092	0.6661	15	2.94%	RCP	0.015	10.0179	7.84	157.00	47.14	42.52	4.62	4.50	0.22		Peak Flow provided by City of Alexandria
O	P	001754SSMH	001806SSMH	0.0067	0.6728	15	3.01%	RCP	0.015	10.1365	7.94	141.00	42.52	38.28	4.24	4.55	0.22		Peak Flow provided by City of Alexandria
P	Q	001806SSMH	001806SSMH	0.0178	0.6906	15	0.52%	RCP (CPP Lined)	0.010	6.3197	4.95	203.00	38.28	37.22	1.06	2.47	0.35		Peak Flow provided by City of Alexandria
Q	R	001808SSMH	001807SSMH	0.0067	0.6973	15	0.47%	RCP (CPP Lined)	0.010	6.0082	4.70	92.00	37.22	36.79	0.43	2.39	0.36		Peak Flow provided by City of Alexandria
R	S	001807SSMH	001757SSMH	0.0134	0.7107	15	0.57%	RCP (CPP Lined)	0.010	6.6166	5.18	151.00	36.79	35.93	0.86	2.55	0.34		Peak Flow provided by City of Alexandria
S	T	001757SSMH	001806SSMH	0.0045	0.7151	15	2.04%	RCP	0.015	8.3448	6.33	7.00	35.93	35.79	0.14	4.02	0.25		Peak Flow provided by City of Alexandria
T	U	001756SSMH	001803SSMH	0.2517	0.9669	15	0.04%	RCP	0.015	1.1685	0.91	28.00	35.79	35.78	0.01	1.03	0.89		Peak Flow provided by City of Alexandria
U	V	001803SSMH	001796SSMH	0.0022	0.9691	15	0.77%	RCP	0.015	5.1268	4.01	185.00	35.78	34.35	1.42	3.13	0.38		Peak Flow provided by City of Alexandria
V	W	001796SSMH	001821SSMH	0.0713	1.0404	15	0.32%	RCP	0.015	3.3051	2.59	307.00	34.35	33.37	0.98	2.32	0.49		Peak Flow provided by City of Alexandria
W	X	001812SSMH	001796SSMH	0.0156	1.0560	15	0.51%	RCP (CPP Lined)	0.010	6.2586	4.90	527.00	33.37	30.68	2.69	2.76	0.44		Peak Flow provided by City of Alexandria
X	Y	001790SSMH	001788SSMH	0.0178	1.0738	15	0.49%	RCP (CPP Lined)	0.010	6.1347	4.80	695.00	30.68	27.28	3.41	2.73	0.45		Peak Flow provided by City of Alexandria
Y	Z	001786SSMH	001787SSMH	0.0334	1.1072	15	0.63%	RCP (CPP Lined)	0.010	6.9561	5.45	576.00	27.28	23.65	3.63	3.01	0.42		Peak Flow provided by City of Alexandria
Z	AA	001787SSMH	001788SSMH	0.0178	1.1251	15	0.35%	Unknown (CPP Lined)	0.010	5.1848	4.05	76.00	23.65	23.38	0.27	2.45	0.50		Peak Flow provided by City of Alexandria
S3	S2	-	-	0.0238	0.024	10	2.00%	PVC	0.010	4.20	7.41	115.08	94.35	92.30	2.30	1.47	0.05		Flow from proposed development
S2	S1	-	-	0.0000	0.024	10	2.00%	PVC	0.010	4.20	7.41	77.30	92.05	90.51	1.55	1.47	0.05		Proposed line. No Incoming Flow

SANITARY SEWER DATA NOTE:
INVERTS, MATERIALS, AND SIZES INFORMATION OBTAINED FROM AS-BUILT DATA FROM ALEXANDRIA CITY SEWER VIEWER AND IS RELIED UPON AS ACCURATE BY THE ENGINEER.
PIPE INVERTS, MATERIALS, AND SIZES FOR SEGMENTS A-H HAVE BEEN SURVEYED BY THIS FIRM.
PIPE INVERTS, MATERIALS, AND SIZES FOR SEGMENTS C-H AND L-N WERE OBTAINED FROM SIBO-00058 AND SIBO-065. DATA TO BE VERIFIED AT TIME OF FINAL SITE PLAN SUBMISSION.
*PIPE INVERTS FOR SEGMENTS I-K WERE OBTAINED FROM INTERPOLATIONS OF KNOWN INVERTS VIA AVAILABLE RECORDS. MANHOLES L, J, AND K ARE INACCESSIBLE. DATA TO BE VERIFIED AT TIME OF FINAL SITE PLAN SUBMISSION**
PEAK FLOWS FOR SEGMENTS N-AA HAVE BEEN PROVIDED BY THE CITY OF ALEXANDRIA. ADDED FLOW FROM DEVELOPMENT PLAN DSUP2021-10022 HAS BEEN INCLUDED IN THIS ANALYSIS.

SANITARY SEWER OUTFALL CALCULATIONS:
THE EXISTING USE (VACANT) DOES NOT PRODUCE ANY AVERAGE DAILY FLOW. THIS PROJECT PROPOSES THE CONSTRUCTION OF A TOWNHOUSE STYLE MULTIFAMILY DEVELOPMENT WITH 11 UNITS. THE AVERAGE DAILY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06-14. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

EXISTING: VACANT = 0 GPD OR 0.000 CFS
PROPOSED: MULTIFAMILY TOWNHOUSE STYLE - 350 GPD X 11 UNITS = 3,850 GPD OR 0.006 CFS
TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:
EXISTING: 0 GPD X 4 = 0 GPD
PROPOSED: 3,850 GPD X 4 = 15,400 GPD
TOTAL PEAK FLOW = 15,400 GPD OR 0.0238 CFS

SANITARY SEWER OUTFALL NOTE:
THIS PROJECT IS ANTICIPATED TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFALL. A FLOW OF APPROXIMATELY 3,850 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 15,400 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14. THE GENERAL AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.
THIS PROJECT PROPOSES A 10" PVC SANITARY LATERAL THAT CONNECTS INTO AN EXISTING 8" SANITARY SEWER MAIN WITHIN THE 10' SANITARY EASEMENT LOCATED TO THE EAST OF THE SITE (SEE SHEET 04). THE SANITARY FLOW IS THEN CONVEYED SOUTH THEN EAST UNTIL IT ENTERS AN EXISTING 24" SANITARY SEWER AT STRUCTURE "AA". PER MEMORANDUM TO INDUSTRY NO. 06-14, THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE OUTFALL IS AT A POINT WHERE THE DOWNSTREAM SEWER HAS A MINIMUM DIAMETER GREATER THAN 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE "AA".

Subshed	USE	DESIGN FLOW	SIZE	UNIT	GAL/DAY	GAL/HR	CFS	PEAK CFS (x4)	FLOW TO
1	Office/Retail	200	19,234	SF	3,847	160	0.0060	0.0238	A
2	Townhouses	350	11	Units	3,850	160	0.0060	0.0238	B1
3	Office/Retail	200	9,617	SF	1,923	80	0.0030	0.0119	B/C
4	Single Family Homes	350	26	Units	8,100	379	0.0141	0.0563	D
	Church	200	2,714	SF	543	23	0.0008	0.0034	D
	Townhouses	350	88	Units	30,800	1,283	0.0477	0.1906	D
5	Nursing Home	200	59,670	SF	11,934	497	0.0185	0.0739	D
	Office/Retail	200	4,203	SF	841	35	0.0013	0.0052	D
6	Office/Retail	200	11,881	SF	2,376	99	0.0037	0.0147	E
	Fire Station	200	8,103	SF	1,621	68	0.0025	0.0100	E
7	Office/Retail	200	36,561	SF	7,312	305	0.0113	0.0453	G
	Office/Retail	200	8,639	SF	1,728	72	0.0027	0.0107	H
8	Office/Retail	200	21,861	SF	4,372	182	0.0068	0.0271	K
	Shopping Center	200	50,778	SF	10,156	423	0.0157	0.0629	M
10	Office/Retail	200	5,915	SF	1,183	49	0.0018	0.0073	M/N

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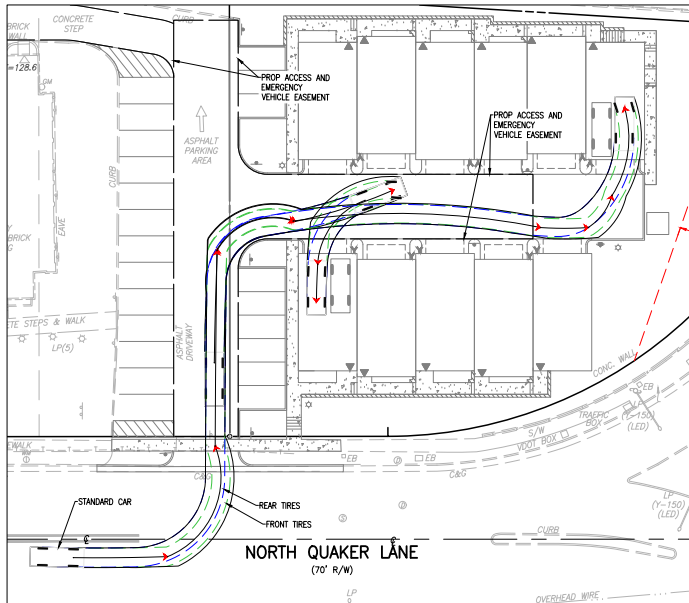
HEALTH OF VA
V. VINCENT M. BISHOP
LIC. NO. 0402060162
NOVEMBER 5, 2023
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
(11 & 21 N. QUAKER LANE & 3369 DUKE STREET)
CITY OF ALEXANDRIA, VIRGINIA

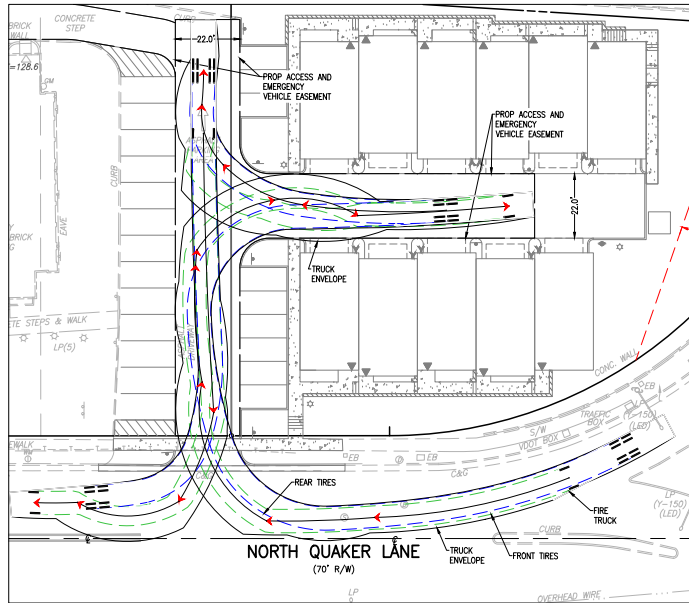
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CHECKED: WMM
SCALE: 1" = 200'
DATE: JUNE 16, 2025

SANITARY SEWER
ADEQUATE
OUTFALL
ANALYSIS

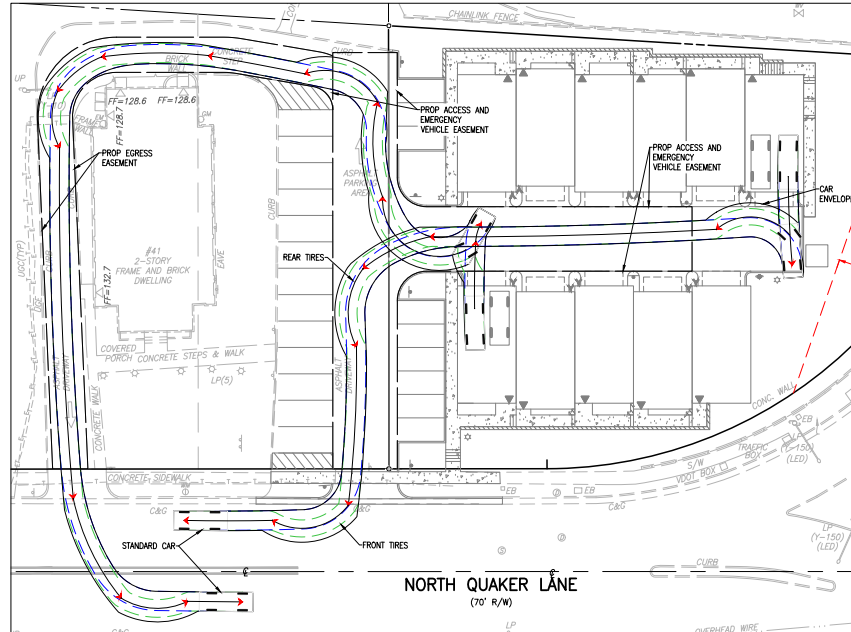
SHEET 10 OF 17
FILE: 24-210



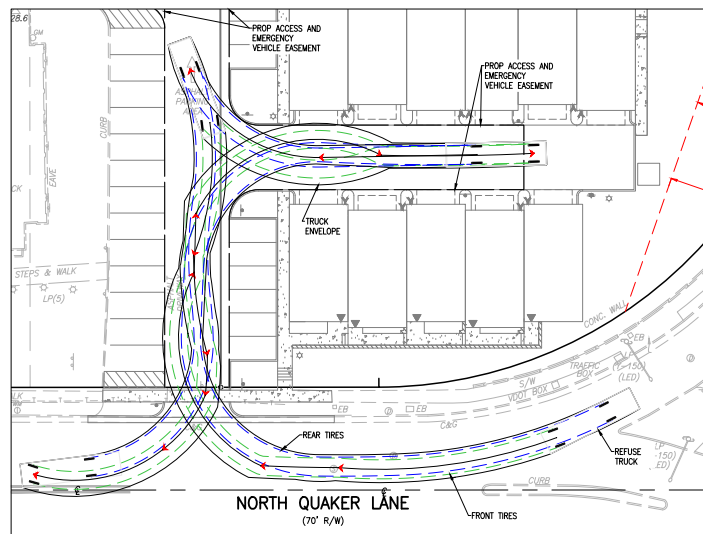
STANDARD CAR (IN) TURNING MOVEMENTS
SCALE: 1" = 20'



FIRE TRUCK (IN/OUT) TURNING MOVEMENTS
SCALE: 1" = 20'

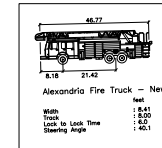


STANDARD CAR (OUT) TURNING MOVEMENTS
SCALE: 1" = 20'

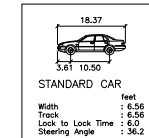


REFUSE TRUCK (IN/OUT) TURNING MOVEMENTS
SCALE: 1" = 20'

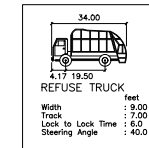
REFUSE TRUCK NOTE:
TRASH CANS WILL BE STORED ON PRIVATE PROPERTY AND
ROLLED TO THE PRIVATE SHARED DRIVE AISLE FOR TRASH
PICK UP ON A WEEKLY BASIS.



FIRE TRUCK DETAIL
(NTS)



STANDARD CAR DETAIL
(NTS)



REFUSE TRUCK DETAIL
(NTS)

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SITING PLAN NO. _____	
DIRECTOR _____	DATE _____
SPECIAL PLANNING COMMISSION	
DATE RECORDED _____	DATE _____
RECORDING NO. _____	DEED BOOK NO. _____
DATE _____	

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PROFESSIONAL SEAL
VINCENT M. BISHOP
Lic. No. 0402060162
EXPIRATION DATE: NOVEMBER 5, 2025

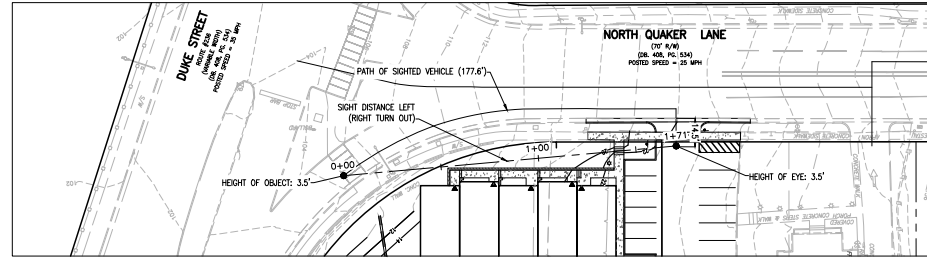
PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
(11 & 21 N. QUAKER LANE & 3369 DUKE STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

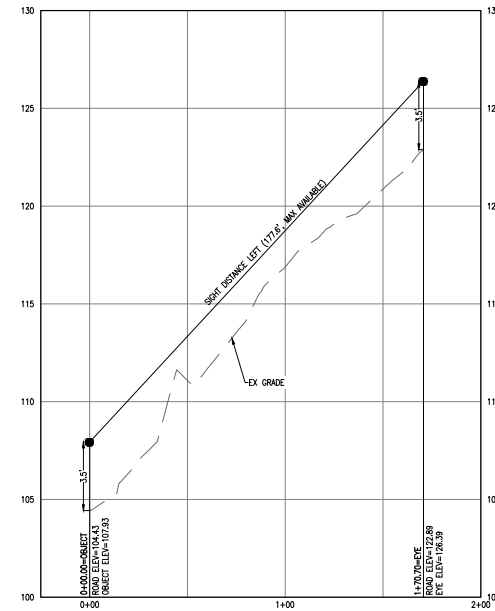
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CHECKED: VMM
SCALE: 1" = 20'
DATE: JUNE 16, 2025

TURNING
MOVEMENTS

SHEET 11 OF 17
FILE: 24-210



SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 30'



SOUTHERN ENTRANCE SIGHT DISTANCE PROFILE (RIGHT TURN OUT)
SCALE - HORIZ: 1" = 30', VERT: 1" = 3'

SIGHT DISTANCE NOTE:

THERE IS INSUFFICIENT SIGHT DISTANCE AVAILABLE FOR VEHICLES MAKING A RIGHT-TURN EXIT FROM THE PROPERTY AT THE PROPOSED ENTRANCE. HOWEVER, THE NEARBY INTERSECTION OF DUKE STREET AND QUAKER LANE IS SIGNALIZED, AND THE PROPOSED ENTRANCE HAS BEEN STRATEGICALLY POSITIONED AT A LOCATION THAT OFFERS THE MAXIMUM AVAILABLE SIGHT DISTANCE. BASED ON OUR PROFESSIONAL ASSESSMENT, WE BELIEVE THAT THE PROPOSED ENTRANCE WILL NOT RESULT IN ANY TRAFFIC-RELATED NOISANCES OR SAFETY CONCERNS.

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ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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DIRECTOR	DATE
SIT PLAN NO. _____	
DIRECTOR	DATE
CHIEF PLANNING COMMISSIONER	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO. DATE

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22304
703.549.6422
WWW.RCFASOC.COM



STATE OF VA
VINCENT M. BISHOP
Lic. No. 0402060162
NOVEMBER 5, 2023
PROFESSIONAL ENGINEER

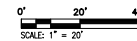
PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
(11 & 21 N. QUAKER LANE & 3369 DUKE STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

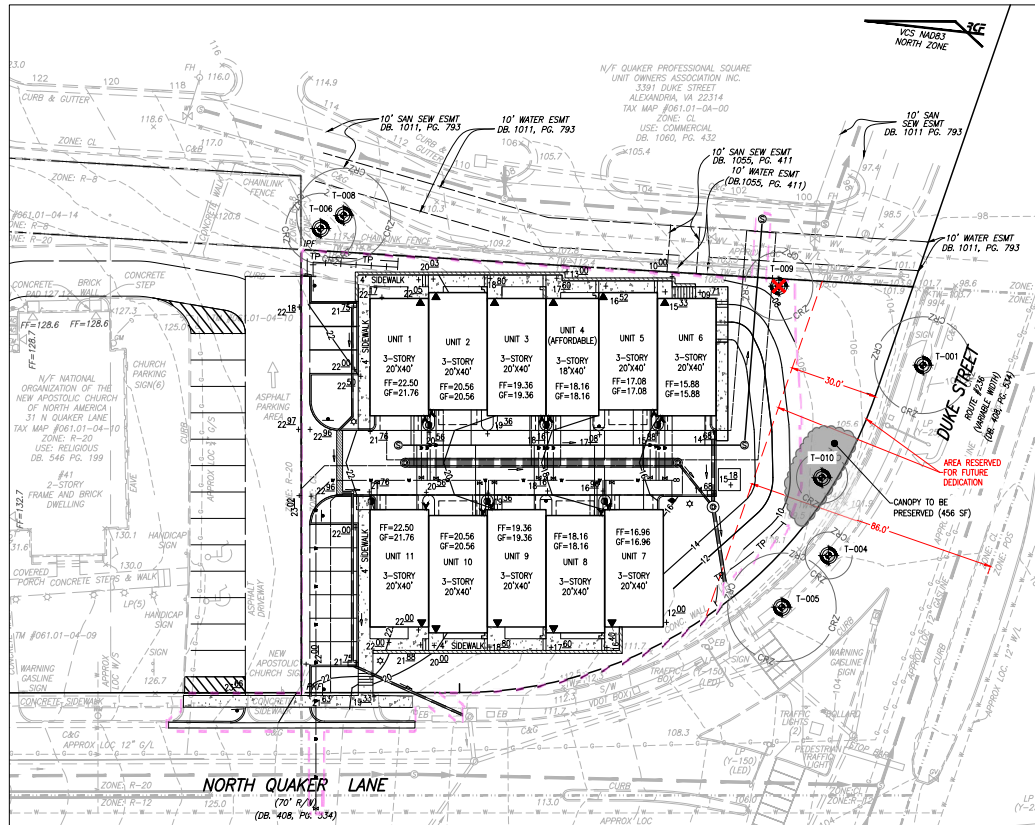
DESIGN: DJM
CHECKED: VMM
SCALE: AS NOTED
DATE: JUNE 16, 2025

SIGHT DISTANCE PLAN AND PROFILE

SHEET **13** OF **17**
FILE: **24-210**

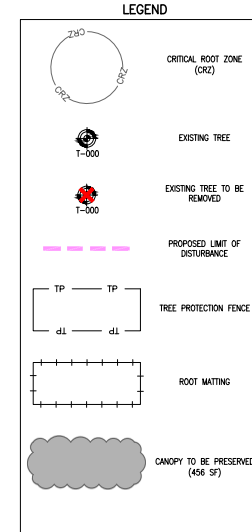


SIGN DETAIL (C)
(NO SCALE)



TREE PROTECTION AND PRESERVATION PLAN

GRAPHIC SCALE
SCALE: 1"=20'



Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Radius of Canopy (Feet)	Remove?	Owner	Field Notes
001	Gallery pear	16.5	16.5	80%	-	OFF		Limited soil volume, surface roots
004	Gallery pear	7.8	8.0	60%	-	OFF		Three codominant stems, epicormic, low soil volume
005	Gallery pear	18.5	18.5	70%	-	OFF		Limited soil volume, planted deep
006	Eastern red cedar	12	12.0	90%	-	* OFF		Apple rust
008	Pin oak	16	16.0	50%	-	* OFF		Weak union at codominant stems, dead branches
009	Mimosa	7.2, 6.6, 6.3	11.6	80%	15	X		codominant stems, epicormics
010	Northern red oak	8.7	8.7	70%	15	X		codominant stems, suppressed

*A LETTER SHALL BE SENT TO NEIGHBORS WHERE THE PROTECTED LIMITS OF DISTURBANCE SHALL IMPACT A SHARED TREE OR A NEIGHBORING PROPERTIES TREE.

TREE INVENTORY NOTES:

- OFF SITE TREES WERE VISUALLY INSPECTED AND THE DBH WAS ESTIMATED WHEN NOT GIVEN EXPLICIT PERMISSION TO ACCESS NEIGHBOR'S PROPERTY.
- TREES TO BE REMOVED IN PROTECTED AREAS SHALL BE DONE BY HAND TO NOT IMPACT THE CRZ OF TREES TO BE PRESERVED.
- TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY NATE GROVES ISA CERTIFIED ARBORIST (MA-7022A).
- TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.
- NO OFF SITE OR SHARED TREES SHALL BE REMOVED WITHOUT THE PERMISSION OF THE PROPERTY OWNER.

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DEPARTMENT OF PLANNING & ZONING

DATE RECORDED: _____
RECORDING NO.: _____ DEED BOOK NO.: _____ DATE: _____

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PROFESSIONAL SEAL
VINCENT M. BISHOP
LIC. NO. 0402060162
NOVEMBER 5, 2023

PRELIMINARY DEVELOPMENT PLAN
DUKE/QUAKER TOWNHOMES
(11 & 21 N. QUAKER LANE & 3369 DUKE STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: 1"=20'
DATE: JUNE 16, 2025

TREE PROTECTION AND PRESERVATION PLAN

SHEET 16 OF 17
FILE: 24-210

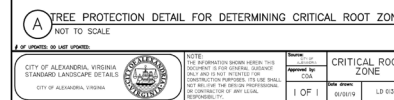
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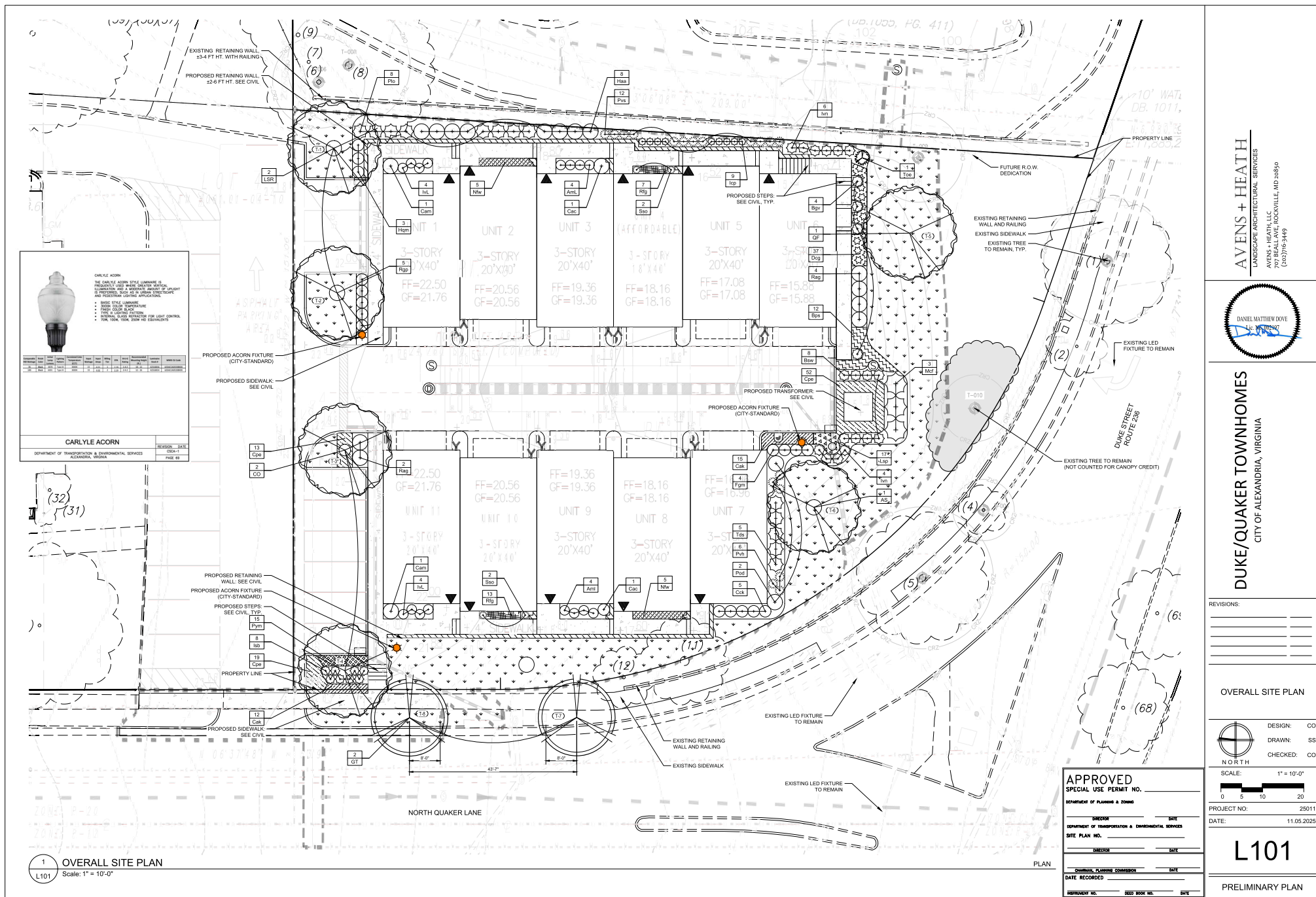
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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R.C. Fields & Associates, INC.



AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES

AVENS + HEATH, LLC
707 BEALL AVE, ROCKVILLE, MD 20850
(301) 716-3449



DUKE/QUAKER TOWNHOMES
CITY OF ALEXANDRIA, VIRGINIA

REVISIONS:

OVERALL SITE PLAN

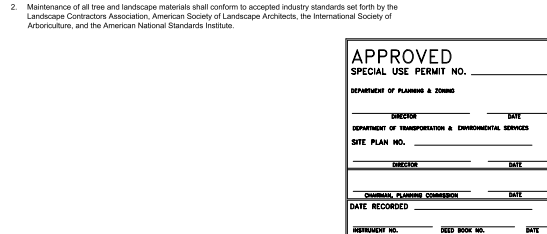
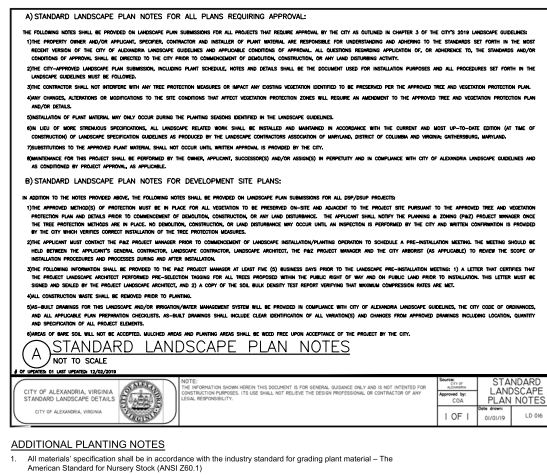
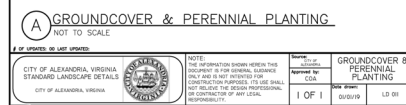
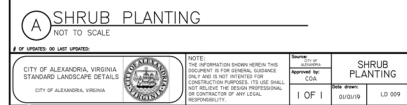
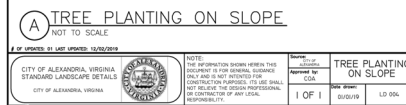
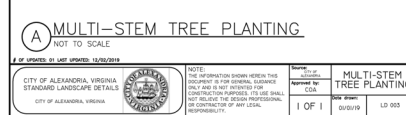
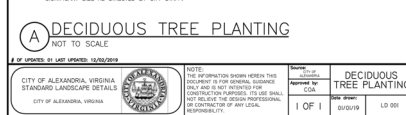
DESIGN: CO
DRAWN: SS
CHECKED: CO

SCALE: 1" = 10'-0"

PROJECT NO: 25011
DATE: 11.05.2025

L101

PRELIMINARY PLAN



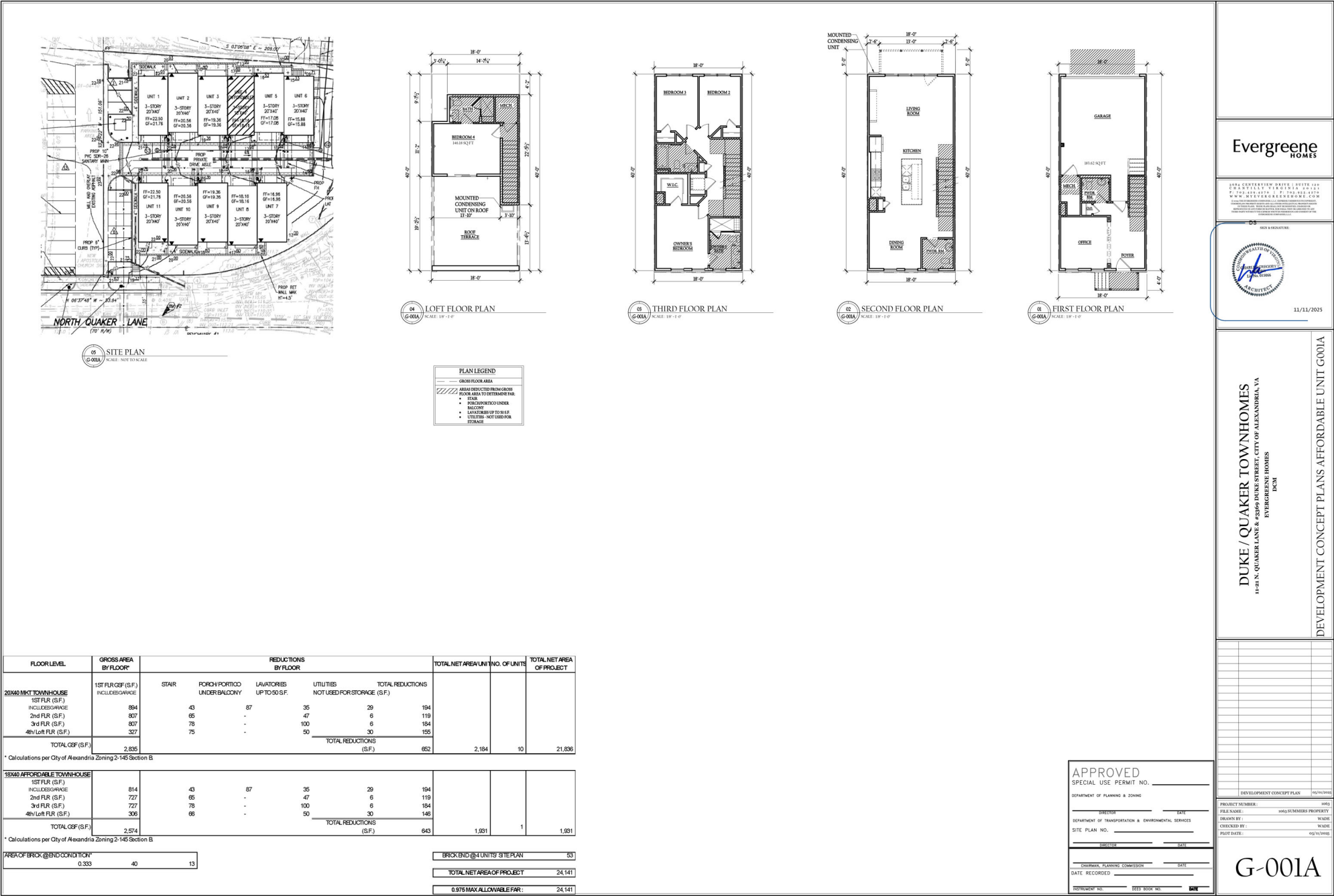
CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	24,760
25% CROWN COVER REQUIRED (SF)	6,190
EXISTING CROWN COVER (SF)	1,711
REMOVED CROWN COVER (SF)	1,711
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	6,500
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	26.3%
TOTAL CROWN COVER PROVIDED (SF)	6,500

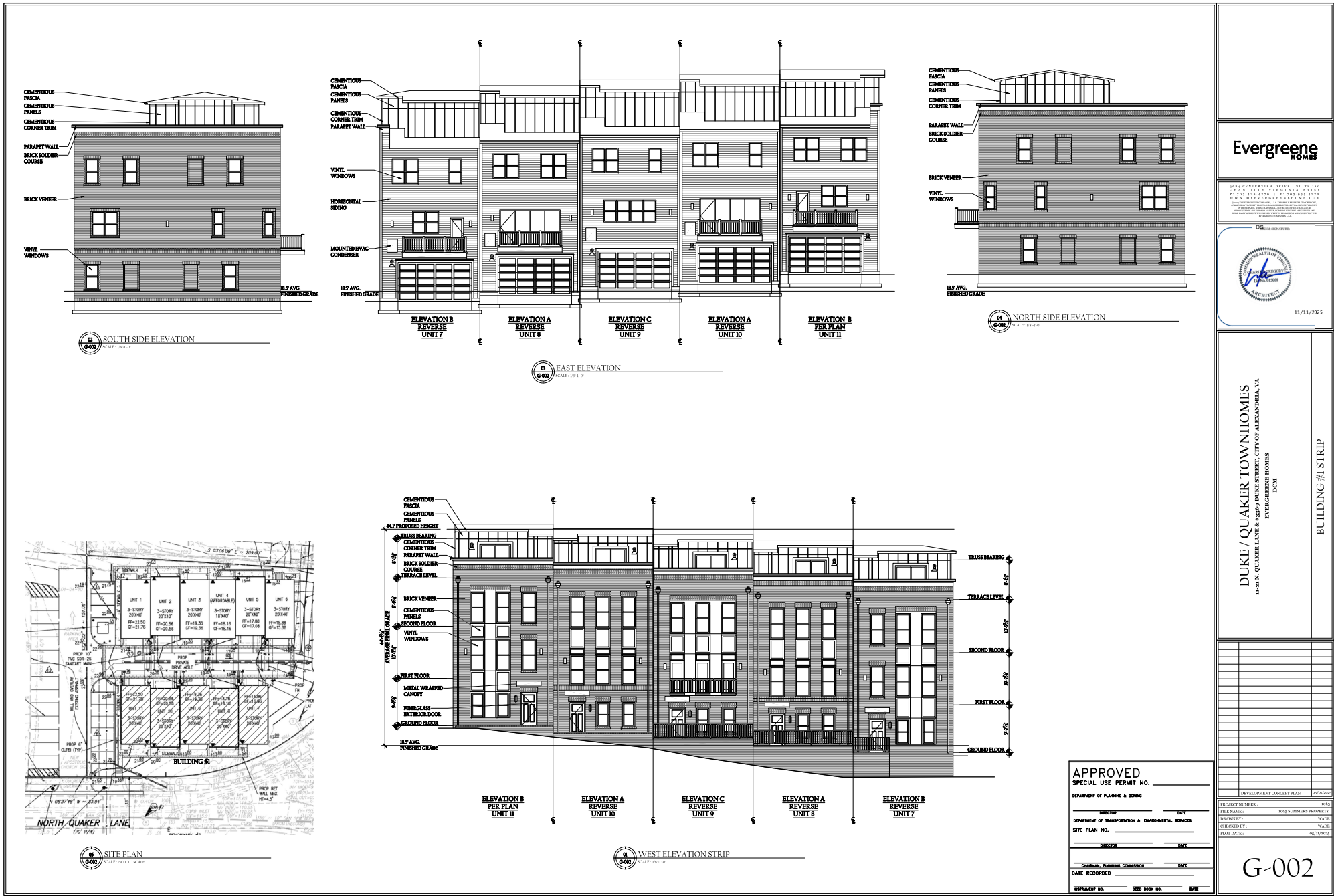
BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
GENUS	QTY	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED ¹	SPECIES	QTY	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED ¹
Acer	1	11.1%	50%	saccharum	1	11.1%	35%
Celtis	2	22.2%	50%	occidentalis	2	22.2%	35%
Cornus	2	22.2%	50%	strobilacea	2	22.2%	35%
Liquidambar	2	22.2%	50%	styraciflua	2	22.2%	35%
Quercus	1	11.1%	50%	falcata	1	11.1%	35%
Thuja	1	11.1%	50%	occidentalis	1	11.1%	35%
SHRUBS	9	TOTAL NUMBER OF TREES PROPOSED					
GENUS	QTY	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Aronia	8	7.4%	33%	melanocarpa	8	7.4%	10%
Bonus	12	11.1%	33%	sinica	8	7.4%	10%
			33%	x	4	3.7%	10%
Calliparis	2	1.9%	33%	americana	2	1.9%	10%
Celastrus	2	1.9%	33%	alticola	2	1.9%	10%
Caryopteris	5	4.6%	33%	x candelabris	5	4.6%	10%
Fothergilla	4	3.7%	33%	gardenii	4	3.7%	10%
Hydrangea	11	10.2%	33%	arborescens	8	7.4%	10%
			33%	quercifolia	3	2.8%	10%
Ilex	27	25.0%	33%	glabra	8	7.4%	10%
			33%	crenata	9	8.3%	10%
			33%	vomitoria	10	9.3%	10%
Itea	8	7.4%	33%	virginica	8	7.4%	10%
Myrica	3	2.8%	33%	cerifera	3	2.8%	10%
Prunus	8	7.4%	33%	laurocerasus	7.4%	8	7.4%
Phytocordus	2	1.9%	33%	opulifolius	2	1.9%	10%
Rhododendron	5	4.6%	33%	azalea	5	4.6%	10%
Rhus	6	5.6%	33%	aromatica	6	5.6%	10%
Thuja	5	4.6%	33%	occidentalis	5	4.6%	10%
108	TOTAL NUMBER OF SHRUBS PROPOSED				108		

According to the 2019 Alexandria Landscape Guidelines, Chapter 3.1, Biodiversity Standards:

Where the [ten (10) trees or less are provided on a site, the maximum percentage of a tree species may be thirty-five (35) percent and the maximum percentage of the genus of the trees may be fifty (50) percent. (Sections 11.1.B and 11.2.B)

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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. _____	DATE _____





An architectural rendering of a modern, multi-unit residential building. The structure features a flat roof with dark green panels and a light gray exterior. It has multiple units, each with large windows and balconies. The ground floor includes dark brown garage doors. The building is set against a blue sky with light clouds and a green field in the background.

A 3D architectural rendering of a three-story brick building. The building features a flat roof with a green roof section on top. The facade is made of red brick. There are several windows: two on the top floor, one on the middle floor, and one on the bottom floor. The building is set against a blue sky with white clouds. The base of the building is a dark brown color.

Architectural site plan of the North Quaker Lane development. The plan shows a large rectangular building footprint divided into eight units, labeled UNIT 1 through UNIT 8. Units 1-4 are in the top row, and Units 5-8 are in the bottom row. Each unit has specific dimensions and area calculations. For example, UNIT 1 is 3-37'00" by 17'46" with an area of 573.52 SF. The building is surrounded by a parking lot with spaces numbered 1 through 14. A north arrow is located in the upper left corner, pointing towards the top of the page. The street "NORTH QUAKER LANE" is labeled at the bottom. The plan also shows various setbacks, easements, and property lines. A scale bar at the bottom indicates a distance of 100 feet.

An architectural rendering of a four-story brick building with a flat roof. The building features a mix of red brick and dark grey panels. It has multiple windows, some with white frames and others with dark frames. A central entrance is visible on the ground floor. The building is set against a blue sky with light clouds.

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DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR

DATE

[illegible]

CHAIRMAN, PLANNING COMMISSION	DATE
-------------------------------	------

DATE RECORDED _____

[illegible]

Evergreen

[illegible]

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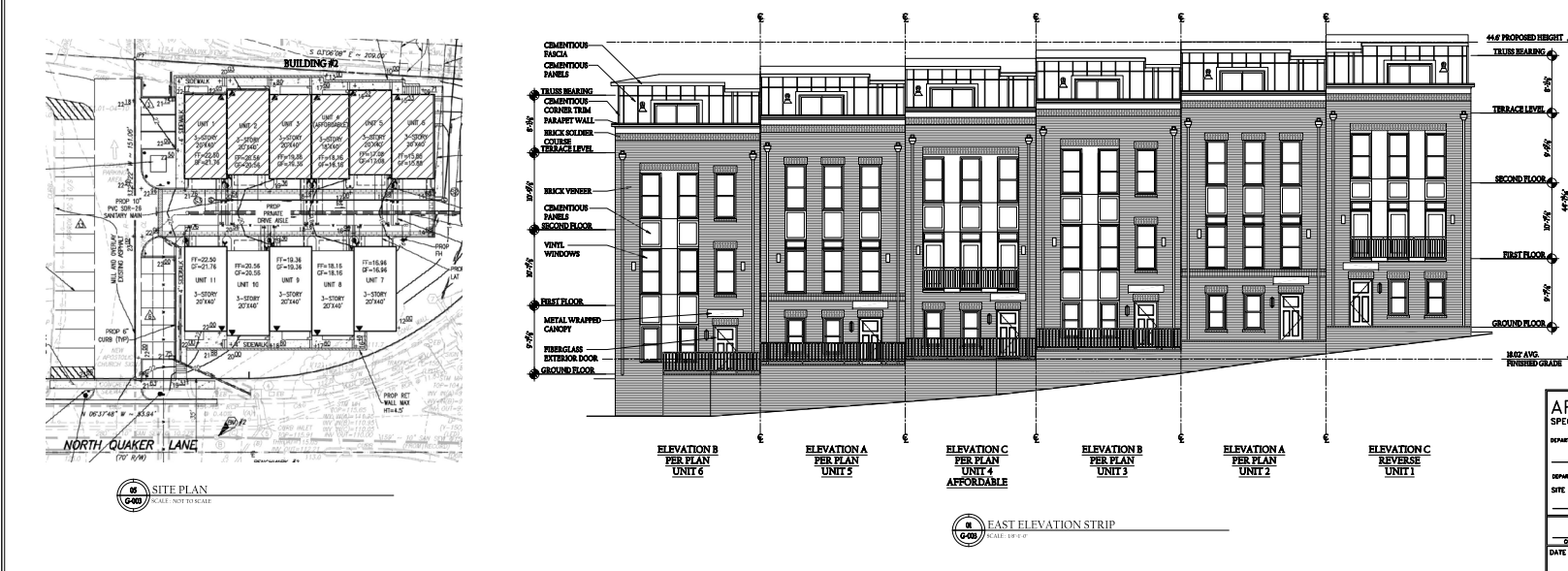


11/11/20

DUKE / QUAKER TOWNHOMES
11-21 N. QUAKER LANE & #3369 DUKE STREET, CITY OF ALEXANDRIA, VA
EVERGREEN HOMES

BUILDING #1 - STRIP

G-002a

[illegible]



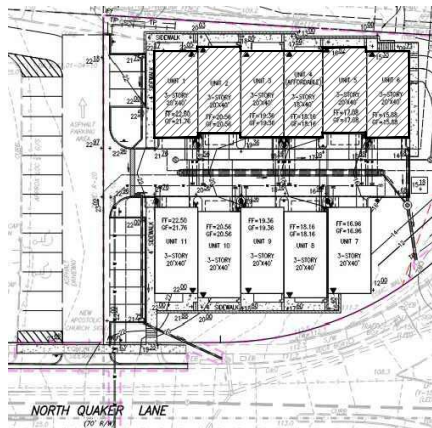
02 NORTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"



03 WEST ELEVATION
SCALE: 1/8" = 1'-0"



04 SOUTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"



05 SITE PLAN
SCALE: NOT TO SCALE



06 EAST ELEVATION STRIP
SCALE: 1/8" = 1'-0"

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DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

CHECKED BY: RAK, BAK

SITE PLAN NO. _____

DIRECTOR DATE

COURTNEY PLANNING COMMISSION

DATE RECORDED

RECORDING NO. DESK BOOK NO. DATE

Evergreene
HOMES

304 CENTERVIEW DRIVE, SUITE 100
CANTONMENT, VIRGINIA 22041
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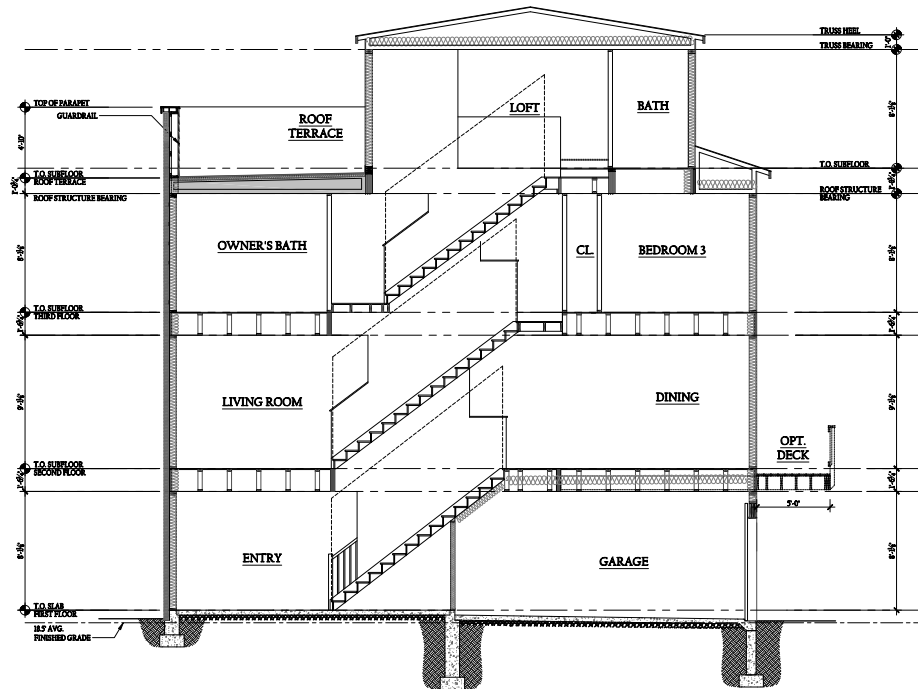
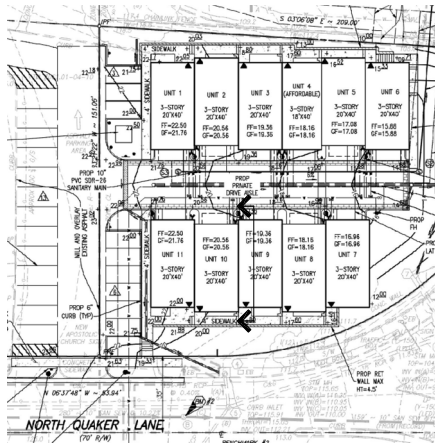


DUKE / QUAKER TOWNHOMES
1431 N. QUAKER LANE & 2200 PARK STREET, CITY OF ALEXANDRIA, VA
EVERGREENEHOMES
DCM

BUILDING #2 - STRIP

DEVELOPMENT CONCEPT PLAN	10/10/2025
PROJECT NUMBER:	1010
FILE NAME:	DUKE QUAKER PROPERTY
DRAWN BY:	RAK, BAK
CHECKED BY:	COM
DATE:	10/10/2025

G-003a



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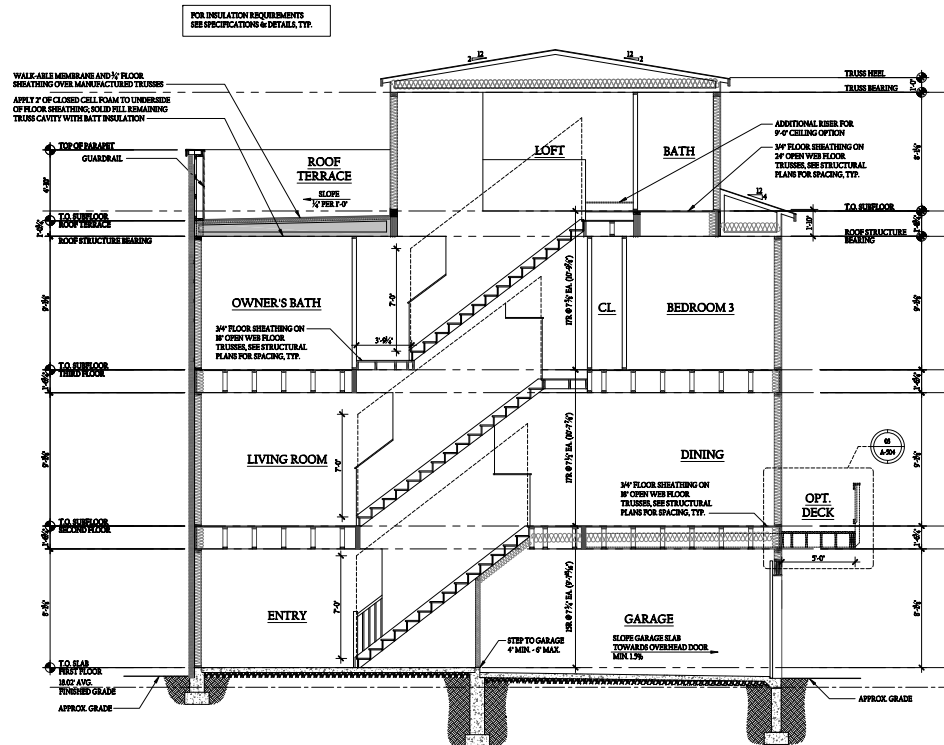
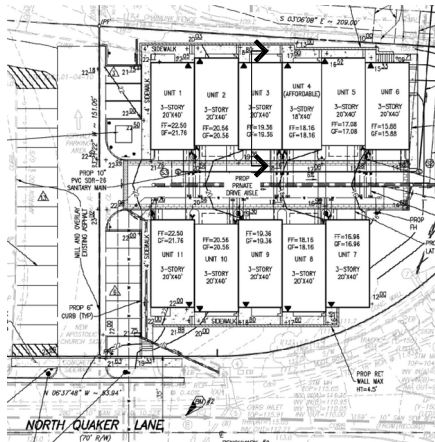
11/202

DUKE / QUAKER TOWNHOMES
11-21 N. QUAKER LANE #3369 DUKE STREET, CITY OF ALEXANDRIA, VA
EVERGREEN HOMES
DCM

BUILDING SECTION

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DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
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DIRECTOR _____	DATE _____	
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DATE RECORDED _____		
INSTRUMENT NO. _____	REED BOOK NO. _____	PAGE _____

G-004



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1/11/2025

DUKE / QUAKER TOWNHOMES
11-21 N. QUAKER LANE & #369 DUK STREET, CITY OF ALEXANDRIA, VA
EVERGREEN HOMES

BUILDING SECTION

APPROVED SPECIAL USE PERMIT NO. _____			
DEPARTMENT OF PLANNING & ZONING		DEVELOPMENT CONCEPT PLAN	
PROJECT NUMBER: _____		PROJECT NAME: _____	
DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE, SERVICES		CITY REMINDER PROJECT: _____	
SITE PLAN NO. _____		DRAWN BY: WADE	
CHECKED BY: _____		DATE: _____	
DATE: _____		PROJECT DATE: _____	
OVERLAP, PLANNING COMMISSION		DATE: _____	
DATE RECORDED: _____		DATE: _____	
DEPARTMENT NO. _____		OFFICE BOOK NO. _____	

G-005



UNIT # 06
ELEVATION B
PANEL COLOR- AGED PEWTER

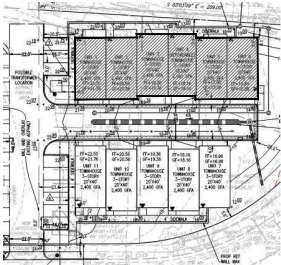
UNIT # 05
ELEVATION A
PANEL COLOR- LIGHT MIST

UNIT # 04
ELEVATION C
PANEL COLOR- EVENING BLUE

UNIT # 03
ELEVATION B
PANEL COLOR- IRON GRAY

UNIT # 02
ELEVATION A
PANEL COLOR- PEARL GRAY

UNIT # 01
ELEVATION C
PANEL COLOR- DEEP OCEAN



AGED PEWTER FOR ALL UNITS

COBBLESTONE FOR ALL UNITS

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

COLUMBIA PLANNING COMMISSION

DATE RECORDED _____

INSTRUMENT NO. _____ DEPT BOOK NO. _____ DATE _____

Evergreene
HOMES

3000 CENTERVIEW DRIVE, SUITE 100
COLUMBIA, MISSOURI 65201
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DUKE / QUAKER TOWNHOMES
11241 N. QUAKER LANE & 2300 DUKE STREET, CITY OF ALEXANDRIA, VA
EVERGREEN HOMES
DCM

BUILDING #/2 - STRIP

A-601



SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

Table 1

director

DEPT. OF TRANSPORTATION & INFRASTRUCTURE
 FILE PLAN NO.

SITE PLAN NO. _____

DIRECTOR

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

CHAIRMAN, PLANNING COMMISSION

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RESTAURANT NO. _____ DEED NO. _____