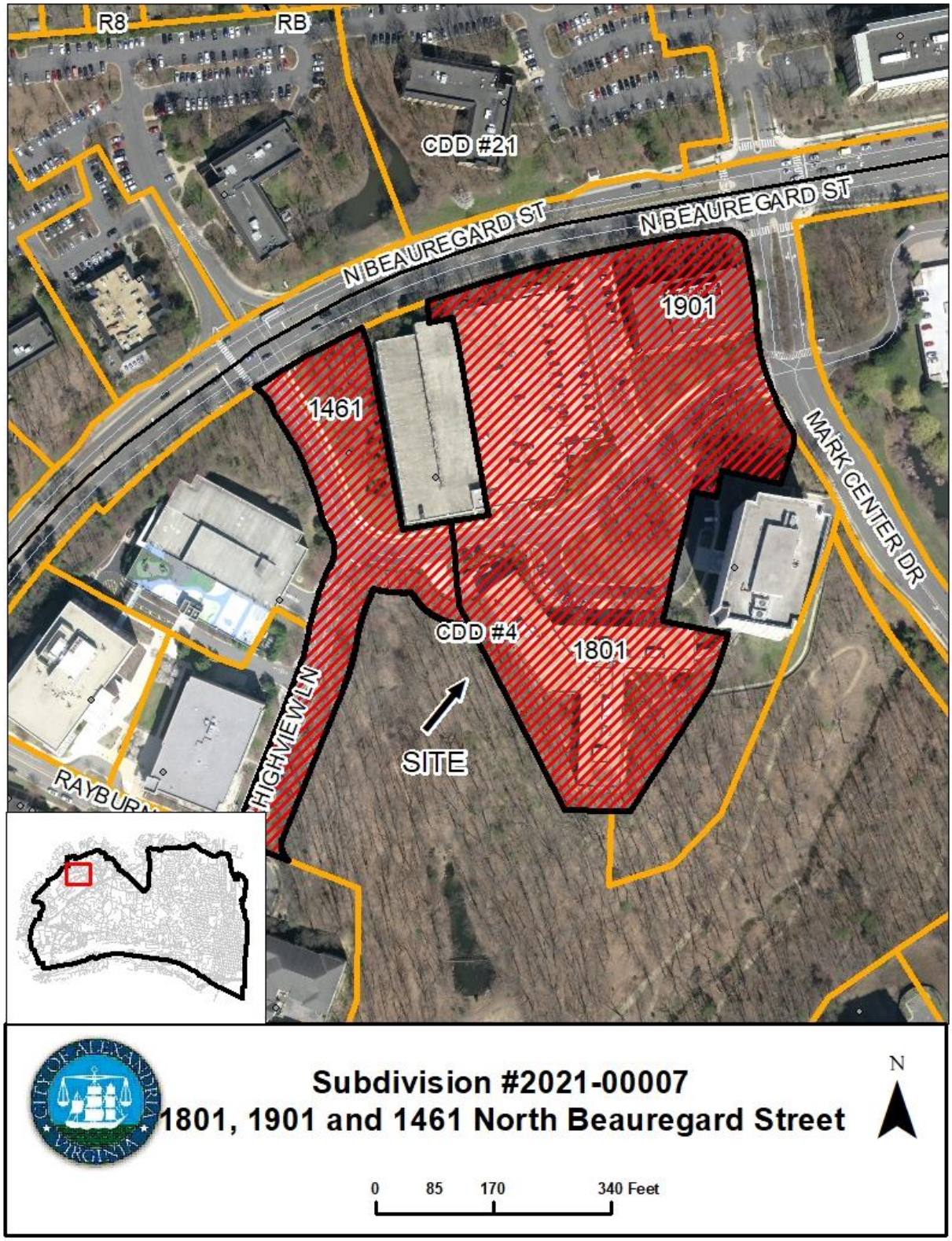
DOCKET ITEM #6
Subdivision #2021-00007
1801, 1901 and 1461 N. Beauregard Street

Application	General Data	
Request: Public Hearing and consideration of a request for a Subdivision, to re-subdivide two existing lots into two new lots of record	**Planning Commission Hearing:**	February 1, 2022
	Approved Plat must be Recorded by:	August 1, 2023
Address: 1801, 1901 and 1461 N. Beauregard Street	**Zone:**	CDD #4/ Coordinated Development District #4
Applicant: Beauregard Alexandria, LLC	**Small Area Plan:**	Beauregard

Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances and the recommended permit conditions found in Section III of this report.
Staff Reviewers: Ashley Labadie, AICP, ashley.labadie@alexandriava.gov Ann Horowitz, ann.horowitz@alexandriava.gov

PROJECT LOCATION MAP



I. DISCUSSION

REQUEST

The applicant, Beauregard Alexandria LLC, requests to re-subdivide two existing lots of record, Lots 602 and 1201, into two new lots of record.

SITE DESCRIPTION

The subject site at 1801, 1901 and 1461 N. Beauregard Street are two existing lots of record, Lots 602 and 1201, respectively (Figure 1).

The 6.35-acre **Lot 602** is irregularly shaped with frontage on N. Beauregard Street and Mark Center Drive. The property is the site of two existing office buildings and one existing standalone above grade parking garage, all built in 1981. The building located at 1801 N. Beauregard Street is 134,300 square feet of gross floor area, and the building located at 1901 N. Beauregard Street is 93,840 square feet of gross floor area. The above grade parking structure is 96,000 square feet with vehicle clearance of less than seven and one-half feet per floor. A private road with public access, Highview Lane, bifurcates the office building and above grade parking garage at 1901 N. Beauregard and the office building at 1801 N. Beauregard.

The 1.85-acre **Lot 1201** is irregularly shaped encompassing the existing private road with public access, N. Highview Lane. This lot connects to Highview Lane on Lot 602 to the east and terminates at Rayburn Avenue to the south. There are no existing buildings on this existing lot.

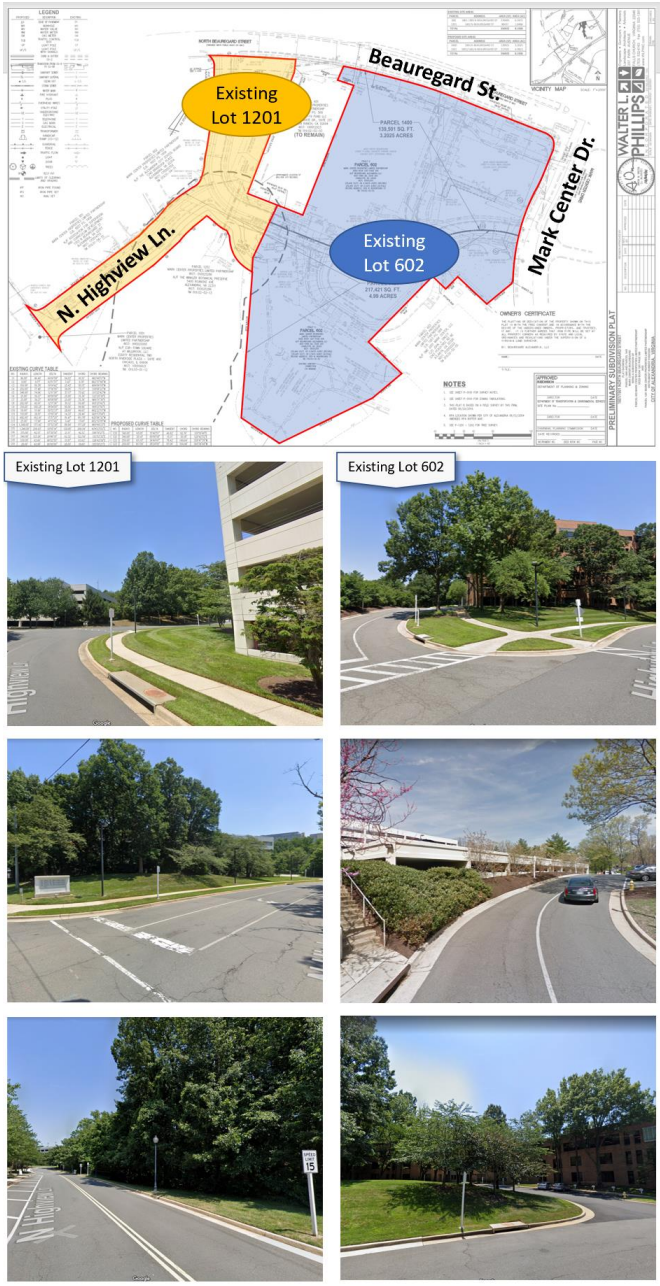


Figure 1 – Subject Site

Immediately surrounding the subject site is a standalone above grade parking

garage built on its own lot between Lots 1201 and 602 in 1988; an office building built in 1988 on an irregularly shaped lot in the southwest corner of Highview Lane and Mark Center Drive; Hilton Alexandria Mark Center, the Mark Center complex, and the Mark Center transit hub east of Mark Center Drive on six irregularly shaped lots; the Goddard School of Alexandria, Ferdinand T. Day School, and the associated standalone parking garage to the west of N. Highview Lane on three separate lots; and, the Winkler Preserve to the south.

SUBDIVISION BACKGROUND

Shortly after portions of Fairfax County were annexed into the City of Alexandria in 1952, the Winkler Family, owners of hundreds of acres of land in newly annexed west Alexandria, began dedicating right-of-way, including Beauregard Street, and subdividing the Winkler Tract. By the late 1960s, Beauregard Street in the area near the subject site, then a part of "Parcel 3720-01-01," was completely dedicated. The 1968 subdivision plat shows the dedication of this portion of North Beauregard Street, the entire Parcel 3720-01-01 from which the subject site is derived as well as the immediately surrounding subdivided parcels, which begin to resemble the built form experienced today. Figure 2 shows how the land was originally subdivided into large, almost wedge-shaped parcels with irregular edges due to dedications of land for Holmes Run in the south, Shirley Memorial Highway (now I-395) in the southeast, North Beauregard Street to the north and southwest, and Seminary Road to the northwest. Overtime, each of these original parcels were re-subdivided to accommodate large commercial developments ranging from office complexes, hotels, and multi-family buildings while also establishing the Winkler Preserve.

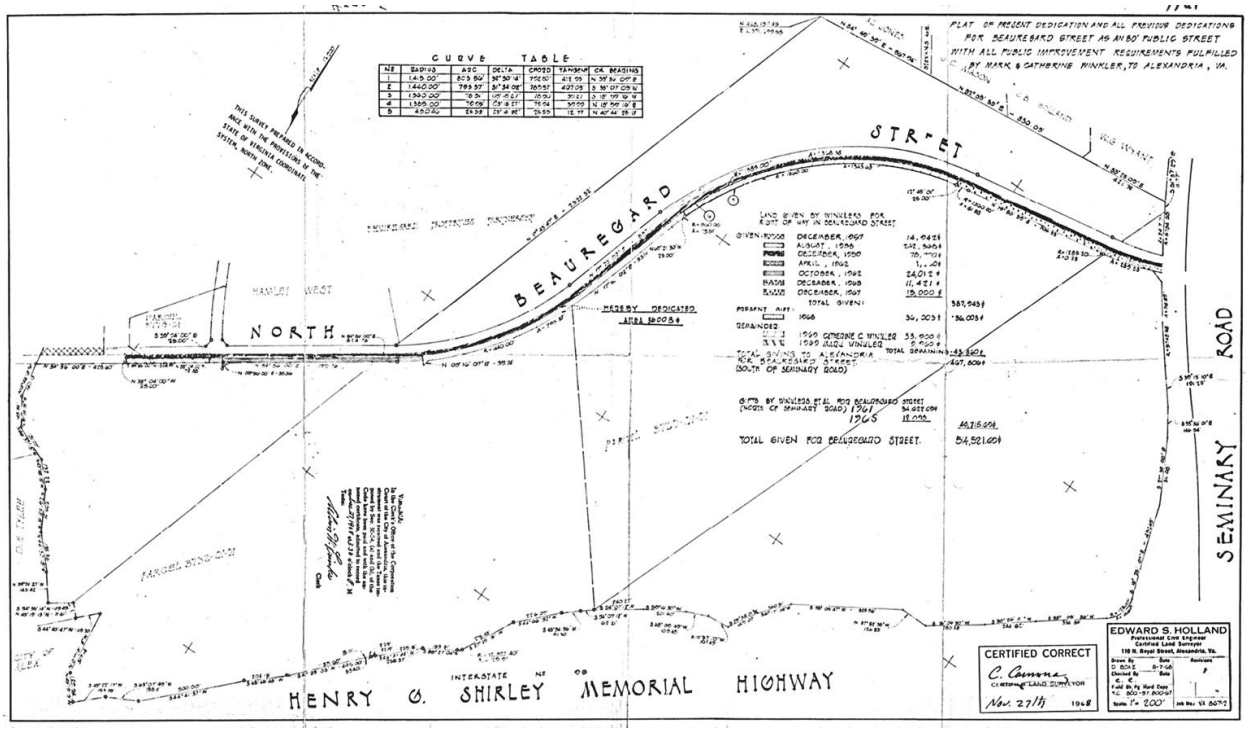


Figure 2 – Original Subdivision of 1968

Subdivisions of the Tract steadily occurred throughout the following decades. Existing Lot 602 of the subject site was part of the 1989 re-subdivision of what was known as the Mark Center Plaza

II's "Parcel B" and "Lot 500" of the original Winkler Tract (Figure 3) after the 1988 site plan was approved to build an office building on Parcel 603 and an above grade parking structure on Parcel 601. Existing Lot 1201 of the subject site was part of the re-subdivision of "Parcel 1100" and "Parcel F-2" of the Winkler Tract in early 2000 (Figure 4).

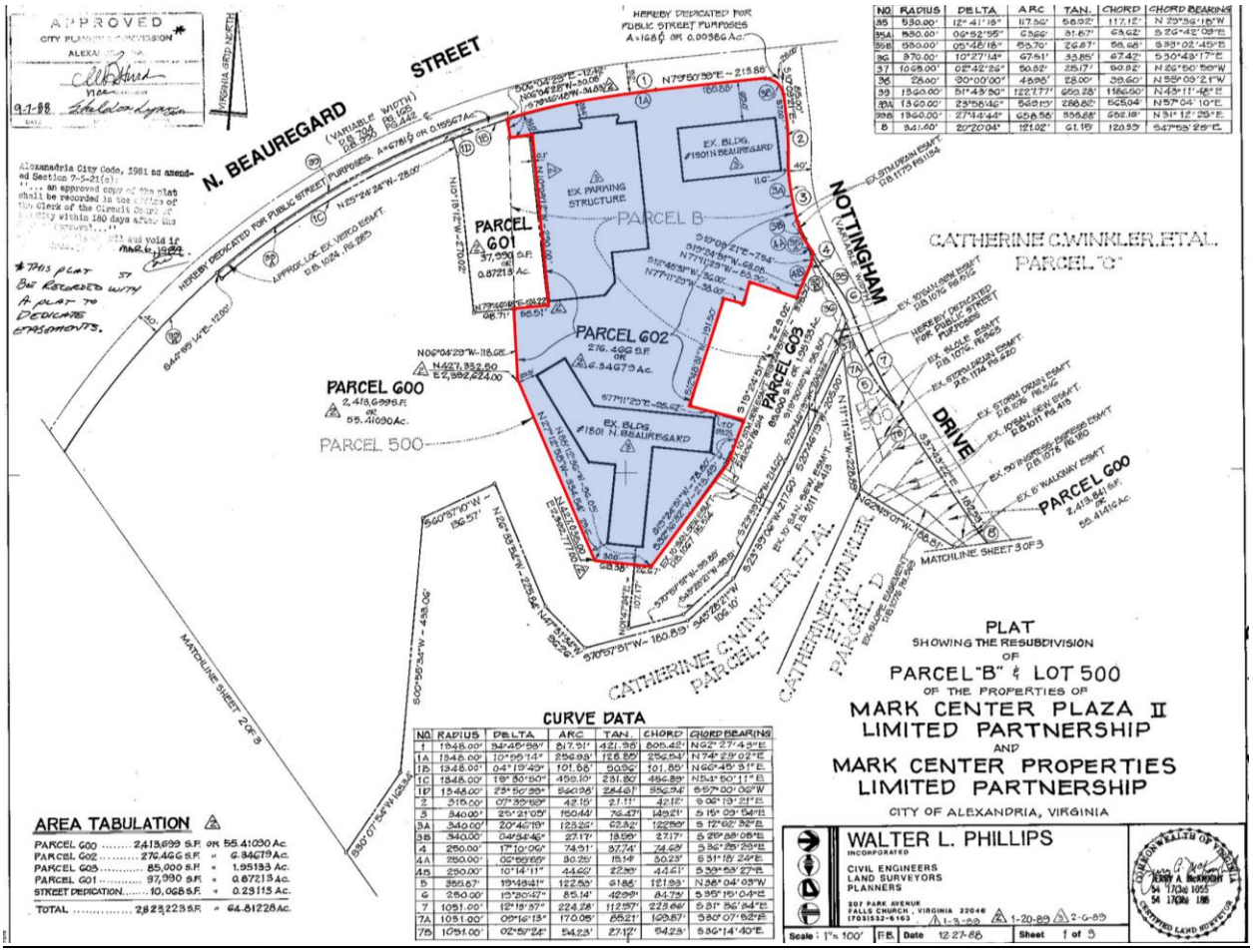
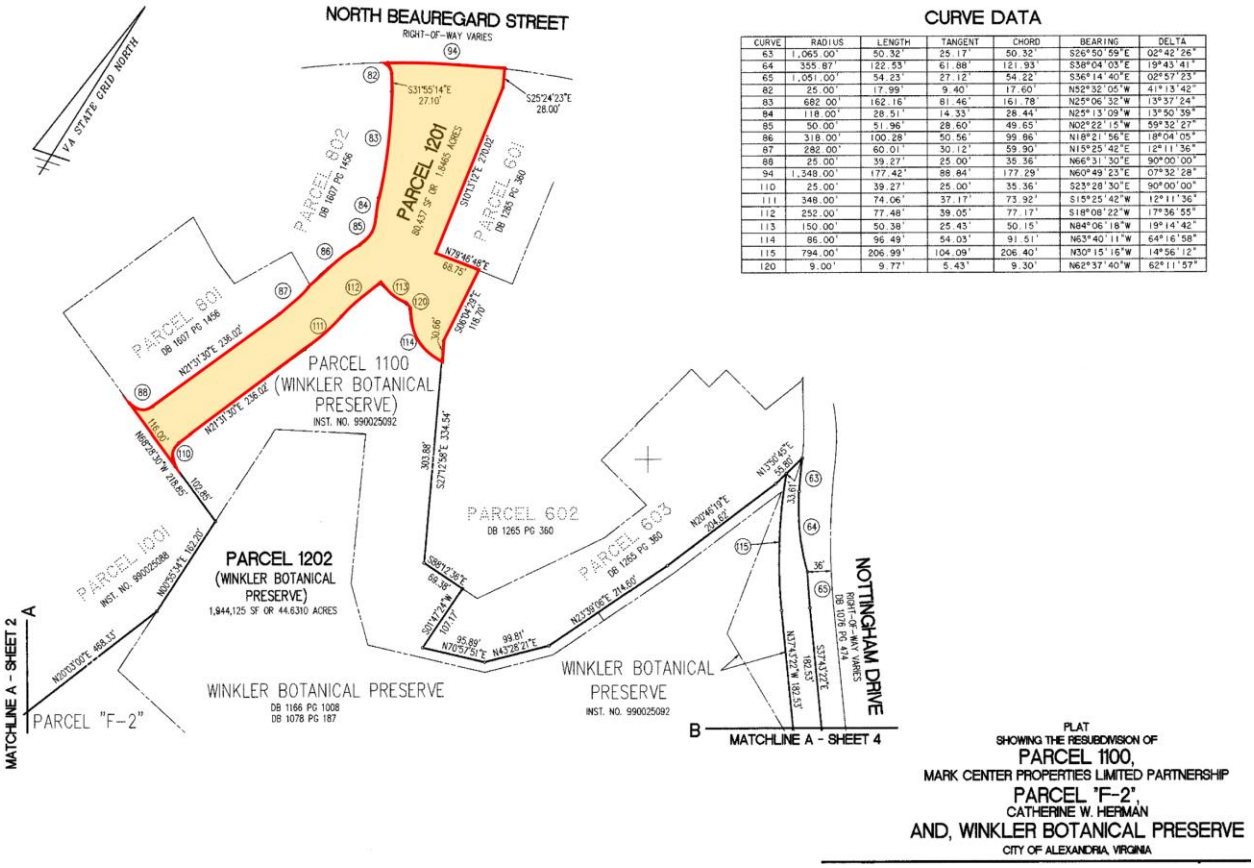


Figure 3 – Original Subdivision of Lot 602 (shown in blue with red outline)



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
63	1,065.00'	50.32'	25.17'	50.32'	S26°50'59"E	02°42'26"
64	355.87'	122.53'	61.88'	121.93'	S38°04'03"E	19°43'41"
65	1,051.00'	54.23'	27.12'	54.22'	S36°14'40"E	02°57'23"
82	25.00'	17.99'	9.40'	17.60'	N52°32'05"W	41°13'42"
83	682.00'	162.16'	81.46'	161.78'	N25°06'32"W	13°37'24"
84	118.00'	28.51'	14.33'	28.44'	N25°13'09"W	13°50'39"
85	50.00'	51.96'	28.60'	49.65'	N02°22'15"W	59°32'27"
86	318.00'	100.28'	50.56'	99.86'	N18°21'56"E	18°04'05"
87	282.00'	60.01'	30.12'	59.90'	N15°25'42"E	12°11'36"
88	25.00'	39.27'	25.00'	35.36'	N66°31'30"E	90°00'00"
94	1,348.00'	177.42'	88.84'	177.29'	N60°49'23"E	07°32'28"
110	25.00'	39.27'	25.00'	35.36'	S23°28'30"E	90°00'00"
111	348.00'	74.06'	37.17'	73.92'	S15°25'42"W	12°11'36"
112	252.00'	77.48'	39.05'	77.17'	S18°08'22"W	17°36'55"
113	150.00'	50.38'	25.43'	50.15'	N84°06'18"W	19°14'42"
114	86.00'	96.49'	54.03'	91.51'	N63°40'11"W	64°16'58"
115	794.00'	206.99'	104.09'	206.40'	N30°15'16"W	14°56'12"
120	9.00'	9.77'	5.43'	9.30'	N62°37'40"W	62°11'57"

Figure 4 – Original Subdivision of Lot 1201 (shown in yellow with red outline)

PROPOSAL

The applicant proposes a re-subdivision of two existing lots of record, Lots 602 and 1201, into two new lots of record, as illustrated in Figure 5, creating separate lots for each of the existing office buildings. The proposed new subdivision line would follow the center line of the existing private road, Highview Lane, from Mark Center Drive to the existing lot line of Lot 1201. The proposed two new lots of record, Lots 1400 and 1401, are anticipated to be sold but not redeveloped at this time.

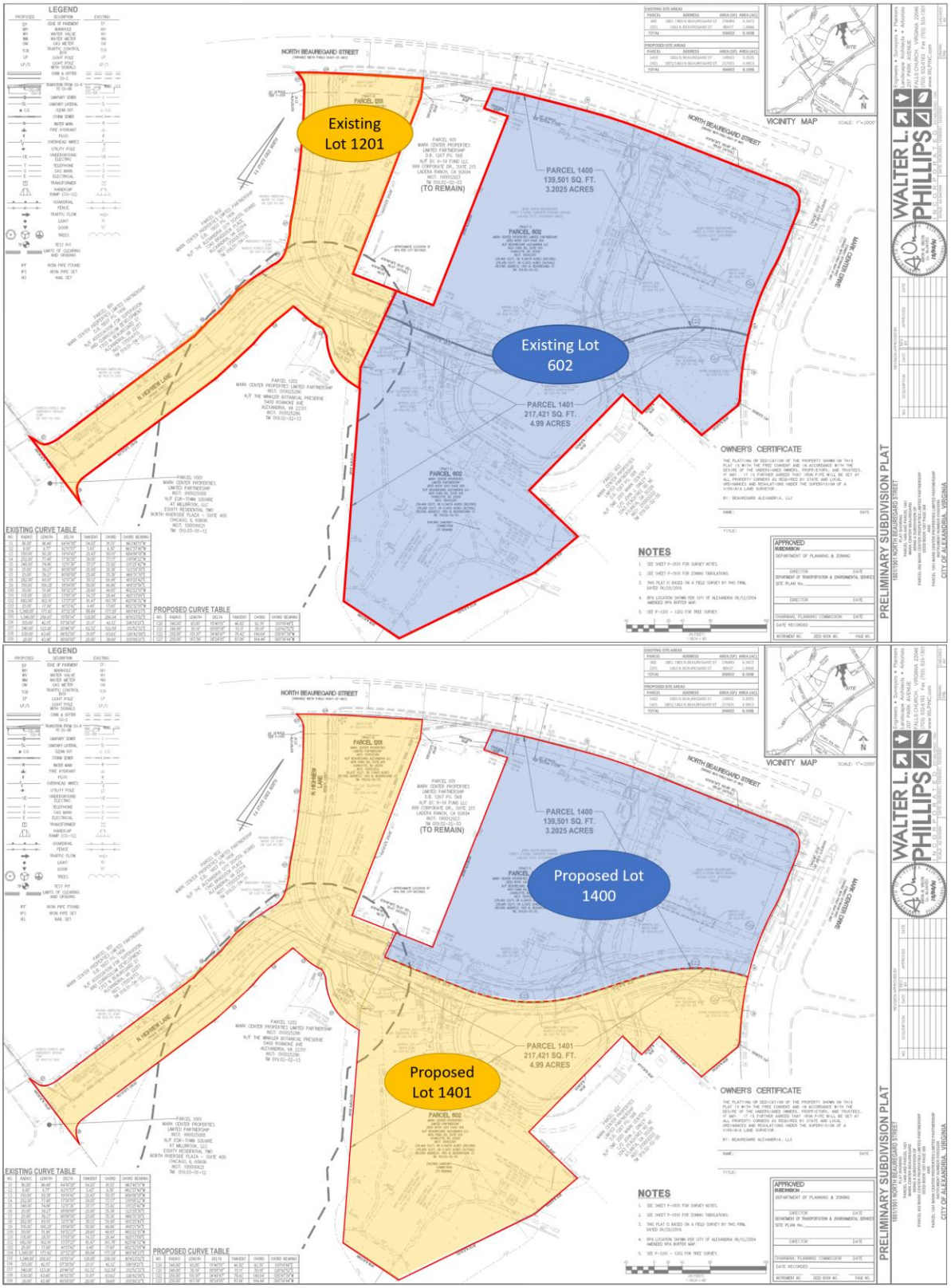


Figure 5 – Existing Lot Configuration for Lots 602 and 1201 (top) and Preliminary Plat of Subdivision (bottom). The proposed new lot line is represented by the red dashed line.

ZONING & MASTER PLAN DESIGNATION

The lots of record are located in CDD #4; however, because the CDD has not been activated for the subject site and no development special use permit or development site plan is proposed with this subdivision request, the underlying OC zone regulations apply with additional floor area ratio (FAR) provisions for existing development. Because existing Lot 1201 does not currently have buildings, the additional FAR provisions do not apply. Therefore, the maximum allowable FAR for the proposed new lots of record are established by the existing FAR of existing Lot 602. Moreover, parking requirements for office use at 1801 and 1901 N. Beauregard Street are met given parking requirements for office use has been substantially reduced since the 1980's when existing Lot 602 was developed. That said, the number of parking spaces provided has not changed since that time. The existing parking agreements between 1801 and 1901 N. Beauregard Street and the existing parking structures at 1801 N. Beauregard Street and 1851 N. Beauregard Street remain active. The proposed re-subdivision would result in Proposed Lots 1400 and 1401 complying with the zoning requirements.

Table 1 –OC Zone Requirements

	Existing		**Minimum Required**	**Proposed**	
	Lot 602	**Lot 1201**		**Lot 1400**	**Lot 1401**
Lot Size	276,485 sf	80,437 sf	No lot size requirement	139,501 sf	217,421 sf
Lot Frontage	N/A	N/A	No frontage requirement	N/A	N/A
Front Yard	N/A	N/A	No front yard requirement	N/A	N/A
Side Yard	N/A	N/A	No side yard requirement	N/A	N/A
Rear Yard	N/A	N/A	No rear yard requirement	N/A	N/A
Building Setback	82.16 Ft.	N/A	80.0 Ft. from Center Line of Beauregard Street (Section 7-1006)	82.16 Ft.	N/A
Floor Area Ratio (FAR)	0.825	N/A	0.825 (Per Section 5-602, the FAR of the existing development shall not increase over the existing FAR)	0.673 (Exclusive of above ground parking garage, per Section 2-145(B)(10))	0.618
Building Height	71.7 FT (1901 N. Beauregard); 38.6 Ft. (1801 N. Beauregard)	N/A	100 Ft. Maximum	71.7 Ft.	38.6 Ft.
Open Space	N/A	N/A	No open space requirement	N/A	N/A

The lots are located within the Beauregard Small Area Plan (Plan), which was approved by City Council in 2012. The existing office uses anticipated to remain are consistent with the Land Use Recommendations in the Plan, where the site is recommended to remain as office, as amended in September 2021.

SUBDIVISION STANDARDS

Section 11-1708(A) sets out the following standards for the approval of preliminary subdivision

plats:

> An applicant for preliminary plat approval shall demonstrate to the satisfaction of the commission that:
> (1) The applicable factors of Section 11-1710 have been appropriately considered in the plat;
> (2) The subdivision will not adversely affect the public health, safety and welfare; and
> (3) The application complies with all provisions of this ordinance and all applicable laws.

Several additional sections of the Zoning Ordinance establish the standards for subdivisions:

- Sections 11-1706 and 11-1709 address technical subdivision requirements;
- Section 11-1710(C) requires that the subdivision conform to the City Master Plan;
- Section 11-1710(D) requires that all lots meet zone requirements;
- Sections 1710(A) and (E) through (R) contain infrastructure requirements; and
- Section 1710(B) states that the subdivided lots "shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision." Subdivision plat documents or land in the same general location and zone with similar features may be used to determine neighborhood character.

II. STAFF ANALYSIS

Staff recommends approval of the subdivision request for the creation of two new lots of record, Proposed Lots 1400 and 1401, at 1801, 1901 and 1461 N. Beauregard Street. The proposal for a property line change between the two existing lots would meet the subdivision standards listed above. With the exception of staff recommended condition number two requiring a few technical items to be addressed with the final plat as expressed in Section III of this report, the proposal meets the requirements of Sections 11-1706 and 11-1709 addressing technical subdivision requirements. Additionally, as mentioned above, the proposal conforms to the City Master Plan, as amended, per Section 11-1710(C), as the proposed lots are anticipated to remain as office use. The proposal also meets the standards of Section 11-1710(D) for nonresidential development lot requirements in the OC zone, also described above. Sections 1710(A) and (E) through (R) prescribing infrastructure requirements are met, as well. Pertinent to this case in terms of infrastructure is that no new infrastructure is proposed, and, although N. Highview Lane and Highview Lane will remain privately owned, the existing access easements would remain in place ensuring all current access within the subject site remains intact. Finally, staff finds that the proposal complies with the neighborhood character for lots required by Section 11-1710(B), which is discussed further below. For these reasons, staff believes requirements of Section 11-1708(A) for considerations of overall preliminary plat approval are sufficiently satisfied.

AREA OF COMPARISON AND SIMILARLY SITUATED LOTS
FOR LOT CHARACTER ASSESSMENT

Subdivision analysis also requires an assessment for lot compatibility of the proposed lots with similarly situated lots within the original subdivision. Given the obscure division of parcels in the original subdivision and the large-scale blocks, staff found lot character should be analyzed using the larger area between Holmes Run, North Beauregard Street, Seminary Road, and I-395 as the area of comparison from the 1968 subdivision plat (Figure 6). The proposed lots' configurations are compared with all lots within this area of comparison and are also considered in the analysis as similarly situated lots (Figure 7).

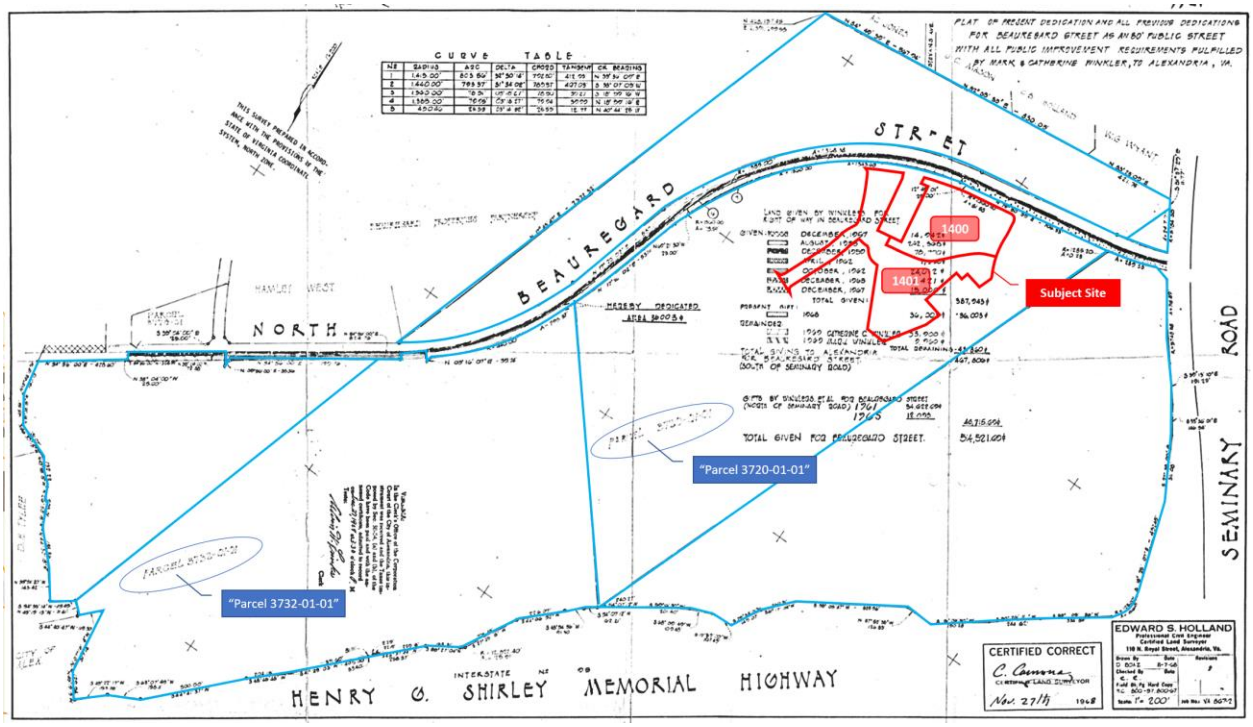


Figure 6: Proposed new lots outlined in red and area of comparison outlined in blue.

Figure 7: Proposed new lots outlined in red, area of comparison outlined in blue, and similarly situated lots outlined in orange.

LOT ANALYSIS FOR LOT CHARACTER ASSESSMENT

The lot analysis reveals that the proposal to re-subdivide 1801, 1901 and 1461 N. Beauregard Street to Proposed Lots 1400 and 1401 would result in configurations that are compatible with similarly situated lots. A visual analysis clearly indicates there is no established regularity in the shape or size of similarly situated lots. Most lots adjacent to the Winkler Preserve, including the subject site, share irregular forms accommodating the natural terrain and vegetation of the Preserve. The proposed subdivision would not interrupt that shared characteristic, rather, the minor shift in lot line would create a more rational division of lots. Currently, existing Lot 602 hosts two office buildings and a standalone garage. With the proposed subdivision line following the middle of Highview Lane, both proposed lots would function more similarly to surrounding lots as one main building would exist on each separate lot. Further, existing Lot 1201 is unusual in that it is shaped to accommodate a road rather that a building site. The proposed subdivision would join this uncharacteristic lot with a portion of an existing lot with an existing building, creating Proposed Lot 1401 and making it functional in terms of resale and/or future use.

TREE PRESERVATION

While there are several mature trees among the existing lots, the applicant does not propose any tree removal for redevelopment purposes upon subdivision approval as no redevelopment is anticipated.

CONCLUSION

As the proposed subdivision application meets the technical zoning standards for the CDD #4 zone and the underlying OC zone and is substantially the same character as the area of comparison, as stipulated in the Zoning Ordinance, staff recommends the **approval** of the request subject to the conditions contained in Section III of this report.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances, and the following conditions:

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)

2. The applicant shall include on the final plat:
    a. Complete (existing) subdivision information for all subject lots and direct adjoiners, including the name of the existing subdivision and associated Deed Book and Page. The applicant shall use the correct (and complete) subdivision name for each parcel, both on the body of the plat and on the title block of this plat (subject lots only).
    b. The appropriate subdivision name in the title block of the plat, which includes all pertinent subdivision information (existing and proposed). The applicant shall separate the lot numbers and associated subdivision names, including all in the plat title, and use this example format:

Plat showing

Parcel 1400 and Parcel 1401

Mark Center Beauregard

Being a subdivision of

Parcel 602

Enter existing subdivision name(s) here

Enter Deed books/pages of existing subdivision here
And
Parcel 1201

Enter existing subdivision name(s) here

Enter Deed books/pages of existing subdivision here (T&ES)

<u>STAFF:</u> Ashley Labadie, AICP, Urban Planner, Department of Planning and Zoning
Ann Horowitz, Principal Planner, Department of Planning and Zoning
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning

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<u>Staff Note:</u> This plat will expire 18 months from the date of approval (August 1, 2023) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

F-1 DROW and Transportation Planning have no comments.

F-2 Sheets designated as 'final plat' on the table of contents are not being reviewed at this time. Prior to the first submission of the final plat, please ensure that all applicable revisions/comments from the preliminary plat are also addressed on the final plat. (SURVEY)

R-1 Repeat comment: Please show complete (existing) subdivision information for all subject lots and direct adjoiners, including the name of the existing subdivision and associated Deed Book and Page. Note: several of the subdivision names (including subject properties) are incorrect and/or incomplete. Please use the correct (and complete) subdivision name for each parcel, both on the body of the plat and on the title block of this plat (subject lots only). For instance, the subdivision name for existing parcel 1201 is shown in instrument #010025286 as "Plat showing the Resubdivision of Parcel 1100 Mark Center Properties Limited Partnership Parcel "F-2" Catherine W. Herman And. Winkler Botanical Preserve" (SURVEY)

R-2 Repeat comment: Please use the appropriate subdivision name in the title block of this plat, which includes all pertinent subdivision information (existing and proposed). Note: currently, the existing subdivision name for subject lot 1201 is not included in the plat title, and the subdivision name for the parcel; 602 is incorrect/incomplete. Please separate the lot numbers and associated subdivision names, including all in the plat title. Example format: (SURVEY)

Plat showing

Parcel 1400 and Parcel 1401

Mark Center Beauregard

Being a subdivision of

Parcel 602

Enter existing subdivision name(s) here

Enter Deed books/pages of existing subdivision here
And
Parcel 1201

Enter existing subdivision name(s) here

Enter Deed books/pages of existing subdivision here (SURVEY)

Code Enforcement:

No comments received.

Recreation, Parks and Cultural Activities:

No comments received.

Police Department:

No comments received.

Fire Department:

No comments or concerns.

APPLICATION

SUBDIVISION OF PROPERTY

SUB #_____

PROPERTY LOCATION: 1801 N. Beauregard Street

TAX MAP REFERENCE: 019.02-02-02 **ZONE:** CDD#4

APPLICANT:

Name: Beauregard Alexandria LLC

Address: 4601 Park Road, Suite 450, Charlotte, NC 28209

PROPERTY OWNER:

Name: Beauregard Alexandria LLC

Address: 4601 Park Road, Suite 450, Charlotte, NC 28209

SUBDIVISION DESCRIPTION

The Applicant proposes to subdivide the existing parcel into two separate parcels, as shown on the enclosed plat.

☑ **THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☑ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED**,also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

JOE DYE
Print Name of Applicant or Agent

Signature

117 EDINBURGH SOUTH DRIVE, SUITE 110
Mailing/Street Address

919.388.5774
Telephone # Fax #

CARY, NC 27511
City and State Zip Code

jdye@grubbproperties.com
Email address

9/29/2021
Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: ***(check one)***

☑ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

2019 Grubb QOF Operating Partnership, LP
4601 Park Road, Suite 450, Charlotte, NC 28209
100%

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☑ **Yes.** Provide proof of current City business license.
☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 2019 Grubb QOF Operating Partnership, LP	4601 Park Road, Suite 450, Charlotte, NC 28209	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1801 N. Beauregard Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3. Beauregard Alexandria LLC	4601 Park Road, Suite 450, Charlotte, NC 28209	100%

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Beauregard Alexandria LLC	None	None
2. 2019 Grubb QOF Operating Partnership, LP	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/29/2021 JOE DOE

Date Printed Name Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

SUBMITTED TO
THE DEPARTMENT OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NAME: Beauregard Alexandria LLC - Proposed Subdivision

PROJECT ADDRESS: 1801 N. Beauregard Street

DESCRIPTION OF REQUEST:

~~The Applicant proposes to subdivide the existing parcel into two separate parcels, as shown on the enclosed plat.~~

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 9/29/2021

☑ Applicant

☐ Agent

Signature: _____

Printed Name: JOE DYE

Comment Response Letter

To: Ashley Labadie, AICP

From: Travis P. Brown, P.E.

Date: 12/22/2021

Re: **1801/1901 N. Beauregard Street**
Preliminary Subdivision Plat Submission #2 Comments

This letter shall serve as our formal "comment/response" letter for the comments provided on 12/17/21. The comments and associated responses are as follows:

Comment 1: Finding: Sheets designated as 'final plat' on the table of contents are not being reviewed at this time. Prior to first submission of final plat, please ensure that all applicable revisions/comments from preliminary plat are also addressed on the final plat.

Response: ***Acknowledged.***

Comment 2: Repeat comment: Please show complete (existing) subdivision information for all subject lots and direct adjoiners, including name of existing subdivision and associated Deed Book and Page. Note: several of the subdivision names (including subject properties) are incorrect and/or incomplete. Please use the correct (and complete) subdivision name for each parcel, both on the body of the plat and on the title block of this plat (subject lots only).

Response: ***The subject properties and adjoiners have been updated/corrected per the comment. See P-0401.***

December 22, 2021

Comment 3: The newly added existing information for several of the adjoining parcels is incorrect, including TM 019.02-02-03 and TM 019.02-02-05: the owner names and instruments of conveyances are not current. Please correct.

Response: ***The adjoiner information has been updated to reflect the most current owners and instruments of conveyance. See P-0401.***

Comment 4: The newly added existing information for Parcel 801 is not correct; TM # is wrong. Please correct. Also, do not use abbreviations for owner names on this plat, please correct and use the names per deeds of record.

Response: ***The adjoiner information has been updated to reflect the full ownership name and corrected tax map number. See P-0401.***

Comment 5: Repeat comment: Please use appropriate subdivision name in title block of this plat, which includes all pertinent subdivision information (existing and proposed). Note: currently, the existing subdivision name for subject lot 1201 is not included in the plat title, and the subdivision name for parcel; 602 is incorrect/incomplete. Please separate the lot numbers and associated subdivision names, including all in the plat title. Also, please use a new/unique name for proposed subdivision. Example format:

Plat showing
Parcel 1400 and Parcel 1401
Enter new subdivision name here
Being a subdivision of
Parcel 602
Enter existing subdivision name(s) here
Enter Deed books/pages of existing
subdivision here
And
Parcel 1201
Enter existing subdivision name(s) here
Enter Deed books/pages of existing
subdivision here

Response: ***The plat title has been updated in all applicable locations.***

December 22, 2021

Comment 6: Please ensure that this proposed subdivision name is updated in all appropriate locations, including the notes on page 1.

Response: ***The plat title has been updated in all applicable locations.***

Comment 7: This plat references an 'emergency vehicle access esmt' DB 1267 PG 617, however, this DB/PG does not mention an emergency vehicle easement. Please revise.

Response: ***The emergency vehicle easement is provided under DB 1267 PG 568. The labels have been corrected. See P-0401.***

I hope we have clearly addressed all of the comments above. Please feel free to contact me with any questions at 703-532-6163 or tbrown@wlpinc.com.

Sincerely,

Travis P. Brown, P.E.

(01-009)

1801/1901 NORTH BEAUREGARD STREET

PLAT SHOWING
PARCEL 1400 AND PARCEL 1401
MARK CENTER BEAUREGARD
BEING A SUBDIVISION OF
PARCEL 602
MARK CENTER PROPERTIES LIMITED PARTNERSHIP
DEED BOOK 1267 PAGE 568
AND
PARCEL 1201
MARK CENTER PROPERTIES LIMITED PARTNERSHIP
INSTRUMENT NUMBER 010025286

PRELIMINARY SUBDIVISION APPLICATION

SURVEY NOTES

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBERS 19.02-02-02 AND 19.02-02-15, BOTH ZONED CDD-4.

2. THE PROPERTIES ARE AS FOLLOWS:
   A) 19.02-02-02: BEING PARCEL 602, MARK CENTER PROPERTIES LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK 1267 AT PAGE 568, NOW IN THE NAME OF BEAUREGARD ALEXANDRIA LLC, AS RECORDED IN INSTRUMENT NUMBER 190012561.
   B) 19.02-02-15: BEING PARCEL 1201, MARK CENTER PROPERTIES LIMITED PARTNERSHIP AS RECORDED IN INSTRUMENT NUMBER 010025286, NOW IN THE NAME OF BEAUREGARD ALEXANDRIA LLC, AS RECORDED IN INSTRUMENT NUMBER 190012562.

   ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS UTILITIES BASED ON OBSERVED EVIDENCE PURSUANT TO SECTION 5 PARAGRAPH E (iv) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS), AND EXISTING RECORDS AVAILABLE TO THE SURVEYOR. THE CLIENT HAS BEEN INFORMED THAT 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 RECORD AREA OF THE PROPERTY IS 356,903 SQUARE FEET OR 8.19329 ACRES. TOTAL AREA OF THE PROPERTY AS SURVEYED IS 356,922 SQUARE FEET OR 8.1937 ACRES.

5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 06/29/2019.

6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028E, REVISED 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 COMMITMENTS FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-942239-CH12, EFFECTIVE DATE JULY 24, 2019.

PARKING TABULATION

PARCEL 602
SURFACE PARKING:
REGULAR SPACES..... 19
RESERVED FOR DISABLED..... 4
TOTAL SURFACE SPACES..... 25

GARAGE PARKING:
REGULAR SPACES..... 421
RESERVED FOR DISABLED..... 7
TOTAL GARAGE SPACES..... 428

TOTAL SPACES..... 453

THIS COUNT INCLUDES SURFACE PARKING EITHER ENTIRELY OR SUBSTANTIALLY ON PARCEL 602

PARCEL 1201
THERE ARE NO STRIPED SPACES ON PARCEL 1201

ZONING/SUBDIVISION TABULATIONS

ZONING TABULATIONS CDD #4 Non-SUP (OC Regs)	REQUIRED	PROVIDED PARCEL 1400	PROVIDED PARCEL 1401
LOT AREA (MINIMUM) (AC)	N/A	3.20	4.99
FAR	0.825 MAXIMUM	0.673	0.618
FRONT YARD SETBACK	N/A	N/A	N/A
SIDE YARD SETBACK	N/A	N/A	N/A
REAR YARD SETBACK	N/A	N/A	N/A
BEAUREGARD SETBACKS	80 FT FROM CL	82.16	N/A
	50 FT FROM CURB	39.30*	N/A
FRONTAGE	N/A	N/A	N/A
OPEN SPACE	N/A	N/A	N/A
BUILDING HEIGHT	100 FT	71.7	38.6
PARKING	N/A**	428	0
TREE CANOPY COVERAGE	N/A IF NO LAND DISTURBANCE	N/A	N/A

*PER ZO 12-102 NONCOMPLYING STRUCTURES MAY CONTINUE INDEFINITELY AND SHALL BE CONSIDERED LEGAL STRUCTURES, BUT SUBJECT TO RESTRICTIONS ON EXPANSION.

**PER ZO 8-100(A)(3) -Land, buildings or structures actually in use or constructed as of January 27, 1987, and prior thereto are exempted from the requirements of this Article VIII to the extent provided in section 8-200(F).

PARKING TABULATIONS	
PARKING RATIO REQUIRED	0.25 - 1.5 SP/1000 GFA
PARKING PROVIDED	453 SPACES*
TOTAL FLOOR AREA** (1801/1901 N BEAUREGARD)	228140
PROVIDED PARKING RATIO	1.99***

*Per Record Informaiton
**1801/1901 North Beauregard Floor areas from Site Plan dated November 1988

NOTE: ALL USES ON SITE WILL CONTINUE TO USE EXISTING SURFACE PARKING ON THEIR RESPECTIVE LOTS AND THE EXISTING PARKING GARAGE LOCATED ON LOTS 601 AND 1400 TO MEET THEIR RESPECTIVE PARKING REQUIREMENTS. A PARKING AGREEMENT WILL BE MAINTAINED TO ALLOW USE OF THE EXISTING PARKING GARAGE BETWEEN LOTS.

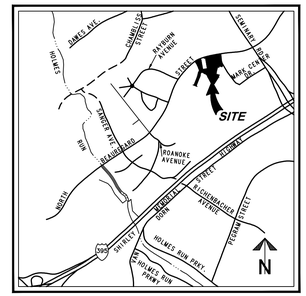
EXISTING SITE AREAS										
PARCEL	ADDRESS	AREA (SF)	AREA (AC)	ZONE	USE	GFA	NFA	GARAGE GFA	FAR****	OWNER
602	1801-1901 N BEAUREGARD ST	276485	6.3472	CDD#4	OFFICE/PARKING	228140	219725	96000	0.825	BEAUREGARD ALEXANDRIA, LLC
1201	1461 N BEAUREGARD ST	80437	1.8466	CDD#4	OFFICE	0	0	0	0.00	BEAUREGARD ALEXANDRIA, LLC
TOTAL		356922	8.1938			228140	219725	96000		

PROPOSED SITE AREAS									
PARCEL	ADDRESS	AREA (SF)	AREA (AC)	ZONE	USE	GFA	NFA		FAR****
1400	1901 N BEAUREGARD ST	139501	3.2025	CDD#4	OFFICE/PARKING	93840	87125	96000	0.673
1401	1801/1461 N BEAUREGARD ST	217421	4.9913	CDD#4	OFFICE	134300	132600	0	0.618
TOTAL		356922	8.1938			228140	219725	96000	

*1801/1901 North Beauregard Floor areas from Site Plan dated November 1988
***Parcel 602 Garage Area based on building footprint and number of floors
****FAR Excludes Above Grade Garages

GENERAL NOTES

1. THIS APPLICATION IS FOR THE COMMERCIAL RE-SUBDIVISION OF TWO (2) EXISTING LOTS AND WILL NOT INCREASE THE NUMBER OF LOTS FOR THE SITE. THEREFORE, THE APPLICATION IS SUBJECT TO SECTION 11-1705B OF THE CITY OF ALEXANDRIA ZONING ORDINANCE AND THE PRELIMINARY SUBDIVISION PLAT AND FINAL SUBDIVISION PLAT MAY BE PROCESSED AND APPROVED CONCURRENTLY.
2. SUBDIVISION NAME: PLAT SHOWING PARCEL 1400 AND PARCEL 1401 MARK CENTER BEAUREGARD BEING A SUBDIVISION OF PARCEL 602 MARK CENTER PROPERTIES LIMITED PARTNERSHIP DEED BOOK 1267 PAGE 568 AND PARCEL 1201 MARK CENTER PROPERTIES LIMITED PARTNERSHIP INSTRUMENT NUMBER 0100252866.
3. THERE ARE THREE (3) EXISTING BUILDINGS LOCATED ON THE SUBJECT PROPERTY. THE RE-SUBDIVISION WILL RESULT IN TWO (2) LOTS IN CONFORMANCE WITH THE CDD #4 ZONING DISTRICT (WITHOUT SPECIAL USE PERMIT - OC UNDERLYING ZONE).
4. THE SITE IS LOCATED IN ZONING DISTRICT CDD #4 (WITHOUT SPECIAL USE PERMIT - OC UNDERLYING ZONE).
5. THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
6. TO THE BEST OF MY KNOWLEDGE THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
7. PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) ACCORDING TO THE CITY OF ALEXANDRIA 06/12/2004 AMENDED RPA BUFFER MAP.
8. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO KNOWN AREAS THAT CAN REASONABLY BE EXPECTED TO CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB's, PESTICIDES, FLYASH, OR OTHER TOXIC HAZARDOUS MATERIALS.
9. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE PROPERTY.
10. TO THE BEST OF MY KNOWLEDGE, THE PROPERTY IS NOT WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
11. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO KNOWN AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASES.



VICINITY MAP SCALE: 1"=2000'

DEVELOPMENT TEAM INFORMATION

1. RECORD OWNER/APPLICANT:
   BEAUREGARD ALEXANDRIA, LLC
   4601 PARK ROAD, SUITE 450
   CHARLOTTE, NC 28209
   704-405-5180
   ATTN: WILL PARTIN
2. CIVIL ENGINEER:
   WALTER L. PHILLIPS, INC.
   207 PARK AVE.
   FALLS CHURCH, VA 22046
   703-532-6163
   ATTN: MR. AARON VINSON P.E.

SHEET INDEX

P-0101 COVER SHEET
P-0301 EXISTING CONDITIONS PLAN
P-0401 PRELIMINARY SUBDIVISION PLAT
P-1201 TREE INVENTORY
P-1202 TREE INVENTORY
1 OF 3 FINAL SUBDIVISION PLAT
2 OF 3 FINAL SUBDIVISION PLAT
3 OF 3 FINAL SUBDIVISION PLAT

APPROVED
SUBDIVISION _____
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.

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

COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 12/22/21 PROFESSIONAL ENGINEER

DATE: 09/28/2021, 12/08/2021, 12/22/2021
SCALE: AS SHOWN
DRAWN: TPB
CHECKED: AV

REVISION APPROVED BY

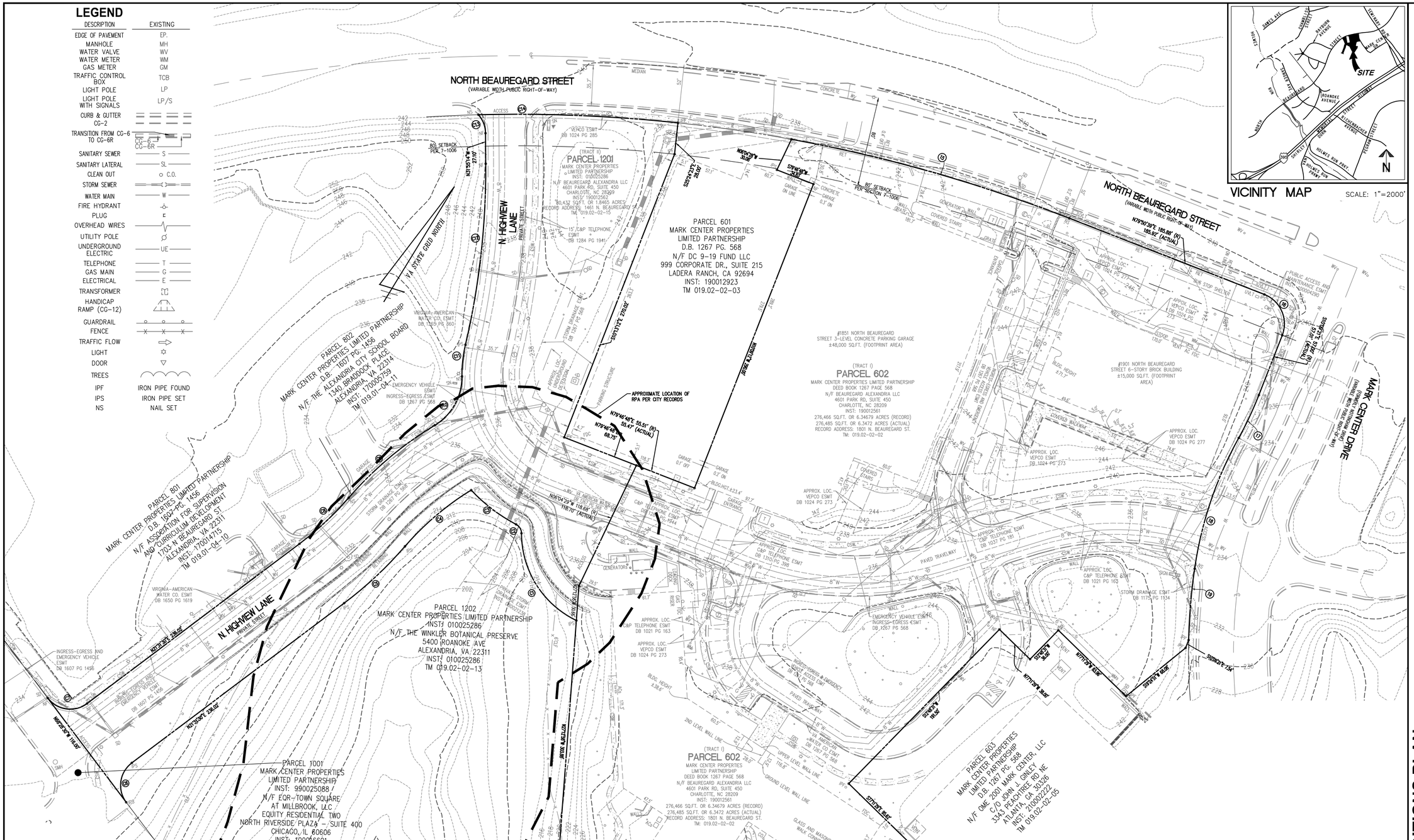
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COVER SHEET
1801/1901 NORTH BEAUREGARD STREET
PLAT SHOWING
PARCEL 1400 AND PARCEL 1401
MARK CENTER BEAUREGARD
BEING A SUBDIVISION OF
PARCEL 602 MARK CENTER PROPERTIES LIMITED PARTNERSHIP
DEED BOOK 1267 PAGE 568
AND
PARCEL 1201 MARK CENTER PROPERTIES LIMITED PARTNERSHIP
INSTRUMENT NUMBER 010025286
CITY OF ALEXANDRIA, VIRGINIA

SHEET: P-0101

LEGEND

DESCRIPTION	EXISTING
EDGE OF PAVEMENT	EP.
MANHOLE	MH
WATER VALVE	WV
WATER METER	WM
GAS METER	GM
TRAFFIC CONTROL BOX	TCB
LIGHT POLE	LP
LIGHT POLE WITH SIGNALS	LP/S
CURB & GUTTER CG-2	
TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
SANITARY SEWER	S
SANITARY LATERAL	SL
CLEAN OUT	C.O.
STORM SEWER	
WATER MAIN	W
FIRE HYDRANT	
PLUG	
OVERHEAD WIRES	
UTILITY POLE	
UNDERGROUND ELECTRIC	UE
TELEPHONE	T
GAS MAIN	G
ELECTRICAL	E
TRANSFORMER	
HANDICAP RAMP (CG-12)	
GUARDRAIL	
FENCE	X X X
TRAFFIC FLOW	
LIGHT	
DOOR	
TREES	
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
NS	NAIL SET

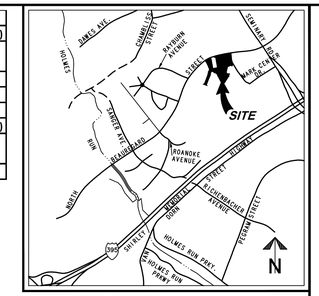

NORTH BEAUREGARD STREET
(VARIABLE WIDTH-PUBLIC RIGHT-OF-WAY)
N. HIGHVIEW LANE
PRIVATE STREET
VA STATE GRID NORTH
PARCEL 1201
MARK CENTER PROPERTIES
LIMITED PARTNERSHIP
INST: 010025286
N/F BEAUREGARD ALEXANDRIA LLC
4601 PARK RD, SUITE 450
CHARLOTTE, NC 28209
INST: 190012562
80,432 SQ.FT. OR 1.8465 ACRES
RECORD ADDRESS: 1461 N. BEAUREGARD ST
TM: 019.02-02-15
PARCEL 601
MARK CENTER PROPERTIES
LIMITED PARTNERSHIP
D.B. 1267 PG. 568
N/F DC 9-19 FUND LLC
999 CORPORATE DR., SUITE 215
LADERA RANCH, CA 92694
INST: 190012923
TM 019.02-02-03
PARCEL 802
MARK CENTER PROPERTIES LIMITED PARTNERSHIP
D.B. 1607 PG. 1456
N/F THE ALEXANDRIA CITY SCHOOL BOARD
1340 BRADDOCK PLACE
ALEXANDRIA, VA 22314
INST: 170005759
TM 019.01-04-11
PARCEL 801
MARK CENTER PROPERTIES LIMITED PARTNERSHIP
D.B. 1607 PG. 1456
N/F ASSOCIATION FOR SUPERVISION AND CURRICULUM DEVELOPMENT
1703 N BEAUREGARD ST
ALEXANDRIA, VA 22311
INST: 170014715
TM 019.01-04-10
PARCEL 1202
MARK CENTER PROPERTIES LIMITED PARTNERSHIP
INST: 010025286
N/F THE WINKLER BOTANICAL PRESERVE
5400 ROANOKE AVE
ALEXANDRIA, VA 22311
INST: 010025286
TM 019.02-02-13
PARCEL 1001
MARK CENTER PROPERTIES
LIMITED PARTNERSHIP
INST: 990025088
N/F EQR-TOWN SQUARE
AT MILLBROOK, LLC
EQUITY RESIDENTIAL TWO
NORTH RIVERSIDE PLAZA - SUITE 400
CHICAGO, IL 60606
INST: 100016621
TM: 019.05-01-12
PARCEL 602
MARK CENTER PROPERTIES LIMITED PARTNERSHIP
DEED BOOK 1267 PAGE 568
N/F BEAUREGARD ALEXANDRIA LLC
4601 PARK RD, SUITE 450
CHARLOTTE, NC 28209
INST: 190012561
276,466 SQ.FT. OR 6.34679 ACRES (RECORD)
276,485 SQ.FT. OR 6.3472 ACRES (ACTUAL)
RECORD ADDRESS: 1801 N. BEAUREGARD ST.
TM: 019.02-02-02
#1851 NORTH BEAUREGARD
STREET 3-LEVEL CONCRETE PARKING GARAGE
±48,000 SQ.FT. (FOOTPRINT AREA)
#1901 NORTH BEAUREGARD
STREET 6-STORY BRICK BUILDING
±15,000 SQ.FT. (FOOTPRINT AREA)
MARK CENTER DRIVE
PARCEL 603
MARK CENTER PROPERTIES
LIMITED PARTNERSHIP
D.B. 1267 PG. 568
N/F OME 2001 MARK CENTER, LLC
C/O JOHN J. CINLEY
3343 PEACHTREE RD NE
ATLANTA, GA 30326
INST: 210002222
TM 019.02-02-05
APPROXIMATE LOCATION OF RPA PER CITY RECORDS
N. BEAUREGARD ST.
N. HIGHVIEW LANE
PARKING STRUCTURE
GARAGE ENTRANCE
PAVED TRAVELWAY
COVERED WALKWAY
EMERGENCY VEHICLE ESMT
INGRESS-EGRESS ESMT
DB 1267 PG 568
VIRGINIA-AMERICAN WATER CO. ESMT
DB 1650 PG 1619
INGRESS-EGRESS AND EMERGENCY VEHICLE ESMT
DB 1607 PG 1456
STORM DRAINAGE ESMT
DB 1267 PG 568
APPROX. LOC. VEPCO ESMT
DB 1024 PG 273
APPROX. LOC. C&P TELEPHONE ESMT
DB 1021 PG 163
APPROX. LOC. C&P TELEPHONE ESMT
DB 1037 PG 181
STORM DRAINAGE ESMT
DB 1172 PG 1134
PUBLIC ACCESS AND MAINTENANCE ESMT
DB 1004 PG 290
BUS STOP SHELTER
GENERATORS
GROUND LEVEL WALL LINE
UPPER LEVEL WALL LINE
2ND LEVEL WALL LINE
GLASS AND MASONRY ENCLOSED WALK CONNECTING BUILDINGS
DB 1267 PG 403
DB 1267 PG 403
DB 1267 PG 417
DB 1267 PG 410
#1851 NORTH BEAUREGARD STREET
3-STORY BRICK BUILDING
±32,700 SQ.FT. (FOOTPRINT AREA)
INGRESS-EGRESS & EMERGENCY VEHICLE ACCESS
DB 1267 PG 568
N 79°50'38"E 185.88' (R)
185.92' (ACTUAL)
S 79°46'48"W 55.51' (R)
55.47' (ACTUAL)
N 79°46'48"E 55.51' (R)
55.47' (ACTUAL)
N 05°04'09"W 118.68' (R)
118.70' (ACTUAL)
S 79°46'48"W 68.75'
N 10°13'53"W 210.0'
S 05°21'15"E 20.00'
N 09°54'38"W 30.08'
S 79°46'48"W 30.08'
S 10°13'53"E 210.0'
S 79°50'38"W 31.16' (R)
31.16' (ACTUAL)
N 10°13'53"W 238.00'
N 09°39'07"W 238.00'
N 08°28'30"W 118.00'
S 79°46'48"W 30.08'
N 10°13'53"W 30.08'
S 79°46'48"W 30.08'
S 10°13'53"E 30.08'
S 79°46'48"W 30.08'
S 10°13'53"E 30.08'
S 79°46'48"W 18.00'
S 10°13'53"E 18.00'
S 79°46'48"W 30.08'
S 10°13'53"E 30.08

LEGEND

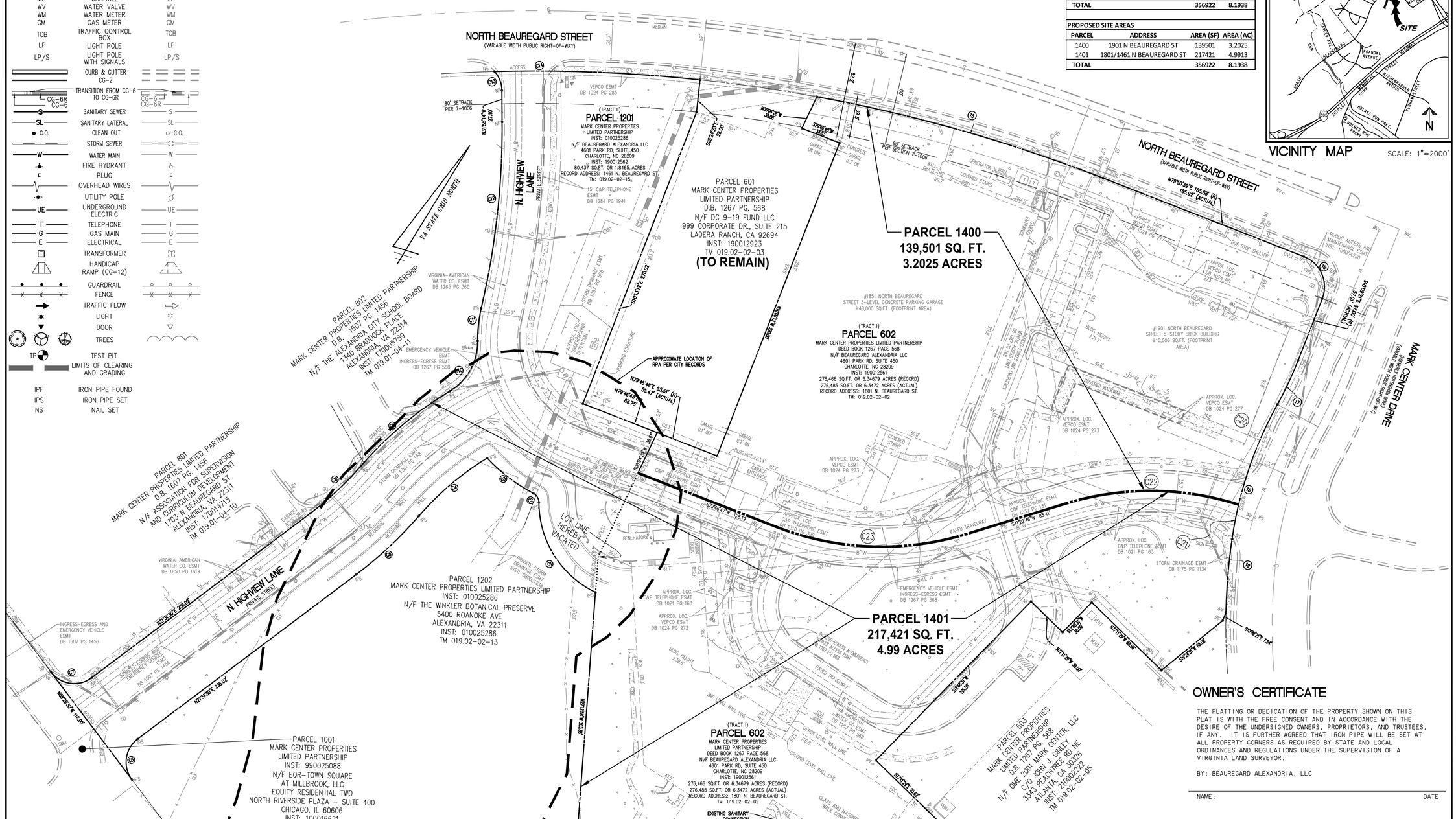
PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	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	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	
IPF	IRON PIPE FOUND	
IPS	IRON PIPE SET	
NS	NAIL SET	

EXISTING SITE AREAS			
PARCEL	ADDRESS	AREA (SF)	AREA (AC)
602	1801-1901 N BEAUREGARD ST	276485	6.3472
1201	1461 N BEAUREGARD ST	80437	1.8466
TOTAL		356922	8.1938

PROPOSED SITE AREAS			
PARCEL	ADDRESS	AREA (SF)	AREA (AC)
1400	1901 N BEAUREGARD ST	139501	3.2025
1401	1801/1461 N BEAUREGARD ST	217421	4.9913
TOTAL		356922	8.1938



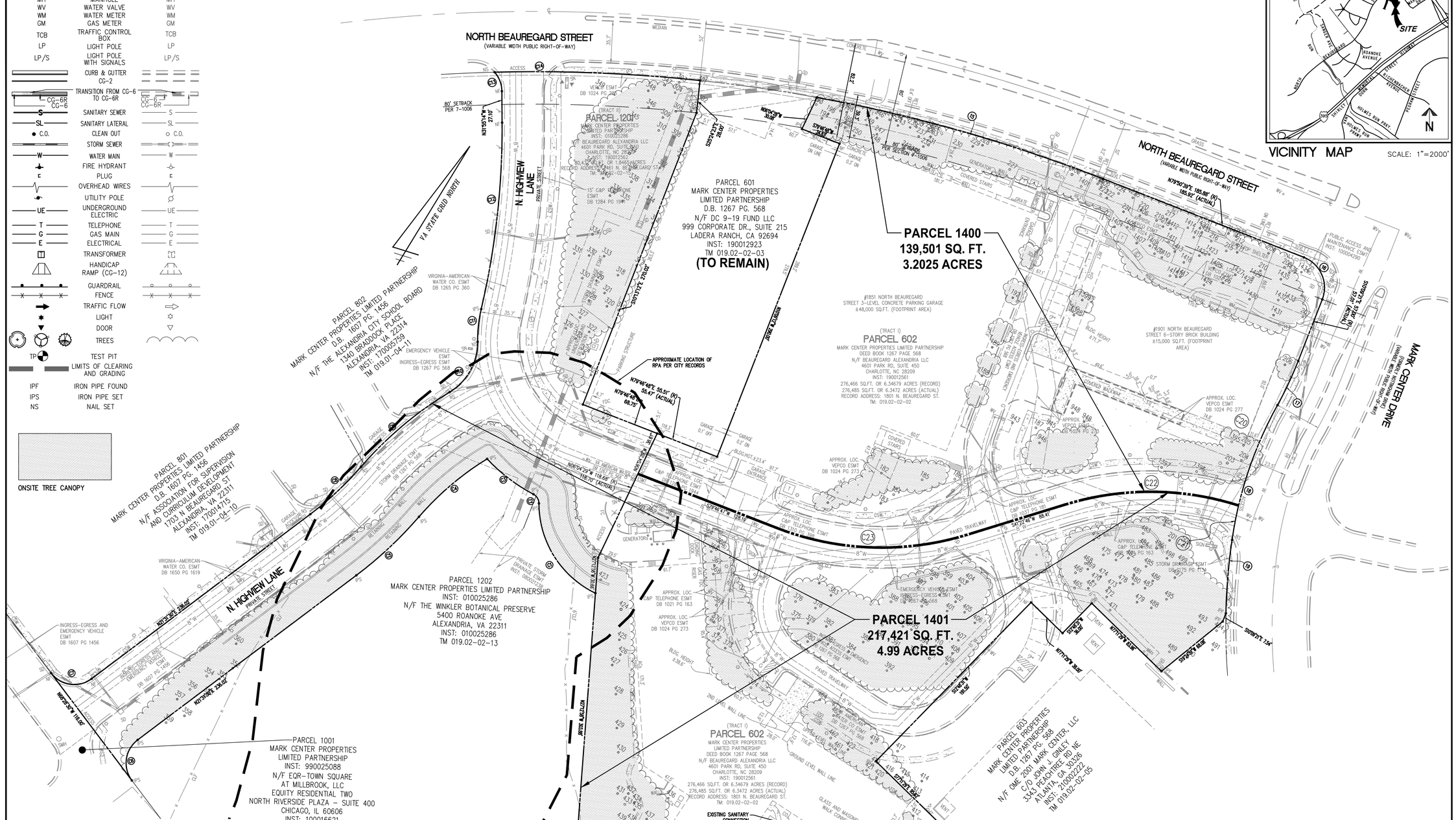
VICINITY MAP SCALE: 1"=2000'

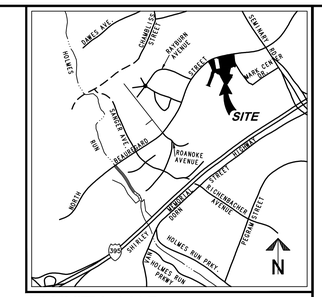

NORTH BEAUREGARD STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
N. HIGHVIEW LANE
PRIVATE STREET
MARK CENTER DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VA STATE GRID NORTH
PARCEL 601
MARK CENTER PROPERTIES
LIMITED PARTNERSHIP
D.B. 1267 PG. 568
N/F DC 9-19 FUND LLC
999 CORPORATE DR., SUITE 215
LADERA RANCH, CA 92694
INST: 190012923
TM 019.02-02-03
(TO REMAIN)
PARCEL 1400
139,501 SQ. FT.
3.2025 ACRES
PARCEL 1401
217,421 SQ. FT.
4.99 ACRES
(TRACT II)
PARCEL 1201
MARK CENTER PROPERTIES
LIMITED PARTNERSHIP
INST: 010025286
N/F BEAUREGARD ALEXANDRIA LLC
4601 PARK RD, SUITE 450
CHARLOTTE, NC 28209
INST: 190012562
80,437 SQ.FT. OR 1.8465 ACRES
RECORD ADDRESS: 1461 N. BEAUREGARD ST.
TM: 019.02-02-15
(TRACT I)
PARCEL 602
MARK CENTER PROPERTIES LIMITED PARTNERSHIP
DEED BOOK 1267 PAGE 568
N/F BEAUREGARD ALEXANDRIA LLC
4601 PARK RD, SUITE 450
CHARLOTTE, NC 28209
INST: 190012561
276,466 SQ.FT. OR 6.34679 ACRES (RECORD)
276,485 SQ.FT. OR 6.3472 ACRES (ACTUAL)
RECORD ADDRESS: 1801 N. BEAUREGARD ST.
TM: 019.02-02-02
PARCEL 802
MARK CENTER PROPERTIES LIMITED PARTNERSHIP
D.B. 1607 PG. 1456
N/F THE ALEXANDRIA CITY SCHOOL BOARD
1340 BRADDOCK PLACE
ALEXANDRIA, VA 22314
INST: 170005759
TM 019.01-04-11
PARCEL 801
MARK CENTER PROPERTIES LIMITED PARTNERSHIP
D.B. 1607 PG. 1456
N/F ASSOCIATION FOR SUPERVISION AND CURRICULUM DEVELOPMENT
1703 N BEAUREGARD ST
ALEXANDRIA, VA 22311
INST: 170014715
TM 019.01-04-10
PARCEL 1202
MARK CENTER PROPERTIES LIMITED PARTNERSHIP
INST: 010025286
N/F THE WINKLER BOTANICAL PRESERVE
5400 ROANOKE AVE
ALEXANDRIA, VA 22311
INST: 010025286
TM 019.02-02-13
PARCEL 1001
MARK CENTER PROPERTIES
LIMITED PARTNERSHIP
INST: 990025088
N/F EQR-TOWN SQUARE
AT MILLBROOK, LLC
EQUITY RESIDENTIAL TWO
NORTH RIVERSIDE PLAZA - SUITE 400
CHICAGO, IL 60606
INST: 100016621
TM: 019.03-01-12
PARCEL 603
MARK CENTER PROPERTIES
LIMITED PARTNERSHIP
D.B. 1267 PG. 568
N/F OME 200 MARK CENTER, LLC
C/O JOHN J. CINLEY
3343 PEACHTREE RD NE
ATLANTA, GA 30326
INST: 210002222
TM 019.02-02-05
APPROXIMATE LOCATION OF RPA PER CITY RECORDS
LOT LINE HEREBY VACATED
EXISTING SANITARY CONNECTION (TO REMAIN)
#1851 NORTH BEAUREGARD STREET 3-LEVEL CONCRETE PARKING GARAGE ±48,000 SQ.FT. (FOOTPRINT AREA)
#1901 NORTH BEAUREGARD STREET 6-STORY BRICK BUILDING ±15,000 SQ.FT. (FOOTPRINT AREA)
#1801 NORTH BEAUREGARD STREET 6-STORY BRICK BUILDING ±32,700 SQ.FT. (FOOTPRINT AREA)
INGRESS-EGRESS & EMERGENCY ACCESS ESMT DB 1267 PG 568
PUBLIC ACCESS AND MAINTENANCE ESMT INST: 100004290
VIRGINIA-AMERICAN WATER CO. ESMT DB 1265 PG 360
VIRGINIA-AMERICAN WATER CO. ESMT DB 1650 PG 1619
INGRESS-EGRESS AND EMERGENCY VEHICLE ESMT DB 1607 PG 1456
EMERGENCY VEHICLE ESMT INGRESS-EGRESS ESMT DB 1267 PG 568
STORM DRAINAGE ESMT DB 1175 PG 1134
APPROX. LOC. VEPCO ESMT DB 1024 PG 273
APPROX. LOC. VEPCO ESMT DB 1024 PG 277
APPROX. LOC. C&P TELEPHONE ESMT DB 1021 PG 163
PAVED TRAVELWAY
S41°22'46"W 88.41'
S17°45'E 30.00'
S72°45'E 78.00'
S72°45'E 30.00'
S72°45'E 30.00'
S72°45'E 30

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-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	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	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	
IPF	IRON PIPE FOUND	
IPS	IRON PIPE SET	
NS	NAIL SET	

ONSITE TREE CANOPY





VICINITY MAP SCALE: 1"=2000'

EXISTING CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	86.00'	96.49'	64°16'58"	54.03'	91.51'	N63°40'11"W
C2	9.00'	9.77'	62°11'57"	5.43'	9.30'	N62°37'40"W
C3	150.00'	50.38'	19°14'42"	25.43'	50.15'	N84°06'18"W
C4	252.00'	77.48'	17°36'55"	39.05'	77.17'	S18°08'22"W
C5	348.00'	74.06'	12°11'36"	37.17'	73.92'	S15°25'42"W
C6	25.00'	39.27'	90°00'00"	25.00'	35.36'	S23°28'30"E
C7	25.00'	39.27'	90°00'00"	25.00'	35.36'	N66°31'30"E
C8	282.00'	60.01'	12°11'36"	30.12'	59.90'	N15°25'42"E
C9	318.00'	100.28'	18°04'05"	50.56'	99.86'	N18°21'56"E
C10	50.00'	51.96'	59°32'27"	28.60'	49.65'	N02°22'15"W
C11	118.00'	28.51'	13°50'39"	14.33'	28.44'	N25°13'09"E
C12	682.00'	162.16'	13°37'25"	81.47'	161.78'	N25°06'32"W
C13	25.00'	17.99'	41°13'42"	9.40'	17.60'	N52°32'05"W
C14	1,348.00'	177.42'	07°32'28"	88.84'	177.29'	N60°49'23"E
C15	1,348.00'	256.93'	10°55'14"	128.85'	256.54'	N74°23'02"E
C16	315.00'	42.15'	07°39'59"	21.11'	42.12'	S06°19'21"E
C17	340.00'	123.26'	20°46'19"	62.32'	122.59'	S12°52'32"E
C18	530.00'	63.66'	06°52'55"	31.87'	63.62'	S26°42'09"E
C19	28.00'	43.98'	90°00'00"	28.00'	39.60'	S55°09'21"E

PROPOSED CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C20	340.00'	93.05'	15°40'51"	46.82'	92.76'	S10°19'48"E
C21	340.00'	30.19'	05°05'18"	15.11'	30.18'	S20°42'52"E
C22	250.00'	151.97'	34°49'47"	78.42'	149.64'	S58°47'39"W
C23	250.00'	167.56'	38°24'05"	87.06'	164.44'	S60°34'44"W

40 0 20 40 80 160
(IN FEET)
1 INCH = 40'

APPROVED
SUBDIVISION _____
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.

TREE INVENTORY

1801/1901 NORTH BEAUREGARD STREET

PLAT SHOWING
PARCEL 1400 AND PARCEL 1401
MARK CENTER BEAUREGARD
BEING A SUBDIVISION OF
PARCEL 602 MARK CENTER PROPERTIES LIMITED PARTNERSHIP
DEED BOOK 1267 PAGE 568
AND
PARCEL 1201 MARK CENTER PROPERTIES LIMITED PARTNERSHIP
INSTRUMENT NUMBER 010025286
CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
ESTABLISHED 1945
COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
12/22/21
PROFESSIONAL ENGINEER

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED	DATE

DRAWN: TPB
CHECKED: AV
SCALE: AS SHOWN
DATE: 09/28/2021, 12/08/2021, 12/22/2021

SHEET: P-1201

File No. ALEX Tax Map No. 019.02 Job No. 01-009 Cadd Dwg. File: Q:\sdskproj\01009\dwg\Planning\Preliminary Plat\01009P-1201.dwg

Alexandria | **Tree Inventory**

Tree Survey Information Completed by Walter Phillips, Inc
Arborist Ben Schitter- ISA # MA-5385A #(01-009) 09/27/2021

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Condition (%)	Condition
176	Tsuga canadensis	Eastern hemlock	8"	8'	30%	DEAD
177	Cercis canadensis	Eastern redbud	12"	12'	56%	FAIR/POOR
178	Tsuga canadensis	Eastern hemlock	6"	8'	63%	FAIR
179	Tsuga canadensis	Eastern hemlock	6"	8'	63%	FAIR
180	Tsuga canadensis	Eastern hemlock	6"	8'	63%	FAIR
181	Tsuga canadensis	Eastern hemlock	6"	8'	63%	FAIR
182	Tsuga canadensis	Eastern hemlock	4"	8'	63%	FAIR
183	Cercis canadensis	Eastern redbud	12"	12'	63%	FAIR
184	Cercis canadensis	Eastern redbud	20"	20'	59%	FAIR/POOR
185	Cercis canadensis	Eastern redbud	20"	20'	59%	FAIR/POOR
186	Cercis canadensis	Eastern redbud	20"	20'	53%	FAIR/POOR
187	Quercus rubra	Northern red oak	16"	16'	63%	FAIR
188	Amelanchier canadensis	Shadblow serviceberry	12"	12'	66%	FAIR
189	Amelanchier canadensis	Shadblow serviceberry	10"	10'	63%	FAIR
190	Amelanchier canadensis	Shadblow serviceberry	10"	10'	63%	FAIR
191	Amelanchier canadensis	Shadblow serviceberry	10"	10'	63%	FAIR
192	Amelanchier canadensis	Shadblow serviceberry	10"	10'	63%	FAIR
193	Quercus rubra	Northern red oak	18"	18'	66%	FAIR
194	Quercus alba	White oak	13"	13'	66%	FAIR
195	Quercus rubra	Northern red oak	5"	8'	66%	FAIR
196	Quercus alba	White oak	19"	19'	59%	FAIR/POOR
197	Quercus alba	White oak	13"	13'	63%	FAIR
198	Quercus alba	White oak	11"	11'	63%	FAIR
199	Quercus alba	White oak	11"	11'	63%	FAIR
200	Quercus alba	White oak	8"	8'	63%	FAIR
201	Prunus spp.	Ornamental Cherry	10"	10'	63%	FAIR
202	Prunus spp.	Ornamental Cherry	13"	13'	56%	FAIR/POOR
203	Prunus spp.	Ornamental Cherry	24"	24'	56%	FAIR/POOR
204	Prunus spp.	Ornamental Cherry	16"	16'	59%	FAIR/POOR
205	Acer platanoides	Norway maple	14"	14'	63%	FAIR
206	Pinus strobus	Eastern white pine	13"	13'	66%	FAIR
207	Quercus rubra	Northern red oak	18"	18'	66%	FAIR
208	Quercus rubra	Northern red oak	16"	16'	63%	FAIR
209	Quercus alba	White oak	12"	12'	66%	FAIR
210	Quercus prinus	Chestnut oak	6"	8'	66%	FAIR
211	Quercus alba	White oak	12"	12'	66%	FAIR
212	Quercus alba	White oak	13"	13'	66%	FAIR
213	Quercus rubra	Northern red oak	9"	9'	66%	FAIR
214	Quercus prinus	Chestnut oak	10"	10'	63%	FAIR
215	Quercus alba	White oak	15"	15'	66%	FAIR
216	Quercus alba	White oak	4"	8'	63%	FAIR
217	Quercus alba	White oak	12"	12'	66%	FAIR
218	Quercus alba	White oak	9"	9'	66%	FAIR
219	Pinus virginiana	Virginia pine	14"	14'	66%	FAIR
220	Quercus rubra	Northern red oak	16"	16'	63%	FAIR
221	Quercus alba	White oak	10"	10'	59%	FAIR/POOR
222	Quercus alba	White oak	12"	12'	63%	FAIR
223	Quercus rubra	Northern red oak	20"	20'	56%	FAIR/POOR
224	Pinus virginiana	Virginia pine	3"	8'	50%	FAIR/POOR
225	Pinus virginiana	Virginia pine	5"	8'	53%	FAIR/POOR
226	Cercis canadensis	Eastern redbud	4"	8'	66%	FAIR
227	Pinus strobus	Eastern white pine	22"	22'	63%	FAIR
228	Pinus strobus	Eastern white pine	12"	12'	56%	FAIR/POOR
229	Pinus strobus	Eastern white pine	12"	12'	56%	FAIR/POOR
230	Pinus strobus	Eastern white pine	18"	18'	63%	FAIR
231	Quercus prinus	Chestnut oak	20"	20'	63%	FAIR
232	Quercus prinus	Chestnut oak	9"	9'	63%	FAIR
233	Quercus prinus	Chestnut oak	8"	8'	63%	FAIR
234	Quercus prinus	Chestnut oak	6"	8'	63%	FAIR
235	Quercus prinus	Chestnut oak	6"	8'	63%	FAIR
236	Quercus prinus	Chestnut oak	6"	8'	63%	FAIR
237	Quercus prinus	Chestnut oak	12"	12'	66%	FAIR
238	Quercus prinus	Chestnut oak	6"	8'	63%	FAIR
239	Quercus prinus	Chestnut oak	8"	8'	63%	FAIR
240	Pinus strobus	Eastern white pine	9"	9'	63%	FAIR
242	Quercus prinus	Chestnut oak	13"	13'	56%	FAIR/POOR
243	Quercus alba	White oak	8"	8'	63%	FAIR
244	Quercus rubra	Northern red oak	19"	19'	63%	FAIR
245	Quercus rubra	Northern red oak	8"	8'	63%	FAIR
246	Quercus alba	White oak	12"	12'	63%	FAIR

Alexandria | **Tree Inventory**

Tree Survey Information Completed by Walter Phillips, Inc
Arborist Ben Schitter- ISA # MA-5385A #(01-009) 09/27/2021

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Condition (%)	Condition
247	Quercus rubra	Northern red oak	10"	10'	63%	FAIR
248	Quercus alba	White oak	13"	13'	63%	FAIR
249	Carya glabra	Pignut hickory	5"	8'	63%	FAIR
250	Quercus alba	White oak	10"	10'	63%	FAIR
300	Quercus rubra	Northern red oak	30"	45'	63%	FAIR
301	Tsuga canadensis	Eastern hemlock	7"	8'	66%	FAIR
302	Quercus rubra	Northern red oak	8"	8'	66%	FAIR
303	Quercus rubra	Northern red oak	15"	15'	59%	FAIR/POOR
304	Tsuga canadensis	Eastern hemlock	5"	8'	66%	FAIR
305	Tsuga canadensis	Eastern hemlock	6"	8'	66%	FAIR
306	Tsuga canadensis	Eastern hemlock	9"	9'	63%	FAIR
307	Dead	Dead	8"	0'	0%	DEAD
308	Tsuga canadensis	Eastern hemlock	7"	8'	63%	FAIR
309	Quercus prinus	Chestnut oak	14"	14'	63%	FAIR
310	Quercus alba	White oak	16"	16'	66%	FAIR
311	Tsuga canadensis	Eastern hemlock	7"	8'	66%	FAIR
312	Tsuga canadensis	Eastern hemlock	6"	8'	63%	FAIR
313	Tsuga canadensis	Eastern hemlock	10"	10'	63%	FAIR
314	Tsuga canadensis	Eastern hemlock	10"	10'	66%	FAIR
315	Tsuga canadensis	Eastern hemlock	11"	11'	63%	FAIR
316	Tsuga canadensis	Eastern hemlock	13"	13'	66%	FAIR
317	Tsuga canadensis	Eastern hemlock	8"	8'	66%	FAIR
318	Tsuga canadensis	Eastern hemlock	7"	8'	63%	FAIR
319	Tsuga canadensis	Eastern hemlock	7"	8'	66%	FAIR
320	Tsuga canadensis	Eastern hemlock	9"	9'	66%	FAIR
321	Tsuga canadensis	Eastern hemlock	10"	10'	63%	FAIR
322	Tsuga canadensis	Eastern hemlock	9"	9'	66%	FAIR
323	Prunus spp.	Ornamental Cherry	8"	8'	63%	FAIR
324	Prunus spp.	Ornamental Cherry	10"	10'	63%	FAIR
325	Tsuga canadensis	Eastern hemlock	9"	9'	66%	FAIR
326	Tsuga canadensis	Eastern hemlock	6"	8'	63%	FAIR
327	Tsuga canadensis	Eastern hemlock	6"	8'	66%	FAIR
328	Tsuga canadensis	Eastern hemlock	6"	8'	63%	FAIR
329	Tsuga canadensis	Eastern hemlock	10"	10'	63%	FAIR
330	Prunus spp.	Ornamental Cherry	14"	14'	63%	FAIR
331	Prunus spp.	Ornamental Cherry	15"	15'	56%	FAIR/POOR
332	Prunus spp.	Ornamental Cherry	10"	10'	53%	FAIR/POOR
333	Tsuga canadensis	Eastern hemlock	9"	9'	63%	FAIR
334	Prunus spp.	Ornamental Cherry	15"	15'	63%	FAIR
335	Cercis canadensis	Eastern redbud	10"	10'	66%	FAIR
336	Carya glabra	Pignut hickory	11"	11'	63%	FAIR
337	Quercus rubra	Northern red oak	14"	14'	66%	FAIR
338	Quercus alba	White oak	16"	16'	63%	FAIR
339	Quercus prinus	Chestnut oak	6"	8'	56%	FAIR/POOR
340	Carya glabra	Pignut hickory	7"	8'	56%	FAIR/POOR
341	Quercus alba	White oak	20"	20'	66%	FAIR
342	Quercus alba	White oak	16"	16'	63%	FAIR
343	Quercus alba	White oak	18"	18'	66%	FAIR
344	Quercus rubra	Northern red oak	28"	28'	63%	FAIR
345	Quercus alba	White oak	22"	22'	66%	FAIR
346	Quercus rubra	Northern red oak	13"	13'	66%	FAIR
347	Quercus rubra	Northern red oak	16"	16'	63%	FAIR
348	Quercus rubra	Northern red oak	10"	10'	66%	FAIR
349	Prunus spp.	Ornamental Cherry	10"	10'	56%	FAIR/POOR
350	Quercus alba	White oak	20"	20'	66%	FAIR
351	Quercus alba	White oak	15"	15'	66%	FAIR
352	Quercus rubra	Northern red oak	13"	13'	63%	FAIR
353	Quercus prinus	Chestnut oak	12"	12'	63%	FAIR
354	Quercus alba	White oak	20"	20'	63%	FAIR
355	Quercus prinus	Chestnut oak	25"	25'	59%	FAIR/POOR
356	Quercus prinus	Chestnut oak	20"	20'	56%	FAIR/POOR
357	Quercus prinus	Chestnut oak	13"	13'	63%	FAIR
358	Quercus prinus	Chestnut oak	13"	13'	66%	FAIR
359	Dead	Dead	16"	0'	63%	FAIR
360	Acer rubrum	Red maple	10"	10'	66%	FAIR
361	Dead	Dead	6"	0'	0%	DEAD
362	Tsuga canadensis	Eastern hemlock	8"	8'	63%	FAIR
363	Tsuga canadensis	Eastern hemlock	8"	8'	63%	FAIR
364	Tsuga canadensis	Eastern hemlock	8"	8'	63%	FAIR
365	Tsuga canadensis	Eastern hemlock	6"	8'	63%	FAIR

Alexandria | **Tree Inventory**

Tree Survey Information Completed by Walter Phillips, Inc
Arborist Ben Schitter- ISA # MA-5385A #(01-009) 09/27/2021

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Condition (%)	Condition
366	Tsuga canadensis	Eastern hemlock	7"	8'	63%	FAIR
367	Tsuga canadensis	Eastern hemlock	6"	8'	63%	FAIR
368	Tsuga canadensis	Eastern hemlock	6"	8'	63%	FAIR
369	Quercus rubra	Northern red oak	22"	22'	69%	GOOD
370	Quercus rubra	Northern red oak	18"	18'	63%	FAIR
371	Quercus rubra	Northern red oak	14"	14'	63%	FAIR
372	Quercus rubra	Northern red oak	18"	18'	63%	FAIR
373	Quercus rubra	Northern red oak	13"	13'	63%	FAIR
374	Quercus rubra	Northern red oak	20"	20'	63%	FAIR
375	Cercis canadensis	Eastern redbud	18"	18'	56%	FAIR/POOR
376	Prunus spp.	Ornamental Cherry	16"	16'	63%	FAIR
377	Cercis canadensis	Eastern redbud	6"	8'	63%	FAIR
378	Prunus spp.	Ornamental Cherry	5"	8'	66%	FAIR
379	Cercis canadensis	Eastern redbud	12"	12'	56%	FAIR/POOR
380	Cercis canadensis	Eastern redbud	12"	12'	63%	FAIR
381	Cercis canadensis	Eastern redbud	16"	16'	63%	FAIR
382	Cercis canadensis	Eastern redbud	10"	10'	63%	FAIR
383	Prunus spp.	Ornamental Cherry	8"	8'	63%	FAIR
384	Cercis canadensis	Eastern redbud	13"	13'	66%	FAIR
385	Cercis canadensis	Eastern redbud	13"	13'	63%	FAIR
386	Quercus rubra	Northern red oak	23"	23'	66%	FAIR
387	Quercus rubra	Northern red oak	18"	18'	63%	FAIR
388	Quercus rubra	Northern red oak	22"	22'	63%	FAIR
389	Quercus rubra	Northern red oak	6"	8'	66%	FAIR
390	Quercus rubra	Northern red oak	6"	8'	63%	FAIR
391	Quercus rubra	Northern red oak	12"	12'	63%	FAIR
392	Cercis canadensis	Eastern redbud	4"	8'	69%	GOOD
393	Quercus rubra	Northern red oak	13"	13'	63%	FAIR
394	Quercus rubra	Northern red oak	13"	13'	66%	FAIR
395	Quercus alba	White oak	10"	10'	63%	FAIR
396	Quercus prinus	Chestnut oak	18"	18'	63%	FAIR
397	Quercus rubra	Northern red oak	26"	26'	66%	FAIR
398	Quercus rubra	Northern red oak	24"	24'	66%	FAIR
399	Quercus rubra	Northern red oak	20"	20'	66%	FAIR
400	Pinus virginiana	Virginia pine	10"	10'	66%	FAIR
401	Quercus alba	White oak	10"	10'	66%	FAIR
402	Pinus virginiana	Virginia pine	13"	13'	66%	FAIR
403	Quercus rubra	Northern red oak	6"	8'	66%	FAIR
404	Quercus rubra	Northern red oak	15"	15'	66%	FAIR
405	Quercus rubra	Northern red oak	6"	8'	47%	POOR
406	Quercus rubra	Northern red oak	8"	8'	50%	FAIR/POOR
407	Quercus rubra	Northern red oak	10"	10'	63%	FAIR
408	Quercus rubra	Northern red oak	10"	10'	66%	FAIR
409	Quercus rubra	Northern red oak	15"	15'	66%	FAIR
410	Pinus virginiana	Virginia pine	10"	10'	63%	FAIR
411	Quercus rubra	Northern red oak	25"	25'	69%	GOOD
412	Tsuga canadensis	Eastern hemlock	6"	8'	63%	FAIR
413	Tsuga canadensis	Eastern hemlock	10"	10'	63%	FAIR
414	Quercus rubra	Northern red oak	10"	10'	63%	FAIR
415	Tsuga canadensis	Eastern hemlock	9"	9'	63%	FAIR
416	Tsuga canadensis	Eastern hemlock	8"	8'	63%	FAIR
417	Quercus rubra	Northern red oak	16"	16'	63%	FAIR
418	Quercus rubra	Northern red oak	15"	15'	693%	GOOD
419	Quercus rubra	Northern red oak	22"	22'	66%	FAIR
420	Quercus rubra	Northern red oak	15"	15'	63%	FAIR
421	Tsuga canadensis	Eastern hemlock	5"	8'	56%	FAIR/POOR
422	Quercus rubra	Northern red oak	10"	10'	63%	FAIR
423	Ulmus americana	American elm	15"	15'	66%	FAIR
424	Quercus phellos	Willow oak	28"	28'	66%	FAIR
425	Liquidambar styraciflua	Sweetgum	10"	10'	63%	FAIR
426	Quercus phellos	Willow oak	13"	13'	66%	FAIR
427	Acer platanoides	Norway maple	10"	10'	66%	FAIR
428	Dead	Dead	15"	0'	0%	DEAD
429	Quercus phellos	Willow oak	10"	10'	66%	FAIR
430	Quercus prinus	Chestnut oak	15"	15'	63%	FAIR
431	Quercus rubra	Northern red oak	14"	14'	66%	FAIR
432	Acer platanoides	Norway maple	12"	12'	66%	FAIR
433	Quercus rubra	Northern red oak	20"	20'	63%	FAIR
434	Quercus rubra	Northern red oak	10"	10'	63%	FAIR
435	Quercus rubra	Northern red oak	12"	12'	63%	FAIR

Alexandria | **Tree Inventory**

Tree Survey Information Completed by Walter Phillips, Inc
Arborist Ben Schitter- ISA # MA-5385A #(01-009) 09/27/2021

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Condition (%)	Condition
436	Cercis canadensis	Eastern redbud	12"	12'	63%	FAIR
437	Ilex opaca	American holly	8"	8'	66%	FAIR
438	Acer platanoides	Norway maple	8"	8'	66%	FAIR
439	Dead	Dead	8"	0'	0%	DEAD
440	Quercus prinus	Chestnut oak	15"	15'	66%	FAIR
441	Quercus prinus	Chestnut oak	28"	28'	63%	FAIR
442	Quercus prinus	Chestnut oak	16"	16'	56%	FAIR/POOR
443	Quercus prinus	Chestnut oak	15"	15'	56%	FAIR/POOR
444	Quercus prinus	Chestnut oak	17"	17'	56%	FAIR/POOR
445	Liriodendron tulipifera	Yellow-poplar	12"	12'	69%	GOOD
446	Quercus prinus	Chestnut oak	20"	20'	63%	FAIR
447	Quercus rubra	Northern red oak	20"	20'	63%	FAIR
448	Quercus prinus	Chestnut oak	13"	13'	63%	FAIR
449	Quercus prinus	Chestnut oak	30"	45'	63%	FAIR
450	Quercus prinus	Chestnut oak	36"	54'	63%	FAIR
451	Quercus prinus	Chestnut oak	36"	54'	63%	FAIR
452	Quercus prinus	Chestnut oak	20"	20'	63%	FAIR
453	Quercus prinus	Chestnut oak	22"	22'	63%	FAIR
454	Quercus prinus	Chestnut oak	18"	18'	59%	FAIR/POOR
455	Liquidambar styraciflua	Sweetgum	16"	16'	63%	FAIR
456	Ilex opaca	American holly	4"	8'	69%	GOOD
457	Ilex opaca	American holly	4"	8'	66%	FAIR
458	Ilex opaca	American holly	4"	8'	66%	FAIR
459	Ilex opaca	American holly	4"	8'	66%	FAIR
460	Ilex opaca	American holly	4"	8'	66%	FAIR
461	Quercus rubra	Northern red oak	15"	15'	63%	FAIR
462	Quercus rubra	Northern red oak	20"	20'	63%	FAIR
463	Quercus rubra	Northern red oak	15"	15'	63%	FAIR
464	Quercus rubra	Northern red oak	12"	12'	63%	FAIR
465	Quercus rubra	Northern red oak	22"	22'	63%	FAIR
466	Quercus rubra	Northern red oak	18"	18'	66%	FAIR
467	Quercus rubra	Northern red oak	8"	8'	63%	FAIR
468	Quercus rubra	Northern red oak	20"	20'	69%	GOOD
469	Quercus prinus	Chestnut oak	8"	8'	66%	FAIR
470	Quercus rubra	Northern red oak	12"	12'	66%	FAIR
471	Quercus rubra	Northern red oak	22"	22'	66%	FAIR
472	Quercus rubra	Northern red oak	13"	13'	66%	FAIR
473	Quercus prinus	Chestnut oak	13"	13'	66%	FAIR
474	Quercus alba	White oak	8"	8'	63%	FAIR
475	Quercus rubra	Northern red oak	15"	15'	66%	FAIR
476	Quercus rubra	Northern red oak	18"	18'	63%	FAIR
477	Quercus alba	White oak	6"	8'	63%	FAIR
478	Quercus prinus	Chestnut oak	6"	8'	66%	FAIR
479	Quercus rubra	Northern red oak	13"	13'	66%	FAIR
480	Quercus alba	White oak	13"	13'	66%	FAIR
481	Quercus rubra	Northern red oak	15"	15'	66%	FAIR
482	Quercus rubra	Northern red oak	15"	15'	66%	FAIR
483	Quercus rubra	Northern red oak	18"	18'	63%	FAIR
484	Quercus rubra	Northern red oak	13"	13'	63%	FAIR
485	Quercus rubra	Northern red oak	14"	14'	63%	FAIR
486	Quercus rubra	Northern red oak	12"	12'	63%	FAIR
487	Quercus rubra	Northern red oak	12"	12'	63%	FAIR
488	Quercus rubra	Northern red oak	13"	13'	66%	FAIR
489	Quercus rubra	Northern red oak	18"	18'	66%	FAIR
490	Quercus rubra	Northern red oak	14"	14'	66%	FAIR
491	Prunus spp.	Ornamental Cherry	18"	18'	56%	FAIR/POOR
492	Prunus spp.	Ornamental Cherry	15"	15'	63%	FAIR
493	Prunus spp.	Ornamental Cherry	15"	15'	63%	FAIR
494	Prunus spp.	Ornamental Cherry	16"	16'	50%	FAIR/POOR
495	Quercus rubra	Northern red oak	15"	15'	66%	FAIR
496	Quercus rubra	Northern red oak	24"	24'	66%	FAIR
497	Prunus spp.	Ornamental Cherry	10"	10'	56%	FAIR/POOR
498	Prunus spp.	Ornamental Cherry	10"	10'	63%	FAIR
499	Prunus spp.	Ornamental Cherry	10"	10'	56%	FAIR/POOR
500	Prunus spp.	Ornamental Cherry	10"	10'	56%	FAIR/POOR
943	Quercus rubra	Northern red oak	18"	18'	66%	FAIR
945	Quercus rubra	Northern red oak	19"	19'	63%	FAIR
946	Cercis canadensis	Eastern redbud	13"	13'	66%	FAIR
948	Quercus rubra	Northern red oak	14"	14'	56%	FAIR/POOR
949	Cercis canadensis	Eastern redbud	10"	10'	59%	FAIR/POOR

Alexandria | **Tree Inventory**

Tree Survey Information Completed by Walter Phillips, Inc
Arborist Ben Schitter- ISA # MA-5385A #(01-009) 09/27/2021

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Condition (%)	Condition
1395	Cedrus atlantica	Atlas cedar	20"	20'	63%	FAIR
1396	Prunus spp.	Ornamental Cherry	20"	20'	66%	FAIR
1397	Prunus spp.	Ornamental Cherry	18"	18'	63%	FAIR
1398	Cercis canadensis	Eastern redbud	13"	13'	63%	FAIR
1399	Cercis canadensis	Eastern redbud	9"	9'	63%	FAIR
1400	Quercus rubra	Northern red oak	24"	24'	63%	FAIR
1401	Quercus rubra	Northern red oak	20"	20'	66%	FAIR
1402	Cercis canadensis	Eastern redbud	4"	8'	66%	FAIR
1403	Amelanchier canadensis	Shadblow serviceberry	3"	8'	66%	FAIR
1404	Quercus alba	White oak	12"	12'	66%	FAIR
1405	Cercis canadensis	Eastern redbud	4"	8'	66%	FAIR
1406	Quercus prinus	Chestnut oak	6"	8'	63%	FAIR
1407	Quercus alba	White oak	13"	13'	66%	FAIR
1408	Quercus rubra	Northern red oak	6"	8'	63%	FAIR
1409	Quercus rubra	Northern red oak	13"	13'	66%	FAIR
1410	Quercus alba	White oak	6"	8'	63%	FAIR
1411	Quercus alba	White oak	3"	8'	63%	FAIR
1412	Quercus prinus	Chestnut oak	5"	8'	66%	FAIR
1413	Quercus alba	White oak	14"	14'	63%	FAIR
1414	Quercus alba	White oak	5"	8'	66%	FAIR
1415	Cercis canadensis	Eastern redbud	3"	8'	63%	FAIR
1416	Quercus rubra	Northern red oak	12"	12'	66%	FAIR
1417	Quercus rubra	Northern red oak	14"	14'	66%	FAIR
1418	Quercus alba	White oak	13"	13'	63%	FAIR
1419	Quercus prinus	Chestnut oak	4"	8'	36%	DEAD
1420	Quercus prinus	Chestnut oak	8"	8'	36%	DEAD
1421	Quercus prinus	Chestnut oak	12"	12'	36%	DEAD
1422	Quercus rubra	Northern red oak	10"	10'	59%	FAIR/POOR
1423	Quercus alba	White oak	9"	9'	66%	FAIR
1424	Ilex opaca	American holly	5"	8'	66%	FAIR
1425	Quercus prinus	Chestnut oak	12"	12'	63%	FAIR
1426	Quercus phellos	Willow oak	13"	13'	63%	FAIR
1427	Quercus alba	White oak	14"	14'	66%	FAIR
1428	Quercus prinus	Chestnut oak	12"	12'	66%	FAIR
1429	Quercus prinus	Chestnut oak	22"	22'	63%	FAIR
1431	Quercus rubra	Northern red oak	13"	13'	66%	FAIR
1432	Quercus alba	White oak	17"	17'	66%	FAIR
1433	Quercus alba	White oak	13"	13'	63%	FAIR
1434	Prunus spp.	Ornamental Cherry	6"	8'	63%	FAIR
1435	Quercus alba	White oak	12"	12'	66%	FAIR
1436	Quercus prinus	Chestnut oak	12"	12'	66%	FAIR

APPROVED
SUBDIVISION _____
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.

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

COMMONWEALTH OF VIRGINIA
ARON M. VINSON
Lic. No.041851
12/22/21
PROFESSIONAL ENGINEER

SCALE: AS SHOWN | DATE: 09/28/2021; 12/08/2021; 12/22/2021 | DRAWN: TPB | CHECKED: AV

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

TREE INVENTORY

1801/1901 NORTH BEAUREGARD STREET

PLAT SHOWING
PARCEL 1400 AND PARCEL 1401
MARK CENTER BEAUREGARD
BEING A SUBDIVISION OF
PARCEL 602 MARK CENTER PROPERTIES LIMITED PARTNERSHIP
DEED BOOK 1267 PAGE 568
AND
PARCEL 1201 MARK CENTER PROPERTIES LIMITED PARTNERSHIP
INSTRUMENT NUMBER 010025286

CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 019.02 Job No. 01-009 Cadd Dwg. File: Q:\sdskproj\01009\dwg\Planning\Preliminary Plat\01009P-1201.dwg

SHEET: **P-1202**

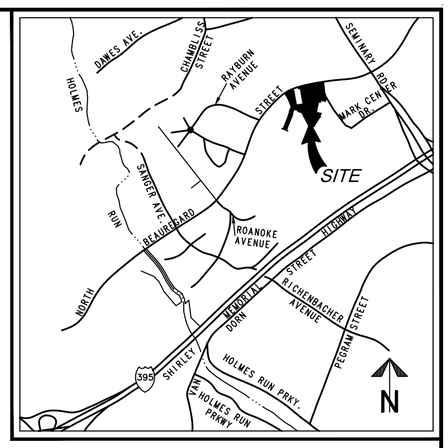
NOTES:

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBERS 19.02-02-02 AND 19.02-02-15 AND ARE ZONED CDD-4.

2. THESE PROPERTIES ARE SUBJECT TO ALL DEDICATIONS, EASEMENTS, AGREEMENTS, COVENANTS AND RESTRICTIONS EXISTING IN THE CHAIN OF TITLE UNLESS OTHERWISE SHOWN HEREON.

3. THIS PLAT IS BASED ON THE BOUNDARY SURVEY PERFORMED BY WALTER L. PHILLIPS, INC. IN JUNE, 2019

4. THE RESOURCE PROTECTION (RPA) LIMIT SHOWN HEREON IS PER CITY OF ALEXANDRIA RECORDS.



VICINITY MAP SCALE: 1"=2000'

AREA TABULATION

PARCEL 1400.....	139,501 SQ.FT. OR 3.2025 ACRES
PARCEL 1401.....	217,421 SQ.FT. OR 4.9912 ACRES
TOTAL.....	356,922 SQ.FT. OR 8.1937 ACRES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT: I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED ON THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A CONSOLIDATION OF THE LAND CONVEYED BY MARK CENTER 1801/1901, LLC TO BEAUREGARD ALEXANDRIA, LLC AS RECORDED IN INSTRUMENT NUMBER 190012561 (PARCEL 602) AND BY MARK CENTER LAND, LLC TO BEAUREGARD ALEXANDRIA, LLC AS RECORDED IN INSTRUMENT NUMBER 190012562 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT.

I FURTHER CERTIFY THAT THE BEARINGS SHOWN REFER TO VIRGINIA STATE GRID NORTH AS RECORDED IN INSTRUMENT NUMBER 010025286.

GIVEN UNDER MY HAND THIS 24TH DAY OF SEPTEMBER, 2021

COMMONWEALTH OF VIRGINIA
JAMES A. MADISON, JR.
Lic. No.2764
09.24.2021
LAND SURVEYOR

ALEXANDRIA ZONING ORDINANCE: SECTION 11-1714

"... AN APPROVED COPY OF THE PLAT SHALL BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY WITHIN 18 MONTHS AFTER THE DATE OF APPROVAL ..." THIS PLAT SHALL BE NULL AND VOID IF NOT RECORDED PRIOR TO _____

OWNER INFORMATION

BEAUREGARD ALEXANDRIA, LLC
4601 PARK RD.
SUITE 450
CHARLOTTE, NC 28209

APPROVED
SPECIAL USE PERMIT NO. _____
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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CITY OF ALEXANDRIA, VIRGINIA

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(703) 532-6163 Fax (703) 533-1301
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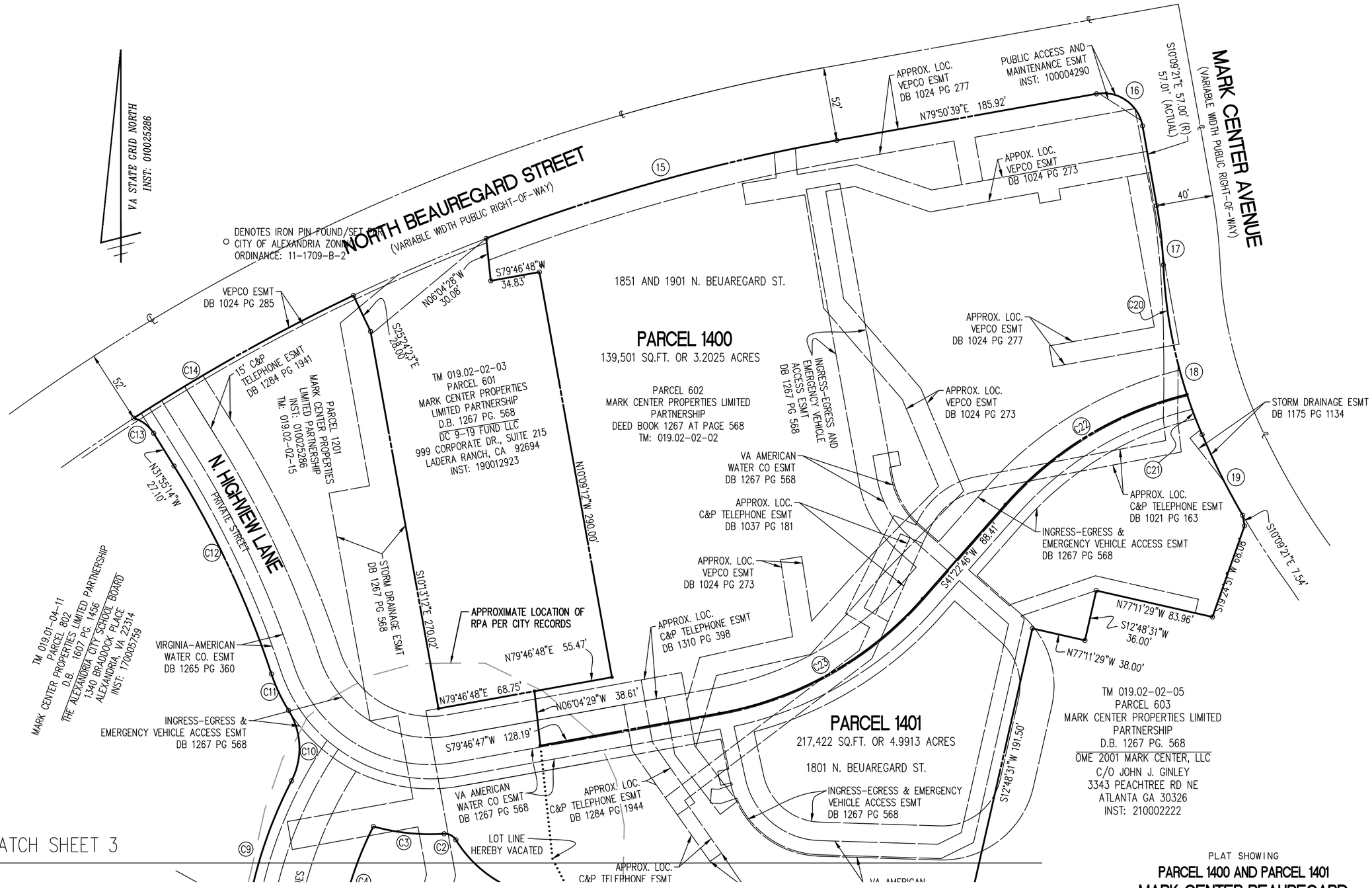
SCALE: 1" = 50' | DATE: SEPTEMBER 24, 2021 | SHEET: 1 OF: 3

FILE NO.: ALEX TAX MAP NO.: 19.02 JOB NO.: 01-009 REFERENCE: DWG FILE NAME: 01009R-01



MATCH SHEET 3

PLAT SHOWING

PARCEL 1400 AND PARCEL 1401

MARK CENTER BEAUREGARD

BEING A SUBDIVISION OF

PARCEL 602

MARK CENTER PROPERTIES LIMITED PARTNERSHIP

DEED BOOK 1267 PAGE 568

AND

PARCEL 1201

MARK CENTER PROPERTIES LIMITED PARTNERSHIP

INSTRUMENT NUMBER 010025286

CITY OF ALEXANDRIA, VIRGINIA

APPROVED

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DEPARTMENT OF PLANNING & ZONING

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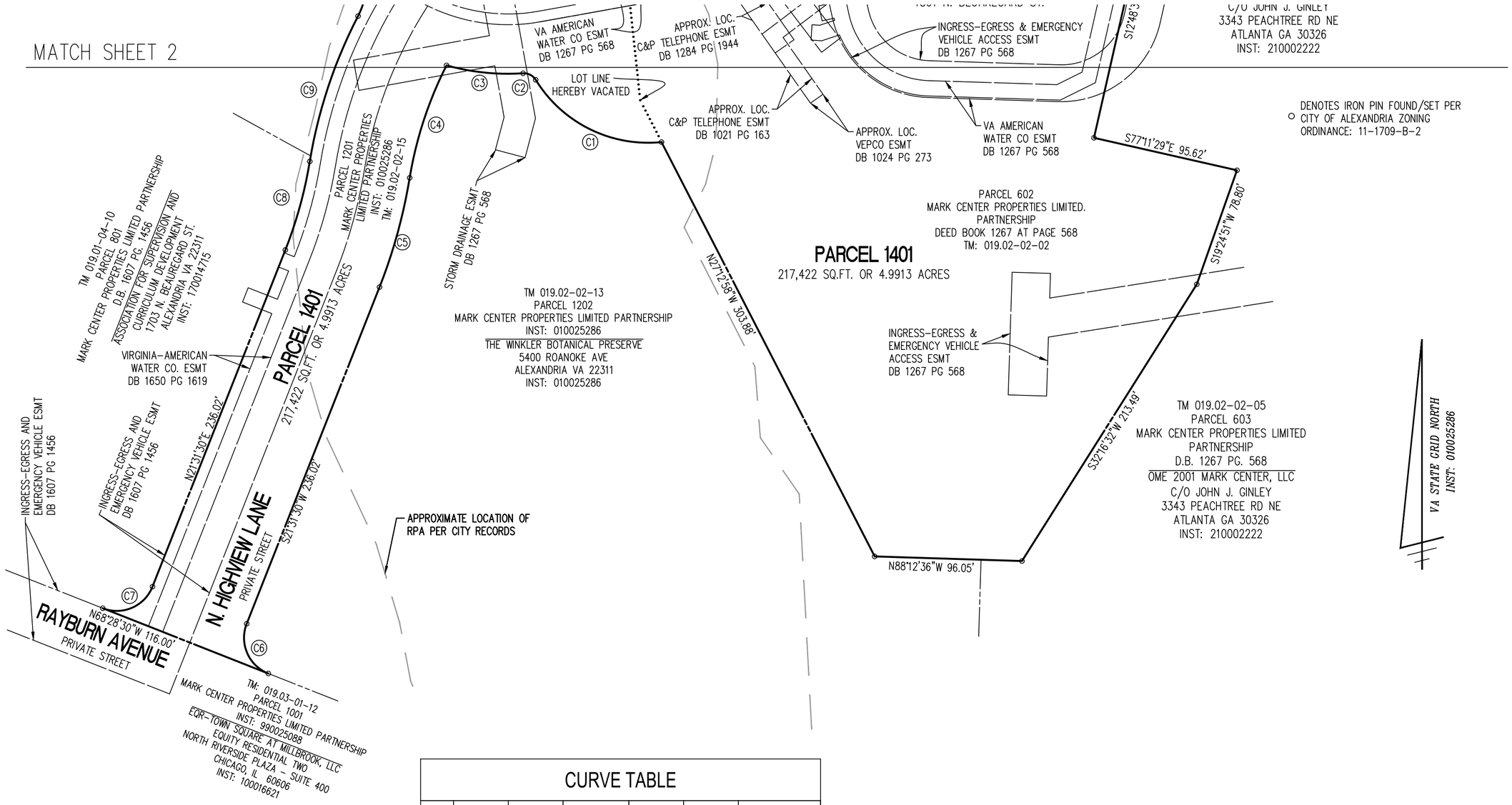
COMMONWEALTH OF VIRGINIA
JAMES A. MADISON, JR.
Lic. No.2764
09.24.2021
LAND SURVEYOR

SCALE: 1" = 50'	DATE: SEPTEMBER 24, 2021	SHEET: 2 OF: 3

FILE NO.: ALEX TAX MAP NO.: 19.02 JOB NO.: 01-009 REFERENCE: DWG FILE NAME: 01009R-01



CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	86.00'	96.49'	64°16'58"	54.03'	91.51'	N63°40'11"W
C2	9.00'	9.77'	62°11'57"	5.43'	9.30'	N62°37'40"W
C3	150.00'	50.38'	19°14'42"	25.43'	50.15'	N84°06'18"W
C4	252.00'	77.48'	17°36'55"	39.05'	77.17'	S18°08'22"W
C5	348.00'	74.06'	12°11'36"	37.17'	73.92'	S15°25'42"W
C6	25.00'	39.27'	90°00'00"	25.00'	35.36'	S23°28'30"E
C7	25.00'	39.27'	90°00'00"	25.00'	35.36'	N66°31'30"E
C8	282.00'	60.01'	12°11'36"	30.12'	59.90'	N15°25'42"E
C9	318.00'	100.28'	18°04'05"	50.56'	99.86'	N18°21'56"E
C10	50.00'	51.96'	59°32'27"	28.60'	49.65'	N02°22'15"W
C11	118.00'	28.51'	13°50'39"	14.33'	28.44'	N25°13'09"E
C12	682.00'	162.16'	13°37'24"	81.46'	161.78'	N25°06'32"W
C13	25.00'	17.99'	41°13'42"	9.40'	17.60'	N52°32'05"W
C14	1,348.00'	177.42'	07°32'28"	88.84'	177.29'	N60°49'23"E
C15	1,348.00'	256.92'	10°55'13"	128.85'	256.53'	N74°23'02"E
C16	28.00'	43.98'	90°00'00"	28.00'	39.60'	S55°09'21"E
C17	315.00'	42.15'	07°39'59"	21.11'	42.12'	S06°19'22"E
C18	340.00'	123.25'	20°46'09"	62.31'	122.57'	S12°52'26"E
C19	530.00'	63.68'	06°53'03"	31.88'	63.64'	S26°42'02"E
C20	340.00'	93.05'	15°40'51"	46.82'	92.76'	S10°19'48"E
C21	340.00'	30.19'	05°05'18"	15.11'	30.18'	S20°42'52"E
C22	250.00'	151.97'	34°49'47"	78.42'	149.64'	S58°47'39"W
C23	250.00'	167.56'	38°24'05"	87.06'	164.44'	S60°34'45"W

APPROVED
SPECIAL USE PERMIT NO. _____
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PLAT SHOWING

PARCEL 1400 AND PARCEL 1401

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SCALE: 1" = 50' | DATE: SEPTEMBER 24, 2021 | SHEET: 3 OF: 3

FILE NO.: ALEX TAX MAP NO.: 19.02 JOB NO.: 01-009 REFERENCE: DWG FILE NAME: 01009R-01