

WITTER PLACE  
2712 DUKE STREET, ALEXANDRIA, VA 22314

TOTAL SITE AREA (SURVEY) =	1.2513 AC OR 54,505 SF	
TOTAL TAX RECORD AREA =	1.2525 AC OR 54,557 SF	
TOTAL EXISTING IMPERVIOUS AREA =	0.9406 AC OR 40,973 SF	
TOTAL PROPOSED IMPERVIOUS AREA =	0.9257 AC OR 40,324 SF	
TOTAL DISTURBED AREA =	1.6662 AC OR 72,580 SF	
TAX PARCEL IDENTIFICATION =	062.03-04-07	EXISTING ZONE: CG PROPOSED ZONE: RMF
ADDRESS:	2712 DUKE STREET, ALEXANDRIA VA 22314	

PROVIDED BY GOROVE SLADE - DATED 02/15/2022

### Trip Generation Analysis - Existing (without Mode Split Reductions)

Use	ITE Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Automobile Sales (New)	840	4,599	SF	7	2	9	4	7	11
Automobile Care Center	942	3,411	SF	5	3	8	5	6	11
			<b>Total</b>	<b>12</b>	<b>5</b>	<b>17</b>	<b>9</b>	<b>13</b>	<b>22</b>

### Trip Generation Analysis - Proposed (without Mode Split Reductions)

Use	ITE Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	221	94	Dwelling Units	9	25	34	25	16	41
			Total	9	25	34	25	16	41
			Net (+/-)	-3	+20	+17	+16	+3	+19

1. 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.
2. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY 703.746-4399 IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

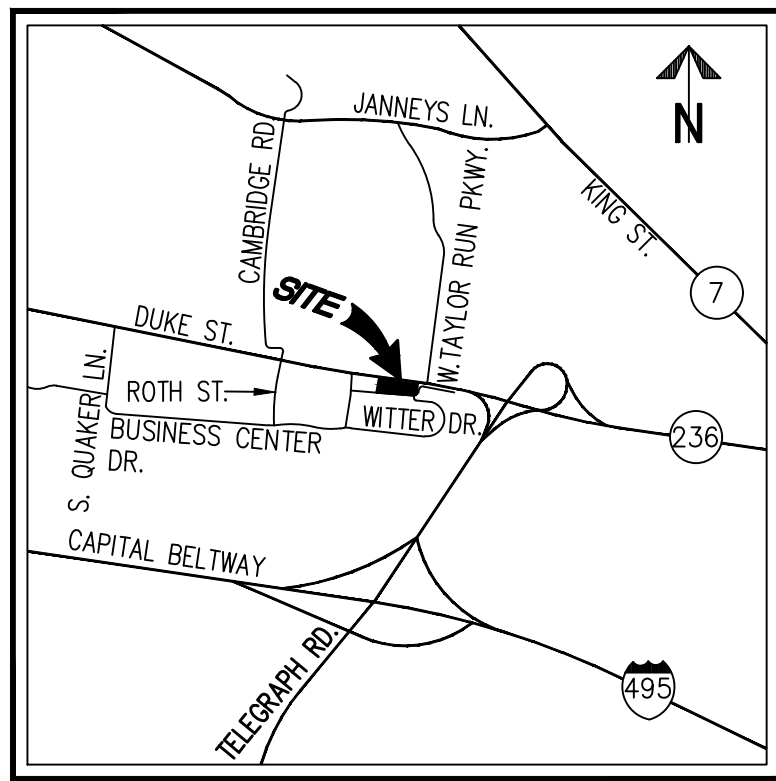
THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.

1. THERE ARE LIKELY AREAS OF MARINE CLAY DEPOSITS ONSITE ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY AREA MAP.
2. THERE ARE NO KNOWN RPA'S ON THIS SITE ACCORDING TO THE CITY OF ALEXANDRIA RPA MAPS.
3. THERE ARE NO KNOWN SOIL CONTAMINANTS ON THIS PROPERTY TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
4. THE SITE IS NOT WITHIN A COMBINED SEWER DISTRICT.

- A. NON-SEPARATED MIXED USED R-2 (MULTI-FAMILY), S-2 (GARAGE)
- B. 5 STORIES.
- C. CONSTRUCTION TYPE 3B.
- D. SEE GROSS AREA ON A-010.
- E. BUILDING TO BE FULLY SPRINKLERED PER NFPA 13.

<p><b>1. RECORD OWNER:</b> DUKE STREET LLC 1231 W BROAD ST FALLS CHURCH, VA 22046</p>	<p><b>4. LAND USE ATTORNEY:</b> WALSH, COLUCCI, LUBELEY &amp; WALSH, P.C. 2200 CLARENDON BOULEVARD, SUITE 1300 ARLINGTON, VA 22201 ATTN: M. CATHARINE PUSKAR BOB BRANT</p>	<p><b>5. ARCHITECT:</b> WINSTANLEY ARCHITECTS + PLANNERS 107 NORTH WEST STREET ALEXANDRIA, VA 22314 ATTN: LEEJUNG HONG</p>
<p><b>2. DEVELOPER:</b> COMMUNITY HOUSING PARTNERS 4915 RADFORD AVENUE, SUITE 300 RICHMOND, VA 23230 ATTN: DAVID SCHULTZ</p>	<p><b>3. CIVIL ENGINEER:</b> WALTER I. PHILLIPS, INC. 207 PARK AVE. FALLS CHURCH, VA 22046 ATTN: JEFFREY J. STUCHEL, P.E. TRAVIS P. BROWN, P.E.</p>	<p><b>6. ARCHITECT:</b> MOSELEY ARCHITECTS 8001 BRADDOCK ROAD, #400 SPRINGFIELD, VA 22151 ATTN: TOM LIEBEL, FAIA</p>

SCALE: 1"=2000'



2712 DUKE STREET, ALEXANDRIA VA 22314  
TAX MAP# 062.03-04-07



THIS PROJECT IS FOR THE REDEVELOPMENT OF AN EXISTING AUTOMOTIVE SALES AND SERVICE DEALERSHIP LOCATED AT 2712 DUKE STREET. THE DEVELOPMENT PROPOSES TO CONSTRUCT A NEW RESIDENTIAL MULTIFAMILY BUILDING WITH PARTIALLY BURIED PARKING GARAGE AND ASSOCIATED INFRASTRUCTURE. THE SITE IS ZONED CG AND THE APPLICATION PROPOSES TO REZONE THE PROPERTY TO RMF.

1. SITE PLAN #96-006
2. SPECIAL USE PERMIT SUP#95-0217

1. MASTER PLAN AMENDMENT FOR MULTIFAMILY RESIDENTIAL USE AND AN INCREASE IN HEIGHT FROM 35 FEET TO 60 FEET.
2. REZONING OF THE PROPERTY FROM THE CG ZONING DISTRICT TO THE RMF ZONING DISTRICT.
3. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN FOR A MULTIFAMILY BUILDING, INCLUDING AN INCREASE IN FAR FROM 0.75 TO 2.253 PURSUANT TO SECTION 3-1406(B) OF THE ZONING ORDINANCE.
4. A SPECIAL USE PERMIT IS REQUESTED FOR A TIER I TRANSPORTATION MANAGEMENT PLAN
5. A MODIFICATION IS REQUESTED TO THE DIVERSITY REQUIREMENTS OF THE 2019 LANDSCAPE GUIDELINES AS SHOWN ON C-1204 AND C-1205.

COMPLETE STREETS POLICY TABLE	NEW	UPGRADED
CROSSWALKS (NUMBER)	1	—
STANDARD	1	—
HIGH VISIBILITY	—	—
CURB RAMPS	1	—
SIDEWALKS (LF)	520	420
BICYCLE PARKING (NUMBER OF SPACES)	24	—
PUBLIC/VISITOR	2	—
PRIVATE/GARAGE	22	—
BICYCLE PATHS (LF)	—	—
PEDESTRIAN SIGNALS	—	—

<b>ZONING :</b>	EXISTING ZONE: CG; PROPOSED ZONE: RMF
<b>MASTER PLAN :</b>	TAYLOR RUN/DUKE STREET SMALL AREA PL
<b>SITE AREA (SQ. FT) (ACRES):</b>	1.2513 AC OR 54,505 SF
<b>USE:</b>	EXISTING: VEHICLE SALES AND SERVICE PROPOSED: MULTIFAMILY RESIDENTIAL

	PERMITTED/REQUIRED	PROVIDED
ZONE	RMF	RMF
FAR	0.75, 3.0 W/ SUP*	2.253 (122,806 SF/54,505 SF)*
DENSITY	N/A	75.12 UNITS/ACRE (94 UNITS)
GROSS FLOOR AREA (SF)	N/A	136,087 SF
FLOOR AREA (NET) (SF)	40,878 SF (0.75 FAR), 163,515 SF (3.0 FAR) MAX W/ SUP*	122,806 SF (2.253 FAR)*
LOT AREA (SF)	N/A	54,505 SF OR 1.2513 AC
SETBACKS (FT)		
FRONT (DUKE)	0 FT	3.7 FT
FRONT (WITTER DRIVE)	0 FT	8.0 FT
SIDE (WEST)	8 FT	8.0 FT
REAR	8 FT	N/A
CENTERLINE SETBACK (DUKE ST)	60 FT MIN (PER SEC 7-1006(B))	65 FT
LOT FRONTAGE	N/A	943.83 FT
LOT WIDTH	N/A	413.3 FT
OPEN SPACE (SF)	25% (13,627 SF OR 0.3128 AC)	35.3% (19,220 SF, 0.4412 AC)
GROUND LEVEL	-	33.9% (18,470 SF, 0.4240 AC)
ABOVE GROUND	-	0% (750 SF, 0.0172 AC)
TREE CANOPY (SF)	25% (13,627 SF)	28.1% (15,328 SF)
HEIGHT (FT)	35 FT PER SAP	60' **
AVERAGE FINISHED GRADE	N/A	61.72'
PARKING TABULATIONS	67 SPACES MINIMUM- 188 SPACES MAXIMUM	71 SPACES
TRIP GENERATION	-	SEE TABULATION ON THIS SHEET

NOTES:

\*THIS APPLICATION IS APPLYING FOR A SUP TO INCREASE THE FAR FROM 0.75 TO 2.253 PURSUANT TO SECTION 3-1406(B) OF THE ZONING ORDINANCE.  
\*\*MASTER PLAN AMENDMENT REQUESTED TO INCREASE HEIGHT LIMIT FROM 35 FT TO 60 FT.

## UNIT MIX

**REQUIRED PARKING (MINIMUM)**

USE: MULTI-FAMILY AFFORDABLE HOUSING

MIN. PARKING REQUIRED			
%AMI	UNITS	SP/UNIT	SPACES REQUIRED
60% AMI	47	0.75	36
40%/50% AMI	47	0.65	31
TOTAL	94		67
TOTAL REQUIRED PARKING:			67

(21 UNITS AT 40% AMI, 26 UNITS AT 50% AMI)

MAXIMUM PARKING ALLOWED: 94 UNITS X 2 SP/UNIT = 188 SPACES (ALL UNITS INCLUDE 2 OR 3 BEDROOMS)

**PARKING PROVIDED**

TOTAL PARKING PROVIDED = 71 SPACES (GARAGE) (5 ADA, 16 STANDARD, 50 COMPACT (70.4%))

**LOADING REQUIRED:** NOT APPLICABLE

**LOADING PROVIDED:** 1 SPACE (LAYBY ON WITTER DRIVE)

<b><u>BIKE PARKING REQUIRED:</u></b>	RESIDENTIAL:	1 SP/10 UNITS X 94 UNITS = 10 SPACES
	VISITOR:	1 SP/50 UNITS X 94 UNITS = 2 SPACES
	TOTAL:	12 SPACES

BIKE PARKING PROVIDED: 22 RESIDENTIAL SPACES (GARAGE)

2 VISITOR SPACES (DUKE STREET)

## CIVIL/LANDSCAPE

- P-0101 COVER SHEET
- P-0201 GENERAL NOTES
- P-0202 EXISTING PLAN
- P-0301 CONTEXTUAL CONDITIONS PLAN
- P-0401 PRELIMINARY LAYOUT PLAN
- P-0402 PRELIMINARY OPEN SPACE PLAN
- P-0403 PRELIMINARY GEOMETRIC PLAN
- P-0404 PRELIMINARY DEDICATION AND EASEMENT PLAN
- P-0501 PRELIMINARY GRADING PLAN
- P-0502 PRELIMINARY AVERAGE FINISHED GRADE EXHIBIT
- P-0701 PRELIMINARY STORMWATER MANAGEMENT PLAN AND NARRATIVE
- P-0702 PRELIMINARY STORMWATER QUANTITY CALCULATIONS
- P-0703 PRELIMINARY STORMWATER QUALITY CALCULATIONS (VRRM)
- P-0704 TYPICAL BMP DETAILS
- P-0705 PRELIMINARY SUFFICIENT OUTFALL ANALYSIS
- P-0901 PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS
- P-0902 PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS
- P-1101 PRELIMINARY VEHICULAR TURNING MOVEMENTS
- P-1102 PRELIMINARY SIGHT DISTANCE PLAN AND PROFILE
- P-1103 PRELIMINARY SIGHT DISTANCE PLAN AND PROFILE
- P-1201 TREE PRESERVATION PLAN EXISTING CONDITIONS
- P-1202 TREE PRESERVATION PLAN - PROPOSED CONDITIONS
- P-1203 TREE INVENTORY
- P-1204 PRELIMINARY LANDSCAPE PLAN
- P-1205 LANDSCAPE CALCULATIONS
- P-1301 PRELIMINARY FIRE SERVICE PLAN
- P-1302 FIRE TRUCK TURNING MOVEMENTS

- A-010 FAR PLANS & TABULATIONS
- A-111 PARKING LEVEL 1 & FIRST FLOOR PLAN
- A-112 SECOND FLOOR PLAN
- A-113 TYPICAL FLOOR PLANS 3-4, 5
- A-200 EXTERIOR ELEVATIONS
- A-201 EXTERIOR ELEVATIONS
- A-300 PROPOSED BUILDING SECTION
- A-401 ENLARGED ELEVATIONS
- A-800 FACADE STUDIES
- A-810 MASSING STUDIES
- A-811 MASSING STUDIES
- A-812 ILLUSTRATIVE VIEW - DUKE STREET NORTH EAST CORNER
- A-813 ILLUSTRATIVE VIEW - LOBBY ENTRANCE
- A-814 ILLUSTRATIVE VIEW - WITTER FIELD SOUTH WEST CORNER
- A-815 ILLUSTRATIVE VIEW - COURTYARD VIEW

[illegible]

**WITTER PLACE**  
2712 DUKE STREET  
ALEXANDRIA, VA 22314  
DEVELOPMENT SPECIAL USE PER  
CITY OF ALEXANDRIA, VIRGINIA

<b>APPROVED</b>	
<b>SPECIAL USE PERMIT NO.</b> _____	<b>2022-10013</b>
<b>DEPARTMENT OF PLANNING &amp; ZONING</b>	
<b>DIRECTOR</b>	<b>DATE</b>
<b>DEPARTMENT OF PLANNING &amp; ENVIRONMENTAL SERVICES</b>	
<b>SITE PLAN No.</b> _____	
<b>DIRECTOR</b>	<b>DATE</b>
<b>CHAIRMAN, PLANNING COMMISSION</b>	
<b>DATE RECORDED</b>	
<b>INSTRUMENT NO.</b>	<b>DEED BOOK NO.</b>
<b>PAGE NO.</b>	



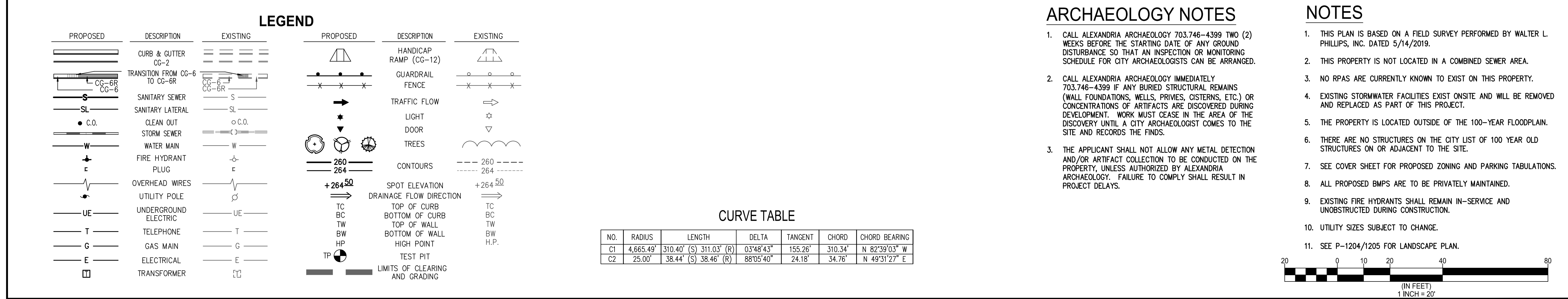






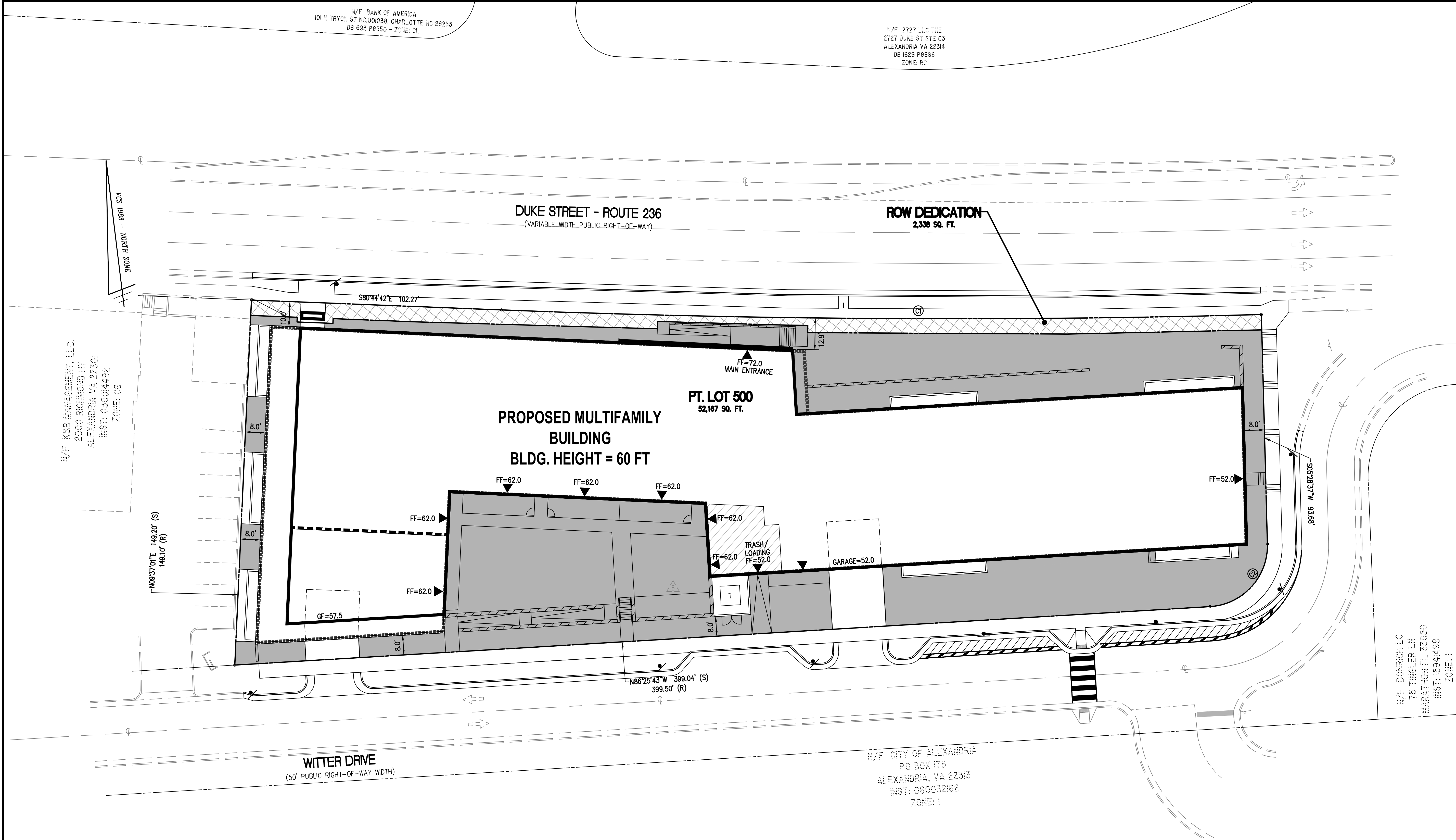






P-0401





PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	

LEGEND

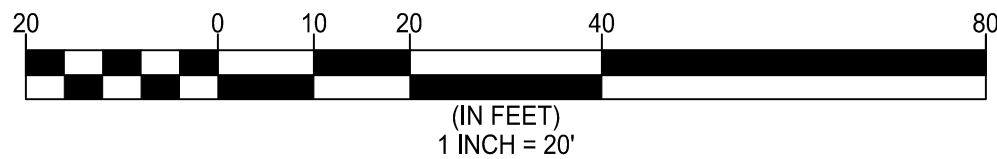
PROPOSED	DESCRIPTION	EXISTING
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	4,665.49'	310.40' (S)	311.03' (R)	03°48'43"	155.26'	310.34' N 82°39'03" W
C2	25.00'	38.44' (S)	38.46' (R)	88°05'40"	24.18'	34.76' N 49°31'27" E

	ABOVE GRADE OPEN SPACE (PRIVATE) 750 SF
	GROUND LEVEL OPEN SPACE (PRIVATE) 16,215 SF
	GROUND LEVEL OPEN SPACE (PUBLIC - TO BE DEDICATED AS R.O.W.) 2,255 SF

TOTAL SITE AREA = 54,505 SF  
OPEN SPACE REQUIRED = 25% (13,627 SF OR 0.3128 AC)  
TOTAL OPEN SPACE PROVIDED = 19,220 SF OR 35.3%



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

09/12/22

PROFESSIONAL

SCALE: 1" = 20'

DATE: 09/03/2021

DRAWN: TPBJUS

CHECKED: SC

DATE	DESCRIPTION	PLAN STATUS	DATE	DESCRIPTION
03/04/22	CONCEPT II	DSUP COMPLETENESS	08/05/22	DSUP VERIFICATION
05/20/22			09/12/22	DSUP VERIFICATION

WITTER PLACE

2712 DUKE STREET

ALEXANDRIA, VA 22314

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY OPEN SPACE PLAN

APPROVED

SPECIAL USE PERMIT NO. 2022-10013

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

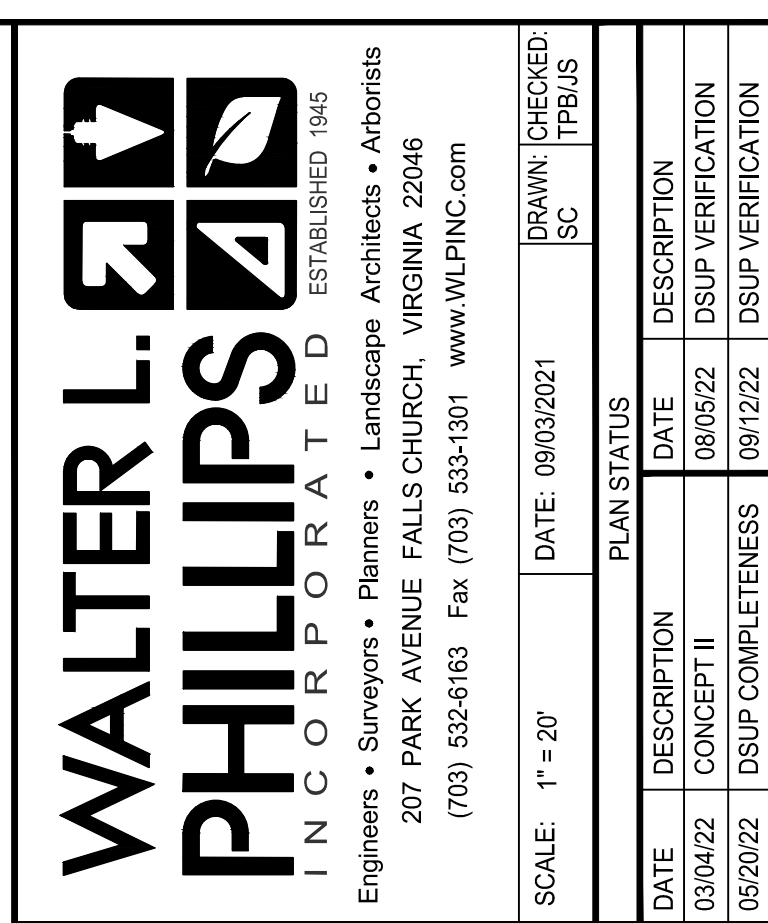
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 62.03 Job No. 19-024 File Name C:\sdsproj\19024\dwg\planning\DSUP\19024P-0402.dwg

6

P-0402



[illegible]

**WITTER PLACE**  
**2712 DUKE STREET**  
**ALEXANDRIA, VA 22314**

**DEVELOPMENT SPECIAL USE PERMIT**

**CITY OF ALEXANDRIA, VIRGINIA**

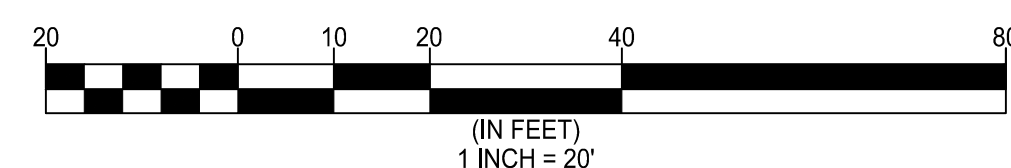
**PRELIMINARY GEOMETRIC PLAN**

APPROVED	
SPECIAL USE PERMIT NO. _____ 2022-10013	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF PLANNING & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

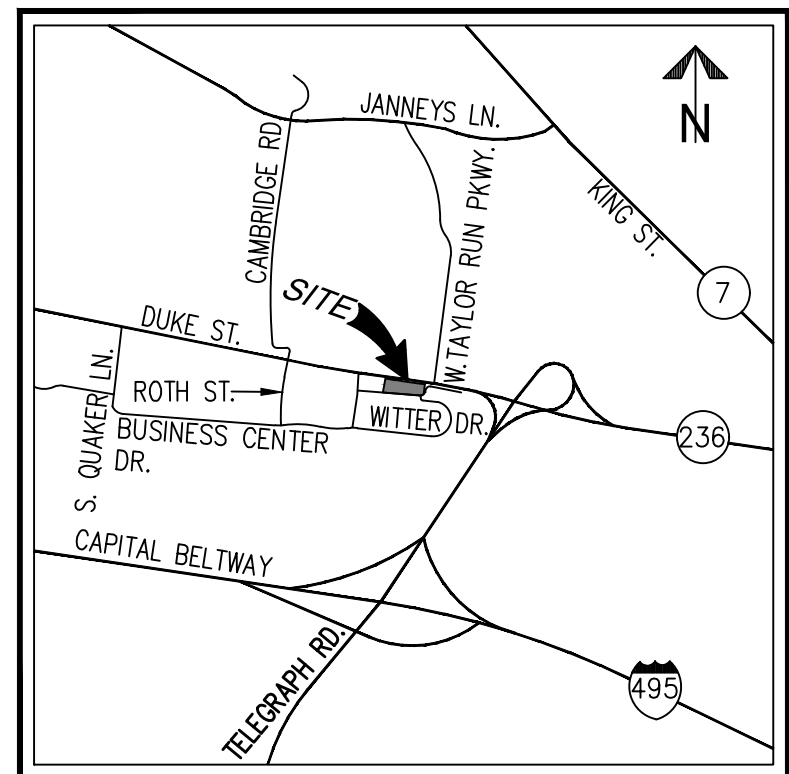
### CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	4,665.49'	310.40' (S) 311.03' (R)	03°48'43"	155.26'	310.34'	N 82°39'03" W
C2	25.00'	38.44' (S) 38.46' (R)	88°05'40"	24.18'	34.76'	N 49°31'27" E

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC. DATED 5/14/2019.
2. THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
3. NO RPAS ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
4. EXISTING STORMWATER FACILITIES EXIST ONSITE AND WILL BE REMOVED AND REPLACED AS PART OF THIS PROJECT.
5. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
6. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
7. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
8. ALL PROPOSED BMPs ARE TO BE PRIVATELY MAINTAINED.
9. EXISTING FIRE HYDRANTS SHALL REMAIN IN-SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION.
10. UTILITY SIZES SUBJECT TO CHANGE.







SCALE: 1"=2000'

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 062.03-04-07, AND IS ZONED CG.
2. THE PROPERTY IS NOW IN THE NAME OF DUKE STREET LLC, AS RECORDED IN INSTRUMENT NUMBER DB 1576 PG 1423. AMONG THE LAND RECORD OF THE CITY OF ALEXANDRIA, VIRGINIA
3. TOTAL RECORD AREA OF THE PROPERTY IS 54,557 SQUIRE FEET OR 1.2524 ACRES. TOTAL SURVEYED AREA OF THE PROPERTY IS 54,505 SQUARE FEET OR 1.2513 ACRES.
4. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 05/14/2019.
5. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190037E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ISSUED BY CAMERON TITLE AGENCY, INC., FILE NUMBER 18-017 COMMITMENT DATE JANUARY 31, 2018.
7. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) [EPOCH:2010.0000]] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY AND THE BENCHMARK(S) SHOWN TO THE TOPCON GNSS RTK REFERENCE NETWORK. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99999566. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
8. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 14, 2019; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
9. THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY ACCORDING TO CITY OF ALEXANDRIA RECORD MAPS.

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	4,665.49'	310.40' (S) 311.03' (R)	03°48'43"	155.26'	310.34'	N 82°39'03" W
C2	25.00'	38.44' (S) 38.46' (R)	88°05'40"	24.18'	34.76'	N 49°31'27" E

(IN FEET)  
1 INCH = 20'

<b>APPROVED</b>	
<b>SPECIAL USE PERMIT NO.</b>	<b>2022-10013</b>
<b>DEPARTMENT OF PLANNING &amp; ZONING</b>	
<b>DIRECTOR</b>	<b>DATE</b>
<b>DEPARTMENT OF PLANNING &amp; ENVIRONMENTAL SERVICES</b>	
<b>SITE PLAN No.</b>	
<b>DIRECTOR</b>	<b>DATE</b>
<b>CHAIRMAN, PLANNING COMMISSION</b>	
<b>DATE RECORDED</b>	
<b>INSTRUMENT NO.</b>	<b>DEED BOOK NO.</b>
	<b>PAGE NO.</b>

[illegible]

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists

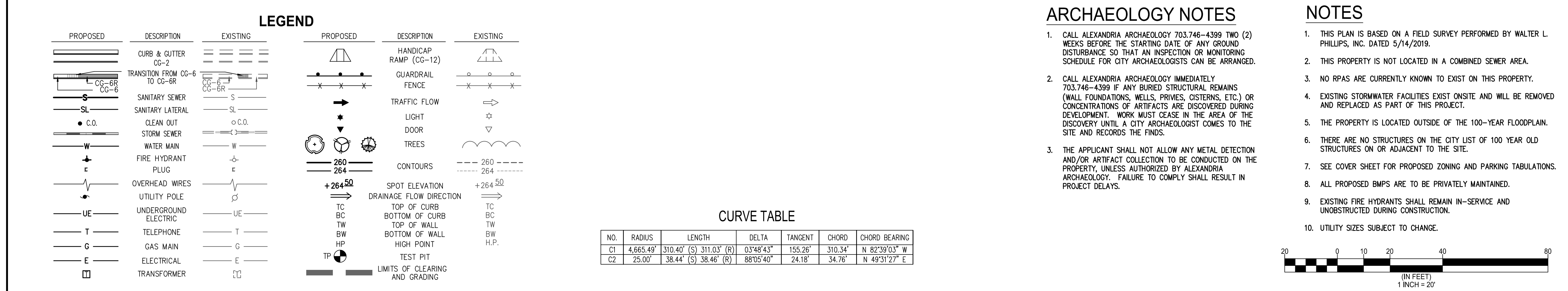
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 (703) 533-3301 [WWW.WLPHINC.COM](http://WWW.WLPHINC.COM)

SCALE: 1" = 20'	DATE: 09/03/2021	DRAWN: SC	CHECKED: TPB/JS
-----------------	------------------	-----------	-----------------

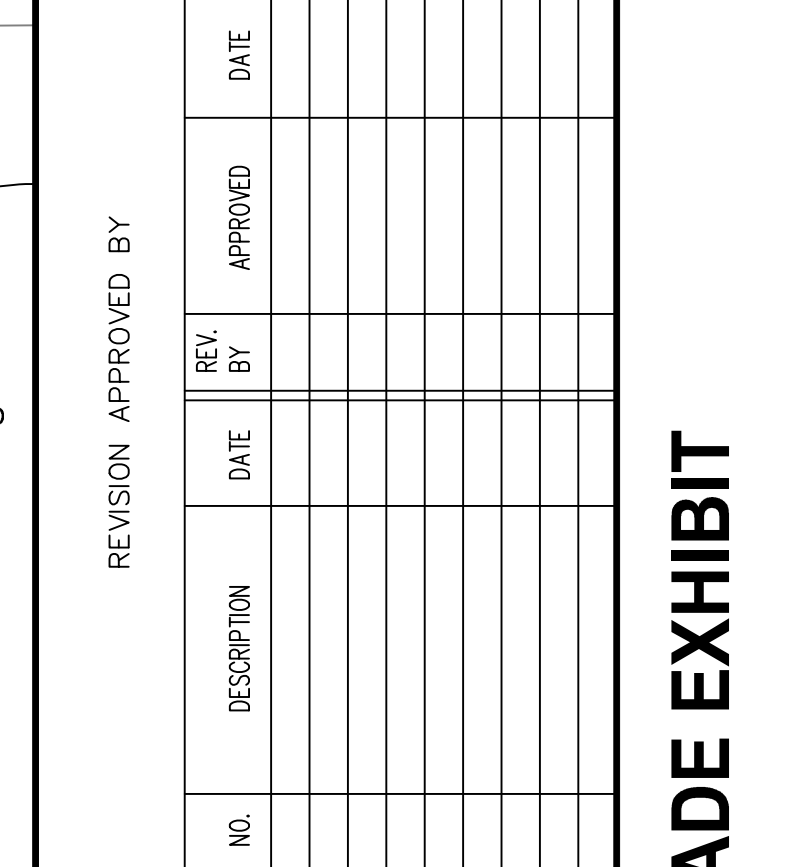
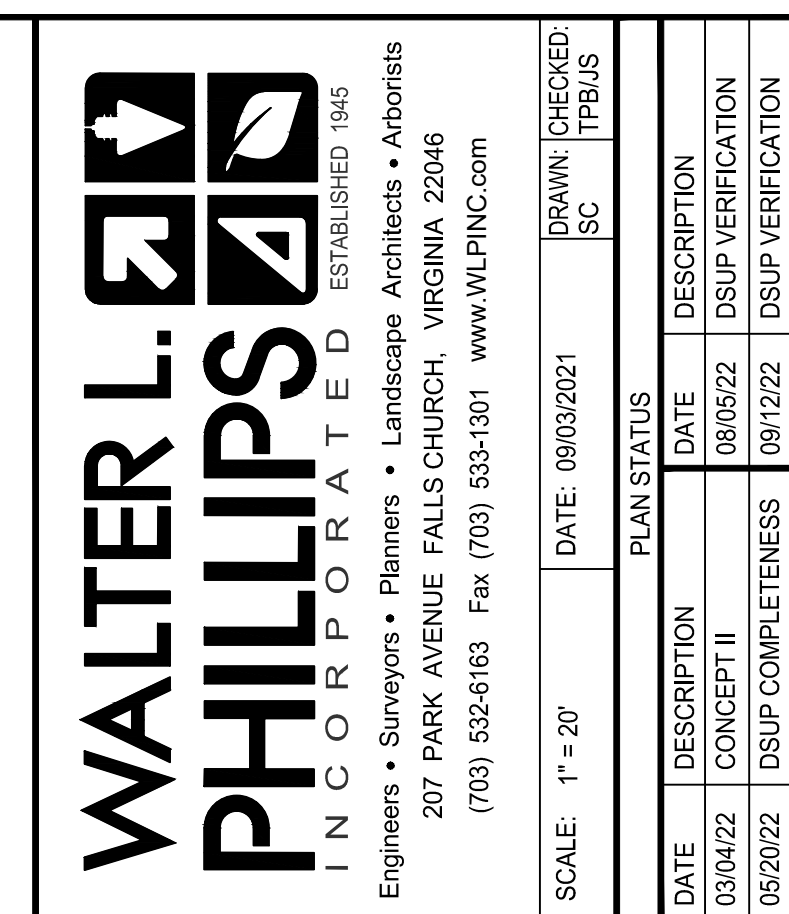
PLAN STATUS			
DATE	DESCRIPTION	DATE	DESCRIPTION
3/30/4/22	CONCEPT II	08/05/22	DSUP VERIFICATION
6/5/20/22	DSUP COMPLETENESS	09/12/22	DSUP VERIFICATION

# PRELIMINARY DEDICATION AND EASEMENT PLAT





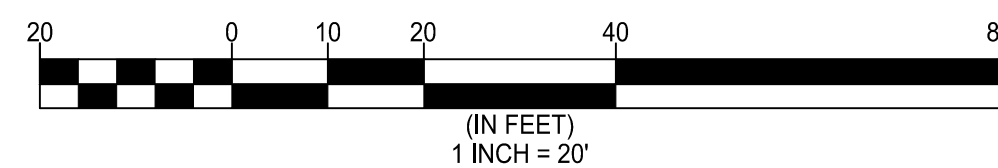
P-0501



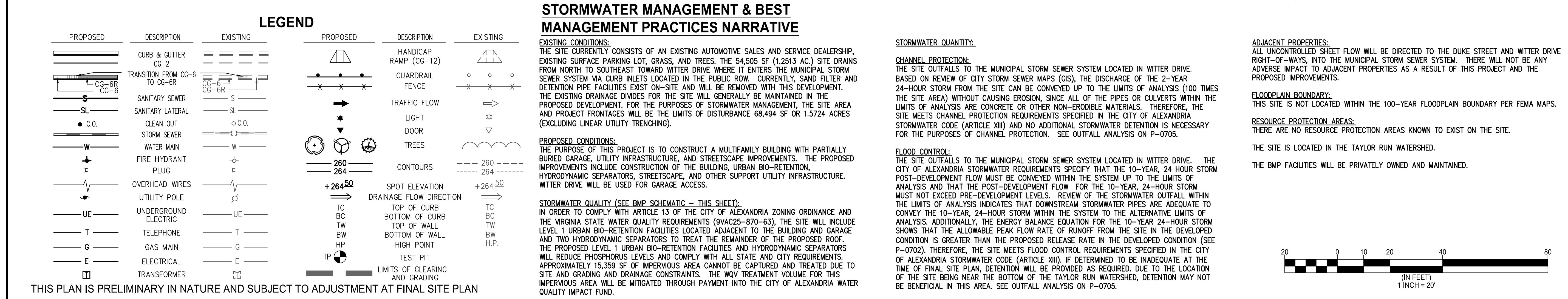
### CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	4,665.49'	310.40' (S) 311.03' (R)	03°48'43"	155.26'	310.34'	N 82°39'03" W
C2	25.00'	38.44' (S) 38.46' (R)	88°05'40"	24.18'	34.76'	N 49°31'27" E





1. 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
2. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY 703.746-4399 IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT 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.







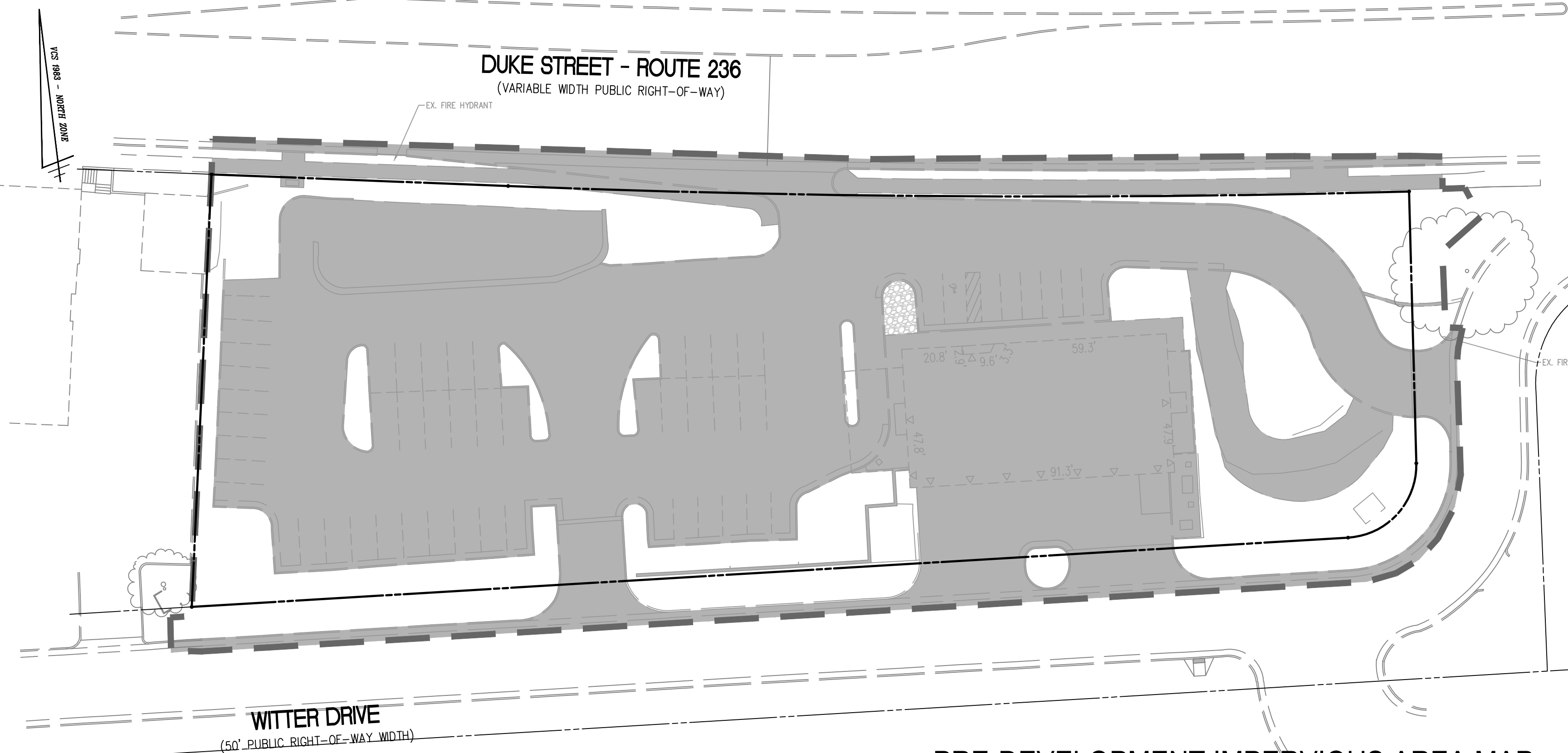
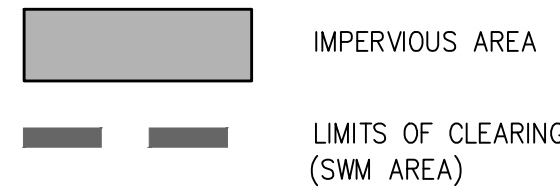
CURVE TABLE							
NO.	RADIUS	LENGTH		DELTA	TANGENT	CHORD	CHORD BEARING
C1	4,665.49'	310.40' (S)	311.03' (R)	03°48'43"	155.26'	310.34'	N 82°39'03" W
C2	25.00'	38.44' (S)	38.46' (R)	88°05'40"	24.18'	34.76'	N 49°31'27" E

<b>WALTER L.</b>					
<b>PHILLIPS</b>					
<b>I N C O R P O R A T E D</b>		ESTABLISHED 1946			
Engineers • Surveyors • Planners • Landscape Architects • Arborists					
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046					
(703) 532-6163		Fax: (703) 533-1301		www.WLPHDC.com	

[illegible]

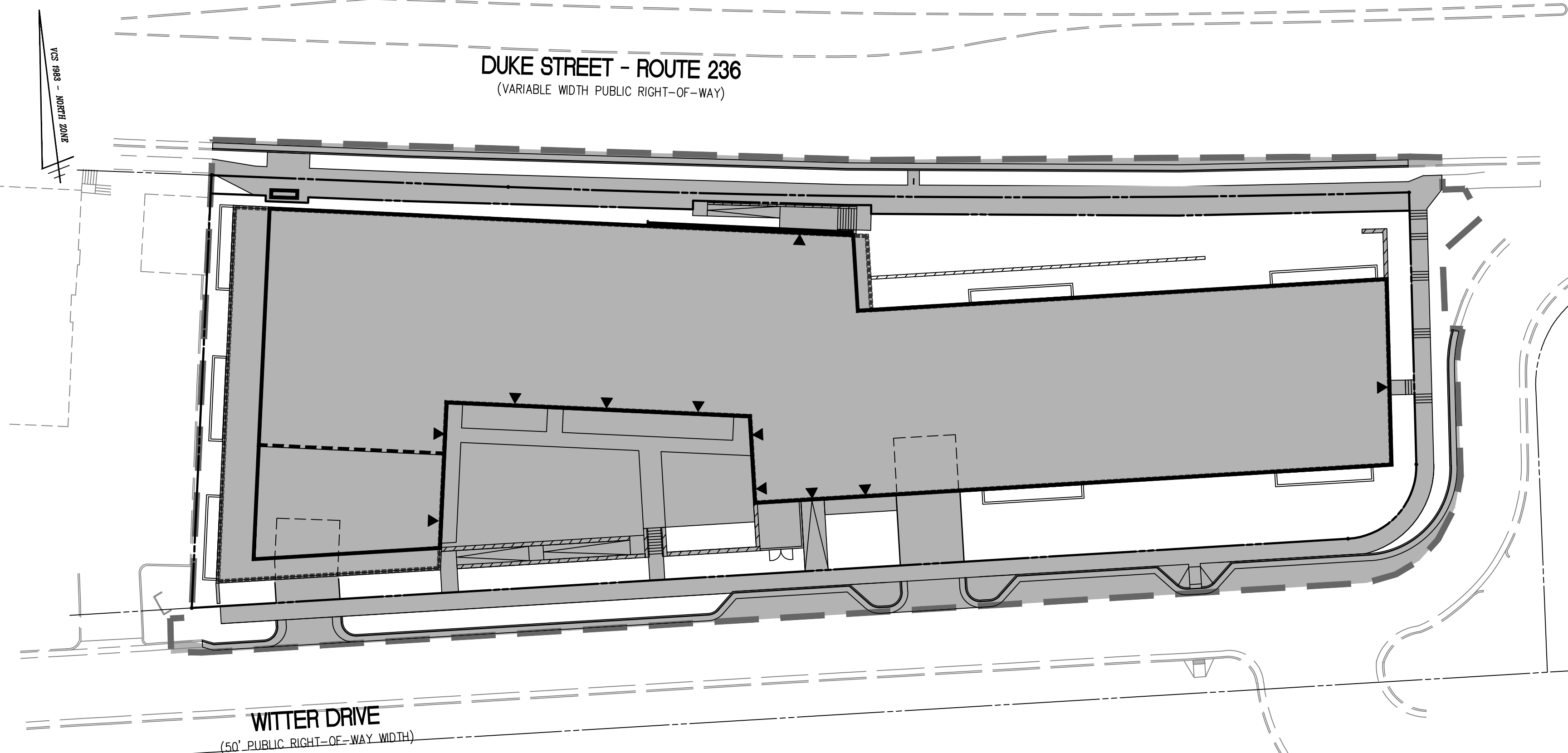
**WITTER PLACE**  
2712 DUKE STREET  
ALEXANDRIA, VA 22314  
**DEVELOPMENT SPECIAL USE PERMIT**  
CITY OF ALEXANDRIA, VIRGINIA  
**PRELIMINARY STORMWATER MANAGEMENT**

<b>APPROVED</b>	
<b>SPECIAL USE PERMIT NO.</b>	<b>2022-10013</b>
<b>DEPARTMENT OF PLANNING &amp; ZONING</b>	
<b>DIRECTOR</b>	<b>DATE</b>
<b>DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICES</b>	
<b>SITE PLAN No.</b>	
<b>DIRECTOR</b>	<b>DATE</b>
<b>CHAIRMAN, PLANNING COMMISSION</b>	
<b>DATE RECORDED</b>	
<b>INSTRUMENT NO.</b>	<b>DEED BOOK NO.</b>
<b>PAGE NO.</b>	



## PRE-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 30'



## POST-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 30'

LIMITS OF DISTURBANCE (SWM AREA):	68,494 SQ. FT. OR 1.5724 ACRES
EXISTING PERVIOUS AREA:	19,336 SQ. FT. OR 0.4439 ACRES
EXISTING IMPERVIOUS AREA:	49,158 SQ. FT. OR 1.1285 ACRES
CURVE NUMBER:	$[(49,158 \times 98) + (19,336 \times 80)] / 68,494 = 93$

Hydrograph type	=	SCS Runoff
Storm frequency	=	1 yrs
Time interval	=	2 min
Drainage area	=	1.572 ac
Basin Slope	=	0.0 %
Tc method	=	User
Total precip.	=	2.70 in
Storm duration	=	24 hrs

Peak discharge	= 4.996 cfs
Time to peak	= 11.93 hrs
Hyd. volume	= 10,533 cuft
Curve number	= 93
Hydraulic length	= 0 ft
Time of conc. (Tc)	= 5.00 min
Distribution	= Type II
Shape factor	= 484

Hydrograph type	= SCS Runoff
<b>Storm frequency</b>	<b>= 2 yrs</b>
Time interval	= 2 min
Drainage area	= 1.572 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 3.20 in
Storm duration	= 24 hrs

Peak discharge	= 6.127 cfs
Time to peak	= 11.93 hrs
Hyd. volume	= 13,088 cuft
Curve number	= 93
Hydraulic length	= 0 ft
Time of conc. (Tc)	= 5.00 min
Distribution	= Type II
Shape factor	= 484

Hydrograph type	=	SCS Runoff
Storm frequency	=	10 yrs
Time interval	=	2 min
Drainage area	=	1.572 ac
Basin Slope	=	0.0 %
Tc method	=	User
Total precip.	=	5.20 in
Storm duration	=	24 hrs

Peak discharge	= 10.60 cfs
Time to peak	= 11.93 hrs
Hyd. volume	= 23,515 cuft
Curve number	= 93
Hydraulic length	= 0 ft
Time of conc. (Tc)	= 5.00 min
Distribution	= Type II
Shape factor	= 484

LIMITS OF DISTURBANCE (SWM AREA):	68,494 SQ. FT. OR 1.5724 ACRES
PROPOSED PERVIOUS AREA:	20,869 SQ. FT. OR 0.4791 ACRES
PROPOSED IMPERVIOUS AREA:	47,625 SQ. FT. OR 1.0933 ACRES
CURVE NUMBER:	$[(47,625 \times 98) + (20,869 \times 80)] / 68,494 = 92$ (ADJUSTED)

Hydrograph type	=	SCS Runoff
<b>Storm frequency</b>	=	<b>1 yrs</b>
Time interval	=	2 min
Drainage area	=	1.572 ac
Basin Slope	=	0.0 %
Tc method	=	User
Total precip.	=	2.70 in
Storm duration	=	24 hrs

Peak discharge	= 4.819 cfs
Time to peak	= 11.93 hrs
Hyd. volume	= 10,056 cuft
Curve number	= 92
Hydraulic length	= 0 ft
Time of conc. (Tc)	= 5.00 min
Distribution	= Type II
Shape factor	= 484

Hydrograph type	=	SCS Runoff
Storm frequency	=	2 yrs
Time interval	=	2 min
Drainage area	=	1.572 ac
Basin Slope	=	0.0 %
Tc method	=	User
Total precip.	=	3.20 in
Storm duration	=	24 hrs

Peak discharge	= 5.954 cfs
Time to peak	= 11.93 hrs
Hyd. volume	= 12,578 cuft
Curve number	= 92
Hydraulic length	= 0 ft
Time of conc. (Tc)	= 5.00 min
Distribution	= Type II
Shape factor	= 484

Hydrograph type	=	SCS Runoff
Storm frequency	=	10 yrs
Time interval	=	2 min
Drainage area	=	1.572 ac
Basin Slope	=	0.0 %
Tc method	=	User
Total precip.	=	5.20 in
Storm duration	=	24 hrs

Peak discharge	= 10.45 cfs
Time to peak	= 11.93 hrs
Hyd. volume	= 22,928 cuft
Curve number	= 92
Hydraulic length	= 0 ft
Time of conc. (Tc)	= 5.00 min
Distribution	= Type II
Shape factor	= 484

10-YEAR ALLOWABLE FLOW RATE (ENERGY BALANCE):

$Q(\text{ALLOWABLE}) = Q(\text{PRE}) \times (\text{RV PRE} / \text{RV POST})$

$Q(\text{ALLOWABLE}) = 10.60 \times (23,515 / 22,928) = 10.87 \text{ CFS}$

$Q10(\text{POST}) = 10.45 \text{ CFS} < Q(\text{ALLOWABLE}) = 10.87 \text{ CFS}$

$Q10(\text{POST}) = 10.45 \text{ CFS} < Q10(\text{PRE}) = 10.60 \text{ CFS}$

$Q10(\text{POST}) = 10.45 \text{ CFS} > Q10(\text{FOREST}) = 4.81 \text{ CFS}^*$

$^*Q(\text{FOREST}) \times \text{RV}(\text{FOREST}) / \text{RV}(\text{POST}) = 7.38 \text{ CFS} \times (14,930 / 22,928) = 4.81 \text{ CFS}$

ESTABLISHED 1946

WALTER L. PHILLIPS  
INCORPORATED

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
Fax (703) 532-6163    [www.WLPHINC.com](http://www.WLPHINC.com)

SCALE: 1" = 30'

DATE: 09/03/2021

DRAWN: CHECKED: TYPED:

ISC

PLAN STATUS

DATE	DESCRIPTION	DATE	DESCRIPTION
09/03/2021	CONCEPT II	09/03/22	DSUP VERIFICATION
09/02/2022	DSUP COMPLETENESS	09/12/22	DSUP VERIFICATION

[illegible]

**WITTER PLACE**  
2712 DUKE STREET  
ALEXANDRIA, VA 22314  
**DEVELOPMENT SPECIAL USE PERMIT**  
CITY OF ALEXANDRIA, VIRGINIA

## PRELIMINARY STORMWATER QUANTITY CALCULATIONS

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. _____ 2022-10013	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____



Project Name:

WITTER PLACE

Date:

5/9/2022

Linear Development Project?

No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 1.57

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0.017814509
Post-Development TP Load Reduction for Site (lb/yr):	0.57

Pre-ReDevelopment Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.44	0.44
Impervious Cover (acres)				1.13	1.13
					1.57

Post-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.43	0.43
Impervious Cover (acres)				1.15	1.15
Area Check	OK.	OK.	OK.	OK.	1.57

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

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT		
Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted <sup>1</sup>
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.44	0.43
Weighted Rv(turf)	0.25	0.25
% Managed Turf	28%	27%
Impervious Cover (acres)	1.13	1.13
Rv(impervious)	0.95	0.95
% Impervious	72%	73%
Total Site Area (acres)	1.57	1.55
Site Rv	0.75	0.76

Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0986	0.0982
Pre-ReDevelopment Treatment Volume (cubic feet)	4,295	4,278
Pre-ReDevelopment TP Load (lb/yr)	2.70	2.69
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.72	1.73
Baseline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.64

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

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

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

Post-Development Requirement for Site Area	
TP Load Reduction Required (lb/yr)	0.57

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	19.30	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	19.51
-----------------------------------	-------	--	-------

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

Drainage Area A

Drainage Area A Land Cover (acres)						
	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.43	0.43	0.25
Impervious Cover (acres)				1.15	1.15	0.95
Total					1.57	

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40		0.11	0	158	238	396	25	0.00	0.25	0.14	0.11	14.a. MTD - Hydrodynamic
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.29	0	396	594	990	25	0.00	0.62	0.34	0.28	
14.a. Manufactured Treatment Device- Hydrodynamic	0		0.39	238	0	1,589	1,589	20	0.11	0.85	0.19	0.77	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	2.73
Post Development Treatment Volume in D.A. A (ft <sup>3</sup> )	4,340

--Select from dropdown lists--

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
40	0.00	1.78	1.14	0.64
40	0.00	4.44	2.84	1.60
0	0.64	6.07	0.00	6.71

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	1.15	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.79	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.43	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft <sup>3</sup> )	4,340
--	-------

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft <sup>3</sup> )	554	0	0	0	0	554
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	2.73	0.00	0.00	0.00	0.00	2.73
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.67	0.00	0.00	0.00	0.00	0.67
TP LOAD REMAINING (lb/yr)	2.06	0.00	0.00	0.00	0.00	2.06

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	3.98	0.00	0.00	0.00	0.00	3.98
--	------	------	------	------	------	------

Total Phosphorus	
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	2.73
TP LOAD REDUCTION REQUIRED (lb/yr)	0.57
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.67
TP LOAD REMAINING (lb/yr):	2.06

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 \*\*  
\*\* TARGET TP REDUCTION EXCEEDED BY 0.1 LB/YEAR \*\*

Total Nitrogen (For Information Purposes)	
POST-DEVELOPMENT LOAD (lb/yr)	19.51
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	3.98
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	15.53

Drainage Area A		A Soils	B Soils	C Soils	D Soils	Total Area (acres): 1.57
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	Runoff Reduction Volume (ft <sup>3</sup> ): 554
	CN	30	55	70	77	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.43	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	1.15	
	CN	98	98	98	98	
		CN(D.A. A) 93				

	1-year storm	2-year storm	10-year storm
RV <sub>Developed</sub> (watershed-inch) with no Runoff Reduction*	1.97	2.45	4.39
RV <sub>Developed</sub> (watershed-inch) with Runoff Reduction*	1.87	2.35	4.30
Adjusted CN*	92	92	92

PROJECT DESCRIPTION

DEVELOPMENT			
DRAINAGE AREA	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL
SITE AREA	1.15	0.43	1.57
ON-SITE TREATED	0.91	0.00	0.91
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL TREATED/DETAINED	0.91	0.00	0.91
TOTAL UNDETAINED	0.24	0.43	0.66

WATER TREATMENT ON/OFF-SITE

BMP TYPE	AREA TREATED BY BMP (AC)	IMPERVIOUS AREA TREATED BY BMP (AC)	BMP TREATED EFFICIENCY (%)
LEVEL 1 URBAN BIO-RETENTION	0.40	0.40	25%
Hydrodynamic Separator	0.51*	0.51*	20%
TOTAL	0.91	0.91	

\*INCLUDES 5,000 SF OF BIO-RETENTION TREATMENT AREA FROM UPSTREAM BIO-RETENTION

MISCELLANEOUS

TOTAL WQV TREATED	YES	NO
DETENTION ON SITE	YES	NO

PROJECT IS WITHIN WHICH WATERSHED? TAYLOR RUN

PROJECT DISCHARGES TO WHICH BODY OF WATER? TAYLOR RUN

WQV TREATMENT = 1,816 CF/AC OF IMPERVIOUS AREA = 1,816 CF/AC X 1.15 AC = 2,089 CF



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

**WITTER PLACE**  
2712 DUKE STREET  
ALEXANDRIA, VA 22314  
DEVELOPMENT SPECIAL USE PERMIT  
CITY OF ALEXANDRIA, VIRGINIA

APPROVED  
SPECIAL USE PERMIT NO. 2022-10013  
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

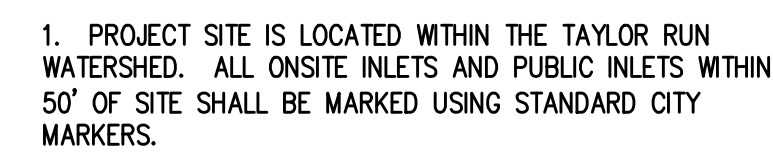
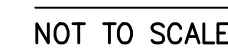
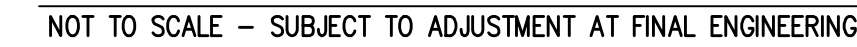
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



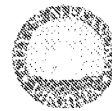
NOT TO SCALE – SUBJECT TO ADJUSTMENT AT FINAL ENGINEERING



**P-0704**



**FLOOD CONTROL:** THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN WITTER DRIVE. THE CITY OF ALEXANDRIA STORMWATER REQUIREMENTS SPECIFY THAT THE 10-YEAR, 24-HOUR STORM FLOW FROM THIS SITE MUST BE CONVEYED WITHIN THE SYSTEM UP TO THE LIMITS OF ANALYSIS AND THAT THE POST-DEVELOPMENT FLOW FOR THE 10-YEAR, 24-HOUR STORM MUST NOT EXCEED PRE-DEVELOPMENT LEVELS. REVIEW OF THE STORMWATER OUTFALL WITHIN THE LIMITS OF ANALYSIS INDICATES THAT DOWNSTREAM STORMWATER PIPES ARE ADEQUATE TO CONVEY THE 10-YEAR, 24-HOUR STORM WITHIN THE SYSTEM TO THE ALTERNATIVE LIMITS OF ANALYSIS. ADDITIONALLY, THE ENERGY BALANCE EQUATION FOR THE 10-YEAR 24-HOUR STORM FLOW FROM THIS SITE YIELDS A RATIONAL RUNOFF COEFFICIENT OF 0.40. THE DEVELOPED CONDITION IS GREATER THAN THE PROPOSED RELEASE RATE IN THE DEVELOPED CONDITION (SEE P-0702). THEREFORE, THE SITE MEETS FLOOD CONTROL REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XII). IF DETERMINED TO BE INADEQUATE AT THE TIME OF FINAL SITE PLAN, DETENTION WILL BE PROVIDED AS REQUIRED. DUE TO THE LOCATION OF THE SITE BEING NEAR THE BOTTOM OF THE TAYLOR RUN WATERSHED, DETENTION MAY NOT BE BENEFICIAL IN THIS AREA. SEE OUTFALL MAP ON THIS SHEET.



Eco-City ALEXANDRIA

Watersheds in Alexandria  
February 2019



**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax: (703) 533-3301 [www.WLPHINC.com](http://www.WLPHINC.com)

Engineers • Surveyors • Planners • Landscape Architects • Arborists  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301 [www.WLPINC.com](http://www.WLPINC.com)

SCALE: NONE	DATE: 09/03/2021	DRAWN: SC	CHECKED: TPB/JS
-------------	------------------	-----------	-----------------

PLAN STATUS			

DATE	DESCRIPTION	DATE	DESCRIPTION
3/04/22	CONCEPT II	08/05/22	DSUP VERIFICATION

[illegible]

**WITTER PLACE**  
2712 DUKE STREET  
ALEXANDRIA, VA 22314  
**DEVELOPMENT SPECIAL USE PER**  
CITY OF ALEXANDRIA, VIRGINIA

APPROVED  
SPECIAL USE PERMIT NO. 2022-10013  
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR	DATE
----------	------

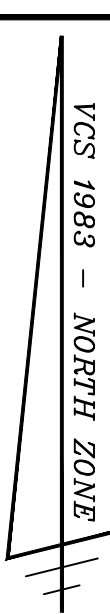
CHAIRMAN, PLANNING COMMISSION      DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

---

## PRELIMINARY ADEQUATE OUTFALL ANALYSIS



THE SUBJECT SITE IS CURRENTLY SERVED BY A SEPARATED SANITARY SEWER SYSTEM ACCORDING TO CITY RECORDS. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN WITTER DRIVE.

IT IS ANTICIPATED THAT THE NET NEW SANITARY PEAK FLOW RESULTING FROM THE CONSTRUCTION OF THE NEW MULTIFAMILY UNITS WILL BE APPROXIMATELY 109,304 GPD, WHICH EXCEEDS 10,000 GPD. A PRELIMINARY STUDY OF THE DOWNSTREAM SEWER SYSTEM IS PROVIDED ON THIS IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14. BASED ON THIS ANALYSIS, THE SANITARY SEWER DOWNSTREAM FROM THE SUBJECT PROPERTY IS ADEQUATE TO ACCEPT THE INCREASED PEAK FLOW GENERATED BY THE DEVELOPMENT. THE LIMITS OF THE SANITARY ANALYSIS ARE PROVIDED UP TO THE POINT WHERE THE SEWER BECOMES 24" PER CITY RECORD MAPS.

THE SUBJECT SITE IS CURRENTLY AN AUTOMOTIVE SALES AND SERVICE DEALERSHIP WHICH WILL BE REDEVELOPED INTO A MULTIFAMILY BUILDING AND IS ADJACENT TO A SEPARATED SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN WITTER DRIVE.

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

PROP. MULTIFAMILY RESIDENTIAL: 300 GPD x 94 UNITS = 28,200 GPD

$$28,200 \text{ GPD} \times 4 \text{ (PEAK FACTOR)} = 112,800 \text{ GPD}$$

EXISTING OFFICE: 4,369 SF X 200 GPD/1000 SF = 874 GPD

$$874 \text{ GPD} \times 4 \text{ (PEAK FACTOR)} = 3,496 \text{ GPD}$$

NET INCREASE: 112,800 GPD - 3,496 GPD = 109,304 GPD

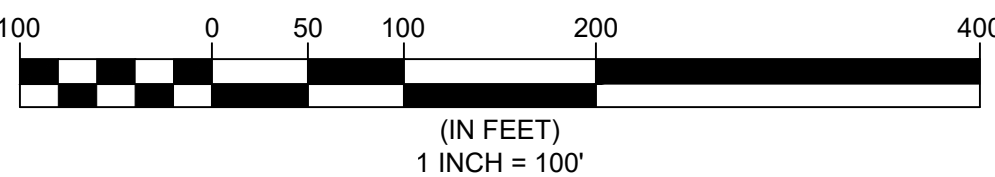
BECAUSE THE PROPOSED DEVELOPMENT WILL RESULT IN A NET INCREASE IN EXPECTED SANITARY SEWER FLOW MORE THAN 10,000 GPD, SANITARY SEWER OUTFALL ANALYSIS HAS BEEN PROVIDED IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14 WITH THIS APPLICATION. SEE THIS SHEET.

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

USE		GROSS FLOOR AREA (SF)	DESIGN FLOW (GPD/1000 SF)	TOTAL FLOW (GPD)	TOTAL PEAK FLOW (GPD)
A1	CHURCH	20314	200	4,063	16251
A2	COMMERCIAL USE	11160	200	2,232	8928
TOTAL SUBSHED A =				6,295	25179

USE		GROSS FLOOR AREA (SF)	DESIGN FLOW (GPD/1000 SF)	TOTAL FLOW (GPD)	TOTAL PEAK FLOW (GPD)
C	COMMERCIAL USE	10260	200	2,052	8208
TOTAL SUBSHED C =				2,052	8208

**NOTE:**  
EXISTING SITE FEATURES TAKEN FROM RECORD INFORMATION AND GIS DATA  
PROVIDED BY THE CITY OF ALEXANDRIA.

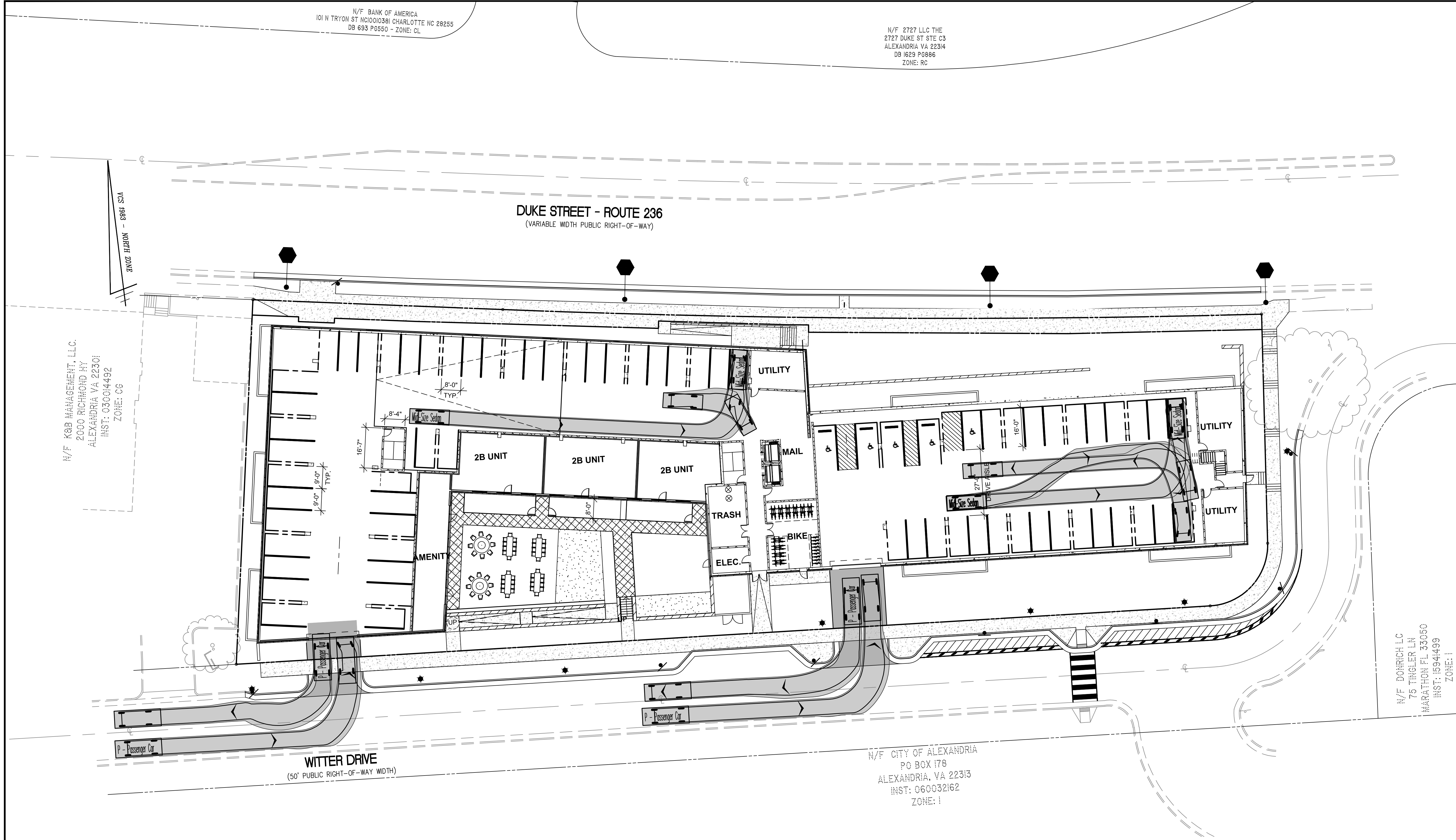


**P-0901**

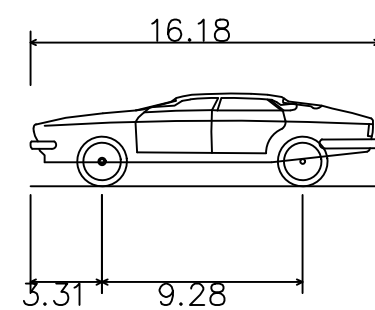




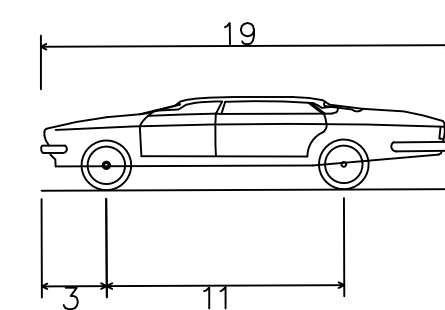




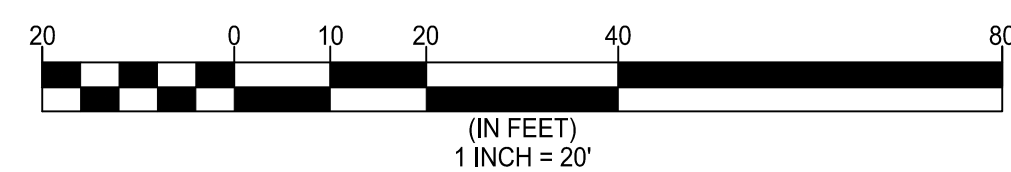
LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP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



Mid-Size Sedan  
Overall Length 16.180ft  
Overall Width 6.080ft  
Overall Body Height 4.300ft  
Min Body Ground Clearance 1.115ft  
Track Width 5.250ft  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 18.500ft



P - Passenger Car  
Overall Length 19.000ft  
Overall Width 7.000ft  
Overall Body Height 4.300ft  
Min Body Ground Clearance 1.115ft  
Track Width 6.000ft  
Lock-to-lock time 4.00s  
Max Steering Angle (Virtual) 31.60°



# WITTER PLACE

2712 DUKE STREET  
ALEXANDRIA, VA 22314

## DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

APPROVED SPECIAL USE PERMIT NO. 2022-10013 DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	



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

SCALE: 1" = 20'  
DATE: 09/03/2021  
DRAWN: TPBJUS  
CHECKED: SC

DATE	DESCRIPTION	PLAN STATUS	DATE	DESCRIPTION
03/04/22	CONCEPT II		08/05/22	DSUP VERIFICATION
05/20/22	DSUP COMPLETENESS		09/12/22	DSUP VERIFICATION

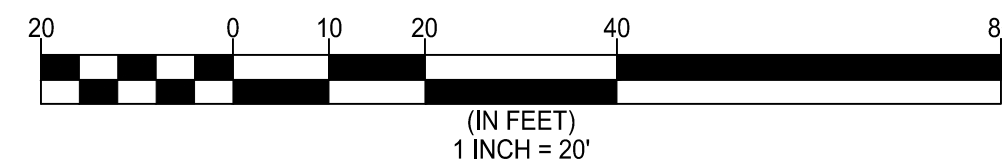






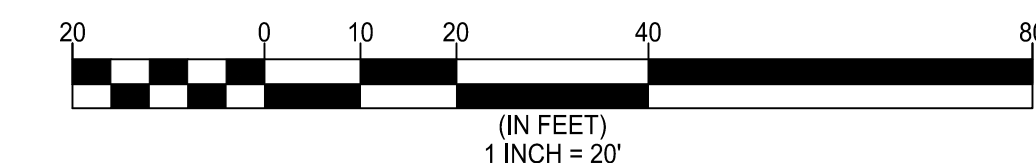
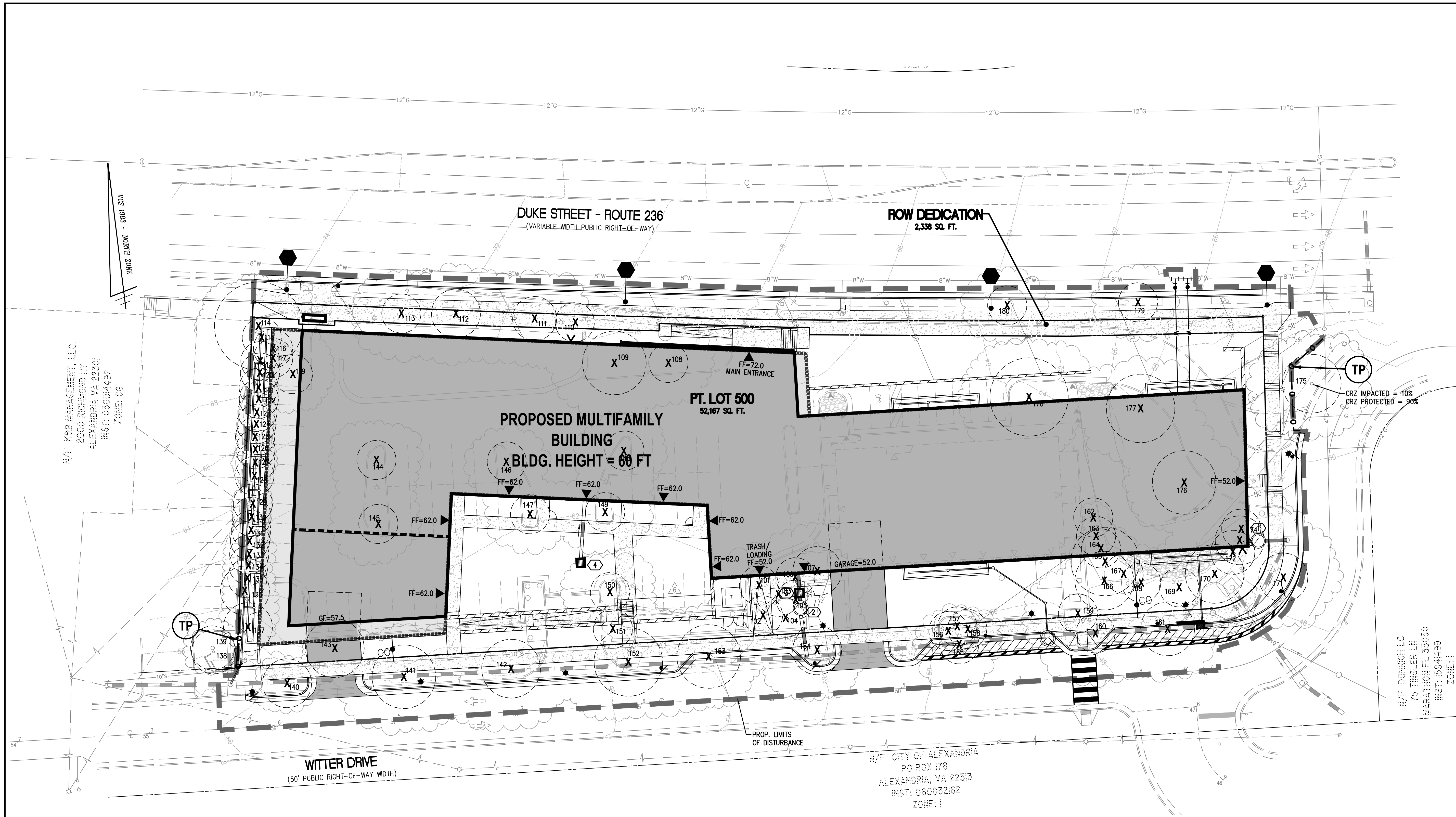






**TREE PRESERVATION PLAN EXISTING CONDITIONS**





**TREE LEGEND**

EXISTING TREELINE  
TREE TO BE REMOVED

(SF) SILT FENCE  
(SSF) SUPER SILT FENCE (INCLUDES TP)  
(TSF) TRENCHLESS SUPER SILT FENCE (INCLUDES TP)  
(TP) TREE PROTECTION  
(RP) ROOT PRUNING

ROOT PADDING  
10'-15" WOOD CHIP LAYER

LIMITS OF CLEARING AND GRADING

CRITICAL ROOT ZONE (CRZ)

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

**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
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R	SANITARY SEWER	CG-6R
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
SS	STORM SEWER	SS
W	WATER MAIN	W
F	FIRE HYDRANT	F
P	PLUG	P
OW	OVERHEAD WIRES	OW
UP	UTILITY POLE	UP

UE UNDERGROUND ELECTRIC  
T TELEPHONE  
G GAS MAIN  
E ELECTRICAL  
TRANSFORMER  
HANDICAP RAMP (CG-12)  
GUARDRAIL FENCE  
TRAFFIC FLOW  
LIGHT DOOR  
TREES  
TEST PIT  
LIMITS OF CLEARING AND GRADING

**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

DATE: 08/03/2021  
DRAWN: TP/BJJ  
CHECKED: SC

PLAN STATUS  
DATE: 03/04/22  
DESCRIPTION: CONCEPT II  
DATE: 08/05/22  
DESCRIPTION: DSUP VERIFICATION  
DATE: 08/12/22  
DESCRIPTION: DSUP VERIFICATION

**WITTER PLACE**  
2712 DUKE STREET  
ALEXANDRIA, VA 22314  
DEVELOPMENT SPECIAL USE PERMIT  
CITY OF ALEXANDRIA, VIRGINIA

**TREE PRESERVATION PLAN - PROPOSED CONDITIONS**

**APPROVED**  
SPECIAL USE PERMIT NO. 2022-10013  
DEPARTMENT OF PLANNING & ZONING

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

CHAIRMAN, PLANNING COMMISSION DATE  
DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



Alexandria		Tree Inventory										Activities					Notes
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Condition	Invasive	Offsite: Shared/ ROW	Removal	Hand Removal/ Selective Removal	Tree Protection Fence	Root Prune	Root Padling			
Tree Survey Information Completed by: Walter Phillips, Inc - Arborists Ben Schütter-ISA # MA-5385A #19-024) 11/30/2021																	
NOTE: THIS SURVEY WAS PERFORMED IN THE WINTER. IT MAY BE SUBJECT TO FLUCTUATION																	
101	Acer rubrum	Red maple	6"	8'	70%	72%	GOOD			X							
102	Juniperus virginiana	Eastern redcedar	7"	8'	75%	69%	GOOD			X							
103	Juniperus virginiana	Eastern redcedar	9"	9'	75%	69%	GOOD			X							
104	Juniperus virginiana	Eastern redcedar	8"	8'	75%	69%	GOOD			X							
105	Juniperus virginiana	Eastern redcedar	8"	8'	75%	69%	GOOD			X							
106	Juniperus virginiana	Eastern redcedar	7"	8'	75%	69%	GOOD			X							
107	Juniperus virginiana	Eastern redcedar	10"	10'	75%	69%	GOOD			X							
108	Betula nigra	River birch	8"	8'	70%	63%	GOOD			X							
109	Acer rubrum	Red maple	13"	13'	70%	66%	GOOD			X							
110	Thuja occidentalis	Northern white-cedar	7"	8'	60%	66%	GOOD			X							
111	Acer rubrum	Red maple	9"	9'	70%	66%	GOOD			X							
112	Acer rubrum	Red maple	10"	10'	70%	66%	GOOD			X							
113	Acer rubrum	Red maple	8"	8'	70%	66%	GOOD			X							
114	Morus alba	White mulberry	18"	18'	30%	63%	GOOD			X							
115	Juniperus virginiana	Eastern redcedar	7"	8'	75%	63%	GOOD			X							
116	Juniperus virginiana	Eastern redcedar	8"	8'	75%	63%	GOOD			X							
117	Juniperus virginiana	Eastern redcedar	5"	8'	75%	63%	GOOD			X							
118	Acer rubrum	Red maple	5"	8'	70%	69%	GOOD			X							
119	Juniperus virginiana	Eastern redcedar	6"	8'	75%	63%	GOOD			X							
120	Juniperus virginiana	Eastern redcedar	5"	8'	75%	63%	GOOD			X							
121	Juniperus virginiana	Eastern redcedar	5"	8'	75%	63%	GOOD			X							
122	Juniperus virginiana	Eastern redcedar	6"	8'	75%	63%	GOOD			X							
123	Juniperus virginiana	Eastern redcedar	6"	8'	75%	63%	GOOD			X							
124	Juniperus virginiana	Eastern redcedar	5"	8'	75%	63%	GOOD			X							
125	Juniperus virginiana	Eastern redcedar	5"	8'	75%	63%	GOOD			X							
126	Juniperus virginiana	Eastern redcedar	5"	8'	75%	63%	GOOD			X							
127	Juniperus virginiana	Eastern redcedar	6"	8'	75%	63%	GOOD			X							
128	Juniperus virginiana	Eastern redcedar	5"	8'	75%	63%	GOOD			X							
129	Juniperus virginiana	Eastern redcedar	5"	8'	75%	59%	FAIR			X							
130	Juniperus virginiana	Eastern redcedar	5"	8'	75%	63%	GOOD			X							
131	Juniperus virginiana	Eastern redcedar	5"	8'	75%	63%	GOOD			X							
132	Juniperus virginiana	Eastern redcedar	5"	8'	75%	63%	GOOD			X							
133	Juniperus virginiana	Eastern redcedar	5"	8'	75%	63%	GOOD			X							
134	Juniperus virginiana	Eastern redcedar	5"	8'	75%	63%	GOOD			X							
135	Juniperus virginiana	Eastern redcedar	5"	8'	75%	63%	GOOD			X							
136	Juniperus virginiana	Eastern redcedar	10"	10'	75%	59%	FAIR			X							
137	Juniperus virginiana	Eastern redcedar	10"	10'	75%	59%	FAIR			X							
138	Mimosa aculeaticarpa	Catawba mimosa	7"	8'	0%	59%	FAIR		O			X					
139	Juniperus virginiana	Eastern redcedar	8"	8'	75%	63%	GOOD		O			X					
140	Platanus hybrida x acerifolia	London planetree	10"	10'	65%	66%	GOOD			X							
141	Platanus hybrida x acerifolia	London planetree	13"	13'	65%	66%	GOOD		R	X							
142	Platanus hybrida x acerifolia	London planetree	12"	12'	65%	66%	GOOD		R	X							
143	Cercis canadensis	Eastern redbud	12"	12'	73%	63%	GOOD		R	X							
144	Zelkova serrata	Japanese zelkova	6"	8'	75%	63%	GOOD			X							
145	Zelkova serrata	Japanese zelkova	6"	8'	75%	63%	GOOD			X							
146	Zelkova serrata	Japanese zelkova	5"	8'	75%	63%	GOOD			X							
147	Zelkova serrata	Japanese zelkova	6"	8'	75%	59%	FAIR			X							
148	Zelkova serrata	Japanese zelkova	6"	8'	75%	63%	GOOD			X							
149	Zelkova serrata	Japanese zelkova	6"	8'	75%	63%	GOOD			X							
150	Cercis canadensis	Eastern redbud	6"	8'	73%	63%	GOOD			X							
151	Cercis canadensis	Eastern redbud	8"	8'	73%	63%	GOOD			X							
152	Platanus hybrida x acerifolia	London planetree	14"	14'	65%	63%	GOOD		R	X							
153	Platanus hybrida x acerifolia	London planetree	13"	13'	65%	66%	GOOD		R	X							
154	Platanus hybrida x acerifolia	London planetree	10"	10'	65%	63%	GOOD		R	X							
155	Platanus hybrida x acerifolia	London planetree	6"	8'	65%	66%	FAIR		R	X							
156	Juniperus virginiana	Eastern redcedar	4"	8'	75%	63%	GOOD		R	X							
157	Juniperus virginiana	Eastern redcedar	6"	8'	75%	63%	GOOD		R	X							
158	Juniperus virginiana	Eastern redcedar	6"	8'	75%	63%	GOOD		R	X							
159	Juniperus virginiana	Eastern redcedar	6"	8'	75%	66%	GOOD			X							
160	Platanus hybrida x acerifolia	London planetree	8"	8'	65%	63%	GOOD		R	X							
161	Platanus hybrida x acerifolia	London planetree	11"	11'	65%	66%	GOOD		R	X							
162	Juniperus virginiana	Eastern redcedar	6"	8'	75%	63%	GOOD			X							
163	Juniperus virginiana	Eastern redcedar	6"	8'	75%	63%	GOOD			X							
164	Juniperus virginiana	Eastern redcedar	7"	8'	75%	63%	GOOD			X							
165	Pinus strobus	Eastern white pine	14"	14'	55%	63%	GOOD			X							
166	Pinus strobus	Eastern white pine	12"	12'	55%	63%	GOOD			X							
167	Pinus strobus	Eastern white pine	8"	8'	55%	63%	GOOD			X							
168	Platanus hybrida x acerifolia	London planetree	7"	8'	65%	66%	GOOD			X							
169	Platanus hybrida x acerifolia	London planetree	8"	8'	65%	66%	GOOD			X							
170	Platanus hybrida x acerifolia	London planetree	12"	12'	65%	66%	GOOD			X							
171	Platanus hybrida x acerifolia	London planetree	10"	10'	65%	66%	GOOD		R	X							
172	Pinus strobus	Eastern white pine	9"	9'	55%	59%	FAIR			X							
173	Ulmus spp	Elm	10"	10'	60%	63%	GOOD			X							
174	Juniperus virginiana	Eastern redcedar	6"	8'	75%	63%	GOOD			X							
175	Platanus hybrida x acerifolia	London planetree	12"	12'	65%	66%	GOOD		R			X					
176	Acer rubrum	Red maple	13"	13'	70%	63%	GOOD			X							
177	Acer rubrum	Red maple	14"	14'	70%	66%	GOOD			X							
178	Betula nigra	River birch	16"	16'	70%	66%	GOOD			X							
179	Acer rubrum	Red maple	5"	8'	70%	63%	GOOD		R	X							
180	Acer rubrum	Red maple	4"	8'	70%	66%	GOOD		R	X							
DBH = Diameter at Breast Height (measured 4.5 feet above ground)																	
CRZ = Critical Root Zone - As determined by the corresponding jurisdiction																	
CRZ values for trees with multiple stems were calculated based on methods outlined in the 10th edition of the Guide for Plant Appraisal, published by the I.S.A.																	
Shaved trees shall not be removed without written permission from adjacent property owners.																	
Offsite trees were assessed without trespassing. Measurements are approximate.																	

[illegible]







PLANT SCHEDULE															
PLANT TYPE			BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED				
URBAN TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	MINIMUM CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL	EASTERN U.S.	TOTAL		
	BN	1	Betula	nigra	Heritage	River Birch	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader, specimen (ROW TREE)	0	0	(#)	(#)	1		
	GT	3	Gleditsia	triacanthos	var inermis	Thornless Honeylocust	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader, specimen (ROW TREE)	0	0	3		3		
	NS	2	Nyssa	sylvatica		Blackgum	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader, specimen (ROW TREE)	0	0	2		2		
	PO	4	Platanus	occidentalis		American Sycamore	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader, specimen (ROW TREE)	0	0	4		4		
	QB	4	Quercus	bicolor		Swamp White Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader, specimen (ROW TREE)	0	0	4		4		
	TD	3	Taxodium	distichum		Bald Cypress	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader, specimen (ROW TREE)	0	0	3		3		
	UA	4	Ulmus	americana	Valley Forge¹	American Elm	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader, specimen (ROW TREE)	0	0	4		4		
TOTALS		21							URBAN TREE CCA:	0	21		0	21	
										100.0%	0.0%	100.0%			
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES		COMMON NAME	MINIMUM CALIPER/HEIGHT	NOTES	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL	EASTERN U.S.	TOTAL		
	AA	3	Amelanchier	arborea		Downy Serviceberry	6 ft. ht.	B&B; symmetrical, specimen, 3-4 stems	500	1,500	3		3		
	BN	2	Betula	nigra	Heritage	River Birch	6 ft. ht.	B&B; symmetrical, specimen, 3-4 stems	750	1,500	2		2		
	CO	2	Celtis	occidentallis		Hackberry	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader, specimen	1,250	2,500	2		2		
	CC	3	Cercis	canadensis		Redbud	1.5"-1.75" cal./6-10 ft. ht.	B&B; symmetrical, single leader, specimen	500	1,500	3		3		
	CV	2	Chionanthus	virginicus		Fringetree	1.5"-1.75" cal./6-10 ft. ht.	B&B; symmetrical, single leader, specimen	500	1,000	2		2		
	GT	1	Gleditsia	triacanthos	var inermis	Thornless Honeylocust	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader, specimen	750	750	1		1		
	MV	4	Magnolia	virginiana		Sweetbay	6 ft. ht.	B&B; symmetrical, specimen, 3-4 stems	250	1,000	4		4		
	NS	1	Nyssa	sylvatica		Blackgum	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader, specimen	750	750	1		1		
	PV	2	Pinus	virginiana		Virginia Pine	6 ft. ht.	B&B; symmetrical, single leader, specimen	500	1,000	2		2		
	QR	1	Quercus	rubra		Northern Red Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader, specimen	1,250	1,250	1		1		
TD	1	Taxodium	distichum		Bald Cypress	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader, specimen	750	750	1		1			
TOTALS		22							STANDARD TREE CCA:	13,500	22		0	22	
										100.0%	0.0%	100.0%			
EVERGREEN SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT	NOTES	CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL	EASTERN U.S.	TOTAL		
	IGS	17	Ilex	glabra	'Shamrock'	Shamrock Inkberry	24" min.	cont. full, vigorouss, well-rooted	10	170	17		17		
	MYC	15	Myrica	cerifera		Southern Bayberry	30" min.	cont. full, vigorouss, well-rooted	25	375	15		15		
	TOTALS		32							EVERGREEN SHRUB CCA:	545	32		0	32
										100.0%	0.0%	100.0%			
DECIDUOUS SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT	NOTES	CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL	EASTERN U.S.	TOTAL		
	CLE	16	Clethra	alnifolia	'Hummingbird'	Summersweet Clethra	18" ht	cont. full, vigorouss, well-rooted	10	160	16		16		
	HAA	18	Hydrangea	arborescens	'Annabelle'	Annabelle Smooth Hydrangea	18" ht	cont. full, vigorouss, well-rooted	10	180	18		18		
	HSQ	15	Hydrangea	quercifolia	'Snow Queen'	Snow Queen Oakleaf Hydrangea	18" ht	cont. full, vigorouss, well-rooted	25	375		15	15		
	IVS	18	Ilex	verticillata	'Red Sprite'	Red Sprite Winterberry	18" ht	cont. full, vigorouss, well-rooted	2	36	18		18		
	ILH	18	Itea	virginica	'Little Henry'	Little Henry Sweetspire	18" ht	cont. full, vigorouss, well-rooted	2	36	18		18		
	RGL	18	Rhus	aromatica	'Gro-Low'	Gro-Low Fragrant Sumac	18" ht	cont. full, vigorouss, well-rooted	2	36	18		18		
	VBD	14	Viburnum	dentatum	'Christom' Blue Muffin	Blue Muffin Arrowwood Viburnum	18" ht	cont. full, vigorouss, well-rooted	10	140	14		14		
	VIB	16	Viburnum	acerfolium		Mapleleaf Viburnum	18" ht	cont. full, vigorouss, well-rooted	10	160	16		16		
	VAC	16	Vaccinium	pallidum		Early Lowbush Blueberry	18" ht	cont. full, vigorouss, well-rooted	10	160	16		16		
	TOTALS		149							DECIDUOUS SHRUB CCA:	1,283	149		134	15
										89.9%	10.1%	100.0%			
										TOTAL PROPOSED CCA (SF):	15,328				



GROUNDCOVERS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.	NOTES	N/A	LOCAL/ REGIONAL	EASTERN U.S.	
										(#)	(#)	TOTAL
	CXP	985	Carex	pensylvanica		Sedge	4" pots	full, healthy well-rooted, 12" O.C.		985	985	
	TOTALS	985								985	0	985
										100.0%	0.0%	100.0%
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.	NOTES	N/A	LOCAL/ REGIONAL	EASTERN U.S.	
										(#)	(#)	TOTAL
	ECP	20	Echinacea	purpurea	'White Swan'	White Swan Coneflower	#3 cont.	full, healthy well-rooted, 18" O.C.		20	20	
	MUH	64	Muhlenbergia	capillaris	'White Cloud'	White Cloud Muhley Grass	#3 cont.	full, healthy well-rooted, 36" O.C.		64	64	
	PAN	55	Panicum	virgatum	'Shanendoah'	Shanendoah Switch Grass	#3 cont.	full, healthy well-rooted, 30" O.C.		55	55	
	SCH	79	Schizachyrium	scoparium	'Standing Ovation'	Standing Ovation Little Bluestem	#3 cont.	full, healthy well-rooted, 36" O.C.		79	79	
	TOTALS	218								218	0	218
										100.0%	0.0%	100.0%

Biodiversity Tabulations							
TREES (Urban and Standard)							
Total Number of Trees Proposed: 35							
Genus	Qty.	Percent of Total Proposed	Maximum Percent Allowed	Species	Qty.	Percent of Total Proposed	Maximum Percent Allowed
Amelanchier	3	8.6%	33%	arborea	3	8.6%	10%
Betula	3	8.6%	33%	nigra	3	8.6%	10%
Celtis	2	5.7%	33%	occidentalis	2	5.7%	10%
Cercis	3	8.6%	33%	canadensis	3	8.6%	10%
Chionanthus	2	5.7%	33%	virginicus	2	5.7%	10%
Gleditsia	4	11.4%	33%	triacanthos	4	11.4%	10%
Magnolia	4	11.4%	33%	virginiana	4	11.4%	10%
Nyssa	3	8.6%	33%	sylvatica	3	8.6%	10%
Pinus	2	5.7%	33%	virginiana	2	5.7%	10%
Quercus	5	14.3%	33%	bicolor	4	11.4%	10%
				rubra	1	2.9%	10%
Taxodium	4	11.4%	33%	distichum	4	11.4%	10%
Ulmus	4	11.4%	33%	americana	4	11.4%	10%
				TOTAL:	35		
SHRUBS							
Total Number of Shrubs Proposed: 181							
Genus	Qty.	Percent of Total Proposed	Maximum Percent Allowed	Species	Qty.	Percent of Total Proposed	Maximum Percent Allowed
Ilex	35	19.3%	33%	glabra	17	9.4%	10%
				verticillata	18	9.9%	10%
Myrica	15	8.3%	33%	cerifera	15	8.3%	10%
Clethra	16	8.8%	33%	alnifolia	16	8.8%	10%
Hydrangea	33	18.2%	33%	arborescens	18	9.9%	10%
				quercifolia	15	8.3%	10%
Itea	18	9.9%	33%	virginica	18	9.9%	10%
Rhus	18	9.9%	33%	aromatica	18	9.9%	10%
Vaccinium	16	8.8%	33%	pallidum	16	8.8%	10%
Viburnum	30	16.6%	33%	acerfolium	16	8.8%	10%
				dentatum	14	7.7%	10%
				TOTAL:	181		

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	54,505
25% CROWN COVER REQUIRED (SF)	13,626
EXISTING CROWN COVER (SF)	22,500
REMOVED CROWN COVER (SF)	22,500
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	13,500
Crown Cover from Proposed Shrubs	1,828
TOTAL CROWN COVER PROVIDED (%)	28.1%
TOTAL CROWN COVER PROVIDED (SF)	15,328

# WALTER L. PHILLIPS

INCORPORATED

ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

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

SCALE: 1" = 20'

DATE: 08/03/2021

DRAWN: \_\_\_\_\_

CHECKED: \_\_\_\_\_

SC

TPBUS

PLAN STATUS			
DATE	DESCRIPTION	DATE	DESCRIPTION
03/04/22	CONCEPT II	08/05/22	DSUP VERIFICATION
05/02/22	CONCEPT COMPLETENESS	09/12/22	DSUP VERIFICATION

COMMONWEALTH OF VIRGINIA  
 BENJAMIN J. SCHITTER  
 Lic. No. 002007  
 05/13/22  
 LANDSCAPE ARCHITECT

[illegible]

**WITTER PLACE**  
2712 DUKE STREET  
ALEXANDRIA, VA 22314

**DEVELOPMENT SPECIAL USE PERMIT**

**CITY OF ALEXANDRIA, VIRGINIA**

---

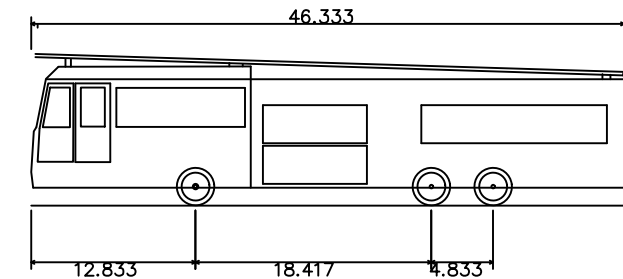
**LANDSCAPE CALCULATIONS**

APPROVED		
SPECIAL USE PERMIT NO. _____		2022-10013
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____		DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR _____		DATE _____
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		_____
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____









30 0 15 30 60 120

(IN FEET)  
1 INCH = 30'

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

APPROVED	
SPECIAL USE PERMIT NO.	2022-10013
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	


# WALTER L. PHILLIPS

INCORPORATED

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

(703) 532-6163 Fax (703) 533-3301 [www.WLPHINC.com](http://www.WLPHINC.com)



ESTABLISHED 1945

**CITY OF ALEXANDRIA, VIRGINIA**

---

**FIRE TRUCK TURNING MOVEMENTS**





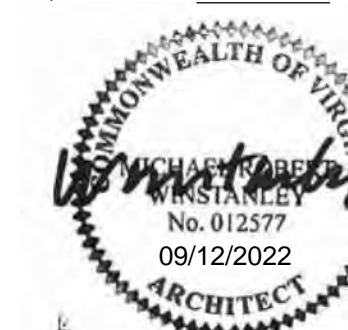




2712 Duke Street,  
Alexandria, VA 22314

**WINSTANLEY**  
ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024



REGISTRATION:

[illegible]

A/E PROJECT NO:

DRAWN BY:

CHECKED BY:

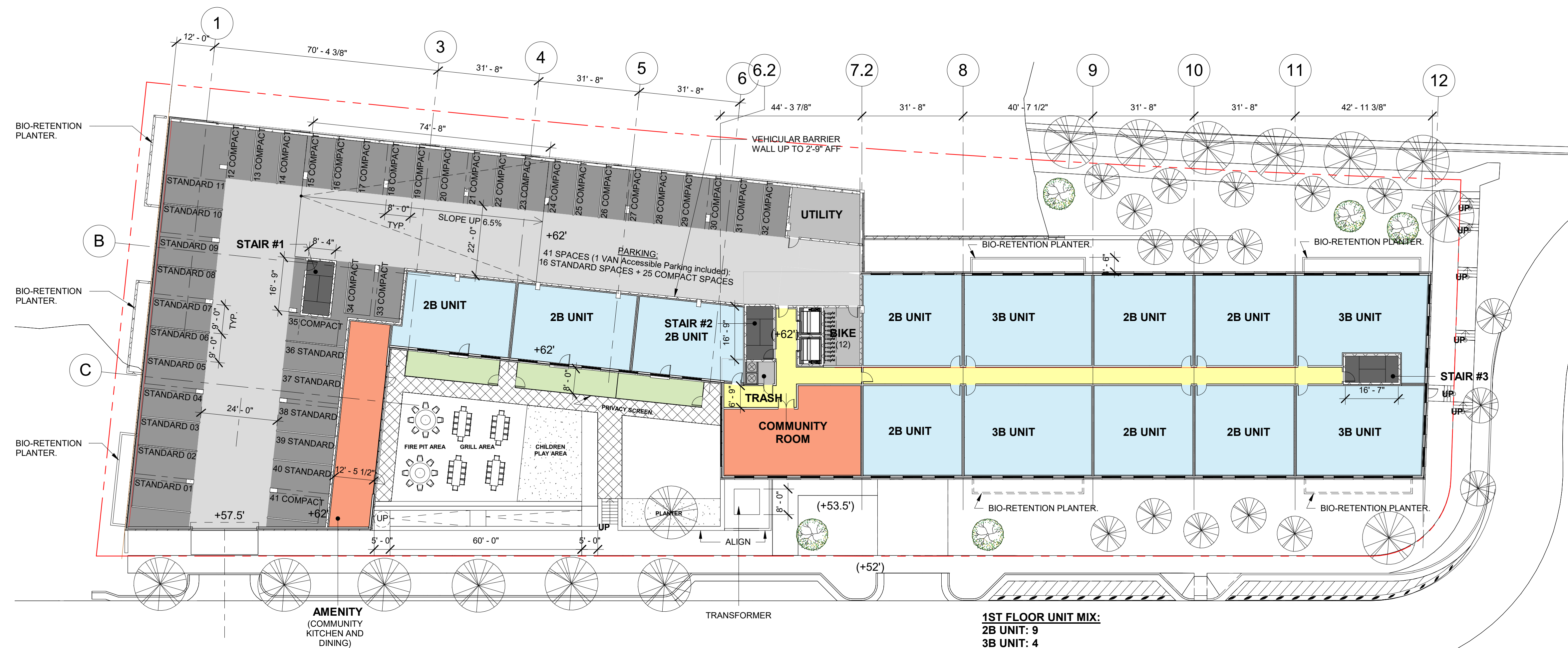
SHEET TITLE:

## PARKING LEVEL 1 & FIRST FLOOR PLAN

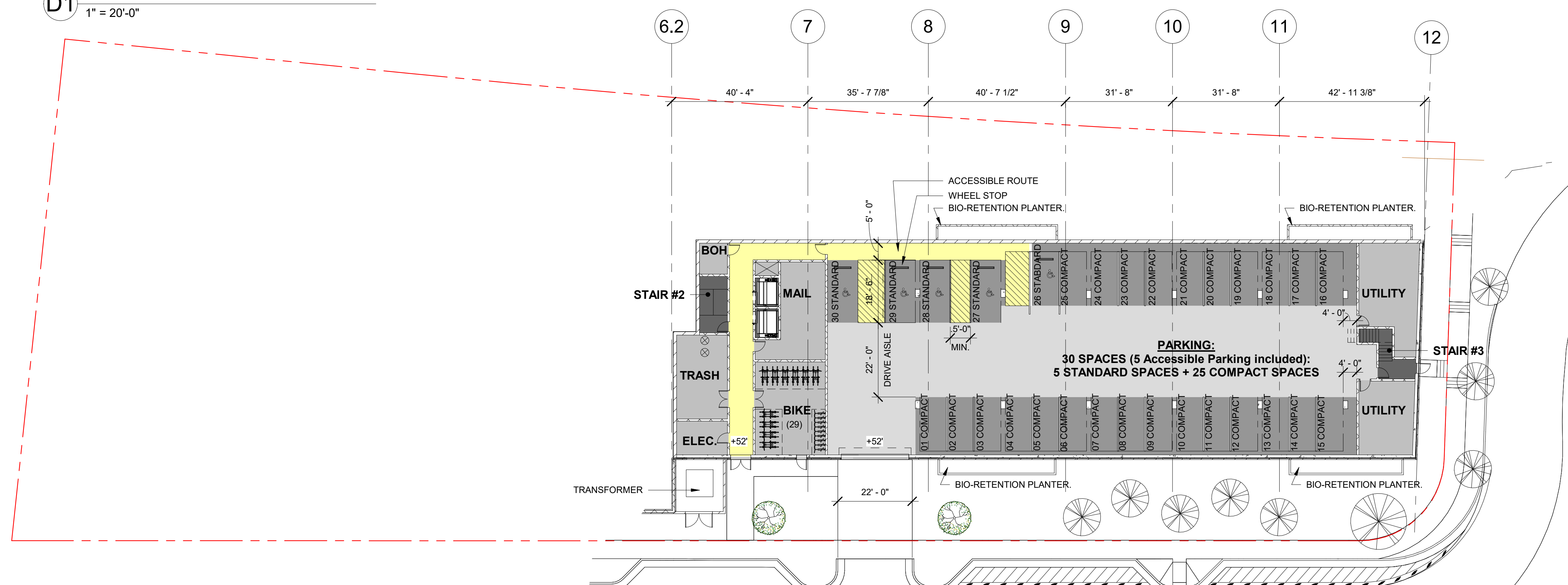
SHEET NUMBER:

A-111

<h1 style="margin: 0;">APPROVED</h1> <h2 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h2>		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR	_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
_____ DIRECTOR	_____ DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____



**(D1) FLOOR PLAN - 1ST LEVEL**  
1" = 20'-0"



**A1 FLOOR PLAN - P1 LEVEL**  
1" = 20'-0"

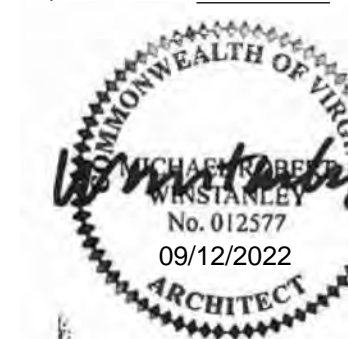




2712 Duke Street,  
Alexandria, VA 22314



Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024



REGISTRATION:

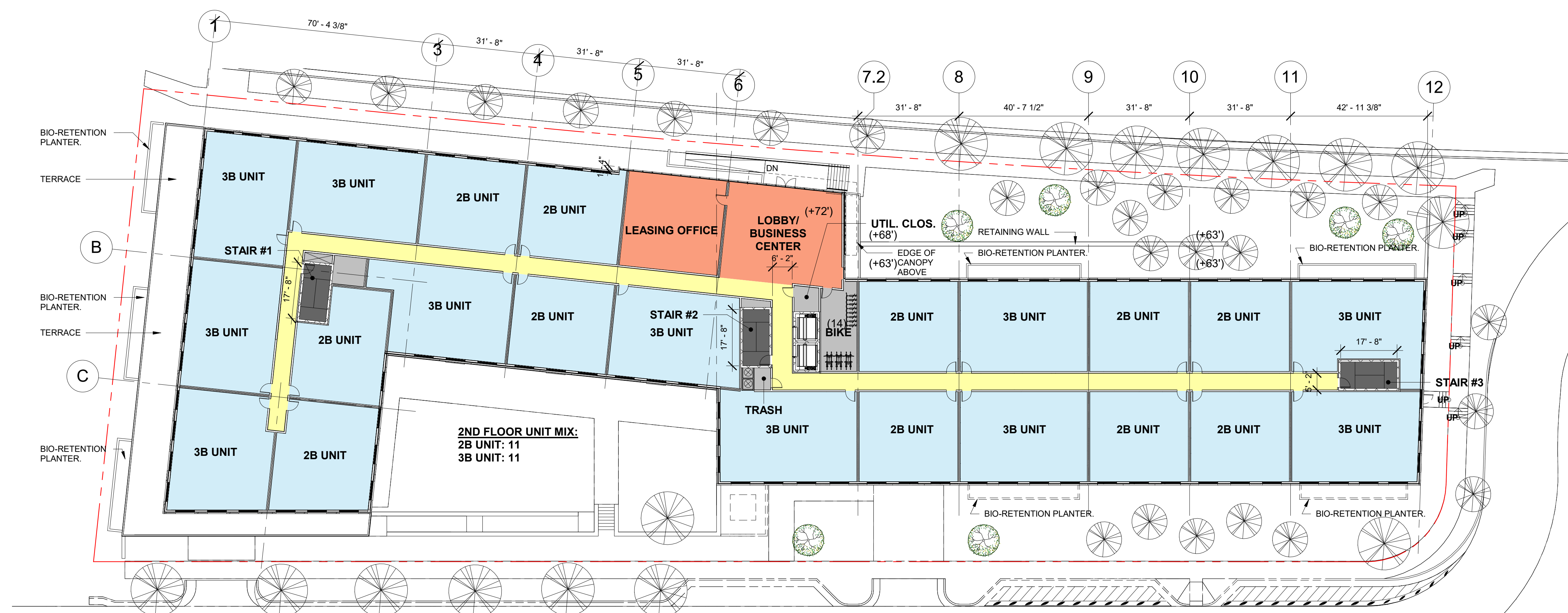
[illegible]

CHECKED BY:

## SECOND FLOOR PLAN

A-112

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



**A1** QM MASSING\_LEVEL 2  
1" = 20'-0"

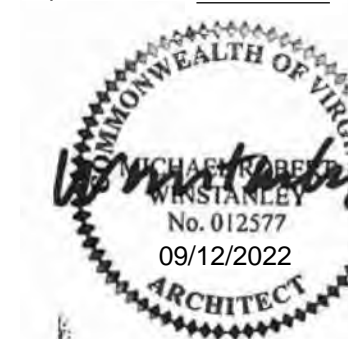




2712 Duke Street,  
Alexandria, VA 22314

**WINSTANLEY**  
ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024.



REGISTRATION:

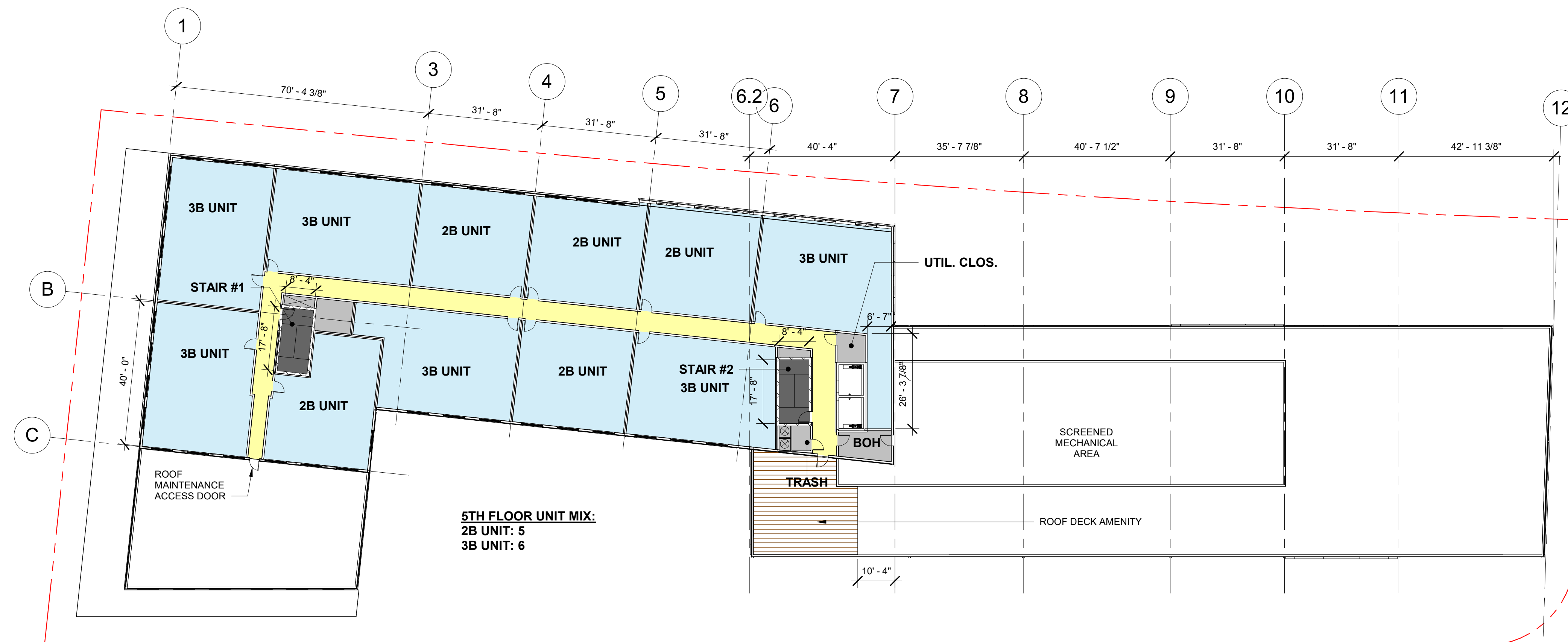
[illegible]

CHECKED BY:

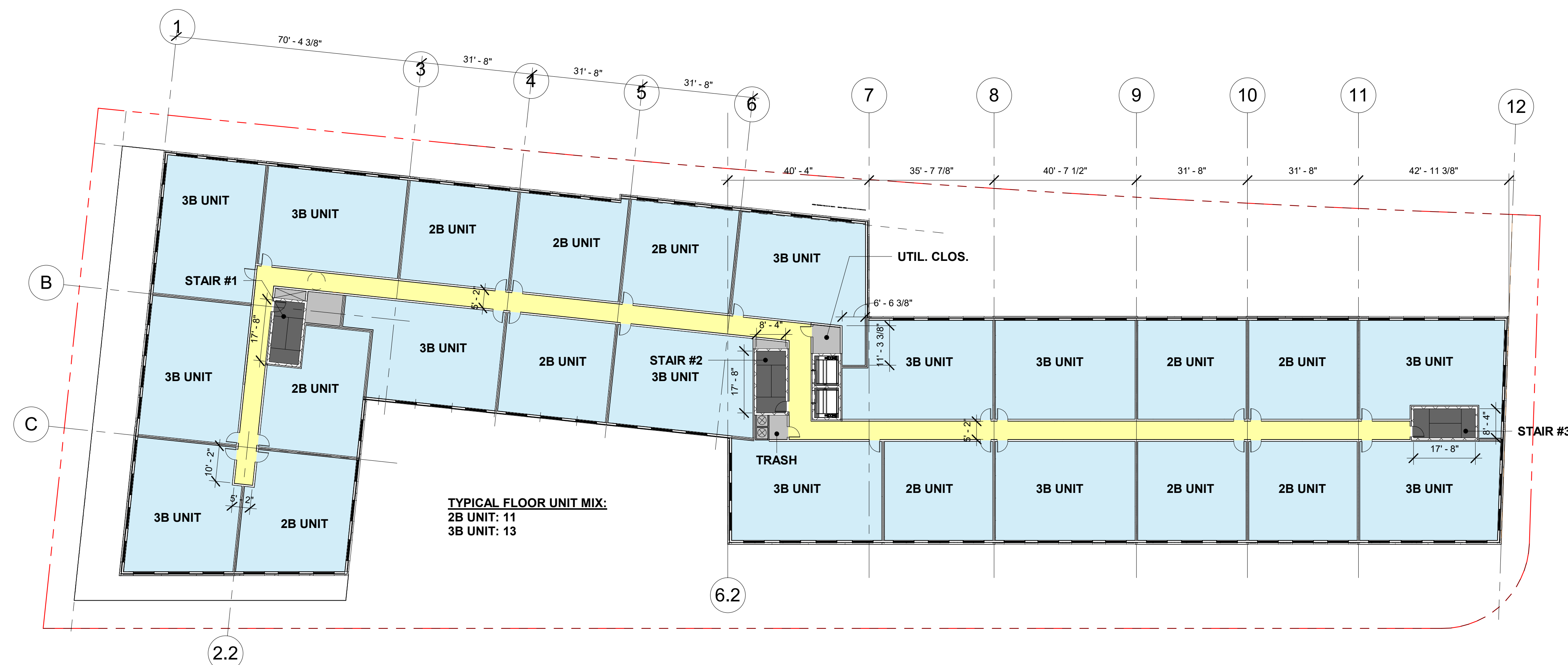
TYPICAL FLOOR  
PLANS 3-4, 5

A-113

<h2 style="margin: 0;">APPROVED</h2> <h3 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h3>		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR	_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
_____ DIRECTOR	_____ DATE	
CHAIRMAN, PLANNING COMMISSION		
_____ DATE RECORDED		
_____ INSTRUMENT NO.	_____ DEED BOOK NO.	_____ PAGE NO.



**D2 FLOOR PLAN - 5TH LEVEL**  
1" = 20'-0"



**A1 FLOOR PLAN - 3RD & 4TH LEVELS**  
1" = 20'-0"

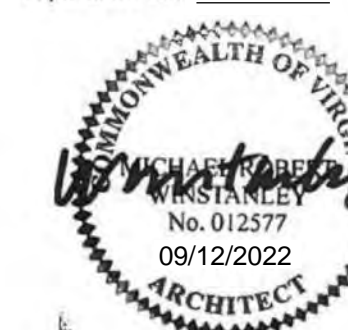




2712 Duke Street,  
Alexandria, VA 22314

**WINSTANLEY**  
ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024



REGISTRATION:

[illegible]

A/E PROJECT NO:

DRAWN BY:

CHECKED BY:

SHEET TITLE:

## EXTERIOR ELEVATIONS

SHEET NUMBER:

A-200

<h1>APPROVED</h1> <h2>SPECIAL USE PERMIT NO. _____</h2> <p>DEPARTMENT OF PLANNING &amp; ZONING: _____</p>		
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. _____







## WITTER PLACE

2712 Duke Street,  
Alexandria, VA 22314

**WINSTANLEY**  
ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024



REGISTRATION:

[illegible]

AVE PROJECT NO:

DRAWN BY:

CHECKED BY:

SHEET TITLE:

## EXTERIOR ELEVATIONS

SHEET NUMBER:

A-201

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



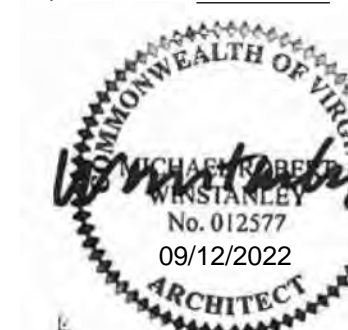




2712 Duke Street,  
Alexandria, VA 22314

**WINSTANLEY**  
ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024



REGISTRATION:

[illegible]

A/F PROJECT NO:

DRAWN BY:

CHECKED BY:

SHEET TITLE:

### PROPOSED BUILDING SECTION

SHEET NUMBER:

A-300

<h2 style="margin: 0;">APPROVED</h2> <h2 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h2>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____



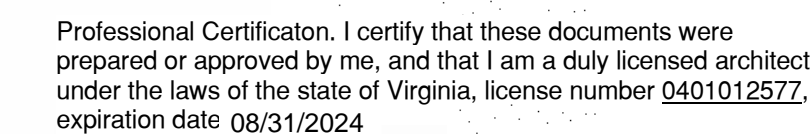








2712 Duke Street,  
Alexandria, VA 22314



A/E PROJECT NO:  
DRAWN BY:  
CHECKED BY:

## FACADE STUDIES

A-800

<h1 style="margin: 0;">APPROVED</h1> <h2 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h2>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	



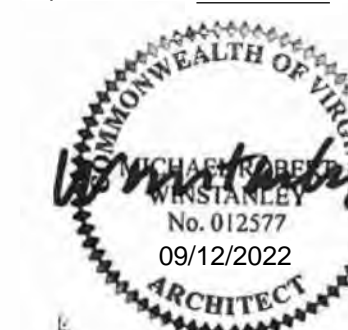




2712 Duke Street,  
Alexandria, VA 22314



Professional Certificaton. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024



REGISTRATION:

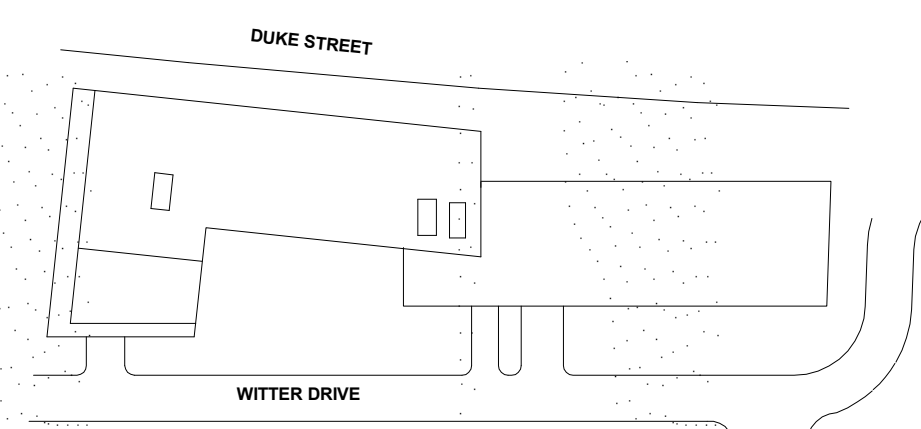
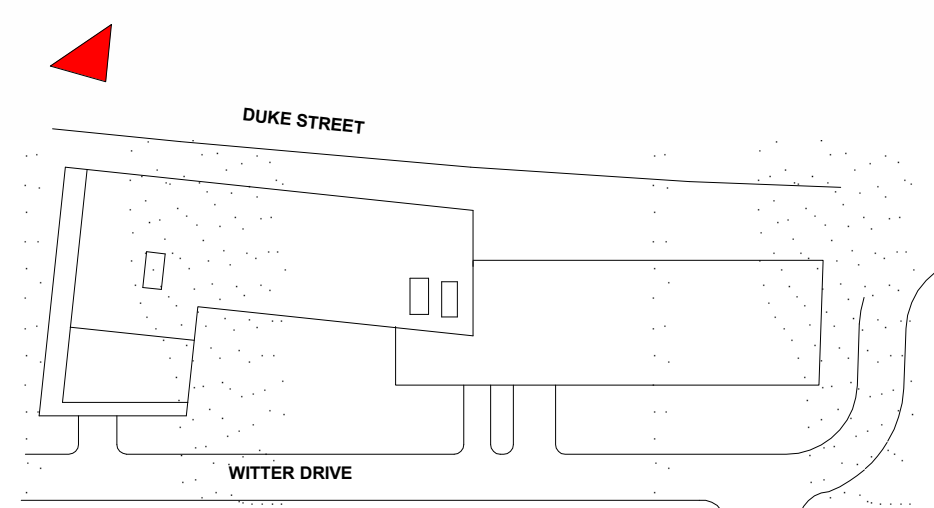
[illegible]

CHECKED BY:

## MASSING STUDIES

A-810

<h1 style="margin: 0;">APPROVED</h1> <h2 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h2>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	



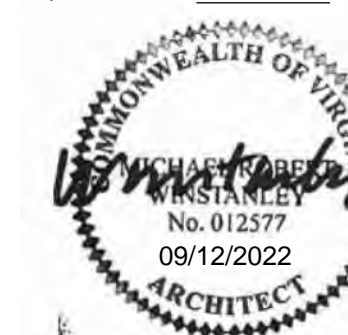




2712 Duke Street,  
Alexandria, VA 22314



Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024.



REGISTRATION:

[illegible]

CHECKED BY:

## MASSING STUDIES

A-811

<h1 style="margin: 0;">APPROVED</h1> <h2 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h2>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	



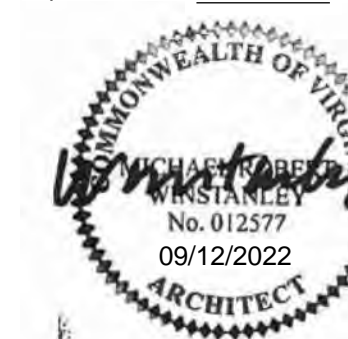


WITTER PLACE

2712 Duke Street,  
Alexandria, VA 22314

**WINSTANLEY**  
ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024



REGISTRATION:

[illegible]

A/E PROJECT NO:

DRAWN BY:

CHECKED BY:

SHEET TITLE:

ILLUSTRATIVE VIEW -  
DUKE STREET NORTH  
EAST CORNER

SHEET NUMBER:

A-812

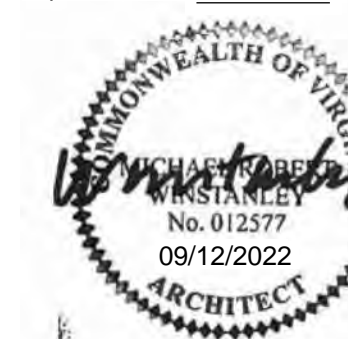
<b>APPROVED</b>	
<b>SPECIAL USE PERMIT NO.</b> _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	DATE _____
DATE RECORDED _____	
INSTRUMENT NO. _____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



2712 Duke Street,  
Alexandria, VA 22314

**WINSTANLEY**  
ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024.



REGISTRATION:

[illegible]

A/E PROJECT NO:

DRAWN BY:

CHECKED BY:

SHEET TITLE:

ILLUSTRATIVE VIEW -  
LOBBY ENTRANCE

SHEET NUMBER:

A-813

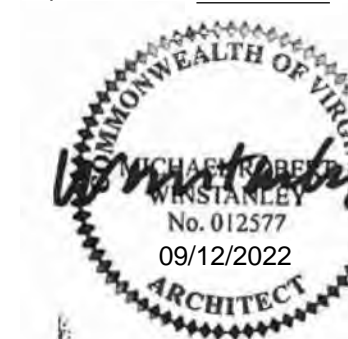
<h1 style="margin: 0;">APPROVED</h1> <h2 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h2>		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR		_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
_____ DIRECTOR		_____ DATE
CHAIRMAN, PLANNING COMMISSION		
_____ DATE RECORDED		_____ DATE
_____ INSTRUMENT NO.	_____ DEED BOOK NO.	_____ PAGE NO.



2712 Duke Street,  
Alexandria, VA 22314

**WINSTANLEY**  
ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024.



REGISTRATION:

[illegible]

A/E PROJECT NO:

DRAWN BY:

CHECKED BY:

SHEET TITLE:

ILLUSTRATIVE VIEW -  
WITTER FIELD SOUTH  
WEST CORNER

SHEET NUMBER:

A-814

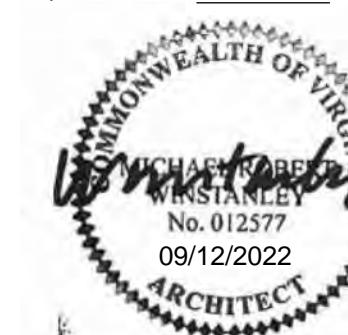
<h2 style="margin: 0;">APPROVED</h2> <h3 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h3>		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR	_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
_____ DIRECTOR	_____ DATE	
CHAIRMAN, PLANNING COMMISSION		
_____ DATE RECORDED		
_____ INSTRUMENT NO.	_____ DEED BOOK NO.	_____ PAGE NO.



2712 Duke Street,  
Alexandria, VA 22314

**WINSTANLEY**  
ARCHITECTS & PLANNERS

Professional Certificaton. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024



REGISTRATION:

[illegible]

A/E PROJECT NO:

DRAWN BY:

CHECKED BY:

SHEET TITLE:

ILLUSTRATIVE VIEW -  
COURTYARD VIEW

SHEET NUMBER:

A-815

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