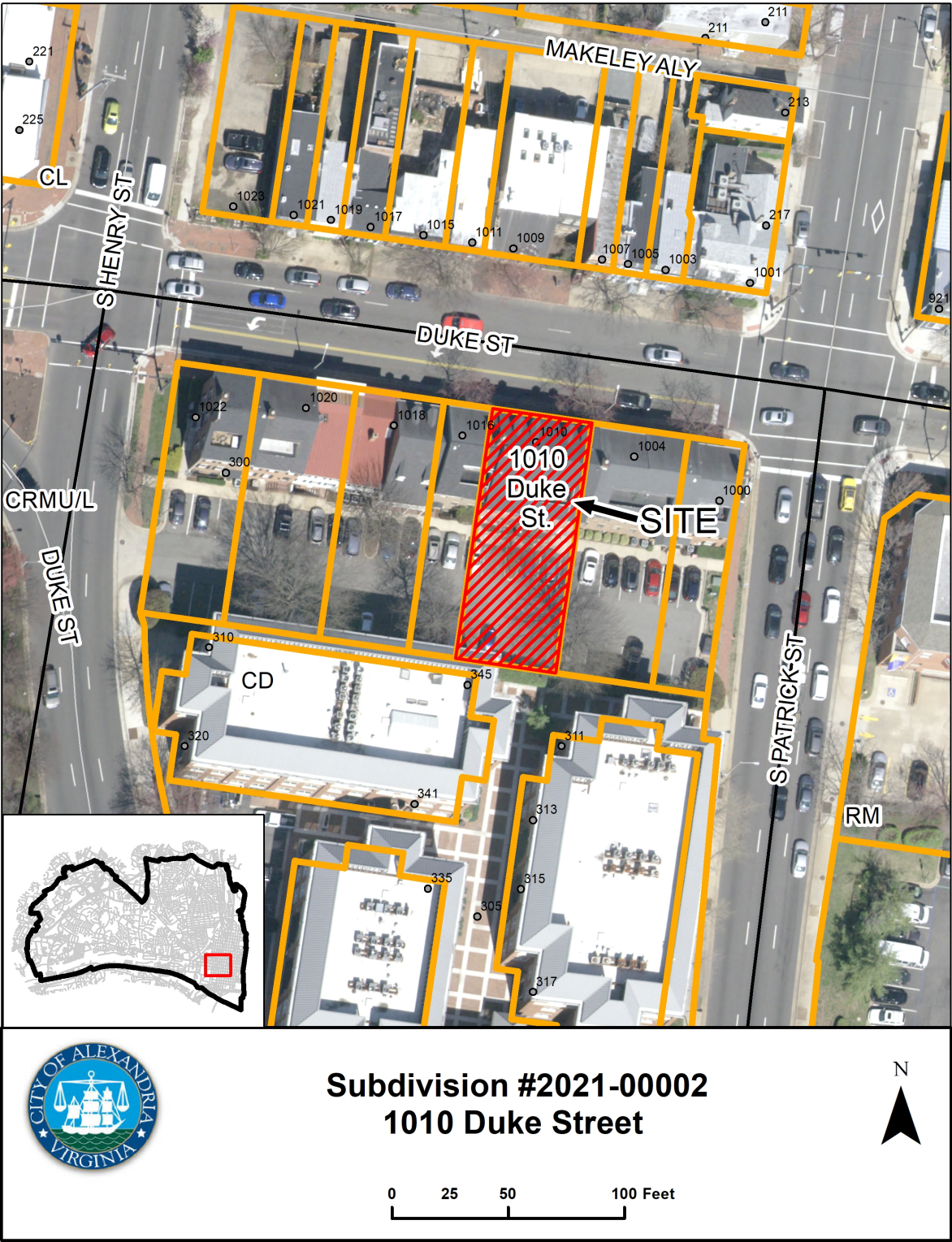


DOCKET ITEM #12
Subdivision #2021-00002
1010 Duke Street

Application	General Data	
Request: Public hearing and consideration of a request to re-subdivide an existing lot into two lots	Planning Commission Hearing:	May 4, 2021
	Approved Plat must be Recorded By:	November 4, 2022
Address: 1010 Duke Street	Zone:	CD / Commercial Downtown
Applicant: 1010 Duke St LC	Small Area Plan:	Old Town

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Michael Swidrak, AICP michael.swidrak@alexandriava.gov
Ann Horowitz ann.horowitz@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

REQUEST

The applicant, 1010 Duke Street LC, requests to re-subdivide the lot at 1010 Duke Street into two lots of record.

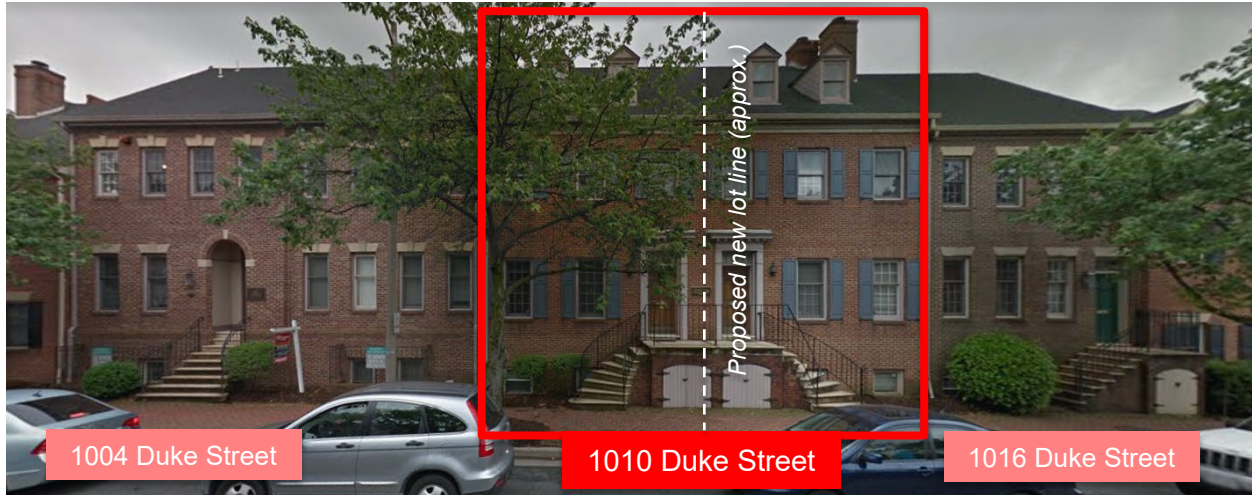


Figure 1: View of 1010 Duke Street property from Duke Street.

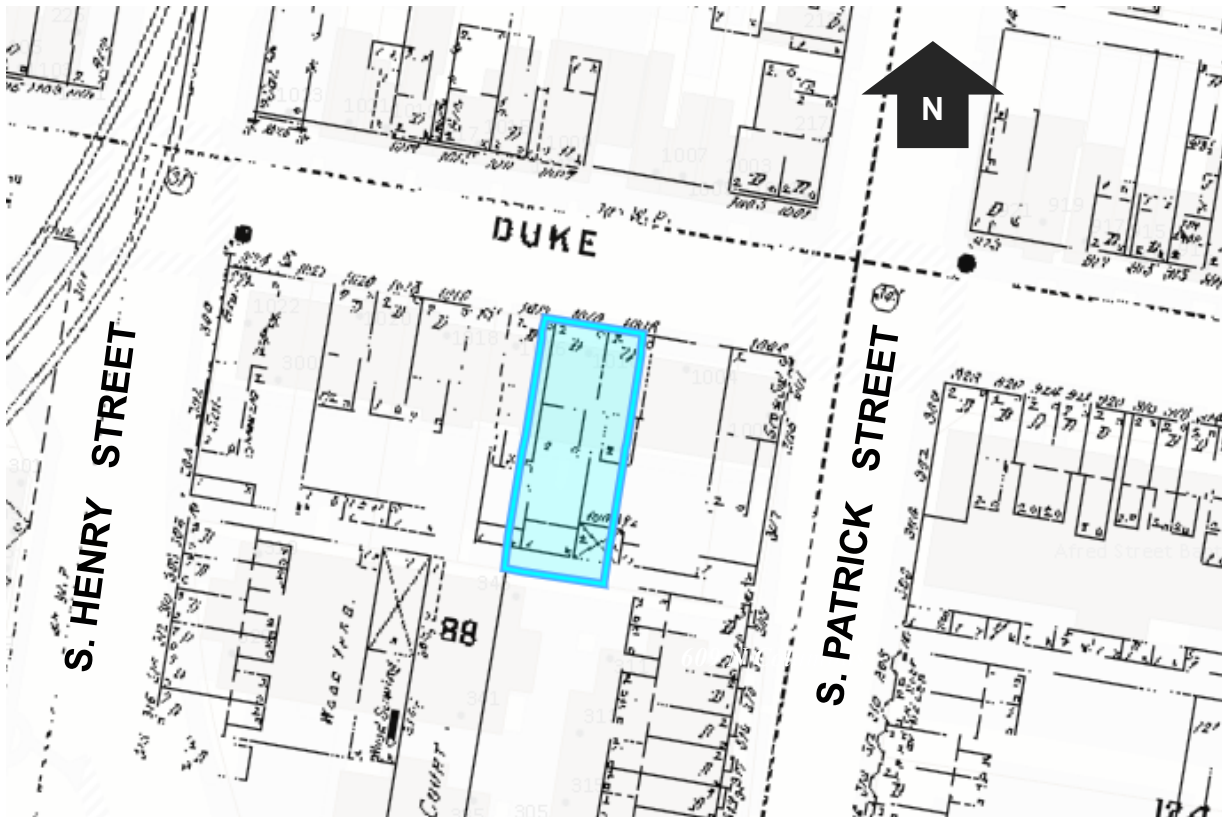


Figure 2: Sanborn map from 1896. The current location of 1010 Duke Street is highlighted in blue.

SITE DESCRIPTION

The subject site at 1010 Duke Street is a lot of record (Lot 506). The lot is rectangularly shaped and has 42.66 feet of frontage on Duke Street. The property has a total lot area of 4,618 square feet. The property is the site of an office commercial townhouse, constructed in 1984 after site plan approval of SIT#83-0028 as part of a townhouse row that comprises the Bedford Place development. The approved site plan included a row of townhouses planned for office uses with surface parking at the rear of the site accessed from S. Henry and S. Patrick Streets. The commercial townhouse row is currently divided into seven parcels with an ingress-egress easement to allow access to the surface parking area and a property owners' association to help manage the development. The 1010 Duke Street property (along with the adjacent 1016 Duke Street property) was owned by the American Association of Port Authorities prior to 2020 sale of the properties to the applicant.

Based on the 1877 Hopkins Atlas (Figure 3) and the Sanborn Map from 1896 (Figure 2), a history of townhouse lots and development on the block and the site can be verified. Two of the office townhouses on the block are designated as 100-year-old Buildings (1018 and 1020 Duke Street) and are subject to review by the Board of Architectural Review.¹

The site is located within a mixed-use portion of Old Town, along a blockface with additional commercial townhouses (some with accessory apartments) that comprise the Bedford Place development. The site is bordered to the south by the Alexandria Gateway office complex. The townhouses to the north along Duke Street feature a mix of residential and office uses.

SUBDIVISION BACKGROUND

Information taken from the 1877 Hopkins Atlas and 1891 Sanborn Map show that the site and the blockface in which it is contained has been subdivided, platted and built upon since the late 19th century. Sanborn maps from subsequent years confirm that lots along this blockface were generally townhouse-width prior to the Dip Urban Renewal project of the 1970s that consolidated and reconfigured the block to its current dimensions and lot configuration. As



Figure 3: 1877 Hopkins Atlas. The approximate location of 1010 Duke Street is highlighted in red.

¹ The site is located adjacent to, but outside of, the Old and Historic Alexandria District.

Figure 5 below demonstrates that the blockface was subdivided in 1982 into lots that were generally approximately 21.33 feet wide, though some of the lots were consolidated in 1984 with the construction of the Bedford Place development likely based on the needs of the property purchasers.

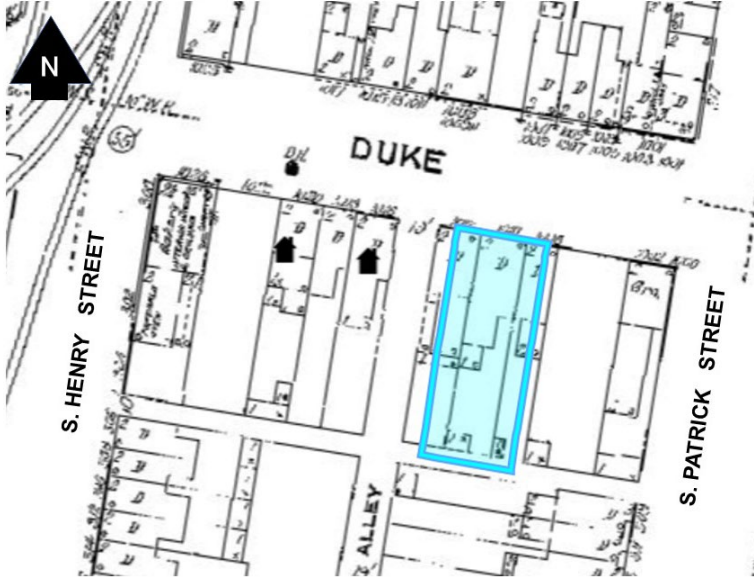


Figure 4: 1921 Sanborn Map. The current location of 1010 Duke Street is highlighted in blue.

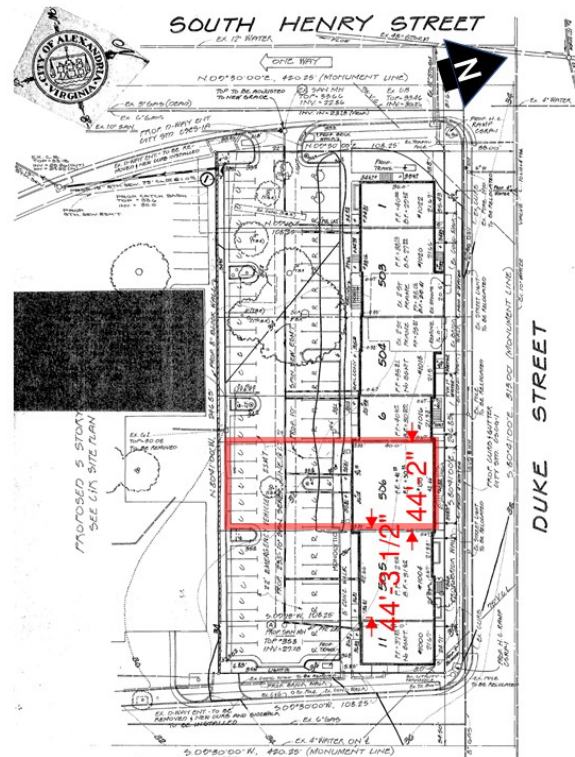
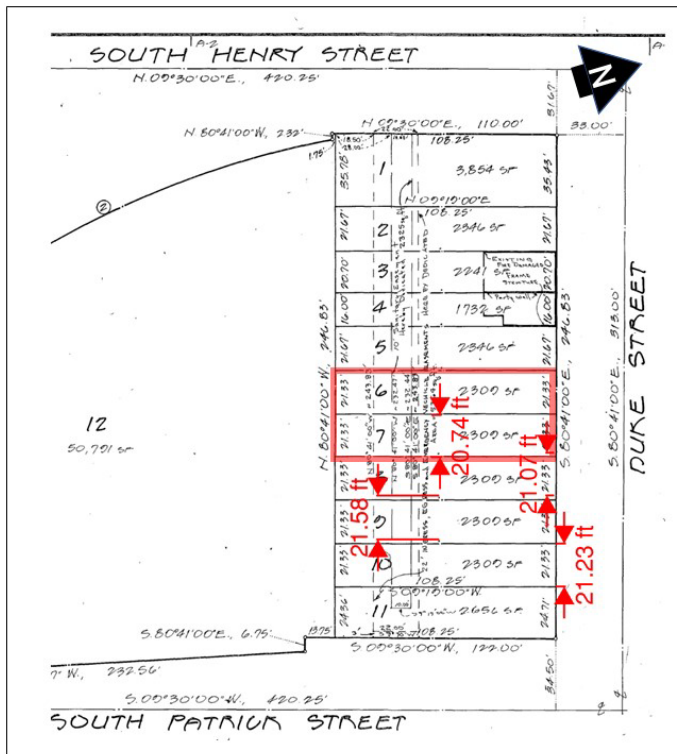
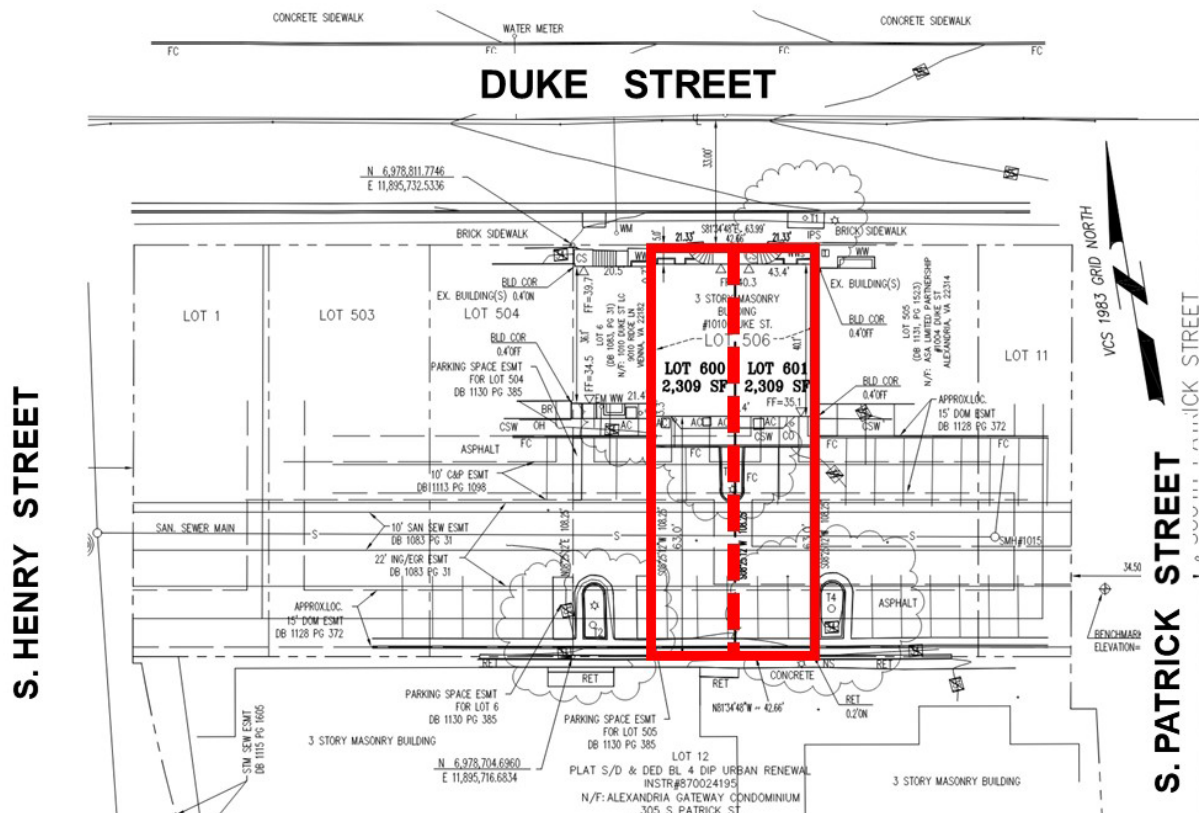


Figure 5: The subdivision of the site from 1982 (left) and the existing lot layout on the blockface from the 1984 as-built site plan after some parcels were consolidated (right). The 1010 Duke Street property is highlighted in red.

The applicant proposes a re-subdivision of the existing lot of record at 1010 Duke Street into two separate lots of 2,309 SF each through the addition of a lot line through the center of the existing lot (see Figure 6). The new lots (Lot 600 to the west and Lot 601 to the east) will each have 21.33 feet of frontage on Duke Street. The applicant will be required to construct a fire separation wall along the property line within the existing commercial townhouse prior to the approval of a final plat in order to establish a separate commercial townhouse building on each lot. The subdivision will facilitate the conversion of the existing commercial townhouse into two separate commercial townhouses. The parking provided for the subdivided commercial townhouses, which will include office uses and accessory apartments, will comply with Zoning Ordinance requirements and be verified with an administrative site plan amendment pending subdivision approval. The number of parking spaces per Zoning Ordinance requirements will be verified as part of an administrative site plan amendment to SIT#83-0028 prior to internal renovation/tenant fit-out building permit submission.



ZONING/MASTER PLAN DESIGNATION

The lot of record is located in the CD / Commercial Downtown zone, consistent with the other properties in the Bedford Place development. There are no lot size, frontage or minimum lot width, setback and open space requirements if the building(s) retains commercial/nonresidential uses.

including with up to four accessory apartments per building. The lot is located within the Old Town Small Area Plan, which was approved by City Council in 1992. The existing and future commercial use with accessory apartments is consistent with the recommendations of the Land Use Recommendations within the Old Town Small Area Plan, where the site is recommended as CD or Commercial Downtown.

SUBDIVISION STANDARDS

Several 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 11-1710(B) states that 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.

The proposed lots meet the subdivision standards.

II. STAFF ANALYSIS

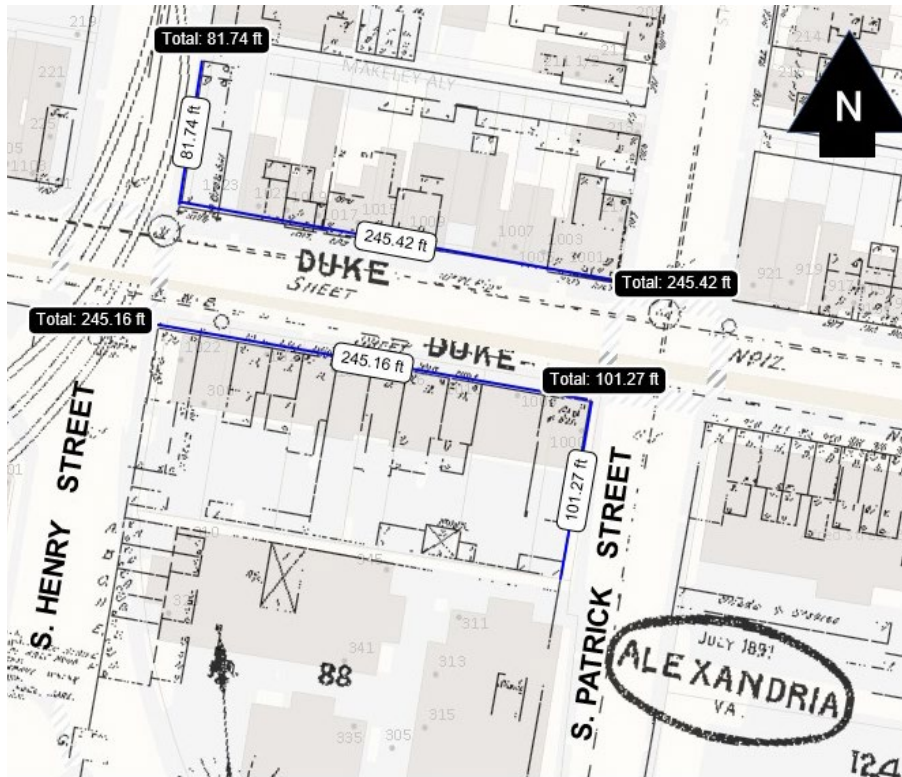
Staff finds the applicant’s subdivision request reasonable as it meets general subdivision requirements. Given that the CD zone provides no lot area, frontage or width requirements for commercial uses, the proposed lots meet the zone requirements. In addition, the proposed new lots meet the character suitability considerations of Section 11-1710(B) of the Zoning Ordinance and would create two new lots which are comparable in width and frontage to adjacent lots in the neighborhood. The proposed re-subdivision is substantially in character with the neighborhood in terms of lot area, width, frontage and orientation.

Lot Character Assessment - Area of Comparison

To assess the suitability of the potential subdivision of land, staff must examine the proposed lot character within the context of the original subdivision. In this instance, the 1877 Hopkins Map and 1891 Sanborn Map are utilized to provide details on the subdivision lots and property development as this portion of the city urbanized in the late 19th century. Staff is examining the lots fronting on the 1000 block of Duke Street between S. Patrick and S. Henry Streets.

As shown in Figure 7, the length of each blockface fronting Duke Street has remained essentially unchanged since the late 19th century, while there are only minor discrepancies with the depth of the lots on the blockfaces over time. It should be taken into account that the lots along the blockface that include the subdivision site have remained generally consistent in regard to lot depth, though

the block shape itself has changed. The current teardrop-shaped block is the result of the connection of S. Henry and S. Patrick Streets (Route 1) and the closure of Wilkes Street east of S. Patrick Street as part of The Dip urban renewal of the area in the mid-late 20th century.



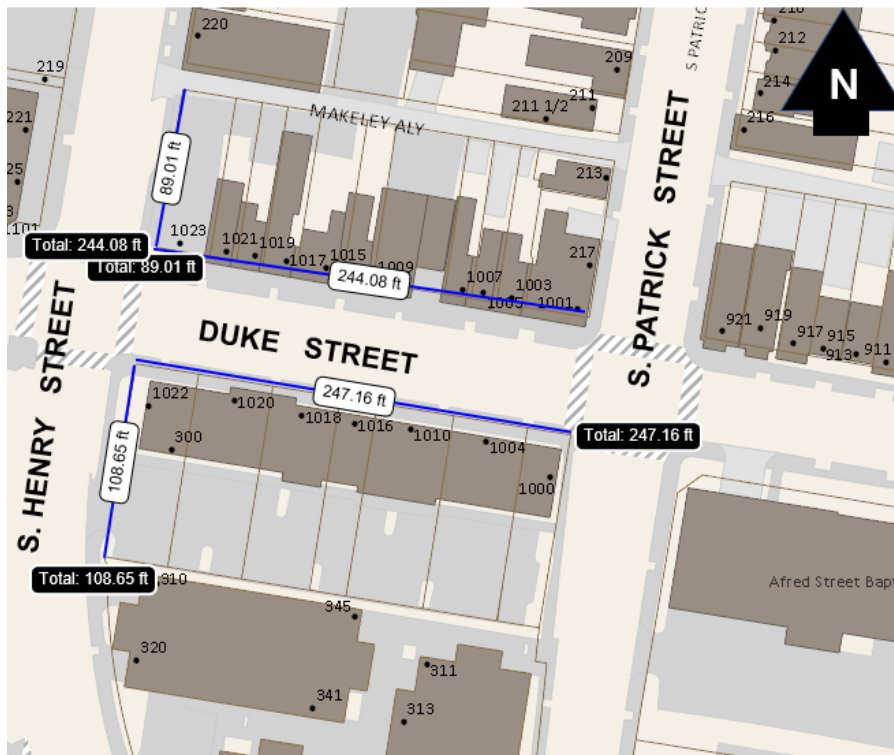


Figure 7: The 1891 Sanborn Map is on the top and existing conditions is on the bottom. Note that the width of each blockface and the depth of the lots fronting Duke Street are similar between 1891 and 2021.

As shown in Figure 8, the lot widths and configurations for each blockface have varied over time in addition to varying at any given time. The 1877 Hopkins Map depicts lots as narrow as approximately 15 feet and as wide as approximately 50 feet. As seen on the right of Figure 5, the northern side is still a mix of narrow (15-20') townhouse lots and wider office and residential lots. The southern blockface has been configured as primarily "double-wide" townhouse lots as part of the 1983-1984 office townhouse development, though 1000 and 1016 Duke Street have smaller lot widths similar to the townhouse lots directly to the north.

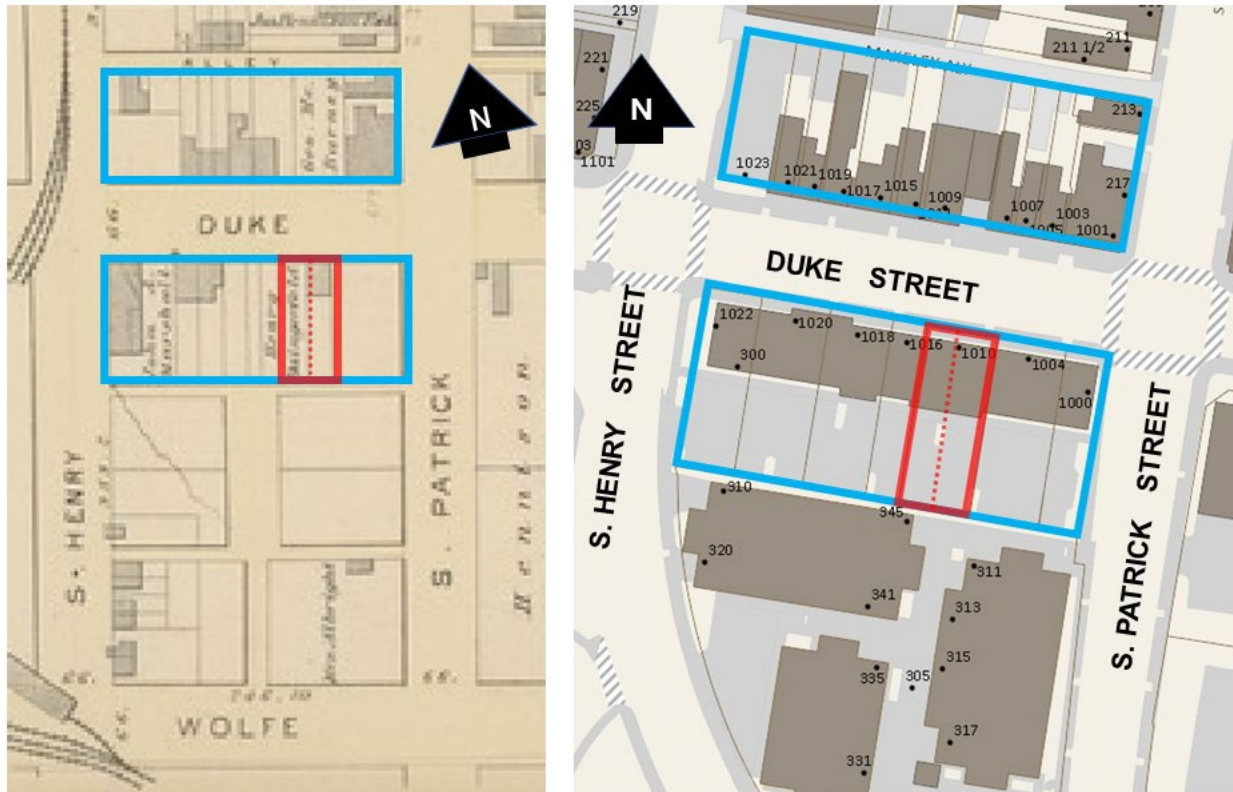


Figure 8: 1877 Hopkins Map (left) and 2021 GIS Map (right). The study blockfaces are in blue and the site in red.

Lot Character Assessment – Similarly Situated Lots

The Zoning Ordinance requires an additional layer of lot analysis to identify “similarly situated” lots within the area of comparison to serve as a strong basis of comparison for the proposed subdivision. Staff has interpreted similarly situated lots as those which share similar characteristics in terms of size, frontage, location, and orientation to the proposed lots. Figure 9 shows all of the interior lots on the two blockfaces which are identified as similarly situated lots and used for comparison.

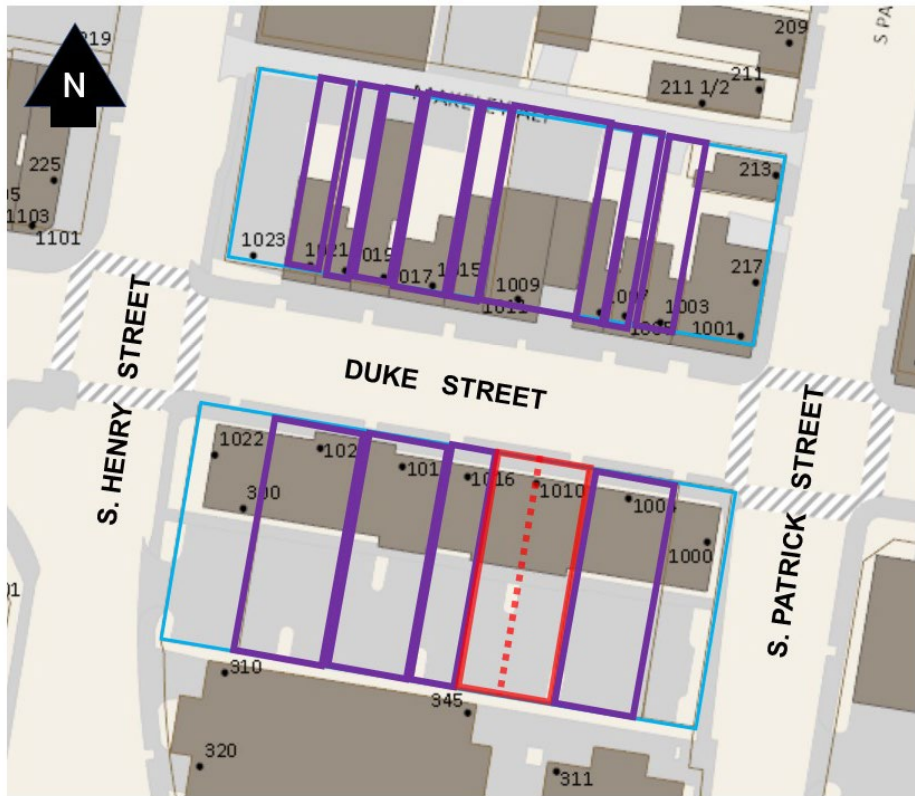


Figure 9: Area of comparison (blue), most similarly situated lots (purple), and proposed subdivision (red)

Lot Character Assessment – Lot Analysis

Staff identified 13 similarly situated lots within the area of comparison and compared the as-developed lot area, frontage, and typical development typology of existing lots to the proposed lots from the re-subdivision at 1010 Duke Street to assess the similarity of the proposed subdivision to the neighborhood character. The similarly situated lots are identified and outlined in Table 1 and depicted in Figure 9.

The lot analysis demonstrates that the re-subdivision proposal for 1010 Duke Street would result in lots that are compatible with existing lot frontage, widths, and lot areas of the similarly situated lots. The lot analysis reveals a range of frontage widths on both blockfaces, ranging from about 14.5 feet wide to nearly 43 feet wide. The two lots created from the subdivision of 1010 Duke Street would have lot widths and frontages on Duke Street that are wider than many of the similarly situated lots, and narrower than the “double-wide” offices in the Bedford Place development. The re-subsidized lots will be 2,309 square feet, which is similar in size to the similarly situated lots on the Bedford Place blockface (and essentially identical to the adjacent 1016 Duke Street lot), and larger than the comparable lots on the blockface to the north. The smaller lot width and sizes proposed with the 1010 Duke Street re-subdivision will create two lots with lot areas, widths and frontages that are more consistent with the smaller lot sizes seen generally in Old Town and the “granular” character of the area.

Address	Zone	Lot Area	Frontage	Use
North Blockface				
1003 Duke Street	CL	1,390 SF*	16.7 feet	Residential Townhouse
1005 Duke Street	CL	1,290 SF*	14.5 feet	Residential Townhouse
1007 Duke Street	CL	1,370 SF*	14.5 feet	Residential Townhouse
1009 Duke Street	CL	3,550 SF*	41.1 feet	Office
1011 Duke Street	CL	1,490 SF*	17.0 feet	Residential Townhouse
1015 Duke Street	CL	2,400 SF*	25.8 feet	Commercial/office (proposed residential townhouse conversion)
1017 Duke Street	CL	1,670 SF*	17.6 feet	Residential Multifamily
1019 Duke Street	CL	1,380 SF*	15.6 feet	Residential Townhouse
1021 Duke Street	CL	1,270 SF*	15.5 feet	Residential Townhouse
South Blockface				
1004 Duke Street	CD	4,618 SF	42.6 feet	Commercial/Office
1010 Duke Street, Future Lot 600	CD	2,309 SF	21.3 feet	Commercial/Office w/ accessory apartments
1010 Duke Street, Future Lot 601	CD	2,309 SF	21.3 feet	Commercial/Office w/ accessory apartments
1016 Duke Street	CD	2,312 SF	21.3 feet	Commercial/Office w/ accessory apartments
1018 Duke Street	CD	4,084 SF	37.7 feet	Office
1020 Duke Street	CD	4,587 SF	42.3 feet	Office

* Measurement taken from GIS and is a general estimate.

Table 1: Lot area, frontage and use of similarly situated lots.

Tree preservation

The 1010 Duke Street property contains an 18-inch caliper pin oak tree, located to the south of the building in the general vicinity of the parking area. With the re-subdivision, the tree will be located on Lot 600. The applicant has not indicated any intention to remove existing tree cover and will be required to maintain the existing tree cover to remain in compliance with site plan requirements from SIT#83-0028.

Conclusion

As the proposed subdivision application meets the technical zoning standards for the CD 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 construct a fire-rated/ “party” wall to the specifications determined by building code to legally divide 1010 Duke Street into two buildings. The party wall building permit shall be approved and the wall constructed and inspected prior to the submission of the final subdivision plat. (P&Z) (Code Administration)
3. The applicant shall verify that required parking has been provided for the proposed number of accessory apartments and office use square footage prior to approval of the final subdivision plat. (P&Z) (T&ES)
4. An administrative site plan amendment to SIT#83-0028 will be required to document the new lot line and dimensions of Lot 600 and Lot 601. (P&Z)
5. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
6. The final subdivision plat shall include reference to instrument number for current conveyance/deed of conveyance to current owner. (T&ES)

STAFF: Michael Swidrak, AICP, Urban Planner III
Ann Horowitz, Principal Planner

Staff Note: This plat will expire 18 months from the date of approval (November 4, 2022) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 Traffic Engineering and OEQ have no comments.

F-2 There are several encroachments depicted on this plat. Please note that any approval of the City for proposed subdivision does not address or condone existing encroachments. (Survey)

F-3 Two of the symbols for “NS” are not on subject lot. (Survey)

Code:

No comments received.

Recreation, Parks & Cultural Activities:

No comments received.

Archaeology:

No comments received.

Police Department:

No comments received.

Fire Department:

No comments received.

Real Estate Assessments:

No comments received.

Health Department:

No comments received.



APPLICATION

SUBDIVISION OF PROPERTY

SUB # 2021-00002

PROPERTY LOCATION: 1010 Duke Street

TAX MAP REFERENCE: 074.01-14-05 ZONE: CD

APPLICANT:

Name: 1010 Duke ST. LC
Address: 9010 Ridge Lane, Vienna, VA 22182

PROPERTY OWNER:

Name: 1010 DUKE ST LC
Address: 9010 Ridge Lane Vienna, VA 22182

SUBDIVISION DESCRIPTION

split 1010 Duke Street into two (2) separate
buildings -
(sub) subdivision request to subdivide one
lot into two lots.

- ☒ **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.

Michael L. Albrittain

Print Name of Applicant or Agent

9010 Ridge Lane

Mailing/Street Address

Vienna, VA 22046

City and State

Zip Code

Michael L. Albrittain

Signature

703-966-1253

Telephone #

Fax #

Michael@albrittaingrouprealty.com

Email address

Date

2/18/2021

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.

Michael L. Albrightain	Gerald I. Moyer
9010 Ridge Lane	303 Hillwood Ave.
Vienna, VA 22182	Falls Church, VA 22046
80% owner	20% owner

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.



2021 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

1010 Duke St LC
9010 Ridge Lane
Vienna, VA 22182

License Number: 151471-2021
Account Number: 151471
Tax Period: 2021
Business Name: 1010 Duke St LC
Trade Name: 1010 Duke St LC
Business Location: No City Address
Alexandria, VA 22314

License Classification(s):

Rents Residential Property
9-088-001
Rent Res/Com Property

February 1, 2021

Dear Taxpayer:

This is your 2021 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

1010 Duke St LC
No City Address
Alexandria, VA 22314

License Number: 151471-2021
Account Number: 151471
Tax Period: 2021
Business Name: 1010 Duke St LC
Trade Name: 1010 Duke St LC
Business Location: No City Address
Alexandria, VA 22314
License Classification(s): Rents Residential Property
9-088-001
Rent Res/Com Property

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. Michael L. Albrightain	9010 Ridge Lane Vienna, VA 22182	80%
2. Gerald I. Moyer	303 Hillwood Ave. Falls Church, VA 22046	20%
3. <i>William Dwyer</i>		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1010 Duke 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. Michael L. Albrightain	9010 Ridge Lane Vienna VA 22182	80%
2. Gerald I Moyer	303 Hillwood Ave. Falls Church, VA 22046	20%
3.		

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 required 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 the 12-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 indicate 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. Michael L. Albrightain	none	none
2. Gerald I Moyer	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.

1/13/2021 Michael L. Albrightain
Date Printed Name

Michael L. Albrightain
Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: 1010 Duke Street
PROJECT ADDRESS: 1010 Duke Street
DESCRIPTION OF REQUEST:
split 1010 Duke St. into 2 separate buildings

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.

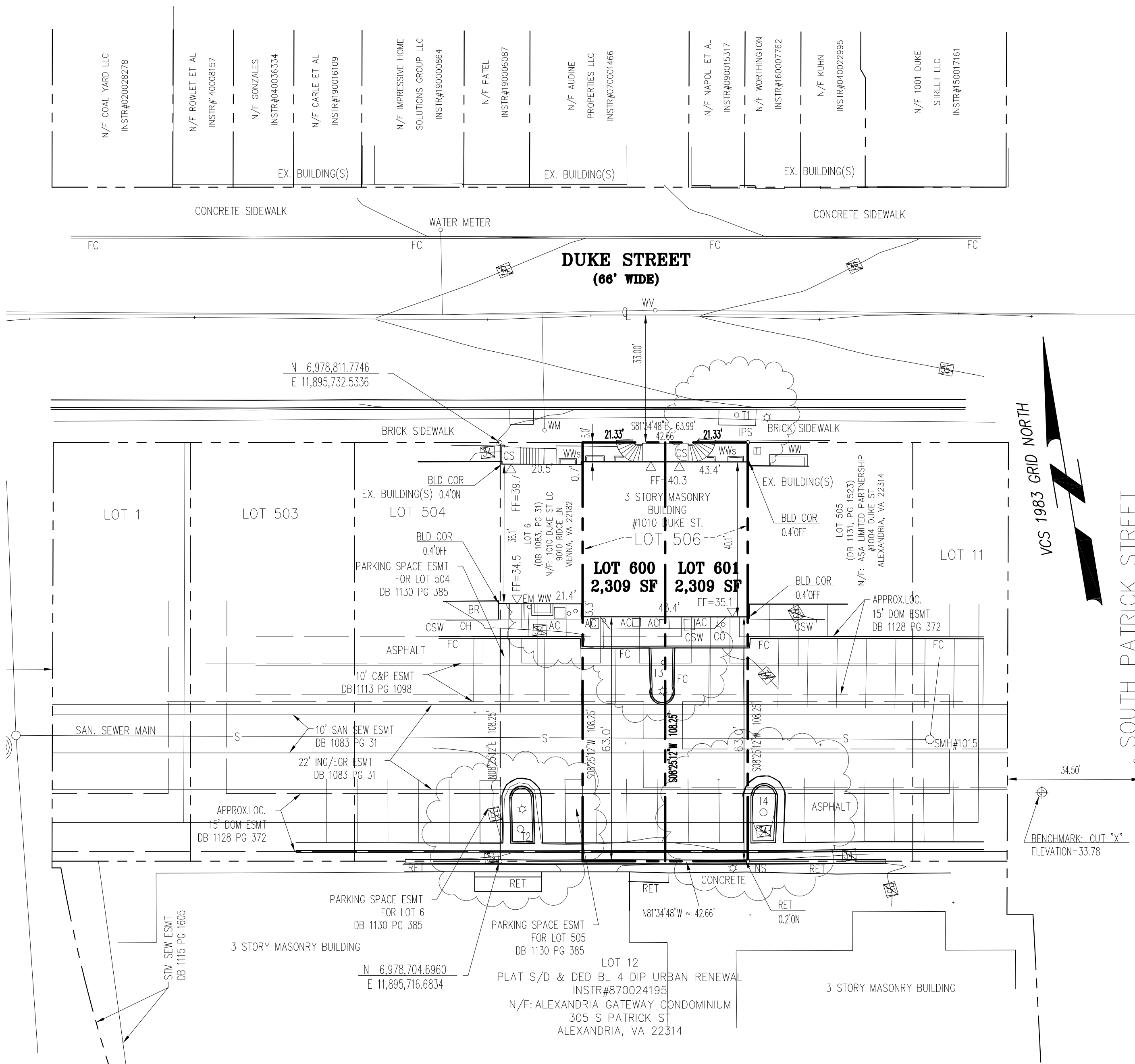
Date: 1/13/2021

☒ Applicant

☐ Agent

Signature: ML Albrittain

Printed Name: Michael L. Albrittain



NOTES:

1. THE PROPERTY DELINEATED HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA AS MAP-BLOCK-LOT NUMBERS 074.01-14-05, AND IS ZONED CD
2. THE PROPERTY SHOWN HEREON IS IN THE NAME OF:
1010 DUKE ST LC
9010 RIDGE LN
VIENNA VA, 22182
3. THE PROPERTY WAS ACQUIRED BY 1010 DUKE ST LC BY VIRTUE OF INSTRUMENT #200018951
4. THE PROPERTY CONSISTS OF TOTAL 0.106 AC AREA AND CONSISTS OF ONE BUILDING.
5. EXISTING LOT IS LOT 506 AND IT IS PROPOSED TO BE SUBDIVIDED TO "LOT 600" AND "LOT 601"
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190041E, EFFECTIVE DATE JUNE 16, 2011. DESIGNATES THE PROPERTIES AS BEING IN ZONE X, "AREA OF MINIMAL FLOODING".
7. THERE IS NO RPA WITHIN THE SITE.
8. THERE ARE NO KNOWN GRAVEYARDS OR STRUCTURE MARKING A PLACE OF BURIAL.
9. THERE ARE NO KNOWN AREAS WHICH CONTAIN SOILS OR MATERIALS CONTAMINATED WITH HEAVY METALS, PETROLEUM PRODUCTS, PCB'S PESTICIDES, FLYASH, OR OTHER TOXIC HAZARDOUS MATERIALS.
10. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS
11. THERE ARE NO KNOWN AREAS WITHIN 1000 FT OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA
12. THERE ARE NO KNOW AREAS WITH POTENTIAL OF GENERATING COMBUSTIBLE GASES.
13. ANY APPROVAL OF THE CITY FOR THIS SUBDIVISION DOES NOT ADDRESS OR CONDONE EXISTING ENCROACHMENTS.
14. THE EXISTING BUILDING WILL HAVE A SEPARATE WALL CONSTRUCTED AT THE LOCATION OF THE NEW LINE OF SUBDIVISION. ALL NECESSARY PERMITS SHALL BE OBTAINED SEPARATELY.

LOT AREA TABULATIONS

LOT #	AREA (SQ FT)	
	EXISTING	PROPOSED
506	4,618	-
600	-	2,309
601	-	2,309
TOTAL	4,618	4,618

PARKING SPACE TABLE

LOT #	NO. OF PARKING SPACES	
	EXISTING	PROPOSED
506	9	-
600	-	4
601	-	5
TOTAL	9	9



PREPARED BY:

AMA ENGINEERS, LLC

3930 FENDER DRIVE, SUITE 310
FAIRFAX, VA-22030
PHONE: 703-273-0300 (OFFICE)
info@amaengineers.com

**PLAT SHOWING
LOTS 600 & 601 BLOCK 4
DIP URBAN RENEWAL
RE-SUBDIVISION
OF
LOT 506 BLOCK 4
DIP URBAN RENEWAL
(DEED BOOK 1130, PAGE 385)
CITY OF ALEXANDRIA, VIRGINIA**

**SCALE: 1"=20'
DATE: 04/01/2021**

TREE #	SPECIMEN	SIZE (IN)	HEIGHT (FT)
T1	SUGAR MAPLE	10	25
T2	PIN OAK	22	50
T3	PIN OAK	18	50
T4	PIN OAK	16	50