



APPLICATION

ENCROACHMENT

ENC# _____

PROPERTY LOCATION: 5601 Courtney Ave., Alexandria, Va 22304
TAX MAP REFERENCE: 067.04-02-13 **ZONE:** I

APPLICANT

Name: Eurovia Atlantic Coast, LLC d/b/a Virginia Paving Company
Address: 2911 N Graham Street, Charlotte, NC 28206

PROPERTY OWNER

Name: Eurovia Atlantic Coast, LLC d/b/a Virginia Paving Company
Address: 2911 N Graham Street, Charlotte, NC 28206

PROPOSED USE: Encroachment for long-standing areas utilized by the company as part of its paving operations. See attached Encroachment Plat.

INSURANCE CARRIER (copy attached) _____ **POLICY #** _____

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 of the 1992 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 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 Iso 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 their knowledge and belief.

Mary Catherine Gibbs, Hart & Gibbs, PC
Print Name of Applicant or Agent
700 N. Fairfax St., Suite 600
Mailing/Street Address
Alexandria, VA 22314
City and State Zip Code

Mary Catherine Gibbs
Signature
703-836-5757 703-548-5443
Telephone # Fax #
mcgibbs@hartlanduselaw.com
Email address
7/12/19
Date

Application Received: _____ Date and Fee Paid: \$ _____
ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL: _____

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 Eurovia Atlantic Coast, LLC dba Virginia Paving Co.	2911 N Graham Street Charlotte, NC 28206	100% of property
² Blythe Construction Inc.	2911 N Graham Street Charlotte, NC 28206	100% of Eurovia Atlantic Coast, LLC dba Virginia Paving Co.
³		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5601 Courtney Ave. (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 Same as Above	Same as Above	Same as Above
² Same as Above	Same as Above	Same as Above
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 require to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within 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 indicated each person or entity and "None" in the corresponding fields).

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

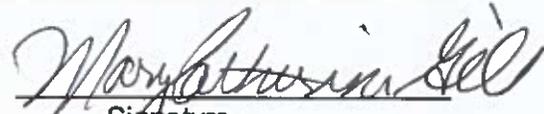
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
¹ Eurovia Atlantic Coast, LLC dba Virginia Paving Co.	None	
² Blythe Construction Co.	None	
³		

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.

7/12/19
Date

Mary Catherine Gibbs
Printed Name


Signature

DESCRIPTION OF
ENCROACHMENT AREA #1 ON
COURTNEY AVENUE
ALEXANDRIA, VIRGINIA

Being a strip or parcel of land hereinafter described as "Encroachment Area #1" across the right-of-way of Courtney Avenue, and being more particularly described by metes and bounds as follows:

COMMENCING AT A POINT, said point being the southwest corner of Lots 2, 3, 4 & 5, of the Robert Courtney Subdivision, thence running with the southern line of said lots N 70°17'20" E, 106.44 feet to a point, thence leaving the southern line of said lots and crossing over Courtney Ave S 19°52'20" E 50.00 feet to the true **BEGINNING AT A POINT** lying on the southerly right-of-way of Courtney Avenue and the northerly boundary of lands now in the name of Norfolk Southern R.R. Company, thence running with the said right-of-way line the following two (2) courses and distances:

1. S 70°17'20" W, a distance of 119.13 feet to a point; thence,
2. S 58°09'12" W, a distance of 89.06 feet to a point, thence leaving said right-of-way line and running through said right-of-way the following six (6) courses and distances:
 3. N 35°40'56" W, a distance of 14.29 feet to a point; thence,
 4. N 58°52'19" E, a distance of 34.78 feet to a point; thence,
 5. N 63°28'43" E, a distance of 36.89 feet to a point; thence,
 6. N 65°19'00" E, a distance of 36.84 feet to a point; thence,
 7. N 66°59'16" E, a distance of 103.14 feet to a point; thence,
 8. S 18°46'16" E, a distance of 15.41 feet to the **POINT OF BEGINNING**

Containing a computed area of **2,526 Square Feet** of land.

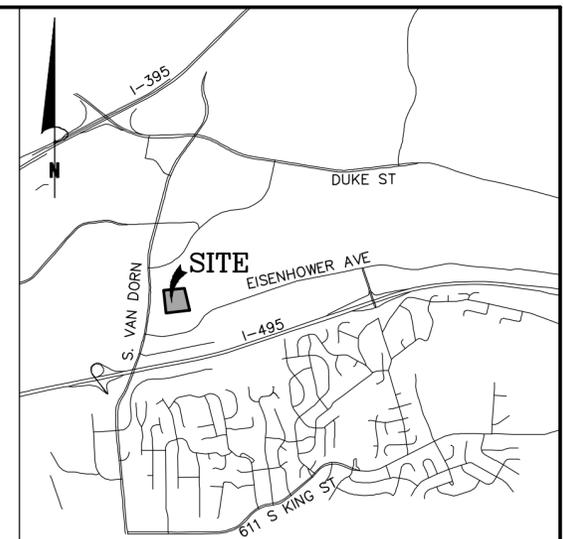
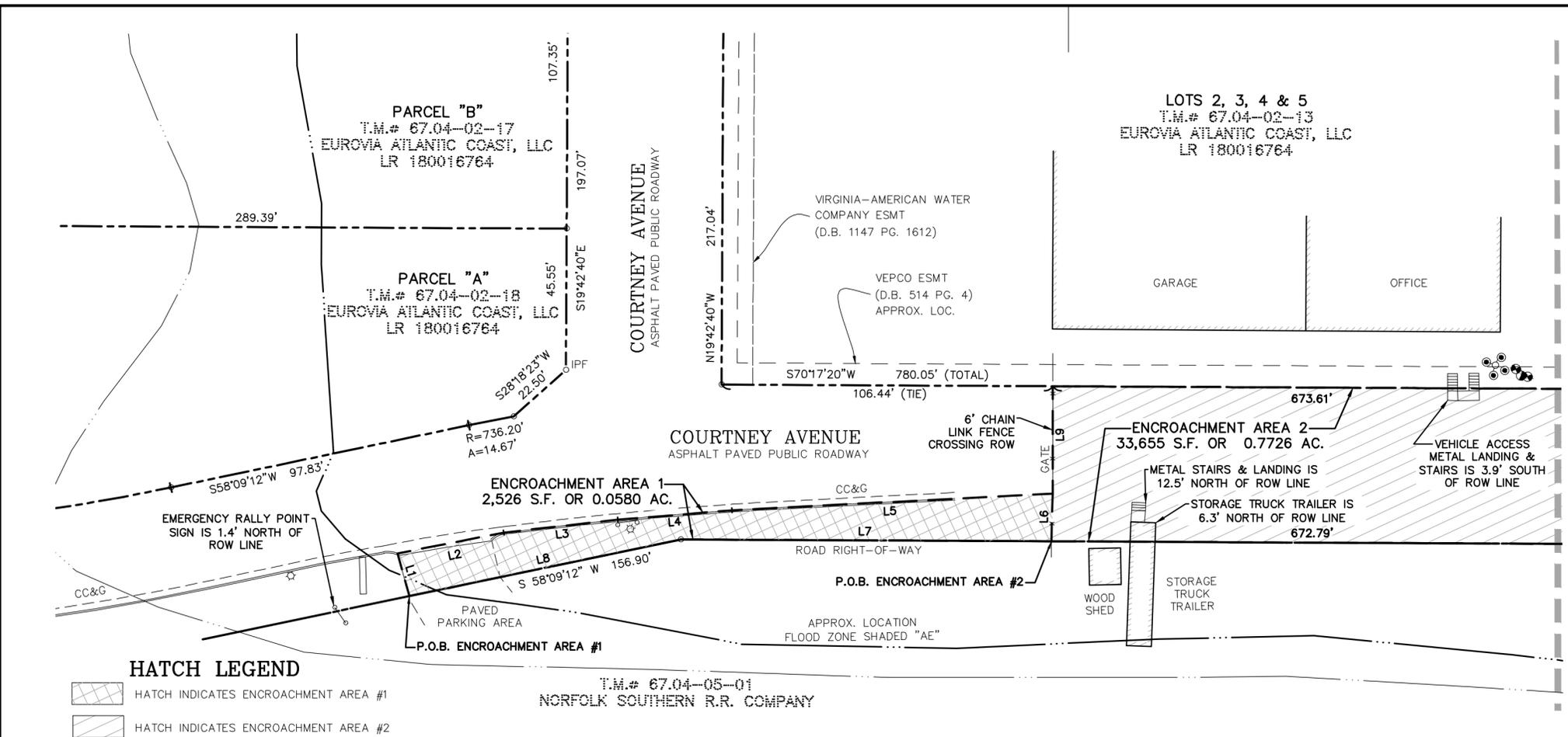
DESCRIPTION OF
ENCROACHMENT AREA #2 ON
COURTNEY AVENUE
ALEXANDRIA, VIRGINIA

Being a strip or parcel of land hereinafter described as “Encroachment Area #2” across the right-of-way of Courtney Avenue, and being more particularly described by metes and bounds as follows:

COMMENCING AT A POINT, said point being the southwest corner of Lots 2, 3, 4 & 5, of the Robert Courtney Subdivision, thence running with the southern line of said lots N 70°17'20" E, 106.44 feet to the true **BEGINNING AT A POINT** lying on the northerly right-of-way of Courtney Avenue, thence continuing with the northerly right-of-way line:

1. N 70°17'20" E, a distance of 673.61 feet to a point on an easterly boundary line of a parcel of land now in the name of Eurovia Atlantic Coast LLC; thence the following two (2) courses and distances,
2. S 18°35'40" E, a distance of 50.00 feet to a point; thence, with the southerly right-of-way line of Courtney Ave,
3. S 70°17'20" W, a distance of 672.79 feet to a point; thence leaving the southerly right-of-way line and crossing through said right-of-way,
4. N 19°52'20" W, a distance of 50.00 feet to the **POINT OF BEGINNING**

Containing a computed area of **33,655 Square Feet** of land.

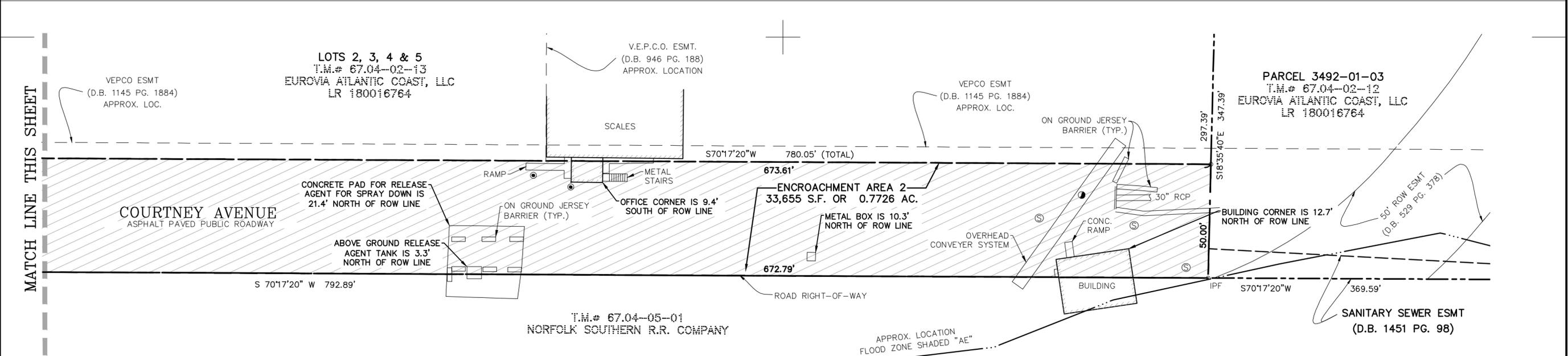


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 35°40'56" W	14.29'
L2	N 58°52'19" E	34.78'
L3	N 63°28'43" E	36.89'
L4	N 65°19'00" E	36.84'
L5	N 66°59'16" E	103.14'
L6	S 18°46'16" E	15.41'
L7	S 70°17'20" W	119.13'
L8	S 58°09'12" W	89.06'
L9	N 19°52'31" W	34.59'

LEGEND

- ☆ LIGHT POLE
- WATER VALVE
- ⊙ SANITARY MANHOLE
- BOLLARD
- ⊕ FIRE HYDRANT
- IPF IRON PIPE FOUND



NOTES

- THE PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF ALEXANDRIA TAX MAP NO. AS PARCEL 67.04-02-13, WHICH IS ZONED I (INDUSTRIAL)..
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON MARCH 7, 2019.
- THE HORIZONTAL DATUM AS REFERENCED HEREON WAS ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE COORDINATE SYSTEM (VCS) 1983, NORTH ZONE.
- THE PROPERTY IS LOCATED IN SPECIAL FLOOD FLOOD HAZARD AREA ZONE "AE" (1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION DETERMINED) AND OTHER FLOOD AREAS ZONE "X" (0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY PANEL NUMBER 5155190017E, DATED JUNE 16, 2011.
- BOWMAN CONSULTING IS NOT AWARE OF ANY EVIDENCE OF GRAVES OR BURIAL MARKERS ON THE SUBJECT PROPERTY.



NOT FOR RECORDATION

I HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE AND THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY ELECTRONIC METHODS AND MEET MINIMUM ACCURACY STANDS UNLESS OTHERWISE NOTED. THIS SURVEY HAS BEEN PREPARED WITHOUT A CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

PLAT SHOWING
ENCROACHMENT AREAS
ON A PORTION OF
COURTNEY AVENUE
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' DATE: MARCH 22, 2019

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

REVISION	
04/15/19	CLIENT COMMENTS
07/10/19	CLIENT COMMENTS

Bowman CONSULTING

Bowman Consulting Group, Ltd.
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Herndon, Virginia 20171
Phone: (703) 484-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

DWG: P:\001268 - COURTNEY AVE\001268-02-001 (SUR)\SURVEY\PLATS BY: CR CHK: BTG QC:
BCG PROJECT NO: 1268-02-001 TASK: 0002 COUNTY REF NO: SHEET 1 OF 1

1268-MP-C-001