

COORDINATED DEVELOPEMENT DISTRICT-LANDMARK/VAN DORN WEST ALEXANDRIA PROPERTIES ALEXANDRIA, VIRGINIA

ZONING TABULATIONS

SITE ADDRESSES &
TAX MAP NUMBERS: 057.04-05-04 (5730 EDSALL RD), 057.04-05-05 (611 S. PICKETT ST), 057.04-05-06 (5660 EDSALL RD), 057.04-05-07 (5650 EDSALL RD), 057.04-05-08 (501 S. PICKETT ST), AND 067.02-02-01 (504 S. VAN DORN ST).

EXISTING ZONE: I (INDUSTRIAL), CG (COMMERCIAL GENERAL)

PROPOSED ZONE: COORDINATED DEVELOPMENT DISTRICT (CDD)

SMALL AREA PLAN DISTRICT: LANDMARK/VAN DORN

EXISTING SITE AREA: 057.04-05-04 - 172,790 S.F. OR 3.967 AC. (LANDMARK-VAN DORN SAP)
057.04-05-05 - 216,465 S.F. OR 4.969 AC. (LANDMARK-VAN DORN SAP)
057.04-05-06 - 8,419 S.F. OR 0.193 AC. (LANDMARK-VAN DORN SAP)
057.04-05-07 - 20,262 S.F. OR 0.465 AC. (LANDMARK-VAN DORN SAP)
057.00-05-08 - 12,123 S.F. OR 0.278 AC. (LANDMARK-VAN DORN SAP)
067.02-02-01 - 219,078 S.F. OR 5.029 AC. (LANDMARK-VAN DORN SAP)
TOTAL: 649,137 S.F. OR 14.922 AC. (EXCLUDES RIGHT-OF-WAY)

EXISTING USE: 057.04-05-04 - SHOPPING CENTER
057.04-05-05 - OFFICE/COMM WHSE
057.04-05-06 - VACANT LAND-INDUSTRIAL
057.04-05-07 - OFFICE/COMM WHSE
057.04-05-08 - OFFICE/COMM WHSE
067.02-02-01 - OFFICE/COMM WHSE

PROPOSED USE: MULTI-FAMILY RESIDENTIAL, OFFICE, RETAIL/COMMERCIAL SPACE, HOTEL AND CIVIC USES

PROPOSED SITE AREA (EXCLUDING R.O.W.): 495,426.13 S.F. OR 11.37 AC.

GROSS FLOOR AREA PROPOSED:

	RETAIL/COMMERCIAL SPACE	OFFICE/COMMERCIAL SPACE	RESIDENTIAL*	ABOVE GRADE COVERED PARKING	TOTAL**
RESIDENTIAL - GROSS FLOOR AREA	223,000 GSF	187,100 GSF	1,683,400 GSF	96,500 SF	2,130,000 GSF
OFFICE - GROSS FLOOR AREA	223,000 GSF	830,000 GSF	818,500 GSF	96,500 SF	1,968,000 GSF

* ASSUMES 1,000 GSF PER UNIT (1683 UNITS)

** SPECIFIC SQUARE FOOTAGES AND/OR USES FOR EACH BLOCK CAN BE ADJUSTED TO MOVE UP TO 30% OF EACH BLOCK SQUARE FOOTAGE OR 30% OF A USE TO ANOTHER BLOCK IN THE CDD.

0.50 (NONRESIDENTIAL)

0.85

057.04-05-04 - 172,790 S.F. OR 3.967 AC. - CG ZONE - MAX S.F. = 86,395.00 S.F.
057.04-05-05 - 216,465 S.F. OR 4.969 AC. - I ZONE - MAX S.F. = 183,945.25 S.F.
057.04-05-06 - 8,419 S.F. OR 0.193 AC. - CG ZONE - MAX S.F. = 4,209.50 S.F.
057.04-05-07 - 20,262 S.F. OR 0.465 AC. - CG ZONE - MAX S.F. = 10,191.00 S.F.
057.00-05-08 - 12,123 S.F. OR 0.278 AC. - CG ZONE - MAX S.F. = 6,061.50 S.F.
067.02-02-01 - 219,078 S.F. OR 5.029 AC. - CG ZONE - MAX S.F. = 109,539.00 S.F.

MAXIMUM FAR (CG-ZONE): 0.50 (NONRESIDENTIAL)

MAXIMUM FAR (I- ZONE): 0.85

EXISTING FAR UNDER CURRENT ZONING:

MAXIMUM FAR IN CDD#27 PER LANDMARK/VAN DORN SAP: 2.0 (649,137 S.F. ÷ 2.0 = 1,298,274 S.F.)

MAXIMUM FAR WITH MASTERPLAN AMENDMENT: 3.28 (2,130,000 S.F. / 649,137 S.F.)

EXISTING ALLOWABLE BUILDING HEIGHT: FROM 65 FT TO 120 FT

BUILDING HEIGHT PROPOSED: FROM 65 FT TO 170 FT

APPROXIMATE TOTAL AREA DISTURBED: 14.91 AC OR 649,369 SF

EXISTING ADT: 12,163 VPD

PROPOSED ADT W/ RESIDENTIAL: 28,548 VPD

PROPOSED ADT W/ OFFICE: 29,521 VPD

PROPOSED OPEN SPACE: 123,856.50 S.F. OR 2.84 AC.

SANITARY NARRATIVE

THIS PROJECT PROPOSES ITS OWN SANITARY SEWER SYSTEM. IT WILL ULTIMATELY OUTFALL INTO THE EXISTING 48" RCP SANITARY PIPE. NO ADDITIONAL ANALYSIS REQUIRED.

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY EDSALL ROAD; TO THE SOUTH BY S. PICKETT STREET; TO THE EAST BY EDSALL ROAD; AND TO THE WEST BY VAN DORN STREET. THIS PROJECT CONSISTS OF THE DEVELOPMENT OF RESIDENTIAL MULTI-FAMILY UNITS OVER RETAIL/COMMERCIAL SPACE, A HOTEL OVER RETAIL/COMMERCIAL SPACE, AND OFFICE (INCLUDING MEDICAL OFFICE) AND RETAIL/COMMERCIAL SPACE. A COMBINATION OF LANDSCAPE AND HARDSCAPE WILL BE PROVIDED IN THE OPEN SPACE AREAS. THE TOWN GREEN, SPANISH STAIRS, AND POTENTIAL CIVIC SPACE ARE THE SPECIAL AMENITIES CURRENTLY PROVIDED IN THE DESIGN.

THE PROJECT IS REQUESTING A MASTERPLAN AMENDMENT TO INCREASE DENSITY AND HEIGHT PERMITTED IN THE LANDMARK/VAN DORN SMALL AREA PLAN INCLUDING USING WHAT WILL BE CONSIDERED 7-700 BONUS DENSITY AND HEIGHT FOR THE PROVISION OF ONSITE AFFORDABLE HOUSING. MASTERPLAN AMENDMENTS FOR INCREASED FAR/DENSITY AND BUILDING HEIGHT, AND A REZONING TO NEW CDD#27 HAVE BEEN REQUESTED IN ASSOCIATION WITH THIS CDD CONCEPT PLAN REQUEST. THE REQUESTED DENSITY WOULD BE ACHIEVED THROUGH A MASTERPLAN AMENDMENT AND A FUTURE SUP, IF APPROVED, FOR BONUS DENSITY USING SECTION 7-700 OF THE ZONING ORDINANCE. A TEXT AMENDMENT TO ESTABLISH THE NEW CDD#27 ZONE WOULD BE REQUIRED IN CONNECTION WITH THIS REQUEST.

THE ADJACENT PROPERTIES WILL BE PROTECTED FROM ADVERSE EFFECTS OF THE PROPOSED DEVELOPMENT BY THE STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND BY REDUCING THE OVERALL RUNOFF FROM THE DEVELOPMENT. NO SCENIC AREAS OR NATURAL FEATURES ARE PRESENT ON THE SITE. THE ON AND OFFSITE IMPROVEMENTS WILL BE PROVIDED AT THE DSUP PHASES OF DEVELOPMENT IN ACCORDANCE WITH THE PHASING PLAN AND TRIGGERS PROVIDED IN THE TRAFFIC STUDY.

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM ALL 3 SURROUNDING STREETS.

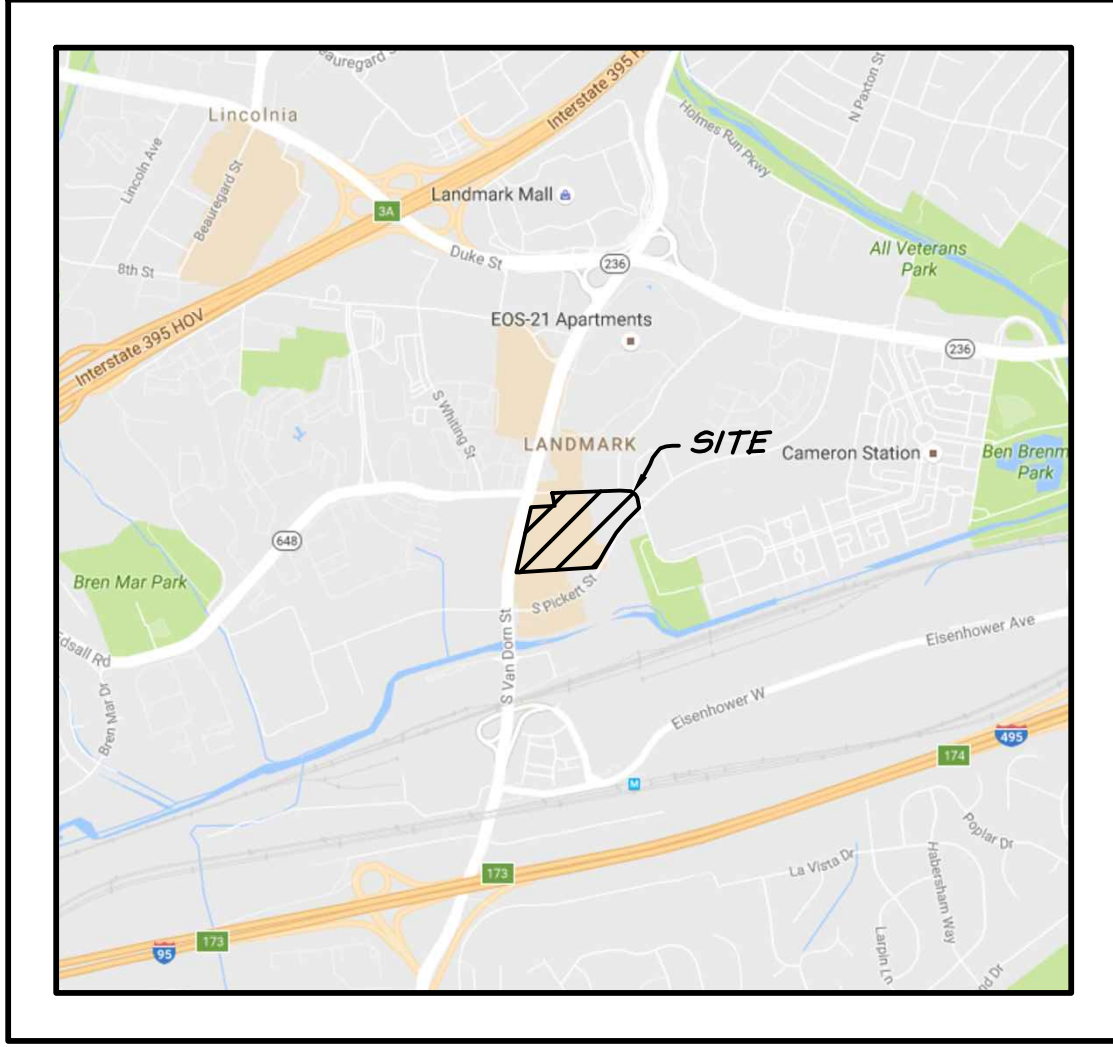
STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES NARRATIVE

TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL PROVIDE ON-SITE TREATMENT OF SITE RUNOFF THROUGH THE USE OF MULTIPLE, CITY-APPROVED BMP FACILITIES OR STRUCTURES TO MEET BOTH POLLUTANT LOAD REDUCTION AND THE WATER QUALITY VOLUME DEFAULT. IT IS UNDERSTOOD THAT THE PORTIONS OF THE SITE THAT ARE LOCATED WITHIN THE LANDMARK VAN DORN SMALL AREA PLAN WILL BE REQUIRED TO MEET THE MORE STRINGENT STORMWATER REQUIREMENTS OF THE SMALL AREA PLAN. THE EXISTING CONDITION OF THE SITE IS ALMOST 100% IMPERVIOUS. DUE TO THE REQUIRED OPEN SPACE AND LANDSCAPING REQUIREMENTS, A NET DECREASE IN OVERALL RUNOFF IS EXPECTED. THIS WILL BE DEMONSTRATED DURING THE DSUP PROCESS. IF WE CANNOT EFFECTIVELY TREAT A SMALL PORTION OF THE ON-SITE PROPOSED IMPERVIOUS COVER, WE WILL SUBMIT A REQUEST IN WRITING TO PROVIDE AN IN-LIEU PAYMENT FOR THAT PORTION OF IMPERVIOUS AREA.

THE BEST MANAGEMENT PRACTICES FOR THIS SITE WILL MEET OR EXCEED THE CITY'S OR THE SMALL AREA PLAN'S REQUIREMENTS FOR PHOSPHORUS REMOVAL, WHICHEVER IS MORE STRINGENT. THIS WILL BE DEMONSTRATED DURING THE DSUP PROCESS.

NOTES:

- 1.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS ONSITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER. THERE WAS CORRECTIVE ACTION TAKEN FOR A SPILL IN 2006 FROM THE SHELL GAS STATION, WHICH IS LOCATED ON THE ADJACENT PARCEL AT THE NORTHWEST CORNER OF THE SITE AT THE CORNER OF SOUTH VAN DORN AND EDSALL ROAD. THE CASE WAS CLOSED BY DEG IN MAY OF 2011.
- 2.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THE PROPERTY OR AREAS LOCATED WITHIN 1,000 FEET OF A SANITARY LANDFILL. RESIDUAL CONCENTRATIONS OF PETROLEUM HYDROCARBONS FROM UNDERGROUND STORAGE TANKS FORMERLY PRESENT AT THE PROPERTY ARE LIKELY TO BE ENCOUNTERED DURING EXCAVATION. APPROPRIATE PROCEDURES FOR THE HANDLING AND DISPOSAL OF PETROLEUM IMPACTED SOIL WILL BE ADDRESSED IN A SOIL MANAGEMENT PLAN. SHOULD ANY UNANTICIPATED UNDERGROUND STORAGE TANKS OR DRUMS BE ENCOUNTERED AT THE SITE, THE APPLICANT SHALL IMMEDIATELY NOTIFY THE CITY OF ALEXANDRIA FIRE DEPARTMENT AND DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY.
- 3.) IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
- 4.) THIS PROJECT IS NOT LOCATED WITHIN A COMBINED SEWER AREA.
- 5.) THE MAJORITY OF THE PARKING IN THIS CDD WILL BE PROVIDED UNDERGROUND, EXCEPT AS ALLOWED ACCORDING TO THE LANDMARK/VAN DORN SMALL AREA PLAN.
- 6.) DSUPS ARE REQUIRED TO BE SUBMITTED WITHIN TWO YEARS OF THE APPROVAL OF THE CDD CONCEPT PLAN. THE APPLICANT MUST REQUEST APPROVAL OF A LONGER TIME IN THE CDD CONCEPT APPLICATION.



VICINITY MAP

SCALE 1"= 2000'

PARKING REQUIRED - RESIDENTIAL:

MULTI-FAMILY = 1.0 SPACES/UNIT x 1,683 UNITS = 1,683 SPACES
OFFICE = MIN ((0.25 SPACES/1,000 GSF)*187,100 GSF) = 47 SPACES
= MAX ((1.5 SPACES/1,000 GSF)*187,100 GSF) = 281 SPACES
RETAIL/COMMERCIAL = MIN ((0.25 SPACES/1,000 GSF)*223,000 GSF) = 56 SPACES
= MAX ((3.0 SPACES/1,000 GSF)*223,000 GSF) = 669 SPACES
=MIN (1,786 SPACES)
= MAX (2,633 SPACES)

PARKING REQUIRED - OFFICE:

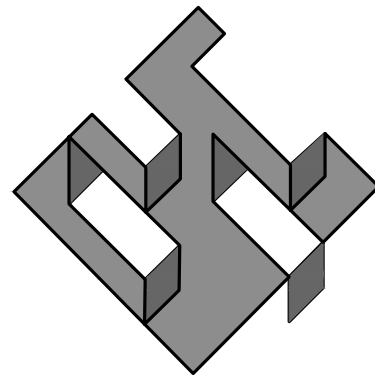
MULTI-FAMILY = 1.0 SPACES/UNIT x 818 UNITS = 818 SPACES
OFFICE/COMMERCIAL = MIN ((0.25 SPACES/1,000 GSF)*830,000 GSF) = 208 SPACES
= MAX ((1.5 SPACES/1,000 GSF)*830,000 GSF) = 1,245 SPACES
RETAIL/COMMERCIAL = MIN ((0.25 SPACES/1,000 GSF)*223,000 GSF) = 56 SPACES
= MAX ((3.0 SPACES/1,000 GSF)*223,000 GSF) = 669 SPACES
=MIN (1,082 SPACES)
= MAX (2,732 SPACES)

NOTE: ALL PARKING WILL BE PROVIDED AS REQUIRED BY CODE AT THE TIME OF DSUP REVIEW.

SHEET INDEX

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C301 PROPOSED GRADING PLAN
C302 RIGHT OF WAY DEDICATION
C400 CONCEPTUAL OPEN SPACE PLAN
C401 CONCEPTUAL HEIGHT PLAN
C500 SANITARY PLAN AND CALCULATIONS

	DATE	REVISION
	07/31/2018	COMPLETENESS SUBMISSION
	09/25/2018	COMPLETENESS SUBMISSION



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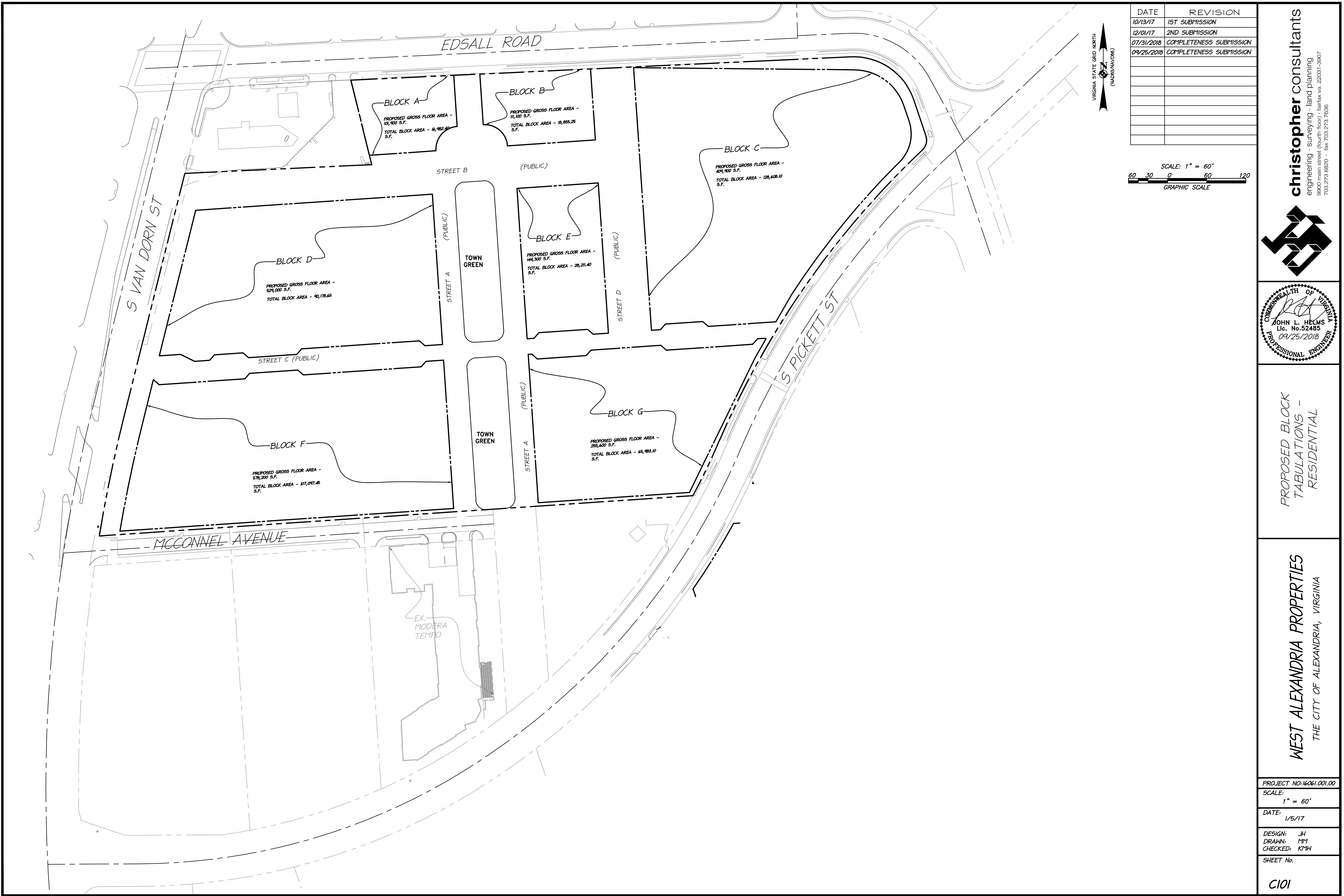
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HART & GIBBS, P.C.

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(703) 836-5757

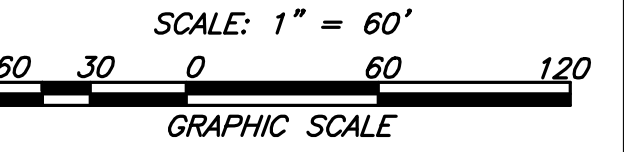
TRAFFIC ENGINEER
WELLS+ASSOCIATES

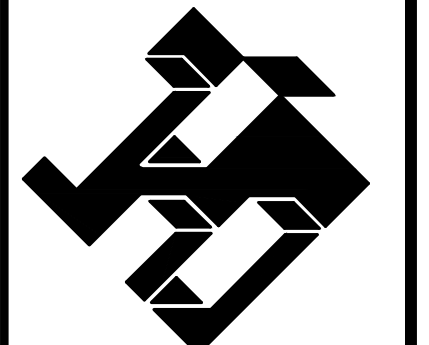
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VA 22102
(703) 917-6620

C100

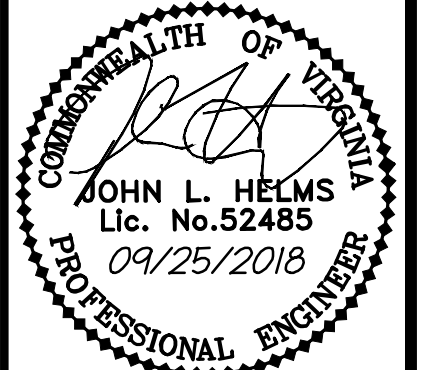


DATE	REVISION
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12/01/17	2ND SUBMISSION
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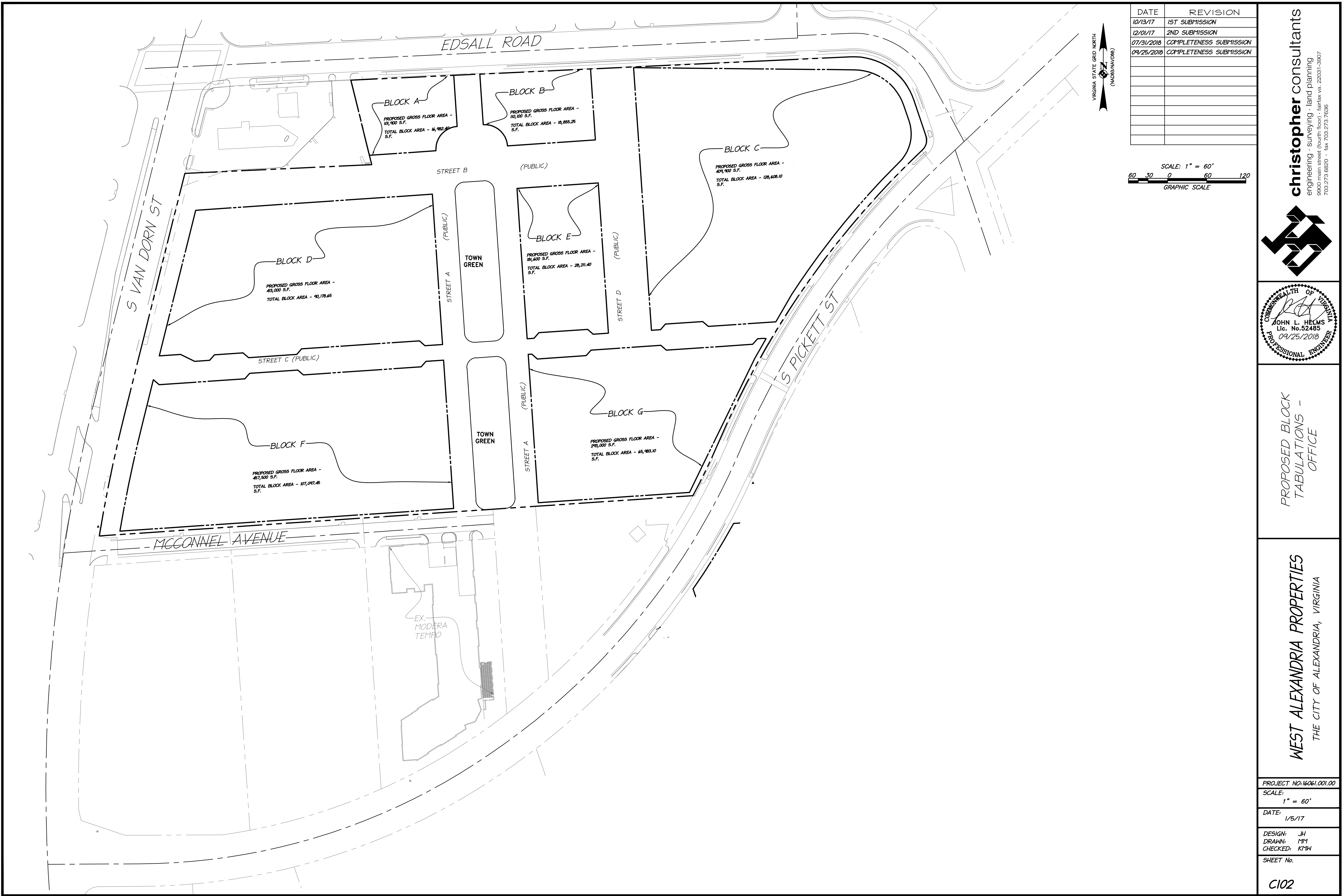
COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No. 52485
09/25/2018
PROFESSIONAL ENGINEER

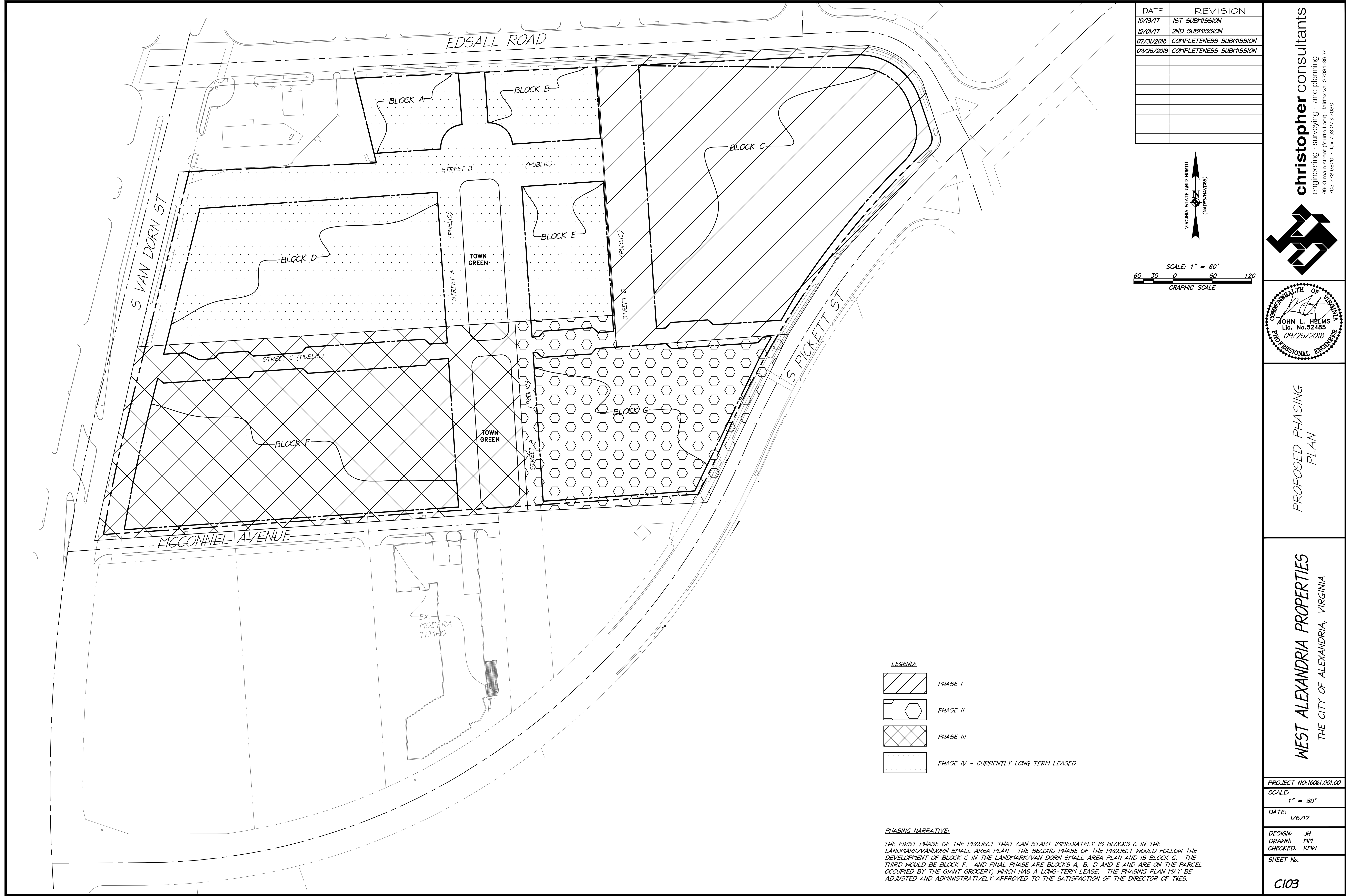
PROPOSED BLOCK
TABULATIONS -
RESIDENTIAL

WEST ALEXANDRIA PROPERTIES
THE CITY OF ALEXANDRIA, VIRGINIA

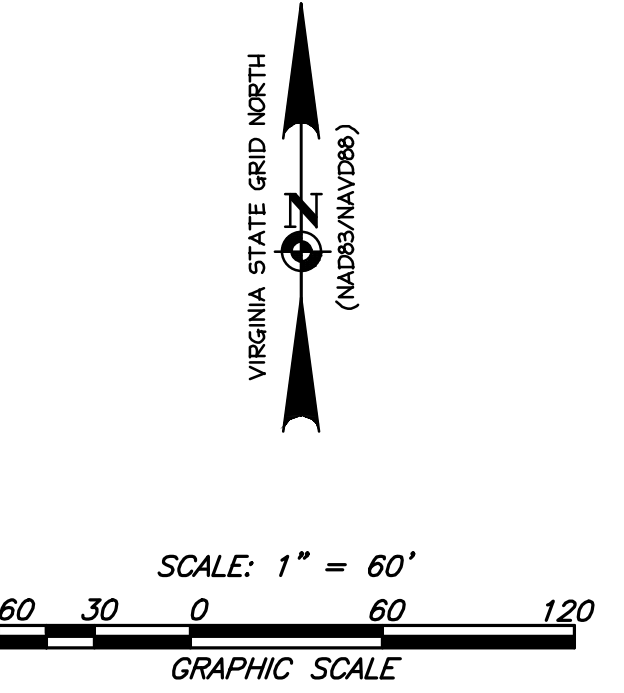
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SCALE:
1" = 60'
DATE:
1/5/17
DESIGN: JH
DRAWN: MM
CHECKED: KMW
SHEET No.

C101





DATE	REVISION
10/13/17	1ST SUBMISSION
12/01/17	2ND SUBMISSION
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PROPOSED PHASING
PLAN

WEST ALEXANDRIA PROPERTIES
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:16061.001.00
SCALE:
1" = 80'
DATE: 1/5/17
DESIGN: JH
DRAWN: MM
CHECKED: KMW
SHEET No.
C103

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	2350.00'	187.54'	4°34'21"	93.82'	S 11°43'34" W	187.49'
C2	97.54'	55.25'	32°27'09"	28.39'	N 34°49'56" W	54.51'
C3	20.24'	23.05'	65°15'01"	12.96'	N 14°01'09" E	21.82'
C4	1340.24'	548.60'	23°27'11"	278.20'	S 34°55'19" W	544.78'
C5	1040.00'	92.72'	5°06'29"	46.39'	N 25°44'26" E	92.69'

NOTES:

1.) BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY CHRISTOPHER CONSULTANTS IN AUGUST, 2016.

EXISTING CONDITIONS NARRATIVE

THIS SITE IS BORDERED TO THE NORTH BY EDSALL ROAD; TO THE SOUTH BY S. PICKETT STREET AND BACKLICK RUN; TO THE EAST BY EDSALL ROAD; AND TO THE WEST BY VAN DORN STREET.

THERE ARE NO LOCATIONS OF SCENIC AREAS OR NATURAL FEATURES. THE CURRENT DEVELOPMENT CONSISTS OF A SINGLE LEVEL SHOPPING CENTER, AND INDUSTRIAL WAREHOUSES. IN THE FINAL DEVELOPMENT, NOTHING EXISTING WILL BE PRESERVED.

DATE	REVISION
10/13/17	1ST SUBMISSION
12/01/17	2ND SUBMISSION
07/31/2018	COMPLETENESS SUBMISSION
09/25/2018	COMPLETENESS SUBMISSION

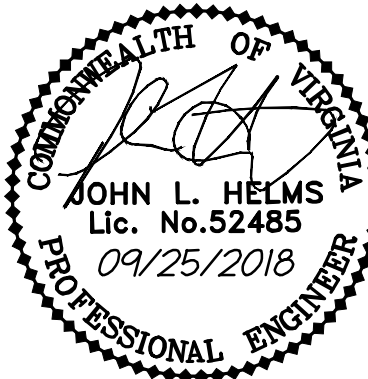
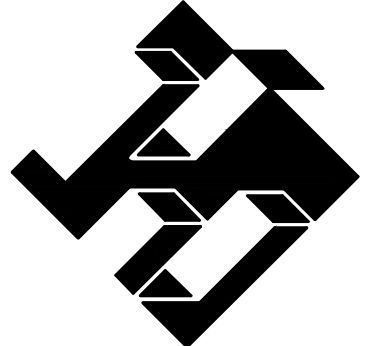


LEGEND

- 20 — : EX. CONTOUR
- ⊙ : EX. DECIDUOUS TREE
- : EX. STREET CENTER LINE
- : EX. BOUNDARY
- : EX. OVERHEAD UTILITY LINE
- : EX. STORM SEWER
- : EX. CURB & GUTTER
- SS : EX. SANITARY SEWER
- W : EX. WATER LINE (W/L)
- : EX. ZONE LINE
- X : EX. FENCE LINE
- ⊕ : EX. SIGN
- ⊕ : EX. STORM MANHOLE
- ⊕ : EX. STORM GRATE
- ⊕ : EX. SANITARY MANHOLE
- ⊕ : EX. FIRE HYDRANT
- ⊕ : EX. WATER VALVE
- ⊕ : EX. WATER METER (W/M)
- ⊕ : EX. SANITARY STRUCTURE NUMBER
- ⊕ : EX. STORM STRUCTURE NUMBER
- ⊕ : EX. UTILITY POLE
- ⊕ : EX. LIGHT POLE
- ⊕ : EX. POWER UTILITY POLE
- ⊕ : EX. GUY WIRE



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EXISTING CONDITIONS

WEST ALEXANDRIA PROPERTIES
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 16061.001.00
SCALE: 1" = 50'
DATE: 1/5/17
DESIGN: JH
DRAWN: MM
CHECKED: KMW
SHEET No.
C200

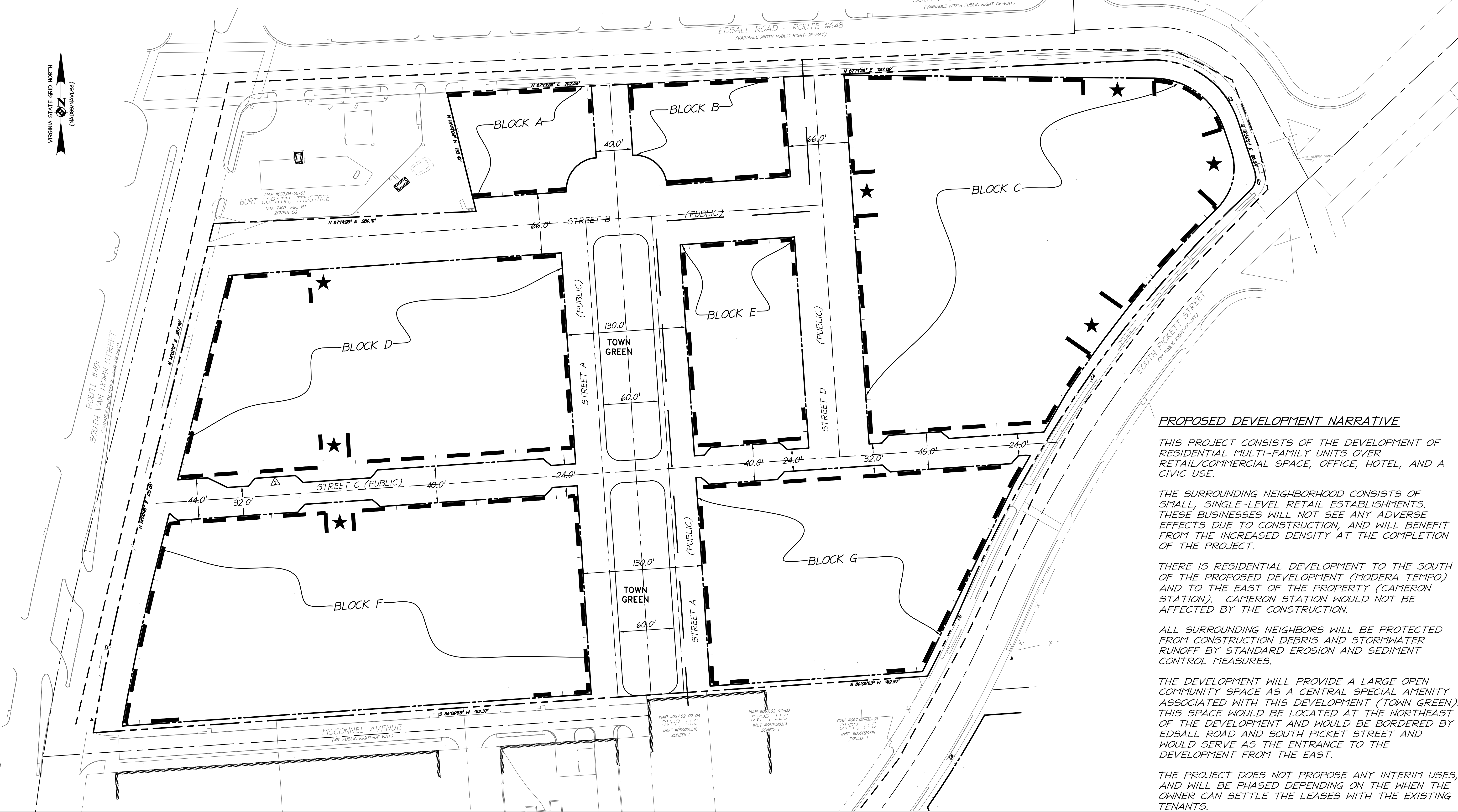
PROPERTY CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	2350.00'	187.54'	4°34'21"	93.82'	S 11°43'34" W	187.49'
C2	97.54'	55.25'	32°27'09"	28.39'	N 34°49'56" W	54.51'
C3	20.24'	23.05'	65°15'01"	12.96'	N 14°01'09" E	21.82'
C4	1340.24'	548.60'	23°27'11"	278.20'	S 34°55'19" W	544.78'
C5	1040.00'	92.72'	5°06'29"	46.39'	N 25°44'26" E	92.69'

NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY CHRISTOPHER CONSULTANTS IN AUGUST, 2016.
- EMERGENCY VEHICLE ACCESS PROVIDED BY PROPOSED STREETS.
- SPECIFIC SQUARE FOOTAGE AND/OR USES FOR EACH BLOCK CAN BE ADJUSTED TO MOVE UP TO 30% OF EACH BLOCK'S SQUARE FOOTAGE ON 30% OF A USE TO ANOTHER BLOCK IN THE CDD.
- AS A MINIMUM SIDEWALK WIDTH TO MATCH LANDMARK/VAN DORN SMALL AREA PLAN (SAP) STREETSCAPE DIMENSIONS.
- A CAPITAL BIKESHARE LOCATION IS RECOMMENDED AT THE CORNER OF SOUTH VAN DORN STREET AND MCCONNELL AVENUE.
- 30,000 S.F. OF SPACE CAN BE PROVIDED ON BLOCK G, AND WILL BE DETERMINED AT DSUP AND FINAL LOCATION MAY MOVE TO ADJACENT CDD IN EISENHOWER WEST.

LEGEND

	: EX. CONTOUR		: EX. POWER UTILITY POLE		: EX. LIGHT POLE
	: EX. DECIDUOUS TREE		: EX. GUY WIRE		: EX. SANITARY STRUCTURE NUMBER
	: EX. STREET CENTER LINE		: PROP. PARKING SPACES		: EX. STORM STRUCTURE NUMBER
	: EX. BOUNDARY		: PROP. RIGHT-OF-WAY		: EX. UTILITY POLE
	: EX. OVERHEAD UTILITY LINE		: PROP. ROAD CENTERLINE		: ARCHITECTURAL BREAK/VIEW CORRIDORS
	: EX. STORM SEWER		: PROP. BUILDING		
	: EX. CURB & GUTTER		: PROP. CURB		
	: EX. SANITARY SEWER		: PROP. EDGE OF PAVEMENT		
	: EX. WATER LINE (W/L)		: EX. PROPERTY LINE		
	: EX. ZONE LINE		: EX. CURB		
	: EX. FENCE LINE		: ENHANCED BICYCLE CORRIDOR		
	: EX. SIGN		: SHARED BICYCLE ROADWAY		
	: EX. STORM MANHOLE		: POTENTIAL RETAIL/LOBBY FRONTAGE		
	: EX. STORM GRATE				
	: EX. SANITARY MANHOLE				
	: EX. FIRE HYDRANT				
	: EX. WATER VALVE				
	: EX. WATER METER (W/M)				



PROPOSED DEVELOPMENT NARRATIVE

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF RESIDENTIAL MULTI-FAMILY UNITS OVER RETAIL/COMMERCIAL SPACE, OFFICE, HOTEL, AND A CIVIC USE.

THE SURROUNDING NEIGHBORHOOD CONSISTS OF SMALL, SINGLE-LEVEL RETAIL ESTABLISHMENTS. THESE BUSINESSES WILL NOT SEE ANY ADVERSE EFFECTS DUE TO CONSTRUCTION, AND WILL BENEFIT FROM THE INCREASED DENSITY AT THE COMPLETION OF THE PROJECT.

THERE IS RESIDENTIAL DEVELOPMENT TO THE SOUTH OF THE PROPOSED DEVELOPMENT (MODERA TEMPO) AND TO THE EAST OF THE PROPERTY (CAMERON STATION). CAMERON STATION WOULD NOT BE AFFECTED BY THE CONSTRUCTION.

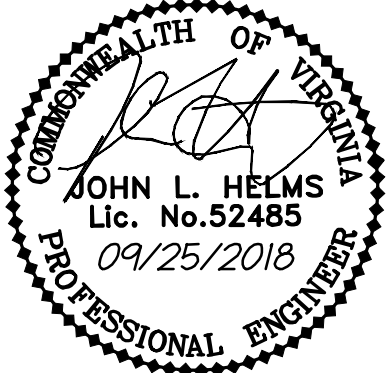
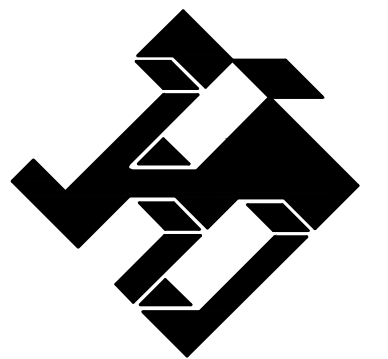
ALL SURROUNDING NEIGHBORS WILL BE PROTECTED FROM CONSTRUCTION DEBRIS AND STORMWATER RUNOFF BY STANDARD EROSION AND SEDIMENT CONTROL MEASURES.

THE DEVELOPMENT WILL PROVIDE A LARGE OPEN COMMUNITY SPACE AS A CENTRAL SPECIAL AMENITY ASSOCIATED WITH THIS DEVELOPMENT (TOWN GREEN). THIS SPACE WOULD BE LOCATED AT THE NORTHEAST OF THE DEVELOPMENT AND WOULD BE BORDERED BY EDSALL ROAD AND SOUTH PICKET STREET AND WOULD SERVE AS THE ENTRANCE TO THE DEVELOPMENT FROM THE EAST.

THE PROJECT DOES NOT PROPOSE ANY INTERIM USES, AND WILL BE PHASED DEPENDING ON THE WHEN THE OWNER CAN SETTLE THE LEASES WITH THE EXISTING TENANTS.

DATE	REVISION
10/13/17	1ST SUBMISSION
12/01/17	2ND SUBMISSION
07/31/2018	COMPLETENESS SUBMISSION
09/25/2018	COMPLETENESS SUBMISSION

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CONCEPTUAL SITE
PLAN

WEST ALEXANDRIA PROPERTIES
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 16061.001.00
SCALE: 1" = 50'
DATE: 1/5/17
DESIGN: JH DRAWN: MM CHECKED: KMW
SHEET No. C300

PROPERTY CURVE TABLE

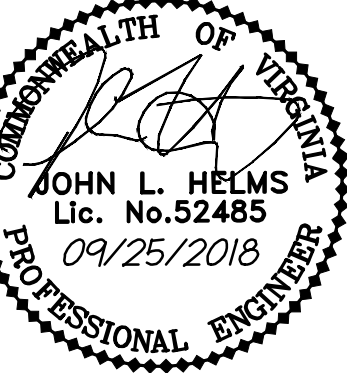
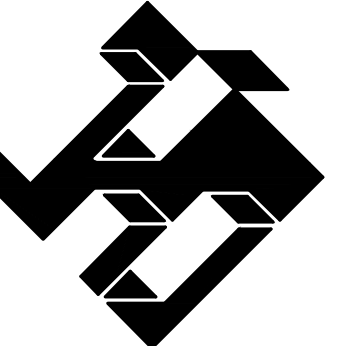
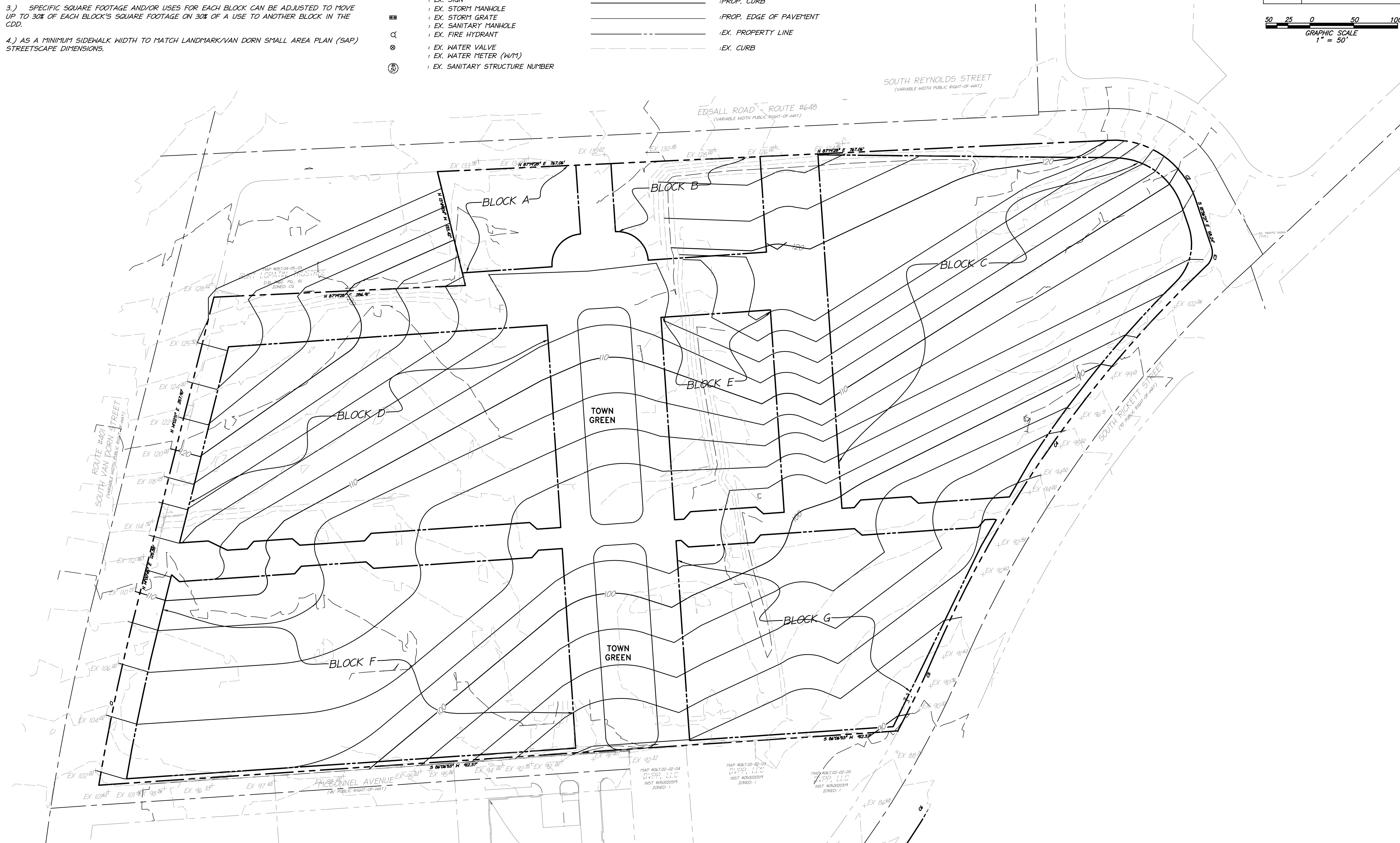
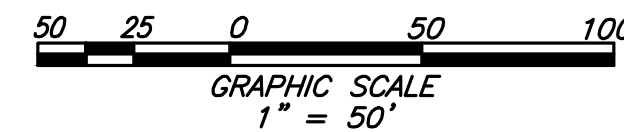
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	2350.00'	187.54'	4°34'21"	93.82'	S 11°43'34" W	187.49'
C2	97.54'	55.25'	32°27'09"	28.39'	N 34°49'56" W	54.51'
C3	20.24'	23.05'	65°15'01"	12.96'	N 14°10'09" E	21.82'
C4	1340.24'	548.60'	23°27'11"	278.20'	S 34°55'19" W	544.78'
C5	1040.00'	92.72'	5°06'29"	46.39'	N 25°44'26" E	92.69'

NOTES:

- 1.) BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY CHRISTOPHER CONSULTANTS IN AUGUST, 2016.
- 2.) EMERGENCY VEHICLE ACCESS PROVIDED BY PROPOSED STREETS.
- 3.) SPECIFIC SQUARE FOOTAGE AND/OR USES FOR EACH BLOCK CAN BE ADJUSTED TO MOVE UP TO 30% OF EACH BLOCK'S SQUARE FOOTAGE ON 30% OF A USE TO ANOTHER BLOCK IN THE CDD.
- 4.) AS A MINIMUM SIDEWALK WIDTH TO MATCH LANDMARK/VAN DORN SMALL AREA PLAN (SAP) STREETSCAPE DIMENSIONS.

LEGEND

	: EX. CONTOUR		: EX. STORM STRUCTURE NUMBER
	: EX. DECIDUOUS TREE		: EX. UTILITY POLE
	: EX. STREET CENTER LINE		: EX. LIGHT POLE
	: EX. BOUNDARY		: EX. POWER UTILITY POLE
	: EX. OVERHEAD UTILITY LINE		: EX. GUY WIRE
	: EX. STORM SEWER		: PROP. PARKING SPACES
	: EX. CURB & GUTTER		: PROP. RIGHT-OF-WAY
	: EX. SANITARY SEWER		: PROP. ROAD CENTERLINE
	: EX. WATER LINE (W/L)		: PROP. BUILDING
	: EX. ZONE LINE		: PROP. CURB
	: EX. FENCE LINE		: PROP. EDGE OF PAVEMENT
	: EX. SIGN		: EX. PROPERTY LINE
	: EX. STORM MANHOLE		: EX. CURB
	: EX. STORM GRATE		
	: EX. SANITARY MANHOLE		
	: EX. FIRE HYDRANT		
	: EX. WATER VALVE		
	: EX. WATER METER (W/M)		
	: EX. SANITARY STRUCTURE NUMBER		

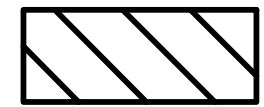


PROPOSED GRADING PLAN

WEST ALEXANDRIA PROPERTIES THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:16061.001.00
SCALE:
DATE: 1/5/17
DESIGN: JH
DRAWN: MM
CHECKED: KTW
SHEET No.
C301

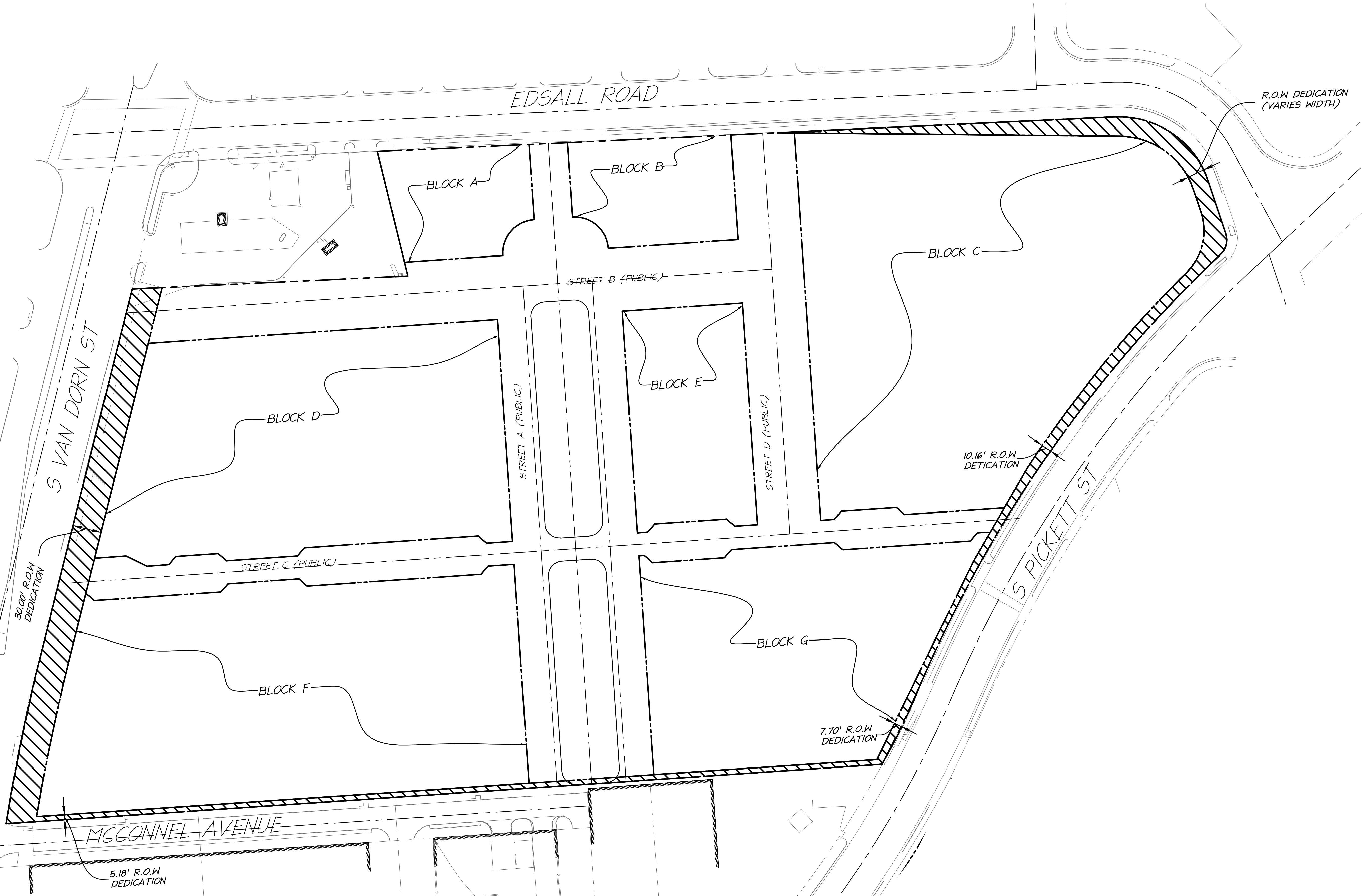
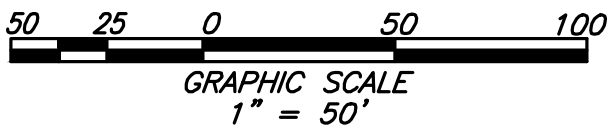
LEGEND



AREAS TO BE DEDICATED = 43077 S.F. OR 0.99 ACRES

NOTE:
1. ALL ROADS TO BE PUBLIC, AND THE RIGHT-OF-WAY SHALL BE DEDICATED. TO INCREASE OPEN SPACE, PORTIONS OF THE RIGHT-OF-WAY DEDICATION WILL BE FROM BACK OF TO BACK OF CURB AND A PUBLIC ACCESS EASEMENT WILL BE PROVIDED FOR THE SIDEWALKS.

DATE	REVISION
10/13/17	1ST SUBMISSION
12/01/17	2ND SUBMISSION
07/31/2018	COMPLETENESS SUBMISSION
09/25/2018	COMPLETENESS SUBMISSION

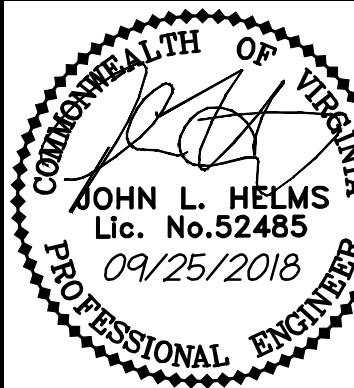
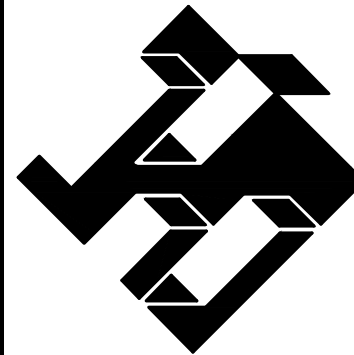


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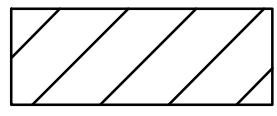


RIGHT OF WAY
DEDICATION

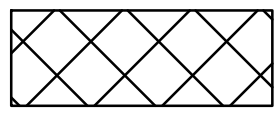
WEST ALEXANDRIA PROPERTIES
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:16061.001.00
SCALE:
DATE: 1/5/17
DESIGN: JH
DRAWN: MM
CHECKED: KMW
SHEET No.
C302

LEGEND:



TOWN GREEN OPEN
SPACE (28,833.70
S.F. OR 0.66 AC.)



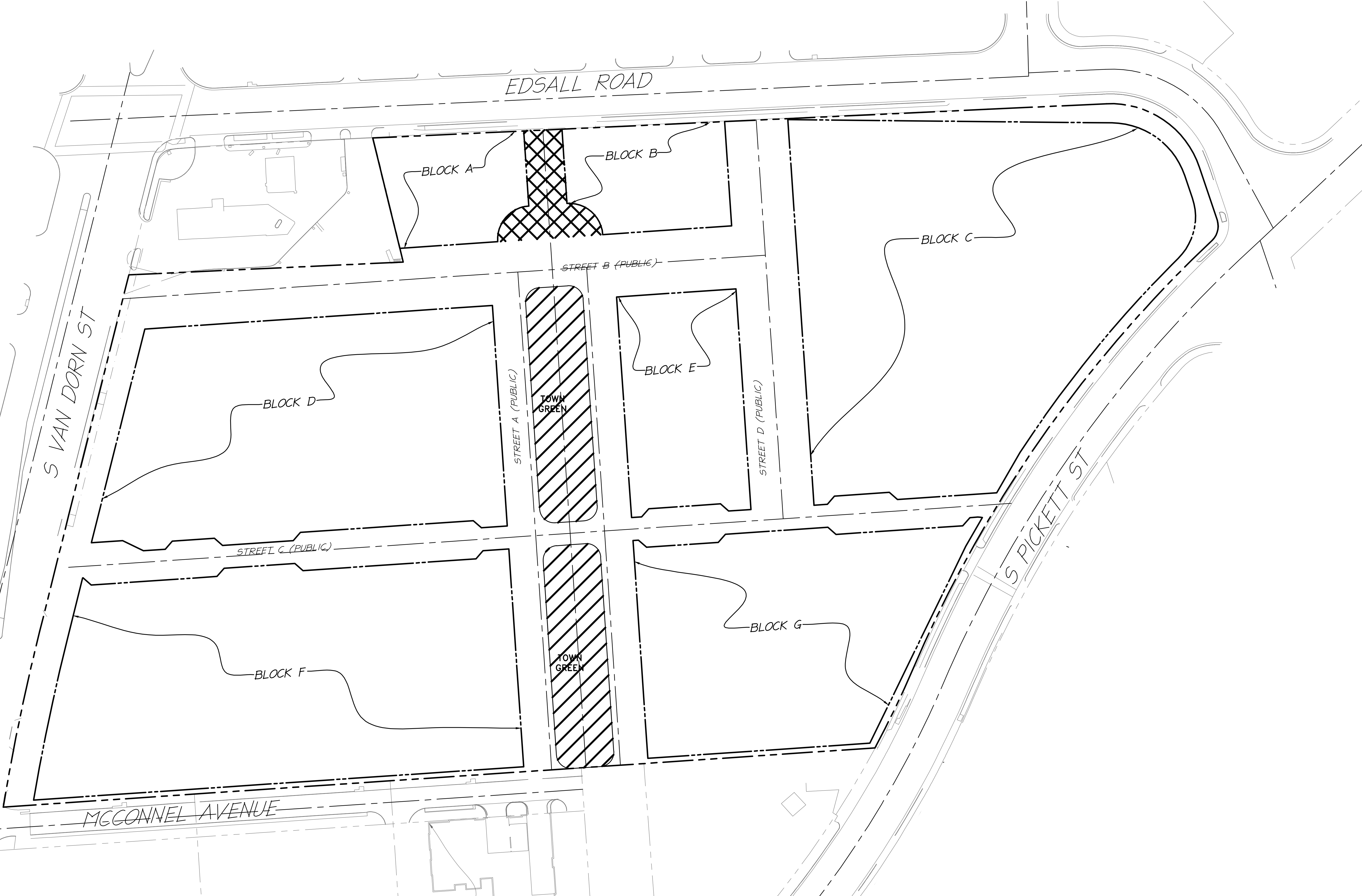
SPANISH STEPS
OPEN SPACE (6,550.00
S.F. OR 0.15 AC.)

OPEN SPACE TABULATIONS WITHIN LANDMARK/VAN DORN SMALL AREA PLAN

TOTAL OPEN SPACE REQUIRED = 25% x 495,426.13 S.F. = 123,856.50 S.F. OR 2.84 AC.
123,856.50 S.F. - 35,383.70 = 88,472.80 S.F. --> TO BE PROVIDED ON THE REMAINING 7 BLOCKS

NOTE:

1. MINIMUM OPEN SPACE OF 2.84 AC WILL BE PROVIDED.
2. THE TOWN GREEN WILL BE A MIXTURE OF HARDSCAPE AND LANDSCAPE.



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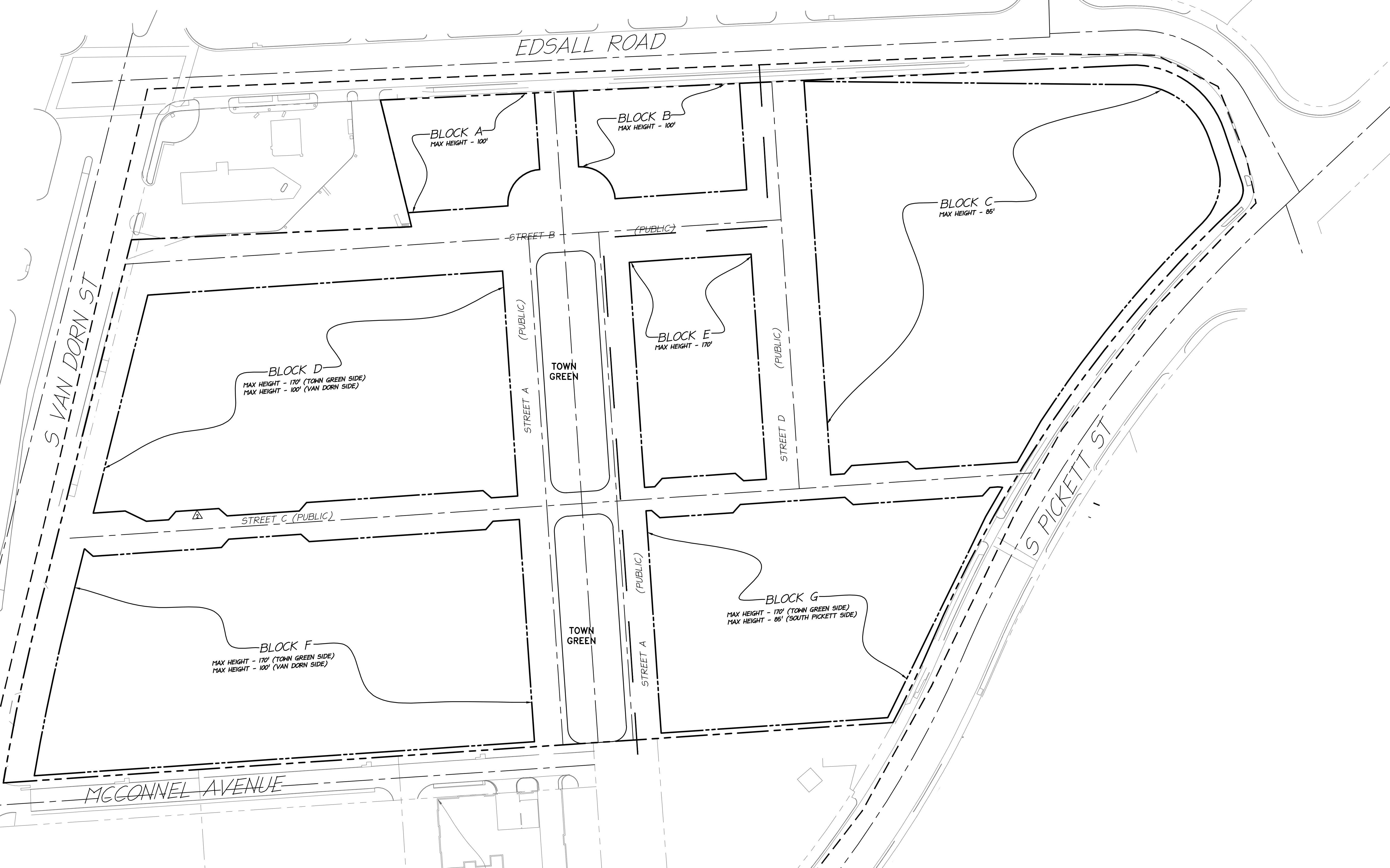
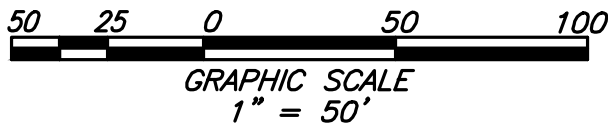
JOHN L. HELMS
Lic. No. 52485
09/25/2018
PROFESSIONAL ENGINEER

CONCEPTUAL OPEN
SPACE PLAN

WEST ALEXANDRIA PROPERTIES
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 16061.001.00
SCALE: 1" = 50'
DATE: 1/5/17
DESIGN: JH
DRAWN: MM
CHECKED: KMW
SHEET No.
C400

DATE	REVISION
10/13/17	1ST SUBMISSION
12/01/17	2ND SUBMISSION
07/31/2018	COMPLETENESS SUBMISSION
09/25/2018	COMPLETENESS SUBMISSION



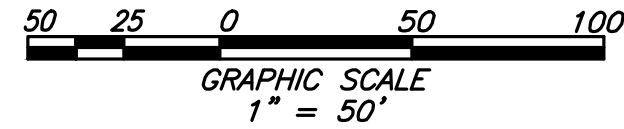
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CONCEPTUAL
HEIGHT PLAN

WEST ALEXANDRIA PROPERTIES
THE CITY OF ALEXANDRIA, VIRGINIA

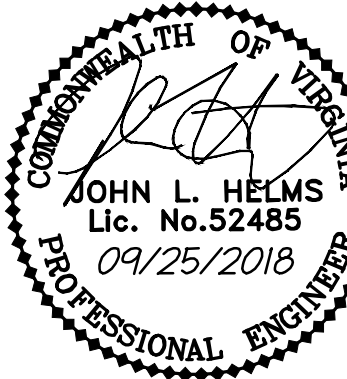
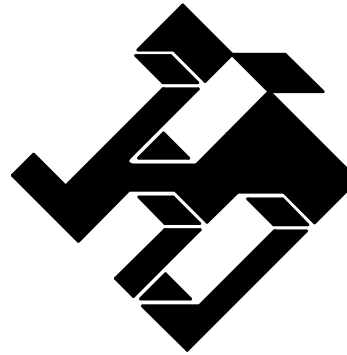
PROJECT NO: 16061.001.00
SCALE: 1" = 50'
DATE: 1/5/17
DESIGN: JH DRAWN: MM CHECKED: KMW
SHEET No. C401



- NOTES:
- 1.) RETAIL AND OFFICE AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 200 GPD PER 1,000 S.F. OF NET FLOOR AREA.
 - 2.) RESIDENTIAL AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 300 GPD PER UNIT.
 - 3.) EACH RESIDENTIAL UNIT IS BASED ON A 1,000 G.S.F. FLOOR PLATE.
 - 4.) SINCE EACH 1,000 S.F. RESIDENTIAL UNIT PRODUCES MORE FLOW THAN 1,000 S.F. OF OFFICE/COMMERCIAL SPACE, THE RESIDENTIAL OPTIONS HAS BEEN SHOWN TO CALCULATE THE MAXIMUM SANITARY FLOW.

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07/31/2018	COMPLETENESS SUBMISSION
09/25/2018	COMPLETENESS SUBMISSION

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SANITARY PLAN AND
CALCULATIONS

WEST ALEXANDRIA PROPERTIES
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:16061.001.00

SCALE:
1" = 50'

DATE: 1/5/17

DESIGN: JH
DRAWN: MM
CHECKED: KMW

SHEET No.

C500

107987

