

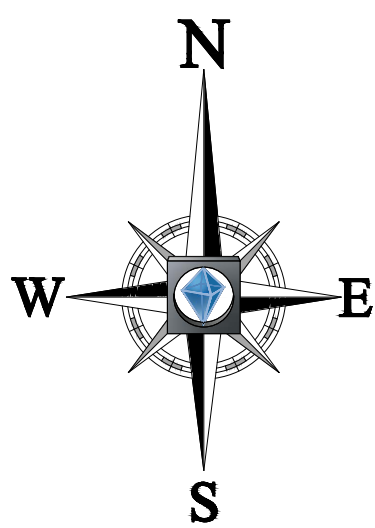
# CDD DEVELOPMENT CONCEPT PLAN

FOR



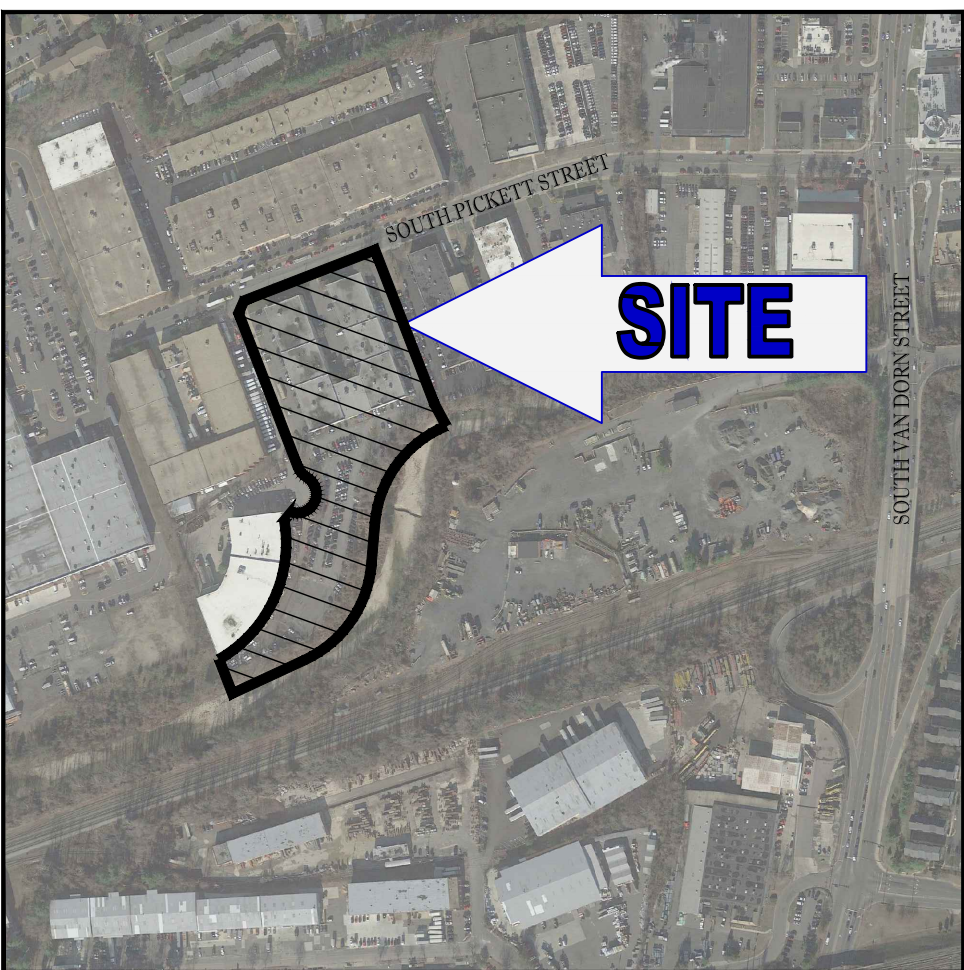
## LOCATION OF SITE

880 S. PICKETT STREET, CITY OF ALEXANDRIA  
TAX MAP 67.03, BLOCK 01, LOTS 22,28 & 29  
ALEXANDRIA, VIRGINIA



VICINITY MAP

SCALE: 1"=2000'  
Copyright 2013  
DELORME STREET ATLAS USA 2013



LOCATION MAP

SCALE: 1"=500'  
GOOGLE EARTH 2018

## OWNER/DEVELOPER

PS SOUTHEAST ONE, INC.  
701 WESTERN AVENUE  
GLENDALE, CA 91201  
CONTACT: DANIEL S. MATULA  
PHONE: (303) 872-5641

## LAND ATTORNEY

BEAN KINNEY & KORMAN, PC  
2300 WILSON BOULEVARD, 7TH FLOOR  
ARLINGTON, VA 22201  
CONTACT: MIKE VIANI  
PHONE: (703) 525-4000

## ARCHITECT

RUST ORLING ARCHITECTURE  
1215 CAMERON STREET  
ALEXANDRIA, VA 22314  
CONTACT: MIKE ERNST  
PHONE: (703) 836-3205

## CIVIL ENGINEER

BOHLER ENGINEERING  
22636 DAVIS DRIVE SUITE 250,  
STERLING, VA 20164  
CONTACT: JOHN CARNES  
PHONE: (703) 709-4500

## SHEET INDEX

| SHEET TITLE                                      | SHEET NUMBER |
|--------------------------------------------------|--------------|
| COVER SHEET                                      | C-1.0        |
| EXISTING CONDITIONS                              | C-2.0        |
| COORDINATED DEVELOPMENT DISTRICT<br>CONCEPT PLAN | C-3.0        |
| PRELIMINARY PHASING PLAN PHASE 1                 | C-4.0        |
| PRELIMINARY PHASING PLAN PHASE 2                 | C-4.1        |

## CONTACT INFORMATION

### REFERENCES

- ♦ **ALTAINSPS LAND TITLE SURVEY:**  
PREPARED BY: BOHLER ENGINEERING  
ENTITLED: "ALTAINSPS LAND TITLE SURVEY, PUBLIC  
STORAGE, 880 S. PICKETT STREET, CITY OF  
ALEXANDRIA, VIRGINIA"  
FILE NO.: SS172131  
DATED: 09/06/17
- ♦ **ENVIRONMENTAL REPORT:**  
PREPARED BY: CRESURVEYS  
ENTITLED: "PHASE I ENVIRONMENTAL SITE  
ASSESSMENT"  
FILE NO.: 17-1650-SITE #100  
DATED: 08/25/17
- ♦ **GEOTECHNICAL INVESTIGATION REPORT:**  
PREPARED BY: GILES ENGINEERING ASSOCIATES, INC.  
ENTITLED: "GEOTECHNICAL ENGINEERING  
EXPLORATION AND ANALYSIS"  
FILE NO.: 9G-1708002  
DATED: 09/06/17
- ♦ **ARCHITECTURALS:**  
PREPARED BY: RUST ORLING ARCHITECTURE  
CAD FILE ENTITLED: "CONCEPT II CITY  
APPROVED RPA.DWG"  
DATED: 06/25/18

### GOVERNING AGENCIES

- ♦ **FAIRFAX WATER**  
PHONE: 540-364-2005
- ♦ **COMCAST**  
PHONE: 804-608-5640
- ♦ **VIRGINIA AMERICAN WATER**  
PHONE: 703-754-2116
- ♦ **LEVEL 3 COMMUNICATIONS**  
PHONE: 703-480-5157
- ♦ **ALEXANDRIA CITY SEWER**  
PHONE: 703-754-2116
- ♦ **QWEST COMMUNICATIONS**  
PHONE: 800-283-4237
- ♦ **FAIRFAX SEWER**  
PHONE: 703-239-8433
- ♦ **VERIZON**  
PHONE: 703-754-2116
- ♦ **AT&T**  
PHONE: 703-624-4656
- ♦ **WINDSTREAM KDL**  
PHONE: 800-289-1901
- ♦ **ALEXANDRIA - TRAFFIC**  
PHONE: 571-243-4630
- ♦ **ZAYO - COMMUNICATIONS**  
PHONE: 801-384-1063
- ♦ **DOMINION ENERGY ELEC DIST**  
PHONE: 703-754-2116
- ♦ **WASHINGTON GAS**  
PHONE: 703-754-2116

APPROVED  
SPECIAL USE PERMIT NO. CDD #26

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No. \_\_\_\_\_

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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

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



## REVISIONS

| REV | DATE     | COMMENT                | BY |
|-----|----------|------------------------|----|
| 1   | 08/29/18 | REV. PER CITY COMMENTS | SD |
| 2   | 09/20/18 | REV. PER CITY COMMENTS | HK |
| 3   | 09/28/18 | REV. PER CITY COMMENTS | HK |
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NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.: S172131  
DRAWN BY: SD  
CHECKED BY: JC  
DATE: 07/27/18  
SCALE: AS NOTED  
CAD I.D.: SDI

PROJECT: COORDINATED  
DEVELOPMENT DISTRICT  
CDD CONCEPT PLAN



LOCATION OF SITE  
880 S. PICKETT STREET  
CITY OF ALEXANDRIA, VIRGINIA



22636 DAVIS DRIVE, SUITE 250  
STERLING, VIRGINIA 20164  
Phone: (703) 709-9500  
Fax: (703) 709-9501  
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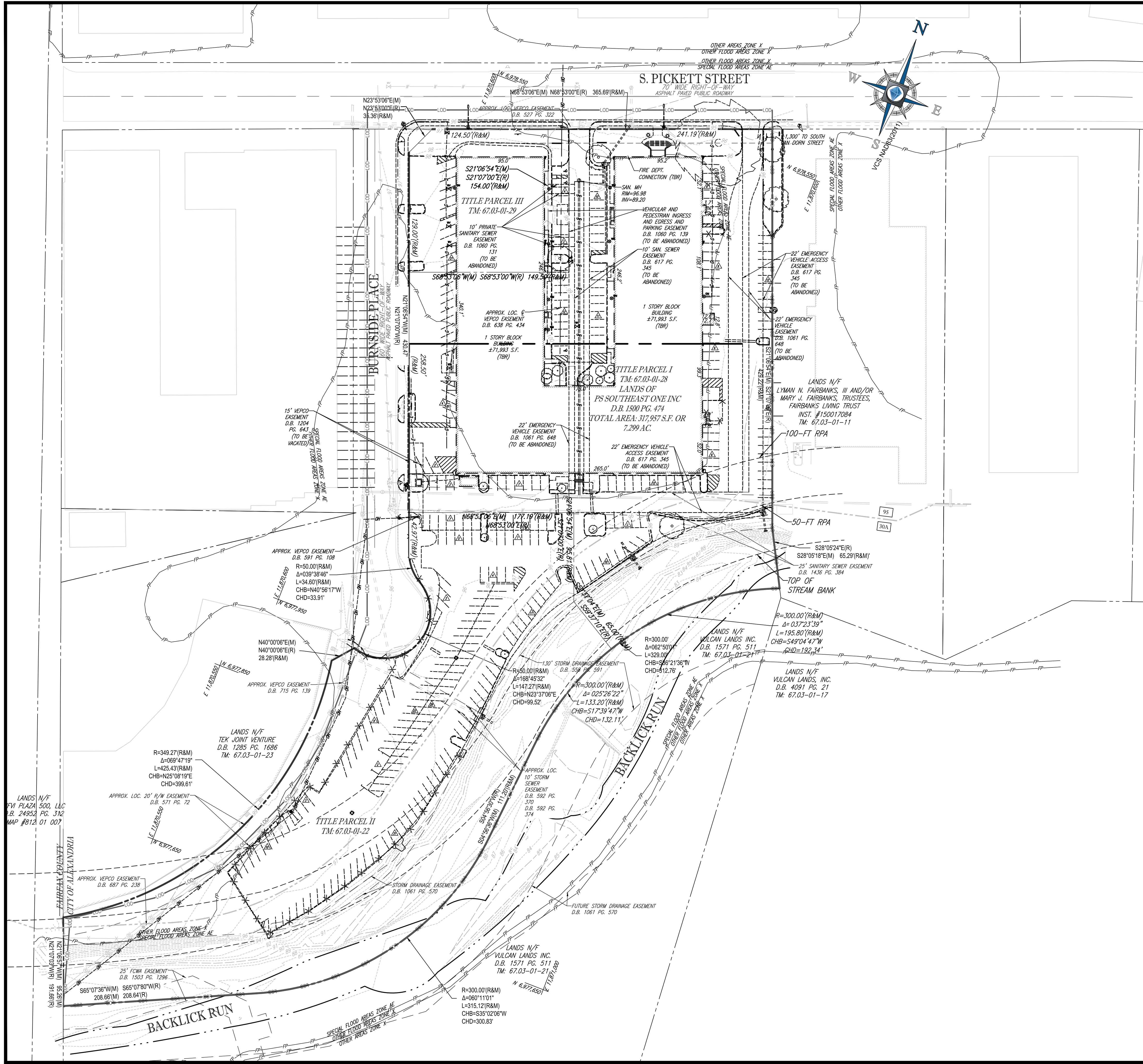
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-1.0

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR ANY CABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL CODES AND REGULATIONS. FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

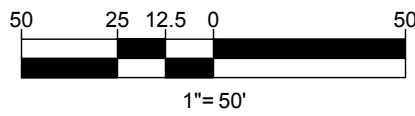


GENERAL NOTES

- THIS PLAN IS BASED ON:
  - "ALTANSPS LAND TITLE SURVEY, PUBLIC STORAGE, 880 S. PICKETT STREET CITY OF ALEXANDRIA, VIRGINIA" DATED 09/06/17, FILE NO.: SS172131
  - "CITY OF ALEXANDRIA GIS AND MAPPING DEPARTMENT"
- PARCEL TAX MAP: 067.03-01-28 PARCEL I, 067.03-01-22 PARCEL II, AND 067.03-01-29 PARCEL III.
- THERE ARE NO KNOWN MARINE CLAY SOILS PRESENT IN THE IMMEDIATE VICINITY OF THE SITE.
- THE SITE IS PARTIALLY LOCATED WITHIN A RESOURCE PROTECTION AREA.
- THE SITE IS PARTIALLY LOCATED WITHIN A FLOODPLAIN ZONE.
- UTILITIES WITHIN THE LIMITS OF DISTURBANCE ARE TO BE REMOVED OR RELOCATED AS NECESSARY. ALL BUILDINGS AND EXISTING FEATURES TO BE DEMOLISHED.
- SOIL MITIGATION WILL BE PERFORMED PER THE RECOMMENDATION OF AN ON-SITE ENVIRONMENTAL INVESTIGATION.
- NO EVIDENCE OF ENVIRONMENTAL CONDITIONS/IMPAIRMENTS OR SITE CONTAMINATION WAS OBSERVED DURING THE SITE RECONNAISSANCE PERFORMED BY CRESURVEYS BASED ON THE REPORTED ENTITLED "PHASE I ENVIRONMENTAL SITE ASSESSMENT" DATED: AUGUST 25, 2017 FILE NO.: 17-1650-SITE #001.

LEGEND

| DEMOLITION/REMOVAL NOTE | TYPICAL NOTE TEXT          |
|-------------------------|----------------------------|
| ---                     | EASEMENT                   |
| ---                     | CONCRETE CURB & GUTTER     |
| ---                     | UTILITY POLE WITH LIGHT    |
| ---                     | POLE LIGHT                 |
| ---                     | TRAFFIC LIGHT              |
| ---                     | UTILITY POLE               |
| ---                     | TYPICAL LIGHT              |
| ---                     | ACORN LIGHT                |
| ---                     | TYPICAL SIGN               |
| ---                     | PARKING COUNTS             |
| ---                     | SPOT ELEVATIONS            |
| ---                     | SANITARY LABEL             |
| ---                     | STORM LABEL                |
| ---                     | SANITARY SEWER LATERAL     |
| ---                     | UNDERGROUND WATER LINE     |
| ---                     | UNDERGROUND ELECTRIC LINE  |
| ---                     | UNDERGROUND GAS LINE       |
| ---                     | OVERHEAD WIRE              |
| ---                     | UNDERGROUND TELEPHONE LINE |
| ---                     | UNDERGROUND CABLE LINE     |
| ---                     | STORM SEWER                |
| ---                     | SANITARY SEWER MAIN        |
| ---                     | HYDRANT                    |
| ---                     | SANITARY MANHOLE           |
| ---                     | STORM MANHOLE              |
| ---                     | WATER METER                |
| ---                     | WATER VALVE                |
| ---                     | GAS VALVE                  |
| ---                     | GAS METER                  |
| ---                     | EXISTING/TO REMAIN NOTE    |
| ---                     | TYPICAL NOTE TEXT          |
| ---                     | STORM LINE                 |
| ---                     | SANITARY LINE              |
| ---                     | OVERHEAD UTILITIES         |
| ---                     | WATERLINE                  |
| ---                     | EDGE OF WATER              |



APPROVED  
SPECIAL USE PERMIT NO. CDD # 26

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

TRANSPORTATION SERVICES

REVISIONS

| REV | DATE     | COMMENT                | BY |
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PROJECT No.: S172131

DRAWN BY: SD

CHECKED BY: JC

DATE: 07/27/18

SCALE: 1" = 50'

CAD I.D.: SS1

PROJECT: COORDINATED DEVELOPMENT DISTRICT CDD CONCEPT PLAN

**Public Storage**

LOCATION OF SITE  
880 S. PICKETT STREET  
CITY OF ALEXANDRIA, VIRGINIA

**BOHLER ENGINEERING**

22636 DAVIS DRIVE, SUITE 250  
STERLING, VIRGINIA 20164

Phone: (703) 709-9500  
Fax: (703) 709-9501  
VA@BohlerEng.com

**COMMONWEALTH OF VIRGINIA**

MICHAEL J. BIRKLAND  
Lic. No. 031693

09/21/18

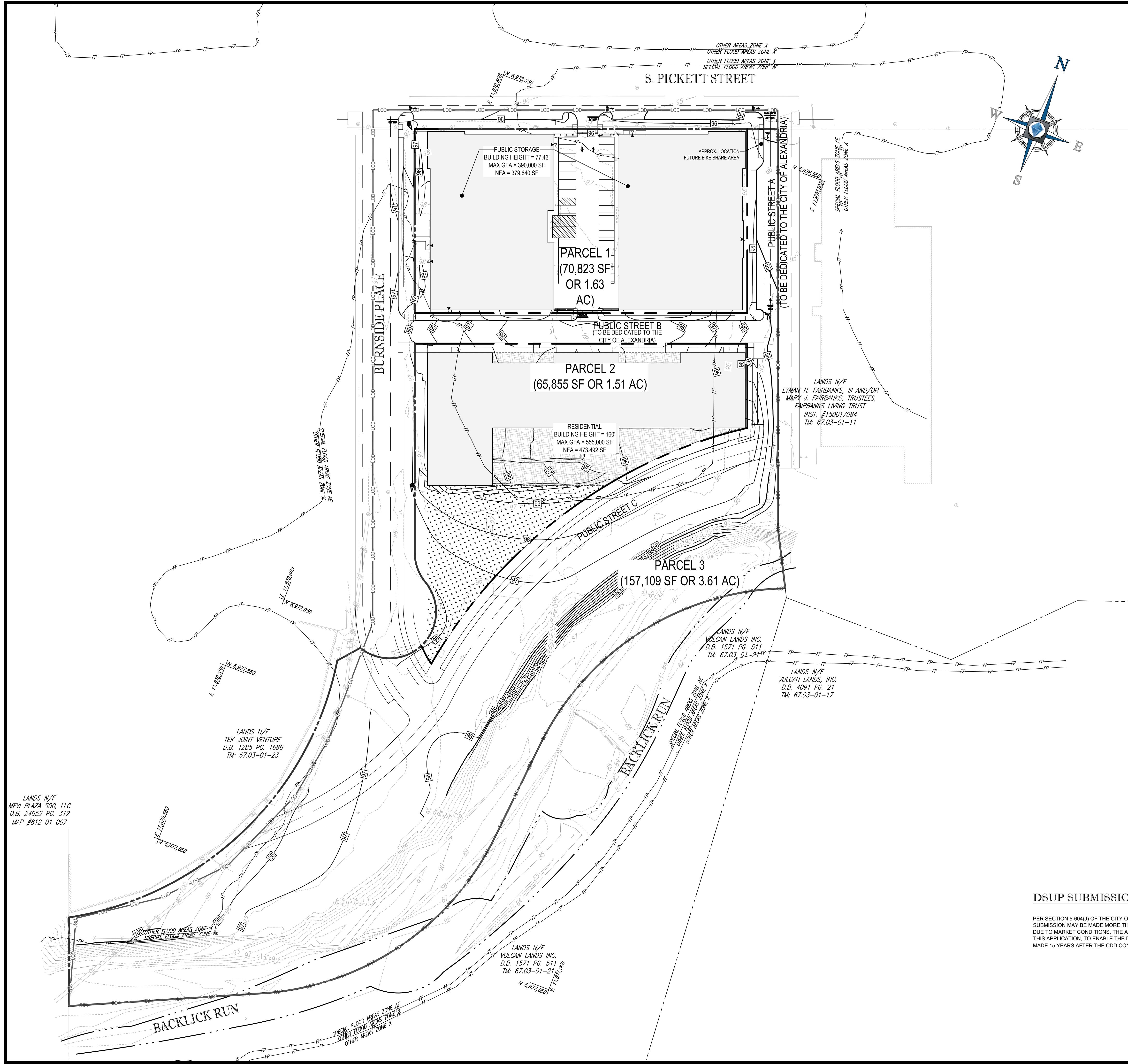
PROFESSIONAL ENGINEER

SHEET TITLE:

**EXISTING CONDITIONS**

SHEET NUMBER:

**C-2.0**



PROJECT NARRATIVE:

THE PROJECT OCCUPIES THE SITE LOCATED AT THE SOUTH EAST CORNER OF SOUTH PICKETT STREET AND BURNSIDE PLACE AND IS BOUNDED BY AN EXISTING STREAM (BACKLICK RUN) TO THE SOUTH EAST AND ADJACENT BUILDINGS TO THE EAST AND WEST. CURRENTLY THIS SITE CONSISTS OF THREE PARCELS, CONTAINING AN INDUSTRIAL BUILDING AND SURFACE PARKING LOT, WHICH ARE ZONED I. THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. PHASE 1 WILL INVOLVE THE DEMOLITION OF THE EXISTING STRUCTURES AND CONSTRUCTION OF A 6-STORY BUILDING CONSISTING OF SELF-STORAGE AND AN ASSOCIATED OFFICE, AND COMMERCIAL USE. PHASE 1 WILL ALSO INCLUDE AN INTERIM PARKING LOT JUST SOUTH OF THE SELF-STORAGE BUILDING. PHASE 2 WILL INVOLVE THE CONSTRUCTION OF A 15-STORY RESIDENTIAL BUILDING WITH ASSOCIATED PARKING.

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A 6-STORY STORAGE BUILDING WITH ASSOCIATED OFFICE SPACE, A RESIDENTIAL TOWER, AND SUPPORTING INFRASTRUCTURE IN CONFORMANCE WITH THE EISENHOWER WEST SMALL AREA PLAN. THE PROJECT WILL ALSO INCLUDE MITIGATION OF AN EXISTING 100-YR FLOODPLAIN WITH ASSOCIATED GRADING ADJACENT TO THE ONSITE PORTION OF THE NORTH BANK OF BACKLICK RUN.

NATIVE SPECIES TREES IN CONFORMANCE WITH RPA PLANTING GUIDELINES WILL BE PROTECTED AND REMAIN WITH THE EXISTING RPA WHERE POSSIBLE.

DISTURBANCE AND IMPACTS TO ADJACENT PROPERTIES WILL BE MINIMIZED THROUGH THE USE OF EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION PHASING.

THE EXISTING AT-GRADE PARKING LOT TO THE SOUTH OF THE SITE WILL BE REMOVED ENTIRELY. WITHIN THE 100-FT RPA BUFFER, INVASIVE SPECIES WILL BE REMOVED AND THE RPA WILL BE REPLANTED IN CONFORMANCE WITH CITY GUIDELINES.

STATEMENT OF IMPROVEMENTS:

PHASE 1:

- DEMOLITION OF ONSITE STRUCTURES AND PARKING
- UNDERGROUNDING OF UTILITIES ALONG SOUTH PICKETT
- STREETSCAPE ALONG SOUTH PICKETT
- STREETSCAPE ALONG BURNSIDE PLACE
- CONSTRUCTION OF THE ONE-WAY STREET TO THE EAST OF THE PROPERTY
- CONSTRUCTION OF A TEMPORARY AT-GRADE PARKING LOT (PHASE 1-B)
- CONSTRUCTION OF THE ALLEY BETWEEN THE STORAGE FACILITY AND INTERIM PARKING LOT
- GRADING FOR FLOODPLAIN MITIGATION
- CONSTRUCTION OF STORAGE BUILDING WITH COMMERCIAL USE SPACE

PHASE 2:

- DEMOLITION OF THE AT-GRADE INTERIM PARKING LOT (PHASE 1-B)
- CONSTRUCTION OF A 15-STORY RESIDENTIAL BUILDING TO INCLUDE GROUND FLOOR RETAIL AND/OR PRODUCTION, WHOLESALE AND REPAIR (PWR) USES CONSISTENT WITH THE LAND USE RECOMMENDATIONS ON PAGE 73 OF THE EISENHOWER WEST SAP WITH ASSOCIATED PARKING
- FULL CONSTRUCTION OF BURNSIDE PLACE AND ASSOCIATED STREETSCAPE
- EXTENSION OF THE ONE-WAY STREET TO THE EAST OF THE PROPERTY AND ASSOCIATED STREETSCAPE
- AND THE CONSTRUCTION OF A NEW STREET AND IMPROVEMENTS TO THE SOUTH OF THE RESIDENTIAL BUILDING

PROJECT TABULATIONS:

MAXIMUM GROSS FLOOR AREA:

- PHASE 1 MAXIMUM GROSS FLOOR AREA:
- STORAGE: 370,000 GSF
  - OFFICE: 2,000 SF
  - COMMERCIAL: 3,000 SF
  - COVERED PARKING: 15,000 GSF
- TOTAL: 390,000 GSF MAX

PHASE 1 NET FLOOR AREA: 379,640 SF

PHASE 2 MAXIMUM GROSS FLOOR AREA:

- RESIDENTIAL: 400,000 GSF
  - INTERNAL PARKING: 155,000 GSF
- TOTAL: 555,000 GSF MAX

PHASE 2 NET FLOOR AREA: 473,492 SF

MAXIMUM RESIDENTIAL UNIT COUNT:

PHASE 2:  
MAXIMUM RESIDENTIAL UNITS: 350 UNITS

| PROPOSED RESIDENTIAL BUILDING |          |      |
|-------------------------------|----------|------|
| UNIT TYPE                     | QUANTITY | AREA |
| STUDIO                        | 55       | 706  |
| JUNIOR 1 BR                   | 85       | 903  |
| 1 BEDROOM                     | 78       | 996  |
| 1 BEDROOM + DEN               | 81       | 1095 |
| 2 BEDROOM                     | 32       | 1291 |
| 2 BEDROOM + DEN               | 19       | 1423 |
| TOTAL                         | 350      |      |

MAXIMUM BUILDING HEIGHT:

PHASE 1: 80 FT

PHASE 2: 175 FT

MAXIMUM FAR:

|          | OVERALL | PARCEL 1                    | PARCEL 2                    | PARCEL 3         |
|----------|---------|-----------------------------|-----------------------------|------------------|
| PHASE 1: | 1.28    | 5.36 (379,640 SF/70,823 SF) | 0 (0/67,871 SF)             | 0 (0/157,109 SF) |
| PHASE 2: | 2.90    | 5.36 (379,640 SF/70,823 SF) | 6.68 (473,492 SF/65,855 SF) | 0 (0/157,109 SF) |

MAXIMUM PARKING COUNT:

- PHASE 1:
- 30 PERMANENT AT GRADE SPACES (PHASE 1-A)
  - 115 INTERIM AT GARAGE SPACES (PHASE 1-B)
- 145 TOTAL SPACES

PHASE 2:  
400 TOTAL SPACES INTERNAL TO BUILDING BELOW AND ABOVE GRADE, OR AS OTHERWISE REQUIRED TO SUPPORT THE PROPOSED USES.

PARCEL INFORMATION:

TOTAL AREA INCLUDED IN CDD = 317,957 SF OR 7.30 AC  
TOTAL AREA OF PROPOSED TAX PARCELS = 293,787 SF OR 6.75 AC  
PARCEL 1: 70,823 SF OR 1.63 AC  
PARCEL 2: 65,855 SF OR 1.51 AC  
PARCEL 3: 157,109 SF OR 3.61 AC

TOTAL EXISTING AND PROPOSED IMPERVIOUS AREA ON THE TAX PARCEL:  
EXISTING = 209,332 SF OR 4.81 AC  
PROPOSED = 169,628 SF OR 3.90 AC  
APPROXIMATE LIMITS OF DISTURBANCE = 8.00 AC OR 348,450.40 SF

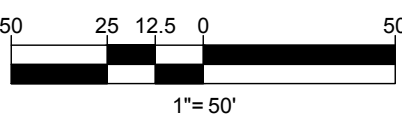
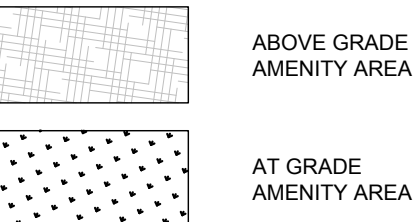
ENVIRONMENTAL NARRATIVE:

PER THE PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT, NO EVIDENCE OF ENVIRONMENTAL CONTAMINATION WAS OBSERVED DURING THE SITE RECONNAISSANCE PERFORMED BY CRESURVEYS.

DSUP SUBMISSION EXTENSION:

PER SECTION 5-604(J) OF THE CITY OF ALEXANDRIA ZONING ORDINANCE, NO PRELIMINARY DSUP SUBMISSION MAY BE MADE MORE THAN TWO YEARS AFTER THE CDD CONCEPT PLAN APPROVAL DUE TO MARKET CONDITIONS. THE APPLICANT IS REQUESTING AN EXTENSION OF 13 YEARS WITH THIS APPLICATION, TO ENABLE THE DSUP SUBMISSION FOR THE RESIDENTIAL BUILDING TO BE MADE 15 YEARS AFTER THE CDD CONCEPT PLAN APPROVAL.

LEGEND



APPROVED  
SPECIAL USE PERMIT NO. CDD #26

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

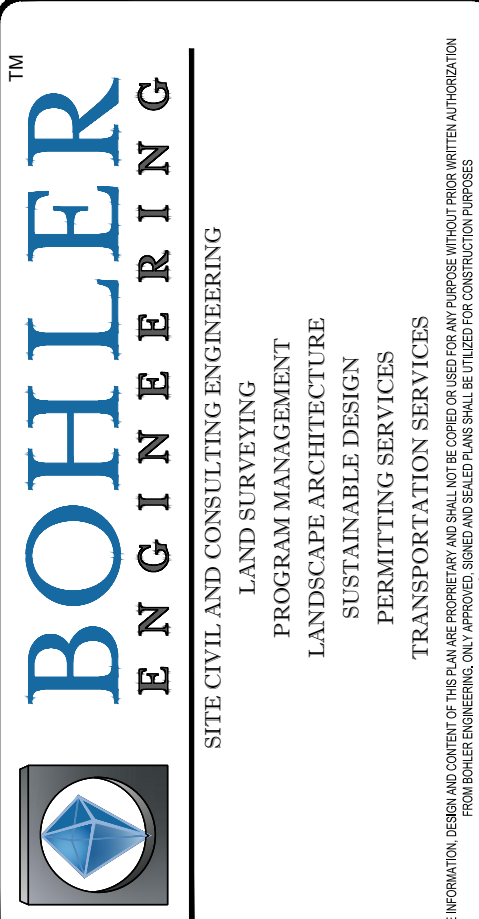
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DIRECTOR DATE

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DATE RECORDED

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| REVISIONS |          |                        |    |
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PROJECT No.: S172131  
DRAWN BY: SD  
CHECKED BY: JC  
DATE: 07/27/18  
SCALE: 1"=30'  
CAD I.D.: GP1

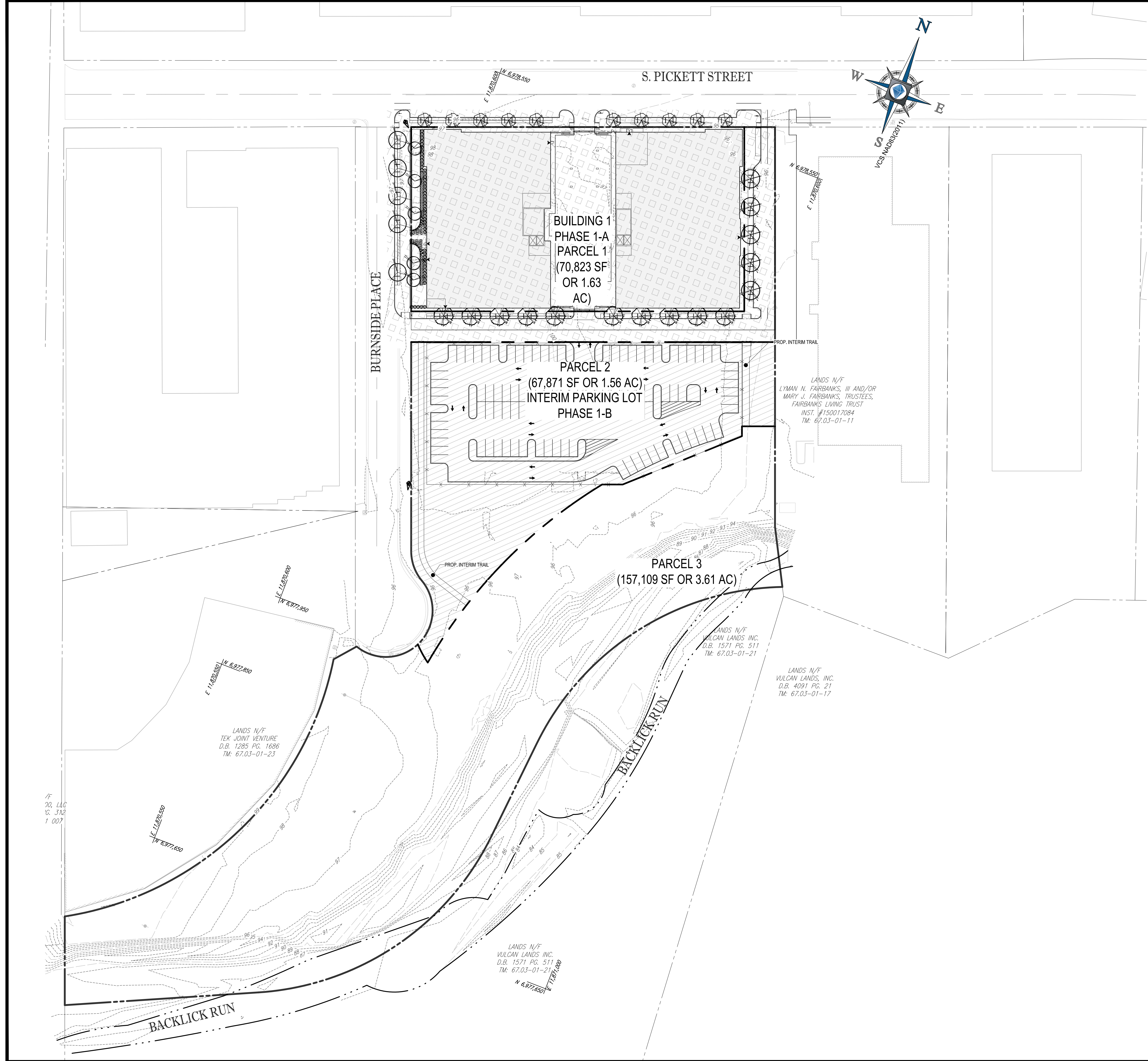
PROJECT:  
COORDINATED  
DEVELOPMENT DISTRICT  
CDD CONCEPT PLAN

**Public Storage**  
LOCATION OF SITE  
880 S. PICKETT STREET  
CITY OF ALEXANDRIA, VIRGINIA

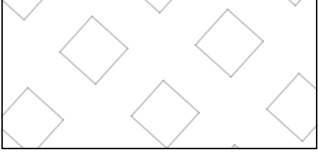
**BOHLER ENGINEERING**  
22636 DAVIS DRIVE, SUITE 250  
STERLING, VIRGINIA 20164  
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**COMMONWEALTH OF VIRGINIA**  
MICHAEL J. BIRKLAND  
Lic. No. 031693  
09/21/18  
PROFESSIONAL ENGINEER

SHEET TITLE:  
COORDINATED  
DEVELOPMENT  
DISTRICT  
CONCEPT PLAN  
SHEET NUMBER:  
C-3.0



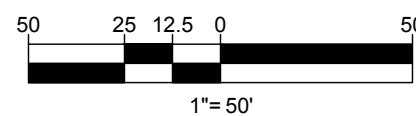
**LEGEND:**



PHASE 1-A - 104,420 SF (2.40 AC)



PHASE 1-B - 71,251 SF (1.64 AC)



APPROVED  
SPECIAL USE PERMIT NO. CDD # 26

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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



**BOHLER**  
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PLANNING  
TRANSPORTATION SERVICES

THE INFORMATION, OPINION AND CONTENT OF THIS PLAN ARE PREPARED BY AND FOR THE CLIENT AND ARE NOT TO BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER ENGINEERING. BOHLER ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS.

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CAD I.D.: SS1

PROJECT: COORDINATED  
DEVELOPMENT DISTRICT  
CDD CONCEPT PLAN

FOR



**Public Storage**

LOCATION OF SITE  
880 S. PICKETT STREET  
CITY OF ALEXANDRA, VIRGINIA



**BOHLER**  
ENGINEERING

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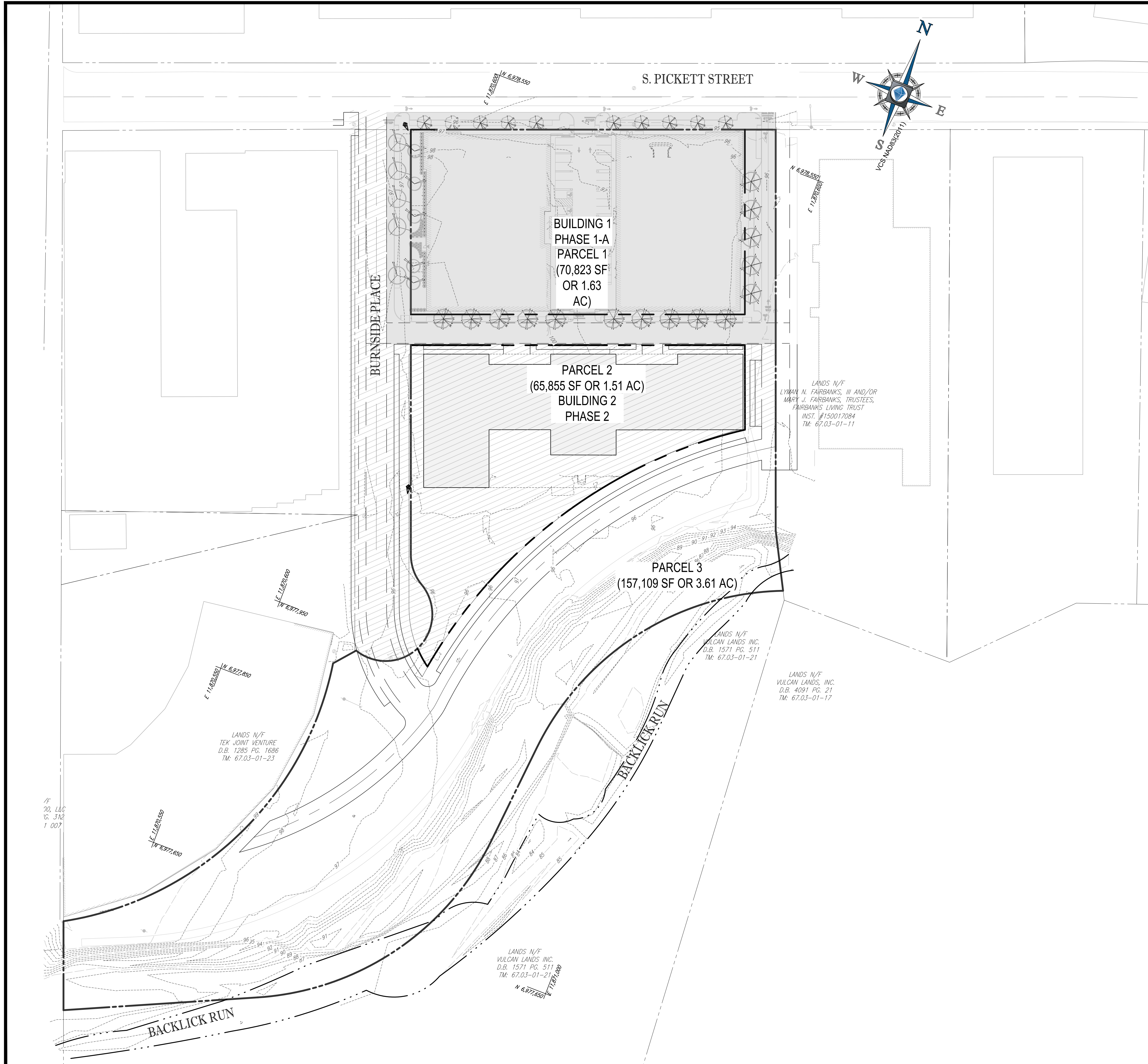
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Lic. No. 031693  
09/21/18  
PROFESSIONAL ENGINEER

SHEET TITLE:

**PRELIMINARY  
PHASING PLAN  
PHASE 1**

SHEET NUMBER:

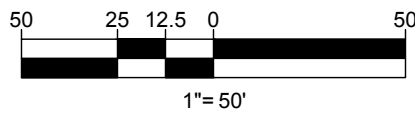
**C-4.0**



**LEGEND:**

PHASE 1-A (TO REMAIN)

PHASE 2 - 102,716 SF (2.36 AC)



APPROVED  
SPECIAL USE PERMIT NO. CDD # 26

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

**BOHLER**  
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PLANNING  
TRANSPORTATION SERVICES

| REVISIONS |          |                        |    |
|-----------|----------|------------------------|----|
| REV       | DATE     | COMMENT                | BY |
| 1         | 08/29/18 | REV. PER CITY COMMENTS | SD |
| 2         | 09/20/18 | REV. PER CITY COMMENTS | HK |
| 3         | 09/28/18 | REV. PER CITY COMMENTS | HK |
|           |          |                        |    |
|           |          |                        |    |
|           |          |                        |    |
|           |          |                        |    |
|           |          |                        |    |
|           |          |                        |    |

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BEFORE YOU DIG

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NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.: S172131  
DRAWN BY: SD  
CHECKED BY: JC  
DATE: 07/27/18  
SCALE: 1" = 50'  
CAD I.D.: SS1

PROJECT: COORDINATED  
DEVELOPMENT DISTRICT  
CDD CONCEPT PLAN

FOR

LOCATION OF SITE  
880 S. PICKETT STREET  
CITY OF ALEXANDRIA, VIRGINIA

**BOHLER**  
ENGINEERING

22636 DAVIS DRIVE, SUITE 250  
STERLING, VIRGINIA 20164  
Phone: (703) 709-9500  
Fax: (703) 709-9501  
VA@BohlerEng.com

MICHAEL J. BIRKLAND  
Lic. No. 031693

09/21/18  
PROFESSIONAL ENGINEER

SHEET TITLE:

**PRELIMINARY  
PHASING PLAN  
PHASE 2**

SHEET NUMBER:

**C-4.1**