

COORDINATED DEVELOPMENT DISTRICT 26 CDD AMENDMENT CONCEPT PLAN

EISENHOWER WEST SMALL AREA PLAN CITY OF ALEXANDRIA, VIRGINIA DECEMBER 21, 2023

DEVELOPMENT TEAM INFORMATION

OWNER:

VULCAN LANDS INC.
P.O. BOX 385014
BIRMINGHAM, AL 35238

CIVIL ENGINEER

URBAN ENGINEERING & ASSOC., INC.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
PHONE: (703) 642-2306
CONTACT: CLAYTON TOCK

LEGAL COUNSEL

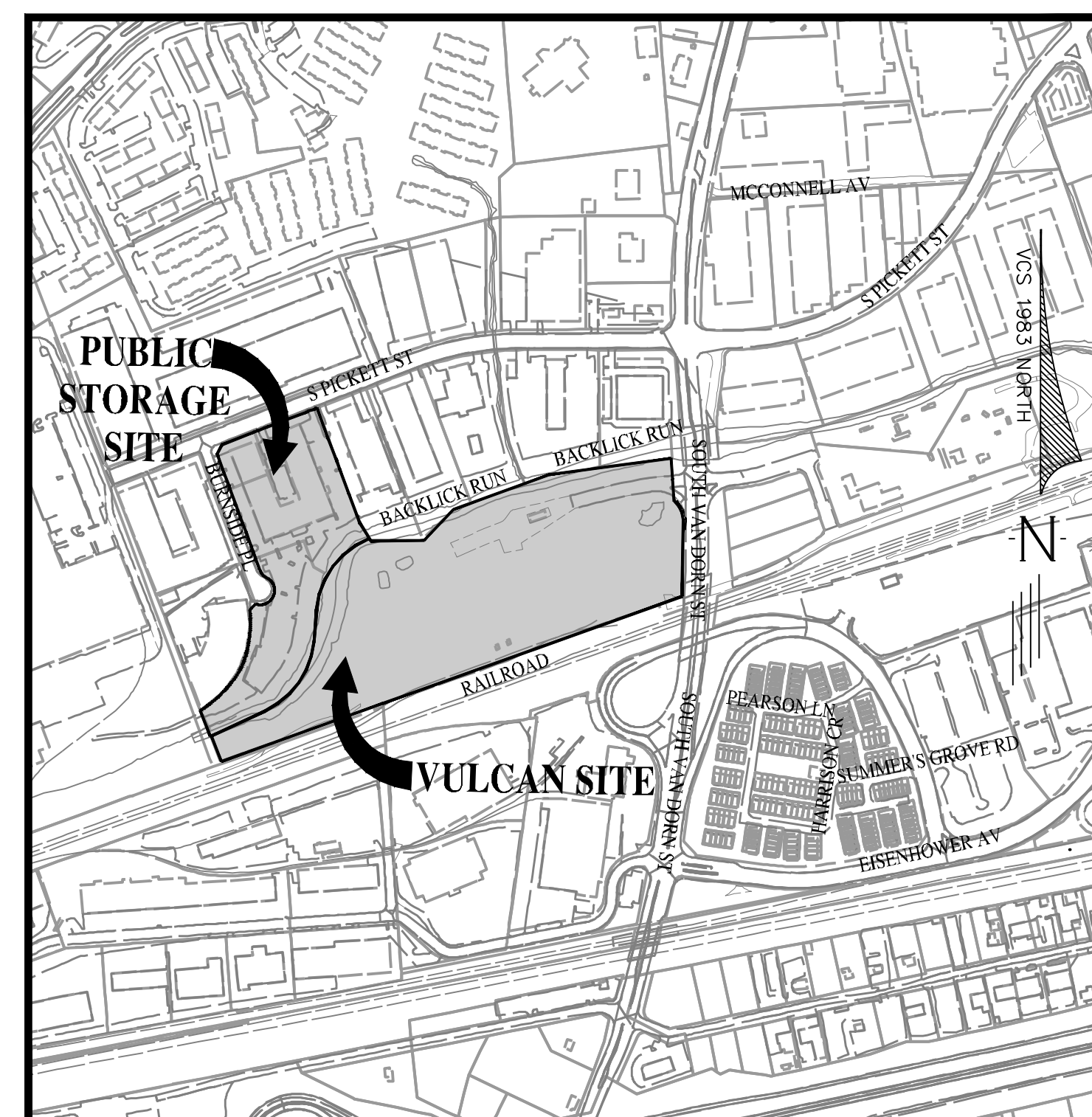
WIRE GILL LLP
PHONE: (703) 677-3129
CONTACT: KENNETH W. WIRE

CONTRACT PURCHASER

LENNAR
14280 PARK MEADOW DRIVE, SUITE 108
CHANTILLY, VA 20151
PHONE: (571)283-1978
CONTACT: JEFFREY EDELMAN

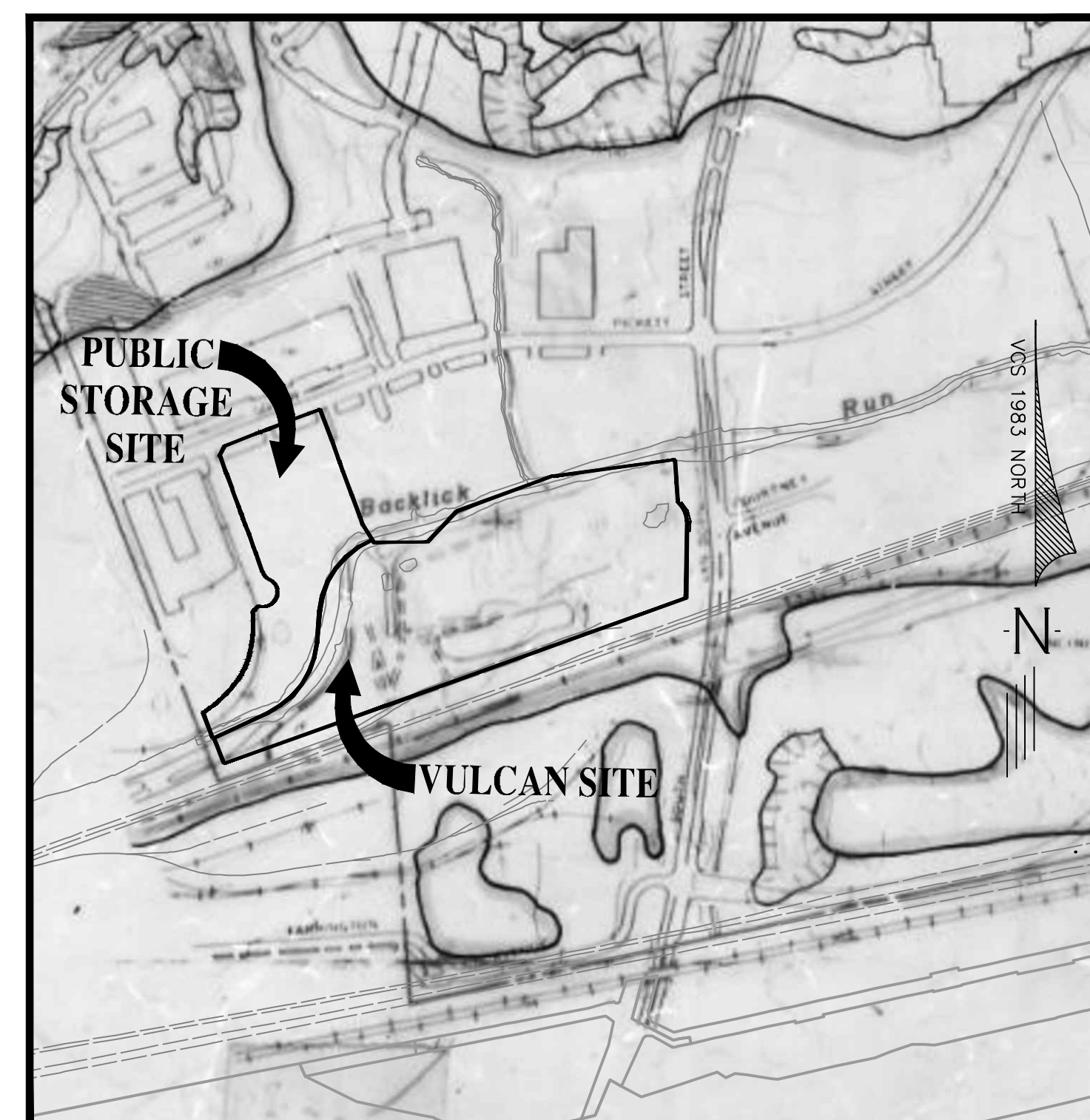
AND

POTOMAC LAND GROUP II, LLC
PHONE: (703) 906-0284
CONTACT: JOHN ELCANO

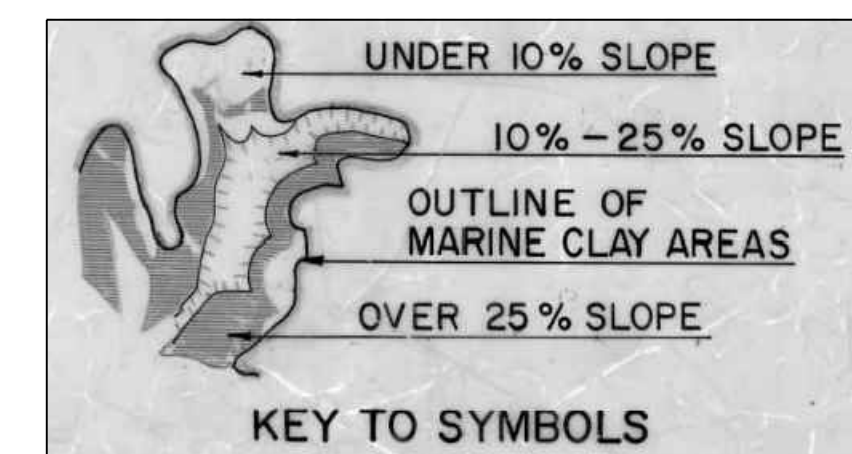


PROPERTIES WITHIN PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD #26)

VICINITY MAP
SCALE: 1"=500'

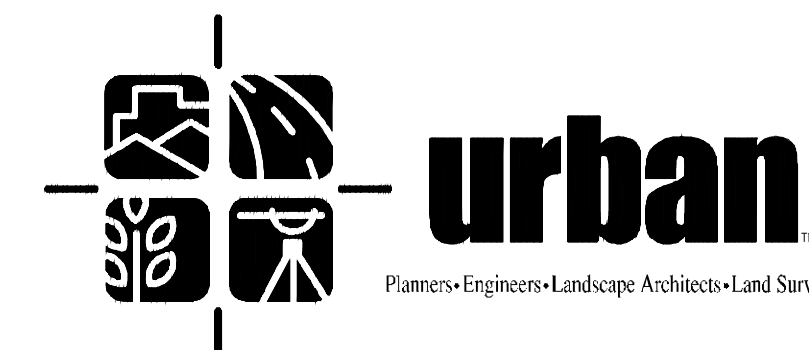
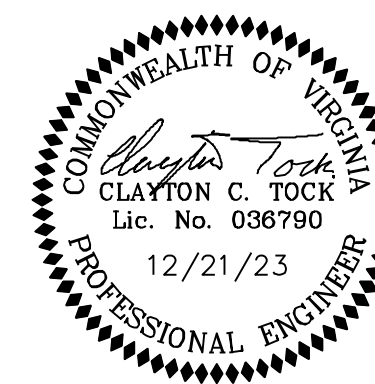


MARINE CLAY SOILS MAP
SCALE: 1"=500'



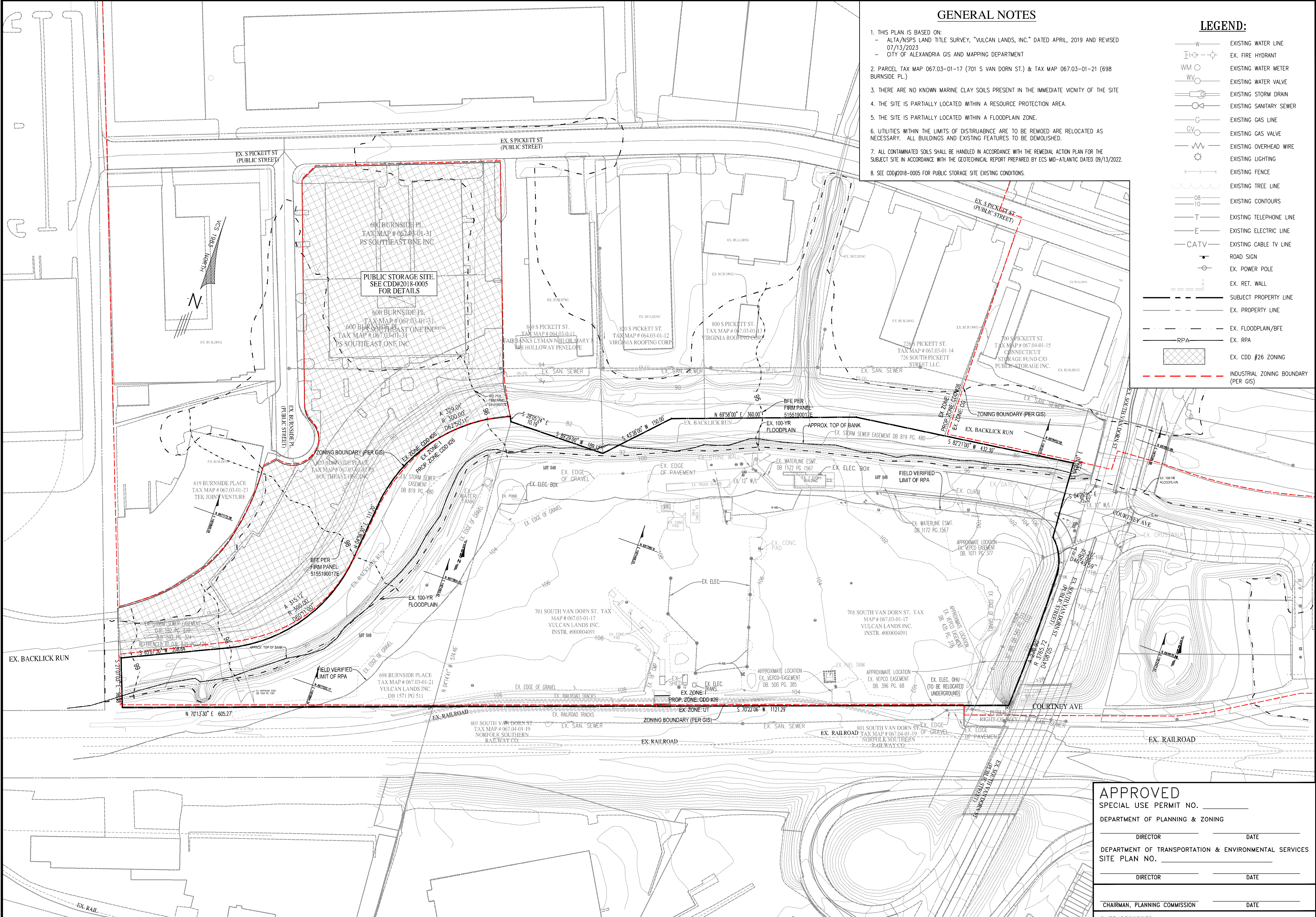
SHEET INDEX

01. COVER SHEET
02. EXISTING CONDITIONS
- 02A. CONTEXT MAP
03. COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN



Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-lltd.com

PLAN DATE 09-01-2023 11-17-2023 12-21-2023- - - -	APPROVED SPECIAL USE PERMIT NO. _____ DEPARTMENT OF PLANNING & ZONING _____ DATE _____ DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____ _____ DATE _____
	CHAIRMAN, PLANNING COMMISSION _____ DATE _____
	DATE RECORDED _____
	INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



GENERAL NOTES

- THIS PLAN IS BASED ON:
 - ALTA/NSPS LAND TITLE SURVEY, "VULCAN LANDS, INC." DATED APRIL, 2019 AND REVISED 07/13/2023
 - CITY OF ALEXANDRIA GIS AND MAPPING DEPARTMENT
- PARCEL TAX MAP 067.03-01-17 (701 S VAN DORN ST.) & TAX MAP 067.03-01-21 (698 BURNSIDE PL.)
- 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 ARE RELOCATED AS NECESSARY. ALL BUILDINGS AND EXISTING FEATURES TO BE DEMOLISHED.
- ALL CONTAMINATED SOILS SHALL BE HANDLED IN ACCORDANCE WITH THE REMEDIAL ACTION PLAN FOR THE SUBJECT SITE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ECS MID-ATLANTIC DATED 09/13/2022.
- SEE CDD#2018-0005 FOR PUBLIC STORAGE SITE EXISTING CONDITIONS.

LEGEND:

- EXISTING WATER LINE
- EX. FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING OVERHEAD WIRE
- EXISTING LIGHTING
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING CONTOURS
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- ROAD SIGN
- EX. POWER POLE
- EX. RET. WALL
- SUBJECT PROPERTY LINE
- EX. PROPERTY LINE
- EX. FLOODPLAIN/BFE
- EX. RPA
- EX. CDD #26 ZONING
- INDUSTRIAL ZONING BOUNDARY (PER GIS)

PLAN DATE 09-01-2023 1-1-2023 12-21-2023	DESCRIPTION REVISIONS No. DATE
Urban, Ltd. 4000 D Technology Ct. Quantico, VA, 20151 Tel. 703.642.2306 Fax 703.378.7888 www.urban-land.com	
urban Planning-Engineers-Landscape-Architects-Land Services	
EXISTING CONDITIONS COORDINATED DEVELOPMENT DISTRICT CDD 26 CDD AMENDMENT CONCEPT PLAN CITY OF ALEXANDRIA, VIRGINIA DATE: SEPT. 2023 SCALE: 1"=80' C.I.= 2	

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

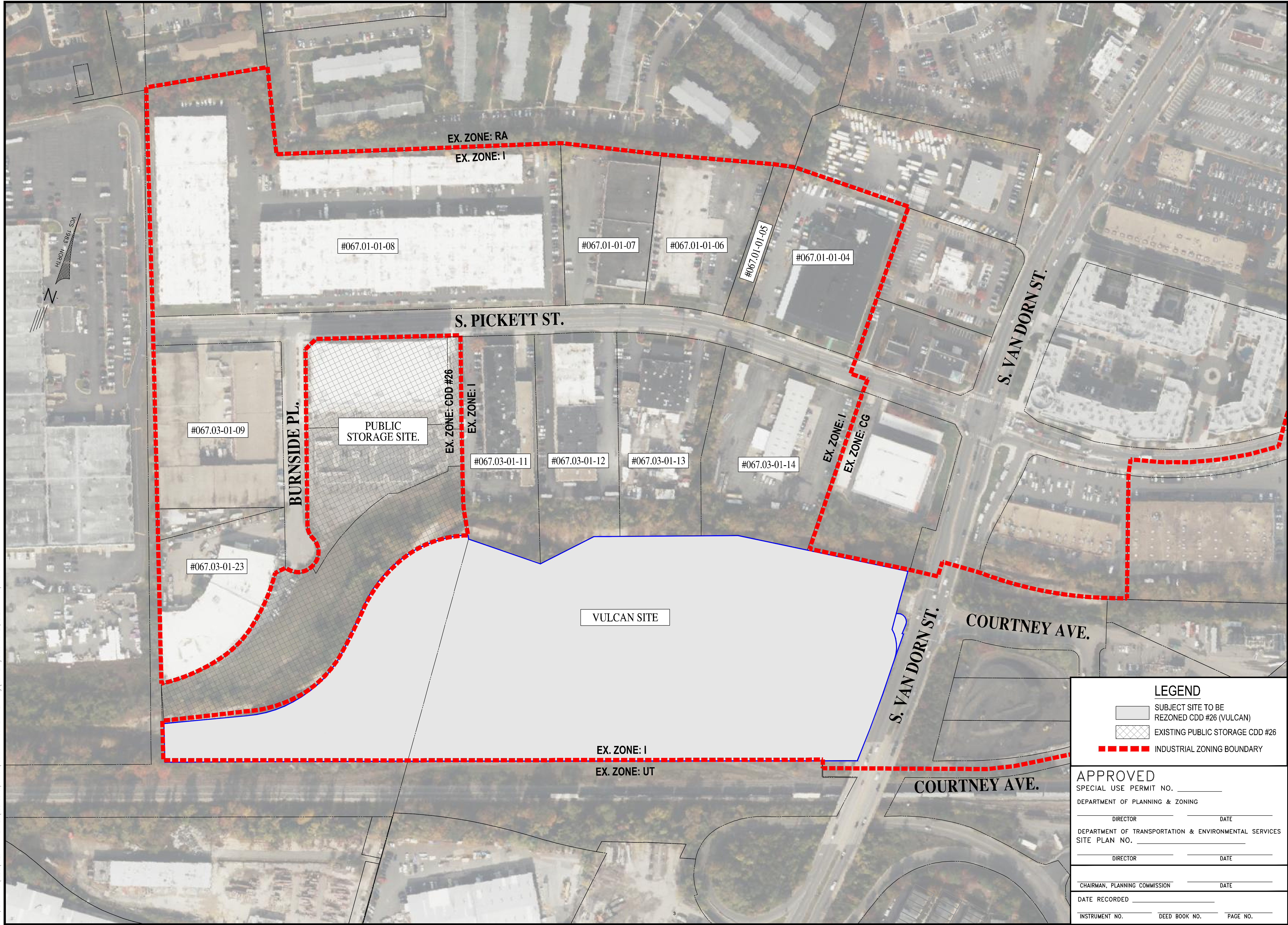
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

Urban, Ltd. - J:\0685\VULCAN MATERIALS\CDD - Concept - Plan\13005-03-EX-CONDITIONS.dwg [EX_COND (1)] December 21, 2023 - 4:01pm anella

Urban, Ltd. - J:\0685\VULCAN MATERIALS\CDD_Concept_Plan\13005-04-CONTEXT PLAN.dwg [CONTEXT] December 21, 2023 - 4:01pm oandis



LEGEND

- SUBJECT SITE TO BE REZONED CDD #26 (VULCAN)
- EXISTING PUBLIC STORAGE CDD #26
- INDUSTRIAL ZONING BOUNDARY

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. _____

PLAN DATE
 09-01-2023
 11-15-2023
 12-21-2023

No. DATE DESCRIPTION REVISIONS

Urban, Ltd.
 400 D Technology Ct.
 Quantico, VA, 20151
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Planners-Engineers-Landscape Architects-Land Services

CONTEXT MAP
 COORDINATED DEVELOPMENT DISTRICT CDD 26
 CDD AMENDMENT CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA
 DATE: SEPT. 2023

SHEET 02A OF 03

SCALE: 1" = 100'

FILE No. SP-13005

