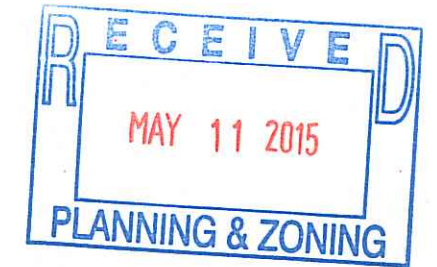
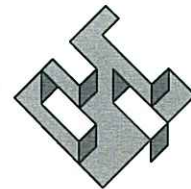


COORDINATED DEVELOPMENT DISTRICT CAMERON PARK ALEXANDRIA, VIRGINIA



PRELIMINARY
CDD2015-0002
430 & 450 S Pickett St
Cameron Park
Planner: Pat Escher



PREPARED BY:

christopher consultants

engineering · surveying · land planning
christopher consultants, ltd.
9900 main street (fourth floor) · fairfax, va 22031-3907
703.273.6620 · fax 703.273.7636

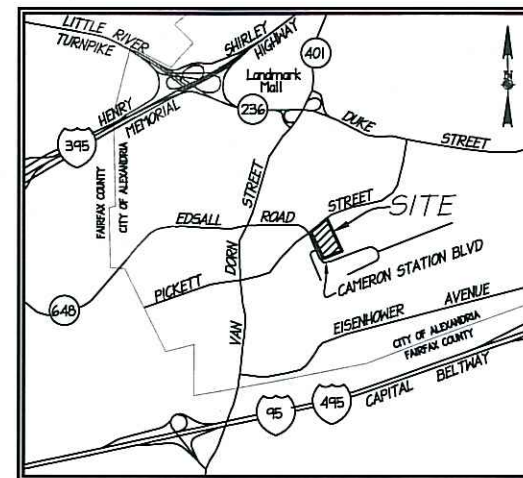
NARRATIVE DESCRIPTION OF DEVELOPMENT

THE SITE IS BORDERED TO THE NORTH BY SOUTH PICKETT STREET; TO THE EAST BY HOME DEPOT ANCHORED STRIP SHOPPING CENTER; AND TO THE WEST AND SOUTH BY CAMERON STATION BLVD. THE CURRENT USES ON THE SITE ARE WAREHOUSES AND ASSOCIATED PARKING, AND IS CURRENTLY ZONED AS CDD IT(6). THE MAJORITY OF THE SITE IS LEVEL BUT THERE IS A SEVERE SLOPE ALONG SOUTH PICKETT STREET WHICH BECOMES MODERATE TO LOW TOWARDS THE NORTHEASTERN BOUNDARY. THERE ALSO IS A SIGNIFICANT GRADE DIFFERENCE ALONG THE SOUTHERN BOUNDARY.

SITE ACCESS: THE PRIMARY ACCESS TO THIS SITE WILL BE FROM SOUTH PICKETT STREET. ACCESS WILL ALSO BE PROVIDED FROM CAMERON STATION BLVD.

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF TWO MIXED-USE BUILDINGS WITH GROUND FLOOR RETAIL AND TOWNHOUSE UNITS ON THE SOUTHERN END OF THE SITE. BUILDING 'A' WILL BE A RESIDENTIAL BUILDING WITH FIRST FLOOR RETAIL. BUILDING 'B' WILL BE EITHER RESIDENTIAL WITH FIRST FLOOR RETAIL OR HOME FOR THE ELDERLY BUILDING WITH FIRST FLOOR RETAIL. PARKING WILL BE PROVIDED AND A PARKING GARAGE WILL BE CONSTRUCTED BENEATH THE TWO MIXED USE BUILDINGS. FRONTAGE IMPROVEMENTS AND ENHANCEMENTS WILL INCLUDE AN IMPROVED STREETSCAPE CONSISTING OF STREET TREES, LIGHTING AND SIDEWALK. ALSO, AN OUTDOOR PLAZA IS PROPOSED TO BE BUILT OUTSIDE OF BUILDING B, ALONG SOUTH PICKETT STREET.

THE EXISTING STORM AND SANITARY SEWERS WILL NEED TO BE RE-ROUTED THROUGH/AROUND THE SITE AND TIE BACK IN TO THE EXISTING SYSTEM WITH THE OUTFALLS REMAINING THE SAME.



LOCATION MAP

SCALE 1" = 2000'

SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 CONCEPTUAL DESIGN PLAN
- 4 CONTEXTUAL PLAN

NOTES:

1. SITE AREA: 7.80 Ac. OR 339,667 SF
2. SITE ADDRESSES: 430 & 450 SOUTH PICKETT STREET
3. TAX MAP NUMBERS: 058.03-03-01 - 058.03-03-02
4. TOTAL AREA DISTURBED WITH THIS PROJECT: ±0.28 Ac. OR ±360,685 SF
5. PRE-DEVELOPED IMPERVIOUS AREA: 7.51 Ac. OR 327,133 SF
6. POST-DEVELOPED IMPERVIOUS AREA: 7.08 Ac. OR 308,402 SF
7. ALLOWABLE FAR IS 2.0
PROPOSED FAR IS 2.0
8. MAXIMUM GROSS FLOOR AREA: 679,334 SF
9. THE NUMBER OF DWELLING UNITS PROPOSED AND APPROXIMATE BREAKDOWN OF UNITS BY TYPE AND SIZE ARE SHOWN ON SHEET 3.
10. THE SPECIAL AMENITIES PROPOSED WITH THIS CDD CONCEPT PLAN ARE TWO INTERIOR UPPER LEVEL COURT YARDS FOR THE RESIDENTS OF BUILDING 'A' AND AN UPPER LEVEL POOL DECK FOR THE RESIDENTS OF BUILDING 'B'.
11. THERE ARE NO NATURAL FEATURES ONSITE THAT NEED TO BE PRESERVED OR PROTECTED.
12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS OR CONTAMINATED SOIL/GROUNDWATER ON SITE.
13. THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 85'.
14. THE PROPOSED SITE MAY BE DEVELOPED IN THREE PHASES. THE FIRST PHASE WILL INVOLVE THE INFRASTRUCTURE OF THE SITE, THIS INCLUDES STREETS B AND C AND ALL UTILITIES IN THESE STREETS. ALL UTILITIES WILL BE STUBBED AT THE PROPERTY LINES AND THE TOWNHOUSE PAD WILL BE BROUGHT TO GRADE WITH THIS PHASE. THE SECOND PHASE IS THE CONSTRUCTION OF THE TOWNHOUSES. THE FINAL PHASE OF THIS DEVELOPMENT IS THE MIXED-USED BUILDINGS AND STREET A. ALL REMAINING UTILITY WORK (INCLUDING UTILITY UNDERGROUNDING) WILL BE COMPLETED WITH THIS FINAL PHASE.

OWNER
JBG CAMERON PARK LLC.
C/O THE JBG COMPANIES
4445 WILLARD AVE, SUITE 400
CHEVY CHASE, MD 20815
(240) 333-3600

CIVIL ENGINEER
christopher consultants, ltd.
9900 MAIN STREET
FOURTH FLOOR
FAIRFAX, VIRGINIA 22031
(703) 273-6820

ARCHITECT
MV+A ARCHITECTS
7910 WOODMONT AVENUE, SUITE 1250
BETHESDA, MARYLAND 20814
(301) 654-2456

APPLICANT
BRANDYWINE SENIOR LIVING
525 FELLOWSHIP ROAD, SUITE 360
MT LAUREL, NJ 08054
(856) 813-2000

ATTORNEY
McGUIRE WOODS
1750 TYSONS BLVD, SUITE 1800
MCLEAN, VA 22102
(703) 712-5000

ARCHITECT
HORD COPLAN MACHT, INC.
225 REINEKERS LANE, SUITE 205
ALEXANDRIA, VA 22314
(571) 388-7761

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	5/08/15	BLDG. 'B' USE: HOME FOR ELDERLY

CURVE TABLE

NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	TANGENT
CL	1315.00'	359.56'	15°39'59"	N54°28'30"E	358.44'	180.91'

THE TRADE CENTER
USE: SHOPPING CENTER
ZONE: CDD45
TT: 058.03-03-03

APPROXIMATE LOCATION
EXISTING VEP CO EASEMENT

EXISTING WAREHOUSE
HEIGHT = ±30'

CURRENT ZONE: CSL

EXISTING WAREHOUSE
HEIGHT = ±30'

CAMERON STATION BLVD.
(PUBLIC)

WOODLAND ALLEY

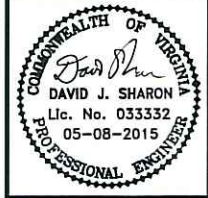
DATE	REVISION
5/8/15	BLDG 'B' USE: HOME FOR ELDERLY

ALL CONSTRUCTION SHALL CONFORM TO THE
CURRENT CITY OF ALEXANDRIA STANDARDS AND
SPECIFICATIONS

LEGEND

- △ DENOTES NUMBER OF STANDARD PARKING SPACES
- ★ LIGHTPOLE
- CURB & GUTTER
- GAS VALVE
- BOLLARD
- ⊙ SANITARY MANHOLE
- ⊕ STORM MANHOLE
- ⊞ STORM GRATE
- ⊞ FIRE HYDRANT
- VEP CO VIRGINIA ELECTRIC AND POWER COMPANY
- DB DEED BOOK
- PG PAGE
- ⊞ LOADING DOCK
- — — — — PROPERTY LINE
- POWER POLE
- — — — — UTILITY POLE
- — — — — OVERHEAD UTILITY WIRE
- EX. G — EXISTING GAS
- EX. W — EXISTING WATERLINE
- EX. T — EXISTING TELE.
- EX. E — EXISTING ELEC.
- — — — — EXISTING STORM
- — — — — EXISTING SANITARY

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engineering · surveying · land planning
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703.273.6820 · fax 703.273.7636



EXISTING CONDITIONS
PLAN

CAMERON PARK
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 06013.004.00

SCALE: 1" = 30'

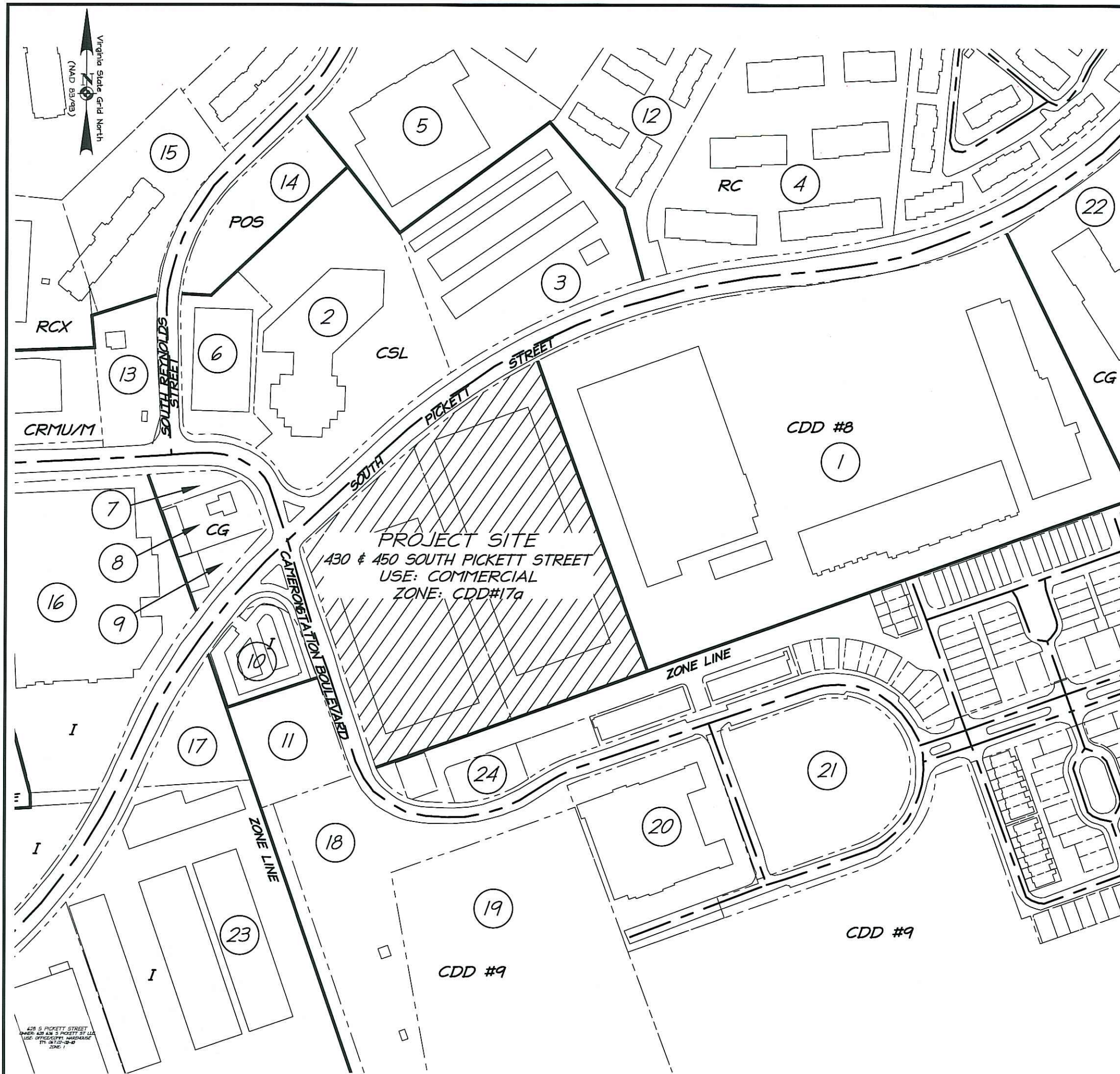
DATE: 03-11-2014

DESIGN: EG

DRAWN: EG

CHECKED: DS

SHEET NO.



OWNERSHIP INFORMATION

1. THE TRADE CENTER
300 S. PICKETT STREET
USE: SHOPPING CENTER
ZONE: CDD#8
2. ALEXANDRIA PICKETT STREET LLC
499 S. PICKETT STREET
USE: AUTO DEALERSHIP
ZONE: CSL
3. PUBLIC STORAGE PROPERTIES VIII INC.
401 S. PICKETT STREET
USE: OFFICE/COMMERCIAL WAREHOUSE
ZONE: CSL
4. TOWNS OF HILLWOOD CONDOMINIUMS
283, PICKETT STREET
USE: CONDOMINIUMS
ZONE: RC
5. TEMPLETON CONDOMINIUMS
250 S. REYNOLDS STREET
USE: CONDOMINIUMS
ZONE: RC
6. ALEXANDRIA PICKETT STREET LLC
5651 EDSALL ROAD
USE: AUTO DEALERSHIP
ZONE: CSL
7. THEO T. HACKNEY
5660 EDSALL
USE: VACANT
ZONE: CG
8. MARY ELLEN ROGERS TR.
5650 EDSALL ROAD
USE: OFFICE/COMMERCIAL WAREHOUSE
ZONE: CG
9. 501 PICKETT LLC
501 S. PICKETT STREET
USE: OFFICE/COMMERCIAL WAREHOUSE
ZONE: CG
10. MINI H STORAGE LANDMARK LP
500 S. PICKETT STREET
USE: MINI STORAGE
ZONE: I
11. CITY OF ALEXANDRIA
530 CAMERON STATION BOULEVARD
USE: PARK
ZONE: CDD#9
12. TOWNS OF HILLWOOD CONDOMINIUMS
399 S. PICKETT STREET
USE: CONDOMINIUMS
ZONE: RC
13. BRADDOCK WHITING REYNOLDS LIMITED PARTNERSHIP
423 S. REYNOLDS STREET
USE: HOUSING
ZONE: CRMU/M
14. CITY OF ALEXANDRIA
270 S. REYNOLDS STREET
USE: CITY PARK/PLAYGROUND
ZONE: POS
15. ESSEX HOUSE LP
333 S. REYNOLDS STREET
USE: APARTMENTS/VACANT LAND
ZONE: RCX
16. GREENHILLS MAYFLOWER LLC
611 S. PICKETT STREET
USE: OFFICE/COMMERCIAL WAREHOUSE
ZONE: I

LEGEND



DATE	REVISION
5/8/15	BLDG 'B' USE: HOME FOR ELDERLY

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

OWNERSHIP INFORMATION

17. EVELYN C. & LAWRENCE T. WASHINGTON
550 S. PICKETT STREET
USE: VACANT LAND/INDUSTRIAL
ZONE: CDD#9
- 18/19. CITY OF ALEXANDRIA
520 CAMERON STATION BOULEVARD
USE: CITY PARK/PLAYGROUND
ZONE: CDD#9
20. CITY OF ALEXANDRIA SCHOOL BOARD
435 FERDINAND DAY DRIVE
USE: PUBLIC SCHOOL
ZONE: CDD#9
21. CAMERON STATION CONDOMINIUMS
400 CAMERON STATION BOULEVARD
USE: CONDOMINIUMS
ZONE: CDD#9
22. ASC ALEXANDRIA REAL ESTATE LLC
200 S. PICKETT STREET
USE: SHOPPING CENTER
ZONE: CDD#8
23. LRW LLC
600 S. PICKETT STREET
USE: OFFICE/COMMERCIAL WAREHOUSE
ZONE: I
24. WOODLAND HALL AT CAMERON STATION
401 - 533 CAMERON STATION BLVD.
USE: CONDOMINIUMS
ZONE: CDD#9

