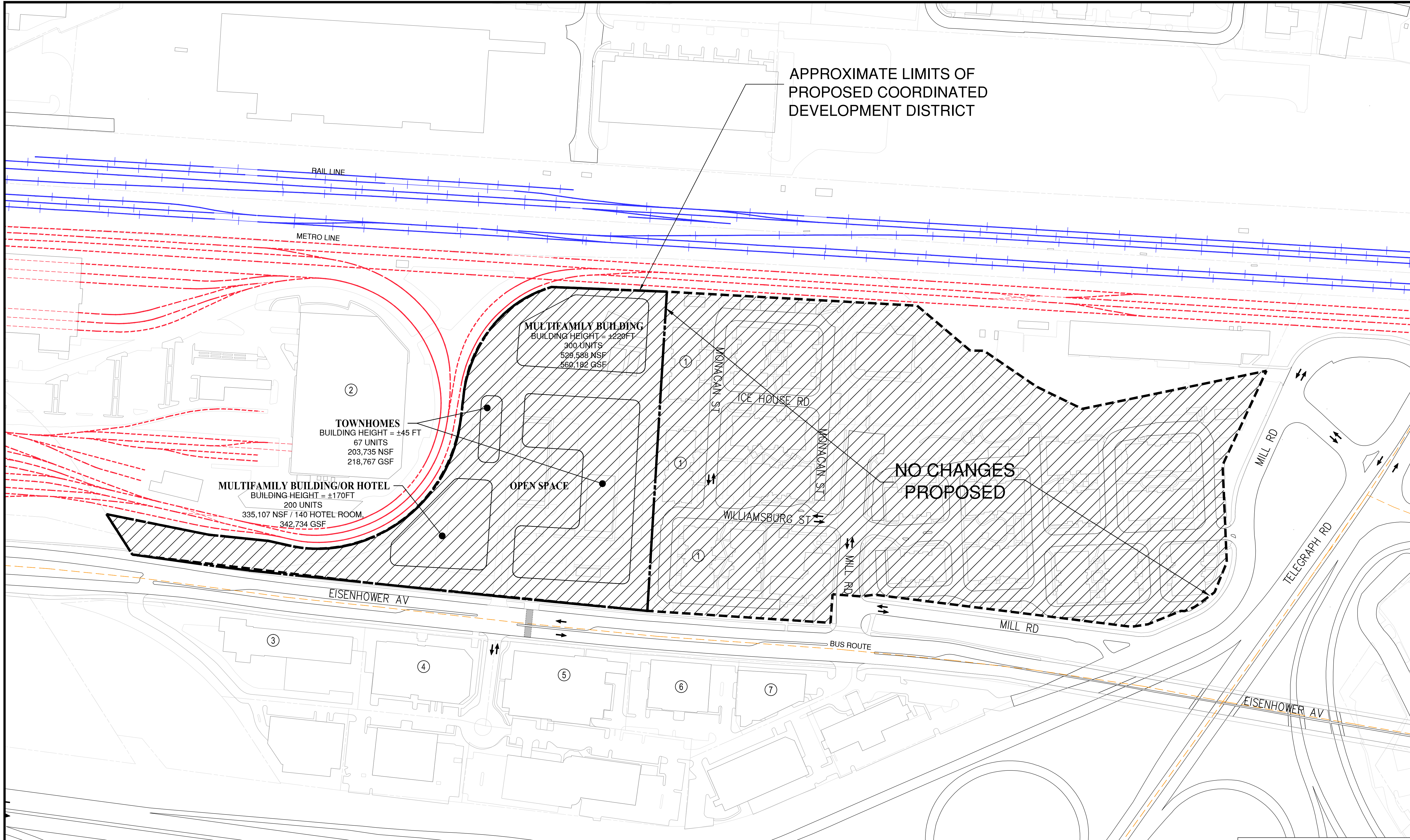
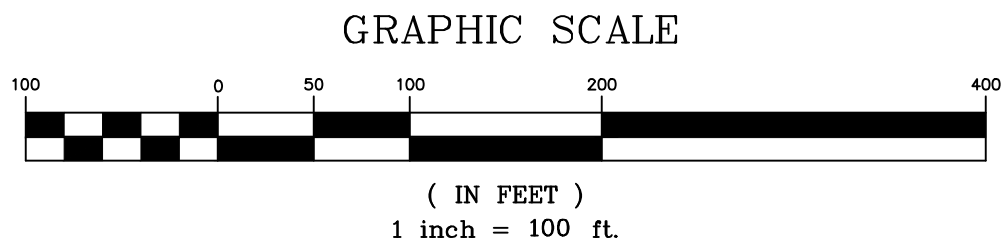
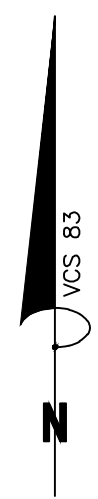




PROPERTY	PARCEL ID	ADDRESS	PROPERTY NAME	LAND DESCRIPTION	OWNER ADDRESS				LAND SF	ZONING
1	072.03-06-03	2751 EISENHOWER AV	AVALON APARTMENTS	MED RISE ELEV (4-6S)	AEW CAPITAL MGMT LP	BOSTON	MA	22102021	306730	CDD#3
2	071.04-02-01	3001 EISENHOWER AV	MAINTENANCE BUILDING	WASH METRO TRAN AUTH	600 5TH ST NW	WASHINGTON	DC	20006	866945	UT
3	071.04-02-14	2950 EISENHOWER AV	SPRINGHILL SUITES MARRIOTT	HOTEL AND MOTEL	814 E MAIN ST	RICHMOND	VA	23219	88860	OCM(100)
4	071.04-02-11	2930 EISENHOWER AV	PENTAGON FEDERAL CREDIT UNION OFFICE BUILDING	OFFICE BUILDINGS	ATTN DEBORAH JOHNSON	ALEXANDRIA	VA	223132032	55986	OCM(100)
5	071.04-02-08	2850 EISENHOWER AV	ALEXANDRIA TECH CENTER IV	OFFICE BUILDINGS	PO BOX 430	ALEXANDRIA	VA	223130430	55249	OCM(100)
6	071.04-02-07	2760 EISENHOWER AV	STARR BUILDING (ATC)	OFFICE BUILDINGS	PO BOX 430	ALEXANDRIA	VA	223130430	47502	OCM(100)
7	072.03-06-05	2750 EISENHOWER AV	J. LEWEY CARAWAY OFFICE BLDG	OFFICE BUILDINGS	2750 EISENHOWER AVE	ALEXANDRIA	VA	223145217	27284	OCM(100)



NOTE: THERE ARE NO SIGNIFICANT EXISTING ENVIRONMENTAL FEATURES ON THE SUBJECT PROPERTY.

LEGEND	
	APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT CDD
	EXISTING CDD #3

DEVELOPMENT SUMMARY

APPROXIMATE CDD AREA: ± 8.98 AC.

APPROVED
SPECIAL USE PERMIT NO. 2015-0001
DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	
DEED BOOK NO.	
PAGE NO.	

Bowman
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COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN
2901 EISENHOWER AVENUE
CDD CONCEPT PLAN

CITY OF ALEXANDRIA
VIRGINIA

PLAN STATUS		
09/04/15	1ST SUBMISSION	
10/13/15	2ND SUBMISSION	
11/17/15	3RD SUBMISSION	

DATE	DESCRIPTION
DAP DESIGN	DAP DRAWN
SCALE	H: 1"=150' V: N/A
JOB No.	8316-01-003
DATE	NOVEMBER, 2015
FILE No.	8316-D-PR-003

SHEET

C2.00

Coord file name: P:\8316 - 2901 Eisenhower Avenue Alex, VA\8316-01-003 (ENG) - Feasibility\Engineering\Planning\8316-01-003-CONCEPT.dwg

LEGEND

PHASE I – 44,134 SF (1.01 AC)

PHASE II – 162,923 SF (3.74 AC)

PHASE III – 76,798 SF (1.76 AC)

PHASE IV – 107,238 SF (2.46 AC)

TOTAL = 391,093 SF (8.98 AC)

PHASING NARRATIVE

THE SITE SHALL BE DIVIDED INTO 4 PHASES FOR THE PURPOSES OF FEASIBILITY AND CONSTRUCTION. OVERALL MASS GRADING OF THE SITE SHALL BE DONE PRIOR TO ANY PHASES TO LEVEL THE SITE TO THE PROPER GRADE.

PHASE I CONSTRUCTION SHALL INCLUDE THE MAIN ROAD THAT LOOPS THE SITE AND TIES IN TO EISENHOWER AVENUE AT THE TWO ACCESS POINTS TO THE SITE. ALL MAIN INFRASTRUCTURE SHALL BE PLACED WITH WET AND DRY UTILITIES. SOUND WALLS SHALL BE INSTALLED IN THE PERMANENT LOCATION OR A TEMPORARY LOCATION FOR PHASE II CONSTRUCTION. THE RETAINING WALL ALONG THE EAST PROPERTY LINE SHALL BE INSTALLED IN FULL.

PHASE II SHALL BE THE CONSTRUCTION OF THE TOWNHOMES AND ALL CORRESPONDING UTILITIES.

PHASE III SHALL BE THE CONSTRUCTION OF THE NORTH TOWER MULTI-FAMILY BUILDING AND CORRESPONDING UTILITIES.

PHASE IV SHALL BE THE CONSTRUCTION OF THE SOUTH TOWER MULTI-FAMILY BUILDING AND CORRESPONDING UTILITIES.

NOTE:

- ALL PHASING SUBJECT TO CHANGE
- THERE WILL BE NO PROPOSED INTERIM USES OF THE SITE DURING THE PHASED DEVELOPMENT

GRAPHIC SCALE

NOTE: THERE ARE NO SIGNIFICANT EXISTING ENVIRONMENTAL FEATURES ON THE SUBJECT PROPERTY.

APPROVED

SPECIAL USE PERMIT NO. 2015-0001

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.

PRELIMINARY PHASING PLAN
2901 EISENHOWER AVENUE
CDD CONCEPT PLAN

VIRGINIA

CITY OF ALEXANDRIA

PLAN STATUS	
09/04/15	1ST SUBMISSION
10/13/15	2ND SUBMISSION
11/17/15	3RD SUBMISSION

DATE	DESCRIPTION
DAP DESIGN	DAP DRAWN
SCALE H: 1"=50'	V: N/A
JOB No.	8316-01-003
DATE	NOVEMBER, 2015
FILE No.	8316-D-PR-003

SHEET C3.00

Bowman
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STORM SEWER TABULATION

EX 1038	TOP = 21.10 OUT = 16.52 (15" RCP To 6680)
EX 1050	TOP = 19.43 OUT = 13.25 (18" RCP To 6677)
EX 1086	TOP = 18.16 OUT = 12.64 (18" RCP To 6675)
EX 1161	TOP = 19.52 OUT = 16.08 (15" RCP To 6671)
EX 1183	IN = 19.04 (24" IN Fr 1184)
EX 1184	TOP OF HW = 22.77 OUT = 19.75 (24" RCP To 1183)
EX 1196	OUT = 19.84 (24" RCP To 6671)
EX 3258	TOP = 19.15 IN = 3.55 (27" RCP Fr NORTHWEST) IN = 2.87 (66" RCP Fr NORTHEAST) (2 PIPES) OUT = 2.17 (83"x53" STM To 6679) (2 PIPES)
EX 6288	TOP = 23.98 IN = 21.01 (18" RCP Fr 6383) OUT = 20.57 (21" RCP To 6660)
EX 6393	TOP OF HW = 25.35 OUT = 22.28 (18" RCP To 6288)
EX 6555	OUT = 18.33 (12" RCP To 6611)
EX 6661	OUT = 18.25 (18" RCP To 6669)
EX 6655	TOP = 21.25 IN = 18.55 (12" RCP Fr NORTH) OUT = 18.44 (12" RCP To 6555)
EX 6656	TOP = 20.96 OUT = 16.32 (15" RCP To 6659)
EX 6659	TOP = 21.01 OUT = 16.08 (15" RCP To 6659)
EX 6659	TOP = 20.64 IN = 15.40 (15" RCP Fr 6655) IN = 16.02 (15" RCP Fr 6656) OUT = 15.28 (18" RCP To 6671)
EX 6660	TOP = 23.10 IN = 18.02 (21" RCP Fr 6288) OUT = 17.88 (30" RCP To SOUTH)
EX 6663	TOP = 23.71 IN = 18.79 (24" RCP Fr 1196) OUT = 18.65 (24" RCP To 6666)
EX 6666	TOP = 23.73 IN = 17.59 (24" RCP Fr 6663) OUT = 17.35 (24" RCP To 6669)
EX 6669	TOP = 23.39 IN = 17.28 (18" RCP Fr 6557) IN = 17.13 (24" RCP Fr 6666) OUT = 16.97 (27" RCP To EAST)
EX 6671	TOP = 19.23 IN = 14.37 (15" RCP Fr 1161) IN = 14.41 (15" RCP Fr 6672) IN = 14.01 (18" RCP Fr 6659) OUT = 13.73 (18" RCP To 6673)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	11518.48'	204.99'	204.99'	S 84°32'41" E	1°01'11"	102.50'
C2	6089.82'	327.25'	327.21'	S 82°29'43" E	3°04'44"	163.66'
C3	3647.52'	156.34'	156.33'	S 82°10'52" E	2°27'21"	78.18'
C4	264.00'	78.14'	77.85'	S 85°09'29" E	16°57'27"	39.36'
C5	333.00'	443.84'	411.71'	S 48°10'47" W	76°22'03"	261.89'
C6	286.00'	320.88'	304.31'	S 42°08'16" W	64°16'59"	179.70'
C7	361.96'	468.31'	436.32'	N 46°58'17" E	74°07'47"	273.40'
C8	6089.82'	226.91'	226.90'	S 82°58'02" E	2°08'06"	113.47'
C9	6089.82'	100.34'	100.34'	S 81°25'40" E	0°56'39"	50.17'

SANITARY SEWER TABULATION

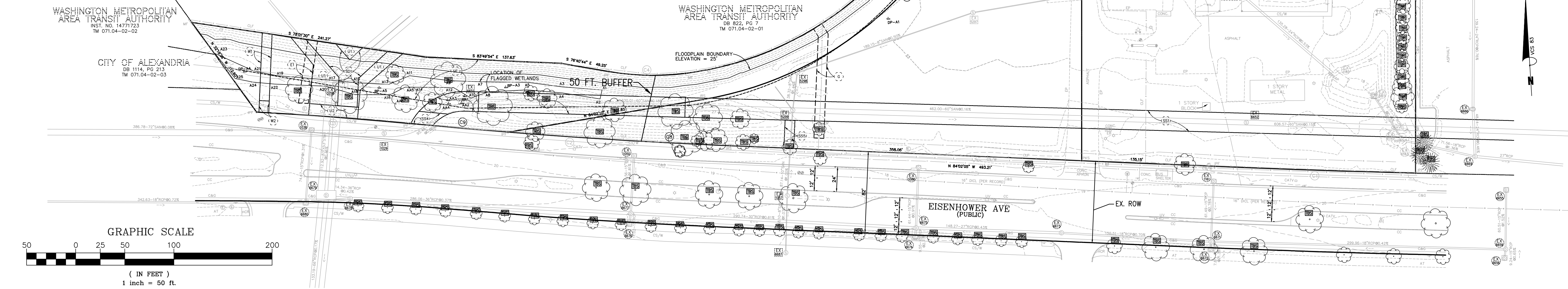
EX 6672	TOP = 19.39 OUT = 16.08 (15" RCP To 6671)
EX 6673	TOP = 18.67 IN = 12.67 (18" RCP Fr 6671) OUT = 12.61 (27" RCP To 6675)
EX 6674	TOP = 18.20 OUT = 13.10 (18" RCP To 6675)
EX 6675	TOP = 18.10 IN = 12.84 (18" RCP Fr 6674) IN = 12.08 (18" RCP Fr 1086) IN = 11.98 (27" RCP Fr 6671) OUT = 11.82 (30" RCP To 6677)
EX 6676	TOP = 19.58 OUT = (18" RCP To 6677) (NO ACCESS)
EX 6677	TOP = 19.37 IN = 12.03 (18" RCP Fr 6676) IN = 12.01 (18" RCP Fr 1050) IN = 10.05 (30" RCP Fr 6675) OUT = 9.61 (36" RCP To 6678)
EX 6678	TOP = 20.11 IN = 14.35 (18" RCP Fr 6680) IN = 8.54 (36" RCP Fr 6677) OUT = 8.49 (36" RCP To 6679)
EX 6679	TOP = 20.31 IN = 8.43 (36" RCP Fr 6678) IN = 1.65 (83"x53" STM Fr 3258) OUT = 1.65 (66" RCP To 6681 & 6682)
EX 6680	TOP = 20.51 IN = 15.54 (15" RCP Fr 1038) IN = 15.04 (18" RCP Fr 6694) OUT = 16.51 (18" RCP To 6678)
EX 6681	TOP OF HW = 6.99 IN = 1.42 (66" RCP Fr 6679)
EX 6682	TOP OF HW = 9.03 IN = 1.42 (66" RCP Fr 6679)
EX 6691	TOP = 22.93 OUT = 19.33 (15" RCP To 6694)
EX 6694	TOP = 22.29 IN = 18.77 (15" RCP Fr 6691) OUT = 17.51 (18" RCP To 6680)
EX 1029	TOP = 20.82 IN = 8.36 (72" SAN Fr 6689) OUT = 8.36 (72" SAN To 6651)
EX 1057	TOP = 19.84 IN = 13.56 (8" SAN Fr 6687) OUT = 11.60 (10" SAN To 5299)
EX 5267	TOP = 22.09 IN = 15.21 (8" SAN Fr NORTH) OUT = 15.05 (8" SAN To 5297)
EX 5297	TOP = 23.57 IN = 13.75 (8" SAN Fr EAST) OUT = 13.67 (8" SAN To 5298)
EX 5298	TOP = 23.50 IN = 12.72 (8" SAN Fr 5297) OUT = 12.65 (8" SAN To 5299)
EX 5299	TOP = 22.72 IN = 12.81 (8" SAN Fr NORTHWEST) IN = 12.10 (8" SAN Fr 5298) IN = 10.73 (10" SAN Fr 1057) IN = 7.72 (60" SAN Fr 6651) OUT = 7.72 (60" SAN To 6652)
EX 6651	TOP = 21.20 IN = 8.30 (72" SAN Fr 1029) OUT = 8.30 (72" SAN To 5299)
EX 6652	TOP = 22.55 IN = 6.97 (60" SAN Fr 5299) OUT = 6.97 (60" SAN To 6670)
EX 6670	TOP = 23.08 IN = 6.08 (60" SAN Fr 6652) OUT = 6.08 (60" SAN To EAST)
EX 6687	TOP = 20.99 OUT = 14.18 (8" SAN To 1057)
EX 6689	TOP = 22.61 IN = 8.66 (72" SAN To 1029) OUT = 8.66 (72" SAN Fr WEST)

EASEMENT LEGEND

(E1)	EX. UNDERGROUND EASEMENT FOR ELECTRIC POWER D.B. 1010, PG. 657
(E2)	APPROXIMATE LOCATION OF C/L OF VEPCO EASEMENT D.B. 572, PG. 415
(E3)	APPROXIMATE LOCATION OF C/L OF VEPCO EASEMENT D.B. 579, PG. 338
(G)	EX. PERPETUAL UTILITY EASEMENT FOR GAS PIPELINE D.B. 1082, PG. 162
(SD1)	EX. PERMANENT UTILITY EASEMENT FOR STORM DRAINAGE PURPOSES D.B. 822, PG. 23
(SD2)	EX. PERPETUAL DRAINAGE EASEMENT D.B. 917, PG. 736
(SE)	EX. PERMANENT SLOPE EASEMENT D.B. 822, PG. 7
(SS1)	EX. SANITARY SEWER EASEMENT D.B. 451, PG. 66
(SS2)	EX. SANITARY SEWER EASEMENT D.B. 451, PG. 83
(SS3)	EX. PERMANENT UTILITY EASEMENT FOR SANITARY SEWER PURPOSES D.B. 822, PG. 7
(SS4XSS5)	EX. SANITARY SEWER EASEMENT D.B. 1114, PG. 98 D.B. 1114, PG. 114
(U1)	EX. PERPETUAL UTILITY EASMENT D.B. 917, PG. 736
(U2)	EX. UTILITY EASEMENT D.B. 1114, PG. 98
(W1)	EX. PERPETUAL UTILITY EASEMENT FOR WATERLINE D.B. 917, PG. 736
(W2)	EX. WATERLINE EASEMENT D.B. 1114, PG. 98 D.B. 1114, PG. 110

BENCHMARKS

BM #1:	REBAR & CAP IN GRASS NORTH SIDE OF EISENHOWER AVE 7' BEHIND CURB & 14' WEST OF EX. 1038 ELEV. = 21.55
BM #2:	REBAR & CAP IN GRASS SOUTH SIDE OF EISENHOWER AVE 2' SOUTH OF CONC. S/W & 17' SOUTH OF EX. 6676 ELEV. = 20.26
BM #3:	REBAR & CAP IN GRASS NORTH SIDE OF EISENHOWER AVE 7' BEHIND CURB & AT EAST PROEPRTY LINE ELEV. = 21.21



NOTES

1. ACCORDING TO THE CITY OF ALEXANDRIA GEOLOGY MAP, THERE ARE NOT MARINE CLAYS KNOWN TO BE LOCATED ON THE PROPOSED SITE.
2. THERE IS NO KNOWN OR EXPECTED SITE CONTAMINATION AT THIS TIME.

SURVEY NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF ALEXANDRIA REAL ESTATE ASSESSMENT MAPS AS PARCELS 071.04-02-04 & 071.04-02-05 AND IS ZONED CDD#3.
2. THE SURVEYED PROPERTY IS NOW IN THE NAME OF COMMONWEALTH OF VIRGINIA AND IS RECORDED IN DEED BOOK 1658 AT PAGE 200 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF CITY OF ALEXANDRIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON JUNE 6, 2014.
4. THE HORIZONTAL DATUMS AS REFERENCED HEREON WAS ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VCS 83, NORTH ZONE.

5. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND SCHEDULE B - SECTION II IS ADDRESSED IN THE TITLE COMMITMENT REVIEW.
6. THE SURVEYED PROPERTY SHOWN HEREON IN ZONE "X" (SHADED)(AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 5155190037E, MAP REVISED JUNE 16, 2011.
7. THE PLANNIMETRICAL FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
8. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS ARE CORRECTLY SHOWN.

9. ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B - SECTION II OF THE COMMITMENT FOR TITLE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
10. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
12. EISENHOWER AVENUE ISE MAINTAINED BY THE CITY OF ALEXANDRIA.
13. THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY IS BASED UPON EVIDENCE OBSERVED DURING THE SURVEY OF THIS PROPERTY.
14. THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE SURVEY OF THIS PROPERTY.
15. THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED DURING THE SURVEY OF THIS PROPERTY.

APPROVED
SPECIAL USE PERMIT NO. 2015-0001
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.

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EXISTING CONDITIONS (1 OF 4)

2901 EISENHOWER AVENUE
CDD CONCEPT PLAN

CITY OF ALEXANDRIA

VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
11/17/15
PROFESSIONAL ENGINEER

PLAN STATUS		
09/04/15	1ST SUBMISSION	
10/13/15	2ND SUBMISSION	
11/17/15	3RD SUBMISSION	
DATE	DESCRIPTION	
DAP DESIGN	DAP DRAWN	STL CHKD
SCALE	H: 1"=50' V: _____	
JOB No.	8316-01-003	
DATE :	NOVEMBER, 2015	
FILE No.	8316-D-PR-003	
SHEET	C4.00	

Code file name: P:\8316 - 2901 Eisenhower Avenue Alex, VA\8316-01-003 (EAG) - Feasibility\Engineering\Bureau\2015\2015-0001-EX COND PLAN.dwg

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T2	4"	WILLOW	OAK	OAK	-	TBS
T3	4"	WILLOW	OAK	OAK	-	TBS
T4	4"	WILLOW	OAK	OAK	-	TBS
T5	4"	WILLOW	OAK	OAK	-	TBS
T6	4"	WILLOW	OAK	OAK	-	TBS
T7	4"	WILLOW	OAK	OAK	-	TBS
T8	4"	WILLOW	OAK	OAK	-	TBS
T9	4"	WILLOW	OAK	OAK	-	TBS
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T14	6"	OAK	-	TBS		
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T28	4"	WILLOW	OAK	OAK	-	TBS
T29	4"	WILLOW	OAK	OAK	-	TBS
T30	6"	OAK	-	TBS		
T31	11"	OAK	-	TBS		
T32	12"	OAK	-	TBS		
T33	12"	OAK	-	TBS		
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T35	6"	OAK	-	TBS		
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T37	15"	WILLOW	OAK	OAK	-	TBS
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T48	8"	TREE,	BROAD LEAF	-	TBS	
T49	24"	TREE,	BROAD LEAF	-	TBS	
T50	22"	TREE,	BROAD LEAF	-	TBS	
T51	9"	TREE,	BROAD LEAF	-	TBS	
T52	21"	TREE,	BROAD LEAF	-	TBS	
T53	15"	TREE,	BROAD LEAF	-	TBS	
T54	10"	TREE,	BROAD LEAF	-	TBS	
T55	18"	TREE,	BROAD LEAF	-	TBS	
T56	8"	TREE,	BROAD LEAF	-	TBS	
T57	8"	TREE,	BROAD LEAF	-	TBS	
T58	16"	TREE,	BROAD LEAF	-	TBS	
T59	10"	TREE,	BROAD LEAF	-	TBS	
T60	12"	TREE,	BROAD LEAF	-	TBS	
T61	8"	TREE,	BROAD LEAF	-	TBS	
T62	10"	TREE,	BROAD LEAF	-	TBS	
T63	12"	TREE,	BROAD LEAF	-	TBS	
T64	15"	TREE,	BROAD LEAF	-	TBS	
T65	18"	TREE,	BROAD LEAF	-	TBS	
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T67	8"	TREE,	BROAD LEAF	-	TBS	
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T69	8"	TREE,	BROAD LEAF	-	TBS	
T70	11"	TREE,	BROAD LEAF	-	TBS	
T71	10"	TREE,	BROAD LEAF	-	TBS	
T72	8"	TREE,	BROAD LEAF	-	TBS	
T73	8"	TREE,	BROAD LEAF	-	TBS	
T74	9"	ELM	-	TBR		
T75	12"	MAPLE	-	TBS		
T76	10"	MAPLE	-	TBS		
T77	6"	MAPLE	-	TBS		
T78	8"	MAPLE	-	TBS		
T79	10"	MAPLE	-	TBS		
T80	10"	MAPLE	-	TBS		
T81	10"	MAPLE	-	TBS		
T82	10"	MAPLE	-	TBS		
T83	15"	CEDAR	-	TBS		
T84	21"	CEDAR	-	TBS		
T85	8"	CEDAR	-	TBS		
T86	10"	CEDAR	-	TBR		
T87	10"	CEDAR	-	TBR		
T88	10"	CEDAR	-	TBR		
T89	10"	CEDAR	-	TBR		
T9						

T99	10°	CDAR	TBR
T100	8°	CDAR	TBR
T101	8°	CDAR	TBR
T102	8°	CDAR	TBR
T103	12°	CDAR	TBR
T104	8°	CDAR	TBR
T105	8°	CDAR	TBR
T106	12°	CDAR	TBR
T107	10°	CDAR	TBR
T108	9°	CDAR	TBR
T109	8°	CDAR	TBR
T110	8°	CDAR	TBR
T111	9°	CDAR	TBR
T112	8°	CDAR	TBR
T113	10°	CDAR	TBR
T114	8°	CDAR	TBR
T115	8°	CDAR	TBR
T116	10°	CDAR	TBR
T117	8°	CDAR	TBR
T118	8°	CDAR	TBR
T119	8°	CDAR	TBR
T120	10°	CDAR	TBR
T121	8°	CDAR	TBR
T122	10°	CDAR	TBR
T123	8°	CDAR	TBR
T124	10°	CDAR	TBR
T125	12°	CDAR	TBR
T126	8°	CDAR	TBR
T127	10°	CDAR	TBR
T128	10°	CDAR	TBR
T129	12°	CDAR	TBR
T130	10°	CDAR	TBR
T131	10°	CDAR	TBR
T132	10°	CDAR	TBR
T133	10°	CDAR	TBR
T134	10°	CDAR	TBR
T135	10°	CDAR	TBR
T136	12°	CDAR	TBR
T137	8°	CDAR	TBR
T138	10°	CDAR	TBR
T139	8°	CDAR	TBR
T140	10°	HOLLY	TBR
T141	8°	HOLLY	TBS
T142	6°	PINE	TBS
T143	10°	PINE	TBS
T144	12°	PINE	TBS
T145	12°	PINE	TBS

TBR - TO BE REMOVED
TBS - TO BE SAVED

WASHINGTON METROPOLITAN
AREA TRANSIT AUTHORITY
DB 822, PG 7
TM 071.04-02-01

MATCH LINE -
SEE SHEET 04.20

FLOODPLAIN BOUNDARY
ELEVATION = 25'

LOT 900
311,687 S.F. OR 7.15535 AC.
2775 EISENHOWER AVENUE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

APPROVED
SPECIAL USE PERMIT NO. 2015-0001
DEPARTMENT OF PLANNING & ZONING

 DIRECTOR

 DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

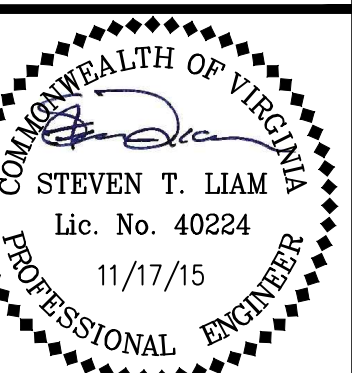
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.
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2901 EISENHOWER AVENUE
CDD CONCEPT PLAN

CITY OF ALEXANDRIA

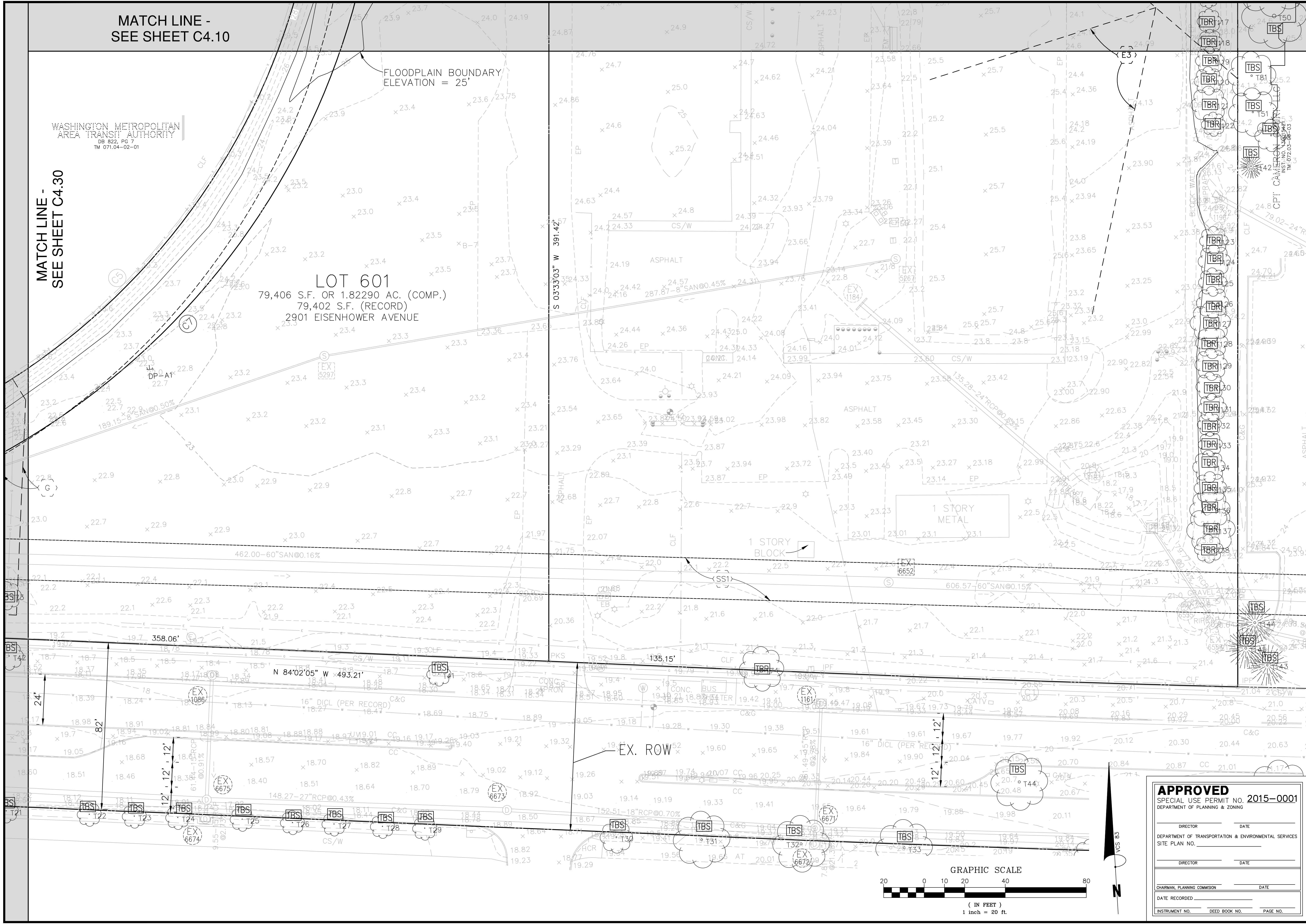


PLAN STATUS	
04/15	1ST SUBMISSION
13/15	2ND SUBMISSION
17/15	3RD SUBMISSION

DATE	DESCRIPTION	
DAP DESIGN	DAP DRAWN	STL CHKD
SCALE	H: 1"=20' V:	
DB No.	8316-01-003	
DATE :	NOVEMBER, 2015	
LE No.	8316-D-PR-003	

C4.10

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EXISTING CONDITIONS PLAN (3 OF 4)

2901 EISENHOWER AVENUE

CDD CONCEPT PLAN

CITY OF ALEXANDRIA

VIRGINIA

COMMONWEALTH OF VIRGINIA

STEVEN T. LIAM
Lic. No. 40224
11/17/15
PROFESSIONAL ENGINEER

PLAN STATUS		
09/04/15	1ST SUBMISSION	
10/13/15	2ND SUBMISSION	
11/17/15	3RD SUBMISSION	

DATE	DESCRIPTION
DAP DESIGN	DAP DRAWN
SCALE: H: 1"=20'	STL CHKD
JOB No. 8316-01-003	
DATE : NOVEMBER, 2015	
FILE No. 8316-D-PR-003	

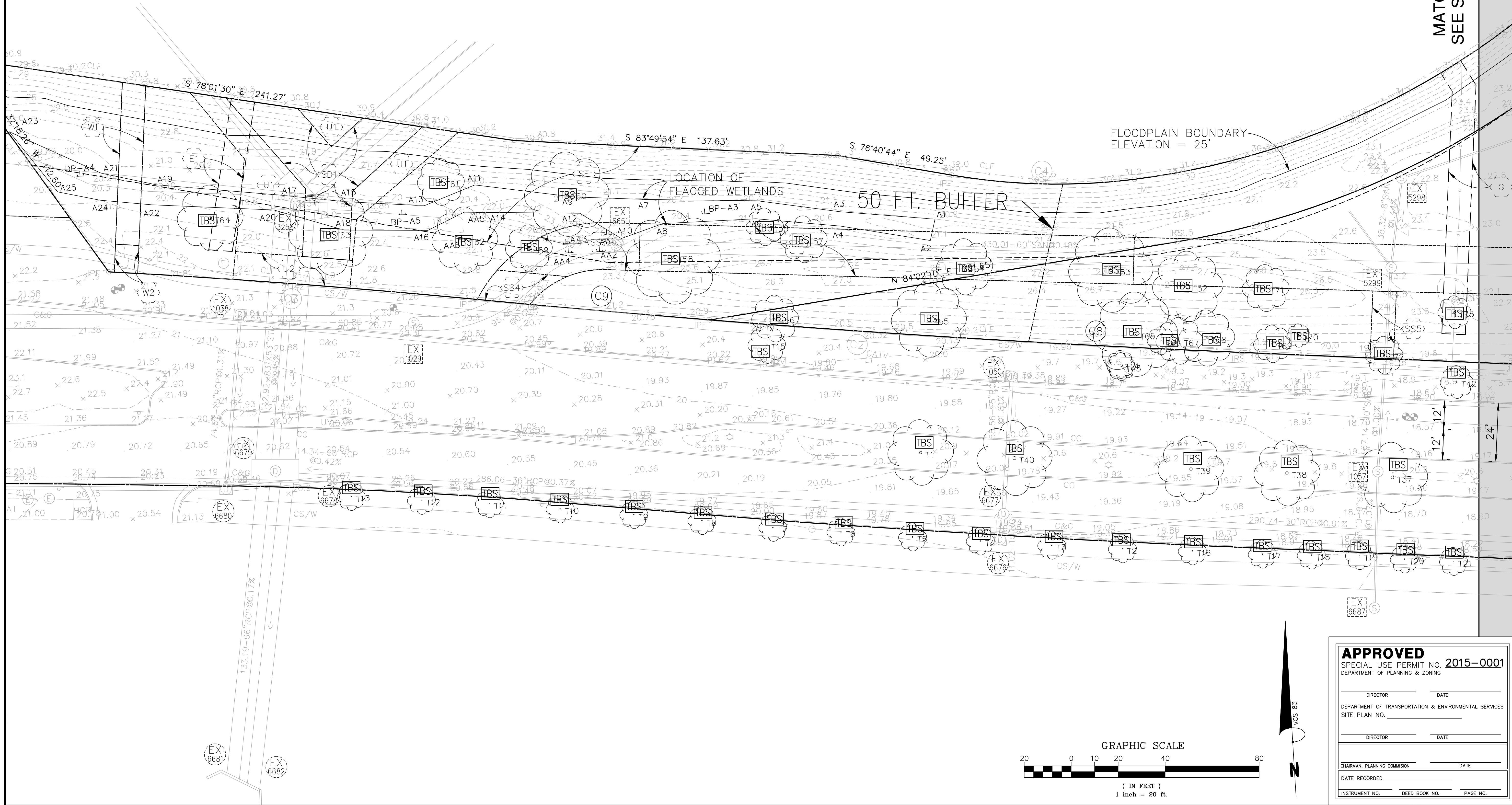
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WASHINGTON METROPOLITAN
AREA TRANSIT AUTHORITY
DB 822, PG 7
TM 071.04-02-01

CPT CAMERON COURT LLC
INST. NO. 130015421
TM 072.03-08-03

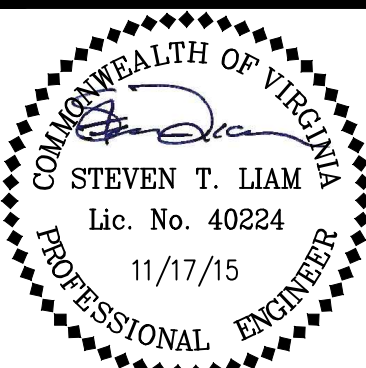
MATCH LINE -
SEE SHEET C4.20



EXISTING CONDITIONS PLAN (4 OF 4)
2901 EISENHOWER AVENUE
CDD CONCEPT PLAN

VIRGINIA

CITY OF ALEXANDRIA



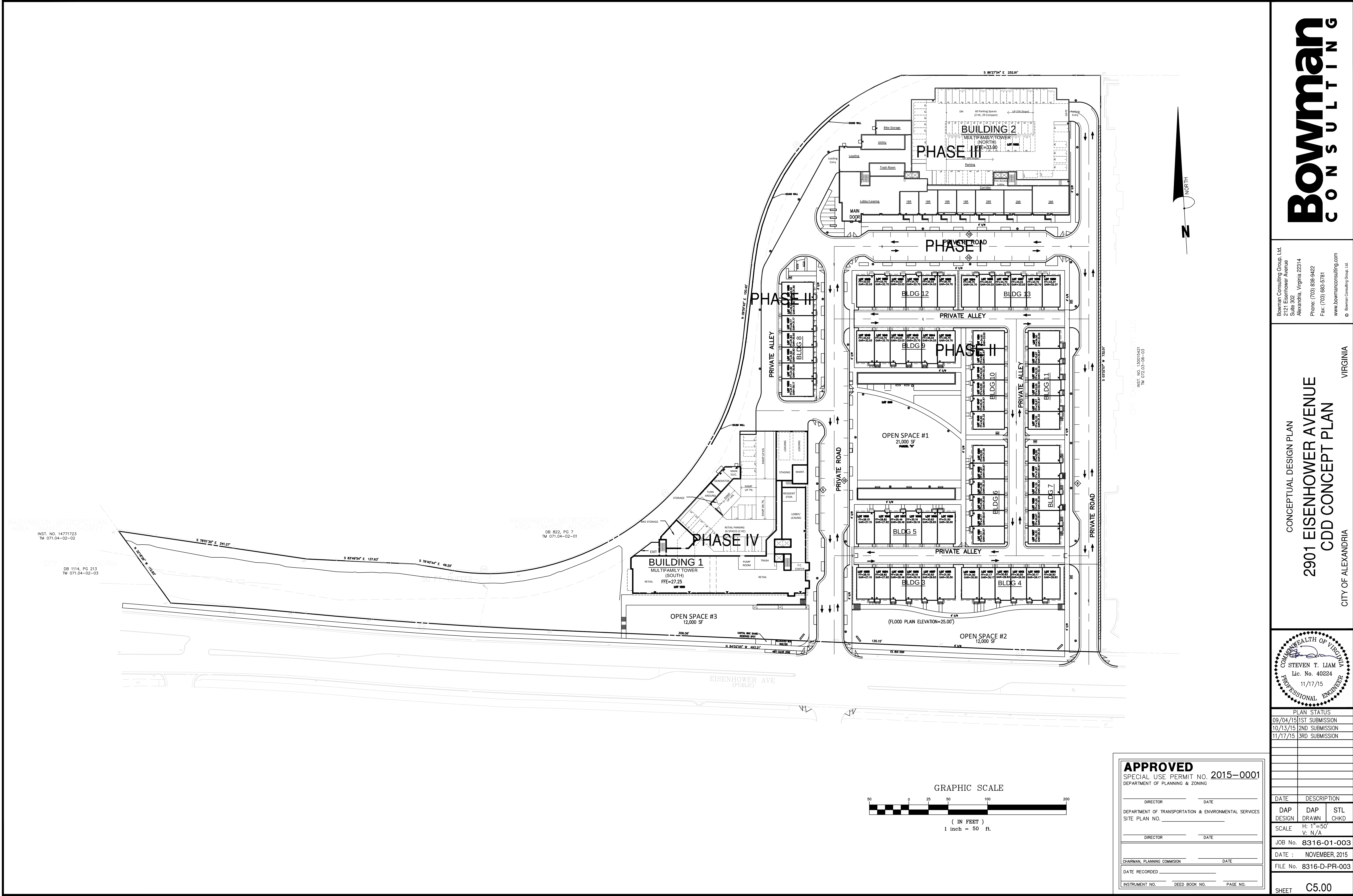
PLAN STATUS		
09/04/15	1ST SUBMISSION	
10/13/15	2ND SUBMISSION	
11/17/15	3RD SUBMISSION	

DATE	DESCRIPTION	
DAP DESIGN	DAP DRAWN	STL CHKD
SCALE: H: 1"=20' V: 1"=20'		
JOB No. 8316-01-003		
DATE : NOVEMBER, 2015		
FILE No. 8316-D-PR-003		

SHEET C4.30

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

