

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

DEVELOPMENT SUMMARY

APPROXIMATE CDD AREA: ± 2.00 AC.

LEGEND

APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT CDD

BUILDING HEIGHT ELEVATIONS

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

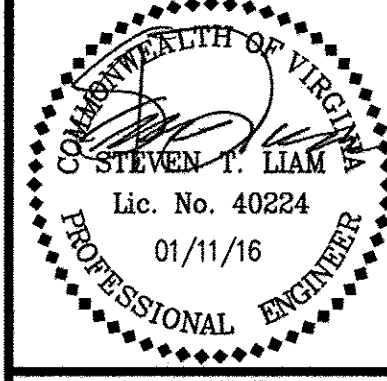
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



PLAN STATUS		
10/30/15	1ST SUBMISSION	
12/14/15	2ND SUBMISSION	
01/11/16	INSERTS	

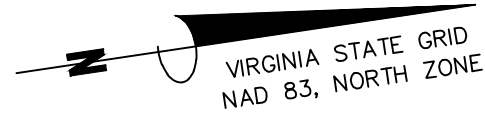
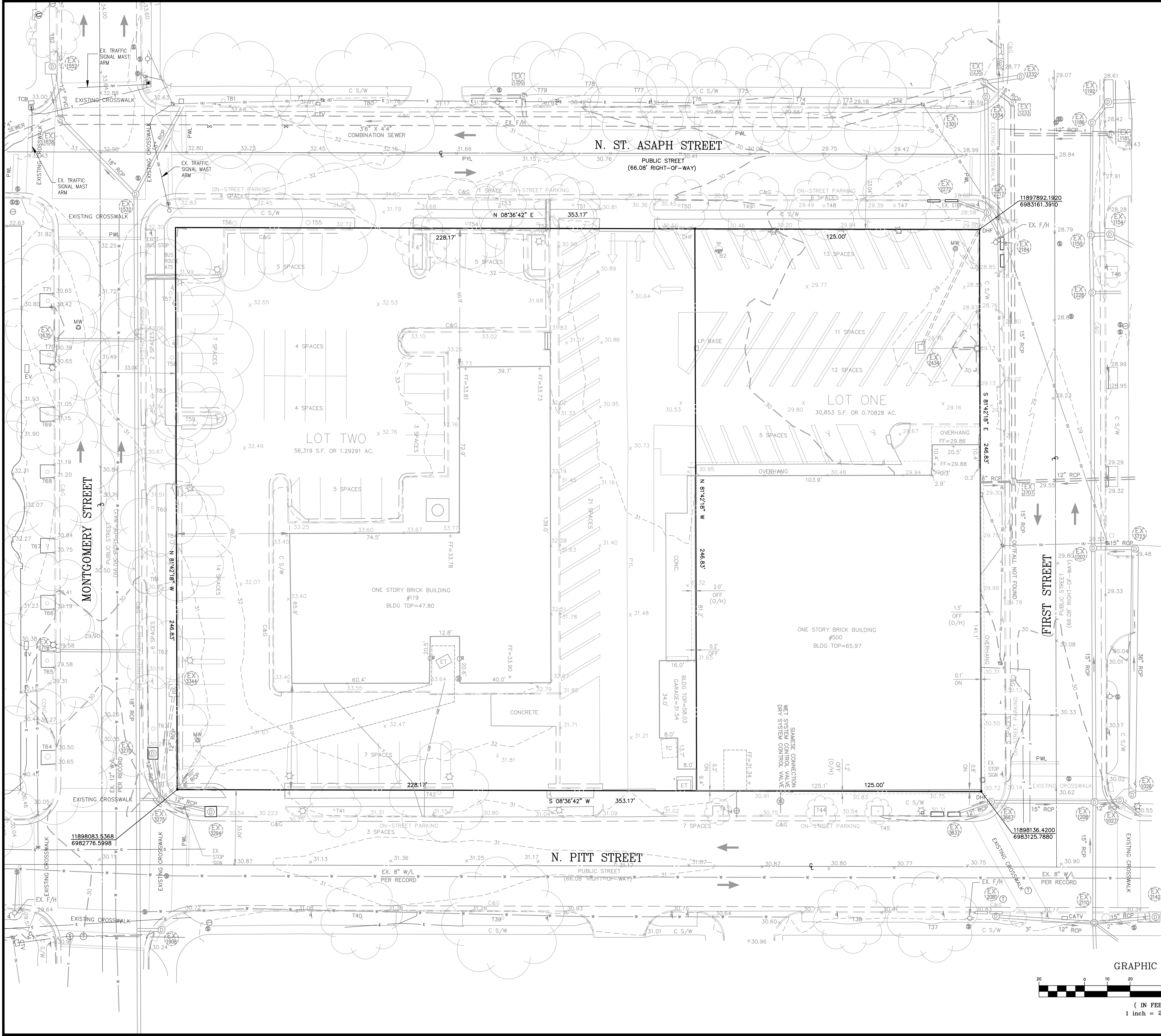
DATE	DESCRIPTION		
DAP DESIGN	DAP DRAWN	STL CHKD	
SCALE		H: 1"=150'	
		V: N/A	
JOB No. 8316-01-003			
DATE : DECEMBER, 2015			
FILE No. 8316-D-PR-003			

SHEET C2.00

COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN
530 FIRST STREET
CDD CONCEPT PLAN
CITY OF ALEXANDRIA
VIRGINIA

Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Suite 302
Alexandria, Virginia 22314
Phone: (703) 838-9422
Fax: (703) 838-5781
www.bowmanconsulting.com
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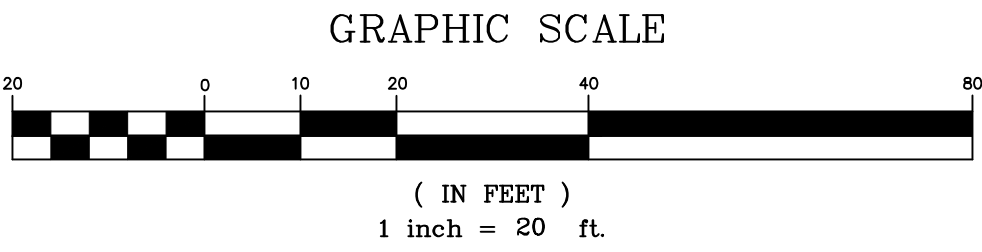


EXISTING OFF-STREET PARKING

STANDARD: 116 SPACES
ADA: 4 SPACES
TOTAL: 112 SPACES

NOTES:

- 1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF ALEXANDRIA REAL ESTATE ASSESSMENT MAPS AS PARCELS 054.02-06-02 & 054.02-06-03 AND IS ZONED CG.
- 2. THE SURVEYED PROPERTY IS NOW IN THE NAMES OF: LOT ONE: GIANT ALEXANDRIA E&A, LLC RECORDED IN INSTRUMENT #080008604, LOT TWO: VIRGINIA ALCOHOLIC BEVERAGE CONTROL BOARD RECORDED IN DEED BOOK 703 AT PAGE 405 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 APRIL 24, 2015.
- 4. THE HORIZONTAL AND VERTICAL DATUMS AS REFERENCED HEREON WERE ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VCS 83, NORTH ZONE AND THE VERTICAL DATUM IS REFERENCED TO NAVD 1988.
- 5. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD, BOWMAN CONSULTING GROUP, LTD. WAS NOT PROVIDED A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN.
- 6. THE SURVEYED PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 5155190033E, MAP REVISED JUNE 16, 2011.
- 7. THE PLANIMETRICAL 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 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.
- 11. ALL STREETS SHOWN ARE MAINTAINED BY THE CITY OF ALEXANDRIA.
- 12. THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY IS BASED UPON EVIDENCE OBSERVED DURING THE SURVEY OF THIS PROPERTY.
- 13. THE SUBJECT PROPERTY IS LOCATED IN A COMBINED SEWER AREA. BCG PROPOSED TO SEPARATE STORM SEWER AND SANITARY SEWER FOR THIS SITE PLAN.



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 _____

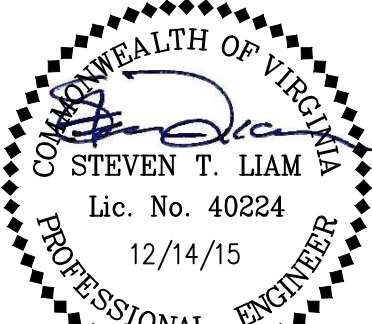
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EXISTING CONDITIONS
530 FIRST STREET
CDD CONCEPT PLAN
VIRGINIA
CITY OF ALEXANDRIA

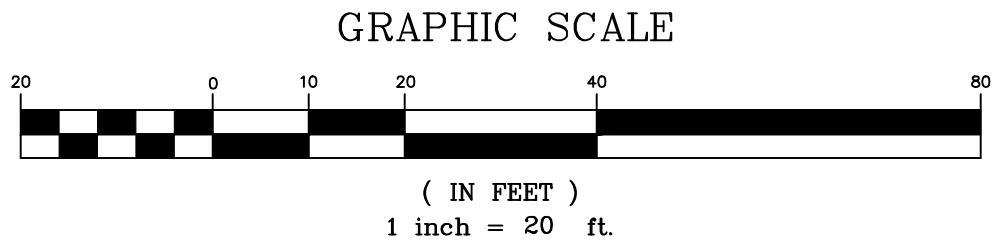
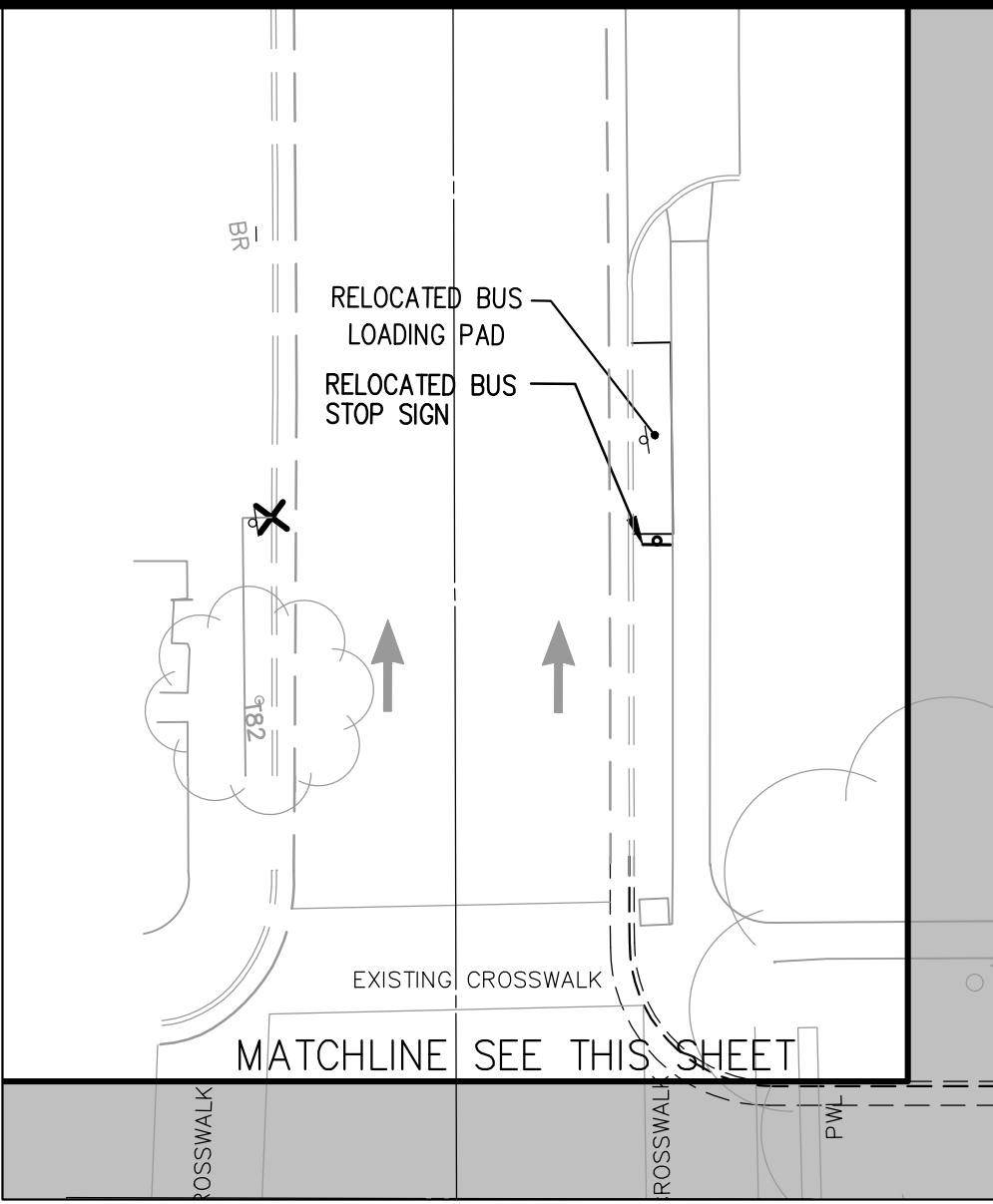
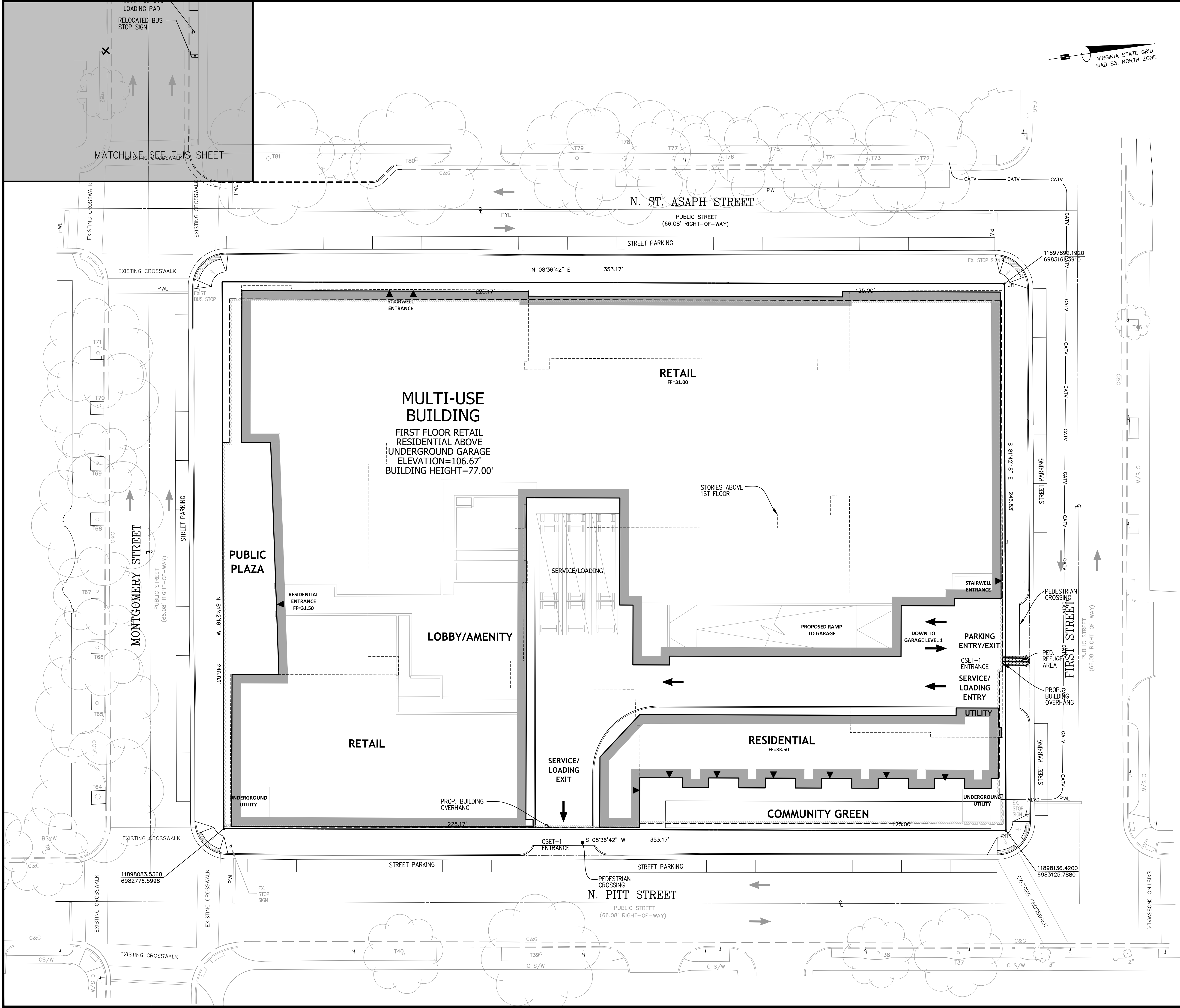


PLAN STATUS		
10/30/15	1ST SUBMISSION	
12/14/15	2ND SUBMISSION	

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

SHEET C3.00

Cad file name: P:\8476 - Grant Ave. Site\8476-01-001 (ENG) - 0512P (Ward) Engineering\Engineering Plans\8476-01-PR-001-03-00-EX-CDD0.dwg



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DEPARTMENT OF PLANNING & ZONING

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CONCEPTUAL DESIGN PLAN

530 FIRST STREET

CDD CONCEPT PLAN

CITY OF ALEXANDRIA

VIRGINIA

STEVEN T. LIAM
Lic. No. 40224
12/14/15
PROFESSIONAL ENGINEER

PLAN STATUS

10/30/15 1ST SUBMISSION

12/14/15 2ND SUBMISSION

DATE

DESCRIPTION

DAP DESIGN

DAP DRAWN

STL CHKD

SCALE

H: 1" = 20'

V: _____

JOB No.

8316-01-003

DATE :

DECEMBER, 2015

FILE No.

8316-D-PR-003

SHEET

C4.00

Cad file name: P:\8476 - Genl ABG - Site\8476-01-003 (ENG) - 050.P (Wasy) Engineering\Engineering Plans\8316-D-PR-003-00-CONCEPTUAL DESIGN PLAN.dwg