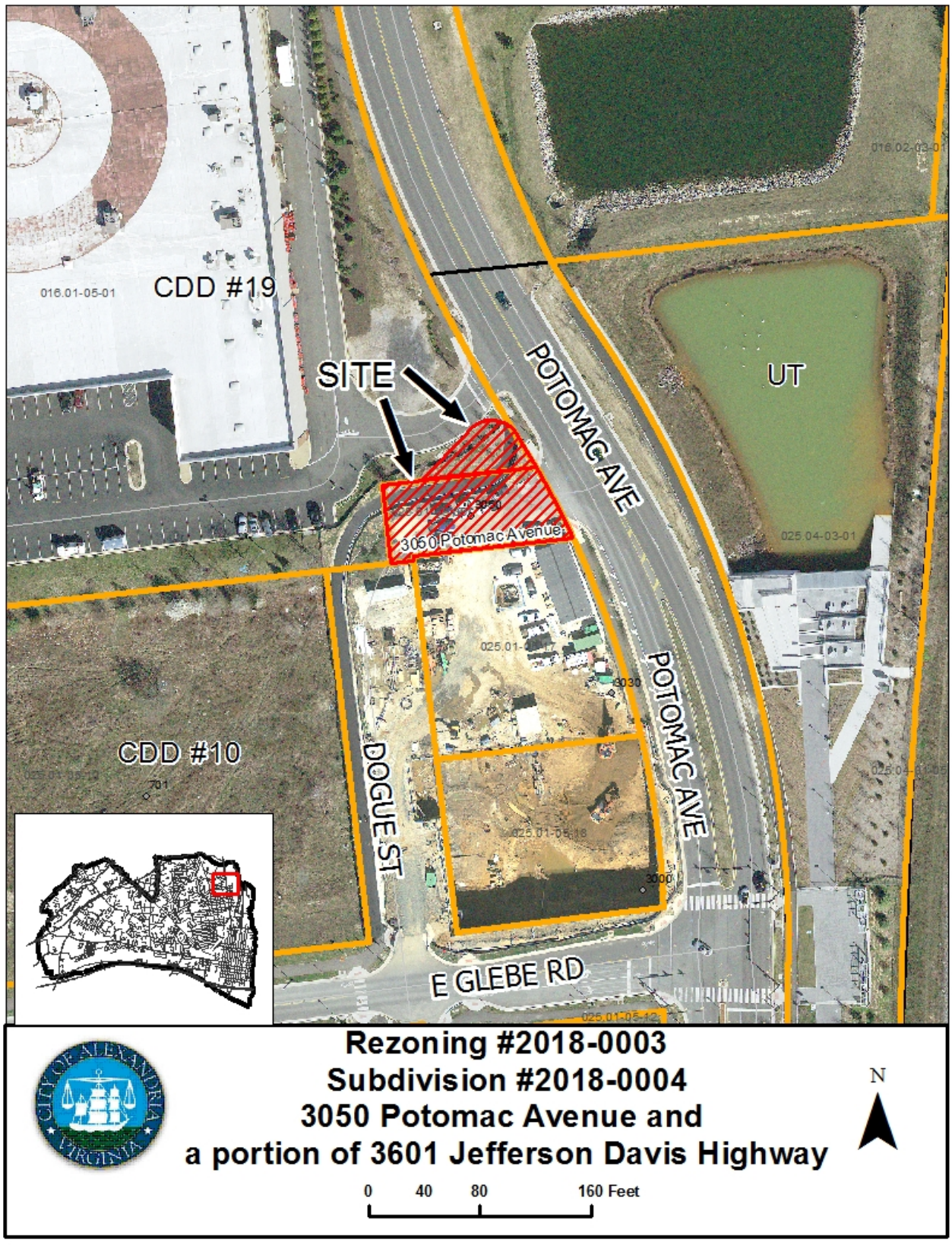
DOCKET ITEM #6
Rezoning #2018-0003
Subdivision #2018-0004
Landbay F and Landbay G / APTA Rezoning and Subdivision
3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway

---

Application	**General Data**	
Request: Public hearing and consideration of requests for (1) an amendment to the official zoning map to change the zone at 3050 Potomac Avenue from CDD#10 to CDD#19 and to change the zone for a portion of 3601 Jefferson Davis Highway from CDD#19 to CDD#10, and (2) to subdivide to 3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway through the adjustment of property lines.	**Planning Commission Hearing:**	November 8, 2018
	City Council Hearing:	November 17, 2018
Address: 3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway	**Zone:**	CDD #10 and CDD#19
Applicant: CPYR Shopping Center, LLC and APTA Centennial Properties, LLC, represented by M. Catharine Puskar, attorney	**Small Area Plan:**	Potomac Yard / Potomac Greens and North Potomac Yard

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances.	
Staff Reviewers:	Gary Wagner, PLA, ASLA, gary.wagner@alexandriava.gov Michael Swidrak, AICP, michael.swidrak@alexandriava.gov Robert M. Kerns, AICP, robert.kerns@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

The applicants, CPYR Shopping Center, LLC and APTA Centennial Properties, LLC, request approval for a rezoning and subdivision to allow for a land exchange between APTA and CPYR, the property owner of Potomac Yard Landbay F. The rezoning and subdivision will allow for the consolidation of ownership of the future segment of Wesmond Drive between Dogue Street and Potomac Avenue, and the publicly accessible plaza approved as part of the APTA development special use permit (DSUP).

The subdivision request is subject to approval by the Planning Commission and will be reviewed by City Council only upon appeal. Planning Commission will provide a recommendation concerning the rezoning request to City Council for approval.

SITE DESCRIPTION

The site includes two properties – 3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway. The 6,672 square-foot property at 3050 Potomac Avenue is part of the American Physical Therapy Association (APTA) property that is subject to a recent DSUP approval (DSUP#2017-0017) and is located to the north of Block A1 within Potomac Yard Landbay G. The property is also known as "Outlot A," since it is a parcel that was originally reserved for the northernmost segment of Dogue Street as it intersects Potomac Avenue. With City plans to realign Wesmond Drive to intersect Potomac Avenue and terminate Dogue Street at Wesmond Drive (as part of the North Potomac Yard Small Area Plan), Outlot A was conveyed from JBG Smith, the master developer of Potomac Yard to APTA to use as part of a publicly accessible plaza north of the future office building. 3050 Potomac Avenue is zoned CDD#10, which covers Potomac Yard.

The property located on a portion of 3601 Jefferson Davis Highway is located in the southeastern portion of the North Potomac Yard Small Area Plan, and the current Potomac Yard Shopping Center. The 1,184 square-foot portion of the property to be subdivided currently serves as a portion of a rear exit driveway from the shopping center adjacent to the Target store that is at the southern end of the shopping Center. The property is zoned CDD#19, which is coterminous with Landbay F of Potomac Yard and the North Potomac Yard Small Area Plan boundary.

BACKGROUND

The realignment of Wesmond Drive eastward to the intersection of Potomac Avenue was recommended in the North Potomac Yard Small Area Plan (approved in 2010, updated in 2017), and was added to the amended conditions of the Landbay G DSUP approval, through the approval of the DSUP for APTA. This alignment of Wesmond Drive will ultimately serve as the border between Landbay G and Landbay F (North Potomac Yard) from Potomac Avenue to Route 1 and will be fully constructed when Blocks A, D, and G of Landbay G are developed, and/or the North Potomac Yard Shopping Center redevelops. JBG Smith has committed to t construct the Wesmond Drive segment from Potomac Avenue to Dogue Street as part of the revised Potomac Yard Landbay G Infrastructure Plan and will coordinate with APTA on the improvements. As part of an interim condition pending Landbay F redevelopment, improvements inside the southern curb of Wesmond Drive (sidewalk, utilities and amenities) are to be constructed, and the Wesmond

3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway

Drive roadway will extend between Dogue Street and Potomac Avenue under a public access easement until such time that the entirety of Wesmond Drive is completed and dedicated to the City. As shown in the preliminary plat submitted with this proposal, CPYR has committed to providing a public access easement over Wesmond Drive to allow for its use as a private street for public traffic in the interim.

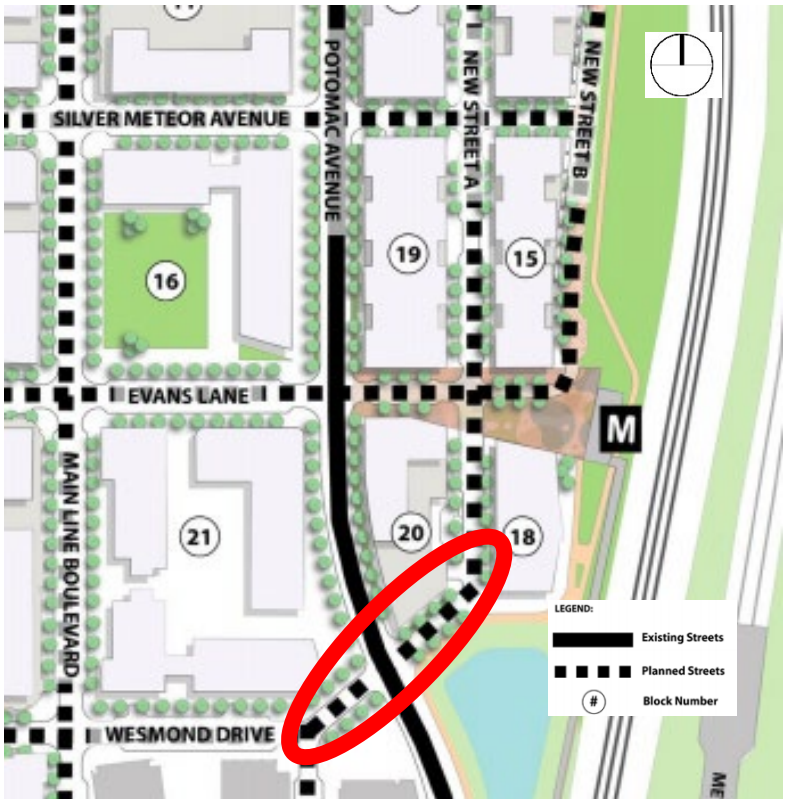


Figure 1: Road framework plan from the North Potomac Yard Small Area Plan where Wesmond Drive continues eastward from Route 1 to Potomac Avenue.

The land where the realigned Wesmond Drive is proposed and a triangular portion of Outlot A, or the northern tip of the APTA plaza, are currently the property of CPYR, the owner of the Potomac Yard Shopping Center. As such, CPYR provided a letter of consent with the APTA DSUP application that allows for JBG Smith to construct the Wesmond Drive segment per the amended Landbay G Infrastructure Plan and for APTA to construct the plaza improvements on this land.

PROPOSAL

The applicants propose the subdivision of 3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway, and a rezoning 1,205 square-foot subdivided portion of 3050 Potomac Avenue and the 1,184 square-foot subdivided portion of 3601 Jefferson Davis Highway. The subdivision and rezoning will help to facilitate a land swap between the applicants and the future dedication of the Wesmond Drive segment between Dogue Street and Potomac Avenue to the City from a single property owner.

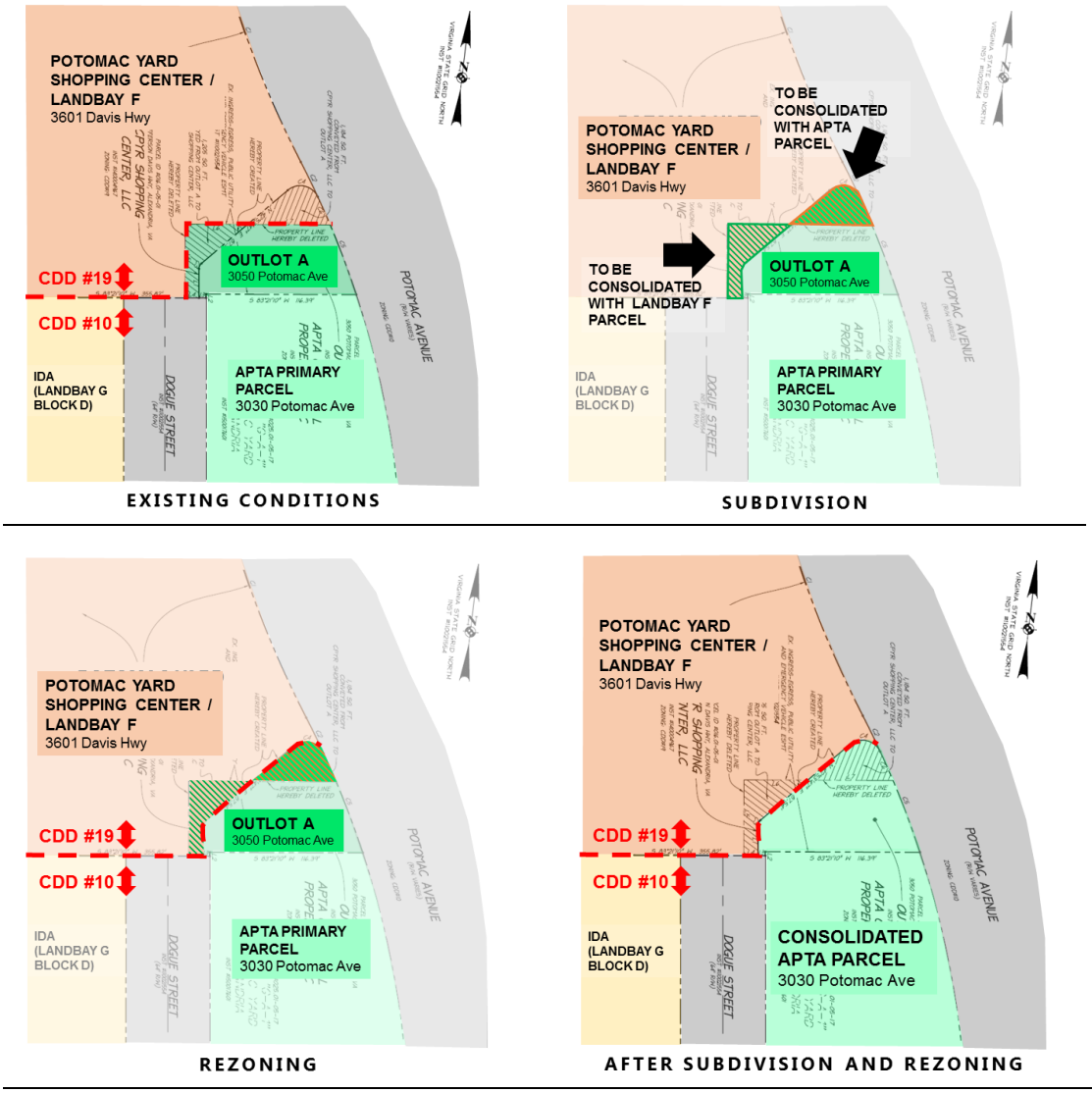


Figure 2: The subdivision (top right) and rezoning (bottom left) will allow for consolidation of APTA site and future Wesmond Drive into Landbay F (bottom right)

SUBDIVISION

The subdivision request involves the deletion of the northern and western property line of 3050 Potomac Avenue (Outlot A), and the addition of a property line that generally intersects the aforementioned deleted property line from northeast to southwest, creating the new boundary line between Outlot A and Landbay F. The subdivision allows for the consolidation of the triangular parcel remnant to the north of Outlot A into the Outlot A parcel, and its incorporation into the plaza fronting the future APTA building. The subdivision also allows for the consolidation of the future right-of-way of Wesmond Drive between Dogue Street and Potomac Avenue into Landbay F, where it will have a public access easement until Landbay F redevelops and/or Wesmond Drive is constructed west to Route 1.

REZONING

The Landbay F (CDD#19) and Outlot A (CDD#10) properties are located in different zones, and the rezoning allows the subdivided parcels to be consolidated under the zoning of their new "parent" parcel. The triangular portion currently in Landbay F can be consolidated with Outlot A and the APTA site in the CDD#10 zone, while the subdivided portion currently part of Outlot A can be consolidated with the remainder of the Potomac Yard Shopping Center parcel under CDD#19. The Wesmond Drive segment between Dogue Street and Potomac Avenue (including sidewalks) will remain a private street with a public access easement (under CDD#19 zoning) until redevelopment to the north and west occurs.

ZONING/MASTER PLAN

The subject properties are located in CDD#10 and CDD#19, which permit a mix of uses. The realignment of Wesmond Drive implements the North Potomac Yard Small Area Plan, and the realignment and creation of a publicly accessible plaza is consistent with the goals of the North Potomac Yard and Potomac Yard / Potomac Greens Small Area Plan chapters of the Master Plan.

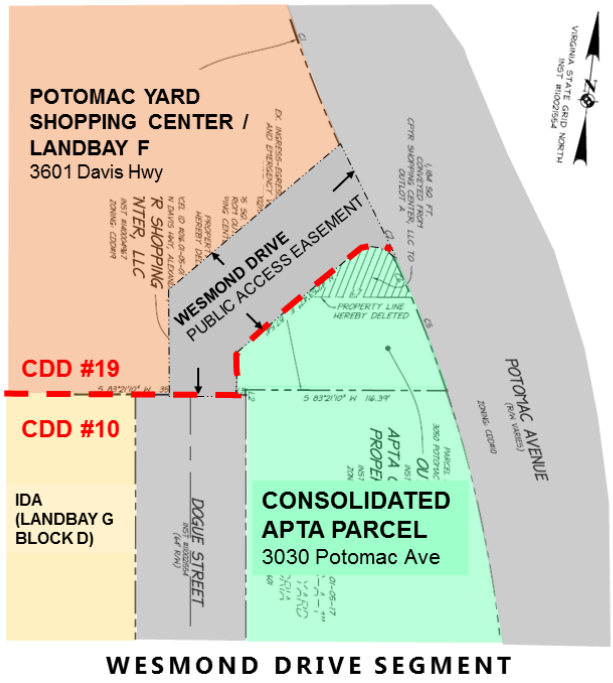


Figure 3: Future Wesmond Drive alignment on Landbay F

II. STAFF ANALYSIS

Staff supports the subdivision and rezoning requests, as they implement the North Potomac Yard Small Area Plan, Potomac Yard Landbay G Infrastructure Plan, and the DSUP#2017-0017 approval for the APTA site.

The rezoning and subdivision of the triangular portion of land currently part of the Potomac Yard Shopping Center / Landbay F allows for the consolidation of the APTA site as shown on the DSUP#2017-0017 site plan. This subdivided parcel remnant will be consolidated with Outlot A (3050 Potomac Avenue) and the primary APTA parcel (3030 Potomac Avenue) into one parcel prior to the release of the APTA final site plan and will allow for the full development and programming of the publicly accessible plaza fronting the APTA building. Once the subdivision and rezoning are approved, this portion of land will be acquired by APTA and will be subject to the conditions of approval for DSUP#2017-0017 (which is the most recent amendment to the Landbay G DSUP#2007-0022 approval).

The subdivided and rezoned portion of Outlot A will be acquired by CPYR and incorporated into Landbay F. This allows for the consolidation of the Wesmond Drive segment between Dogue Street and Potomac Avenue under a single owner and will facilitate the future dedication of the road segment to the City. The public access easement for the Wesmond Drive segment is shown in the preliminary plat submitted with the application and will be depicted in the final plat based on this approval.

III. STAFF RECOMMENDATION AND CONDITIONS

Staff recommends **approval** of the requested subdivision and rezoning subject to compliance with all applicable codes and ordinances:

STAFF: Robert M. Kerns, AICP, Chief of Development, Planning and Zoning;
Gary Wagner, ASLA, Principal Planner, Planning and Zoning; and
Michael Swidrak, AICP, Urban Planner, Planning and Zoning.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Planning and Zoning

C-1 The final subdivision plat(s) shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)

C-2 The final subdivision plat(s) for property in Potomac Yard, Landbay G shall comply with the conditions of approval for DSUP#2017-0017 (or DSUP2007-0022, as amended).

APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: Potomac Yard Landbays F and G (Outlot A)

TAX MAP REFERENCE: 025.02-05-09 and 16.01-05-01 **ZONE:** CDD #10, CDD #19

APPLICANT:

Name: JBG/Landbay G, LLC

Address: 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

PROPERTY OWNER:

Name: 1. CPYR Shopping Center, LLC; 2. APTA Centennial Properties, LLC

Address: 1. C/O Lionstone Group, 100 Waugh Drive, Suite 600, Houston, TX 77007
2. 1111 N Fairfax Street, Alexandria, VA 22314

SUBDIVISION DESCRIPTION

Please see attached.

☑ **THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11-700 of the Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar, Attorney/Agent
Print Name of Applicant or Agent

mc Puskar
Signature

2200 Clarendon Blvd, Suite 1300
Mailing/Street Address

703-528-4700 Telephone # 703-525-3197 Fax #

Arlington, VA 22201
City and State Zip Code

cpuskar@thelandlawyers.com
Email address

6/13/18
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid and Date: _____

ACTION - PLANNING COMMISSION: _____

Subdivision # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: ***(check one)***

☐ the Owner ☐ Contract Purchaser ☐ Lessee or ☑ Other: Developer of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

Please see attached.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license.

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

x **N/A.**

June 13, 2018

RE: Wesmond Drive – Rezoning and Resubdivision
Coordination of improvements between JBG/Landbay G, L.L.C., ("Landbay G") and APTA Centennial Properties, LLC ("APTA") owners of certain parcels located in Potomac Yard, Alexandria, and CPYR Shopping Center LLC ("CPYR"), owner of property located in North Potomac Yard, Alexandria

Pursuant to prior approvals in Potomac Yard, Landbay G, the Applicant, has an obligation to construct Dogue Street from Glebe Road to Potomac Avenue, with the east/west leg of the Dogue Street traversing Outlot A, immediately south of North Potomac Yard. Pursuant to the recently approved North Potomac Yard Small Area Plan, CPYR Shopping Center ("CPYR") has an obligation to construct Wesmond Drive from Route 1 to Potomac Avenue, immediately north of Potomac Yard, when it moves forward with redevelopment of the Shopping Center Property. To streamline the construction of the Wesmond Drive connection in a timely manner and in coordination with the APTA Development Special Use Permit ("DSUP"), the Applicant proposes to rezone and resubdivide part of Parcel G-A-1 and part of Landbay F. Please refer to the attached exhibits for more information.

The Applicant proposes the following steps to facilitate the construction of Wesmond Drive:

1. **Rezone CDD #19 to CDD #10 and CDD #19 to CDD #10.** The Applicant proposes to rezone the approximately 1,184 square foot portion of the plaza adjacent to APTA that is currently owned by CPYR and zoned Coordinated Development District ("CDD") #19 to CDD #10 to add the portion of North Potomac Yard that is to become part of the plaza on Outlot A in Potomac Yard to that CDD. The Applicant also proposes to rezone the approximately 1,205 square foot portion of Outlot A from CDD #10 to CDD #19.

2. **Resubdivide.** The Applicant proposes to resubdivide the property to create a clean parcel and CDD line that matches new Wesmond alignment.

3. **Wesmond Dedication and Easement.** CPYR will dedicate the land from face of curb to back of sidewalk on the southern side of interim Wesmond to the City and will also grant a public access easement for the remainder of the interim Wesmond connection to allow vehicles to traverse the interim Wesmond connection between Dogue Street and Potomac Avenue.

4. **Infrastructure Improvements.** Landbay G will install infrastructure plan improvements for Dogue Street and the southern curbline of Wesmond Drive.

5. **APTA Streetscape and Easement.** APTA will be responsible for bonding and installing the plaza and streetscape improvements from the back of the southern curb as part of DSUP 2017-0017. APTA will also grant a public access easement for the plaza pursuant to DSUP 2017-0017.

Subdivision # _____

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NAME: Wesmond Drive

PROJECT ADDRESS: Potomac Yard Landbays F and G (OutlotA)

DESCRIPTION OF REQUEST:

Resubdivision of part of Parcel 025.02-05-09 and 16.01-05-01.

THE UNDERSIGNED hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above to the September 2018 Planning Commission Public Hearing.

Date: 6/13/18

☐ Applicant

☒ Agent

Signature: mC Puskar

Printed Name: M Catharine Puskar

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. JBG Landbay G LLC	See attached	
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at North Potomac Yard Part of Landbays G and F (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. APTA Centennial Properties, LLC	See attached.	
2. CPYR Shopping Center, LLC	See attached.	
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. APTA; A 501(c)(6) corporation	None	None
2. CPYR Shopping Center, LLC	None	None
3. JBG Landbay G, LLC	Publicly traded; None	Publicly traded; None

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/13/18 M Catharine Puskar M C Puskar

Date Printed Name Signature

JBG SMITH

JBG/Landbay G, LLC
c/o Jay Kelly
4445 Willard Avenue, Suite 400
Chevy Chase, Maryland 20815

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File a Rezoning Application, a Resubdivision Application and Any Requests Associated with the Wesmond Drive Connection
Tax Map ID: 025.01-05-09 and Part of 016.01-05-01 (the "Property")

Dear Mr. Moritz:

JBG/Landbay G, LLC, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a rezoning application, a resubdivision application, and any related applications or requests to allow for the construction of Wesmond Drive on the Property.

JBG/LANDBAY G, L.L.C.,

a Delaware Limited Liability Company

By: JBGS/Company Manager, L.L.C.,
its Managing Member

By: _____
Name: Andrew Vanhorn
Title: Authorized Signatory

1111 North Fairfax Street
Alexandria, VA 22314 1488
703 684 2782
703 684 7343 fax
www.apta.org

APTA Centennial Properties, LLC

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File a Rezoning Application, a Resubdivision Application and Any Requests Associated with the Wesmond Drive Connection
Applicant: JBG/Landbay G, LLC
3050 Potomac Avenue, Tax Map ID: 025.01-05-09 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, APTA Centennial Properties, LLC hereby consents to the filing of a rezoning application and a resubdivision application by JBG/Landbay G, LLC (the "Applicant") on the Property and any related requests.

Very truly yours,

APTA CENTENNIAL PROPERTIES, LLC

By: Justin D Moore, COO

Its: JUSTIN MOORE, COO

Date: 6/7/2018

CPYR Shopping Center, LLC
c/o Lionstone Investments
100 Waugh Drive, Suite 600
Houston, Texas 77007

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File a Rezoning Application, a Resubdivision Application and Any Requests Associated with the Wesmond Drive Connection
Applicant: JBG/Landbay G, LLC
3601 Jefferson Davis Highway, Tax Map ID: 016.01-05-01 Part (the "Property")

Dear Mr. Moritz:

CPYR Shopping Center, LLC (the "Owner"), the Owner of the above-referenced Property, hereby consents to the filing of a rezoning application, a resubdivision application, and any related applications or requests by JBG/Landbay G, LLC (the "Applicant"), as it relates to a portion the Property, solely for the purpose of allowing the construction of the Wesmond Drive extension and installation of hardscape, landscape and streetscape improvements associated with Development Special Use Permit #2017-0017 and associated site plan. This consent is granted subject to lender approval, and subject to the Owner's review and approval of conditions that impact its Property associated with the rezoning and resubdivision applications.

Very truly yours,

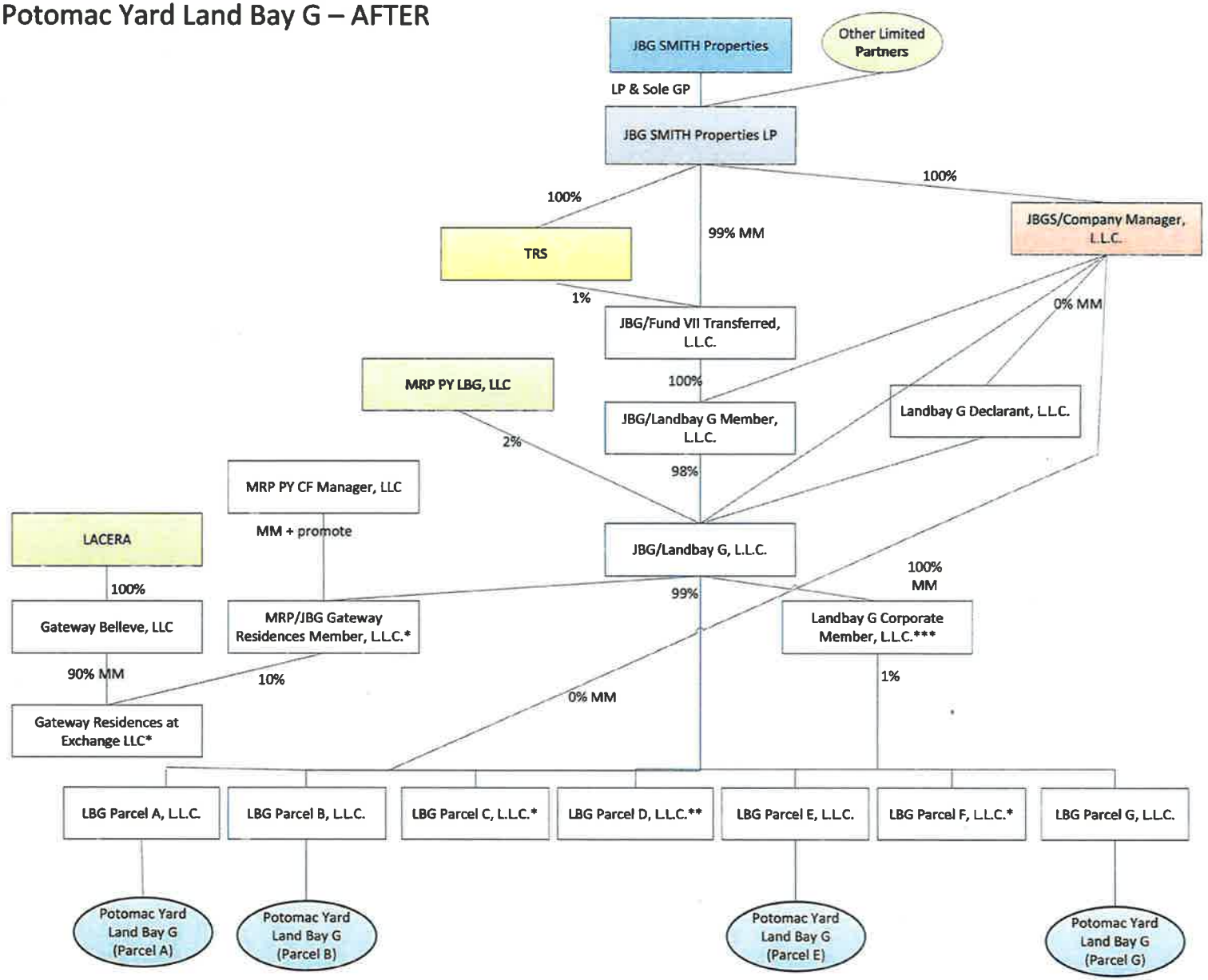
CPYR SHOPPING CENTER, LLC

By: _____ JS

Its: Vice President

Date: 6/12/18

Potomac Yard Land Bay G – AFTER

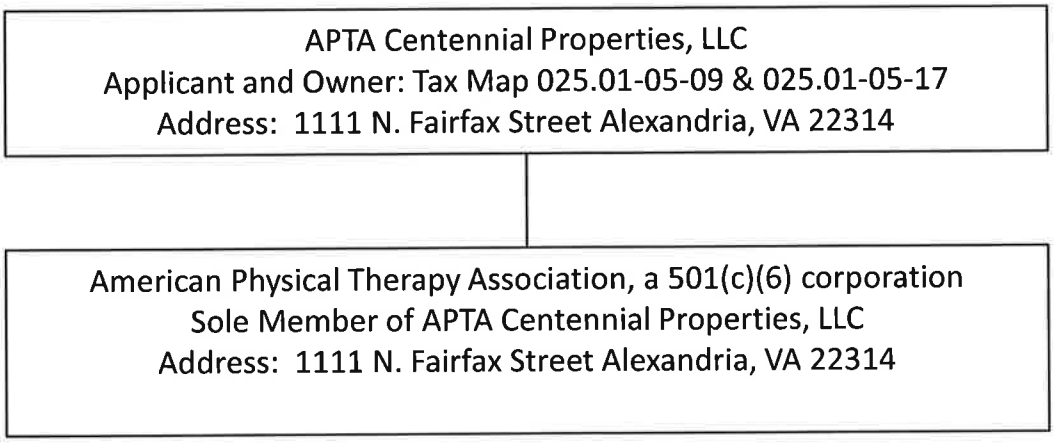


*LBG Parcel C, L.L.C. and LBG Parcel F, L.L.C. no longer own land. However, they do have outstanding bonds so they remain active entities. The land owned by these entities was recaptialized into "The Alric" and subsequently sold.

** This entity sold its land but may be entitled to additional purchase price so remains in existence.

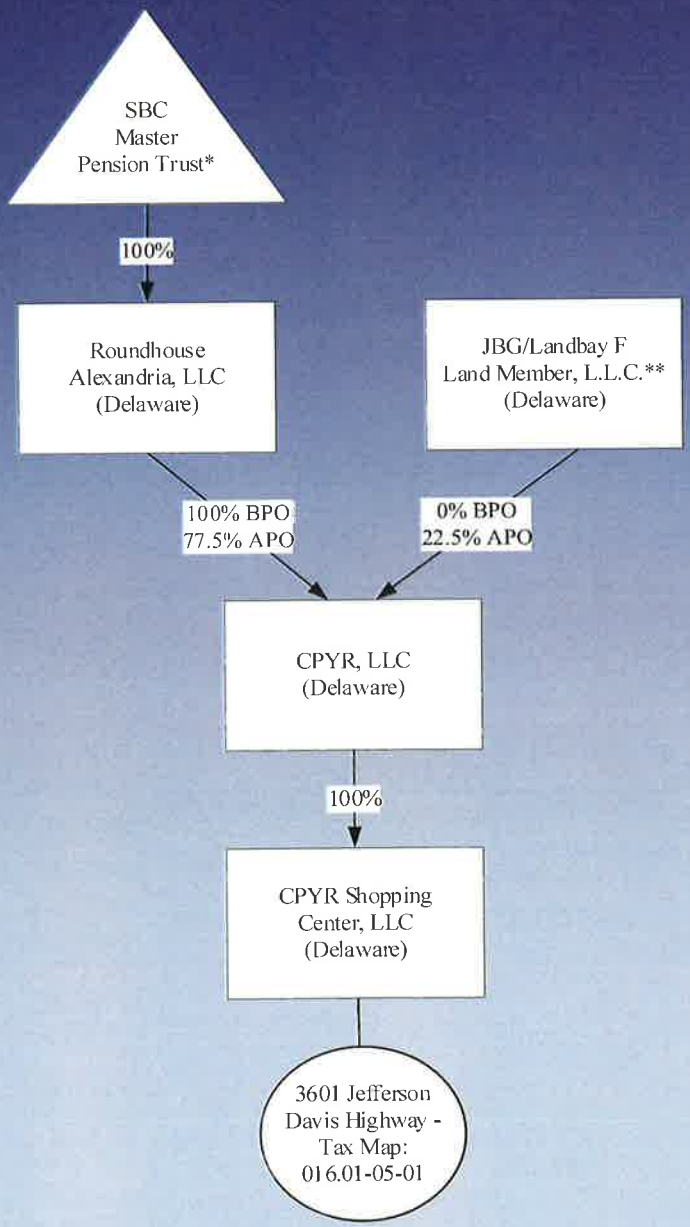
*** Entity will elect to be treated as a disregarded entity.

APTA Centennial Properties, LLC – Ownership Chart
February 9, 2018



Neither entity listed above has any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.

Organizational Chart – Ownership of CPYR Shopping Center, LLC



* No individual has an interest in SBC Master Pension Trust that would result in a greater than 3% interest in CPYR Shopping Center, LLC.

** No individual has an interest in JBG/Landbay F Land Member, L.L.C. that would result in a greater than 3% interest in CPYR Shopping Center, LLC.

APPLICATION

[ ] Master Plan Amendment MPA# _____

[ ] Zoning Map Amendment REZ# _____

PROPERTY LOCATION: Potomac Yard Landbays F and G (Outlot A)

APPLICANT

Name: JBG/Landbay G, LLC

Address: 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

PROPERTY OWNER:

Name: 1. CPYR Shopping Center, LLC; 2. APTA Centennial Properties, LLC

Address: 1. C/O Lionstone Group, 100 Waugh Drive, Suite 600, Houston, TX 7707
2. 1111 N Fairfax Street, Alexandria, VA 22314

Interest in property:

[ ] Owner [ ] Contract Purchaser

[✓] Developer [ ] Lessee [ ] Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA: N/A

[ ] yes: If yes, provide proof of current City business license.

[ ] no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

M. Catharine Puskar, Attorney/Agent	M C Puskar
Print Name of Applicant or Agent	Signature
2200 Clarendon Blvd, Suite 1300	703-528-4700 703-525-3197
Mailing/Street Address	Telephone # Fax #
Arlington, VA 22201	6/13/18
City and State Zip Code	Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $_____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

MPA #	
REZ #	

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address **Tax Map - Block - Lot**	**Land Use** Existing - Proposed		**Master Plan Designation** Existing - Proposed		**Zoning Designation** Existing - Proposed		**Frontage (ft.)** **Land Area (acres)**
1 016.01-05-01	Vacant	ROW	CDD10	CDD19	CDD10	CDD19	190.13 ft 1,205 sf
2 025.01-05-09	Vacant	Plaza	CDD19	CDD10	CDD19	CDD10	129.02 ft 1,184 sf
3							
4							

PROPERTY OWNERSHIP

[ ] Individual Owner [ ] Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1. Name: Please see attached. Extent of Interest: _____

   Address: _____

2. Name: _____ Extent of Interest: _____

   Address: _____

3. Name: _____ Extent of Interest: _____

   Address: _____

4. Name: _____ Extent of Interest: _____

   Address: _____

MPA #	
REZ #	

JUSTIFICATION FOR AMENDMENT
(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

Please see attached.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

Please see attached.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

Please see attached.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

Please see attached and DSUP #2017-0017

June 13, 2018

RE: Wesmond Drive – Rezoning and Resubdivision
Coordination of improvements between JBG/Landbay G, L.L.C., ("Landbay G") and APTA Centennial Properties, LLC ("APTA") owners of certain parcels located in Potomac Yard, Alexandria, and CPYR Shopping Center LLC ("CPYR"), owner of property located in North Potomac Yard, Alexandria

Pursuant to prior approvals in Potomac Yard, Landbay G, the Applicant, has an obligation to construct Dogue Street from Glebe Road to Potomac Avenue, with the east/west leg of the Dogue Street traversing Outlot A, immediately south of North Potomac Yard. Pursuant to the recently approved North Potomac Yard Small Area Plan, CPYR Shopping Center ("CPYR") has an obligation to construct Wesmond Drive from Route 1 to Potomac Avenue, immediately north of Potomac Yard, when it moves forward with redevelopment of the Shopping Center Property. To streamline the construction of the Wesmond Drive connection in a timely manner and in coordination with the APTA Development Special Use Permit ("DSUP"), the Applicant proposes to rezone and resubdivide part of Parcel G-A-1 and part of Landbay F. Please refer to the attached exhibits for more information.

The Applicant proposes the following steps to facilitate the construction of Wesmond Drive:

1. **Rezone CDD #19 to CDD #10 and CDD #19 to CDD #10.** The Applicant proposes to rezone the approximately 1,184 square foot portion of the plaza adjacent to APTA that is currently owned by CPYR and zoned Coordinated Development District ("CDD") #19 to CDD #10 to add the portion of North Potomac Yard that is to become part of the plaza on Outlot A in Potomac Yard to that CDD. The Applicant also proposes to rezone the approximately 1,205 square foot portion of Outlot A from CDD #10 to CDD #19.

2. **Resubdivide.** The Applicant proposes to resubdivide the property to create a clean parcel and CDD line that matches new Wesmond alignment.

3. **Wesmond Dedication and Easement.** CPYR will dedicate the land from face of curb to back of sidewalk on the southern side of interim Wesmond to the City and will also grant a public access easement for the remainder of the interim Wesmond connection to allow vehicles to traverse the interim Wesmond connection between Dogue Street and Potomac Avenue.

4. **Infrastructure Improvements.** Landbay G will install infrastructure plan improvements for Dogue Street and the southern curbline of Wesmond Drive.

5. **APTA Streetscape and Easement.** APTA will be responsible for bonding and installing the plaza and streetscape improvements from the back of the southern curb as part of DSUP 2017-0017. APTA will also grant a public access easement for the plaza pursuant to DSUP 2017-0017.

DESCRIPTION

Parcel of land to be conveyed from
CPYR SHOPPING CENTER, LLC
To
APTA CENTENNIAL PROPERTIES, LLC

and to be rezoned from CDD#19 to CDD#10
Tax map 025.01-05-09
City of Alexandria, Virginia

Beginning at a point on the westerly line of Potomac Avenue said point also being the northeast corner of Outlot A;

Thence with the northerly line of Outlot A:
S 83°21'10" W a distance of 64.25 feet to a point on the southerly line of CPYR Shopping Center, LLC;

Thence departing Outlot A and with a new line through the lands of CPYR Shopping Center, LLC the following courses and distances:
N 42°53'47" E a distance of 41.10 feet to a point of curvature;
27.60 feet along an arc of a curve to the right whose radius is 15.00 feet and whose delta is 105°24'55" and whose chord bears S 84°23'45" E a distance of 23.87 feet to a point on the westerly line of Potomac Avenue;

Thence with the westerly line of Potomac Avenue 23.67 feet along an arc of a curve to the right whose radius is 705.00 feet, whose delta is 1°55'24", whose chord bears S 30°43'36" E a distance of 23.66 feet to the point and place of beginning and containing 1,184 square feet of land more or less.

christopher consultants

engineering surveying land planning

DESCRIPTION

Parcel of land to be conveyed from
APTA CENTENNIAL PROPERTIES, LLC
To
CPYR SHOPPING CENTER, LLC

and to be rezoned from CDD#10 to CDD#19
Tax map 016.01-05-01
City of Alexandria, Virginia

Beginning at a point on the northerly line of Douge Street - 64' R/W (Inst # 110021554) 15.67 feet east of the centerline intersection with the southerly line of CPYR Shopping Center, LLC, said point being the southwest corner of Outlot A;

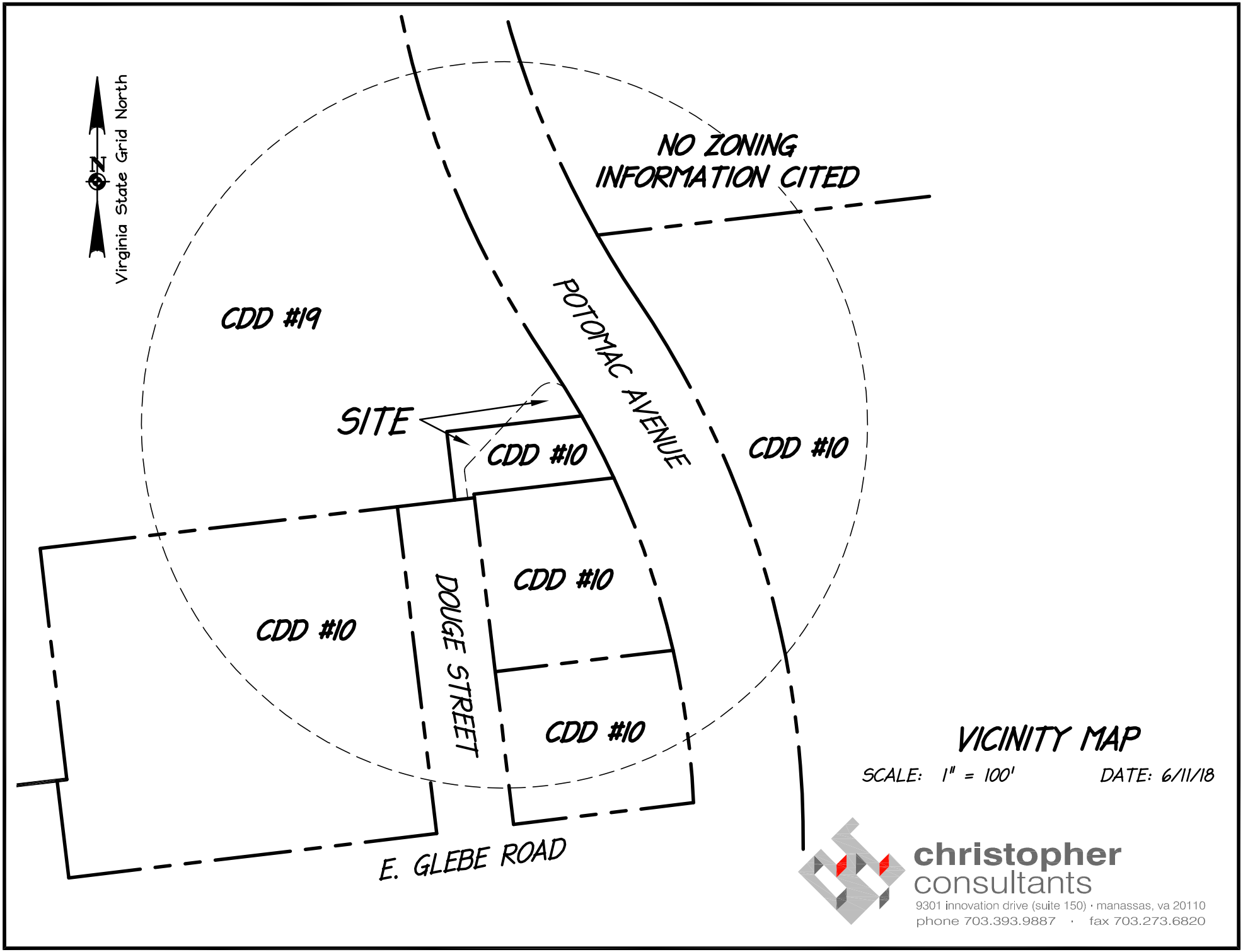
Thence with the westerly and northerly lines of Outlot A:
N 06°38'50" W a distance of 56.84 feet to a point;
N 83°21'10" E a distance of 48.02 feet to a point;

Thence with a new line through Outlot A:
S 42°53'47" W a distance of 46.43 feet to a point of curvature;
4.78 feet along an arc of a curve to the left whose radius is 5.50 feet, whose delta is 49°45'03", and whose chord bears S 18°01'16" W 4.63 feet to a point;
S 06°51'16" E a distance of 22.51 feet to a point on the northerly R/W line of Douge Street;

Thence with Douge Street S 83°21'10" W a distance of 10.83 feet to the point and place of beginning and containing 1,205 square feet of land more or less

christopher consultants, ltd.
9301 innovation drive, suite 150
manassas, virginia 20110
voice 703.393.9887
fax 703.273.6820
website www.christopherconsultants.com

escription 2 000602 000211}



VICINITY MAP

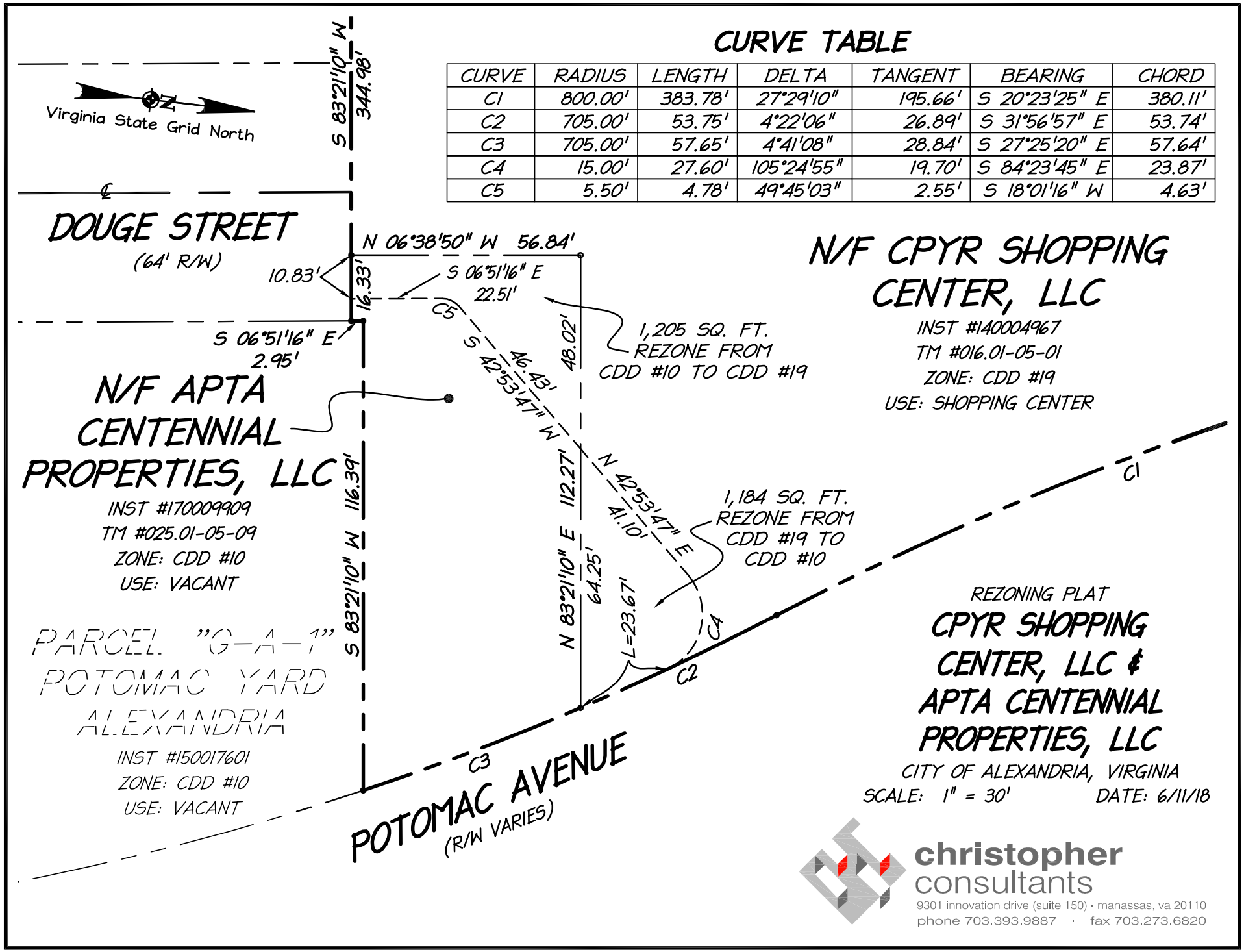
SCALE: 1" = 100' DATE: 6/11/18

christopher consultants
9301 innovation drive (suite 150) · manassas, va 20110
phone 703.393.9887 · fax 703.273.6820

108422

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CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	800.00'	383.78'	27°29'10"	195.66'	S 20°23'25" E	380.11'
C2	705.00'	53.75'	4°22'06"	26.89'	S 31°56'57" E	53.74'
C3	705.00'	57.65'	4°41'08"	28.84'	S 27°25'20" E	57.64'
C4	15.00'	27.60'	105°24'55"	19.70'	S 84°23'45" E	23.87'
C5	5.50'	4.78'	49°45'03"	2.55'	S 18°01'16" W	4.63'

REZONING PLAT

CPYR SHOPPING CENTER, LLC & APTA CENTENNIAL PROPERTIES, LLC

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30' DATE: 6/11/18

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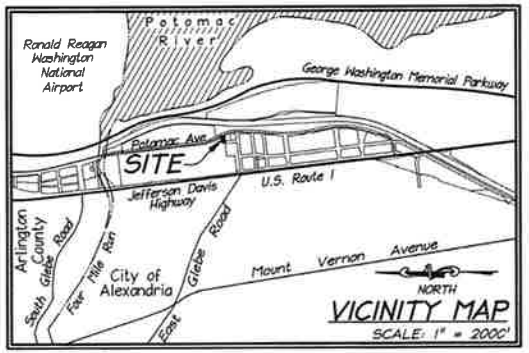
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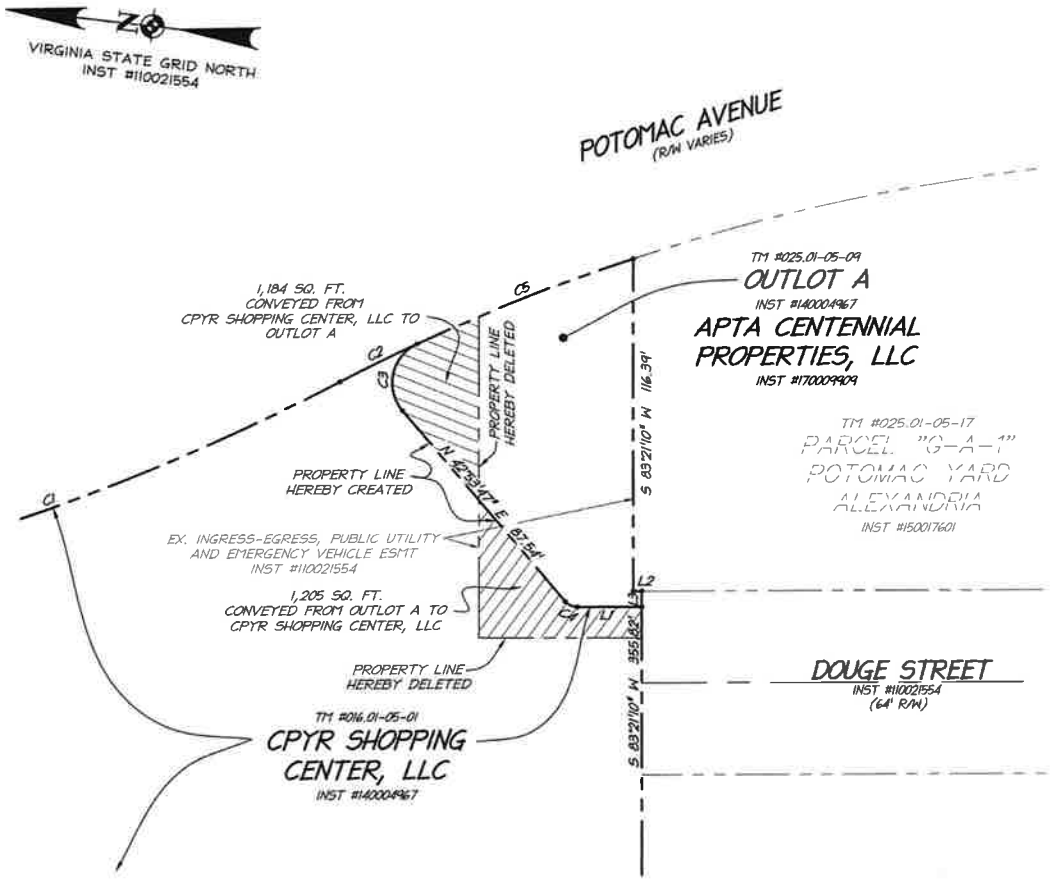
APPROVED DATE _____

DIRECTOR OF PLANNING AND ZONING

APPROVED DATE _____

DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES





GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS DESIGNATED AS ALEXANDRIA ASSESSMENT MAP NUMBER 025.01-05-09 AND IS ZONED CDD#10. 3030 POTOMAC AVENUE, ALEXANDRIA, AND #016.01-05-01 ZONED CDD #19.
2. CURRENT OWNER/APPLICANT: APTA CENTENNIAL PROPERTIES, LLC - INSTRUMENT #170009909 CPYR SHOPPING CENTER, LLC - INSTRUMENT #140004967
3. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NUMBER 515519 0033 E, DATED JUNE 16, 2011, ZONE X, AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
4. THE BASIS OF BEARINGS FOR THIS PLAT WERE TAKEN FROM A PLAT RECORDED AT INSTRUMENT #110021554 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
5. CONTROL TRAVERSE INFORMATION OBTAINED FROM THE WASHINGTON METROPOLITAN TRANSIT AUTHORITY.
6. THIS BOUNDARY IS BASED ON INSTRUMENT #150017601.
7. NO TITLE REPORT FURNISHED.

SURVEYOR'S CERTIFICATE

I KERRY L. SKINNER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY PLATTED THE PROPERTY AND EASEMENTS SHOWN HEREON AND THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMONWEALTH OF VIRGINIA
6/13/2018
KERRY L. SKINNER
Lic. No. 1593
LAND SURVEYOR

AREA TABULATION

OUTLOT "A" CONVEYS TO CPYR: 1,205 SQ. FT. OR 0.02766 ACRES

CPYR CONVEYS TO OUTLOT A: 1,184 SQ. FT. OR 0.02718 ACRES

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 06°51'16" W	22.51'
L2	S 06°51'16" E	2.95'
L3	S 83°21'13" W	5.50'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	800.00'	383.78'	27°29'10"	195.66'	S 20°23'25" E	380.11'
C2	705.00'	30.09'	2°26'42"	15.04'	S 32°54'39" E	30.08'
C3	15.00'	27.60'	105°24'55"	19.70'	S 84°23'45" E	23.87'
C4	5.50'	4.78'	49°45'03"	2.55'	N 18°01'16" E	4.63'
C5	705.00'	81.32'	6°36'32"	40.71'	S 28°23'02" E	81.28'

Rev#	DATE	REVISION

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phone 703 393 0927 · fax 703 393 6820

PLAT SHOWING BOUNDARY LINE ADJUSTMENT
ON THE LAND OF
APTA CENTENNIAL PROPERTIES, LLC &
CPYR SHOPPING CENTER, LLC
CITY OF ALEXANDRIA, VIRGINIA

PROJ: 88024.187.01
SCALE: 1 = 30'
DATE: 06/12/18
DRAWN: PGS
CHECKED: KLS
SHEET NO.
1 OF 1

27

108427

GENERAL NOTES

1.) CITY OF ALEXANDRIA TAX ASSESSMENT MAP NO. 016.01-05-01 AFFECTS THIS AND NO OTHER PROPERTY.

2.) THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF CPYR, INC. BY INSTRUMENT RECORDED IN INSTRUMENT NO. 040010684, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

3.) DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.

4.) A TITLE REPORT WAS FURNISHED BY FIRST AMERICAN TITLE COMPANY, LLC, AND HAS BEEN INCORPORATED HEREON. ALL UNDERLYING TITLE LINES, RIGHT-OF-WAYS, EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE SUBJECT PROPERTY ARE AS SHOWN PER COMMITMENT NUMBER NCS-657484-HOUI BY PRO FORMA RECEIVED BY CHRISTOPHER CONSULTANTS ON APRIL 3, 2014.

5.) BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY PERFORMED BY THIS FIRM ON MARCH 13, 2014.

6.) HORIZONTAL DATUM SHOWN HEREON IS RECORD NORTH AS SHOWN IN INSTRUMENT NO. 080018802, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

7.) NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.

8.) NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF WETLANDS, HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.

9.) ALL BUILDING DIMENSIONS ARE MEASURED AT THE OUTSIDE GROUND LEVEL OF BUILDING. OVERALL SQUARE FOOTAGE HAS BEEN DETERMINED BY EXTERIOR DIMENSIONS AT GROUND LEVEL. THE TOTAL AREA FOR ALL BUILDINGS ON SITE IS 524,160 SQUARE FEET.

10.) AS TO OPTIONAL TABLE A ITEM #16, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON SITE.

11.) AS TO OPTIONAL TABLE A ITEM #17, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

12.) AS TO OPTIONAL TABLE A ITEM #18, THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

13.) AS TO OPTIONAL TABLE A ITEM #19, NO WETLAND AREAS ON SITE.

FLOOD ZONE NOTE

THE PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 5155I9 0033E, REVISED ON JUNE 16, 2011.

BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:
- FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES CORRESPONDING TO SCHEDULE B-SECTION 2

THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-657484-HOUI, BY PRO FORMA RECEIVED BY CHRISTOPHER CONSULTANTS ON APRIL 3, 2014, HAS REVIEWED AND ADDRESSED AS FOLLOWS AS TO THEIR CONNECTION WITH THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN SCHEDULE A OF SAID COMMITMENT:

(3) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN DEED BOOK 1583 AT PAGE 1895, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 1607 AT PAGE 1018, BUT DELETING ANY COVENANTS, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
REMARKS: PERTAINS TO SUBJECT PROPERTY; NOT A SURVEY MATTER.

(4) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE COVENANT RECORDED IN DEED BOOK 1588 AT PAGE 379, AMENDED BY FIRST AMENDMENT TO COVENANT RECORDED IN DEED BOOK 1648 AT PAGE 1152, BUT DELETING ANY COVENANTS, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
REMARKS: PERTAINS TO SUBJECT PROPERTY; NOT A SURVEY MATTER.

(5) DECLARATION OF NOTICE, RECORDED IN DEED BOOK 1634 AT PAGE 407.
REMARKS: PERTAINS TO SUBJECT PROPERTY; NOT A SURVEY MATTER.

(6) TERMS AND CONDITIONS OF ORDINANCE NO. 4076 ATTACHED TO THE CERTIFICATE, RECORDED AS INSTRUMENT NUMBER 990020911.
REMARKS: PERTAINS TO SUBJECT PROPERTY; NOT A SURVEY MATTER.

(10) EASEMENTS GRANTED THE CITY OF ALEXANDRIA, VIRGINIA, BY INSTRUMENTS RECORDED IN DEED BOOK 504 AT PAGE 298, AND IN DEED BOOK 1614 AT PAGE 1703.
REMARKS: DEED BOOK 504 AT PAGE 298 NOT LEGIBLE. DEED BOOK 1614 AT PAGE 1703 PERTAINS TO SUBJECT PROPERTY AS SHOWN HEREON.

(13) EASEMENTS GRANTED TO VIRGINIA-AMERICAN WATER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 1599 AT PAGE 92.
REMARKS: DEED BOOK 1599 AT PAGE 92 PERTAINS TO SUBJECT PROPERTY AND IS SHOWN HEREON.

(14) EASEMENTS GRANTED TO BELL ATLANTIC-VIRGINIA, INC. BY INSTRUMENTS RECORDED IN DEED BOOK 1662 AT PAGE 705.
REMARKS: DEED BOOK 1662 AT PAGE 705 PERTAINS TO THE SUBJECT PROPERTY AND IS SHOWN HEREON.

(15) EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, RECORDED IN SECOND AMENDMENT AND RESTATED DEED OF EASEMENT RECORDED AS INSTRUMENT NUMBER 050000049, AND SHOWN ON THE SURVEY.
REMARKS: PERTAINS TO SUBJECT PROPERTY AND SHOWN HEREON.

(16) EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 1674 AT PAGE 1546 AND AS INSTRUMENT NUMBER 050000040.
REMARKS: PERTAINS TO SUBJECT PROPERTY AND SHOWN HEREON.

(17) TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN THE DEED OF EASEMENT, RECORDED IN DEED BOOK 1676 AT PAGE 885.
REMARKS: PERTAINS TO SUBJECT PROPERTY AND SHOWN HEREON.

(18) TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN THE DEED OF EASEMENT, RECORDED IN DEED BOOK 1694 AT PAGE 1185.
REMARKS: PERTAINS TO SUBJECT PROPERTY AND SHOWN HEREON.

(20) TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT, RECORDED AS INSTRUMENT NUMBER 010007098, RE-RECORDED AS INSTRUMENT NO. 030032956; AND AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 040027563.
REMARKS: PERTAINS TO SUBJECT PROPERTY AND SHOWN HEREON.

(22) EASEMENT GRANTED TO THE COMMONWEALTH OF VIRGINIA, RECORDED IN DEED BOOK 1165 AT PAGE 1247, AND SHOWN ON THE SURVEY.
REMARKS: PERTAINS TO SUBJECT PROPERTY AND SHOWN HEREON.

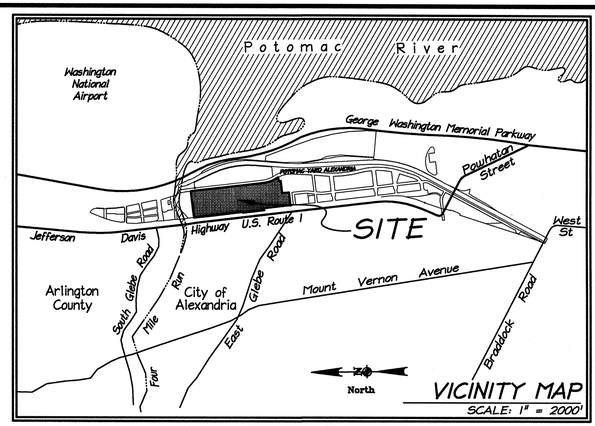
(23) DEED OF EASEMENT WITH THE CITY OF ALEXANDRIA, VIRGINIA, RECORDED AS INSTRUMENT NUMBER 070021557.
REMARKS: PERTAINS TO SUBJECT PROPERTY AND SHOWN HEREON.

(25) TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, NOTES AND RESERVATIONS CONTAINED WITHIN THE DEED OF SUBDIVISION RECORDED IN DEED BOOK 1691 AT PAGE 316 AND ANY AND ALL MATTERS AS SET FORTH ON THE PLAT ATTACHED THERETO AND MADE THEREOF.
REMARKS: PERTAINS TO SUBJECT PROPERTY AND SHOWN HEREON.

(26) TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, NOTES AND RESERVATIONS CONTAINED WITHIN THE DEED OF SUBDIVISION AND DEDICATION RECORDED AS INSTRUMENT NUMBER 080018802 AND ANY AND ALL MATTERS AS SET FORTH ON THE PLAT ATTACHED THERETO AND MADE THEREOF.
REMARKS: PERTAINS TO SUBJECT PROPERTY AND SHOWN HEREON.

(27) TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN THE DEED OF TEMPORARY SIDEWALK TRAIL EASEMENT AND SUBORDINATION WITH THE CITY OF ALEXANDRIA, VIRGINIA RECORDED AS INSTRUMENT NUMBER 120027160.
REMARKS: PERTAINS TO SUBJECT PROPERTY AND SHOWN HEREON.

(28) TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN THE CIRCULATION AGREEMENT WITH THE CITY OF ALEXANDRIA, VIRGINIA, RECORDED AS INSTRUMENT NUMBER 120027162, AND SHOWN ON THE SURVEY.
REMARKS: PERTAINS TO SUBJECT PROPERTY AND SHOWN HEREON.



LEGEND

Utilities - Water
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SIAMESE CONNECTION

Utilities - Sanitary
- SANITARY MANHOLE
- SANITARY CLEANOUT

Utilities - Storm
- STORM DRAIN MANHOLE
- STORM CATCH BASIN (CB)
- STORM DRAIN INLET (DI)

Utilities - Electric
- LAMP POLE
- ELECTRIC BOX
- ELECTRIC MANHOLE

Utilities - Gas
- GAS VALVE

Utilities - Misc.
- SIGN
- TRAFFIC SIGNAL
- BOLLARD
- HANDICAP PARKING SPACE
- UNIDENTIFIED MANHOLE
- PARKING SPACE COUNT
- TITLE REPORT EXCEPTION # REFERENCE

Abbreviations
- IPS — IRON PIPE SET
- SMS — SCRIBE MARK SET
- C&G — CURB AND GUTTER

Linetypes
- CURB & GUTTER
- PROPERTY LINE
- ADJOINER LINE

Surfaces
- CONCRETE SURFACE
- PROPOSED ACCESS EASEMENT TO BE RECORDED INSTRUMENT #_____

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF ALEXANDRIA, COUNTY OF CITY OF ALEXANDRIA, STATE OF VIRGINIA, DESCRIBED AS FOLLOWS:

TRACT I: ALL OF PARCEL 525, AS SHOWN ON PLAT ENTITLED "SUBDIVISION PLAT CPYR INC. CITY OF ALEXANDRIA, VIRGINIA.", MADE BY CHRISTOPHER CONSULTANTS LTD., DATED MAY 29, 2007, REVISED THROUGH OCTOBER 18, 2007, ATTACHED TO AND MADE A PART OF THE DEED OF SUBDIVISION AND DEDICATION RECORDED AS INSTRUMENT NO. 080018802, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

LESS AND EXCEPT THEREFROM 0.73906 ACRES DEDICATED FOR PUBLIC STREET PURPOSES AND CONVEYED TO THE CITY OF ALEXANDRIA, VIRGINIA, BY DEED OF DEDICATION AND RELEASE RECORDED AS INSTRUMENT NO. 120027161, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

TRACT II: EASEMENTS AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT, RECORDED AS INSTRUMENT NUMBER 010007098, RE-RECORDED AS INSTRUMENT NO. 030032956; AND AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 040027563.

TRACT III: EASEMENTS AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF _____, 2014 AND RECORDED AS INSTRUMENT NUMBER _____, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

SURVEYOR'S CERTIFICATION

TO: CPYR, INC.,
FIRST AMERICAN TITLE COMPANY, LLC,
CPYR SHOPPING CENTER LLC, A DELAWARE LIMITED LIABILITY COMPANY,
MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY AND ITS PARTICIPANTS AND CO-INVESTORS, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS,
CORNERSTONE REAL ESTATE ADVISERS LLC AND ITS SUCCESSORS AND ASSIGNS;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIRES FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, and 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: MARCH 13, 2014

COMMONWEALTH OF VIRGINIA — CHRISTOPHER C. FILLMORE — Lic. No. 2607 — 03.13.14 — LAND SURVEYOR

CHRISTOPHER C. FILLMORE, LS
LICENSED LAND SURVEYOR NO. : 2607
COMMONWEALTH OF VIRGINIA

ZONING INFORMATION

THE SUBJECT PROPERTY IS CURRENTLY ZONED "CDD #10", COORDINATED DEVELOPMENT DISTRICT #10.

ZONING INFORMATION SHOWN BELOW AS REFERENCED FROM MUNICODE.COM, TAKEN FROM SECTION 5-600 OF THE ZONING ORDINANCES OF THE CITY OF ALEXANDRIA, VIRGINIA AS ADOPTED JUNE 24, 1992. THIS INFORMATION IS FOR REFERENCE ONLY, NO CERTIFICATION IS MADE TO THE GENERAL ZONING COMPLIANCE OF THE SITE SHOWN HEREON.

DESCRIPTION	REQUIRED	OBSERVED	NOTES AS REFERENCED FROM MUNICODE.COM:
MIN. LOT SIZE	N/A	AS SHOWN	
MIN LOT WIDTH (FEET)	N/A	AS SHOWN	
MINIMUM YARD REQUIREMENTS (FEET)			
FRONT	N/A	AS SHOWN	
SIDE	N/A	AS SHOWN	
REAR	N/A	AS SHOWN	
MAX. HEIGHT OF BUILDINGS (FEET)	N/A	AS SHOWN	
NO. OF HANDICAP SPACES	N/A	53	
NO. OF REGULAR SPACES	N/A	2247	

BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, PLEASE REFER TO THE CITY OF ALEXANDRIA APPLICABLE ZONING CODES. COMPLIANCE OF THESE CODES ARE AT THE DISCRETION OF THE CITY OF ALEXANDRIA'S ZONING ADMINISTRATOR.

Rev#	DATE	REVISION
1	3/25/14	Lender Comments
2	4/14/14	Comments

christopher consultants
engineering · surveying · land planning
9417 innovation drive, manassas, virginia 20110
703-393-9887 · fax 703-393-9076

2011 ALTA/ACSM LAND TITLE SURVEY OF
44.69426 ACRES OF LAND
NOW IN THE NAME OF
CPYR, INC.
(INSTRUMENT NO. 040010684)
CITY OF ALEXANDRIA, VIRGINIA

PROJECT: 88024.171.00
SCALE: N/A
DATE: 03/19/14
DRAWN: MB
CHECKED: CCF
SHEET No. 1 OF 4

101931

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VIRGINIA STATE GRID NORTH

INST #080018802

POTOMAC AVENUE VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

ASPHALT ROAD

(27) EX 6' PUBLIC ACCESS ESMT INST #120027160

ASPHALT TRAIL

(16) EX 10' VEPCO ESMT DB 1674 PG 1566

(18) EX 22' EMERGENCY VEHICLE ESMT DB 1694 PG 1185

(13) EX 10' VAH ESMT DB 1599 PG 92

ACCESS TO SITE

N06°38'50"W 2050.85'

TRANSFORMER PAD

TRASH COMPACTOR

TRASH BIN

CONCRETE TRASH PAD

CONCRETE STAIRS

(13) EX 10' VAH ESMT DB 1599 PG 92

EX 15' SAN SEW ESMT INST #070021657 (23)

ASPHALT

CONCRETE

(20) EX 20' STM DRN ESMT INSTR.# 030032936

6' HIGH CHAIN LINK FENCE

TRANSFORMER PAD

EX 22' EMERGENCY VEHICLE ESMT DB 1614 PG 1703 (10)

TRANSFORMER

8' HIGH CHAIN LINK FENCE

METAL STAIRS

CONCRETE

TRASH PAD

CONC.

METAL STAIRS

TRASH CONTAINER

BRICK WALL

BRICK

ARCH

SEE BUILDINGS 1 THROUGH 5 SHEET 4

SEE BUILDINGS 6 THROUGH 12 SHEET 4

(28) EX INTERIM CIRCULATION ROUTE INST #120027162

CONCRETE WALL WITH 4' HIGH CHAIN LINK FENCE

RESOURCE PROTECTION AREA

TM #008.03-02-01

POTOMAC YARD DEVELOPMENT LLC

INST. #060033375

ZONED: CDD #10

N83°15'33"E 239.11'

TRENCH DRAIN

PLANTERS (TYPICAL)

CONCRETE STAIRS

GRAVEL DRIVE

81.4'

GATE

1 STORY BRICK BUILDING

GRAVEL AREA

(10) EX 22' EMERGENCY VEHICLE ESMT DB 1614 PG 1703

(17) EX 22' RELOCATABLE CORRIDOR ACCESS ESMT FOR CSX TRANSPORTATION DB 1676 PG 885

(20) EX 20' STM DRN ESMT INST #030032936

CONCRETE WALL

APPROX LOCATION OF LEASE AREA "NORTH TERMINAL SITE" BY AGREEMENT DATED OCTOBER 31, 1996

CONCRETE STAIRS

OLD RR CONCRETE PIER

APPROX LOCATION OF LEASE AREA "230 KV OVERHEAD CORRIDOR" BY AGREEMENT DATED OCTOBER 31, 1996

EX 20' STM DRN ESMT INST #030032936 (20) CONCRETE WALL

STM HEADWALL

CONC.

CONCRETE WALL WITH 4' HIGH CHAIN LINK FENCE

12' HIGH BRICK WALL

(16) EX VEPCO ESMT INST #050000048

(10) EX 15' SAN SEW ESMT DB 1614 PG 1703

(16) EX 10' VEPCO ESMT DB 1674 PG 1566

(10) EX 22' EMERGENCY VEHICLE ESMT DB 1614 PG 1703

(13) EX 10' VAH ESMT DB 1599 PG 92

(10) EX 15' SAN SEW ESMT DB 1614 PG 1703

ASPHALT

TM #016.01-05-01

CPYR INC

INST: #040010684

PARCEL 525

1,946,882 SQ FT

44.69426 ACRES

(13) EX 10' VAH ESMT DB 1599 PG 92

(16) EX 10' VEPCO ESMT DB 1674 PG 1566

(10) EX 22' EMERGENCY VEHICLE ESMT DB 1614 PG 1703

SEE BUILDING 15 SHEET 6

SEE BUILDING 19 SHEET 4

SEE BUILDING 20 SHEET 4

SEE BUILDING 16 SHEET 4

SEE BUILDING 17 SHEET 4

(10) EX 22' EMERGENCY VEHICLE ESMT DB 1614 PG 1703

(10) EX 15' SAN SEW ESMT DB 1614 PG 1703

(13) EX 10' VAH ESMT DB 1599 PG 92

(10) EX 33' EMERGENCY VEHICLE ESMT DB 1614 PG 1703

(10) EX 10' TRAFFIC LIGHT ESMT DB 1614 PG 1703

SIGN

BRICK SIGN

VEPCO MH

TRENCH DRAIN

TRAFFIC COMM BOX

65.0'

VEPCO VALVES

(15) EX VEPCO ESMT INSTR.# 050000049

30.9'

30.8'

30.8'

ASPHALT TRAIL

N06°44'27"W 537.80'

N06°38'50"W 824.99'

107.7'

117.9'

IPF

ACCESS TO SITE

EX STM DRN ESMT DB 1165 PG 1247 (22)

(10) EX 40' BUS SHELTER ESMT DB 1614 PG 1703

EX STM SEW ESMT DB 1614 PG 1703 (10)

JEFFERSON DAVIS HIGHWAY U.S. ROUTE 1

(R/W VARIES)

PROPOSED ACCESS EASEMENT INSTRUMENT #_____

COMMONWEALTH OF VIRGINIA
CHRISTOPHER C. FILLMORE
Lic. No. 2607
03.13.14
LAND SURVEYOR

50 25 0 50 100

GRAPHIC SCALE 1" = 50'

christopher consultants
engineering · surveying · land planning
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2011 ALTA/ACSM LAND TITLE SURVEY OF

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CITY OF ALEXANDRIA, VIRGINIA

PROJECT: 88024.171.00

SCALE: 1" = 50'

DATE: 03/19/14

DRAWN: MB
CHECKED: CCF

SHEET No.

2 OF 4

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POTOMAC AVENUE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

DOGUE STREET
64' PUBLIC RIGHT-OF-WAY

MAIN LINE BOULEVARD
66' PUBLIC RIGHT-OF-WAY

EAST GLEBE ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

JEFFERSON DAVIS HIGHWAY U.S. ROUTE 1
(R/W VARIES)

LBG PARCEL A LLC
TM1 #025.01-05-09
INST. #130012823
ZONED: CDD #10

LBG PARCEL D LLC
TM1 #025.01-05-10
INST. #130012823
ZONED: CDD #10

CPYR INC
TM #016.01-05-01
INST. #040010684
PARCEL 525
1,946,882 SQ FT
44.69426 ACRES

LBG PARCEL G LLC
TM #025.01-05-11
INST. #130012823
ZONED: CDD #10

VIRGINIA STATE GRID NORTH
ZONE
INST #080018802

SEE BUILDINGS 8 THROUGH 12 SHEET 4
SEE BUILDING 18 SHEET 4
SEE BUILDING 21 SHEET 4

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	800.00'	383.78'	27°29'10"	380.11'	N20°23'25"W	195.66'
C2	705.00'	53.75'	04°22'06"	53.74'	N31°56'57"W	26.89'

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

COMMONWEALTH OF VIRGINIA
CHRISTOPHER C. FILLMORE
Lic. No. 2607
03-12-14
LAND SURVEYOR

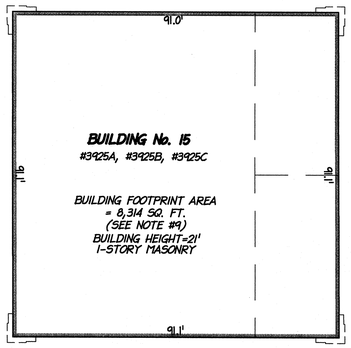
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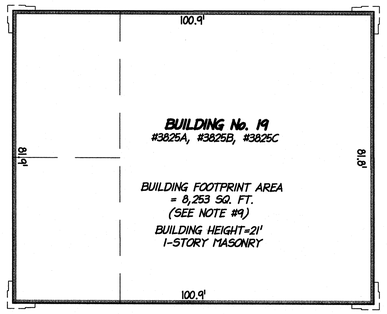
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SHEET No. 3 OF 4

101931

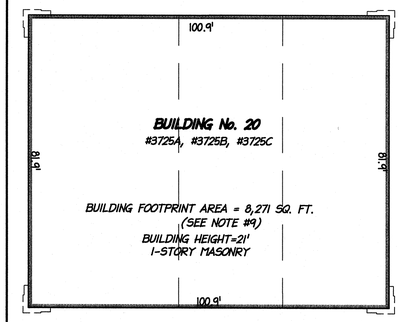
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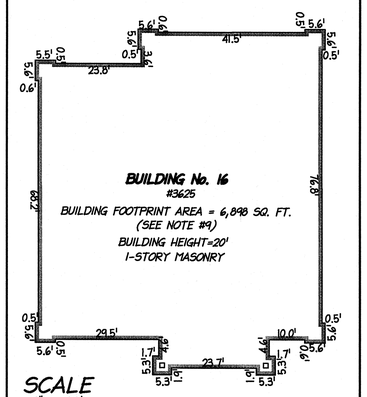
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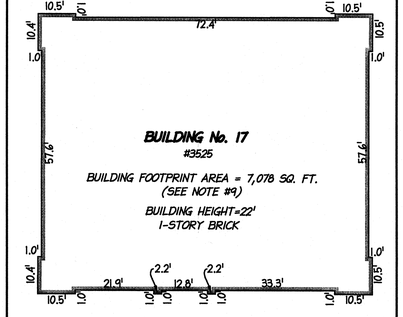
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1" = 20'



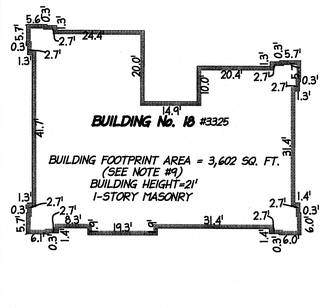
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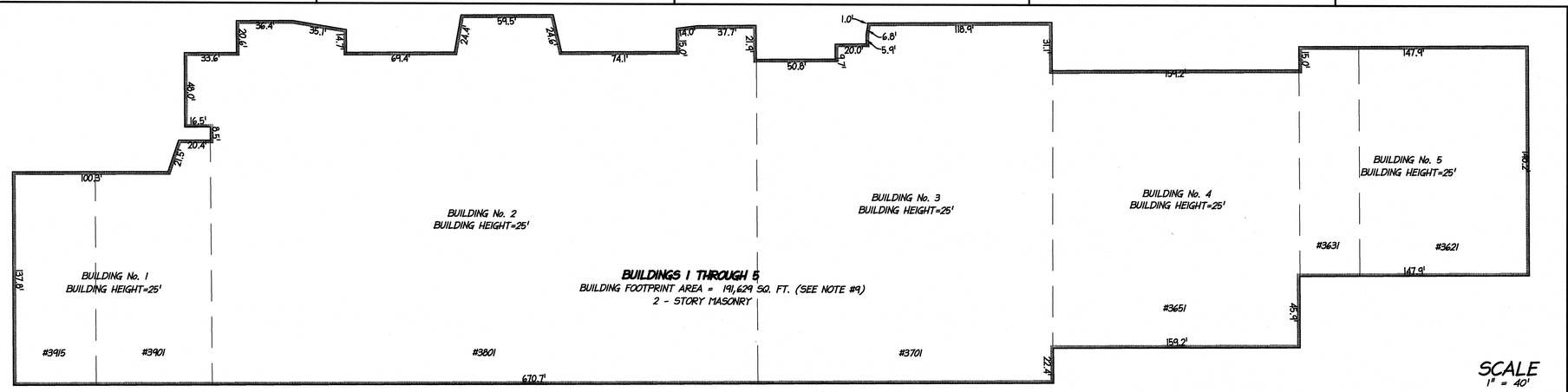
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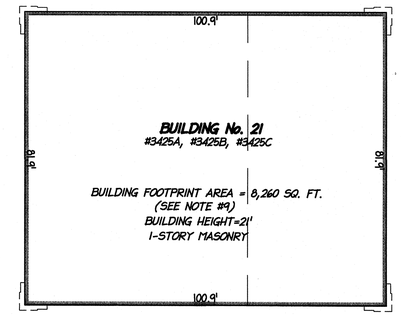
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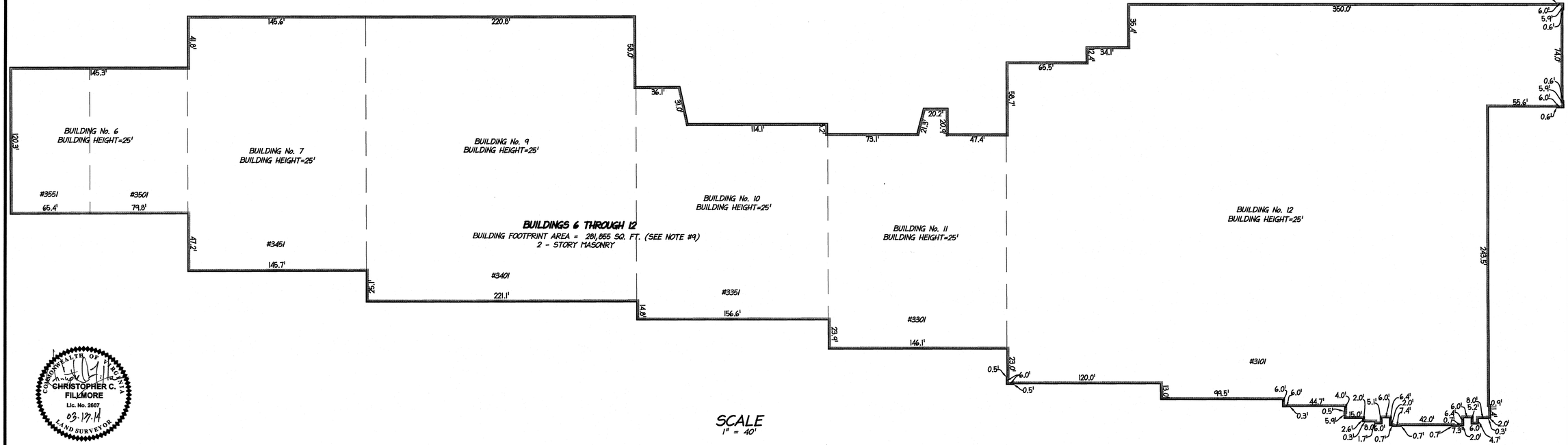
SCALE
1" = 20'



SCALE
1" = 40'



SCALE
1" = 20'



SCALE
1" = 40'

COMMONWEALTH OF VIRGINIA
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PROJECT:	88024.171.00
SCALE:	VARIES
DATE:	03/19/14
DRAWN:	MB
CHECKED:	CCF
SHEET No.	4 OF 4

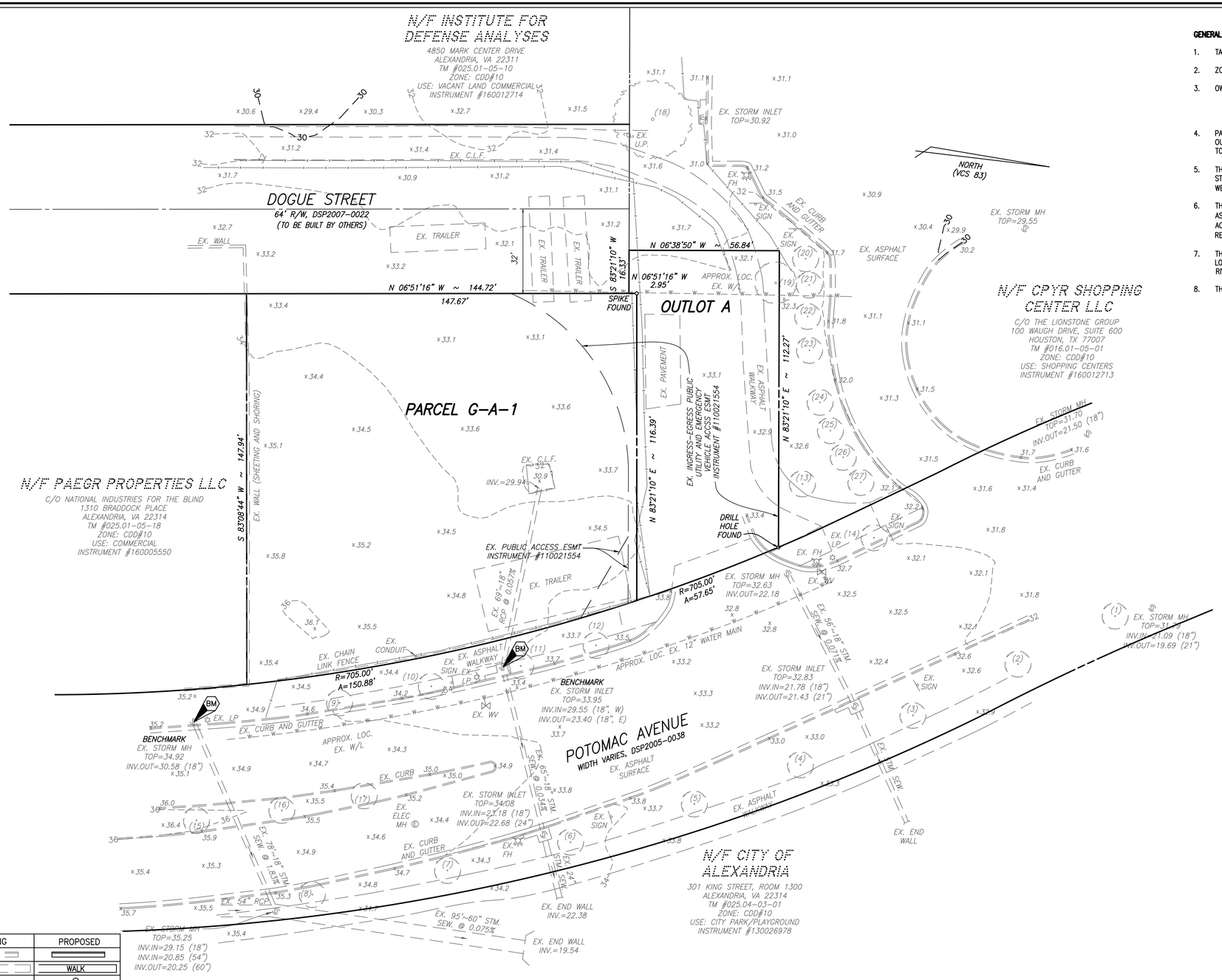
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TEXT LEGEND:

°= DEGREES
'= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
#= NUMBER
@= AT
lbs.= POUNDS
A= ARC
AC.= ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL.= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
CONC.= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL USE PERMIT
DU= DWELLING UNIT
E= EAST
EBOX= ELECTRICAL BOX
ESMT.= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL = GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
G.I.= GRATE INLET
H.C.= HEADER CURB
HDCP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PAGE
PP= POWER POLE
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC. = RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TW = TOP OF WALL
TRAF.SIG.= TRAFFIC SIGNAL
TYP= TYPICAL
UGE= UNDERGROUND ELECTRIC
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W= WEST
W.S.E.= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES	X	X
POWER LINES	E	E
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		



TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RONALD J. KELLER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JULY 10, 2017; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EXISTING CONDITIONS SURVEY NOTES:

1. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

2. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

GENERAL NOTES:

1. TAX MAP: 025.01-05-17 AND 025.01-05-09
2. ZONE: CDD#10 (COORDINATION DEVELOPMENT DISTRICT #10-POTOMAC YARDS/GREENS)
3. OWNER: APTA CENTENNIAL PROPERTIES, LLC
   1111 NORTH FAIRFAX STREET
   ALEXANDRIA, VA 22314
   INSTRUMENT #170009909
4. PARCEL G-A-1 = 19,890 S.F. OR 0.4566 AC.
   OUTLOT A = 6,672 S.F. OR 0.1532 AC.
   TOTAL SITE AREA = 26,562 S.F. OR 0.6098 AC.
5. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
6. THERE ARE KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE. THE SITE IS ENROLLED IN THE CITY OF ALEXANDRIA'S REMEDIAL ACTION PLAN (RAP) AND VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) VOLUNTARY REMEDIATION PROGRAM (VRP) #VRP00548.
7. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
8. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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

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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. _____ DATE _____

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
AUGUST 11, 2017
PROFESSIONAL ENGINEER

DEVELOPMENT CONCEPT PLAN
AMERICAN PHYSICAL THERAPY ASSOCIATION
POTOMAC YARD-LANDBAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: ABH
SCALE: 1" = 20'
DATE: AUG 11, 2017

EXISTING CONDITIONS

SHEET 1 OF 2
FILE: 17-145

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Fri, Aug 11 2017 - 10:21:32am