

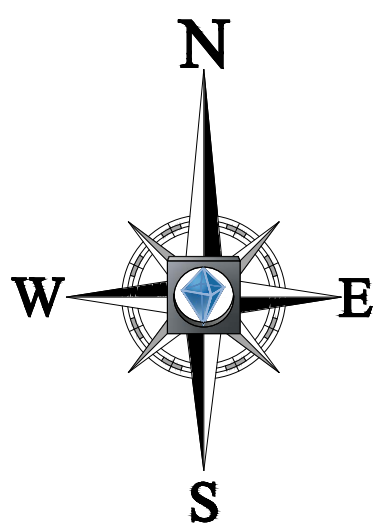
CDD DEVELOPMENT CONCEPT PLAN

FOR



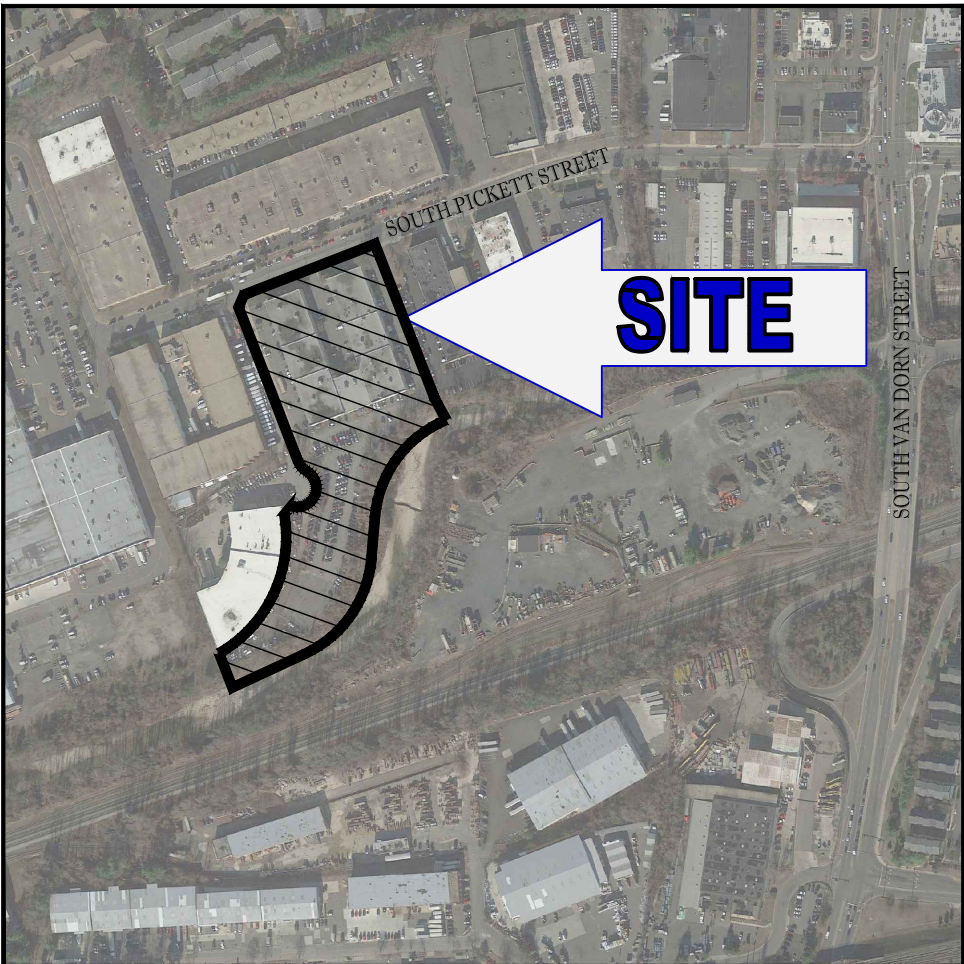
LOCATION OF SITE

880 S. PICKETT STREET, CITY OF ALEXANDRIA
TAX MAP 67.03, BLOCK 01, LOTS 22,28 & 29
ALEXANDRIA, VIRGINIA



VICINITY MAP

SCALE: 1"=2000'
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LOCATION MAP

SCALE: 1"=500'
GOOGLE EARTH 2018

OWNER/DEVELOPER

PS SOUTHEAST ONE, INC.
701 WESTERN AVENUE
GLENDALE, CA 91201
CONTACT: DANIEL S. MATULA
PHONE: (303) 872-5641

LAND ATTORNEY

BEAN KINNEY & KORMAN, PC
2300 WILSON BOULEVARD, 7TH FLOOR
ARLINGTON, VA 22201
CONTACT: MIKE VIANI
PHONE: (703) 525-4000

ARCHITECT

RUST ORLING ARCHITECTURE
1215 CAMERON STREET
ALEXANDRIA, VA 22314
CONTACT: MIKE ERNST
PHONE: (703) 836-3205

CIVIL ENGINEER

BOHLER ENGINEERING
22636 DAVIS DRIVE SUITE 250,
STERLING, VA 20164
CONTACT: JOHN CARNES
PHONE: (703) 709-4500

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1.0
EXISTING CONDITIONS	C-2.0
COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN	C-3.0
PRELIMINARY PHASING PLAN PHASE 1	C-4.0
PRELIMINARY PHASING PLAN PHASE 2	C-4.1

CONTACT INFORMATION

REFERENCES

- ♦ **ALTAINSPS LAND TITLE SURVEY:**
PREPARED BY: BOHLER ENGINEERING
ENTITLED: "ALTAINSPS LAND TITLE SURVEY, PUBLIC
STORAGE, 880 S. PICKETT STREET, CITY OF
ALEXANDRIA, VIRGINIA"
FILE NO.: SS172131
DATED: 09/06/17
- ♦ **ENVIRONMENTAL REPORT:**
PREPARED BY: CRESURVEYS
ENTITLED: "PHASE I ENVIRONMENTAL SITE
ASSESSMENT"
FILE NO.: 17-1650-SITE #100
DATED: 08/25/17
- ♦ **GEOTECHNICAL INVESTIGATION REPORT:**
PREPARED BY: GILES ENGINEERING ASSOCIATES, INC.
ENTITLED: "GEOTECHNICAL ENGINEERING
EXPLORATION AND ANALYSIS"
FILE NO.: 9G-1708002
DATED: 10/01/18
- ♦ **ARCHITECTURALS:**
PREPARED BY: RUST ORLING ARCHITECTURE;
CAD FILE ENTITLED: "PS FIRST FLOOR
PLAN.DWG"
DATED: 01/22/19

GOVERNING AGENCIES

- ♦ **FAIRFAX WATER**
PHONE: 540-364-2005
- ♦ **COMCAST**
PHONE: 804-608-5640
- ♦ **VIRGINIA AMERICAN WATER**
PHONE: 703-754-2116
- ♦ **LEVEL 3 COMMUNICATIONS**
PHONE: 703-480-5157
- ♦ **ALEXANDRIA CITY SEWER**
PHONE: 703-754-2116
- ♦ **QWEST COMMUNICATIONS**
PHONE: 800-283-4237
- ♦ **FAIRFAX SEWER**
PHONE: 703-239-8433
- ♦ **VERIZON**
PHONE: 703-754-2116
- ♦ **AT&T**
PHONE: 703-624-4656
- ♦ **WINDSTREAM KDL**
PHONE: 800-289-1901
- ♦ **ALEXANDRIA - TRAFFIC**
PHONE: 571-243-4630
- ♦ **ZAYO - COMMUNICATIONS**
PHONE: 801-384-1063
- ♦ **DOMINION ENERGY ELEC DIST**
PHONE: 703-754-2116
- ♦ **WASHINGTON GAS**
PHONE: 703-754-2116

APPROVED SPECIAL USE PERMIT NO. CDD #26

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO.

DEED BOOK NO.

PAGE NO.



REVISIONS

REV	DATE	COMMENT	BY
1	08/29/18	REV. PER CITY COMMENTS	SD
2	09/20/18	REV. PER CITY COMMENTS	HK
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4	01/17/19	REV. PER DSUP UPDATES	TF
5	01/30/19	REV. PER CITY COMMENTS	KSR



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PROJECT No.:	S172131
DRAWN BY:	SD
CHECKED BY:	JC
DATE:	07/27/18
SCALE:	AS NOTED
CAD I.D.:	SDS

PROJECT: COORDINATED
DEVELOPMENT DISTRICT
CDD CONCEPT PLAN



LOCATION OF SITE
880 S. PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA



22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com

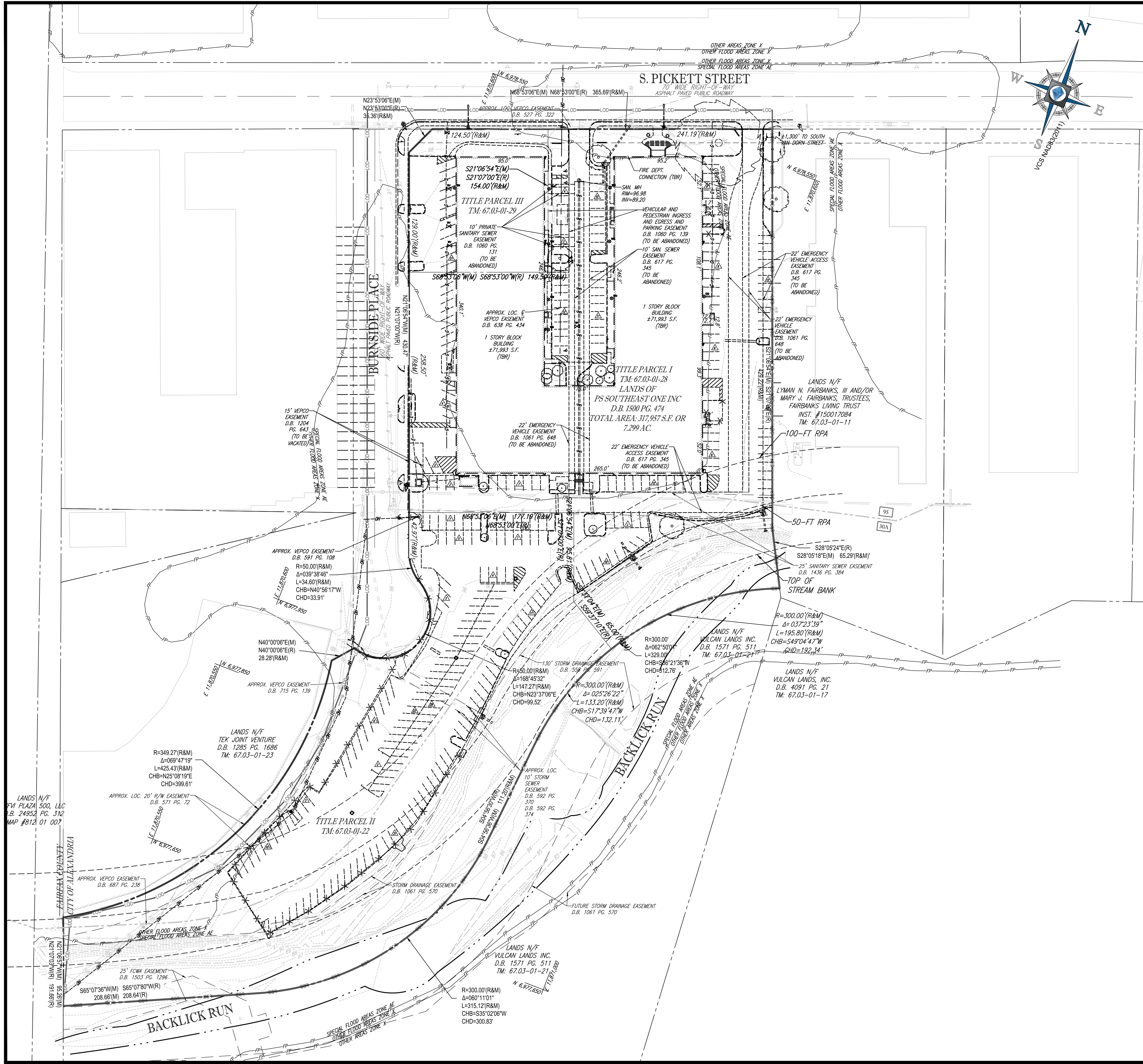


SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-1.0

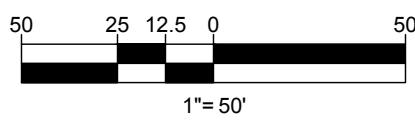


GENERAL NOTES

- THIS PLAN IS BASED ON:
 - "ALTANSPS LAND TITLE SURVEY, PUBLIC STORAGE, 880 S. PICKETT STREET CITY OF ALEXANDRIA, VIRGINIA" DATED 09/06/17, FILE NO.: SS172131
 - "CITY OF ALEXANDRIA GIS AND MAPPING DEPARTMENT"
- PARCEL TAX MAP: 067.03-01-28 PARCEL I, 067.03-01-22 PARCEL II, AND 067.03-01-29 PARCEL III.
- THERE ARE NO KNOWN MARINE CLAY SOILS PRESENT IN THE IMMEDIATE VICINITY OF THE SITE.
- THE SITE IS PARTIALLY LOCATED WITHIN A RESOURCE PROTECTION AREA.
- THE SITE IS PARTIALLY LOCATED WITHIN A FLOODPLAIN ZONE.
- UTILITIES WITHIN THE LIMITS OF DISTURBANCE ARE TO BE REMOVED OR RELOCATED AS NECESSARY. ALL BUILDINGS AND EXISTING FEATURES TO BE DEMOLISHED.
- SOIL MITIGATION WILL BE PERFORMED PER THE RECOMMENDATION OF AN ON-SITE ENVIRONMENTAL INVESTIGATION.
- NO EVIDENCE OF ENVIRONMENTAL CONDITIONS/IMPAIRMENTS OR SITE CONTAMINATION WAS OBSERVED DURING THE SITE RECONNAISSANCE PERFORMED BY CRESURVEYS BASED ON THE REPORT ENTITLED "PHASE I ENVIRONMENTAL SITE ASSESSMENT" DATED: AUGUST 25, 2017 FILE NO.: 17-1650-SITE #001.

LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
---	EASEMENT
---	CONCRETE CURB & GUTTER
---	UTILITY POLE WITH LIGHT
---	POLE LIGHT
---	TRAFFIC LIGHT
---	UTILITY POLE
---	TYPICAL LIGHT
---	ACORN LIGHT
---	TYPICAL SIGN
---	PARKING COUNTS
---	SPOT ELEVATIONS
---	SANITARY LABEL
---	STORM LABEL
---	SANITARY SEWER LATERAL
---	UNDERGROUND WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD WIRE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	STORM SEWER
---	SANITARY SEWER MAIN
---	HYDRANT
---	SANITARY MANHOLE
---	STORM MANHOLE
---	WATER METER
---	WATER VALVE
---	GAS VALVE
---	GAS METER
---	EXISTING/TO REMAIN NOTE
---	TYPICAL NOTE TEXT
---	STORM LINE
---	SANITARY LINE
---	OVERHEAD UTILITIES
---	WATERLINE
---	EDGE OF WATER



APPROVED SPECIAL USE PERMIT NO. CDD #26	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES	
SITE PLAN No.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

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4	01/17/19	REV. PER DISUP UPDATES	TF
5	01/30/19	REV PER CITY COMMENTS	KSR

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PROJECT No.: S172131
DRAWN BY: SD
CHECKED BY: JC
DATE: 07/27/18
SCALE: 1"=50'
CAD I.D.: SS5

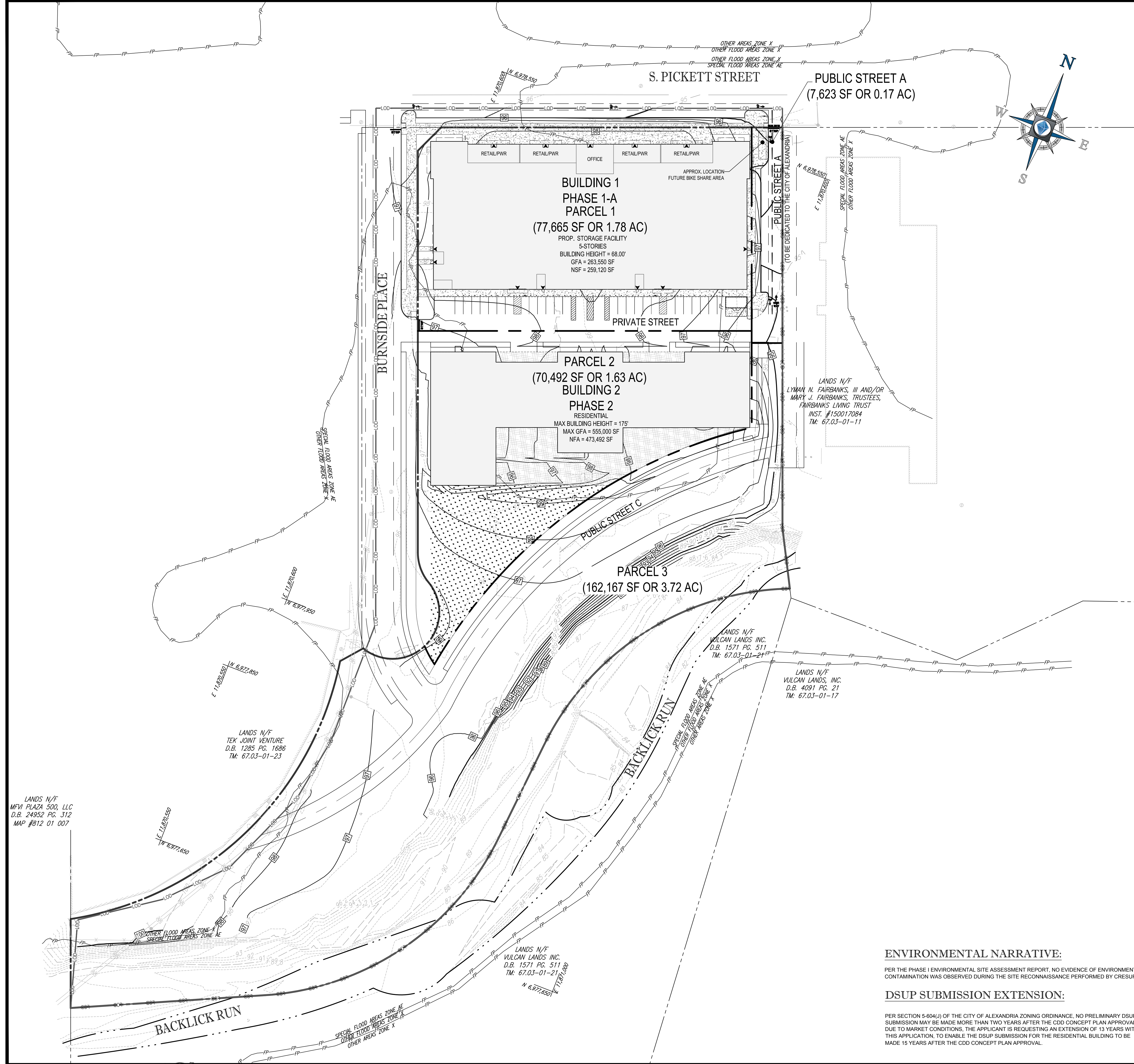
PROJECT: COORDINATED DEVELOPMENT DISTRICT CDD CONCEPT PLAN

Public Storage
LOCATION OF SITE
880 S. PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA

BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
MICHAEL J. BIRKLAND
Lic. No. 031693
01/30/19
PROFESSIONAL ENGINEER

SHEET TITLE:
EXISTING CONDITIONS
SHEET NUMBER:
C-2.0



PROJECT NARRATIVE:

THE PROJECT OCCUPIES THE SITE LOCATED AT THE SOUTHEAST CORNER OF SOUTH PICKETT STREET AND BURNSIDE PLACE AND IS BOUNDED BY AN EXISTING STREAM (BACKLICK RUN) TO THE SOUTHEAST AND ADJACENT BUILDINGS TO THE EAST AND WEST. CURRENTLY THIS SITE CONSISTS OF THREE PARCELS, CONTAINING AN INDUSTRIAL BUILDING AND SURFACE PARKING LOT, WHICH ARE ZONED I.

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A 5-STORY STORAGE BUILDING WITH ASSOCIATED OFFICE SPACE, RETAIL/PWR, A RESIDENTIAL TOWER, AND SUPPORTING INFRASTRUCTURE IN CONFORMANCE WITH THE EISENHOWER WEST SMALL AREA PLAN.

THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. PHASE 1 WILL INVOLVE THE DEMOLITION OF THE EXISTING STRUCTURES AND CONSTRUCTION OF A 5-STORY BUILDING CONSISTING OF SELF-STORAGE, AN ASSOCIATED OFFICE, AND RETAIL/PWR USE. PHASE 1 WILL ALSO INCLUDE AN INTERIM PARKING LOT JUST SOUTH OF THE SELF-STORAGE BUILDING. PHASE 2 WILL INVOLVE THE DEMOLITION OF THE INTERIM PARKING LOT AND CONSTRUCTION OF A 15-STORY RESIDENTIAL BUILDING WITH ASSOCIATED PARKING.

THE PROJECT WILL INCLUDE MITIGATION OF AN EXISTING 100-YR FLOODPLAIN WITH ASSOCIATED GRADING ADJACENT TO THE ON-SITE PORTION OF THE NORTH BANK OF BACKLICK RUN.

NATIVE SPECIES TREES IN CONFORMANCE WITH RPA PLANTING GUIDELINES WILL BE PROTECTED AND REMAIN WITH THE EXISTING RPA WHERE POSSIBLE.

DISTURBANCE AND IMPACTS TO ADJACENT PROPERTIES WILL BE MINIMIZED THROUGH THE USE OF EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION PHASING.

THE EXISTING AT-GRADE PARKING LOT TO THE SOUTH OF THE SITE WILL BE REMOVED ENTIRELY WITH PHASE 1. WITHIN THE 100-FT RPA BUFFER, INVASIVE SPECIES WILL BE REMOVED AND THE RPA WILL BE REPLANTED IN CONFORMANCE WITH CITY GUIDELINES.

STATEMENT OF IMPROVEMENTS:

PHASE 1:

- DEMOLITION OF ON-SITE STRUCTURES AND PARKING
- UNDERGROUNDING OF UTILITIES ALONG SOUTH PICKETT
- STREETSCAPE ALONG SOUTH PICKETT
- STREETSCAPE ALONG BURNSIDE PLACE
- STREETSCAPE ALONG PUBLIC STREET A
- CONSTRUCTION OF THE ONE-WAY STREET TO THE EAST OF THE PROPERTY
- CONSTRUCTION OF A TEMPORARY AT-GRADE PARKING LOT (PHASE 1-B)
- CONSTRUCTION OF THE PUBLIC STREET BETWEEN THE STORAGE FACILITY AND INTERIM PARKING LOT
- GRADING FOR FLOODPLAIN MITIGATION
- CONSTRUCTION OF STORAGE BUILDING WITH OFFICE, RETAIL/PWR USE SPACE

PHASE 2:

- DEMOLITION OF THE AT-GRADE INTERIM PARKING LOT (PHASE 1-B)
- CONSTRUCTION OF A 15-STORY RESIDENTIAL BUILDING TO INCLUDE GROUND FLOOR RETAIL AND/OR PRODUCTION, WHOLESALE AND REPAIR (PWR) USES CONSISTENT WITH THE LAND USE RECOMMENDATIONS ON PAGE 73 OF THE EISENHOWER WEST SAP WITH ASSOCIATED PARKING
- FULL CONSTRUCTION OF BURNSIDE PLACE AND ASSOCIATED STREETSCAPE
- EXTENSION OF THE ONE-WAY STREET TO THE EAST OF THE PROPERTY AND ASSOCIATED STREETSCAPE
- AND THE CONSTRUCTION OF A NEW STREET AND IMPROVEMENTS TO THE SOUTH OF THE RESIDENTIAL BUILDING

PROJECT TABULATIONS:

MAXIMUM GROSS FLOOR AREA:

PHASE 1 MAXIMUM GROSS FLOOR AREA:

- STORAGE: 257,830 GSF
- OFFICE: 1,266 SF
- RETAIL/PWR: 4,454 SF
- TOTAL: 263,550 GSF MAX

PHASE 1 NET FLOOR AREA: 259,120 SF

PHASE 2 MAXIMUM GROSS FLOOR AREA:

- RESIDENTIAL: 400,000 GSF
- INTERNAL PARKING: 155,000 GSF
- TOTAL: 555,000 GSF MAX

PHASE 2 NET FLOOR AREA: 473,492 SF

MAXIMUM RESIDENTIAL UNIT COUNT:

PHASE 2: MAXIMUM RESIDENTIAL UNITS: 350 UNITS

MAXIMUM BUILDING HEIGHT:

PHASE 1: 68 FT

PHASE 2: 175 FT

MAXIMUM FAR:

	OVERALL	PARCEL 1	PARCEL 2	PARCEL 3
PHASE 1:	0.81 (259,120 SF/317,947 SF)	3.34 (259,120 SF/77,665 SF)	0 (0/75,502 SF)	0 (0/157,157 SF)
PHASE 2:	2.30 (732,612 SF/317,947 SF)	3.34 (259,120 SF/77,665 SF)	6.72 (473,492 SF/70,492 SF)	0 (0/162,167 SF)

MAXIMUM PARKING COUNT:

PHASE 1:

- 28 PERMANENT AT GRADE SPACES (PHASE 1-A)
- 109 INTERIM AT GARAGE SPACES (PHASE 1-B)
- 135 TOTAL SPACES

PHASE 2: 400 TOTAL SPACES INTERNAL TO BUILDING BELOW AND ABOVE GRADE, OR AS OTHERWISE REQUIRED TO SUPPORT THE PROPOSED USES.

PARCEL INFORMATION:

TOTAL AREA INCLUDED IN CDD = 317,947 SF OR 7.30 AC

TOTAL AREA OF PROPOSED TAX PARCELS (PHASE 1):

- PARCEL 1: 77,665 SF OR 1.78 AC
- PARCEL 2: 75,502 SF OR 1.74 AC
- PARCEL 3: 157,157 SF OR 3.61 AC
- PUBLIC STREET A: 7,623 SF OR 0.17 AC
- TOTAL: 317,947 SF OR 7.30 AC

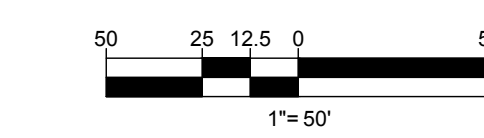
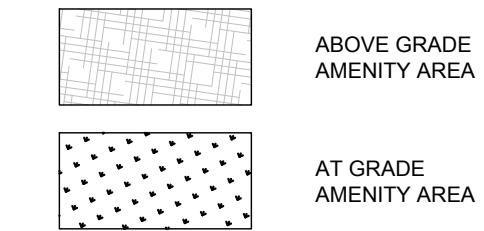
TOTAL AREA OF PROPOSED TAX PARCELS (PHASE 2):

- PARCEL 1: 77,665 SF OR 1.78 AC
- PARCEL 2: 70,492 SF OR 1.63 AC
- PARCEL 3: 162,167 SF OR 3.72 AC
- PUBLIC STREET A: 7,623 SF OR 0.17 AC
- TOTAL: 317,947 SF OR 7.30 AC

TOTAL EXISTING AND PROPOSED IMPERVIOUS AREA ON THE TAX PARCEL:

- EXISTING = 209,332 SF OR 4.81 AC
- PROPOSED = 135,128 SF OR 3.10 AC
- APPROXIMATE LIMITS OF DISTURBANCE = 8.00 AC OR 348,450 SF

LEGEND



ENVIRONMENTAL NARRATIVE:

PER THE PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT, NO EVIDENCE OF ENVIRONMENTAL CONTAMINATION WAS OBSERVED DURING THE SITE RECONNAISSANCE PERFORMED BY CRESURVEYS.

DSUP SUBMISSION EXTENSION:

PER SECTION 5-604(J) OF THE CITY OF ALEXANDRIA ZONING ORDINANCE, NO PRELIMINARY DSUP SUBMISSION MAY BE MADE MORE THAN TWO YEARS AFTER THE CDD CONCEPT PLAN APPROVAL DUE TO MARKET CONDITIONS. THE APPLICANT IS REQUESTING AN EXTENSION OF 13 YEARS WITH THIS APPLICATION, TO ENABLE THE DSUP SUBMISSION FOR THE RESIDENTIAL BUILDING TO BE MADE 15 YEARS AFTER THE CDD CONCEPT PLAN APPROVAL.

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REV	DATE	COMMENT	BY
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PROJECT No.: S172131

DRAWN BY: SD

CHECKED BY: JC

DATE: 07/27/18

SCALE: 1"=30'

CAD I.D.: GP5

PROJECT: **COORDINATED DEVELOPMENT DISTRICT CDD CONCEPT PLAN**

FOR

Public Storage

LOCATION OF SITE
880 S. PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA

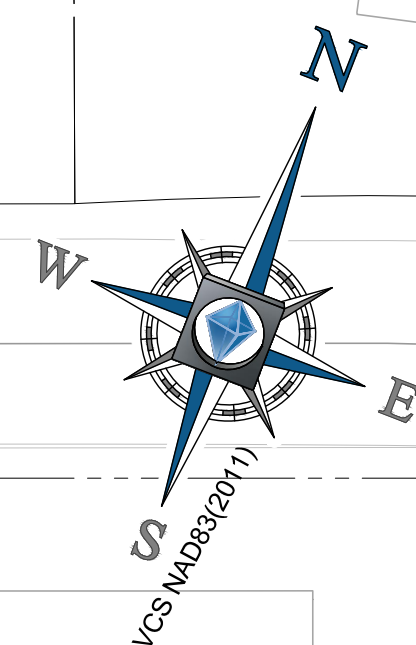
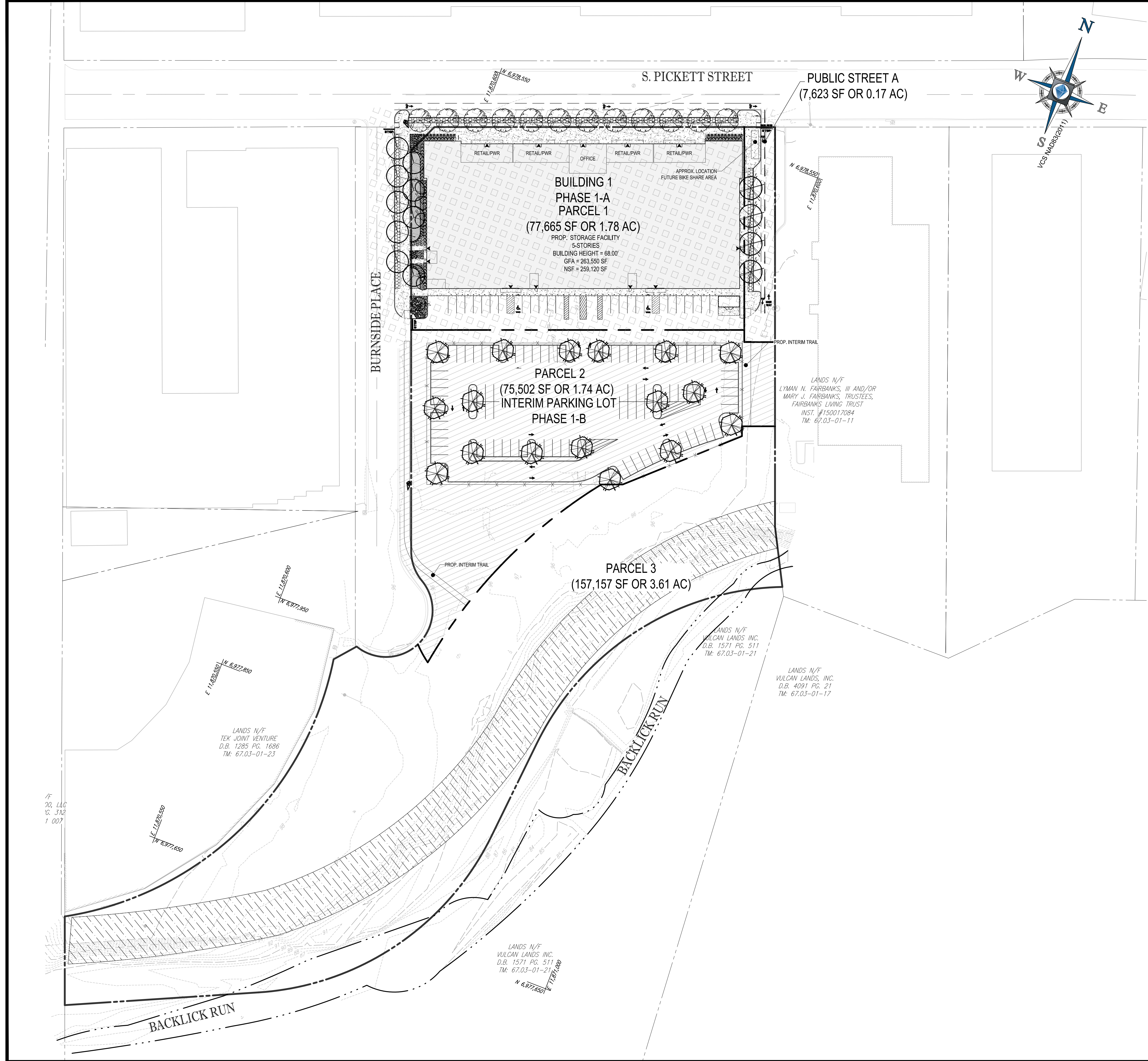
BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
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COMMONWEALTH OF VIRGINIA
MICHAEL J. BIRKLAND
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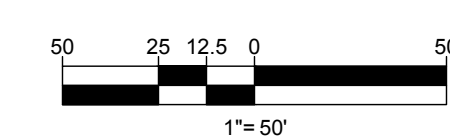
SHEET TITLE: **COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN**

SHEET NUMBER: **C-3.0**



LEGEND:

- PHASE 1-A: 109,562 SF (2.52 AC)
- PHASE 1-B: 73,965 SF (1.70 AC)



APPROVED
SPECIAL USE PERMIT NO. CDD # 26

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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DRAWN BY: SD
CHECKED BY: JC
DATE: 07/27/18
SCALE: 1" = 50'
CAD I.D.: SS5

COORDINATED DEVELOPMENT DISTRICT CDD CONCEPT PLAN

FOR

LOCATION OF SITE
880 S. PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA

BOHLER
ENGINEERING

22636 DAVIS DRIVE, SUITE 250
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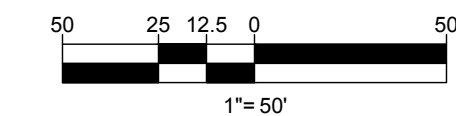
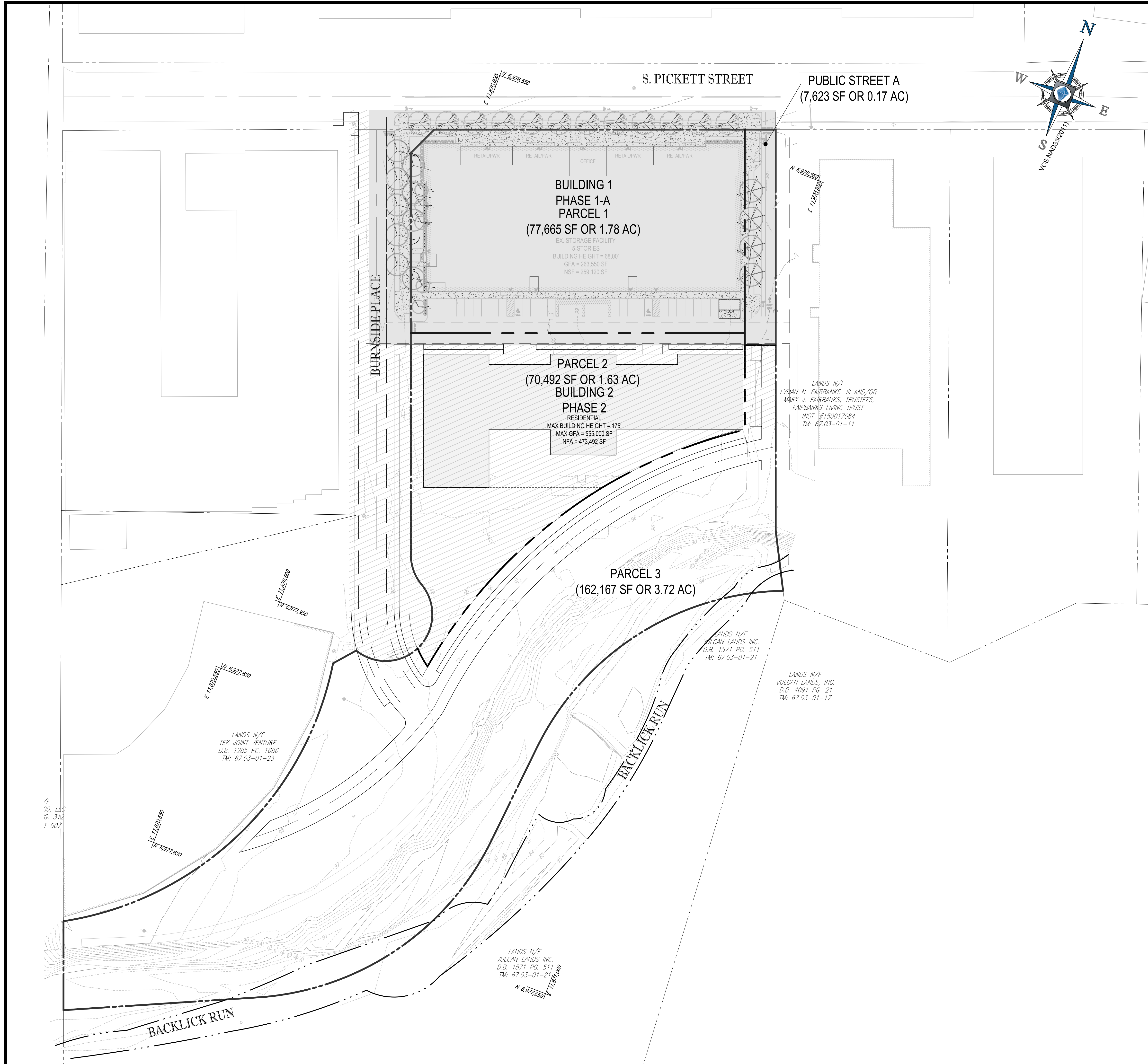
COMMONWEALTH OF VIRGINIA
MICHAEL J. BIRKLAND
Lic. No. 031693
01/30/19
PROFESSIONAL ENGINEER

SHEET TITLE:

PRELIMINARY PHASING PLAN
PHASE 1

SHEET NUMBER:

C-4.0



LEGEND:



PHASE 1-A (TO REMAIN)



PHASE 2 - 97,495 SF (2.24 AC)

APPROVED
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



SITE CIVIL AND CONSULTING ENGINEERING
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DEVELOPMENT DISTRICT
CDD CONCEPT PLAN

FOR



LOCATION OF SITE
880 S. PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA



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STERLING, VIRGINIA 20164
Phone: (703) 709-9500
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SHEET TITLE:

PRELIMINARY
PHASING PLAN
PHASE 2

SHEET NUMBER:

C-4.1