

CONCEPTUAL DESIGN PLAN AMENDMENT
OAKVILLE
THE CITY OF ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY CALVERT AVENUE; TO THE SOUTH BY FANNON STREET; TO THE EAST BY RICHMOND HIGHWAY; AND TO THE WEST BY MT. JEFFERSON PARK TRAIL. THE SITE IS CURRENTLY ZONED CDD24.

THIS PROJECT CONSISTS OF A MIXED-USE DEVELOPMENT AND ALL ASSOCIATED INFRASTRUCTURE NEEDED TO SUPPORT THE DEVELOPMENT. IMPLEMENTATION OF THE PROJECT WILL BE PHASED AND SUBJECT TO APPLICABLE DSUP APPROVALS. INCLUDED IN THIS DEVELOPMENT ARE RESIDENTIAL MULTI-FAMILY UNITS, TOWNHOUSES, RETAIL AND A MEDICAL CARE FACILITY. THE EXISTING SELF-STORAGE FACILITY WILL REMAIN AS AN INTERIM USE DURING PHASE 1.

ACCESS TO THE SITE WILL BE FROM RICHMOND HIGHWAY.

THIS CDD WILL BE IN ACCORDANCE WITH THE OAKVILLE TRIANGLE AND ROUTE 1 CORRIDOR VISION PLAN AND URBAN DESIGN STANDARDS AND GUIDELINES.

NOTES:

- EXISTING SITE AREA: 12.31 AC. OR 536,027 SF (EXCLUDES RIGHT-OF-WAY AND CITY LEASED PARCEL)
PROPOSED SITE AREA: 10.83 AC. OR 472,565 SF (EXCLUDES RIGHT-OF-WAY)
- SITE ADDRESSES: 2610 RICHMOND HIGHWAY, 420 SHAWN AV, 300 SHAWN AV, 403 SHAWN AV, 405 SHAWN AV, 400 FANNON ST, 2500 OAKVILLE ST, 2514 RICHMOND HIGHWAY, AND 2412 RICHMOND HIGHWAY
- TAX MAP NUMBERS: 025.03-02-12, 025.03-02-13, 025.03-02-14, 025.03-02-15, 025.03-02-16, 025.03-02-17, 025.03-02-18, 025.03-02-19, 025.03-02-20 AND 025.03-02-06.
- TOTAL AREA DISTURBED WITH THIS PROJECT: +/-15.29 AC. OR +/-665,823 SF
- MAXIMUM GROSS FLOOR AREA: 1,370,000 SF (EXCLUDES BELOW GRADE PARKING)
(SEE CHART ON SHEET 2 FOR MORE DETAILS)
- SEE SHEET 2 FOR BUILDING BREAKDOWN BY USE.
- THERE ARE NO NATURAL FEATURES ONSITE THAT NEED TO BE PRESERVED OR PROTECTED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE AREAS ONSITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER. A SITE CHARACTERIZATION REPORT WILL BE PROVIDED WITH THE FINAL SITE PLAN.
- IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
- THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 100'. REFER TO SHEET 4 FOR BUILDING HEIGHT MAP.
- THERE WILL BE NO ADVERSE IMPACTS TO ADJACENT AND NEIGHBORING PROPERTIES BY THIS PROPOSED DEVELOPMENT.
- EXISTING IMPERVIOUS AREA = 12.3 AC., PROPOSED IMPERVIOUS AREA = 11.0 AC. (NOTE: THESE AREAS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE)
- PUBLIC AND PRIVATE AMENITY NARRATIVE: APPROXIMATELY 42,000 SF OF AT-GRADE PUBLICLY ACCESSIBLE OPEN SPACE INCLUDING ONE 31,200 SF PUBLIC PARK WHOSE DESIGN WILL BE SUBJECT TO A CITY AND COMMUNITY LEAD PROCESS, ENHANCED STREETSCAPES INCLUDING UNDERGROUNDING OF CALVERT AVENUE AND RICHMOND HIGHWAY OVERHEAD UTILITY LINES, IMPLEMENTATION OF SWM/BMP FACILITIES TO TREAT PUBLIC ROADS AND SIDEWALKS, PRIVATE PODIUM ROOFTOP COURTYARDS AND FITNESS CENTERS FOR RESIDENTS, NEIGHBORHOOD SERVING RETAIL AND A RAISED BIKE TRAIL FROM MOUNT JEFFERSON PARK TO RICHMOND HIGHWAY.

Site Area Breakdown			
	Area (Ac.)	Area (sf)	Notes
Existing Conditions Total Site Area (excluding ROW)	12.87	560,410	Excluding leased city parcel TM #035.01-04-21.11
Proposed Site Area (excluding ROW)	11.29	491,997	Block A, Block B, Block C, Block D, Block E, Outlot D and New Road A Outlot
Phase 1 Site Area (excluding ROW)	9.32	406,187	Block A, Block B, Block D, Block C Open Space (31,200 sf), Block E and New Road A Outlot
Phase 2 Site Area (excluding ROW)	1.97	85,810	Block C (excluding open space built in Phase 1)
Note: Approximately 3.5 Ac. of ROW will be designed and constructed with Phase 1 of the development. No new ROW work is being proposed with Phase 2 of the development.			

PLANTING STRATEGY NARRATIVE:

AN OVERARCHING GOAL FOR THE OAKVILLE DEVELOPMENT IS TO CREATE A SUSTAINABLE, URBAN ENVIRONMENT, AND THE PLANTINGS SELECTED FOR USE THROUGHOUT THE SITE ARE A KEY CONTRIBUTOR TO ACHIEVING THIS OBJECTIVE. MORE SPECIFICALLY, IN ORDER TO MEET THIS GOAL, THE PROJECT PROPOSES A DIVERSE SELECTION OF PLANTINGS ACROSS THE SITE, WITH AN EMPHASIS ON NATIVE PLANTINGS. A VARIETY OF STREETSCAPE TREE SPECIES, INTERMIXED WITHIN EACH FRONTAGE, ARE TO BE INSTALLED WHICH PROMOTE BIODIVERSITY AND LONGSTANDING RESILIENCE WITHIN THE STREETSCAPE. THE DESIGN OF THE PUBLIC PARK ON BLOCK C, ADJACENT TO MOUNT JEFFERSON PARK, ALSO ALLOWS FOR AN EXCELLENT OPPORTUNITY TO PROVIDE AND FEATURE NATIVE PLANTINGS.

TO FOLLOW PROGRESS, WITH EACH SUBMISSION WITHIN THE OAKVILLE PROJECT, BIODIVERSITY AND NATIVE PLANTING TABULATIONS WILL BE PROVIDED TO TRACK HOW THE SPACES IN THE PUBLIC REALM (I.E. PUBLICLY ACCESSIBLE OPEN SPACE, PUBLIC ACCESS EASEMENTS, AND RIGHT-OF-WAY PLANTINGS) WILL COLLECTIVELY MEET THE GOALS SET FORWARD BY THE CITY OF ALEXANDRIA.

IN ADDITION TO THE PUBLICLY ACCESSIBLE SPACES MEETING THESE GOALS, EACH BLOCK DEVELOPMENT WILL ALSO BE RESPONSIBLE FOR MEETING BIODIVERSITY AND NATIVE STANDARDS FOR THE PLANTINGS PROPOSED WITHIN THEIR PROPERTY LINES.

THE APPLICANT BELIEVES THESE TECHNIQUES WILL FOSTER A VIBRANT AND LUSH ENVIRONMENT WITHIN THE CONTEXT OF THIS URBAN REDEVELOPMENT.

REQUESTED APPROVALS

- CDD CONCEPT PLAN SPECIAL USE PERMIT
- MASTER PLAN AMENDMENT (MPA)
- TEXT AMENDMENT FOR MEDICAL FACILITY (TO BE INITIATED BY THE CITY)
- DEVELOPMENT SPECIAL USE PERMIT WITH MODIFICATIONS
 - INFRASTRUCTURE DSP
- VACATIONS (AS NEEDED)
- ENCROACHMENTS (AS NEEDED)
- TRANSPORTATION MANAGEMENT PLAN AMENDMENT

OWNER
BRE/DP
ALEXANDRIA, LLC
PO BOX 460169
HOUSTON, TX 77056
(267) 895-1722

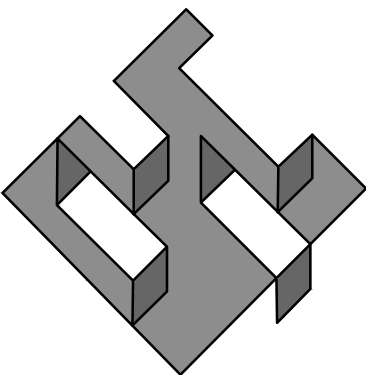
ATTORNEY
LAND, CARROLL,
& BLAIR, PC.
524 KING STREET
ALEXANDRIA, VA 22314
(703) 836-1000

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(301) 913-9610

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

TRAFFIC ENGINEER
KIMLEY HORN &
ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE
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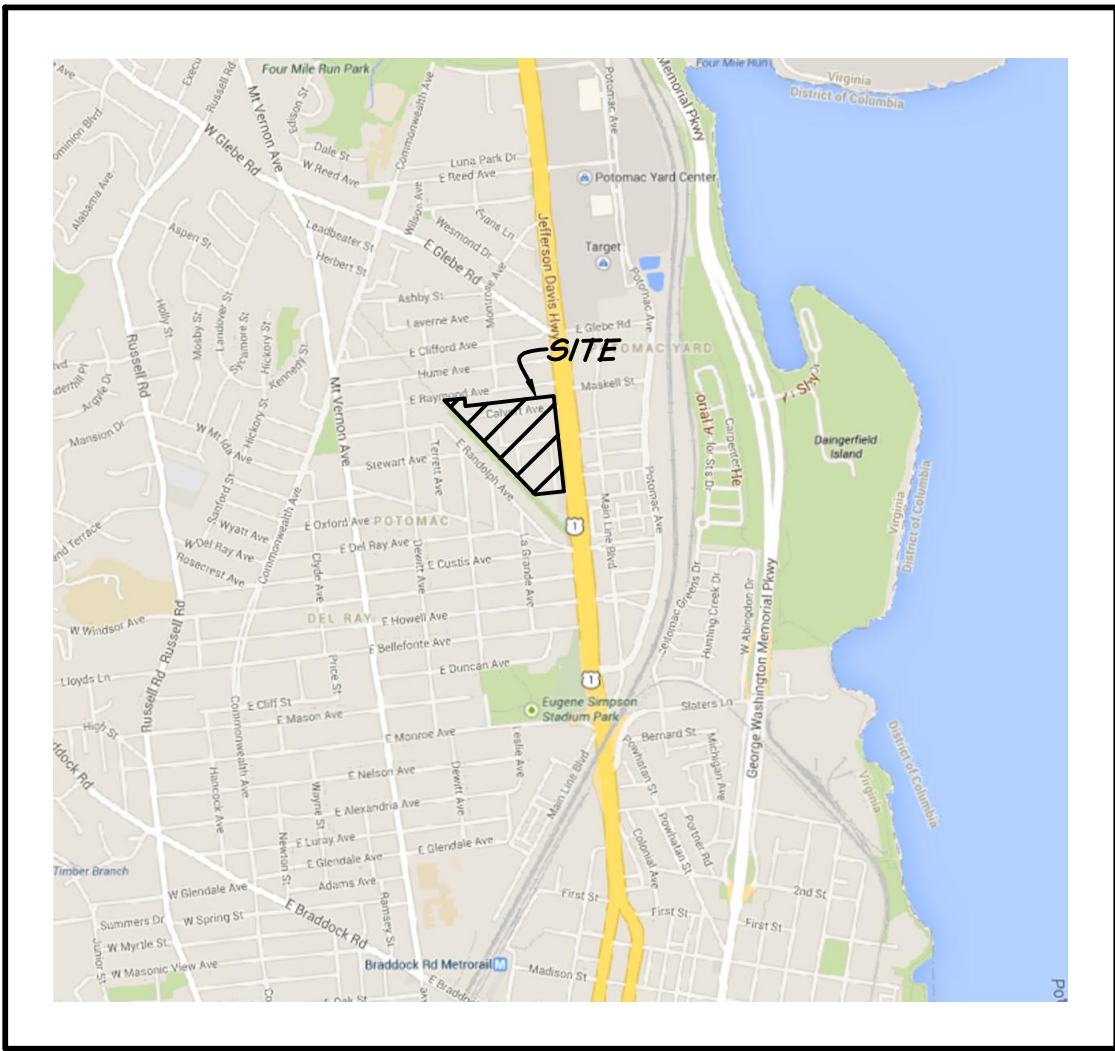
LANDSCAPE ARCHITECT
LANDDESIGN
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
(703) 549-7784



PREPARED BY:

christopher consultants

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

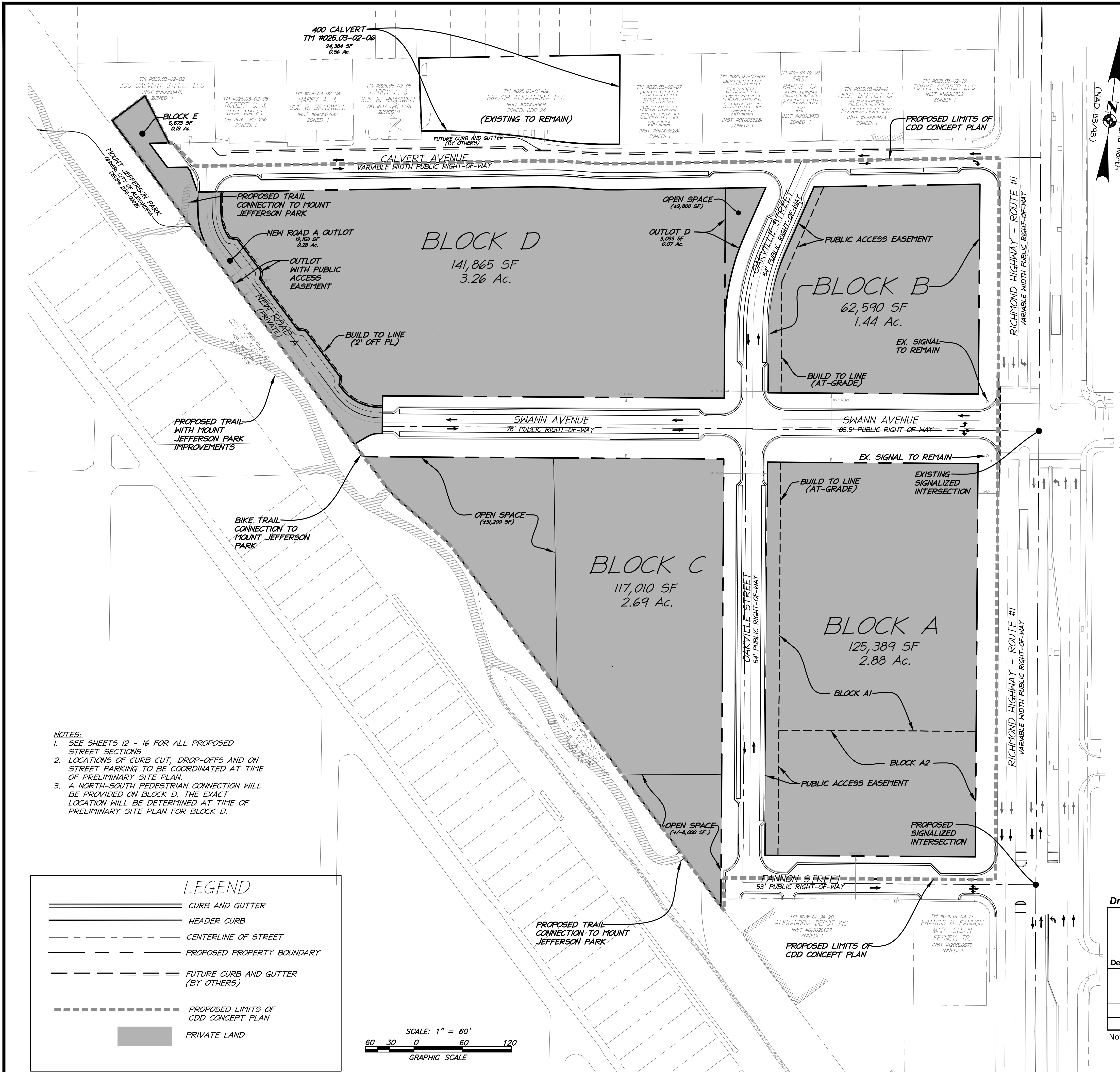
SCALE 1"= 2000'



SHEET INDEX

- COVER SHEET
- CONCEPTUAL DESIGN PLAN
- CONCEPTUAL DESIGN PLAN (INTERIM CONDITION)
- BUILDING HEIGHT MAP
- OPEN SPACE EXHIBIT
- PROPOSED LAND USE EXHIBIT
- PROPOSED LAND USE EXHIBIT
- TURNING MOVEMENT ANALYSIS
- TURNING MOVEMENT ANALYSIS
- TURNING MOVEMENT ANALYSIS
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- STREET SECTIONS

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	6-8-20	SUBMISSION #2
	8-4-20	SUBMISSION #3
	9-11-20	SUBMISSION #3
	11-2-20	SLIP SHEET



- NOTES:
- SEE SHEETS 12 - 16 FOR ALL PROPOSED STREET SECTIONS.
 - LOCATIONS OF CURB CUT, DROP-OFFS AND ON STREET PARKING TO BE COORDINATED AT TIME OF PRELIMINARY SITE PLAN.
 - A NORTH-SOUTH PEDESTRIAN CONNECTION WILL BE PROVIDED ON BLOCK D. THE EXACT LOCATION WILL BE DETERMINED AT TIME OF PRELIMINARY SITE PLAN FOR BLOCK D.

CONCEPTUAL OAKVILLE
DEVELOPMENT SUMMARY TABLE

Block	Use	Proposed Not to Exceed Gross Floor Area (GFA) (SF) ^{11, 12}
A	Retail ¹⁵	40,000
	Residential (MF)	310,000
	Medical Care Facility	115,000
	Service / BOH / Loading ¹⁴	25,000
	Block A Subtotal GFA	490,000
	Above Grade Garage	75,000
	Below Grade Garage ¹²	EXCLUDED
B ¹⁰	Block A Garage Subtotal GFA	75,000
	Block A Total	565,000
	Retail ¹⁵	25,000
	Residential (MF)	270,000
	Hotel	0
	Service / BOH / Loading ¹⁴	10,000
	Block B Subtotal GFA	305,000
C ¹⁶	Above Grade Garage	30,000
	Below Grade Garage ¹²	EXCLUDED
	Block B Garage Subtotal GFA	30,000
	Block B Total	335,000
	Retail ¹⁵	0
	Residential (MF)	200,000
	Townhouses	0
D	Service / BOH / Loading ¹⁴	10,000
	Block C Subtotal GFA	210,000
	Above Grade Garage	10,000
	Below Grade Garage ¹²	EXCLUDED
	Block C Garage Subtotal GFA	10,000
	Block C Total	220,000
	Retail	0
E	Residential (MF)	0
	Townhouses ¹³	250,000
	Service / BOH / Loading ¹⁴	0
	Block D Subtotal GFA	250,000
	Above Grade Garage	0
	Below Grade Garage ¹²	0
	Block D Garage Subtotal GFA	0
Total (GFA ¹²)	Block D Total	250,000
	Block E Total	0
Total (GFA ¹²)		1,370,000

Notes

- 11 GFA may be transferred from one block to another with an application for a DSUP; provided, the amount of GFA transferred shall not cause GFA in any block to increase or decrease by more than 25% and is in accordance with the CDD Staff Recommendations.
- 12 Gross Floor Area (GFA) - as defined in Oakville Triangle & Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.
- 13 May include traditional fee simple lots and/or condominium units.
- 14 Service / BOH / Loading accounts for above ground transformer space, loading/trash docks and associated storage space, and garage exhaust / mechanical space.
- 15 Retail - as defined in the Oakville Triangle & Route 1 Corridor Plan and Urban Design Guidelines.
- 16 Existing self storage building to remain as a use in Phase 1.

Draft Affordable Housing Phasing Plan (By Units)

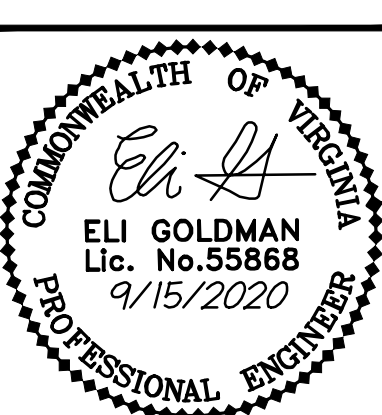
Phase of Development	Use	Total # Units ³	% of Total Residential GFA by Phase	% of Affordable Units Provided in Each Phase	Total Affordable Units to Be Provided by Phase ¹
1	Block A: Residential - Multifamily	330	36%		
1	Block B: Residential - Multifamily	260	28%	74%	48
1	Block D: Residential - Townhome	90	10%		
2	Block C: Residential - Multifamily	240	26%	26%	17
Total		920	100%	100%	65

Notes

- 1 All affordable units to be provided in Multifamily Residential Buildings.
- 2 Required units at time of Phase 2 development may be provided via conversion of existing market rate units located in Blocks A or B.
- 3 Total number of units provided in each building as shown on this chart is as expected at time of CDD plan submission. Actual number may vary.

DATE	REVISION
1-15-20	CDD AMENDMENT

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CONCEPTUAL DESIGN
PLAN

OAKVILLE
CDD PLAN

THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.009.00

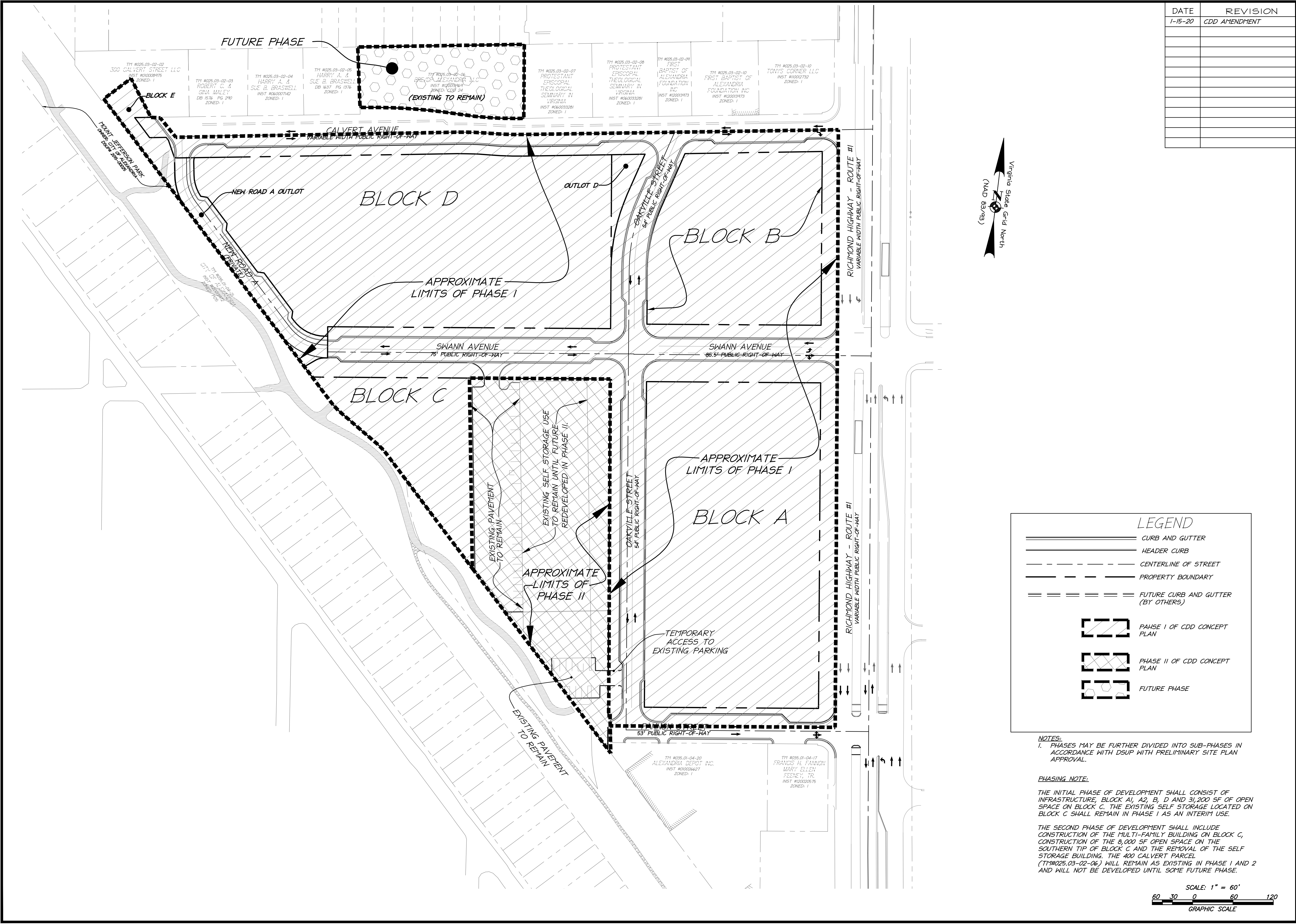
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DATE: 09-15-2020

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SHEET No.

2 OF 16
109664



DATE	REVISION
1-15-20	CDD AMENDMENT

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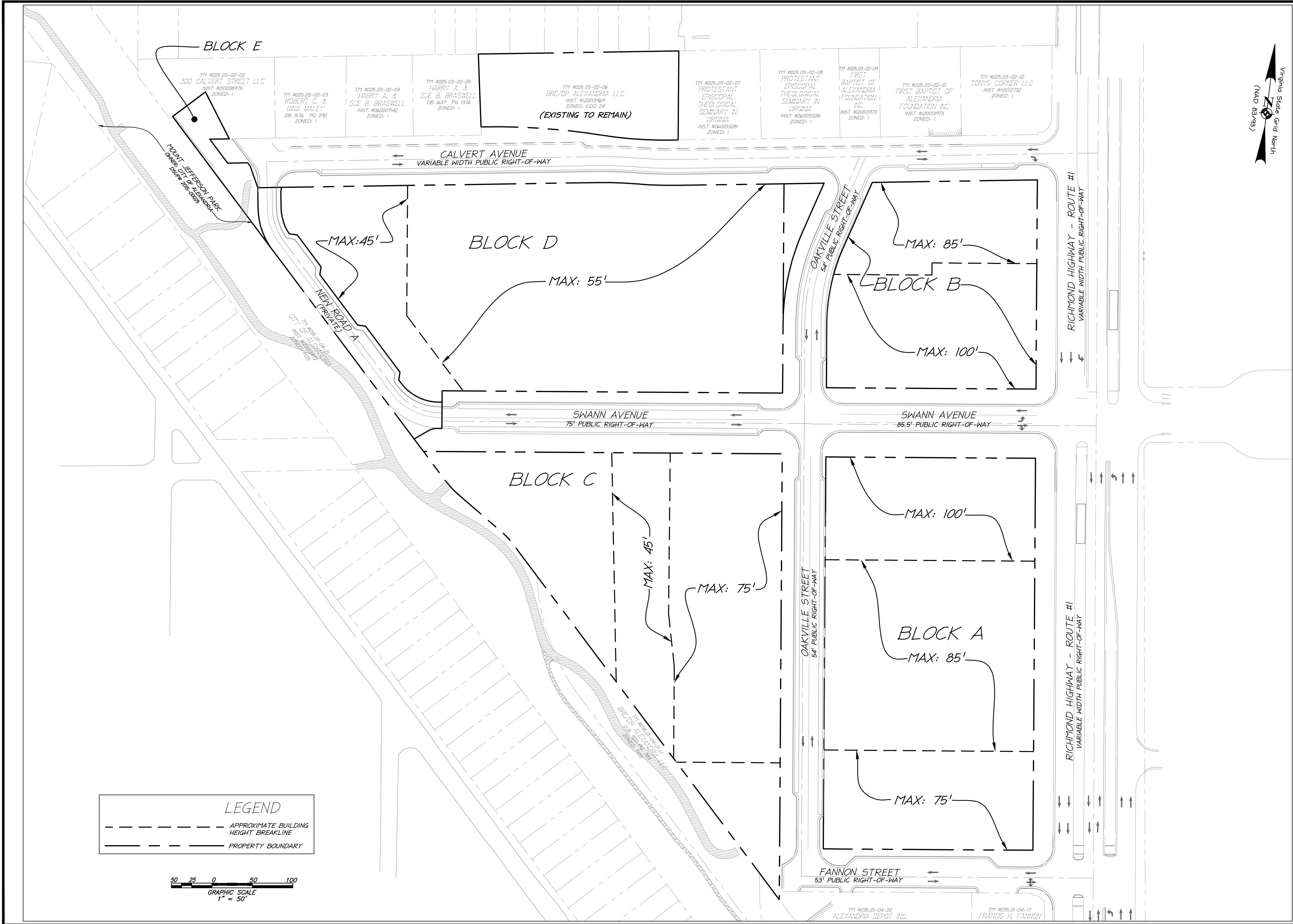
COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No. 55868
9/15/2020
PROFESSIONAL ENGINEER

CONCEPTUAL DESIGN PLAN (INTERIM CONDITION)

OAKVILLE CDD PLAN

THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 14007.009.00
SCALE: 1"=60'
DATE: 09-15-2020
DESIGN: EG
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CHECKED: KMW
SHEET No. 3 OF 16
109664



Virginia State Grid North
(MAD 83/93)

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COMMONWEALTH OF VIRGINIA
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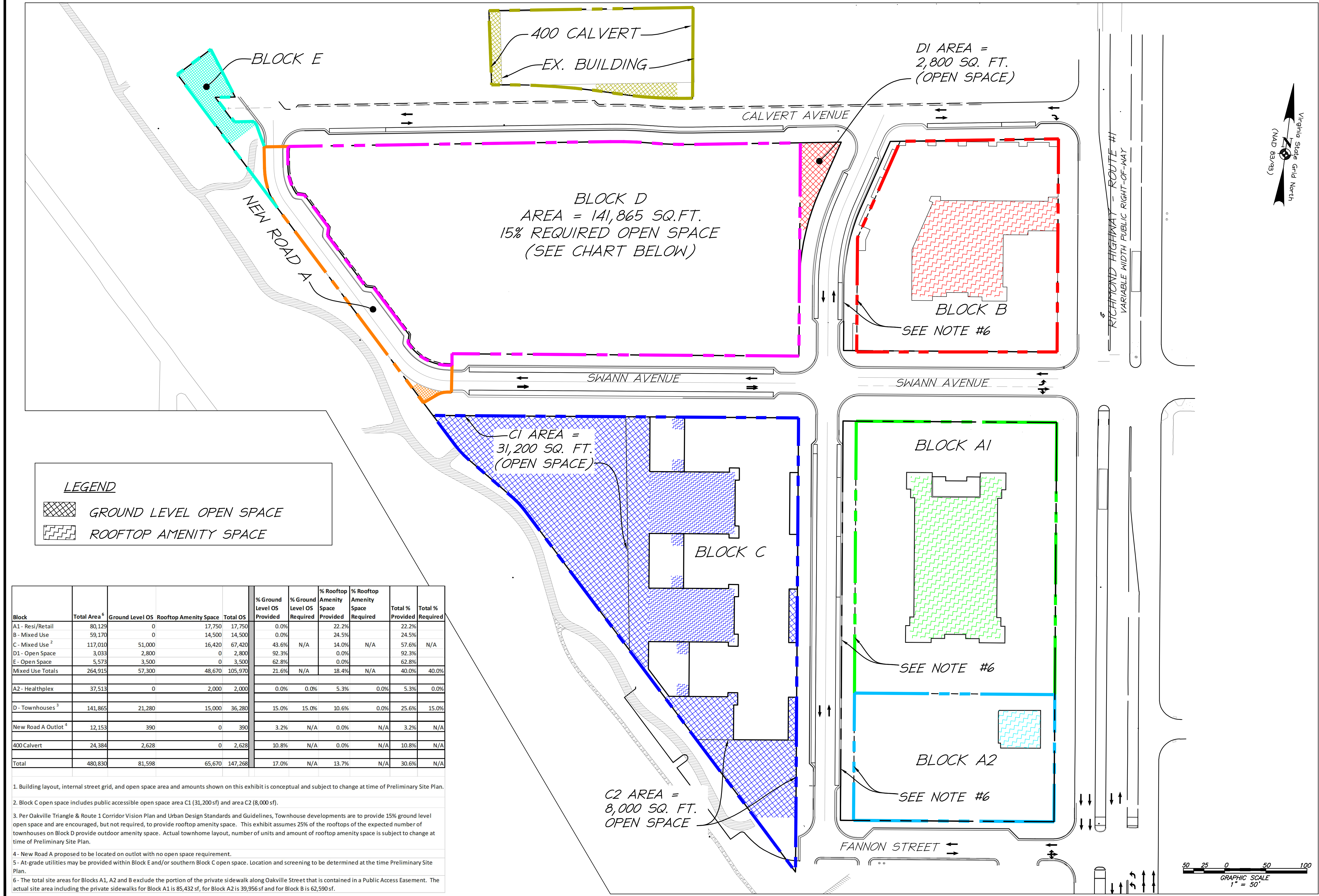
BUILDING HEIGHT MAP

OAKVILLE
CDD PLAN

THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 14007.009.00
SCALE: 1"=50'
DATE: 09-15-2020
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CHECKED: KTW
SHEET No.

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109664



Block	Total Area ⁶	Ground Level OS	Rooftop Amenity Space	Total OS	% Ground Level OS Provided	% Ground Level OS Required	% Rooftop Amenity Space Provided	% Rooftop Amenity Space Required	Total % Provided	Total % Required
A1- Resi/Retail	80,129	0	17,750	17,750	0.0%		22.2%		22.2%	
B - Mixed Use	59,170	0	14,500	14,500	0.0%		24.5%		24.5%	
C - Mixed Use ²	117,010	51,000	16,420	67,420	43.6%	N/A	14.0%	N/A	57.6%	N/A
D1 - Open Space	3,033	2,800	0	2,800	92.3%		0.0%		92.3%	
E - Open Space	5,573	3,500	0	3,500	62.8%		0.0%		62.8%	
Mixed Use Totals	264,915	57,300	48,670	105,970	21.6%	N/A	18.4%	N/A	40.0%	40.0%
A2- Healthplex	37,513	0	2,000	2,000	0.0%	0.0%	5.3%	0.0%	5.3%	0.0%
D - Townhouses ³	141,865	21,280	15,000	36,280	15.0%	15.0%	10.6%	0.0%	25.6%	15.0%
New Road A Outlot ⁴	12,153	390	0	390	3.2%	N/A	0.0%	N/A	3.2%	N/A
400 Calvert	24,384	2,628	0	2,628	10.8%	N/A	0.0%	N/A	10.8%	N/A
Total	480,830	81,598	65,670	147,268	17.0%	N/A	13.7%	N/A	30.6%	N/A

1. Building layout, internal street grid, and open space area and amounts shown on this exhibit is conceptual and subject to change at time of Preliminary Site Plan.
2. Block C open space includes public accessible open space area C1 (31,200 sf) and area C2 (8,000 sf).
3. Per Oakville Triangle & Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines, Townhouse developments are to provide 15% ground level open space and are encouraged, but not required, to provide rooftop amenity space. This exhibit assumes 25% of the rooftops of the expected number of townhouses on Block D provide outdoor amenity space. Actual townhome layout, number of units and amount of rooftop amenity space is subject to change at time of Preliminary Site Plan.
4. New Road A proposed to be located on outlot with no open space requirement.
5. At-grade utilities may be provided within Block E and/or southern Block C open space. Location and screening to be determined at the time Preliminary Site Plan.
- 6 - The total site areas for Blocks A1, A2 and B exclude the portion of the private sidewalk along Oakville Street that is contained in a Public Access Easement. The actual site area including the private sidewalks for Block A1 is 85,432 sf, for Block A2 is 39,956 sf and for Block B is 62,590 sf.

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COMMONWEALTH OF VIRGINIA

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9/15/2020
PROFESSIONAL ENGINEER

OPEN SPACE EXHIBIT

OAKVILLE CDD PLAN

THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 14007.009.00

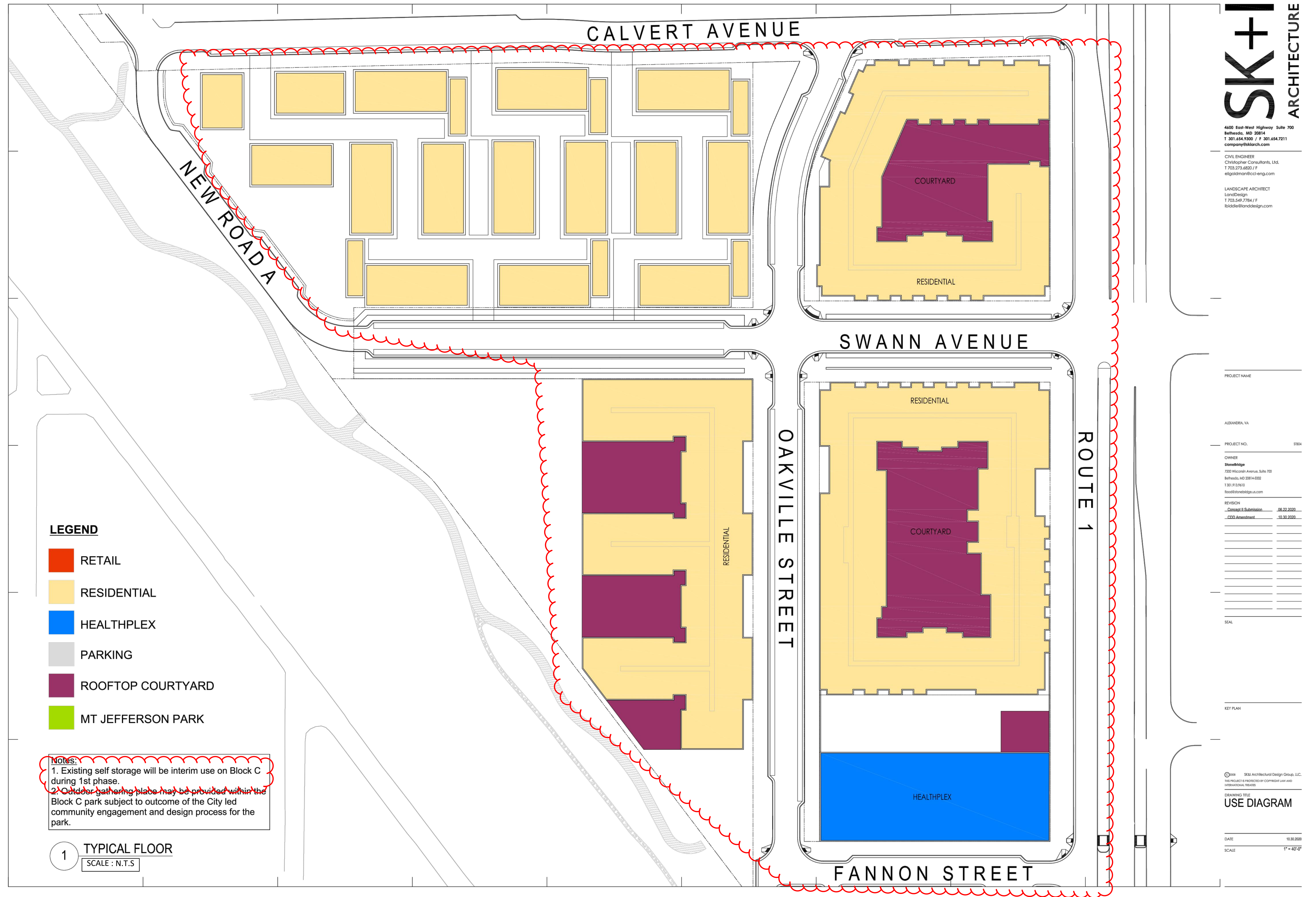
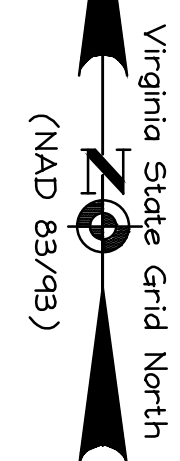
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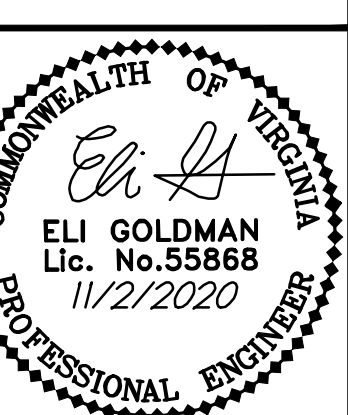
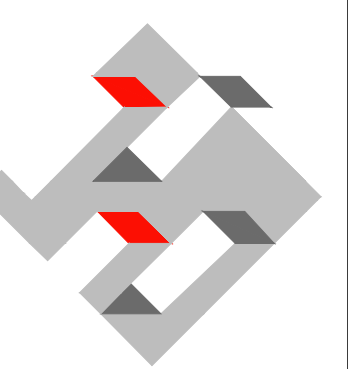
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SHEET No.

5 OF 16
109664



NOTE : THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY



**PROPOSED LAND USE
EXHIBIT**

OAKVILLE
CDD PLAN

THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.009.00

SCALE: N.T.S

DATE: 09-15-2020

DESIGN: EG
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SHEET No.

OF 16

09664



CALVERT AVENUE

NEW ROAD A

MOUNT JEFFERSON PARK

OAKVILLE STREET

SWANN AVENUE

ROUTE 1

FANNON STREET

LEGEND

- RETAIL
- RESIDENTIAL
- HEALTHPLEX
- PARKING
- ROOFTOP COURTYARD
- MT JEFFERSON PARK

Notes:
1. Existing self storage will be interim use on Block C during 1st phase.
2. Outdoor gathering place may be provided within the Block C park subject to outcome of the City led community engagement and design process for the park.

1 GROUND FLOOR
SCALE: N.T.S.
SCALE: 1"=40'-0"

SK+I
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PROJECT NAME

ALEXANDRIA, VA

PROJECT NO.

15904

OWNER

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REVISION

Concept II Submission 06.22.2020

CDD Amendment 10.30.2020

SEAL

KEY PLAN

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DRAWING TITLE:
USE DIAGRAM

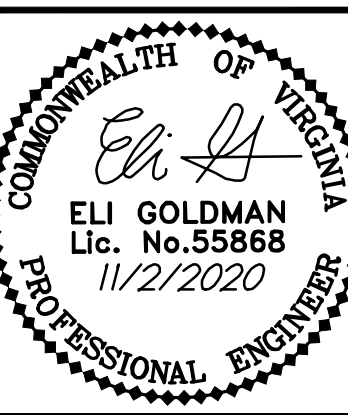
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10.30.2020

SCALE

1"=40'-0"

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PROPOSED LAND USE
EXHIBIT

OAKVILLE
CDD PLAN
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: H007.009.00

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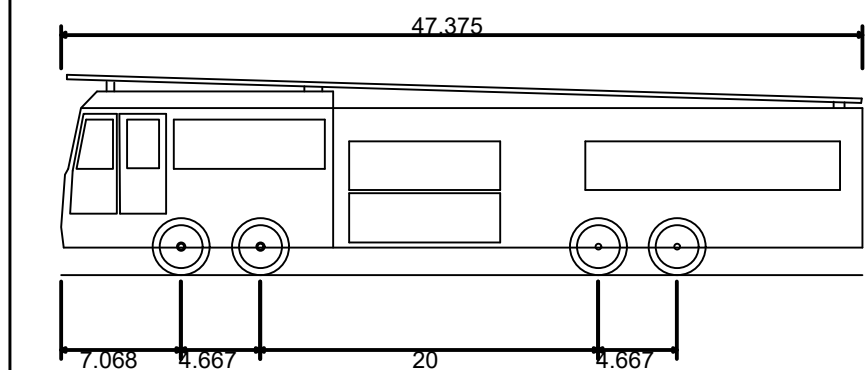
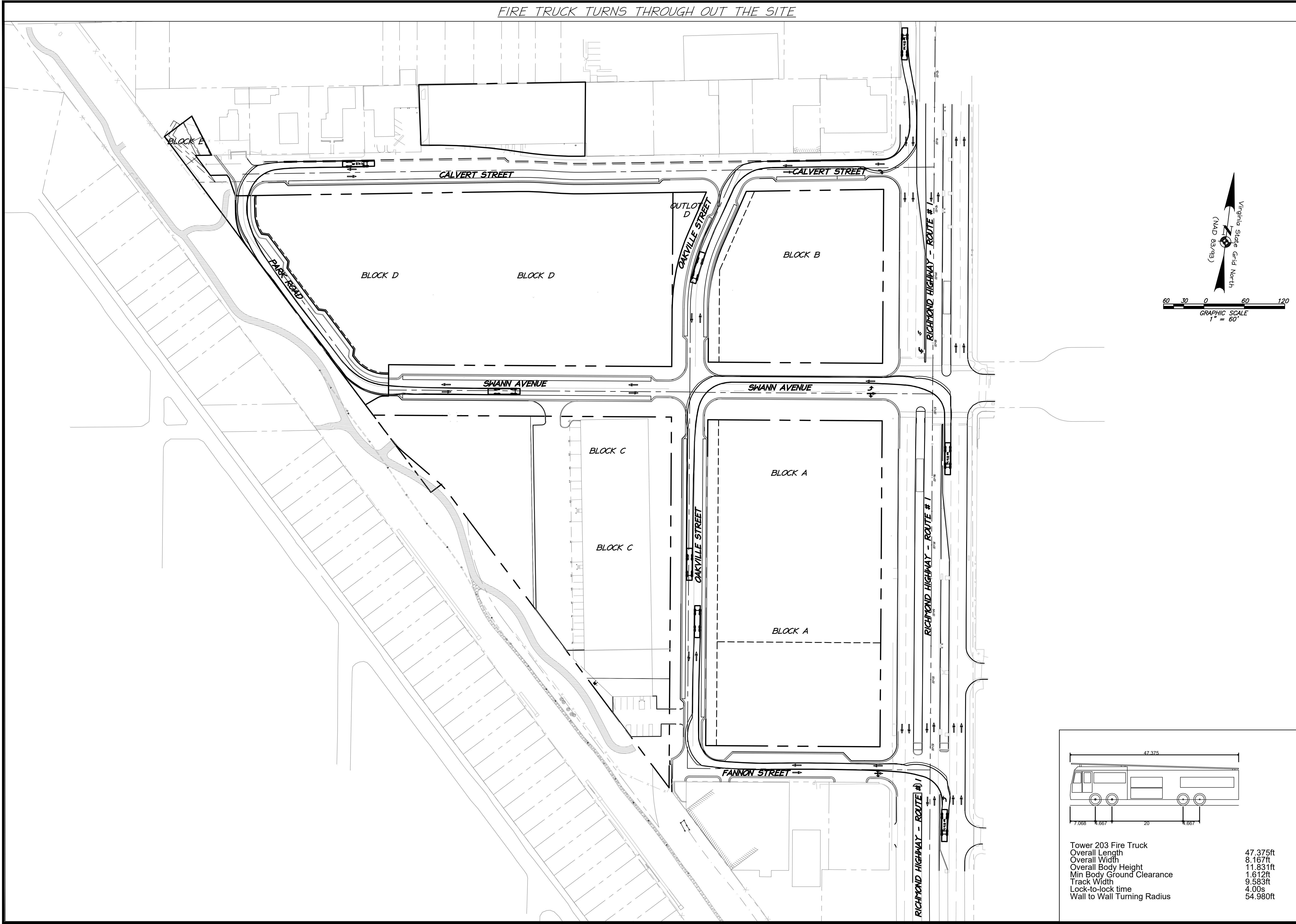
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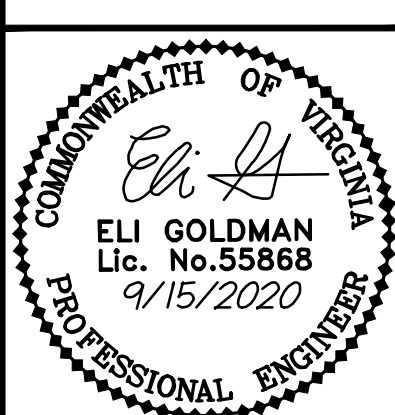
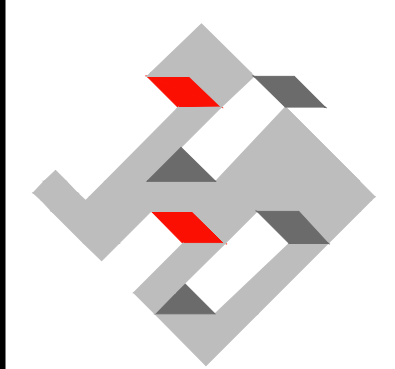
SHEET No.

6A OF 16
109664

NOTE : THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY



Tower 203 Fire Truck
Overall Length 47.375ft
Overall Width 8.167ft
Overall Body Height 11.831ft
Min Body Ground Clearance 1.612ft
Track Width 9.583ft
Lock-to-lock time 4.00s
Wall to Wall Turning Radius 54.980ft



TURNING MOVEMENT
ANALYSIS

OAKVILLE
CDD PLAN

THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.009.00

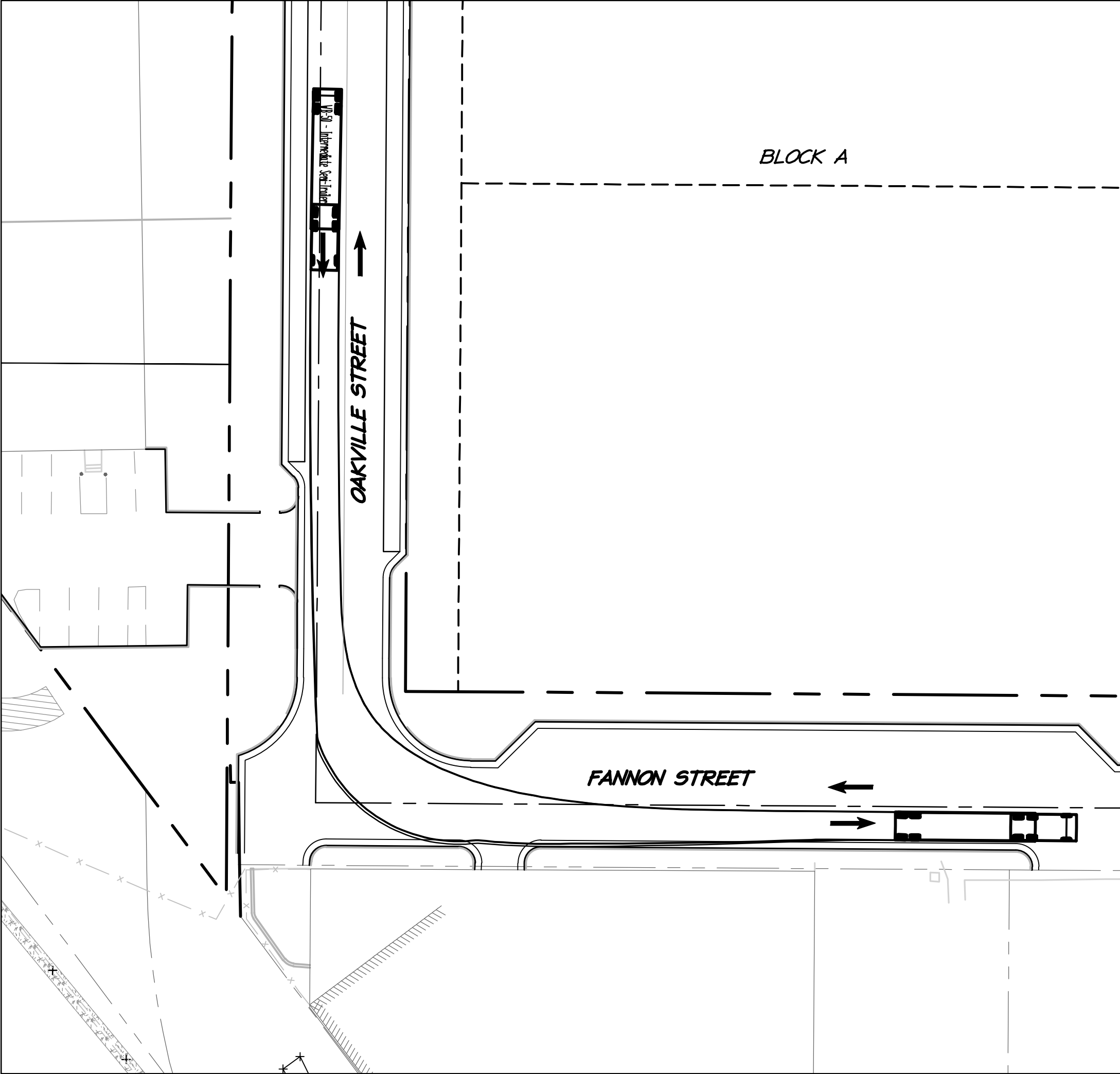
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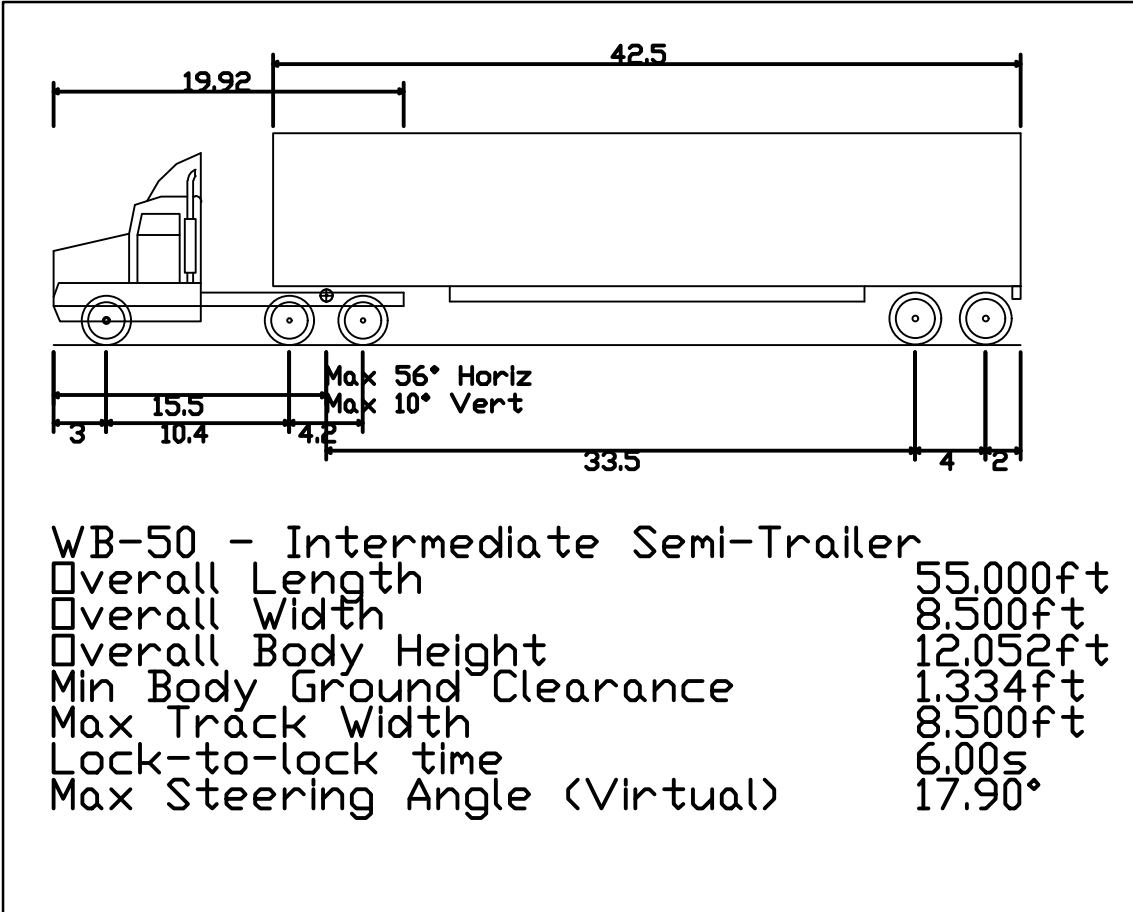
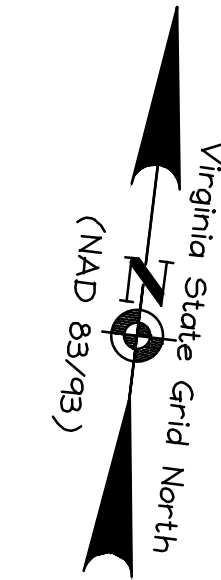
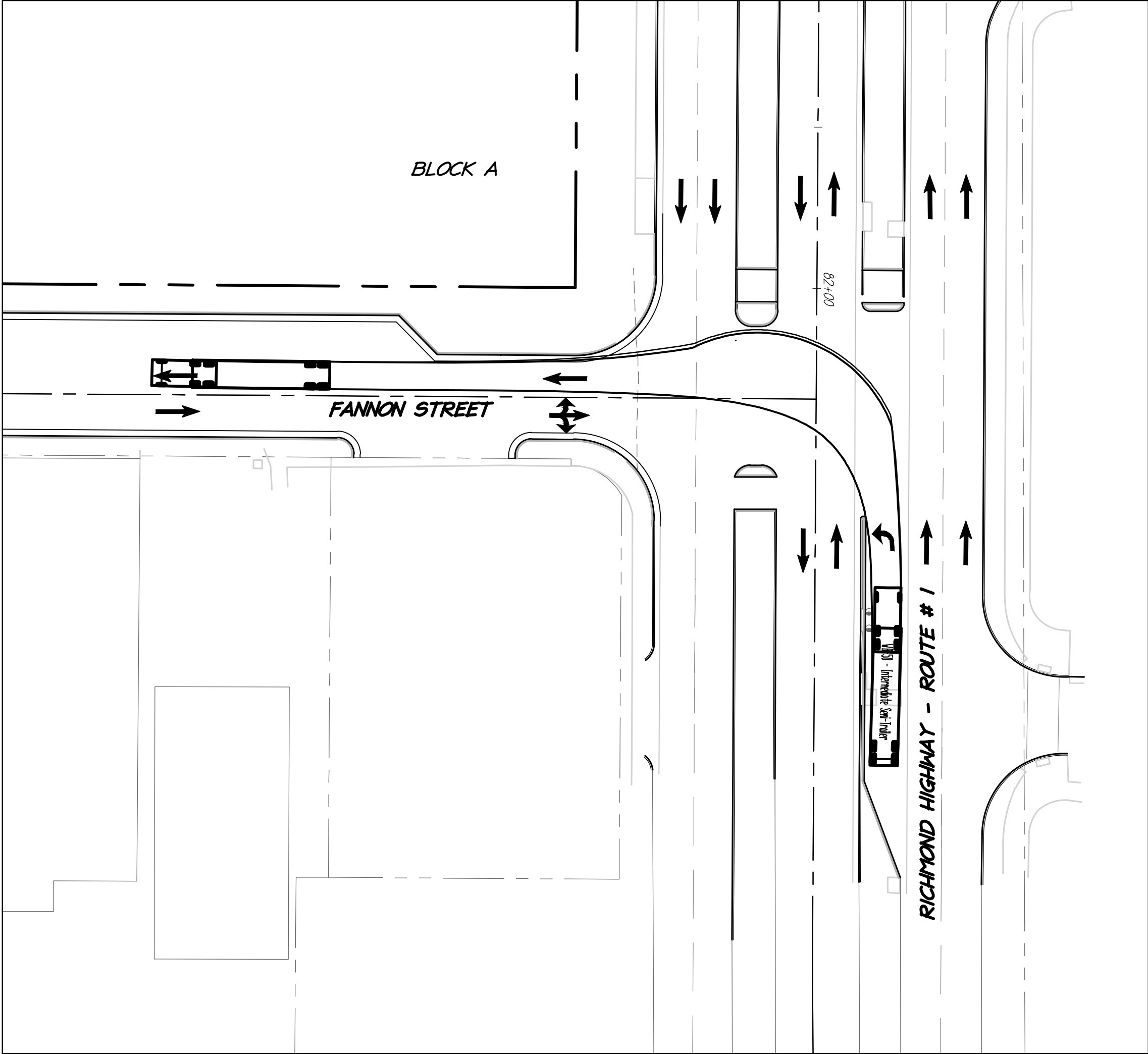
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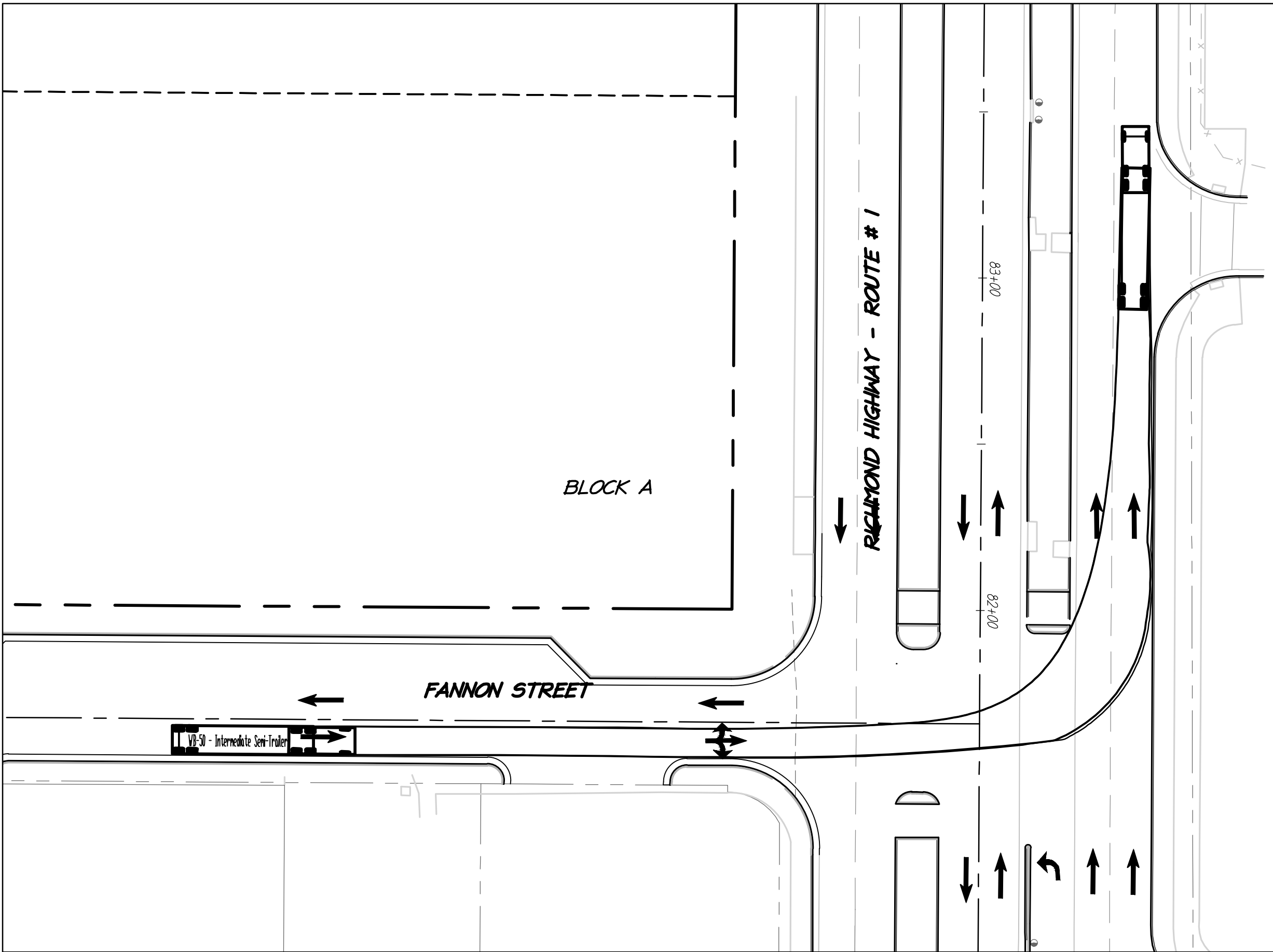
WB-50 LEFT TURN FROM OAKVILLE STREET TO FANNON STREET



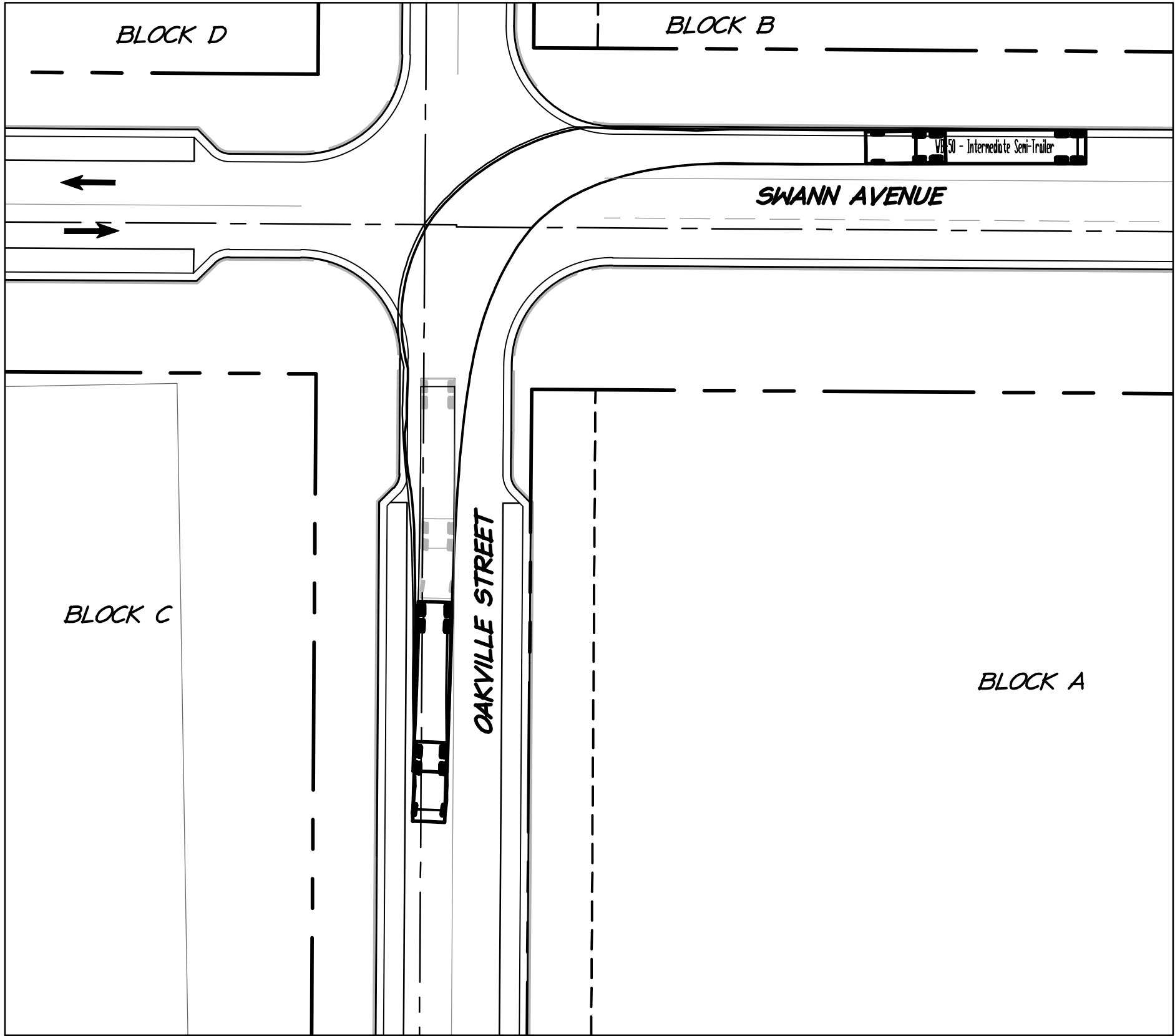
WB-50 LEFT TURN FROM RICHMOND HIGHWAY TO FANNON STREET



WB-50 LEFT TURN FROM FANNON STREET TO RICHMOND HIGHWAY



WB-50 LEFT TURN FROM SWANN AVENUE TO OAKVILLE STREET





christopher
consultants

9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820



COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No. 55868
9/15/2020
PROFESSIONAL ENGINEER

TURNING MOVEMENT
ANALYSIS

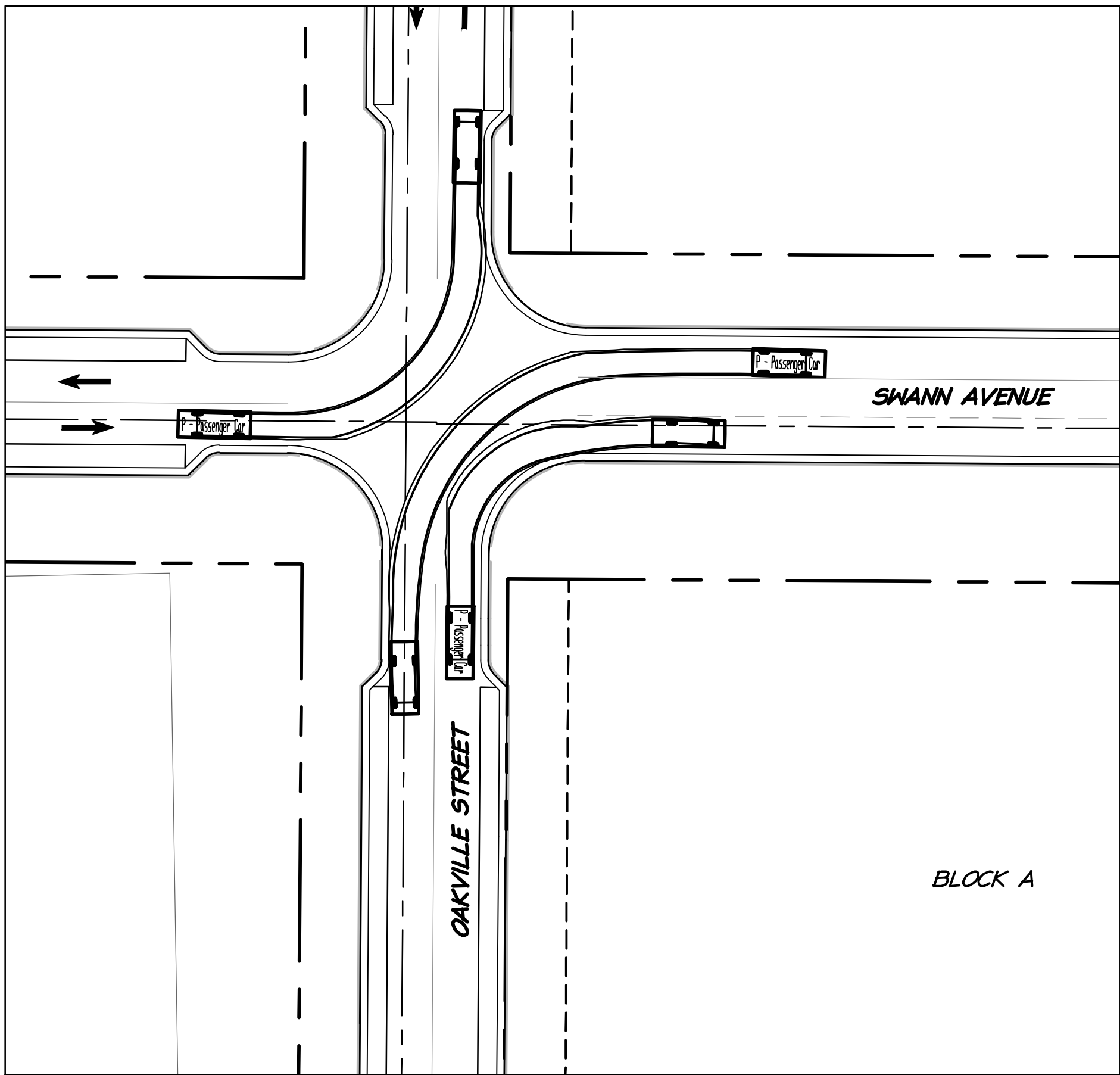
OAKVILLE
CDD PLAN

THE CITY OF ALEXANDRIA, VIRGINIA

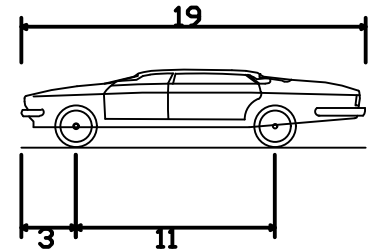
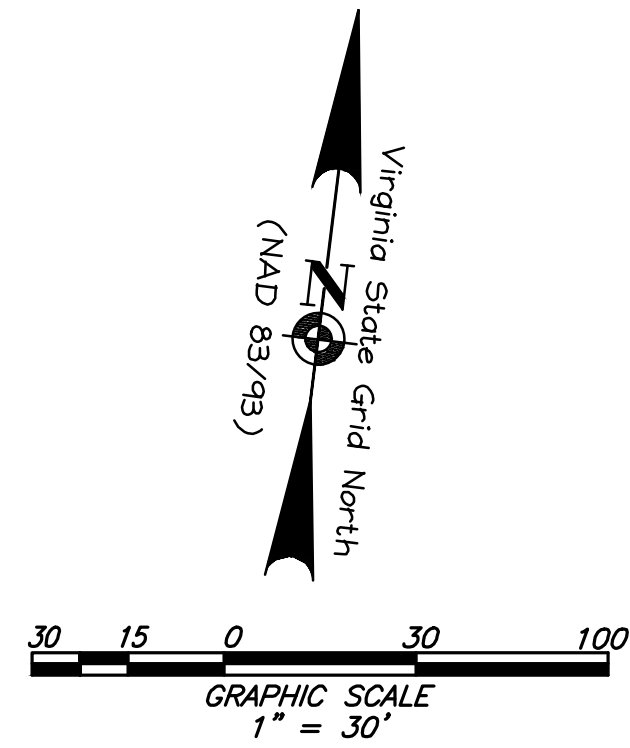
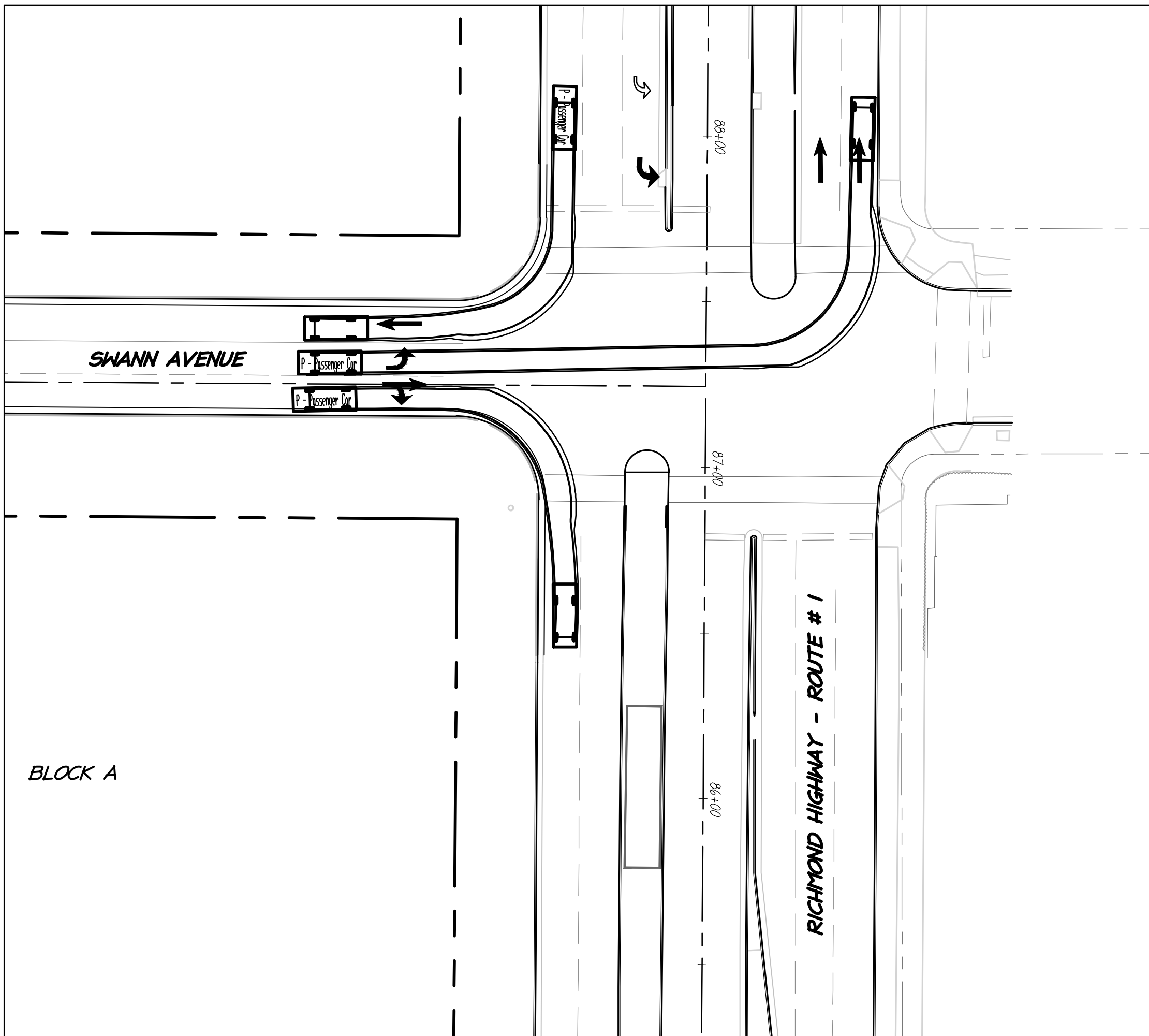
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SCALE: 1"=60'
DATE: 09-15-2020
DESIGN: EG
DRAWN: MQ
CHECKED: KMW
SHEET No.

08 OF 16
109664

PASSENGER CAR (SWANN AVENUE/OAKVILLE STREET)

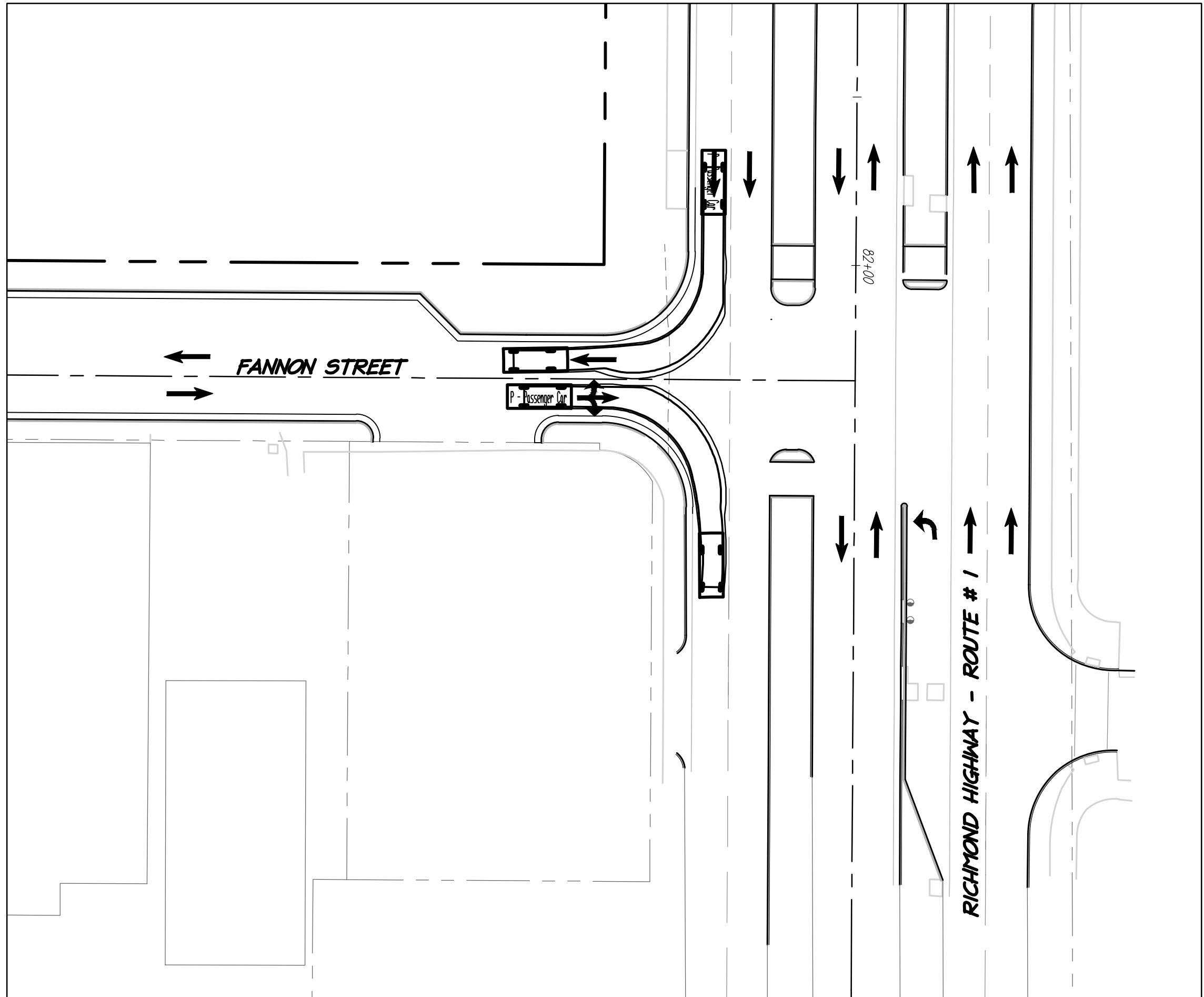


PASSENGER CAR (RICHMOND HIGHWAY/SWANN AVENUE)

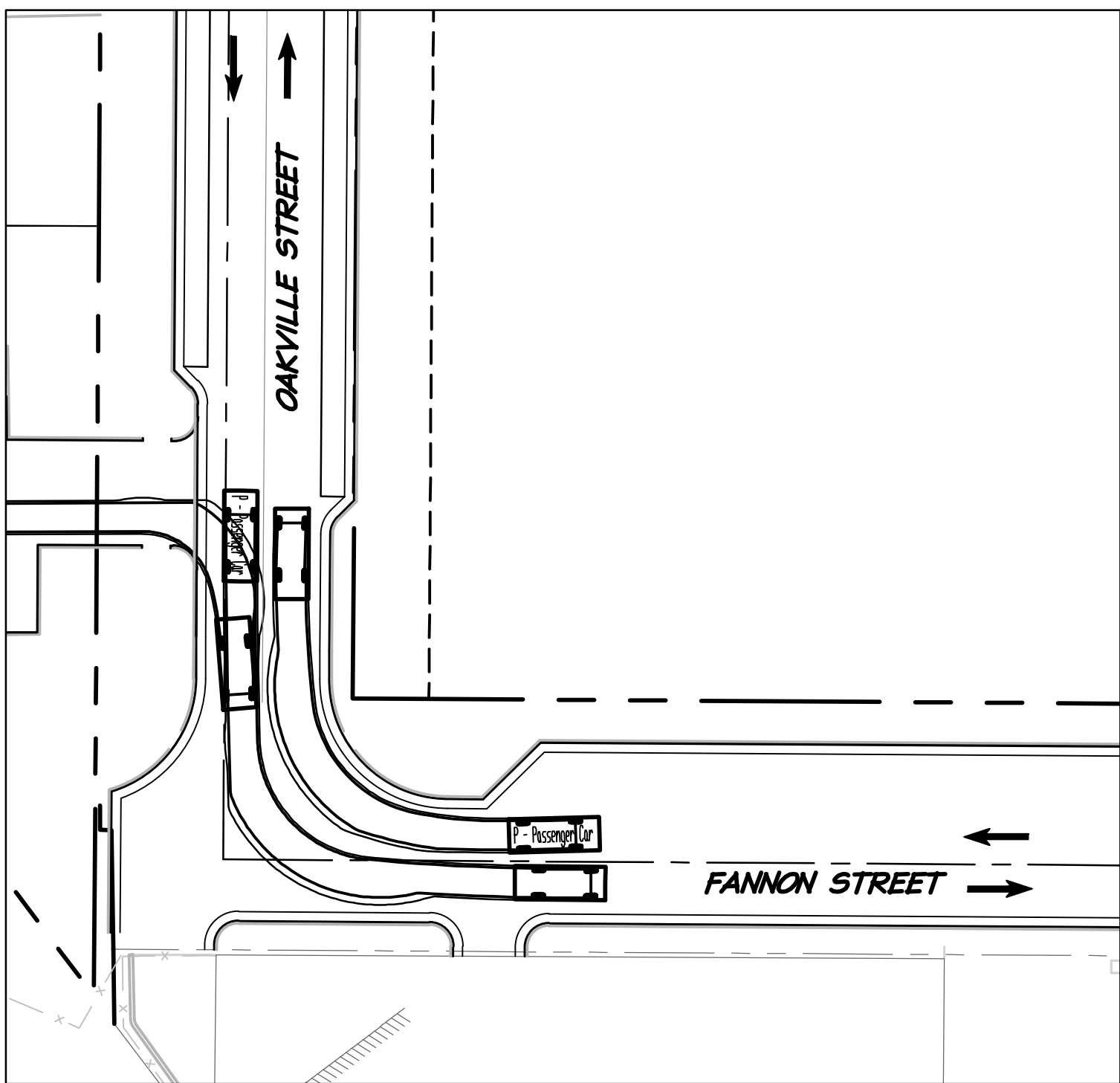


P - Passenger Car
Overall Length 19.000ft
Overall Width 7.000ft
Overall Body Height 4.300ft
Min Body Ground Clearance 1.15ft
Track Width 6.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 31.60°

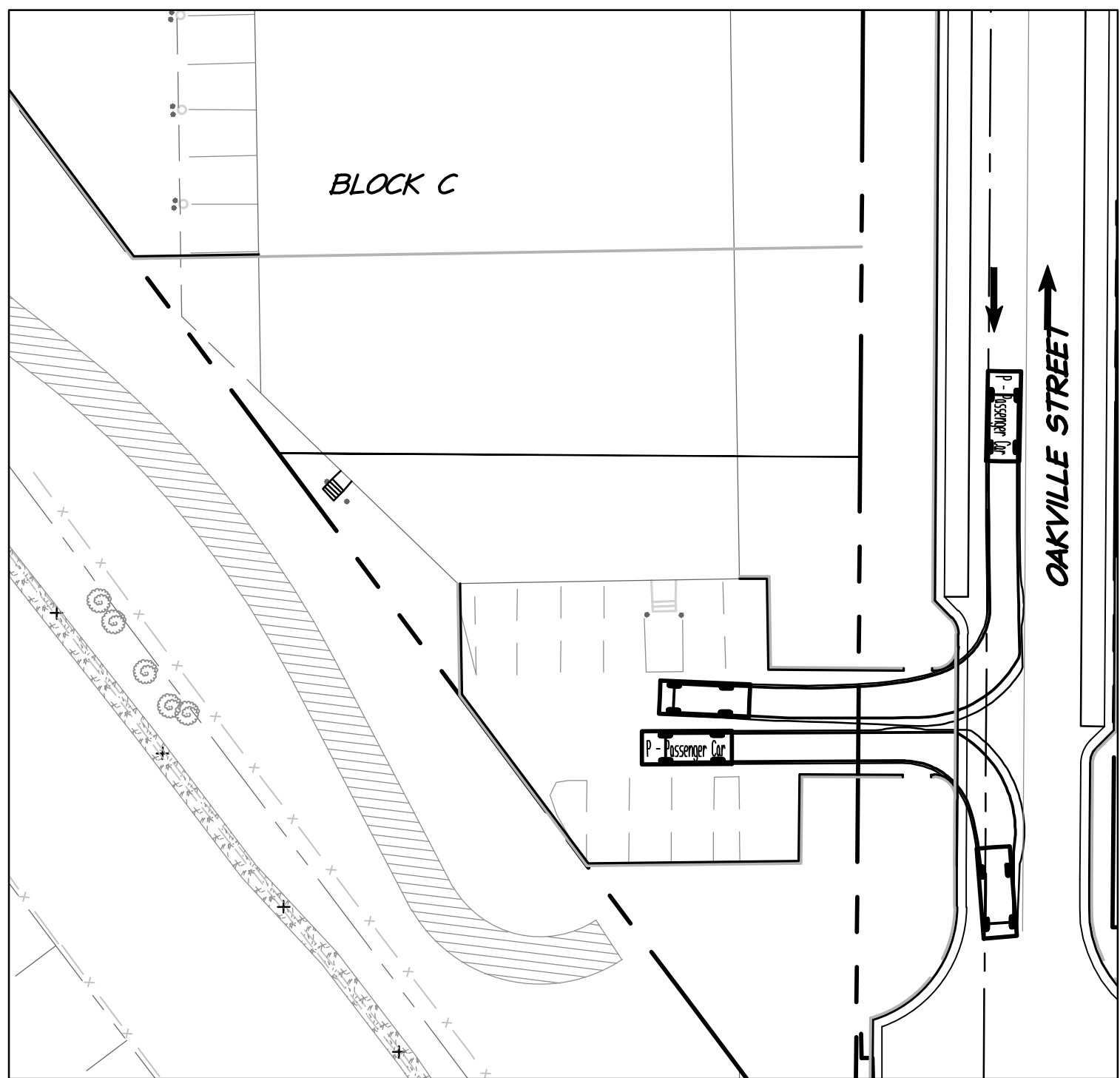
PASSENGER CAR (RICHMOND HIGHWAY/FANNON STREET)



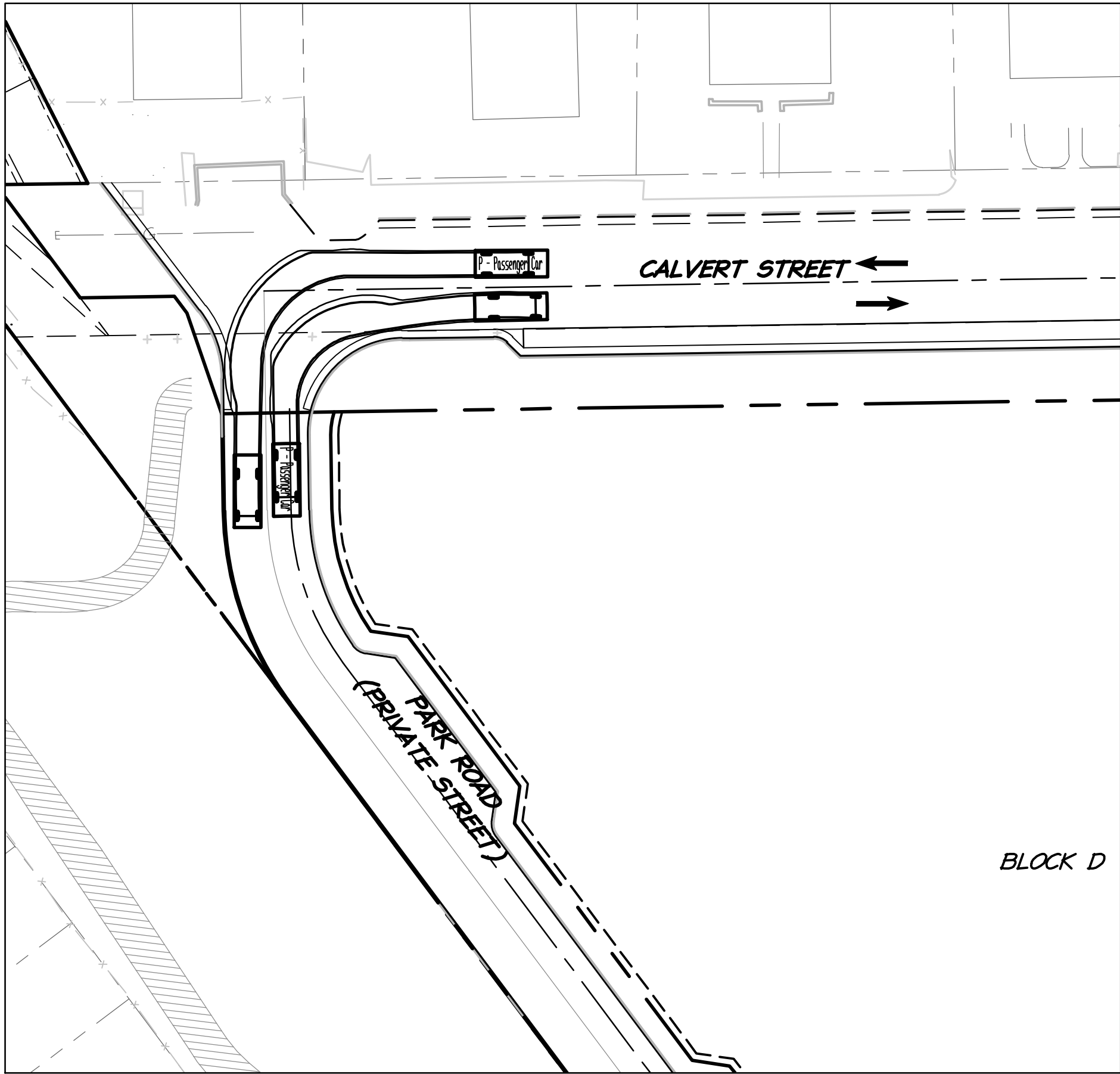
PASSENGER CAR (OAKVILLE STREET/FANNON STREET)



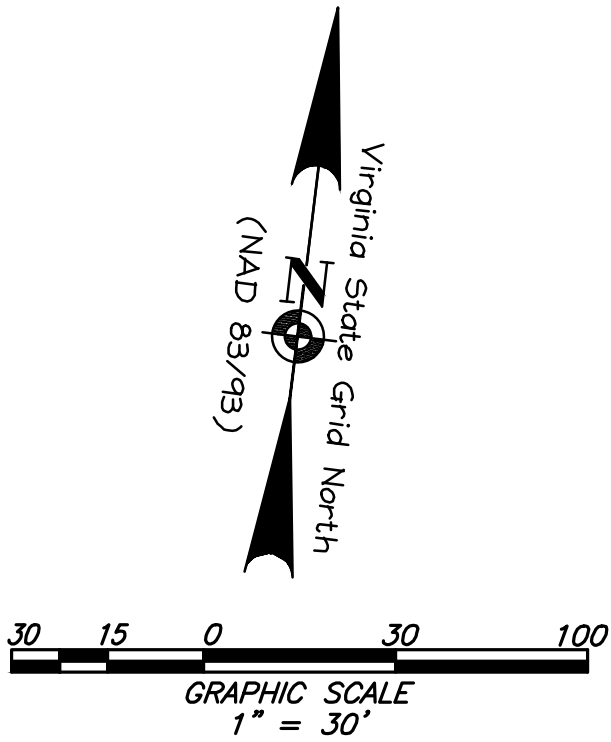
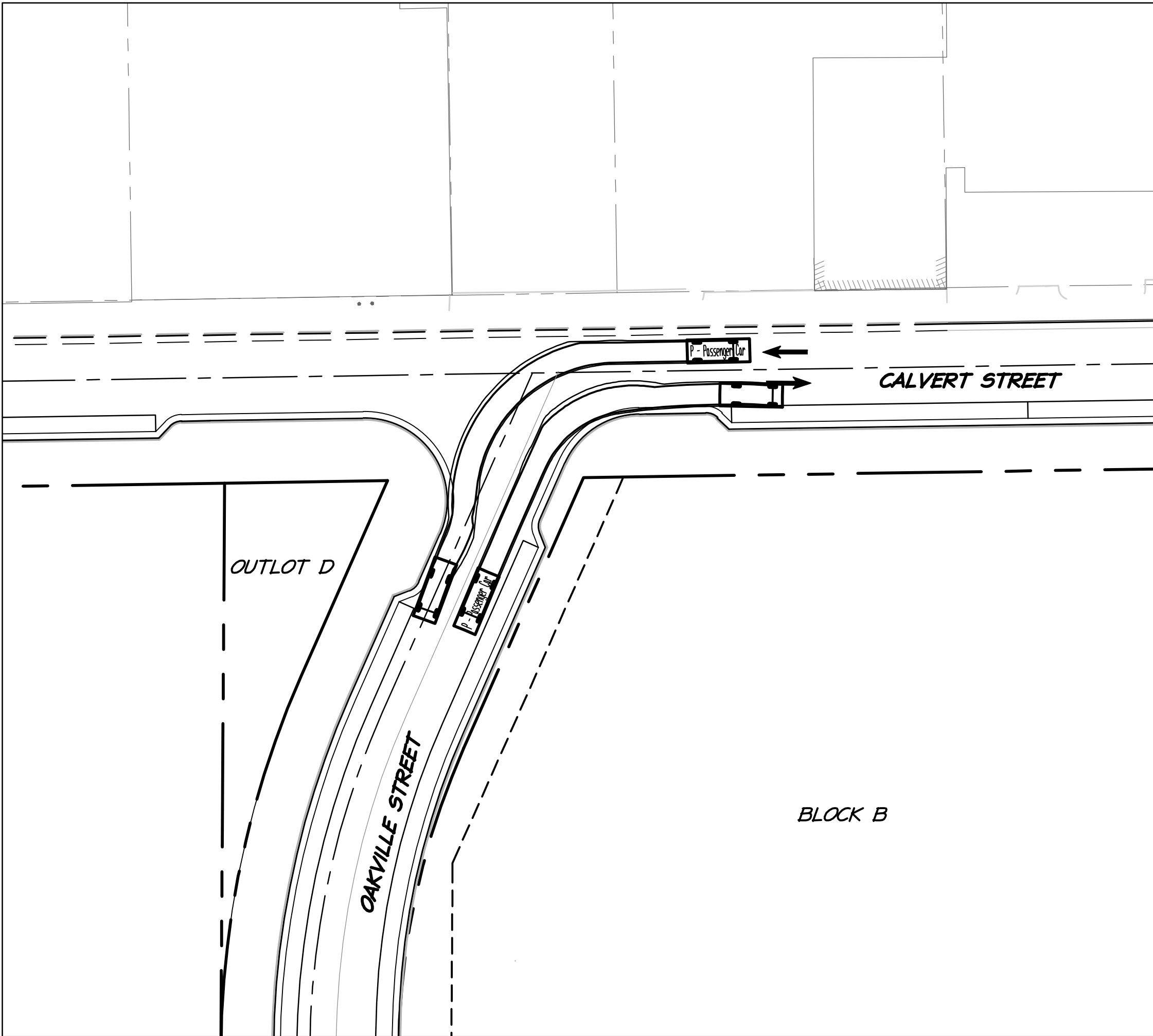
PASSENGER CAR (OAKVILLE STREET TO EX.PARKING LOT)



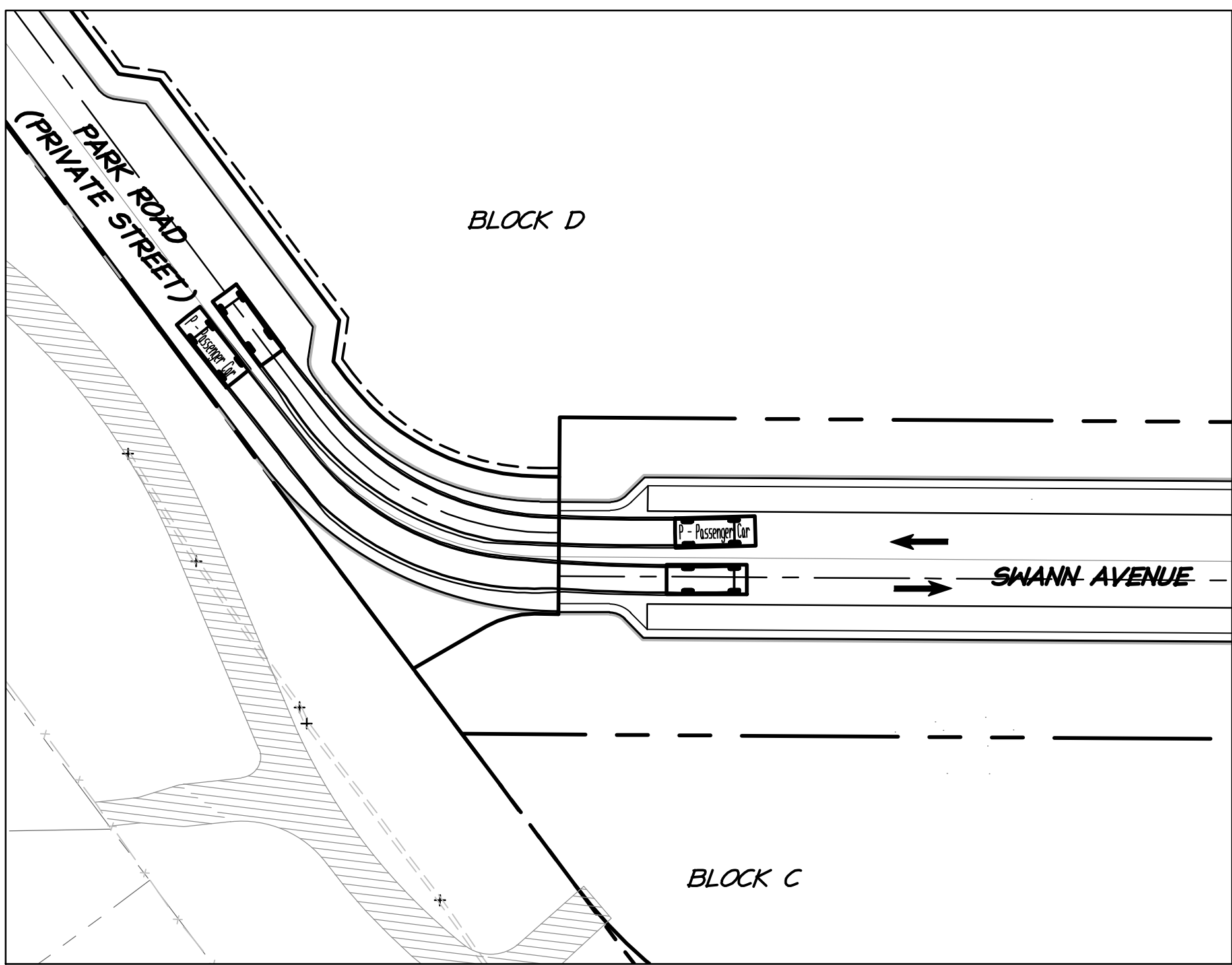
PASSENGER CAR (PARK ROAD/CALVERT STREET)



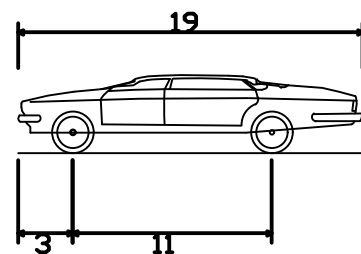
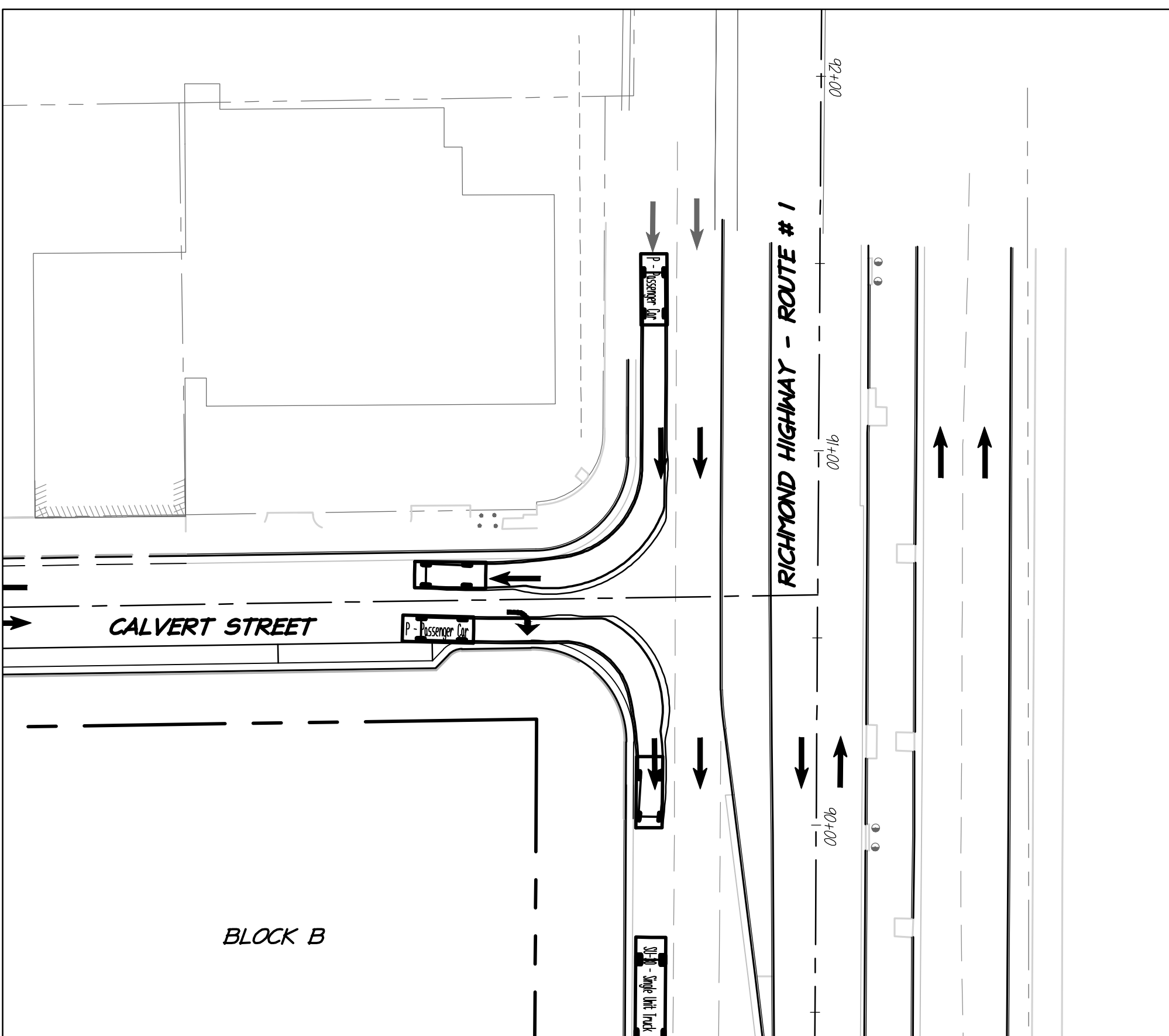
PASSENGER CAR (OAKVILLE STREET/CALVERT STREET)



PASSENGER CAR (PARK ROAD/SWANN AVENUE)

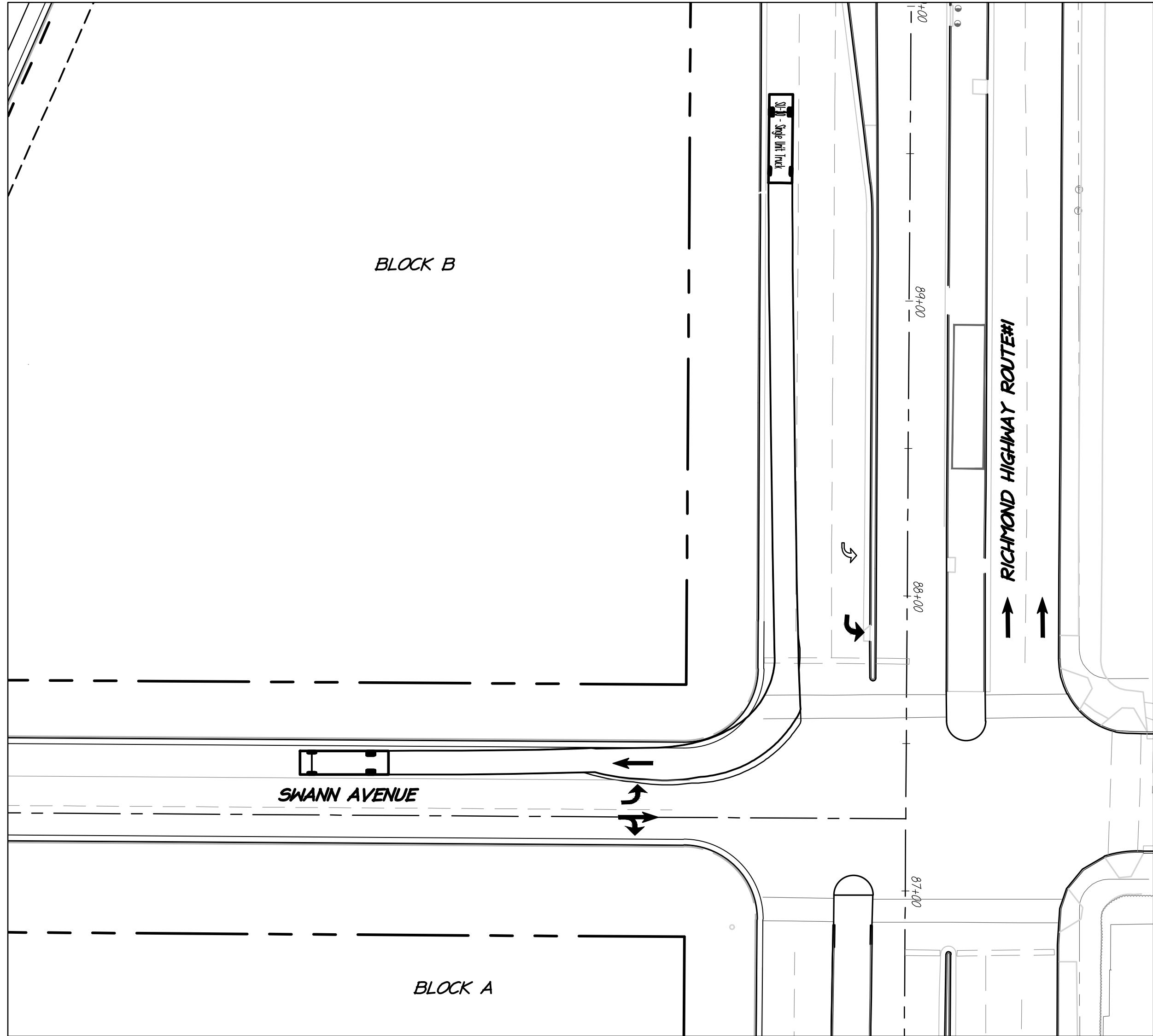


PASSENGER CAR (RICHMOND HIGHWAY/CALVERT STREET)

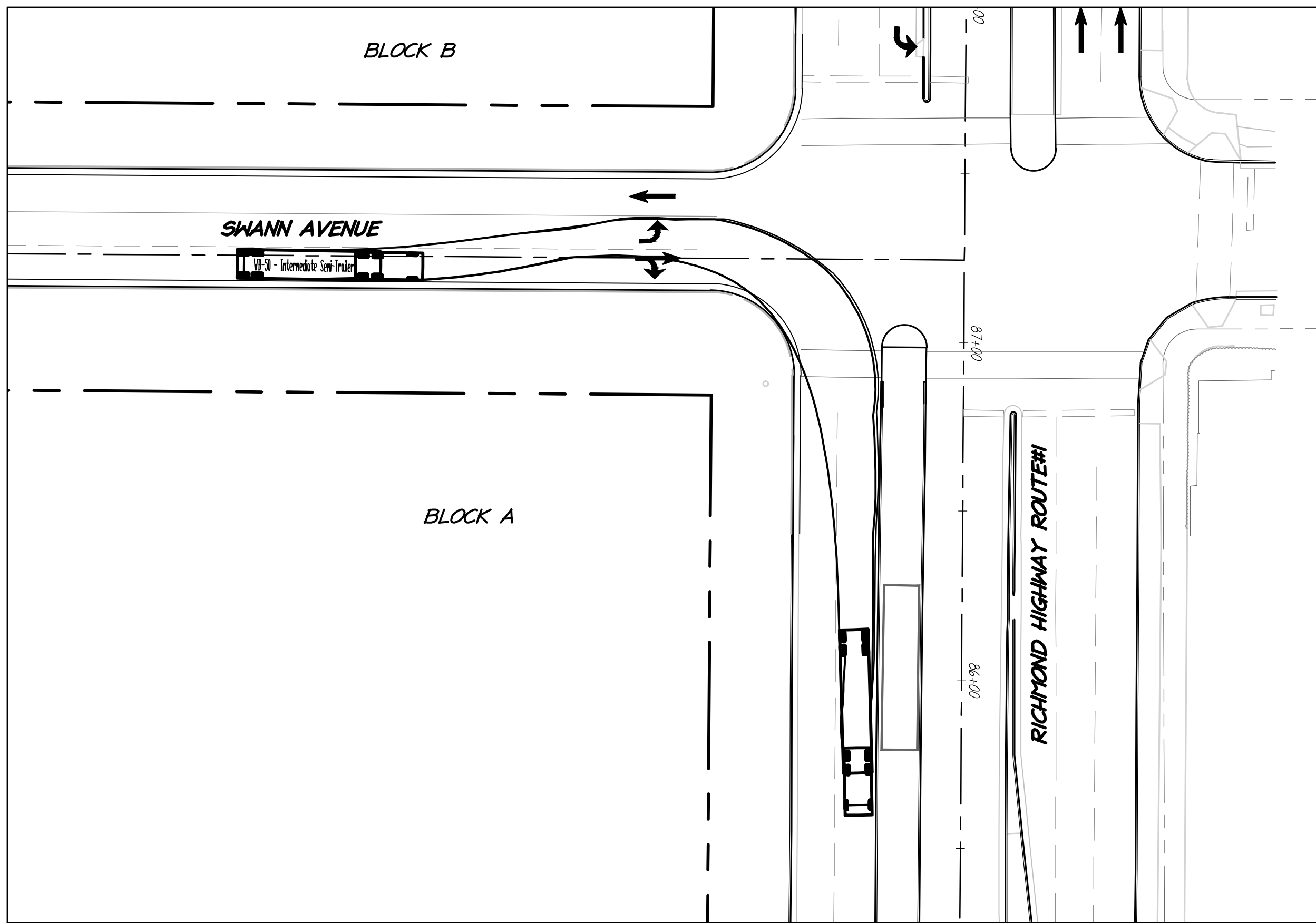


P - Passenger Car
Overall Length 19.000ft
Overall Width 7.000ft
Overall Body Height 4.300ft
Min Body Ground Clearance 1.115ft
Track Width 6.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 31.60°

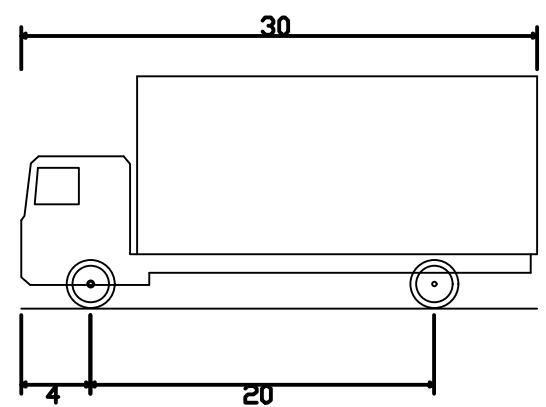
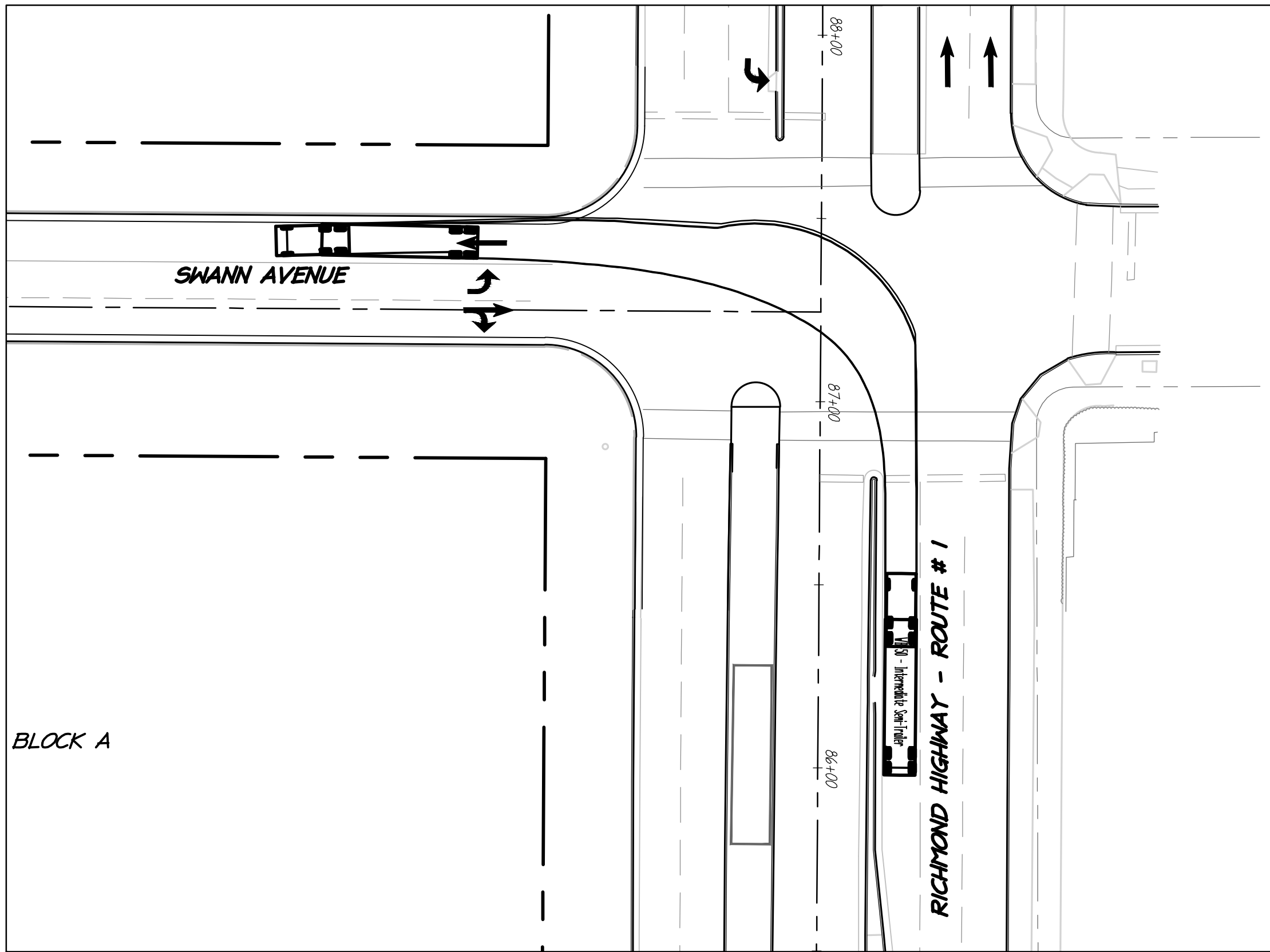
SU-30 RIGHT TURN FROM RICHMOND HIGHWAY TO SWANN AVENUE



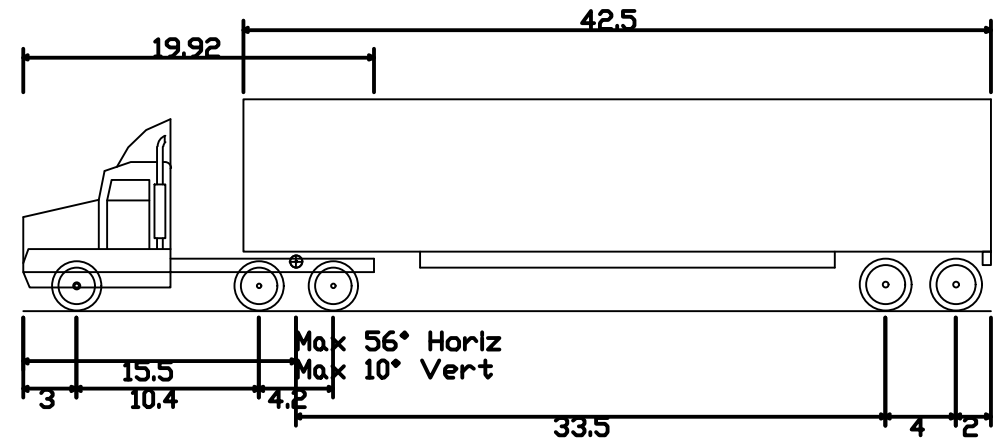
WB-50 RIGHT TURN FROM SWANN AVENUE TO RICHMOND HIGHWAY



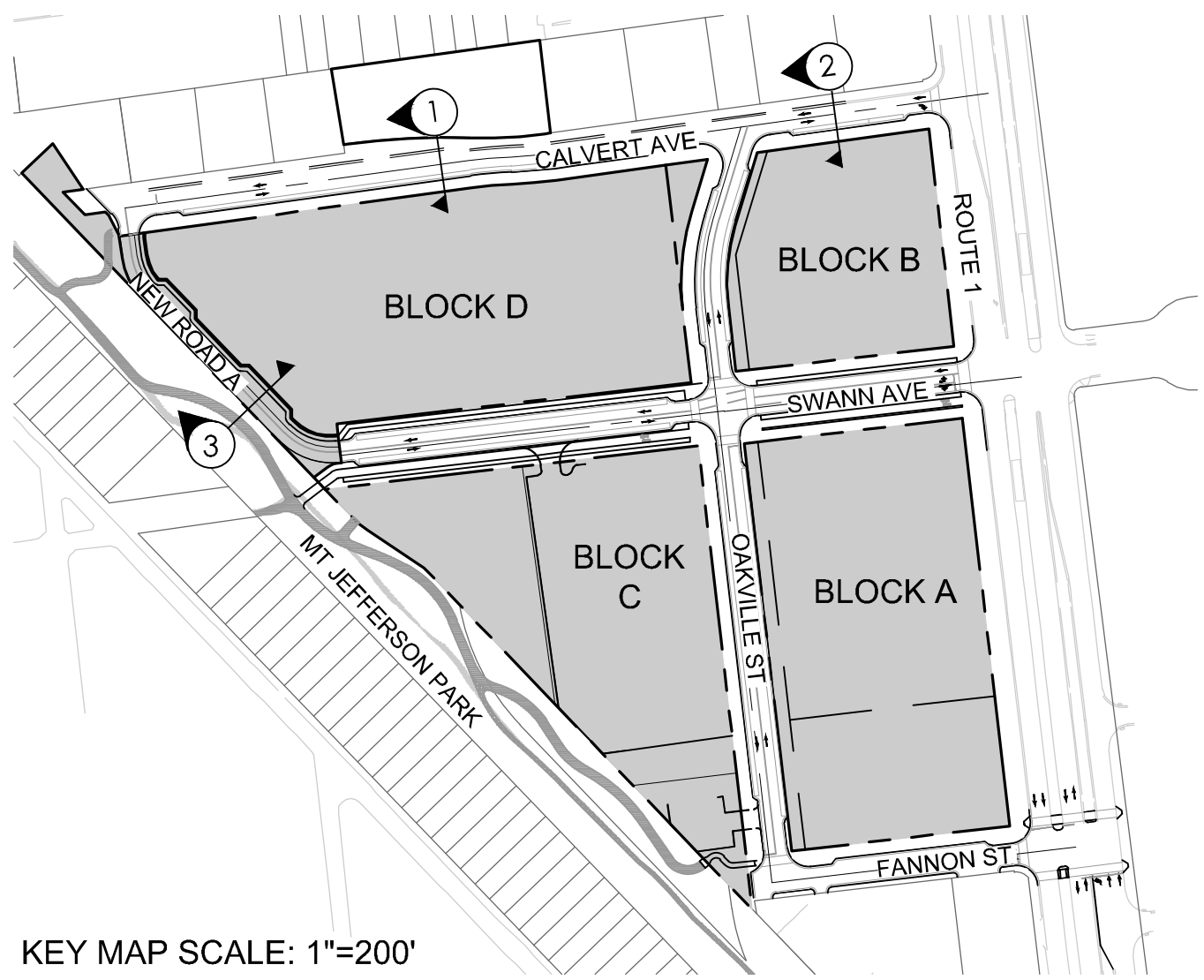
WB-50 LEFT TURN FROM RICHMOND HIGHWAY TO SWANN AVENUE



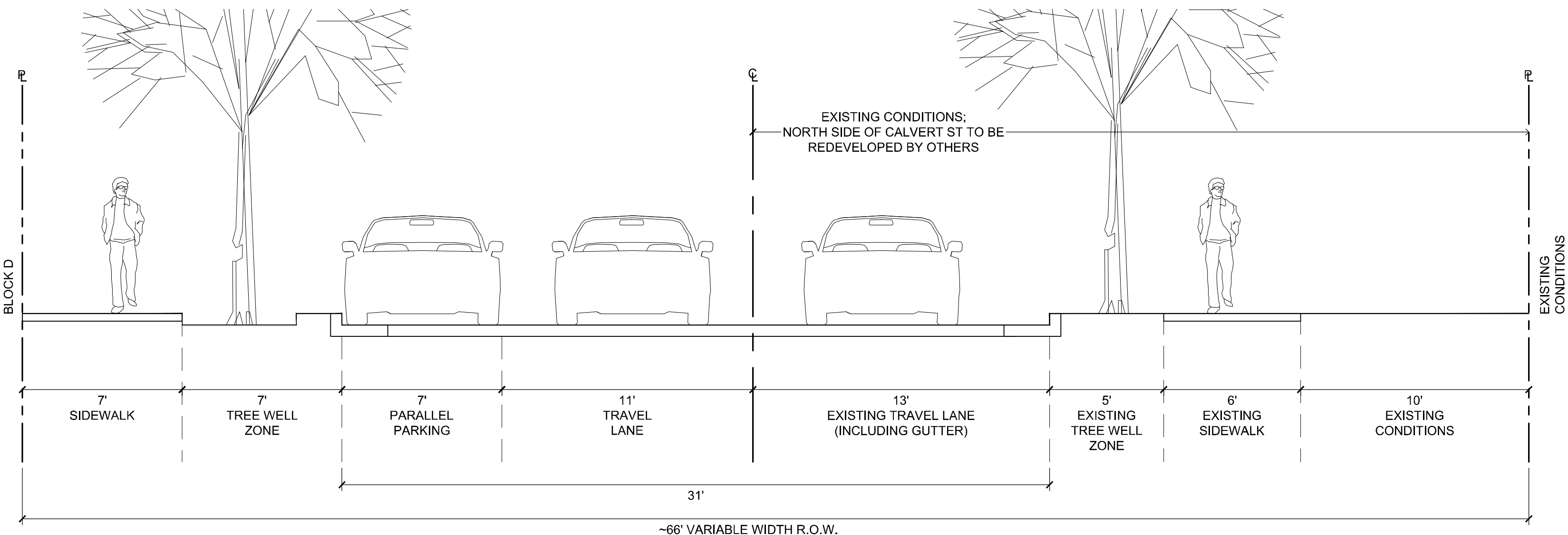
SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°



WB-50 - Intermediate Semi-Trailer
Overall Length 55.000ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 17.90°

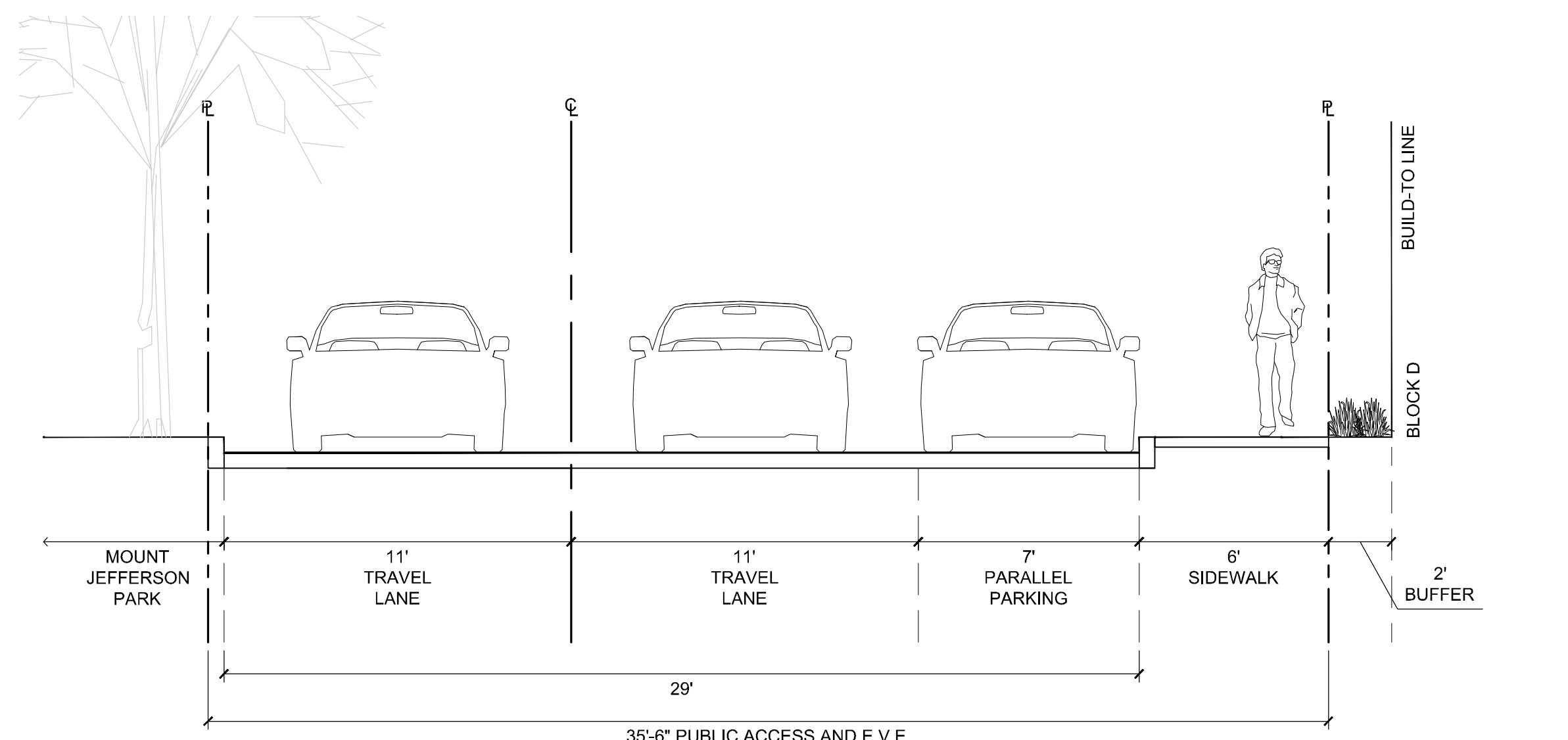


KEY MAP SCALE: 1"=200'



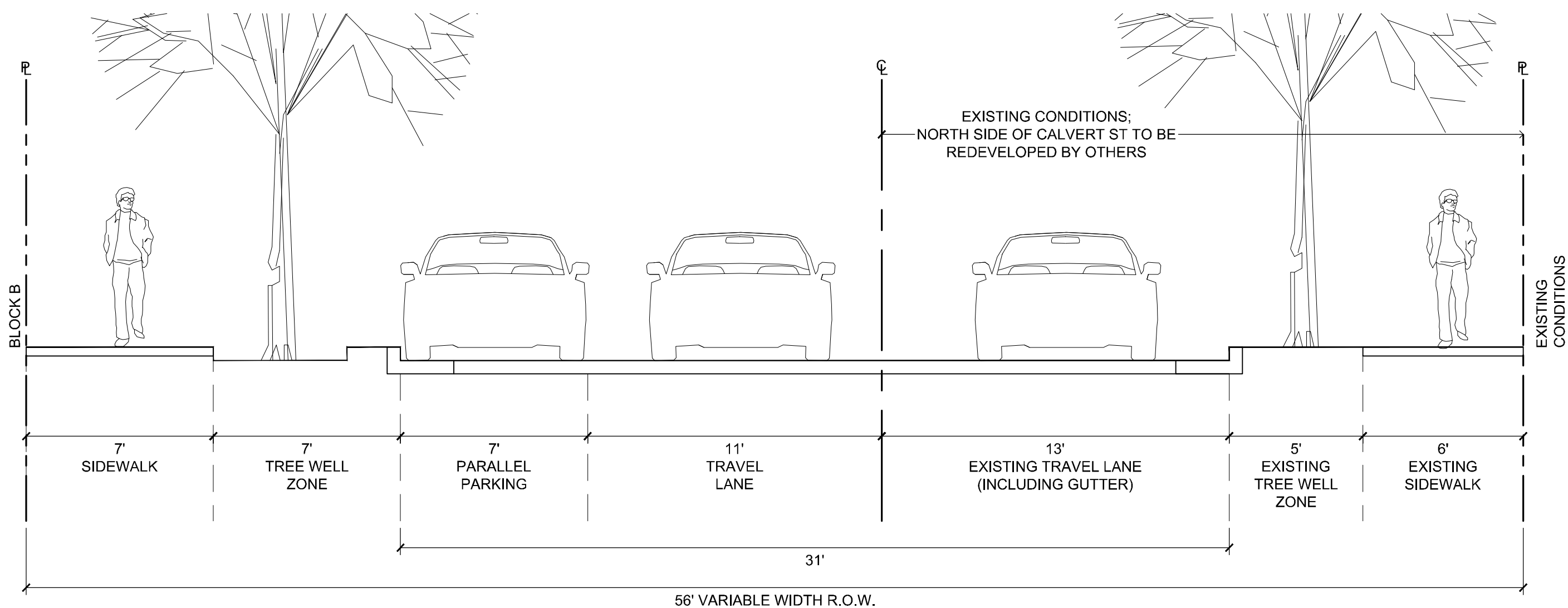
1 CALVERT STREET - WEST (INTERIM)
SECTION

1/4" = 1'-0"



3 NEW ROAD A (PARKING ONE SIDE)
SECTION

1/4" = 1'-0"



2 CALVERT STREET - EAST
SECTION

1/4" = 1'-0"

- NOTES:
- STREETSCAPES SHOWN HERE REPRESENT CONDITIONS AT ULTIMATE BUILD OUT. TEMPORARY STREETSCAPES MAY BE DEVELOPED UNTIL SUCH TIME AS A PARTICULAR BLOCK IS DEVELOPED.
 - PUBLIC ACCESS EASEMENT TO BE PROVIDED WHEN STREETSCAPE FALLS ON PRIVATE PROPERTY.
 - BUILDING PROJECTIONS, INCLUDING BAYS, BAY WINDOWS, BALCONIES, STAIRS, STOOPS, CANOPIES AND OTHER SIMILAR ENCROACHMENTS WITHIN STREETSCAPE TO BE COORDINATED AT TIME OF PRELIMINARY SITE PLAN.
 - CURB CUTS FOR LOADING, GARAGE AND TRASH ENTRANCES TO BE COORDINATED AT TIME OF PRELIMINARY SITE PLAN.

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

OAKVILLE -
CDD PLAN

STONEBRIDGE
CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.# 2020008

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	CDD SUBMISSION	03.26.2020
	CDD SUBMISSION #2	06.08.2020
	CDD SUBMISSION #3	07.31.2020
	CDD SUBMISSION #4	09.11.2020

DESIGNED BY: LBH
DRAWN BY: LBH/WT
CHECKED BY: LBH

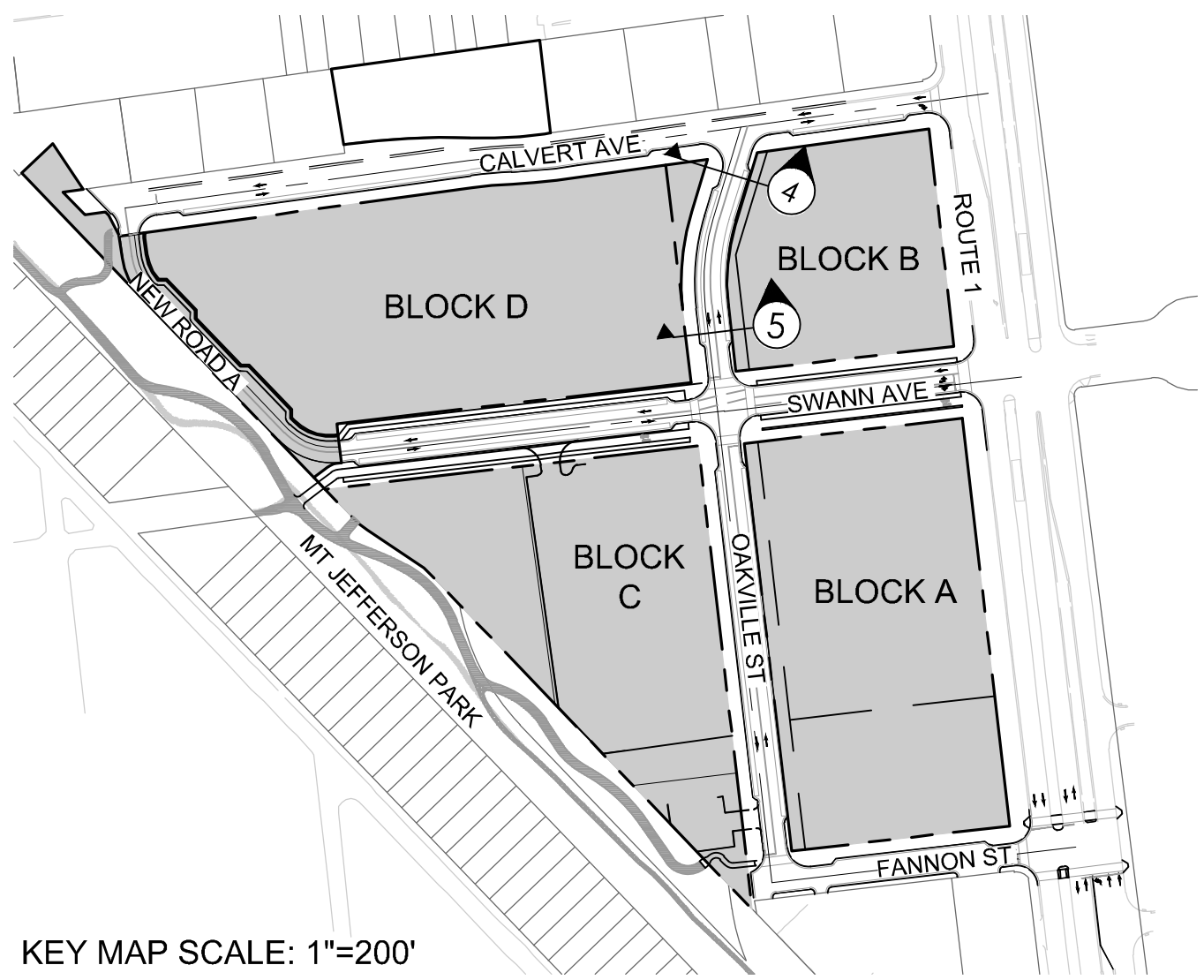
SCALE NORTH

VERT: N/A
HORZ: AS NOTED

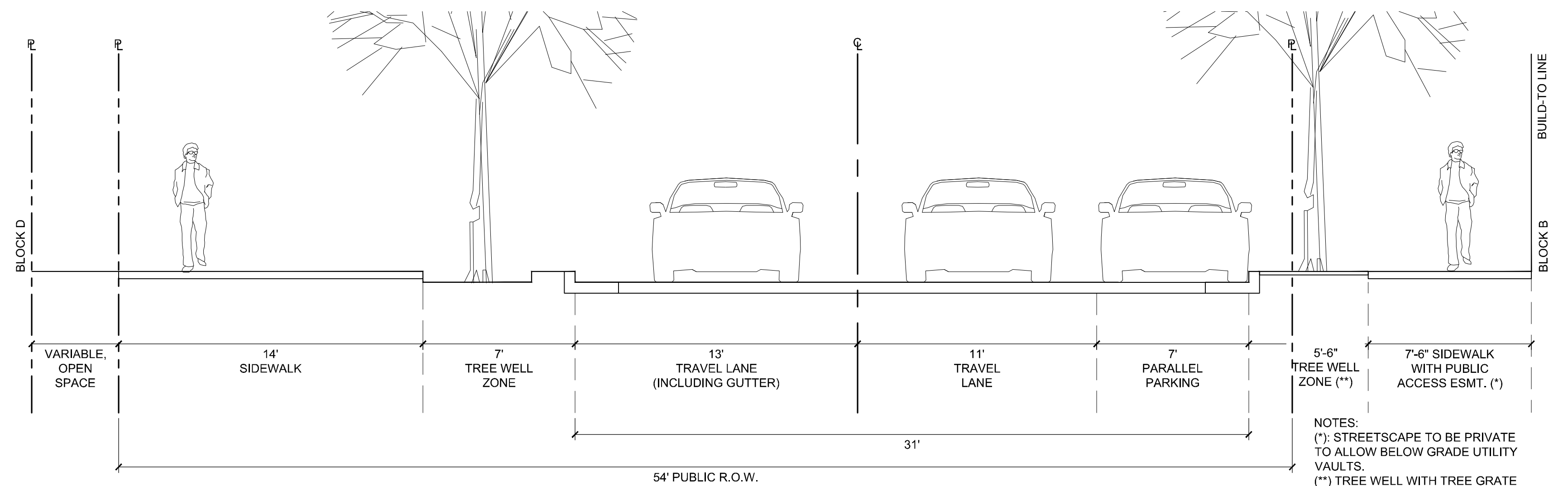
SHEET TITLE

STREET SECTIONS

SHEET NUMBER

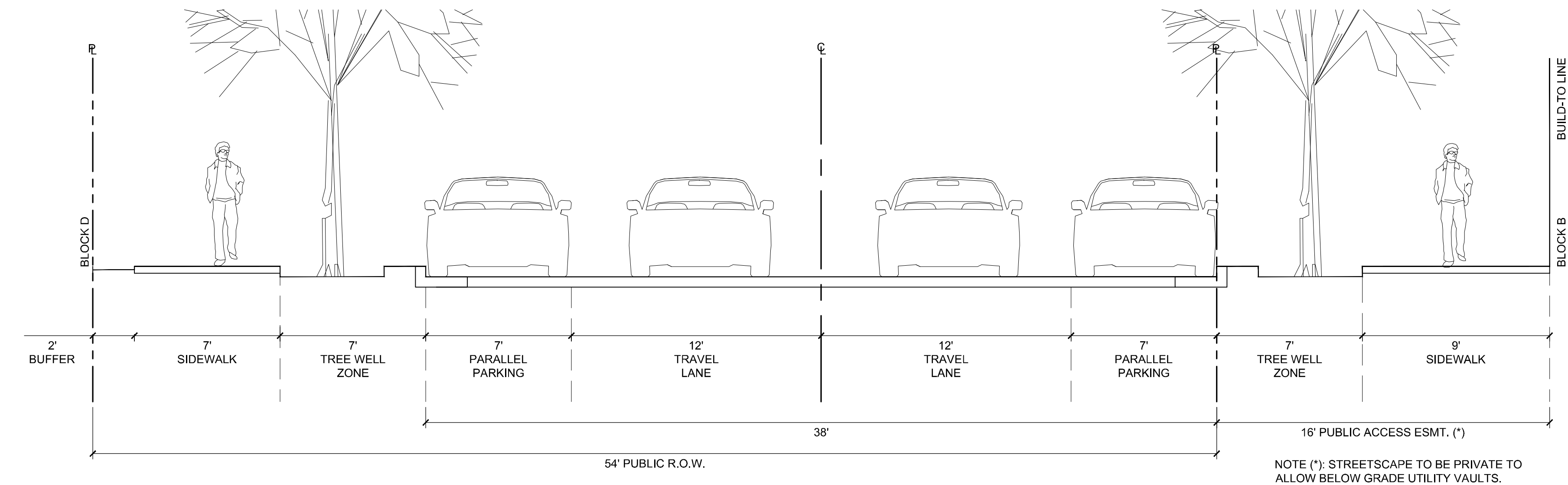


KEY MAP SCALE: 1"=200'



4 OAKVILLE STREET - NORTH (PARKING ONE SIDE)
SECTION

1/4" = 1'-0"



5 OAKVILLE STREET - NORTH (PARKING BOTH SIDES)
SECTION

1/4" = 1'-0"

KEY MAP

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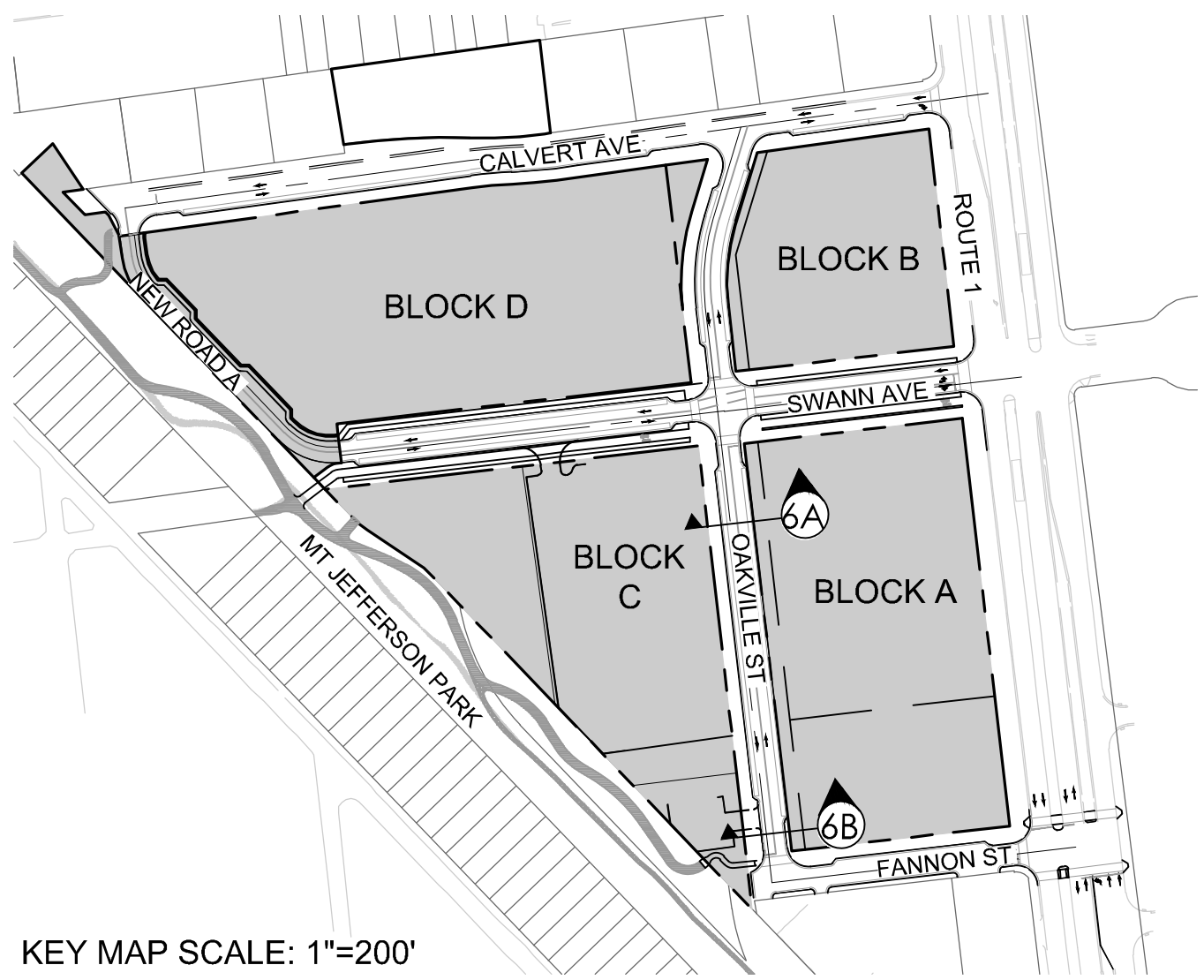
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HORZ: AS NOTED

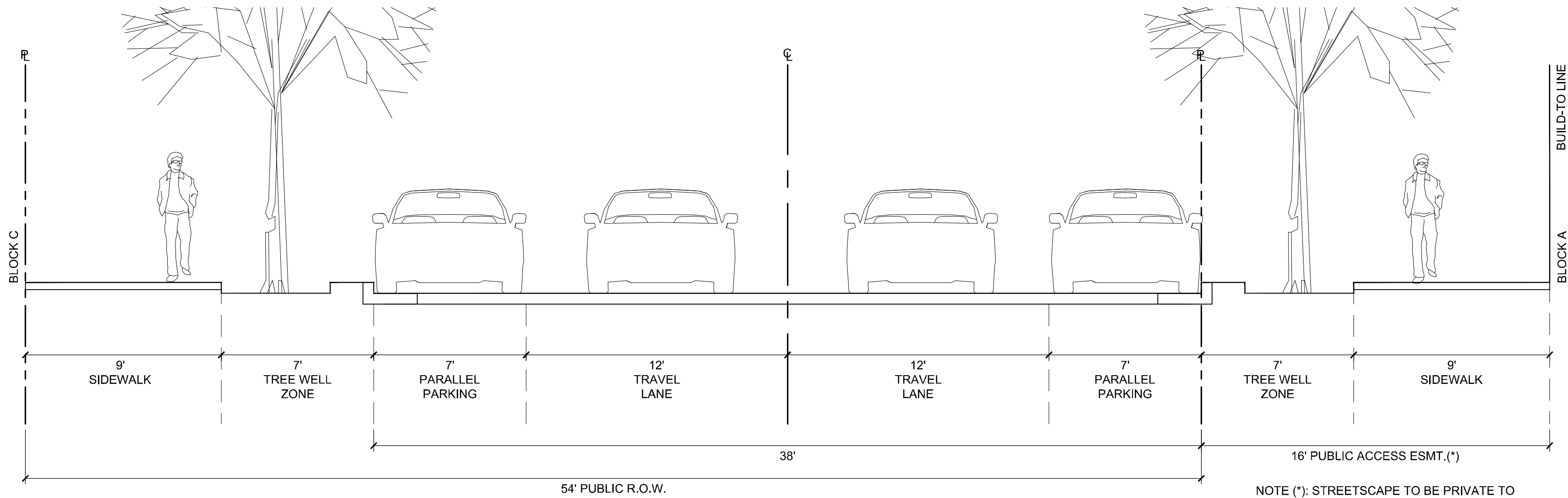
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STREET SECTIONS

SHEET NUMBER



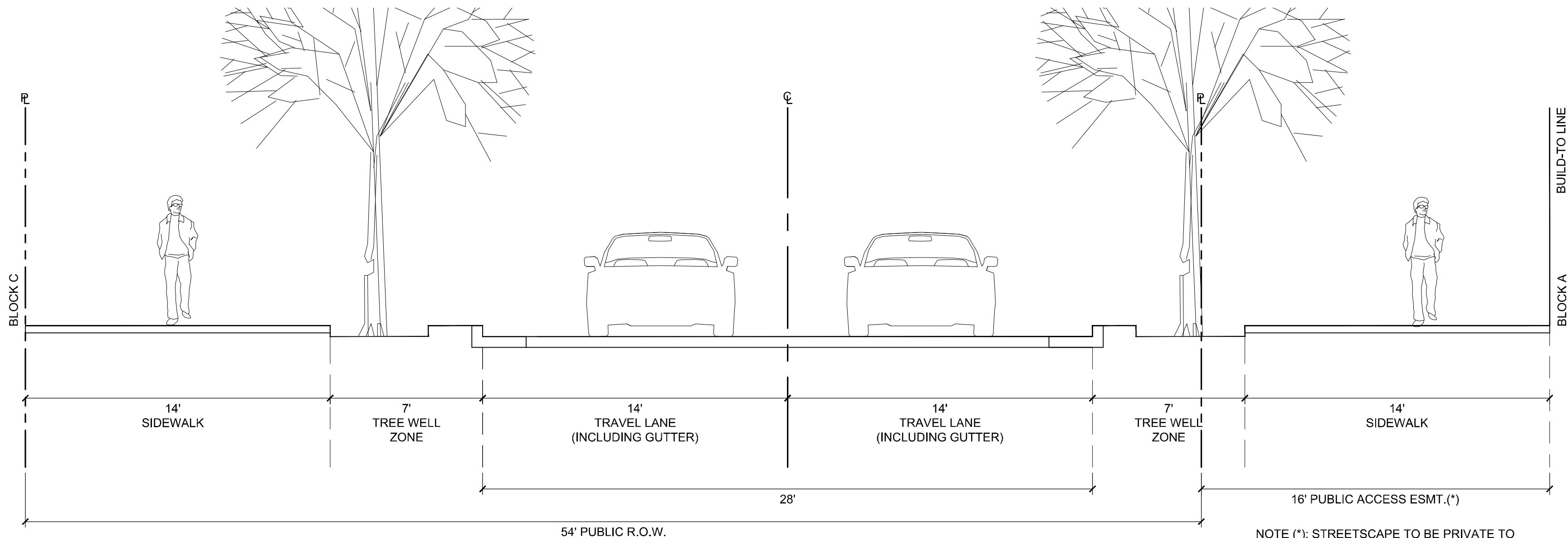
KEY MAP SCALE: 1"=200'



6A OAKVILLE STREET - SOUTH (PARKING BOTH SIDES)

SECTION

1/4" = 1'-0"



6B OAKVILLE STREET - SOUTH (NO PARKING)

SECTION

1/4" = 1'-0"

- NOTES:
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 - CURB CUTS FOR LOADING, GARAGE AND TRASH ENTRANCES TO BE COORDINATED AT TIME OF PRELIMINARY SITE PLAN.

KEY MAP

SEAL

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CONSTRUCTION

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CDD PLAN

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CITY OF ALEXANDRIA, VA

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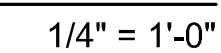
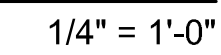
SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

STREET SECTIONS

SHEET NUMBER



- NOTES:
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 3. BUILDING PROJECTIONS, INCLUDING BAYS, BAY WINDOWS, BALCONIES, STAIRS, STOOPS, CANOPIES AND OTHER SIMILAR ENCROACHMENTS WITHIN STREETScape TO BE COORDINATED AT TIME OF PRELIMINARY SITE PLAN.
 4. CURB CUTS FOR LOADING, GARAGE AND TRASH ENTRANCES TO BE COORDINATED AT TIME OF PRELIMINARY SITE PLAN.

**NOT FOR
CONSTRUCTION**

OAKVILLE - CDD PLAN

STONEBRIDGE
CITY OF ALEXANDRIA, VA

[illegible]

DESIGNED BY: LBH
DRAWN BY: LBH/WT
CHECKED BY: LBH

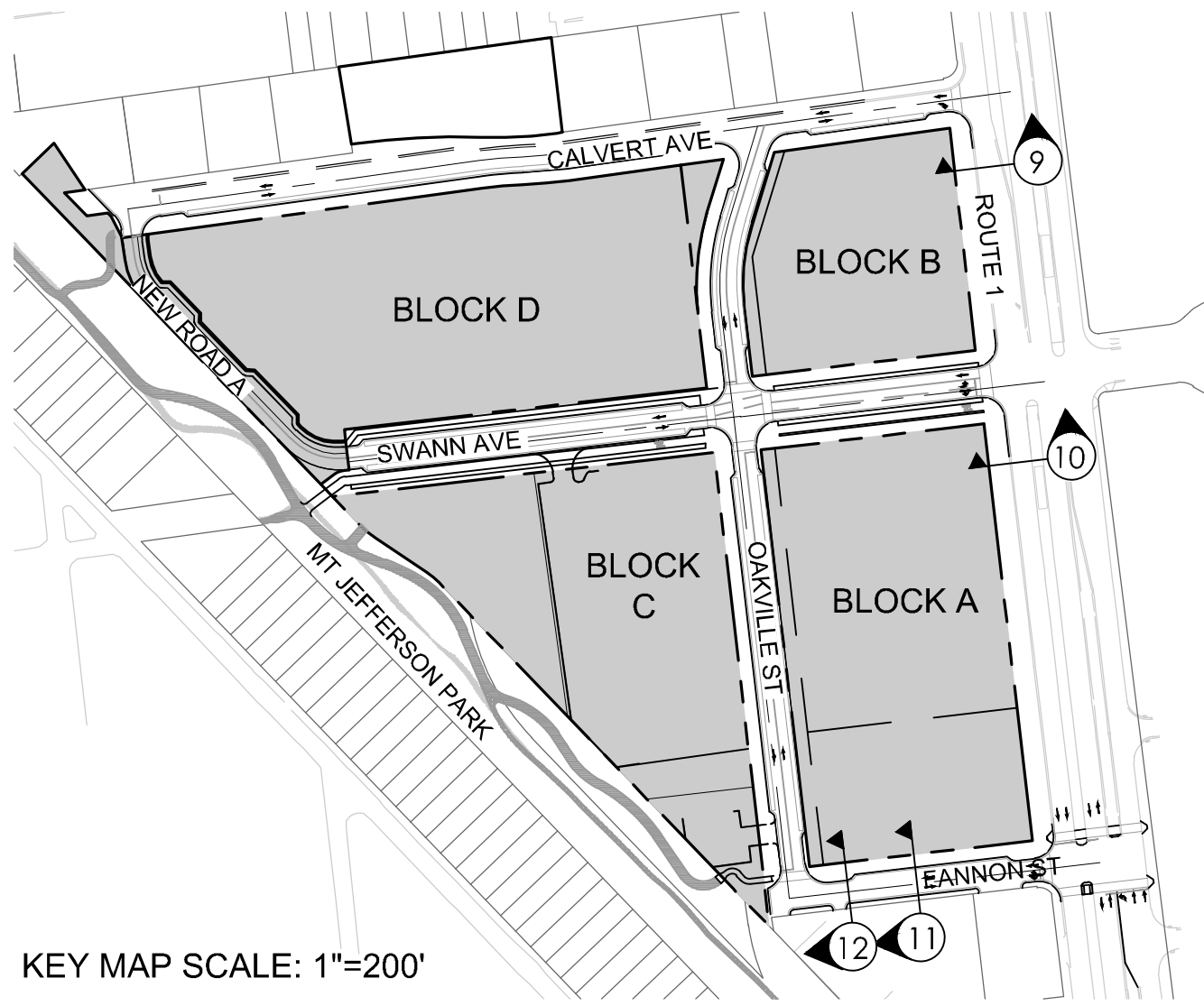
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HORZ: AS NOTED

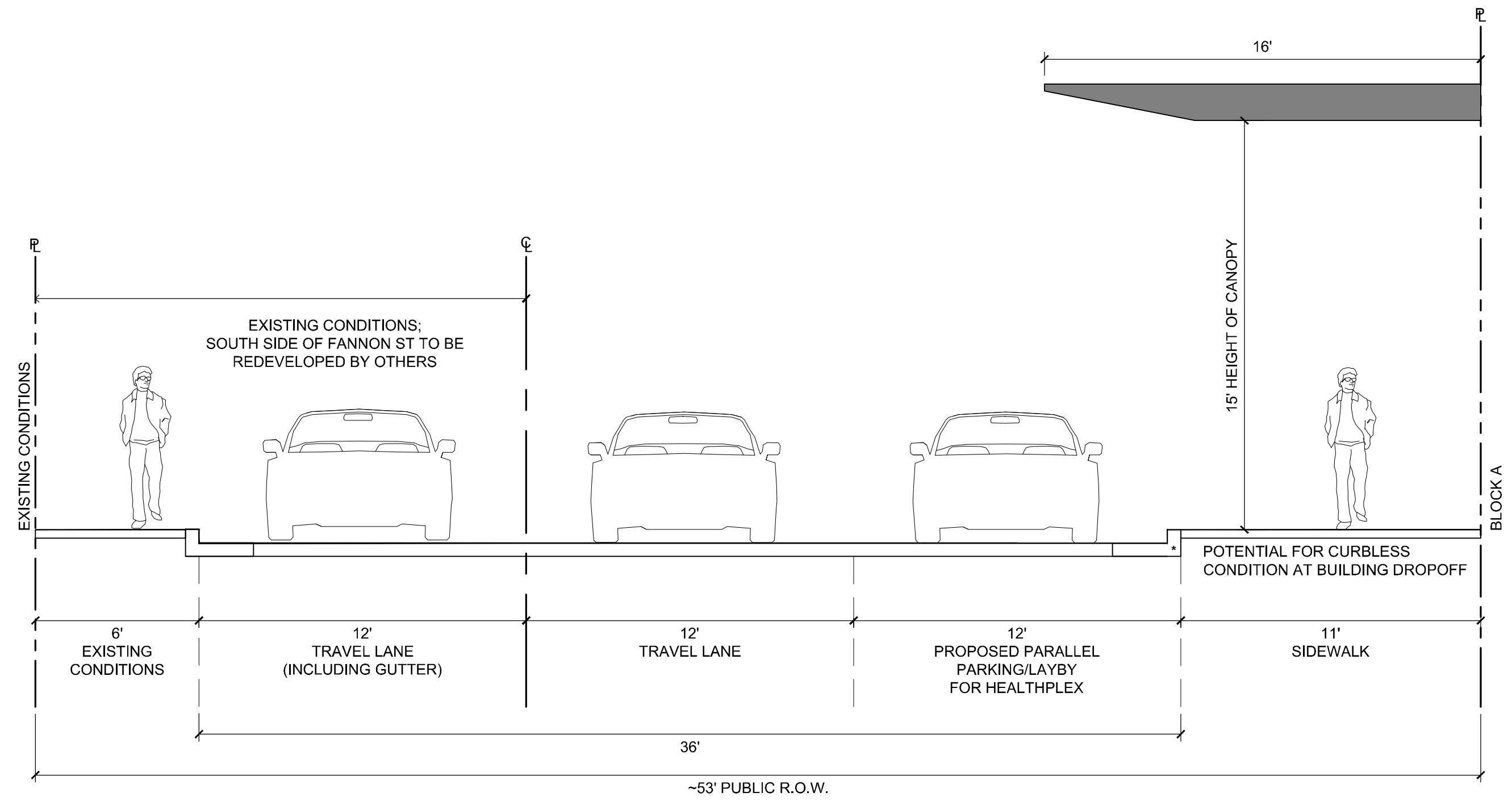
HEET TITLE

STREET SECTIONS

SHEET NUMBER

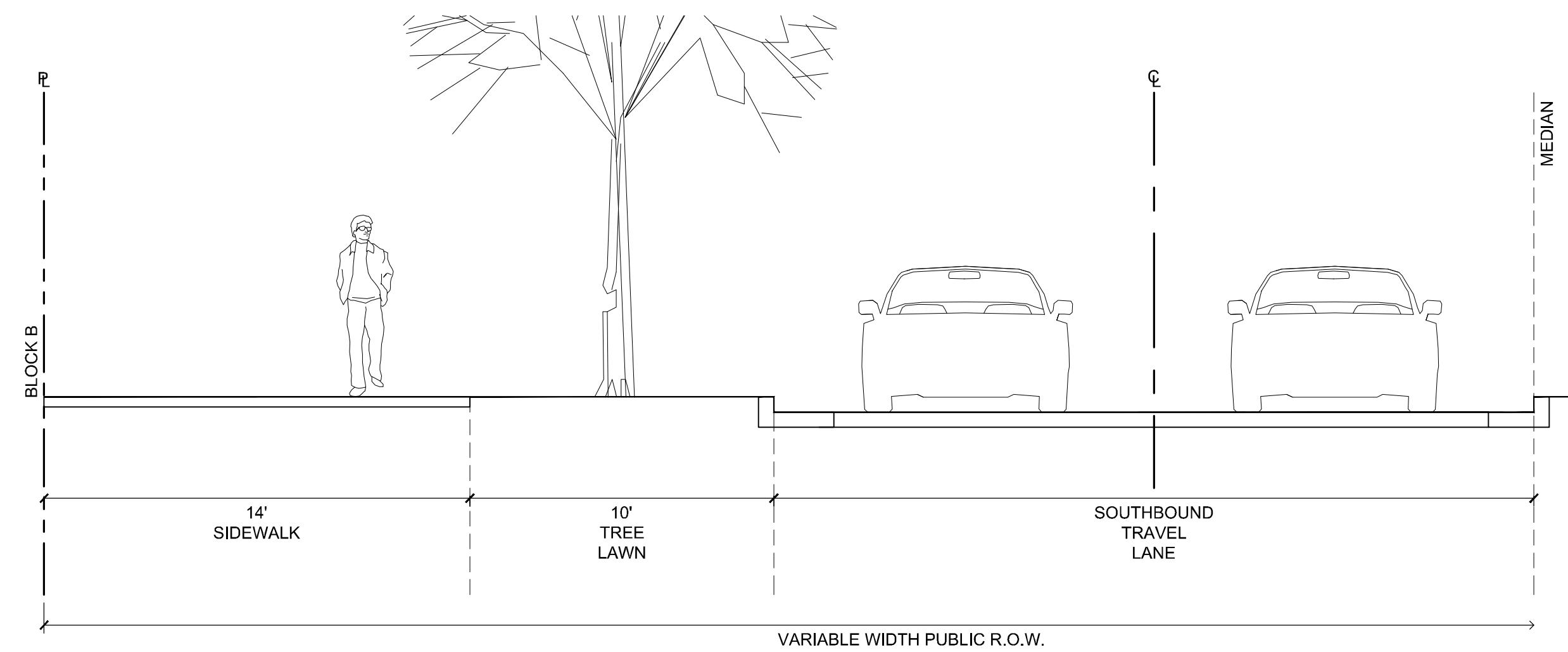


KEY MAP SCALE: 1"=200'



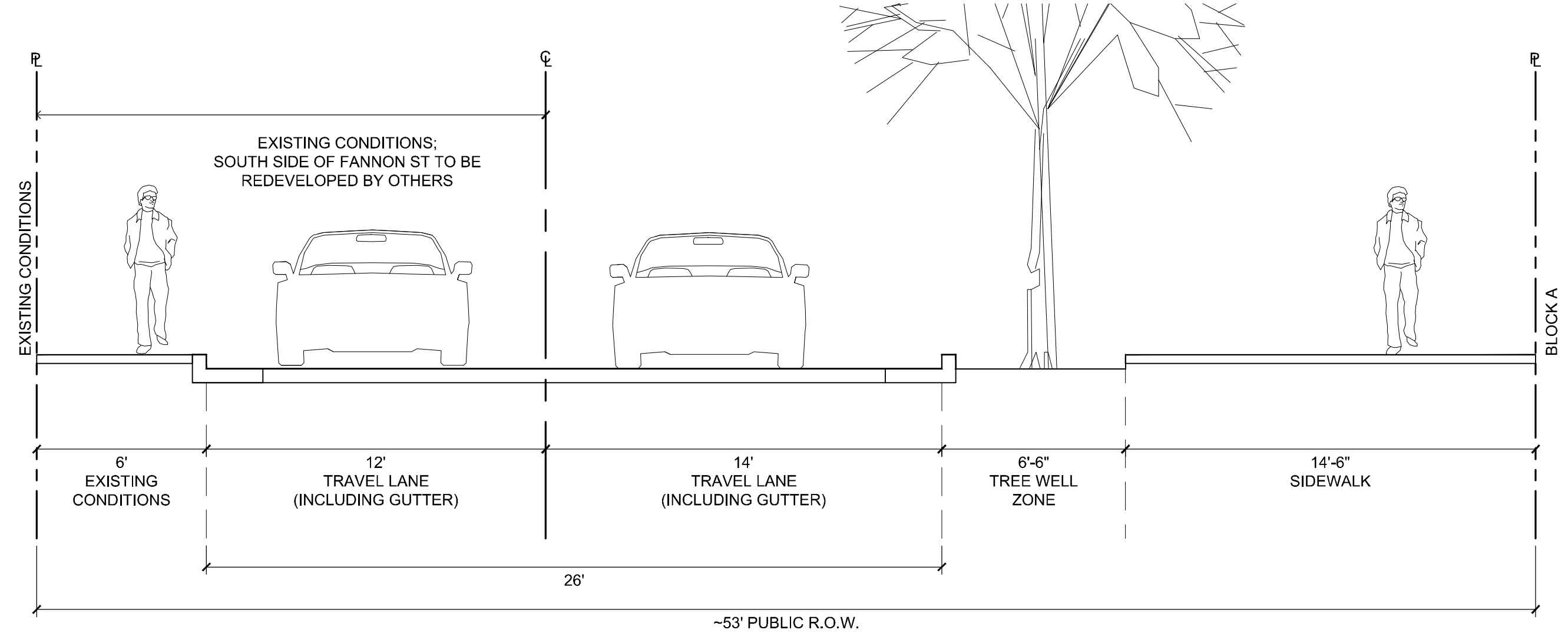
11 FANNON STREET - INTERIM (AT PARALLEL PARKING & LAYBY)
SECTION

1/4" = 1'-0"



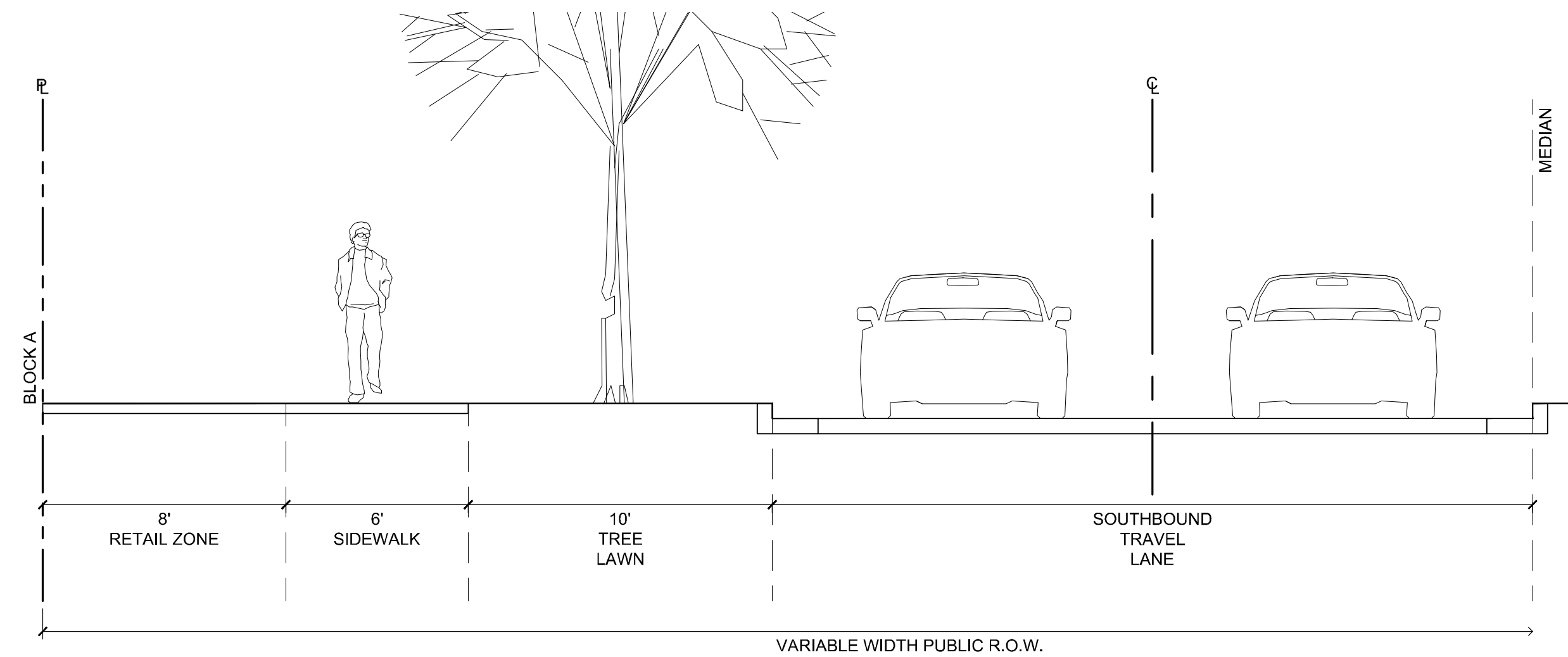
9 ROUTE 1 - RESIDENTIAL FRONTAGE
SECTION

1/4" = 1'-0"



12 FANNON STREET - INTERIM (AT TREE WELL)
SECTION

1/4" = 1'-0"



10 ROUTE 1 - RETAIL FRONTAGE
SECTION

1/4" = 1'-0"

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SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

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