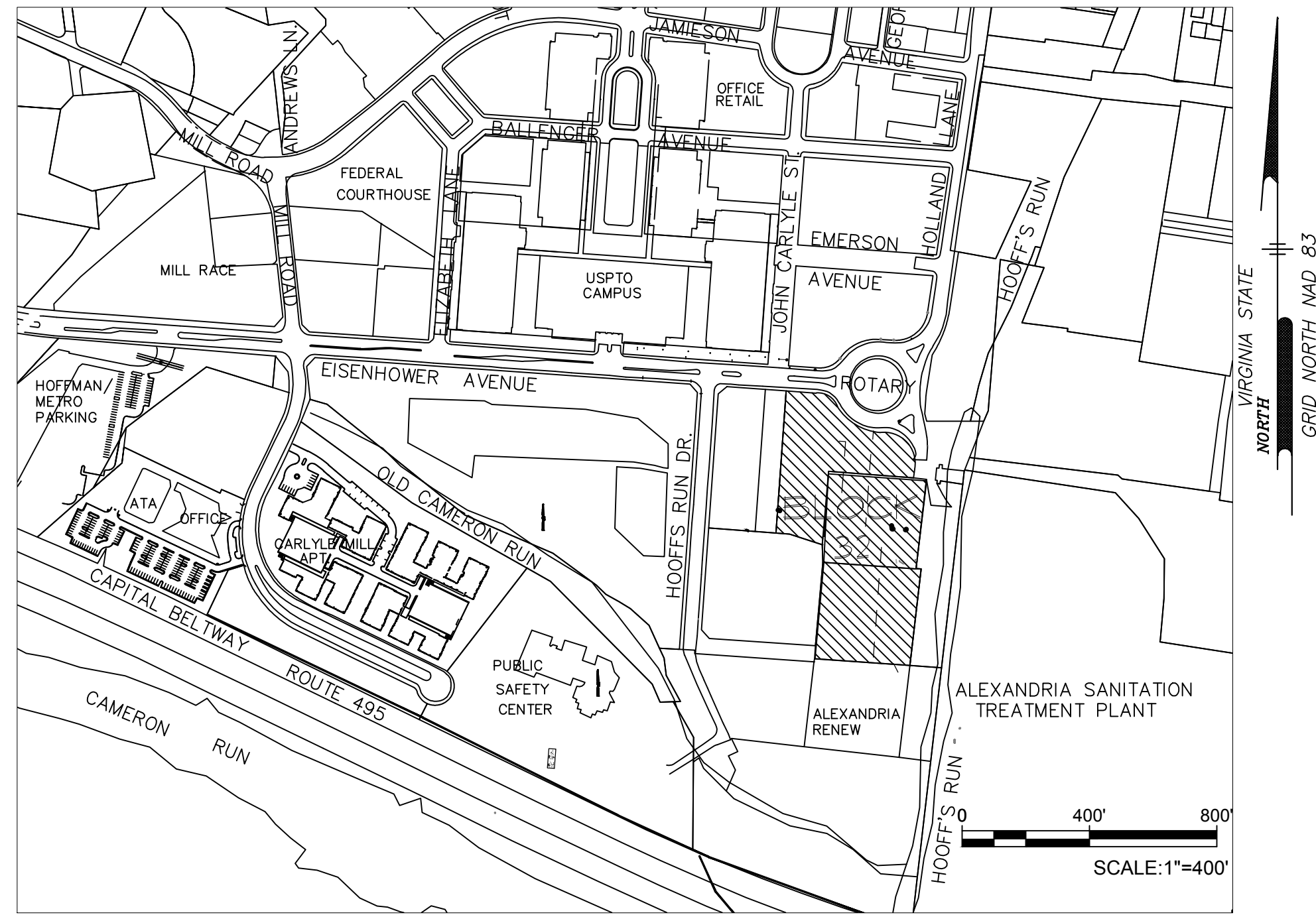


# COORDINATED DEVELOPMENT DISTRICT (CDD) #11 CONCEPT PLAN

## FOR

### BLOCK 32/CARLYLE PLAZA II

LOCATION MAP



NOTES:

1. BLOCK 32 IS LOCATED AT 1700 AND 1800 EISENHOWER AVENUE, 760 CARLYLE STREET, AND 800 BARTHOLOMEW STREET, ALEXANDRIA VA AND IS 6.23 +/- ACRES IN SIZE.
2. BLOCK 32 IS IN THE COORDINATED DEVELOPMENT DISTRICT (CDD) #11 ZONE, AND WITHIN THE EISENHOWER EAST SMALL AREA PLAN (EESAP).
3. THE USES PROPOSED IN BLOCK 32 INCLUDE RESIDENTIAL AND RETAIL, WITH OPTIONS FOR OFFICE AND HOTEL.
4. PER THE EESAP, INDIVIDUAL BLOCKS, INCLUDING BLOCK 32, DO NOT HAVE A MAXIMUM FAR.
5. THE MAXIMUM HEIGHT OF DEVELOPMENT FOR BLOCK 32 IS 375 FEET, PER THE EISENHOWER EAST SMALL AREA PLAN.
6. BUILDING FOOTPRINTS SHOWN ARE ILLUSTRATIVE AND WILL BE DETERMINED WITH DSUP PROCESS.

NARRATIVE:

BLOCK 32 WILL BE DEVELOPED WITH BUILDINGS LOCATED ALONG THE PERIPHERY OF THE BLOCK AROUND A CENTRALLY LOCATED ABOVE-GRADE PARKING GARAGE. PLANNED USES IN THE DEVELOPMENT WILL BE RESIDENTIAL AND/OR COMMERCIAL, INCLUSIVE OF OPTIONS FOR OFFICE AND HOTEL USES.

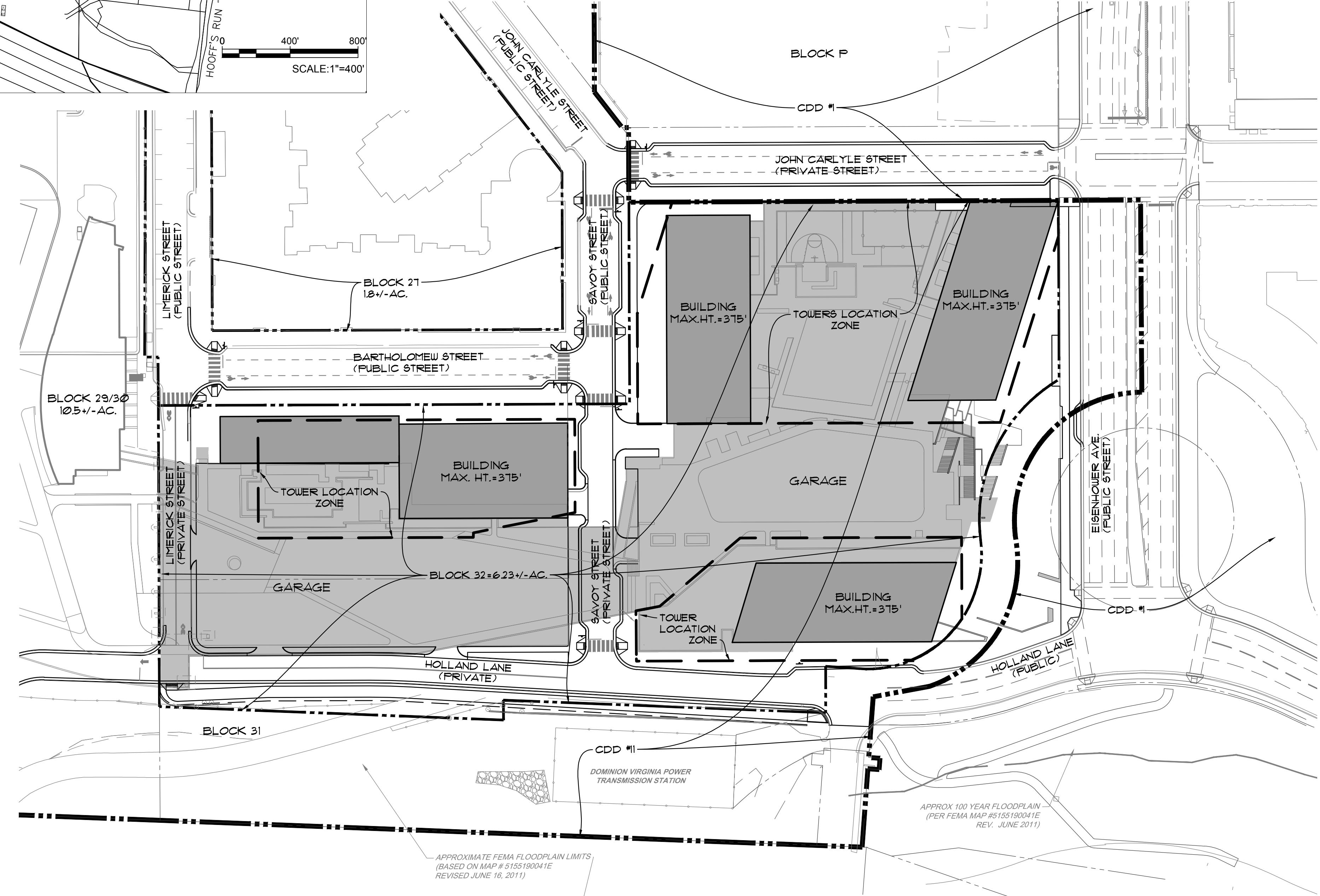
APPLICANT:  
 CARLYLE PLAZA LLC.  
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 WASHINGTON, DC 20006  
 SCOTT B. KAUFMANN, CRE  
 SKAUFMANN@JMZELL.COM  
 (202) 682-8733

OWNER:  
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 ALDER BRANCH SOUTH LANDCO LLC  
 P.O. BOX 797  
 BERRYVILLE, VIRGINIA 22611

ENGINEER:  
 PENNONI ASSOCIATES, INC.  
 1602 VILLAGE MARKET BLVD. SE,  
 SUITE 330  
 LEESBURG, VIRGINIA 20175

COORDINATED DEVELOPMENT DISTRICT (CDD) #11 CONCEPT PLAN

NOT FOR CONSTRUCTION



APPROXIMATE FEMA FLOODPLAIN LIMITS (BASED ON MAP # 5155190041E REVISED JUNE 16, 2011)

APPROX 100 YEAR FLOODPLAIN (PER FEMA MAP #5155190041E REV. JUNE 2011)

SCALE: 1"=60'



**APPROVED**  
 SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_  
 INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

DRAWING TITLE  
**CONCEPT PLAN**  
 MAY 28, 2021

PROJECT NUMBER: JC  
 CHECKED BY: DHS  
 SCALE: SCALE: 1"=60'  
 SHEET NO. 1 OF 1

SEAL/SIGNATURE:  
 DAVID H. STEIGLER  
 Cert. No. 609  
 5/28/2021  
 LANDSCAPE ARCHITECT

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 ALEXANDRIA, VIRGINIA

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