CONCEPTUAL SITE PLAN - PHASE I

SEMINARY OVERLOOK

CITY OF ALEXANDRIA, VIRGINIA

ZONING TABULATIONS

SITE ADDRESS:	4800 KENMORE AVENUE, ALEXANDRIA, VA 22304
TAX MAP NUMBER:	T.M. 030.01-01-02
EXISTING CDD #22 AREA:	969,833 SQ. FT. (22.26 ACRES)
EXISTING PHASE 1 SITE AREA:	532,077 SQ. FT. (12.21 ACRES)
EXISTING ZONE:	CDD #22
PROPOSED ZONE:	CDD #22
EXISTING USE:	MULTIFAMILY – RESIDENTIAL
PROPOSED USE:	MULTIFAMILY – RESIDENTIAL
MAX BUILDING HEIGHT: (ALLOWABLE)	60'
PROP. BUILDING HEIGHT:	60' MAXIMUM (LANDBAY A) 60' MAXIMUM (LANDBAY B)
PROPOSED PHASE 1 AREA: (AFTER ROW DEDICATION)	434,894 SQ. FT. OR 9.98 ACRES
DISTURBED AREA:	638,425 SQ. FT. OR 14.66 ACRES
OPEN SPACE REQUIRED:	20%+ TOTAL SITE AREA
OPEN SPACE PROVIDED:	34,000+ SQ. FT. CENTRAL PARK AREA TO BE DEDICATED 129,786+ ADDITIONAL GROUND AND ROOF OPEN SPACE 163,786 SQ. FT. TOTAL OPEN SPACE PROVIDED

FLOOR AREA TABULATIONS

Seminary Hill Parcel: GFA-NFA Calculation 11/14/2013
HCM

Description	Gross Floor Area Total Area	Unit	Net Floor Area Total Area	Unit
Land Bay A (phase 1)	381,894	GSF	367,067	SF
Land Bay B (phase 2)	390,063	GSF	373,060	SF
Total:	***771,957***	***GSF***	***740,127***	***SF***

UNIT TABULATIONS

Seminary Overlook - DSUP # (CDD #22)				
	Total Existing Development	**Existing Development to Be Demolished**	**New Development**	**Net New Development**
Phase 1 (Land Bays A and B)				
Residential Units	843	296	720	424
Residential Square Footage	918,074	290,655	771,957	481,302

SEMINARY OVERLOOK CDD #22 – CONDITION #12

PARKING TABULATIONS

PARKING MAXIMUMS:

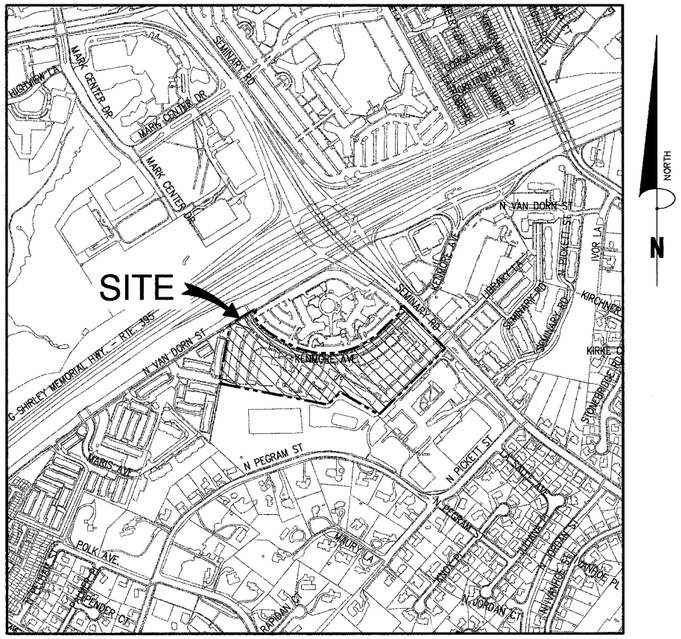
LANDBAY A:	356 UNITS X 1.75 SP/UNIT =	623 SPACES
LANDBAY B:	364 UNITS X 1.75 SP/UNIT =	637 SPACES
TOTAL MAXIMUM SPACES:		1260 SPACES

PARKING PROVIDED:

LANDBAY A GARAGE:	534 SPACES (1.5 SPACES/UNIT)
LANDBAY B GARAGE:	546 SPACES (1.5 SPACES/UNIT)
ON-STREET VISITOR SPACES:	101 SPACES (OLD/NEW KENMORE) 14 SPACES (PRIVATE ROAD B)
TOTAL SPACES PROVIDED:	1195 SPACES

SEMINARY TOWERS PARKING:

EXISTING PARKING SPACES:	582 SPACES
ON-STREET VISITOR SPACES:	28 SPACES (NORTH SIDE OF OLD KENMORE)



VICINITY MAP

SCALE : 1" = 500'

PROJECT NARRATIVE

SEMINARY OVERLOOK IS LOCATED TO THE SOUTH OF SEMINARY ROAD AND IS CURRENTLY DEVELOPED WITH MULTI-FAMILY RESIDENTIAL BUILDINGS, TWO OF WHICH (SEMINARY TOWERS) ARE PROPOSED TO REMAIN. CONSISTENT WITH THE CDD #22 ZONING AND THE BEAUREGARD SMALL AREA PLAN, THE APPLICANT PROPOSES THE REDEVELOPMENT OF A PORTION OF THE SEMINARY OVERLOOK NEIGHBORHOOD. THE REDEVELOPMENT WILL MAINTAIN THE RESIDENTIAL CHARACTER WITH NEW MULTI-FAMILY BUILDINGS COMPLEMENTING THE EXISTING SEMINARY TOWERS. A CENTRAL OPEN SPACE IS PLANNED ALONG AN ENHANCED STREET GRID DESIGNED TO IMPROVE CIRCULATION AND SAFETY FOR VEHICLES, PEDESTRIANS AND BICYCLISTS. WITH THIS DSUP, THE APPLICANT PROPOSES 720 NEW MULTI-FAMILY RESIDENTIAL UNITS IN FOUR BUILDINGS WITH HEIGHTS UP TO 60 FEET. RESIDENT AND VISITOR PARKING WILL BE PROVIDED VIA STRUCTURED GARAGES AND ON-STREET PARKING SPACES.

ATTORNEY

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2200 CLARENDON BOULEVARD, 13TH FLOOR
ARLINGTON, VIRGINIA 22201-3359
ATTN: CATHY PUSKAR
PHONE: (703) 528-4700

OWNER/APPLICANT

HOME PROPERTIES SEMINARY HILLS, LLC
8229 BOONE BOULEVARD, SUITE 500
VIENNA, VIRGINIA 22182
ATTN: MICHAEL EASTWOOD
PHONE: (703) 370-7363

CIVIL ENGINEER

BOWMAN CONSULTING GROUP
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ALEXANDRIA, VIRGINIA 22314
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ARCHITECT

HORD | COPLAN | MACHT
ALEXANDRIA OFFICE
ATTN: JOE SCHNEIDER
PHONE: (571) 388-7761

TRAFFIC ENGINEER

WELLS AND ASSOCIATES
1420 SPRINGHILL ROAD
SUITE 600
McLEAN, VIRGINIA 22102
PHONE: (703) 917-6620

SHEET INDEX

C1.00	COVER SHEET
C2.00	NOTES, ABBREVIATIONS AND LEGEND
C3.00	CONTEXTUAL PLAN
C4.00	OVERALL EXISTING CONDITIONS PLAN
C4.10	EXISTING CONDITIONS (SHEET 1 OF 4)
C4.20	EXISTING CONDITIONS (SHEET 2 OF 4)
C4.30	EXISTING CONDITIONS (SHEET 3 OF 4)
C4.40	EXISTING CONDITIONS (SHEET 4 OF 4)
C5.00	OVERALL CONCEPT DEVELOPMENT PLAN
C5.10	CONCEPT DEVELOPMENT PLAN (SHEET 1 OF 2)
C5.20	CONCEPT DEVELOPMENT PLAN (SHEET 2 OF 2)
C5.30	DIMENSION PLAN (SHEET 1 OF 2)
C5.40	DIMENSION PLAN (SHEET 2 OF 2)

(13 TOTAL SHEETS)

SOIL INFORMATION

A GEOTECHNICAL REPORT IS FORTHCOMING AND SHALL BE SUBMITTED DURING THE PRELIMINARY DEVELOPMENT SUBMISSION. NO CONTAMINATION OR OTHER ENVIRONMENTAL ISSUES ARE KNOWN TO EXIST ON THE PROPERTY AT THIS TIME.

ENVIRONMENTAL INFORMATION

THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN. THE SITE IS NOT LOCATED WITHIN OR ADJACENT TO AN RESOURCE PROTECTION AREA (RPA). NO RPAs HAVE BEEN DELINEATED ON THE SITE.

TRIP GENERATION

EXISTING AVERAGE DAILY TRIPS (ADT): 296 UNITS X 6.59 ADT/UNIT = 1951 TRIPS/DAY
PROPOSED AVERAGE DAILY TRIPS (ADT): 720 UNITS X 5.10 ADT/UNIT = 3672 TRIPS/DAY

*AVERAGE DAILY TRIPS DETERMINED USING ITE TRIP GENERATION METHOD

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. _____

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COVER SHEET
SEMINARY OVERLOOK
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
11-15-13
PROFESSIONAL ENGINEER

PLAN STATUS	
11/15/13	CONCEPT STAGE I

DATE	DESCRIPTION
TPB DESIGN	DMR DRAWN / MWS CHKD
SCALE	H: AS SHOWN V:
JOB No.	6283-01-005
DATE :	NOVEMBER 15, 2013
FILE No.	6283-D-PR-005
SHEET	C1.00

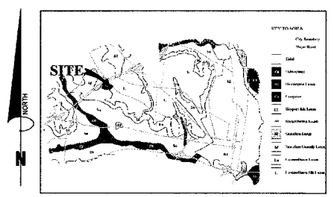
Cad file name : P:\6283 - Seminary Hill\6283-01-005 (ENG) - Concept - DSUP (Mixed)\Engineering\Engineering Plans\Concept\6283-D-PR-005-C1.00-COV-COVER.dwg

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.

ABBREVIATIONS

A	AREA OF ARC
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS
AC	ACRE
ADJ	ADJACENT
AGGR	AGGREGATE
AHD	AHEAD
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREADTH
BC	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV	BLOW OFF VALVE
BRG	BEARING
BRL	BUILDING RESTRICTION LINE
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
c,e	CENTER CORRECTION ON VERTICAL CURVE
C	RUNOFF COEFFICIENT
C&G	CABLE TELEVISION
CATV	CURB AND GUTTER
CB	CATCH BASIN
CBR	CALIFORNIA BEARING RATIO
CC	CENTER TO CENTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CG(R)	CURB AND GUTTER (REVERSE SLOPE)
CH	CHORD
CHBRG	CHORD BEARING
CIP	CAST IRON PIPE
CL	CENTERLINE OR CLASS
℄	CENTERLINE
C/L	CENTERLINE
CLR	CLEAR
CM	CUBIC METERS
CMP	CORRUGATED METAL PIPE
CMS	CUBIC METERS PER SECOND
CN	RUNOFF CURVE NUMBER
CONT	CONTINUOUS
CO	CLEAN OUT
CONC	CONCRETE
CS	CURB STOP
CT	COURT
CTR	CENTERLINE
CY	CUBIC YARD
D	DEPTH
DA	DRAINAGE AREA
DB	DEED BOOK
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DIST	DISTANCE
DL	DOMESTIC LINE
DM	DROP MANHOLE
DOM	DOMESTIC
DR	DRIVE
DRN	DRAINAGE AREA
DS	DOWN SPOUT
DU	DWELLING UNITS
DWG	DRAWING
D/W	DRIVEWAY
△	DELTA
E	RATE OF SUPER ELEVATION
EA	EACH
EBL	EAST BOUND LANE
EC	EROSION CONTROL
EG	EDGE OF GUTTER
EGL	ENERGY GRADIENT LINE
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ES	END SECTION
ESMT	EASEMENT
ETD	EXISTING TO BE DEMOLISHED
ETR	EXISTING TO REMAIN
ETRL	EXISTING TO BE RELOCATED
ETRP	EXISTING TO BE REPLACED
EVCE	ENDING VERTICAL CURVE ELEVATION
EVCS	ENDING VERTICAL CURVE STATION
EW	END WALL
EX	EXISTING
EQC	ENVIRONMENTAL QUALITY CORRIDER
F	FIRE LINE
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FCPA	FAIRFAX COUNTY PARK AUTHORITY
FCWA	FAIRFAX COUNTY WATER AUTHORITY
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUNDATION
FOY	FOYER
FP	FLOOD PLAIN
FPS	FEET PER SECOND
FS	FIRE SERVICE OR FACTOR OF SAFETY
FT	FOOT / FEET
G	GAS
GAR	GARAGE
GFA	GROSS FLOOR AREA
GR	GUARD RAIL OR GRATE INLET
H	HEAD
HC	HANDICAP
HB	HORIZONTAL BEND
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HAND RAIL
HT	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER OR IDENTIFICATION
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
JB	JUNCTION BOX
JNT	JOINT
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT	LATERAL
LOG	LIMITS OF CLEARING & GRADING
LF	LINEAR FEET
LL	LOWER LEVEL
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LT	LEFT
M	MONUMENT FOUND
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MI	MILE
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
NA OR N/A	NOT APPLICABLE
NBL	NORTH BOUND LANE
N/F	NOW OR FORMERLY
NFA	NET FLOOR AREA
NO. OR #	NUMBER
OC	ON CENTER
OBJ	OBJECT
OD	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
OHC	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
P	PERIMETER
P&P	PLAN AND PROFILE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCEC	POINT OF CURVATURE TOP OF CURB
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PFM	PUBLIC FACILITIES MANUAL
PG	PAGE
PGL	POINT OF GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
℄	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PRELIM	PRELIMINARY
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD OR ROOF DRAIN
REINF	REINFORCED
REQD	REQUIRED
RET	RETAINING
REV	REVISION
RGP	ROUGH GRADING PLAN
RMA	RESOURCE MANAGEMENT AREA
ROM	REMOTE OUTSIDE MONITOR
RPA	RESOURCE PROTECTION AREA
RR	RAILROAD
RT	RIGHT
RTE	ROUTE
R/W	RIGHT OF WAY
S	SPEED OR SLOPE
SAN	SANITARY
SBL	SOUTH BOUND LANE
SCH	SCHEDULE
SD	SIGHT DISTANCE
SEC	SECTION
SECT	SECTION
SEW	SEWER
SF	SQUARE FEET
SH	SHOULDER
SP	SPACE OR SITE PLAN
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
STK	STACK
STM	STORM
STR	STRUCTURE
SVC	SERVICE
S/W	SIDEWALK
SWM	STORM WATER MANAGEMENT
Sx	CROSS SLOPE
SY	SQUARE YARD
T	TANGENT
TB	TOP OF BANK OR TEST BORING
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TEMP	TEMPORARY
TH	TEST HOLE
TP	TEST PIT OR TREE PROTECTION
TRANSP	TRANSPORTATION
TW	TOP OF WALL OR TAILWATER
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UD	UNDERDRAIN
UL	UPPER LEVEL
UP	UTILITY POLE
USGS	US GEOLOGICAL SURVEY
V OR VOL	VOLUME
V OR VEL	VELOCITY
VA	VIRGINIA
VAN	HANDICAPPED VAN PARKING SPACE
VB	VERTICAL BEND
VC	VERTICAL CURVE
VDOT	VA DEPT OF TRANSPORTATION
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
WBL	WEST BOUND LANE
WL	WATER LINE
WM	WATER METER
W/M OR WM	WATER MAIN
WQIA	WATER QUALITY IMPACT ASSESMENT
WV	WATER VALVE
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR
Z	SIDE SLOPES

NOTE:
THIS IS A STANDARD SHEET. THEREFORE, SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.



SOILS MAP
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
EX. E.P.	EDGE OF PAVEMENT	PROP. E.P.
EX. C & G	CURB AND GUTTER	CSCG-1
	TRANSITION FROM CSCG-2 TO CSCG-1	CSCG-2 CSCG-1
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF DISTURBANCE	LOD
	TREE LINE	LOD
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
EX 8" W/M	WATER LINE	8" DIP W/M
EX. W/V	WATER VALVE	
	WATER REDUCER	
EX 8" SAN	SANITARY SEWER	8" SAN
EX 18" RCP	STORM SEWER	18" RCP
CATV	CABLE TV	CATV
UGE	ELECTRIC SERVICE	E
T	TELEPHONE SERVICE	T
G	GAS LINE	G
OHE	OVERHEAD ELECTRIC	OHE
EAT	OVERHEAD TELEPHONE	EAT
+ 25.32	SPOT ELEVATION	+25.32
⌀	UTILITY POLE	⌀
	SIGN	
EX A	SANITARY SEWER IDENTIFIER	A
EX 2	STORM DRAIN IDENTIFIER	2
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	12
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
	TEST PIT LOCATION RECOMMENDED/REQUIRED	TP
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	DOOR ENTRANCE	
	HANDICAP RAMP (CSRP-1)	
	DENOTES CLEAR SIGHT TRIANGLE	
15" OAK	TREE	
	BENCHMARK	BM #1 TRV #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	BRICK SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	

GENERAL NOTES

1. ALL EXISTING CONDITIONS AND SURVEY INFORMATION IS BASED ON INFORMATION PROVIDED BY HOLLAND ENGINEERING DATED DECEMBER, 1 1993 AND RECORD INFORMATION.

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. _____

Bowman
CONSULTING

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2121 Eisenhower Avenue
Suite 302
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Fax: (703) 683-5781

www.bowmanconsulting.com
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NOTES, ABBREVIATIONS AND LEGEND

SEMINARY OVERLOOK

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
11-15-13
PROFESSIONAL ENGINEER

PLAN STATUS	
11/15/13	CONCEPT STAGE I

DATE	DESCRIPTION

TPB	DMR	MWS
DESIGN	DRAWN	CHKD

SCALE H:
V:

JOB No. 6283-01-005

DATE : NOVEMBER 15, 2013

FILE No. 6283-D-PR-005

SHEET C2.00

Cad file name : P:\6283 - Seminary HBA\6283-01-005 (EAC) - Concept - DSUP (Mixed)\Engineering\Engineering Plans\Concept\6283-D-PR-005-C2.00-LEG-NOTES.dwg

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.

I-395 NBL
HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE ROUTE 395
(VARIABLE WIDTH)

N. VAN DORN STREET

LIMITED ACCESS RAMP FROM I-395

SEMINARY ROAD

SEMINARY ROAD

WRIT-MBA-LLC
TM 020.03-01-02
4661 KENMORE AVENUE
ALEXANDRIA, VIRGINIA 22304
ZONE: OCH
USE: RESTAURANT/FAST FOOD

VA STATE GRID NORTH

N

WASHINGTON REAL ESTATE INVESTMENT TRUST
TM 030.01-02-01
4660 KENMORE AVENUE
ALEXANDRIA, VIRGINIA 22304
ZONE: OCH
USE: OFFICE BLDG

T.M. 030.01-01-01
HOME PROPERTIES SEMINARY TOWERS LLC
4801 KENMORE AVENUE
ALEXANDRIA, VA 22304
ZONE: CDD #22
USE: MULTI-FAMILY WITH MINOR COMMERCIAL USES

SEMINARY TOWERS

SEMINARY ROAD
STATE ROUTE 716

PARKSIDE AT ALEXANDRIA
TM 029.02-04-1425B
ALEXANDRIA, VIRGINIA 22304
USE: CONDO GARDEN (730) 3-STORY
ZONE: RA

KENMORE AVENUE

SEMINARY HILLS

T.M. 030.01-01-02
HOME PROPERTIES SEMINARY HILLS LLC
4800 KENMORE AVENUE
ZONE: CDD #22
USE: GARDEN APT. 3-STORY

POOL

POOL

FRANCIS HAMMOND MIDDLE SCHOOL
TM 030.01-01-03
D.B. 352, PG. 449
4646 SEMINARY RD.
ALEXANDRIA, VIRGINIA 22304

FRANOS HAMMOND MIDDLE SCHOOL
D.B. 352, PG. 449
4646 SEMINARY RD.
ALEXANDRIA, VIRGINIA 22304
TM 030.01-01-03

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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.

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.

Bowman CONSULTING

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Fax: (703) 683-5781
www.bowmanconsulting.com
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EXISTING CONTEXTUAL PLAN

SEMINARY OVERLOOK

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
PROFESSIONAL ENGINEER
11-15-13

PLAN STATUS	
11/15/13	CONCEPT STAGE I
DATE	DESCRIPTION

TPB	DMR	MWS
DESIGN	DRAWN	CHKD

SCALE	H: 1"=50' V:
JOB No.	6283-01-005
DATE :	NOVEMBER 15, 2013
FILE No.	6283-D-PR-005
SHEET	C3.00

Cad file name : P:\6283 - Seminary Hills\6283-01-005 (DVG) - Concept - DSUP (Mixed)\Engineering\Engineering Plans\Concept\6283-D-PR-005-C3.00-CTX-EXISTING CONTEXTUAL PLAN.dwg

I-395 NBL
HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE ROUTE 395
(VARIABLE WIDTH)

N. VAN DORN STREET

LIMITED ACCESS RAMP FROM I-395

SEMINARY ROAD

SEMINARY ROAD

STATE ROUTE 716

KENMORE AVENUE

VA STATE GRID NORTH

N

WRIT-MBA-LLC
TM 030.02-01-02
4661 KENMORE AVENUE
ALEXANDRIA, VIRGINIA 22304
USE: RESTAURANT/FAST FOOD
ZONE: OCH

WASHINGTON REAL ESTATE INVESTMENT TRUST
TM 030.01-02-01
4660 KENMORE AVENUE
ALEXANDRIA, VIRGINIA 22304
USE: OFFICE BLDG
ZONE: OCH

HOME PROPERTIES SEMINARY TOWERS, LLC
REMAINDER OF PARCEL 3332-01-01
437,799 SQ. FT. OR 10.05026 AC.
TM: 030.01-01-01
ZONED: RC

HOME PROPERTIES SEMINARY HILLS, LLC
PARCEL 3332-01-02
532,044 SQ. FT. OR 12.21405 AC.
TM: 030.01-01-02
ZONED: RA

PARKSIDE AT ALEXANDRIA
TM 029.02-0A-1425B
ALEXANDRIA, VIRGINIA 22304
USE: CONDO GARDEN (730) 3-STORY
ZONE: RA

FRANCIS HAMMOND MIDDLE SCHOOL
TM 030.01-01-03
D.B. 352, PG. 449
4646 SEMINARY RD.
ALEXANDRIA, VIRGINIA 22304

FRANCIS HAMMOND MIDDLE SCHOOL
D.B. 352, PG. 449
4646 SEMINARY RD.
ALEXANDRIA, VIRGINIA 22304
TM 030.01-01-03

PER HISTORICAL MAPS, THERE IS EVIDENCE OF MARINE CLAYS ON THIS SITE.

NOTE: BASE INFORMATION BY HOLLAND ENGINEERING DATED 12/01/93. (THIS INFORMATION IS ONLY FOR ILLUSTRATIVE PURPOSES ONLY)

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. _____

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OVERALL EXISTING CONDITIONS PLAN

SEMINARY OVERLOOK

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
11-15-13
PROFESSIONAL ENGINEER

PLAN STATUS	
11/15/13	CONCEPT STAGE I

DATE	DESCRIPTION

TPB	DMR	MWS
DESIGN	DRAWN	CHKD

SCALE H: 1"=50' V:

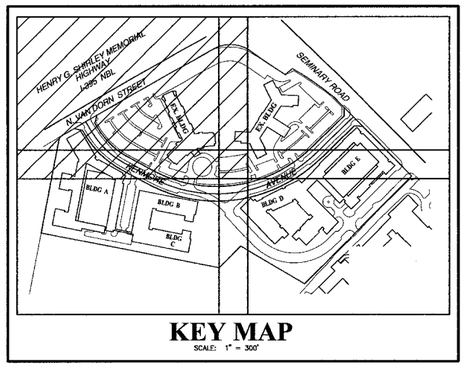
JOB No. 6283-01-005

DATE : NOVEMBER 15, 2013

FILE No. 6283-D-PR-005

SHEET C4.00

Cad file name : P:\6283 - Seminary Hills\6283-01-005 (DNG) - Concept - DSUP (Amend)\Engineering\Plans\Concept\6283-D-PR-005-C4.00-XFT-OVRALL EX-COND.dwg



KEY MAP

SCALE: 1" = 300'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

VA STATE GRID NORTH ZONE

N

I-395 NBL

HENRY G. SHIRLEY MEMORIAL HIGHWAY

INTERSTATE ROUTE 395

(VARIABLE WIDTH)

N. VAN DORN STREET

(60' WIDE)

HOME PROPERTIES SEMINARY TOWERS, LLC

REMAINDER OF PARCEL 3332-01-01

437,789 SQ. FT. OR 10.05026 AC.

TM: 030.01-01-01

ZONED: RC

T.M. 030.01-01-01
HOME PROPERTIES
SEMINARY TOWERS LLC
440,945 S.F.

MATCHLINE
(SEE SHEET C4.20)

MATCHLINE
(SEE SHEET C4.30)

LIMITED ACCESS

59 SPACES @ 8.5' X 18'

20' EMER. VEH. ESM'T
(INST. 010003179)

87 SPACES @ 9' X 18'

22' EMERGENCY VEHICLE & PUBLIC ACCESS EASEMENT
(INST. NO. 010003179)

60' EASEMENT FOR UTILITIES AND INGRESS & EGRESS
(DB 504, PG. 34)

VEPCO ESM'T
(DB 507, PG 482)
(DB 545, PG 666)

(DB 568, PG 286)

APPROX. UNDERGROUND DOMINION POWER

APPROX. UNDERGROUND VAULT

EX. 4" GAS SERVICE (PER RECORDS)

EX. 4" GAS MAIN (PER RECORD)

EX. 30" W/M

EX. 16" W/M

EX. 24" W/M

EX. 8" SAN

EX. 8" STM

EX. SIGNALIZED INTERSECTION

BUS SHELTER

BUS STOP

TRAF. SIG.

TELE MH

EX. BMP STRUCTURE

CONC. RET. WALL

RET. WALL

POOL

ASPHALT COURT

SLATE WALK

7' CLF

7' CLF W/ SLATE

CONCRETE SIDEWALK

BENCH TYP.

ELEC. BOX

SHUFFLE BOARD

CONC.

CONCRETE SIDEWALK

FOUNTAIN

PLANTER (TYP.)

ASPH PARKING

27 SPACES @ 8' X 16'

15 SPACES @ 8' X 16'

17 SPACES @ 9' X 18'

13 SPACES @ 10' X 18'

11 SPACES @ 9' X 18'

10 SPACES @ 9' X 15'

15 SPACES @ 9.5' X 18'

4 SP @ 10' X 18'

4 SPACES @ 9' X 15'

6 HC SPS @ 9' X 18'

18 SPACES @ 10' X 18'

19 SPACES @ 8' X 16'

18 SPACES @ 8.5' X 16'

13 SPACES @ 10' X 19'

2 TRANS

1 SP @ 9' X 18'

4 SPACES @ 10' X 18'

2 RSVD SP @ 9.5' X 19'

HC RAMP

1 STORY BRICK

LOADING AREA

DUMPSTER

GEN.

OIL FILL

BOLLARDS (TYP.)

F.F.= 246.97 MECH. PIT

F.F.= 247.05

F.W.

F.F.= 247.08

F.F.= 247.09

F.F.= 247.06

F.F.= 246.94

F.F.= 247.04

F.F.= 247.00

F.F.= 245.25

F.F.= 244.98

F.F.= 245.18

EX. 13 STORIES BRICK #4801

CANOPY

TIMWOOD

#4842 F.F.= 248.69

#4840 F.F.= 248.38

C1 L127.95' R705.56'

C2 L47.69' R142.00'

C3 L193.83' R360.00'

C4 L112.16' R360.00'

C5 L117.78' R360.00'

S 30°03'03" E 118.22'

S 61°26'00" E 112.16'

S 61°26'00" E 117.78'

N 30°03'03" W 118.22'

(PER RECORD)

4" ASPHALT WALK

10' SAN. SEW. ESM'T (DB 532, PG 521)

60' ESM'T FOR UTILITIES AND INGRESS & EGRESS (DB 504, PG. 34)

ONE-WAY

CONC.

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.

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EXISTING CONDITIONS PLAN (SHEET 1 OF 4)

SEMINARY OVERLOOK

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
PROFESSIONAL ENGINEER
11-15-13

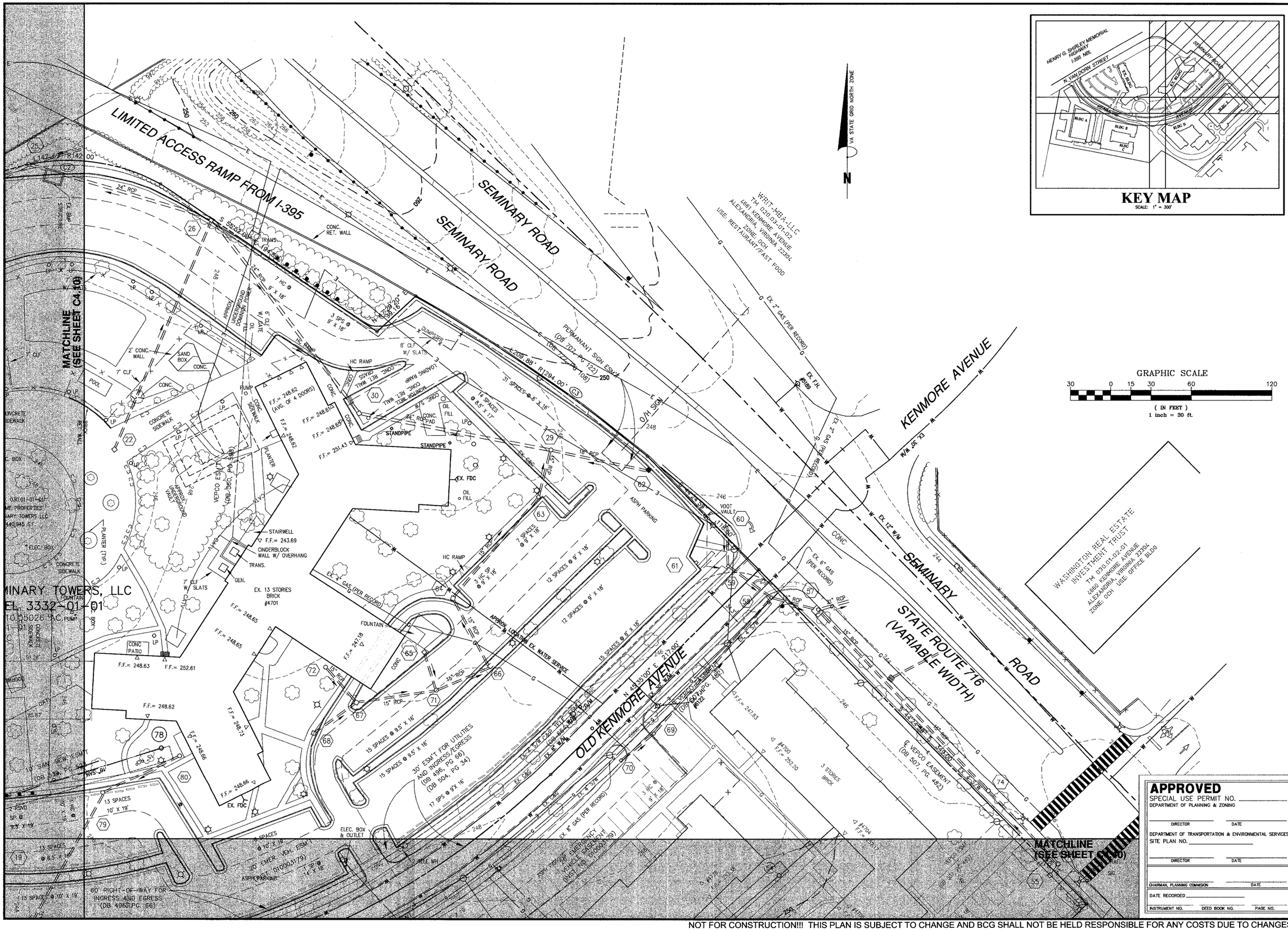
PLAN STATUS	
11/15/13	CONCEPT STAGE I

DATE	DESCRIPTION

TPB DESIGN	DMR DRAWN	MWS CHKD

SCALE	H: 1"=30' V:
JOB No.	6283-01-005
DATE :	NOVEMBER 15, 2013
FILE No.	6283-D-PR-005
SHEET	C4.10

Cad file name = P:\6283 - Seminary Hills\6283-01-005 (NG) - Concept - JSUP (Wood)\Engineering Plans\Concept\6283-D-PR-005-C4.10-XP-EX-COND.dwg



KEY MAP
SCALE: 1" = 300'

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

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EXISTING CONDITIONS PLAN (SHEET 2 OF 4)

SEMINARY OVERLOOK

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
11-15-13
PROFESSIONAL ENGINEER

PLAN STATUS	
11/15/13	CONCEPT STAGE I

DATE	DESCRIPTION	
TPB DESIGN	DMR DRAWN	MWS CHKD
SCALE	H: 1"=30' V:	
JOB No.	6283-01-005	
DATE :	NOVEMBER 15, 2013	
FILE No.	6283-D-PR-005	
SHEET	C4.20	

Cad file name : P:\6283 - Seminary Hills\6283-01-005 (ENG) - Concept - DSUP (Mixed)\Engineering\Engineering Plans\Concept\6283-D-PR-005-C4.10-XFT-EX-COND.dwg

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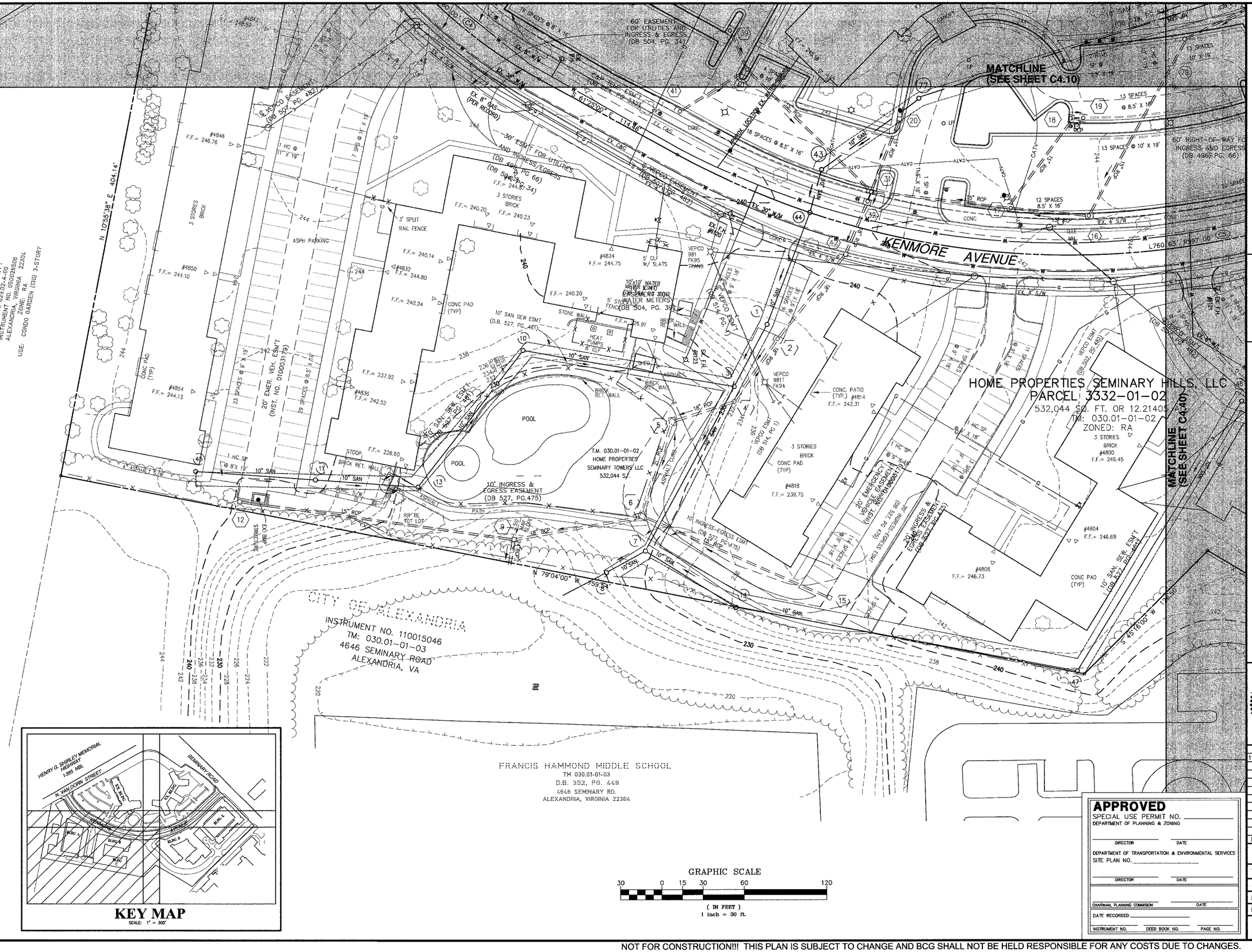

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SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
_____ DIRECTOR _____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
_____ DIRECTOR _____ DATE
_____ CHAIRMAN, PLANNING COMMISSION _____ DATE
DATE RECORDED _____
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EXISTING CONDITIONS PLAN (SHEET 3 OF 4)

SEMINARY OVERLOOK

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
PROFESSIONAL ENGINEER

PLAN STATUS	
11/15/13	CONCEPT STAGE I

DATE	DESCRIPTION
TPB DESIGN	DMR DRAWN / MWS CHKD
SCALE	H: 1"=30' V:
JOB No.	6283-01-005
DATE :	NOVEMBER 15, 2013
FILE No.	6283-D-PR-005
SHEET	C4.30

Cad file name : P:\6283 - Seminary Hills\6283-01-005 (END) - Concept - DSUP (Area)\Engineering\Engineering Plans\Concept\6283-D-PR-005-C4.10-XF-EX-CND.dwg

MATCHLINE (SEE SHEET C4.20)

MATCHLINE (SEE SHEET C4.30)

OLD KENMORE AVENUE

60' RIGHT-OF-WAY FOR INGRESS AND EGRESS (DB 4965 PG. 66)

SEMINARY HILLS, LLC
3332-01-02
FT. OR 12.21405 AC.
030.01-01-02
ZONED: RA

CITY OF ALEXANDRIA
INSTRUMENT NO. 110015034.6
TM 030.01-01-03
4646 SEMINARY ROAD
ALEXANDRIA, VA

FRANCIS HAMMOND MIDDLE SCHOOL
D.B. 352, PG. 449
ALEXANDRIA, VIRGINIA 22304
TM 030.01-01-03

VA STATE GRID NORTH ZONE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

KEY MAP
SCALE: 1" = 300'

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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EXISTING CONDITIONS PLAN (SHEET 4 OF 4)

SEMINARY OVERLOOK

CITY OF ALEXANDRIA

VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
PROFESSIONAL ENGINEER
11-15-13

PLAN STATUS	
11/15/13	CONCEPT STAGE 1

DATE	DESCRIPTION

TPB DESIGN	DMR DRAWN	MWS CHKD

SCALE	H: 1"=30' V:
JOB No.	6283-01-005
DATE :	NOVEMBER 15, 2013
FILE No.	6283-D-PR-005
SHEET	C4.40

Cad file name : P:\6283 - Seminary Hills\6283-01-005 (DMD) - Concept - DSUP (Waiver)\Engineering Plans\Concept\6283-D-PR-005-C4.40-EXI-ES-COND.dwg

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

I-395 NBL
HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE ROUTE 395
(VARIABLE WIDTH)

N. VAN DORN STREET

LIMITED ACCESS RAMP FROM I-395

SEMINARY ROAD

SEMINARY ROAD

WRIT-MBA-LLC
TM 020.03-01-02
4661 KENMORE AVENUE
ALEXANDRIA, VIRGINIA 22304
ZONE: OCH
USE: RESTAURANT/FAST FOOD

VA STATE GRID NORTH

N

SITE AREA

WASHINGTON REAL ESTATE INVESTMENT TRUST
TM 030.01-02-01
4660 KENMORE AVENUE
ALEXANDRIA, VIRGINIA 22304
ZONE: OCH
USE: OFFICE BLDG

SEMINARY ROAD
STATE ROUTE 716

LIGHTED INTERSECTION

EX. GREEN SPACE

EXISTING TO REMAIN

EX. BLDG
TO REMAIN
13 FLOORS
HEIGHT
143 +/- FT.

EX. BLDG
TO REMAIN
13 FLOORS
HEIGHT
143 +/- FT.

PARKSIDE AT ALEXANDRIA
TM 029.02-0A-1425B
ALEXANDRIA, VIRGINIA 22304
ZONE: RA
USE: CONDO GARDEN (130) 3-STORY

LANDBAY B
5 FLOORS
USE: RESIDENTIAL

(546 SP ON 7 LEVELS INCLUDING BASEMENT)

LOT AREA: 5.58 AC.

PRIVATE ROAD B

KENMORE AVENUE
ROW DEDICATION (39')

OLD KENMORE AVENUE
ROW DEDICATION (39')

LANDBAY A
5 FLOORS
USE: RESIDENTIAL

POOL

(634 SP ON 7 LEVELS INCLUDING BASEMENT)

PRIVATE ROAD A

ENTRANCE CLOSED

SIGNALIZED INTERSECTION

NEW CONNECTION ENTRANCE

CENTRAL GREEN
OPEN SPACE (34,000+ SF)
PUBLIC ACCESS EASEMENT

NEW KENMORE AVENUE
ROW DEDICATION (64')

LOT AREA: 3.69 AC.

FRANCIS HAMMOND MIDDLE SCHOOL
TM 030.01-01-03
D.B. 352, PG. 449
4646 SEMINARY RD.
ALEXANDRIA, VIRGINIA 22304

FRANCIS HAMMOND MIDDLE SCHOOL
D.B. 352, PG. 449
4646 SEMINARY RD.
ALEXANDRIA, VIRGINIA 22304
TM 030.01-01-03

PER HISTORICAL MAPS, THERE IS EVIDENCE OF MARINE CLAYS ON THIS SITE.

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 _____

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OVERALL PROPOSED DEVELOPMENT PLAN

SEMINARY OVERLOOK

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
11-5-13
PROFESSIONAL ENGINEER

PLAN STATUS	
11/15/13	CONCEPT STAGE 1

DATE	DESCRIPTION

TPB DESIGN	DMR DRAWN	MWS CHKD

SCALE H: 1"=50'
V:

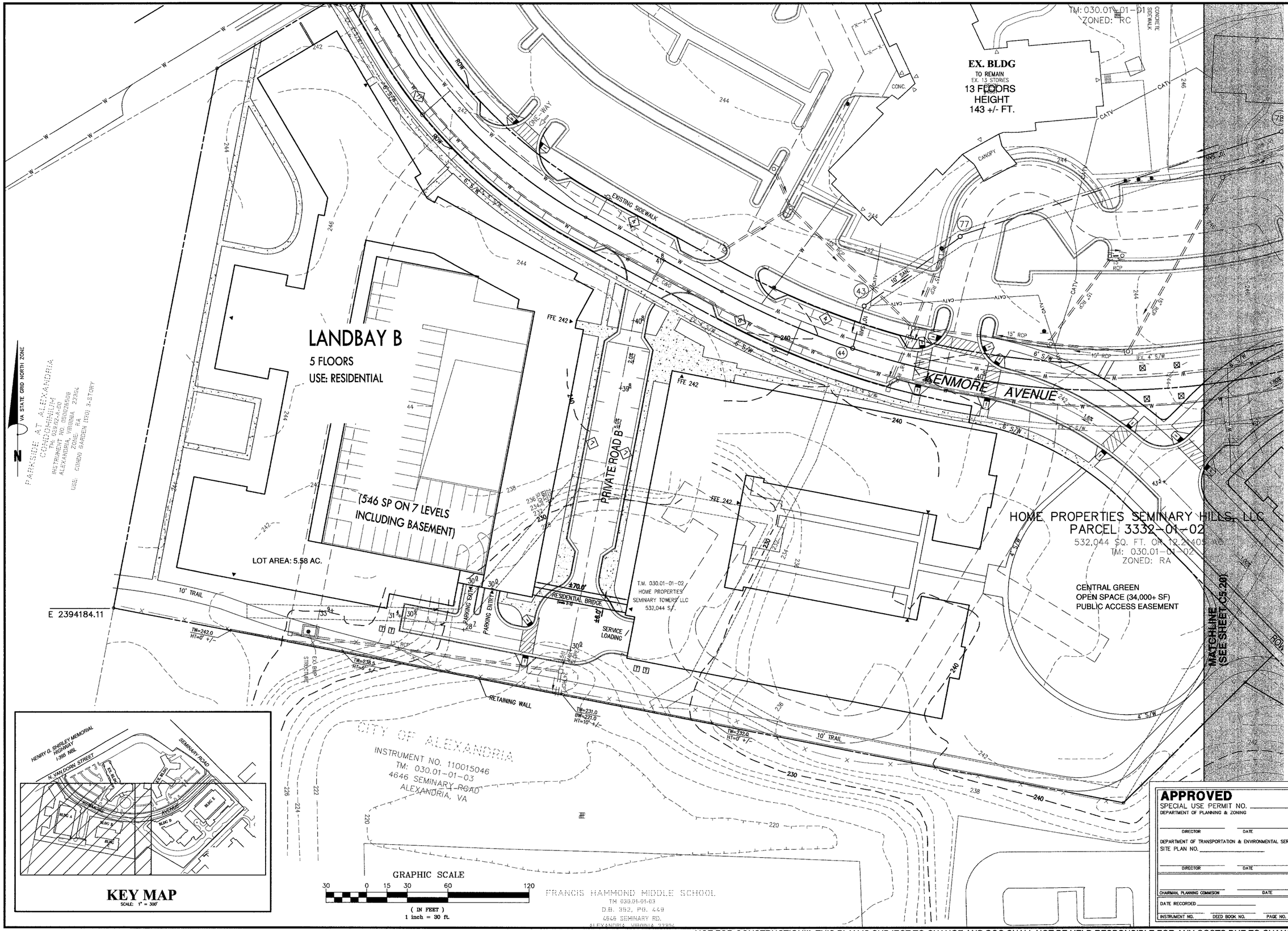
JOB No. 6283-01-005

DATE : NOVEMBER 15, 2013

FILE No. 6283-D-PR-005

SHEET C5.00

Ccd file name - P:\6283 - Seminary Hills\6283-01-005 (DNC) Concept - DSUP (Word)\Engineering Plans\Concept\6283-D-PR-005-C5.00-OVR-OVERALL PLAN.dwg



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CONCEPTUAL SITE PLAN (SHEET 1 OF 2)

SEMINARY OVERLOOK

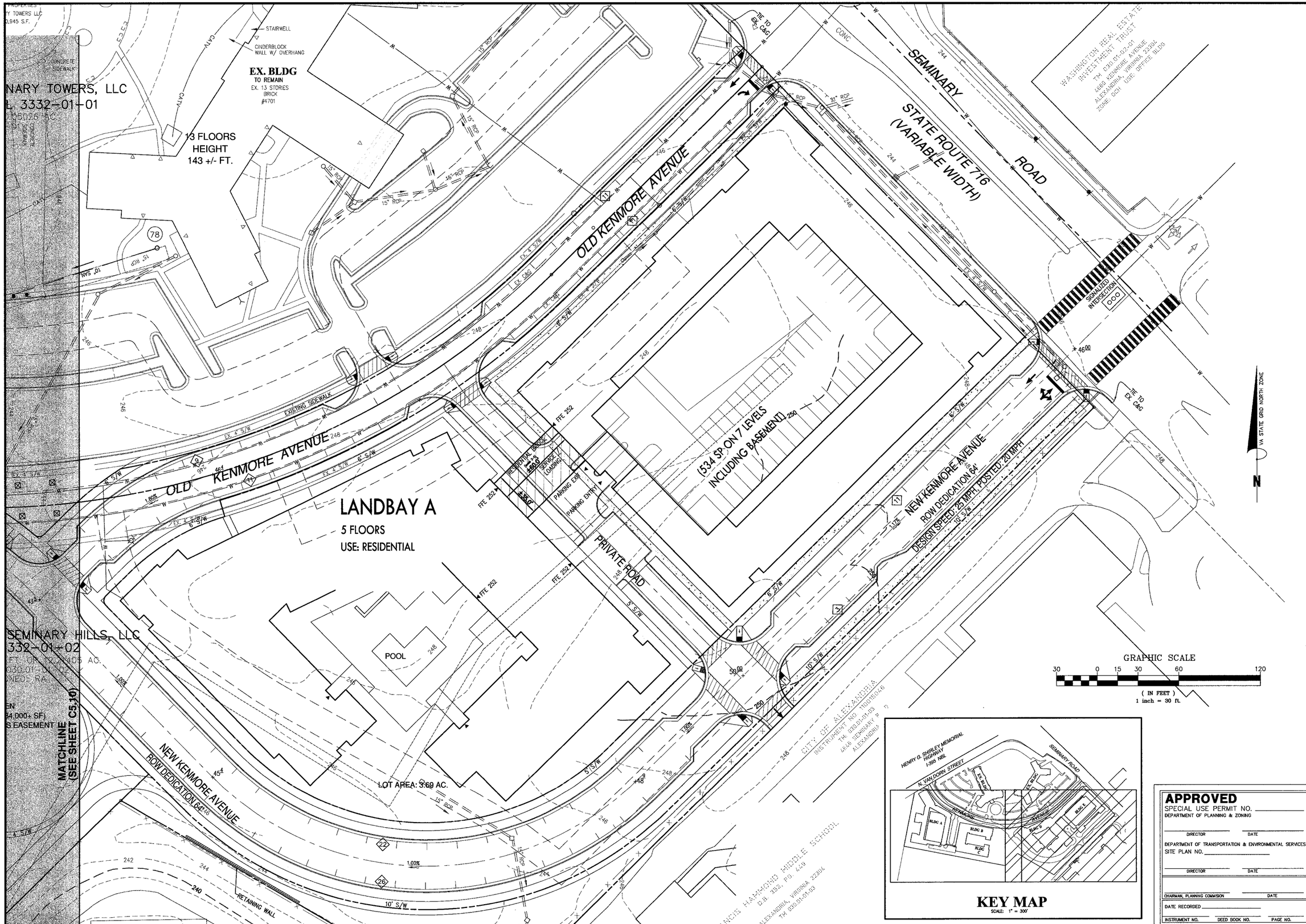
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
PROFESSIONAL ENGINEER

PLAN STATUS	
11/15/13	CONCEPT STAGE I

DATE	DESCRIPTION
TPB DESIGN	DMR DRAWN / MWS CHKD
SCALE	H: 1"=30' V:
JOB No.	6283-01-005
DATE :	NOVEMBER 15, 2013
FILE No.	6283-D-PR-005
SHEET	C5.10

Cad file name : P:\6283 - Seminary Hills\6283-01-005 (DMD) - Concept - CSUP (Mixed)\Engineering\Engineering Plans (Concept)\6283-D-PR-005-CS-10-CSP- CONCEPT-PLAN.dwg



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SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISION _____ DATE _____

DATE RECORDED _____

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

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CONCEPTUAL SITE PLAN (SHEET 2 OF 2)

SEMINARY OVERLOOK

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
11-15-13
PROFESSIONAL ENGINEER

PLAN STATUS	
11/15/13	CONCEPT STAGE I

DATE	DESCRIPTION	
TPB DESIGN	DMR DRAWN	MWS CHKD
SCALE	H: 1"=30' V:	
JOB No.	6283-01-005	
DATE :	NOVEMBER 15, 2013	
FILE No.	6283-D-PR-005	
SHEET	C5.20	

Cad file name : P:\6283 - Seminary Hills\6283-01-005 (ENG) - Concept - DSUP (Mixed)\Engineering\Engineering Plans\Concept\6283-D-PR-005-C5.10-COP-CONCEPT-PLAN.dwg

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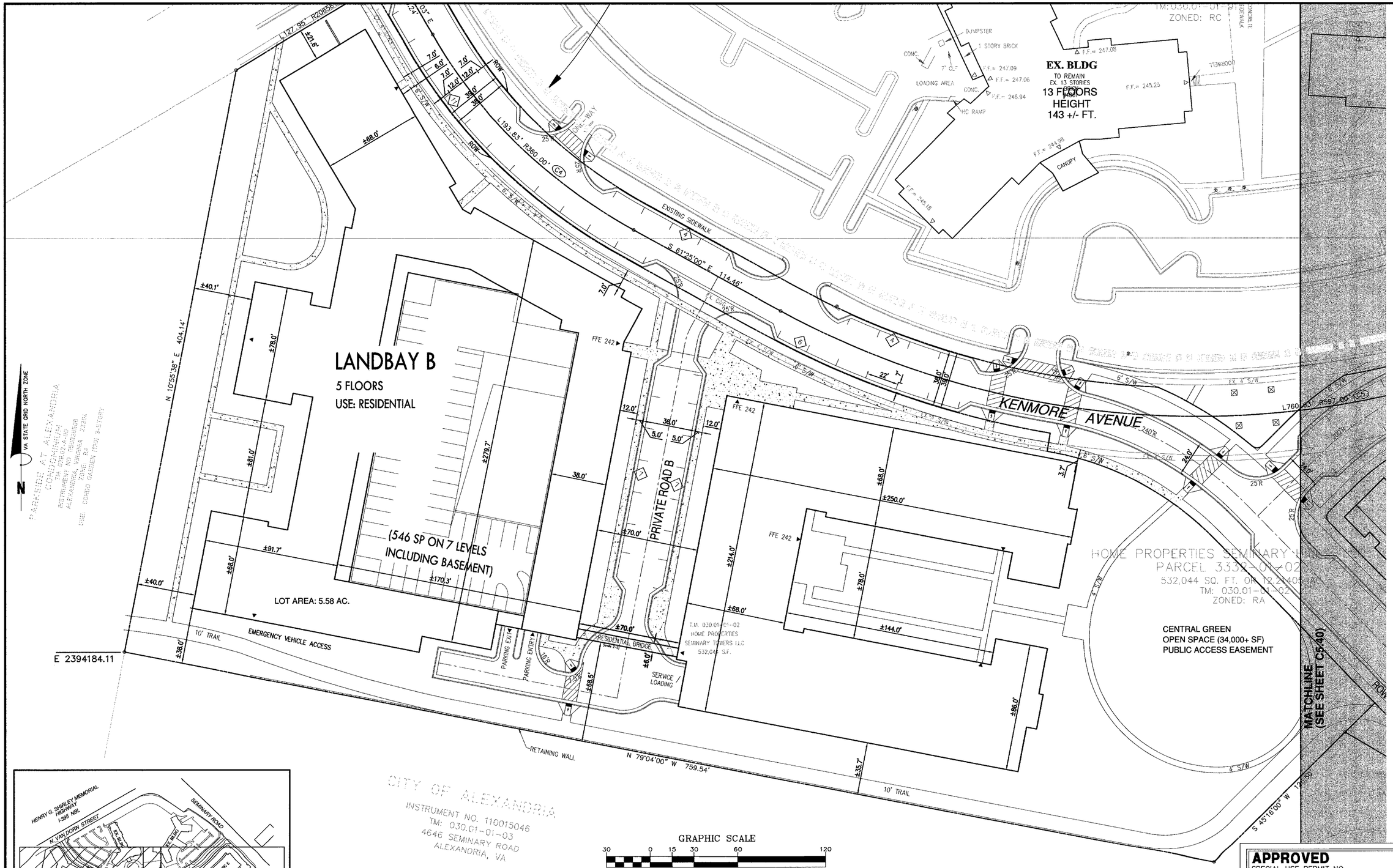
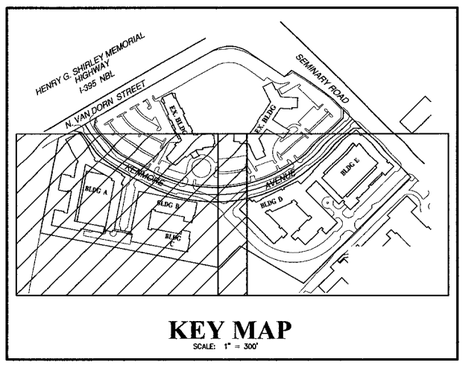


GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



KEY MAP
SCALE: 1" = 300'

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. _____

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DIMENSION PLAN (SHEET 1 OF 2)

SEMINARY OVERLOOK

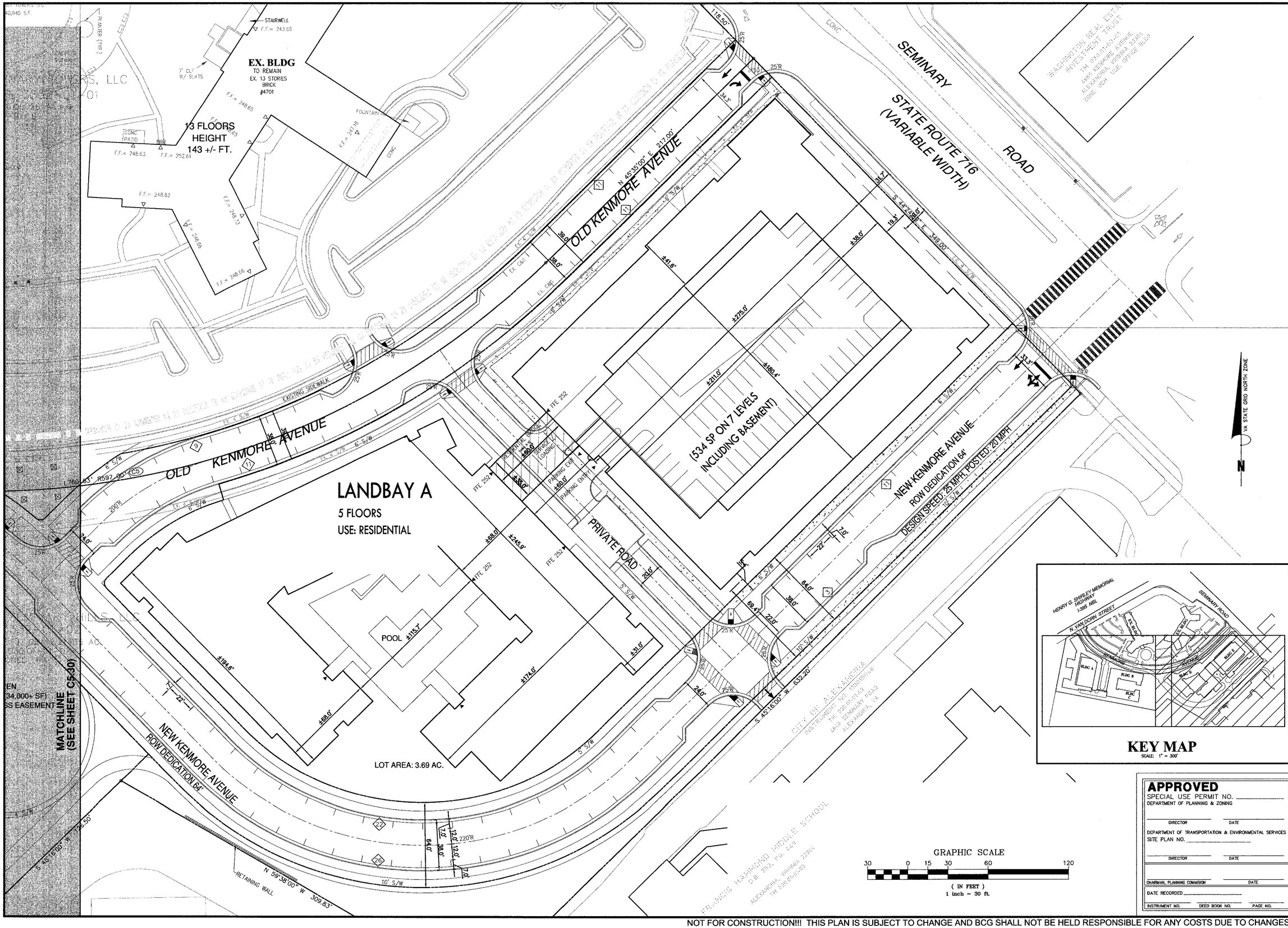
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
11-15-13
PROFESSIONAL ENGINEER

PLAN STATUS	
11/15/13	CONCEPT STAGE I

DATE	DESCRIPTION
TPB DESIGN	DMR DRAWN / MWS CHKD
SCALE	H: 1"=30' V:
JOB No.	6283-01-005
DATE :	NOVEMBER 15, 2013
FILE No.	6283-D-PR-005
SHEET	C5.30

Cad file name = P:\6283 - Seminary Hills\6283-01-005 (SVG) - Concept - DSUP (Mass)\Engineering\Engineering Plans\Concept\6283-D-PR-005-C5.30- DIM PLAN.dwg



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.

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DIMENSION PLAN (SHEET 2 OF 2)

SEMINARY OVERLOOK

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
11-15-13
PROFESSIONAL ENGINEER

PLAN STATUS	
11/15/13	CONCEPT STAGE I

DATE	DESCRIPTION	
TPB DESIGN	DMR DRAWN	MWS CHKD
SCALE	H: 1"=30' V:	
JOB No.	6283-01-005	
DATE :	NOVEMBER 15, 2013	
FILE No.	6283-D-PR-005	
SHEET	C5.40	

Cad file name : P:\6283 - Seminary Hills\6283-01-005 (ENG) - Concept - DSUP (Mixed)\Engineering\Engineering Plans\Concept\6283-D-PR-005-C5.30-DIM-PLAN.dwg

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.