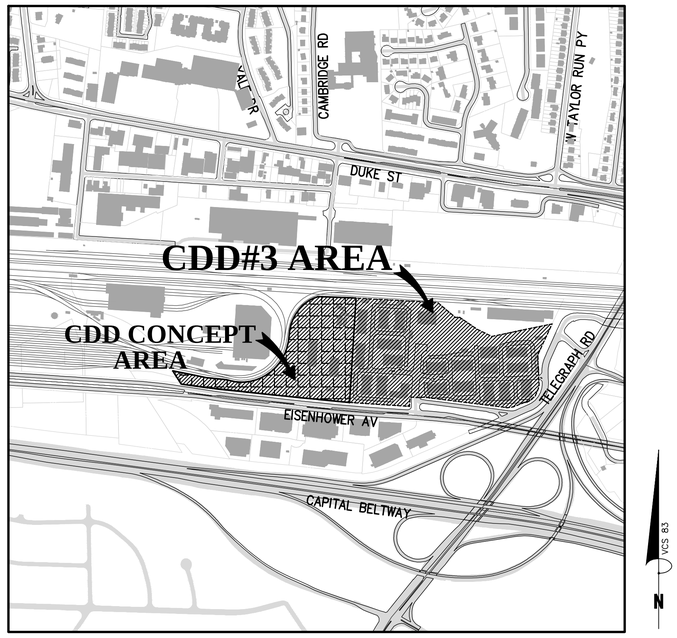
2901 EISENHOWER AVENUE
COORDINATED DEVELOPMENT DISTRICT
CDD CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA
NOVEMBER 17, 2015



VICINITY MAP
SCALE : 1" = 500'

ADJACENT PROPERTIES

THE PROPOSED DEVELOPMENT WILL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES FROM ADVERSE EFFECTS OF THE CONSTRUCTION AND OPERATION OF THE DEVELOPMENT IN THE FUTURE. THE CONSTRUCTION OF EACH PHASE OF DEVELOPMENT WILL FOLLOW ALL REQUIRED CITY CODES.

BUILDING HEIGHTS

MAXIMUM BUILDING HEIGHT: 225' WITH VARIETY OF BUILDING HEIGHTS

DWELLING UNITS

MULTIFAMILY BUILDING 1 (SOUTH) = 197 UNITS
MULTIFAMILY BUILDING 2 (NORTH) = 336 UNITS
TOWNHOUSE BUILDINGS 3-13 = 67 UNITS
TOTAL = 600 UNITS

PARKING SPACES

MAXIMUM NUMBER OF PARKING SPACES AND GENERAL LOCATION AND CHARACTER OF PARKING SPACES HAVE BEEN ADDRESSED WITH SUBSEQUENT DSUP APPLICATION.

SPECIAL AMENITIES

ANY PROPOSED SPECIAL AMENITIES WILL BE ADDRESSED WITH SUBSEQUENT DSUP APPLICATIONS.

PHASING

GENERAL DEVELOPMENT PHASING IS SHOWN ON SHEET C3.00. ANY INTERIM USES AND DIVISIONS OF THE DISTRICT INTO SECTIONS WILL BE ADDRESSED WITH SUBSEQUENT DSUP APPLICATIONS, IF APPLICABLE.

FLOOR AREAS AND FAR

APPROXIMATE CDD AREA: ± 8.98 AC.

PROPOSED FLOOR AREA RATIO: FAR PROVIDED = 1,068,430 SF / 391,093 SF = 2.73
EXISTING FLOOR AREA RATIO: 0 – VACANT LAND

NET FLOOR AREA:
MULTIFAMILY BUILDING 1(SOUTH)* = 335,107 SF
MULTIFAMILY BUILDING 2(NORTH) = 529,588 SF
TOWNHOUSE = 203,735 SF
TOTAL = 1,068,430 SF

PUBLIC/PRIVATE IMPROVEMENTS

NO PUBLIC IMPROVEMENTS ARE PROPOSED UNDER THIS CDD. NO ROW DEDICATIONS ARE PROPOSED UNDER THIS CDD. PRIVATE ROADS ARE PROPOSED UNDER THIS CDD.

THE SITE IMPROVEMENTS INCLUDE NEW BUILDINGS AND SUPPORT UTILITY INFRASTRUCTURE. ADDITIONAL IMPROVEMENTS WILL BE ADDRESSED UNDER SUBSEQUENT DSUP APPLICATIONS.

ENVIRONMENTAL INFORMATION

SPECIAL SOIL CONDITIONS EXIST ON SITE AND RECOMMENDATIONS AND REMEDIATION HAVE BEEN NOTED BY _____ DATED _____, PER GEOTECHNICAL REPORT TITLED _____.

SHEET INDEX

C1.00 COVER SHEET
C2.00 COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN
C3.00 PRELIMINARY PHASING PLAN
C4.00 EXISTING CONDITIONS (1 OF 4)
C4.10 EXISTING CONDITIONS (2 OF 4)
C4.20 EXISTING CONDITIONS (3 OF 4)
C4.30 EXISTING CONDITIONS (4 OF 4
C5.00 CONCEPTUAL DESIGN PLAN

(8 TOTAL SHEETS)

CDD CONCEPT PLAN STATEMENT

THE APPLICANT REQUESTS APPROVAL OF A COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN FOR TWO (1) MULTIFAMILY BUILDING (470,634 NSF) WITH 300 UNITS, (1) MULTIFAMILY (303,363 NSF) WITH 200 UNITS AND 9000 SF OF RETAIL/OR HOTEL USE AND 67 TOWNHOUSES (203,735 NSF). ADDITIONALLY, PRIVATE ROADS, ALLEYS AND SUPPORT UTILITY INFRASTRUCTURE IS PROPOSED FOR CONSTRUCTION.

SEE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION.

OWNER

RUSHMARK EISENHOWER, LLC
2900 FAIRVIEW PARK DRIVE
FALLS CHURCH, VA 22042
ATTN: NEAL KUMAR
PHONE: (703) 846-9829

ATTORNEY

WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VA 22201
ATTN: CATHY PUSKAR
PHONE: (703) 528-4700

CIVIL ENGINEER

BOWMAN CONSULTING GROUP
2121 EISENHOWER AVENUE, SUITE 302
ALEXANDRIA, VIRGINIA 22314
ATTN: STEVEN LIAM, PE, PROJECT MANAGER
MARK S. STIRES, P.E., PRINCIPAL
PHONE: (703) 548-2188

ARCHITECT

HORD | COPLAN | MACHT
2000 DUKE STREET, SUITE 120
ALEXANDRIA, VIRGINIA 22314
ATTN: JOE SCHNEIDER
PHONE: (571) 388-7761

APPROVED
SPECIAL USE PERMIT NO. 2015-0001
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.

Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
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Alexandria, Virginia 22314
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www.bowmanconsulting.com

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COVER SHEET
2901 EISENHOWER AVENUE
CDD CONCEPT PLAN
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
11/17/15
PROFESSIONAL ENGINEER

PLAN STATUS	
09/04/15	1ST SUBMISSION
10/13/15	2ND SUBMISSION
11/17/15	3RD SUBMISSION

DATE	DESCRIPTION

DAP	DAP	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=500' V: N/A
JOB No. 8316-01-003
DATE : NOVEMBER, 2015
FILE No. 8316-D-PR-003
SHEET C1.00

Cad file name: C:\Temp\AcPublish_5372\8316-D-PR-003-C1.00-COVER.dwg

APPROXIMATE LIMITS OF
PROPOSED COORDINATED
DEVELOPMENT DISTRICT

RAIL LINE

METRO LINE

MULTIFAMILY BUILDING
BUILDING HEIGHT = ±220FT
300 UNITS
529,588 NSF
560,182 GSF

TOWNHOMES
BUILDING HEIGHT = ±45 FT
67 UNITS
203,735 NSF
218,767 GSF

MULTIFAMILY BUILDING/OR HOTEL
BUILDING HEIGHT = ±170FT
200 UNITS
335,107 NSF / 140 HOTEL ROOM
342,734 GSF

OPEN SPACE

NO CHANGES
PROPOSED

MONACAN ST

ICE HOUSE RD

WILLIAMSBURG ST

MILL RD

TELEGRAPH RD

EISENHOWER AV

BUS ROUTE

PROPERTY	PARCEL ID	ADDRESS	PROPERTY NAME	LAND DESCRIPTION	OWNER ADDRESS				LAND SF	ZONING
1	072.03-06-03	2751 EISENHOWER AV	AVALON APARTMENTS	MED RISE ELEV (4-6S)	AEW CAPITAL MGMT LP	BOSTON	MA	22102021	306730	CDD#3
2	071.04-02-01	3001 EISENHOWER AV	MAINTENANCE BUILDING	WASH METRO TRAN AUTH	600 5TH ST NW	WASHINGTON	DC	20006	866945	UT
3	071.04-02-14	2950 EISENHOWER AV	SPRINGHILL SUITES MARRIOTT	HOTEL AND MOTEL	814 E MAIN ST	RICHMOND	VA	23219	88860	OCM(100)
4	071.04-02-11	2930 EISENHOWER AV	PENTAGON FEDERAL CREDIT UNION OFFICE BUILDING	OFFICE BUILDINGS	ATTN DEBORAH JOHNSON	ALEXANDRIA	VA	223132032	55986	OCM(100)
5	071.04-02-08	2850 EISENHOWER AV	ALEXANDRIA TECH CENTER IV	OFFICE BUILDINGS	PO BOX 430	ALEXANDRIA	VA	223130430	55249	OCM(100)
6	071.04-02-07	2760 EISENHOWER AV	STARR BUILDING (ATC)	OFFICE BUILDINGS	PO BOX 430	ALEXANDRIA	VA	223130430	47502	OCM(100)
7	072.03-06-05	2750 EISENHOWER AV	J. LEWEY CARAWAY OFFICE BLDG	OFFICE BUILDINGS	2750 EISENHOWER AVE	ALEXANDRIA	VA	223145217	27284	OCM(100)

VCS 83

N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTE: THERE ARE NO SIGNIFICANT EXISTING ENVIRONMENTAL FEATURES ON THE SUBJECT PROPERTY.

LEGEND

- APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT CDD
- EXISTING CDD #3

DEVELOPMENT SUMMARY

APPROXIMATE CDD AREA: ± 8.98 AC.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN

2901 EISENHOWER AVENUE CDD CONCEPT PLAN

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
11/17/15
PROFESSIONAL ENGINEER

PLAN STATUS	
09/04/15	1ST SUBMISSION
10/13/15	2ND SUBMISSION
11/17/15	3RD SUBMISSION

DATE	DESCRIPTION

DAP DESIGN	DAP DRAWN	STL CHKD

SCALE H: 1"=150'
V: N/A

JOB No. 8316-01-003

DATE : NOVEMBER, 2015

FILE No. 8316-D-PR-003

SHEET C2.00

Cad file name: P:\8316 - 2901 Eisenhower Avenue Alex VA\8316-01-003 (ENG) - Feasibility Engineering Plans\CDD\8316-D-PR-003-C2.00-CONCEPT.dwg

LEGEND

PHASE I – 44,134 SF (1.01 AC)

PHASE II – 162,923 SF (3.74 AC)

PHASE III – 76,798 SF (1.76 AC)

PHASE IV – 107,238 SF (2.46 AC)

TOTAL = 391,093 SF (8.98 AC)

PHASING NARRATIVE

THE SITE SHALL BE DIVIDED INTO 4 PHASES FOR THE PURPOSES OF FEASIBILITY AND CONSTRUCTION. OVERALL MASS GRADING OF THE SITE SHALL BE DONE PRIOR TO ANY PHASES TO LEVEL THE SITE TO THE PROPER GRADE.

PHASE I CONSTRUCTION SHALL INCLUDE THE MAIN ROAD THAT LOOPS THE SITE AND TIES IN TO EISENHOWER AVENUE AT THE TWO ACCESS POINTS TO THE SITE. ALL MAIN INFRASTRUCTURE SHALL BE PLACED WITH WET AND DRY UTILITIES. SOUND WALLS SHALL BE INSTALLED IN THE PERMANENT LOCATION OR A TEMPORARY LOCATION FOR PHASE II CONSTRUCTION. THE RETAINING WALL ALONG THE EAST PROPERTY LINE SHALL BE INSTALLED IN FULL.

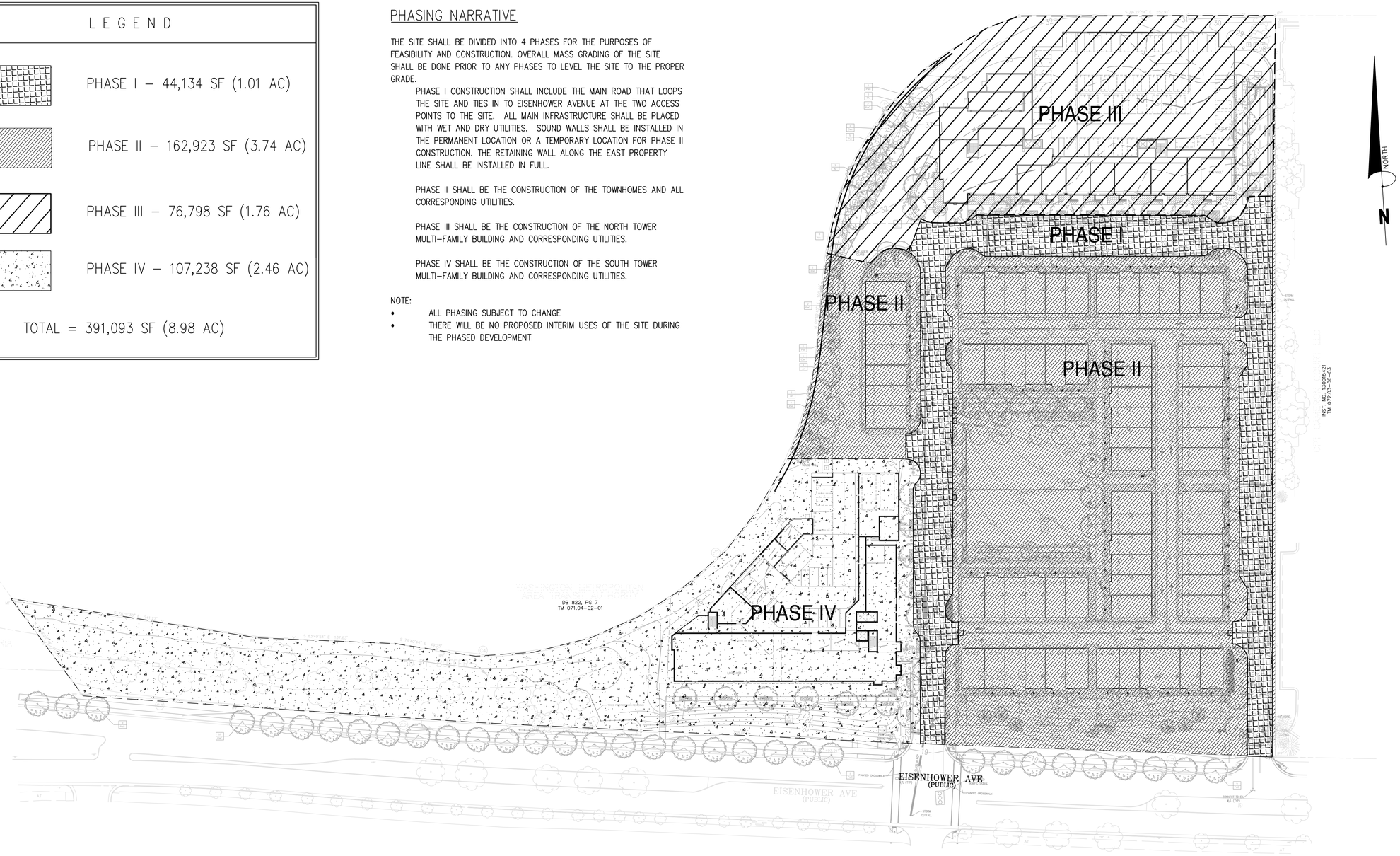
PHASE II SHALL BE THE CONSTRUCTION OF THE TOWNHOMES AND ALL CORRESPONDING UTILITIES.

PHASE III SHALL BE THE CONSTRUCTION OF THE NORTH TOWER MULTI-FAMILY BUILDING AND CORRESPONDING UTILITIES.

PHASE IV SHALL BE THE CONSTRUCTION OF THE SOUTH TOWER MULTI-FAMILY BUILDING AND CORRESPONDING UTILITIES.

NOTE:

- ALL PHASING SUBJECT TO CHANGE
- THERE WILL BE NO PROPOSED INTERIM USES OF THE SITE DURING THE PHASED DEVELOPMENT



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTE: THERE ARE NO SIGNIFICANT EXISTING ENVIRONMENTAL FEATURES ON THE SUBJECT PROPERTY.

APPROVED
SPECIAL USE PERMIT NO. 2015–0001
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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PRELIMINARY PHASING PLAN

2901 EISENHOWER AVENUE
CDD CONCEPT PLAN

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
11/17/15
PROFESSIONAL ENGINEER

PLAN STATUS	
09/04/15	1ST SUBMISSION
10/13/15	2ND SUBMISSION
11/17/15	3RD SUBMISSION

DATE	DESCRIPTION

DAP	DAP	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=50'
V: N/A

JOB No. 8316-01-003

DATE : NOVEMBER, 2015

FILE No. 8316-D-PR-003

SHEET C3.00

Cad file name = P:\8316 - 2901 Eisenhower Avenue Alex VA\8316-01-003 (DG) - Feasibility\Engineering\Engineering Plans\CDD\8316-D-PR-CDD-CS3D-PHASING.dwg

STORM SEWER TABULATION

(EX 1038) TOP = 21.10
OUT = 16.52 (15" RCP To 6680)

(EX 1050) TOP = 19.43
OUT = 13.25 (18" RCP To 6677)

(EX 1086) TOP = 18.16
OUT = 12.64 (18" RCP To 6675)

(EX 1161) TOP = 19.52
OUT = 16.08 (15" RCP To 6671)

(EX 1183) IN = 19.04 (24" IN Fr 1184)

(EX 1184) TOP OF HW = 22.77
OUT = 19.75 (24" RCP To 1183)

(EX 1196) OUT = 19.84 (24" RCP To 6671)

(EX 3258) TOP = 19.15
IN = 3.55 (27" RCP Fr NORTHWEST)
IN = 2.87 (66" RCP Fr NORTHEAST) (2 PIPES)
OUT = 2.17 (83"X53" STM To 6679) (2 PIPES)

(EX 6288) TOP = 23.98
IN = 21.01 (18" RCP Fr 6383)
OUT = 20.57 (21" RCP To 6660)

(EX 6383) TOP OF HW = 25.35
OUT = 22.28 (18" RCP To 6288)

(EX 6555) OUT = 18.33 (12" RCP To 6611)

(EX 6557) OUT = 18.25 (18" RCP To 6669)

(EX 6611) TOP = 21.25
IN = 18.55 (12" RCP Fr NORTH)
OUT = 18.44 (12" RCP To 6555)

(EX 6655) TOP = 20.96
OUT = 16.32 (15" RCP To 6659)

(EX 6656) TOP = 21.01
OUT = 16.08 (15" RCP To 6659)

(EX 6659) TOP = 20.64
IN = 15.40 (15" RCP Fr 6655)
IN = 16.02 (15" RCP Fr 6656)
OUT = 15.28 (18" RCP To 6671)

(EX 6660) TOP = 23.10
IN = 18.02 (21" RCP Fr 6288)
OUT = 17.88 (30" RCP To SOUTH)

(EX 6663) TOP = 23.71
IN = 18.79 (24" RCP Fr 1196)
OUT = 18.65 (24" RCP To 6666)

(EX 6666) TOP = 23.73
IN = 17.59 (24" RCP Fr 6663)
OUT = 17.35 (24" RCP To 6669)

(EX 6669) TOP = 23.39
IN = 17.28 (18" RCP Fr 6557)
IN = 17.13 (24" RCP Fr 6666)
OUT = 16.97 (27" RCP To EAST)

(EX 6671) TOP = 19.23
IN = 14.37 (15" RCP Fr 1161)
IN = 14.41 (15" RCP Fr 6672)
IN = 14.01 (18" RCP Fr 6659)
OUT = 13.73 (18" RCP To 6673)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	11518.48'	204.99'	204.99'	S 84°32'41" E	1°01'11"	102.50'
C2	6089.82'	327.25'	327.21'	S 82°29'43" E	3°04'44"	163.66'
C3	3647.52'	156.34'	156.33'	S 82°10'52" E	2°27'21"	78.18'
C4	264.00'	78.14'	77.85'	S 85°09'29" E	16°57'27"	39.36'
C5	333.00'	443.84'	411.71'	S 48°10'47" W	76°22'03"	261.89'
C6	286.00'	320.88'	304.31'	S 42°08'16" W	64°16'59"	179.70'
C7	361.96'	468.31'	436.32'	N 46°58'17" E	74°07'47"	273.40'
C8	6089.82'	226.91'	226.90'	S 82°58'02" E	2°08'06"	113.47'
C9	6089.82'	100.34'	100.34'	S 81°25'40" E	0°56'39"	50.17'

(EX 6672) TOP = 19.39
OUT = 16.08 (15" RCP To 6671)

(EX 6673) TOP = 18.67
IN = 12.67 (18" RCP Fr 6671)
OUT = 12.61 (27" RCP To 6675)

(EX 6674) TOP = 18.20
OUT = 13.10 (18" RCP To 6675)

(EX 6675) TOP = 18.10
IN = 12.84 (18" RCP Fr 6674)
IN = 12.08 (18" RCP Fr 1086)
IN = 11.98 (27" RCP Fr 6671)
OUT = 11.82 (30" RCP To 6677)

(EX 6676) TOP = 19.58
OUT = (18" RCP TO 6677)
(NO ACCESS)

(EX 6677) TOP = 19.37
IN = 12.03 (18" RCP Fr 6676)
IN = 12.01 (18" RCP Fr 1050)
IN = 10.05 (30" RCP Fr 6675)
OUT = 9.61 (36" RCP To 6678)

(EX 6678) TOP = 20.11
IN = 14.35 (18" RCP Fr 6680)
IN = 8.54 (36" RCP Fr 6677)
OUT = 8.49 (36" RCP To 6679)

(EX 6679) TOP = 20.31
IN = 8.43 (36" RCP Fr 6678)
IN = 1.65 (83"X53" STM Fr 3258)
OUT = 1.65 (66" RCP To 6681 & 6682)

(EX 6680) TOP = 20.51
IN = 15.54 (15" RCP Fr 1038)
IN = 15.04 (18" RCP Fr 6694)
OUT = 16.51 (18" RCP To 6678)

(EX 6681) TOP OF HW = 6.99
IN = 1.42 (66" RCP Fr 6679)

(EX 6682) TOP OF HW = 9.03
IN = 1.42 (66" RCP Fr 6679)

(EX 6691) TOP = 22.93
OUT = 19.33 (15" RCP To 6694)

(EX 6694) TOP = 22.29
IN = 18.77 (15" RCP Fr 6691)
OUT = 17.51 (18" RCP To 6680)

SANITARY SEWER TABULATION

(EX 1029) TOP = 20.82
IN = 8.36 (72" SAN Fr 6689)
OUT = 8.36 (72" SAN To 6651)

(EX 1057) TOP = 19.84
IN = 13.56 (8" SAN Fr 6687)
OUT = 11.60 (10" SAN To 5299)

(EX 5267) TOP = 22.09
IN = 15.21 (8" SAN Fr NORTH)
OUT = 15.05 (8" SAN To 5297)

(EX 5297) TOP = 23.57
IN = 13.75 (8" SAN Fr EAST)
OUT = 13.67 (8" SAN To 5298)

(EX 5298) TOP = 23.50
IN = 12.72 (8" SAN Fr 5297)
OUT = 12.65 (8" SAN To 5299)

(EX 5299) TOP = 22.72
IN = 12.81 (6" SAN Fr NORTHWEST)
IN = 12.10 (8" SAN Fr 5298)
IN = 10.73 (10" SAN Fr 1057)
IN = 7.72 (60" SAN Fr 6651)
OUT = 7.72 (60" SAN To 6652)

(EX 6651) TOP = 21.20
IN = 8.30 (72" SAN Fr 1029)
OUT = 8.30 (72" SAN To 5299)

(EX 6652) TOP = 22.55
IN = 6.97 (60" SAN Fr 5299)
OUT = 6.97 (60" SAN To 6670)

(EX 6670) TOP = 23.08
IN = 6.08 (60" SAN Fr 6652)
OUT = 6.08 (60" SAN To EAST)

(EX 6687) TOP = 20.99
OUT = 14.18 (8" SAN TO 1057)

(EX 6689) TOP = 22.61
IN = 8.66 (72" SAN TO 1029)
OUT = 8.66 (72" SAN Fr WEST)

EASEMENT LEGEND

(E1) EX. UNDERGROUND EASEMENT FOR ELECTRIC POWER
D.B. 1010, PG. 657

(E2) APPROXIMATE LOCATION OF C/L OF VEPCO EASEMENT
D.B. 572, PG. 415

(E3) APPROXIMATE LOCATION OF C/L OF VEPCO EASEMENT
D.B. 579, PG. 338

(G) EX. PERPETUAL UTILITY EASEMENT FOR GAS PIPELINE
D.B. 1082, PG. 162

(SD1) EX. PERMANENT UTILITY EASEMENT FOR STORM DRAINAGE PURPOSES
D.B. 822, PG. 23

(SD2) EX. PERPETUAL DRAINAGE EASEMENT
D.B. 917, PG. 736

(SE) EX. PERMANENT SLOPE EASEMENT
D.B. 822, PG. 7

(SS1) EX. SANITARY SEWER EASEMENT
D.B. 451, PG. 66

(SS2) EX. SANITARY SEWER EASEMENT
D.B. 451, PG. 83

(SS3) EX. PERMANENT UTILITY EASEMENT FOR SANITARY SEWER PURPOSES
D.B. 822, PG. 7

(SS4&SS5) EX. SANITARY SEWER EASEMENT
D.B. 1114, PG. 98
D.B. 1114, PG. 114

(U1) EX. PERPETUAL UTILITY EASMENT
D.B. 917, PG. 736

(U2) EX. UTILITY EASEMENT
D.B. 1114, PG. 98

(W1) EX. PERPETUAL UTILITY EASEMENT FOR WATERLINE
D.B. 917, PG. 736

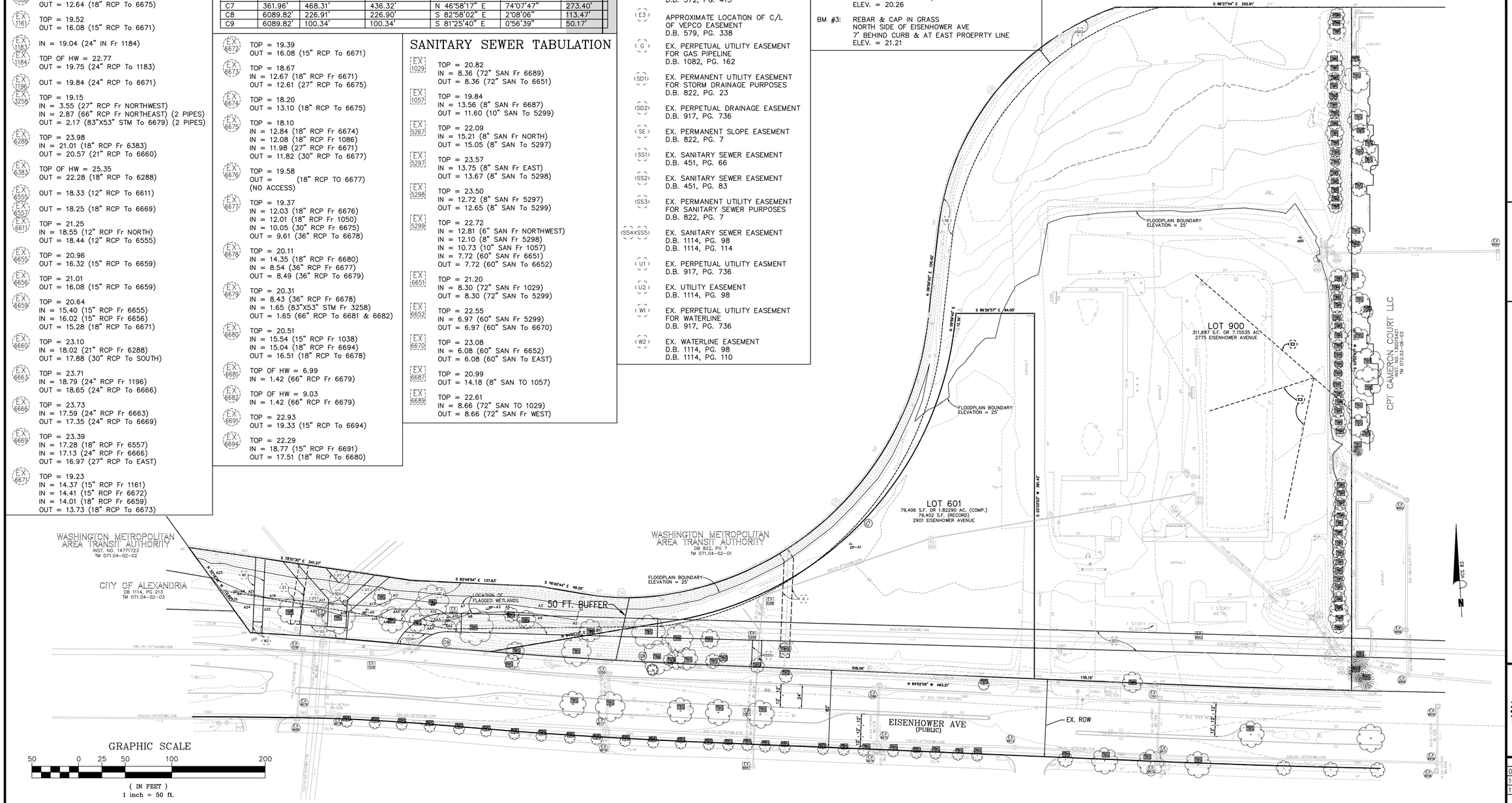
(W2) EX. WATERLINE EASEMENT
D.B. 1114, PG. 98
D.B. 1114, PG. 110

BENCHMARKS

BM #1: REBAR & CAP IN GRASS
NORTH SIDE OF EISENHOWER AVE
7' BEHIND CURB & 14' WEST OF EX. 1038
ELEV. = 21.55

BM #2: REBAR & CAP IN GRASS
SOUTH SIDE OF EISENHOWER AVE
2' SOUTH OF CONC. S/W & 17' SOUTH OF EX. 6676
ELEV. = 20.26

BM #3: REBAR & CAP IN GRASS
NORTH SIDE OF EISENHOWER AVE
7' BEHIND CURB & AT EAST PROEPRTY LINE
ELEV. = 21.21



NOTES

1. ACCORDING TO THE CITY OF ALEXANDRIA GEOLOGY MAP, THERE ARE NOT MARINE CLAYS KNOWN TO BE LOCATED ON THE PROPOSED SITE.
2. THERE IS NO KNOWN OR EXPECTED SITE CONTAMINATION AT THIS TIME.

SURVEY NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF ALEXANDRIA REAL ESTATE ASSESSMENT MAPS AS PARCELS 071.04–02–04 & 071.04–02–05 AND IS ZONED CDD#3.
2. THE SURVEYED PROPERTY IS NOW IN THE NAME OF COMMONWEALTH OF VIRGINIA AND IS RECORDED IN DEED BOOK 1658 AT PAGE 200 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF CITY OF ALEXANDRIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON JUNE 6, 2014.
4. THE HORIZONTAL DATUMS AS REFERENCED HEREON WAS ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VCS 83, NORTH ZONE.
5. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND SCHEDULE B – SECTION II IS ADDRESSED IN THE TITLE COMMITMENT REVIEW.
6. THE SURVEYED PROPERTY SHOWN HEREON IN ZONE "X" (SHADED)(AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), ZONE "X" (UN–SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY–PANEL NUMBER 5155190037E, MAP REVISED JUNE 16, 2011.
7. THE PLANNIMETRICAL FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
8. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS ARE CORRECTLY SHOWN.
9. ALL EASEMENTS AND RIGHTS–OF–WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B – SECTION II OF THE COMMITMENT FOR TITLE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
10. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
12. EISENHOWER AVENUE ISE MAINTAINED BY THE CITY OF ALEXANDRIA.
13. THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY IS BASED UPON EVIDENCE OBSERVED DURING THE SURVEY OF THIS PROPERTY.
14. THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE SURVEY OF THIS PROPERTY.
15. THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED DURING THE SURVEY OF THIS PROPERTY.

APPROVED
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DIRECTOR DATE

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SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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EXISTING CONDITIONS (1 OF 4)
2901 EISENHOWER AVENUE
CDD CONCEPT PLAN
CITY OF ALEXANDRIA
VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
11/17/15
PROFESSIONAL ENGINEER

PLAN STATUS	
09/04/15	1ST SUBMISSION
10/13/15	2ND SUBMISSION
11/17/15	3RD SUBMISSION

DATE	DESCRIPTION

DAP	DAP	STL
DESIGN	DRAWN	CHKD

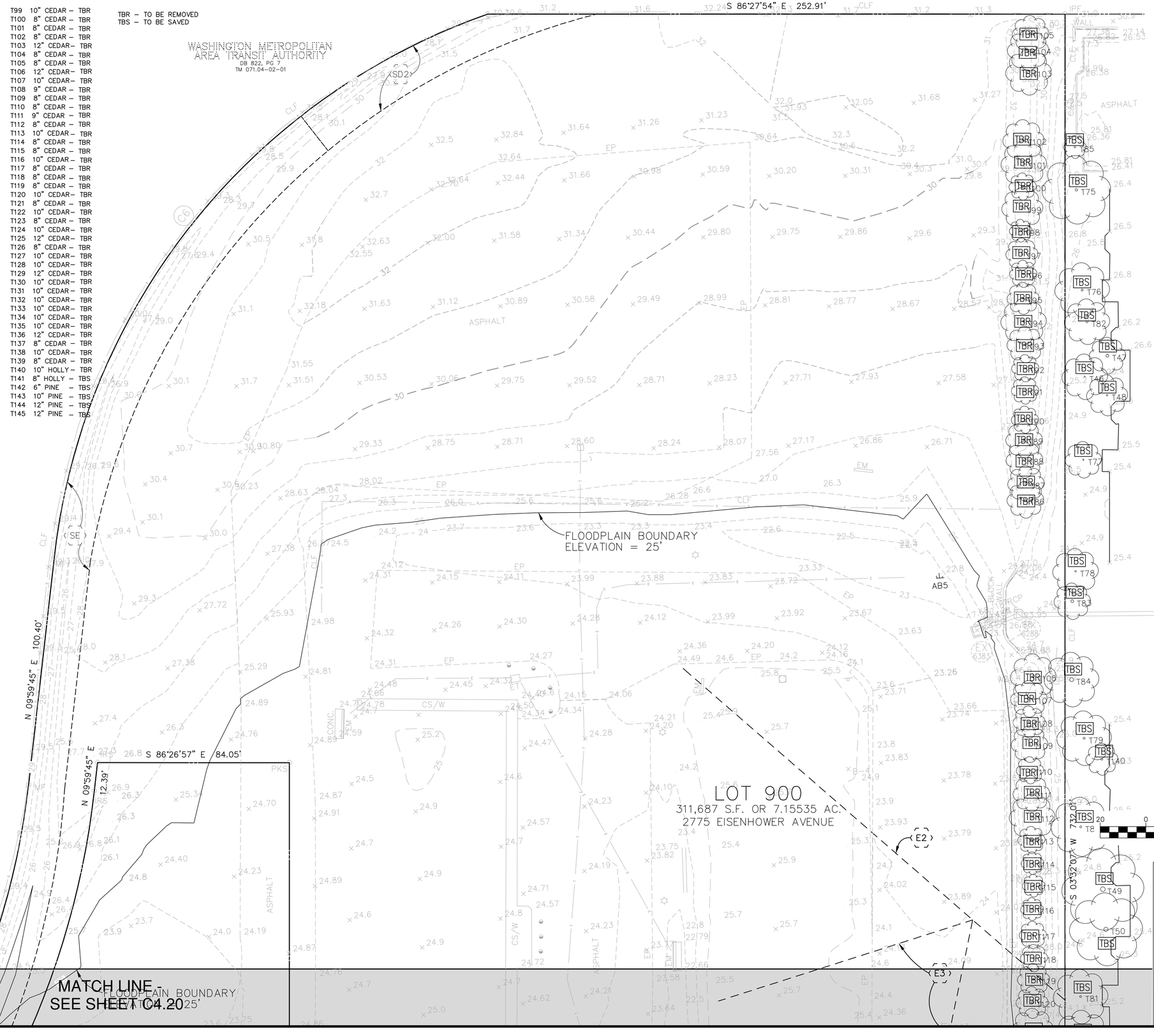
SCALE H: 1"=50' V:
JOB No. 8316-01-003
DATE : NOVEMBER, 2015
FILE No. 8316-D-PR-003
SHEET C4.00

Cad file name: P:\8316 - 2901 Eisenhower Avenue (AVGIS)\8316-01-003 (DNC) - Feasibility\Engineering\Engineering Plans\CDD\8316-D-PR-003-C4.00-EX COND PLAN.dwg

TREE TABLE

T1	12" WILLOW OAK OAK – TBS	T99	10" CEDAR – TBR
T2	4" WILLOW OAK OAK – TBS	T100	8" CEDAR – TBR
T3	4" WILLOW OAK OAK – TBS	T101	8" CEDAR – TBR
T4	4" WILLOW OAK OAK – TBS	T102	8" CEDAR – TBR
T5	4" WILLOW OAK OAK – TBS	T103	12" CEDAR– TBR
T6	4" WILLOW OAK OAK – TBS	T104	8" CEDAR – TBR
T7	4" WILLOW OAK OAK – TBS	T105	8" CEDAR – TBR
T8	4" WILLOW OAK OAK – TBS	T106	12" CEDAR– TBR
T9	4" WILLOW OAK OAK – TBS	T107	10" CEDAR– TBR
T10	4" WILLOW OAK OAK – TBS	T108	9" CEDAR – TBR
T11	4" WILLOW OAK OAK – TBS	T109	8" CEDAR – TBR
T12	4" WILLOW OAK OAK – TBS	T110	8" CEDAR – TBR
T13	4" WILLOW OAK OAK – TBS	T111	9" CEDAR – TBR
T14	4" OAK – TBS	T112	8" CEDAR – TBR
T15	6" OAK – TBS	T113	10" CEDAR– TBR
T16	4" WILLOW OAK OAK – TBS	T114	8" CEDAR – TBR
T17	4" WILLOW OAK OAK – TBS	T115	8" CEDAR – TBR
T18	4" WILLOW OAK OAK – TBS	T116	10" CEDAR– TBR
T19	4" WILLOW OAK OAK – TBS	T117	8" CEDAR – TBR
T20	4" WILLOW OAK OAK – TBS	T118	8" CEDAR – TBR
T21	4" WILLOW OAK OAK – TBS	T119	8" CEDAR – TBR
T22	4" WILLOW OAK OAK – TBS	T120	10" CEDAR– TBR
T23	4" WILLOW OAK OAK – TBS	T121	8" CEDAR – TBR
T24	4" WILLOW OAK OAK – TBS	T122	10" CEDAR– TBR
T25	4" WILLOW OAK OAK – TBS	T123	8" CEDAR – TBR
T26	4" WILLOW OAK OAK – TBS	T124	10" CEDAR– TBR
T27	4" WILLOW OAK OAK – TBS	T125	12" CEDAR– TBR
T28	4" WILLOW OAK OAK – TBS	T126	8" CEDAR – TBR
T29	4" WILLOW OAK OAK – TBS	T127	10" CEDAR– TBR
T30	6" OAK – TBS	T128	10" CEDAR– TBR
T31	11" OAK – TBS	T129	12" CEDAR– TBR
T32	12" OAK– TBS	T130	10" CEDAR– TBR
T33	12" OAK– TBS	T131	10" CEDAR– TBR
T34	6" OAK – TBS	T132	10" CEDAR– TBR
T35	6" OAK – TBS	T133	10" CEDAR– TBR
T36	6" OAK – TBS	T134	10" CEDAR– TBR
T37	15" WILLOW OAK OAK – TBS	T135	10" CEDAR– TBR
T38	14" WILLOW OAK OAK – TBS	T136	12" CEDAR– TBR
T39	14" WILLIW OAK OAK – TBS	T137	8" CEDAR – TBR
T40	16" WILLOW OAK OAK – TBS	T138	10" CEDAR– TBR
T41	4" OAK – TBS	T139	8" CEDAR – TBR
T42	5" OAK – TBS	T140	10" HOLLY – TBR
T43	4" OAK – TBS	T141	8" HOLLY – TBS
T44	14" TREE, BROAD LEAF– TBS	T142	6" PINE – TBS
T45	15" TREE, BROAD LEAF– TBS	T143	10" PINE – TBS
T46	6" TREE, BROAD LEAF – TBS	T144	12" PINE – TBS
T47	15" TREE, BROAD LEAF– TBS	T145	12" PINE – TBS
T48	8" TREE, BROAD LEAF – TBS		
T49	24" TREE, BROAD LEAF– TBS		
T50	22" TREE, BROAD LEAF– TBS		
T51	9" TREE, BROAD LEAF – TBS		
T52	21" TREE, BROAD LEAF – TBS		
T53	15" TREE, BROAD LEAF – TBS		
T54	10" TREE, BROAD LEAF – TBS		
T55	18" TREE, BROAD LEAF – TBS		
T56	8" TREE, BROAD LEAF – TBS		
T57	8" TREE, BROAD LEAF – TBS		
T58	16" TREE, BROAD LEAF – TBS		
T59	10" TREE, BROAD LEAF – TBS		
T60	12" TREE, BROAD LEAF – TBS		
T61	8" TREE, BROAD LEAF – TBS		
T62	10" TREE, BROAD LEAF – TBS		
T63	12" TREE, BROAD LEAF – TBS		
T64	15" TREE, BROAD LEAF – TBS		
T65	18" TREE, BROAD LEAF – TBS		
T66	5" TREE, BROAD LEAF – TBS		
T67	8" TREE, BROAD LEAF – TBS		
T68	8" TREE, BROAD LEAF – TBS		
T69	8" TREE, BROAD LEAF – TBS		
T70	11" TREE, BROAD LEAF – TBS		
T71	10" TREE, BROAD LEAF – TBS		
T72	8" TREE, BROAD LEAF – TBS		
T73	8" TREE, BROAD LEAF – TBS		
T74	9" ELM – TBR		
T75	12" MAPLE– TBS		
T76	10" MAPLE– TBS		
T77	6" MAPLE – TBS		
T78	8" MAPLE – TBS		
T79	10" MAPLE– TBS		
T80	10" MAPLE– TBS		
T81	10" MAPLE– TBS		
T82	10" CEDAR– TBS		
T83	15" CEDAR– TBS		
T84	21" CEDAR– TBS		
T85	8" CEDAR – TBS		
T86	10" CEDAR– TBR		
T87	10" CEDAR– TBR		
T88	10" CEDAR– TBR		
T89	10" CEDAR– TBR		
T90	8" CEDAR – TBR		
T91	10" CEDAR– TBR		
T92	8" CEDAR – TBR		
T93	10" CEDAR– TBR		
T94	10" CEDAR– TBR		
T95	8" CEDAR – TBR		
T96	8" CEDAR – TBR		
T97	8" CEDAR – TBR		
T98	8" CEDAR – TBR		

TBR – TO BE REMOVED
TBS – TO BE SAVED



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EXISTING CONDITIONS PLAN (2 OF 4)

2901 EISENHOWER AVENUE
CDD CONCEPT PLAN

CITY OF ALEXANDRIA VIRGINIA

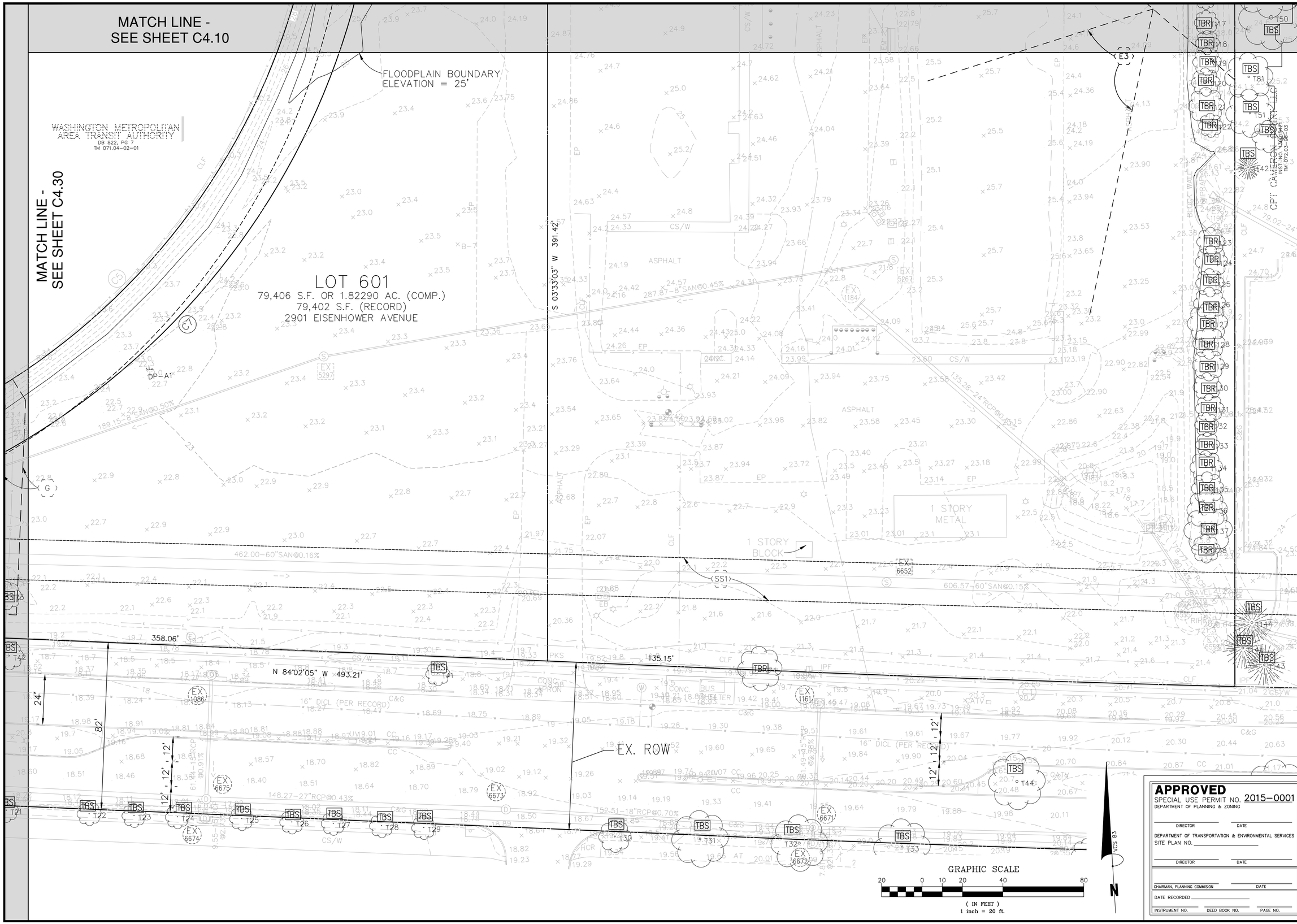
COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
11/17/15
PROFESSIONAL ENGINEER

PLAN STATUS	
09/04/15	1ST SUBMISSION
10/13/15	2ND SUBMISSION
11/17/15	3RD SUBMISSION

DATE	DESCRIPTION

DAP DESIGN	DAP DRAWN	STL CHKD
SCALE	H: 1"=20' V:	
JOB No.	8316-01-003	
DATE :	NOVEMBER, 2015	
FILE No.	8316-D-PR-003	
SHEET	C4.10	

Cad file name: P:\8316 - 2901 Eisenhower Avenue (A\8316-01-003 (DNC) - Feasibility\Engineering\Engineering Plans\CDD\8316-D-PR-003-C4.00-EX COND PLAN.dwg



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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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DIRECTOR DATE

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EXISTING CONDITIONS PLAN (3 OF 4)

2901 EISENHOWER AVENUE CDD CONCEPT PLAN

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
11/17/15
PROFESSIONAL ENGINEER

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SCALE	H: 1"=20' V:	
JOB No.	8316-01-003	
DATE :	NOVEMBER, 2015	
FILE No.	8316-D-PR-003	
SHEET	C4.20	

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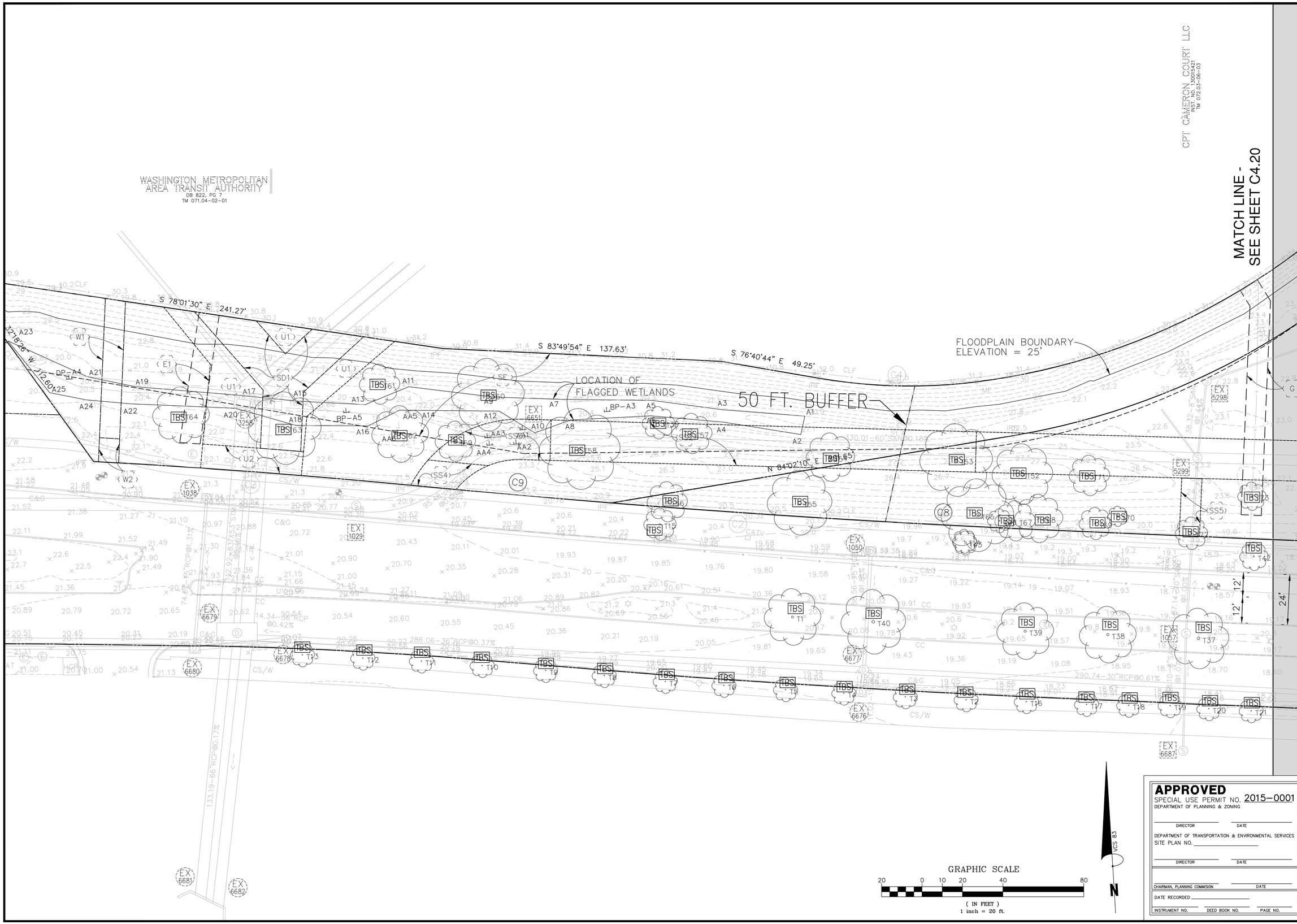

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EXISTING CONDITIONS PLAN (4 OF 4)

2901 EISENHOWER AVENUE CDD CONCEPT PLAN

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
11/17/15
PROFESSIONAL ENGINEER

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10/13/15	2ND SUBMISSION
11/17/15	3RD SUBMISSION

DATE	DESCRIPTION	
DAP DESIGN	DAP DRAWN	STL CHKD
SCALE	H: 1"=20' V:	
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DATE :	NOVEMBER, 2015	
FILE No.	8316-D-PR-003	
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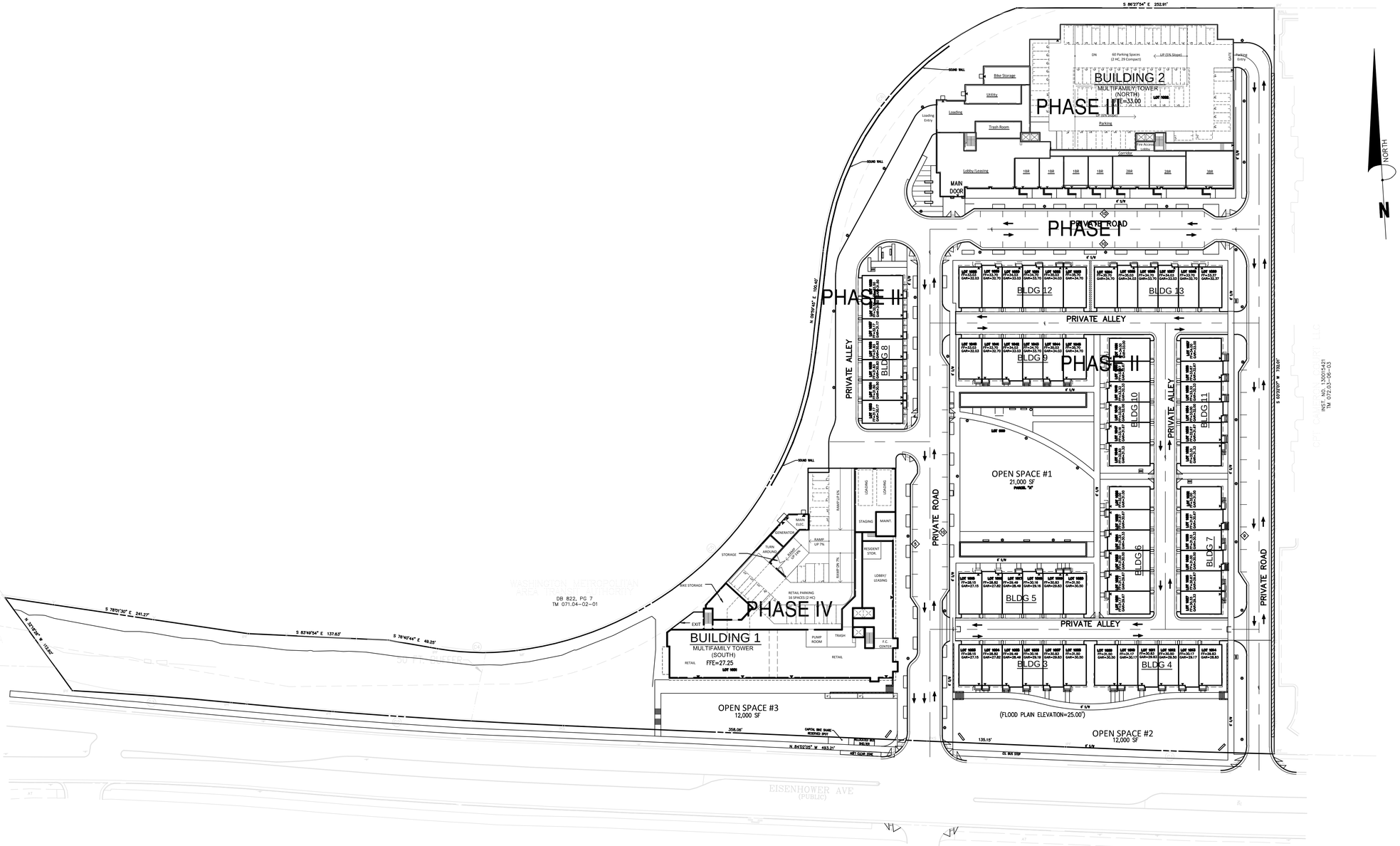

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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CONCEPTUAL DESIGN PLAN

2901 EISENHOWER AVENUE
CDD CONCEPT PLAN

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VIRGINIA

COMMONWEALTH OF VIRGINIA
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DAP	DAP	STL
DESIGN	DRAWN	CHKD

SCALE H: 1"=50'
V: N/A

JOB No. 8316-01-003

DATE : NOVEMBER, 2015

FILE No. 8316-D-PR-003

SHEET C5.00

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