CONCEPTUAL DESIGN PLAN AMENDMENT
OAKVILLE
THE CITY OF ALEXANDRIA, VIRGINIA

PREPARED BY:
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ingeering - surveying - land planning
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christopher consultants, ltd.
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Site Area Breakdown

Site Area (Acres)
Existing Base 10.00
Existing Bonus Area 0.00
Proposed Site Area (Including ROIs) 10.00

Site Area (Square Feet)
Existing Base 400,000
Existing Bonus Area 0
Proposed Site Area (Including ROIs) 400,000

Note: The Site Area is based on the City of Alexandria Zoning Map.

REQUISITED APPROVALS
1. CONCEPT PLAN SPECIAL USE PERMIT
2. SITE PLAN
3. SITE AGGREGATE TO ADD OR REMOVAL
4. SITE AGGREGATE TO ADD OR REMOVAL WITH MODIFICATIONS
5. SITE AGGREGATE TO ADD OR REMOVAL WITH MODIFICATIONS
6. WILDLIFE (AS NEEDED)
7. ENFORCEMENT PLAN (AS NEEDED)
8. TRANSPORTATION PLAN (AS NEEDED)

PROFESSIONAL SEAL AND SIGNATURE

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

CIVIL ENGINEER
christopher consultants, ltd.
9000 MAIN STREET
FOURTH FLOOR
FAIRFAX, VIRGINIA 22030
(703) 275-4620

LANDSCAPE ARCHITECT
LAND DESIGN
200 SOUTH PETTY STREET
ALEXANDRIA, VA 22314
(703) 797-7754

OWNER
BRE/DP ALEXANDRIA, LLC
PO BOX 480949 C/O RYAN
HOUSTON, TX 77256
(281) 846-1722

APPLICANT
BRE/DP ALEXANDRIA, LLC
STONEBRIDGE ASSOCIATES, INC
7200 WISCONSIN AVENUE
SUITE 200
BETHESDA, MD 20814
(301) 493-4160

TRAFFIC ENGINEER
KIMLEY HORN & ASSOCIATES, INC.
11400 COMMERCIAL PARK DRIVE
RESTON, VA 20190
(703) 874-1000

COD 2014-0002
09644

1 of 7
NOT FOR CONSTRUCTION

OAKVILLE
CDD PLAN
City of Alexandria, VA
STROMBERG
03/26/2020

NOTES:
1. PROPERTY LINES ALONG PUBLIC ROADS MAY BE FURTHER MODIFIED TO ALLOW UNDERGROUND UTILITY VAULTS WITHIN SIDEWALK.
2. PEDESTRIAN CLEAR ZONE LOCATED ON PRIVATE PROPERTY TO HAVE PUBLIC ACCESS EASEMENT.

1. CALVERT STREET - WEST (INTERIM)
2. CALVERT STREET - EAST
3. PARK ROAD

SECTION

SECTION

SECTION

SECTION
NOTE:
1. PRIVATE ROAD WITH POTENTIAL PARKING GARAGE BELOW.
2. TREE WELLS TO BE COORDINATED WITH BELOW GRADE GARAGE.

7' TREE WELL ZONE
7' PARALLEL PARKING
12' TRAVEL LANE
14' TRAVEL LANE
5'-6" TREE WELL ZONE
8' SIDEWALK MIN.; 10.5' SIDEWALK MAX.
33' VARIABLE, PRIVATE ROAD WITH PUBLIC ACCESS ESMT.

OAKVILLE STREET - NORTH (PARKING ONE SIDE)

OAKVILLE STREET - NORTH (PARKING BOTH SIDES)

NOTED:
1. PROPERTY LINES ALONG PUBLIC ROADS MAY BE FURTHER MODIFIED TO ALLOW UNDERGROUND UTILITY VAULTS WITHIN SIDEWALK.
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OAKVILLE STREET - SOUTH
ROUTE 1 FRONTAGE

SECTION

SWANN AVENUE - WEST

SECTION

FANNON STREET - INTERIM

SECTION

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LOCAL STREETS

1/4" = 1'-0"