

CONCEPT SITE PLAN

cph
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 Lanham, MD 20706
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 Fax: 301.918.2663
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REGULATORY AGENCIES

CITY OF ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING
 ALEXANDRIA CITY HALL
 301 KING STREET ROOM 2100
 ALEXANDRIA, VA 22314
 TELEPHONE: (703) 796-4666

VIRGINIA AMERICAN WATER COMPANY
 2223 DUKE STREET
 ALEXANDRIA, VA 22314
 TELEPHONE: (703) 549-7080

NOI PERMIT
 VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
 629 E. MAIN STREET
 P.O. BOX 10009
 RICHMOND, VA 23240
 TELEPHONE: (804) 698-4000

CITY OF ALEXANDRIA
 TRANSPORTATION & ENVIRONMENTAL SERVICE
 ENGINEERING & DESIGN
 ALEXANDRIA CITY HALL
 301 KING STREET
 ALEXANDRIA, VA 22314
 TELEPHONE: (703) 746-4045

UTILITY COMPANIES

VIRGINIA AMERICAN WATER COMPANY
 2223 DUKE STREET
 ALEXANDRIA, VA 22314
 TELEPHONE: (703) 549-7080

VERIZON
 TELEPHONE: 1-(800)-837-4966

DOMINION VIRGINIA POWER
 907 WEST GLEBE ROAD
 ALEXANDRIA, VA 22305
 TELEPHONE: 1-(888)-569-5700

WASHINGTON GAS
 6801 INDUSTRIAL ROAD
 SPRINGFIELD, VA 22151
 ATTN: RAY BAKER
 TELEPHONE: (703) 750-4486

CITY OF ALEXANDRIA
 TRANSPORTATION & ENVIRONMENTAL SERVICE
 ENGINEERING & DESIGN
 ALEXANDRIA CITY HALL
 301 KING STREET
 ALEXANDRIA, VA 22314
 TELEPHONE: (703) 746-4045

PROJECT DIRECTORY

OWNER
 SAFEWAY STORES INC.
 1371 OAKLAKE BLVD. #200
 WALNUT, CA 94593

DEVELOPER
 SAFEWAY INC.
 EASTERN DIVISION
 4551 FORBES BLVD.
 LANHAM, MD 20706
 TELEPHONE: (301) 370-8041
 ATTN: LARRY EVANS

CIVIL ENGINEER
 CPH ENGINEERS, INC.
 4200 FORBES BLVD., SUITE 205
 LANHAM, MD 20706
 TELEPHONE: (301) 918-2662
 ATTN: JEFFREY M. SATFIELD, P.E., CPESC

ARCHITECT
 FREEMAN & MORGAN ARCHITECTS
 7229 FOREST AVE. #209
 HENRICO, VIRGINIA 23226
 TELEPHONE: (804) 282-9700
 ATTN: DAVID SMITH, RA

CUNNINGHAM | QUILL ARCHITECTS
 1054 31ST STREET NW SUITE 315
 WASHINGTON, DC 20007
 TELEPHONE: (202) 337-0090
 ATTN: LEE QUILL, FAIA, CNU

SURVEYOR
 BOHLER ENGINEERING
 22630 DAVIS DRIVE, SUITE 200
 STERLING, VIRGINIA 20164
 TELEPHONE: (703) 904-9400
 ATTN: KEVIN F. STEINHILBER

GEOTECHNICAL ENGINEER
 TERRACON
 5240 GREEN'S DAIRY ROAD
 RALEIGH, NC 27615
 TELEPHONE: (919) 873-2211
 ATTN: RAYMOND L. "LEVI" DENTON, II, P.E.

LANDSCAPE ARCHITECT
 CAMPION LANDSCAPE ARCHITECTURE
 25 SOUTH STREET
 ANNAPOLIS, MD 21401
 TELEPHONE: (410) 878-7117
 ATTN: JORDON LOCH CRABTREE, ASLA

TRANSPORTATION ENGINEER
 GOROVE/SLADE ASSOCIATES, INC.
 1140 CONNECTICUT AVENUE NW, SUITE 600
 WASHINGTON, DC 20036
 TELEPHONE: (202) 296-8625
 ATTN: DANIEL B. VANPELT, P.E., PTOE

LAND USE ATTORNEY
 LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.C.
 524 KING STREET
 ALEXANDRIA, VA 22314
 TELEPHONE: (703) 595-2037
 ATTN: DUNCAN W. BLAIR



SHEET INDEX

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PROJECT NARRATIVE

SAFEWAY, INC., A DELAWARE CORPORATION, IS REQUESTING APPROVALS OF A DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN, A SPECIAL USE PERMIT TO CONSTRUCT A 3,042 SQUARE FOOT (SF) RETAIL BUILDING, AND A PARKING REDUCTION SPECIAL USE PERMIT TO CONSTRUCT A NEW 51,949 SF LIFESTYLE SAFEWAY AND A 3,042 SF RETAIL BUILDING ON ITS PROPERTY AT 3526 KING STREET IN THE FAIRLINGTON/BRADLEE AREA OF THE CITY. THE REDEVELOPMENT OF THE PROPERTY WILL INCLUDE THE DEMOLITION OF THE EXISTING RETAIL BUILDING AND SITE IMPROVEMENTS AND THE CONSTRUCTION OF TWO NEW RETAIL STRUCTURES, PARKING FACILITIES AND ASSOCIATED INFRASTRUCTURE. IT IS ANTICIPATED THAT SAFEWAY, INC. WILL REQUEST THAT THE ZONING CLASSIFICATION OF THE PROPERTY BE CHANGED FROM THE CG (COMMERCIAL GENERAL) ZONE TO THE CC (OFFICE COMMERCIAL) ZONE WITH A PROFFERED DEVELOPMENT PLAN.

- NOTES:
- ALL INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY REGULATORY AGENCIES, UTILITY PROVIDERS AND/OR SPECIFICATIONS, AND FINAL CONNECTION OF SERVICES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED POSSESSION DATE.
 - SAFETY NOTICE**
 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE WORK SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS ARRANGEMENT IS NOT LIMITED TO WORKING HOURS, BUT SHALL APPLY CONTINUOUSLY. ANY OBSERVATION BY THE ENGINEER OF CONTRACTOR'S PERFORMANCE IN CONSTRUCTION OF THE PLANNED IMPROVEMENTS IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES. FEDERAL, STATE, AND LOCAL AGENCY LAW AND REGULATIONS GOVERN PERFORMANCE OF WORK INCLUDED WITHIN THE PLANS AND SPECIFICATIONS, AND THE CONTRACTOR SHALL COMPLY WITH SUCH REGULATIONS, HOLDING THE OWNER, ENGINEER, AND AGENCY OFFICIALS HARMLESS AGAINST VIOLATION OF APPLICABLE REGULATIONS.
 - GROUNDWATER NOTICE**
 THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.
 - WARRANTY/DISCLAIMER**
 THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS ASSOCIATES CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER IS INVOLVED WITH THE PHYSICAL CONSTRUCTION ON AN ONGOING BASIS AT THE SITE.
 - NOTICE TO BIDDERS**
 ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S DESIGNATED AGENT: MR. LARRY EVANS, (301) 307-8041. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR.
 - SURVEY**
 BOUNDARY AND TOPOGRAPHIC INFORMATION HAS BEEN PROVIDED TO OWNER AND CPH ENGINEERS, INC. SURVEY WAS PERFORMED BY BOHLER ENGINEERING IN OCTOBER OF 2010.
 - GEOTECHNICAL**
 GEOTECHNICAL INVESTIGATION HAS BEEN PROVIDED TO OWNER AND CPH ENGINEERS, INC. GEOTECHNICAL INVESTIGATION WAS PERFORMED BY TERRACON IN MARCH OF 2011.
 - FLOOD CERTIFICATION**
 THIS PROPERTY LIES WITHIN ZONE X, AS SHOWN ON F.E.M.A., N.F.I.P., F.I.R.M. COMMUNITY PANEL NO. 515519 0005 D, DATED MAY 15, 1991.

SITE CRITERIA CHECKLIST	
EXISTING SITE DATA	
Total Site Area	2.997 AC / 130,533 SF
Building Area	41,693 ± SF
Use	Retail
Floor Area Ratio (FAR)	0.32
Building Height	23 ± FT
Building Floor Elevation	202.08 ± FT
Impervious Area	2,799 ± AC / 121,908 ± SF / 93.4%
PerVIOUS Area	0.198 ± AC / 8,676 ± SF / 6.6%
PROPOSED PROJECT DATA	
Total Site Area	2.997 AC / 130,533 SF
Building Area (Safeway)	61,949 ± SF (Gross)
Building Area (Retail)	3,042 ± SF (Gross)
Use	Retail
FAR	0.50
Building Height	50 ± FT
Building Floor Elevation	214 ± FT (Upper)
Impervious Area	2,603 ± AC / 113,373 ± SF / 86.8%
PerVIOUS Area	0.384 ± AC / 17,160 ± SF / 13.2%
Total Parking Required	340 Parking Spaces
Total Parking Provided	228 Parking Spaces**
Size Of Parking Spaces	See Parking Table Summary
Total Handicap Parking Required	8
Total Handicap Parking Provided	8
Total Loading Required	4
Total Loading Provided	4
Truck Type	WB-6
Disturbed Area	3.00 ± AC
LAND INFORMATION	
Use Map Reference	032-01-01-04
Parcel Numbers	901 and 3915-03-01-01
Front Setback Required	75 FT from Centerline of King Street
Side Setback Required	70 FT from Bradlee Road Right-of-Way
Front Setback Provided	0.05 FT (King Street)**
Side Yard Setback Provided	84.94 FT (Bradlee Road)**
Side Yard Setback Required	None
ZONING INFORMATION	
Existing Zoning	CG (Commercial General)
Proposed Zoning	CC (Office Commercial)
Adjacent Zoning	(N) King Street / RA14-26, (W) CG, (E) CG, (S) Bradlee Road / R-20
Minimum Lot Area	None for Commercial Use in CG Zone
Minimum Road Frontage	None for Commercial Use in CG Zone
Minimum Road Frontage	None for Commercial Use in CG Zone
Maximum FAR	0.50
Maximum Building Height	50 FT
NOTES	
** Requires Special Use Permit	
** Requires Variance	



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

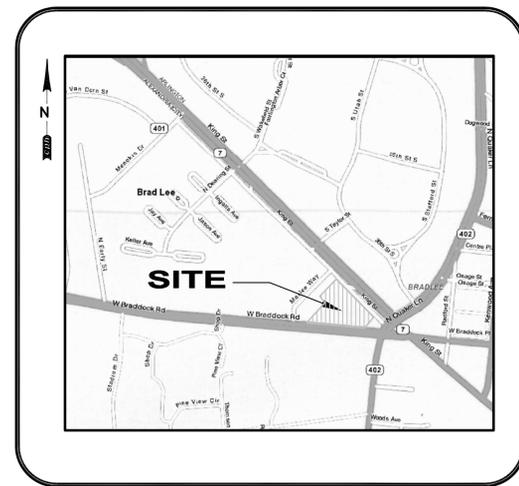
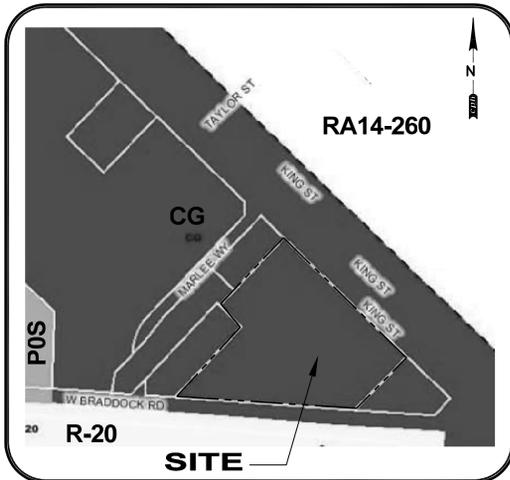
 DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

 DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



Designed by:	Drawn by:	Checked by:	Approved by:	Scale:	Date:	Job No.:	File:
J.L.	R.K.R./T.M.L.	J.L.	D.F.M./J.M.S.	AS SHOWN	04-15-2011	S21823	S21823-Cover.dwg

COVER SHEET
 SAFEWAY STORE #3250 (R4003)
SAFEWAY
 3526 KING STREET
 ALEXANDRIA, VIRGINIA 22302

METES AND BOUNDS DESCRIPTION

LOT 901
TAYLOR STREET CORPORATION
INSTR. #6184
AND
LOT 3915-03-01-01
TAYLOR STREET CORPORATION
D.B. 471 PG. 116

LANDS OF
SAFEWAY STORE, INCORPORATED
D.B. 1019 PG. 97
D.B. 1011 PG. 184
POTOMAC DISTRICT
CITY OF ALEXANDRIA, VIRGINIA



BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LIMITS OF KING STREET, VA RTE. 7 (169' WIDE RIGHT-OF-WAY), WITH THE DIVISION LINE BETWEEN LOT 901, TAYLOR STREET CORPORATION (INSTR. #6184) ON THE WEST, AND THE LANDS OF SUNOCO, INC. (R&M) (INSTR. #060010385) ON THE EAST, THENCE WITH SAID DIVISION LINE;

1. SOUTH 44 DEGREES - 02 MINUTES - 20 SECONDS WEST, 182.37 FEET TO A REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY LIMITS OF BRADDOCK ROAD, VA RTE. 620 (60' WIDE RIGHT-OF-WAY), THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LIMITS;
2. NORTH 85 DEGREES - 38 MINUTES - 00 SECONDS WEST, 449.52 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN LOT 3915-03-02 ON THE SOUTHWEST, TAYLOR STREET CORPORATION (D.B. 461 PG. 184) ON THE WEST, AND SAID LOT 901 ON THE EAST;
3. NORTH 44 DEGREES - 02 MINUTES - 20 SECONDS EAST, 234.67 FEET TO THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN SAID LOT 3915-03-02 ON THE SOUTHWEST, AND LOT 3915-03-01-01, TAYLOR STREET CORPORATION (D.B. 471 PG. 116) ON THE NORTHEAST, THENCE WITH SAID DIVISION LINE;
4. NORTH 45 DEGREES - 57 MINUTES - 40 SECONDS WEST, 75.80 FEET TO THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN LOT 1001, TAYLOR STREET CORPORATION (D.B. 1285 PG. 1630) ON THE NORTHWEST, AND SAID LOT 3915-03-01-01 ON THE SOUTHEAST, THENCE WITH SAID DIVISION LINE;
5. NORTH 44 DEGREES - 02 MINUTES - 20 SECONDS EAST, 234.67 FEET TO A POINT ON THE SAID SOUTHWESTERLY RIGHT-OF-WAY LIMITS OF KING STREET, THENCE WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LIMITS;
6. SOUTH 45 DEGREES - 57 MINUTES - 40 SECONDS EAST, 421.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 130,533 SQUARE FEET OR 2.997 ACRES

BEING THE SAME PROPERTY AS DESCRIBED IN A REPORT OF TITLE, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, CASE NUMBER 1000-62245, WITH A REPORT DATE OF OCTOBER 4, 2010 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND OR EASEMENTS AS CONTAINED THEREIN.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-552-7001) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): B02500713-006

UTILITY COMPANY	PHONE NUMBER
CITY OF ALEXANDRIA	703-838-4488
ARLINGTON COUNTY DPW	703-228-7137
COMCAST	800-838-0399
DOMINION VIRGINIA POWER	703-754-2116
FIBERLIGHT LLC	703-950-8465
FAIRFAX COUNTY	703-239-8433
VIRGINIA AMERICAN WATER	540-364-2005
VERIZON	434-942-8192
WASHINGTON GAS	703-368-4333



VICINITY MAP
ADD THE MAP PEOPLE
PERMITS NO. 2002053-5
SCALE: 1"=2,000'

NOTES:

1. THE PROPERTY IS KNOWN AS LOT 901, TAYLOR STREET CORPORATION AS RECORDED IN INSTRUMENT NO. 6134 AND LOT 3915-03-01-01, TAYLOR STREET CORPORATION AS RECORDED IN DEED BOOK 471 PAGE 116. BOTH LOTS ALSO BEING KNOWN AS, THE LANDS OF SAFEWAY STORES, INCORPORATED AS RECORDED IN DEED BOOK 1019 AT PAGE 97 AND DEED BOOK 1011 PAGE 184. ALL RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, AND HAVING A TAX MAP REFERENCE NO. OF 032.01-01-04.
2. AREA = 130,533 SQUARE FEET OR 2.997 ACRES.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A REPORT OF TITLE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, CASE NUMBER 1000-62245, LAND RECORDS ARE VERIFIED THROUGH SEPTEMBER 13, 2010, THE REPORT IS DATED OCTOBER 4, 2010. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS:
 - ① DEED OF TRUST FROM SAFEWAY STORES, INC. TO WILLIAM H. KING, JR. AND KENNETH MORAN, TRUSTEES, DATED MARCH 3, 1983 AND RECORDED MARCH 9, 1983 IN DEED BOOK 1085 AT PAGE 647, SECURING NATION FIDELITY LIFE INSURANCE COMPANY, IN THE PRINCIPAL AMOUNT OF \$3,300,000.00, AS AFFECTED BY SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE, RECORDED IN DEED BOOK 1713 AT PAGE 560. NOT SURVEY RELATED.
 - ② TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS AND RESERVATIONS CONTAINED IN INSTRUMENT(S) RECORDED IN DEED BOOK 347 AT PAGE 327, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, USE RESTRICTIONS.
 - ③ EASEMENT(S) GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENT RECORDED IN (A) DEED BOOK 346 AT PAGE 314; (B) DEED BOOK 692 AT PAGE 465; (C) DEED BOOK 1054 AT PAGE 404; DEED BOOK 1070 AT PAGE 559; (D) MAY AFFECT THE SUBJECT PROPERTY. POLE LINE IS NORTHEAST OF SUBJECT PROPERTY ALONG KING STREET, POLE LINE SHOWN; (E) MAY AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF 10' VEPCO EASEMENT IS SHOWN WITHIN THE EXISTING BUILDING; (F) AFFECTS SUBJECT PROPERTY, SHOWN; (G) MAY AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE OF VEPCO EASEMENT IS SHOWN WITHIN THE EXISTING BUILDING.
 - ④ TERMS, CONDITIONS, RESTRICTION AND EASEMENTS CONTAINED IN AGREEMENT, RECORDED IN DEED BOOK 1076 AT PAGE 810; AFFECTS SUBJECT PROPERTY, EASEMENT IS SHOWN.
 - ⑤ TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED, RECORDED IN DEED BOOK 485 AT PAGE 21; AFFECTS SUBJECT PROPERTY, EASEMENT IS SHOWN.
 - ⑥ TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED OF RESUBDIVISION, DEDICATION AND BARGAIN AND SALE, RECORDED IN DEED BOOK 471 AT PAGE 116, REFERENCE DOCUMENT CREATES PARCEL II. NO EASEMENTS WERE CREATED WITH THIS DOCUMENT. THERE IS A NOTE THAT STATES "ACCESS TO REAR PARKING LOT BY EASEMENT AGREEMENT BETWEEN SAFEWAY STORES, INC. & JOHN E. DELASHMUTT", HOWEVER, NO RECORDING INFORMATION WAS SHOWN.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. THERE ARE ABOVE GROUND PROPANE TANKS LOCATED ADJACENT TO THE BUILDING.
7. ELEVATIONS ARE BASED ON NAVD 88 PER NGS MONUMENT GPS 49 WITH A PUBLISHED ELEVATION OF 48.80'.
8. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER REFERENCE NO. 2.
9. UNDERGROUND WATER AND ELECTRIC UTILITIES ARE SHOWN PER MARKOUT AND FIELD LOCATION.
10. ZONING: CG (COMMERCIAL GENERAL) BUILDING SETBACKS: NONE MAXIMUM BUILDING HEIGHT = 50 FT. ZONING INFORMATION IS PER ZONING ORDINANCE, CITY OF ALEXANDRIA, VIRGINIA ORDINANCE NO. 4678, AND ADOPTED JUNE 20, 2010 AND SHOULD BE VERIFIED PRIOR TO USE TO CONFIRM IT REPRESENTS CURRENT INFORMATION.
11. PARKING COUNT = 192 REGULAR SPACES
7 ADA SPACES
199 TOTAL SPACES

- REFERENCES:
1. THE CITY OF ALEXANDRIA DEPARTMENT OF REAL ESTATE ASSESSMENTS MAP NUMBER 032.
 2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP AND STREET INDEX, CITY OF ALEXANDRIA, VIRGINIA, INDEPENDENT CITY, COMMUNITY PANEL NUMBER 515519 0006D, MAP REVISED MAY 15, 1991.

UTILITY	COMPANY	WHERE PLACED	REQUESTED	RECEIVED
WATER	VIRGINIA AMERICAN WATER	M	10-12-10	10-12-10
SEWER	CITY OF ALEXANDRIA	M	10-12-10	10-12-10
STORM DRAIN	CITY OF ALEXANDRIA	M	10-12-10	10-12-10
ELECTRIC	DOMINION	M	10-12-10	10-12-10
GAS	WASHINGTON GAS	M	10-12-10	10-12-10
TELEPHONE	VERIZON	WILL NOT RELEASE PLANS	-	-
CABLE	-	-	-	-
FIBER OPTIC	-	-	-	-

LEGEND

--- 123 ---	EXISTING CONTOUR	--- OH ---	OVERHEAD WIRES	⊙	SANITARY MANHOLE	↔	CLEAN OUT
x 123.45	EXISTING SPOT ELEVATION	--- G ---	APPROX. LOC. UNDERGROUND GAS LINE	⊙	STORM DRAIN MANHOLE	↔	PAINTED ARROWS
x TC 123.45	EXIST. TOP OF CURB ELEVATION	--- W ---	APPROX. LOC. UNDERGROUND WATER LINE	⊙	WATER METER	⊙	TITLE REPORT EXCEPTION
x G 122.95	EXIST. GUTTER ELEVATION	--- T ---	APPROX. LOC. UNDERGROUND TEL. LINE	⊙	GAS METER	⊙	DENOTES PARKING SPACE COUNT
⊙	HYDRANT	--- E ---	APPROX. LOC. UNDERGROUND ELEC. LINE	⊙	SIGN	⊙	BENCHMARK
⊙	WATER VALVE	--- U ---	UTILITY POLE	⊙	BOLLARD	⊙	BENCHMARK
⊙	HYDRANT	--- L ---	UTILITY POLE	⊙	FENCE	⊙	BENCHMARK
⊙	WATER VALVE	--- G ---	ELECTRIC METER	⊙	AREA LIGHT	⊙	BENCHMARK
⊙	GAS VALVE	--- B ---	ELECTRIC BOX	⊙	DOUBLE AREA LIGHT	⊙	BENCHMARK
⊙	TELEPHONE MANHOLE	--- S ---		⊙		⊙	BENCHMARK

THIS SURVEY IS CERTIFIED TO:
SAFEWAY STORES, INCORPORATED
CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13 & 14 OF TABLE THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LICENSED LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

NOT VALID UNTIL SEALED

DATE

KEVIN F. STEINHILBER

VIRGINIA LICENSED LAND SURVEYOR NO. 1663

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, THE USE OF SURVEY APPRAISAL, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ALTA/ACSM LAND TITLE SURVEY

SAFEWAY INC.

3526 KING STREET
POTOMAC DISTRICT
CITY OF ALEXANDRIA, VIRGINIA

BOHLER
ENGINEERING

2280 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20154
703.954.9400 - 703.954.9797 FAX
www.bohlerengineering.com

APPROVED: DATE SCALE FILE NO. DWG. NO.
K.F.S. 10-20-10 1"=30' S063804.SR 1 OF 1

PLANT SCHEDULE



QUERCUS PHELLOS
WILLOW OAK



ACER RUBRUM
RED MAPLE



BETULA NIGRA
RIVER BIRCH



LAGESTROEMIA INDICA
CRAPEMYRTLE



SAFeway

3526 King Street
Alexandria, VA 22302

11 APRIL 2011

#	Date	Description
1	04/11/11	SCHEMATIC PLAN
2	04/20/11	PLAN FOR 3D RENDER
3	05/06/11	PLAN SUBMISSION
4	06/10/11	REC. PRELIMINARY SUBMISSION

Drawn By: JJC Approved By: KJC



SCALE: 1"=30'-0"

SCHEMATIC
LANDSCAPE
DESIGN

LP100