

**Carlyle/Eisenhower East Design Review Board (DRB)  
Application**

2425 Eisenhower Avenue  
**PROJECT NAME:** Block 6C Retail Pad Site **BLOCK:** Tax Map 072.04-03-31

**ADDRESS OF PROJECT:** 2425 Eisenhower Avenue

**APPLICATION FOR REVIEW OF:** *(Check one)*

- Building     Concept     Final  
 Sign  
 Awning  
 Other: \_\_\_\_\_

**APPLICANT Name:** 2425 Eisenhower Acquisitions, LLC By. M. Catharine Puskar, Attorney/Agent

Address: 2034 Eisenhower Avenue, Suite 290 Alexandria, Virginia 22331

Phone: 703-528-4700 Email Address: cpuskar@thelandlawyers.com

**ARCHITECT/DESIGNER Name:** CALLISONRTKL, Inc. c/o Antonio D'Agostino

Address: 210 L Street, NW Suite 200, Washington, DC 20037

Phone: 202-833-4400 Email Address: tony.dagostino@crtkl.com

**PROPERTY OWNER Name:** Same as Applicant  
(if different from APPLICANT)


Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

**DESCRIBE THE REQUEST BRIEFLY:** The Applicant proposes to develop the property with a 7,791 square foot one story retail building in accordance with existing approvals for Block 6C.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**Note: Per condition #67 of the Carlyle SUP #2253, as amended by SUP #2007-0094, all applicants will be responsible for the costs associated with DRB review of the application. Fees are determined based upon the number of applicants per hearing. Applicants will be notified by Planning and Zoning staff of the amount owed after the filing deadline has passed and the agenda for the hearing has been finalized. Payment is expected prior to the request being acted upon by the DRB.**

Applicant Signature: 

Date: June 19, 2018

Applicant Printed Name: M. Catharine Puskar, Attorney/Agent

# CONCEPTUAL PLAN 1/11

# 2425 EISENHOWER AVENUE

# BLOCK 6C RETAIL PAD SITE

## ALEXANDRIA, VIRGINIA

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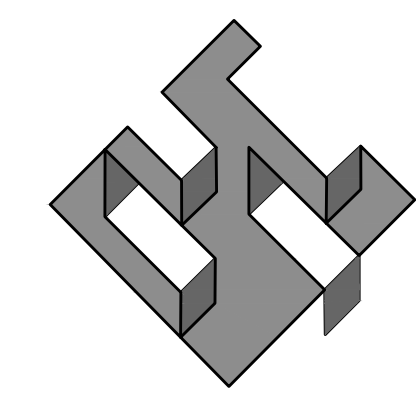
<b>ARCHITECTURAL</b>	
AP-101	ZONING EXHIBITS- RETAIL- PAD BUILDING ELEVATIONS
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NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY EXISTING PRIVATE STREET AND PARKING; TO THE SOUTH BY EISENHOWER AVENUE; TO THE EAST BY SWAMP FOX ROAD; AND TO THE WEST BY EXISTING PRIVATE STREET AND RETAIL AND OFFICE BUILDING.

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A 7,791 S.F. ONE STORY RETAIL BUILDING.

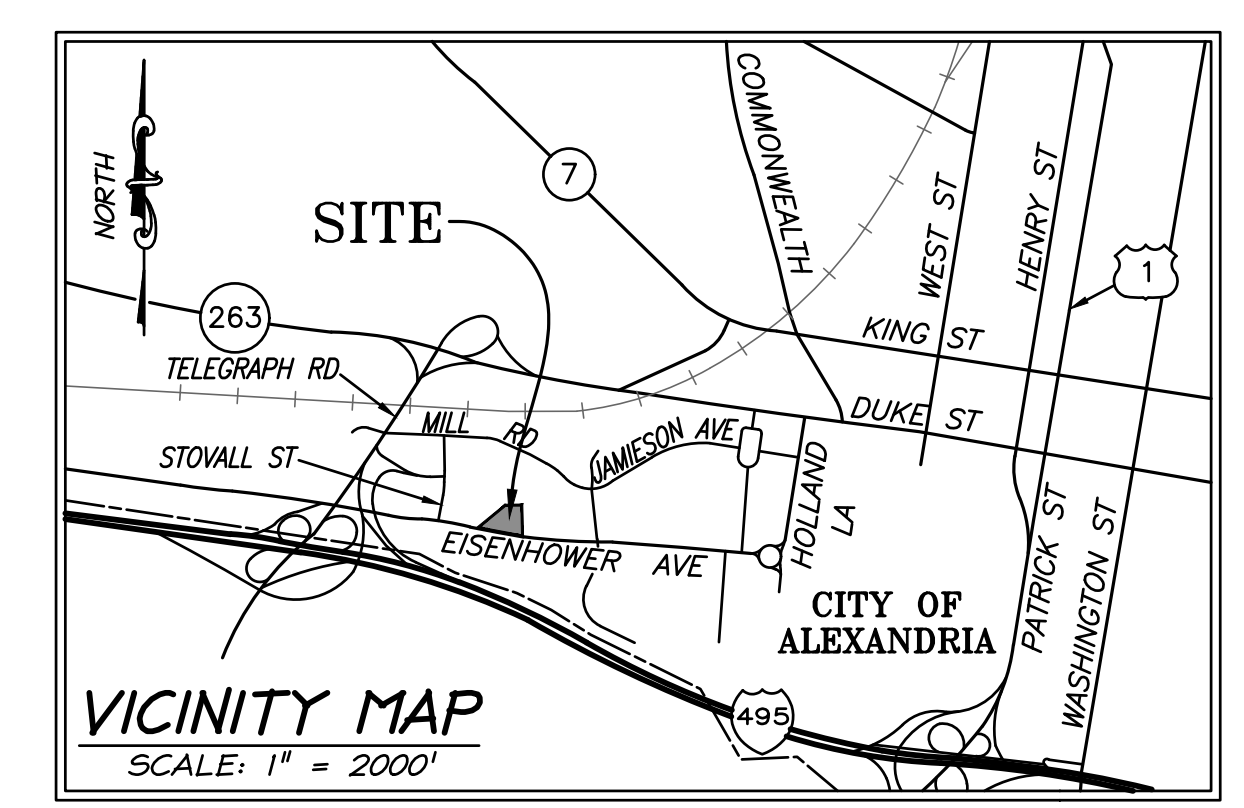
SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM EISENHOWER AVENUE AND SWAMP FOX ROAD.



PREPARED BY:  
**christopher consultants**  
 engineering · surveying · land planning  
 christopher consultants, ltd.  
 9900 main street (fourth floor) · fairfax, va 22031-3907  
 703.273.6820 · fax 703.273.7636

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

- I. PHASE II DEVELOPMENT SPECIAL USE PERMIT



OWNER/APPLICANT  
**2425 EISENHOWER ACQUISITIONS, LLC**  
 2034 EISENHOWER AVENUE, SUITE 290  
 ALEXANDRIA, VA 22331  
 (703) 960-4700

CIVIL ENGINEER  
**christopher consultants, ltd.**  
 9900 MAIN STREET  
 FOURTH FLOOR  
 FAIRFAX, VIRGINIA 22031  
 (703) 273-6820

ATTORNEY  
**WALSH, COLUCCI, LUBELEY,  
 EMRICH, & WALSH**  
 2200 CLARENDON BLVD. 13TH FLOOR  
 ARLINGTON, VA 22021  
 (703) 528-4700

ARCHITECT  
**CALLISONRTKL INC.**  
 210 L ST. NW  
 SUITE 200  
 WASHINGTON, DC 20037  
 (202) 833-4400

	DATE	REVISION
	06-15-2018	CONCEPT 1/11 SUBMISSION

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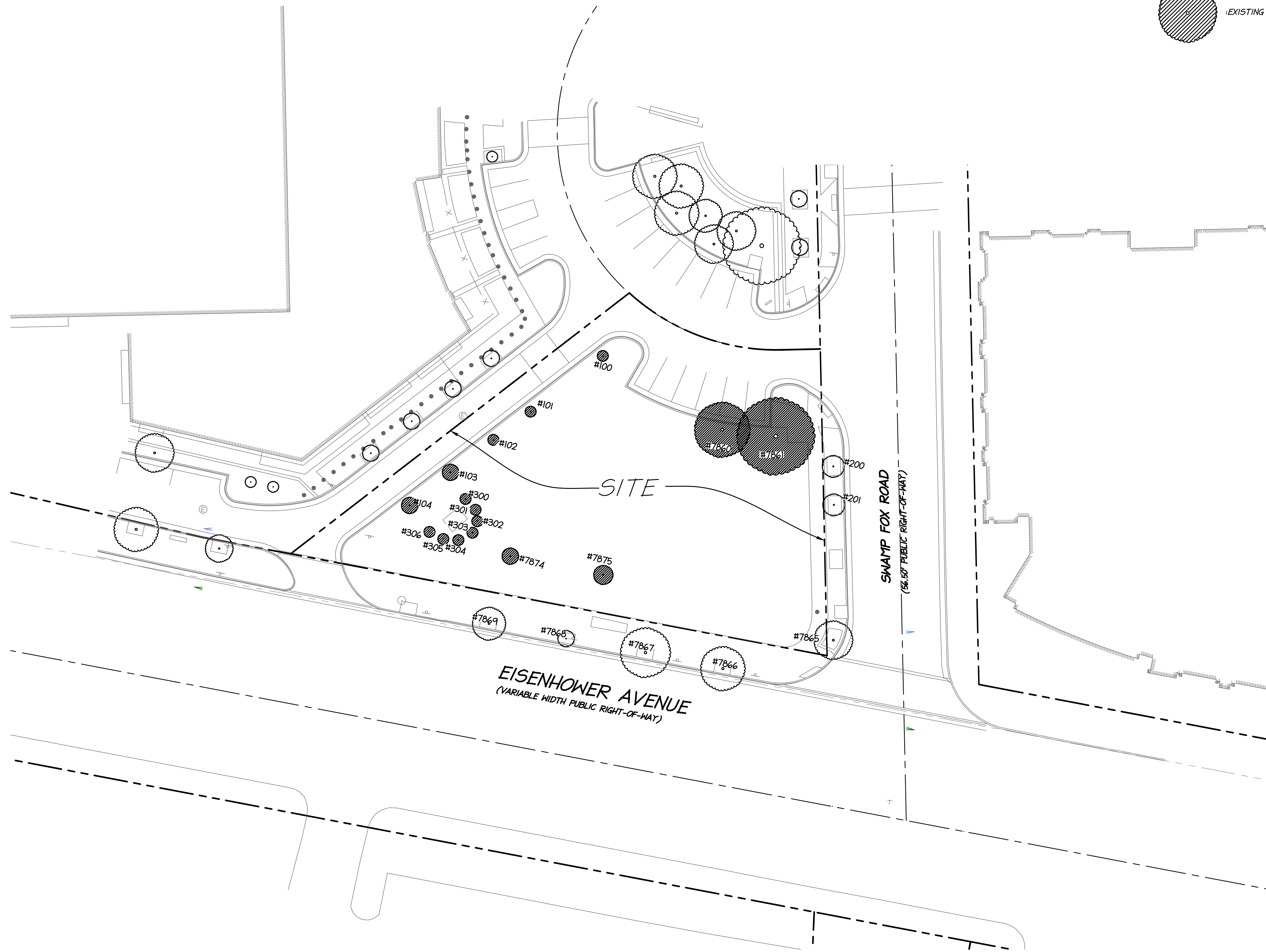




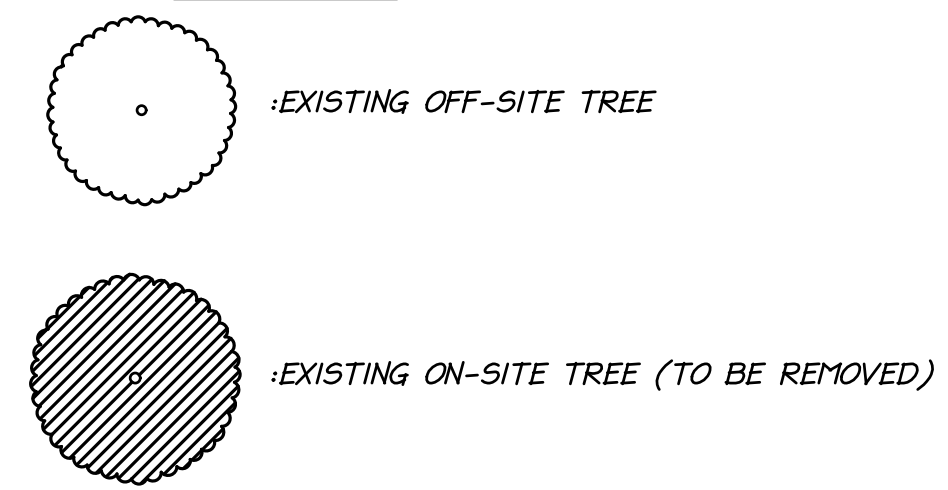




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**LEGEND**

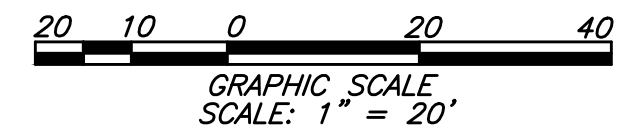


DATE	REVISION

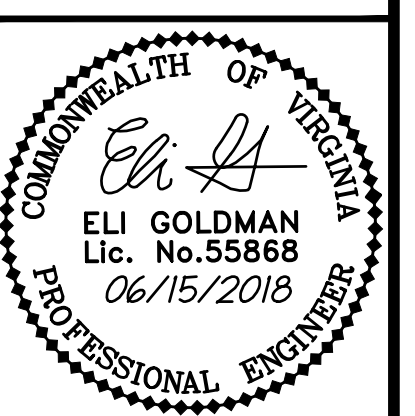
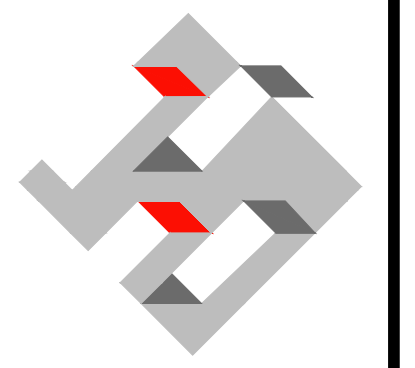
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	COMMENTS
7860	CHINEESE ELM	ULMUS PARVIFOLIA	10	TO BE REMOVED
7861	CHINEESE ELM	ULMUS PARVIFOLIA	12	TO BE REMOVED
7865	ACER RUBRUM	RED MAPLE	6	TO REMIAN
7866	WILLOW OAK	QUERCUS PHELLOS	8	POOR CONDITION
7867	WILLOW OAK	QUERCUS PHELLOS	9	POOR CONDITION
7868	WILLOW OAK	QUERCUS PHELLOS	7	DEAD
7869	WILLOW OAK	QUERCUS PHELLOS	6	TO REMIAN
7874	KANZAN	PRUNUS SERRULATA	3.5	TO BE REMOVED
7875	KANZAN	PRUNUS SERRULATA	3.5	TO BE REMOVED
100	LAGERSTROEMIA	CREPE MYRTLE		TO BE REMOVED
101	LAGERSTROEMIA	CREPE MYRTLE		TO BE REMOVED
102	LAGERSTROEMIA	CREPE MYRTLE		TO BE REMOVED
103	LAGERSTROEMIA	CREPE MYRTLE		TO BE REMOVED
104	LAGERSTROEMIA	CREPE MYRTLE		TO BE REMOVED
200	ACER RUBRUM	RED MAPLE		TO REMIAN
201	ACER RUBRUM	RED MAPLE		TO REMIAN
300	ILEX X ATTENUATA	FOSTER HOLLY		TO BE REMOVED
301	ILEX X ATTENUATA	FOSTER HOLLY		TO BE REMOVED
302	ILEX X ATTENUATA	FOSTER HOLLY		TO BE REMOVED
303	ILEX X ATTENUATA	FOSTER HOLLY		TO BE REMOVED
304	ILEX X ATTENUATA	FOSTER HOLLY		TO BE REMOVED
305	ILEX X ATTENUATA	FOSTER HOLLY		TO BE REMOVED
306	ILEX X ATTENUATA	FOSTER HOLLY		TO BE REMOVED

VIRGINIA STATE GRID NORTH



**christopher consultants**  
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EXISTING TREE EXHIBIT

2425 EISENHOWER AVENUE  
BLOCK 6C RETAIL PAD SITE  
CITY OF ALEXANDRIA, VA

PROJECT NO: 98085.053.00

SCALE: 1"=20'

DATE: 06/15/18

DESIGN: MGO  
DRAWN: MGO  
CHECKED: EGO

SHEET No.

C601  
108412

Project Name: 2425 Eisenhower Avenue  
 Date: 6/12/2018  
 Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells  
 constant values  
 calculation cells  
 final results

**Site Information**

**Post-Development Project (Treatment Volume and Loads)**

Enter Total Disturbed Area (acres) → 0.36

Maximum reduction required: 10%  
 The site's net increase in impervious cover (acres) is: 0.26  
 Post-Development TP Load Reduction for Site (lb/yr): 0.48

Check:  
 BMP Design Specifications List: 2013 Draft Stds & Specs  
 Linear project? No  
 Land cover areas entered correctly? ✓  
 Total disturbed area entered? ✓

**Pre-Development Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be				0.27	0.27
Impervious Cover (acres)				0.09	0.09
<b>Totals</b>					<b>0.36</b>

**Post-Development Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be				0.01	0.01
Impervious Cover (acres)				0.35	0.35
<b>Totals</b>					<b>0.36</b>

Area Check: OK. OK. OK. OK.

**Constants**

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
P (unitless correction factor)	0.90

**Runoff Coefficients (Rv)**

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

**LAND COVER SUMMARY -- PRE-REDEVELOPMENT**

Pre-Development	Listed	Adjusted <sup>1</sup>
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.27	0.01
Weighted Rv(turf)	0.25	0.25
% Managed Turf	75%	10%
Impervious Cover (acres)	0.09	0.09
Rv(impervious)	0.95	0.95
% Impervious	25%	90%
<b>Total Site Area (acres)</b>	<b>0.36</b>	<b>0.10</b>
Site Rv	0.43	0.88

**LAND COVER SUMMARY -- POST DEVELOPMENT**

Final Post-Development	Post-Development	Post-Development
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.01	0.01
Weighted Rv (turf)	0.25	0.25
% Managed Turf	3%	10%
Impervious Cover (acres)	0.35	0.09
Rv(impervious)	0.95	0.95
% Impervious	97%	90%
<b>Final Site Area (acres)</b>	<b>0.36</b>	<b>0.10</b>
Final Post Dev Site Rv	0.93	0.88

**Treatment Volume and Nutrient Load**

Pre-Development	Post-Development	Adjusted <sup>1</sup>
Pre-Development Treatment Volume (acre-ft)	0.0128	0.0073
Pre-Development Treatment Volume (cubic feet)	555	319
Pre-Development TP Load (lb/yr)	0.35	0.20
Pre-Development TP Load per acre (lb/acre/yr)	0.97	2.01
Baseline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-development area excluding pervious land proposed for new impervious cover)		0.04

**Treatment Volume and Nutrient Load**

Final Post-Development	Post-Development	Post-Development
Final Post-Development Treatment Volume (acre-ft)	0.0279	0.0073
Final Post-Development Treatment Volume (cubic feet)	1,216	319
Final Post-Development TP Load (lb/yr)	0.76	0.20
Final Post-Development TP Load per acre (lb/acre/yr)	2.12	2.01
Max. Reduction Required (Below Pre-Development Load)		10%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.02	
TP Load Reduction Required for New Impervious Area (lb/yr)		0.46

<sup>1</sup>Adjusted Land Cover Summary: Pre-Development land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.  
 Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).  
 Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lb/acre/yr).

**Post-Development Requirement for Site Area**

TP Load Reduction Required (lb/yr)	0.48
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**Nitrogen Loads (Informational Purposes Only)**

Pre-Development TN Load (lb/yr)	2.50	Final Post-Development TN Load (Post-Development & New Impervious) (lb/yr)	5.47
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Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
<b>2. Rooftop Disconnection (RR)</b>													
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40		0.17	0	234	352	586	25	0.00	0.37	0.20	0.17	14.b. MTD - Filtering
<b>14. Manufactured Treatment Devices (no RR)</b>													
14.b. Manufactured Treatment Device-Filtering	0	0.01	0.18	352	0	982	982	50	0.17	0.40	0.28	0.28	

**2. Rooftop Disconnection (RR)**

40	0.00	2.63	1.68	0.95
<b>14. Manufactured BMP (no RR)</b>				
0	0.95	2.83	0.00	3.78

**CONCEPTUAL WATER QUALITY TREATMENT (BMP) NARRATIVE**

TO COMPLY WITH THE VIRGINIA STORMWATER MANAGEMENT ACT REGULATIONS AND ARTICLE XIII OF THE ZONING ORDINANCE, THE WATER QUALITY REQUIREMENTS ARE SHOWN TO BE MET USING THE VIRGINIA RUNOFF REDUCTION METHOD WORKSHEETS FOR REDEVELOPMENT.

IT IS ANTICIPATED TO TREAT THE ENTIRE ROOF AREA (0.17 AC.) WITH A PLANTER BOX OR BMP TREE WELL AND THEN BE TREATED BY A MANUFACTURED TREATMENT DEVICE (FILTER) WITH AN ADDITIONAL 0.19 AC. OF ON-SITE (OR OFF-SITE) AREA. IF A HYDRODYNAMIC SEPARATOR IS USED INSTEAD OF A FILTER, THEN ADDITIONAL OFF-SITE AREA WILL BE TREATED.

A WAIVER TO MEMO TO INDUSTRY 01-18 WILL BE APPLIED FOR DUE TO THE TOPOGRAPHY OF THE SITE, CONFLICTS WITH EXISTING SITE UTILITIES, CONSTRUCTION TYPE OF THE BUILDING AND PROPOSED SITE LAYOUT/USE.

IT IS ANTICIPATED THE ENTIRE SITE'S WQVD WILL BE TREATED. A REQUEST TO CONTRIBUTE TO THE WQIF WILL BE MADE IF THE WQVD CANNOT BE MET.

**Site Results (Water Quality Compliance)**

**Area Checks**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.35	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.35	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.01	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.01	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft<sup>3</sup>) 1,216

**Runoff Reduction Volume and TP By Drainage Area**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft <sup>3</sup> )	234	0	0	0	0	234
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.76	0.00	0.00	0.00	0.00	0.76
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.48	0.00	0.00	0.00	0.00	0.48
TP LOAD REMAINING (lb/yr)	0.28	0.00	0.00	0.00	0.00	0.28
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	1.68	0.00	0.00	0.00	0.00	1.68

**Total Phosphorus**

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.76
TP LOAD REDUCTION REQUIRED (lb/yr)	0.48
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.48
TP LOAD REMAINING (lb/yr)	0.28
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

\*\* TARGET TP REDUCTION EXCEEDED BY 0.01 LB/YEAR \*\*

**Total Nitrogen (For Informational Purposes)**

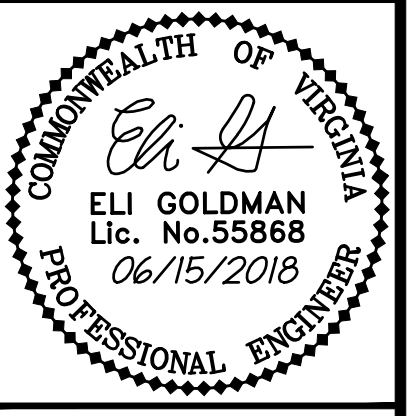
POST-DEVELOPMENT LOAD (lb/yr)	5.47
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	1.68
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	3.78

**Drainage Area A**

**Drainage Area A Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.01	0.01	0.25
Impervious Cover (acres)				0.35	0.35	0.95
<b>Total</b>					<b>0.36</b>	

christopher consultants  
 9900 main street (suite 400) · fairfax, va 22031  
 phone 703.273.6820 · fax 703.273.6820



CONCEPTUAL BMP COMPUTATIONS

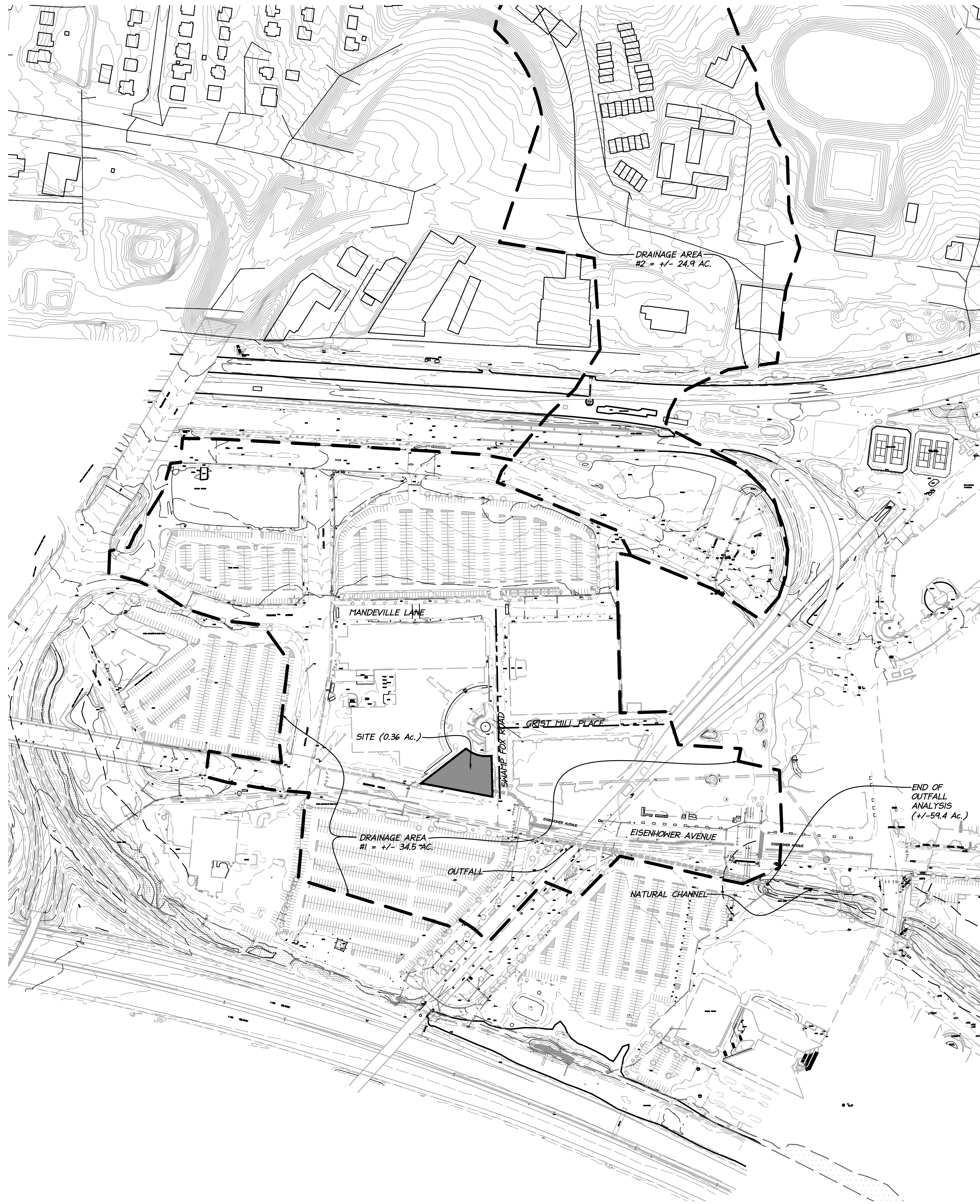
2425 EISENHOWER AVENUE  
 BLOCK 6C RETAIL PAD SITE  
 CITY OF ALEXANDRIA, VA

PROJECT NO: 98085.053.00  
 SCALE: N/A  
 DATE: 06/15/18  
 DESIGN: MQ  
 DRAWN: MQ  
 CHECKED: EG  
 SHEET No.

C700  
 108412

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**CONCEPTUAL STORM WATER MANAGEMENT NARRATIVE**

TO MEET THE CITY STORMWATER MANAGEMENT REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION, THE OUTFALL WAS ANALYZED FOR BOTH REQUIREMENTS. THE CHANNEL PROTECTION FOR THE OUTFALL IS MET BY BEING PIPED THE ENTIRE DURATION OF THE EXTENT OF THE REVIEW (13-109-F-1-a-1). THE FLOOD PROTECTION IS NOT MET BY THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT BEING HIGHER THAN THE PRE-DEVELOPMENT (13-109-F-2). THE 10-YEAR 24-HOUR STORM EVENT IS INCREASED FOR THE OUTFALL, THEREFORE DETENTION IS REQUIRED.

**STORMWATER QUANTITY (CHANNEL PROTECTION / FLOOD PROTECTION)**

THE SITE HAS ONE OUTFALL THAT WAS ALL ANALYZED FOR FLOOD PROTECTION. REFER TO THE MAP ON THIS SHEET FOR LOCATION OF THE OUTFALL.

**CHANNEL PROTECTION** - EQUATION 13-109-F-1-a-1 IN THE CITY CODE WAS USED TO DETERMINE THAT THE POST-DEVELOPMENT 2-YEAR 24-HOUR STORM DOES NOT CAUSE ANY EROSION TO THE SYSTEM SINCE IT IS PIPED FOR THE DURATION OF THE EXTENT OF REVIEW.

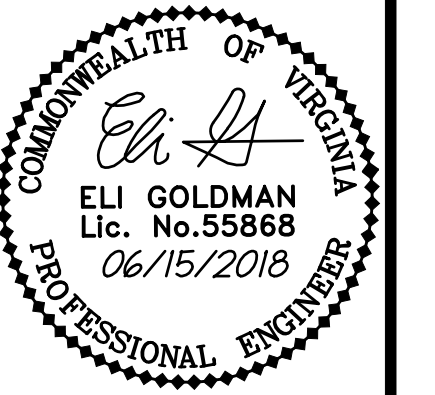
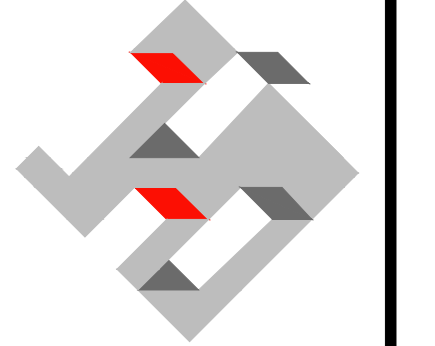
**FLOOD PROTECTION** - THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS REQUIRED TO BE LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE OF THE SAME STORM EVENT. SINCE THE POST-DEVELOPMENT RATE IS HIGHER THAN THE PRE-DEVELOPMENT, A DETENTION FACILITY WILL BE IMPLEMENTED AND PROVIDED IN A LATER SUBMISSION.

**NOTE:** THIS NARRATIVE AND COMPUTATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. AS THE PLAN PROGRESSES FURTHER INTO THE CITY'S DEVELOPMENT REVIEW PROCESS, ADDITIONAL COMPUTATIONS AND NARRATIVES WILL BE PROVIDED PER CITY STANDARDS.

DATE	REVISION

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

**christopher consultants**  
 9900 main street (suite 400) · fairfax, va 22031  
 phone 703.273.6820 · fax 703.273.6820



CONCEPTUAL SWM AND OUTFALL ANALYSIS

2425 EISENHOWER AVENUE  
 BLOCK 6C RETAIL PAD SITE  
 CITY OF ALEXANDRIA, VA

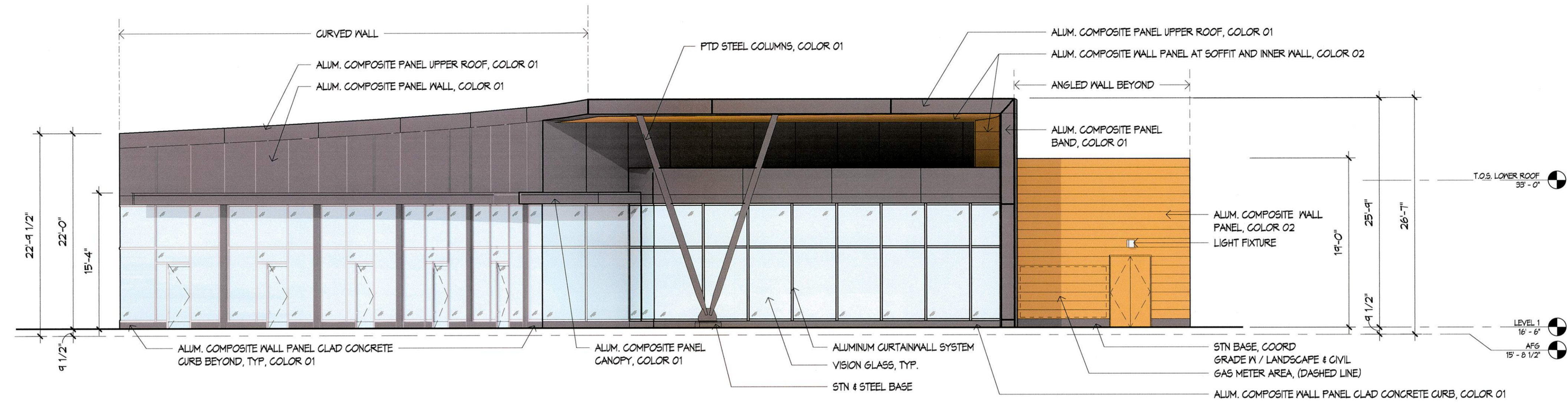
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 CHECKED: EG  
 SHEET No.

C701  
 108412

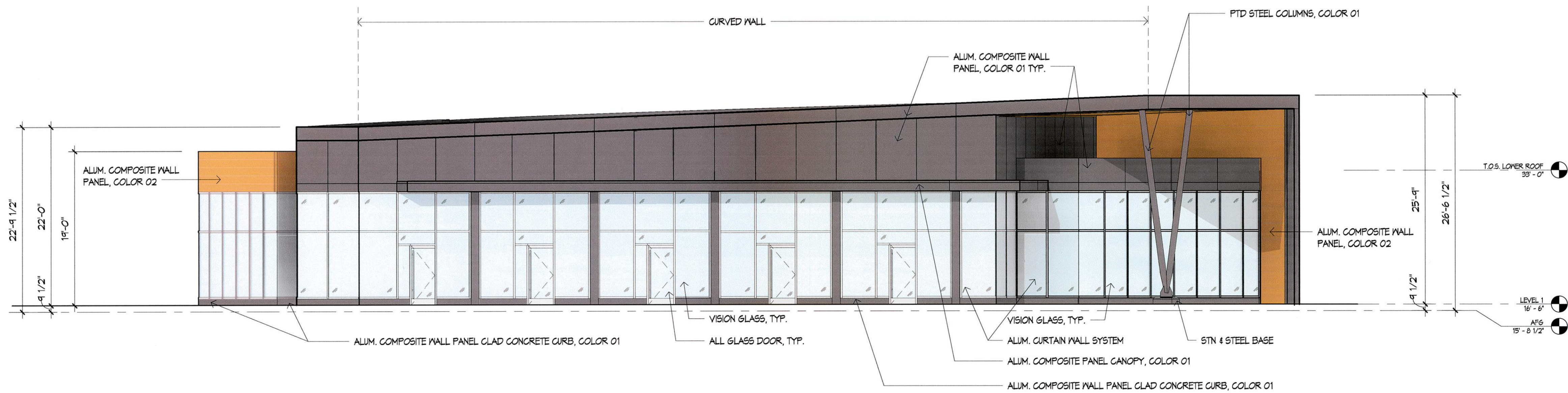
CallisonRTKL Inc.  
CallisonRTKL  
2101 L Street NW  
Suite 200  
Washington, D.C. 20037  
Tel: 202.833.4400  
Fax: 202.887.5168  
www.callisonrtkl.com

PROJECT NUMBER: 020-160244

PROJECT



**2** PAD BUILDING - WEST ELEVATION  
1/8" = 1'-0"



**1** PAD BUILDING - NORTH ELEVATION  
1/8" = 1'-0"

**2425 EISENHOWER AVE**  
BLOCK 6C RETAIL PAD SITE  
NORTHPOINT REALTY PARTNERS

CONSULTANTS



CURRENT DRAWING SET ISSUE

JUNE 15, 2018

SHEET REVISION LOG

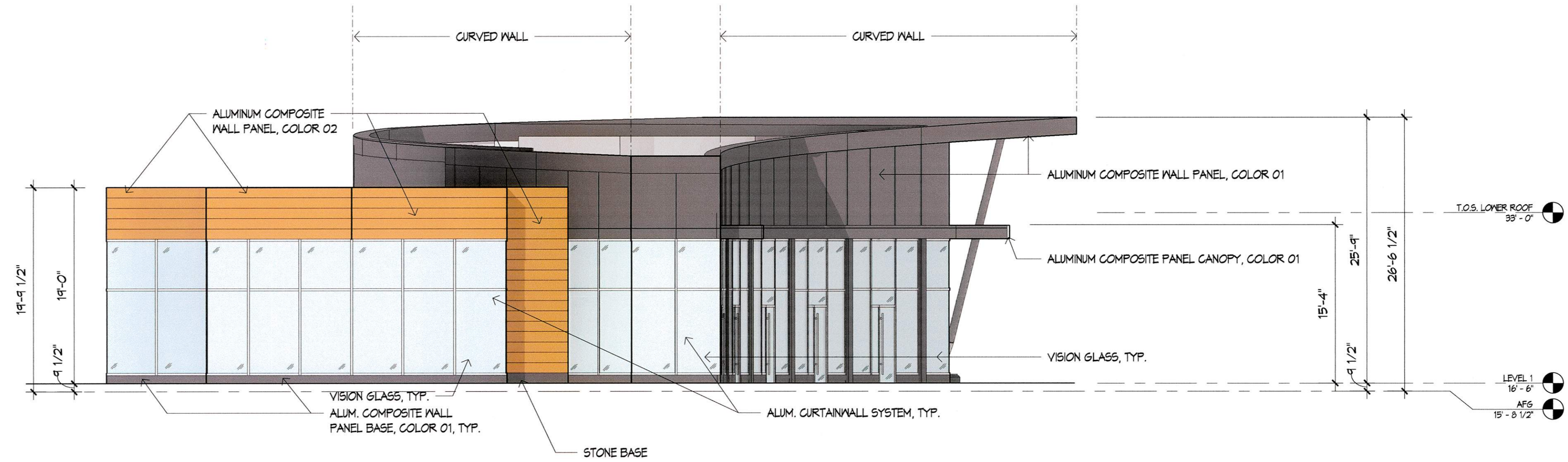
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TITLE

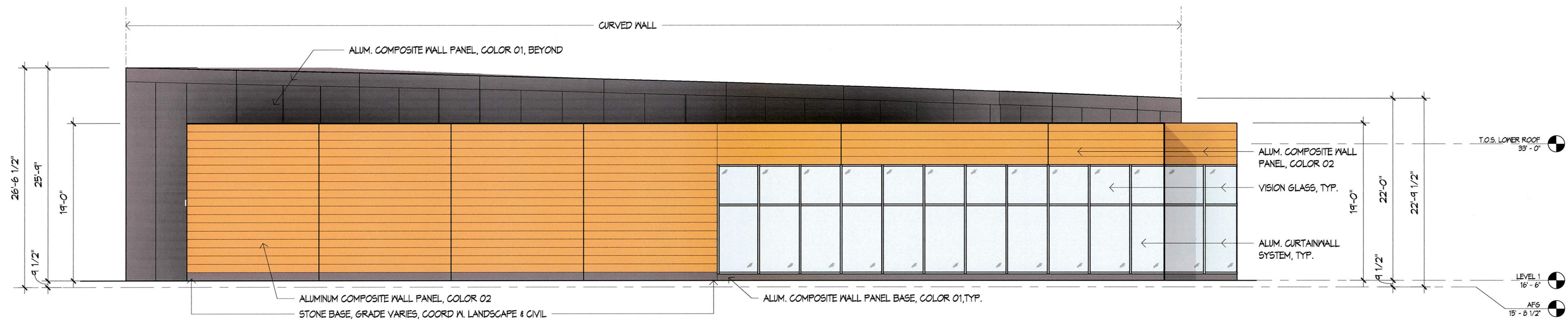
ZONING EXHIBITS-  
RETAIL -  
PAD BUILDING  
ELEVATIONS

NUMBER

**AP-101**



**2** PAD BUILDING - EAST ELEVATION  
1/8" = 1'-0"



**1** PAD BUILDING - SOUTH ELEVATION  
1/8" = 1'-0"

2425 EISENHOWER AVE  
BLOCK 6C RETAIL PAD SITE  
NORTHPOINT REALTY PARTNERS

CONSULTANTS



CURRENT DRAWING SET ISSUE:

JUNE 15, 2018

SHEET REVISION LOG

#	DATE	DESCRIPTION
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△		

TITLE

ZONING EXHIBITS-  
RETAIL -  
PAD BUILDING  
ELEVATIONS

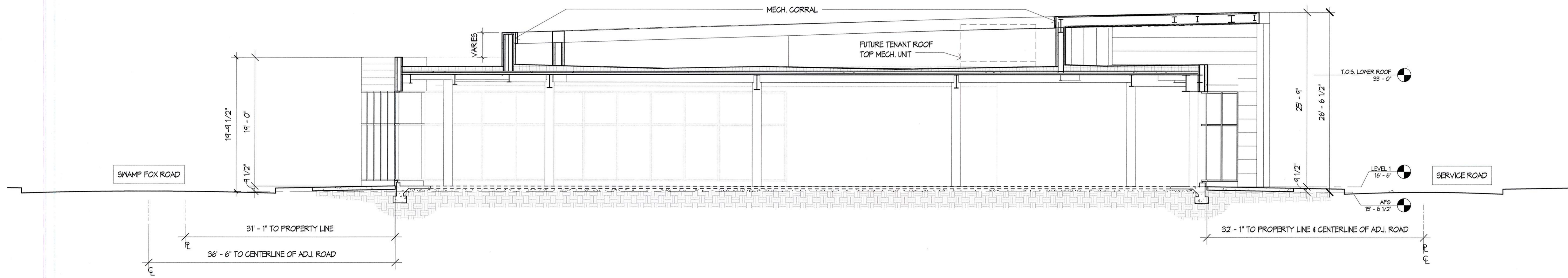
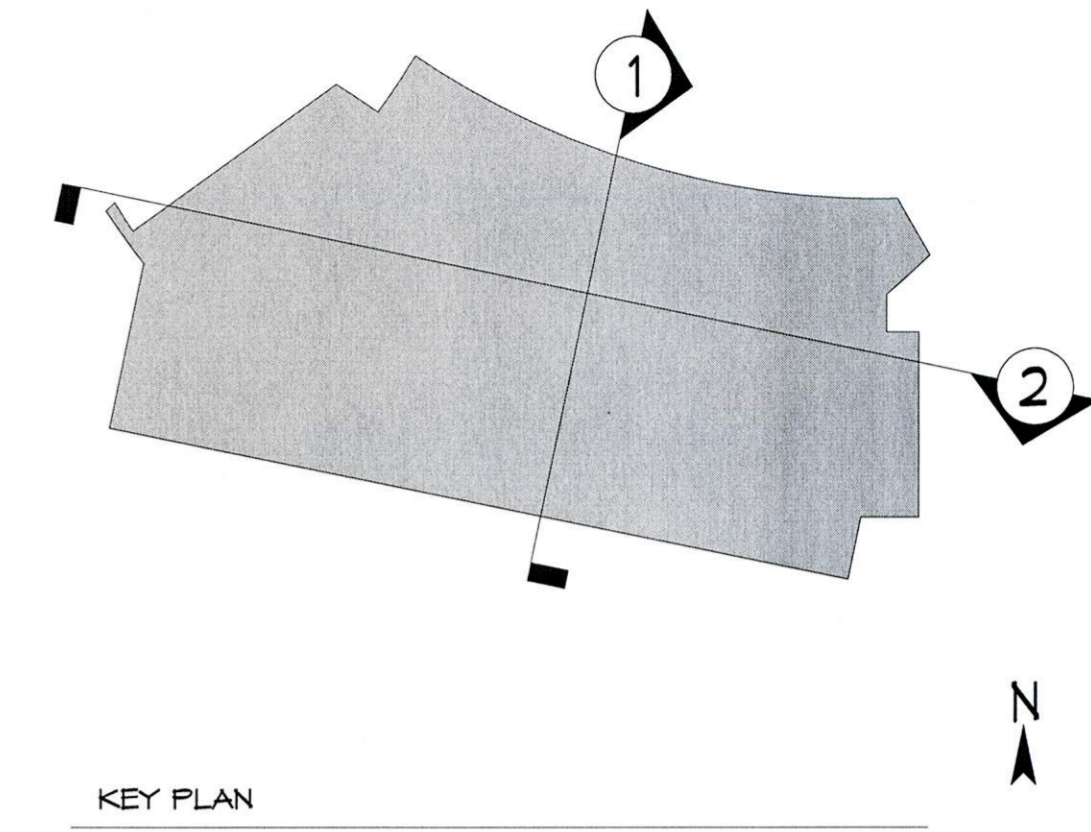
NUMBER

AP-102

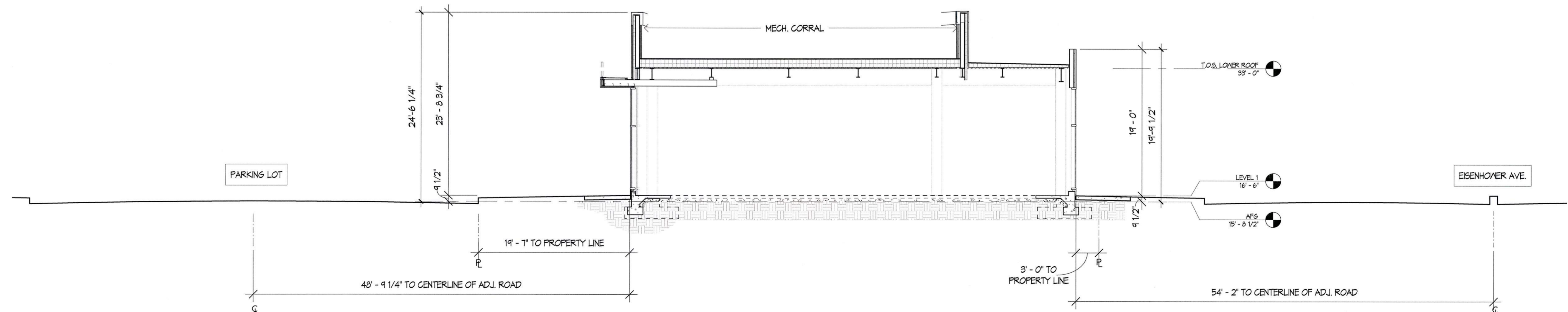
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PROJECT NUMBER: 020-160244

PROJECT



**2** PAD BUILDING - SECTION 2  
1/8" = 1'-0"



**1** PAD BUILDING - SECTION 1  
1/8" = 1'-0"

**2425 EISENHOWER AVE**  
BLOCK 6C RETAIL PAD SITE  
NORTHPOINT REALTY PARTNERS

CONSULTANTS



CURRENT DRAWING SET ISSUE:

JUNE 15, 2018

SHEET REVISION LOG

#	DATE	DESCRIPTION

TITLE

ZONING EXHIBITS-  
RETAIL -  
PAD BUILDING  
SECTIONS

NUMBER

**AP-103**



RETAIL PAD - AERIAL SOUTHWEST

2425 EISENHOWER AVE

BLOCK 6C RETAIL PAD SITE



RETAIL PAD - AERIAL WEST

2425 EISENHOWER AVE

BLOCK 6C RETAIL PAD SITE





# RETAIL PAD - AERIAL NORTHWEST

2425 EISENHOWER AVE

BLOCK 6C RETAIL PAD SITE



RETAIL PAD - PERSPECTIVE FROM PARKING

2425 EISENHOWER AVE

BLOCK 6C RETAIL PAD SITE