

# 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				
Description	Gross Floor Area		Net Floor Area	
	Total Area	Unit	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
<b>Total:</b>	<b>771,957</b>	<b>GSF</b>	<b>740,127</b>	<b>SF</b>

### 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)				
<b>Residential Units</b>	843	296	720	424
<b>Residential Square Footage</b>	918,074	290,655	771,957	481,302

SEMINARY OVERLOOK CDD #22 - CONDITION #12

### PARKING TABULATIONS

#### PARKING MAXIMUMS:

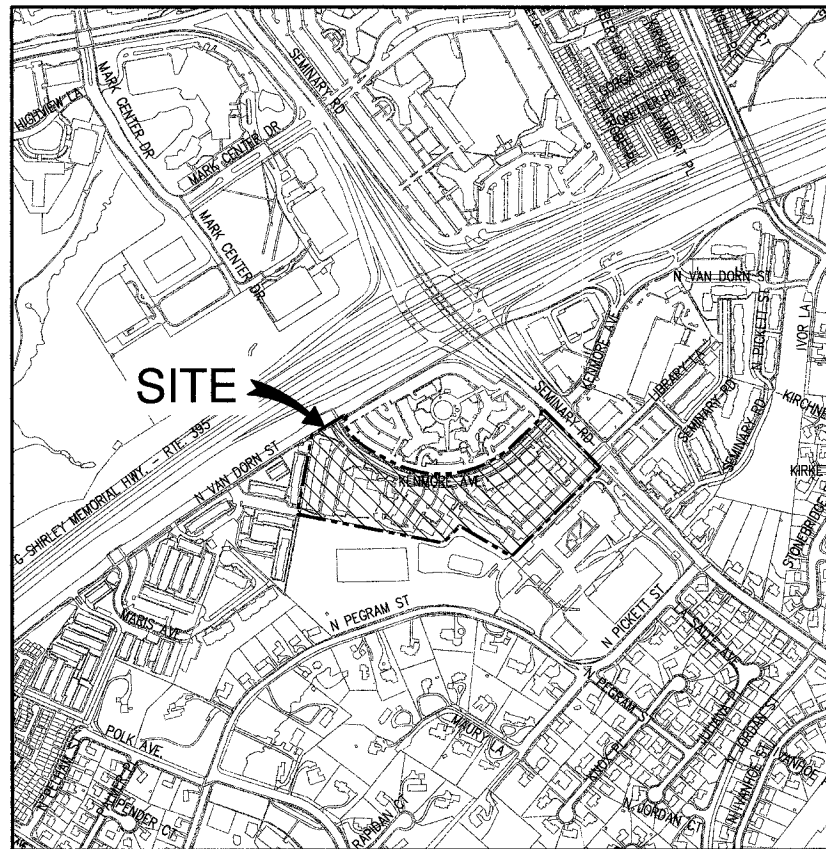
LANDBAY A:	356 UNITS X 1.75 SP/UNIT =	623 SPACES
LANDBAY B:	364 UNITS X 1.75 SP/UNIT =	637 SPACES
<b>TOTAL MAXIMUM SPACES:</b>		<b>1260 SPACES</b>

#### 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)
<b>TOTAL SPACES PROVIDED:</b>	<b>1195 SPACES</b>

#### 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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### TRAFFIC ENGINEER

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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
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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)
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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

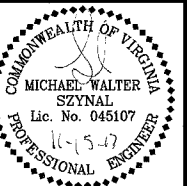
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VIRGINIA

COVER SHEET  
SEMINARY OVERLOOK

CITY OF ALEXANDRIA



PLAN STATUS  
11/15/13 CONCEPT STAGE I

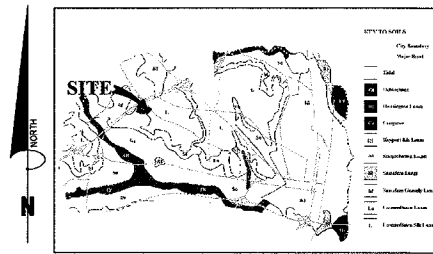
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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
TPB DESIGN _____	DMR DRAWN _____
MWS _____	CHKD _____
SCALE: H: AS SHOWN	
V:	
JOB No. 6283-01-005	
DATE: NOVEMBER 15, 2013	
FILE No. 6283-D-PR-005	
CHAIRMAN, PLANNING COMMISSION _____	DATE _____
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

SHEET C1.00

**ABBREVIATIONS**

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

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
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CSOG-2 TO CSOG-1	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF DISTURBANCE	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	WATER REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	DOOR ENTRANCE	
	HANDICAP RAMP (CSR-1)	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	BRICK SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	

**GENERAL NOTES**

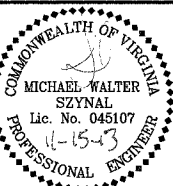
- ALL EXISTING CONDITIONS AND SURVEY INFORMATION IS BASED ON INFORMATION PROVIDED BY HOLLAND ENGINEERING DATED DECEMBER, 1 1993 AND RECORD INFORMATION.

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VIRGINIA

NOTES, ABBREVIATIONS AND LEGEND  
**SEMINARY OVERLOOK**  
CITY OF ALEXANDRIA



PLAN STATUS  
11/15/13 CONCEPT STAGE 1

**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. \_\_\_\_\_

DATE	DESCRIPTION
TPB DESIGN	DMR DRAWN
MWS CHKD	
SCALE	H: _____ V: _____
JOB No.	6283-01-005
DATE	NOVEMBER 15, 2013
FILE No.	6283-D-PR-005
SHEET	C2.00

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

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



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**

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

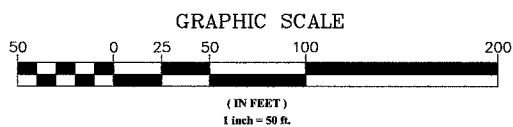
KENMORE AVENUE

**SEMINARY HILLS**

T.M. 030.01-01-02  
HOME PROPERTIES SEMINARY  
HILLS LLC  
4800 KENMORE AVENUE  
ALEXANDRIA, VA 22304  
ZONE: CDD #22  
USE: GARDEN APT 3-STORY

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  
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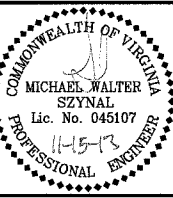


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VIRGINIA

EXISTING CONTEXTUAL PLAN  
**SEMINARY OVERLOOK**  
CITY OF ALEXANDRIA



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11/15/13 CONCEPT STAGE I

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CHAIRMAN, PLANNING COMMISSION	
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	PAGE NO.

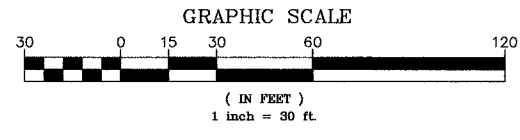
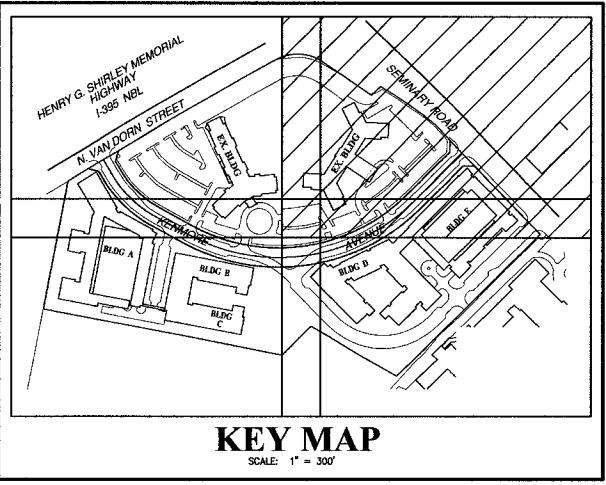
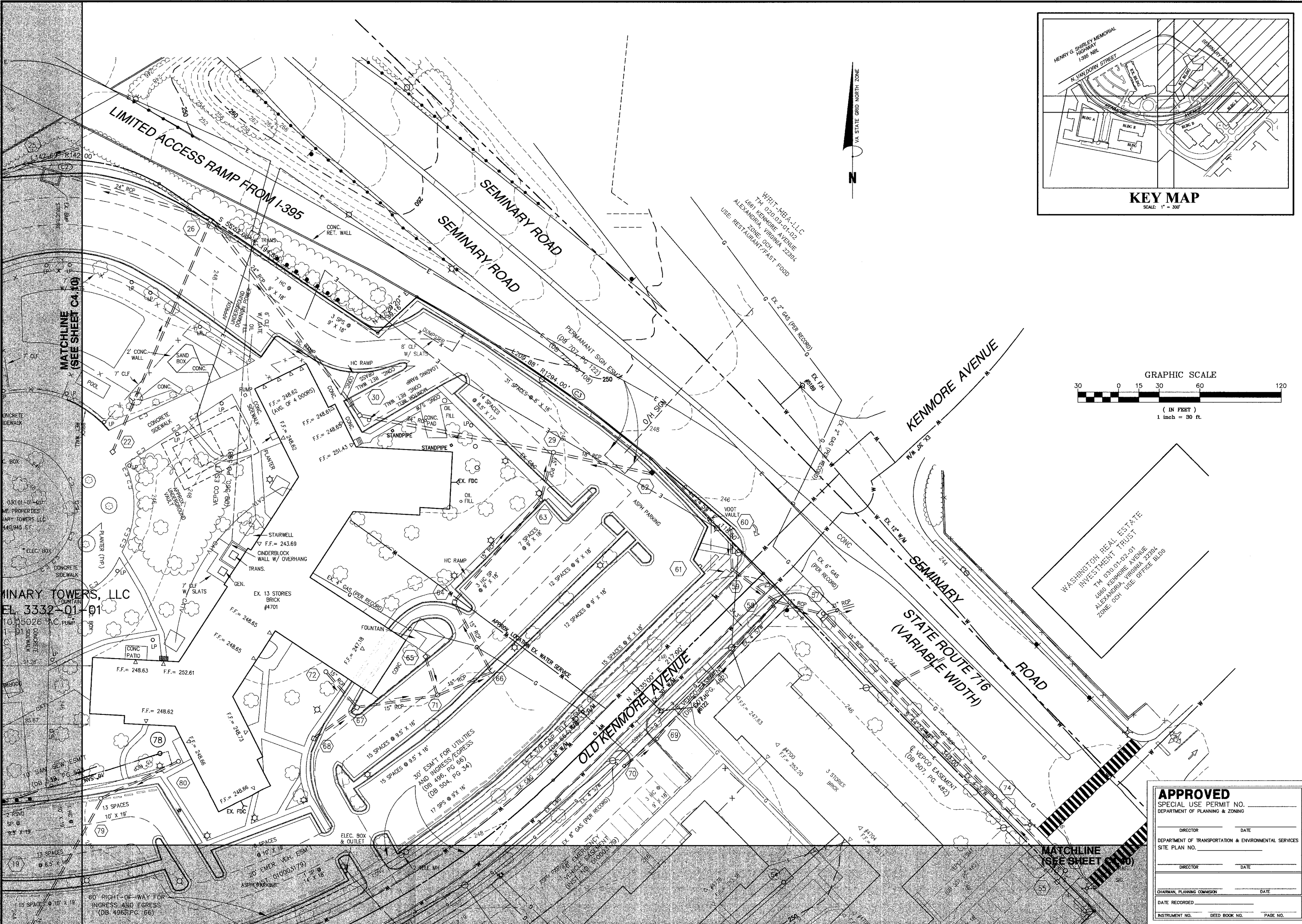
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JOB No. 6283-01-005	
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SHEET <b>C3.00</b>	











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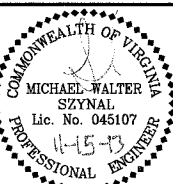
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EXISTING CONDITIONS PLAN (SHEET 2 OF 4)

**SEMINARY OVERLOOK**

VIRGINIA

CITY OF ALEXANDRIA



PLAN STATUS  
11/15/13 CONCEPT STAGE I

DATE	DESCRIPTION
DESIGN	DMR
DRAWN	MWS
SCALE	1" = 30'
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FILE No.	6283-D-PR-005
SHEET	C4.20

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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.



PLAN STATUS  
 11/15/13 CONCEPT STAGE I

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

**APPROVED**  
 SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

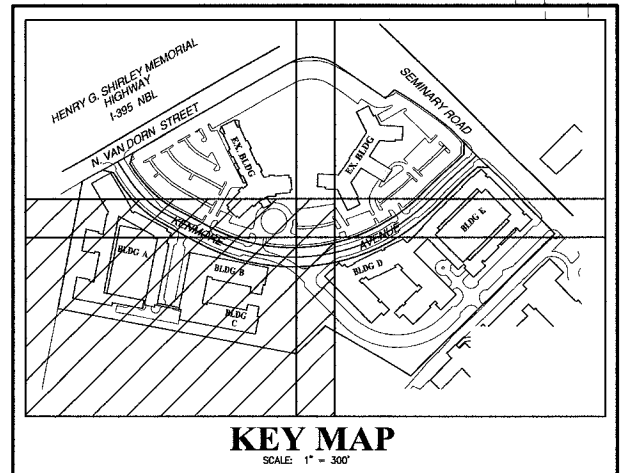
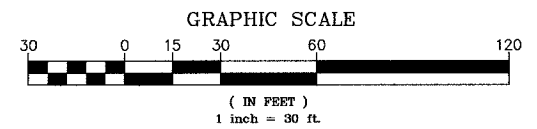
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

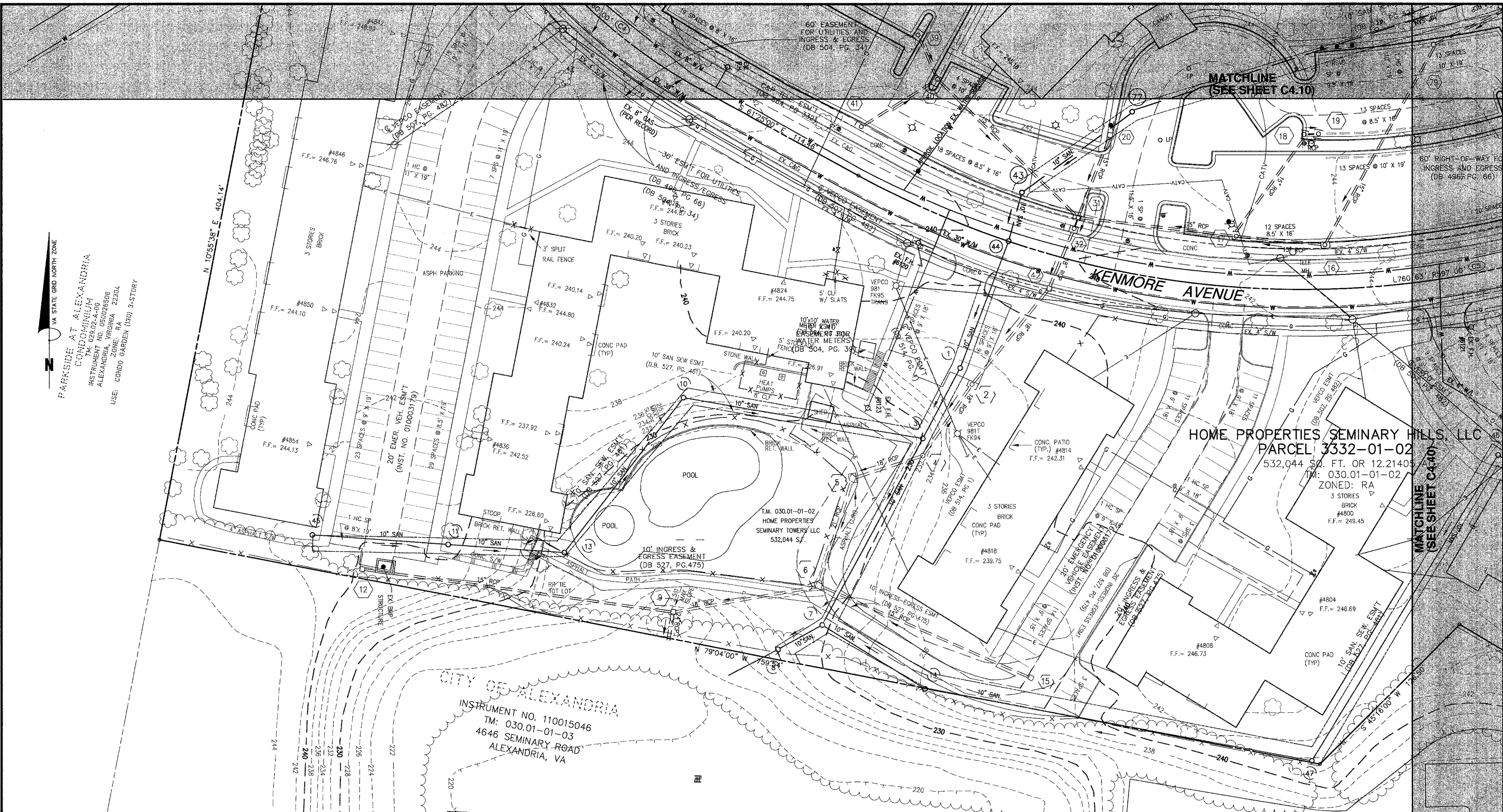
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



CITY OF ALEXANDRIA  
 INSTRUMENT NO. 110015046  
 TM: 030.01-01-03  
 4646 SEMINARY ROAD  
 ALEXANDRIA, VA

FRANCIS HAMMOND MIDDLE SCHOOL  
 TM 030.01-01-03  
 D.B. 352, PG. 449  
 4648 SEMINARY RD.  
 ALEXANDRIA, VIRGINIA 22304

HOME PROPERTIES SEMINARY HILLS, LLC  
 PARCEL 3332-01-02  
 532,044 SQ. FT. OR 12.2140 AC  
 TM: 030.01-01-02  
 ZONED: RA  
 3 STORIES  
 BRICK  
 #4800  
 F.F. = 249.45

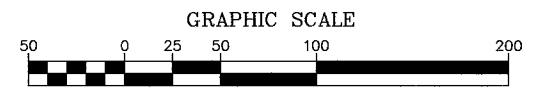


PARKSIDE AT ALEXANDRIA  
 CONDOMINIUM  
 INSTRUMENT NO. 02022-A-08  
 ALEXANDRIA, VIRGINIA 22304  
 ZONE: RA  
 USE: CONDO GARDEN (38) 3-STORY









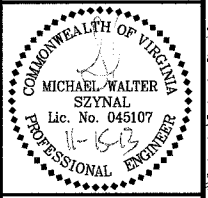
**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
2121 Eisenhower Avenue  
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Alexandria, Virginia 22314  
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Fax: (703) 685-5781  
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VIRGINIA

OVERALL PROPOSED DEVELOPMENT PLAN  
**SEMINARY OVERLOOK**

CITY OF ALEXANDRIA



PLAN STATUS  
11/15/13 CONCEPT STAGE I

DATE	DESCRIPTION
TPB DESIGN	DMR DRAWN
	MWS CHKD
SCALE: H: 1"=50'	
JOB No. 6283-01-005	
DATE: NOVEMBER 15, 2013	
FILE No. 6283-D-PR-005	
SHEET C5.00	

**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. \_\_\_\_\_

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

SITE AREA

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

SEMINARY ROAD  
STATE ROUTE 716

EXISTING TO REMAIN

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

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

EX. GREEN SPACE

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')

LANDBAY A  
5 FLOORS  
USE: RESIDENTIAL

POOL

LOT AREA: 3.69 AC.

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

OLD KENMORE AVENUE  
ROW DEDICATION (39')

NEW KENMORE AVENUE  
ROW DEDICATION (64')

PRIVATE ROAD A

NEW CONNECTION  
ENTRANCE

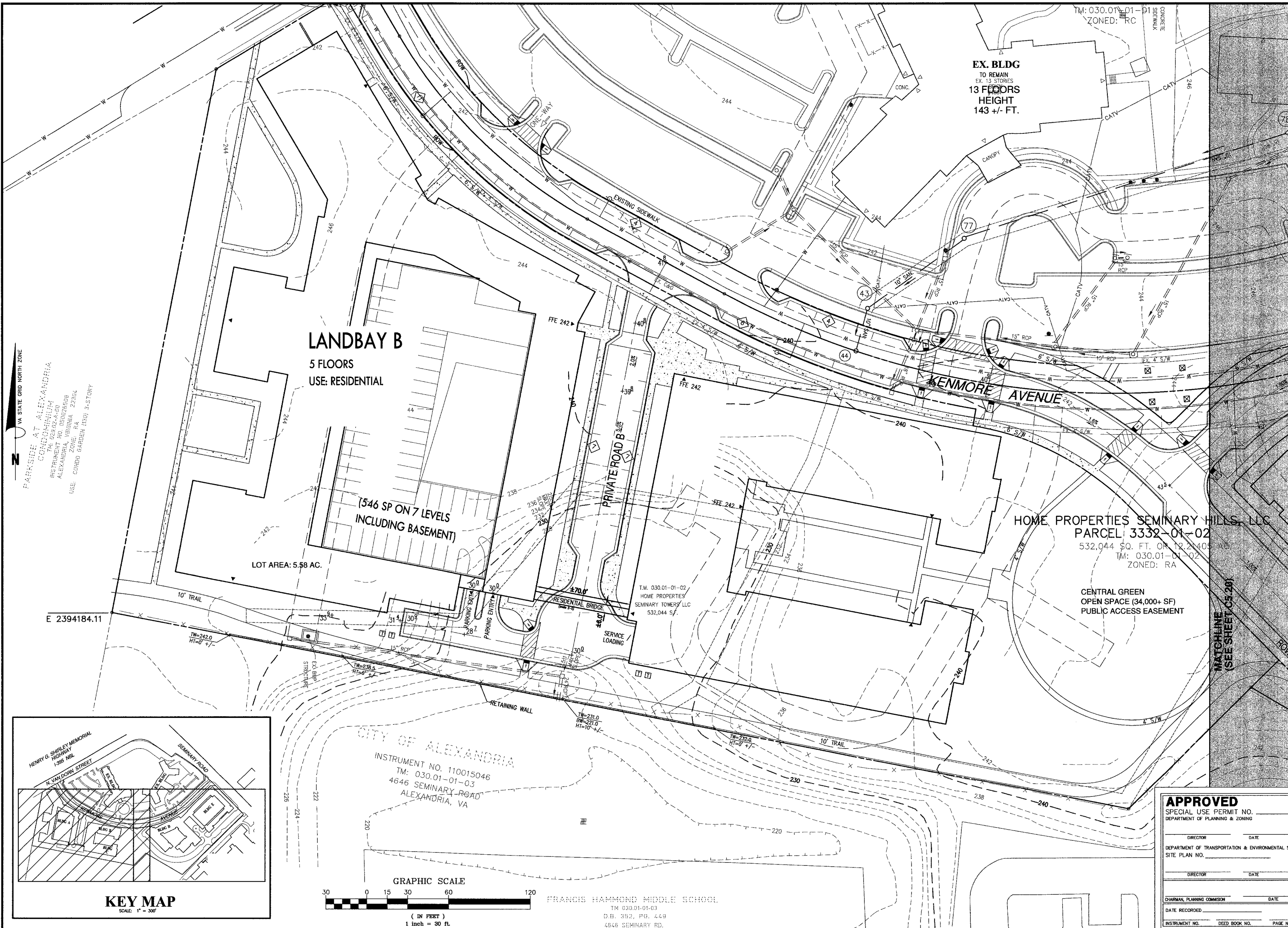
ENTRANCE CLOSED

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.

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



VA STATE GRID NORTH ZONE  
 N  
 PARKSIDE AT ALEXANDRIA  
 CONDOMINIUM  
 INSTRUMENT NO. 110015046  
 ALEXANDRIA, VIRGINIA 22314  
 USE: CONDO GARDEN HIGH 3-STORY

**LANDBAY B**  
 5 FLOORS  
 USE: RESIDENTIAL

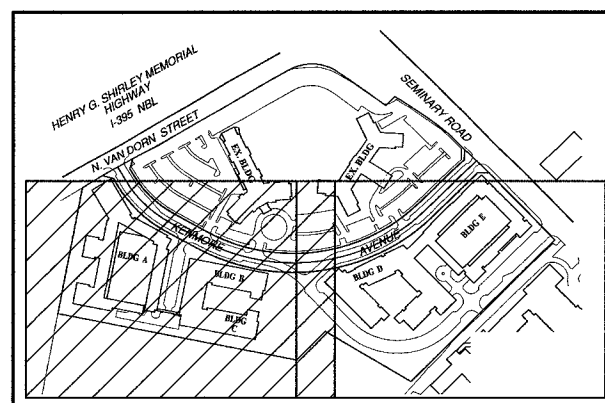
(546 SP ON 7 LEVELS  
 INCLUDING BASEMENT)

LOT AREA: 5.58 AC.

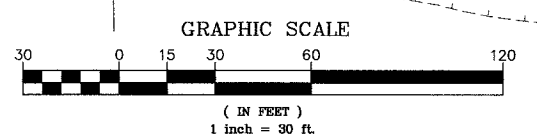
**EX. BLDG  
 TO REMAIN  
 EX. 13 STORIES  
 13 FLOORS  
 HEIGHT  
 143 +/- FT.**

**HOME PROPERTIES SEMINARY HILLS, LLC**  
 PARCEL 3332-01-02  
 532,044 SQ. FT. OR 12.2405 AC.  
 TM: 030.01-01-02  
 ZONED: RA

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



**KEY MAP**  
 SCALE: 1" = 300'



CITY OF ALEXANDRIA  
 INSTRUMENT NO. 110015046  
 TM: 030.01-01-03  
 4646 SEMINARY ROAD  
 ALEXANDRIA, VA

FRANCIS HAMMOND MIDDLE SCHOOL  
 TM: 030.01-01-03  
 D.B. 352, PG. 449  
 4646 SEMINARY RD.  
 ALEXANDRIA, VIRGINIA 22314

**APPROVED**  
 SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

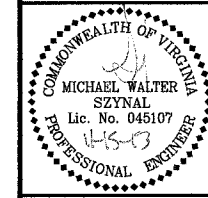
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



PLAN STATUS  
 11/15/13 CONCEPT STAGE I

DATE	DESCRIPTION
TPB DESIGN	DMR DRAWN
MWS CHKD	

SCALE: H: 1" = 30'  
 V: \_\_\_\_\_

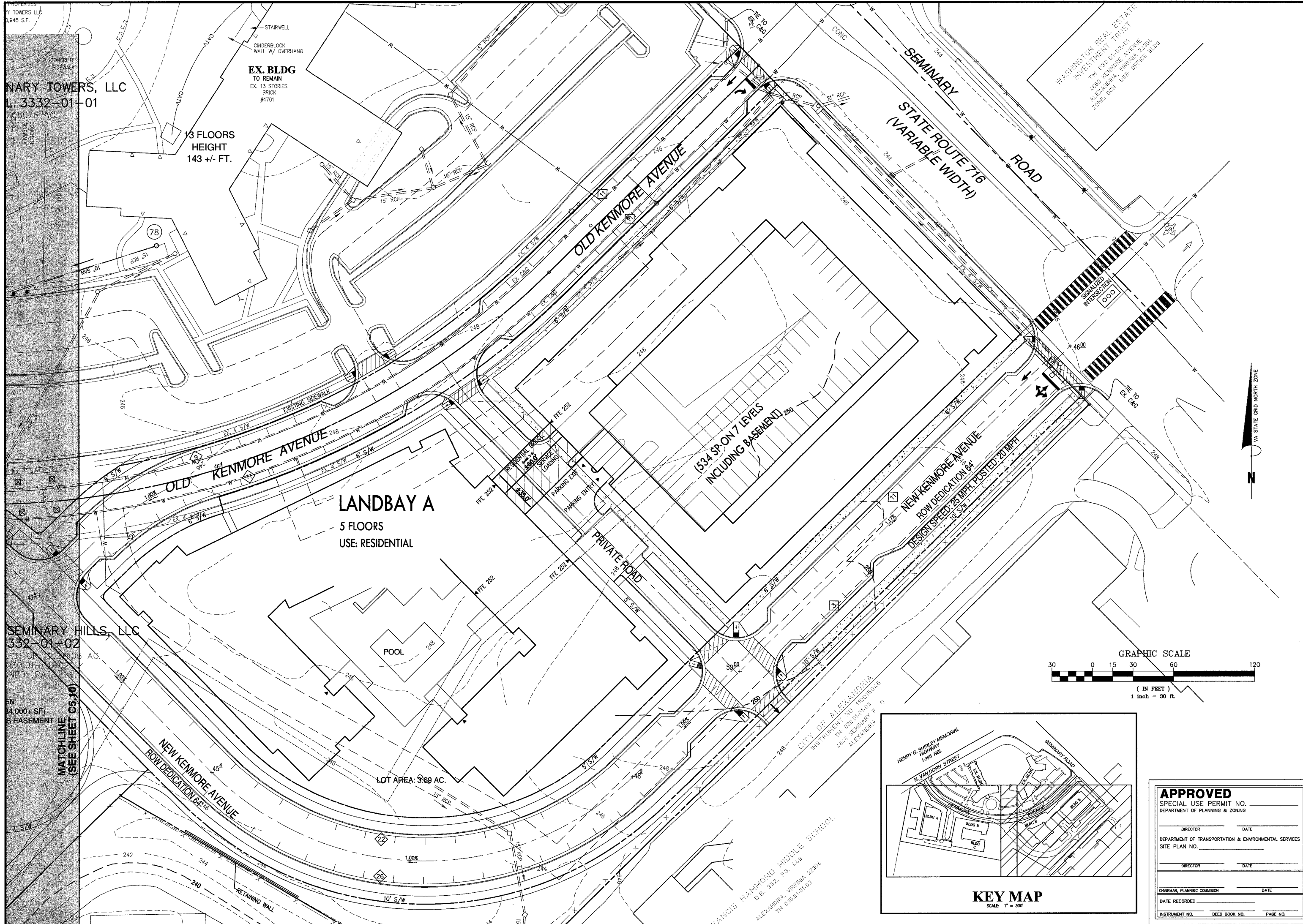
JOB No. 6283-01-005  
 DATE: NOVEMBER 15, 2013  
 FILE No. 6283-D-PR-005

CONCEPTUAL SITE PLAN (SHEET 1 OF 2)  
**SEMINARY OVERLOOK**

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 2121 Eisenhower Avenue  
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 Fax: (703) 685-5781  
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CITY OF ALEXANDRIA  
 VIRGINIA





SEMINARY TOWERS, LLC  
 3332-01-01

13 FLOORS  
 HEIGHT  
 143 +/- FT.

EX. BLDG  
 TO REMAIN  
 EX. 13 STORIES  
 BRICK  
 #4701

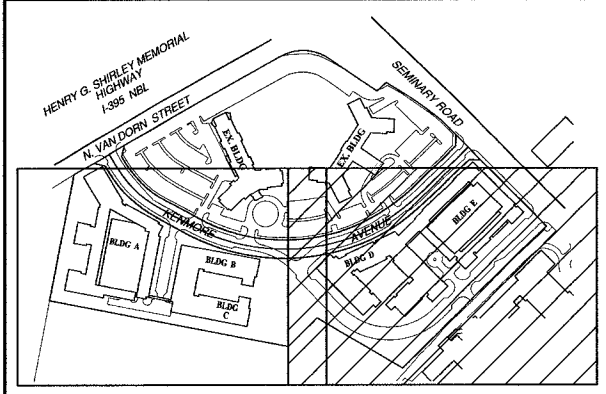
LANDBAY A  
 5 FLOORS  
 USE: RESIDENTIAL

POOL

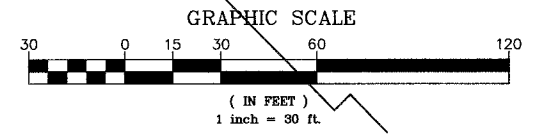
LOT AREA: 3.69 AC.

SEMINARY HILLS, LLC  
 332-01-02

MATCHLINE  
 (SEE SHEET C5.10)



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. \_\_\_\_\_

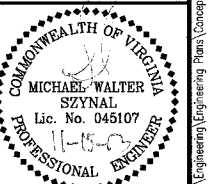
PLAN STATUS	
11/15/13	CONCEPT STAGE 1
DATE	DESCRIPTION
TPB DESIGN	DMR DRAWN
MWS	CHKD
SCALE: H: 1"=30'	
V: _____	
JOB No. 6283-01-005	
DATE: NOVEMBER 15, 2013	
FILE No. 6283-D-PR-005	
SHEET C5.20	

**Bowman**  
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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	C5.30

**APPROVED**

SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

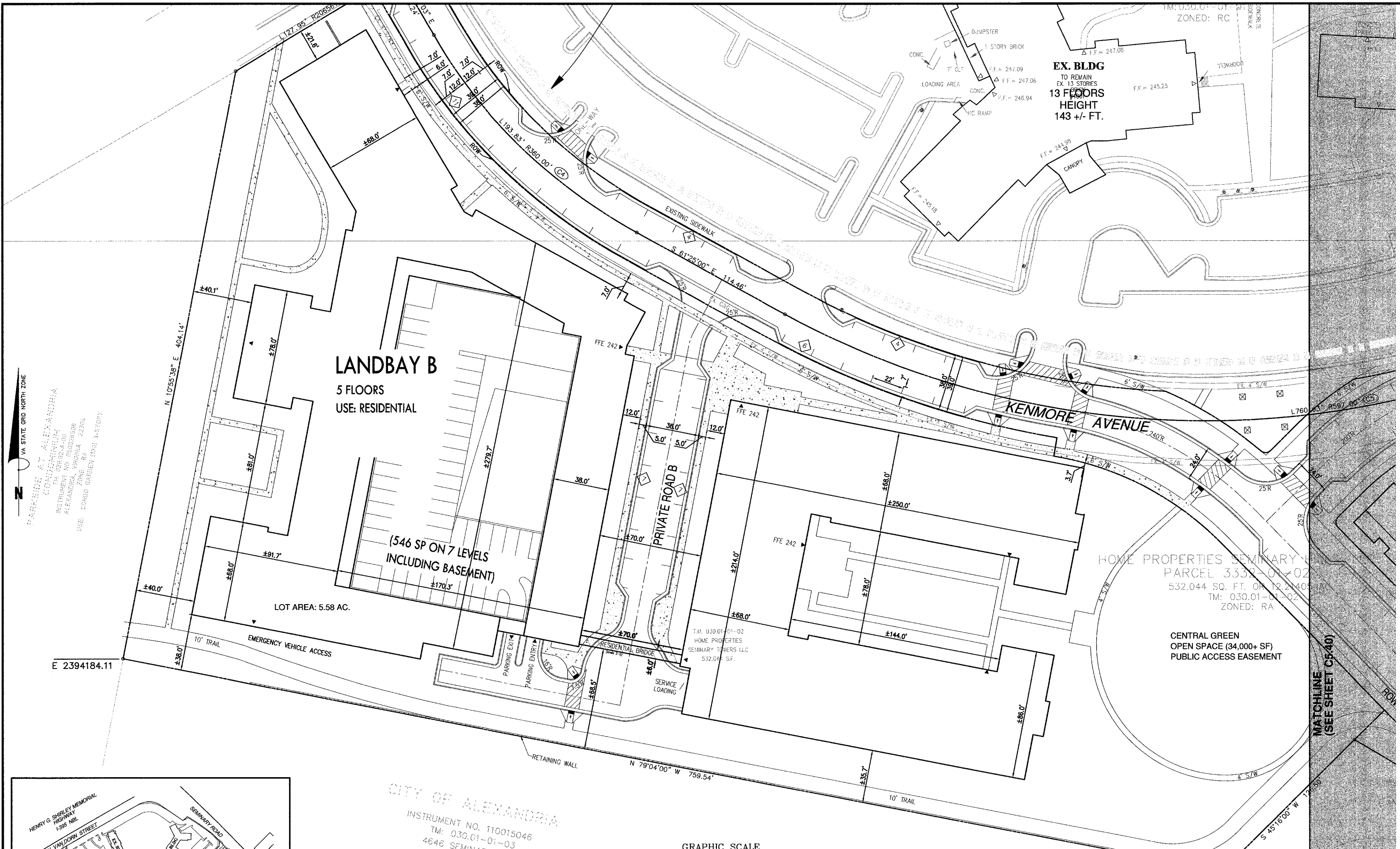
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

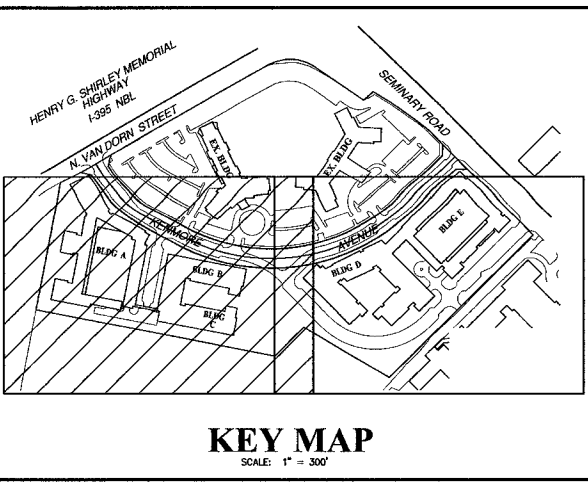
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

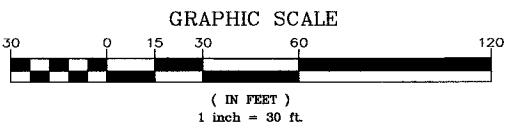
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



VA STATE GRID NORTH ZONE  
 PARKSIDE AT ALEXANDRIA  
 CONDOMINIUM  
 INSTRUMENT NO. 110015046  
 TM: 030.01-01-03  
 ALEXANDRIA, VIRGINIA 22314  
 USE: CONDO GARDEN FLOOR 3-STORY



CITY OF ALEXANDRIA  
 INSTRUMENT NO. 110015046  
 TM: 030.01-01-03  
 4646 SEMINARY ROAD  
 ALEXANDRIA, VA



FRANCIS HAMMOND MIDDLE SCHOOL  
 TM: 030.01-01-03  
 D.B. 352, PG. 44B  
 4646 SEMINARY RD.  
 ALEXANDRIA, VIRGINIA 22314



