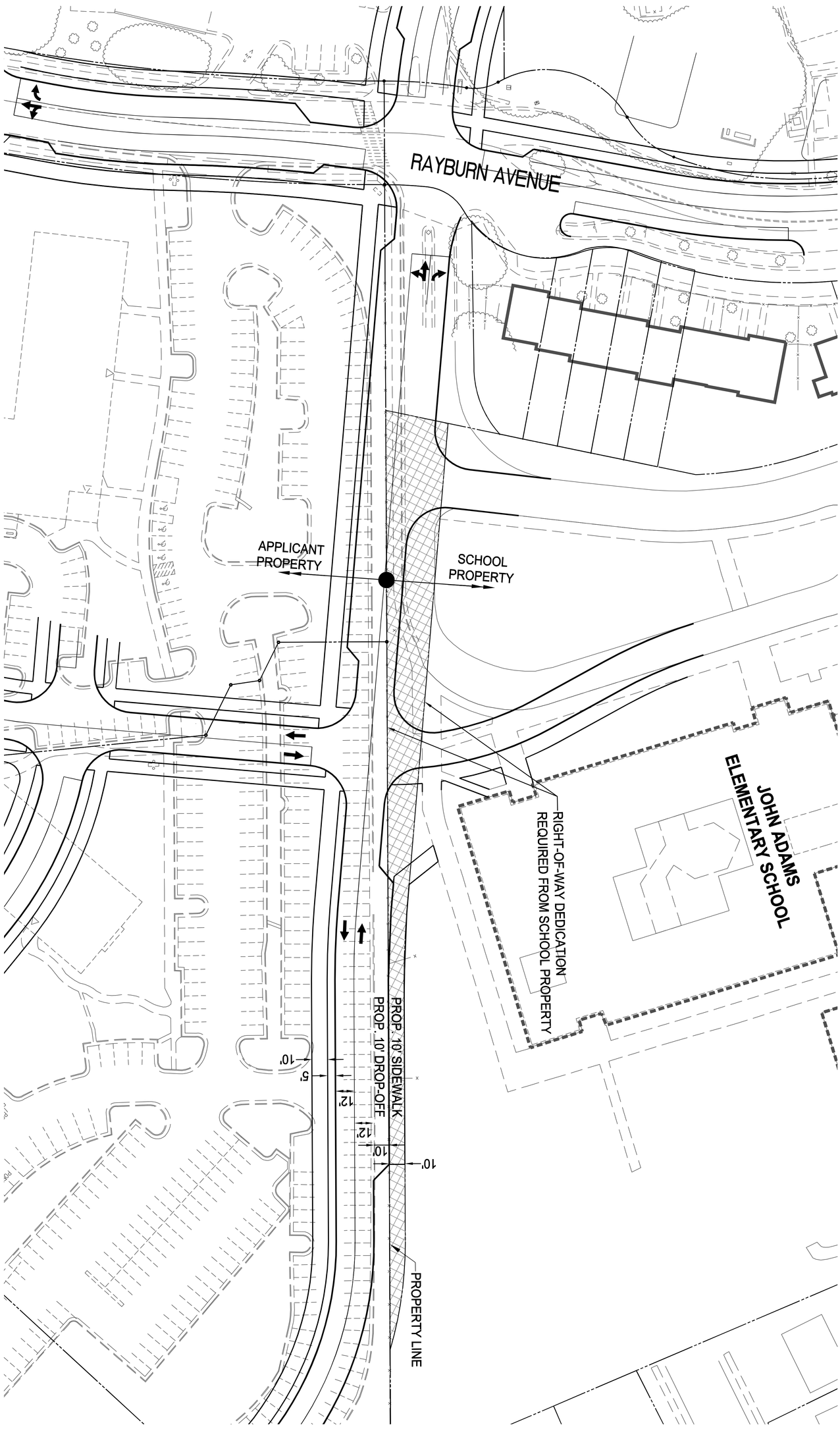

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

APPROVED
SPECIAL USE PERMIT NO. CDD#2012-00003
REZONING NO. REZ#2012-00002

DIRECTOR DEPARTMENT OF PLANNING & ZONING DATE

DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES DATE
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

EXHIBIT #3 - CONCEPTUAL ROAD ALIGNMENT BETWEEN ADAMS NEIGHBORHOOD AND JOHN ADAMS SCHOOL

BEAUREGARD CORRIDOR

COORDINATED DEVELOPMENT DISTRICT #21

CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

NO.	DESCRIPTION	DATE	REVISION APPROVED BY REV. BY	APPROVED	DATE

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
06/21/13
PROFESSIONAL ENGINEER

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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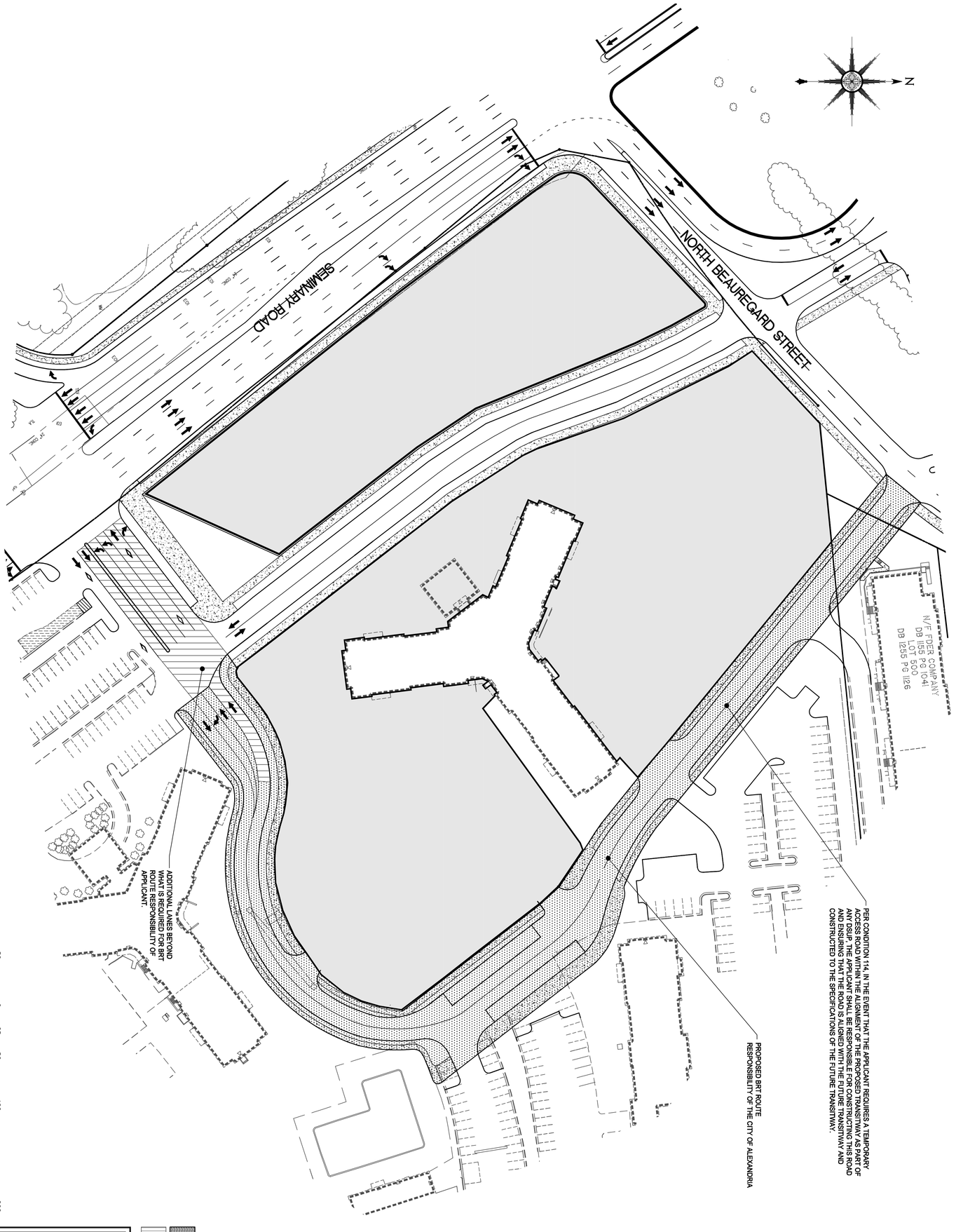
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

SCALE: 1" = 30' | DATE: 06/22/12,11/02/12, 02/21/2013, 06/21/2013 | DRAWN: DCV | CHECKED: BF

SHEET: P-0703

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg File: Q:\cadkpro\L\09025\dwg\Planning\CDD-21\09025P-0703.dwg Xref:



LEGEND

COST RESPONSIBILITY CITY OF ALEXANDRIA

COST RESPONSIBILITY OF APPLICANT

APPROVED
SPECIAL USE PERMIT NO. CDD#2012-00003
REZONING NO. REZ#2012-00002
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
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SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

EXHIBIT #4 - BRT TRANSITWAY IN SOUTHERN TOWERS - GENERAL USE vs TRANSIT LANE RESPONSIBILITY

BEAUREGARD CORRIDOR

COORDINATED DEVELOPMENT DISTRICT #21

CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY

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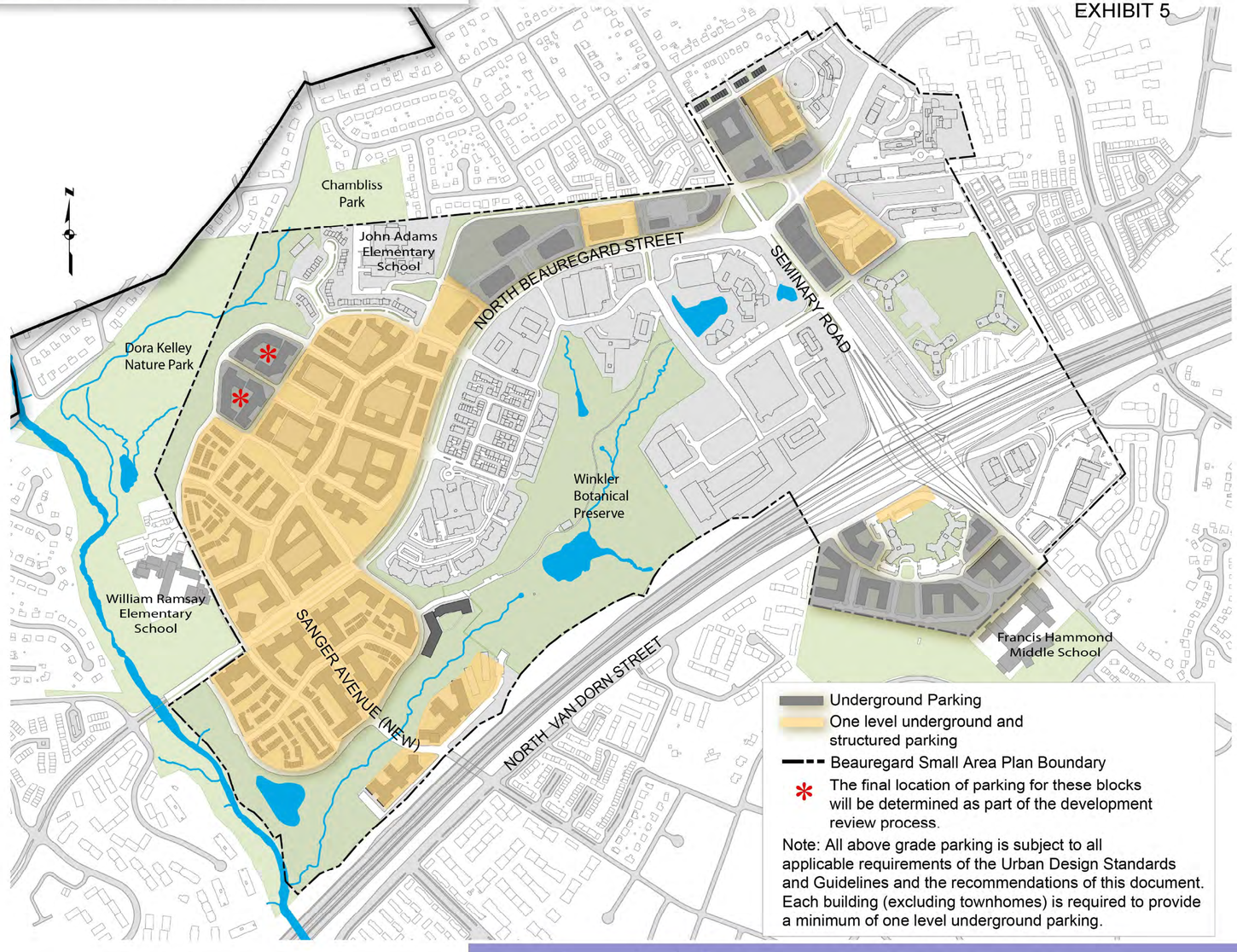
File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: Q:\sdskproj\09025\dwg\Planning\CDD-21\09025P-0704.dwg Xref:

SHEET: P-0704

Figure 32A: Underground and Structured Parking



NOTE

1. REFER TO THE ORIGINAL COLOR VERSION OF THIS PLAN, PAGE 50 OF THE BEAUREGARD SMALL AREA PLAN.

2. THE LOCATION AND DESIGN OF THE STREETS, WITH SPECIFIC ATTENTION TO THE PARALLEL ROAD WITHIN THE ADAMS NEIGHBORHOOD, ARE SUBJECT TO THE CDD CONDITIONS AND WILL BE FINALIZED IN THE DSUP APPROVAL.

APPROVED
SPECIAL USE PERMIT NO. CDD#2012-00003
REZONING NO. REZ#2012-00002
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.

EXHIBIT #5 - PARKING LOCATION EXHIBIT

BEAUREGARD CORRIDOR
COORDINATED DEVELOPMENT DISTRICT #21
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY

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SCALE: NONE
DATE: 09/22/12, 11/02/12, 02/21/2013, 06/21/2013

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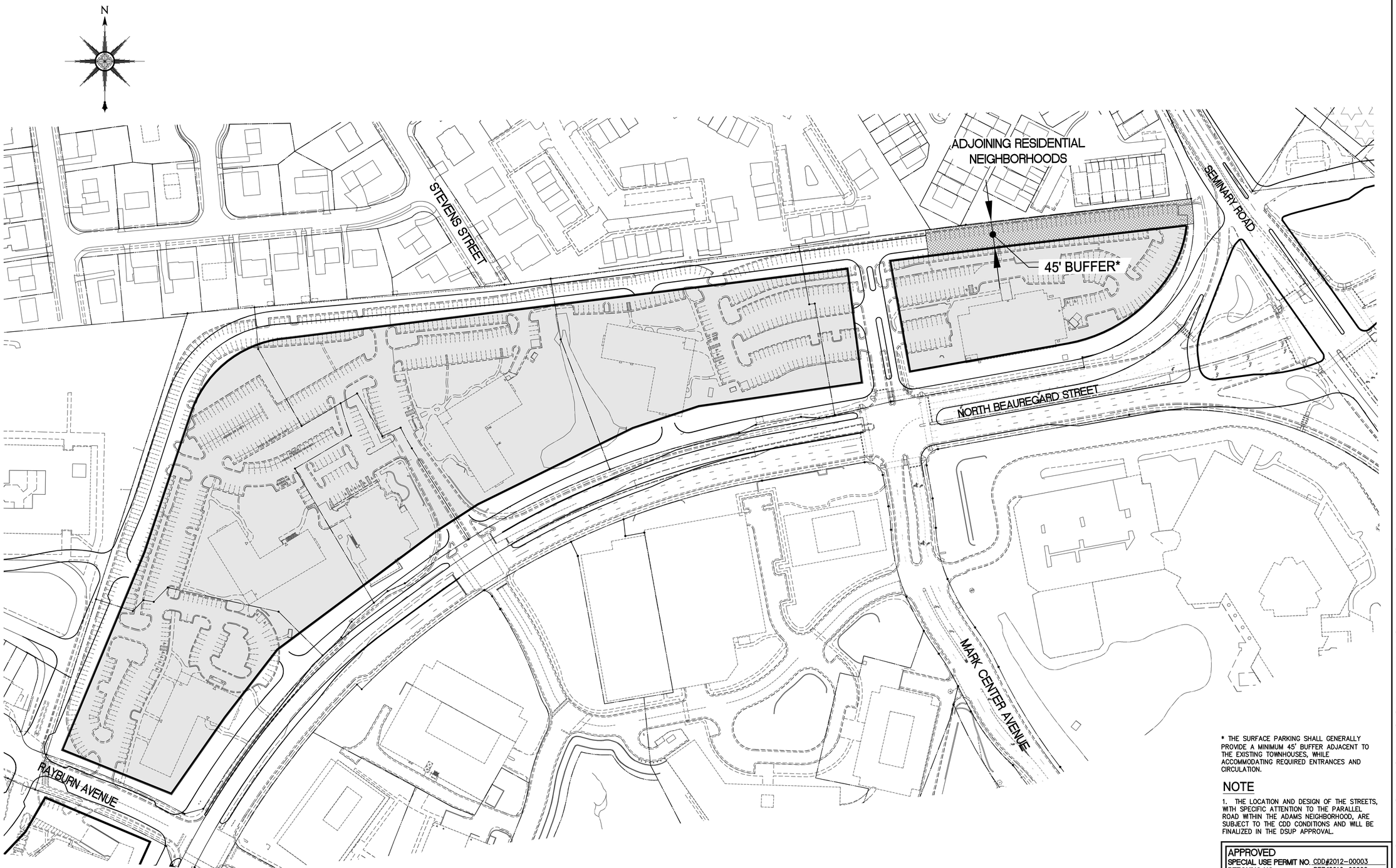
File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: Q:\sdskproj\09025\dwg\Planning\CDD-21\09025P-0705.dwg Xref:



* THE SURFACE PARKING SHALL GENERALLY PROVIDE A MINIMUM 45' BUFFER ADJACENT TO THE EXISTING TOWNHOUSES, WHILE ACCOMMODATING REQUIRED ENTRANCES AND CIRCULATION.

NOTE

1. THE LOCATION AND DESIGN OF THE STREETS, WITH SPECIFIC ATTENTION TO THE PARALLEL ROAD WITHIN THE ADAMS NEIGHBORHOOD, ARE SUBJECT TO THE CDD CONDITIONS AND WILL BE FINALIZED IN THE DSUP APPROVAL.

APPROVED
SPECIAL USE PERMIT NO. CDD#2012-00003
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DEPARTMENT OF PLANNING & ZONING

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

80 0 40 80 160 320
(IN FEET)
1 INCH = 80'

EXHIBIT #6 - ADAMS NEIGHBORHOOD - 45' NO PARKING BUFFER

BEAUREGARD CORRIDOR
COORDINATED DEVELOPMENT DISTRICT #21
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

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SCALE: 1" = 80' | DATE: 09/22/12, 11/02/12, 02/21/2013, 06/21/2013 | DRAWN: DCV | CHECKED: BF