



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ **Project Name:** Woodbine Convelesant & Nursing Center

PROPERTY LOCATION: 2729 King Street

TAX MAP REFERENCE: 052.02-06-05

ZONE: RB

APPLICANT:

Name: Woodbine Property 1, LLC

Address: _____

PROPERTY OWNER:

Name: Same as Applicant

Address: _____

SUMMARY OF PROPOSAL Request for extension of DSUP#2022-10014

MODIFICATIONS REQUESTED _____

SUP's REQUESTED _____

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Woodbine Property 1, LLC By: M. Catharine Puskar Attorney/Agent

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Signature

Telephone #

Fax #

Email address

9/4/2025

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

- ☒ The Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See attached.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ **Yes.** Provide proof of current City business license. **N/A**
- ☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Woodbine Property 1, LLC		See attached
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2729 King Street, Alexandria, VA, 22302 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Woodbine Property 1, LLC		See attached
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Woodbine Property 1, LLC	None	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/4/2025

Date

Woodbine Property 1, LLC By: M. Catharine Puskar Attorney/Agent

Printed Name



Signature

Woodbine Property 1, LLC



Paul Stoddard



Re: Consent and Authorization to File a Development Special Use Permit
2729 King Street, Tax Map ID #052.02-06-05 (the "Property")

Dear Mr. Stoddard:

As owner of the above referenced Property, Woodbine Property 1, LLC consents to the filing of an application for a Development Special Use Permit and any related requests on the Property.

Woodbine Property 1, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Development Special Use Permit and any related requests on the Property.

Very Truly Yours,

Woodbine Property 1, LLC

By: Yitzchok Rokowsky

Its: Managing Director

Date: September 4, 2025



WOODBINE

Rehabilitation & Healthcare Center

Ownership Disclosure Attachment

Woodbine Property 1, LLC (OWNER and APPLICANT)

Name	Address	Percentage of Ownership
Quinto Delta, LLC	[REDACTED]	88.6%
UKR Consulting, LLC	[REDACTED]	10%
Skilled Venture, LLC	[REDACTED]	1.4%

August 29, 2025

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

Woodbine Property 1, LLC (the "Applicant") requests approval of an extension for a previously approved Development Special Use Permit.

On October 15, 2022 City Council approved DSUP#2022-10014 for the construction of an addition to an existing nursing home, with modification to both side yard setbacks to allow greater than 50% of the southern side yard for parking and to the zone transition setbacks and a Special Use Permit for a parking reduction to reduce the number of required loading spaces and increase the percentage of compact spaces to 82%. Pursuant to Section 11-418(A) of the Zoning Ordinance, the approved DSUP will expire on October 15, 2025.

Since the DSUP was approved, financial market conditions related to economic feasibility have substantially declined. The substantial increase in interest rates and the increased cost of construction has severely affected the Applicant's ability to finance the proposed construction. These circumstances could not have been reasonably anticipated by the Applicant at the time of approval and have prevented the Applicant from beginning construction of the project.

Accordingly, the Applicant requests to extend the DSUP approval for an additional three years to allow time for market corrections and substantial construction activity to commence.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

N/A

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

N/A

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
N/A			

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

B. How will the noise from patrons be controlled?

N/A

7. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

N/A

B. How much trash and garbage will be generated by the use?

N/A

C. How often will trash be collected?

N/A

D. How will you prevent littering on the property, streets and nearby properties?

N/A

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

N/A

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ **Yes.** ☒ **No.**

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

N/A

B. How many parking spaces of each type are provided for the proposed use:

N/A	Standard spaces
	Compact spaces
	Handicapped accessible spaces
	Other

- C. Where is required parking located? (check one) ☐ on-site ☐ off-site

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A
- B. How many loading spaces are available for the use? N/A
- C. Where are off-street loading facilities located? N/A
- D. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access to the site is adequate.



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2022-10014

Project Name: Woodbine Expansion

PROPERTY LOCATION: 2729 King Street

TAX MAP REFERENCE: 052.02-06-05

ZONE: R-8 to RB

APPLICANT:

Name: Woodbine Property 1, LLC

Address:

PROPERTY OWNER:

Name: Woodbine Property 1, LLC

Address:

SUMMARY OF PROPOSAL DSUP to construct 3-story addition containing approximately 31,909 square feet to the existing Woodbine Rehab and Healthcare Center to facilitate additional private rooms while maintaining total number of licensed beds

MODIFICATIONS REQUESTED 1) Modification to allow greater than 50% of the southern side yard for parking
2) Modification to building side yard setbacks; 3) Modification to zone transition setback for southern boundary; 4) Modification to loading space requirement

SUP's REQUESTED Parking reduction to permit compact parking spaces in excess of 75%

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar, Attorney

Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

July 21, 2022

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

- ☒ The Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See attached.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ **Yes.** Provide proof of current City business license.
☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

N/A

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2729 King Street Alexandria, Virginia (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Woodbine Property 1, LLC	None	N/A
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

June 8, 2022

Date

M. Catharine Puskar

Printed Name



Signature

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

See attached.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

The facility on average tends to approximately 270-285 full-time overnight patients at any given time (307 max.). There are 200-300 visitors per day. The addition is not anticipated to affect the number of current patrons.

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

The facility has approximately 180 staff members on-site over a 24-hour period. The addition is not anticipated to affect the number of current employees.

5. Describe the proposed hours and days of operation of the proposed use:

	Day	Hours	Day	Hours
Hours of operation:	7 days / week	24 hours	_____	_____
General visitation hours:	7 days / week	24 hours	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Noise levels will be in compliance with the City Code.

B. How will the noise from patrons be controlled?
Employees of the facility will ensure compliance with the Noise Ordinance.

7. Describe any potential odors emanating from the proposed use and plans to control them:

No odors are anticipated.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical for a nursing home use and not anticipated to change with the addition.

B. How much trash and garbage will be generated by the use?

Typical for a nursing home use of this size and not anticipated to change with the addition.

C. How often will trash be collected?

Trash is typically collected three times per week and recycling twice per week. This is not anticipated to change with the addition.

D. How will you prevent littering on the property, streets and nearby properties?

The communities team rounds the property daily to "pick-up" trash on property and sidewalks in the area.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

The facility produces biohazard waste that is handled and discarded by a biohazard company. This is not increasing or changing with the addition.

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Typical cleaning products associated with a nursing home facility, including standard maintenance supplies, touch up paint, cleaning agents, etc..., will be used and will be disposed of appropriately.

11. What methods are proposed to ensure the safety of residents, employees and patrons?

There is a security system of video cameras at all exits/entrances to the building. All exterior doors and stairwells are secured and a key pad is used to access these areas. There is one entrance/exit used for all staff and visitors who check in with a receptionist while the lobby is open. Secure access is required off-hours. A wander guard system is in place for residents who are cognitively impaired.

ALCOHOL SALES**12. Will the proposed use include the sale of beer, wine or mixed drinks?**

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

N/A

PARKING AND ACCESS REQUIREMENTS**13. Provide information regarding the availability of off-street parking:**

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

154 spaces

- B. How many parking spaces of each type are provided for the proposed use:

17 Standard spaces

131 Compact spaces

6 Handicapped accessible spaces

Other

- C. Where is required parking located? (check one) ☒ **on-site** ☐ **off-site**

If the required parking will be located off-site, where will it be located?

N/A

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0 spaces
- B. How many loading spaces are available for the use? 2 existing
- C. Where are off-street loading facilities located? To the side and rear of the facility
- D. During what hours of the day do you expect loading/unloading operations to occur?
Between 7:00 a.m. and 7:00 p.m.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Typically 5 to 6 days per week (including parcel deliveries).

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

To permit compact parking spaces in excess of 75%

2. Provide a statement of justification for the proposed parking reduction.

See attached Statement of Justification.

3. Why is it not feasible to provide the required parking?

See attached Statement of Justification.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

Statement of Justification
2729 King Street
Applicant: Woodbine Property 1, LLC
Tax Map No. 052.02-06-05

Woodbine Property 1, LLC (the “Applicant”) is seeking approval of a Rezoning and a Development Special Use permit (“DSUP”) for an addition to the Woodbine Rehabilitation and Healthcare facility located at 2729 King Street (the “Property”). The Property is bordered by Alexandria Memory Care facility to the north, the Ivy Hill Cemetery to the north, single family homes to the east, the First Christian Church of Alexandria to the south, and King Street to the west. The Property is within the North Ridge/Rosemont Small Area Plan, and within the boundaries of the Rosemont Citizens Association and is directly adjacent to the Taylor Run Civic Association and the North Ridge Citizens Association.

Woodbine Rehabilitation and Healthcare facility was originally constructed in 1964 for a nursing home use. The Property has been subject to various Special Use Permit (“SUP”) and Board of Zoning Appeals approvals over the years. The site area is 167,165 square feet, and the existing building contains 101,110 square feet of gross floor area (“GFA”). The nursing home currently contains 307 licensed beds, which is the maximum number of beds permitted per SUP #97-0053. There are 143 parking spaces located on-site.

Rezoning

The Applicant proposes to rezone the Property from the R-8 Residential Single-Family Zone to the RB Townhouse Zone in order to facilitate the expansion of Woodbine. Section 3-701 of the proposed RB Zone includes in its stated purpose that “nonresidential uses of a noncommercial nature which are related to, supportive of, and customarily found in a residential neighborhood are also permitted.” The proposed Land Use Recommendations outlined within the Northridge/Rosemont Small Area Plan identify the Property as an “Institutional” use. A nursing home use is consistent with the stated purpose of the RB zone and the land use recommendations in the Small Area Plan.

Development Special Use Permit

The Applicant requests a DSUP to construct a three-story addition onto the portion of the existing building that fronts King Street. The addition to the nursing home will help to facilitate additional private rooms while maintaining the total number of 307 licensed beds. The addition consists of approximately 29,045 square feet of GFA. The total proposed FAR for the existing building and the proposed addition is 0.615 FAR, which is well under the maximum 0.75 FAR permitted in the RB Zone. The Applicant also proposes to increase the number of parking spaces from 143 to 154 to meet the required parking for the nursing home.

The applicant seeks a modification to building setbacks along both side yards. The Zoning Ordinance minimum required side yard setback for both north and the south sides of the building are 40 feet for the existing building and 42 feet for the proposed addition. The Applicant proposes

a minimum side yard setback of 20 feet for the existing building, which is an existing condition, and 38 feet for the northern side of the addition and 29 feet for the southern side of the addition. Given that these modifications are minor in nature and that the proposed addition is set back farther than the existing building from the side yard property lines, the proposed modifications will not have a negative impact on the adjacent neighbors.

Parking Modification

A survey conducted in May 2022 has confirmed the presence of 143 parking spaces currently located in the surface parking lot. Per Zoning Ordinance Section 8-200(A)(6), nursing homes require one parking space per two patient beds. For 307 beds, the required parking is 154 spaces. As such, the existing parking on site is deficient by 11 spaces. As part of the addition, the Applicant has revised the parking to provide the 154 required spaces on site. Given existing site constraints, the Applicant requests a Zoning Ordinance modification to permit compact parking spaces in excess of 75%. Of the existing 143 parking spaces, 132 (92.3%) are compact. The proposed site includes 154 parking spaces, of which 131 (85%) are compact. As such, the existing condition has been improved as all required parking is provided on site and the number and percentage of compact spaces have been reduced.

In summary, the proposed addition will improve the patient experience at Woodbine Rehabilitation and Healthcare Center by reducing the number of quad- and triple-occupancy rooms and increasing the number of private rooms for patients.



June 3, 2022

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

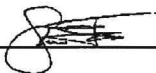
Re: Consent/Authorization to File a Rezoning, Development Special Use
Permit, and Special Use Permit Applications
2729 King Street
Parcel ID #052.02-06-05 (the "Property")

Dear Mr. Moritz:

As owner of the above referenced Property, Woodbine Property 1, LLC
consents to the filing of applications for a Rezoning, Development Special Use Permit,
Special Use Permit, and any related requests on the Property.

Woodbine Property 1, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh,
P.C. to act as agent on its behalf for the filing and representation of applications for a
Rezoning, Development Special Use Permit, Special Use Permit, and any related
requests on the Property.

Very Truly Yours,
Woodbine Property 1, LLC

By: 

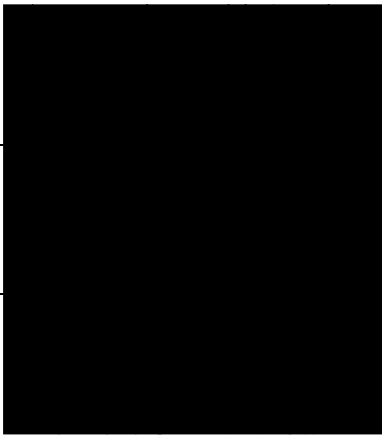
Its: Authorized Representative

Date: 6/3/2022

Ownership Disclosure Attachment

2729 King Street
Tax Map Parcel: 052.02-06-05
Woodbine Rehabilitation & Healthcare

Woodbine Property 1, LLC (OWNER and APPLICANT)

Name	Address	Percentage of Ownership
Quinto Delta, LLC		88.6%
UKR Consulting, LLC		10%
Skilled Venture, LLC		1.4%

OWNER/APPLICANT

WOODBINE PROPERTY I LLC
1608 ROUTE 88, SUITE 301
BRICK, NJ 08724
CONTACT: PETER MODRI
EMAIL: pmodri@thcgco.com

ATTORNEY

WALSH, COLUCCI, LUBELEY & WALSH
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VA 22201
CONTACT: M. CATHARINE PUSKAR
EMAIL: cpuskar@thclawlawyers.com

ARCHITECT

FREDERICK WARD ASSOCIATES
5 SOUTH MAIN STREET
BEL AIR, MD 21014
CONTACT: WILLIAM STARR
EMAIL: wstarr@fredward.com

CIVIL ENGINEER

URBAN, LTD.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
CONTACT: DAVID T. McELHANEY
EMAIL: dmcelhane@urban-ld.com

CONSULTING ARCHITECT

BROMMER ARCHITECTS, LLC
723 ELECTRONIC DRIVE, SUITE 300
HORSHAM, PA 19044
CONTACT: RYAN McDERMOTT
EMAIL: mcdermott@brommerarchitects.com

ZONING TABULATIONS

2729 KING STREET, ALEXANDRIA, VA 22302
TAX MAP: 052.02-06-05

1) ZONING	EXISTING ZONING: R-8	PROPOSED ZONING: RB	
2) EXISTING USE	NURSING HOME		
3) PROPOSED USE	NURSING HOME		
4) TOTAL SITE AREA	167,165 SF		
5) EXISTING IMPERVIOUS AREA	102,608 SF		
6) PROPOSED IMPERVIOUS AREA	110,103 SF (INCLUDES EXISTING)		
7) TOTAL DISTURBED AREA	36,400 SF		
8) REQUIRED LOT AREA	N/A		
9) PROVIDED LOT AREA	N/A		
10) AVERAGE LOT AREA	N/A		
11) MIN. LOT WIDTH	N/A		
12) MAXIMUM DENSITY	N/A		
13) DENSITY	N/A		
11) GROSS & NET FLOOR AREA			
DESCRIPTION	GROSS FLOOR AREA (sf)	NET FLOOR AREA (sf)	COMMENTS
EX. BUILDING	101,110	85,039	PER FAR EXHIBIT 1/21/22
PORTION OF EX. BUILDING TO BE DEMOLISHED	6,068	6,068	
SUBTOTAL (EX. BUILDING TO REMAIN)	95,042	78,971	
PROP. BUILDING ADDITION	31,909	26,817	
TOTAL (EX. BUILDING TO REMAIN PLUS BUILDING ADDITION)	126,951	105,788	
12) MAXIMUM PERMITTED FAR _____ 0.75			
13) FAR CALCULATIONS			
DESCRIPTION	FLOOR AREA RATIO		
EX. BUILDING TO REMAIN	0.472		
PROP. BUILDING ADDITION	0.161		
OVERALL (EX. BUILDING TO REMAIN PLUS BUILDING ADDITION)	0.633		
14) EXISTING STORAGE TO REMAIN _____ 456 SF			

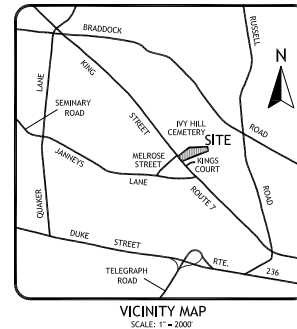
* SEE "DSUP AND MODIFICATIONS REQUESTED".

15) TOTAL NUMBER OF BEDS		307 (NO CHANGE FROM EXISTING)	
		EX. BLDG. TO REMAIN	PROP. BLDG. ADDITION
16) MAX. PERMITTED BLDG. HEIGHT		45 FT.	35 FT.
17) PROP. BLDG. HEIGHT		40 FT.	≈ 42 FT.
18) AVG. BLDG. FINISHED GRADE		152.4 FT.	158.8 FT.
19) NUMBER OF FLOORS		4 (3 ABOVE + BASEMENT)	3 (NO BASEMENT)
20) REQUIRED MIN. BLDG. SETBACKS			
FRONT		N/A	20 FT.
NORTHERN SIDE		40 FT.	42 FT.
SOUTHERN SIDE		40 FT.	42 FT.
REAR		40 FT.	N/A
21) PROPOSED MIN. BLDG. SETBACKS			
FRONT		N/A	20 FT.
NORTHERN SIDE		≈ 20 FT.	≈ 38 FT.
SOUTHERN SIDE		≈ 20 FT.	≈ 27 FT.
REAR		40 FT.	N/A
22) REQUIRED MIN. ZONE SETBACKS			
FRONT		N/A	20 FT.
NORTHERN SIDE		N/A	42 FT.
SOUTHERN SIDE		N/A	42 FT.
REAR		N/A	42 FT.
23) PROPOSED MIN. ZONE SETBACKS			
FRONT		N/A	20 FT.
NORTHERN SIDE		N/A	42 FT.
SOUTHERN SIDE		N/A	≈ 27 FT. ^a
REAR		N/A	42 FT.
24) LOT FRONTAGE REQUIRED		50 FT.	
25) LOT FRONTAGE PROVIDED		167 FT.	
26) OPEN SPACE REQUIRED		N/A	
27) OPEN SPACE PROVIDED		N/A	
28) TOTAL EXISTING PARKING ON SITE 143 (5 STANDARD + 132 COMPACT + 6 HANDICAPPED) ^b			
29) TOTAL REQUIRED PARKING 154 (307 TOTAL BEDS @ 1 SPACE/2 BEDS)			
30) TOTAL PROVIDED PARKING 154			
	REQUIRED PARKING	EX. PARKING TO REMAIN	TOTAL PROVIDED PARKING
31) STANDARD PARKING	39	5	12
32) COMPACT PARKING	0	115	≈ 131
33) HANDICAPPED PARKING	6	1	5
	REQUIRED LOADING	EX. LOADING TO REMAIN	PROP. LOADING
34) LOADING SPACES	5	2	0
			≈ 2
35) EXISTING TRIP GENERATION 728 TPD (53 PEAK AM, 68 PEAK PM)			
36) PROPOSED TRIP GENERATION 728 TPD (53 PEAK AM, 68 PEAK PM)			
37) CROSSWALKS (NUMBER):		NEW	UPGRADED
STANDARD		1	0
HIGH VISIBILITY		0	0
38) CURB RAMPS		2	0
39) SIDEWALKS (LF)		380	0
40) BICYCLE PARKING (NUMBER SPACES):			
PUBLIC/VISITOR		N/A	N/A
PRIVATE/GARAGE		N/A	N/A
41) BICYCLE PATHS (LF)		N/A	N/A
42) PEDESTRIAN SIGNALS		N/A	N/A

NOTES:

a) SEE "ZONE TRANSITION SETBACK SCHEMATIC" ON SHEET 2 FOR ADDITIONAL INFO
b) PER MAY 2022 SITE SURVEY

PRELIMINARY DEVELOPMENT SITE PLAN WOODBINE CITY OF ALEXANDRIA DSUP 2022-10014



PROJECT NARRATIVE:

REQUEST FOR A MASTER PLAN AMENDMENT TO AMEND MAP 14 TO ALLOW A BUILDING HEIGHT UP TO 45 FT., REZONING FROM THE R-8 DISTRICT TO THE RB DISTRICT, AND APPLICATION FOR A DEVELOPMENT SPECIAL. USE PERMIT TO CONSTRUCT A 3-STORY ADDITION CONTAINING APPROXIMATELY 31,909 SQUARE FEET TO THE EXISTING WOODBINE REHABILITATION & HEALTHCARE CENTER TO FACILITATE ADDITIONAL PRIVATE ROOMS WHILE MAINTAINING THE TOTAL NUMBER OF EXISTING LICENSED BEDS.

EXISTING APPROVALS THAT APPLY TO THE SUBJECT SITE:

- SUP #2002
- SUP #97-0053
- EXISTING TREE PROTECTION EASEMENT, RECORDED UNDER INST. #160010326

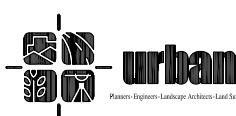
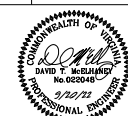
"DSUP AND MODIFICATIONS REQUESTED:

- MASTER PLAN AMENDMENT TO AMEND MAP 14 TO ALLOW A BUILDING HEIGHT UP TO 45 FT.
- REZONING FROM THE R-8 TO THE RB DISTRICT.
- DEVELOPMENT SPECIAL USE PERMIT FOR "NURSING HOME" ADDITION.
- MODIFICATION TO BUILDING SETBACKS ALONG SIDE YARDS AS FOLLOWS:
 - NORTH SIDE YARD MODIFICATION FOR THE EXISTING BUILDING FROM 40 FT. TO 20 FT. AND FOR THE PROPOSED ADDITION FROM 42 FT. TO 38 FT.
 - SOUTH SIDE YARD MODIFICATION FOR THE EXISTING BUILDING FROM 40 FT. TO 20 FT. AND FOR THE PROPOSED ADDITION FROM 42 FT. TO 27 FT.
- MODIFICATION TO ZONE TRANSITION SETBACK ALONG SOUTHERN BOUNDARY FOR THE PROPOSED ADDITION FROM 42 FT. TO 27 FT.
- MODIFICATION TO ALLOW GREATER THAN 50% OF THE SOUTHERN SIDE YARD FOR PARKING.
- MODIFICATION TO ALLOW REDUCTION IN LOADING FROM 5 TO 2 SPACES.
- SPECIAL USE PERMIT FOR A PARKING REDUCTION TO INCREASE PERMITTED NUMBER OF COMPACT SPACES FROM MAX. 75% TO 85%.

BUILDING CODE SUMMARY - ADDITION ONLY

APPLICABLE CODES (VIRGINIA STATEWIDE BUILDING CODES)	USE GROUP
VIRGINIA BUILDING & FIRE CODE RELATED REGULATIONS	2018
VIRGINIA CONSTRUCTION CODE	2018
VIRGINIA STATEWIDE FIRE PREVENTION CODE	2018
VIRGINIA ENERGY CONSERVATION CODE	2018
VIRGINIA EXISTING BUILDING CODE	2018
VIRGINIA FUEL GAS CODE	2018
VIRGINIA MECHANICAL CODE	2018
VIRGINIA PLUMBING CODE	2018
VIRGINIA MAINTENANCE CODE	2018
INTERNATIONAL FIRE CODE	2018

SEE SHEET 13 FOR FLOOR AREAS PER FLOOR

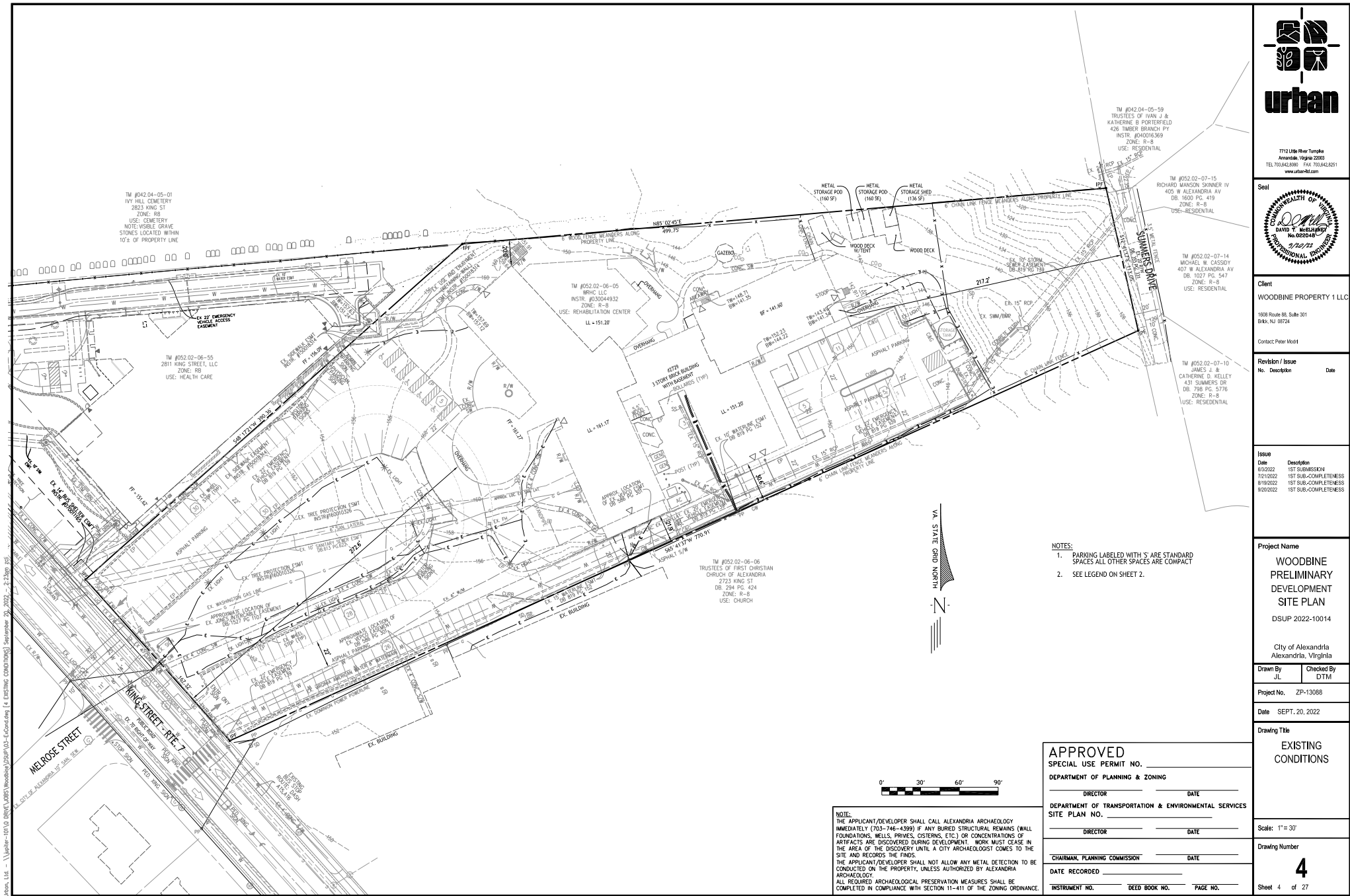


SHEET INDEX

- COVER SHEET
- GENERAL NOTES & DETAILS
- CONTEXT MAP
- EXISTING CONDITIONS
- PRELIMINARY SITE PLAN 30 SCALE
- PRELIMINARY SITE PLAN 20 SCALE
- SITE SECTIONS
- BUILDING ELEVATION WEST
- BUILDING ELEVATION NORTH
- BUILDING ELEVATION EAST
- BUILDING ELEVATION SOUTH
- GROUND FLOOR PLAN
- SECOND FLOOR PLAN
- THIRD FLOOR PLAN
- ROOF PLAN
- FAR
- SCHEMATIC ARCHITECTURAL MASSING
- AUTOTURN ANALYSIS
- EXISTING TREE SURVEY
- TREE PRESERVATION NOTES AND DETAILS
- LANDSCAPE PLAN
- LANDSCAPE COMPUTATIONS
- LANDSCAPE NOTES AND DETAILS
- ENVIRONMENTAL STORMWATER PLAN
- ENVIRONMENTAL STORMWATER PLAN
- ENVIRONMENTAL STORMWATER PLAN
- ENVIRONMENTAL STORMWATER PLAN
- LIGHTING & SIGNAGE PLAN
- G.I.S. DIMENSION PLAN
- SIGHT DISTANCE

SHEET
1
OF
27
ZP-13088

PLAN DATE 6/3/22 7/21/22 8/19/22 9/20/22	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. _____
--	---



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Seal

Client

WOODBINE PROPERTY 1 LLC
1008 Route 55, Suite 301
Bldg. No. 0024

Contact: Peter Modt

Revision / Issue

No.	Description	Date
1	1ST SUBMITTAL	8/20/2022
2	1ST SUB-COMPLETENESS	7/21/2022
3	1ST SUB-COMPLETENESS	9/20/2022

Issue

Date	Description
8/20/2022	1ST SUBMITTAL
7/21/2022	1ST SUB-COMPLETENESS
9/20/2022	1ST SUB-COMPLETENESS

Project Name

WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN
DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
----------------	-------------------

Project No. ZP-13088

Date SEPT. 20, 2022

Drawing Title

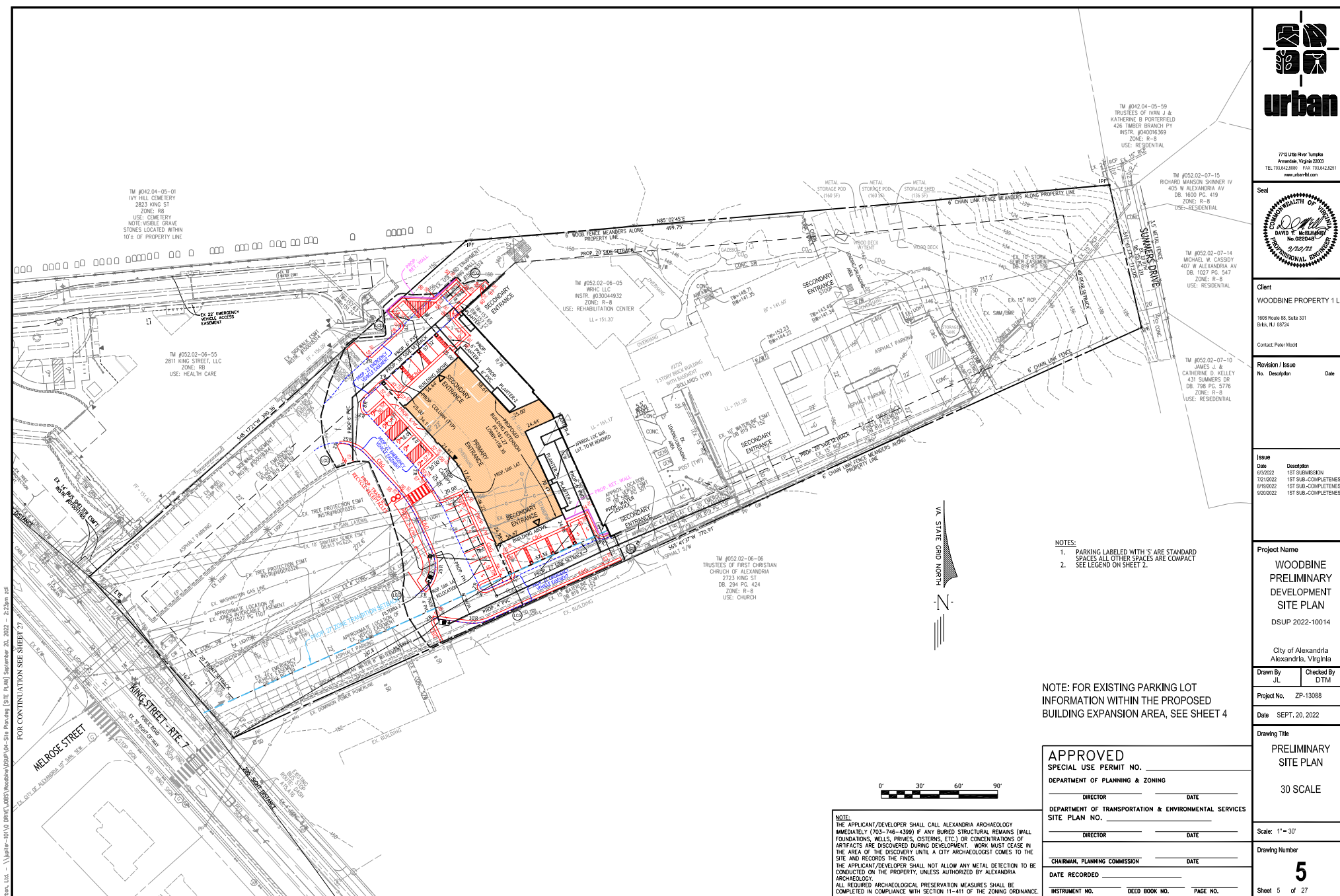
EXISTING
CONDITIONS

Scale: 1" = 30'

Drawing Number

4

Sheet 4 of 27





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Contact: Peter Modt

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1	1ST SUBMISSION	6/16/2022
2	1ST SUB-COMPLETENESS	7/21/2022
3	1ST SUB-COMPLETENESS	8/19/2022
4	1ST SUB-COMPLETENESS	9/20/2022

Issue

Date	Description
6/16/2022	1ST SUBMISSION
7/21/2022	1ST SUB-COMPLETENESS
8/19/2022	1ST SUB-COMPLETENESS
9/20/2022	1ST SUB-COMPLETENESS

Project Name

WOODBINE
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Project No. ZP-13068

Date: SEPT. 20, 2022

Drawing Title

PRELIMINARY
SITE PLAN

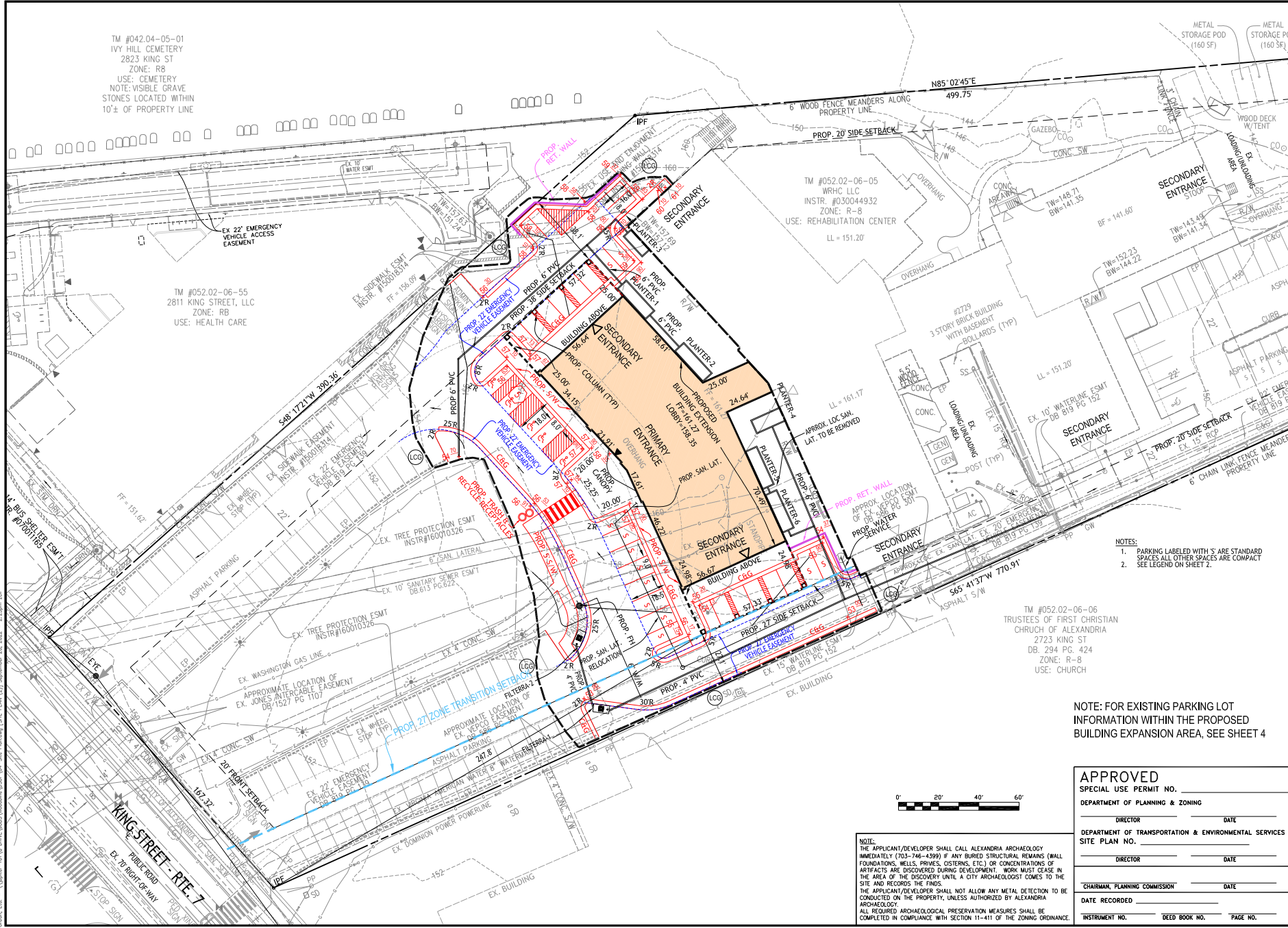
30 SCALE

Scale: 1" = 30'

Drawing Number

5

Sheet 5 of 27



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Bldg. No. 8524

Contact: Peter Modt

Revision / Issue

No.	Description	Date
1	1ST SUBMISSION	8/22/2022
2	1ST SUB-COMPLETENESS	9/16/2022
3	1ST SUB-COMPLETENESS	9/20/2022

Issue

Date	Description
8/22/2022	1ST SUBMISSION
9/16/2022	1ST SUB-COMPLETENESS
9/20/2022	1ST SUB-COMPLETENESS

Project Name

WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN

DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By	Checked By
JL	DTM

Project No.

ZP-13088

Date

SEPT. 20, 2022

Drawing Title

PRELIMINARY
SITE PLAN
20 SCALE

Scale: 1" = 20'

Drawing Number

6

Sheet 6 of 27

NOTE: FOR EXISTING PARKING LOT
INFORMATION WITHIN THE PROPOSED
BUILDING EXPANSION AREA, SEE SHEET 4

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. _____

NOTE:
THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY
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ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN
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Date Description
6/2/2022 1ST SUBMISSION
7/2/2022 1ST SUB-COMPLETENESS
8/19/2022 1ST SUB-COMPLETENESS
9/20/2022 1ST SUB-COMPLETENESS

Project Name
WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN
DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By
JL

Checked By
DTM

Project No. ZP-13088

Date SEPT. 20, 2022

Drawing Title

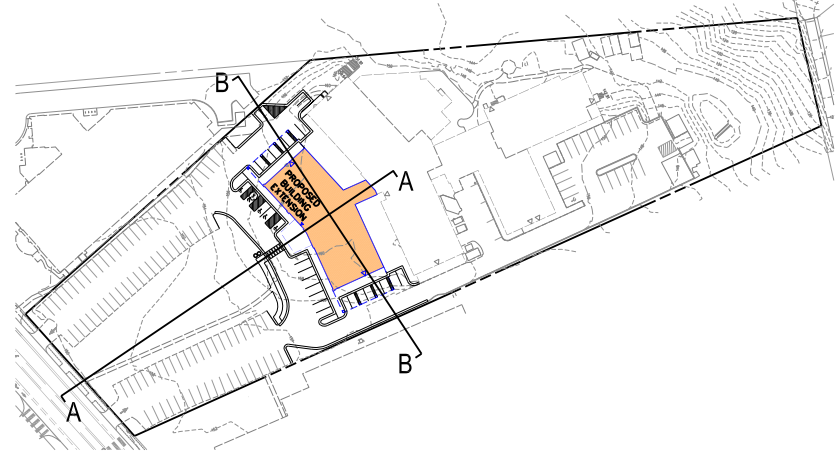
SITE
SECTIONS

Scale: As Noted

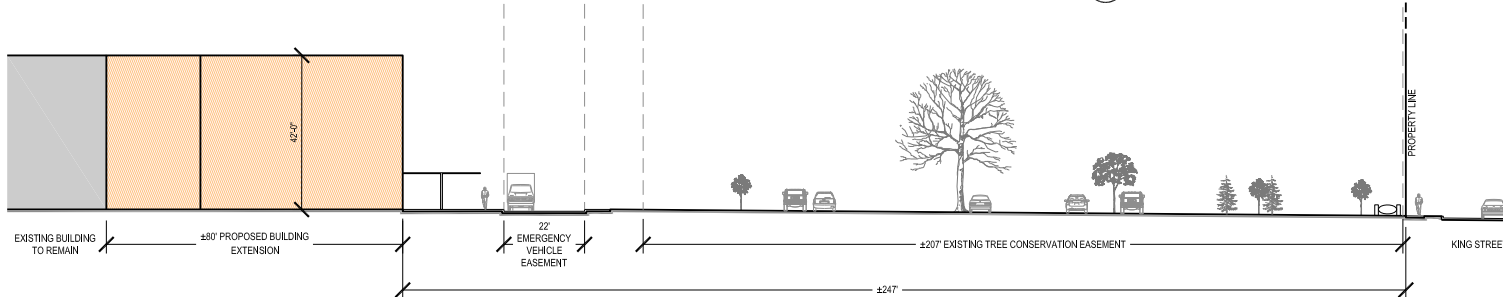
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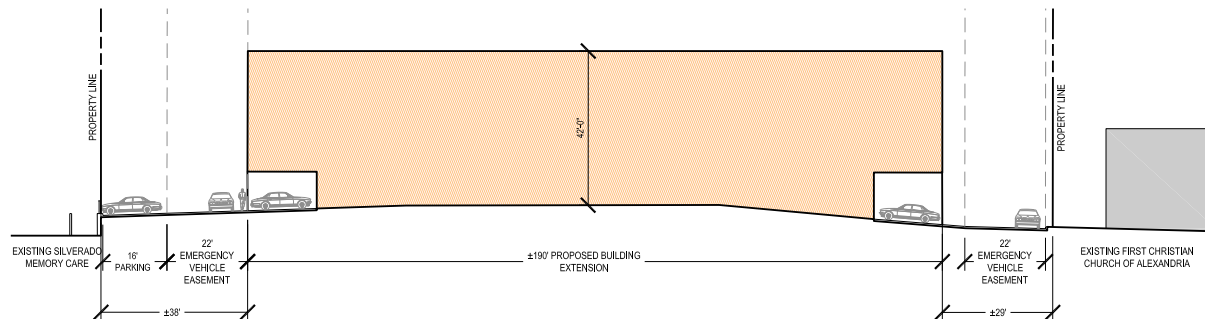
Sheet 7 of 27



SECTION KEY
1"=60'



A EAST-WEST SECTION FACING SOUTH
1/16"=1'-0"



B NORTH-SOUTH SECTION FACING WEST
1/16"=1'-0"

NOTE: GRADE ELEVATIONS AND DIMENSIONS ARE
APPROXIMATE AND SUBJECT TO CHANGE WITH
FINAL ENGINEERING

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 _____

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PAGE NO. _____

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Client
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Contact: Peter Modiri

Revision / Issue		Date
No.	Description	

Issue	
Date	Description
6/3/2022	1ST SUBMISSION
7/21/2022	1ST SUB.-COMPLETENESS
8/19/2022	1ST SUB.-COMPLETENESS
9/20/2022	1ST SUB.-COMPLETENESS

Project Name

WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN

DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
----------------	-------------------

Project No. ZP-13088

Date SEPT. 20, 2022

Drawing Title

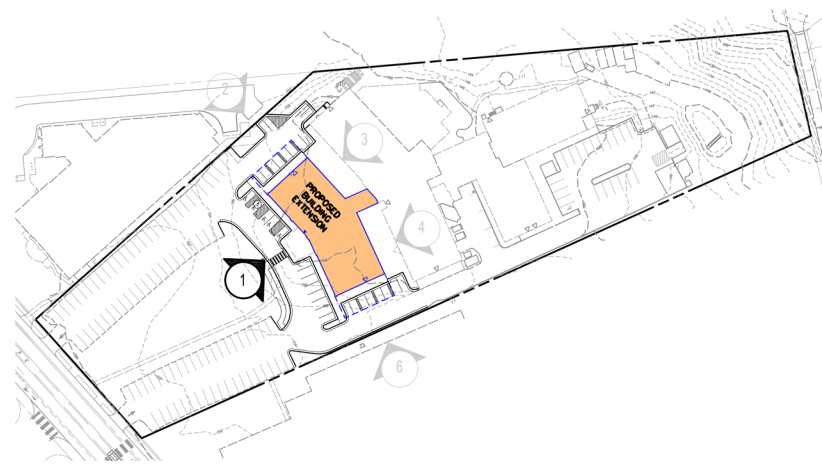
BUILDING
ELEVATION:
WEST

Scale: As Noted

Drawing Number

8

Sheet 8 of 27



ELEVATION KEY



FRONT

$$\frac{1}{8}'' = 1'-0''$$

RENDERINGS PREPARED BY

NOTE: GRADE ELEVATIONS ARE APPROXIMATE AND
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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.
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Scale: As Noted

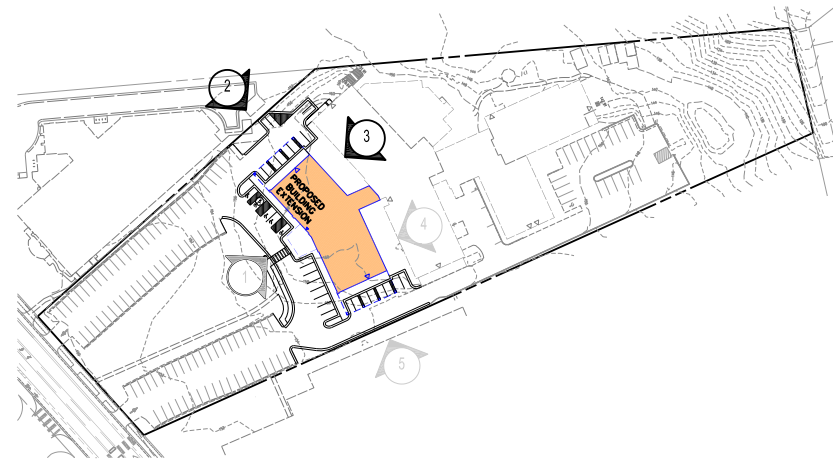
Drawing Number

10

0



2 SIDE (NORTH)
1/8" = 1'-0"



ELEVATION KEY



3 REAR (NORTH)
1/8" = 1'-0"

RENDERINGS PREPARED BY

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P.O. Box 727, 5 South Main Street Bar Ab Maryland 21014

NOTE: GRADE ELEVATIONS ARE APPROXIMATE AND
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
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DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
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Contact: Peter Modt

Revision / Issue
No. Description Date

Issue
Date Description
6/2/2022 1ST SUBMISSION
7/21/2022 1ST SUB-COMPLETENESS
8/19/2022 1ST SUB-COMPLETENESS
9/20/2022 1ST SUB-COMPLETENESS

Project Name
WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN
DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By JIL Checked By DTM

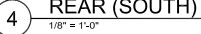
Project No. ZP-13088

Date SEPT. 20, 2022

Drawing Title
BUILDING
ELEVATION:
NORTH

Scale: As Noted

Drawing Number
9
Sheet 9 of 27



FWA
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 P.O. Box 727, 5 South Main Street 6th Fl Maryland 21014

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1 SECOND FLOOR (EXISTING)
A102 1/8" = 1'-0"
SCALE 0 5 10 15 20 FEET

RENDERINGS PREPARED BY



FREDERICK WARD ASSOCIATES
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SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
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CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____



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Contact: Peter Mood

Revision / Issue
No. Description Date

Issue
Date Description
6/2/2022 1ST SUBMISSION
7/2/2022 1ST SUB-COMPLETENESS
8/19/2022 1ST SUB-COMPLETENESS
9/20/2022 1ST SUB-COMPLETENESS

Project Name
WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN
DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By
JL

Checked By
DTM

Project No.
ZP-13088

Date
SEPT. 20, 2022

Drawing Title
SECOND
FLOOR
PLAN

Scale: As Noted

Drawing Number

11B

Sheet 11B of 27



1 THIRD FLOOR (PROPOSED)
1/8" = 1'-0"



RENDERINGS PREPARED BY



FREDERICK WAND ASSOCIATES
P.O. Box 727, 6 South Main Street, Suite 200, Alexandria, VA 22304
ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410.836.7800
www.fwassoc.com

NOTE:
THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4599) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

7712 Little River Turnpike
Arlington, Virginia 22203
TEL 703.642.3888 FAX 703.642.8211
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Seal

Client

WOODBINE PROPERTY 1 LLC
1818 Route 88, Suite 301
Boca, NJ 08024
Contact: Peter Mood

Revision / Issue

No.	Description	Date
1	1ST SUBMISSION	6/2/2022
2	1ST SUB-COMPLETENESS	7/21/2022
3	1ST SUB-COMPLETENESS	8/19/2022
4	1ST SUB-COMPLETENESS	9/20/2022

Issue

Date	Description
6/2/2022	1ST SUBMISSION
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9/20/2022	1ST SUB-COMPLETENESS

Project Name

WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN
DSUP 2022-10014
City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
----------------	-------------------

Project No. ZP-13088

Date SEPT. 20, 2022

Drawing Title

THIRD
FLOOR
PLAN

Scale: As Noted

Drawing Number

11C

Sheet 11C of 27



riact: Peter Modil

City of Alexandria
Alexandria, Virginia

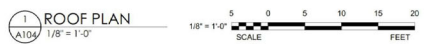
Project No. ZP-13088

ate SEPT. 20, 2022

Scale: As Noted

Drawing Number

12



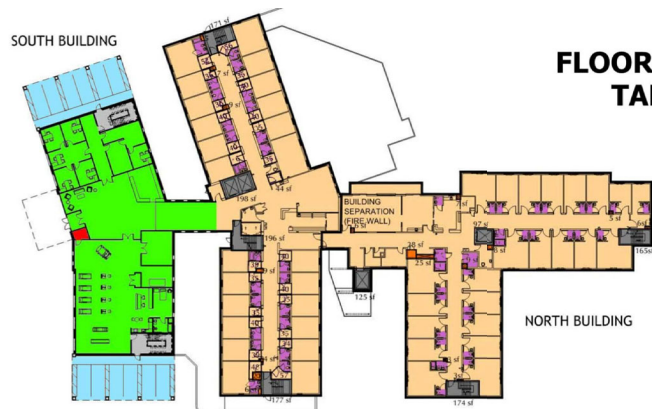
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ARCHITECTS
ENGINEERS
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SURVEYORS
410-836-7900
www.frederickward.com
P.O. Box 727, 5 South Main Street Del. Air Maryland 21014

NOTE: THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PIPES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

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



FLOOR AREA RATIO (FAR) TABULATION EXHIBIT 7-21-22

AREA LEGEND:

- EXISTING ROOF/CANOPY/OVERHANG (EXCLUDED)
- NEW ROOF/CANOPY/OVERHANG (EXCLUDED)
- EXISTING STAIRS, ELEVATORS AND RAMP (EXCLUDED)
- NEW STAIRS, ELEVATORS AND RAMP (EXCLUDED)
- EXISTING MECHANICAL / ELECTRICAL (EXCLUDED)
- NEW MECHANICAL / ELECTRICAL (EXCLUDED)
- EXISTING LAVATORY (GSP PER OCCURRENCE EXCLUDED)
- NEW LAVATORY (GSP PER OCCURRENCE EXCLUDED)
- NEW COVERED PARKING AREA WITH OCCUPIED SPACE ABOVE
- EXISTING BASEMENT (EXCLUDED)
- EXISTING GSF
- NEW GSF
- EXISTING GSF TO BE DEMOLISHED (NOT SHOWN)

BASEMENT LEVEL:
GROSS SQUARE FEET PER FLOOR 5,763 S.F.
EXISTING BASEMENT EXCLUSION -5,763 S.F.
NET FLOOR AREA 0 S.F.

GROUND FLOOR KEY PLAN:
GROSS SQUARE FEET PER FLOOR 30,230 S.F.
EXISTING ROOF EXCLUSION -523 S.F.
EXISTING STAIR EXCLUSION -863 S.F.
EXISTING LAVATORY EXCLUSION -1,106 S.F.
EXISTING HVAC EXCLUSION -260 S.F.
NET FLOOR AREA 27,469 S.F.

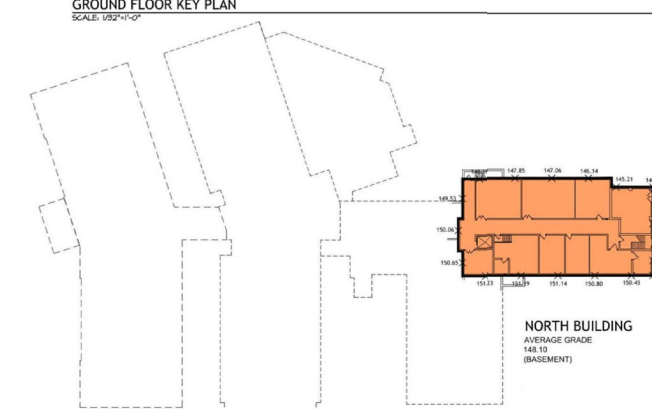
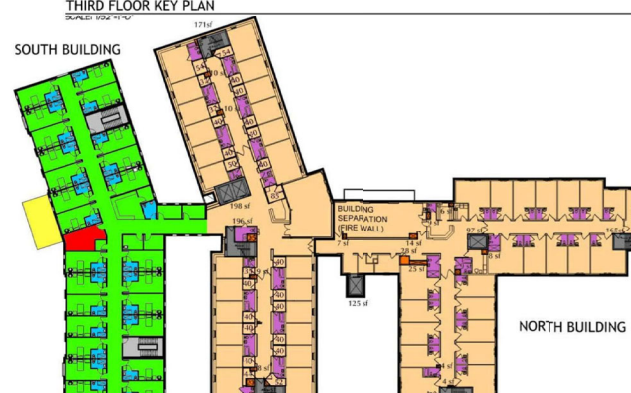
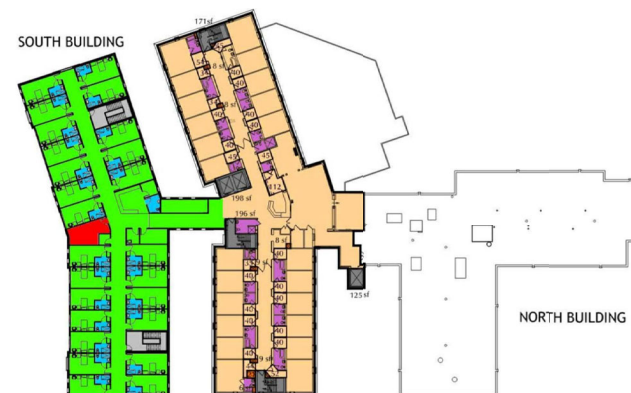
FIRST FLOOR KEY PLAN:
EXISTING GSF 26,354 S.F.
NEW GSF 7,855 S.F.
EXISTING DEMOLISHED -3,034 S.F.
NEW ROOF EXCLUSION -424 S.F.
COVERED PARKING AREA 3,864 S.F.
EXISTING STAIR EXCLUSION -1,038 S.F.
NEW STAIR EXCLUSION -528 S.F.
EXISTING HVAC EXCLUSION -143 S.F.
NEW HVAC EXCLUSION -50 S.F.
EXISTING LAVATORY EXCLUSION -1,550 S.F.
NET FLOOR AREA 30,306 S.F.

SECOND FLOOR KEY PLAN:
EXISTING GSF 26,516 S.F.
NEW GSF 10,595 S.F.
EXISTING DEMOLISHED -3,034 S.F.
EXISTING STAIR EXCLUSION -1,038 S.F.
NEW STAIR EXCLUSION -542 S.F.
EXISTING HVAC EXCLUSION -161 S.F.
NEW HVAC EXCLUSION -257 S.F.
EXISTING LAVATORY EXCLUSION -1,826 S.F.
NEW LAVATORY EXCLUSION -1,257 S.F.
NET FLOOR AREA 28,996 S.F.

THIRD FLOOR KEY PLAN:
EXISTING GSF 12,247 S.F.
NEW GSF 10,595 S.F.
EXISTING STAIR EXCLUSION -485 S.F.
NEW STAIR EXCLUSION -542 S.F.
EXISTING HVAC EXCLUSION -64 S.F.
NEW HVAC EXCLUSION -257 S.F.
EXISTING LAVATORY EXCLUSION -1,043 S.F.
NEW LAVATORY EXCLUSION -1,257 S.F.
NET FLOOR AREA 18,995 S.F.

BUILDING OVERALL:
BASEMENT LEVEL 0 S.F.
GROUND FLOOR KEY PLAN 27,469 S.F.
FIRST FLOOR KEY PLAN 30,306 S.F.
SECOND FLOOR KEY PLAN 28,996 S.F.
THIRD FLOOR KEY PLAN 18,995 S.F.
TOTAL BUILDING NET FLOOR AREA 105,770 S.F.

FLOOR AREA RATIO:
BUILDING NET FLOOR AREA 105,770 S.F.
SITE AREA 167,165 S.F.
MAXIMUM RATIO 0.75
ACTUAL RATIO 0.64



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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 _____
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7712 Little River Turnpike
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TEL 703.642.3850 FAX 703.642.3271
www.urban-va.com

Seal

Client

WOODBINE PROPERTY 1 LLC
1888 Route 88, Suite 301
Boca, NJ 08024
Contact: Peter Modt

Revision / Issue

No.	Description	Date
1	1ST SUBMISSION	6/2/2022
2	1ST SUB-COMPLETENESS	7/21/2022
3	1ST SUB-COMPLETENESS	8/19/2022
4	1ST SUB-COMPLETENESS	9/20/2022

Issue

Date	Description
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9/20/2022	1ST SUB-COMPLETENESS

Project Name

WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN
DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By
JL

Checked By
DTM

Project No.
ZP-13088

Date
SEPT. 20, 2022

Drawing Title

FAR

Scale: As Noted

Drawing Number

13

Sheet 13 of 27



Client
WOODBINE PROPERTY 1 LLC

1608 Route 88, Suite 301
Brick, NJ 08724

Contact: Peter Modil

Revision / Issue		
No.	Description	Date

Issue	Date	Description
	6/3/2022	1ST SUBMISSION
	7/21/2022	1ST SUB-COMPLETES
	8/19/2022	1ST SUB-COMPLETES
	9/20/2022	1ST SUB-COMPLETES

Project Name

**WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN**

DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
----------------	-------------------

Project No. ZP-13088

Date SEPT. 20, 2022

Drawing Title

SCHEMATIC
ARCHITECTURAL
MASSING

Scale: N.A.

Drawing Number

14

Sheet 14 of 27



RENDERINGS PREPARED BY



NOTE:
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APPROVED

SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

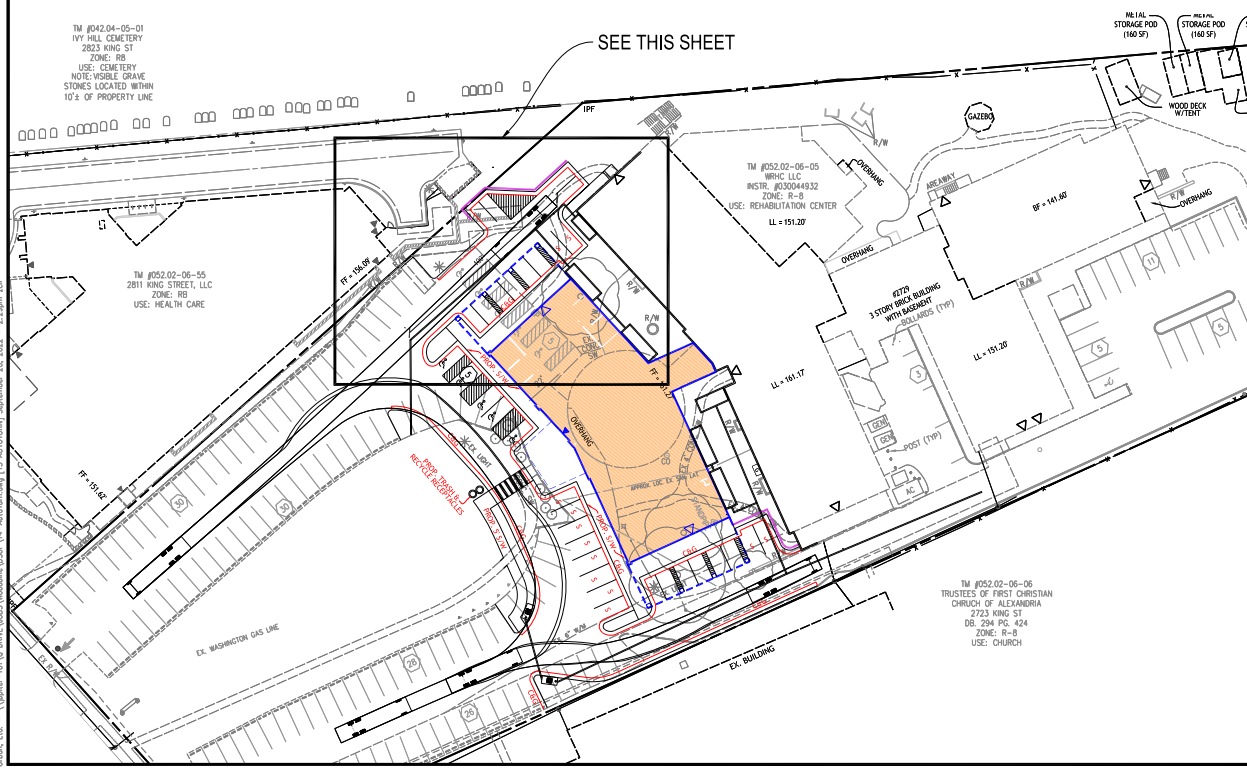
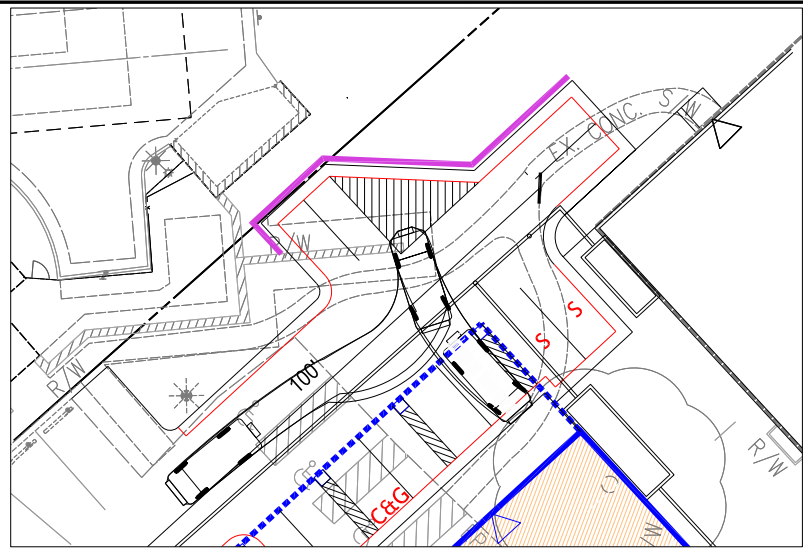
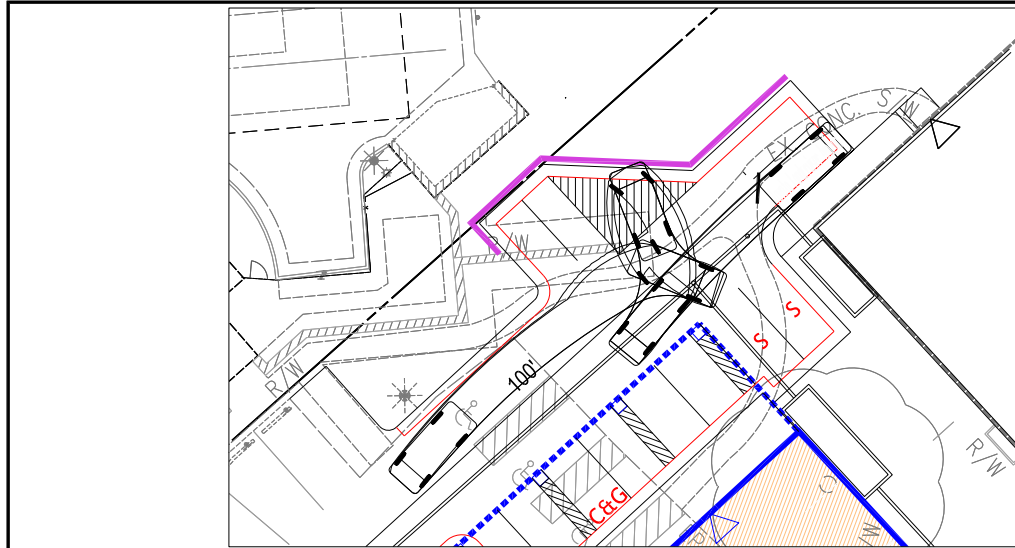
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR

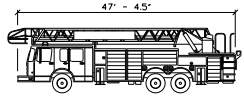
DATE

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



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TOWER 203 TURNING SPECS.
Turning Radius - Wall to Wall : 54.98 ft. +/- 2 ft.
Curb to Curb : 51.33 ft. +/- 2 ft.
Inside Turning Radius : 37.73 ft. +/- 2 ft.
Overall Length : 47' +/- 4.5'
Overall Width : 98'
Wheel Bases from Front Axle to Both Rear Axles : 240'
56" CL of Axle to CL of Axle : As Built With No Equipment or Water Gross Weight = 66,000 lbs.
Angle of Approach : 13 Degrees
Angle of Departure : 11 Degrees
Ramp Break Over : Break Over Angle is 9 Degrees

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. _____

7712 Little River Turnpike
Arlington, Virginia 22203
TEL 703.542.0300 FAX 703.542.8251
www.urbanetl.com

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Client

WOODBINE PROPERTY 1 LLC
1008 Route 55, Suite 301
Bk, VA 22024
Contact: Peter Modt

Revision / Issue

No.	Description	Date
1	1ST SUBMISSION	6/30/2022
2	1ST SUB-COMPLETENESS	7/21/2022
3	1ST SUB-COMPLETENESS	8/19/2022
4	1ST SUB-COMPLETENESS	9/20/2022

Issue

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8/19/2022	1ST SUB-COMPLETENESS
9/20/2022	1ST SUB-COMPLETENESS

Project Name

WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN
DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By

JL

Checked By

DTM

Project No.

ZP-13088

Date

SEPT. 20, 2022

Drawing Title

AUTOTURN
ANALYSIS

Scale: 1" = 30'

Drawing Number

15

Sheet 15 of 27

1 TREE #135 IMPACT ANALYSIS

STRUCTURAL ROOT ZONE (SRZ) EXTENTS
CRITICAL ROOT ZONE (CRZ) EXTENTS

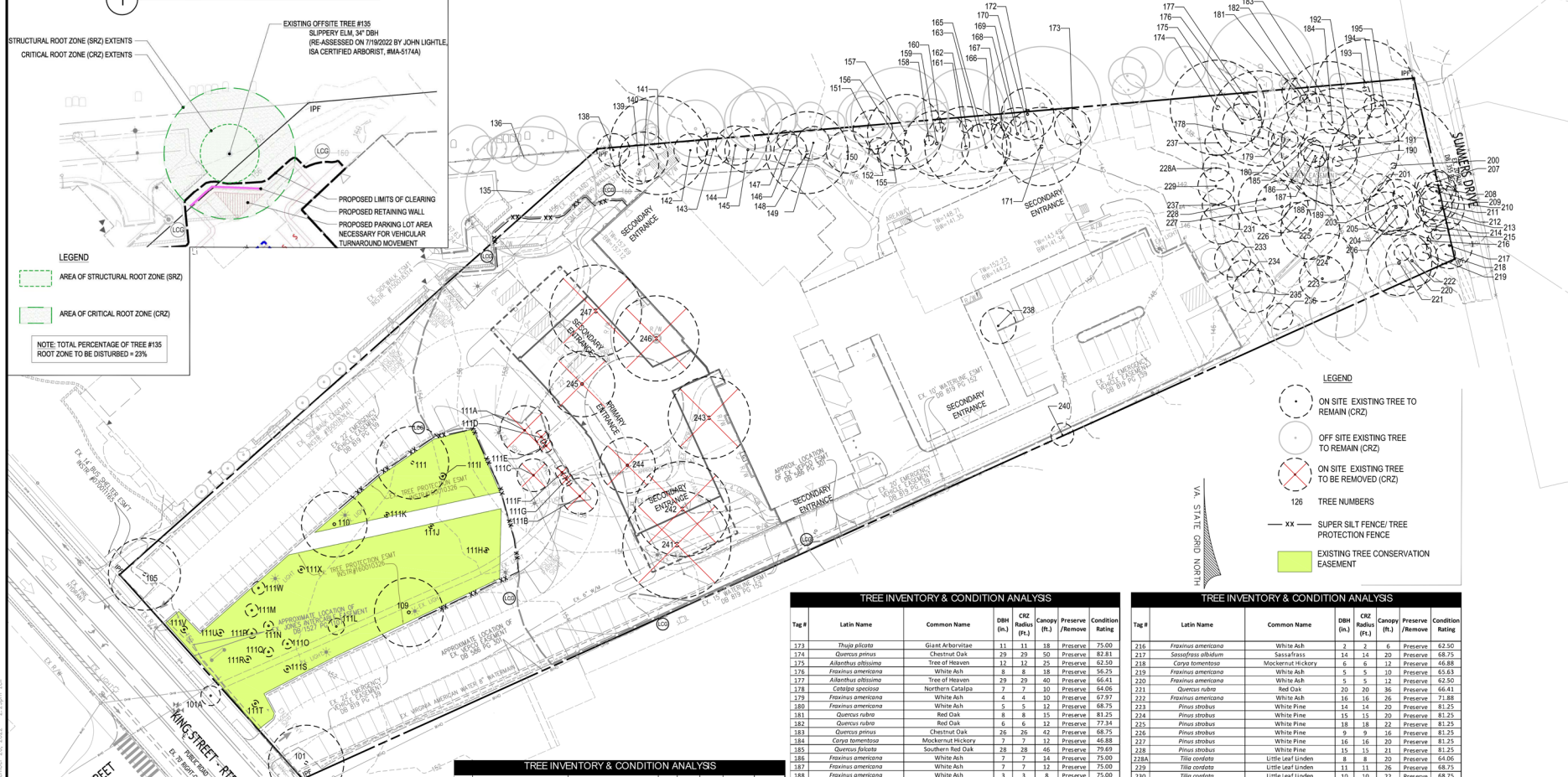


LEGEND

AREA OF STRUCTURAL ROOT ZONE (SRZ)

AREA OF CRITICAL ROOT ZONE (CRZ)

NOTE: TOTAL PERCENTAGE OF TREE #135
ROOT ZONE TO BE DISTURBED = 23%



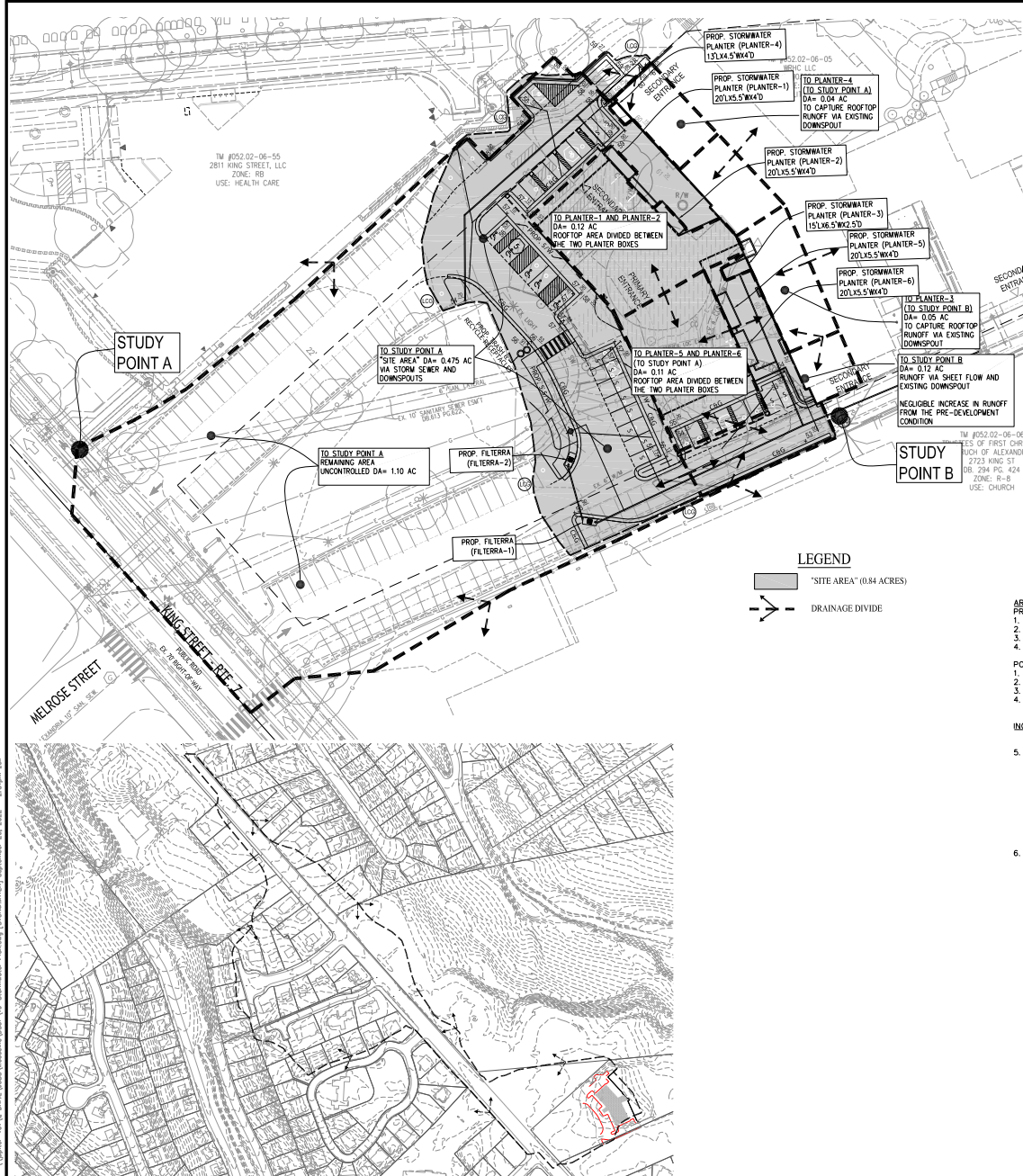
Tag #	Latin Name	Common Name	DBH (in.)	CRZ Radius (ft.)	Canopy (ft.)	Preserve / Remove	Condition Rating
111X	Acer rubrum	Red Maple	5	2	5	Preserve	71.88
111Y	Ulmus americana	Slippery Elm	34	34	40	Preserve	67.10
136	Morus alba	White Mulberry	16	16	28	Preserve	25.00
138	Quercus alba	White Oak	10	10	16	Preserve	71.88
139	Tilia tomentosa	Shed Linden	12	12	25	Preserve	44.06
140	Tilia cordata	Little Leaf Linden	15	15	20	Preserve	60.94
141	Carya tomentosa	Mockernut Hickory	30	30	35	Preserve	31.21
142	Thuja plicata	Grand Arborvitae	10	10	20	Preserve	75.00
143	Thuja plicata	Grand Arborvitae	11	11	18	Preserve	75.00
144	Thuja plicata	Grand Arborvitae	12	12	21	Preserve	75.00
145	Thuja plicata	Grand Arborvitae	14	14	20	Preserve	75.00
146	Thuja plicata	Grand Arborvitae	10	10	14	Preserve	75.00
147	Thuja plicata	Little Leaf Linden	6	6	24	Preserve	78.91
148	Quercus rubra	Red Oak	25	25	38	Preserve	84.38
149	Thuja plicata	Grand Arborvitae	10	10	15	Preserve	75.00
150	Thuja plicata	Grand Arborvitae	13	13	18	Preserve	75.00
151	Thuja plicata	Sweeping White Oak	15	15	25	Preserve	78.13
152	Thuja plicata	Grand Arborvitae	9	9	12	Preserve	75.00
153	Thuja plicata	Grand Arborvitae	9	9	12	Preserve	75.00
154	Thuja plicata	Grand Arborvitae	5	5	16	Preserve	75.00
155	Quercus rubra	Red Oak	23	23	35	Preserve	81.25
156	Thuja plicata	Grand Arborvitae	1	1	3	Preserve	75.00
157	Quercus alba	White Oak	20	20	38	Preserve	81.25
158	Thuja plicata	Grand Arborvitae	1	1	10	Preserve	75.00
159	Quercus rubra	Red Oak	25	25	50	Preserve	87.50
160	Thuja plicata	Grand Arborvitae	4	4	13	Preserve	75.00
161	Thuja plicata	Grand Arborvitae	4	4	12	Preserve	75.00
162	Quercus rubra	Red Oak	15	15	38	Preserve	78.13
163	Thuja plicata	Grand Arborvitae	3	3	12	Preserve	75.00
164	Thuja plicata	Grand Arborvitae	5	5	15	Preserve	75.00
165	Quercus rubra	Red Oak	16	16	40	Preserve	68.75
166	Thuja plicata	Grand Arborvitae	3	3	12	Preserve	75.00
167	Thuja plicata	Grand Arborvitae	5	5	10	Preserve	75.00
168	Quercus lyrata	Overcup Oak	16	16	40	Preserve	68.75
169	Thuja plicata	Grand Arborvitae	3	3	12	Preserve	75.00
170	Thuja plicata	Grand Arborvitae	5	5	10	Preserve	75.00
171	Quercus rubra	Red Oak	24	24	40	Preserve	78.91

Tag #	Latin Name	Common Name	DBH (in.)	CRZ Radius (ft.)	Canopy (ft.)	Preserve / Remove	Condition Rating
173	Thuja plicata	Grand Arborvitae	11	11	18	Preserve	75.00
174	Quercus prinus	Chestnut Oak	29	29	50	Preserve	82.81
175	Alnus incana	Tree of Heaven	12	12	25	Preserve	62.50
176	Fraxinus americana	White Ash	8	8	18	Preserve	56.25
177	Alnus incana	Tree of Heaven	29	29	40	Preserve	66.41
178	Camptopetalum	Northern Catalpa	7	7	10	Preserve	64.06
179	Fraxinus americana	White Ash	4	4	10	Preserve	67.97
180	Fraxinus americana	White Ash	5	5	12	Preserve	68.75
181	Quercus rubra	Red Oak	6	6	15	Preserve	81.25
182	Quercus rubra	Red Oak	6	6	12	Preserve	77.34
183	Quercus prinus	Chestnut Oak	26	26	42	Preserve	68.75
184	Carya tomentosa	Mockernut Hickory	7	7	12	Preserve	46.88
185	Quercus falcata	Southern Red Oak	28	28	46	Preserve	79.69
186	Fraxinus americana	White Ash	7	7	14	Preserve	75.00
187	Fraxinus americana	White Ash	7	7	12	Preserve	75.00
188	Fraxinus americana	White Ash	3	3	8	Preserve	75.00
189	Fraxinus americana	White Ash	18	18	34	Preserve	76.61
190	Fraxinus americana	White Ash	3	3	7	Preserve	75.00
191	Ulmus americana	Slippery Elm	36	36	44	Preserve	9.38
192	Fraxinus americana	White Ash	5	5	10	Preserve	75.00
193	Quercus rubra	Red Oak	30	30	48	Preserve	87.50
194	Fraxinus americana	White Ash	7	7	12	Preserve	68.75
195	Fraxinus americana	White Ash	12	12	20	Preserve	56.25
200	Quercus rubra	Red Oak	40	40	52	Preserve	75.47
201	Fraxinus americana	White Ash	10	10	14	Preserve	67.97
202	Fraxinus americana	White Ash	4	4	10	Preserve	68.75
203	Carya tomentosa	Mockernut Hickory	17	17	24	Preserve	67.50
204	Fraxinus americana	White Ash	13	13	30	Preserve	67.50
205	Carya tomentosa	Mockernut Hickory	7	7	12	Preserve	55.00
206	Quercus rubra	Honey Locust	7	7	15	Preserve	50.00
207	Fraxinus americana	White Ash	8	8	11	Preserve	56.25
208	Nyssa sylvatica	Black Cherry	12	12	14	Preserve	56.25
209	Nyssa sylvatica	Black Tupelo	12	12	14	Preserve	56.25
210	Nyssa sylvatica	Black Tupelo	12	12	15	Preserve	56.25
211	Nyssa sylvatica	Black Tupelo	12	12	13	Preserve	56.25
212	Nyssa sylvatica	Black Tupelo	14	14	18	Preserve	50.00
213	Quercus rubra	Red Oak	3	3	8	Preserve	64.06
214	Fraxinus americana	White Ash	4	4	6	Preserve	68.75
215	Quercus rubra	Red Oak	3	3	7	Preserve	62.50
216	Fraxinus americana	White Ash	2	2	6	Preserve	62.50

Tag #	Latin Name	Common Name	DBH (in.)	CRZ Radius (ft.)	Canopy (ft.)	Preserve / Remove	Condition Rating
216	Fraxinus americana	White Ash	2	2	6	Preserve	62.50
217	Sassafras albidum	Sassafras	14	14	20	Preserve	68.75
218	Carya tomentosa	Mockernut Hickory	6	6	12	Preserve	46.88
219	Fraxinus americana	White Ash	5	5	10	Preserve	65.63
220	Fraxinus americana	White Ash	5	5	12	Preserve	62.50
221	Quercus rubra	Red Oak	20	20	36	Preserve	66.41
222	Fraxinus americana	White Ash	16	16	26	Preserve	71.88
223	Pinus strobus	White Pine	14	14	20	Preserve	81.25
224	Pinus strobus	White Pine	15	15	20	Preserve	81.25
225	Pinus strobus	White Pine	18	18	22	Preserve	81.25
226	Pinus strobus	White Pine	9	9	16	Preserve	81.25
227	Pinus strobus	White Pine	16	16	20	Preserve	81.25
228	Pinus strobus	White Pine	15	15	21	Preserve	81.25
229	Tilia cordata	Little Leaf Linden	8	8	20	Preserve	64.06
230	Tilia cordata	Little Leaf Linden	10	10	22	Preserve	68.75
231	Tilia cordata	Little Leaf Linden	11	11	22	Preserve	68.75
232	Tilia cordata	Little Leaf Linden	11	11	21	Preserve	68.75
233	Tilia cordata	Little Leaf Linden	10	10	24	Preserve	68.75
234	Tilia cordata	Little Leaf Linden	13	13	25	Preserve	68.75
235	Tilia cordata	Little Leaf Linden	8	8	22	Preserve	68.75
236	Tilia cordata	Little Leaf Linden	8	8	22	Preserve	68.75
237	Tilia cordata	Little Leaf Linden	5	5	20	Preserve	63.28
238	Pinus strobus	White Pine	11	11	12	Preserve	71.88
240	Nyssa sylvatica	Black Tupelo	7	7	15	Preserve	66.25
241	Quercus rubra	Red Oak	33	33	50	Remove	89.06
242	Quercus rubra	Red Oak	29	29	45	Remove	81.25
243	Magnolia x soulangeana	Saucer Magnolia	25	25	16	Remove	40.63
244	Corporalis bellidifolia	Columbian European Hornbeam	17	17	18	Remove	87.50
245	Corporalis bellidifolia	Columbian European Hornbeam	20	20	28	Remove	87.50
246	Acer rubrum	Red Maple	28	28	42	Remove	87.50
247	Magnolia x soulangeana	Saucer Magnolia	26	26	20	Remove	77.34

TREE INVENTORY & CONDITION ANALYSIS							
Tag #	Latin Name	Common Name	DBH (in.)	CRZ Radius (ft.)	Canopy (ft.)	Preserve / Remove	Condition Rating
101	<i>Quercus palustris</i>	Pink Oak	23	23	46	Preserve	73.44
101A	<i>Acer rubrum</i>	Red Maple	6	6	10	Preserve	60.94
105	<i>Quercus rubra</i>	Red Oak	22	22	40	Preserve	62.50
109	<i>Pinus caroliniana</i>	Calley Pear	21	21	38	Preserve	71.88
110	<i>Pinus caroliniana</i>	Calley Pear	20	20	36	Preserve	68.75
111	<i>Pinus caroliniana</i>	Calley Pear	22	22	40	Preserve	65.63
111A	<i>Pinus strobus</i>	Purple Leaf Plum	15	15	17	Remove	34.38
111B	<i>Pinus strobus</i>	Calley Pear	11	11	15	Remove	56.25
111C	<i>Lagerflora americana</i>	Crape Myrtle	10	10	5	Remove	75.00
111D	<i>Pinus sp.</i>	American Holly	4	4	6	Remove	65.63
111E	<i>Pinus sp.</i>	American Holly	4	4	6	Remove	65.63
111F	<i>Pinus sp.</i>	American Holly	4	4	6	Remove	65.63
111G	<i>Pinus sp.</i>	American Holly	4	4	6	Remove	65.63
111H	<i>Quercus rubra</i>	Red Oak	1	1	5	Preserve	71.88
111I	<i>Quercus rubra</i>	Red Oak	2	2	5	Preserve	71.88
111J	<i>Quercus rubra</i>	Red Oak	1	1	5	Preserve	71.88
111K	<i>Quercus rubra</i>	Red Oak	1	1	5	Preserve	71.88
111L	<i>Red maple</i>	Red Maple	5	5	12	Preserve	75.00
111M	<i>Pinus sp.</i>	Red Maple	3	3	5	Preserve	71.88
111N	<i>Corymbium japonica</i>	Japanese Corymbium	4	4	6	Preserve	71.88
111O	<i>Pinus sp.</i>	Red Maple	3	3	5	Preserve	71.88
111P	<i>Pinus sp.</i>	American Holly	3	3	5	Preserve	71.88
111Q	<i>Pinus sp.</i>	American Holly	3	3	5	Preserve	71.88
111R	<i>Acer rubrum</i>	Red Maple	2	2	6	Preserve	71.88
111S	<i>Acer rubrum</i>	Red Maple	2	2	6	Preserve	71.88
111T	<i>Acer rubrum</i>	Red Maple	2	2	6	Preserve	71.88
111U	<i>Acer rubrum</i>	Red Maple	2	2	6	Preserve	71.88
111V	<i>Acer rubrum</i>	Red Maple	2	2	6	Preserve	71.88
111W	<i>Pinus strobus</i>	Red Maple	2	2	6	Preserve	71.88

P-13088



STORMWATER OUTFALL ANALYSIS MAP
SCALE: 1"=200'

STORM WATER MANAGEMENT/BMP NARRATIVE

THE "SITE AREA" TO BE UTILIZED FOR WATER QUALITY PURPOSES, IS DEFINED AS THE DISTURBED AREA AS WELL AS THE FRONT SIDE OF THE EXISTING BUILDING TO THE NORTHEAST OF THE SITE AS SHOWN ON THE MAP ON THIS SHEET. THIS AREA IS CALCULATED TO BE 0.83 ACRES. FOR WATER QUALITY PURPOSES, THE TOTAL DRAINAGE AREA TO THE RESPECTIVE STUDY POINT IS ANALYZED IN THE PRE- AND POST-DEVELOPMENT CONDITION.

THE 0.83 AC SITE IS LOCATED ON THE EAST SIDE OF KING STREET ABOUT 750' NORTH OF ITS INTERSECTION WITH JANNEY'S LANE. THE SITE IS LOCATED IN TAYLOR RUN WATERSHED AND HAS THE HYDROLOGIC SOIL GROUP D. SITE RUNOFF FROM THE PROPOSED IMPROVEMENTS WILL FOLLOW THE EXISTING DRAINAGE DIVIDES OF THE SITE, RESULTING IN TWO (2) CONCENTRATED OUTFALL POINTS (STUDY POINT A AND STUDY POINT B). THIS CONCEPT PLAN PROPOSES CONSTRUCTION OF A THREE STORY REHABILITATION FACILITY, PARKING AND DRIVE ASPILES. THE PROPOSED IMPROVEMENTS RESULT IN A SLIGHT INCREASE IN IMPERVIOUS AREA AS WELL AS OUTFALLS INTO A MANMADE SYSTEM AT BOTH STUDY POINTS. THEREFORE, CHANNEL PROTECTION WILL BE ACHIEVED PER 13-109.F.1.a.i AND FLOOD PROTECTION PER 13-109.F.2.a.i.7.

STUDY POINT A

A PORTION OF THE RUNOFF TO STUDY POINT A WILL BE COLLECTED INTO THREE (3) BMP PLANTER BOX FACILITIES (PLANTER-1 AND PLANTER-2, AND PLANTER-3) TO CAPTURE A LARGE PORTION OF THE ROOF RUNOFF FROM THE PROPOSED BUILDING, AS SHOWN ON THE MAP ON THIS SHEET. THE PLANTER BOX FACILITIES WILL OUTFALL VIA UNDERDRAIN TO THE EXISTING GRASS AREA TO THE WEST OF THE PROPOSED IMPROVEMENTS. THE THREE (3) PLANTER BOX FACILITIES ARE DESIGNED TO MEET WATER QUALITY REQUIREMENTS FOR THE "SITE AREA" AS WELL AS PROVIDE DETENTION CAPABILITIES TO ACHIEVE THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS. FURTHERMORE, TWO (2) FILTERIA DEVICES (FILTERIA-1 AND -2) ARE PROPOSED TO MEET ADDITIONAL WATER QUALITY REQUIREMENTS. THE FINAL ANALYSIS WILL RESULT IN A DECREASED RUNOFF OF THE 10-YEAR STORM FROM THE PRE-DEVELOPMENT CONDITION PER 13-109.F.1.a.i. ONCE THE RUNOFF REACHES STUDY POINT A, THE RUNOFF TRAVELS VIA MAN-MADE CONVEYANCE SYSTEMS AND ULTIMATELY ENTERS THE TAYLOR RUN FLOODPLAIN. AT THIS POINT IS THE LIMIT OF ANALYSIS PER 13-109.F.1.a.i. WHERE THE SITE'S CONTRIBUTING DRAINAGE AREA IS LESS THAN OR EQUAL TO 1% OF THE TOTAL WATERSHED. THIS CRITERIA FOR THE LIMIT OF ANALYSIS IS THE SAME FOR BOTH CHANNEL AND FLOOD PROTECTION.

STUDY POINT B

THE RUNOFF TO STUDY POINT B HAS A SLIGHT INCREASE IN IMPERVIOUS AREA. TO ACCOMMODATE THIS INCREASED RUNOFF, THREE (3) PLANTER BOX FACILITIES (PLANTER-4, -5, AND -6) ARE PROPOSED TO CAPTURE A PORTION OF THE ROOF RUNOFF OF THE EXISTING BUILDING, AS WELL AS THE EASTERN HALF OF THE PROPOSED BUILDING, AS SHOWN ON THE MAP ON THIS SHEET. PLANTER-4, -5, AND -6 WILL OUTFALL VIA UNDERDRAIN AND CONNECT INTO THE EXISTING STORM SEWER SYSTEM THAT OUTFALLS TO THE EAST OF THE PROPOSED IMPROVEMENTS TO AN EXISTING EXTENDED DETENTION POND. PLANTER-4, -5, AND -6 IS DESIGNED TO MEET WATER QUALITY REQUIREMENTS FOR THE "SITE AREA" AS WELL AS PROVIDE DETENTION CAPABILITIES TO ACHIEVE A NO/NEGLECTIBLE INCREASE IN RUNOFF TO STUDY POINT B. STUDY POINT B ULTIMATELY OUTFALLS INTO AN EXISTING DETENTION POND THAT HAS BEEN DESIGNED TO CONVEY THE DEVELOPED SITE. IT IS THE OPINION OF THE SIGNING ENGINEER THAT THE ANALYSIS IS COMPLETE DUE TO NO INCREASE.

PRELIMINARY WATER QUALITY COMPUTATIONS ARE PREPARED BASED ON THE NEW STORMWATER REGULATIONS PER THE CITY'S ENVIRONMENTAL MANAGEMENT ORDINANCE EFFECTIVE JULY 1, 2014. THE VIRGINIA RUNOFF ESTIMATION METHOD COMPLIANCE SPREAD SHEET WAS USED TO DETERMINE THE PHOSPHORUS REMOVAL AND RUNOFF VOLUME REQUIREMENTS OF THE SITE. SWM/BMP DRAINAGE AREA MAP ARE SHOWN SHEET 22A AND COMPUTATIONS AND DETAILS ARE SHOWN ON SHEETS 23-24.

AS SHOWN IN THE COMPUTATIONS ON SHEET 23, THE PROPOSED WATER QUALITY DEVICES ACHIEVE 100% AND EXCEED THE REQUIRED PHOSPHORUS REMOVAL (0.84 LBS/YR) OF THE 0.38 LBS/YR. FURTHERMORE, THE ALEXANDRIA WATER QUALITY VOLUME DEFAULT COMPUTATIONS ARE PROVIDED ON SHEET 22A CONFIRMING THE REQUIREMENTS ARE MET PER 13-109.E.9. A CONTRIBUTION TO THE CITY'S WATER QUALITY IMPROVEMENT FUNDS WILL BE PAID.

STORMWATER RUNOFF CALCULATIONS

AREA BREAKDOWN (STUDY POINT A)

- PRE-DEVELOPMENT:
1. TOTAL STUDY POINT AREA = 73,877.76 SQ.FT. OR 1.696 ACRES
 2. IMPERVIOUS AREA = 1.07 ACRES
 3. PERVIOUS AREA = 0.626
 4. CN = 93

- POST-DEVELOPMENT:
1. TOTAL STUDY POINT AREA = 75,751 SQ.FT. OR 1.739 ACRES
 2. IMPERVIOUS AREA = 1.164 ACRES
 3. PERVIOUS AREA = 0.575
 4. CN = 95

INCREASE IN RUNOFF CALCULATION FOR THIS APPLICATION

5. PEAK DISCHARGE FOR DESIGN STORMS PER SCS METHOD
TC=5 MIN ("SITE AREA"), TC=10 MIN (PASS-THRU)

PRE-DEVELOPMENT (WITHOUT DETENTION)
Q2 PRE = 5.03 CFS
Q10 PRE = 8.47 CFS

POST-DEVELOPMENT (WITHOUT DETENTION)
Q2 POST = 5.21 CFS
Q10 POST = 8.50 CFS

6. POST-DEVELOPMENT RUNOFF (WITH DETENTION)

BOTH THE 2 AND 10 YEAR STORMS WILL BE DETAINED UTILIZING PLANTER BOX FACILITIES SUCH THAT THE POST-DEVELOPMENT PEAK FLOWS ARE EQUAL TO OR LESS THAN THE PRE-DEVELOPMENT PEAK FLOWS PER 13-109.F.1.a.i AND 13-109.F.2.a.i.

AREA BREAKDOWN (STUDY POINT B)

- PRE-DEVELOPMENT:
1. TOTAL STUDY POINT AREA = 6,316 SQ.FT. OR 0.145 ACRES
 2. IMPERVIOUS AREA = 0.084 ACRES
 3. PERVIOUS AREA = 0.061
 4. CN = 90

- POST-DEVELOPMENT:
1. TOTAL STUDY POINT AREA = 12,458.16 SQ.FT. OR 0.286 ACRES
 2. IMPERVIOUS AREA = 0.24 ACRES
 3. PERVIOUS AREA = 0.046
 4. CN = 96

INCREASE IN RUNOFF CALCULATION FOR THIS APPLICATION

1. PEAK DISCHARGE FOR DESIGN STORMS PER SCS METHOD
(ASSUME TC=5 MIN)

PRE-DEVELOPMENT (WITHOUT DETENTION)
Q2 PRE = 0.48 CFS
Q10 PRE = 0.82 CFS

POST-DEVELOPMENT (WITHOUT DETENTION)
Q2 POST = 0.80 CFS
Q10 POST = 1.25 CFS

2. POST-DEVELOPMENT RUNOFF (WITH DETENTION)

BOTH THE 2 AND 10 YEAR STORMS WILL BE DETAINED UTILIZING A PLANTER BOX FACILITY SUCH THAT THE POST-DEVELOPMENT PEAK FLOWS HAVE A NEGLECTIBLE INCREASE OR DO NOT EXCEED PRE-DEVELOPMENT PEAK FLOWS PER 13-109.F.1.a.i. AND 13-109.F.2.a.i.

NOTE:
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THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.



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Client
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Contact: Peter Modt

Revision / Issue
No. Description Date

Issue Date	Description
6/3/2022	1ST SUBMISSION
7/21/2022	1ST SUB-COMPLETENESS
8/10/2022	1ST SUB-COMPLETENESS
9/20/2022	1ST SUB-COMPLETENESS

Project Name

WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN
DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By
JL

Checked By
DTM

Project No. ZP-13088

Date SEPT. 20, 2022

Drawing Title

ENVIRONMENTAL
STORMWATER PLAN

Scale: 1"=30'

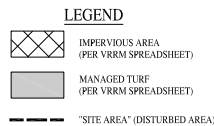
Drawing Number

21

Sheet 21 of 27



BMP LAND COVER MAP
(UTILIZED IN VRRM SPREADSHEET)
SCALE: 1"=40'



BMP SUMMARY FOR "SITE AREA"

PROJECT DESCRIPTION

RE-DEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA (AC)	0.64	0.20	0.84
ON-SITE TREATED (AC)	0.36	0.03	0.39
OFF-SITE TREATED (AC)	0.09	N/A	0.09
TOTAL TREATED (AC)	0.45	0.03	0.48
ANY ON-SITE DISCONNECTED BY A VEGETATED BUFFER (25 FT)	N/A		
TOTAL TREATED OR DISCONNECTED			0.48

WATER TREATMENT

BMP LATITUDE (DEC. DEG.)	BMP LONGITUDE (DEC. DEG.)	BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
38.816311	-77.072407	PLANTER-1 AND PLANTER-2	0.12	0.12	25%
38.816183	-77.072242				
38.816088	-77.072111	PLANTER-3	0.05	0.05	25%
38.816311	-77.072407	PLANTER-4	0.04	0.04	25%
38.815958	-77.072147	PLANTER-5 AND PLANTER-6	0.11	0.11	25%
		FILTERRA-1	0.10	0.08	65%
		FILTERRA-2	0.06	0.05	65%
		TOTAL	0.48	0.45	

WATER TREATMENT ON-SITE (ENTIRE SITE)

PROPOSED IMPERVIOUS: 0.64 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 0.64
= 1,161.60 CU. FT. WQV REQUIRED

TOTAL WQV TREATED: = 1016.7 CF (PLANTER BOX FACILITIES)
+ 476 CF (FILTERRA-1 AND -2)
= 1492.7 CF

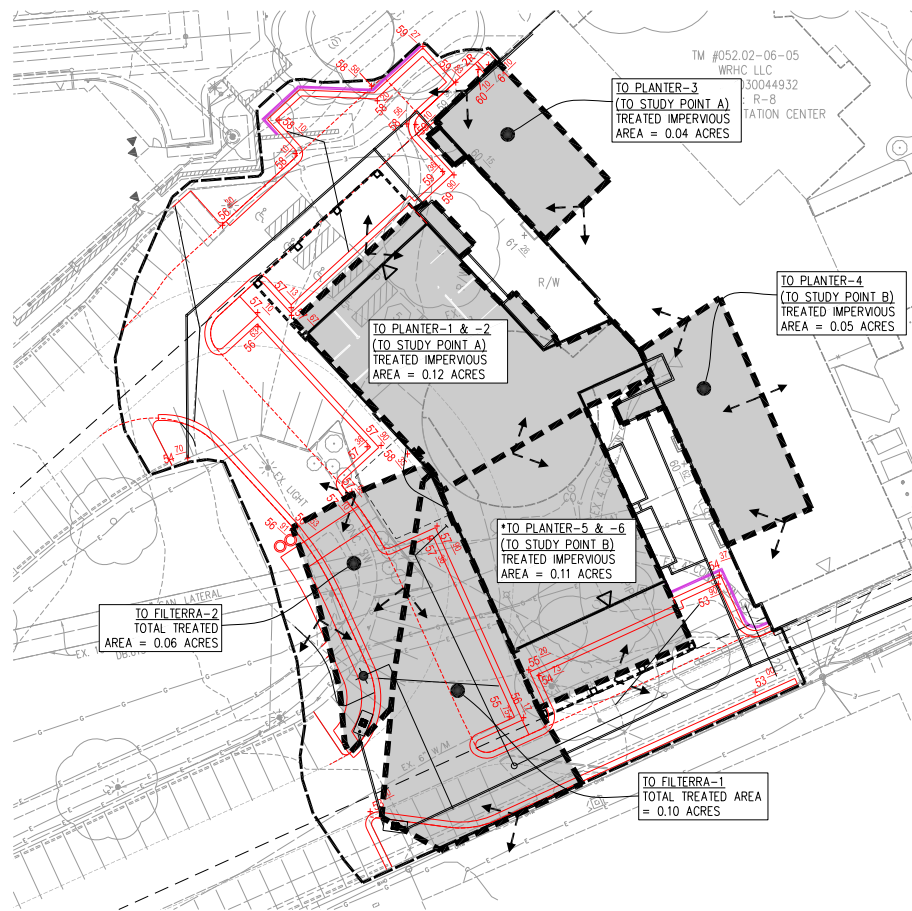
% OF WQV TREATED = 100%
UNTREATED WATER QUALITY VOLUME = 0.00 CF (0%)

TOTAL IMPERVIOUS AREA TREATED = 0.32 AC (PLANTER BOX FACILITIES)
+ 0.13 AC (FILTERRA-1 AND -2)
= 0.45 ACRES

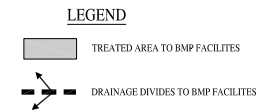
% OF IMP. AREA TREATED = 70%
UNTREATED IMP. AREA = 0.19 (30%)

DETENTION ON SITE: YES (SIX PLANTER BOX FACILITIES)
PROJECT IS WITHIN WHICH WATERSHED? TAYLOR RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? TAYLOR RUN

NOTE:
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BMP DRAINAGE DIVIDES MAP
SCALE: 1"=40'



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

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

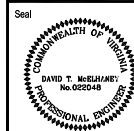
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



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Contact: Peter Modt

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Project Name
WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN
DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By: JL Checked By: DTM

Project No. ZP-13088

Date: SEPT. 20, 2022

Drawing Title

ENVIRONMENTAL
STORMWATER PLAN

Scale: 1"=30'

Drawing Number

22

Sheet 22 of 27

STUDY POINT A

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.15	0.15	0.25
Impervious Cover (acres)				0.47	0.47	0.95
Total				0.62		

Total Phosphorus Available for Removal in D.A. A (lb/yr)	1.10
Post Development Treatment Volume in D.A. A (ft ³)	1,757

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	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
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PLANTER BOX-1

6. Bioretention (RR)

6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.06	0	88	132	221	25	0.00	0.14	0.08	0.06	
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PLANTER BOX-2

6. Bioretention (RR)

6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.06	0	88	132	221	25	0.00	0.14	0.08	0.06	
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PLANTER BOX-3

6. Bioretention (RR)

6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.04	0	55	83	138	25	0.00	0.09	0.05	0.04	
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FILTERRA-1

14.b. Manufactured Treatment Device-Filtering	0	0.02	0.08	0	0	294	294	65	0.00	0.18	0.12	0.06	
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FILTERRA-2

14.c. Manufactured Treatment Device-Genetic	0	0.01	0.05	0	0	182	182	65	0.00	0.11	0.07	0.04	
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STUDY POINT B

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.05	0.05	0.25
Impervious Cover (acres)				0.16	0.16	0.95
Total				0.21		

Total Phosphorus Available for Removal in D.A. B (lb/yr)	0.37
Post Development Treatment Volume in D.A. B (ft ³)	594

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	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
----------	-----------------------------	----------------------------------	--------------------------------------	--	-------------------------------------	--	---	-----------------------------------	--	--	-------------------------------------	--------------------------------	------------------------------------

PLANTER BOX-4

6. Bioretention (RR)

6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.05	0	69	103	172	25	0.00	0.11	0.06	0.05	
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PLANTER BOX-5

6. Bioretention (RR)

6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.06	0	76	114	190	25	0.00	0.12	0.07	0.05	
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PLANTER BOX-6

6. Bioretention (RR)

6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.05	0	69	103	172	25	0.00	0.11	0.06	0.05	
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Site Results (Water Quality Compliance)

Area Checked	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	ADA CRITERIA
ROOF/UPPER SPACE (in)	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (in)	0.47	0.16	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (in)	0.12	0.10	0.00	0.00	0.00	OK
MANAGED TURF AREA (in)	0.44	0.05	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (in)	0.03	0.02	0.00	0.00	0.00	OK
ADA CRITERIA	OK	OK	OK	OK	OK	

Site Treatment Volume (ft³)

2,389

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 ³)	198	265	0	0	0	463
TP Load Available for Removal (lb/yr)	1.10	0.37	0.00	0.00	0.00	1.47
TP Load Reduction Achieved (lb/yr)	0.40	0.21	0.00	0.00	0.00	0.61
TP Load Remaining (lb/yr)	0.57	0.16	0.00	0.00	0.00	0.83
Nitrogen Load Reduction Achieved (lb/yr)	1.75	1.47	0.00	0.00	0.00	3.22

Total Phosphorus

Final Post-Development TP Load (lb/yr)	0.57
TP Load Reduction Required (lb/yr)	0.90
TP Load Reduction Achieved (lb/yr)	0.61
TP Load Remaining (lb/yr)	0.96
Remaining TP Load Reduction Required (lb/yr)	0.35

Total Nitrogen (For Information Purposes)

Final Post-Development TN Load (lb/yr)	3.22
Nitrogen Load Reduction Achieved (lb/yr)	3.22
Remaining Post-Development Nitrogen Load (lb/yr)	0.00

NOTE:

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THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

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. _____



7712 Little River Turnpike
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Seal



Client

WOODBINE PROPERTY 1 LLC

1608 Route 98, Suite 301
Brick, NJ 08724

Contact: Peter Modt

Revision / Issue

No. Description Date

Issue

Date	Description
8/3/2022	1ST SUBMISSION
7/21/2022	1ST SUB-COMPLETENESS
8/10/2022	1ST SUB-COMPLETENESS
8/20/2022	1ST SUB-COMPLETENESS

Project Name

WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN
DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By

JL

Checked By

DTM

Project No.

ZF-13088

Date

SEPT. 20, 2022

Drawing Title

ENVIRONMENTAL

STORMWATER PLAN

Scale:

1" = 30'

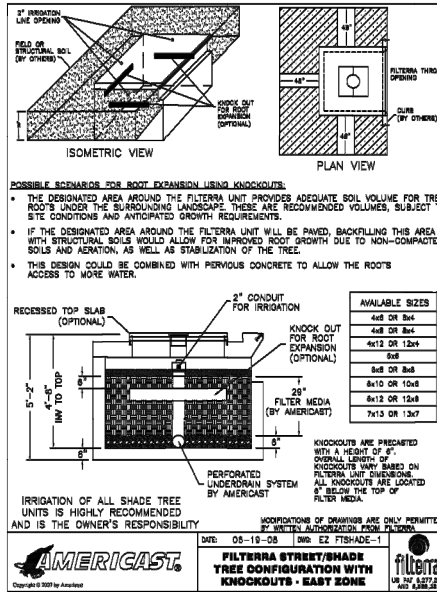
Drawing Number

23

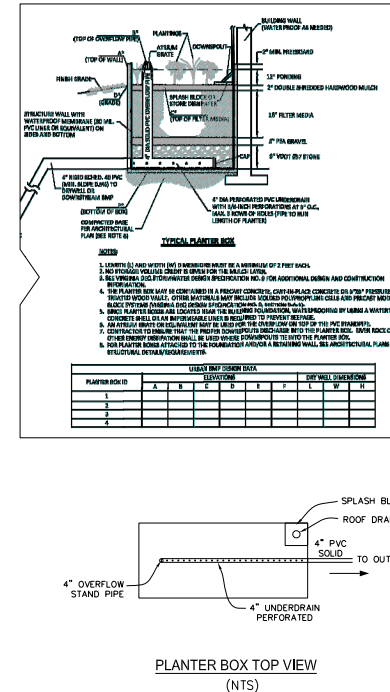
Sheet

23 of 27

PROPOSED FILTERRA DETAIL (FILTERRA-1 AND FILTERRA-2)



PROPOSED PLANTER BOX DETAIL (TYP.) (PLANTER-1 THRU PLANTER-6)



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Arlington, Virginia 22203
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Client
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Berk, NJ 08724

Contact: Peter Modt

Revision / Issue
No. Description Date

Issue
Date Description
6/3/2022 1ST SUBMISSION
7/21/2022 1ST SUB-COMPLETENESS
8/10/2022 1ST SUB-COMPLETENESS
9/20/2022 1ST SUB-COMPLETENESS

Project Name
WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN
DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By JL **Checked By** DTM

Project No. ZP-13088

Date SEPT. 20, 2022

Drawing Title
ENVIRONMENTAL
STORMWATER PLAN

Scale: N/A

Drawing Number
24

Sheet 24 of 27

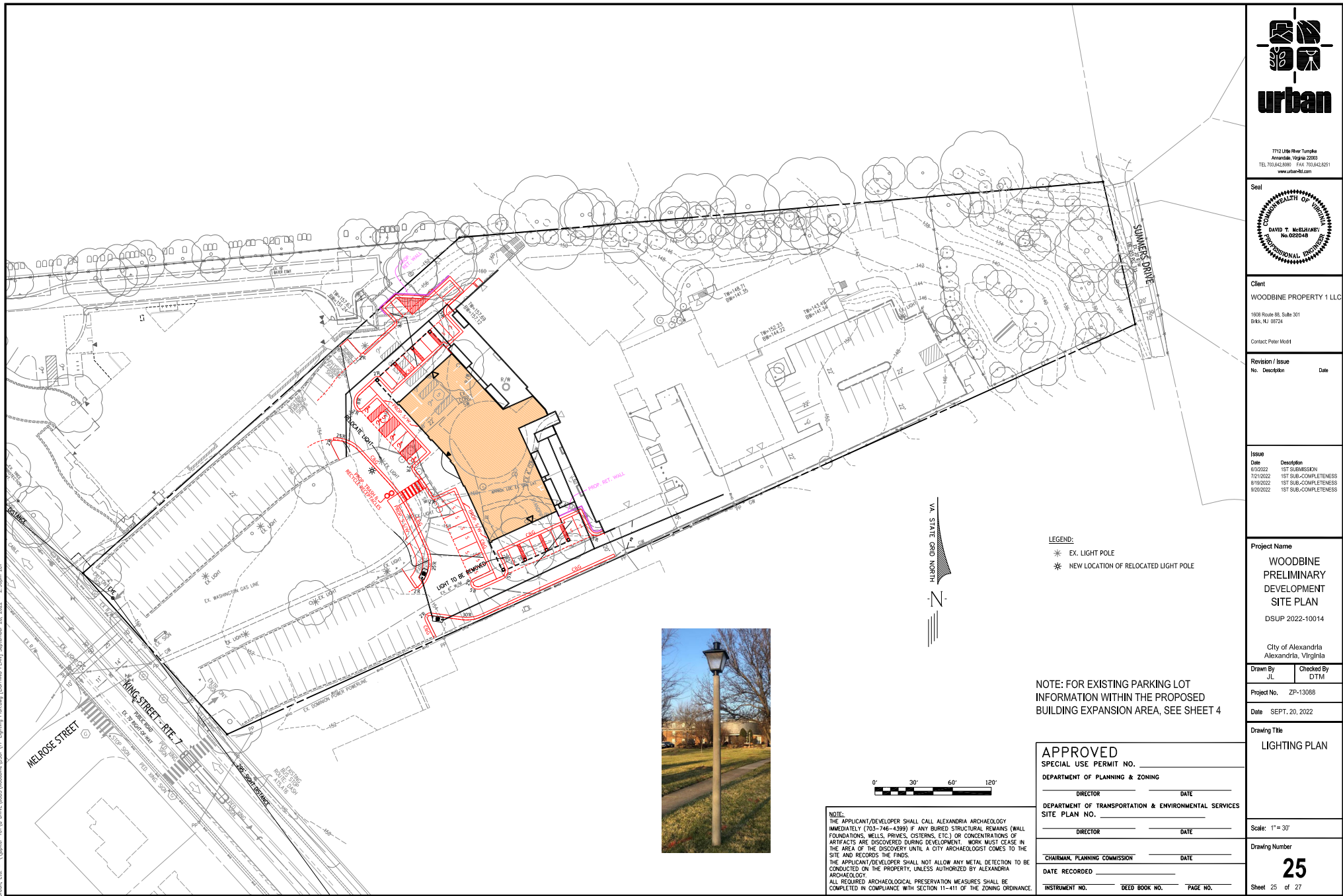
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APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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Urban, LLC - 11410 Old Dominion Road, Suite 100, Fairfax, VA 22030 - 202-309-1111



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7712 Little River Turnpike
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Client

WOODBINE PROPERTY 1 LLC

1038 Route 88, Suite 301

Bklyn, NJ 08524

Contact: Peter Modt

Revision / Issue

No. Description Date

Issue

Date Description

6/30/2022 1ST SUBMISSION

7/21/2022 1ST SUB-COMPLETENESS

8/19/2022 1ST SUB-COMPLETENESS

9/20/2022 1ST SUB-COMPLETENESS

Project Name

WOODBINE

PRELIMINARY

DEVELOPMENT

SITE PLAN

DSUP 2022-10014

City of Alexandria

Alexandria, Virginia

Drawn By

JL

Checked By

DTM

Project No.

ZP-13068

Date

SEPT. 20, 2022

Drawing Title

LIGHTING PLAN

Scale: 1" = 30'

Drawing Number

25

Sheet 25 of 27

LEGEND:

- * EX. LIGHT POLE
- * NEW LOCATION OF RELOCATED LIGHT POLE

NOTE: FOR EXISTING PARKING LOT
INFORMATION WITHIN THE PROPOSED
BUILDING EXPANSION AREA, SEE SHEET 4

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

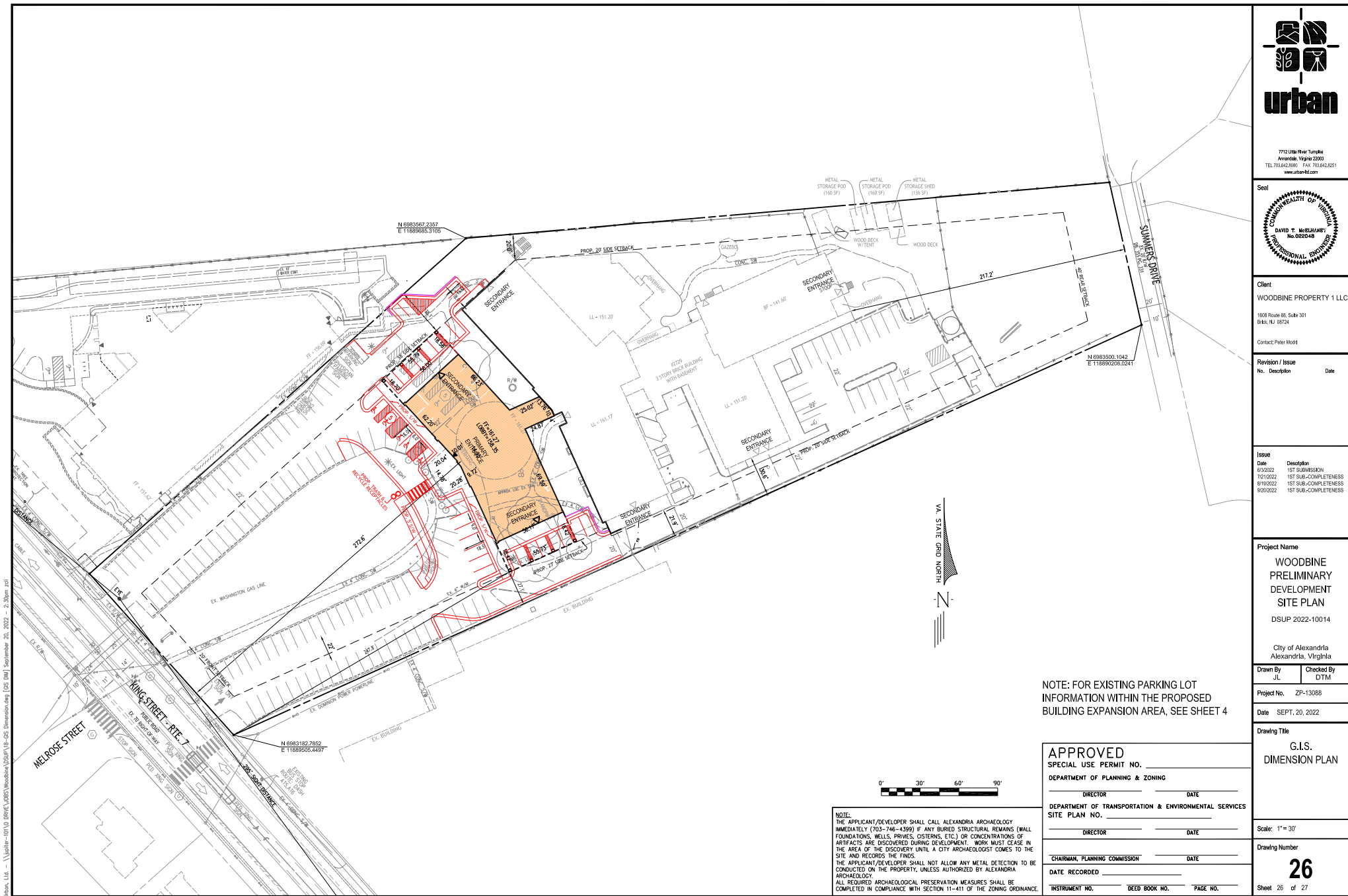
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

NOTE:
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1038 Route 58, Suite 301
Bldg. NJ 85534
Contact: Peter Modt

Revision / Issue

No.	Description	Date
1	1ST SUBMISSION	6/15/2022
2	1ST SUB-COMPLETENESS	7/21/2022
3	1ST SUB-COMPLETENESS	8/19/2022
4	1ST SUB-COMPLETENESS	9/20/2022

Issue

Date	Description
6/15/2022	1ST SUBMISSION
7/21/2022	1ST SUB-COMPLETENESS
8/19/2022	1ST SUB-COMPLETENESS
9/20/2022	1ST SUB-COMPLETENESS

Project Name

WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN
DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
----------------	-------------------

Project No. ZP-13068

Date SEPT. 20, 2022

Drawing Title

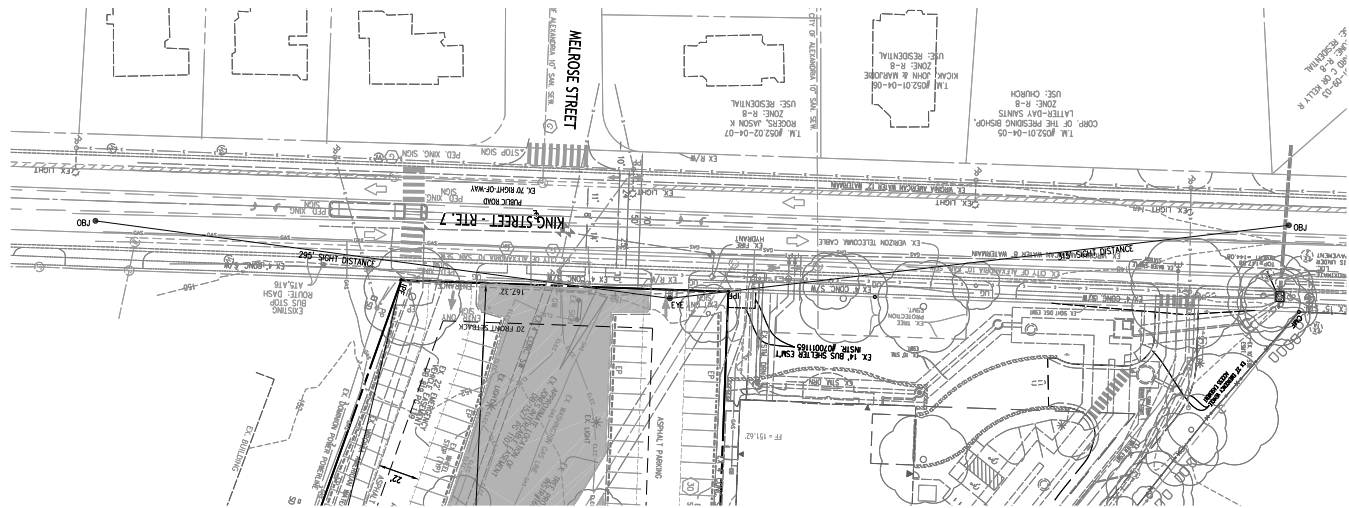
G.I.S.
DIMENSION PLAN

Scale: 1" = 30'

Drawing Number

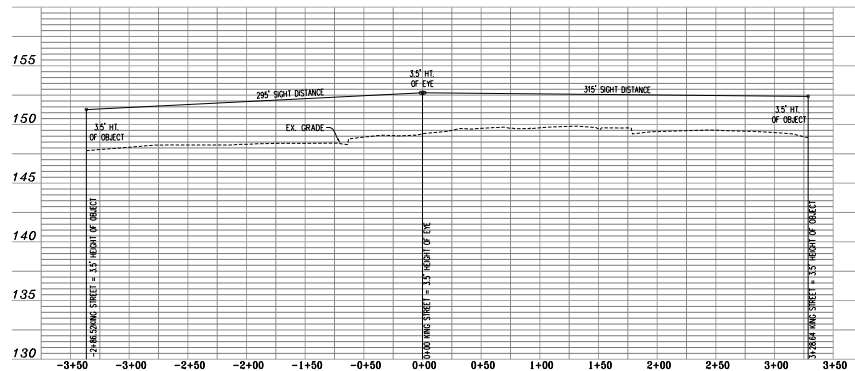
26

Sheet 26 of 27



PLAN SCALE: 1"=50'

SIGHT DISTANCE AT KING STREET WOODBINE EXIT
25 MPH POSTED SPEED



NOTE:
THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4999) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
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SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
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Client

WOODBINE PROPERTY 1 LLC

1818 Route 88, Suite 301
Bayside, NJ 08024

Contact: Peter Mood

Revision / Issue

No.	Description	Date
1	1ST SUBMISSION	6/2/2022
2	1ST SUB-COMPLETENESS	7/21/2022
3	1ST SUB-COMPLETENESS	8/19/2022
4	1ST SUB-COMPLETENESS	9/20/2022

Issue

Date	Description
6/2/2022	1ST SUBMISSION
7/21/2022	1ST SUB-COMPLETENESS
8/19/2022	1ST SUB-COMPLETENESS
9/20/2022	1ST SUB-COMPLETENESS

Project Name

WOODBINE
PRELIMINARY
DEVELOPMENT
SITE PLAN

DSUP 2022-10014

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
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Project No. ZP-13088

Date SEPT. 20, 2022

Drawing Title

SIGHT
DISTANCE

Scale: H: 1"=50'; V: 1"=5'

Drawing Number

27

Sheet 27 of 27