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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		
14) 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	
15) MAXIMUM PERMITTED FAR 0.75			
16) 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		
17) 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)		5 (NO BASEMENT)
20) REQUIRED MIN. BLDG. SETBACKS		N/A		20 FT.
FRONT		N/A		42 FT.
NORTHERN SIDE		40 FT.		42 FT.
SOUTHERN SIDE		40 FT.		42 FT.
REAR		40 FT.		N/A
21) PROPOSED MIN. BLDG. SETBACKS		N/A		20 FT.
FRONT		N/A		≈ 38 FT.
NORTHERN SIDE		≈ 20 FT.		≈ 27 FT.
SOUTHERN SIDE		≈ 20 FT.		42 FT.
REAR		40 FT.		N/A
22) REQUIRED MIN. ZONE SETBACKS		N/A		20 FT.
FRONT		N/A		42 FT.
NORTHERN SIDE		N/A		42 FT.
SOUTHERN SIDE		N/A		42 FT.
REAR		N/A		42 FT.
23) PROPOSED MIN. ZONE SETBACKS		N/A		20 FT.
FRONT		N/A		42 FT.
NORTHERN SIDE		N/A		≈ 27 FT. ¹
SOUTHERN SIDE		N/A		42 FT.
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	16
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):		N/A		N/A
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:

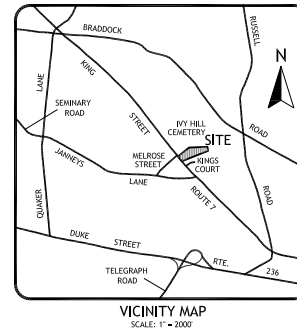
a) SEE "ZONE TRANSITION SETBACK SCHEMATIC" ON SHEET 2 FOR ADDITIONAL INFO
b) PER MAY 2022 SITE SURVEY

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 IBC = I-2 INSTITUTIONAL
VIRGINIA CONSTRUCTION CODE	2018 NFPA = HEALTH CARE
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



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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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GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NO. 052.02-60-05 AND IS ZONED R-8.
2. PROPERTY OWNER: WOODBINE PROPERTY 1, LLC
3. SITE ADDRESS: 2729 KING STREET, ALEXANDRIA, VA 22302.
4. AREA TABULATIONS CAN BE FOUND ON THE COVER SHEET.
5. THE NATURAL SOLS AT THE SITE CONIST OF LOWLANDTOWN SILT LOAM PER THE GENERALIZED ALEXANDRIA SOLS MAP PROVIDED IN THE CITY OF ALEXANDRIA MASTER PLAN'S WATER QUALITY MANAGEMENT SUPPLEMENT.
6. THE PROPOSED AREA OF DEVELOPMENT IS LOCATED IN THE TAYLOR RUN WATERSHED.
7. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
8. ALL PUBLIC AND PRIVATE EASEMENTS OF ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC AND/OR PRIVATE EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
9. PLAY SUBJECT TO RESTRICTIONS OF RECORD.
10. BUILDING HEIGHT SHALL NOT EXCEED THE ALLOWABLE LIMIT BY CITY OF ALEXANDRIA ZONING ORDINANCE OR AS APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
11. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC).
12. FLOOR AREA CALCULATIONS WITH ALLOWABLE LIMITS, AS APPROVED BY PLANNING COMMISSION AND CITY COUNCIL, ARE DEMONSTRATED HEREIN.
13. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS, IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, STREETS, ALLEYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURBS AND CUTTERS, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
14. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
15. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
16. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
17. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VOCR, VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDH), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE VSMP GENERAL PERMIT CAN BE FOUND ONLINE AT: http://www.dcr.virginia.gov/smp/smp_and_water_permit.shtml.
18. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
19. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
20. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
21. THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-838-4520 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
22. ROOF DRAINAGE SYSTEM, SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEM MUST BE INSTALLED SO AS NEITHER TO ADVERSELY IMPACT UPON, NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.
23. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
24. IN THE EVENT, THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A HUSANCE ON PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
25. PER THE REQUIREMENTS OF SECTION 8-1-1.12 OF THE CITY CHARTER AND CODE: WHEN THE BUILDING FOOTING HAS BEEN PLACED AND THE WALLS HAVE BEEN RAISED TO THE FIRST JOIST BEARING OR STORY HEIGHT ABOVE GRADE, A LOT PLAN SHOWING THE EXACT LOCATION OF THE WALLS SHALL BE PREPARED BY A LICENSED, CERTIFIED PUBLIC LAND SURVEYOR OR PROFESSIONAL ENGINEER AND FILED WITH THE BUILDING OFFICIAL FOR APPROVAL, BEFORE PROCEEDING FURTHER WITH THE CONSTRUCTION.
26. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS, GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE WALLS.
27. SUBMIT A SURVEY, CONSISTENT WITH THE REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY CHECKLIST, TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO REQUESTING AN INSPECTION FOR A CERTIFICATE OF OCCUPANCY.
28. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
29. ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
30. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER FACILITIES.
31. THE SIDEWALKS SHALL REMAIN OPENED DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
32. PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSES; HOWEVER, AN APPROVED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT FOR INFORMATION ONLY ON THE TRAFFIC CONTROL PLAN SHEETS.
33. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH VIRGINIA USBC 115.
34. THIS SITE IS NOT LOCATED WITHIN A COMBINED SEWER AREA.
35. THERE ARE NO RESOURCE PROTECTION AREAS (RPA), AS DEFINED IN ARTICLE XIII OF THE ZONING ORDINANCE, ON THIS SITE.
36. THE PROPERTY HEREON IS LOCATED IN FLOOD HAZARD ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF ALEXANDRIA, VIRGINIA COMMUNITY PANEL #151519 (0202, REVISED JUNE 16, 2011).
37. COORDINATES SHOWN HEREON ARE REFERENCED TO NAD1983 VIRGINIA STATE PLANE COORDINATE SYSTEM AND ARE EXPRESSED IN SURVEY FEET.
38. ELEVATION DATUM USED IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM 88.
39. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE 8.
40. DEWATERING AND OTHER CONSTRUCTION-RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. THE CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

GREEN BUILDING / LOW IMPACT DEVELOPMENT NARRATIVE

THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS DEFINED BY THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY USING THE LEED B30C HEALTHWARE RATING SYSTEM AND WILL ACHIEVE THE EQUIVALENT OF LEED SILVER CERTIFICATION FOR THE BUILDING ADDITION ONLY. PLEASE REFER TO THE '2729 KING STREET ADDITIONS AND RENOVATIONS LEED CERTIFICATION' PACKAGE SUBMITTED UNDER SEPARATE COVER.

STORM WATER MANAGEMENT/ BEST MANAGEMENT PRACTICE

SEE SHEETS 21 - 23 FOR STORMWATER PLAN AND NARRATIVES.

SANITARY SEWER OUTFALL NARRATIVE

SANITARY FLOWS FROM THE PROPOSED BUILDING WILL DRAIN INTO THE EXISTING 10" PUBLIC SANITARY SEWER WITHIN THE RIGHT-OF-WAY OF KING STREET. ACCORDING TO CITY OS, SANITARY SEWERS FLOW WESTWARD FROM THERE INTO THE EXISTING 18" MAIN ALONG TAYLOR RUN TO JOIN THE 24" TRUNK MAIN ACROSS TELEGRAPH ROAD AND ALONG MANVILLE LANE.

IT IS NOT ANTICIPATED THAT THE PROPOSED IMPROVEMENTS WILL RESULT IN ADDITIONAL SANITARY FLOWS THAT EXCEED 10,000 GPD. HENCE, A SANITARY OUTFALL ANALYSIS IS NOT REQUIRED.

MARINE CLAY STATEMENT

BASED ON INFORMATION FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE AND THE GENERALIZED ALEXANDRIA SOLS MAP PROVIDED IN THE CITY OF ALEXANDRIA MASTER PLAN'S WATER QUALITY MANAGEMENT SUPPLEMENT, THERE ARE NO KNOWN MARINE CLAY AREAS WITHIN THE PROPOSED DEVELOPMENT AREA OF THE SITE. HOWEVER, THERE ARE MARINE CLAYS ON THE EAST SIDE OF THE SUBJECT PARCEL.

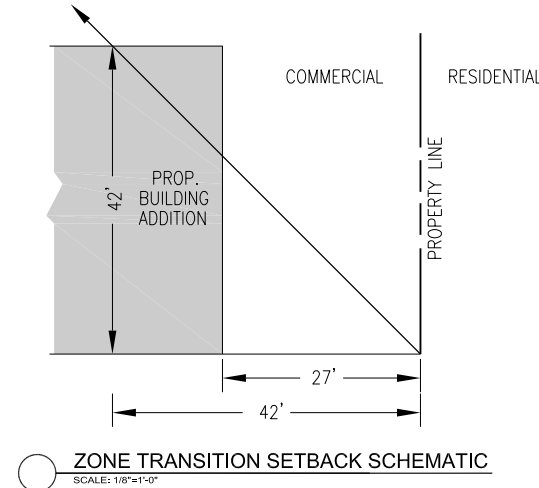
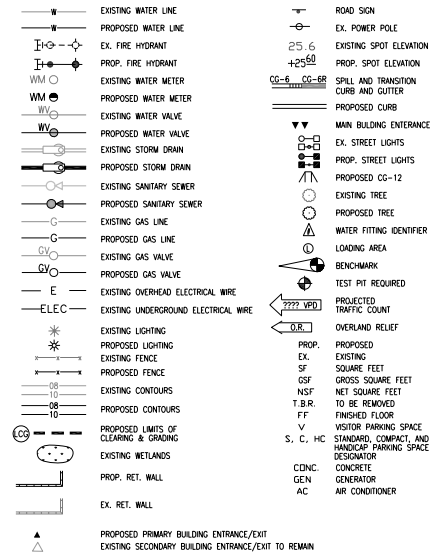
ENVIRONMENTAL STATEMENT

BASED ON INFORMATION FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE AND THE GENERALIZED ALEXANDRIA SOLS MAP PROVIDED IN THE CITY OF ALEXANDRIA MASTER PLAN'S WATER QUALITY MANAGEMENT SUPPLEMENT, THERE ARE NO KNOWN OR EXPECTED CONTAMINANTS WITHIN THIS SITE.

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING, UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703)746-4399.
2. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY ((703)746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, FENCES, 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.
3. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
4. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

LEGEND:



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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Client
WOODBINE PROPERTY 1 LLC

Contact: Peter Modt

Revision / Issue
No. Description Date

Issue Date Description
6/6/2022 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

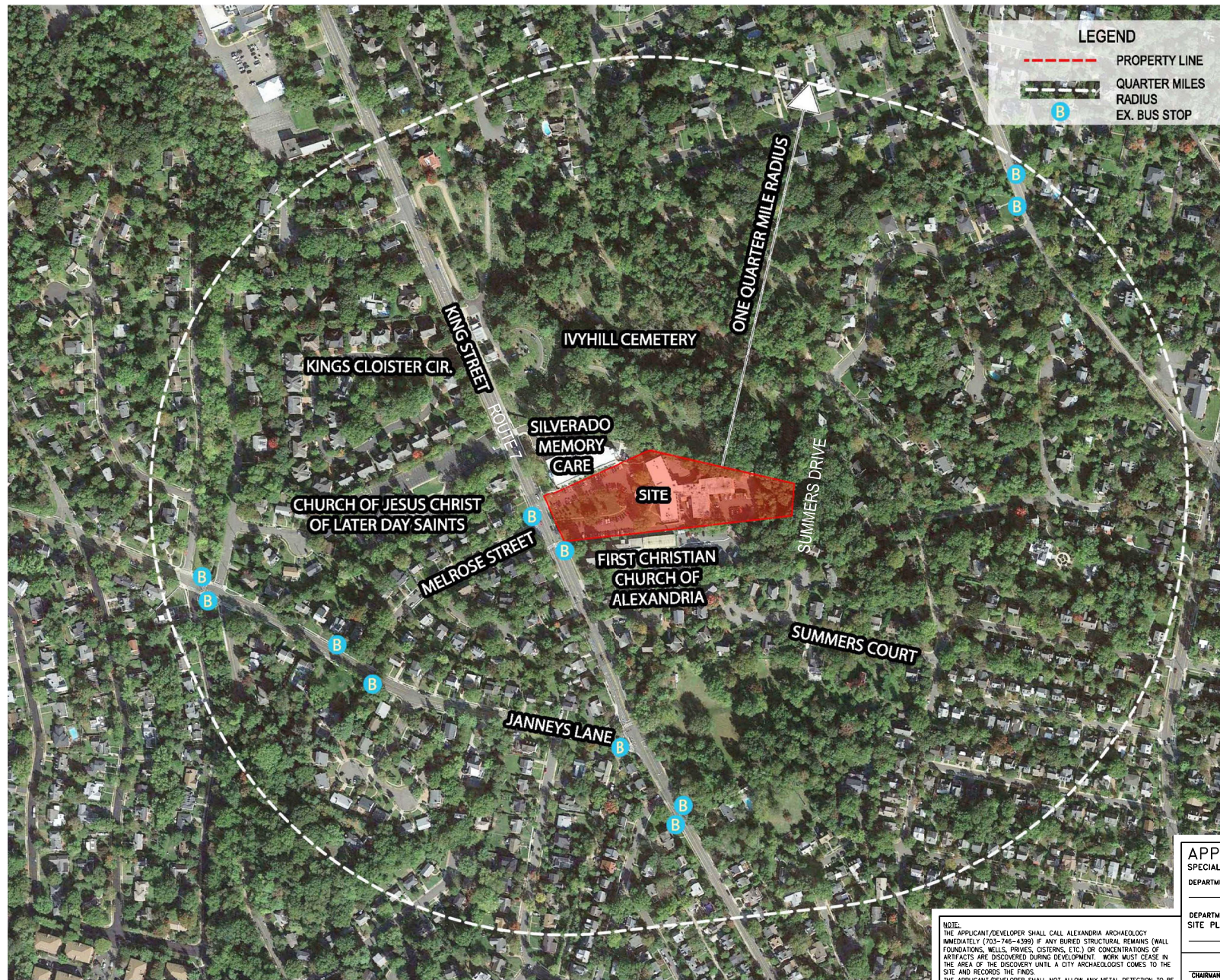
Drawing Title

GENERAL
NOTES & DETAILS

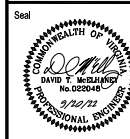
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Drawing Number

2
Sheet 2 of 27



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8255
www.uston-hi.com



Client
WOODBINE PROPERTY 1 LLC

Contact: Peter Medley

Revision / Issue		
No.	Description	Date

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

CONTEXT
MAP

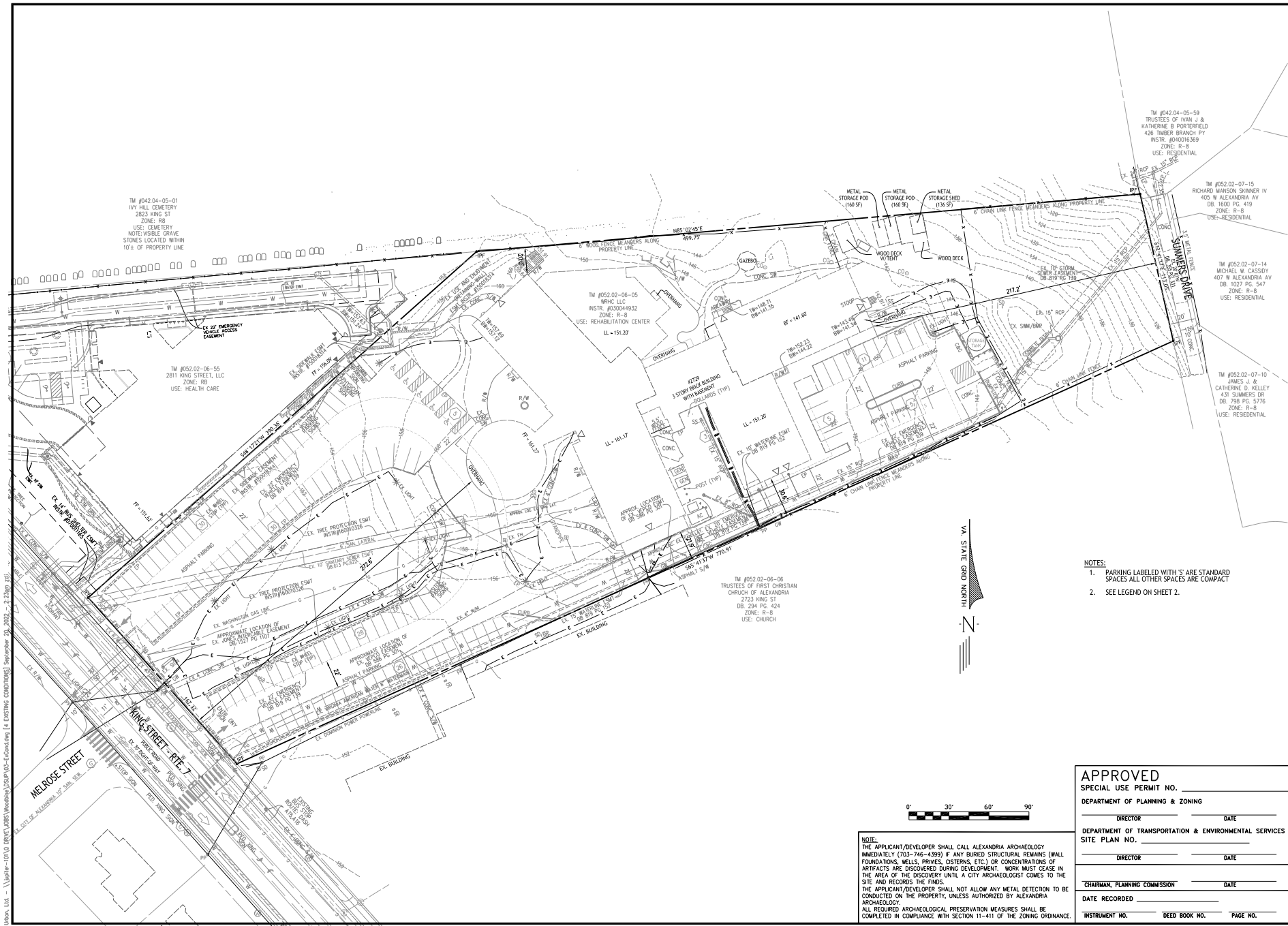
Scale: 1" = 100'

Drawing Number	
----------------	--

1

Sheet 3 of 4

7P-13088



- NOTES:
1. PARKING LABELED WITH 'S' ARE STANDARD SPACES ALL OTHER SPACES ARE COMPACT
 2. SEE LEGEND ON SHEET 2.

NOTE:
THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, 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.
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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

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

Seal

Client

WOODBINE PROPERTY 1 LLC

1008 Route 55, Suite 301
Bldg. No. 0024

Contact: Peter Modt

Revision / Issue

No.	Description	Date
1	1ST SUBMISSION	6/20/2022
2	1ST SUB-COMPLETENESS	7/21/2022
3	1ST SUB-COMPLETENESS	8/10/2022
4	1ST SUB-COMPLETENESS	9/20/2022

Issue

Date	Description
6/20/2022	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

EXISTING
CONDITIONS

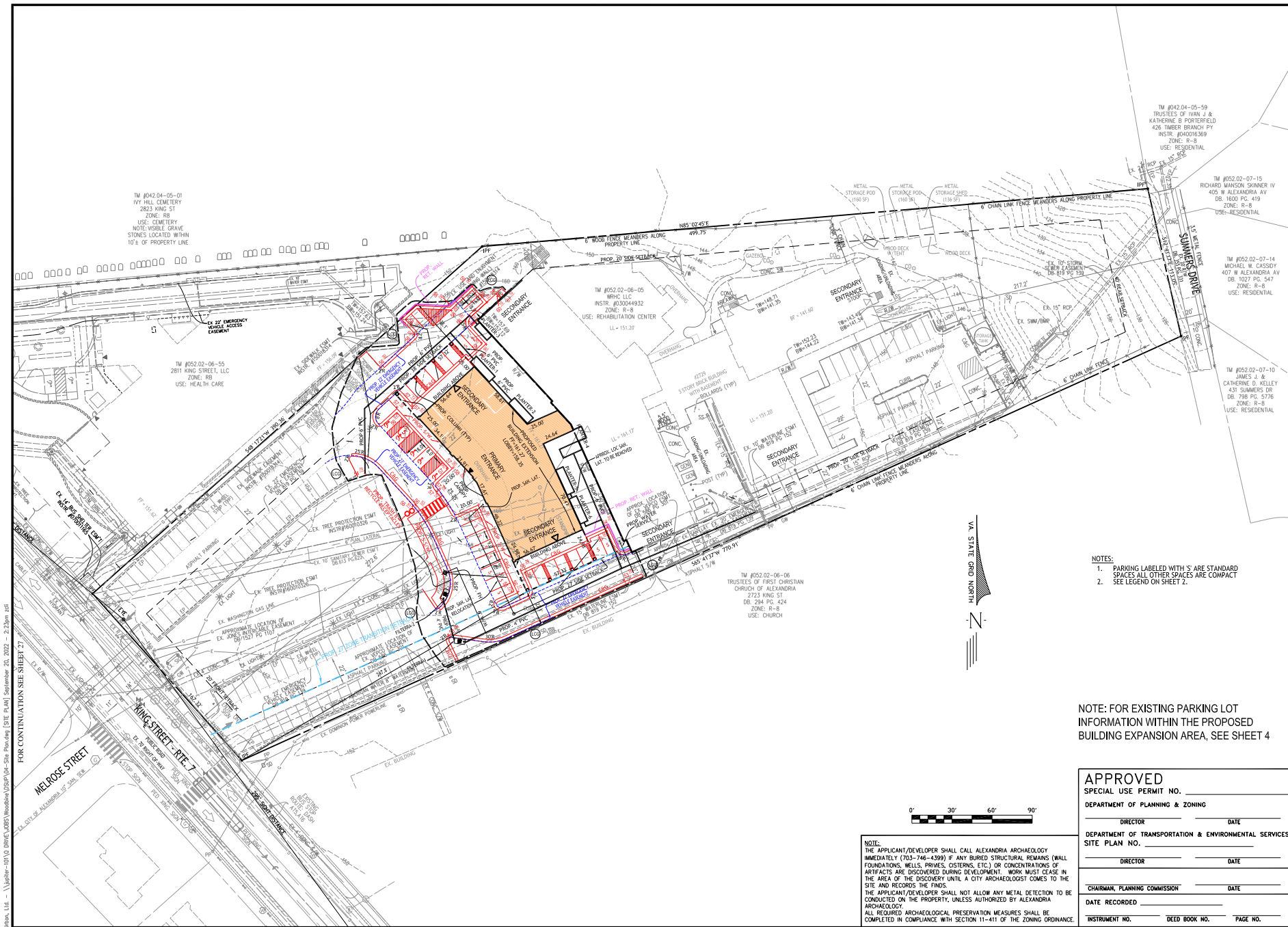
Scale: 1" = 30'

Drawing Number

4

Sheet 4 of 27

Urban, LLC - 5140 North 4th St, Suite 100, Arlington, VA 22203 - 222m x 222m



7712 Little River Turnpike
Arlington, Virginia 22203
TEL 703.562.0890 FAX 703.562.8251
www.urbanllc.com

Seal

Client

WOODBINE PROPERTY 1 LLC
1038 Route 55, Suite 301
Bldg. N1, 85724

Contact: Peter Modt

Revision / Issue

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

Issue

Date	Description
6/8/2022	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	Checked By
JL	DTM

Project No.

ZP-13068

Date

SEPT. 20, 2022

Drawing Title

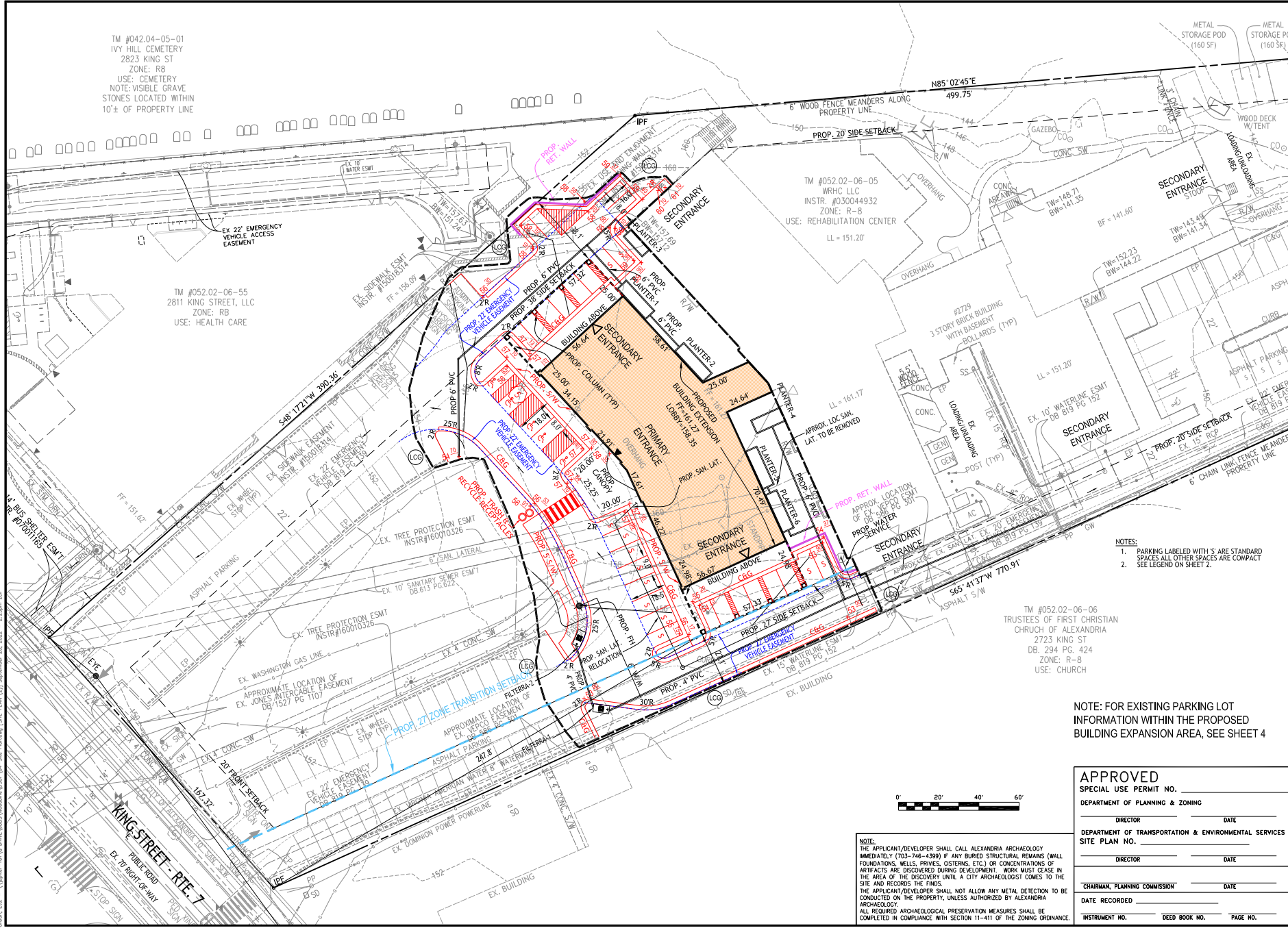
PRELIMINARY
SITE PLAN
30 SCALE

Scale: 1" = 30'

Drawing Number

5

Sheet 5 of 27





7712 Little River Turnpike
Arlington, Virginia 22203
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Seal



Client

WOODBINE PROPERTY 1 LLC

1038 Route 95, Suite 301
Bldg. No. 8524

Contact: Peter Modt

Revision / Issue

No.	Description	Date
1	1ST SUBMISSION	8/24/2022
2	1ST SUB-COMPLETENESS	9/16/2022
3	1ST SUB-COMPLETENESS	9/20/2022

Issue

Date	Description
8/24/2022	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 JL	Checked By 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:
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Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-llc.com



Client
WOODBINE PROPERTY 1 LLC

1608 Route 88, Suite 301
Brick, NJ 08724

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
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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
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Project No. ZP-13088

Date SEPT. 20, 2022

Drawing Title

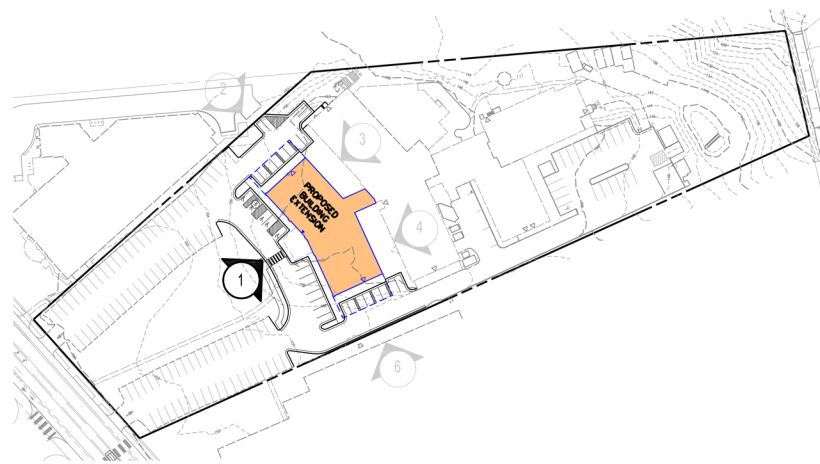
BUILDING
ELEVATION:
WEST

Scale: As Noted

Drawing Number

9

Sheet 8 of 27



ELEVATION KEY



1 FRONT

$$1/8'' = 1'-0''$$

RENDERINGS PREPARED BY

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



NOTE:
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APPROVED

APPROVED
SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR

DATE

[illegible]

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

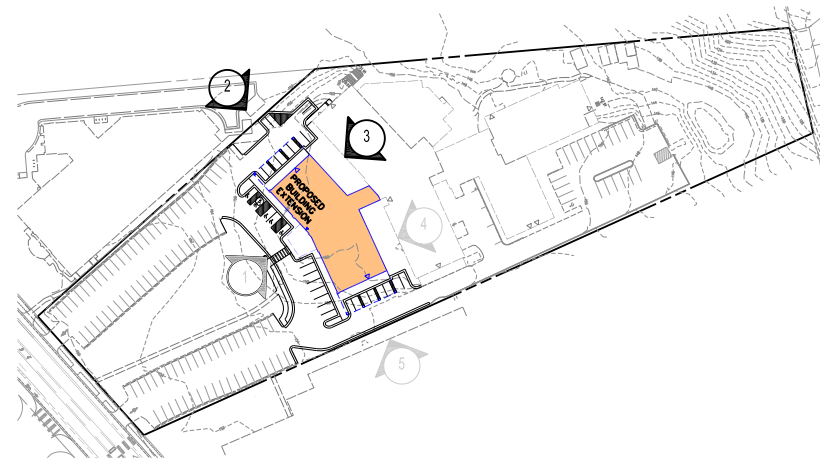
DATE RECORDED _____

F.	INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.
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5 0 5 10 15
1/8" = 1'-0"
SCALE FEET



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



ELEVATION KEY



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

RENDERINGS PREPARED BY

F.W. ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410-938-7800
www.frederickward.com
P.O. Box 727, 5 South Main Street Bar Ab Maryland 21014

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

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
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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. _____



7712 Little River Turnpike
Arlington, Virginia 22203
TEL 703.642.3950 FAX 703.642.8211
www.urban-llc.com



Client
WOODBINE PROPERTY 1 LLC
1858 Route 88, Suite 301
Boca, NJ 08024

Contact: Peter Modot

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





Revision / Issue

Project Name

DSUP 2022-10014

Alexandria, Virginia

JL	DTM
----	-----

BUILDING

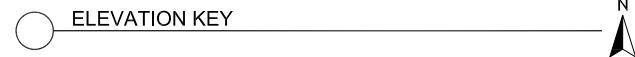
ELEVATION:

Scale: As Noted

Drawing Number

11

Sheet 11 of 27



FWA
FREDERICK WARD ASSOCIATES
P.O. Box 727, 5 South Main Street Bal Air Maryland 21014

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**
410-836-7900
www.frederickward.com

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

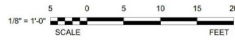
NOTE:
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ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

1/8" = 1'-0"

SCALE FEET



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



RENDERINGS PREPARED BY



FREDERICK WAND ASSOCIATES
P.O. Box 727, 6 South Main Street, 2nd Floor, Alexandria, VA 22304
ARCHITECTS
ENGINEERS
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www.fwa-alexandria.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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DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
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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 08724
Contact: Peter Mood

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

Project No. ZP-13088

Date SEPT. 20, 2022

Drawing Title

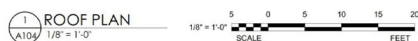
THIRD
FLOOR
PLAN

Scale: As Noted

Drawing Number

11C

Sheet 11C of 27

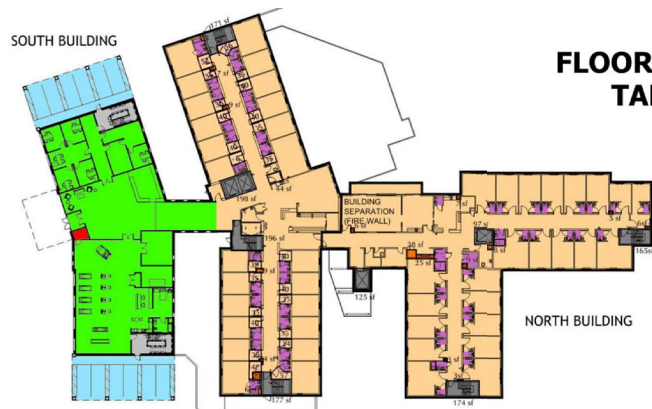


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FLOOR AREA RATIO (FAR) TABULATION EXHIBIT 7-21-22

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 -463 S.F.
EXISTING LAVATORY EXCLUSION -1,106 S.F.
EXISTING HVAC EXCLUSION -260 S.F.
NET FLOOR AREA 27,469 S.F.

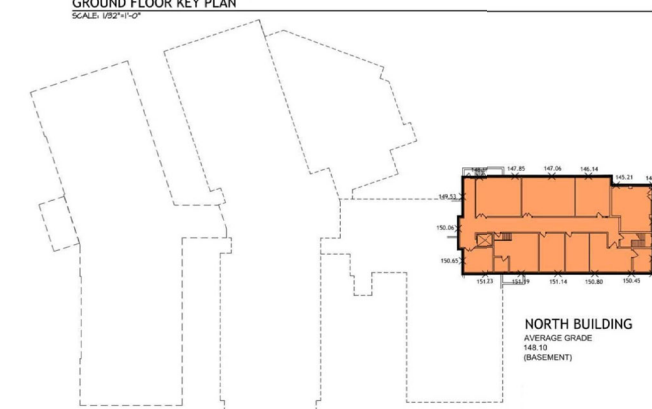
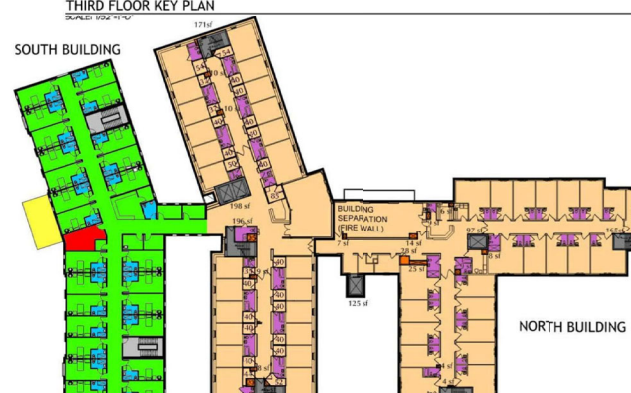
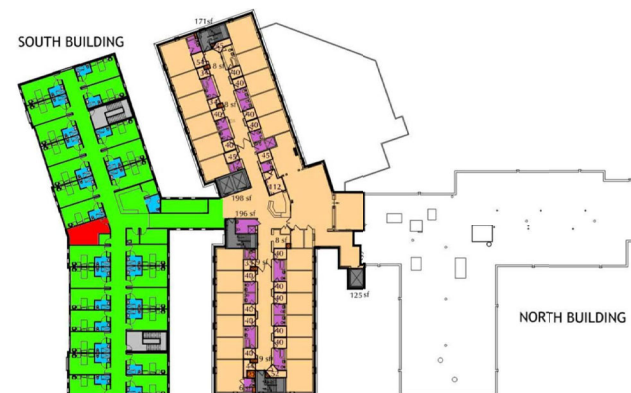
FIRST FLOOR KEY PLAN:
EXISTING GSF 26,354 S.F.
NEW GSF 7,855 S.F.
EXISTING DEMOLISHED -3,034 S.F.
NEW ROOF EXCLUSION -424 S.F.
COVERED PARKING AREA 3,864 S.F.
EXISTING STAIR EXCLUSION -1,038 S.F.
NEW STAIR EXCLUSION -528 S.F.
EXISTING HVAC EXCLUSION -143 S.F.
NEW HVAC EXCLUSION -50 S.F.
EXISTING LAVATORY 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 -463 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 _____

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



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Arlington, Virginia 22203
TEL 703.642.3850 FAX 703.642.3271
www.urban-va.com



Client
WOODBINE PROPERTY 1 LLC

1608 Route 88, Suite 301
Boca, NJ 08024

Contact: Peter Modt

Revision / Issue

No. Description Date

Issue

Date	Description
6/2/2022	1ST SUBMISSION
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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 J.L. Checked By D.T.M.

Project No. ZP-13088

Date SEPT. 20, 2022

Drawing Title

FAR

Scale: As Noted

Drawing Number

13

Sheet 13 of 27



RENDERINGS PREPARED BY



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



7712 Little River Turnpike
Arlington, Virginia 22203
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www.urban-01.com



Client

WOODBINE PROPERTY 1 LLC

1818 Route 88, Suite 301
Boca, NJ 08024

Contact: Peter Modt

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

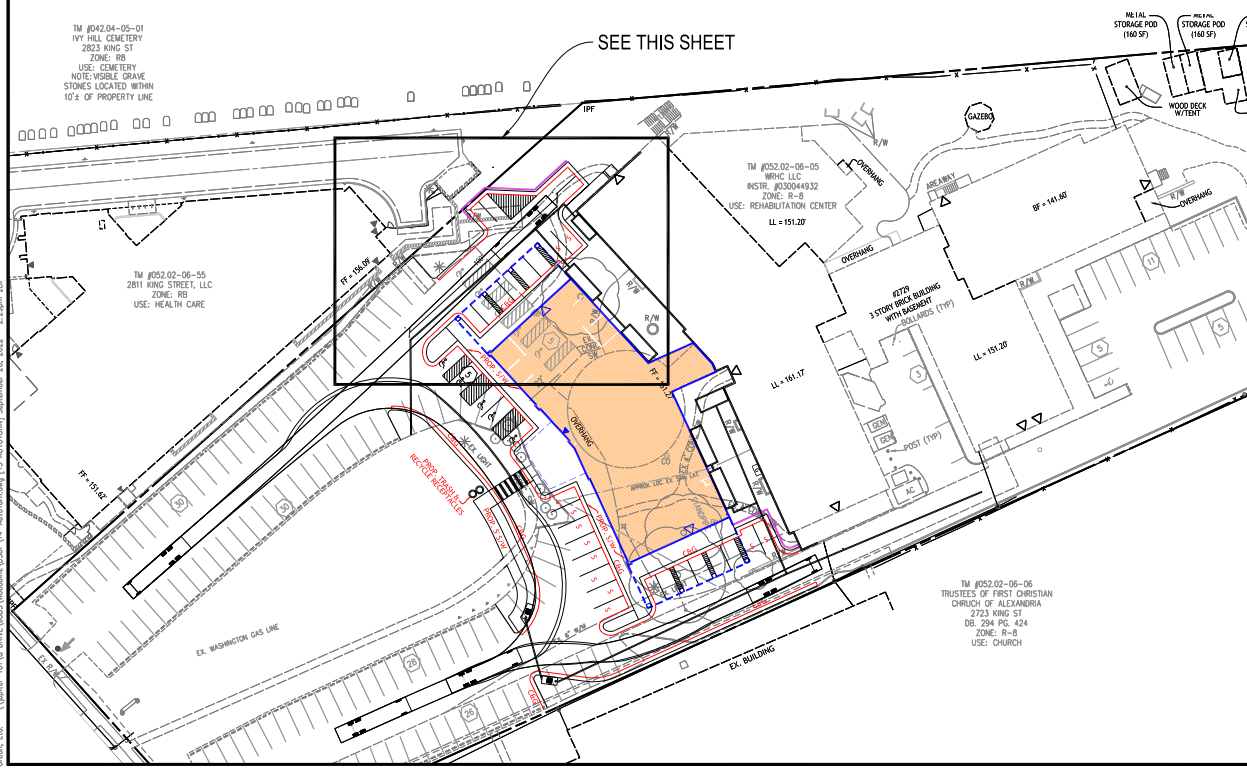
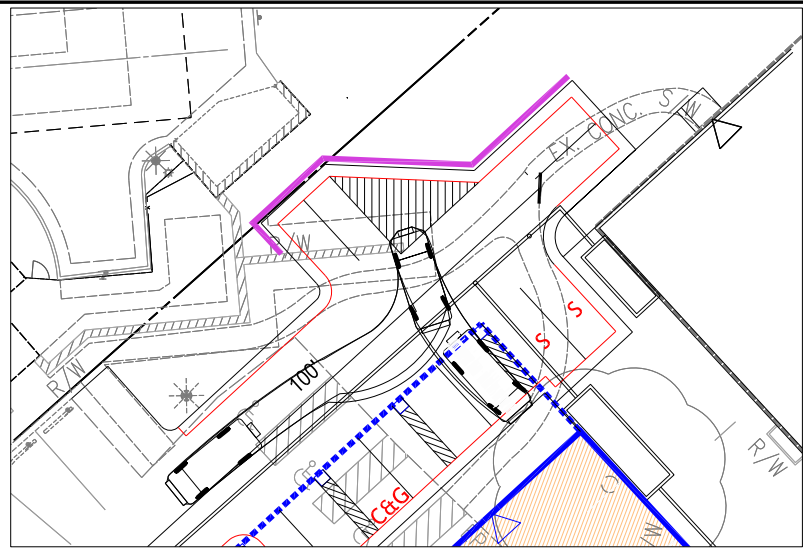
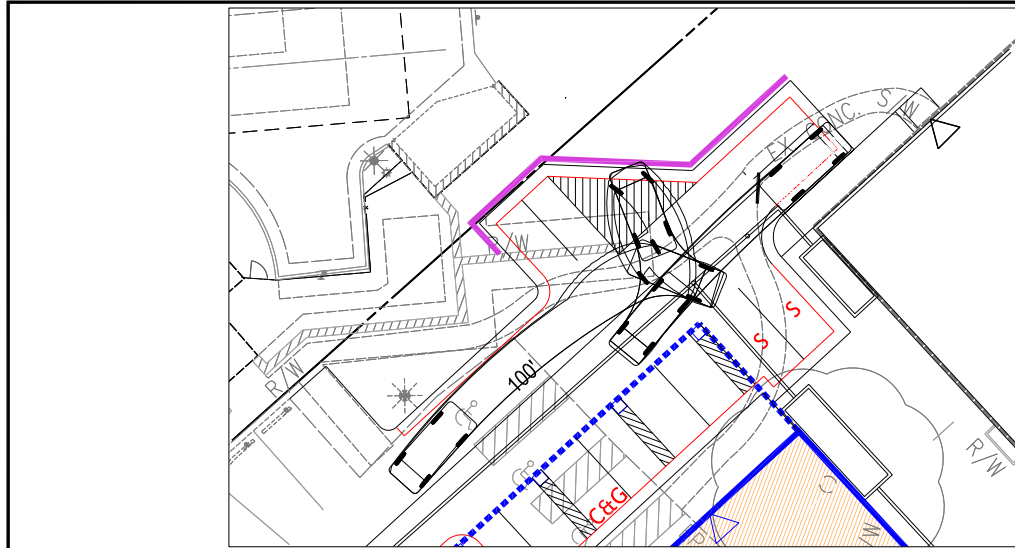
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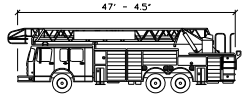
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Drawing Number

14
Sheet 14 of 27



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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'
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. _____

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Seal

Client

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1008 Route 55, Suite 301
Bk, VA 22024
Contact: Peter Modt

Revision / Issue

No.	Description	Date
1	1ST SUB-COMPLETENESS	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

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
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Project No. ZP-13088

Date SEPT. 20, 2022

Drawing Title

AUTOTURN
ANALYSIS

Scale: 1" = 30'

Drawing Number

15

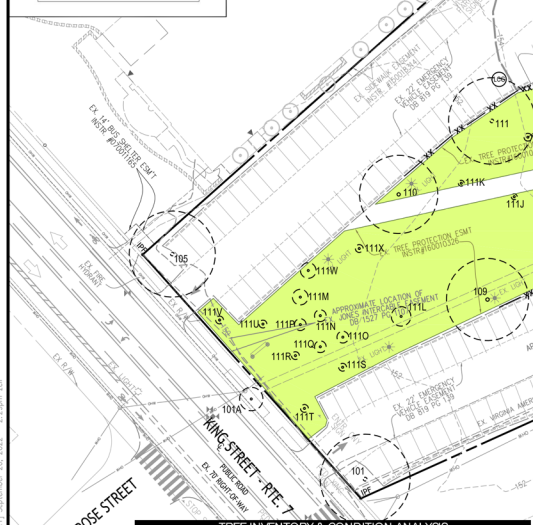
Sheet 15 of 27

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	Monarda 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	Bitternut 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	10	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	38	Preserve	84.38
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

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0' 30' 60' 90'

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.

Scale: 1" = 30'

Drawing Number

16

Sheet 16 of 27

7/2/2022

1ST SUB-COMPLETENESS

1ST SUB-COMPLETENESS

1ST SUB-COMPLETENESS



7712 Little River Turnpike
Arlington, Virginia 22203
TEL 703.842.8800 FAX 703.842.8251
www.urbandf.com



Client
WOODBINE PROPERTY 1 LLC

Contact: Peter Model

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

Checked By

JL DTM

Project No.

2P-13088

Date

SEPT. 20, 2022

Drawing Title

EXISTING TREE

SURVEY

Scale: 1" = 30'

Drawing Number

16

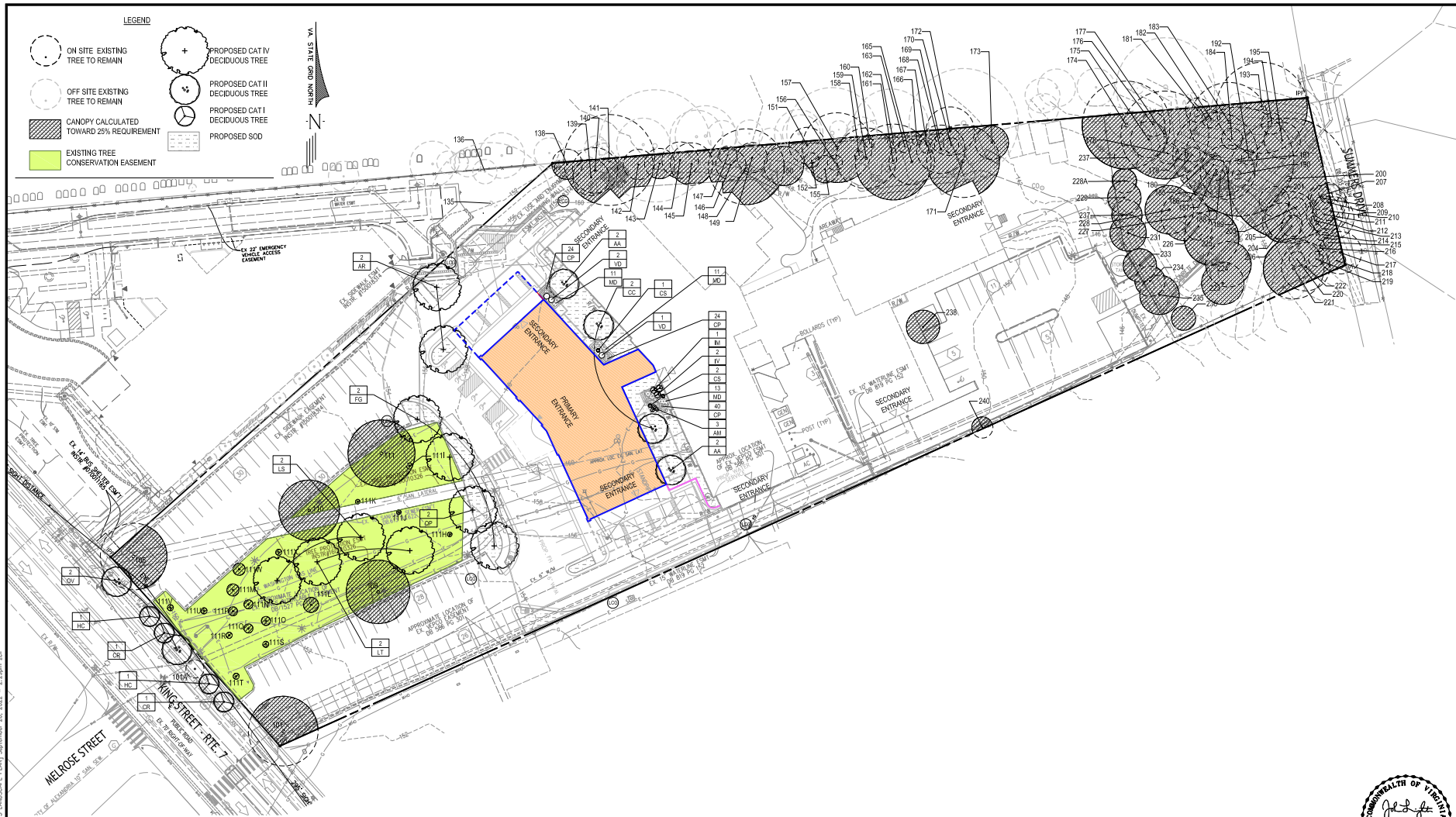
Sheet 16 of 27

7/2/2022

1ST SUB-COMPLETENESS

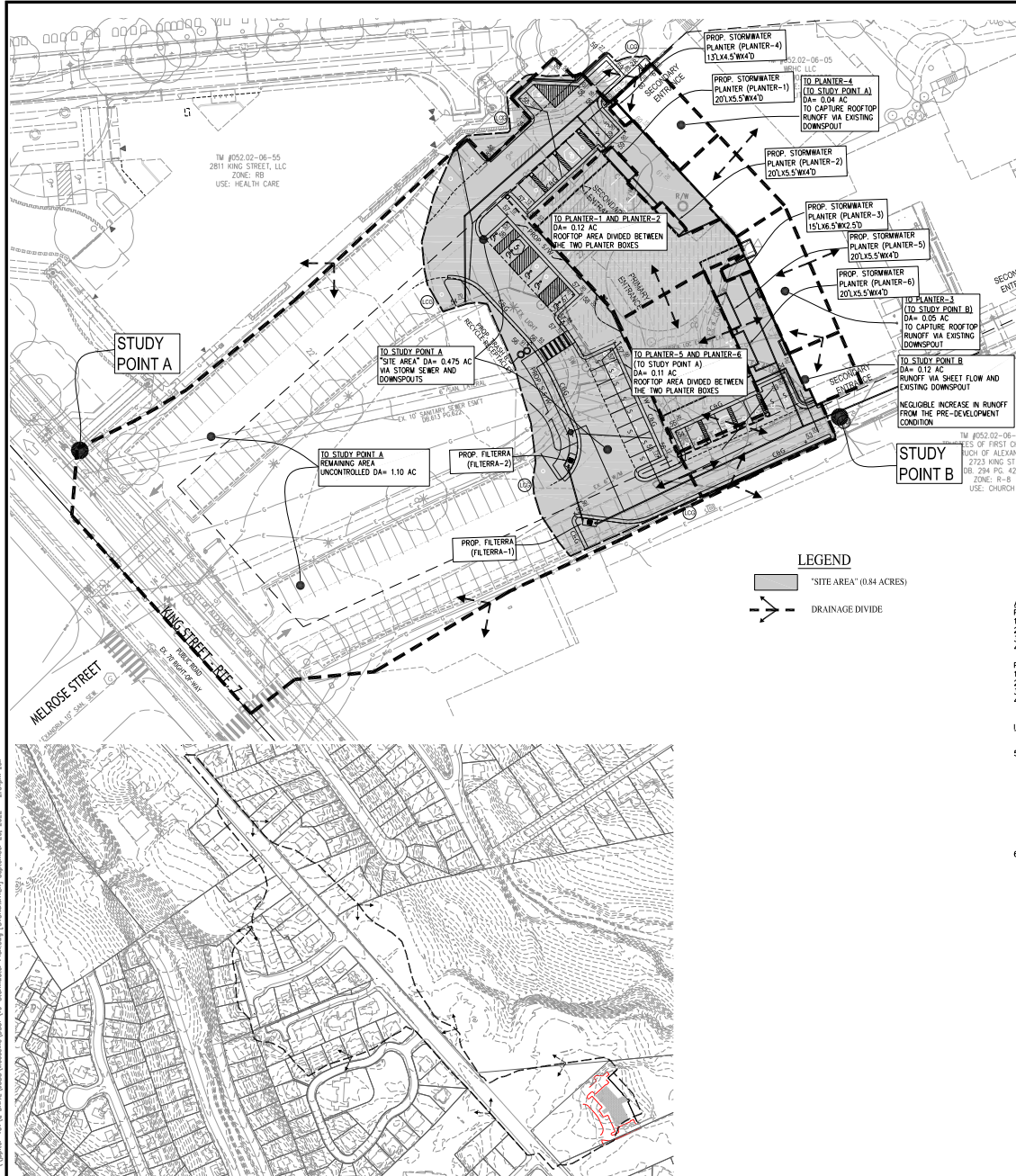
1ST SUB-COMPLETENESS

1ST SUB-COMPLETENESS



ZP-13088

Urban, Ltd. - \User\101102.DWG, L:\02\Woodbine\DSUP\15-Stormwater Planning [STORMWATER] September 20, 2022 - 2:30pm x3d



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 AISLES. 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)

- 02 PRE = 5.03 CFS
- 010 PRE = 8.47 CFS

POST-DEVELOPMENT (WITHOUT DETENTION)

- 02 POST = 5.21 CFS
- 010 POST = 8.50 CFS

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)

- 02 PRE = 0.48 CFS
- 010 PRE = 0.82 CFS

POST-DEVELOPMENT (WITHOUT DETENTION)

- 02 POST = 0.80 CFS
- 010 POST = 1.25 CFS

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.

urban

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Client
WOODBINE PROPERTY 1 LLC

1608 Route 98, Suite 301
Berk, NJ 08724

Contact: Peter Modot

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
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.
ZF-13088

Date
SEPT. 20, 2022

Drawing Title
ENVIRONMENTAL STORMWATER PLAN

Scale: 1"=30'

Drawing Number
21

Sheet 21 of 27

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

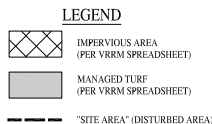
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

NOTE:
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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

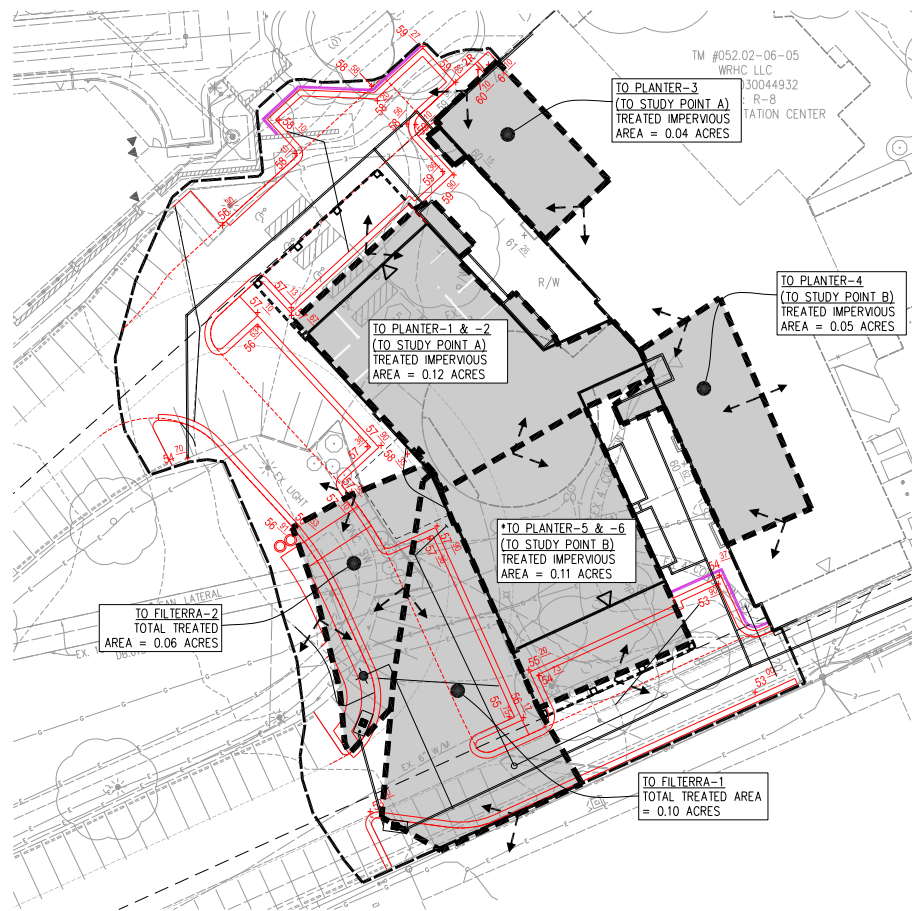
% OF WQV TREATED = 100%
UNTREATED WATER QUALITY VOLUME = 0.00 CF (0%)

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

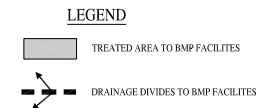
% OF IMP. AREA TREATED = 70%
UNTREATED IMP. AREA = 0.19 (30%)

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

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BMP DRAINAGE DIVIDES MAP
SCALE: 1"=40'



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DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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Revision / Issue
No. Description Date

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

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
----------	-----------------------------	----------------------------------	--------------------------------------	--	-------------------------------------	--	---	-----------------------------------	--	--	-------------------------------------	--------------------------------	------------------------------------

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	
---	----	--	------	---	----	-----	-----	----	------	------	------	------	--

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	
---	----	--	------	---	----	-----	-----	----	------	------	------	------	--

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	
---	---	------	------	---	---	-----	-----	----	------	------	------	------	--

FILTERRA-2

14.c. Manufactured Treatment Device-Genetic	0	0.03	0.05	0	0	182	182	65	0.00	0.11	0.07	0.04	
---	---	------	------	---	---	-----	-----	----	------	------	------	------	--

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	
---	----	--	------	---	----	-----	-----	----	------	------	------	------	--

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	
---	----	--	------	---	----	-----	-----	----	------	------	------	------	--

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	
---	----	--	------	---	----	-----	-----	----	------	------	------	------	--

Site Results (Water Quality Compliance)

Area Checked	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	ADA CRITERIA
POWER/UPPER SPACES (s)	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (s)	0.47	0.10	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATMENT (s)	0.15	0.10	0.00	0.00	0.00	OK
MANAGED TURF AREA (s)	0.44	0.05	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (s)	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)	108	265	0	0	0	373
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)	0.90
Remaining TP Load Reduction Required (lb/yr)	0.00

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

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Client

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Contact: Peter Modt

Revision / Issue

No. Description Date

Issue

Date	Description
8/3/2022	1ST SUBMISSION
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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.

ZF-13088

Date

SEPT. 20, 2022

Drawing Title

ENVIRONMENTAL

STORMWATER PLAN

Scale:

1" = 30'

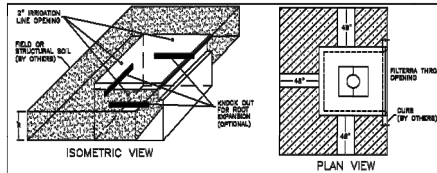
Drawing Number

23

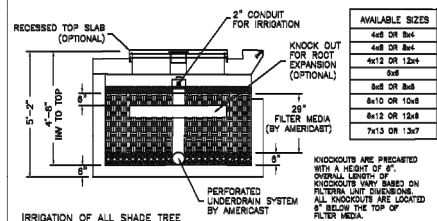
Sheet 23 of 27

ZF-13088

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



- POSSIBLE SCENARIOS FOR ROOT EXPANSION USING KNOCKOUTS:**
- THE DESIGNATED AREA AROUND THE FILTERRA UNIT PROVIDES ADEQUATE SOIL VOLUME FOR TREE ROOTS UNDER THE SURROUNDING LANDSCAPE. THESE ARE RECOMMENDED VOLUMES, SUBJECT TO SITE CONDITIONS AND ANTICIPATED GROWTH REQUIREMENTS.
 - IF THE DESIGNATED AREA AROUND THE FILTERRA UNIT WILL BE PAVED, BACKFILLING THIS AREA WITH STRUCTURAL SOILS WOULD ALLOW FOR IMPROVED ROOT GROWTH DUE TO NON-COMPACTED SOILS AND AERATION, AS WELL AS STABILIZATION OF THE TREE.
 - THIS DESIGN COULD BE COMBINED WITH PERVIOUS CONCRETE TO ALLOW THE ROOTS ACCESS TO MORE WATER.

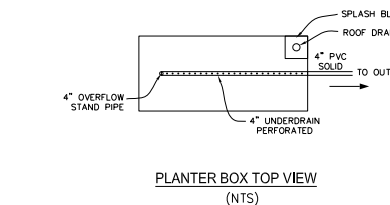
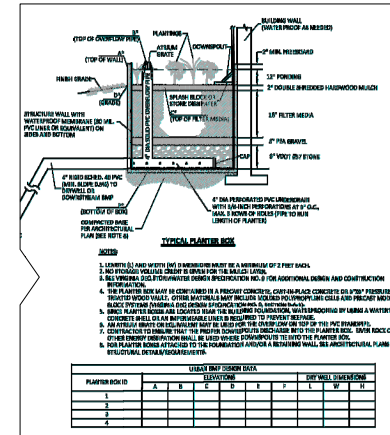


IRRIGATION OF ALL SHADE TREE UNITS IS HIGHLY RECOMMENDED AND IS THE OWNER'S RESPONSIBILITY.

AMERICAST
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MODIFICATIONS OF DRAWINGS ARE ONLY PERMITTED BY THE ORIGINAL DRAWING NUMBER.
DATE: 05-19-08 (REV. 02-17-SHADE-1)
FILTERRA STREET/SHADE TREE CONFIGURATION WITH KNOCKOUTS - EAST ZONE
US 201 5,827,874 (REV. 05-08-01)

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



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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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DATE RECORDED _____
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- 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

NOTE:
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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

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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Date SEPT. 20, 2022

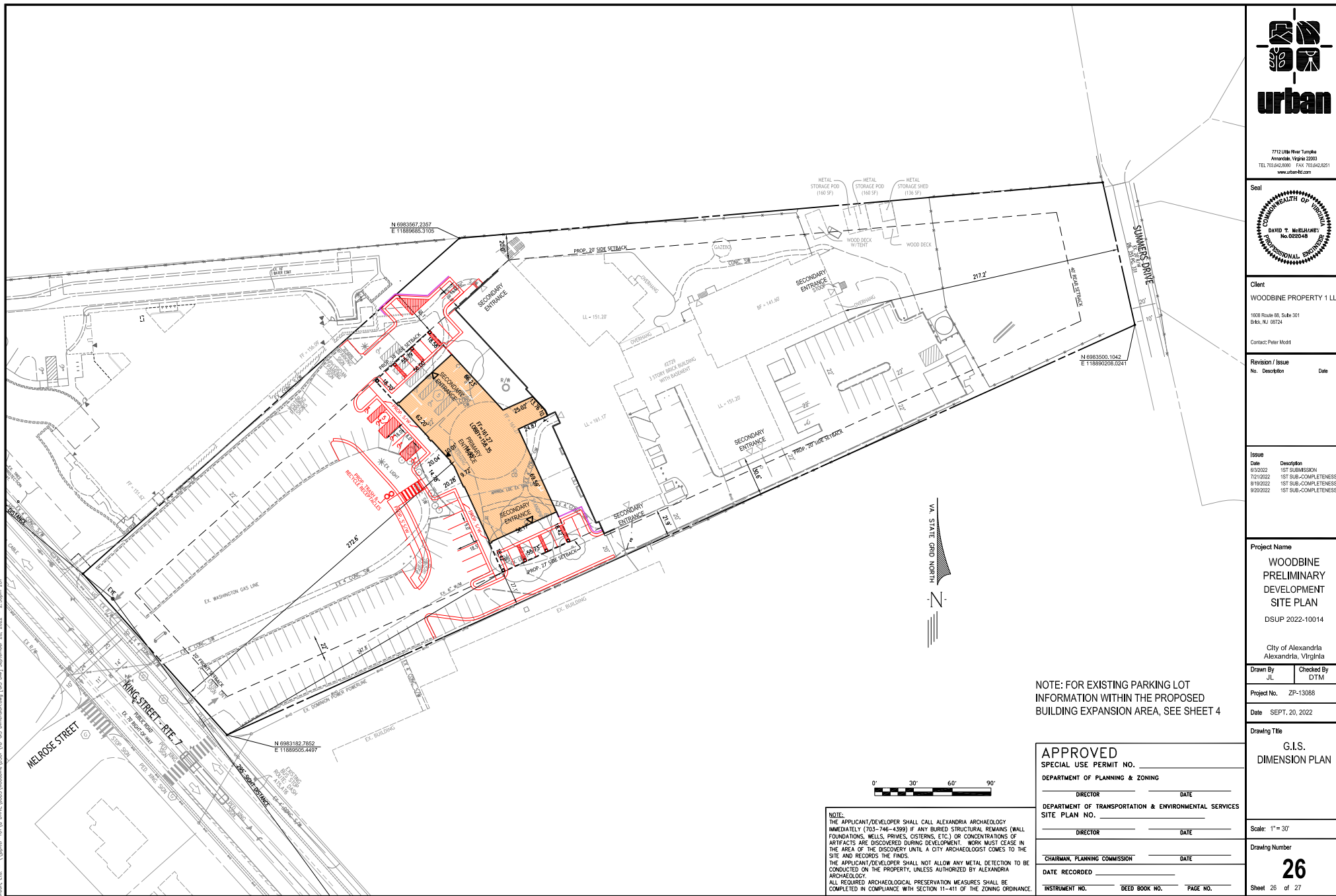
Drawing Title
LIGHTING PLAN

Scale: 1" = 30'

Drawing Number
25

Sheet 25 of 27

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TEL 703.623.8891 FAX 703.623.8251
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NOTE: FOR EXISTING PARKING LOT
INFORMATION WITHIN THE PROPOSED
BUILDING EXPANSION AREA, SEE SHEET 4

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1	1ST SUBMISSION	8/22/2022
2	1ST SUB-COMPLETENESS	7/21/2022
3	1ST SUB-COMPLETENESS	8/19/2022
4	1ST SUB-COMPLETENESS	9/20/2022

Issue

Date	Description
8/22/2022	1ST SUBMISSION
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Project Name

WOODBINE
PRELIMINARY
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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

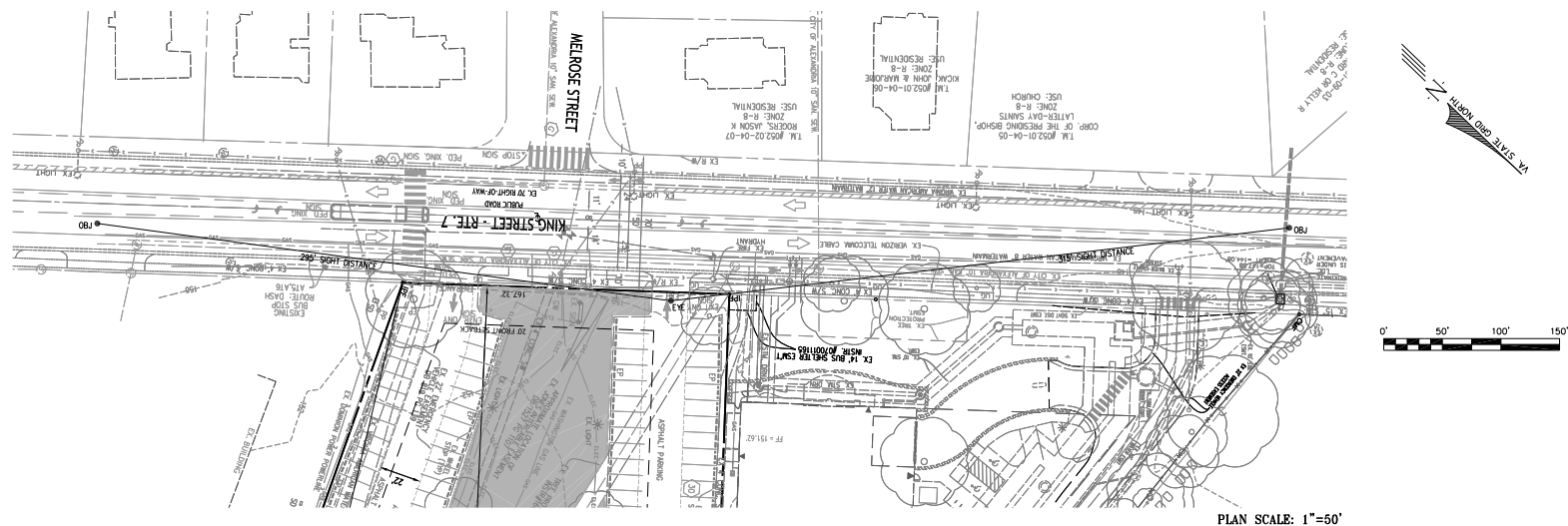
G.I.S.
DIMENSION PLAN

Scale: 1" = 30'

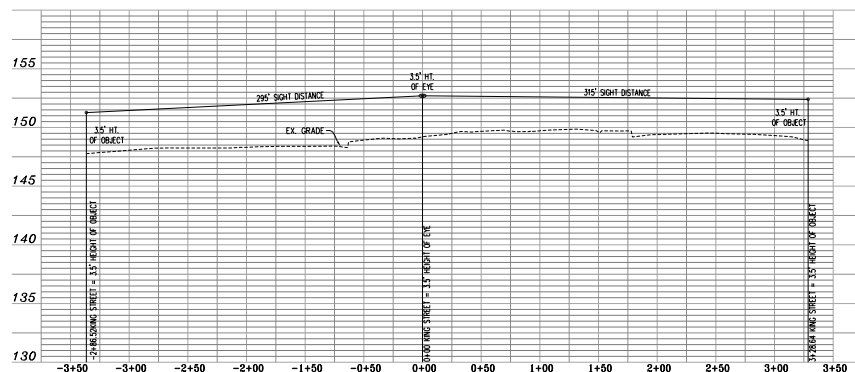
Drawing Number

26

Sheet 26 of 27



SIGHT DISTANCE AT KING STREET WOODBINE EXIT
25 MPH POSTED SPEED



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Contact: Peter Modli

Revision / Issue		
No.	Description	Date

Issue	Description
6/3/2022	1ST SUBMISSION
7/21/2022	1ST SUB.-COMPLETENESS
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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
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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

21