DEVELOPMENT CONCEPT PLAN - STAGE I

ARHA SAMUEL MADDEN

AREA TABULATIONS

TOTAL AREA OF TAX PARCEL = 3.4315 AC 149,475 SF TOTAL DISTURBED AREA = 3.4315 AC 149,475 SF TOTAL IMPERVIOUS AREA = 3.4315 AC 149,475 SF

CITY OF ALEXANDRIA, VIRGINIA

ZONING TABULATIONS

ON-SITE LOCATIONS / ADDRESSES:

T.M. 054.02-12-01 899 N HENRY ST, ALEXANDRIA, VIRGINIA 7.M. 054.02-13-02 999 N HENRY ST, ALEXANDRIA, VIRGINIA TOTAL ON-SITE AREA: 149,475 SF OR 3.4315 ACRES

UNITS PER ACRE: 154 UNITS/ACRE FOR RESIDENTIAL USES

EXISTING ZONE: RB PROPOSED ZONE: RM

OPEN SPACE REQUIREMENTS: 25% OR 37,369 SF OR 0.86 ACRES OPEN SPACE PROVIDED: 37,369 SF OR 0.86 ACRES

EXISTING USE: MULTIFAMILY RESIDENTIAL PROPOSED USE: MIXED—USE RESIDENTIAL

GROSS FLOOR AREA: 560,466 SF

MAXIMUM HEIGHT PERMITTED: 45 FT FOR RB ZONE MINIMUM HEIGHT REQUIRED: N/A

HEIGHT PROPOSED:

NORTH BLOCK - 75 FEET
SOUTH BLOCK - 85 FEET

RESIDENTIAL UNITS PROPOSED:

North Building	Average NSF	30% AMI	50% AMI	60% AMI	80% AMI	Total	%	
1 Bedroom	690	3	5	22	22	52	26%	
2 Bedroom	950	51	17	23	17	108	53%	
3 Bedroom	1,150	23	5	7	7	42	21%	
Total		77	27	52	46	202		
%		38%	13%	26%	23%			
South Building	Average NSF	30% AMI	60% AMI	80% AMI	Market Rate	Total	% :	
Studio	575	6	0	3	33	42	13%	
1 Bedroom	750	37	0	13	73	123	38%	
1 Bedroom + Den	875	0	0	0	29	29	9%	
2 Bedroom	1,000	30	0	13	50	93	28%	
2 Bedroom + Den	1,100	0	0	0	15	15	5%	
3 Bedroom	1,350	11	0	0	6	8	25	8%
Total		84	0	35	208	327		
%		26%	0%	11%	64%			

SOUTH BLOCK - 296 SPACES

MINIMUM PARKING REQUIRED: NORTH BLOCK - 121 SPACES SOUTH BLOCK - 281 SPACES

TOTAL PARKING PROVIDED: NORTH BLOCK - 102 SPACES

		No	rth	
Apt Type	Credits	Ratio	# Units/Beds	# Spaces Req'd
M (A>60%)	Walkscore 90	0.68	70	48
	Bus Stops	0.08		
A (≤60%)	Walkshed		52	30
	Walkscore 90	0.5625		
	Bus Stops			
	Walkshed	0.4875	27	14
A (≤50%)	Walkscore 90			
	Bus Stops			
	Walkshed	0.375	77	29
A (≤30%)	Walkscore 90			
	Bus Stops			
			Total Required	121
			Total Provided	102
		Sou	ıth	
Apt Type	Credits	Ratio	# Units/Beds	# Spaces Req'd
M (A>60%)	Walkscore 90 Bus Stops	0.68	335	228
A (≤30%)	Walkshed	0.375	84	32
	Walkscore 90			
	Bus Stops			
			Total	260
Min Restau	17			
М	4			
	281			

LOADING SPACES REQUIRED: 1 SPACE LOADING SPACES PROVIDED: 2 SPACES

Overall Total Provided

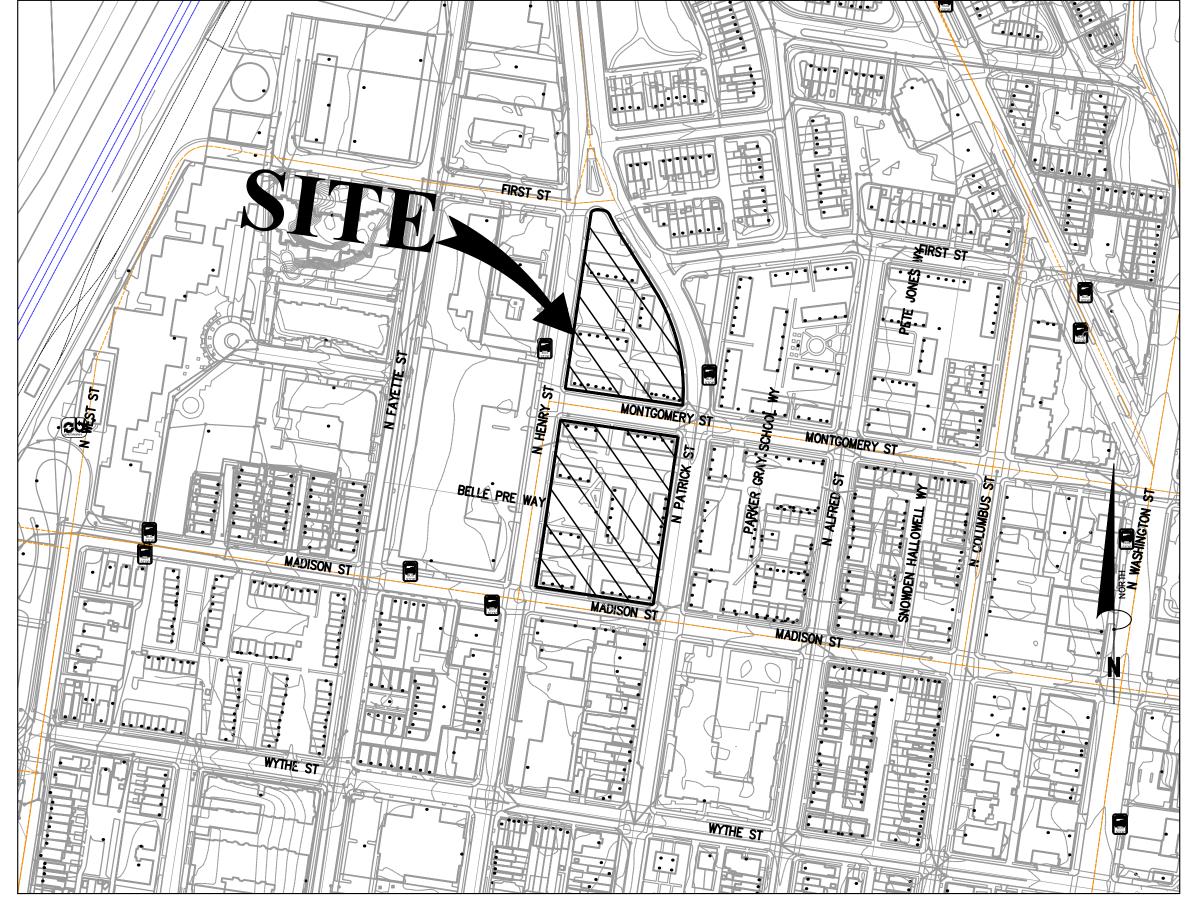
EXISTING TRIPS: 332 TRIF

EXISTING TRIPS: 332 TRIPS/DAY**

PROPOSED TRIP GENERATION: MULTIFAMILY: 5.10 TRIPS/UNITS/DAY**

529 UNITS = 2.698 TRIPS/DAY**

**BASED ON ITE TRIP GENERATION MANUAL AND ASSUMES SAME NUMBER OF TRIPS FOR AFFORDABLE UNITS



VICINITY MAP

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT PROPOSES TO REDEVELOP TWO SUBJECT PROPERTIES: 999 N HENRY STREET AND 899 N HENRY STREET LOCATED IN THE OLD TOWN NORTH AREA OF ALEXANDRIA, VA. THE PROJECT WILL CONSIST OF AN APPROXIMATELY 531,500 SF MULTI-FAMILY COMPONENT WITH APPROXIMATELY 16,000 SF OF RETAIL AND APPROXIMATELY 13,000 SF CHILDCARE AND EARLY LEARNING CENTER.

SUP/MODIFICATIONS REQUESTED

REZONING FROM RB ZONE TO RMF
DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
TRANSPORTATION MANAGEMENT PLAN SPECIAL USE PERMIT

OWNER/DEVELOPER

1. RECORD OWNER: TAX MAP. 054.02-12-01
TAX MAP. 054.02-13-02

ALEXANDRIA REDEVELOPMEN
HOUSING AUTHORITY

ALEXANDRIA REDEVELOPMENT HOUSING AUTHORITY 600 N FAIRFAX ST. ALEXANDRIA, VA 22314—2008 2. DEVELOPER/
APPLICANT:

FAIRSTEAD

4416 EAST WEST HWY
SUITE #250
BETHESDA, MD 20814
ATTN: NOAH HALE

MILL CREEK RESIDENTIAL

ATTN: NOAH HALE

MILL CREEK RESIDENTIAL TRUST, LLC
6701 DEMOCRACY BLVD
SUITE #500
BETHESDA, MD 20817
ATTN: JOE MUFFLER

THE COMMUNITIES GROUP
1120 RHODE ISLAND AVE., NW
WASHINGTON, DC 20001
(202) 667–3002
ATTN: JAMIE BORDENAVE

ATTN: STEVEN LIAM, P.E.

BOWMAN CONSULTING GROUP
13461 SUNRISE VALLEY DR. SUITE 500
HERNDON, VIRGINIA 20171
(703) 464–1000

TORTI GALLAS + PARTNERS 1923 VERMONT AVE, NW GRIMKE SCHOOL, 2ND FLOOR WASHINGTON, DC 20001 (301) 588-4800

MCGUIRE WOODS
1750 TYSONS BLVD, SUITE 1800
TYSONS, VA 22102
(703) 712-5411
ATTN: JONATHAN RAK

ATTN: SHERIEF ELFAR, AIA

LAND DESIGN
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
(703) 549-7784
ATTN: MATT CLARK

LEE AND ASSOCIATES
638 | STREET NW
WASHINGTON, DC 20001
(202) 466-6666
ATTN: BANG SHON

ENVIRONMENTAL SITE ASSESSMENT:

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF GROUNDWATER CONTAMINATION ON THE SITE.

THE SITE IS NOT LOCATED IN A RESOURCE PROTECTED AREA (RPA).

SOIL CONTAMINATION IS NOT PRESENT ON THE SITE. REMEDIATION AND/OR SOIL MANAGEMENT WILL NOT BE REQUIRED AS PART OF THE PROJECT.

ARCHAEOLOGICAL NOTE:

CONTACT ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS PRIOR TO ANY GROUND DISTURBING ACTIVITY (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE). CITY ARCHAEOLOGISTS WILL PROVIDE ON-SITE INSPECTIONS TO RECORD SIGNIFICANT FINDS.

THE DEPTHS AND LOCATIONS OF ANY UNDERGROUND ELECTRIC, WATER, TELEPHONE, AND GAS MAIN LINES OR SERVICES CANNOT BE FIELD SURVEYED. "MISS UTILITY" UTILITY SERVICE PROTECTION CENTER MAY BE CONTACTED AT 1-800-552-7001 REGARDING THE LOCATION OF THESE UNDERGROUND UTILITIES.

UTILITY WARNING!!

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GREEN BUILDING NOTE:

THE APPLICANT INTENDS TO MEET THE REQURIEMENTS OF THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY.

SHEET INDEX

CIVIL SHEETS

C1.00 COVER SHEET
C2.00 NOTES, ABBREVIATIONS AND LEGEND
C2.10 GENERAL NOTES
C3.00 CONTEXTUAL PLAN
C4.00 EXISTING CONDITIONS PLAN (1 OF 2)
C4.10 EXISTING CONDITIONS PLAN (2 OF 2)
C5.00 CONCEPTUAL PLAN (1 OF 2)
C5.10 CONCEPTUAL PLAN (2 OF 2)

ARCHITECTURAL SHEETS

A01 CONCEPT FLOOR PLANS AND GFA TABULATIONS
A02 CONCEPT PARKING LEVEL PLANS
A03 BUILDING SECTIONS

LANDSCAPE SHEETS

LO1 GATEWAY PARK CONCEPT PLAN

(12 SHEETS TOTAL)

BUILDING CODE ANALYSIS

A) BUILDING CODE: VIRGINIA UNIFORM STATEWIDE BUILDING CODE

) USE GROUP: A-3 FOR AMENITY, B FOR LEASING, M FOR RETAIL, E FOR CHILDCARE R-2 FOR RESIDENTIAL, AND S-2 FOR GARAGE

C) NUMBER OF STORIES: NORTH BLOCK - 6 STORIES SOUTH BLOCK - 7 STORIES

D) CONSTRUCTION TYPE: 1A PODIUM (1-2 STORIES) WITH 5 STORIES OF 3A CONSTRUCTION ABOVE.

1A BELOW GRADE GARAGE

E) FULLY SPRINKLERED: YES - NFPA 13

4. ARCHITECT:

5. ATTORNEY:

6. LANDSCAPE

8. TRANSPORTATION GOROVE SLADE
ENGINEER: 1140 CONNECTICUT AVE., NW
SUITE 600

SUITE 600 WASHINGTON, DC 20036 (202) 540—1924 ATTN: DAN VANPELT

APPROVEI)				
SPECIAL USE PERMIT NO					
DEPARTMENT OF PLANNING &	c ZONING				
DIRECTOR	DATE				
DEPARTMENT OF TRANSPORTA	TION & ENVIRONMENTAL SERVICES				
SITE PLAN NO					
DIRECTOR	DATE				
CHAIRMAN, PLANNING COMMISION	DATE				
DATE RECORDED					

BON TONS NOS

13461 Sunrise Valley Drive Suite 500 Herndon, Virginia 20171 Phone: (703) 464-1000 Fax: (703) 481-9720

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SAMUEL MADDE!

NT CONCEPT PLAN - STA

AKHA SAN EVELOPMENT CO

STEVEN T. LIAMS

PLAN STATUS
3/15/2022 FIRST SUBMISSION

DATE DESCRIPTION

KJB KJB STL
DESIGN DRAWN CHKD

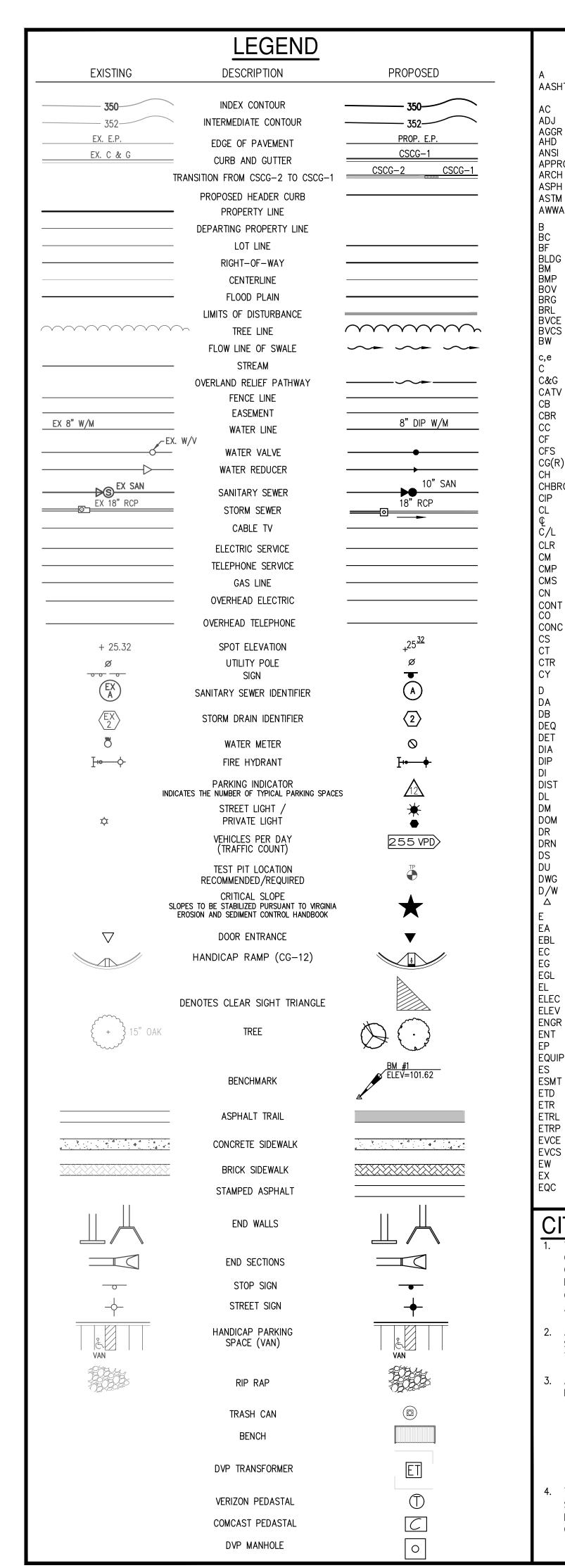
SCALE H: AS SHOWN
V:

JOB No. 140194-02-001

DATE: MARCH, 2022

FILE No.

C1.00



	ABBREVIATIONS				
		F	FIRE LINE	PRELIM	PRELIMINARY
ASHTO	AMERICAN ASSOCIATION OF STATE HWY	FAR	FLOOR AREA RATIO	PROP	PROPOSED
	OL IIVANSI VITIVIALS	FC FCPA	FACE OF CURB FAIRFAX COUNTY PARK AUTHORITY	PT PVC	POINT OF TANGENCY POINT OF VERTICAL CURVE
	NONE	FCWA	FAIRFAX COUNTY WATER AUTHORITY	PVI	POINT OF VERTICAL INTERSECTION
.GGR	AGGREGATE	FD	FLOOR DRAIN	PVMT	PAVEMENT
		FF FG	FIRST FLOOR FINISH GRADE	PVRC PVT	POINT OF VERTICAL REVERSE CURVE POINT OF VERTICAL TANGENT
PPROX	APPROXIMATE	FH	FIRE HYDRANT	Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
	ARCHITECTURAL ASPHALT	FL	FLOW LINE	R	RADIUS
	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FND FOY	FOUNDATION FOYER	RCP	REINFORCED CONCRETE PIPE
WWA	AMERICAN WATER WORKS ASSOCIATION	FP	FLOOD PLAIN	RD	ROAD OR ROOF DRAIN
0	DILENDIN	FPS	FEET PER SECOND	REINF REQD	REINFORCED REQUIRED
	BACK OF CURB BASEMENT FLOOR	FS FT	FIRE SERVICE OR FACTOR OF SAFETY FOOT / FEET	RET	RETAINING
LDG	BUILDING	G	GAS	REV	REVISION
M MP	BENCHMARK BEST MANAGEMENT PRACTICES (WATER QUALITY)	GAR	GARAGE	RGP RMA	ROUGH GRADING PLAN RESOURCE MANAGEMENT AREA
OV	BLOW OFF VALVE	GFA GR	GROSS FLOOR AREA GUARD RAIL OR GRATE INLET	ROM	REMOTE OUTSIDE MONITOR
	BEARING BUILDING RESTRICTION LINE			RPA	RESOURCE PROTECTION AREA
	BEGINNING VERTICAL CURVE ELEVATION	H HC	HEAD HANDICAP	RR RT	RAILROAD RIGHT
W W	BEGINNING VERTICAL CURVE STATION BOTTOM OF WALL	HB	HORIZONTAL BEND	RTE	ROUTE
e,	CENTER CORRECTION ON VERTICAL CURVE	HGL	HYDRAULIC GRADE LINE	R/W	RIGHT OF WAY
	RUNOFF COEFFICIENT	HORZ HP	HORIZONTAL HIGH POINT	S	SPEED OR SLOPE
	CABLE TELEVISION CURB AND GUTTER	HR	HAND RAIL	SAN SBL	SANITARY SOUTH BOUND LANE
	CATCH BASIN	HT	HEIGHT HEADWATER	SCH	SCHEDULE
	CALIFORNIA BEARING RATIO	HW I	RAINFALL INTENSITY	SD	SIGHT DISTANCE
	CENTER TO CENTER CUBIC FEET	ID	INSIDE DIAMETER OR IDENTIFICATION	SEC SECT	SECTION SECTION
•	CUBIC FEET PER SECOND		INVERT ELEVATION	SEW	SEWER
	CURB AND GUTTER (REVERSE SLOPE)	IN INV	INCH INVERT	SF	SQUARE FEET
	CHORD BEARING	IP	IRON PIPE	SH SP	SHOULDER SPACE OR SITE PLAN
	CAST IRON PIPE	IPF	IRON PIPE FOUND	SPEC	SPECIFICATIONS
	CENTERLINE OR CLASS	IPS	IRON PIPE SET	STA	STATION
•	CENTERLINE CENTERLINE	JB JNT	JUNCTION BOX JOINT	STD STK	STANDARD STACK
LR	CLEAR	K	SIGHT DISTANCE COEFFICIENT	STM	STORM
	CUBIC METERS	Ke	CULVERT ENTRANCE LOSS COEFFICIENT	STR SVC	STRUCTURE
	CORRUGATED METAL PIPE CUBIC METERS PER SECOND	L	LENGTH	S/W	SERVICE SIDEWALK
	RUNOFF CURVE NUMBER		LATERAL	SWM	STORM WATER MANAGEMENT
	CONTINUOUS CLEAN OUT	LCG LF	LIMITS OF CLEARING & GRADING LINEAR FEET	Sx SY	CROSS SLOPE SQUARE YARD
	CONCRETE		LOWER LEVEL		
S	CURB STOP		LINE OF SIGHT	T TB	TANGENT TOP OF BANK OR TEST BORING
	COURT CENTERLINE		LOW POINT LOADING SPACE	TC	TOP OF CURB
	CUBIC YARD	LT	LEFT	Tc	TIME OF CONCENTRATION
	DEPTH	М	MONUMENT FOUND	TEL TEMP	TELEPHONE TEMPORARY
	DRAINAGE AREA	MAX MECH	MAXIMUM MECHANICAL	TH	TEST HOLE
	DEED BOOK VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	MH	MANHOLE	TP	TEST PIT OR TREE PROTECTION
	DETAIL	MI	MILE	TRANSP TW	TRANSPORTATION TOP OF WALL OR TAILWATER
	DIAMETER	MIN MISC	MINIMUM MISCELLANEOUS	TYP	TYPICAL
	DUCTILE IRON PIPE DROP INLET		MILES PER HOUR	UG	UNDERGROUND
	DISTANCE	MS	MEDIAN STRIP	UGE	UNDERGROUND ELECTRIC
	DOMESTIC LINE	MSL	MEAN SEA LEVEL	UGT UGC	UNDERGROUND TELEPHONE UNDERGROUND CABLE
	DROP MANHOLE DOMESTIC		N/A NOT APPLICABLE NORTH BOUND LANE	UD	UNDERDRAIN
R	DRIVE	N/F	NOW OR FORMERLY	UL	UPPER LEVEL
	DRAINAGE AREA DOWN SPOUT	NFA NO. OR	NET FLOOR AREA # NUMBER	UP USGS	UTILITY POLE US GEOLOGICAL SURVEY
U	DWELLING UNITS		"		
	DRAWING	OC OBJ	ON CENTER OBJECT	V OR VOL V OR VEL	VOLUME VELOCITY
,	DRIVEWAY DELTA	OD	OUTSIDE DIAMETER	VA VEE	VIRGINIA
	RATE OF SUPER ELEVATION	OH O (U	OVERHANG OVERHAND	VAN	HANDICAPPED VAN PARKING SPACE
Α	EACH	O/H OHC	OVERHEAD OVERHEAD CABLE	VB VC	VERTICAL BEND VERTICAL CURVE
	EAST BOUND LANE	OHE	OVERHEAD ELECTRIC	VDOT	VA DEPT OF TRANSPORTATION
	EROSION CONTROL EDGE OF GUTTER	OHT	OVERHEAD TELEPHONE	VF	VERTICAL FOOT
GL	ENERGY GRADIENT LINE	P	PERIMETER	W	WEIGHT OR WIDTH
	ELEVATION ELECTRIC	P&P PC	PLAN AND PROFILE POINT OF CURVATURE	WBL WL	WEST BOUND LANE WATER LINE
	ELECTRIC ELEVATION	PCC	POINT OF COMPOUND CURVE	WM	WATER METER
NGR	ENGINEER		POINT OF CURVE FDCE OF BAVEMENT	,	WATER MAIN
	ENTRANCE EDGE OF DAVEMENT	PCEP PFM	POINT OF CURVE EDGE OF PAVEMENT PUBLIC FACILITIES MANUAL	WQIA WV	WATER QUALITY IMPACT ASSESMENT WATER VALVE
•	EDGE OF PAVEMENT EQUIPMENT	PG	PAGE	w v XF	TRANSFORMER
S	END SECTION	PGL DI	POINT OF GRADE LINE POINT OF INTERSECTION		
	EASEMENT EXISTING TO BE DEMOLISHED	PI PL	PROPERTY LINE	YI YR	YARD INLET YEAR
	EXISTING TO BE DEMOLISHED EXISTING TO REMAIN	P	PROPERTY LINE		
TRL	EXISTING TO BE RELOCATED	PRC	POINT OF REVERSE CURVE	Z	SIDE SLOPES
	EXISTING TO BE REPLACED ENDING VERTICAL CURVE ELEVATION				
	ENDING VERTICAL CURVE STATION		N	OTE:	

THIS IS A STANDARD SHEET. THEREFORE, SOME

ABBREVIATIONS MAY APPEAR ON THIS SHEET AND

NOT BE USED ON THE PROJECT.

CITY OF ALEXANDRIA NOTES

ENDING VERTICAL CURVE STATION

ENVIRONMENTAL QUALITY CORRIDER

MONDAY THROUGH FRIDAY FROM 9AM TO 6PM

AND SATURDAYS FROM 10AM TO 4PM

END WALL

EXISTING

THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.

ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT JOE FIANDER AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND SATURDAYS FROM 9AM TO 6PM NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS. PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:

4. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) 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.

GENERAL NOTES

- THE BOUNDARY INFORMATION SHOWN HEREIN WAS PREPARED BY BOWMAN CONSULTING DATED MARCH 4, 2022.
- 2. THE PROPERTY SHOWN HEREON IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NUMBER 054.02-13-02 AND 054.02-12-01.
- THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A MAP COMMUNITY PANEL NO. 5155190033E (6/16/11), DESIGNATED AS UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- 4. OWNER: ALEXANDRIA REDEVELOPMENT HOUSING AUTHORITY. 600 NORTH FAIRFAX STREET, ALEXANDRIA, VA 22314-2008.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A CITY OF ALEXANDRIA RESOURCE PROTECTION AREA.
- 6. ALL UTILITIES SERVING THIS SITE WILL BE UNDERGROUND.
- 7. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS
- 8. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER.
- 9. ELECTRIC POWER WILL BE PROVIDED BY DOMINION VIRGINIA POWER. ALL CONSTRUCTION WORK TO BE COORDINATED WITH VERIZON PRIOR TO CONSTRUCTION.
- 10. ONSITE GAS DISTRIBUTION WILL BE IN ACCORDANCE WITH WASHINGTON GAS & LIGHT REQUIREMENTS. ALL CONSTRUCTION WORK TO BE COORDINATED WITH WASHINGTON GAS PRIOR TO CONSTRUCTION.
- 11. ONSITE CABLE SERVICES WILL BE PROVIDED BY COMCAST CABLE. ALL CONSTRUCTION WORK TO BE COORDINATED WITH COMCAST CABLE PRIOR TO CONSTRUCTION.
- 12. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- 13. A SOILS REPORT SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATIONS.
- 14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO UNDERGROUND STORAGE TANKS; AREAS LOCATED WITHIN 1,000 FT OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA; AND AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
- 15. IN ACCORDANCE WITH CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, AND CURRENT SOIL REPORTS FOR THE PROPERTY, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THE SITE.
- 16. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE.
- 17. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH USBC 119.0.
- 18. PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO CODE ENFORCEMENT THAT WILL OUTLINE THE STEPS THAT WILL TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS.
- 19. ROOF DRAINAGE SYSTEMS MUST BE INSTALLED SO AS NEITHER TO IMPACT UPON, NOR CAUSE EROSION/DAMAGE TO, ADJACENT PROPERTY.
- 20. SHEETING AND SHORING SHALL NOT EXTEND BEYOND THE PROPERTY LINE: EXCEPT WHEN THE DEVELOPER HAS OBTAINED WRITTEN RELEASE FROM ADJACENT PROPERTY OWNERS WHICH HAS BEEN RECORDED IN THE LAND RECORDS: OR THROUGH AN APPROVED ENCROACHMENT PROCESS.
- 21. CONSTRUCTION STAGING OF MATERIALS SHALL REMAIN CLEAR OF EMERGENCY VEHICLE EASEMENTS. HYDRANTS AND FIRE DEPARTMENT CONNECTIONS AT ALL TIMES.
- 22. ANY INCONSISTENCIES BETWEEN THE VARIOUS DRAWINGS SUBMITTED BY THE APPLICANT SHALL BE RECONCILED BY THE APPLICANT TO THE SATISFACTION OF THE DIRECTORS OF PLANNING AND ZONING & TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- 23. A TEMPORARY INFORMATIONAL SIGN SHALL BE INSTALLED ON THE SITE PRIOR TO THE APPROVAL OF THE FINAL SITE PLAN FOR THE PROJECT AND SHALL BE DISPLAYED UNTIL CONSTRUCTION IS COMPLETE OR REPLACED WITH A MARKETING SIGN INCORPORATING THE REQUIRED INFORMATION; THE SIGN SHALL NOTIFY THE PUBLIC OF THE NATURE OF THE UPCOMING PROJECT AND SHALL PROVIDE A PHONE NUMBER FOR PUBLIC QUESTIONS REGARDING THE PROJECT. (P&Z)
- 24. NO MAJOR CONSTRUCTION STAGING SHALL BE ALLOWED ALONG ROUTE 1. THE APPLICANT SHALL MEET WITH T&ES TO DISCUSS CONSTRUCTION STAGING ACTIVITIES PRIOR TO RELEASE OF ANY PERMITS FOR GROUND DISTURBING ACTIVITIES.
- 25. DURING THE CONSTRUCTION PHASE OF THIS DEVELOPMENT, THE SITE DEVELOPER, THEIR CONTRACTORS, CERTIFIED LAND DISTURBER, OR OWNER'S OTHER AGENT SHALL IMPLEMENT A WASTE AND REFUSE CONTROL PROGRAM. THIS PROGRAM SHALL CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER OR TRASH, TRASH GENERATED BY CONSTRUCTION WORKERS OR MOBILE FOOD VENDOR BUSINESSES SERVING THEM, AND ALL SANITARY WASTE AT THE CONSTRUCTION SITE AND PREVENT OFFSITE MIGRATION THAT MAY CAUSE ADVERSE IMPACTS TO NEIGHBORING PROPERTIES OR TO THE ENVIRONMENT TO THE SATISFACTION OF DIRECTORS OF TRANSPORATION AND ENVIRONMENTAL SERVICES AND CODE ENFORCEMENT. ALL WASTES SHALL BE PROPERLY DISPOSED OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
- 26. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY
- 27. THE STORM WATER BEST MANAGEMENT PRACTICES (BMPs) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS/HER DESIGNATED REPRESENTATIVE. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF T&ES THAT THE BMPs ARE:
 - A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
 - B. CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER THE SITE WAS STABILIZED. (T&ES)
- 28. PERFORMANCE BOND FOR BMPs SHALL NOT BE RELEASED UNTIL ALL DRAINAGE AREA FLOWING INTO THE BMP IS DEVELOPED. PRIOR TO RELEASE OF THE PERFORMANCE BOND THE APPLICANT(S) IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL TO THE SATISFICATION OF THE DIRECTOR OF T&ES THAT ANY EXISTING STORM WATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT(S) AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS AND THAT THEY ARE FUNCTIONING AS DESIGNED AND ARE UNAFFECTED BY CONSTRUCTION ACTIVITIES. IF MAINTENANCE FOR THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINENANCE MEASURES PERFORMED.

CONCERNING UTILITY WORKS:

NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME. ALL EXCAVATED MATERIAL TO BE REPLACED INTO THE TRENCH SHALL BE STOCKPILED ON THE HIGH SIDE OF THE TRENCH. IF ANY TRENCH WORK WILL REMAIN OPEN AFTER THE END OF THE WORKDAY ALL NEEDED EROSION AND SEDIMENT CONTROLS SHALL BE EMPLOYED. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE CITY OF ALEXANDRIA.

STORMWATER MANAGEMENT NOTES

THE STORMWATER BEST MANAGEMENT PRACTICES (BMPS) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMP(S) ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE DEVELOPER SHALL FURNISH THE OWNERS WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT, A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMP(S) AND SUPPORTING EQUIPMENT, AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY.



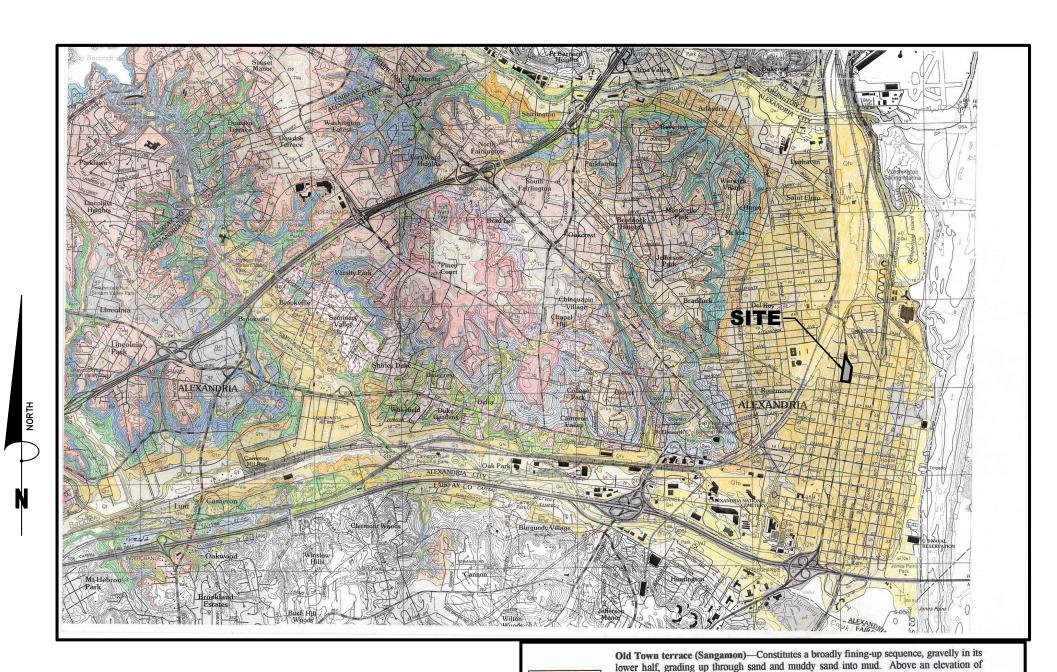


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FEMA MAP N.T.S.



SOILS MAP

N.T.S.

about 30-35 feet, the modern surface of the terrace is composed chiefly of silt and clay; below that, it is mostly muddy sand. It has a well-developed, deep ultisol profile. Underlies Old Town and Del Ray, where it approaches 125 feet thick at places. A set of terraces that is clearly graded to the main Old Town terrace was mapped for several miles up Cameron Valley and its tributaries, and in the lowermost reaches of Four Mile Run

Artificial fill and disturbed ground—Fill and disturbed ground are widespread in the city and range from small cut-and-fills, to old gravel pits and buried ravines, to massive emplacements for infrastructure. The fill material varies widely, commonly including some combination of sand, gravel, clay, topsoil, and construction debris. Only major and obvious areas of artificial fill (af) and disturbed ground (dg) are shown on the map, chiefly large embankments, old gravel pits (gp), and significant buried ravines. Fill and disturbed ground are ubiquitous on the Old Town terrace and in the Cameron Valley, but are mostly

not shown on the man in order to depict the pre-settlement geology

GEOTECHNICAL REPORT NOTE

CONTRACTOR IS ADVISED TO REVIEW SEPARATELY PREPARED GEOTECHNICAL REPORTS FOR DESCRIPTION OF SOILS, SUBSURFACE CONDITIONS AND FOUNDATION CRITERIA. THIS GEOTECHNICAL REPORT, PREPARED BY OTHERS, HAS BEEN SEPARATELY SUBMITTED TO THE CITY OF ALEXANDRIA FOR REVIEW.

SEWER NOTE

THIS PROJECT IS LOCATED IN A SEPARATED SEWER AREA. THIS PROJECT WILL DISCHARGE INTO THOSE SEPARATED STORM AND SANITARY SYSTEMS. THE SEWER GENERATION FROM THIS IS GREATER THAN 10,000 GPD.

EROSION/SEDIMENT CONTROL NOTES

THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH FINAL PLANS FOR APPROVAL BY T&ES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT. ALL EROSION / SEDIMENT CONTROL MEASURES WILL CONFORM TO THE CURRENT STANDARDS OF THE CITY OF ALEXANDRIA AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE <u>VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK</u> AND VIRGINIA REGULATIONS §4VAC50—30 EROSION AND SEDIMENT CONTROL REGULATIONS.

T&ES MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE—CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. CERTIFIED RESPONSIBLE LAND DISTURBER IS REQUIRED TO ATTEND PRE—CONSTRUCTION MEETING.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF—SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.

ALL DISTURBED AREAS OF THE SITE THAT ARE NOT TO BE WORKED FOR SEVEN OR MORE CALENDAR DAYS MUST BE STABILIZED.

ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.

ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED THROUGH AN APPROVED FILTERING DEVICE.

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF—PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL NOT BE WORKED FOR SEVEN OR MORE CALENDAR DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS IS TO BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES MUST BE EMPLOYED FOR STOCKPILE AREAS.

ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 25% ARE TO BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL.

TO THE EXTENT POSSIBLE ALL TREE PROTECTION SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE(S).

AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND ALL DISTURBED AREAS SHALL BE STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE REMOVED.

ARCHAEOLOGICAL NOTES

- A. ARCHAEOLOGICAL TESTING MUST BE COMPLETED PRIOR TO GROUND DISTURBANCE. IF SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT MUST COMPLETE A RESOURCE MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS. PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS APPROVED BY THE CITY ARCHAEOLOGIST, WILL BE IMPLEMENTED.
- B. ALL ARCHAEOLOGICAL PRESERVATION MEASURES MUST BE COMPLETED PRIOR TO GROUND DISTURBING ACTIVITIES AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
- C. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703) 746-4399 IF ANY BURIED STRUCTURAL OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- D. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.
- E. IF WARRANTED BY THE CITY ARCHAEOLOGIST, THE DEVELOPER WILL ERECT A HISTORIC MARKER ON THE PROPERTY ACCORDING TO SPECIFICATIONS PROVIDED BY ALEXANDRIA ARCHAEOLOGY. THE MARKER WILL HIGHLIGHT THE HISTORICAL AND ARCHAEOLOGICAL SIGNIFICANCE OF THE PROPERTY.
- F. IF WARRANTED BY THE CITY ARCHAEOLOGIST, THE DEVELOPER WILL PRODUCE A BOOKLET FOR THE PUBLIC ON THE HISTORY AND ARCHAEOLOGY OF THE PROPERTY, ACCORDING TO SPECIFICATIONS PROVIDED BY ALEXANDRIA ARCHAEOLOGY.
- G. ALL ARCHAEOLOGICAL WORK WILL BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS AND IS SUBJECT TO THE APPROVAL OF THE CITY ARCHAEOLOGIST.



Herndon, Virginia 20171
Phone: (703) 464-1000
Fax: (703) 481-9720

/IRGINIA

SAMUEL MADDEI

ITY OF ALEXAN

Lic. No. 40224

Disconnection

PLAN STATUS

3/15/2022 FIRST SUBMISSION

DATE DESCRIPTION

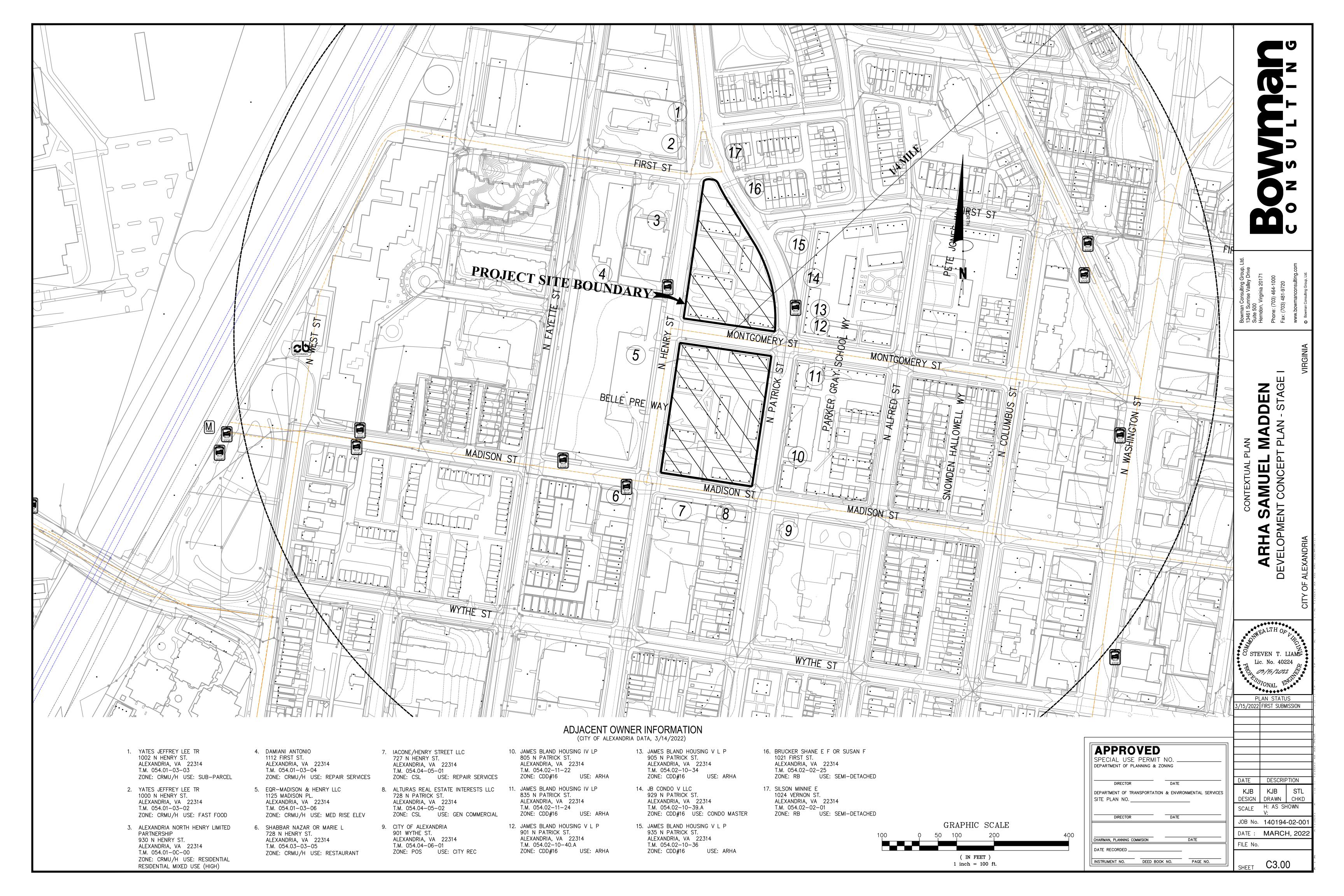
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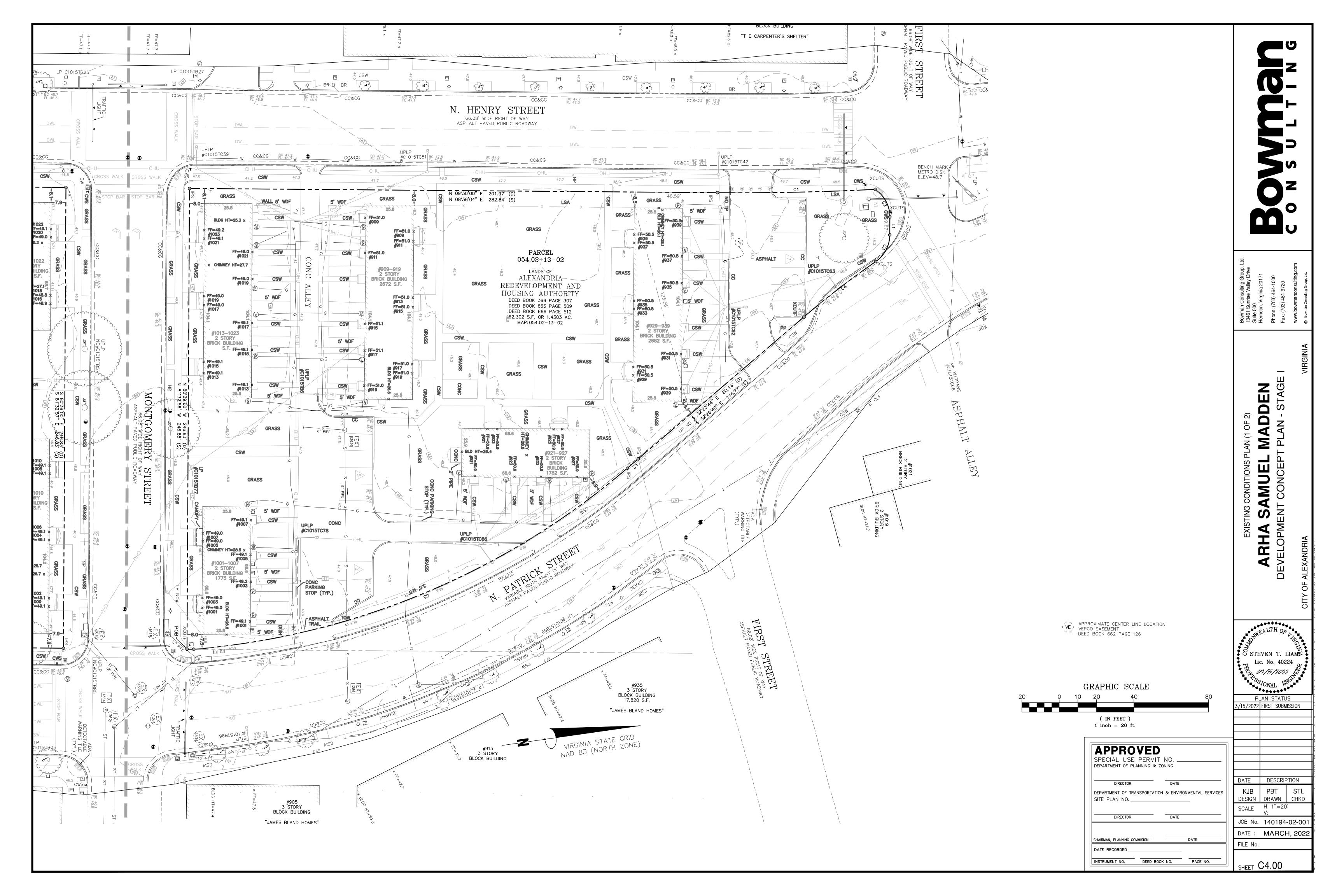
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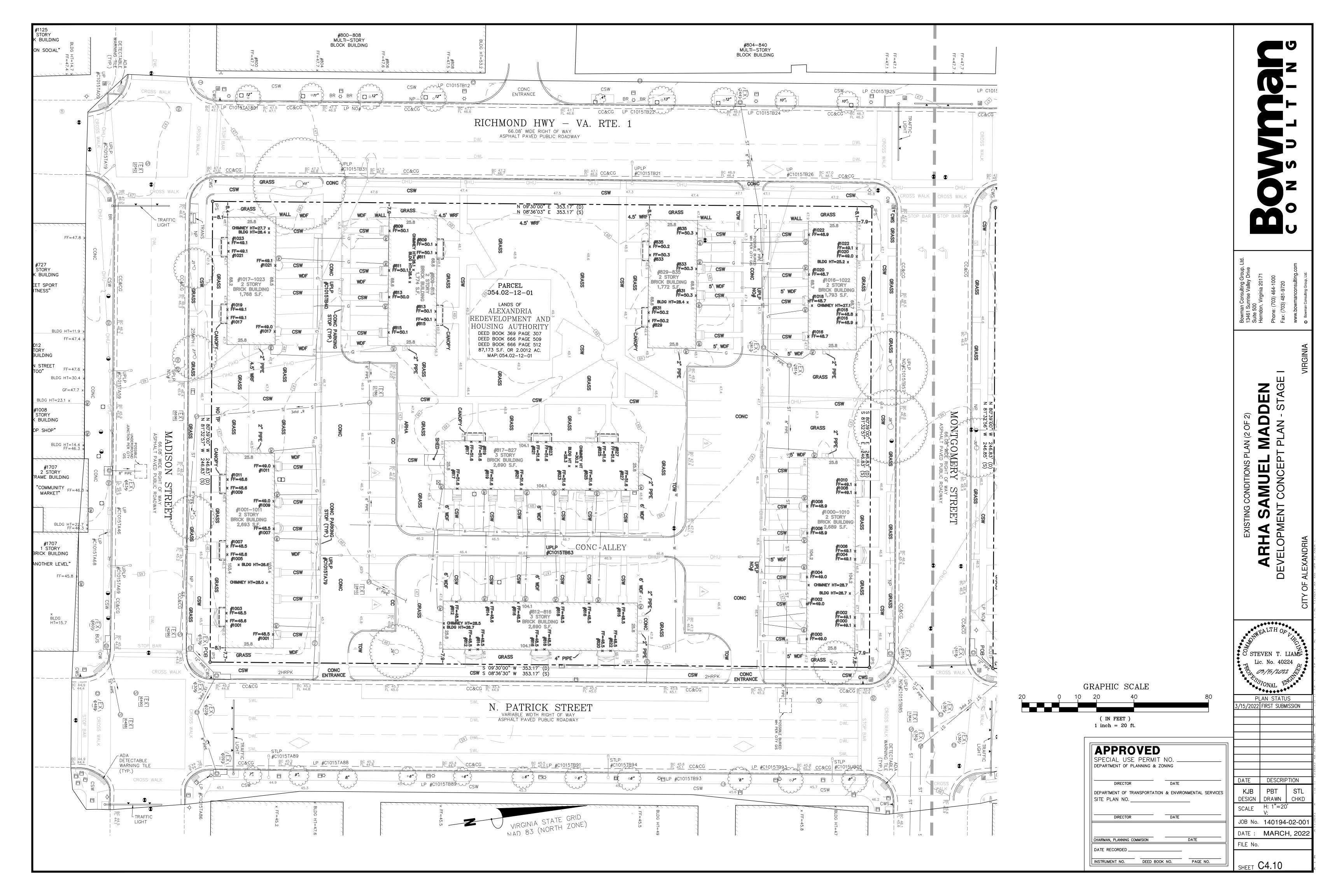
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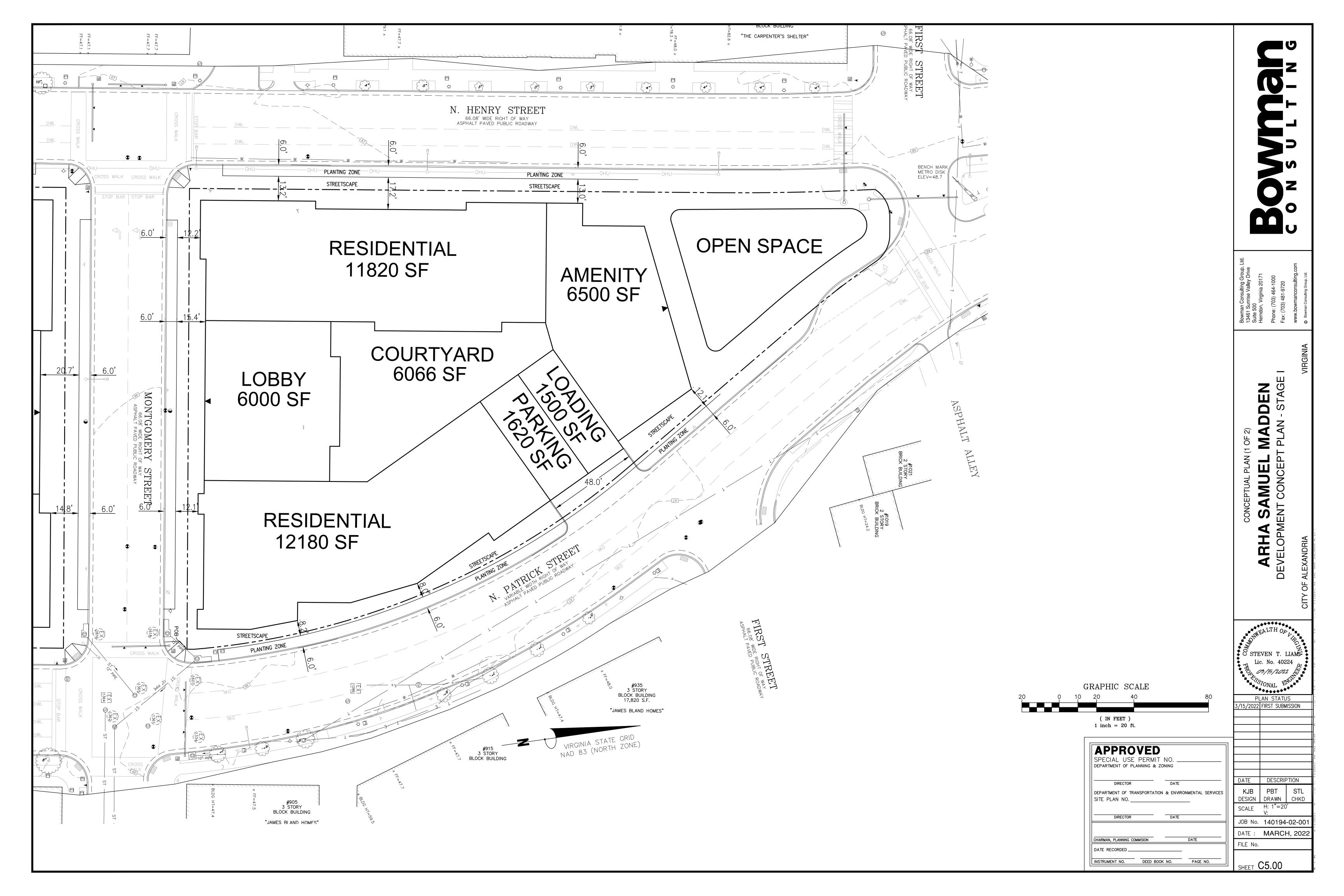
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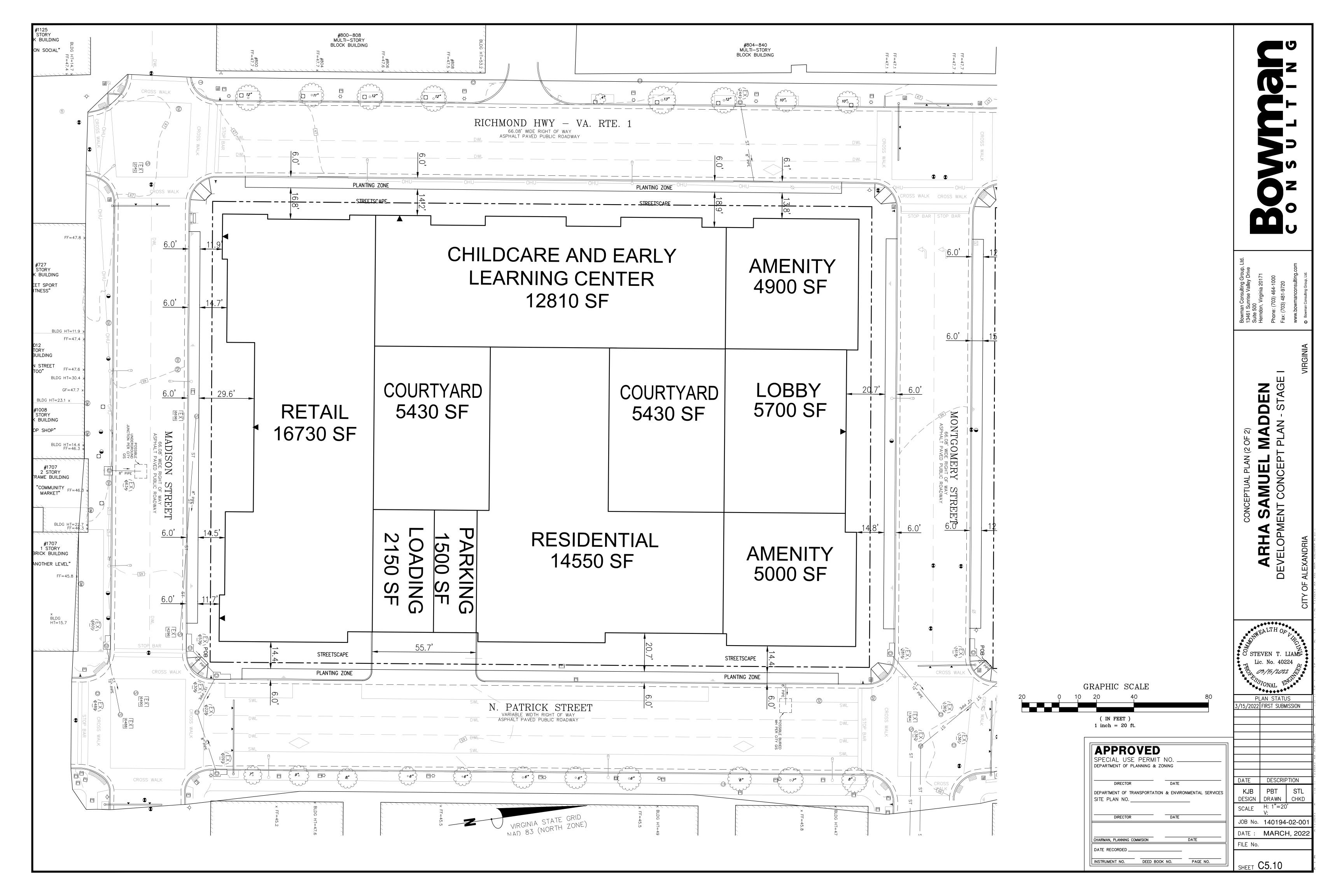
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1923 VERMONT AVENUE, NW, GRIMKE SCHOOL, 2ND FLOOR, WASHINGTON, DC 20001 t. 301.588.4800 f. 301.650.2255 www.tortigallas.com

AHRA Samuel Madden

RECORD OWNER ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY 703.549.7115

DEVELOPER **FAIRSTEAD** 240.360.5200

DEVELOPER MILL CREEK RESIDENTIAL TRUST 561.998.4465

DEVELOPER THE COMMUNITIES GROUP 202.667.3002

ATTORNEY MCGUIRE WOODS 703.712.5411

CIVIL ENGINEER BOWMAN 703.464.1000

LANDSCAPE ARCHITECT LEE AND ASSOCIATES 202.466.6666

LANDSCAPE ARCHITECT LAND DESIGN 703.549.7784

TRANSPORTATION ENGINEER GOROVE SLADE 202.540.1924

Key Plan

Issue NO.

DATE 03/15/2022

CONCEPT FLOOR PLANS & GFA **TABULATIONS**

PRINCIPAL IN CHARGE S.E.				
PROJECT ARCHITECT K.T.				
DRAWN C.S., B.L.				
DATE February 4,2021	APPROVED X.Y.			
SCALE: As indicated	JOB NO. Project Number			
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A01				

210,550 SF 225,860 SF 203,274 SF

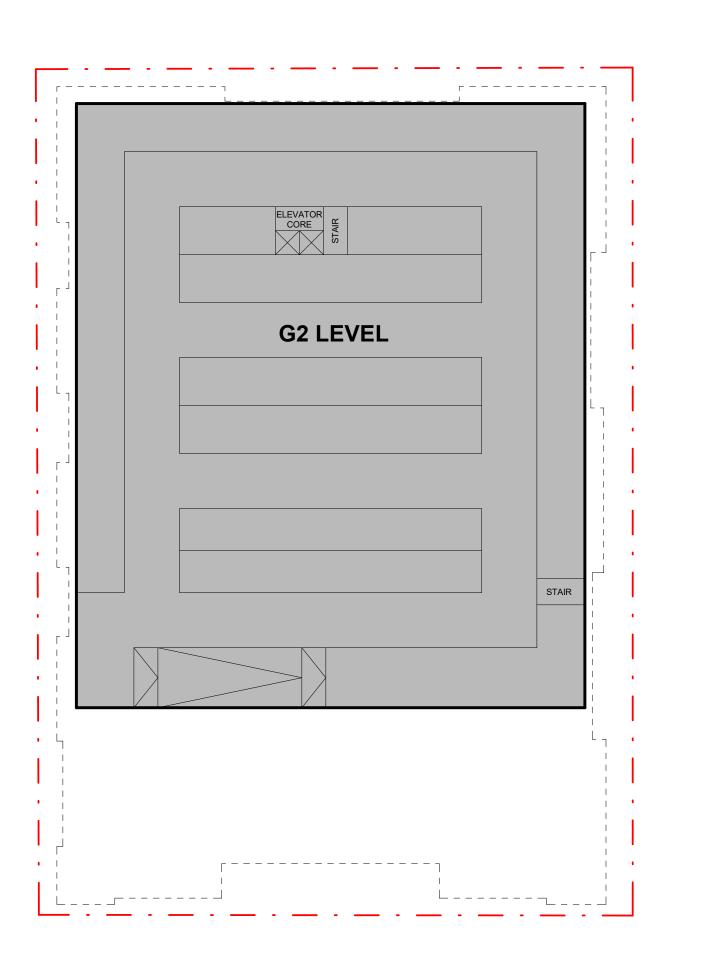
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16,700 SF 348,420 SF 396,880 SF 357,192 SF 4.10 FAR

4,660 SF





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LANDSCAPE ARCHITECT LAND DESIGN 703.549.7784

TRANSPORTATION ENGINEER GOROVE SLADE 202.540.1924

Key Plan

Issue NO.

DATE 03/15/2022

CONCEPT PARKING LEVEL **PLANS**

PRINCIPAL IN CHARGE S.E.

PROJECT ARCHITECT K.T.

DRAWN C.S., B.L.

DATE APPROVED X.Y. SCALE: 1" = 40'-0" JOB NO. Project Number

DRAWING NO.



1923 VERMONT AVENUE, NW, GRIMKE SCHOOL, 2ND FLOOR, WASHINGTON, DC 20001 t. 301.588.4800 f. 301.650.2255 www.tortigallas.com

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DEVELOPER MILL CREEK RESIDENTIAL TRUST 561.998.4465

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LANDSCAPE ARCHITECT LEE AND ASSOCIATES 202.466.6666

LANDSCAPE ARCHITECT LAND DESIGN 703.549.7784

TRANSPORTATION ENGINEER
GOROVE SLADE
202.540.1924

Key Plan

Issue NO.

DATE 03/15/2022

BUILDING

PRINCIPAL IN CHARGE

PROJECT ARCHITECT K.T.

APPROVED February 4,2021 X.Y. JOB NO. Project Number

DRAWING NO.



1923 VERMONT AVENUE, NW, GRIMKE SCHOOL, 2ND FLOOR, WASHINGTON, DC 20001 t. 301.588.4800 f. 301.650.2255 www.tortigallas.com

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LANDSCAPE ARCHITECT LEE AND ASSOCIATES 202.466.6666

LANDSCAPE ARCHITECT LAND DESIGN 703.549.7784

TRANSPORTATION ENGINEER GOROVE SLADE 202.540.1924

Key Plan

Issue NO.

SUBMISSION

CONCEPT

GATEWAY PARK CONCEPT PLAN

DATE

3/15/2022

PRINCIPAL IN CHARGE B.S. PROJECT ARCHITECT D.J. DRAWN B.S., D.J. DATE March 15, 2022 APPROVED X.Y.

JOB NO. Project Number

SCALE: As indicated DRAWING NO.