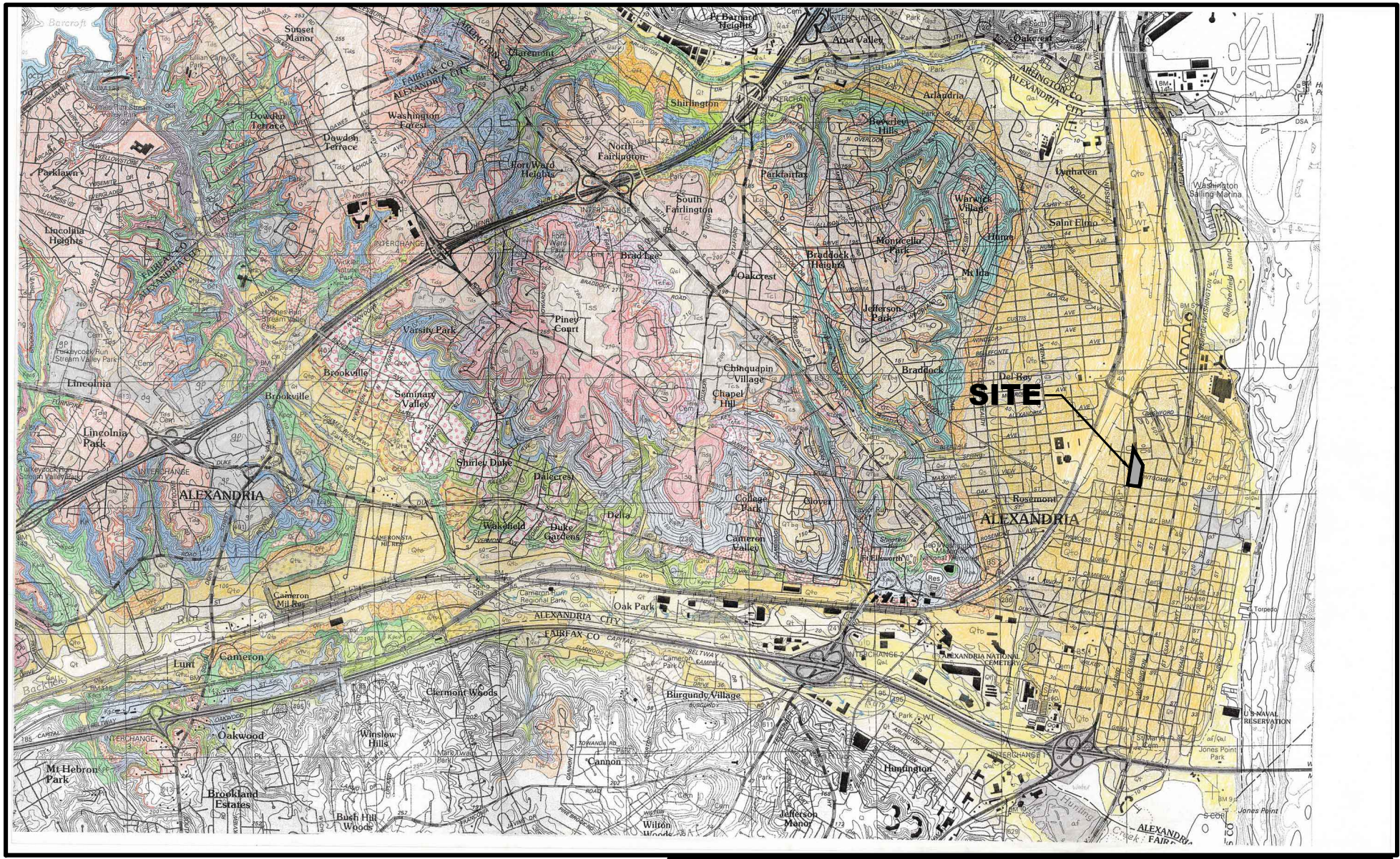




FEMA MAP
N.T.S.



SOILS MAP
N.T.S.

	Old Town terrace (Sangamon)—Constitutes a broadly fining-up sequence, gravelly in its lower half, grading up through sand and muddy sand into mud. Above an elevation of 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 alluvial 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 suggested 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 map 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 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK 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

- 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.
- 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.
- 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.
- CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.
- 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.
- 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.
- 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.

APPROVED

SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

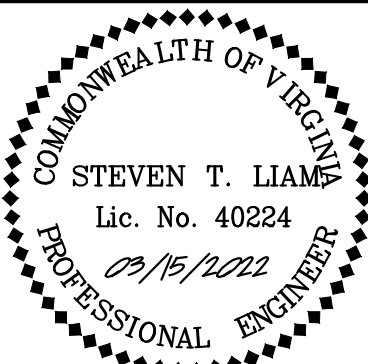
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INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

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Fax: (703) 481-9720
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GENERAL NOTES
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE I
VIRGINIA
CITY OF ALEXANDRIA



PLAN STATUS
3/15/2022 FIRST SUBMISSION

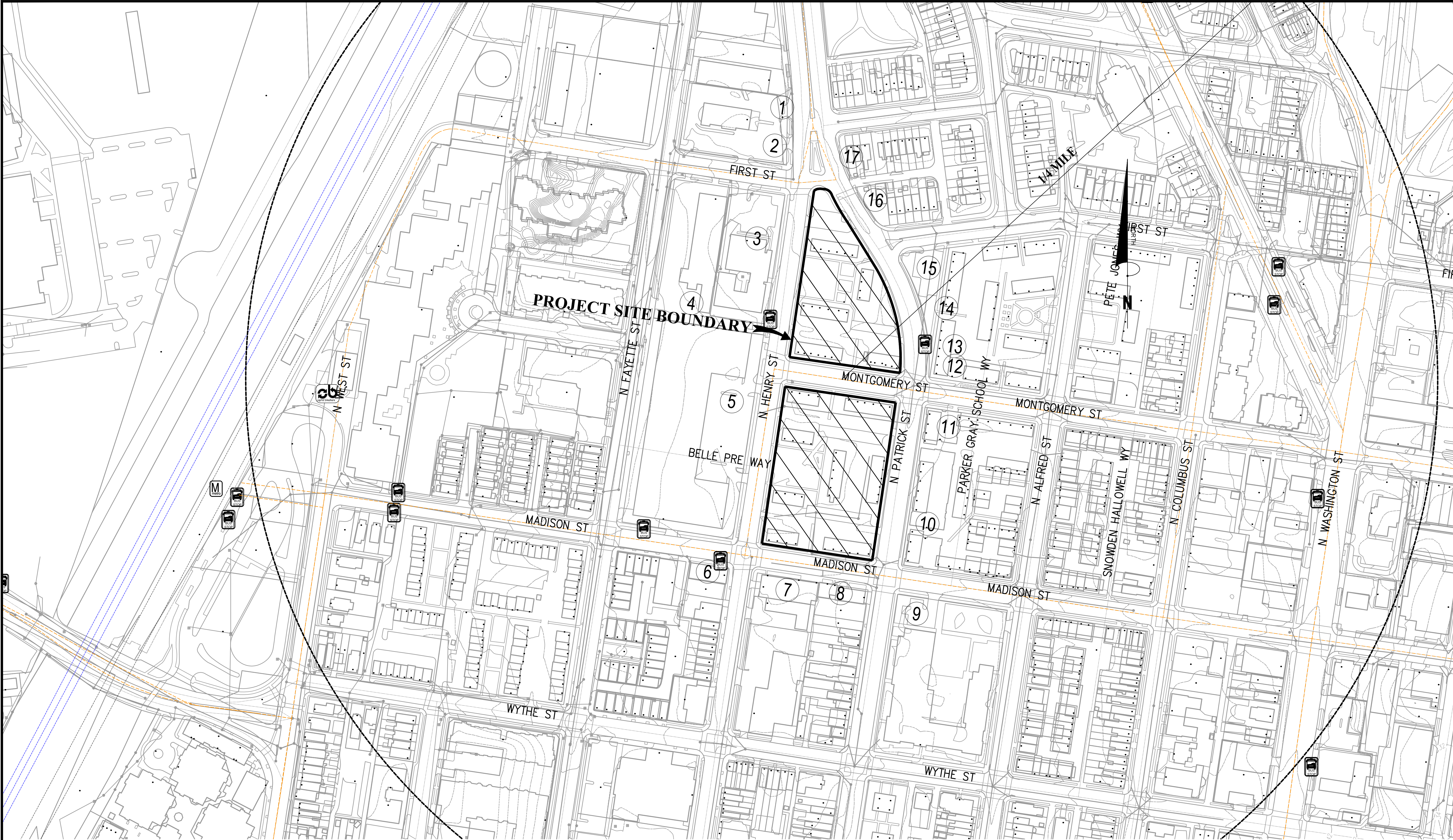
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SCALE H: N/A
V:

JOB No. 140194-02-001

DATE : MARCH, 2022

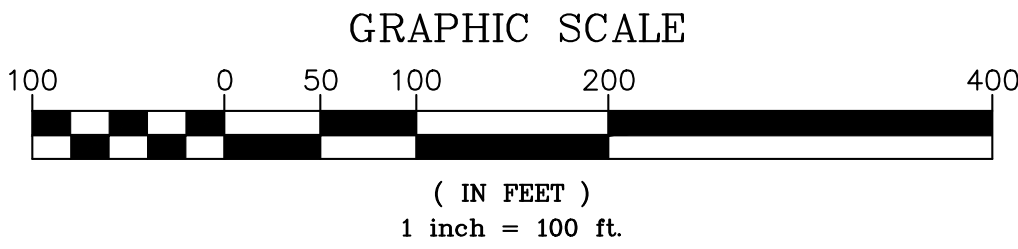
FILE No.

SHEET C2.10



ADJACENT OWNER INFORMATION
(CITY OF ALEXANDRIA DATA, 3/14/2022)

- | | | | | | |
|--|--|---|---|---|--|
| 1. YATES JEFFREY LEE TR
1002 N HENRY ST.
ALEXANDRIA, VA 22314
T.M. 054.01-03-04
ZONE: CRMU/H USE: SUB-PARCEL | 4. DAMIANI ANTONIO
1112 FIRST ST.
ALEXANDRIA, VA 22314
T.M. 054.01-03-04
ZONE: CRMU/H USE: REPAIR SERVICES | 7. IACONE/HENRY STREET LLC
727 N HENRY ST.
ALEXANDRIA, VA 22314
T.M. 054.04-05-01
ZONE: CSL USE: REPAIR SERVICES | 10. JAMES BLAND HOUSING IV LP
805 N PATRICK ST.
ALEXANDRIA, VA 22314
T.M. 054.02-11-22
ZONE: CDD#16 USE: ARHA | 13. JAMES BLAND HOUSING V L P
905 N PATRICK ST.
ALEXANDRIA, VA 22314
T.M. 054.02-10-34
ZONE: CDD#16 USE: ARHA | 16. BRUCKER SHANE E F OR SUSAN F
1021 FIRST ST.
ALEXANDRIA, VA 22314
T.M. 054.02-02-25
ZONE: RB USE: SEMI-DETACHED |
| 2. YATES JEFFREY LEE TR
1000 N HENRY ST.
ALEXANDRIA, VA 22314
T.M. 054.01-03-02
ZONE: CRMU/H USE: FAST FOOD | 5. EOR-MADISON & HENRY LLC
1125 MADISON PL.
ALEXANDRIA, VA 22314
T.M. 054.01-03-06
ZONE: CRMU/H USE: MED RISE ELEV | 8. ALTURAS REAL ESTATE INTERESTS LLC
728 N PATRICK ST.
ALEXANDRIA, VA 22314
T.M. 054.04-05-02
ZONE: CSL USE: GEN COMMERCIAL | 11. JAMES BLAND HOUSING IV LP
835 N PATRICK ST.
ALEXANDRIA, VA 22314
T.M. 054.02-11-24
ZONE: CDD#16 USE: ARHA | 14. JB CONDO V LLC
929 N PATRICK ST.
ALEXANDRIA, VA 22314
T.M. 054.02-10-39.A
ZONE: CDD#16 USE: CONDO MASTER | 17. SILSON MINNIE E
1024 VERNON ST.
ALEXANDRIA, VA 22314
T.M. 054.02-02-01
ZONE: RB USE: SEMI-DETACHED |
| 3. ALEXANDRIA NORTH HENRY LIMITED PARTNERSHIP
930 N HENRY ST.
ALEXANDRIA, VA 22314
T.M. 054.01-0C-00
ZONE: CRMU/H USE: RESIDENTIAL
RESIDENTIAL MIXED USE (HIGH) | 6. SHABBAR NAZAR OR MARIE L
728 N HENRY ST.
ALEXANDRIA, VA 22314
T.M. 054.03-03-05
ZONE: CRMU/H USE: RESTAURANT | 9. CITY OF ALEXANDRIA
901 WYTHE ST.
ALEXANDRIA, VA 22314
T.M. 054.04-06-01
ZONE: POS USE: CITY REC | 12. JAMES BLAND HOUSING V L P
901 N PATRICK ST.
ALEXANDRIA, VA 22314
T.M. 054.02-10-40.A
ZONE: CDD#16 USE: ARHA | 15. JAMES BLAND HOUSING V L P
935 N PATRICK ST.
ALEXANDRIA, VA 22314
T.M. 054.02-10-36
ZONE: CDD#16 USE: ARHA | |



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DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

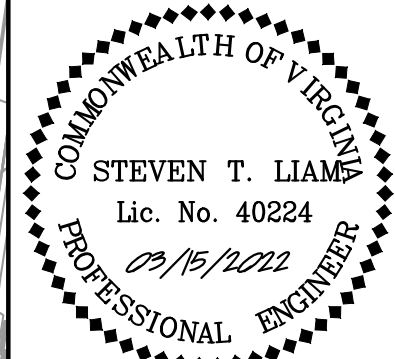
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INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

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DESIGN	DRAWN CHKD
SCALE	H: AS SHOWN V:
JOB No.	140194-02-001
DATE :	MARCH, 2022
FILE No.	
SHEET	C3.00

CONTEXTUAL PLAN
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE I

CITY OF ALEXANDRIA

VIRGINIA



PLAN STATUS
3/15/2022 FIRST SUBMISSION

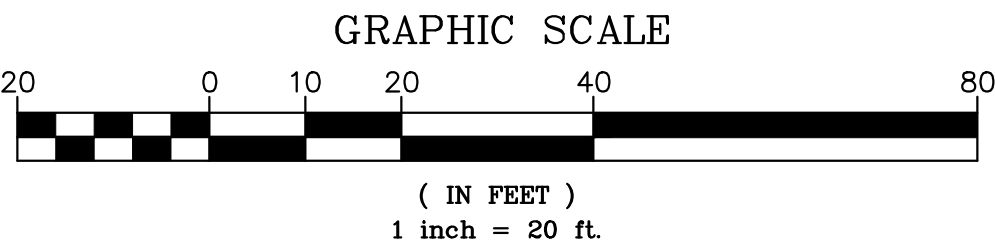
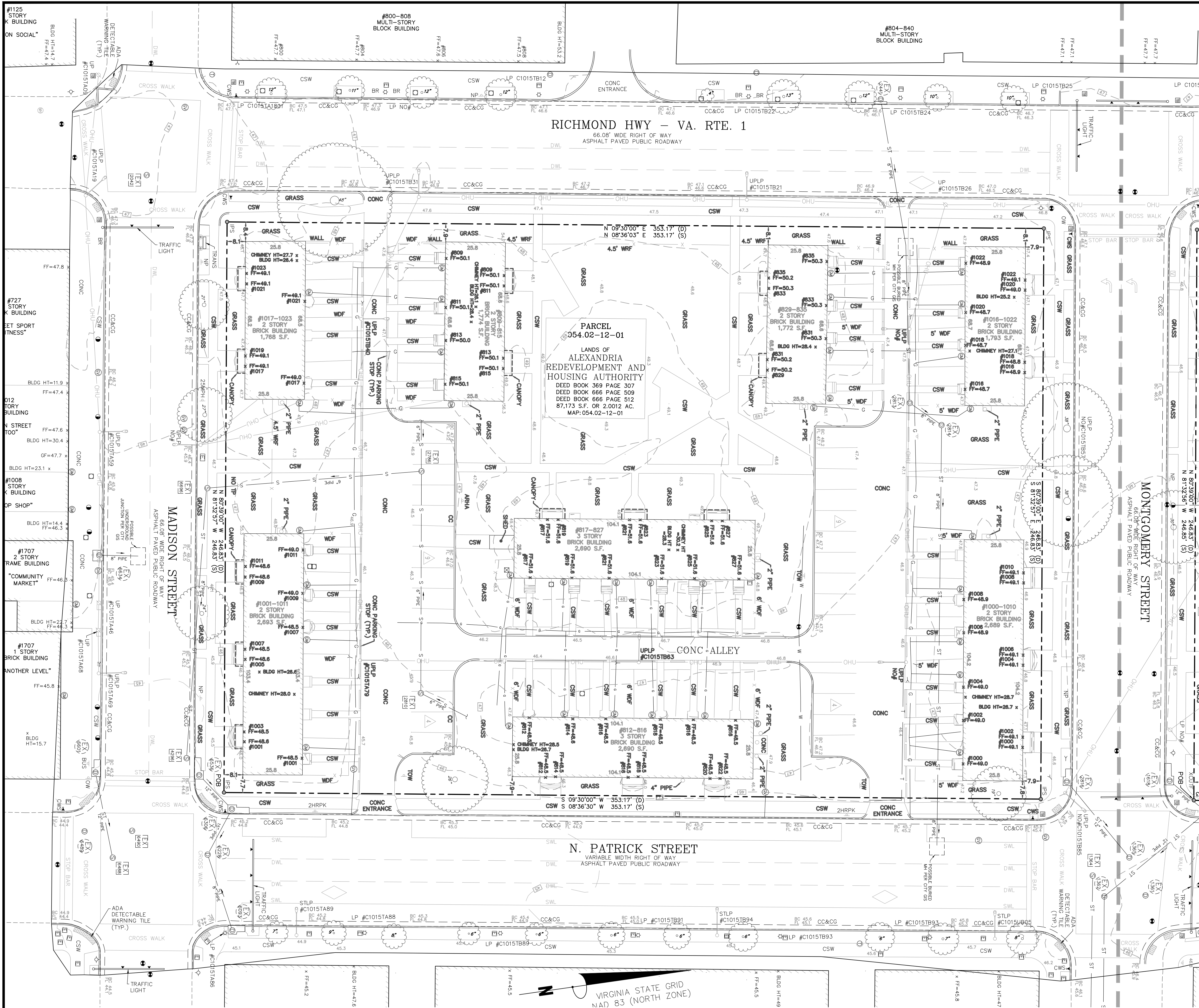
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EXISTING CONDITIONS PLAN (1 OF 2)



JOB No.	140194-02-00
DATE :	MARCH, 202



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DEPARTMENT OF PLANNING & ZONING

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

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

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DATE :	MARCH, 2022
FILE No.	

SHEET C4.10

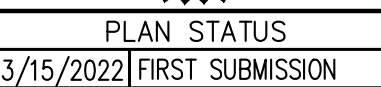
EXISTING CONDITIONS PLAN (2 OF 2)
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE I

CITY OF ALEXANDRIA

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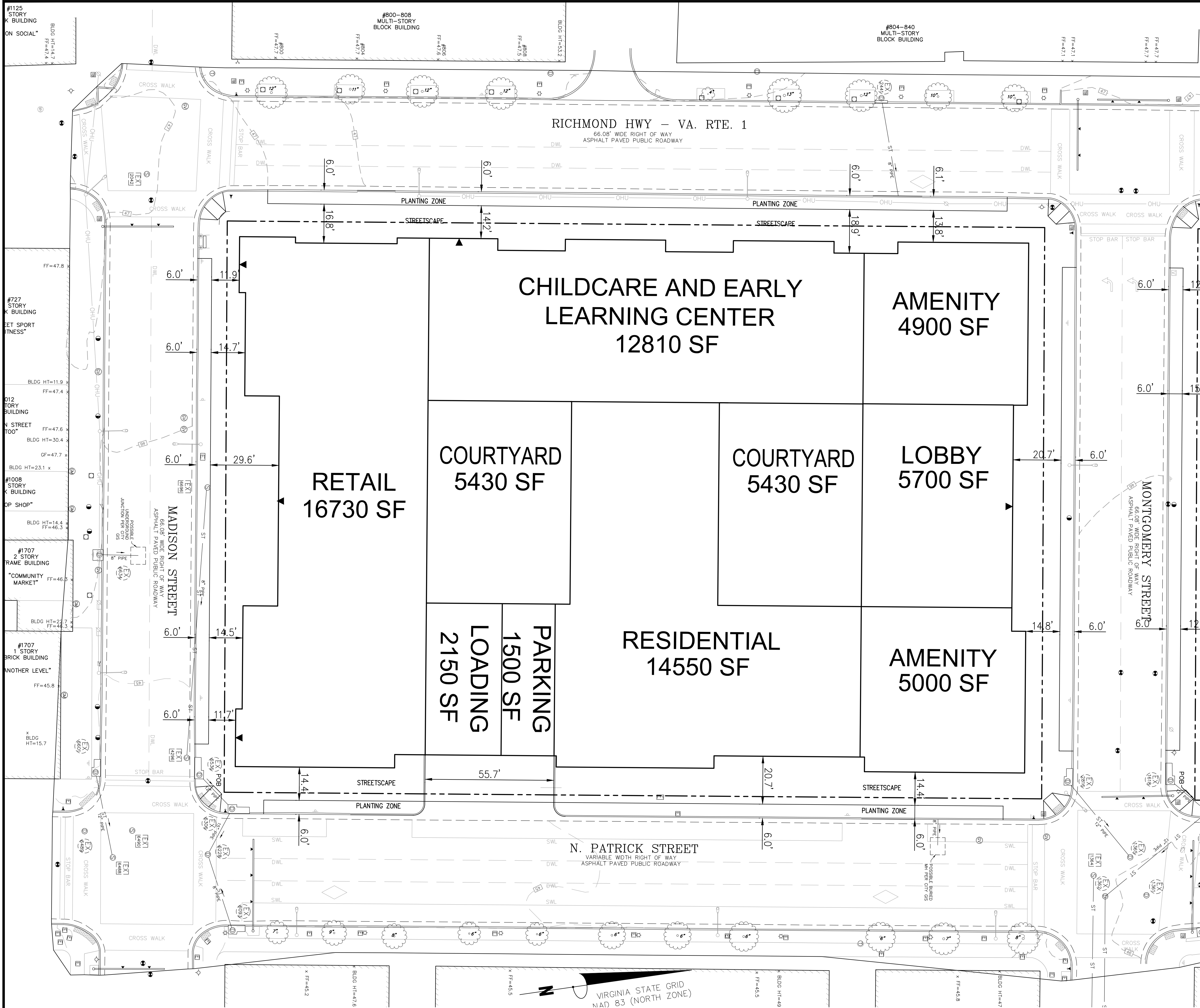
CONCEPTUAL PLAN (1 OF 2)



JOB No. 140194-02-001
DATE : MARCH, 2022

SHEET C5.00





TABULATIONS

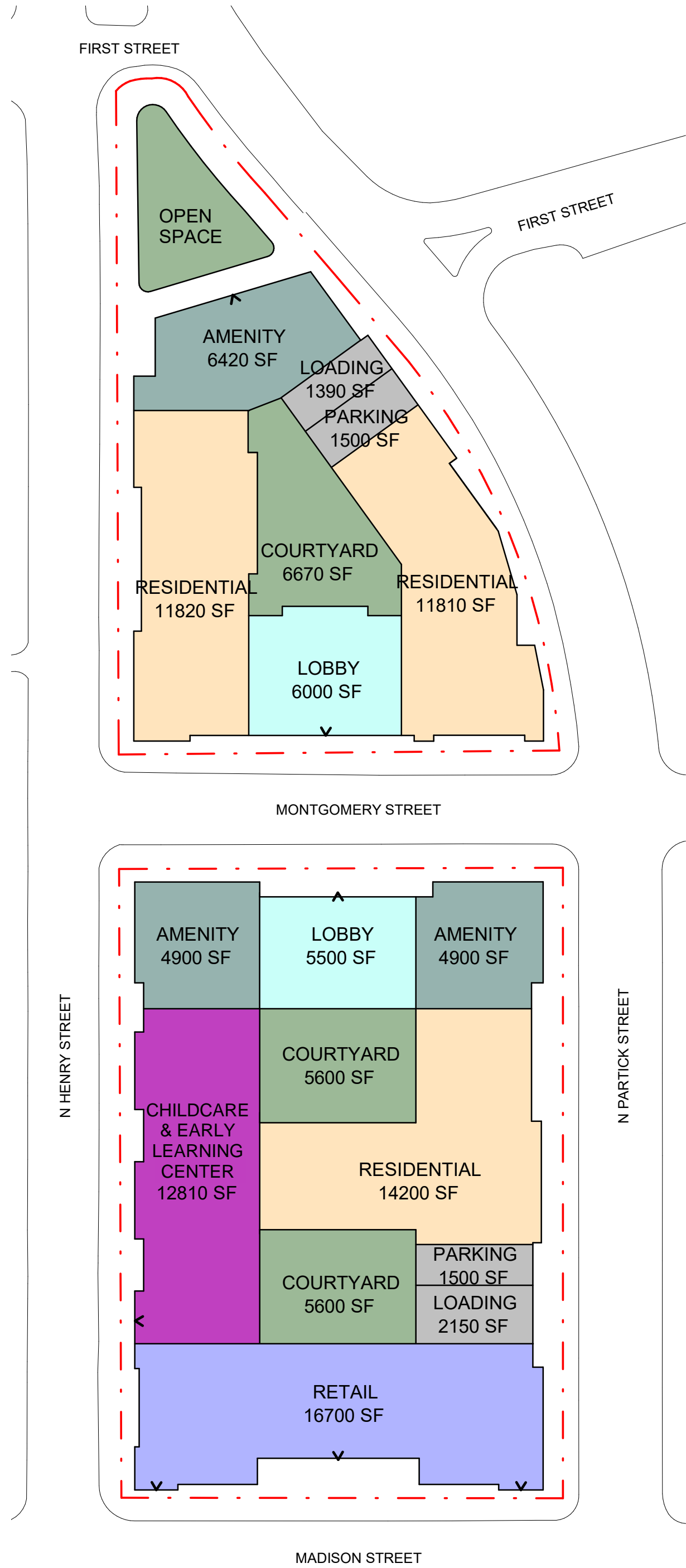
SITE AREA		NORTH BLOCK		SOUTH BLOCK		TOTAL	
N BLOCK	-	62,302 SF	AMENITY	-	9,800 SF	BLDGs	-
S BLOCK	-	87,173 SF	LOADING	-	2,150 SF	SITE AREA	-
			PARKING	-	1,500 SF		
			LOBBY	-	5,500 SF		
			RESI	-	12,810 SF		
			TOTAL	-	16,700 SF		
			ZONING SF	-	348,420 SF		
				-	396,880 SF		
				-	357,192 SF		
				-	4.10 FAR		

GATEWAY	-	4,660 SF
AMENITY	-	

TOTAL	-	560,466 SF
SITE AREA	-	149,475 SF
		3.75 FAR

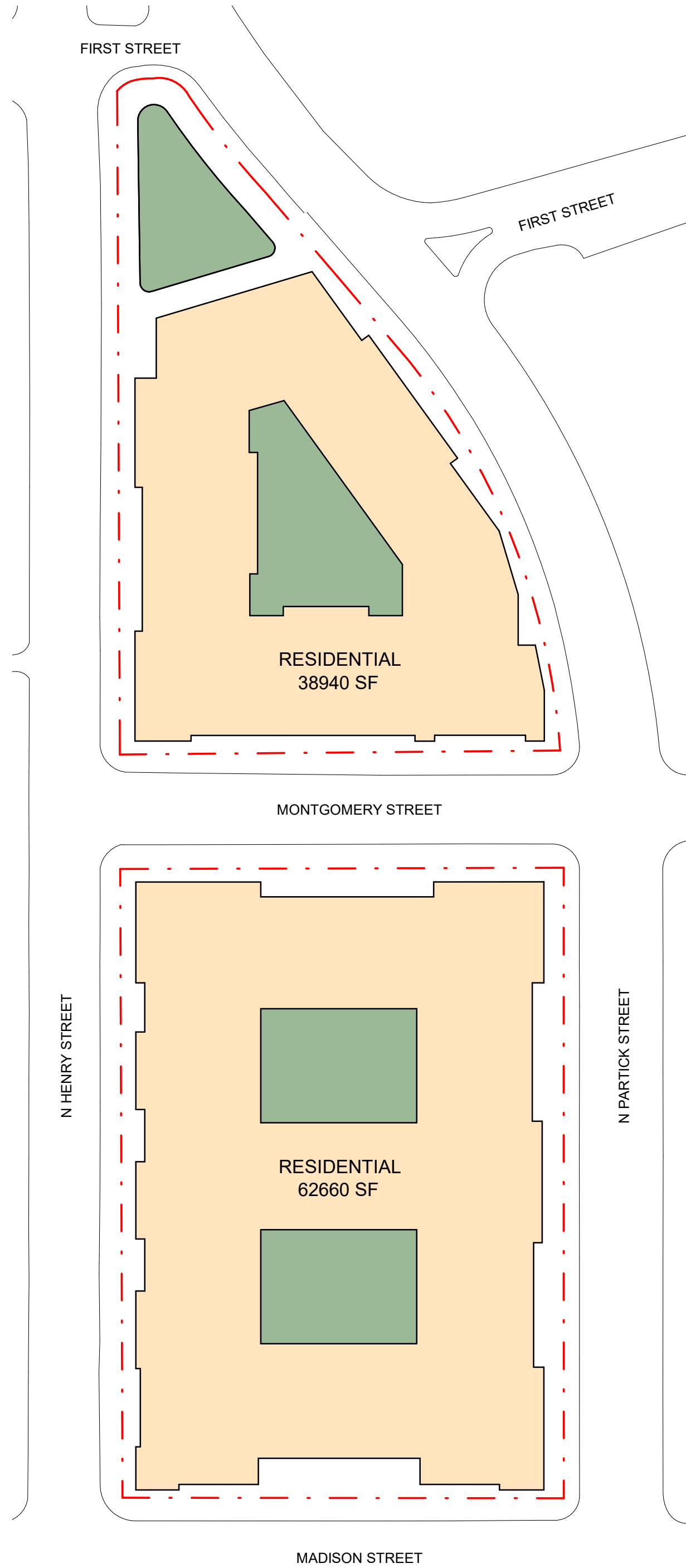
1 1ST FLOOR PLAN

1" = 60'-0"



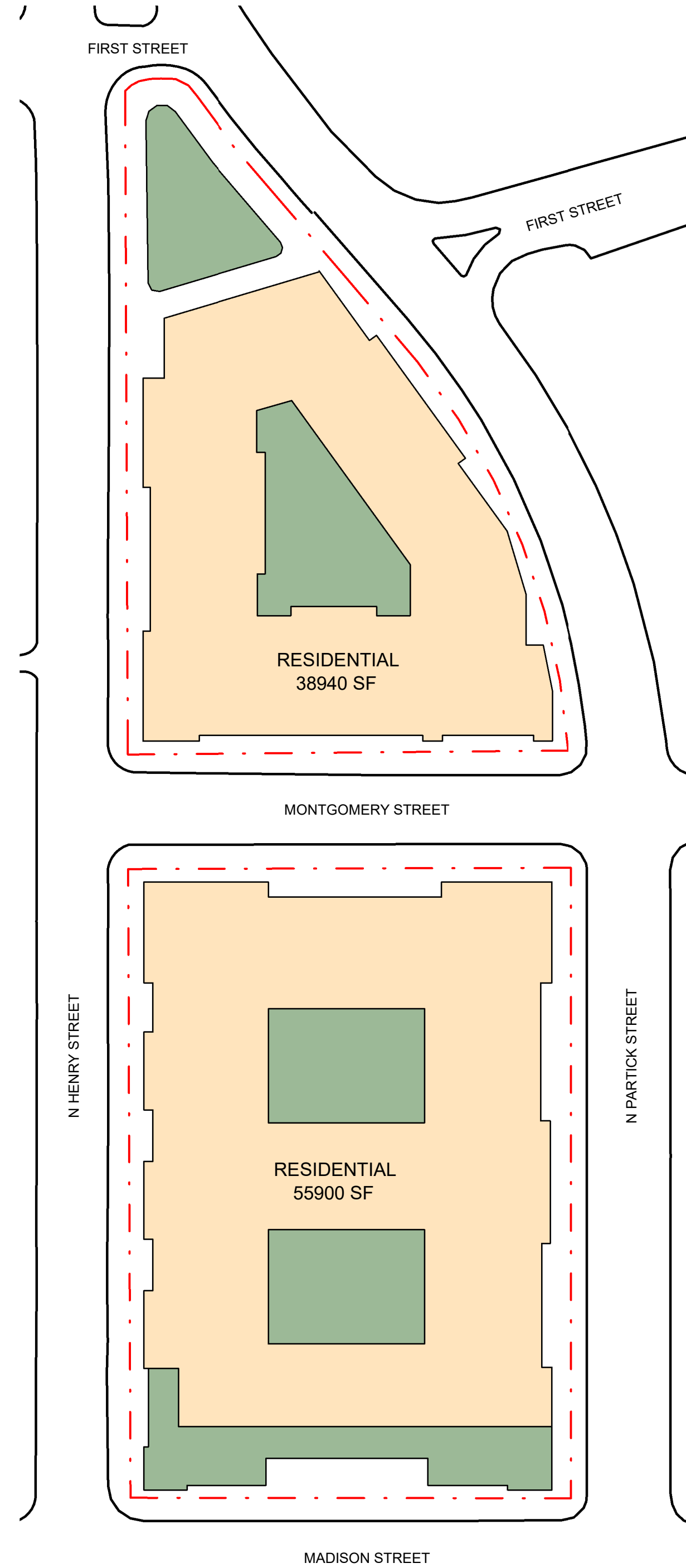
2 2ND & 3RD FLOOR PLANS

1" = 60'-0"



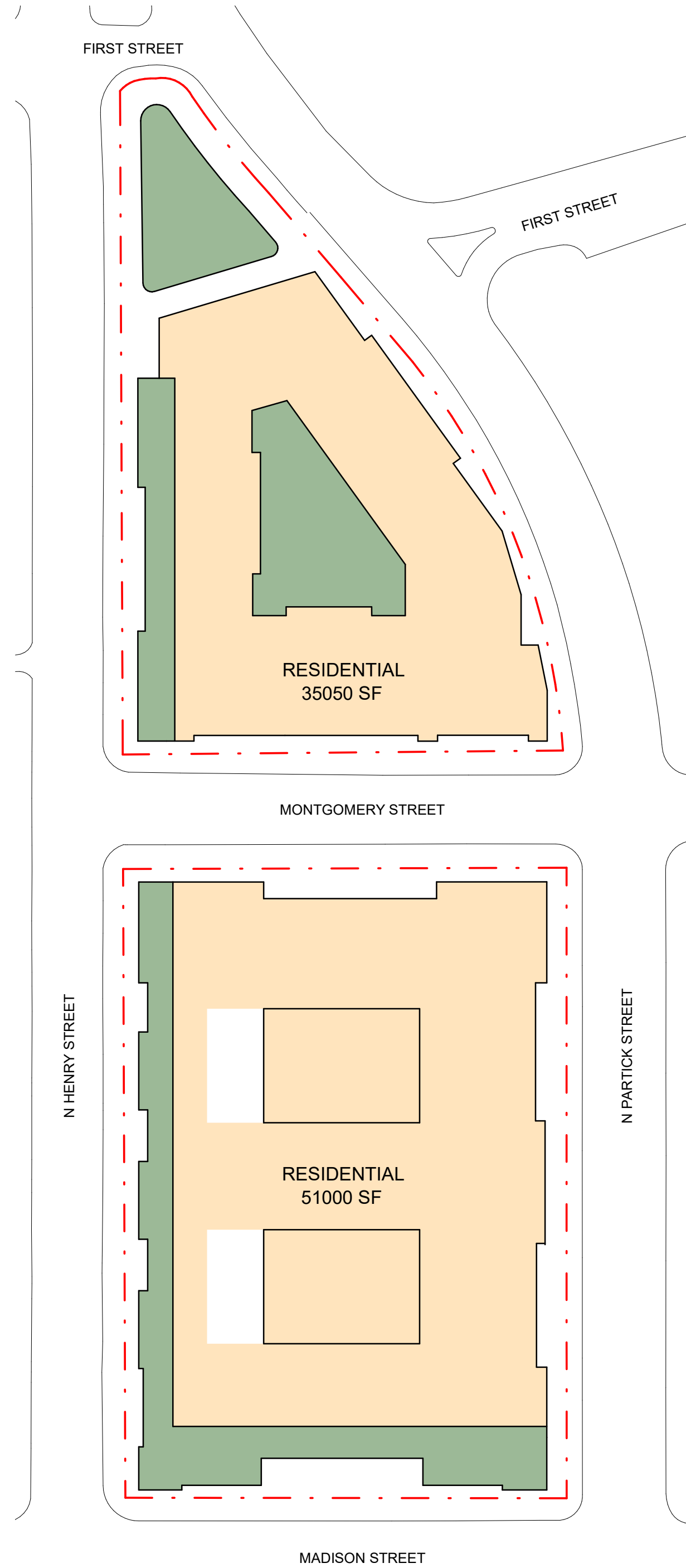
3 4TH FLOOR PLAN

1" = 60'-0"



4 5TH & 6TH FLOOR PLAN (7TH FLOOR PLAN AT SOUTH BLDG SIM)

1" = 60'-0"



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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
1 Concept 1 03/15/2022

CONCEPT FLOOR PLANS & GFA TABULATIONS

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
K.T.

DRAWN
C.S., B.L.

DATE APPROVED
February 4, 2021 X.Y.

SCALE: JOB NO.
As indicated Project Number

DRAWING NO.

A01

03.15.2022 - CONCEPT 1 SUBMISSION

1 PARKING LEVEL PLANS

1" = 40'-0"



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BOWMAN
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GOROVE SLADE
202.540.1924

Key Plan

Issue

NO.	DATE
1 Concept 1	03/15/2022

CONCEPT PARKING LEVEL PLANS

PRINCIPAL IN CHARGE
S.E.

PROJECT ARCHITECT
K.T.

DRAWN
C.S., B.L.

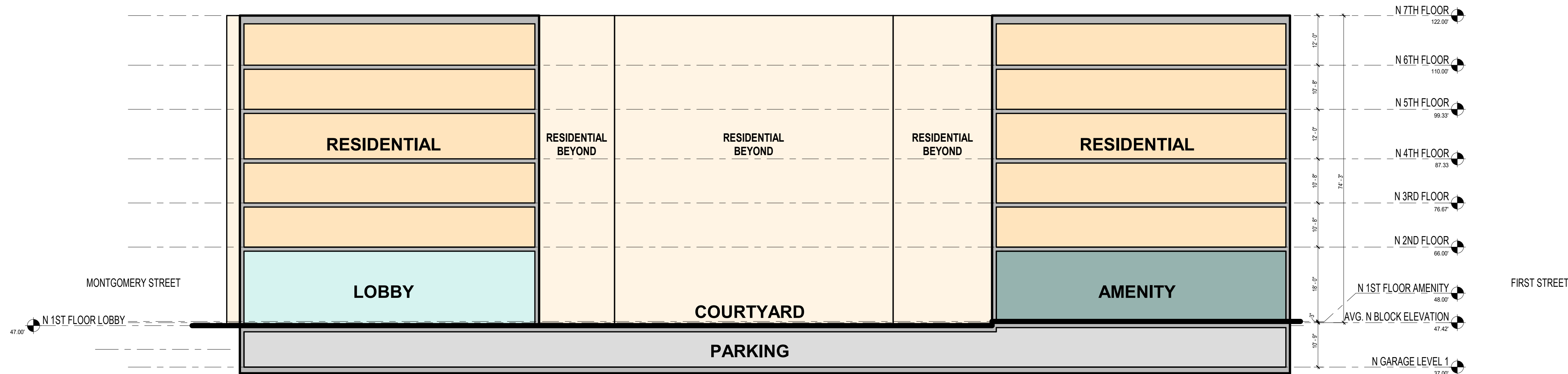
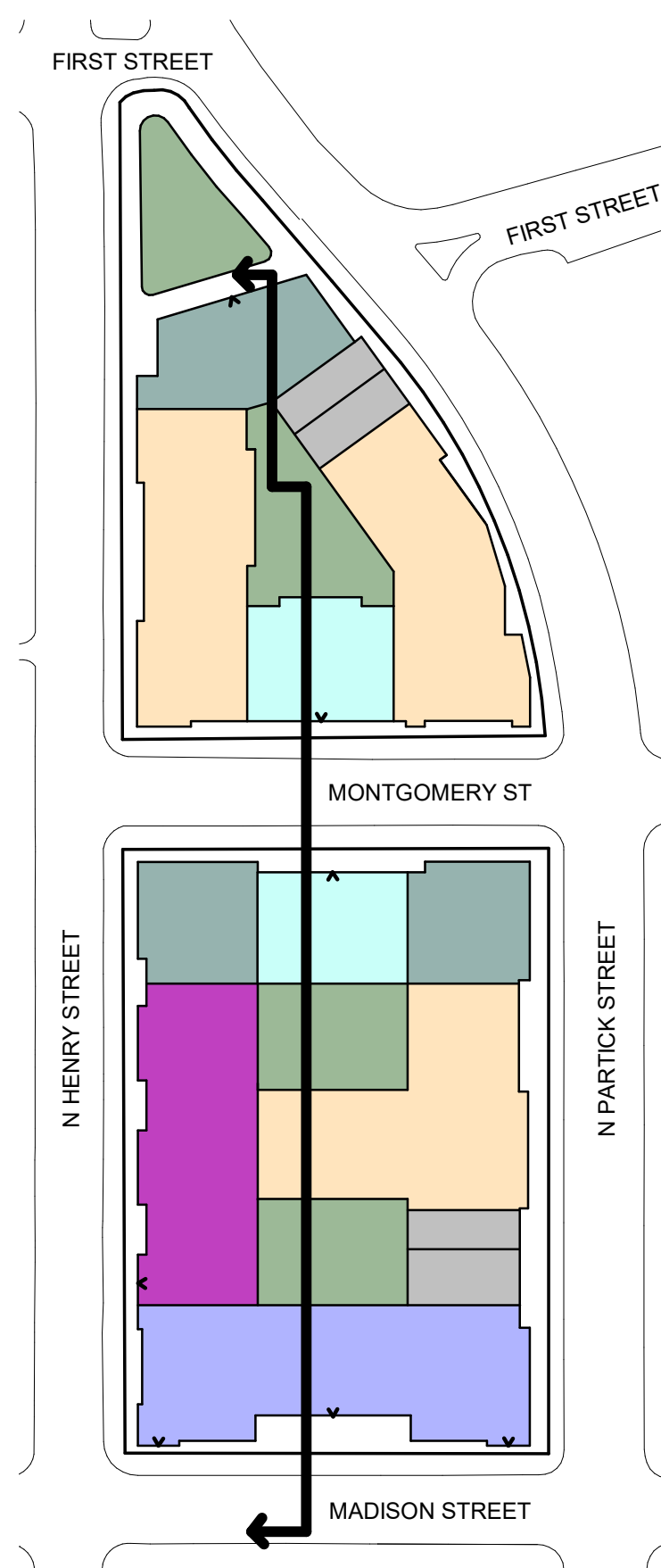
DATE February 4, 2021	APPROVED X.Y.
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SCALE: 1" = 40'-0"	JOB NO. Project Number
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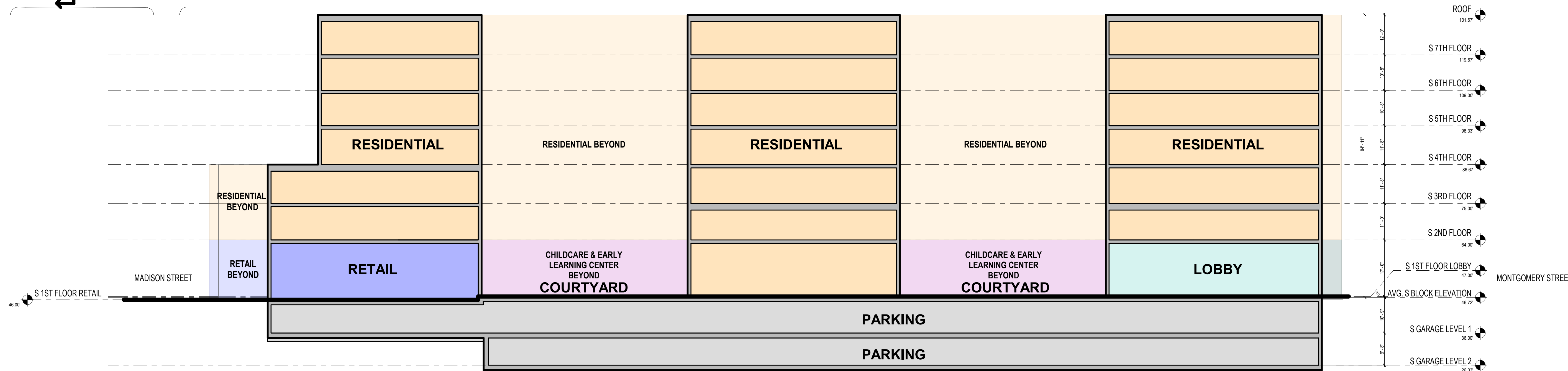
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A02

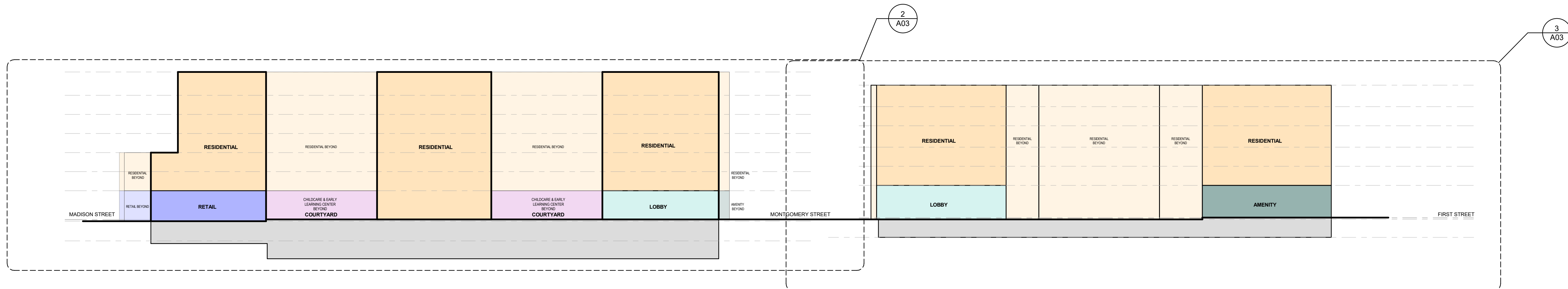
03.15.2022 - CONCEPT 1 SUBMISSION



3 NORTH BUILDING SECTION
1/16" = 1'-0"



2 SOUTH BUILDING SECTION
1/16" = 1'-0"



1 SITE & BUILDING SECTIONS
1/32" = 1'-0"

AHRA Samuel Madden

RECORD OWNER
ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY
703.549.7115

DEVELOPER
FAIRSTEAD
240.360.5200

DEVELOPER
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561.998.4465

DEVELOPER
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202.667.3002

ATTORNEY
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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. 1 DATE 03/15/2022
1 Concept 1

BUILDING SECTIONS

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

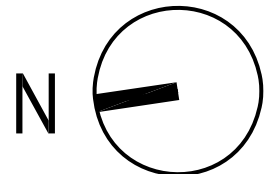
DRAWING NO.

A03



1 GATEWAY PARK CONCEPT PLAN

1/8" = 1'-0"



3/14/2022 11:45:42 AM



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AHRA Samuel Madden

RECORD OWNER
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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

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LAND DESIGN
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GOROVE SLADE
202.540.1924

Key Plan

Issue

NO.	DATE
1 Concept 1	3/15/2022

GATEWAY PARK CONCEPT PLAN

PRINCIPAL IN CHARGE
B.S.

PROJECT ARCHITECT
D.J.

DRAWN
B.S., D.J.

DATE	APPROVED
March 15, 2022	X.Y.

SCALE:	JOB NO.
As Indicated	Project Number

DRAWING NO.

L-001

03.15.2022 - CONCEPT 1 SUBMISSION