DEVELOPMENT PRELIMINARY SITE PLAN

THE HERITAGE AT OLD TOWN

CITY OF ALEXANDRIA, VIRGINIA

ENVIRONMENTAL SITE ASSESSMENT

BUILDING CODE ANALYSIS

ZONING TABULATIONS

AREA TABULATIONS

SITE

COVER SHEET

PROJECT DESCRIPTION NARRATIVE

VICINITY MAP

SUP/MODIFICATIONS REQUESTED

OWNER/DEVELOPER

UTILITY WARNING!!

ARCHAEOLOGICAL NOTE:

PROJECT DESCRIPTION NARRATIVE

THE HERITAGE AT OLD TOWN

VIRGINIA

140099-01-001

OCTOBER, 2019

STL

KJB
### Post-Development Project (Treatment Volume and Loads)

#### Site Information
- **Post-Development Project (Treatment Volume and Loads)**: Enter Total Disturbed Area (acres) **43.75**

#### Pre-Redevelopment Land Cover (acres)
- **Total Pre-Redevelopment (TPR)**: 3.22
- **Total Pre-Redevelopment Land Cover (TPR)**: 1.14
- **Total Pre-Redevelopment Impervious Cover (TPR)**: 0.64

#### Post-Development Land Cover (acres)
- **Total Post-Development (TPD)**: 2.73
- **Total Post-Development Land Cover (TPD)**: 1.06
- **Total Post-Development Impervious Cover (TPD)**: 0.57

#### Treatment Volumes and Nutrient Load
- **Pre-Redevelopment Treatment Volumes (TPR)**: 0.36
- **Pre-Redevelopment TP Load (BOD)**: 0.73
- **Pre-Redevelopment TP Load (N)**: 0.49

#### Post-Development Treatment Volumes (TPD)
- **Post-Development Treatment Volumes (TPD)**: 0.36
- **Post-Development TP Load (BOD)**: 0.73
- **Post-Development TP Load (N)**: 0.49

### Site Compliance Summary

<table>
<thead>
<tr>
<th><strong>Parameter</strong></th>
<th><strong>Pre-Redevelopment TP Load (BOD)</strong></th>
<th><strong>Pre-Redevelopment TP Load (N)</strong></th>
<th><strong>Post-Development TP Load (BOD)</strong></th>
<th><strong>Post-Development TP Load (N)</strong></th>
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<tbody>
<tr>
<td><strong>Pre-Redevelopment TP Load (BOD)</strong></td>
<td>0.73</td>
<td>0.49</td>
<td>0.73</td>
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<td><strong>Pre-Redevelopment TP Load (N)</strong></td>
<td>0.49</td>
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**Target Reduction Exceeded by 0.1 lb/year**

### Alexandria Water Quality Volume Default
- **Pre-Development Water Quality Volume Default**: 4.76
- **Post-Development Water Quality Volume Default**: 4.50

### Membrane System Design
- **Membrane Area (sq ft)**: 28.84
- **Membrane Proportion (sq ft)**: 7.76

### ALEXANDRIA WATER QUALITY VOLUME DEFAULT
- **Capacity (gpm)**: 15.00
- ** membrane system: 28.84
- **flown: 7.76

### Membrane System Design
- **Membrane Area (sq ft)**: 28.84
- **Membrane Proportion (sq ft)**: 7.76

### Membrane System Design
- **Membrane Area (sq ft)**: 28.84
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### Membrane System Design
- **Membrane Area (sq ft)**: 28.84
- **Membrane Proportion (sq ft)**: 7.76
### Stormwater Best Management Practices (BR = Runoff Reduction)

<table>
<thead>
<tr>
<th>Practice</th>
<th>Runoff Reduction Credit (%)</th>
<th>Managed Turf Credit Area (acres)</th>
<th>Impervious Cover Credit Area (acres)</th>
<th>Volume from Upstream Practice (ft³)</th>
<th>Runoff Reduction (%)</th>
<th>Remaining Runoff Volume (ft³)</th>
<th>BMP Treatment Volume (ft³)</th>
<th>Total BMP Treatment Volume (ft³)</th>
<th>Phosphorus Removal Efficiency (%)</th>
<th>Phosphorus Load from Upstream Practice (lb)</th>
<th>Unretained Phosphorus Load to Practice (lb)</th>
<th>Remaining Phosphorus Load (lb)</th>
<th>Downstream Practice to be Employed</th>
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<tbody>
<tr>
<td>1. Vegetated Roof (V)</td>
<td>45</td>
<td>0.09</td>
<td>1.39</td>
<td>371</td>
<td>139</td>
<td>232</td>
<td>0</td>
<td>0.19</td>
<td>0.09</td>
<td>0.11</td>
<td>14.6 MTD - Hydroseeding</td>
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<tr>
<td>2. Bioretention (B)</td>
<td>40</td>
<td>0.69</td>
<td>0</td>
<td>215</td>
<td>0</td>
<td>215</td>
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<td>0</td>
<td>1.03</td>
<td>1.03</td>
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<td></td>
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<td>3. Manufactured Treatment Devices (M)</td>
<td>40</td>
<td>0.69</td>
<td>0</td>
<td>215</td>
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</table>

#### Drainage Area A

<table>
<thead>
<tr>
<th>Practice</th>
<th>A Soils</th>
<th>B Soils</th>
<th>C Soils</th>
<th>D Soils</th>
<th>S Totals</th>
<th>Land Cover R%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Power/Tree Space (acres)</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Managed Turf (acres)</td>
<td>0.00</td>
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<td>0.00</td>
<td>0.00</td>
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<tr>
<td>Impervious Cover (acres)</td>
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<td>1.39</td>
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#### Drainage Area B

<table>
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<th>A Soils</th>
<th>B Soils</th>
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<td>0.72</td>
<td>0.72</td>
<td>0.72</td>
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### Stormwater Best Management Practices (BR = Runoff Reduction)

<table>
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<th>Practice</th>
<th>Runoff Reduction Credit (%)</th>
<th>Managed Turf Credit Area (acres)</th>
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<th>Volume from Upstream Practice (ft³)</th>
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<table>
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<th>Practice</th>
<th>A Soils</th>
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<th>D Soils</th>
<th>S Totals</th>
<th>Land Cover R%</th>
</tr>
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<tbody>
<tr>
<td>Power/Tree Space (acres)</td>
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<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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</tr>
<tr>
<td>Managed Turf (acres)</td>
<td>0.00</td>
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<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Impervious Cover (acres)</td>
<td>1.39</td>
<td>1.39</td>
<td>1.39</td>
<td>1.39</td>
<td>1.39</td>
<td>1.39</td>
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</table>

#### Drainage Area B

<table>
<thead>
<tr>
<th>Practice</th>
<th>A Soils</th>
<th>B Soils</th>
<th>C Soils</th>
<th>D Soils</th>
<th>S Totals</th>
<th>Land Cover R%</th>
</tr>
</thead>
<tbody>
<tr>
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<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Managed Turf (acres)</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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### 1-YEAR PRE-DEVELOPMENT HYDROGRAPH

#### 1-YEAR POST-DEVELOPMENT HYDROGRAPH

#### 10-YEAR PRE-DEVELOPMENT HYDROGRAPH

#### 10-YEAR POST-DEVELOPMENT HYDROGRAPH

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Fax: (703) 481-9720

www.bowmanconsulting.com

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THE HERITAGE AT OLD TOWN

VIRGINIA

140099-01-001

OCTOBER, 2019

CITY OF ALEXANDRIA
### Drainage Area C

**Drainage Area A Land Cover (acres)**

<table>
<thead>
<tr>
<th>Practice</th>
<th>A Soils</th>
<th>B Soils</th>
<th>C Soils</th>
<th>D Soils</th>
<th>Totals</th>
<th>Land Cover Rd.</th>
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</thead>
<tbody>
<tr>
<td>Open/Space (acres)</td>
<td>0.00</td>
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<td>15</td>
<td>75</td>
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<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Infiltration (acres)</td>
<td>1.39</td>
<td>1.39</td>
<td>1.39</td>
<td>1.39</td>
<td>0.39</td>
<td>0.39</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1.39</td>
<td>1.39</td>
<td>1.39</td>
<td>1.39</td>
<td>0.39</td>
<td>0.39</td>
</tr>
</tbody>
</table>

**Stormwater Best Management Practices (RR = Runoff Reduction)**

- **Practice**
  - Vegetated Roof (WR)
  - Bioretention (BR) or Micro-Bioretention (BR)
  - Manufactured Treatment Devices (MT)

**Runoff Reduction**

<table>
<thead>
<tr>
<th>Practice</th>
<th>Runoff Reduction Credit (%)</th>
<th>Managed Turf Credit (acres)</th>
<th>Infiltration Credit (acres)</th>
<th>Volume From Uptakes Practice (a)</th>
<th>Runoff Volume (b)</th>
<th>Remaining Runoff Volume (c)</th>
<th>Total BMP Treatment Volume (d)</th>
<th>Phosphorus Removal Efficiency (%)</th>
<th>Phosphorus Load from Uptakes Practice (a)</th>
<th>Phosphorous Load from Practice (b)</th>
<th>Remaining Phosphorous Load (d)</th>
<th>Downstream Practice to be Employed</th>
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<tr>
<td>WR</td>
<td>45</td>
<td>0.68</td>
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<td>124</td>
<td>124</td>
<td>124</td>
<td>276</td>
<td>0.37</td>
<td>0.37</td>
<td>0.37</td>
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<tr>
<td>BR</td>
<td>40</td>
<td>0.64</td>
<td>0.64</td>
<td>0</td>
<td>900</td>
<td>2,276</td>
<td>2,366</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>MT</td>
<td>40</td>
<td>0.64</td>
<td>0.64</td>
<td>0</td>
<td>900</td>
<td>2,276</td>
<td>2,366</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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**Drainage Area C**

<table>
<thead>
<tr>
<th>Practice</th>
<th>A Soils</th>
<th>B Soils</th>
<th>C Soils</th>
<th>D Soils</th>
<th>Totals</th>
<th>Land Cover Rd.</th>
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<tbody>
<tr>
<td>Open/Space (acres)</td>
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<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Managed Turf (acres)</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Infiltration (acres)</td>
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<td>0.00</td>
<td>0.00</td>
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<td>0.00</td>
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</table>

- **Volume from Uptakes Practice (a)**
  - 1,386
  - 2,276
  - 0
  - 2,366

- **Remaining Runoff Volume (c)**
  - 276

- **Total BMP Treatment Volume (d)**
  - 2,366

- **Phosphorus Removal Efficiency (%)**
  - 0.37

- **Phosphorus Load from Uptakes Practice (a)**
  - 0.00

- **Phosphorous Load from Practice (b)**
  - 0.00

- **Remaining Phosphorous Load (d)**
  - 0.00

- **Downstream Practice to be Employed**
  - 0.00

**Drainage Area D**

**Stormwater Best Management Practices (RR = Runoff Reduction)**

- **Practice**
  - Bioretention (BR)

**Runoff Reduction**

<table>
<thead>
<tr>
<th>Practice</th>
<th>Runoff Reduction Credit (%)</th>
<th>Managed Turf Credit (acres)</th>
<th>Infiltration Credit (acres)</th>
<th>Volume From Uptakes Practice (a)</th>
<th>Runoff Volume (b)</th>
<th>Remaining Runoff Volume (c)</th>
<th>Total BMP Treatment Volume (d)</th>
<th>Phosphorus Removal Efficiency (%)</th>
<th>Phosphorus Load from Uptakes Practice (a)</th>
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<th>Downstream Practice to be Employed</th>
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<tbody>
<tr>
<td>BR</td>
<td>40</td>
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**Drainage Area D**

<table>
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<tr>
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<th>A Soils</th>
<th>B Soils</th>
<th>C Soils</th>
<th>D Soils</th>
<th>Totals</th>
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<tr>
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<td>0.00</td>
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<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

- **Volume from Uptakes Practice (a)**
  - 0

- **Remaining Runoff Volume (c)**
  - 276

- **Total BMP Treatment Volume (d)**
  - 2,366

- **Phosphorus Removal Efficiency (%)**
  - 0.00

- **Phosphorus Load from Uptakes Practice (a)**
  - 0.00

- **Phosphorous Load from Practice (b)**
  - 0.00

- **Remaining Phosphorous Load (d)**
  - 0.00

- **Downstream Practice to be Employed**
  - 0.00
### Storm Outfall Analysis (2 of 2)

**CITY OF ALEXANDRIA**  
**THE HERITAGE AT OLD TOWN**  
**VIRGINIA**  
**140099-01-001**  
**OCTOBER, 2019**

#### Development Preliminary Site Plan

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<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Location</th>
<th>Event</th>
<th>Details</th>
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**Table 2 Year Storm Outfall Computations**

<table>
<thead>
<tr>
<th>Year</th>
<th>Event Type</th>
<th>Peak Flow</th>
<th>Drainage Area</th>
<th>Duration</th>
<th>Depth</th>
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<tr>
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**Table 10 Year Storm Outfall Computations**

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<th>Year</th>
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---

**Table Outfall Analysis Narrative**

- Description of storm outfall analysis methodology.
- Key findings and recommendations.
- Comparison with existing infrastructure.

---

**Figure 2 Year Storm Outfall Analysis Diagram**

- Visual representation of storm outfall computations.
- Diagram highlighting critical areas.

---

**Figure 10 Year Storm Outfall Analysis Diagram**

- Visual representation of storm outfall computations.
- Diagram highlighting critical areas.

---

**Conclusion**

- Summary of findings.
- Implications for development.
- Recommendations for future work.

---

**Appendix**

- Additional data and calculations.
- Technical specifications.
- Contact information for further assistance.

---

**References**

- List of sources consulted for storm outfall analysis.
- Legal and regulatory frameworks.

---

**Acknowledgments**

- Thanks to stakeholders and contributors.
- Acknowledgement of project partners.

---

**Appendix A**

- Detailed tables and graphs.
- Supplementary analysis.

---

**Appendix B**

- Detailed tables and graphs.
- Supplementary analysis.

---

**Appendix C**

- Detailed tables and graphs.
- Supplementary analysis.
THE HERITAGE AT OLD TOWN
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA

STORMWATER LINE OF VAULT BELOW

VEHICLE TURNING PLAN (3 OF 4)

C17.20
KJB
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

UNIT PUMP TRANSFORMER VAULT TRASH UNIT
24' - 2"
PUTNAM 16 %

UTILITY GARAGE ELEV.

UNIT UNIT UNIT UNIT
TRASH UNIT UNIT UNIT UNIT
25' - 0"

UNIT UNIT UNIT UNIT
RAMP DN UTILITY
@ 8.3%

UNIT UNIT UNIT UNIT
25' - 0"

UNIT UNIT UNIT UNIT
LOADING RAMP DN UTILITY
@ 8.3%

STORMWATER LINE OF VAULT BELOW

UNIT UNIT UNIT UNIT
RAMP DN UTILITY
@ 8.3%

UNIT UNIT UNIT UNIT
25' - 0"

UNIT UNIT UNIT UNIT
RAMP DN UTILITY
@ 8.3%
Fire Lane Designations

1. Fire Lanes
   Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems as designated by the Director of Code Enforcement. Curbing and street components shall conform to the standards established by Transportation and Environment Services for emergency vehicle easements.

2. Sign Specifications
   Fire lane signs shall be metal construction, 12 inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign. The lettering shall be "NO PARKING FIRE LANE," placed as shown in Figure 3. Lettering size shall be as follows: "NO PARKING" - 2 inches, "FIRE LANE" - 2-1/2 inches. Arrows (where applicable) - 1 inch by 6 inches solid shaft with solid head 1-1/2 inches wide and 2 inches deep.

   Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a sign post or other approved structure as designated by the Director of Code Enforcement. Posts for signs, when required, shall be metal and securely mounted.

   Signs shall face in the direction of vehicle travel. In areas where fire lanes involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to fire lane signs shall be approved by the Fire Marshal.

NOTE: NO FIRE TRUCK TURNS ON BLOCK 1 ARE ON THE SITE. ALL FIRE ACCESS FOR BLOCK 1 IS ALONG THE STREET FRONTAGE.
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   Other special signs or modifications to fire lane signs shall be approved by the Fire Marshal.

NOTE: NO FIRE TRUCK TURNS FOR BLOCK 4 ARE ON THE SITE. ALL FIRE ACCESS FOR BLOCK 4 IS ALONG THE STREET FRONTAGE.
Site Zoning: RMF

Total Site Area: 207,158 SF

25% Site Area: 51,789 SF

Tree Canopy Required: 51,789 SF

Tree Canopy Provided With Preservation: 0 SF (0%)

**TREE CANOPY CALCULATIONS**

**Site Zoning:** RMF

**Total Site Area:** 207,158 SF

**25% Site Area:** 51,789 SF

**Tree Canopy Required:** 51,789 SF

**Tree Canopy Provided With Preservation:** 0 SF (0%)

**Legend:**
- Existing Tree to be Preserved
- Existing Tree to be Removed
- Tree Canopy Provided With Preservation

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**CITY OF ALEXANDRIA**

**THE HERITAGE AT OLD TOWN**

**VIRGINIA**

**140099-01-001**

**OCTOBER, 2019**

**STL DEVELOPMENT PRELIMINARY SITE PLAN**

**KJB**

**OVERALL TREE PRESERVATION PLAN**

**T1.00**

**MA-6213A**

**G. HARTMANN**

**BENJAMIN CERF**

**TREES**

**ARBOR**

**CONSULTING**

**ARCHITECTURAL**

**TECHNICAL**

**2028-107-0001**

**2019-01-01**

**T1.00**

**APPROVED**

**DEVELOPMENT PRELIMINARY SITE PLAN**

**CITY OF ALEXANDRIA**

**THE HERITAGE AT OLD TOWN**

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**2028-107-0001**

**2019-01-01**

**T1.00**

**APPROVED**
NOTES:
1) SLOPE OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION
2) ALL WALLS, CEILINGS, AND COLUMNS TO BE PAINTED WHITE
C COMPACT
C LE/FE COMPACT LOW EMMITTING/FUEL EFFICIENT
HC ACCESSIBLE
HC VAN ACCESSIBLE VAN
LE/FE STANDARD LOW EMMITTING/FUEL EFFICIENT
STD STANDARD
T TANDEM
EVCS ELECTRIC VEHICLE CHARGING STATION
PARKING SPACE DIMENSIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE SECTION 8-200 (D)

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105 PARKING SPACES

LEVEL 1
- Standard: 79
- Compact: 19
- Accessible: 2
- Accessible Van: 2

LEVEL GARAGE
- Standard: 150
- Compact: 39
- Accessible: 2

TOTAL PARKING: 296

HERITAGE SITE
1. BLOCK 4 - NW CORNER - WILKES ST. PARK & S. PATRICK ST.

2. BLOCK 4 - SW CORNER - S. PATRICK ST. & GIBBON ST.

3. BLOCK 4 - SE CORNER - GIBBON ST. & S. ALFRED ST.

4. BLOCK 4 - NE CORNER - S. ALFRED ST. & WILKES ST. PARK.
**BASEMENT**

Area exclusions per City of Alexandria Zoning Ordinance 2-145. (850 SF of area excluded per required isle)

**LOADING DOCK**

Area exclusions per City of Alexandria Zoning Ordinance 2-145.

**BALCONY**

Area exclusions per City of Alexandria Zoning Ordinance 2-145.

**CIRCULATION - SHAFTS - MECHANICAL ROOMS**

Area exclusions per City of Alexandria Zoning Ordinance 2-145.

**LAVATORY**

Area exclusions per City of Alexandria Zoning Ordinance 2-145 (50 SF max. of area excluded per lavatory)

Remaining Net Floor Area - Per City of Alexandria Zoning Ordinance 2-145

*NOTE: Basement garage levels not counted towards GF or Floor Area Ratio*
OPEN SPACE - At grade
OPEN SPACE - Courtyard
OPEN SPACE - Rooftop

OVERALL OPEN SPACE REQUIREMENT
COMBINED SITE AREA: 207,158 SF
REQUIRED OPEN SPACE: 51,766 SF
TOTAL OPEN SPACE: 71,120 SF
BASEMENT. Area exclusions per City of Alexandria Zoning Ordinance 2-145.

LOADING DOCK. Area exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required isle).

BALCONY. Area exclusions per City of Alexandria Zoning Ordinance 2-145 (2,871 SF of area excluded per required).

CIRCULATION - SHAFTS - MECHANICAL ROOMS. Area exclusions per City of Alexandria Zoning Ordinance 2-145 (7,712 SF of area excluded).

LAVATORY. Area exclusions per City of Alexandria Zoning Ordinance 2-145 (9,247 SF of area excluded per lavatory).

REMAINING NET FLOOR AREA. Per City of Alexandria Zoning Ordinance 2-145 (200 SF of area excluded per floor).

NOTE: Basement garage levels not counted towards GFA or Floor Area Ratio.
OVERALL OPEN SPACE REQUIREMENT

COMBINED SITE AREA: 207,158 SF
REQUIRED OPEN SPACE: 51,790 SF
TOTAL OPEN SPACE: 71,120 SF

OPEN SPACE - At grade
OPEN SPACE - Courtyard
OPEN SPACE - Rooftop

OPEN SPACE PLAN

COOPERATING AGENCIES:
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
DEPARTMENT OF PLANNING & ZONING

SIGNATURES:
ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Bowman Consulting Group
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151
p. 703.464.1000

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320
Alexandria, VA 22314
p. 703.548.5010

© Hord Coplan Macht, Inc.
### AREA EXCLUSIONS

- **Balcony**: 1,657 SF
- **Basement**: 10,788 SF
- **Circulation, Shafts & Mechanical**: 13,849 SF
- **Lavatory**: 19,093 SF

**Net Floor Area** - After exclusions: 249,126 SF

**Total Gross Area**: 294,513 SF

### LEVEL 1
- **Gross Area**: 10,788 SF
- **Exclusions**: Balcony 57 SF, Circulation, Shafts & Mechanical 2,287 SF, Lavatory 2,699 SF
- **Net Floor Area** - After exclusions: 39,274 SF

### LEVEL 2
- **Gross Area**: 44,316 SF
- **Exclusions**: Balcony 440 SF, Circulation, Shafts & Mechanical 2,402 SF, Lavatory 3,399 SF
- **Net Floor Area** - After exclusions: 43,329 SF

### LEVEL 3
- **Gross Area**: 49,569 SF
- **Exclusions**: Balcony 368 SF, Circulation, Shafts & Mechanical 2,420 SF, Lavatory 3,499 SF
- **Net Floor Area** - After exclusions: 44,887 SF

### LEVEL 4
- **Gross Area**: 51,173 SF
- **Exclusions**: Balcony 368 SF, Circulation, Shafts & Mechanical 2,420 SF, Lavatory 3,499 SF
- **Net Floor Area** - After exclusions: 44,629 SF

### LEVEL 5
- **Gross Area**: 50,915 SF
- **Exclusions**: Balcony 368 SF, Circulation, Shafts & Mechanical 2,420 SF, Lavatory 3,499 SF
- **Net Floor Area** - After exclusions: 44,629 SF

### LEVEL 6
- **Gross Area**: 30,514 SF
- **Exclusions**: Balcony 139 SF, Circulation, Shafts & Mechanical 1,693 SF, Lavatory 2,099 SF
- **Net Floor Area** - After exclusions: 26,582 SF

### LEVEL 7
- **Gross Area**: 30,012 SF
- **Exclusions**: Balcony 139 SF, Circulation, Shafts & Mechanical 1,537 SF, Lavatory 2,099 SF
- **Net Floor Area** - After exclusions: 26,236 SF

### LEVEL 8
- **Gross Area**: 27,227 SF
- **Exclusions**: Balcony 146 SF, Circulation, Shafts & Mechanical 1,091 SF, Lavatory 1,799 SF
- **Net Floor Area** - After exclusions: 24,190 SF

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*Note: Basement garage levels not counted towards GFA or Floor Area Ratio.*
1. Contractor shall be responsible for becoming familiar with all underground utilities, pipes, and structures. Contractor shall be responsible for any cost incurred due to damage of said utilities.

2. Size and standards of plant materials shall conform to the latest edition of “USA Standards for Nursery Stock” by the American Association of Nurserymen, Inc. (AAN)

3. Final location of plant material shall be subject to the approval of the Landscape Architect. Contractor is to notify Landscape Architect for inspection after layout is complete and before installation.

4. No substitutions will be allowed without approval by the Landscape Architect.

5. All disturbed areas not planted with trees, shrubs or ground cover shall be sodded lawn unless otherwise noted.

ADDITIONAL INFORMATION WILL BE PROVIDED AT FINAL SITE PLAN

ADDITONAL INFORMATION WILL BE PROVIDED AT FINAL SITE PLAN

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UNIT VR' EK AMENITY I K 8.3% R E 32'-0" UNIT T UNIT O UNIT T UNIT MATCHLINE - BLOCK 4

STANDARDS AND SPECIFICATIONS.

FEET 32 01 L1.50 TRANSPORTATION OF DEPARTMENT AND ALEXANDRIA OF CITY CURRENT THE TO WAY PUBLIC CONSTRUCTION ALL

1. The owner shall be responsible for watering plant material on the property and within the adjacent right-of-way to sustain vigorous plant growth.

2. Establishment period

   a. Trees shall be watered at a minimum rate of twenty (20) to twenty-five (25) gallons, or 1.5 inches, per week during the period of March 1 – December 1 for the establishment period, including rainfall and weather dependent.

   b. Shrubs, herbaceous plants, groundcover, and other vegetation shall be watered at a minimum of one (1) inch per week during the period of March 1 – December 1, or when temperatures are sustained above forty (40) degrees Fahrenheit, for the establishment period, including rainfall.

   c. Turf grass/lawn areas require intensive water management and monitoring during installation and establishment. Continue to water at a rate of one (1) inch per week, including rainfall, especially in summer months.

   d. Lawn areas shall be irrigated in accordance with the standards as specified in the latest version of the landscape specification guidelines: Part 6 – Seeding and Sodding, as published by the landscape contractors association of MD, DC, and VA.

3. Beyond the period outlined above, all plantings shall be watered by hand as necessary throughout the growing season and per the above requirements.

   a. When using hoses for hand watering, hoses may not be left un-stored when watering is not taking place.

   b. Water sources may include tanks, trucks, exterior building faucets, or rain harvesting barrels/cisterns.

   c. Hose bibs or ground set hose connections are set at ninety (90) feet on-center along building perimeters for use in watering.
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