

DOCKET ITEM #5
Subdivision #2021-00008
City Charter Section 9.06 Case #2021-00008
Landbay F and APTA Subdivision
3050 Potomac Avenue and 3601 Richmond Highway

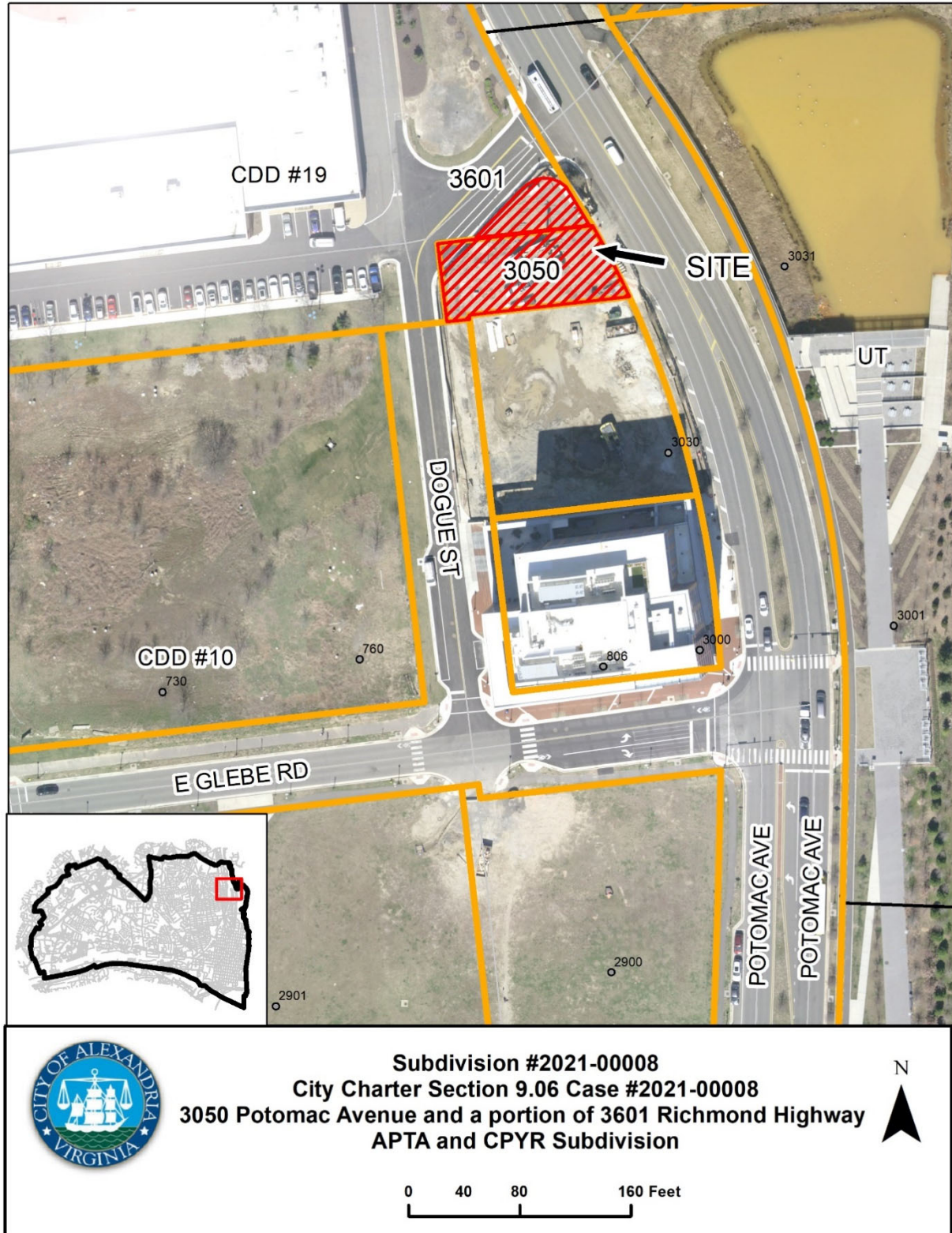
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Public Hearing and consideration of requests to (A) re-subdivide 3050 Potomac Avenue and a portion of 3601 Richmond Highway through the adjustment of property lines; and (B) review whether the dedication of a portion of right-of-way on Wesmond Drive (private) is consistent with the City of Alexandria Master Plan; zoned: CDD#10/Coordinated Development District #10 and CDD#19/Coordinated Development District #19.	Planning Commission Hearing:	December 7, 2021
	City Council Hearing:	December 18, 2021 (For Information Only - City Charter Section 9.06 Case #2021-00008)
Address: 3050 Potomac Avenue and 3601 Richmond Highway	Zones:	CDD #10 and CDD#19
Applicant: JBG/Landbay G, LLC, represented by M. Catharine Puskar, attorney	Small Area Plan:	Potomac Yard / Potomac Greens and North Potomac Yard

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances.

Staff Reviewers: Michael Swidrak, AICP, michael.swidrak@alexandriava.gov
Robert M. Kerns, AICP, robert.kerns@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, JBG/Landbay G, LLC, requests approval for a subdivision, similar to one previously approved in 2018 but that was not recorded within the required timeframe, to allow for a land exchange between the American Physical Therapy Association (APTA) and CPYR, the property owner of Potomac Yard Landbay F. The subdivision will allow for APTA to consolidate its property as envisioned in DSUP#2017-00017 and for the consolidation of ownership of the future segment of Wesmond Drive between Dogue Street and Potomac Avenue. The applicant is also requesting the subdivision of areas that are to be dedicated to the City as part of Wesmond Drive. The dedications are subject to City Council approval at a future hearing.

SITE DESCRIPTION

The site includes two properties, 3050 Potomac Avenue and a portion of 3601 Richmond Highway, as shown in Figure 1. The 6,672 square-foot property at 3050 Potomac Avenue is part of the American Physical Therapy Association (APTA) property subject to a recent DSUP approval (DSUP#2017-0017) and is located to the north of Block A1 within Potomac Yard Landbay G. The property is also known as “Outlot A,” since it is a parcel that was originally reserved for the northernmost segment of Dogue Street as it intersects Potomac Avenue. The majority of Outlot A is utilized for the publicly accessible pedestrian plaza in front of the APTA building. The remaining western portion is currently occupied by a sidewalk and streetscape constructed as part of the 2017 DSUP approval and a small triangular portion of Wesmond Drive.

The second property, owned by CPYR, is 3601 Richmond Highway, on which the Potomac Yard Shopping Center is located, directly to the north and west of Outlot A. Only a small, 1,184-square foot, triangular-shaped portion of this property is included in this subdivision request. The portion in question includes areas of sidewalk, curb and streetscape that were constructed as part of APTA’s DSUP approval and border the site as part of the adjacent segment of Wesmond Drive..

BACKGROUND / PREVIOUS APPROVALS

The building and related site and streetscape improvements at the APTA site, including the triangular-shaped plaza, have been constructed consistent with approved DSUP#2017-0017. APTA included the triangular-shaped plaza into its site once the City confirmed the alignment of a segment of Wesmond Drive north of the site between Dogue Street and Potomac Avenue as part of the North Potomac Yard Small Area Plan. As part of the DSUP application, CPYR provided a letter of consent allowing for construction of Wesmond Drive and the plaza improvements on its property. Condition 37 of the DSUP approval stated that the constructed roadway of Wesmond Drive would be conveyed as a public access easement until the CPYR shopping center redevelops, while the sidewalk and streetscape south of the roadway (and adjacent to the APTA site) would be constructed and dedicated as public right-of-way.

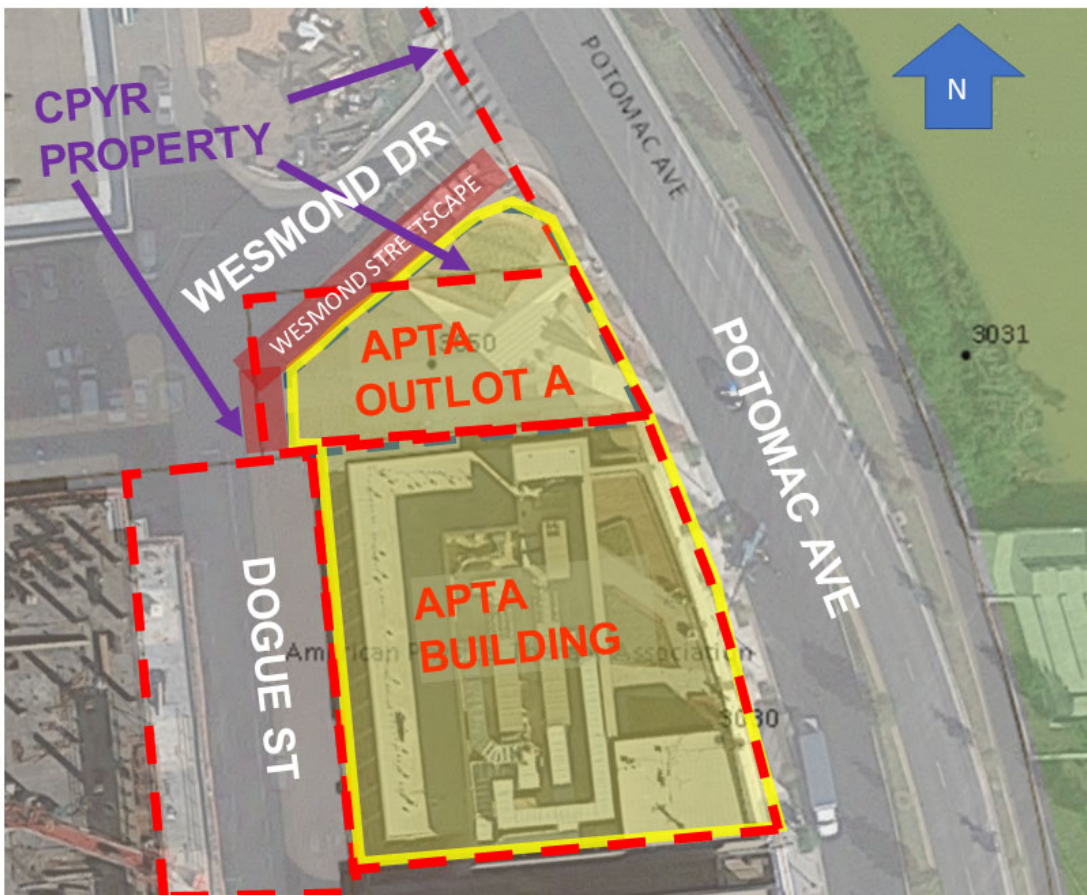


Figure 1: The APTA site in yellow. Note that APTA currently has two parcels ("Building" and "Outlot A") and that the northernmost portion of the site is currently CPYR property.

To consolidate the northern portion of the plaza with the remainder of the APTA property, a subdivision (SUB#2018-00004) was brought forward to Planning Commission in 2018, following approval of the DSUP for the APTA building. The subdivision request included provisions to facilitate the consolidation of the Wesmond Drive right-of-way under CPYR ownership. However, the final subdivision plat was not recorded and the subdivision approval expired May 2020. A rezoning (REZ#2018-00003) was also approved by City Council to coincide with the subdivision request, since APTA is zoned CDD#10 as part of Potomac Yard and CPYR zoned CDD#19 as part of North Potomac Yard.

PROPOSAL

The applicant proposes the subdivision of 3050 Potomac Avenue and a portion of 3601 Richmond Highway for the purpose of land exchange and right-of-way dedication to the City. The subdivided areas will allow for a land transfer that can facilitate APTA's consolidation of its constructed site, as well as delineating areas of public right-of-way and public access easement for the Wesmond Drive segment between Dogue Street and Potomac Avenue. Figure 2 below provides a graphic overview of the proposal.

The first purpose of the subdivision is to facilitate the consolidation of the APTA property. APTA is in control of its building parcel and the majority of the publicly accessible plaza but requires that the 1,184 SF portion of CPYR property be re-subdivided so it can be conveyed to APTA and then allow for the consolidation of the APTA site.

The second purpose of the subdivision is to delineate areas of the Wesmond Drive segment between Dogue Street and Potomac Avenue for either dedication of public access easement. The preliminary subdivision plat labels areas of CPYR and APTA property that will be dedicated for public access easement (roadway) and dedication (sidewalk and streetscape next to eastbound lane) per Condition 37 of the APTA DSUP#2017-00017 approval.

One exception is proposed to the arrangement described above regarding the Wesmond Drive roadway: the northwest corner of APTA Outlot A which is currently Wesmond Drive roadway would be dedicated to the City instead of being included in the public access easement with the remainder of the roadway segment. The applicant has requested this arrangement due to challenges with the conveyance of the property from APTA to CPYR due to restrictions in the deed language, and the challenge of APTA owning this portion of roadway as it seeks to dedicate the adjacent sidewalk to the City. The applicant has proposed (and staff has added a condition requiring) that CPYR solely maintain this 282 square-foot portion of roadway until the entire roadway segment is dedicated in the future when the adjacent shopping center redevelops.



Figure 2: The applicant's subdivision proposal. Note #1 (gold color) is the proposed subdivision and transfer of property from CPYR to APTA for the consolidation of the publicly accessible plaza. Area #2, #3 and #4 (in blue and green) are portions of Wesmond Drive that will be dedicated to the City (#2 and #3) or proposed to be dedicated pending City Council approval (#4).

CITY CHARTER SECTION 9.06

Section 9.06 of the City's Charter states that:

"No widening, extension, narrowing, enlargement, vacation or change in the use of streets and other public ways, grounds and places within the city, nor the sale of any land held by the city, shall be authorized to take place unless such transactions shall have been first submitted to and approved by the [Planning] commission."

The dedication of the 282 square-foot triangular piece of Wesmond Drive roadway (#4 in Figure 2 above and the green area in Figure 3 below) that is currently part of APTA Outlot A is subject to a Section 9.06 review by Planning Commission, since the applicant is proposing to dedicate the property to the City as public right-of-way. The dedication is considered a "change in the use of streets or other public ways," per Section 9.06 of the City Charter. The proposed dedication is a new request and was not previously reviewed by City Council, like the Wesmond Drive sidewalk/streetscape dedication was with DSUP#2017-00017, or by Planning Commission with the 2018 subdivision request.¹ As part of the Section 9.06 review, Planning Commission determines if the dedication is consistent with the Master Plan, though the dedication must be approved by City Council at a future public meeting or hearing. Figure 3 below provides information on the proposed right-of-way dedications related to this subdivision request.

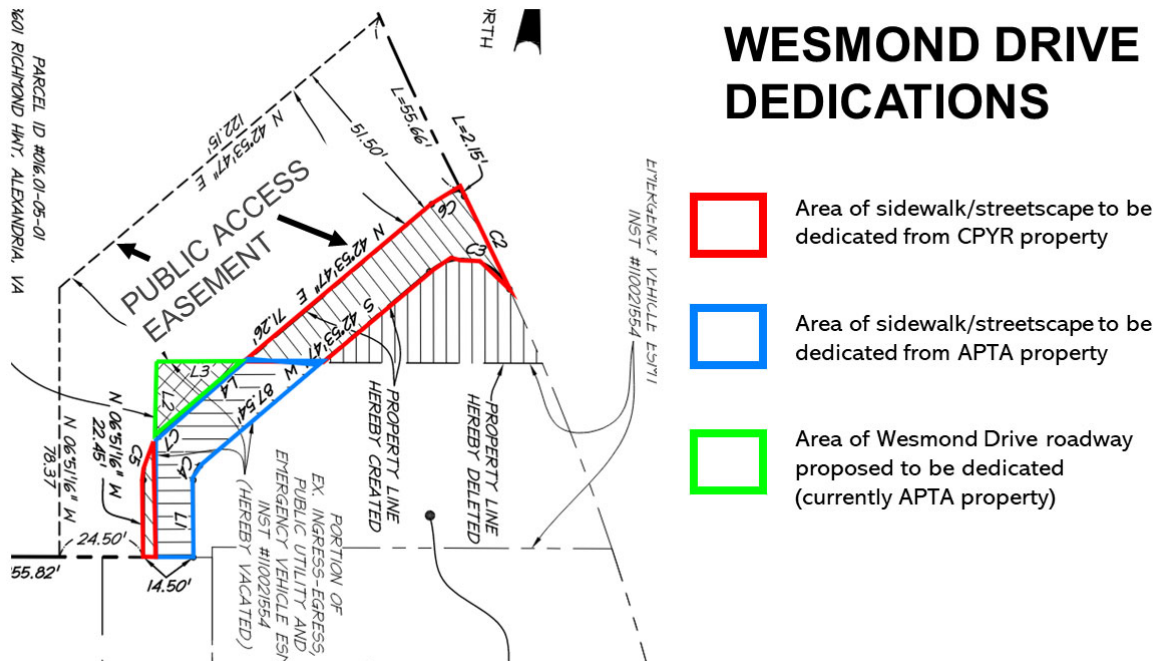


Figure 3: Dedications of public right-of-way to the City related to the proposed subdivision. The portion of Wesmond Drive in green is subject to a Section 9.06 review.

¹ Condition 37 of DSUP#2017-00017 for the APTA site outlined for Wesmond Drive a "public access easement for roadway" and a "dedicated right-of-way from back of curb to property line."

ZONING/MASTER PLAN

The subject properties are located in CDD#10 and CDD#19, which permit a mix of uses. As shown in Figure 4, they also straddle the boundary between the North Potomac Yard Small Area Plan and the Potomac Yard/Potomac Greens Small Area Plan chapters of the Master Plan.

The realigned Wesmond Drive implements the North Potomac Yard Small Area Plan, and the creation of APTA's publicly accessible plaza is consistent with the goals of that plan as well as the adjacent and Potomac Yard/Potomac Greens Small Area Plan.

The 2017 North Potomac Yard SAP update incorporates the current Wesmond Drive alignment into the North Potomac Yard boundary, with the exception of roadway and sidewalk that are currently part of APTA Outlot A.

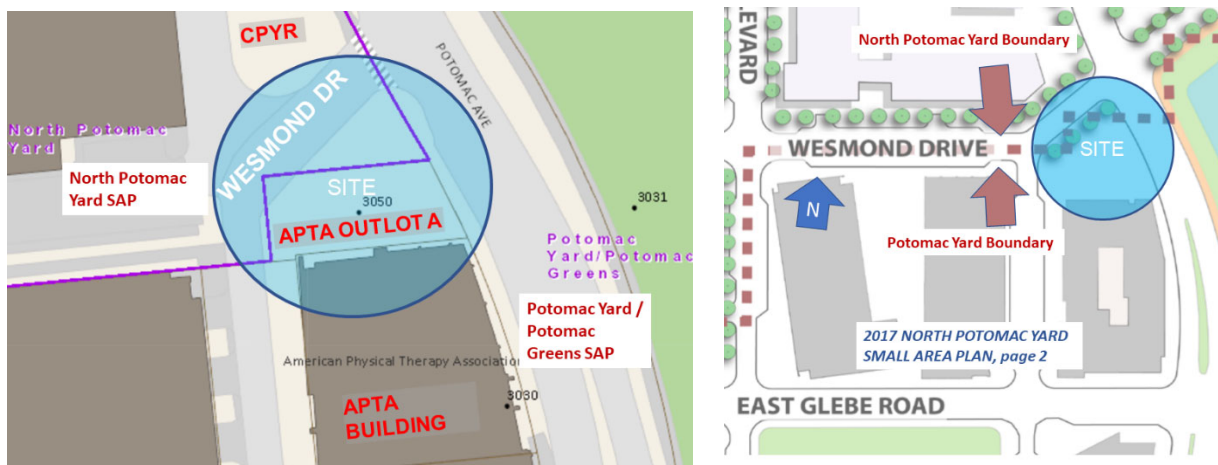


Figure 4: The boundary between Potomac Yard and North Potomac Yard Small Area Plans crosses through the site and the Wesmond Drive segment. See the map from the NPYSAP (right) and City GIS map (left).

SUBDIVISION STANDARDS

Several sections of the Zoning Ordinance establish the standards for subdivisions:

- Sections 11-1706 and 11-1709 address technical subdivision requirements
- Section 11-1710(C) requires that the subdivision conform to the City Master Plan
- Section 11-1710(D) requires that all lots meet zone requirements
- Section 11-1710(A) and (E) through (R) contain infrastructure requirements
- Section 11-1710(B) states that subdivided lots “shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.” Subdivision plat documents or land in the same general location and zone with similar features may be used to determine neighborhood character.

II. STAFF ANALYSIS

SUBDIVISION

Staff finds the applicant's request to be generally consistent with the Subdivision section (Section 11-1700) of the Zoning Ordinance. While the subdivided area(s) do not create lots that are of similar character to adjacent lots, the subdivision facilitates consolidation of an approved and constructed development site that was developed consistent with the Master Plan (per Section 11-1710 [C] of the Zoning Ordinance).

The request is similar to what Planning Commission approved in 2018 for the subject properties. The subdivision allows for the consolidation of a portion of Wesmond Drive that will become public right-of-way in the future. The public right-of-way consolidation of Wesmond Drive is consistent with Sections 11-1710 (E), (F) and (G) of the Zoning Ordinance. The subdivision will formalize the connection of Wesmond Drive (with both public right-of-way and public access easement) with Dogue Street and Potomac Avenue, which are two public rights-of-way.

SECTION 9.06 CONSISTENCY WITH THE MASTER PLAN

The proposed dedication of the northwest corner of APTA Outlot A as public right-of-way is consistent with the Master Plan via the North Potomac Yard SAP. The triangular piece created from the proposed subdivision already serves as part of the Wesmond Drive roadway. While a public access easement is proposed for the remainder of adjacent Wesmond Drive roadway, it is the City's intention that this section of Wesmond Drive will be fully dedicated to the City as public right-of-way in the future. In addition to the APTA DSUP#2017-00017 conditions of approval that outline the future dedication of Wesmond Drive, the North Potomac Yard SAP recommends that Wesmond Drive should be an east-west connector street between Richmond Highway and the Potomac Yard Metrorail Station.

While the entirety of the Wesmond Drive right-of-way segment has not been constructed (specifically, the streetscape and sidewalk on the north half of the street), the proposed dedicated area of Wesmond Drive roadway is contiguous with the sidewalk and streetscape areas to be dedicated to the City. The dedication of the constructed sidewalk and streetscape adjacent to the APTA property along Wesmond Drive is not subject to the Section 9.06 review since the dedication of these areas was outlined in Condition 37 of DSUP#2017-00017.

CONCLUSION

Staff recommends **approval** of the requested subdivision subject to compliance with all applicable codes and ordinances and the following conditions. Staff also recommends that the Planning Commission find the proposed dedication is consistent with the Master Plan pursuant to Section 9.06 of the City Charter.

STAFF: Robert M. Kerns, AICP, Chief of Development, Planning & Zoning
Michael Swidrak, AICP, Urban Planner, Planning & Zoning

III. STAFF RECOMMENDATION AND CONDITIONS

Staff recommends **APPROVAL** of the subdivision subject to compliance with all applicable codes and ordinances and the following conditions:

1. The final subdivision plat(s) for property in Potomac Yard, Landbay G shall comply with the conditions of approval for DSUP#2017-0017 (or DSUP2007-0022, as amended). (P&Z)
2. A consolidation plat for the APTA site shall be recorded following the recording of the final plat related to this subdivision request. (P&Z)
3. Pending approval of the dedication by City Council, the applicant shall confirm maintenance procedures for the dedicated portion of Wesmond Drive right-of-way prior to release of the final subdivision plat. A maintenance agreement with the City may be required. (P&Z) (T&ES)

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Planning and Zoning

- C-1 The final subdivision plat(s) shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)

Transportation & Environmental Services

- R-1 Please use appropriate subdivision name, which includes reference to all existing subdivision lot numbers and associated subdivision names and deed book/page references, all proposed lot numbers, and proposed subdivision name. (Survey)
- R-2 Please include deed of subdivision and dedication with first final plat submission. (Survey)
- R-3 Please use standard surveyor's certificate language pertaining to subdivision of land. The previous subdivisions (such as 110021554) that are referenced on this new plat might be used as an example of this typical language for surveyors certificate, for example. (Survey)

SUB2021-00008

SEC2021-00008

3050 Potomac Avenue and 3601 Richmond Highway

Staff Note: This plat will expire 18 months from the date of approval (December 7, 2021) unless recorded sooner.



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: Potomac Yard Landbays F and G (Outlot A)

TAX MAP REFERENCE: 025.02-05-09 and 16.01-05-01 (Part) **ZONE:** CDD#10, CDD#19

APPLICANT:

Name: JBG/Landbay G, L.L.C.

Address: 4445 Willard Ave. Chevy Chase, MD 20815

PROPERTY OWNER:

Name: 1. CPYR Shopping Center, LLC; 2. APTA Centennial Properties, LLC

Address: 1. 277 Park Ave. 36th Floor, New York, NY 10172; 2. 3030 Potomac Ave. Suite 100 Alexandria, VA 22305

SUBDIVISION DESCRIPTION

The Applicant requests re-approval of previously approved re-subdivision SUB #2018-0004.

- ☒ **THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ **THE UNDERSIGNED**, also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

2200 Clarendon Blvd., Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

McPuskar

Signature

(703) 528-4700

Telephone #

(703) 525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

10/8/2021

Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (*check one*)

☐ the Owner ☐ Contract Purchaser ☐ Lessee or ☒ Other: Developer of
the subject property.

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

Please see attached.

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

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

N/A

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. JBG Landbay G L.L.C.	See attached	
2.		
3.		

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

Name	Address	Percent of Ownership
1. APTA Centennial Properties, LLC	See attached	
2. CPYR Shopping Center, LLC	See attached	
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. APTA Centennial Properties	None	None
2. CPYR Shopping Center, LLC	None	None
3. JBG Landbay G, L.L.C.	None	None

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

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

10/8/2021

M. Catharine Puskar

Date

Printed Name



Signature



JBG/Landbay G, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, Maryland 20815

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

Re: Authorization to File a Resubdivision Application and Any Requests Associated
with the Wesmond Drive Connection
Tax Map ID: 025.01-05-09 and Part of 016.01-05-01 (the "Property")

Dear Mr. Moritz:

JBG/Landbay G, L.L.C. hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a resubdivision application, and any related applications or requests to allow for the construction of Wesmond Drive on the Property.

Very truly yours,

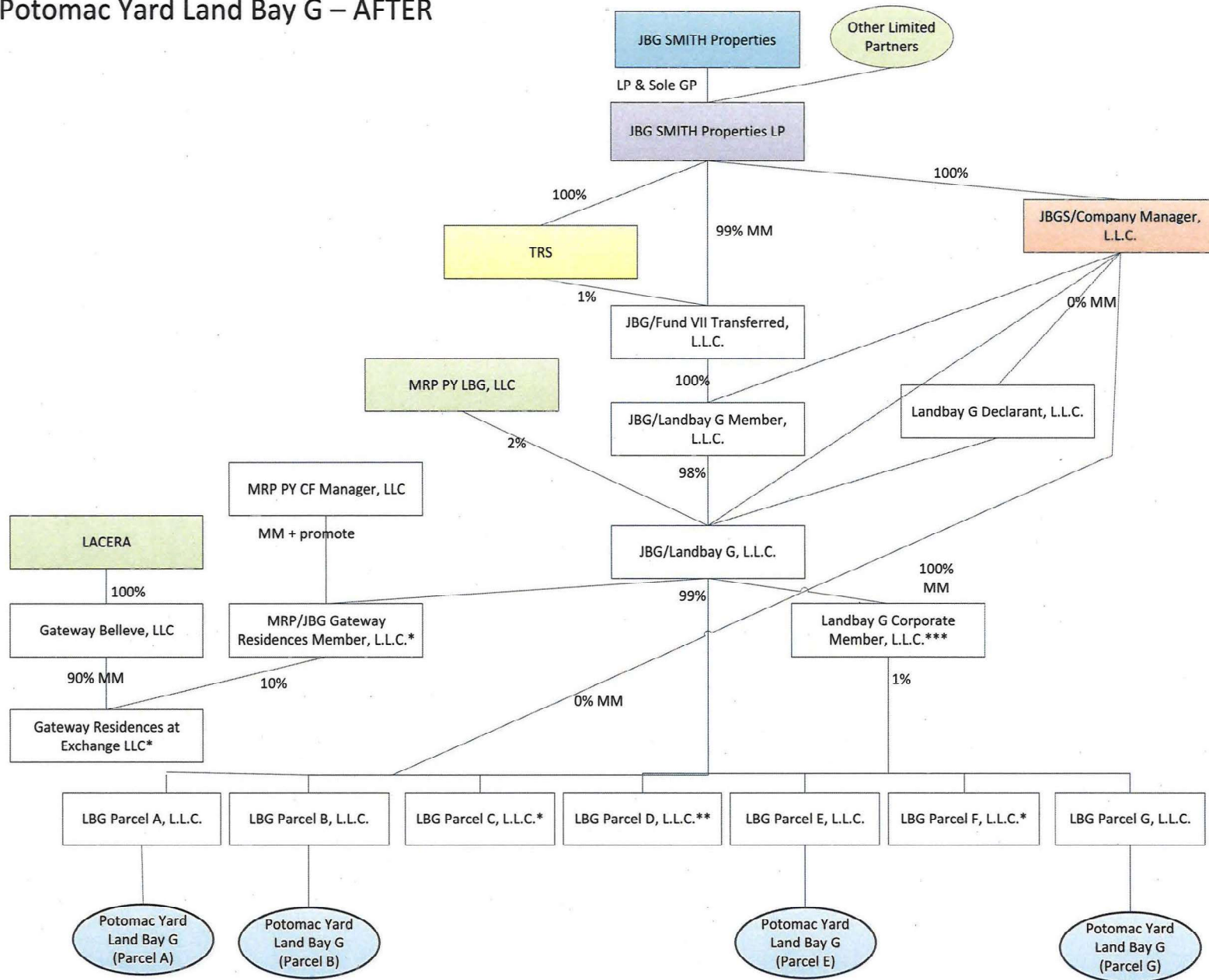
JBG/LANDBAY G, L.L.C.

By: Kevin Reynolds

Its: Authorized Signatory

Date: 9/4/2021

Potomac Yard Land Bay G – AFTER



*LBG Parcel C, L.L.C. and LBG Parcel F, L.L.C. no longer own land. However, they do have outstanding bonds so they remain active entities. The land owned by these entities was recapitalized into "The Alric" and subsequently sold.

** This entity sold its land but may be entitled to additional purchase price so remains in existence.

*** Entity will elect to be treated as a disregarded entity.



APTA Centennial Properties, LLC
3030 Potomac Avenue, Suite 100
Alexandria, Virginia 22305

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

Re: Consent to File a Resubdivision Application and Any Requests Associated with
the Wesmond Drive Connection
Applicant: JBG/Landbay G, L.L.C.
3050 Potomac Avenue, Tax Map ID: 025.01-05-09 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, APTA Centennial Properties, LLC hereby consents to the filing of a resubdivision application by JBG/Landbay G, L.L.C. (the "Applicant") on the Property and any related requests.

Very truly yours,

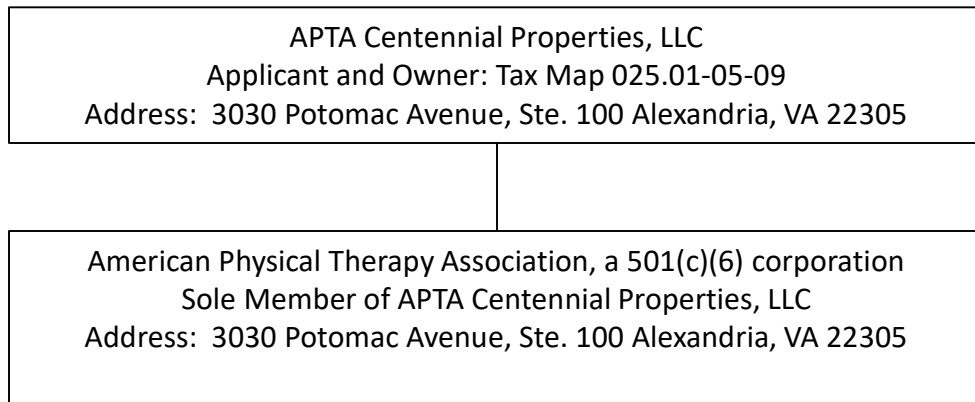
APTA CENTENNIAL PROPERTIES, LLC

By: David Keen

Its: Chief Financial Officer

Date: Aug 3, 2021

APTA Centennial Properties, LLC – Ownership Chart
August 2, 2021



Neither entity listed above has any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.

CPYR Shopping Center, LLC
277 Park Avenue
36th Floor
New York, NY 10172

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

Re: Consent to File a Resubdivision Application and Any Requests Associated with
the Wesmond Drive Connection
Applicant: JBG/Landbay G, LLC
3601 Jefferson Davis Highway, Tax Map ID: 016.01-05-01 Part (the "Property")

Dear Mr. Moritz:

CPYR Shopping Center, LLC (the "Owner"), the Owner of the above-referenced Property, hereby consents to the filing of a resubdivision application, and any related applications or requests by JBG/Landbay G, L.L.C (the "Applicant"), as it relates to a portion the Property, solely for the purpose of allowing the construction of the Wesmond Drive extension and installation of hardscape, landscape and streetscape improvements associated with Development Special Use Permit #2017-0017 and associated site plan. This consent is granted subject to lender approval, and subject to the Owner's review and approval of conditions that impact its Property associated with the resubdivision application.

Very truly yours,

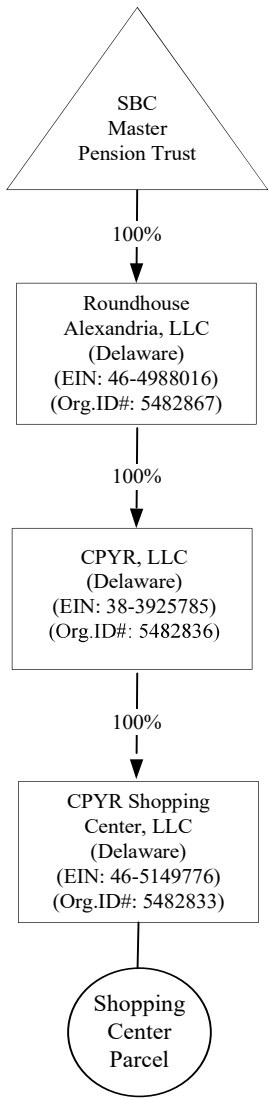
CPYR SHOPPING CENTER, LLC

By: Tara Andrews

Its: Authorized Signatory

Date: 09/02/2021

Organizational Chart - Ownership of CPYR Shopping Center, LLC



WAIVER OF RIGHT TO AUTOMATIC APPROVAL

SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING CITY OF ALEXANDRIA, VIRGINIA

PROJECT NAME: Wesmond Drive

PROJECT ADDRESS: Potomac Yard Landbays F and G (Outlot A)

DESCRIPTION OF REQUEST:

Resubdivision of part of Parcels 025.02-05-09 and 16.01-05-01.

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above. until the Planning Commission hearing on December 7, 2021.

Date: 10/8/2021

☐ Applicant

☒ Agent

Signature: 

Printed Name: M. Catharine Puskar, Attorney/Agent

MATERIALS CHECKLIST

SUBDIVISION OF PROPERTY APPLICATION

The following materials are required for a **preliminary subdivision submission**.

- ☒ **COMPLETED SUBDIVISION APPLICATION FORM**
- ☒ **FILING FEE** of \$2,000 plus \$500.00/lot for each lot including outlots if total lots <10; or \$3,000 plus \$500.00/lot for each lot including outlots if 10 or more total lots.
- ☒ **WAIVER OF RIGHT TO AUTOMATIC APPROVAL FORM**
- ☒ **PRELIMINARY PLAT TO SCALE**

Format:

- ☒ PDF of the plat
- ☒ Scale no less than 100' to 1"

Required contents:

- ☒ Subdivision name
- ☒ Name, address of owner of record and the applicant
- ☒ Name, address, certificate number and seal of the surveyor or engineer
- ☒ Gross area in acres and total number of buildings, lots or sites involved
- ☒ Date, scale and north point with reference to source of meridian
- ☒ Zoning of the property
- ☒ A form or space, not less than two and one-quarter by three and one-half inches, on which approval by the commission may be shown
- ☒ Lot lines with the dimensions of the length and width of the lots
- N/A ☐ In the case of resubdivisions, all lot lines or lot numbers that are proposed to go out of existence by reason of the resubdivision shall be shown by dotted lines and numbers
- ☒ Location of the property immediately adjoining the proposed subdivision and the names and addresses of all its owners
- ☒ Location and width of all proposed streets, alleys and public areas and their dimensions
Points of connection with the city sewer system
- ☒ Location of all easements, reservations, and highway setbacks, as established by section 7-1006 of the zoning ordinance
- ☒ The width and name of adjacent existing streets, alleys, easements and public utilities, including without limitation, liens for water, gas, electric, telephone, storm and sanitary sewer, and railroads shown graphically
- ☒ Limits of floodplains and resource protection areas
- N/A ☐ Location of any grave or object or structure marking a place of burial

SUBDIVISION APPLICATION MATERIALS CHECKLIST (cont'd)

- ☒ In the following cases the preliminary plat shall be superimposed on a topographic map, at a scale of not greater than 100 feet to the inch, showing contours at intervals not greater than two feet or greater intervals when permitted by the director, and correlated to the U.S. Coast and Geodetic Survey datum, for the purpose of showing the character and drainage of the land:

- a. Whenever any land within the parcel subdivided is to be dedicated to public use; or
- b. For all subdivisions containing lots or parcels of less than one-half acre.

- N/A ☐ Proposed street grade data and the method of storm water disposal
- N/A ☐ General location, dimension, size, height, and species of major trees and shrubs
- N/A ☐ Existing buildings with dimensions from the buildings to the nearest lot lines When known, areas that can reasonably be expected to or which do contain soils or materials contaminated with, but not limited to heavy metals, petroleum products, PCB's, pesticides, flyash, or other toxic or hazardous materials
- N/A ☐ When known, underground storage tanks
- N/A ☐ When known, areas located within 1,000 feet of a former sanitary landfill, dump, or disposal area
- N/A ☐ When known, areas with the potential of generating combustible gases

☐ **FINAL PLAT (Mylar)**

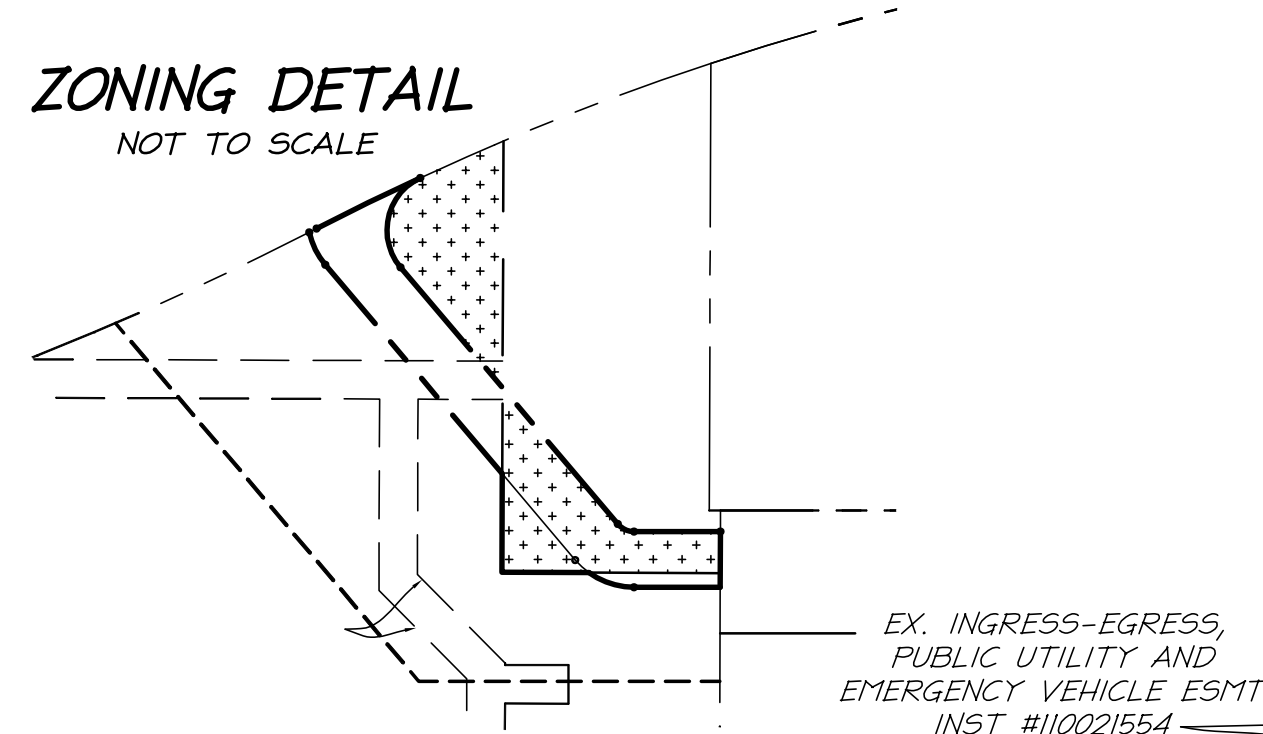
Required contents:

- ☐ All of the information required of a preliminary plat under Section 11-1706(D), except for items 16-24
- ☐ The location of all metals monuments of not less than one inch in diameter and 24 inches in length shown this: O, and located in the ground at each intersection of streets and alleys with plat boundary lines, and at all points on a street, alley and boundary lines where there is a corner, change in direction, or curvature
- ☐ A surveyor's or engineer's seal and certificate of survey in the following form, which may be modified to accommodate title information (see Section 11-1709 B(3) for language)
- ☐ A curve table containing the following for all curvilinear boundaries and street centerlines; delta, radius, arc, tangent, chord and chord bearing. All distances shall be shown to the nearest one-hundredth of a foot; angles or bearings to the nearest ten seconds.

See Section 11-1700 of the Alexandria Zoning Ordinance for additional information

ZONING DETAIL

NOT TO SCALE



NEW PARCEL DEDICATED TO THE
CITY OF ALEXANDRIA FOR
PUBLIC STREET PURPOSES
2,423 SQ. FT. OR 0.5555 ACRES

VIRGINIA STATE GRID NORTH
INST #110021554

POTOMAC AVENUE
(R/W VARIES)

APPROVED DATE _____

DIRECTOR OF PLANNING AND ZONING

APPROVED DATE _____

DIRECTOR OF TRANSPORTATION AND
ENVIRONMENTAL SERVICES

PARCEL ID #025.01-05-09
3050 POTOMAC AVE, ALEXANDRIA, VA

OUTLOT A

INST #110021554

APTA CENTENNIAL
PROPERTIES, LLC

INST #170009909

ZONING: CDD#10

PARCEL ID #025.01-05-17

PARCEL "G-A-1"

POTOMAC YARD ALEXANDRIA

INST #150017601

APTA CENTENNIAL
PRPOERTIES, LLC

1111 NORTH FAIRFAX STREET
ALEXANDRIA, VA 22314

PROPERTY LINE
HEREBY CREATED

PORTION OF
EX. INGRESS-EGRESS,
PUBLIC UTILITY AND
EMERGENCY VEHICLE ESMT
INST #110021554
(HEREBY VACATED)

DOGUE STREET

INST #110021554
(64' R/W)

PARCEL ID #025.01-05-10

PARCEL "G-D"

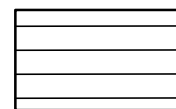
POTOMAC YARD ALEXANDRIA

INST #110020708

INSTITUTE FOR DEFENSE
ANALYSES

701 E. GLEBE ROAD, ALEXANDRIA, VA

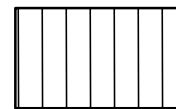
DEDICATION LEGEND



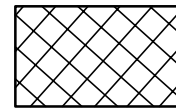
1,184 SQ. FT. OR 0.0271 ACRES
CONVEYED FROM CPYR SHOPPING CENTER,
LLC TO APTA CENTENNIAL PROPERTIES, LLC



1,218 SQ. FT. AND 0.0279 ACRES
DEDICATED FROM CPYR SHOPPING
CENTER, LLC TO CITY OF ALEXANDRIA



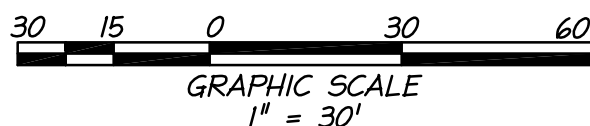
923 SQ. FT. AND 0.0212 ACRES
DEDICATED FROM APTA CENTENNIAL
PROPERTIES, LLC TO CITY OF ALEXANDRIA



282 SQ. FT. AND 0.0064 ACRES
DEDICATED FROM APTA CENTENNIAL
PROPERTIES, LLC TO THE CITY OF
ALEXANDRIA, CPYR SHOPPING CENTER, LLC
WILL MAINTAIN THIS AREA UNTIL SUCH
TIME AS WESMOND DRIVE HAS BEEN FULLY
CONSTRUCTED AND ACCEPTED BY THE
CITY OF ALEXANDRIA.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 06°51'16" E	22.51'
L2	N 06°38'50" W	22.66'
L3	N 83°21'10" E	25.67'
L4	N 42°53'47" E	29.43'



AREA TABULATION

PARCEL 525 (BEFORE DEDICATION)
AREA DEDICATED TO APTA
STREET DEDICATION

1,946,903 SQ. FT. OR 44.6947 ACRES
- 1,184 SQ. FT OR 0.0271 ACRES
- 1,218 SQ. FT. OR 0.0279 ACRES

PARCEL 525 (AFTER DEDICATION)

1,944,501 SQ. FT. OR 44.6397 ACRES

OUTLOT A (BEFORE DEDICATION)
STREET DEDICATION
AREA DEDICATED FROM CPYR

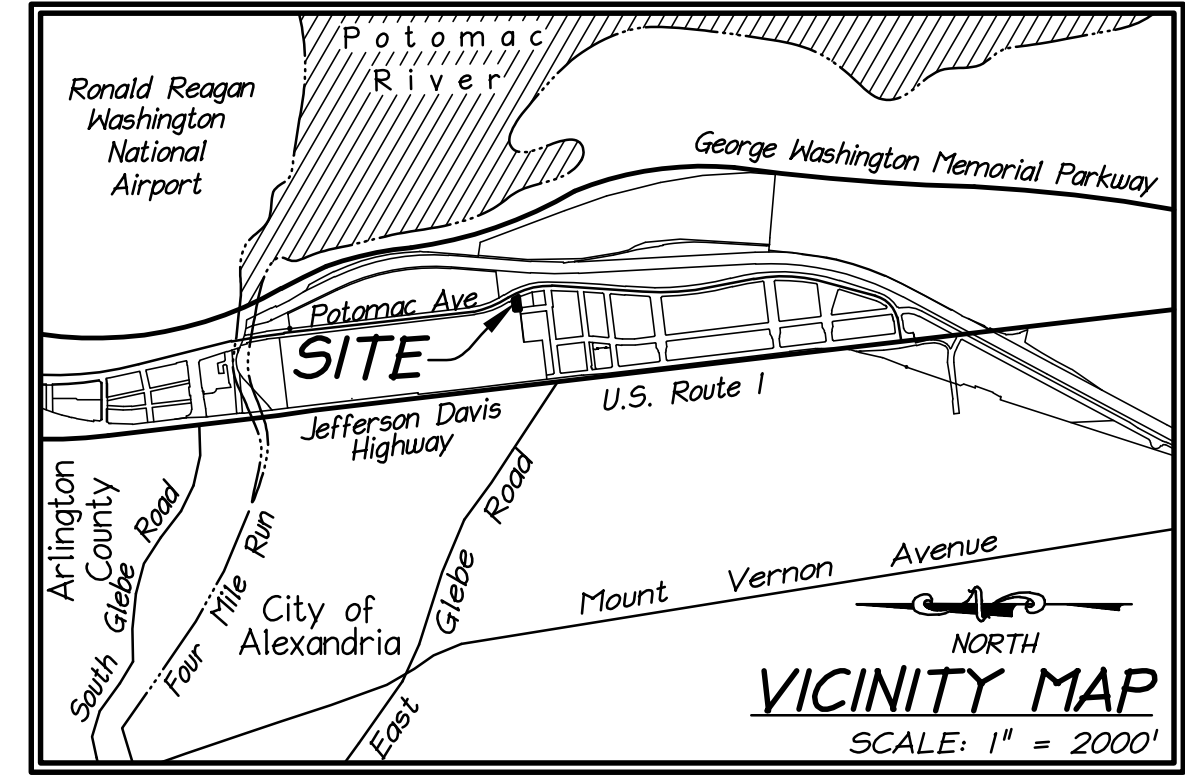
6,672 SQ. FT. OR 0.1531 ACRES
- 1,205 SQ. FT. OR 0.0276 ACRES
+ 1,184 SQ. FT OR 0.0271 ACRES

OUTLOT A (AFTER DEDICATION)

6,651 SQ. FT. OR 0.1526 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	800.00'	383.78'	27°29'10"	195.66'	S 20°23'25" E	380.11'
C2	705.00'	30.09'	2°26'42"	15.04'	S 32°54'39" E	30.08'
C3	15.00'	27.60'	105°24'55"	19.70'	S 84°23'45" E	23.87'
C4	5.50'	4.78'	49°45'03"	2.55'	S 18°01'16" W	4.63'
C5	20.00'	12.51'	35°51'10"	6.47'	N 11°04'19" E	12.31'
C6	20.00'	9.52'	27°16'49"	4.85'	N 56°32'12" E	9.43'
C7	20.00'	4.85'	13°53'54"	2.44'	N 35°56'51" E	4.84'
C8	705.00'	23.67'	1°55'24"	11.83'	N 30°43'36" W	23.67'
C9	705.00'	57.65'	4°41'08"	28.84'	N 27°25'20" W	57.64'



GENERAL NOTES

THE PROPERTIES SHOWN HEREON ARE DESIGNATED AS ALEXANDRIA
ASSESSMENT MAP NUMBER 025.01-05-09, ZONED CDD#10 (3050
POTOMAC AVENUE, ALEXANDRIA, VA) AND #016.01-05-01, ZONED
CDD #19 (3601 RICHMOND HWY, ALEXANDRIA, VA) - SEE
ZONING DETAIL.

1. CURRENT OWNERS:
APTA CENTENNIAL PROPERTIES, LLC - INSTRUMENT #170009909
1111 NORTH FAIRFAX STREET,
ALEXANDRIA, VA 22314

CPYR SHOPPING CENTER, LLC - INSTRUMENT #140004967
712 MAIN STREET, SUITE 2500
HOUSTON, TX 77002

2. THE PROPERTIES SHOWN HEREON ARE LOCATED ON F.E.M.A.
MAP COMMUNITY PANEL NUMBER 515519 0033 E, DATED JUNE 16,
2011, ZONE X, AN AREA DETERMINED TO BE OUTSIDE 500-YEAR
FLOODPLAIN.

3. THE BASIS OF BEARINGS FOR THIS PLAT WERE TAKEN FROM A
PLAT RECORDED AT INSTRUMENT #110021554 AND RECORDED
AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA,
VIRGINIA.

4. CONTROL TRAVERSE INFORMATION OBTAINED FROM THE
WASHINGTON METROPOLITAN TRANSIT AUTHORITY.

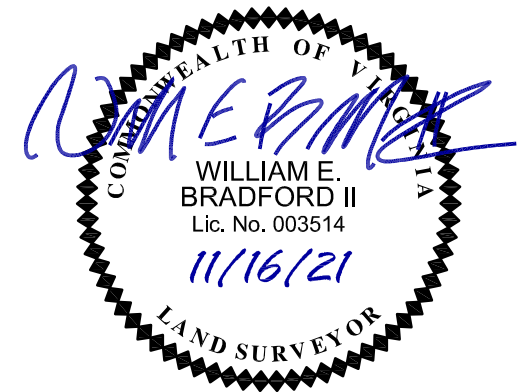
5. THIS BOUNDARY IS BASED ON INSTRUMENT #150017601.

6. NO TITLE REPORT FURNISHED.

7. * DENOTES PROPERTY LINE HEREBY DELETED.

SURVEYOR'S CERTIFICATE

I WILLIAM E. BRADFORD II, A DULY LICENSED LAND SURVEYOR
IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I
HAVE CAREFULLY PLATTED THE PROPERTY AND EASEMENT SHOWN
HEREON AND THIS PLAT IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.



Rev#	DATE	REVISION
1	10/22/21	REV. PER CITY COMN'TS
2	11/16/21	REV. PER CITY COMN'TS

PRELIMINARY PLAT
SHOWING SUBDIVISION, DEDICATION AND CONVEYANCE

PARCEL 525
INST #080018802

OUTLOT A
INST #140004967

POTOMAC YARD ALEXANDRIA
CITY OF ALEXANDRIA, VIRGINIA

PROJ:
88024.187.01

SCALE: 1" = 30'

DATE: 09/16/21

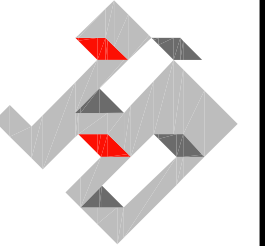
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CHECKED: WEB

SHEET NO.

1 OF 2

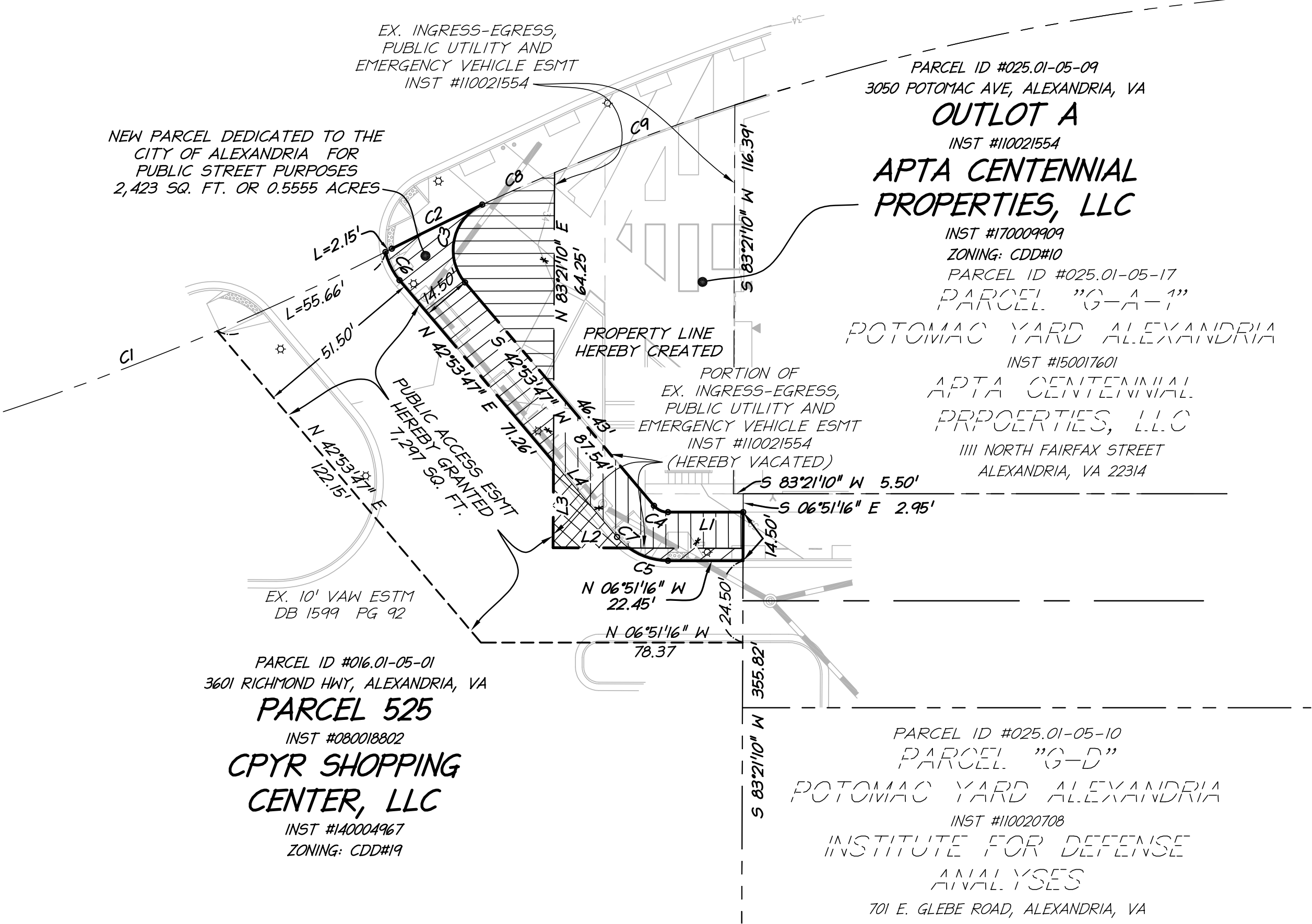
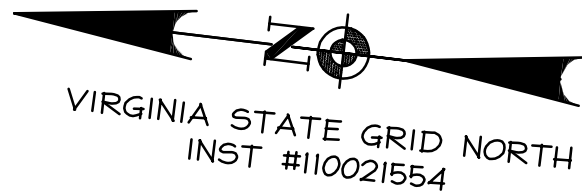
christopher
consultants

9301 Innovation drive (suite 150) • manassas, va 20110
phone 703.393.9887 • fax 703.273.6820



GENERAL NOTES

1. THE TOPOGRAPHIC AND PLANOMETRIC DATA SHOWN HEREON IS TAKEN FROM AS-BUILTS OF RECORD.



DEDICATION LEGEND

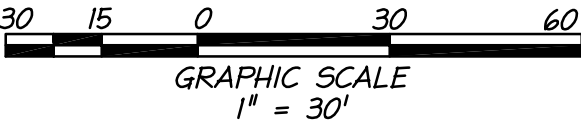
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- 282 SQ. FT. AND 0.0064 ACRES DEDICATED FROM APTA CENTENNIAL PROPERTIES, LLC TO THE CITY OF ALEXANDRIA, CPYR SHOPPING CENTER, LLC WILL MAINTAIN THIS AREA UNTIL SUCH TIME AS WESMOND DRIVE HAS BEEN FULLY CONSTRUCTED AND ACCEPTED BY THE CITY OF ALEXANDRIA.

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THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY



PRELIMINARY PLAT OVERLAY WITH EXISTING CONDITIONS
SHOWING SUBDIVISION, DEDICATION AND CONVEYANCE OF THE LANDS OF
**APTA CENTENNIAL PROPERTIES, LLC
AND CPYR SHOPPING CENTER, LLC**
CITY OF ALEXANDRIA, VIRGINIA

PROJ:
88024.187.01
SCALE: 1" = 30'
DATE: 09/16/21
DRAWN: PGS/WEB
CHECKED: WEB
SHEET NO.
2 OF 2