PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY H

2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 4.2886 AC 186,810 SF
TOTAL AREA OF TAX PARCELS = 4.2886 AC 186,810 SF
TOTAL DISTURBED AREA = 5.1275 AC 223,356 SF
TOTAL ONSITE EXISTING IMPERVIOUS AREA = 4.29 AC 186,810 SF
TOTAL ONSITE PROPOSED IMPERVIOUS AREA = 3.40 AC 148,002 SF

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER THERE ARE NO WETLANDS PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, NOR AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASES ON THE SITE.
2. 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 TO PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255.
4. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
5. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
6. THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.
7. TO THE BEST OF OUR KNOWLEDGE, CONTAMINATED SOIL MAY INCLUDE ARSENIC WITH ZONES OF ELEVATED PETROLEUM COMPOUNDS AND/OR LEAD. ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.

ENVIRONMENTAL PERMITS NOTES

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS, VIRGINIA MARINE RESOURCES MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN.

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES WHICH DISTURB MORE THAN 1 ACRE, THEREFORE A VPDES PERMIT IS REQUIRED.

ARCHAEOLOGY NOTES

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 HISTORIC OR PREHISTORIC ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY NON-PROFESSIONAL METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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

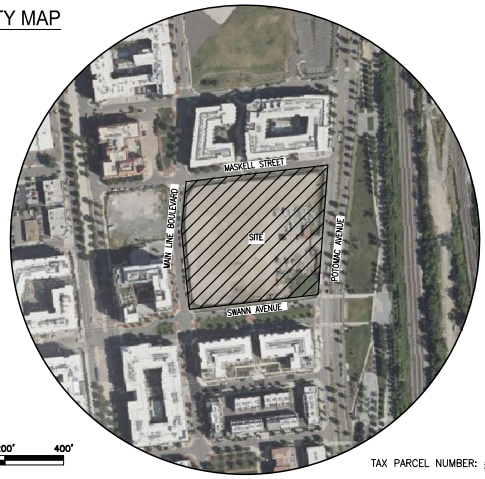
BUILDING CODE ANALYSIS:

USE:	RESIDENTIAL
USE GROUP:	R3
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	4
FLOOR AREA (GROSS):	3,310 SF (20' UNIT), 2,485 (16' UNIT)
FLOOR AREA (NET):	3,000 SF (20' UNIT), 2,280 (16' UNIT)
FLOOR AREA BY FLOOR (GROSS):	16' UNIT: 1ST-3RD FLOORS: 665 SF; 4TH FLOOR: 490 SF 20' UNIT: 1ST-3RD FLOORS: 890 SF; 4TH FLOOR: 640 SF
FLOOR AREA BY FLOOR (NET):	16' UNIT: 1ST-600 SF, 2ND-620 SF, 3RD-620 SF, 4TH-440 SF 20' UNIT: 1ST 800 SF, 2ND-820 SF, 3RD-820 SF, 4TH-560 SF
BUILDING FOOT PRINT AREA:	800 SF (20' UNIT), 640 (16' UNIT)
BUILDING HEIGHT:	45'
FIRE SUPPRESSION/DETECTION:	PER NFPA 13

COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	9	2
STANDARD	9	1
HIGH VISIBILITY	N/A	1
CURB RAMPS	18	9
SIDEWALKS (LF)	N/A	1,800
BICYCLE PARKING (NUMBER SPACES)	40	N/A
PUBLIC/VISITOR	4	N/A
PRIVATE/GARAGE	36	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

VICINITY MAP



TAX PARCEL NUMBER: #025.03-03-01

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT (DSUP) WITH PRELIMINARY SITE PLAN TO PERMIT THE DEVELOPMENT OF 120 TOWNHOUSES WITH A SPECIAL USE PERMIT FOR LOTS WITHOUT FRONTAGE.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- DEVELOPMENT SPECIAL USE PERMIT (DSUP) WITH PRELIMINARY SITE PLAN FOR TOWNHOUSES.
- SPECIAL USE PERMIT TO PERMIT LOTS WITHOUT FRONTAGE PER ZONING ORDINANCE SECTION 7-1007.

OWNER/DEVELOPER

OWNER:
PY LANDBAY H LLC
C/O JBG SMITH PROPERTIES
4747 BETHESDA AVE
BETHESDA, MD 20814
(240) 333-3600
CONTACT: ROBBIE SACLARIDES
RSACLARIDES@JBGSMITH.COM

APPLICANT:
TOLL MID-ATLANTIC LP COMPANY, INC.
12020 SUNRISE VALLEY DRIVE, SUITE 200
RESTON, VA 20191
571-291-8000
CONTACT: ANGELA RASSAS
ARASSAS@TOLLBROTHERS.COM

CIVIL ENGINEER:
R.C. FIELDS & ASSOCIATES, INC.
625 N. WASHINGTON STREET, SUITE 250
ALEXANDRIA, VA 22314
(703) 549-6422
CONTACT: TAYLOR DOYLE
TDOYLE@RCFASSOC.COM

ATTORNEY:
WALSH, COLUCCI, LUBELEY & WALSH, P.C
2200 CLARENDON BLVD, SUITE 1300
ARLINGTON, VIRGINIA 22201
(703) 528-4700
CONTACT: M. CATHARINE PUSKAR
CPUSKAR@THELANDLAWYERS.COM

ARCHITECT:
KTGY ARCHITECTURE
2001 K STREET NW SOUTH TOWER,
SUITE 200
WASHINGTON, DC 20006
(202) 599-9191
CONTACT: BEN KASDAN

LANDSCAPE ARCHITECT:
LAND DESIGN
200 S PEYTON STREET
ALEXANDRIA, VA 22314
(703) 549 7784
CONTACT: WILL TALERO
WTALERO@LANDDESIGN.COM

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ZONING TABULATIONS

1. TAX MAP #: #025.03-03-01
2. ZONE OF SITE: EXISTING CDD #10
3. USE: EXISTING VACANT LAND; PROPOSED TOWNHOUSE DWELLINGS
4. TOTAL LOT AREA: REQUIRED N/A EXISTING 186,810 SF (4.2886 AC.) PROPOSED SEE SHEET 22
5. NUMBER OF UNITS: 120 UNITS
6. NUMBER OF BEDROOMS: 360
7. UNITS PER ACRE: PERMITTED N/A PROPOSED 27.98 UNITS/ACRE
8. OPEN SPACE: REQUIRED: 11,000 SF (PARK AREA)
   PROPOSED: PARK AREA (PRIVATE WITH PUBLIC ACCESS): 11,000 SF (5.9%)
   GROUND LEVEL (PRIVATE): 15,000 SF (8.0%) ABOVE GRADE (PRIVATE): 14,703 SF (7.9%)
   GROUND LEVEL (PRIVATE WITH PUBLIC ACCESS): 6,000 SF (3.2%)
   TOTAL OPEN SPACE: 46,703 SF (25.0%)
9. TREE CANOPY COVERAGE: REQUIRED: 25%
   PROVIDED: 46,750 SF (25.0%)
10. AVERAGE FINISHED GRADE: SEE SHEET 3
11. HEIGHT: ALLOWED: 110'
    PROPOSED: 45'
12. FLOOR AREA ALLOWED: N/A
    PROPOSED: GROSS: 347,700 SF TOTAL
    NET: 316,800 SF TOTAL
11. FAR: ALLOWED: N/A
    PROPOSED: 1.70
12. YARDS:
    REQUIRED: N/A
    MINIMUM PROVIDED: NORTH 4.5 SOUTH 4.9 EAST 4.5 WEST 0.8
13. FRONTAGE:
    REQUIRED: N/A
    PROVIDED:

Lot	Frontage	Lot	Frontage	Lot	Frontage	Lot	Frontage	Lot	Frontage	Lot	Frontage	Lot	Frontage
501	20.50	518	20.68	535	N/A	552	20.50	569	N/A	586	N/A	603	16.01
502	16.00	519	20.50	536	N/A	553	16.00	570	N/A	587	N/A	604	16.01
503	16.00	520	16.00	537	N/A	554	16.00	571	N/A	588	N/A	605	16.01
504	16.00	521	16.00	538	N/A	555	16.00	572	N/A	589	N/A	606	16.01
505	16.00	522	16.00	539	N/A	556	16.00	573	N/A	590	N/A	607	20.51
506	20.50	523	16.00	540	N/A	557	20.50	574	N/A	591	N/A	608	20.50
507	20.50	524	20.50	541	N/A	558	20.50	575	N/A	592	N/A	609	20.00
508	20.00	525	N/A	542	N/A	559	16.00	576	N/A	593	N/A	610	16.00
509	20.00	526	N/A	543	N/A	560	16.00	577	N/A	594	20.5	611	16.00
510	20.00	527	N/A	544	N/A	561	20.50	578	N/A	595	20.0	612	16.00
511	20.03	528	N/A	545	N/A	562	16.00	579	N/A	596	20.0	613	20.00
512	20.59	529	N/A	546	N/A	563	16.00	580	N/A	597	20.0	614	20.51
513	20.53	530	N/A	547	N/A	564	20.50	581	N/A	598	20.0	615	20.51
514	16.00	531	N/A	548	N/A	565	N/A	582	N/A	599	20.0	616	20.00
515	16.00	532	N/A	549	N/A	566	N/A	583	N/A	600	20.0	617	20.00
516	16.00	533	N/A	550	N/A	567	N/A	584	N/A	601	20.5	618	20.00
517	16.00	534	N/A	551	N/A	568	N/A	585	N/A	602	20.8	619	20.00
												620	20.50

14. PARKING TABULATION:
    REQUIRED NO MINIMUM REQUIREMENT WITHIN ENHANCED TRANSIT AREA
    PROVIDED 180 STANDARD GARAGE SPACES & 60 TANDEM COMPACT SPACES
    PROVIDED (TOTAL) 240 SPACES
    STREET PARKING: EXISTING 54 PARALLEL SPACES PROPOSED 55 PARALLEL SPACES
15. LOADING SPACES: REQUIRED N/A PROPOSED N/A
16. TRIP GENERATION:

EXISTING USE: (VACANT)	CDD APPROVED USE: (OFFICE/RETAIL)	PROPOSED USE: (RESIDENTIAL)	NET TRIPS:
AM PEAK 0 AVT	AM PEAK 1,016 AVT	AM PEAK 57 AVT	AM PEAK -959 AVT
PM PEAK 0 AVT	PM PEAK 1,028 AVT	PM PEAK 68 AVT	PM PEAK -960 AVT
VPD 0 VPD	VPD 7,871 VPD (PER ITE STANDARDS)	VPD 864 VPD (PER ITE STANDARDS)	VPD -7,007 VPD

17. BICYCLE PARKING TABULATIONS
    REQUIRED:
    SHORT TERM: 1 SPACE PER 50 UNITS = 2.4 SPACES, TOTAL=3 SPACES
    LONG TERM: 3 SPACES PER 10 UNITS = 36 SPACES, TOTAL=36 SPACES
    PROVIDED: SHORT TERM = 4 SPACES, LONG TERM = 36 SPACES (PROVIDED IN GARAGES), TOTAL = 40 SPACES

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RCF ENGINEERING LAND SURVEYING PLANNING
PROJ. MANAGER: TAYLOR DOYLE
EMAIL: TDOYLE@RCFASSOC.COM

SCALE: AS NOTED | DATE: SEPT. 2025 | DRAWN: ARG

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 16, 2025
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REVIEWED BY	APPROVED	DATE

REVISION APPROVED BY

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY H
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

J:\2024\24098\CIVIL\DSUP\24098 SHEET.dwg
Mon, Sep 22, 2025 - 10:45am

SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT	AC	AC
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER		
STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SIDEWALK	WALK	WALK
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE		
GAS LINE	G	G
GAS METER		
IRRIGATION VALVE		
BOLLARD		
CLEANOUT		
WELL		
WATERLINE	W	W
WATER VALVE		
WATER METER		
TRANSFORMER	TR	TR
ELECTRIC MANHOLE		
ELECTRIC METER		
ELEC BOX/STRUCTURE	EB	EB
ELECTRIC LINE	E	E
TELECOMMUNICATION LINE	T	T
CABLE LINE	C	C
CABLE/ELECTRIC/ TELECOMMUNICATION LINE		
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE		
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES		
GRADING SPOT	+124.5	+124.5
GRADING CONTOUR	124	124
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/ NOSE DOWN CURB		
LIMITS OF DISTURBANCE		
PROPERTY LINE		

TEXT LEGEND:

' = DEGREES
" = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
# = NUMBER
@ = AT
lbs = POUNDS
A = ARC
AC = ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX = APPROXIMATE
BC = BOTTOM OF CURB
BF = BASEMENT FLOOR
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BM = BENCHMARK
BSMT = BASEMENT
BOL = BOLLARD
BW = BOTTOM OF WALL
CATV = CABLE UTILITY
CL = CLASS
C/L = CENTERLINE
CLR = CLEARANCE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CI = CURB INLET
CO = CLEAN OUT
CONC = CONCRETE
C&G = CURB & GUTTER
CVR = COVER
DB = DEED BOOK
DHF = DRILL HOLE FOUND
DIP = DUCTILE IRON PIPE
DOM = DOMESTIC
DU = DWELLING UNIT
E = EAST
EBOX = ELECTRICAL BOX
ESMT = EASEMENT
EP = EDGE OF PAVEMENT
EVE = EMERGENCY VEHICLE EASEMENT
EX = EXISTING
FDC = FIRE DEPT. CONNECTION
FF = FINISH FLOOR
FH = FIRE HYDRANT
FT = FEET
GI = GRATE INLET
G/L = GAS LINE
GM = GAS METER
G/S = GAS SERVICE
GV = GAS VALVE
HC = HEADER CURB
HDCP = HANDICAP
HDPE = HIGH DENSITY POLYETHYLENE
HP = HIGH POINT
HPS = HIGH PRESSURE SODIUM
IPF = IRON PIPE FOUND
INV = INVERT
INSTR = INSTRUMENT
INTX = INTERSECTION
IRF = IRON ROD FOUND
L = LUMENS
LAT = LATERAL
LED = LIGHT EMITTING DIODE
LL = LANDSCAPE LIGHT
LOC = LOCATION
LP = LIGHT POLE
MAX = MAXIMUM
ME = MATCH EXISTING
MH = MANHOLE
MIN = MINIMUM
MON = MONUMENT
MPH = MILES PER HOUR
MW = MONITORING WELL
N = NORTH
OHW = OVERHEAD WIRE
PED = PEDESTRIAN
PN = PANEL
PG = PAGE
PP = POWER POLE
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RELOC = RELOCATED
RET = RETAINING
RESID = RESIDENTIAL
REQ = REQUIRED
ROW = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SF = SQUARE FEET
SQ FT = SQUARE FEET
STM = STORM
STR = STRUCTURE
SW = SIDEWALK
TBR = TO BE REMOVED
TBS = TO BE SAVED
TM = TAX MAP
TMH = TELEPHONE MANHOLE
TC = TOP OF CURB
TW = TOP OF WALL
TRAF SIG = TRAFFIC SIGNAL
TYP = TYPICAL
UGE = UNDERGROUND ELECTRIC
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
VPD = VEHICLES PER DAY
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WSE = WATER SURFACE ELEVATION
WV = WATER VALVE
WW = WINDOW WELL
XING = CROSSING

EXISTING STORM SEWER CONNECTIONS:

1 CURB INLET TOP=45.13 INV IN=40.59 INV OUT=40.38
2 STORM MANHOLE TOP=44.92 INV IN=40.00 INV OUT=39.90
3 CURB INLET TOP=42.63 INV OUT=34.43
4 STORM MANHOLE TOP=42.63 INV IN(a)=34.17 INV IN(b)=34.13 INV OUT=33.78
5 CURB INLET TOP=42.90 INV OUT=35.10
6 CURB INLET TOP=38.17 INV OUT=31.07
7 STORM MANHOLE TOP=38.34 INV IN(a)=30.84 INV IN(b)=30.84 INV IN(c)=30.94 INV OUT=30.59
8 CURB INLET TOP=38.48 INV OUT=31.17
9 STORM MANHOLE TOP=36.70 INV IN=28.90 INV OUT=28.70
10 STORM MANHOLE TOP=35.49 INV IN=28.39 INV OUT=28.29
11 GRATE TOP=34.54 INV OUT=29.22
12 CURB INLET TOP=35.37 INV IN(a)=28.07 INV IN(b)=28.87 INV OUT=27.87
13 CURB INLET TOP=34.98 INV IN=27.61 INV OUT=27.53
14 STORM MANHOLE TOP=33.89 INV IN(a)=25.51 INV IN(b)=27.62 INV OUT=25.29
15 CURB INLET TOP=34.18 INV IN=28.03 INV OUT=27.72
16 CURB INLET TOP=34.41 INV OUT=28.23
17 STORM MANHOLE TOP=34.86 INV IN(a)=26.76 INV IN(b)=26.36 INV IN(c)=28.18 INV OUT=26.25
18 CURB INLET TOP=35.27 INV OUT=28.57
19 STORM MANHOLE TOP=36.00 INV IN(a)=28.19 INV IN(b)=27.40 INV IN(c)=31.65 INV OUT=27.25
20 CURB INLET TOP=36.32 INV OUT=32.37
21 CURB INLET TOP=36.50 INV IN(a)=29.10 INV IN(b)=29.83 INV OUT=28.87
22 CURB INLET TOP=36.91 INV OUT=30.18
23 STORM MANHOLE TOP=37.57 INV IN=23.97 INV OUT=23.92
24 STORM MANHOLE TOP=36.95 INV IN=28.78 INV OUT=28.55
25 INV OUT=32.30
26 CURB INLET TOP=37.53 INV IN=31.83 INV OUT=31.63
27 STORM MANHOLE TOP=37.09 INV IN(a)=29.74 INV IN(b)=31.47 INV IN(c)=31.14 INV OUT=29.29
28 CURB INLET TOP=37.34 INV IN=32.13 INV OUT=31.78
29 STORM MANHOLE TOP=38.73 INV IN(a)=30.83 INV IN(b)=31.75 INV IN(c)=31.53 INV OUT=30.69
30 CURB INLET TOP=39.06 INV IN=32.26 INV OUT=31.83
31 CURB INLET TOP=39.51 INV OUT=32.38
32 STORM MANHOLE TOP=38.85 INV IN=32.51 INV OUT=32.42
33 CURB INLET TOP=39.59 INV OUT=33.08
34 STORM MANHOLE TOP=40.58 INV IN=31.88 INV OUT=31.68
35 CURB INLET TOP=41.33 INV IN(a)=37.86 INV IN(b)=36.64 INV OUT=36.14
36 STORM MANHOLE TOP=41.00 INV IN(a)=35.50 INV IN(b)=35.88 INV IN(c)=35.47 INV OUT=32.65
37 CURB INLET TOP=42.23 INV OUT=38.04
38 CURB INLET TOP=42.42 INV IN(a)=37.17 INV IN(b)=37.17 INV OUT=36.67
39 STORM MANHOLE TOP=42.12 INV IN=37.52 INV OUT=37.44
40 STORM MANHOLE TOP=42.20
41 CURB INLET TOP=41.60 INV OUT=37.45
42 STORM MANHOLE TOP=41.43 INV IN(a)=37.33 INV IN(b)=37.23 INV OUT=37.03
43 CURB INLET TOP=41.44 NV IN=36.94 INV OUT=36.64
44 CURB INLET TOP=42.27 INV OUT=38.57
45 STORM MANHOLE TOP=42.23 INV IN(a)=38.47 INV IN(b)=38.48 INV IN(c)=38.50 INV OUT=38.39
46 CURB INLET TOP=42.54 INV OUT=38.54
47 STORM MANHOLE TOP=42.49 INV IN=38.79 INV OUT=38.73

GENERAL NOTES:

1. TAX MAP: #025.03-03-01
2. ZONE: CDD#10
3. OWNER: PY LANDBAY H, LLC. C/O JBG SMITH PROPERTIES 2200 CLARENDON BOULEVARD, SUITE 1300, ARLINGTON, VA 22201
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO A RAPID STATIC GPS SURVEY USING THE LEICA, SMARTNET NETWORK.
6. TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE, COMMITMENT NO. DC2200815 DATED 05/07/2024 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. TOTAL SITE AREA = 186,810 S.F. OR 4.2886 AC.
9. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOIL FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
10. THIS PROJECT IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT BOUNDARY AND THERE ARE NO DESIGNATED 100-YEAR OLD BUILDINGS ON THIS SITE.
11. THIS PROPERTY IS LOCATED IN THE FOUR MILE (POTOMAC YARD) WATERSHED.
12. PRIOR TO THE APPLICATION FOR NEW CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A BUILDING PERMIT FOR A CHANGE OF USE. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND PLUMBING FACILITIES.
13. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
14. BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
15. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
16. REQUIRED EXITS, PARKING, AND ACCESSIBILITY WITHIN THE BUILDING FOR PERSONS WITH DISABILITIES MUST COMPLY WITH USBC CHAPTER 11.

SANITARY SEWER OUTFALL NARRATIVE:

THE EXISTING SITE PRODUCES A SANITARY FLOW OF 0 GALLONS PER DAY.

THE PROPOSED RESIDENTIAL BUILDINGS PRODUCES 168,000 GALLONS PER DAY

TOWNHOUSE: (350 GPD/UNIT OF RESIDENTIAL X 4 PFF) = (350 X 120) X 4 = 168,000 GPD

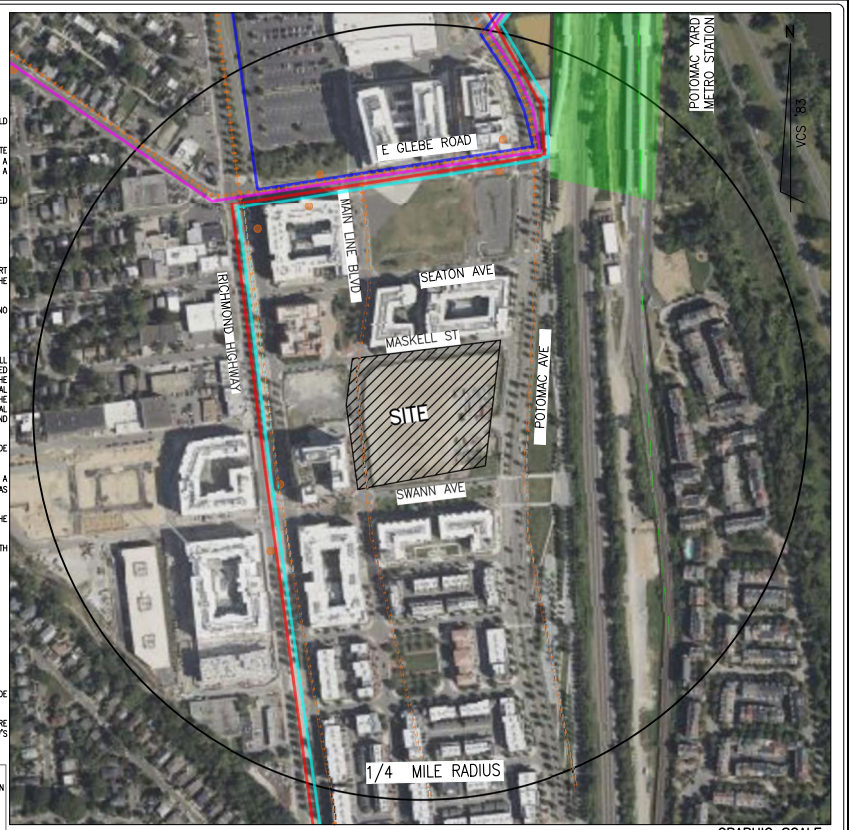
SINCE THE TOTAL FLOW FROM THE THE PROPOSED USE DOES EXCEED 10,000 GPD, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS REQUIRED AND HAS BEEN PROVIDED ON SHEET 15.

ALEXRENEW NOTE:

CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.

DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITED TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATEMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATEMENT COORDINATOR AT 703-721-3500 X 2020.

LEGEND:
BUS STOP
WMATA METRO (BLUE AND YELLOW LINES)
DASH 33
DASH 34
DASH 36A, 36B
WMATA MW1
BIKE ROUTES
METRO STATION



CONTEXTUAL MAP
SCALE: 1" = 200'

GRAPHIC SCALE
0' 200' 400'
(IN FEET)
1 Inch = 200 ft.

STORM	LENGTH	UPSTREAM INVERT ELEVATION (FT)	DOWNSTREAM INVERT ELEVATION (FT)	SLOPE	SIZE & MATERIAL
1 TO 2	72'	40.38	40.00	0.53%	24" RCP
3 TO 4	17'	34.43	34.13	1.77%	15" RCP
5 TO 4	24'	35.10	34.17	3.88%	15" RCP
4 TO 7	211'	33.78	30.84	1.39%	18" RCP
6 TO 7	17'	31.07	30.94	0.77%	15" RCP
8 TO 7	26'	31.17	30.84	1.27%	15" RCP
7 TO 9	72'	30.59	28.90	2.35%	24" RCP
9 TO 10	56'	28.70	28.39	0.55%	24" RCP
10 TO 12	27'	28.29	28.07	0.82%	24" RCP
11 TO 12	30'	29.22	28.87	1.17%	15" RCP
12 TO 13	38'	27.87	27.61	0.68%	36" RCP
13 TO 17	65'	27.53	26.76	1.19%	36" RCP
17 TO 14	136'	26.25	25.51	0.54%	48" RCP
15 TO 14	10'	27.72	27.62	1.00%	18" RCP
16 TO 15	29'	28.23	28.03	0.69%	18" RCP
18 TO 17	15'	28.57	28.18	2.60%	18" RCP
19 TO 17	160'	27.25	26.36	0.56%	48" RCP
20 TO 19	15'	32.37	31.65	4.80%	15" RCP
21 TO 19	74'	28.87	28.19	0.92%	30" RCP
22 TO 21	79'	30.18	29.83	0.44%	30" RCP
24 TO 19	225'	28.55	27.40	0.51%	30" RCP
25 TO 26	45'	32.30	31.83	1.04%	42" RCP
27 TO 24	102'	29.29	28.78	0.50%	42" RCP
26 TO 27	23'	31.63	31.47	0.70%	18" RCP
28 TO 27	84'	31.78	31.14	0.76%	18" RCP
29 TO 27	174'	30.69	29.74	0.55%	36" RCP
31 TO 30	48'	32.38	32.26	0.25%	18" RCP
30 TO 29	10'	31.83	31.75	0.80%	18" RCP
33 TO 32	42'	33.08	32.51	1.36%	18" RCP
32 TO 29	78'	32.42	31.53	1.14%	18" RCP
34 TO 29	179'	31.68	30.83	0.48%	36" RCP
36 TO 34	47'	32.65	31.88	1.64%	36" RCP
35 TO 36	131'	36.14	35.47	0.51%	30" RCP
43 TO 36	57'	36.64	35.88	1.33%	18" RCP
37 TO 38	88'	38.04	37.17	0.99%	18" RCP
40 TO 39	8'	XX.XX	37.52	X.XX%	18" RCP
39 TO 38	18'	37.44	37.17	1.50%	18" RCP
38 TO 36	86'	36.67	35.50	1.36%	24" RCP
42 TO 43	23'	37.03	36.94	0.39%	18" RCP
41 TO 42	22'	37.45	37.33	0.55%	18" RCP
45 TO 42	90'	38.39	37.23	1.29%	18" RCP
44 TO 45	22'	38.57	38.48	0.41%	15" RCP
46 TO 45	24'	38.54	38.47	0.29%	15" RCP
47 TO 45	32'	38.73	38.50	0.72%	15" RCP

EXISTING TREE TABLE:

1) 8" TREE
2) 4" TREE
3) 3" TREE
4) 8" TREE
5) 7" TREE
6) 7" TREE
7) 3" TREE
8) 7" TREE
9) 8" TREE
10) 10" TREE
11) 8" TREE
12) 7" TREE
13) 10" TREE
14) 10" TREE
15) 11" TREE
16) 11" TREE
17) 7" TREE
18) 7" TREE
19) 5" TREE
20) 5" TREE
21) 5" TREE
22) 6" TREE
23) 6" TREE
24) 5" TREE
25) 6" TREE
26) 6" TREE
27) 7" TREE
28) 5" TREE
29) 6" TREE
30) 5" TREE
31) 5" TREE
32) 4" TREE
33) 3" TREE
34) 4" TREE
35) 3" TREE
36) 3" TREE
37) 3" TREE
38) 3" TREE
39) 3" TREE
40) 3" TREE
41) 3" TREE
42) 3" TREE
43) 3" TREE
44) 3" TREE
45) 3" TREE
46) 3" TREE
47) 8" TREE
48) 8" TREE
49) 9" TREE
50) 9" TREE
51) 8" TREE
52) 7" TREE
53) 7" TREE
54) 7" TREE
55) 3" TREE
56) 11" TREE
57) 12" TREE
58) 10" TREE
59) 8" TREE
60) 6" TREE
61) 4" TREE

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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ENGINEERING LAND SURVEYING PLANNING
RCF

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 16, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY H
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

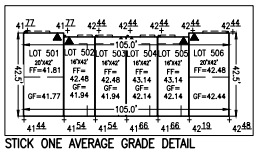
DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: SEPT, 2025

GENERAL PLAN INFORMATION AND NOTES

SHEET 2 OF 24
FILE: 24-098

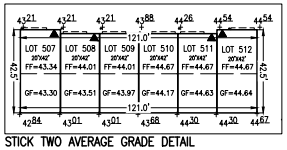




STICK ONE AVERAGE GRADE DETAIL

SCALE: 1" = 30'





STICK TWO AVERAGE GRADE DETAIL

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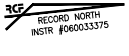
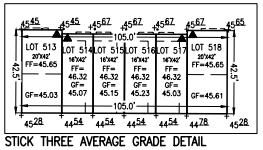
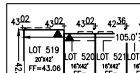




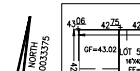
STICK THREE AVERAGE GRADE DETAIL

SCALE: 1" = 30'



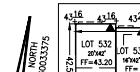
STICK FOUR AVERAGE GRADE DETAIL

SCALE: 1" = 30'



STICK FIVE AVERAGE GRADE DETAIL

SCALE: 1" = 30'



STICK SIX AVERAGE GRADE DETAIL

SCALE: 1" = 30'



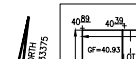
STICK SEVEN AVERAGE GRADE DETAIL

SCALE: 1" = 30'



STICK EIGHT AVERAGE GRADE DETAIL

SCALE: 1" = 30'



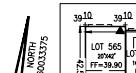
STICK NINE AVERAGE GRADE DETAIL

SCALE: 1" = 30'



STICK TEN AVERAGE GRADE DETAIL

SCALE: 1" = 30'



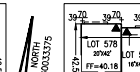
STICK ELEVEN AVERAGE GRADE DETAIL

SCALE: 1" = 30'



STICK TWELVE AVERAGE GRADE DETAIL

SCALE: 1" = 30'



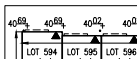
STICK THIRTEEN AVERAGE GRADE DETAIL

SCALE: 1" = 30'



STICK FOURTEEN AVERAGE GRADE DETAIL

SCALE: 1" = 30'



STICK FIFTEEN AVERAGE GRADE DETAIL

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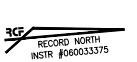
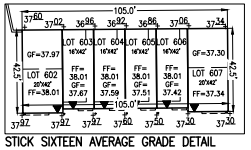
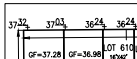




STICK SIXTEEN AVERAGE GRADE DETAIL

SCALE: 1" = 30'



STICK SEVENTEEN AVERAGE GRADE DETAIL

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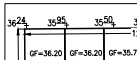
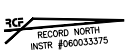


STICK EIGHTEEN AVERAGE GRADE DETAIL

SCALE: 1" = 30'

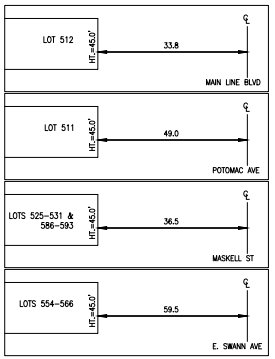


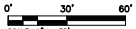
SECTION 6-403 COMPLIANCE NOTE:

SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS BELOW FOR SECTION SHOWING COMPLIANCE. THE LOT WITH THE BUILDING WITH THE CLOSEST PROXIMITY TO THE CENTER LINE OF THE ROAD IS SHOWN

SECTION 6-403 DETAILS:

NOT TO SCALE





Lot	N/W	S/W	S/E	N/E	Average
501	41.77	41.77	41.44	41.54	41.63
502	42.44	41.77	41.54	41.54	41.82
503	42.44	42.44	41.54	41.66	42.02
504	42.44	42.44	41.66	41.66	42.05
505	42.44	42.44	41.66	42.19	42.18
506	42.44	42.44	42.19	42.48	42.39
507	43.21	43.21	42.84	43.01	43.07
508	43.21	43.21	43.01	43.01	43.11
509	43.88	43.21	43.01	43.68	43.45
510	44.26	43.88	43.68	44.30	44.03
511	44.54	44.26	44.30	44.30	44.35
512	44.54	44.54	44.30	44.67	44.51
513	45.45	45.45	45.28	44.54	45.18
514	45.67	45.45	44.54	44.54	45.05
515	45.67	45.67	44.54	44.54	45.11
516	45.67	45.67	44.54	44.54	45.11
517	45.67	45.67	44.54	44.78	45.17
518	45.65	45.67	44.78	45.28	45.35
519	43.02	43.06	42.78	43.02	42.97
520	43.02	42.78	42.08	43.02	42.725
521	43.02	42.08	41.96	42.36	42.36
522	42.36	41.96	41.29	42.36	41.99
523	42.36	41.29	41.25	41.69	41.65
524	41.69	41.25	41.32	41.69	41.49
525	43.06	42.94	42.94	42.75	42.92
526	42.75	42.94	43.06	42.50	42.81
527	42.50	43.06	42.28	42.09	42.48
528	42.09	42.28	42.40	41.92	42.17
529	41.92	42.40	42.28	41.30	41.98
530	41.30	42.28	41.73	41.30	41.65
531	41.30	41.73	41.73	41.50	41.57
532	43.16	43.12	42.76	43.16	43.05
533	43.16	42.76	42.47	43.20	42.90
534	43.20	42.47	42.14	42.53	42.59
535	42.53	42.14	42.05	42.50	42.31
536	42.50	42.05	41.81	42.25	42.15
537	42.25	41.81	41.31	41.83	41.80
538	41.83	41.31	41.14	41.20	41.37
539	41.20	41.14	41.20	41.16	41.18
540	42.38	43.00	43.00	42.88	42.82
541	42.88	43.00	42.50	42.47	42.71
542	42.47	42.50	42.20	41.97	42.29
543	41.97	42.20	41.80	41.93	41.98
544	41.93	41.80	41.67	41.67	41.77
545	41.67	41.67	41.50	41.47	41.58
546	42.59	41.39	40.89	42.34	41.80
547	42.34	40.89	40.53	42.20	41.49
548	42.20	40.53	40.34	42.20	41.32
549	42.20	40.34	40.15	41.67	41.09
550	41.67	40.15	39.86	41.50	40.80
551	41.50	39.86	39.86	41.50	40.68
552	40.89	40.63	40.63	40.39	40.64
553	40.39	40.63	40.50	40.23	40.44
554	40.23	40.50	40.40	40.23	40.34
555	40.23	40.40	40.20	40.19	40.26
556	40.19	40.20	39.64	39.64	39.92
557	39.64	39.64	39.64	39.64	39.64
558	40.22	39.50	39.00	39.25	39.49
559	39.25	39.00	39.00	38.75	39.00
560	38.75	39.00	39.00	38.75	38.88

Lot	N/W	S/W	S/E	N/E	Average
561	38.75	39.00	38.60	38.30	38.66
562	38.30	38.60	38.33	38.05	38.32
563	38.05	38.33	38.33	38.09	38.20
564	38.09	38.33	38.33	38.09	38.21
565	39.10	39.21	39.21	39.10	39.16
566	39.10	39.21	38.71	39.10	39.03
567	39.10	38.71	38.55	39.58	38.99
568	39.58	38.55	38.47	39.10	38.93
569	39.10	38.47	38.13	38.57	38.57
570	38.57	38.13	38.54	38.57	38.45
571	39.30	39.30	39.30	39.30	39.30
572	39.30	39.30	39.30	39.30	39.30
573	39.30	39.30	38.85	38.85	39.08
574	38.85	38.85	38.70	38.85	38.81
575	38.85	38.70	38.70	38.19	38.61
576	38.19	38.70	38.18	38.10	38.29
577	38.18	38.18	38.05	38.18	38.15
578	39.70	39.82	39.82	39.70	39.76
579	39.70	39.82	39.30	39.51	39.58
580	39.51	39.30	38.90	39.20	39.23
581	39.20	38.90	38.40	39.20	38.93
582	39.20	38.40	38.20	38.50	38.58
583	38.50	38.20	38.10	38.18	38.25
584	38.18	38.10	38.05	38.18	38.13
585	38.18	38.05	38.18	37.90	38.08
586	40.31	40.06	40.06	39.81	40.06
587	39.81	40.06	39.39	39.15	39.60
588	39.15	39.39	39.39	39.15	39.27
589	39.15	39.39	38.72	39.09	39.09
590	39.09	38.72	38.06	38.43	38.58
591	38.43	38.06	38.06	37.81	38.09
592	37.81	38.06	37.39	37.11	37.59
593	37.11	37.39	37.39	37.15	37.26
594	40.69	39.82	39.82	40.69	40.26
595	40.69	39.82	39.82	40.02	40.09
596	40.02	39.82	39.15	40.02	39.75
597	40.02	39.15	39.15	39.35	39.42
598	39.35	39.15	38.49	38.69	38.92
599	38.69	38.49	37.82	38.69	38.42
600	38.69	37.82	37.82	38.02	38.09
601	38.02	37.82	37.65	38.02	37.88
602	37.02	37.60	37.97	37.97	37.64
603	36.96	37.02	37.97	37.97	37.48
604	36.92	36.96	37.97	37.60	37.36
605	36.86	36.92	37.60	37.50	37.22
606	37.06	36.86	37.50	37.30	37.18
607	37.34	37.06	37.30	37.30	37.25
608	37.03	37.32	37.28	37.28	37.23
609	36.24	37.03	37.28	36.24	36.70
610	36.24	36.24	36.24	36.24	36.24
611	36.33	36.24	36.24	36.77	36.40
612	36.37	36.33	36.77	36.65	36.53
613	36.37	36.37	36.65	36.56	36.49
614	36.65	36.37	36.56	36.56	36.54
615	35.95	36.24	36.20	36.20	36.15
616	35.50	35.95	36.20	36.20	35.96
617	35.25	35.50	36.20	35.95	35.73
618	35.29	35.25	35.95	35.57	35.52
619	35.29	35.29	35.57	35.53	35.42
620	35.57	35.29	35.53	35.53	35.48

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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. DATE

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PLANNING
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ENGINEERING

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 16, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY H

2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

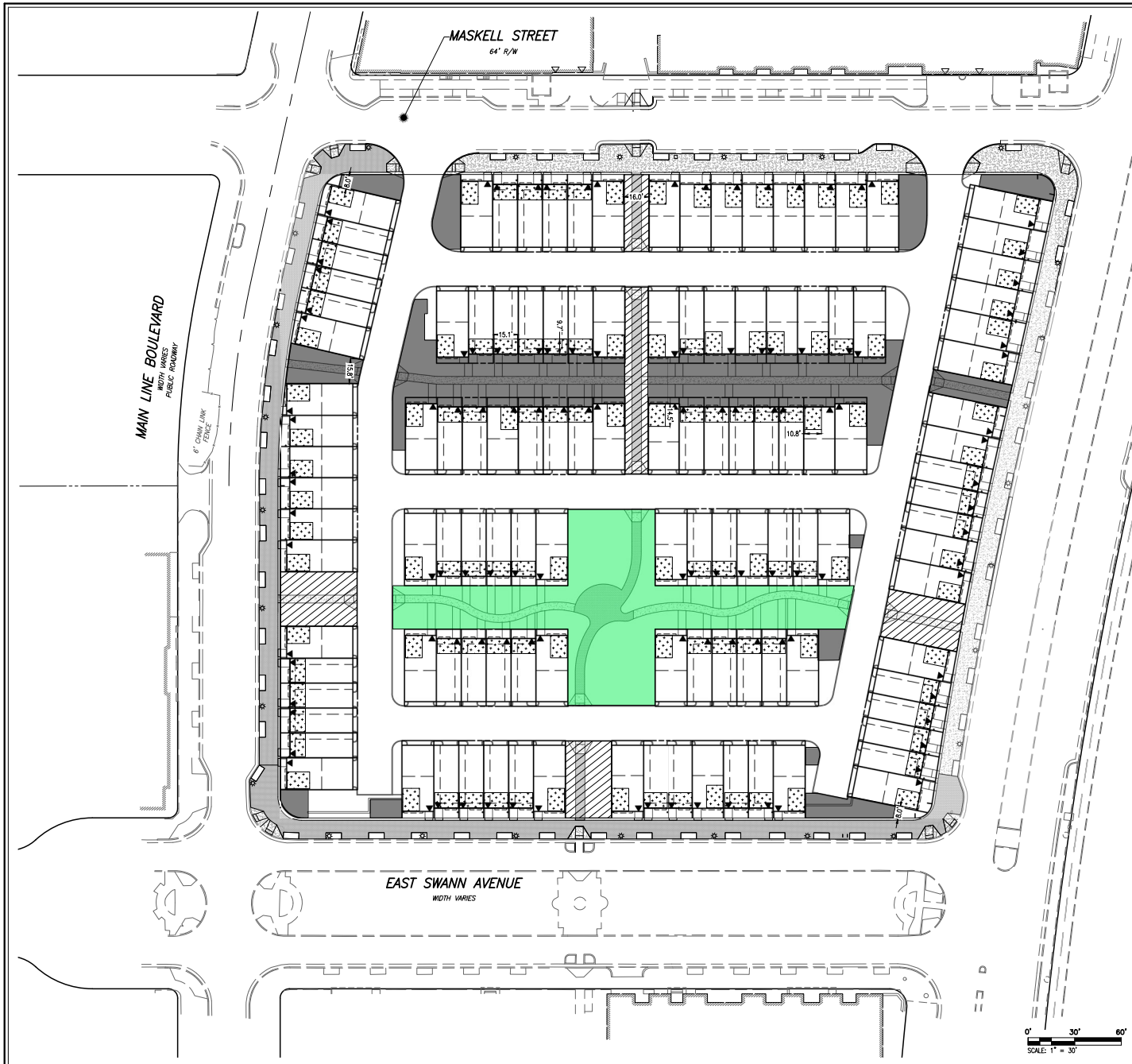
DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: SEPT, 2025

AVERAGE FINISHED GRADE DETAIL

SHEET 3 OF 24

FILE: 24-098



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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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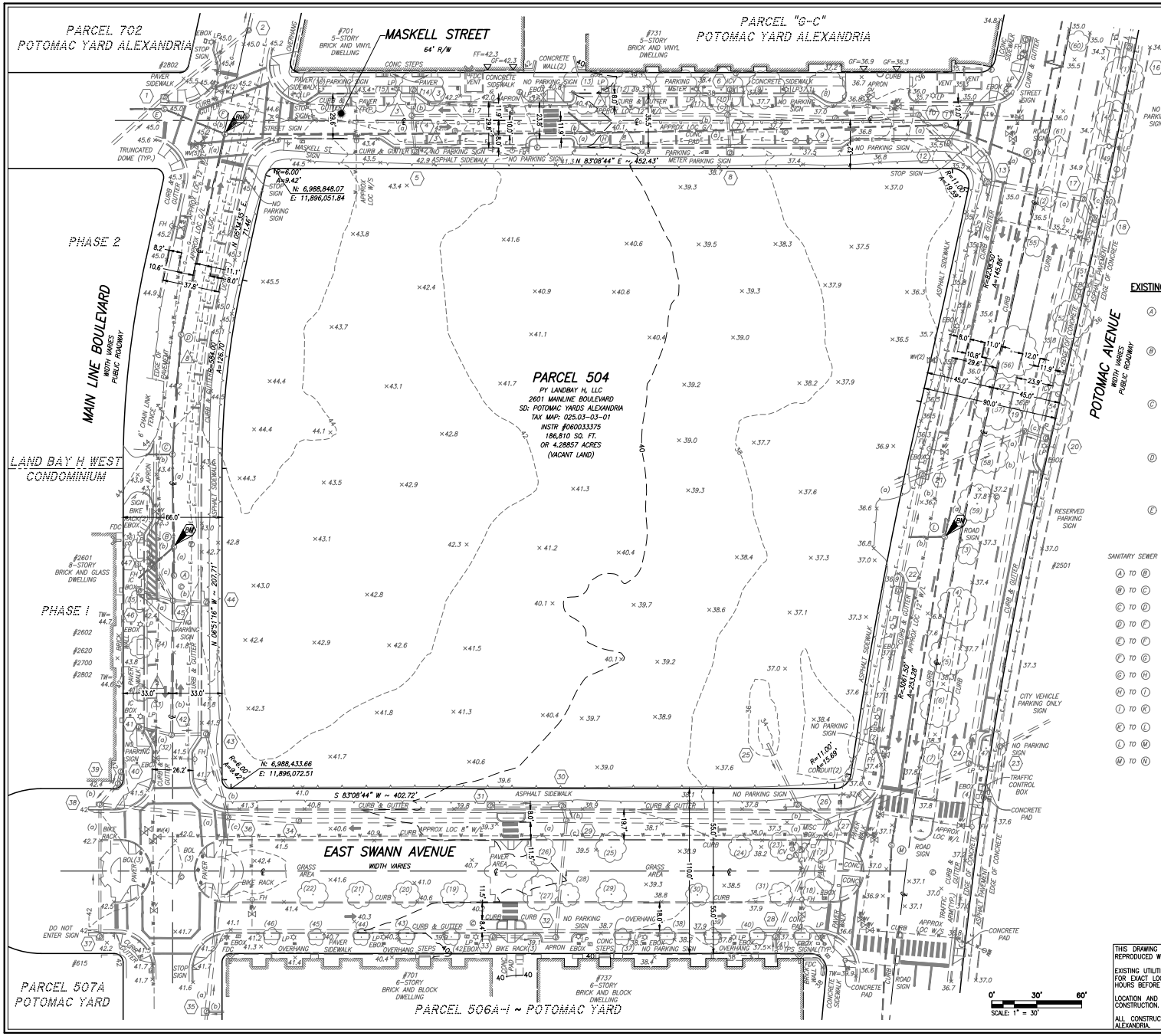
OPEN SPACE DETAIL

SHEET 4 OF 24
FILE: 24-098



RECORD NORTH
INSTR #060033375

GENERAL PLAN INFORMATION NOTE:

SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 2.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JULY 26, 2024; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EXISTING SANITARY SEWER CONNECTIONS:

(A) SAN MH TOP=42.40 INV OUT=29.50

(B) BENCHMARK #1 SAN MH TOP=42.68 INV IN(a)=29.15 INV IN(b)=29.92 INV OUT=29.06

(C) SAN MH TOP=43.72 INV IN(a)=28.72 INV IN(b)=33.53 INV OUT=28.64

(D) SAN MH TOP=44.68 INV IN=28.38 INV OUT=28.29

(E) SAN MH TOP=44.81 INV IN=28.05 INV OUT=27.95

(F) SAN MH TOP=45.17 INV IN(a)=27.37 INV IN(b)=27.57 INV OUT=27.27

(G) SAN MH TOP=41.58 INV IN=26.22 INV OUT=26.16

(H) SAN MH TOP=40.08 INV IN(a)=26.68 INV IN(b)=26.41 INV OUT=25.78

(I) SAN MH TOP=35.12 INV IN=24.26 INV OUT=24.17

(J) SAN MH NOT LOCATED

(K) SAN MH TOP=34.96 (SEALED)

(L) BENCHMARK #2 SAN MH TOP=36.57 INV IN(a)=21.66 INV IN(b)=22.69 INV OUT=21.56

(M) SAN MH TOP=37.03 INV IN=20.91 INV OUT=20.82

(N) SAN MH TOP=35.88 INV IN=19.90 INV OUT=19.82

SANITARY SEWER	LENGTH	UPSTREAM INVERT ELEVATION (FT)	DOWNSTREAM INVERT ELEVATION (FT)	SLOPE	SIZE & MATERIAL
(A) TO (B)	19'	29.50	29.15	1.84%	10" PVC
(B) TO (C)	62'	29.06	28.72	0.55%	10" PVC
(C) TO (D)	80'	28.64	28.38	0.33%	10" PVC
(D) TO (F)	137'	28.29	27.37	0.67%	10" PVC
(E) TO (F)	44'	27.95	27.57	0.86%	10" PVC
(F) TO (G)	178'	27.27	26.22	0.59%	10" PVC
(G) TO (H)	68'	XXXX	XXXX	X.XX%	10" PVC
(H) TO (I)	235'	25.78	24.26	0.65%	15" PVC
(I) TO (K)	63'	24.17	XX.XX	X.XX%	15" PVC
(K) TO (L)	258'	XX.XX	21.66	X.XX%	24" PVC
(L) TO (M)	209'	21.56	20.91	0.31%	24" PVC
(M) TO (N)	247'	20.82	19.90	0.37%	24" PVC

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

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ENGINEERING LAND SURVEYING PLANNING

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 16, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY H

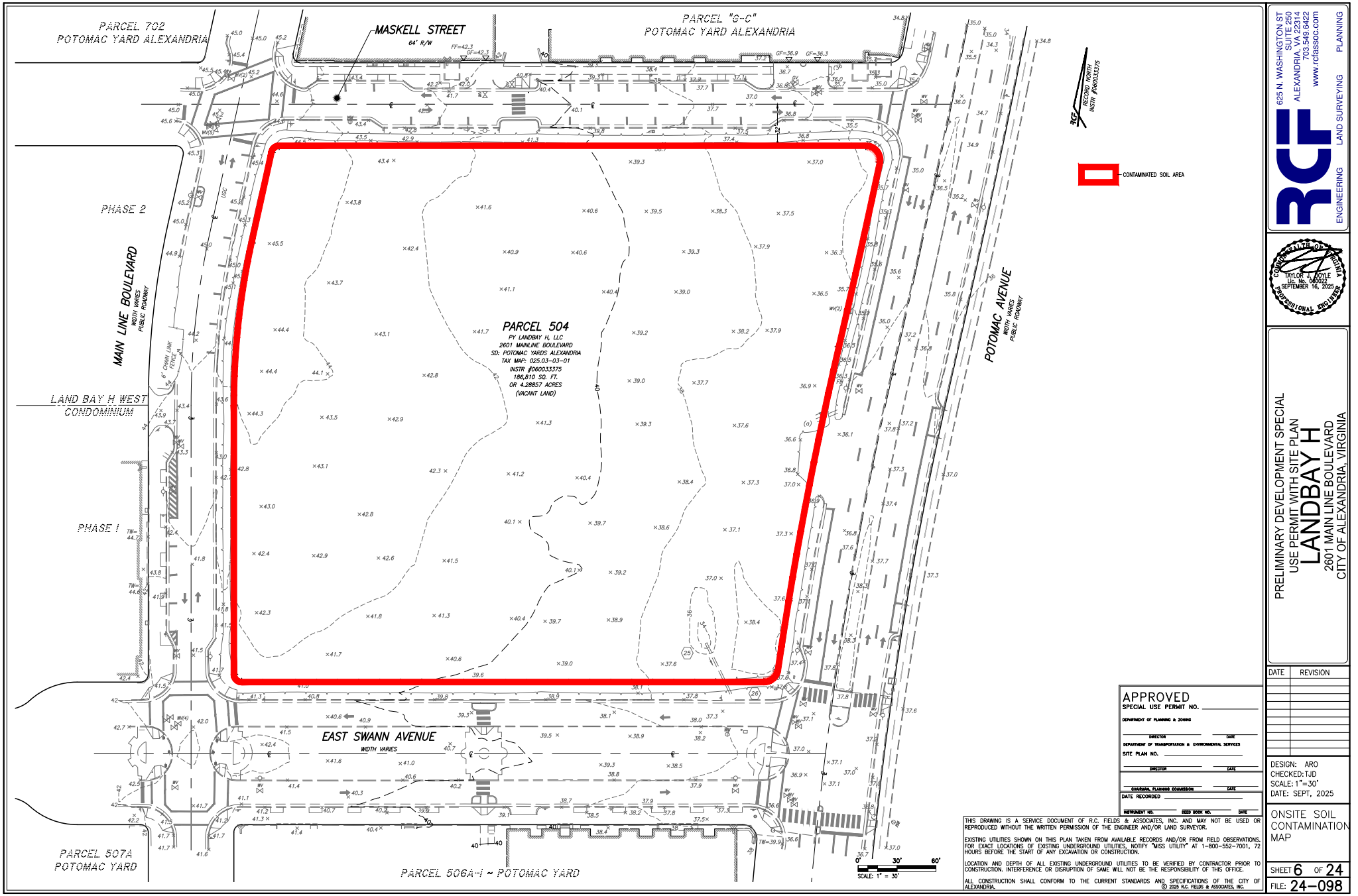
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: SEPT, 2025

EXISTING CONDITIONS PLAN

SHEET 5 OF 24
FILE: 24-098



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ONSITE SOIL CONTAMINATION MAP

SHEET 6 OF 24
FILE: 24-098

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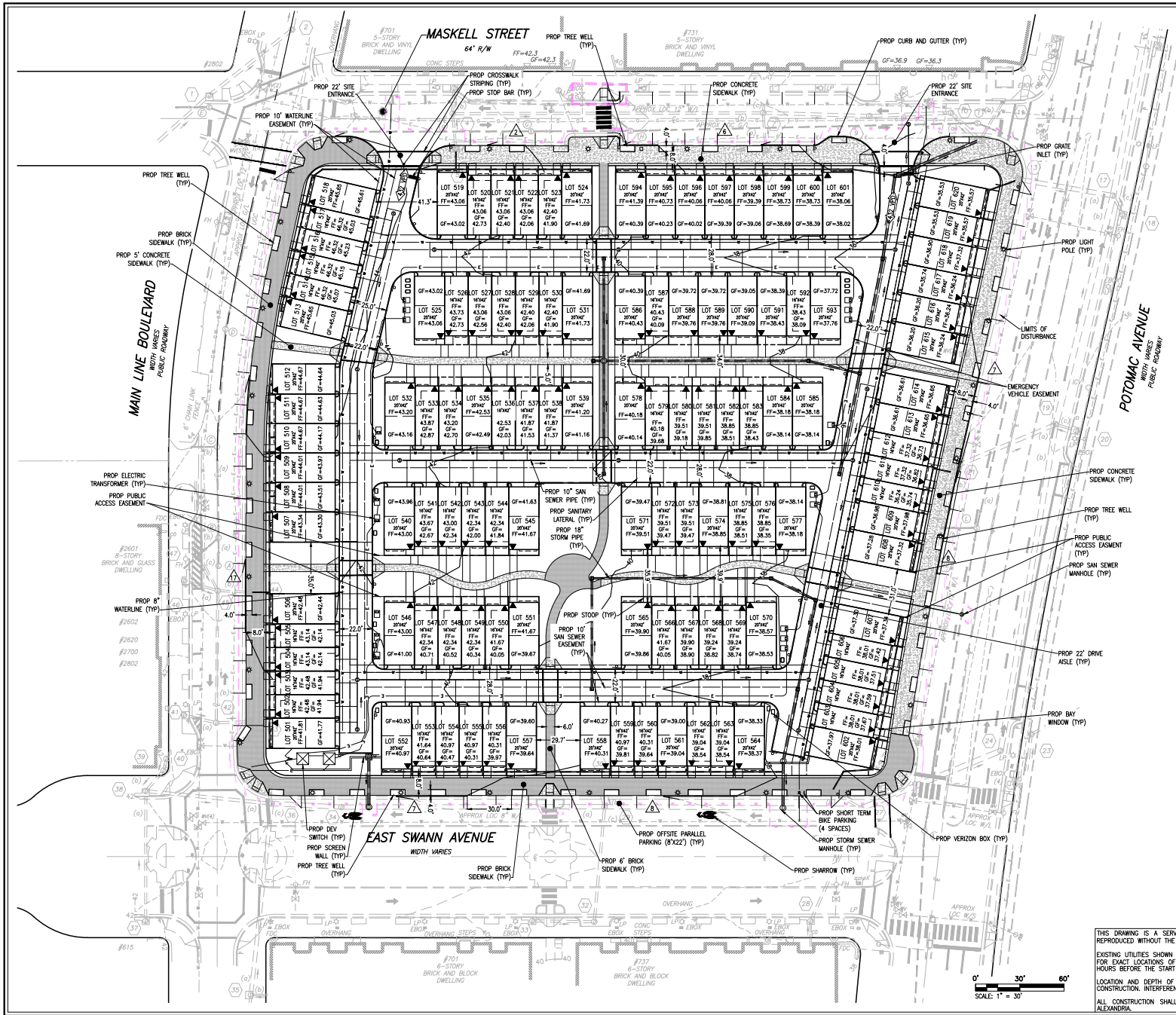

GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 2.

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PRELIMINARY PLAN

SHEET 7 OF 24
FILE: 24-098

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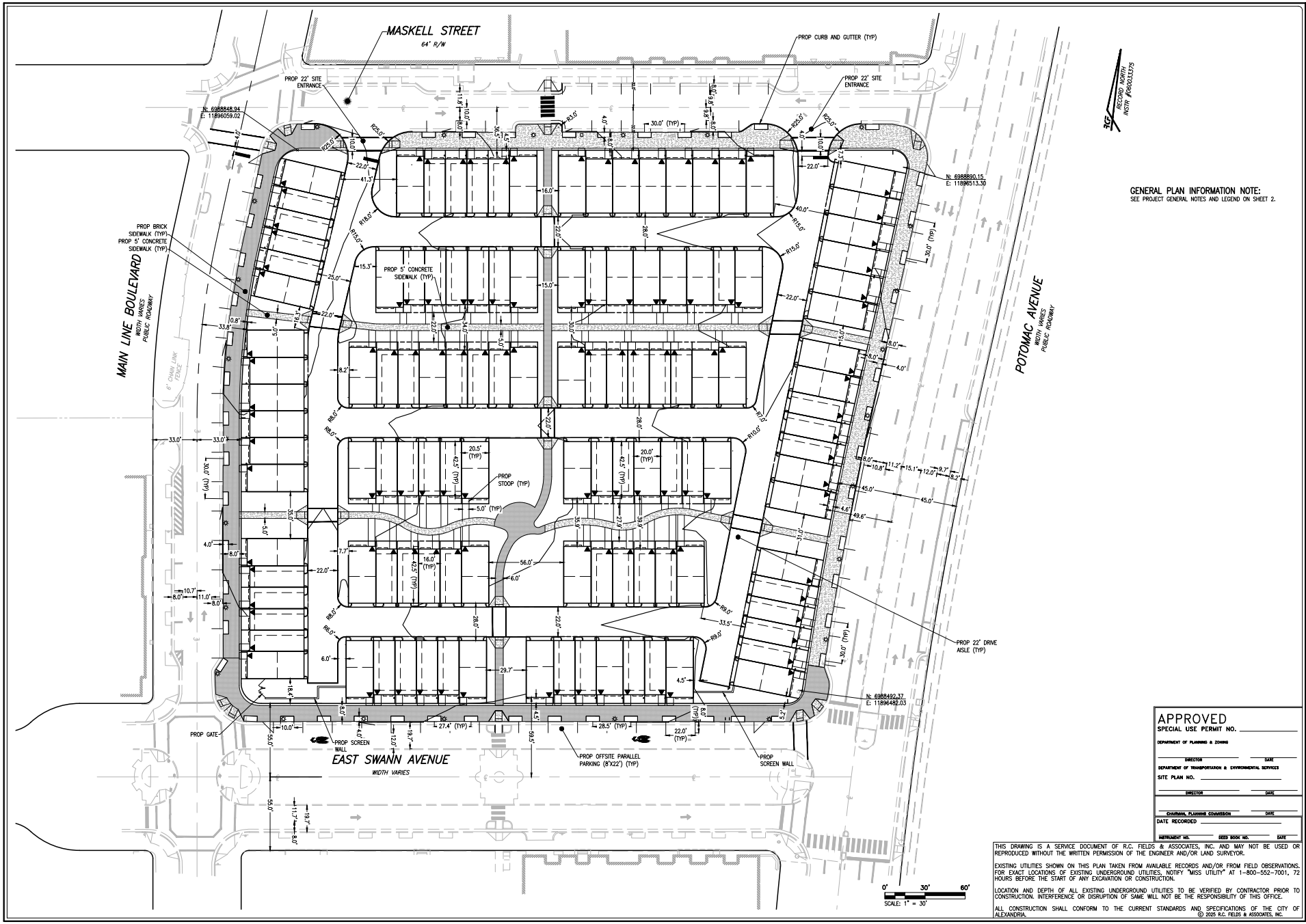

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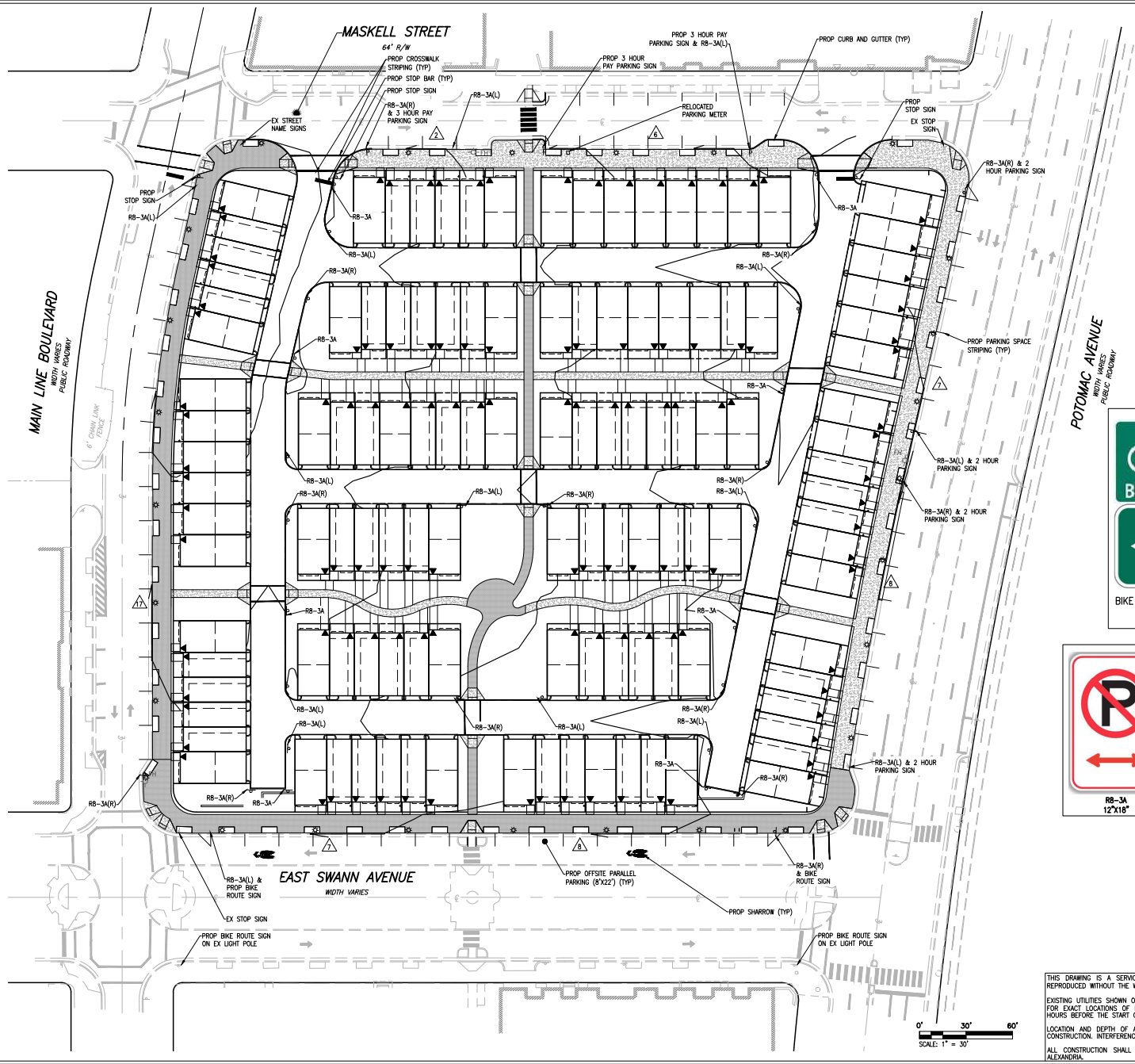
DIMMENSIONS PLAN

SHEET 8 OF 24
FILE: 24-098



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 2.

PAVEMENT MARKING SPECIFICATIONS:
ALL PROPOSED PAVEMENT MARKINGS TO BE DELINEATED WITH HIGH QUALITY, WHITE, TRAFFIC-RATED PAINT. PARKING SPACE STRIPING AND EDGE LINE MARKING TO BE A MINIMUM OF FOUR (4) INCHES IN WIDTH AND TO THE LENGTHS SHOWN. CROSSWALK STRIPING TO BE A MINIMUM OF SIX (6) INCHES IN WIDTH AND TO THE LENGTHS SHOWN. STOP BAR STRIPING TO BE A MINIMUM OF TWENTY FOUR (24) INCHES IN WIDTH AND TO THE LENGTHS SHOWN.

RECORD NORTH INSTR #060013375



3 HOUR PAY PARKING SIGN
12"X18"

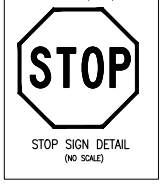


2 HOUR PARKING SIGN
12"X18"



BIKE ROUTE SIGN DETAIL
(NO SCALE)

R1-1
30" X 30"
TYPE "A" (4'X4')



STOP SIGN DETAIL
(NO SCALE)

R8-3A
12"X18"


R8-3A(R)
12"X18"


R8-3A(L)
12"X18"

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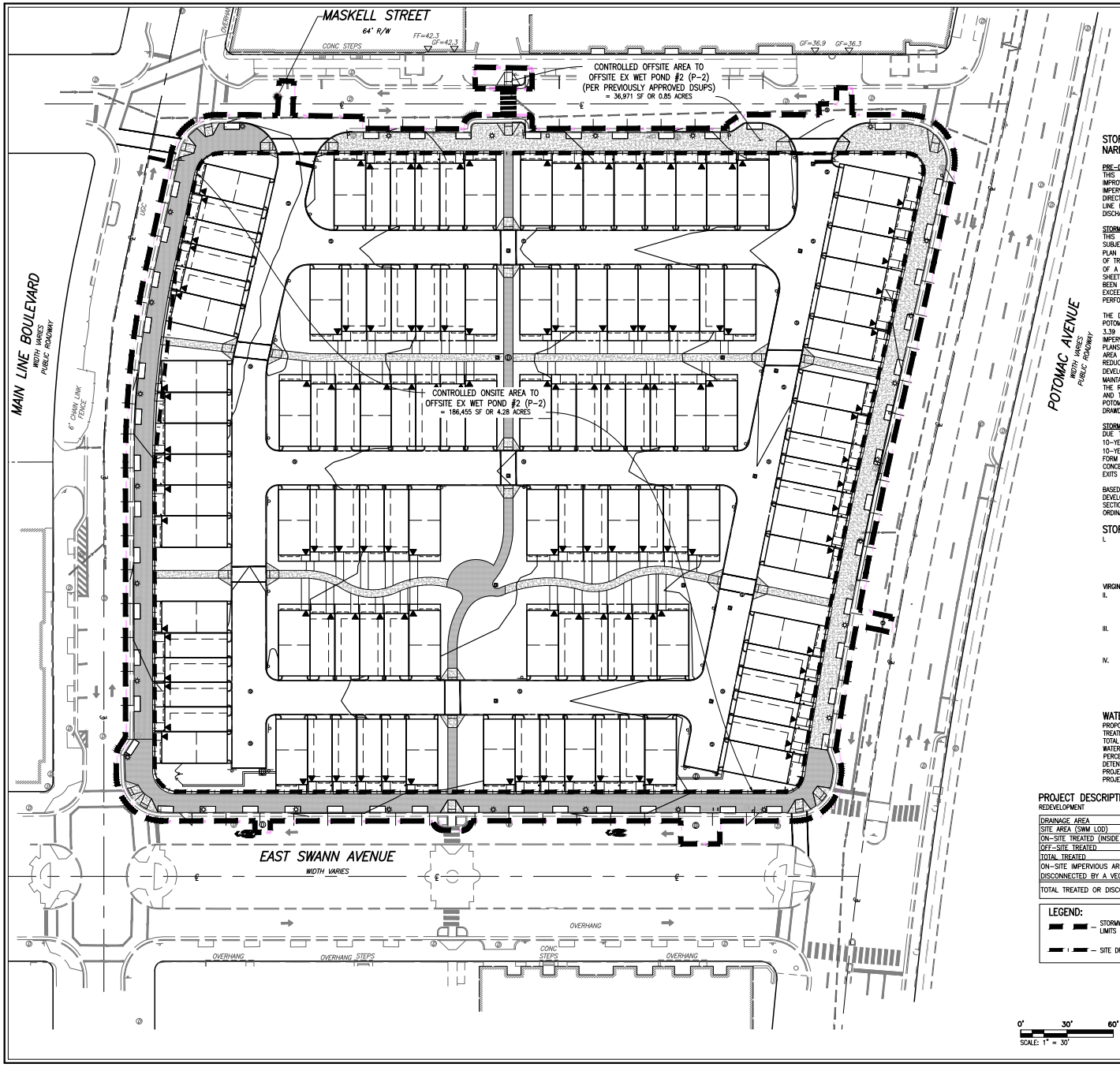
SIGNAGE PLAN

SHEET 9 OF 24
FILE: 24-098



STORMWATER MANAGEMENT (CITY ZONING ORDINANCE SECTION 13-109F COMPLIANCE) NARRATIVE

PRE-DEVELOPMENT CONDITIONS:
THIS 4.29 ACRE PARCEL IS LOCATED IN THE FOUR MILE RUN WATERSHED. IN EXISTING CONDITIONS, THERE ARE NO ONSITE IMPROVEMENTS BUT THE SITE WAS PREVIOUSLY UTILIZED AS STAGING FOR SURROUNDING CONSTRUCTION PROJECTS AND THE EXISTING IMPERVIOUS AREA WAS CALCULATED FROM THAT USE. ALL OF THE SITE DRAINAGE IS DIRECTED IN A GENERALLY SOUTHEASTERLY DIRECTION TOWARDS AN ONSITE YARD INLET AND EXISTING OFFSITE CURB INLETS WITHIN POTOMAC AVENUE, MASKELL STREET, MAIN LINE BOULEVARD, AND EAST SWANN AVENUE WHICH CONVEY THE FLOW TO THE EXISTING WET POND P-2 ACROSS POTOMAC AVE. DISCHARGE FROM THE EXISTING WET POND P-2 ULTIMATELY FLOWS TO THE BED AND BANKS OF FOUR MILE RUN.

STORMWATER QUALITY COMPUTATIONS NARRATIVE:
THIS PROJECT PROPOSES THE CONSTRUCTION OF 120 TOWNHOUSES, DRIVE AISLES, AND ASSOCIATED SITE IMPROVEMENTS. THE SUBJECT PARCEL IS LOCATED WITHIN POTOMAC YARD, AS PART OF THE POTOMAC YARD SMALL AREA PLAN, A STORMWATER MASTER PLAN ENTITLED "POTOMAC YARD DRAINAGE STUDY" WAS PREPARED BY CHRISTOPHER CONSULTANTS AND APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES DATED OCTOBER 25, 1996. THIS STORMWATER MASTER PLAN ESTABLISHES THE USE OF A WET POND (WET POND P-2) FOR THE STORMWATER MANAGEMENT TREATMENT OF THIS SITE. A DRAWDOWN TABLE SHOWN ON SHEET 11 WAS USED TO ENSURE WATER QUALITY REQUIREMENTS WERE MET FOR ALL OF POTOMAC YARD. THE DRAWDOWN TABLE HAS BEEN UPDATED WITH THE CURRENT DESIGN TO ENSURE THE RUNOFF AND IMPERVIOUS AREA DIRECTED TO WET POND P-2 DOES NOT EXCEED ITS ORIGINAL DESIGN. HOWEVER, THE VRRM 4.1 HAS BEEN PROVIDED TO DETERMINE THE STORMWATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT.

THE DRAWDOWN TABLE ESTABLISHES THE MAXIMUM ALLOWED IMPERVIOUS AREA IN ACRES TO BE CONVEYED TO EACH BMP WITHIN POTOMAC YARD. THIS PROJECT PROPOSES TO CONVEY A TOTAL ONSITE DRAINAGE AREA OF 4.29 AC WITH AN IMPERVIOUS AREA OF 3.39 AC TO WET POND P-2 ENLARGEMENT (SEE THE DRAWDOWN TABLE ON SHEET 11). THE TABLE ESTABLISHES THAT A TOTAL IMPERVIOUS AREA OF 27.70 AC, INCLUDING THE ONSITE AREA PROPOSED WITH THIS PLAN AND THE FUTURE LBG-B&E AND LBG-G PLANS, CAN BE CONVEYED TO WET POND P-2. THE IMPERVIOUS AREA TOTAL IS 27.69 AC RESULTING IN 0.01 AC OF IMPERVIOUS AREA ALLOWED TO WET POND P-2 ENLARGEMENT. AS SHOWN IN THE VRRM THE WET POND WILL PROVIDE ADEQUATE PHOSPHORUS REDUCTION TO MEET REQUIREMENTS. THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109C-(4)(a) HAVE BEEN MET. THE EXISTING BMP FACILITY IS PRIVATELY OWNED AND MAINTAINED, SEE POTOMAC AVENUE PLAN (DSP #2005-0038) FOR INSPECTION AND MAINTENANCE REQUIREMENTS. AT LEAST 65% OF THE REQUIRED PHOSPHORUS REMOVAL IS PROVIDED BY THE EXISTING WET POND P-2 WHICH IS A NON-PROPRIETARY SURFACE BMP AND THEREFORE THIS PROJECT IS IN COMPLIANCE WITH MEMO TO INDUSTRY 01-18. THE PROPOSED IMPERVIOUS AREA WITHIN THE POTOMAC AVENUE, MASKELL STREET, MAIN LINE BOULEVARD, AND EAST SWANN AVENUE RIGHTS-OF-WAY WHERE NOT ADDED TO THE DRAWDOWN TABLE AS THE IMPERVIOUS AREA IN THE PUBLIC RIGHTS-OF-WAY WERE ACCOUNTED FOR IN PREVIOUSLY APPROVED DSUPS.

STORMWATER QUANTITY COMPUTATIONS NARRATIVE
DUE TO AN OVERALL DECREASE IN ONSITE IMPERVIOUS AREA, THE SITE RELEASES A POST-DEVELOPMENT PEAK RATE FOR THE 10-YEAR 24-HOUR STORM EVENT THAT IS LESS THAN THE PRE-DEVELOPMENT (CONSTRUCTION STAGING) PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT (SEE COMPUTATIONS PROVIDED ON THIS SHEET). THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

BASED ON THE ABOVE MENTIONED JUSTIFICATIONS AND COMPUTATIONS, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER CITY ZONING ORDINANCE SECTION 13-109F. NO NATURAL STREAMS ARE LOCATED WITHIN THE STORMWATER ANALYSIS AREA, THEREFORE, PER CITY ZONING ORDINANCE CHAPTER 13, 1-YR STORM CALCULATIONS ARE NOT REQUIRED.

STORMWATER RUNOFF COMPUTATIONS

I. PROJECT AREA = 223,426 SQ.FT. OR 5.13 AC (STORMWATER MANAGEMENT LIMITS OF DISTURBANCE)
EXISTING IMPERVIOUS AREA = 210,571 SQ.FT. OR 4.83 AC
PROPOSED ONSITE IMPERVIOUS AREA = 148,002 SQ.FT. OR 3.40 AC
PROPOSED OFFSITE IMPERVIOUS AREA = 32,991 SQ.FT. OF 0.76 AC
PROPOSED TOTAL IMPERVIOUS AREA = 180,993 SQ. FT. OR 4.16 AC

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM, USING CLASS D SOILS):

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT = (4.83 X 98 + 0.30 X 80) ÷ 5.13 = 97
CN POST-DEVELOPMENT = (4.16 X 98 + 0.97 X 80) ÷ 5.13 = 95

III. PRE-DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)
PEAK Q_2 PRE-DEVELOPMENT = 15.62 cfs
PEAK Q_{10} PRE-DEVELOPMENT = 25.78 cfs

IV. POST-DEVELOPMENT PEAK DISCHARGES (Tc = 5 MINS.)
PEAK Q_2 POST-DEVELOPMENT = 15.02 cfs
PEAK Q_{10} POST-DEVELOPMENT = 25.33 cfs

Q_2 DECREASE = 0.60 cfs
Q_{10} DECREASE = 0.45 cfs

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 4.16 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 4.16= 7,541 CU. FT. WQV REQUIRED
TOTAL WQV TREATED: YES
WATER QUALITY VOLUME TREATED = 1,815 X 4.16 = 7,541 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 100.0%
DETENTION ON SITE: NO
PROJECT IS WITHIN WHICH WATERSHED? FOUR MILE RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

PROJECT DESCRIPTION:

REDEVELOPMENT

	IMPERVIOUS	PERVIOUS	TOTAL
DRAINAGE AREA			
SITE AREA (SWM LOD)	4.16	0.97	5.13
ON-SITE TREATED (INSIDE SWM LOD)	4.16	0.97	5.13
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL TREATED	4.16	0.97	5.13
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			5.13

LEGEND:
— — — STORMWATER MANAGEMENT LIMITS OF DISTURBANCE
— · — SITE DRAINAGE DIVIDE

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

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ENGINEERING LAND SURVEYING PLANNING

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 16, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY H
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: SEPT, 2025

STORMWATER MANAGMENT PLAN

SHEET 10 OF 24
FILE: 24-098

A	B	C	D	E	F	G	H	I	J	J1	J2	J3	J4	K
BMP Facility	*Land Bay*	*Master Stormwater QC Plan DSP #2004-0044 (Approved 04/11/05)* (Final)	*Potomac Ave DSP #2005-0038R3 (Revised 06/04/10)* (Revised)	*Main Street DSP #2005-0039R (Revised 06/10/10)* (Revised)	*South Main DSP #2005-0044 (Revised 05/18/12)* (Final)	*Temp. Conn. Rt-1 DSP #2006-0014 (Approved 04/10/07)* (Final)	*Pump Station DSP #2004-0045 (Approved 02/21/08)* (Final)	*Fire Station DSP #2006-0026 (Approved 04/25/08)* (Final)	*Partial Landbay I & J (EAST) DSP #2006-0018 (Dated 06/16/10)* (Final)	*Landbay L Multifamily DSP#2011-0001 (Dated 03/29/12)* (Final)	*Landbay L Townhomes DSP#2012-0005 (Dated 05/22/12)* (Final)	*Landbay H&I Multifamily DSUP 2011-0021 (Dated 11/16/12) (Constructed)* (Final)	*Landbay I & J Multifamily (Dated)* (Final)	*Partial Landbay I & J (WEST) DSP #2008-0022 (Dated 04/19/12)* (Final)	*Landbay K MYLAR-DSP#2010-00012 DSP #2006-0013 (Revised 04/23/12)* (Final)
EX PY CENTER														
P1 (DRY)	*F*	*18.79* *1	*2.23* *6											
P-2 (WET POND)	*F,G,H,I,K*	*26.91* *1	*1.98* *6											
I-2 (1" STORAGE)	*F*	*5.48* *1												
I-3 (1/2" STORAGE)	*F*	*5.35* *1												
P-2 (OFFSITE)		*4.80* *1												
PROP CONSTRUCTION														
P-2 ENLARGEMENT	*F,G,H,I,K & Fire Station*		*0.55*	*5.62*				*0.82*				*0.82*		*0.98*
BaySeparator TT No. 1	*J,K*		*1.02*										*0.790*	*0.43*
BaySeparator TT No. 2	*J,K, Pump Station*		*0.62*	*0.79*			*0.18*						*0.806*	*0.23*
BaySeparator TT No. 3	*J,K*		*1.09*	*0.67*					*0.08*				*0.0109*	*0.30*
BaySeparator TT No. 4	*I,J,K*		*0.68*						*2.88*					*0.21*
BaySeparator TT No. 5	*I,J,K*		*0.00*	*1.07*					*1.08*				*0.018*	*0.04*
BaySeparator TT No. 6	*I,J,K*		*1.15*						*4.07*				*0.329*	*1.31*
BaySeparator TT No. 7	*H,I,K*		*1.06*						*2.83*		*2.02*		*0.337*	*0.14*
BaySeparator TT No. 8	*G*		*0.00*											
BayFilterr #1	*I, J*			*0.30*							*1.78*		*3.50*	
P-3 (WET POND)	*J,K,L,M, Offsite*		*1.91*		*4.50*					*2.32*	*4.95*		*1.315*	
EX-72"	*G,H, Offsite*													
RAIL PARK	*D*													
UNCONTROLLED AREAS	*G,H,L,M,K*										*0.07*			*0.05*
OFFSITE CONTROLLED														
FILTERRA #1	*L, Offsite*										*0.18*			
FILTERRA #2	*L*				*0.22*									
FILTERRA #3	*L*				*0.20*									
StormFilter #1	*H/I*										*0.70*			
TOTAL		*61.33*	*12.30*	*8.45*	*4.92*	*0.00*	*0.18*	*0.82*	*10.94*	*2.32*	*5.20*	*5.32*	*7.11*	*3.69*

K1	L	M	M1	M2	M3	M4	M5	M6	N	O	P	Q	R	S	T	U
Landbay H&I DSP2004-00048 [(Not Constructed (10.02 Acres)]	*Potomac Yard Dog Park SUP#2008-0029 (Dated 04/30/12)* (Final)	*Landbay G DSP #2007-0022 (Dated 10/03/08)* (Final)	*Landbay H/I DSUP#2016-0022 (Dated 03/06/2020)* (Final)	*Landbay H West - Silverstone DSUP#2018-0002 (Dated 07/09/18)* (Final)	*Landbay G APTA DSUP#2017-0017 (Dated 01/04/2019)* (Final)	*Landbagy B B&E* Concept	*Landbay G G* Concept	*Landbay H* Concept	*Total drainage area (Acre)*	*Developed Impervious Area (Acre)* (Capacity)	*Impervious Areas (Acre)* Summation	Remaining	*Removal Efficiency (%100)*	*fraction of CBPA Drainage Area Served*	*L post (lbs/yr)*	*Load Removed (lbs/yr)*
									22.79 *1	*18.79* *1	*18.79* *1,*6	*0.00*	*40%*	*0.115*	*1,220.76*	*56.08*
									12.01 *5	*26.91* *1	*26.91* *1, *5	*0.00*	*50%*	*0.161*	*1,220.76*	*98.45*
									5.97 *1	*5.48* *1	*5.48* *1	*0.00*	*65%*	*0.030*	*1,220.76*	*23.87*
									5.93 *1	*5.35* *1	*5.35* *1	*0.00*	*50%*	*0.030*	*1,220.76*	*18.24*
									6.67 *5	*4.80* *1	*4.80* *1	*0.00*	*50%*	*0.034*	*1,220.76*	*20.51*
		17.30 *8	*0.91* *8	*1.60* *8	*0.53*	*1.62*	*0.53*	*3.40*	*31.68* *5	*27.70* *2	*27.69* *8	*0.01*	*50%*	*0.160*	*1,220.76*	*97.44*
									2.66 *5	*2.24* *5	*2.24*	*(0.00)*	*60%*	*0.013*	*1,220.76*	*9.82*
									3.01 *5	*2.62* *5	*2.62*	*(0.005)*	*60%*	*0.015*	*1,220.76*	*11.11*
									2.80 *5	*2.16* *5	*2.16*	*(0.00)*	*60%*	*0.014*	*1,220.76*	*10.33*
									5.07 *5	*3.77* *5	*3.77*	*(0.00)*	*60%*	*0.026*	*1,220.76*	*18.71*
									2.49 *5	*2.21* *5	*2.21*	*0.001*	*60%*	*0.013*	*1,220.76*	*9.19*
									9.00 *5	*6.86* *5	*6.86*	*(0.00)*	*60%*	*0.045*	*1,220.76*	*33.22*
									8.19 *5	*4.36* *5	*6.38*	*(2.02)*	*60%*	*0.041*	*1,220.76*	*30.23*
		1.56				*1.15*			*3.22* *5	*2.75* *5	*2.71*	*0.04*	*0.60*	*0.02*	*1220.76*	*11.88*
									6.23 *5	*3.80* *5	*5.58*	*(1.78)*	*60%*	*0.031*	*1,220.76*	*22.99*
	0.10								*31.4* *2	*18.84* *2	*15.10*	*3.74*	*50%*	*0.158*	*1,220.76*	*96.58*
									1.52 *5	*1.29* *3	*0.00*	*1.29*	*N/A*	*UNCONTROLLED*	*N/A*	
									2.66 *1	*0.35* *1	*0.00*	*0.35*	*N/A*	*UNCONTROLLED*	*N/A*	
									13.78 *5	*1.54*	*0.12*	*1.42*	*N/A*	*UNCONTROLLED*	*N/A*	
									2.43 *9		*9*	*9*	*N/A*	*9*	*N/A*	
									0.26	*0.18* *10	*0.18*	*0.00*	*25%*	*0.001*	*1,220.76*	*0.40*
									0.22	*0.22* *10	*0.22*	*0.00*	*25%*	*0.001*	*1,220.76*	*0.34*
									0.20	*0.20* *10	*0.20*	*0.00*	*25%*	*0.001*	*1,220.76*	*0.31*
									0.695	*0.70*	*0.49*	*0*	*50%*	*0.004*	*1,220.76*	*2.14*
	0.10	*18.86*							***198.46***	*143.12*	***139.87***	***3.04***		***0.910***		***569.05***
														569.05 > RR 553.37		
														SUFFICIENT REMOVAL		

AREA NOTES

*1: TAKEN FROM APPROVED OVERALL BMP PLANS - MASTER STORMWATER QUALITY CONTROL PLAN DSP #2004-0044 (FINAL)

*2: TAKEN FROM THE APPROVED BMP DESIGN FROM THE POTOMAC AVE PLANS DSP #2005-0038 (APPROVED 01-29-07)

*3: ESTIMATED AT 85% IMPERVIOUS SINCE THERE ARE NO DESIGN PLANS

*4: TAKEN FROM THE APPROVED FIRE STATION PLANS DSP #2006-0026 (APPROVED 04-25-08)

*5: TAKEN FROM THE REVISED BMP DESIGN FROM THE POTOMAC AVE PLANS DSP #2005-0038R (REVISION 3 - MAY 2010)

*6: THESE IMPERVIOUS AREAS ARE EXISTING AND ALREADY TAKEN INTO ACCOUNT IN PRE-EXISTING PY CENTER CALCULATIONS , THEREFORE NOT INCLUDED AS PART OF SUMMATION AT THIS TIME

*7: IT IS UNDERSTOOD THAT THE OVERALL PROJECT DOES NOT MEET THE REMOVAL RATE AND WILL BE RECTIFIED UPON DESIGN OF FUTURE LANDBAYS.

*8: IT IS ASSUMED THAT THESE PRELIMINARY PLANS INCLUDED IMPERVIOUS AREA ALREADY APPROVED IN POTOMAC AVENUE, MAIN STREET PLANS, AND THE FIRE STATION; THEREFORE THE IMPERVIOUS AREAS IN DSP#2005-0038, DSP#2005-0039, AND DSP#2006-0026 HAVE BEEN SUBTRACTED FROM THE SUMMATION CUMMULATIVE IMPERVIOUS NUMBERS (COLUMN P)

*9 THE 'OFFSITE CONTROLLED' REPRESENTS ADDITIONAL RUNOFF ENTERING POND P-3. THE AREAS ARE CURRENTLY LOCATED ON 'VIRGINIA ELECTRIC AND POWER' PROPERTY TM#044.01-05-02. THE IMPERVIOUS AREAS HAVE BEEN TREATED BY OTHER FACILITIES NOT SHOWN ON THIS TABLE. NO ADDITIONAL REMOVAL IS REQUIRED NOR HAS ADDITIONAL CREDIT BEEN TAKEN FOR THE OFFSITE TREATMENT.

*10: THIS AREA WAS NOT INCLUDED IN THE ORIGINAL STORMWATER MANAGEMENT PLAN. THE PROPOSED PARTIAL LANDBAY L PLAN HAS PROVIDED ADDITIONAL REMOVAL THROUGH A FILTERRA.

*11: THE IMPERVIOUS AREAS TO THESE FACILITIES ARE NOT FULLY DEVELOPED. AS THE SITE IS DEVELOPED, THESE NUMBERS SHALL BE REVISED AND THIS NOTE SHALL BE REMOVED.

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 16, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY H
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: N/A
DATE: SEPT, 2025

STORMWATER DRAWDOWN TABLE

SHEET 11 OF 24
FILE: 24-098

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Project Name: LBH
Date: 7/24/2025
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 5.13

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0
Post-Development TP Load Reduction for Site (lb/yr):	0.87

Check:
BMP Design Specifications List: 2024 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.30	0.30
Impervious Cover (acres)				4.83	4.83
					5.13

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.97	0.97
Impervious Cover (acres)				4.16	4.16
Area Check	OK.	OK.	OK.	OK.	5.13

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.87

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	62.28	Final Post-Development TN Load	60.02

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre Pre-ReDevelopment	Listed	Adjusted[1]
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.30	0.30
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	6%	6%
Impervious Cover (acres)	4.83	4.83
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	94%	94%
Total Site Area (acres)	**5.13**	**5.13**
Site Rv	**0.91**	**0.91**
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.3888	0.3888
Pre-ReDevelopment Treatment Volume (cubic feet)	16,938	16,938
Pre-ReDevelopment TP Load (lb/yr)	**4.40**	**4.40**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.86	0.86
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.33*

[1] Adjusted Land Cover Summary:
Pre ReDevelopment land cover minus pervious land cover (forest, mixed open or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.26 lbs/acre/year).

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (final) Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.97
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	19%
Impervious Cover (acres)	4.16
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	81%
Final Site Area (acres)	**5.13**
Final Post Dev Site Rv	**0.82**
Treatment Volume and Nutrient Load	
Final Post-Development Treatment Volume (acre-ft)	0.3492
Final Post-Development Treatment Volume (cubic feet)	15,213
Final Post-Development TP Load (lb/yr)	**4.39**
Final Post-Development TP Load per acre (lb/acre/yr)	0.86

Land Cover Summary-Post Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.97
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	19%
ReDev. Impervious Cover (acres)	4.16
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	81%
Total ReDev. Site Area (acres)	**5.13**
ReDev Site Rv	**0.82**
Treatment Volume and Nutrient Load	
Post-ReDevelopment Treatment Volume (acre-ft)	0.3492
Post-ReDevelopment Treatment Volume (cubic feet)	15,213
Post-ReDevelopment Load (TP) (lb/yr)	**4.39**
Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.86
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.87**

Land Cover Summary-Post Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--
Post-Development Treatment Volume (acre-ft)	--
Post-Development Treatment Volume (cubic feet)	--
Post-Development TP Load (lb/yr)	--
TP Load Reduction Required for New Impervious Area (lb/yr)	**0**

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.97	0.97	0.25	0.85
Impervious Cover (acres)				4.16	4.16	0.95	0.86
				Total	5.13		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 4.39
Post Development Treatment Volume in D.A. A (ft³) 15,213

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
15. Wet Ponds (no RR)														
15.a. Wet Pond #1 (P-BAS-02)	0		0.97	4.16	0	0	15,213	15,213	50	0.00	4.39	2.19	2.19	

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.97	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.97	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	4.16	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	4.16	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 15,213

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	4.39	0.00	0.00	0.00	0.00	4.39
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.19	0.00	0.00	0.00	0.00	2.19
TP LOAD REMAINING (lb/yr)	2.19	0.00	0.00	0.00	0.00	2.19
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	18.01	0.00	0.00	0.00	0.00	18.01

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	4.39
TP LOAD REDUCTION REQUIRED (lb/yr)	0.87
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.19
TP LOAD REMAINING (lb/yr)	2.19
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 1.32 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	60.02
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	18.01
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	42.02

STORMWATER QUALITY NARRATIVE (CITY ZONING ORDINANCE SECTION 13-109E COMPLIANCE):

THE PROPOSED REDEVELOPMENT (4.29 ACRES OF DISTURBANCE (STORMWATER ANALYSIS LIMITS)) GENERATES A NET DECREASE IN IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY ZONING ORDINANCE SECTION 13-109E-(5)(c), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN A NET DECREASE IN IMPERVIOUS AREA AND DISTURBING GREATER THAN 1 ACRE, MUST RESULT IN A 20% DECREASE IN PHOSPHORUS LOADING FROM THE PRE-DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORMWATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. THE EXISTING WET POND P-2 IS UTILIZED TO PROVIDE WATER QUALITY TREATMENT FOR THIS SITE. THIS WILL RESULT IN A REDUCTION OF 2.19 LB/YEAR PHOSPHORUS LOAD, WHICH IS MORE THAN 100% OF THE REQUIRED TOTAL PHOSPHORUS REDUCTION OF 0.87 LB/YEAR. THUS, THROUGH THE EXISTING BMP, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER ZONING ORDINANCE CODE SECTION 13-109E-(5)(a) HAVE BEEN MET.

IN ADDITION, 100% OF ON-SITE IMPERVIOUS AREA IS PROPOSED TO BE TREATED WITH THIS DEVELOPMENT, WHICH MEETS THE ENTIRETY OF THE WATER QUALITY DEFAULT VOLUME TREATMENT STANDARDS IN SECTION 13-110 OF THE ZONING ORDINANCE. THEREFORE, THIS PLAN IS IN COMPLIANCE WITH CITY ZONING ORDINANCE SECTION 13-109E-(5) AND SECTION 13-110.

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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 16, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY H
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

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STORMWATER QUALITY COMPUTATIONS

SHEET 12 OF 24
FILE: 24-098

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STORM SEWER OUTFALL ANALYSIS MAP
SCALE: 1"=100'

0' 100' 200'
SCALE: 1" = 100'

VCS NAD83 NORTH ZONE

STORMWATER MANAGEMENT (CITY CODE SECTION 13-109F COMPLIANCE) NARRATIVE

PRE-DEVELOPMENT CONDITIONS:
THE 4.29 ACRE PROJECT AREA IS LOCATED IN THE FOUR MILE RUN (POTOMAC YARD) WATERSHED. IN EXISTING CONDITIONS, THE SITE CURRENTLY HAS NO IMPROVEMENTS BUT WAS PREVIOUSLY USED AS A CONSTRUCTION STAGING AREA FOR ADJACENT SITES. STORMWATER RUNOFF SHEET FLOWS TO POTOMAC AVENUE WHERE IT IS COLLECTED BY THE EXISTING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM. RUNOFF IS DIRECTED NORTH WITHIN THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER FLOWING GENERALLY NORTH BEFORE ULTIMATELY ENTERING FOUR MILE RUN.

POST-DEVELOPMENT CONDITIONS:
THIS PROJECT PROPOSES THE CONSTRUCTION OF 120 TOWNHOUSES, PRIVATE DRIVE AISLES, AND ASSOCIATED SITE IMPROVEMENTS WHICH WILL RESULT IN AN DECREASE IN TOTAL ON-SITE IMPERVIOUS AREA FROM THE PREVIOUS CONSTRUCTION STAGING AREA.

OUTFALL: A MAJORITY OF THE RUNOFF FROM THE SITE IS COLLECTED BY THE PROPOSED STORM PIPE SYSTEM BEFORE OUTFALLING TO EXISTING CITY OWNED AND MAINTAINED MANHOLES (EX12, PR2, AND PR1). THE REMAINING RUNOFF FROM THE SITE SHEET FLOWS TOWARDS THE MASKELL STREET, POTOMAC AVENUE, SWANN AVENUE, AND MAINLINE BOULEVARD RIGHTS-OF-WAY AND IS COLLECTED BY THE EXISTING CITY OWNED AND MAINTAINED CURB INLETS. THE RUNOFF CONTINUES NORTHWARD UNTIL IT ENTERS FOUR MILE RUN.

CONCLUSION
COMPUTATIONS SHOWN ON THIS SHEET DEMONSTRATE THAT THE EXISTING SYSTEM IS ADEQUATE AND DOES NOT EXPERIENCE EROSION BUT IS SURCHARGED IN VARIOUS SECTIONS OF THE NETWORK. COMPUTATIONS SHOWN ON SHEET 10 DEMONSTRATE THAT THERE IS A DECREASE IN THE 2 AND 10-YR, 24-HR STORMS WITH THE PROPOSED DEVELOPMENT AS A RESULT OF THE DECREASE IN IMPERVIOUS AREA FROM EXISTING CONDITIONS; THEREFORE, THE FLOOD PROTECTION AND CHANNEL PROTECTION FOR THIS SITE IS IN COMPLIANCE WITH SECTION 13-109F(2)(b)(i) AND 13-109F(1)(a)(i).

PER CITY CODE SECTION 13-109F-2(d)(i), A DRAINAGE SHED BOUNDARY ANALYSIS OF THE SITE OUTFALL IS PROVIDED TO A POINT THAT IS 150' DOWNSTREAM OF A CONFLUENCE POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THIS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA. THIS WILL CONSTITUTE THE LIMITS OF ANALYSIS FOR THE PROJECT. THE TOTAL ONSITE DRAINAGE AREA AT STRUCTURES PR1, PR2, AND EX12 (POINTS OF OUTFALL) IS 2.28 AC, 1.24 AC, AND 0.77 AC, RESPECTIVELY. RUNOFF THEN CONTINUES NORTH WHERE IT REACHES A POINT OF CONFLUENCE (EX60) WHERE THE ENTERS A SEWER SYSTEM WITH 10.92 ACRES, WHICH IS GREATER THAN 90% OF THE DRAINAGE AREA TO THE POINTS OF OUTFALL. THE ANALYSIS CONCLUDES AT STRUCTURE EX68, WHICH IS AN ADDITIONAL 269 FEET DOWNSTREAM FROM THE POINT OF CONFLUENCE.

WITH A REDUCTION IN POST-DEVELOPMENT RUNOFF RATE FOR THE 2 AND 10-YEAR, 24-HOUR STORM, THE PROJECT POST-DEVELOPMENT RUNOFF WILL NOT EXACERBATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS. IN ADDITION, THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

LEGEND:
STORM MANHOLE
DRAINAGE AREA TO LIMITS OF ANALYSIS

10-YR, 24-HR STORM SEWER COMPUTATIONS

STRUCTURE																
FROM	TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	T_c (MINUTES)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
EX12	EX13	3.08	3.08	92	5.20	5	14.63	**14.63**	36	0.69%	0.015	50.16	6.82	37.61	27.87	27.61	0.26
EX13	EX17	0.32	3.40	92	5.20	5	1.52	**16.15**	36	1.19%	0.015	65.73	8.93	64.85	27.53	26.76	0.77
PR2	EX29	3.39	3.39	92	5.20	5	16.10	**16.10**	36	0.48%	0.015	41.79	5.68	159.88	31.60	30.83	0.77
EX29	PR1	0.60	3.99	92	5.20	5	2.85	**18.95**	36	0.55%	0.015	44.56	6.06	120.99	30.69	30.03	0.66
PR1	EX27	1.24	5.23	92	5.20	5	5.89	**24.84**	36	0.55%	0.015	44.56	6.06	53.11	30.03	29.74	0.29
EX27	EX24	0.98	6.21	92	5.20	5	4.66	**29.50**	42	0.50%	0.013	74.14	7.40	102.28	29.29	28.78	0.51
EX24	EX19	0.00	6.21	92	5.20	5	0.00	**29.50**	42	0.51%	0.013	75.10	7.50	224.81	28.55	27.40	1.15
EX19	EX17	0.75	6.96	92	5.20	5	3.56	**33.06**	48	0.62%	0.013	117.96	9.02	159.88	27.25	26.26	0.99
EX17	EX14	0.17	10.52	92	5.20	5	0.81	**50.02**	48	0.54%	0.013	110.46	8.45	136.29	26.25	25.51	0.74
EX14	EX13	0.92	11.44	92	5.20	5	4.37	**54.39**	48	0.63%	0.013	119.15	9.11	85.47	25.29	24.75	0.54
EX13	EX52	0.16	11.60	92	5.20	5	0.76	**55.15**	48	0.54%	0.013	109.79	8.39	115.59	24.33	23.71	0.62
EX52	EX56	0.65	12.25	92	5.20	5	3.09	**58.24**	54	0.49%	0.013	144.09	8.70	123.74	23.56	22.95	0.61
EX56	EX60	0.38	12.62	92	5.20	5	1.81	**60.05**	54	0.40%	0.013	129.09	7.80	235.05	22.85	21.92	0.93
EX60	EX67	10.92	23.54	92	5.20	5	51.88	**111.93**	60	0.66%	0.013	221.16	10.82	151.03	21.37	20.37	1.00
EX67	EX68	0.68	24.22	98	5.20	5	3.41	**115.34**	60	0.87%	0.013	253.73	12.42	94.09	20.32	19.50	0.82

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2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

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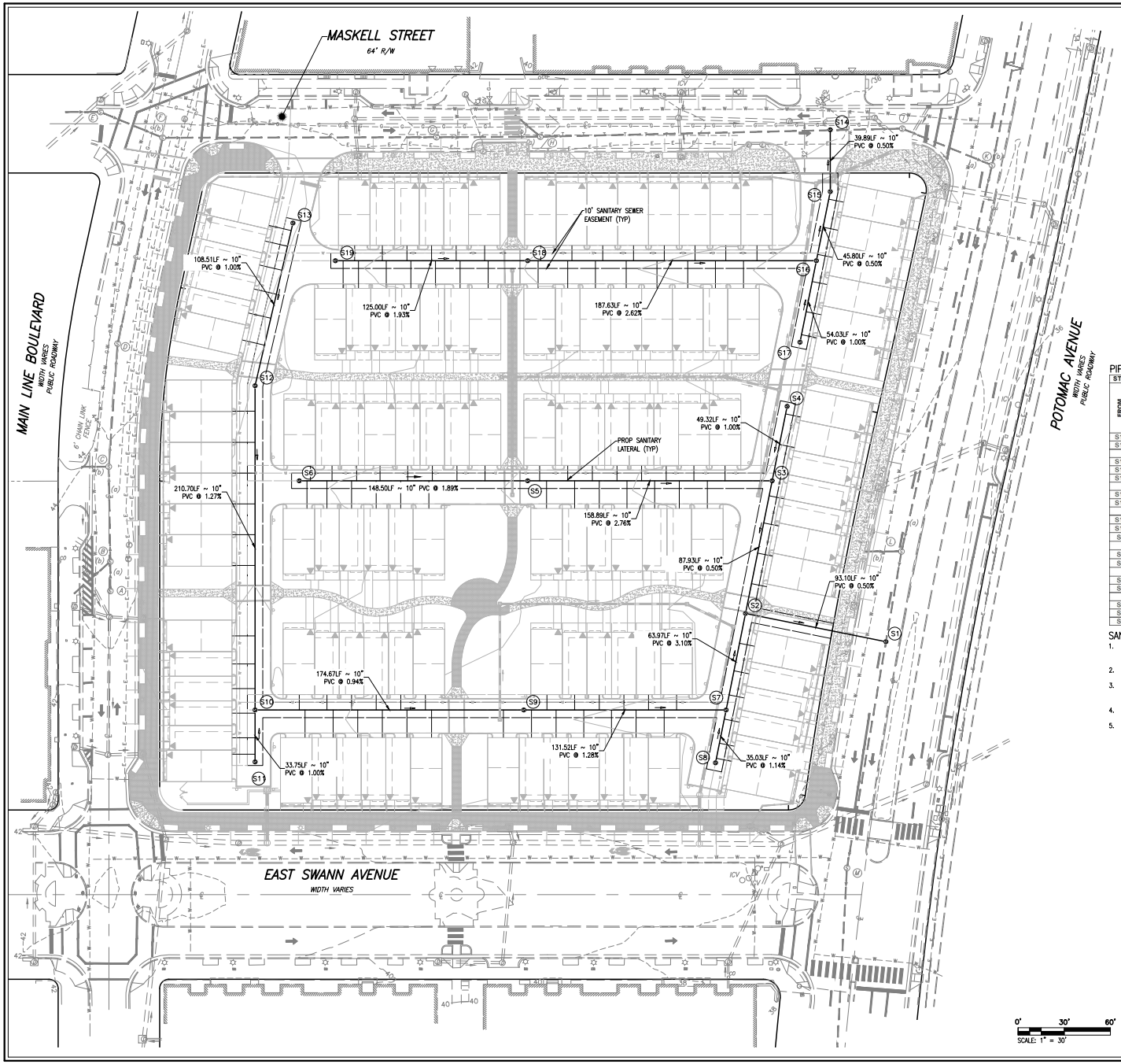
STORM SEWER OUTFALL ANALYSIS

SHEET 13 OF 24
FILE: 24-098



PIPE COMPUTATIONS

STRUCTURE FROM	TO	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH
S19	S18	0.03	**0.03**	10	1.93%	0.010	**3.95**	7.27	125.00	37.59	35.18	2.41	2.17	0.05
S18	S16	0.03	**0.06**	10	2.62%	0.010	**4.61**	8.48	187.63	35.08	30.16	4.92	3.01	0.07
S17	S16	0.01	**0.01**	10	1.00%	0.010	**2.85**	5.23	54.03	30.70	30.16	0.54	1.17	0.03
S16	S15	0.01	**0.08**	10	0.50%	0.010	**2.02**	3.71	45.80	30.06	29.83	0.23	4.11	0.07
S15	S14	0.00	**0.08**	10	0.50%	0.010	**2.02**	3.71	39.89	29.73	29.53	0.20	4.11	0.07
S13	S12	0.01	**0.01**	10	1.00%	0.010	**2.85**	5.25	108.51	39.40	38.31	1.09	1.17	0.03
S12	S10	0.02	**0.03**	10	1.27%	0.010	**3.21**	5.91	210.70	38.21	35.53	2.68	1.82	0.06
S11	S10	0.00	**0.00**	10	1.00%	0.010	**2.84**	5.22	33.75	35.87	35.53	0.34	1.17	0.03
S10	S9	0.03	**0.07**	10	0.94%	0.010	**2.75**	5.06	174.67	35.43	33.80	1.63	2.21	0.09
S9	S7	0.02	**0.09**	10	1.28%	0.010	**3.22**	5.93	131.52	33.70	32.02	1.69	2.58	0.09
S8	S7	0.01	**0.01**	10	1.14%	0.010	**3.04**	5.60	35.03	32.42	32.02	0.40	1.23	0.03
S7	S2	0.01	**0.11**	10	3.10%	0.010	**5.01**	9.21	63.97	31.92	29.94	1.98	3.70	0.08
S6	S5	0.03	**0.03**	10	1.89%	0.010	**3.92**	7.21	148.50	37.78	34.97	2.81	2.15	0.05
S5	S3	0.03	**0.06**	10	2.76%	0.010	**4.73**	8.70	158.89	34.87	30.48	4.39	3.05	0.07
S4	S3	0.01	**0.01**	10	1.00%	0.010	**2.85**	5.25	49.32	30.98	30.48	0.50	1.17	0.03
S3	S2	0.01	**0.08**	10	0.50%	0.010	**2.01**	3.70	87.93	30.38	29.94	0.44	1.81	0.11
S2	S1	0.00	**0.18**	10	0.50%	0.010	**2.02**	3.72	93.10	29.84	29.37	0.47	2.28	0.17

SANITARY SEWER NOTES:

1. ALL GRAVITY LATERAL CONNECTION TO THE PROPOSED PVC SANITARY MAIN (EXCEPT AT MANHOLES) SHALL UTILIZE CSLC-1A.
2. A MINIMUM COVER OF 2' IS REQUIRED ON ALL SANITARY LATERALS.
3. ALL SANITARY LATERALS TO CONFIRM WITH CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND THE VIRGINIA UNIFORM STATE WIDE BUILDING CODE (USBC).
4. MINIMUM 2' VERTICAL CLEARANCE IS REQUIRED BETWEEN THE SANITARY SEWER AND WATER SERVICE LINES.
5. CONTROLLED FILLS MUST BE COMPACT 95%, AS DETERMINED PER STANDARD PROCTOR AASHTO T-99 OR ASTM D-698, OR AS SHOWN IN THE SOILS REPORT (IF APPLICABLE).

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ENGINEERING LAND SURVEYING PLANNING

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 16, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY H
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: SEPT, 2025

SAINTARY SEWER PLAN

SHEET 14 OF 24
FILE: 24-098

J:\2024\24-098\DWG\SITE\SANITARY SEWER PLAN AND PROFILE.dwg
Sep 16, 2025 - 1:50:07pm



SANITARY SEWER OUTFALL ANALYSIS MAP
SCALE: 1"=100'

SANITARY SEWER OUTFALL CALCULATIONS:

THERE IS NO EXISTING USE ON THIS SITE. THE AVERAGE DAILY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHODOLOGY PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06-14. THE PROPOSED USE FOR THIS PROJECT WILL BE RESIDENTIAL WITH AN ADDITIONAL 120 UNITS. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

TOWNHOUSE: 350 GPD/UNIT X 120 UNITS = 42,000 GPD OR 0.0650 CFS

TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

42,000 GPD X 4 = 168,000 GPD
0.0650 CFS X 4 = 0.2599 CFS
TOTAL PEAK FLOW = 168,000 GPD OR 0.2599 CFS

SANITARY SEWER OUTFALL NOTE:

THIS PROJECT IS ANTICIPATED TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 42,000 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 168,000 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY 06-14. THE ANALYSIS AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

THIS PROJECT WILL UTILIZE THREE PROPOSED 10" SANITARY SEWER THAT CONNECTS INTO THE EXISTING SANITARY SEWER MAIN WITHIN THE MASKELL STREET AND POTOMAC AVENUE RIGHTS-OF-WAY (SEE SHEET 7). THE SANITARY FLOW IS THEN CONVEYED GENERALLY EAST UNTIL IT ENTERS AN EXISTING 24" SANITARY SEWER AT STRUCTURE K AND L. PER MEMORANDUM TO INDUSTRY NO. 06-14, THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE OUTFALL IS AT A POINT WHERE THE DOWNSTREAM SEWER HAS A MINIMUM DIAMETER OF 24".

ALL SANITARY SEWER FLOWS BETWEEN H AND K HAVE BEEN CALCULATED WITH THIS ANALYSIS AND ARE PROVIDED IN THE SANITARY SEWER FLOW CALCULATIONS TABLE BELOW. SANITARY SEWER FLOWS BETWEEN K AND M HAVE BEEN TAKEN FROM DSUP2016-0022 ARE ARE RELIED UPON AS ACCURATE.

INCREMENTAL SANITARY SEWER FLOW CALCULATIONS:

BLD #	USE	DESIGN FLOW	UNIT	SIZE	GAL/DAY	GAL/HR	CFS	PEAK CFS (x4)	FLOWS TO
1	Multi Family	300	EA.	163	48,900	2,038	0.0757	0.3027	H
1	Commerical	200	SF	12,086	2,417	101	0.0037	0.0150	H
2	Multi Family	300	EA.	150	45,000	1,875	0.0696	0.2785	H
3	Multi Family	300	EA.	64	19,200	800	0.0297	0.1188	H
4-5	Multi Family	300	EA.	323	96,900	4,038	0.1499	0.5997	H
6 (SITE)	Single Family/ TH	350	EA.	35	12,250	510	0.0190	0.0758	H
7 (SITE)	Single Family/ TH	350	EA.	85	29,750	1,240	0.0460	0.1841	L
				TOTAL	254,417	10,601	0.3937	1.5747	

SANITARY SEWER OUTFALL CALCULATIONS:

STRUCTURE FROM	STRUCTURE TO	FACILITY ID FROM	FACILITY ID TO	PEAK FLOW (GPD)	PEAK FLOW (GPH)	PEAK "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
H	I	008170SSMH	008169SSMH	898,668.80	37,445	**1.39**	15	0.65%	0.010	**7.04**	5.51	235.4	25.78	24.26	1.52
I	K	008169SSMH	007683SSMH	898,668.80	37,445	**1.39**	15	1.14%	0.010	**9.37**	7.34	62.99	24.17	23.45	0.72
K	L	007683SSMH	007684SSMH	10,388,300.00	432,846	**16.07**	24	0.66%	0.010	**24.85**	7.60	257.8	23.35	21.66	1.69
L	M	007684SSMH	007685SSMH	10,507,300.00	437,804	**16.26**	24	0.31%	0.010	**17.13**	5.24	208.7	21.56	20.91	0.65

SEE SHEET 5 FOR SANITARY SEWER SURVEY DATA

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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. DATE

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SCALE: 1"=100'
DATE: SEPT, 2025

SANITARY SEWER OUTFALL ANALYSIS

SHEET 15 OF 24
FILE: 24-098

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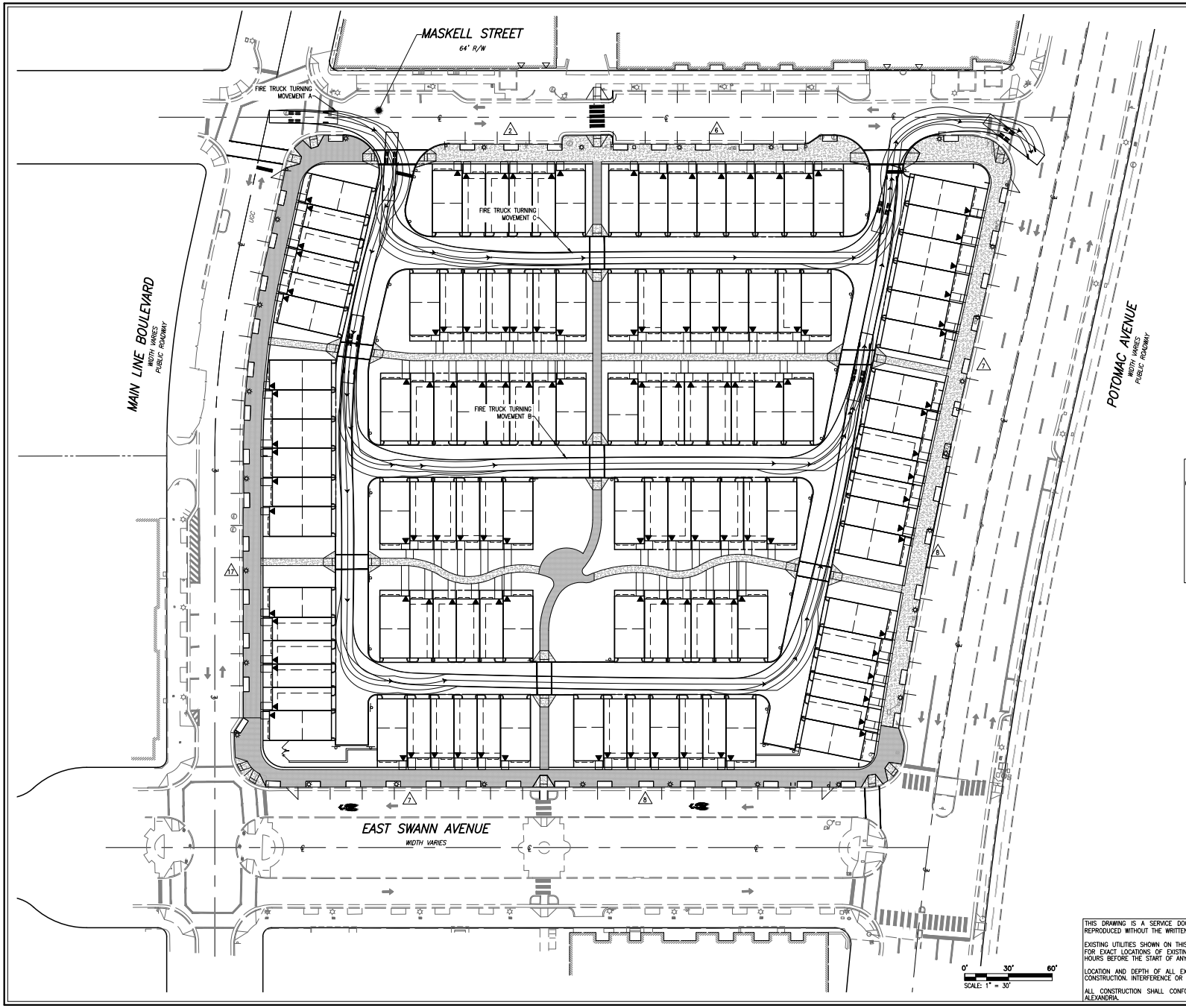
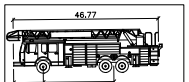


GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 2.



ALEXANDRIA FIRE TRUCK

	feet
Width	: 8.41
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.1

FIRE TRUCK DETAIL
(NTS)

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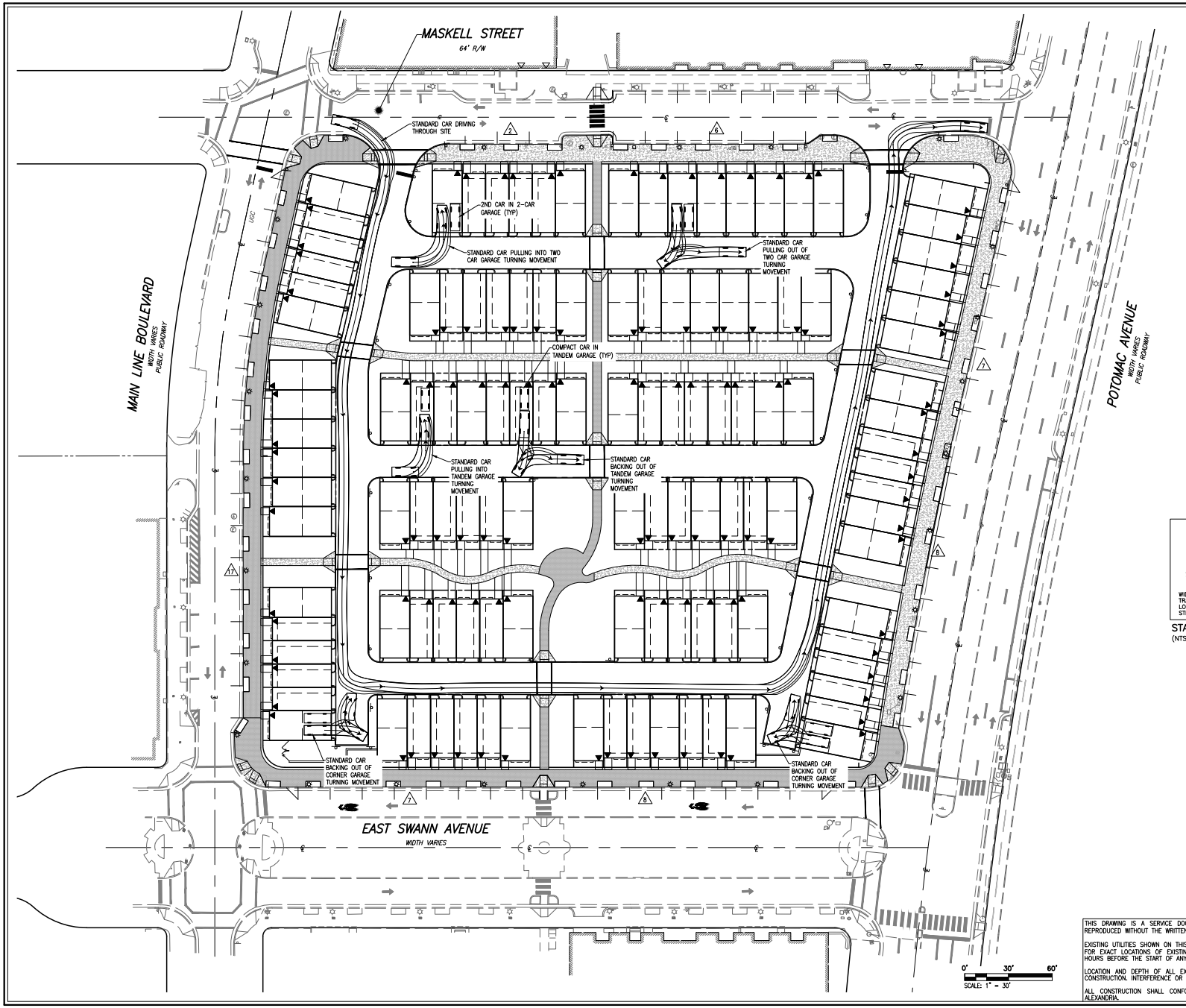
TURNING MOVEMENTS (1 OF 3)

SHEET 16 OF 24
FILE: 24-098



GENERAL PLAN INFORMATION NOTE:
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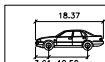
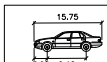


STANDARD CAR

	FEET
WIDTH	: 6.56
TRACK	: 6.56
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 36.2

STANDARD CAR DETAIL
(NTS)



COMPACT CAR

	feet
Width	: 5.91
Track	: 5.74
Lock to Lock Time	: 6.0
Steering Angle	: 35.9

COMPACT CAR DETAIL
(NTS)

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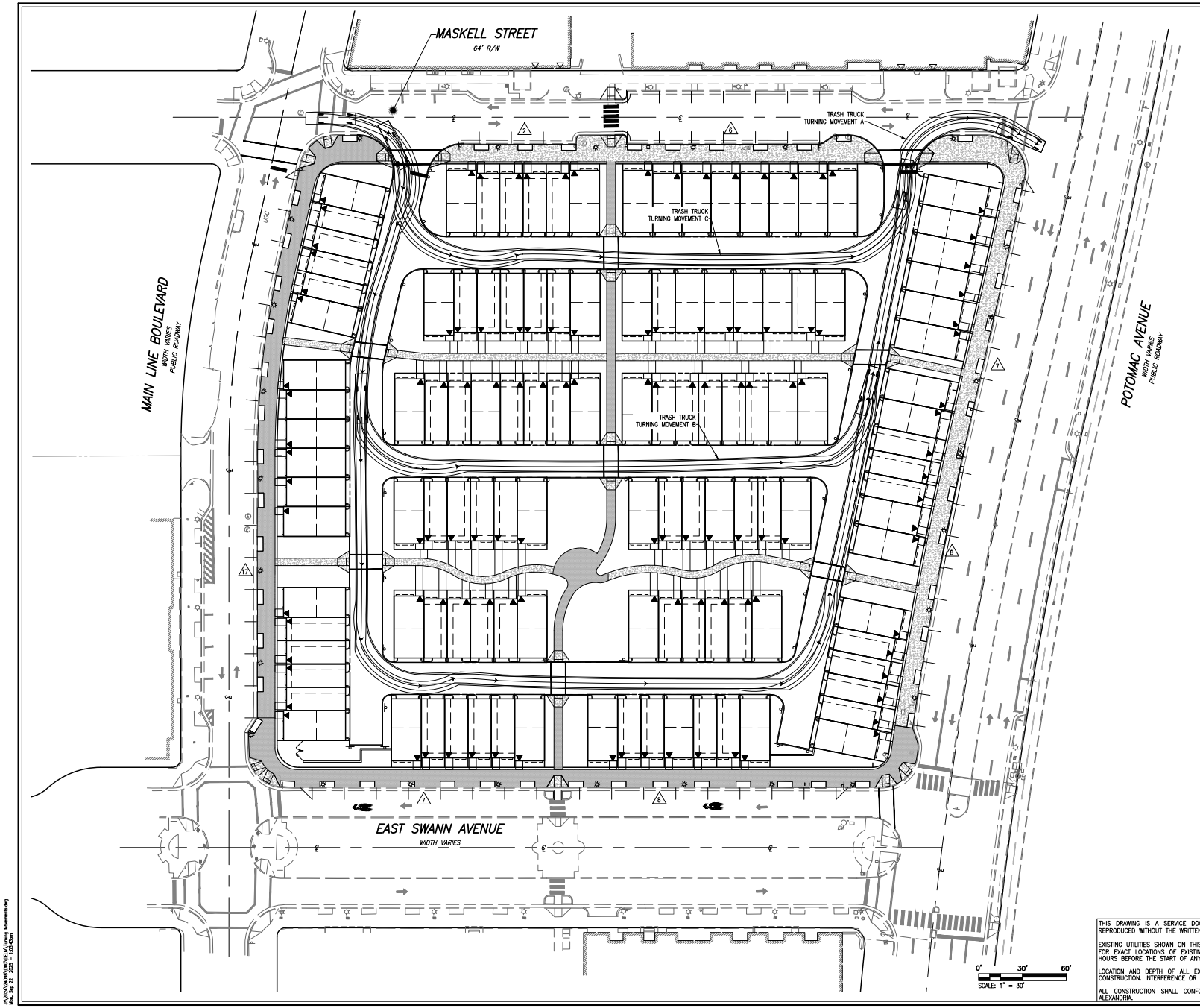
TURNING MOVEMENTS (2 OF 3)

SHEET 17 OF 24
FILE: 24-098



GENERAL PLAN INFORMATION NOTE:
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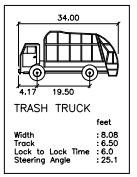

TRASH TRUCK

	feet
Width	: 8.08
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

TRASH TRUCK DETAIL
(NTS)

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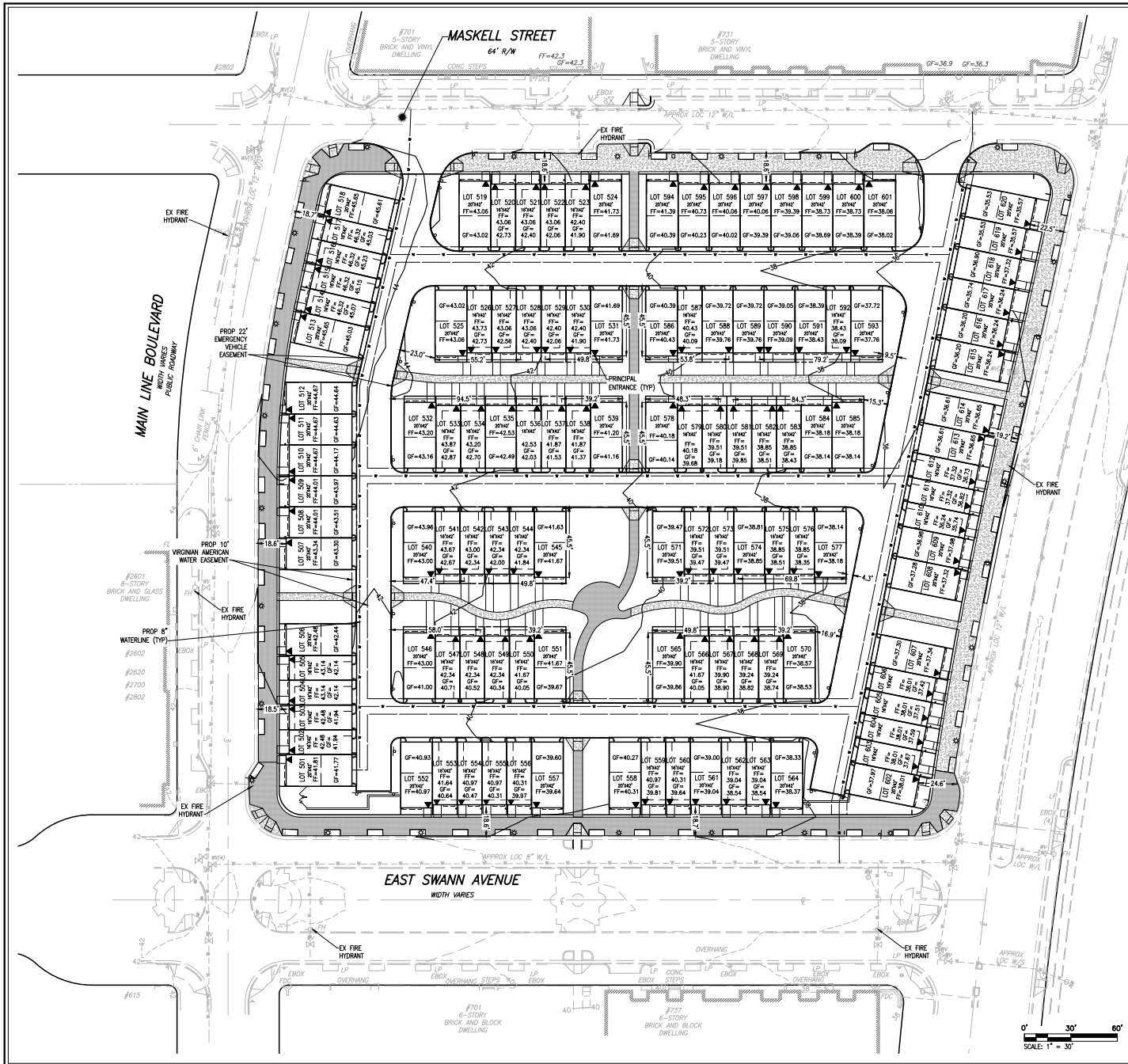
TURNING MOVEMENTS (3 OF 3)

SHEET 18 OF 24
FILE: 24-098



RECORD NORTH INSTR #060013375

GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 2.

FIRE PROTECTION INFORMATION:
ALL NEW CONSTRCUTION SHALL COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).

1. A FIRE PREVENTION CODE PERMIT IS REQUIRED FOR THE PROPOSED OPERATION.
2. THE PROPOSED BUILDINGS ARE TO BE FULLY SPRINKLERED.
3. A FINAL FIRE FLOW ANALYSIS REPORT, IN ACCORDANCE WITH CITY STANDARDS AND PREPARED BY A LICENSED ENGINEER, WILL BE SUBMITTED AND APPROVED BY THE CITY OF ALEXANDRIA FIRE/EMS DEPARTMENT PRIOR TO RELEASE OF THE FINAL SITE PLAN. VERIFICATION THAT THE PROPOSED INFRASTRUCTURE IS CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW WILL BE PROVIDED IN THE REPORT.

EMERGENCY ACCESS NOTE:
ACCESS TO THE SITE IN CASE OF EMERGENCY IS THE PRIVATE DRIVE AISLE PROPOSED WITH THIS PLAN FROM THE SOUTH SIDE OF MASKELL STREET.

SIGN NOTE:
SEE SHEET 9 FOR NO PARKING AND STOP SIGN LOCATIONS.

100' ACCESS NOTE:
MEASUREMENTS SHOWING THE DISTANCE FROM THE EMERGENCY VEHICLE ACCESS PATH TO THE MAIN OR PRINCIPAL ENTRANCE OF EVERY BUILDING HAS BEEN PROVIDED ON THIS SHEET.

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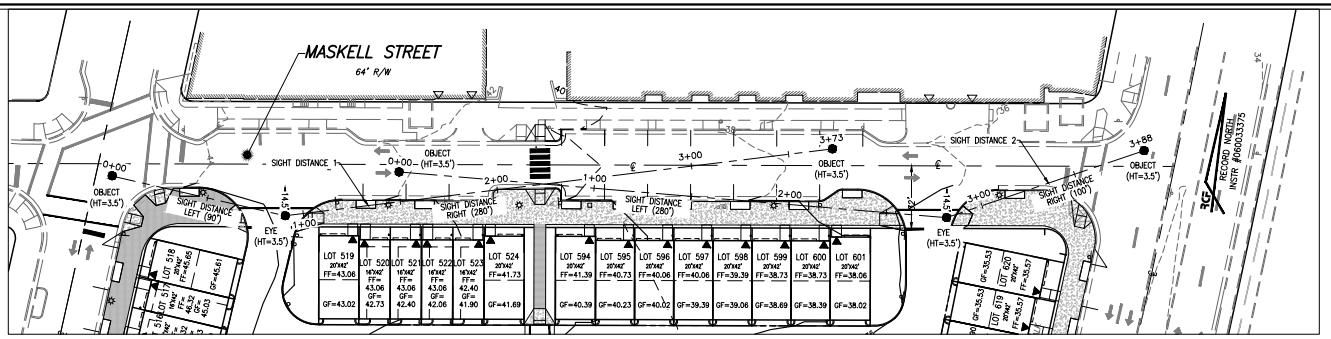
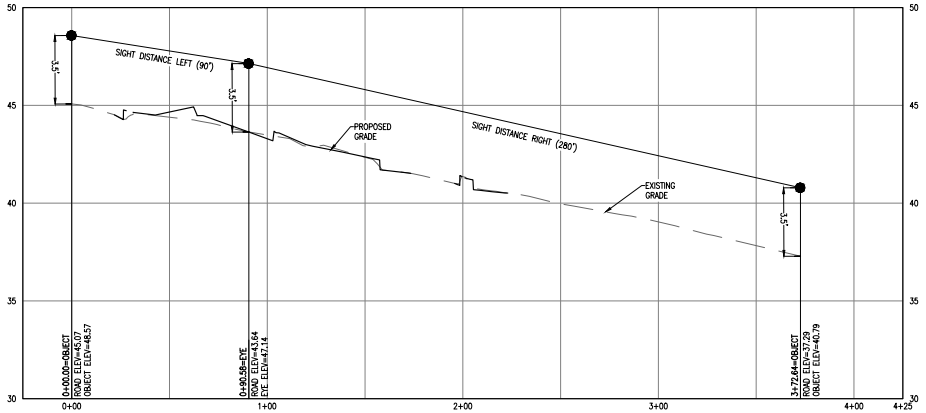
FIRE SAFETY PLAN

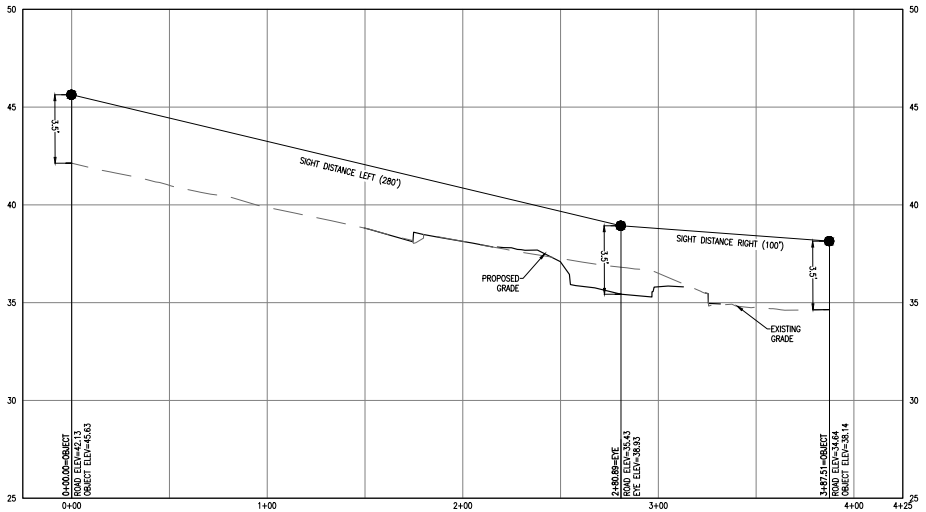
SHEET 19 OF 24
FILE: 24-098



SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 30'



SIGHT DISTANCE PROFILE 1
SCALE – HORIZ: 1" = 30', VERT. 1" = 3'



SIGHT DISTANCE PROFILE 2
SCALE – HORIZ: 1" = 30', VERT. 1" = 3'

VERTICAL
SCALE: 1" = 3'

HORIZONTAL
SCALE: 1" = 30'

PLAN VIEW
SCALE: 1" = 30'

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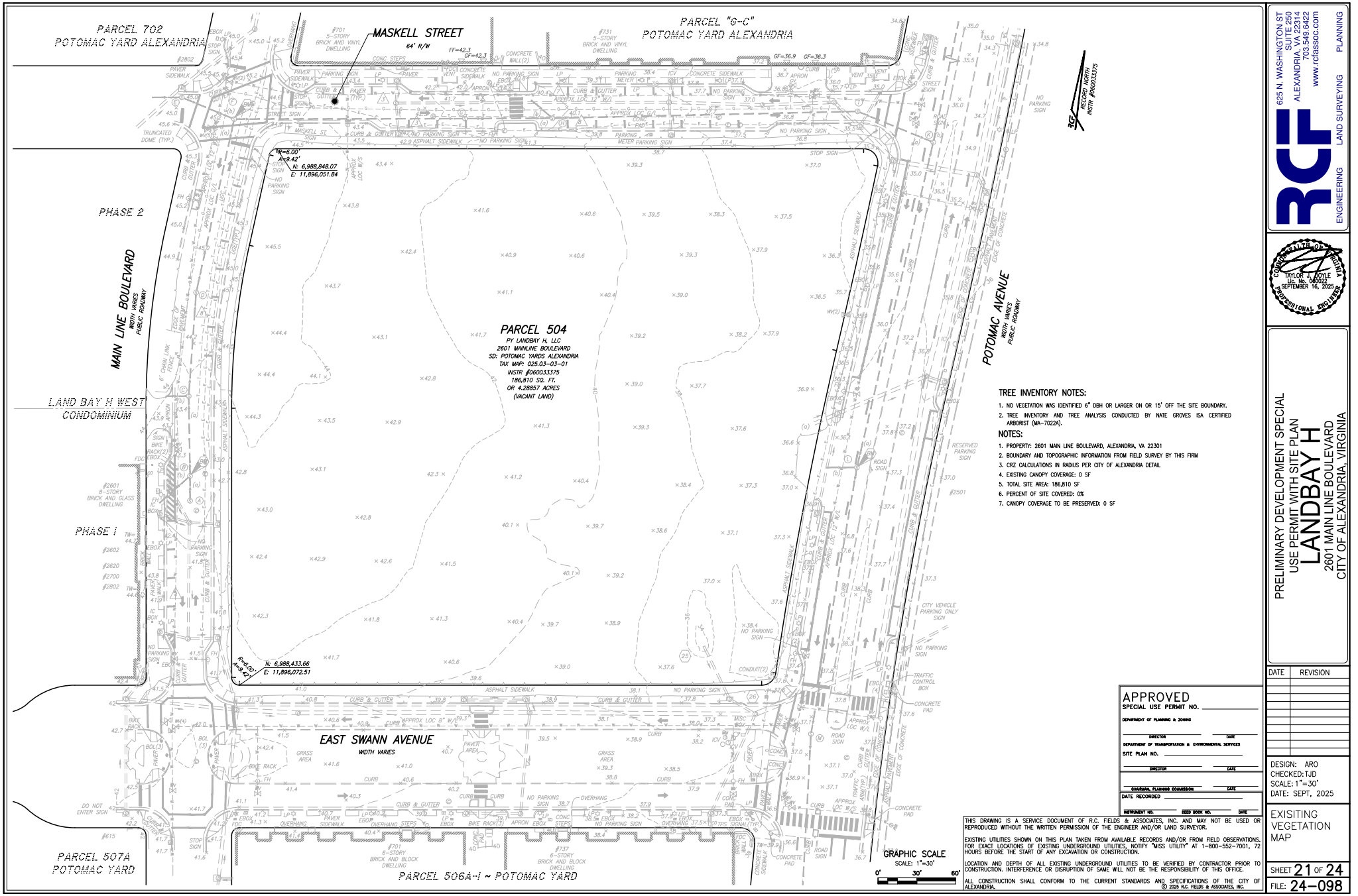
SIGHT DISTANCE PLAN AND PROFILE

SHEET 20 OF 24
FILE: 24-098



TREE INVENTORY NOTES:

1. NO VEGETATION WAS IDENTIFIED 6" DBH OR LARGER ON OR 15' OFF THE SITE BOUNDARY.
2. TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY NATE GROVES ISA CERTIFIED ARBORIST (MA-7022A).

NOTES:

1. PROPERTY: 2601 MAIN LINE BOULEVARD, ALEXANDRIA, VA 22301
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY THIS FIRM
3. CRZ CALCULATIONS IN RADIUS PER CITY OF ALEXANDRIA DETAIL
4. EXISTING CANOPY COVERAGE: 0 SF
5. TOTAL SITE AREA: 186,810 SF
6. PERCENT OF SITE COVERED: 0%
7. CANOPY COVERAGE TO BE PRESERVED: 0 SF

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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703.549.6422
www.rcfassoc.com
ENGINEERING LAND SURVEYING PLANNING

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 16, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY H

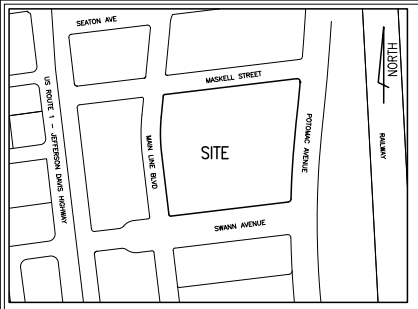
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: SEPT, 2025

EXISITING VEGETATION MAP

SHEET 21 OF 24
FILE: 24-098



VICINITY MAP
SCALE 1" = 200'

TEXT LEGEND:

° = DEGREES
' = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
# = NUMBER
@ = AT
A = ARC
APPROX = APPROXIMATE
BC = BOTTOM OF CURB
BM = BENCHMARK
BOL = BOLLARD
CATV = CABLE UTILITY
CL = CLASS
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CI = CURB INLET
CO = CLEAN OUT
CONC = CONCRETE
C&G = CURB & GUTTER
DB = DEED BOOK
E = EAST
EB = ELECTRICAL BOX
ESMT = EASEMENT
EP = EDGE OF PAVEMENT
EX = EXISTING
FDC = FIRE DEPT. CONNECTION
FF = FINISH FLOOR
FH = FIRE HYDRANT
FT = FEET
GI = GRATE INLET
G/L = GAS LINE
GV = GAS VALVE
HC = HEADER CURB
HDCP = HANDICAP
INV = INVERT
INSTR = INSTRUMENT
INTX = INTERSECTION
LAT = LATERAL
LOC = LOCATION
LP = LIGHT POLE
MH = MANHOLE
N = NORTH
N/F = NOW OR FORMERLY
PED = PEDESTRIAN
PG = PAGE
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RET = RETAINING
R/W = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SQ. FT. = SQUARE FEET
STM = STORM
STR = STRUCTURE
SW = SIDEWALK
TM = TAX MAP
TC = TOP OF CURB
TW = TOP OF WALL
TRAF SIG = TRAFFIC SIGNAL
TYP = TYPICAL
UGE = UNDERGROUND ELECTRIC
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WV = WATER VALVE
XING = CROSSING

GENERAL NOTES:

1. TAX ASSESSMENT MAP #025.03-03-01
2. ZONE: CDD#10
3. OWNER/APPLICANT: PY LANDBAY H, LLC
   C/O JBG SMITH PROPERTIES
   4747 BETHESDA AVE, STE 200
   BETHESDA, MD 20814
   INSTRUMENT #180017230
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TITLE REPORT FURNISHED BY FEDELITY NATIONAL TITLE, COMMITMENT NO. DC2200815, DATED 05/07/2024 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
8. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
9. THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #5155190033F.
10. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
11. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
12. STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
13. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

SURVEYOR'S CERTIFICATE

I, GARY M FAULHABER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO PY LANDBAY H, LLC, DATED DECEMBER 21, 2025 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #180017230, AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT. IRON PIPES MARKED THUS —O— WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 29TH DAY OF JULY, 2025.

LOT TABULATION (CDD#10)

TOTAL SITE AREA	186,810 SQ. FT. OR 4.28857 ACRES
EXISTING NUMBER OF LOTS	1
PROPOSED NUMBER OF LOTS	121
STREET DEDICATION	65 SQ. FT. OR 0.0015 ACRES
MIN. LOT AREA REQUIRED	N/A
LOT AREA PROVIDED	
LOT 501	1,025 SQ. FT. OR 0.0235 ACRES
LOT 502	800 SQ. FT. OR 0.0184 ACRES
LOT 503	800 SQ. FT. OR 0.0184 ACRES
LOT 504	800 SQ. FT. OR 0.0184 ACRES
LOT 505	800 SQ. FT. OR 0.0184 ACRES
LOT 506	1,025 SQ. FT. OR 0.0235 ACRES
LOT 507	1,025 SQ. FT. OR 0.0235 ACRES
LOT 508	1,000 SQ. FT. OR 0.0230 ACRES
LOT 509	1,000 SQ. FT. OR 0.0230 ACRES
LOT 510	955 SQ. FT. OR 0.0219 ACRES
LOT 511	978 SQ. FT. OR 0.0225 ACRES
LOT 512	970 SQ. FT. OR 0.0223 ACRES
LOT 513	998 SQ. FT. OR 0.0229 ACRES
LOT 514	790 SQ. FT. OR 0.0181 ACRES
LOT 515	794 SQ. FT. OR 0.0182 ACRES
LOT 516	797 SQ. FT. OR 0.0183 ACRES
LOT 517	800 SQ. FT. OR 0.0184 ACRES
LOT 518	1,026 SQ. FT. OR 0.0236 ACRES
LOT 519	1,025 SQ. FT. OR 0.0235 ACRES
LOT 520	800 SQ. FT. OR 0.0184 ACRES
LOT 521	800 SQ. FT. OR 0.0184 ACRES
LOT 522	800 SQ. FT. OR 0.0184 ACRES
LOT 523	800 SQ. FT. OR 0.0184 ACRES
LOT 524	1,025 SQ. FT. OR 0.0235 ACRES
LOT 525	1,015 SQ. FT. OR 0.0233 ACRES
LOT 526	792 SQ. FT. OR 0.0182 ACRES
LOT 527	792 SQ. FT. OR 0.0182 ACRES
LOT 528	792 SQ. FT. OR 0.0182 ACRES
LOT 529	792 SQ. FT. OR 0.0182 ACRES
LOT 530	792 SQ. FT. OR 0.0182 ACRES
LOT 531	1,015 SQ. FT. OR 0.0233 ACRES
LOT 532	1,015 SQ. FT. OR 0.0233 ACRES
LOT 533	792 SQ. FT. OR 0.0182 ACRES
LOT 534	792 SQ. FT. OR 0.0182 ACRES
LOT 535	792 SQ. FT. OR 0.0182 ACRES
LOT 536	792 SQ. FT. OR 0.0182 ACRES
LOT 537	792 SQ. FT. OR 0.0182 ACRES
LOT 538	792 SQ. FT. OR 0.0182 ACRES
LOT 539	1,015 SQ. FT. OR 0.0233 ACRES
LOT 540	1,015 SQ. FT. OR 0.0233 ACRES
LOT 541	792 SQ. FT. OR 0.0182 ACRES
LOT 542	792 SQ. FT. OR 0.0182 ACRES
LOT 543	792 SQ. FT. OR 0.0182 ACRES
LOT 544	792 SQ. FT. OR 0.0182 ACRES
LOT 545	1,015 SQ. FT. OR 0.0233 ACRES
LOT 546	1,015 SQ. FT. OR 0.0233 ACRES
LOT 547	792 SQ. FT. OR 0.0182 ACRES
LOT 548	792 SQ. FT. OR 0.0182 ACRES
LOT 549	792 SQ. FT. OR 0.0182 ACRES
LOT 550	792 SQ. FT. OR 0.0182 ACRES
LOT 551	1,015 SQ. FT. OR 0.0233 ACRES
LOT 552	1,025 SQ. FT. OR 0.0235 ACRES
LOT 553	800 SQ. FT. OR 0.0184 ACRES
LOT 554	800 SQ. FT. OR 0.0184 ACRES
LOT 555	800 SQ. FT. OR 0.0184 ACRES
LOT 556	800 SQ. FT. OR 0.0184 ACRES
LOT 557	1,025 SQ. FT. OR 0.0235 ACRES
LOT 558	1,025 SQ. FT. OR 0.0235 ACRES
LOT 559	800 SQ. FT. OR 0.0184 ACRES
LOT 560	800 SQ. FT. OR 0.0184 ACRES
LOT 561	1,000 SQ. FT. OR 0.0230 ACRES
LOT 562	800 SQ. FT. OR 0.0184 ACRES
LOT 563	800 SQ. FT. OR 0.0184 ACRES
LOT 564	1,025 SQ. FT. OR 0.0235 ACRES
LOT 565	1,015 SQ. FT. OR 0.0233 ACRES
LOT 566	792 SQ. FT. OR 0.0182 ACRES
LOT 567	792 SQ. FT. OR 0.0182 ACRES
LOT 568	792 SQ. FT. OR 0.0182 ACRES
LOT 569	792 SQ. FT. OR 0.0182 ACRES
LOT 570	1,015 SQ. FT. OR 0.0233 ACRES
LOT 571	1,015 SQ. FT. OR 0.0233 ACRES
LOT 572	792 SQ. FT. OR 0.0182 ACRES
LOT 573	792 SQ. FT. OR 0.0182 ACRES
LOT 574	990 SQ. FT. OR 0.0227 ACRES
LOT 575	792 SQ. FT. OR 0.0182 ACRES
LOT 576	792 SQ. FT. OR 0.0182 ACRES
LOT 577	1,015 SQ. FT. OR 0.0233 ACRES
LOT 578	1,015 SQ. FT. OR 0.0233 ACRES
LOT 579	792 SQ. FT. OR 0.0182 ACRES
LOT 580	792 SQ. FT. OR 0.0182 ACRES
LOT 581	792 SQ. FT. OR 0.0182 ACRES
LOT 582	792 SQ. FT. OR 0.0182 ACRES
LOT 583	792 SQ. FT. OR 0.0182 ACRES
LOT 584	990 SQ. FT. OR 0.0227 ACRES
LOT 585	1,015 SQ. FT. OR 0.0233 ACRES
LOT 586	1,015 SQ. FT. OR 0.0233 ACRES
LOT 587	792 SQ. FT. OR 0.0182 ACRES
LOT 588	990 SQ. FT. OR 0.0227 ACRES
LOT 589	990 SQ. FT. OR 0.0227 ACRES
LOT 590	990 SQ. FT. OR 0.0227 ACRES
LOT 591	990 SQ. FT. OR 0.0227 ACRES
LOT 592	792 SQ. FT. OR 0.0182 ACRES
LOT 593	1,015 SQ. FT. OR 0.0233 ACRES
LOT 594	1,025 SQ. FT. OR 0.0235 ACRES
LOT 595	1,000 SQ. FT. OR 0.0230 ACRES
LOT 596	1,000 SQ. FT. OR 0.0230 ACRES
LOT 597	1,000 SQ. FT. OR 0.0230 ACRES
LOT 598	1,000 SQ. FT. OR 0.0230 ACRES
LOT 599	1,000 SQ. FT. OR 0.0230 ACRES
LOT 600	1,000 SQ. FT. OR 0.0230 ACRES
LOT 601	1,025 SQ. FT. OR 0.0235 ACRES
LOT 602	1,106 SQ. FT. OR 0.0254 ACRES
LOT 603	852 SQ. FT. OR 0.0196 ACRES
LOT 604	841 SQ. FT. OR 0.0193 ACRES
LOT 605	831 SQ. FT. OR 0.0190 ACRES
LOT 606	822 SQ. FT. OR 0.0189 ACRES
LOT 607	1,044 SQ. FT. OR 0.0240 ACRES
LOT 608	1,027 SQ. FT. OR 0.0236 ACRES
LOT 609	1,000 SQ. FT. OR 0.0230 ACRES
LOT 610	800 SQ. FT. OR 0.0184 ACRES
LOT 611	802 SQ. FT. OR 0.0184 ACRES
LOT 612	805 SQ. FT. OR 0.0185 ACRES
LOT 613	1,013 SQ. FT. OR 0.0233 ACRES
LOT 614	1,049 SQ. FT. OR 0.0241 ACRES
LOT 615	1,069 SQ. FT. OR 0.0245 ACRES
LOT 616	1,052 SQ. FT. OR 0.0242 ACRES
LOT 617	1,061 SQ. FT. OR 0.0244 ACRES
LOT 618	1,069 SQ. FT. OR 0.0245 ACRES
LOT 619	1,076 SQ. FT. OR 0.0247 ACRES
LOT 620	1,108 SQ. FT. OR 0.0254 ACRES
LOT 621	77,789 SQ FT. OR 1.7858 ACRES

EXISTING ADJOINING OWNERS TABLE:

PARCEL 505
N/F SILVERSTONE ALEXANDRIA LP
ALTUS GROUP PO BOX 92129
SOUTHLAKE, TX 76092
TAX MAP: 025.03-04-00
ZONE: CDD#10
USE: CONDOMINIUM
INSTR #210015904

PARCEL G-C
N/F AVALON POTOMAC YARD LLC
4040 WILSON BOULEVARD
ARLINGTON, VA 22203
TAX MAP: 025.01-05-15
ZONE: CDD#10
USE: APARTMENTS
INSTR #160001973

PARCEL 506 A-1
N/F 2551 MAIN LINE LLC
1300 19TH ST NW, STE 725
WASHINGTON, DC 20036
TAX MAP: 025.04-04-00
ZONE: CDD#10
USE: CONDOMINIUM
INSTR #190017801

PARCEL G-F
N/F AVALON POTOMAC YARD
4040 WILSON BOULEVARD
ARLINGTON, VA 22203
TAX MAP: 025.01-05-13
ZONE: CDD#10
USE: APARTMENTS
INSTR #160001973

PARCEL 702
N/F POTOMAC YARD HOA, INC
10600 ARROWHEAD DRIVE, STE 225
FAIRFAX, VA 22030
TAX MAP: 025.01-05-06
ZONE: CDD#10
USE: OPEN SPACE (PARK)
INSTR #110008658

PARCEL 702
N/F CITY OF ALEXANDRIA
301 KING STREET ROOM 1300
ALEXANDRIA, VA 22314
TAX MAP: 025.04-03-04
ZONE: CDD#10
USE: PARK

PARCEL 507 A
N/F POTOMAC YARD APARTMENTS LLC
6406 IVY LANE STE 700
GREENBELT, MD 20770
TAX MAP: 025.03-04-01
ZONE: CDD#10
USE: APARTMENTS
INSTR #130020965

APPROVED
SUBDIVISION CASE NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.56'	90°00'00"	15.00'	N 51°51'16" W	21.21'
C2	584.00'	126.70'	12°25'51"	63.60'	S 00°38'20" E	126.46'
C3	15.00'	20.31'	77°34'09"	12.05'	N 44°21'40" E	18.79'
C4	11.00'	19.59'	102°01'26"	13.59'	N 45°50'33" W	17.10'
C5	6,238.50'	145.86'	1°00'52"	72.93'	N 05°40'36" E	145.86'
C6	3,061.50'	253.28'	4°44'24"	126.71'	N 03°48'50" E	253.21'
C7	11.00'	15.69'	81°42'07"	9.51'	N 42°17'41" E	14.39'
C8	6.00'	9.42'	90°00'00"	6.00'	S 51°51'16" E	8.49'
C9	6.00'	8.12'	77°34'09"	4.82'	S 44°21'40" W	7.52'

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
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SEPTEMBER 16, 2025
PROFESSIONAL ENGINEER

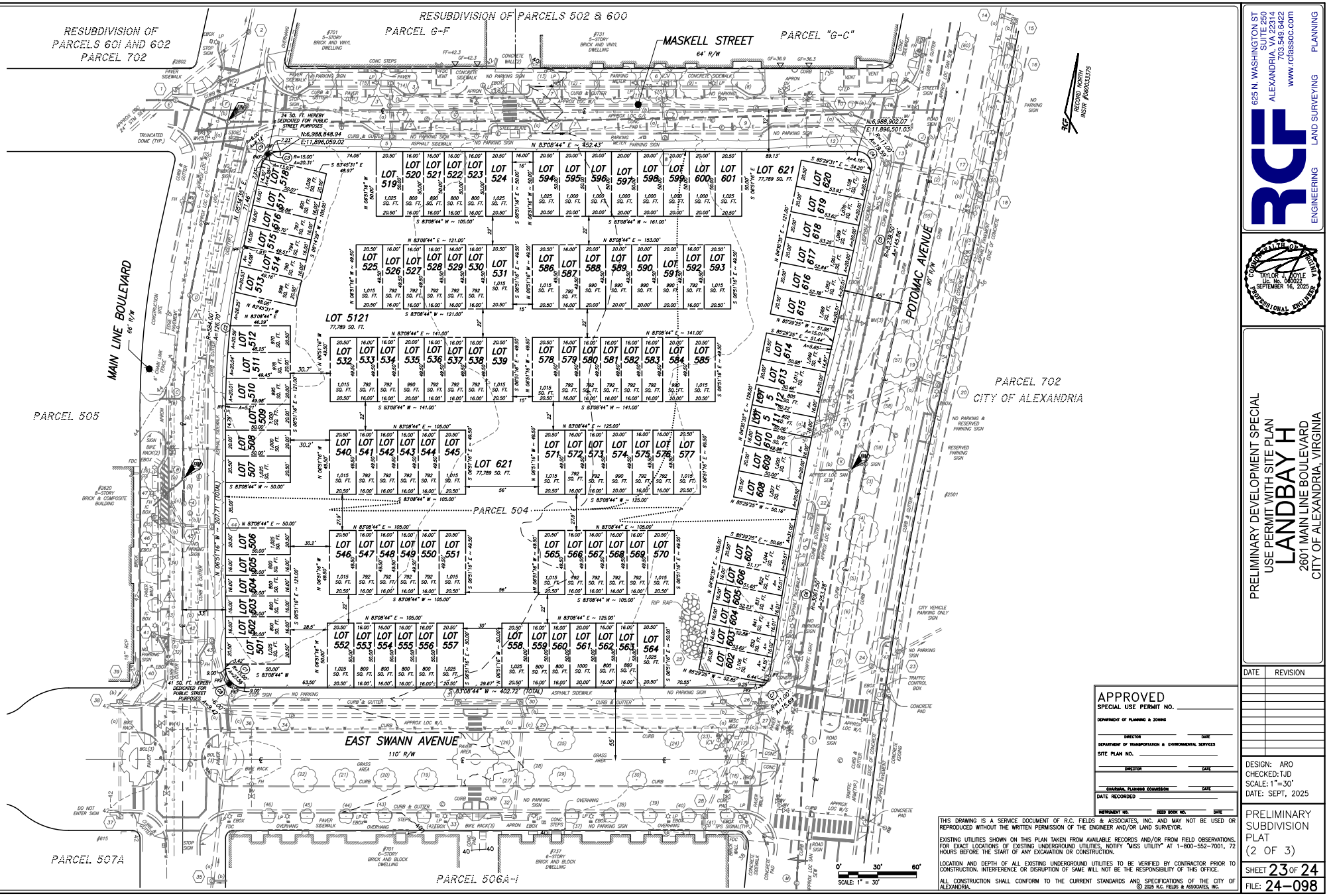
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY H
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: SEPT, 2025

PRELIMINARY SUBDIVISION PLAT (1 OF 3)

SHEET 22 OF 24
FILE: 24-098



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SEPTEMBER 16, 2025
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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY H

2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: SEPT, 2025

PRELIMINARY SUBDIVISION PLAT (2 OF 3)

SHEET 23 OF 24
FILE: 24-098

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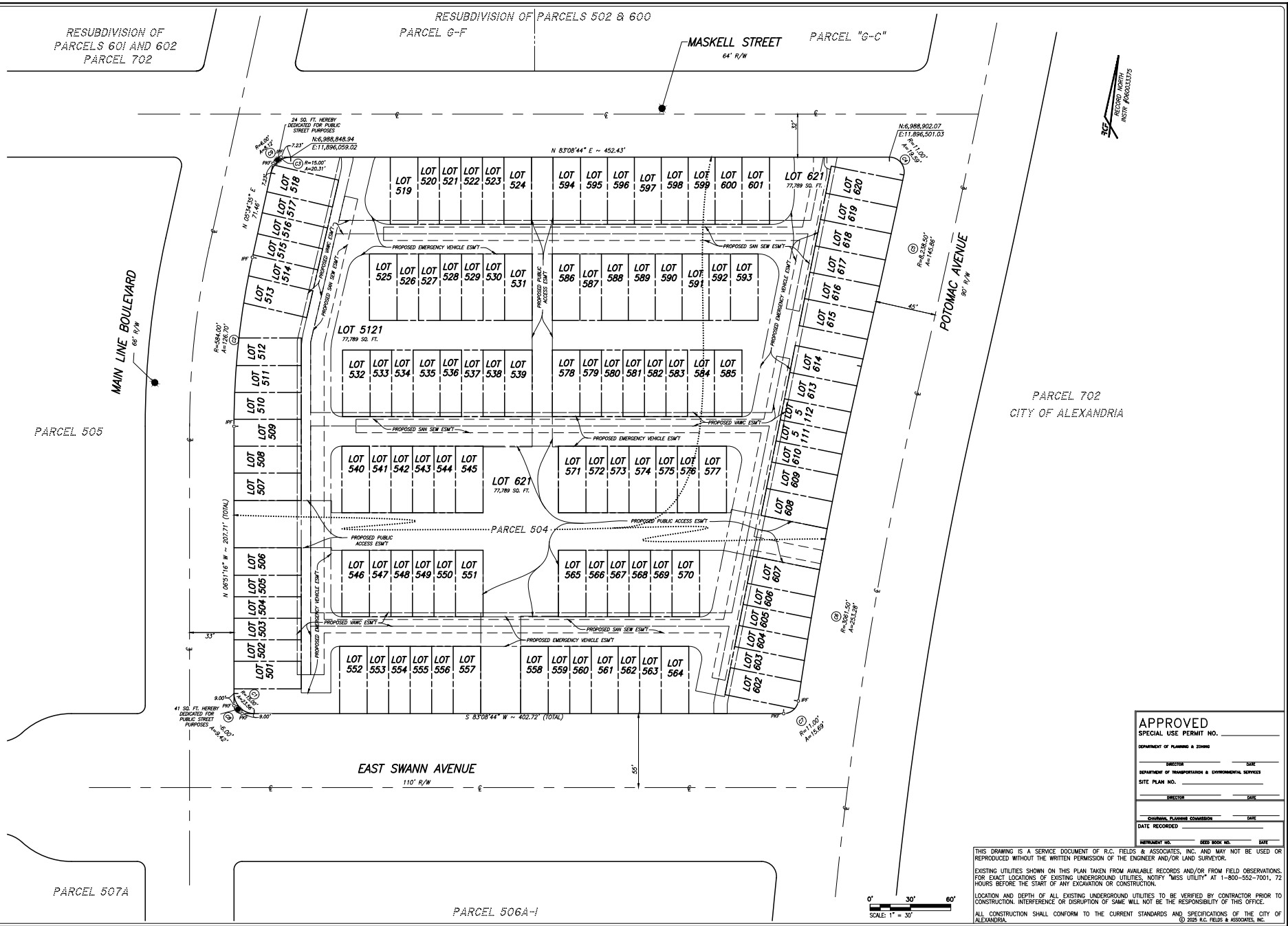

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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 16, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY H

2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
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PRELIMINARY SUBDIVISION PLAT (3 OF 3)

SHEET 24 OF 24
FILE: 24-098

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0' 30' 60'
SCALE: 1" = 30'



APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
_____ _____
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
_____ _____
DIRECTOR DATE
_____ _____
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
09-16-2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT
POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024019C

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	06/10/2025
2	PDSUP SUBMISSION	08/05/2025
3	PDSUP WITH SITE PLAN	09/16/2025

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=30'
0 15' 30' 60'

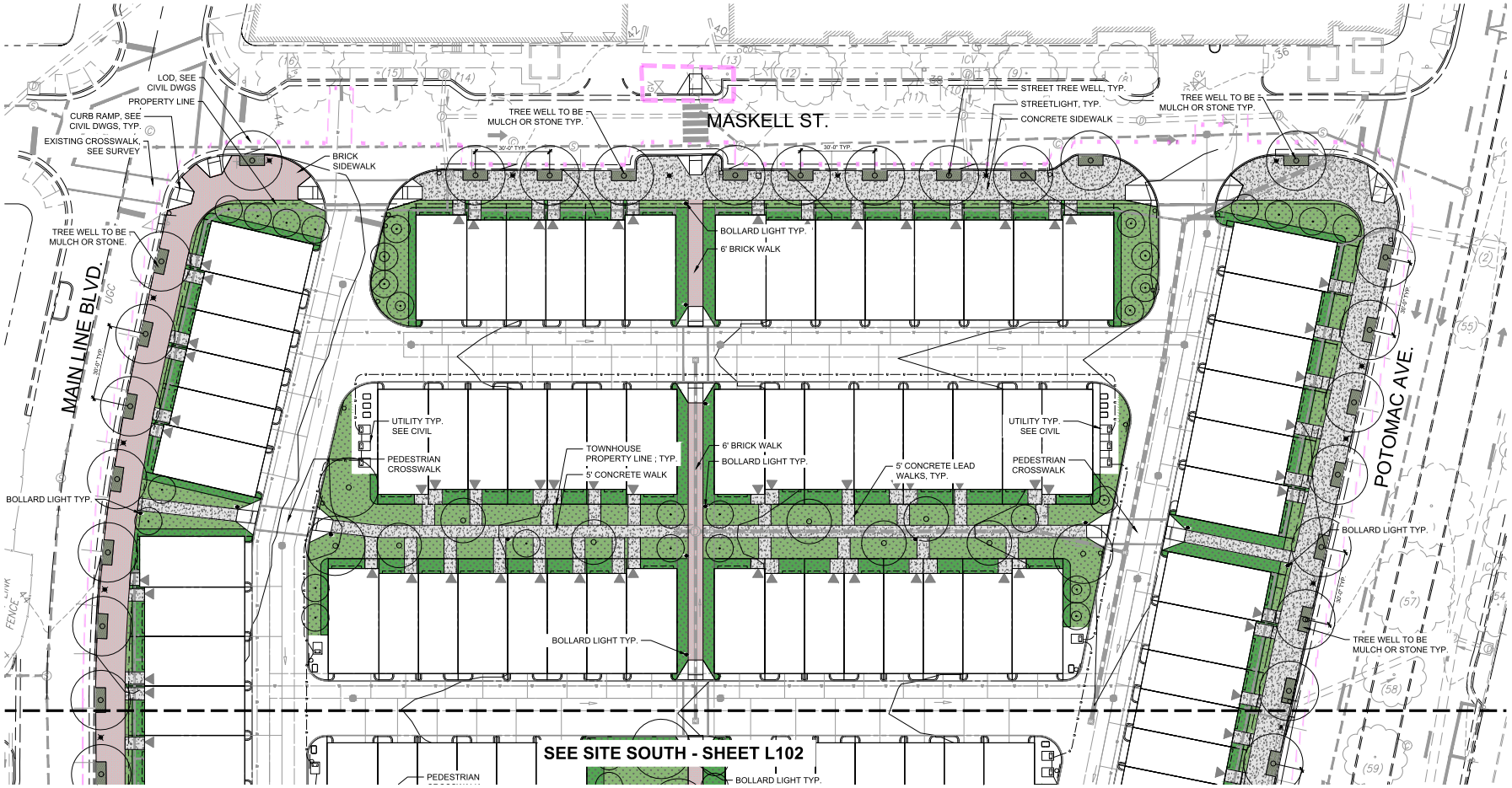
NORTH

SHEET TITLE
REFERENCE PLAN

SHEET NUMBER
L001

9/15/2025 5:07 PM DATA/AC TIRNGS: P:\NCR\PROJECTS\2024019C\CAD\DESIGN\SITE\CAD\DGN\SITE\LAYOUT\2024019C-DSUP4019C_PLN_REF.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

CITY STANDARD BRICK / SIDEWALK

PROPOSED TREE

FURNITURE

BENCH

NOTES

1. UTILITY AND LIGHTING LAYOUTS AND GRADING ARE PROVIDED BY OTHERS AND SHOWN FOR COORDINATION PURPOSES ONLY. SEE CIVIL ENGINEERING DRAWINGS.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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CITY OF ALEXANDRIA, VA

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DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE
MATERIALS PLAN - SITE NORTH

SHEET NUMBER
L101

9/15/2025 5:03 PM CLEVENGE TRINGE Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DWT
P:\ALX_2024\2024019\CAD\DOCUMENTATION\ENTITLEMENTS\4019C-DSUP\4019C_PLN_MATR_SITE.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

SYMBOL	DESCRIPTION
	CITY STANDARD BRICK / SIDEWALK
	CONCRETE SIDEWALK
	LAWN AREA
	PLANTING
	PROPOSED TREE
	LIGHTING
	STREET LIGHT TYPE

FURNITURE

BENCH

NOTES

1. UTILITY AND LIGHTING LAYOUTS AND GRADING ARE PROVIDED BY OTHERS AND SHOWN FOR COORDINATION PURPOSES ONLY. SEE CIVIL ENGINEERING DRAWINGS.
2. TREE WELL MATERIAL TO BE FINALIZED AT FSP

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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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KEY MAP

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PROJECT

POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

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DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE
MATERIALS PLAN - SITE SOUTH

SHEET NUMBER
L102

9/15/2025 5:03 PM CLEANING TRIVIGE Z:\TEMPLATES\SHEETS\CD SHEETS\LASHEET-24X36.DWT
P:\ALX_2024\2024019\CAD\DOCUMENTATION\ENTITLEMENTS\4019C-DSUP\4019C_PLN_MATR_SITE.DWG

ORIGINAL SHEET SIZE: 24" X 36"



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
		ORNAMENTAL TREES
	COFL	CORNUS FLORIDA FLOWERING DOGWOOD
	MAGR	MAGNOLIA GRANDIFLORA 'LITTLE GEM' SOUTHERN MAGNOLIA
	MAVI	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
	STPS	STEWARTIA PSEUDOCAMELLIA JAPANESE STEWARTIA
		DECIDUOUS SHRUBS
	CSAF	CORNUS SERICEA 'ARCTIC FIRE' ARCTIC FIRE RED TWIG DOGWOOD
	FOGA	FOTHERGILLA GARDENII DWARF FOTHERGILLA
	HYAA	HYDRANGEA ARBORESCENS 'ANNABELLE' ANNABELLE HYDRANGEA
	HYPL	HYDRANGEA PANICULATA 'LIMELIGHT' LIMELIGHT PANICLE HYDRANGEA
	HQSD	HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF' SIKE'S DWARF OAKLEAF HYDRANGEA
	IVLH	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY SWEETSPIRE
	ROME	ROSA X 'MEIZORLAND' WHITE DRIFT® GROUNDCOVER ROSE

SYMBOL	CODE	BOTANICAL / COMMON NAME
		EVERGREEN TREES
	ILOP	ILEX OPACA AMERICAN HOLLY
	JUEA	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
	PIVI	PINUS VIRGINIANA VIRGINIA PINE
		EVERGREEN SHRUBS
	AGLR	ABELIA X GRANDIFLORA 'LITTLE RICHARD' LITTLE RICHARD GLOSSY ABELIA
	AEAM	AZALEA ENCORE 'AUTUMN MOONLIGHT' TM AUTUMN MOONLIGHT AZALEA
	BUMI	BUXUS MICROPHYLLA LITTLELEAF BOXWOOD
	CEHP	CEPHALOTAXUS HARRINGTONIA 'PLANIA' YEWTOPIA® PLUM YEW
	CHOG	CHAMAECYPARIS OBTUSA 'GRACILIS' SLENDER HINOKI FALSE CYPRESS
	ILCH	ILEX CRENATA 'HELLERI' HELER JAPANESE HOLLY
	ILGL	ILEX GLABRA INKBERRY HOLLY
	ILGS	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
	ILVS	ILEX VOMITORIA 'SCHILLINGS DWARF' SCHILLINGS DWARF YAUPON HOLLY
	IVSD	ILEX VOMITORIA 'STOKES DWARF' STOKES DWARF YAUPON HOLLY
	ILFL	ILLICIUM FLORIDANUM 'JCJC' PP24640 MISS SCARLET ILLICIUM
	JUSB	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER
	LCCF	LOROPETALUM CHINENSE 'CRIMSON FIRE' CRIMSON FIRE CHINESE FRINGE-FLOWER
	MYPM	MYRICA PENSYLVANICA 'MORTON' SILVER SPRITE BAYBERRY
	POLD	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL™ DWARF NINEBARK

SYMBOL	CODE	BOTANICAL / COMMON NAME
		EVERGREEN SHRUBS CONT.
	PRLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA ENGLISH LAUREL
	RHYP	RHODODENDRON 'YAKU PRINCE' YAKU PRINCE AZALEA
	TOEG	THUJA OCCIDENTALIS 'EUROPE GOLD' EUROPE GOLD ARBORVITAE
		GRASSES
	CAPE	CAREX PENSYLVANICA PENNSYLVANIA SEDGE
	DCNL	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' NORTHERN LIGHTS TUFTED HAIR GRASS
	ERSP	ERAGROSTIS SPECTABILIS PURPLE LOVEGRASS
	MULL	MUHLENBERGIA LINDHEIMERI 'LENI' AUTUMN GLOW™ LINDHEIMER'S MUHLY
	PAVR	PANICUM VIRGATUM 'RR1' RUBY RIBBONS® SWITCH GRASS
	PEAH	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
		GROUND COVERS
	SOD	TURF SOD DROUGHT TOLERANT FESCUE BLEND

LEGEND

SYMBOL	DESCRIPTION
LIGHTING	
	STREET LIGHT POLE
FURNITURE	
	BENCH

NOTES

1. PLAN IS SHOWN TO CONVEY DESIGN INTENT. FINAL DESIGN MAY BE MODIFIED BASED ON FIELD CONDITIONS, ARCHITECTURAL MODIFICATIONS, STAFF COMMENTS, AND INPUT FROM STAKEHOLDERS.
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DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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KEY MAP

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09-16-2025
LANDSCAPE ARCHITECT

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PROJECT
POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019C

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2	PDSUP SUBMISSION	08/05/2025
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DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
PLANTING PLAN - SITE NORTH

SHEET NUMBER
L401

9/15/2025 9:27 PM CECILIA TRAN
P:\ALX_2024\2024019\CAD\DOCUMENTATION\ENTITLEMENTS\401SC-DSUP\401SC_PLN_PLNT_SITE.DWG

ORIGINAL SHEET SIZE: 24" X 36"



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
		[illegible]

SYMBOL	CODE	BOTANICAL / COMMON NAME
		[illegible]
		EVERGREEN TREES
	ILOP	ILEX OPACA AMERICAN HOLLY
	JUEA	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
	PIVI	PINUS VIRGINIANA VIRGINIA PINE

SYMBOL	CODE	BOTANICAL / COMMON NAME
		ORNAMENTAL TREES
	COFL	CORNUS FLORIDA FLOWERING DOGWOOD
	MAGR	MAGNOLIA GRANDIFLORA 'LITTLE GEM' SOUTHERN MAGNOLIA
	MAVI	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
	STPS	STEWARTIA PSEUDOCAMELLIA JAPANESE STEWARTIA
		DECIDUOUS SHRUBS
	CSAF	CORNUS SERICEA 'ARCTIC FIRE' ARCTIC FIRE RED TWIG DOGWOOD
	FOGA	FOTHERGILLA GARDENII DWARF FOTHERGILLA
	HYAA	HYDRANGEA ARBORESCENS 'ANNABELLE' ANNABELLE HYDRANGEA
	HYPL	HYDRANGEA PANICULATA 'LIMELIGHT' LIMELIGHT PANICLE HYDRANGEA
	HQSD	HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF' SIKE'S DWARF OAKLEAF HYDRANGEA
	IVLH	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY SWEETSPIRE
	ROME	ROSA X 'MEIZORLAND' WHITE DRIFT® GROUNDCOVER ROSE

SYMBOL	CODE	BOTANICAL / COMMON NAME
		EVERGREEN SHRUBS
	AGLR	ABELIA X GRANDIFLORA 'LITTLE RICHARD' LITTLE RICHARD GLOSSY ABELIA
	AEAM	AZALEA ENCORE 'AUTUMN MOONLIGHT' TM AUTUMN MOONLIGHT AZALEA
	BUMI	BUXUS MICROPHYLLA LITTLELEAF BOXWOOD
	CEHP	CEPHALOTAXUS HARRINGTONIA 'PLANIA' YEWTOPIA® PLUM YEW
	CHOG	CHAMAECYPARIS OBTUSA 'GRACILIS' SLENDER HINOKI FALSE CYPRESS
	ILCH	ILEX CRENATA 'HELLERI' HELER JAPANESE HOLLY
	ILGL	ILEX GLABRA INKBERRY HOLLY
	ILGS	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
	ILVS	ILEX VOMITORIA 'SCHILLINGS DWARF' SCHILLINGS DWARF YAUPON HOLLY
	IVSD	ILEX VOMITORIA 'STOKES DWARF' STOKES DWARF YAUPON HOLLY
	ILFL	ILLICIUM FLORIDANUM 'JCJC' PP24640 MISS SCARLET ILLICIUM
	JUSB	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER
	LCCF	LOROPETALUM CHINENSE 'CRIMSON FIRE' CRIMSON FIRE CHINESE FRINGE-FLOWER
	MYPM	MYRICA PENSYLVANICA 'MORTON' SILVER SPRITE BAYBERRY
	POLD	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL™ DWARF NINEBARK

SYMBOL	CODE	BOTANICAL / COMMON NAME
		EVERGREEN SHRUBS CONT.
	PRLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA ENGLISH LAUREL
	RHYP	RHODODENDRON 'YAKU PRINCE' YAKU PRINCE AZALEA
	TOEG	THUJA OCCIDENTALIS 'EUROPE GOLD' EUROPE GOLD ARBORVITAE
		GRASSES
	CAPE	CAREX PENSYLVANICA PENNSYLVANIA SEDGE
	DCNL	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' NORTHERN LIGHTS TUFTED HAIR GRASS
	ERSP	ERAGROSTIS SPECTABILIS PURPLE LOVEGRASS
	MULL	MUHLENBERGIA LINDHEIMERI 'LENI' AUTUMN GLOW™ LINDHEIMER'S MUHLY
	PAVR	PANICUM VIRGATUM 'RR1' RUBY RIBBONS® SWITCH GRASS
	PEAH	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
		GROUND COVERS
	SOD	TURF SOD DROUGHT TOLERANT FESCUE BLEND

LEGEND

SYMBOL	DESCRIPTION
LIGHTING	
	STREET LIGHT POLE
FURNITURE	
	BENCH

NOTES

1. PLAN IS SHOWN TO CONVEY DESIGN INTENT. FINAL DESIGN MAY BE MODIFIED BASED ON FIELD CONDITIONS, ARCHITECTURAL MODIFICATIONS, STAFF COMMENTS, AND INPUT FROM STAKEHOLDERS.
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KEY MAP

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LANDSCAPE ARCHITECT

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PROJECT
POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019C

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1	CONCEPT II SUBMISSION	06/10/2025
2	PDSUP SUBMISSION	08/05/2025
3	PDSUP WITH SITE PLAN	09/16/2025

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE
PLANTING PLAN - SITE SOUTH

SHEET NUMBER
L402

9/15/2025 8:27 PM CECILIA TRAN
P:\ALX_2024\2024019\CAD\DOCUMENTATION\ENTITLEMENTS\401SC-DSUP\401SC_PLN_PLNT_SITE.DWG

ORIGINAL SHEET SIZE: 24" X 36"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.
EVERGREEN TREES						
	ILOP	14	ILEX OPACA / AMERICAN HOLLY	B & B	1.5"-1.75"	6' - 10'
	JUEA	14	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	1.5" - 1.75"	6' - 10'
	PIVI	11	PINUS VIRGINIANA / VIRGINIA PINE	B & B	1.5" - 1.75"	6' - 10'
ORNAMENTAL TREES						
	COFL	8	CORNUS FLORIDA / FLOWERING DOGWOOD	B & B	1.5" - 1.75"	6' - 10'
	MAGR	4	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / SOUTHERN MAGNOLIA	B & B	1.5" - 1.75"	6' - 10'
	MAVI	14	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	B & B	1.5"-1.75"	6' - 10'
	STPS	2	STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	B & B	1.5" - 1.75"	6' - 10'
SHADE TREES						
	ACSA2	3	ACER SACCHARUM / SUGAR MAPLE	B & B	2"-3"	12' - 14'
	GLSK	9	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	B & B	2"-3"	12'-14'
	NYSY	7	NYSSA SYLVATICA / TUPELO	B & B	2"-3"	12'-14'
	QUSH	8	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2"-3"	12' - 14'
STREET TREES						
	ACSA	4	ACER SACCHARUM / SUGAR MAPLE	B & B	2"-3"	12' - 14'
	CACO	8	CARYA CORDIFORMIS / BITTERNUT HICKORY	B & B	2"-3"	12' - 14'
	CEOC	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"-3"	12' - 14'
	LIST	7	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2"-3"	12'-14'
	PLOC	7	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2"-3"	12'-14'
	QUBI	7	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2"-3"	12'-14'
	QUCO	6	QUERCUS COCCINEA / SCARLET OAK	B & B	2"-3"	12' - 14'
	QURU	7	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2"-3"	12' - 14'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
DECIDUOUS SHRUBS						
	CSAF	38	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	#5	18" - 24"	18" - 24"
	FOGA	26	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	#3	18" - 24"	18" - 24"
	HYAA	80	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	#3	24"	24" - 36"
	HYPL	6	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT PANICLE HYDRANGEA	#5	36"	36"
	HQSD	36	HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF' / SIKE'S DWARF OAKLEAF HYDRANGEA	#3	18" - 24"	18" - 24"
	IVLH	69	ITEA VIRGINICA 'LITTLE HENRY' / LITTLE HENRY SWEETSPIRE	#3	18" - 24"	18" - 24"
	ROME	44	ROSA X 'MEIZORLAND' / WHITE DRIFT® GROUNDCOVER ROSE	#1	12"	12" - 18"

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.
EVERGREEN SHRUBS						
	AGLR	104	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD GLOSSY ABELIA	#3	18" - 24"	18" - 24"
	AEAM	52	AZALEA ENCORE 'AUTUMN MOONLIGHT' TM / AUTUMN MOONLIGHT AZALEA	#3	18" - 24"	24" - 36"
	BUMI	60	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD	#3	18" - 24"	18" - 24"
	CEHP	95	CEPHALOTAXUS HARRINGTONIA 'PLANIA' / YEWTOPIA® PLUM YEW	#3	18" - 24"	18" - 24"
	CHOG	20	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI FALSE CYPRESS	#7	36" - 48"	24" - 36"
	ILCH	36	ILEX CRENATA 'HELLERI' / HELER JAPANESE HOLLY	#3	18" - 24"	24" - 36"
	ILGL	10	ILEX GLABRA / INKBERRY HOLLY	#5	36" - 48"	36" - 48"
	ILGS	56	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	#3	24"	18" - 24"
	ILVS	23	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY	#3	18" - 24"	18" - 24"
	IVSD	21	ILEX VOMITORIA 'STOKES DWARF' / STOKES DWARF YAUPON HOLLY	#3	18" - 24"	18" - 24"
	ILFL	98	ILLICIUM FLORIDANUM 'JCJC' PP24640 / MISS SCARLET ILLICIUM	#3	24"	24"
	JUSB	59	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	#1	10" - 12"	18" - 24"
	LCCF	20	LOROPETALUM CHINENSE 'CRIMSON FIRE' / CRIMSON FIRE CHINESE FRINGE-FLOWER	#3	12" - 18"	12" - 18"
	MYPM	45	MYRICA PENSYLVANICA 'MORTON' / SILVER SPRITE BAYBERRY	#5	24" - 36"	24" - 36"
	POLD	8	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK	#3	18" - 24"	18" - 24"
	PRLS	5	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA ENGLISH LAUREL	#5	36" - 48"	24" - 36"
	RHYP	51	RHODODENDRON 'YAKU PRINCE' / YAKU PRINCE AZALEA	#3	24"	24"
	TOEG	30	THUJA OCCIDENTALIS 'EUROPE GOLD' / EUROPE GOLD ARBORVITAE	#7	36" - 48"	24"
GRASSES						
	CAPE	462	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	#SP4	6" - 12"	6"
	DCNL	150	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS	#1	18"	12" - 18"
	ERSP	75	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	#1	12"	12" - 18"
	MULL	38	MUHLENBERGIA LINDHEIMERI 'LENI' / AUTUMN GLOW™ LINDHEIMER'S MUHLY	#1	24" - 36"	18" - 24"
	PAVR	40	PANICUM VIRGATUM 'RR1' / RUBY RIBBONS® SWITCH GRASS	#1	18" - 24"	12" - 18"
	PEAH	62	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	#1	12" - 18"	12" - 18"

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS
GROUND COVERS						
	SOD	23,768 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	MAT		



APPROVED
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_____ _____
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.

LandDesign
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
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KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
09-16-2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019C

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	06/10/2025
2	PDSUP SUBMISSION	08/05/2025
3	PDSUP WITH SITE PLAN	09/16/2025

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE
PLANT SCHEDULE

SHEET NUMBER
L411

9/15/2025 5:27 PM CECILIA TRAN
P:\ALX_2024\2024019\CAD\DOCUMENTATION\ENTITLEMENTS\4019C-DSUP\4019C_PLN_PLANT_SITE.DWG

ORIGINAL SHEET SIZE: 24" X 36"

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
URBAN TREES	ACSA	4	ACER	SACCHARUM		SUGAR MAPLE	2"-3" CAL. / 12'-14' H	B&B; single leader (ROW tree)	N/A	N/A	4		
	CACO	8	CARYA	CORDIFORMIS		BITTERNUT HICKORY	2"-3" CAL. / 12'-14' H	B&B; single leader (ROW tree)	N/A	N/A	8		
	CEOC	6	CELTIS	OCCIDENTALIS		COMMON HACKBERRY	2"-3" CAL. / 12'-14' H	B&B; single leader (ROW tree)	N/A	N/A	6		
	LIST	7	LIQUIDAMBAR	STYRACIFLUA		SWEET GUM	2"-3" CAL. / 12'-14' H	B&B; single leader (ROW tree)	N/A	N/A	7		
	PLOC	7	PLATANUS	OCCIDENTALIS		AMERICAN SYCAMORE	2"-3" CAL. / 12'-14' H	B&B; single leader (ROW tree)	N/A	N/A	7		
	QUBI	7	QUERCUS	BICOLOR		SWAMP WHITE OAK	2"-3" CAL. / 12'-14' H	B&B; single leader (ROW tree)	N/A	N/A	7		
	QUCO	6	QUERCUS	COCCINEA		SCARLET OAK	2"-3" CAL. / 12'-14' H	B&B; single leader (ROW tree)	N/A	N/A	6		
	QURU	7	QUERCUS	RUBRA		NORTHERN RED OAK	2"-3" CAL. / 12'-14' H	B&B; single leader (ROW tree)	N/A	N/A	7		
	TOTALS	52							URBAN TREE CCA (NOT USED IN TOTAL PROPOSED CCA):	0	52	0	52
											100.0%	0.0%	100.0%
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES		COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	ACSA2	3	ACER	SACCHARUM		SUGAR MAPLE	2"-3" CAL. / 12'-14' H	B&B	1250	3,750	3		
	COFL	8	CORNUS	FLORIDA		FLOWERING DOGWOOD	1.5"-1.75" CAL. / 6'-10' H	B&B	250	2,000	8		
	GLSK	9	GLEDITSIA	TRIACANTHOS INERMIS	SKYCOLE'	SKYLINE HONEY LOCUST	2"-3" CAL. / 12'-14' H	B&B	750	6,750	9		
	ILOP	14	ILEX	OPACA		AMERICAN HOLLY	6'-10' H	B&B	250	3,500	14		
	JUEA	14	JUNIPERUS	VIRGINIANA		EASTERN RED CEDAR	6'-10' H	B&B	250	3,500	14		
	MAGR	4	MAGNOLIA	GRANDIFLORA	LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	1.5"-1.75" CAL. / 6'-10' H	B&B	500	2,000	n/a	4	
	MAVI	14	MAGNOLIA	VIRGINIANA		SWEETBAY MAGNOLIA	1.5"-1.75" CAL. / 6'-10' H	B&B	250	3,500	14		
	NYSY	7	NYSSA	SYLVATICA		TUPELO	2"-3" CAL. / 12'-14' H	B&B	750	5,250	7		
	PIVI	11	PINUS	VIRGINIANA		VIRGINIA PINE	1.5"-1.75" CAL. / 6'-10' H	B&B	500	5,500	11		
	QUSH	8	QUERCUS	SHUMARDII		SHUMARD OAK	2"-3" CAL. / 12'-14' H	B&B	1250	10,000	8		
	STPS	2	STEWARTIA	PSEUDOCAMELLIA		JAPANESE STEWARTIA	1.5"-1.75" CAL. / 6'-10' H	B&B	500	1,000	n/a		
	TOTALS	94							STANDARD TREE CCA:	46,750	88	4	92
											93.6%	4.3%	97.9%
EVERGREEN SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	AGLR	104	ABELIA	X GRANDIFLORA	'LITTLE RICHARD'	LITTLE RICHARD ABELIA	18" - 24"		10	1,040	n/a		
	AEAM	52	AZALEA	ENCORE	AUTUMN MOONLIGHT' TM	AUTUMN MOONLIGHT AZALEA	18" - 24"		0	0	n/a		
	BUMI	60	BUXUS	MICROPHYLLA		LITTLELEAF BOXWOOD	18" - 24"		2	120	n/a		
	CEHP	95	CEPHALOTAXUS	HARRINGTONIA	'PLANIA'	YEWTOPIA PLUM YEW	18" - 24"		25	2,375	n/a		
	CHOG	20	CHAMAECYPARIS	OBTUSA	'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	36" - 48"		50	1,000	n/a		
	ILCH	36	ILEX	CRENATA	'HELLERI'	HELER JAPANESE HOLLY	18" - 24"		0	0	n/a		
	ILGL	10	ILEX	GLABRA		INKBERRY HOLLY	36" - 48"		25	250	10		
	ILGS	56	ILEX	GLABRA	'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24"		25	1,400	56		
	ILVS	23	ILEX	VOMITORIA	SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	18" - 24"		25	575	23		
	IVSD	21	ILEX	VOMITORIA	'STOKES DWARF'	STOKES DWARF YAUPON HOLLY	18" - 24"		25	525	21		
	ILFL	98	ILLICIUM	FLORIDANUM	MISS SCARLET'	MISS SCARLET ILLICIUM	24"		10	980	n/a	98	
	JUSB	59	JUNIPERUS	SABINA	'BROADMOOR'	BROADMOOR JUNIPER	10" - 12"		0	0	n/a		
	LCCF	20	LOROPETALUM	CHINENSE	'CRIMSON FIRE'	CRIMSON FIRE CHINESE FRINGE-FLOWER	12" - 18"		0	0	20		
	MYPM	45	MYRICA	PENNSYLVANICA	SILVER SPRITE'	SILVER SPRITE BAYBERRY	24"-36"		25	1,125	45		
	POLD	8	PHYSOCARPUS	OPULIFOLIUS	LITTLE DEVIL'	LITTLE DEVIL NINEBARK	18" - 24"		10	80	n/a		
	PRLS	5	PRUNUS	LAUROCERASUS	'SCHIPKAENSIS'	SCHIPKA ENGLISH LAUREL	36" - 48"		0	0	n/a		
	RHYP	51	RHODODENDRON		YAKU PRINCE'	YAKU PRINCE AZALEA	24"		10	510	51		
	TOEG	30	THUJA	OCCIDENTALIS	'EUROPE GOLD'	EUROPE GOLD ARBORVITAE	36" - 48"		250	7,500	30		
	TOTALS	793						EVERGREEN SHRUB CCA (NOT USED IN TOTAL PROPOSED CCA):		17,480	256	98	354
											32.3%	12.4%	44.6%
DECIDUOUS SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	CSAF	38	CORNUS	SERICEA	'ARCTIC FIRE'	ARCTIC FIRE RED TWIG DOGWOOD	18" - 24"		25	950	38		
	FOGA	26	FOTHERGILLA	GARDENII		DWARF FOTHERGILLA	18" - 24"		2	52	n/a	26	
	HYAA	80	HYDRANGEA	ARBORESCENS	'ANNABELLE'	ANNABELLE HYDRANGEA	24"		10	800	80		
	HYPL	6	HYDRANGEA	PANICULATA	'LIMELIGHT'	LIMELIGHT PANICLE HYDRANGEA	36"		25	150	n/a		
	HQSD	36	HYDRANGEA	QUERCIFOLIA	SIKES DWARF'	SIKES DWARF OAKLEAF HYDRANGEA	18" - 24"		25	900	36		
	IVLF	69	ITEA	VIRGINICA	LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	18" - 24"		10	690	69		
	ROME	44	ROSA	X	'MEIZORLAND'	WHITE DRIFT GROUNDCOVER ROSE	12"		0	0	n/a		
	TOTALS	299						DECIDUOUS SHRUB CCA(NOT USED IN TOTAL PROPOSED CCA):		3,542	223	26	249
											74.6%	8.7%	83.3%
								TOTAL PROPOSED CCA (SF)(STANDARD TREES ONLY):		46,750			
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	CAPE	462	CAREX	PENNSYLVANICA		PENNSYLVANIA SEDGE	#SP4				462		
	DCNL	150	DESCHAMPSIA	CESPITOSA	'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS	#1				n/a	150	
	ERSP	75	ERAGROSTIS	SPECTABILIS		PURPLE LOVEGRASS	#1		N/A		75		
	MULL	38	MUHLENBERGIA	LINDHEIMERI	LENI'	AUTUMN GLOW LINDHEIMER'S MUHLY	#1				n/a	38	
	PAVR	40	PANICUM	VIRGATUM	'RR1'	RUBY RIBBONS SWITCH GRASS	#1				40		
	PEAH	62	PENNISETUM	ALOPECUROIDES	'HAMELN'	HAMELN FOUNTAIN GRASS	#1				n/a		
	TOTALS	827									577	188	765
											69.8%	22.7%	92.5%
GROUNDCOVERS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
									N/A				
	TOTALS	#									#		#
											%		%
VINES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
									N/A				
	TOTALS	#									#		#
											%		%

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)

TOTAL NUMBER OF TREES PROPOSED: 146

GENUS	QTY.	PERCENT OF TOTAL PROP.	MAX. PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROP.	MAX. PERCENT ALLOWED
ACER	7	4.8%	33%	SACCHARUM	7	4.8%	10%
CARYA	8	5.5%	33%	CORDIFORMIS	8	5.5%	10%
CELTIS	6	4.1%	33%	OCCIDENTALIS	6	4.1%	10%
CORNUS	8	5.5%	33%	FLORIDA	8	5.5%	10%
ILEX	14	9.6%	33%	OPACA	14	9.6%	10%
JUNIPERUS	14	9.6%	33%	VIRGINIANA	14	9.6%	10%
GLEDITSIA	9	6.2%	33%	TRIACANTHOS INERMIS	9	6.2%	10%
LIQUIDAMBAR	7	4.8%	33%	STYRACIFLUA	7	4.8%	10%
MAGNOLIA	18	12.3%	33%	VIRGINIANA	14	9.6%	10%
				GRANDIFLORA	4	2.7%	10%
NYSSA	7	4.8%	33%	SYLVATICA	7	4.8%	10%
PLATANUS	7	4.8%	33%	OCCIDENTALIS	7	4.8%	10%
PINUS	11	7.5%	33%	VIRGINIANA	11	7.5%	10%
QUERCUS	28	19.2%	33%	BICOLOR	7	4.8%	10%
				COCCINEA	6	4.1%	10%
				RUBRA	7	4.8%	10%
				SHUMARDII	8	5.5%	10%
STEWARTIA	2	1.4%	33%	PSEUDOCAMELLIA	2	1.4%	10%

SHRUBS

TOTAL NUMBER OF SHRUBS PROPOSED: 1092

GENUS	QTY.	PERCENT OF TOTAL PROP.	MAX. PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROP.	MAX. PERCENT ALLOWED
EVERGREEN SHRUBS							
ABELIA	104	9.5%	33%	X GRANDIFLORA 'LITTLE RICHARD'	104	9.5%	10%
AZALEA	52	4.8%	33%	ENCORE MOONLIGHT	52	4.8%	10%
BUXUS	60	5.5%	33%	MICROPHYLLA	60	5.5%	10%
CEPHALOTAXUS	95	8.7%	33%	HARRINGTONIA	95	8.7%	10%
CHAMAECYPARIS	20	1.8%	33%	OBTUSA	20	1.8%	10%
ILEX	146	13.4%	33%	CRENATA	36	3.3%	10%
				GLABRA	10	6.0%	10%
				GLABRA 'SHAMROCK'	56		
				VOMITORIA 'SCHILLINGS DWARF'	23	4.0%	10%
				VOMITORIA 'STOKES'	21		
ILLICIUM	98	9.0%	33%	FLORIDANUM	98	9.0%	10%
JUNIPERUS	59	5.4%	33%	SABINA	59	5.4%	10%
LOROPETALUM	20	1.8%	33%	CHINENSE	20	1.8%	10%
MYRICA	45	4.1%	33%	PENNSYLVANICA	45	4.1%	10%
PHYSOCARPUS	8	0.7%	33%	OPULIFOLIUS	8	0.7%	10%
PRUNUS	5	0.5%	33%	LAUROCERASUS	5	0.5%	10%
RHODODENDRON	51	4.7%	33%	YAKU PRINCE	51	4.7%	10%
THUJA	30	2.7%	33%	OCCIDENTALIS	30	2.7%	10%
DECIDUOUS SHRUBS							
CORNUS	38	3.5%	33%	SERICEA	38	3.5%	10%
FOTHERGILLA	26	2.4%	33%	GARDENII	26	2.4%	10%
HYDRANGEA	122	11.2%	33%	ARBORESCENS	80	7.3%	10%
				PANICULATA LIME LIGHT	6	0.5%	10%
				QUERCIFOLIA	36	3.3%	10%
ITEA	69	6.3%	33%	VIRGINICA	69	6.3%	10%
ROSA	44	4.0%	33%	X	44	4.0%	10%

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	BEGINNING JANUARY 2, 2024 REQUIRED %	PROVIDED QTY.	PROVIDED %
Urban Trees	52	Regional/Local	20%	52	100.0%
		Total Natives	50%	52	100.0%
Standard Trees	94	Regional/Local	40%	88	93.6%
		Total Natives	80%	92	97.9%
Evergreen Shrubs	793	Regional/Local	10%	256	32.3%
		Total Natives	40%	354	44.6%
Deciduous Shrubs	299	Regional/Local	20%	223	74.6%
		Total Natives	80%	249	83.3%
Groundcovers		Regional/Local	10%	N/A	N/A
		Total Natives	20%	N/A	N/A
Perennials, Ferns, Ornamental Grasses	827	Regional/Local	15% (perennials) 30% (ferns & grasses)	577	69.8%
		Total Natives	60% (perennials) 80% (ferns & grasses)	765	92.5%
Vines		Total Natives	100%	N/A	N/A

TOTALS		
TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL	TOTAL SUM OF NATIVE PLANTS
2065	1196	1512
	57.9%	73.2%

NOTES:
1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

CROWN COVER TABULATIONS

TOTAL SITE AREA (SF)	186,810
25% CROWN COVER REQUIRED (SF)	46,702
EXISTING CROWN COVER (SF)	N/A
REMOVED CROWN COVER (SF)	N/A
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	N/A
Crown Cover from Preserved Shrubs	N/A
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	46,750
Crown Cover from Proposed Shrubs	NOT INCLUDED
TOTAL CROWN COVER PROVIDED (%)	25.0%
TOTAL CROWN COVER PROVIDED (SF)	46,750

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

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CHECKED BY: MC

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE
PLANT TABULATIONS

SHEET NUMBER
L412

9/15/2025 6:27 PM CECILIA TRAN
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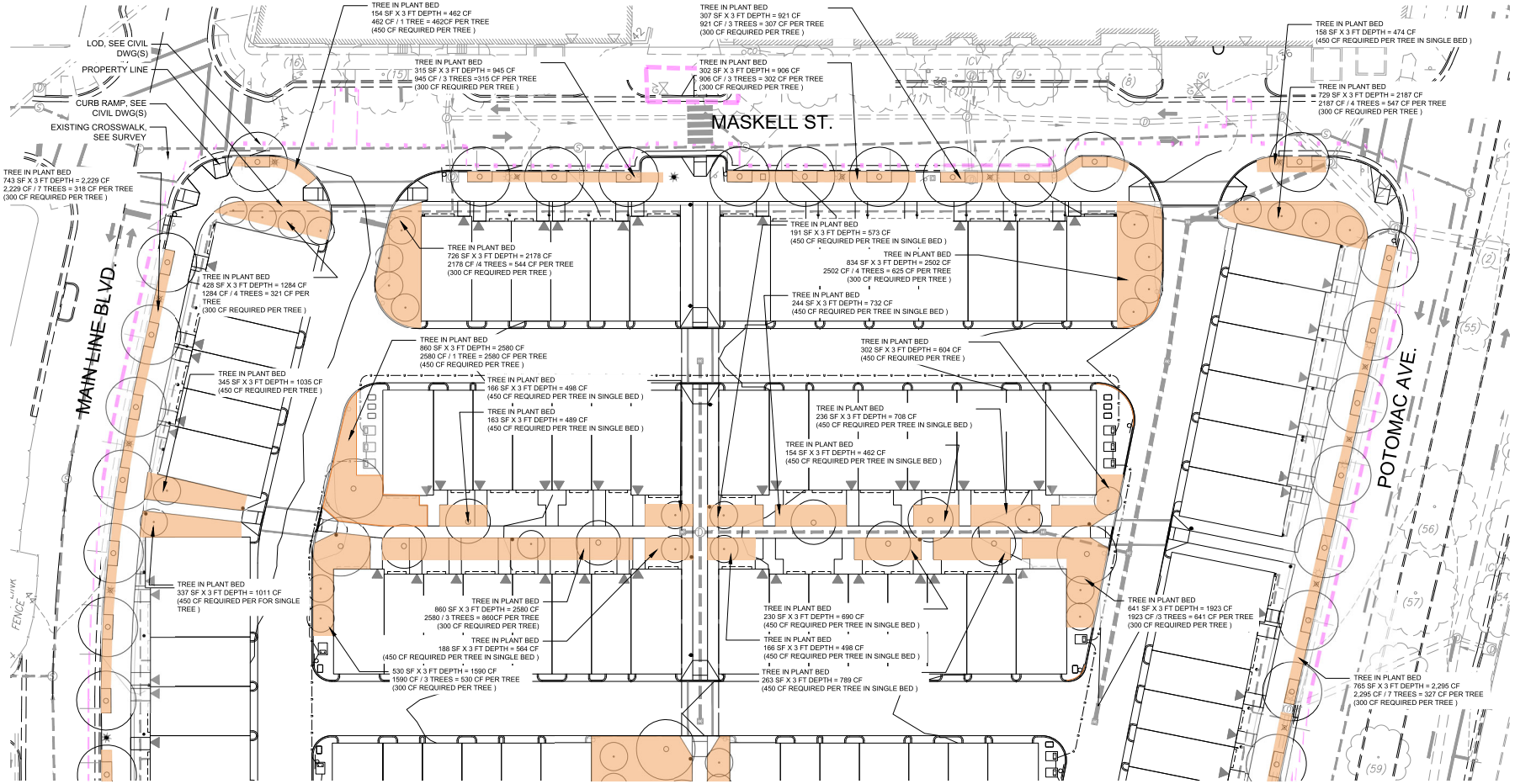
ORIGINAL SHEET SIZE: 24" X 36"



SEE SITE SOUTH - SHEET L502

LEGEND

STREETSCAPE SOIL VOLUME

EXTENTS OF 3' DEPTH OF UNCOMPACTED SOIL VOLUME FOR TREES.
ALL OTHER PLANT BEDS HAVE MIN 24" SOIL DEPTH

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DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
SOILS PLAN - SITE NORTH

SHEET NUMBER
L501

9/10/2025 3:31 PM CECILIA TRAN P:\ALW_2024\2024019\CAD\DOCUMENTATION\ENTITLEMENTS\4019C-DSUP4019C_PLN_SOIL.DWG

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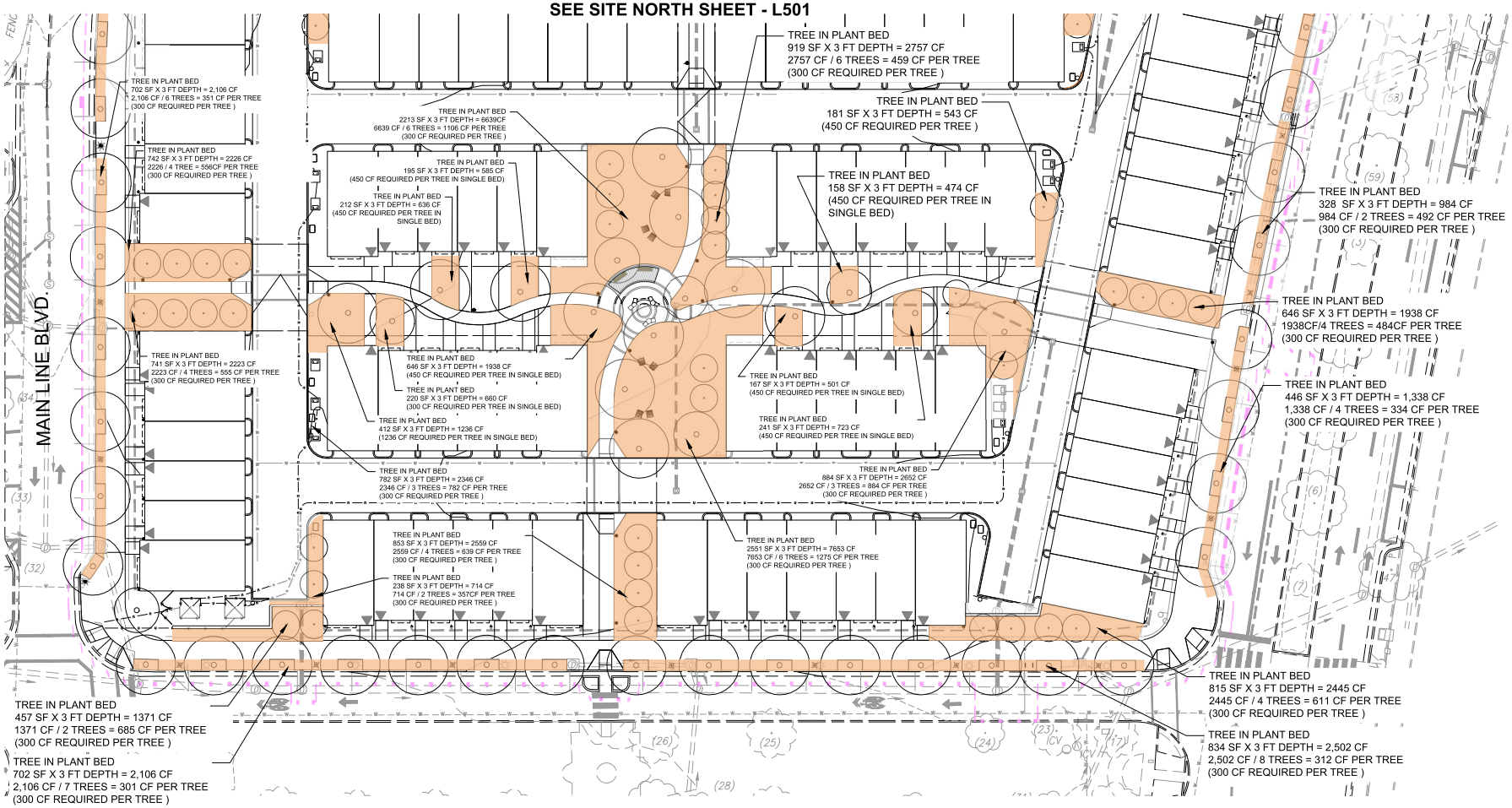

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CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
SOILS PLAN - SITE SOUTH

SHEET NUMBER
L502

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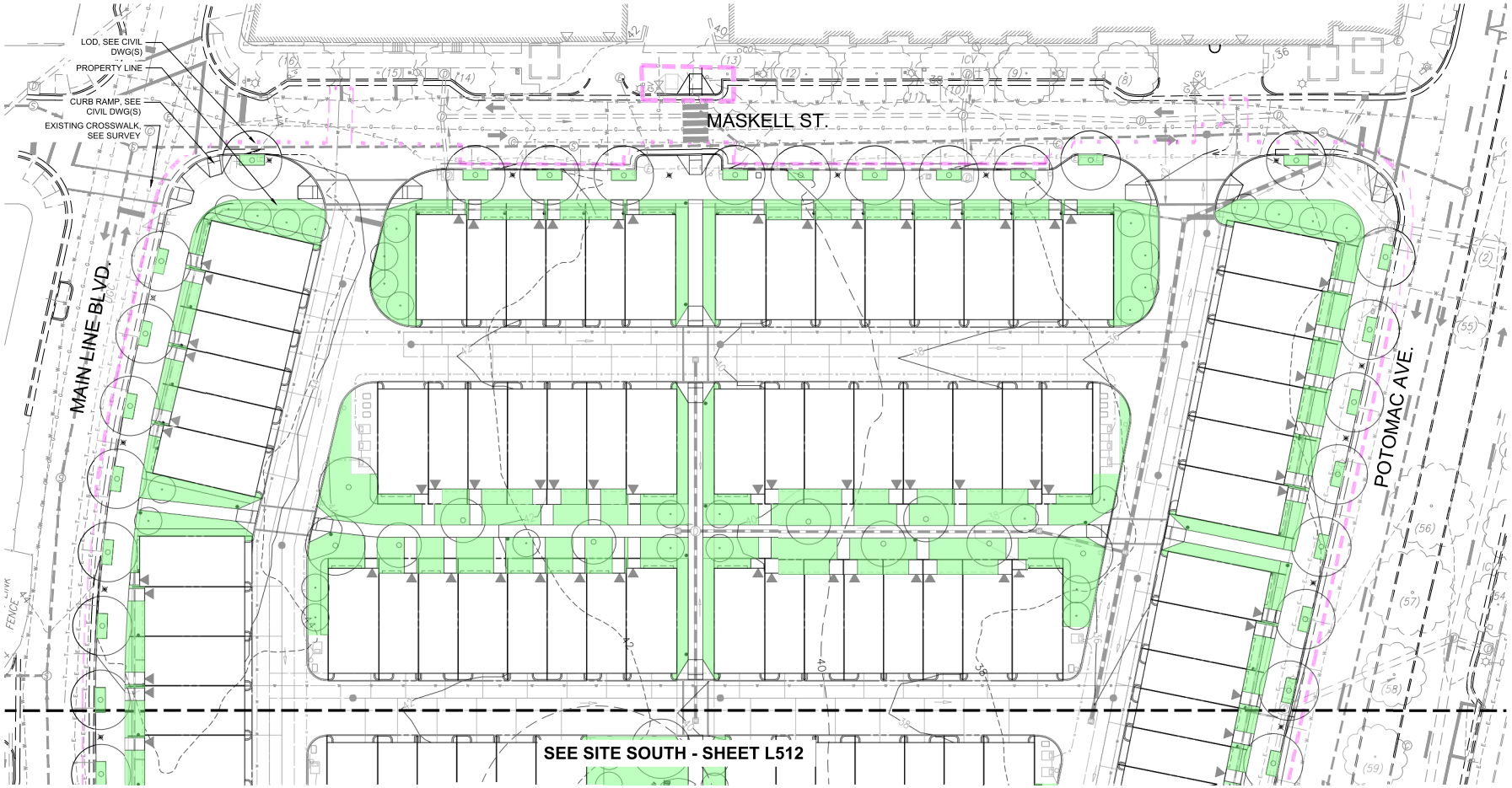


LEGEND

SYMBOL	DESCRIPTION
◎	HOSE BIB
— —	10' SPRAY HEAD MAINTENANCE HOSE RADIUS

LIMITS OF IRRIGATION

LIMITS OF PLANTED AREA WITH NO PERMANENT IRRIGATION
(AREAS TO BE MAINTAINED + IRRIGATED BY HOSE BIB OR VIA WATER TRUCK)

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

LandDesign
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
09-16-2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT
POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019C

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	06/10/2025
2	PDSUP SUBMISSION	08/05/2025
3	PDSUP WITH SITE PLAN	09/16/2025

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

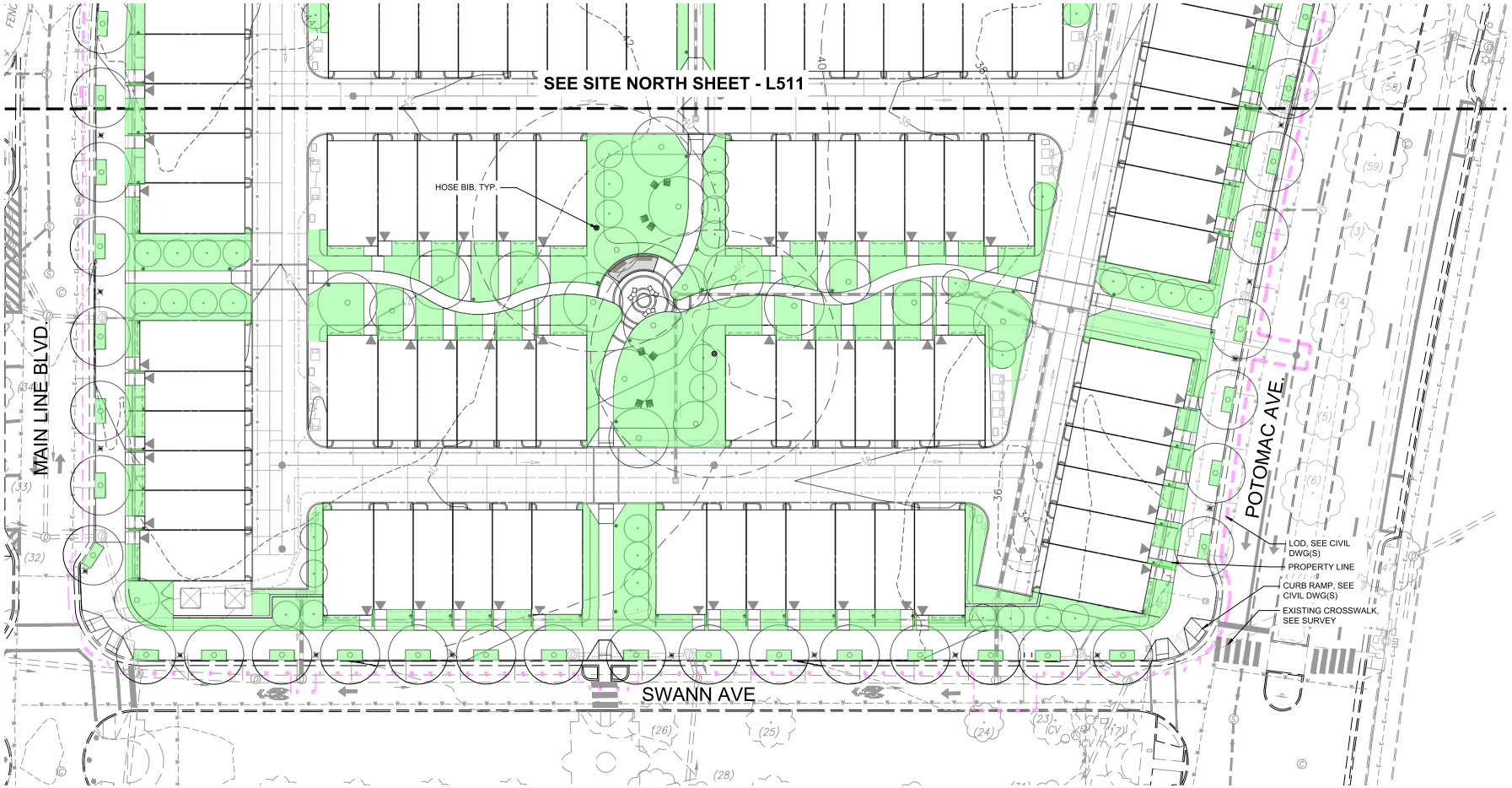
NORTH

SHEET TITLE
IRRIGATION PLAN - SITE NORTH

SHEET NUMBER
L511

9/15/2025 5:54 PM CECILIA TRAN P:\ALX_2024\2024019\CAD\DOCUMENTATION\ENTITLEMENTS\4019C-DSUP\4019C_PLN_IRRIG.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

SYMBOL	DESCRIPTION
◎	HOSE BIB
— —	10C' SPRAY HEAD MAINTENANCE HOSE RADIUS

LIMITS OF IRRIGATION

LIMITS OF PLANTED AREA WITH NO PERMANENT IRRIGATION
(AREAS TO BE MAINTAINED + IRRIGATED BY HOSE BIB OR VIA WATER TRUCK)

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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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KEY MAP

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Lic. No. 952
09-16-2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT
POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019C

REVISION / ISSUANCE

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3	PDSUP WITH SITE PLAN	09/16/2025

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
IRRIGATION PLAN - SITE SOUTH

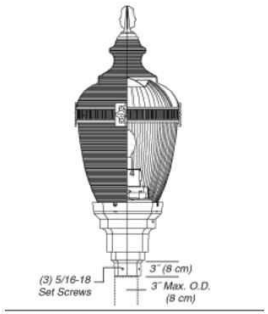
SHEET NUMBER
L512

9/15/2025 5:54 PM CECILIA TRAN P:\ALX_2024\2024019\CAD\DOCUMENTATION\ENTITLEMENTS\4019C-DSUP\4019C_PLN_IRRIG.DWG

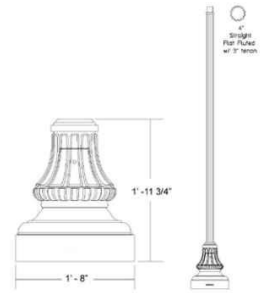
ORIGINAL SHEET SIZE: 24" X 36"



STREET LIGHT:
FIXTURE TO BE SINGLE LUMINARIE
COLOR: STANDARD BLACK



Street light fixture (1)



Virginia Dominion Power - Fiberglass fluted street pole (2)

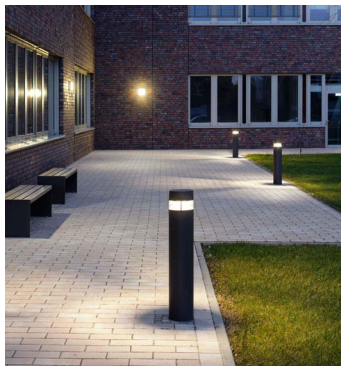
STREET LIGHT

SHOWN FOR INFORMATIONAL PURPOSES ONLY

NOTES:

1. LIGHT POST TO ABIDE BY CITY OF ALEXANDRIA STANDARDS, SHOP DRAWINGS TO BE APPROVED BY CITY PRIOR TO PROCUREMENT AND INSTALLATION
2. LIGHT SPECIFICATIONS AND LOCATIONS TO BE REVIEWED AND FINALIZED BY A QUALIFIED LIGHTING ENGINEER
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS ALL STRUCTURAL CROSS SECTIONS, INCLUDING FOOTINGS, SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
4. STREET LIGHTS ALONG ROUTE 1 TO ABIDE BY CITY OF ALEXANDRIA STREET GUIDELINES

1 L601 STREET LIGHT - CITY STANDARD
PICTORIAL NTS



NOTES:
1. OR APPROVED EQUAL
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS
3. LIGHTING PRODUCT AND DESIGN TO BE FINALIZED AT FSP

2 L601 BOLLARD LIGHT
PICTORIAL NTS

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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KEY MAP

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MATTHEW V. CLARK
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NOT FOR CONSTRUCTION

PROJECT

POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024019C

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3	PDSUP WITH SITE PLAN	09/16/2025

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

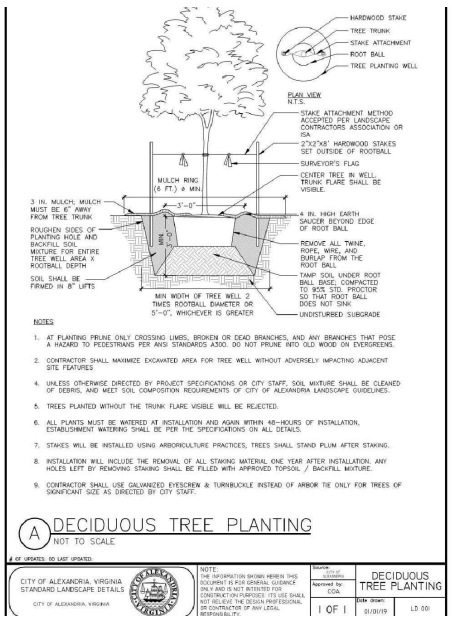
SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE
DETAILS - HARDSCAPE

SHEET NUMBER
L601

ORIGINAL SHEET SIZE: 24" X 36"



NOTES:

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

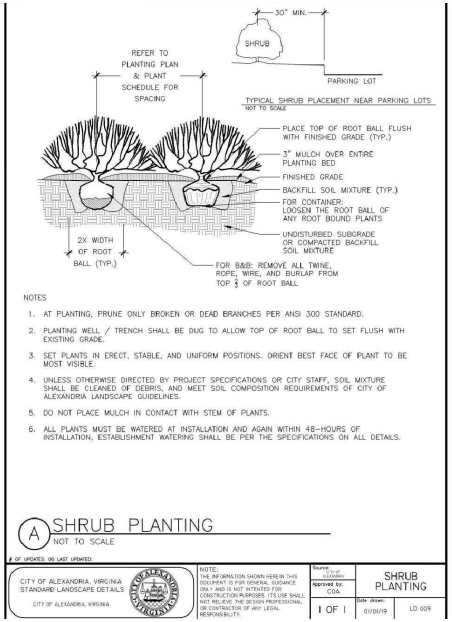
CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19

DECIDUOUS TREE PLANTING

1 OF 1 | LD 001



NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

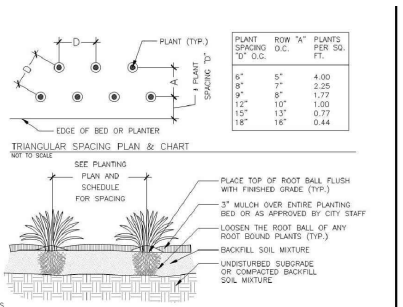
CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19

SHRUB PLANTING

1 OF 1 | LD 009



PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

TRIANGULAR SPACING PLAN & CHART
NOT TO SCALE

NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19

GROUNDCOVER & PERENNIAL PLANTING

1 OF 1 | LD 011

1 / L701 SECTION

NTS

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.

3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.

4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.

5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

6) IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

8) MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

2) THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT; AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

4) ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

5) AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

6) AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19

STANDARD LANDSCAPE PLAN NOTES

1 OF 1 | LD 016

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

LandDesign
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
Matthew V. Clark
MATTHEW V. CLARK
Lic. No. 952
09-16-2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019C

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	06/10/2025
2	PDSUP SUBMISSION	08/05/2025
3	PDSUP WITH SITE PLAN	09/16/2025

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE NORTH

VERT: N/A
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

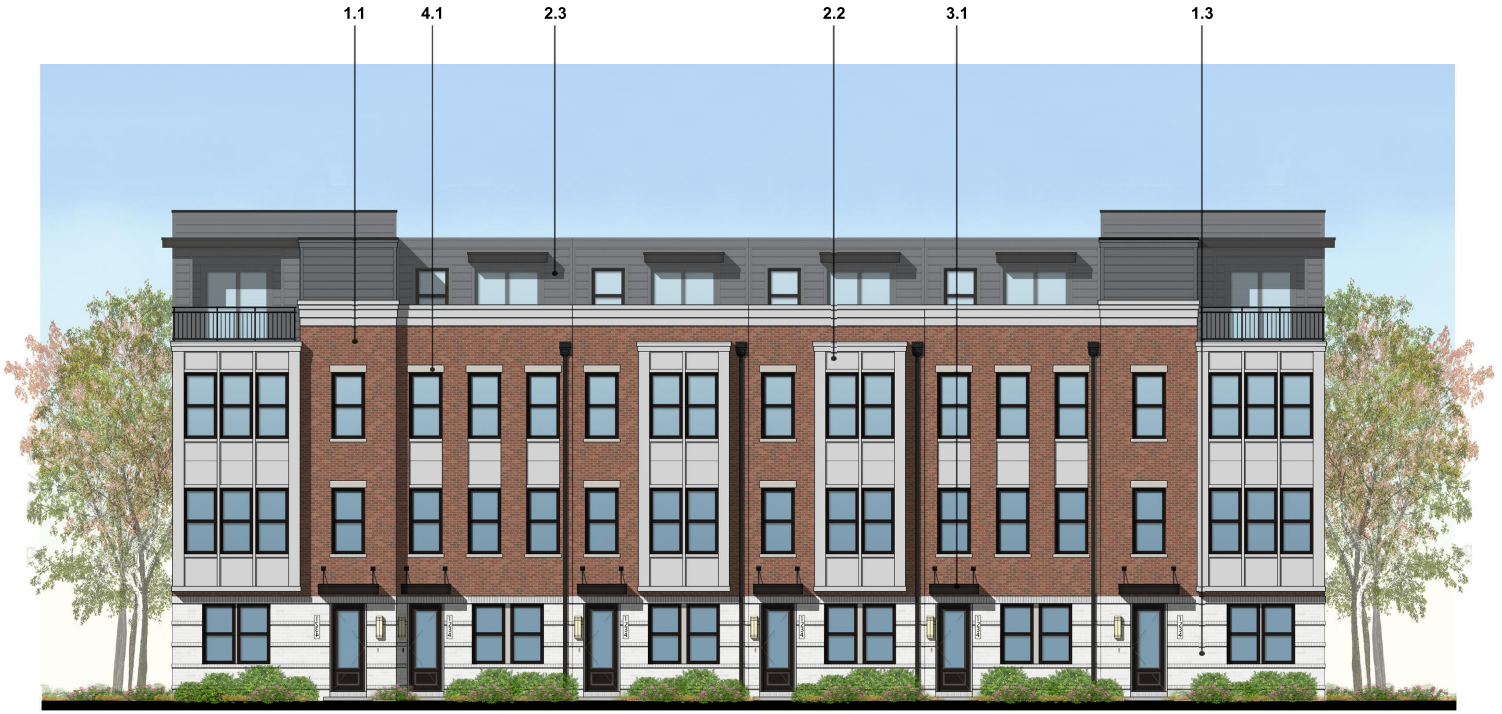
DETAILS - PLANTING

SHEET NUMBER

L701

9/23/2025 6:21 PM CARMAC TIRRGE P:\24\19\DGN\PDSUP\SHEETS\CDD\DSHEETS\L701\24019C-DSUP-L701C_DTL-PLNT.DWG

ORIGINAL SHEET SIZE: 24" X 36"

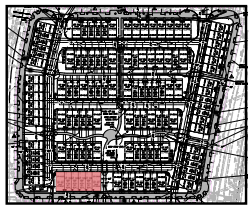


LOT 552 - 557

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



APPROVED
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_____ DIRECTOR _____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
_____ DIRECTOR _____ DATE
_____ CHAIRMAN, PLANNING COMMISSION _____ DATE
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE

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ktgy
Architecture | Branding | Interiors | Planning
2001 K St. NW, South Tower
Suite 200
Washington, DC 20006
ktgy.com
202.599.9191

KTGY Project No: 240562

Project Contact: Smita Anand
Email: sanand@ktgy.com

Principal: Smita Anand
Project Designer: Bindiya Agarwal

LANDBAY H

Alexandria, VA

No.	Date	Description

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



License Stamp

FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.0

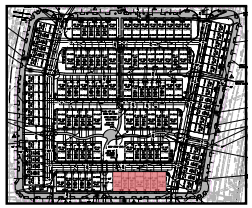


LOT 558 - 564

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.1

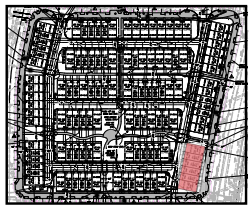


LOT 602 - 607

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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KTGY Project No: 240562

Project Contact: Smita Anand
Email: sanand@ktgy.com

Principal: Smita Anand
Project Designer: Bindiya Agarwal

LANDBAY H

Alexandria, VA

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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.2

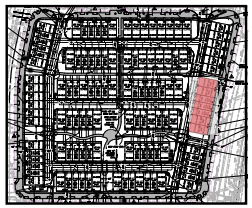


LOT 608 - 614

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.3

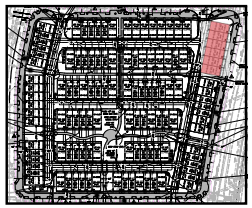


LOT 615 - 620

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.4

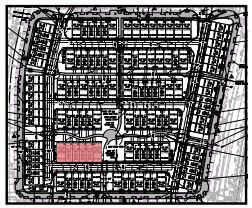


LOT 546 - 551

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

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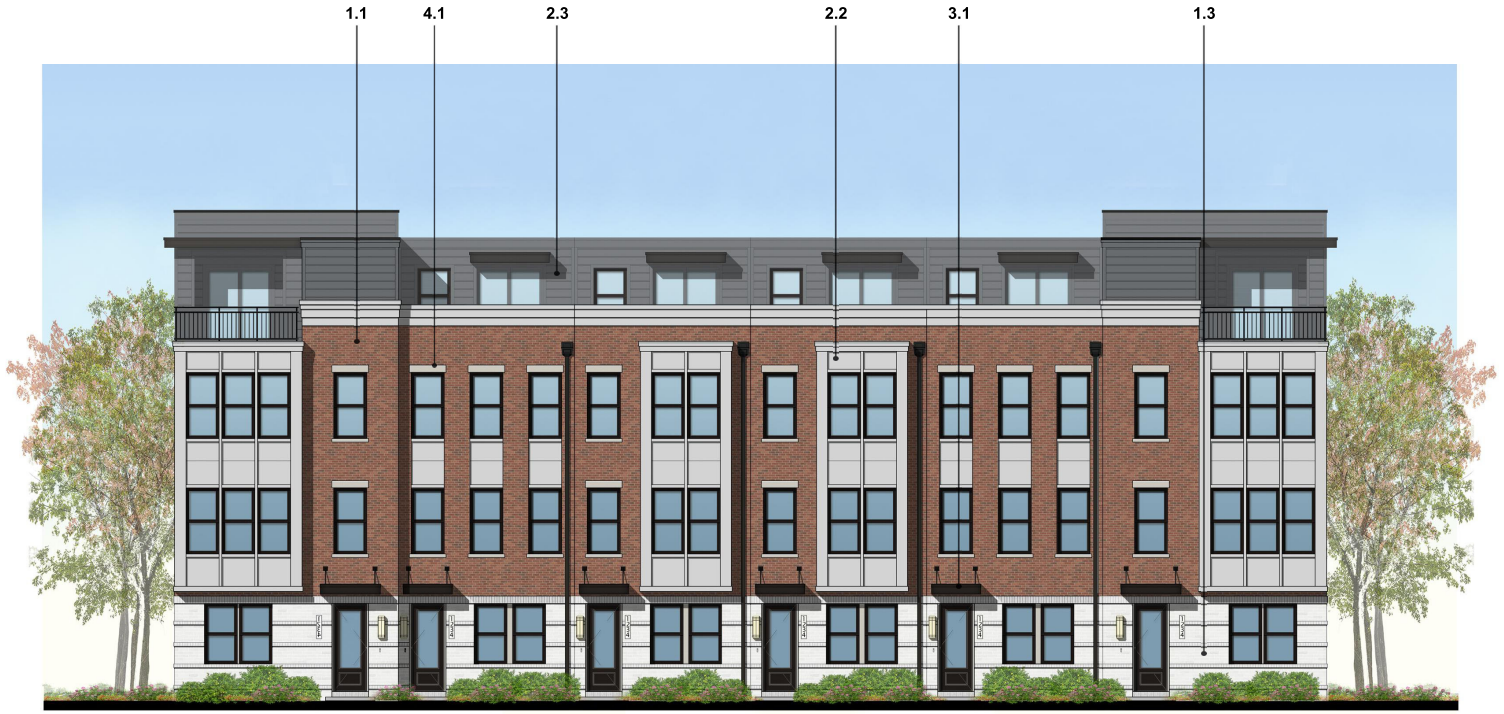
A.5

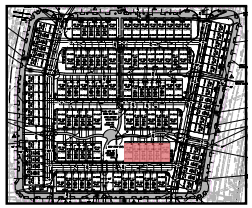


LOT 565 - 570

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

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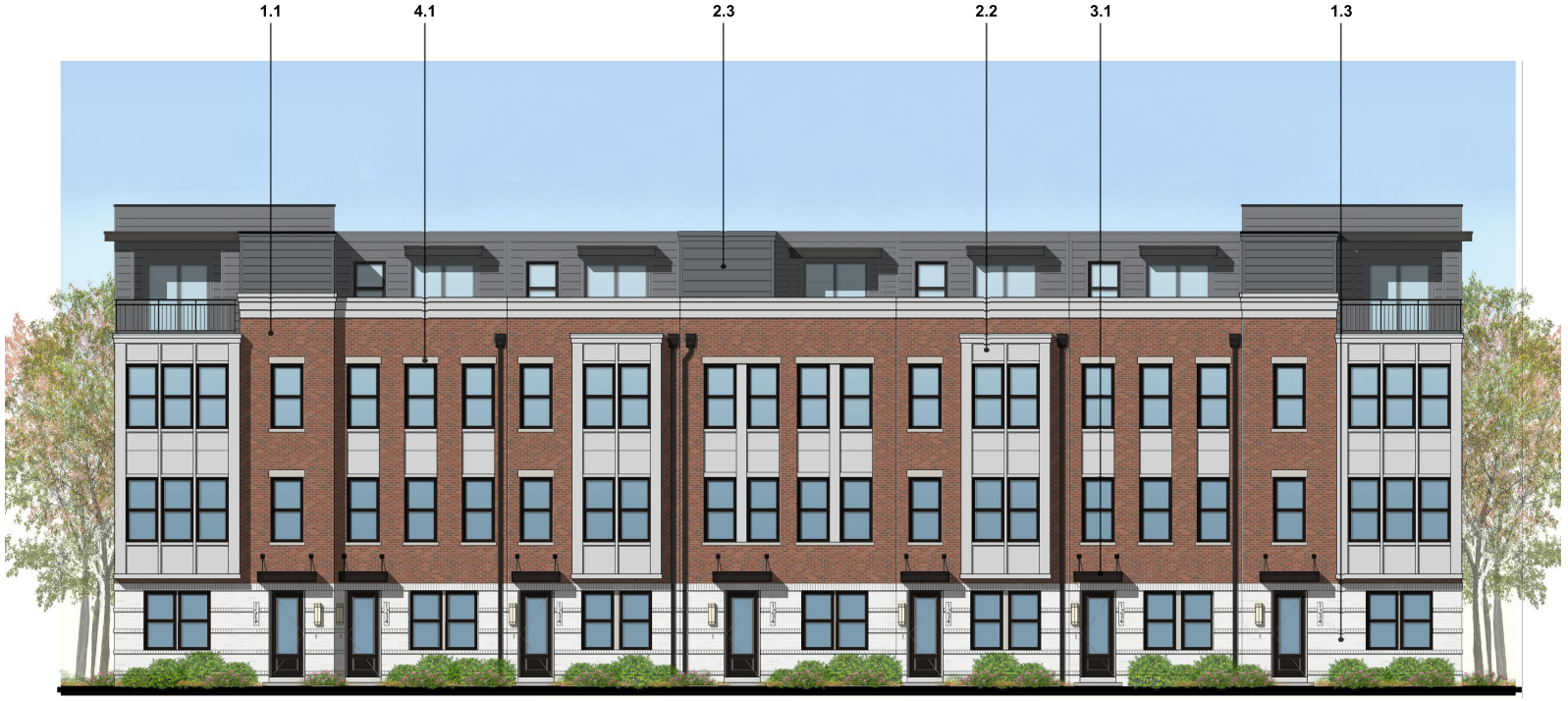
A.6

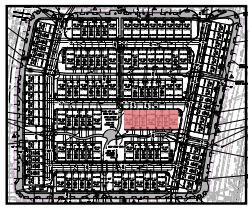


LOT 571 - 577

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.7

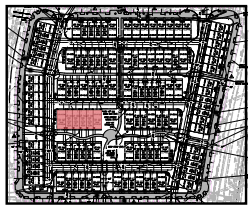


LOT 540 - 545

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.8

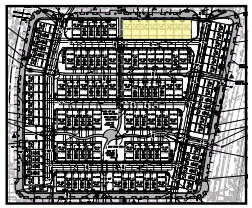


LOT 594 - 601

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 1/8" = 1'-0"
0 4 8 16

09/16/2025

A.9

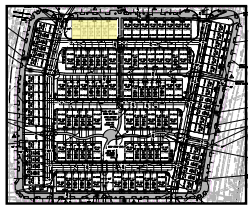


LOT 519 - 524

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.10

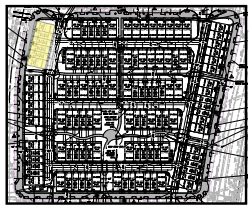


LOT 513 - 518

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.11

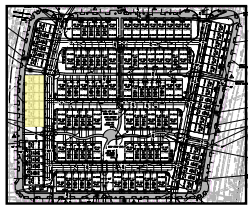


LOT 507 - 512

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.12

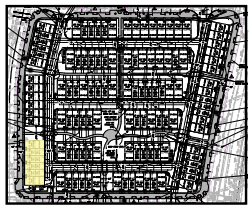


LOT 501 - 506

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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KTGY Project No: 240562

Project Contact: Smita Anand
Email: sanand@ktgy.com

Principal: Smita Anand
Project Designer: Bindiya Agarwal

LANDBAY H

Alexandria, VA

No.	Date	Description

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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.13

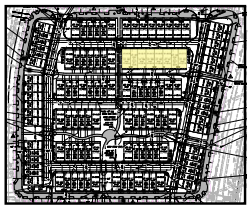


LOT 586 - 593

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.14

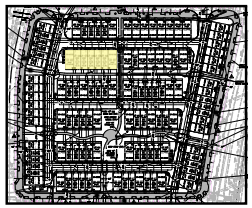


LOT 525 - 531

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.15

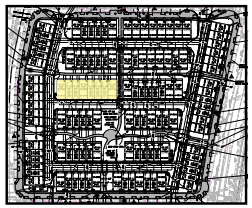


LOT 532 - 539

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.16

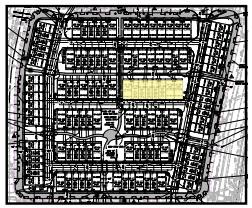


LOT 578 - 585

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.17



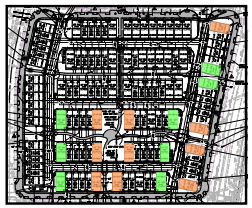
HI-VIZ SIDE ELEVATION - STYLE 1

STANDARD SIDE ELEVATION - STYLE 1

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN HI-VIS STANDARD



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SIDE ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.18



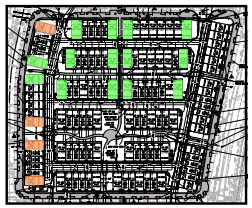
HI-VIZ SIDE ELEVATION - STYLE 2

STANDARD SIDE ELEVATION - STYLE 2

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN HI-VIS STANDARD



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SIDE ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.19



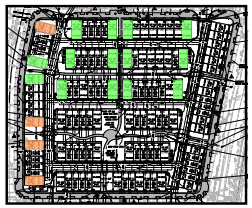
HI-VIZ SIDE ELEVATION - ALT. COLOR SCHEME STYLE 2

STANDARD SIDE ELEVATION - ALT. COLOR SCHEME STYLE 2

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

KEY PLAN HI-VIS STANDARD



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License Stamp

SIDE ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.20



REAR ELEVATION - PROPOSED VARIATION 1 - STYLE 1



REAR ELEVATION - PROPOSED VARIATION 2 - STYLE 1

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

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REAR ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

09/16/2025

A.21



REAR ELEVATION - PROPOSED VARIATION 1 - STYLE 2



REAR ELEVATION - PROPOSED VARIATION 2 - STYLE 2

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
3.1 METAL CANOPY
4.1 PRECAST CONCRETE

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REAR ELEVATION

SCALE: 3/16" = 1'-0"
0 4 8 12

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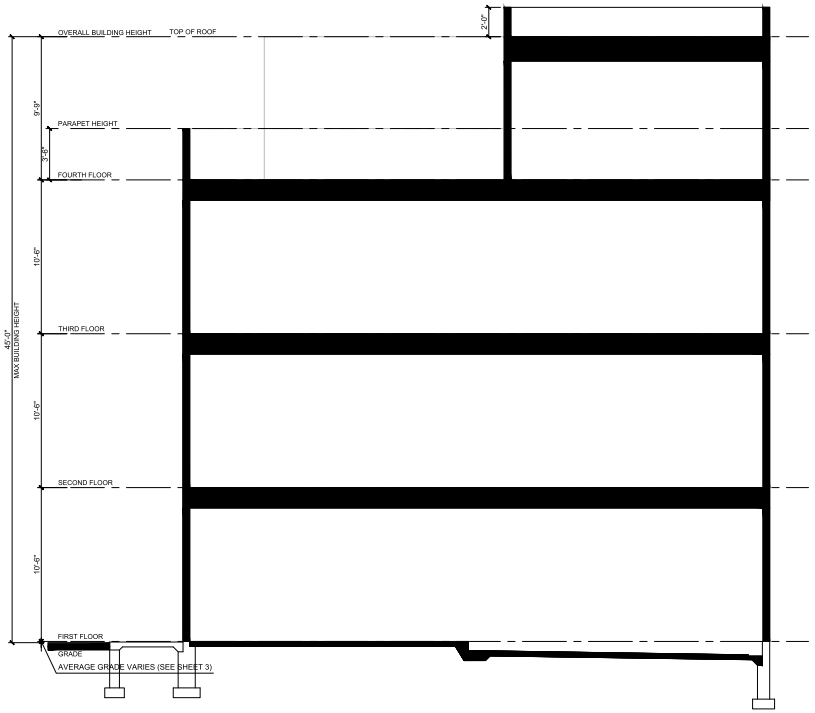
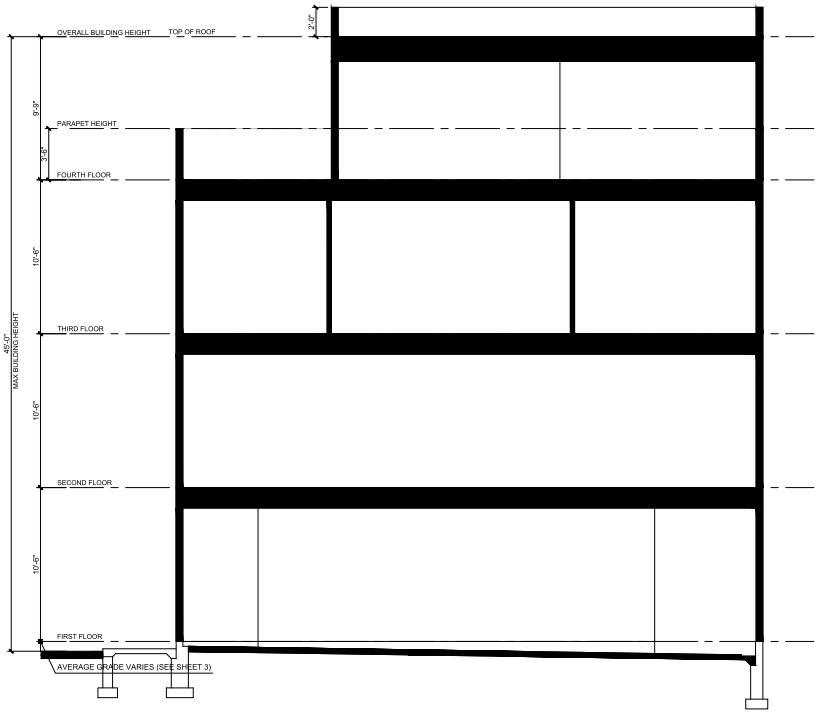
A.22



20'x40' SECTION



16'x40' SECTION

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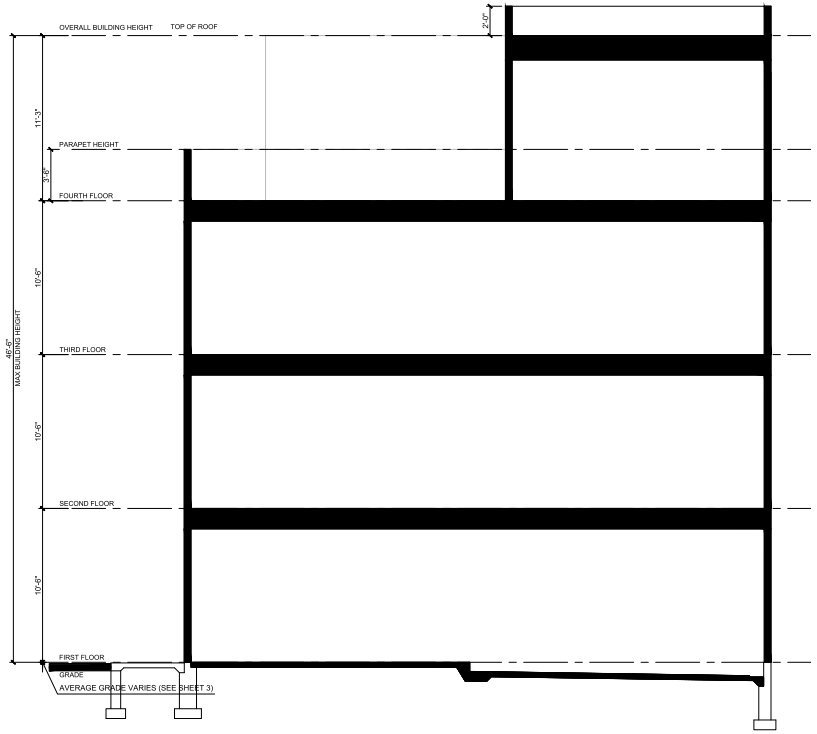
SECTION

SCALE: 1/4" = 1'-0"
0 2 4 8

09/16/2025

A.23



20’x40’ SECTION - END UNIT

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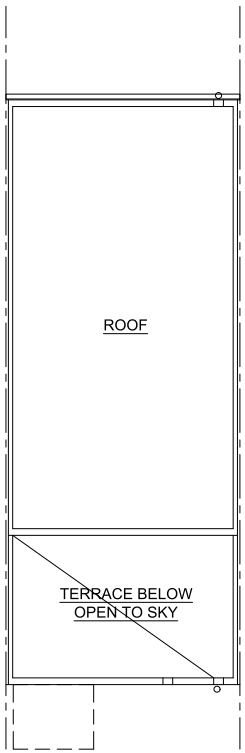
SECTION

SCALE: 1/4" = 1'-0"
0 2 4 8

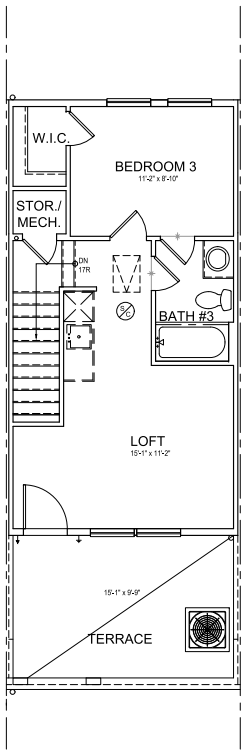
09/16/2025

A.24

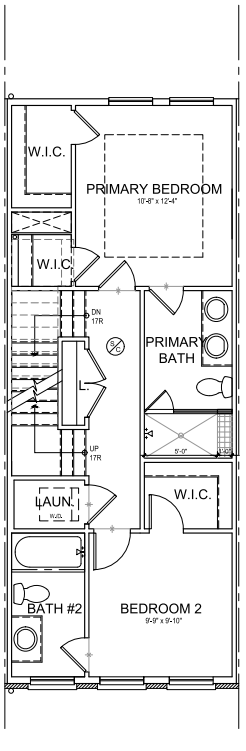
UNITS TO BE SPRINKLERED PER NFPA 13R



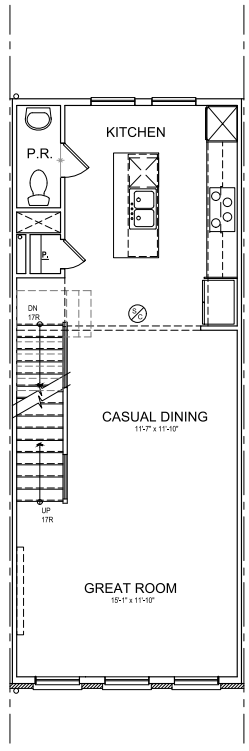
ROOF PLAN



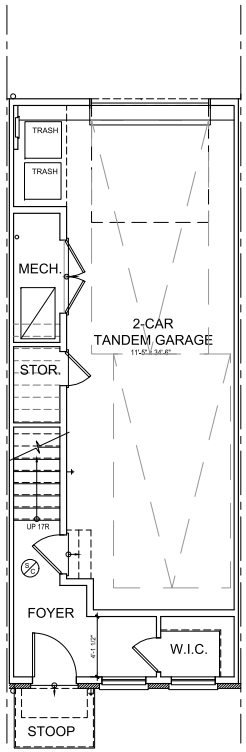
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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KTGY Project No: 240562

Project Contact: Smita Anand
Email: sanand@ktgy.com

Principal: Smita Anand
Project Designer: Bindiya Agarwal

LANDBAY H
Alexandria, VA

No.	Date	Description

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16x40 FLOOR PLAN

SCALE: 1/4" = 1'-0"
0 2 4 8

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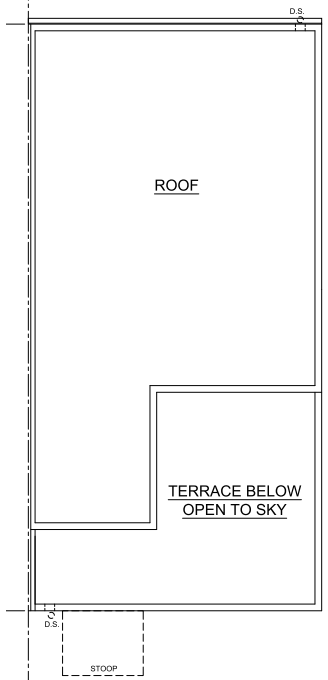
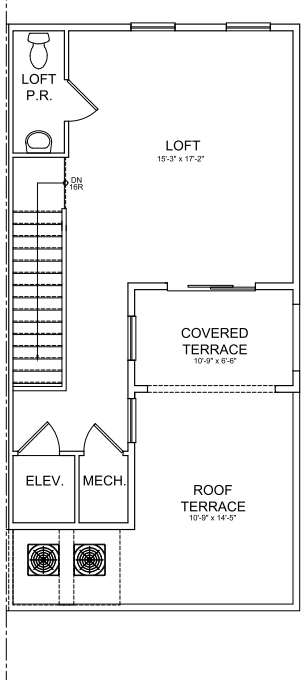
A.25

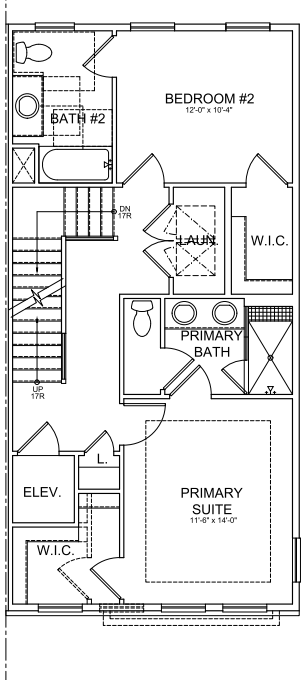
UNITS TO BE SPRINKLERED PER NFPA 13R



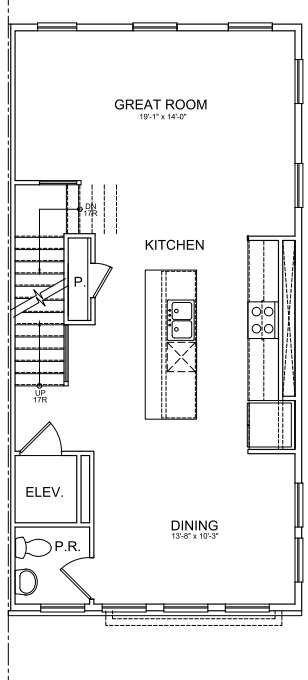
ROOF PLAN



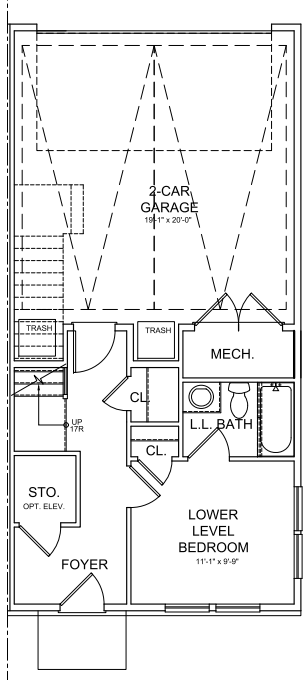
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



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COMMONWEALTH OF VIRGINIA
Smita Anand
Lic. No. 0401010881
ARCHITECT

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20x40 FLOOR PLAN

SCALE: 1/4" = 1'-0"
0 2 4 8

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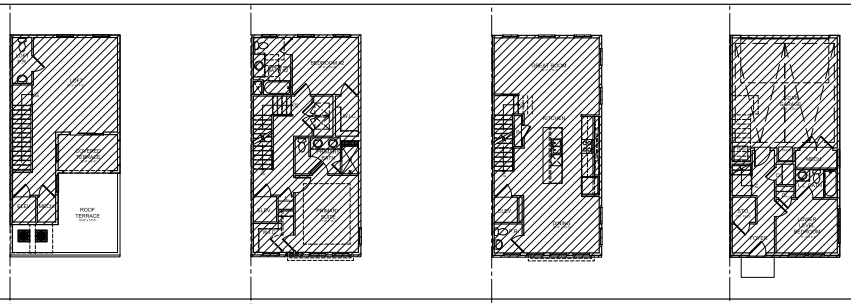
A.26

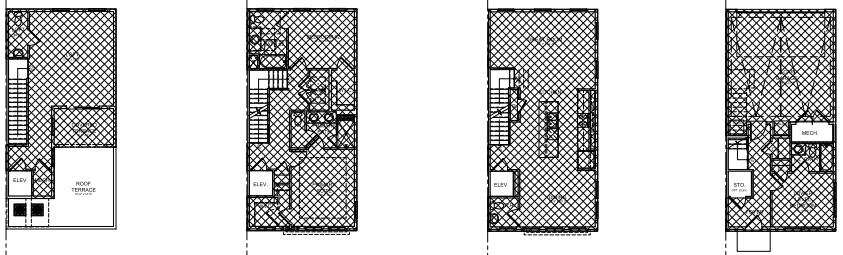
GROSS AREA
20' UNIT

20' Unit GROSS			
PER UNIT GROSS AREA (3310 sq.ft)	Units	Per unit area	Total Area (sq. ft.)
1st floor		890	
2nd floor		890	
3rd floor		890	
loft		640	
TOTAL GROSS AREA	60	3310	**198600**



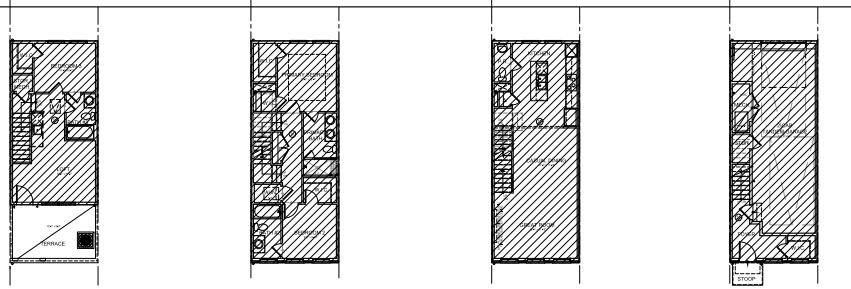
NET AREA
20' UNIT

20' Unit NET			
PER UNIT NET AREA (3,000 sq. ft)	Units	Per unit area	Total area (sq.ft)
1st floor		800	
2nd floor		820	
3rd floor		820	
loft		560	
TOTAL NET AREA	60	3000	**180000**



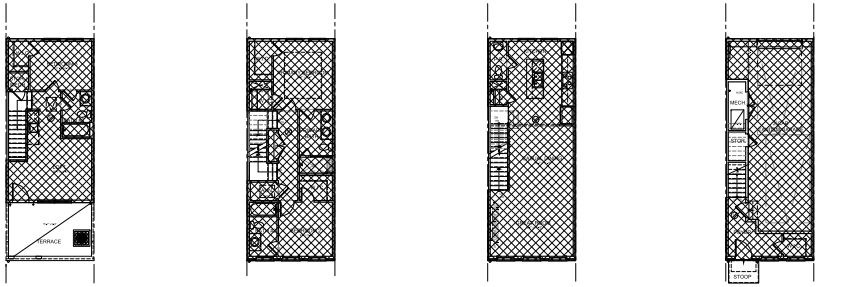
GROSS AREA
16' UNIT

16' UNIT GROSS			
PER UNIT GROSS AREA (3310 sq.ft)	Units	Per unit area	Total Area (sq. ft.)
1st floor		665	
2nd floor		665	
3rd floor		665	
loft		490	
TOTAL GROSS AREA	60	2485	**149100**



NET AREA
16' UNIT

16' Unit NET			
PER UNIT NET AREA (3,000 sq. ft)	Units	Per unit area	Total area (sq.ft)
1st floor		600	
2nd floor		620	
3rd floor		620	
loft		440	
TOTAL NET AREA	60	2280	**136800**



TOTAL AREA

TOTAL GROSS AREA (16' +20')			**347700**
TOTAL NET (16'+20')			**316800**

LEGEND

GROSS AREA

NET AREA

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COMMONWEALTH OF VIRGINIA
Smita Anand
Lic. No. 0401010881
ARCHITECT

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AREA DIAGRAM

SCALE: 3/32" = 1'-0"
0 8 16 24

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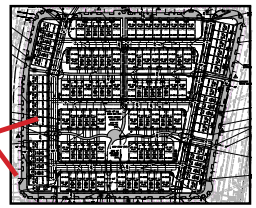
KEY PLAN



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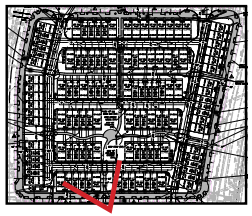
KEY PLAN



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