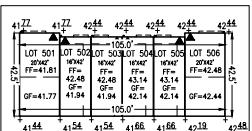
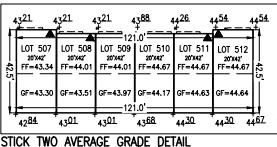


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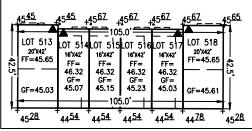
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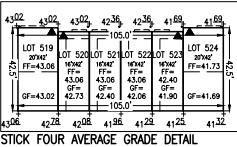
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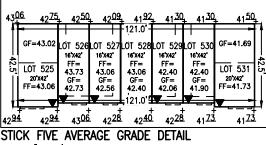
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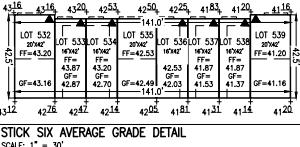
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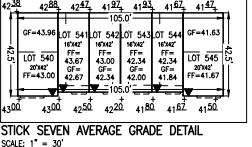
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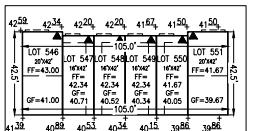
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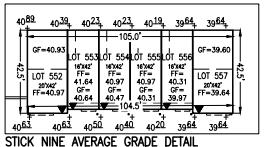
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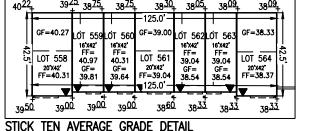
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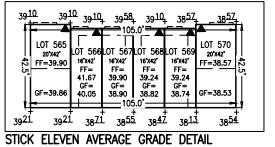
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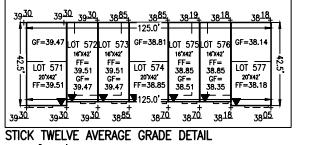
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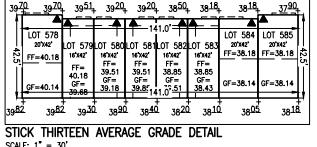
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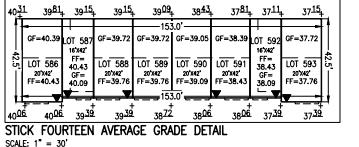
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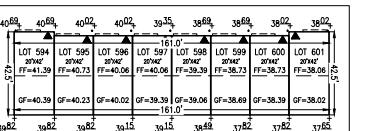
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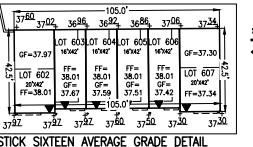
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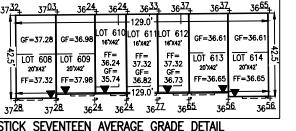
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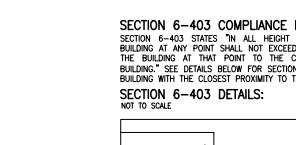
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STICK EIGHTEEN AVERAGE GRADE DETAIL
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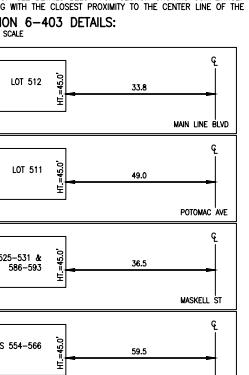


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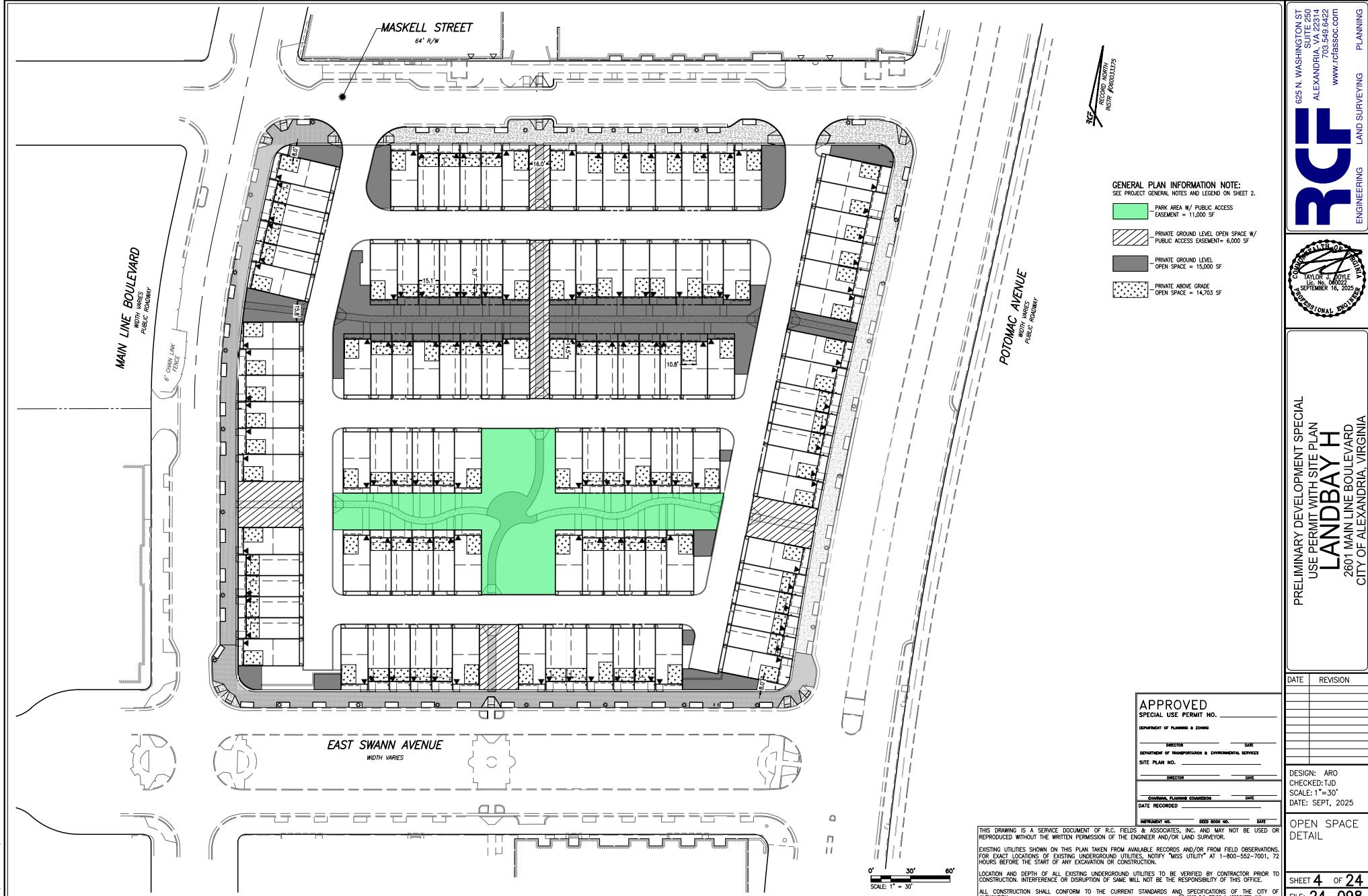
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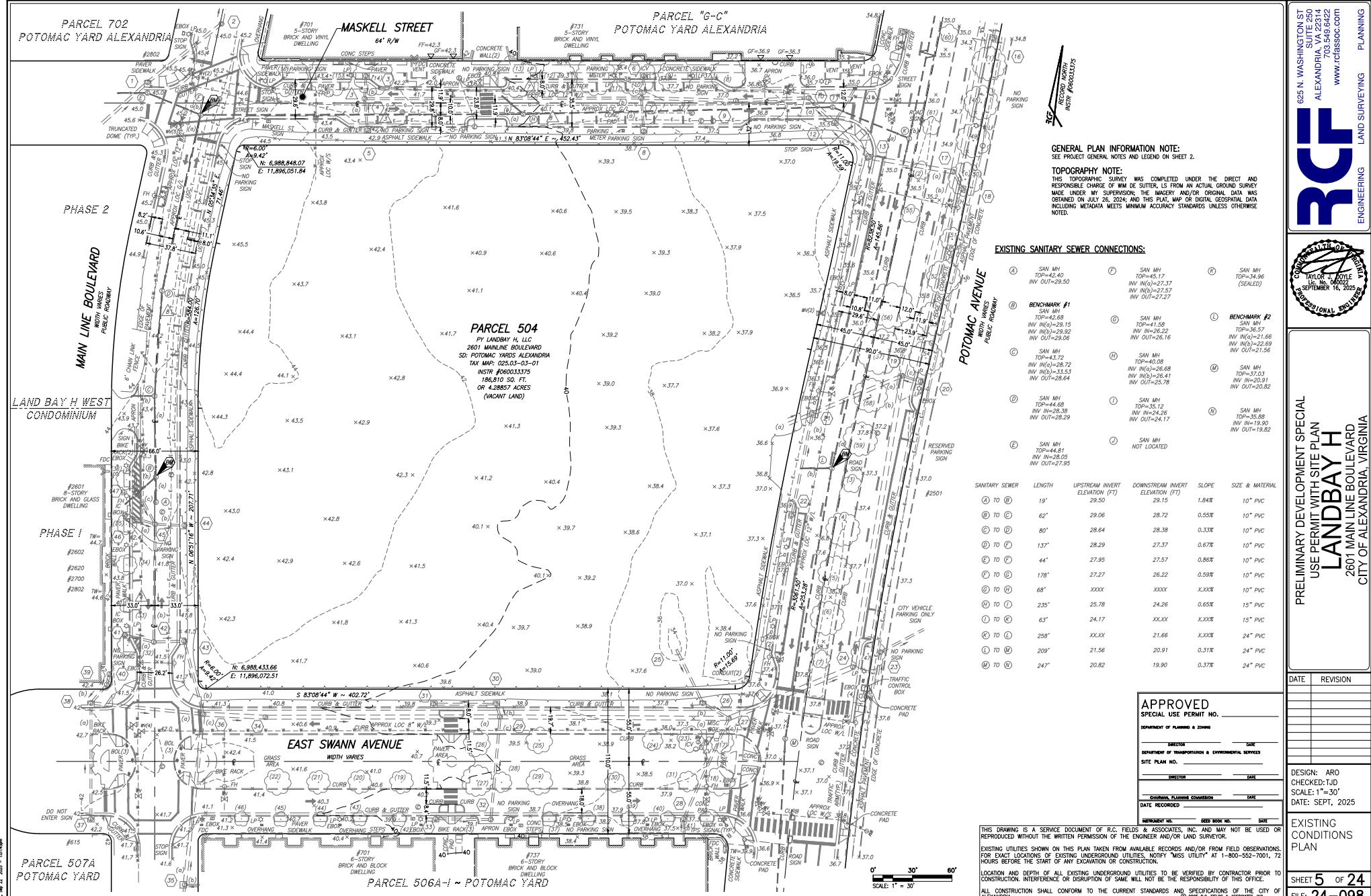


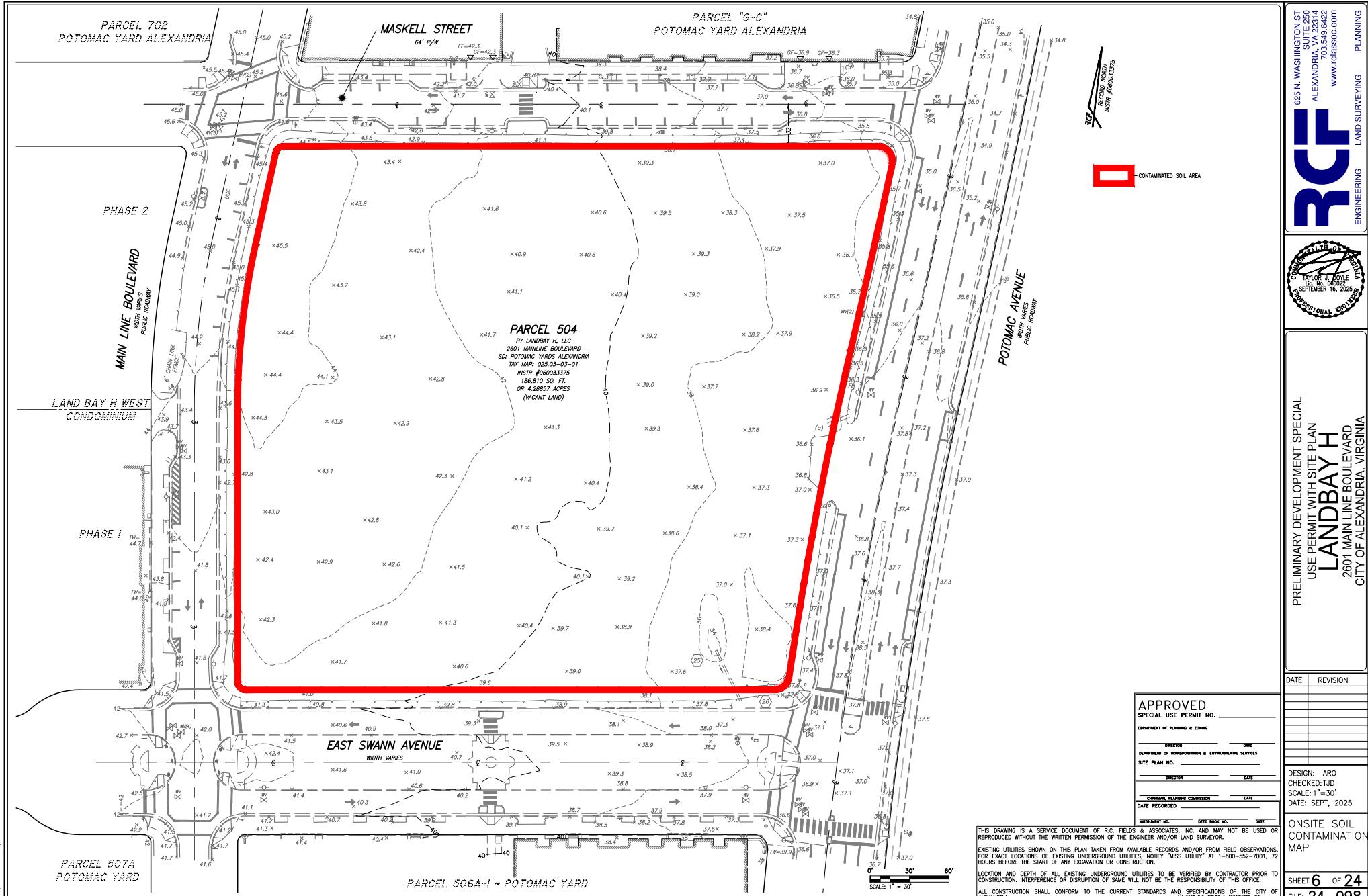
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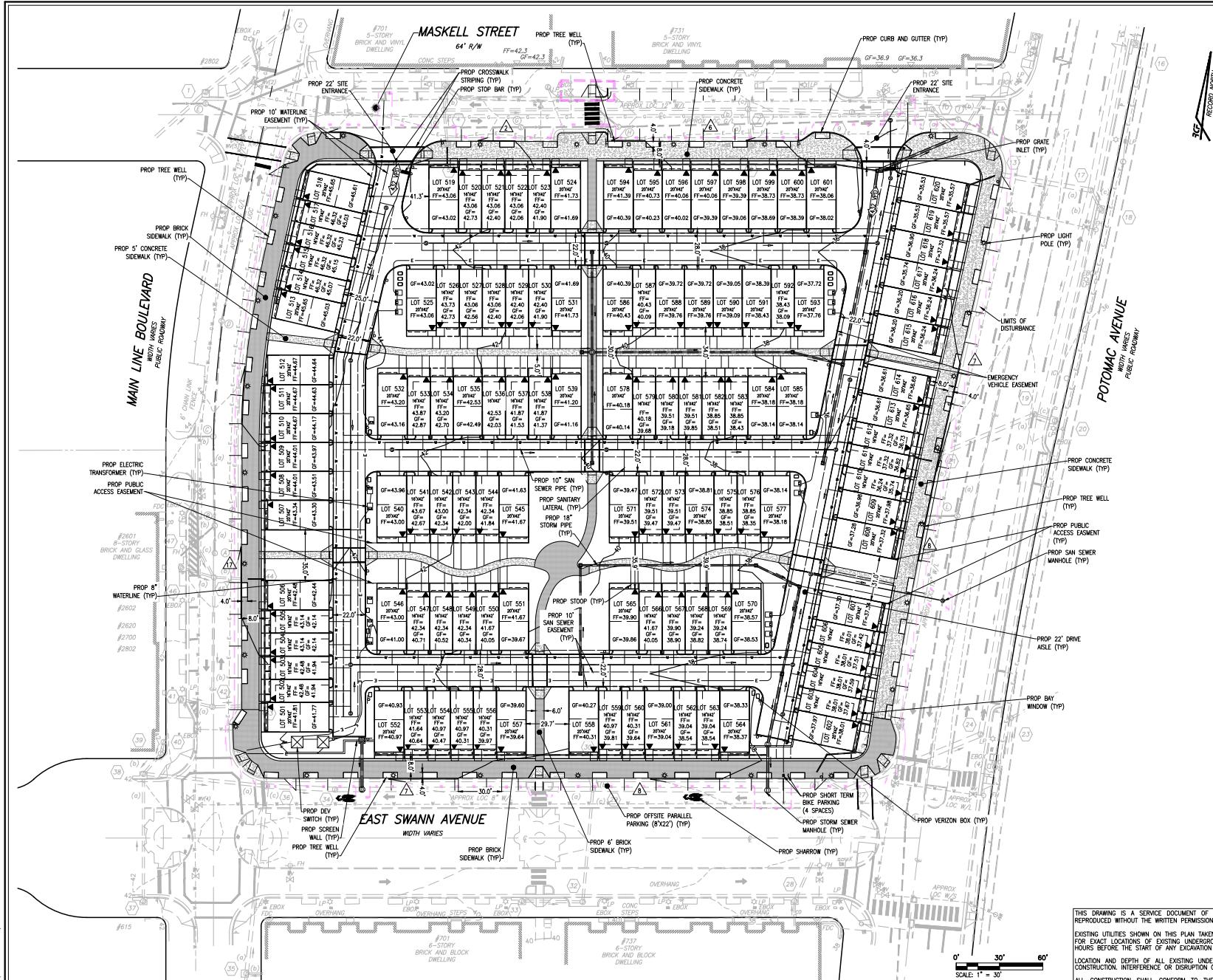
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560 38.75 39.00 39.00 38.75 38.86 620 35.57 35.29 35.53 35.53 35.48

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHARLTON PLANNING COMMISSION _____ DATE RECORDED _____
HARDWARE NO. _____ FILE BOOK NO. _____ DATE _____
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FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-525-7001, 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
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**PRELIMINARY DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY H
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA**

RCP ENGINEERING
PLANNING | LAND SURVEYING | CONSTRUCTION

625 N. WASHINGTON ST
SUITE 2214
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

A circular stamp with a decorative border containing the text "COMMONWEALTH OF VIRGINIA" and "PROPERTY TAX STAMP". The center of the stamp contains the name "TAYLOR J. DOYLE", the license number "Lic. No. 060022", and the date "SEPTEMBER 16, 2025".

PLANNING
N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rclassoc.com

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

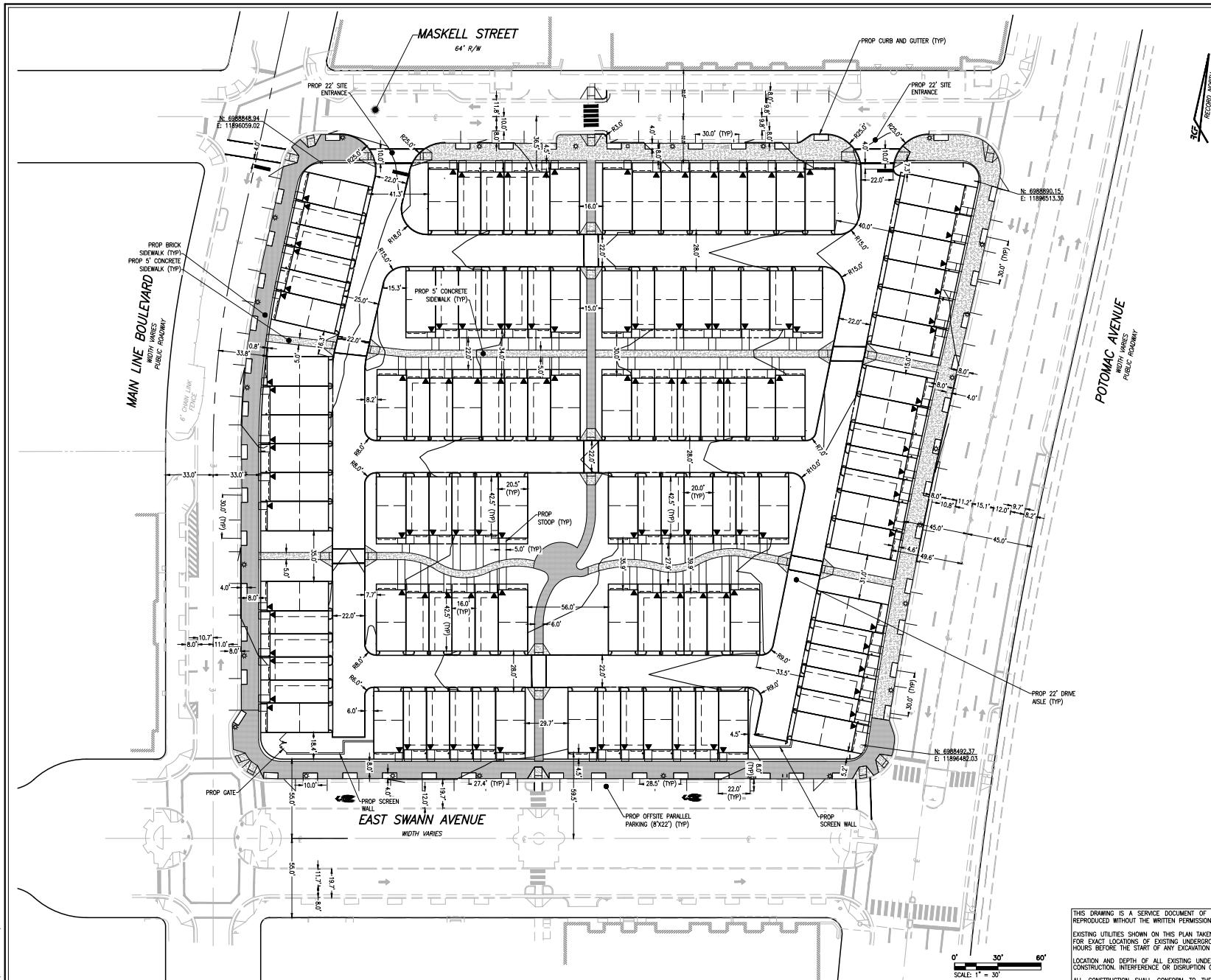
PRELIMINARY
PLAN

5.

2

SHEET 7 OF 24

REMARKS	REMARKS NO.	REED BOOK NO.	DATE
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PRELIMINARY DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY H
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

The logo for RCL (Regional Consulting Engineers) features a large, stylized 'RCL' monogram in blue. To the right of the monogram, the company's address is listed vertically: '625 N. WASHINGTON ST', 'SUITE 250', 'ALEXANDRIA, VA 22314', and the phone number '703.549.6422'. Below the address is the website 'www.rclassoc.com'. To the right of the address, the word 'PLANNING' is written vertically. Below 'PLANNING', the words 'LAND SURVEYING' and 'ENGINEERING' are stacked vertically, also written in blue.

N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703 549.6422
www.rcfassoc.com

DATE	REVISION

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

DIMMENSIONS PLAN

SHEET 8 OF 24

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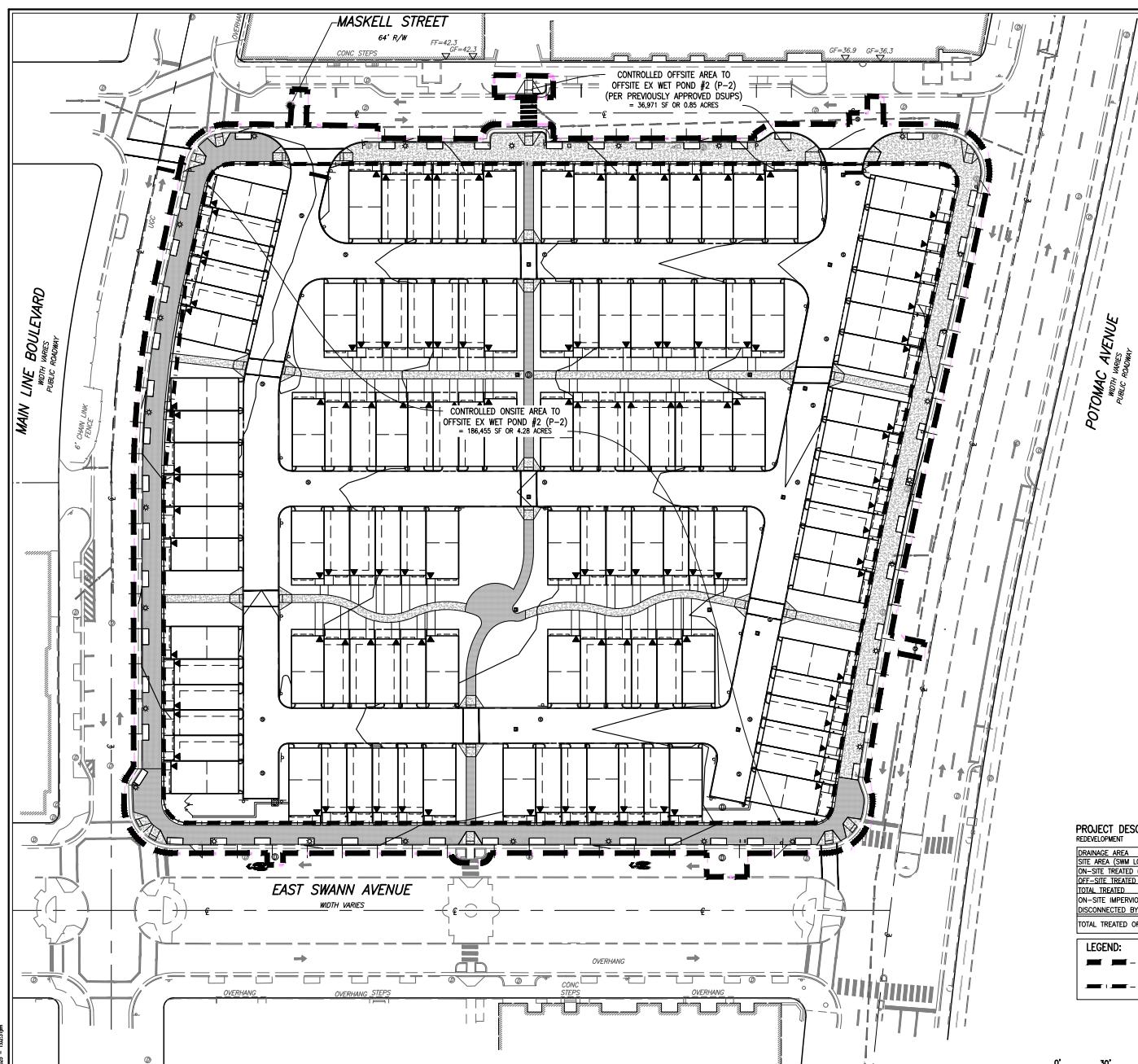
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

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.

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8



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

PRE-DEVELOPMENT CONDITIONS:
THIS 4.28 ACRE PARCEL IS LOCATED IN THE FOUR MILE RUN WATERSHED. IN EXISTING CONDITIONS, THERE ARE NO ON SITE IMPROVEMENTS. THE SITE WAS PREVIOUSLY UTILIZED AS STAGING FOR AROUNDABOUT CONSTRUCTION PROJECTS AND THE EXISTING IMPROVEMENTS WERE REMOVED FROM THE SITE. THE SITE IS LOCATED ON THE SLOPES OF THE FOUR MILE RUN, DRAINING DIRECTION TOWARDS AN ON SITE 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:

THE SITE IS LOCATED ON THE SLOPES OF THE FOUR MILE RUN, DRAINING DIRECTION TOWARDS POTOMAC AVENUE. THE SUBJECT PARCEL IS LOCATED WITHIN POTOMAC YARD, AS PART OF THE POTOMAC YARD SMALL AREA PLAN A STORMWATER MASTER

PLAN ENTITLED "POTOMAC YARD DRAWDOWN STUDY" WAS PREPARED BY CHRISTOPHER CONSULTANTS AND APPROVED BY THE DIRECTOR

OF TRANSPORTATION AND ENVIRONMENTAL SERVICES DATED OCTOBER 23, 1996. THIS STORMWATER MASTER PLAN ESTABLISHES THE USE

OF A 100' POND (THE "VIRM") AS THE STORMWATER MANAGEMENT FACILITY FOR THE SUBJECT PARCEL. THE DRAWDOWN TABLE ON

SHOOT 11 IS 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 POND P-2 DOES NOT

EXCEED ITS ORIGINAL DESIGN. HOWEVER, THE VIRM 4.1 HAS BEEN PROVIDED TO DETERMINE THE STORMWATER MANAGEMENT

PERFORMANCE REQUIREMENTS FOR THE PROJECT.

THE DRAWDOWN TABLE ESTABLISHES THE MAXIMUM ALLOWED IMPERVIOUS AREA IN ACRES TO BE CONVERTED TO EACH BMP WITHIN POTOMAC YARD. THIS PROJECT PROPOSES TO CONVEY A TOTAL ON SITE IMPERVIOUS AREA OF 4.28 AC WITH AN IMPERVIOUS AREA OF 3.39 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 ON SITE AREA PROPOSED WITH THIS PLAN AND THE FUTURE LGD-BASE AND LGD-G PROPOSED IMPERVIOUS AREA, WILL NOT EXCEED THE 27.70 AC, WHICH IS THE MAXIMUM ALLOWED IMPERVIOUS AREA ALLODED TO WET POND P-2 ENLARGEMENT, AS SHOWN IN THE VIRM. THE PROJECT WILL PROVIDE APPROPRIATE PHASED REDUCTION TO MEET REQUIREMENTS. THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109C-(4)(c) HAVE BEEN MET. THE EXISTING BMP FACILITY IS PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE BMP FACILITY AND REMOVING THE REQUIRED PHOSPHORUS REMOVAL, WHICH 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, WHICH PROPOSES 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 WHERE NOT ADDED TO THE DRAWDOWN TABLE ARE NOT ACCOUNTED FOR IN PREVIOUSLY APPROVED DSUPS.

STORMWATER QUALITY COMPUTATIONS NARRATIVE:

DUE TO THE SLOPES OF THE SUBJECT PARCEL BEING IN AN IMPERVIOUS AREA, THE SITE RELEASES A POST-DEVELOPMENT PEAK FLOW 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 FROM THE SITE TO THE EXISTING WET POND P-2, WHICH IS LOCATED ON THE SLOPES OF THE FOUR MILE RUN. CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE, THEREFORE, THE SITE SOURCE OF THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADDITIONAL 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-R STORM CALCULATIONS ARE NOT REQUIRED.

STORMWATER RUNOFF COMPUTATIONS

I. PROJECT AREA = 233,426 SQFT, OR 5.13 AC (STORMWATER MANAGEMENT LIMITS OF DISTURBANCE)

EXISTING IMPERVIOUS AREA = 15,157 SQFT, OR 0.03 AC

PROPOSED ON-SITE IMPERVIOUS AREA = 146,002 SQFT, OR 3.40 AC

PROPOSED OFF-SITE IMPERVIOUS AREA = 32,991 SQFT, OR 0.76 AC

PROPOSED TOTAL IMPERVIOUS AREA = 180,993 SQ. FT, OR 4.16 AC

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:

ON PRE-DEVELOPMENT = $(4.93 \times .98 + 0.30 \times .80) + 5.13 = 97$

ON POST-DEVELOPMENT = $(4.16 \times .98 + 0.37 \times .80) + 5.13 = 95$

III. PRE-DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)

PEAK Q₀ PRE-DEVELOPMENT = 15.62 cfs

PEAK Q₀ POST-DEVELOPMENT = 15.02 cfs

IV. POST-DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)

PEAK Q₀ PRE-DEVELOPMENT = 23.76 cfs

Q₀ DECREASE = 0.60 cfs

Q₀ DECREASE = 0.45 cfs

WATER QUALITY VOLUME DEFAULT:

PROPOSED PEAK FLOW RATE = 1.15 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 WQV 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

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
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
OFF-SITE UNTREATED	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

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

APPROVED SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

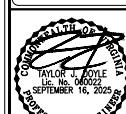
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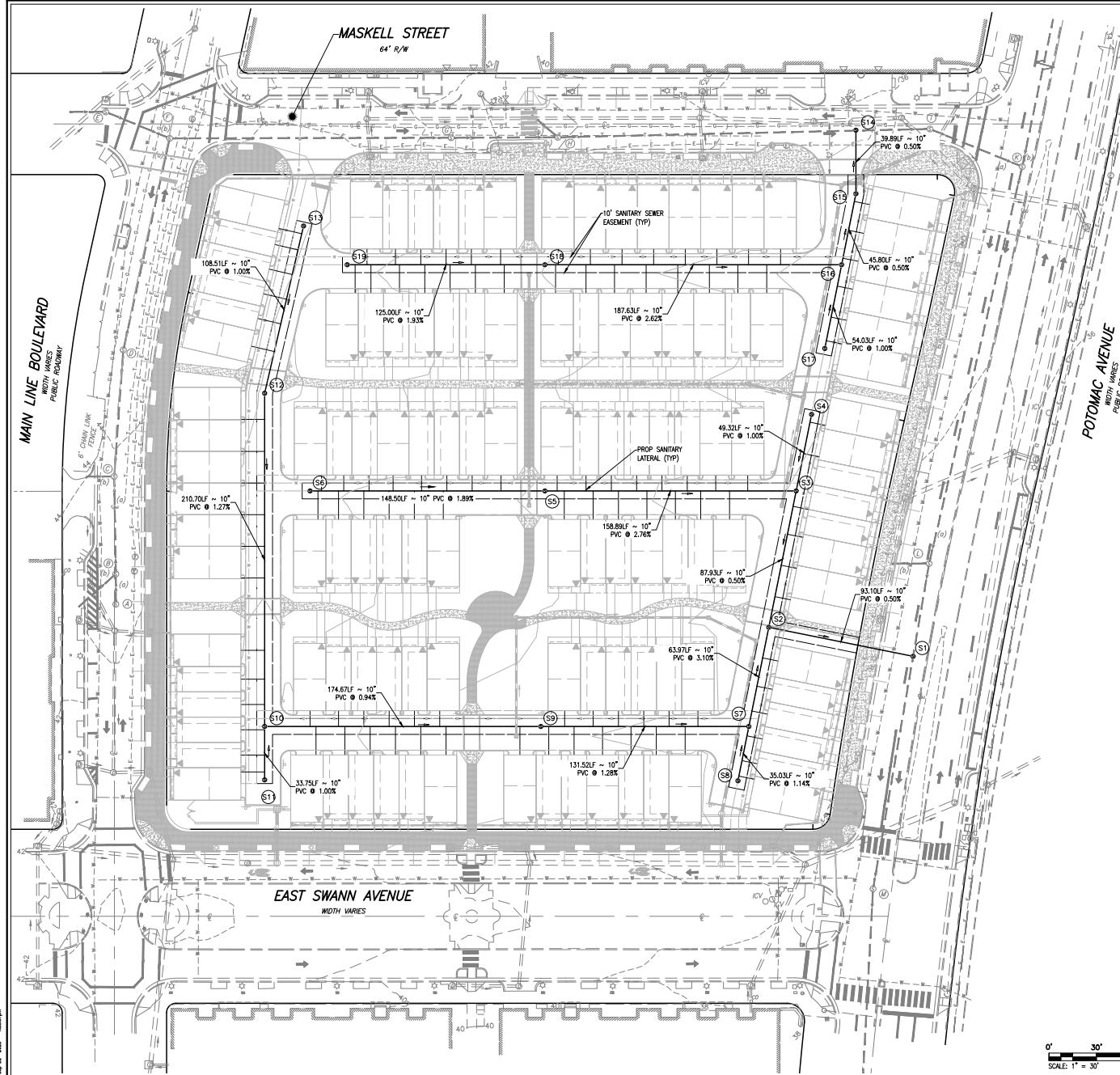
PERMIT NO. _____ DATE _____

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

STORMWATER
MANAGEMENT
PLAN

SHEET 10 OF 24
FILE: 24-098





3G
RECORD NUMBER
INSTRUMENT #/DATE/TS

PIPE COMPUTATIONS

STRUCTURE	FROM	TO	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER	MAXIMUM "Q"	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH
S19	S18	0.03	0.03	1.93%	10"	3.95	7.27	125.00	37.59	35.18	2.41	2.17	0.05
S18	S16	0.03	0.06	2.62%	10"	4.61	8.48	187.63	35.08	30.16	4.92	3.01	0.07
S17	S16	0.01	0.01	1.00%	10"	2.85	5.23	54.03	30.70	30.16	0.54	1.17	0.03
S16	S15	0.01	0.08	0.50%	10"	2.02	3.71	45.80	30.06	29.83	0.23	4.11	0.07
S15	S14	0.00	0.08	0.50%	10"	2.02	3.71	36.89	29.73	29.53	0.20	4.11	0.07
S13	S12	0.01	0.01	1.00%	10"	2.85	5.25	108.51	39.40	38.31	1.09	1.17	0.03
S12	S10	0.02	0.03	1.27%	10"	3.21	5.91	210.70	38.21	35.53	2.68	1.82	0.06
S11	S10	0.00	0.00	1.00%	10"	2.84	5.22	33.75	35.87	35.53	0.34	1.17	0.03
S10	S9	0.03	0.07	0.94%	10"	2.75	5.08	174.67	35.43	33.80	1.63	2.21	0.09
S9	S7	0.02	0.09	1.28%	10"	2.75	5.98	131.52	33.70	32.02	1.69	2.58	0.09
S8	S7	0.01	0.01	1.14%	10"	3.04	5.60	35.03	32.42	32.02	0.40	1.23	0.03
S7	S2	0.01	0.11	3.10%	10"	5.01	9.21	63.97	31.92	29.94	1.98	3.70	0.08
S6	S5	0.03	0.03	1.89%	10"	3.92	7.21	148.50	37.78	34.97	2.61	2.15	0.05
S5	S3	0.03	0.06	2.76%	10"	4.73	8.70	158.89	34.67	30.48	4.39	3.05	0.07
S4	S3	0.01	0.01	1.00%	10"	2.85	5.25	49.32	30.98	30.48	0.50	1.17	0.03
S3	S2	0.01	0.08	0.50%	10"	2.01	3.70	87.93	30.38	29.94	0.44	1.81	0.07
S2	S1	0.00	0.18	0.50%	10"	2.02	3.72	93.10	29.64	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 CSCLC-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 ASHTO T-99 OR ASTM D-698, OR AS SHOWN IN THE SOILS REPORT (IF APPLICABLE).

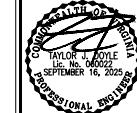
APPROVED
SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING	DATE
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	DATE
SITE PLAN NO.	DATE
DIRECTOR	DATE
CHARLAM PLANNING COMMISSION	DATE
DATE RECORDED	DATE
PERMIT NO.	DATE
PERMIT BOOK NO.	DATE

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

SAINTARY
SEWER PLAN

SHEET 14 OF 24
FILE: 24-098





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 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 K AND M 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 RELIED UPON AS ACCURATE.

INCREMENTAL SANITARY SEWER FLOW CALCULATIONS:

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

SANITARY SEWER OUTFALL CALCULATIONS:

STRUCTURE	FACILITY ID		PEAK FLOW (GPH)	PIPE DIAMETER (IN)	SLOPE (%)	10^{-3} (CFS)	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RISE (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
	FROM	TO										
H	I	008170SSMH	008169SSMH	898,668.80	37,445	1.39	15	0.65%	0.010	7.04	5.51	235.4
I	K	008169SSMH	007683SSMH	898,668.80	37,445	1.39	15	1.14%	0.010	9.37	7.34	62.99
K	L	007683SSMH	007684SSMH	10,388,300.00	432,846	16.07	24	0.66%	0.010	24.85	7.60	257.8
L	M	007684SSMH	007685SSMH	10,507,300.00	437,804	16.26	24	0.31%	0.010	17.13	5.24	208.7

SEE SHEET 5 FOR SANITARY SEWER SURVEY DATA

PRELIMINARY DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY H
2501 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

CHARLES PLANNING COMMISSION DATE

DATE RECORDED

PERMIT NO. PERMIT BOOK NO. DATE

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

SANITARY
SEWER
OUTFALL
ANALYSIS

SHEET 15 OF 24

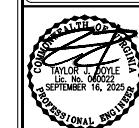
FILE: 24-098

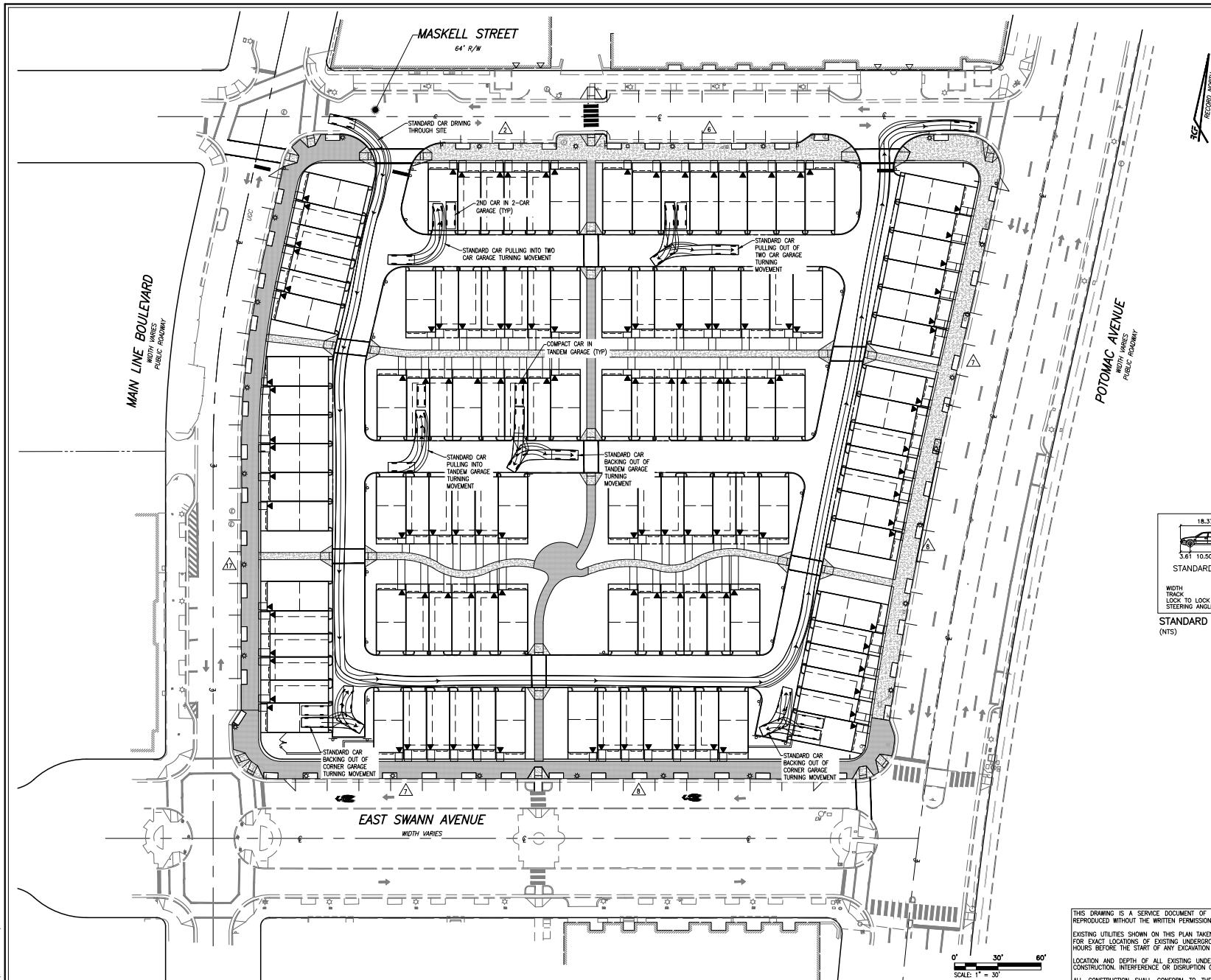
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GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET

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

RCI

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rciassoc.com

PLANNING
LAND SURVEYING
ENGINEERING

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TURNING MOVEMENTS (2 OF 3)

SHEET 17 OF 24
FILE: 24-098

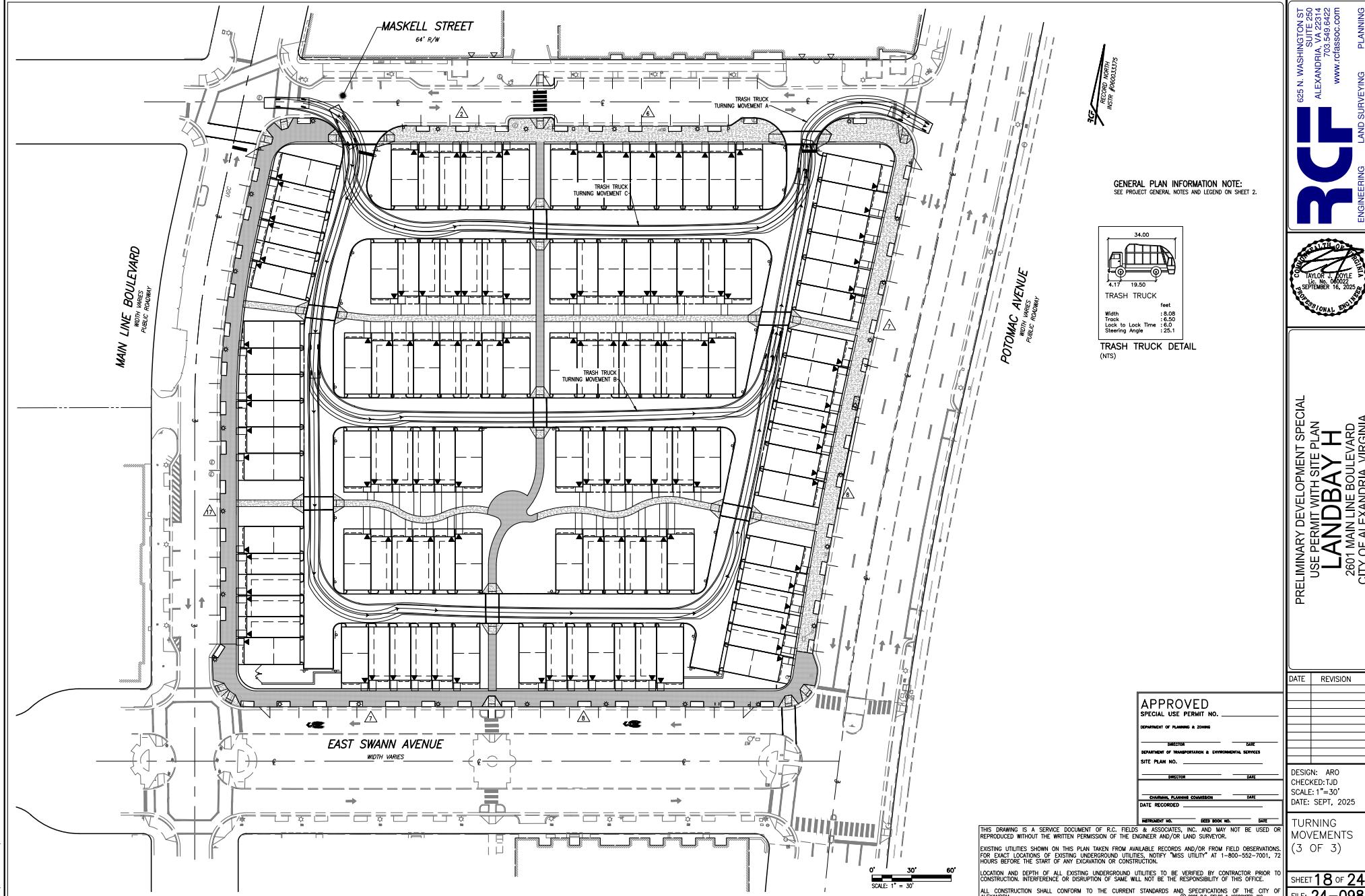
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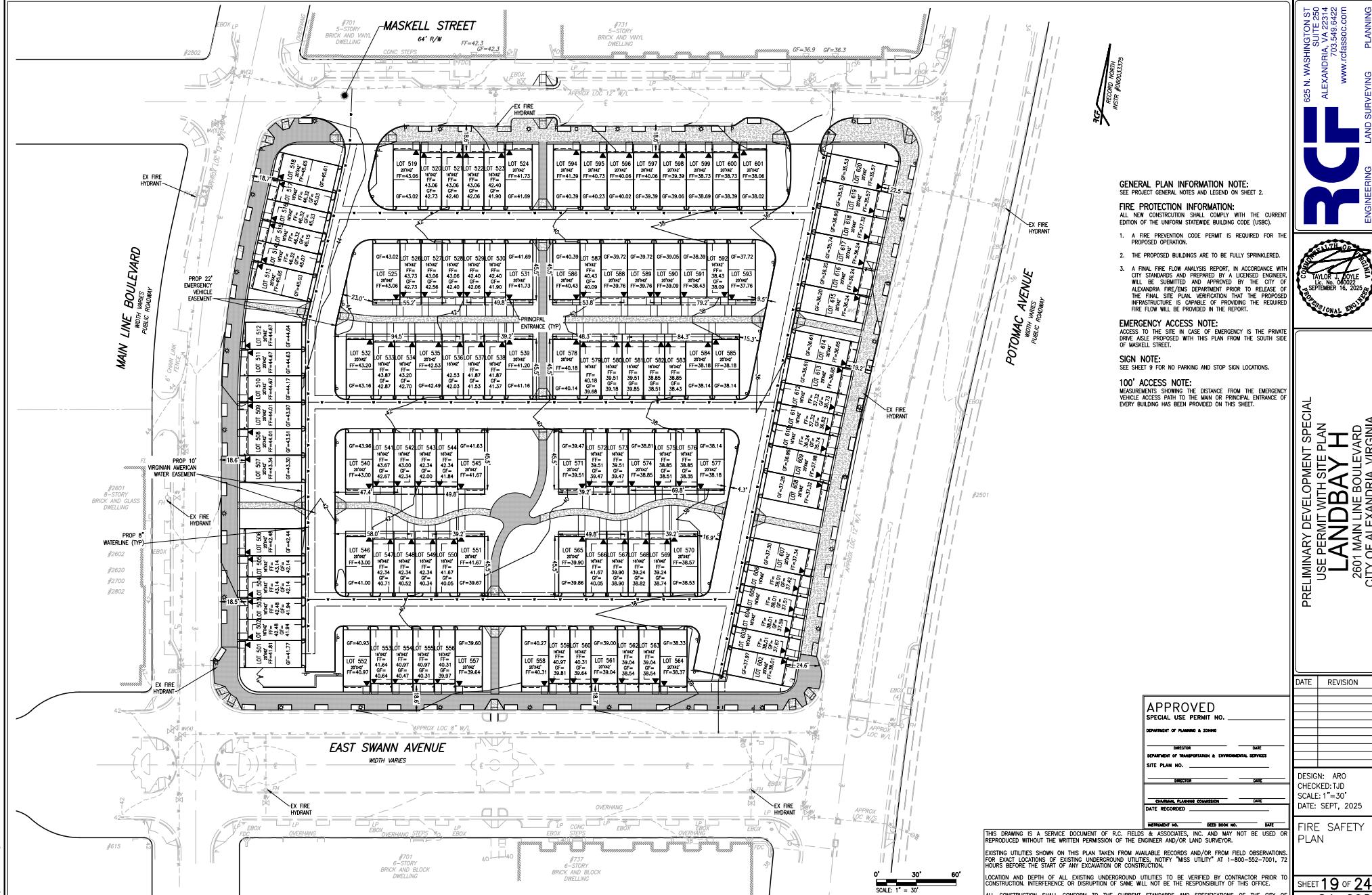
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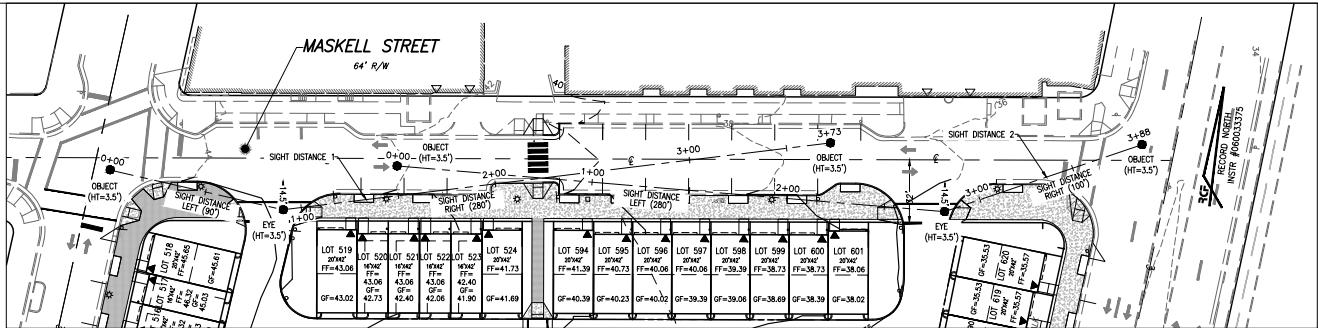
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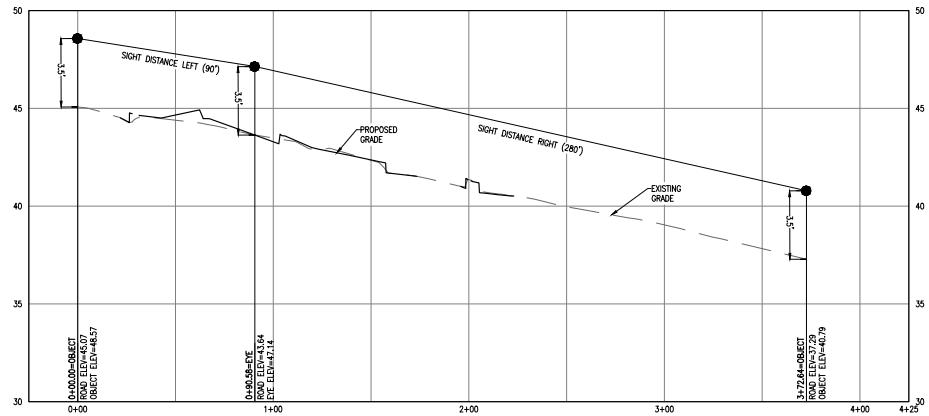
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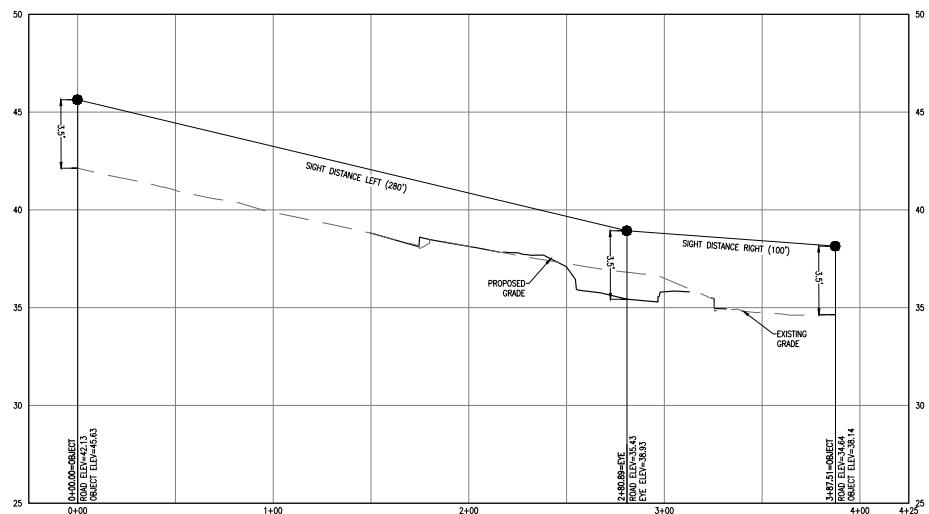




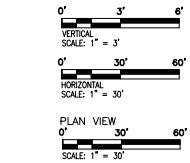
SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 30'



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



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



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING _____

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES _____

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHARLAM PLANNING COMMISSION _____ DATE _____

PERMIT NO. _____ DATE _____

PERMIT NO. _____ DATE _____

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FILE: 24-098

FILE: 24-098

SIGHT DISTANCE PLAN AND PROFILE

SHEET 20 OF 24

FILE: 24-098



PRELIMINARY DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY H
2501 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE _____

REVISION _____

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

SIGHT DISTANCE PLAN AND PROFILE

SHEET 20 OF 24

FILE: 24-098

RESUBDIVISION OF
PARCELS 601 AND 602
PARCEL 702

RESUBDIVISION OF PARCELS 502 & 600
PARCEL G-F

PARCEL "G-C"

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NORFOLK.

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703.549.6422
www.rcafassoc.com

rci LAND SURVEYING
ENGINEERING

A circular stamp with the words "COMMONWEALTH OF VIRGINIA" around the perimeter. In the center, it says "TAYLOR J. DOYLE", "Lic. No. 060022", and "SEPTEMBER 16, 2025". A diagonal line has been drawn across the entire stamp.

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

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

PRELIMINARY
SUBDIVISION
PLAT
(3 OF 3)

SHEET 24 OF 24



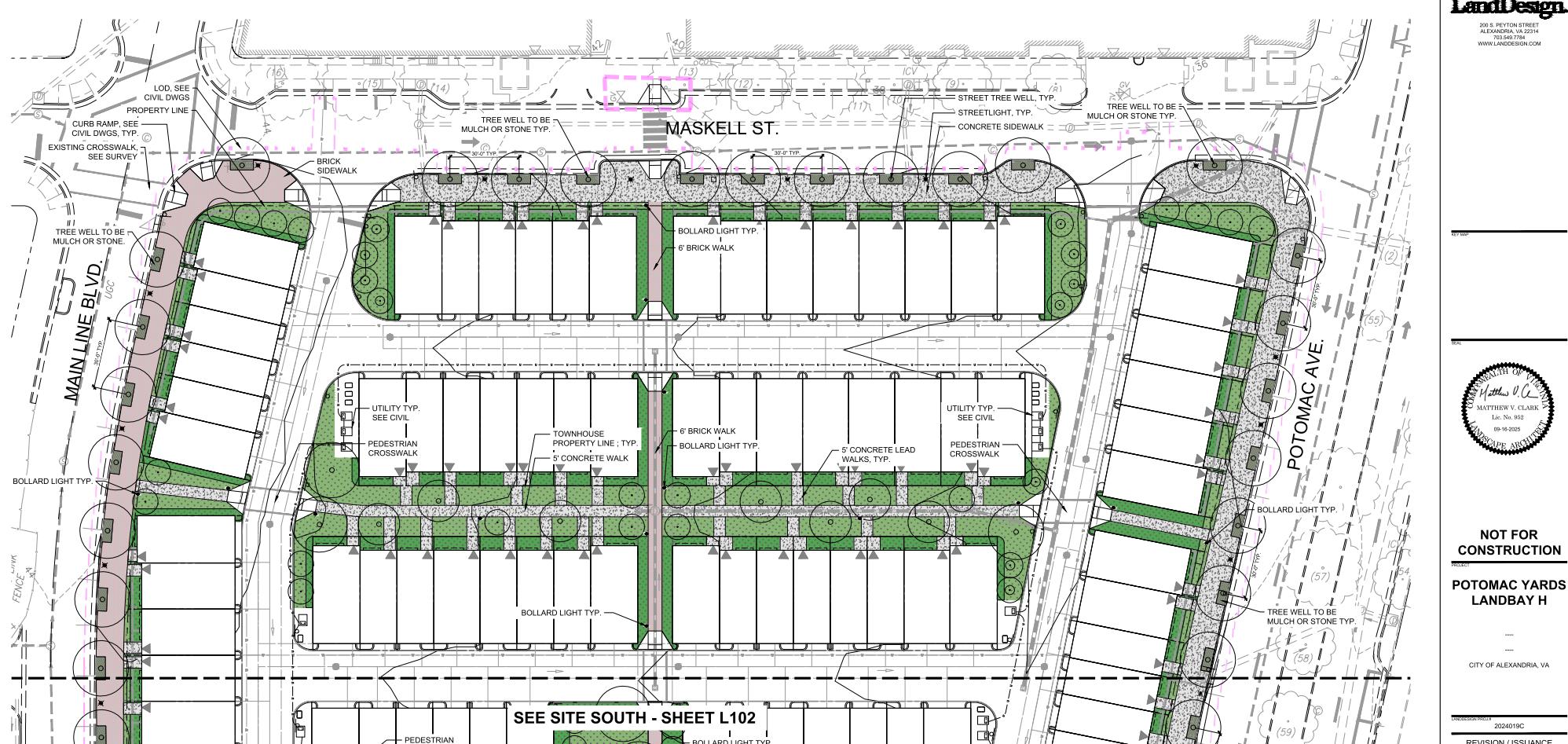
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SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	

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

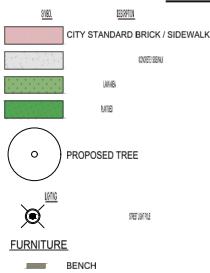
DIRECTOR	DATE

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

E881



LEGEND



NOTES

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

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

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

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

DIR. DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

COMMITTEE, PLANNING COMMISSION

DATE

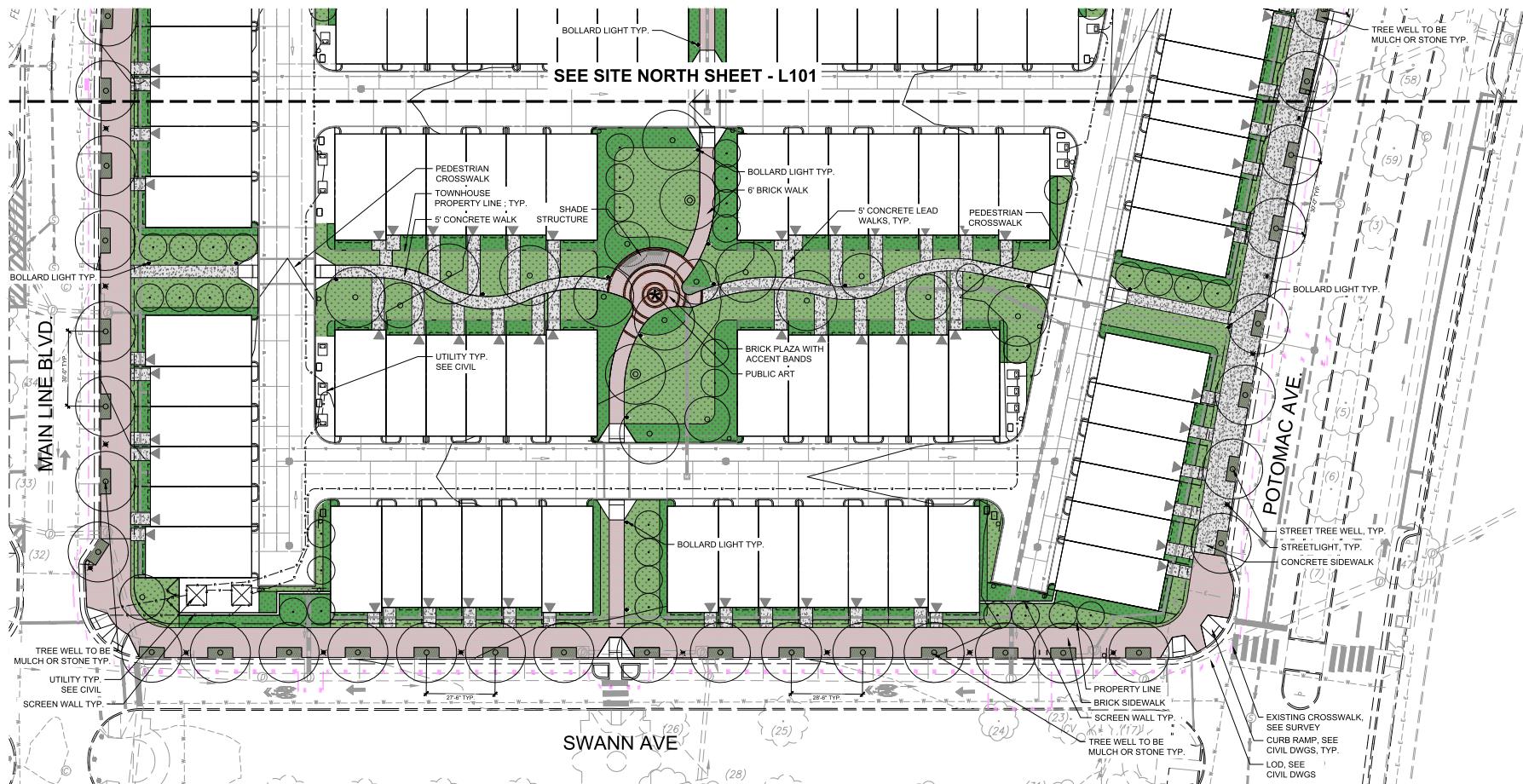
INSTRUMENT NO.

DEED BOOK NO.

PAGE NO.

ORIGINAL SHEET SIZE: 24" X 36"

SHEET NUMBER: L101



NOT FOR CONSTRUCTION
POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN 2024019C

REVISION / ISSUANCE

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

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

DIR: DATE
DEPT: DATE

CHAMBER OF COMMERCE
CITY OF ALEXANDRIA, VA

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ORIGINAL SHEET SIZE: 24" X 36"

MATERIALS PLAN - SITE

SOUTH

SHEET NUMBER

SEE SITE NORTH SHEET - L401

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SYMBOL	CODE	BOTANICAL / COMMON NAME	SYMBOL	CODE	BOTANICAL / COMMON NAME
	COFL	CORNUS FLORIDA FLOWERING DOGWOOD		MAGR	MAGNOLIA GRANDIFLORA 'LITTLE GEM'		MAVI	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
	STPS	STEWARTIA PSEUDOCAMELLIA JAPANESE STEWARTIA						
<u>ORNAMENTAL TREES</u>								
	ILOP	ILEX OPACA AMERICAN HOLLY		JUEA	JUNIPERUS VIRGINIANA EASTERN REDCEDAR		PIVI	PINUS VIRGINIANA VIRGINIA PINE
<u>EVERGREEN TREES</u>								
	CASF	CORNUS SERICEA 'ARCTIC FIRE' ARCTIC FIRE RED TWIG DOGWOOD		FOGA	FOOTHERGILLA 'LAURENTII' FOOTERGILLA		HYAA	HYDRANGEA ARBORESCENS 'ANNABEL' ANNABELLE HYDRANGEA
	JUPC	JUNIPERUS PROCUMBENS SILVERBELL		HYPY	PINUS PUNGENS MUGICHA PINE		HQSD	HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF' SIKE'S DWARF OAKLEAF HYDRANGEA
	IVLH	ILEX CRENATA LITTLE HENRY		ITEA	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY SPIRE		ROME	ROSA 'MEZOTOMA' WHITE DRIFT® GROUNDCOVER ROSE
	STEW	STEWARTIA STEWARTIA						

LEGEND NOTES

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	STREET LIGHT POLE
<u>FURNITURE</u>	

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.

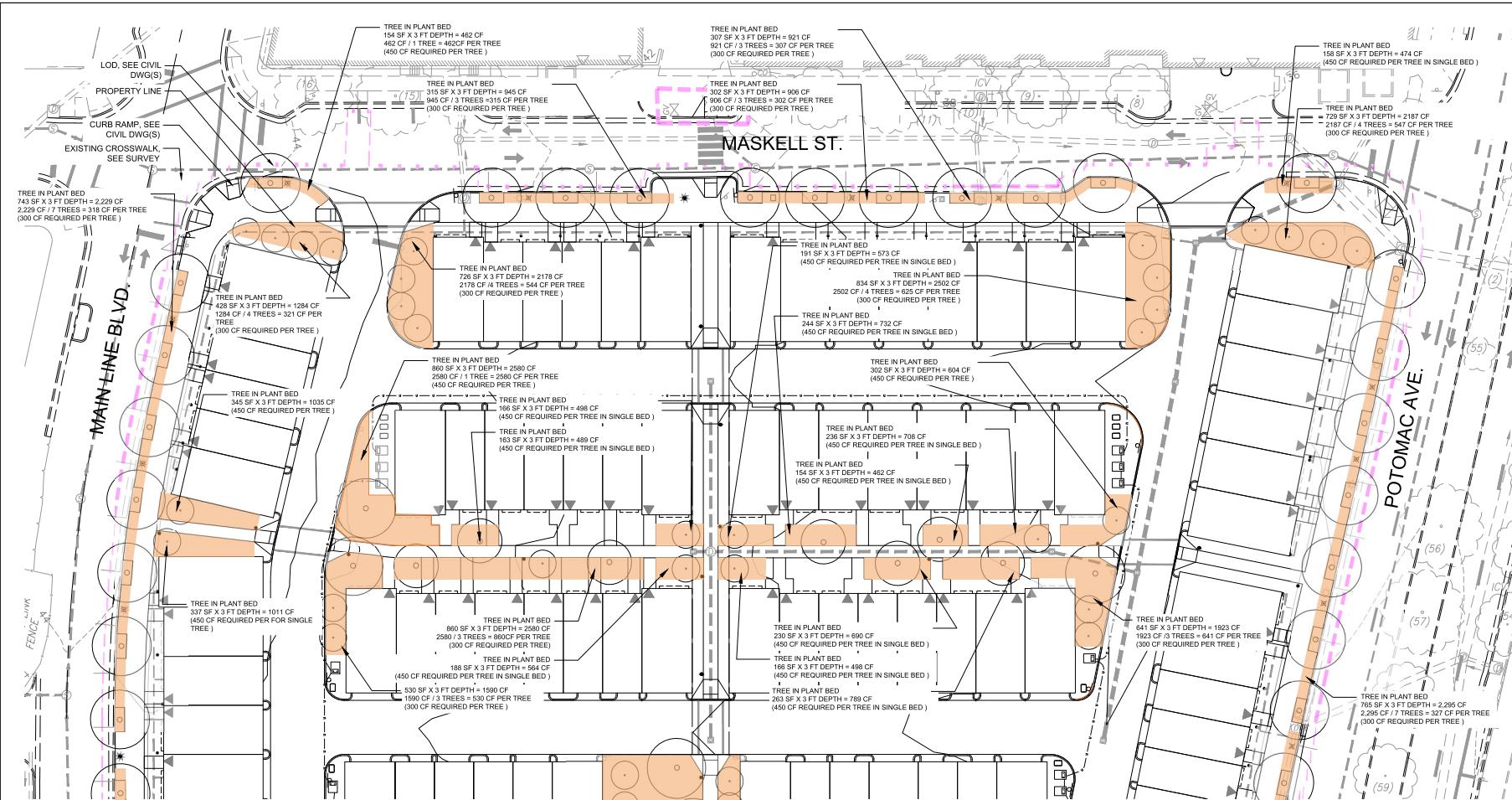
2. UTILITY AND LIGHTING LAYOUTS AND GRADING ARE PROVIDED BY OTHERS AND SHOWN FOR COORDINATION PURPOSES ONLY. SEE CIVIL ENGINEER'S NOTES.

APPROVED		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
<hr/> DIRECTOR		<hr/> DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
<hr/> DIRECTOR		<hr/> DATE
CHARMING PLANNING COMMISSION _____ DATE _____		
DATE RECORDED _____		
<hr/> INSTRUMENT NO. _____		<hr/> DEED BOOK NO. _____
<hr/> PAGE NO. _____		

L402

PLANT SCHEDULE

PLANT TYPE		PLAN INFORMATION		BOTANIC/COMMON NAME			SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED													
URBAN TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT	B&B; single leader (ROW tree)	N/A	N/A	LOCAL/ REGIONAL (I#)	EASTERN U.S. (#)	TOTAL											
	ACSA	4	ACER	SACCHARUM		SUGAR MAPLE								2"-3" CAL / 12'-14' H										
	CACO	8	CARYA	CORDIFORMIS		BITTERNUT HICKORY								2"-3" CAL / 12'-14' H										
	CEOC	6	CELTIS	OCCIDENTALIS		COMMON HACKBERRY								2"-3" CAL / 12'-14' H										
	LIST	7	LIQUIDAMBAR	STYRACIFLUA		SWEET GUM								2"-3" CAL / 12'-14' H										
	PLDC	7	PLATANUS	OCCIDENTALIS		AMERICAN Sycamore								2"-3" CAL / 12'-14' H										
	QUBI	7	QUERCUS	BICOLOR		SWAMP WHITE OAK								2"-3" CAL / 12'-14' H										
	QUCO	6	QUERCUS	COCINCINA		SCARLET OAK								2"-3" CAL / 12'-14' H										
QURU	7	QUERCUS	RUBRA		NORTHERN RED OAK	2"-3" CAL / 12'-14' H																		
TOTALS		52																						
URBAN TREE CCA (NOT USED IN TOTAL PROPOSED CCA):														0	52	0	52							
100.00% 0.00% 100.00%																								
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES		COMMON NAME	CALIPER/HEIGHT	B&B; single leader (ROW tree)	N/A	N/A	LOCAL/ REGIONAL (I#)	EASTERN U.S. (#)	TOTAL											
	ACSA2	3	ACER	SACCHARUM		SUGAR MAPLE								2"-3" CAL / 12'-14' H										
	COFL	8	CORNUS	FLORIDA		FLOWERING DOGWOOD								1.5"-3" CAL / 6'-10' H										
	GSK	9	GLEDTISIA	TRIACANTHOS INERMIS	SKYCOLE™	SKYLINE HONEY LOCLUST								2"-3" CAL / 12'-14' H										
	ILOP	14	ILEX	OPACA		AMERICAN HOLLY								6"-10' H										
	JUEA	14	JUNIPERUS	VIRGINIANA		EASTERN RED CEDAR								6"-10' H										
	MAGR	4	MAGNOLIA	GRANDIFLORA	LITTLE GEM	LITTLE GEM SOUTHERN MAGNOLIA								1.5"-3" CAL / 6"-10' H										
	MAVI	7	MAGNOLIA	GRANDIFLORA	LITTLE BAY MAGNOLIA	LITTLE BAY MAGNOLIA								1.5"-3" CAL / 6"-10' H										
	MYVY	7	NYSSA	SYLVATICA		TULPEP								1.5"-3" CAL / 12'-14' H										
	PVII	11	PINUS	VIRGINIANA		VIRGINIA PINE								1.5"-3" CAL / 6"-10' H										
CUSH	8	PLATYRRHYNCHUS	SHIIMAROII		SHIIMAROII OAK	2"-3" CAL / 12'-14' H																		
STPS	2	STEWARTIA	PSEUDOCAMELLIA		JAPANESE STEWARTIA	1.5"-3" CAL / 6"-10' H																		
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	B&B; single leader (YARD/HEDGE)	N/A	N/A	LOCAL/ REGIONAL (I#)	EASTERN U.S. (#)	TOTAL											
	AGR	104	ABEIA	X GRANDIFLORA	LITTLE RICHARD™	LITTLE RICHARD ABEIA								18"-24"										
	AFAM	52	AZALEA	XNCORE	AUTUMN MOONLIGHT™	AUTUMN MOONLIGHT AZALEA								18"-24"										
	BUMI	50	BUXUS	MICROPHYLLA		LITTLELEAF BOXWOOD								18"-24"										
	CEHP	95	CEPHALOTAXUS	HARRINGTONIA	'PLANITA'	YEWTOPIA PLUMYEW								18"-24"										
	CHOG	56	CHAMAECYPARIS	TEUTONICA	'GRACIUS'	SUNGOLD CHAMAECYPRESS								36"-48"										
	ICLH	10	ILEX	CRASSIFOLIA	'HELLERI'	HELIER JAPANESE HOLLY								18"-24"										
	ILGL	10	ILEX	GLABRA		INVERBERRY HOLLY								36"-48"										
	ILGS	56	ILEX	GLABRA	'SHAMROCK'	SHAMROCK INKBERRY HOLLY								24"										
	ILVS	23	ILEX	VOMITORIA	SCHILLINGS DWARF™	SCHILLINGS DWARF YUAPON HOLLY								18"-24"										
	ISD	21	LEX	VOMITORIA	SCHILLINGS DWARF YUAPON HOLLY	SCHILLINGS DWARF YUAPON HOLLY								18"-24"										
	ILUL	10	LEXUM	FUDORIANUM	MRS. SCARLET™	MRS. SCARLET INKBERRY								36"-48"										
	JUBB	59	JUNIPERUS	SABINA	'BROADMOOR'	BROADMOOR JUNIPER								10"-12"										
	LCCF	20	LOBOTOPTALUM	CHINENSE	'CRIMSON FIRE'	CRIMSON FIRE CHINESE FRINGE-FLOWER								12"-18"										
	MMYM	45	MYRICA	PENNSYLVANICA	SILVER SPRITZ	SILVER SPRITE BAYBERRY								24"-36"										
	POLD	8	PHYSOCARPIUS	OPULIFOLIA	LITTLE DEVIL	LITTLE DEVIL NINEBARRE								18"-24"										
	PRLS	51	PRUNUS	LAURIFLORUS	'SCHIKPAA CHINENSIS'	SCHIKPAA CHINENSIS LAUREL								36"-48"										
	RHPP	51	RHODOENDRON	YAKU PRINCE	YAKU PRINCE AZALEA	YAKU PRINCE AZALEA								36"-48"										
	TORG	30	THUJA	OCCIDENTALIS	'EUROPE GOLD'	EUROPE GOLD ARBORVITAE								36"-48"										
	TOTALS		793																					
	EVERGREEN SHRUB CCA (NOT USED IN TOTAL PROPOSED CCA):														256	98	354							
	32.3% 12.4% 44.6%																							
	DECIDUOUS SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID								COMMON NAME	HEIGHT	B&B; single leader (YARD/HEDGE)	N/A	N/A	LOCAL/ REGIONAL (I#)	EASTERN U.S. (#)	TOTAL			
		CSAF	38	CORNUS	SPICATA	'ARCTIC FIRE'								ARCTIC FIRE RED TWIG DOGWOOD								18"-24"		
		FOGA	26	FOSTERIGILLA	GAIRDNERI									WHITE FOTHERIGILLA								18"-24"		
HYAA		80	HYDRANGEA	ARBORESCENS	'ANNABELLE'	ANNABELLE HYDRANGEA	24"																	
HYP		6	HYDRANGEA	PANICULATA	'LIMELIGHT'	LIMELIGHT PANICLE HYDRANGEA	36"																	
HQSD		36	HYDRANGEA	QUERCIFOLIA	SIKES DWARF™	SIKES DWARF OAKLEAF HYDRANGEA	18"-24"																	
IVLF		69	ITIA	VIRGINICA	LITTLE HENRY™	LITTLE HENRY SWEETSPIRE	18"-24"																	
ROME		44	ROSA	X	'MELTONLAND'	WHITE DRIFT GROUNDCOVER ROSE	12"																	
TOTALS		299																						
DECIDUOUS SHRUB CCA (NOT USED IN TOTAL PROPOSED CCA):														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.	N/A	N/A	N/A	LOCAL/ REGIONAL (I#)	EASTERN U.S. (#)	TOTAL											
	CAPE	462	CAREX	PENNSYLVANICA		PENNSYLVANIA SEDGE								#SF4										
	DCNL	150	DECHSCHMIA	CESPITOSA	'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS								#1										
	ERSP	75	ERAGROSTIS	SPECTABILIS		PURPLE LOVEGRASS								#1										
	MULL	38	MUHLENBERGIA	UNDULIMERI	LENI	AUTUMN GLOW UNDULIMERI'S MUHLY								#1										
	PAVR	40	PANICULUM	VIRGATUM	'RR1'	RUBY RIBBONS SWITCH GRASS								#1										
	PEAH	62	PENNSETUM	ALOPECUROIDES	'HAMELN'	HAMELN FOUNTAIN GRASS								#1										
	TOTALS		827																					
	GROUND COVERS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID								COMMON NAME	SIZE/CONT.	N/A	N/A	N/A	LOCAL/ REGIONAL (I#)	EASTERN U.S. (#)	TOTAL			
		TOTALS	#																					
PLAN KEY		QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME																		
TOTALS		#																						
VINES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.	N/A	N/A	N/A	LOCAL/ REGIONAL (I#)	EASTERN U.S. (#)	TOTAL											
	TOTALS	#																						
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME																		
	TOTALS	#																						
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										
PROPOSED CROWN COVER (SF)																								
Crown Cover from Preserved Trees														N/A										
Crown Cover from Preserved Shrubs														N/A										
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										
BIODIVERSITY TABULATIONS																								
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 5.5% 33% SACCHARUM														7	5.5%	10%								
CARVIA 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%								
GLEDTISIA 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%								
NYSSA 7 4.8% 33% SYCAMORE														4	2.7%	10%								
PLATANUS 7 4.8% 33% FLORIDA														7	4.8%	10%								
PINUS 11 7.5% 33% VIRGINIANA														11	7.5%	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% CEDRUS														20	1.8%	10%								
ILEX 146 13.4% 33% GLABRA 'SHAMROCK'														56	6.0%	10%								
JUJUBA 10 4.1% 33% VOMITORIA 'SCHULNGES DWARF'														23	4.0%	10%								
JUJUBA 10 4.1% 33% VOMITORIA 'STOKES'														21	5.4%	10%								
ILLICIUM 98 9.0% 33% FLORIDANUM														98	9.0%	10%								
JUNIPERUS 59 5.4% 33% SABINA														59	5.4%	10%								
LOROPetalUM 29 1.8% 33% SORBUS														20	1.8%	10%								
MIMULUS 45 6.1% 33% PENNIVARIANICA														45	6.1%	10%								
MYRSINACEAE 8 0.7% 33% OPIULIFOLUS														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% SENICA														38	3.5%	10%								
FOTHERIGILLA 26 2.4% 33% GARDENII														26	2.4%	10%								
HYDRANGEA 122 11.2% 33% ARBORESCENS														122	11.2%	10%								
ITEA 69 6.3% 33% PANICULATA LIME LIGHT														6	0.5%	10%								
ROSA 44 4.0% 33% QUERICIFOLIA														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																								
BEGINNING JANUARY 2, 2024																								
PLANT TYPE		QUANTITY	NATIVE TYPE		REQUIRED PROVIDED																			
					QTY. %																			
Urban Trees		52			20% 52	100.0%																		
Standard Trees		94			50% 52	100.0%																		
Evergreen Shrubs		793			40% 256	32.3%																		
Deciduous Shrubs		299			20% 223	74.6%																		
Groundcovers		827			10% 249	30.0%																		
Perennials, Ferns, Ornamental Grasses					25% (perennial) 30% (fern) & 40% (grass)																			
					60% (perennial) 80% (fern) & 40% (grass)																			
					77% 765	92.5%																		
TOTALS																								
TOTAL PLANTS SPECIFIED																								
TOTAL SUM OF REGIONAL/LOCAL																								
TOTAL SUM OF NATIVE PLANTS																								
2065 1196 1512																								
57.9% 57.9% 73.2%																								
NOTES:																								
1) Percentages apply to the total quantity of each plant type specified 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 specified 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.																								
APPROVED																								
SPECIAL USE PERMIT NO. _____																								
DEPARTMENT OF PLANNING & ZONING																								
DIRECTOR _____ DATE _____																								
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES																								
SITE PLAN NO. _____																								
DIRECTOR _____ DATE _____																								
CHAMBER, PLANNING COMMISSION _____ DATE _____																								
DATE RECORDED _____																								
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____																								
DESIGNED BY: MC DRAWN BY: WT CHECKED BY: MC																								
VERT: N/A HORIZ: N/A																								
SHEET TITLE: PLANT TABULATIONS																								
SHEET NUMBER: L412																								



LEGEND

STREETSCAPE SOIL VOLUME

EXTENTS OF 2' DEPTH OF UNCOMPACTED SOIL VOLUME FOR TREES.
ALL OTHER PLANT BEDS HAVE MIN 24' SOIL DEPTH

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____ DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____	
DIRECTOR _____ DATE _____	
CHAMBER OF COMMERCE _____ DATE _____	
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____	

NOT FOR CONSTRUCTION

POTOMAC YARDS
LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN 2024019C

REVISION / ISSUANCE

- | | | |
|---|----------------------|------------|
| 1 | CONCEPT 8 SUBMISSION | 06/10/2025 |
| 2 | POSUP SUBMISSION | 06/05/2025 |
| 3 | PDSUP WITH SITE PLAN | 09/16/2025 |

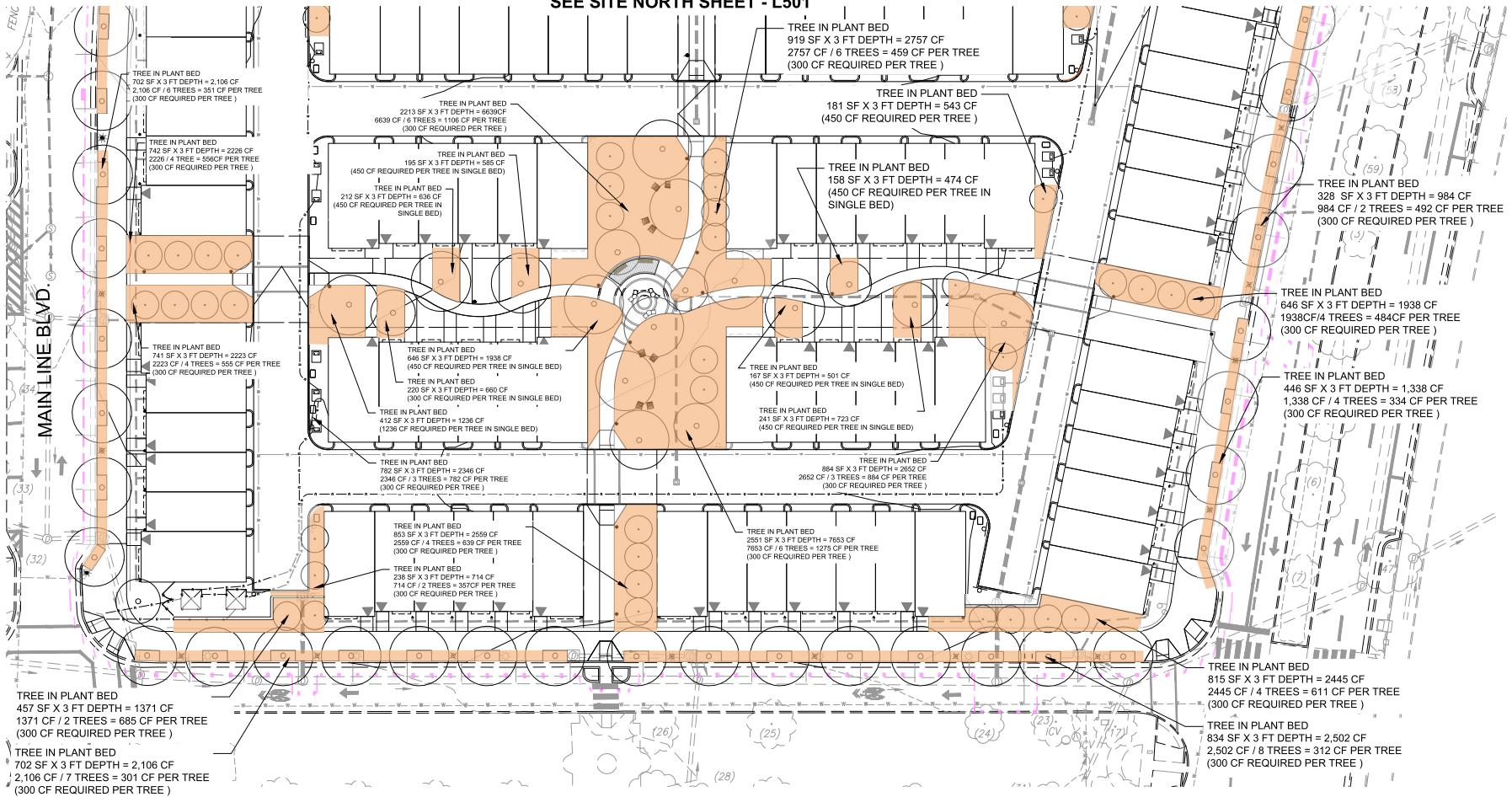
DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MCVERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE: SOILS PLAN - SITE NORTH

SHEET NUMBER: L501

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
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SEE SITE NORTH SHEET - L501



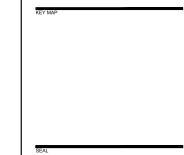
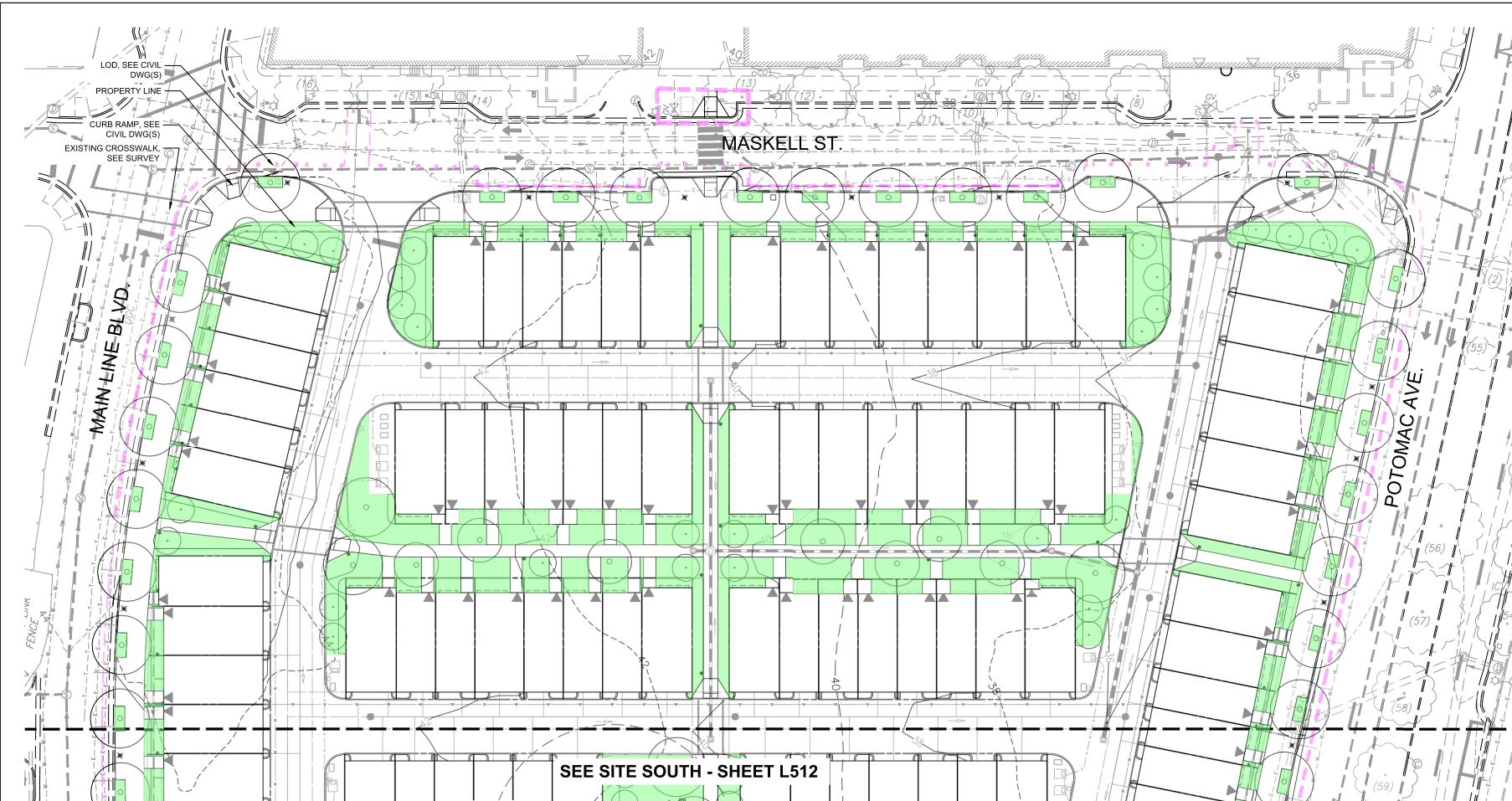
LEGEND

STREETSCAPE SOIL VOLUME

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

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 RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

L502



NOT FOR
CONSTRUCTION

POTOMAC
YARDS
LANDBAY H

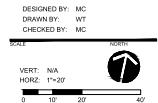
CITY OF ALEXANDRIA, VA

LANDDESIGN 202419C

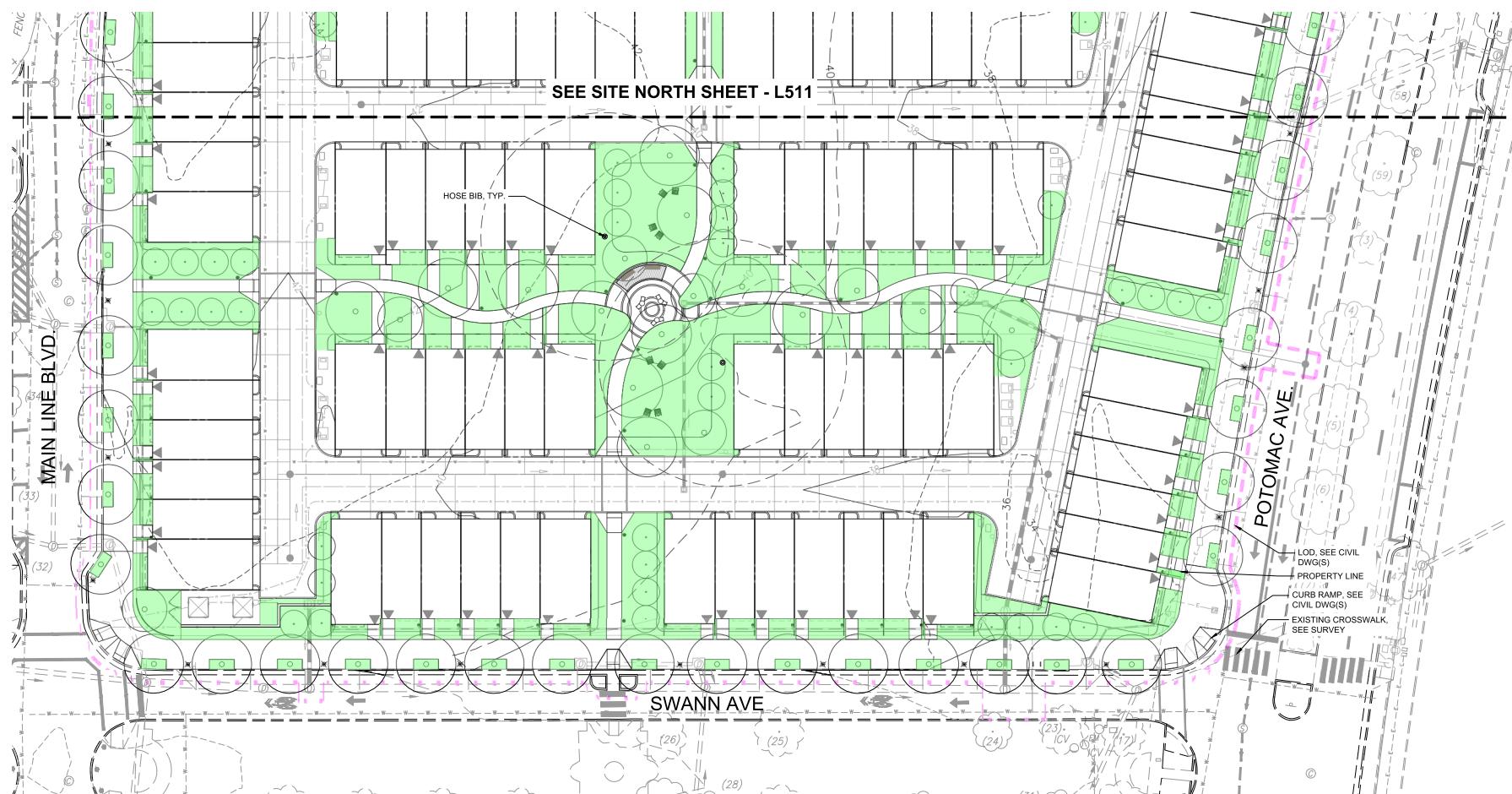
REVISION / ISSUANCE

- | NO. | DESCRIPTION | DATE |
|-----|-----------------------|------------|
| 1 | CONCEPT & SUBMISSION | 06/10/2025 |
| 2 | POSUP SUBMISSION | 06/05/2025 |
| 3 | PDPSUP WITH SITE PLAN | 09/16/2025 |

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



ORIGINAL SHEET SIZE: 24" X 36"
SHEET NUMBER: L511



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

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC
DIR: N/A
HOR2: 1"=20'
VERT: N/A
HOR2: 1"=20'
0 10' 20' 40'

SHEET TITLE: IRIGATION PLAN - SITE SOUTH
SHEET NUMBER: L512

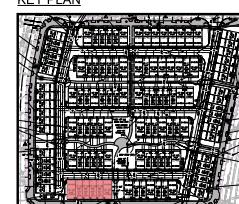


LOT 552 - 557

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	SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING	DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	DIRECTOR _____ DATE _____
SITE PLAN NO. _____	DIRECTOR _____ DATE _____
CHAMBER PLANNER COMMISSION	DIRECTOR _____ DATE _____
DATE RECORDED	RECORDING OFFICER _____ DATE _____
INSTRUMENT NO. _____	DEED BOOK NO. _____ DATE _____

It is the client's responsibility prior to or during construction to verify that the selected items in writing of any proposed service or omission in the plans and specifications of which a contractor may be required to furnish or omit, are in accordance with the requirements of the building code and should necessarily be drawn. Written instructions addressing such proposed items or omissions should be submitted to the architect for review and approval prior to the start of construction of these proposed items or omissions.



License Stamp

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

0 4 8 12

09/16/2025

A.0

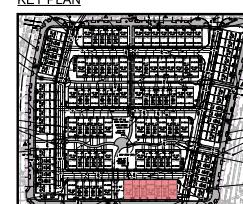


LOT 558 - 564

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



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

DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	

DIRECTOR	DATE
DEPARTMENT OF PLANNING & ZONING	

DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
DATE	

It is the client's responsibility prior to or during construction to verify that the intended use of any proposed area or structure in the plans and specifications of which a contractor may be involved complies with all applicable zoning and other laws and regulations that should reasonably be known. Written instructions addressing such potential errors or omissions should be provided to the contractor. The contractor shall be responsible for any damage to property or personal injury resulting from any unauthorized or illegal use of the plans or specifications. The client will be responsible for any vehicles in construction if these provisions are not met.



License Stamp

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

0 4 8 12

09/16/2025

A.1

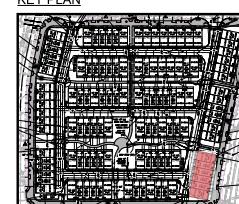


LOT 602 - 607

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



APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	DATE
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	DATE _____
DIRECTOR _____	DATE _____
COMMERCIAL PLANNING COMMISSION	
DATE RECORDED	DATE
RECORDING NO. _____	REED BOOK NO. _____
INSTRUMENT NO. _____	DATE

It is the client's responsibility prior to or during construction to verify that the selected or working of any proposed service or erection in the area and specifications of which a contractor may be required to work, are in accordance with the requirements of the plans and specifications. It should reasonably be known. Written instructions addressing such potential errors or omissions should be given to the contractor. The contractor shall be responsible for any damage to the property or the work. The client will be responsible for any vehicles in construction if these provisions are not met.



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"

0 4 8 12

09/16/2025

A.2

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KTGY Project No: 240562

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

Principal: Smita Anand
Project Designer: Bindya Agarwal

LANDBAY H
Alexandria, VA

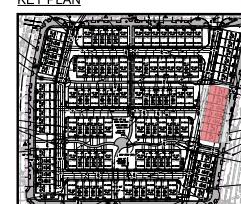


LOT 608 - 614

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



APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	DATE
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	DATE _____
DIRECTOR _____	DATE _____
CITY PLANNING COMMISSION	
DATE RECORDED	DATE
RECORDING NO. _____	REED BOOK NO. _____
INSTRUMENT NO. _____	DATE

It is the client's responsibility prior to or during construction to verify that the selected items in writing of any proposed service or omission in the plans and specifications of which a contractor may be required to furnish or omit, are in accordance with the requirements of the plans and specifications. It is the client's responsibility to have written instructions addressing such proposed omissions or changes in the plans and specifications of which a contractor may be required to furnish or omit, made ready for the contractor. The client will be responsible for any delay in construction if these proposed items are not ready for the contractor.



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"

0 4 8 12

09/16/2025

A.3

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KTGY Project No: 240562

Project Contact: Smita Anand
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Principal: Smita Anand
Project Designer: Bindya Agarwal

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Alexandria, VA

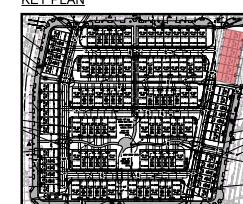


LOT 615 - 620

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



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

It is the client's responsibility prior to or during construction to verify that the selected items in writing of any proposed service or omission in the plans and specifications of which a contractor may be required to furnish or omit, are in accordance with the requirements of the building code and should necessarily be drawn. Written instructions addressing such proposed items or omissions should be submitted to the architect for review and approval prior to the start of construction of these proposed items or omissions.



License Stamp

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



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

It is the client's responsibility prior to or during construction to verify that the indicated is in writing of any planned service or omission in the plans and specifications of which a contractor should be advised. Written instructions addressing such planned omissions or omissions should be given. Written instructions addressing any planned errors or omissions should be given. The client will be responsible for any vehicles in construction if these provisions are not met.



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"

0 4 8 12

09/16/2025

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

It is the client's 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 is reasonably knowledgeable with the building codes and methods of construction about which he reasonably should be aware. Written instructions addressing each perceived error or omission shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any defects in construction if the



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DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	DATE
SITE PLAN NO. _____	
DIRECTOR DEPARTMENT OF PLANNING & ZONING	DATE
CHAMBER PLANNING COMMISSION	
DATE RECORDED _____	

License Stamp

FRONT ELEVATION

FRONT ELEVATION

LE: 3/16" = 1'-0"

A.6

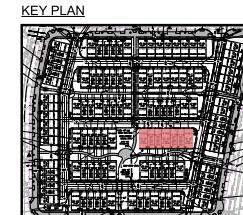


LOT 571 - 577

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

It is the client's 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 is 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 subordinates proceeding with the work. The client will be responsible for any delay in construction if these



APPROVED	
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DIRECTOR	DATE
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SITE PLAN NO. _____	
DIRECTOR	DATE
CHAMBER PLANNING COMMISSION	
DATE RECORDED _____	

License Stamp

FRONT ELEVATION

11. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fig. 11)

$$E: 3/16'' = 1'-0''$$

A.7

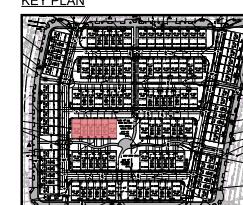


LOT 540 - 545

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



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

It is the client's responsibility prior to or during construction to verify that the selected items in writing of any proposed service or omission in the plans and specifications of which a contractor may be required to furnish or perform. Written instructions addressing such proposed items or omissions should be given. Written instructions addressing such proposed items or omissions should be given. The client will be responsible for any vehicles in construction if these proposed are not followed.



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FRONT ELEVATION

SCALE: 3/16" = 1'-0"

0 4 8 12

09/16/2025

A.8

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KTGY Project No: 240562

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Email: sanand@ktgy.com

Principal: Smita Anand
Project Designer: Bindya Agarwal

LANDBAY H
Alexandria, VA

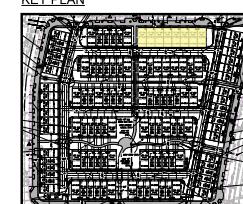


LOT 594 - 601

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



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

It is the client's responsibility prior to or during construction to verify that the intended building is in conformance with any preserved areas or restrictions in the plans and specifications of which a contractor may be a party. The architect and engineer shall not be liable for any damages or expenses that may be necessary to change. Written instructions addressing any preserved areas or restrictions in the plans and specifications of which a contractor may be a party shall be issued by the architect and engineer. The client will be responsible for any vehicles in construction if these provisions are not followed.



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FRONT ELEVATION

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

09/16/2025

A.9

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Project Designer: Bindya Agarwal

LANDBAY H
Alexandria, VA



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



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

It is the client's responsibility prior to or during construction to verify that the selected items in writing of any proposed service or omission in the plans and specifications of which a contractor may be required to furnish or omit, are in accordance with the requirements of the plans and specifications. It is the client's responsibility to have instructions addressing such proposed items or omissions clearly and concisely set forth in the plans and specifications. The architect shall not be responsible for any items or omissions in the plans and specifications which are not clearly and concisely set forth in the plans and specifications.



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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

It is the client's 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.



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SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR	DATE
CHARLES PLANNING COMMISSION	
DATE RECORDED _____	

License Stamp

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

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

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.



APPROVED		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
<hr/>		
DIRECTOR	DATE	SIGNATURE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR	DATE	SIGNATURE
<hr/>		
CHAMBER PLANNING COMMISSION		
DATE RECORDED _____		
<hr/>		
INTERVIEWER NO.	ENTER BUREAU NO.	FILE NO.

License Stamp

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

8 12

A-18

A.12

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KTGY Project No: 240562

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

Principal: Smita Anand
Project Designer: Bindya Agarwal

LANDBAY H
Alexandria, VA

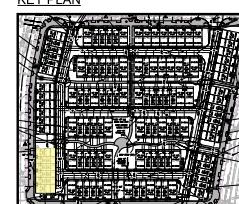


LOT 501 - 506

MATERIAL LIST:

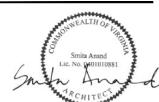
- 1.1 BRICK 1 - LIGHT RED
- 1.2 BRICK 2 - DARK RED
- 1.3 BRICK 3 - WHITE
- 1.4 BRICK 4 - BEIGE
- 2.1 FIBER CEMENT PANEL - DARK GRAY
- 2.2 FIBER CEMENT PANEL - LIGHT GRAY
- 2.3 FIBER CEMENT SIDING - DARK GRAY
- 2.4 FIBER CEMENT SIDING - BEIGE
- 3.1 METAL CANOPY
- 4.1 PRECAST CONCRETE

KEY PLAN



APPROVED	SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING	DATE
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	DATE
SITE PLAN NO. _____	DATE
DIRECTOR _____	DATE _____
CHIEF PLANNER COMMISSION	DATE
DATE RECORDED	DATE
INSTRUMENT NO. _____	DEED BOOK NO. _____
09/16/2025	DATE

It is the client's responsibility prior to or during construction to verify that the indicated is in writing of any planned removal or erection in the plans and specifications of which it is a contract that the plans and specifications are correct and that the work to be done should reasonably be drawn. Written instructions addressing any perceived errors or omissions should be given to the architect. The architect will be responsible for any changes in the plans and specifications made by the client.



License Stamp

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

0 4 8 12

A.13

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KTGY Project No: 240562

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

Principal: Smita Anand
Project Designer: Bindya Agarwal

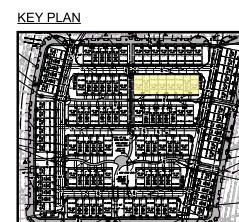
LANDBAY H
Alexandria, VA



LOT 586 - 593

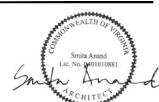
MATERIAL LIST:

- 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



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

It is the client's responsibility prior to or during construction to verify that the intended use of any proposed site or structure in the plans and specifications of which a contractor or subcontractor is engaged in the construction of the structure, is in accordance with the zoning requirements of the city or county in which the structure is located. It is the client's responsibility to advise the contractor or subcontractor of any zoning requirements that may apply to the work. Written instructions addressing such potential errors or omissions should be provided to the contractor or subcontractor prior to the start of the work. The client will be responsible for any vehicles in construction if these provisions are not met.



License Stamp

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

0 4 8 12

09/16/2025

A.14

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KTGY Project No: 240562

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

Principal: Smita Anand
Project Designer: Bindya Agarwal

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Alexandria, VA

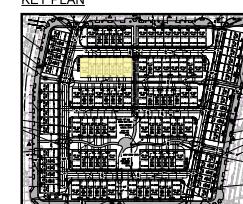


LOT 525 - 531

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



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

It is the client's responsibility prior to or during construction to verify that the intended building is in conformance with any pertinent environmental or zoning laws and regulations. The architect and designer shall not be liable for any damages or costs resulting from the client's failure to do so. Written instructions addressing such potential errors or omissions shall be provided by the client to the architect and designer. The architect and designer shall not be liable for any damages or costs resulting from the client's failure to do so.



License Stamp

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

It is the client's 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, reasonably knowledgeable with the building codes and methods of construction should be aware. Written instructions addressing each perceived error or omission shall be received from the architect prior to the client or client's subcontractors proceeding.



APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR	DATE
CHAMBER PLANNING COMMISSION	
DATE RECORDED _____	

License Stamp

FRONT ELEVATION



License Stamp

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

A.16

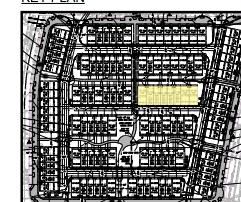


LOT 578 - 585

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



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

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.

License Stamp

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

A.17



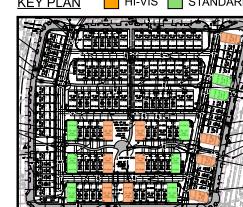
HI-VIZ SIDE ELEVATION -
STYLE 1

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



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

This is the client's responsibility plan or drawing construction to verify the intended or working of any proposed service or extension in the area and specifications of which a contractor should be advised. Written instructions addressing any perceived errors or omissions should be given. The client will be responsible for any vehicles in construction if these problems are not resolved.



License Stamp
SIDE ELEVATION

SCALE: 3/16" = 1'-0"

0 4 8 12

09/16/2025

A.18



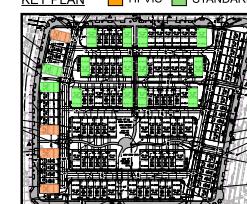
HI-VIZ SIDE ELEVATION -
STYLE 2

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



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

This is the client's responsibility plan for the building construction to verify that the building is in conformance with any pertinent environmental or zoning laws and regulations and to advise the client of any possible environmental or zoning violations that may be present. The client is responsible for any necessary changes to the plan to correct any violations. Written instructions addressing any perceived errors or omissions should be given. Written instructions addressing any perceived errors or omissions should be given. The client will be responsible for any vehicles in construction if these provisions are not met.



License Stamp
SIDE ELEVATION

SCALE: 3/16" = 1'-0"

0 4 8 12

09/16/2025

A.19



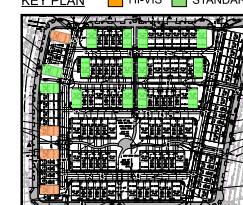
HI-VIZ SIDE ELEVATION - ALT. COLOR SCHEME
STYLE 2

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



APPROVED	SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING	DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	DIRECTOR _____ DATE _____
SITE PLAN NO. _____	DIRECTOR _____ DATE _____
CHAMBER PLANNING COMMISSION	DIRECTOR _____ DATE _____
DATE RECORDED	RECORDING OFFICER _____ DATE _____
INSTRUMENT NO. _____	REED BOOK NO. _____ DATE _____

This is the client's responsibility plan or drawing construction to verify the intended or working of any proposed service or extension in the area and specifications of which a contractor should be advised. Written instructions addressing such proposed works or extensions should be given. Written instructions addressing such proposed works or extensions should be given. The client will be responsible for any vehicles in construction if these proposed are to be used.



License Stamp
SIDE ELEVATION

SCALE: 3/16" = 1'-0"

0 4 8 12

09/16/2025

A.20



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

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	DATE
DIRECTOR	DATE
COMMERCIAL PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
09/16/2025	DATE

It is the client's responsibility prior to or during construction to verify that the intended use of any proposed service or structure in the area and specifications of which a contractor may be asked to provide are in accordance with the zoning and other applicable laws and regulations. Written instructions addressing such potential errors or omissions should be given to the contractor. The contractor is responsible for any damage to these products or services resulting from such errors or omissions.



License Stamp

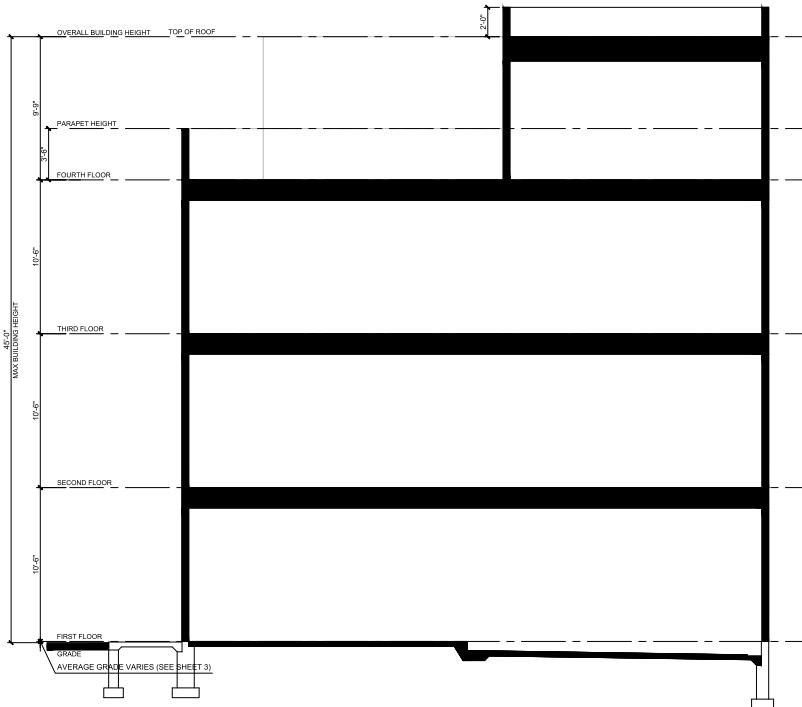
REAR ELEVATION

SCALE: 3/16" = 1'-0"

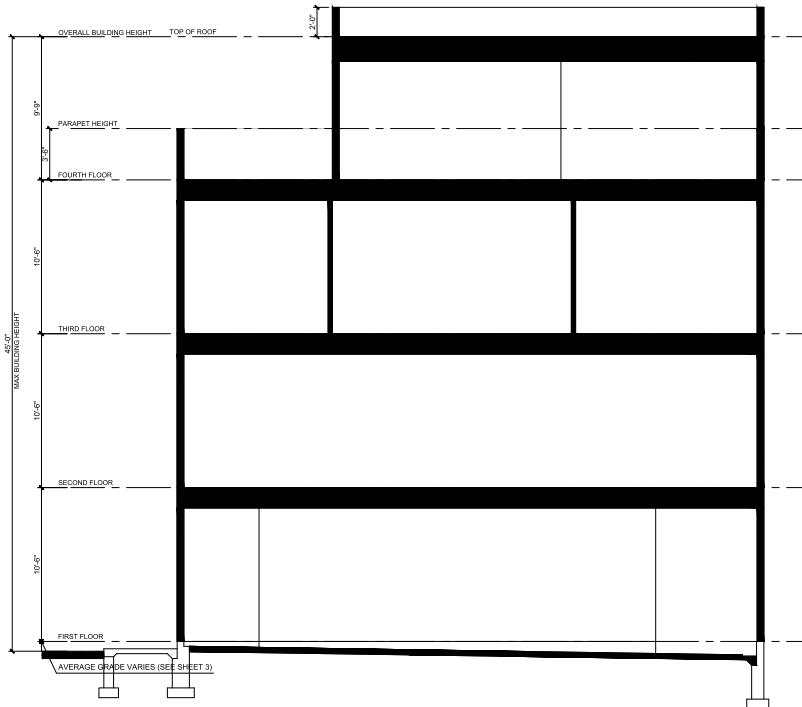
0 4 8 12

A.22

LANDBAY H
Alexandria, VA



20'x40' SECTION



16'x40' SECTION

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	DATE
DIRECTOR	DATE
CHAMBER PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
09/16/2025	DATE

It is the client's responsibility prior to or during construction to verify that the building is in conformance with any pertinent environmental or zoning laws and regulations of which a contractor may be unaware. The contractor shall be responsible for any damage to the property caused by necessary work. Written instructions addressing such potential errors or omissions shall be provided by the client to the contractor. The contractor shall be responsible for any damage to the property during the work. The client will be responsible for any vehicles in construction if these provisions are not met.



License Stamp
SECTION

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



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2001 K St. NW, South Tower
Suite 200
Washington, DC 20006
ktgy.com
202.599.9191

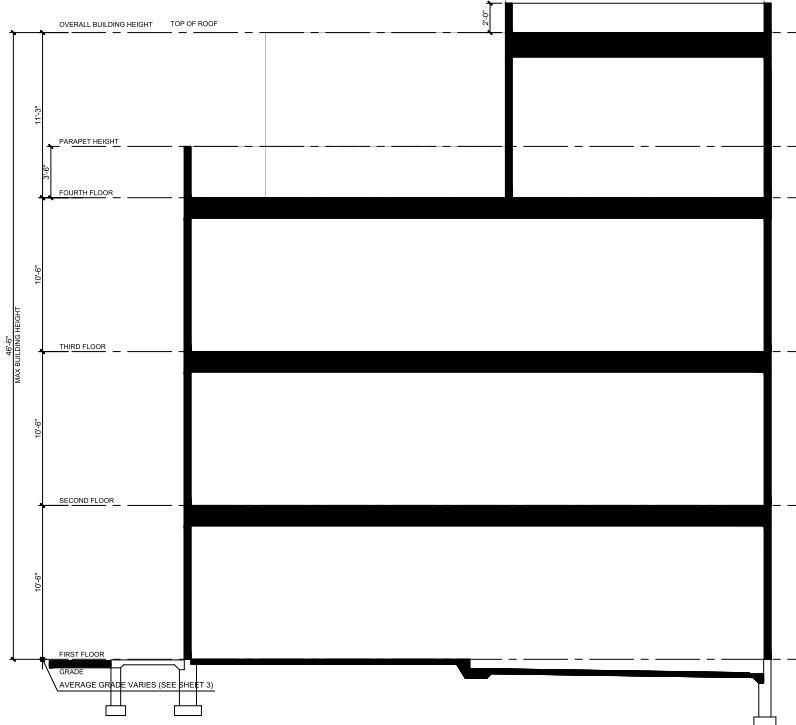
KTGY Project No: 240562

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

Principal: Smita Anand
Project Designer: Bindiya Agarwal

10 of 10 pages

ANDBAY H
Alexandria, VA



20'x40' SECTION - END UNIT

It is the client's 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 client's subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

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

License Stamp
SECTION

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



A horizontal number line with tick marks at 0, 2, 4, and 8. The line is a thick black horizontal line with small tick marks above it. The tick marks are labeled with the numbers 0, 2, 4, and 8 in a black font. The tick marks are evenly spaced, indicating a scale of 2 units between each labeled number.

09/16/2025

09/16/2025

ktgy

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Washington, DC 20006
ktgy.com
202.599.9191

KTGY Project No: 240562

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

Principal: Smita Anand
Project Designer: Bindiya Agarwal

LANDBAY H

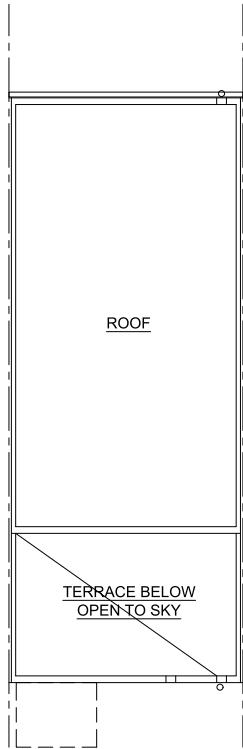
It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing each 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
16x40 FLOOR PLAN

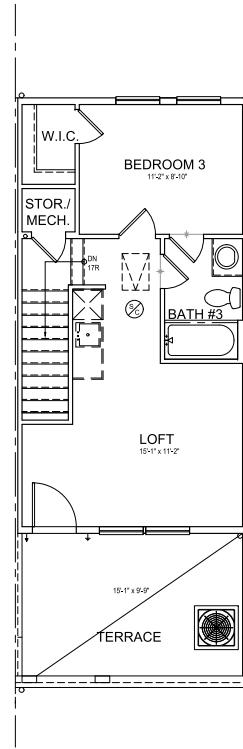
SCALE: $1/4'' = 1'-0''$

09/16/2025

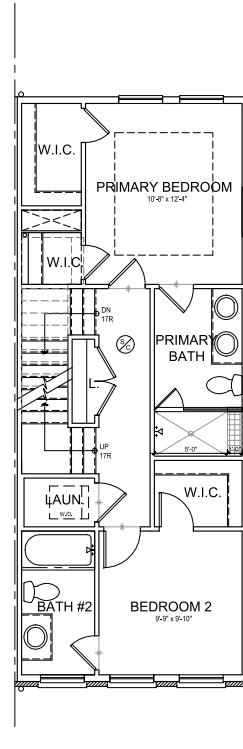
UNITS TO BE SPRINKLERED PER NFPA 13R



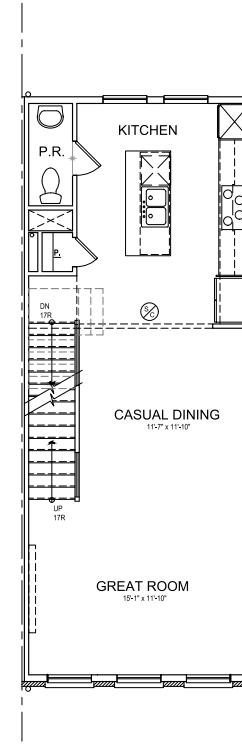
ROOF PLAN



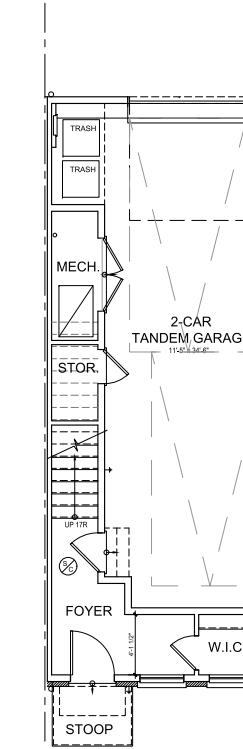
FOURTH FLOOR PLAN



THIRD FLOOR PLAN

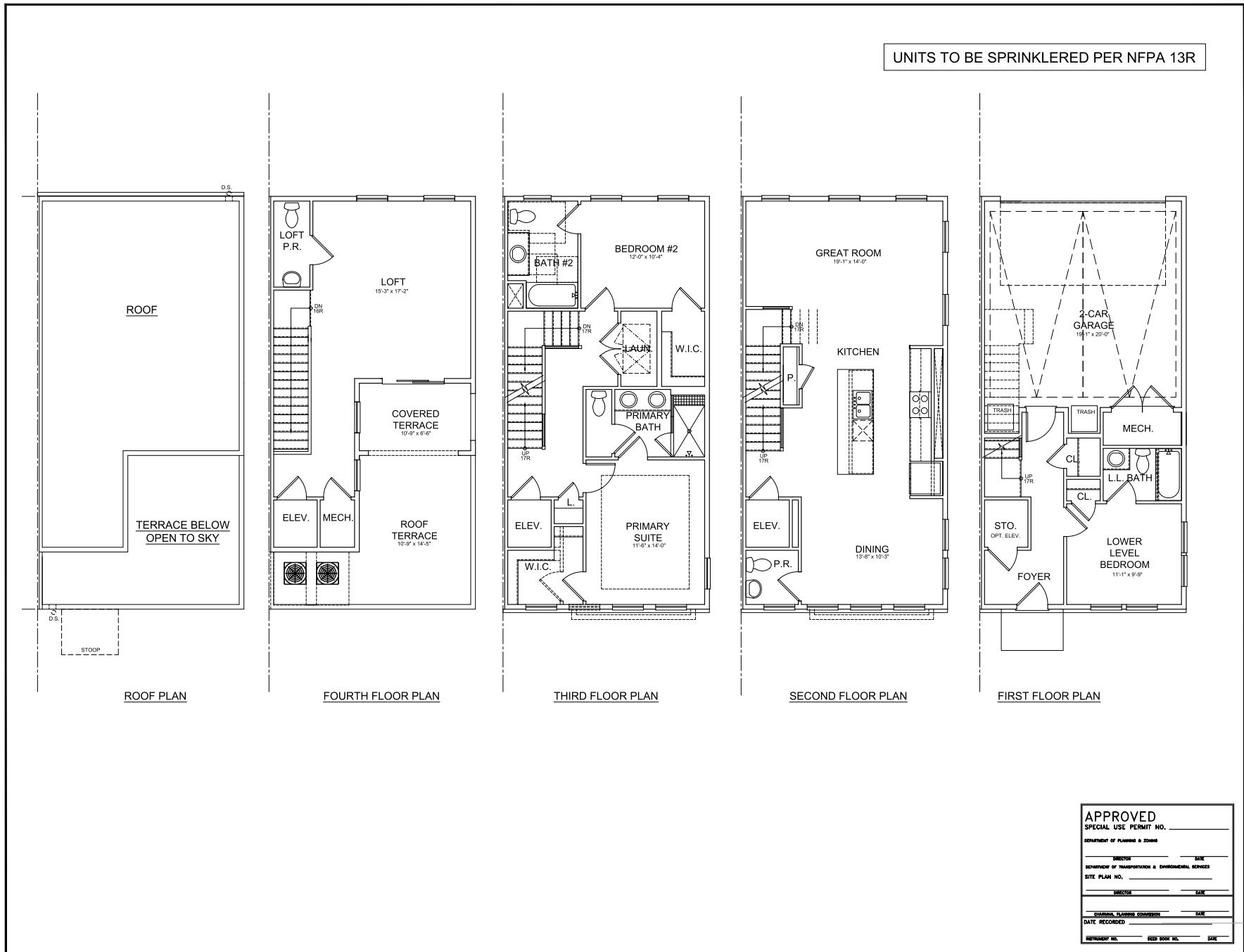


SECOND FLOOR PLAN



FIRST FLOOR PLAN

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



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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

1

LANDBAY H

It is the client's 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 client's subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

THE STATE OF PENNSYLVANIA DEPARTMENT OF HEALTH

COMMONWEALTH OF VIRGINIA

Smita Anand
E-mail: smi1001@iitb.ac.in

EX-10.10010581

ARCHITECT
WILLIAM

License Stamp

30x40 FLOOR PLAN

20x40 FLOOR PLAN

2014-04-21 03

SCALE: 1/4" = 1:0'

0 2 4 8

A 88

09/16/2025

THE BOSTONIAN

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64

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KTGY Project No: 240562

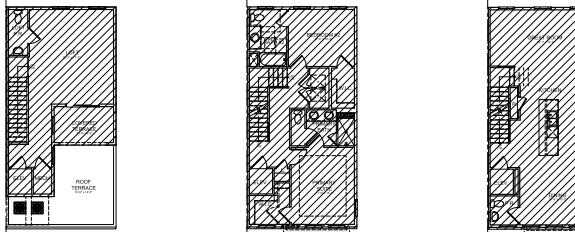
Project Contact: Smita Anand
Email: sanand@ktgy.com

Principal: Smita Anand
Project Designer: Bindya Agarwal

LANDBAY H
Alexandria, VA

**GROSS AREA
20' UNIT**

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

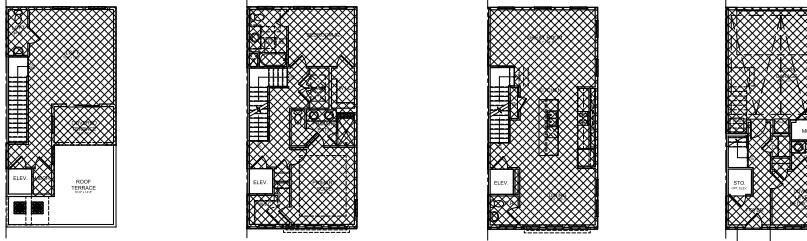


LEGEND

- GROSS AREA
- NET AREA

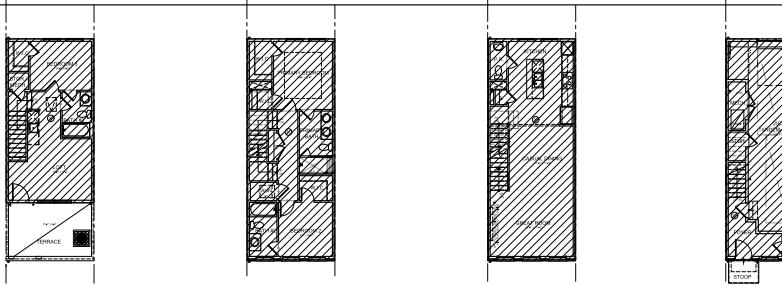
**NET AREA
20' UNIT**

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



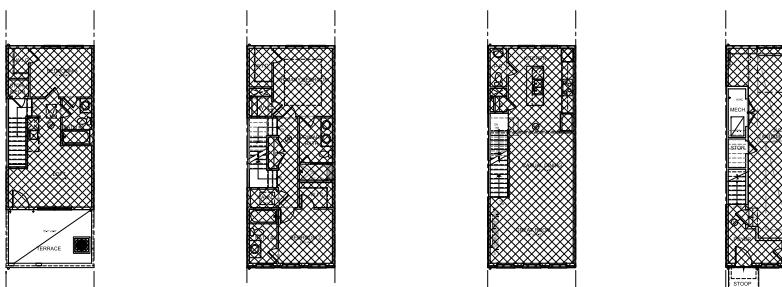
**GROSS AREA
16' UNIT**

16' UNIT GROSS		Units	Per unit area	Total Area (sq. ft.)
PER UNIT GROSS AREA (3310 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		Units	Per unit area	Total area (sq. ft.)
PER UNIT NET AREA (3,000 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

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____

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

CHAMBERS PLANNING COMMISSION DIRECTOR _____ DATE _____

DATE RECORDED _____ INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



License Stamp
AREA DIAGRAM

SCALE: 3/32" = 1'-0"
0 8 16 24
09/16/2025
A.27

