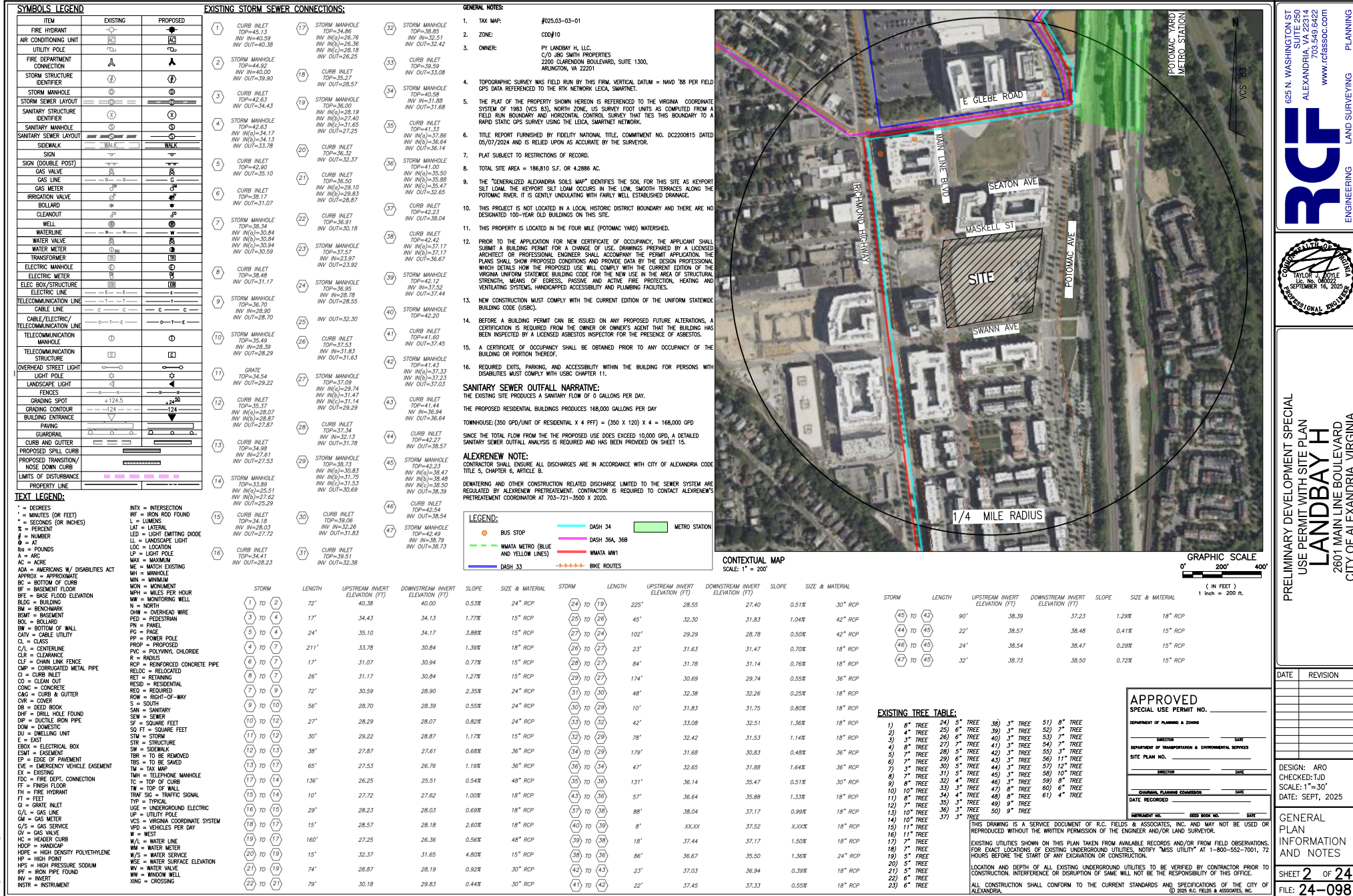
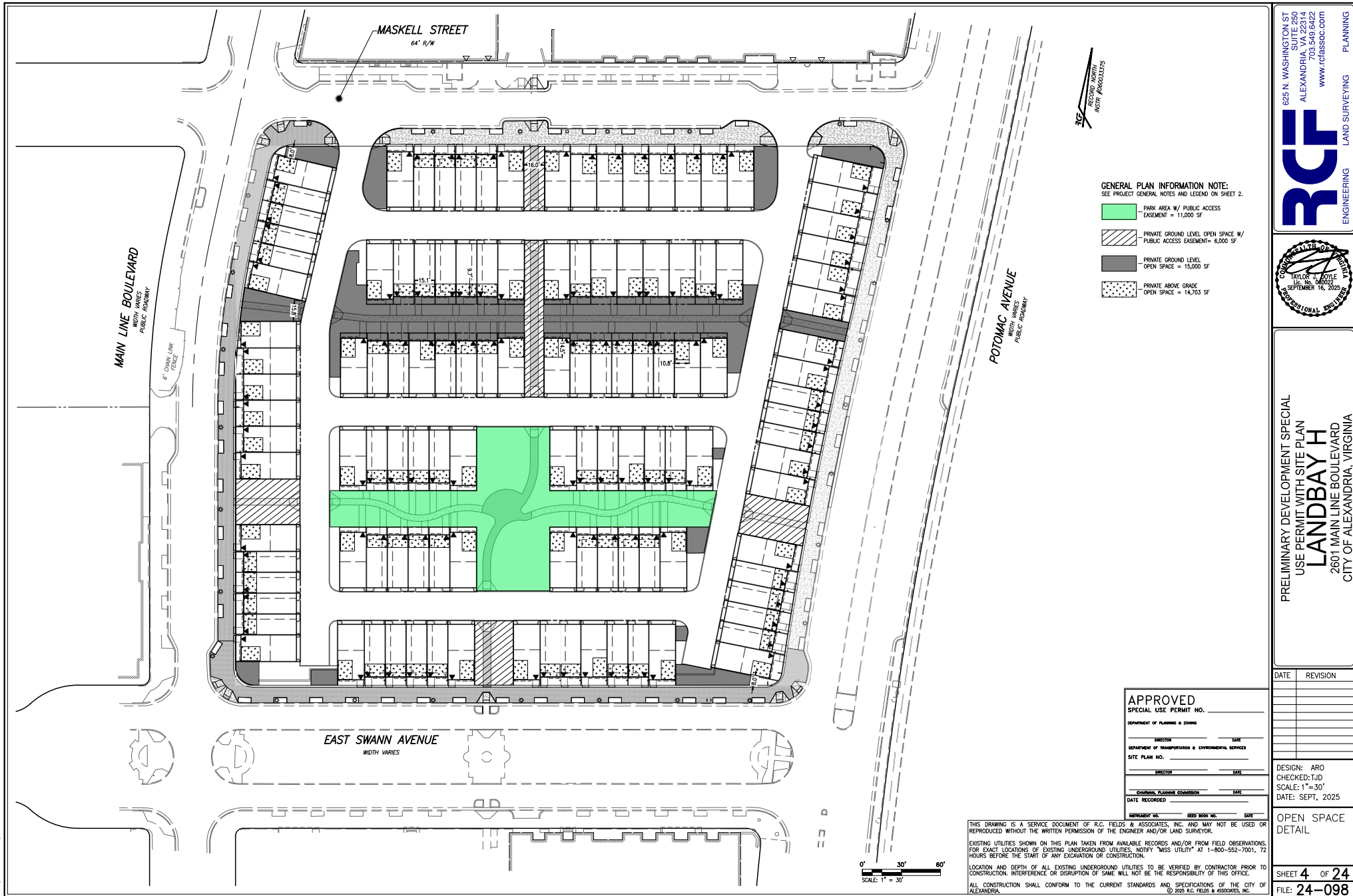
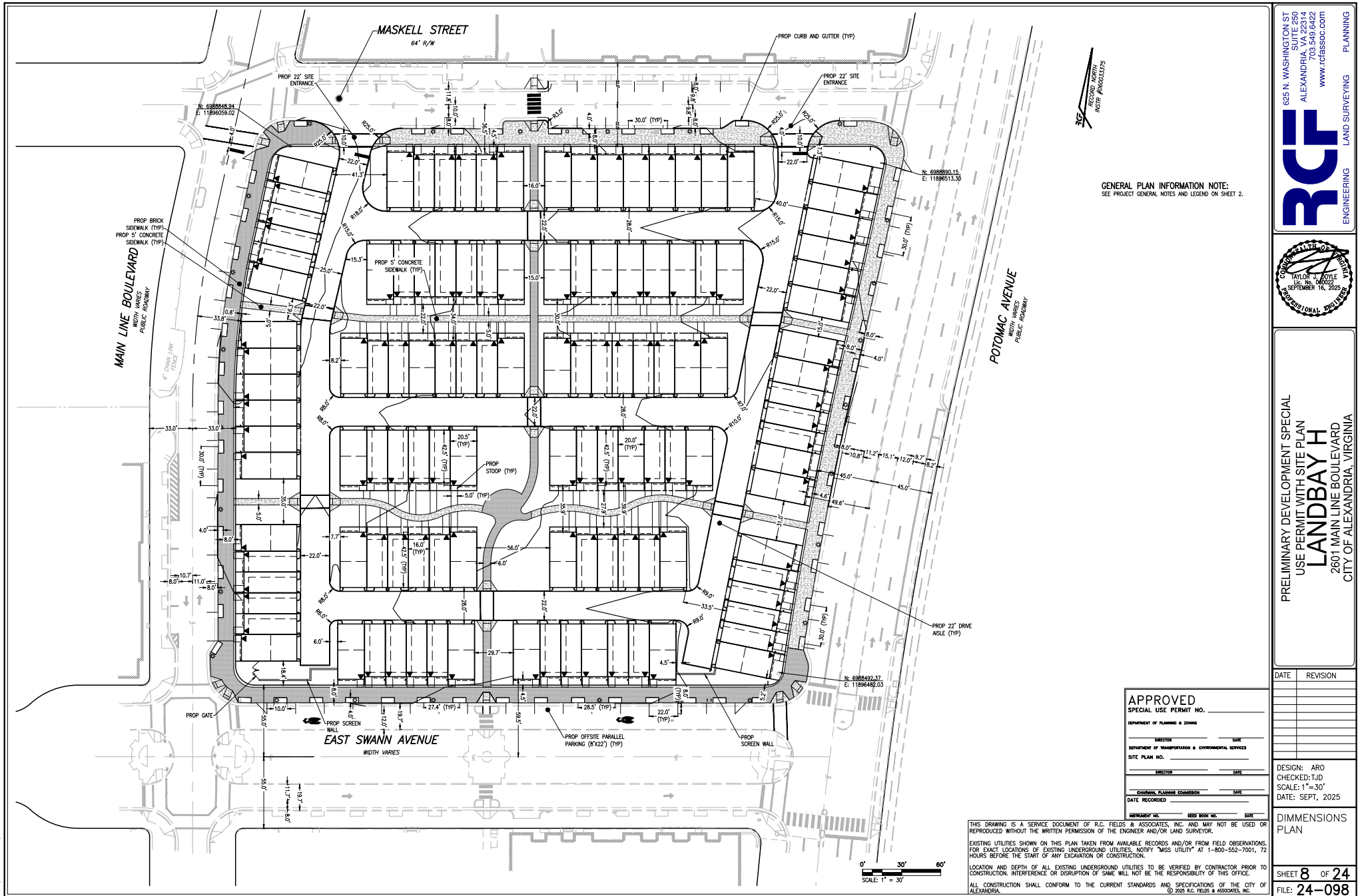




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Rev. 01 May 22 2025 11:55:00am





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

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

PRE-DEVELOPMENT CONDITIONS

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

POST-DEVELOPMENT CONDITIONS

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

OUTFALL: A MAJORITY OF THE RUNOFF FROM THE SITE IS COLLECTED BY THE PROPOSED STORM PIPE SYSTEM BEFORE OUTFALLING TO EXISTING CITY OWNED AND MAINTAINED MANHOLES (EX12, EX13, EX14, EX15, EX16, EX17, EX18, EX19, EX20, EX21, EX22, EX23, EX24, EX25, EX26, EX27, EX28, EX29, EX30, EX31, EX32, EX33, EX34, EX35, EX36, EX37, EX38, EX39, EX40, EX41, EX42, EX43, EX44, EX45, EX46, EX47, EX48, EX49, EX50, EX51, EX52, EX53, EX54, EX55, EX56, EX57, EX58, EX59, EX60, EX61, EX62, EX63, EX64, EX65, EX66, EX67, EX68). THE REMAINING RUNOFF FROM THE SITE SHEET FLOWS TOWARDS THE MASKELL STREET, POTOMAC AVENUE, SWANN AVENUE, AND MAINLINE BOULEVARD RIGHTS-OF-WAY AND IS COLLECTED BY THE EXISTING CITY OWNED AND MAINTAINED CURB INLETS. THE RUNOFF CONTINUES NORTHWARD UNTIL IT ENTERS FOUR MILE RUN.

CONCLUSION

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

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

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

LEGEND:



10-YR, 24-HR STORM SEWER COMPUTATIONS

STRUCTURE		FROM	TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	T. (MINUTES)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"T"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
EX12	EX13	3.08	3.08	92	5.20	5	14.63	14.63	38	0.69%	0.015	50.16	6.82	37.61	27.87	27.81	0.26	0.20	
EX13	EX17	0.32	3.40	92	5.20	5	1.52	16.15	38	1.19%	0.015	65.73	8.93	64.85	27.53	26.76	0.77	0.77	
PR2	EX39	3.39	3.39	92	5.20	5	16.10	16.10	38	0.49%	0.015	41.79	5.68	159.88	31.60	30.83	0.77	0.77	
EX39	PR1	0.60	3.99	92	5.20	5	2.85	18.95	38	0.55%	0.015	44.56	6.06	120.99	30.69	30.03	0.66	0.66	
PR1	EX27	1.24	5.23	92	5.20	5	5.69	24.64	38	0.50%	0.015	45.80	6.06	53.11	30.03	29.74	0.29	0.29	
EX27	EX24	0.88	6.21	92	5.20	5	4.66	29.50	42	0.50%	0.013	74.14	7.40	102.28	29.29	28.78	0.51	0.51	
EX24	EX19	0.00	6.21	92	5.20	5	0.00	29.50	42	0.51%	0.013	75.10	7.50	224.81	28.55	27.40	1.15	1.15	
EX19	EX17	0.75	6.96	92	5.20	5	3.56	33.06	48	0.62%	0.013	117.86	9.02	159.88	27.75	26.26	0.99	0.99	
EX17	EX14	0.17	7.13	92	5.20	5	0.81	33.87	48	0.54%	0.013	110.48	8.45	136.29	26.25	25.51	0.74	0.74	
EX14	EX13	0.02	7.15	92	5.20	5	4.37	38.24	48	0.63%	0.013	119.15	9.11	85.47	25.29	24.75	0.54	0.54	
EX13	EX02	0.16	7.31	92	5.20	5	0.78	39.02	48	0.54%	0.013	109.70	8.39	115.98	24.51	23.71	0.82	0.82	
EX02	EX36	0.65	7.96	92	5.20	5	3.09	42.11	54	0.49%	0.014	144.09	8.70	123.74	23.56	22.95	0.61	0.61	
EX36	EX40	0.38	8.34	92	5.20	5	1.81	43.92	54	0.40%	0.013	129.90	7.80	230.05	22.85	21.92	0.93	0.93	
EX40	EX07	10.92	23.54	92	5.20	5	21.88	111.80	60	0.66%	0.013	227.18	10.82	151.03	21.57	20.37	1.00	1.00	
EX07	EX68	0.68	24.22	98	5.20	5	3.41	115.34	60	0.87%	0.013	253.73	12.42	94.09	20.32	19.50	0.82	0.82	

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____ DATE _____

ENGINEER, PLANNING & ZONING _____ DATE _____

DATE RECORDED _____

INDEPENDENT REC. _____ DEED BOOK NO. _____ DAY _____

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

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22304
703.549.6422
WWW.RCFELLS.COM

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

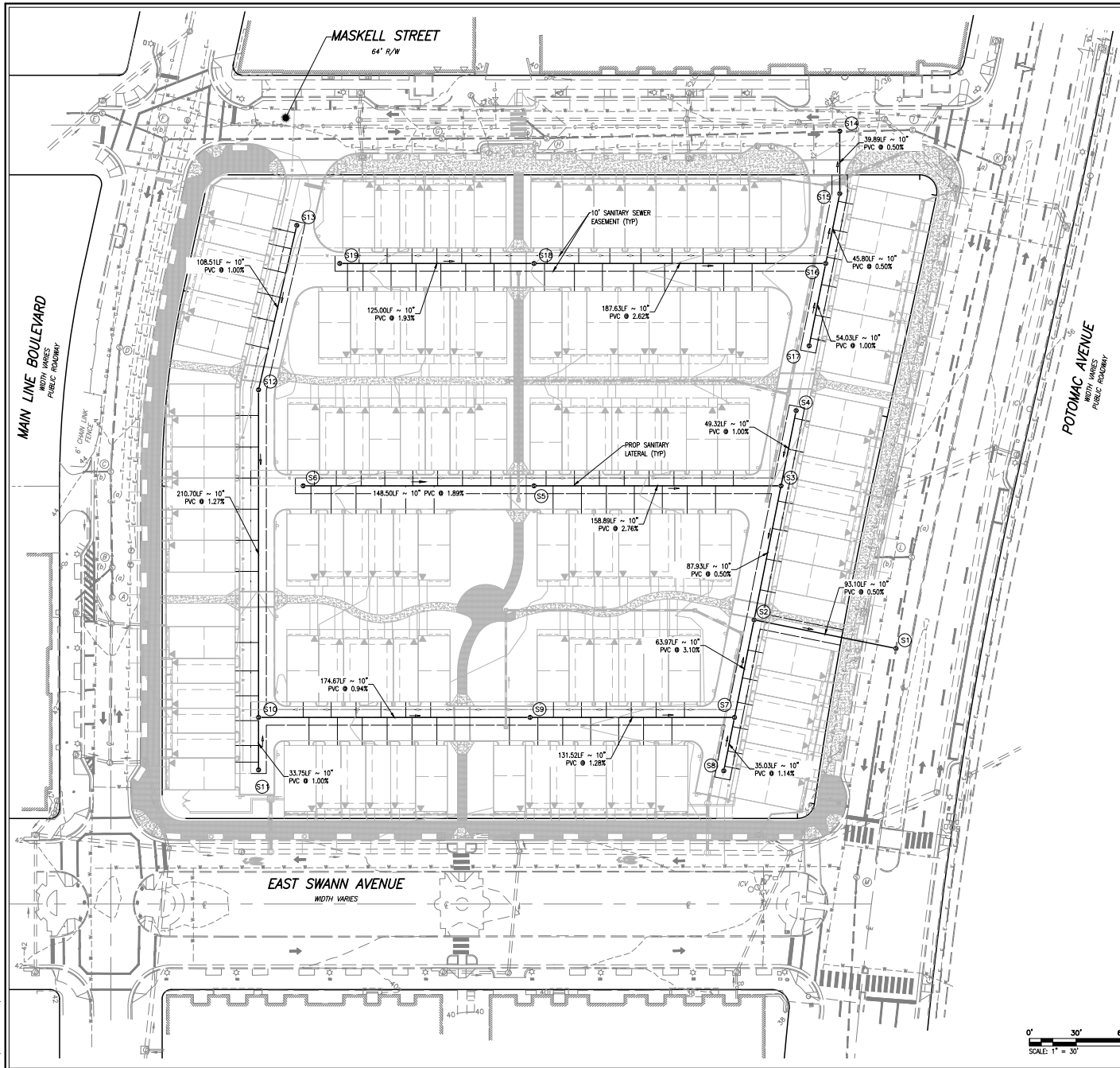
DATE	REVISION

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

STORM SEWER
OUTFALL
ANALYSIS

SHEET **13** OF **24**
FILE: **24-098**

2/25/2025 10:00 AM (LOCAL TIME) 2/25/2025 10:00 AM (LOCAL TIME) 2/25/2025 10:00 AM (LOCAL TIME)



PIPE COMPUTATIONS

STRUCTURE		FROM	TO	INCREMENTAL "d" (CFS)	ACCUMULATED "d" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH
S19	S18	0.03	0.03	10	1.63%	0.010	3.95	7.27	125.00	37.59	35.18	2.41	2.17	0.05		
S18	S16	0.03	0.06	10	2.62%	0.010	4.61	8.48	187.63	35.08	30.16	4.92	3.01	0.07		
S17	S16	0.01	0.01	10	1.00%	0.010	2.85	5.23	54.03	30.70	30.16	0.54	1.17	0.03		
S18	S15	0.01	0.08	10	0.50%	0.010	2.68	3.71	45.80	30.06	29.83	0.23	4.11	0.07		
S15	S14	0.00	0.08	10	0.50%	0.010	2.62	3.71	39.89	29.73	29.53	0.20	4.11	0.07		
S13	S12	0.01	0.01	10	1.00%	0.010	2.85	5.25	108.51	39.40	38.31	1.09	1.17	0.03		
S12	S10	0.02	0.03	10	1.27%	0.010	3.21	5.91	210.70	38.21	35.53	2.68	1.82	0.06		
S11	S10	0.00	0.00	10	1.00%	0.010	2.84	5.22	33.75	35.87	35.53	0.34	1.17	0.03		
S10	S9	0.03	0.07	10	0.94%	0.010	2.75	5.06	174.67	35.43	33.80	1.63	2.21	0.09		
S9	S7	0.02	0.09	10	1.28%	0.010	3.22	5.93	131.52	33.70	32.02	1.69	2.58	0.09		
S8	S7	0.01	0.01	10	1.14%	0.010	3.04	5.60	35.03	32.42	32.02	0.40	1.23	0.03		
S7	S2	0.01	0.11	10	3.10%	0.010	5.01	9.21	63.97	31.92	29.94	1.98	3.70	0.08		
S6	S5	0.03	0.03	10	1.89%	0.010	3.92	7.21	148.50	37.78	34.97	2.81	2.15	0.05		
S5	S3	0.03	0.06	10	2.76%	0.010	4.73	8.70	158.89	34.87	30.48	4.39	3.05	0.07		
S4	S3	0.01	0.01	10	1.00%	0.010	2.85	5.25	49.32	30.98	30.48	0.50	1.17	0.03		
S3	S2	0.01	0.08	10	0.50%	0.010	2.61	3.70	87.63	30.38	29.94	0.44	1.81	0.11		
S2	S1	0.00	0.18	10	0.50%	0.010	2.62	3.72	93.10	29.84	29.37	0.47	2.28	0.17		

SANITARY SEWER NOTES:

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

APPROVED SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. DATE

CHIEF ENGINEER SIGNATURE DATE

DATE RECORDED

INVESTMENT NO. DEED BOOK NO. DAY

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

DATE REVISION

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

SANITARY
SEWER PLAN

SHEET **14** OF **24**
FILE: **24-098**



SCALE: 1"=100'

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: $350 \text{ GPD/UNIT} \times 120 \text{ UNITS} = 42,000 \text{ GPD OR } 0.0650 \text{ CFS}$

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

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

SANITARY SEWER OUTFALL NOTE:

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

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

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

INCREMENTAL SANITARY SEWER FLOW CALCULATIONS:

B/LD #	USE	DESIGN FLOW	UNIT	SIZE	GAL/DAY	GAL/HR	CFVS	PEAK CFS (u4)	FLWS TO
1	Multi Family	300	EA	163	48,948	2,038	0.757	0.3027	H
1	Commercial	200	SF	12,086	2,417	101	0.0037	0.0150	H
2	Multi Family	300	EA	156	45,000	1,875	0.0696	0.2785	H
3	Multi Family	300	EA	64	19,200	800	0.0297	0.1188	H
4-5	Multi Family	300	EA	323	96,900	4,038	0.1499	0.5997	H
6 (SITE)	Single Family TH	350	EA	53	12,250	510	0.0180	0.0758	H
7 (SITE)	Single Family TH	350	EA	85	29,150	1,240	0.0460	0.1841	L
TOTAL					254,417	10,601	0.3337	1.5747	

SANITARY SEWER OUTFALL CALCULATIONS:

STRUCTURE		FACILITY ID		PEAK FLOW (GPD)	PEAK FLOW (GPH)	PEAK "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
FROM	TO	FROM	TO												
H	I	008170SSMH	008169SSMH	898,668.80	37,445	1.30	15	0.65%	0.010	7.04	5.51	235.4	25.78	24.28	1.52
I	K	008169SSMH	007683SSMH	898,668.80	37,445	1.30	15	1.14%	0.010	9.37	7.34	62.99	24.17	23.45	0.72
K	L	007683SSMH	007684SSMH	10,388,300.00	432,846	16.07	24	0.66%	0.010	24.85	7.60	257.8	23.35	21.61	1.66
L	M	007684SSMH	005607SSMH	10,507,300.00	437,804	16.26	24	0.31%	0.010	17.13	5.24	208.7	21.56	20.91	0.65

SEE SHEET 5 FOR SANITARY SEWER SURVEY DATA

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

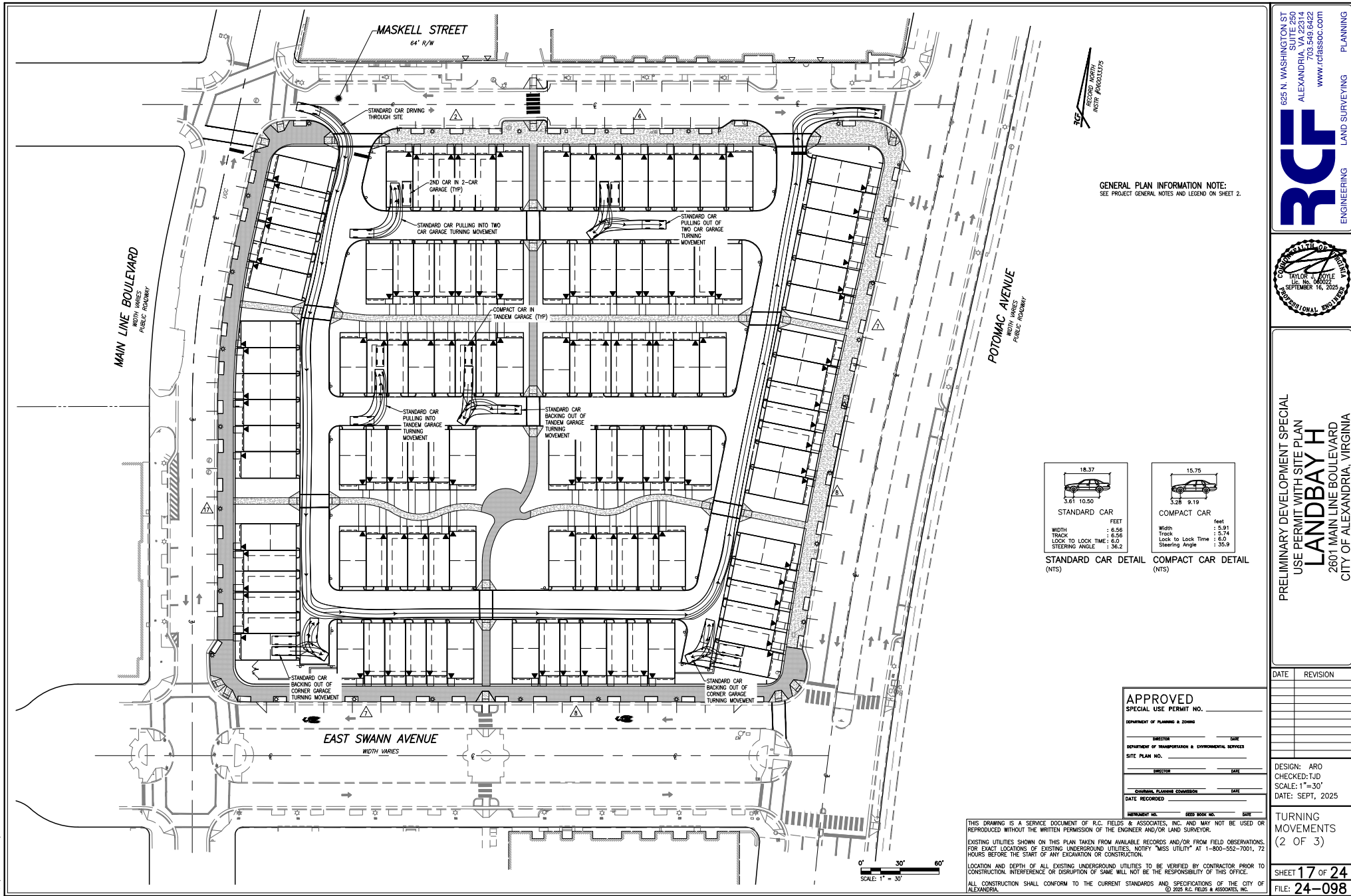
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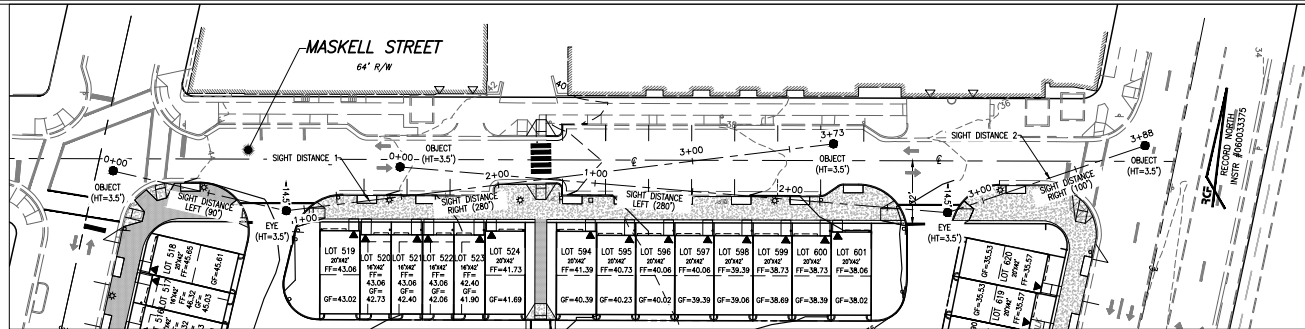
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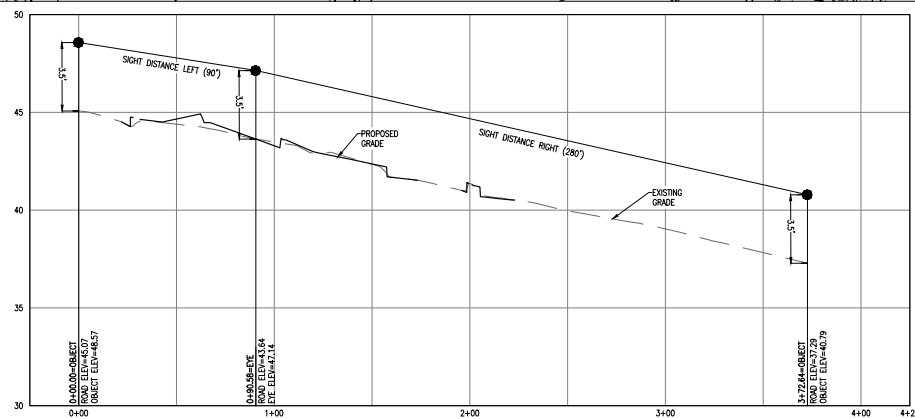
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2/25/24 1:00 PM 2024/09/27 1:00 PM 2024/09/27 1:00 PM

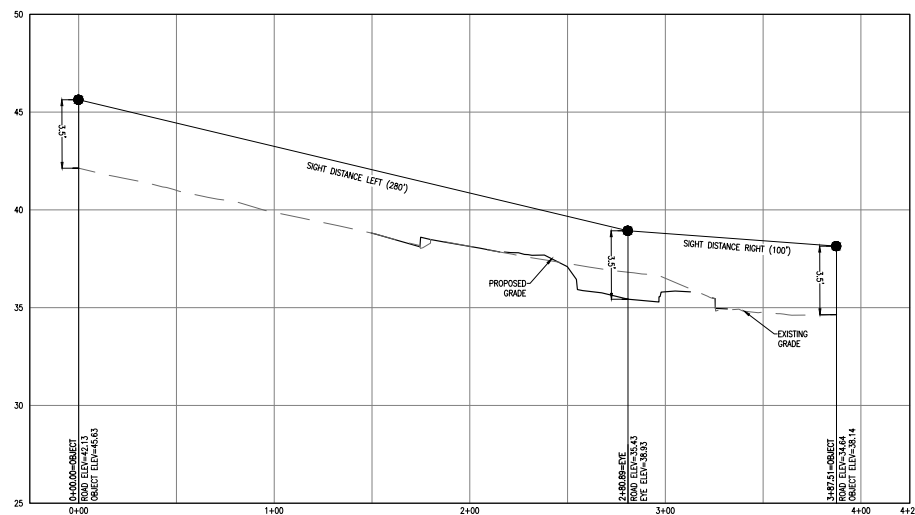




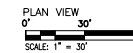
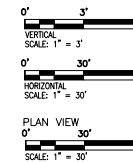
SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 30'



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

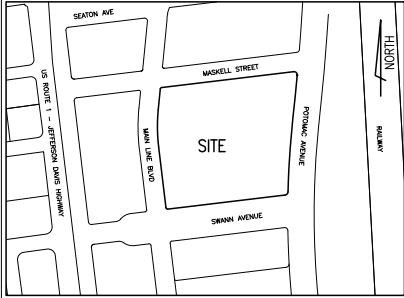


SIGHT DISTANCE PROFILE 2
SCALE - HORIZ: 1" = 30', VERT: 1" = 3'



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

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VICINITY MAP
SCALE 1" = 200'

LOT TABULATION (CDD#10)

TOTAL SITE AREA	186,610 SQ. FT. OR 4.28857 ACRES
PROPOSED NUMBER OF LOTS	121
STREET DEDICATION	65 SQ. FT. OR 0.0015 ACRES
MIN. LOT AREA REQUIRED	N/A
LOT AREA PROVIDED	
LOT 501	1,025 SQ. FT. OR 0.0235 ACRES
LOT 502	800 SQ. FT. OR 0.0184 ACRES
LOT 503	800 SQ. FT. OR 0.0184 ACRES
LOT 504	800 SQ. FT. OR 0.0184 ACRES
LOT 505	800 SQ. FT. OR 0.0184 ACRES
LOT 506	1,025 SQ. FT. OR 0.0235 ACRES
LOT 507	1,025 SQ. FT. OR 0.0235 ACRES
LOT 508	1,000 SQ. FT. OR 0.0230 ACRES
LOT 509	1,000 SQ. FT. OR 0.0230 ACRES
LOT 510	965 SQ. FT. OR 0.0219 ACRES
LOT 511	978 SQ. FT. OR 0.0225 ACRES
LOT 512	978 SQ. FT. OR 0.0225 ACRES
LOT 513	978 SQ. FT. OR 0.0225 ACRES
LOT 514	790 SQ. FT. OR 0.0181 ACRES
LOT 515	794 SQ. FT. OR 0.0182 ACRES
LOT 516	797 SQ. FT. OR 0.0183 ACRES
LOT 517	800 SQ. FT. OR 0.0184 ACRES
LOT 518	1,025 SQ. FT. OR 0.0235 ACRES
LOT 519	1,025 SQ. FT. OR 0.0235 ACRES
LOT 520	800 SQ. FT. OR 0.0184 ACRES
LOT 521	800 SQ. FT. OR 0.0184 ACRES
LOT 522	800 SQ. FT. OR 0.0184 ACRES
LOT 523	800 SQ. FT. OR 0.0184 ACRES
LOT 524	1,025 SQ. FT. OR 0.0235 ACRES
LOT 525	1,015 SQ. FT. OR 0.0233 ACRES
LOT 526	792 SQ. FT. OR 0.0182 ACRES
LOT 527	792 SQ. FT. OR 0.0182 ACRES
LOT 528	792 SQ. FT. OR 0.0182 ACRES
LOT 529	792 SQ. FT. OR 0.0182 ACRES
LOT 530	792 SQ. FT. OR 0.0182 ACRES
LOT 531	1,015 SQ. FT. OR 0.0233 ACRES
LOT 532	1,015 SQ. FT. OR 0.0233 ACRES
LOT 533	792 SQ. FT. OR 0.0182 ACRES
LOT 534	792 SQ. FT. OR 0.0182 ACRES
LOT 535	792 SQ. FT. OR 0.0182 ACRES
LOT 536	792 SQ. FT. OR 0.0182 ACRES
LOT 537	792 SQ. FT. OR 0.0182 ACRES

LOT 538	792 SQ. FT. OR 0.0182 ACRES
LOT 539	1,015 SQ. FT. OR 0.0233 ACRES
LOT 540	1,015 SQ. FT. OR 0.0233 ACRES
LOT 541	792 SQ. FT. OR 0.0182 ACRES
LOT 542	792 SQ. FT. OR 0.0182 ACRES
LOT 543	792 SQ. FT. OR 0.0182 ACRES
LOT 544	792 SQ. FT. OR 0.0182 ACRES
LOT 545	1,015 SQ. FT. OR 0.0233 ACRES
LOT 546	1,015 SQ. FT. OR 0.0233 ACRES
LOT 547	792 SQ. FT. OR 0.0182 ACRES
LOT 548	792 SQ. FT. OR 0.0182 ACRES
LOT 549	792 SQ. FT. OR 0.0182 ACRES
LOT 550	792 SQ. FT. OR 0.0182 ACRES
LOT 551	1,025 SQ. FT. OR 0.0235 ACRES
LOT 552	1,025 SQ. FT. OR 0.0235 ACRES
LOT 553	800 SQ. FT. OR 0.0184 ACRES
LOT 554	800 SQ. FT. OR 0.0184 ACRES
LOT 555	800 SQ. FT. OR 0.0184 ACRES
LOT 556	800 SQ. FT. OR 0.0184 ACRES
LOT 557	1,025 SQ. FT. OR 0.0235 ACRES
LOT 558	1,025 SQ. FT. OR 0.0235 ACRES
LOT 559	800 SQ. FT. OR 0.0184 ACRES
LOT 560	800 SQ. FT. OR 0.0184 ACRES
LOT 561	1,000 SQ. FT. OR 0.0230 ACRES
LOT 562	800 SQ. FT. OR 0.0184 ACRES
LOT 563	800 SQ. FT. OR 0.0184 ACRES
LOT 564	1,025 SQ. FT. OR 0.0235 ACRES
LOT 565	1,015 SQ. FT. OR 0.0233 ACRES
LOT 566	792 SQ. FT. OR 0.0182 ACRES
LOT 567	792 SQ. FT. OR 0.0182 ACRES
LOT 568	792 SQ. FT. OR 0.0182 ACRES
LOT 569	792 SQ. FT. OR 0.0182 ACRES
LOT 570	1,015 SQ. FT. OR 0.0233 ACRES
LOT 571	1,015 SQ. FT. OR 0.0233 ACRES
LOT 572	792 SQ. FT. OR 0.0182 ACRES
LOT 573	792 SQ. FT. OR 0.0182 ACRES
LOT 574	990 SQ. FT. OR 0.0227 ACRES
LOT 575	792 SQ. FT. OR 0.0182 ACRES
LOT 576	792 SQ. FT. OR 0.0182 ACRES
LOT 577	1,015 SQ. FT. OR 0.0233 ACRES
LOT 578	1,015 SQ. FT. OR 0.0233 ACRES
LOT 579	792 SQ. FT. OR 0.0182 ACRES
LOT 580	792 SQ. FT. OR 0.0182 ACRES

LOT 581	792 SQ. FT. OR 0.0182 ACRES
LOT 582	792 SQ. FT. OR 0.0182 ACRES
LOT 583	792 SQ. FT. OR 0.0182 ACRES
LOT 584	990 SQ. FT. OR 0.0227 ACRES
LOT 585	1,015 SQ. FT. OR 0.0233 ACRES
LOT 586	1,015 SQ. FT. OR 0.0233 ACRES
LOT 587	792 SQ. FT. OR 0.0182 ACRES
LOT 588	990 SQ. FT. OR 0.0227 ACRES
LOT 589	990 SQ. FT. OR 0.0227 ACRES
LOT 590	990 SQ. FT. OR 0.0227 ACRES
LOT 591	990 SQ. FT. OR 0.0227 ACRES
LOT 592	792 SQ. FT. OR 0.0182 ACRES
LOT 593	1,015 SQ. FT. OR 0.0233 ACRES
LOT 594	1,025 SQ. FT. OR 0.0235 ACRES
LOT 595	1,000 SQ. FT. OR 0.0230 ACRES
LOT 596	1,000 SQ. FT. OR 0.0230 ACRES
LOT 597	1,000 SQ. FT. OR 0.0230 ACRES
LOT 598	1,000 SQ. FT. OR 0.0230 ACRES
LOT 599	1,000 SQ. FT. OR 0.0230 ACRES
LOT 600	1,000 SQ. FT. OR 0.0230 ACRES
LOT 601	1,025 SQ. FT. OR 0.0235 ACRES
LOT 602	1,108 SQ. FT. OR 0.0254 ACRES
LOT 603	852 SQ. FT. OR 0.0196 ACRES
LOT 604	841 SQ. FT. OR 0.0193 ACRES
LOT 605	831 SQ. FT. OR 0.0190 ACRES
LOT 606	822 SQ. FT. OR 0.0189 ACRES
LOT 607	1,044 SQ. FT. OR 0.0240 ACRES
LOT 608	1,027 SQ. FT. OR 0.0236 ACRES
LOT 609	1,000 SQ. FT. OR 0.0230 ACRES
LOT 610	800 SQ. FT. OR 0.0184 ACRES
LOT 611	800 SQ. FT. OR 0.0184 ACRES
LOT 612	800 SQ. FT. OR 0.0184 ACRES
LOT 613	1,015 SQ. FT. OR 0.0233 ACRES
LOT 614	1,040 SQ. FT. OR 0.0241 ACRES
LOT 615	1,069 SQ. FT. OR 0.0245 ACRES
LOT 616	1,051 SQ. FT. OR 0.0242 ACRES
LOT 617	1,061 SQ. FT. OR 0.0244 ACRES
LOT 618	1,069 SQ. FT. OR 0.0245 ACRES
LOT 619	1,076 SQ. FT. OR 0.0247 ACRES
LOT 620	1,108 SQ. FT. OR 0.0254 ACRES
LOT 621	77,789 SQ. FT. OR 1.7858 ACRES

EXISTING ADJOINING OWNERS TABLE:

PARCEL 505 N/F SILVERSTONE ALEXANDRIA LP ALUS GROUP PO BOX 90129 SOUTHAKA, VA 22036 TAX MAP: 025.03-0A-00 ZONE: CDD#10 USE: CONDOMINIUM INSTR: #1210013904	PARCEL G-C N/F AVALON POTOMAC YARD LLC 4040 WILSON BOULEVARD ARLINGTON, VA 22203 TAX MAP: 025.01-05-15 ZONE: CDD#10 USE: APARTMENTS INSTR: #1600019173	PARCEL 506 A-1 N/F 2551 MAIN LINE LLC 1330 19TH ST NW, STE 225 WASHINGTON, DC 20036 TAX MAP: 025.04-0A-00 ZONE: CDD#10 USE: CONDOMINIUM INSTR: #1600017801	PARCEL G-F N/F AVALON POTOMAC YARD 4040 WILSON BOULEVARD ARLINGTON, VA 22203 TAX MAP: 025.01-05-13 ZONE: CDD#10 USE: APARTMENTS INSTR: #1600019173
PARCEL 702 N/F POTOMAC YARD HOA, INC 10600 ARROWHEAD DRIVE, STE 225 FAIRFAX, VA 22030 TAX MAP: 025.01-05-06 ZONE: CDD#10 USE: OPEN SPACE (PARK) INSTR: #1100008650	PARCEL 702 N/F CITY OF ALEXANDRIA 301 KING STREET ROOM 1300 ALEXANDRIA, VA 22314 TAX MAP: 025.04-03-04 ZONE: CDD#10 USE: PARK	PARCEL 507 A N/F POTOMAC YARD APARTMENTS LLC 6406 RY LAKE STE 700 GREENBELT, MD 20770 TAX MAP: 025.03-04-01 ZONE: CDD#10 USE: APARTMENTS INSTR: #130020965	

APPROVED

SUBDIVISION CASE NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD	BEARING	CHORD LENGTH
C1	12.00'	12.00'	90.00°	12.00'	12.00'	N 0°00'00" E	12.00'
C2	584.00'	126.70'	12.25°11"	63.60'	507.38'20"	E 126.46'	
C3	13.00'	20.37'	77.34'08"	12.05'	N 44°21'40" E	18.78'	
C4	11.00'	13.59'	102°07'58"	12.50'	N 42°50'21" W	17.10'	
C5	8.23850'	145.86'	100.50°	72.93'	N 05°40'36" E	145.86'	
C6	3,061.50'	253.28'	444.72°	126.71'	N 03°46'50" E	253.27'	
C7	11.00'	15.69'	87.62°00"	8.57'	N 47°17'41" E	14.39'	
C8	6.00'	8.49'	90°00'00"	6.00'	S 51°51'16" E	8.49'	
C9	6.00'	8.72'	77°34'09"	4.82'	S 44°21'40" W	7.52'	

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

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

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

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

GENERAL NOTES:

1. TAX ASSESSMENT MAP #025.03-03-01
2. ZONE: CDD#10
3. OWNER/APPLICANT: PY LANDBAY H, LLC
C/O JBG SMITH PROPERTIES
BETHESDA, MD 20814
INSTRUMENT #180017230
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD 83. PER GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TITLE REPORT FURNISHED BY FEDELY NATIONAL TITLE, COMMITMENT NO. DCC200815, DATED 05/07/2024 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
8. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
9. THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #1515190033F.
10. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
11. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
12. STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
13. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

SURVEYOR'S CERTIFICATE

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

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

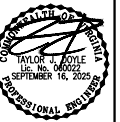
DATE _____ REVISION _____

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

PRELIMINARY
SUBDIVISION
PLAT
(1 OF 3)

SHEET **22** OF **24**
FILE: **24-098**

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22304
703.549.6422
WWW.RCFIELDSONLINE.COM





POTOMAC YARDS
LANDBAY H

2024019C

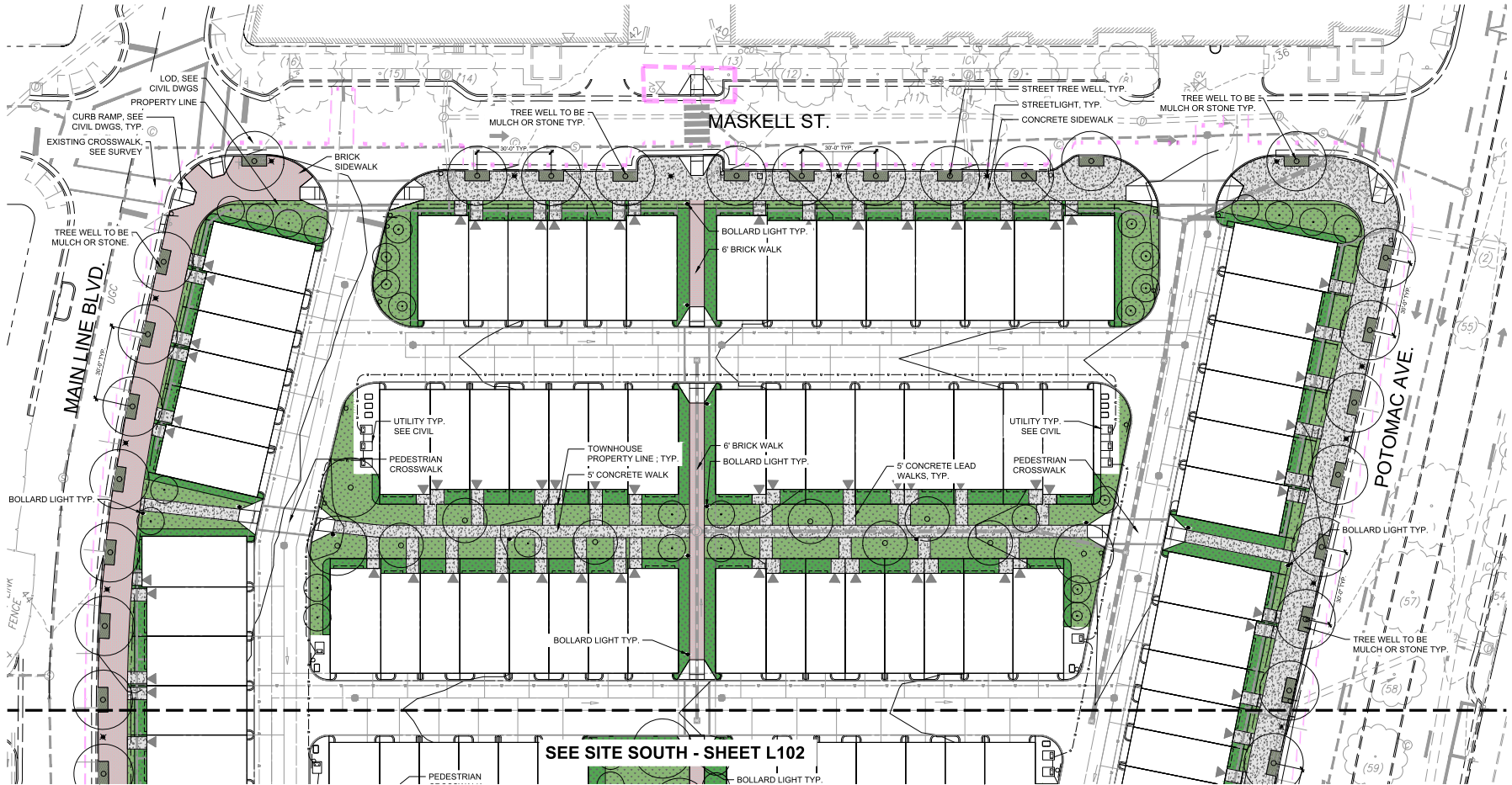
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VERT: N/A
HORZ: 1"=30'

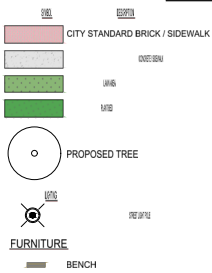


SHEET NUMBER

L001



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	
DESIGNED BY: MC	DATE: _____
DRAWN BY: WT	DATE: _____
CHECKED BY: MC	DATE: _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DESIGNED BY: MC	DATE: _____
COMMUNITY PLANNING COMMISSION	
DATE RECORDED: _____	
INSTRUMENT NO. _____	PAGE NO. _____



NOT FOR CONSTRUCTION

**POTOMAC YARDS
LANDBAY H**

CITY OF ALEXANDRIA, VA

2024019C

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT & SUBMISSION	06/10/2025
2	PDSUBP SUBMISSION	08/05/2025
3	PDSUBP WITH SITE PLAN	08/16/2025

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

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

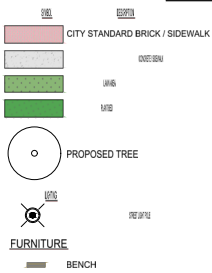
SHEET TITLE
**MATERIALS PLAN - SITE
NORTH**

SHEET NUMBER

L101



LEGEND



NOTES

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

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

DESIGNED BY: MC DATE _____
DRAWN BY: WT DATE _____
CHECKED BY: MC DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DESIGNED BY: MC DATE _____
DRAWN BY: WT DATE _____
CHECKED BY: MC DATE _____

COMMUNITY PLANNING COMMISSION DATE _____

DATE RECORDED _____

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

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

**POTOMAC YARDS
LANDBAY H**

CITY OF ALEXANDRIA, VA

2024019C

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	CONCEPT & SUBMISSION	06/10/2025
2	PDSUBP SUBMISSION	08/05/2025
3	PDSUBP WITH SITE PLAN	08/16/2025

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

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

0 10 20 40

SHEET TITLE
MATERIALS PLAN - SITE SOUTH

SHEET NUMBER

L102



PLANT SCHEDULE

SEE SITE SOUTH - SHEET L402

LEGEND

NOTES

SYMBOL	CODE	BOTANICAL / COMMON NAME	SYMBOL	CODE	BOTANICAL / COMMON NAME	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' SOUTHERN MAGNOLIA		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	MAVI	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	STPS	STEWARTIA PSEUDOCAMELLIA JAPANESE STEWARTIA		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	CSAF	CORNUS SERICEA 'ARCTIC FIRE' ARCTIC FIRE RED TWIG DOGWOOD		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	FOGA	FOTHERGILLA GARDENII DWARF FOTHERGILLA		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	HYAA	HYDRANGEA ARBORESCENS 'ANNABELLE' ANNABELLE HYDRANGEA		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	HYPL	HYDRANGEA PANICULATA 'LIMELIGHT' LIMELIGHT PANICLE HYDRANGEA		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	HYQH	HYDRANGEA QUERCIFOLIA 'SKE'S DWARF' SKE'S DWARF OXLEAF HYDRANGEA		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	ITVL	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY SWEETSPICE		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	ROME	ROSA X MEIDLANDI WHITE DRIFT® GROUNDCOVER ROSE		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	COFL	CORNUS FLORIDA FLOWERING DOGWOOD		MAGR	MAGNOLIA GRANDIFLORA 'LITTLE GEM' SOUTHERN MAGNOLIA		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	MAVI	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	STPS	STEWARTIA PSEUDOCAMELLIA JAPANESE STEWARTIA		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	CSAF	CORNUS SERICEA 'ARCTIC FIRE' ARCTIC FIRE RED TWIG DOGWOOD		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	FOGA	FOTHERGILLA GARDENII DWARF FOTHERGILLA		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	HYAA	HYDRANGEA ARBORESCENS 'ANNABELLE' ANNABELLE HYDRANGEA		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	HYPL	HYDRANGEA PANICULATA 'LIMELIGHT' LIMELIGHT PANICLE HYDRANGEA		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	HYQH	HYDRANGEA QUERCIFOLIA 'SKE'S DWARF' SKE'S DWARF OXLEAF HYDRANGEA		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	ITVL	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY SWEETSPICE		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY
	ROME	ROSA X MEIDLANDI WHITE DRIFT® GROUNDCOVER ROSE		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY		IOP	ILEX OPACA AMERICAN HOLLY		JVIR	JUNIPERUS VIRGINIANA AMERICAN HOLLY

SYMBOL	DESCRIPTION
	STREET LIGHT POLE
	BENCH

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

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

DIRECTOR _____ DATE _____

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

NOT FOR CONSTRUCTION

POTOMAC YARDS
LANDBAY H

CITY OF ALEXANDRIA, VA

2024019C

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT & SUBMISSION	06/10/2023
2	PDRP SUBMISSION	08/09/2023
3	PDRP WITH SITE PLAN	08/16/2023

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

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

0 10 20 40'

PLANTING PLAN - SITE NORTH

L401

NOT TO SCALE

DATE



NOT FOR
CONSTRUCTION

POTOMAC YARDS
LANDBAY H

CITY OF ALEXANDRIA, VA

PROJECT NO. 2024019C

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT & SUBMISSION	06/10/2025
2	PODUP SUBMISSION	08/05/2025
3	PODUP WITH SITE PLAN	08/16/2025

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

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

0 10 20 40'

PLANTING PLAN - SITE SOUTH

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

L402



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SYMBOL	CODE	BOTANICAL / COMMON NAME	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		CSAF	CORNUS SERICEA 'ARCTIC FIRE'		FOGA	FOTHERGILLA GARDENII DWARF FOTHERGILLA
	GLSK	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA		MAVI	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA		STPS	STEUARTIA PSEUDOCAMELLIA JAPANESE STEUWARTIA		CSAF	CORNUS SERICEA 'ARCTIC FIRE'		FOGA	FOTHERGILLA GARDENII DWARF FOTHERGILLA
	MAVI	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA		STPS	STEUARTIA PSEUDOCAMELLIA JAPANESE STEUWARTIA		CSAF	CORNUS SERICEA 'ARCTIC FIRE'		FOGA	FOTHERGILLA GARDENII DWARF FOTHERGILLA		HYAA	HYDRANGEA ARBORESCENS 'ANNABELLE'
	STPS	STEUARTIA PSEUDOCAMELLIA JAPANESE STEUWARTIA		CSAF	CORNUS SERICEA 'ARCTIC FIRE'		FOGA	FOTHERGILLA GARDENII DWARF FOTHERGILLA		HYAA	HYDRANGEA ARBORESCENS 'ANNABELLE'		HYPL	HYDRANGEA PANICULATA 'LIMELIGHT'
	CSAF	CORNUS SERICEA 'ARCTIC FIRE'		FOGA	FOTHERGILLA GARDENII DWARF FOTHERGILLA		HYAA	HYDRANGEA ARBORESCENS 'ANNABELLE'		HYPL	HYDRANGEA PANICULATA 'LIMELIGHT'		HQSD	HYDRANGEA QUERCIFOLIA 'SKE'S DWARF'
	FOGA	FOTHERGILLA GARDENII DWARF FOTHERGILLA		HYAA	HYDRANGEA ARBORESCENS 'ANNABELLE'		HYPL	HYDRANGEA PANICULATA 'LIMELIGHT'		HQSD	HYDRANGEA QUERCIFOLIA 'SKE'S DWARF'		IVLH	ITEA VIRGINICA 'LITTLE HENRY'
	HYAA	HYDRANGEA ARBORESCENS 'ANNABELLE'		HYPL	HYDRANGEA PANICULATA 'LIMELIGHT'		HQSD	HYDRANGEA QUERCIFOLIA 'SKE'S DWARF'		IVLH	ITEA VIRGINICA 'LITTLE HENRY'		ROME	ROSA X MEIZOIDORA 'WHITE DRIFT'
	HYPL	HYDRANGEA PANICULATA 'LIMELIGHT'		HQSD	HYDRANGEA QUERCIFOLIA 'SKE'S DWARF'		IVLH	ITEA VIRGINICA 'LITTLE HENRY'		ROME	ROSA X MEIZOIDORA 'WHITE DRIFT'		JH	JUNIPERUS HORIZONTALIS 'BLUE CHIEF'
	HQSD	HYDRANGEA QUERCIFOLIA 'SKE'S DWARF'		IVLH	ITEA VIRGINICA 'LITTLE HENRY'		ROME	ROSA X MEIZOIDORA 'WHITE DRIFT'		JH	JUNIPERUS HORIZONTALIS 'BLUE CHIEF'		LX	LONICERA XYLOSTEUM 'CROWN OF THorns'
	IVLH	ITEA VIRGINICA 'LITTLE HENRY'		ROME	ROSA X MEIZOIDORA 'WHITE DRIFT'		JH	JUNIPERUS HORIZONTALIS 'BLUE CHIEF'		LX	LONICERA XYLOSTEUM 'CROWN OF THorns'		PHS	PHLOX SUBULATA 'MAGNOLIA'
	ROME	ROSA X MEIZOIDORA 'WHITE DRIFT'		JH	JUNIPERUS HORIZONTALIS 'BLUE CHIEF'		LX	LONICERA XYLOSTEUM 'CROWN OF THorns'		PHS	PHLOX SUBULATA 'MAGNOLIA'		YF	YUCCA FILAMENTOSA 'SOLAR FLARE'
	JH	JUNIPERUS HORIZONTALIS 'BLUE CHIEF'		LX	LONICERA XYLOSTEUM 'CROWN OF THorns'		PHS	PHLOX SUBULATA 'MAGNOLIA'		YF	YUCCA FILAMENTOSA 'SOLAR FLARE'		CP	CAREX PENNSYLVANICA 'NORTHERN LIGHTS'
	LX	LONICERA XYLOSTEUM 'CROWN OF THorns'		PHS	PHLOX SUBULATA 'MAGNOLIA'		YF	YUCCA FILAMENTOSA 'SOLAR FLARE'		CP	CAREX PENNSYLVANICA 'NORTHERN LIGHTS'		DC	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS'
	PHS	PHLOX SUBULATA 'MAGNOLIA'		YF	YUCCA FILAMENTOSA 'SOLAR FLARE'		CP	CAREX PENNSYLVANICA 'NORTHERN LIGHTS'		DC	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS'		ER	ERAGROSTIS SPECTABILIS 'PURPLE LOVEGRASS'
	YF	YUCCA FILAMENTOSA 'SOLAR FLARE'		CP	CAREX PENNSYLVANICA 'NORTHERN LIGHTS'		DC	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS'		ER	ERAGROSTIS SPECTABILIS 'PURPLE LOVEGRASS'		ML	MUHLENBERGIA LINDHEIMERI 'L'ENI'
	CP	CAREX PENNSYLVANICA 'NORTHERN LIGHTS'		DC	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS'		ER	ERAGROSTIS SPECTABILIS 'PURPLE LOVEGRASS'		ML	MUHLENBERGIA LINDHEIMERI 'L'ENI'		PV	PANICUM VIRGATUM 'RUBY RIBBONS'
	DC	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS'		ER	ERAGROSTIS SPECTABILIS 'PURPLE LOVEGRASS'		ML	MUHLENBERGIA LINDHEIMERI 'L'ENI'		PV	PANICUM VIRGATUM 'RUBY RIBBONS'		PA	PENNISETUM ALOPECUROIDES 'HAMELI'
	ER	ERAGROSTIS SPECTABILIS 'PURPLE LOVEGRASS'		ML	MUHLENBERGIA LINDHEIMERI 'L'ENI'		PV	PANICUM VIRGATUM 'RUBY RIBBONS'		PA	PENNISETUM ALOPECUROIDES 'HAMELI'		SOD	TURF SOD
	ML	MUHLENBERGIA LINDHEIMERI 'L'ENI'		PV	PANICUM VIRGATUM 'RUBY RIBBONS'		PA	PENNISETUM ALOPECUROIDES 'HAMELI'		SOD	TURF SOD		BL	DROUGHT TOLERANT FESCUE BLEND
	PV	PANICUM VIRGATUM 'RUBY RIBBONS'		PA	PENNISETUM ALOPECUROIDES 'HAMELI'		SOD	TURF SOD		BL	DROUGHT TOLERANT FESCUE BLEND			
	PA	PENNISETUM ALOPECUROIDES 'HAMELI'		SOD	TURF SOD		BL	DROUGHT TOLERANT FESCUE BLEND						
	SOD	TURF SOD		BL	DROUGHT TOLERANT FESCUE BLEND									
	BL	DROUGHT TOLERANT FESCUE BLEND												

LEGEND

SYMBOL	DESCRIPTION
	STREET LIGHT POLE
	BENCH

NOTES

1. PLAN IS SHOWN TO CONVEY DESIGN INTENT. FINAL DESIGN MAY BE MODIFIED BASED ON FIELD CONDITIONS, ARCHITECTURAL MODIFICATIONS, STAFF COMMENTS, AND INPUT FROM STAKEHOLDERS.
2. 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 TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

COMMISSIONER _____ DATE _____

DATE RECORDED _____

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

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.
EVERGREEN TREES													
	ILOP	14	ILEX OPACA / AMERICAN HOLLY	B & B	1.5"-1.75"	6' - 10'		AGLR	104	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD GLOSSY ABELIA	#3	18" - 24"	18" - 24"
	JUEA	14	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	1.5" - 1.75"	6' - 10'		AEAM	52	AZALEA ENCORE 'AUTUMN MOONLIGHT' TM / AUTUMN MOONLIGHT AZALEA	#3	18" - 24"	24" - 36"
	PIVI	11	PINUS VIRGINIANA / VIRGINIA PINE	B & B	1.5" - 1.75"	6' - 10'		BUMI	60	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD	#3	18" - 24"	18" - 24"
ORNAMENTAL TREES													
	COFL	8	CORNUS FLORIDA / FLOWERING DOGWOOD	B & B	1.5" - 1.75"	6' - 10'		CEHP	95	CEPHALOTAXUS HARRINGTONIA 'PLANA' / YEWTOPAS® PLUM YEW	#3	18" - 24"	18" - 24"
	MAGR	4	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / SOUTHERN MAGNOLIA	B & B	1.5" - 1.75"	6' - 10'		CHOG	20	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI FALSE CYPRESS	#7	36" - 48"	24" - 36"
	MAVI	14	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	B & B	1.5"-1.75"	6' - 10'		ILCH	36	ILEX CRENATA 'HELLER' / HELER JAPANESE HOLLY	#3	18" - 24"	24" - 36"
	STPS	2	STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	B & B	1.5" - 1.75"	6' - 10'		ILGL	10	ILEX GLABRA / INKBERRY HOLLY	#5	36" - 48"	36" - 48"
SHADE TREES													
	ACSA2	3	ACER SACCHARUM / SUGAR MAPLE	B & B	2"-3"	12' - 14'		ILGS	56	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	#3	24"	18" - 24"
	GLSK	9	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	B & B	2"-3"	12'-14'		ILVS	23	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPOH HOLLY	#3	18" - 24"	18" - 24"
	NYSY	7	NYSSA SYLVATICA / TUPELO	B & B	2"-3"	12'-14'		IVSD	21	ILEX VOMITORIA 'STOKES DWARF' / STOKES DWARF YAUPOH HOLLY	#3	18" - 24"	18" - 24"
	QUSH	8	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2"-3"	12' - 14'		ILFL	98	ILLICUM FLORIDANUM 'JCJC' PP24640 / MISS SCARLET ILLICUM	#3	24"	24"
STREET TREES													
	ACSA	4	ACER SACCHARUM / SUGAR MAPLE	B & B	2"-3"	12' - 14'		JUSB	59	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	#1	10" - 12"	18" - 24"
	CACO	8	CARYA CORDIFORMIS / BITTERNUT HICKORY	B & B	2"-3"	12' - 14'		LCCF	20	LOROPETALUM CHINENSE 'CRIMSON FIRE' / CRIMSON FIRE CHINESE FRINGE-FLOWER	#3	12" - 18"	12" - 18"
	CEOC	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"-3"	12' - 14'		MYPM	45	MYRICA PENNSYLVANICA 'MORTON' / SILVER SPRITE BAYBERRY	#5	24" - 36"	24" - 36"
	LIST	7	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2"-3"	12'-14'		POLD	8	PHYSOCARPUS OPULEFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK	#3	18" - 24"	18" - 24"
	PLOC	7	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2"-3"	12'-14'		PRLS	5	PRUNUS LAUROCARPUS 'SCHIPKAENSIS' / SCHIPKA ENGLISH LAUREL	#5	36" - 48"	24" - 36"
	QUBI	7	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2"-3"	12'-14'		RHYP	51	RHODODENDRON 'YAKU PRINCE' / YAKU PRINCE AZALEA	#3	24"	24"
	QUCO	6	QUERCUS COCCINEA / SCARLET OAK	B & B	2"-3"	12' - 14'		TOEG	30	THUJA OCCIDENTALIS 'EUROPE GOLD' / EUROPE GOLD ARBORVITAE	#7	36" - 48"	24"
	QURU	7	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2"-3"	12' - 14'	GRASSES						
GROUND COVERS													
	SOD	23,768 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND					CAPE	462	CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE	#SP4	6" - 12"	6"
	DCNL	150	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS					ERSP	75	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	#1	18"	12" - 18"
	MULL	38	MULLENBERGIA LINDHEIMERI 'LEN' / AUTUMN GLOW™ LINDHEIMER'S MUHLY					PAVR	40	PANICUM VIRGATUM 'RR1' / RUBY RIBBONS® SWITCH GRASS	#1	24" - 36"	18" - 24"
	PEAH	62	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS					PEAH	62	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	#1	12" - 18"	12" - 18"
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS
DECIDUOUS SHRUBS													
	CSAF	38	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	#5	18" - 24"	18" - 24"		FOGA	26	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	#3	18" - 24"	18" - 24"
	HYAA	80	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	#3	24"	24" - 36"		HYPL	6	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT PANICLE HYDRANGEA	#5	36"	36"
	HQSD	36	HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF' / SIKE'S DWARF OAKLEAF HYDRANGEA	#3	18" - 24"	18" - 24"		IVLH	69	ITEA VIRGINICA 'LITTLE HENRY' / LITTLE HENRY SWEETSPIRE	#3	18" - 24"	18" - 24"
	ROME	44	ROSA X 'MEIZORLAND' / WHITE DRIFT® GROUNDCOVER ROSE	#1	12"	12" - 18"							

STANDARD

IS A SERVICE TO THE CITY OF ALBUQUERQUE, NEW MEXICO. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS A SERVICE TO THE CITY OF ALBUQUERQUE, NEW MEXICO. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS A SERVICE TO THE CITY OF ALBUQUERQUE, NEW MEXICO. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS A SERVICE TO THE CITY OF ALBUQUERQUE, NEW MEXICO. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS A SERVICE TO THE CITY OF ALBUQUERQUE, NEW MEXICO. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS A SERVICE TO THE CITY OF ALBUQUERQUE, NEW MEXICO. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS A SERVICE TO THE CITY OF ALBUQUERQUE, NEW MEXICO. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS A SERVICE TO THE CITY OF ALBUQUERQUE, NEW MEXICO. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS A SERVICE TO THE CITY OF ALBUQUERQUE, NEW MEXICO. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS A SERVICE TO THE CITY OF ALBUQUERQUE, NEW MEXICO. THE CITY OF ALBUQUERQUE, NEW MEXICO, IS A SERVICE TO THE CITY OF ALBUQUERQUE, NEW MEXICO. 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PLANT TYPE	PLAN INFORMATION		BOTANIC/Common NAME			SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED			
PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULT/VAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (%)	EASTERN U.S. (%)	TOTAL	
URBAN TREES	ACSA	4	ACER	SACCHARUM	SUGAR MAPLE	2"-3" CAL / 12'-14" H	B&B; single leader (ROW tree)	N/A	N/A	4	0	52	
	CACO	8	CARYA	CORDIFORMIS	BITTERNUT HICKORY	2"-3" CAL / 12'-14" H	B&B; single leader (ROW tree)	N/A	N/A	8			
	CEOC	6	CELTIS	OCCIDENTALIS	COMMON HACKBERRY	2"-3" CAL / 12'-14" H	B&B; single leader (ROW tree)	N/A	N/A	6			
	LST	7	LIQUIDAMBAR	STYRACIFLUA	SWEET GUM	2"-3" CAL / 12'-14" H	B&B; single leader (ROW tree)	N/A	N/A	7			
	PLDC	7	PLATANUS	OCCIDENTALIS	AMERICAN SYCAMORE	2"-3" CAL / 12'-14" H	B&B; single leader (ROW tree)	N/A	N/A	7			
	QURI	7	QUERCUS	BICOLOR	SWAMP WHITE OAK	2"-3" CAL / 12'-14" H	B&B; single leader (ROW tree)	N/A	N/A	7			
	QUICO	6	QUERCUS	COCCINEA	SCARLET OAK	2"-3" CAL / 12'-14" H	B&B; single leader (ROW tree)	N/A	N/A	6			
	QURU	7	QUERCUS	RUBRA	NORTHERN RED OAK	2"-3" CAL / 12'-14" H	B&B; single leader (ROW tree)	N/A	N/A	7			
	TOTALS	52							0	100.0%	0.0%	100.0%	
													URBAN TREE CCA (NOT USED IN TOTAL PROPOSED CCA)
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (%)	EASTERN U.S. (%)	TOTAL	
	ACSAZ	3	ACER	SACCHARUM	SUGAR MAPLE	2"-3" CAL / 12'-14" H	B&B	1250	3,750	3			
	COFL	8	CORNUS	FLORIDA	FLOWERING DOGWOOD	1.5"-1.75" CAL / 6'-10" H	B&B	250	2,000	8			
	GLSK	9	GLEDITSIA	TRIACANTHOS INERMIS	SKYCOCK	2"-3" CAL / 12'-14" H	B&B	750	6,750	9			
	ILDP	14	ILEX	SYLVATICA	AMERICAN HOLLY	6'-10" H	B&B	250	3,500	14			
	JUEA	14	JUNIPERUS	VIRGINIANA	EASTERN RED CEDAR	6'-10" H	B&B	250	3,500	14			
	MAGR	4	MAGNOLIA	GRANDIFLORA	LITTLE GEM	1.5"-1.75" CAL / 6'-10" H	B&B	500	2,000	n/a	4		
	MAVI	14	MAGNOLIA	VIRGINIANA	SWEETBAY MAGNOLIA	1.5"-1.75" CAL / 6'-10" H	B&B	250	3,500	14			
	NTSY	7	NYSSA	SYLVATICA	TUPEDO	2"-3" CAL / 12'-14" H	B&B	750	5,250	7			
	PVI	11	PRUNUS	VIRGINIANA	VIRGINIA PINE	1.5"-1.75" CAL / 6'-10" H	B&B	500	5,500	11			
EVERGREEN SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULT/VAR/HYBRID	COMMON NAME	HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (%)	EASTERN U.S. (%)	TOTAL	
	ACUR	104	ACER	X GRANDIFLORA	LITTLE RICHARD	ABELIA	18" - 24"	10	1,040	0			
	AFAM	52	AZALEA	ENCORE	AUTUMN MOONLIGHT	AZALEA	18" - 24"	0	0	n/a			
	BUMI	60	BUXUS	MICROPHYLLA	LITTLELEAF BOXWOOD	18" - 24"	2	120	n/a				
	CEHP	95	CEPHALOTAXUS	HARRINGTONIA	'PLANIA'	YEWTOPIA PLUM YEW	18" - 24"	25	2,375	95			
	CHOS	20	CHAMAECYPARIS	ORTUSA	'GRACIOS'	SENDER NINEGOLD FALSE CYPRESS	36" - 48"	50	1,000	0			
	ILCH	36	ILEX	CRENATA	'HELLER'	HELPER JAPANESE HOLLY	18" - 24"	0	0	n/a			
	ILGL	10	ILEX	GLABRA	'SHAMROCK'	INCKBERRY HOLLY	36" - 48"	25	250	10			
	ILGS	56	ILEX	GLABRA	'SHAMROCK'	SHAMROCK INCKBERRY HOLLY	24"	25	1,400	56			
	ILVS	23	ILEX	VOMITORIA	SCHILLINGS DWARF	SCHILLINGS DWARF YALPOM HOLLY	18" - 24"	25	575	23			
DECIDUOUS SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULT/VAR/HYBRID	COMMON NAME	HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (%)	EASTERN U.S. (%)	TOTAL	
	CSAF	38	CORNUS	SERICA	'ARCTIC FIRE'	ARCTIC FIRE RED TWIG DOGWOOD	18" - 24"	25	950	38			
	FOGA	26	FOTHERGILLA	GARDENII	DWARF FOTHERGILLA	DWARF FOTHERGILLA	18" - 24"	2	52	n/a	26		
	HYAA	80	HYDRANGEA	ARBORESCENS	'ANNABELLE'	ANNA BELLE HYDRANGEA	24"	10	800	80			
	HYPL	6	HYDRANGEA	PANICULATA	'LIMELIGHT'	LIMELIGHT PANICULATA HYDRANGEA	36"	25	150	n/a			
	HCSD	36	HYDRANGEA	QUERCIFOLIA	'SILKES DWARF'	SILKES DWARF OAKLEAF HYDRANGEA	18" - 24"	25	900	36			
	ILVF	69	ITEA	VIRGINICA	'LITTLE HENRY'	LITTLE HENRY SWEETSPICE	18" - 24"	10	690	69			
	ROME	44	ROSA	X	'MEZCOBLAND'	WHITE DRIFT GROUNDCOVER ROSE	12"	0	0	n/a			
	TOTALS	299							3,542	223	26	249	
										74.6%	8.7%	83.3%	
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULT/VAR/HYBRID	COMMON NAME	SIZE/CONT.	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (%)	EASTERN U.S. (%)	TOTAL	
	CAPE	462	CAREX	PENNSYLVANICA	PENNSYLVANIA SEDGE	PENNSYLVANIA SEDGE	#1	462	150	150			
	DCNL	150	DESCHAMPSIA	CESPITOSA	NORTHERN LIGHTS TUFTED HAIR GRASS	NORTHERN LIGHTS	#1	n/a	150	150			
	ERSP	75	ERAGROSTIS	SPECTABILIS	PURPLE LOVEGRASS	PURPLE LOVEGRASS	#1	75	n/a	75			
	MULL	38	MULLENBERGIA	UNDHEIMERI	AUTUMN GLOW UNDEIMER'S MILKY	AUTUMN GLOW UNDEIMER'S MILKY	#1	n/a	38	38			
	PAVR	40	PANICUM	VIRGATUM	RUBY RIBBONS SWITCH GRASS	RUBY RIBBONS SWITCH GRASS	#1	40	n/a	40			
	PEAH	62	PENNISETUM	ALOPECUROIDES	HAMLEN FOUNTAIN GRASS	HAMLEN FOUNTAIN GRASS	#1	n/a	62	n/a			
	TOTALS	827							577	188	765		
										69.8%	22.7%	92.5%	
										LOCAL/REGIONAL (%)	EASTERN U.S. (%)	TOTAL	
GROUNDCOVERS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULT/VAR/HYBRID	COMMON NAME	SIZE/CONT.	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (%)	EASTERN U.S. (%)	TOTAL	
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULT/VAR/HYBRID	COMMON NAME	SIZE/CONT.	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (%)	EASTERN U.S. (%)	TOTAL	
	TOTALS	#											
VINES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULT/VAR/HYBRID	COMMON NAME	SIZE/CONT.	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (%)	EASTERN U.S. (%)	TOTAL	
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULT/VAR/HYBRID	COMMON NAME	SIZE/CONT.	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (%)	EASTERN U.S. (%)	TOTAL	
	TOTALS	#											

BIODIVERSITY TABULATIONS									
TREES (URBAN AND STANDARD)									
TOTAL NUMBER OF TREES PROPOSED: 146									
GENUS	QTY.	PERCENT OF TOTAL PROP.	MAX. PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROP.	MAX. PERCENT ALLOWED		
ACER	7	4.8%	33%	SACCHARUM	7	4.8%	30%		
CARYA	8	5.5%	33%	CORDIFORMIS	8	5.5%	30%		
CELTIS	6	4.1%	33%	OCCIDENTALIS	6	4.1%	30%		
CORNUS	8	5.5%	33%	FLORIDA	8	5.5%	30%		
ILEX	14	9.6%	33%	OPACA	14	9.6%	30%		
JUNIPERUS	14	9.6%	33%	VIRGINIANA	14	9.6%	30%		
GLUDITSIA	9	6.2%	33%	TRIACANTHOS INERMIS	9	6.2%	30%		
LIQUIDAMBAR	7	4.8%	33%	STYRACIFLUA	7	4.8%	30%		
MAGNOLIA	18	12.3%	33%	VIRGINIANA	14	9.6%	30%		
NYSSA	7	4.8%	33%	SYLVATICA	7	4.8%	30%		
PLATANUS	7	4.8%	33%	OCCIDENTALIS	7	4.8%	30%		
PINUS	11	7.5%	33%	VIRGINIANA	11	7.5%	30%		
QUERCUS	28	19.2%	33%	BICOLOR	7	4.8%	30%		
				COCCINEA	6	4.1%	30%		
				RUBRA	7	4.8%	30%		
				SHUMARDII	8	5.5%	30%		
				PSEUDOCAMELLIA	2	1.4%	30%		
STEWARTIA	2	1.4%	33%						

SHRUBS									
TOTAL NUMBER OF SHRUBS PROPOSED: 1092									
GENUS	QTY.	PERCENT OF TOTAL PROP.	MAX. PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROP.	MAX. PERCENT ALLOWED		
EVERGREEN SHRUBS									
ABELIA	104	9.5%	33%	X GRANDIFLORA 'LITTLE RICHARD'	104	9.5%	30%		
AZALEA	52	4.8%	33%	ENCORE MOONLIGHT	52	4.8%	30%		
BUXUS	60	5.5%	33%	MICROPHYLLA	60	5.5%	30%		
CEPHALOTAXUS	95	8.7%	33%	HARRINGTONIA	95	8.7%	30%		
CHAMAECYPARIS	20	1.8%	33%	ORTUSA	20	1.8%	30%		
ILEX	146	13.4%	33%	GLABRA 'SHAMROCK'	56	6.0%	30%		
				VOMITORIA 'SCHILLINGS DWARF'	23	4.0%	30%		
				VOMITORIA 'STOKES'	21				
ILICULUM	98	9.0%	33%	FLORIDANUM	98	9.0%	30%		
JUNIPERUS	59	5.4%	33%	SABINA	59	5.4%	30%		
LOROPETALUM	20	1.8%	33%	CHINENSE	20	1.8%	30%		
MYRTICA	45	4.1%	33%	PENNSYLVANICA	45	4.1%	30%		
PHYSCOCARPUS	8	0.7%	33%	OPULIFOLIOUS	8	0.7%	30%		
PRUNUS	5	0.5%	33%	LAUROCESTRASUS	5	0.5%	30%		
RHODODENDRON	51	4.7%	33%	YAKU PRINCE	51	4.7%	30%		
THUJA	30	2.7%	33%	OCCIDENTALIS	30	2.7%	30%		
DECIDUOUS SHRUBS									
CORNUS	38	3.5%	33%	SERICA	38	3.5%	30%		
FOTHERGILLA	26	2.4%	33%	GARDENII	26	2.4%	30%		
HYDRANGEA	122	11.2%	33%	ARBORESCENS	80	7.3%	30%		
				PANICULATA LIME LIGHT	6	0.5%	30%		
				QUERCIFOLIA	36	3.3%	30%		
ITEA	69	6.3%	33%	VIRGINICA	69	6.3%	30%		
ROSA	44	4.0%	33%	X	44	4.0%	30%		

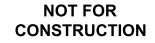
NATIVE PLANT TABULATIONS						
		BEGINNING JANUARY 2, 2024				
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED	PROVIDED		
			%	QTY.	%	
Urban Trees	52	Regional/Local	20%	52	100.0%	
		Total Natives	20%	52	100.0%	
Standard Trees	94	Regional/Local	40%	88	93.6%	
		Total Natives	80%	92	97.9%	
Evergreen Shrubs	793	Regional/Local	10%	256	32.3%	
		Total Natives	40%	354	44.6%	
Deciduous Shrubs	299	Regional/Local	20%	223	74.6%	
		Total Natives	80%	249	83.3%	
Groundcovers		Regional/Local	10%	N/A	N/A	
		Total Natives	20%	N/A	N/A	
Perennials, Ferns, Ornamental Grasses	827	Regional/Local	25% (perennials) & 30% Fern & Grasses	577	69.8%	
		Total Natives	60% (perennials) & 80% Fern & Grasses	765	92.5%	
Vines		Total Natives	100%	N/A	N/A	
		TOTALS				
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL		1512		
2065		57.96		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 list 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



CITY OF ALEXANDRIA, VA

LAND USE STUDY PROJECT

2024019C

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

HORZ: 1"=20'



0 10' 20' 40'

SOILS PLAN - SITE NORTH

L501

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



CITY OF ALEXANDRIA, VA

DESIGNED BY: MC
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CHECKED BY: MC

VERT: N/A
MOD3: 45-355

204887 TITLE

1001

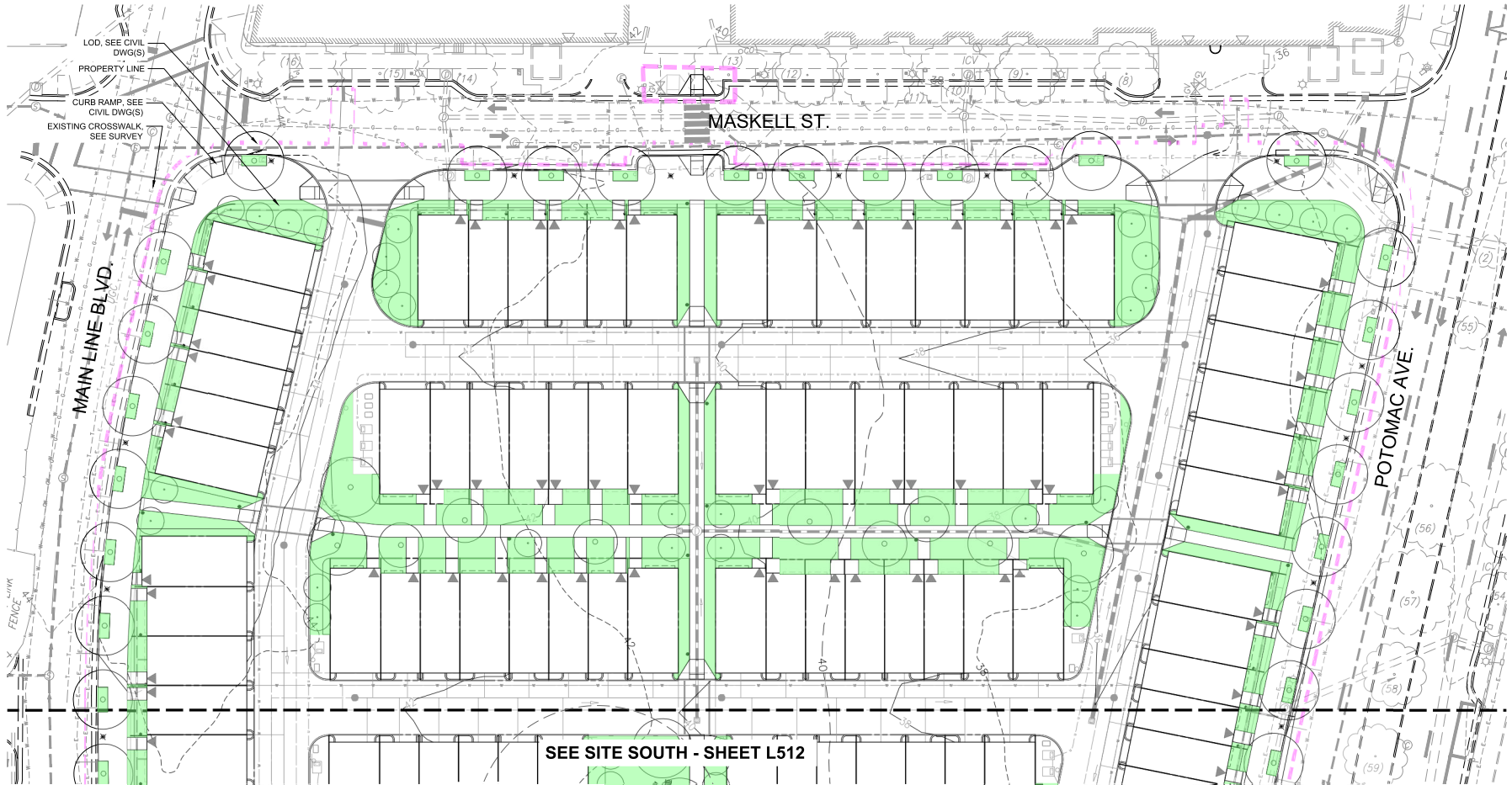
Tree in Plant Bed Specifications:

- 702 SF X 3 FT DEPTH = 2,106 CF
2,106 CF / 6 TREES = 351 CF PER TREE
(300 CF REQUIRED PER TREE)
- 142 SF X 3 FT DEPTH = 2226 CF
2226 / 4 TREES = 556 CF PER TREE
(300 CF REQUIRED PER TREE)
- 741 SF X 3 FT DEPTH = 2223 CF
2223 CF / 4 TREES = 555 CF PER TREE
(300 CF REQUIRED PER TREE)
- 457 SF X 3 FT DEPTH = 1371 CF
1371 CF / 2 TREES = 685 CF PER TREE
(300 CF REQUIRED PER TREE)
- 702 SF X 3 FT DEPTH = 2,106 CF
2,106 CF / 7 TREES = 301 CF PER TREE
(300 CF REQUIRED PER TREE)
- 2213 SF X 3 FT DEPTH = 6630 CF
6630 CF / 6 TREES = 1106 CF PER TREE
(300 CF REQUIRED PER TREE)
- 195 SF X 3 FT DEPTH = 585 CF
(450 CF REQUIRED PER TREE IN SINGLE BED)
- 212 SF X 3 FT DEPTH = 636 CF
(450 CF REQUIRED PER TREE IN SINGLE BED)
- 546 SF X 3 FT DEPTH = 1938 CF
(450 CF REQUIRED PER TREE IN SINGLE BED)
- 220 SF X 3 FT DEPTH = 660 CF
(300 CF REQUIRED PER TREE IN SINGLE BED)
- 412 SF X 3 FT DEPTH = 1236 CF
(1236 CF REQUIRED PER TREE IN SINGLE BED)
- 702 SF X 3 FT DEPTH = 2346 CF
2346 CF / 3 TREES = 782 CF PER TREE
(300 CF REQUIRED PER TREE)
- 853 SF X 3 FT DEPTH = 2559 CF
2559 CF / 4 TREES = 639 CF PER TREE
(300 CF REQUIRED PER TREE)
- 238 SF X 3 FT DEPTH = 714 CF
714 CF / 2 TREES = 357 CF PER TREE
(300 CF REQUIRED PER TREE)
- 457 SF X 3 FT DEPTH = 1371 CF
1371 CF / 2 TREES = 685 CF PER TREE
(300 CF REQUIRED PER TREE)
- 519 SF X 3 FT DEPTH = 2757 CF
2757 CF / 6 TREES = 459 CF PER TREE
(300 CF REQUIRED PER TREE)
- 181 SF X 3 FT DEPTH = 543 CF
(450 CF REQUIRED PER TREE)
- 158 SF X 3 FT DEPTH = 474 CF
(450 CF REQUIRED PER TREE IN SINGLE BED)
- 167 SF X 3 FT DEPTH = 501 CF
(450 CF REQUIRED PER TREE IN SINGLE BED)
- 241 SF X 3 FT DEPTH = 723 CF
(450 CF REQUIRED PER TREE IN SINGLE BED)
- 894 SF X 3 FT DEPTH = 2682 CF
2682 CF / 3 TREES = 894 CF PER TREE
(300 CF REQUIRED PER TREE)
- 2551 SF X 3 FT DEPTH = 7653 CF
7653 CF / 6 TREES = 1275 CF PER TREE
(300 CF REQUIRED PER TREE)
- 815 SF X 3 FT DEPTH = 2445 CF
2445 CF / 4 TREES = 611 CF PER TREE
(300 CF REQUIRED PER TREE)
- 834 SF X 3 FT DEPTH = 2,502 CF
2,502 CF / 8 TREES = 312 CF PER TREE
(300 CF REQUIRED PER TREE)
- 646 SF X 3 FT DEPTH = 1938 CF
1938 CF / 4 TREES = 484 CF PER TREE
(300 CF REQUIRED PER TREE)
- 446 SF X 3 FT DEPTH = 1,338 CF
1,338 CF / 4 TREES = 334 CF PER TREE
(300 CF REQUIRED PER TREE)
- 328 SF X 3 FT DEPTH = 984 CF
984 CF / 2 TREES = 492 CF PER TREE
(300 CF REQUIRED PER TREE)

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



LEGEND

SYMBOL DESCRIPTION

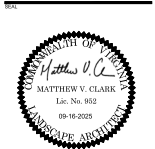
- HOSE BIB
- 100' SPRAY HEAD MAINTENANCE HOSE RADIUS

LIMITS OF IRRIGATION

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

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

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

POTOMAC YARDS
LANDBAY H

CITY OF ALEXANDRIA, VA

2024019C

REVISION / ISSUANCE

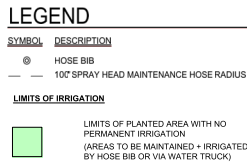
NO.	DESCRIPTION	DATE
1	CONCEPT & SUBMISSION	06/10/2025
2	PDS/UP SUBMISSION	08/05/2025
3	PDS/UP WITH SITE PLAN	08/16/2025

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

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

IRRIIGATION PLAN - SITE NORTH

1511



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



POTOMAC YARDS
LANDBAY H

CITY OF ALEXANDRIA, VA

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CHECKED BY: MC

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

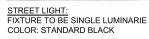


SHEET TITLE

IRRIGATION PLAN - SITE SOUTH

SHEET NUMBER

L512



SHOWN FOR INFORMATIONAL PURPOSES ONLY

1. LIGHT

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

L601 PICTORIAL

NTS



L601 PICTORIAL

NTS

1. OF
2. IN:

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

KEY WORDS

SEAL

PROJECT _____

CITY OF ALEXANDRIA, VA

LANDSSEIGN PROJEKT 2024019C

DESIGNED BY: MC

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

VERT: N/A
HORZ: AS NOTED

SUBJECT TITLE:

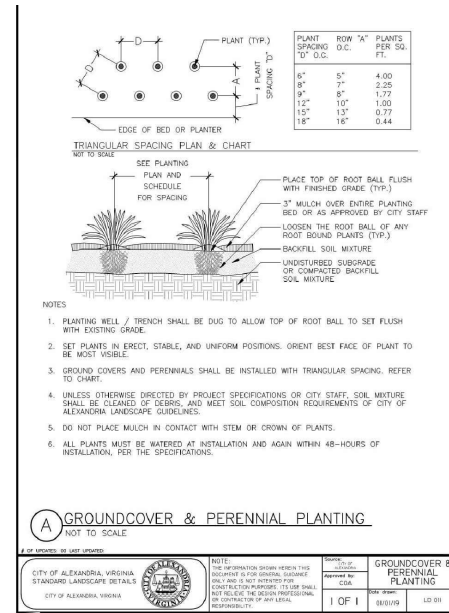
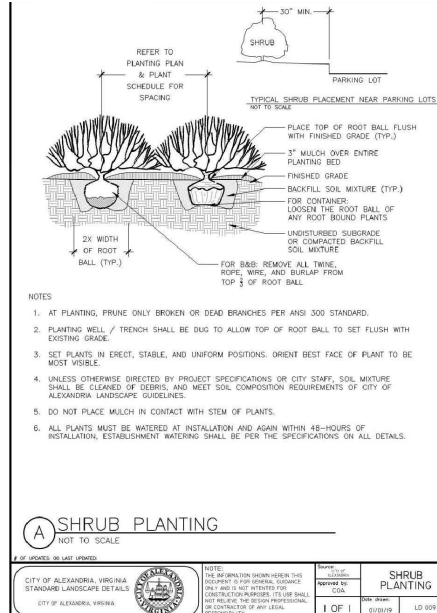
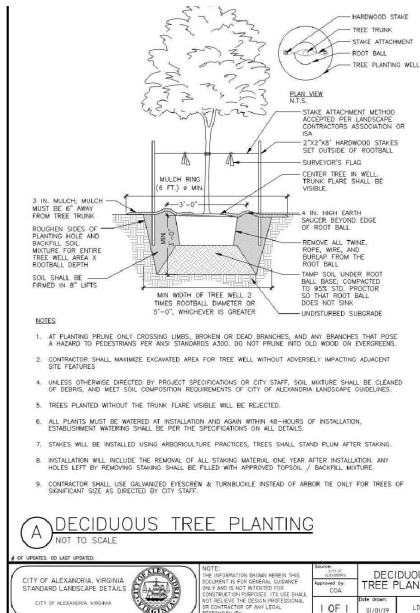
DETAILS - HARDSCAPE

SHORT SUMMARY

SHEET NUMBER

1

L601



**NOT FOR
CONSTRUCTION**

POTOMAC YARDS
LANDBAY H

[illegible]

CITY OF ALEXANDRIA, VA

[illegible]

DESIGNED BY: MC
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CHECKED BY: MC

VERT: N/A
HORZ: NTS



(NOT TO SCALE)

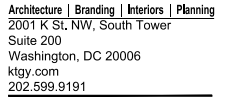
DETAILS - PLANTING

1504

1304

1701

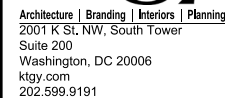
L701



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Email: sanand@ktgy.com

Smita Anand
 COMMONWEALTH OF VIRGINIA
 License No. 6401010881
 ARCHITECT

09/16/2025 A.1



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

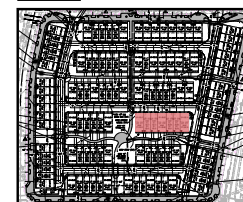
Principal: Smita Anand
Project Designer: Bindiya Agarwal

Alexandria, VA



- 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.



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

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

DIRECTOR _____ **DATE** _____

CORPORAL PLANNING COMMISSION _____ **DATE** _____
DATE RECEIVED _____ **DEPT. ROOM NO.** _____ **FILE NO.** _____

FRONT ELEVATION

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

A horizontal number line with tick marks at 0, 4, 8, and 10. The numbers are written below the line.

09/16/2025

A.7

LANDBAY H Alexandria, VA

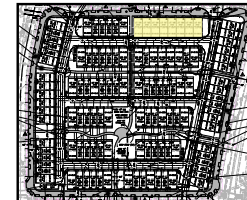


LOT 594 - 601

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	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	DATE
CITY PLANNING COMMISSION	
DATE RECORDED	DATE
REPLACEMENT NO.	DEED BOOK NO.
	DATE

No.	Date	Description

It is the client's responsibility prior to or during construction to verify the accuracy of the information in this plan and specifications of which a contractor is responsible. The client shall be responsible for any errors or omissions in the plan and specifications of which a contractor is responsible. The client shall be responsible for any errors or omissions in the plan and specifications of which a contractor is responsible. The client shall be responsible for any errors or omissions in the plan and specifications of which a contractor is responsible.

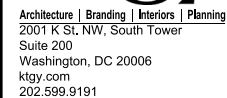


License Stamp
FRONT ELEVATION

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

09/16/2025

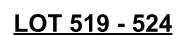
A.9



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

Principal: Smita Anand
Project Designer: Bindhya Agarwal

Alexandria, VA



- 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. _____

DIRECTOR _____ **DATE** _____

COLUMBIA PLANNING COMMISSION _____ **DATE** _____
DATE RECORDED _____

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 contract is thoroughly knowledgeable with the building codes and methods of construction shall be assumed. Written instructions addressing such permitted 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.



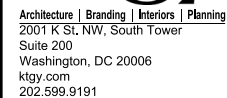
FRONT ELEVATION

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

A horizontal number line with tick marks at 0, 4, 8, and 10. The numbers are written below the line.

09/16/2025

A.10



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

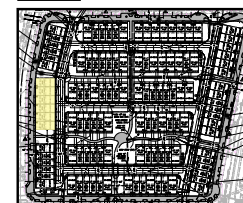
Principal: Smita Anand
Project Designer: Bindhya Agarwal

Alexandria, VA



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

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

A horizontal number line with tick marks at 0, 4, 8, and 10. The numbers are written below the line.

09/16/2025

A.12

LANDBAY H

Alexandria, VA

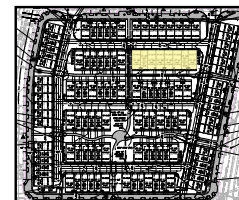


LOT 586 - 593

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

KEY PLAN



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

No.	Date	Description

In the absence of a permit, the contractor is liable for the cost of any proposed work or alterations in the plans and specifications of which a contractor is not a party. The contractor shall be responsible for the cost of any proposed work or alterations in the plans and specifications of which a contractor is not a party. The contractor shall be responsible for the cost of any proposed work or alterations in the plans and specifications of which a contractor is not a party.



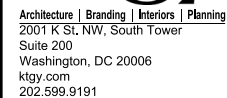
License Stamp

FRONT ELEVATION

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

09/16/2025

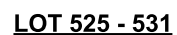
A.14



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

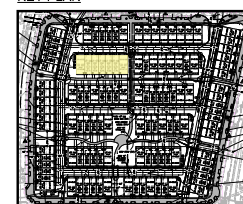
Principal: Smita Anand
Project Designer: Bindhya Agarwal

Alexandria, VA



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

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

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

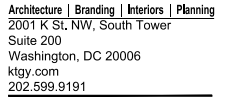
DIRECTOR _____ **DATE** _____

CORPORAL PLANNING COMMISSION _____ **DATE** _____
DATE RECEIVED _____ **DEPT. ROOM NO.** _____ **FILE NO.** _____

FRONT ELEVATION

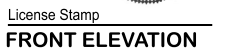
09/16/2025

A.15

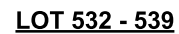


Project Contact: Smita Anand
Email: sanand@ktgy.com

Principal: Smita Anand
Project Designer: Bindiya Agarwal

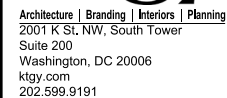
[illegible]

A.16



- 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

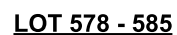
APPROVED SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
COLUMBIA PLANNING COMMISSION		
DATE RECORDED _____		
INSTRUMENT NO. _____	RECD BOOK NO. _____	DATE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



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

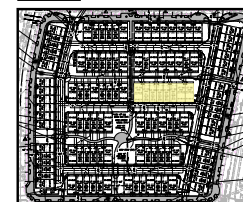
Principal: Smita Anand
Project Designer: Bindhya Agarwal

Alexandria, VA



- 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 contract, thoroughly knowledgeable with the building codes and methods of construction should 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 the procedures are not followed.



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

DIRECTOR _____ **DATE** _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ **DATE** _____

COURTESY PLANNING CONCEPTION _____ **DATE** _____
DATE RECORDED _____

REPRESENTATIVE NO. _____ **DEPT. BRANCH NO.** _____ **FILE NO.** _____

FRONT ELEVATION

A horizontal number line with tick marks at 0, 4, 8, and 10. The numbers are written below the line.

A.17

LANDBAY H

Alexandria, VA



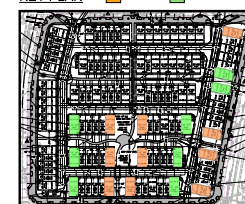
**HI-VIZ SIDE ELEVATION -
STYLE 1**

**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-VIZ ■ STANDARD



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

If a fee sheet is submitted prior to or during construction to verify the applicant is working of any proposed work or construction in the plans and specifications of which a contractor thoroughly understands with the building codes and methods of construction should be submitted to the city. If the applicant is not working with the city, the applicant should be notified of the city's procedures and the city's procedures are not followed.



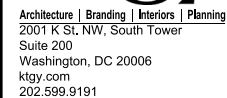
License Stamp

SIDE ELEVATION

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

09/16/2025

A.18



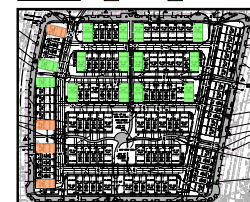
Project Contact: Smita Anand
Email: sanand@ktgy.com

Principal: Smita Anand
Project Designer: Bindhya Agarwal

Alexandria, VA



- 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. _____		
DIRECTOR _____	DATE _____	
COMMUNITY PLANNING COMMISSION		
DATE RECORDED _____		
PREPARED BY _____	DATED BY _____	PAGE _____

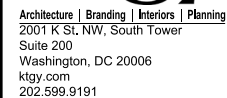
It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived error or omissions in the plans and specifications of which a contractor reasonably knowledgeable with the building codes and methods of construction should reasonably be aware. Written 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.



SIDE ELEVATION

A horizontal number line with tick marks at 0, 4, 8, and 12. The numbers are written below the line.

A.19



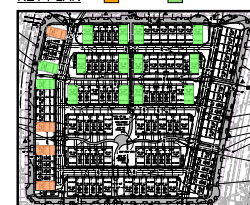
Project Contact: Smita Anand
Email: sanand@ktgy.com

Principal: Smita Anand
Project Designer: Bindiya Agarwal

LANDBAY H
Alexandria, VA



- 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. _____ DIRECTOR _____ DATE _____ COURTESY, PLANNING COMMISSION _____ DATE _____ DATE RECORDED _____ RETENTION NO. _____ DEED BOOK NO. _____ DATE _____		
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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 contract is thoroughly knowledgeable with the building codes and methods of construction shall be assumed. Written instructions addressing such permitted 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

SIDE ELEVATION

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

A horizontal number line with tick marks at 0, 4, 8, and 12. The numbers are written below the line.

09/16/2025

A.20



REAR ELEVATION - PROPOSED VARIATION 1 - STYLE 1



REAR ELEVATION - PROPOSED VARIATION 2 - STYLE 1

MATERIAL LIST:

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

We the undersigned hereby certify that the above is a true and correct copy of the original as submitted to the Department of Planning & Zoning, City of Alexandria, Virginia, for the purpose of obtaining a Special Use Permit. We further certify that the above is a true and correct copy of the original as submitted to the Department of Planning & Zoning, City of Alexandria, Virginia, for the purpose of obtaining a Special Use Permit. We further certify that the above is a true and correct copy of the original as submitted to the Department of Planning & Zoning, City of Alexandria, Virginia, for the purpose of obtaining a Special Use Permit.

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

License Stamp

REAR ELEVATION

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

09/16/2025

A.21



REAR ELEVATION - PROPOSED VARIATION 1 - STYLE 2



REAR ELEVATION - PROPOSED VARIATION 2 - STYLE 2

MATERIAL LIST:

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

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

ktgy

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

KTGY Project No: 240562

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

Principal: Smita Anand
Project Designer: Bindiya Agarwal

LANDBAY H
Alexandria, VA

No.	Date	Description

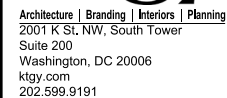
This sheet is the property of ktgy and shall remain the property of ktgy. It is to be used only for the project and site for which it was prepared. It is not to be reproduced or used for any other project without the written consent of ktgy. The user shall be responsible for any errors in construction if these procedures are not followed.



License Stamp
REAR ELEVATION

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

09/16/2025 **A.22**



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

Principal: Smita Anand
Project Designer: Bindhya Agarwal

Alexandria, VA

[illegible]

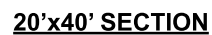
It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor, thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written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



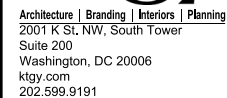
SECTION

A horizontal number line with tick marks at 0, 2, 4, and 8. The line is labeled with these numbers below the tick marks.

A.23



APPROVED SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
COMMUNITY PLANNING COMMISSION		
DATE RECORDED _____		
PREPARED BY _____	DATED BY _____	PAGE _____



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

Principal: Smita Anand
Project Designer: Bindhya Agarwal

Alexandria, VA

[illegible]

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SECTION

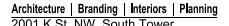
A horizontal number line with tick marks at 0, 2, 4, and 8. The numbers are written below the line.

A.24



APPROVED SPECIAL USE PERMIT NO. _____ DEPARTMENT OF PLANNING & ZONING DIRECTOR _____ DATE _____ DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____ DIRECTOR _____ DATE _____ COUNCILMAN, PLANNING COMMISSION _____ DATE _____ DATE RECORDED _____ REPRESENTATIVE NO. _____ DIST. FROM MAP _____ PAGE _____		
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UNITS TO BE SPRINKLERED PER NFPA 13R



2001 R 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: Bindia Agarwal

LANDBAY H
Alexandria, VA

[illegible]

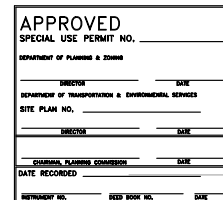
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License Stamp
16x40 FLOOR PLAN

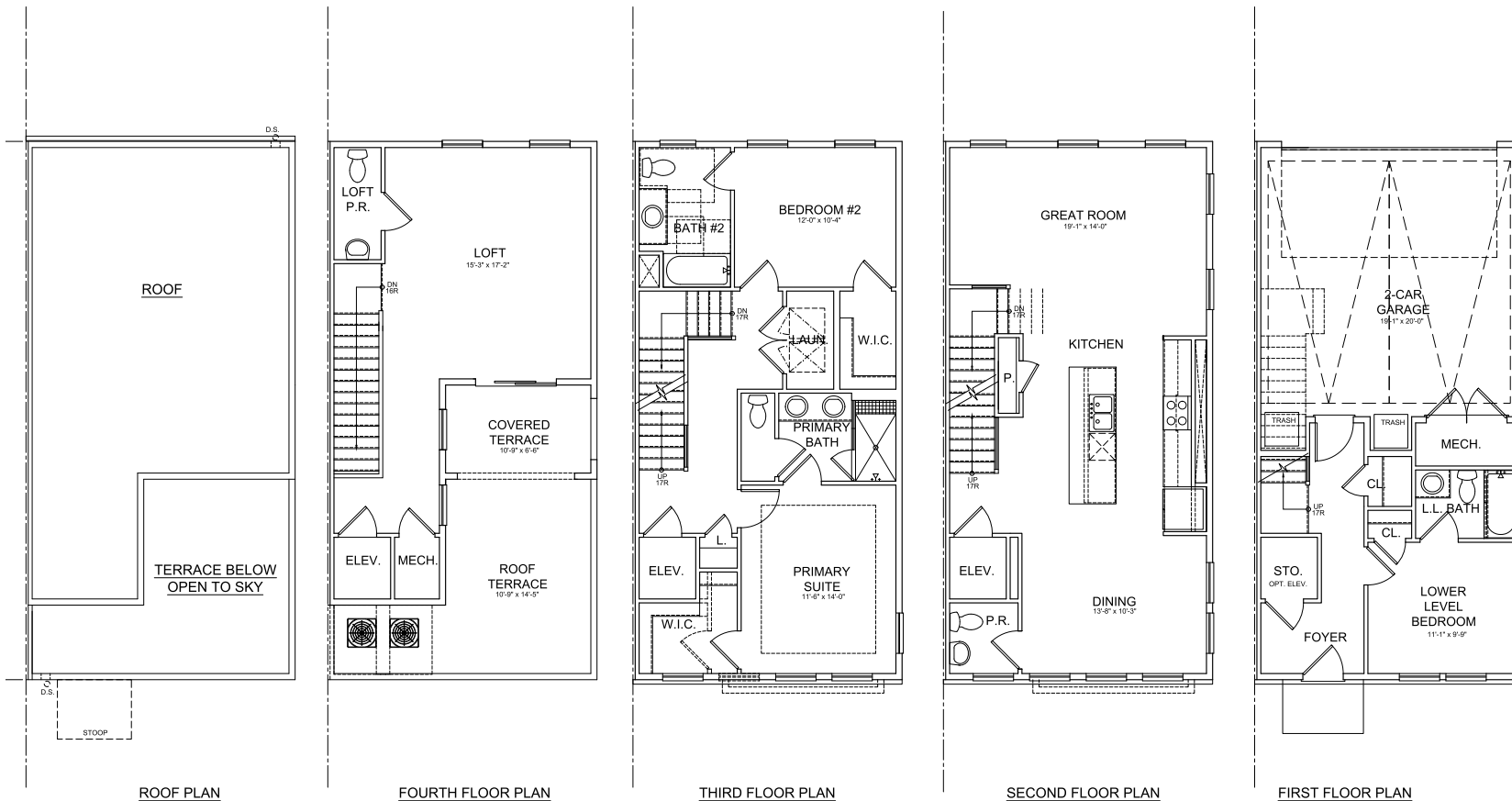
SCALE: $\frac{1}{4}" = 1'-0"$

09/16/2025 **A.25**



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UNITS TO BE SPRINKLERED PER NFPA 13R



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KTGY Project No: 240562

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

Principal: Smita Anand
Project Designer: Bindiya Agarwal

LANDBAY H

Alexandria, VA

[illegible]

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20x40 FLOOR PLAN

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

A horizontal number line with tick marks at 0, 2, 4, and 8. The line starts at 0 and ends at 8.

09/16/2025

A.26

GROSS AREA
20' UNIT

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



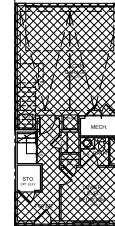
LEGEND

 GROSS AREA

 NET AREA

NET AREA
20' UNIT

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



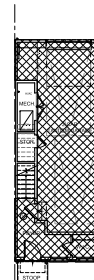
GROSS AREA
16' UNIT

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



NET AREA
16' UNIT

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



TOTAL AREA

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

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LANDBAY H
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AREA DIAGRAM

SCALE: 3/32" = 1'-0"

A horizontal number line with tick marks at 0, 8, 16, and 24. The segment from 0 to 8 is shaded gray.

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A.27





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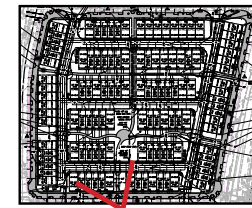
Principal: Smita Anand
 Project Designer: Bindiya Agarwal

LANDBAY H
 Alexandria, VA

No.	Date	Description

We the undersigned hereby certify that the information furnished in this plan and specification of which a contract is made, is true and correct and that the same conform to the requirements of the laws of the State of Virginia and the regulations of the Department of Planning and Zoning, and that the same have been prepared by the undersigned or under their direct supervision and that they are a true and correct copy of the original as submitted to the Department of Planning and Zoning.

KEY PLAN



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



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PERSPECTIVE

09/16/2025

A.29