

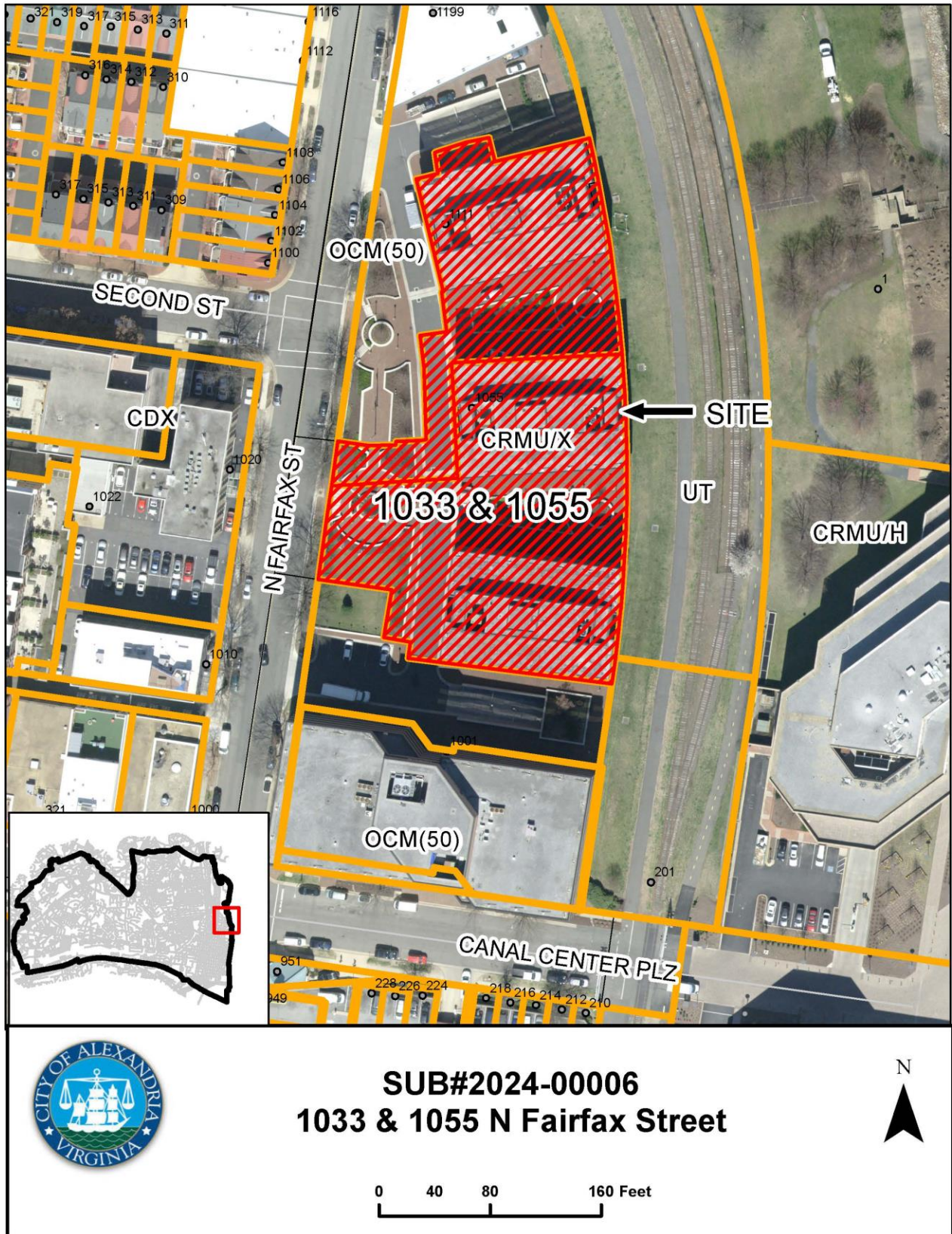


Docket Item #2
Subdivision #2024-00006
Tidelock Subdivision (Lot Line Adjustment)
1033, 1055, and 1111 North Fairfax Street

Application	General Data	
Request: Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots.	Planning Commission Hearing:	September 5, 2024
	Approved Plat must be recorded by:	March 5, 2026
Address: 1033, 1055, & 1111 North Fairfax Street	Zone:	CRMU-X/Commercial Residential Mixed Use (Old Town North)
Applicants: Tidelock Apartment Owner, LLC & Tidelock Condo Developer, LLC	Small Area Plan:	Old Town North

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

Staff Reviewers: Daniel Welles, daniel.welles@alexandriava.gov
Catherine Miliaras, AICP, catherine.miliaras@alexandriava.gov
Robert M. Kerns, AICP, robert.kerns@alexandriava.gov
Nathan Orr, Chief of Surveys, nathan.orr@alexandriava.gov



I. DISCUSSION

The applicants, Tidelock Apartment Owner, LLC and Tidelock Condo Developer, LLC request approval for a subdivision of a portion of lots 600 and 504 of the Tidelock site at the 1000 and 1100 blocks of North Fairfax Street. The applicant intends to reconfigure the property line between the two lots so that planned site features of the multi-unit apartment building under construction on Lot 600 do not encroach into Lot 504, which is where a new condominium building will be located pursuant to the approved Development Special Use Permit (DSUP2021-10017) (approved by City Council in January 2022).

SITE DESCRIPTION AND BACKGROUND

The site includes two parcels. Lot 600 (1033 and 1055 North Fairfax Street) is approximately 0.8594 acres and is owned by Tidelock Apartment Owner, LLC. Lot 600 is the product of a Lot Consolidation that was executed in conjunction with DSUP2021-10017 and recorded in Instrument 240001358 among the Land Records of the City of Alexandria, Virginia. Lot 600 is adjacent to Lot 504 to the north, the Mount Vernon Trail and Tide Lock Park to the east, North Fairfax Street and office uses to the west, and office uses to the south.

Lot 504 (1111 North Fairfax Street) is owned by Tidelock Condo Developer, LLC and is approximately 0.5208 acres. It is bordered by an office building (1199 North Fairfax Street) to the north, the Mount Vernon Trail and Tide Lock Park to the east, townhouses to the west, and Lot 600 to the south.

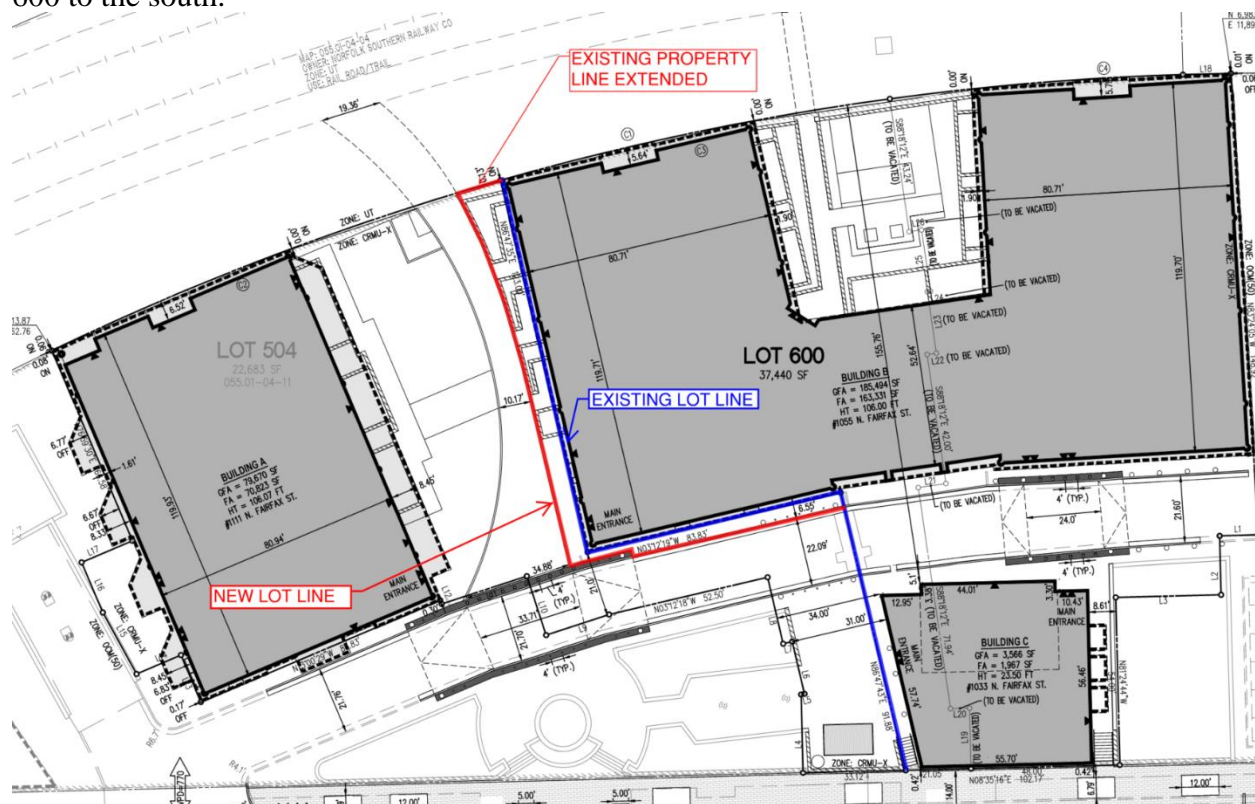


Figure 1: Proposed subdivision boundary of Lots 504 and 600

PROPOSAL

The applicants, Tidelock Apartment Owner, LLC and Tidelock Condo Developer, LLC, are proposing a resubdivision of lots 504 and 600 that will adjust the property line of both parcels, at the northern and northwestern portion of Lot 600 and the southern portion of Lot 504. The new property line between both lots will ensure that the balconies of the rental building on Lot 600 do not encroach onto the Lot 504 parcel. The resubdivision will deduct approximately 1,389 square feet of parcel area from Lot 504 and add the land area to Lot 600.

Table 1: Lot Areas Before and After Resubdivision

Parcel and Lot #	Before Resubdivision	After Resubdivision	Change in Lot Area
Lot 504 (1111 North Fairfax Street)	22,683 SF	21,294 SF	1,389 SF decrease
	0.5208 acres	0.4888 acres	
Lot 600 (1033 & 1055 North Fairfax Street)	37,440 SF	38,829 SF	1,389 SF increase
	0.8594 acres	0.8914 acres	

ZONING/MASTER PLAN

Lots 504 and 600 were rezoned to CRMU-X/Commercial Residential Mixed Use (Old Town North) pursuant to the approval of REZ#2021-00004 in 2022. The CRMU-X zone does not specify minimum lot (size, width, or frontage) or setback requirements. The zone has an open space requirement of 25% of the site's total land area to be designated for open and usable space, which the site exceeds through the approval of DSUP#2021-10017 and will not change with the approval of this subdivision application.

The lots are located within the Old Town North Small Area Plan (OTNSAP) boundary. The OTNSAP identifies the subject property as part of "Subarea 4 – Mixed-Use Core." The OTNSAP envisions mixed-use development for the subject property. Furthermore, the site was identified in the OTNSAP as a potential redevelopment site with a recommended rezoning to CRMU-X and was included in the illustrative layout of the plan area. DSUP2021-10017 was approved based on compliance with the OTNSAP.

II. STAFF ANALYSIS

SUBDIVISION STANDARDS

Zoning Ordinance sections 11-1706, 11-1709 and 11-1710 establish standards for subdivision review and approval. The proposed subdivision will meet all the applicable technical criteria contained in these sections. The proposed changes to the property line will have no discernible impact on the proposed development currently under construction and ensure that the balconies and ground floor walk-out patios of the rental building stay within the boundary of Lot 600. Additionally, the subdivision facilitates consolidation of an approved and constructed

development site that was developed consistent with the Master Plan (per Section 11-1710 [C] of the Zoning Ordinance).

CONCLUSION

Staff recommends **approval** of the requested subdivision case subject to compliance with all applicable codes and ordinances and the following conditions.

STAFF: Robert M. Kerns, AICP, Chief of Development, Planning and Zoning
Michael Swidrak, AICP, Urban Planner, Planning and Zoning
Catherine Miliaras, AICP, Principal Planner, Planning and Zoning
Nathan Orr, Chief of Surveys, Transportation and Environmental Services

III. STAFF RECOMMENDATION AND CONDITIONS

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

1. The final subdivision plat shall be recorded within 18 months of approval of the Preliminary Plat. (P&Z)

IV. CITY DEPARTMENT COMMENTS

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

Planning and Zoning

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

Transportation & Environmental Services

F -1 D-ROW, Survey, Transportation Planning & Traffic Engineering has no further comments.

Staff Note: This plat will expire 18 months from the date of approval (March 5, 2026) unless recorded sooner.



APPLICATION

SUBDIVISION OF PROPERTY

**NOTE: APPLICANT IS SUBMITTING FOR COMBINED
PRELIMINARY & FINAL SUBDIVISION PLAT IN
ACCORDANCE WITH Z.O. SECTION 11-1705.**

\$3,000

Filing Fee

6/27/24

Filing Deadline

9/5/24

Planning Commission Hearing

REQUIREMENTS FOR MAILING NOTICES:

Applicants must send written notice to all abutting property owners. See detailed instructions on "Notice Requirements."

8/15/24

Mail certified or registered notice of hearings between _____ and 8/26/24.

Return notice materials to Department of Planning & Zoning by 8/29/24.

WAIVER REQUIRED FOR EARLY SUBMISSIONS:

For any subdivision application submitted 45 days or more prior to the hearing date, the applicant must sign a "Waiver of Right to Automatic Approval" or wait to file the application after the 45-day time limit.

INSTRUCTIONS

SUBDIVISION OF PROPERTY APPLICATION

FILING DEADLINE. Subdivision applications must be submitted to the Department of Planning & Zoning at least 49 calendar days prior to the hearing date. Failure to submit all required information and plans by the filing deadline will result in the application being deferred to a later hearing date.

APPLICATION FORMS. Complete all parts of the application form.

PLATS. Applicants must submit a PDF of the proposed subdivision plat to scale with the subdivision application. Plats must comply with the minimum requirements of Section 11-1706 of the Zoning Ordinance. (See attached Checklist).

FILING FEE. See current fee scheduled available on the City's website.

PROPERTY OWNER NOTIFICATION. Applicants must send written notice to all abutting property owners; notices must be sent by certified or registered mail **at least 10 days and not more than 30 days** prior to the Planning Commission Public Hearing. Applicants may use the notice form supplied with the application forms. In the event the application is deferred, notification must be given again.

The following must be submitted to the Department of Planning & Zoning no later than **five business days** prior to the Planning Commission Public Hearing:

- a copy of the notice letter sent,
- a copy of the list of the names and addresses of those persons to whom notice was sent,
- a copy of the post office receipts for the certified or registered mail,
- a certification of notice statement that notice was sent by certified or registered mail to those to whom notice is required to be given.

Failure to send accurate or correct notices will result in deferral of the application to a later hearing date. Property ownership information is to be obtained from the City Real Estate Assessment Office, Room 2600, City Hall, 301 King Street.

STAFF REPORT. A staff report and recommendation will be prepared and made available on the City's website. The report is typically available seven business days prior to the Planning Commission Public Hearing.

**FOR ASSISTANCE WITH ANY OF THESE PROCEDURES,
PLEASE CALL THE DEPARTMENT OF PLANNING & ZONING AT 703.746.4666**



APPLICATION

SUBDIVISION OF PROPERTY

SUB # #2024-00006

PROPERTY LOCATION: 1033, 1055, 1111 North Fairfax Street

TAX MAP REFERENCE: 055.01-04-11 & (formerly 055.01-04-09, 10) ZONE: CRMU-X

APPLICANT:

Name: TideLock Apartment Owner, LLC

Address: 700 K Street, NW STE 350 Washington, DC 20001

PROPERTY OWNER:

Name: TideLock Apartment Owner, LLC

Address: 700 K Street, NW STE 350 Washington, DC 20001

SUBDIVISION DESCRIPTION

Please see enclosed preliminary+final plat. Lot line adjustment between existing lots 504 and 600 to better align the shared property line with the planned building improvements.

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

Grant Epstein

Print Name of Applicant or Agent

700 K Street, NW STE 350

Mailing/Street Address

Washington, DC 20001

City and State

Zip Code

Signature

202-232-3068

Telephone #

Fax #

gwe@communitythree.com

Email address

6/5/24

Date



APPLICATION

SUBDIVISION OF PROPERTY

SUB # #2024-00006

PROPERTY LOCATION: 1033, 1055, 1111 North Fairfax Street

TAX MAP REFERENCE: 055.01-04-11 & (formerly 055.01-04-09, 10) **ZONE:** CRMU-X

APPLICANT:

Name: TideLock Condo Developer, LLC

Address: 700 K Street, NW STE 350 Washington, DC 20001

PROPERTY OWNER:

Name: TideLock Condo Developer, LLC

Address: 700 K Street, NW STE 350 Washington, DC 20001

SUBDIVISION DESCRIPTION

Please see enclosed preliminary+final plat. Lot line adjustment between existing lots 504 and 600 to better align the shared property line with the planned building improvements.

- ☒ **THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.
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Washington, DC 20001

City and State Zip Code

Signature

202-232-3068

Telephone #

Fax #

gwe@communitythree.com

Email address

6/5/24

Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: *(check one)*

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

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

TideLock Apartment Owner, LLC is 100% owned by TideLock Property Owner, LLC.

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

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

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The applicant is: (*check one*)

☒ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of
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- ☐ **Yes.** Provide proof of current City business license.
- ☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. TideLock Property Owner, LLC	700 K Street, NW Washington, DC 20001	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1033, 1055, 1111 North Fairfax Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. TideLock Property Owner, LLC	700 K Street, NW Washington, DC 20001	100
2.		
3.		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None		
2.		
3.		

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

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

6/5/24

Date

Grant Epstein

Printed Name


 Signature

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

6/5/24

Date

Grant Epstein

Printed Name



Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: TideLock

PROJECT ADDRESS: 1033, 1055, 1111 North Fairfax Street

DESCRIPTION OF REQUEST:

~~Application for combined preliminary and final subdivision plat. Proposed lot line adjustment between existing lots 504 and 600 to better align the shared property line with the planned building improvements.~~

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

Date: 6/5/24

☒ Applicant

☐ Agent

Signature: 

Printed Name: Grant Epstein

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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THE DEPARTMENT OF PLANNING & ZONING
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Date: 6/5/24

☒ Applicant

☐ Agent

Signature: 

Printed Name: Grant Epstein

MATERIALS CHECKLIST

SUBDIVISION OF PROPERTY APPLICATION

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

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

Format:

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

Required contents:

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

SUBDIVISION APPLICATION MATERIALS CHECKLIST (cont'd)

- ☒ In the following cases the preliminary plat shall be superimposed on a topographic map, at a scale of not greater than 100 feet to the inch, showing contours at intervals not greater than two feet or greater intervals when permitted by the director, and correlated to the U.S. Coast and Geodetic Survey datum, for the purpose of showing the character and drainage of the land:
 - a. Whenever any land within the parcel subdivided is to be dedicated to public use; or
 - b. For all subdivisions containing lots or parcels of less than one-half acre.
- ☒ Proposed street grade data and the method of storm water disposal
- ☒ General location, dimension, size, height, and species of major trees and shrubs
- ☒ Existing buildings with dimensions from the buildings to the nearest lot lines When known, areas that can reasonably be expected to or which do contain soils or materials contaminated with, but not limited to heavy metals, petroleum products, PCB's, pesticides, flyash, or other toxic or hazardous materials
- ☒ When known, underground storage tanks
- ☒ When known, areas located within 1,000 feet of a former sanitary landfill, dump, or disposal area
- ☒ When known, areas with the potential of generating combustible gases

☒ **FINAL PLAT (Mylar)**

Required contents:

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

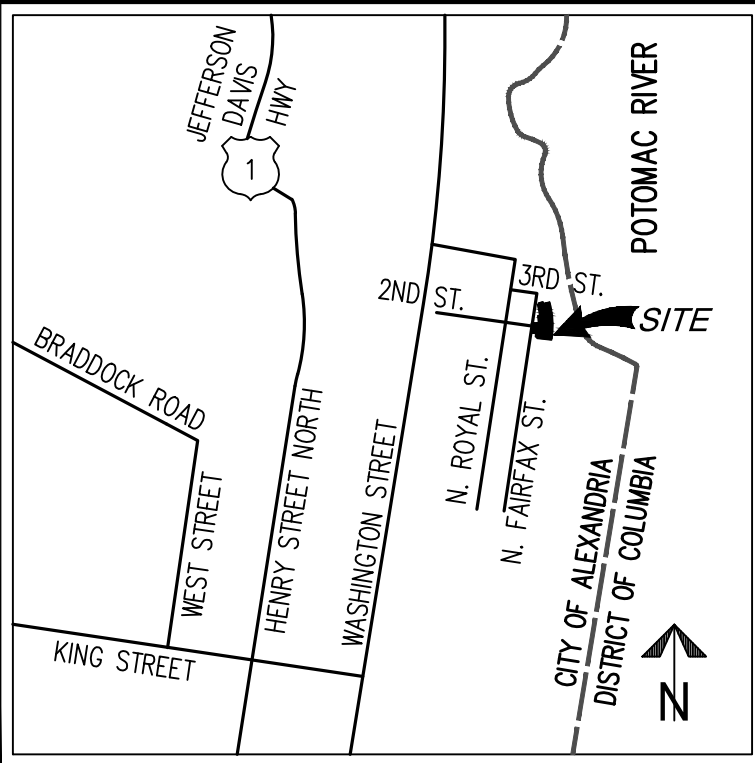
See Section 11-1700 of the Alexandria Zoning Ordinance for additional information

NOTES:

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBERS: (LOT 504) 055.01-04-11; AND (LOT 600) 055.01-04-17.
2. ALL DEDICATIONS AND EASEMENTS BENEFITTING THE CITY OF ALEXANDRIA, VIRGINIA, REMAIN IN FULL FORCE AND EFFECT UNLESS SHOWN OTHERWISE HEREON.
3. THIS PLAT IS BASED ON THE BOUNDARY SURVEY PERFORMED BY WALTER L. PHILLIPS, INC. IN JULY, 2020
4. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190033E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THERE ARE NO RESOURCE PROTECTION AREAS (RPA) ON THIS SITE.
6. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995799. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.
7. NOTE PER THE CITY OF ALEXANDRIA: "SEE COVENANTS ASSOCIATED WITH DSUP REGARDING PUBLIC ACCESS."

AREA TABULATION

LOT 700	.....	38,829	SQ.FT.	OR	0.8914	ACRES
LOT 701	.....	21,294	SQ.FT.	OR	0.4888	ACRES
TOTAL	.....	60,123	SQ.FT.	OR	1.3802	ACRES



VICINITY MAP

SCALE: 1"=2000'

OWNER INFORMATION

TIDELOCK CONDO DEVELOPER, LLC
TIDELOCK APARTMENT OWNER, LLC
700 K ST. NW
SUITE 350
WASHINGTON, DC 20001-5690

ALEXANDRIA ZONING ORDINANCE:
SECTION 11-1714

"... AN APPROVED COPY OF THE PLAT SHALL BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY WITHIN 18 MONTHS AFTER THE DATE OF APPROVAL ..." THIS PLAT SHALL BE NULL AND VOID IF NOT RECORDED PRIOR TO _____

SURVEYOR'S CERTIFICATE

I, JAMES A. MADISON, JR., A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LAND SHOWN HEREON IS NOW IN THE NAME OF: (LOT 504) TIDELOCK CONDO DEVELOPER, LLC AS RECORDED IN INSTRUMENT NUMBER 240001622; AND (LOT 600) TIDELOCK APARTMENT OWNER, LLC AS RECORDED IN INSTRUMENT NUMBER 240001621, ALL AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.

I FURTHER CERTIFY THAT THE BEARINGS SHOWN REFER TO VIRGINIA COORDINATE SYSTEM: VCS 1983 - NORTH ZONE.

GIVEN UNDER MY HAND THIS 19TH DAY OF JULY, 2024.



APPROVED DSUP NUMBER 2021 - 10017		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SUBDIVISION NUMBER		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED		DATE
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

PLAT SHOWING
TIDELOCK'S ADDITION TO TRANS POTOMAC PLAZA

BEING THE SUBDIVISION OF

LOT 600

TRANS POTOMAC PLAZA

INSTRUMENT NUMBER: 240001358

AND

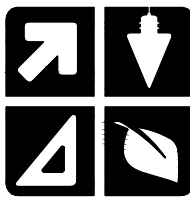
LOT 504

TRANS POTOMAC PLAZA

DEED BOOK 1078 PAGE 458

CITY OF ALEXANDRIA, VIRGINIA

WALTER L.
PHILLIPS
INCORPORATED



Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

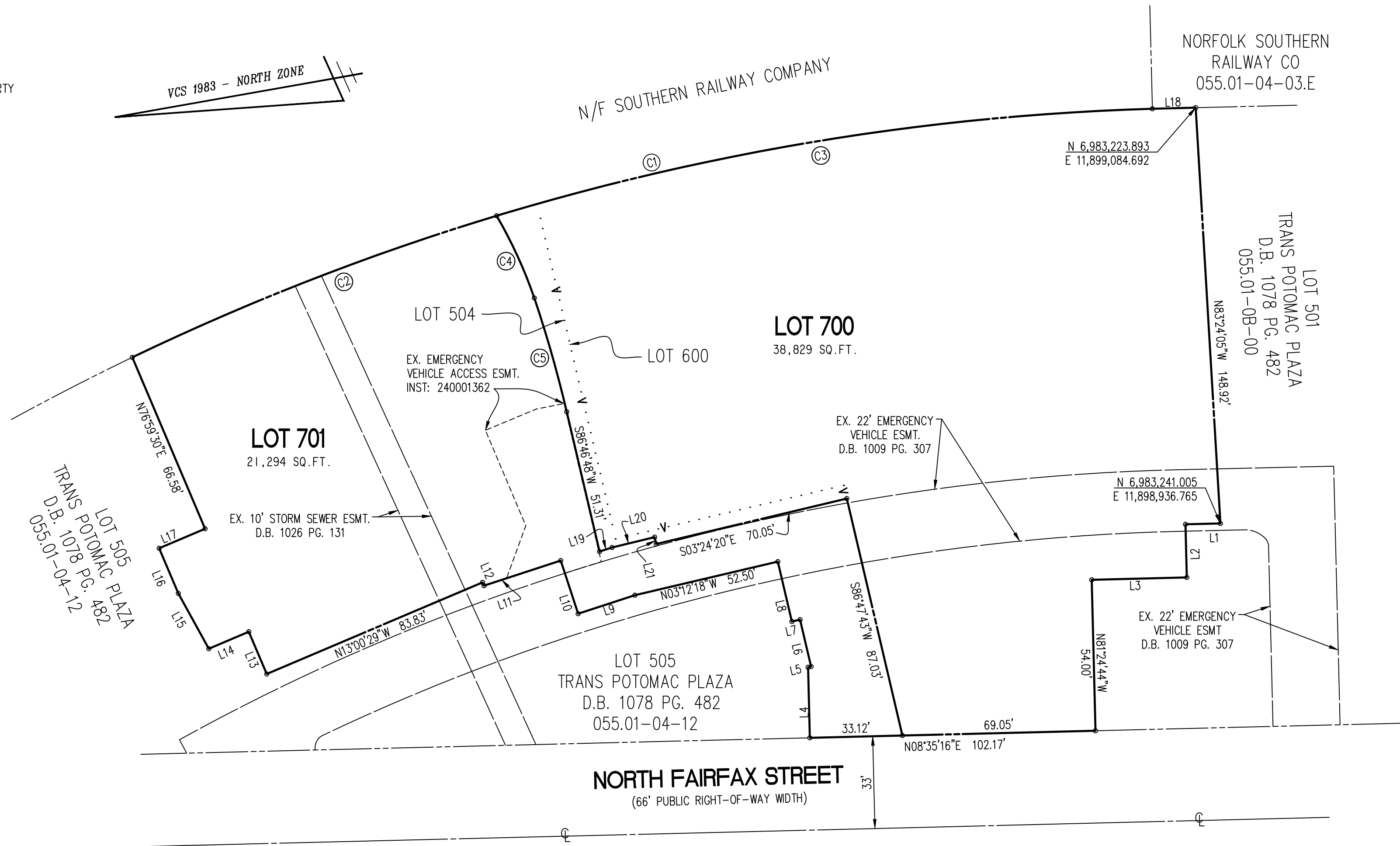
SCALE: 1"= 30'

DATE: JULY 19, 2024

SHEET: 1 OF: 2

LEGEND

...V...
DENOTES EXISTING PROPERTY
LINE HEREBY VACATED



LINE TABLE

NO.	BEARING	LENGTH
L1	N 08°35'16" E	12.49'
L2	N 81°24'44" W	19.00'
L3	N 08°35'16" E	34.00'
L4	S 81°24'44" E	25.22'
L5	S 03°12'18" E	1.10'
L6	N 86°47'42" E	17.25'
L7	N 03°12'18" W	3.00'
L8	N 86°47'42" E	22.00'
L9	N 08°06'24" W	21.36'
L10	N 81°53'36" E	20.00'
L11	N 08°06'24" W	28.89'
L12	N 76°59'30" E	1.29'
L13	N 76°59'30" E	16.42'
L14	N 13°00'30" W	15.55'
L15	N 71°12'06" E	22.59'
L16	N 76°59'30" E	17.53'
L17	S 13°00'30" E	17.83'
L18	S 08°35'16" W	15.49'
L19	S 07°52'02" E	4.68'
L20	S 03°42'27" E	15.69'
L21	S 86°47'41" W	2.52'

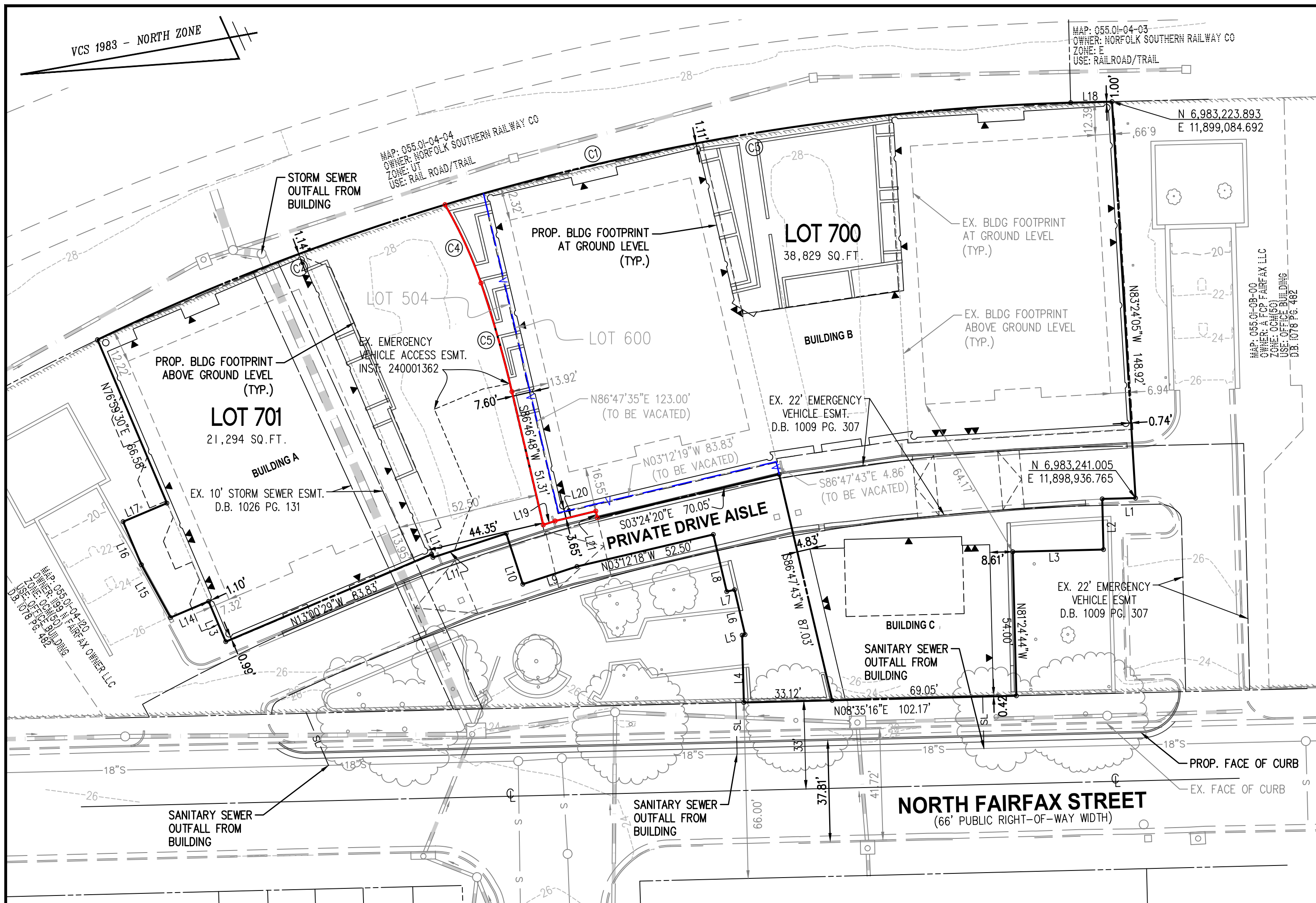
CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	905.37'	378.18'	23°56'00"	191.89'	375.44'	S03°41'43"E
C2	905.37'	139.90'	08°51'13"	70.09'	139.76'	S11°14'07"E
C3	905.37'	238.29'	15°04'47"	119.84'	237.60'	S00°43'53"W
C4	164.75'	32.38'	11°15'35"	16.24'	32.32'	S75°20'30"W
C5	453.04'	42.35'	05°21'23"	21.19'	42.34'	S84°06'08"W

APPROVED DSUP NUMBER		2021 - 10017
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SUBDIVISION NUMBER		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED		DATE
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

PLAT SHOWING
TIDELOCK'S ADDITION TO TRANS POTOMAC PLAZA
 BEING THE SUBDIVISION OF
LOT 600
TRANS POTOMAC PLAZA
 INSTRUMENT NUMBER: 240001358
 AND
LOT 504
TRANS POTOMAC PLAZA
 DEED BOOK 1078 PAGE 458
 CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945		Engineers • Surveyors • Planners Landscape Architects • Arborists 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 532-6163 Fax (703) 533-1301 www.WLPINC.com
		SCALE: 1" = 30' DATE: JULY 19, 2024 SHEET: 2 OF: 2 DWG FILE NAME: 18131R-02



LOT AREA TABULATION

PRE BOUNDARY LINE ADJUSTMENT

LOT 600 37,440 SQ.FT. OR 0.8594 ACRES
LOT 504 22,683 SQ.FT. OR 0.5208 ACRES
TOTAL 60,123 SQ.FT. OR 1.3802 ACRES

POST BOUNDARY LINE ADJUSTMENT

LOT 700 38,829 SQ.FT. OR 0.8914 ACRES
LOT 701 21,294 SQ.FT. OR 0.4888 ACRES
TOTAL 60,123 SQ.FT. OR 1.3802 ACRES

BUILDING TABULATION

PRE BOUNDARY LINE ADJUSTMENT

LOT 600: 2 EXISTING; 2 PROPOSED
LOT 504: 1 EXISTING; 1 PROPOSED

POST BOUNDARY LINE ADJUSTMENT

LOT 700: 2 EXISTING; 2 PROPOSED
LOT 701: 1 EXISTING; 1 PROPOSED

OWNER INFORMATION

TIDELOCK CONDO DEVELOPER, LLC
TIDELOCK APARTMENT OWNER, LLC
700 K ST. NW
SUITE 350
WASHINGTON, DC 20001-5690

NOTES:

- THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBERS: (LOT 504) 055.01-04-11; AND (LOT 600) 055.01-04-17, ALL ZONED CRMU-X.
- ALL DEDICATIONS AND EASEMENTS BENEFITING THE CITY OF ALEXANDRIA, VIRGINIA, REMAIN IN FULL FORCE AND EFFECT UNLESS SHOWN OTHERWISE HEREON.
- THIS PLAT IS BASED ON THE BOUNDARY SURVEY PERFORMED BY WALTER L. PHILLIPS, INC. IN JULY, 2020
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190033E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPA) ON THIS SITE.
- THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995799. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.
- NOTE PER THE CITY OF ALEXANDRIA: "SEE COVENANTS ASSOCIATED WITH DSUP REGARDING PUBLIC ACCESS."
- TO THE BEST OF OUR KNOWLEDGE, THERE IS NO OBSERVABLE, HISTORICAL, OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, AND BASED ON AN EVALUATION PROVIDED BY OTHERS, THERE ARE NO KNOWN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, UNDERGROUND STORAGE TANKS, OR AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES WITHIN THE SITE DEVELOPMENT LIMITS. THIS PROPERTY IS NOT KNOWN TO BE WITHIN 1,00 FEET OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.
- PROPOSED IMPROVEMENTS SHOWN ON THIS PRELIMINARY PLAT REFLECT APPROVED FSP DSUP#2021-10017. NOT FOR CONSTRUCTION.

PRELIMINARY
PLAT SHOWING

TIDELOCK'S ADDITION TO TRANS POTOMAC PLAZA

BEING THE SUBDIVISION

LOT 600

TRANS POTOMAC PLAZA

INSTRUMENT NUMBER: 240001358

AND

LOT 504

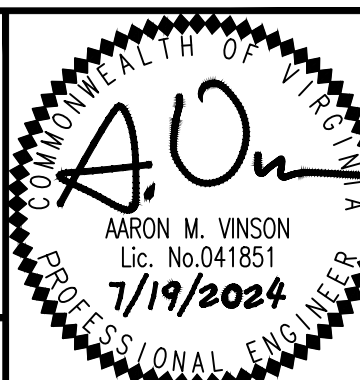
TRANS POTOMAC PLAZA

DEED BOOK 1078 PAGE 458

CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS
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SCALE: 1"= 30'

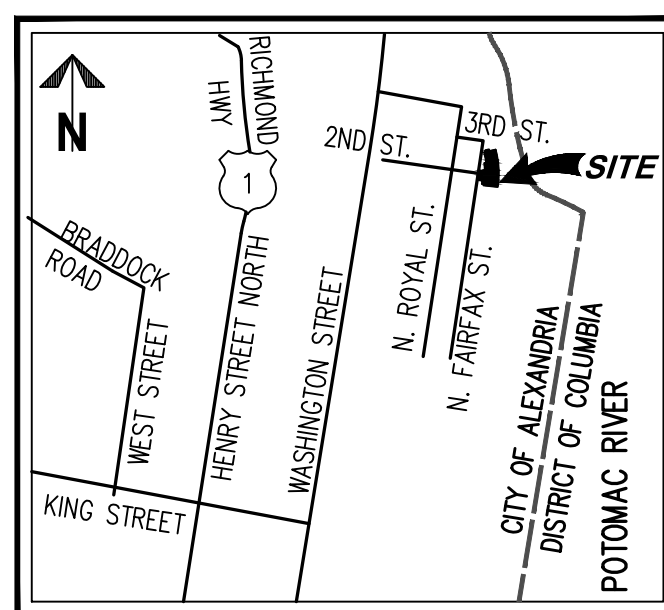
DATE: JULY 19, 2024

SHEET: A OF: A

DWG FILE NAME: 18131R-0101

LINE TABLE

NO.	BEARING	LENGTH
L1	N 08°35'16" E	12.49'
L2	N 81°24'44" W	19.00'
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VICINITY MAP SCALE: 1"=2000'

CURVE TABLE

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LEGEND

- PROP. PROPERTY LINE
- EX. PROPERTY LINE TO REMAIN
- DENOTES EXISTING PROPERTY LINE HEREBY VACATED
- EX. BUILDING
- PROP. BUILDING

NOTE

THIS SHEET IS PROVIDED TO FULFILL THE REQUIREMENTS OF A PRELIMINARY SUBDIVISION PLAT APPLICATION IN ACCORDANCE WITH Z.O. SECTION 11-1706 AND WILL NOT BE USED FOR RECORDATION PURPOSES.

SUB#2024-00006

REFERENCE: