

POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD, ALEXANDRIA,

TOTAL SITE AREA =	23,889 SQ. FT.	OR	0.55 ACRES
TOTAL EXISTING IMPERVIOUS AREA =	730 SQ. FT.	OR	0.02 ACRES
TOTAL PROPOSED IMPERVIOUS AREA =	21,193 SQ. FT.	OR	0.53 ACRES
TOTAL DISTURBED AREA =	43,097 SQ. FT.	OR	0.9894 ACRES
TAX PARCEL IDENTIFICATION =	025.01-05-11		

SCALE: 1"=2000'

[illegible]

A map of the study area in Alexandria, Virginia. The Potomac River is shown at the top. The George Washington Memorial Parkway runs horizontally across the middle. Potomac Ave runs vertically from the river down to Richmond Hwy. F. Gleason Rd runs diagonally from the bottom left towards Richmond Hwy. Mount Vernon Ave runs diagonally from the bottom right towards Richmond Hwy. A black arrow points to the intersection of Potomac Ave and Richmond Hwy, labeled 'SITE'.

COMPLETE STREETS POLICY TABLE		NEW	UPGRADED
CROSSWALKS (NUMBER)	-	-	-
BIKEWAYS (NUMBER)	-	-	-
BIKE LANES (NUMBER)	-	-	-
BIKE RACKS (NUMBER)	-	-	-
BIKE REPAIR STATIONS	-	-	-
BIKEWAY SIGNAGE	-	-	-
BIKEWAY LIGHTING	-	-	-
BIKEWAY PAVEMENT	-	-	-
BIKEWAY FURNITURE	-	-	-
BIKEWAY SAFETY	-	-	-
BIKEWAY MAINTENANCE	-	-	-
BIKEWAY CLEANLINESS	-	-	-
BIKEWAY SECURITY	-	-	-
BIKEWAY ACCESSIBILITY	-	-	-
BIKEWAY CONNECTIVITY	-	-	-
BIKEWAY INTEGRATION	-	-	-
BIKEWAY PROMOTION	-	-	-
BIKEWAY EDUCATION	-	-	-
BIKEWAY RESEARCH	-	-	-
BIKEWAY EVALUATION	-	-	-
BIKEWAY MONITORING	-	-	-
BIKEWAY IMPROVEMENTS	-	-	-
BIKEWAY INNOVATION	-	-	-
BIKEWAY SUSTAINABILITY	-	-	-
BIKEWAY RESILIENCE	-	-	-
BIKEWAY FLEXIBILITY	-	-	-
BIKEWAY ADAPTABILITY	-	-	-
BIKEWAY SCALABILITY	-	-	-
BIKEWAY TRANSFORMABILITY	-	-	-
BIKEWAY EVOLVABILITY	-	-	-
BIKEWAY INFLUENTIALITY	-	-	-
BIKEWAY VISIBILITY	-	-	-
BIKEWAY CREDIBILITY	-	-	-
BIKEWAY AUTHORITY	-	-	-
BIKEWAY REPUTATION	-	-	-
BIKEWAY IMAGE	-	-	-
BIKEWAY PERCEPTION	-	-	-
BIKEWAY BELIEF	-	-	-
BIKEWAY OPINION	-	-	-
BIKEWAY ATTITUDE	-	-	-
BIKEWAY BEHAVIOR	-	-	-
BIKEWAY HABIT	-	-	-
BIKEWAY PREFERENCE	-	-	-
BIKEWAY CHOICE	-	-	-
BIKEWAY ACTION	-	-	-
BIKEWAY REACTION	-	-	-
BIKEWAY INTERACTION	-	-	-
BIKEWAY RELATIONSHIP	-	-	-
BIKEWAY NETWORK	-	-	-
BIKEWAY SYSTEM	-	-	-
BIKEWAY FRAMEWORK	-	-	-
BIKEWAY INFRASTRUCTURE	-	-	-
BIKEWAY FACILITIES	-	-	-
BIKEWAY SERVICES	-	-	-
BIKEWAY PROGRAMS	-	-	-
BIKEWAY INITIATIVES	-	-	-
BIKEWAY CAMPAIGNS	-	-	-
BIKEWAY EVENTS	-	-	-
BIKEWAY ACTIVITIES	-	-	-
BIKEWAY PASTIMES	-	-	-
BIKEWAY HOBBIES	-	-	-
BIKEWAY INTERESTS	-	-	-
BIKEWAY PASSIONS	-	-	-
BIKEWAY ENTHUSIASM	-	-	-
BIKEWAY EXCITEMENT	-	-	-
BIKEWAY ENJOYMENT	-	-	-
BIKEWAY SATISFACTION	-	-	-
BIKEWAY CONTENTMENT	-	-	-
BIKEWAY PEACE OF MIND	-	-	-
BIKEWAY CONFIDENCE	-	-	-
BIKEWAY TRUST	-	-	-
BIKEWAY RESPECT	-	-	-
BIKEWAY ADMIRATION	-	-	-
BIKEWAY APPRECIATION	-	-	-
BIKEWAY ADOREMENT	-	-	-
BIKEWAY LOVE	-	-	-
BIKEWAY AFFECTION	-	-	-
BIKEWAY TENDerness	-	-	-
BIKEWAY COMPASSION	-	-	-
BIKEWAY MERCY	-	-	-
BIKEWAY KINDNESS	-	-	-
BIKEWAY GENTLENESS	-	-	-
BIKEWAY RADIANCE	-	-	-
BIKEWAY GLORY	-	-	-
BIKEWAY HONOR	-	-	-
BIKEWAY REVERENCE	-	-	-
BIKEWAY VENERATION	-	-	-
BIKEWAY ADMIRATION	-	-	-
BIKEWAY PRAISE	-	-	-
BIKEWAY ACCLAIM	-	-	-
BIKEWAY APPROVAL	-	-	-
BIKEWAY ENDORSEMENT	-	-	-
BIKEWAY RECOMMENDATION	-	-	-
BIKEWAY REFERENCE	-	-	-
BIKEWAY CITATION	-	-	-
BIKEWAY MENTION	-	-	-
BIKEWAY ALLUSION	-	-	-
BIKEWAY ALLUDE	-	-	-
BIKEWAY ALLUDE TO	-	-	-
BIKEWAY ALLUDE TO ONE	-	-	-
BIKEWAY ALLUDE TO TWO	-	-	-
BIKEWAY ALLUDE TO THREE	-	-	-
BIKEWAY ALLUDE TO FOUR	-	-	-
BIKEWAY ALLUDE TO FIVE	-	-	-
BIKEWAY ALLUDE TO SIX	-	-	-
BIKEWAY ALLUDE TO SEVEN	-	-	-
BIKEWAY ALLUDE TO EIGHT	-	-	-
BIKEWAY ALLUDE TO NINE	-	-	-
BIKEWAY ALLUDE TO TEN	-	-	-
BIKEWAY ALLUDE TO ELEVEN	-		

[illegible]

THERE ARE NO Tidal Wetlands, Tidal Shores, Tributary Streams, Floodplains, Connected Tidal Wetlands, Isolated Wetlands, Highly Erodible/Permeable Soils or Buffer Areas Associated with Shores, Streams or Wetlands Located on this Site. There are No Wetland Permits Required for this Development Project.

THERE ARE NO AREAS of Marine Clay Deposits Onsite According to the City of Alexandria Marine Clay Area Map.

THERE IS Potential Soil Contamination on this Property Based on Available Records.

THE APPLICANT WILL COMPLY WITH THE CITY OF ALEXANDRIA 1919 GREEN BUILDING POLICY, A GREEN BUILDING NARRATIVE IS PROVIDED UNDER A SEPARATE COVER.

[illegible]

CONSTRUCTION TYPE:	3A
USE GROUPS:	R-2 RESIDENTIAL WITH ASSEMBLY AND BUSINESS
FIRE SUPPRESSION:	NFPA 13
BUILDING HEIGHT:	82.0 FT (ZONING) (AVERAGE FINISHED GRADE TO TOP OF PARAPET) LESS THAN 75 FT TO HIGHEST HABITABLE FLOOR LESS THAN 85 FT TO LOWEST POINT OF FIRE DEPARTMENT ACCESS

FLOOR AREA:	GROSS FLOOR AREA	SF
	GARAGE/FLOOR 1	27590
	FLOOR 2	19905
	FLOOR 3	19905
	FLOOR 4	19905
	FLOOR 5	19905
	FLOOR 6	19719
	TOTAL	121927

[illegible]

NIT TABULATIONS

TYPE	SEIKI	GEN	AM	SEIKI	AM	10% AM	TOTAL
1	1	0	1	2	1	1	11
2	1	0	1	1	1	1	4
3	1	0	1	1	1	1	4
4	1	11	19	4	4	4	54
5	1	1	1	1	1	1	6
6	1	19	3	5	2	2	28
TOTAL							

FLOOR AREA TABULATIONS

SEIKI FLOOR AREA	GEN FLOOR AREA	NET FLOOR AREA
GARAGE/FLOOR 1	22566	20085
FLOOR 2	15956	17975
FLOOR 3	15966	17931
FLOOR 4	15966	17931
FLOOR 5	15966	17931
FLOOR 6	15975	17925
TOTAL	132957	108269

BIKE PARKING

BIKE PARKING REQUIRED: 88

TOTAL UNITS = 88

BIKE PARKING REQUIRED:

LONG TERM = 1 SPACE/10 UNITS X 88 UNITS = 27 SPACES

SHORT TERM = 1 SPACE/5 UNITS X 88 UNITS = 2 SPACES

BIKE PARKING PROVIDED:

LONG TERM = 2 SPACES (WITHIN THE GARAGE)

SHORT TERM = 2 SPACES (WITHIN MAIN ENTRANCE)

PARKING REQUIRED:		RATE ALLOWED		BEDS/UNITS		PARKING RATE REQUIRED	
AMI	RATE	75% RPD	0.75 SP/UNIT	36	27		
80%	1.5P/REQD	0.75 SP/UNIT	0.75 SP/UNIT	33	25		
60%	0.65 SP/UNIT	0.6375 SP/UNIT	0.6375 SP/UNIT	23	15		
40-50%	0.40 SP/UNIT	0.5525 SP/UNIT	0.5525 SP/UNIT	37	21		
30%	0.50 SP/UNIT	0.4250 SP/UNIT	0.4250 SP/UNIT	9	4		
TOTAL						67	

UNIT TYPE	80% AREA	60% AREA	50% AREA	40% AREA	30% AREA	TOTAL
STANDARD ROOMS	1	3	5	7	9	25
2-BEDROOMS	1	16	19	4	4	54
3-BEDROOMS	4	5	2	2	1	19
TOTAL	19	24	26	9	9	88

GROSS FLOOR AREA		SF
GARAGE/FLOOR 1	22362	20883
FLOOR 2	19905	17975
FLOOR 3	19905	17975
FLOOR 4	19905	17975
FLOOR 5	19905	17975
FLOOR 6	19905	17975
TOTAL	131977	119265

LOADING REQUIRED:	N/A	TOTAL UNITS = 88
LOADING PROVIDED:	NONE	BIKE PARKING REQUIRED: LONG TERM = 3 SPACES/10 UNITS X 88 UNITS = 27 SPACES SHORT TERM = 1 SPACE/50 UNITS X 88 UNITS = 2 SPACES
		BIKE PARKING PROVIDED: LONG TERM = 27 SPACES (WITHIN THE GARAGE) SHORT TERM = 2 SPACES (NEAR MAIN ENTRANCE)

BIKE PARKING

TOTAL UNITS = 66

BIKE PARKING REQUIRED:
LONG TERM = 3 SPACES/70 UNITS X 88 UNITS = 27 SPACES
SHORT TERM = 1 SPACE/50 UNITS X 88 UNITS = 2 SPACES

BIKE PARKING PROVIDED:
LONG TERM = 27 SPACES (WITHIN THE GARAGE)
SHORT TERM = 2 SPACES (NEAR MAIN ENTRANCE)

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT (DSUP) WITH PRELIMINARY SITE PLAN TO DEVELOP AN 88-UNIT RESIDENTIAL MULTI-UNIT DWELLING WITH A SPECIAL USE PERMIT FOR A PARKING REDUCTION, MODIFICATION OF HEIGHT TO SETBACK RATIO, AND MODIFICATION TO TREE CANOPY COVERAGE.

1. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN FOR MULTI-UNIT DWELLINGS.
2. SPECIAL USE PERMIT FOR A PARKING REDUCTION, PURSUANT TO ZO SECTION 8-100(4).
3. MODIFICATION OF HEIGHT TO SETBACK RATIO, PURSUANT TO ZO SECTION 6-403(A).
4. MODIFICATION TO TREE CANOPY COVERAGE REQUIREMENTS PER THE CITY'S LANDSCAPE GUIDELINES.

SHEET: P-0101

1. THE STORMWATER COLLECTION SYSTEM IS LOCATED WITHIN THE POTOMAC RIVER WATERSHED.
2. THERE ARE NO KNOWN AREAS OF MARINE CLAY ON THIS SITE ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY MAP.
3. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPAS

1. THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

GROUND^S

THIS PROJECT IS NOT A FEDERAL UNDERTAKING. ANY REQUIRED FEDERAL PERMITS WILL BE OBTAINED BY THE APPLICANT PRIOR TO CONSTRUCTION.

1. THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.

THE SUBJECT SITE IS CURRENTLY VACANT AND IS ADJACENT TO A SEPARATED SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GS SEWER VENER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN EAST GIBRE ROAD.

MULTIFAMILY RESIDENTIAL: $300 \text{ GPD} \times 88 \text{ UNITS} = 26,400 \text{ GPD}$

THE EXISTING SANITARY FLOW FROM THE SITE = 0 GPD (VACANT LOT)

CONTAMINATED LAND
(ALL OF PARCEL D)

MAIN LINE BOULEVARD

EAST GLUE ROAD

RICHMOND HIGHWAY

SCALE: 1"=100'

1. THERE ARE KNOWN AND/OR EXPECTED SOIL AND/OR GROUNDWATER CONTAMINATION WITHIN THE LIMITS OF THIS DEVELOPMENT (SEE MAP BELOW).
2. THERE ARE POSSIBLE UNDERGROUND STORAGE TANKS ON SITE.
3. THE PROPERTY IS NOT KNOWN TO BE LOCATED WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DAMP OR DISPOSED AREA.
4. THERE ARE NO KNOWN AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES ON SITE TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CONTAMINATED LAND
(ALL OF PARCEL D)

MAIN LINE BOULEVARD

EAST GLUE ROAD

RICHMOND HIGHWAY

SCALE: 1"=100'

SECTION A-A
EXISTING BUILDING

4.77' PROPOSED BUILDING

2.07' EXISTING ROW

2' CENTER LINE OF RICHMOND HWY

188'

SECTION B-B
NOT TO SCALE

4.77

PROP. BUILDING

0.07

EXISTING ROW

3

CENTER LINE OF EAST GLEBE ROAD

NOT TO SCALE

Section C-C of the proposed building. The diagram shows a cross-section of the building with a width of 47.7'. The building is set back 0.0' from the existing row line and 53.2' from the center line of Main Line Blvd. The building is labeled 'PROPOSED BUILDING' and the setbacks are labeled 'EXISTING ROW' and 'CENTER LINE OF MAIN LINE BLVD'. The section is labeled 'SECTION C-C' and 'NOT TO SCALE'.

A detailed map of the area around the 'LITE' building. The map shows a grid of streets, including '9th' and 'RAILROAD'. A red dot is placed on the 'LITE' building, which is located at the intersection of 'LITE' and 'BANKS'. The map also shows a 'RAILROAD' line and a 'LITE' building. The map is oriented with North at the top.

PROPOSED	EXISTING
CURB & GUTTER TRANSITION FROM CATCH BASIN TO STREET SANITARY STRUCTURE LABEL SANITARY LATERAL STORM SEWER STRUCTURE LABEL STORM SEWER WATER MAIN PLUG OVERHEAD WIRE UTILITY POLE UNDERGROUND TELEPHONE GAS MAIN TRANSFORMER HANDICAP RAMP (55-12) GUARDRAIL FENCE TRAFFIC FLOW CROWN LIGHT CROWN LIGHT BUILDING MOUNTED BOLLARD LIGHT PROPOSED BUILDING MOUNTED LIGHT BIKE RACK PROPOSED SHRUBS TREES DOOR	CURB & GUTTER TRANSITION FROM CATCH BASIN TO STREET SANITARY STRUCTURE LABEL SANITARY LATERAL STORM SEWER STRUCTURE LABEL STORM SEWER WATER MAIN PLUG OVERHEAD WIRE UTILITY POLE UNDERGROUND TELEPHONE GAS MAIN TRANSFORMER HANDICAP RAMP (55-12) GUARDRAIL FENCE TRAFFIC FLOW CROWN LIGHT CROWN LIGHT BUILDING MOUNTED BOLLARD LIGHT PROPOSED BUILDING MOUNTED LIGHT BIKE RACK PROPOSED SHRUBS TREES DOOR

PER SECTION 6-403A MAXIMUM HEIGHT BASED ON 33' SETBACK ON MAIN LINE BOULEVARD IS 66', 38' SETBACK ON EAST GLEBE ROAD IS 76', AND 86' SETBACK ON RICHMOND HIGHWAY IS 172'. AT THE PROPOSED HEIGHT OF 87', THE PROPOSED DEVELOPMENT IS NOT IN CONFORMANCE WITH THE REQUIREMENTS OF 6-403A ON MAIN LINE BOULEVARD AND EAST GLEBE ROAD. A MODIFICATION FOR THE REQUIREMENTS OF 6-403A IS REQUESTED WITH THIS APPLICATION.

[illegible]

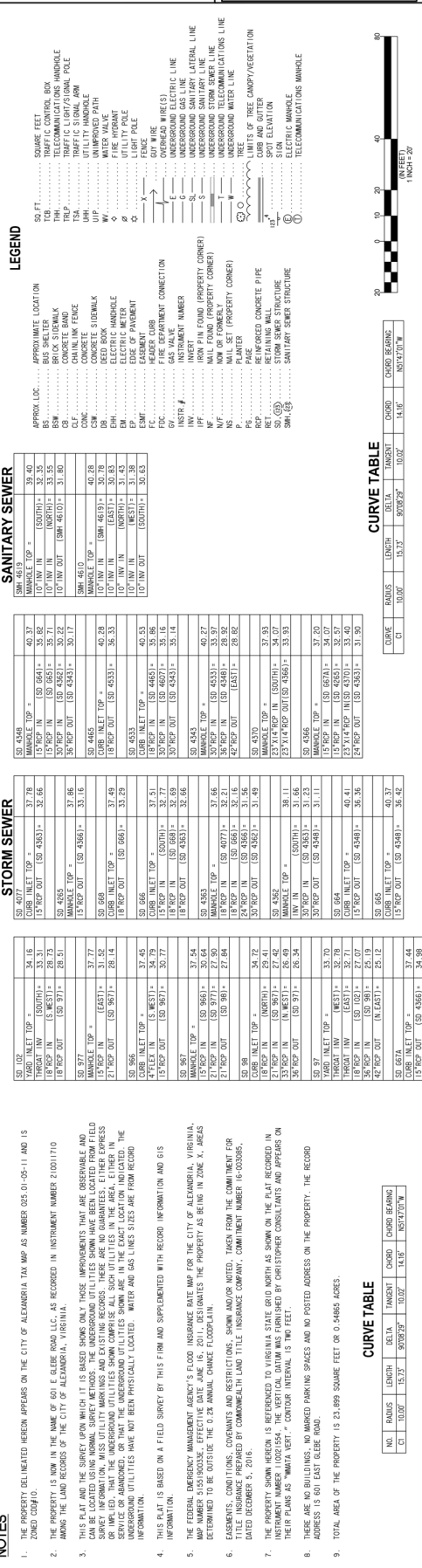
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL
USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

POTOM 66 DEVE CIT	APPROVED SPECIAL USE PERMIT NO. 2025-10024 DEPARTMENT OF PLANNING & ZONING	
	DIRECTOR DEPARTMENT OF PLANNING & ZONING SITE PLAN NO. _____	DATE _____
DIRECTOR CHAIRMAN, PLANNING COMMISSION		DATE _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____		

[illegible]

**POTOMAC YARD LADBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL
USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
CONTEXT PLAN**

APPROVED	2025-10024
SPECIAL USE PERM. NO.	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECEIVED _____	
INCREMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____



APPROVED	
SPECIAL USE PERMIT NO.	2025-10024
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.



1. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL, FOUNDATIONS, WELLS, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED WHILE DEVELOPMENT WORK MUST CEASE AT THE PROJECT SITE. IMMEDIATELY NOTIFY THE CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARCHAIC COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC. DATED 5/7/2025.
2. THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
3. NO IRPAs OR EXISTING SANI FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
4. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES OR ON ADJACENT TO THE SITE.
6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
7. GARAGE DOOR TO BE OPERATED BY THE RESIDENTS THROUGH A REMOTE CONTROL. THERE IS NO PROPOSED CURB FOR GARAGE ENTRY.

TRASH WILL BE COLLECTED INSIDE THE BUILDING AND ROLLED TO THE SHORT TERM PARKING SPACES ON EAST GLEBE RD FOR COLLECTION COLLECTION DAYS.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	10.00'	15.73'	90°08'29"	10.02'	14.16'	N51°47'01"W

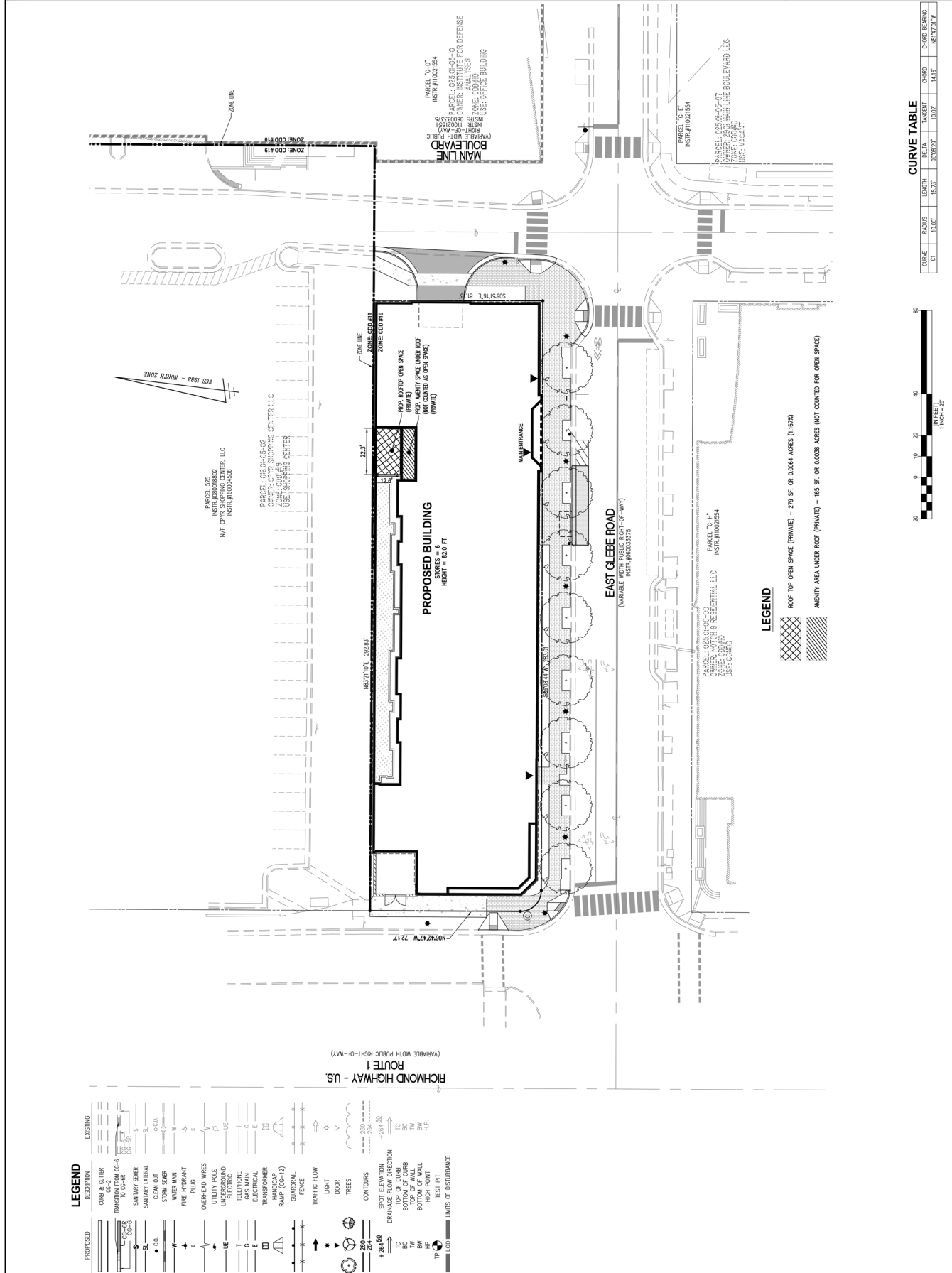
SHEET: P-0401

APPROVED	SPECIAL USE PERMIT NO.	2025-10224
	DEPARTMENT OF PLANNING & ZONING	
	DIRECTOR	DATE
	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
	SITE PLAN No. _____	
	DIRECTOR	DATE
	CHAIRMAN, PLANNING COMMISSION	DATE
	DATE RECEIVED	
	INSTRUMENT NO.	DEED BOOK NO. _____ PAGE NO. _____



(IN FEET)
1 INCH = 20'

POTOMAC YARD LADBAY G-G 601 E. GLEBE ROAD DEVELOPMENT SPECIAL USE PERMIT CITY OF ALEXANDRIA, VIRGINIA	PRELIMINARY OPEN SPACE PLAN
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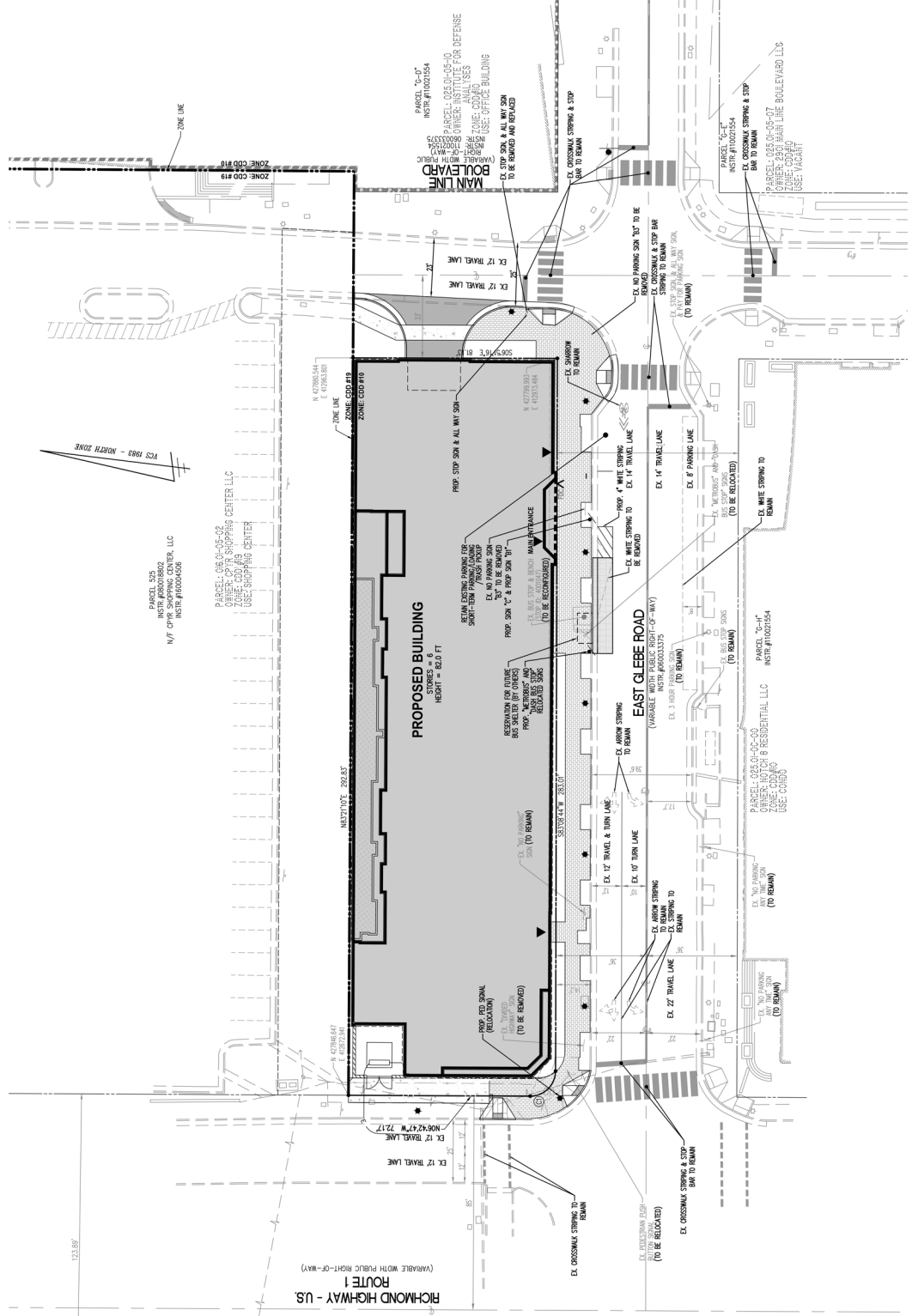


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	10.00'	15.73'	90°08'29"	10.02'	14.16'	N51°47'01"W

POTOMAC YARD LADBAY G-G 601 E. GLEBE ROAD DEVELOPMENT SPECIAL USE PERMIT CITY OF ALEXANDRIA, VIRGINIA PRELIMINARY SIGNAGE AND STRIPING PLAN									
NO. _____		DESCRIPTION _____		DATE _____		REV. BY _____		REVISION APPROVED BY _____	
DATE _____		APPROVED _____		DATE _____		DATE _____		DATE _____	
DATE _____		APPROVED _____		DATE _____		DATE _____		DATE _____	
DATE _____		APPROVED _____		DATE _____		DATE _____		DATE _____	
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DATE _____		APPROVED _____		DATE _____		DATE _____		DATE _____	
DATE _____		APPRO							

APPROVED	DIRECTOR _____ DATE _____
SPECIAL USE PERMIT NO. 2026-10024	
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. _____



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	10.00'	15.73'	90°08'29"	10.02'	14.16'	N51°47'01"W



SIGN 'A'		12"x18" R8-3A(L) 30" x 30" R1-1
SIGN 'B1'		12"x18" R8-3A(L)
SIGN 'B2'		12"x18" R8-3A(R)
SIGN 'B3'		12"x18" R8-3A(R)
SIGN 'C'		12"x18"

File No. ALEX	Tax Map No. 25.01	Job No. 11-004	Calcd Dwg. File: Q:\cdkproj\17004\dwg\Planning\OSUP17004P-0404.dwg	Sheet: P-0404
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**POTOMAC YARD LADBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL
USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY GRADING PLAN**

CURVE CI	RADIUS	LENGTH	DELTA	TANGENT	CURVE BEARING	STATIONING
1	100	15.71	90°00'00"	10.00	14.8	1457.470 W

Diagram showing a curve with a radius of 100 feet and a length of 15.71 feet. The curve is divided into segments of 10 feet and 5.71 feet. The curve is labeled (IN FEET) 180° ± 20'.



SEWAGE FLOW CALCULATIONS

A. ANTICIPATED FUTURE FLOWS FROM:	
FOUR MILE RUN PUMP STATION	= 4.00 MGD (PEAK)
POTOMAC YARD CENTER REDEVELOPMENT	= 1.39 MGD (ANNUAL AVG)
(NORTH POTOMAC YARD AND PROPOSED METRO)	
LANDFILL G	= 0.51 MGD
TOTAL PEAK FLOW	= 4.00 + 1.39(2.5) + 0.51(2.5)
	= 8.75 MGD
B. TOTAL DESIGN PEAK FLOW	

SANITARY SEWER NARRATIVE

DEVELOPMENT AND FUTURE POTOMAC VILLAGE. THE CALCULATIONS PROVIDED ON THIS SHEET SHOW THAT THE EXISTING SYSTEM IS ADEQUATE TO CONVEY THE PROPOSED ADDITIONAL SANITARY SEWER FLOW FROM THIS DEVELOPMENT TO THE EXISTING 24" SANITARY SEWER LINE. PER REQUIREMENTS SET FORTH

ADEQUATELY CONVEY THE DISCHARGE FROM BLOCK G.

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY VACANT AND IS ADJACENT TO A SEPARATED SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VENER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN EAST GLEBE ROAD.

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

$$20,400 \text{ yd} \times 4 \text{ (Feet Factor)} = 81,600 \text{ yd}$$

- BECAUSE THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE IN EXPECTED SANITARY SEWER FLOW MORE THAN 10,000 GPD, SANITARY SEWER OUTFALL ANALYSIS WILL BE PROVIDED IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14 ON THIS SHEET.

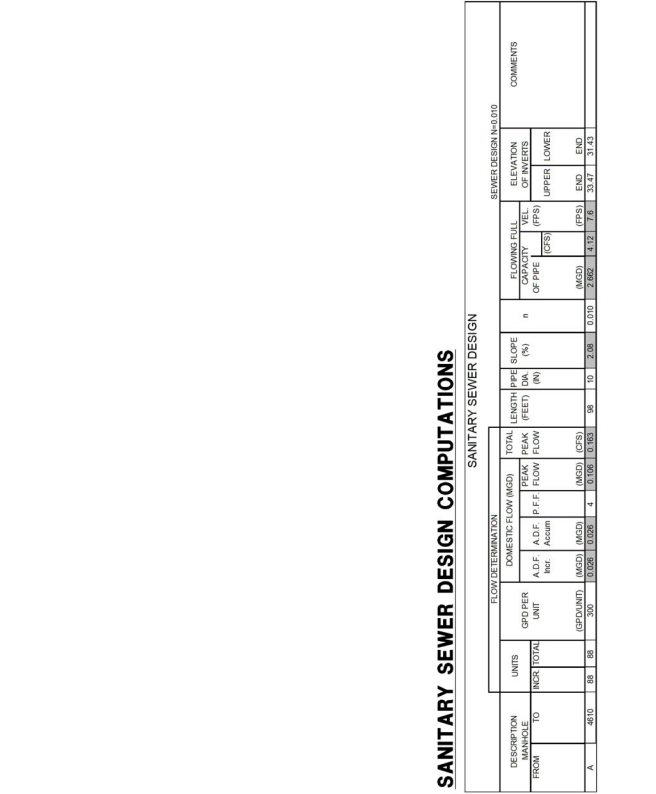
PAGE NO.

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

DEWATERING AND CONSTRUCTION DISCHARGE NOTE

DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENE PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENE'S PRETREATMENT COORDINATOR AT 703-721-3500. X2020.

COORDINATOR AT 703-721-3300 AZ0202



SANITARY SEWER DESIGN COMPUTATIONS

APPROVED	DATE
SPECIAL USE PERMIT NO.	2025-10024
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.

Casey, P-09001

[illegible]

adequately convey the discharge from block G.

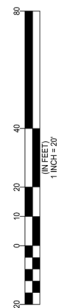
SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY VACANT AND IS ADJACENT TO A SEPARATED SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALABAMA. GSS SEWER SERVICE, THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN EAST GLEBE ROAD.

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

[illegible]

POTOMAC YARD LADBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL
USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
RELIMINARY SANITARY SEWER OUTFALL

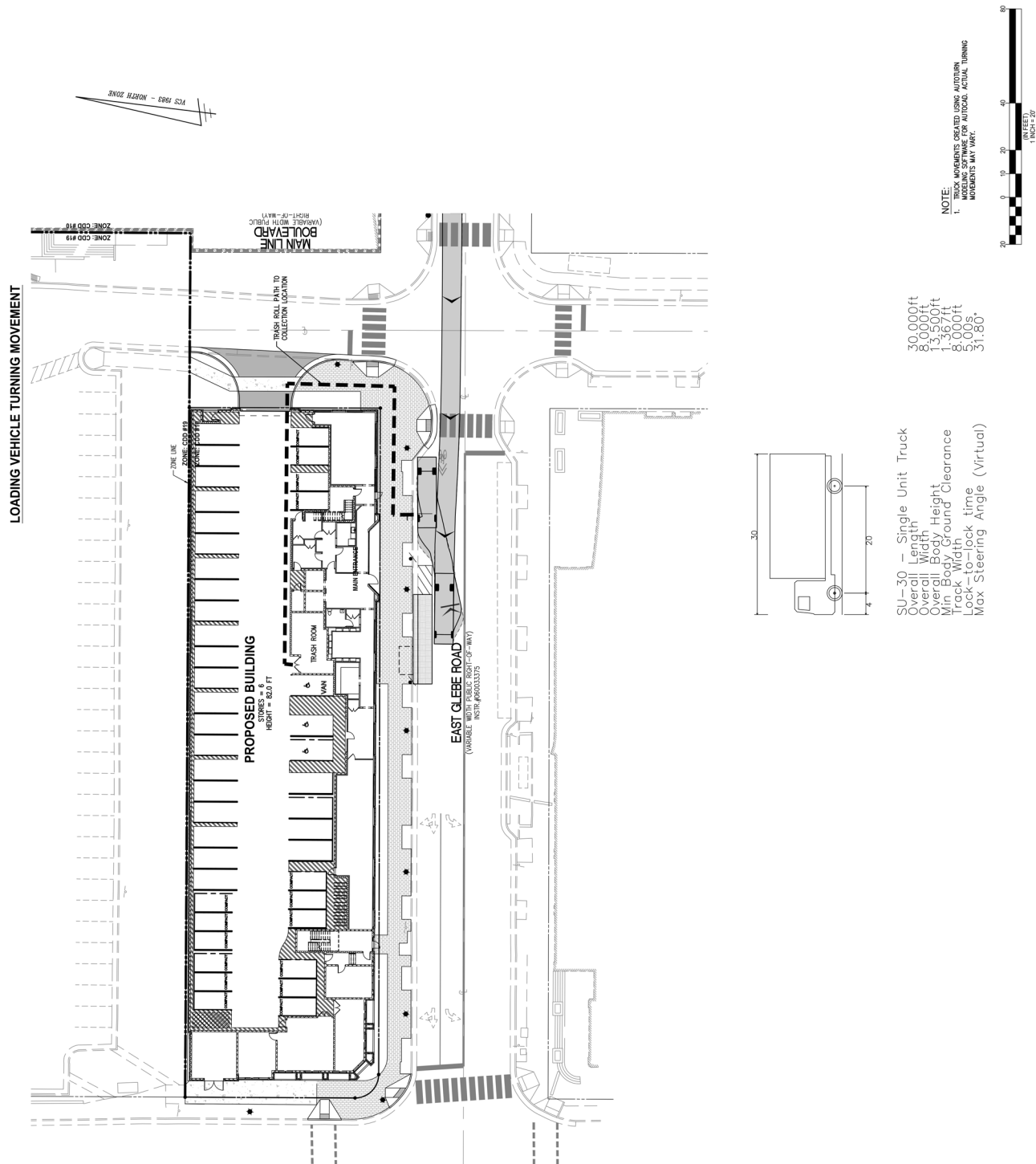


POTOMAC YARD L&D BAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL
USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

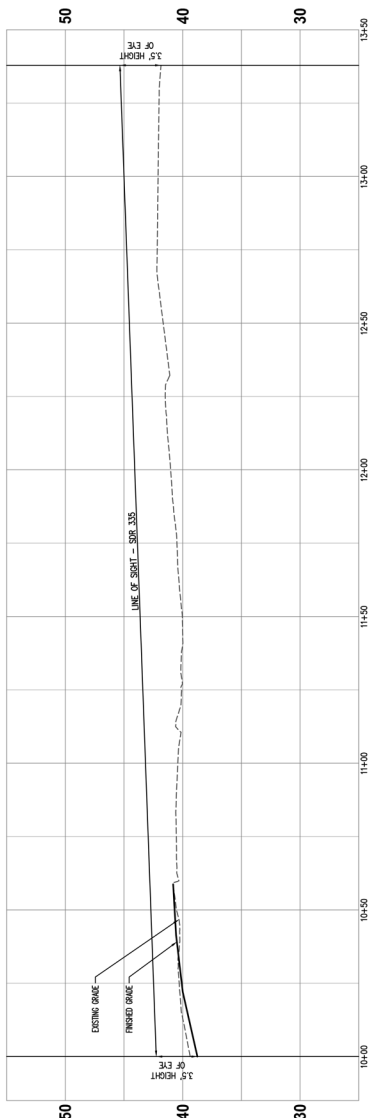
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DEPARTMENT OF PLANNING & ZONING			
DIRECTOR		DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO. _____			
DIRECTOR		DATE	
CHAIRMAN, PLANNING COMMISSION			
DATE RECORDED		DATE	
INSTRUMENT NO.		PAGE NO.	
DEED BOOK NO.		PAGE NO.	

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REVISION APPROVED BY

[illegible]

PRELIMINARY SIGHT DISTANCE PLAN AND PROFILE

[illegible]

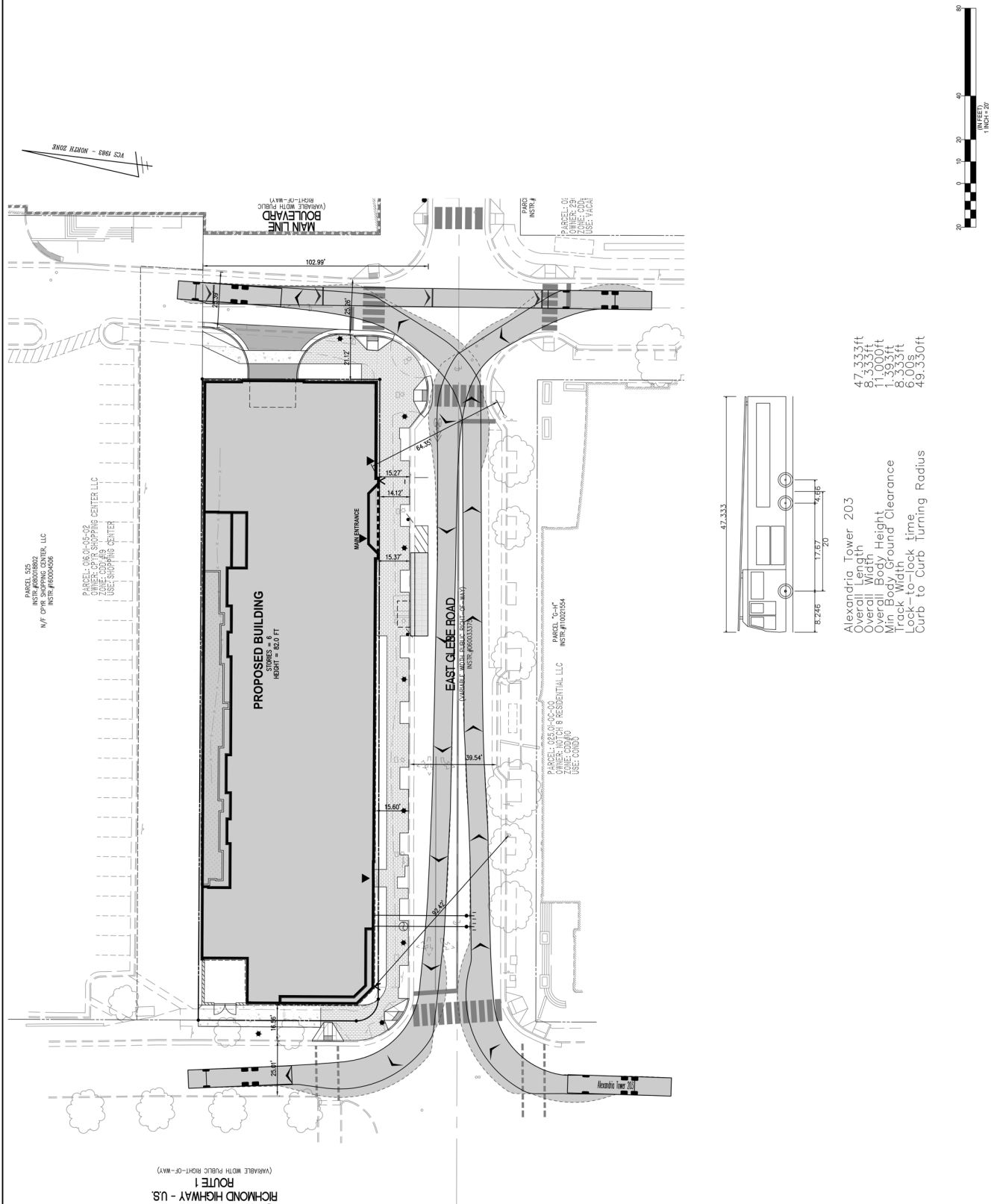
SIGHT DISTANCE PROFILE

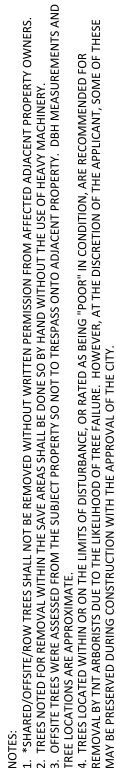
SCALE: HOR. 1" = 20'
VERT. 1" = 5'

LEGEND	PROPOSED	EXISTING
CORR & GUTTER		
TRANSITION FROM C&G TO C&B		
SAFETY SERR		
SMITH LATERAL		
CLEAN OUT		
STORM SERR		
WATER MAIN		
FRONT PLANT		
PLUG		
OVERHEAD WRES		
UTILITY POLE		
UNDERGROUND ELECTRIC		
TELEPHONE		
GAS MAIN		
ELECTRICAL		
TRANSFORMER		
DESCRIPTION	PROPOSED	EXISTING
C&B		
C&G		
TRANSITION FROM C&G TO C&B		
SAFETY SERR		
SMITH LATERAL		
CLEAN OUT		
STORM SERR		
WATER MAIN		
FRONT PLANT		
PLUG		
OVERHEAD WRES		
UTILITY POLE		
UNDERGROUND ELECTRIC		
TELEPHONE		
GAS MAIN		
ELECTRICAL		
TRANSFORMER		
DESCRIPTION	PROPOSED	EXISTING
C&B		
C&G		
TRANSITION FROM C&G TO C&B		
SAFETY SERR		
SMITH LATERAL		
CLEAN OUT		
STORM SERR		
WATER MAIN		
FRONT PLANT		
PLUG		
OVERHEAD WRES		
UTILITY POLE		
UNDERGROUND ELECTRIC		
TELEPHONE		
GAS MAIN		
ELECTRICAL		
TRANSFORMER		
DESCRIPTION	PROPOSED	EXISTING
C&B		
C&G		
TRANSITION FROM C&G TO C&B		
SAFETY SERR		
SMITH LATERAL		
CLEAN OUT		
STORM SERR		
WATER MAIN		
FRONT PLANT		
PLUG		
OVERHEAD WRES		
UTILITY POLE		
UNDERGROUND ELECTRIC		
TELEPHONE		
GAS MAIN		
ELECTRICAL		
TRANSFORMER		
DESCRIPTION	PROPOSED	EXISTING
C&B		
C&G		
TRANSITION FROM C&G TO C&B		
SAFETY SERR		
SMITH LATERAL		
CLEAN OUT		
STORM SERR		
WATER MAIN		
FRONT PLANT		
PLUG		
OVERHEAD WRES		
UTILITY POLE		
UNDERGROUND ELECTRIC		
TELEPHONE		
GAS MAIN		
ELECTRICAL		
TRANSFORMER		
DESCRIPTION	PROPOSED	EXISTING
C&B		

LEGEND

APPROVED	2025-10024
SPECIAL USE PERMIT NO.	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHARMAN PLANNING COMMISSION	DATE
DATE RECEIVED	
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.





NOTES:

1. *SHARED/OFFSITE/ROW TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS TO REDUCE THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.
5. TREES 920, 921, 922, 923, 951, 952, 953, 954, 955, 957, 958, 959, 962, 964, 965, 966, 969, 970, 971, AND 972 WERE NOT SURVEY-LOCATED.

1. "SHARED/OFFSITE/ROW TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. TREES NOTED FOR REMOVAL WITHIN THE SAME AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.
5. TREES 3020, 321, 922, 951, 952, 953, 954, 955, 957, 958, 959, 962, 964, 965, 966, 969, 970, 971, AND 972 WERE NOT SURVEY-LOCATED.

**CERTIFIED
ARBORIST**

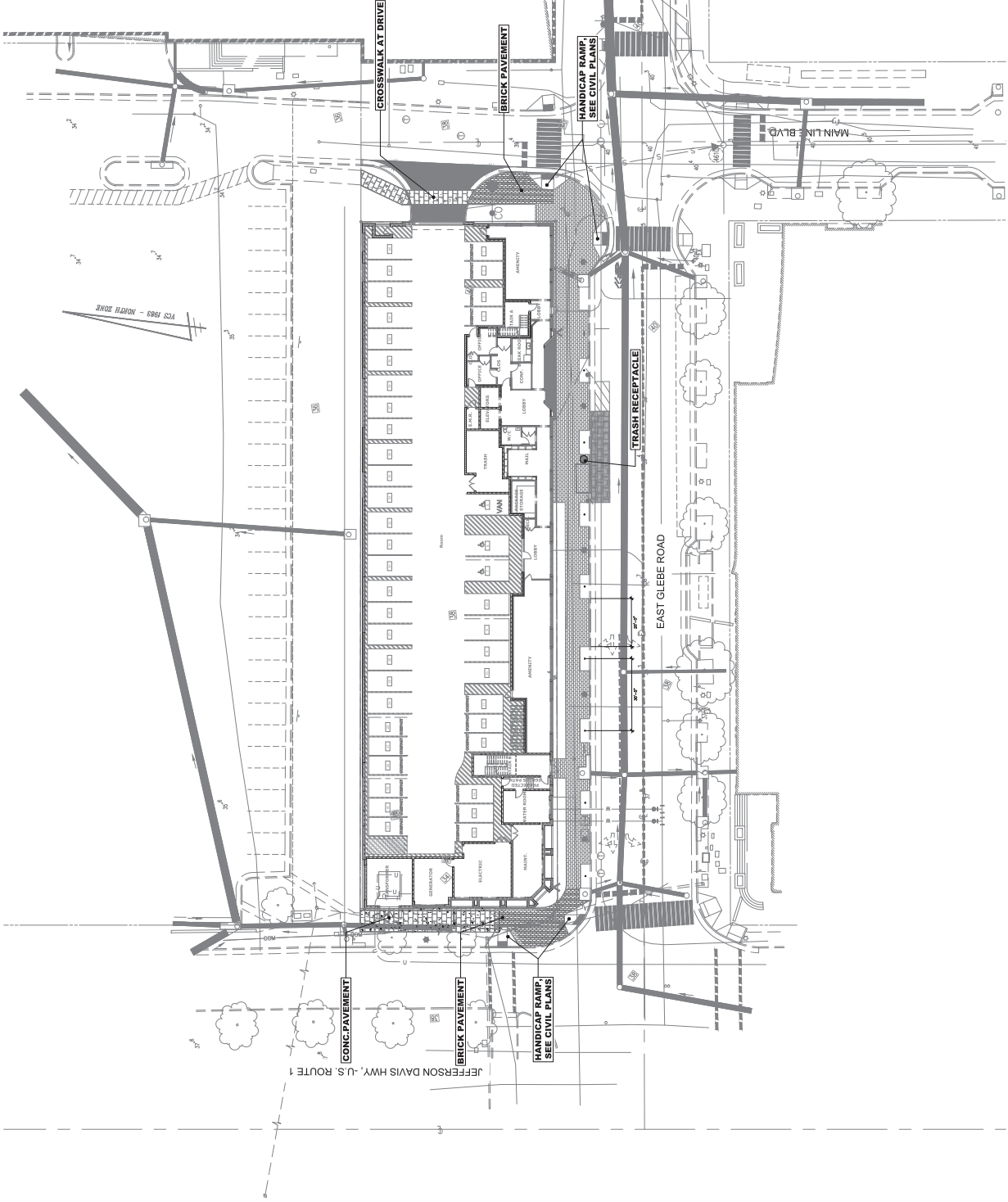
 **ISA**

Vinash M. Sareen
Certified Arborist
Certification # MA-4727A



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703.448.3717
www.LD7studio.com

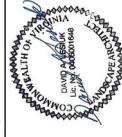


Scale: 1" = 20'-0"



604 MONTGOMERY STREET
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(703) 549-7756 PH • (703) 584-6212 FAX

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SEAL

LANDBAY G

601 E Glebe Rd
Alexandria, VA 22305

[illegible]

PROJECT NUMBER 25003
PRINT DATE 2025-08-05

**GROUND FLOOR -
MATERIALS PLAN**

SHEET NUMBER

ET NUMBER
L1.00

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2025-06-09 3:15:21 PM

APPROVED

SPECIAL USE PERMIT IN
DEPARTMENT OF PLANNING & ZONING[illegible]

1015

DEPARTMENT OF TRANSFORMATION & INNOVATION

DATE PAID IN, _____

DIRECTOR

10

[illegible]

Source: U.S. Census Bureau, *Marriage, Divorce, Remarriage in the 1990s*, Table 1.1.

_____ When: _____



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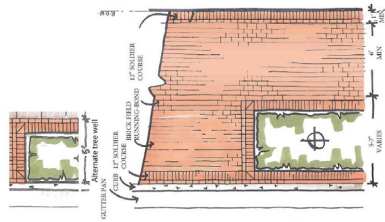
SIDEWALK MATERIALS - CITY STANDARD CONCRETE
MAY 2014, REVISED MARCH 17, 2020



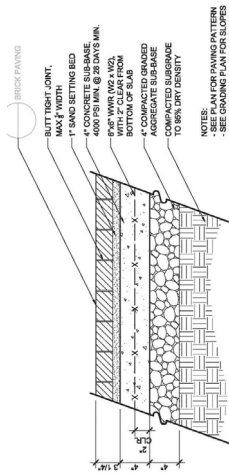
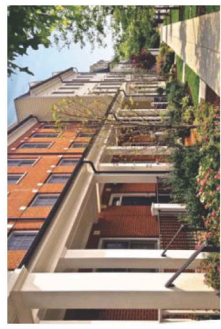
SIDEWALK MATERIALS - CITY STANDARD BRICK
MAY 2014, REVISED MARCH 17, 2020



INTENT:
This sidewalk will be provided within areas where brick sidewalks are required or repaired. Brick will be provided in a running-bond pattern.



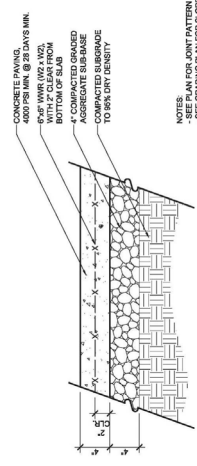
INTENT:
This sidewalk will be provided within areas where city-standard concrete sidewalks are required. The scoring pattern is intended to generally be 3\"/>



NOTES:
• SEE PLAN FOR PAVING PATTERN
• SETTING BED SAND TO CONFORM WITH BRICK
• JOINTS TO BE SAND SWEEP
• FILL ALL JOINTS BETWEEN BRICK
• JOINTS AS NECESSARY

1 BRICK PAVING
Scale: 1 1/2\"/>

1 CONCRETE PAVING
Scale: 1 1/2\"/>



NOTES:
• SEE PLAN FOR JOINT PATTERN
• SEE GRADING PLAN FOR SLOPES

1 CONCRETE PAVING
Scale: 1 1/2\"/>



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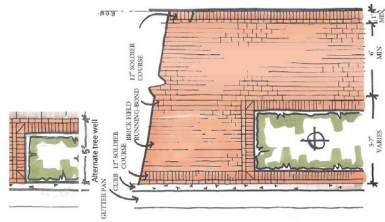
SIDEWALK MATERIALS - CITY STANDARD CONCRETE
MAY 2014, REVISED MARCH 17, 2020



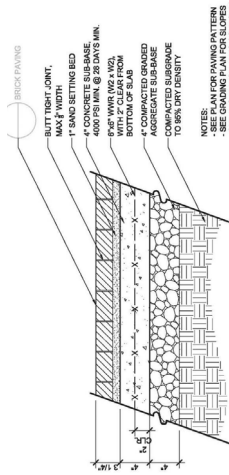
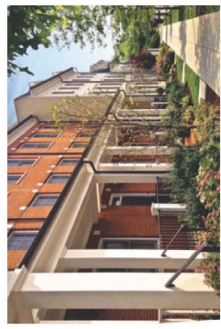
SIDEWALK MATERIALS - CITY STANDARD BRICK
MAY 2014, REVISED MARCH 17, 2020



INTENT:
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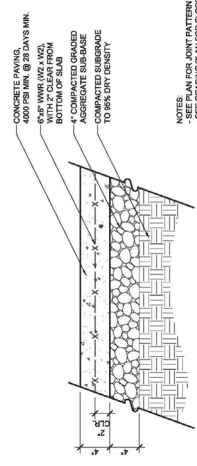
INTENT:
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• JOINTS AS NECESSARY

1 BRICK PAVING
Scale: 1 1/2\"/>

1 CONCRETE PAVING
Scale: 1 1/2\"/>



NOTES:
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• SEE GRADING PLAN FOR SLOPES

1 CONCRETE PAVING
Scale: 1 1/2\"/>



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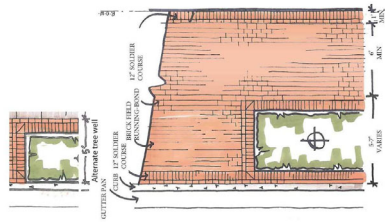
SIDEWALK MATERIALS - CITY STANDARD CONCRETE
MAY 2014, REVISED MARCH 17, 2020



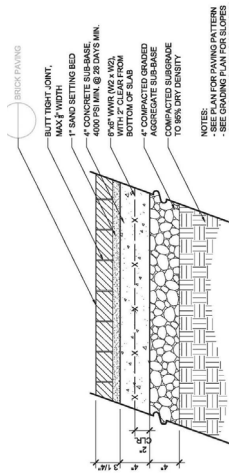
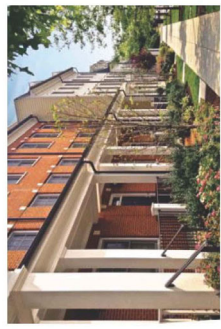
SIDEWALK MATERIALS - CITY STANDARD BRICK
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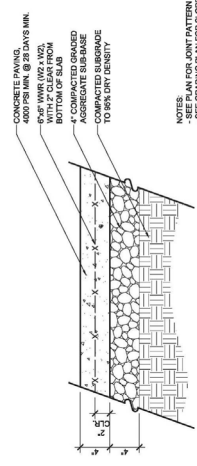
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NOTES:
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1 BRICK PAVING
Scale: 1 1/2\"/>

1 CONCRETE PAVING
Scale: 1 1/2\"/>



NOTES:
• SEE PLAN FOR JOINT PATTERN
• SEE GRADING PLAN FOR SLOPES

1 CONCRETE PAVING
Scale: 1 1/2\"/>

OPEN SPACE & CANOPY COVERAGE NOTES:

*OPEN SPACE ON PARCEL 'G-G' IS CHALLENGED, SO THE INTENT IS FOR OPEN SPACE WITHIN THE OVERALL LANDBAY 'G' TO SUPPLEMENT ANY SHORTCOMINGS OF THIS PARCEL.

*CANOPY COVERAGE TO BE SUPPLEMENTED BY SHRUBS IN FINAL DESIGN.

*SEE 1.5.20 FOR PLANT LIST.

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LANDBAY G

601 E Glebe Rd
Alexandria, VA 22305

[illegible]

PROJECT NUMBER	25003
PRINT DATE	2025-08-05

**GROUND FLOOR -
LANDSCAPE PLAN**

SHEET NUMBER

L4.00

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2025-06-09 3:15:21 PM

APPROVED

DEPARTMENT OF TRANSPORTATION & COMMUNICATIONS

SITE PLAN NO. _____

DATE RECORDED _____
CLERK, TRAINING COMMISSION _____

1

[illegible]

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C:\Users\jnguesterman\HEFFNER\Documents\25503 - SITE_5-OVER-1_nguesterman@heffnerarch.com.mt

LANDBAY G

601 E Glebe Rd
Alexandria, VA 22305

[illegible]

PROJECT NUMBER	25003
PRINT DATE	2025-08-05

LANDSCAPE
TABULATIONS

SHEET NUMBER

L5.20

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2025-06-09 3:15:21 PM

SEEK YOUR OWN ADVENTURE

DIRECTOR

100

DATE RECEIVED

Source: U.S. Census Bureau, *Marriage, Divorce, Remarriage in the 1990s*, Washington, D.C., 1993.

2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818

NATIVE PLANT TABULATIONS												
PLANT TYPE	QUANTITY	NATIVE TYPE	MIDDLE 2-25-00 - JANUARY 1, 2020				JANUARY 2-25-00 - JANUARY 1, 2024				BEGINNING JANUARY 2, 2024	
			REQUIRED	PROHIBITED	REQUIRED	PROHIBITED	REQUIRED	PROHIBITED	REQUIRED	PROHIBITED		
Urban Trees	9	Regional/Local	40%	20%	40%	20%	20%	9	100.0%	20%	9	100.0%
		Total Native	40%	20%	40%	20%	20%	9	100.0%	20%	9	100.0%
Standard Trees	11	Regional/Local	40%	20%	40%	20%	40%	10	90.9%	40%	10	90.9%
		Total Native	40%	20%	40%	20%	40%	10	90.9%	40%	10	90.9%
Evergreen		Regional/Local	50%	20%	50%	20%	50%	10%	10%	50%	10%	50%
		Total Native	50%	20%	50%	20%	50%	10%	10%	50%	10%	50%
Perennials		Regional/Local	40%	20%	40%	20%	40%	20%	20%	40%	20%	40%
		Total Native	40%	20%	40%	20%	40%	20%	20%	40%	20%	40%
Shrubs		Regional/Local	40%	20%	40%	20%	40%	20%	20%	40%	20%	40%
		Total Native	40%	20%	40%	20%	40%	20%	20%	40%	20%	40%
Groundcovers		Regional/Local	40%	20%	40%	20%	40%	20%	20%	40%	20%	40%
		Total Native	40%	20%	40%	20%	40%	20%	20%	40%	20%	40%
Perennials, Ferns, (Dormant or dead)		Regional/Local	40%	20%	40%	20%	40%	20%	20%	40%	20%	40%
		Total Native	40%	20%	40%	20%	40%	20%	20%	40%	20%	40%
Vines		Regional/Local	40%	20%	40%	20%	40%	20%	20%	40%	20%	40%
		Total Native	40%	20%	40%	20%	40%	20%	20%	40%	20%	40%

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
20	19 95.0%	19 95.0%

NOTES:

1) Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.

2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.

3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

PLANT SCHEDULE

[illegible]



Level	GROSS	DEDUCTION	NET
1-FIRST FLOOR	22,590	1,756	20,835
2-SECOND FLOOR	19,905	2,330	17,575
3-THIRD FLOOR	19,905	2,393	17,511
4-FOURTH FLOOR	19,905	2,393	17,511
5-FIFTH FLOOR	19,905	2,393	17,511
6-SIXTH FLOOR	19,719	2,393	17,325
Grand total	121,927	13,659	108,269

AREA INCLUDED

**AREA EXCLUDED AS
ALLOWED BY CHAPTER 2-145
OF CITY OF ALEXANDRIA
ZONING CODE**



[illegible]

PROJECT NUMBER 25003
PRINT DATE 2025-07-21

**SECOND FLOOR
PLAN - R1**

SHEET NUMBER
SP-A202

CONCEPT II SUBMISSION
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

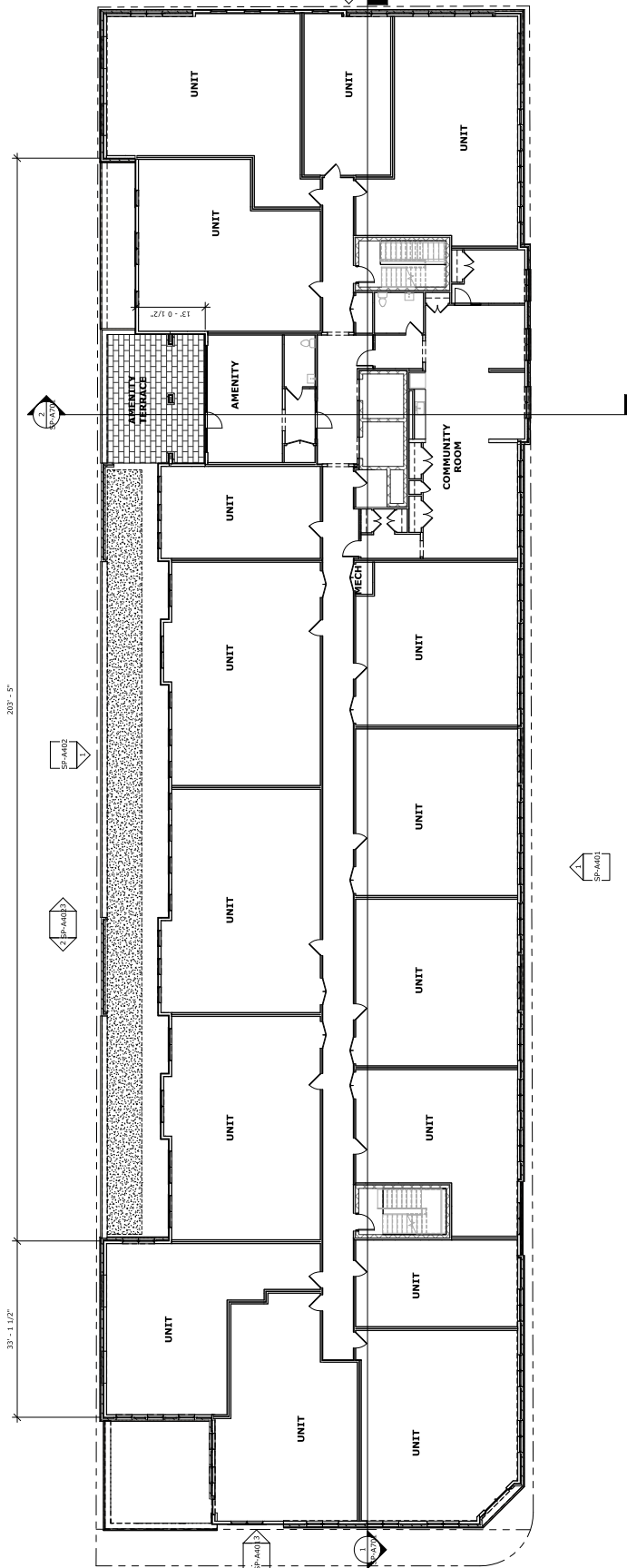
SITE PLAN NO. _____

REVISIONS _____

DATE _____

DATE RECEIVED _____

RECEIVED BY _____

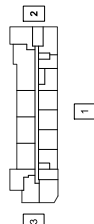


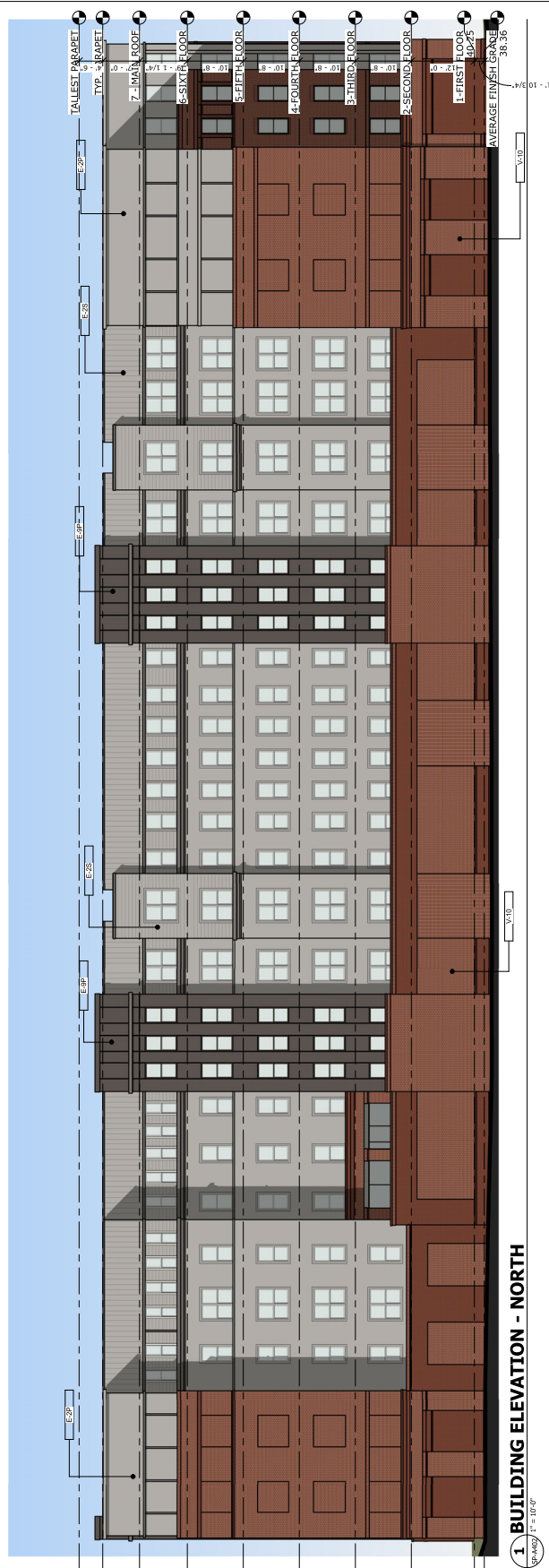
1 LEVEL 2
CS-6202 / 1" = 10'-0"





EXTERIOR MATERIAL KEY	Key Value	Keynote Text
	Z-2P	CEMENTITIOUS PANEL; HARDIE PEARL GRAY
	Z-2P	CEMENTITIOUS PANEL; HARDIE RICH ESPRESSO
	B-17	STONEFRONT; AS SCHEDULED
	Z-21	ROLLING OVERHEAD GRILLE
	B-10	Brick With Buft Mortar
	B-11	Brick With Dark Mortar
	B-12	Soldier Course With Buft Mortar
	B-15	Railroad Course With Dark Mortar





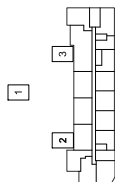
1 BUILDING ELEVATION - NORTH



3 TERRACE ELEVATION - EAST

2 TERRACE ELEVATION - WEST

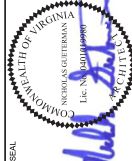
Key Value	Keynote Text
E-2P	CEMENTITIOUS PANEL: HARDIE PEARL GRAY
E-2S	CEMENTITIOUS SIDING: HARDIE PEARL GRAY
E-9P	CEMENTITIOUS PANEL: HARDIE RICH ESPRESSO
E-10	Brick with Buff Mortar



604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 694-5212 FAX

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BUILDING SECTIONS

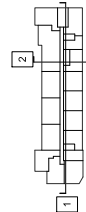
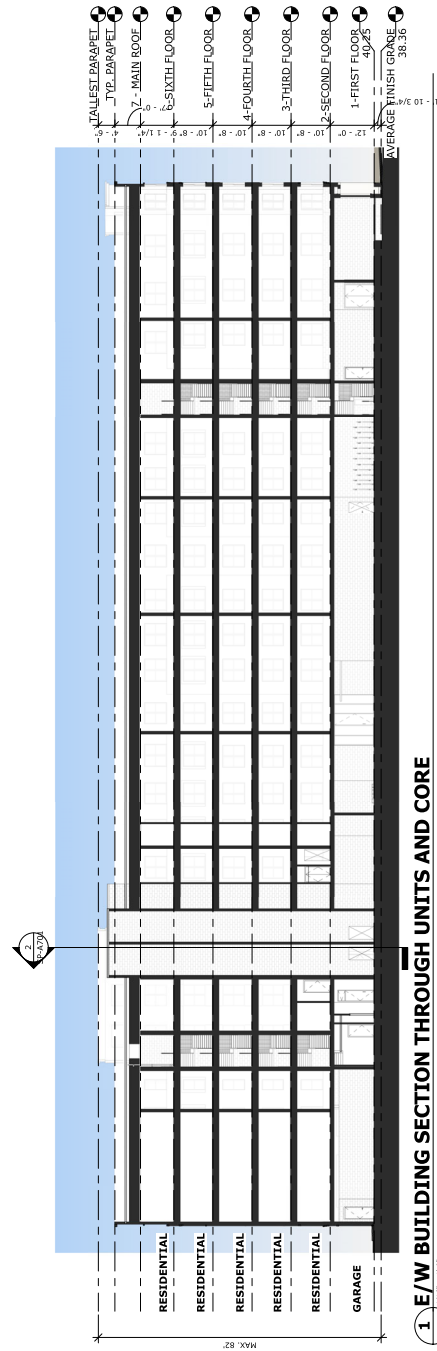
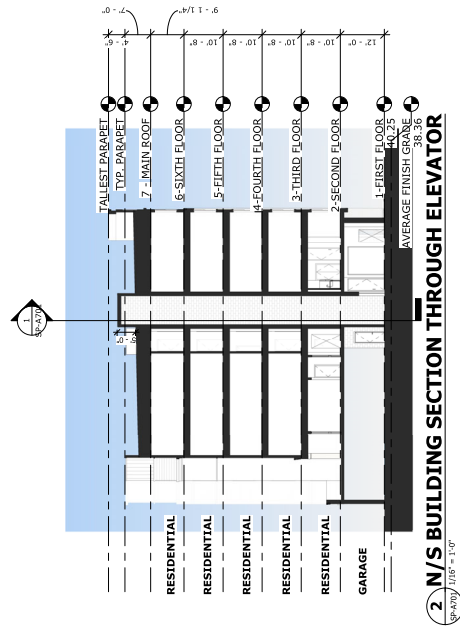
SHEET NUMBER

NUMBER
SP-A701

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PROJECT NO. _____	DATE
DEPARTMENT OF PUBLIC WORKS	
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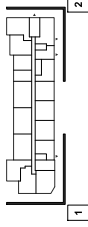




1 SOUTH WEST PERSPECTIVE



2 SOUTH EAST PERSPECTIVE



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EXTERIOR

PERSPECTIVE -

SOUTH

三、

SHEET NUMBER

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