APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2025-10023 **Project Name:** Landbay G, Block B/E

PROPERTY LOCATION: 2901 Main Line Boulevard and 2900 Potomac Avenue

TAX MAP REFERENCE: 025.01-05-07 and 025.01-05-12 **ZONE:** CDD #10

APPLICANT:

Name: MTV Holdco, L.L.C.

Address: [redacted]

PROPERTY OWNER:

Name: 2901 Main Line Boulevard, L.L.C. and 2900 Potomac Avenue, L.L.C.

Address: [redacted]

SUMMARY OF PROPOSAL Multi-unit building with 432 units, ground floor retail, and publicly accessible open space.

MODIFICATIONS REQUESTED Modification of the height to setback ratio

SUP's REQUESTED 1) Greater than 3 penthouses, and 2) parking reduction

☑ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 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 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.

M. Catharine Puskar, Attorney/Agent
Print Name of Applicant or Agent

MCPuskar
Signature

[redacted]
Mailing/Street Address

[redacted] [redacted]
Telephone # Fax #

[redacted]
City and State Zip Code

[redacted]
Email address

revised 09/16/2025
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____

Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

○ The Owner ○ Contract Purchaser ○ Lessee or ◉ Other: developer 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.

See attached.

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.
◉ **N/A**

Docusign Envelope ID: 5FDEEE44-0141-424B-8D0A-A7B616590845

2900 Potomac Avenue, L.L.C.
[redacted]

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File a Development Special Use Permit Application and Related Requests
2900 Potomac Avenue, Alexandria, VA 22301, Tax Map No. 025.01-05-12 (the "Property")

Dear Mr. Stoddard:

2900 Potomac Avenue, L.L.C., the owner of the above-referenced Property, hereby consent to the filing of a Development Special Use Permit Application and any related requests for the Property by MTV Holdco, L.L.C.

Very truly yours,

2900 Potomac Avenue, L.L.C.

By: TL _____

Its: Director

Date: 8/5/2025

Docusign Envelope ID: 139C5947-D822-4F5B-9AA5-5281AE97E153

2901 Main Line Boulevard, L.L.C.
[redacted]

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File a Development Special Use Permit Application and Related Requests
2901 Main Line Boulevard, Alexandria, VA 22301, Tax Map No. 025.01-05-07 (the "Property")

Dear Mr. Stoddard:

2901 Main Line Boulevard, L.L.C., the owner of the above-referenced Property, hereby consents to the filing of a Development Special Use Permit Application and any related requests for the Property by MTV Holdco, L.L.C.

Very truly yours,

2901 Main Line Boulevard, L.L.C.

By: TC _____

Its: Director

Date: 8/4/2025

Docusign Envelope ID: 139C5947-D822-4F5B-9AA5-5281AE97E153

MTV Holdco, L.L.C.
[redacted]

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File a Development Special Use Permit Application and Related Requests
2901 Main Line Boulevard and 2900 Potomac Avenue, Alexandria, VA 22301 and 22305, Tax Map Nos. 025.01-05-07, and 025.01-05-12 (the "Property")

Dear Mr. Stoddard:

MTV Holdco, L.L.C. hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit Application and any related requests for the Property.

Very truly yours,

MTV Holdco, L.L.C.

By: TC

Its: Director

Date: 8/4/2025

Docusign Envelope ID: 5FDEEE44-0141-424B-8D0A-A7B616590845

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. MTV Holdco, L.L.C.	[redacted]	see attached
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 601 E Glebe Road, 2601 & 2901 Main Line Boulevard, and 2900 Potomac Avenue (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. 2901 Main Line Boulevard, L.L.C.	[redacted]	see attached
2. 2900 Potomac Avenue, L.L.C.	[redacted]	see attached
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 require 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 the12-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 indicated 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.

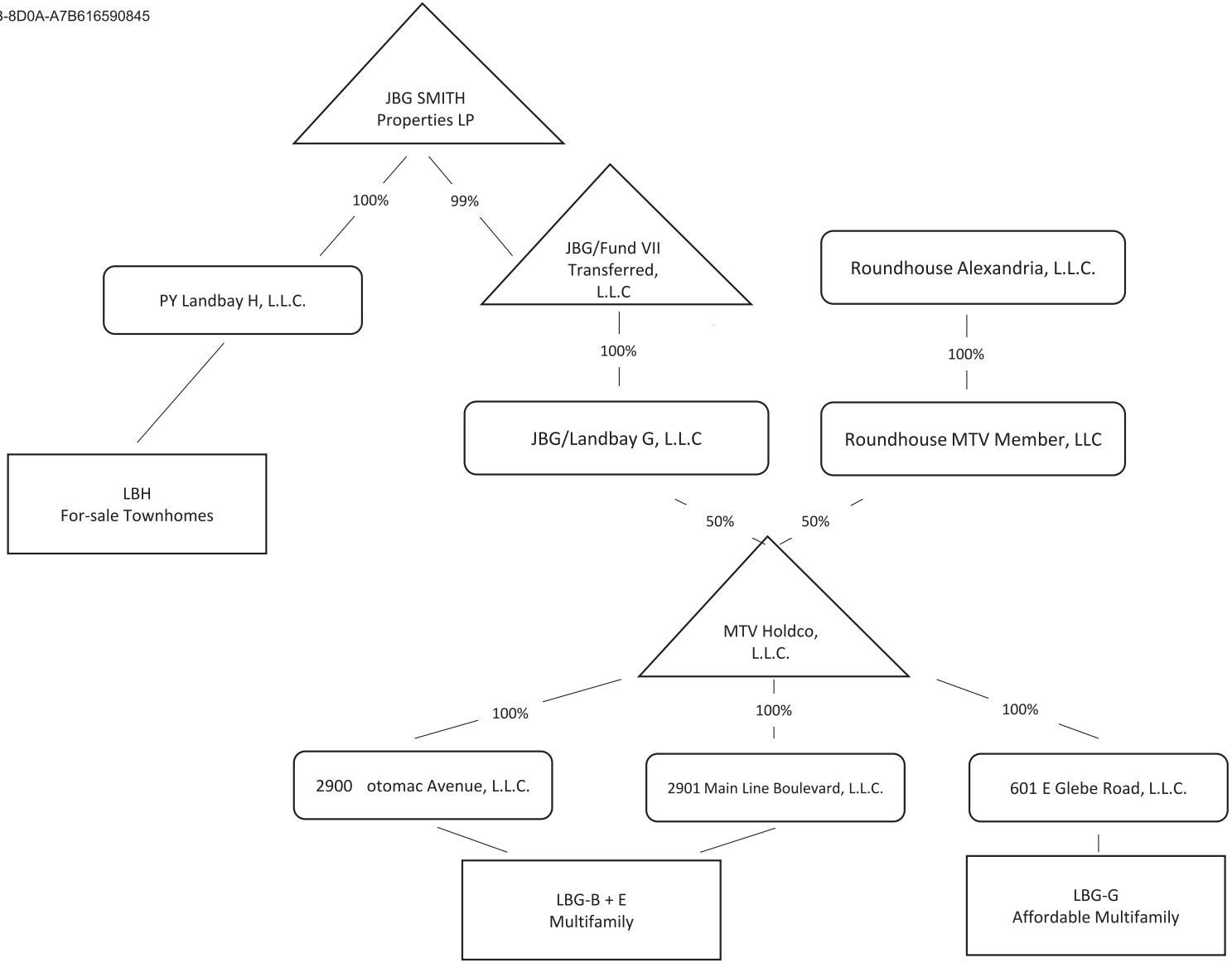
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. MTV Holdco, L.L.C.	None	None
2. 2901 Main Line Boulevard, L.L.C.	None	None
3. 2900 Potomac Avenue, L.L.C.	None	None

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.

8/5/2025	Taylor Lawch	TL
Date	Printed Name	Signature

Docusign Envelope ID: 5FDEEE44-0141-424B-8D0A-A7B616590845



Development SUP # _____

2. Narrative description. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

See attached.

Development SUP # _____

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

To be determined; typical of retail space this size.

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).

To be determined; typical of retail space this size.

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
Residential: 7 days/week	24 hours/day		
Retail: 7 days/week	TBD		

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise levels will be in compliance with the City Code.

B. How will the noise from patrons be controlled?

No significant noise is anticipated. Noise from patrons will be in compliance with the City Code.

7. Describe any potential odors emanating from the proposed use and plans to control them:

No odors are anticipated. Trash and loading are internal to the building.

Development SUP # _____

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical for the proposed uses.

B. How much trash and garbage will be generated by the use?

Typical for the proposed uses.

C. How often will trash be collected?

Trash will be collected as often as necessary.

D. How will you prevent littering on the property, streets and nearby properties?

Staff will monitor the area for litter.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☑ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☑ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Typical cleaning products for residential and retail uses will be used and disposed of appropriately.

Development SUP # _____

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Staff will work to ensure the safety of residents, employees and patrons.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ **Yes.** ☐ **No.**

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

To be determined. Any premises selling alcohol will comply with ABC licensing requirements.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

408

B. How many parking spaces of each type are provided for the proposed use:

144 Standard spaces

129 Compact spaces

8 Handicapped accessible spaces

_____ Other

Development SUP # _____

C. Where is required parking located? (check one) ☑ **on-site** ☐ **off-site**

If the required parking will be located off-site, where will it be located?

_____

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application.**

14. Provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1

B. How many loading spaces are available for the use? 2 spaces

C. Where are off-street loading facilities located? within the proposed garage

D. During what hours of the day do you expect loading/unloading operations to occur?

Between 7:00 a.m. and 11:00 p.m.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

As often as necessary.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

Narrative Description
Development Special Use Permits & Related Requests
Potomac Yard Landbay G Block G (601 E Glebe Road), Landbay G Blocks B/E (2901 Main Line Boulevard and 2900 Potomac Avenue), and Landbay H (2601 Maine Line Boulevard)
Tax Map Nos. 025.01-05-11, 025.03-03-01, 025.01-05-07, and 025.01-05-12

MTV Holdco, L.L.C. (Applicant for Landbay G, Blocks B/E), Wesley Housing Development Corporation (Applicant for Landbay G, Block G), and Toll Mid-Atlantic LP Company, Inc. (Applicant for Landbay H) (together, the "Applicants") have partnered together to facilitate the build out of the four remaining vacant parcels in Potomac Yard (the "Property"). The Property is located within the Potomac Yard/Potomac Greens Small Area Plan (SAP) and the Potomac Yard/Potomac Greens Coordinated Development District (CDD #10), which envisions mixed-use and primarily residential uses for the parcels. Applications have been filed separately to amend the Small Area Plan and update the CDD Concept Plan to reflect the proposed development on the Property.

Each Applicant has submitted a Development Special Use Permit (DSUP) and related applications for their respective parcel to provide an 88-unit affordable housing building on Landbay G, Block G, a 432-unit mixed-use residential building with ground floor retail and public open space on Landbay G, Block B/E and a 120-unit townhouse development with public open space on Landbay H.

Landbay G, Block G Proposal

The Applicant, Wesley Housing Development Corporation is an established non-profit affordable housing provider in the region with extensive experience in developing and managing affordable housing units. Wesley proposes to redevelop the 0.55-acre site with a 6-story apartment building with 88 units. All units will be provided as committed affordable units between 30% to 80% of Area Median Income, with an average of 60% of Area Median Income. The building will also provide much needed family sized units with a total of 73 two and three bedroom units.

The affordable housing provided in Landbay G, Block G is above and beyond the affordable housing requirement for the approved density in Potomac Yard, which has already been satisfied through the joint venture with the City of Alexandria for the fire station and 64 units of affordable housing located at the Station at Potomac Yard plus other monetary contributions associated with other blocks. However, given the conversion of commercial square footage to residential square footage to facilitate the development of the remaining parcels comprising the Property, the Applicants have coordinated and cooperated to provide the 88-unit affordable housing building on this parcel without the need for City investment.

Access to the site will be provided via a garage entrance along the Maine Line Boulevard frontage and the main pedestrian entrance will be located along E. Glebe Road. The garage on the ground level contains 44 parking spaces located behind the resident amenity space along E. Glebe Road and the corner with Main Line Boulevard to provide active uses along those frontages. The ground floor along Route 1 and northern façade of the building will be treated

architecturally to screen the required parking and necessary building support functions. Additional indoor and outdoor amenity space is provided for residents on the second level terrace.

To facilitate the proposal, the Applicant requests the following applications:

- DSUP with preliminary site plan,
- Modifications of the height to setback ratio pursuant to Section 6-403 of the Zoning Ordinance and the tree canopy coverage requirement, and
- A Special Use Permit for a parking reduction from the required 67 spaces to 44 spaces.

Landbay G, Block B/E Proposal

The Applicant, MTV Holdco, L.L.C., proposes to redevelop the 3.10 acre site with a 7-story multi-unit building containing 432 units and approximately 13,000 square feet of ground floor retail space with a 20,000 square-foot public open across from the Potomac Yard metro southern entrance. Garage and loading access for the residential and retail uses are provided on Seaton Avenue, with residential lobbies located at the east end of E. Glebe Road and at the corner of Main Line Boulevard and E. Glebe Road. The retail and outdoor dining area is accessed along the east façade adjacent to the public open space. Access to the retail promenade is also available from the garage.

The building mass has been broken down by various architectural treatments, including the building chamfer with landscaped plaza at the corner of Maine Line Boulevard and E. Glebe Road, plane changes in the façade and differentiation in window types, materials and façade elements around the building. Ground floor units with exterior entrances have been located on Main Line Boulevard and the western portion of Seaton Avenue to activate those portions of the street, with resident amenities activating the street along E. Glebe Road and retail fronting the public open space along Potomac Avenue. In addition, a mural will be integrated into the façade along Seaton Avenue to screen the necessary building functions starting at the terminus of the north south pedestrian connection and leading pedestrians and bicyclists toward the public open space and metro entrance to the east. A public pet relief area has also been included at the terminus of the north south connection to activate that space.

Approximately 281 parking spaces for the residential and retail uses are provided on the first and second levels of an above grade interior garage, which is wrapped on all four frontages with residential units and/or retail space. Two interior amenity courtyards containing approximately 11,000 square feet of open space are located at the third level in addition to the other resident amenities located within the building.

The proposed public open space is broken down into zones for passive areas along the southern portion with planters, benches, and moveable seating elements, a central lawn in the center to provide space for more active use and larger programmed events, while a shade structure which can also be used as a stage for entertainment sits at the northern end. The proposed open space has been designed for various uses and types of programming year-round by the LBG Owners Association to create a welcoming gathering area for the surrounding community.

To facilitate the proposal, the Applicant requests the following applications:

- DSUP with preliminary site plan,
- Modification of the height to setback ratio pursuant to Section 6-403 of the Zoning Ordinance,
- A Special Use Permit for more than three rooftop mechanical penthouses, and
- A Special Use Permit for a parking reduction from the required 408 spaces to 281 spaces.

Landbay H Proposal

The Applicant, Toll Mid-Atlantic LP Company, proposes to redevelop the 4.28-acre site with 120 townhouse units and approximately 11,000 square feet of central public open space. Vehicular access to the site will be provided from two driveway entrances along Maskell Street. All townhouses are rear loaded with garages located off alleys.

The townhouses front the public streets and the internal open spaces. The units are designed with two distinct styles to respond to the adjacent context and provide variety within the community. All units will be three stories with a fourth story loft space and terrace. Approximately 60 units will be 16-feet wide with two tandem parking spaces inside the garage while the remaining 60 units will be 20-feet wide with two standard parking spaces inside the garage. The proposed project includes a central public open space with pedestrian connections to the larger Potomac Yard community through east west connections and the continuation of the existing north-south connection that runs through all of the southern blocks within Potomac Yard.

To facilitate the proposal, the Applicant requests the following applications:

- DSUP with preliminary site plan, and
- A Special Use Permit for lots without frontage pursuant to Section 7-1007 of the Zoning Ordinance.

Summary

Together, the Applicants intend to build-out the remainder of Potomac Yard with 640 new residential units, new public open space for the surrounding community, and approximately 13,000 square feet of retail space, thereby completing the 25-year long range vision for Potomac Yard. These applications will provide much needed housing to support the City's commitment to the Council of Governments' regional housing goals, while also providing diversity of housing choice, including affordable units, rental units, and home-ownership units. These proposals will also generate significant tax revenue for the City, increase Metro ridership, and provide meaningful, programmable open space for the surrounding community.

SUP # _____

APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant requests a SUP for a parking reduction from the required 408 spaces to the proposed total 281 spaces.

2. Provide a statement of justification for the proposed parking reduction.

The proposed parking is adequate to serve the residential units, given the walkability of the area, and the site's proximity to Bus Rapid Transit, other bus routes, bike share stations, bike lanes and the Potomac Yard Metro Station. Many residents who are car-less by choice will choose to rent in Potomac Yard for these reasons.

3. Why is it not feasible to provide the required parking?

Below grade parking is not economically viable and additional parking is not desirable or necessary given the reasons stated in Number 2 above.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. ____✓____ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a ***Parking Management Plan*** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

See attached transportation memorandum submitted under separate cover.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

For the reasons set forth in response to Number 2 above, the reduction in parking will not have a negative impact on the surrounding neighborhood.

Potomac Yard Landbay G, Block B/E
Affordable Housing Plan
August 5, 2025

1.0 Project Overview:

1.1 Project name, address, and project number(s);

- **Project Name: Potomac Yard Landbay G, Block B/E**
- **Project Address: 2900 Potomac Ave and 2901 Main Line Blvd**
- **Application Number: CDSP#2024-00020; DSUP # to be assigned**

1.2 A brief description of the proposed development program;

- **The applicant proposes the development of a mixed-use building containing 432 units, approximately 13,000 square feet of ground floor retail, and approximately 20,000 square feet of public open space.**

1.3 Requested zoning changes or waivers (if any);

- **A Development Special Use Permit with preliminary site plan**
- **Modification of the height to setback ratio pursuant to Section 6-403 of the Zoning Ordinance**
- **A Special Use Permit for a parking reduction**
- **A Special Use Permit to allow for more than three mechanical penthouses**

1.4 The Small Area Plan in which the project is located and a brief discussion of how relevant affordable housing goals and recommendations are being addressed by the AHP;

- **The project is located within the Potomac Yard/Potomac Greens Small Area Plan (the "SAP") and the Potomac Yard/Potomac Greens Coordinated Development District (CDD #10). The affordable housing requirements for CDD #10 have been satisfied through the joint venture with the City of Alexandria for the fire station and 64 affordable housing units located at the Station at Potomac Yard and other monetary contributions associated with other blocks within CDD #10. As the proposed project will transfer density from Landbay H to Landbay G, Block B/E and convert commercial square footage to residential square footage to facilitate the build-out of the remaining vacant Potomac Yard parcels, the Applicant has coordinated with its development partners to provide the 88-unit affordable housing building on Landbay G, Block G. Please see the affordable housing plan for that block for additional details on unit mix and income limits.**

2. Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of existing affordable units being demolished as part of redevelopment (if any);

   - **Not applicable, there are no existing units on the property.**

3. The status of tenant engagement efforts;

   - **Not applicable.**

4. The status of tenant relocation planning efforts and outreach to the Landlord-Tenant Relations Board;

   - **Not applicable, there are no existing buildings on the property.**

5. Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of proposed affordable units

   - **Not applicable; see Landbay G, Block G affordable housing plan for proposed mix of units and affordability levels.**

6. A description of existing and proposed affordable housing financing agreements with third parties;

   - **Not applicable.**

7. An equivalency analysis that compares the value and location of CAUs proposed to be provided off-site to that of CAUs constructed on-site;

   - **Not applicable.**

8. A description of how proposed CAUs will be incorporated into the overall project to create a successful mixed-income community, including whether CAU residents will have access to amenities available to residents of market-rate rental units;

   - **Not applicable.**

9. Information on proposed phasing and implications such phasing would have on the delivery of proposed CAUs;

   - **The mixed-used building will be constructed as a single phase.**

10. Information on contributions proposed to be made to the Housing Trust Fund;

- **Not applicable.**

11. An estimate of the types and number of jobs to be created by mixed-use projects

    - **The proposed new building will create jobs typical of a 432-unit multi-unit building and 13,000 square feet of retail space.**

12. Any other information the applicant deems relevant to the AHP

    - **None.**

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY G-B/E

2900 POTOMAC AVENUE AND 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 3.1254 AC 136,144 SF
EXISTING AREA OF TAX PARCELS = 3.1254 AC 136,144 SF
PROPOSED AREA OF TAX PARCELS = 3.0985 AC 134,969 SF
TOTAL DISTURBED AREA = 3.9422 AC 171,721 SF
EXISTING IMPERVIOUS AREA = 3.6714 AC 159,925 SF
PROPOSED IMPERVIOUS AREA = 3.5410 AC 154,247 SF

ENVIRONMENTAL SITE ASSESSMENT

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

ENVIRONMENTAL PERMITS NOTES

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

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

ARCHAEOLOGY NOTES

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF HISTORIC OR PREHISTORIC ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

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

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

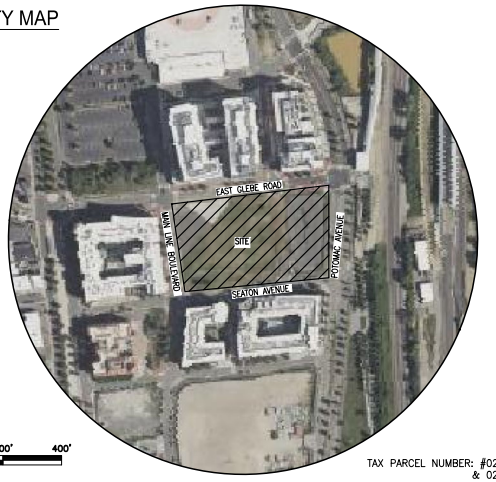
COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	N/A
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	N/A	11
SIDEWALKS (LF)	N/A	1563
BICYCLE PARKING (NUMBER SPACES)	156	8
PUBLIC/VISITOR	16	8
PRIVATE/GARAGE	140	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

BUILDING CODE ANALYSIS:

USE:	1ST FLOOR: RETAIL, RESIDENTIAL, & PARKING GARAGE; 2ND FLOOR: RESIDENTIAL & RETAIL; 3RD-6TH FLOOR: RESIDENTIAL
USE GROUP:	R-2 WITH ACCESSORY USES
TYPE OF CONSTRUCTION:	IIIA & IA
NUMBER OF STORIES:	7 STORIES
FLOOR AREA (PER FLOOR):	~75,500 SF
BUILDING HEIGHT:	85'
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED

VICINITY MAP



TAX PARCEL NUMBER: #025.01-05-12 & 025.01-05-07

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT (DSUP) WITH PRELIMINARY SITE PLAN TO PERMIT THE DEVELOPMENT OF A MIXED-USE BUILDING CONTAINING APPROXIMATELY 432 UNITS AND 13,196 SF OF GROUND FLOOR COMMERCIAL SPACE.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN FOR MULTI-UNIT DWELLINGS WITH GROUND-FLOOR RETAIL.
- SPECIAL USE PERMIT FOR THE REDUCTION OF REQUIRED PARKING, PURSUANT TO ZONING ORDINANCE SECTION 8-100(4).
- MODIFICATION OF THE HEIGHT TO SETBACK RATIO ALONG E GLEBE ROAD, SEATON AVENUE, & MAIN LINE BOULEVARD PURSUANT TO SECTION 6-403(A).
- SPECIAL USE PERMIT FOR MORE THAN THREE PENTHOUSES.
- ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY FOR ARCHITECTURAL FEATURES

OWNER/DEVELOPER

OWNER:
2900 POTOMAC AVENUE LLC (PARCEL G-B)
2901 MAINLINE BOULEVARD LLC (PARCEL G-E)
4747 BETHESDA AVE
BETHESDA, MD 20814
(240) 333-3600
CONTACT: ROBBIE SACLARIDES I RSACLARIDES@JBGSMITH.COM

APPLICANT:
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BETHESDA, MD 20814
(240) 333-3600
CONTACT: ROBBIE SACLARIDES I RSACLARIDES@JBGSMITH.COM

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

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

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

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

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ZONING TABULATIONS

1. TAX MAP #: #025.01-05-12 & 025.01-05-07
2. ZONE OF SITE: EXISTING CDD #10
3. USE: EXISTING VACANT LAND
   PROPOSED MULTI-UNIT RESIDENTIAL DWELLING WITH COMMERCIAL
4. TOTAL LOT AREA: REQUIRED: N/A DEDICATION: 1,175 SF (0.0270 AC.)
   EXISTING: 136,144 SF (3.1254 AC.) PROPOSED: 134,969 SF (3.0985 AC.)
5. NUMBER OF UNITS:

UNIT TYPE	IR 1 BEDROOM	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	TOTAL
# OF UNITS	22	275	31	104	432

6. NUMBER OF BEDROOMS: 536 BEDROOMS
7. UNITS PER ACRE: PERMITTED N/A PROPOSED 139 UNITS/ACRE
8. AVERAGE FINISHED GRADE: 39.30
9. OPEN SPACE: REQUIRED: 20,000 SF PARK
   PROPOSED: GROUND LEVEL (PRIVATE WITH PUBLIC ACCESS): 20,000 SF (14.7%)
   GROUND LEVEL (PRIVATE): 3,000 SF (2.2%) ABOVE GRADE (PRIVATE): 11,036 SF (8.1%)
   TOTAL OPEN SPACE: 34,036 SF (25.0%)
10. TREE CROWN COVERAGE: REQUIRED: 25% PROPOSED: 34,750 SF (25.5%)
11. HEIGHT: ALLOWED: 110' (PER THE POTOMAC YARD/POTOMAC GREENS SMALL AREA PLAN MAP 24A)
    PROPOSED: 85'
12. FLOOR AREA:

	RESIDENTIAL	COMMERCIAL	PARKING	TOTAL
GROSS	441,030 SF	13,196 SF	109,847 SF	564,073 SF
NET	357,490 SF	13,196 SF	109,847 SF	480,533 SF

13. FAR: ALLOWED: N/A
    PROPOSED: TOTAL: RESIDENTIAL: 2.62, RETAIL: 0.10, PARKING: 0.81 TOTAL: 3.53
14. YARDS:
    REQUIRED: N/A
    PROVIDED: NORTH 0.5' SOUTH 4.5' EAST 63.6' WEST 4.0'
15. FRONTAGE:
    REQUIRED: N/A
    PROVIDED: NORTH 498.72' SOUTH 433.16' EAST 263.49' WEST 239.56'
16. PARKING TABULATION: (WITHIN ENHANCED TRANSIT AREA)
    PARKING REQUIRED COMMERCIAL: MIN: 0.25/1,000 SF OF FLOOR AREA = 0.25/1000*13,196 = 4 SPACES
    MAX: 3.0/1,000 SF OF FLOOR AREA = 3.0/1000*13,196 = 40 SPACES
    RESIDENTIAL: REDUCTIONS 5% - WITHIN 0.25 MILES OF 4 OR MORE BUS ROUTES
    REQUIRED: 0.8 SPACES * 0.95% = 0.76 SPACES/ BEDROOM
    0.76*536 BEDROOMS = 408 SPACES
    TOTAL: MIN: 412 SPACES, MAX: 448 SPACES

PARKING PROVIDED:	STANDARD	COMPACT	ADA	TOTAL
COMMERCIAL	24	0	2	26
RESIDENTIAL	120	129	6	255
TOTAL	144	129	8	281

    TOTAL PROVIDED PARKING 281 TOTAL SPACES
    ON STREET PARALLEL PARKING 24 SPACES (4 SHORT TERM PARKING SPACES)
17. LOADING SPACES: REQUIRED 1 PROPOSED 2
18. TRIP GENERATION:

EXISTING USE:	CDD APPROVED USE:	PROPOSED USE:	NET TRIPS:
(VACANT)	(OFFICE/RETAIL/RESIDENTIAL)	(RESIDENTIAL & COMMERCIAL)	
AM PEAK 0 AVT	AM PEAK 482 AVT	AM PEAK 209 AVT	AM PEAK -273 AVT
PM PEAK 0 AVT	PM PEAK 575 AVT	PM PEAK 258 AVT	PM PEAK -319 AVT
VPD 0 VPD	VPD 4,471 VPD	VPD 2,733 VPD	VPD -1,738 VPD
	(PER ITE STANDARDS)	(PER ITE STANDARDS)	

19. BICYCLE PARKING:
    REQUIRED:
    SHORT TERM: RETAIL: 2 SPACES PER 10,000 SF=2.6, RESIDENTIAL: 1 SPACE PER 50 UNITS=8.6 SPACES, TOTAL=12 SPACES
    LONG TERM: RETAIL: 1 SPACE PER 25,000 SF=0.5, RESIDENTIAL: 3 SPACES PER 10 UNITS=129.6 SPACES, TOTAL=130 SPACES
    PROVIDED: SHORT TERM=24 SPACES, LONG TERM=140 SPACES, TOTAL=164 SPACES

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

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

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
LIC. No. 060022
SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REVI. BY	APPROVED	DATE

REVISION APPROVED BY

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
2900 POTOMAC AVENUE
2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

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

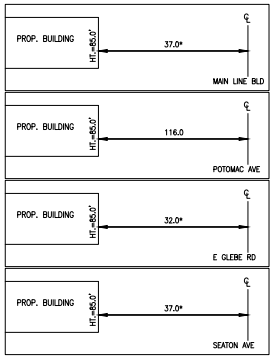
RCF FILE: 22-125 SHEET: C1 OF 29

SECTION 6-403 COMPLIANCE NOTE:

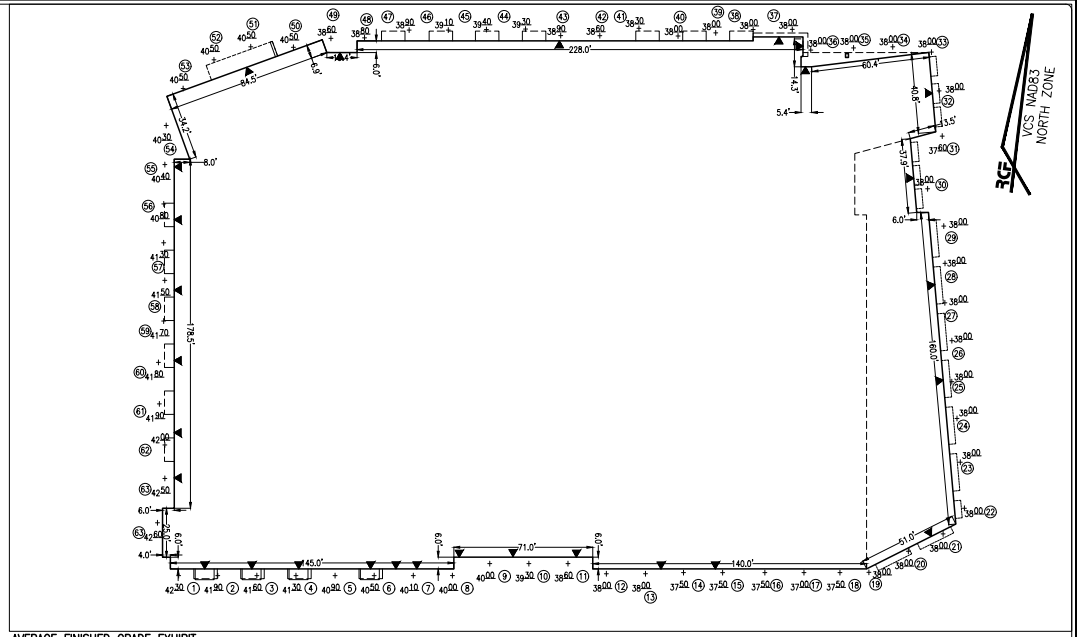
SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS BELOW FOR SECTION SHOWING COMPLIANCE.
*SEE REQUESTED APPLICATIONS AND MODIFICATIONS ON SHEET C1.

SECTION 6-403 DETAILS:

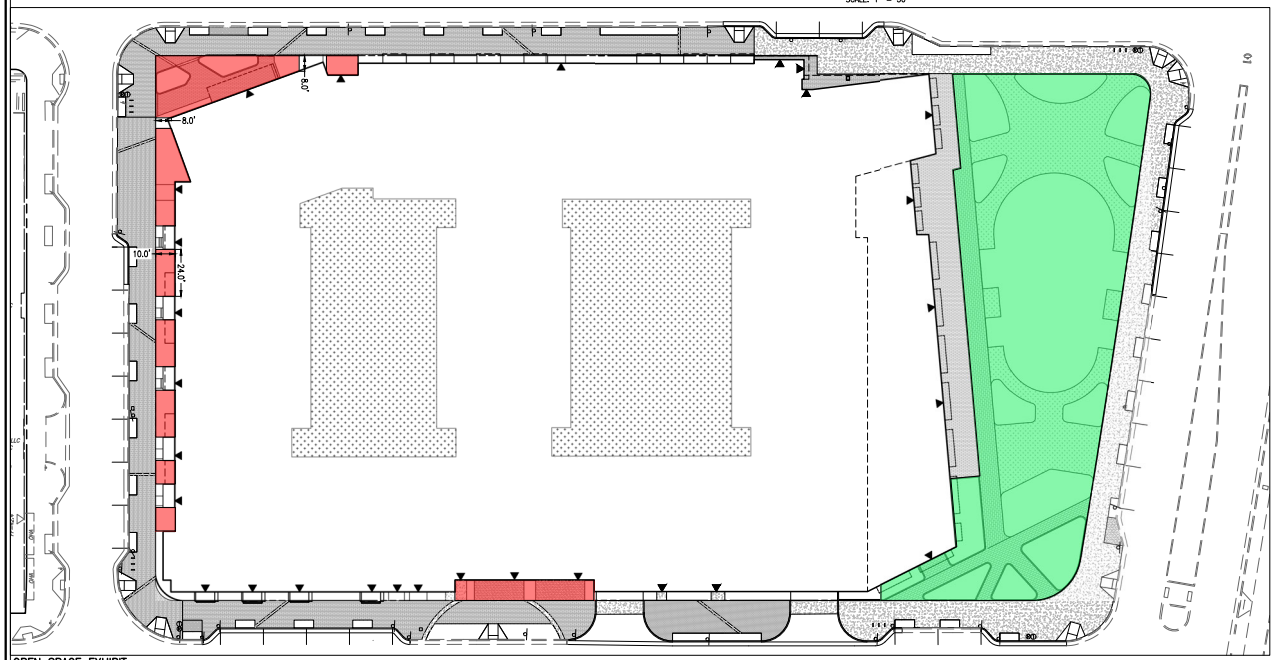
NOT TO SCALE



Spot	Elevation	Spot	Elevation
1	42.30	34	38.00
2	41.90	35	38.00
3	41.60	36	38.00
4	41.30	37	38.00
5	40.90	38	38.00
6	40.50	39	38.00
7	40.10	40	38.00
8	40.00	41	38.30
9	40.00	42	38.60
10	39.30	43	38.90
11	38.60	44	39.30
12	38.00	45	39.40
13	38.00	46	39.10
14	37.50	47	38.90
15	37.50	48	38.80
16	37.50	49	38.60
17	37.00	50	40.50
18	37.50	51	40.50
19	38.00	52	40.50
20	38.00	53	40.50
21	38.00	54	40.30
22	38.00	55	40.40
23	38.00	56	40.80
24	38.00	57	41.30
25	38.00	58	41.50
26	38.00	59	41.70
27	38.00	60	41.80
28	38.00	61	41.90
29	38.00	62	42.00
30	38.00	63	42.50
31	38.00	64	42.60
32	38.00	Average	39.30



AVERAGE FINISHED GRADE EXHIBIT
SCALE: 1" = 30'



OPEN SPACE EXHIBIT
SCALE: 1" = 30'

OPEN SPACE:

TOWN CENTER GREEN

TOWN CENTER GREEN OPEN SPACE W/ PUBLIC ACCESS EASEMENT = 20,000 SF –

TOTAL TOWN CENTER GREEN OPEN SPACE = 20,000 SF

PRIVATE GROUND LEVEL OPEN SPACE = 3,000 SF –

PRIVATE ABOVE GRADE OPEN SPACE = 11,036 SF –

TOTAL OPEN SPACE = 34,036 SF

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

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

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

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

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

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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

AVERAGE GRADE & OPEN SPACE DETAIL

SHEET C2 OF 29
FILE: 22-125

SYMBOLS LEGEND

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

TEXT LEGEND:

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

SANITARY SEWER TABLE:

(A) *BENCHMARK #1*
SAN MH
TOP=34.05
INV IN=24.80 (12") (PVC)
INV OUT=24.65 (12") (PVC)

(B) SAN MH
TOP=36.18
INV IN(a)=26.00 (12") (PVC)
INV IN(b)=26.11 (LAT)
INV OUT=25.89 (12") (PVC)

(C) SAN MH
TOP=41.23
INV IN(a)=27.43 (12") (PVC)
INV IN(b)=28.08 (LAT)
INV OUT=27.39 (12") (PVC)

(D) SAN MH
TOP=42.60
INV IN(a)=28.33 (LAT)
INV IN(b)=27.75 (12") (PVC)
INV OUT=27.73 (12") (PVC)

(E) SAN MH
TOP=41.36
INV IN(a)=29.32 (LAT)
INV IN(b)=29.12 (12") (PVC)
INV OUT=28.94 (12") (PVC)

(F) SAN MH
TOP=39.49
INV IN=30.00 (12") (PVC)
INV OUT=29.79 (12") (PVC)

(G) SAN MH
TOP=38.62
INV IN(a)=32.73 (LAT)
INV IN(b)=31.40 (10") (PVC)
INV IN(c)=31.47 (LAT)
INV OUT=31.13 (12") (PVC)

(H) *BENCHMARK #2*
SAN MH
TOP=38.14
INV IN(a)=32.02 (LAT)
INV IN(b)=31.70 (10") (PVC)
INV OUT=31.70 (10") (PVC)

(I) *CLEAN OUT*
TOP=36.49
INV OUT=31.63 (4")

(J) SAN MH
TOP=36.00
INV OUT=28.00 (8") (PVC)

(K) SAN MH
TOP=36.01
INV IN=27.51 (8") (PVC)
INV OUT=27.46 (8") (PVC)

(L) SAN MH
TOP=36.04
INV IN(a)=27.64 (21")
INV IN(b)=26.99 (8")
INV OUT=26.79 (24")

(M) SAN MH
TOP=35.96
INV IN=27.86 (10")
INV OUT=27.58 (21")

(N) SAN MH
TOP=34.24
INV IN=23.94 (24")
INV OUT=23.74 (24")

(O) SAN MH
TOP=34.04
INV IN(a)=24.04 (12") (PVC)
INV IN(b)=23.44 (24")
INV OUT=23.34 (24")

(P) SAN MH
TOP=34.13
INV IN=24.34 (12") (PVC)
INV OUT=24.30 (12") (PVC)

(Q) SAN MH
TOP=38.45
INV IN=32.75 (LAT)
INV OUT=32.70 (10") (PVC)

STORM SEWER TABLE:

1 CURB INLET
TOP=34.81
INV OUT=30.74

2 STORM MH
TOP=34.66
INV IN=30.27
INV OUT=30.16

3 STORM MH
TOP=35.52
INV IN(A)=31.28
INV IN(B)=31.56
INV OUT=31.12

4 CURB INLET
TOP=36.81
THROAT=35.93
INV OUT=32.69

5 STORM MH
TOP=36.45
INV IN(A)=32.36
INV IN(B)=32.43
INV IN(C)=32.57
INV OUT=32.13

6 CURB INLET
TOP=36.66
THROAT=35.91
INV(A)=10" PVC
INV(B)=4" PVC
INV(C)=4" PVC
INV OUT=32.63

7 CURB INLET
TOP=39.64
THROAT=38.89
INV(A)=8" PVC
INV(B)=4" PVC
INV(C)=4" PVC
INV OUT=35.89

8 STORM MH
TOP=39.41
INV IN(A)=34.99
INV IN(B)=34.82
INV OUT=34.73

9 CURB INLET
TOP=39.77
THROAT=38.92
INV OUT=35.15

10 STORM MH
TOP=43.16
INV IN=38.23
INV OUT=38.08

11 CURB INLET
TOP=43.25
THROAT=42.33
INV IN(A)=4" PVC
INV IN(B)=18" PVC
INV IN(C)=4" PVC
INV OUT=38.20

12 STORM MH
TOP=42.39
INV IN(A)=37.40
INV IN(B)=37.65
INV OUT=36.97

13 CURB INLET
TOP=40.89
THROAT=40.06
INV OUT=36.62

14 STORM MH
TOP=40.58
INV IN(A)=35.41
INV IN(B)=36.26
INV IN(C)=36.32
INV OUT=35.24

15 CURB INLET
TOP=40.95
THROAT=40.11
INV OUT=36.56

16 CURB INLET
TOP=39.49
THROAT=38.75
INV IN(A)=4" PVC
INV IN(B)=4" PVC
INV OUT=35.52

17 CURB INLET
TOP=39.74
THROAT=38.84
INV IN(A)=34.44
INV IN(B)=35.06
INV OUT=34.42

18 STORM MH
TOP=39.60
INV IN(A)=35.22
INV IN(B)=29.60
INV IN(C)=35.13
INV OUT=29.50

19 STORM MH
TOP=39.49
INV IN(A)=32.87
INV IN(B)=28.09
INV OUT=27.89

20 CURB INLET
TOP=38.36
THROAT=37.50
INV IN(A)=29.05
INV IN(B)=27.11
INV IN(C)=34.38
INV OUT=27.12

21 CURB INLET
TOP=38.29
THROAT=37.45
INV OUT=29.40

22 STORM MH
TOP=36.32
INV IN=31.67
INV OUT=31.52

23 CURB INLET
TOP=37.30
THROAT=36.44
INV IN(A)=27.65
INV IN(B)=27.58
INV OUT=27.22

24 CURB INLET
TOP=37.26
THROAT=36.46
INV IN(A)=27.05
INV IN(B)=25.43
INV OUT=25.29

25 CURB INLET
TOP=36.66
THROAT=35.96
INV IN(A)=24.57
INV IN(B)=23.44
INV IN(C)=30.94
INV OUT=23.05

26 STORM MH
TOP=36.77
INV IN=CAPPED
INV OUT=30.40

27 YARD INLET
TOP=36.39
THROAT=35.4(4 SIDE)
INV OUT=33.04

28 CURB INLET
TOP=39.63
THROAT=38.78
INV OUT=35.64

29 CURB INLET
TOP=39.56
THROAT=38.71
INV OUT=35.71

CONTEXTUAL MAP
SCALE: 1" = 200'

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

GRAPHIC SCALE
0' 200' 400'

GENERAL NOTES:

1. TAX MAP: #025.01-05-12 (PARCEL G-B) & #025.01-05-07 (PARCEL G-E)
2. ZONE: CDD#10
3. OWNER/APPLICANT: 2900 POTOMAC AVENUE LLC (PARCEL G-B)
2901 MAIN LINE BOULEVARD LLC (PARCEL G-E)
C/O MTV HOLDCO L.L.C
2200 CLARENDON BOULEVARD, SUITE 130
ARLINGTON, VIRGINIA 22201
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. THE 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 REAL TIME KINETIC GPS SURVEY.
6. A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. TOTAL SITE AREA = 136,144 S.F. OR 3.1254 ACRES.
9. THE "GENERALIZED ALEXANDRIA SOIL MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
10. THIS PROJECT IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT BOUNDARY AND THERE ARE NO DESIGNATED 100-YEAR OLD BUILDINGS ON THIS SITE.
11. THIS PROPERTY IS LOCATED IN THE FOUR MILE RUN (POTOMAC YARD) WATERSHED.
12. PRIOR TO THE APPLICATION FOR NEW CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A BUILDING PERMIT FOR A CHANGE OF USE. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND PLUMBING FACILITIES.
13. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
14. BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
15. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
16. REQUIRED EXITS, PARKING, AND ACCESSIBILITY WITHIN THE BUILDING FOR PERSONS WITH DISABILITIES MUST COMPLY WITH USBC CHAPTER 11. HANDICAPPED ACCESSIBLE BATHROOMS SHALL ALSO BE PROVIDED.
17. IF APPLICABLE, ENCLOSED PARKING GARAGES MUST BE VENTILATED IN ACCORDANCE WITH USBC 406.4.2. THE REQUIRED MECHANICAL VENTILATION RATE FOR AIR IS 0.75 CFM PER SQUARE FOOT OF THE FLOOR AREA (USBC 2801.1). IN AREAS WHERE MOTOR VEHICLES OPERATE FOR A PERIOD OF TIME EXCEEDING 10 SECONDS, THE VENTILATION RETURN AIR MUST BE EXHAUSTED. AN EXHAUST SYSTEM MUST BE PROVIDED TO CONNECT DIRECTLY TO THE MOTOR VEHICLE EXHAUST (USBC 2801.1).
18. ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
19. IF APPLICABLE, THE PUBLIC PARKING GARAGE FLOOR MUST COMPLY WITH USBC 406.2.6 AND DRAIN THROUGH OIL SEPARATORS OR TRAPS TO AVOID ACCUMULATION OF EXPLOSIVE VAPORS IN BUILDING DRAINS OR SEWERS AS PROVIDED FOR IN THE PLUMBING CODE (USBC 2901). THIS PARKING GARAGE IS CLASSIFIED AS AN S-2, GROUP 2, PUBLIC GARAGE.
20. THIS PROJECT IS NOT A FEDERAL UNDERTAKING NOT DOES IT INVOLVE ANY FEDERAL FUNDS, REVIEWS, OR PERMITS AND SHALL COMPLY WITH SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

SANITARY SEWER OUTFALL NARRATIVE:

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

THE PROPOSED RESIDENTIAL BUILDING PRODUCES 528,957 GALLONS PER DAY

MULTI-UNIT: (300 GPD/UNIT OF RESIDENTIAL X 4 PFF) = (300 X 432) X 4 = 518,400 GPD
COMMERICAL: (200 GPD/1000 SF X 4 PFF) = (13,196 X 200 / 1000) X 4 = 10,557 GPD

SINCE THE TOTAL FLOW FROM THE THE PROPOSED USE DOES EXCEED 10,000 GPD, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS REQUIRED AND HAS BEEN PROVIDED ON SHEET C19.

ALEXRENEW NOTE:

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

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

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

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625 N. WASHINGTON ST. SUITE 250
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703.549.6422
www.rcfassoc.com

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

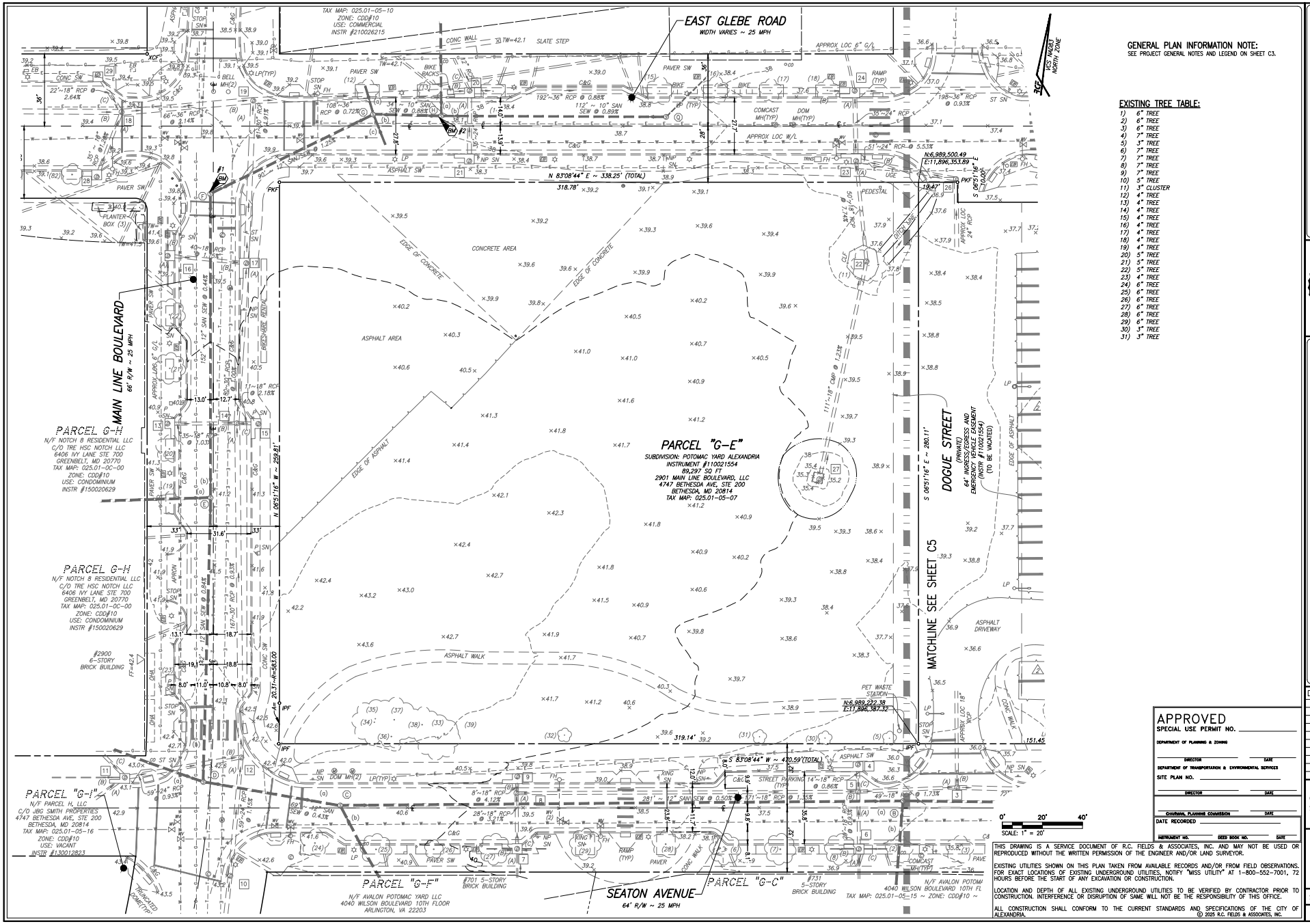
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=200'
DATE: SEPT, 2025

GENERAL PLAN INFORMATION AND NOTES

SHEET C3 OF 29
FILE: 22-125



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET C3.

EXISTING TREE TABLE:

1) 6" TREE
2) 6" TREE
3) 6" TREE
4) 7" TREE
5) 3" TREE
6) 7" TREE
7) 7" TREE
8) 7" TREE
9) 7" TREE
10) 5" TREE
11) 3" CLUSTER
12) 4" TREE
13) 4" TREE
14) 4" TREE
15) 4" TREE
16) 4" TREE
17) 4" TREE
18) 4" TREE
19) 4" TREE
20) 5" TREE
21) 5" TREE
22) 5" TREE
23) 4" TREE
24) 6" TREE
25) 6" TREE
26) 6" TREE
27) 6" TREE
28) 6" TREE
29) 6" TREE
30) 3" TREE
31) 3" TREE

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TAYLOR J. DOYLE
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SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY G-B/E

2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

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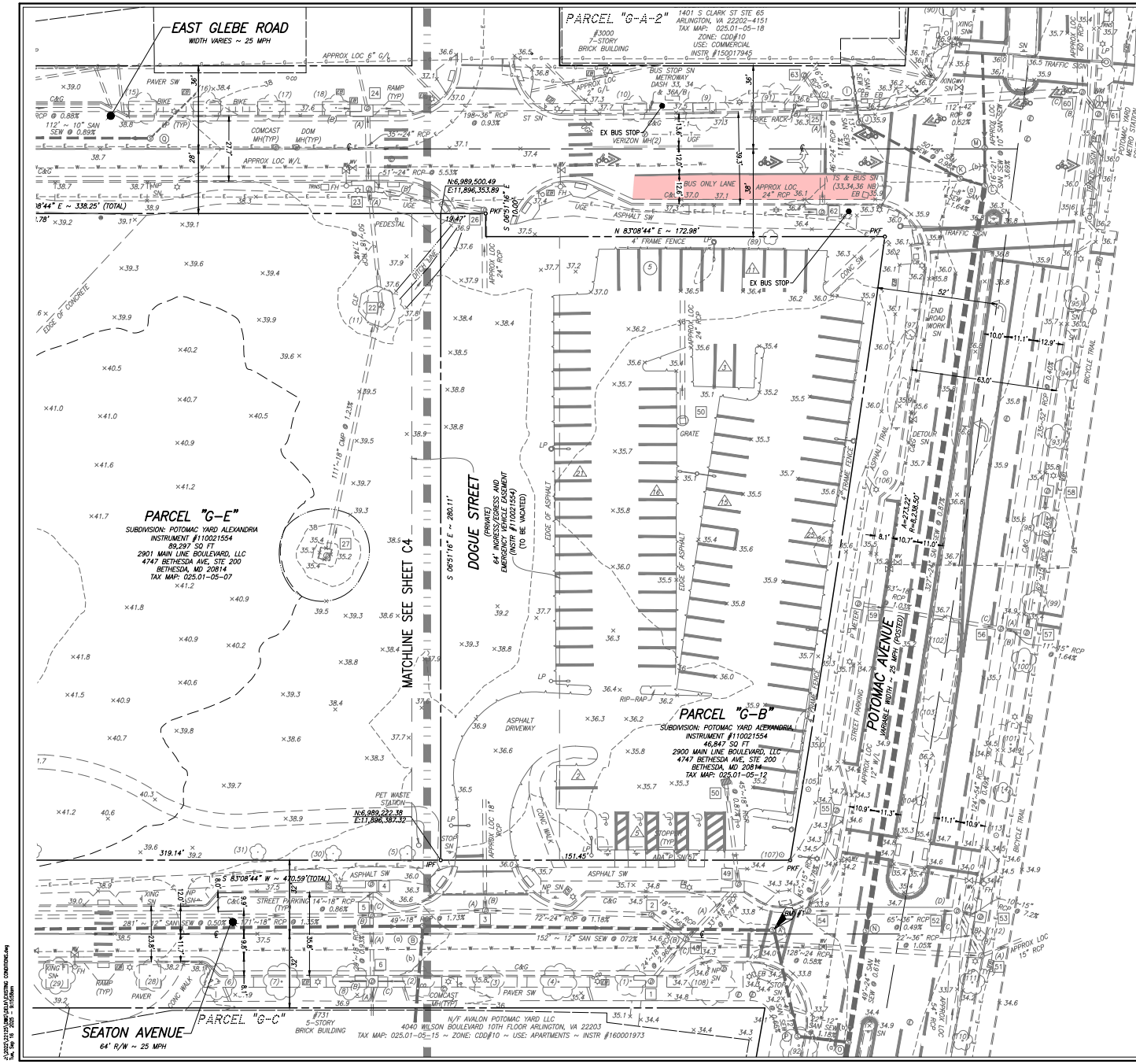
DATE: SEPT, 2025

EXISTING CONDITIONS (1 OF 2)

SHEET C4 OF 29
FILE: 22-125



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SEPTEMBER 15, 2025
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CONDTIONS
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SHEET C5 OF 29
FILE: 22-125

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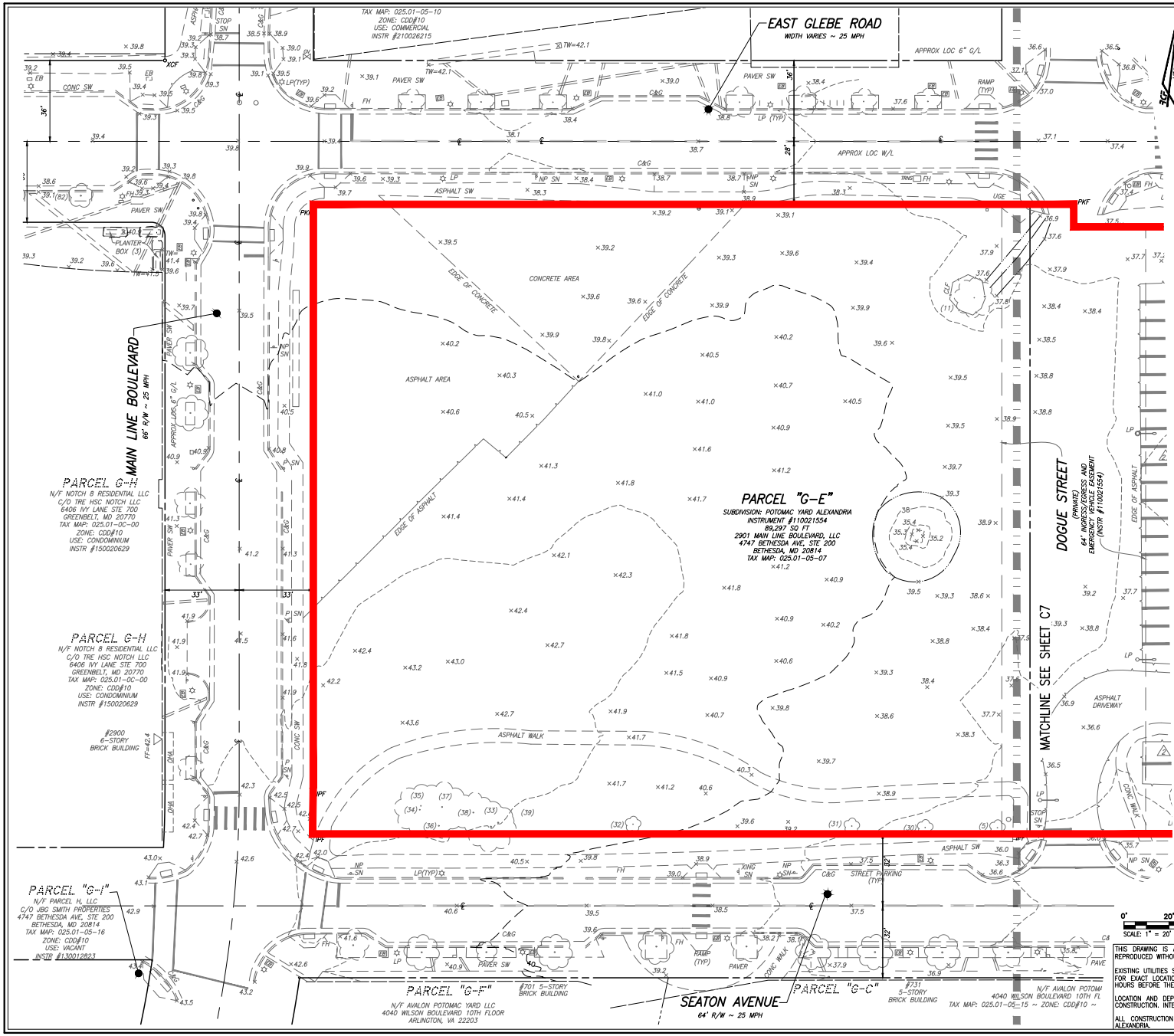

GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET C3.

— CONTAMINATED SOIL AREA

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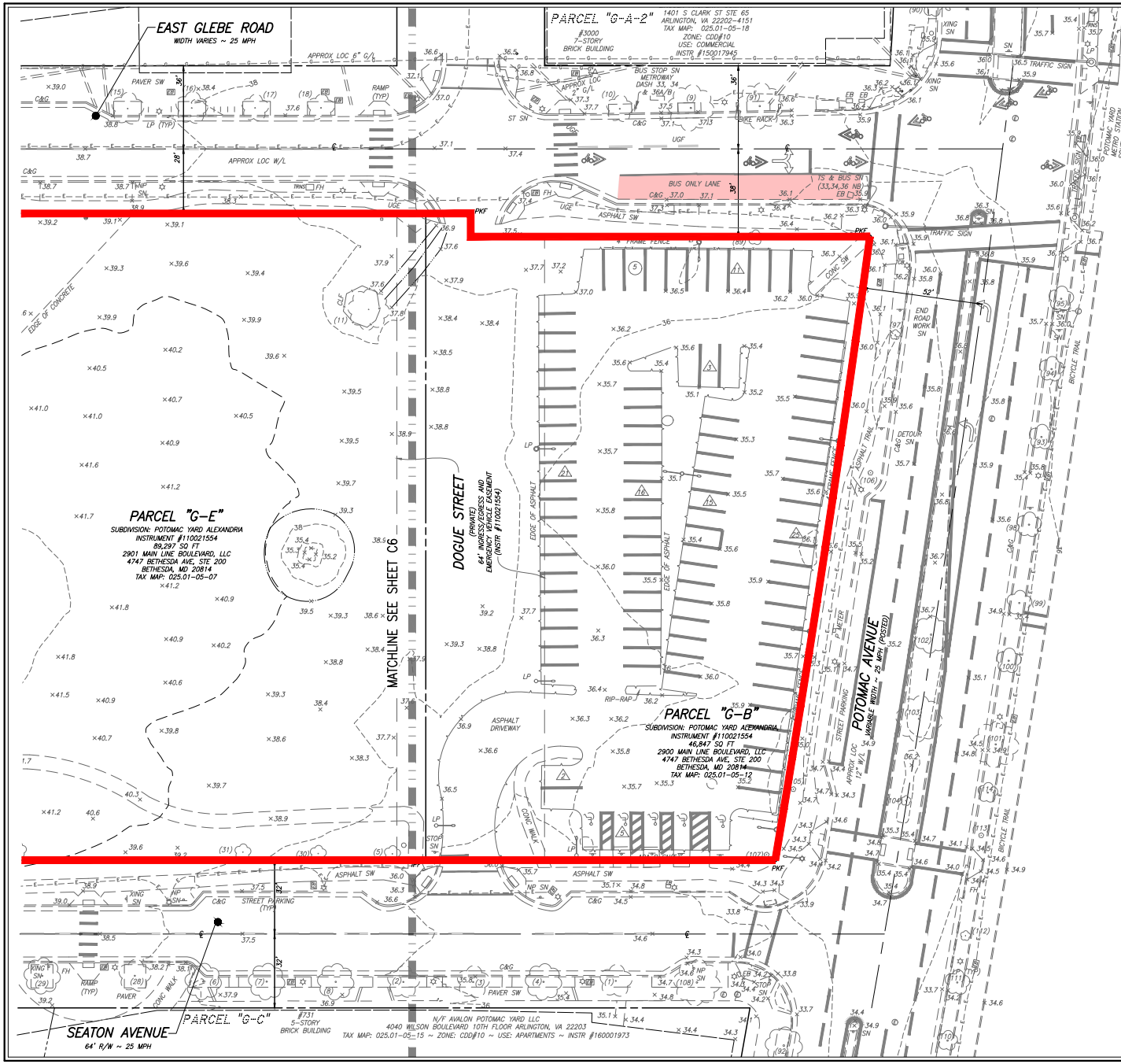
ONSITE SOIL CONTAMINATION MAP
(1 OF 2)

SHEET C6 OF 29
FILE: 22-125



GENERAL PLAN INFORMATION NOTE:
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— CONTAMINATED SOIL AREA

SCALE: 1" = 20'

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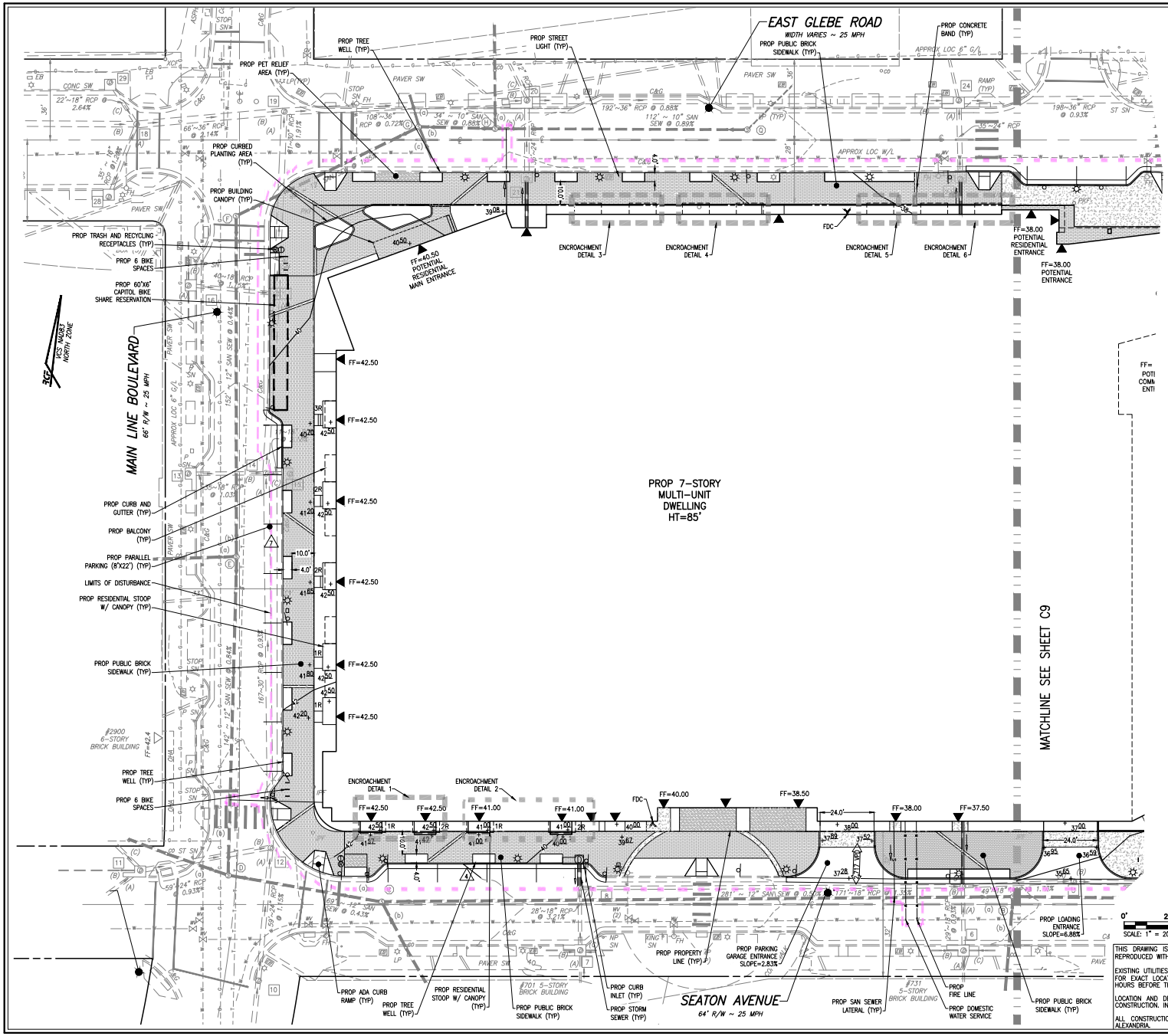
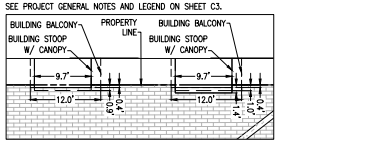
ONSITE SOIL CONTAMINATION MAP
(2 OF 2)

SHEET C7 OF 29
FILE: 22-125

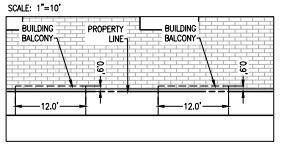


GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET C3.

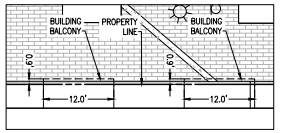
ENCROACHMENT DETAIL 1:
SCALE: 1"=10'



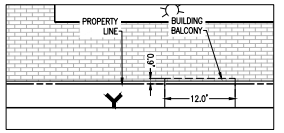
ENCROACHMENT DETAIL 2:
SCALE: 1"=10'



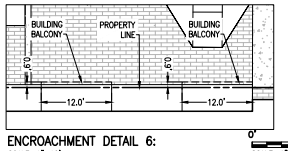
ENCROACHMENT DETAIL 3:
SCALE: 1"=10'



ENCROACHMENT DETAIL 4:
SCALE: 1"=10'



ENCROACHMENT DETAIL 5:
SCALE: 1"=10'



ENCROACHMENT DETAIL 6:
SCALE: 1"=10'

SCALE: 1" = 10'

STREET ENCROACHMENT NOTE:
ALL PROPOSED STREET ENCROACHMENTS ARE PERMITTED PER CODE SECTION 5-2-29.

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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY G-B/E

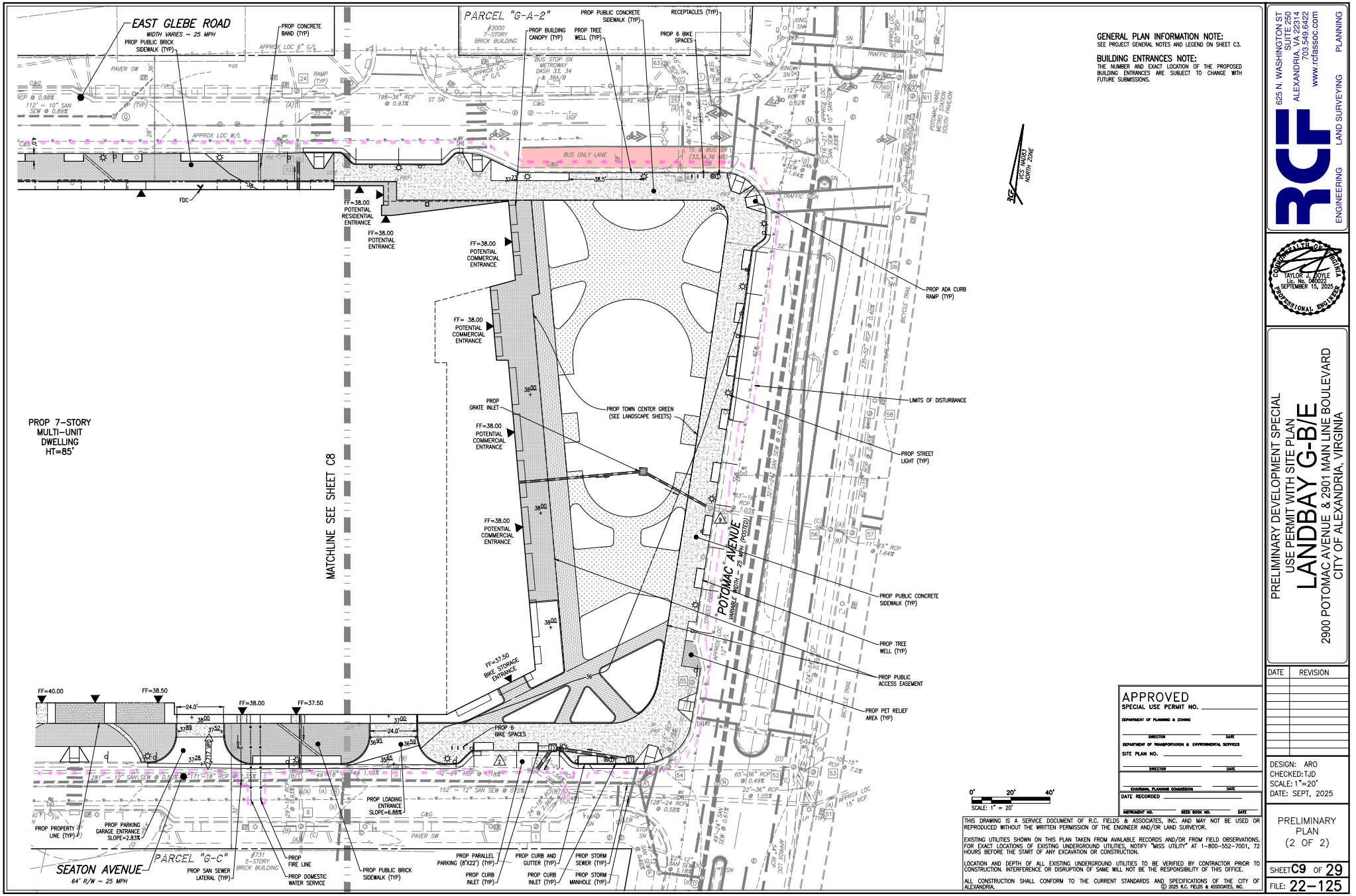
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: SEPT, 2025

PRELIMINARY PLAN (1 OF 2)

SHEET C8 OF 29
FILE: 22-125



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET C3.

BUILDING ENTRANCES NOTE:
THE NUMBER AND EXACT LOCATION OF THE PROPOSED BUILDING ENTRANCES ARE SUBJECT TO CHANGE WITH FUTURE SUBMISSIONS.

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CITY OF ALEXANDRIA, VIRGINIA

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PRELIMINARY PLAN (2 OF 2)

SHEET C9 OF 29
FILE: 22-125

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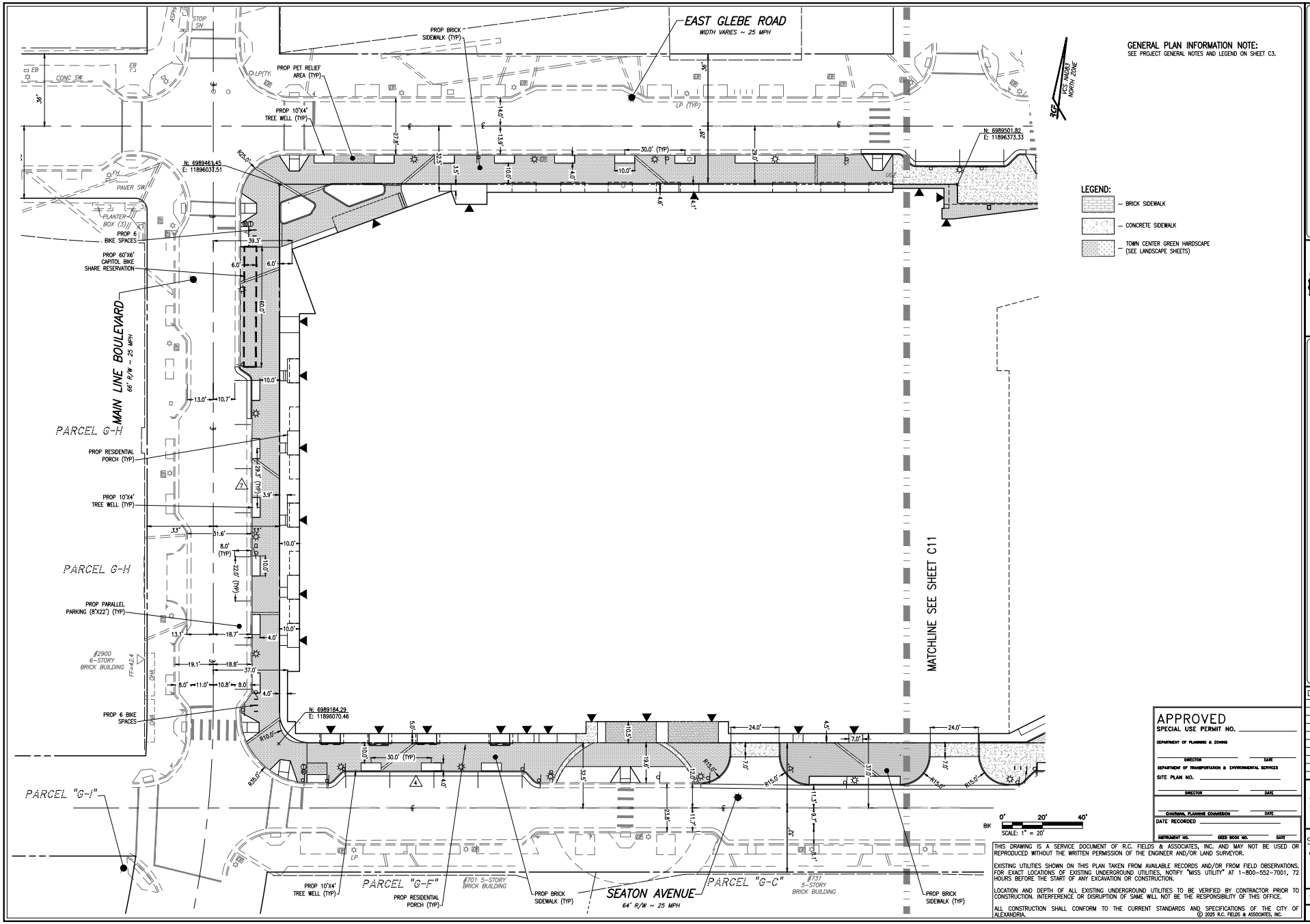

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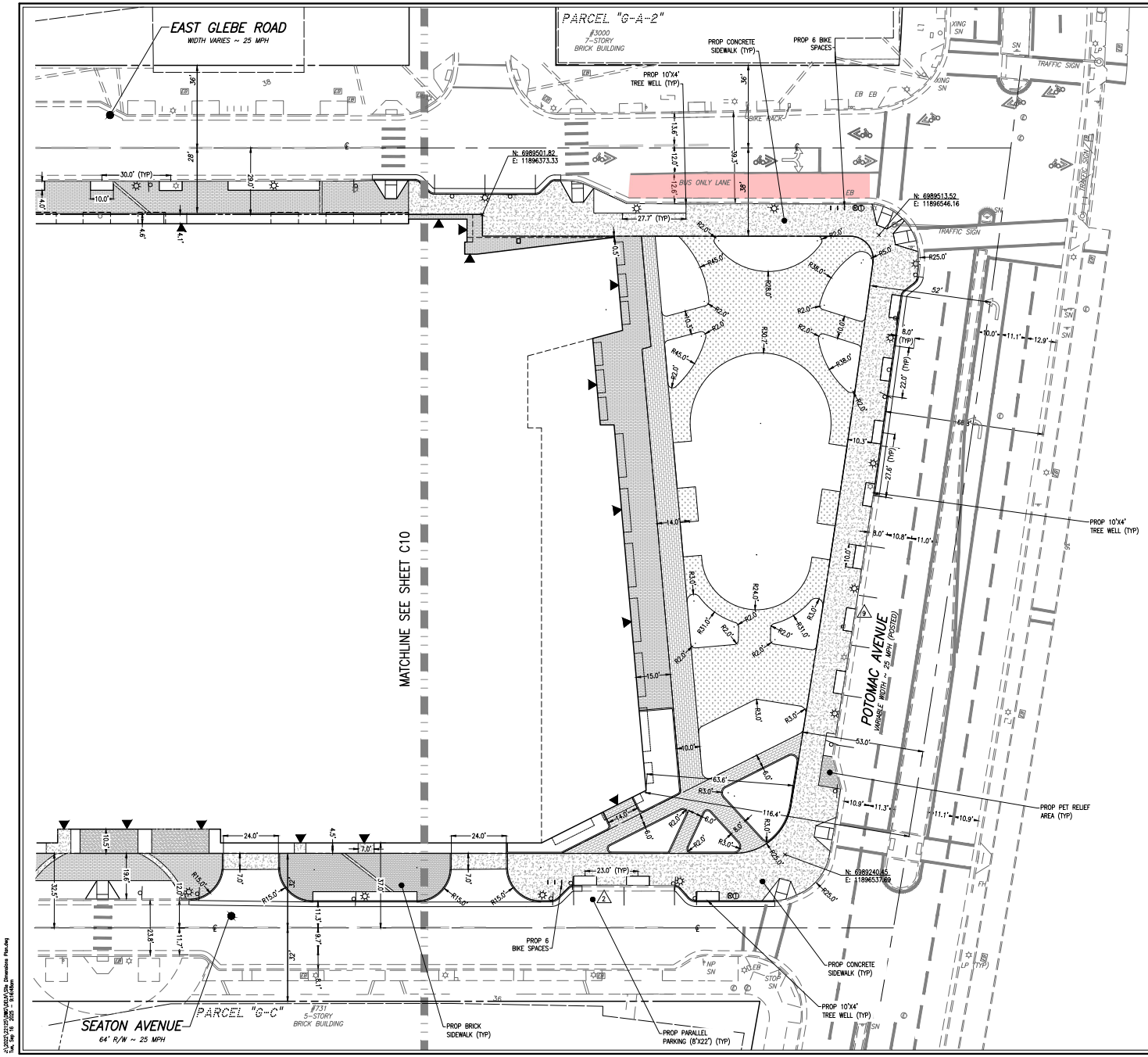
SITE DIMENSIONS & STREETSCAPE PLAN (1 OF 2)

SHEET C10 OF 29
FILE: 22-125



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET C3.

LEGEND:

- BRICK SIDEWALK
- CONCRETE SIDEWALK
- TOWN CENTER GREEN HARDSCAPE (SEE LANDSCAPE SHEETS)

0' 20' 40'
SCALE: 1" = 20'

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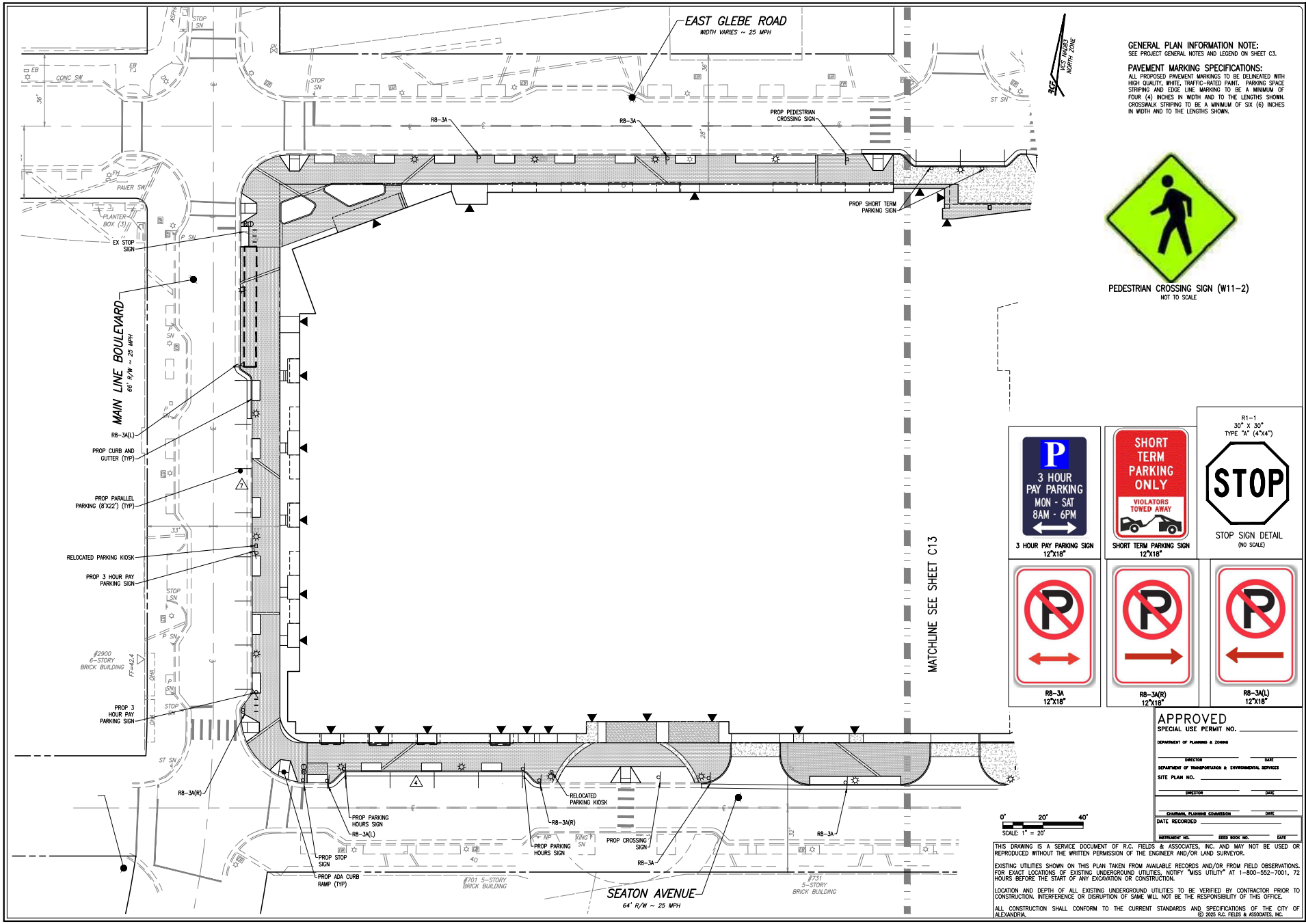
SITE DIMENSIONS & STREETSCAPE PLAN (2 OF 2)

SHEET C11 OF 29
FILE: 22-125



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

PEDESTRIAN CROSSING SIGN (W11-2)
NOT TO SCALE

3 HOUR PAY PARKING SIGN
12"X18"

SHORT TERM PARKING SIGN
12"X18"

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

STOP SIGN DETAIL
(NO SCALE)

R8-3A
12"X18"

R8-3A(R)
12"X18"

R8-3A(L)
12"X18"

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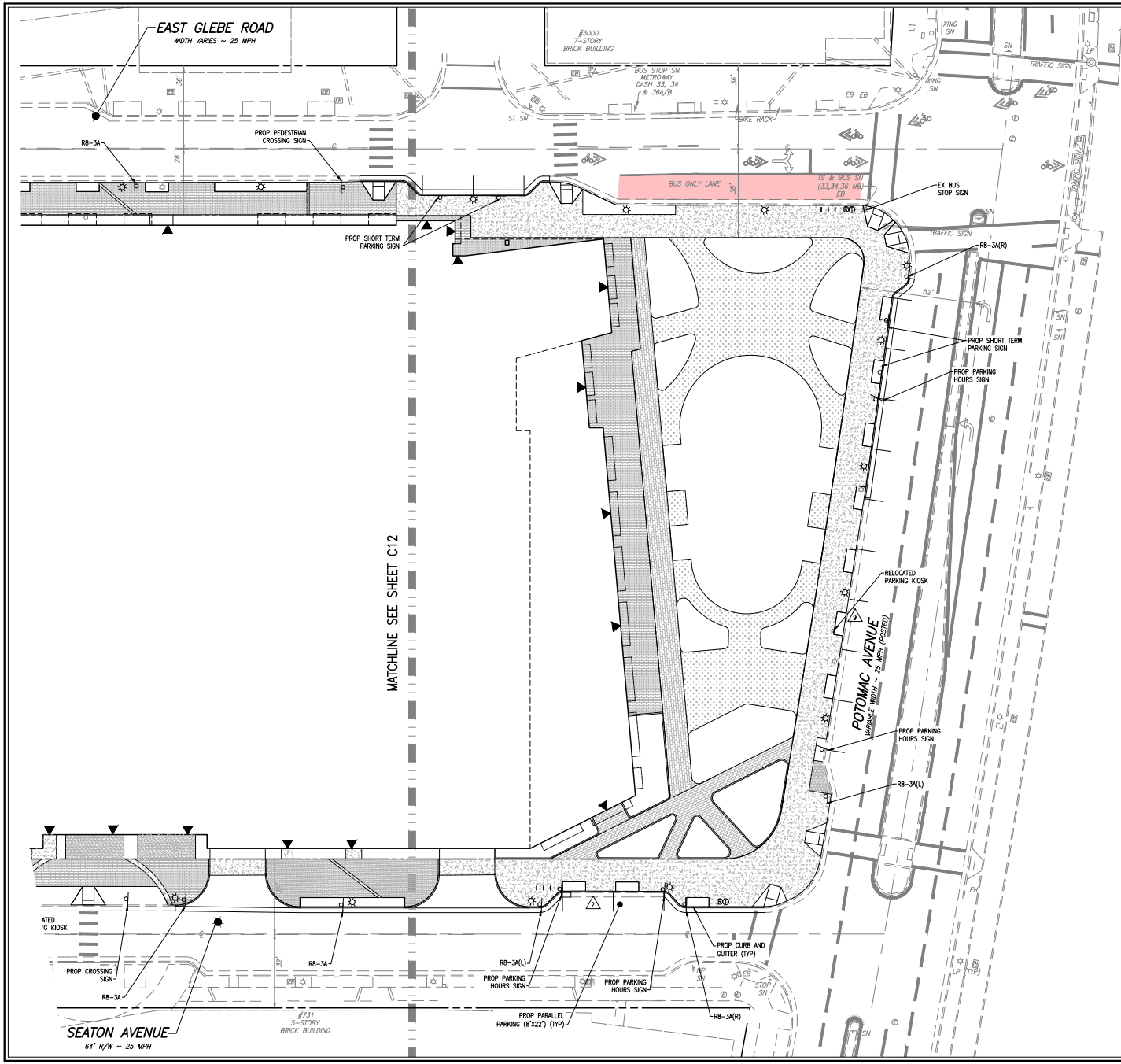
SIGNAGE PLAN
(1 OF 2)

SHEET C12 OF 29
FILE: 22-125



GENERAL PLAN INFORMATION NOTE:
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NOT TO SCALE

3 HOUR PAY PARKING SIGN
12"X18"

SHORT TERM PARKING SIGN
12"X18"

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

STOP SIGN DETAIL
(NO SCALE)

R8-3A
12"X18"

R8-3A(R)
12"X18"

R8-3A(L)
12"X18"

0' 20' 40'
SCALE: 1" = 20'

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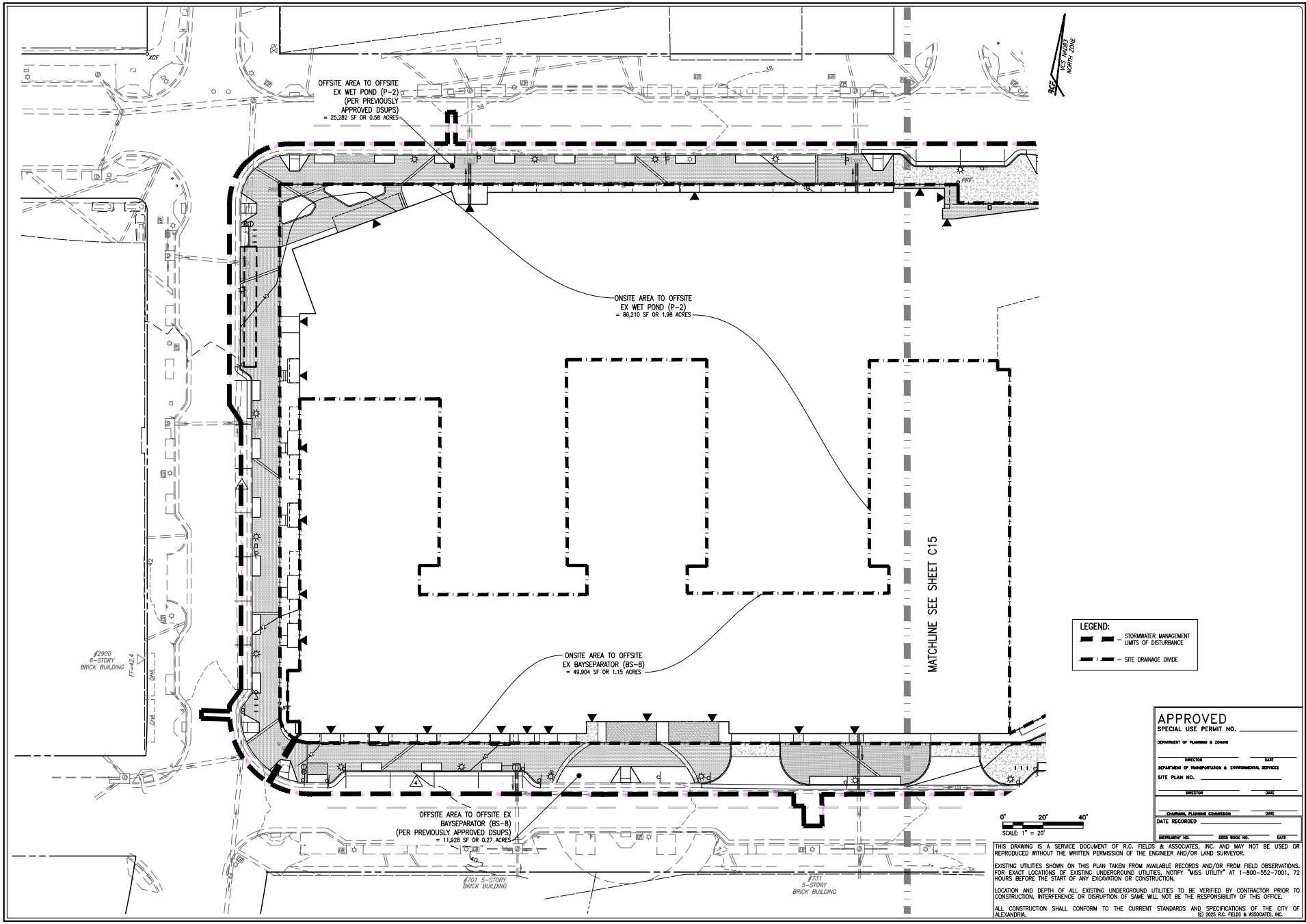
SIGNAGE PLAN
(2 OF 2)

SHEET C13 OF 29
FILE: 22-125



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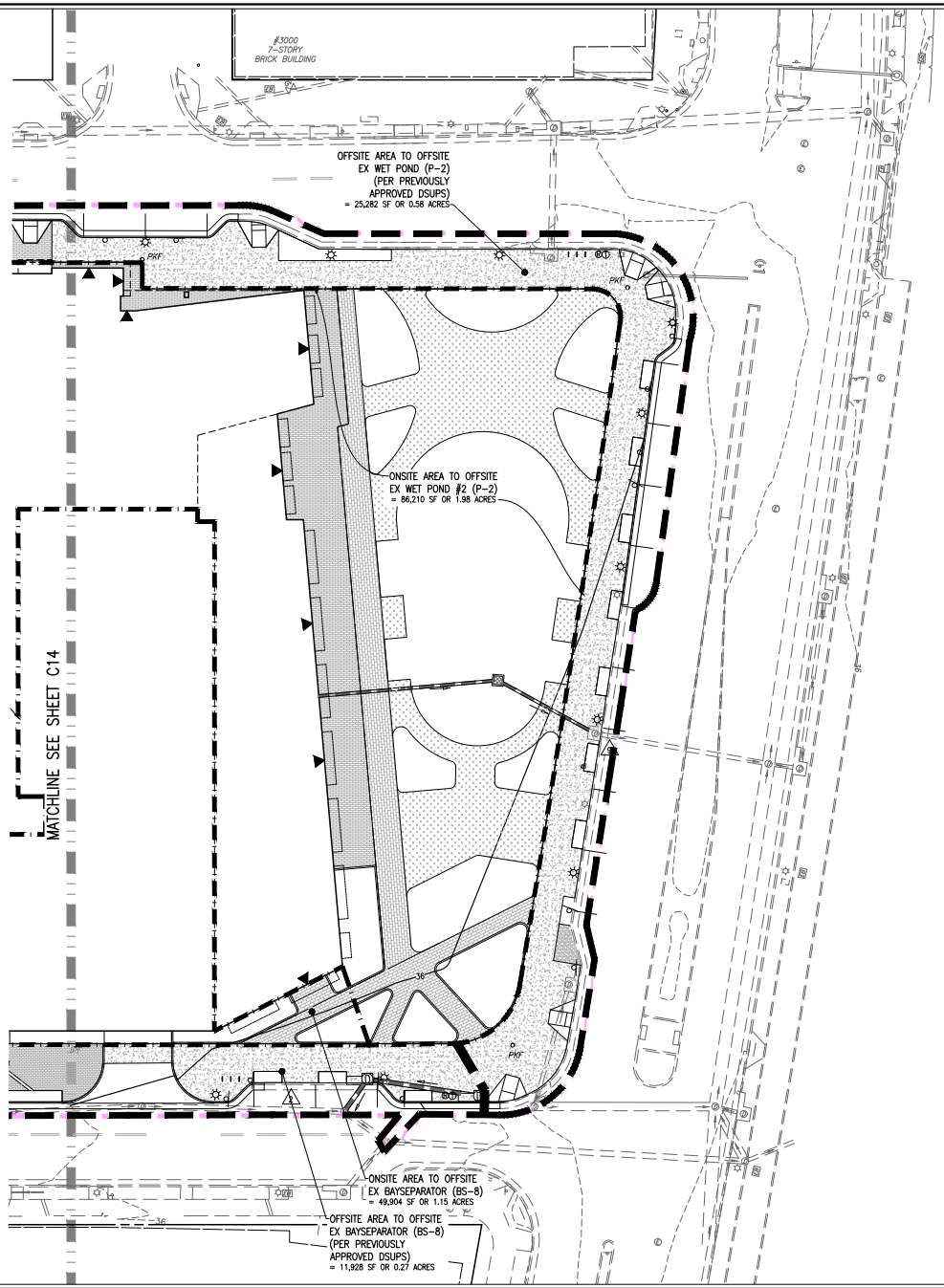
STORMWATER MANAGEMENT PLAN (1 OF 2)

SHEET C14 OF 29
FILE: 22-125

A:\2022\22125\CAD\C22125 Stormwater Management Plan - Option 1.dwg
Jun 06, 2025 - 10:17:03am



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

PRE-DEVELOPMENT CONDITIONS:
THIS 3.13 ACRE PARCEL IS LOCATED IN THE FOUR MILE RUN WATERSHED. IN EXISTING CONDITIONS, THERE IS ONSITE PARKING LOT AND SIDEWALK BUT THE SITE WAS PREVIOUSLY UTILIZED AS STAGING FOR SURROUNDING CONSTRUCTION PROJECTS AND THE EXISTING IMPERVIOUS AREA WAS CALCULATED FROM THAT USE. ALL OF THE SITE DRAINAGE IS DIRECTED IN A GENERALLY NORTHEASTERLY DIRECTION TOWARDS ONSITE YARD INLETS AND EXISTING OFFSITE CURB INLETS WITHIN POTOMAC AVENUE, EAST GLEBE ROAD, MAIN LINE BOULEVARD, AND SEATON AVENUE WHICH CONVEY THE FLOW TO THE EXISTING WET POND P-2 AND BAY SEPARATOR BS-8 ACROSS POTOMAC AVE. DISCHARGE FROM THE EXISTING WET POND P-2 AND BAY SEPARATOR ULTIMATELY FLOWS TO THE BED AND BANKS OF FOUR MILE RUN.

STORMWATER QUALITY COMPUTATIONS NARRATIVE:
THIS PROJECT PROPOSES THE CONSTRUCTION OF MULTI-UNIT BUILDING WITH COMMERICAL SPACE AND ASSOCIATED SITE IMPROVEMENTS. THE SUBJECT PARCEL IS LOCATED WITHIN POTOMAC YARD. AS PART OF THE POTOMAC YARD SMALL AREA PLAN, A STORMWATER MASTER PLAN ENTITLED "POTOMAC YARD DRAINAGE STUDY" WAS PREPARED BY CHRISTOPHER CONSULTANTS AND APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES DATED OCTOBER 25, 1996. THIS STORMWATER MASTER PLAN ESTABLISHES THE USE OF A WET POND (WET POND P-2) AND BAY SEPARATOR BS-8 FOR THE STORMWATER MANAGEMENT TREATMENT OF THIS SITE. A DRAWDOWN TABLE SHOWN ON SHEET C16 WAS USED TO ENSURE WATER QUALITY REQUIREMENTS WERE MET FOR ALL OF POTOMAC YARD. THE DRAWDOWN TABLE HAS BEEN UPDATED WITH THE CURRENT DESIGN TO ENSURE THE RUNOFF AND IMPERVIOUS AREA DIRECTED TO WET POND P-2 AND BAY SEPARATOR BS-8 DOES NOT EXCEED THEIR ORIGINAL DESIGNS. HOWEVER, THE VRRM 4.1 HAS BEEN PROVIDED TO DETERMINE THE STORMWATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT.

THE DRAWDOWN TABLE ESTABLISHES THE MAXIMUM ALLOWED IMPERVIOUS AREA IN ACRES TO BE CONVEYED TO EACH BMP WITHIN POTOMAC YARD. THIS PROJECT PROPOSES TO CONVEY A TOTAL ONSITE DRAINAGE AREA OF 1.98 AC WITH AN IMPERVIOUS AREA OF 1.62 AC TO WET POND P-2 ENLARGEMENT (SEE THE DRAWDOWN TABLE ON SHEET C16). THE TABLE ESTABLISHES THAT A TOTAL IMPERVIOUS AREA OF 27.70 AC, INCLUDING THE ONSITE AREA PROPOSED WITH THIS PLAN AND THE FUTURE LBG-B&E AND LBG-G PLANS, CAN BE CONVEYED TO WET POND P-2. THE IMPERVIOUS AREA TOTAL IS 27.69 AC RESULTING IN 0.01 AC OF IMPERVIOUS AREA ALLOWED TO WET POND P-2 ENLARGEMENT. THE PLAN ALSO PROPOSES TO CONVEY A TOTAL ONSITE DRAINAGE AREA OF 1.15 AC WITH AN IMPERVIOUS AREA OF 1.15 AC TO BAY SEPARATOR BS-8. THE TABLE ESTABLISHES A TOTAL IMPERVIOUS AREA OF 2.75 AC, INCLUDING THE AREA PROPOSED WITH THIS PLAN, CAN BE CONVEYED TO BAY SEPARATOR BS-8. THE IMPERVIOUS AREA DIRECTED TO THE BAY SEPARATOR IS 2.71 ACRES. THIS TOTAL IS LESS THAN THE TOTAL IMPERVIOUS AREA ALLOWED RESULTING IN A REMAINING 0.04 AC ALLOWED TO BAY SEPARATOR BS-8. PER THE VRRM, SEE COMPUTATIONS ON SHEET C17, WET POND WILL PROVIDE ADEQUATE PHOSPHORUS REDUCTION TO MEET STATE WATER QUALITY REQUIREMENTS. THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109C-(4)(a) HAVE BEEN MET. THE EXISTING BMP FACILITY IS PRIVATELY OWNED AND MAINTAINED, SEE POTOMAC AVENUE PLAN (DSP #2005-0038) FOR INSPECTION AND MAINTENANCE REQUIREMENTS. AT LEAST 65% OF THE REQUIRED PHOSPHORUS REMOVAL IS PROVIDED BY THE EXISTING WET POND P-2 WHICH IS A NON-PROPRIETARY SURFACE BMP AND THEREFORE THIS PROJECT IS IN COMPLIANCE WITH MEMO TO INDUSTRY 01-18. THIS PLAN WILL NOT TAKE CREDIT FOR THE TREATMENT PROVIDED BY THE BAY SEPARATOR BS-8 IN THE VRRM BUT WILL TAKE THE CREDIT IN THE WQVD CALCULATIONS. THE PROPOSED IMPERVIOUS AREA WITHIN THE POTOMAC AVENUE, EAST GLEBE ROAD, MAIN LINE BOULEVARD, AND SEATON AVENUE RIGHTS-OF-WAY WHERE NOT ADDED TO THE DRAWDOWN TABLE AS THE IMPERVIOUS AREA IN THE PUBLIC RIGHTS-OF-WAY WERE ACCOUNTED FOR IN PREVIOUSLY APPROVED DSUPS.

STORMWATER QUANTITY COMPUTATIONS NARRATIVE
DUE TO AN OVERALL DECREASE IN ONSITE IMPERVIOUS AREA, THE SITE RELEASES A POST-DEVELOPMENT PEAK RATE FOR THE 2 AND 10-YEAR 24-HOUR STORM EVENT THAT IS LESS THAN THE PRE-DEVELOPMENT (CONSTRUCTION STAGING) PEAK FLOW RATE FROM THE 2 AND 10-YEAR 24-HOUR STORM EVENT (SEE COMPUTATIONS PROVIDED ON THIS SHEET). THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

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

STORMWATER RUNOFF COMPUTATIONS

I. PROJECT AREA = 171,721 SQ.FT. OR 3.94 AC (STORMWATER MANAGEMENT LIMITS OF DISTURBANCE)
EXISTING IMPERVIOUS AREA = 159,925 SQ.FT. OR 3.67 AC
PROPOSED ONSITE IMPERVIOUS AREA = 33,787 SQ.FT. OR 0.78 AC
PROPOSED OFFSITE IMPERVIOUS AREA = 120,460 SQ.FT. OF 2.77 AC
PROPOSED TOTAL IMPERVIOUS AREA = 154,247 SQ. FT. OR 3.54 AC

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM, USING CLASS D SOILS):
II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT = (3.67 X 98 + 0.27 X 80) ÷ 3.94 = 97
CN POST-DEVELOPMENT = (3.54 X 98 + 0.40 X 80) ÷ 3.94 = 96

III. PRE-DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)
PEAK Q_2 PRE-DEVELOPMENT = 12.00 cfs
PEAK Q_{10} PRE-DEVELOPMENT = 19.64 cfs

IV. POST-DEVELOPMENT PEAK DISCHARGES (Tc = 5 MINS.)
PEAK Q_2 POST-DEVELOPMENT = 11.78 cfs
PEAK Q_{10} POST-DEVELOPMENT = 19.80 cfs

Q_2 DECREASE = 0.22 cfs
Q_{10} DECREASE = 0.4 cfs

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 3.54 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 3.54= 6,427 CU. FT. WQV REQUIRED
TOTAL WQV TREATED: YES
WATER QUALITY VOLUME TREATED = 1,815 X 3.54 = 6,427 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 100.0%
DETENTION ON SITE: NO
PROJECT IS WITHIN WHICH WATERSHED? FOUR MILE RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

PROJECT DESCRIPTION:

REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA (SWM LOD)	3.54	0.40	3.94
ON-SITE TREATED (INSIDE SWM LOD)	3.54	0.40	3.94
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL TREATED	3.54	0.40	3.94
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			3.94

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

0' 20' 40'
SCALE: 1" = 20'

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

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ENGINEERING LAND SURVEYING PLANNING

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: SEPT, 2025

STORMWATER MANAGEMENT PLAN (2 OF 2)

SHEET C15 OF 29
FILE: 22-125

A:\2022\22125\DWG\22125 Stormwater Management Plan - Option 1.dwg
Jun 06, 2025 - 10:12am

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

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

AREA NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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PLANNING
LAND SURVEYING
ENGINEERING

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY G-B/E

2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: SEPT, 2025

STORMWATER DRAWDOWN TABLE

SHEET C16 OF 29
FILE: 22-125

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

CLEAR ALL (Ctrl+Shift+R)

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

Project Name: LBG B&E Option 2
Date: 7/24/2025
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 3.94

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0
Post-Development TP Load Reduction for Site (lb/yr):	0.67

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

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.27	0.27
Impervious Cover (acres)				3.67	3.67
					3.94

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.42	0.42
Impervious Cover (acres)				3.52	3.52
Area Check	OK.	OK.	OK.	OK.	3.94

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.67

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	47.72

Final Post-Development TN Load	47.21

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre Pre-ReDevelopment	Listed	Adjusted[1]
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.27	0.27
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	7%	7%
Impervious Cover (acres)	3.67	3.67
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	93%	93%
Total Site Area (acres)	3.94	3.94
Site Rv	0.90	0.90
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.2963	0.2963
Pre-ReDevelopment Treatment Volume (cubic feet)	12,906	12,906
Pre-ReDevelopment TP Load (lb/yr)	3.38	3.38
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.86	0.86
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		1.02

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

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

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

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final) Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.42
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	11%
Impervious Cover (acres)	3.52
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	89%
Final Site Area (acres)	3.94
Final Post Dev Site Rv	0.87
Treatment Volume and Nutrient Load	
Final Post-Development Treatment Volume (acre-ft)	0.2874
Final Post-Development Treatment Volume (cubic feet)	12,517
Final Post-Development TP Load (lb/yr)	3.38
Final Post-Development TP Load per acre (lb/acre/yr)	0.86

Land Cover Summary-Post Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.42
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	11%
ReDev. Impervious Cover (acres)	3.52
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	89%
Total ReDev. Site Area (acres)	3.94
ReDev Site Rv	0.87
Treatment Volume and Nutrient Load	
Post-ReDevelopment Treatment Volume (acre-ft)	0.2874
Post-ReDevelopment Treatment Volume (cubic feet)	12,517
Post-ReDevelopment TP Load (TP) (lb/yr)*	3.38
Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.86
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.67

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

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

CLEAR BMP AREAS

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.35	0.35	0.25	0.85
Impervious Cover (acres)				2.18	2.18	0.95	0.86
				Total	2.52		

Total Phosphorus Available for Removal in D.A. A (lb/yr): 2.16
Post Development Treatment Volume in D.A. A (ft³): 7,822

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
15. Wet Ponds (no RR)														
15.a. Wet Pond #1 (P-BAS-02)	0		0.35	2.18	0	0	7,822	7,822	50	0.00	2.16	1.08	1.08	

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.35	0.06	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.35	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.18	1.36	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.18	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³): 12,575

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	2.16	1.22	0.00	0.00	0.00	3.38
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.08	0.00	0.00	0.00	0.00	1.08
TP LOAD REMAINING (lb/yr)	1.08	1.22	0.00	0.00	0.00	2.30
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	8.99	0.00	0.00	0.00	0.00	8.99

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	3.38
TP LOAD REDUCTION REQUIRED (lb/yr)	0.67
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.08
TP LOAD REMAINING (lb/yr)	2.30
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.41 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	47.29
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	8.99
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	38.30

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

THE PROPOSED REDEVELOPMENT (3.94 ACRES OF DISTURBANCE (STORMWATER ANALYSIS LIMITS)) GENERATES A NET DECREASE IN IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY ZONING ORDINANCE SECTION 13-109E-(5)(c), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN A NET DECREASE IN IMPERVIOUS AREA AND DISTURBING GREATER THAN 1 ACRE, MUST RESULT IN A 20% DECREASE IN PHOSPHORUS LOADING FROM THE PRE-DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORMWATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. THE EXISTING WET POND P-2 IS UTILIZED TO PROVIDE WATER QUALITY TREATMENT FOR THIS SITE. THIS WILL RESULT IN A REDUCTION OF 1.08 LB/YEAR PHOSPHORUS LOAD, WHICH IS MORE THAN 100% OF THE REQUIRED TOTAL PHOSPHORUS REDUCTION OF 0.67 LB/YEAR. THUS, THROUGH THE EXISTING BMP, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER ZONING ORDINANCE CODE SECTION 13-109E-(5)(a) HAVE BEEN MET.

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

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DIRECTOR DATE
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INSTRUMENT NO. DEED BOOK NO. DATE

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TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

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SCALE: 1"=20'
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STORMWATER QUALITY COMPUTATIONS

SHEET C17 OF 29
FILE: 22-125

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

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

VCS NAD83 NORTH ZONE

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

PRE-DEVELOPMENT CONDITIONS:
THE 3.13 ACRE PROJECT AREA IS LOCATED IN THE FOUR MILE RUN (POTOMAC YARD) WATERSHED. IN EXISTING CONDITIONS, THE SITE'S CURRENT IMPROVEMENTS CONSIST OF A PARKING LOT AND ASPHALT AND CONCRETE SIDEWALK BUT WAS PREVIOUSLY USED AS A CONSTRUCTION STAGING AREA FOR ADJACENT SITES. STORMWATER RUNOFF SHEET FLOWS TO POTOMAC AVENUE WHERE IT IS COLLECTED BY THE EXISTING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM. RUNOFF IS DIRECTED NORTH WITHIN THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER FLOWING GENERALLY NORTH BEFORE ULTIMATELY ENTERING FOUR MILE RUN.

POST-DEVELOPMENT CONDITIONS:
THIS PROJECT PROPOSES THE CONSTRUCTION OF A MIXED USE RESIDENTIAL AND COMMERCIAL BUILDING, TOWN CENTER GREEN OPEN SPACE, AND ASSOCIATED SITE IMPROVEMENTS WHICH WILL RESULT IN A DECREASE IN TOTAL ON-SITE IMPERVIOUS AREA FROM THE PREVIOUS CONSTRUCTION STAGING AREA.

OUTFALL A: A PORTION OF THE RUNOFF FROM THE SITE IS COLLECTED BY THE PROPOSED ROOF DRAIN SYSTEM AND PIPED TO EXISTING CITY OWNED AND MAINTAINED MANHOLES (EX21 & EX23). THE REMAINING RUNOFF IN THIS OUTFALL SHEET FLOWS FROM THE SITE TOWARDS THE MAIN LINE BOULEVARD AND EAST GLEBE ROAD RIGHTS-OF-WAY AND IS COLLECTED BY THE EXISTING CITY OWNED AND MAINTAINED CURB INLETS. THE RUNOFF CONTINUES EASTWARD UNTIL THE POINT OF CONFLUENCE HAS BEEN REACHED AT EX24 WHERE THE RECEIVING PIPE IS JOINED BY A DRAINAGE AREA AT LEAST 90 PERCENT THE SIZE OF THE FIRST DRAINAGE AREA. THE LIMIT OF ANALYSIS IS REACHED AT EX 68 AT LEAST 150' DOWN STREAM OF THE POINT OF CONFLUENCE (PER SECTION 13-109F-2(d)(i) OF THE ZONING ORDINANCE).

OUTFALL B: A MAJORITY OF THE RUNOFF FROM THE SITE IS COLLECTED BY THE PROPOSED ROOF DRAIN SYSTEM AND PIPED TO EXISTING CITY OWNED AND MAINTAINED MANHOLES (PR1, EX59, & EX2). THE REMAINING RUNOFF IN THIS OUTFALL SHEET FLOWS FROM THE SITE TOWARDS THE POTOMAC AVENUE AND SEATON AVE RIGHTS-OF-WAY AND IS COLLECTED BY THE EXISTING CITY OWNED AND MAINTAINED CURB INLETS. THE RUNOFF CONTINUES NORTHEASTWARD UNTIL THE POINT OF CONFLUENCE HAS BEEN REACHED AT EX56 WHERE THE RECEIVING PIPE IS JOINED BY A DRAINAGE AREA AT LEAST 90 PERCENT THE SIZE OF THE FIRST DRAINAGE AREA. THE LIMIT OF ANALYSIS IS REACHED AT EX 68 AT LEAST 150' DOWN STREAM OF THE POINT OF CONFLUENCE (PER SECTION 13-109F-2(d)(i) OF THE ZONING ORDINANCE).

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 C14 DEMONSTRATE THAT THERE IS A DECREASE IN THE 2 AND 10-YR, 24-HR STORMS WITH THE PROPOSED DEVELOPMENT AS A RESULT OF THE REDUCTION IN IMPERVIOUS AREA; THEREFORE, THE FLOOD PROTECTION AND CHANNEL PROTECTION FOR THIS SITE IS IN COMPLIANCE WITH SECTION 13-109F(2)(b)(ii) AND 13-109F(1)(a)(i).

PER CITY CODE SECTION 13-109F-2(d)(i), A DRAINAGE SHED BOUNDARY ANALYSIS OF THE SITE OUTFALL IS PROVIDED TO A POINT THAT IS 150' DOWNSTREAM OF A CONFLUENCE POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THIS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA. THIS WILL CONSTITUTE THE LIMITS OF ANALYSIS FOR THE PROJECT. FOR OUTFALL A THE TOTAL ONSITE DRAINAGE AREA AT STRUCTURES PR1 AND EX59 (POINTS OF OUTFALL) IS 1.15 AND 1.62 ACRES, RESPECTIVELY. RUNOFF THEN CONTINUES NORTH WHERE IT REACHES A POINT OF CONFLUENCE (EX24) WHERE IT DISCHARGES TO A SEWER SYSTEM WITH 7.60 ACRES, WHICH IS GREATER THAN 90% OF THE DRAINAGE AREA TO THE POINTS OF OUTFALL. FOR OUTFALL B THE TOTAL ONSITE DRAINAGE AREA AT STRUCTURES EX21 AND EX23 (POINTS OF OUTFALL) IS 0.48 AND 0.49 ACRES, RESPECTIVELY. RUNOFF THEN CONTINUES NORTH WHERE IT REACHES A POINT OF CONFLUENCE (EX56) WHERE IT DISCHARGES TO A SEWER SYSTEM WITH 12.25 ACRES, WHICH IS GREATER THAN 90% OF THE DRAINAGE AREA TO THE POINTS OF OUTFALL. THE ANALYSIS CONCLUDES AT STRUCTURE EX68, WHICH IS OVER 150 FEET DOWNSTREAM OF THE POINTS OF CONFLUENCE.

WITH A REDUCTION IN THE POST-DEVELOPMENT RUNOFF RATE FOR THE 2 AND10-YEAR, 24-HOUR STORM, THE PROJECT POST-DEVELOPMENT RUNOFF WILL NOT EXACERBATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS. IN ADDITION, THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

LEGEND:
STORM MANHOLE
DRAINAGE AREA TO LIMITS OF ANALYSIS

10-YR, 24-HR STORM SEWER COMPUTATIONS

STRUCTURE FROM	STRUCTURE TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	Tc (MINUTES)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
PR1	EX5	1.15	1.15	98	5.20	5	9.74	**5.81**	18	2.07%	0.015	13.68	7.44	28.93	32.83	32.23	0.60
EX5	EX3	0.86	2.01	92	5.20	5	4.09	**9.90**	18	1.72%	0.015	12.46	6.77	49.42	32.13	31.28	0.85
EX3	EX2	0.00	2.01	92	5.20	5	0.00	**9.90**	18	1.18%	0.015	10.31	5.61	72.13	31.12	30.27	0.85
EX2	EX48	0.11	2.12	92	5.20	5	0.52	**10.42**	24	1.53%	0.015	25.32	7.74	18.29	30.16	29.88	0.28
EX48	EX51	0.90	3.02	92	5.20	5	4.28	**14.70**	24	0.56%	0.015	15.55	4.75	128.17	29.83	29.09	0.74
EX51	EX52	0.00	3.02	92	5.20	5	0.00	**14.70**	36	1.04%	0.015	61.49	8.36	22.14	28.66	28.43	0.23
EX52	EX56	9.23	12.25	92	5.20	5	58.24	**72.94**	54	0.49%	0.013	144.09	8.70	123.74	23.56	22.95	0.61
EX21	EX20	0.48	0.48	92	5.20	5	1.52	**1.52**	24	1.00%	0.015	20.43	6.25	35.09	29.40	29.05	0.35
EX20	EX24	7.12	7.60	92	5.20	5	1.52	**3.04**	36	0.19%	0.015	26.11	3.55	192.10	27.12	26.76	0.36
EX23	EX24	0.49	0.49	92	5.20	5	1.52	**1.52**	24	0.49%	0.015	14.25	4.36	35.03	27.22	27.05	0.17
EX24	EX25	0.45	8.54	92	5.20	5	1.52	**6.08**	36	0.93%	0.015	58.31	7.93	197.99	25.29	23.44	1.85
EX25	EX60	0.58	9.12	92	5.20	5	1.52	**7.60**	36	0.52%	0.015	43.41	5.90	112.01	23.05	22.47	0.58
EX59	EX56	1.62	1.62	92	5.20	5	7.70	**7.70**	54	0.97%	0.013	202.24	12.22	62.81	23.56	22.95	0.61
EX56	EX60	0.38	14.25	92	5.20	5	1.81	**82.45**	54	0.40%	0.013	129.09	7.80	235.05	22.85	21.92	0.93
EX60	EX67	1.80	25.17	92	5.20	5	51.88	**141.53**	60	0.66%	0.013	221.16	10.82	151.03	21.37	20.37	1.00
EX67	EX68	0.68	25.85	98	5.20	5	3.41	**145.34**	60	0.87%	0.013	253.73	12.42	94.09	20.32	19.50	0.82

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SCALE: 1"=100'
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STORM SEWER OUTFALL ANALYSIS

SHEET C18 OF 29
FILE: 22-125

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

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

VCS NAD83 NORTH ZONE

SANITARY SEWER OUTFALL CALCULATIONS:

THERE IS NO EXISTING USE ON THIS SITE. THE AVERAGE DAILY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHODOLOGY PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06-14. THE PROPOSED USE FOR THIS PROJECT WILL BE RESIDENTIAL WITH AN ADDITIONAL 432 UNITS AND 13,196 SF OF COMMERCIAL SPACE. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

MULTI-UNIT: 300 GPD/UNIT X 432 UNITS = 129,600 GPD OR 0.2005 CFS
COMMERCIAL: 200 GPD/1000 SF X 13,196 SF = 2,639 GPD OR 0.0041 CFS

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

132,239 GPD X 4 = 528,957 GPD
0.2046 CFS X 4 = 0.8185 CFS
TOTAL PEAK FLOW = 528,957 GPD OR 0.8185 CFS

SANITARY SEWER OUTFALL NOTE:

THIS PROJECT IS ANTICIPATED TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 132,239 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 528,957 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" LATERALS THAT CONNECT INTO THE EXISTING SANITARY SEWER MAIN WITHIN THE EAST GLEBE ROAD, MAIN LINE BOULEVARD, AND SEATON AVENUE RIGHTS-OF-WAY (SEE SHEET C20 & C21). THE SANITARY FLOW IS THEN CONVEYED GENERALLY EAST UNTIL IT ENTERS AN EXISTING 24" SANITARY SEWER AT STRUCTURE O. 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". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE O.

SANITARY SEWER FLOWS FOR ALL STRUCTURES SHOWN HAVE BEEN CALCULATED WITH THIS ANALYSIS AND ARE PROVIDED IN THE INCREMENTAL SANITARY SEWER FLOW CALCULATIONS BELOW.

INCREMENTAL SANITARY SEWER FLOW CALCULATIONS:

BLD #	USE	DESIGN FLOW	UNIT	SIZE	GAL/DAY	GAL/HR	CFS	PEAK CFS (x4)	FLOWS TO
SITE	MULTIUNIT	300	EA	432	129,600	5,400	0.2005	0.8021	H
SITE	COMMERCIAL	200	SF	13,196	2,639	110	0.0041	0.0163	H
1	OFFICE	200	SF	499,776	99,955	4,165	0.1547	0.6187	Q
2	MULTIUNIT	300	EA	253	75,900	3,163	0.1174	0.4698	F
2	COMMERCIAL	200	SF	70,562	14,112	588	0.0218	0.0873	F
3	MULTIUNIT	300	EA	112	33,600	1,400	0.0520	0.2080	C
4	MULTIUNIT	300	EA	211	63,300	2,638	0.0979	0.3918	B
5	MULTIUNIT	300	EA	88	26,400	1,100	0.0408	0.1634	F
				TOTAL	445,507	18,563	0.6893	2.7574	

SANITARY SEWER OUTFALL CALCULATIONS:

STRUCTURE FROM	STRUCTURE TO	FACILITY ID FROM	FACILITY ID TO	SOURCE	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	MATERIAL	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
Q	H	008344SSMH	008345SSMH	SURVEY	0.6187	**0.619**	10	0.89%	PVC	0.010	**2.81**	4.94	112.23	32.70	31.70	1.00
H	G	008345SSMH	008164SSMH	SURVEY	0.8185	**1.437**	10	0.88%	PVC	0.010	**2.79**	4.92	34.02	31.70	31.40	0.30
G	F	008164SSMH	008165SSMH	SURVEY	0.0000	**1.437**	12	1.25%	PVC	0.010	**5.41**	6.61	90.35	31.13	30.00	1.13
F	E	008165SSMH	008166SSMH	SURVEY	0.7205	**2.158**	12	0.44%	PVC	0.010	**3.21**	3.93	151.52	29.79	29.12	0.67
E	D	008166SSMH	008167SSMH	SURVEY	0.0000	**2.158**	12	0.84%	PVC	0.010	**4.43**	5.42	141.80	28.94	27.75	1.19
D	C	008167SSMH	008338SSMH	SURVEY	0.0000	**2.158**	12	0.43%	PVC	0.010	**3.18**	3.89	69.28	27.73	27.43	0.30
C	B	008338SSMH	008339SSMH	SURVEY	0.2080	**2.366**	12	0.50%	PVC	0.010	**3.40**	4.16	280.77	27.39	26.00	1.39
B	A	008339SSMH	008340SSMH	SURVEY	0.3918	**2.757**	12	0.72%	PVC	0.010	**4.10**	5.02	151.50	25.89	24.80	1.09
A	P	008340SSMH	008297SSMH	SURVEY	0.0000	**2.757**	12	0.66%	PVC	0.010	**3.92**	4.79	47.25	24.65	24.34	0.31
P	O	008297SSMH	007682SSMH	SURVEY	0.0000	**2.757**	12	1.18%	PVC	0.010	**5.24**	6.41	22.10	24.30	24.04	0.26

SEE SHEET C3 FOR SANITARY SEWER SURVEY DATA

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SANITARY SEWER OUTFALL ANALYSIS

SHEET C19 OF 29
FILE: 22-125

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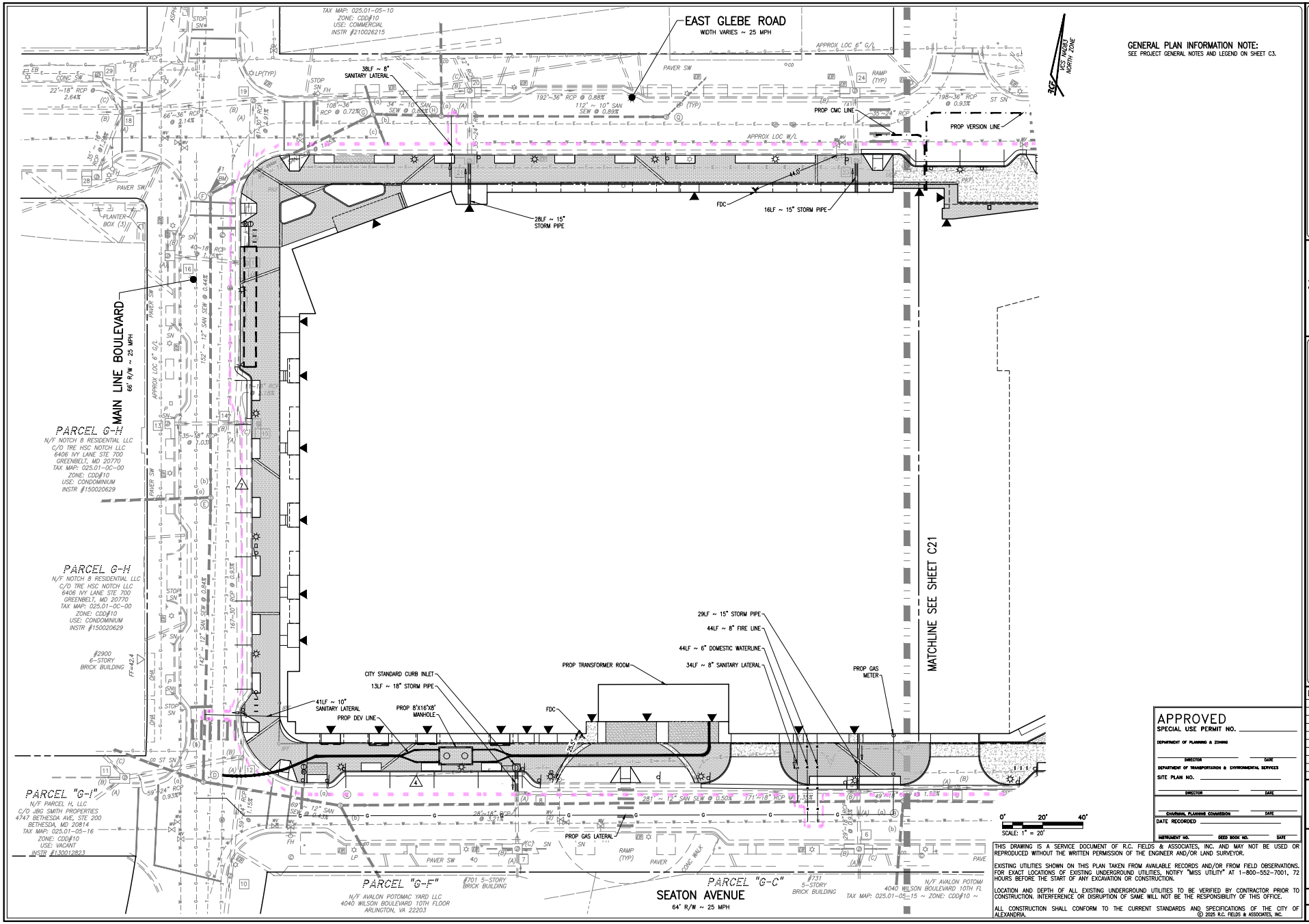
Tue, Sep 16, 2025 - 10:12:04am



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET C3.

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UTILITY PLAN
(1 OF 2)

SHEET C20 OF 29
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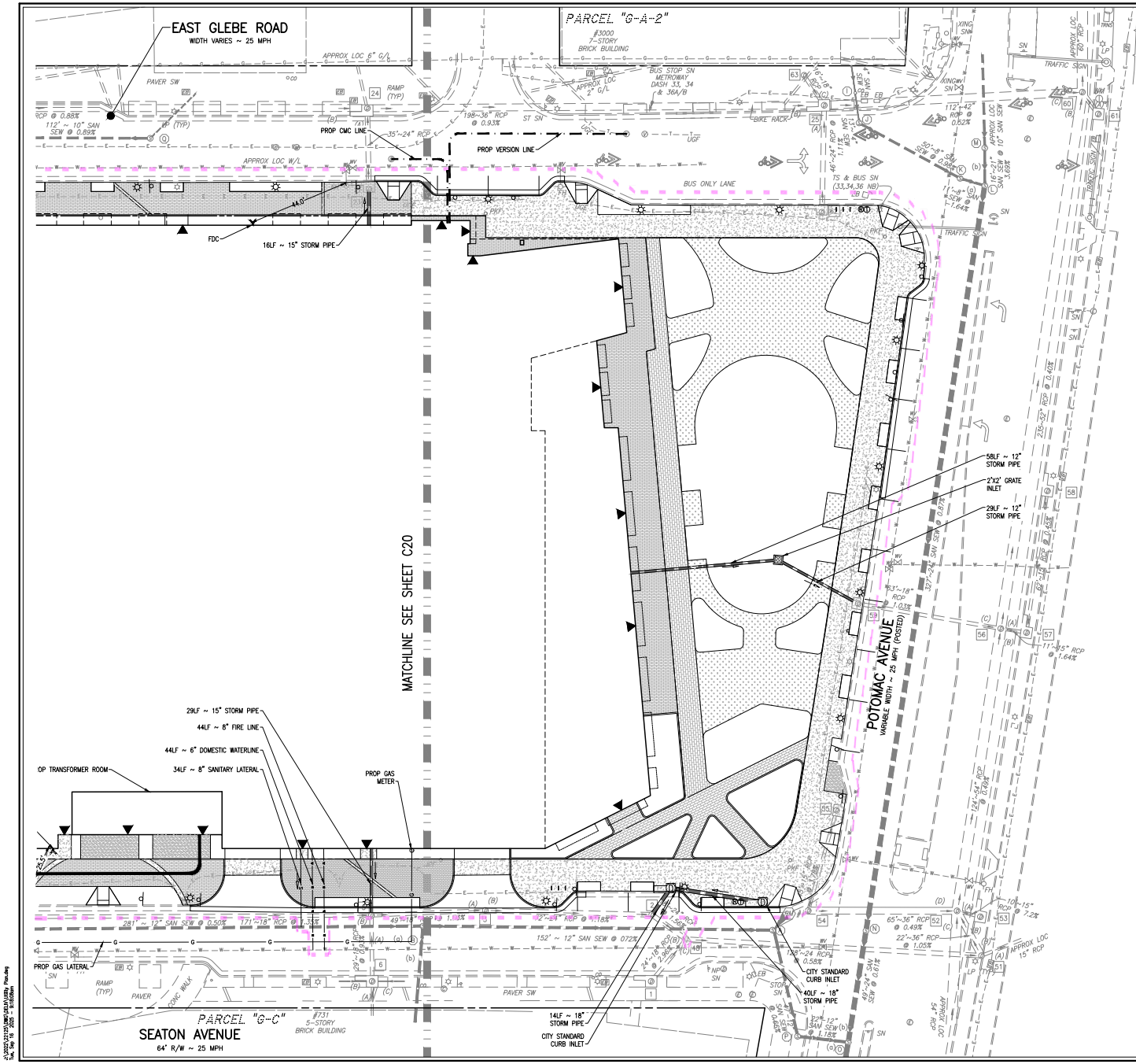

GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET C3.

0' 20' 40'
SCALE: 1" = 20'

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

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ENGINEERING LAND SURVEYING PLANNING

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY G-B/E

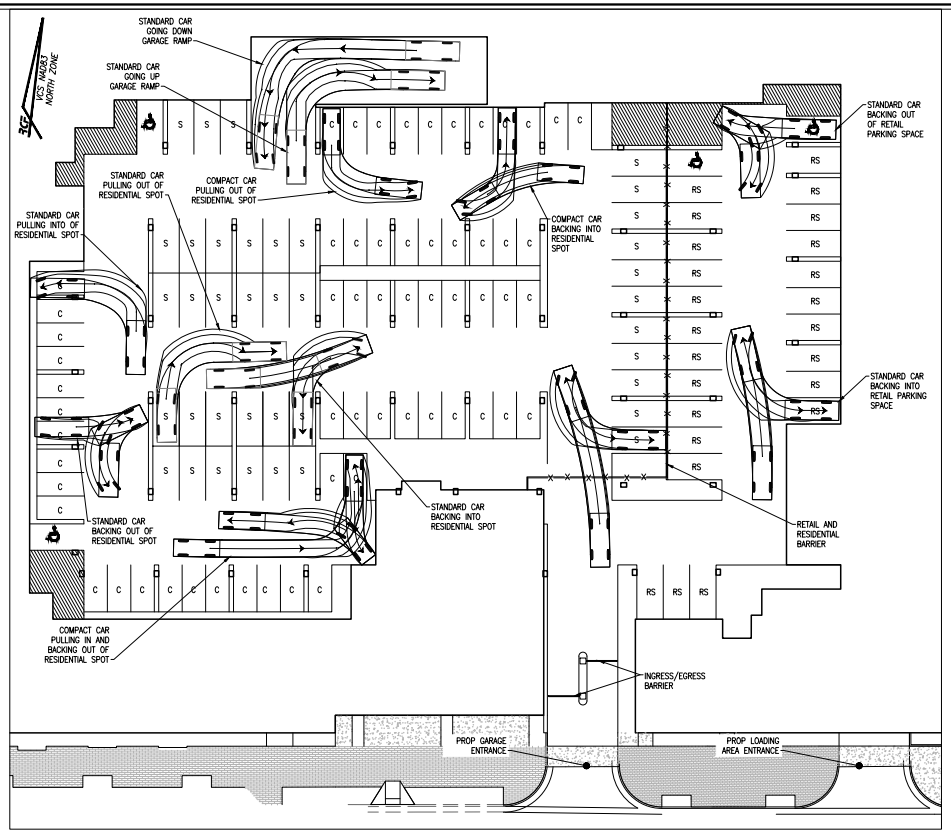
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

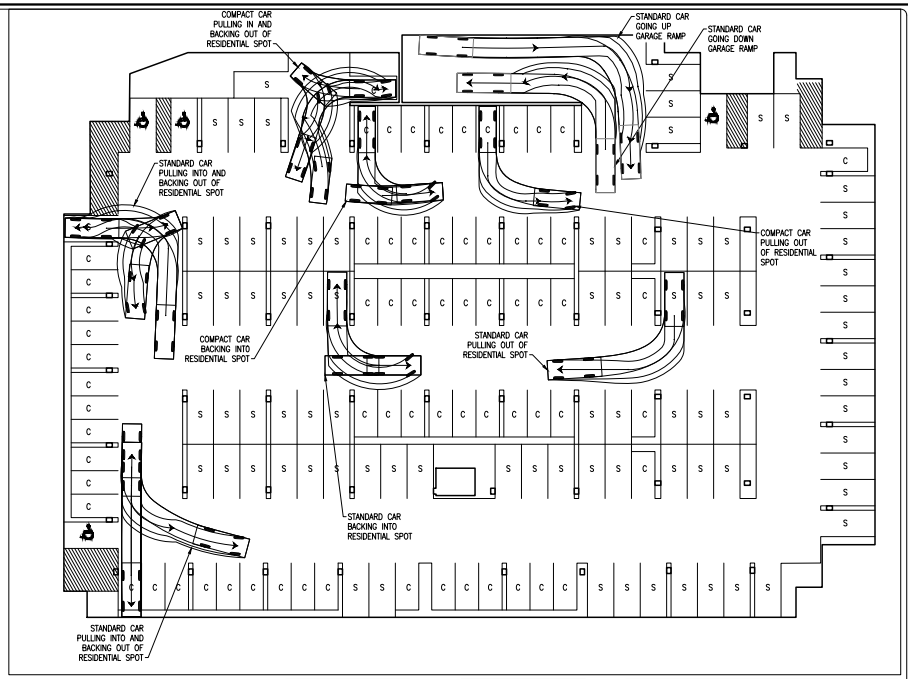
DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: SEPT, 2025

UTILITY PLAN
(2 OF 2)

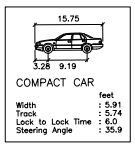
SHEET C21 OF 29
FILE: 22-125



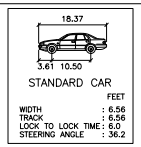
GARAGE FLOOR 1 TURNING MOVEMENTS
SCALE: 1" = 20'



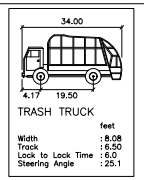
GARAGE FLOOR 2 TURNING MOVEMENTS
SCALE: 1" = 20'



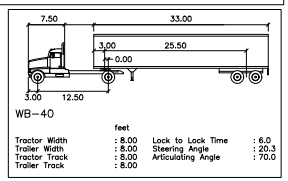
COMPACT CAR DETAIL
(NTS)



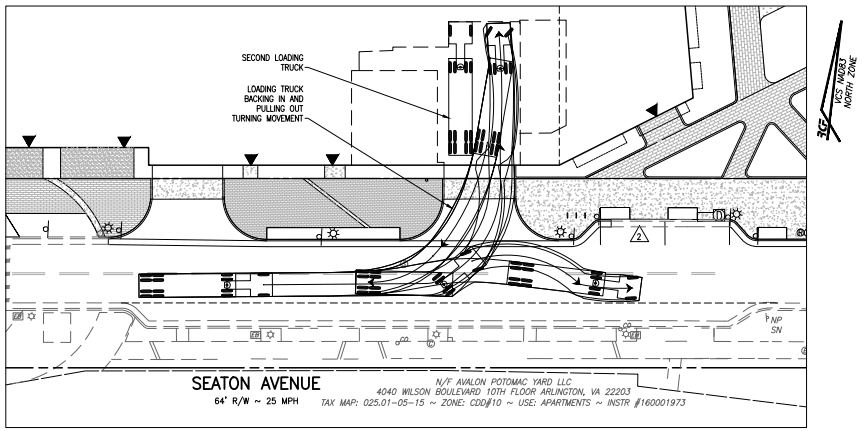
STANDARD CAR DETAIL
(NTS)



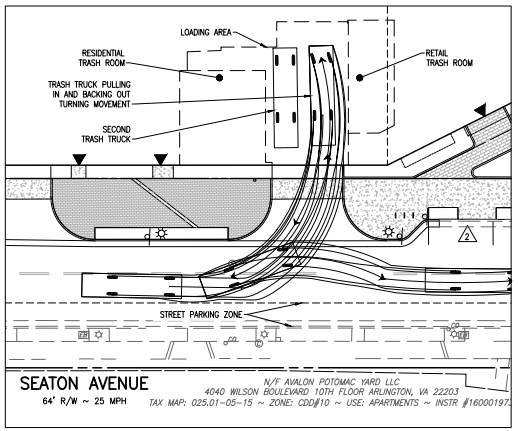
TRASH TRUCK DETAIL
(NTS)



LOADING TRUCK DETAIL
(NTS)



GARAGE FLOOR 1 TURNING MOVEMENTS
SCALE: 1" = 20'



GARAGE FLOOR 1 TURNING MOVEMENTS
SCALE: 1" = 20'

LEGEND:
S = RESIDENTIAL STANDARD SPACE (9' X 18.5')
C = RESIDENTIAL COMPACT SPACE (8' X 16')
RS = RETAIL STANDARD SPACE (9' X 18.5')
= ADA PARKING SPACE (9' X 18.5')

0' 20' 40'
SCALE: 1" = 20'

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TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY G-B/E

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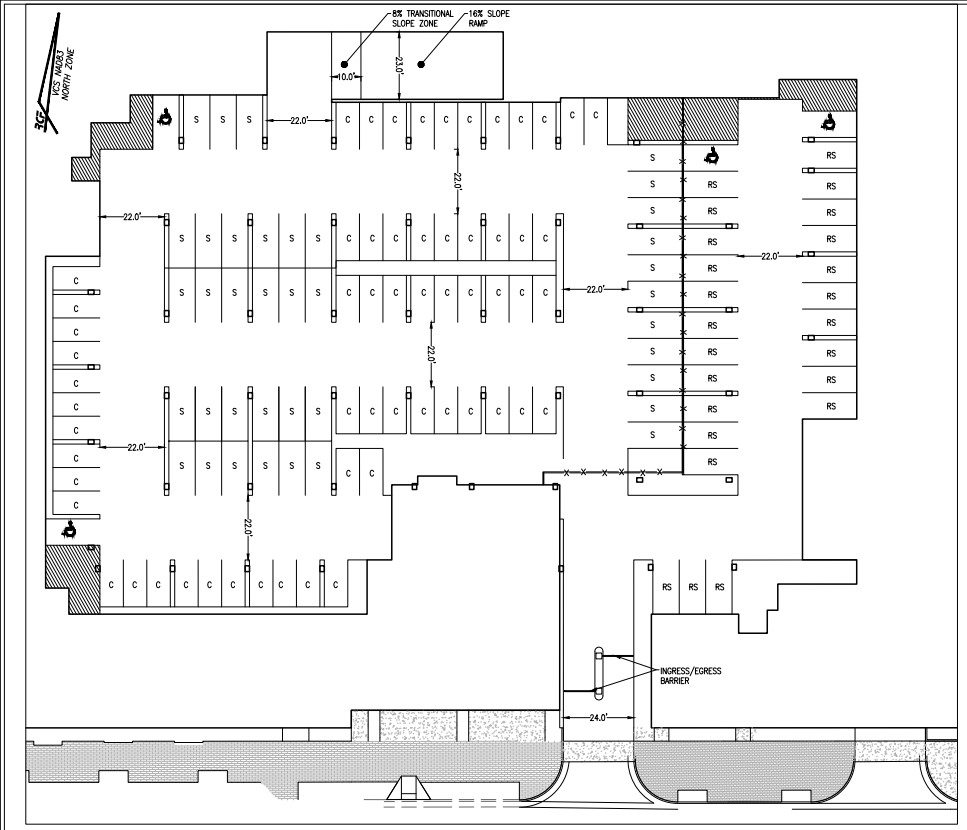
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

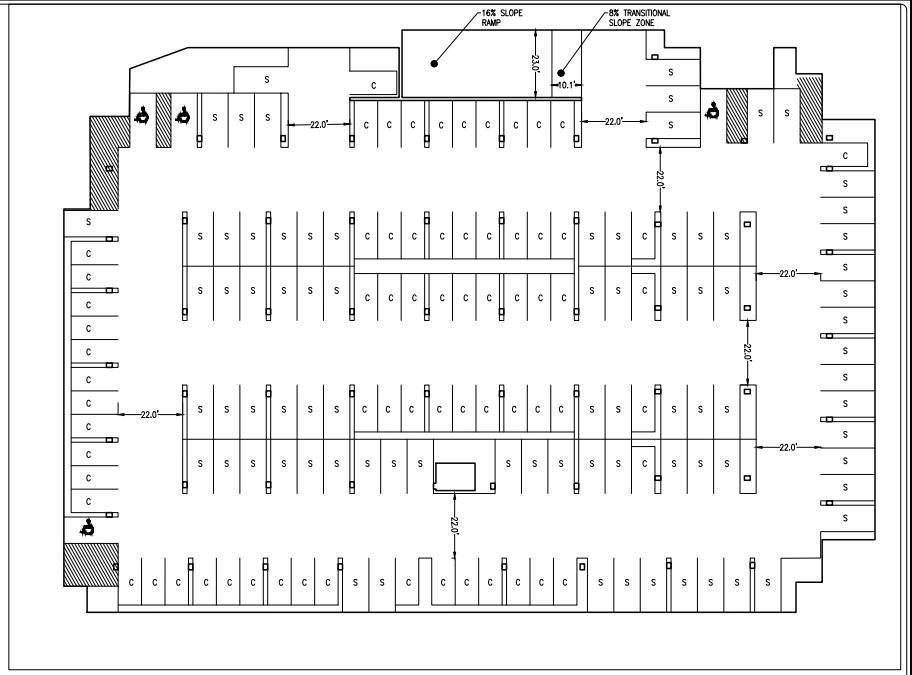
DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: SEPT, 2025

TURNING MOVEMENTS

SHEET C22 OF 29
FILE: 22-125



GARAGE FLOOR 1 TURNING MOVEMENTS
SCALE: 1" = 20'



GARAGE FLOOR 2 TURNING MOVEMENTS
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0' 20' 40'
SCALE: 1" = 20'

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SITE PLAN NO. _____
DIRECTOR DATE
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DATE RECORDED _____
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TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY G-B/E

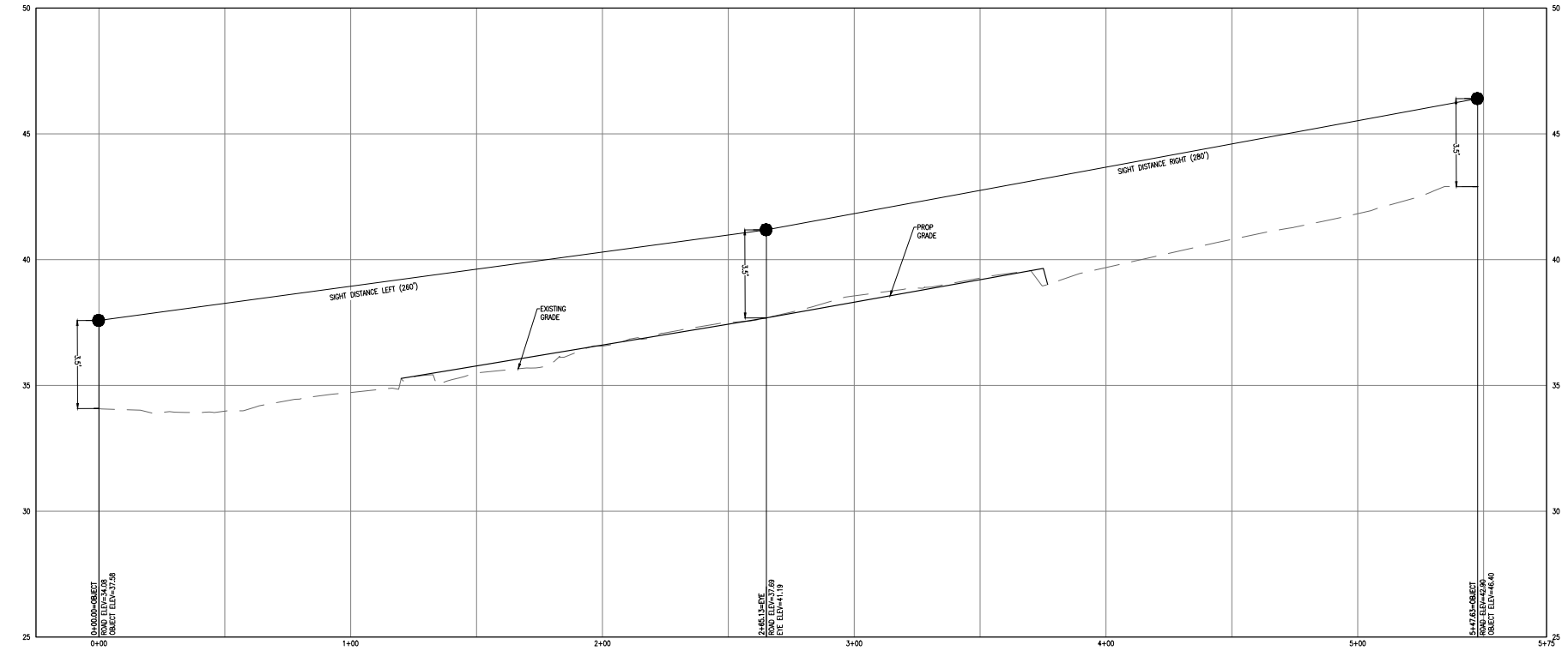
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

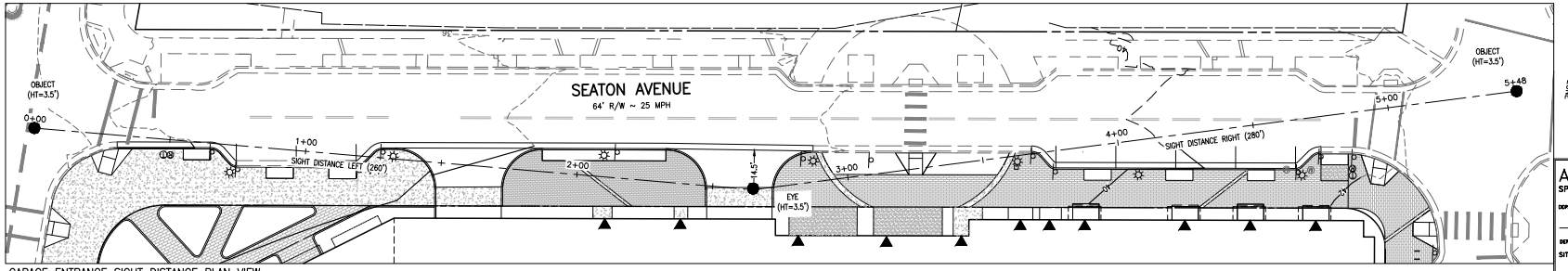
DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: SEPT, 2025

GARAGE LAYOUT

SHEET C22A OF 29
FILE: 22-125



GARAGE ENTRANCE SIGHT DISTANCE PROFILE
SCALE – HORIZ: 1" = 20', VERT. 1" = 2'



GARAGE ENTRANCE SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 20'

VERTICAL
SCALE: 1" = 2'

HORIZONTAL
SCALE: 1" = 20'

PLAN VIEW
SCALE: 1" = 20'

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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SEPTEMBER 15, 2025
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LANDBAY G-B/E

2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: AS NOTED
DATE: SEPT, 2025

SIGHT DISTANCE PLAN AND PROFILE (1 OF 2)

SHEET C23 OF 29
FILE: 22-125

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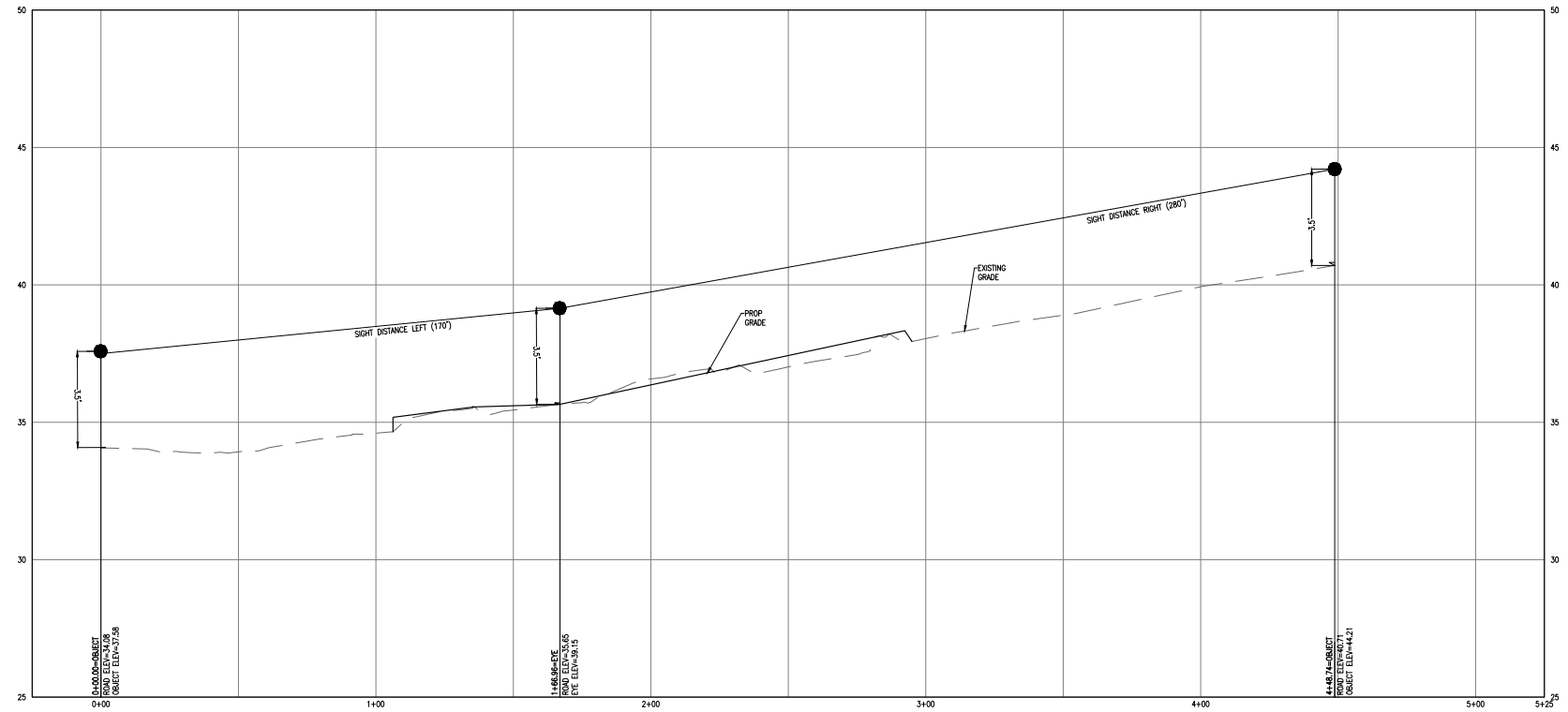
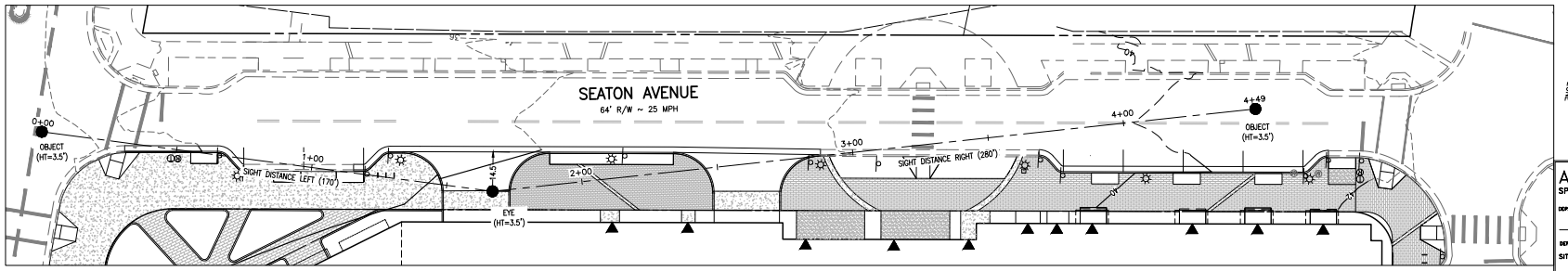


LOADING ENTRANCE SIGHT DISTANCE PROFILE
SCALE – HORIZ: 1" = 20', VERT. 1" = 2'



LOADING ENTRANCE SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 20'

VERTICAL
SCALE: 1" = 2'

HORIZONTAL
SCALE: 1" = 20'

PLAN VIEW
SCALE: 1" = 20'

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SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: AS NOTED
DATE: SEPT, 2025

SIGHT DISTANCE PLAN AND PROFILE (2 OF 2)

SHEET C24 OF 29
FILE: 22-125

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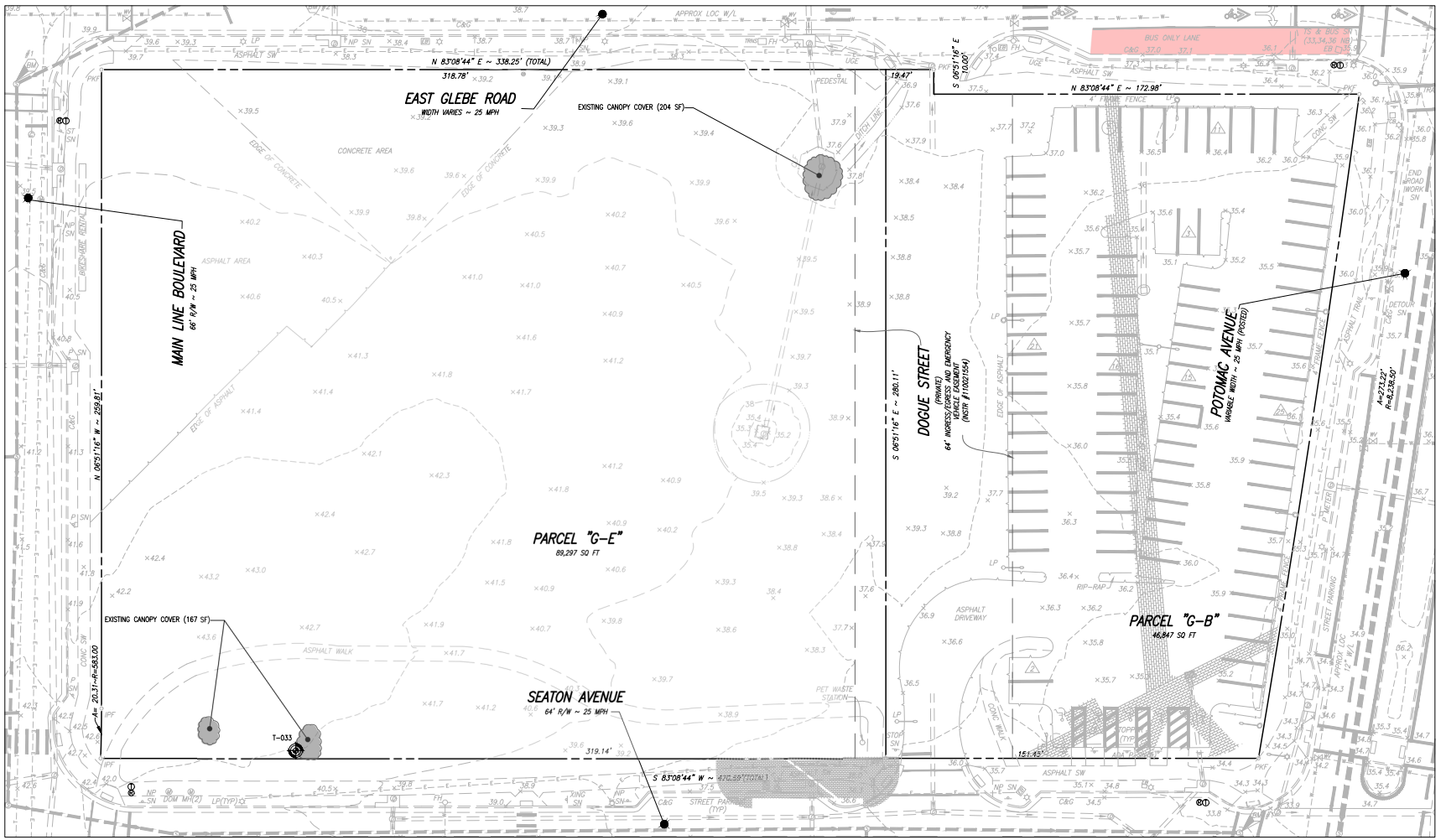
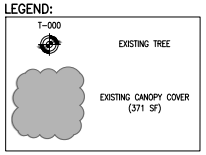


EXISTING VEGETATION MAP

LEGEND:



Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Radius of Canopy (Feet)	Remove?	Off site or shared	Field Notes
033	Northern white cedar	6.5	0.0	0%	0	X		Dead

TREE INVENTORY NOTES:

1. OFF SITE TREES WERE VISUALLY INSPECTED AND THE DBH WAS ESTIMATED WHEN NOT GIVEN EXPLICIT PERMISSION TO ACCESS NEIGHBORS'S PROPERTY.
2. TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY NATE GROVES ISA CERTIFIED ARBORIST (MA-7022A).

NOTES:

1. PROPERTY: 2901 MAIN LINE BLVD, ALEXANDRIA, VA 22301 & 2900 POTOMAC AVE, ALEXANDRIA, VA 22301
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY THIS FIRM
3. CRZ CALCULATIONS IN RADIUS PER CITY OF ALEXANDRIA DETAIL (SEE SHEET C27).
4. EXISTING CANOPY COVERAGE: 371 SF
5. TOTAL SITE AREA: 136,144 SF
6. PERCENT OF SITE COVERED: <1%
7. CANOPY COVERAGE TO BE PRESERVED: 0 SF

GRAPHIC SCALE
SCALE: 1"=20'
0' 20' 40'

APPROVED
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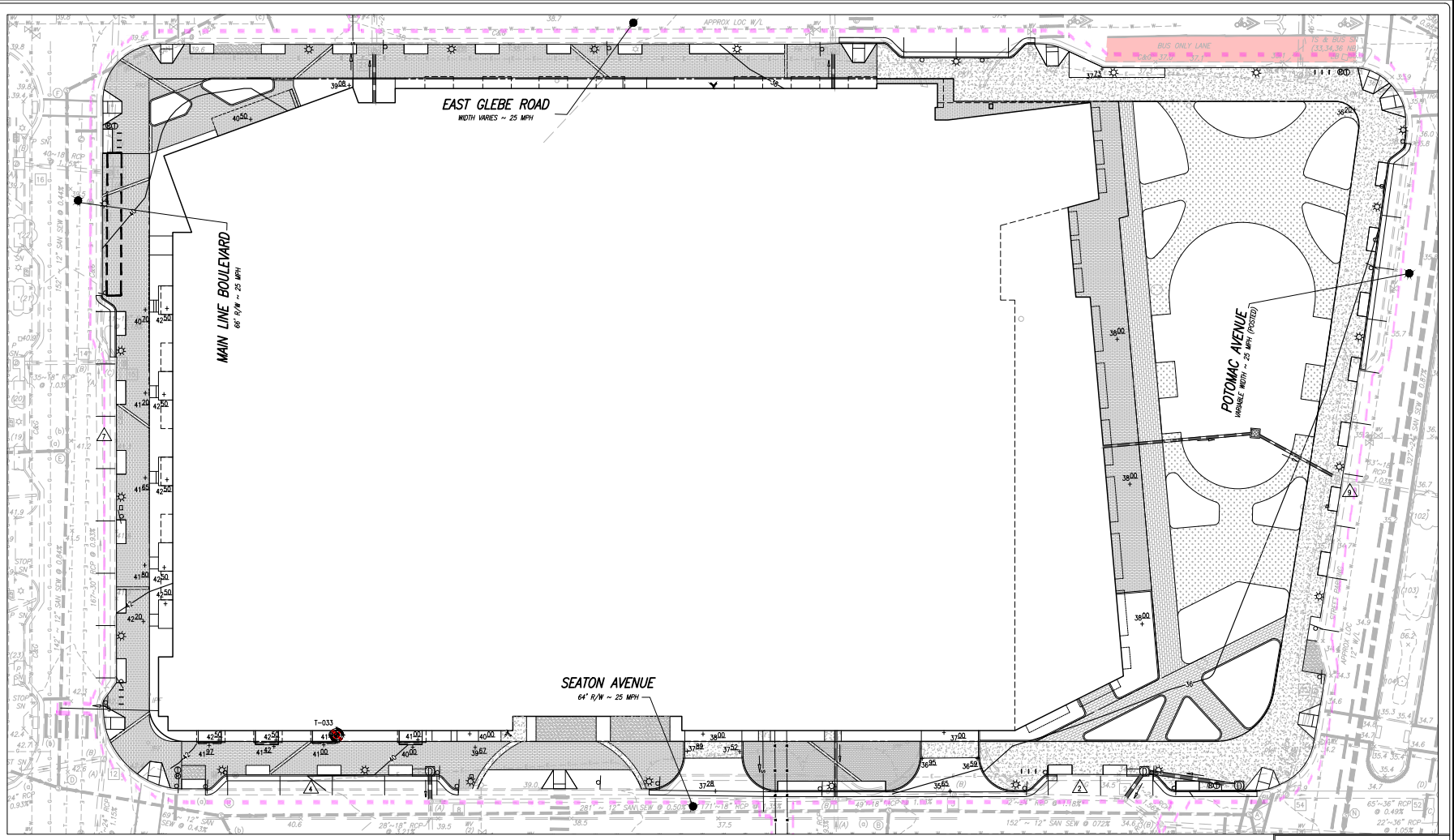
SCALE: 1"=20'
DATE: SEPT, 2025

EXISITING VEGETATION MAP

SHEET C25 OF 29
FILE: 22-125

A:\2022\22125\DWG\22125-C027 TREE AND VEGETATION SURVEY & PROTECTION PLAN.dwg
Jul 18, 2025 - 3:09pm



TREE PROTECTION AND PRESERVATION PLAN

LEGEND:

T-000 — EXISTING TREE TO BE REMOVED

PROPOSED LIMIT OF DISTURBANCE

Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Radius of Canopy (Feet)	Remove?	Off site or shared	Field Notes
033	Northern white cedar	6.5	0.0	0%	0	X		Dead

TREE INVENTORY NOTES:

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GRAPHIC SCALE
SCALE: 1"=20'
0' 20' 40'

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SCALE: 1"=20'
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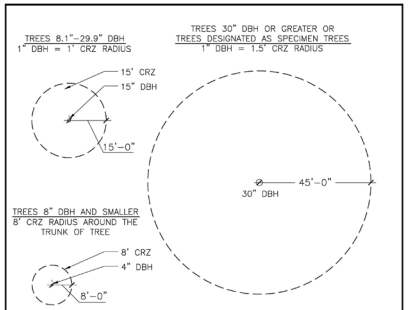
TREE PRESERVATION PLAN

SHEET C26 OF 29
FILE: 22-125

X:\2022\22125\DWG\22125-C027 TREE AND VEGETATION SURVEY & PROTECTION PLAN.dwg
Sep 15, 2025 - 3:29pm



NOTES:

1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

# OF UPDATES: 00 LAST UPDATED:		
CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS — CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA; Approved by: COA; CRITICAL ROOT ZONE; Date drawn: 01/01/19; LD 013; 1 OF 1

A) STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS WITH PRESERVATION AREAS

1) VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

A. MAINTENANCE SHALL BE PRO-ACTIVE.

B. MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/TOPDRESSING.

C. WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.

2) AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:

A. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.

B. FELLING AND STORING VEGETATION. III. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.

C. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.

D. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.

E. DISPOSAL OF DEBRIS OR CHEMICALS. VII. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.

F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

A STANDARD TREE PRESERVATION NOTES
NOT TO SCALE

# OF UPDATES: 00 LAST UPDATED:		
CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS — CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA; Approved by: COA; STANDARD TREE PRESERVATION PLAN NOTES; Date drawn: 12/02/2019; LD 017; 1 OF 1

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

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

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

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ENGINEERING LAND SURVEYING PLANNING

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY G-B/E

2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: NO SCALE
DATE: SEPT, 2025

TREE PRESERVATION PLAN DETAILS

SHEET C27 OF 29
FILE: 22-125

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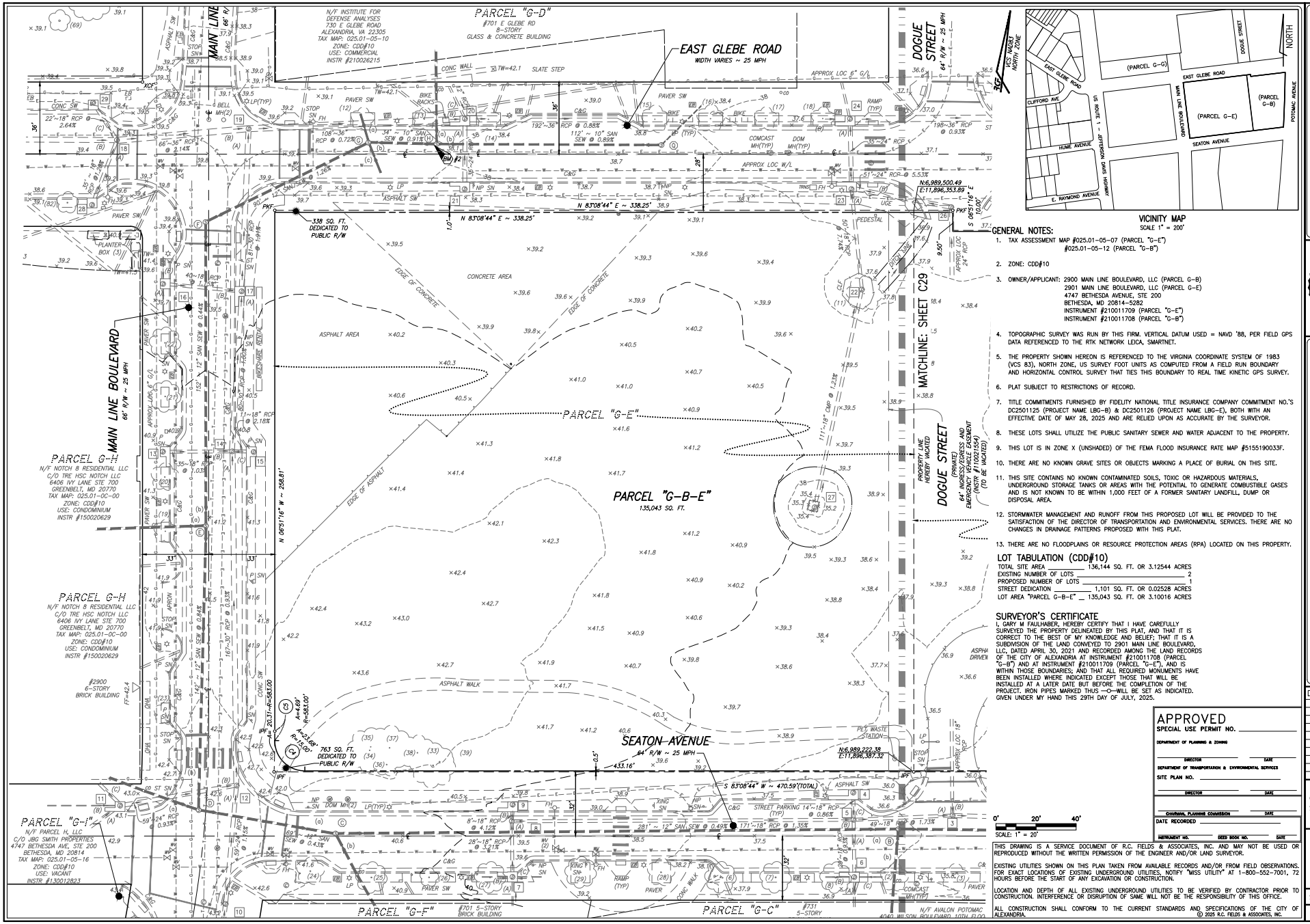

VICINITY MAP
SCALE 1" = 200'

GENERAL NOTES:

1. TAX ASSESSMENT MAP #025.01-05-07 (PARCEL "G-E")
   #025.01-05-12 (PARCEL "G-B")
2. ZONE: CDD#10
3. OWNER/APPLICANT: 2900 MAIN LINE BOULEVARD, LLC (PARCEL G-B)
   2901 MAIN LINE BOULEVARD, LLC (PARCEL G-E)
   4747 BETHESDA AVENUE, STE 200
   BETHESDA, MD 20814-5282
   INSTRUMENT #210011709 (PARCEL "G-E")
   INSTRUMENT #210011708 (PARCEL "G-B")
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88, PER FIELD 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 REAL TIME KINETIC GPS SURVEY.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TITLE COMMITMENTS FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.'S DC2501125 (PROJECT NAME LBG-B) & DC2501126 (PROJECT NAME LBG-E), BOTH WITH AN EFFECTIVE DATE OF MAY 28, 2025 AND ARE RELIED UPON AS ACCURATE BY THE SURVEYOR.
8. THESE LOTS SHALL UTILIZE THE PUBLIC SANITARY SEWER AND WATER ADJACENT TO THE PROPERTY.
9. THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #5155190033F.
10. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.
11. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
12. STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.
13. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

LOT TABULATION (CDD#10)

TOTAL SITE AREA	136,144 SQ. FT. OR 3.12544 ACRES
EXISTING NUMBER OF LOTS	2
PROPOSED NUMBER OF LOTS	1
STREET DEDICATION	1,101 SQ. FT. OR 0.02528 ACRES
LOT AREA "PARCEL G-B-E"	135,043 SQ. FT. OR 3.10016 ACRES

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 2901 MAIN LINE BOULEVARD, LLC, DATED APRIL 30, 2021 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AT INSTRUMENT #210011708 (PARCEL "G-B") AND AT INSTRUMENT #210011709 (PARCEL "G-E"), AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT. IRON PIPES MARKED THUS —O— WILL BE SET AS INDICATED. GIVEN UNDER MY HAND THIS 29TH DAY OF JULY, 2025.

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY G-B/E

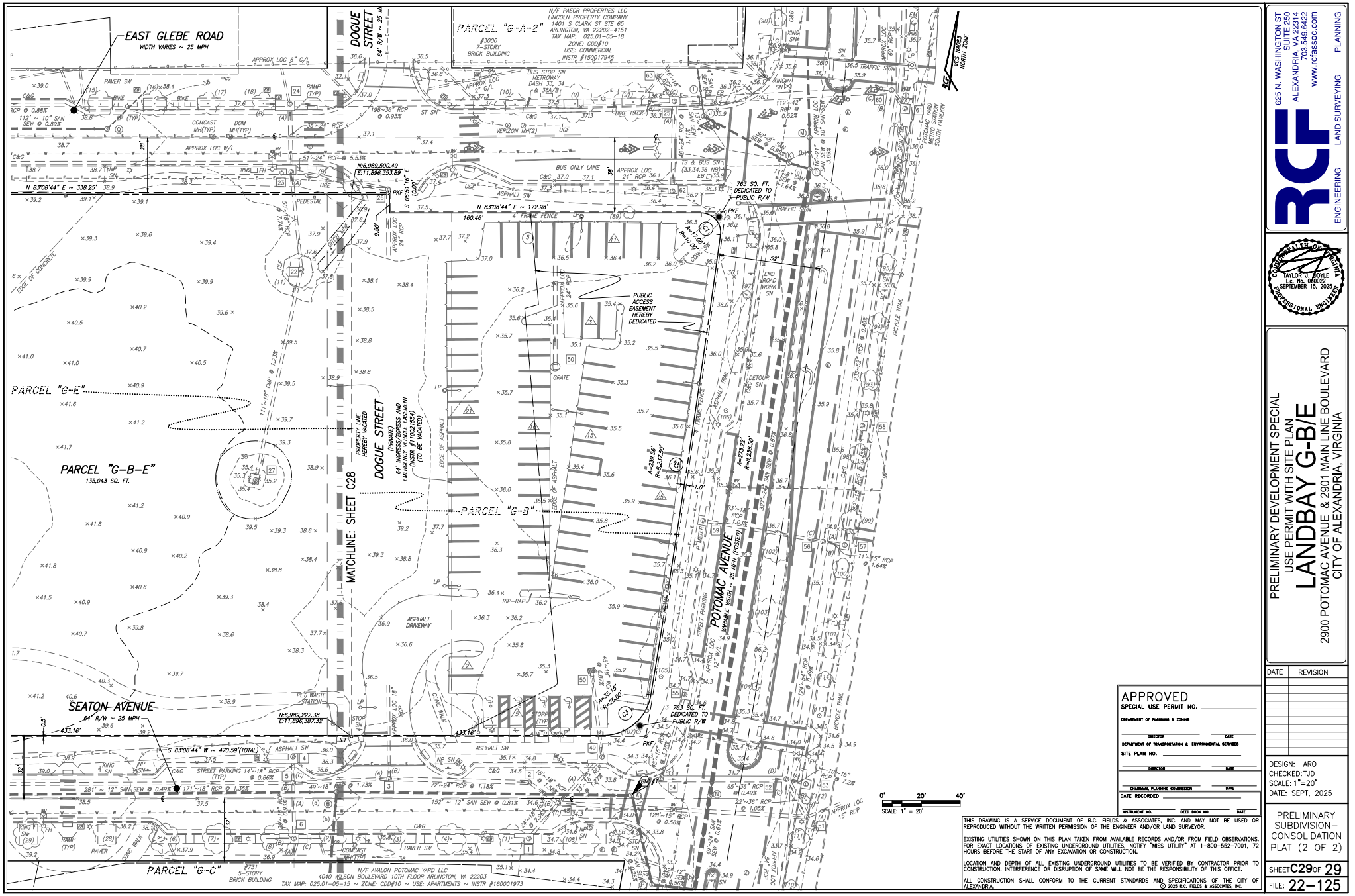
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: SEPT, 2025

PRELIMINARY SUBDIVISION–CONSOLIDATION PLAT (1 OF 2)

SHEET C28 OF 29
FILE: 22–125



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COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 040022
SEPTEMBER 15, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN

LANDBAY G-B/E

2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: SEPT. 2025

PRELIMINARY
SUBDIVISION-
CONSOLIDATION
PLAT (2 OF 2)

SHEET C29 OF 29
FILE: 22-125

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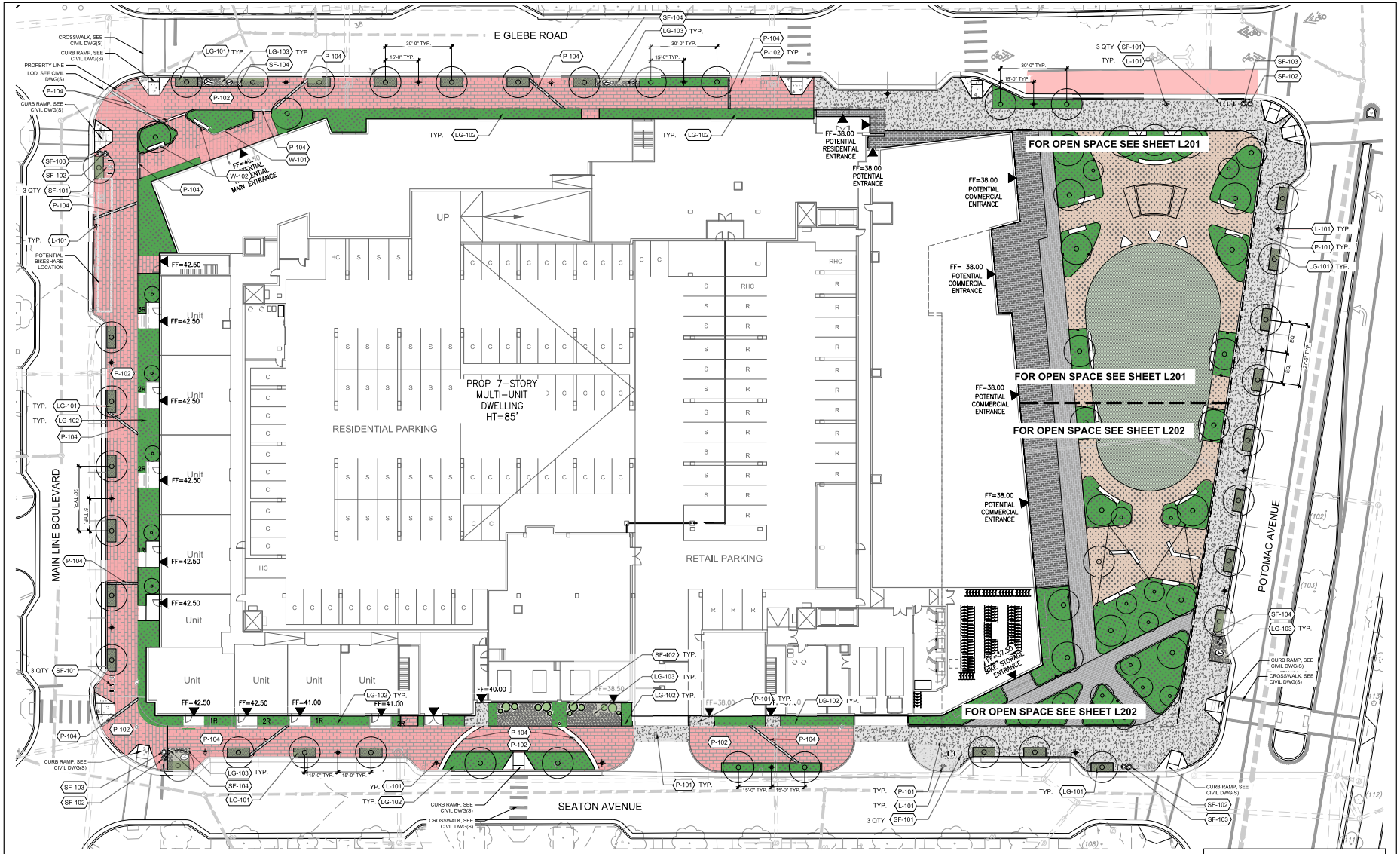

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
LIGHTING & ELECTRICAL	
L-101	CITY STANDARD POLE LIGHT
LANDSCAPE GROUND	
LG-101	CITY STANDARD TREE WELL, SEE NOTE 1
LG-102	PLANT BED
LG-103	PET RELIEF AREA
PAVING & CURBS	
P-101	CITY STANDARD CONC. SIDEWALK
P-102	CITY STANDARD BRICK SIDEWALK
P-104	FLUSH CONCRETE BAND
FURNISHINGS	
SF-101	CITY STANDARD BIKE RACK
SF-102	CITY STANDARD WASTE RECEPTACLE
SF-103	CITY STANDARD RECYCLING RECEPTACLE
SF-104	PET WASTE STATION
SF-105	PLANTER POT
WALLS & STAIRS	
W-101	PLANTER CURB - TYPE 1
W-102	PLANTER SEATING

NOTE:
1. LG-101 CITY STANDARD TREE WELL TO HAVE STONE OR MULCH UNDERNEATH. TO BE FINALIZED AT FSP.

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

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

NOT FOR CONSTRUCTION

PROJECT
LANDBAY G - B/E

2900 POTOMAC AVE & 2901 MIAN LINE BOULEVARD
CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019A

REVISION / ISSUANCE

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

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

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

SHEET TITLE
MATERIALS PLAN - SITE LEVEL

SHEET NUMBER
L101

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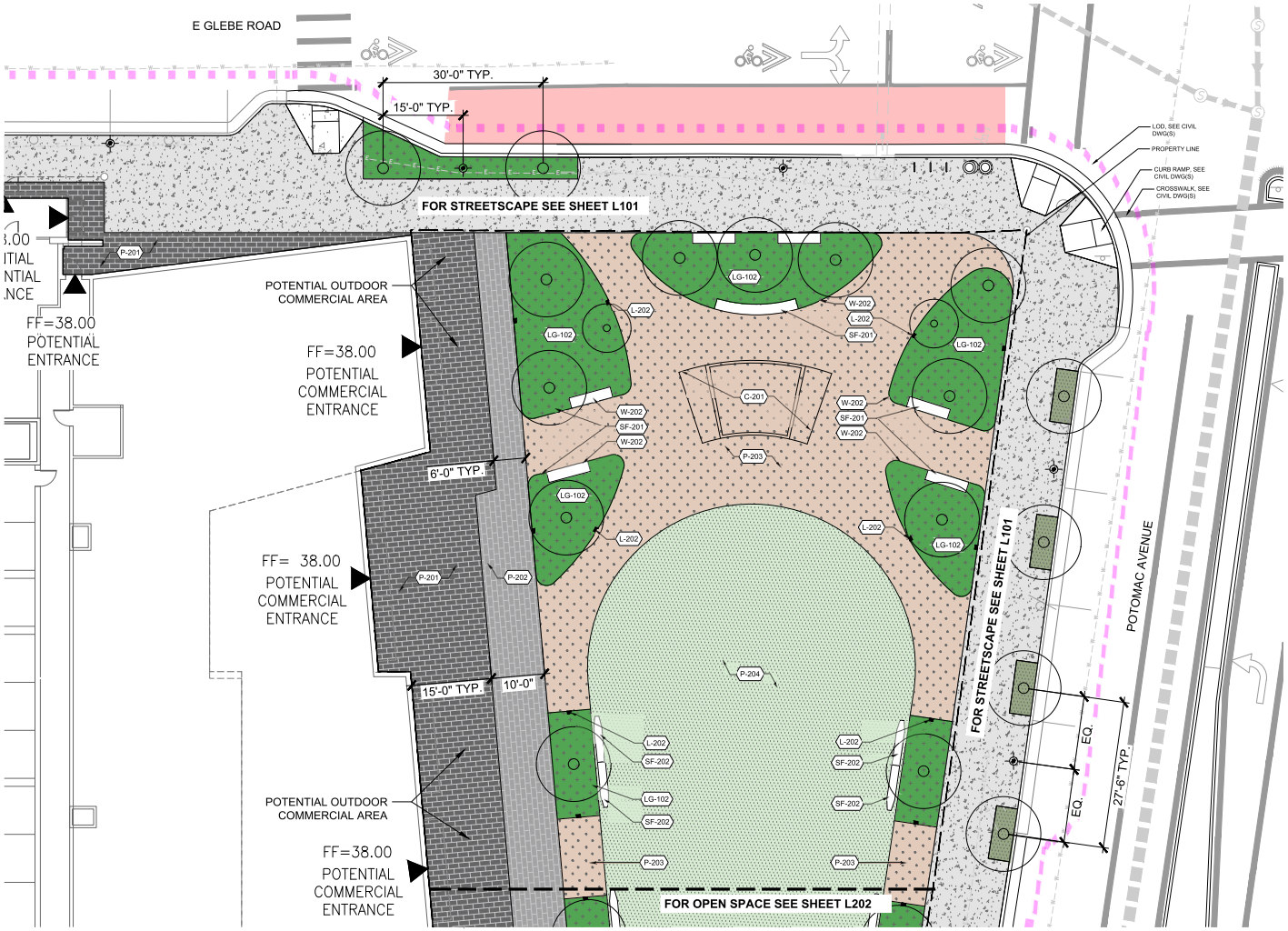

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
CUSTOM	
C-201	SHADE STRUCTURE
LIGHTING & ELECTRICAL	
L-202	BOLLARD LIGHT
LANDSCAPE GROUND	
LG-102	PLANT BED
PAVING & CURBS	
P-201	PAVING TYPE 2
P-202	PAVING TYPE 3
P-203	PAVING TYPE 4
P-204	LAWN
FURNISHINGS	
SF-201	SEATING ELEMENT TYPE 1
SF-202	SEATING ELEMENT TYPE 2
WALLS & STAIRS	
W-202	RAISED PLANTER WALL

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

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2	PDSUP SUBMISSION	08/05/2025
3	PDSUP WITH SITE PLAN	09/16/2025

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

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

NORTH

SHEET TITLE
MATERIALS PLAN - OPEN SPACE - NORTH

SHEET NUMBER
L201

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ORIGINAL SHEET SIZE: 24" X 36"

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
LIGHTING & ELECTRICAL	
L-201	STRING LIGHT POLE
L-202	BOLLARD LIGHT
LANDSCAPE GROUND	
LG-102	PLANT BED
PAVING & CURBS	
P-201	PAVING TYPE 2
P-202	PAVING TYPE 3
P-203	PAVING TYPE 4
P-204	LAWN
FURNISHINGS	
SF-201	SEATING ELEMENT TYPE 1
SF-202	SEATING ELEMENT TYPE 2
WALLS & STAIRS	
W-201	PLANTER CURB - TYPE 2
W-202	RAISED PLANTER WALL

APPROVED
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_____ _____
DIRECTOR DATE

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_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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3	PDSUP WITH SITE PLAN	09/16/2025

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DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

NORTH

SHEET TITLE
MATERIALS PLAN - OPEN SPACE - SOUTH

SHEET NUMBER
L202

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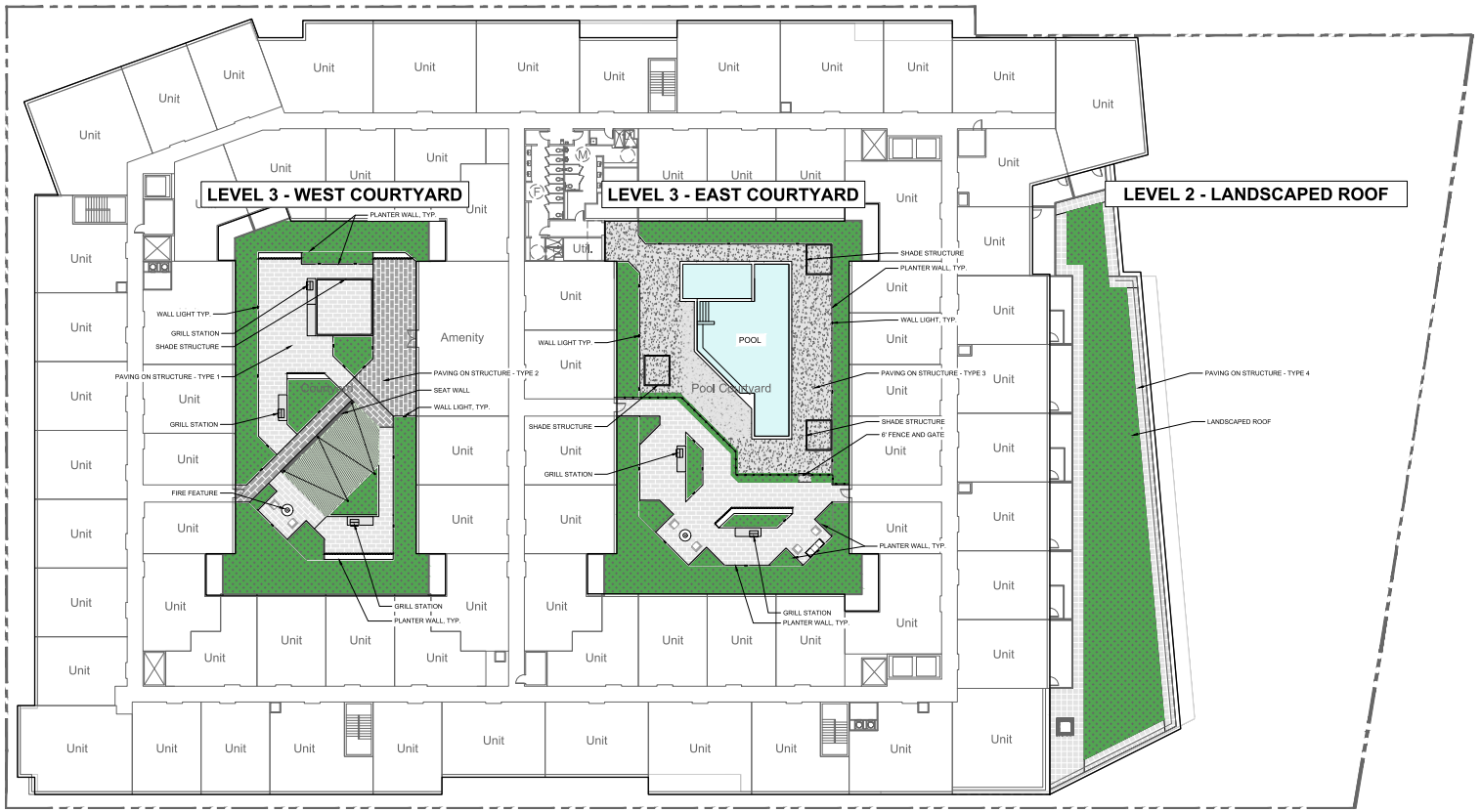

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SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
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3	PDSUP WITH SITE PLAN	09/16/2025

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

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

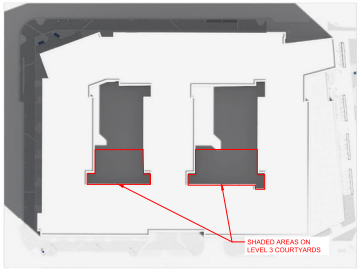
NORTH

SHEET TITLE
MATERIALS PLAN - COURTYARDS + LANDSCAPED ROOF

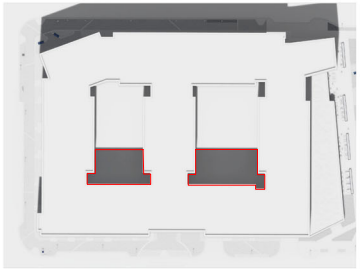
SHEET NUMBER
L301

9/15/2025 7:18:07 PM / USER NAME: MCLARK Z:\TEMPLATES\SHEETS\CD SHEETS\LASHEET-24X36.DWT
P:\ALX_2024\2024019\CAD\DOCUMENTATION\ENTITLEMENTS\4019A-DSUP\4019A_PLN_MATR_LVL3_DSUP.DWG

ORIGINAL SHEET SIZE: 24" X 36"



11:00 AM



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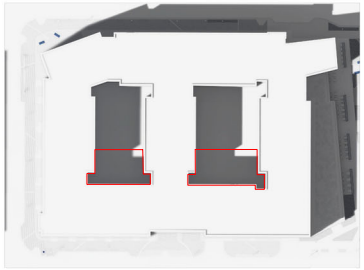
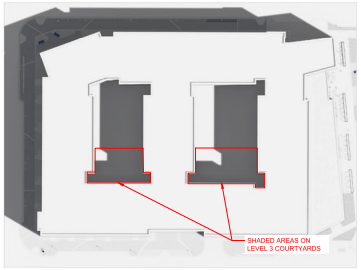
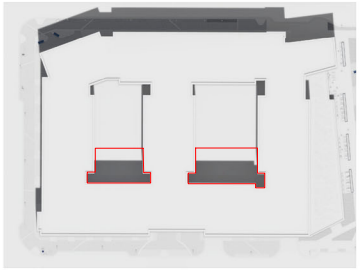


3:00 PM

SHADE STUDY - SPRING - APRIL 21



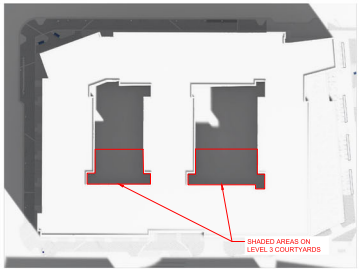
11:00 AM



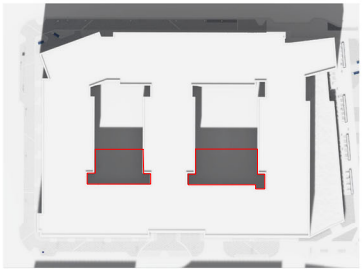
1:00 PM

3:00 PM

SHADE STUDY - SUMMER - JULY 21



11:00 AM



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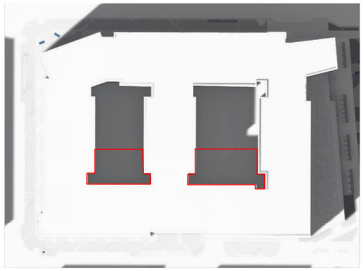

3:00 PM

SHADE STUDY - FALL - SEPTEMBER 21

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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

SEAL

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

NOT FOR CONSTRUCTION

PROJECT

LANDBAY G - B/E

2900 POTOMAC AVE & 2901 MIAN LINE BOULEVARD

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.#

2024019A

REVISION / ISSUANCE

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

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

SCALE

VERT: N/A
HORZ: NTS

(NOT TO SCALE)

NORTH

SHEET TITLE

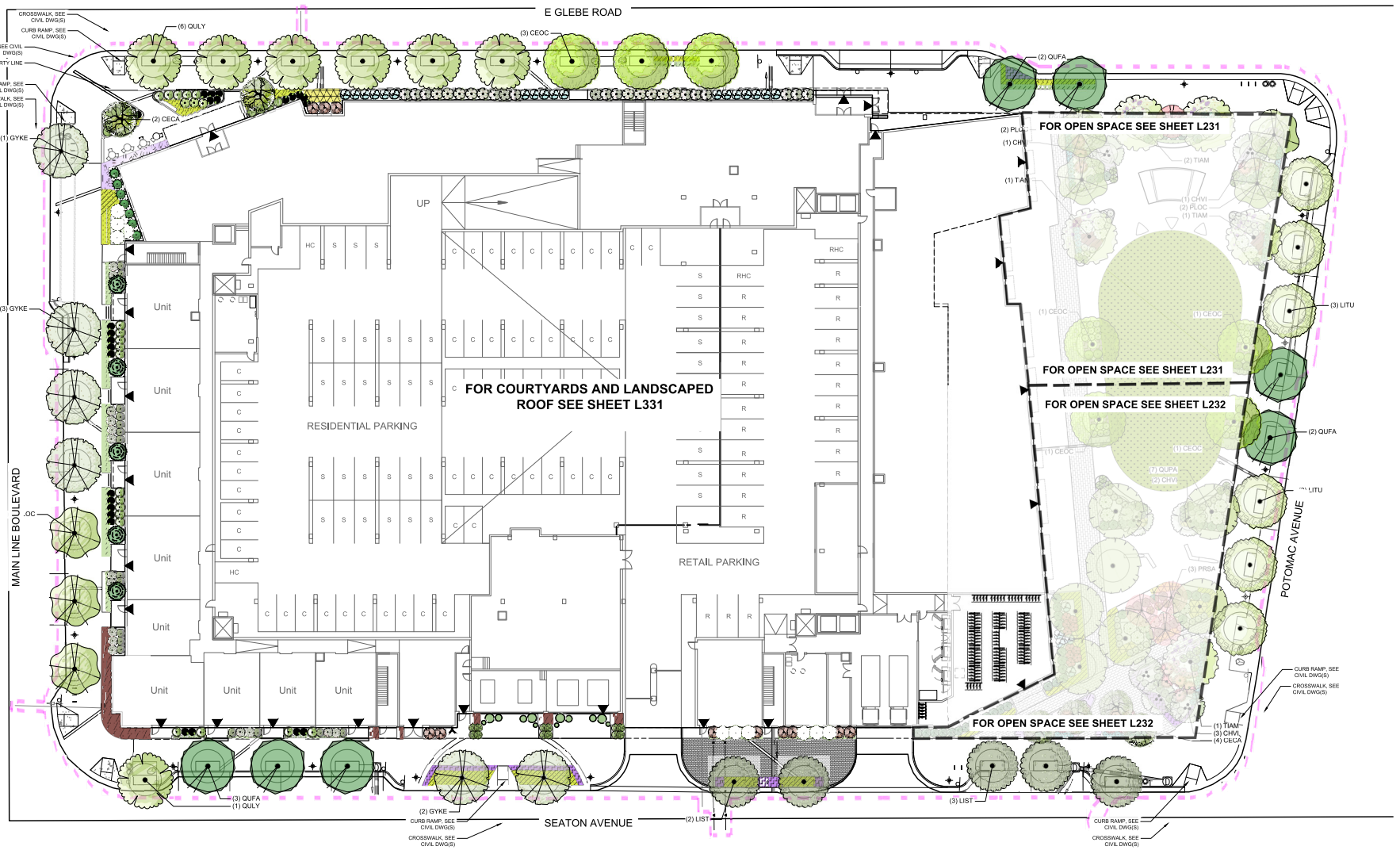
SHADE STUDY

SHEET NUMBER

L130

9/15/2025 7:55 PM C:\2019\LC\BRIDGE FOLDER\DGN\PDSUP\SHEETS\CDD SHEETS\LANDBAY G\2024019A-DSUP-L4019A_PLN_SOIL.DWG

ORIGINAL SHEET SIZE: 24" X 36"



PLANT SCHEDULE STREETSCAPE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	CEOC	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	GYKE	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
	LIST	LIQUIDAMBAR STYRACIFLUA / SWEET GUM
	LITU	LIRIODENDRON TULIPIFERA / TULIP POPLAR
	PLOC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QUFA	QUERCUS FALCATA / SOUTHERN RED OAK
	QULY	QUERCUS LYRATA 'QLR510' / RESILIENCE OVECUP OAK
EVERGREEN TREES		
	JUEA	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
ORNAMENTAL TREES		
	CECA	CERCIS CANADENSIS / EASTERN REDBUD
DECIDUOUS SHRUBS		
	CEAM	CEANOTHUS AMERICANUS / NEW JERSEY TEA
	FTBU	FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST FOTHERGILLA
	HDLE	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA
	HYQE	HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA
	ITVI	ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEETSPIRE HENRY'S GARNET
EVERGREEN SHRUB		
	ABGR	ABELIA X GRANDIFLORA / GLOSSY ABELIA
	BUBO	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD
	CODA	COTONEASTER DAMMERI / BEARBERRY COTONEASTER
	ILYG	ILEX X GLABRA 'SHAMROCK' / SHAMROCK INKBERRY
	PIJA	PIERIS JAPONICA / JAPANESE PIERIS
	TABA	TAXUS BACCATA 'FASTIGIATA' / ENGLISH YEW
	ZEPU	ZENOBIA PULVERULENTA / HONEYCUP
ORNAMENTAL GRASSES / SEDGES		
	CAPY	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE
	DECA	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS
	PASH	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
PERENNIALS		
	ECWH	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER
	NERA	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT
	RUDI	RUDBECKIA FULGIDA DEAMII / DEAM'S CONEFLOWER

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

LandDesign
200 S. PEYTON STREET
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KEY MAP

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

NOT FOR CONSTRUCTION

PROJECT
LANDBAY G - B/E

2900 POTOMAC AVE & 2901 MIAN LINE BOULEVARD
CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019A

REVISION / ISSUANCE

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

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

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

SHEET TITLE
PLANTING PLAN - SITE LEVEL

SHEET NUMBER
L131

9/15/2025 2:49 PM C:\USERS\MCLARK\DESKTOP\2024019A_PLN_PLNT.DWG
ORIGINAL SHEET SIZE: 24" X 36"

PLANT SCHEDULE OPEN SPACE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	CEOC	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	PLOC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QUPA	QUERCUS PALUSTRIS / PIN OAK
	TIAM	TILIA AMERICANA / AMERICAN BASSWOOD
ORNAMENTAL TREES		
	CECA	CERCIS CANADENSIS / EASTERN REDBUD
	CHVI	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
	PRSA	PRUNUS SARGENTII / SARGENT CHERRY
DECIDUOUS SHRUBS		
	AOMN	ARONIA MELANOCARPA 'UCONNAM165' / BLACK CHOKEBERRY LOW SCAPE MOUND
	CLAL	CLETHRA ALNIFOLIA `HUMMINGBIRD` / SUMMERSWEET
	COSE	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD
	DEGR	DEUTZIA GRACILIS 'NIKKO' / NIKKO DEUTZIA
	HYMA	HYDRANGEA MACROPHYLLA 'HORTFIRE' / SEASIDE SERENADE® FIRE ISLAND HYDRANGEA
	HYQE	HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA
	ITVI	ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEETSPIRE HENRY'S GARNET
EVERGREEN SHRUB		
	BUBO	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD
	CODA	COTONEASTER DAMMERI / BEARBERRY COTONEASTER
	ILVO	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY
	ILYG	ILEX X GLABRA 'SHAMROCK' / SHAMROCK INKBERRY
	SAHO	SARCOCOCCA HOOKERIANA HUMILIS / TRAILING SWEETBOX
	ZEPU	ZENOBIA PULVERULENTA / HONEYCUP
ORNAMENTAL GRASSES / SEDGES		
	CAPY	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE
	DECA	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS
	PASH	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
PERENNIALS		
	ECWH	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER
	NERA	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT
	RUDI	RUDBECKIA FULGIDA DEAMII / DEAM'S CONEFLOWER
GROUND COVERS		
		LAWN

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

LandDesign
200 S. PEYTON STREET
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KEY MAP

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

NOT FOR CONSTRUCTION

PROJECT
LANDBAY G - B/E

2900 POTOMAC AVE & 2901 MIAN LINE BOULEVARD
CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019A

REVISION / ISSUANCE

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

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

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'
NORTH

SHEET TITLE
PLANTING PLAN - OPEN SPACE - NORTH

SHEET NUMBER
L231

9/15/2025 2:49 PM DARIANA.TIRADO P:\2024\2024019A\DESIGN\CAD\SHEETS\L231\2024019A-DSUP-L231A_PLN_PLNT.DWG

ORIGINAL SHEET SIZE: 24" X 36"

PLANT SCHEDULE OPEN SPACE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	CEOC	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	PLOC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QUPA	QUERCUS PALUSTRIS / PIN OAK
	TIAM	TILIA AMERICANA / AMERICAN BASSWOOD
ORNAMENTAL TREES		
	CECA	CERCIS CANADENSIS / EASTERN REDBUD
	CHVI	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
	PRSA	PRUNUS SARGENTII / SARGENT CHERRY
DECIDUOUS SHRUBS		
	AOMN	ARONIA MELANOCARPA 'UCONNAM165' / BLACK CHOKEBERRY LOW SCAPE MOUND
	CLAL	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / SUMMERSWEET
	COSE	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD
	DEGR	DEUTZIA GRACILIS 'NIKKO' / NIKKO DEUTZIA
	HYMA	HYDRANGEA MACROPHYLLA 'HORTFIRE' / SEASIDE SERENADE® FIRE ISLAND HYDRANGEA
	HYQE	HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA
	ITVI	ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEETSPIRE HENRY'S GARNET
EVERGREEN SHRUB		
	BUBO	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD
	CODA	COTONEASTER DAMMERI / BEARBERRY COTONEASTER
	ILVO	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY
	SAHO	SARCOCOCCA HOOKERIANA HUMILIS / TRAILING SWEETBOX
	ZEPU	ZENOBIA PULVERULENTA / HONEYCUP
ORNAMENTAL GRASSES / SEDGES		
	DECA	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS
	PASH	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
PERENNIALS		
	ECWH	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER
	RUDI	RUDBECKIA FULGIDA DEAMII / DEAM'S CONEFLOWER
GROUND COVERS		
		LAWN

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

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KEY MAP

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09-16-2025
LANDSCAPE ARCHITECT

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CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024019A

REVISION / ISSUANCE

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

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

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

NORTH

SHEET TITLE
PLANTING PLAN - OPEN SPACE - SOUTH

SHEET NUMBER
L232

9/15/2025 2:49 PM DATABASE TEMPLATE P:\2024\2024019A\CAD\DESIGN\SHEETS\CAD\2024019A-DSUP\2024019A_PLN_PLNT.DWG

ORIGINAL SHEET SIZE: 24" X 36"

PLANT SCHEDULE COURTYARDS + LANDSCAPED ROOF

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	CEAM	CEANOTHUS AMERICANUS / NEW JERSEY TEA
	CLAL	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / SUMMERSWEET
	HYMA	HYDRANGEA MACROPHYLLA 'HORTFIRE' / SEASIDE SERENADE® FIRE ISLAND HYDRANGEA
	RHAT	RHODODENDRON ATLANTICUM / COAST AZALEA
EVERGREEN SHRUB		
	CEPR	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA' / PROSTRATE PLUM YEW
	CODA	COTONEASTER DAMMERI / BEARBERRY COTONEASTER
	DIST	DISTYLIUM X 'PIIDIST-II' TM / BLUE CASCADE DISTYLIUM
	ILGL	ILEX GLABRA / INKBERRY HOLLY
	ILPA	ILLICIUM PARVIFLORUM / ANISE TREE
	LEAX	LEUCOTHOE AXILLARIS / COASTAL LEUCOTHOE
ORNAMENTAL GRASSES / SEDGES		
	CAPY	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE
	DECA	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS
	PASH	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
PERENNIALS		
	ECWH	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER
	RUDI	RUDBECKIA FULGIDA DEAMII / DEAM'S CONEFLOWER
GROUND COVERS		
		LANDSCAPED ROOF

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

LandDesign
200 S. PEYTON STREET
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KEY MAP

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COMMONWEALTH OF VIRGINIA
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09-16-2025
LANDSCAPE ARCHITECT

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PROJECT
LANDBAY G - B/E

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CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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2	PDSUP SUBMISSION	08/05/2025
3	PDSUP WITH SITE PLAN	09/16/2025

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

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

NORTH

SHEET TITLE
PLANTING PLAN - COURTYARDS + LANDSCAPED ROOF

SHEET NUMBER
L331

9/15/2025 2:49 PM CARSON, BRIGID P:\2024\2024019A\DESIGN\PDSUP\2024019A_PLN_PLNT.DWG

ORIGINAL SHEET SIZE: 24" X 36"

PLANT SCHEDULE STREETSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.
DECIDUOUS TREES						
	CEOC	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"-3"	12' - 14'
	GYKE	6	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2"-3"	12'-14'
	LIST	5	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2"-3"	12'-14'
	LITU	6	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	2"-3"	12'-14'
	PLOC	3	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2"-3"	12'-14'
	QUFA	7	QUERCUS FALCATA / SOUTHERN RED OAK	B & B	2"-3"	12'-14'
	QULY	7	QUERCUS LYRATA 'QLRS10' / RESILIENCE OVECUP OAK	B & B	2"-3"	12'-14'
EVERGREEN TREES						
	JUEA	5	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	1.5" - 1.75"	6' - 10'
ORNAMENTAL TREES						
	CECA	2	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5"-1.75"	6' - 10'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
DECIDUOUS SHRUBS						
	CEAM	3	CEANOTHUS AMERICANUS / NEW JERSEY TEA	CONTAINER	18" - 24"	
	FTBU	27	FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST FOTHERGILLA	CONTAINER	18" - 24"	
	HDLE	15	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA	B & B OR CONTAINER	24" - 30"	
	HYQE	10	HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA	B & B OR CONTAINER	30" - 36"	
	ITVI	10	ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEETSPIRE HENRY'S GARNET	CONTAINER	30"	
EVERGREEN SHRUB						
	ABGR	15	ABELIA X GRANDIFLORA / GLOSSY ABELIA	CONTAINER	18" - 24"	
	BUBO	28	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD	CONTAINER	18" - 24"	
	CODA	12	COTONEASTER DAMMERI / BEARBERRY COTONEASTER	CONTAINER	10" - 12"	
	ILYG	16	ILEX X GLABRA 'SHAMROCK' / SHAMROCK INKBERRY	#3	18" - 24"	
	PIJA	11	PIERIS JAPONICA / JAPANESE PIERIS	CONTAINER	24" - 36"	24" - 36"
	TABA	7	TAXUS BACCATA 'FASTIGIATA' / ENGLISH YEW	CONTAINER	24" - 36"	
	ZEPU	18	ZENOBIA PULVERULENTA / HONEYCUP	CONTAINER	15" - 18"	18" - 24"

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING
ORNAMENTAL GRASSES / SEDGES							
	CAPY	495	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	#1	8" - 12"		14" o.c.
	DECA	218	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS	#1			24" o.c.
	PASH	169	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	#1			18" o.c.
PERENNIALS							
	ECWH	60	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER	#1			18" o.c.
	NERA	65	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT	#1			24" o.c.
	RUDI	39	RUDBECKIA FULGIDA DEAMII / DEAM'S CONEFLOWER	#1			18" o.c.

PLANT SCHEDULE OPEN SPACE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.
DECIDUOUS TREES						
	CEOC	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"-3"	12' - 14'
	PLOC	4	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2"-3"	12'-14'
	QUPA	7	QUERCUS PALUSTRIS / PIN OAK	B & B	2"-3"	14' - 16'
	TIAM	5	TILIA AMERICANA / AMERICAN BASSWOOD	B & B	2"-3"	12'-14'
ORNAMENTAL TREES						
	CECA	4	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5"-1.75"	6' - 10'
	CHVI	7	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	1.5"-1.75"	6' - 10'
	PRSA	4	PRUNUS SARGENTII / SARGENT CHERRY	B & B	1.5" - 1.75"	6' - 10'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
DECIDUOUS SHRUBS						
	AOMN	70	ARONIA MELANOCARPA 'UCONNAM165' / BLACK CHOKEBERRY LOW SCAPE MOUND	CONTAINER	30" - 36"	
	CLAL	43	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / SUMMERSWEET	CONTAINER	18" - 24"	
	COSE	18	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD	CONTAINER	24" - 36"	
	DEGR	8	DEUTZIA GRACILIS 'NIKKO' / NIKKO DEUTZIA	CONTAINER	12" - 18"	
	HYMA	10	HYDRANGEA MACROPHYLLA 'HORTFIRE' / SEASIDE SERENADE® FIRE ISLAND HYDRANGEA	CONTAINER	18" - 24"	18" - 24"
	HYQE	19	HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA	B & B OR CONTAINER	30" - 36"	
	ITVI	14	ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEETSPIRE HENRY'S GARNET	CONTAINER	30"	
EVERGREEN SHRUB						
	BUBO	16	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD	CONTAINER	18" - 24"	
	CODA	31	COTONEASTER DAMMERI / BEARBERRY COTONEASTER	CONTAINER	10" - 12"	
	ILVO	59	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	CONTAINER	18" - 24"	21" - 24"
	ILYG	9	ILEX X GLABRA 'SHAMROCK' / SHAMROCK INKBERRY	#3	18" - 24"	
	SAHO	60	SARCOCOCCA HOOKERIANA HUMILIS / TRAILING SWEETBOX	#3	18" - 24"	
	ZEPU	5	ZENOBIA PULVERULENTA / HONEYCUP	CONTAINER	15" - 18"	18" - 24"

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING
ORNAMENTAL GRASSES / SEDGES							
	CAPY	41	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	#1	8" - 12"		14" o.c.
	DECA	97	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS	#1			24" o.c.
	PASH	64	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	#1			18" o.c.
PERENNIALS							
	ECWH	235	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER	#1			18" o.c.
	NERA	47	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT	#1			24" o.c.
	RUDI	97	RUDBECKIA FULGIDA DEAMII / DEAM'S CONEFLOWER	#1			18" o.c.

PLANT SCHEDULE COURTYARDS + LANDSCAPED ROOF

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
DECIDUOUS SHRUBS						
	CEAM	24	CEANOTHUS AMERICANUS / NEW JERSEY TEA	CONTAINER	18" - 24"	
	CLAL	21	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / SUMMERSWEET	CONTAINER	18" - 24"	
	HYMA	21	HYDRANGEA MACROPHYLLA 'HORTFIRE' / SEASIDE SERENADE® FIRE ISLAND HYDRANGEA	CONTAINER	18" - 24"	18" - 24"
	RHAT	27	RHODODENDRON ATLANTICUM / COAST AZALEA	CONTAINER	18" - 24"	
EVERGREEN SHRUB						
	CEPR	50	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA' / PROSTRATE PLUM YEW	CONTAINER	12"-24"	
	CODA	27	COTONEASTER DAMMERI / BEARBERRY COTONEASTER	CONTAINER	10" - 12"	
	DIST	16	DISTYLIUM X 'PIIDIST-II' TM / BLUE CASCADE DISTYLIUM	CONTAINER	24" - 30"	
	ILGL	41	ILEX GLABRA / INKBERRY HOLLY	CONTAINER	21" - 24"	24" - 36"
	ILPA	8	ILLICIUM PARVIFLORUM / ANISE TREE	B & B OR CONTAINER	36" - 48"	30" - 36"
	LEAX	35	LEUCOTHOE AXILLARIS / COASTAL LEUCOTHOE	#5	18" - 30"	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD
ORNAMENTAL GRASSES / SEDGES						
	CAPY	630	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	#1	8" - 12"	
	DECA	111	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS	#1		
	PASH	315	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	#1		
PERENNIALS						
	ECWH	237	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER	#1		
	RUDI	106	RUDBECKIA FULGIDA DEAMII / DEAM'S CONEFLOWER	#1		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS
GROUND COVERS						
		5,717 SF	LANDSCAPED ROOF			

NOTES:

1. ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL-THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

2. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

3. TREES TO BE STAKED OUT PRIOR TO INSTALLATION AND LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND FINALIZED (TREES TO BE SPACED OUT EVENLY AVOIDING ANY UTILITIES SHOWN ON THE PLANS)

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

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

KEY MAP

SEAL

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

NOT FOR CONSTRUCTION

PROJECT

LANDBAY G - B/E

2900 POTOMAC AVE & 2901 MIAN LINE BOULEVARD

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019A

REVISION / ISSUANCE

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

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

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE
PLANT SCHEDULE

SHEET NUMBER
L531

9/15/2025 2:49 PM DATA\NC TEMP\E:\PDATA\[redacted]\2024019A-DSUP\2024019A_PLN_PLNT.DWG

ORIGINAL SHEET SIZE: 24" X 36"

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
URBAN TREES	CEOC	3	CELTIS	OCCIDENTALIS		COMMON HACKBERRY	2"-3" CAL. / 12'-14' H	ROW tree	N/A		3		
	GYKE	6	GYMNOCLADUS	DIOICA		KENTUCKY COFFEETREE	2"-3" CAL. / 12'-14' H	ROW tree	N/A		6		
	LIST	5	LIQUIDAMBAR	STYRACIFLUA		SWEET GUM	2"-3" CAL. / 12'-14' H	ROW tree	N/A		5		
	LITU	6	LIRIODENDRON	TULIPIFERA		TULIP POPLAR	2"-3" CAL. / 12'-14' H	ROW tree	N/A		6		
	PLOC	3	PLATANUS	OCCIDENTALIS		AMERICAN SYCAMORE	2"-3" CAL. / 12'-14' H	ROW tree	N/A		3		
	QUFA	7	QUERCUS	FALCATA		SOUTHERN RED OAK	2"-3" CAL. / 12'-14' H	ROW tree	N/A		7		
	QULY	7	QUERCUS	LYRATA	'QURS10'	RESILIENCE OVECUP OAK	2"-3" CAL. / 12'-14' H	ROW tree	N/A		7		
	TOTALS	**37**							**URBAN TREE CCA:**	**0**	37	0	37
											100.0%	0.0%	100.0%
	PLAN KEY	QUANTITY	GENUS	SPECIES		COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
STANDARD TREES	CEOC	4	CELTIS	OCCIDENTALIS		COMMON HACKBERRY	2"-3" CAL. / 12'-14' H	B&B	1250	5,000	4		
	PLOC	4	PLATANUS	OCCIDENTALIS		AMERICAN SYCAMORE	2"-3" CAL. / 12'-14' H	B&B	1250	5,000	4		
	QUPA	7	QUERCUS	PALUSTRIS		PIN OAK	2"-3" CAL. / 12'-14' H	B&B	1250	8,750	7		
	TIAM	5	TILIA	AMERICANA		AMERICAN BASSWOOD	2"-3" CAL. / 12'-14' H	B&B	1250	6,250	5		
	JUEA	5	JUNIPERUS	VIRGINIANA		EASTER RED CEDAR	1.5"-1.75" CAL. / 6'-10' H	B&B	250	1,250	5		
	CECA	6	CERCIS	CANADENSIS		EASTERN REDBUD	1.5"-1.75" CAL. / 6'-10' H	B&B	500	3,000	6		
	CHIVI	7	CHIONANTHUS	VIRGINICUS		WHITE FRINGE TREEE	1.5"-1.75" CAL. / 6'-10' H	B&B	500	3,500	7		
	PRSA	4	PRUNUS	SARGENTII		SARGENT CHERRY	1.5"-1.75" CAL. / 6'-10' H	B&B	500	2,000	N/A	N/A	
	TOTALS	**42**								**STANDARD TREE CCA:**	**34,750**	38	0	38
												90.5%	0.0%	90.5%
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
EVERGREEN SHRUBS	ABGR	15	ABELIA	X GRANDIFLORA		GLOSSY ABELIA	18" - 24"		10	150	n/a		
	BUBO	44	BUXUS	MICROPHYLLA		LITTLELEAF BOXWOOD	18" - 24"		2	88	n/a		
	CEPR	50	CEPHALOTAXUS	HARRINGTONIA	PROSTRATA'	PROSTRATE PLUM YEW	12" - 24"		25	1,250	n/a		
	CODA	70	COTONEASTER	DAMMERI		BEARBERRY COTONEASTER	10" - 12"		10	700	n/a		
	DIST	16	DISTYLIUM	X 'PIIDIST-II' TM		BLUE CASCADE DISTYLIUM	24" - 30"		0	0	n/a		
	ILGL	41	ILEX	GLABRA		INKBERRY HOLLY	21" - 24"		25	1,025	41		
	ILVO	59	ILEX	VOMITORIA	'NANA'	DWARF YAUPON HOLLY	18" - 24"		25	1,475	59		
	ILYG	25	ILEX	X GLABRA	'SHAMROCK'	SHAMROCK INKBERRY	18" - 24"		25	625	25		
	ILPA	8	ILLICIUM	PARVIFLORUM		ANISE TREE	36" - 48"		10	80	n/a	8	
	LEAX	35	LEUCOTHOE	AXILLARIS		COASTAL LEUCOTHOE	18" - 30"		25	875	35		
	PIJA	11	PIERIS	JAPONICA		JAPANESE PIERIS	24" - 36"		25	275	n/a		
	SAHO	60	SARCOCOCCA	HOOKERIANA	HUMILIS'	TRAILING SWEETBOX	18" - 24"		10	600	n/a		
	TABA	7	TAXUS	BACCATA	'FASTIGIATA'	ENGLISH YEW	24" - 36"		25	175	n/a		
	ZEPU	23	ZENOBIA	PULVERULENTA		HONEYCUP	15" - 18"		25	575	n/a	23	
	TOTALS	**464**						**EVERGREEN SHRUB CCA (NOT COUNTED TOWARDS OVERALL CANOPY COVERAGE):**		7,893	160	31	191
											34.5%	6.7%	41.2%
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
DECIDUOUS SHRUBS	AOMN	70	ARONIA	MELANOCARPA	UCONNAM165'	BLACK CHOKEBERRY LOW SCAPE MOUND	30" - 36"		10	700	70		
	CEAM	27	CEANOTHUS	AMERICANUS		NEW JERSEY TEA	18" - 24"		10	270	27		
	CLAL	64	CLETHRA	ALNIFOLIA	'HUMMINGBIRD'	SUMMERSWEET	18" - 24"		10	640	64		
	COSE	18	CORNUS	SERICEA	'CARDINAL'	CARDINAL RED TWIG DOGWOOD	24" - 36"		25	450	18		
	DEGR	8	DEUTZIA	GRACILIS	'NIKKO'	NIKKO DEUTZIA	12"-18"		10	80	n/a		
	FTBU	27	FOTHERGILLA	GARDENII	'BLUE MIST'	BLUE MIST FOTHERGILLA	18" - 24"		2	54	n/a	27	
	HYMA	31	HYDRANGEA	MACROPHYLLA	'HORTFIRE'	SEASIDE SERENADE FIRE ISLAND HYDRANG	18" - 24"		10	310	n/a		
	HDLE	15	HYDRANGEA	PANICULATA	'LITTLE LIME'	LITTLE LIME PANICLE HYDRANGEA	24" - 30"		25	375	n/a		
	HYQE	29	HYDRANGEA	QUERCIFOLIA	'PEE WEE'	OAKLEAF HYDRANGEA	30" - 36"		25	725	n/a	29	
	ITVI	24	ITEA	VIRGINICA	'HENRY'S GARNET'	VIRGINIA SWEETSPIRE HENRY'S GARNET	30"		10	240	24		
	RHAT	27	RHODODENDRON	ATLANTICUM		COAST AZALEA	18" - 24"		10	270	27		
	TOTALS	**340**						**DECIDUOUS SHRUB CCA (NOT COUNTED TOWARDS OVERALL CANOPY COVERAGE):**		4,114	230	56	286
											67.6%	16.5%	84.1%
								TOTAL PROPOSED CCA (SF)(STANDARD TREES ONLY):		34,750			
GROUNDCOVERS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
									N/A				
	TOTALS	**#**									#		#
											%		%
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	ECWH	532	ECHINACEA	PURPUREA	WHITE SWAN'	WHITE SWAN CONEFLOWER	#1				532		
	NEPETA	112	NEPETA	RACEMOSA	WALKER'S LOW'	WALKER'S LOW CATMINT	#1				n/a	n/a	
	RUDI	242	RUDBECKIA	FULGIDA	DEAMII'	DEAM'S CONEFLOWER	#1		N/A		242		
	CAPY	1166	CAREX	PENNSYLVANICA		PENNSYLVANIA SEDGE	#1				1166		
	DECA	426	DESCHAMPSIA	CESPITOSA	'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS	#1				n/a	426	
	PASH	548	PANICUM	VIRGATUM	SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1				548		
	TOTALS	**3026**									2488	426	2914
											82.2%	14.1%	96.3%
VINES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
									N/A				
	TOTALS	**#**									#		#
											%		%

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)

TOTAL NUMBER OF TREES PROPOSED: 79

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
CELTIS	7	8.9%	33%	DIOICA	7	8.9%	10%
GYMNOCLADUS	6	7.6%	33%	DIOICA	6	7.6%	10%
LIQUIDAMBAR	5	6.3%	33%	STYRACIFLUA	5	6.3%	10%
LIRIODENDRON	6	7.6%	33%	TULIPIFERA	6	7.6%	10%
PLATANUS	7	8.9%	33%	OCCIDENTALIS	7	8.9%	10%
				FALCATA	7	8.9%	10%
QUERCUS	21	26.6%	33%	LYRATA	7	8.9%	10%
				PALUSTRIS	7	8.9%	10%
TILIA	5	6.3%	33%	AMERICANA	5	6.3%	10%
JUNIPERUS	5	6.3%	33%	VIRGINIANA	5	6.3%	10%
CERCIS	6	7.6%	33%	CANADENSIS	6	7.6%	10%
CHIONANTHUS	7	8.9%	33%	VIRGINICUS	7	8.9%	10%
PRUNUS	4	5.1%	33%	SARGENTII	4	5.1%	10%

SHRUBS

TOTAL NUMBER OF SHRUBS PROPOSED: 804

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
EVERGREEN SHRUBS							
ABELIA	15	1.9%	33%	X GRANDIFLORA	15	1.9%	10%
BUXUS	44	5.5%	33%	MICROPHYLLA	44	5.5%	10%
CEPHALOTAXUS	50	6.2%	33%	HARRINGTONIA	50	6.2%	10%
COTONEASTER	70	8.7%	33%	DAMMERI	70	8.7%	10%
DISTYLIUM	16	2.0%	33%	X 'PIIDIST-II' TM	16	2.0%	10%
				GLABRA	41		
ILEX	125	15.5%	33%	GLABRA SHAMROCK	25	8.2%	10%
				VOMITORIA	59	7.3%	10%
ILLICIUM	8	1.0%	33%	PARVIFLORUM	8	1.0%	10%
LEUCOTHOE	35	4.4%	33%	AXILLARIS	35	4.4%	10%
PIERIS	11	1.4%	33%	JAPONICA	11	1.4%	10%
SARCOCOCCA	60	7.5%	33%	HOOKERIANA	60	7.5%	10%
TAXUS	7	0.9%	33%	BACCATA	7	0.9%	10%
ZENOBIA	23	2.9%	33%	PULVERULENTA	23	2.9%	10%
DECIDUOUS SHRUBS							
ARONIA	70	8.7%	33%	MELANOCARPA	70	8.7%	10%
CEANOTHUS	27	3.4%	33%	AMERICANUS	27	3.4%	10%
CLETHRA	64	8.0%	33%	ALNIFOLIA	64	8.0%	10%
CORNUS	18	2.2%	33%	SERICEA	18	2.2%	10%
DEUTZIA	8	1.0%	33%	GRACILIS	8	1.0%	10%
FOTHERGILLA	27	3.4%	33%	GARDENII	27	3.4%	10%
				MACROPHYLLA	31	3.9%	10%
HYDRANGEA	75	9.3%	33%	PANICULATA	15	1.9%	10%
				QUERCIFOLIA	29	3.6%	10%
ITEA	24	3.0%	33%	VIRGINICA	24	3.0%	10%
RHODODENDRON	27	3.4%	33%	ATLANTICUM	27	3.4%	10%

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	BEGINNING JANUARY 2, 2024 REQUIRED %	PROVIDED QTY.	PROVIDED %
Urban Trees	37	Regional/Local	20%	37	100.0%
		Total Natives	50%	37	100.0%
Standard Trees	42	Regional/Local	40%	38	90.5%
		Total Natives	80%	38	90.5%
Evergreen Shrubs	464	Regional/Local	10%	160	34.5%
		Total Natives	40%	191	41.2%
Deciduous Shrubs	340	Regional/Local	20%	230	67.6%
		Total Natives	80%	286	84.1%
Groundcovers		Regional/Local	10%		
		Total Natives	20%		
Perennials, Ferns, Ornamental Grasses	3026	Regional/Local	25% (perennials) 30% (ferns & grasses)	2488	82.2%
		Total Natives	60% (perennials) 80% (ferns & grasses)	2914	96.3%
Vines		Total Natives	100%		

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL	TOTAL SUM OF NATIVE PLANTS
3909	2953	3466
	75.5%	88.7%

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

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	136,144
25% CROWN COVER REQUIRED (SF)	34,036
EXISTING CROWN COVER (SF)	N/A
REMOVED CROWN COVER (SF)	N/A
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	N/A
Crown Cover from Preserved Shrubs	N/A
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	34,750
TOTAL CROWN COVER PROVIDED (%)	25.5%
TOTAL CROWN COVER PROVIDED (SF)	34,750

Note to Applicant: Crown Cover Tabulations shall be provided on all plans requiring approval in accordance with the 2019 Landscape Guidelines. Refer to subsequent tabs for additional required charts and schedules.

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

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

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
09-16-2025
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NOT FOR CONSTRUCTION

PROJECT

LANDBAY G - B/E

2900 POTOMAC AVE & 2901 MIAN LINE BOULEVARD

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019A

REVISION / ISSUANCE

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

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

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

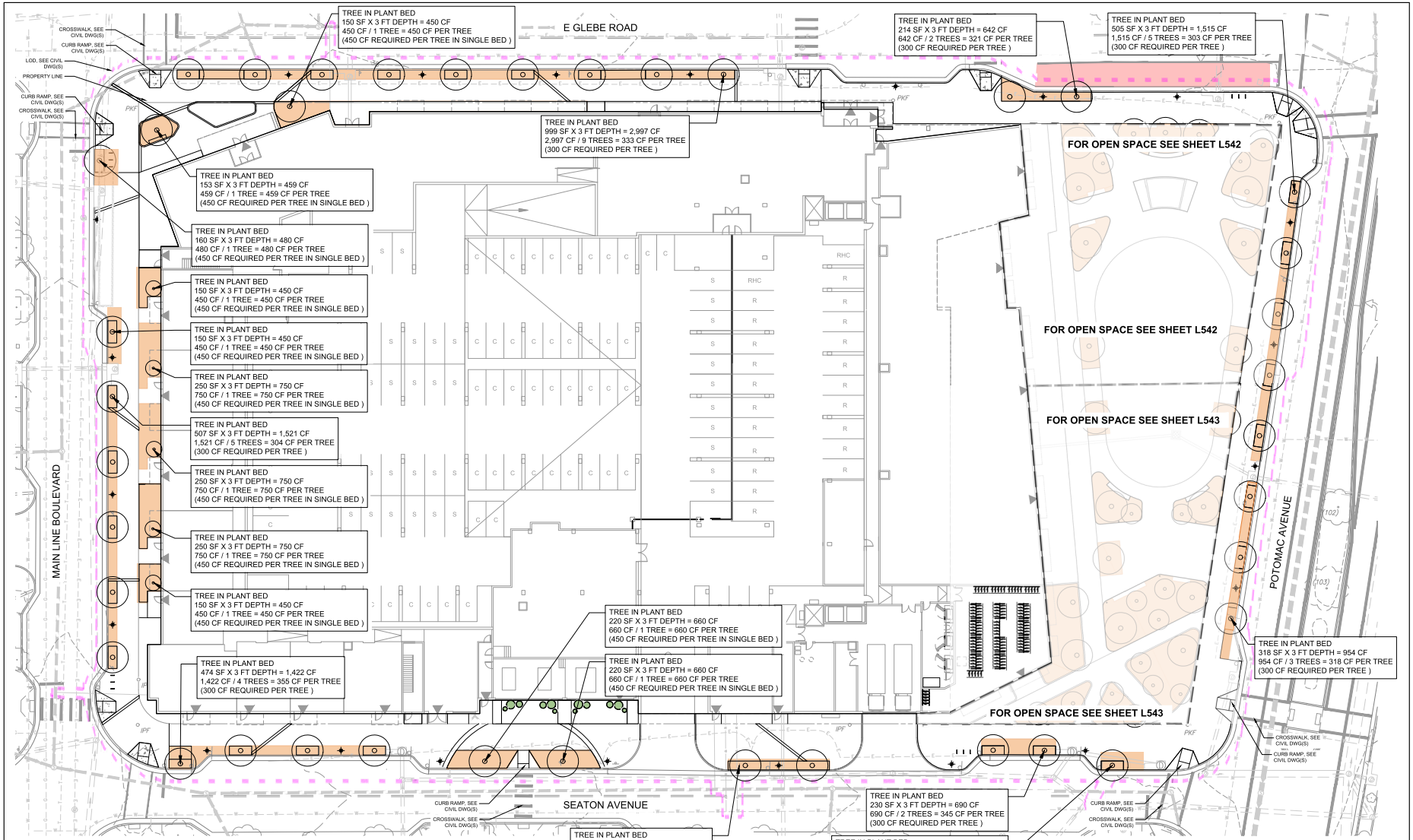
PLANT TABULATIONS

SHEET NUMBER

L532

9/15/2025 2:49 PM DAENAC.TRINGE P:\PROJECTS\2024\2024019A\CAD\DESIGN\SHEETS\CAD DESIGN SHEETS\LANDBAY\2024019A-DSUP\2024019A_PLN_PLNT.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

STREETSCAPE SOIL VOLUME

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

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

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

KEY MAP

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

NOT FOR CONSTRUCTION

PROJECT
LANDBAY G - B/E

2900 POTOMAC AVE & 2901 MIAN LINE BOULEVARD
CITY OF ALEXANDRIA, VA

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2024019A

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

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

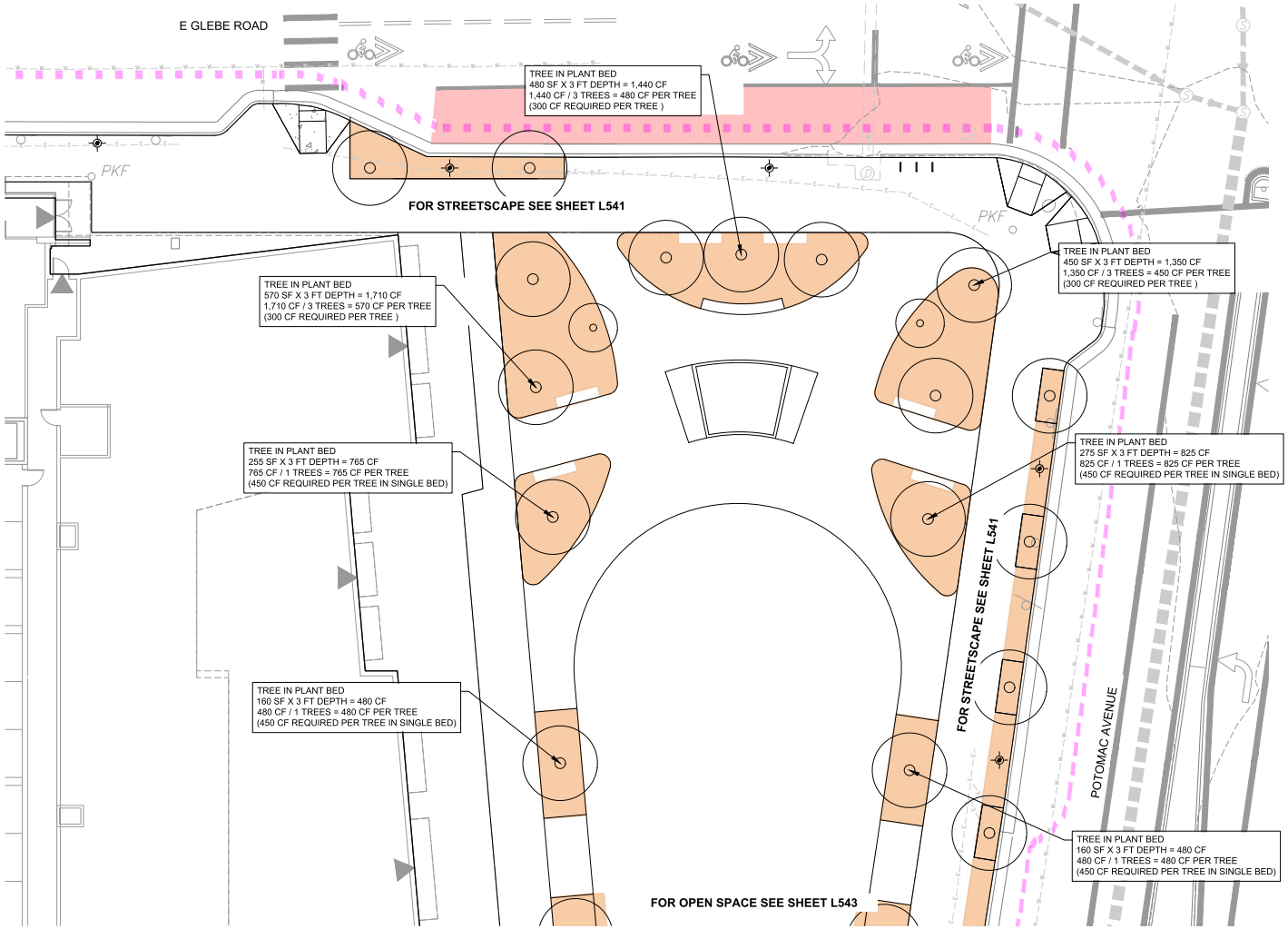
NORTH

SHEET TITLE
SOILS PLAN - SITE LEVEL

SHEET NUMBER
L541

9/15/2025 7:00 PM C:\LDI\MC TEMP\E: P:\NCR\PROJECTS\2024019A\CAD\DESIGN\LA\SHEETS\2024019A-DSUP\2024019A_PLN_SOIL.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

OPEN SPACE 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. _____

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KEY MAP

SEAL

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PROJECT

LANDBAY G - B/E

2900 POTOMAC AVE & 2901 MIAN LINE BOULEVARD

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024019A

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3	PDSUP WITH SITE PLAN	09/16/2025

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

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

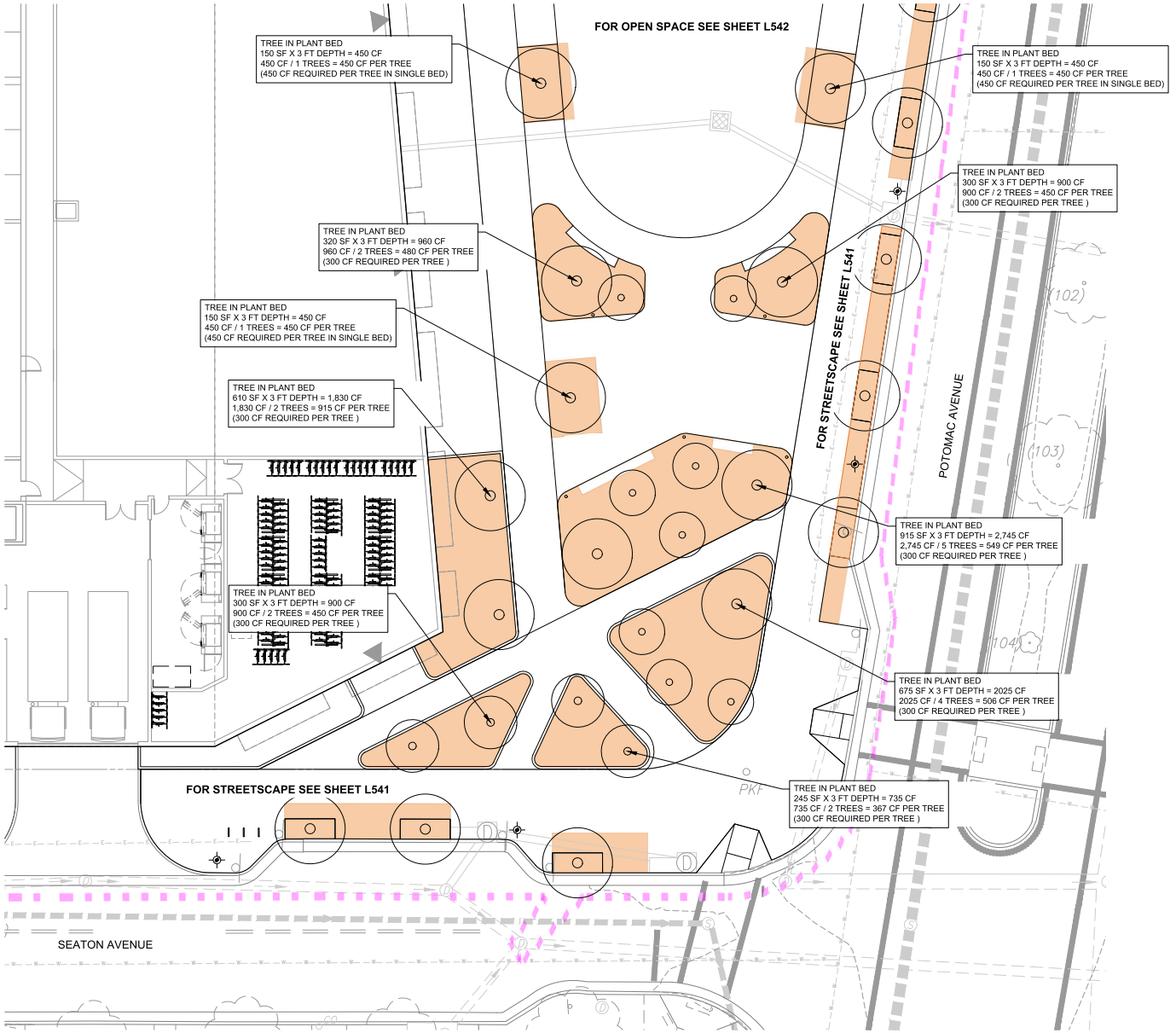
NORTH

SHEET TITLE
SOILS PLAN - OPEN SPACE - NORTH

SHEET NUMBER
L542

9/15/2025 7:00 PM DATABASE TEMPLATE P:\2024\2024019A\CAD\DESIGN\SHEETS\ACAD-SHEETS\L542\2024019A-DSUP\2024019A_PLN_SOIL.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

OPEN SPACE 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. _____

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

SEAL

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

NOT FOR CONSTRUCTION

PROJECT
LANDBAY G - B/E

2900 POTOMAC AVE & 2901 MIAN LINE BOULEVARD
CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024019A

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

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

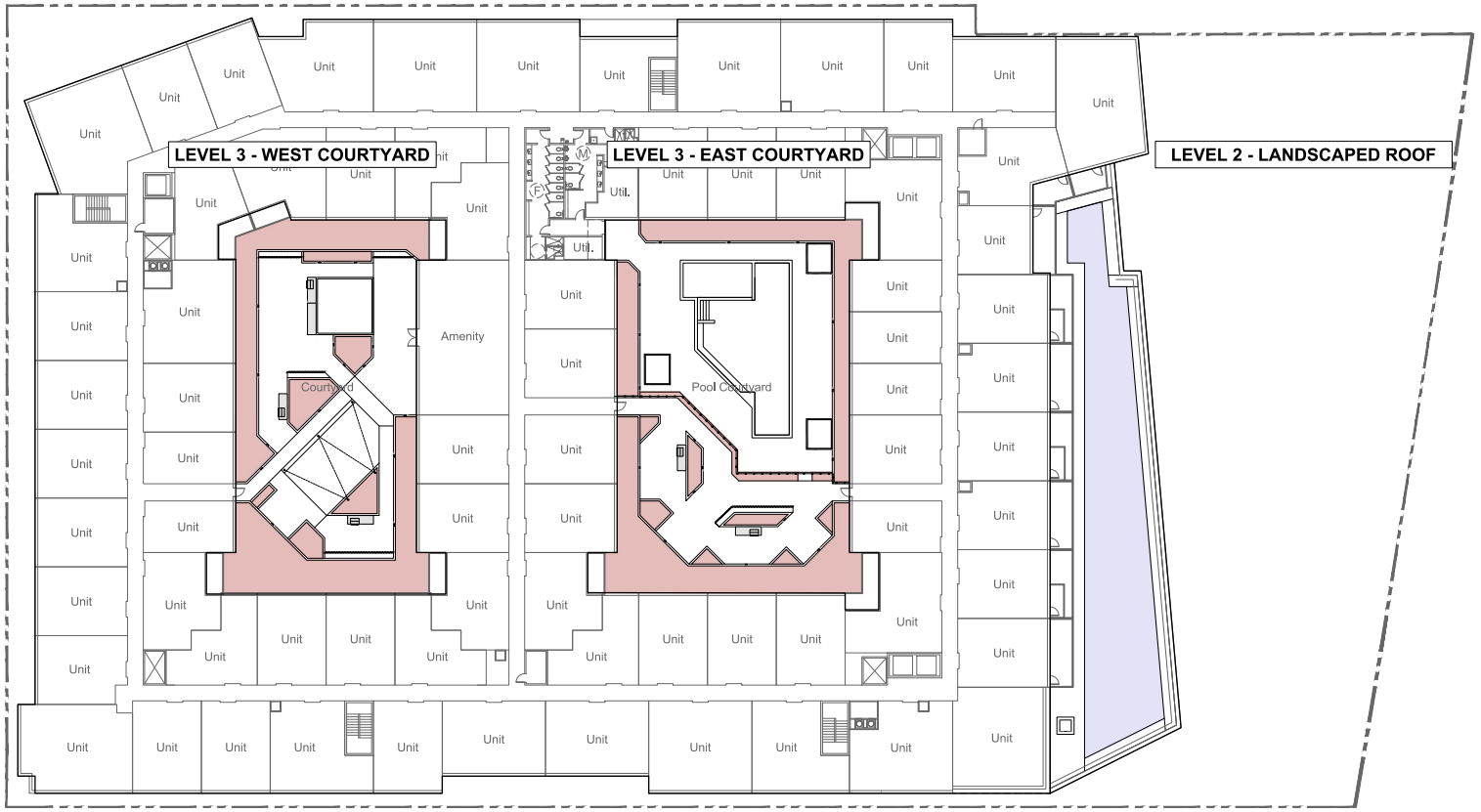
NORTH

SHEET TITLE
SOILS PLAN - OPEN SPACE - SOUTH

SHEET NUMBER
L543

9/15/2025 7:00 PM DATA\AC TRINGS P:\DATA\JOBS\2024\2024019A\CAD\CONSTRUCTION DOCUMENTS\LANDSCAPE\2024019A-DSUP\2024019A_PLN_SOIL.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

COURTYARDS AND GREEN ROOF SOIL VOLUME

- ALL PLANT BEDS HAVE MIN 24" SOIL DEPTH
- MIN. 4" SOIL DEPTH FOR LANDSCAPED ROOF

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

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KEY MAP

SEAL

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

NOT FOR CONSTRUCTION

PROJECT

LANDBAY G - B/E

2900 POTOMAC AVE & 2901 MIAN LINE BOULEVARD

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.#
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3	PDSUP WITH SITE PLAN	09/16/2025

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

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

NORTH

SHEET TITLE
SOILS PLAN - COURTYARDS + LANDSCAPED ROOF

SHEET NUMBER
L544

9/15/2025 7:16:27 AM / USERNAME: ZSTROE Z:\TEMPLATES\SHEETS\CD SHEETS\LASHEET-24X36.DWT
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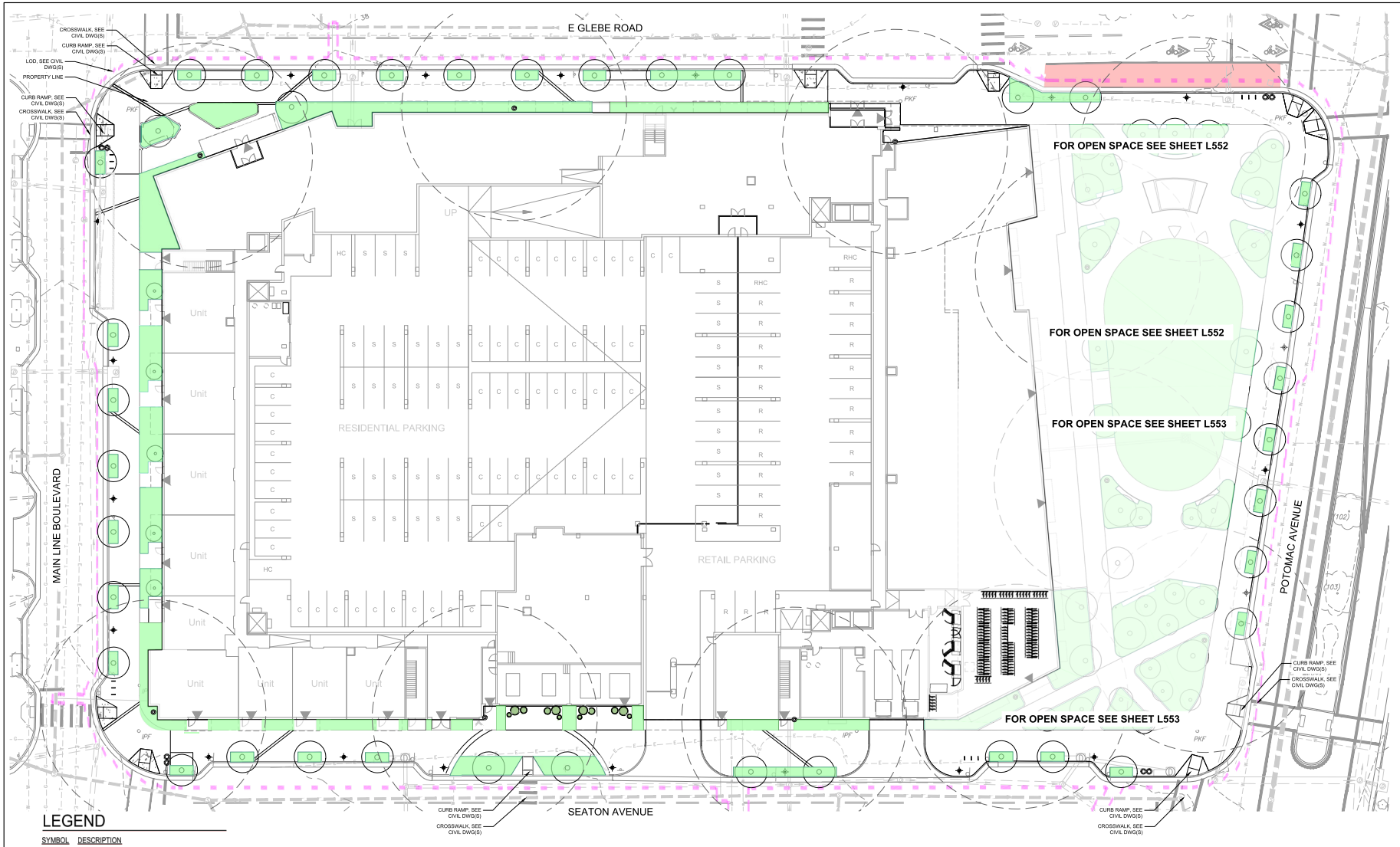
ORIGINAL SHEET SIZE: 24" X 36"



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 _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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KEY MAP

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Lic. No. 952
09-16-2025
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2900 POTOMAC AVE & 2901 MIAN LINE BOULEVARD

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2024019A

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

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

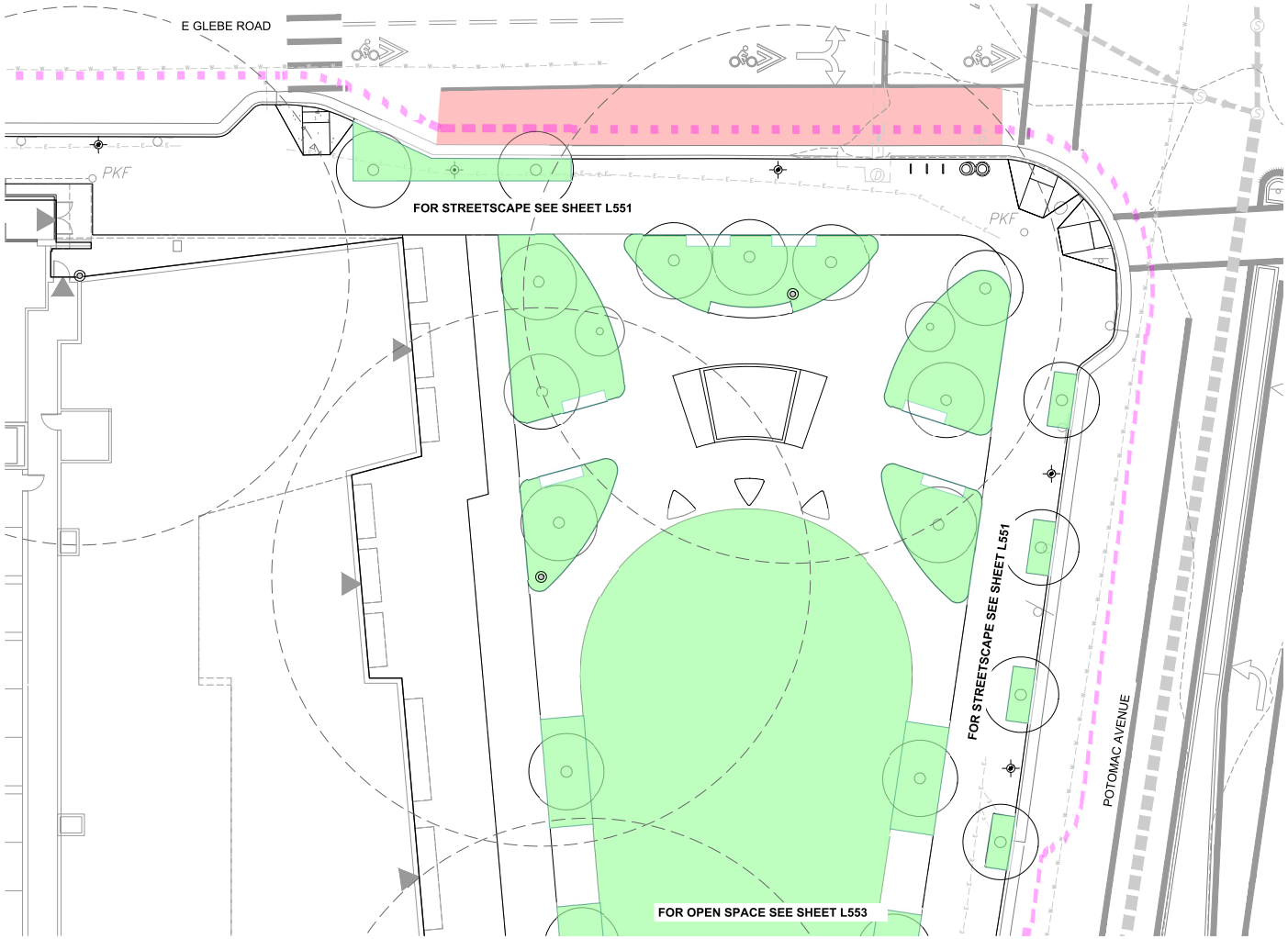
NORTH

SHEET TITLE
IRRIGATION PLAN - SITE LEVEL

SHEET NUMBER
L551

9/15/2025 7:55 PM C:\DESIGN_TEMP\2024019A-DSUP-IRR1A_PLN_IRRIG.DWG

ORIGINAL SHEET SIZE: 24" X 36"



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

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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KEY MAP

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COMMONWEALTH OF VIRGINIA
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09-16-2025
LANDSCAPE ARCHITECT

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

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

NORTH

SHEET TITLE
IRRIGATION PLAN - OPEN SPACE - NORTH

SHEET NUMBER
L552

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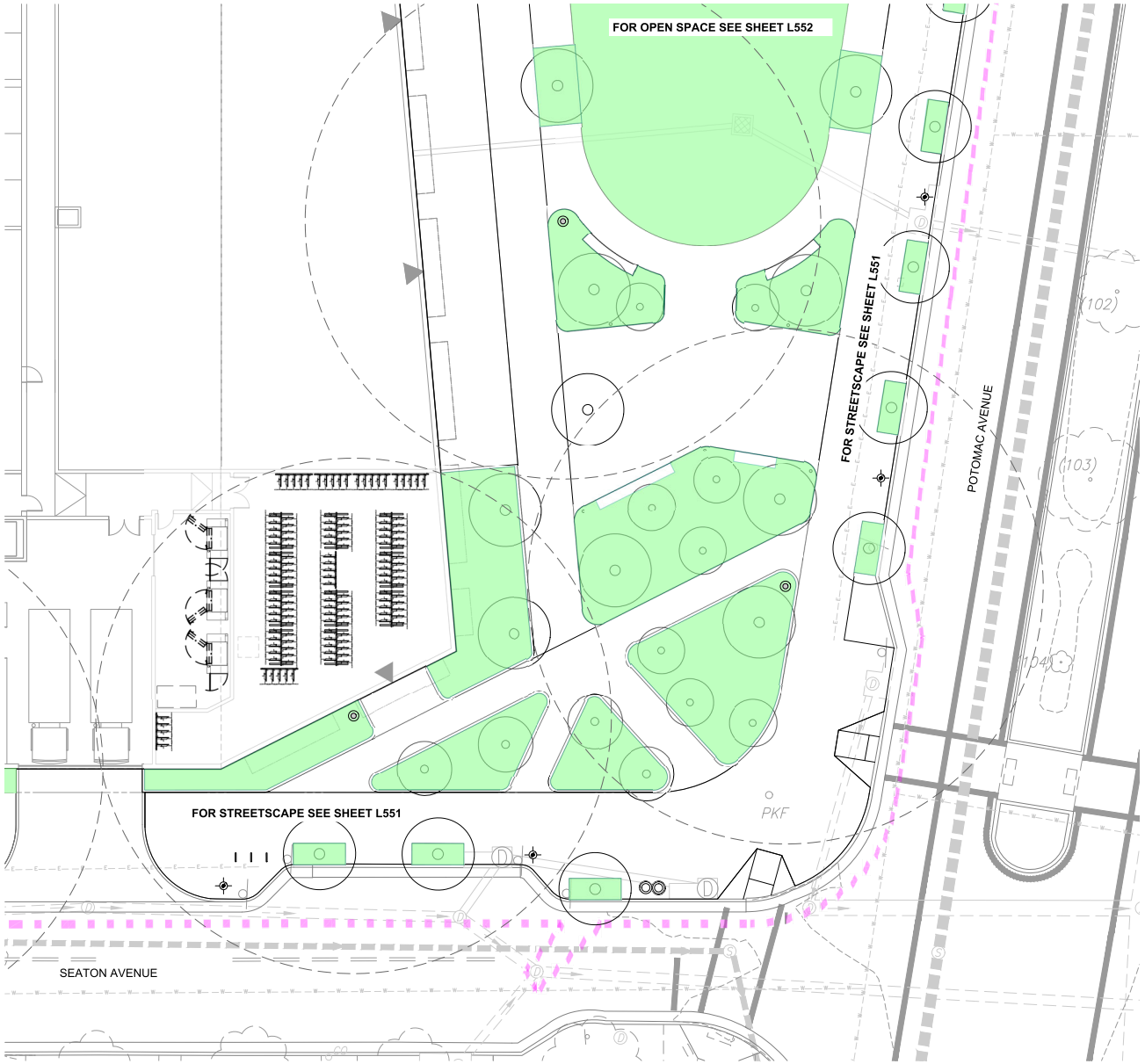
ORIGINAL SHEET SIZE: 24" X 36"



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

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

LandDesign
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ALEXANDRIA, VA 22314
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KEY MAP

SEAL

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Matthew V. Clark
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LANDSCAPE ARCHITECT

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

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

NORTH

SHEET TITLE
IRRIGATION PLAN - OPEN SPACE - SOUTH

SHEET NUMBER
L553

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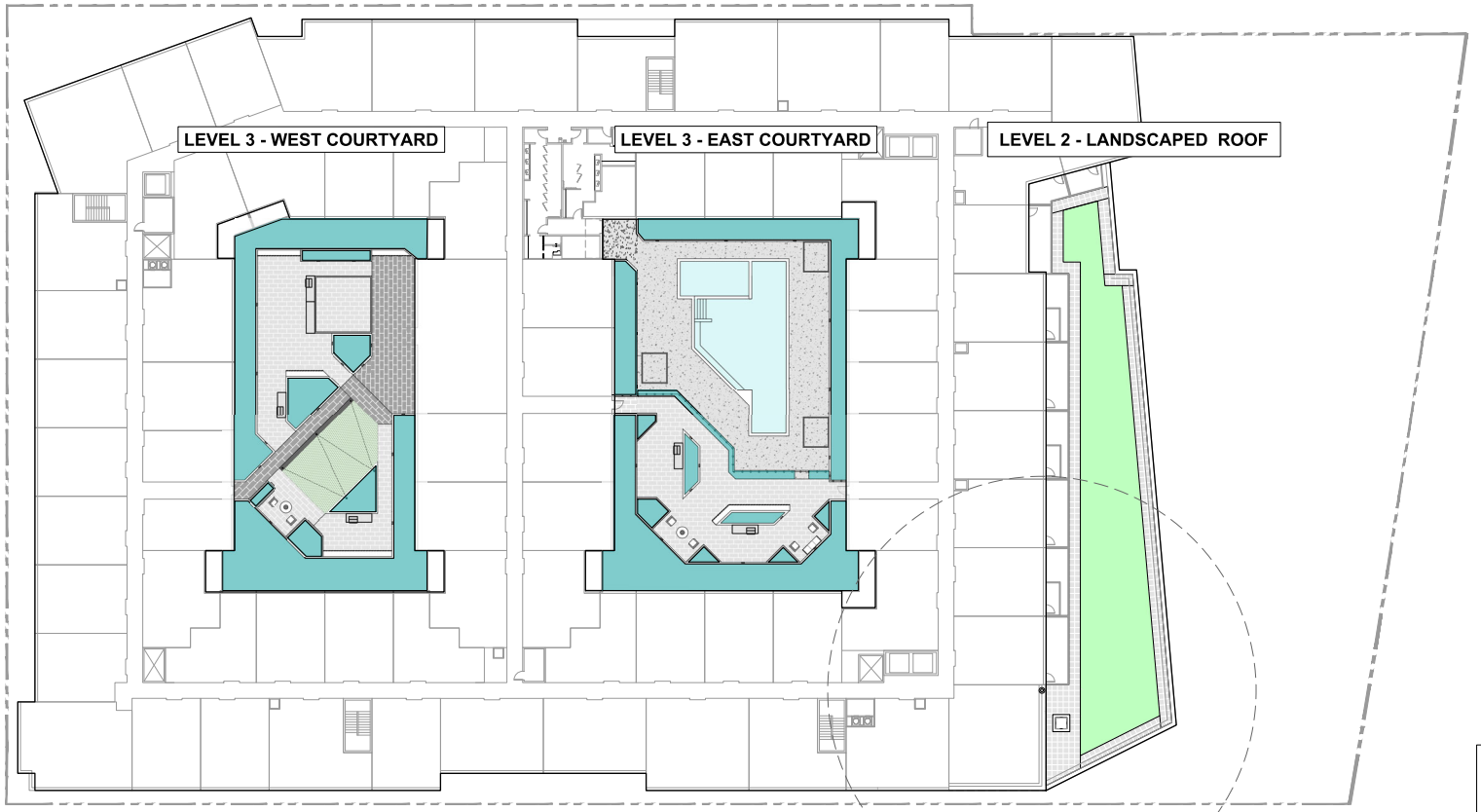
ORIGINAL SHEET SIZE: 24" X 36"

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)
- LIMITS OF AREA WITH DRIP IRRIGATION



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DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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

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

NORTH

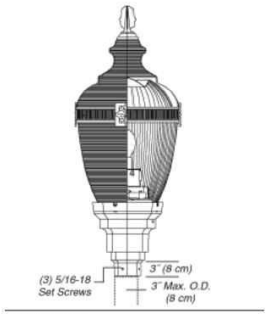
SHEET TITLE
IRRIGATION PLAN - COURTYARDS + LANDSCAPED ROOF

SHEET NUMBER
L554

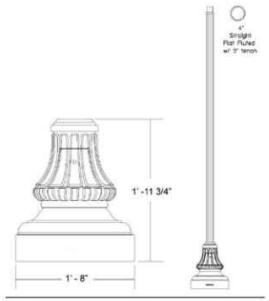
9/15/2025 7:11:15 AM USERNAME: Z:\TEMPLATES\SHEETS\CD SHEETS\LASHEET-24X36.DWT
P:\ALX_2024\2024019\CAD\DOCUMENTATION\ENTITLEMENTS\401IA-DSUP\401IA_PLN_IRRG-LVL3.DWG

ORIGINAL SHEET SIZE: 24" X 36"

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



Street light fixture (1)



Virginia Dominion Power - Fiberglass fluted street pole (2)

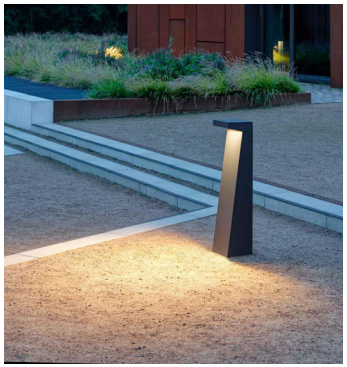
STREET LIGHT

SHOWN FOR INFORMATIONAL PURPOSES ONLY

NOTES:

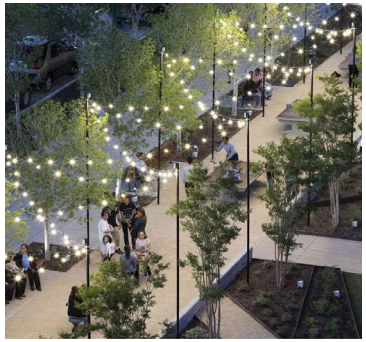
1. LIGHT POST TO ABIDE BY CITY OF ALEXANDRIA STANDARDS, SHOP DRAWINGS TO BE APPROVED BY CITY PRIOR TO PROCUREMENT AND INSTALLATION
2. LIGHT SPECIFICATIONS AND LOCATIONS TO BE REVIEWED AND FINALIZED BY A QUALIFIED LIGHTING ENGINEER
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS ALL STRUCTURAL CROSS SECTIONS,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

1 L601 STREET LIGHT - CITY STANDARD (L-101)
PICTORIAL NTS



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

2 L601 BOLLARD LIGHT (L-202)
PICTORIAL NTS



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

3 L601 STRING LIGHT POLE (L-201)
PICTORIAL NTS

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

4 L601 WALL LIGHT
PICTORIAL NTS

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

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

KEY MAP

SEAL

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

NOT FOR CONSTRUCTION

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LANDBAY G - B/E

2900 POTOMAC AVE & 2901 MIAN LINE BOULEVARD

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024019A

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

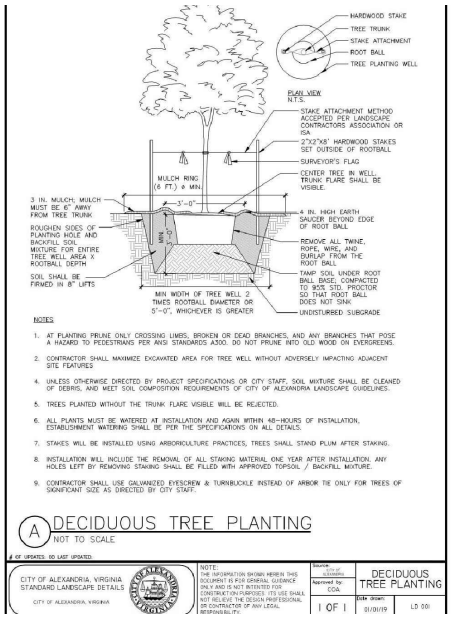
SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE
DETAILS - HARDSCAPE

SHEET NUMBER
L601

ORIGINAL SHEET SIZE: 24" X 36"



NOTES:

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

A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

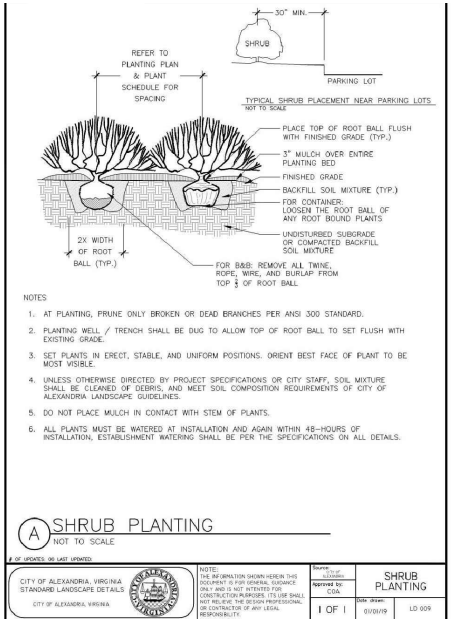
CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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

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

DECIDUOUS TREE PLANTING

1 OF 1 | LD 001



NOTES

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

A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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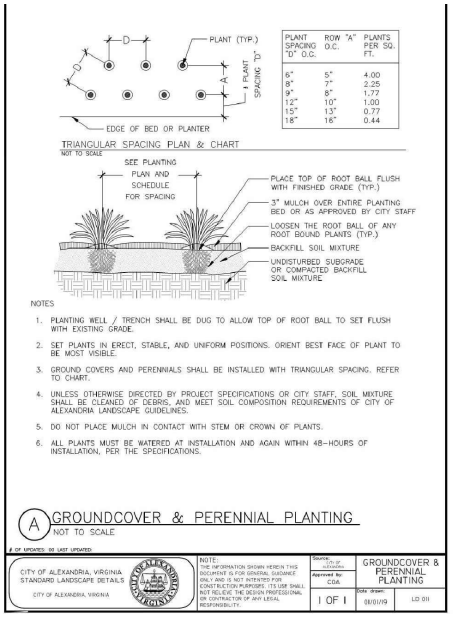
Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19

SHRUB PLANTING

1 OF 1 | LD 009



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

NOTES

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

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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

GROUNDCOVER & PERENNIAL PLANTING

1 OF 1 | LD 011

1 / L701 SECTION

NTS

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

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

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

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

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

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

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

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

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

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

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

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

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

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

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

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

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

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

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

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

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

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

STANDARD LANDSCAPE PLAN NOTES

1 OF 1 | LD 016

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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

KEY MAP

SEAL

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

NOT FOR CONSTRUCTION

PROJECT

LANDBAY G - B/E

2900 POTOMAC AVE & 2901 MIAN LINE BOULEVARD

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT

2024019A

REVISION / ISSUANCE

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

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

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

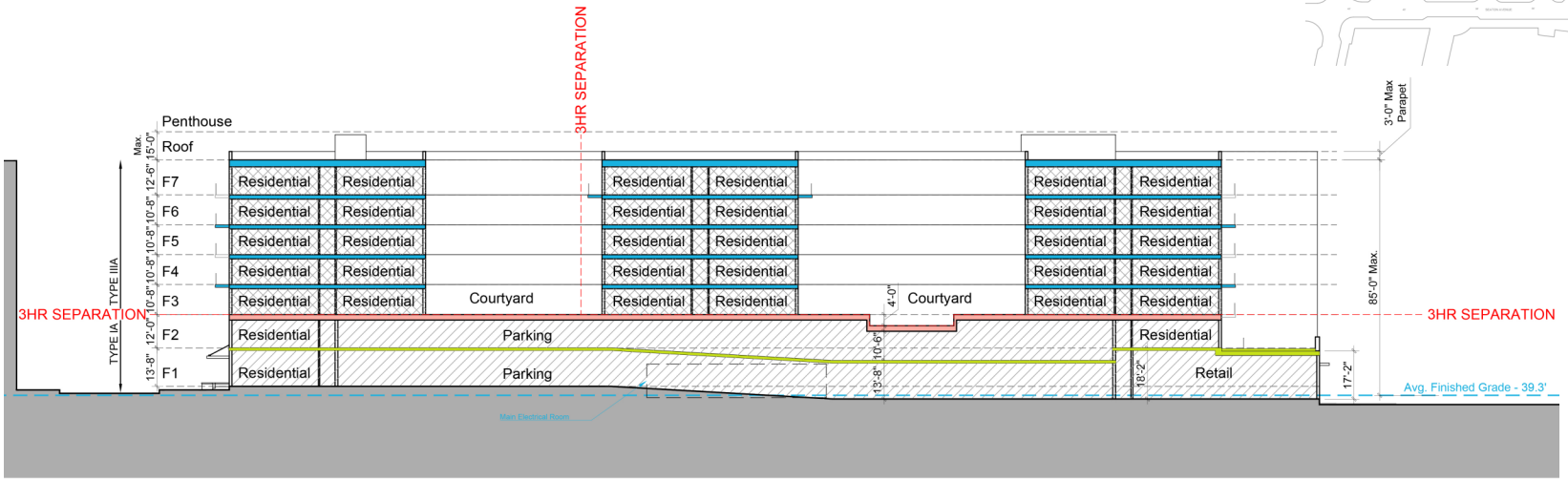
DETAILS - PLANTING

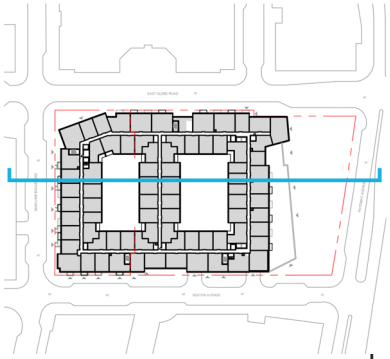
SHEET NUMBER

L701

9/16/2025 3:50 PM CECILIA TRAN P:\NAVY\2024\2024019\04\ARTDOC\2024019.V16.DWG

ORIGINAL SHEET SIZE: 24" X 36"





TYPE IIIA

TYPE IA

ONE HOUR RATED ASSEMBLY

TWO HOUR RATED ASSEMBLY

THREE HOUR RATED ASSEMBLY

BUILDING CODE ANALYSIS

APPLICABLE CODES (CITY OF ALEXANDRIA, VA)

2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2021 ICC Family of codes with incorporated Virginia amendments)

BUILDING WEST

FLOOR	AREA (SF)	USE GROUP	TYPE OF CONSTRUCTION	ALLOWABLE No. OF STORIES	ALLOWABLE HEIGHT (FT)	ALLOWABLE AREA PER FLOOR (INCLUDING FRONTAGE INCREASE)	FIRE PROTECTION	ALLOWABLE TOTAL BUILDING AREA (SF)
Level 7	23,674	R2	IIIA	5	85'	84,000	NFPA-13	
Level 6	24,535	R2	IIIA	5	85'	84,000	NFPA-13	
Level 5	24,535	R2	IIIA	5	85'	84,000	NFPA-13	
Level 4	24,535	R2	IIIA	5	85'	84,000	NFPA-13	
Level 3	24,535	R2	IIIA	5	85'	84,000	NFPA-13	
TOTAL AREA	121,814							252,000

3-HOUR FIRE WALL SEPERATION

BUILDING EAST

FLOOR	AREA (SF)	USE GROUP	TYPE OF CONSTRUCTION	ALLOWABLE No. OF STORIES	ALLOWABLE HEIGHT (FT)	ALLOWABLE AREA PER FLOOR (INCLUDING FRONTAGE INCREASE)	FIRE PROTECTION	ALLOWABLE TOTAL BUILDING AREA (SF)
Level 7	48,208	R2	IIIA	5	85'	90,000	NFPA-13	
Level 6	49,360	R2	IIIA	5	85'	90,000	NFPA-13	
Level 5	49,360	R2	IIIA	5	85'	90,000	NFPA-13	
Level 4	49,360	R2	IIIA	5	85'	90,000	NFPA-13	
Level 3	49,447	*R2 / A3	IIIA	5	85'	90,000	NFPA-13	
TOTAL AREA	245,735							270,000

** 3-HOUR HORIZONTAL BUILDING SEPARATION

BUILDING LOWER

FLOOR	AREA (SF)	USE GROUP ***	TYPE OF CONSTRUCTION	ALLOWABLE No. OF STORIES	ALLOWABLE HEIGHT (FT)	ALLOWABLE AREA PER FLOOR	FIRE PROTECTION	ALLOWABLE TOTAL BUILDING AREA (SF)
Level 2	94,259	R2 / S2	IA	UNLIMITED	UNLIMITED	UNLIMITED	NFPA-13	
Level 1	102,070	R2, S2, **** A2, A3, B, M	IA	UNLIMITED	UNLIMITED	UNLIMITED	NFPA-13	
TOTAL AREA	196,329							UNLIMITED

* Unseparated Use: Total area of A3 Use Group < 10% of floor area, therefore A3 is an accessory to the R2 use.

** Horizontal building separation located above level 2 (Type IA Construction), below upper 5 stories of Type IIIA Construction.

*** Unseparated Use Groups, Type IA Construction, unlimited area.

**** Potential retail tenant Use Groups, final Use Groups to be determined at time of tenant fit out.

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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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202.599.9191

KTGY Project No: 240516

Project Contact: Ben Kasdan
Email: bkasdan@ktgy.com

Principal: Ben Kasdan
Project Designer: Federico Soifer

Land Bay G B+E

Alexandria, VA

No.	Date	Description

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

COMMONWEALTH OF VIRGINIA
BENJAMIN KASDAN
Lic. No. 040181
REGISTERED ARCHITECT

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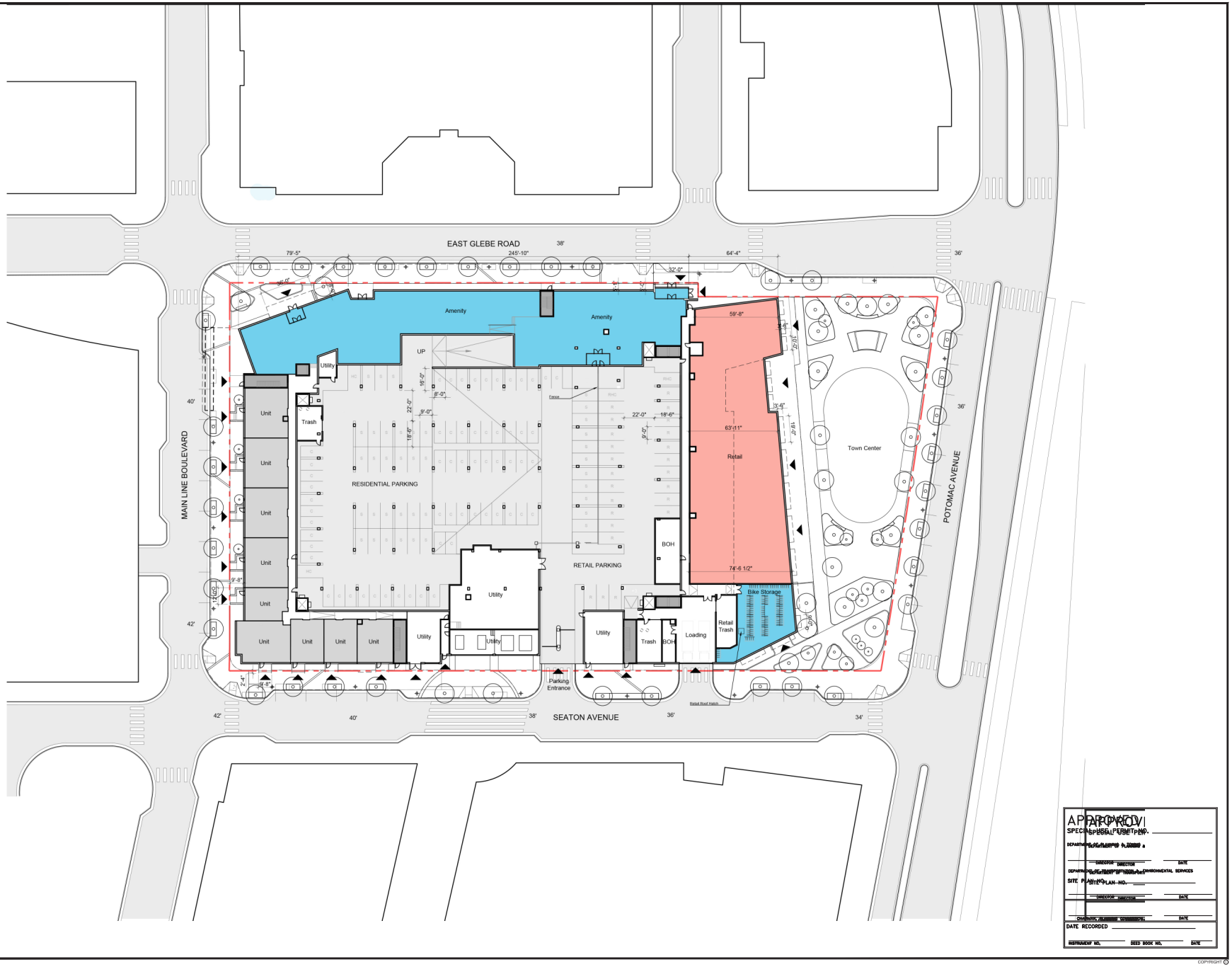
Building Analysis

0 10 20 40

09/16/2025

A0.2



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SITE PLAN NO.

DIRECTOR DIRECTION DATE

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ARCHITECT

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Floor 1

0 15 30 60

09/16/2025

A2.0

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REGISTERED ARCHITECT

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Floor 2

0 15 30 60

09/16/2025

A2.1

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Floor 3

0 15 30 60

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A2.2

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Land Bay G B+E

Alexandria, VA

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License Stamp

Floor Typical (4-6)

0 15 30 60

09/16/2025

A2.3

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BENJAMIN KASDAN
Lic. No. 040181
REGISTERED ARCHITECT

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Floor 7

0 15 30 60

09/16/2025

A2.4

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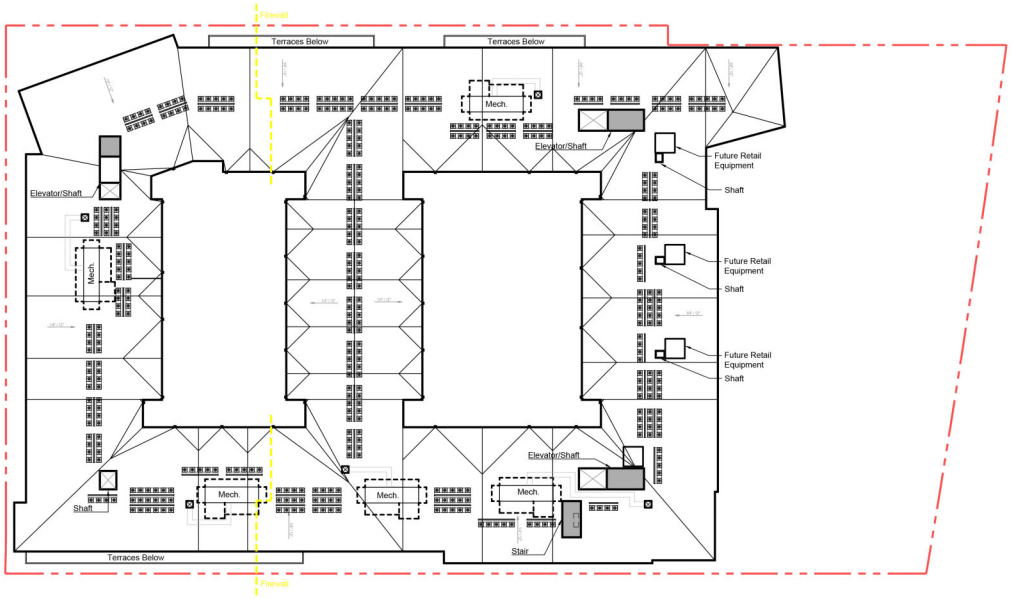

NOTE: ILLUSTRATIVE, SUBJECT TO CHANGE.

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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
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KTGY Project No: 240516

Project Contact: Ben Kasdan
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Principal: Ben Kasdan
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Land Bay G B+E

Alexandria, VA

No.	Date	Description

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COMMONWEALTH OF VIRGINIA
BENJAMIN KASDAN
Lic. No. 040181
ARCHITECT

License Stamp

Roof Plan

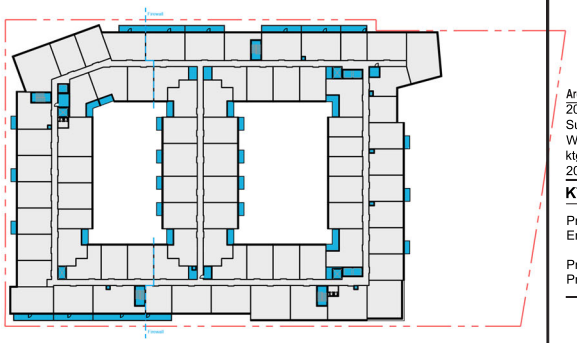
0 15 30 60

09/16/2025

A2.5

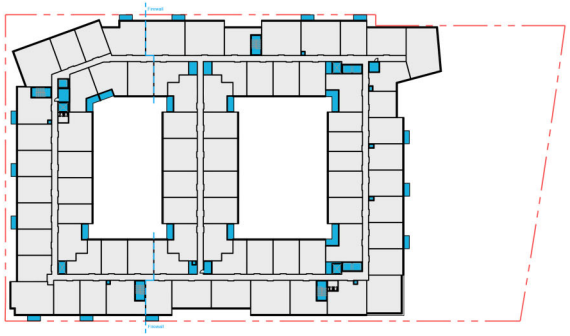
Floor 1

Floor 4



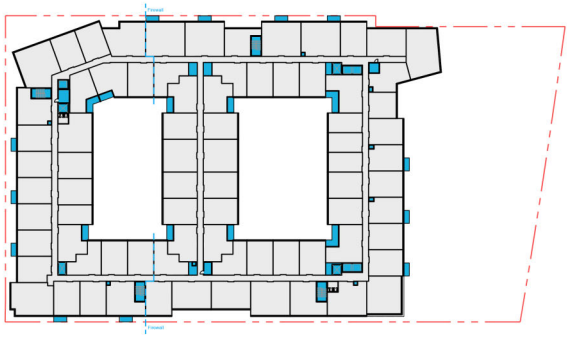
Floor 7

Floor 2



Floor 5

Floor 3



Floor 6

Floor	Gross Area	Excluded Other	Lavatories*	Floor Area
Floor 1	103,852 sf	11,441 sf	950 sf	91,711 sf
Floor 2	94,912 sf	3,144 sf	2,550 sf	89,218 sf
Floor 3	75,213 sf	3,016 sf	5,100 sf	67,097 sf
Floor 4	74,937 sf	3,854 sf	4,750 sf	66,333 sf
Floor 5	74,937 sf	3,854 sf	4,750 sf	66,333 sf
Floor 6	74,937 sf	3,854 sf	4,750 sf	66,333 sf
Floor 7	73,849 sf	5,745 sf	4,750 sf	63,354 sf
Total	**572,637 sf**	**34,908 sf**	**27,600 sf**	**510,129 sf**

Gross Floor Area
Mechanical, Circulation, and Balcony Area Exclusions per City of Alexandria Zoning Ordinance 2-145

Total Lavatory Area = 27,600 SF, 4.8% of Building's Gross Area 572,637 SF

Lavatories
536 Unit Lavatories x 50 sf = 26,800 sf
16* Amenity Lavatories x 50 sf = 800 sf
Total = 27,600

* Amenity Lavatory count subject to change per code

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
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ktgy.com
202.599.9191

KTGY Project No: 240516

Project Contact: Ben Kasdan
Email: bkasdan@ktgy.com

Principal: Ben Kasdan
Project Designer: Federico Soifer

Land Bay G B+E

Alexandria, VA

No.	Date	Description

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COMMONWEALTH OF VIRGINIA
BENJAMIN KASDAN
Lic.No. 040181
ARCHITECT

License Stamp

Area Plans

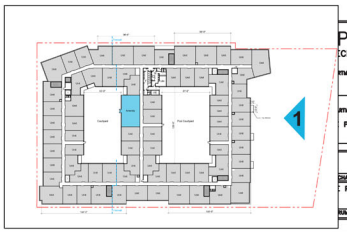
09/16/2025

A3.0

1. Potomac Ave Elevation

MATERIAL LIST

1.1	Brick 1 - White Brick
1.2	Brick 2 - Medium Gray
1.3	Brick 3 - Black/Charcoal(Graphite)
1.4	Brick 4/CMU - TBD
1.5	Mural (To be designed before FSP Approval)
2.1	Cementitious Panelized Facade Lap Type 1 - Light Gray/White Panel
2.2	Cementitious Panelized Facade Lap Type 2 - Espresso
2.3	Cementitious Panelized Facade Type 3 - Light Gray/White Panel
2.4	Cementitious Panelized Facade Type 4 - Medium Gray
2.5	Cementitious Panelized Facade Type 5 (Wood Accent)
3.1	Canopy
4.1	Metal Railing



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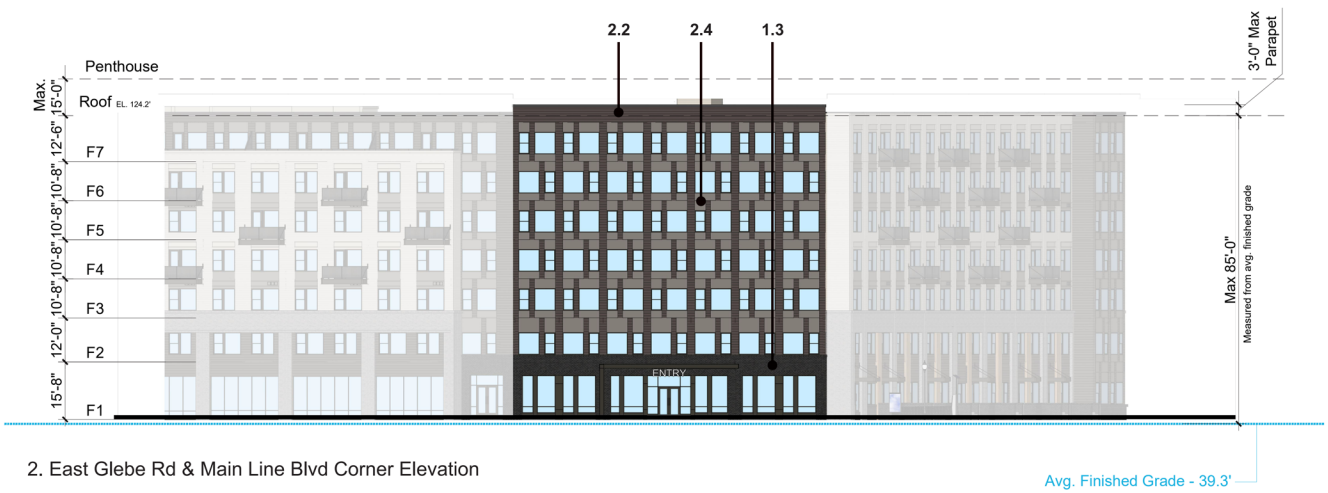
Elevations

0 8 16 32

09/16/2025

A4.0



2. East Glebe Rd & Main Line Blvd Corner Elevation

3. East Glebe Rd Elevation

1.1	Brick 1 - White Brick
1.2	Brick 2 - Medium Gray
1.3	Brick 3 - Black/Charcoal(Graphite)
1.4	Brick 4/CMU - TBD
1.5	Mural (To be designed before FSP Approval)
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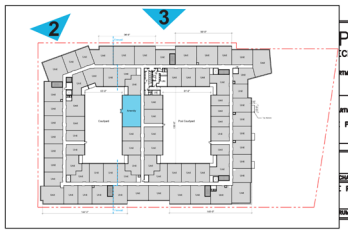

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Elevations

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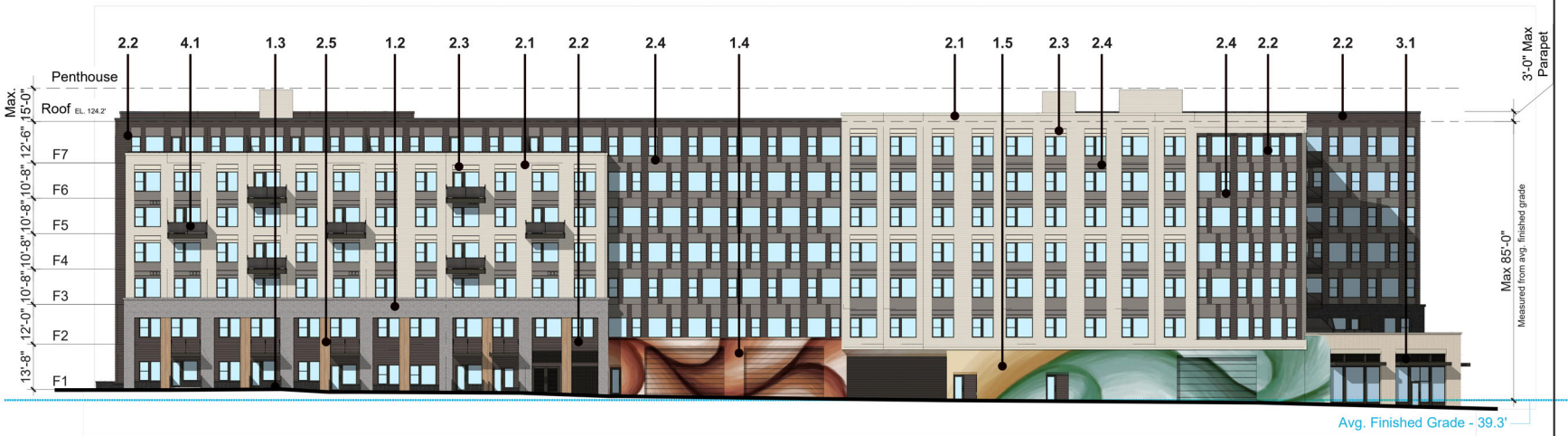
09/16/2025

A4.1

4. Main Line Blvd Elevation



5. Seaton Ave Elevation

MATERIAL LIST

1.1	Brick 1 - White Brick
1.2	Brick 2 - Medium Gray
1.3	Brick 3 - Black/Charcoal(Graphite)
1.4	Brick 4/CMU - TBD
1.5	Mural (To be designed before FSP Approval)
2.1	Cementitious Panelized Facade Lap Type 1 - Light Gray/White Panel
2.2	Cementitious Panelized Facade Lap Type 2 - Espresso
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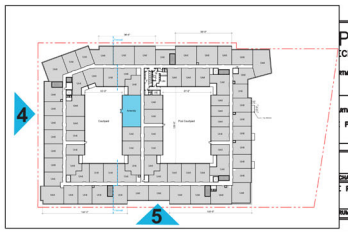
2.5	Cementitious Panelized Facade Type 5 (Wood Accent)
3.1	Canopy
4.1	Metal Railing

NOTE: MURAL IS ILLUSTRATIVE, TO BE FINALIZED AT FINAL SITE PLAN



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COMMONWEALTH OF VIRGINIA
BENJAMIN KASDAN
Lic. No. 040[illegible]
ARCHITECT

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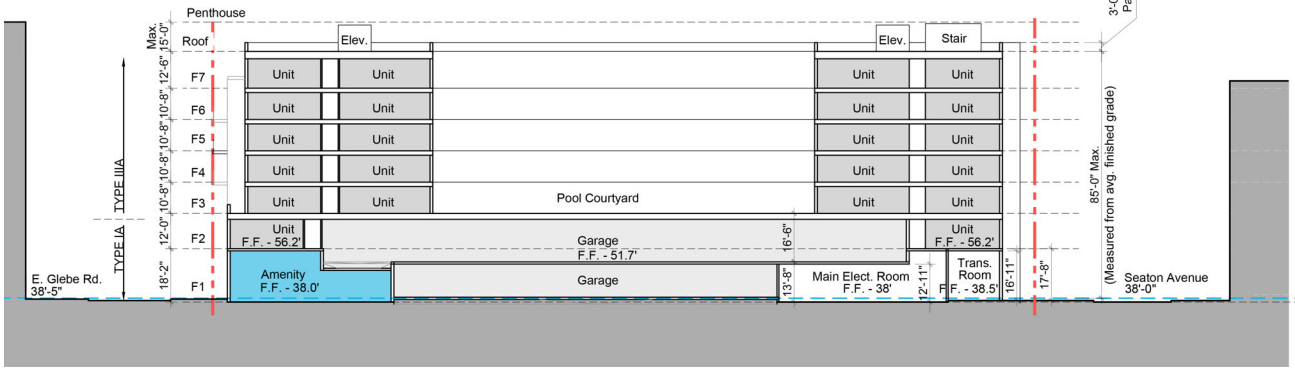
Elevations

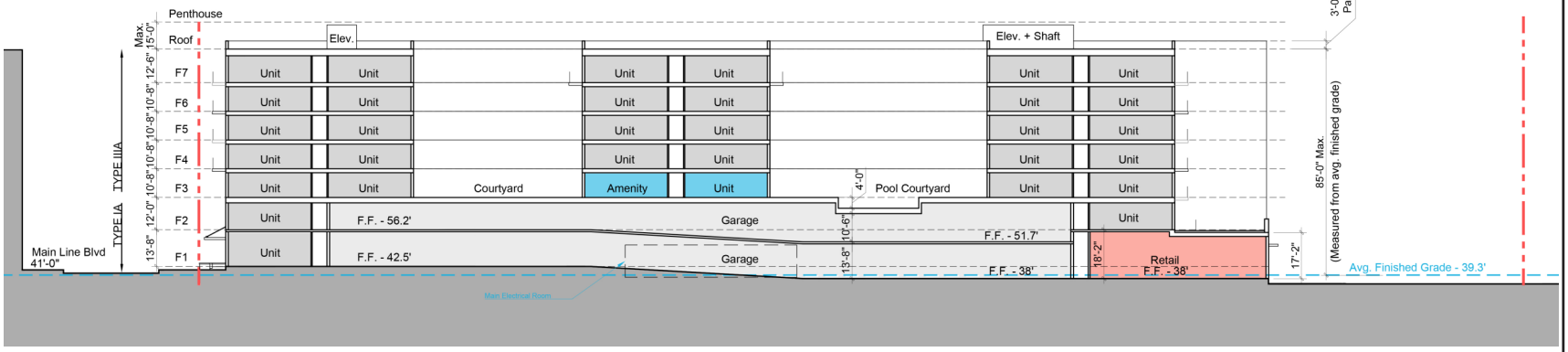
0 8 16 32

09/16/2025

A4.2



1. Section A



2. Section B

Amenity
Units
Garage
Retail

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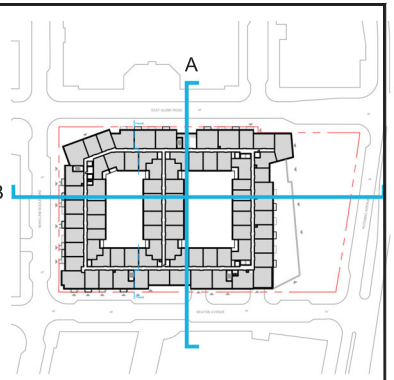

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Sections

0 10 20 40

09/16/2025

A5.0

1. Northeast Corner

2. Northwest Corner

3. Southwest Corner

4. Southeast Corner

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COMMONWEALTH OF VIRGINIA
BENJAMIN KASDAN
Lic. No. 040181
ARCHITECT

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Perspectives

09/16/2025

A6.0

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2025-10024 **Project Name:** Landbay G, Block G

PROPERTY LOCATION: 601 E. Glebe Road

TAX MAP REFERENCE: 025.01-05-11 **ZONE:** CDD #10

APPLICANT:

Name: Wesley Housing Development Corporation

Address: [redacted]

PROPERTY OWNER:

Name: 601 E. Glebe Road, L.L.C.

Address: [redacted]

SUMMARY OF PROPOSAL Multi-unit building with 88 affordable housing units

MODIFICATIONS REQUESTED Modification of the height to setback ratio and tree canopy coverage requirement

SUP's REQUESTED Parking reduction

☑ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 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 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.

M. Catharine Puskar, Attorney/Agent
Print Name of Applicant or Agent

MC Puskar
Signature

[redacted]
Mailing/Street Address

[redacted]
Telephone # Fax #

[redacted]
City and State Zip Code

[redacted]
Email address

revised 09/16/2025
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____

Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

○ The Owner ○ Contract Purchaser ○ Lessee or ◉ Other: developer 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.

See attached.

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.
◉ **N/A**

Docusign Envelope ID: 139C5947-D822-4F5B-9AA5-5281AE97E153

601 E. Glebe Road, L.L.C.
[redacted]

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File a Development Special Use Permit Application and Related Requests
601 E Glebe Road, Alexandria, VA 22301, Tax Map No. 025.01-05-11 (the "Property")

Dear Mr. Stoddard:

601 E. Glebe Road, L.L.C., the owner of the above-referenced Property, hereby consent to the filing of a Development Special Use Permit Application and any related requests for the Property by Wesley Housing Development Corporation.

Very truly yours,

601 E. Glebe Road, L.L.C.

By: TC

Its: Director

Date: 8/4/2025

Wesley Housing Development Corporation
[redacted]

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File a Development Special Use Permit Application and Related Requests
601 E Glebe Road, Alexandria, VA 22301, Tax Map No. 025.01-05-11 (the "Property")

Dear Mr. Stoddard:

Wesley Housing Development Corporation, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit Application and any related requests for the Property.

Very truly yours,

WESLEY HOUSING DEVELOPMENT CORPORATION

By: Kamilah McAfee

Its: President, CEO

Date: 7/31/2025

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. Wesley Housing Development Corporation	[redacted]	see attached
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 _____ (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. 601 E. Glebe Road, L.L.C.	[redacted]	see attached
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 require 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 the12-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 indicated 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. Wesley Housing Development Corporation	see attached	see attached
2. 601 E. Glebe Road, L.L.C.	none	none
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.

08/05/2025	Wesley Housing Development Corporation and 601 E. Glebe Road, L.L.C by M. Catharine Puskar, Attorney/Agent	MC Puskar
Date	Printed Name	Signature

DISCLOSURE ATTACHMENT

Wesley Housing Development Corporation

Wesley Housing Development Corporation is incorporated as a Virginia nonstock corporation. A Board of Directors governs the affairs of the corporation. A list of directors is below. The Registered agent of the corporation is Registered Agent Solutions, Inc. This corporation is not a membership corporation.

Board of Directors

Name:	Address:
Kamilah McAfee	[redacted]
Marcia Bradford	
Rev. Jay Carey	
Brooke Cooper	
Michael Cranna LLC,	
Larry Dickenson	
Marlo Goldstein	
Kathy Lutman	
Nancy Minter	
Suzanne Moran	

Arianna Royster

Andrew Vincent

Rev. Harold White, Sr.

Malanda Worrell-Worrell

Kenneth Wu

[redacted]

***None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance**

Development SUP # _____

2. Narrative description. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

See attached.

Development SUP # _____

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).

N/A

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
7 days/week	24 hours/day		

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise levels will be in compliance with the City Code.

B. How will the noise from patrons be controlled?

N/A.

7. Describe any potential odors emanating from the proposed use and plans to control them:

No odors are anticipated. Trash will be located internal to the building.

Development SUP # _____

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical for the proposed use.

B. How much trash and garbage will be generated by the use?

Typical for the proposed use.

C. How often will trash be collected?

Trash will be collected as often as necessary.

D. How will you prevent littering on the property, streets and nearby properties?

N/A

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☑ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☑ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Typical household cleaning products.

Development SUP # _____

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Access to the property will be secure and there is adequate street lighting around the building.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ **Yes.** ☑ **No.**

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

67

B. How many parking spaces of each type are provided for the proposed use:

25 Standard spaces
16 Compact spaces
3 Handicapped accessible spaces
_____ Other

Development SUP # _____

C. Where is required parking located? (check one) ☑ **on-site** ☐ **off-site**

If the required parking will be located off-site, where will it be located?

_____

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application.**

14. Provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0

B. How many loading spaces are available for the use? 0

C. Where are off-street loading facilities located? loading will occur on E. Glebe Road

D. During what hours of the day do you expect loading/unloading operations to occur?
Between 7:00 a.m. and 11:00 p.m.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As often as necessary.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Street access is adequate.

SUP # _____

APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant requests a SUP for a parking reduction from the required 67 spaces to the proposed total 44 spaces.

2. Provide a statement of justification for the proposed parking reduction.

The proposed parking is adequate to serve the residential units, given the walkability of the area, and the site's proximity to Bus Rapid Transit, other bus routes, bike share stations, bike lanes and the Potomac Yard Metro Station. Many residents who are car-less by choice will choose to rent in Potomac Yard for these reasons.

3. Why is it not feasible to provide the required parking?

Below grade parking is not economically viable and additional parking is not desirable or necessary given the reasons stated in Number 2 above.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. ____✓____ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a ***Parking Management Plan*** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

See attached transportation memorandum submitted under separate cover.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

For the reasons set forth in response to Number 2 above, the reduction in parking will not have a negative impact on the surrounding neighborhood.

Potomac Yard Landbay G-G
Affordable Housing Plan
August 5, 2025

1.0 Project Overview:

1.1 Project name, address, and project number(s);

- **Project Name: Potomac Yard Landbay G, Block G**
- **Project Address: 601 E. Glebe Road**
- **Application Number: CDSP#2024-00021; DSUP # to be assigned**

1.2 A brief description of the proposed development program;

- **The applicant proposes to construct a multi-unit building containing 88 affordable housing units. The multi-unit building will include a range of units varying from 30%-80% AMI.**

1.3 Requested zoning changes or waivers (if any);

- **A Development Special Use Permit with preliminary site plan**
- **Modification of the height to setback ratio pursuant to Section 6-403 of the Zoning Ordinance**
- **Modification to tree canopy coverage requirement**
- **A Special Use Permit for a parking reduction**

1.4 The Small Area Plan in which the project is located and a brief discussion of how relevant affordable housing goals and recommendations are being addressed by the AHP;

- **The project is located within the Potomac Yard/Potomac Greens Small Area Plan (the "SAP") and the Potomac Yard/Potomac Greens Coordinated Development District (CDD #10). All proposed units will be provided as committed affordable housing units, which align with the goals of the AHP to establish more affordable housing units at varying levels of Area Median Income. As the concurrently proposed projects on Landbay G, Block B/E and Landbay H will convert commercial square footage to residential square footage to facilitate the build-out of the remaining vacant Potomac Yard parcels, the developers of those blocks have coordinated and partnered with the Applicant to provide the 88-unit affordable housing building on the property.**

2. Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of existing affordable units being demolished as part of redevelopment (if any);

- **Not applicable, there are no existing units on the property.**

3. The status of tenant engagement efforts;

   - **Not applicable.**

4. The status of tenant relocation planning efforts and outreach to the Landlord-Tenant Relations Board;

   - **Not applicable.**

5. Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of proposed affordable units

   - **The Applicant is proposing to include a total of 88 affordable units for rent at various AMI percentage rates for a term of 40-years.**
   - **Proposed unit mix and AMI levels:**

Unit Type	80% AMI	60% AMI	50% AMI	40% AMI	30% AMI	Total	Avg. Unit Size
Studio	1	3	3	2	2	11	528 SF
1 Bedroom	1	0	1	1	1	4	606 SF
2 Bedroom	11	16	19	4	4	54	1,001SF
3 Bedroom	6	4	5	2	2	19	1,227 SF
Total	**19**	**23**	**28**	**9**	**9**	**88**	

6. A description of existing and proposed affordable housing financing agreements with third parties;

   - **Not applicable.**

7. An equivalency analysis that compares the value and location of CAUs proposed to be provided off-site to that of CAUs constructed on-site;

   - **Not applicable, all affordable housing units are provided on-site.**

8. A description of how proposed CAUs will be incorporated into the overall project to create a successful mixed-income community, including whether CAU residents will have access to amenities available to residents of market-rate rental units;

   - **All units in the proposed building will be provided as committed affordable units at a variety of income levels and will have access to indoor and outdoor amenity areas.**

9. Information on proposed phasing and implications such phasing would have on the delivery of proposed CAUs;

- **The multi-unit building will be constructed in a single phase.**

10. Information on contributions proposed to be made to the Housing Trust Fund;

- **Not applicable.**

11. An estimate of the types and number of jobs to be created by mixed-use projects; and

- **The proposed new building will create jobs typical of an 88-unit multi-unit building.**

12. Any other information the applicant deems relevant to the AHP

- **None.**

DEVELOPMENT SPECIAL USE PERMIT - PRELIMINARY SITE PLAN

POTOMAC YARD LANDBAY G-G

601 E. GLEBE ROAD, ALEXANDRIA, VA

AREA TABULATIONS

TOTAL SITE AREA =	23,899 SQ. FT.	OR	0.55 ACRES
TOTAL EXISTING IMPERVIOUS AREA =	730 SQ. FT.	OR	0.02 ACRES
TOTAL PROPOSED IMPERVIOUS AREA =	23,193 SQ. FT.	OR	0.53 ACRES
TOTAL DISTURBED AREA =	43,097 SQ. FT.	OR	0.9894 ACRES
TAX PARCEL IDENTIFICATION =	025.01-05-11		
ADDRESS:	601 EAST GLEBE ROAD, ALEXANDRIA, VA 22305		

TRIP GENERATION ANALYSIS

PROVIDED BY: KIMLEY-HORN, DATED 06/09/2025

TRIP GENERATION
Land Bay G-G

ITE Code	Land Use	Density		Daily	AM Peak Hour			PM Peak Hour		
					Total	Enter	Exit	Total	Enter	Exit
Remaining Approved Density										
310	Hotel	170	Rooms	1,419	78	44	34	98	50	48
822	Strip Retail Plaza (<40 ksf)	6	1,000 SF	325	14	8	6	39	20	19
Total Approved				**1,744**	**92**	**52**	**40**	**137**	**70**	**67**
Proposed Development										
223	Affordable Housing	88	Dwelling Units	468	36	10	26	40	24	16
Total Proposed				**468**	**36**	**10**	**26**	**40**	**24**	**16**
Net Trips (Total Proposed minus Total Approved)				**-1,276**	**-56**	**-42**	**-14**	**-97**	**-46**	**-51**

COMPLETE STREETS TABULATION

COMPLETE STREETS POLICY TABLE	NEW	UPGRADED
CROSSWALKS (NUMBER)	–	–
STANDARD	–	–
HIGH VISIBILITY	–	–
CURB RAMPS	–	4
SIDEWALKS (LF)	–	480
BICYCLE PARKING (NUMBER OF SPACES)	–	–
PUBLIC/VISITOR	2	–
PRIVATE/GARAGE	27	–
BICYCLE PATHS (LF)	–	–
PEDESTRIAN SIGNALS	–	–

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
2. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

ENVIRONMENTAL SITE ASSESSMENT

1. 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.
2. THERE ARE NO AREAS OF MARINE CLAY DEPOSITS ONSITE ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY AREA MAP.
3. THERE IS POTENTIAL SOIL CONTAMINATION ON THIS PROPERTY BASED ON AVAILABLE RECORDS.
4. THIS SITE IS NOT WITHIN A COMBINED SEWER AREA.

GREEN BUILDING NOTE

THE APPLICANT WILL COMPLY WITH THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY. A GREEN BUILDING NARRATIVE IS PROVIDED UNDER A SEPARATE COVER.

HISTORIC DISTRICTS NOTE

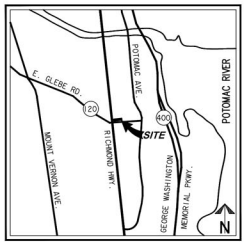
THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT AND DOES NOT INCLUDE ANY STRUCTURES DESIGNATED AS 100-YEAR OLD BUILDINGS.

DEVELOPMENT TEAM INFORMATION

1. RECORD OWNER:
   601 E GLEBE ROAD LLC
   C/O MTV HOLDCO L.L.C.
   4747 BETHESDA AVE
   BETHESDA, MD 20814
2. APPLICANT:
   WESLEY HOUSING
   2311 HUNTINGTON AVENUE
   ALEXANDRIA, VA 22303
   ATTN: JOSHUA CHILDS, AICP
   JCHILDS@WHDC.ORG
   703-642-3830
3. LAND USE ATTORNEY:
   WALSH, COLUCCI, LUBELEY & WALSH
   2200 CLARENDON BLVD, SUITE 1300
   ARLINGTON, VA 22201
   ATTN: M. CATHARINE PUSKAR
   CPUSKAR@THELANDLAWYERS.COM
   703-528-4700
4. CIVIL ENGINEER:
   WALTER L. PHILLIPS, INC.
   207 PARK AVE.
   FALLS CHURCH, VA 22046
   ATTN: TRAVIS P. BROWN, P.E.
   TBROWN@WLPINC.COM
   703-532-6163
5. ARCHITECT:
   HEFFNER ARCHITECTS PC
   604 MONTGOMERY STREET
   ALEXANDRIA, VA 22314
   ATTN: NICHOLAS GUETERMAN
   NGUETTERMAN@HEFFNER.COM
   703-549-7766
6. LANDSCAPE ARCHITECT:
   LD7 STUDIO, LLC
   4041 UNIVERSITY DRIVE, SUITE 202
   FAIRFAX, VA 22030
   ATTN: DAVID LESIUK
   DLESIUK@LD7STUDIO.COM
   703-448-3717

VICINITY MAP

SCALE: 1"=2000'



PROJECT DESCRIPTION NARRATIVE

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.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

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.

BUILDING CODE ANALYSIS

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	22590
FLOOR 2	19905
FLOOR 3	19905
FLOOR 4	19905
FLOOR 5	19905
FLOOR 6	19719
TOTAL	**121927**

ZONING TABULATIONS

ZONING:	EXISTING/PROPOSED ZONE: CDD #10
MASTER PLAN:	POTOMAC YARDS
SITE AREA (SQ. FT) (ACRES):	0.5486 AC OR 23,899 SF
USE:	EXISTING: VACANT LAND PROPOSED: RESIDENTIAL MULTI-UNIT DWELLING

	PERMITTED/REQUIRED	PROVIDED
ZONE	CDD #10	CDD #10
FAR	N/A	4.5303 (108,269 / 23,899)
DENSITY	N/A	160.4 UNITS/ACRE (88 UNITS / 0.5486 ACRES)
GROSS FLOOR AREA	N/A	121,927 SF
FLOOR AREA (NET)	N/A	108,269 SF
LOT AREA	N/A	0.5486 AC OR 23,899 SF
SETBACKS		
RICHMOND HIGHWAY	N/A	7.0 FT
E GLEBE ROAD	N/A	0.0 FT
MAIN LINE BOULEVARD	N/A	0.0 FT
NORTH	N/A	0.3 FT
FRONTAGE		
RICHMOND HIGHWAY	N/A	72.17 FT
E GLEBE ROAD	N/A	298.74 FT
MAIN LINE BOULEVARD	N/A	81.13 FT
OPEN SPACE	TBD WITH CDD	279 SF OR 0.0064 AC (1.167%) (ROOFTOP) (PRIVATE)
AVERAGE FINISHED GRADE	–	38.36 FT
HEIGHT	MAX. 82 FT	82.0 FT
PARKING (TOTAL)	67 SPACES (SEE TABULATIONS BELOW)	44 SPACES*
TRIP GENERATION	–	SEE TRIP GENERATION ANALYSIS ON THIS SHEET
TREE CANOPY COVERAGE	25%	0 SF*

NOTES:
* SEE MODIFICATIONS REQUESTED ON THIS SHEET.

PARKING TABULATIONS

PARKING REQUIRED:

AMI	RATE	RATE LESS 15% ALLOWED REDUCTIONS*	BEDS/UNITS	PARKING RATE REQUIRED
80%	1 SP/BED	0.75 SP/BED	36	27
60%	0.75 SP/UNIT	0.6375 SP/UNIT	23	15
40-50%	0.65 SP/UNIT	0.5525 SP/UNIT	37	21
30%	0.50 SP/UNIT	0.4250 SP/UNIT	9	4
TOTAL				67

*10% REDUCTION FOR LOCATION WITHIN METRO WALKSHED, 5% REDUCTION FOR LOCATION IN PROXIMITY TO 4 OR MORE BUS ROUTES.

PARKING PROVIDED:

25 STANDARD GARAGE SPACES
16 COMPACT GARAGE SPACES
3 ADA GARAGE SPACES
44 SPACES TOTAL PROVIDED

(A PARKING REDUCTION IS REQUESTED WITH THIS APPLICATION)

LOADING TABULATIONS

LOADING REQUIRED: N/A

LOADING PROVIDED: NONE

UNIT TABULATIONS

UNIT TYPE	80% AMI	60% AMI	50% AMI	40% AMI	30% AMI	TOTAL
STUDIO	1	3	3	2	2	11
1-BEDROOM	1	0	1	1	1	4
2-BEDROOM	11	16	19	4	4	54
3-BEDROOM	6	4	5	2	2	19
TOTAL	19	23	28	9	9	88

FLOOR AREA TABULATIONS

GROSS FLOOR AREA	SF
GARAGE/FLOOR 1	22590
FLOOR 2	19905
FLOOR 3	19905
FLOOR 4	19905
FLOOR 5	19905
FLOOR 6	19719
TOTAL	121927

NET FLOOR AREA	SF
GARAGE/FLOOR 1	20835
FLOOR 2	17575
FLOOR 3	17511
FLOOR 4	17511
FLOOR 5	17511
FLOOR 6	17325
TOTAL	108269

BIKE PARKING

TOTAL UNITS = 88

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)

SHEET INDEX

CIVIL ENGINEERING SHEETS

P-0101 COVER SHEET
P-0201 GENERAL NOTES
P-0301 CONTEXT PLAN
P-0302 EXISITNG CONDITIONS PLAN
P-0401 PRELIMINARY LAYOUT PLAN
P-0402 PRELIMINARY GEOMETRIC PLAN
P-0403 PRELIMINARY OPEN SPACE PLAN
P-0404 PRELIMINARY SIGNAGE AND STRIPING PLAN
P-0501 PRELIMINARY GRADING PLAN
P-0701 PRELIMINARY STORMWATER MANAGEMENT BMP DRAINAGE PLAN
P-0702 PRELIMINARY STORMWATER MANAGEMENT PLAN & NARRATIVE
P-0703 PRELIMINARY STORMWATER QUANTITY CALCULATIONS
P-0704 PRELIMINARY STORMWATER MANAGEMENT QUALITY CALCULATIONS (VRRM)
P-0705 PRELIMINARY BMP DETAILS
P-0706 PRELIMINARY PYD DRAWDOWN TABLE
P-0901 PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS
P-1101 PRELIMINARY VEHICLE MOVEMENT PLAN
P-1102 PRELIMINARY VEHICLE MOVEMENT PLAN
P-1103 PRELIMINARY SIGHT DISTANCE PLAN AND PROFILE
P-1301 PRELIMINARY FIRE SERVICE PLAN
P-1302 PRELIMINARY FIRE TRUCK TURNING MOVEMENTS
TPP-01 TREE AND VEGETATION SURVEY & PROTECTION PLAN
TPP-02 TREE AND VEGETATION SURVEY & PROTECTION PLAN
TPP-03 TREE AND VEGETATION SURVEY & PROTECTION PLAN
TPP-04 TREE AND VEGETATION SURVEY & PROTECTION PLAN

LANDSCAPE ARCHITECTURE SHEETS

L0.00 OVERALL LANDSCAPE PLAN
L1.00 GROUND FLOOR - MATERIALS PLAN
L1.10 2ND FLOOR AMENITY - MATERIALS PLAN
L2.00 SITE DETAILS
L3.00 SITE FURNISHINGS
L4.00 GROUND FLOOR - LANDSCAPE PLAN
L4.10 2ND FLOOR AMENITY - LANDSCAPE PLAN
L5.00 LANDSCAPE NOTES
L5.10 LANDSCAPE DETAILS
L5.20 LANDSCAPE TABULATIONS

ARCHITECTURE SHEETS

SP-A001 AREA PLANS
SP-A201 FIRST FLOOR PLAN - GARAGE 1
SP-A202 SECOND FLOOR PLAN - R1
SP-A203 TYPICAL FLOOR PLAN - R2-R4
SP-A300 ROOF PLAN
SP-A401 ELEVATIONS
SP-A402 ELEVATIONS
SP-A701 BUILDING SECTIONS
SP-B901 EXTERIOR PERSPECTIVE - SOUTH
SP-B902 EXTERIOR PERSPECTIVE - NORTH

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1501 www.WLPINC.com

SCALE: AS NOTED | DATE: 08/05/2025 | DRAWN: SC/ BD | CHECKED: TPB/AV

DATE	DESCRIPTION
06/10/25	CONCEPT II
08/05/25	DSUP COMPLETENESS SUB.

DATE	DESCRIPTION
09/16/25	DSUP VERIFICATION SUB.

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

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

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\sdskproj\17004\dwg\Planning\DSUP\17004P-0101.dwg

SHEET: P-0101

SITE NOTES

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.

RESOURCE PROTECTION AREA NOTES

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

FLOOD PLAIN NOTES

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).

CEMETERY AND/OR BURIAL GROUNDS

THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

FEDERAL FUNDING NOTE

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

ENVIRONMENTAL SITE ASSESSMENT

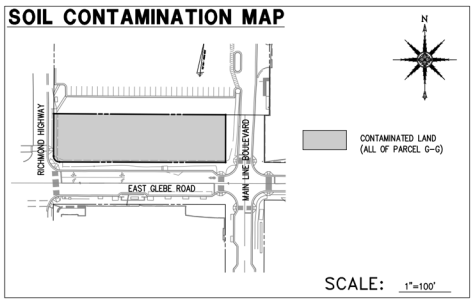
1. THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4400 EXT. 267/255.
4. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND
   - SATURDAYS FROM 9AM TO 6PM
   - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.

   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 9AM TO 6PM AND
   - SATURDAYS FROM 10AM TO 4PM

ENVIRONMENTAL NOTES

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, DUMP OR DISPOSAL AREA.
4. THERE ARE NO KNOWN AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES ON SITE TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

SOIL CONTAMINATION MAP



STORMWATER MANAGEMENT NARRATIVE

ALL STORMWATER MANAGEMENT FACILITIES NECESSARY TO SERVE THE SUBJECT SITE FOR STORMWATER QUANTITY HAVE BEEN DESIGNED, PERMITTED, AND ARE EITHER CONSTRUCTED OR CURRENTLY UNDER CONSTRUCTION BY OTHERS. DESIGN FOR THESE FACILITIES IS PER THE MASTER DEVELOPMENT OF POTOMAC YARDS, DSUP 2004-0044. SPECIFICALLY, WET POND P-2 PROVIDES STORMWATER MANAGEMENT DETENTION FOR THIS DEVELOPMENT BLOCK. ANY INCREASE TO THE IMPERVIOUS AREA CREATED BY THIS APPLICATION, BEYOND WHAT WAS DESIGNED TO BE RECEIVED BY POND 2 SHALL BE REQUIRED TO BE DETAINED PER THE ALEXANDRIA ZONING ORDINANCE. THIS DEVELOPMENT WILL NOT INCREASE THE IMPERVIOUS AREA DRAINING TO THE POND BEYOND WHAT IT WAS DESIGNED TO RECEIVE.

GEOTECHNICAL REPORT NOTE

A GEOTECHNICAL REPORT WAS PREPARED BY OTHERS FOR POTOMAC YARD, INCLUDING THIS SITE, AND THIS SITE WILL NEED TO BE IN COMPLIANCE WITH THOSE RECOMMENDATIONS DESCRIBED IN THE REPORT. IN ADDITION, A SITE SPECIFIC GEOTECHNICAL REPORT WILL BE PREPARED FOR THIS PROPERTY AT THE TIME OF FINAL SITE PLAN.

UTILITY CONTACTS

ELECTRIC:
VIRGINIA DOMINION POWER
C/O KEN HOLMES
907 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(703) 838-2437

NATURAL GAS:
WASHINGTON GAS
C/O RAY BAKER
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-5953

WATER:
VIRGINIA AMERICAN WATER COMPANY
C/O HAO (STEVE) CHEN
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3889

TELEPHONE:
VERIZON
C/O VAL FISHER
2980 FAIRVIEW PARK N., 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5068

CATV/HS INTERNET:
COMCAST
C/O BRIAN SHADE
3900 WHEELER AVENUE
ALEXANDRIA, VA 22304
(703) 567-4449

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 VIEWER. 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:

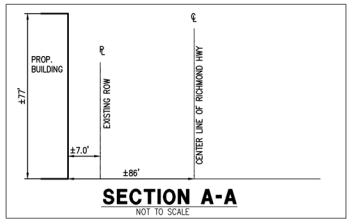
MULTIFAMILY RESIDENTIAL: 300 GPD x 88 UNITS = 26,400 GPD

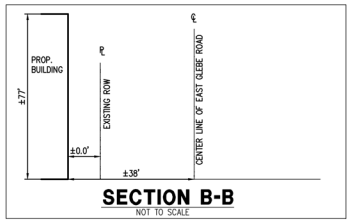
26,400 GPD x 4 (PEAK FACTOR) = 105,600 GPD

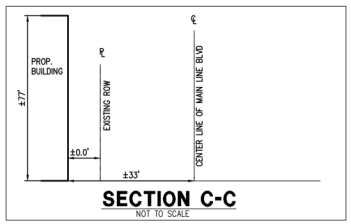
THE EXISTING SANITARY FLOW FROM THE SITE = 0 GPD (VACANT LOT).

BECAUSE THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE IN EXPECTED SANITARY SEWER FLOW MORE THAN 10,000 GPD, SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14 ON SHEET P-0901.

HEIGHT TO SETBACK RATIO DIAGRAMS



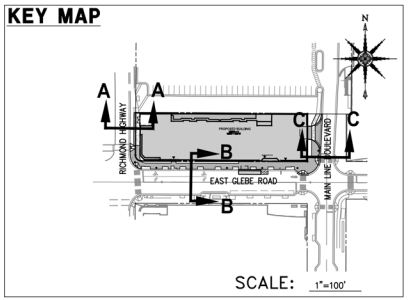




HEIGHT TO SETBACK RATIO NARRATIVE

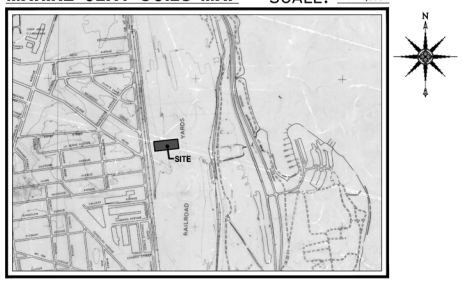
PER SECTION 6-403A MAXIMUM HEIGHT BASED ON 33' SETBACK ON MAIN LINE BOULEVARD IS 66', 38' SETBACK ON EAST GLEBE ROAD IS 76', AND 86' SETBACK ON RICHMOND HIGHWAY IS 172'. AT THE PROPOSED HEIGHT OF 82', THE PROPOSED DEVELOPMENT IS NOT IN CONFORMANCE WITH THE REQUIREMENTS OF 6-403A ON MAIN LINE BOULEVARD AND EAST GLEBE ROAD. A MODIFICATION FOR THE REQUIREMENTS OF 6-403A IS REQUESTED WITH THIS APPLICATION.

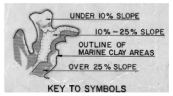
KEY MAP



MARINE CLAY SOILS MAP

SCALE: 1"=1,000'





MASTER LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CSCG-1	
	COPING CSCG-1	
SPILL / CATCH	TRANSITION FROM CATCH TO SPILL	CATCH / SPILL
A	SANITARY SEWER STRUCTURE LABEL	A
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
	COMBINED SEWER	
99	STORM SEWER STRUCTURE LABEL	99
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
℄	PLUG	℄
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	COLONIAL LIGHT	
	COBRA HEAD LIGHT	
	BUILDING MOUNTED LIGHT	
	BOLLARD LIGHT	
	PROPOSED BUILDING MOUNTED LIGHT	
	BIKE RACK	
	PROPOSED SHRUBS	
	TREES	
	DOOR	
	PROPERTY LINE	
	MANHOLE	
	CLEAN OUT	C.O.
	CURB INLET	
260 / 264	CONTOURS	260 / 264
+264 50	SPOT ELEVATION DRAINAGE FLOW DIRECTION	+264 50
TC / BC / TW	TOP OF CURB / BOTTOM OF CURB / TOP OF WALL	TC / BC / TW
BW / H.P.	BOTTOM OF WALL / HIGH POINT	BW / H.P.
	LIMITS OF DISTURBANCE	

APPROX.LOC..... APPROXIMATE LOCATION
ASPH..... ASPHALT
BR..... BICYCLE RACK
CONC..... CONCRETE
DB..... DEED BOOK
EP..... EDGE OF PAVEMENT
ESMT..... EASEMENT
FC..... HEADER CURB
GS..... GRASS
GV..... GAS VALVE
INV..... INVERT
INST..... INSTRUMENT
IPS..... IRON PIN SET (PROPERTY CORNER)
N/F..... NOW OR FORMERLY
NF..... NAIL FOUND (PROPERTY CORNER)
NS..... NAIL SET (PROPERTY CORNER)
PG..... PAGE
RCP..... REINFORCED CONCRETE PIPE
RR..... RIP-RAP
SD (XX)..... STORM SEWER STRUCTURE
SMH (XX)..... SANITARY SEWER STRUCTURE
SQ.FT..... SQUARE FEET
UIP..... UNIMPROVED PATH
UV..... UTILITY VAULT
WV..... WATER VALVE
◇ ..... FIRE HYDRANT
⌀ ..... UTILITY POLE
☼ ..... LIGHT POLE
—X— ..... FENCE
..... GUY WIRE
..... OVERHEAD WIRES
—E— ..... UNDERGROUND ELECTRIC LINE
—G— ..... UNDERGROUND GAS LINE
—S— ..... UNDERGROUND SANITARY LINE
—SL— ..... UNDERGROUND SANITARY LATERAL LINE
—T— ..... UNDERGROUND TELECOMMUNICATIONS LINE
—W— ..... UNDERGROUND WATER LINE
..... TREE
..... LIMITS OF TREE CANOPY/VEGETATION
..... CURB AND GUTTER
123' ..... SPOT ELEVATION
..... SIGN
..... ELECTRIC MANHOLE
..... TELECOMMUNICATIONS MANHOLE

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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(703) 532-6163 Fax (703) 533-1307 www.WLPINC.com

SCALE: AS NOTED | DATE: 08/05/2025 | DRAWN: SC/ BG | CHECKED: PB/AV

DATE	DESCRIPTION
06/10/25	CONCEPT II
08/05/25	DSUP COMPLETENESS SUB.

PLAN STATUS

DATE	DESCRIPTION
09/16/25	DSUP VERIFICATION SUB.

JASON M. VIRGIN LIC. No.046851 09/16/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

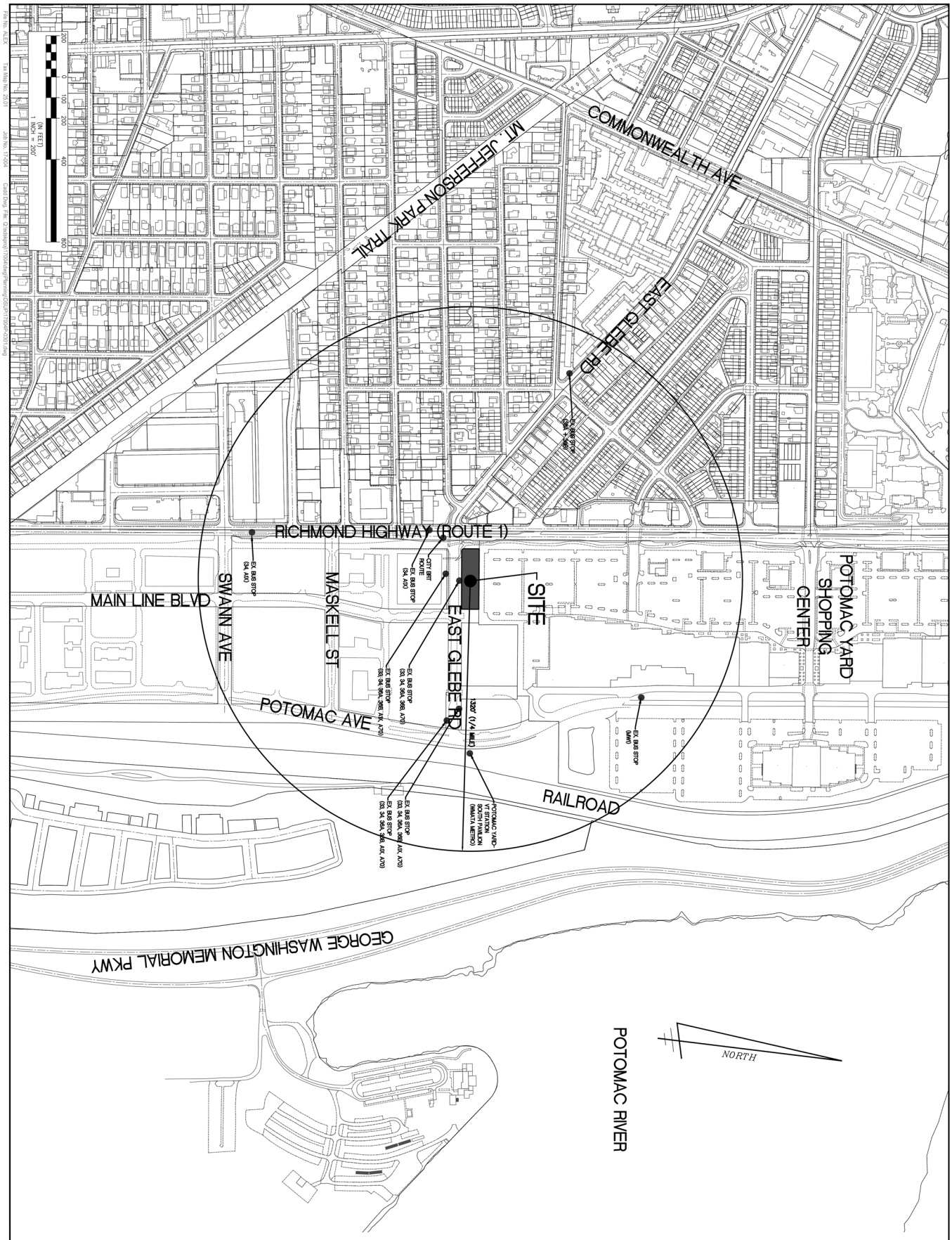
POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

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

GENERAL NOTES

SHEET: P-0201

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\sdskproj\17004\dwg\Planning\DSUP\17004P-0201.dwg



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102

SHEET: P-0301

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

DATE RECORDED _____

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

POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

AARON M. VINSON
Lic. No.041851
09/16/25

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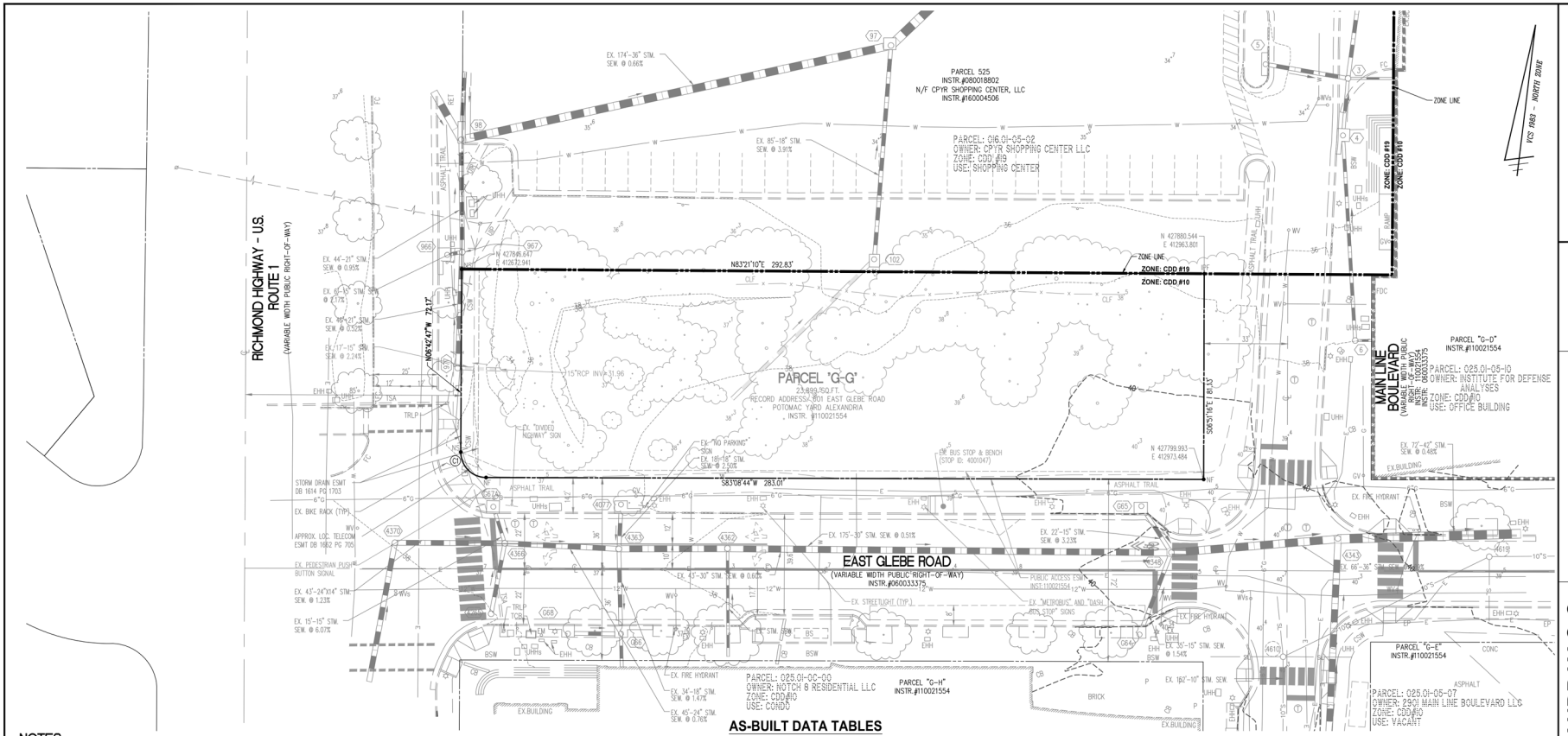
SCALE: 1" = 200' | DATE: 08/05/2025 | DRAWN: SC/ BQ | CHECKED: TPB/AV

PLAN STATUS

DATE	DESCRIPTION	DATE	DESCRIPTION
06/10/25	CONCEPT II	09/16/25	DSUP VERIFICATION SUB.
08/05/25	DSUP COMPLETENESS SUB.		

CONTEXT PLAN



NOTES

1. THE PROPERTY DELINEATED HEREON APPEARS ON THE CITY OF ALEXANDRIA TAX MAP AS NUMBER 025.01-05-11 AND IS ZONED CDD#10.
2. THE PROPERTY IS NOW IN THE NAME OF 601 E GLEBE ROAD LLC, AS RECORDED IN INSTRUMENT NUMBER 210011710 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINES SIZES ARE FROM RECORD INFORMATION.
4. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM AND SUPPLEMENTED WITH RECORD INFORMATION AND GIS INFORMATION.
5. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190033E, EFFECTIVE DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 16-003085, DATED DECEMBER 5, 2016.
7. THE PROPERTY SHOWN HEREON IS REFERENCED TO VIRGINIA STATE GRID NORTH AS SHOWN ON THE PLAT RECORDED IN INSTRUMENT NUMBER 110021554. THE VERTICAL DATUM WAS FURNISHED BY CHRISTOPHER CONSULTANTS AND APPEARS ON THEIR PLANS AS "WMATA VERT." CONTOUR INTERVAL IS TWO FEET.
8. THERE ARE NO BUILDINGS, NO MARKED PARKING SPACES AND NO POSTED ADDRESS ON THE PROPERTY. THE RECORD ADDRESS IS 601 EAST GLEBE ROAD.
9. TOTAL AREA OF THE PROPERTY IS 23,899 SQUARE FEET OR 0.54865 ACRES.

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	10.00'	15.73'	90°08'29"	10.02'	14.16'	N51°47'01"W

AS-BUILT DATA TABLES

STORM SEWER

SD 102	
YARD INLET TOP =	34.16
THROAT INV (SOUTH) =	33.31
18"RCP IN (S.WEST) =	28.73
18"RCP OUT (SD 97) =	28.51
SD 977	
MANHOLE TOP =	37.77
15"RCP IN (EAST) =	31.52
21"RCP OUT (SD 967) =	28.14
SD 966	
CURB INLET TOP =	37.45
4"FLEX IN (S.WEST) =	34.79
15"RCP OUT (SD 967) =	30.77
SD 967	
MANHOLE TOP =	37.54
15"RCP IN (SD 966) =	30.64
21"RCP IN (SD 977) =	27.90
21"RCP OUT (SD 98) =	27.84
SD 98	
CURB INLET TOP =	34.72
18"RCP IN (NORTH) =	29.41
21"RCP IN (SD 967) =	27.42
33"RCP IN (N.WEST) =	26.49
36"RCP OUT (SD 97) =	26.34
SD 97	
YARD INLET TOP =	33.70
THROAT INV (WEST) =	32.78
THROAT INV (EAST) =	32.71
18"RCP IN (SD 102) =	27.07
36"RCP IN (SD 98) =	25.19
42"RCP OUT (N.EAST) =	25.12
SD 667A	
CURB INLET TOP =	37.44
15"RCP OUT (SD 4366) =	34.98

SD 4077	
CURB INLET TOP =	37.78
15"RCP OUT (SD 4363) =	32.66
SD 4265	
MANHOLE TOP =	37.86
15"RCP OUT (SD 4366) =	33.16
SD 668	
CURB INLET TOP =	37.49
18"RCP OUT (SD 666) =	33.29
SD 666	
CURB INLET TOP =	37.51
15"RCP IN (SOUTH) =	32.77
18"RCP IN (SD 668) =	32.69
18"RCP OUT (SD 4363) =	32.66
SD 4363	
MANHOLE TOP =	37.66
18"RCP IN (SD 4077) =	32.21
18"RCP IN (SD 666) =	32.16
24"RCP IN (SD 4366) =	31.56
30"RCP OUT (SD 4362) =	31.49
SD 4362	
MANHOLE TOP =	38.11
INV IN (SOUTH) =	31.66
30"RCP IN (SD 4363) =	31.23
30"RCP OUT (SD 4348) =	31.11
SD 664	
CURB INLET TOP =	40.41
15"RCP OUT (SD 4348) =	36.36
SD 665	
CURB INLET TOP =	40.37
15"RCP OUT (SD 4348) =	36.42

SD 4348	
MANHOLE TOP =	40.37
15"RCP IN (SD 664) =	35.82
15"RCP IN (SD 665) =	35.71
30"RCP IN (SD 4362) =	30.22
36"RCP OUT (SD 4343) =	30.17
SD 4465	
CURB INLET TOP =	40.28
18"RCP OUT (SD 4533) =	36.33
SD 4533	
CURB INLET TOP =	40.53
18"RCP IN (SD 4465) =	35.86
30"RCP IN (SD 4607) =	35.16
30"RCP OUT (SD 4343) =	35.14
SD 4343	
MANHOLE TOP =	40.27
30"RCP IN (SD 4533) =	33.97
36"RCP IN (SD 4348) =	28.92
42"RCP OUT (EAST) =	28.82
SD 4370	
MANHOLE TOP =	37.93
23"X14"RCP IN (SOUTH) =	34.07
23"X14"RCP OUT(SD 4366) =	33.93
SD 4366	
MANHOLE TOP =	37.20
15"RCP IN (SD 667A) =	34.07
15"RCP IN (SD 4265) =	32.57
23"X14"RCP IN(SD 4370) =	33.40
24"RCP OUT (SD 4363) =	31.90

SANITARY SEWER

SMH 4619	
MANHOLE TOP =	39.40
10"INV IN (SOUTH) =	32.35
10"INV IN (NORTH) =	33.55
10"INV OUT (SMH 4610) =	31.80
SMH 4610	
MANHOLE TOP =	40.28
10"INV IN (SMH 4619) =	30.78
10"INV IN (EAST) =	30.83
10" INV IN (NORTH) =	31.43
10"INV IN (WEST) =	31.38
10"INV OUT (SOUTH) =	30.63

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

LEGEND

APPROX.LOC..... APPROXIMATE LOCATION
BS..... BUS SHELTER
BSW..... BRICK SIDEWALK
CB..... CONCRETE BAND
CLF..... CHAINLINK FENCE
CONC..... CONCRETE
CSW..... CONCRETE SIDEWALK
DB..... DEED BOOK
EHH..... ELECTRIC HANDHOLE
EM..... ELECTRIC METER
EP..... EDGE OF PAVEMENT
ESMT..... EASEMENT
FC..... HEADER CURB
FDC..... FIRE DEPARTMENT CONNECTION
GV..... GAS VALVE
INSTR.#..... INSTRUMENT NUMBER
INV..... INVERT
IPF..... IRON PIN FOUND (PROPERTY CORNER)
NF..... NAIL FOUND (PROPERTY CORNER)
N/F..... NOW OR FORMERLY
NS..... NAIL SET (PROPERTY CORNER)
P..... PLANTER
PG..... PAGE
RCP..... REINFORCED CONCRETE PIPE
RET..... RETAINING WALL
SD.(235)..... STORM SEWER STRUCTURE
SMH.(23) ..... SANITARY SEWER STRUCTURE

SQ.FT..... SQUARE FEET
TCB..... TRAFFIC CONTROL BOX
THH..... TELECOMMUNICATIONS HANDHOLE
TRLP..... TRAFFIC LIGHT/SIGNAL POLE
TSA..... TRAFFIC SIGNAL ARM
UHH..... UTILITY HANDHOLE
UIP..... UNIMPROVED PATH
WV..... WATER VALVE
..... FIRE HYDRANT
..... UTILITY POLE
..... LIGHT POLE
X..... FENCE
..... GUY WIRE
..... OVERHEAD WIRE(S)
E..... UNDERGROUND ELECTRIC LINE
G..... UNDERGROUND GAS LINE
SL..... UNDERGROUND SANITARY LATERAL LINE
S..... UNDERGROUND SANITARY LINE
..... UNDERGROUND STORM SEWER LINE
T..... UNDERGROUND TELECOMMUNICATIONS LINE
W..... UNDERGROUND WATER LINE
..... TREE
..... LIMITS OF TREE CANOPY/VEGETATION
..... CURB AND GUTTER
123.4 ..... SPOT ELEVATION
..... SIGN
E..... ELECTRIC MANHOLE
T..... TELECOMMUNICATIONS MANHOLE

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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DATE	DESCRIPTION
08/05/25	DSUP COMPLETENESS SUB.
09/16/25	DSUP VERIFICATION SUB.

PLAN STATUS

DATE	DESCRIPTION
06/10/25	CONCEPT II

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

JASON M. VINSON LIC. No.041851 09/16/25

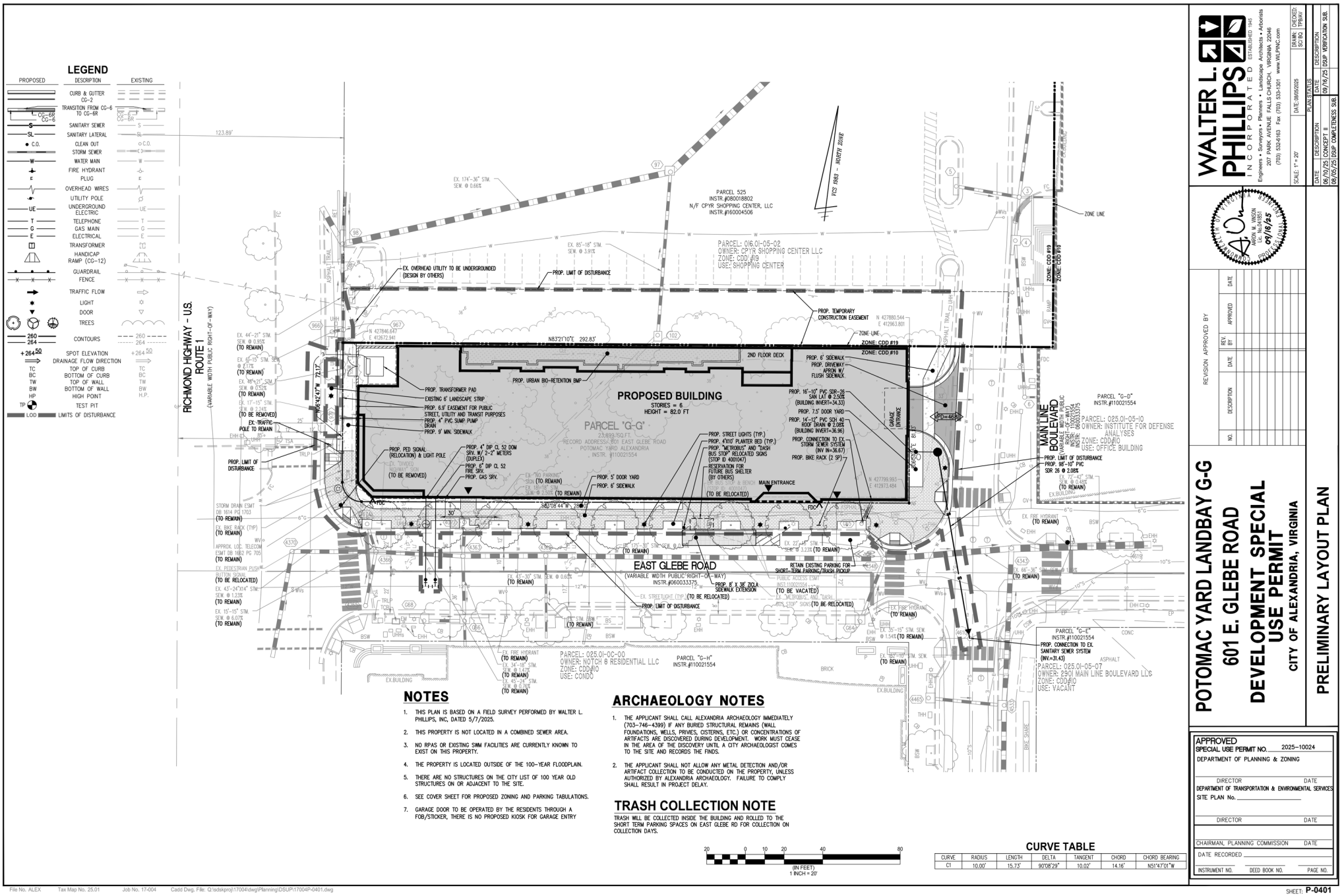
POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

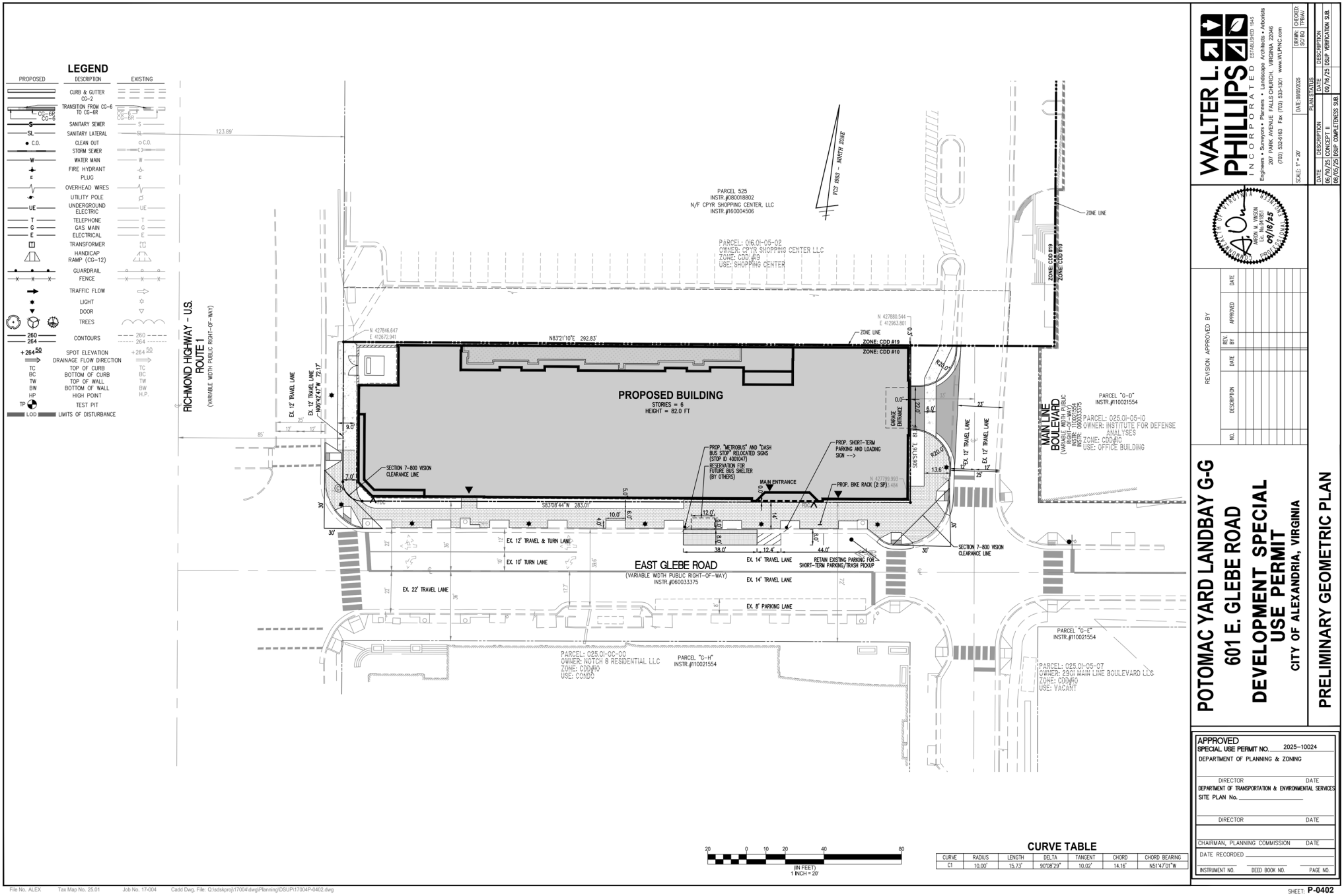
EXISITNG CONDITIONS PLAN

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

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\sdskproj\17004\dwg\Planning\DSUP\17004P-0302.dwg

SHEET: P-0302


LEGEND
PROPOSED
DESCRIPTION
EXISTING
CURB & GUTTER CG-2
TRANSITION FROM CG-6 TO CG-8R
SANITARY SEWER
SANITARY LATERAL
CLEAN OUT
STORM SEWER
WATER MAIN
FIRE HYDRANT
PLUG
OVERHEAD WIRES
UTILITY POLE
UNDERGROUND ELECTRIC
TELEPHONE
GAS MAIN
ELECTRICAL
TRANSFORMER
HANDICAP RAMP (CG-12)
GUARDRAIL
FENCE
TRAFFIC FLOW
LIGHT
DOOR
TREES
CONTOURS
SPOT ELEVATION
DRAINAGE FLOW DIRECTION
TOP OF CURB
BOTTOM OF CURB
TOP OF WALL
BOTTOM OF WALL
HIGH POINT
TEST PIT
LOD
LIMITS OF DISTURBANCE
RICHMOND HIGHWAY - U.S. ROUTE 1
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
PROPOSED BUILDING
STORIES = 6
HEIGHT = 82.0 FT
PARCEL 'G-G'
23,899 SQ.FT.
RECORD ADDRESS: 601 EAST GLEBE ROAD
POTOMAC YARD ALEXANDRIA
INSTR. #110021554
EAST GLEBE ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
INSTR.#060033375
MAIN LINE BOULEVARD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
INSTR: 060033375
PARCEL 525
INSTR.#080018802
N/F CPYR SHOPPING CENTER, LLC
INSTR.#160004506
PARCEL: 016.01-05-02
OWNER: CPYR SHOPPING CENTER LLC
ZONE: CDD #19
USE: SHOPPING CENTER
PARCEL: 025.01-05-10
OWNER: INSTITUTE FOR DEFENSE ANALYSES
ZONE: CDD#10
USE: OFFICE BUILDING
PARCEL: 025.01-05-07
OWNER: 2901 MAIN LINE BOULEVARD LLC
ZONE: CDD#10
USE: VACANT
PARCEL: 025.01-06-00
OWNER: HOTCH & RESIDENTIAL LLC
ZONE: CDD#10
USE: CDHD
PARCEL "G-H"
INSTR.#110021554
PARCEL "G-E"
INSTR.#110021554
PARCEL "G-D"
INSTR.#110021554
2ND FLOOR DECK
PROP. 6' SIDEWALK
PROP. DRIVEWAY APRON W/ FLUSH SIDEWALK
PROP. URBAN BIO-RETENTION BMP
PROP. TRANSFORMER PAD
EXISTING 6' LANDSCAPE STRIP
PROP. 6.5' EASEMENT FOR PUBLIC STREET, UTILITY AND TRANSIT PURPOSES
PROP. 4" PVC SUMP PUMP DRAIN
PROP. 9' MIN. SIDEWALK
PROP. PED SIGNAL (RELOCATION) & LIGHT POLE
PROP. 4" DIP CL 52 DOM SRV. W/ 2-2" METERS (DUPLEX)
PROP. 6" DIP CL 52 FIRE SRV.
PROP. GAS SRV.
PROP. 5' DOOR YARD
PROP. 6' SIDEWALK
PROP. STREET LIGHTS (TYP.)
PROP. 4'X10' PLANTER BED (TYP.)
PROP. "METROBUS" AND "DASH BUS STOP" RELOCATED SIGNS (STOP ID 4001047)
RESERVATION FOR FUTURE BUS SHELTER (BY OTHERS)
PROP. 7.5' DOOR YARD
PROP. 14"-12" PVC SCH 40 ROOF DRAIN @ 2.08% (BUILDING INVERT=36.96)
PROP. CONNECTION TO EX. STORM SEWER SYSTEM (INV IN=36.67)
PROP. BIKE RACK (2 SP.)
PROP. 16"-10" PVC SDR-26 SAN LAT @ 2.50% (BUILDING INVERT=34.33)
PROP. LIMIT OF DISTURBANCE
PROP. 98'-10" PVC SDR 26 @ 2.08%
PROP. TEMPORARY CONSTRUCTION EASEMENT
PROP. LIMIT OF DISTURBANCE
PROP. CONNECTION TO EX. SANITARY SEWER SYSTEM (INV.=31.43)
RETAIN EXISTING PARKING FOR SHORT-TERM PARKING/TRASH PICKUP
PROP. 8' X 38' ZCLA SIDEWALK EXTENSION
PROP. LIMIT OF DISTURBANCE
EX. OVERHEAD UTILITY TO BE UNDERGROUNDED (DESIGN BY OTHERS)
PROP. LIMIT OF DISTURBANCE
ZONE LINE
ZONE: CDD #19
ZONE: CDD #10
VES 1983 - NORTH ZONE
N83°21'10"E 292.83'
S83°08'44"W 298.07'
N06°42'47"W 72.17'
123.89'
MAIN ENTRANCE
GARAGE ENTRANCE
FDC
EX. BUILDING
BRICK
CONC
ASPHALT
ASPHALT TRAIL
BIKE SHARE
EX. 174"-36" STM. SEW. @ 0.66%
EX. 85"-18" STM. SEW. @ 3.91%
EX. 44"-21" STM. SEW. @ 0.95% (TO REMAIN)
EX. 66"-15" STM. SEW. @ 1.71% (TO REMAIN)
EX. 48"x21" STM. SEW. @ 0.52% (TO REMAIN)
EX. 17"-15" STM. SEW. @ 2.24% (TO BE REMOVED)
EX. TRAFFIC POLE TO REMAIN
EX. TRAFFIC SIGNAL (TO BE REMOVED)
EX. 10"D PARKING SIGN (TO REMAIN)
EX. 18"-15" STM. SEW. @ 2.30% (TO REMAIN)
EX. BENCH (TO BE RELOCATED)
EX. 22"-18" STM. SEW. @ 3.03% (TO REMAIN)
EX. 43"-30" STM. SEW. @ 0.62% (TO REMAIN)
EX. STREETLIGHT (TYP.) (TO BE RELOCATED)
EX. 36"-30" STM. SEW. @ 1.14% (TO REMAIN)
EX. 35"-15" STM. SEW. @ 1.54% (TO REMAIN)
EX. 18" STM. SEW. (TO REMAIN)
EX. FIRE HYDRANT (TO REMAIN)
EX. 34"-18" STM. SEW. @ 1.47% (TO REMAIN)
EX. 45"-24" STM. SEW. @ 0.78% (TO REMAIN)
EX. 174"-36" STM. SEW. @ 0.66%
EX. 10"S
EX. 12"W
EX. 6"G
EX. 6"C
EX. 8"WV
EX. 10"S
EX. 12"W
EX. 6"G
EX. 6"C
EX. 8"WV
STORM DRAIN ESMT DB 1614 PG 1703 (TO REMAIN)
EX. BIKE RACK (TYP) (TO REMAIN)
APPROX. LOC. TELECOM ESMT DB 1882 PG 705 (TO REMAIN)
EX. PEDESTRIAN PUSH BUTTON SIGNS (TO BE RELOCATED)
EX. 43"-24"X14" STM. SEW. @ 1.23% (TO REMAIN)
EX. 15"-15" STM. SEW. @ 4.07% (TO REMAIN)
EX. 10"D (TO BE RELOCATED)
EX. 10"D (TO BE-RELOCATED)
EX. 10"D (TO BE VACATED)
EX. 36"D (TO REMAIN)
EX. 10"S (TO REMAIN)
EX. 6"G (TO REMAIN)
EX. 6"C (TO REMAIN)
EX. 8"WV (TO REMAIN)
EX. 12"W



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

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PLAN STATUS

DATE	DESCRIPTION
06/10/25	CONCEPT II
08/05/25	DSUP COMPLETENESS SUB.
09/16/25	DSUP VERIFICATION SUB.

JASON M. VIRGIN LIC. No.046851 09/16/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

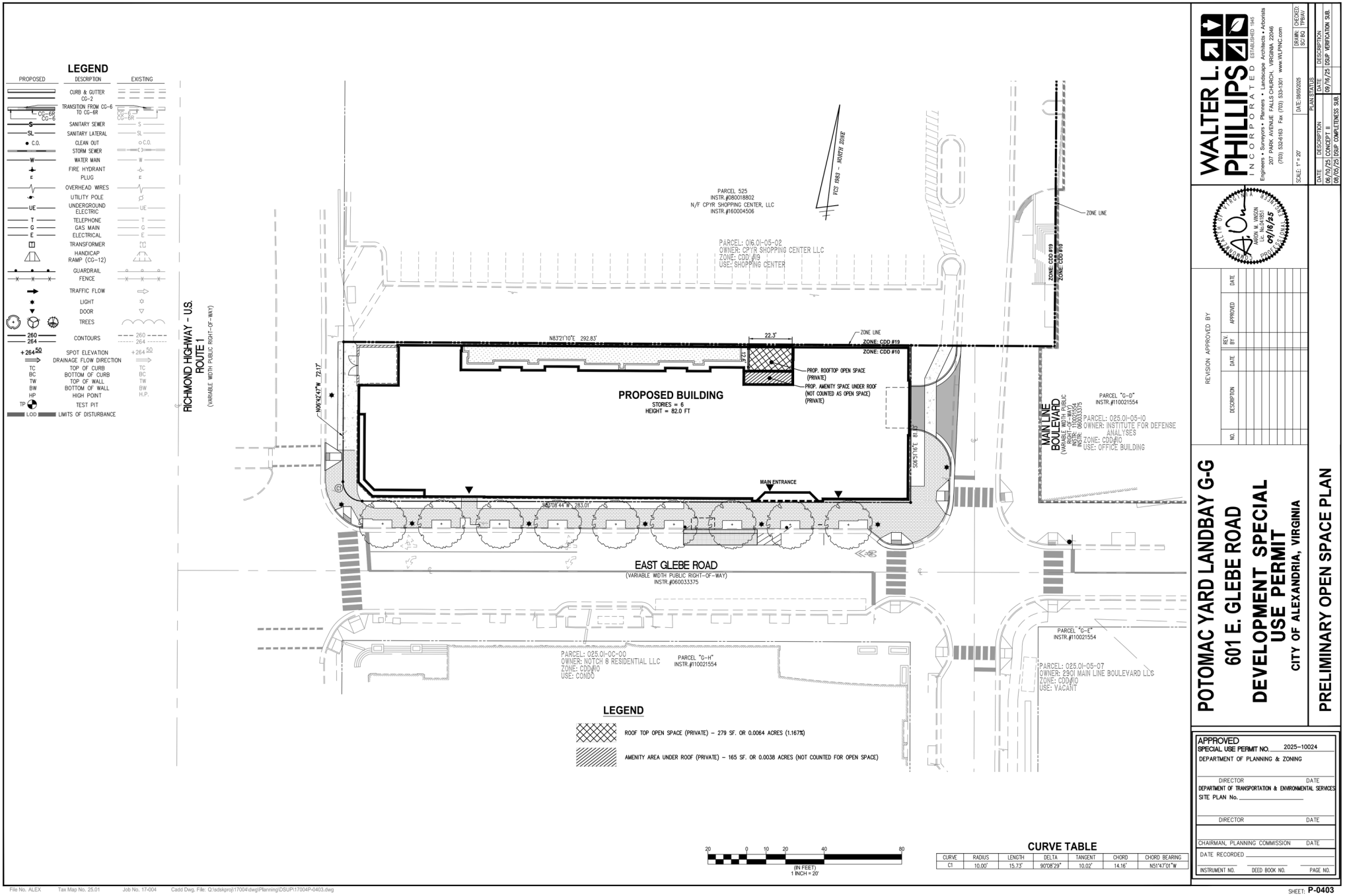
POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GEOMETRIC PLAN

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

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\adskproj\17004\dwg\Planning\DSUP\17004P-0402.dwg

SHEET: P-0402



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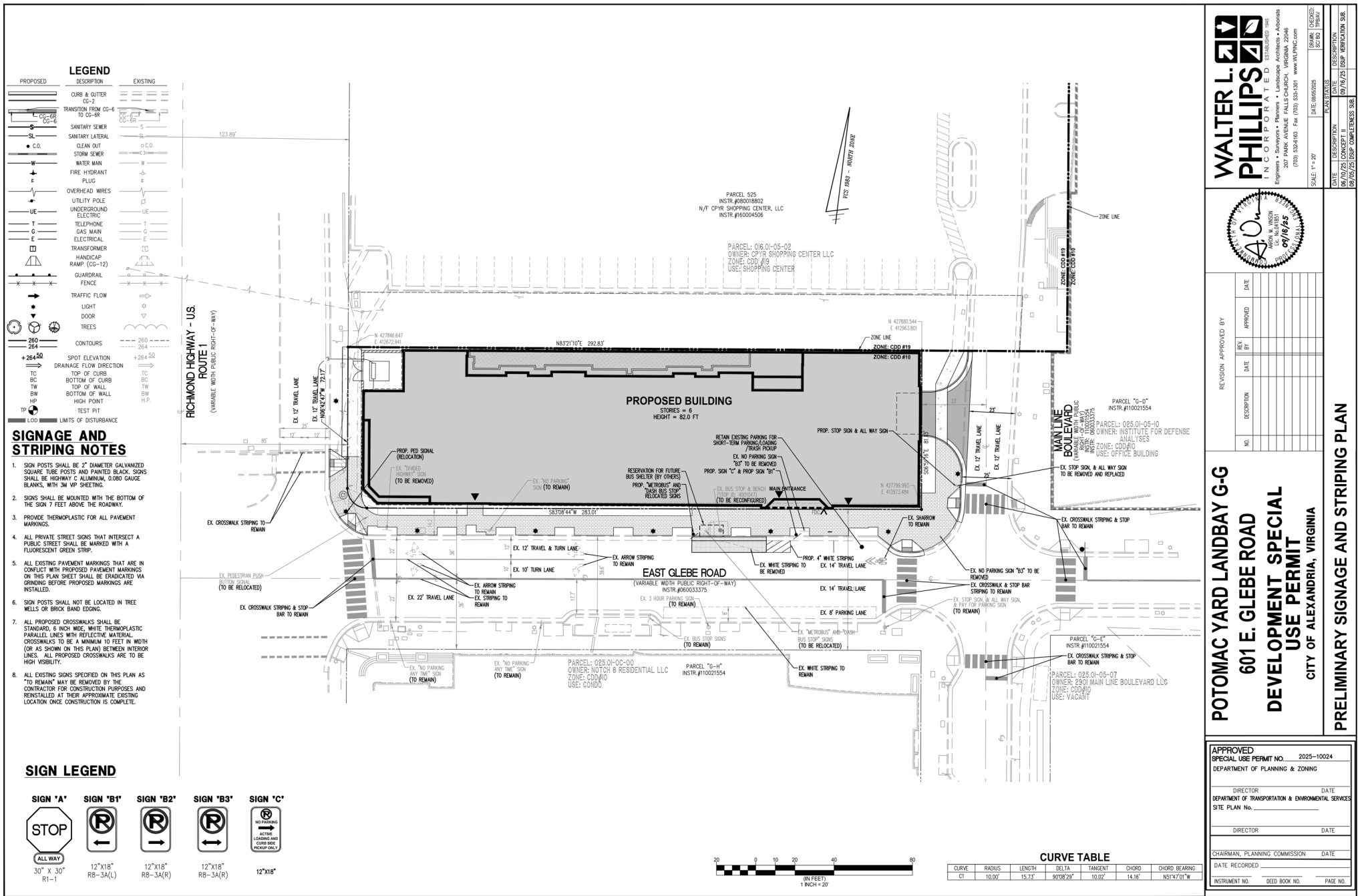
LEGEND
PROPOSED
DESCRIPTION
EXISTING
CURB & GUTTER CG-2
TRANSITION FROM CG-6 TO CG-8R
SANITARY SEWER
SANITARY LATERAL
CLEAN OUT
STORM SEWER
WATER MAIN
FIRE HYDRANT
PLUG
OVERHEAD WIRES
UTILITY POLE
UNDERGROUND ELECTRIC
TELEPHONE
GAS MAIN
ELECTRICAL
TRANSFORMER
HANDICAP RAMP (CG-12)
GUARDRAIL
FENCE
TRAFFIC FLOW
LIGHT
DOOR
TREES
CONTOURS
SPOT ELEVATION
DRAINAGE FLOW DIRECTION
TOP OF CURB
BOTTOM OF CURB
TOP OF WALL
BOTTOM OF WALL
HIGH POINT
TEST PIT
LOD LIMITS OF DISTURBANCE
SIGNAGE AND STRIPING NOTES
1. SIGN POSTS SHALL BE 2" DIAMETER GALVANIZED SQUARE TUBE POSTS AND PAINTED BLACK. SIGNS SHALL BE HIGHWAY C ALUMINUM, 0.080 GAUGE BLANKS, WITH 3M VIP SHEETING.
2. SIGNS SHALL BE MOUNTED WITH THE BOTTOM OF THE SIGN 7 FEET ABOVE THE ROADWAY.
3. PROVIDE THERMOPLASTIC FOR ALL PAVEMENT MARKINGS.
4. ALL PRIVATE STREET SIGNS THAT INTERSECT A PUBLIC STREET SHALL BE MARKED WITH A FLUORESCENT GREEN STRIP.
5. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED PAVEMENT MARKINGS ON THIS PLAN SHEET SHALL BE ERADICATED VIA GRINDING BEFORE PROPOSED MARKINGS ARE INSTALLED.
6. SIGN POSTS SHALL NOT BE LOCATED IN TREE WELLS OR BRICK BAND EDGING.
7. ALL PROPOSED CROSSWALKS SHALL BE STANDARD, 6 INCH WIDE, WHITE THERMOPLASTIC PARALLEL LINES WITH REFLECTIVE MATERIAL. CROSSWALKS TO BE A MINIMUM 10 FEET IN WIDTH (OR AS SHOWN ON THIS PLAN) BETWEEN INTERIOR LINES. ALL PROPOSED CROSSWALKS ARE TO BE HIGH VISIBILITY.
8. ALL EXISTING SIGNS SPECIFIED ON THIS PLAN AS "TO REMAIN" MAY BE REMOVED BY THE CONTRACTOR FOR CONSTRUCTION PURPOSES AND REINSTALLED AT THEIR APPROXIMATE EXISTING LOCATION ONCE CONSTRUCTION IS COMPLETE.
SIGN LEGEND
SIGN 'A' STOP ALL WAY 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' NO PARKING ACTIVE LOADING AND CURB SIDE PICKUP ONLY 12"X18"
PROPOSED BUILDING
STORIES = 6
HEIGHT = 82.0 FT
EAST GLEBE ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
INSTR.#060033375
RICHMOND HIGHWAY - U.S. ROUTE 1
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
MAIN LINE BOULEVARD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
INSTR. 060033375
PARCEL 525
INSTR.#080018802
N/F CPYR SHOPPING CENTER, LLC
INSTR.#160004506
PARCEL: 016.01-05-02
OWNER: CPYR SHOPPING CENTER LLC
ZONE: CDD #19
USE: SHOPPING CENTER
PARCEL: 025.01-05-10
OWNER: INSTITUTE FOR DEFENSE ANALYSES
ZONE: CDD#10
USE: OFFICE BUILDING
PARCEL: 025.01-05-07
OWNER: 2901 MAIN LINE BOULEVARD LLC
ZONE: CDD#10
USE: VACANT
PARCEL: 025.01-00-00
OWNER: HOTCH & RESIDENTIAL LLC
ZONE: CDD#10
USE: CDD#10
PARCEL "G-H" INSTR.#110021554
PARCEL "G-D" INSTR.#110021554
PARCEL "G-E" INSTR.#110021554
ZONE LINE
ZONE: CDD #19
ZONE: CDD #10
N83°21'10"E 292.83'
S83°08'44"W 283.01'
N06°42'47"W 72.17'
PROP. PED SIGNAL (RELOCATION)
EX. "DIVIDED HIGHWAY" SIGN (TO BE REMOVED)
EX. "NO PARKING" SIGN (TO REMAIN)
RESERVATION FOR FUTURE BUS SHELTER (BY OTHERS)
PROP. "METROBUS" AND "DASH BUS STOP" RELOCATED SIGNS
EX. BUS STOP & BENCH (TO BE RECONFIGURED)
MAIN ENTRANCE
RETAIN EXISTING PARKING FOR SHORT-TERM PARKING/LOADING /TRASH PICKUP
EX. NO PARKING SIGN "B3" TO BE REMOVED
PROP. SIGN "C" & PROP SIGN "B1"
PROP. STOP SIGN & ALL WAY SIGN
EX. STOP SIGN, & ALL WAY SIGN TO BE REMOVED AND REPLACED
EX. CROSSWALK STRIPING TO REMAIN
EX. 12' TRAVEL & TURN LANE
EX. 10' TURN LANE
EX. ARROW STRIPING TO REMAIN
EX. 22' TRAVEL LANE
EX. ARROW STRIPING TO REMAIN
EX. STRIPING TO REMAIN
EX. CROSSWALK STRIPING & STOP BAR TO REMAIN
EX. PEDESTRIAN PUSH BUTTON SIGNAL (TO BE RELOCATED)
EX. WHITE STRIPING TO BE REMOVED
PROP. 4" WHITE STRIPING
EX. 14' TRAVEL LANE
EX. 14' TRAVEL LANE
EX. 8' PARKING LANE
EX. 3 HOUR PARKING SIGN (TO REMAIN)
EX. BUS STOP SIGNS (TO REMAIN)
EX. "METROBUS" AND "DASH BUS STOP" SIGNS (TO BE RELOCATED)
EX. WHITE STRIPING TO REMAIN
EX. SHARROW TO REMAIN
EX. CROSSWALK STRIPING & STOP BAR TO REMAIN
EX. NO PARKING SIGN "B3" TO BE REMOVED
EX. CROSSWALK & STOP BAR STRIPING TO REMAIN
EX. STOP SIGN, & ALL WAY SIGN, & PAY FOR PARKING SIGN (TO REMAIN)
EX. "NO PARKING ANY TIME" SIGN (TO REMAIN)
EX. "NO PARKING ANY TIME" SIGN (TO REMAIN)
(IN FEET)
1 INCH = 20'
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
WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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08/05/25 | DSUP COMPLETENESS SUB.
DATE | DESCRIPTION
09/16/25 | DSUP VERIFICATION SUB.
JASON M. VIRGIN LIC. No.041851 09/16/25
REVISION APPROVED BY
NO. | DESCRIPTION | DATE | REV. BY | APPROVED | DATE
POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY SIGNAGE AND STRIPING PLAN
APPROVED
SPECIAL USE PERMIT NO. 2025-10024
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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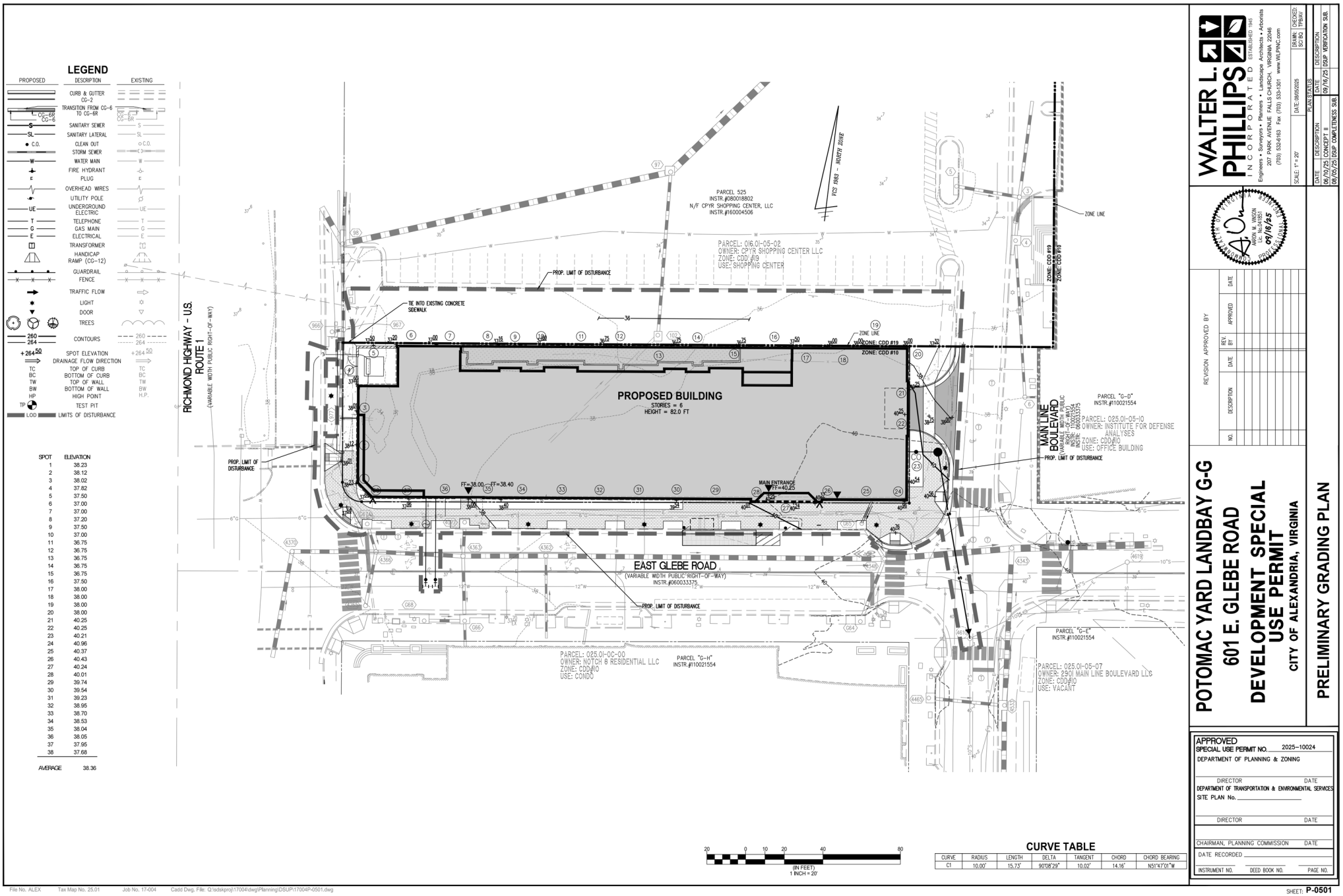
SHEET: P-0404



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PLAN STATUS

JASON M. VIRGIN LIC. No.018351 09/16/25

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POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GRADING PLAN

APPROVED
SPECIAL USE PERMIT NO. 2025-10024
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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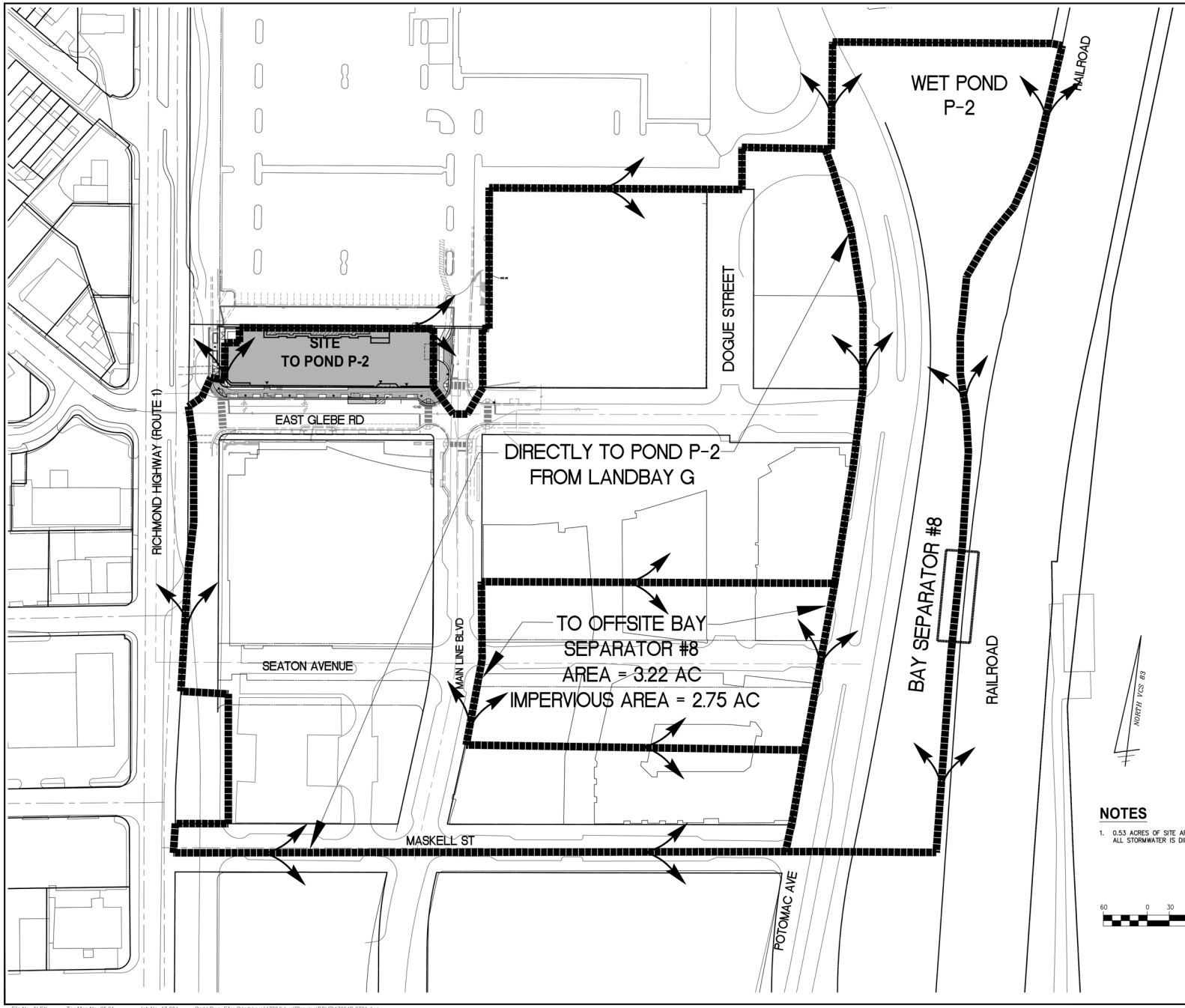

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JASON M. VINSON
LIC. No.041851
09/16/25

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POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER MANAGEMENT BMP DRAINAGE PLAN

APPROVED
SPECIAL USE PERMIT NO. 2025-10024
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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
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SHEET: P-0701

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

EXISTING CONDITIONS:
THE SITE CURRENTLY CONSISTS OF VACANT AREA, GRASS, AND A LIMITED NUMBER OF TREES. THE 23,899 SF (0.55 AC.) SITE DRAINS FROM SOUTH TO NORTH TOWARD THE ADJACENT PROPERTY WHERE IT ENTERS THE MUNICIPAL STORM SEWER SYSTEM VIA YARD INLET LOCATED ON THE ADJACENT PROPERTY. CURRENTLY NO STORMWATER CONTROLS EXIST ON-SITE. THE EXISTING DRAINAGE DIVIDES FOR THE SITE WILL GENERALLY BE MAINTAINED IN THE PROPOSED CONDITION COMPARED TO ASSUMPTIONS FROM THE POTOMAC YARD MASTER STORMWATER DRAINAGE PLAN (DSUP 2004-0044). FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE 41,316 SF OR 0.9485 ACRES (EXCLUDING LINEAR UTILITY TRENCHING).

PROPOSED CONDITIONS:
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A MULTIFAMILY BUILDING WITH AT GRADE GARAGE, UTILITY INFRASTRUCTURE, AND STREETSCAPE IMPROVEMENTS. THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF THE BUILDING, URBAN BIO-RETENTION PLANTER, STREETSCAPE, AND OTHER SUPPORT UTILITY INFRASTRUCTURE.

STORMWATER QUALITY (SEE BMP SCHEMATIC - THIS SHEET):
IN ORDER TO COMPLY WITH ARTICLE 13 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE AND THE VIRGINIA STATE WATER QUALITY REQUIREMENTS (9VAC25-870-63), THE SITE WILL INCLUDE A LEVEL 1 URBAN BIO-RETENTION FACILITY LOCATED ON THE SECOND FLOOR DECK. FROM THE BIORETENTION FACILITY AND REMAINING ROOF AREA, THE STORMWATER WILL LEAVE THE SITE AND FLOW TO THE EXISTING STORMWATER POND (WET POND LEVEL 1). THE PROPOSED SYSTEM OF BMPS WILL REDUCE PHOSPHORUS LEVELS AND COMPLY WITH ALL STATE AND CITY REQUIREMENTS. ANY IMPERVIOUS AREA THAT CANNOT BE CAPTURED AND TREATED DUE TO SITE AND GRADING CONSTRAINTS AND STRUCTURAL REASONS, WILL BE MITIGATED THROUGH PAYMENT INTO THE CITY OF ALEXANDRIA WATER QUALITY IMPACT FUND.

STORMWATER QUANTITY:

OUTFALL:
IN ACCORDANCE WITH THE POTOMAC YARD MASTER STORMWATER DRAINAGE PLAN (DSUP 2004-0044), STORMWATER DETENTION IS NOT PROPOSED ON SITE FOR THIS DEVELOPMENT DUE TO THE ADEQUACY OF THE OUTFALL AND TO THE PROXIMITY TO THE POTOMAC RIVER.

SITE STORMWATER EXITS THE BUILDING AND ENTERS THE MUNICIPAL STORM SEWER VIA CURB INLETS ADJACENT TO THE SITE. STORMWATER THEN ENTERS A 60" RCP PIPE THAT OUTFALLS INTO EXISTING POND P-2. THE SITE STORMWATER IS THEN DISCHARGED INTO A 78" RCP PIPE THAT OUTFALLS INTO FOUR MILE RUN AND ULTIMATELY THE POTOMAC RIVER.

PER THE POTOMAC YARD MASTER STORMWATER DRAINAGE PLAN (DSUP 2004-0044), THE 78" RCP PIPE AND POND P-2 WERE ADEQUATELY SIZED TO RECEIVE FLOW FROM THE SUBJECT PROPERTY POST-DEVELOPMENT.

CHANNEL PROTECTION:
THE MAJORITY OF SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN E GLEBE STREET. BASED ON REVIEW OF CITY STORM SEWER MAPS (GIS), THE DISCHARGE OF THE 2-YEAR 24-HOUR STORM FROM THE SITE CAN BE CONVEYED UP EXISTING POND P-2 WITHOUT CAUSING EROSION, SINCE ALL OF THE PIPES OR CULVERTS WITHIN THE LIMITS OF ANALYSIS ARE CONCRETE OR OTHER NON-ERODIBLE MATERIALS. THE SITE STORMWATER IS THEN DISCHARGED INTO A 78" RCP PIPE THAT OUTFALLS INTO FOUR MILE RUN AND ULTIMATELY THE POTOMAC RIVER. PER THE POTOMAC YARD MASTER STORMWATER DRAINAGE PLAN (DSUP 2004-0044), THE 78" RCP PIPE AND POND P-2 WERE ADEQUATELY SIZED TO RECEIVE FLOW FROM THE SUBJECT PROPERTY POST-DEVELOPMENT. THEREFORE, THE SITE MEETS CHANNEL PROTECTION REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII) AND NO ADDITIONAL STORMWATER DETENTION IS NECESSARY FOR THE PURPOSES OF CHANNEL PROTECTION.

FLOOD CONTROL:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN E GLEBE ST. THE CITY OF ALEXANDRIA STORMWATER REQUIREMENTS SPECIFY THAT THE 10-YEAR, 24 HOUR STORM POST-DEVELOPMENT FLOW MUST BE CONVEYED WITHIN THE SYSTEM UP TO THE LIMITS OF ANALYSIS AND THAT THE POST-DEVELOPMENT FLOW FOR THE 10-YEAR, 24-HOUR STORM MUST NOT EXCEED PRE-DEVELOPMENT LEVELS. THIS DEVELOPMENT WILL NOT INCREASE THE IMPERVIOUS AREA DRAINING TO THE POND BEYOND WHAT IT WAS DESIGNED TO RECEIVE. THEREFORE, NO ADDITIONAL STORMWATER CONTROLS ARE REQUIRED. THE 78" RCP PIPE AND POND P-2 WERE ADEQUATELY SIZED TO RECEIVE FLOW FROM THE SUBJECT PROPERTY POST-DEVELOPMENT. THEREFORE, THE SITE MEETS FLOOD CONTROL REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII).

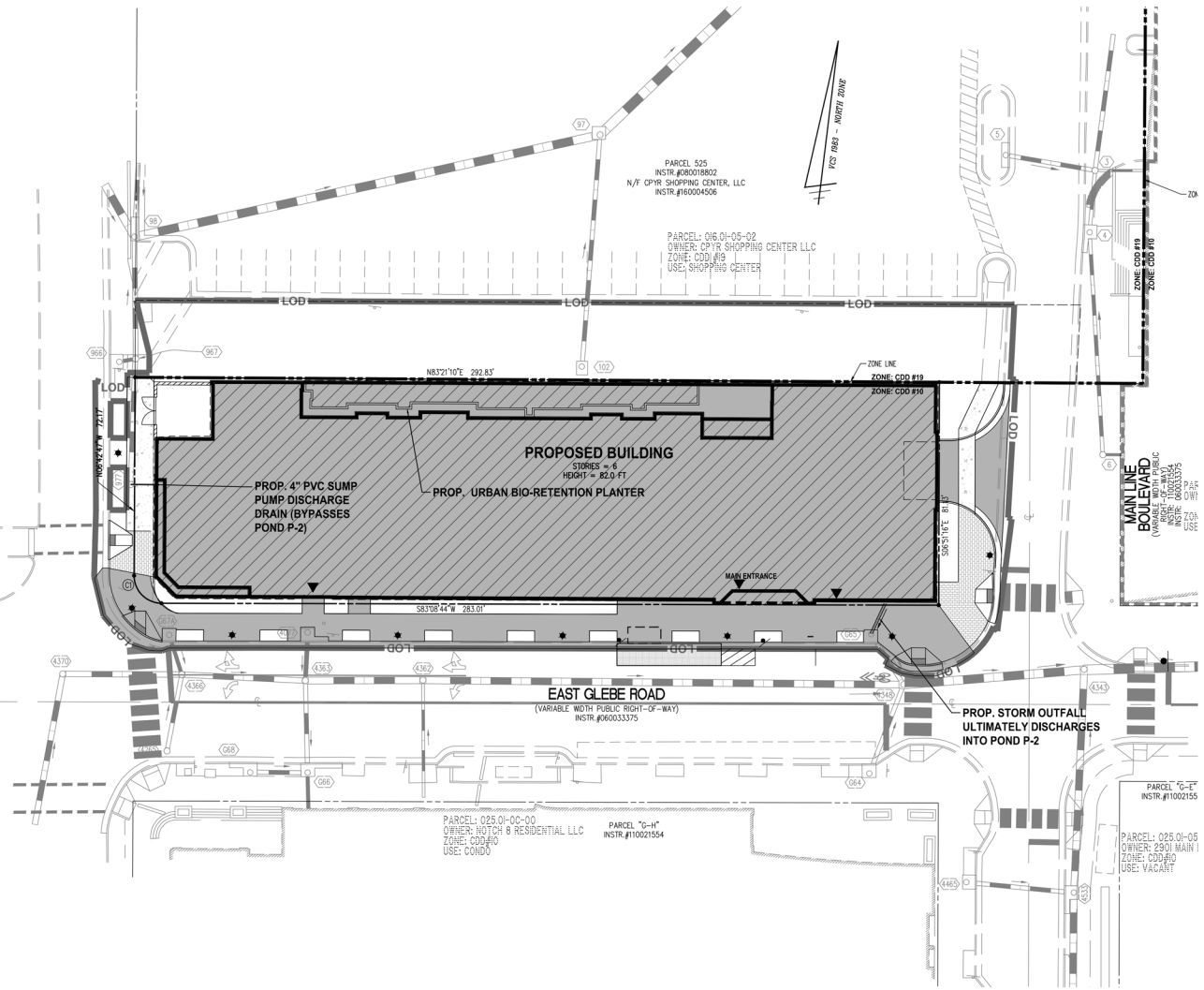
ADJACENT PROPERTIES:
ALL UNCONTROLLED SHEET FLOW WILL BE DIRECTED TO THE RICHMOND HIGHWAY AND MAIN LINE BOULEVARD RIGHT-OF-WAYS AND INTO THE MUNICIPAL STORM SEWER SYSTEM. THERE WILL NOT BE ANY ADVERSE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT AND THE PROPOSED IMPROVEMENTS.

FLOODPLAIN BOUNDARY:
THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY PER FEMA MAPS.

RESOURCE PROTECTION AREAS:
THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE.

THE SITE RESIDES IN THE POTOMAC YARD WATERSHED.

THE BMP FACILITIES IS PRIVATELY OWNED AND MAINTAINED.



BMP SCHEMATIC
SCALE: 1" = 20'

IMPERVIOUS AREA TO BIO-RETENTION (21,216 SF)

IMPERVIOUS SITE AREA TO POND (26,858 SF)

BMP MAINTENANCE (POND-P2)

THE POND P-2 BMP FACILITY IS PRIVATELY OWNED AND MAINTAINED. SEE POTOMAC AVENUE PLANS (DSP #2005-0038) FOR INSPECTION AND MAINTENANCE INFORMATION. POND P2 IS AN EXISTING FACILITY UNDER THE POTOMAC YARD-WIDE STORMWATER MAINTENANCE AGREEMENT.

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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JASON M. VINSON LIC. No.041851 09/16/25

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POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER MANAGEMENT PLAN & NARRATIVE

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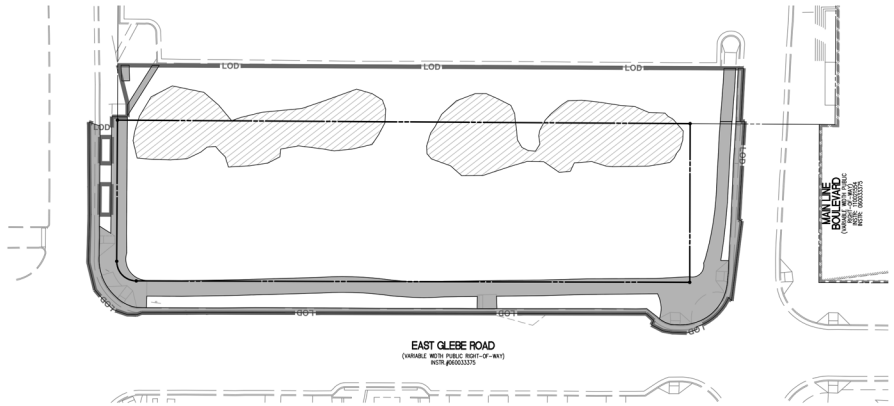
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

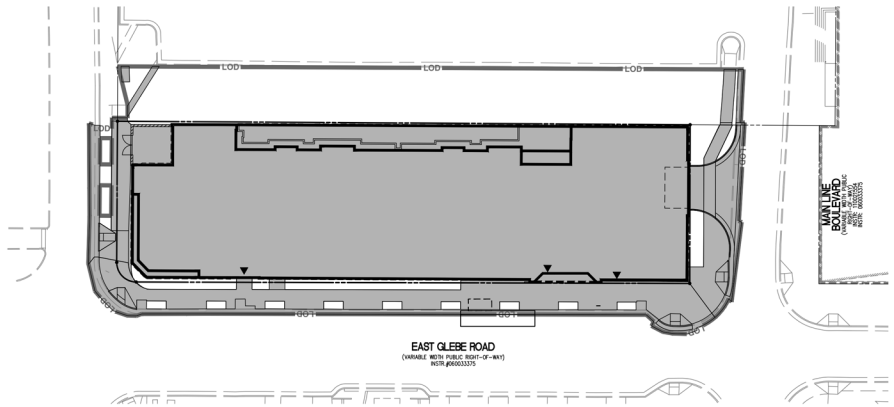
File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\sdskproj\17004\dwg\Planning\DSUP\17004P-0701.dwg

SHEET: P-0702



PRE-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 30'



POST-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 30'

PRE-DEVELOPMENT CURVE NUMBER

LIMITS OF DISTURBANCE (SWM AREA):	41,316 SQ. FT. OR 0.9485 ACRES (EXCLUDES LINEAR UTILITY TRENCHING)
EXISTING MANAGED TURF AREA:	27,698 SQ. FT. OR 0.6359 ACRES
EXISTING FORESTED AREA:	7,000 SQ. FT. OR 0.1607 ACRES
EXISTING IMPERVIOUS AREA:	6,618 SQ. FT. OR 0.1519 ACRES
CURVE NUMBER:	[(6,618 X 98) + (27,698 X 80) + (7,000 X 77)] / 41,316 = 82

PRE-DEVELOPMENT

pre

Hydrograph type	= SCS Runoff	Peak discharge	= 1.846 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 3,703 cuft
Drainage area	= 0.948 ac	Curve number	= 82
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

pre

Hydrograph type	= SCS Runoff	Peak discharge	= 2.459 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 4,965 cuft
Drainage area	= 0.948 ac	Curve number	= 82
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

pre

Hydrograph type	= SCS Runoff	Peak discharge	= 4.639 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 9,478 cuft
Drainage area	= 0.948 ac	Curve number	= 82
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.84 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

FORESTED AREA

IMPERVIOUS AREA

LIMITS OF CLEARING (SWM AREA)

POST-DEVELOPMENT CURVE NUMBER

LIMITS OF DISTURBANCE (SWM AREA):	41,316 SQ. FT. OR 0.9485 ACRES (EXCLUDES LINEAR UTILITY TRENCHING)
PROPOSED MANAGED TURF AREA:	10,627 SQ. FT. OR 0.2440 ACRES
PROPOSED IMPERVIOUS AREA:	30,689 SQ. FT. OR 0.7045 ACRES
ADJ. CURVE NUMBER:	91 (SEE VRRM SPREADSHEET – P-0704)

POST-DEVELOPMENT

post

Hydrograph type	= SCS Runoff	Peak discharge	= 2.798 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 5,789 cuft
Drainage area	= 0.948 ac	Curve number	= 91
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

post

Hydrograph type	= SCS Runoff	Peak discharge	= 3.483 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 7,289 cuft
Drainage area	= 0.948 ac	Curve number	= 91
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

post

Hydrograph type	= SCS Runoff	Peak discharge	= 5.720 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 12,353 cuft
Drainage area	= 0.948 ac	Curve number	= 91
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.84 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

IMPERVIOUS AREA

LIMITS OF CLEARING (SWM AREA)

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1307 www.WLPINC.com

SCALE: 1" = 30' | DATE: 08/05/2025 | DRAWN: SC/ BG | CHECKED: TPB/AV

DATE	DESCRIPTION
06/10/25	CONCEPT II
08/05/25	DSUP COMPLETENESS SUB.

DATE	DESCRIPTION
09/16/25	DSUP VERIFICATION SUB.

PLAN STATUS

COMMONWEALTH OF VIRGINIA — JASON M. VINSON — LIC. No. 041851 — 09/16/25 — PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER QUANTITY CALCULATIONS

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

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\sdskproj\17004\dwg\Planning\DSUP\17004P-0701.dwg

SHEET: P-0703

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

CLEAR ALL (Ctrl+Shift+R)

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

Project Name: POTOMAC YARD LANDBAY G-G
Date: 9/16/2025
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 0.95

Maximum reduction required:	10%
The site's net increase in impervious cover (acres) is:	0.552594123
Post-Development TP Load Reduction for Site (lb/yr):	0.36

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

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land				0.16	0.16
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.64	0.64
Impervious Cover (acres)				0.15	0.15
					0.95

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.24	0.24
Impervious Cover (acres)				0.70	0.70
Area Check	OK.	OK.	OK.	OK.	0.95

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.36

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	7.88

Final Post-Development TN Load	10.89

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre Pre-ReDevelopment	Listed	Adjusted[1]
Forest Cover (acres)	0.16	0.00
Weighted Rv(forest)	0.05	0.00
Weighted Loading Rate(forest)	0.10	0.00
% Forest	17%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.64	0.24
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	67%	62%
Impervious Cover (acres)	0.15	0.15
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	16%	38%
Total Site Area (acres)	**0.95**	**0.40**
Site Rv	**0.33**	**0.52**
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0259	0.0171
Pre-ReDevelopment Treatment Volume (cubic feet)	1,130	745
Pre-ReDevelopment TP Load (lb/yr)	**0.69**	**0.34**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.72	0.85
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.10

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

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

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

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final) Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.24
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	26%
Impervious Cover (acres)	0.70
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	74%
Final Site Area (acres)	**0.95**
Final Post Dev Site Rv	**0.77**
Treatment Volume and Nutrient Load	
Final Post-Development Treatment Volume (acre-ft)	0.0609
Final Post-Development Treatment Volume (cubic feet)	2,651
Final Post-Development TP Load (lb/yr)	**0.81**
Final Post-Development TP Load per acre (lb/acre/yr)	0.85

Land Cover Summary-Post Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.24
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	62%
ReDev. impervious Cover (acres)	0.15
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% impervious	38%
Total ReDev. Site Area (acres)	**0.40**
ReDev Site Rv	**0.52**
Treatment Volume and Nutrient Load	
Post-ReDevelopment Treatment Volume (acre-ft)	0.0171
Post-ReDevelopment Treatment Volume (cubic feet)	745
Post-ReDevelopment Load (TP) (lb/yr)*	0.34
Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.85
Max. Reduction Required (Below Pre-ReDevelopment Load)	10%
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.03**

Land Cover Summary-Post Post-Development New Impervious	
New Impervious Cover (acres)	0.55
Rv(impervious)	0.95
Post-Development Treatment Volume (acre-ft)	0.0437
Post-Development Treatment Volume (cubic feet)	1,906
Post-Development TP load (lb/yr)	0.47
TP Load Reduction Required for New Impervious Area (lb/yr)	**0.33**

NAME OF PRACTICE	DESCRIPTION	TOTAL AREA TREATED (ACRES)	PERVIOUS AREA TREATED (ACRES)	IMPERVIOUS AREA TREATED (ACRES)	PHOSPHOROUS REMOVAL EFFICIENCY (%)	PHOSPHOROUS REMOVED BY PRACTICE (LBS)	LATITUDE (DECIMAL DEGREES)	LONGITUDE (DECIMAL DEGREES)
BIORETENTION PLANTER	PLANTER	0.49	0.00	0.49	55	0.23	16.321451	108.458547
EX WET POND	EX WET POND	5.20	0.00	5.20	50	0.15	16.323039	108.456819

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.24	0.24	0.25	0.85
Impervious Cover (acres)				0.70	0.70	0.95	0.86
				Total	0.95		

VRRM 4.1, 2024

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 0.81
Post Development Treatment Volume in D.A. A (ft³) 2,651

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-F6.05)	40			0.49	0	672	1,007	1,679	25	0.00	0.42	0.23	0.19	15.a. Wet Pond #1
15. Wet Ponds (no RR)														
15.a. Wet Pond #1 (P-BAS-02)	0			0.13	1,007	0	1,442	1,442	50	0.19	0.11	0.15	0.15	

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
6. Bioretention (RR)				
40	0.00	6.00	3.84	2.16
15. Wet Ponds (no RR)				
30	2.16	1.56	1.12	2.60

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.24	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.70	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.61	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 2,651

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	672	0	0	0	0	672
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.81	0.00	0.00	0.00	0.00	0.81
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.38	0.00	0.00	0.00	0.00	0.38
TP LOAD REMAINING (lb/yr)	0.43	0.00	0.00	0.00	0.00	0.43
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	4.96	0.00	0.00	0.00	0.00	4.96

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.81
TP LOAD REDUCTION REQUIRED (lb/yr)	0.36
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.38
TP LOAD REMAINING (lb/yr)	0.43
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.01 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	10.89
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	4.96
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	5.93

Runoff Volume and Curve Number Calculations, VRRM 4.1, 2024

Enter design storm rainfall depths (in):

1-year storm	2-year storm	10-year storm
2.30	3.20	5.20

Use NOAA Atlas 14 (http://hdsc.nws.noaa.gov/hdsc/pfds/)

*Notes (see below):

[1] The curve numbers and runoff volumes computed in this spreadsheet for each drainage area are limited in their applicability for determining and demonstrating compliance with water quantity requirements. See VRRM User's Guide and Documentation for additional information.

[2] Runoff Volume (RV) for pre- and post-development drainage areas must be in volumetric units (e.g., acre-feet or cubic feet) when using the Energy Balance Equation. Runoff measured in watershed-inches and shown in the spreadsheet as RV(watershed-inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise RV(watershed-inch) must be multiplied by the drainage area.

[3] Adjusted CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roofs is included in BMP specification No. 5.

Drainage Area Curve Numbers and Runoff Depths*

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest -- undisturbed, protected forest or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Mixed Open -- undisturbed/infrequently maintained grass or shrub land	Area (acres)	0.00	0.00	0.00	0.00
	CN	34	59	72	78
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.24
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.70
	CN	98	98	98	98
					$CN_{DA\ A}$ = 93

Total Area (acres): 0.95
Runoff Reduction Volume (ft³): 672

	1-year storm	2-year storm	10-year storm
$RV_{developed}$ (watershed-inch) with no Runoff Reduction*	1.87	2.45	4.39
$RV_{developed}$ (watershed-inch) with Runoff Reduction*	1.77	2.25	4.20
Adjusted CN*	91	91	91

*See Notes above

PROJECT DESCRIPTION

DEVELOPMENT — REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL
SITE AREA	0.53*	0.02*	0.5500*
ON-SITE TREATED	0.53	0.00	0.5300
OFF-SITE TREATED	0.08	0.00	0.0800
TOTAL TREATED/DETAINED	0.61	0.00	0.6100
TOTAL UNDETAINED	0.00	0.02	0.0200

WATER TREATMENT ON/OFF-SITE

BMP TYPE	AREA TREATED BY BMP (AC)	IMPERVIOUS AREA TREATED BY BMP (AC)	BMP TREATED EFFICIENCY (%)
EXISTING POND	0.53*	0.53*	50%
BIO-RETENTION	0.49	0.49	25%
TOTAL	**0.53**	**0.53**	

*ANALYSIS OF PROPERTY BOUNDARY (EXCLUDES OFFSITE AREAS IN SWM AREA LISTED IN VRRM)

MISCELLANEOUS

TOTAL WQV TREATED YES NO
DETENTION ON SITE YES NO
PROJECT IS WITHIN WHICH WATERSHED? POTOMAC RIVER WATERSHED
PROJECT DISCHARGES TO WHICH BODY OF WATER? VIA FOUR-MILE RUN TO POTOMAC RIVER
WQV TREATMENT = 1,816 CF/AC OF IMPERVIOUS AREA
= 1,816 CF/AC X 0.53 AC = 963 CF
WQV PROVIDED = 1,816 CF/AC X 0.53 AC = 963 CF

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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JASON M. VINSON LIC. No.041851 09/16/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER MANAGEMENT QUALITY CALCULATIONS (VRRM)

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
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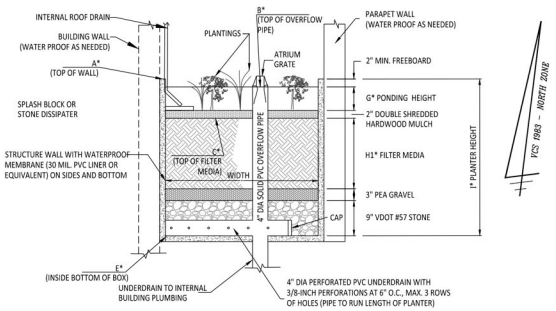
File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\sdskproj\17004\dwg\Planning\DSUP\17004P-0701.dwg

SHEET: P-0704



TYPICAL PLANTER BOX - BUILDING SECTION A-A

SEE BMP SCHEMATIC FOR ORIENTATION AND PLACEMENT

*SEE CHARTS BELOW FOR DIMENSION AND ELEVATION REFERENCES.

NOTES:

1. LENGTH (L) AND WIDTH (W) DIMENSIONS MUST BE A MINIMUM OF 2 FEET EACH.
2. NO STORAGE VOLUME CREDIT IS GIVEN FOR THE MULCH LAYER.
3. SEE VIRGINIA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 FOR ADDITIONAL DESIGN AND CONSTRUCTION INFORMATION.
4. THE PLANTER BOX MAY BE CONTAINED IN A PRECAST CONCRETE, CAST-IN-PLACE CONCRETE OR 6"X6" PRESSURE TREATED WOOD VAULT. OTHER MATERIALS MAY INCLUDE MOLDED POLYPROPYLENE CELLS AND PRECAST MODULAR BLOCK SYSTEMS (VIRGINIA DEQ DESIGN SPECIFICATION NO. 9, SECTION 9-A-1).
5. SINCE PLANTER BOXES ARE LOCATED NEAR THE BUILDING FOUNDATION, WATERPROOFING BY USING A WATERTIGHT CONCRETE SHELL OR AN IMPERMEABLE LINER IS REQUIRED TO PREVENT SEEPAGE.
6. AN ATRIUM GRATE OR EQUIVALENT MAY BE USED FOR THE OVERFLOW ON TOP OF THE PVC STANDPIPE.
7. CONTRACTOR TO ENSURE THAT THE PROPER DOWNSPOUTS DISCHARGE INTO THE PLANTER BOX. A 1' X 1' X 0.5' (DEPTH) CONCRETE BOX (INTERIOR DIMENSIONS) FILLED WITH #2 STONE IS TO BE PROVIDED BELOW DOWNSPOUT DISCHARGE POINT FOR ENERGY DISSIPATION SHALL BE USED WHERE DOWNSPOUTS TIE INTO THE PLANTER BOX.
8. FOR PLANTER BOXES ATTACHED TO THE FOUNDATION AND/OR A RETAINING WALL, SEE ARCHITECTURAL PLANS FOR STRUCTURAL DETAILS/REQUIREMENTS.

URBAN BIORETENTION - PLANTER BOX DETAIL

PLANTER BOX ID	ELEVATIONS						PLANTER DIMENSIONS					
	A	B	C	D	E	F	G (FT)	H1 (FT)	I (FT)	WIDTH (FT)	LENGTH (FT)	SURFACE AREA (SF)
1	TBD	TBD	TBD	VARIES	TBD	N/A	1.00	1.50	3.83	6.00	173.35	1040

Planter # 1

AREA TO URBAN BIORETENTION STORMWATER PLANTER — 21207 SF

TREAT 1" STORM RUNOFF PER DEQ SPEC. #9

TvBMP = 0.95 x 21207 SF x 0.0833' = 1679 CF

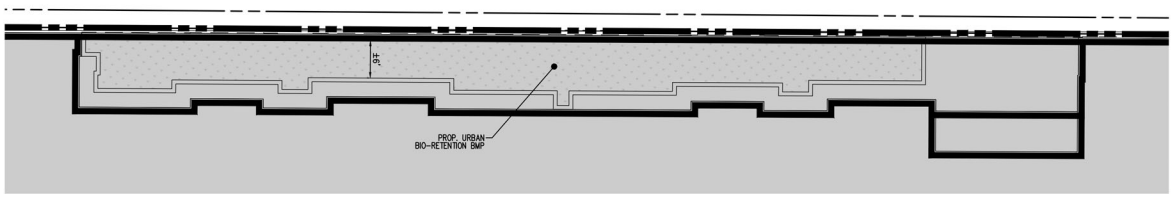
SIZE OF THE PLANTER = 1040.1 SF

V1 (PONDING DEPTH) = 1040.1 SF X 1 = 1040 CF

V2 (SOIL MEDIA) = 1040.1 SF X 1.5 X 0.25 (VOI = 390 CF

V3 (#57 & PEA GRAVEL) = 1040.1 SF X 1 X 0.4 (VOIDS) = 416 CF

TOTAL VOLUME = 1846 CF PROVIDED



BIORETENTION SCHEMATIC

SCALE: 1" = 10'

PLANTER BOX MAINTENANCE

Table P-FIL-05-12 Summary of Essential First-Year Maintenance Operations

Activity	Timing
Initial Inspections	For the first 6 months following construction, the site should be inspected at least twice after storm events that exceed 0.5 inch of rainfall.
Spot Reseeding	Inspectors should look for bare or eroding areas in the contributing drainage area or around the bioretention area, and make sure they are immediately stabilized with grass cover.
Fertilization	One-time, spot fertilization may be needed for initial plantings. Slow-release nitrogen sources should be utilized whenever possible.
Watering	Watering is needed once a week during the first 2 months, and then as needed during the first growing season (March/April-October), depending on rainfall.
Remove and replace dead plants	Since significant amounts of the initial planting stock may not survive in the first year, construction contracts should include a care-and-replacement warranty to ensure that vegetation is properly established and survives during the first growing season following construction. The typical thresholds below which replacement is required are 85% survival of intended/seeded herbaceous plant material and 100% survival of shrubs and trees.

Table P-FIL-05-13 Routine Maintenance Tasks

Maintenance Tasks	Frequency
Mow grass filter strips and bioretention turfgrass cover.	At least 4 times per year
Perform spot weeding, erosion repair, trash removal, and mulch raking.	Monthly
Add reinforcement planting to maintain desired vegetation density. Remove invasive plants using recommended control methods. Stabilize the contributing drainage area to prevent erosion.	As needed
Perform spring inspection and cleanup. Supplement mulch to maintain a 2 to 3-inch layer. Prune trees and shrubs.	Annually as/if needed
Remove sediment in pretreatment cells and inflow points.	At least 4 times per year
Replace the mulch layer.	Every 2-3 years or if in poor condition
Revaluate Ksat via appropriate method for both primary media filter layer and underlying and/or lateral soil infiltration zone (if utilized).	Every 5 years

NOTES

1. NOTE LEAF SCREENS TO BE INSTALLED AT ALL DOWNSPOUTS FOR PRETREATMENT PURPOSES.
2. ALL PROPOSED BMPS TO BE PRIVATELY OWNED AND MAINTAINED.
3. WALTER L. PHILLIPS, INC. DOES NOT PROVIDE BMP CERTIFICATIONS FOR NON-PROPRIETARY BMPS. A 3RD PARTY INSPECTOR MUST PREPARE AND CERTIFY A BMP CERTIFICATION FOR EACH URBAN BIO-RETENTION FACILITY PRIOR TO PROJECT CLOSEOUT.

PLANTER BOX MATERIAL SPECS

Table P-FIL-05-11 Bioretention Materials Specifications

Material	Specification	Notes
Filter Media Composition (Appendix F)	Filter Media to contain: 80% - 90% sand 10% - 20% soil fines 3% - 5% organic matter	The volume of filter media based on 110% of the plan volume, to account for settling or compaction. See Appendix F.
Filter Media Testing	See Appendix F for criteria	The media should be certified by the supplier.
Mulch Layer	Use aged (at least 6 months), double-shredded hardwood bark mulch.	Lay a 2- to 3-inch layer on the surface of the filter bed.
Alternative Surface Cover	Use river stone or pea gravel, coir and jute matting, or turfgrass cover.	Lay a 2- to 3-inch layer to suppress weed growth.
Topsoil For Manage Grass Cover or other intensive vegetation management	Loamy sand or sandy loam texture, with less than 5% clay content; pH corrected to between 6 and 7; and an organic matter content of at least 2%.	3-inch surface depth. Must meet minimum K_{sat} requirements of underlying media.
Geotextile/Liner	Use a non-woven geotextile fabric with a flow rate of > 110 gal./min./sq. ft. (e.g., Geotex 351 or equivalent)	Apply only to the sides and directly above the underdrain. For hotspots and certain karst sites only, use the appropriate liner on the bottom.
Choking Layer	Lay 2- to 4-inch layer of sand over 3-inch layer of VDOT #8 or #89 washed gravel	
Stone Underdrain and/or Storage Layer	VDOT #57 stone	9 inches for the underdrain; Up to 12 inches for the stone storage layer, if needed; Double washed and clean and free of all fines
Underdrains and Cleanouts	Use 6-inch rigid schedule 40 PVC pipe (or equivalent corrugated HDPE for micro-bioretention), with 3/8-inch perforations at 6 inches on center; position each underdrain on a 1% or 2% slope located nor more than 20 feet from the next pipe.	Lay the perforated pipe under the length of the bioretention cell, and install non-perforated pipe as needed to connect with the storm drain system. Install T's and Y's as needed, depending on the underdrain configuration. Extend cleanout pipes to the surface with vented caps at the Ts and Ys.
Observation Wells	Use 4- to 6- inch rigid schedule 40 PVC pipe (or equivalent corrugated HDPE for micro-bioretention), with 3/8-inch perforations at 6 inches on center within the gravel layer	Use a closed wall pipe above the gravel layer. Extend observation well pipes to the surface with vented caps
Plant Materials	See Section 5.2 and Table P-FIL-05-7	Establish plant materials as specified in the landscaping plan and the recommended plant list.

WATER PROOFING NOTES

NOTE: WALTER L. PHILLIPS, INC. IS NOT RESPONSIBLE FOR WATER PROOFING DESIGN REQUIRED AT BUILDING FOUNDATION. CONTRACTOR AND OWNER TO PROVIDE PROPER WATERPROOFING ESPECIALLY NEAR PROPOSED BMP FACILITIES.

10 0 5 10 20 40

(IN FEET)
1 INCH = 10'

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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SCALE: 1" = 10' | DATE: 08/05/2025 | DRAWN: SC/ BG | CHECKED: PB/AV

DATE	DESCRIPTION
06/10/25	CONCEPT II
08/05/25	DSUP COMPLETENESS 3(B)

DATE	DESCRIPTION
09/16/25	DSUP VERIFICATION 3(B)

PROFESSIONAL ENGINEER — COMMONWEALTH OF VIRGINIA — JASON M. VINSON — LIC. No.3418511 — 09/16/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY BMP DETAILS

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

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\adkproj\17004\dwg\Planning\DSUP\17004P-0701.dwg

SHEET: P-0705

BMP Facility	Land Bay	Master Stormwater QC Plan DSP #2004-0044 (Approved 04/11/05) (Final)	Potomac Ave DSP #2005-0038(R) (Revised 06/04/10) (Revised)	Main Street DSP #2005-0039R (Revised 09/12/10) (Revised)	South Main DSP #2005-0044 (Revised 05/18/12) (Final)	Temp. Conn. RT-1 DSP #2006-0014 (Approved 04/10/07) (Final)	Pump Station DSP #2004-0045 (Approved 02/21/08) (Final)	Fire Station DSP #2006-0026 (Approved 04/25/08) (Final)	Partial Landbay I & J (EAST) DSP #2006-0018 (Dated 09/18/10) (Final)	Landbay L Multifamily DSP#2011-0001 (Dated 03/29/12) (Final)	Landbay L Townhomes DSP#2012-0005 (Dated 05/22/12) (Final)	Landbay H&I Multifamily DSUP 2011-0021 (Dated 11/16/12) (Constructed) (Final)	Landbay I & J Multifamily (Dated) (Final)	Partial Landbay I & J (WEST) DSP #2006-0022 (Dated 04/19/12) (Final)	Landbay K (VILLAR) DSP#2010-0001/ DSP #2006-0013 (Revised 04/23/12) (Final)	Landbay H&I DSP2004-00048 (Mst Constructed (10.02 Acres)) (Final)	Potomac Yard Dog Park SUP#2008-0029 (Dated 04/30/12) (Final)	Landbay G DSP #2007-0022 (Dated 10/03/08) (Final)	Landbay HI DSUP#2016-0022 (Dated 03/08/2023) (Final)	Landbay H West - Silverstone DSUP#2016-0002 (Dated 07/08/19) (Final)	Landbay G APTA DSUP#2017-0017 (Dated 01/04/2018) (Final)	Landbay B B&E Concept	Landbay G -G Concept	Landbay H Concept	Total drainage area (Acre)	Developed Impervious Area (Acre) (Capacity)	Impervious Areas (Acre) Summation	Remaining	Removal Efficiency (%100)	fraction of CBPA Drainage Area Served	L post (lb/yr)	Load Removed (lb/yr)
EX PY CENTER																													
P1 (CR1)	F	10.79 *1	2.33 *6																					22.79 *1	10.79 *1	10.79 *1 %	0.00	40%	0.115	1,220.76	56.08
P2 (METPOND)	F,G,H,I,K	30.93 *1	1.98 *6																					32.91 *1	30.93 *1	30.93 *1 %	0.00	70%	0.243	1,220.76	185.45
1-2 (1" STORAGE)	F	5.48 *1																						5.48 *1	5.48 *1	5.48 *1	0.00	65%	0.030	1,220.76	23.87
1-3 (1/2" STORAGE)	F	5.35 *1																						5.35 *1	5.35 *1	5.35 *1	0.00	50%	0.030	1,220.76	18.24
P-3 (OFFSITE)		6.80 *1																						6.80 *1	6.80 *1	6.80 *1	0.00	30%	0.054	1,220.76	20.72
PROP CONSTRUCTION																													
P-2 (ALL AREAS MINUS P-3 & P-4)	F,G,H,I,K & Fire Station		0.55	5.62				0.82				0.82			0.98			17.33 *3	0.93 *3	1.82 *3	0.53	5.48		35.68 *5	27.35 *2	27.69 *4	(0.34)	30%	0.150	1,220.76	57.44
BayGenerator TT No. 1	J,K		1.02											0.790	0.43									2.66 *5	2.24 *5	2.24	(0.00)	60%	0.013	1,220.76	9.82
BayGenerator TT No. 2	J,K Pump Station		0.62	0.79			0.18							0.806	0.23									3.01 *5	2.62 *5	2.62	(0.00)	60%	0.015	1,220.76	11.11
BayGenerator TT No. 3	J,K		1.09	0.67					0.08					0.018	0.30									2.80 *5	2.16 *5	2.16	(0.00)	60%	0.014	1,220.76	10.33
BayGenerator TT No. 4	I,J,K		0.88						2.98						0.21									5.07 *5	3.77 *5	3.77	(0.00)	60%	0.026	1,220.76	19.71
BayGenerator TT No. 5	I,J,K		0.00	1.07					1.08						0.04									2.49 *5	2.21 *5	2.21	0.001	60%	0.013	1,220.76	9.19
BayGenerator TT No. 6	I,J,K		1.15						4.07					0.329	1.31									9.90 *5	6.66 *5	6.66	(0.00)	60%	0.045	1,220.76	33.22
BayGenerator TT No. 7	H,I,K		1.06						2.83			2.02		0.337	0.14									8.19 *5	4.36 *5	6.38	(2.02)	60%	0.041	1,220.76	30.23
BayGenerator TT No. 8	I,J		0.92															1.58						3.23 *5	2.70 *5	2.70	0.04	0.00	0.02	1,220.76	11.98
Bay-Filter #1	I, J			0.30								1.78		3.50										6.23 *5	5.80 *5	5.58	(1.78)	65%	0.031	1,220.76	22.99
P-3 (MET POND)	J,K,L,M Offsite		1.91		4.50					2.02	4.95			1.915			0.10							31.4 *2	10.84 *2	15.10	3.74	50%	0.158	1,220.76	96.58
EX-72"	G,H Offsite																							1.52 *5	1.39 *5	0.00	1.39	N/A	(INCONTROLLED)	N/A	
RAIL PARK	D																							2.66 *1	0.35 *1	0.00	0.35	N/A	(INCONTROLLED)	N/A	
UNCONTROLLED AREAS	G,H,I,M,K										0.07				0.05									13.78 *5	1.54	0.12	1.42	N/A	(INCONTROLLED)	N/A	
OFFSITE CONTROLLED																								2.43 *9	*9	*9		N/A	*9	N/A	
FILTERRA #1	L, Offsite										0.18													0.26	0.18 *10	0.18	0.00	25%	0.001	1,220.76	0.40
FILTERRA #2	L				0.22																			0.22	0.22 *10	0.22	0.00	25%	0.001	1,220.76	0.34
FILTERRA #3	L				0.20																			0.20	0.20 *10	0.20	0.00	25%	0.001	1,220.76	0.31
StormFilter #1	H1											0.70												0.955	0.70	0.48	0	50%	0.004	1,220.76	2.14
TOTAL		61.33	12.30	8.45	4.92	0.00	0.18	0.82	10.94	2.02	5.20	5.52		7.11	3.69		0.10	18.86						**198.46**	142.12	**139.87**	**3.04**		**0.910**		**598.05**
																													598.05 > RR		553.37
																													SUFFICIENT REMOVAL		

AREA NOTES

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

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

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

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

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

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

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

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

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

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

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

NOTE: THE CURRENT IMPERVIOUS AREAS ARE A TALLY OF THE TOTAL IMPERVIOUS AREAS TAKEN FROM THE SUBMITTED PLANS AS OF: AGUSUT 9, 2012

			IMP. AC. TO Enlarged P-2	IMP. AC. TO BS8	IMP. AC. TO P-3
OVERALL BMP PLAN	DSP # 2004-0044	(APPROVED 04-11-05)	0.00		
POTOMAC AVE	DSP # 2005-0038	(APPROVED 01-29-07)	0.55*		
SOUTH MAIN	DSP# 2005-0044	(REVISED 05-18-12)	0.00		
TEMP. CONNECTION RT-1	DSP# 2006-0014	(APPROVED 04-10-07)	0.00		
MAIN ST	DSP# 2005-0039	(APPROVED 06-19-07)	5.62*		
PUMP STATION	DSP# 2004-0045	(APPROVED 02-21-08)	0.00		
FIRE STATION	DSP# 2006-0026	(APPROVED 04-25-08)	0.82*		
LANDBAY H	DSP# 2004-0048	(DATED 01/16/06)	9.02		
LANDBAY G - INFRASTRUCTUR	DSP# 2007-0022	(DATED 7-29-11)	4.46	0.85	
LANDBAY G - BUILDING A1	DSP#2017-00017	(DATED 3-20-2018)	0.53		
LANDBAY G - BUILDING A2	DSP#2014-00028	(APPROVED 6-24-2016)	0.44		
LANDBAY G - BUILDING B			1.62		
LANDBAY G - BUILDING C	DSP#2007-0022	(DATED 7-29-11)	1.05	0.52	
LANDBAY G - BUILDING D	DSP#2012-0008	(DATED 8-9-12)	1.88		
LANDBAY G - BUIDLING E			**		
LANDBAY G - BUILDING F	DSUP#2011-0026	(DATED 1-30-12)	0.32	0.25	
LANDBAY G - BUIDLING H			1.73	0	
LANDBAY G- BUILDING G			0.53		
LANDBAY H			3.40		
PARTIAL LANDBAY I & J (EAST	DSP# 2006-0018	(APPROVED 06/16/10)	0.00		
LANDBAY K	DSP# 2006-0013	(APPROVED 01/26/11)	0.98		
LANDBAY L TOWNHOMES	DSP#2012-0005	(DATED 05/22/12)	0		
PYD DOG PARK	SUP#2008-0029	(DATED 04/30/12)	0		0.10
LANDBAY L MULTIFAMILY	DSP#2011-0001	(DATED 03/29/12)			
PARTIAL LANDBAY I & J (WES	DSP#2008-0022	(DATED 03/08/12)			
Landbay H&I Multifamily	DSP2011-0021	(Dated 11/16/12)	0.82		
Landbay H&I Multifamily	DSP2016-00022	(Dated 5/7/18)	0.91		
			Total to Enlarged P-2		
			27.69		

* These numbers excluded
Summed on 11/7/14

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SCALE: N.T.S. | DRAWN: SC/ BG | CHECKED: PB/AV | DATE: 08/05/2025

PLAN STATUS

DATE	DESCRIPTION
06/10/25	CONCEPT II
08/05/25	DSUP COMPLETENESS SUB.

DATE	DESCRIPTION
09/16/25	DSUP VERIFICATION SUB.

JASON M. VINSON LIC. No.041851 09/16/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY PYD DRAWDOWN TABLE

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

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\sdskproj\17004\dwg\Planning\DSUP\17004P-0701.dwg

SHEET: P-0706

SANITARY SEWER OUTFALL COMPUTATIONS

FROM	TO	INCREMENTAL FLOW (GPD)	CUMULATIVE FLOW (GPD)	PEAK FLOW FACTOR	CUMULATIVE PEAK FLOW (GPD)	CUMULATIVE PEAK FLOW (CFS)	SIZE (IN)	INVERT OUT (FT)	INVERT IN (FT)	LENGTH (FT)	SLOPE (ft/ft)	MANNINGS n	CAPACITY (CFS)	VELOCITY	REMARKS
A	008165SSMH	26,400	26,400	4	105,600	0.16	10	33.47	31.43	98	0.0208	0.010	4.09	3.65	G
008165SSMH	008166SSMH	211,610	238,010	4	952,042	1.47	10	30.72	30.10	152.35	0.0041	0.010	1.81	3.72	D,E\2,H2
008166SSMH	008167SSMH	45,536	283,546	4	1,134,184	1.75	12	30.00	28.74	140.98	0.0089	0.010	4.36	5.26	H2
008167SSMH	008338SSMH	0	283,546	4	1,134,184	1.75	12	28.65	28.25	69.32	0.0058	0.010	3.50	4.48	
008338SSMH	008339SSMH	33,600	317,146	4	1,268,584	1.96	12	28.21	26.80	280.87	0.0050	0.010	3.26	4.36	F
008339SSMH	008340SSMH	0	317,146	4	1,268,584	1.96	12	26.69	25.56	151.32	0.0075	0.010	3.98	5.08	
008340SSMH	008297SSMH	130,566	447,712	4	1,790,846	2.77	12	25.45	25.28	47.24	0.0036	0.010	2.99	4.03	B, E/2, K, A
008297SSMH	007682SSMH	63,300	511,012	4	2,044,046	3.16	15	25.28	25.06	22.29	0.0099	0.010	8.31	6.32	C

NOTE: STRUCTURE IDS, INVERTS, LENGTHS, AND SLOPES DERIVED FROM CITY OF ALEXANDRIA GIS AS-BUILT DATA.

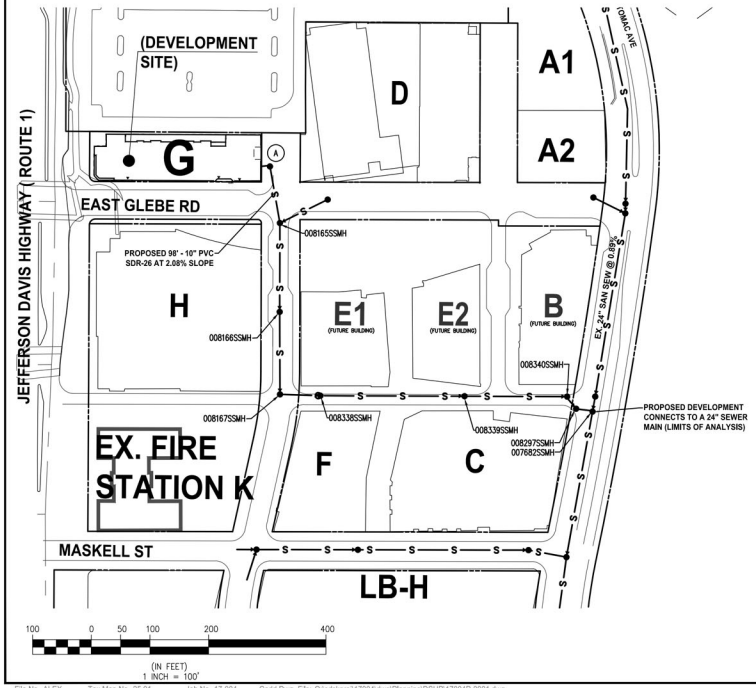
BLOCK FLOWS

BLOCK	RETAIL (SFxGPD)					COMMERCIAL (SFxGPD)					RESIDENTIAL/HOTEL (UNITSxGPD)					TOTAL (GPD)	
A	9,918	x	0.20	=	1,984	197,548	x	0.20	=	39,510						41,493	(0/1)
B/E1/E2	13,196	x	0.20	=	2,639						432	x	300	=	129,600	132,239	(5)
C											211	x	300	=	63,300	63,300	(2)
D						499,776	x	0.20	=	99,955		x		=		99,955	(3)
F											112	x	300	=	33,600	33,600	(4)
G											88	x	300	=	26,400	26,400	(6)
H						75,856	x	0.20	=	15,171	253	x	300	=	75,900	91,071	(5)
K	1,515	x	0.20	=	303	17,249	x	0.20	=	3,450	64	x	300	=	19,200	22,953	
TOTAL GPD				=	4,926				=	158,086				=	348,000	511,012	

NOTES:
1. THE ANTICIPATED FLOWS FROM THE PROPOSED METRO STATION (2 PUBLIC AND 2 PRIVATE FACILITIES) ARE 0.00259 MGD AND DO NOT CHANGE THE NUMBERS OF THE CALCULATIONS.
2. COMMERCIAL/OFFICE FACTOR OF 200 GPD/1000 CF USED IN CONFORMANCE WITH APPROVED POTOMAC AVENUE PLANS AND CITY MEMORANDUM TO INDUSTRY NO. 06-14.

NOTES
- (0) Flow data per DSUP#2007-0022
- (1) Per DSUP# 2014-0028
- (2) Per DSUP# 2012-0013
- (3) Per DSUP# 2012-0008
- (4) Per DSUP#2011-0026
- (5) Per DSUP# 2025-10023
- (6) Per DSUP# 2024-00021 (THIS APPLICATION)

LANDBAY G BLOCK AND SEWER DIAGRAM



SEWAGE FLOW CALCULATIONS

A. ANTICIPATED FUTURE FLOWS FROM:

FOUR MILE RUN PUMPING STATION	=	4.00 MGD (PEAK)
POTOMAC YARD CENTER REDEVELOPMENT	=	1.39 MGD (ANNUAL AVG)
(NORTH POTOMAC YARD AND PROPOSED METRO)		
LANDBAY 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 = 8.75 MGD

SANITARY SEWER NARRATIVE

THE PROPOSED SANITARY SEWER SYSTEM TIES INTO THE EXISTING SYSTEM AT STRUCTURE #4610, BUILT WITH THE POTOMAC YARD – LANDBAY G INFRASTRUCTURE PLAN, DSP#2007-0022. THE EXISTING SANITARY PIPE SYSTEM THEN CONNECTS TO AN EXISTING 24" PIPE LOCATED WITHIN POTOMAC AVENUE. FROM THERE THE 24" SANITARY SEWER SYSTEM EVENTUALLY DISCHARGES INTO A 30" TRUNK SEWER THAT RUNS TO THE ALEXRENEW WASTE WATER TREATMENT PLANT. THE EXISTING SANITARY SEWER SYSTEM WAS DESIGNED TO ACCOMMODATE THE COMPLETE BUILD OUT OF THE POTOMAC YARD 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 IN THE MEMO TO INDUSTRY 02-07, IT IS THE SUBMITTING ENGINEERS OPINION THAT THIS SYSTEM CAN ADEQUATELY CONVEY THE DISCHARGE FROM BLOCK G.

SANITARY SEWER OUTFALL NARATIVE

THE SUBJECT SITE IS CURRENTLY VACANT AND IS ADJACENT TO A SEPARATED SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. 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:

MULTIFAMILY RESIDENTIAL: 300 GPD x 88 UNITS = 26,400 GPD

26,400 GPD x 4 (PEAK FACTOR) = 105,600 GPD

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

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.

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 ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

SANITARY SEWER DESIGN COMPUTATIONS

SANITARY SEWER DESIGN

DESCRIPTION MANHOLE FROM	TO	UNITS INCR	TOTAL	GPD PER UNIT (GPD/UNIT)	DOMESTIC FLOW (MGD) A.D.F. Incr. (MGD)	A.D.F. Accum (MGD)	P.F.F.	PEAK FLOW (MGD)	TOTAL PEAK FLOW (CFS)	LENGTH (FEET)	PIPE DIA. (IN)	SLOPE (%)	n	FLOWING FULL CAPACITY OF PIPE (MGD)	VEL (FPS) (CFS)	VEL (FPS)	ELEVATION OF INVERTS UPPER END	LOWER END	COMMENTS
A	4610	88	88	300	0.026	0.026	4	0.106	0.163	98	10	2.08	0.010	2.662	4.12	7.6	33.47	31.43	

SEWER DESIGN N=0.010

REVISION APPROVED BY	NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

DATE	DESCRIPTION
06/10/25	CONCEPT II
08/05/25	DSUP COMPLETENESS SUB.

PLAN STATUS	DATE	DESCRIPTION
	09/16/25	DSUP VERIFICATION SUB.

DRAWN: SC/ BD | CHECKED: PB/AV | DATE: 08/05/2025 | SCALE: 1" = 20'

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1307 www.WLPINC.com

JASON M. VIRGIN LIC. No.041851 09/16/25

POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

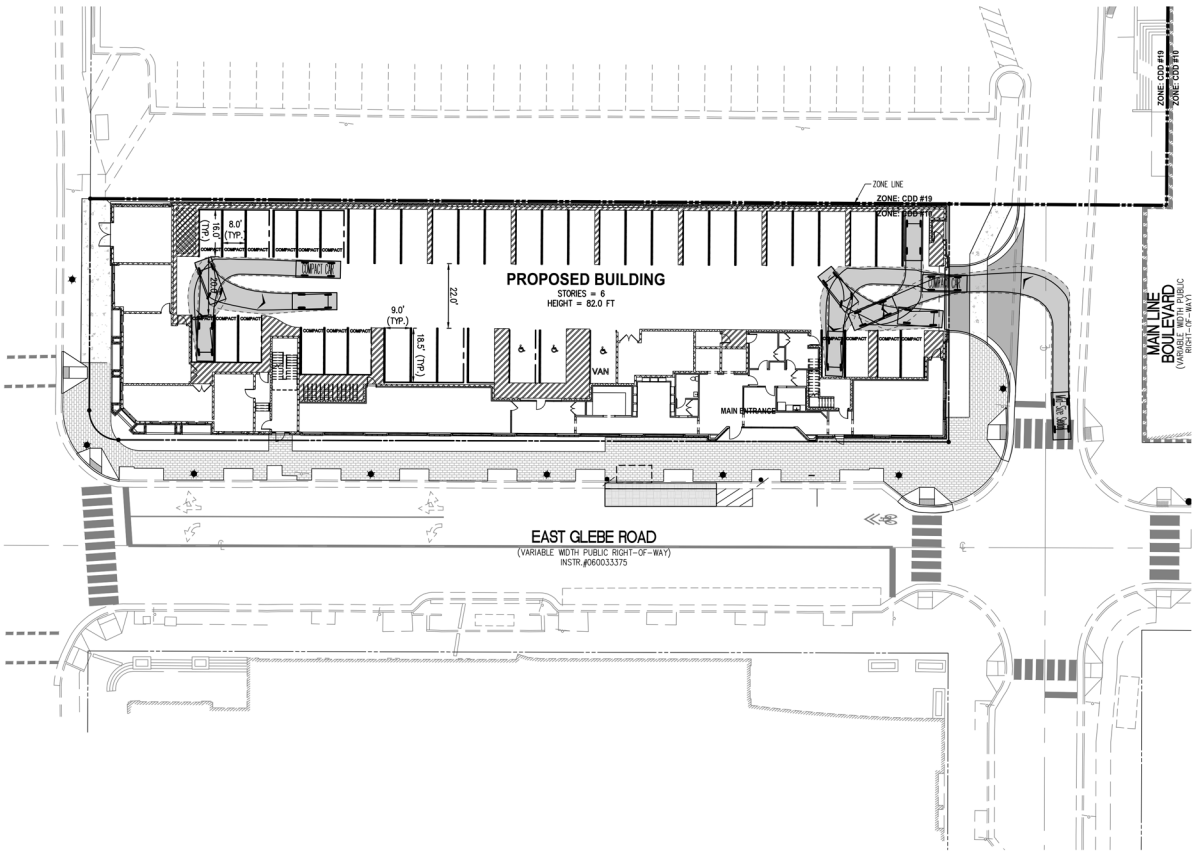
PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS

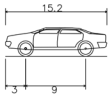
APPROVED
SPECIAL USE PERMIT NO. 2025-10024
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: P-0901

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\sdskproj\17004\dwg\Planning\DSUP\17004P-0901.dwg

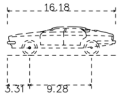
GARAGE ENTRANCE TURNING MOVEMENT





COMPACT CAR

Overall Length	15.200ft
Overall Width	5.830ft
Overall Body Height	4.300ft
Min Body Ground Clearance	0.984ft
Track Width	5.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	41.00°



Mid-Size Sedan

Overall Length	16.180ft
Overall Width	6.080ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	5.250ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	18.500ft

NOTE:
1. TRUCK MOVEMENTS CREATED USING AUTOTURN MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 20' | DATE: 08/05/2025 | DRWN: SC/ BG | CHECKED: TPB/AV

DATE	DESCRIPTION
06/10/25	CONCEPT II
08/05/25	DSUP COMPLETENESS SUB.

PLAN STATUS	DATE	DESCRIPTION
	09/16/25	DSUP VERIFICATION SUB.

I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA
JASON M. WINSON LIC. No.#41851 09/16/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

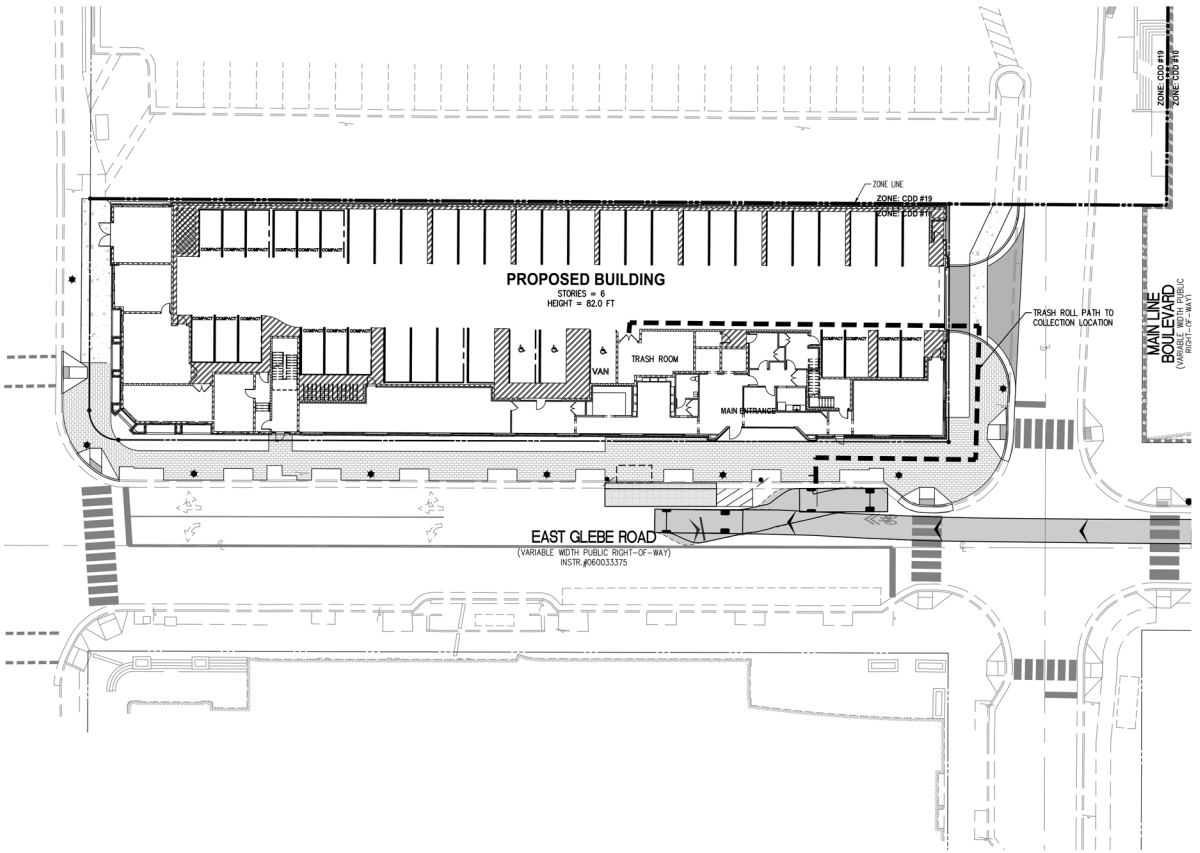
PRELIMINARY VEHICLE MOVEMENT PLAN

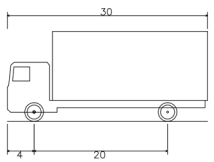
APPROVED
SPECIAL USE PERMIT NO. 2025-10024
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\adskproj\17004\dwg\Planning\DSUP\17004P-1101.dwg

SHEET: P-1101

LOADING VEHICLE TURNING MOVEMENT





SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

NOTE:
1. TRUCK MOVEMENTS CREATED USING AUTOTURN MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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SCALE: 1" = 20' | DATE: 08/05/2025 | DRAWN: SC/ BG | CHECKED: TPB/AV

DATE	DESCRIPTION
06/10/25	CONCEPT II
08/05/25	DSUP COMPLETENESS SUB.

PLAN STATUS

DATE	DESCRIPTION
09/16/25	DSUP VERIFICATION SUB.

Commonwealth of Virginia — Jason M. Vinson — Lic. No. 041851 — 09/16/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

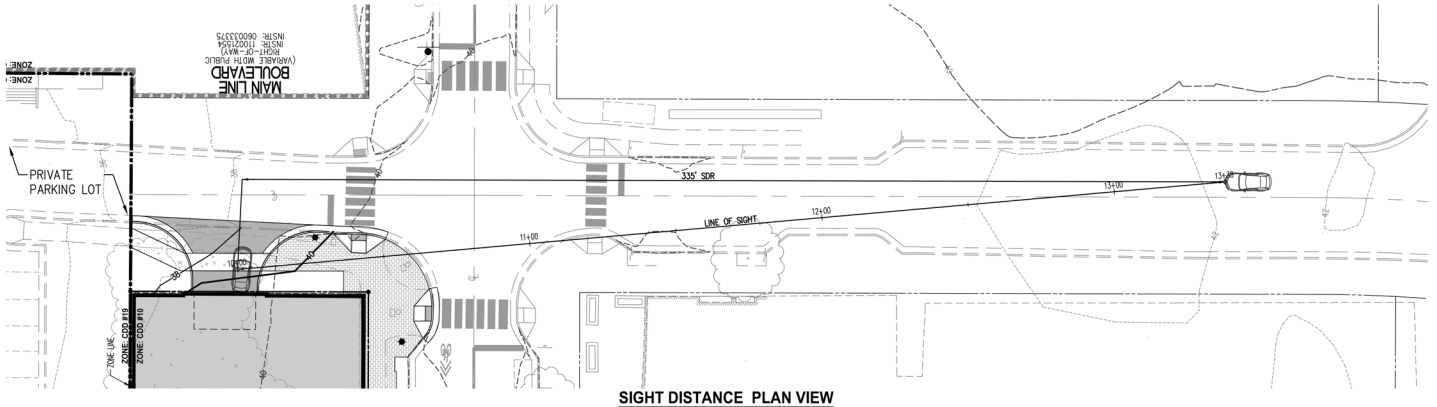
POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY VEHICLE MOVEMENT PLAN

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

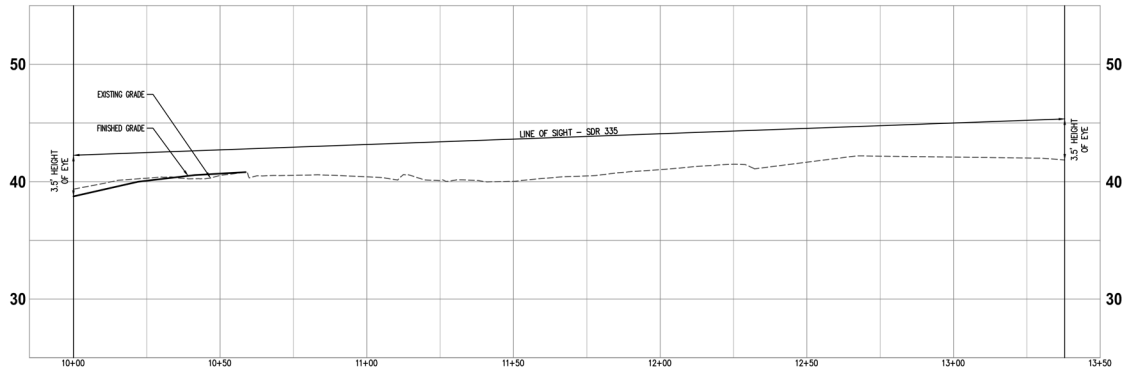
File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\adskproj\17004\dwg\Planning\DSUP\17004P-1101.dwg

SHEET: P-1102



SIGHT DISTANCE PLAN VIEW

SCALE: 1" = 20'
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH



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

SIGHT DISTANCE PROFILE

SCALE: HOR. 1" = 20' VERT 1" = 5'
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
E	PLUG	E
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	

PROPOSED	DESCRIPTION	EXISTING
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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DATE	DESCRIPTION
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08/05/25	DSUP COMPLETENESS SUB.

PLAN STATUS

DATE	DESCRIPTION
09/16/25	DSUP VERIFICATION SUB.

JASON M. VINSON
LIC. No.046851
09/16/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

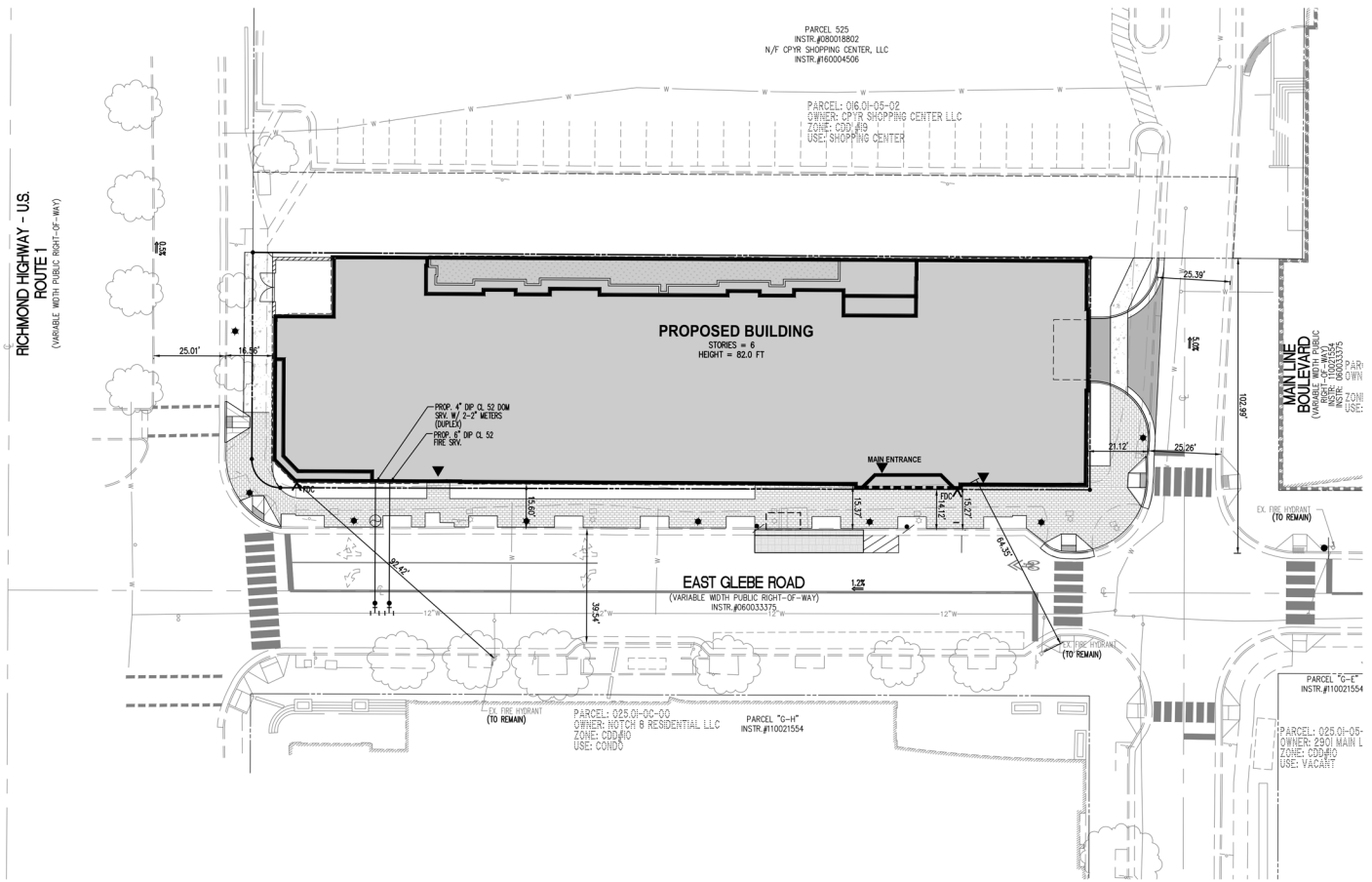
POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SIGHT DISTANCE PLAN AND PROFILE

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

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\sdskproj\17004\dwg\Planning\DSUP\17004P-1104.dwg

SHEET: P-1103



BUILDING CODE ANALYSIS

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	21125
FLOOR 2	19951
FLOOR 3	19639
FLOOR 4	19639
FLOOR 5	19639
FLOOR 6	19639
TOTAL	119633

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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SCALE: 1" = 20' | DATE: 08/05/2025 | DRAWN: SC/ BG | CHECKED: PB/AV

DATE	DESCRIPTION
08/05/25	DSUP COMPLETENESS SUB.
06/10/25	CONCEPT II

DATE	DESCRIPTION
09/16/25	DSUP VERIFICATION SUB.

PLAN STATUS

JASON M. WINSON LIC. No.#14851 09/16/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

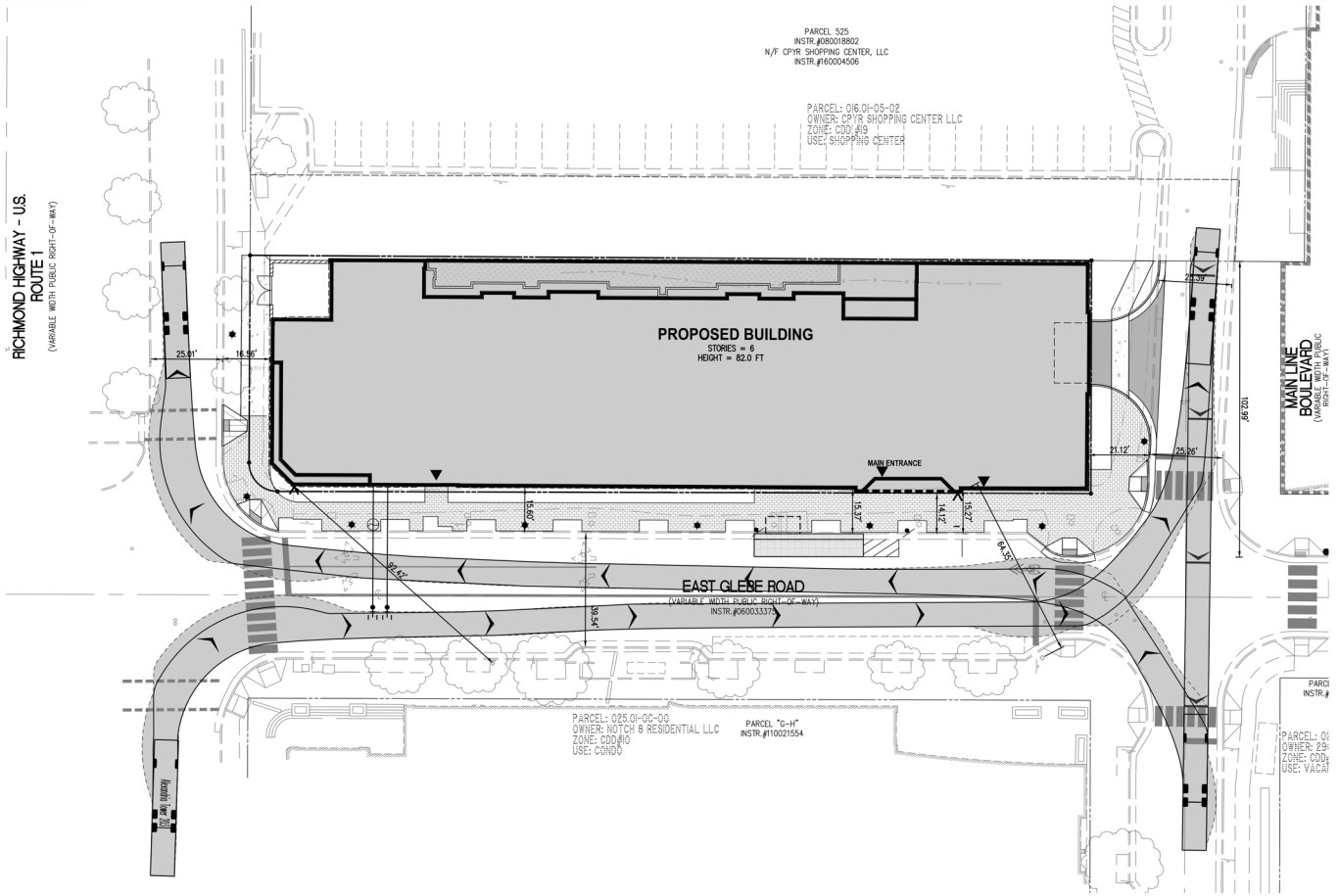
POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

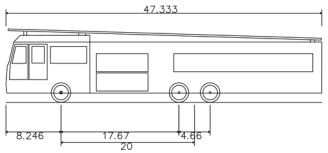
PRELIMINARY FIRE SERVICE PLAN

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

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\adskproj\17004\dwg\Planning\DSUP\17004P-1301.dwg

SHEET: P-1301





Alexandria Tower 203	
Overall Length	47.333ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	49.330ft

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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SCALE: 1" = 20' | DATE: 08/05/2025 | DRAWN: SC/ BG | CHECKED: PB&W

DATE	DESCRIPTION
06/10/25	CONCEPT II
08/05/25	DSUP COMPLETENESS SUB.

PLAN STATUS	DATE	DESCRIPTION
	09/16/25	DSUP VERIFICATION SUB.

JASON M. VINSON
LIC. No.#41851
09/16/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE TRUCK TURNING MOVEMENTS

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

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\adskproj\17004\dwg\Planning\DSUP\17004P-1301.dwg

SHEET: P-1302

NOTES:
1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 601 EAST GLEBE ROAD.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY WALTER L. PHILLIPS INC., 2025.
3. PROPOSED DEVELOPMENT PLAN BY WALTER L. PHILLIPS INC., 2025.
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., JULY, 2025.
(MS. MEGAN BUDNIK, CERTIFICATION #: MA-6436A).
5. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
6. TOTAL CANOPY COVER: 11,889 SQUARE FEET (SF).
7. TOTAL SITE AREA: 23,899 SF.
8. PERCENT OF SITE COVERED: 49.7%
9. PERCENT COVER REQUIRED BY ZONING: 25%
10. QUALIFYING CANOPY TO BE PRESERVED: 0 SF (0%)
11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 5,975 SF (25%)

LEGEND

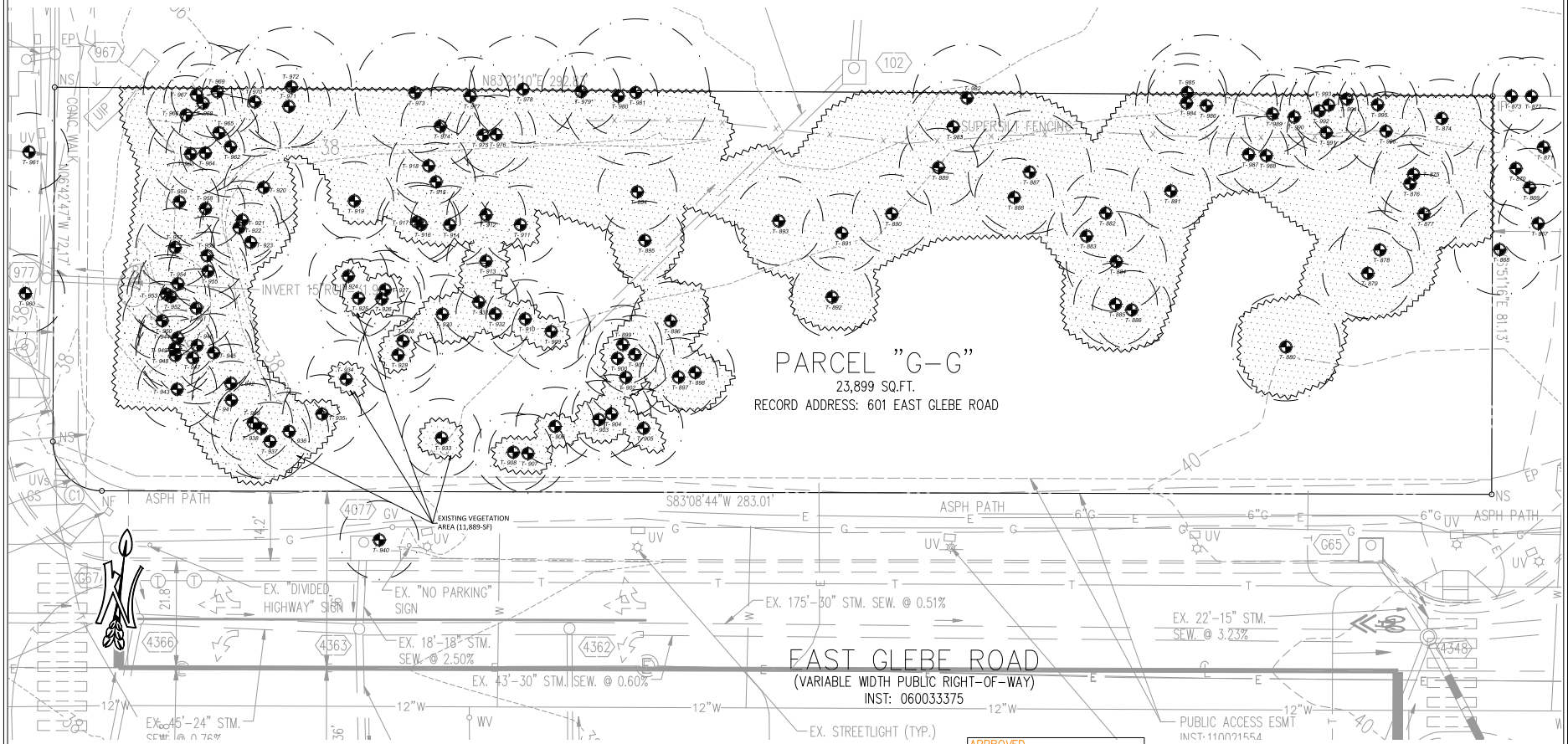
TREELINE

EXISTING CULTIVATED LANDSCAPE (11,889-SF)

CRITICAL ROOT ZONE (CRZ)

TREE LOCATION T-XXX

EXISTING TREE AND VEGETATION SURVEY



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 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.

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.

SCALE (IN FEET)
5 10
10 0

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

TNT ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

601 EAST GLEBE ROAD
CITY OF ALEXANDRIA, VA

TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISIONS
DATE COMMENTS

SHEET 1 OF 4
SCALE: 1" = 10'
PROJECT DATE: 08/04/25
DRAFT: MEB CHECK: AMS
FILE NUMBER: 4003

NOTES:
1. *SHARED/OFFSITE/ROW TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
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NOTES:
1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 601 EAST GLEBE ROAD.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY WALTER L. PHILLIPS INC., 2025.
3. PROPOSED DEVELOPMENT PLAN BY WALTER L. PHILLIPS INC., 2025.
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., JULY, 2025. (MS. MEGAN BUDNIK, CERTIFICATION #: MA-6436A).
5. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
6. TOTAL CANOPY COVER: 11,889 SQUARE FEET (SF).
7. TOTAL SITE AREA: 23,899 SF.
8. PERCENT OF SITE COVERED: 49.7%
9. PERCENT COVER REQUIRED BY ZONING: 25%
10. QUALIFYING CANOPY TO BE PRESERVED: 0 SF (0%)
11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 5,975 SF (25%)

LEGEND
- TREELINE
- EXISTING CULTIVATED LANDSCAPE (11,889-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION (T-XXX)
- TREE TO BE REMOVED (TBR) (T-XXX)
- TREE PROTECTION FENCING
- APPROX. LIMITS OF CLEARING

PROPOSED TREE AND VEGETATION PROTECTION SURVEY

LOD

CONSTRUCTION EASEMENT N 427880.544 E 412963.801

ZONE LINE

ZONE: CDD #19

ZONE: CDD #10

2ND FLOOR DECK

PROP. 6' SIDEWALK

PROP. DRIVEWAY APRON W/ FLUSH SIDEWALK

PROP. URBAN BIO-RETENTION FACILITY

PROP. TRANSFORMER PAD

EXISTING 6' LANDSCAPE STRIP

PROP. 6.9' EASEMENT FOR PUBLIC STREET, UTILITY AND TRANSIT PURPOSES

PROP. SVG SUMP PUMP DRAIN

PROP. 9' MIN. SIDEWALK

PROPOSED BUILDING
STORIES = 6
HEIGHT = 82.0 FT

PARCEL "G-G"
23,899 SQ.FT.
ADDRESS: 601 EAST GLEBE ROAD
ALEXANDRIA
INSTR.#110021554

PROP. 16"-10" PVC SDR-26 SAN LAT @ 2.50% (BUILDING INVERT=34.33)

PROP. 7.5' DOOR YARD

PROP. 14'-12" PVC SCH 40 ROOF DRAIN @ 2.08% (BUILDING INVERT=36.96)

PROP. CONNECTION TO EX. STORM SEWER SYSTEM (INV IN=36.67)

PROP. BIKE RACK (2 SPC)

GARAGE ENTRANCE

PROP. STREET LIGHTS (TYP.)

PROP. 4'X10' PLANTER BED (TYP.)

PROP. "METROBUS" AND "DASH BUS STOP" RELOCATED SIGNS (STOP ID 400647)

RESERVATION FOR FUTURE BUS SHELTER (BY OTHERS)

EX. BUS STOP & BENCH (STOP ID: 400647) (TO BE RELOCATED)

MAIN ENTRANCE

N 427799.993 E 412973.484

PROP. 5' DOOR YARD

PROP. 6' SIDEWALK

EX. SIGNAL (RELOCATION) & LIGHT POLE (TO BE REMOVED)

PROP. 8" DIP CL 52 DOM SRV. W/ 2-2" METERS (DUPLEX)

PROP. 6" DIP CL 52 FIRE SRV.

PROP. GAS SRV.

EX. 175'-30" STM. SEW. @ 0.61% (TO REMAIN)

EX. 22'-15" STM. SEW. @ 3.23% (TO REMAIN)

EX. 43'-30" STM. SEW. @ 0.60% (TO REMAIN)

FDC

S83°08'44"W 280.00'

N83°21'10"E 292.83'

EAST GLEBE ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
INSTR.#060033375

RETAIN EXISTING PARKING FOR SHORT-TERM PARKING/TRASH PICKUP

PUBLIC ACCESS ESMT. INST:110021554 (TO BE VACATED)

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.

SCALE (IN FEET)
5 10
10 0

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

ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

601 EAST GLEBE ROAD
CITY OF ALEXANDRIA, VA

TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISIONS
DATE	COMMENTS
09/11/25	REV BY MEB

SHEET 2 OF 4
SCALE: 1" = 10'
PROJECT DATE: 08/04/25
DRAFT: MEB
CHECK: AMS
FILE NUMBER: 4003

Tree Number	Common Name	Botanical Name	Considered invasive by City of Alexandria?	Size/DBH (inches)	Critical Root Zone (feet) or Dripline	Condition (%)	Likilihood of Survival Post-Construction	Remove	Offsite or Shared	Notes & Arborist Recommendations
867	Zelkova	*Zelkova serrata*	Yes	5.1,3.2	8.0	84.4%	None, within LOD	X*	ROW	Multi- trunk (measured below split)
868	Zelkova	*Zelkova serrata*	Yes	9.2	8.0	84.4%	None, within LOD	X*	ROW	Multi- trunk (measured below split)
869	Chinese Elm	*Ulmus parvifolia*	Yes	2.8	8.0	68.8%	None, within LOD	X*	ROW	Narrow canopy and moderate watersprouts
870	Zelkova	*Zelkova serrata*	Yes	5.8	8.0	25.0%	None, within LOD	X*	ROW	Narrow canopy
871	Zelkova	*Zelkova serrata*	Yes	3.1	8.0	84.4%	None, within LOD	X*	ROW	Uneven canopy
872	Black Cherry	*Prunus serotina*	No	5.5	8.0	56.3%	None, within LOD	X*	ROW	Severe vines and moderate deadwood
873	Black Cherry	*Prunus serotina*	No	7.5	8.0	56.3%	None, within LOD	X*	ROW	Severe vines and moderate deadwood, uneven canopy
874	Southern Catalpa	*Catalpa bignonioides*	No	7.6	8.0	65.6%	None, within LOD	X		Significant vines and shrubs around base of tree
875	Zelkova	*Zelkova serrata*	Yes	3.0	8.0	84.4%	None, within LOD	X		Narrow canopy
876	Zelkova	*Zelkova serrata*	Yes	3.4	8.0	84.4%	None, within LOD	X		Narrow canopy
877	Bradford Pear	*Pyrus calleryana*	Yes	5.6	8.0	84.4%	None, within LOD	X		Resprouting at root collar
878	Zelkova	*Zelkova serrata*	Yes	7.5	8.0	87.5%	None, within LOD	X		
879	Zelkova	*Zelkova serrata*	Yes	9.2	8.0	81.3%	None, within LOD	X		Uneven canopy, some superficial decay under bark
880	Zelkova	*Zelkova serrata*	Yes	11.0	8.0	87.5%	None, within LOD	X		Some shallow roots
881	Zelkova	*Zelkova serrata*	Yes	4.5	8.0	84.4%	None, within LOD	X		Moderate vines
882	Zelkova	*Zelkova serrata*	Yes	9.0	8.0	84.4%	None, within LOD	X		No root flare on one side
883	Zelkova	*Zelkova serrata*	Yes	3.8	8.0	78.1%	None, within LOD	X		Uneven canopy
884	Zelkova	*Zelkova serrata*	Yes	10.2	8.0	68.8%	None, within LOD	X		Double- trunk and thin canopy
885	Zelkova	*Zelkova serrata*	Yes	8.5	8.0	68.8%	None, within LOD	X		Triple-trunk and measured at base, uneven canopy
886	Zelkova	*Zelkova serrata*	Yes	3.4	8.0	81.3%	None, within LOD	X		Uneven canopy and phototropic lean
887	Zelkova	*Zelkova serrata*	Yes	12.5	8.0	68.8%	None, within LOD	X		Multi- trunk and measured below split
888	Zelkova	*Zelkova serrata*	Yes	3.5	8.0	68.8%	None, within LOD	X		Thin canopy and moderate vines
889	Zelkova	*Zelkova serrata*	Yes	8.0	8.0	68.8%	None, within LOD	X		Moderate vines and minimal deadwood
890	Zelkova	*Zelkova serrata*	Yes	5.3	8.0	68.8%	None, within LOD	X		Moderate vines and uneven canopy
891	Zelkova	*Zelkova serrata*	Yes	7.2	8.0	75.0%	None, within LOD	X		Moderate vines and minimal deadwood
892	Zelkova	*Zelkova serrata*	Yes	8.2	8.0	87.5%	None, within LOD	X		Uneven canopy
893	Zelkova	*Zelkova serrata*	Yes	9.0	8.0	68.8%	None, within LOD	X		Significant vines in lower canopy
894	Zelkova	*Zelkova serrata*	Yes	5.9	8.0	81.3%	None, within LOD	X		
895	Zelkova	*Zelkova serrata*	Yes	6.7	8.0	81.3%	None, within LOD	X		
896	Zelkova	*Zelkova serrata*	Yes	4, 2.5, 1, 1	8.0	81.3%	None, within LOD	X		Multi- trunk, some small poorly pruned branches
897	Zelkova	*Zelkova serrata*	Yes	3.5	8.0	81.3%	None, within LOD	X		Some small poorly pruned branches
898	Zelkova	*Zelkova serrata*	Yes	4.6	8.0	81.3%	None, within LOD	X		Some small poorly pruned branches
899	Zelkova	*Zelkova serrata*	Yes	3.0	8.0	81.3%	None, within LOD	X		Some small poorly pruned branches
900	Zelkova	*Zelkova serrata*	Yes	2.5	8.0	81.3%	None, within LOD	X		Some small poorly pruned branches
901	Zelkova	*Zelkova serrata*	Yes	2.1	8.0	81.3%	None, within LOD	X		
902	Zelkova	*Zelkova serrata*	Yes	3.1	8.0	81.3%	None, within LOD	X		Some small poorly pruned branches
903	Zelkova	*Zelkova serrata*	Yes	4.8	8.0	81.3%	None, within LOD	X		Some small poorly pruned branches
904	Zelkova	*Zelkova serrata*	Yes	3.5	8.0	81.3%	None, within LOD	X		Uneven canopy
905	Zelkova	*Zelkova serrata*	Yes	3.5	8.0	81.3%	None, within LOD	X		Uneven canopy
906	Zelkova	*Zelkova serrata*	Yes	2.8	8.0	81.3%	None, within LOD	X		Some small poorly pruned branches
907	Zelkova	*Zelkova serrata*	Yes	2.9	8.0	81.3%	None, within LOD	X		Uneven canopy
908	Zelkova	*Zelkova serrata*	Yes	3.3	8.0	81.3%	None, within LOD	X		Some small poorly pruned branches
909	Zelkova	*Zelkova serrata*	Yes	2.1	8.0	68.8%	None, within LOD	X		Thin canopy and significant damage at root collar
910	Zelkova	*Zelkova serrata*	Yes	2.3	8.0	81.3%	None, within LOD	X		Thin canopy and some damage at root collar
911	Zelkova	*Zelkova serrata*	Yes	3.0	8.0	81.3%	None, within LOD	X		Some shallow roots
912	Zelkova	*Zelkova serrata*	Yes	5.1	8.0	81.3%	None, within LOD	X		Some small girdling roots
913	Chinese Elm	*Ulmus parvifolia*	Yes	4.2	8.0	81.3%	None, within LOD	X		
914	Chinese Elm	*Ulmus parvifolia*	Yes	2.8	8.0	78.1%	None, within LOD	X		Deadwood in lower canopy
915	Zelkova	*Zelkova serrata*	Yes	2.5	8.0	78.1%	None, within LOD	X		
916	Zelkova	*Zelkova serrata*	Yes	2.6	8.0	78.1%	None, within LOD	X		
917	Zelkova	*Zelkova serrata*	Yes	4.4	8.0	78.1%	None, within LOD	X		Triple-trunk and measured at base
918	Zelkova	*Zelkova serrata*	Yes	2.8	8.0	81.3%	None, within LOD	X		
919	Zelkova	*Zelkova serrata*	Yes	3.2	8.0	81.3%	None, within LOD	X		Uneven canopy
920	Chinese Elm	*Ulmus parvifolia*	Yes	2.5	8.0	81.3%	None, within LOD	X		Uneven canopy
921	Bradford Pear	*Pyrus calleryana*	Yes	6.2	8.0	81.3%	None, within LOD	X		
922	Zelkova	*Zelkova serrata*	Yes	2.5	8.0	81.3%	None, within LOD	X		
923	Chinese Elm	*Ulmus parvifolia*	Yes	3.2	8.0	81.3%	None, within LOD	X		Uneven canopy and privet underneath
924	Zelkova	*Zelkova serrata*	Yes	2.1	8.0	75.0%	None, within LOD	X		Damaged at root collar
925	Zelkova	*Zelkova serrata*	Yes	2.0	8.0	68.8%	None, within LOD	X		Thin canopy
926	Zelkova	*Zelkova serrata*	Yes	2.2	8.0	81.3%	None, within LOD	X		
927	Zelkova	*Zelkova serrata*	Yes	3.2	8.0	81.3%	None, within LOD	X		
928	Chinese Elm	*Ulmus parvifolia*	Yes	2.2	8.0	78.1%	None, within LOD	X		Thin canopy
929	Chinese Elm	*Ulmus parvifolia*	Yes	2.8	8.0	78.1%	None, within LOD	X		Thin canopy
930	Chinese Elm	*Ulmus parvifolia*	Yes	1.9, 2	8.0	81.3%	None, within LOD	X		
931	Zelkova	*Zelkova serrata*	Yes	5.5	8.0	81.3%	None, within LOD	X		Multi-trunk and measured at base
932	Chinese Elm	*Ulmus parvifolia*	Yes	2.5	8.0	81.3%	None, within LOD	X		
933	Chinese Elm	*Ulmus parvifolia*	Yes	2.4	8.0	81.3%	None, within LOD	X		
934	Chinese Elm	*Ulmus parvifolia*	Yes	2.0	8.0	81.3%	None, within LOD	X		Thin canopy
935	Chinese Elm	*Ulmus parvifolia*	Yes	2.8	8.0	71.9%	None, within LOD	X		Damage at root collar
936	Zelkova	*Zelkova serrata*	Yes	4.5	8.0	81.3%	None, within LOD	X		Double-trunk and measured at base
937	Chinese Elm	*Ulmus parvifolia*	Yes	3.8	8.0	81.3%	None, within LOD	X		
938	Chinese Elm	*Ulmus parvifolia*	Yes	10.1	8.0	78.1%	None, within LOD	X		Multi- trunk and moderate deadwood
939	Chinese Elm	*Ulmus parvifolia*	Yes	2.5	8.0	81.3%	None, within LOD	X		Uneven canopy and phototropic lean
940	White Mulberry	*Morus alba*	Yes	2.8, 2	8.0	84.4%	None, within LOD	X*	ROW	Street tree, double-trunk
941	Bradford Pear	*Pyrus calleryana*	Yes	2.8, 1.1	8.0	78.1%	None, within LOD	X		Multi- trunk and moderate deadwood
942	Chinese Elm	*Ulmus parvifolia*	Yes	2.2, 3.4, 2.2	8.0	78.1%	None, within LOD	X		Multi- trunk and moderate deadwood
943	Chinese Elm	*Ulmus parvifolia*	Yes	4.8	8.0	78.1%	None, within LOD	X		Uneven canopy and phototropic lean
944	Chinese Elm	*Ulmus parvifolia*	Yes	2.1	8.0	75.0%	None, within LOD	X		Uneven canopy and phototropic lean, some dead wood
945	Bradford Pear	*Pyrus calleryana*	Yes	2.8, 1.9	8.0	81.3%	None, within LOD	X		Thin canopy
946	Chinese Elm	*Ulmus parvifolia*	Yes	11.9	8.0	78.1%	None, within LOD	X		Multi- trunk and vines at base
947	Chinese Elm	*Ulmus parvifolia*	Yes	2.2	8.0	65.6%	None, within LOD	X		Seam in trunk from previous damage
948	Chinese Elm	*Ulmus parvifolia*	Yes	3.1	8.0	81.3%	None, within LOD	X		Uneven canopy and phototropic lean
949	Chinese Elm	*Ulmus parvifolia*	Yes	3.5	8.0	81.3%	None, within LOD	X		Uneven canopy and phototropic lean
950	Chinese Elm	*Ulmus parvifolia*	Yes	3.0	8.0	81.3%	None, within LOD	X		Uneven canopy and phototropic lean
951	Chinese Elm	*Ulmus parvifolia*	Yes	4.2	8.0	81.3%	None, within LOD	X		Low live canopy ratio and some vines
952	Chinese Elm	*Ulmus parvifolia*	Yes	3.5	8.0	81.3%	None, within LOD	X		Uneven canopy and phototropic lean
953	Chinese Elm	*Ulmus parvifolia*	Yes	2.8	8.0	78.1%	None, within LOD	X		Uneven canopy and phototropic lean
954	Chinese Elm	*Ulmus parvifolia*	Yes	3.5	8.0	71.9%	None, within LOD	X		Significant vines
955	Chinese Elm	*Ulmus parvifolia*	Yes	6, 5.2	8.0	71.9%	None, within LOD	X		Low live canopy ratio and moderate dieback
956	Chinese Elm	*Ulmus parvifolia*	Yes	5.9	8.0	71.9%	None, within LOD	X		Low live canopy ratio
957	Chinese Elm	*Ulmus parvifolia*	Yes	11.5	8.0	81.3%	None, within LOD	X		Low live canopy ratio
958	Common Hackberry	*Celtis occidentalis*	No	2.8	8.0	81.3%	None, within LOD	X		Some damage on trunk with poor codit
959	Zelkova	*Zelkova serrata*	Yes	6.0	8.0	81.3%	None, within LOD	X		Low live canopy ratio
960	Zelkova	*Zelkova serrata*	Yes	5.9	8.0	81.3%	Moderate		ROW	Street tree

Tree Number	Common Name	Botanical Name	Considered invasive by City of Alexandria?	Size/DBH (inches)	Critical Root Zone (feet) or Dripline	Condition (%)	Likilihood of Survival Post-Construction	Remove	Offsite or Shared	Notes & Arborist Recommendations
961	Zelkova	*Zelkova serrata*	Yes	6.2	8.0	75.0%	Moderate		ROW	Street tree (leaning but corrected)
962	Chinese Elm	*Ulmus parvifolia*	Yes	10.2	8.0	68.8%	None, within LOD	X		Bacterial wetwood with worms
963	Bradford Pear	*Pyrus calleryana*	Yes	8.5	8.0	75.0%	None, within LOD	X		Uneven canopy and phototropic lean, low live canopy ratio
964	Chinese Elm	*Ulmus parvifolia*	Yes	3.5	8.0	75.0%	None, within LOD	X		Uneven canopy and phototropic lean
965	Chinese Elm	*Ulmus parvifolia*	Yes	5.1, 5.1, 5.8	8.0	75.0%	None, within LOD	X		Uneven canopy and phototropic lean
966	Chinese Elm	*Ulmus parvifolia*	Yes	2.7, 2.5	8.0	75.0%	None, within LOD	X		Moderate dead wood
967	Bradford Pear	*Pyrus calleryana*	Yes	10.9	8.0	75.0%	None, within LOD	X		Moderate dead wood
968	Bradford Pear	*Pyrus calleryana*	Yes	3.1	8.0	53.1%	None, within LOD	X		Suppressed
969	White Mulberry	*Morus alba*	Yes	6.1, 7.1	8.0	68.8%	None, within LOD	X		Double- trunk and severe vines
970	Bradford Pear	*Pyrus calleryana*	Yes	11.0	8.0	65.6%	None, within LOD	X		Severe vines
971	Chinese Elm	*Ulmus parvifolia*	Yes	4.5, 7	8.0	62.5%	None, within LOD	X*	Shared	Low live canopy ratio and double- trunk
972	Bradford Pear	*Pyrus calleryana*	Yes	8.4	8.0	65.6%	None, within LOD	X		Severe vines
973	Bradford Pear	*Pyrus calleryana*	Yes	12.2	8.0	65.6%	None, within LOD	X		Uneven canopy and moderate vines
974	Chinese Elm	*Ulmus parvifolia*	Yes	2.6	8.0	75.0%	None, within LOD	X		Low live canopy ratio
975	Zelkova	*Zelkova serrata*	Yes	3.1	8.0	84.4%	None, within LOD	X		Uneven canopy and moderate deadwood
976	Zelkova	*Zelkova serrata*	Yes	2.5, 3.1	8.0	75.0%	None, within LOD	X		Uneven canopy and moderate deadwood
977	Chinese Elm	*Ulmus parvifolia*	Yes	4.9	8.0	81.3%	None, within LOD	X		Vines at base
978	White Mulberry	*Morus alba*	Yes	6, 6, 7	8.0	68.8%	None, within LOD	X*	Shared	Moderate deadwood, vines, and triple-trunk
979	White Mulberry	*Morus alba*	Yes	6.7	8.0	25.0%	None, within LOD	X*	Shared	Severe dieback and deadwood
980	Chinese Elm	*Ulmus parvifolia*	Yes	2.5	8.0	75.0%	None, within LOD	X		Significant vines
981	Bradford Pear	*Pyrus calleryana*	Yes	15.0	8.0	65.6%	None, within LOD	X*	Shared	Significant vines
982	Weeping Cherry	*Prunus pendula*	No	11.0	8.0	75.0%	None, within LOD	X		Significant vines and uneven canopy
983	Chinese Elm	*Ulmus parvifolia*	Yes	9.5	8.0	56.3%	None, within LOD	X		Moderate dieback and soft bark
984	Bradford Pear	*Pyrus calleryana*	Yes	5.6	8.0	75.0%	None, within LOD	X		Uneven canopy, moderate deadwood and vines
985	Bradford Pear	*Pyrus calleryana*	Yes	5.5	8.0	75.0%	None, within LOD	X*	Offsite	Uneven canopy, moderate deadwood and vines
986	Bradford Pear	*Pyrus calleryana*	Yes	8, 12	8.0	75.0%	None, within LOD	X		Double- trunk at 3 ft and
987	Zelkova	*Zelkova serrata*	Yes	4.8	8.0	75.0%	None, within LOD	X		Uneven canopy
988	Zelkova	*Zelkova serrata*	Yes	6.1	8.0	75.0%	None, within LOD	X		Uneven canopy and minimal vines
989	Black Cherry	*Prunus serotina*	No	5.9	8.0	75.0%	None, within LOD	X		Minimal vines
990	American Elm	*Ulmus americana*	No	10.1	8.0	75.0%	None, within LOD	X		Minimal vines
991	Zelkova	*Zelkova serrata*	Yes	4.5	8.0	75.0%	None, within LOD	X		Minimal vines
992	Silver Maple	*Acer saccharinum*	No	2.7	8.0	59.4%	None, within LOD	X		Broken lead
993	Silver Maple	*Acer saccharinum*	No	5.2	8.0	75.0%	None, within LOD	X		Minimal vines at base
994	Black Cherry	*Prunus serotina*	No	4,3.6	8.0	75.0%	None, within LOD	X		Moderate vines and deadwood
995	Black Cherry	*Prunus serotina*	No	5.7	8.0	56.3%	None, within LOD	X		Moderate vines, poor branch structure, and moderate deadwood
996	Zelkova	*Zelkova serrata*	Yes	5.4	8.0	81.3%	None, within LOD	X		Minimal vines

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 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 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.

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DIRECTOR DATE

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SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

CERTIFIED ARBORIST ISA

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

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601 EAST GLEBE ROAD
CITY OF ALEXANDRIA, VA

TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISIONS

DATE	COMMENTS
09/11/25	REV BY MEB

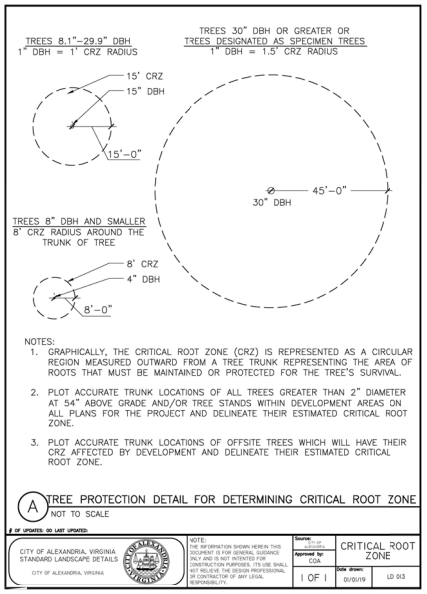
SHEET 3 OF 4

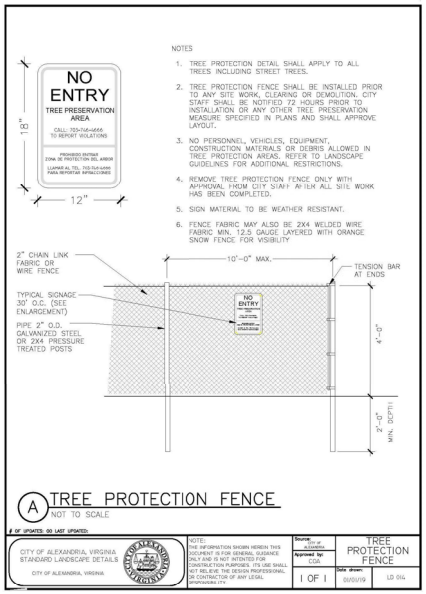
SCALE: NTS

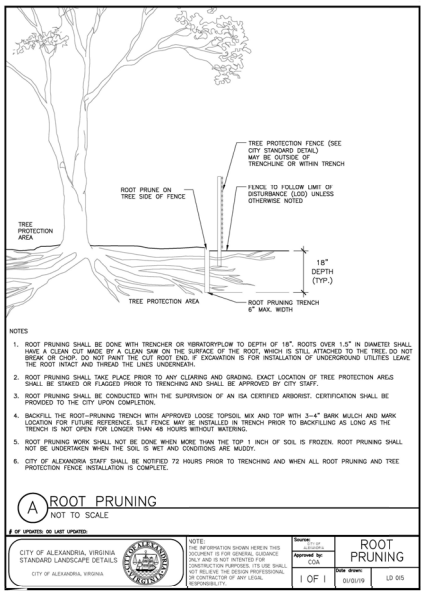
PROJECT DATE: 08/04/25

DRAFT: MEB CHECK: AMS

FILE NUMBER: 4003







A) STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS WITH PRESERVATION AREAS

1) VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

A. MAINTENANCE SHALL BE PRO–ACTIVE.

B. MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/TOPDRESSING.

C. WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.

2) AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF VEGETATION SHALL NOT BE ENTIRED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THRDUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:

A. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.

B. FELLING AND STORING VEGETATION. III. INDINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY

C. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.

D. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATON.

E. DISPOSAL OF DEBRIS OR CHEMICALS. VII. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.

F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

A STANDARD TREE PRESERVATION NOTES
NOT TO SCALE
OF UPDATES: 00 LAST UPDATED:
CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA
NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.
Source: City of Alexandria
Approved by: COA
STANDARD TREE PRESERVATION PLAN NOTES
I OF I
Date drawn: 12/02/2019
LD 017

INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ENGLISH IVY: REMOVE FROM TREES AND LANDSCAPE BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEAL THE CUT SECTIONS OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND COVER BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND COVER BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A GLYPHOSATE HERBICIDE AS A 4-PERCENT SOLUTION (1 PINT PER 3-GALLON MIX) TO LEAVES OR FRESHLY CUT LARGE STEMS, BY THOROUGHLY WETTING THEM. USE A STRING TRIMMER TO REDUCE GROWTH LAYERS AND TO INJURE LEAVES FOR IMPROVED HERBICIDE UPTAKE. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

5. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A VIRGINIA CERTIFIED APPLICATOR DURING GROWING SEASON (APRIL TO OCTOBER). THOROUGHLY COVER ALL LEAVES AND/OR FRESHLY CUT STEMS IN HERBICIDE, REPEAT AS NECESSARY.

8. BRADFORD PEAR/CHINESE ELM: ANY BRADFORD PEAR OF ANY SIZE ARE TO BE REMOVED FROM TREE PRESERVATION AREAS BY HAND. THE STUMP WILL BE CUT, FLAGGED AND PAINTED WITH AN AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE TO BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR.

10. PORCELAIN-BERRY: SHALL BE REMOVED BY HAND WHERE POSSIBLE TO MINIMIZE DISTURBANCE. PULL VINES IN THE FALL OR SPRING TO PREVENT BUD AND FLOWER PRODUCTION THE FOLLOWING GROWING SEASON. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL. REPEAT THIS PROCESS AS OFTEN AS NEEDED. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS TRICLOPYR MAY BE APPLIED FROM SUMMER TO FALL.

11. ORNAMENTAL BITTERSWEET: VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.

14. TATARIAN HONEYSUCKLE: WHERE POSSIBLE, SEEDLINGS INCLUDING ROOT STRUCTURE SHOULD BE EXCAVATED AND REMOVED WITH SHOVEL. ALTERNATIVELY, BRANCHES AND MAIN STEM SHOULD BE CUT BACK TO ONE (1) INCH ABOVE SOIL SURFACE DURING MID TO LATE AUTUMN WHEN TEMPERATURES ARE ABOVE 60 DEGREES FAHRENHEIT. A SOLUTION OF AT LEAST 20% GLYPHOSATE HERBICIDE SHOULD BE APPLIED TO OPEN CUT FACE OF STUMP WITHIN TWO (2) TO THREE (3) MINUTES OF CUT. REFER TO HERBICIDE LABEL FOR APPLICATION INSTRUCTIONS. BRANCHES AND VEGETATION DEBRIS SHOULD BE REMOVED OFFSITE. REAPPLY HERBICIDE IN THE LATE FALL AND AGAIN IN WINTER AS NECESSARY.

15. EUONYMUS/WINTER CREEPER: VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.

16. WHITE MULBERRY: CONTROL AND MANAGEMENT SHOULD BE ATTEMPTED DURING FLOWERING, BEFORE SEED PRODUCTION. CUTTING THE TREE TO THE GROUND LEVEL IS THE FIRST MEASURE OF CONTROL AND WILL REQUIRE REPEATED CUTTING OF RESPROUTS OR SUPPLEMENTAL APLICATION OF HERBICIDE AS RESPROUT OCCURS. GIRDLING CAN BE EFFECTIVE ON LARGE TREES AND SHOULD BE CONDUCTED BY CUTTING THROUGH THE BARK OF THE TREE, AROUND THE ENTIRE TRUNK OF THE TREE, AT LEAST 6 INCHES ABOVE THE SURFACE. SUBSEQUENT RESPROUTING SHOULD BE TREATED WITH AN HERBICIDE. HAND PULLING CAN BE EFFECTIVE WITH YOUNG SEEDLINGS BUT CARE SHOULD BE GIVEN TO REMOVE THE ENTIRE ROOT SINCE BROKEN FRAGMENTS MAY RESPROUT.

20. CHINESE PRIVET: MANUALLY PULL NEW SEEDLINGS AND TREE WRENCH SAPLINGS WHEN SOIL IS MOIST, ENSURING REMOVAL OF ALL ROOTS. BAG AND DISPOSE OF FRUIT IN DUMPSTER OR BURN. A VIRGINIA CERTIFIED APPLICATOR MAY APPLY A 3-PERCENT SOLUTION OF GLYPHOSATE HERBICIDE TO FOLIAGE IN THE LATE FALL OR EARLY WINTER. REPEAT AS NECESSARY.

31. INVASIVE SPECIES CONTROL SHALL COMMENCE WITH E&S PHASE I AND BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

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CHAIRMAN, PLANNING COMMISSION DATE
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TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISIONS

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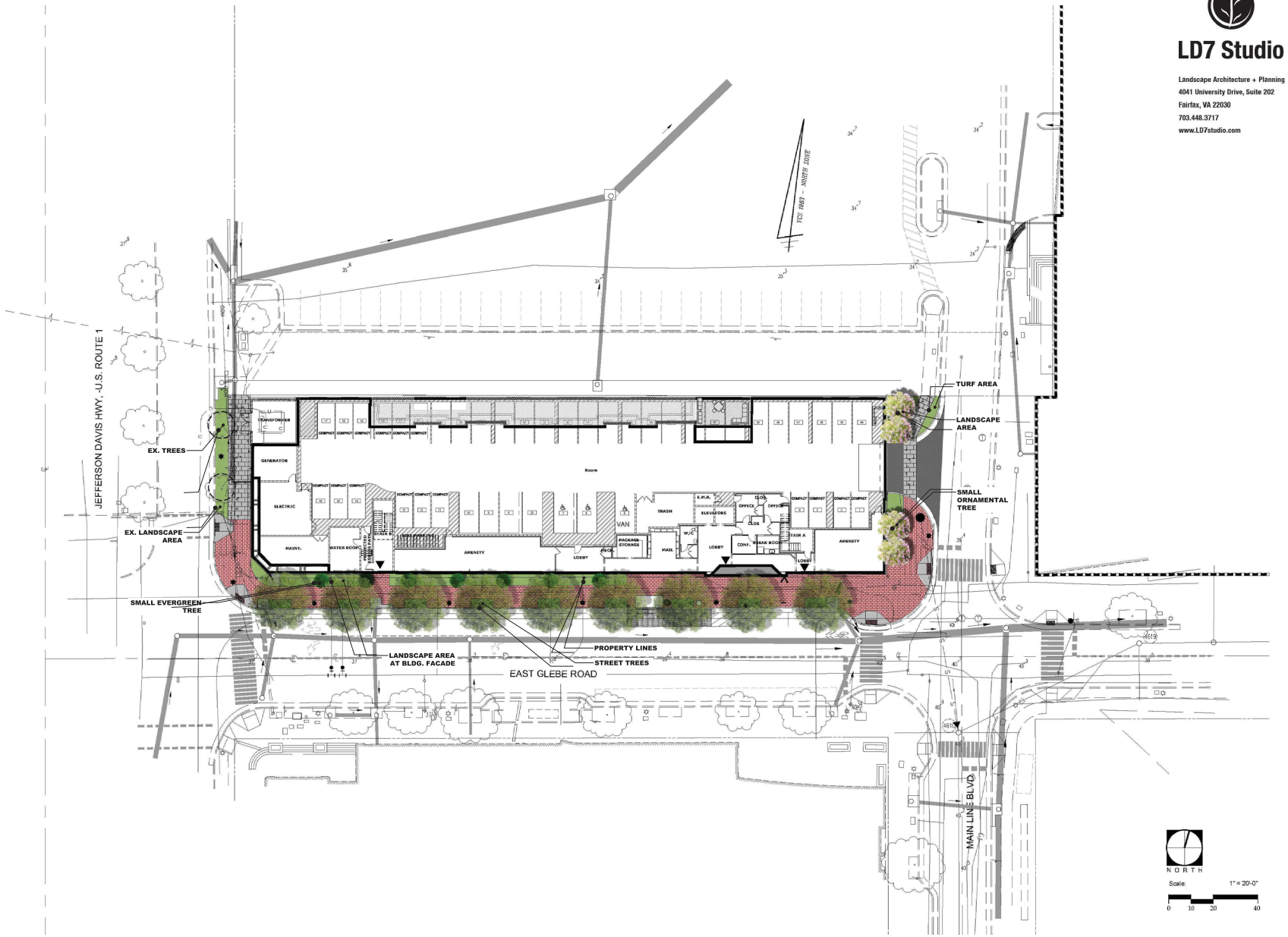
SHEET 4 OF 4
SCALE: NTS
PROJECT DATE: 08/04/25
DRAFT: MEP
CHECK: AMS
FILE NUMBER: 4003



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ISSUE	DESCRIPTION	DATE
1	DSUP PRELIM PLAN SUBMISSION	08/05/25

PROJECT NUMBER **25003**
PRINT DATE **2025-08-05**
SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER
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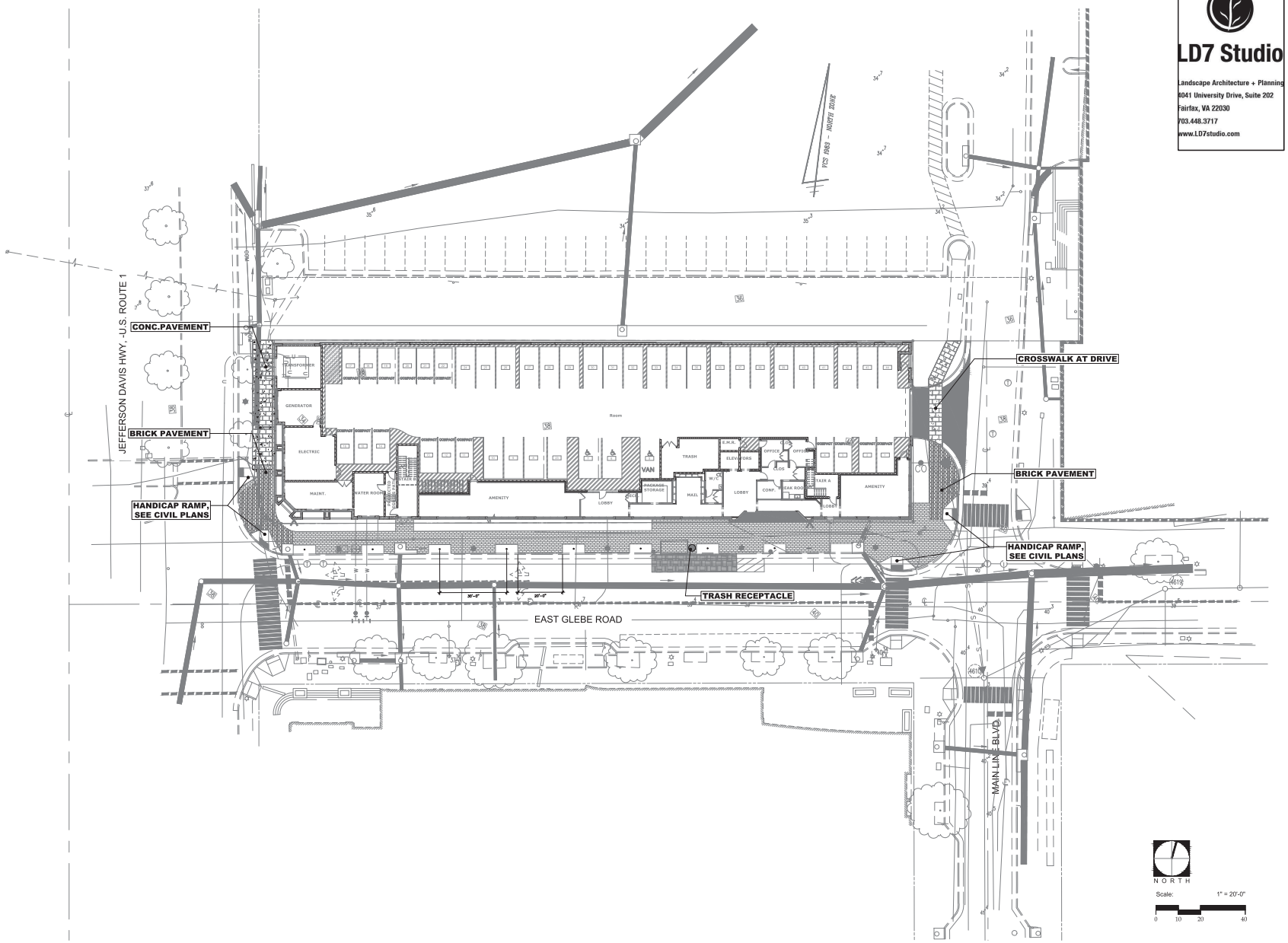

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ISSUE	DESCRIPTION	DATE
1	DSUP PRELIM PLAN SUBMISSION	08/05/25

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SHEET TITLE
GROUND FLOOR - MATERIALS PLAN

SHEET NUMBER
L1.00

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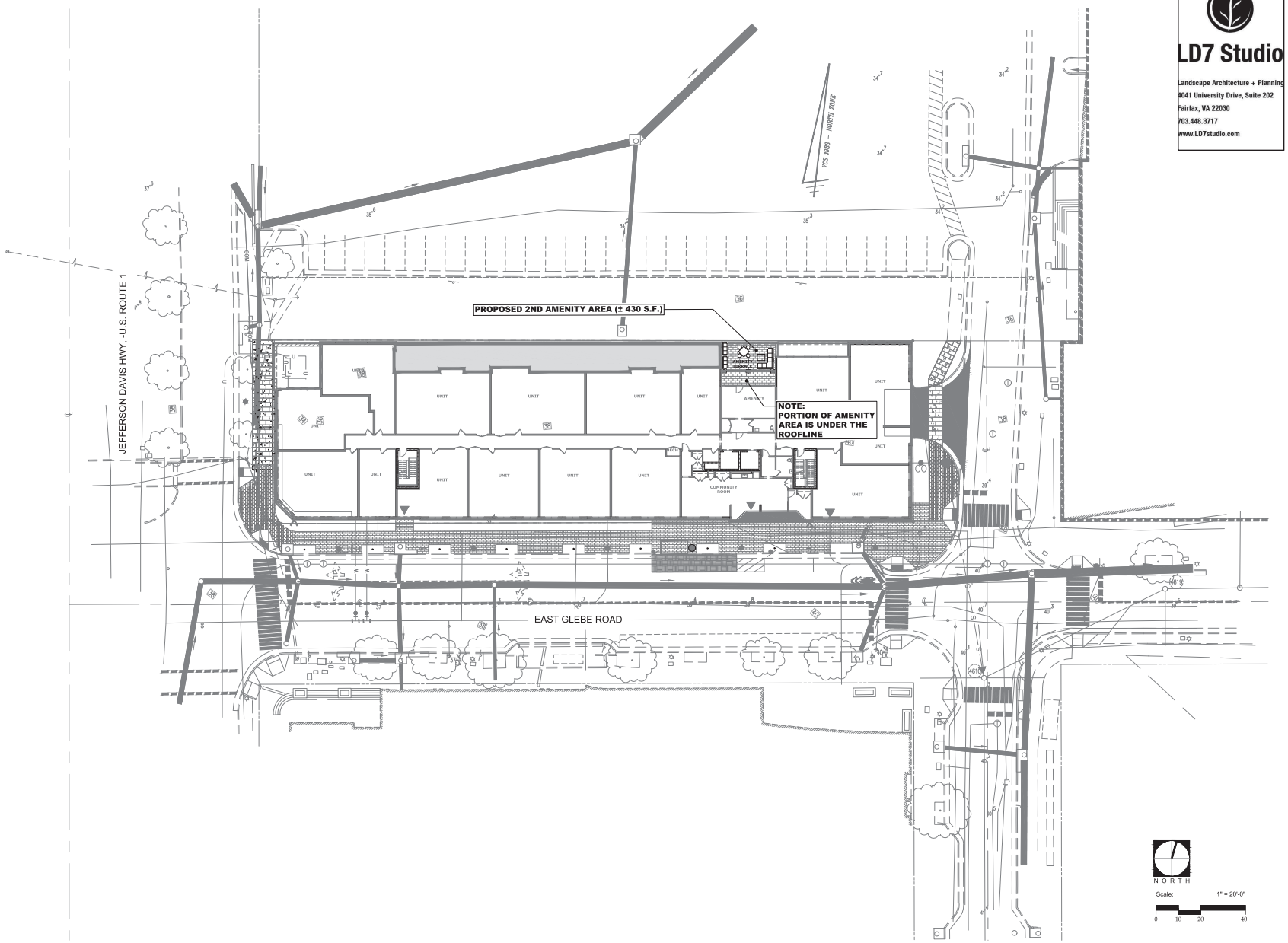

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1	DSUP PRELIM PLAN SUBMISSION	08/05/25

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2nd FLOOR AMENITY - MATERIALS PLAN

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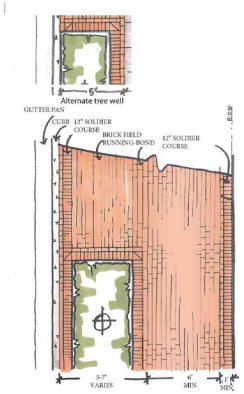
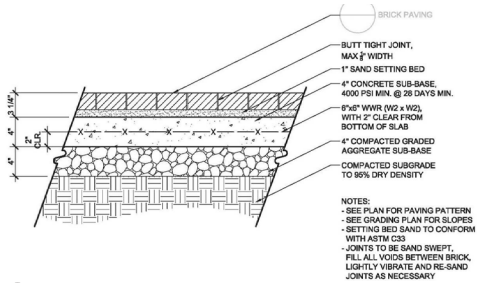
SIDEWALK MATERIALS - CITY STANDARD BRICK

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.

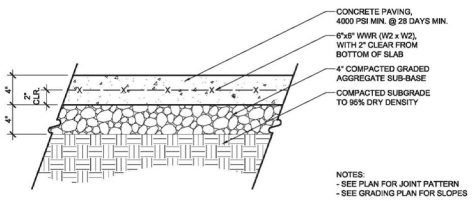


1 L802 BRICK PAVING SECTION
Scale: 1 1/2" = 1'-0"

SIDEWALK MATERIALS - CITY STANDARD CONCRETE

MAY 2014, REVISED MARCH 17, 2020

INTENT:
This sidewalk will be provided within areas where city-standard concrete sidewalks are required
The scoring pattern is intended to generally be 3'x 3' where appropriate or required by the City.



1 L802 CONCRETE PAVING SECTION
Scale: 1 1/2" = 1'-0"

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SITE DETAILS

SHEET NUMBER
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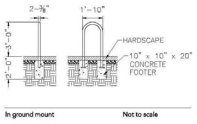
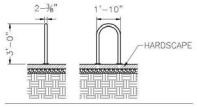
BICYCLE RACK

Inverted U bicycle rack

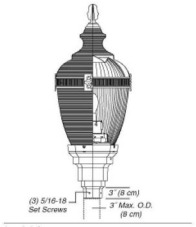


In ground mount Not to scale

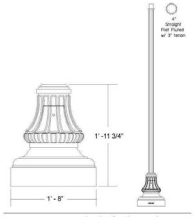


Surface mount Not to scale

LIGHTING | STREET POLE



Street light fixture



Virginia Dominion Power - Fiberglass fluted street pole

RECEPTACLE | TRASH

02

Purpose

Trash receptacles shall be located adjacent to activity centers, trail heads, exit points, and other high-traffic areas within and around parks/open space.

General Information

Trash shall be contained in a durable metal, covered receptacle.

The City standard trash receptacles are Victor Stanley Ironsites model SD-42 (36 gallon) unit with side-door in powder-coated black steel (RAL9005), or City approved equal. The 'dome-top' style lid in black is required.

Corresponding plastic interior liners shall be used.

Recycling is mandated by the City of Alexandria. See "Recycling Receptacle" for appropriate container.

Related Standards: Receptacle | Ash/Coal, Receptacle | Recycling.

Materials and Finish

Receptacles shall be constructed of sturdy, durable metal such as galvanized steel, ductile cast iron or other metals designed for commercial and exterior use.

Metal finishing shall be of high-quality, permanently affixed powder coating, done through a heat-finished process.

Black is the required color for trash receptacles.

Metal products shall have smooth welds, joints and corners. Joint fasteners shall be embedded or sealed.

Hinges, latches and moving parts shall be weather resistant and oiled at the time of purchase.

Receptacles shall contain a minimum of 70% post consumer recycled steel.

Installation

Receptacles shall be affixed to hard surfaces consistent with manufacturer recommendations.

A hard surface of 3 feet-4 inches by 3 feet-4 inches minimum accessible area shall be provided adjacent to accessible paths.

Receptacles shall be no taller, or mounted higher, than 4 feet above adjacent grade at the tallest point of the unit.

Placement of the receptacles shall not inhibit the monitoring or emptying of the contents.

The manufacturer's recommendations shall be followed to ensure the receptacles are installed level.

Life Cycle Expectations

A 10 year minimum warranty is required.

Receptacles are anticipated to require replacement after 20 years of normal and ordinary use.

Trash receptacle

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PROJECT NUMBER **25003**
PRINT DATE **2025-08-05**
SHEET TITLE

SITE FURNISHINGS

SHEET NUMBER
L3.00

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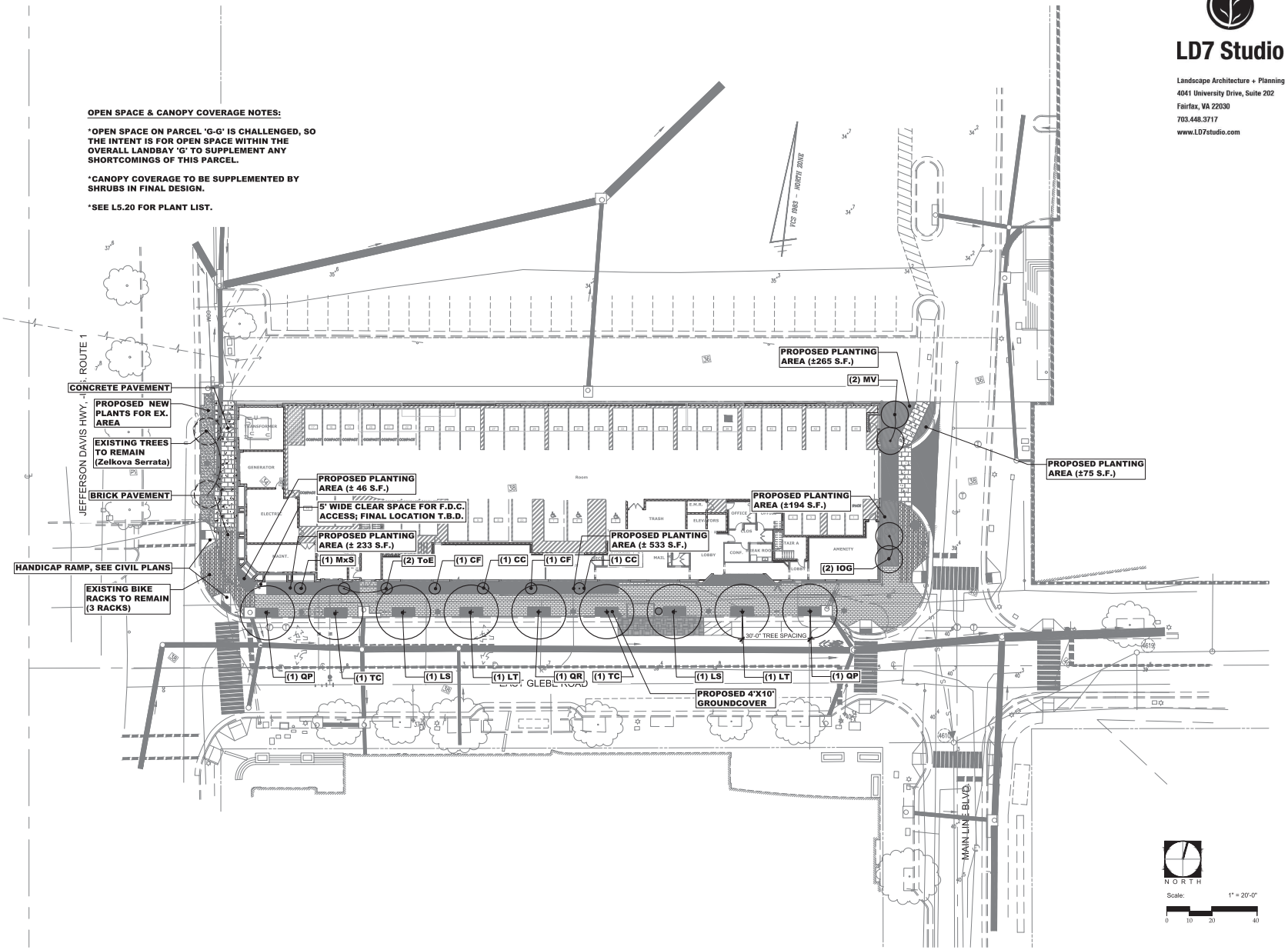

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COMMONWEALTH OF VIRGINIA
DAVID A. LESUK
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LANDBAY G

601 E Glebe Rd
Alexandria, VA 22305

ISSUE	DESCRIPTION	DATE
1	DSUP PRELIM PLAN SUBMISSION	08/05/25

PROJECT NUMBER **25003**
PRINT DATE **2025-08-05**
SHEET TITLE

GROUND FLOOR - LANDSCAPE PLAN

SHEET NUMBER
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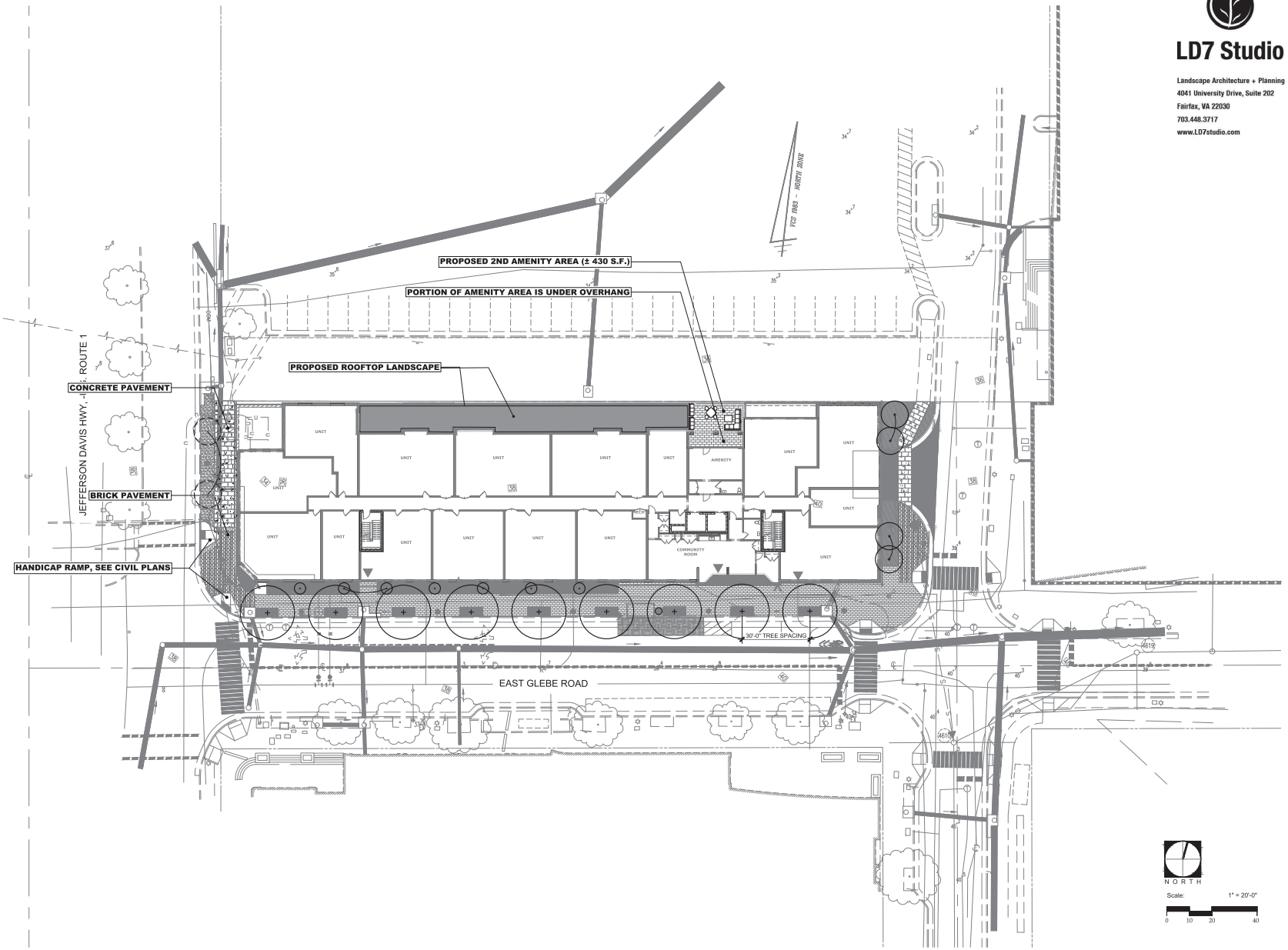

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ISSUE	DESCRIPTION	DATE
1	DSUP PRELIM PLAN SUBMISSION	08/05/25

PROJECT NUMBER **25003**
PRINT DATE **2025-08-05**
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2nd FLOOR AMENITY - LANDSCAPE PLAN

SHEET NUMBER
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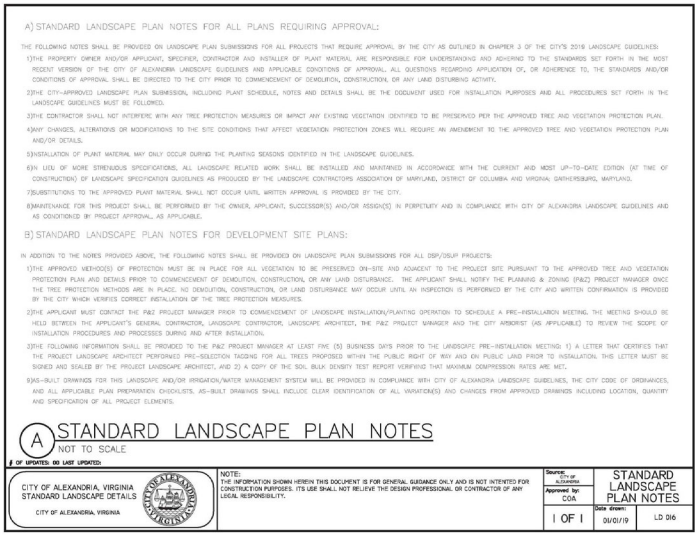

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

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

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

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

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

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

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

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

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

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

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

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

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

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

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

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

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: DO LAST UPDATED:

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

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

Source: City of Alexandria
Approved by: COA
Date drawn: 01/01/19

STANDARD LANDSCAPE PLAN NOTES
1 OF 1
LD 016

ADDITIONAL LANDSCAPE NOTES

THE FOLLOWING LANDSCAPE NOTES ARE EXCERPTS TAKEN FROM THE CITY OF ALEXANDRIA'S 2019 LANDSCAPE GUIDELINES:

CANOPY COVERAGE:

- ANY CONSTRUCTION PROJECT REQUIRING A GRADING PLAN OR DEVELOPMENT SITE PLAN (DSP OR DSUP) MUST PROVIDE A MINIMUM OF TWENTY-FIVE (25) PERCENT VEGETATED CANOPY COVER FOR THE SITE THROUGH CONSERVED VEGETATION OR AS CALCULATED AT MATURITY FOR ANY NEW PLANTINGS.
- ORNAMENTAL GRASSES, PERENNIAL PLANTINGS, GROUNDCOVERS, AND TURFGRASS DO NOT APPLY TOWARD CROWN COVER ALLOWANCES.
- PLANTING OF TREES AND SHRUBS IN BIORETENTION AREAS SHALL FOLLOW THE CCA STANDARDS DESCRIBED IN THE CANOPY COVERAGE STANDARDS.
- STREET TREES OR OTHER PLANTING IN PUBLIC RIGHT-OF-WAY (ROW) DO NOT APPLY TOWARD CROWN COVERAGE ALLOWANCES UNLESS A MODIFICATION IS APPROVED BY THE PLANNING COMMISSION.

STREET TREES:

- STREET TREES INCLUDE ALL EXISTING AND PROPOSED TREES WITHIN THE PUBLIC RIGHT-OF-WAY (ROW) ADJACENT TO A STREET OR ROADWAY.
- ONE STREET TREE IS REQUIRED FOR EVERY THIRTY (30) FEET OF LOT FRONTAGE ALONG PUBLIC RIGHT OF WAY.
- STREET TREES SHALL BE SPACED A MINIMUM OF EVERY TWENTY-FIVE (25) LINEAR FEET O.C. AND A MAXIMUM OF EVERY THIRTY (30) LINEAR FEET O.C.
- MINIMUM DISTANCE FROM A STREETLIGHT OR UTILITY POLE TO THE TREE TRUNK IS TWELVE (12) FEET.
- IN AREAS WHERE OVERHEAD UTILITIES ARE PRESENT AND /OR CONFLICT WITH STREET TREES, ORNAMENTAL OR OTHER CATEGORY I OR II TREES (LESS THAN TWENTY (20) FOOT MATURE HEIGHT) SHALL BE SPECIFIED.

SOIL VOLUME AND DEPTH

- AT-GRADE APPLICATIONS:
  - •• WHERE TRENCH IS CONTINUOUS AND SHARED BY TWO (2) OR MORE TREES, A MINIMUM OF THREE HUNDRED (300) CUBIC FEET PER TREE SHALL BE PROVIDE, CALCULATED WITH A MAXIMUM THREE (3) FOOT DEPTH.
  - •• FOR EACH INDIVIDUAL, ISOLATED TREE PLANTED, A MINIMUM VOLUME OF FOUR-HUNDRED FIFTY (450) CUBIC FEET PER TREE SHALL BE PROVIDED, CALCULATED WITH A MAXIMUM THREE (3) FOOT DEPTH.
- ON-STRUCTURE APPLICATIONS:
  - •• PLANTINGS ABOVE STRUCTURE SUBJECT TO THE SOIL VOLUME REQUIREMENT INCLUDE ALL TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, TURFGRASS, AND GROUNDCOVER PLANTED ON ROOFTOPS, AND PLAZAS AND COURTYARDS LOCATED ABOVE DECKS AND PARKING GARAGES.
  - •• WHERE TRENCH IS CONTINUOUS AND SHARED BY TWO (2) OR MORE TREES, A MINIMUM OF THREE HUNDRED (300) CUBIC FEET PER TREE SHALL BE PROVIDE, CALCULATED WITH A MAXIMUM THREE (3) FOOT DEPTH.
  - •• FOR EACH ISOLATED TREE PLANTED, A MINIMUM VOLUME OF FOUR-HUNDRED FIFTY (450) CUBIC FEET PER TREE SHALL BE PROVIDED, CALCULATED WITH A MAXIMUM THREE (3) FOOT DEPTH.
  - •• MINIMUM SOIL DEPTH REQUIREMENTS: VERTICAL SOIL DEPTH IS THE MEASUREMENT BETWEEN FINISHED GRADE OF PLANTING MEDIA AND BOTTOM OF PLANTING MEDIA. THIS MEASUREMENT SHALL NOT INCLUDE GRAVEL UTILIZED AS A DRAINAGE LAYER BENEATH THE PLANTING MEDIA.
    - TREES: THREE (3) FEET MINIMUM CONTINUOUS VERTICAL SOIL DEPTH OF PLANTING MEDIA FOR A MINIMUM HORIZONTAL DISTANCE OF THREE (3) FEET MEASURED FROM THE CENTER OF THE ROOT BALL.
    - SHRUBS, PERENNIAL AND ORNAMENTAL GRASSES: TWO (2) FEET MINIMUM OF CONTINUOUS VERTICAL DEPTH OF PLANTING MEDIA.
    - TURF AN GROUNDCOVER AREAS: ONE (1) FOOT MINIMUM OF CONTINUOUS VERTICAL DEPTH OF PLANTING MEDIA.

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ISSUE	DESCRIPTION	DATE
1	DSUP PRELIM PLAN SUBMISSION	08/05/25

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LANDSCAPE NOTES

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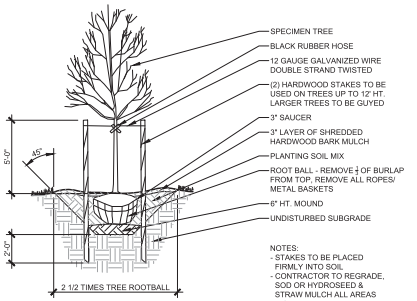
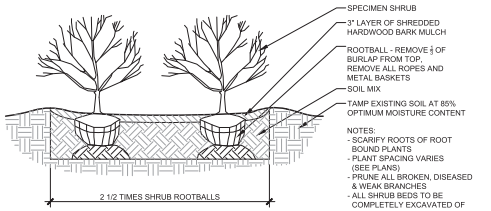
DATE: _____

PLANTING NOTES:

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES, SHRUBS, GROUNDCOVER AND PERENNIALS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FORM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF PINE FINES MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS: 03/15 TO 06/15 AND 09/15 TO 12/01. THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM POPULUS SPP.; BETULA SPP. PRUNUS SPP.; CRATECUS SPP. PYRUS SPP.; QUERCUS SPP.; KOELREUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA; LIRIODENDRON TULIPIFERA ZELKOVA; PLATANUS ACERIFOLIA; ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
19. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL SODDED OR SEEDED AS NOTED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.
20. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE; INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
21. ALL DIMENSIONS TO BE TAKEN FROM BACK OF CURB.
22. CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
23. CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
24. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
25. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
26. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
27. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
28. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
29. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
30. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
31. NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
32. TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
33. LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1' AIRSPACE BETWEEN UNIT AND PLANT.
34. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS.
35. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
36. ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
37. MULCH IS TO BE FINE BARK TYPE FOR TREES AND SHRUBS. FINE BARK MULCH IS TO BE USED FOR PERENNIAL BEDS AND WITHIN THE "EXISTING TREES TO REMAIN." CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
38. CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
39. TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.
40. SHRUBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
41. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
42. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.
43. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY, ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS DAILY DURING INSTALLATION.
44. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
45. TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.
46. THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF PERENNIALS IN PLANTING. KEEP SWEEPS OF SIMILAR BULBS/PERENNIALS IN SEPARATE GROUPS.
47. CONTRACTOR SHALL BE RESPONSIBLE TO RE-GRADE, SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
48. ALL EXISTING SOIL TO BE REMOVED FROM PERENNIAL BEDS TO A DEPTH OF 12" AND REPLACED WITH SOIL MIX PER DETAIL.
49. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
50. THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
51. ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF MARYLAND DEPARTMENT OF HIGHWAYS AND TRANSPORTATION'S "GUIDELINES FOR PLANTING ALONG MARYLAND'S ROADWAYS."
52. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.
53. ALL PLANTING MATERIAL, INCLUDING TREES SHALL CONFORM TOT HE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL PASS ANY INSPECTION REQUIRED UNDER MARYLAND REGULATIONS.



1 L8.02 **TREE PLANTING** SECTION
Scale: 1/4" = 1'-0"



2 L8.02 **SHRUB PLANTING** SECTION
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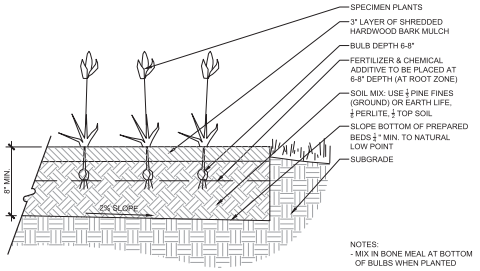
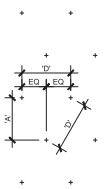


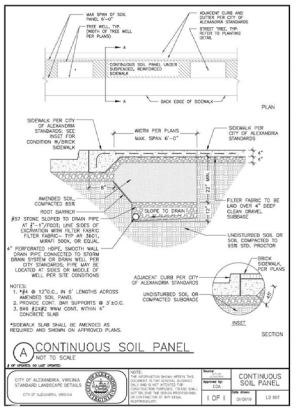
3 L8.02 **ANNUAL & PERENNIAL PLANTING** SECTION
Scale: 1" = 1'-0"



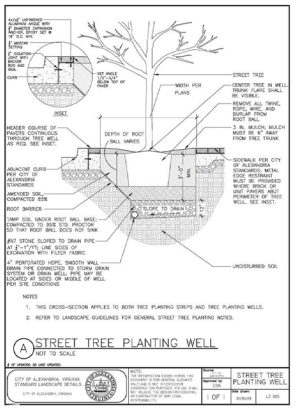
PLANT SPACING CHART
AS SPECIFIED ON PLANT LIST

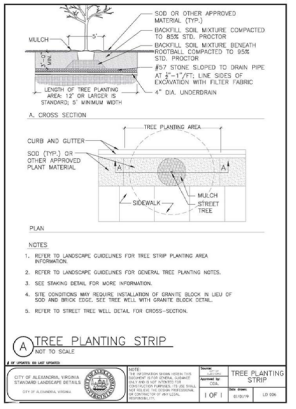
SPACING 'D'	ROW 'A'	NUMBER OF PLANTS PER SQUARE FOOT
6" o.c.	5 1/4" o.c.	4.62
8" o.c.	6 7/8" o.c.	2.60
10" o.c.	8 5/8" o.c.	1.66
12" o.c.	10 3/8" o.c.	1.15
15" o.c.	13" o.c.	0.74
18" o.c.	15 5/8" o.c.	0.51
24" o.c.	20 3/4" o.c.	0.29
30" o.c.	26" o.c.	0.18
36" o.c.	31 1/8" o.c.	0.13
42" o.c.	36 3/8" o.c.	0.09
48" o.c.	41 5/8" o.c.	0.07

4 L8.02 **TRIANGULAR SPACING FOR SHRUBS - GROUND COVERS - BULBS AND PERENNIALS** PLAN
Scale: NTS



A CONTINUOUS SOIL PANEL
NOT TO SCALE





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ISSUE	DESCRIPTION	DATE
1	DSUP PRELIM PLAN SUBMISSION	08/05/25

PROJECT NUMBER **25003**
PRINT DATE **2025-08-05**
SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER
L5.10

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DIRECTOR, T&ES

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2010 - JANUARY 1, 2020 REQUIRED %	MARCH 2, 2010 - JANUARY 1, 2020 PROVIDED QTY.	MARCH 2, 2010 - JANUARY 1, 2020 PROVIDED %	JANUARY 2, 2020 - JANUARY 1, 2024 REQUIRED %	JANUARY 2, 2020 - JANUARY 1, 2024 PROVIDED QTY.	JANUARY 2, 2020 - JANUARY 1, 2024 PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED %	BEGINNING JANUARY 2, 2024 PROVIDED QTY.	BEGINNING JANUARY 2, 2024 PROVIDED %
Urban Trees	9	Regional/Local	10%			15%			20%	9	100.0%
		Total Natives	25%			25%			50%	9	100.0%
Standard Trees	11	Regional/Local	15%			25%			40%	10	90.9%
		Total Natives	40%			80%			80%	10	90.9%
Evergreen Shrubs		Regional/Local	5%			5%			10%		
		Total Natives	20%			30%			40%		
Deciduous Shrubs		Regional/Local	10%			15%			20%		
		Total Natives	40%			60%			80%		
Groundcovers		Regional/Local	5%			10%			10%		
		Total Natives	10%			20%			20%		
Perennials, Ferns, Ornamental Grasses		Regional/Local	10%			15%			2.5% (perennials) 3.0% (ferns & grasses)		
		Total Natives	25%			30%			5.0% (perennials) 8.0% (ferns & grasses)		
Vines		Total Natives	20%			100%			100%		

TOTALS

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

NOTES:

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

URBAN TREE TABULATIONS

PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY? (Y/N)
LS	2	STREET TREE	1,250 SF	1,150 SF	Y
LT	2	STREET TREE	1,250 SF	1,150 SF	Y
QP	2	STREET TREE	1,250 SF	1,150 SF	Y
QR	1	STREET TREE	1,250 SF	1,150 SF	Y
TC	2	STREET TREE	1,250 SF	1,150 SF	Y
TOTAL URBAN TREES					
9					

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSED: 20

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Cornus	2	3.3%	33%	florida	2	10.0%	10%
Cercis	2	10.5%	33%	canadensis	2	10.0%	10%
Liriodendron	2	10.5%	33%	tulipfera	2	10.0%	10%
Liquidambar	2	10.5%	33%	styraciflua	2	10.0%	10%
Magnolia	3	15.8%	33%	virginiana	2	10.0%	10%
Magnolia				x soulangiana	1	5.0%	10%
Ilex	2	10.5%	33%	opaca 'Greenleaf'	2	10.0%	10%
Thuja	2	10.5%	33%	occidentalis	2	10.0%	10%
Quercus	3	15.8%	33%	palustris	2	10.0%	10%
Quercus				rubra	1	5.0%	10%
Tilia	2	3.3%	33%	cordata	2	10.0%	10%

SHRUBS
TOTAL NUMBER OF SHRUBS PROPOSED:

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
			33%				10%
			33%				10%

NOTE: Biodiversity Tabulations for Shrubs shall be provided at FINAL SITE PLAN SUBMISSION.

PLANT SCHEDULE

PLANT TYPE	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE	NOTES	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
URBAN TREES	LT	2	Liriodendron	tulipfera		Tulip Tree	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	2,500	2	0	2
	LS	2	Liquidambar	styraciflua		Sweetgum	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	2,500	2	0	2
	QP	2	Quercus	palustrus		Pin Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	2,500	2	0	2
	QR	1	Quercus	rubra		Red Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	1,250	1	0	1
	TC	2	Tilia	cordata		Littleleaf Linden	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	2,500	2	0	2
	TOTALS	9							URBAN TREE CCA:	7,500	9	0	9
											100.0%	0.0%	100.0%
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES		COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	CC	2	Cercis	canadensis		Eastern Redbud	1.5"-1.75" cal./6-10 ft. ht.	B&B, multistem, branching	500	1000	2		2
	CF	2	Cornus	florida		Flowering Dogwood	1.5"-1.75" cal./6-10 ft. ht.	B&B; symmetrical, single leader	250	500	2		2
	MV	2	Magnolia	virginiana		Sweet Bay	1.5"-1.75" cal./6-10 ft. ht.	B&B, multistem, branching	500	1,000	2		2
	MxS	1	Magnolia	x soulangiana		Star Magnolia	1.5"-1.75" cal./6-10 ft. ht.	B&B, multistem, branching	500	500	0		0
	IOG	2	Ilex	opaca 'Greenleaf'		Greenleaf Holly	1.5"-1.75" cal./6-10 ft. ht.	B&B; symmetrical, single leader	250	500	2		2
	AR	2	Thuja	occidentalis		Arborvitae	1.5"-1.75" cal./6-10 ft. ht.	B&B; symmetrical, single leader	250	500	2		2
	TOTALS	11							STANDARD TREE CCA:	4,000	10	0	10
											90.9%	0.0%	90.9%
EVERGREEN SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	TOTALS								EVERGREEN SHRUB CCA:		#		#
											%		%
DECIDUOUS SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	TOTALS	#							DECIDUOUS SHRUB CCA:		#		#
											%		%
									TOTAL PROPOSED CCA (SF):	11,500			
GROUNDCOVERS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
									N/A				
	TOTALS	#									#		#
											%		%
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
									N/A				
	TOTALS	#									#		#
											%		%
VINES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
									N/A				
	TOTALS	#									#		#
											%		%

CROWN COVER TABULATIONS

TOTAL SITE AREA (SF)	23,899
25% CROWN COVER REQUIRED (SF)	5,975
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	TBD
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	0
Crown Cover from Proposed Shrubs	TBD
TOTAL CROWN COVER PROVIDED (%)	0.0%
TOTAL CROWN COVER PROVIDED (SF)	0

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ISSUE	DESCRIPTION	DATE
1	DSUP PRELIM PLAN SUBMISSION	08/05/25

PROJECT NUMBER **25003**
PRINT DATE **2025-08-05**
SHEET TITLE

LANDSCAPE TABULATIONS

SHEET NUMBER

L5.20

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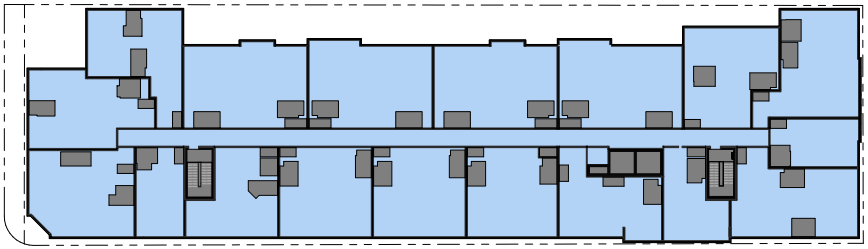
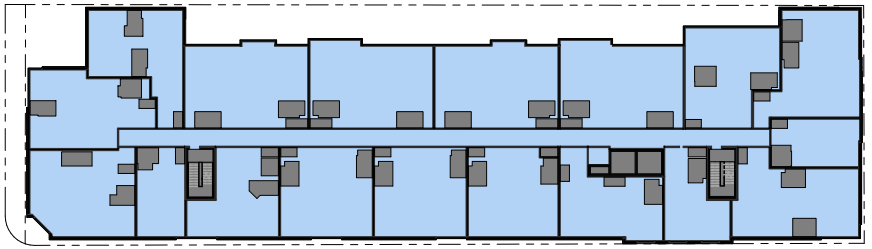
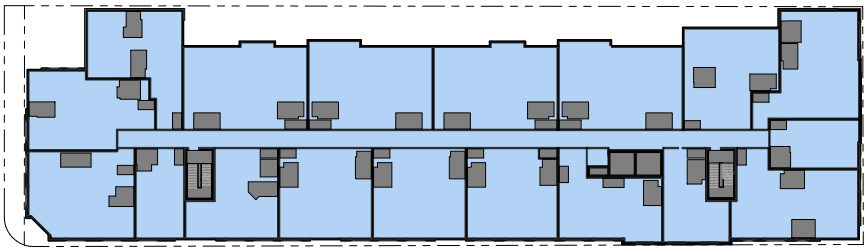


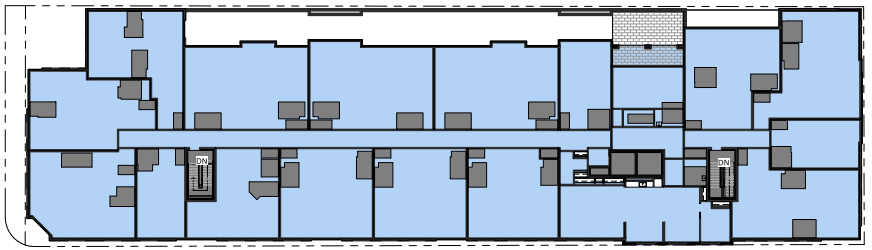
6 SP-A001 **6-SIXTH FLOOR** 1" = 20'-0"



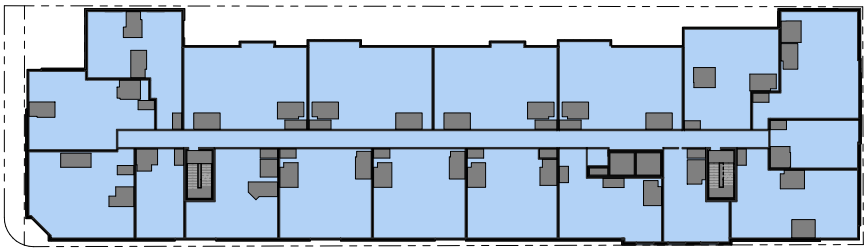
3 SP-A001 **3-THIRD FLOOR** 1" = 20'-0"



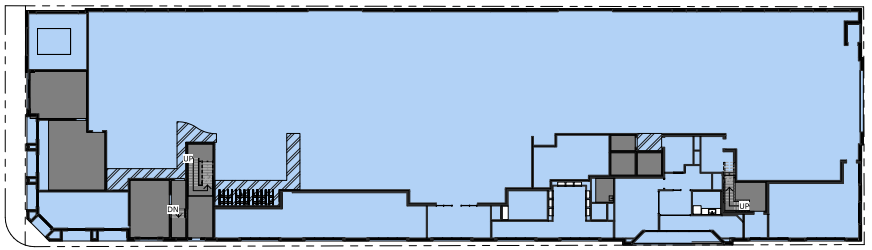
5 SP-A001 **5-FIFTH FLOOR** 1" = 20'-0"



2 SP-A001 **2-SECOND FLOOR** 1" = 20'-0"



4 SP-A001 **4-FOURTH FLOOR** 1" = 20'-0"



1 SP-A001 **1-FIRST FLOOR** 1" = 20'-0"

AREA INCLUDED

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

FAR (PROPOSED)

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

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ISSUE	DESCRIPTION	DATE

PROJECT NUMBER **25003**
PRINT DATE **2025-07-21**

SHEET TITLE
AREA PLANS

SHEET NUMBER
SP-A001

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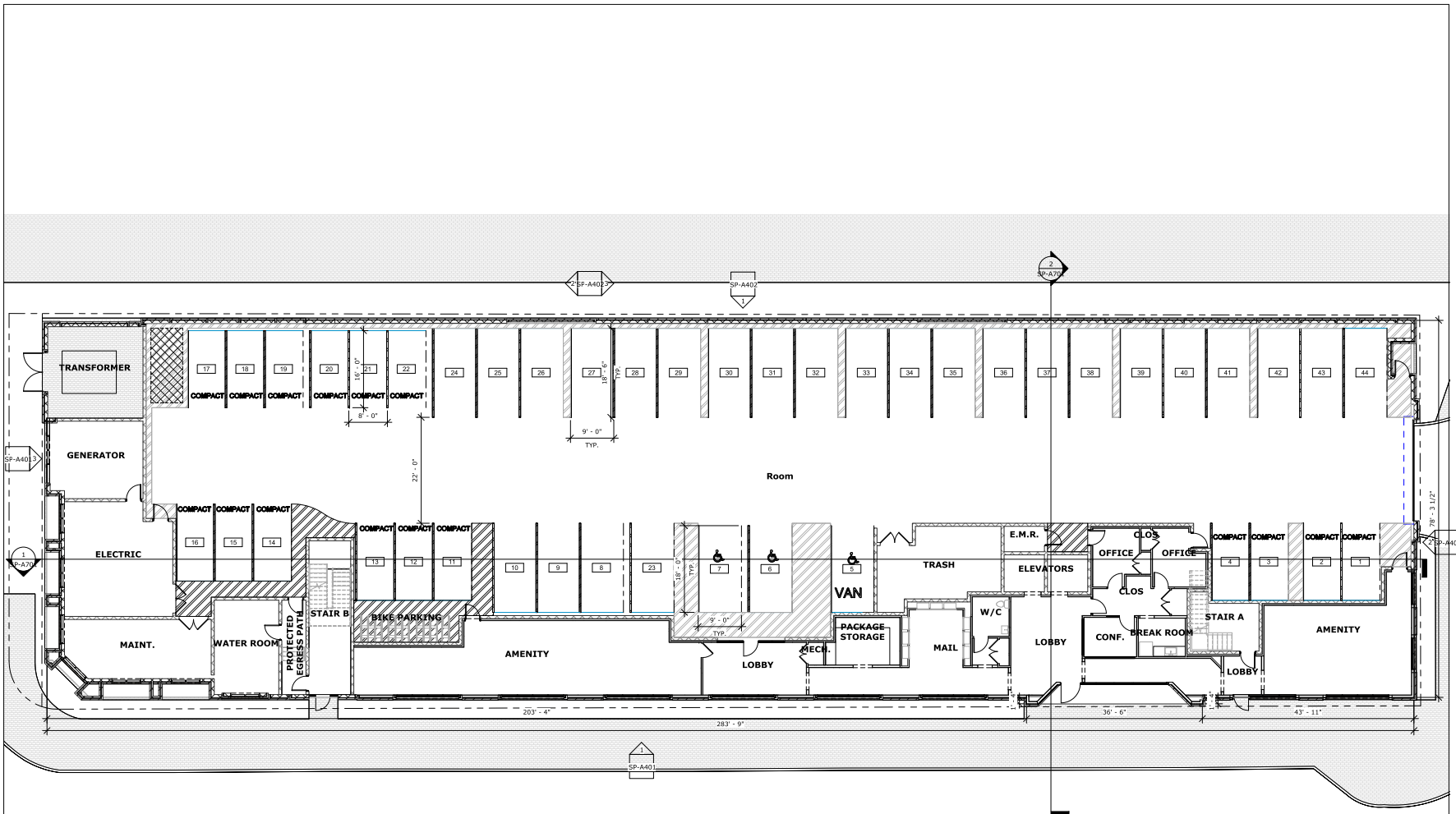

1 LEVEL 1
SP-A201 1" = 10'-0"

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COMMONWEALTH OF VIRGINIA
NICHOLAS GUETERMAN
Lic. No. 040101980
ARCHITECT

LANDBAY G

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Alexandria, VA 22305

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SHEET TITLE
FIRST FLOOR PLAN - GARAGE 1

SHEET NUMBER
SP-A201

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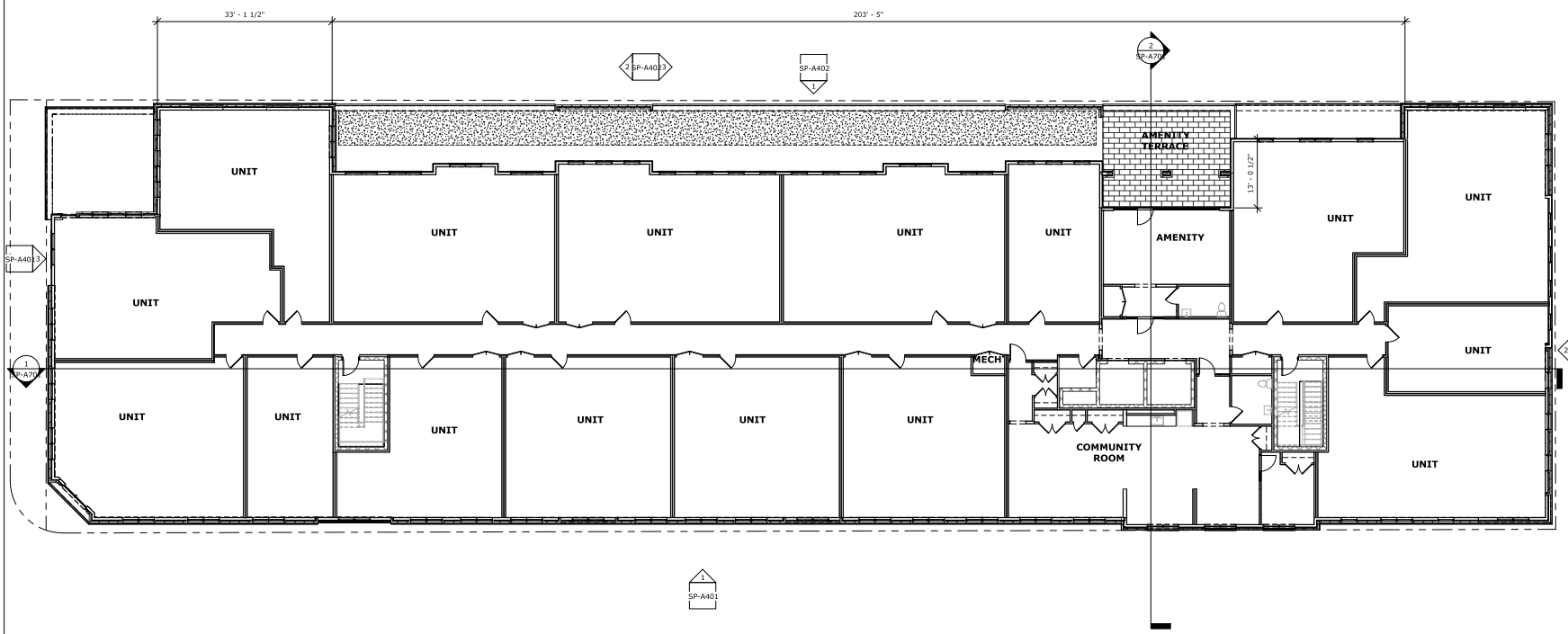

1 LEVEL 2
SP-A202 1" = 10'-0"

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SHEET TITLE
SECOND FLOOR PLAN - R1

SHEET NUMBER
SP-A202

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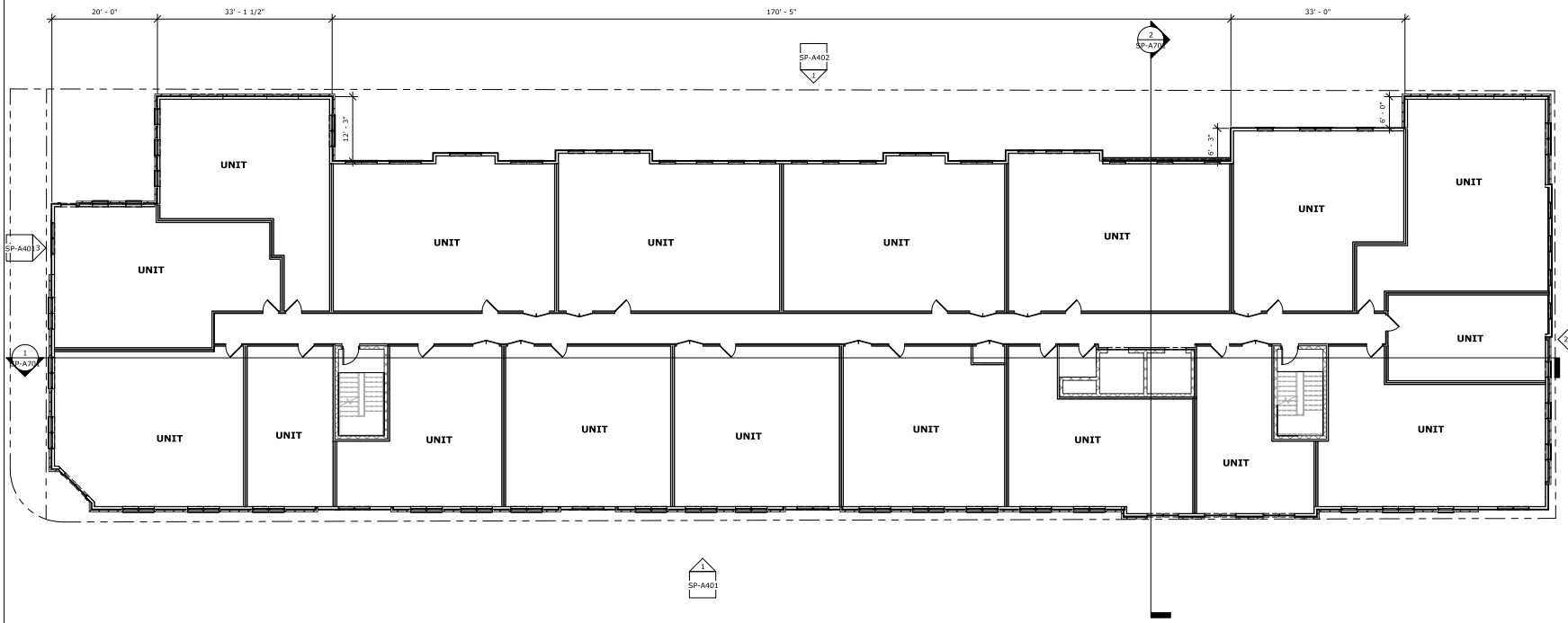

1 TYPICAL LEVELS 3-6

SP-A203 1" = 10'-0"

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SHEET TITLE
TYPICAL FLOOR PLAN - R2-R4

SHEET NUMBER
SP-A203

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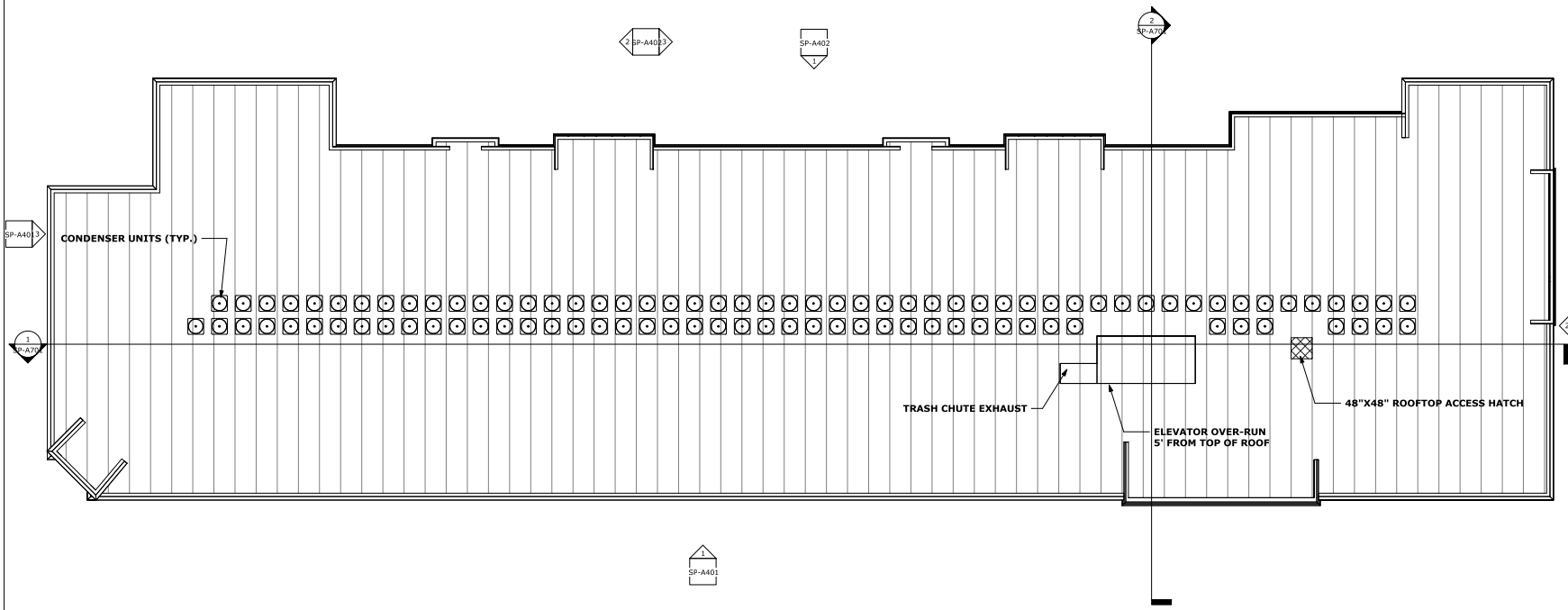

1 BUILDING ROOF PLAN

SP-A300 1" = 10'-0"

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ROOF PLAN

SHEET NUMBER

SP-A300

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1 SP-A401 **BUILDING ELEVATION - SOUTH** 1" = 10'-0"

3 SP-A401 **BUILDING ELEVATION - WEST** 1" = 10'-0"

2 SP-A401 **BUILDING ELEVATION - EAST** 1" = 10'-0"

EXTERIOR MATERIAL KEY	
Key Value	Keynote Text
E-2P	CEMENTITIOUS PANEL: HARDIE PEARL GRAY
E-9P	CEMENTITIOUS PANEL: HARDIE RICH ESPRESSO
E-17	STOREFRONT; AS SCHEDULED
E-21	ROLLING OVERHEAD GRILLE
V-10	Brick With Buff Mortar
V-11	Brick With Dark Mortar
V-12	Soldier Course With Buff Mortar
V-15	Rowlock Course With Dark Mortar

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

SP-A401

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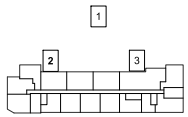
1 SP-A402 **BUILDING ELEVATION - NORTH**
1" = 10'-0"

3 SP-A402 **TERRACE ELEVATION - EAST**
1" = 10'-0"

2 SP-A402 **TERRACE ELEVATION - WEST**
1" = 10'-0"

EXTERIOR MATERIAL KEY	
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
V-10	Brick With Buff Mortar



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SHEET TITLE

ELEVATIONS

SHEET NUMBER

SP-A402

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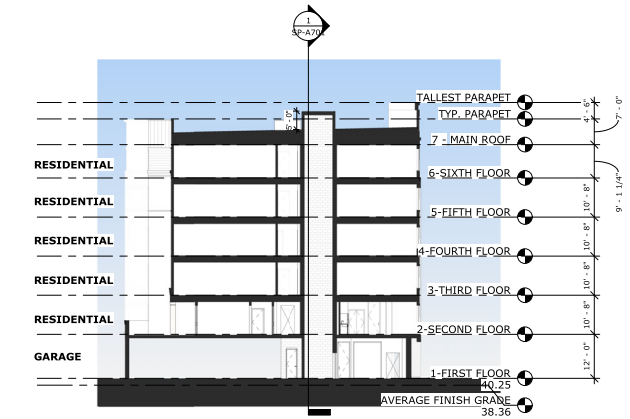
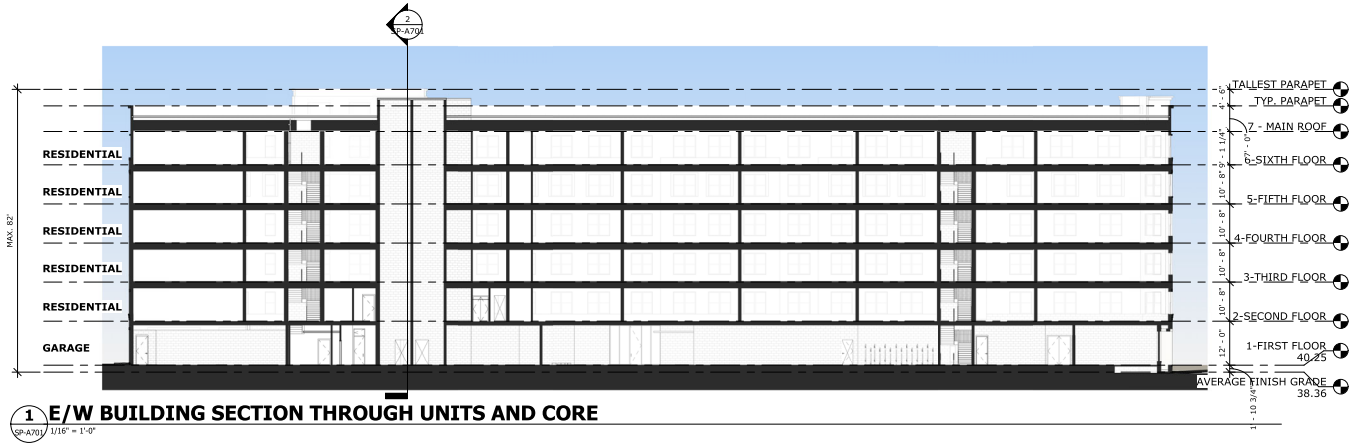
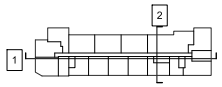


2 SP-A701 **N/S BUILDING SECTION THROUGH ELEVATOR**
1/16" = 1'-0"



1 SP-A701 **E/W BUILDING SECTION THROUGH UNITS AND CORE**
1/16" = 1'-0"



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SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
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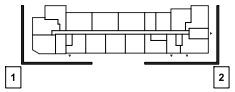
1 SP-B901 **SOUTH WEST PERSPECTIVE**

2 SP-B901 **SOUTH EAST PERSPECTIVE**



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EXTERIOR PERSPECTIVE - SOUTH

SHEET NUMBER

SP-B901

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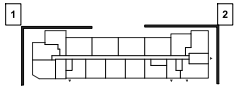
1 SP-B902 **NORTH WEST PERSPECTIVE**

2 SP-B902 **NORTH EAST PERSPECTIVE**



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SHEET TITLE

EXTERIOR PERSPECTIVE - NORTH

SHEET NUMBER

SP-B902

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APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2025-10025 **Project Name:** Landbay H

PROPERTY LOCATION: 2601 Main Line Boulevard

TAX MAP REFERENCE: 025.03-03-01 **ZONE:** CDD #10

APPLICANT:

Name: Toll Mid-Atlantic LP Company, Inc.

Address: [redacted]

PROPERTY OWNER:

Name: PY Landbay H, L.L.C.

Address: [redacted]

SUMMARY OF PROPOSAL 120 townhouse units with centrally located, publicly accessible, open space.

MODIFICATIONS REQUESTED

SUP's REQUESTED Lots without frontage per Zoning Ordinance Section 7-1007

☑ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 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 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.

M. Catharine Puskar, Attorney/Agent
Print Name of Applicant or Agent

MCPuskar
Signature

[redacted]
Mailing/Street Address

[redacted]
Telephone # Fax #

[redacted]
City and State Zip Code

[redacted]
Email address

revised 09/16/2025
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____

Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

○ The Owner ○ Contract Purchaser ○ Lessee or ◉ Other: developer 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.

See attached.

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.
◉ **N/A**

Docusign Envelope ID: 139C5947-D822-4F5B-9AA5-5281AE97E153

PY Landbay H, L.L.C.
[redacted]

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File a Development Special Use Permit Application and Related Requests
2601 Main Line Boulevard, Alexandria, VA 22301, Tax Map No. 025.03-03-01 (the "Property")

Dear Mr. Stoddard:

PY Landbay H, L.L.C., the owner of the above-referenced Property, hereby consent to the filing of a Development Special Use Permit Application and any related requests for the Property by Toll Mid-Atlantic LP Company, Inc.

Very truly yours,

PY Landbay H, L.L.C.

By: TC

Its: Director

Date: 8/4/2025

Toll Mid-Atlantic LP Company, Inc.
[redacted]

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File a Development Special Use Permit Application and Related Requests
2601 Main Line Boulevard, Alexandria, VA 22301, Tax Map No. 025.03-03-01 (the "Property")

Dear Mr. Stoddard:

Toll Mid-Atlantic LP Company, Inc., hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit Application and any related requests for the Property.

Very truly yours,

TOLL MID-ATLANTIC LP COMPANY, INC.

By: Angela Rappoy

Its: Vice President

Date: 8/1/25

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. Toll Mid-Atlantic LP Company, Inc.	[redacted]	see attached
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 2601 Main Line Boulevard (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.		
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 require 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 the12-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 indicated 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. Toll Mid-Atlantic LP Company, Inc.	none	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.

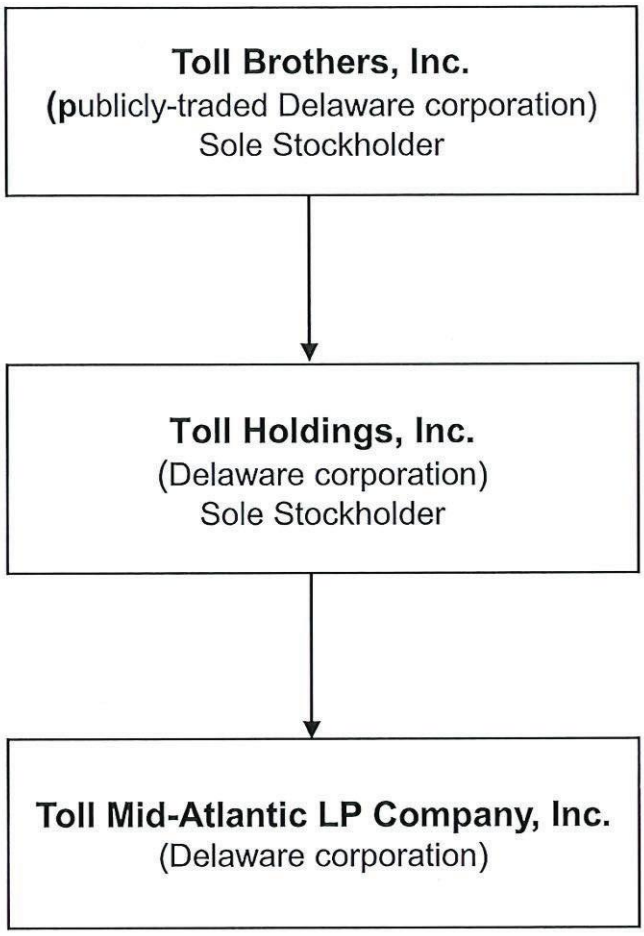
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/1/25 Angela Rassas Angela Rassas

Date Printed Name Signature

TOLL MID-ATLANTIC LP COMPANY, INC.

ORGANIZATIONAL CHART



Principal office address for each entity is [redacted]

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.		
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 _____ (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. PY Landbay H, L.L.C	[redacted]	see attached
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 require 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 the12-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 indicated 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. PY Landbay H, L.L.C	see attached	see attached
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.

Date	PY Landbay H, L.L.C By: M. Catharine Puskar, Attorney/Agent Printed Name	Signature

Development SUP # _____

2. Narrative description. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

See attached.

Development SUP # _____

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).

N/A

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
7 days/week	24 hours/day		

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise levels will be in compliance with the City Code.

B. How will the noise from patrons be controlled?

N/A.

7. Describe any potential odors emanating from the proposed use and plans to control them:

No odors are anticipated. Trash bins will be located in the garage of each townhouse unit.

Development SUP # _____

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical for the proposed uses.

B. How much trash and garbage will be generated by the use?

Typical for the proposed townhouse use.

C. How often will trash be collected?

Weekly.

D. How will you prevent littering on the property, streets and nearby properties?

N/A

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☑ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☑ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Typical household cleaning products.

Development SUP # _____

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Adequate site lighting will be installed.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ **Yes.** ☑ **No.**

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

No minimum requirement within enhanced transit area

B. How many parking spaces of each type are provided for the proposed use:

180 Standard spaces

60 tandem Compact spaces

_____ Handicapped accessible spaces

_____ Other

Development SUP # _____

C. Where is required parking located? (check one) ☑ **on-site** ☐ **off-site**

If the required parking will be located off-site, where will it be located?

_____

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application.**

14. Provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0

B. How many loading spaces are available for the use? 0

C. Where are off-street loading facilities located? N/A

D. During what hours of the day do you expect loading/unloading operations to occur?
N/A

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

Potomac Yard Landbay H THs
Affordable Housing Plan
August 5, 2025

1.0 Project Overview:

1.1 Project name, address, and project number(s);

- **Project Name: Potomac Yard Landbay H**
- **Project Address: 2601 Main Line Boulevard**
- **Application Number: CDSP#2024-00022; DSUP # to be assigned.**

1.2 A brief description of the proposed development program;

- **The applicant proposes to construct 120 townhouse units and ground level central open space.**

1.3 Requested zoning changes or waivers (if any);

- **A Development Special Use Permit with preliminary site plan**
- **A Special Use Permit to permit lots without frontage**

1.4 The Small Area Plan in which the project is located and a brief discussion of how relevant affordable housing goals and recommendations are being addressed by the AHP;

- **The project is located within the Potomac Yard/Potomac Greens Small Area Plan (the "SAP") and the Potomac Yard/Potomac Greens Coordinated Development District (CDD #10). The affordable housing requirements for CDD #10 have been satisfied through the joint venture with the City of Alexandria for the fire station and 64 affordable housing units located at the Station at Potomac Yard and other monetary contributions associated with other blocks within CDD #10. As the proposed project will convert commercial square footage to residential square footage to facilitate the build-out of the remaining vacant Potomac Yard parcels, the Applicant has coordinated with its development partners to provide the 88-unit affordable housing building on Landbay G, Block G. Please see the affordable housing plan for that block for additional details on unit mix and income limits.**

2. Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of existing affordable units being demolished as part of redevelopment (if any);

- **Not applicable, there are no existing units on the property.**

3. The status of tenant engagement efforts;

- **Not applicable.**

4. The status of tenant relocation planning efforts and outreach to the Landlord-Tenant Relations Board;

- **Not applicable.**

5. Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of proposed affordable units

- **Not applicable; see Landbay G, Block G affordable housing plan for proposed mix of units and affordability levels.**

6. A description of existing and proposed affordable housing financing agreements with third parties;

- **Not applicable.**

7. An equivalency analysis that compares the value and location of CAUs proposed to be provided off-site to that of CAUs constructed on-site;

- **Not applicable.**

8. A description of how proposed CAUs will be incorporated into the overall project to create a successful mixed-income community, including whether CAU residents will have access to amenities available to residents of market-rate rental units;

- **Not applicable.**

9. Information on proposed phasing and implications such phasing would have on the delivery of proposed CAUs;

- **The townhouse units will be constructed in individual sections as building permits are approved for each stick.**

10. Information on contributions proposed to be made to the Housing Trust Fund;

- **Not applicable.**

11. An estimate of the types and number of jobs to be created by mixed-use projects; and

- **Not applicable.**

12. Any other information the applicant deems relevant to the AHP

- **None.**

July 31, 2025

Green Building Narrative

Potomac Yard by Toll Brothers

General Approach

The 2020 National Green Building Standard (NGBS; ICC-700), verified at the Silver level with sufficient Performance Points achieved per the 2019 City of Alexandria Green Building Policy, is proposed for green building compliance.

Energy

- Dwelling-unit-specific energy models are being completed to ensure all involved building components contribute to achieving sufficient Performance Points for project energy use. These incorporate passive solar heating design elements by including in energy calculations all orientations, areas, and solar heat gain coefficients (SHGC's) of exterior fenestrations.
- Smart thermostatic controls optimize energy consumption and occupant comfort.
- Passive cooling during cooling-dominant seasons is assessed on account of trees planted to provide natural shading over community life cycle.
- Plantings will also serve as vegetative wind breaks, enhancing the units' Shelter Class, already contributing to energy efficiency on account of relative development density.
- Renewable energy production is projected in the form of 1 block of RECs as offered by Dominion Energy's Block Option for delivering renewable photovoltaic energy to the project's service area.

Water

- Irrigation demand will be minimized through the planting of native species in the landscaping throughout this community such that no irrigation systems will be required.
- Indoor water efficiency strategies are three-fold, through a) the installation of low-flow plumbing fixtures in kitchens and lavatories, b) ENERGY STAR labels specified for installed dishwashers and clothes washers, and c) suggestions for water use reduction provided to homeowners in "Your Green Home" homeowner manuals.

Proposed Flow Rates	
showerheads	1.5 gpm
lavatory faucets	1.2 gpm
kitchen faucets	1.5 gpm
toilets	1.28 gpf

Indoor Environmental Quality

- The project will be monitored at all key stages of construction to verify that best management practices are present in the following areas:
    1. installation of clean, uncontaminated products
    2. All installed structural plywood made with moisture-resistant adhesives
    3. protection of installed ductwork during construction with temporary MERV 8+ filters placed in all return grilles

Indoor Environmental Quality *continued*

4. Indoor air quality assessment to be performed post-completion per ASTM D7338 Section 6.3 and ASTM D7338 Section 7.4.3

- ASHRAE 62.2-compliant mechanical ventilation system specified
- All spot ventilation vented directly to outdoors
- Verification of spot and whole-house mechanical ventilation rates
- Low/no-emitting site-applied finish components and insulation materials
- Prefinished building flooring, siding, and fenestration components
- MERV 8+ filters to be specified for HVAC system
- All combustion equipment direct-vented
- No solid-fuel-burning appliances
- No carpeting in bathrooms
- There are no requirements for a daylight analysis regarding this project according to Alexandria's 2019 Green Building Policy.

Justin Krupa
Manager of Empirical Solutions
PEG, LLC
Corporate Headquarters
[redacted]

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY H

2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

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

ENVIRONMENTAL SITE ASSESSMENT

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

ENVIRONMENTAL PERMITS NOTES

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

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

ARCHAEOLOGY NOTES

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF HISTORIC OR PREHISTORIC ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

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

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

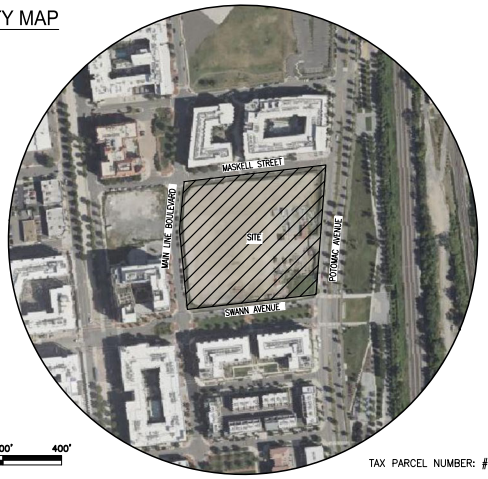
BUILDING CODE ANALYSIS:

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

COMPLETE STREETS INFORMATION:

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

VICINITY MAP



TAX PARCEL NUMBER: #025.03-03-01

PROJECT DESCRIPTION NARRATIVE

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

REQUESTED APPLICATIONS AND MODIFICATIONS:

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

OWNER/DEVELOPER

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

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

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

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

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

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

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ZONING TABULATIONS

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

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

14. PARKING TABULATION:
    REQUIRED NO MINIMUM REQUIREMENT WITHIN ENHANCED TRANSIT AREA
    PROVIDED 180 STANDARD GARAGE SPACES & 60 TANDEM COMPACT SPACES
    PROVIDED (TOTAL) 240 SPACES
    STREET PARKING: EXISTING 54 PARALLEL SPACES PROPOSED 55 PARALLEL SPACES
15. LOADING SPACES: REQUIRED N/A PROPOSED N/A
16. TRIP GENERATION:
    EXISTING USE: (VACANT) AM PEAK 0 AVT PM PEAK 0 AVT VPD 0 VPD
    CDD APPROVED USE: (OFFICE/RETAIL) AM PEAK 1,016 AVT PM PEAK 1,028 AVT VPD 7,871 VPD (PER ITE STANDARDS)
    PROPOSED USE: (RESIDENTIAL) AM PEAK 57 AVT PM PEAK 68 AVT VPD 864 VPD (PER ITE STANDARDS)
    NET TRIPS: AM PEAK -959 AVT PM PEAK -960 AVT VPD -7,007 VPD
17. BICYCLE PARKING TABULATIONS
    REQUIRED:
    SHORT TERM: 1 SPACE PER 50 UNITS = 2.4 SPACES, TOTAL=3 SPACES
    LONG TERM: 3 SPACES PER 10 UNITS = 36 SPACES, TOTAL=36 SPACES
    PROVIDED: SHORT TERM = 4 SPACES, LONG TERM = 36 SPACES (PROVIDED IN GARAGES), TOTAL = 40 SPACES

625 N. WASHINGTON ST
SUITE 250
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www.rcfassoc.com
RCF ENGINEERING LAND SURVEYING PLANNING
PROJ. MANAGER: TAYLOR DOYLE
EMAIL: TDOYLE@RCFASSOC.COM

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

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

NO.	DESCRIPTION	DATE	REVIS. BY	APPROVED	DATE

REVISION APPROVED BY

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

SHEET NAME: COVER SHEET

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

RCF FILE: 24-098 SHEET: 1 OF 24

SYMBOLS LEGEND

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

TEXT LEGEND:

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

EXISTING STORM SEWER CONNECTIONS:

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

GENERAL NOTES:

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

SANITARY SEWER OUTFALL NARRATIVE:

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

THE PROPOSED RESIDENTIAL BUILDINGS PRODUCES 168,000 GALLONS PER DAY

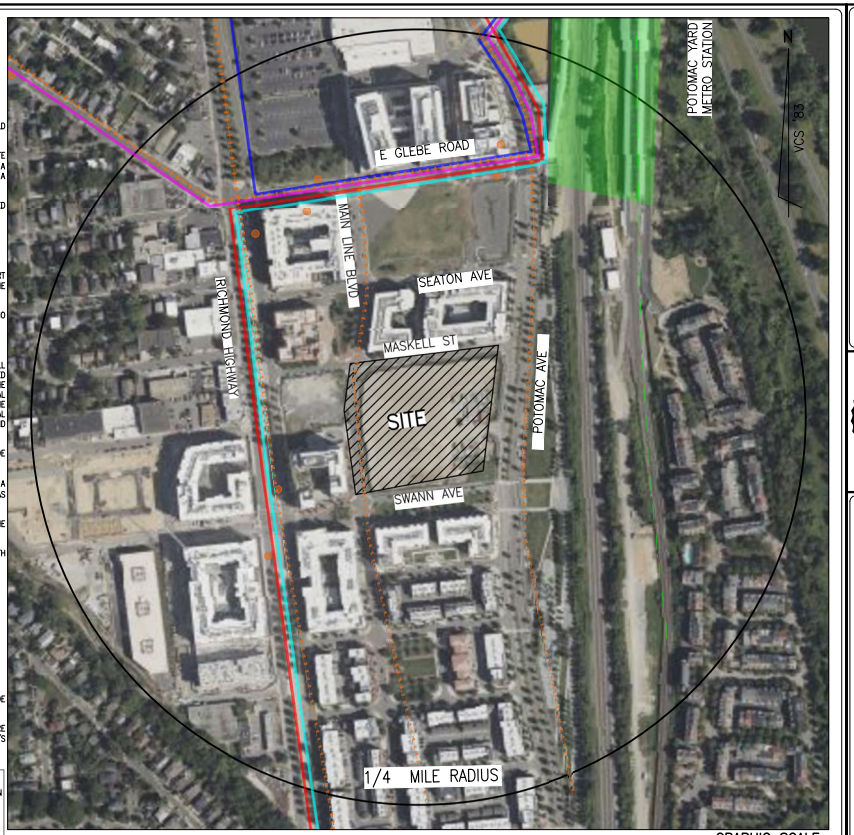
TOWNHOUSE: (350 GPD/UNIT OF RESIDENTIAL X 4 PFF') = (350 X 120) X 4 = 168,000 GPD

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

ALEXRENEW NOTE:

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

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



CONTEXTUAL MAP
SCALE: 1" = 200'

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

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

EXISTING TREE TABLE:

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

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

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

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

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

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

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PLANNING
LAND SURVEYING
ENGINEERING
RCF

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

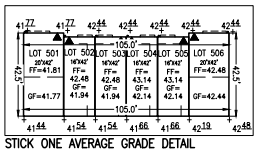
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY H
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

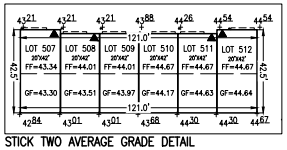
DESIGN: ARO
CHECKED: TJD
SCALE: 1"=30'
DATE: SEPT, 2025

GENERAL PLAN INFORMATION AND NOTES

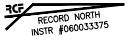
SHEET 2 OF 24
FILE: 24-098

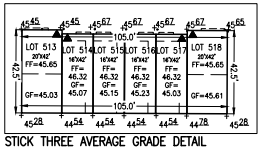


STICK ONE AVERAGE GRADE DETAIL
SCALE: 1" = 30'

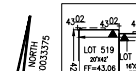


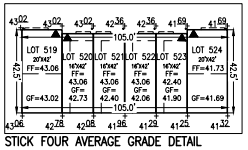
STICK TWO AVERAGE GRADE DETAIL
SCALE: 1" = 30'



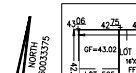


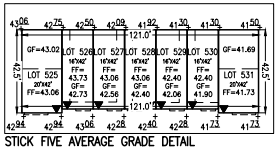
STICK THREE AVERAGE GRADE DETAIL
SCALE: 1" = 30'



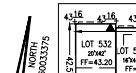


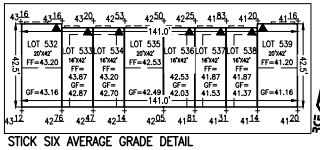
STICK FOUR AVERAGE GRADE DETAIL
SCALE: 1" = 30'



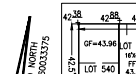


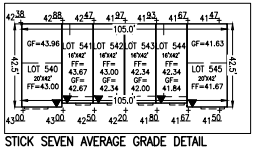
STICK FIVE AVERAGE GRADE DETAIL
SCALE: 1" = 30'



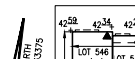


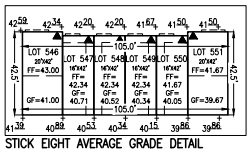
STICK SIX AVERAGE GRADE DETAIL
SCALE: 1" = 30'





STICK SEVEN AVERAGE GRADE DETAIL
SCALE: 1" = 30'





STICK EIGHT AVERAGE GRADE DETAIL
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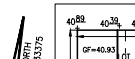

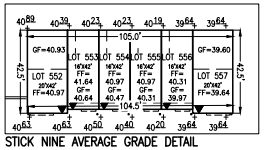

STICK NINE AVERAGE GRADE DETAIL
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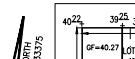
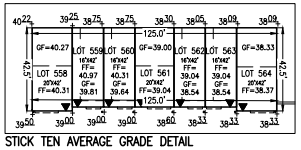
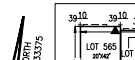
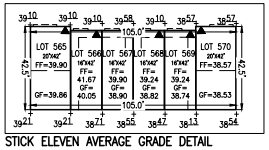


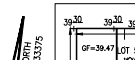


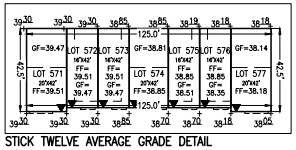
STICK TEN AVERAGE GRADE DETAIL
SCALE: 1" = 30'



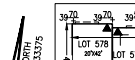


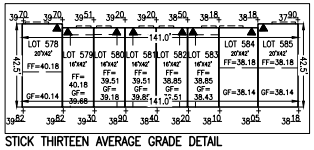
STICK ELEVEN AVERAGE GRADE DETAIL
SCALE: 1" = 30'



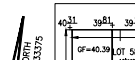


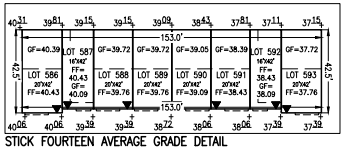
STICK TWELVE AVERAGE GRADE DETAIL
SCALE: 1" = 30'



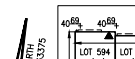


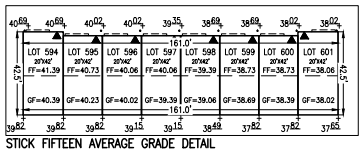
STICK THIRTEEN AVERAGE GRADE DETAIL
SCALE: 1" = 30'



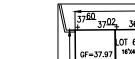


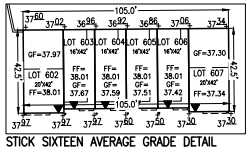
STICK FOURTEEN AVERAGE GRADE DETAIL
SCALE: 1" = 30'



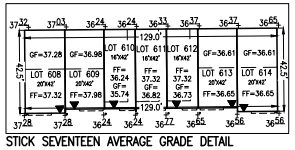


STICK FIFTEEN AVERAGE GRADE DETAIL
SCALE: 1" = 30'

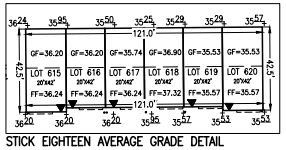




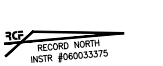
STICK SIXTEEN AVERAGE GRADE DETAIL
SCALE: 1" = 30'



STICK SEVENTEEN AVERAGE GRADE DETAIL
SCALE: 1" = 30'



STICK EIGHTEEN AVERAGE GRADE DETAIL
SCALE: 1" = 30'

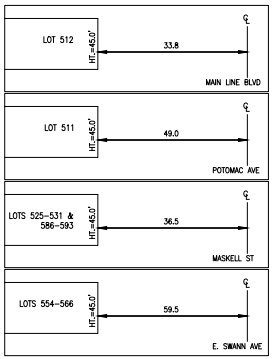


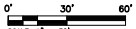
SECTION 6-403 COMPLIANCE NOTE:

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

SECTION 6-403 DETAILS:

NOT TO SCALE





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

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

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

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ENGINEERING LAND SURVEYING PLANNING

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

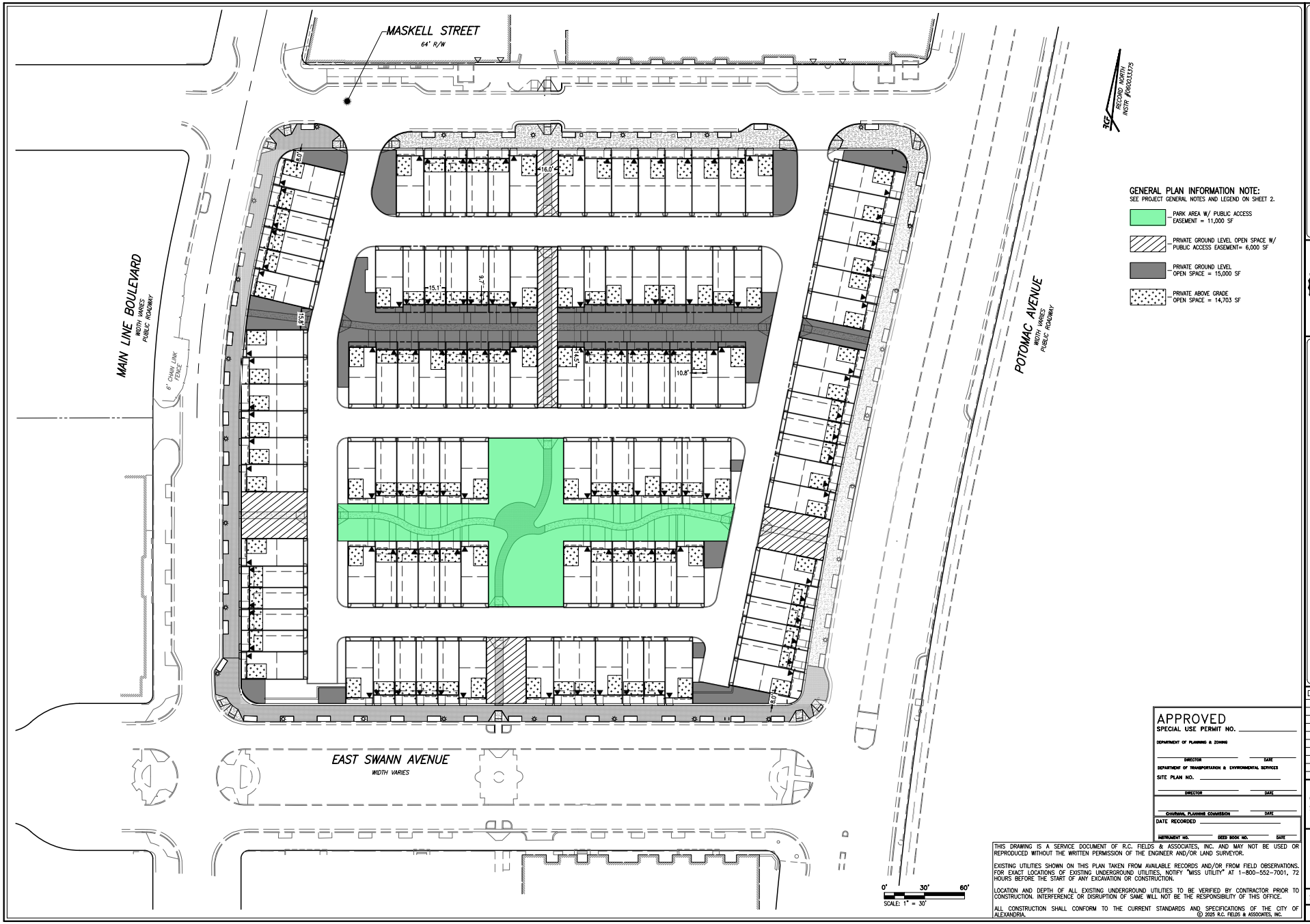
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY H
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

AVERAGE FINISHED GRADE DETAIL

SHEET 3 OF 24
FILE: 24-098



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DIRECTOR DATE
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DIRECTOR DATE
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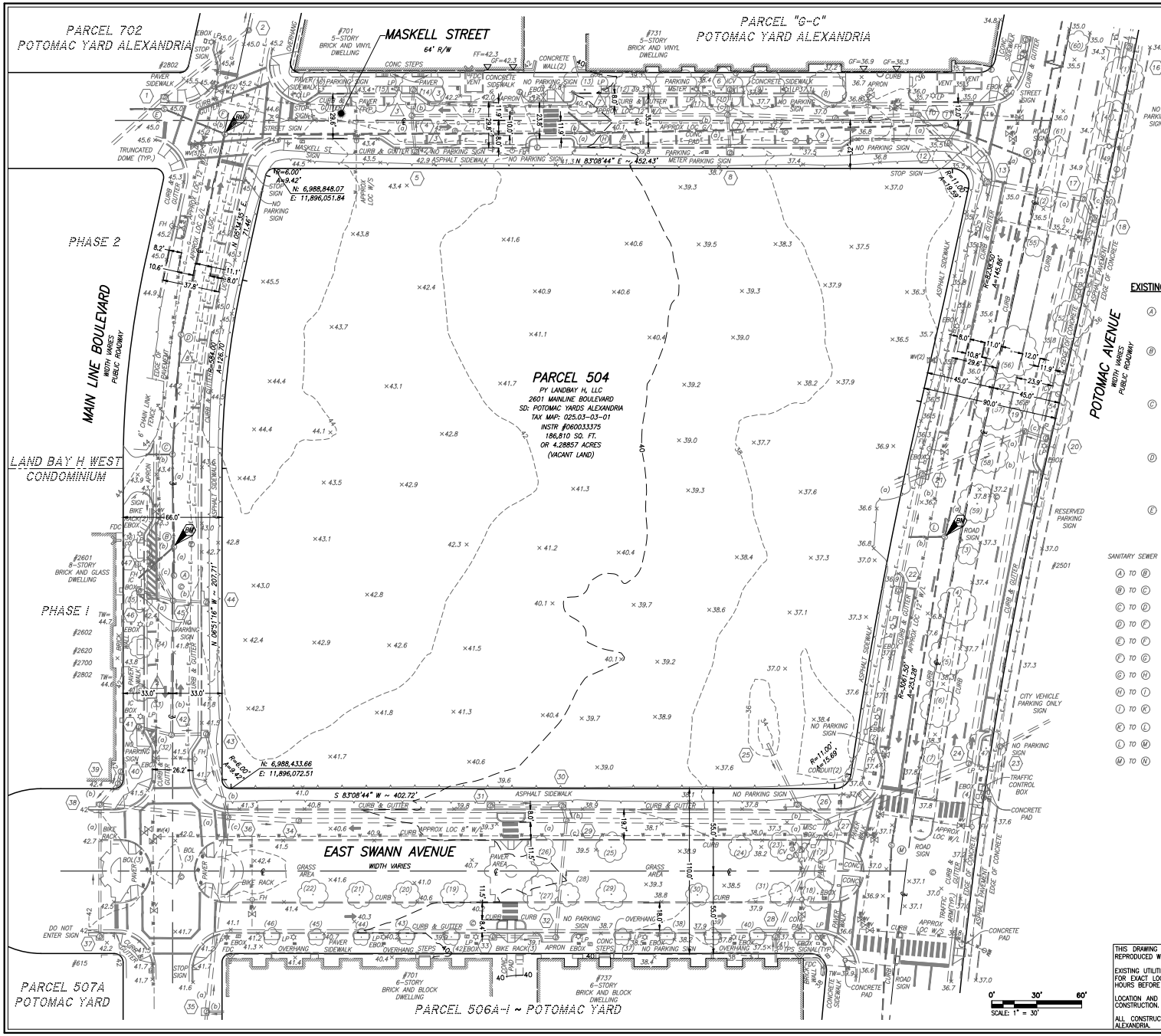
OPEN SPACE DETAIL

SHEET 4 OF 24
FILE: 24-098



GENERAL PLAN INFORMATION NOTE:

SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 2.

TOPOGRAPHY NOTE:

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

EXISTING SANITARY SEWER CONNECTIONS:

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

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

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

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

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

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

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

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

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

(J) SAN MH NOT LOCATED

(K) SAN MH TOP=34.96 (SEALED)

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

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

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

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

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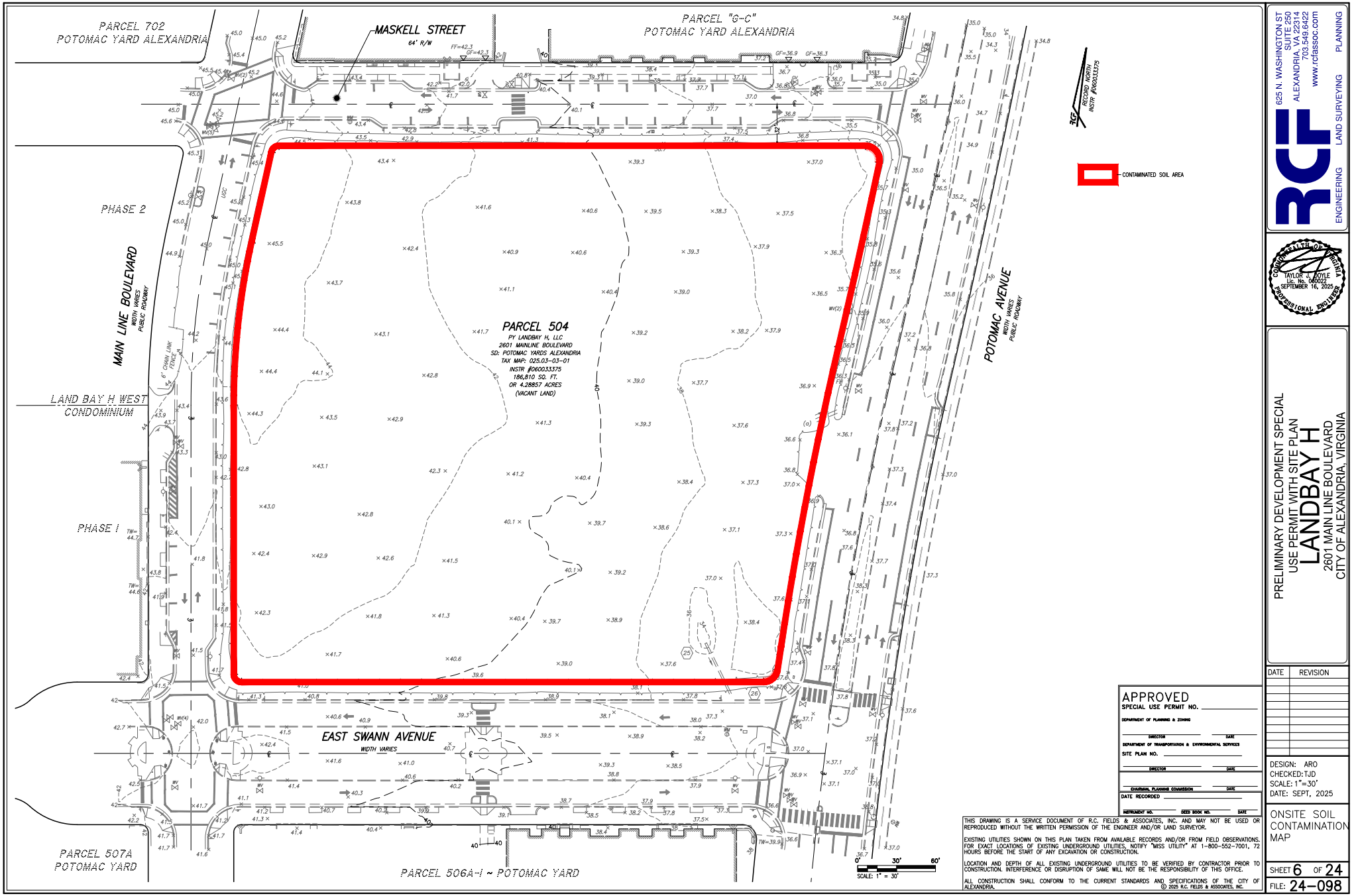
EXISTING CONDITIONS PLAN

SHEET 5 OF 24
FILE: 24-098



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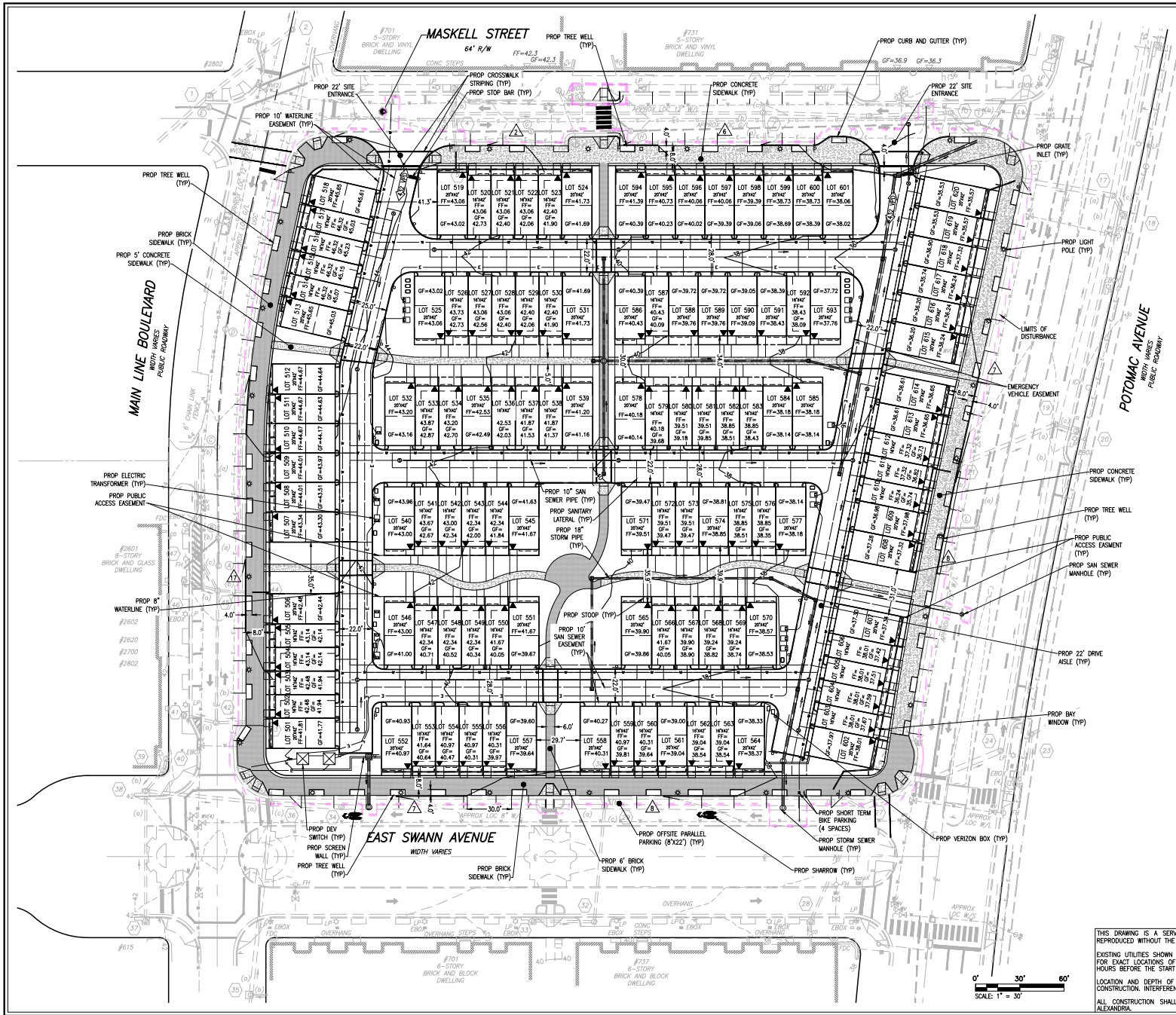
ONSITE SOIL CONTAMINATION MAP

SHEET 6 OF 24
FILE: 24-098



GENERAL PLAN INFORMATION NOTE:
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PRELIMINARY PLAN

SHEET 7 OF 24
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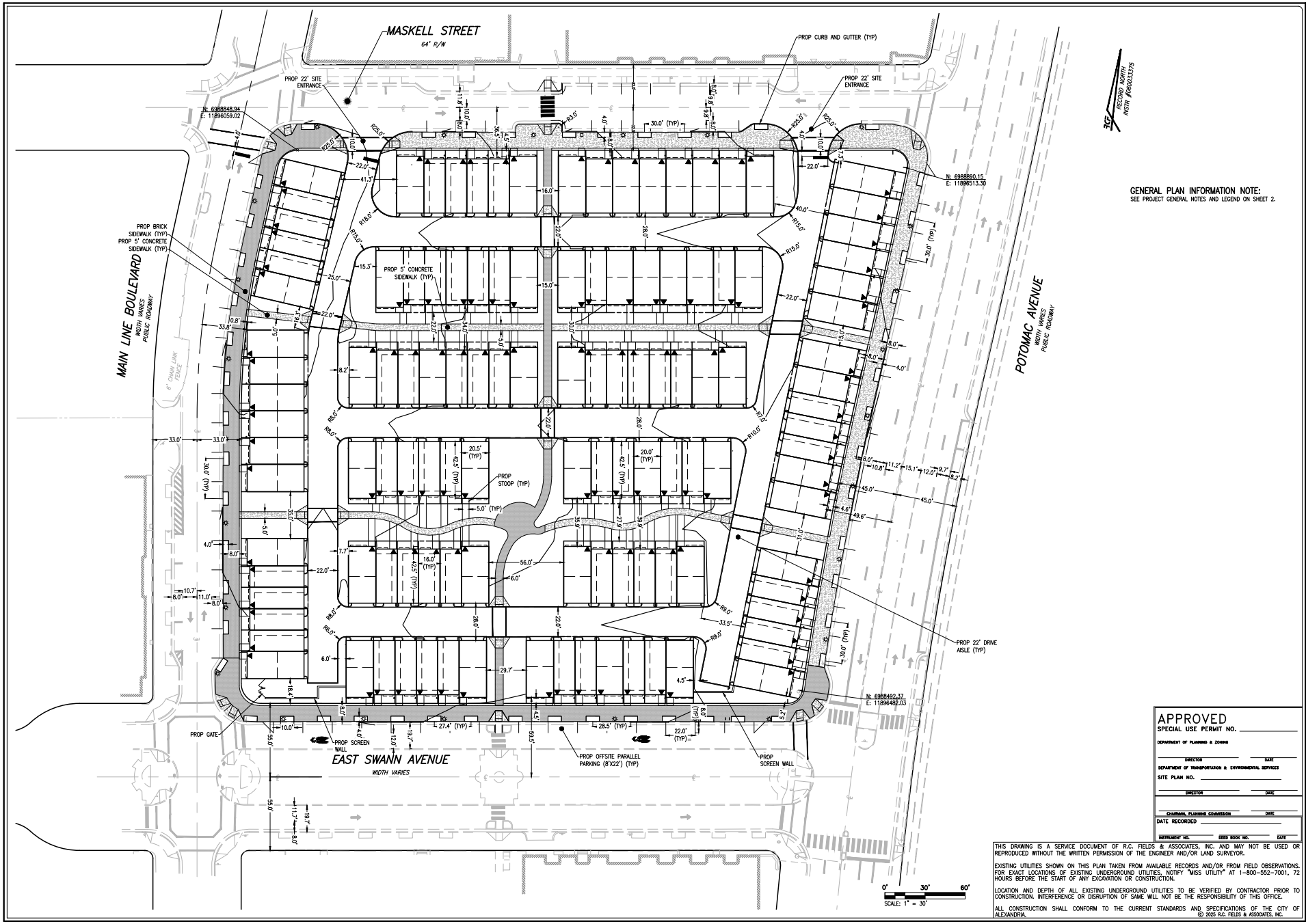

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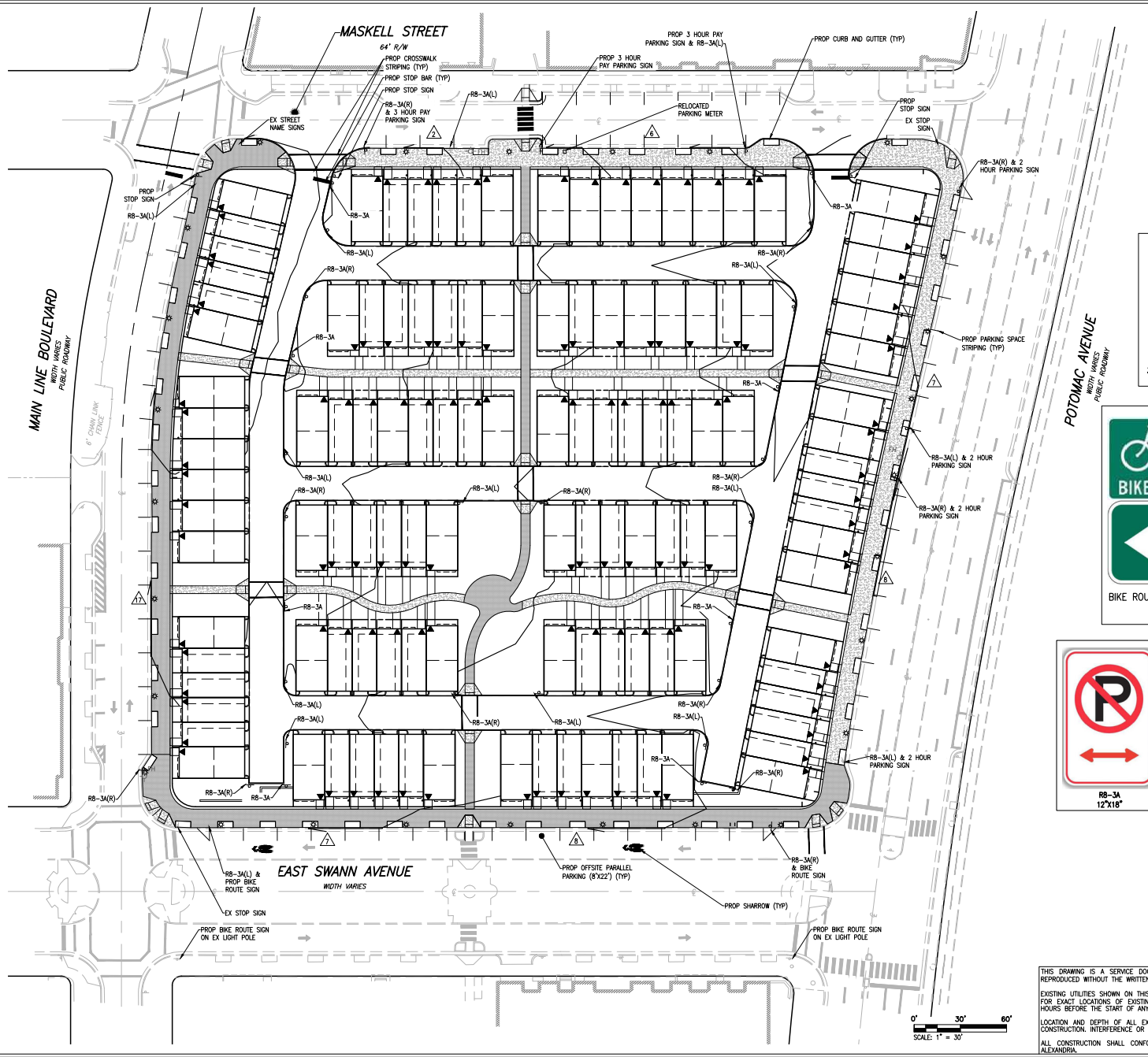
DIMMENSIONS PLAN

SHEET 8 OF 24
FILE: 24-098



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

RECORD NORTH INSTR #060013375

3 HOUR PAY PARKING SIGN
12"X18"

2 HOUR PARKING SIGN
12"X18"

BIKE ROUTE SIGN DETAIL
(NO SCALE)

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

STOP SIGN DETAIL
(NO SCALE)

R8-3A
12"X18"

R8-3A(R)
12"X18"

R8-3A(L)
12"X18"

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SIGNAGE PLAN

SHEET 9 OF 24
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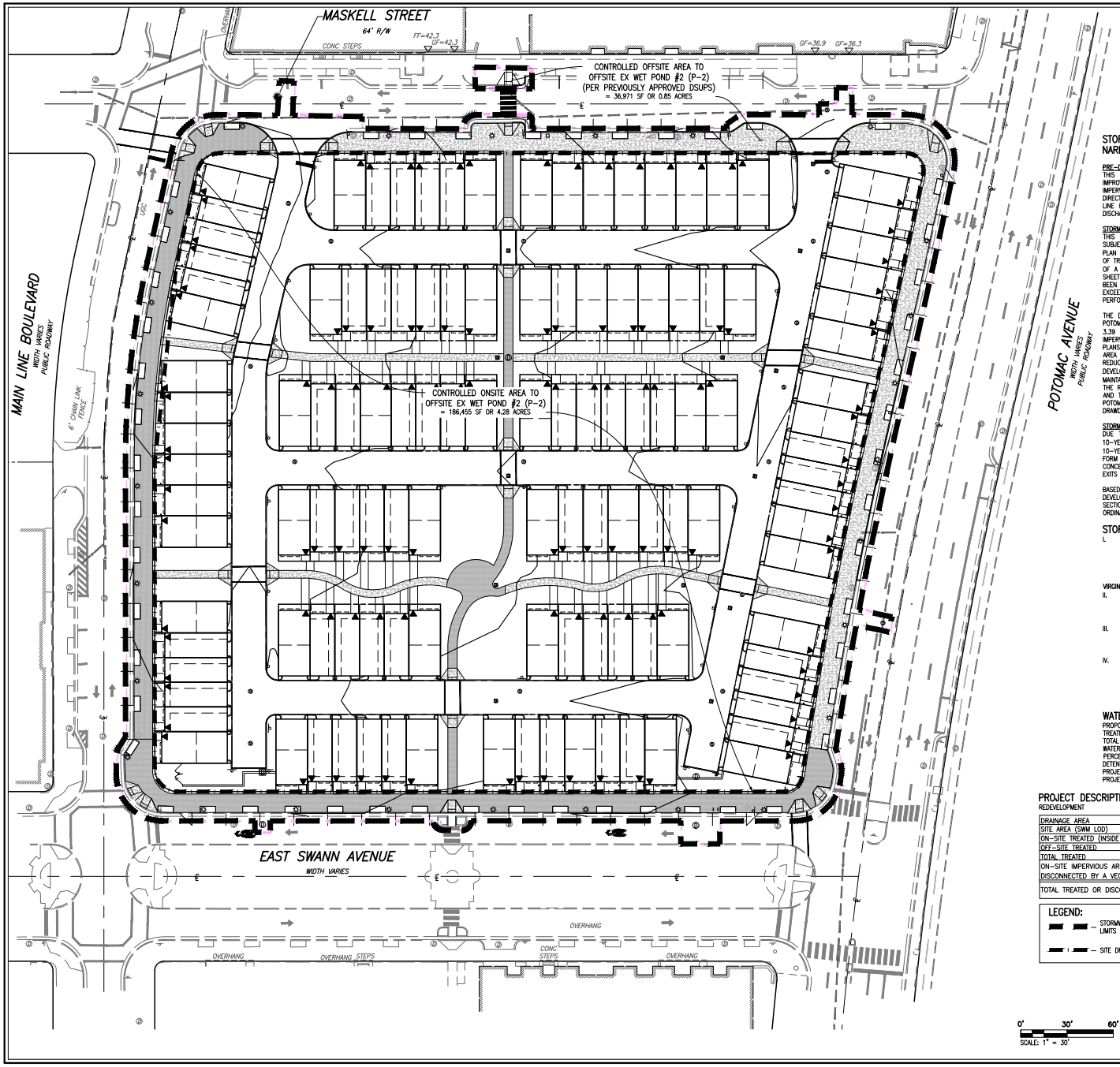

STORMWATER MANAGEMENT (CITY ZONING ORDINANCE SECTION 13-109F COMPLIANCE) NARRATIVE

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

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

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

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

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

STORMWATER RUNOFF COMPUTATIONS

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

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

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

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

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

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

WATER QUALITY VOLUME DEFAULT:

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

PROJECT DESCRIPTION:

REDEVELOPMENT

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

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

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

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

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ENGINEERING LAND SURVEYING PLANNING

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

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY H

2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

STORMWATER MANAGMENT PLAN

SHEET 10 OF 24
FILE: 24-098

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

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

AREA NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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PLANNING
LAND SURVEYING
ENGINEERING

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

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

DATE	REVISION

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

STORMWATER DRAWDOWN TABLE

SHEET 11 OF 24
FILE: 24-098

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

CLEAR ALL (Ctrl+Shift+R)

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

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

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 5.13

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

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

Pre-ReDevelopment Land Cover (acres)

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

Post-Development Land Cover (acres)

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

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.87

Nitrogen Loads (Informational Purposes Only)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

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

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

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

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

LAND COVER SUMMARY -- POST DEVELOPMENT

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

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

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

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

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

CLEAR BMP AREAS

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

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

Site Results (Water Quality Compliance) VRRM 4.1, 2024

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

Site Treatment Volume (ft³) 15,213

Runoff Reduction Volume and TP By Drainage Area

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

Total Phosphorus

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

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

Total Nitrogen (For Information Purposes)

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

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

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

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

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

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

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY H

2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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STORMWATER QUALITY COMPUTATIONS

SHEET 12 OF 24
FILE: 24-098

J:\2024\24098\CAD\LDP\24098 Stormwater Management.dwg
Jul 24, 2025 - 3:54:47 pm

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

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

VCS NAD83 NORTH ZONE

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

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

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

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

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

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

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

LEGEND:
STORM MANHOLE
DRAINAGE AREA TO LIMITS OF ANALYSIS

10-YR, 24-HR STORM SEWER COMPUTATIONS

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

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CITY OF ALEXANDRIA, VIRGINIA

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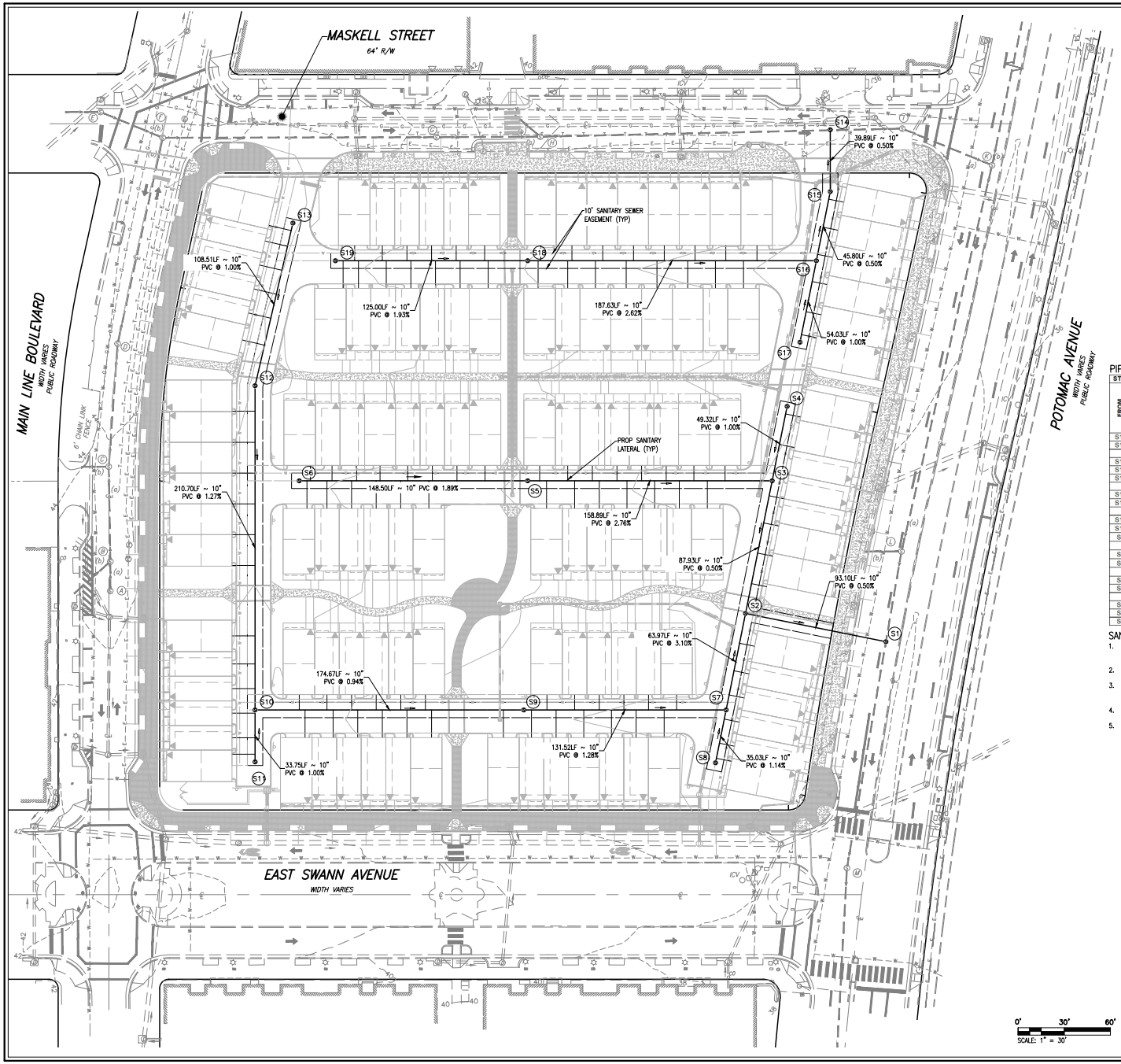
DATE: SEPT, 2025

STORM SEWER OUTFALL ANALYSIS

SHEET 13 OF 24
FILE: 24-098



PIPE COMPUTATIONS

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

SANITARY SEWER NOTES:

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

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SAINTARY SEWER PLAN

SHEET 14 OF 24
FILE: 24-098

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

SANITARY SEWER OUTFALL CALCULATIONS:

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

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

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

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

SANITARY SEWER OUTFALL NOTE:

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

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

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

INCREMENTAL SANITARY SEWER FLOW CALCULATIONS:

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

SANITARY SEWER OUTFALL CALCULATIONS:

STRUCTURE		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	**1.39**	15	0.65%	0.010	**7.04**	5.51	235.4	25.78	24.26	1.52
I	K	008169SSMH	007683SSMH	898,668.80	37,445	**1.39**	15	1.14%	0.010	**9.37**	7.34	62.99	24.17	23.45	0.72
K	L	007683SSMH	007684SSMH	10,388,300.00	432,846	**16.07**	24	0.66%	0.010	**24.85**	7.60	257.8	23.35	21.66	1.69
L	M	007684SSMH	007685SSMH	10,507,300.00	437,804	**16.26**	24	0.31%	0.010	**17.13**	5.24	208.7	21.56	20.91	0.65

SEE SHEET 5 FOR SANITARY SEWER SURVEY DATA

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SANITARY SEWER OUTFALL ANALYSIS

SHEET 15 OF 24
FILE: 24-098

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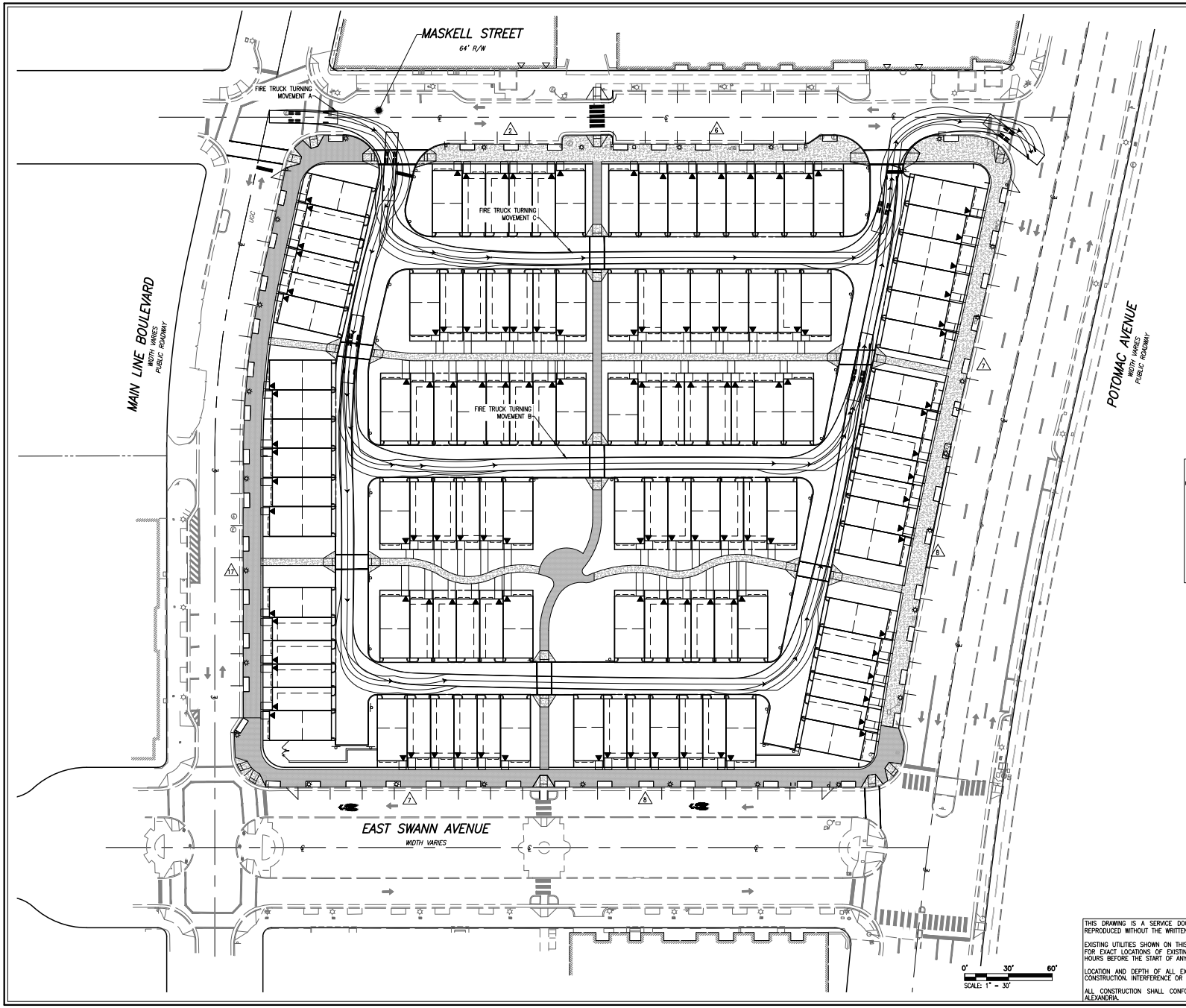
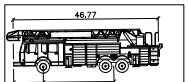


GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 2.



ALEXANDRIA FIRE TRUCK

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

FIRE TRUCK DETAIL
(NTS)

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

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

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

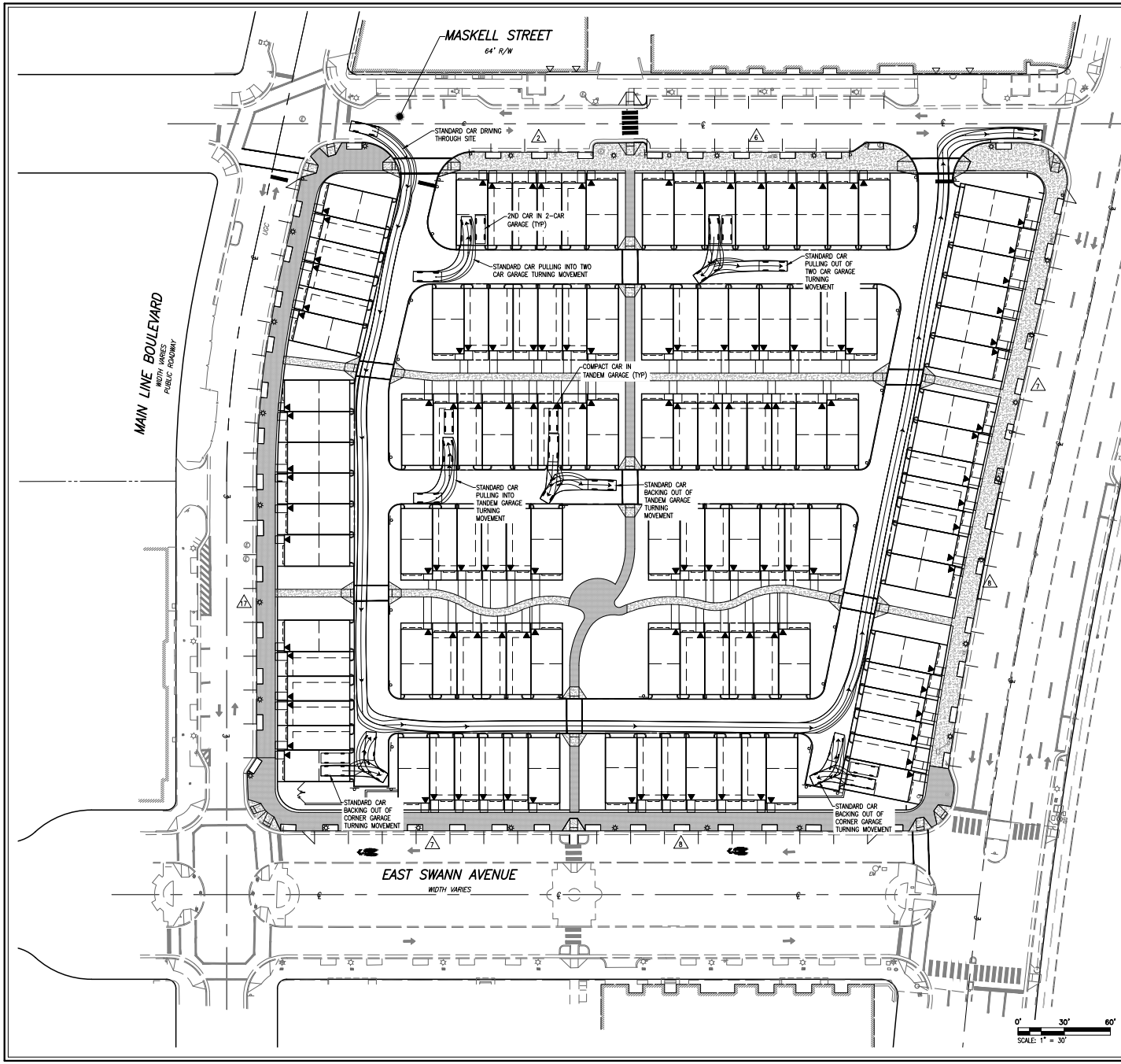
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY H
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

TURNING MOVEMENTS (1 OF 3)

SHEET 16 OF 24
FILE: 24-098



GENERAL PLAN INFORMATION NOTE:
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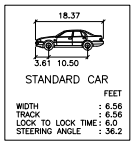
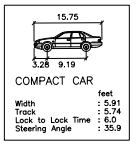


STANDARD CAR

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

STANDARD CAR DETAIL
(NTS)



COMPACT CAR

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

COMPACT CAR DETAIL
(NTS)

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DIRECTOR DATE
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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
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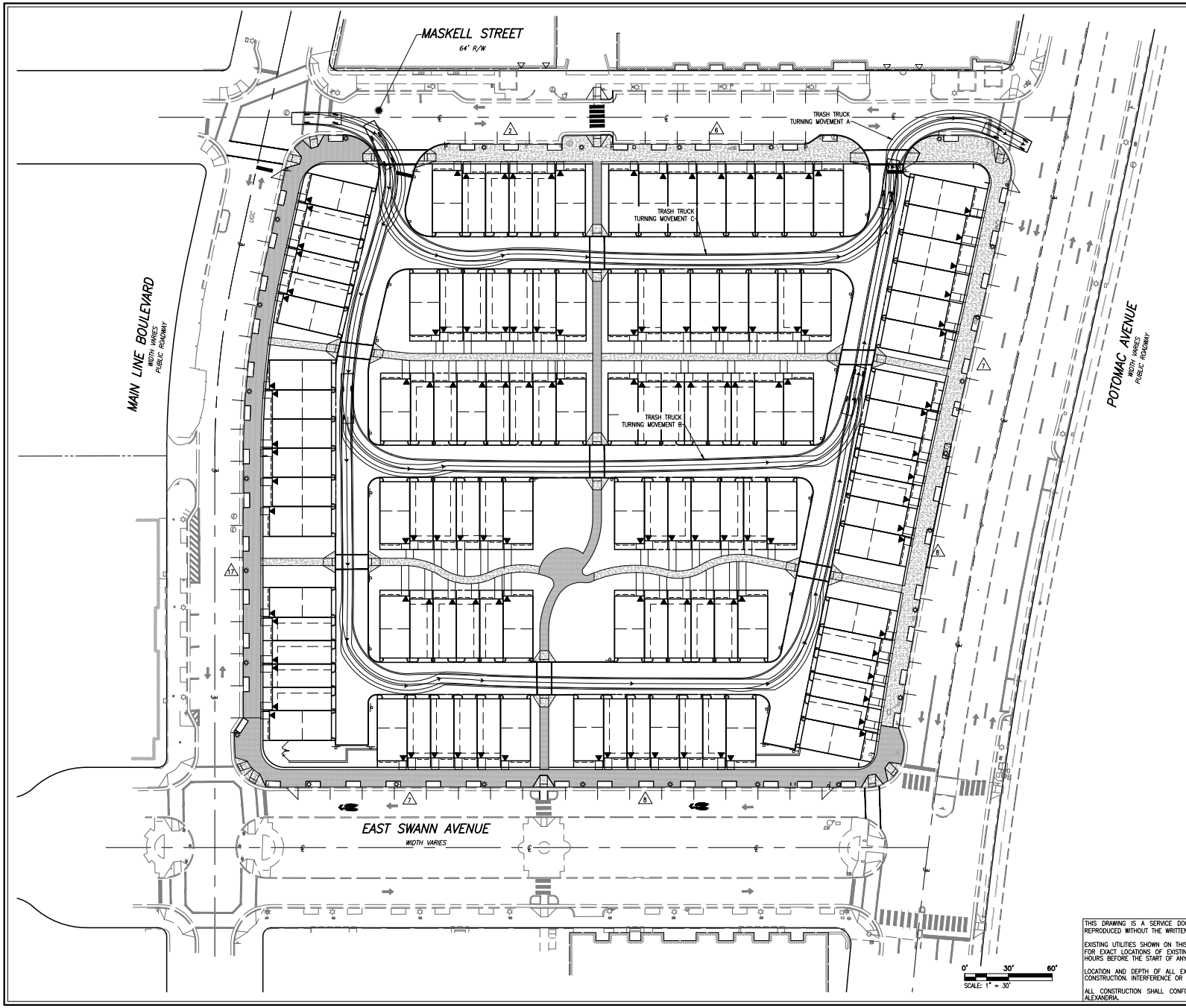
SCALE: 1"=30'
DATE: SEPT, 2025

TURNING MOVEMENTS (2 OF 3)

SHEET 17 OF 24
FILE: 24-098



GENERAL PLAN INFORMATION NOTE:
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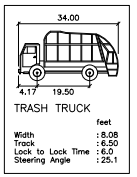

TRASH TRUCK DETAIL
(NTS)

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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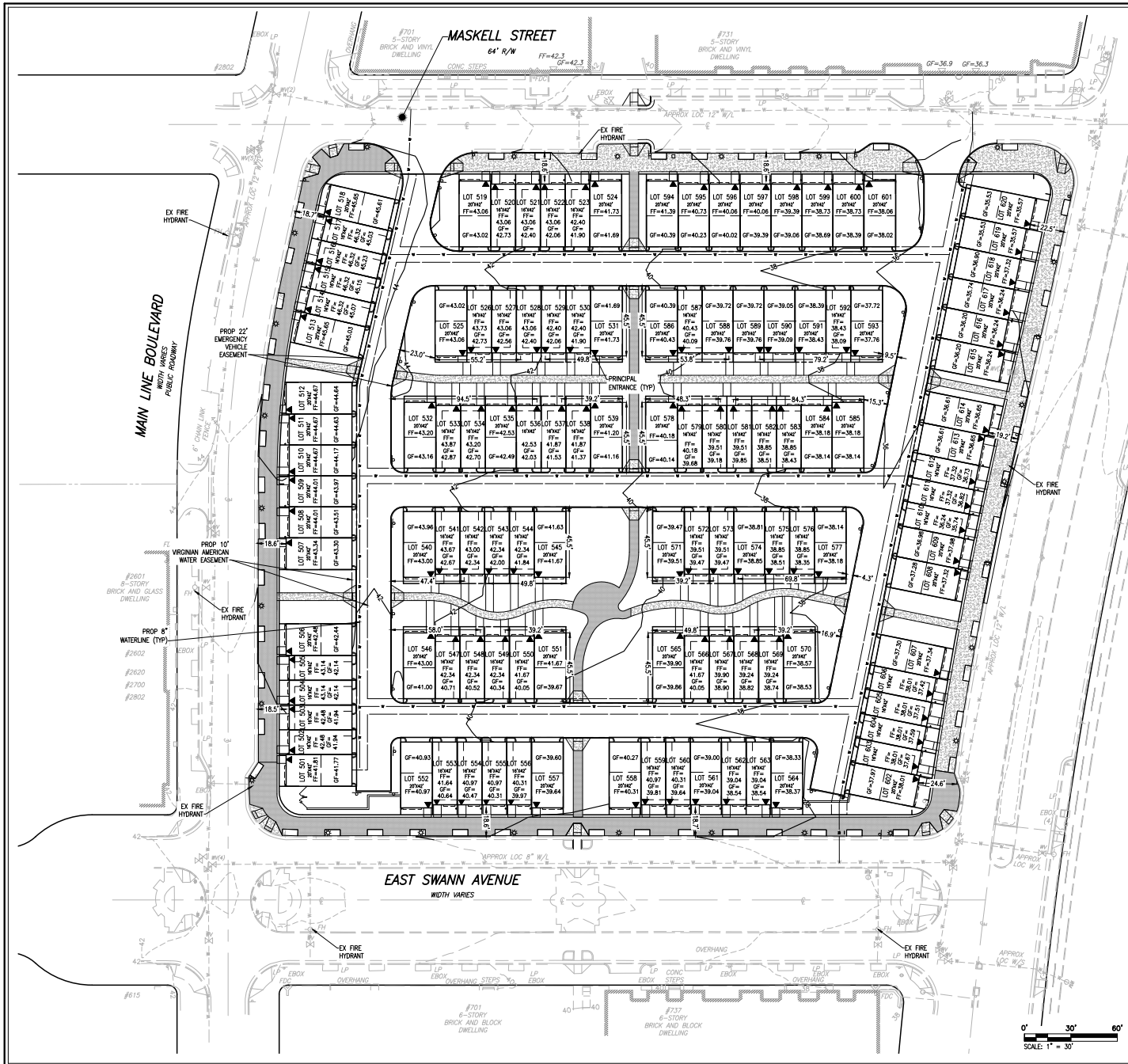
TURNING MOVEMENTS (3 OF 3)

SHEET 18 OF 24
FILE: 24-098



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

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

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

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

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

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

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

LANDBAY H

2601 MAIN LINE BOULEVARD
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DESIGN: ARO
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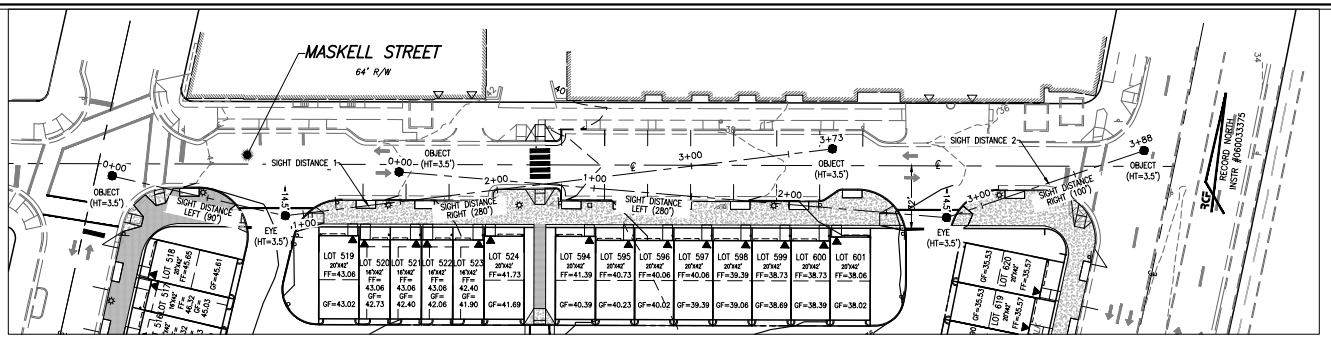
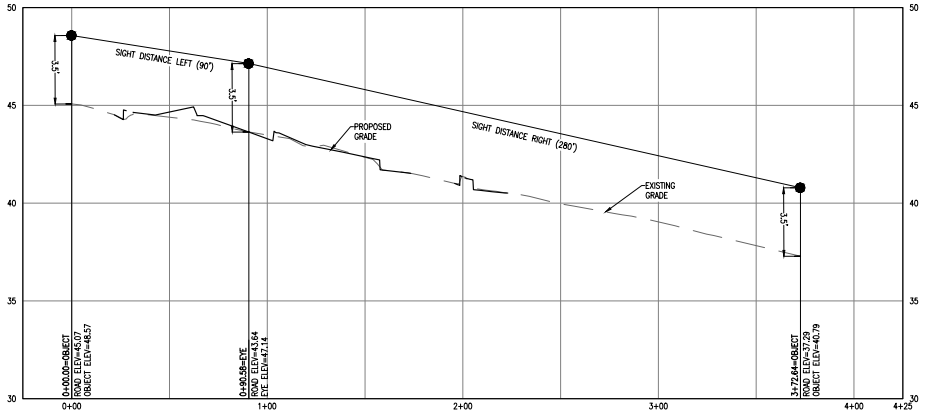
DATE: SEPT, 2025

FIRE SAFETY PLAN

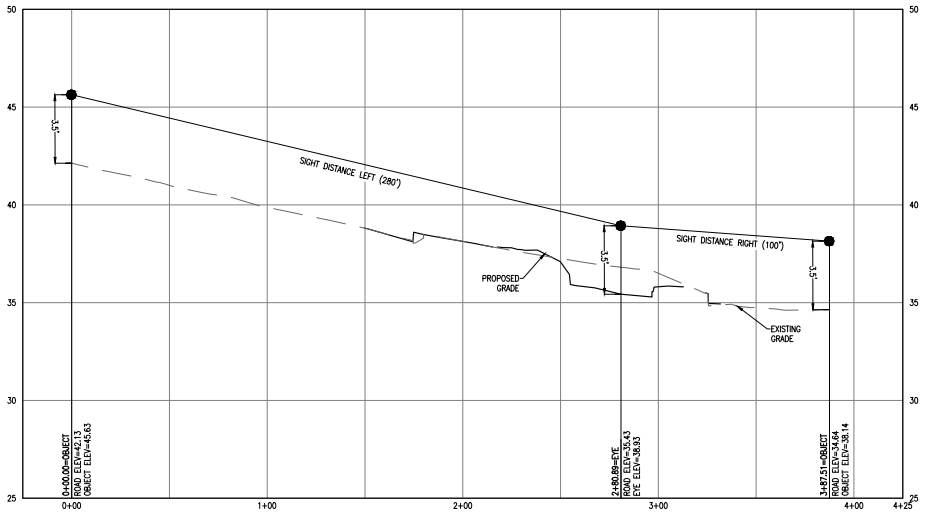
SHEET 19 OF 24
FILE: 24-098



SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 30'



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



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

VERTICAL
SCALE: 1" = 3'

HORIZONTAL
SCALE: 1" = 30'

PLAN VIEW
SCALE: 1" = 30'

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2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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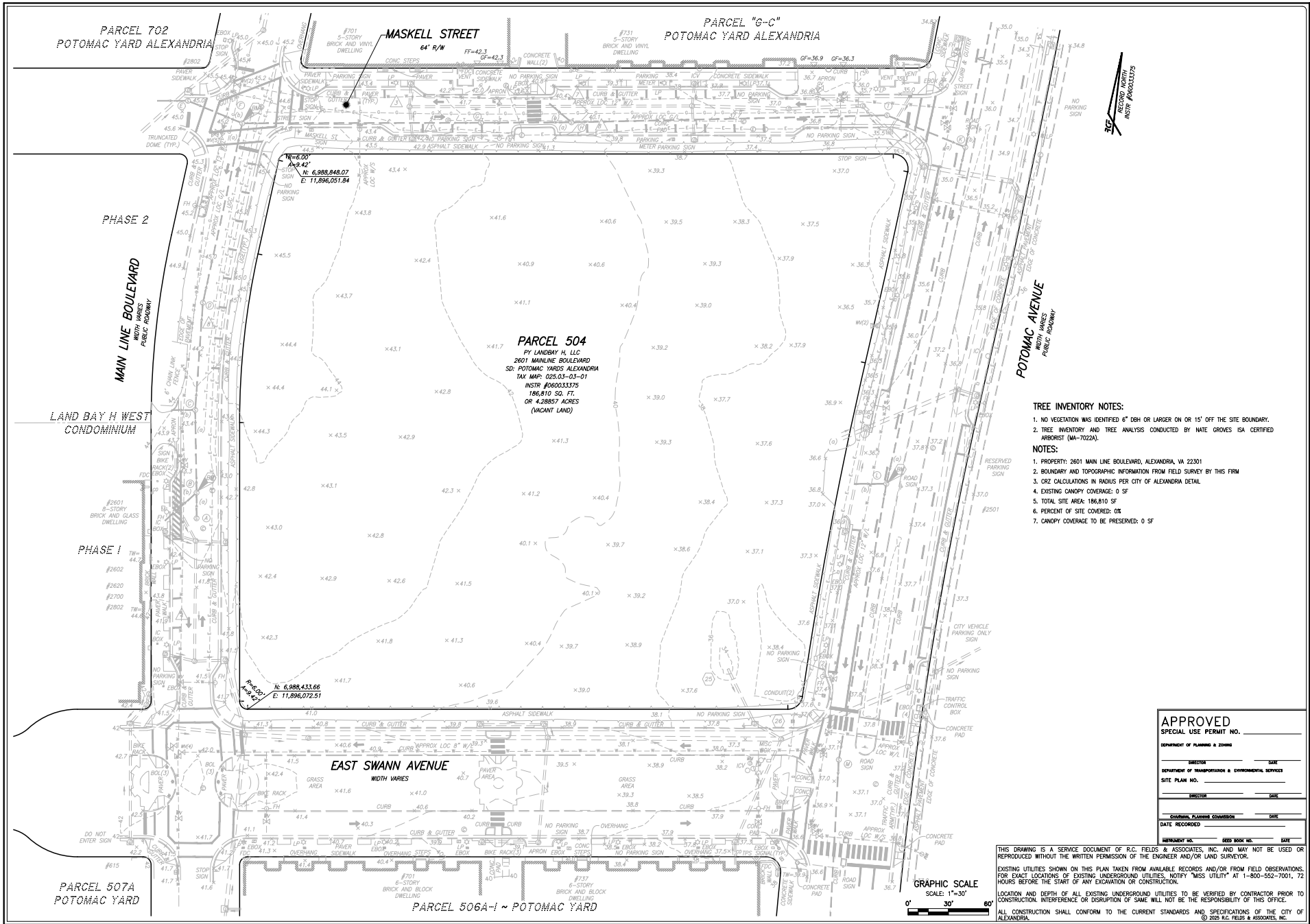
SCALE: N/A
DATE: SEPT, 2025

SIGHT DISTANCE PLAN AND PROFILE

SHEET 20 OF 24
FILE: 24-098



TREE INVENTORY NOTES:

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

NOTES:

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

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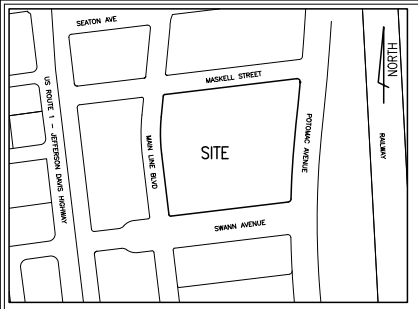
EXISITING VEGETATION MAP

SHEET 21 OF 24
FILE: 24-098



VICINITY MAP
SCALE 1" = 200'

TEXT LEGEND:

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

GENERAL NOTES:

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

SURVEYOR'S CERTIFICATE

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

LOT TABULATION (CDD#10)

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

EXISTING ADJOINING OWNERS TABLE:

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

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

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

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

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

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

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

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

CURVE TABLE:

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

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

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

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

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625 N. WASHINGTON ST.
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com
ENGINEERING LAND SURVEYING PLANNING

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

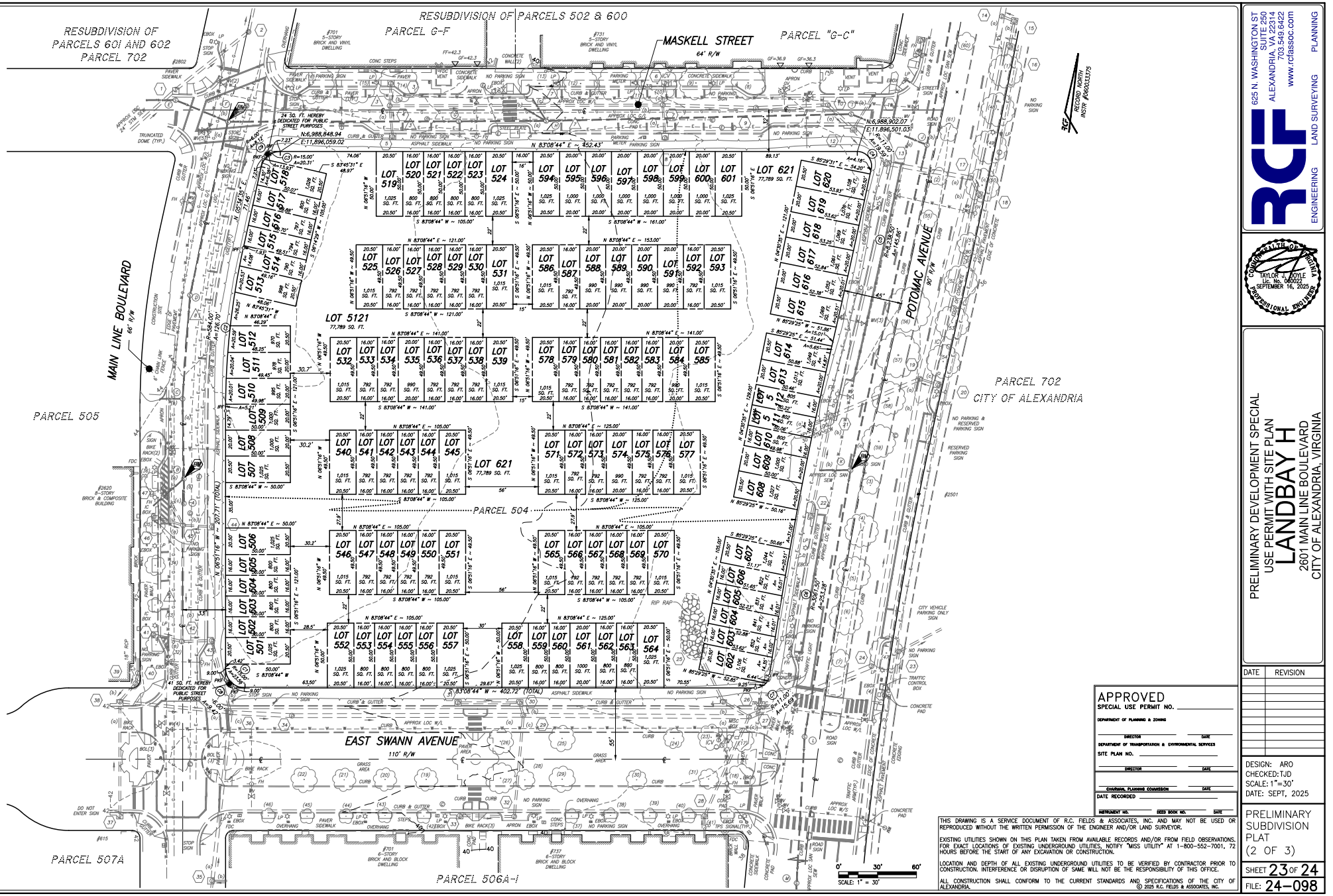
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY H
2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

PRELIMINARY SUBDIVISION PLAT (1 OF 3)

SHEET 22 OF 24
FILE: 24-098



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625 N. WASHINGTON ST
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ALEXANDRIA, VA 22314
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ENGINEERING LAND SURVEYING PLANNING

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

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY H

2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

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

PRELIMINARY SUBDIVISION PLAT (2 OF 3)

SHEET 23 OF 24
FILE: 24-098

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

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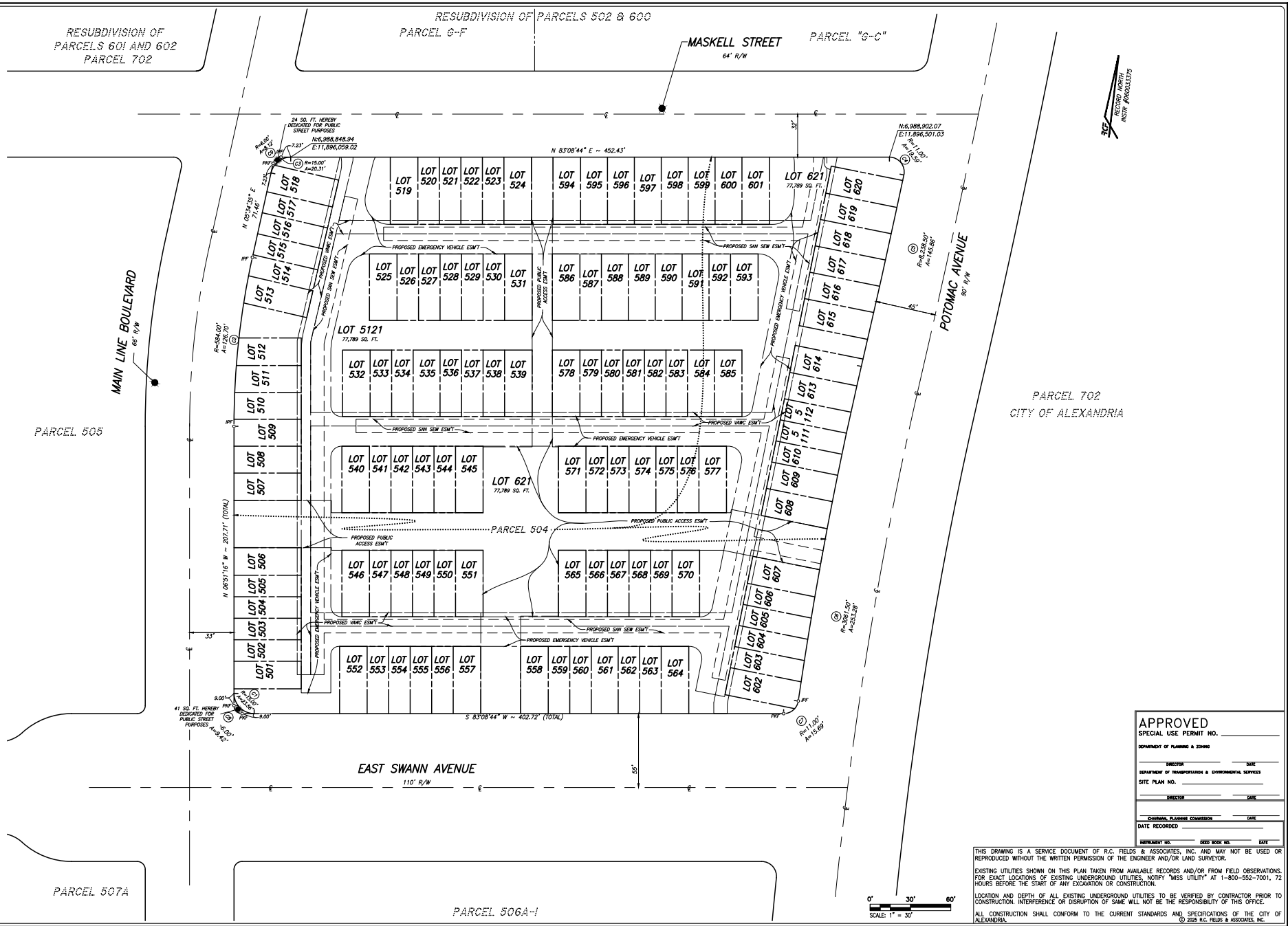

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625 N. WASHINGTON ST
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ALEXANDRIA, VA 22314
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ENGINEERING LAND SURVEYING PLANNING

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

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN

LANDBAY H

2601 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

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

PRELIMINARY SUBDIVISION PLAT (3 OF 3)

SHEET 24 OF 24
FILE: 24-098

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

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

KEY MAP

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

NOT FOR CONSTRUCTION

PROJECT
POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024019C

REVISION / ISSUANCE

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

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

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

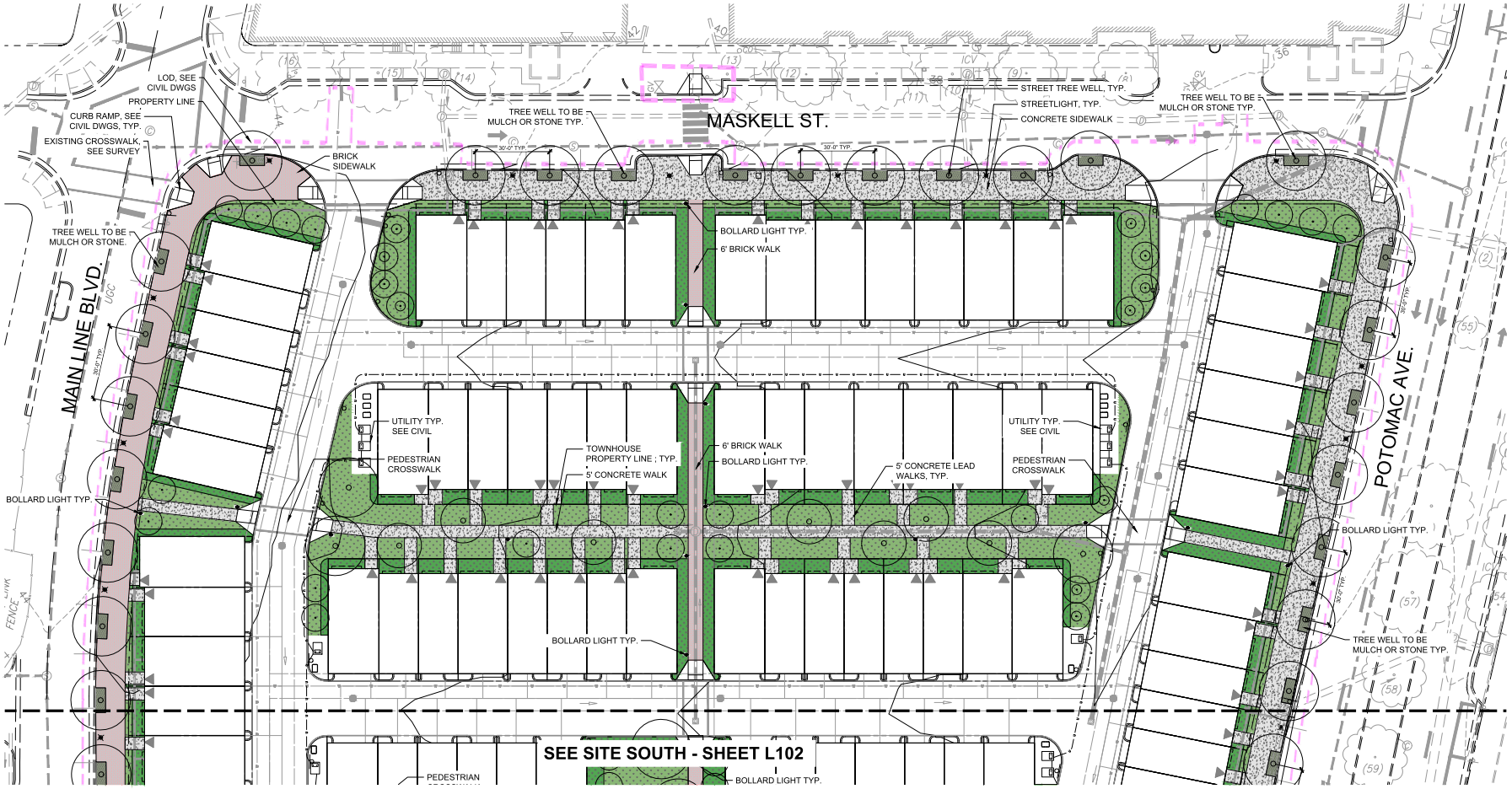
NORTH

SHEET TITLE
REFERENCE PLAN

SHEET NUMBER
L001

9/15/2025 5:07 PM DARNAC TERRACE P:\NCR\PROJECTS\2024019C\CAD\DESIGN\SHEETS\CAD\DWG\SHEETS\L001\2024019C-DSUP4019C_PLN_REF.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

SYMBOL	DESCRIPTION
	CITY STANDARD BRICK / SIDEWALK
	CONCRETE / SIDEWALK
	LAWN AREA
	PLANT BED
	PROPOSED TREE
	STREET LIGHT POLE
	BENCH

LIGHTING

FURNITURE

NOTES

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

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

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

SEAL

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

NOT FOR CONSTRUCTION

PROJECT
POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019C

REVISION / ISSUANCE

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

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

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

NORTH

SHEET TITLE
MATERIALS PLAN - SITE NORTH

SHEET NUMBER
L101

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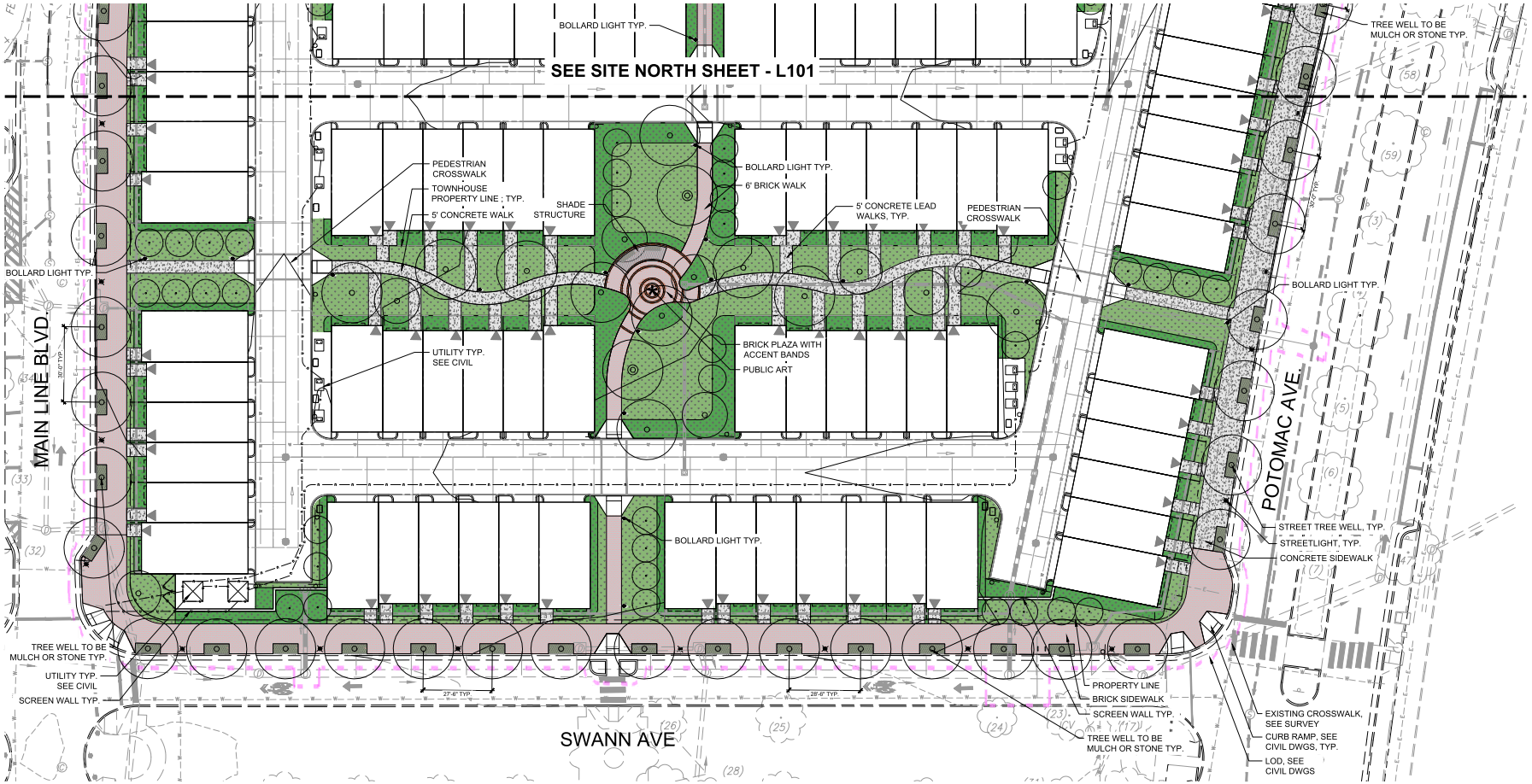
ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

SYMBOL	DESCRIPTION
	CITY STANDARD BRICK / SIDEWALK
	CONCRETE / SIDEWALK
	LAWN AREA
	PLANT BED
	PROPOSED TREE
LIGHTING	
	STREET LIGHT POLE
FURNITURE	
	BENCH

NOTES

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

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

LandDesign
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ALEXANDRIA, VA 22314
703.549.7784
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KEY MAP

SEAL

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

NOT FOR CONSTRUCTION

PROJECT
POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024019C

REVISION / ISSUANCE

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

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

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

NORTH

SHEET TITLE
MATERIALS PLAN - SITE SOUTH

SHEET NUMBER
L102

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ORIGINAL SHEET SIZE: 24" X 36"

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
STREET TREES		
	ACSA	ACER SACCHARUM SUGAR MAPLE
	CACO	CARYA CORDIFORMIS BITTERNUT HICKORY
	CECC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	LIST	LIQUIDAMBAR STYRACIFLUA SWEETGUM
	PLOC	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
	QUBI	QUERCUS BICOLOR SWAMP WHITE OAK
	QUCO	QUERCUS COCCINEA SCARLET OAK
	QURU	QUERCUS RUBRA NORTHERN RED OAK

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHADE TREES		
	ACSA2	ACER SACCHARUM SUGAR MAPLE
	GLSK	GLEDITSIA TRIACANTHOS INERMIS SKYLINE® HONEY LOCUST
	NYSY	NYSSA SYLVATICA TUPELO
	QUSH	QUERCUS SHUMARDII SHUMARD OAK
EVERGREEN TREES		
	ILOP	ILEX OPACA AMERICAN HOLLY
	JUEA	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
	PIVI	PINUS VIRGINIANA VIRGINIA PINE

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

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

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

LEGEND

SYMBOL	DESCRIPTION
LIGHTING	
	STREET LIGHT POLE
FURNITURE	
	BENCH

NOTES

1. PLAN IS SHOWN TO CONVEY DESIGN INTENT. FINAL DESIGN MAY BE MODIFIED BASED ON FIELD CONDITIONS, ARCHITECTURAL MODIFICATIONS, STAFF COMMENTS, AND INPUT FROM STAKEHOLDERS.
2. UTILITY AND LIGHTING LAYOUTS AND GRADING ARE PROVIDED BY OTHERS AND SHOWN FOR COORDINATION PURPOSES ONLY. SEE CIVIL ENGINEERING DRAWINGS.

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

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

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

NOT FOR CONSTRUCTION

PROJECT
POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJECT
2024019C

REVISION / ISSUANCE

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

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

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

NORTH

SHEET TITLE
PLANTING PLAN - SITE NORTH

SHEET NUMBER
L401

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

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
STREET TREES		
	ACSA	ACER SACCHARUM SUGAR MAPLE
	CACO	CARYA CORDIFORMIS BITTERNUT HICKORY
	CECC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	LIST	LIQUIDAMBAR STYRACIFLUA SWEETGUM
	PLOC	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
	QUBI	QUERCUS BICOLOR SWAMP WHITE OAK
	QUCO	QUERCUS COCCINEA SCARLET OAK
	QURU	QUERCUS RUBRA NORTHERN RED OAK

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHADE TREES		
	ACSA2	ACER SACCHARUM SUGAR MAPLE
	GLSK	GLEDITSIA TRIACANTHOS INERMIS SKYLINE® HONEY LOCUST
	NYSY	NYSSA SYLVATICA TUPELO
	QUSH	QUERCUS SHUMARDII SHUMARD OAK
EVERGREEN TREES		
	ILOP	ILEX OPACA AMERICAN HOLLY
	JUEA	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
	PIVI	PINUS VIRGINIANA VIRGINIA PINE

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

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

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

LEGEND

SYMBOL	DESCRIPTION
LIGHTING	
	STREET LIGHT POLE
FURNITURE	
	BENCH

NOTES

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

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

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PROJECT
POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024019C

REVISION / ISSUANCE

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

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

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

SHEET TITLE
PLANTING PLAN - SITE SOUTH

SHEET NUMBER
L402

9/15/2025 8:27 PM CECILIA TRAN
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ORIGINAL SHEET SIZE: 24" X 36"

PLANT SCHEDULE

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

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

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

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

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SITE PLAN NO. _____

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CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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KEY MAP

SEAL

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3	PDSUP WITH SITE PLAN	09/16/2025

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

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE
PLANT SCHEDULE

SHEET NUMBER
L411

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

ORIGINAL SHEET SIZE: 24" X 36"

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

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)

TOTAL NUMBER OF TREES PROPOSED: 146

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

SHRUBS

TOTAL NUMBER OF SHRUBS PROPOSED: 1092

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

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	BEGINNING JANUARY 2, 2024 REQUIRED %	PROVIDED QTY.	PROVIDED %
Urban Trees	52	Regional/Local	20%	52	100.0%
		Total Natives	50%	52	100.0%
Standard Trees	94	Regional/Local	40%	88	93.6%
		Total Natives	80%	92	97.9%
Evergreen Shrubs	793	Regional/Local	10%	256	32.3%
		Total Natives	40%	354	44.6%
Deciduous Shrubs	299	Regional/Local	20%	223	74.6%
		Total Natives	80%	249	83.3%
Groundcovers		Regional/Local	10%	N/A	N/A
		Total Natives	20%	N/A	N/A
Perennials, Ferns, Ornamental Grasses	827	Regional/Local	25% (perennials) 30% (ferns & grasses)	577	69.8%
		Total Natives	60% (perennials) 80% (ferns & grasses)	765	92.5%
Vines		Total Natives	100%	N/A	N/A

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

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

CROWN COVER TABULATIONS

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

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

NOT FOR CONSTRUCTION

PROJECT

POTOMAC YARDS LANDBAY H

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

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

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

PLANT TABULATIONS

SHEET NUMBER

L412

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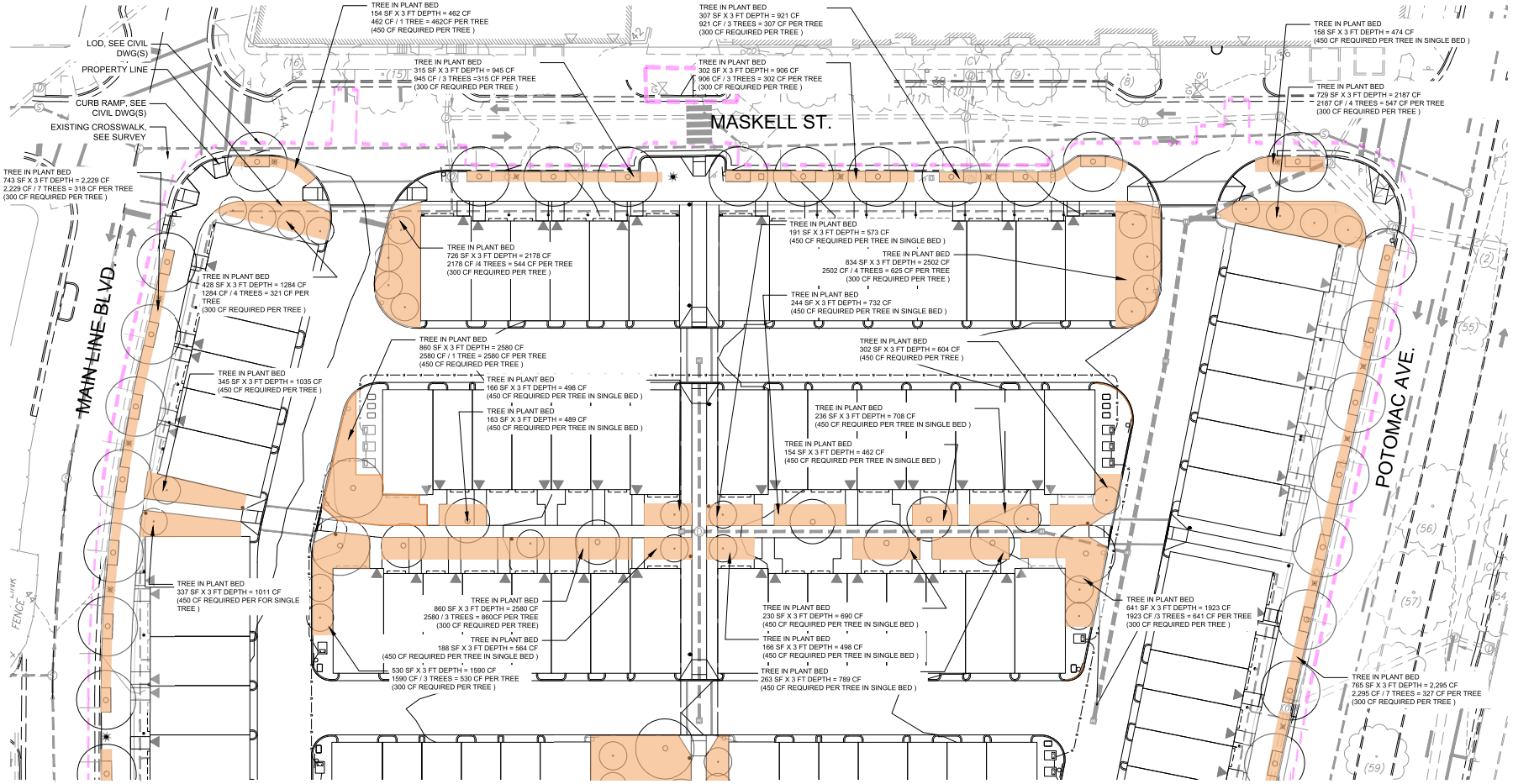

SEE SITE SOUTH - SHEET L502

LEGEND

STREETSCAPE SOIL VOLUME

EXTENTS OF 3' DEPTH OF UNCOMPACTED SOIL VOLUME FOR TREES.

ALL OTHER PLANT BEDS HAVE MIN 24" SOIL DEPTH

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DRAWN BY: WT
CHECKED BY: MC

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

NORTH

SHEET TITLE
SOILS PLAN - SITE NORTH

SHEET NUMBER
L501

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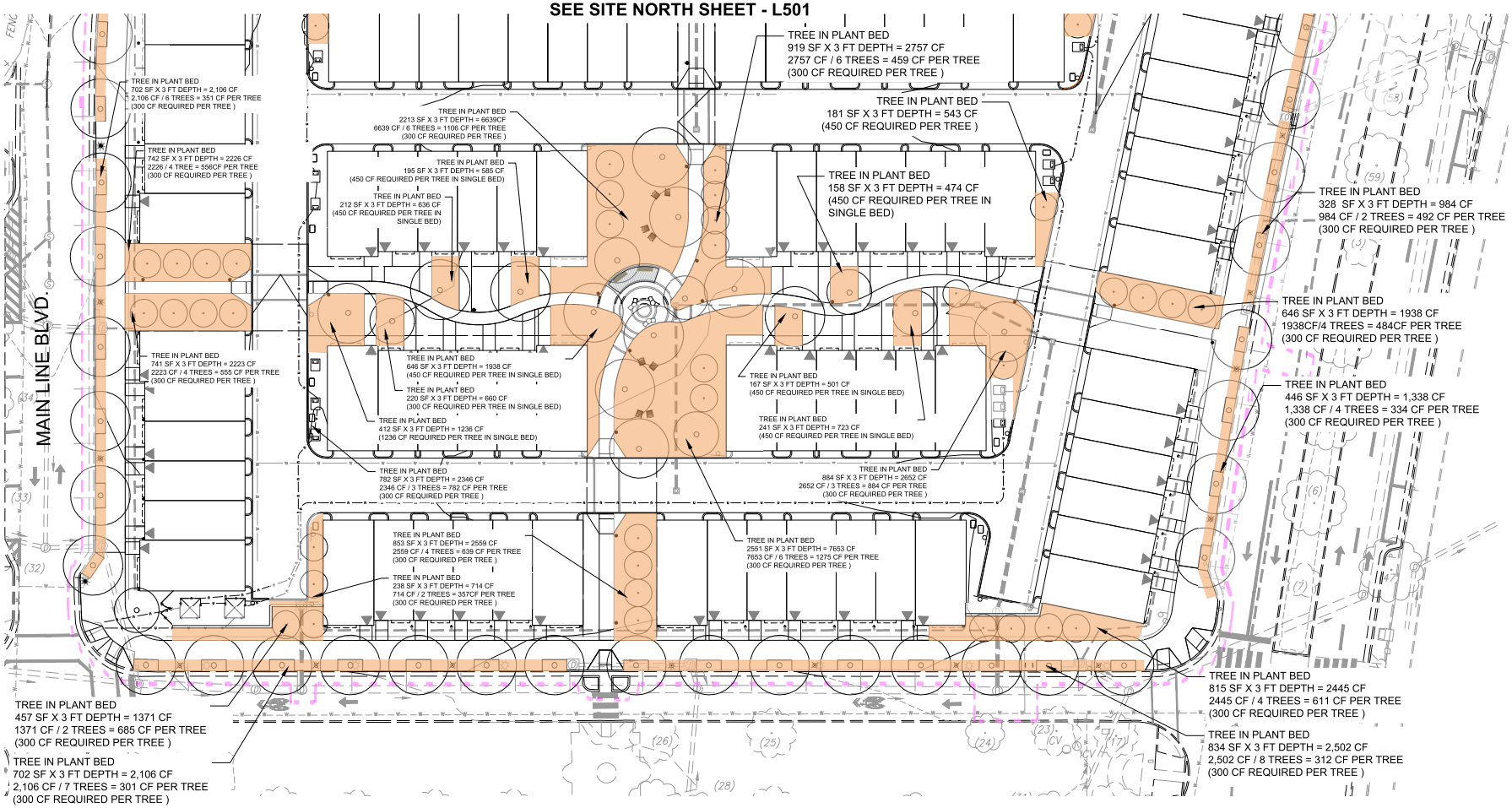

LEGEND

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EXTENTS OF 3' DEPTH OF UNCOMPACTED SOIL VOLUME FOR TREES.

ALL OTHER PLANT BEDS HAVE MIN 24" SOIL DEPTH

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SCALE

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

NORTH

SHEET TITLE

SOILS PLAN - SITE SOUTH

SHEET NUMBER

L502

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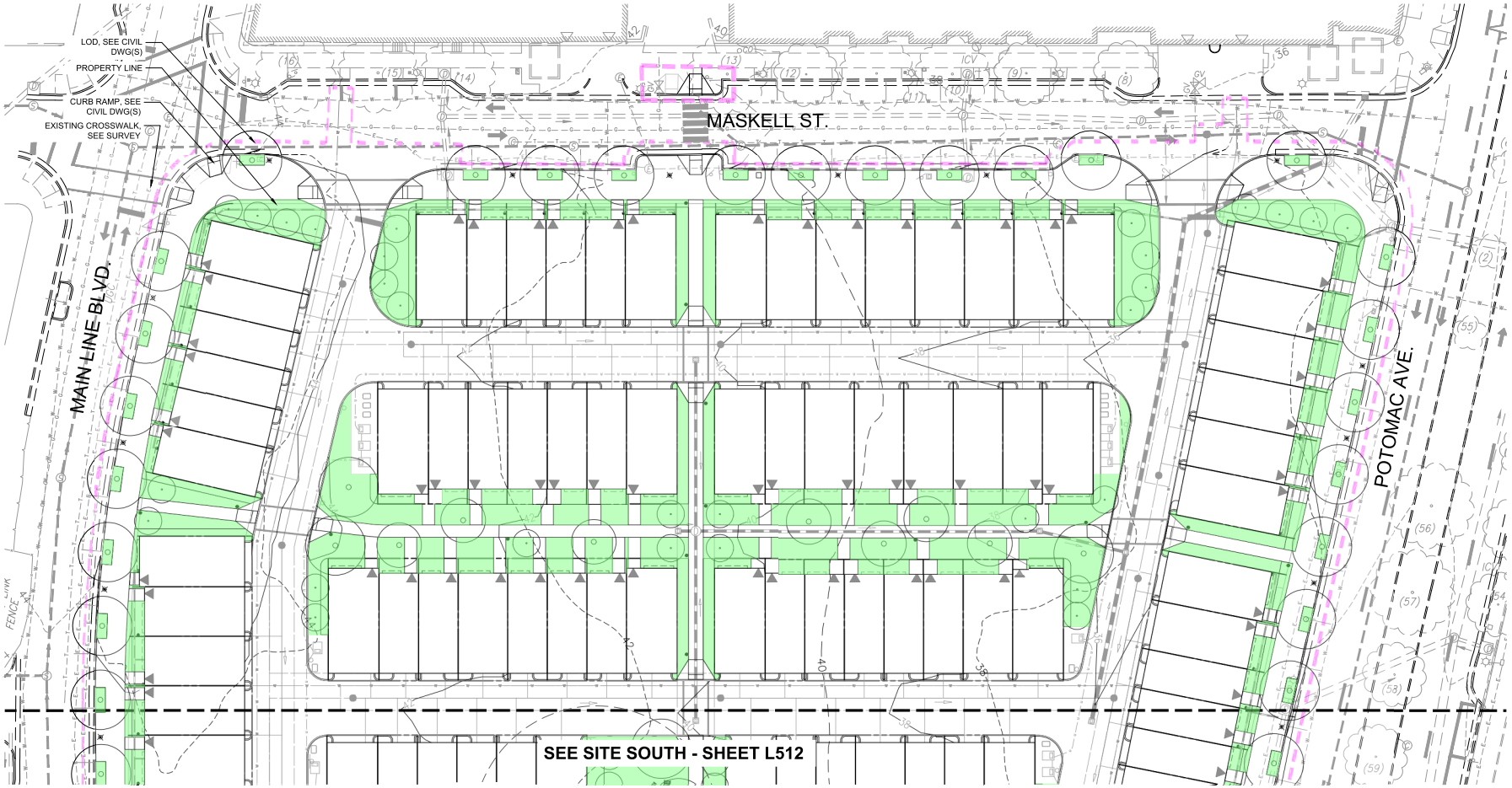

LEGEND

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

LIMITS OF IRRIGATION

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

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CHECKED BY: MC

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

NORTH

SHEET TITLE
IRRIGATION PLAN - SITE NORTH

SHEET NUMBER
L511

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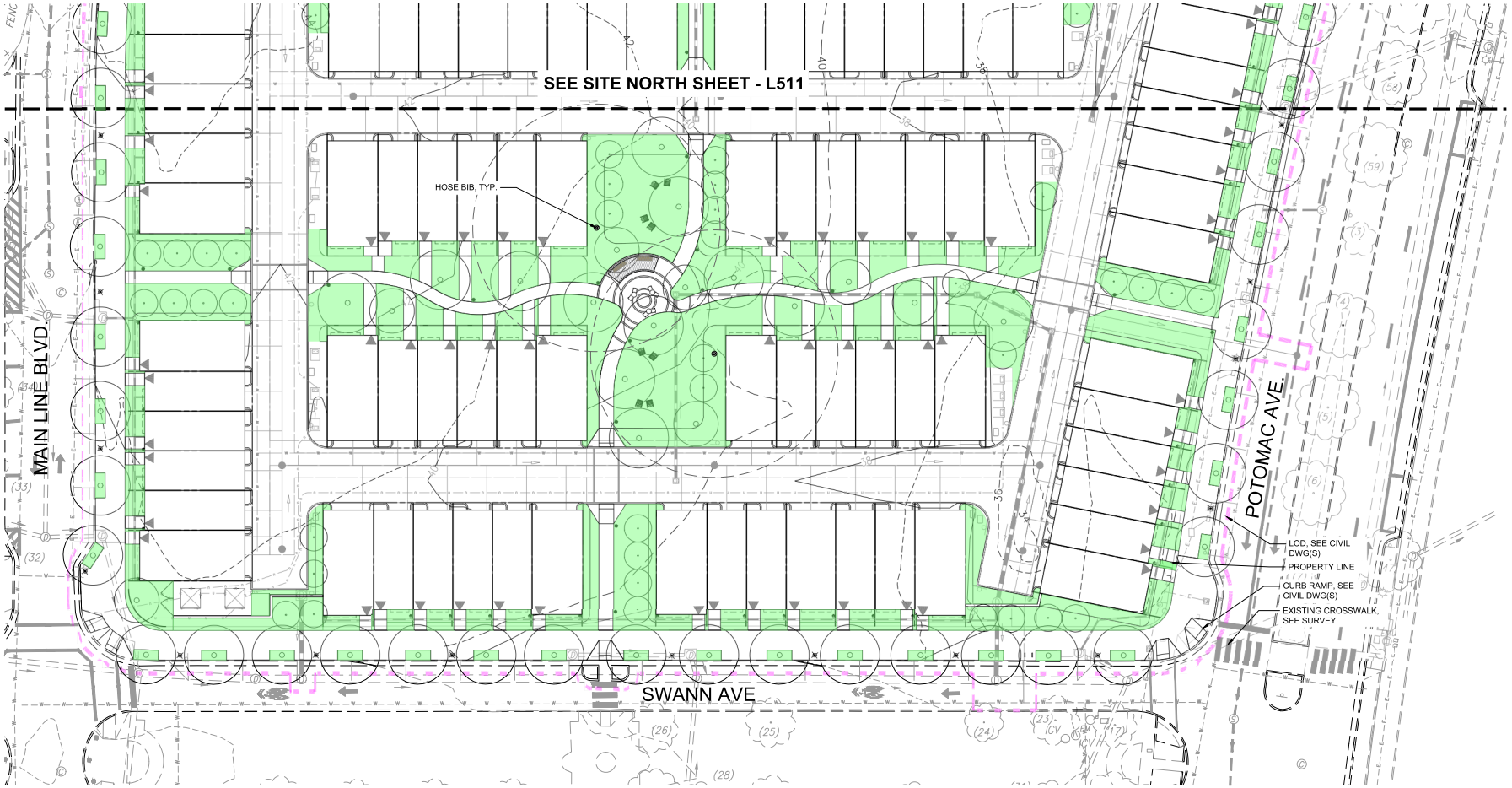

LEGEND

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

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

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

NORTH

SHEET TITLE
IRRIGATION PLAN - SITE SOUTH

SHEET NUMBER
L512

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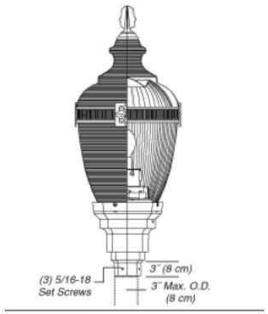
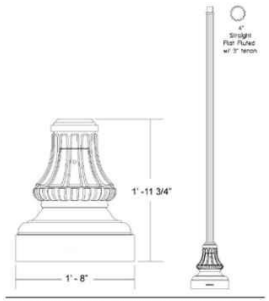


Street light fixture (1)



Virginia Dominion Power - Fiberglass fluted street pole (2)

STREET LIGHT

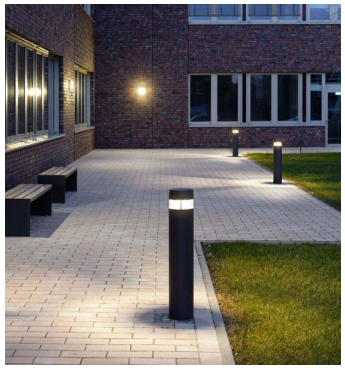
SHOWN FOR INFORMATIONAL PURPOSES ONLY

NOTES:

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

1 L601 STREET LIGHT - CITY STANDARD

PICTORIAL NTS



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

2 L601 BOLLARD LIGHT

PICTORIAL NTS

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign
200 S. PEYTON STREET
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KEY MAP

SEAL

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

NOT FOR CONSTRUCTION

PROJECT

POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024019C

REVISION / ISSUANCE

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

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

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

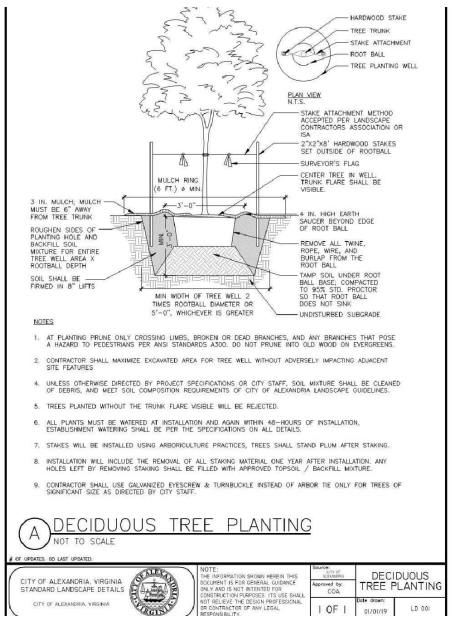
SHEET TITLE

DETAILS - HARDSCAPE

SHEET NUMBER

L601

ORIGINAL SHEET SIZE: 24" X 36"



A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

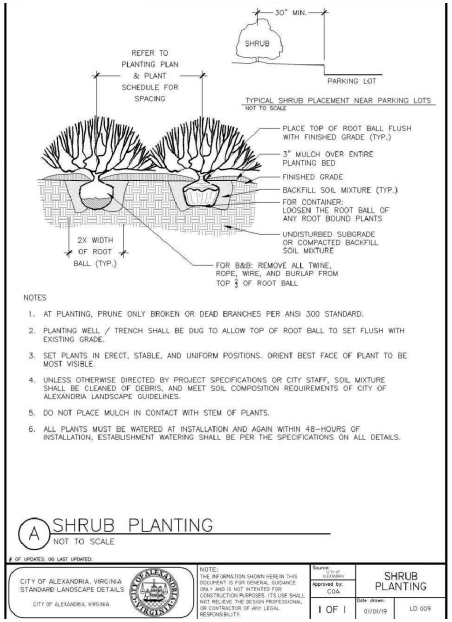
CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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

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

DECIDUOUS TREE PLANTING

1 OF 1 | LD 001



A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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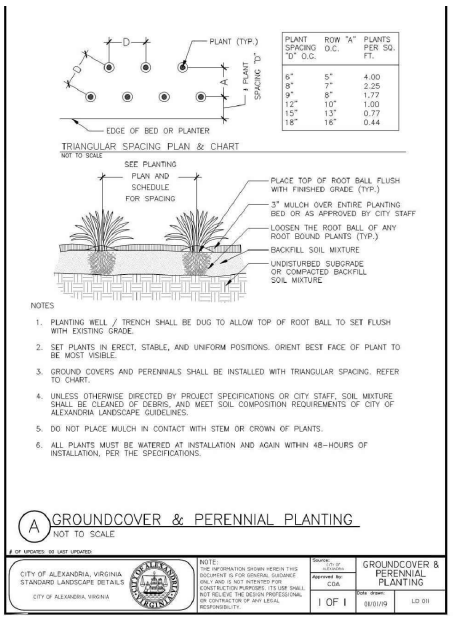
Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19

SHRUB PLANTING

1 OF 1 | LD 009



A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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

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

GROUNDCOVER & PERENNIAL PLANTING

1 OF 1 | LD 011

1 / L701 SECTION

NTS

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

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

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

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

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

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

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

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

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

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

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

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

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

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

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

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

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

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

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

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

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

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

STANDARD LANDSCAPE PLAN NOTES

1 OF 1 | LD 016

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
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LandDesign
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ALEXANDRIA, VA 22314
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KEY MAP

SEAL

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

NOT FOR CONSTRUCTION

PROJECT
POTOMAC YARDS LANDBAY H

CITY OF ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024019C

REVISION / ISSUANCE

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

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

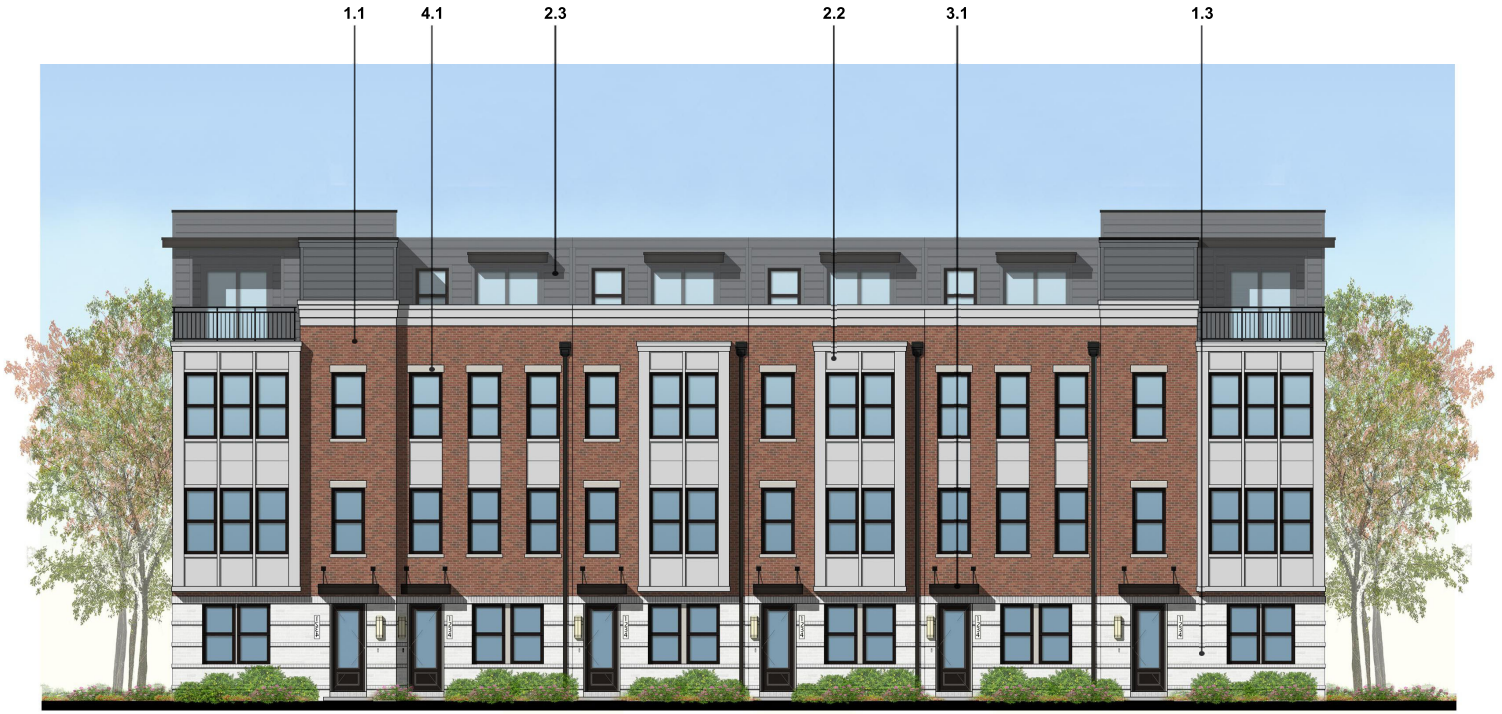
SCALE NORTH
VERT: N/A
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE
DETAILS - PLANTING

SHEET NUMBER
L701

9/23/2025 6:21 PM C:\2019\LD\PROJECTS\2019019C\CAD\DESIGN\SHEETS\CAD\DESIGN\SHEETS\2019019C-DSUP4019C_DTL-PLANT.DWG

ORIGINAL SHEET SIZE: 24" X 36"

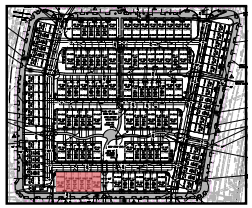


LOT 552 - 557

MATERIAL LIST:

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

KEY PLAN



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

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Suite 200
Washington, DC 20006
ktgy.com
202.599.9191

KTGY Project No: 240562

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

Principal: Smita Anand
Project Designer: Bindiya Agarwal

LANDBAY H

Alexandria, VA

No.	Date	Description

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

COMMONWEALTH OF VIRGINIA
Smita Anand
Lic. No. 0401010881
ARCHITECT

License Stamp

FRONT ELEVATION

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

09/16/2025

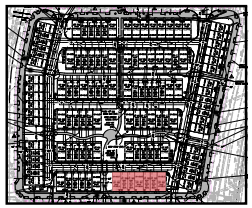
A.0

LOT 558 - 564

MATERIAL LIST:

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

KEY PLAN



APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
_____ DIRECTOR _____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
_____ DIRECTOR _____ DATE
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KTGY Project No: 240562

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LANDBAY H
Alexandria, VA

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License Stamp

FRONT ELEVATION

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

09/16/2025

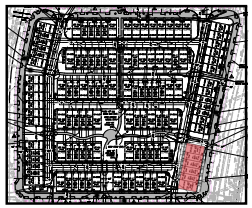
A.1

LOT 602 - 607

MATERIAL LIST:

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

KEY PLAN



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

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KTGY Project No: 240562

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

LANDBAY H
Alexandria, VA

No.	Date	Description

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COMMONWEALTH OF VIRGINIA
Smita Anand
Lic. No. 0401010881
ARCHITECT

License Stamp

FRONT ELEVATION

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

09/16/2025

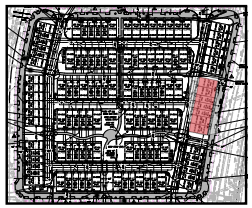
A.2

LOT 608 - 614

MATERIAL LIST:

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

KEY PLAN



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

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LANDBAY H
Alexandria, VA

No.	Date	Description

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License Stamp

FRONT ELEVATION

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

09/16/2025

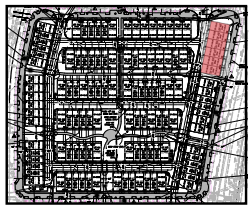
A.3

LOT 615 - 620

MATERIAL LIST:

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

KEY PLAN



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

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KTGY Project No: 240562

Project Contact: Smita Anand
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Project Designer: Bindiya Agarwal

LANDBAY H
Alexandria, VA

No.	Date	Description

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COMMONWEALTH OF VIRGINIA
Smita Anand
Lic. No. 0401010881
ARCHITECT

License Stamp

FRONT ELEVATION

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

09/16/2025

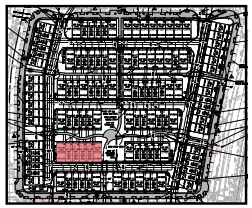
A.4

LOT 546 - 551

MATERIAL LIST:

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

KEY PLAN



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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

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FRONT ELEVATION

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

09/16/2025

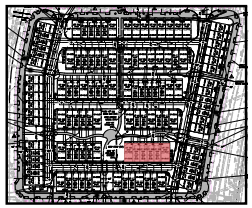
A.5

LOT 565 - 570

MATERIAL LIST:

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

KEY PLAN



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FRONT ELEVATION

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

09/16/2025

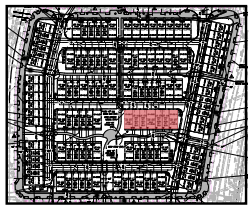
A.6

LOT 571 - 577

MATERIAL LIST:

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

KEY PLAN



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FRONT ELEVATION

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

09/16/2025

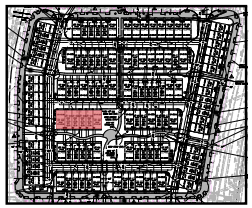
A.7

LOT 540 - 545

MATERIAL LIST:

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

KEY PLAN



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FRONT ELEVATION

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

09/16/2025

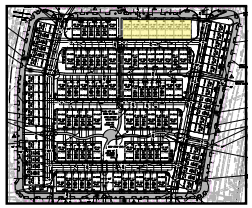
A.8

LOT 594 - 601

MATERIAL LIST:

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

KEY PLAN



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FRONT ELEVATION

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

09/16/2025

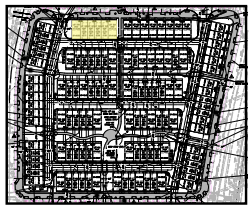
A.9

LOT 519 - 524

MATERIAL LIST:

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

KEY PLAN



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FRONT ELEVATION

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

09/16/2025

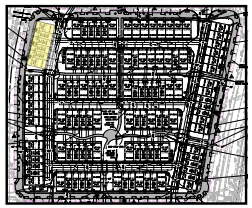
A.10

LOT 513 - 518

MATERIAL LIST:

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

KEY PLAN



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FRONT ELEVATION

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

09/16/2025

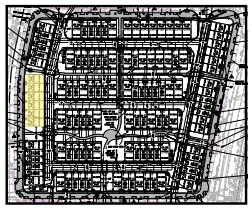
A.11

LOT 507 - 512

MATERIAL LIST:

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

KEY PLAN



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FRONT ELEVATION

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

09/16/2025

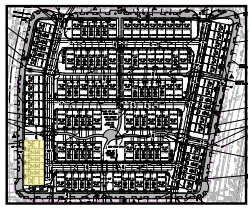
A.12

LOT 501 - 506

MATERIAL LIST:

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

KEY PLAN



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FRONT ELEVATION

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

09/16/2025

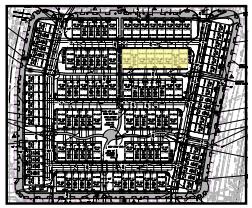
A.13

LOT 586 - 593

MATERIAL LIST:

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

KEY PLAN



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FRONT ELEVATION

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

09/16/2025

A.14

LOT 525 - 531

MATERIAL LIST:

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

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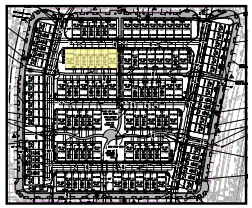

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FRONT ELEVATION

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

09/16/2025

A.15

LOT 532 - 539

MATERIAL LIST:

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

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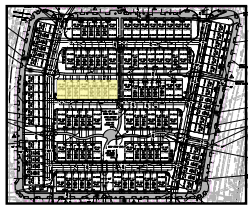

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Lic. No. 0401010881
ARCHITECT

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FRONT ELEVATION

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

09/16/2025

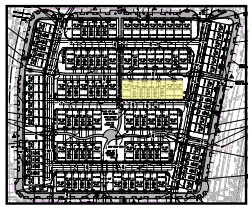
A.16

LOT 578 - 585

MATERIAL LIST:

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

KEY PLAN



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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

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FRONT ELEVATION

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

09/16/2025

A.17

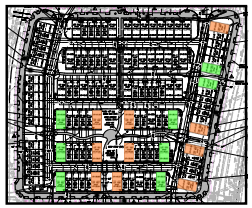
HI-VIZ SIDE ELEVATION - STYLE 1

STANDARD SIDE ELEVATION - STYLE 1

MATERIAL LIST:

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

KEY PLAN HI-VIS STANDARD



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SIDE ELEVATION

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

09/16/2025

A.18

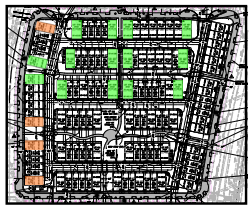
HI-VIZ SIDE ELEVATION - STYLE 2

STANDARD SIDE ELEVATION - STYLE 2

MATERIAL LIST:

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

KEY PLAN HI-VIS STANDARD



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SIDE ELEVATION

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

09/16/2025

A.19

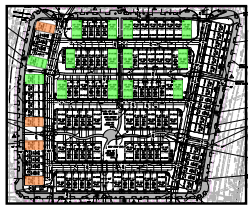
HI-VIZ SIDE ELEVATION - ALT. COLOR SCHEME STYLE 2

STANDARD SIDE ELEVATION - ALT. COLOR SCHEME STYLE 2

MATERIAL LIST:

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

KEY PLAN HI-VIS STANDARD



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SIDE ELEVATION

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

09/16/2025

A.20

REAR ELEVATION - PROPOSED VARIATION 1 - STYLE 1

REAR ELEVATION - PROPOSED VARIATION 2 - STYLE 1

MATERIAL LIST:

1.1 BRICK 1 - LIGHT RED
1.2 BRICK 2 - DARK RED
1.3 BRICK 3 - WHITE
1.4 BRICK 4 - BEIGE
2.1 FIBER CEMENT PANEL - DARK GRAY
2.2 FIBER CEMENT PANEL - LIGHT GRAY
2.3 FIBER CEMENT SIDING - DARK GRAY
2.4 FIBER CEMENT SIDING - BEIGE
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REAR ELEVATION

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

09/16/2025

A.21

REAR ELEVATION - PROPOSED VARIATION 1 - STYLE 2

REAR ELEVATION - PROPOSED VARIATION 2 - STYLE 2

MATERIAL LIST:

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

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REAR ELEVATION

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0 4 8 12

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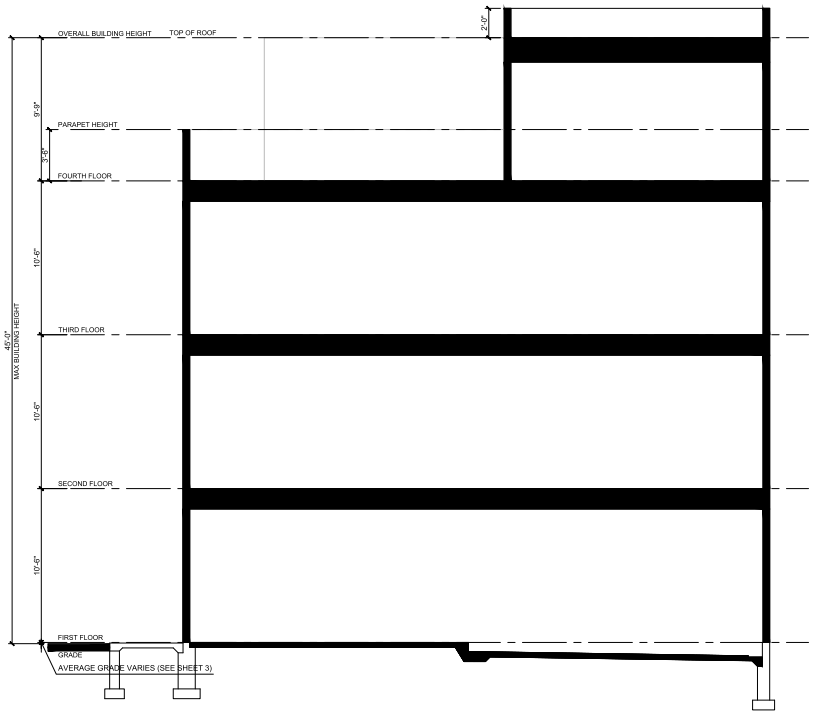
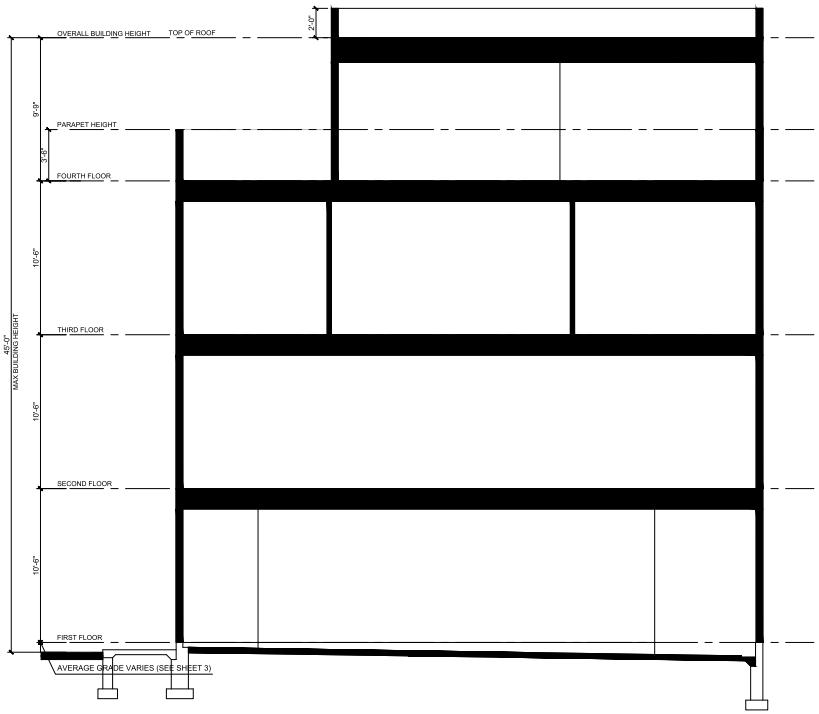
A.22



20'x40' SECTION



16'x40' SECTION

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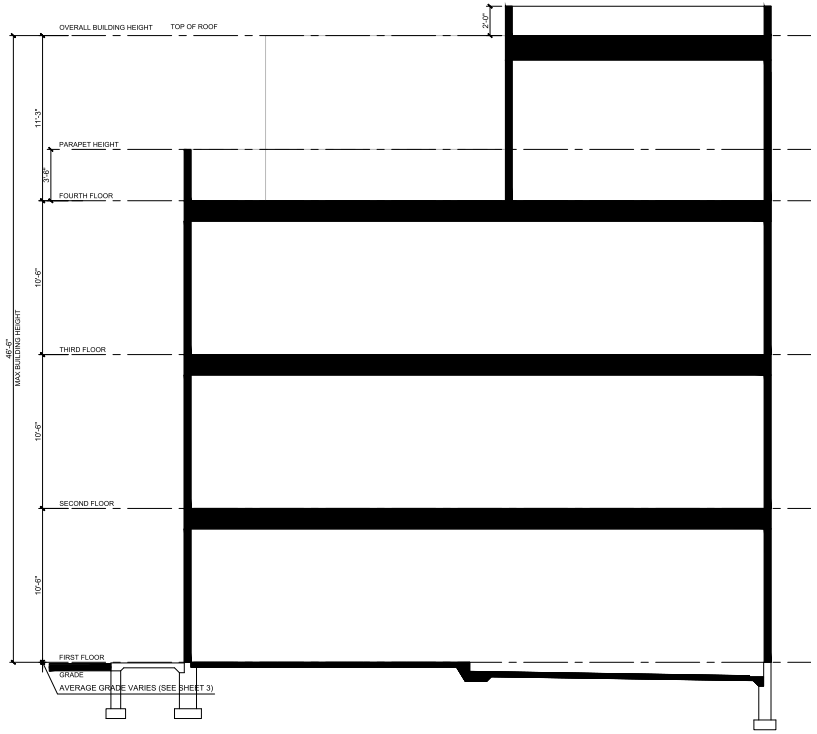
SECTION

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

09/16/2025

A.23



20’x40’ SECTION - END UNIT

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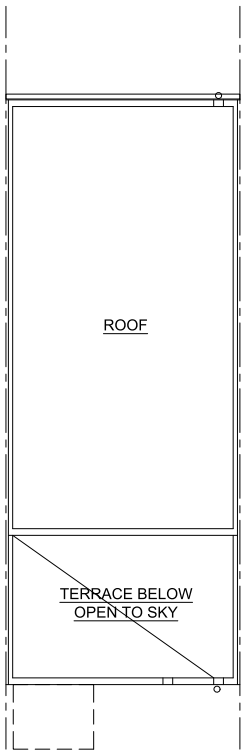
SECTION

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

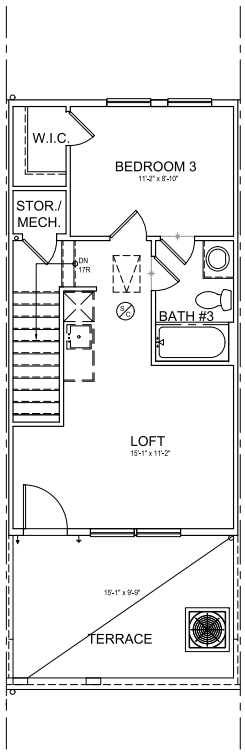
09/16/2025

A.24

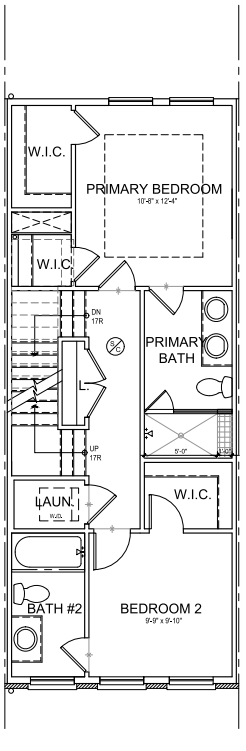
UNITS TO BE SPRINKLERED PER NFPA 13R



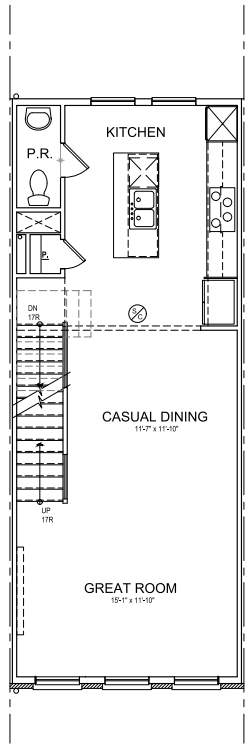
ROOF PLAN



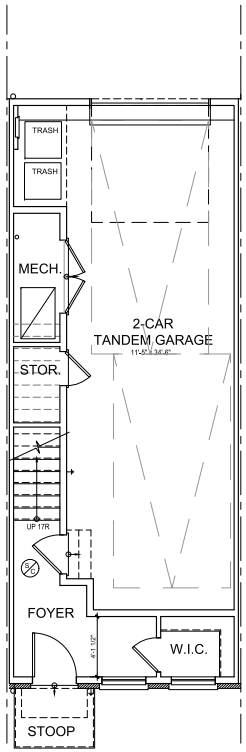
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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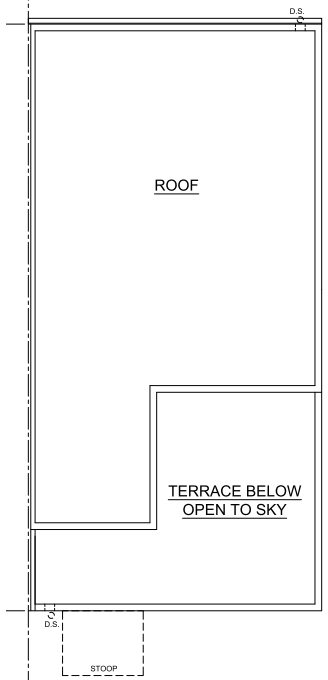
16x40 FLOOR PLAN

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

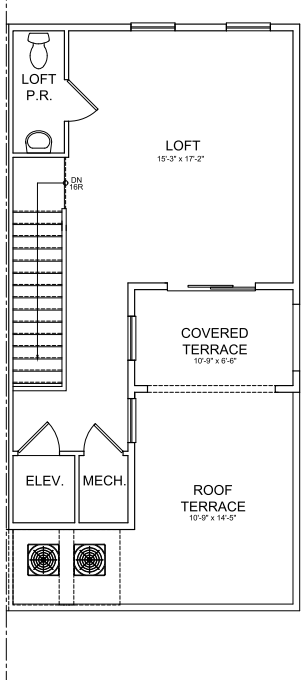
09/16/2025

A.25

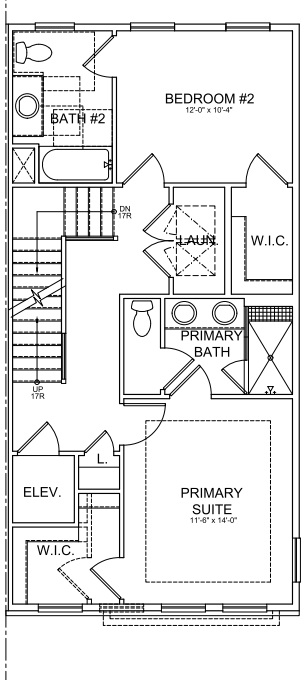
UNITS TO BE SPRINKLERED PER NFPA 13R



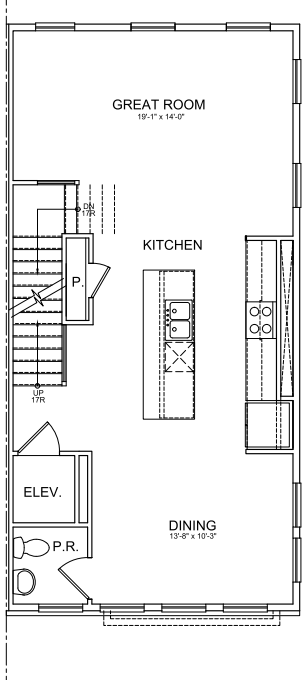
ROOF PLAN



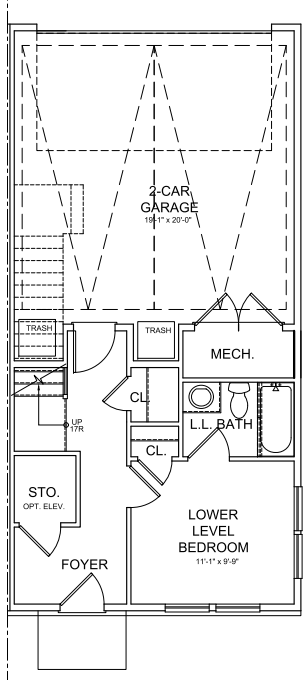
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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20x40 FLOOR PLAN

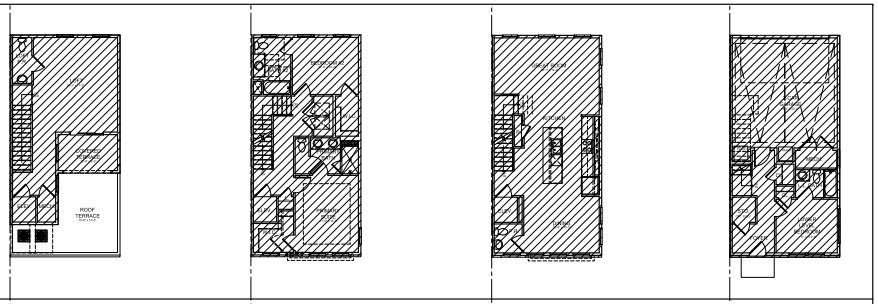
SCALE: 1/4" = 1'-0"
0 2 4 8

09/16/2025

A.26

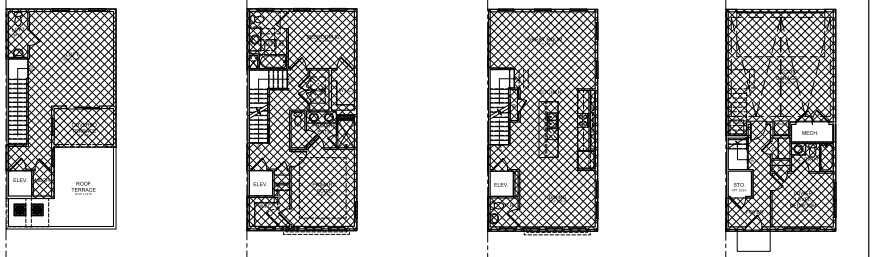
GROSS AREA
20' UNIT

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**



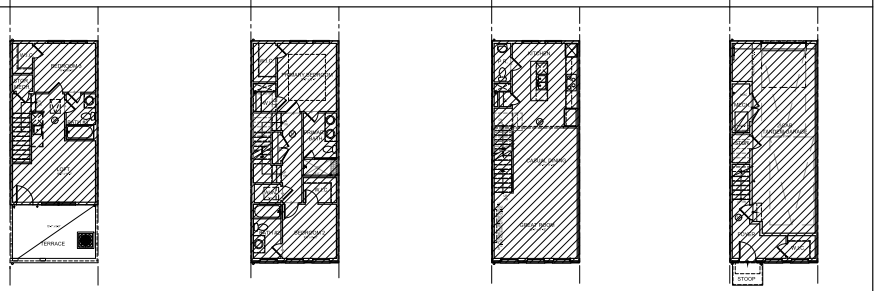
NET AREA
20' UNIT

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



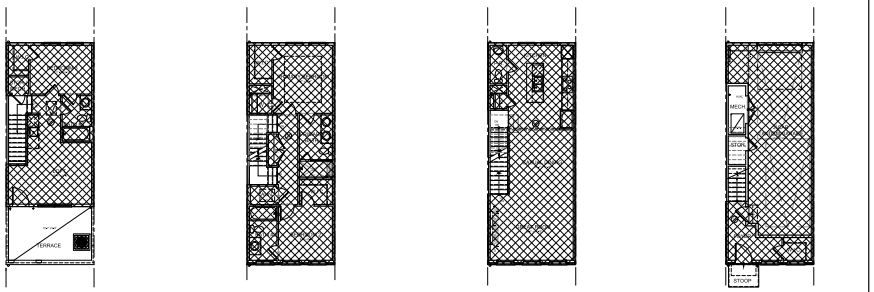
GROSS AREA
16' UNIT

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



NET AREA
16' UNIT

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



TOTAL AREA

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

LEGEND

GROSS AREA

NET AREA

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

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202.599.9191

KTGY Project No: 240562

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

Principal: Smita Anand
Project Designer: Bindiya Agarwal

LANDBAY H
Alexandria, VA

No.	Date	Description

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

COMMONWEALTH OF VIRGINIA
Smita Anand
Lic. No. 0401010881
ARCHITECT

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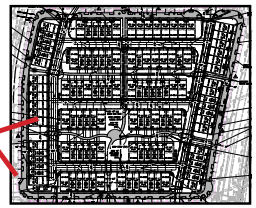
AREA DIAGRAM

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

09/16/2025

A.27

KEY PLAN



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PERSPECTIVE

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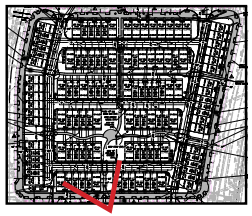
KEY PLAN



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PERSPECTIVE

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