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 Total	AM Peak Hour Enter	AM Peak Hour Exit	PM Peak Hour Total	PM Peak Hour Enter	PM Peak Hour 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

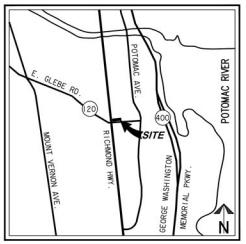
THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT AND DOES NOT INCLUDE ANY STRUCTURES DESIGNATED AS 100-YEAR OLD BUILDINGS.

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) 533-1301 www.WLPINC.com

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

PLAN STATUS

DATE	DESCRIPTION
06/10/25	CONCEPT II
08/05/25	DSUP COMPLETENESS 3(B)
09/16/25	DSUP VERIFICATION 3(B)

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

JASON M. VIRGIN LIC. No.3418511 09/16/25

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

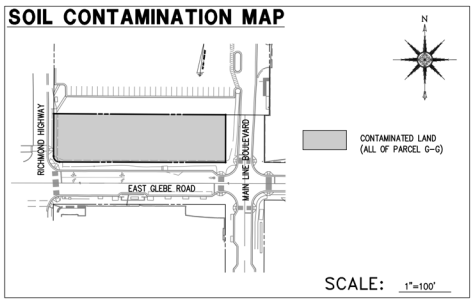
1. THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT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

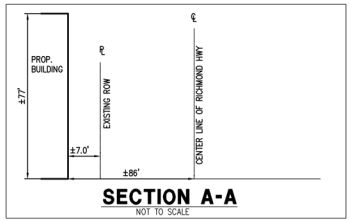
MULTIFAMILY RESIDENTIAL: 300 GPD x 88 UNITS = 26,400 GPD

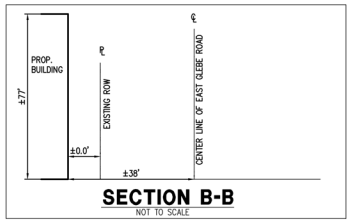
26,400 GPD x 4 (PEAK FACTOR) = 105,600 GPD

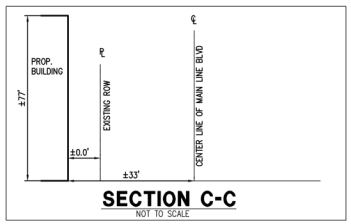
THE EXISTING SANITARY FLOW FROM THE SITE = 0 GPD (VACANT LOT).

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



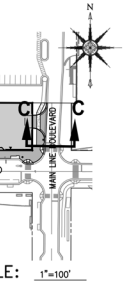




HEIGHT TO SETBACK RATIO NARRATIVE

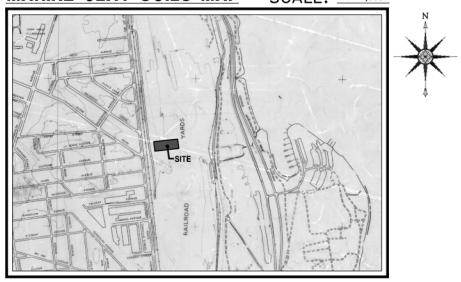
PER SECTION 6-403A MAXIMUM HEIGHT BASED ON 33' SETBACK ON MAIN LINE BOULEVARD IS 66', 38' SETBACK ON EAST GLEBE ROAD IS 76', AND 86' SETBACK ON RICHMOND HIGHWAY IS 172'. AT THE PROPOSED HEIGHT OF 82', THE PROPOSED DEVELOPMENT IS NOT IN CONFORMANCE WITH THE REQUIREMENTS OF 6-403A ON MAIN LINE BOULEVARD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

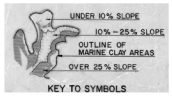
KEY MAP



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
U/I P..... 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
E ELECTRIC MANHOLE
T TELECOMMUNICATIONS MANHOLE

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

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.3418511 09/16/25

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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

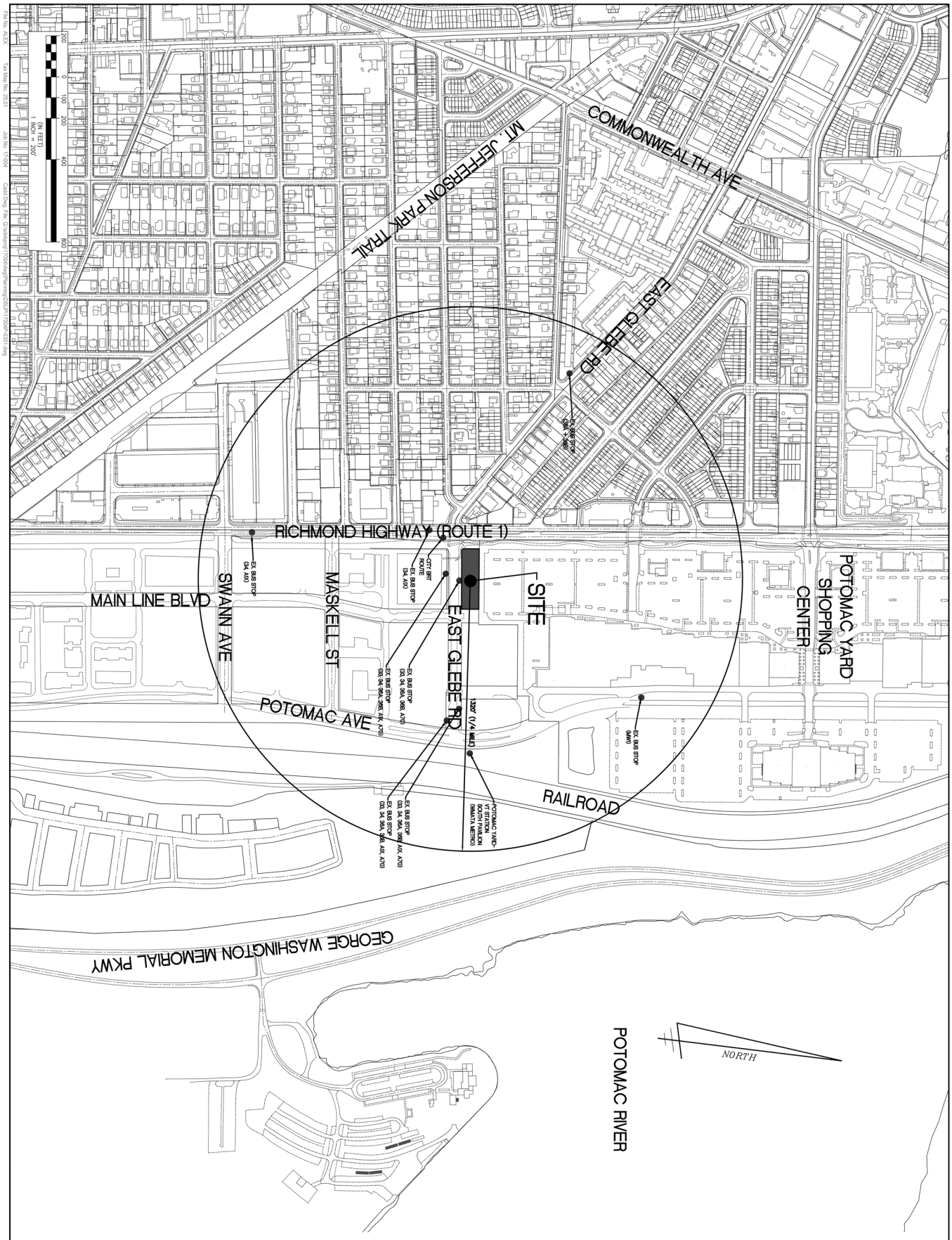
POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES

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-0201.dwg

SHEET: P-0201



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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

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
09/16/25
PROFESSIONAL ENGINEER

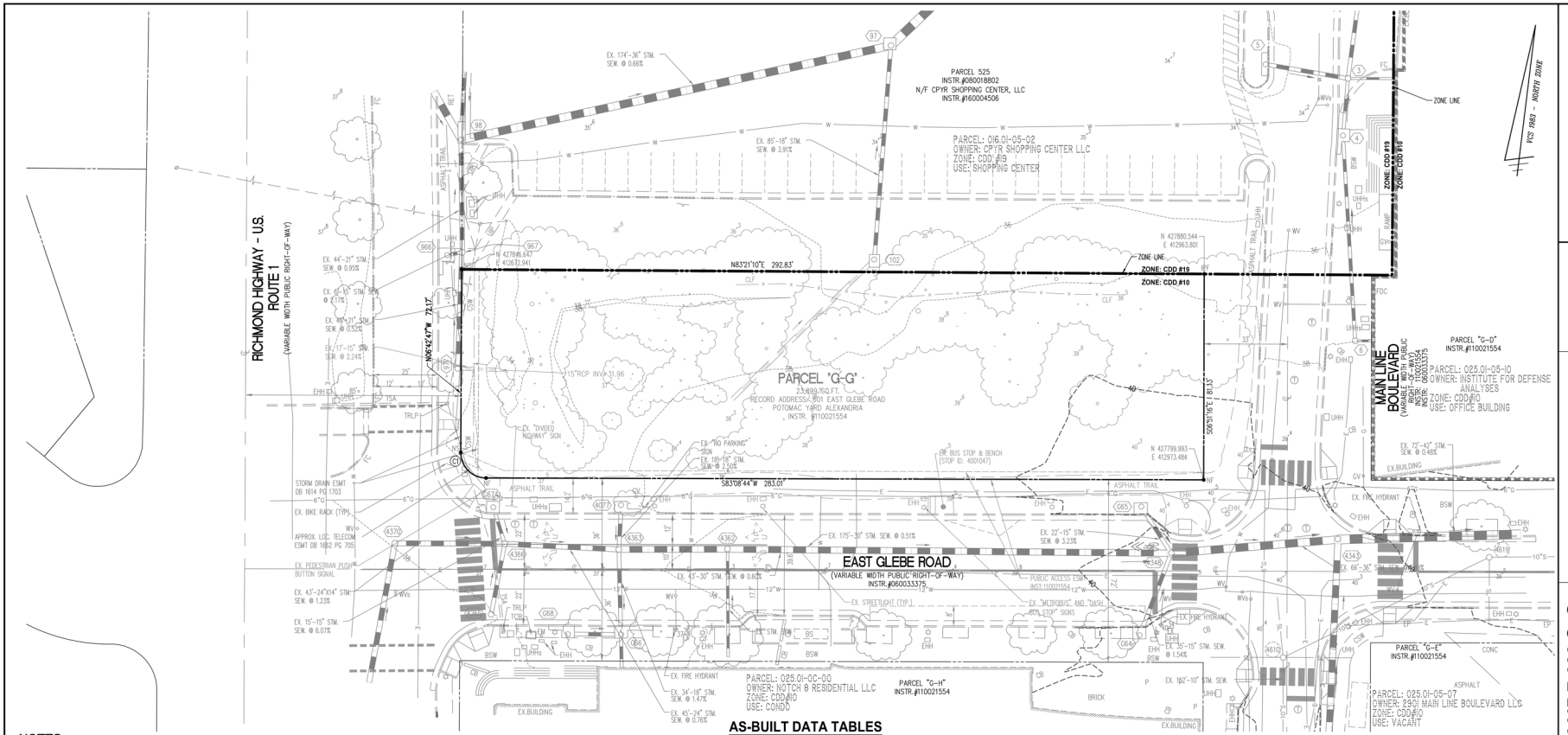
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SCALE: 1" = 200' | DATE: 08/05/2025 | DRAWN: SC/ BQ | CHECKED: TPB/AV

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.(123)..... STORM SEWER STRUCTURE
SMH.(123)..... 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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SCALE: 1" = 20' | DATE: 08/05/2025 | DRAWN: SC/ BG | CHECKED: TPB/AV

PLAN STATUS	DATE
DESCRIPTION	
CONCEPT II	06/16/25
DSUP COMPLETENESS SUB.	08/05/25

DATE	DESCRIPTION
06/10/25	DSUP VERIFICATION SUB.

JASON M. VINSON LIC. No.3418B1 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

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.

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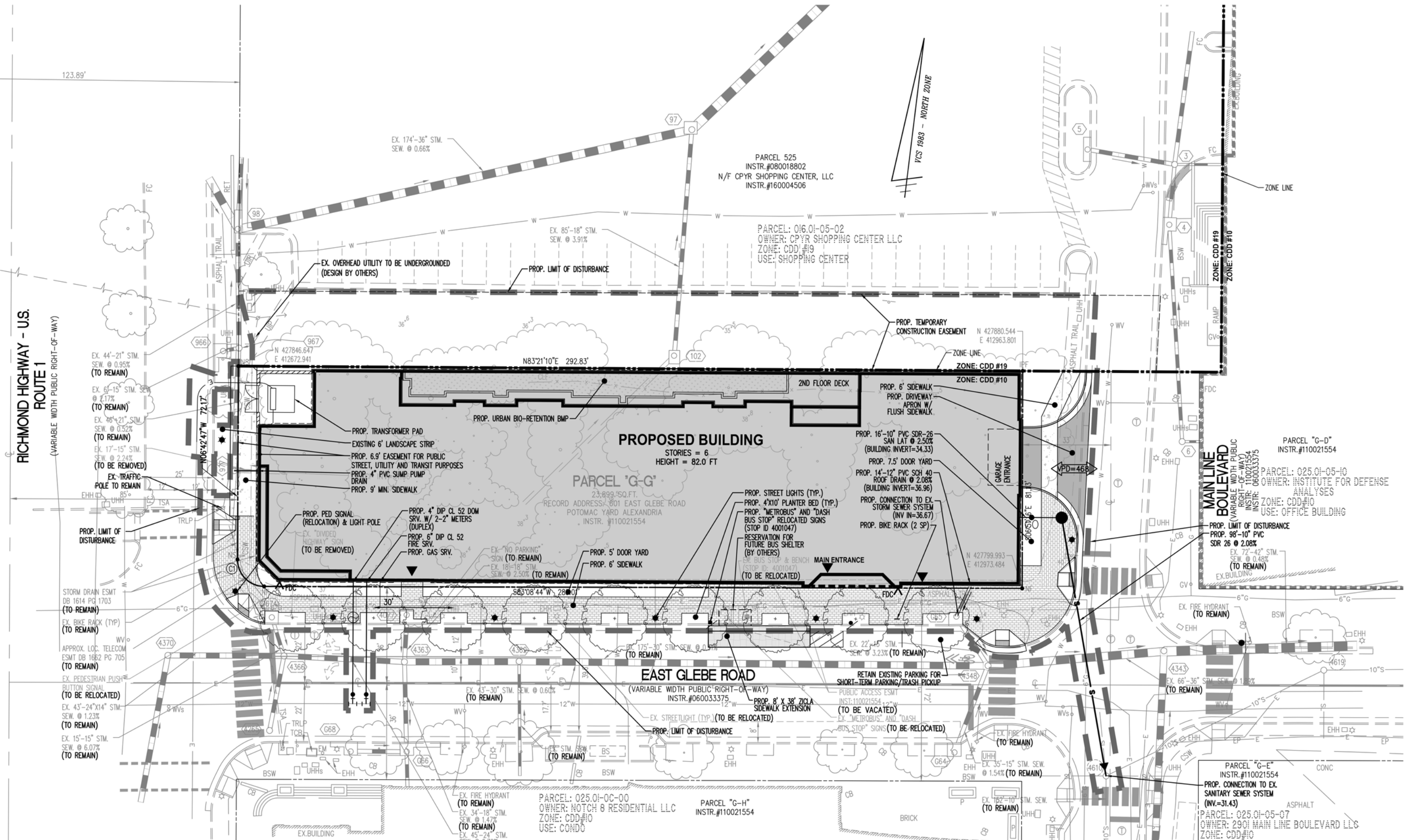
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POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LAYOUT PLAN

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	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	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	
LOD	LIMITS OF DISTURBANCE	



NOTES

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

ARCHAEOLOGY NOTES

1. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, 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.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

TRASH COLLECTION NOTE

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

20 0 10 20 40 80
(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

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

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____

DIRECTOR DATE

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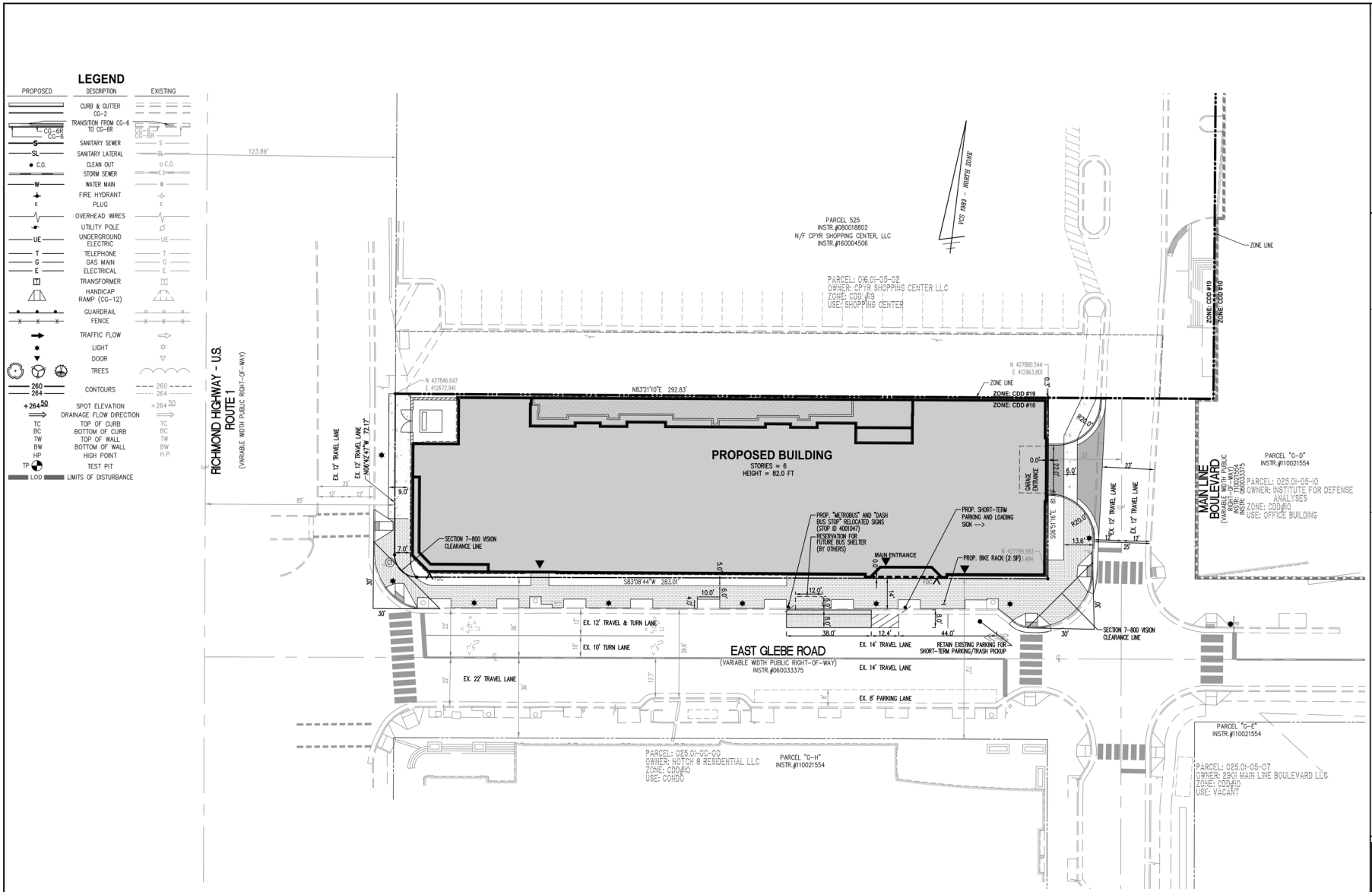
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COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
09/16/25
PROFESSIONAL ENGINEER

SCALE: 1" = 20' 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.		



CURVE TABLE

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PLAN STATUS

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08/05/25	DSUP COMPLETENESS SUB.

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

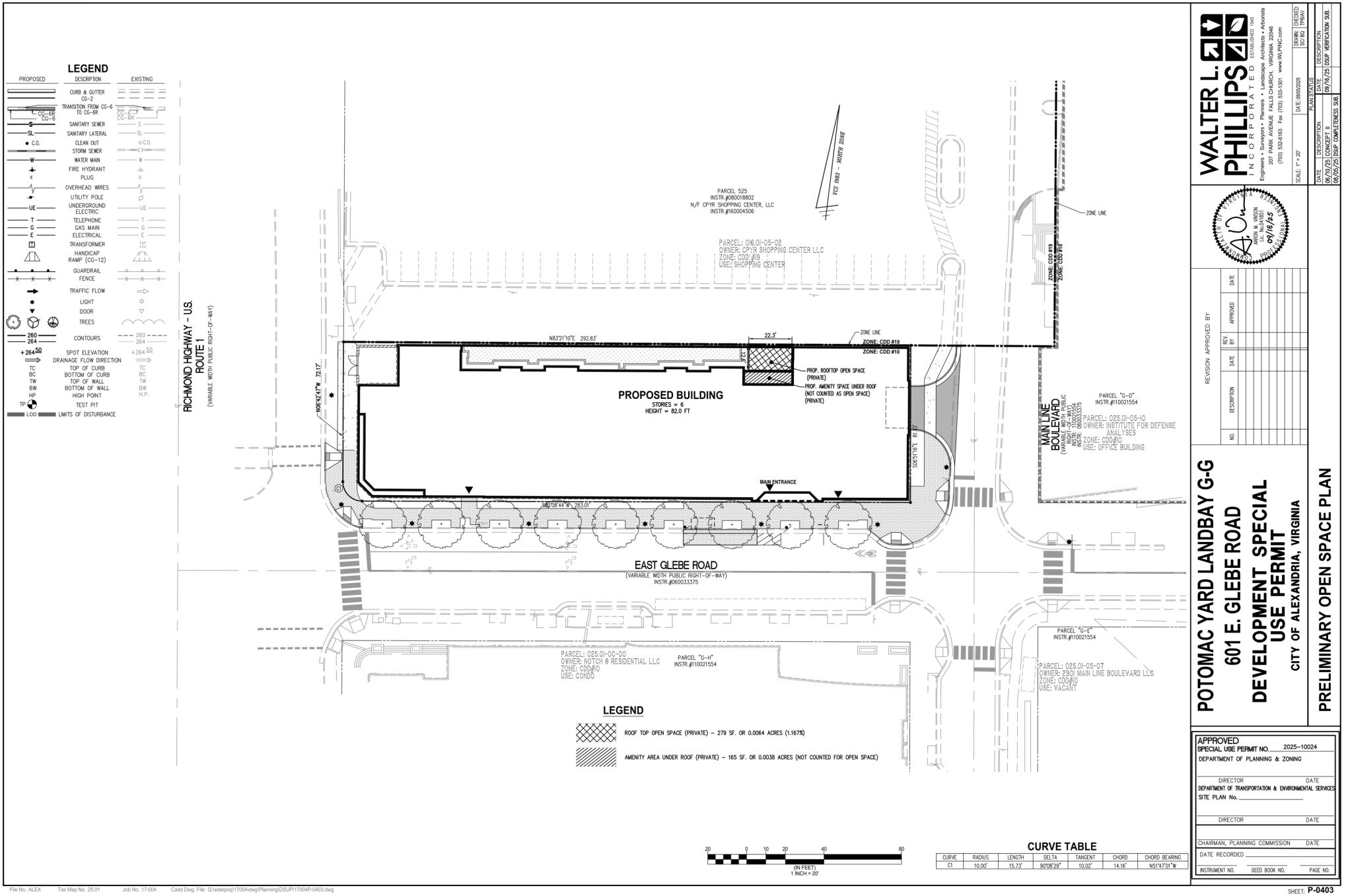
POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY 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:\sdskproj\17004\dwg\Planning\DSUP\17004P-0402.dwg

SHEET: P-0402



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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SCALE: 1" = 20' | DATE: 08/05/2025 | DRAWN: SC/ BG | CHECKED: PB/AV

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

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

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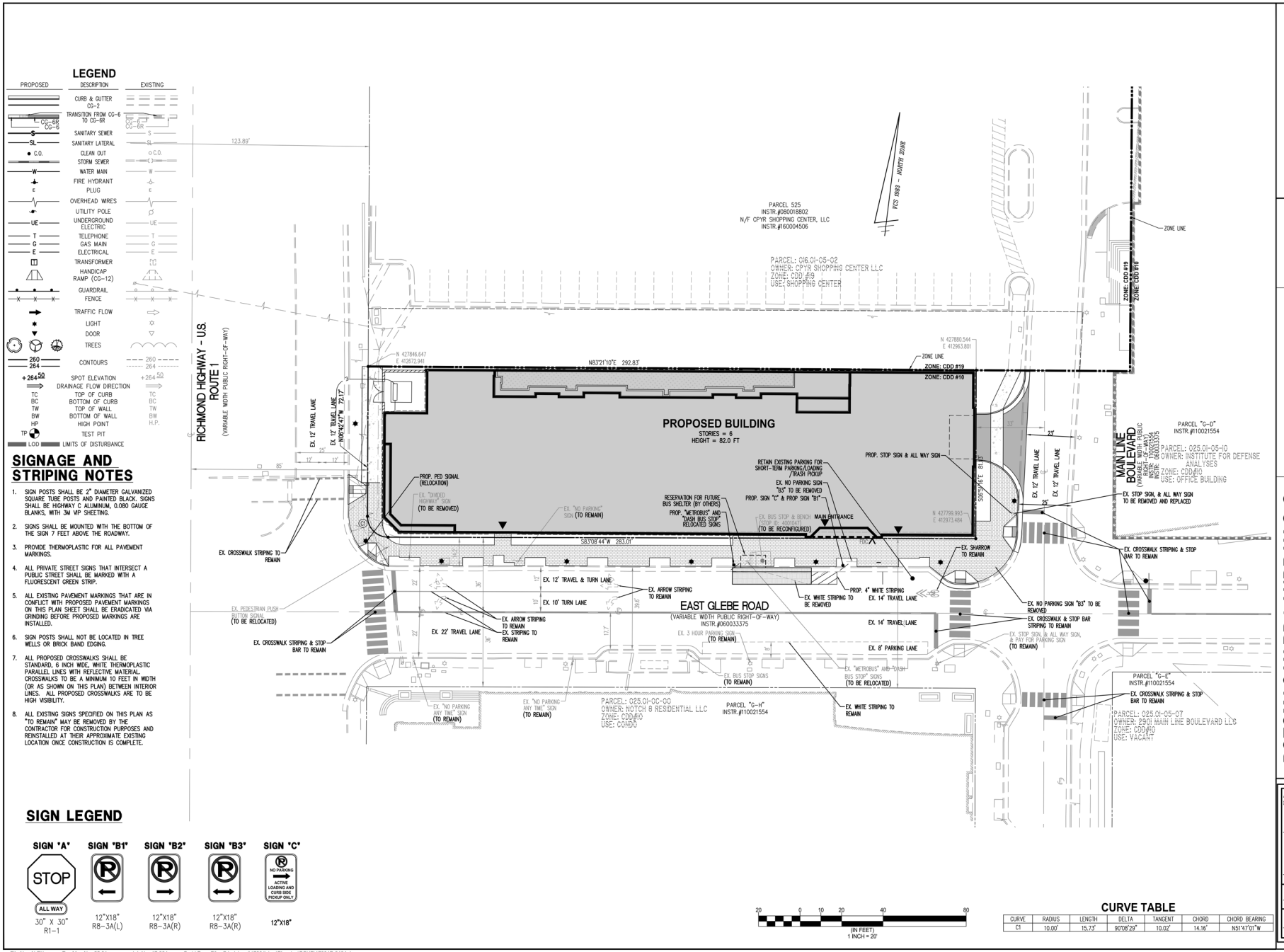
POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY OPEN SPACE 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.

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DATE	DESCRIPTION
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08/05/25	DSUP COMPLETENESS SUB.

DATE	DESCRIPTION
09/16/25	DSUP VERIFICATION SUB.

JASON M. VIRGIN LIC. No.0416851 09/16/25

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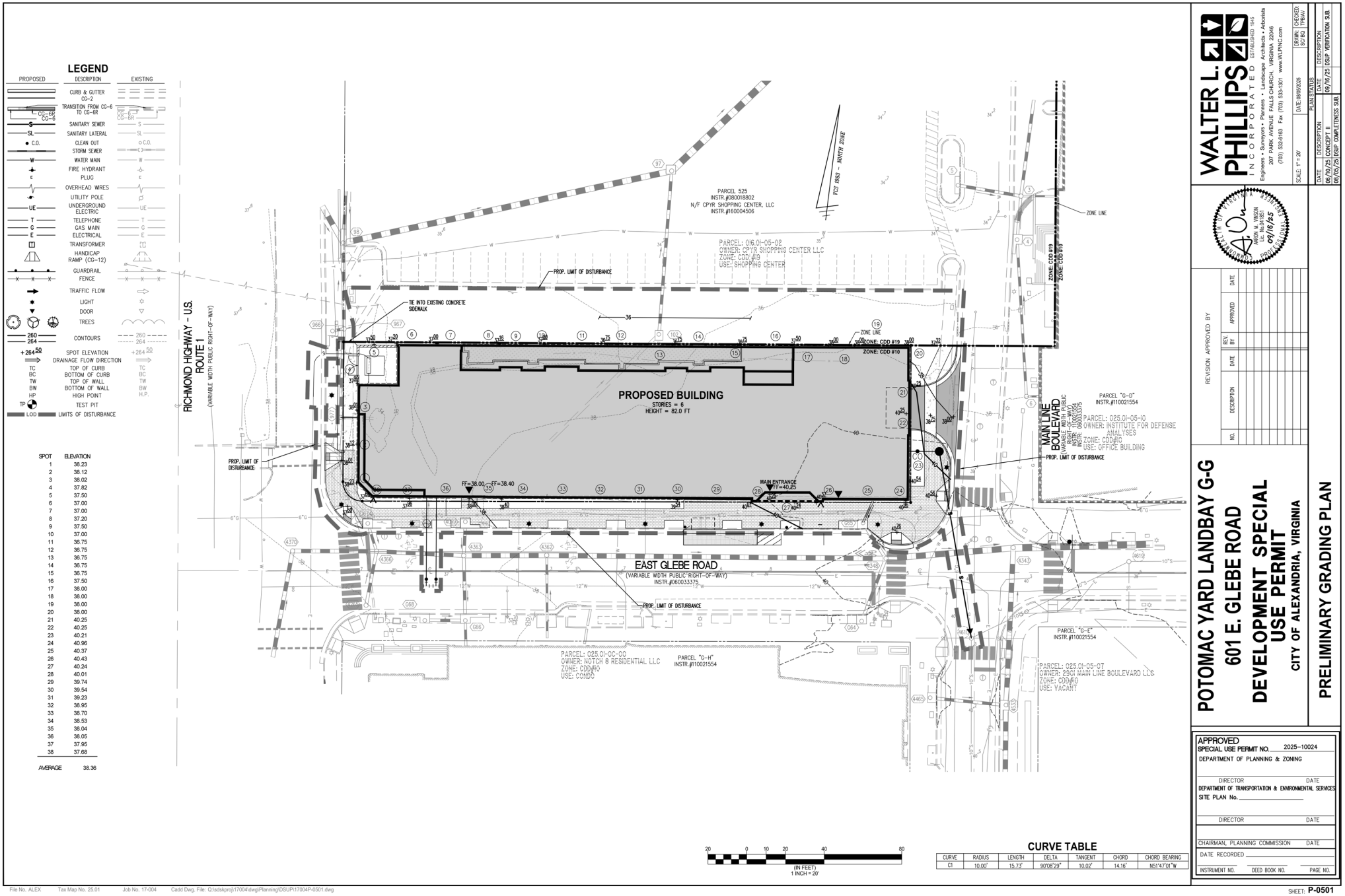
POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SIGNAGE AND STRIPING 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
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SHEET: P-0404



SPOT	ELEVATION
1	38.23
2	38.12
3	38.02
4	37.82
5	37.50
6	37.00
7	37.00
8	37.20
9	37.50
10	37.00
11	36.75
12	36.75
13	36.75
14	36.75
15	36.75
16	37.50
17	38.00
18	38.00
19	38.00
20	38.00
21	40.25
22	40.25
23	40.21
24	40.96
25	40.37
26	40.43
27	40.24
28	40.01
29	39.74
30	39.54
31	39.23
32	38.95
33	38.70
34	38.53
35	38.04
36	38.05
37	37.95
38	37.68
AVERAGE	38.36

CURVE TABLE

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

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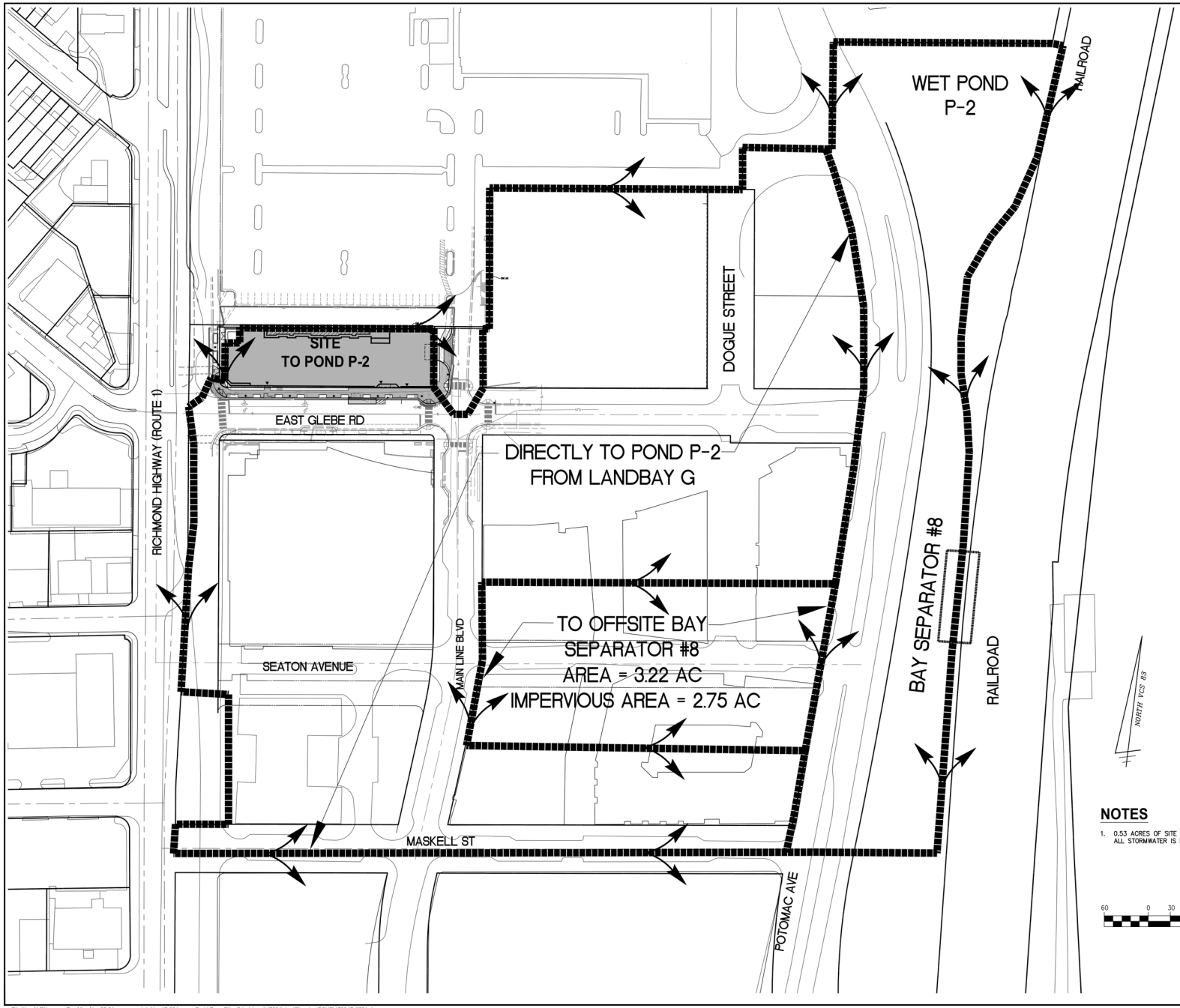
POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GRADING PLAN

APPROVED
SPECIAL USE PERMIT NO. 2025-10024
DEPARTMENT OF PLANNING & ZONING
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SITE PLAN No. _____
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NOTES

1. 0.53 ACRES OF SITE AREA FOR BLOCK G-G IS IMPERVIOUS AND ALL STORMWATER IS DIRECTED TO EXISTING POND 2.

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09/10/25	CONCEPT II
09/16/25	DSUP VERIFICATION SUB.

PLAN STATUS

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MASON M. VINSON
LIC. No.141851
09/16/25

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
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-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).

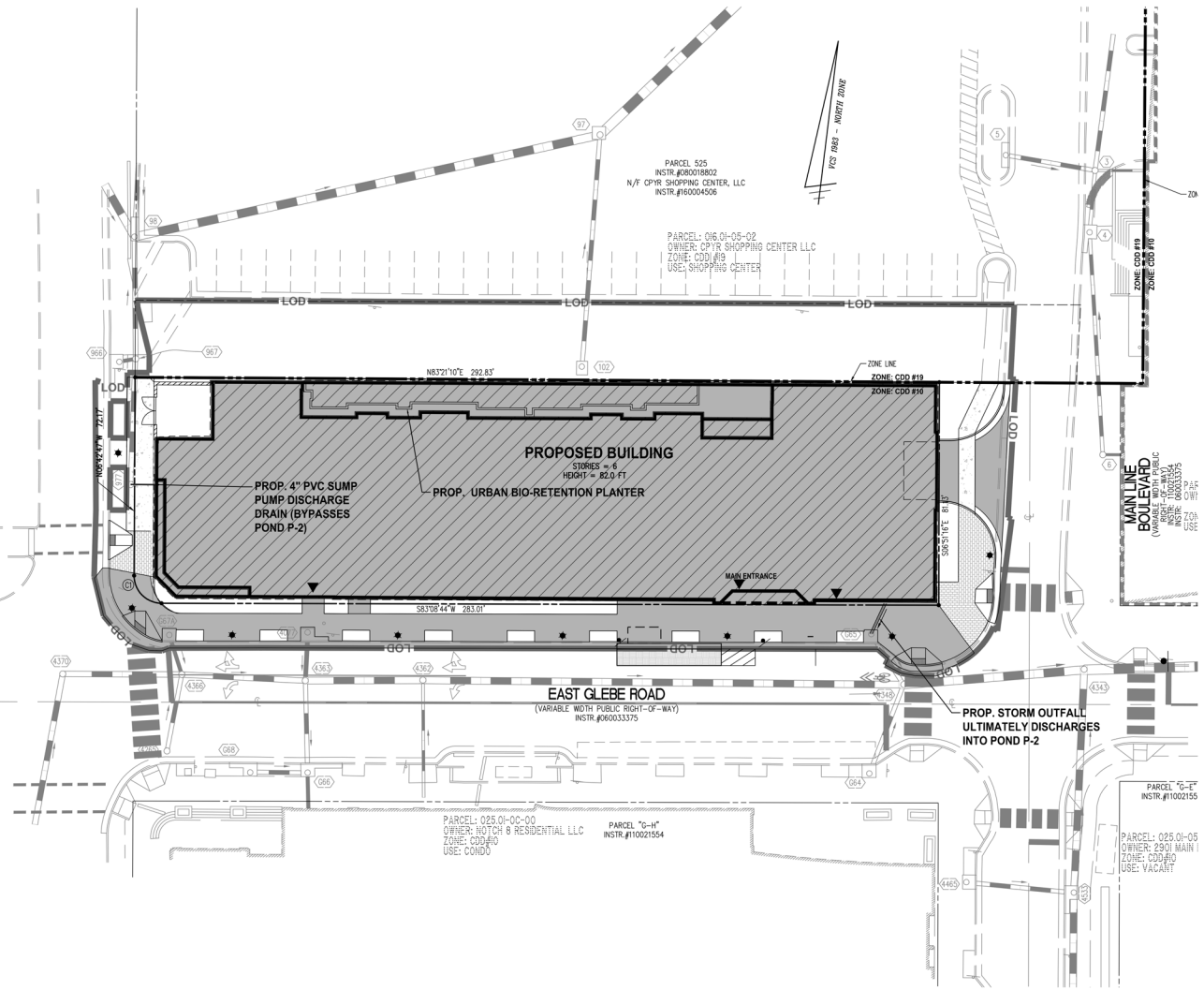
ADJACENT PROPERTIES:
ALL UNCONTROLLED SHEET FLOW WILL BE DIRECTED TO THE RICHMOND HIGHWAY AND MAIN LINE BOULEVARD RIGHT-OF-WAYS AND INTO THE MUNICIPAL STORM SEWER SYSTEM. THERE WILL NOT BE ANY ADVERSE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT AND THE PROPOSED IMPROVEMENTS.

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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COMMONWEALTH OF VIRGINIA
AARON M. VIRGIN
LIC. No.3419B1
09/16/25
PROFESSIONAL ENGINEER

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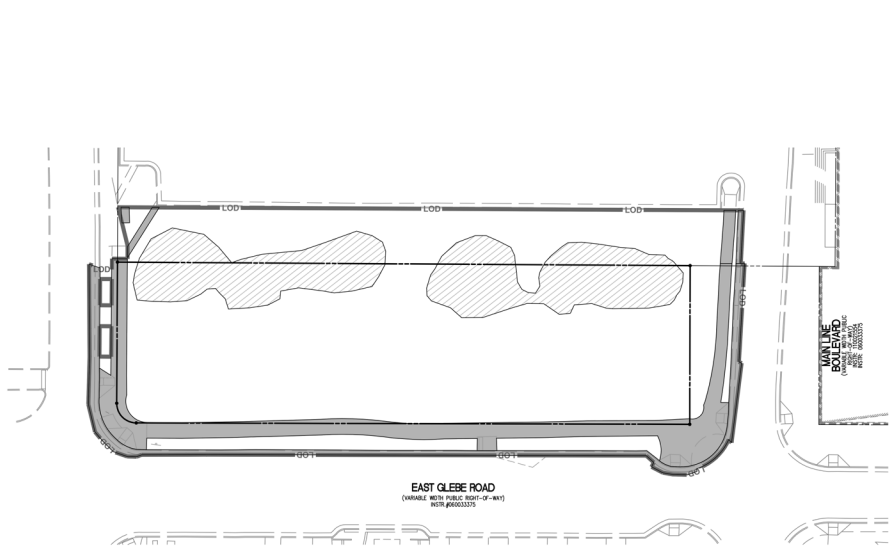
POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER MANAGEMENT PLAN & NARRATIVE

APPROVED
SPECIAL USE PERMIT NO. 2025-10024
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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SHEET: P-0702



PRE-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

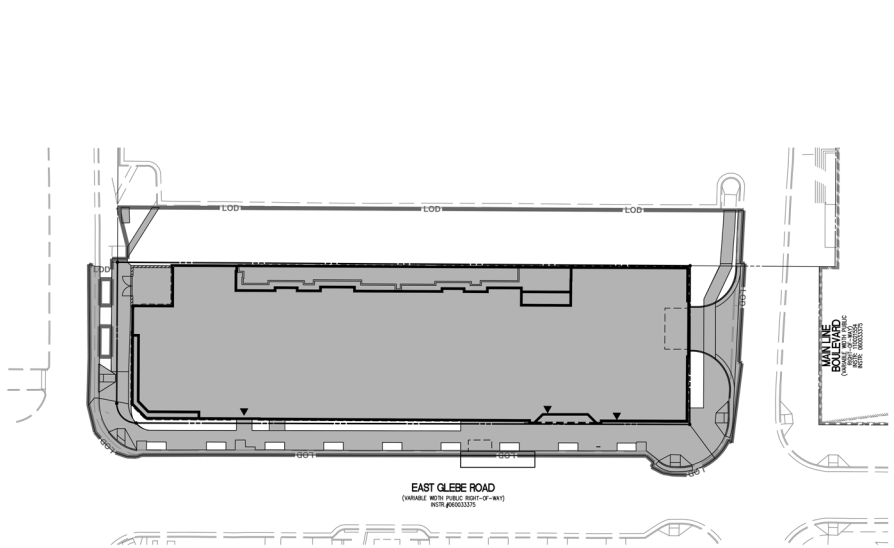
pre

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 IMPERVIOUS AREA MAP

SCALE: 1" = 30'

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)

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

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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

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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	16.321039	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		

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-FIL-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

VRRM 4.1, 2024

Composite Loading N
0.00
0.00
9.01
12.33

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
2.39	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

Total Area (acres): 0.95
Runoff Reduction Volume (ft³): 672

$CN_{adj,a,b,...}$ 93

	1-year storm	2-year storm	10-year storm
$RV_{developed}$ (watershed-inch) with no Runoff Reduction[1]	1.87	2.45	4.39
$RV_{developed}$ (watershed-inch) with Runoff Reduction[2]	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

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(703) 532-6163 Fax (703) 533-1307 www.WLPINC.com

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PLAN STATUS

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

DATE	DESCRIPTION
09/16/25	DSUP VERIFICATION SUB.

MASON M. VINSON LIC. No.141851 09/16/25

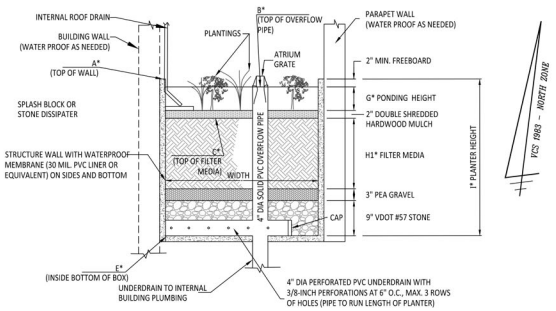
REVISION APPROVED BY

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



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

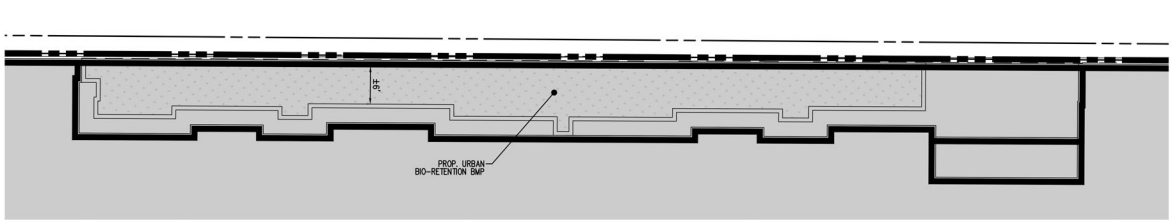
SIZE OF THE PLANTER = 1040.1 SF

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'

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PLAN STATUS

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

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

JASON M. VINSON LIC. No.3418511 09/16/25

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

BMP Facility	Land Bay	Master Stormwater QC Plan DSP #2004-0044 (Approved 04/11/05) (Final)	Potomac Ave DSP #2005-0038(R) (Revised 08/04/10) (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 #2008-0022 (Dated 04/19/12) (Final)	Landbay K MYLAR-DSP#2010-0013 DSP #2006-0013 (Revised 04/23/12) (Final)	Landbay H&I DSP2004-00048 (Mst Constructed (10.02 Acres))	Potomac Yard Dog Park SUP#2008-0029 (Dated 04/30/12) (Final)	Landbay G DSP #2007-0022 (Dated 10/03/08) (Final)	Landbay H1 DSUP#2016-0022 (Dated 03/26/2020) (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 (lbs/yr)	Load Removed (lbs/yr)
EX PY CENTER																													
P1 (CR1)	F	18.79 *1	2.23 *6																					22.79 *1	18.79 *1 *6	18.79 *1 *6	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 *6	0.00	50%	0.243	1,220.76	94.45
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)		4.80 *1																						4.80 *1	4.80 *1	4.80 *1	0.00	30%	0.054	1,220.76	30.31
PROP CONSTRUCTION																													
P-2 (INLAND WET)	F,G,H,I,K & Fire Station		0.55	5.62				0.82				0.82			0.98			17.00 *6	0.00 *6	1.60 *6	0.53	5.40	0.53	35.66 *5	27.35 *2	27.69 *4 0.01		30%	0.150	1,220.76	57.44
BayGeparator TT No. 1	J,K		1.02											0.790	0.43									2.66 *5	2.24 *5	2.24	(0.03)	65%	0.013	1,220.76	9.82
BayGeparator 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	(0.20)	65%	0.015	1,220.76	11.11
BayGeparator TT No. 3	J,K		1.09	0.67					0.08					0.019	0.30									2.80 *5	2.16 *5	2.16	(0.02)	65%	0.014	1,220.76	10.33
BayGeparator TT No. 4	I,J,K		0.88						2.98						0.21									5.07 *5	3.77 *5	3.77	(0.03)	65%	0.025	1,220.76	18.71
BayGeparator TT No. 5	I,J,K		0.00	1.07					1.08					0.018	0.04									2.49 *5	2.21 *5	2.21	0.001	65%	0.013	1,220.76	9.19
BayGeparator TT No. 6	I,J,K		1.15						4.07					0.329	1.31									9.90 *5	6.66 *5	6.66	(0.09)	65%	0.045	1,220.76	33.22
BayGeparator 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
BayGeparator TT No. 8	K		0.00															1.58					1.35	3.23 *5	2.70 *5	2.70	0.04	0.00	0.02	1,220.76	11.99
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 (WET POND)	J,K,L,M Offsite		1.91		4.50					2.02	4.95			1.915			0.10							31.4 *2	18.84 *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	(NCONTROLLED)	N/A	
WAL PARK	D																							2.98 *1	0.35 *1	0.00	0.35	N/A	(NCONTROLLED)	N/A	
UNCONTROLLED AREAS	G,H,L,M,K										0.07				0.05									13.78 *5	1.54	0.12	1.42	N/A	(NCONTROLLED)	N/A	
OFFSITE CONTROLLED																								2.43 *9	*9	*9		N/A	*9	N/A	
FILTERRA #1	L Offsite										0.18													0.20	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	18.66						**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.
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 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.

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.

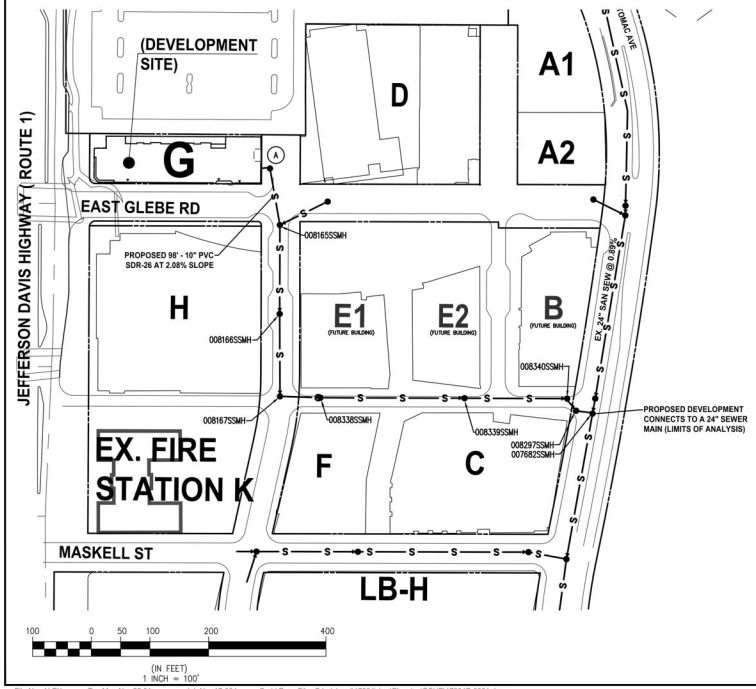
BLOCK FLOWS

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 (NORTH POTOMAC YARD AND PROPOSED METRO)		=	1.39 MGD (ANNUAL AVG)
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)	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	33.47	31.43	

SEWER DESIGN N=0.010

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

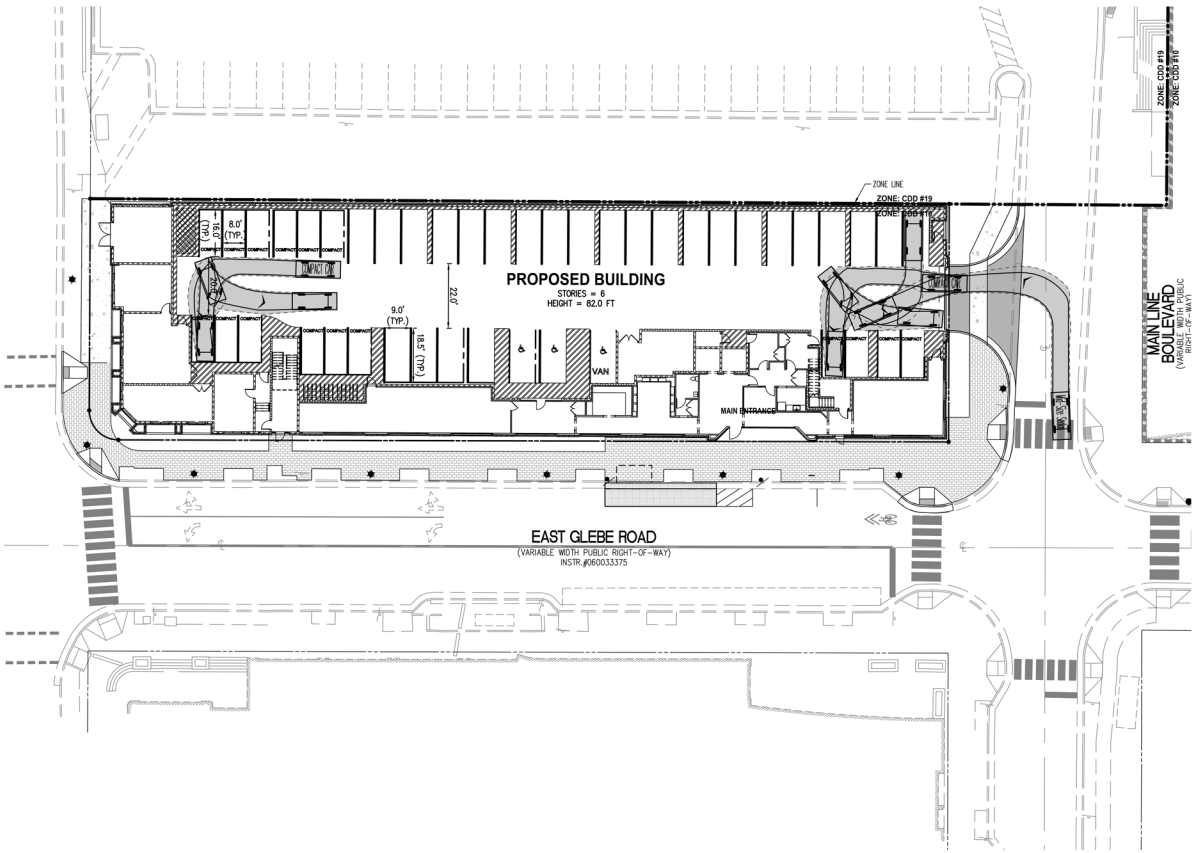
REVISION APPROVED BY

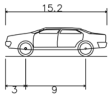
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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

PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS

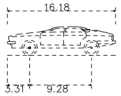
GARAGE ENTRANCE TURNING MOVEMENT





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'

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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.

DATE	DESCRIPTION
09/16/25	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA AARON M. VINSON LIC. No.3419B51 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

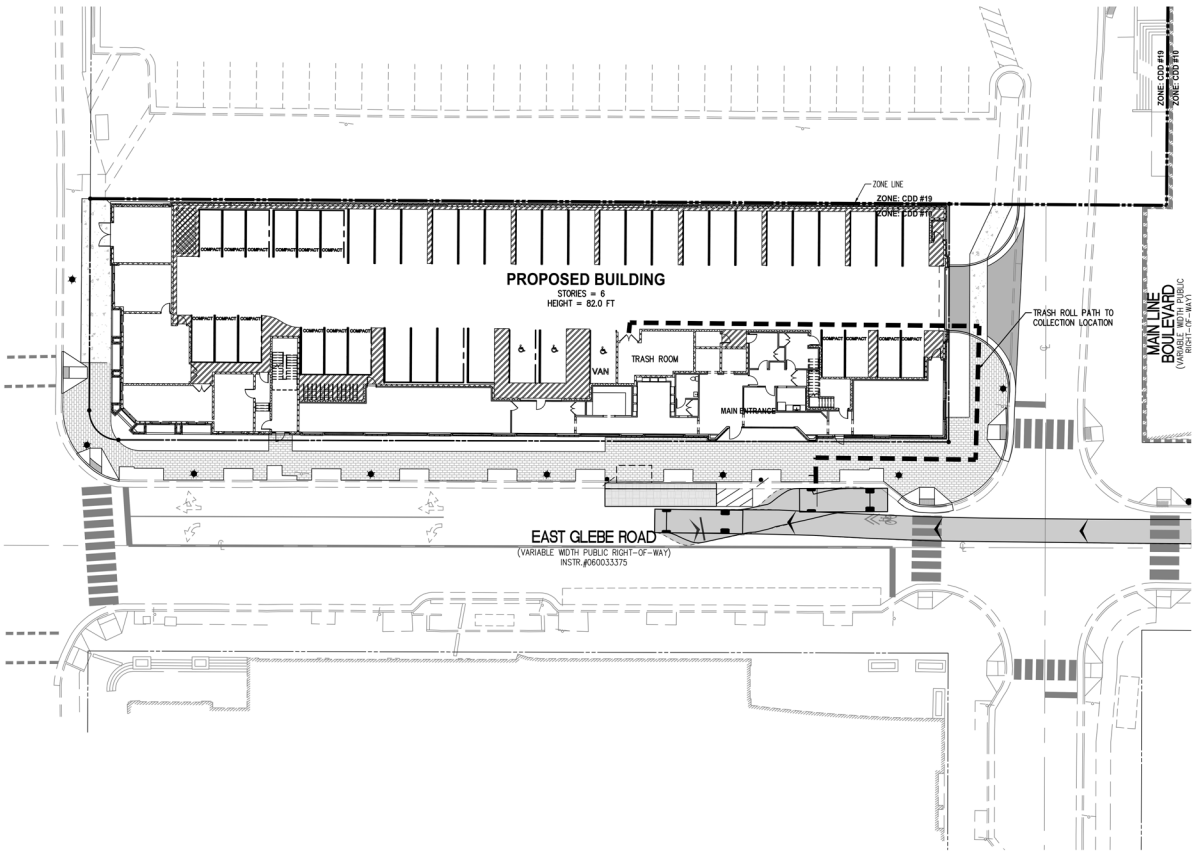
PRELIMINARY VEHICLE MOVEMENT PLAN

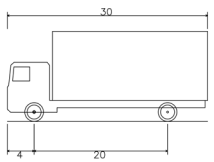
APPROVED
SPECIAL USE PERMIT NO. 2025-10024
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\sdskproj\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
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 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.

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

REVISION APPROVED BY

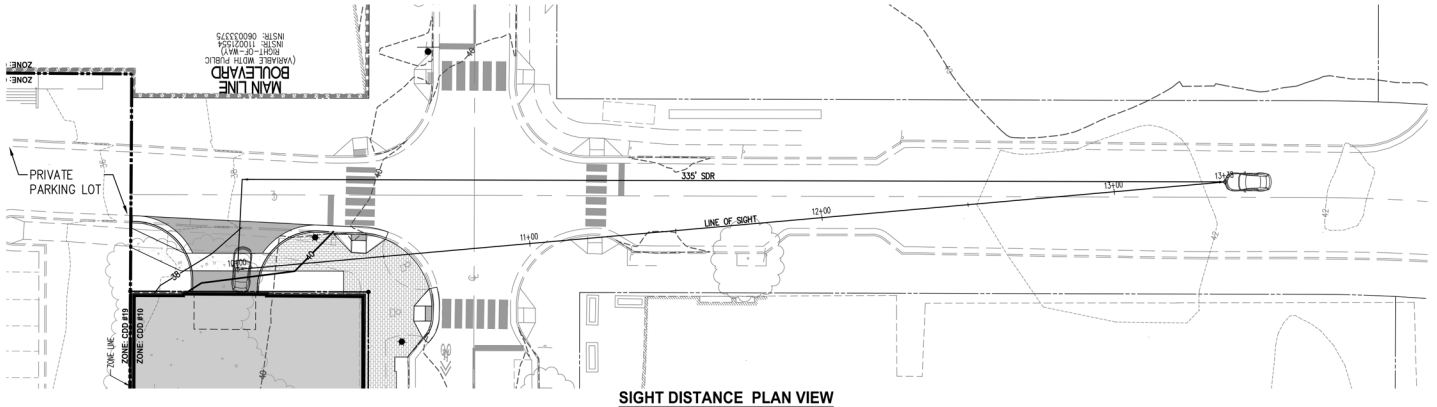
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POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY VEHICLE MOVEMENT PLAN

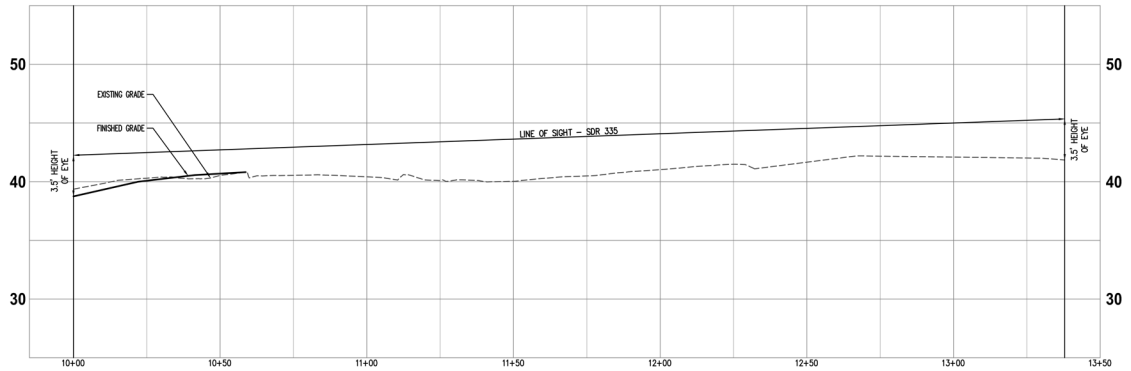
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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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INSTRUMENT NO. DEED BOOK NO.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

File No. ALEX Tax Map No. 25.01 Job No. 17-004 Cadd Dwg. File: Q:\sdskproj\17004\dwg\Planning\DSUP\17004P-1101.dwg



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	
⊏	PLUG	⊏
	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
06/10/25	CONCEPT II
08/05/25	DSUP COMPLETENESS SUB.

PLAN STATUS

DATE	DESCRIPTION
09/16/25	DSUP VERIFICATION SUB.

JASON M. WINSON
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

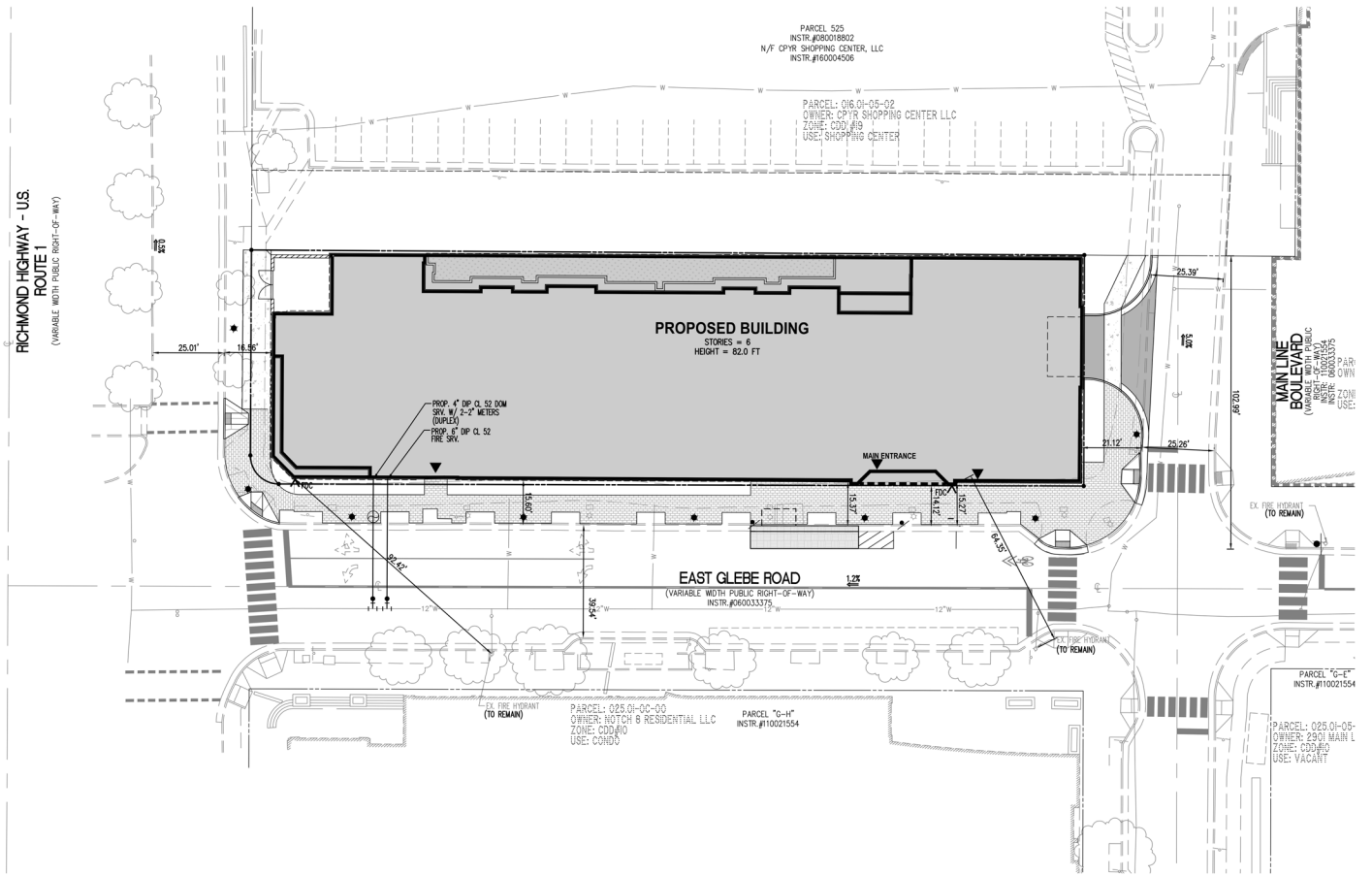
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

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

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.
06/10/25	CONCEPT II

PLAN STATUS

REVISION APPROVED BY

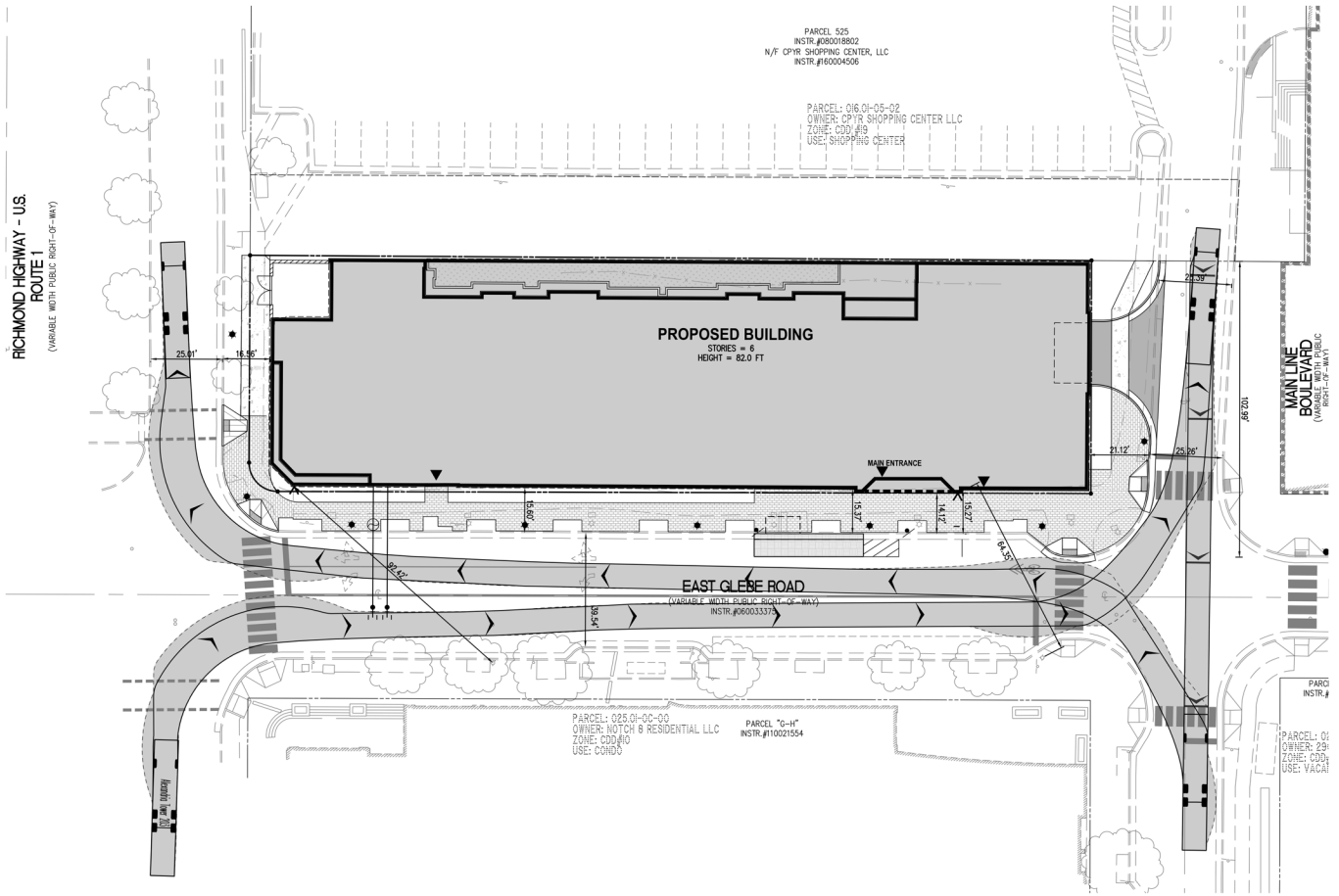
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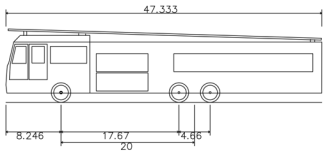
JASON M. WINSON LIC. No.#41851 09/16/25

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
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.





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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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

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PLAN STATUS	DATE	DESCRIPTION
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JASON M. VINSON
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 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

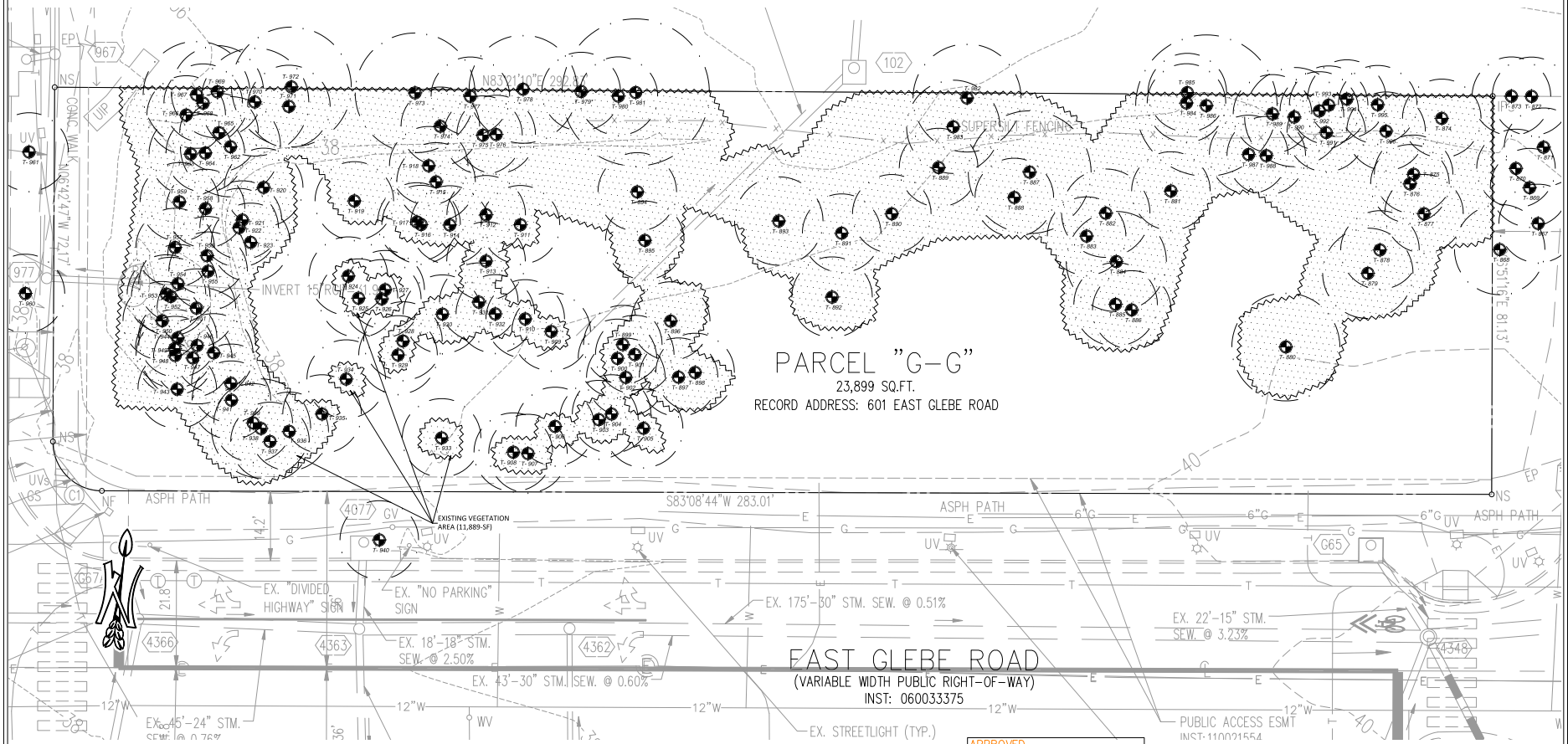
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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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10. QUALIFYING CANOPY TO BE PRESERVED: 0 SF (0%)
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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

PROPOSED BUILDING
STORIES = 6
HEIGHT = 82.0 FT

PARCEL "G-G"
23,899 SQ.FT.
ADDRESS: 601 EAST GLEBE ROAD
ZONE: CDD #19
INSTR.#110021554

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 RAMP

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

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

PROP. 6" DIP CL 52 DOM SRV. W/ 2-2" METERS (DUPLEX)

PROP. 6" DIP CL 52 FIRE SRV.

PROP. GAS SRV.

EX. SIGNAL (RELOCATION) & LIGHT POLE (TO BE REMOVED)

EX. 18" STM. @ 2.50% (TO REMAIN)

EX. 175'-30" STM. SEW. @ 0.51% (TO REMAIN)

EX. 22'-15" STM. SEW. @ 3.23% (TO REMAIN)

EX. 43'-30" STM. SEW. @ 0.60% (TO REMAIN)

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
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SITE PLAN No.
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CHAIRMAN, PLANNING COMMISSION DATE
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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
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.

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.

CERTIFIED ARBORIST ISA

Avinash 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

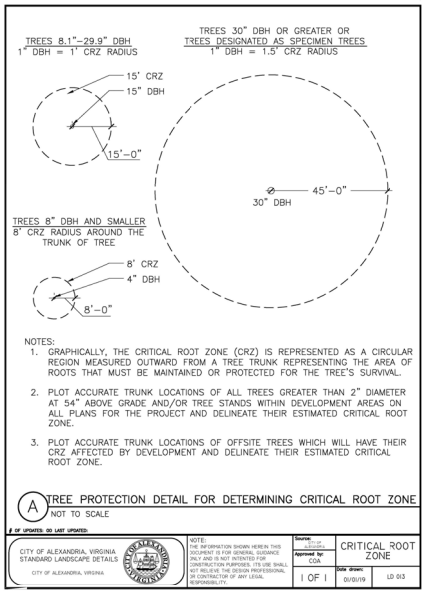
SHEET 3 OF 4

SCALE: NTS

PROJECT DATE: 08/04/25

DRAFT: MEB CHECK: AMS

FILE NUMBER: 4003



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.

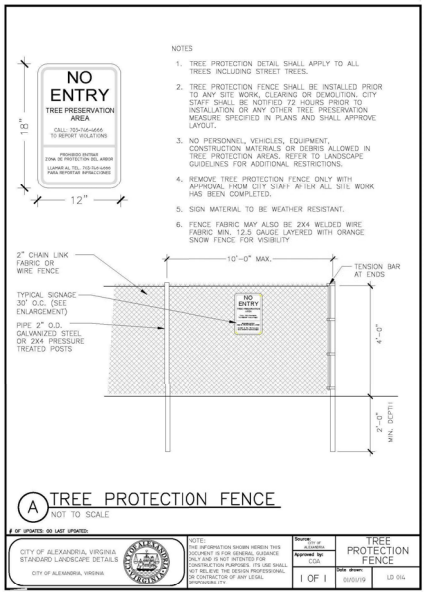
A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

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 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
CRITICAL ROOT ZONE
I OF I
LD 013



NOTES

1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY

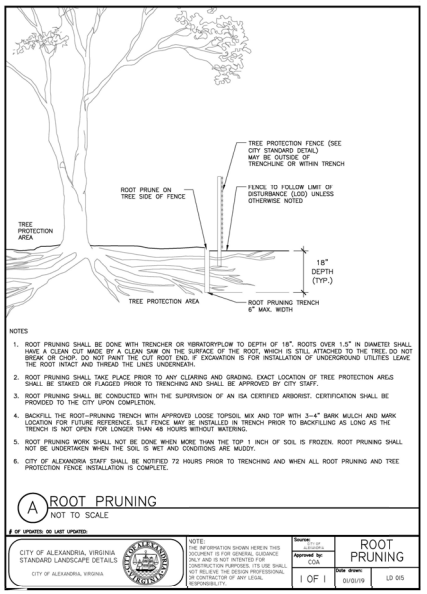
A TREE PROTECTION FENCE
NOT TO SCALE

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
TREE PROTECTION FENCE
I OF I
LD 014



NOTES

1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR HYDRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETEI SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE.DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT ENDS. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITES LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT–PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3–4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

A ROOT PRUNING
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
ROOT PRUNING
I OF I
LD 015

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 USI SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: City of Alexandria
Approved by: COA
Date drawn: 12/02/2019
STANDARD TREE PRESERVATION PLAN NOTES
I OF I
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 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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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.

CERTIFIED ARBORIST ISA

Arinash 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

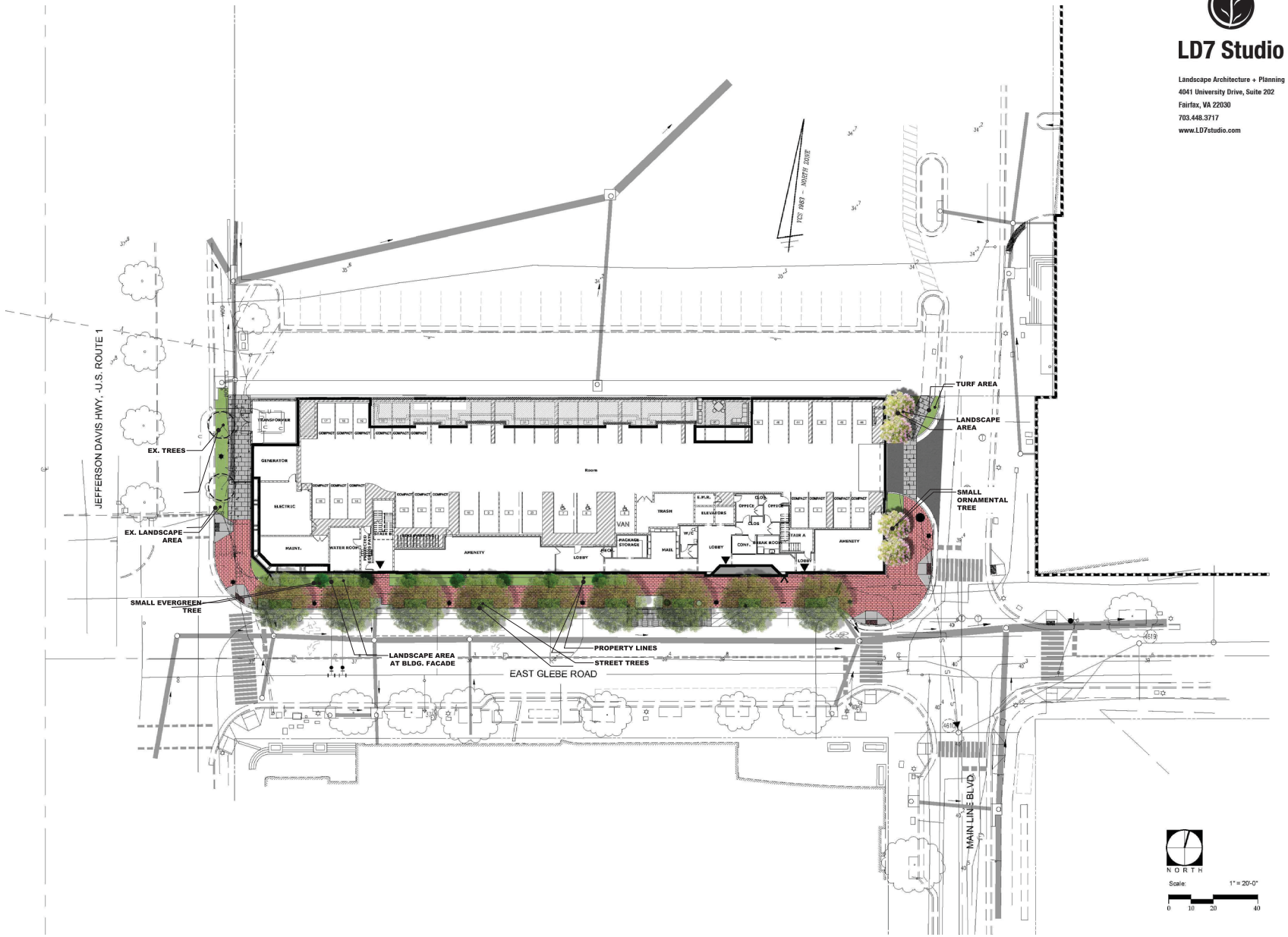
SHEET 4 OF 4

SCALE: NTS

PROJECT DATE: 08/04/25

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FILE NUMBER: 4003



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Lic. No. 0405001648
LANDSCAPE ARCHITECT

LANDBAY G

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PRINT DATE **2025-08-05**

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

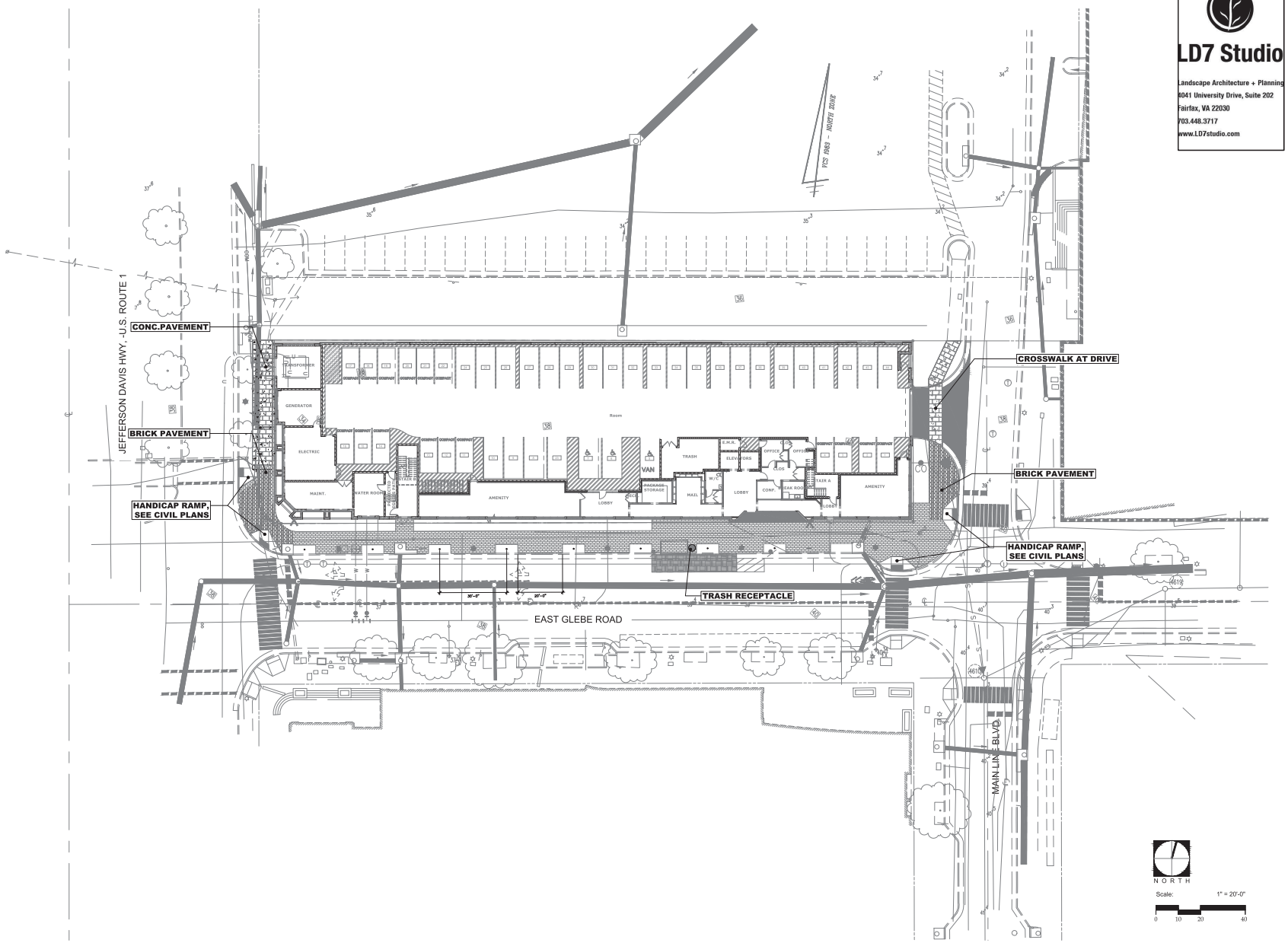
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LANDSCAPE ARCHITECT

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PROJECT NUMBER **25003**
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SHEET TITLE

GROUND FLOOR - MATERIALS PLAN

SHEET NUMBER

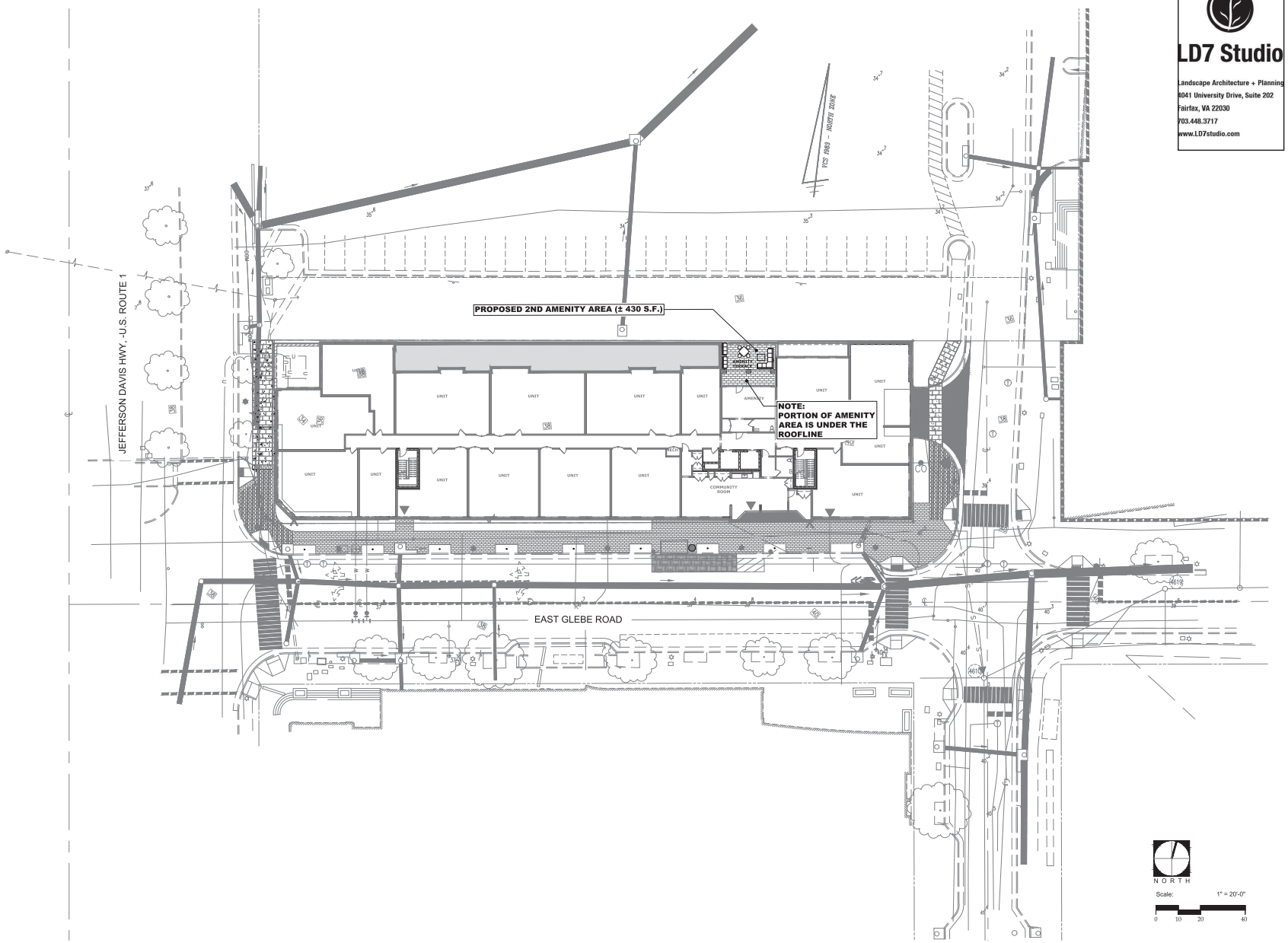
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Lic. No. 0405001648
LANDSCAPE ARCHITECT

LANDBAY G

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2nd FLOOR AMENITY - MATERIALS PLAN

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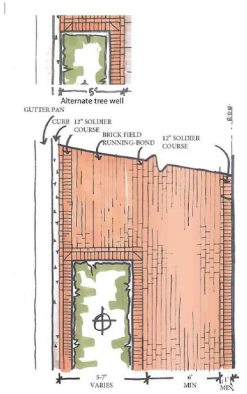
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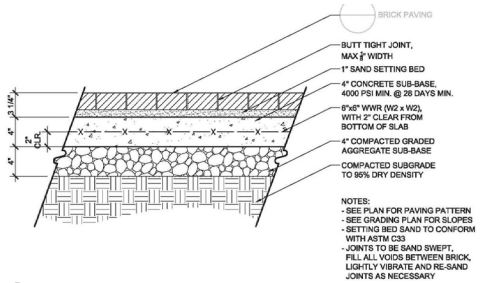
SIDEWALK MATERIALS - CITY STANDARD BRICK

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.





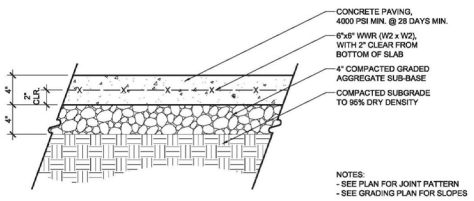
1 L802 BRICK PAVING SECTION
Scale: 1 1/2" = 1'-0"

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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LANDSCAPE ARCHITECT

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SITE DETAILS

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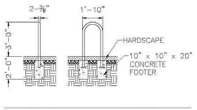
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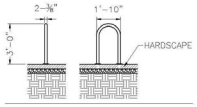
BICYCLE RACK



Inverted U bicycle rack

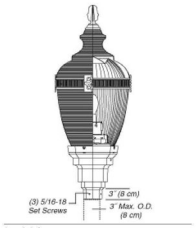


In ground mount Not to scale

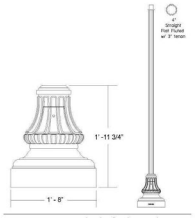


Surface mount Not to scale

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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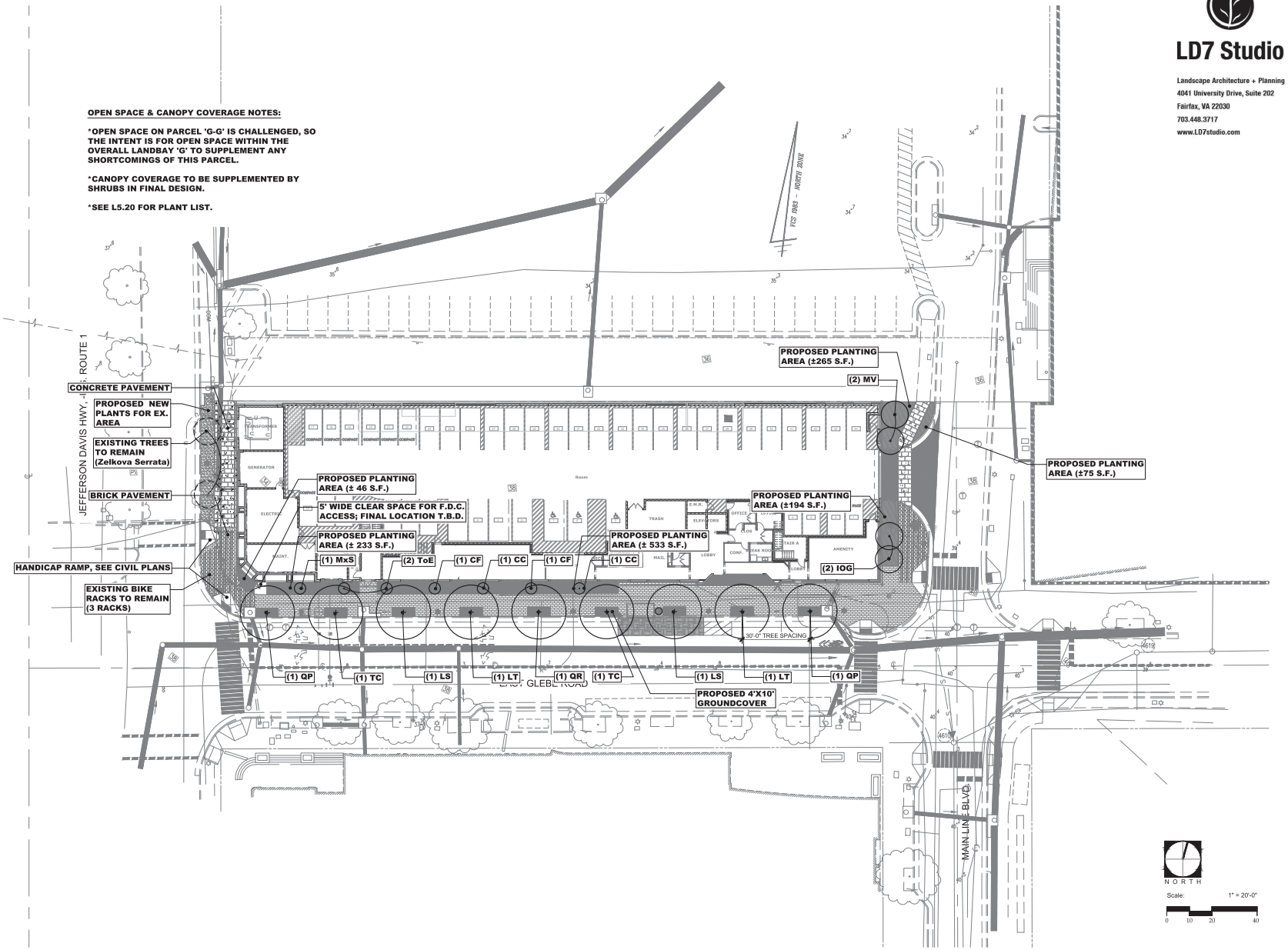
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PRINT DATE **2025-08-05**
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SITE FURNISHINGS

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Lic. No. 0403001648
LANDSCAPE ARCHITECT

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SHEET TITLE
GROUND FLOOR - LANDSCAPE PLAN

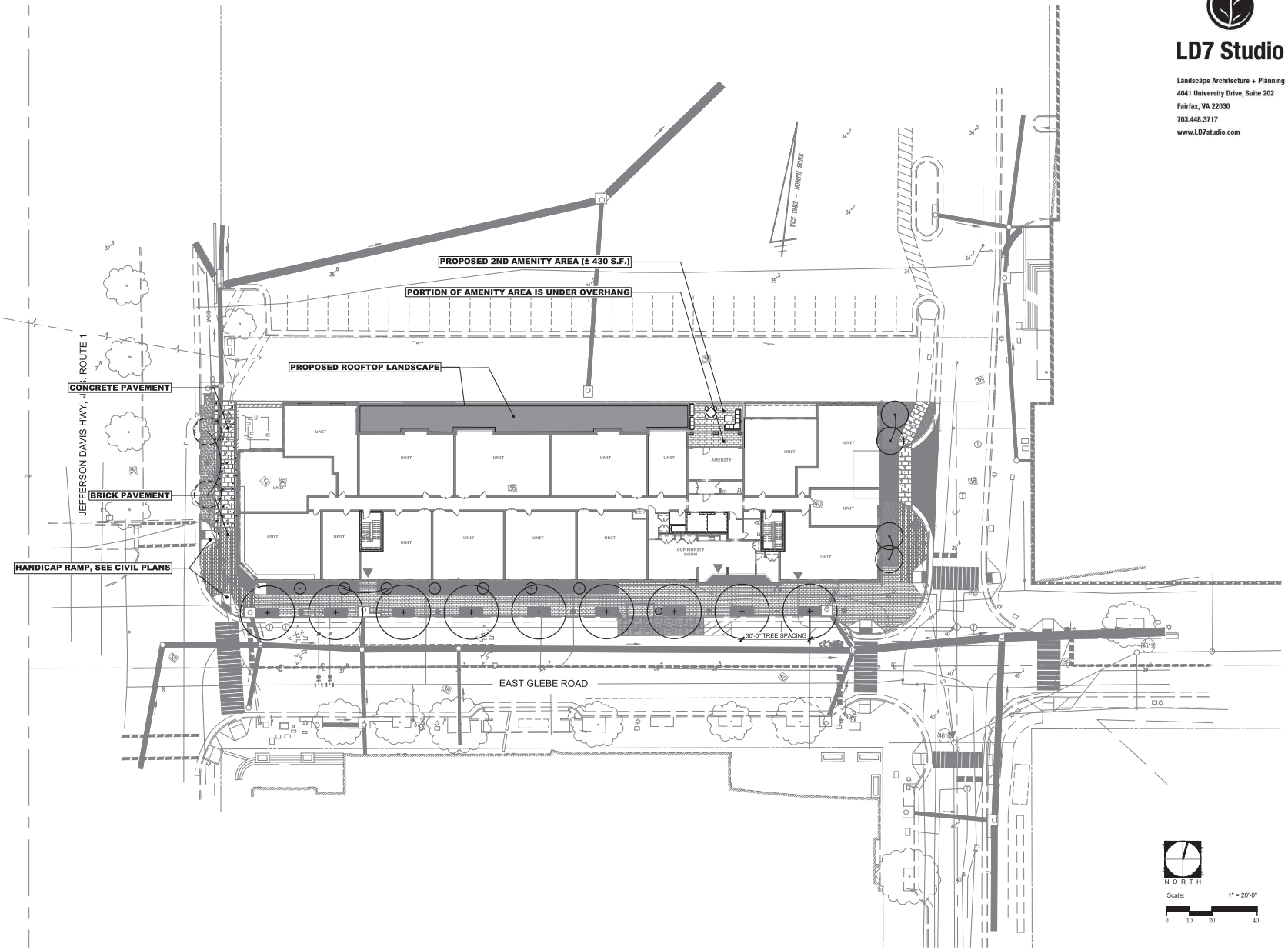
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LANDBAY G

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

2nd FLOOR AMENITY - LANDSCAPE PLAN

SHEET NUMBER

L4.10

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APPROVED
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DEPARTMENT OF PLANNING & ZONING
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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.

LD7 Studio
Landscape Architecture + Planning
4041 University Drive, Suite 202
Fairfax, VA 22030
703.448.3717
www.LD7studio.com

HEFFNER ARCHITECTS PC
604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH ♦ (703) 684-6212 FAX

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SEAL

COMMONWEALTH OF VIRGINIA
DAVID A. HEFFNER
Lic. No. 0605001648
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LANDSCAPE NOTES

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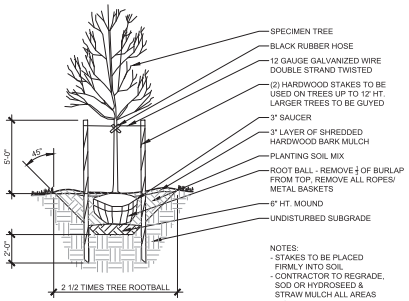
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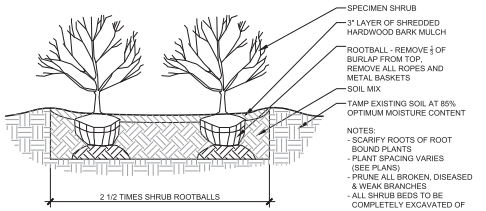
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DEPARTMENT OF PLANNING & ZONING
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
DATE

PLANTING NOTES:

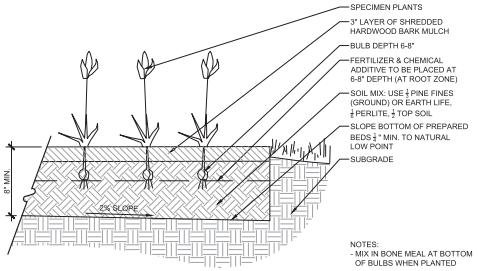
1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
3. 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. CRATAECUS 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 FOLDED 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.



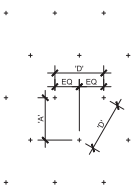
1 L8.02 **TREE PLANTING** SECTION
Scale: 1/4" = 1'-0"



2 L8.02 **SHRUB PLANTING** SECTION
Scale: 1/2" = 1'-0"



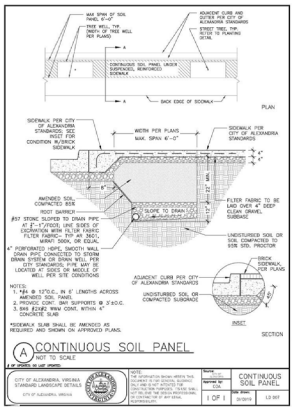
3 L8.02 **ANNUAL & PERENNIAL PLANTING** SECTION
Scale: 1" = 1'-0"



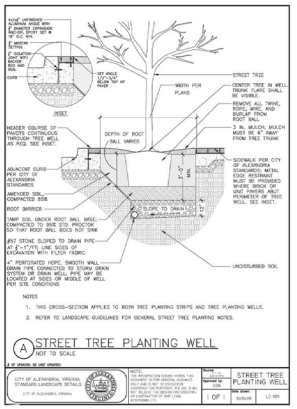
PLANT SPACING CHART
AS SPECIFIED ON PLANT LIST

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

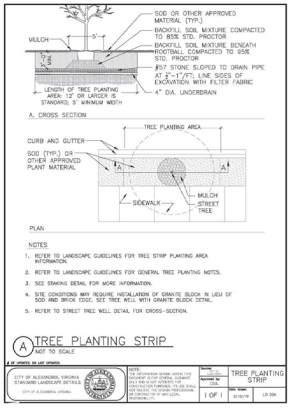
4 L8.02 **TRIANGULAR SPACING FOR SHRUBS - GROUND COVERS - BULBS AND PERENNIALS** PLAN
Scale: NTS



A **CONTINUOUS SOIL PANEL**
NOT TO SCALE



A **STREET TREE PLANTING WELL**
NOT TO SCALE



A **TREE PLANTING STRIP**
NOT TO SCALE

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Landscape Architecture + Planning
4041 University Drive, Suite 202
Fairfax, VA 22030
703.448.3717
www.LD7studio.com

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(703) 549-7766 PH ♦ (703) 684-6212 FAX

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DAVID A. LEDUC
Lic. No. 0605001648
LANDSCAPE ARCHITECT

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

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%			35%			50%	9	100.0%
Standard Trees	11	Regional/Local	15%			25%			40%	10	90.9%
		Total Natives	40%			60%			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) 5.0% (ferns & grasses)		
		Total Natives	25%			30%			5.0% (perennials) 10.0% (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

LD7 Studio
Landscape Architecture + Planning
4041 University Drive, Suite 202
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703.448.3717
www.LD7studio.com

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DAVID A. LESUK
Lic. No. 0605001648
LANDSCAPE ARCHITECT

LANDBAY G

601 E Glebe Rd
Alexandria, VA 22305

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LANDSCAPE TABULATIONS

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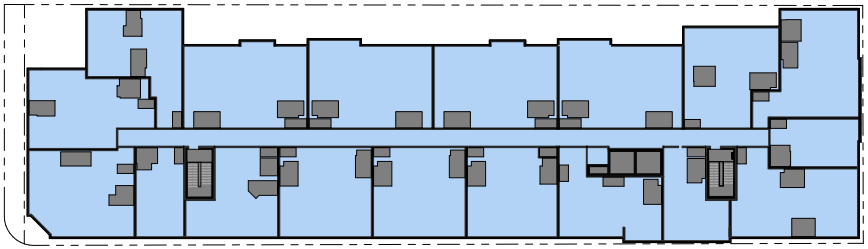
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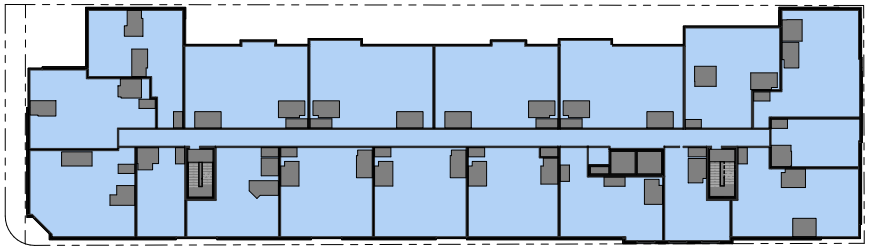
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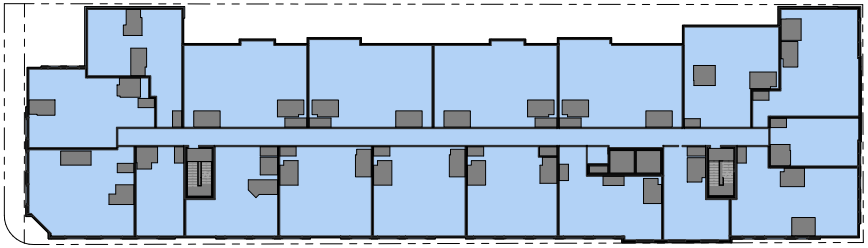
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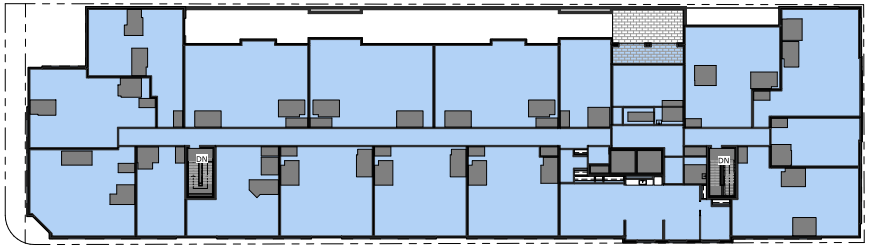
6 6-SIXTH FLOOR
SP-A001 1" = 20'-0"



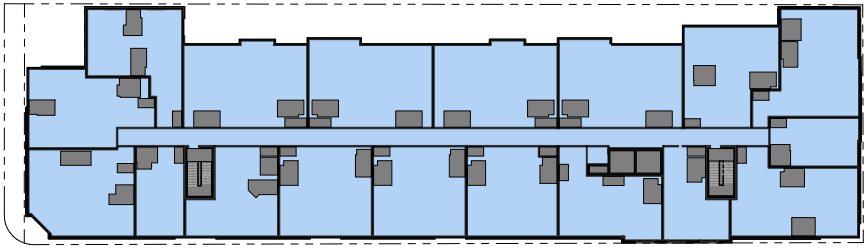
3 3-THIRD FLOOR
SP-A001 1" = 20'-0"



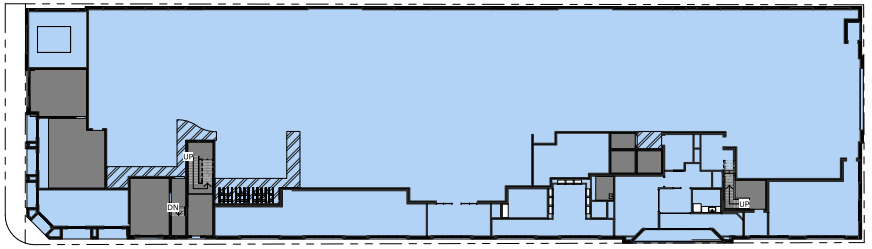
5 5-FIFTH FLOOR
SP-A001 1" = 20'-0"



2 2-SECOND FLOOR
SP-A001 1" = 20'-0"



4 4-FOURTH FLOOR
SP-A001 1" = 20'-0"



1 1-FIRST FLOOR
SP-A001 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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NICHOLAS GUETERMAN
Lic. No. 040101980
ARCHITECT

LANDBAY G

601 E Glebe Rd
Alexandria, VA 22305

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AREA PLANS

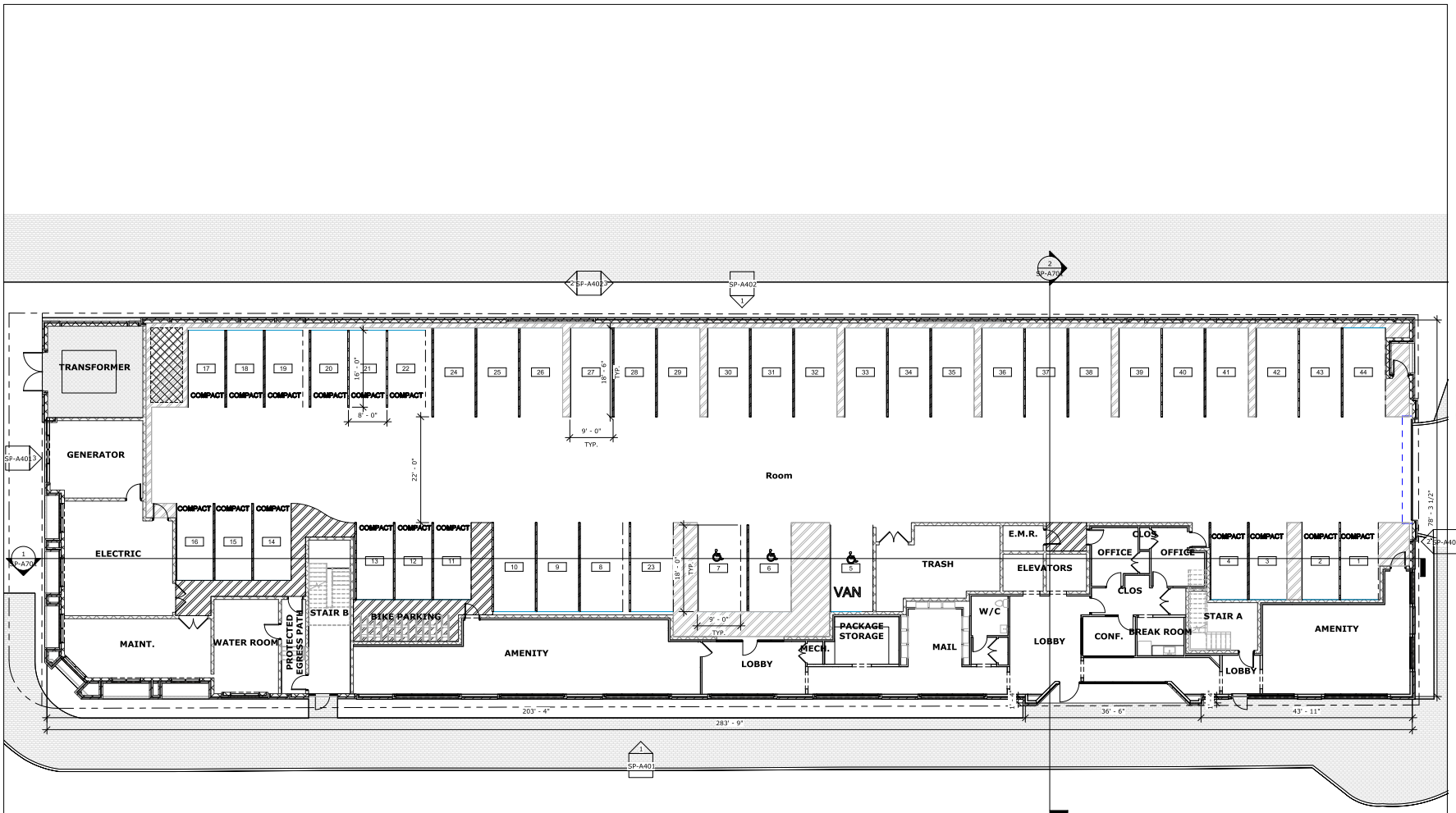
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DIRECTOR, REAL ESTATE ASSESSMENTS DATE
DATE RECORDED _____
_____ _____
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1 SP-A201 **LEVEL 1**

1" = 10'-0"

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ARCHITECT

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FIRST FLOOR PLAN - GARAGE 1

SHEET NUMBER

SP-A201

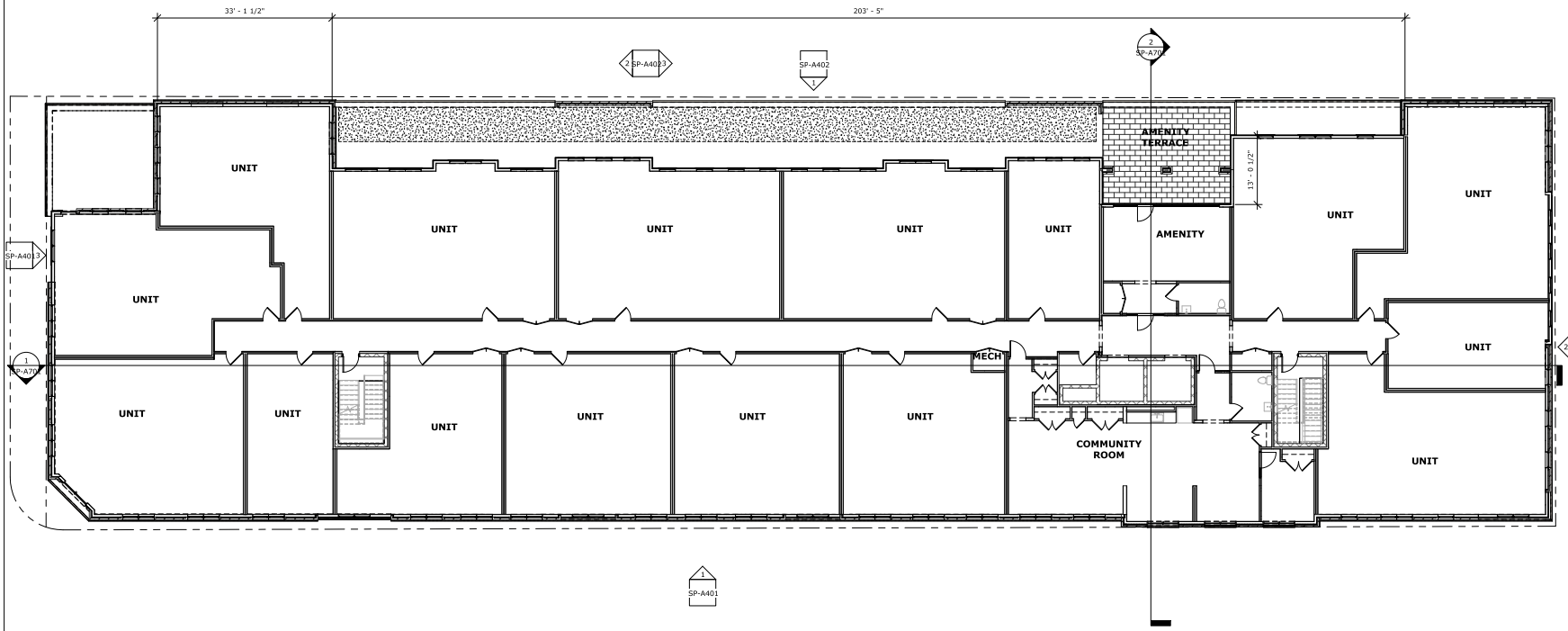
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DIRECTOR DATE
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1 LEVEL 2

SP-A202 1" = 10'-0"

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SHEET TITLE
SECOND FLOOR PLAN - R1

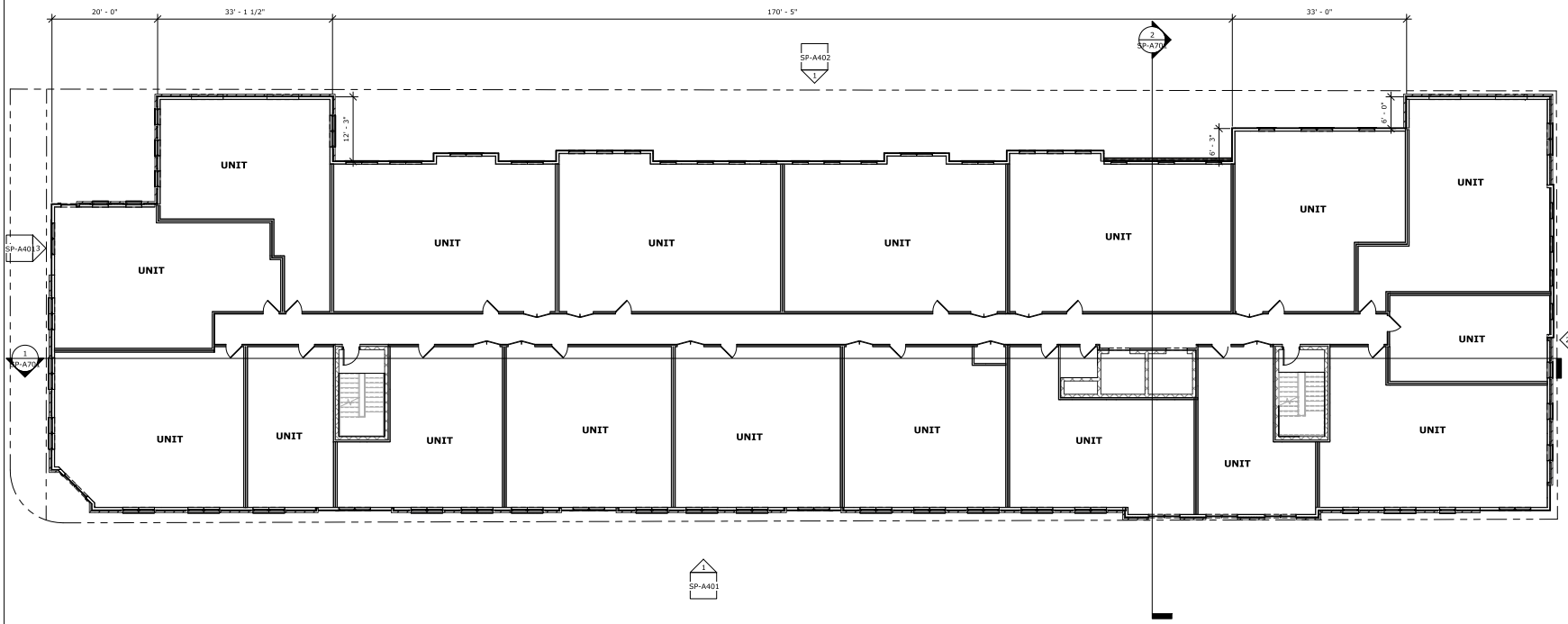
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1 TYPICAL LEVELS 3-6

1 SP-A203 1" = 10'-0"

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SHEET TITLE
TYPICAL FLOOR PLAN - R2-R4

SHEET NUMBER
SP-A203

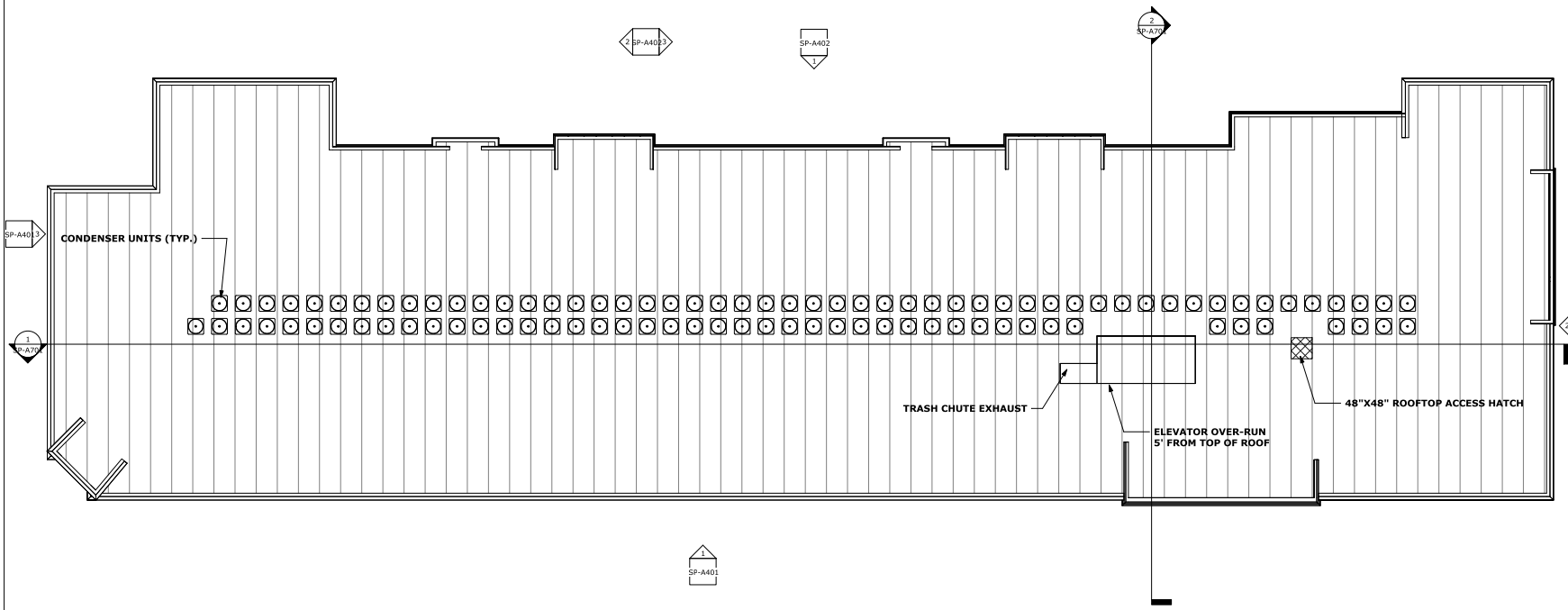
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1 BUILDING ROOF PLAN

1 SP-A300 1" = 10'-0"

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ROOF PLAN

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SP-A300

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1 BUILDING ELEVATION - SOUTH

SP-A401 1" = 10'-0"



3 BUILDING ELEVATION - WEST

SP-A401 1" = 10'-0"

2 BUILDING ELEVATION - EAST

SP-A401 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 BUILDING ELEVATION - NORTH

SP-A402 1" = 10'-0"



3 TERRACE ELEVATION - EAST

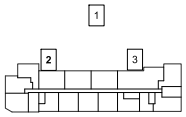
SP-A402 1" = 10'-0"

2 TERRACE ELEVATION - WEST

SP-A402 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

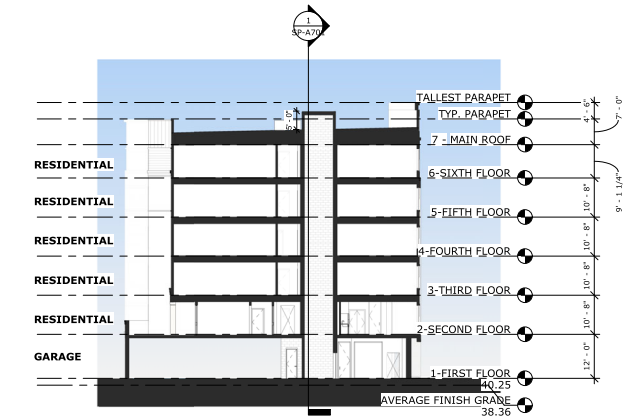
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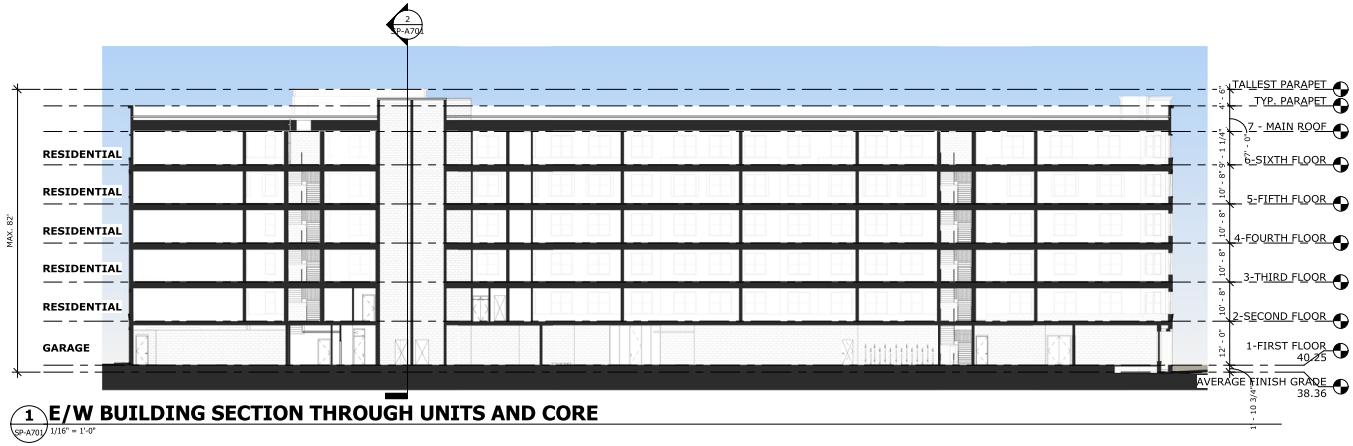
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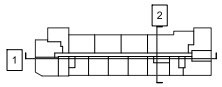
2 N/S BUILDING SECTION THROUGH ELEVATOR

SP-A701 1/16" = 1'-0"



1 E/W BUILDING SECTION THROUGH UNITS AND CORE

SP-A701 1/16" = 1'-0"



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BUILDING SECTIONS

SHEET NUMBER

SP-A701

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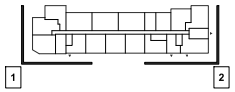
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1 SP-B901 **SOUTH WEST PERSPECTIVE**



2 SP-B901 **SOUTH EAST PERSPECTIVE**



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EXTERIOR PERSPECTIVE - SOUTH

SHEET NUMBER

SP-B901

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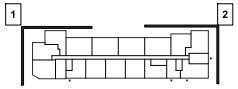
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1 SP-B902 **NORTH WEST PERSPECTIVE**



2 SP-B902 **NORTH EAST PERSPECTIVE**



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EXTERIOR PERSPECTIVE - NORTH

SHEET NUMBER
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