

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

TOTAL SITE AREA = 3.1254 AC 136.144 SF
EXISTING AREA OF TAX PARCELS = 3.1254 AC 136.144 SF
PROPOSED AREA OF TAX PARCELS = 3.0985 AC 134.969 SF
TOTAL DISTURBED AREA = 3.9422 AC 171.721 SF
EXISTING IMPERVIOUS AREA = 3.6714 AC 159.925 SF
PROPOSED IMPERVIOUS AREA = 3.5410 AC 154.247 SF

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER THERE ARE NO WETLANDS PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, NOR AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASES ON THIS SITE.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNEXPECTED SOIL CONTAMINATION OR UNDERGROUND STORAGE TANKS (USTs) AND CONTAMINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DUBT TO PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS REMOVED, CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4040 EXT 267.255.
4. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
5. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE GLAYS.
6. THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.
7. TO THE BEST OF OUR KNOWLEDGE, CONTAMINATED SOIL MAY INCLUDE AREAS WITH ZONES OF ELVATED PETROLEUM COMPOUNDS AND/OR LEAD. ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.

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

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

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

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

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

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

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

OWNER:
2900 POTOMAC AVENUE LLC (PARCEL G-B)
2901 MAINLINE BOULEVARD LLC (PARCEL G-E)
4747 BETHESDA AVE
BETHESDA, MD 20814
(240) 333-3600
CONTACT: DORRIS SACHARIDES | DSACHARIDES@JPSMITH.COM

APPLICANT:
MTV HOLDCO L.L.C.
4747 BETHESDA AVE
BETHESDA, MD 20814
(240) 333-3600
CONTACT: ROBBIE SACLARIDES | RSACLARIDES@JBGSMITH.COM

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

ATTORNEY:
WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BLVD, SUITE 1300
ARLINGTON, VIRGINIA 22201
(703) 528-4700
CONTACT: M. CATHARINE PUSKAR
CPUSKAR@THE1AND1ATTORNEYS.COM

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

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1. TAX MAP #: 0205-01-05-12 & 0205-01-05-07

2. ZONE OF SITE: EXISTING CDD VACANT

3. USE: EXISTING
PROPOSED: MULTI-UNIT RESIDENTIAL DWELLING WITH COMMERCIAL

4. TOTAL LOT AREA: REQUIRED: N/A
PROPOSED: 136,144 SF (3,157.54 AC) DEDICATION: 1,175 SF (0.0270 AC)
PROPOSED: 134,969 SF (3.0985 AC)

5. NUMBER OF UNITS: REQUIRED: N/A
PROPOSED: 22 1 BEDROOM + 2 DEN 2 BEDROOM TOTAL
OF UNITS 22 275 31 104 432

6. NUMBER OF BEDROOMS: 536 BEDROOMS

7. UNITS PER ACRE: PERMITTED N/A PROPOSED 139 UNITS/ACRE

8. AVERAGE FINISHED GRADE: 39.30

9. OPEN SPACE: REQUIRED: 20,000 SF PARK
PROPOSED: GROUND LEVEL (PRIVATE WITH PUBLIC ACCESS) 20,000 SF (14.7%)
GROUND LEVEL (PRIVATE) 3,000 SF (2.2%)
TOTAL OPEN SPACE: 34,036 SF (25.2%) ABOVE GRADE (PRIVATE) 11,036 SF (8.1%)

10. TREE CROWN COVERAGE: REQUIRED: 25% PROPOSED: 34,750 SF (25.5%)

11. HEIGHT: ALLOWED: 110' (PER THE POTOMAC YARD/POTOMAC GREENS SMALL AREA PLAN MAP 24A)
PROPOSED: 80

12. FLOOR AREA:

	RESIDENTIAL	COMMERCIAL	PARKING	TOTAL
GROSS	441,030 SF	13,196 SF	109,947 SF	564,073 SF
NET	357,490 SF	13,196 SF	109,947 SF	480,533 SF

13. FAR: ALLOWED: N/A
PROPOSED: TOTAL: RESIDENTIAL: 2.62, RETAIL: 0.10, PARKING: 0.81 TOTAL: 3.53

14. YARDS:

	N/A			
REQUIRED:	N/A	SOUTH: 4.5'	EAST: 63.6'	WEST: 4.0'

15. FRONTAGE:

	N/A			
REQUIRED:	N/A	SOUTH: 433.16'	EAST: 263.49'	WEST: 239.56'

16. PARKING TABULATION: (WITHIN ENHANCED TRANSIT AREA)

PARKING REQUIRED: COMMERCIAL: MIN: 0.26/1,000 SF OF FLOOR AREA = 0.26/1000*131,196 = 4 SPACES
MAX: 0.2000 SF OF FLOOR AREA = 0.20/1000*131,196 = 26 SPACES

REQUIRED: REDUCTIONS: 0.10 SPACES PER 1,000 SF OF FLOOR AREA FOR MORE BUS ROUTES
0.06 SPACES PER 1,000 SF OF FLOOR AREA FOR MORE BUS ROUTES
0.03 SPACES PER 1,000 SF OF FLOOR AREA FOR MORE BUS ROUTES
0.03 SPACES PER 1,000 SF OF FLOOR AREA FOR MORE BUS ROUTES

TOTAL: MIN: 412 SPACES, MAX: 448 SPACES

	STANDARD	COMPACT	ADA	TOTAL
COMMERCIAL	24	0	2	26
RESIDENTIAL	120	129	4	253
TOTAL	144	129	6	279

TOTAL PROVIDED PARKING: <u>281</u> TOTAL SPACES				
ON STREET PARALLEL PARKING: <u>24</u> SPACES (4 SHORT TERM PARKING SPACES)				
17. LOADING SPACES:	REQUIRED: 1	PROPOSED: 2		
18. TRIP GENERATION:	EXISTING USE: (VACANT) AM PEAK: 0 AMT PM PEAK: 0 AMT VPO: 0 VPO	CD/D APPROVED USE: (OFFICE/RETAIL/RESIDENTIAL) AM PEAK: 275 AMT PM PEAK: 275 AMT VPO: 4-273 VPO (PER 100 STANDARDS)	PROPOSED USE: (RESIDENTIAL & COMMERCIAL) AM PEAK: 230 AMT PM PEAK: 236 AMT VPO: 20-233 VPO (PER 100 STANDARDS)	NET AM PM VPO
19. BICYCLE PARKING:	REQUIRED: SHORT TERM/RETAIL: 2 SPACES PER 10,000 SF=2.6, RESIDENTIAL: 1 SPACE PER 50 UNITS=8.6 SPACES, TOTAL=12 LONG TERM/RETAIL: 1 SPACE PER 25,000 SF=0.5, RESIDENTIAL: 1 SPACE PER 10 UNITS=12.6 SPACES, TOTAL=14 PROVIDER: SHORT TERM=24 SPACES, LONG TERM=14 SPACES, TOTAL=164 SPACES			

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

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

RCF

625 N. WASHINGTON ST.
SUITE 250
ALEXANDRIA, VA 22314
703-546-0442
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ENGINEERING LAND SURVEYING PLANNING

PROJ. MANAGER: TAYLOR, DOYLE
EMAIL: TD@RCFASOCC.COM

SCALE: AS NOTED DATE: SEPT., 2025 DRAWS: ARO

[illegible]

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

SHEET NAME: COVER SHEET

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR

DATE

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

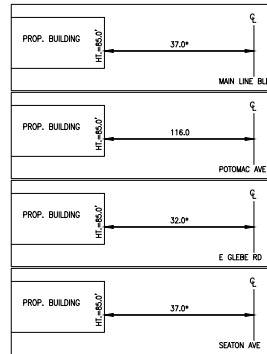
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	

DATE RECORDED _____

SECTION 6-403 COMPLIANCE NOTE:

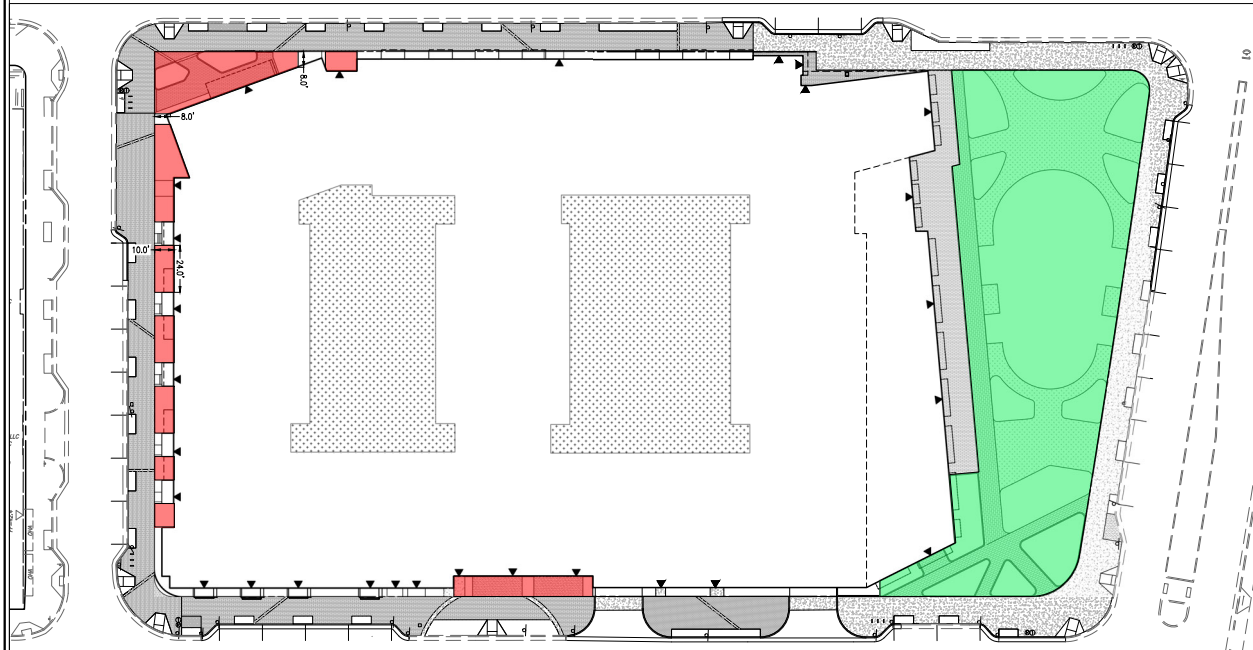
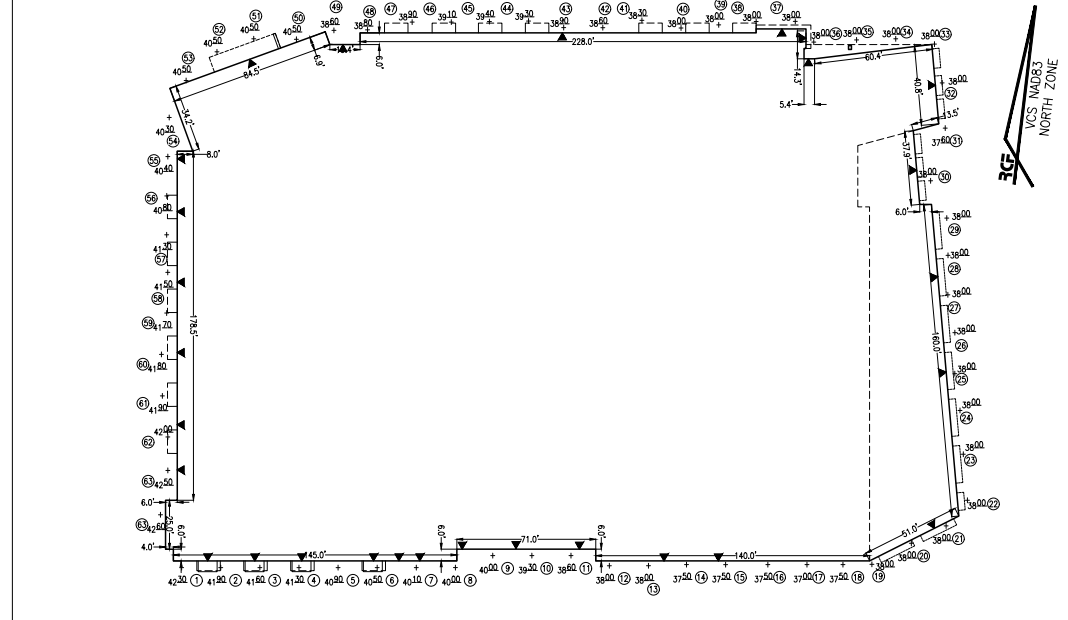
SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS BELOW FOR SECTION SHOWING COMPLIANCE.
*SEE REQUESTED APPLICATIONS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

SECTION 6-403 DETAILS: NOT TO SCALE



Spot	Elevation	Spot	Elevation
1	42.30	34	38.00
2	41.90	35	38.00
3	41.60	36	38.00
4	41.30	37	38.00
5	40.90	38	38.00
6	40.50	39	38.00
7	40.10	40	38.00
8	40.00	41	38.30
9	40.00	42	38.60
10	39.30	43	38.60
11	38.60	44	39.30
12	38.00	45	39.40
13	38.00	46	39.10
14	37.50	47	38.60
15	37.50	48	38.60
16	37.50	49	38.60
17	37.00	50	40.50
18	37.50	51	40.50
19	38.00	52	40.50
20	38.00	53	40.50
21	38.00	54	40.30
22	38.00	55	40.40
23	38.00	56	40.60
24	38.00	57	41.30
25	38.00	58	41.50
26	38.00	59	41.70
27	38.00	60	41.60
28	38.00	61	41.90
29	38.00	62	42.00
30	38.00	63	42.50
31	38.00	64	42.60
32	38.00	Average	39.30

AVERAGE FINISHED GRADE EXHIBIT
SCALE: 1" = 30'



OPEN SPACE EXHIBIT
SCALE: 1" = 30'

OPEN SPACE:

TOWN CENTER GREEN

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

TOTAL TOWN CENTER GREEN OPEN SPACE = 20,000 SF

PRIVATE GROUND LEVEL OPEN SPACE = 3,000 SF -

PRIVATE ABOVE GRADE OPEN SPACE = 11,036 SF -

TOTAL OPEN SPACE = 34,036 SF

APPROVED SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

ENGINEERING PLANNING & ZONING

DATE RECORDED _____

INVESTMENT INC. _____ DEED BOOK INC. _____ DAY _____

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

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

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

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

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

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

DATE _____ REVISION _____

DESIGN: ARO

CHECKED: TJD

SCALE: 1" = 30'

DATE: SEPT, 2025

AVERAGE GRADE & OPEN SPACE

DETAIL

SHEET **C2** OF **29**

FILE: **22-125**

625 N. WASHINGTON ST. SUITE 250

ALEXANDRIA, VA 22304

703.543.6422

WWW.RCFIELDSONLINE.COM

ENGINEERING LAND SURVEYING PLANNING

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL SURVEYOR

REGISTERED PROFESSIONAL PLANNER

REGISTERED PROFESSIONAL ARCHITECT

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

REGISTERED PROFESSIONAL CIVIL ENGINEER

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER

REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEER

SYMBOLS LEGEND

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

TEXT LEGEND:

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

SANITARY SEWER TABLE:

A BENCHMARK #1 SAN MH TOP=34.05 INV IN=24.80 (12") (PVC) INV OUT=24.65 (12") (PVC)	B SAN MH TOP=36.18 INV IN(a)=26.00 (12") (PVC) INV IN(b)=26.11 (LAT) INV OUT=25.89 (12") (PVC)	C SAN MH TOP=41.23 INV IN(a)=27.43 (12") (PVC) INV IN(b)=28.08 (LAT) INV OUT=27.39 (12") (PVC)	D SAN MH TOP=42.60 INV IN(a)=28.33 (LAT) INV IN(b)=27.75 (12") (PVC) INV OUT=27.73 (12") (PVC)	E SAN MH TOP=41.36 INV IN(a)=29.32 (LAT) INV IN(b)=29.12 (12") (PVC) INV OUT=28.94 (12") (PVC)	F SAN MH TOP=39.49 INV IN=30.00 (12") (PVC) INV OUT=29.79 (12") (PVC)	G SAN MH TOP=38.62 INV IN(a)=32.73 (LAT) INV IN(b)=31.40 (10") (PVC) INV IN(c)=31.47 (LAT) INV OUT=31.13 (12") (PVC)	H BENCHMARK #2 SAN MH TOP=38.14 INV IN(a)=32.02 (LAT) INV IN(b)=31.70 (10") (PVC) INV OUT=31.70 (10") (PVC)	I SAN MH TOP=36.49 INV IN=23.94 (24") INV OUT=23.74 (24")	J SAN MH TOP=36.00 INV IN=28.00 (8") (PVC)	K SAN MH TOP=36.01 INV IN=27.51 (8") (PVC) INV OUT=27.46 (8") (PVC)	L SAN MH TOP=36.04 INV IN(a)=27.64 (21") INV IN(b)=26.99 (8") INV OUT=26.79 (24")	M SAN MH TOP=35.86 INV IN=27.86 (10") INV OUT=27.58 (21")	N SAN MH TOP=34.24 INV IN=23.74 (24")	O SAN MH TOP=34.04 INV IN(a)=24.04 (12") (PVC) INV IN(b)=23.44 (24") INV OUT=23.34 (24")	P SAN MH TOP=34.13 INV IN=24.34 (12") (PVC) INV OUT=24.30 (12") (PVC)	Q SAN MH TOP=38.45 INV IN=32.75 (LAT) INV OUT=32.70 (10") (PVC)	R SAN MH TOP=36.66 THROAT=35.91 INV IN(a)=10" PVC INV IN(b)=4" PVC INV IN(c)=4" PVC INV OUT=32.63	S SAN MH TOP=36.66 THROAT=35.91 INV IN(a)=10" PVC INV IN(b)=4" PVC INV IN(c)=4" PVC INV OUT=32.63	T SAN MH TOP=36.66 THROAT=35.91 INV IN(a)=10" PVC INV IN(b)=4" PVC INV IN(c)=4" PVC INV OUT=32.63	U SAN MH TOP=36.66 THROAT=35.91 INV IN(a)=10" PVC INV IN(b)=4" PVC INV IN(c)=4" PVC INV OUT=32.63	V SAN MH TOP=36.66 THROAT=35.91 INV IN(a)=10" PVC INV IN(b)=4" PVC INV IN(c)=4" PVC INV OUT=32.63	W SAN MH TOP=36.66 THROAT=35.91 INV IN(a)=10" PVC INV IN(b)=4" PVC INV IN(c)=4" PVC INV OUT=32.63	X SAN MH TOP=36.66 THROAT=35.91 INV IN(a)=10" PVC INV IN(b)=4" PVC INV IN(c)=4" PVC INV OUT=32.63	Y SAN MH TOP=36.66 THROAT=35.91 INV IN(a)=10" PVC INV IN(b)=4" PVC INV IN(c)=4" PVC INV OUT=32.63	Z SAN MH TOP=36.66 THROAT=35.91 INV IN(a)=10" PVC INV IN(b)=4" PVC INV IN(c)=4" PVC INV OUT=32.63
---	---	---	---	---	---	--	---	---	---	---	--	---	--	---	---	---	--	--	--	--	--	--	--	--	--

STORM SEWER TABLE:

1 CURB INLET TOP=34.81 INV IN(a)=34.99 INV IN(b)=34.82 INV OUT=34.73	2 STORM MH TOP=34.66 INV IN=30.27 INV OUT=30.16	3 STORM MH TOP=35.52 INV IN(a)=31.58 INV IN(b)=31.58 INV OUT=31.12	4 CURB INLET TOP=38.81 THROAT=38.92 INV IN(a)=38.23 INV IN(b)=38.23 INV OUT=38.08	5 STORM MH TOP=36.45 INV IN(a)=32.36 INV IN(b)=32.43 INV IN(c)=32.57 INV OUT=32.13	6 CURB INLET TOP=36.66 THROAT=35.91 INV IN(a)=10" PVC INV IN(b)=4" PVC INV IN(c)=4" PVC INV OUT=32.63	7 CURB INLET TOP=39.64 THROAT=38.89 INV IN(a)=8" PVC INV IN(b)=4" PVC INV IN(c)=4" PVC INV OUT=35.89	8 STORM MH TOP=39.41 INV IN(a)=34.99 INV IN(b)=34.82 INV OUT=34.73	9 CURB INLET TOP=39.77 THROAT=38.92 INV IN(a)=38.23 INV IN(b)=38.23 INV OUT=38.08	10 STORM MH TOP=43.16 INV IN=38.23 INV OUT=38.08	11 CURB INLET TOP=41.25 THROAT=42.37 INV IN(a)=4" PVC INV IN(b)=18" PVC INV IN(c)=4" PVC INV OUT=38.20	12 STORM MH TOP=42.39 INV IN(a)=37.40 INV IN(b)=37.65 INV IN(c)=36.97	13 CURB INLET TOP=40.89 THROAT=40.06 INV IN(a)=36.62 INV IN(b)=36.62 INV OUT=35.24	14 STORM MH TOP=40.58 INV IN(a)=35.41 INV IN(b)=36.26 INV IN(c)=36.32 INV OUT=35.24	15 CURB INLET TOP=40.95 THROAT=40.11 INV IN(a)=34.99 INV IN(b)=34.82 INV OUT=34.73	16 STORM MH TOP=39.49 THROAT=38.75 INV IN(a)=4" PVC INV IN(b)=4" PVC INV IN(c)=4" PVC INV OUT=35.52	17 CURB INLET TOP=39.74 THROAT=38.84 INV IN(a)=34.44 INV IN(b)=35.06 INV IN(c)=34.42	18 STORM MH TOP=39.60 INV IN(a)=35.22 INV IN(b)=25.43 INV IN(c)=35.13 INV OUT=29.50	19 STORM MH TOP=39.49 INV IN(a)=32.87 INV IN(b)=28.09 INV IN(c)=30.94 INV OUT=27.89	20 CURB INLET TOP=38.36 THROAT=37.50 INV IN(a)=29.05 INV IN(b)=27.11 INV IN(c)=34.38 INV OUT=27.12	21 CURB INLET TOP=38.29 THROAT=37.45 INV IN(a)=34.99 INV IN(b)=34.82 INV OUT=29.40	22 STORM MH TOP=36.32 INV IN=31.67 INV OUT=31.52	23 CURB INLET TOP=37.30 THROAT=36.44 INV IN(a)=27.65 INV IN(b)=27.58 INV IN(c)=27.52	24 CURB INLET TOP=37.26 THROAT=36.46 INV IN(a)=27.05 INV IN(b)=25.43 INV IN(c)=35.13 INV OUT=29.50	25 CURB INLET TOP=36.68 THROAT=35.96 INV IN(a)=24.57 INV IN(b)=23.44 INV IN(c)=30.94 INV OUT=23.05	26 STORM MH TOP=36.77 INV IN(a)=30.40 INV IN(b)=30.40	27 YARD INLET TOP=36.39 THROAT=35.4/4 SIDE: INV OUT=33.04	28 CURB INLET TOP=39.63 THROAT=38.78 INV OUT=35.64	29 CURB INLET TOP=39.56 THROAT=38.71 INV OUT=35.71
---	---	---	---	--	--	---	---	---	--	---	--	--	---	--	--	--	---	---	---	--	--	--	---	---	---	---	--	--

GENERAL NOTES:

- TAX MAP: #025.01-05-12 (PARCEL C-8) & #025.01-05-07 (PARCEL C-6)
- ZONE: CDD#10
- OWNER/APPLICANT: 2900 POTOMAC AVENUE LLC (PARCEL C-8)
2901 MAIN LINE BOULEVARD LLC (PARCEL C-6)
C/O MTH HOLDING LLC
2200 CLARENDON BOULEVARD, SUITE 130
ARLINGTON, VIRGINIA 22201
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = 'NA86' BIRD FIELD GPS DATA REFERENCED TO THE RTK NETWORK LOCAL, SMARTNET.
- THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE. US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO REAL TIME KINETIC GPS SURVEY.
- A TITLE REPORT HAS NOT BEEN FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 136,144 S.F. OR 3.1254 ACRES.
- THE "GENERALIZED ALEXANDRIA SOIL MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
- THIS PROJECT IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT BOUNDARY AND THERE ARE NO DESIGNATED 100-YEAR OLD BUILDINGS ON THIS SITE.
- THIS PROPERTY IS LOCATED IN THE FOUR MILE RUN (POTOMAC RIVER) WATERSHED.
- PRIOR TO THE APPLICATION FOR NEW CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A BUILDING PERMIT FOR A CHANGE OF USE. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL, WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND SEPTIC FACILITIES.
- NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA STATEWIDE BUILDING CODE (VSBBC).
- BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASSESSOR INSPECTOR FOR THE PRESENCE OF ASBESTOS.
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
- REQUIRED EXITS, PARKING, AND ACCESSIBILITY WITHIN THE BUILDING FOR PERSONS WITH DISABILITIES MUST COMPLY WITH USBC CHAPTER 11. HANDICAPPED ACCESSIBLE BATHROOMS SHALL ALSO BE PROVIDED.
- IF APPLICABLE, ENCLOSED PARKING GARAGES MUST BE VENTILATED IN ACCORDANCE WITH USBC 406.4.2. THE REQUIRED MECHANICAL VENTILATION RATE FOR AIR IS 0.75 CFM PER SQUARE FOOT OF THE FLOOR AREA (USBC 2801.1). IN AREAS WHERE MOTOR VEHICLES OPERATE FOR A PERIOD OF TIME EXCEEDING 10 SECONDS, THE VENTILATION RETURN AIR MUST BE EXHAUSTED. AN EXHAUST SYSTEM MUST BE PROVIDED TO CONNECT DIRECTLY TO THE MOTOR VEHICLE EXHAUST (USBC 2801.1).
- ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
- IF APPLICABLE, THE PUBLIC GARBAGE FLOOR MUST COMPLY WITH USBC 406.3.6 AND DRAIN THROUGH OIL SEPARATORS OR TRAPS TO AVOID ACCUMULATION OF EXPLOSIVE VAPORS IN BUILDING DRAINS OR SEWERS AS PROVIDED FOR IN THE PLUMBING CODE (USBC 2901). THIS PARKING GARAGE IS CLASSIFIED AS AN S-2, GROUP 2, PUBLIC GARAGE.
- THIS PROJECT IS NOT A FEDERAL UNDERTAKING NOR DOES IT INVOLVE ANY FEDERAL FUNDS, REVIEWS, OR PERMITS AND SHALL COMPLY WITH SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

SANITARY SEWER OUTFALL NARRATIVE:

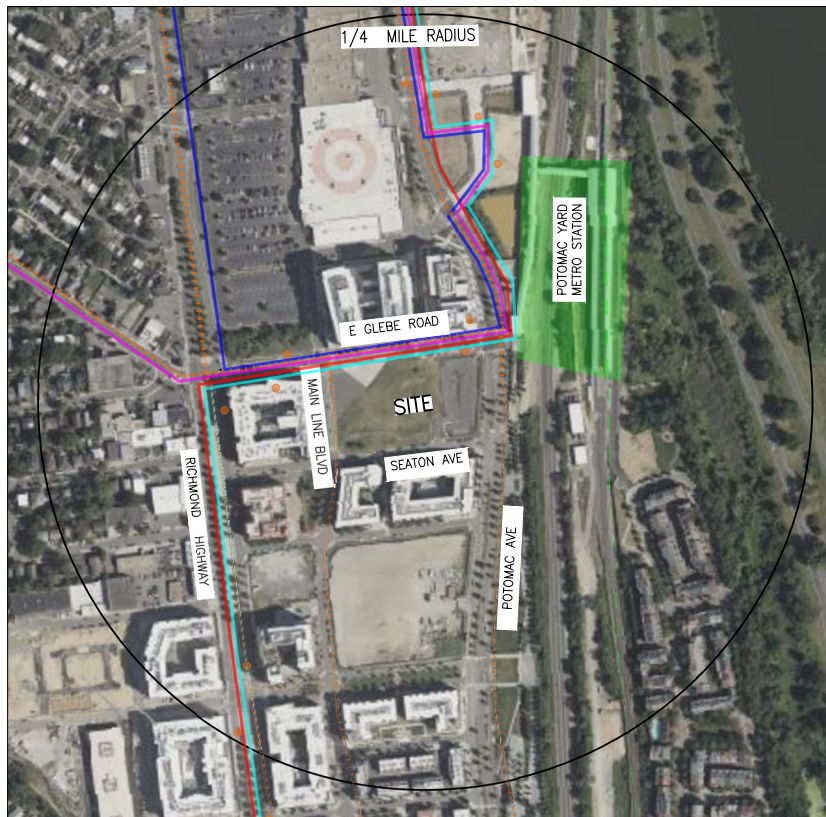
THE EXISTING SITE PRODUCES A SANITARY FLOW OF 0 GALLONS PER DAY.
 THE PROPOSED RESIDENTIAL BUILDING PRODUCES 528,957 GALLONS PER DAY.

MULTI-UNIT: (300 GPD/UNIT OF RESIDENTIAL X 4 PFT) = (300 X 432) X 4 = 518,400 GPD
 COMMERCIAL: (200 GPD/1000 SF X PFT) = (1,196 X 200 / 1000) X 4 = 10,557 GPD

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

ALEXRENEW NOTE:

CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
 DOWNSPOUTING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITED TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X 2020.



CONTEXTUAL MAP
 SCALE: 1" = 200'



GRAPHIC SCALE
 0' 200' 400'

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	DATE _____
DIRECTOR _____	DATE _____
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	DATE _____
DIRECTOR _____	DATE _____
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PUBLIC WORKS	DATE _____
DIRECTOR _____	DATE _____
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PUBLIC WORKS	DATE _____
DIRECTOR _____	DATE _____

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

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA. © 2025 R.C. FIELDS & ASSOCIATES, INC.

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 SUITE 250
 ALEXANDRIA, VA 22304
 703.548.6422
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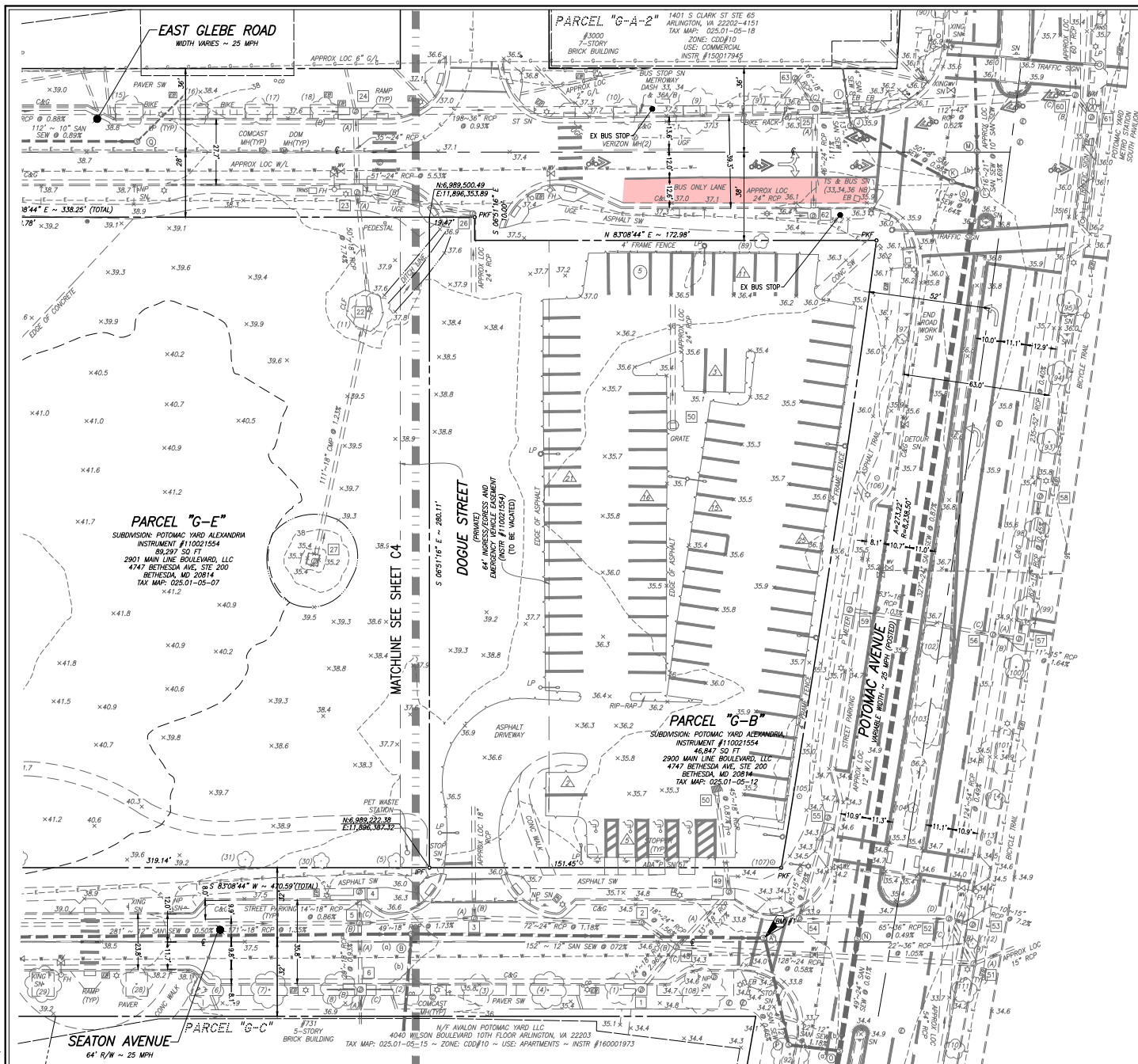
PRELIMINARY DEVELOPMENT SPECIAL
 USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
 2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

GENERAL PLAN
 INFORMATION
 AND NOTES

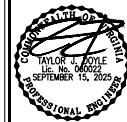
SHEET **C3** OF **29**
 FILE: **22-125**



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

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SUITE 250
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VEYING PLANNING



DATE	REVISION
------	----------

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

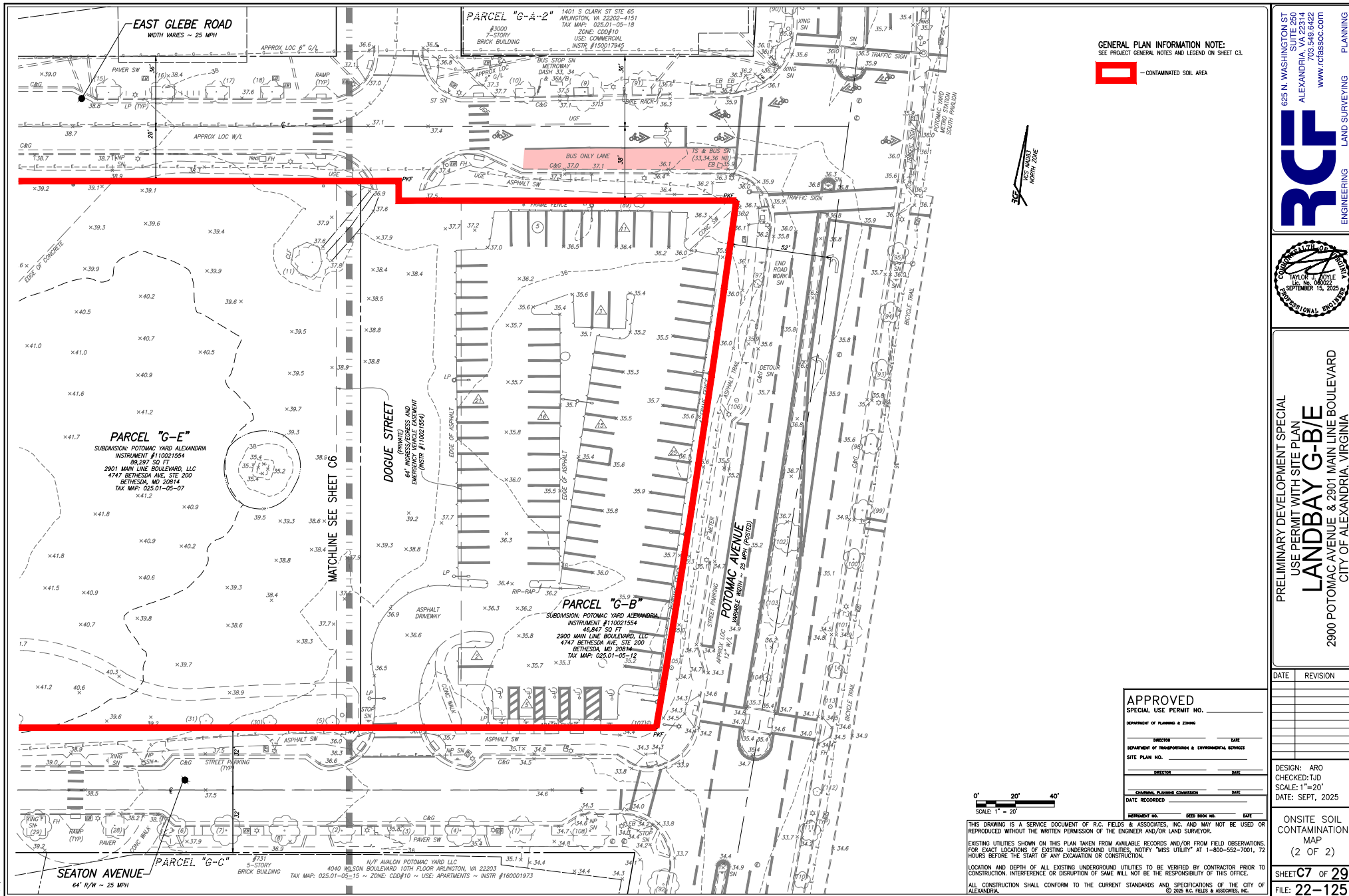
SHEET **C5** OF 29

APPROVED
SPECIAL USE PERMIT NO.

0' 20' 40'

SCALE: 1" = 20'

REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.



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

- CONTAMINATED SOIL AREA

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703.548.6422
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ENGINEERING LAND SURVEYING PLANNING

RCF

REGISTERED PROFESSIONAL ENGINEER
TAYLOR L. BATTLE
SEPTEMBER 15, 2005

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

DATE	REVISION

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

ONSITE SOIL
CONTAMINATION
MAP
(2 OF 2)

SHEET **C7** OF **29**
FILE: **22-125**

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

DIRECTOR	DATE

SITE PLAN NO. _____

DIRECTOR	DATE

CHANGING PLANNING CIRCUMSTANCES _____ DATE _____

DIRECTOR	DATE

INVESTMENT INC. _____ DEED BOOK INC. _____ DAY _____

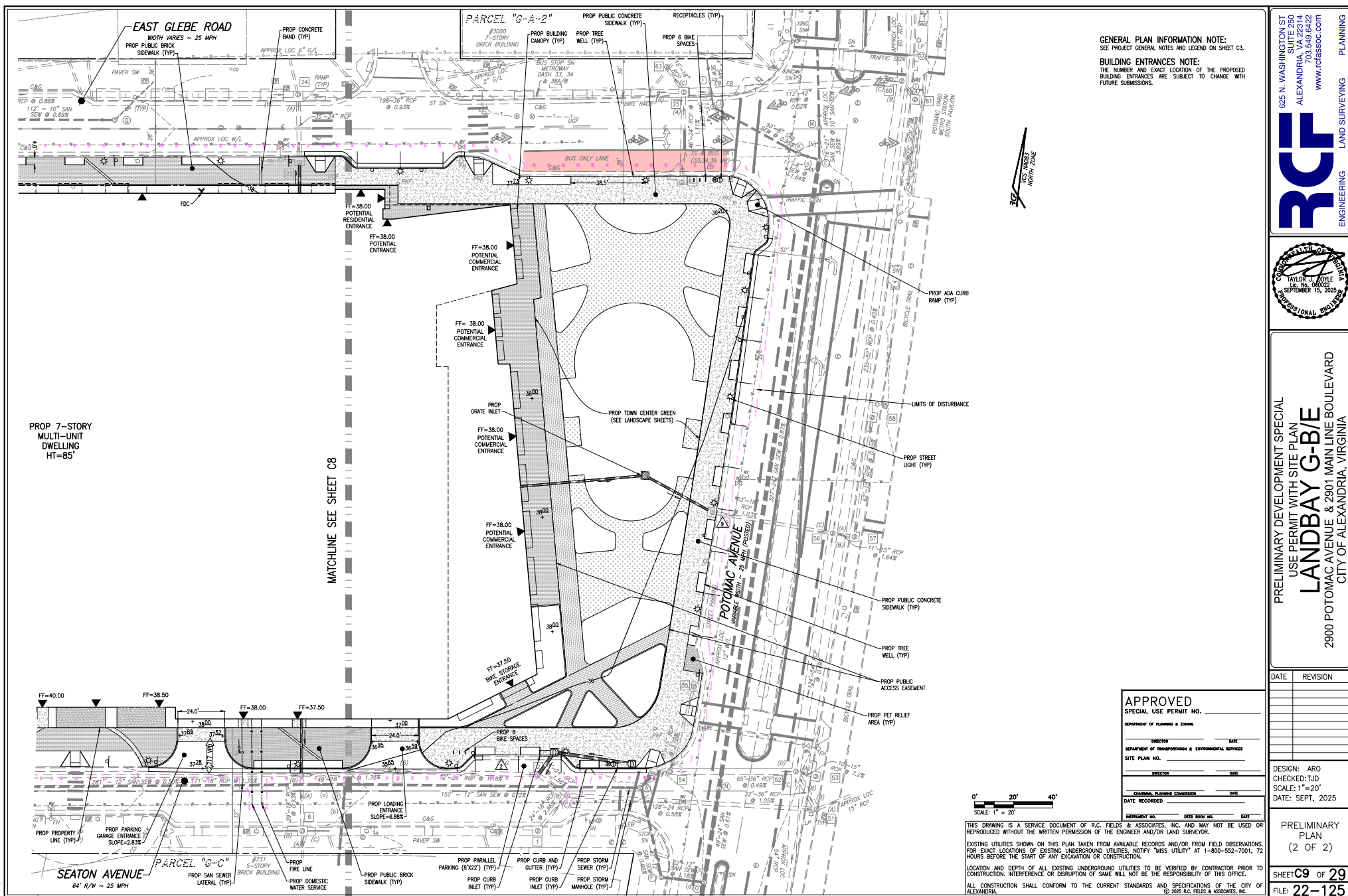
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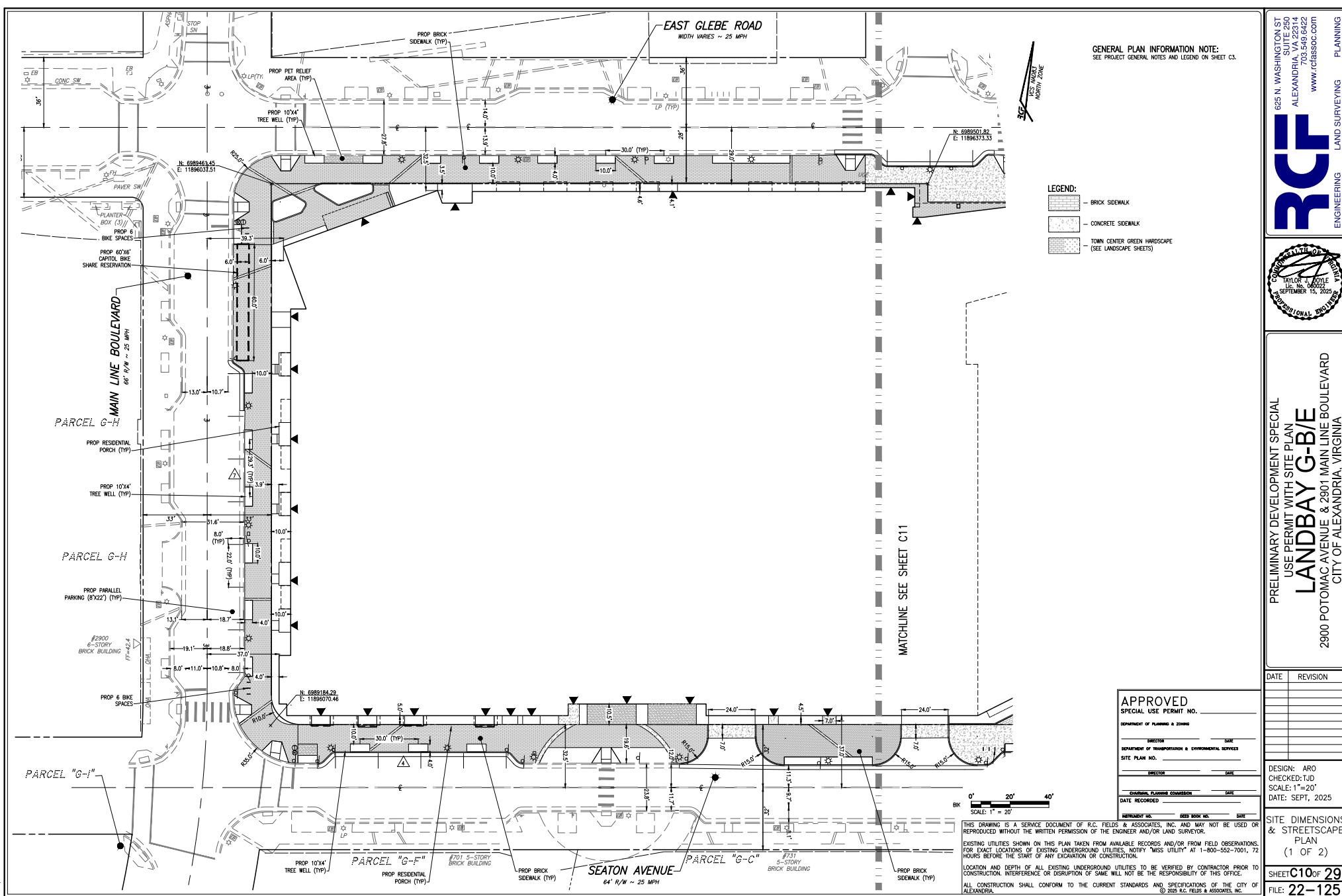
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

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ENGINEERING

LAND SURVEYING

PLANNING

PROFESSIONAL SEAL

TAYLOR L. FOSTER

SEPTEMBER 15, 2025

PROFESSIONAL ENGINEER

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

DATE

REVISION

DESIGN: ARO

CHECKED: TJD

SCALE: 1"=20'

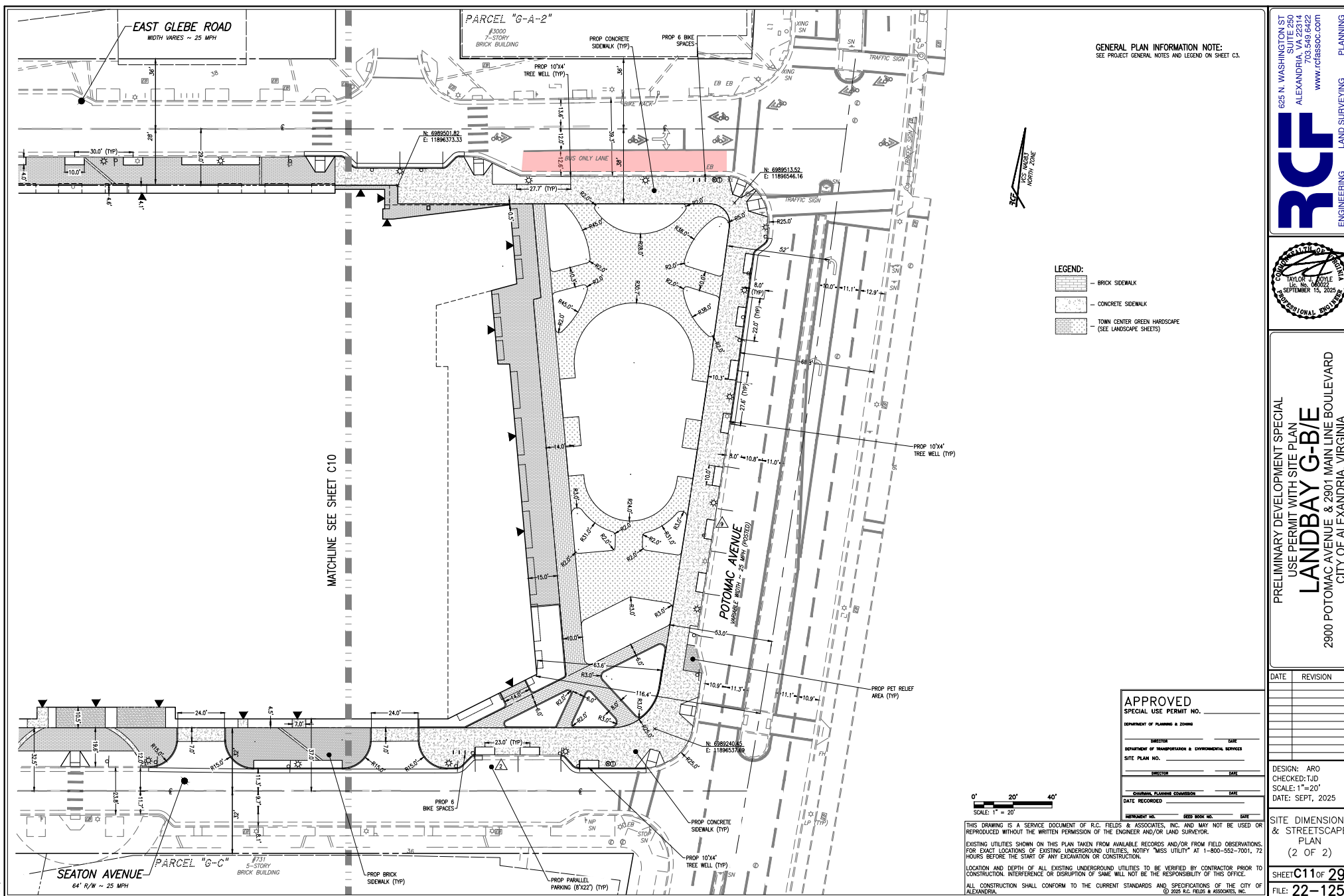
DATE: SEPT, 2025

SITE DIMENSIONS
& STREETScape
PLAN
(1 OF 2)

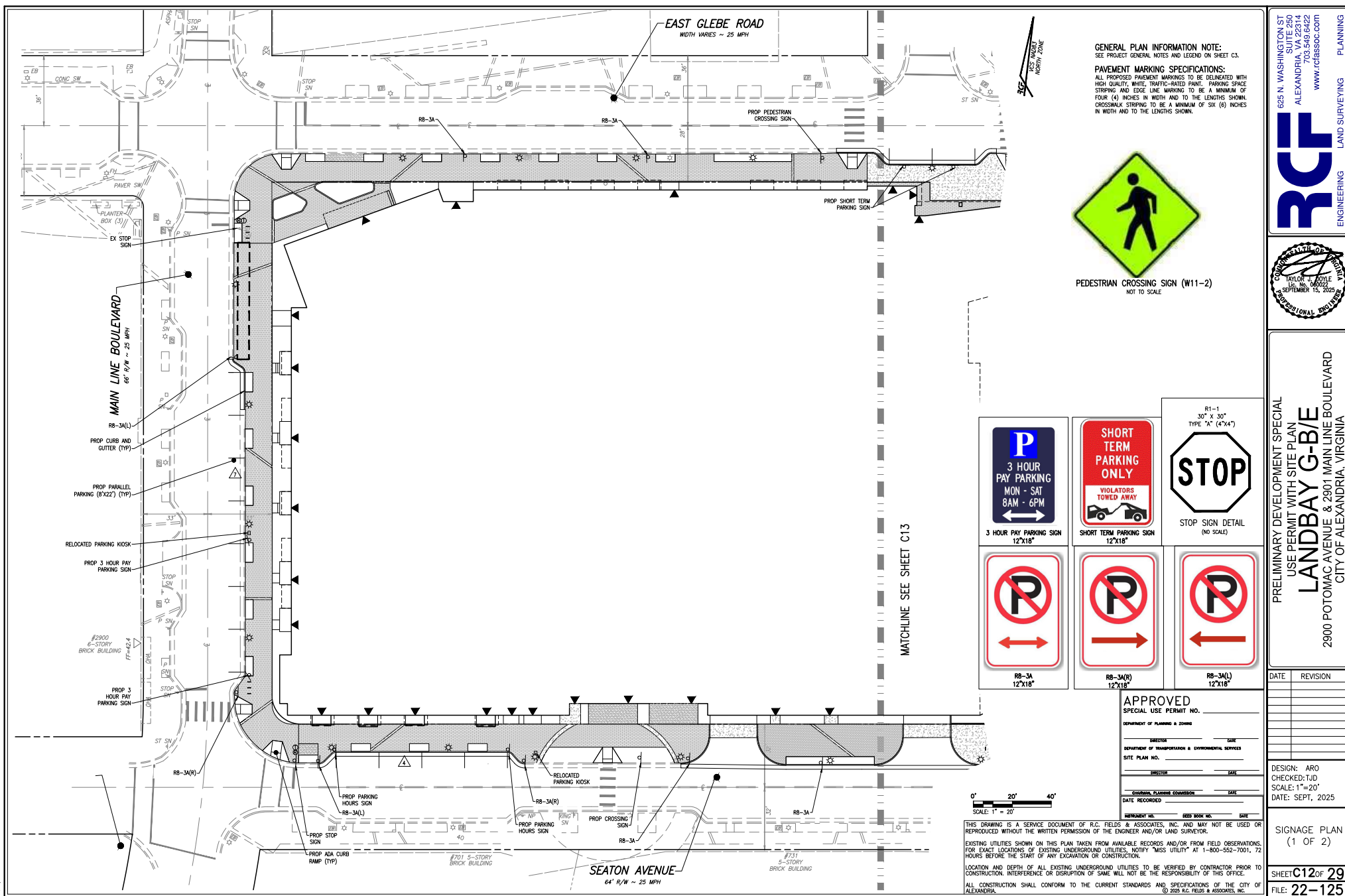
SHEET **C10** OF **29**

FILE: **22-125**

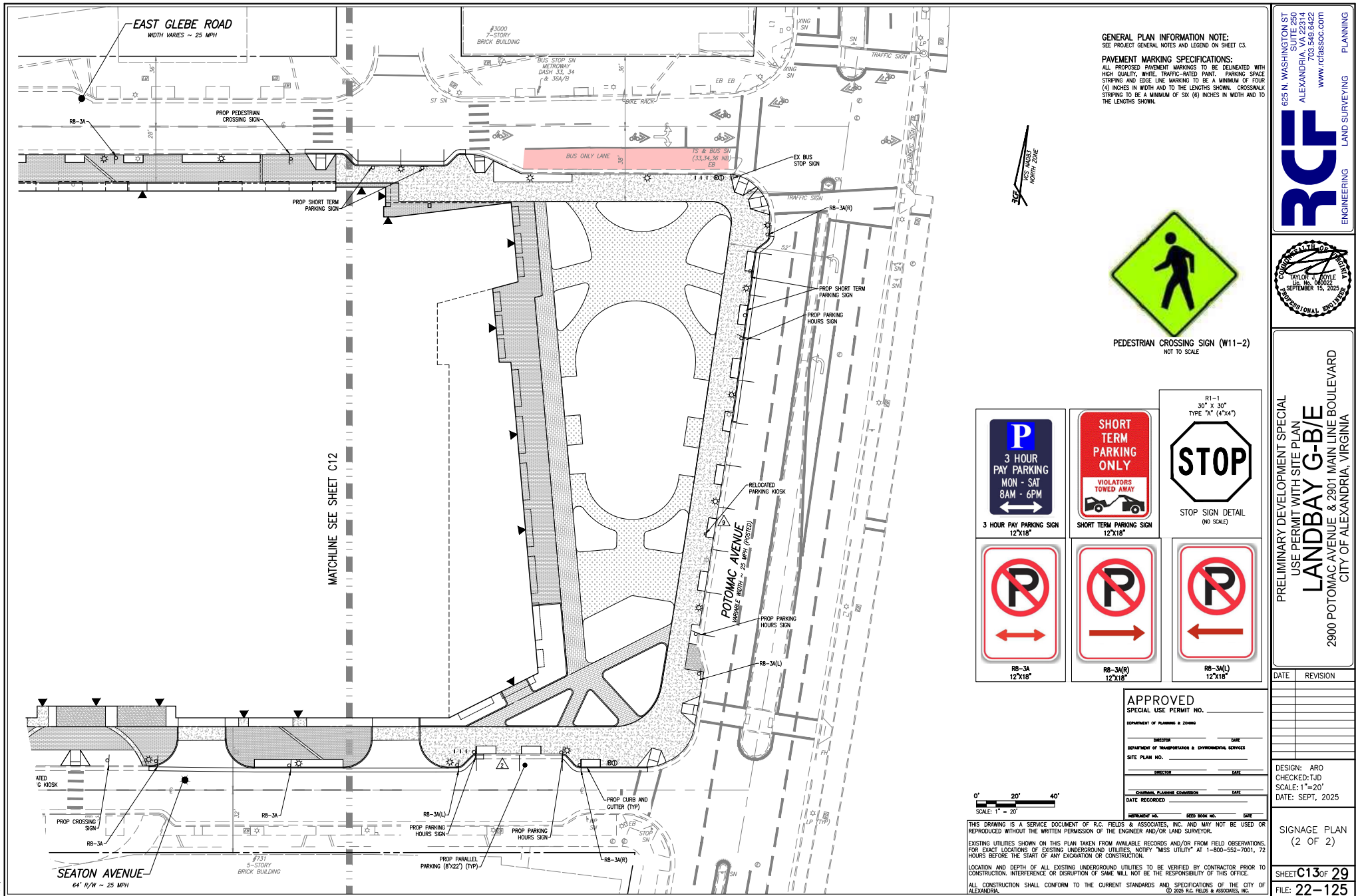
10



2025.03.13 11:05 AM R.C. Field & Associates, Inc. 2025.03.13 11:05 AM R.C. Field & Associates, Inc.



2/23/2025 10:11 AM R.C. FIELDS & ASSOCIATES, INC. 10/1/2025 10:11 AM



[illegible]

*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)

- | | |
|---|---------------------|
| APPROVED | |
| SPECIAL USE PERMIT NO. _____ | |
| DEPARTMENT OF PLANNING & ZONING | |
| DIRECTOR _____ | DATE _____ |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES | |
| SITE PLAN NO. _____ | |
| DIRECTOR _____ | DATE _____ |
| CITY PLANNING COMMISSION | |
| DATE RECORDED _____ | DATE _____ |
| INSTRUMENT NO. _____ | OFFS BOOK NO. _____ |
| _____ | _____ |

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

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

[illegible]

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

STORMWATER
DRAWDOWN
TABLE

SHEET C16 OF 29
FILE: 22-125

Project Name: **LBS&E Option 2**
 Date: **7/24/2025**
 Linear Development Project? ☐ No

CLEAR ALL
(Continued)

data input cells
 constant values
 calculation cells
 final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **3.94**

Check:

BMP Design Specifications List: 2024 Std & Specs

Linear project? ☐ No
 Land cover areas entered correctly? ☒
 Total disturbed area entered? ☒

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

Post-Development Land Cover (acres)				
	A Soils	B Soils	C Soils	D Soils
Forest/Open Space (acres) – undisturbed, protected forest or reforested land				
Mixed Open (acres) – undisturbed/frequently maintained grass or shrub land				
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/maintained				0.42
Impervious Cover (acres)				3.52
Area Check	OK	OK	OK	OK

Post-Development Requirement for Site Area
 TP Load Reduction Required (lb/yr) **0.67**

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr) **47.72** Final Post-Development TN Load **47.21**

LAND COVER SUMMARY – PRE-REDEVELOPMENT

Land Cover Summary Pre		
	Unaltered	Adjusted
Pre-Development		
Forest Cover (acres)	0.00	0.00
Weighted Rf/Forest	0.00	0.00
Weighted Loading Rate/Forest	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rf/Mixed	0.00	0.00
Weighted Loading Rate/mixed	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.27	0.27
Weighted Rf/Turf	0.25	0.25
Weighted Loading Rate/turf	0.65	0.65
% Managed Turf	7%	7%
Impervious Cover (acres)	3.67	3.67
Rf/Impervious	0.85	0.85
Weighted Loading Rate/Impervious	0.86	0.86
% Impervious	93%	93%
Total Site Area (acres)	3.94	3.94
Site Rf	0.90	0.90

Treatment Volume and Nutrient Load

Pre-Development Treatment Volume (acres-ft)		
Pre-Development	0.2963	0.2963
Post-Development Treatment Volume (acres-ft)		
Post-Development	12.906	12.906
Pre-Development TP Load (lb/yr)		
Pre-Development	3.38	3.38
Post-Development TP Load per acre (lb/acre/yr)		
Post-Development	0.84	0.84
Relative TP Load (lb/yr)		
Relative TP Load	0.25	1.02

Adjusted Land Cover Summary
 Pre-Development land cover minus pervious land cover (Forest, mixed open or managed turf) coverage proposed for new impervious cover.

Adjusted total coverage is consistent with Post-Development coverage (initial coverage of new impervious cover).

Volume (acres) land cover reduction required for new impervious cover (based on new development land loss, 0.28 lb/acre/yr).

LAND COVER SUMMARY – POST-DEVELOPMENT

Land Cover Summary Post		
	Unaltered	Adjusted
Post-Development		
Forest Cover (acres)	0.00	0.00
Weighted Rf/Forest	0.00	0.00
Weighted Loading Rate/Forest	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rf/Mixed	0.00	0.00
Weighted Loading Rate/mixed	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.42	0.42
Weighted Rf/Turf	0.25	0.25
Weighted Loading Rate/turf	0.65	0.65
% Managed Turf	11%	11%
Impervious Cover (acres)	3.52	3.52
Rf/Impervious	0.85	0.85
Weighted Loading Rate/Impervious	0.86	0.86
% Impervious	89%	89%
Total Site Area (acres)	3.94	3.94
Final Post-Dev Site Rf	0.87	0.87

Treatment Volume and Nutrient Load

Post-Development Treatment Volume (acres-ft)		
Post-Development	0.2874	0.2874
Post-Development Treatment Volume (acres-ft)		
Post-Development	12.517	12.517
Post-Development TP Load (lb/yr)		
Post-Development	3.38	3.38
Post-Development TP Load per acre (lb/acre/yr)		
Post-Development	0.84	0.84
New Reduction Required (Below Pre-Development Load)		
New Reduction Required	26%	26%

TP Load Reduction Required for Redeveloped Area (lb/yr)	
TP Load Reduction	0.67

LAND COVER SUMMARY – POST-DEVELOPMENT

Land Cover Summary Post		
	Unaltered	Adjusted
Post-Development		
Forest Cover (acres)	0.00	0.00
Weighted Rf/Forest	0.00	0.00
Weighted Loading Rate/Forest	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rf/Mixed	0.00	0.00
Weighted Loading Rate/mixed	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.42	0.42
Weighted Rf/Turf	0.25	0.25
Weighted Loading Rate/turf	0.65	0.65
% Managed Turf	11%	11%
Impervious Cover (acres)	3.52	3.52
Rf/Impervious	0.85	0.85
Weighted Loading Rate/Impervious	0.86	0.86
% Impervious	89%	89%
Total Site Area (acres)	3.94	3.94
Final Post-Dev Site Rf	0.87	0.87

Treatment Volume and Nutrient Load

Post-Development Treatment Volume (acres-ft)		
Post-Development	--	--
Post-Development Treatment Volume (acres-ft)		
Post-Development	--	--
Post-Development TP Load (lb/yr)		
Post-Development	--	--

TP Load Reduction Required for New Impervious Area (lb/yr)	
TP Load Reduction	0

Drainage Area A

Drainage Area A Land Cover (acres)

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

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)

2.16

Practice	Runoff Credit Area Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (%)	Remaining Runoff Volume (ft ³)	Total BMP Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
----------	-------------------------------	--------------------------------	----------------------------------	--------------------------------------	--	----------------------	--	-------------------------------------	-----------------------------------	--	----------------------------------	-------------------------------------	--------------------------------	------------------------------------

15. Wet Ponds (no Rf)														
15.a. Wet Pond #1 (P-BAS-02)	0		0.35	2.18	0	0	7.822	7.822	50	0.00	2.16	1.08	1.08	

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Check						AREA CHECK
D.A. A	D.A. B	D.A. C	D.A. D	D.A. E		
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 TREATMENT	0.00	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)	0.35	0.06	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATMENT	0.35	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (ac)	2.18	1.36	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATMENT	2.18	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft³) **12.575**

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	2.16	1.32	0.00	0.00	0.00	3.48
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.08	0.00	0.00	0.00	0.00	1.08
TP LOAD REMAINING (lb/yr)	1.08	1.32	0.00	0.00	0.00	2.40
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	8.99	0.00	0.00	0.00	0.00	8.99

Total Phosphorus

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

*** TARGET TP REDUCTION EXCEEDED BY 6.41 LB/YEAR ***

Total Nitrogen (For Information Purposes)

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

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

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

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

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DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____ DATE _____

CHIEF ENGINEER/PLANNING ENGINEER _____ DATE _____

DATE RECORDED _____

INTERVIEW NO. _____ REEF BOP NO. _____ DAY _____

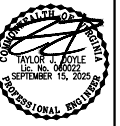
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PRELIMINARY DEVELOPMENT SPECIAL
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DATE	REVISION

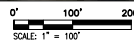
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 DATE: SEPT, 2025

STORMWATER
 QUALITY
 COMPUTATIONS

SHEET **C17** OF **29**
 FILE: **22-125**



SCALE: 1"=100'



SHEET C18 OF 29
FILE: 22-125



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

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

SANITARY SEWER OUTFALL CALCULATIONS:

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

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

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

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

SANITARY SEWER OUTFALL NOTE:

THIS PROJECT IS ANTICIPATED TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 132,239 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 528,957 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY 06-14. THE ANALYSIS AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

THIS PROJECT WILL UTILIZE THREE PROPOSED 10" LATERALS THAT CONNECT INTO THE EXISTING SANITARY SEWER MAIN WITHIN THE EAST GLEBE ROAD, MAIN LINE BOULEVARD, AND SEASON AVENUE RIGHTS-OF-WAY (SEE SHEET C20 & C21). THE SANITARY FLOW IS THEN CONVEYED GENERALLY EAST UNTIL IT ENTERS AN EXISTING 24" SANITARY SEWER AT STRUCTURE 0. PER MEMORANDUM TO INDUSTRY NO. 06-14, THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE OUTFALL IS AT A POINT WHERE THE DOWNSTREAM SEWER HAS A MINIMUM DIAMETER OF 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE 0.

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

INCREMENTAL SANITARY SEWER FLOW CALCULATIONS:

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

SANITARY SEWER OUTFALL CALCULATIONS:

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

SEE SHEET C3 FOR SANITARY SEWER SURVEY DATA

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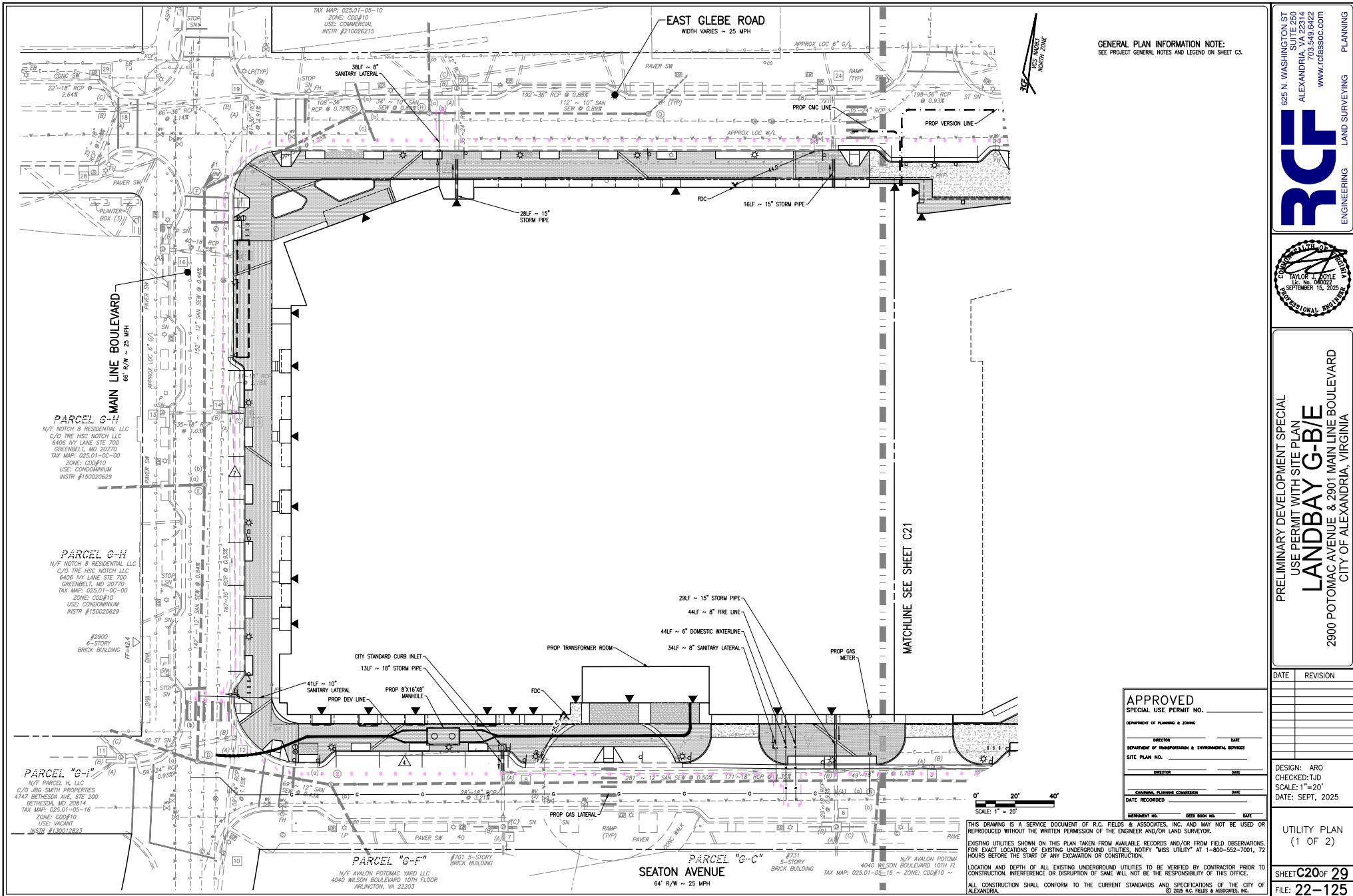
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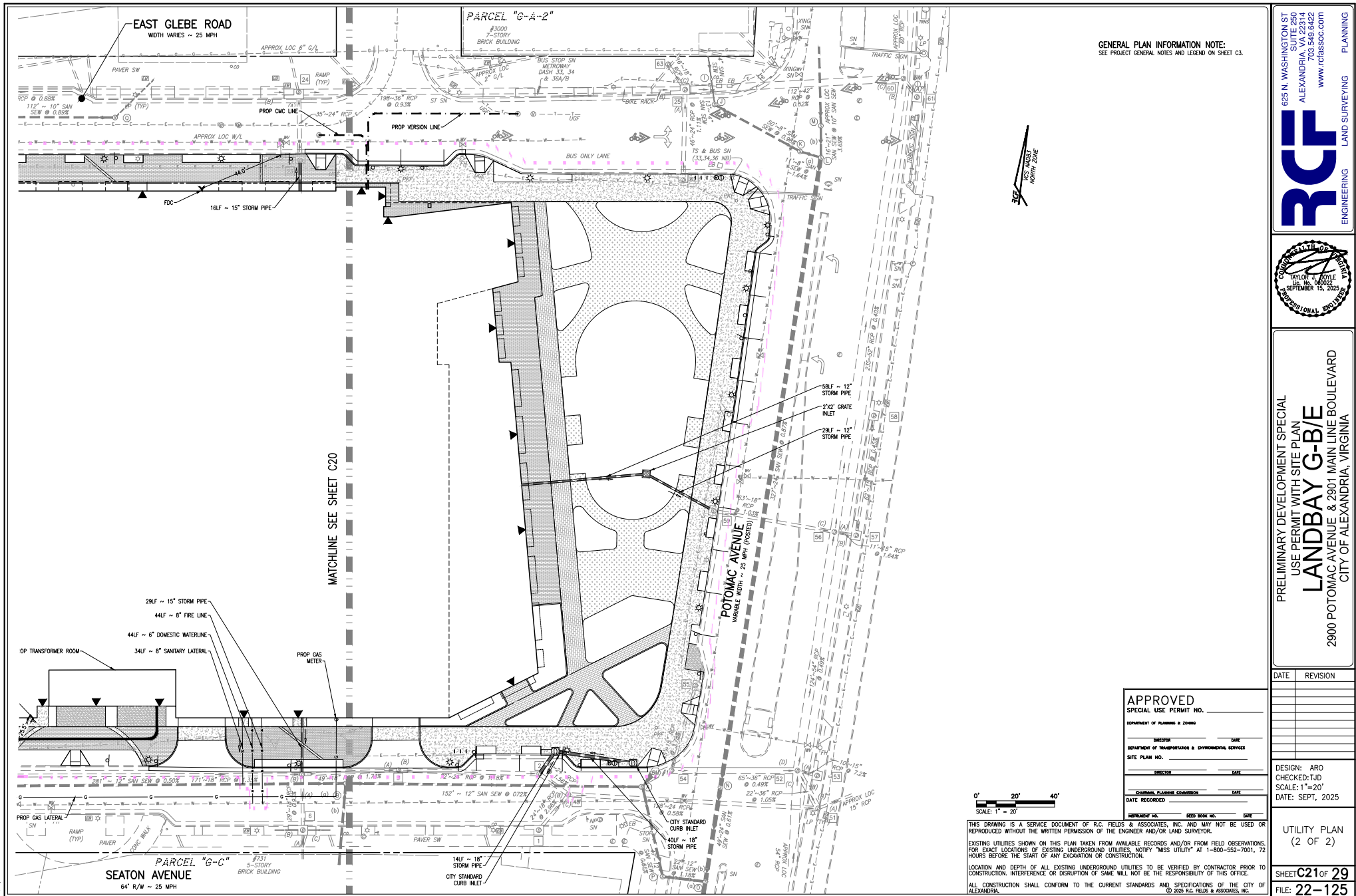
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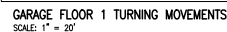
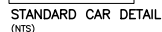
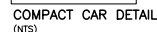
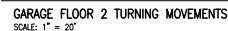
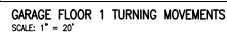
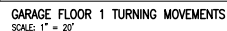
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DATE: SEPT, 2025

UTILITY PLAN
(1 OF 2)

SHEET **C20** OF **29**
FILE: **22-125**

2025/03/13 10:00 AM (LOCAL) RCF - Project
Date: Sep 18, 2025 10:00 AM





0° 20° 40°
SCALE: 1" = 20'

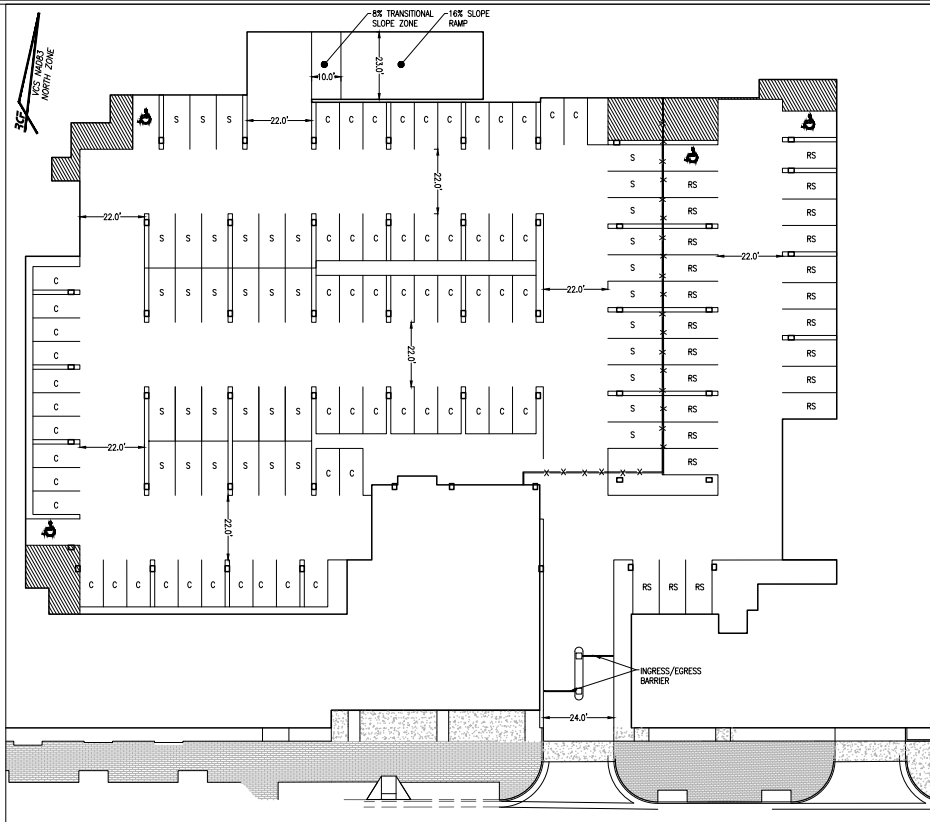
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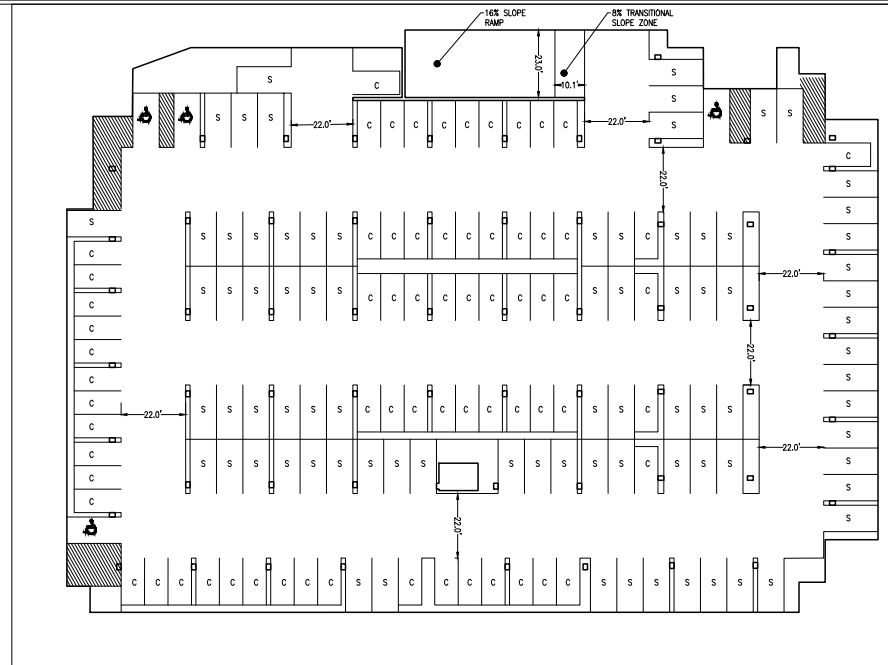
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GARAGE FLOOR 1 TURNING MOVEMENTS
SCALE: 1" = 20'



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

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

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

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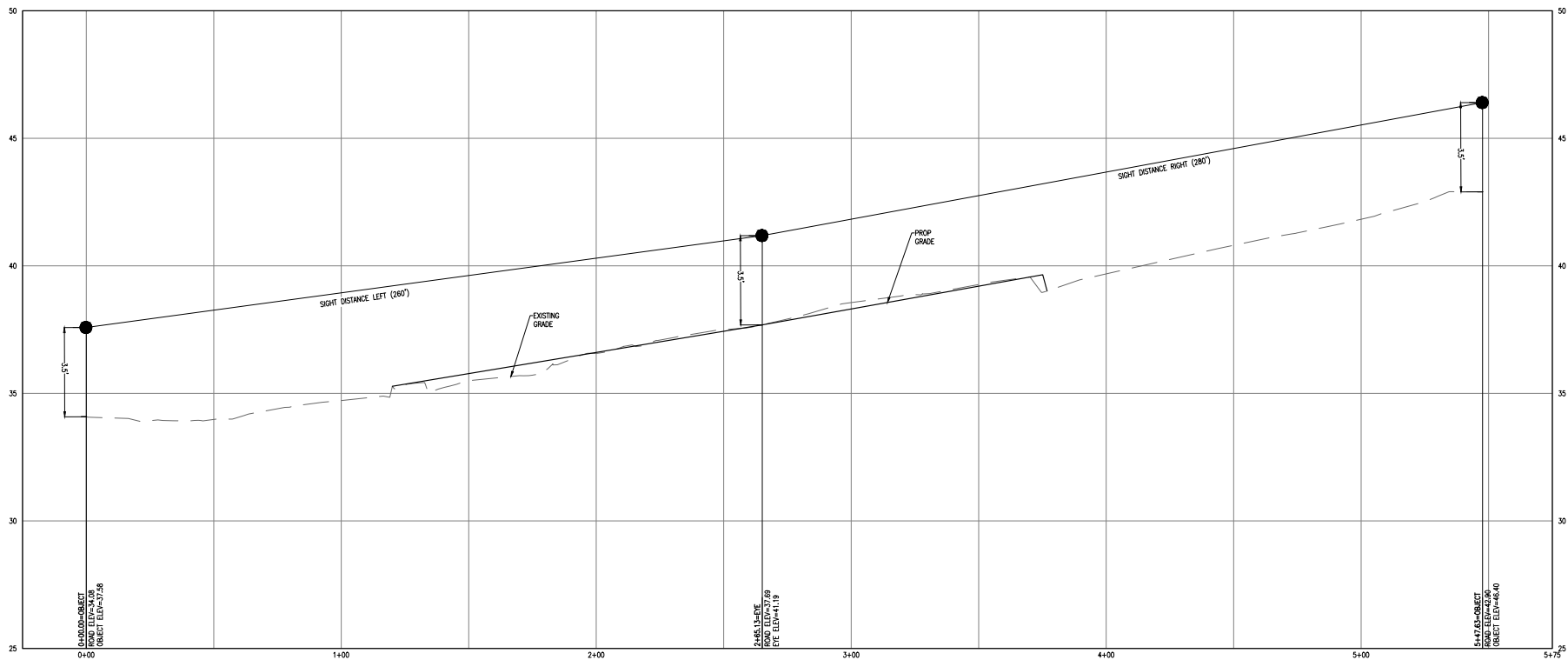
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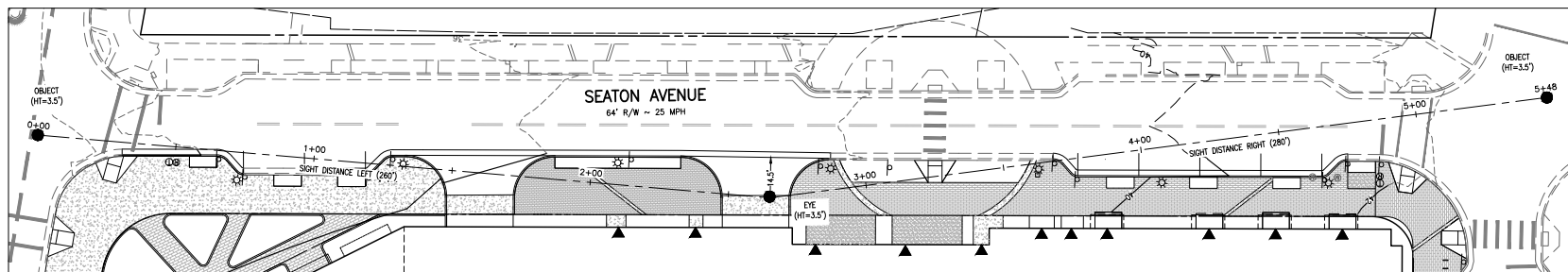
GARAGE LAYOUT

SHEET **C22A** OF **29**

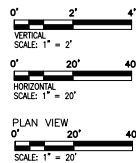
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GARAGE ENTRANCE SIGHT DISTANCE PROFILE
SCALE - HORIZ: 1" = 20', VERT. 1" = 2'



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



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703.548.6422
WWW.RCFASOC.COM

RCF

ENGINEERING LAND SURVEYING PLANNING

STATE OF VIRGINIA
TAYLOR L. FOSTER
LICENSED PROFESSIONAL ENGINEER
SEPTEMBER 15, 2005

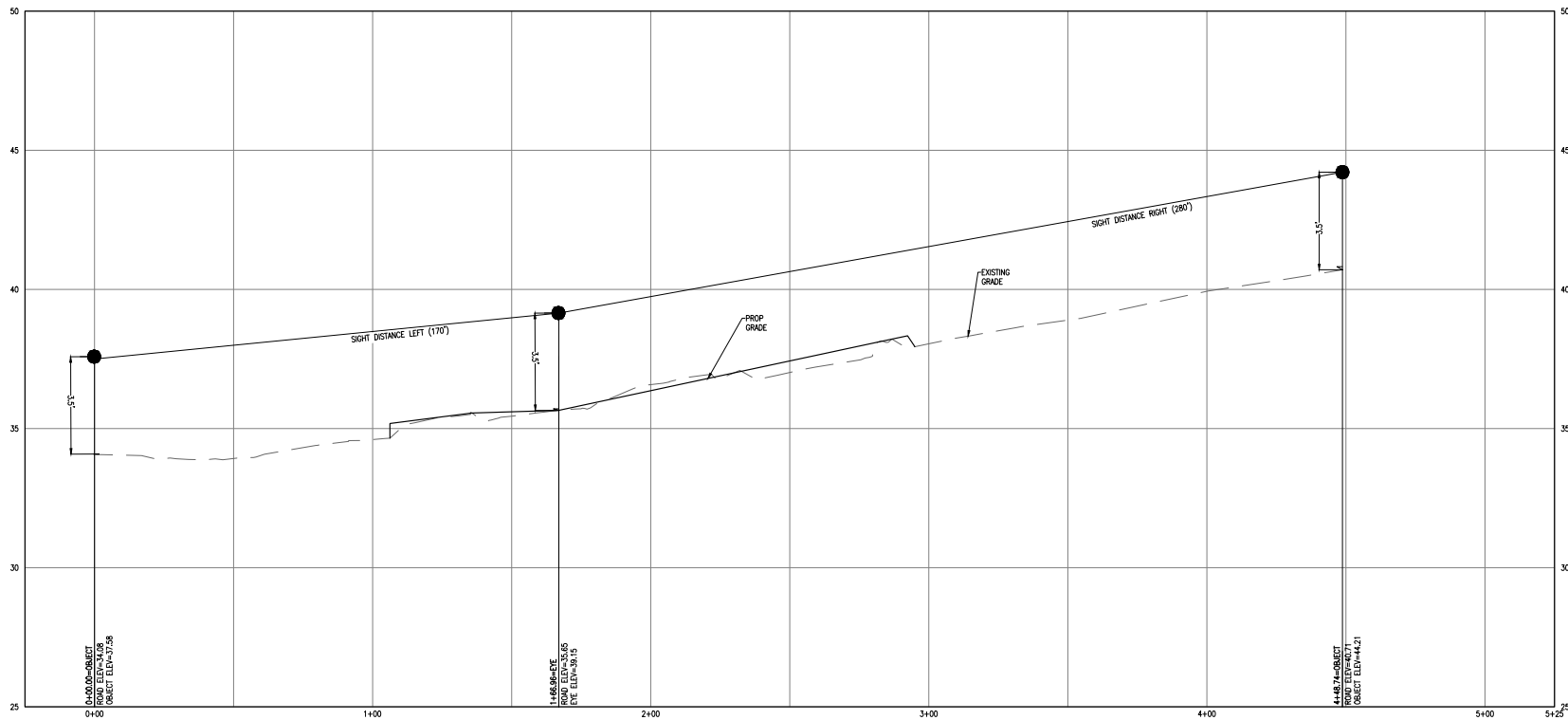
PRELIMINARY DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

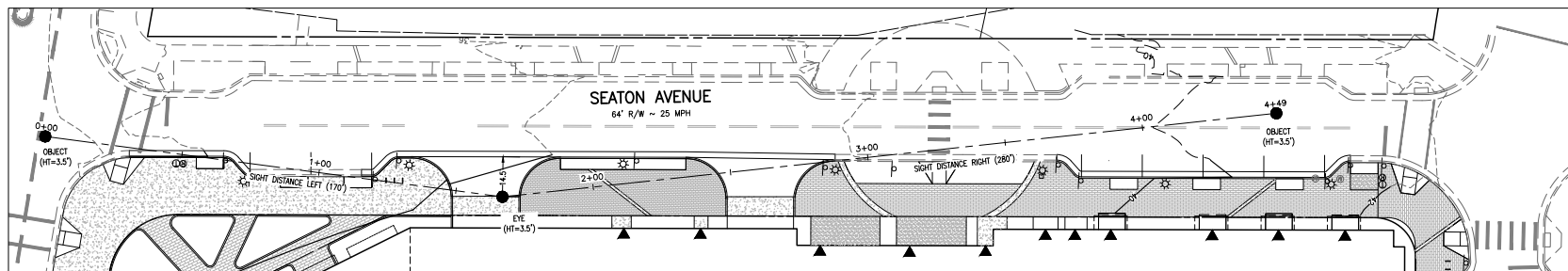
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SCALE: AS NOTED
DATE: SEPT, 2025

SIGHT DISTANCE
PLAN AND
PROFILE
(1 OF 2)

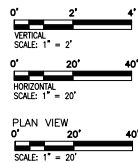
SHEET **C23** OF **29**
FILE: **22-125**



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



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



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DEPARTMENT OF PLANNING & ZONING

DESIGNER _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
CHIEF ENGINEER/PLANNING ENGINEER _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DAY _____

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TAYLOR L. FOSTER
REGISTERED PROFESSIONAL ENGINEER
SEPTEMBER 15, 2005

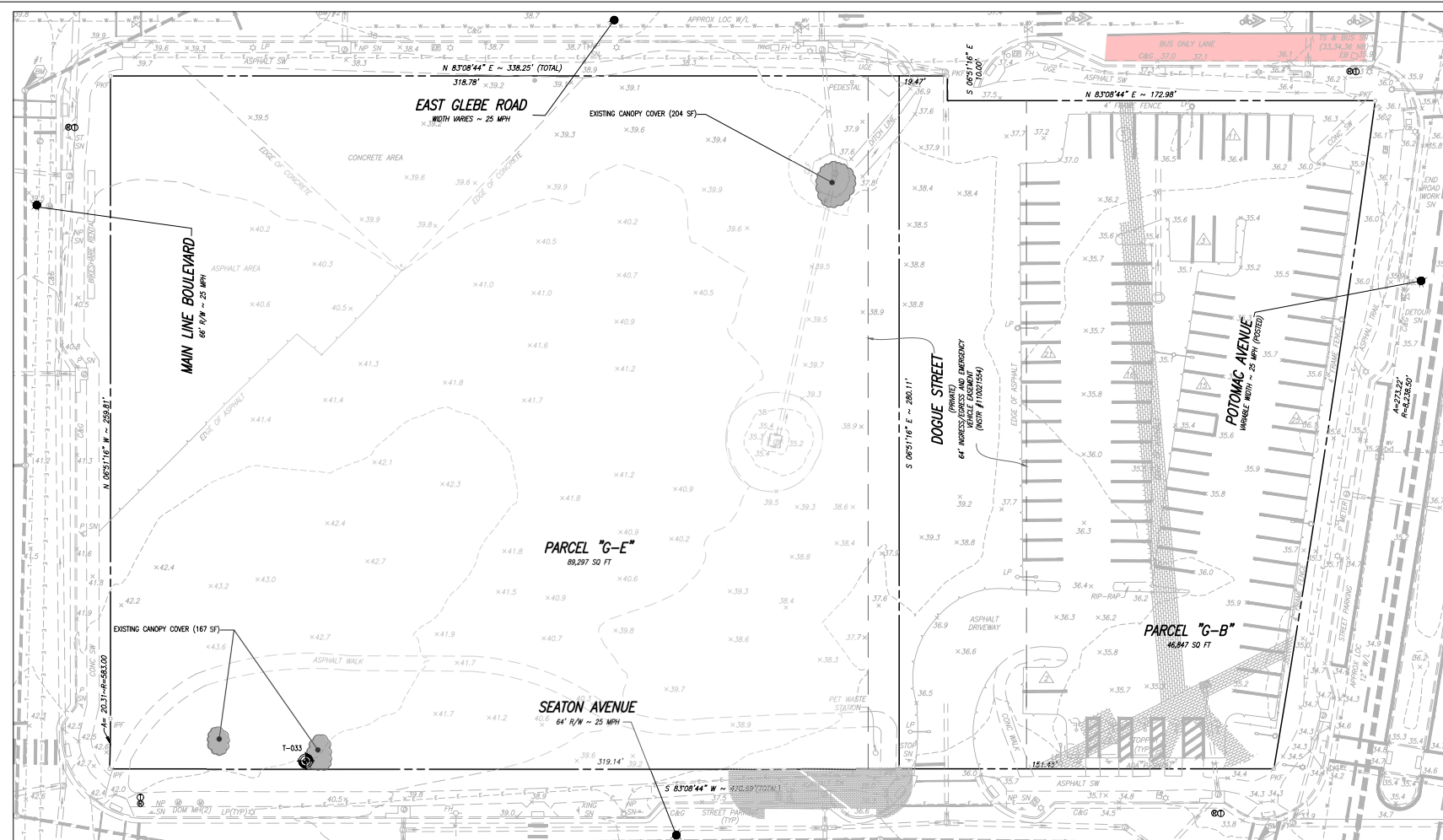
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2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE: _____ REVISION: _____

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

SIGHT DISTANCE
PLAN AND
PROFILE
(2 OF 2)

SHEET **C24** OF **29**
FILE: **22-125**



EXISTING VEGETATION MAP

LEGEND:

T-000
033
EXISTING TREE

EXISTING CANOPY COVER
(371 SF)

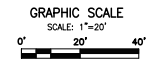
Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Radius of Canopy (Feet)	Off site or shared	Field Notes
033	Northern white cedar	6.5	0.0	0%	0	X	Dead

TREE INVENTORY NOTES:

1. OFF SITE TREES WERE VISUALLY INSPECTED AND THE DBH WAS ESTIMATED WHEN NOT GIVEN EXPLICIT PERMISSION TO ACCESS NEIGHBORS'S PROPERTY.

2. TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY NATE GROVES ISA CERTIFIED ARBORIST (WA-7022A).

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



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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CITY OF ALEXANDRIA

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DAY _____

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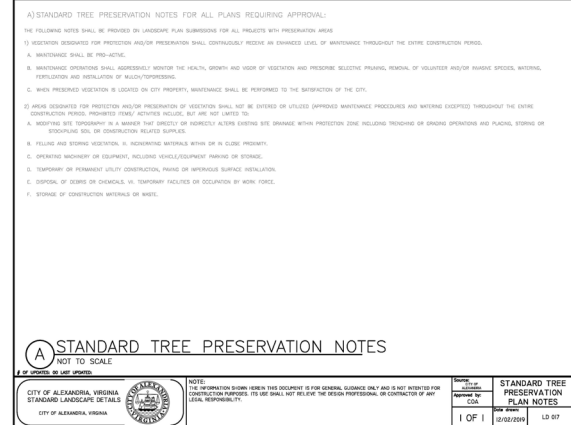
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USE PERMIT WITH SITE PLAN
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CITY OF ALEXANDRIA, VIRGINIA

DATE _____ REVISION _____

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

EXISTING
VEGETATION MAP

SHEET **C25** OF **29**
FILE: **22-125**



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

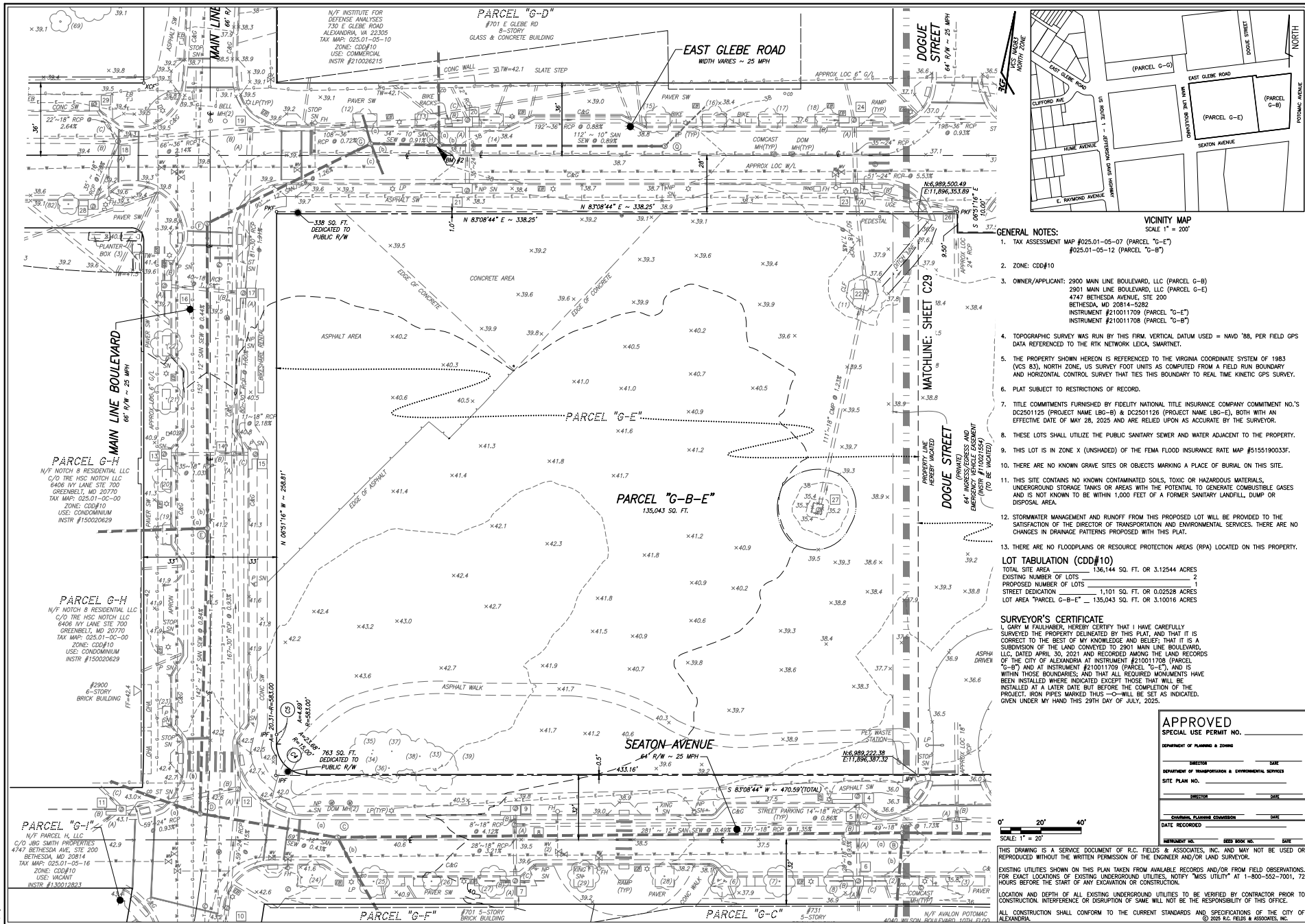
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2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE: _____

REVISION: _____

DESIGN: ARO

CHECKED: TJD

SCALE: 1"=20'

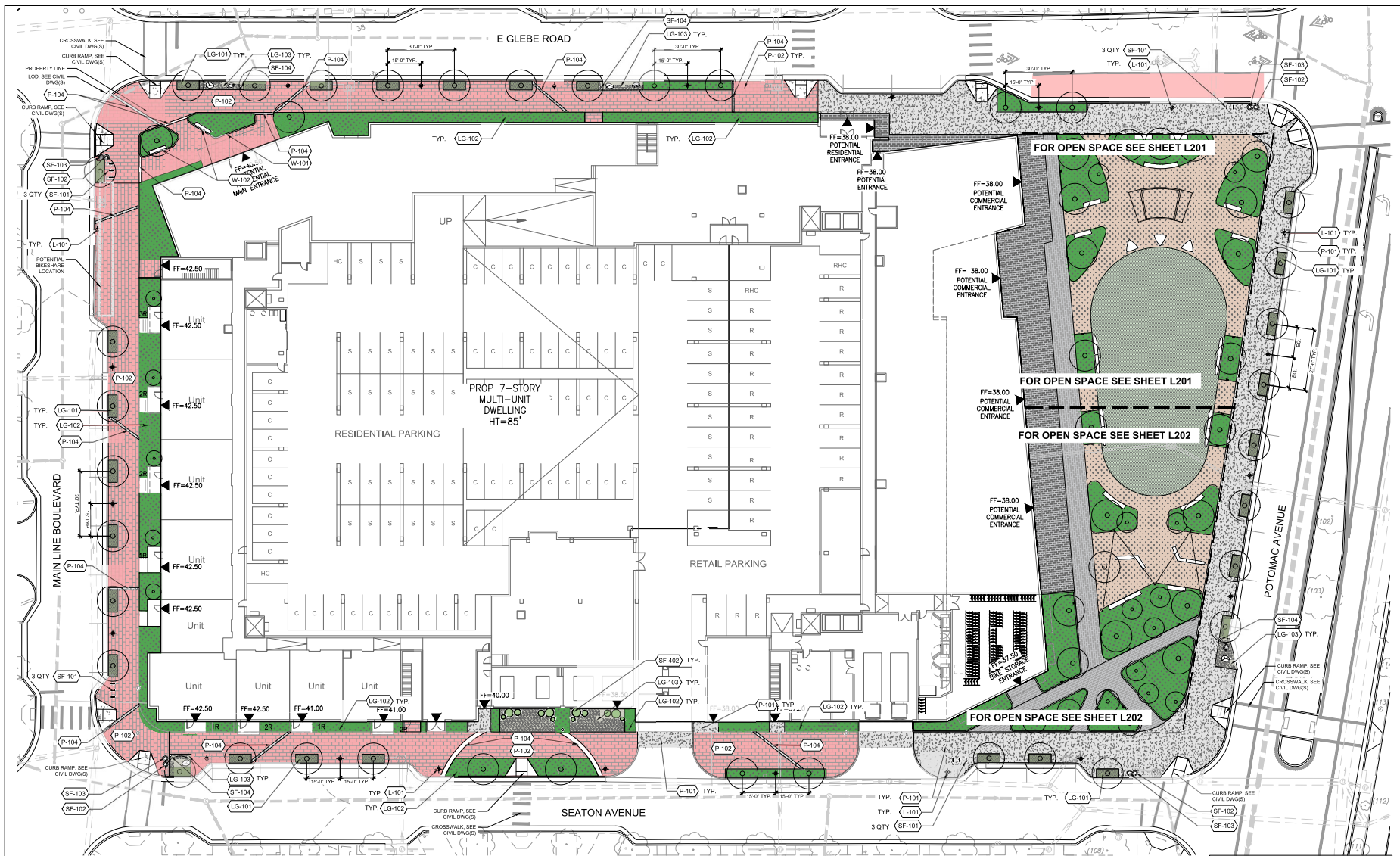
DATE: SEPT, 2025

PRELIMINARY
SUBDIVISION -
CONSOLIDATION
PLAN (1 OF 2)

SHEET **C28** OF **29**

FILE: **22-125**

29



REFERENCE NOTES SCHEDULE

CODE DESCRIPTION

LIGHTING & ELECTRICAL

(L-101) CITY STANDARD POLE LIGHT

LANDSCAPE GROUND

(LG-101) CITY STANDARD TREE WELL SEE NOTE 1

(LG-102) PLANT BED

(LG-103) PET RELIEF AREA

PAVING & CURBS

(H) CITY STANDARD CONC. SIDEWALK

(H) CITY STANDARD BRICK SIDEWALK

(H) FLUSH CONCRETE BAND

FURNISHINGS

(F) CITY STANDARD BIKE RACK

(F) CITY STANDARD WASTE RECEPTACLE

(F) CITY STANDARD RECYCLING RECEPTACLE

WALLS & STAIRS

(W-101) PLANTER CURB - TYPE 1

(W-102) PLANTER SEATING

NOTE:

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

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

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LandDesign

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WWW.LANDDESIGN.COM

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20240159A

REVISION / ISSUANCE

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

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

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

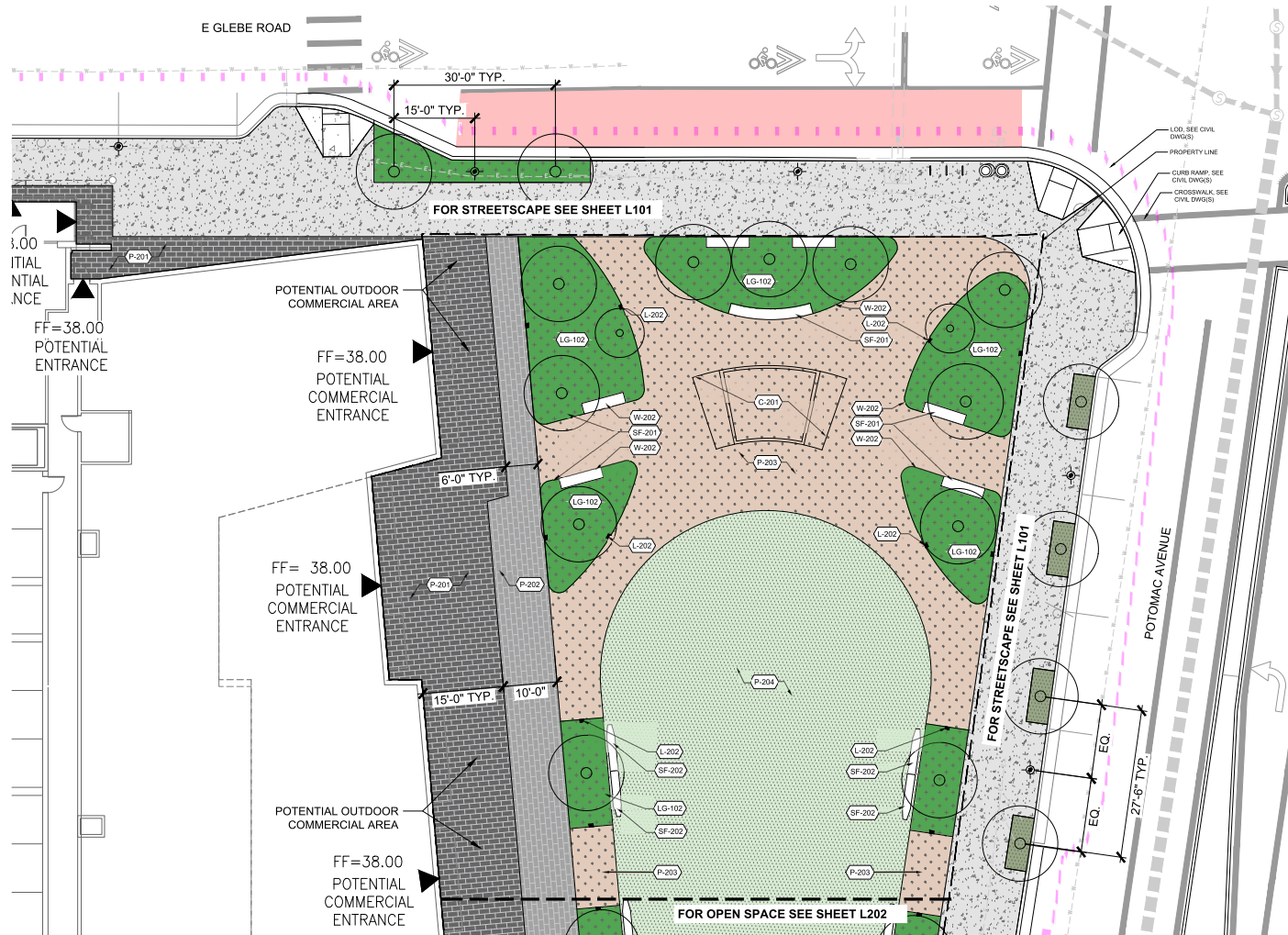
SHEET TITLE: MATERIALS PLAN - SITE LEVEL

SHEET NUMBER

L101

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
CUSTOM	
SH	SHADE STRUCTURE
LE	LIGHTING & ELECTRICAL
BL	BOLLARD LIGHT
LG	LANDSCAPE GROUND
PL	PLANT BED
PA	PAVING & CURBS
PT2	PAVING TYPE 2
PT3	PAVING TYPE 3
PT4	PAVING TYPE 4
LA	LAWN
FN	FURNISHINGS
SE1	SEATING ELEMENT TYPE 1
SE2	SEATING ELEMENT TYPE 2
WS	WALLS & STAIRS
RP	RAISED PLANTER WALL



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2024015A

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

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

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

SHEET TITLE
MATERIALS PLAN - OPEN
SPACE - NORTH

SHEET NUMBER

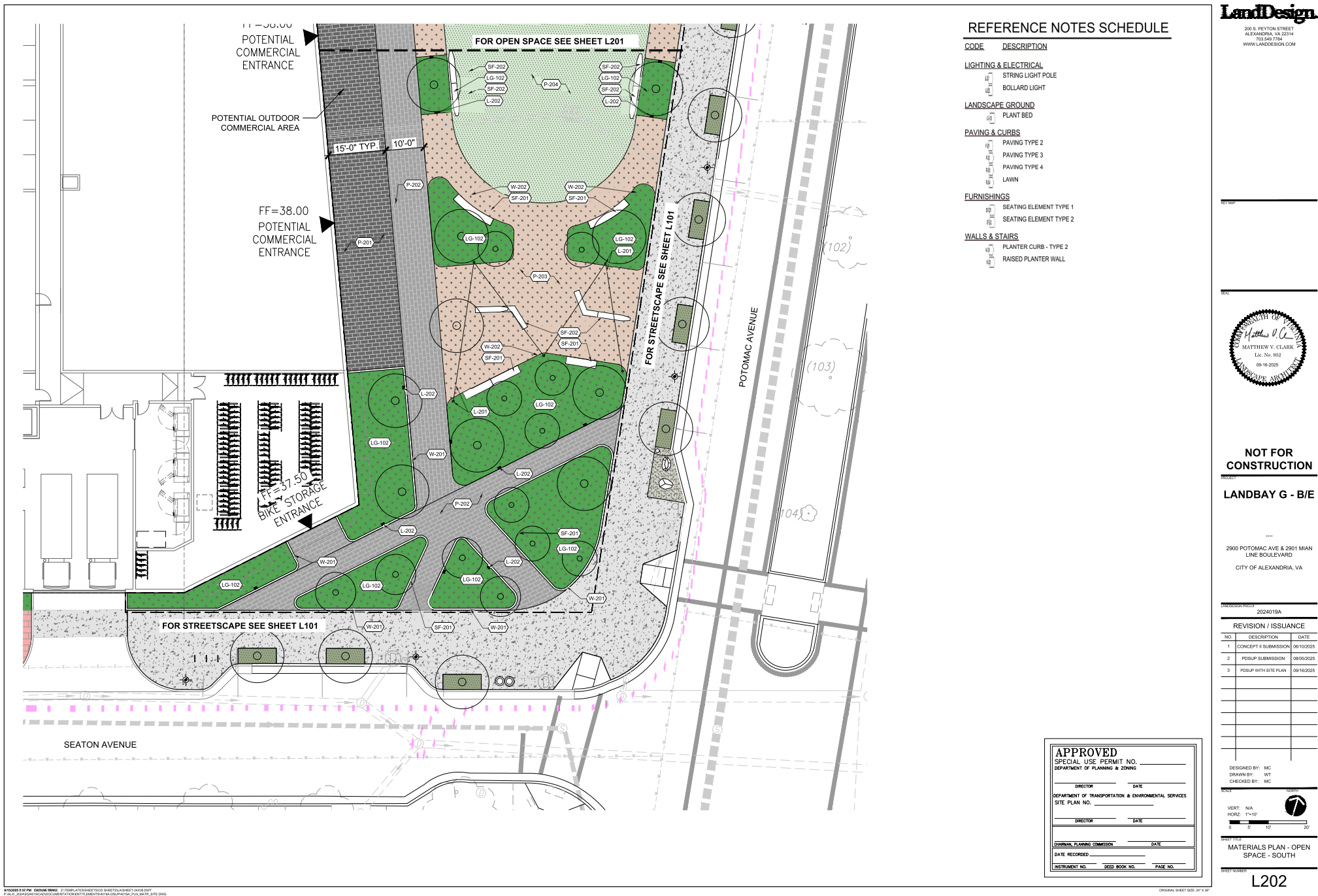
L201

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SPECIAL USE PERMIT NO. _____
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SITE PLAN NO. _____

DIRECTOR _____ DATE _____
DATE RECORDED _____

CORRECTION, PLANNING COMMISSION _____ DATE _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

ORIGINAL SHEET SIZE: 24" X 36"





PROJECT _____

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

2024019A

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	CONCEPT & SUBMISSION	06/10/2025
2	POSUP SUBMISSION	08/05/2025
3	POSUP WITH SITE PLAN	09/16/2025

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CHECKED BY: MC

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



CONTENT TITLE

MATERIALS PLAN -
COURTYARDS +
LANDSCAPED ROOF

L301

Q:\50005 P005\MI ODP\DRAWING Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36 DWT
P\VALI_20040224\019ICAZ\DOCUMENTATION\ENTITLEMENTS\4018A-00UP\4018A_PLN_MATE_LVL3_00UP.DWG

ORIGINAL SHEET SIZE: 24" X 36"

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2024015A

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NO.	DESCRIPTION	DATE
1	CONCEPT & SUBMISSION	06/10/2025
2	POBUP SUBMISSION	08/09/2025
3	POBUP WITH SITE PLAN	08/16/2025

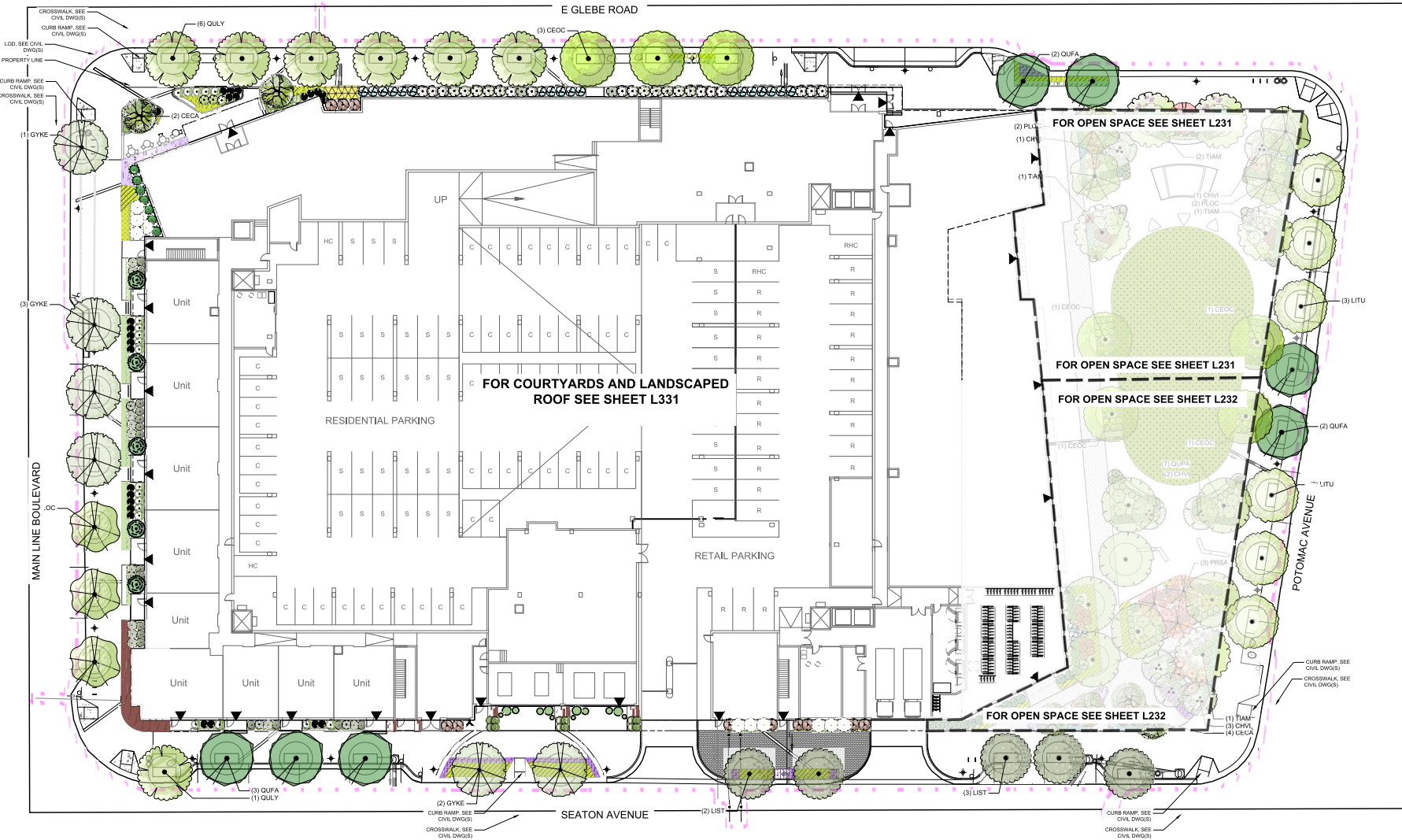
DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

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

PROJECT TITLE
PLANNING PLAN - SITE LEVEL

SHEET NUMBER

L131



PLANT SCHEDULE STREETSCAPE

SYMBOL CODE BOTANICAL / COMMON NAME

DECIDUOUS TREES

- CEOC CELTIS OCCIDENTALIS / COMMON HACKBERRY
- GYKE GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
- LIST LIQUIDAMBAR STYRACIFLUA / SWEET GUM
- LITU LIRIODENDRON TULIPIFERA / TULIP POPLAR

- PLOC PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
 - QUFA QUERCUS FALCATA / SOUTHERN RED OAK
 - QULY QUERCUS LYRATA 'QLRS10' / RESILIENCE OVECUP OAK
- EVERGREEN TREES**
- JUEA JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
- ORNAMENTAL TREES**
- CECA CERCIS CANADENSIS / EASTERN REDBUD

DECIDUOUS SHRUBS

- CEAM CEANOTHUS AMERICANUS / NEW JERSEY TEA
- FTBU FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST FOTHERGILLA
- HDLE HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA
- HYGE HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA
- ITVI ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEETSPICE HENRY'S GARNET

EVERGREEN SHRUB

- ABGR ABELIA X GRANDIFLORA / GLOSSY ABELIA
- BUBO BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD
- CODA COTONEASTER DAMMERI / BEARBERRY COTONEASTER
- ILYG ILEX X GLABRA 'SHAMROCK' / SHAMROCK INKBERRY

- PIJA PIERIS JAPONICA / JAPANESE PIERIS
 - TABA TAXUS BACCATA 'FASTIGIATA' / ENGLISH YEW
 - ZEPU ZENOBIA PULVERULENTA / HONEYCUP
- ORNAMENTAL GRASSES / SEDGES**
- CAPY CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE
 - DECA DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS
 - PASH PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
- PERENNIALS**
- ECWH ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER
 - NERA NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT
 - RUDI RUDBECKIA FULGIDA DEAMII / DEAMII'S CONEFLOWER

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE _____

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PLANT SCHEDULE OPEN SPACE

SYMBOL CODE BOTANICAL / COMMON NAME

DECIDUOUS TREES

	CEOC	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	PLOC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QUPA	QUERCUS PALUSTRIS / PIN OAK
	TIAM	TILIA AMERICANA / AMERICAN BASSWOOD

ORNAMENTAL TREES

	CECA	CERCIS CANADENSIS / EASTERN REDBUD
	CHVI	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
	PRSA	PRUNUS SARGENTII / SARGENT CHERRY

DECIDUOUS SHRUBS

	ADRN	ARONIA MELANOCARPA 'UCCONAM185' / BLACK CHOKEBERRY LOW SCAPE MOUND
	CLAL	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / SUMMERSWEET
	COSE	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD
	DEGR	DEUTZIA GRACILIS 'NIKKO' / NIKKO DEUTZIA
	HYMA	HYDRANGEA MACROPHYLLA 'HORTFIRE' / SEASIDE SERENADE® FIRE ISLAND HYDRANGEA
	HYQE	HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA
	ITVI	ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEETSPICE HENRY'S GARNET

EVERGREEN SHRUB

	BUBO	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD
	CODA	COTONEASTER DAMMERI / BEARBERRY COTONEASTER
	ILVO	ILEX VOMITORIA 'NANA' / DWARF YALPON HOLLY
	ILYG	ILEX X GLABRA 'SHAMROCK' / SHAMROCK INKBERRY
	SAHO	SARCOCOCCA HOOKERIANA HUMILIS / TRAILING SWEETBOX
	ZEPU	ZENOBIA PULVERULENTA / HONEYCUP

ORNAMENTAL GRASSES / SEDGES

	CAPY	CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE
	DECA	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS
	PASH	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS

PERENNIALS

	ECWH	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER
	NERA	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT
	RUDI	RUDEBECKIA FULGIDA DEAMII / DEAM'S CONEFLOWER

GROUND COVERS

	LAWN	
---	------	--



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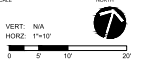
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CITY OF ALEXANDRIA, VA

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DRAWN BY: WT
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3	POSLUP WITH SITE PLAN	08/16/2025

VERT: N/A
HORIZ: 1"=10'



PLANTING PLAN - OPEN SPACE - NORTH

37

L231

PLANT SCHEDULE OPEN SPACE

SYMBOL CODE BOTANICAL / COMMON NAME

DECIDUOUS TREES

	CEOC	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	PLOC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QUPA	QUERCUS PALUSTRIS / PIN OAK
	TIAM	TILIA AMERICANA / AMERICAN BASSWOOD

ORNAMENTAL TREES

	CECA	CERCIS CANADENSIS / EASTERN REDBUD
	CHVI	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
	PRSA	PRUNUS SARGENTII / SARGENT CHERRY

DECIDUOUS SHRUBS

	ADMN	ARONIA MELANOCARPA 'UCONNAMI65' / BLACK CHOKEBERRY LOW SCAPE MOUND
	CLAL	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / SUMMERSWEET
	COSE	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD
	DEGR	DEUTZIA GRACILIS 'NIKKO' / NIKKO DEUTZIA
	HYMA	HYDRANGEA MACROPHYLLA 'HOTTIRE' / SEASIDE SERENADE® FIRE ISLAND HYDRANGEA
	HYGE	HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA
	ITVI	ITEA VIRGINICA HENRY'S GARNET / VIRGINIA SWEETSPICE HENRY'S GARNET

EVERGREEN SHRUB

	BUBO	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD
	CODA	COTONEASTER DAMMERI / BEARBERRY COTONEASTER
	ILVO	ILEX VOMITORIA 'NANA' / DWARF YALPON HOLLY
	SAHO	SARCOCOCCA HOOKERIANA HUMILIS / TRAILING SWEETBOX
	ZEPU	ZENOBIA PULVERULENTA / HONEYCUP

ORNAMENTAL GRASSES / SEDGES

	DECA	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS
	PASH	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS

PERENNIALS

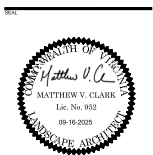
	ECWH	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER
	RUDI	RUDBECKIA FULGIDA DEAMII / DEAM'S CONEFLOWER

GROUND COVERS

	LAWN	
--	------	--



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CITY OF ALEXANDRIA, VA

2024015A

REVISION / ISSUANCE

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

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

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

PLANTING PLAN - OPEN SPACE - SOUTH

SHEET NUMBER

L232

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



PLANT SCHEDULE COURTYARDS + LANDSCAPED ROOF

SYMBOL CODE BOTANICAL / COMMON NAME

DECIDUOUS SHRUBS

CEAM	CEANOTHUS AMERICANUS / NEW JERSEY TEA
CLAL	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / SUMMERSWEET
HYMA	HYDRANGEA MACROPHYLLA 'HORTIFIRE' / SEASIDE SERENADE® FIRE ISLAND HYDRANGEA
RHAT	RHODODENDRON ATLANTICUM / COAST AZALEA

EVERGREEN SHRUB

CEPR	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA' / PROSTRATE PLUM YEW
CODA	COTONEASTER DAMMERI / BEARBERRY COTONEASTER
DIST	DISTYLUM X 'PIDIST-IT' TM / BLUE CASCADE DISTYLUM
ILGL	ILEX GLABRA / INKBERY HOLLY
ILPA	ILLICUM PARVIFLORUM / ANISE TREE
LEAX	LEUCOTHOE AXILLARIS / COASTAL LEUCOTHOE

ORNAMENTAL GRASSES / SEDGES

CAPY	CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE
DECA	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS
PASH	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS

PERENNIALS

ECWH	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER
RUDI	RUDECKIA FULGIDA DEAMII / DEAM'S CONEFLOWER

GROUND COVERS

	LANDSCAPED ROOF
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**NOT FOR
CONSTRUCTION**

LANDBAY G - B/E

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

2024015A

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DESIGNED BY: MC
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VERT: N/A
HORIZ: 1"=20'

PLANTING PLAN -
COURTYARDS +
LANDSCAPED ROOF

SHEET NUMBER

L331

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

PLANT SCHEDULE STREETSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.
DECIDUOUS TREES						
	CEOC	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2'-3"	12' - 14'
	GYKE	6	GYNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2'-3"	12' - 14'
	LIST	5	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2'-3"	12' - 14'
	LITU	6	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	2'-3"	12' - 14'
	PLOC	3	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2'-3"	12' - 14'
	QUFA	7	QUERCUS FALCATA / SOUTHERN RED OAK	B & B	2'-3"	12' - 14'
	QULY	7	QUERCUS LYRATA / SOUTHERN RED OAK	B & B	2'-3"	12' - 14'
EVERGREEN TREES						
	JUEA	5	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	1.5' - 1.75'	6' - 10'
ORNAMENTAL TREES						
	CECA	2	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5' - 1.75'	6' - 10'
SYMBOL CODE QTY BOTANICAL / COMMON NAME SIZE HEIGHT SPREAD						
DECIDUOUS SHRUBS						
	CEAM	3	CEANOTHUS AMERICANUS / NEW JERSEY TEA	CONTAINER	18" - 24"	
	FTBU	27	FOTHERGILLA GARDENII / BLUE MIST / BLUE MIST FOTHERGILLA	CONTAINER	18" - 24"	
	HOLE	15	HYDRANGEA PANICULATA / LITTLE LIME / LITTLE LIME PANICLE HYDRANGEA	B & B OR CONTAINER	24" - 30"	
	HYQE	10	HYDRANGEA QUERCIFOLIA / PEE WEE / OAKLEAF HYDRANGEA	B & B OR CONTAINER	30" - 36"	
	ITVI	10	ITEA VIRGINICA / HENRY'S GARNET / VIRGINIA SWEETSPICE HENRY'S GARNET	CONTAINER	30"	
EVERGREEN SHRUB						
	ABGR	15	ABELIA X GRANDIFLORA / GLOSSY ABELIA	CONTAINER	18" - 24"	
	BUBO	28	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD	CONTAINER	18" - 24"	
	CODA	12	COTONEASTER DAMMERI / BEARBERRY COTONEASTER	CONTAINER	10" - 12"	
	ILYG	16	ILEX X GLABRA / SHAMROCK / SHAMROCK INKBERRY	#3	18" - 24"	
	PIJA	11	PIERIS JAPONICA / JAPANESE PIERIS	CONTAINER	24" - 36"	24" - 36"
	TABA	7	TAXUS BACCATA / FASTIGIATA / ENGLISH YEW	CONTAINER	24" - 36"	
	ZEPU	18	ZENOBIA PULCHRA / HONEYCUP	CONTAINER	15" - 18"	18" - 24"
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT HEIGHT SPREAD SPACING						
ORNAMENTAL GRASSES / SEDGES						
	CAPY	495	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	#1	8" - 12"	14" o.c.
	DECA	218	DESCHAMPSIA CESBITOSA / NORTHERN LIGHTS / NORTHERN LIGHTS TUFTED HAIR GRASS	#1		24" o.c.
	PASH	109	PANICUM VIRGATUM / SHENANDOAH / SHENANDOAH SWITCH GRASS	#1		18" o.c.
PERENNIALS						
	ECWH	60	ECHINACEA PURPUREA / WHITE SWAN / WHITE SWAN CONEFLOWER	#1		18" o.c.
	NERA	65	NEPETA RACEMOSA / WALKER'S LOW / WALKER'S LOW CATMINT	#1		24" o.c.
	RUDI	39	RUDECKIA FULGIDA / DEAMII / DEAM'S CONEFLOWER	#1		18" o.c.

PLANT SCHEDULE COURTYARDS + LANDSCAPED ROOF

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
DECIDUOUS SHRUBS						
	CEAM	24	CEANOTHUS AMERICANUS / NEW JERSEY TEA	CONTAINER	18" - 24"	
	CLAL	21	CLETHRA ALNIFOLIA / HUMMINGBIRD / SUMMERSWEET	CONTAINER	18" - 24"	
	HYMA	21	HYDRANGEA MACROPHYLLA / HORTFIRE / SEASIDE SERENADE / FIRE ISLAND HYDRANGEA	CONTAINER	18" - 24"	18" - 24"
	RHAT	27	RHODODENDRON ATLANTICUM / COAST AZALEA	CONTAINER	18" - 24"	
EVERGREEN SHRUB						
	CEPR	50	CEPHALOTAXUS HARRINGTONIA / PROSTRATE PLUM YEW	CONTAINER	12" - 24"	
	CODA	27	COTONEASTER DAMMERI / BEARBERRY COTONEASTER	CONTAINER	10" - 12"	
	DIST	16	DISTYLIUM X PIDIST-4 TM / BLUE CASCADE DISTYLIUM	CONTAINER	24" - 30"	
	ILGL	41	ILEX GLABRA / INKBERRY HOLLY	CONTAINER	21" - 24"	24" - 36"
	ILPA	8	ILICUM PARVIFLORUM / ANISE TREE	B & B OR CONTAINER	36" - 48"	30" - 36"
	LEAX	35	LEUCOTHOE AXILLARIS / COASTAL LEUCOTHOE	#5	18" - 30"	

PLANT SCHEDULE OPEN SPACE

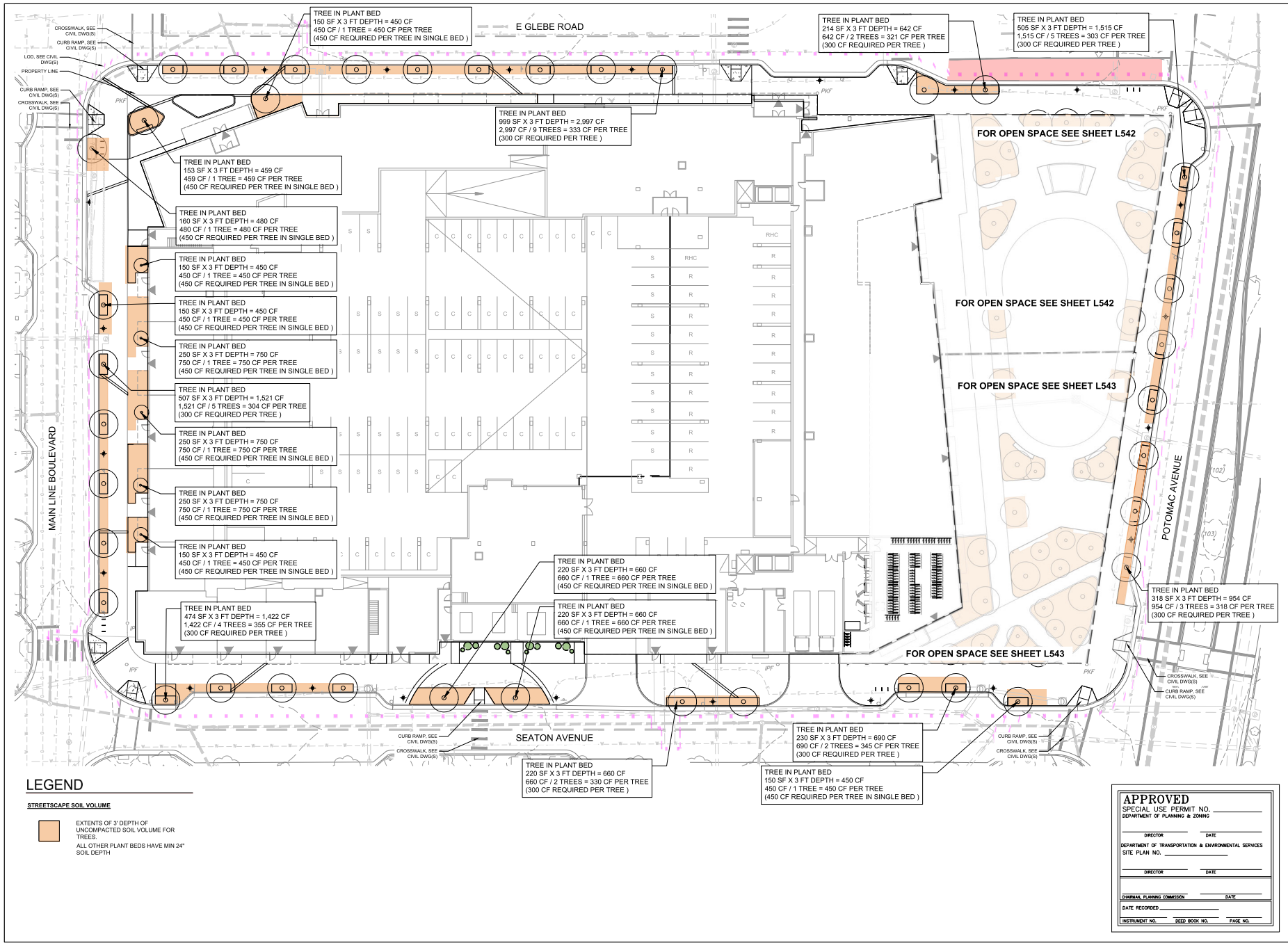
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.
DECIDUOUS TREES						
	CEOC	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2'-3"	12' - 14'
	PLOC	4	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2'-3"	12' - 14'
	QUPA	7	QUERCUS PALUSTRIS / PIN OAK	B & B	2'-3"	14' - 16'
	TIAM	5	TILIA AMERICANA / AMERICAN BASSWOOD	B & B	2'-3"	12' - 14'
ORNAMENTAL TREES						
	CECA	4	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5' - 1.75'	6' - 10'
	CHVI	7	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	1.5' - 1.75'	6' - 10'
	PRSA	4	PRUNUS SARGENTII / SARGENT CHERRY	B & B	1.5' - 1.75'	6' - 10'
SYMBOL CODE QTY BOTANICAL / COMMON NAME SIZE HEIGHT SPREAD						
DECIDUOUS SHRUBS						
	ACMN	70	ARONIA MELANOCARPA / UCONNAM168 / BLACK CHOKEBERRY LOW SCAPE MOUND	CONTAINER	30" - 36"	
	CLAL	43	CLETHRA ALNIFOLIA / HUMMINGBIRD / SUMMERSWEET	CONTAINER	18" - 24"	
	COSE	18	CORNUS SERICEA / CARDINAL / CARDINAL RED TWIG DOGWOOD	CONTAINER	24" - 36"	
	DEGR	8	DEUTZIA GRACILIS / NIKKO / NIKKO DEUTZIA	CONTAINER	12" - 18"	
	HYMA	10	HYDRANGEA MACROPHYLLA / HORTFIRE / SEASIDE SERENADE / FIRE ISLAND HYDRANGEA	CONTAINER	18" - 24"	18" - 24"
	HYQE	19	HYDRANGEA QUERCIFOLIA / PEE WEE / OAKLEAF HYDRANGEA	B & B OR CONTAINER	30" - 36"	
	ITVI	14	ITEA VIRGINICA / HENRY'S GARNET / VIRGINIA SWEETSPICE HENRY'S GARNET	CONTAINER	30"	
EVERGREEN SHRUB						
	BUBO	16	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD	CONTAINER	18" - 24"	
	CODA	31	COTONEASTER DAMMERI / BEARBERRY COTONEASTER	CONTAINER	10" - 12"	
	ILVO	59	ILEX VOMITORIA / NANA / DWARF YAUPOH HOLLY	CONTAINER	18" - 24"	21" - 24"
	ILYG	9	ILEX X GLABRA / SHAMROCK / SHAMROCK INKBERRY	#3	18" - 24"	
	SAHO	60	SARCOCCOCCA HOOKERIANA / HUMULUS / TRAILING SWEETBOX	#3	18" - 24"	
	ZEPU	5	ZENOBIA PULCHRA / HONEYCUP	CONTAINER	15" - 18"	18" - 24"
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT HEIGHT SPREAD SPACING						
ORNAMENTAL GRASSES / SEDGES						
	CAPY	41	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	#1	8" - 12"	14" o.c.
	DECA	97	DESCHAMPSIA CESBITOSA / NORTHERN LIGHTS / NORTHERN LIGHTS TUFTED HAIR GRASS	#1		24" o.c.
	PASH	64	PANICUM VIRGATUM / SHENANDOAH / SHENANDOAH SWITCH GRASS	#1		18" o.c.
PERENNIALS						
	ECWH	235	ECHINACEA PURPUREA / WHITE SWAN / WHITE SWAN CONEFLOWER	#1		18" o.c.
	NERA	47	NEPETA RACEMOSA / WALKER'S LOW / WALKER'S LOW CATMINT	#1		24" o.c.
	RUDI	97	RUDECKIA FULGIDA / DEAMII / DEAM'S CONEFLOWER	#1		18" o.c.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT
ORNAMENTAL GRASSES / SEDGES					
	CAPY	630	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	#1	8"
	DECA	111	DESCHAMPSIA CESBITOSA / NORTHERN LIGHTS / NORTHERN LIGHTS TUFTED HAIR GRASS	#1	
	PASH	315	PANICUM VIRGATUM / SHENANDOAH / SHENANDOAH SWITCH GRASS	#1	
PERENNIALS					
	ECWH	237	ECHINACEA PURPUREA / WHITE SWAY / WHITE SWAN CONEFLOWER	#1	
	RUDI	106	RUDBECKIA FULGIDA DEAMI / DEAM'S CONEFLOWER	#1	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT
ORNAMENTAL GRASSES / SEDGES					
	CAPY	630	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	#1	8"
	DECA	111	DESCHAMPSIA CESBITOSA / NORTHERN LIGHTS / NORTHERN LIGHTS TUFTED HAIR GRASS	#1	
	PASH	315	PANICUM VIRGATUM / SHENANDOAH / SHENANDOAH SWITCH GRASS	#1	
PERENNIALS					
	ECWH	237	ECHINACEA PURPUREA / WHITE SWAN / WHITE SWAN CONEFLOWER	#1	
	RUDI	106	RUDBECKIA FULGIDA / DEAMI / DEAM'S CONEFLOWER	#1	
NOTES:					
1. ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).					
2. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.					
3. TREES TO BE STAKED OUT PRIOR TO INSTALLATION AND LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND FINALIZED (TREES TO BE SPACED OUT EVENLY AVOIDING ANY UTILITIES SHOWN ON THE PLANS).					

PLANT TYPE	PLAN INFORMATION			BOTANIC/COMMON NAME		SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED				
URBAN TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CAULPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	CROC	3	CELTIS	OCCIDENTALIS		COMMON HACKBERRY	2'-3" CAL / 12'-14" H	ROW tree	N/A		3			
	GVE	6	GYMNOCLADUS	DIOICA		KENTUCKY COFFEE TREE	2'-3" CAL / 12'-14" H	ROW tree	N/A		3			
	LUST	5	LIQUIDAMBAR	STYRACIFLUA		SWEET GUM	2'-3" CAL / 12'-14" H	ROW tree	N/A		5			
	LUTU	6	LIRODENDRON	TULIPIFERA		TULIP POPLAR	2'-3" CAL / 12'-14" H	ROW tree	N/A		6			
	PLDC	3	PLATANUS	OCCIDENTALIS		AMERICAN SYCAMORE	2'-3" CAL / 12'-14" H	ROW tree	N/A		3			
	QUIFA	7	QUERCUS	FALCATA		SOUTHERN RED OAK	2'-3" CAL / 12'-14" H	ROW tree	N/A		7			
	QUILY	7	QUERCUS	LYRATA	'QUISLOT'	RESILIENCE OVECLUP OAK	2'-3" CAL / 12'-14" H	ROW tree	N/A		7			
	TOTALS	37									37	0	37	
									URBAN TREE CCA:	0		100.0%	0.0%	100.0%
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CAULPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	CEOC	4	CELTIS	OCCIDENTALIS		COMMON HACKBERRY	2'-3" CAL / 12'-14" H	8.8%	1250	5,000	4			
	PLDC	4	PLATANUS	OCCIDENTALIS		AMERICAN SYCAMORE	2'-3" CAL / 12'-14" H	8.8%	1250	5,000	4			
	QUIPA	7	QUERCUS	PALUSTRIS		PIN OAK	2'-3" CAL / 12'-14" H	8.8%	1250	8,750	7			
	TIAM	5	TIILIA	AMERICANA		AMERICAN BASSWOOD	2'-3" CAL / 12'-14" H	8.8%	1250	6,250	5			
	JUEA	5	JUNIPERUS	VIRGINIANA		EASTER RED CEDAR	1.5'-1.75' CAL / 6'-10' H	8.8%	250	1,250	5			
	CECA	6	CERCIS	CANADENSIS		EASTERN REDBUD	1.5'-1.75' CAL / 6'-10' H	8.8%	500	3,000	6			
	CHVI	7	CHIONANTHUS	VIRGINICUS		WHITE FRINGE TREE	1.5'-1.75' CAL / 6'-10' H	8.8%	500	3,500	7			
	PRISA	4	PRUNUS	SARGENTII		SARGENT CHERRY	1.5'-1.75' CAL / 6'-10' H	8.8%	500	2,000	N/A	N/A		
	TOTALS	42									38	0	38	
								STANDARD TREE CCA:	34,750		90.5%	0.0%	90.5%	
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	
	ABUR	15	ABUTILA	X GRANDIFLORA		GLOSSY ABELIA	18" - 24"	10	150	n/a	n/a	n/a		
	BUXO	44	BUXUS	MICROPHYLLA		LITTLELEAF BOXWOOD	18" - 24"	2	88	n/a	n/a	n/a		
	CEPR	50	CEPHALOTAXUS	HARRINGTONIA	PROSTRATA	PROSTRATE PUNY YEW	12" - 24"	25	1,250	n/a	n/a	n/a		
	COTD	70	COTONEASTER	DAMMERI		BEARBERRY COTONEASTER	10" - 12"	10	700	n/a	n/a	n/a		
	DIST	16	DISTYLUM	X PHIDIST-II-TM		BLUE CASCADE DISTYLUM	24" - 30"	0	0	n/a	n/a	n/a		
	ILGL	41	ILEX	GLABRA		INKBERRY HOLLY	21" - 24"	25	1,025	n/a	n/a	n/a		
	ILVO	59	ILEX	VOMITORIA	'NANA'	DWARF YALPOM HOLLY	18" - 24"	25	1,475	59				
	ILVG	25	ILEX	X GLABRA	'SHAMROCK'	SHAMROCK INKBERRY	18" - 24"	25	625	25				
	ILPA	8	ILICUM	PANIFOLIUM		ANISE TREE	36" - 48"	10	80	n/a	8			
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	
	LEAX	35	LEUCOTHOE	AXILLARIS		COASTAL LEUCOTHOE	18" - 30"	25	875	35				
	PIJA	11	PIERIS	JAPONICA		JAPANESE PIERIS	24" - 36"	25	275	n/a	n/a	n/a		
	SAHO	60	SARCOCOCCA	HOKERIANA	'HUMBUS'	TRAILING SWEETBOX	18" - 24"	10	600	n/a	n/a	n/a		
	TABA	7	TAXUS	BACATA	'YASTIGATA'	ENGLISH YEW	24" - 36"	25	175	n/a	n/a	n/a		
	ZIFU	23	ZENOBIA	PULVERULENTA		HONEYCUP	15" - 18"	25	575	n/a	23			
	TOTALS	464									160	31	191	
									EVERGREEN SHRUB CCA (NOT COUNTED TOWARDS OVERALL CANOPY COVERAGE):	7,893		34.5%	6.7%	41.2%
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	
	ACIN	70	ACONITA	MELANOCARPA	UCONNAMI85	BLACK CHOCERRY LOW SCAPE MOUND	30" - 36"	10	700	70				
	CEAM	27	CEANOTHUS	AMERICANUS		NEW JERSEY TEA	18" - 24"	10	270	27				
	CLAL	64	CLETHRA	ALNIFOLIA	'HUMMINGBIRD'	SUMMERSWEET	18" - 24"	10	640	64				
	CODL	18	CORNUS	SERICEA	'CARDINAL'	CARDINAL RED TWIG DOGWOOD	24" - 36"	25	450	18				
	DEGR	8	DEUTZIA	GRACILIS	'NIKKO'	NIKKO DEUTZIA	12" - 18"	10	80	n/a	n/a	27		
	FTBU	27	FOTHERGILLIA	GARDENII	'BLUE MIST'	BLUE MIST FOTHERGILLIA	18" - 24"	2	54	n/a	n/a	n/a		
	HVMA	31	HYDRANGEA	MACROPHYLLA	'NORTFIRE'	SEASIDE SERENADE FIRE ISLAND HYDRAN	18" - 24"	10	310	n/a	n/a	n/a		
	HOLE	15	HYDRANGEA	PANICULATA	'LITTLE LIME'	LITTLE LIME PANICLE HYDRANGEA	24" - 30"	25	375	n/a	n/a	n/a		
	HYQE	29	HYDRANGEA	QUERCIFOLIA	'PEE WEE'	OAKLEAF HYDRANGEA	30" - 36"	25	725	n/a	29			
GROUND COVERS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	ITVI	24	ITEA	VIRGINICA	'HENRY'S GARNET'	VIRGINIA SWEETSPICE HENRY'S GARNET	30"	10	240		24			
	RHAT	27	RHODODENDRON	ATLANTICUM		COAST AZALEA	18" - 24"	10	270		27			
	TOTALS	340									230	56	286	
									DECIDUOUS SHRUB CCA (NOT COUNTED TOWARDS OVERALL CANOPY COVERAGE):	4,114		67.6%	16.5%	84.1%
									TOTAL PROPOSED CCA (SF) [STANDARD TREES ONLY]:	34,750				
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	ECVH	532	ECHEINACEA	PURPUREA		WHITE SWAN	WHITE SWAN CONEFLOWER	#1			532			
	NERA	112	NEPETA	RACEMOSA		WALKER'S LOW	WALKER'S LOW CATMINT	#1			n/a	n/a		
	RUDI	242	RUEBICARIA	FULGIDA		'DEANII'	DEAN'S CONEFLOWER	#1			n/a	n/a		
	CAPY	1166	CAREX	PENNSYLVANICA			PENNSYLVANIA SEDGE	#1			2162			
	DECA	426	DESCHAMPSIA	CESTROTA		'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS	#1			n/a	426		
	PASH	548	PANICUM	VIRGATUM		'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1			548			
	TOTALS	3026									2488	426	2914	
											82.2%	14.1%	96.3%	
VINES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	

BIO-DIVERSITY TABULATIONS									
TREES (URBAN AND STANDARD)									
TOTAL NUMBER OF TREES PROPOSED: 79									
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED		
CELTIS	7	8.9%	33%	DIOICA	7	8.9%	10%		
GYMNOCLADUS	6	7.6%	33%	DIOICA	6	7.6%	10%		
LIQUIDAMBAR	5	6.3%	33%	STYRACIFLUA	5	6.3%	10%		
LIRODENDRON	6	7.6%	33%	TULIPIFERA	6	7.6%	10%		
PLATANUS	7	8.9%	33%	OCCIDENTALIS	7	8.9%	10%		
QUERCUS	21	26.6%	33%	FALCATA	7	8.9%	10%		
				LYRATA	7	8.9%	10%		
				PALUSTRIS	7	8.9%	10%		
TIILIA	5	6.3%	33%	AMERICANA	5	6.3%	10%		
JUNIPERUS	5	6.3%	33%	VIRGINIANA	5	6.3%	10%		
CERCIS	6	7.6%	33%	CANADENSIS	6	7.6%	10%		
CHIONANTHUS	7	8.9%	33%	VIRGINICUS	7	8.9%	10%		
PRUNUS	4	5.1%	33%	SARGENTII	4	5.1%	10%		
SHRUBS									
TOTAL NUMBER OF SHRUBS PROPOSED: 804									
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED		
EVERGREEN SHRUBS									
ABELIA	15	1.9%	33%	X GRANDIFLORA	15	1.9%	10%		
BUXUS	44	5.5%	33%	MICROPHYLLA	44	5.5%	10%		
CEPHALOTAXUS	50	6.2%	33%	HARRINGTONIA	50	6.2%	10%		
COTONEASTER	70	8.7%	33%	DAMMERI	70	8.7%	10%		
DISTYLUM	16	2.0%	33%	X PHIDIST-II-TM	16	2.0%	10%		
ILEX	125	15.5%	33%	GLABRA	41	8.2%	10%		
				GLABRA SHAMROCK	25		10%		
				VOMITORIA	59	7.3%	10%		
ILICUM	8	1.0%	33%	PANIFOLIUM	8	1.0%	10%		
LEUCOTHOE	35	4.4%	33%	AXILLARIS	35	4.4%	10%		
PIERIS	11	1.4%	33%	JAPONICA	11	1.4%	10%		
SARCOCOCCA	60	7.5%	33%	HOKERIANA	60	7.5%	10%		
TAXUS	7	0.9%	33%	BACATA	7	0.9%	10%		
ZENOBIA	23	2.9%	33%	PULVERULENTA	23	2.9%	10%		
DECIDUOUS SHRUBS									
ARONIA	70	8.7%	33%	MELANOCARPA	70	8.7%	10%		
CEANOTHUS	27	3.4%	33%	AMERICANUS	27	3.4%	10%		
CLETHRA	64	8.0%	33%	ALNIFOLIA	64	8.0%	10%		
CORNUS	18	2.2%	33%	SERICEA	18	2.2%	10%		
DEUTZIA	8	1.0%	33%	GRACILIS	8	1.0%	10%		
FOTHERGILLIA	27	3.4%	33%	GARDENII	27	3.4%	10%		
HYDRANGEA	75	9.3%	33%	MACROPHYLLA	31	3.9%	10%		
				PANICULATA	15	1.9%	10%		
				QUERCIFOLIA	29	3.6%	10%		
ITEA	24	3.0%	33%	VIRGINICA	24	3.0%	10%		
RHODODENDRON	27	3.4%	33%	ATLANTICUM	27	3.4%	10%		

NATIVE PLANT TABULATIONS					
		BEGINNING JANUARY 2, 2024			
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED	PROVIDED	
			%	QTY.	%
Urban Trees	37	Regional/Local	20%	37	100.0%
		Total Native	50%	37	100.0%
Standard Trees	42	Regional/Local	40%	38	90.5%
		Total Native	80%	38	90.5%
Evergreen Shrubs	464	Regional/Local	10%	160	34.5%
		Total Native	40%	191	41.2%
Deciduous Shrubs	940	Regional/Local	20%	230	24.5%
		Total Native	80%	286	30.4%
Groundcovers		Regional/Local	10%		
		Total Native	20%		
Perennials, Ferns, Ornamental Grasses	3026	Regional/Local	22% (perennials) 30% (Ferns & grasses)	2488	82.2%
		Total Native	62% (perennials) 80% (Ferns & grasses)	2914	96.3%
Vines		Total Native	100%		
TOTALS					
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL	TOTAL SUM OF NATIVE PLANTS		
8909		2953	3466		
		75.5%	88.7%		



NOT FOR CONSTRUCTION

LANDBAY G - B/E

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

2024015A

REVISION / ISSUANCE

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

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

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

DATE RECORDED: _____

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

ORIGINAL SHEET SIZE: 24" X 36"

OPEN SPACE SOIL VOLUME

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



SEAL



SYNOPSIS

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

LANDSCAPE PHOTOGRAPH 2024019A

[illegible]

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

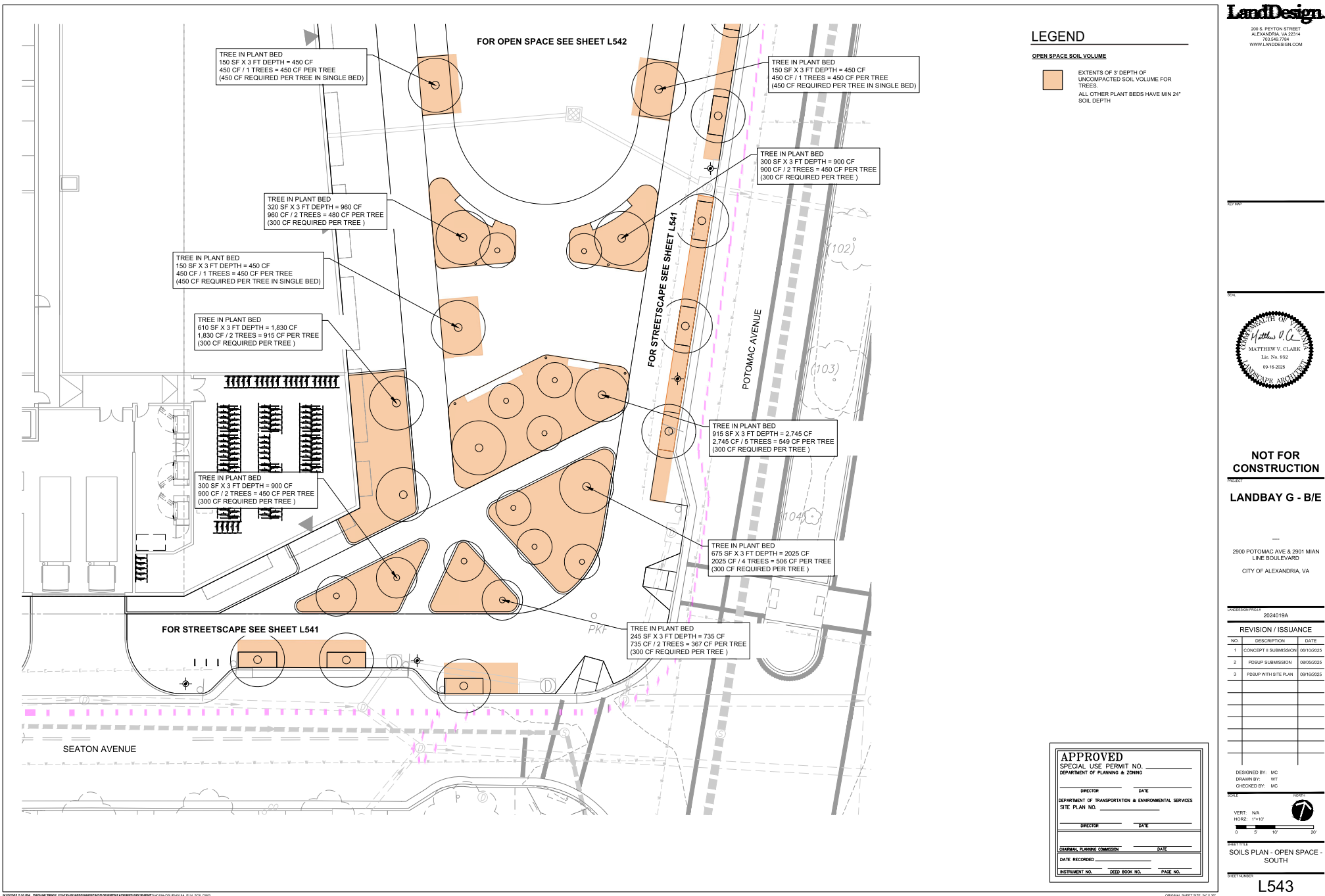
VERT: N/A
HORZ: 1"=10'



SOILS PLAN - OPEN SPACE -
NORTH

2248 BT 00154

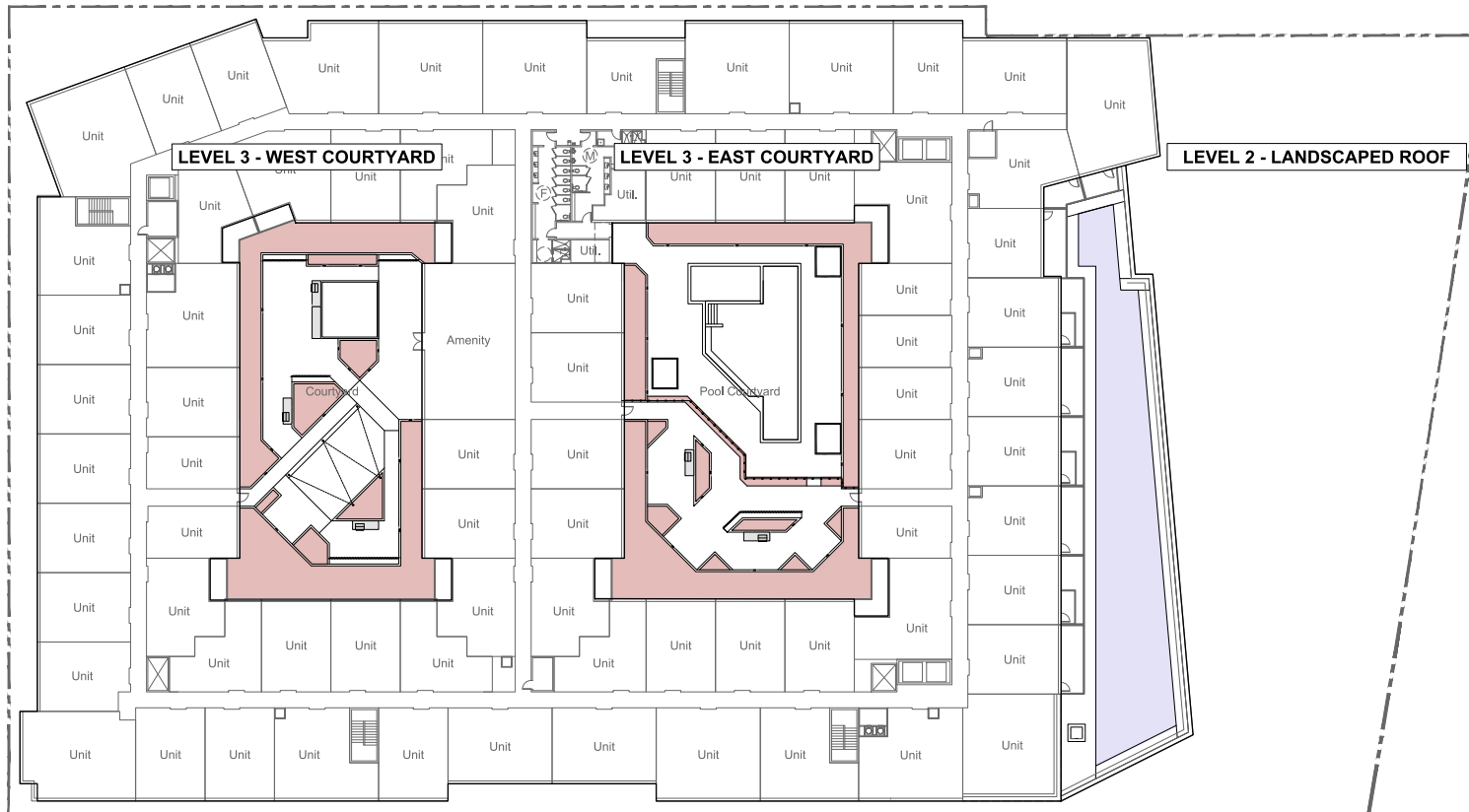
L542



LEGEND

COURTYARDS AND GREEN ROOF SOIL VOLUME

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



NOTED

REVIS



**NOT FOR
CONSTRUCTION**

LANDBAY G - B/E

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

2024019A

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

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

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

SHEET TITLE
**SOILS PLAN - COURTYARDS
+ LANDSCAPED ROOF**

SHEET NUMBER

L544

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

COMMISION, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



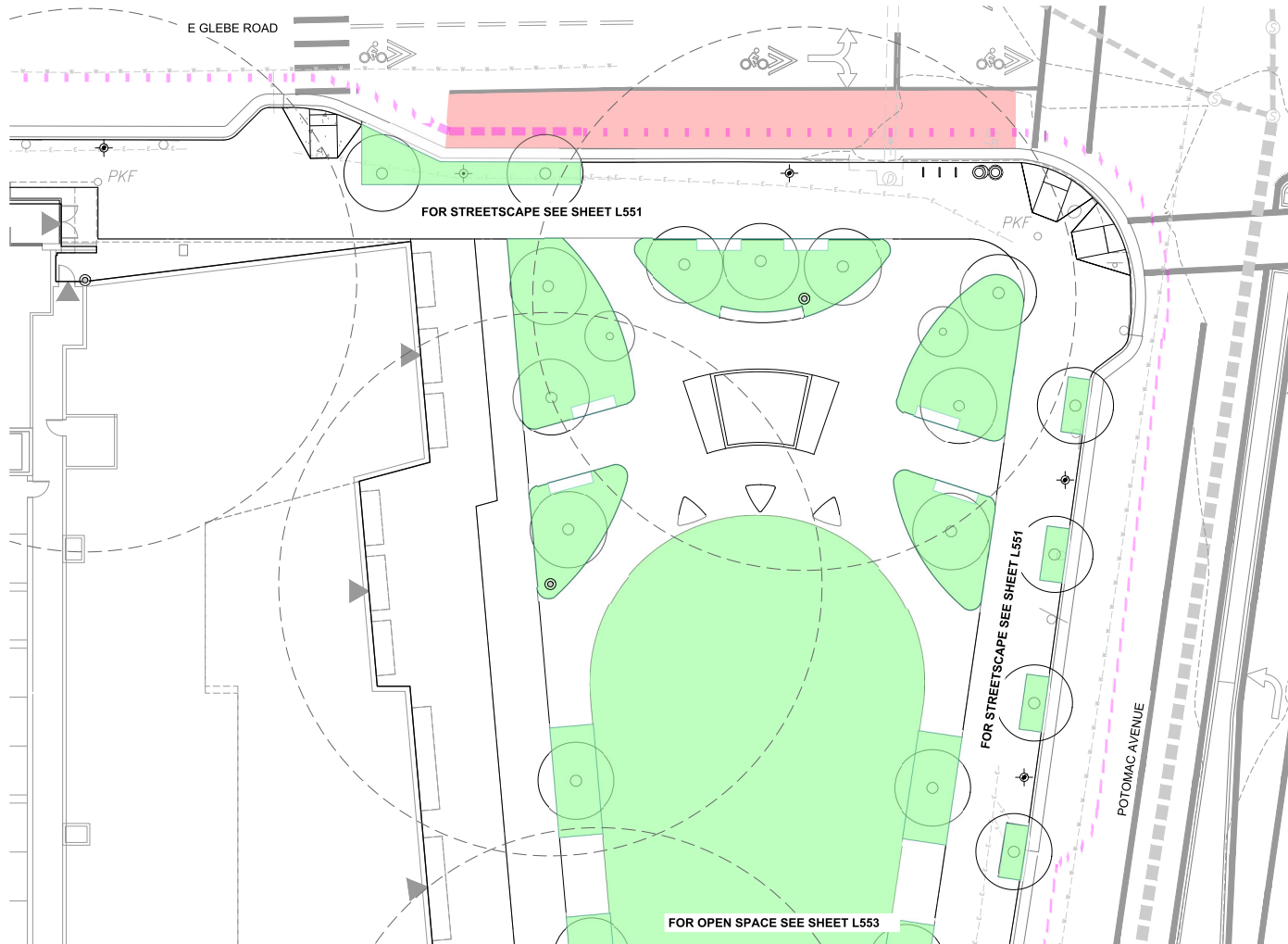
L551

LEGEND

SYMBOL	DESCRIPTION
⊙	HOSE BIB
---	100' SPRAY HEAD MAINTENANCE HOSE RADIUS

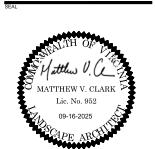
LIMITS OF IRRIGATION

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



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

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

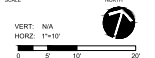
LANDBAY G - B/E

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

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

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

VERT: N/A
HORIZ: 1"=10'



IRRIGATION PLAN - OPEN SPACE - NORTH

ORIGINAL SHEET SIZE: 24" X 36"

L552



<u>SYMBOL</u>	<u>DESCRIPTION</u>
---------------	--------------------

 HOSE BIB
 100' SPRAY HEAD MAINTENANCE HOSE RADIUS

LIMITS OF IRRIGATION

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



**NOT FOR
CONSTRUCTION**

LANDBAY G - B/E

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

2024019A

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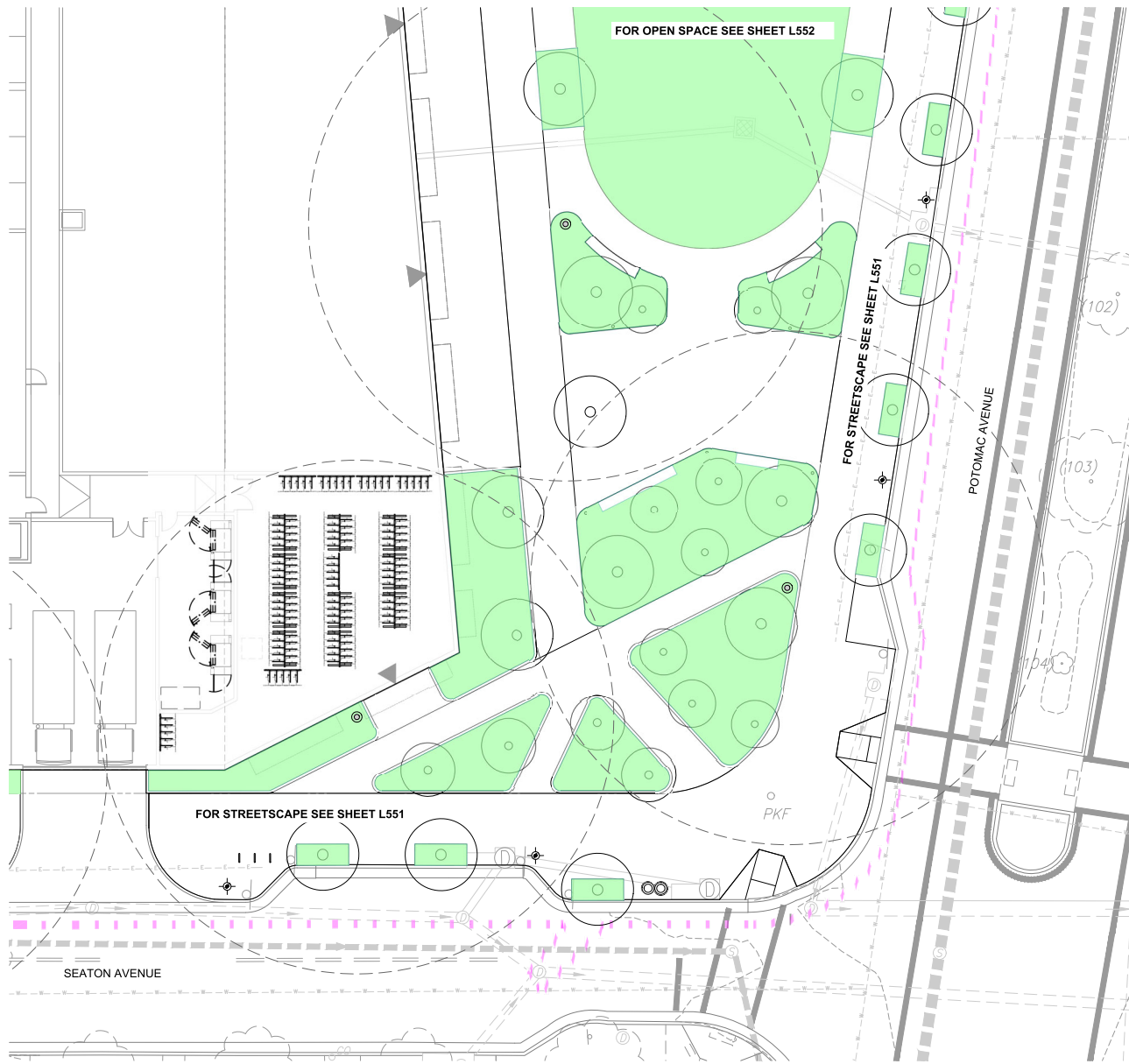
DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

VERT: N/A
 HORZ: 1"=10'

IRRIGATION PLAN - OPEN
SPACE - SOUTH

4450

L553



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. _____

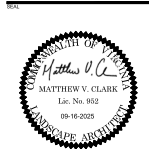
<u>SYMBOL</u>	<u>DESCRIPTION</u>
---------------	--------------------

© HOSE BIB
 — — 100' SPRAY HEAD MAINTENANCE HOSE RADIUS

LIMITS OF IRRIGATION

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

 LIMITS OF AREA WITH DRIP IRRIGATION



**NOT FOR
CONSTRUCTION**

LANDBAY G - B/E

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

LANDSCAPE PROJECT 2024019A

[illegible]

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

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



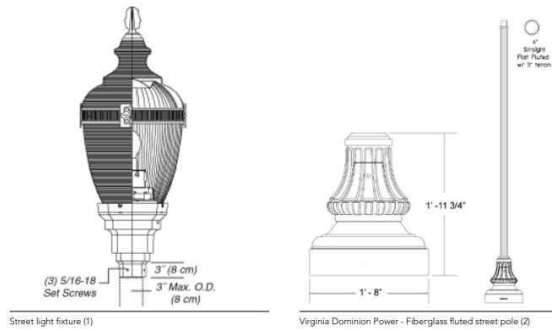
IRRIGATION PLAN - COURTYARDS + LANDSCAPED ROOF

SECRET NUMBER

L554



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



STREET LIGHT

SHOWN FOR INFORMATIONAL PURPOSES ONLY

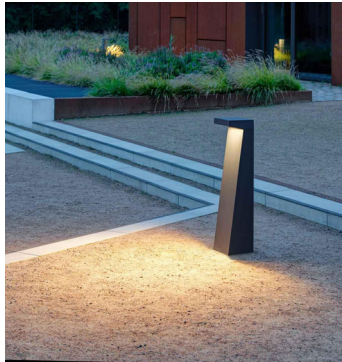
NOTES:

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

1 STREET LIGHT - CITY STANDARD (L-101)

L601 PICTORIAL

NTS



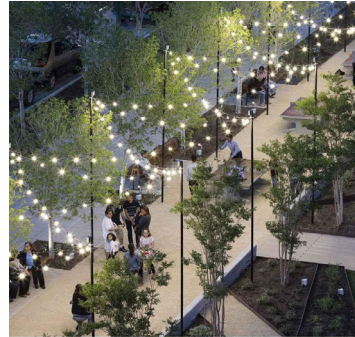
NOTES:

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

2 BOLLARD LIGHT (L-202)

L601 PICTORIAL

NTS



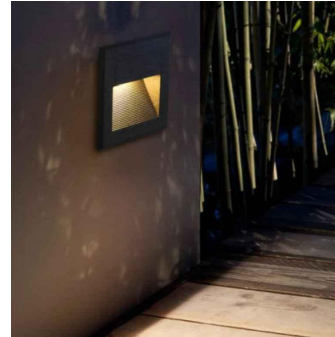
NOTES:

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

3 STRING LIGHT POLE (L-201)

L601 PICTORIAL

NTS



NOTES:

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

4 WALL LIGHT

L601 PICTORIAL

NTS

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

001100

001



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LANDBAY G - B/E

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

2024015A

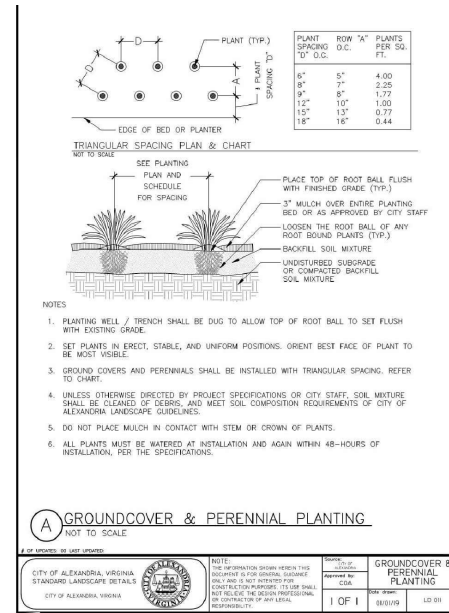
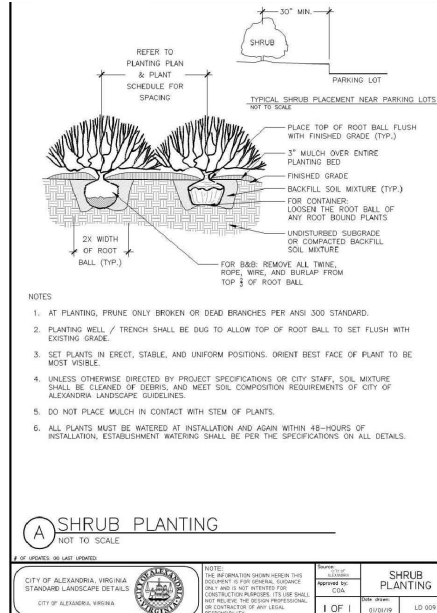
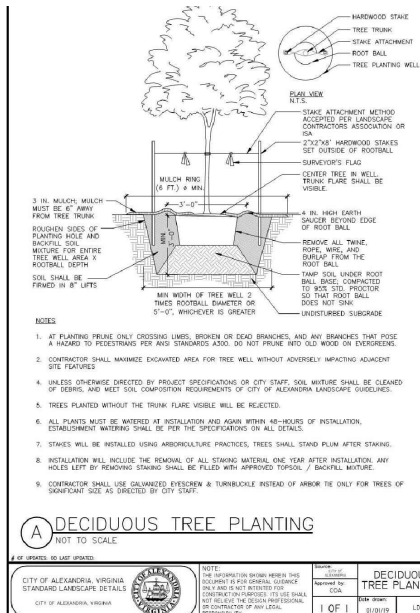
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	CONCEPT SUBMISSION	06/10/2025
2	POSLUP SUBMISSION	08/09/2025
3	POSLUP WITH SITE PLAN	08/16/2025

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

VERT: N/A
HORZ: AS NOTED

DETAILS - HARDSCAPE

L601



**NOT FOR
CONSTRUCTION**

LANDBAY G - B/E

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

LANCER SIGNATURE

[illegible]

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

VERT: N/A
HORZ:

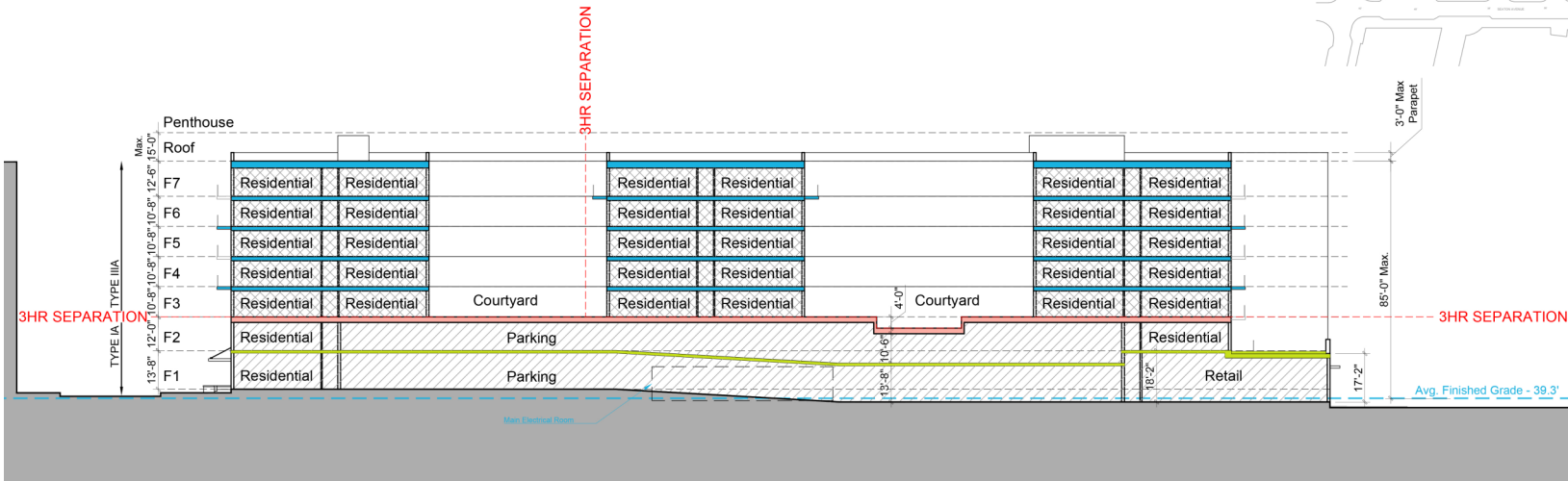
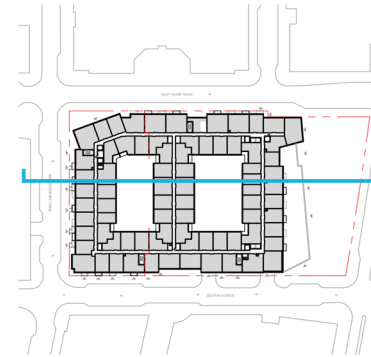
DETAILS - PLANTING

DETAILS - PLANTING

1504

1504

L701



TYPE IIIA

TYPE IA

ONE HOUR RATED ASSEMBLY

TWO HOUR RATED ASSEMBLY

THREE HOUR RATED ASSEMBLY

BUILDING CODE ANALYSIS																		
APPLICABLE CODES (CITY OF ALEXANDRIA, VA)																		
2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2021 ICC Family of codes with incorporated Virginia amendments)																		
BUILDING WEST									BUILDING EAST									
FLOOR	AREA (SF)	USE GROUP	TYPE OF CONSTRUCTION	ALLOWABLE No. OF STORIES	ALLOWABLE HEIGHT (FT)	ALLOWABLE AREA PER FLOOR (INCLUDING FRONTAGE INCREASE)	FIRE PROTECTION	ALLOWABLE TOTAL BUILDING AREA (SF)	3-HOUR FIRE WALL SEPARATION	FLOOR	AREA (SF)	USE GROUP	TYPE OF CONSTRUCTION	ALLOWABLE No. OF STORIES	ALLOWABLE HEIGHT (FT)	ALLOWABLE AREA PER FLOOR (INCLUDING FRONTAGE INCREASE)	FIRE PROTECTION	ALLOWABLE TOTAL BUILDING AREA (SF)
Level 7	23,674	R2	IIIA	5	85'	84,000	NFPA-13	252,000		Level 7	48,208	R2	IIIA	5	85'	90,000	NFPA-13	270,000
Level 6	24,535	R2	IIIA	5	85'	84,000	NFPA-13			Level 6	49,360	R2	IIIA	5	85'	90,000	NFPA-13	
Level 5	24,535	R2	IIIA	5	85'	84,000	NFPA-13			Level 5	49,360	R2	IIIA	5	85'	90,000	NFPA-13	
Level 4	24,535	R2	IIIA	5	85'	84,000	NFPA-13			Level 4	49,360	R2	IIIA	5	85'	90,000	NFPA-13	
Level 3	24,535	R2	IIIA	5	85'	84,000	NFPA-13			Level 3	49,447	*R2 / A3	IIIA	5	85'	90,000	NFPA-13	
TOTAL AREA	121,814							252,000		TOTAL AREA	245,735							
** 3-HOUR HORIZONTAL BUILDING SEPARATION																		
BUILDING LOWER																		
FLOOR	AREA (SF)	USE GROUP	TYPE OF CONSTRUCTION	ALLOWABLE No. OF STORIES	ALLOWABLE HEIGHT (FT)	ALLOWABLE AREA PER FLOOR	FIRE PROTECTION	ALLOWABLE TOTAL BUILDING AREA (SF)										
Level 2	94,259	R2 / S2	IA	UNLIMITED	UNLIMITED	UNLIMITED	NFPA-13	UNLIMITED										
Level 1	102,070	R2, S2, **** A2, A3, B, M	IA	UNLIMITED	UNLIMITED	UNLIMITED	NFPA-13											
TOTAL AREA	196,329							UNLIMITED										
* Unseparated Use: Total area of A3 Use Group < 10% of floor area, therefore A3 is an accessory to the R2 use.																		
** Horizontal building separation located above level 2 (Type IA Construction), below upper 5 stories of Type IIIA Construction.																		
*** Unseparated Use Groups, Type IA Construction, unlimited area.																		
**** Potential retail tenant Use Groups, final Use Groups to be determined at time of tenant fit out.																		

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

RECORDED _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

RECORDED _____ DATE _____

CIVIL ENGINEER

DATE _____

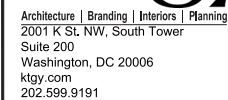
DATE RECORDED _____

RECORDED NO. _____ SHEET NO. _____

No.	Date	Description



License Stamp
Building Analysis



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

Principal: Ben Kasdan
Project Designer: Federico Soifer

Alexandria, VA

[illegible]

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor, through diligent knowledge of the building codes and methods of construction, should be made by the architect. Written instructions, such as perceived errors or omissions, shall be received from the architect prior to the client or clients subcontractor proceeding with the work. The client will be responsible for any defects in construction if these omissions are not followed.

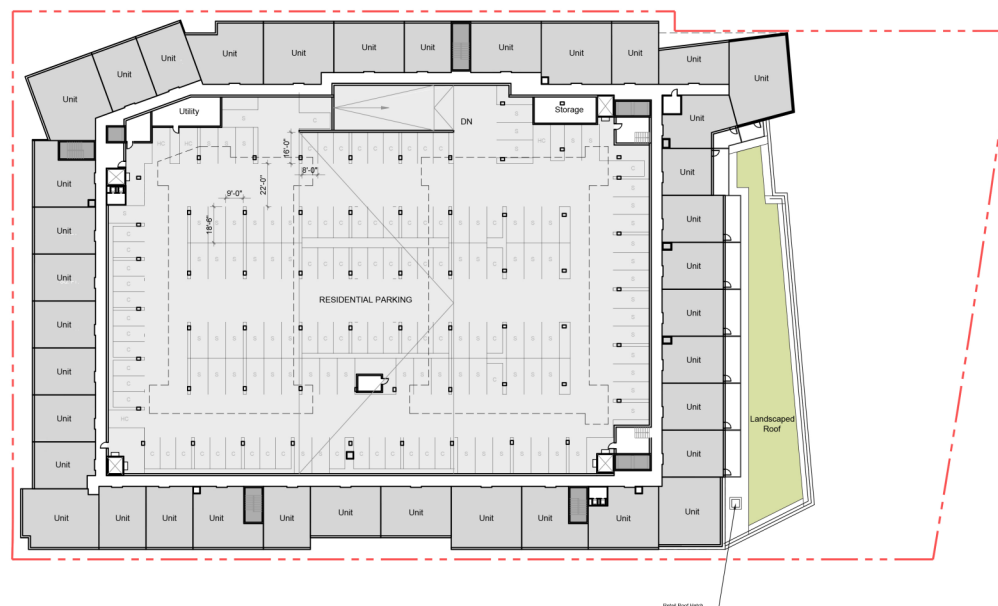


Floor 1



09/16/2025

A2.0



Land Bay G B+E

Alexandria, VA

No.	Date	Description

It is the client's responsibility prior to or during construction to verify the architect's or writer's of any personnel services or materials in the plans and specifications of which a contractor is responsible. The client shall verify the accuracy and completeness of the information provided by the architect or writer. The client shall be responsible for any errors or omissions in the plans and specifications and for any damages or losses resulting therefrom. The client shall be responsible for any errors or omissions in the plans and specifications and for any damages or losses resulting therefrom.

APPROVED	
SPECIFICATIONS	
DATE RECORDED	DATE
DATE RECORDED	DATE
DATE RECORDED	DATE
DATE RECORDED	DATE
DATE RECORDED	DATE
DATE RECORDED	DATE
DATE RECORDED	DATE



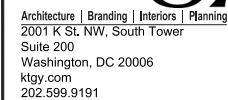
License Stamp

Floor 2

0 15 30 60

09/16/2025

A2.1



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

Principal: Ben Kasdan
Project Designer: Federico Soifer

Alexandria, VA

[illegible]

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



Floor 3

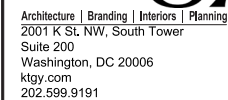


09/16/2025

A2.2



APPROVED			
SPECIAL AGENT IN CHARGE			
DEPARTMENT OF JUSTICE			
DIRECTOR		DATE	
SUPERVISOR		DEPARTMENTAL SERVICES	
SITE PLAN NO.			
DIRECTOR		DATE	
SUPERVISOR		DATE	
DATE RECORDED			
RECEIVED	RECEIVED	RECEIVED	RECEIVED



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

Principal: Ben Kasdan
Project Designer: Federico Soifer

Alexandria, VA

[illegible]

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor, through diligent knowledge of the building codes and methods of construction, should be made by the architect. Written instructions, such as perceived errors or omissions, shall be received from the architect prior to the client or clients subcontractor proceeding with the work. The client will be responsible for any defects in construction if these omissions are not followed.



Floor Typical (4-6)

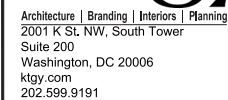


09/16/2025

A2.3



APPROVED			
SPECIAL AGENT IN CHARGE			
REMARKS: <u>See memo to Bureau 4/22/68</u>			
_____ DIRECTOR		_____ DATE	
DEPARTMENT OF ENVIRONMENTAL SERVICES			
SITE PLAN NO. _____			
_____ DIRECTOR		_____ DATE	
CHIEF OF BUREAU OF ENVIRONMENT			
_____ DATE RECORDED		_____ DATE	



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

Principal: Ben Kasdan
Project Designer: Federico Soifer

Alexandria, VA

[illegible]

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



Floor 7

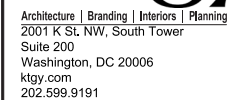


09/16/2025

A2.4



APPROVED			
SPECIAL USE PERMIT NO.			
SEPARATION OF DUTIES			
DIRECTOR		DATE	
SEPARATION OF DUTIES		PERMANENT SERVICES	
SITE PLAN NO.			
DIRECTOR		DATE	
SEPARATION OF DUTIES		DATE	
DATE RECORDED			



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

Principal: Ben Kasdan
Project Designer: Federico Soifer

Alexandria, VA

[illegible]

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor, through diligent knowledge of the building codes and methods of construction, should be made by the architect. Written instructions, such as perceived errors or omissions, shall be received from the architect prior to the client or clients subcontractor proceeding with the work. The client will be responsible for any defects in construction if these omissions are not followed.

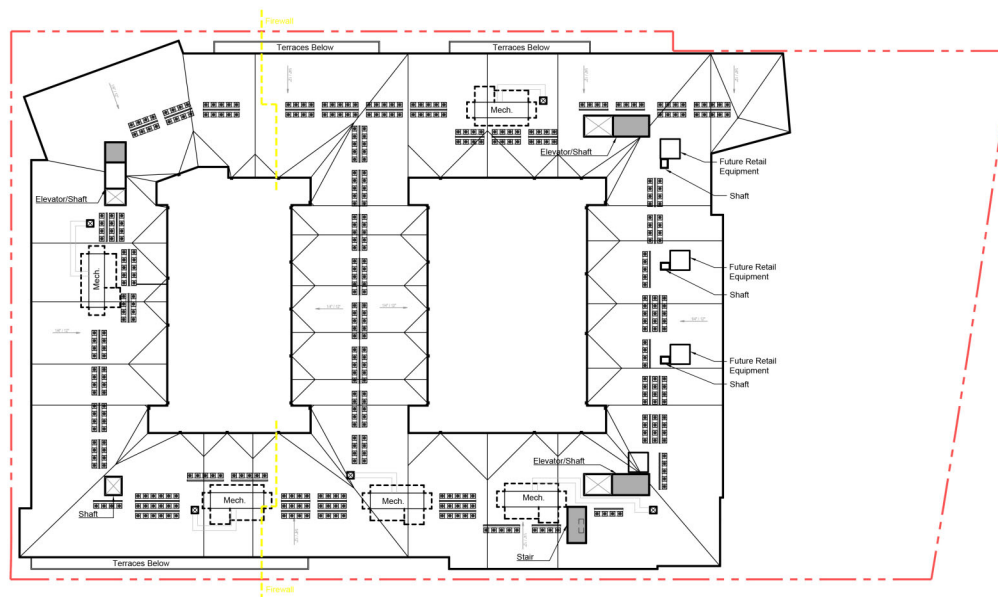


Roof Plan



09/16/2025

A2.5

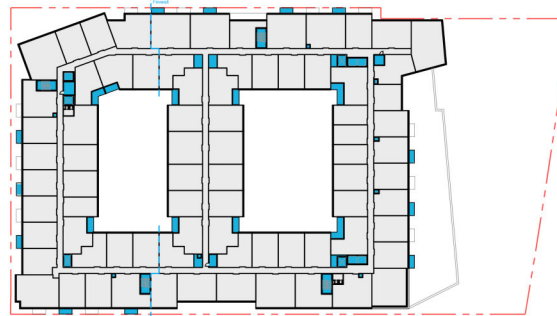


NOTE: ILLUSTRATIVE, SUBJECT TO CHANGE.

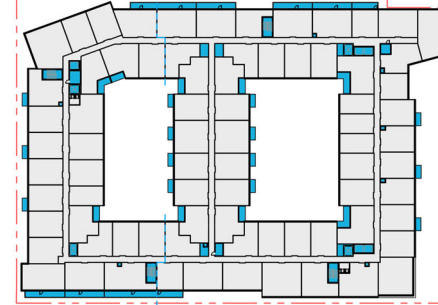
APPROVED SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF Planning & Zoning	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	



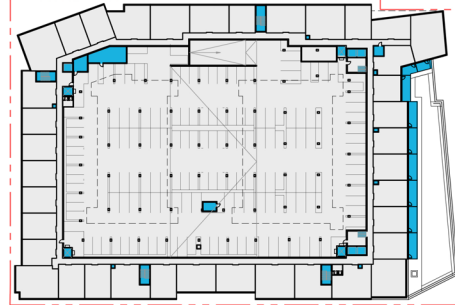
Floor 1



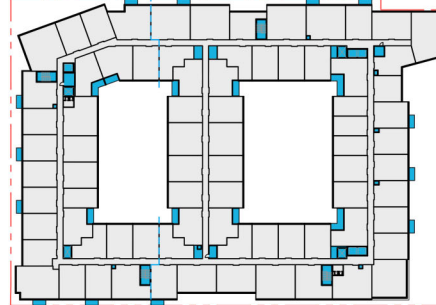
Floor 4



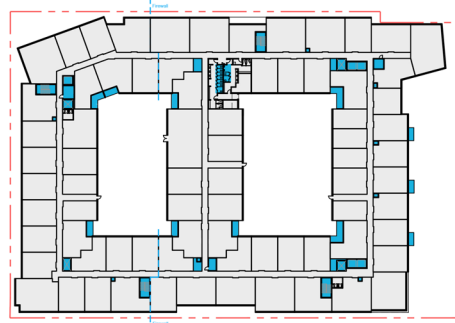
Floor 7



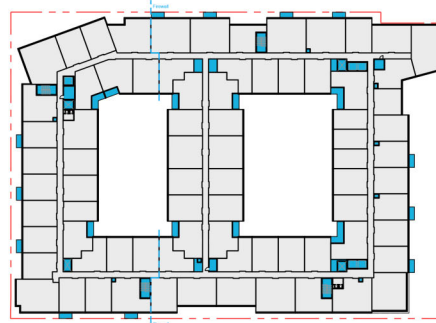
Floor 2



Floor 5



Floor 3



Floor 6

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

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

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

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

* Amenity Lavatory count subject to change per code

ktgy

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

KTGY Project No: 240516

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

Principal: Ben Kasdan
Project Designer: Federico Soifer

Land Bay G B+E

Alexandria, VA

No.	Date	Description

It is the client's responsibility prior to or during construction to notify the architect in writing of any proposed changes or alterations to the plans and specifications of which a contract of any kind or nature, including any amendments, has been made. The architect shall not be responsible for any changes or alterations made by the client or others without the architect's written consent. The architect shall not be responsible for any changes or alterations made by the client or others without the architect's written consent. The architect shall not be responsible for any changes or alterations made by the client or others without the architect's written consent.



License Stamp
Area Plans

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ RECORDED	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ RECORDED	_____ DATE
CIVIL ENGINEER'S SIGNATURE _____	
DATE RECORDED _____	
_____ RECORDED	_____ DATE

09/16/2025

A3.0



1. Potomac Ave Elevation

MATERIAL LIST

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

APPROVED

SPECIAL USE PERMIT NO. _____

PROJECT OF PLANNING & DESIGN

DIRECTOR _____ DATE _____

STATEMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

PLAN NO. _____

DIRECTOR _____ DATE _____

ORIGINAL PLANNING COMMISSION

RECORDED _____ DATE _____

PERMIT NO. _____ DEED BOOK NO. _____ DATE _____

Land Bay G B+E

Alexandria, VA

No.	Date	Description

It is the client's responsibility prior to or during construction to notify the architect in writing of any proposed changes or variations to the plans and specifications of which a complete description, accompanied by the building codes and materials of construction shall be submitted to the architect. The architect shall be responsible for providing the necessary information and for reviewing the same. The client shall be responsible for any effects or construction if these provisions are not followed.



License Stamp

Elevations

0 8 16 32

09/16/2025

A4.0

Land Bay G B+E

Alexandria, VA

No.	Date	Description

It is the client's responsibility prior to or during construction to notify the architect in writing of any potential errors or omissions in the plans and specifications of which a contractor should be made aware. The architect is not responsible for errors or omissions in the plans and specifications of which a contractor should be made aware. The client is responsible for any errors or omissions in the plans and specifications of which a contractor should be made aware. The client is responsible for any errors or omissions in the plans and specifications of which a contractor should be made aware.



License Stamp

Elevations

0 8 16 32

09/16/2025

A4.1



2. East Glebe Rd & Main Line Blvd Corner Elevation

Avg. Finished Grade - 39.3'



3. East Glebe Rd Elevation

Avg. Finished Grade - 39.3'

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



APPROVED	
SPECIAL USE PERMIT NO. _____	
PROJECT OF PLANNING & DESIGN	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
PLAN NO.	DATE
DIRECTOR	DATE
SPECIAL PLANNING COMMISSION	
RECORDED	DATE
CLIENT NO.	DEED BOOK NO.
DATE	

Alexandria, VA

[illegible]

Sections

0	10	20	40

A5.0



Amenity
 Units
 Garage
 Retail

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 RECORDED _____	
MAILING NAME _____	REG. BOOK NO. _____
PLAN _____	

