



DOCKET ITEM #4
Special Use Permit # 2021-00126
3601 Richmond Highway -
Potomac Yard Shopping Center - Electric Vehicle Charging
Station Signage

Application	General Data	
Request: Public Hearing and consideration of a request for a Special Use Permit to waive the sign requirements of Article IX of the Zoning Ordinance for the installation of a digital text and graphic sign	Planning Commission Hearing:	March 1, 2022
	City Council Hearing:	March 12, 2022
Address: 3601 Richmond Highway	Zone:	CDD #19 / Coordinated Development District #19
Applicant: Volta Charging, LLC	Small Area Plan:	North Potomac Yard

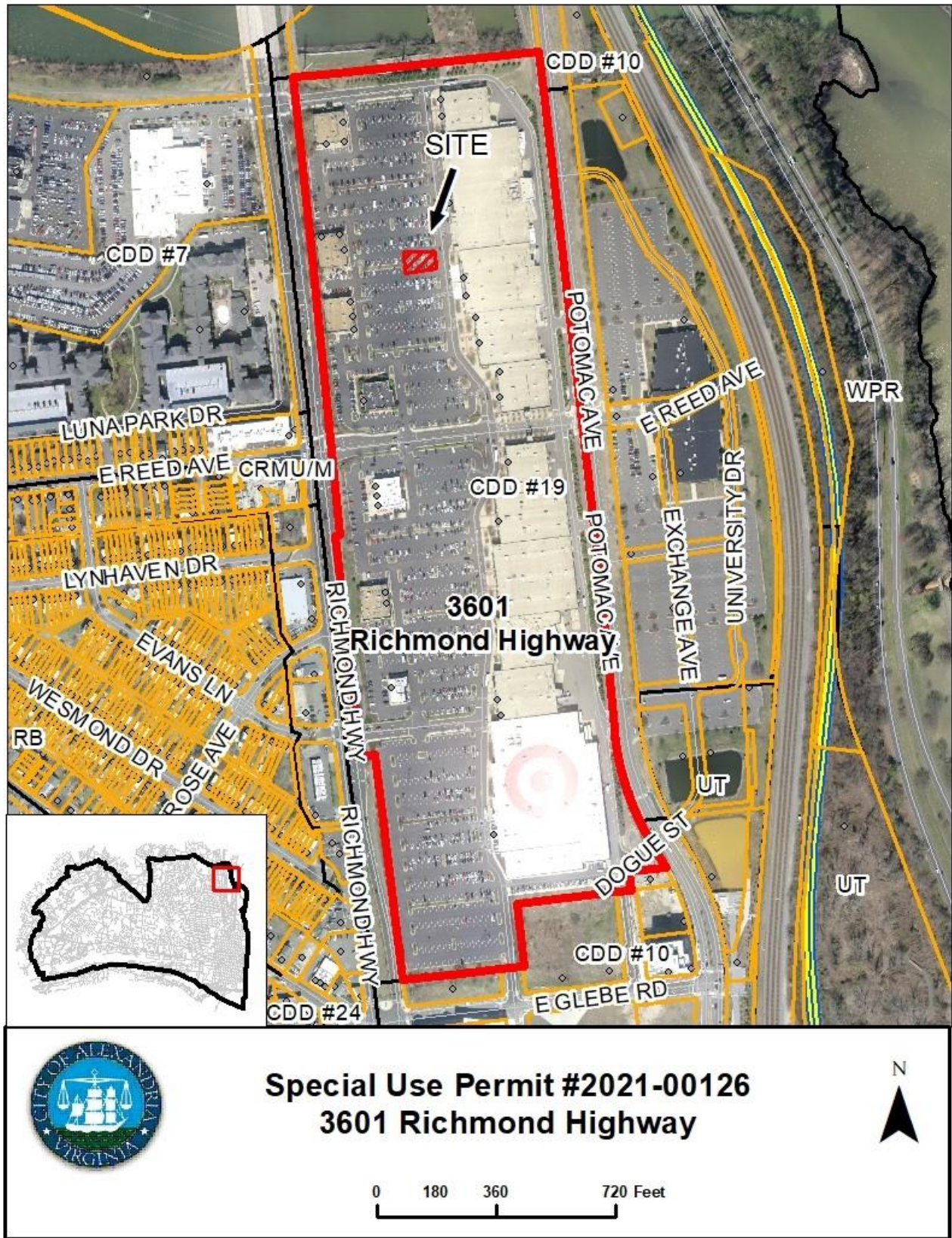
Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers:

Patrick Silva, Urban Planner, patrick.silva@alexandriava.gov

Ann Horowitz, Principal Planner, ann.horowitz@alexandriava.gov

Tony LaColla, Land Use Services Division Chief, anthony.lacolla@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Volta Charging, LLC, requests Special Use Permit approval for a waiver of sign requirements per Section 9-104(D) of the Zoning Ordinance for digital text and graphic signs located on two electric vehicle (EV) charging stations at two parking spaces in the Potomac Yard Shopping Center parking lot.

SITE DESCRIPTION

The subject site is two parking spaces located on a parcel addressed as 3601 Richmond Highway. The subject site is developed as a shopping center complex with two large commercial buildings containing multiple tenant spaces, seven smaller commercial buildings and a shared surface parking lot with 3,398 parking spaces. The lot has approximately 2,650 feet of frontage along Richmond Highway, approximately 2,433 feet of frontage along Potomac Avenue, approximately 775 feet of depth and an area 1,960,200 square feet (45 acres) (Figure 1). The two parking spaces are located immediately in front of 3801 Richmond Highway, which was formerly occupied by Shoppers Food Warehouse.

The parcel is bounded by Four Mile Run to the north, the CSX/Metrorail railroad corridor to the east, the Potomac Yard Town Center to the south and Richmond Highway to the west. The area located immediately east of the shopping center, between Potomac Avenue and the CSX railroad and Metrorail corridor, is the site of Virginia Tech's Innovation Campus. The site is located near the Metroway Bus Rapid Transit (BRT) route and close to the Potomac Yard Metro station.

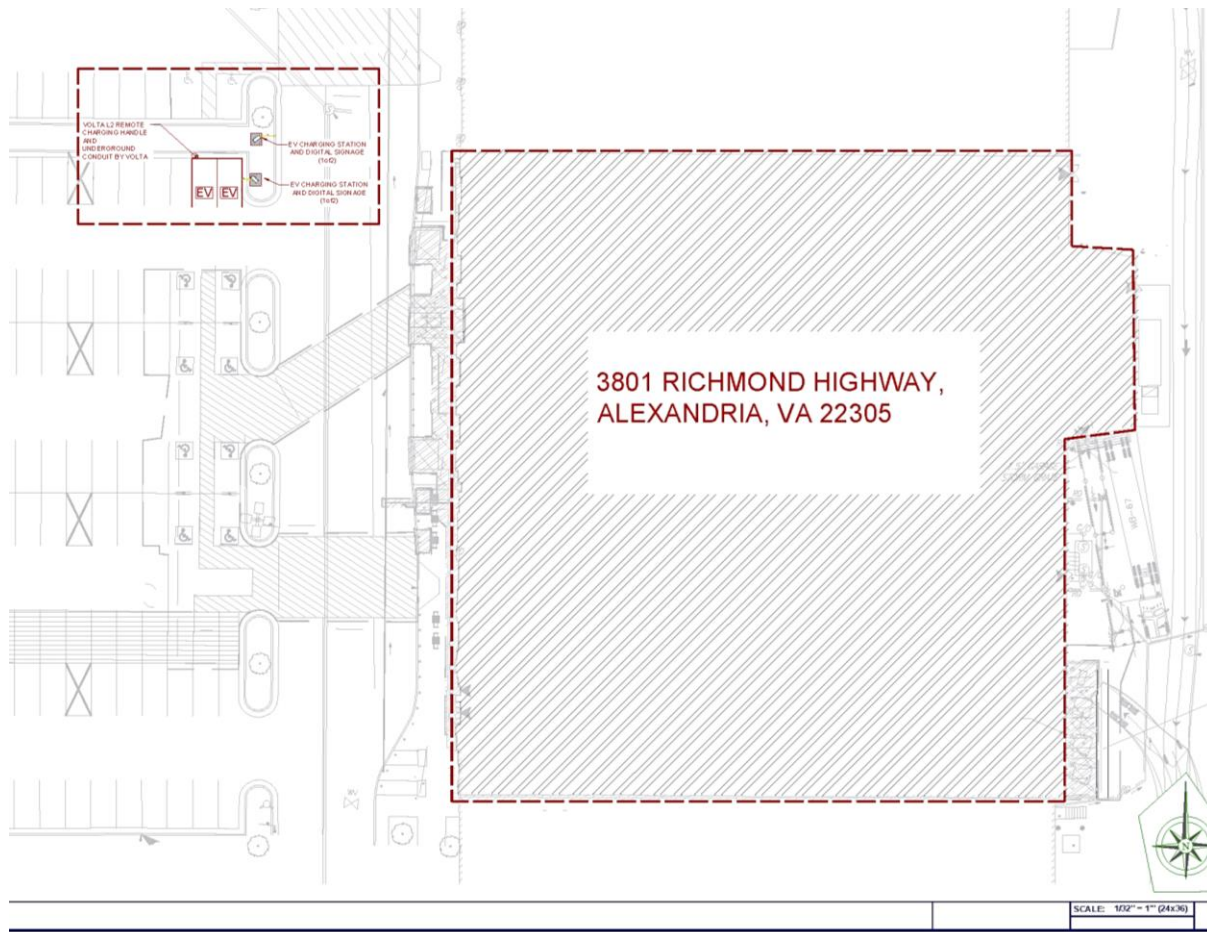


Figure 1: Proposed location of Electric Vehicle charging stations

BACKGROUND

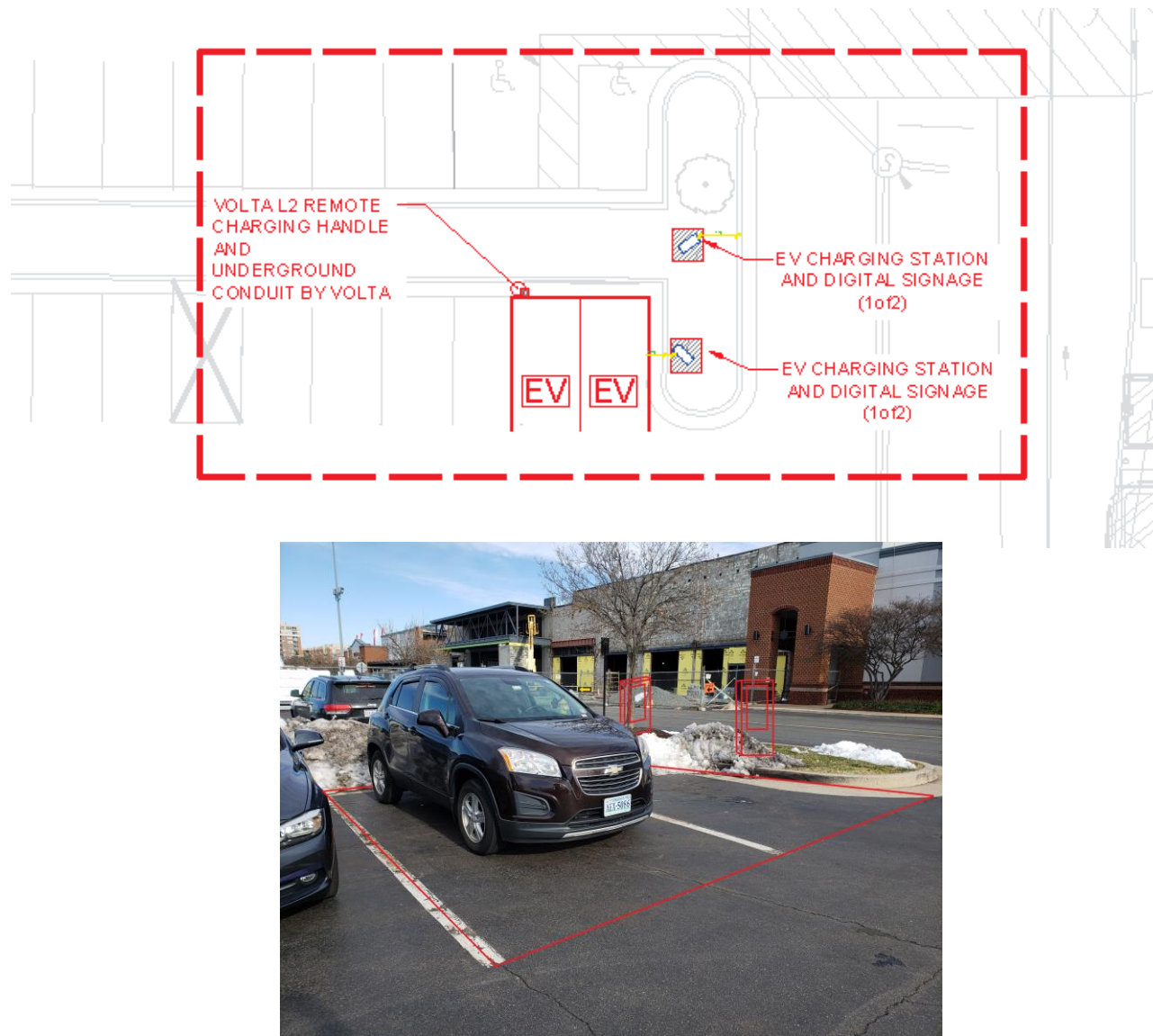
The Potomac Yard Shopping Center was approved pursuant to Site Plan #95-00020. City Council approved Coordinated Development District (CDD #19) in June 1999 for the site. The Coordinated Development District designated the underlying zones as Commercial Service Low and Industrial, which were to apply to uses until a Development Special Use Permit (DSUP) was approved for the site redevelopment. City Council approved Development Special Use Permit #2015-00005 in June 2015 to amend the site plan for the construction of an addition to the existing Target store within the Potomac Yard Shopping Center, thus triggering the applicability of CDD #19's regulations at the subject site.

PROPOSAL

The applicant requests Special Use Permit approval to waive the sign requirements related to digital display signs, which are prohibited in all zones in Article IX of the Zoning Ordinance. The applicant's proposal would add two Level 2 electric vehicle charging stations, each equipped with two 8.98 square foot digital display signs and near two parking spaces located in front of 3801 Richmond Highway (Figure 2-3). The applicant would also install two electric vehicle charging

station signs in the front of each respective spot for purposes of conveying the intended use of the parking spaces.

The proposed charging stations would be available to be used by customers free of charge as a result of the revenue generated from advertising shown on the signage. The advertising shown on the screens would take the form of still images, which would be programmed to change content no more than every eight seconds and would not include an audio component. The charging stations themselves would be installed by mounting to concrete footers and would measure approximately 7.02 feet in height, 3.02 feet in length, and 1.29 feet in width. The screens present on the charging station would be backlit by LEDs and output a brightness of 2553 nits during the day and 1421 nits at night (Figure 4).



Figures 2 and 3: Proposed Signage Placement



Figure 4: Proposed Signage

ZONING/MASTER PLAN DESIGNATION

Section 9-102(L) of the Zoning Ordinance defines digital text and graphic signs as, "Any sign that can change its content by way of electronic or mechanical means but maintains a consistent image and does not flash or display any animation or movement other than the occasional changing of text or graphics occurring no more than two times per day. Digital text and graphic signs can be in the form of televisions, monitors, and other screens." In addition, Section 9-104(B)(7) states that such signs are prohibited in all zones. Given that the proposed signs meet the aforementioned definition, the proposed digital text and graphic signs are prohibited. A Special Use Permit, therefore, is required to permit a waiver of the sign ordinance requirements per Section 9-104(D) of the Zoning Ordinance.

The subject property is zoned CDD#19/ Coordinated Development District #19. The subject property is located within the North Potomac Yard Small Area Plan which envisions the long-term redevelopment of the site into commercial/residential mixed use.

II. STAFF ANALYSIS

Staff supports the applicant's request for a Special Use Permit to waive the sign ordinance requirements to install digital text and graphic signs on the proposed electric vehicle charging stations located in front of 3801 Richmond Highway. The proposal satisfies the criteria of Section 9-104(D), and additionally, promotes an increase in electric vehicle charging infrastructure by improving the business case for locating publicly accessible charging stations in the City.

Section 9-104 (D) indicates that a waiver of requirements can be obtained based on satisfying the following criteria:

a. The proposed signage has an exceptional design or approach that cannot be accomplished within the existing regulations.

The design is specific to meet the needs of the applicant and the approach is one that could not be accomplished within the existing regulations, as the advertising present on the changing digital displays provide the revenue needed in order to make the charging stations publicly available at no charge to the customer. The approach is also consistent with the recommendations made by the City's Electric Vehicle Charging Infrastructure Readiness Strategy, released in May 2021, to increase the number of free publicly accessible charging stations as well as increase the number of publicly accessible Level 2 charging stations from 24 to 59 by 2030. In addition, the approach to the signage promotes accessibility to the charging stations by making them easy to identify and navigate to in a large parking area.

b. The proposed signage will not have an adverse impact on the nearby neighborhood.

The signs will have backlit LED illumination; but will not have an adverse impact on the nearby residential area across Richmond Highway, which is located approximately 487 feet away. Noise impacts are also not relevant as the signage does not include sound. The location of the sign is located adjacent to a number of commercial establishments located at Potomac Yard Shopping Center, where the low level of illumination will not distract drivers or appear visually unpleasant for shopping center patrons.

c. The signs comply with the applicable standards for approval of a Special Use Permit set forth in section 11-504.

The proposed signs would not adversely affect the health or safety of the residents within the neighborhood or be detrimental to the public welfare. Because there is no change in the footprint or the use of the subject property, the shopping center will continue to conform to the City's Master Plan. The sign will not impact traffic and will not have an adverse effect on any adjacent properties. The proposed signs would not dominate the immediate vicinity or interfere with the existing parking lot configuration as the height and mass of the proposed signage is appropriate to its context.

Staff has received no comments from either of the nearby residential communities or neighboring commercial businesses.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

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

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The design of the signs and the placement of the signs on the charging stations shall be consistent with plans and diagrams submitted on December 21, 2021.
3. The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

No comments

Code Enforcement:

No comments

Fire:

No comments or concerns

Parks and Recreation:

No comments received

Police Department:

No comments received

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services, Department of Planning
and Zoning;
Ann Horowitz, Principal Planner
Patrick Silva, Urban Planner



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT:

Name: _____

Address: _____

PROPOSED USE: _____

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Print Name of Applicant or Agent

Signature

Date

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

Revised
12/21/2021

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the *(check one)*:

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

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



VOLTA HEADQUARTERS 155 De Haro St. San Francisco, CA 94103

PHONE 1-888-264-2208

EMAIL info@voltacharging.com

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

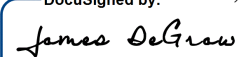
Re: Authorization to File Special Use Permit Application for Signage
3601 Richmond Highway
Applicant: Volta Charging, LLC
Tax Map ID 016.01-05-01 Part (the "Property")

Dear Mr. Moritz:

On behalf of Volta Charging, LLC (the "Applicant"), I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to act as agents on the Applicant's behalf for the submission and processing of a Special Use Permit application and any related requests to allow the installation of electric vehicle charging stations and associated digital signage on a portion of the Property.

Very Truly Yours,

VOLTA CHARGING, LLC

By: 
B1C7770293B6410...

Its: General Counsel

Date: 11/5/2021

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Special Use Permit Application for Signage
3601 Richmond Highway
Applicant: Volta Charging, LLC
Tax Map ID 016.01-05-01 Part (the "Property")

Dear Mr. Moritz:

CPYR Shopping Center, LLC (the "Owner"), the owner of the above referenced Property, hereby consents to the filing of a Special Use Permit application and any related requests by the Applicant, solely for the purpose of allowing the installation of electric vehicle charging stations and associated digital signage on a portion of the Property. This consent is granted subject to the Owner's review and approval of conditions associated with the Special Use Permit application, and Owner's execution hereof shall not be deemed to modify any lease that Owner has executed on the Property.

Very Truly Yours,

CPYR SHOPPING CENTER, LLC

E *Tiffany Butcher* _____

Its: Authorized Signatory of Owner's Management Company

Date: 12/21/2021

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. See attached ownership breakdown.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3601 Richmond Highway (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached ownership breakdown.		
2.		
3.		


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

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

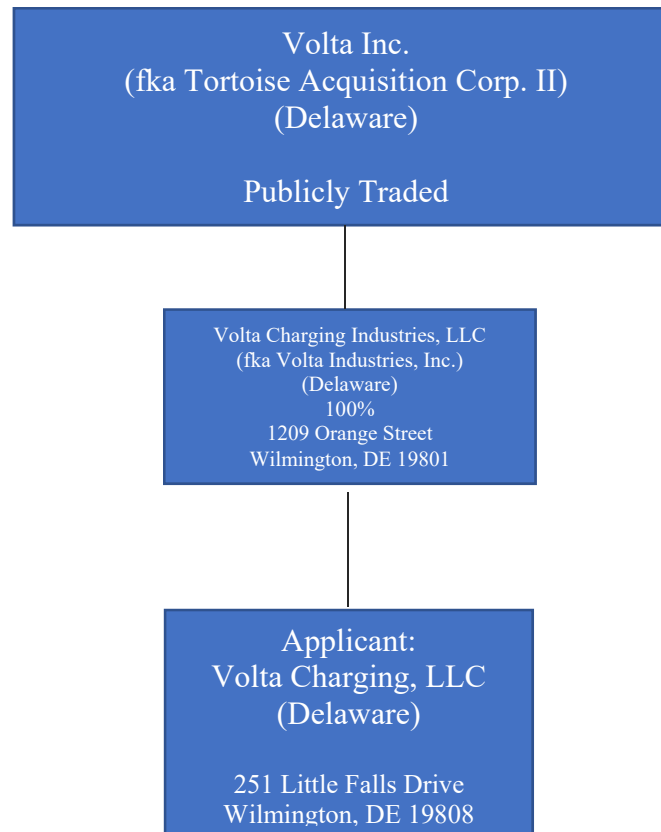
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Volta Charging, LLC (Applicant) Volta Charging Industries, LLC	None None	None None
2. Volta Inc.	None	None
3. CPYR Shopping Center, LLC	None	None

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

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

_____	_____	
Date	Printed Name	Signature

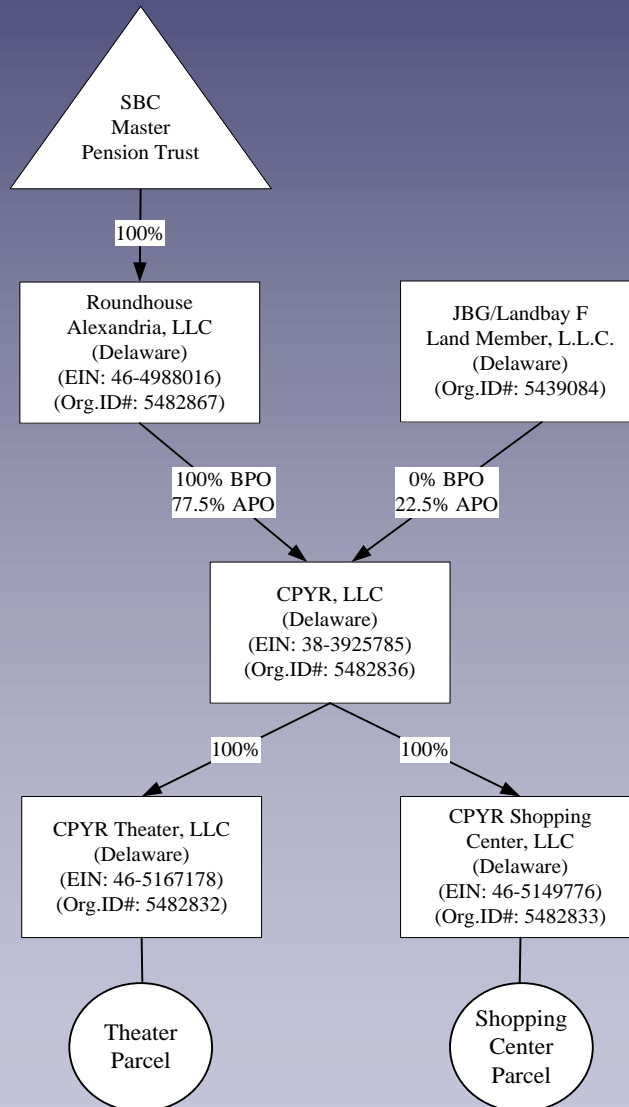
Volta Charging, LLC – Ownership Chart
November 23, 2021



None of the entities listed above has any business or financial relationship as defined by Section 11-350 of the City of Alexandria Zoning Ordinance.

There are no individuals owning an interest of 3% or greater in any entity listed above.

Organizational Chart – Ownership of CPYR Shopping Center, LLC (as of the time of the loan from Massachusetts Mutual)



Note: There are no individuals with a 3% or greater interest in the ownership entity - CPYR Shopping Center, LLC.

Narrative Description
3801 Richmond Highway (Parcel Address 3601 Richmond Highway)
Volta Charging, LLC

November 23, 2021

Volta Charging, LLC (the “Applicant”) requests a waiver of sign requirements by Special Use Permit (“SUP”) per section 9-103 (D) of the Zoning Ordinance to allow the installation of two freestanding electric vehicle (EV) charging stations with digital display signs in the parking lot of Potomac Yard Center located at 3601 Richmond Highway (the “Property”). The Property is zoned CDD #19 and consists of approximately 45 acres located between Richmond Highway and Potomac Avenue in North Potomac Yard. The Property is developed with Potomac Yard Center, a multi-building shopping center constructed in the late 1990’s that is occupied by a number of retail and restaurant tenants.

In response to the proliferation of electric vehicles and an increase in demand for charging facilities, the Applicant has partnered with property owners and retailers to construct networks of EV charging stations throughout the country. The Applicant’s EV charging stations are typically located near entrances to retail locations, and are available to customers free of charge. At Potomac Yard Center, the Applicant is proposing to install (2) EV charging stations near the entrance to the tenant space located 3801 Richmond Highway in the northern portion of the shopping center. As identified on the submitted sign location plan, the EV charging stations will be located in an existing parking lot island to provide charging capabilities for two electric vehicles. Each EV charging station will include two (2) 55” LED digital display screens. The screens will provide branding, messaging and advertising opportunities that allow the charging service to be provided free of charge. The EV charging stations will be set back approximately 370 feet from Richmond Highway, and will not be visible from the right of way due to the presence of existing landscaping along the frontage.

Due to the LED digital display screens, the EV charging stations are technically classified as digital display signs under Article IX of the Zoning Ordinance. Digital display signs are not currently permitted pursuant to Section 9-104(B)(7) of the Zoning Ordinance. Accordingly, pursuant to Section 9-103(D) of the Zoning Ordinance, the Applicant is requesting an SUP to allow a waiver of Section 9-104(B)(7) and permit the installation of the EV charging stations and associated digital display signs.

The Applicant’s proposal meets each of the criteria set forth in Section 9-103(D). First, the proposed signs are consistent with the intent of Article IX. Due to the location of the EV charging stations and their distance from the right of way, the signs will not obstruct views or distract motorists traveling on Richmond Highway. The signs are compatible with the shopping center use on the Property, and will serve as an amenity for existing and future tenants and their patrons. Second, the proposed digital displays are a unique approach to EV charging stations that will allow the Applicant to provide charging services to customers free of charge. As noted above, the displays will provide branding, messaging and advertising opportunities for the shopping center and its tenants which will allow the charging service to be offered at no charge. Third, the signs will have no adverse impact on the shopping center or the surrounding area. City Council

recently approved the installation of digital display signs as part of the Coordinated Sign Program for the Innovation District just east of the Property. The Applicant's proposed digital display signs are comparable to the approved signs in the Innovation District, and will provide an added benefit of facilitating free EV charging. Finally, the proposed signs comply with the applicable standards for SUP approval set forth in 11-504. They will have no impact on the health and safety of any individual, will enhance the public welfare by supporting the installation of additional EV charging stations, and are consistent with the Master Plan which emphasizes sustainability and supports the proliferation of sustainable infrastructure.

For the above reasons, approval of the requested special use permit is appropriate.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

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

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

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use.

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

B. How will the noise be controlled?

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

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

- C. How often will trash be collected?

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

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

☐ Yes. ☐ No.

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

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

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

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

ALCOHOL SALES

13.

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

☐ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>

- B. Where is required parking located? (*check one*)

[] on-site
[] off-site

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

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

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? _____

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>
--

- B. Where are off-street loading facilities located? _____

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

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

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

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☐ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☐ No
- How large will the addition be? _____ square feet.

- 18.** What will the total area occupied by the proposed use be?
- _____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

- 19.** The proposed use is located in: *(check one)*
- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL

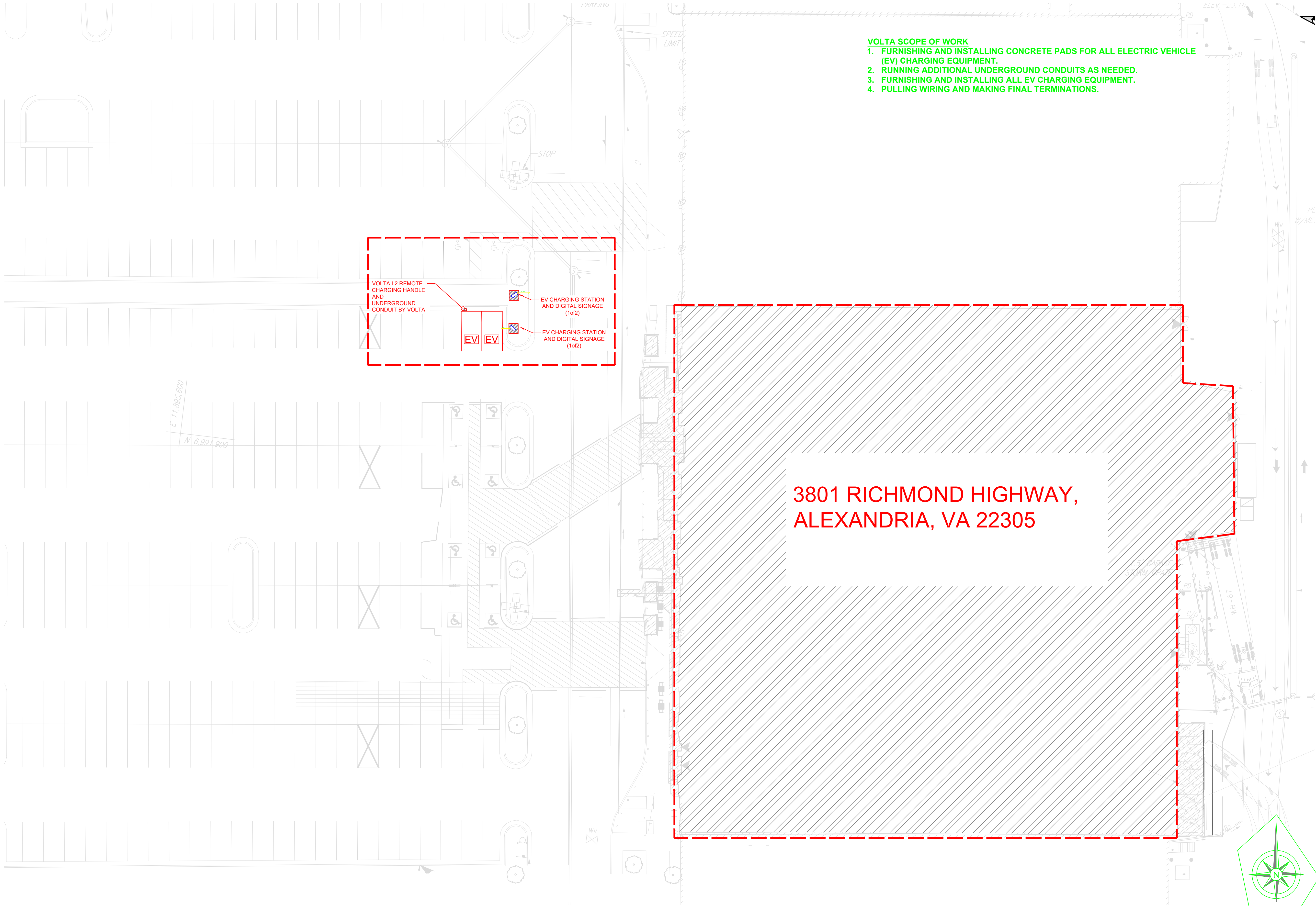
SIGNS

1. How many signs exist on the property?

No digital signs currently exist on the property.
2. Please provide the size of each existing sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.
3. Provide the length of frontage for every street that the subject property touches.
4. How many businesses are located on the property?
5. How many signs are proposed?
6. Provide the size of each proposed sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.
7. How will the sign(s) be illuminated?

Attach a sign image drawn to scale of the sign you propose. Include color and placement on the building or site.

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



VOLTA

155 DE HARO STREET
SAN FRANCISCO, CA 94103



REV	DATE	DESCRIPTION	BY
7	11/09/2021	ISSUED FOR CD100	BA
6	08/18/2021	ISSUED FOR CD100	BA
5	07/23/2021	ISSUED FOR CD100	BA
4	07/12/2021	ISSUED FOR CD100	BA
3	05/25/2021	ISSUED FOR CD100	BA
2	05/03/2021	ISSUED FOR CD50	BA
1	03/23/2021	ISSUED FOR CD50	BA

ISSUE DATE

11/09/2021

ISSUED FOR

REFERENCE

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT AND/OR ENGINEER, TO ALTER THIS DOCUMENT.

3801 Richmond Highway
Alexandria, Virginia 22305
United States

SHEET TITLE

**SIGN
LOCATION
PLAN**

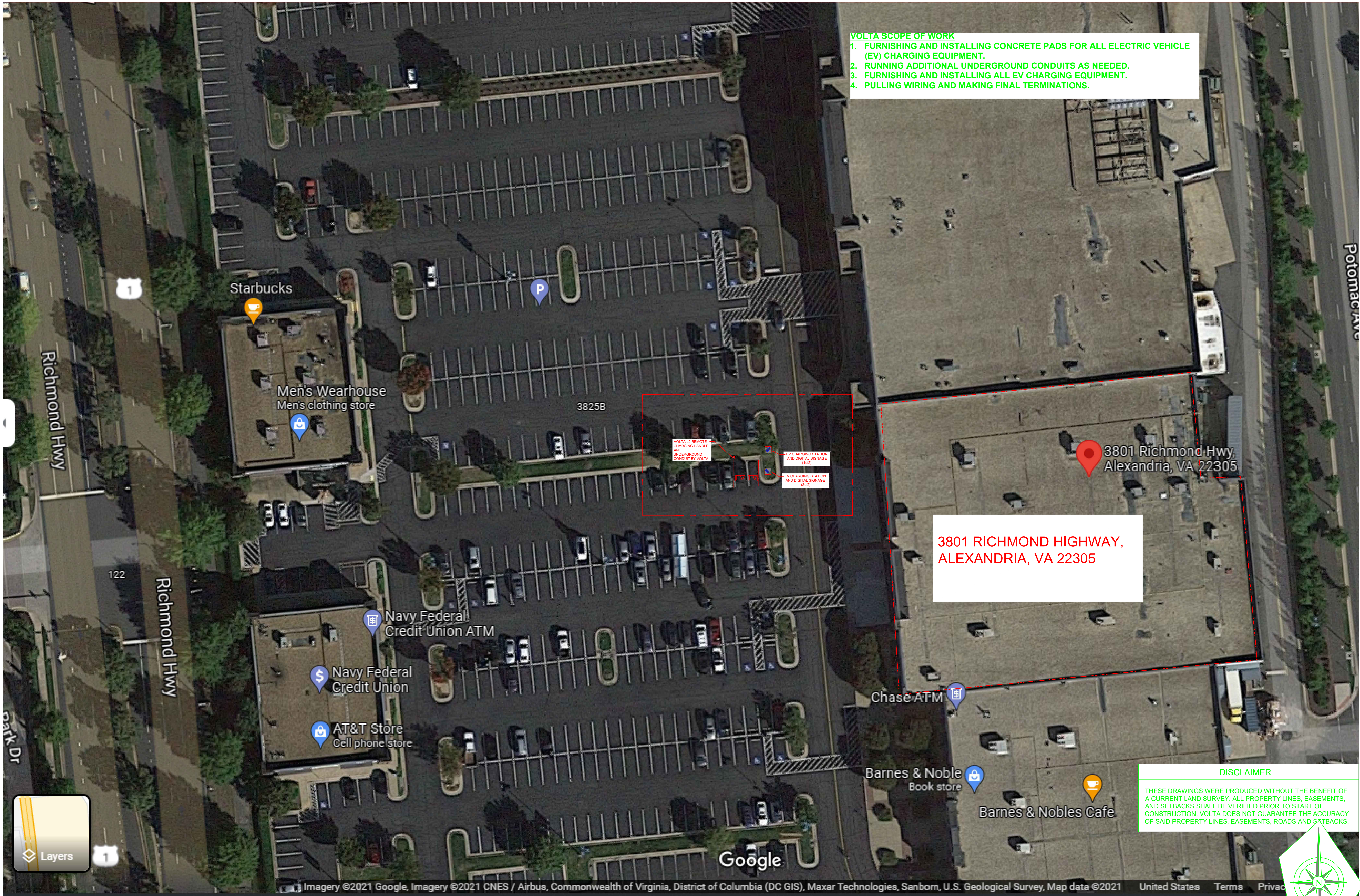
SHEET NUMBER

L-1

OVERALL SITE PLAN

SCALE: 1/32" = 1' (24x36)

1



VOLTA

155 DE HARO STREET
SAN FRANCISCO, CA 94103

REV	DATE	DESCRIPTION	BY
7	11/09/2021	ISSUED FOR CD100	BA
6	08/18/2021	ISSUED FOR CD100	BA
5	07/23/2021	ISSUED FOR CD100	BA
4	07/12/2021	ISSUED FOR CD100	BA
3	05/25/2021	ISSUED FOR CD100	BA
2	05/03/2021	ISSUED FOR CD50	BA
1	03/23/2021	ISSUED FOR CD50	BA

ISSUE DATE

11/09/2021

ISSUED FOR

REFERENCE

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ARCHITECT
AND/OR ENGINEER, TO ALTER THIS DOCUMENT.

3801 Richmond Highway
Alexandria, Virginia 22305
United States

SHEET TITLE

**SIGN
LOCATION
PLAN**

SHEET NUMBER

L-2