NOTES AND TABULATIONS

LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

FILE No.
DATE:
C.I. =
SCALE:
OF SHEET
PLAN DATE
REVISIONS

Urban, Ltd.
www.urban-ltd.com

01/28/2022

C.101
C.805
RZ-1877

4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888

ZONING TABULATIONS

SITE ADDRESS & TAX MAP NUMBERS:
LOT 601 & 602, 1300-1309 D TECHNOLOGY CT.
LOT 603, 1400-1401 D TECHNOLOGY CT.
LOT 604, 1500-1501 D TECHNOLOGY CT.
LOT 605, 1600-1601 D TECHNOLOGY CT.
LOT 606, 1700-1701 D TECHNOLOGY CT.
LOT 607, 1800-1801 D TECHNOLOGY CT.
LOT 608, 1900-1901 D TECHNOLOGY CT.
TOTAL AREA LOT 601 AND LOT 602
2,241,873 SF OR 51.4663 ACRES

EXISTING ZONE:
CDD (COORDINATED DEVELOPMENT DISTRICT)

EXISTING SITE CONDITIONS:
THE EXISTING SITE CONTAINS FIVE MULTI-STORY BUILDINGS FOR COMMERCIAL/RETAIL/ Mixed Use, 5,104 SQUARE FEET OF ABOVE-GROUND PARKING, TRANSIT CENTER, BASEMENT SPACE COMPRISED OF STORAGE AND MECHANICAL SPACE, AND A WASTEWATER TREATMENT PLANT. THE SITE IS CURRENTLY ZONED A COMMERCIAL/RETAIL DISTRICT. THE MAJOR MAJOR ACTIVITY IS TRANSPORTATION AND THE MAJOR USES ARE COMMERCIAL/RETAIL.

EXISTING SITE AREA:

EXISTING USE:
VACANT

PROPOSED USE:
THIS PROJECT PROPOSES A DEVELOPMENT WITH A MAXIMUM SQUARE FOOTAGE, AS DEFINED BY SECTION 2-145 OF THE ZONING ORDINANCE, OF 5,565,000 SQUARE FEET. AT LEAST 20% OF THE TOTAL PROPOSED DEVELOPMENT SQUARE FOOTAGE SHALL BE ATTRIBUTED TO NON-RESIDENTIAL USES, WHICH MAY INCLUDE COMMERCIAL, THEATRE, HOTEL, RETAIL, HEALTH AND ATHLETIC CLUB, PERSONAL SERVICE ESTABLISHMENT, RESTAURANT, MEDICAL CARE FACILITY, CONGREGATE HOUSE FACILITY, CONTINUUM OF CARE FACILITY, DAY CARE CENTER, NURSING OR CONVALESCENT HOME, PRIVATE SCHOOL, PUBLIC SCHOOL, HOSPITAL, OFFICE, MEDICAL OFFICE, MEDICAL LABORATORY, AND HEALTH PROFESSION OFFICE. IN ADDITION TO THE 20% REQUIRED COMMERCIAL USES, RESIDENTIAL USES MAY BE PROVIDED. ABOVE-GRADE PARKING USES ARE ALSO PERMITTED.

WHILE THIS PROJECT DOES NOT CURRENTLY HAVE A PARTICULAR UNIT BREAKDOWN OR SPECIFIC SIZE PER DWELLING UNIT DETERMINED, BASED UPON AN AVERAGE OF 900 NET SQUARE FEET (1,000 GROSS SQUARE FEET) PER DWELLING UNIT, A MAXIMUM OF 2,500 DWELLING UNITS WOULD BE PERMITTED IN THE LANDMARK CDD. IF SMALLER UNITS ARE PROVIDED, INCREASES TO THE MAXIMUM NUMBER OF DWELLING UNITS MAY BE APPROVED AS PART OF INDIVIDUAL DSUPS, PROVIDED THE CUMULATIVE RESIDENTIAL FLOOR AREA IN THE LANDMARK CDD DOES NOT EXCEED THE MAXIMUM SQUARE FOOTAGE OF RESIDENTIAL ALLOWED IF INFRASTRUCTURE CAPACITY IS NOT EXCEEDED.

FLOOR AREA PROPOSED:
UP TO A MAXIMUM OF 5,565,000 SF OF MIXED USE DEVELOPMENT, INCLUSIVE OF PROPOSED ABOVE-GRADE PARKING STRUCTURES AND EXCLUSIVE OF EXISTING ABOVE-GRADE PARKING.

APPROXIMATE DISTURBED AREA:
2,521,400 SF OR 57.88 AC (INCLUDES OFFSITE WORK IN RIGHT OF WAY)

PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE:
179,247 SF (OR 4.11 ACRES)

PARKING TABULATIONS

EXISTING SITE CONDITIONS:
The existing site contains five multi-story buildings for commercial/retail/mixed use, 5,104 square feet of above-ground parking, transit center, basement space comprised of storage and mechanical space, and a wastewater treatment plant. The site is currently zoned a commercial/retail district. The major activity is transportation and the major uses are commercial/retail.

EXISTING SITE AREA:

EXISTING USE:
VACANT

PROPOSED USE:
This project proposes a development with a maximum square footage, as defined by Section 2-145 of the zoning ordinance, of 5,565,000 square feet. At least 20% of the total proposed development square footage shall be attributed to non-residential uses, which may include commercial, theatre, hotel, retail, health and athletic club, personal service establishment, restaurant, medical care facility, congregate house facility, continuum of care facility, day care center, nursing or convalescent home, private school, public school, hospital, office, medical office, medical laboratory, and health profession office. In addition to the 20% required commercial uses, residential uses may be provided. Above-ground parking uses are also permitted.

While this project does not currently have a particular unit breakdown or specific size per dwelling unit determined, based upon an average of 900 net square feet (1,000 gross square feet) per dwelling unit, a maximum of 2,500 dwelling units would be permitted in the landmark CDD. If smaller units are provided, increases to the maximum number of dwelling units may be approved as part of individual DSUPS, provided the cumulative residential floor area in the landmark CDD does not exceed the maximum square footage of residential allowed if infrastructure capacity is not exceeded.

Floor area proposed:
Up to a maximum of 5,565,000 SF of mixed use development, inclusive of proposed above-ground parking structures and exclusive of existing above-ground parking.

Approximate disturbed area:
2,521,400 SF or 57.88 AC (includes offsite work in right of way)

Proposed publicly accessible open space:
179,247 SF (or 4.11 acres)
FOR INFORMATIONAL PURPOSES ONLY (FROM APPROVED CDD #2020-00007)!
PHASE 1A: MALL DEMOLITION, GARAGE MAINTENANCE AND INTERSECTION VT CONSTRUCTION

DSP PHASING PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
C.107
C.805
RZ-1877
01/28/2022

008
OF
146

PLANNERS  ENGINEERS  LANDSCAPE ARCHITECTS  LAND SURVEYORS
Urban, Ltd.
www.urban-ltd.com
PHASE 1C: INTERSECTIONS D3, D6, D4
ROADS 3, 5, 4, 2, 1, 6; BLOCKS E, G, I, AND DUKE STREET IMPROVEMENTS

PHASING NARRATIVE

CITY OF ALEXANDRIA, VIRGINIA

1"=100'

HOSPITAL CAMPUS

LEGEND

APPROVED

PLANNERS  ENGINEERS  LANDSCAPE ARCHITECTS  LAND SURVEYORS

INFRASCTURE IMPROVEMENTS KEY

LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN

FILE No.

C.109

C.805

01/28/2022

D3

D6

D4

V5

V7

S

PHASE 1C: INTERSECTIONS D3, D6, D4
ROADS 3, 5, 4, 2, 1, 6; BLOCKS E, G, I, AND DUKE STREET IMPROVEMENTS

010

OF 146
EXISTING CONDITION
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

1"=40'

SCALE:

01/28/2022
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888

1"=30'
15'
30'
60'

SCALE:

021
OF
146
EXISTING CONDITION
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA
1"=30'

MATCHLINE
SEE SHEET C.211

MATCHLINE
SEE SHEET C.202

MATCHLINE
SEE SHEET C.203

MATCHLINE
SEE SHEET C.204
NOTE: See landscape sheets L001-011 for paving material.
2. Permanent sidewalk improvement will be installed with the hospital campus DSUP and final site plan.
3. BMP planters in private street are privately maintained.

ALBEMARLE ARCHAEOLOGY NOTES:
1. The archeological data is based on limited contaminant survey and data collection efforts. Therefore, the statements made herein are not definitive and are based on the excavations performed. Any areas to be investigated are marked in accordance with Section 14 of the National Register of Historic Places.

ALEXANDRIA ARCHITECTURE NOTES:
1. INFRASTRUCTURE SHOWN TO BE CONSTRUCTED UNDER SEPARATE DSUP AND SITE PLAN.

LEGEND:
- CLEAR VISION TRIANGLE
- INFRASTRUCTURE SHOWN TO BE CONSTRUCTED UNDER SEPARATE DSUP AND SITE PLAN.
NOTE:
1. SEE LANDSCAPE SHEETS LS01-011 FOR PAVING MATERIAL
2. BMP PLANTERS IN PRIVATE STREET ARE PRIVATELY MAINTAINED.

MATCHLINE
SEE SHEET C.300

 Alexandrias Archaeology Notes

Legend:
1. CLEAR VISION TRIANGLE

MATCHLINE
SEE SHEET C.303
NOTE:
1. SEE LANDSCAPE SHEETS L001-011 FOR PAVING MATERIAL.
2. BMP PLANTERS IN PRIVATE STREET ARE PRIVATELY MAINTAINED.
NOTE:
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LEGEND:
- CLEAR VISION TRIANGLE

- STRUCTURE

- PUBLIC STREET

- PRIVATE STREET

- INFRASTRUCTURE PLAN

- SITE PLAN

- LANDMARK MALL REDEVELOPMENT

- PRELIMINARY DEVELOPMENT SITE PLAN

- CITY OF ALEXANDRIA, VIRGINIA

- 1"=30'
NOTE:
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2. BMP PLANTERS IN PRIVATE STREET ARE PRIVATELY MAINTAINED.

LEGEND:
CLEAR VISION TRIANGLE
NOTE:
1. SEE LANDSCAPE SHEETS L001-011 FOR PAVING MATERIAL
2. BMP PLANTERS IN PRIVATE STREET ARE PRIVATELY MAINTAINED.
FINAL SIDEWALK ON EAST SIDE OF ROAD 7 SHALL BE CONFIRMED WITH PARKS DSUP.

NOTE:
1. SEE LANDSCAPE SHEETS L001-011 FOR PAVING MATERIAL.
2. BMP PLANTERS IN PRIVATE STREET ARE PRIVATELY MAINTAINED.
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1. SEE LANDSCAPE SHEETS L001-011 FOR PAVING MATERIAL.
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LEGEND:
CLEAR VISION TRIANGLE

NOTE:
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LEGEND:
CLEAR VISION TRIANGLE

NOTE:
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LEGEND:
CLEAR VISION TRIANGLE

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LEGEND:
CLEAR VISION TRIANGLE

NOTE:
1. SEE LANDSCAPE SHEETS L001-011 FOR PAVING MATERIAL.
2. BMP PLANTERS IN PRIVATE STREET ARE PRIVATELY MAINTAINED.
FINAL SIDEWALK ON NORTH SIDE OF BLOCK F SHALL BE CONFORMED WITH PARKS DSP.
HOSPITAL CAMPUS
BUILDING ZONE
& FRONTAGE ZONE
(NOT INCLUDED IN DSP)

BLOCK F
(NOT INCLUDED IN DSP)

FINAL SIDEWALK ON NORTH SIDE OF BLOCK F SHALL BE CONFIRMED WITH PARKS DSP.

FINAL SIDEWALK ON NORTH SIDE OF BLOCK N SHALL BE CONFIRMED WITH PARKS DSP.

UTILITY PLAN
CITY OF ALEXANDRIA, VIRGINIA
1"=30'

MATCHLINE SEE SHEET C-41
MATCHLINE SEE SHEET C-44
MATCHLINE SEE SHEET C-40
FINAL SIDEWALK ON EAST SIDE OF ROAD 7 SHALL BE CONFIRMED WITH PARKS DSUP.

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**HOSPITAL CAMPUS BUILDING ZONE & FRONTAGE ZONE**

- ** Bikeshare Station Block F (NOT INCLUDED IN DSP)**
- ** Final Sidewalk on North Side of Block F shall be confirmed with Parks DSP.**
- ** Final Sidewalk on North Side of Block N shall be confirmed with Parks DSP.**

---

**MAP KEY**

- **File No.**
- **Date:**
- **C.I.**
- **Scale:**
- **Sheet Plan Date**
- **Description**
- **Date No.**
- **Revisions**

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**MATCHLINE SEE SHEET C.504**

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**MATCHLINE SEE SHEET C.505**

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**MATCHLINE SEE SHEET C.506**

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**MATCHLINE SEE SHEET C.507**

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**MATCHLINE SEE SHEET C.508**

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**MATCHLINE SEE SHEET C.509**

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**MATCHLINE SEE SHEET C.510**

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**MATCHLINE SEE SHEET C.511**

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**MATCHLINE SEE SHEET C.512**

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**MATCHLINE SEE SHEET C.513**

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**MATCHLINE SEE SHEET C.514**

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**MATCHLINE SEE SHEET C.515**

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**MATCHLINE SEE SHEET C.516**

---
FINAL SIDEWALK ON EAST SIDE OF ROAD 7 SHALL BE CONFIRMED WITH PARKS DSUP.
FINAL SIDEWALK ON EAST SIDE OF ROAD 7 SHALL BE CONFIRMED WITH PARKS DSUP.
**SWM POST - Study Point “1”**

### Runoff Calculations

#### Curve Number Calculations

<table>
<thead>
<tr>
<th>Curve Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.70</td>
<td>100% Impervious Area</td>
</tr>
</tbody>
</table>

#### Time of Concentration Calculations

<table>
<thead>
<tr>
<th>To</th>
<th>Length</th>
<th>Stage</th>
<th>Velocity</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0 ft</td>
<td>0 ft/sec</td>
<td>0 ft/sec</td>
<td>0 ft/sec</td>
</tr>
</tbody>
</table>

#### 1 Year Flow Calculations

- Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span = 0.00-20.00 hrs, dt = 0.01 hrs
- Landscaped 1.0 ft, Maximum 9.70 ft

<table>
<thead>
<tr>
<th>Runoff</th>
<th>Inflow</th>
<th>Volume</th>
<th>Atten</th>
</tr>
</thead>
<tbody>
<tr>
<td>26.98 cu ft</td>
<td>0.00 cu ft/hr</td>
<td>26.98 cu ft/hr</td>
<td>0%</td>
</tr>
</tbody>
</table>

#### 2 Year Flow Calculations

- Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span = 0.00-20.00 hrs, dt = 0.01 hrs
- Landscaped 1.0 ft, Maximum 9.70 ft

<table>
<thead>
<tr>
<th>Runoff</th>
<th>Inflow</th>
<th>Volume</th>
<th>Atten</th>
</tr>
</thead>
<tbody>
<tr>
<td>33.89 cu ft</td>
<td>0.00 cu ft/hr</td>
<td>33.89 cu ft/hr</td>
<td>0%</td>
</tr>
</tbody>
</table>

#### 10 Year Flow Calculations

- Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span = 0.00-20.00 hrs, dt = 0.01 hrs
- Landscaped 1.0 ft, Maximum 9.70 ft

<table>
<thead>
<tr>
<th>Runoff</th>
<th>Inflow</th>
<th>Volume</th>
<th>Atten</th>
</tr>
</thead>
<tbody>
<tr>
<td>49.30 cu ft</td>
<td>0.00 cu ft/hr</td>
<td>49.30 cu ft/hr</td>
<td>0%</td>
</tr>
</tbody>
</table>

### VAULT #2

#### Runoff Calculations

<table>
<thead>
<tr>
<th>Curve Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.70</td>
<td>100% Impervious Area</td>
</tr>
</tbody>
</table>

#### Time of Concentration Calculations

<table>
<thead>
<tr>
<th>To</th>
<th>Length</th>
<th>Stage</th>
<th>Velocity</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0 ft</td>
<td>0 ft/sec</td>
<td>0 ft/sec</td>
<td>0 ft/sec</td>
</tr>
</tbody>
</table>

#### 1 Year Flow Calculations

- Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span = 0.00-20.00 hrs, dt = 0.01 hrs
- Landscaped 1.0 ft, Maximum 9.70 ft

<table>
<thead>
<tr>
<th>Runoff</th>
<th>Inflow</th>
<th>Volume</th>
<th>Atten</th>
</tr>
</thead>
<tbody>
<tr>
<td>42.55 cu ft</td>
<td>0.00 cu ft/hr</td>
<td>42.55 cu ft/hr</td>
<td>0%</td>
</tr>
</tbody>
</table>

#### 2 Year Flow Calculations

- Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span = 0.00-20.00 hrs, dt = 0.01 hrs
- Landscaped 1.0 ft, Maximum 9.70 ft

<table>
<thead>
<tr>
<th>Runoff</th>
<th>Inflow</th>
<th>Volume</th>
<th>Atten</th>
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</thead>
<tbody>
<tr>
<td>44.68 cu ft</td>
<td>0.00 cu ft/hr</td>
<td>44.68 cu ft/hr</td>
<td>0%</td>
</tr>
</tbody>
</table>

#### 10 Year Flow Calculations

- Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span = 0.00-20.00 hrs, dt = 0.01 hrs
- Landscaped 1.0 ft, Maximum 9.70 ft

<table>
<thead>
<tr>
<th>Runoff</th>
<th>Inflow</th>
<th>Volume</th>
<th>Atten</th>
</tr>
</thead>
<tbody>
<tr>
<td>45.73 cu ft</td>
<td>0.00 cu ft/hr</td>
<td>45.73 cu ft/hr</td>
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### Table 1: SWM POST Unscreened Runoff Calculations

<table>
<thead>
<tr>
<th>Curve Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.70</td>
<td>100% Impervious Area</td>
</tr>
</tbody>
</table>

### Table 2: SWM POST Onsite Detained Runoff Calculations

<table>
<thead>
<tr>
<th>Curve Number</th>
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<tbody>
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### Table 3: SWM POST Offsite Undetained Runoff Calculations

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### Table 4: SWM POST Offsite Detained Runoff Calculations

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<tbody>
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### Table 5: SWM POST Offsite Undetained Runoff Calculations

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### Table 6: SWM POST Offsite Detained Runoff Calculations

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### Table 7: SWM POST Offsite Undetained Runoff Calculations

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### Table 8: SWM POST Offsite Detained Runoff Calculations

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### Table 9: SWM POST Offsite Undetained Runoff Calculations

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### Table 10: SWM POST Offsite Detained Runoff Calculations

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### Table 11: SWM POST Offsite Undetained Runoff Calculations

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### Table 18: SWM POST Offsite Detained Runoff Calculations

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### Table 19: SWM POST Offsite Undetained Runoff Calculations

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### Table 20: SWM POST Offsite Detained Runoff Calculations

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<td>100% Impervious Area</td>
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</tbody>
</table>
## SWM POST - Study Point "1"

### 1 YEAR EVENT SUMMARY

- **Inflow Area**: 408.520 ft²
- **Inflow Depth**: 2.26' for 1 yr event

### 2 YEAR EVENT SUMMARY

- **Inflow Area**: 408.520 ft²
- **Inflow Depth**: 2.26' for 2yr event

### 10 YEAR EVENT SUMMARY

- **Inflow Area**: 408.520 ft²
- **Inflow Depth**: 4.72' for 10 yr event

### Chart Number Calculations

<table>
<thead>
<tr>
<th>Area (ac)</th>
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<td>Paved parking, HSG D</td>
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<td>10.540</td>
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<tr>
<td>98</td>
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### Time of Concentration Calculations

<table>
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<th>Capacity (cfs)</th>
<th>Slope (feet)</th>
<th>Length (feet)</th>
<th>Tc (min)</th>
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<tbody>
<tr>
<td></td>
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### Runoff by SCS TR-20 method

- **Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs**

### Outflow

- **Primary OutFlow**
  - **Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs**
  - **Inflow**
  - **Primary**

---

**VAULT #4**

### 10 YEAR EVENT SUMMARY

- **Inflow Area**: 408.520 ft²
- **Inflow Depth**: 4.72' for 10 yr event

### Curve Number Calculations

<table>
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<tr>
<th>Area (ac)</th>
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<tbody>
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<td>10.540</td>
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### Time of Concentration Calculations

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<tbody>
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### Runoff by SCS TR-20 method

- **Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs**

### Outflow

- **Primary OutFlow**
  - **Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs**
  - **Inflow**
  - **Primary**

---

**VAULT #4**

### 2 YEAR EVENT SUMMARY

- **Inflow Area**: 408.520 ft²
- **Inflow Depth**: 2.26' for 2yr event

### Curve Number Calculations

<table>
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<tr>
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<tbody>
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<td></td>
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### Time of Concentration Calculations

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</tbody>
</table>

### Runoff by SCS TR-20 method

- **Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs**

### Outflow

- **Primary OutFlow**
  - **Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs**
  - **Inflow**
  - **Primary**

---

**VAULT #4**

### 1 YEAR EVENT SUMMARY

- **Inflow Area**: 408.520 ft²
- **Inflow Depth**: 2.26' for 1 yr event

### Curve Number Calculations

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<tr>
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<th>Description</th>
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<tr>
<td>10.540</td>
<td></td>
<td>SWM POST Onsite DETAINED Runoff Calculations</td>
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### Runoff by SCS TR-20 method

- **Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs**

### Outflow

- **Primary OutFlow**
  - **Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs**
  - **Inflow**
  - **Primary**
## BMP Computations

### Site Plan Features

<table>
<thead>
<tr>
<th>Feature</th>
<th>Value</th>
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<tbody>
<tr>
<td>Planning Firm</td>
<td>Urban, Ltd.</td>
</tr>
<tr>
<td>Website</td>
<td><a href="http://www.urban-ltd.com">www.urban-ltd.com</a></td>
</tr>
<tr>
<td>Address</td>
<td>4200 D TECHNOLOGY CT. CHANTILLY, VA. 20151</td>
</tr>
<tr>
<td>Phone</td>
<td>703.642.2306</td>
</tr>
<tr>
<td>Fax</td>
<td>703.378.7888</td>
</tr>
</tbody>
</table>

### Site Design Characteristics

<table>
<thead>
<tr>
<th>BMP</th>
<th>Description</th>
<th>Extent (acres)</th>
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</thead>
<tbody>
<tr>
<td>BMP</td>
<td>PLEMENT TREE WELLS</td>
<td>0.00 LB/YEAR</td>
</tr>
</tbody>
</table>

### Project Details

- **Project Name:** PRELIMINARY DEVELOPMENT SITE PLAN
- **Location:** CITY OF ALEXANDRIA, VIRGINIA
- **Date:** AUGUST, 2021
- **Revision:** C.605

### BMP Targets

<table>
<thead>
<tr>
<th>BMP</th>
<th>Target</th>
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<tbody>
<tr>
<td>PRELIMINARY DEVELOPMENT SITE PLAN</td>
<td>0.00 LB/YEAR</td>
</tr>
</tbody>
</table>

### Site Characteristics

- **Land Use:** Treated by BMP
- **Land Cover:** Treated by BMP
- **Land Use:** BMP efficiency (%)
- **Land Cover:** BMP efficiency (%)
- **Land Use:** Rainwater Harvesting
- **Land Cover:** Rainwater Harvesting
- **Land Use:** Sanitation
- **Land Cover:** Sanitation
- **Land Use:** Stormwater Management
- **Land Cover:** Stormwater Management
- **Land Use:** Waste Management
- **Land Cover:** Waste Management
- **Land Use:** Water Quality
- **Land Cover:** Water Quality
- **Land Use:** Wetlands
- **Land Cover:** Wetlands

### Summary

- The BMP computations are designed to meet the water quality requirements for the project. The computations are based on the BMP implementation plan, which includes the following components:
  - **Stormwater Management:** BMP for rainwater harvesting
  - **Waste Management:** BMP for stormwater management
  - **Sanitation:** BMP for water quality
  - **Water Quality:** BMP for wetlands

- The computations are designed to ensure compliance with the regulatory requirements and to minimize the environmental impact of the project.
BELOW GRADE VAULT SAND FILTER SYSTEM

BELOW GRADE SAND FILTER PROFILE

EXPLANATION OF SYMBOLS

- 1 = area of the filter surface.
- A = Treatment Volume, volume of storage (m³).
- B = Filter media depth (m).
- C = Average height of groundwater (filter bed) (m), with a maximum of R = 0.7 (m).
- D = Available pond volume (m³).
- E = Retention time (days).
- F = Pretreatment: Sedimentation Chamber

NOTE:
- BMPs located next to parallel parking must be fenced on three sides (parking side open) and provide a step out zone.
- BMP tree wells not located next to parking must be fenced on all sides.

STORAGE VOLUME

- A = Pretreatment: Sedimentation Chamber
- B = Filter media depth
- C = Average height of groundwater
- D = Available pond volume
- E = Retention time

BELOW GRADE VAULT SAND FILTER SYSTEM

PLAN VIEW

SECTION A-A

PROFILE A-A

SECTION B-B

PROFILE B-B

CROSS SECTION

DETAIL 2

CONTINUOUS TREE WALL

DETAILED 3

CURB EXTENSION

PLAN VIEW

SECTION A-A

PROFILE A-A

SECTION B-B

PROFILE B-B

CROSS SECTION
### Adequate Outfall Analysis

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<th>Buildings</th>
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<th>S.I.</th>
<th>Total</th>
<th>Projects</th>
<th>Land Use Code</th>
<th>U.S.</th>
<th>L.S.</th>
<th>Total Proposed Number of People</th>
<th>Peak Factor</th>
<th>Peak Flow</th>
<th>Project Runoff</th>
<th>Total Stormwater Discharge</th>
<th>Total Design Peak Flow</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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### Proposed Sanitary Sewer Design Computations

#### Existing Sanitary Sewer Design Computations

#### Proposed Sanitary Sewer Design Computations

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<th>Land Use Code</th>
<th>Residential</th>
<th>Commercial</th>
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<th>Project Runoff</th>
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<th>Total Design Peak Flow</th>
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**Notes:**
- Location: 4200 D Technology CT., Chantilly, VA 20151
- Contact: TEL. 703.642.2306, FAX 703.378.7888
THIS SHEET INTENTIONALLY LEFT BLANK
FOR INFORMATIONAL PURPOSES ONLY (FROM APPROVED CDD)!
**Pavement Details**

*Note: Contractor to provide CBR values to Engineer prior to paving.*

**Light Duty Paving & Parking Lots**
- 3" thick concrete pavement, 99% of maximum dry density.
- 4" base course.

**Heavy Duty Paving**
- 4" thick concrete pavement, 99% of maximum dry density.
- 6" base course.

**Concrete Loading Areas, Dumpster Pads, & Roadway**
- 6" Portland cement concrete (4,000 psi, air entrained concrete)
- 8" compacted 21A subbase (or recycled concrete graded similar to 21A).
- 2.5" asphaltic pavement base course (19.0 mm)
- 1.5" asphaltic pavement surface course (9.5 mm)

**Typical Grade Paving (for all Parking)**
- 2.5" compacted subgrade (see note this sheet)
- 2.0" bituminous concrete surface course (9.5 mm)
- 4.0" bituminous concrete base course (19.0 mm)

**Notes:**
- Pavement section is based on an assumed CBR value of 2. Actual CBR results from filed borings shall be reviewed by Urban Engineering to verify the proposed pavement section prior to construction.
- Heavy duty pavement section is based on 10,000 ADT. Light duty section is based on 5,000 ADT.
NOTE: FINAL BIKE RACK LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.
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DESIGNER  DATE  SCALE  SUBMISSIONS/REVISIONS  STAMP

CITY OF ALEXANDRIA, VIRGINIA

PLANTING SCHEDULE

DRAWING TITLE: PLANTING SCHEDULE

SCALE: W2016

DATE: KEY MAP

1' = 1'-0"

SCALE: 2

TREE PRESERVATION NOTES

APPROPRIATE PLANTING MIX FOR EACH PLANTING BED.

STANDARD LANDSCAPE PLAN NOTES

NOTE: DESIGNER WILL BE COMPLIMETED AT FINAL SITE PLAN TO DETERMINE THE APPROPRIATE PLANTING MIX FOR EACH PLANTING BED.

STANDARD TREE PRESERVATION NOTES

NOT TO SCALE

APPROVER

LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC

CITY OF ALEXANDRIA, VIRGINIA

LANDMARK - VAN DORN

LANDMARK MALL, LLC

O  C  U  L  U  S
1. **Tree Planting**
   - Set top of root crown 1 ft. below finish grade and above adjacent finish grade.
   - 2" mulch kept away from main stem.
   - Watering ring - temporary round topped soil berm 1 ft. high, 3 ft. dia. It shall be placed beyond edge of rootball.
   - Finishing grade.
   - Brush berm sides of hole.
   - Specific soil, see plan.
   - Prepare subgrade, to form pedestal, to prevent settling.
   - Subgrade condition varies, see plan.
   - Never prune leader, do not prune or thin canopy unless directed to do so by landscape architect.
   - Three stakes min. to be used as per specs, use hardwood stakes. 2", 3", 4" lengths. Stakes shall be equal length. Set stumps and at same height above grade. Set center stake rootball and 2" away from plant.
   - Do not wrap trunk.
   - Center tree in pit.
   - Tree trunk flange shall be visible at the top of the rootball.
   - Set top of rootball 2" above finish grade. In very well draining soils and when noted, top of rootball to flush with top of soil. Rake calipers and excess soil from top of rootball. Create smooth transition from top of rootball to finished grade.
   - Watering ring - temporary round topped soil berm 1 ft. high, 3 ft. dia. Min. it shall be placed beyond edge of rootball.
   - No more than 2" shall be placed above rootball, which shall not be placed closer than 6" to trunk.
   - Finish grade.
   - Specified soil mix. Soil shall be lightly tampered in 6" lifts to bring the tree do not overcompacted. High backfilling. Pour water around the rootball to settle this soil.
   - Roughen sides of tree pit for the entire tree pit area to the full rootball depth.
   - Final tamp soil around and under rootball. Do not over compact.
   - Existing or recompacted subgrade. Do not over compact.

2. **Shrub Planting**
   - Planting pit depth - rootball depth minus 2" or as noted. Measure before digging to avoid overexcavation.
   - Shrubs pit depth - rootball.
   - Brush berm sides of hole.
   - Specific soil, see plan.
   - Subgrade condition varies, see plan.

3. **Perennial Planting**
   - Planting pit depth - rootball depth minus 2" or as noted. Measure before digging to avoid overexcavation.
   - Subgrade condition varies, see plan.
   - Container plants, pull or wash potting mix and root mix away from the adjacent soil. Do not leave digging roots against the root ball.
   - For cisterns and plant tags shall be removed prior to planting.

4. **Notes**
   - All jute, twine, and plant tags shall be removed prior to planting.
   - Remove prior to planting.
   - Tree stakes, see detail.
   - Trunk, caliper varies.

5. **Key**
   - Scale: 1/2" = 1'-0"
CONTINUOUS SOIL PANEL

STREET TREE WELL WITH GRANITE BLOCK

SHRUB PLANTING

SHRUB PLANTING ON SLOPE

GROUNDCOVER AND PERENNIAL PLANTING

GROUNDCOVER AND PERENNIAL PLANTING ON SLOPE

NOTES:
1. AT PLANTING, PRISE ONLY BROWN OR RED GRANITES PER H&S BSS STANDARDS.
2. PLANTING WELL / FRAMES SHALL BE ALIGNED TO ALINE TOP OR FIRST BALL TO GET FLUSH WITH FINISHED GRADE.
3. PCG BLOCKS, STABLE AND FORMATION PORTION COMPLETELY BONDED TO PLANT TO BE CONTINUOUS.
4. UNLESS APPROVED BY PROJECT SUPERVISOR OR CITY STAFF, MUST CONTINUE BALL COVERAGE TO 1" OF FINISHED GRADE.
5. PCG BLOCKS SHALL BE RETAINED BY HORIZONTAL HORIZONTAL SUPPORTS TO BE CONTINUOUS.
6. GROUNDCOVER PLANTING ON SLOPE SHALL BE RETAINED BY HORIZONTAL SUPPORTS TO BE CONTINUOUS.
7. ALL PLANTS MUST BE MULCHED WITH STONE OR CRUSHED LIMESTONE.
NOTES:
1. THE PROTECTION WELL SHALL APPLY TO ALL
   TREES INCLUDING FEMALE TREES.
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   ALL TREES INCLUDING FEMALE TREES.
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SCALE: 1' = 1'-0"
Note: AASHTO P vehicle is representative of large sedans and is able to represent the turning performance of MetroAccess vans and standard ambulances.
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DUKE STREET & ROAD 6 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: FIRE TRUCK

Pierce Arrow XT

Width: 8.0 ft
Track: 8.0 ft
Steering Angle: 45.5°
Lock to Lock Time: 8.01 s

47.16
22.33

INTERSECTION GEOMETRY & MANEUVERING STUDY
LANDMARK MALL REDEVELOPMENT

Alexandria, Virginia

GOROVE SLADE
Transportation Planners and Engineers

REVIEWED
SIGNED
CHECKED
DRAWN
DETAILED
DESIGNED
DATE
REV. 1
REV. 2
REV. 3
01.28.2022

PROFESSIONAL ENGINEER

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