LANDMARK MALL REDEVELOPMENT

PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN

CITY OF ALEXANDRIA, VIRGINIA

DATE: MARCH 18, 2022

PROJECT NARRATIVE:

DESCRIPTION OF DEVELOPMENT:
THE SITE IS BORDERED TO THE NORTH BY HENRY G. SHIRLEY MEMORIAL HWY (I-395), TO THE SOUTHEAST BY DUKE STREET, AND TO THE EAST BY VAN DORN STREET.

THIS DSP IS FOR THE ONSITE AND OFFSITE INFRASTRUCTURE NECESSARY TO SUPPORT THE REDEVELOPMENT OF THE SITE AS APPROVED BY THE CDD #2020-00007 .

SPECIAL AMENITIES:
AS PART OF THE OVERALL PROPOSED DEVELOPMENT FOR THE SITE, THE APPLICANT PROPOSES TO PROVIDE SPECIAL AMENITIES INCLUDING A MINIMUM 3.5 ACRES OF OPEN SPACE NETWORK TO INCLUDE A CENTRAL PARK, PASEO, AND TERRACE PARK, AS WELL AS NEIGHBORHOOD PARKS. COLLECTIVELY, THESE PARKS WILL PROVIDE A MIX OF ACTIVE AND PASSIVE USES, AS WELL AS A COMBINATION OF LANDSCAPE AND HARDSCAPE AREAS, FOR RESIDENTS AND VISITORS ALIKE.

IN ADDITION TO THE PARKS, THE SITE SHALL ALSO FEATURE A FIRE STATION AND A CENTRALLY LOCATED TRANSIT HUB TO PROVIDE BUS TRANSIT SERVICES TO BOTH RESIDENTS AND THE SURROUNDING COMMUNITY.

THE CDD CONDITIONS OUTLINED THE AMENITIES REQUIRED WITH THE INFRASTRUCTURE PLAN. THOSE AMENITIES HAVE BEEN PROVIDED HEREIN.

ADJACENT PROPERTIES:
OVERALL, ANY ADJACENT PROPERTIES ARE SEPARATED FROM THE SITE BY MAJOR ROADWAYS, AND IN COMBINATION WITH STEPS PROPOSED BELOW, THE APPLICANT DOES NOT ANTICIPATE ADVERSE EFFECTS FOR THOSE PROPERTIES AS A RESULT OF THE PROPOSED DEVELOPMENT.

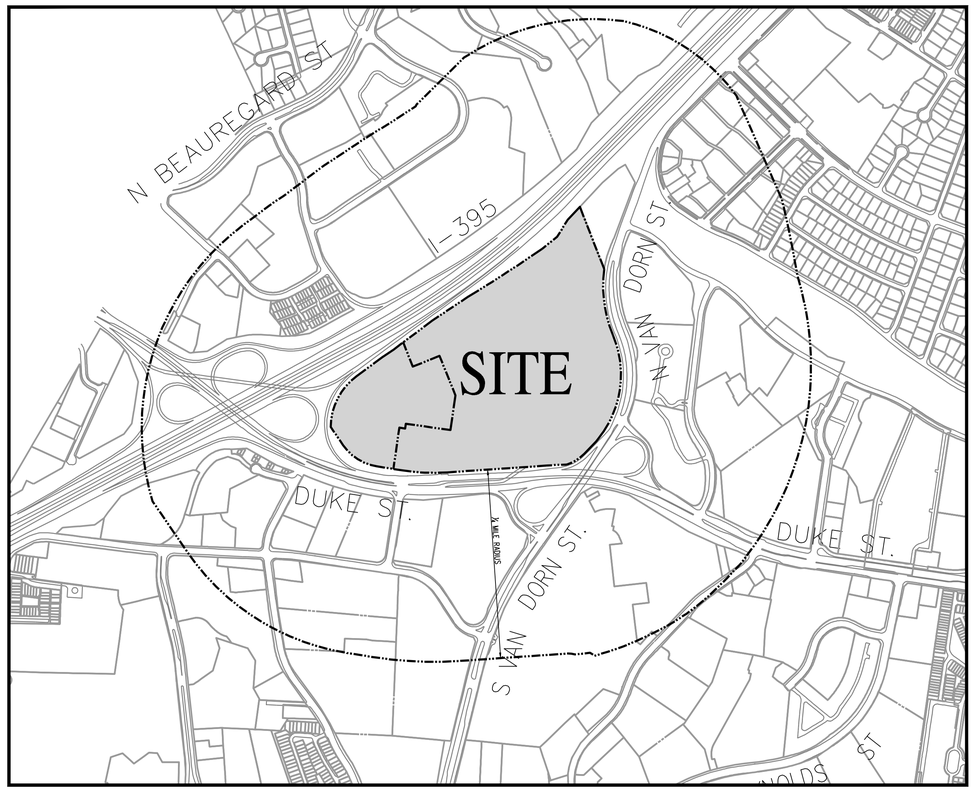
ADJACENT PROPERTIES SHALL BE PROTECTED FROM ADVERSE EFFECTS VIA STANDARD EROSION AND SEDIMENT CONTROL MEASURES, ALONGSIDE EFFORTS TO REDUCE THE OVERALL RUNOFF FROM THE SITE.

PRIMARY ACCESS TO THE SITE WILL BE FROM SIGNALIZED INTERSECTIONS ON DUKE AND VAN DORN STREETS.

LIST OF EXISTING APPROVALS:

- **CDD CONCEPTUAL DESIGN PLAN #2020-00007**

VICINITY MAP
SCALE: 1"=500'



PROJECT TEAM

APPLICANT
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TRAFFIC ENGINEER
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CONTACT: DAVIS GRAHAM

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TOTAL NUMBER OF SHEETS = 156

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
03/18/2022
PROFESSIONAL ENGINEER

PLAN DATE	REVISION
08-13-2021	1ST SUBMISSION
10-28-2021	2ND SUBMISSION
01-28-2022	3RD SUBMISSION
03-18-2022	4TH SUBMISSION
-	
-	
-	
-	
-	

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

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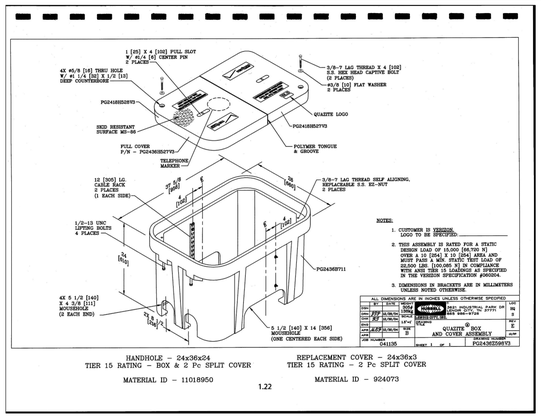


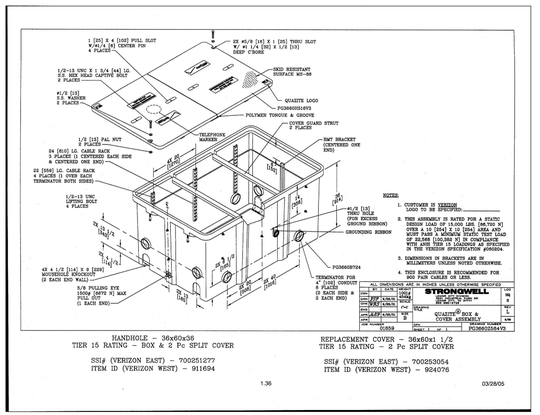
HANDHOLE - 24x36x24
TIER 15 RATING - BOX & 2 Pc SPLIT COVER

MATERIAL ID - 11018950

REPLACEMENT COVER - 24x36x3
TIER 15 RATING - 2 Pc SPLIT COVER

MATERIAL ID - 924073

1.22



HANDHOLE - 36x60x36
TIER 15 RATING - BOX & 2 Pc SPLIT COVER

SS#(VERIZON EAST) - 700251277
ITEM ID (VERIZON WEST) - 911694

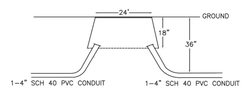
REPLACEMENT COVER - 36x60x1 1/2
TIER 15 RATING - 2 Pc SPLIT COVER

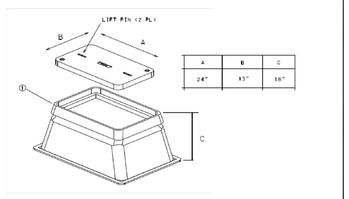
SS#(VERIZON EAST) - 700253054
ITEM ID (VERIZON WEST) - 924076

1.36 03/28/05

DOMINION VIRGINIA POWER
SECONDARY SPLICE BOX

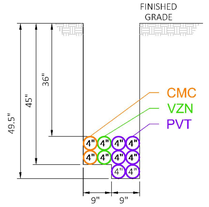
NOTE: DO NOT INSTALL CONDUIT ENDS INTO MIDDLE OF SPLICE BOX; INSTALL CONDUIT ENDS INTO SIDES OF SPLICE BOX AS SHOWN.





Voltage:	Amps:	Phase:	Drawn By: Lynn Miller	Phone No.: 703.934.2576
Ext. Demand:	Voltage Drop:		Tax District:	Miss "U":
Fault Current:	Flicker:		Easement No.:	
Tele. Co.#	Sponsor:		Address:	
Tele. Eng:	Phone No.:			
Circuit:	Map:	Pole/Pad:	Customer:	
TRS. #	Substation:		Work Request # 7507741	Date: 12/19/2014

TYPICAL TELECOM
CROSS-SECTION



2W-4" CMC, 2W-4" VZN, & 6W-4" PVT

*NOTE: CROSS-SECTIONS ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AT FINAL SITE PLAN.

ZONING TABULATIONS

SITE ADDRESS & TAX MAP NUMBERS:	LOT 601: 047.02-03-10 (6001 DUKE ST) LOT 602: 047.02-03-11 (5801 DUKE ST)
EXISTING SITE AREA:	LOT 601 AREA 452,443 SF OR 10.3867 ACRES LOT 602 AREA 1,789,430 SF OR 41.0796 ACRES 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 COMMERIAL/RETAIL/MIXED USE, AN ABOVE GROUND PARKING GARAGE, PARKING LOTS, AND INTERCONNNECTING ROADWAYS. AN AREA TO THE EAST IS HEAVILY VEGETATED WITH STEEP SLOPES. THE MAJORITY OF THE SITE IS IMPERVIOUS AND GENERALLY SLOPES FROM WEST TO EAST. ABOVE GROUND AND BELOW GROUND UTILITIES, AND ASSOCIATED INFRASTRUCTURE ARE CONTAINED WITHIN THE SITE.
SMALL AREA PLAN DISTRICT:	LANDMARK MALL
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.
APPROXIMATE DISTURBED AREA:	2,521,400 SF OR 57.88 AC (INCLUDES OFFSITE WORK IN RIGHT OF WAY)
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 STRUCTURE.
PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE:	179,247 SF (OR 4.11 ACRES)

LEGEND:

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER DIRECTION OF FLOW
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING GAS VALVE
- PROPOSED GAS VALVE
- EXISTING OVERHEAD WIRE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING TREE LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED PHASE LINE
- PROPOSED LIMITS OF CLEARING & GRADING
- EXISTING WETLANDS
- PROP. RET. WALL
- EX. RET. WALL
- PROP. POST LIGHT
- PROP. BUILDING MAIN ENTRANCE
- PROP. BUILDING ENTRANCE
- PROP. UNDERGROUND GARAGE
- PROPERTY LINE
- LOADING SPACE
- EXISTING TELEPHONE LINE
- PROP. TELEPHONE LINE
- EXISTING ELECTRIC LINE
- PROP. ELECTRIC LINE
- EXISTING CABLE TV LINE
- ROAD SIGN
- EX. POWER POLE
- EXISTING SPOT ELEVATION
- PROP. SPOT ELEVATION
- SPILL AND TRANSITION CURB AND GUTTER
- PROPOSED CURB
- EX. STREET LIGHTS
- PROP. STREET LIGHTS
- PROPOSED CG-12
- EXISTING TREE
- PROPOSED TREE
- WATER FITTING IDENTIFIER
- LOADING AREA
- BENCHMARK
- TEST PIT REQUIRED
- PROJECTED TRAFFIC COUNT
- OVERLAND RELIEF

PVT	PRIVATE
PROP.	PROPOSED
EX.	EXISTING
SF	SQUARE FEET
GSF	GROSS SQUARE FEET
NSF	NET SQUARE FEET
T.B.R.	TO BE REMOVED
FF	FINISHED FLOOR
V	VISITOR PARKING SPACE
HP	HIGH POINT
LP	LOW POINT
S, C, HC	STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR

- BRICK PAVE AREA (TO MATCH EXISTING PLAZA)
- PROP. CONCRETE SIDEWALK
- PARKING SPACE COUNT
- PROP. PERVIOUS AREA

PARKING TABULATIONS

PARKING TABULATION

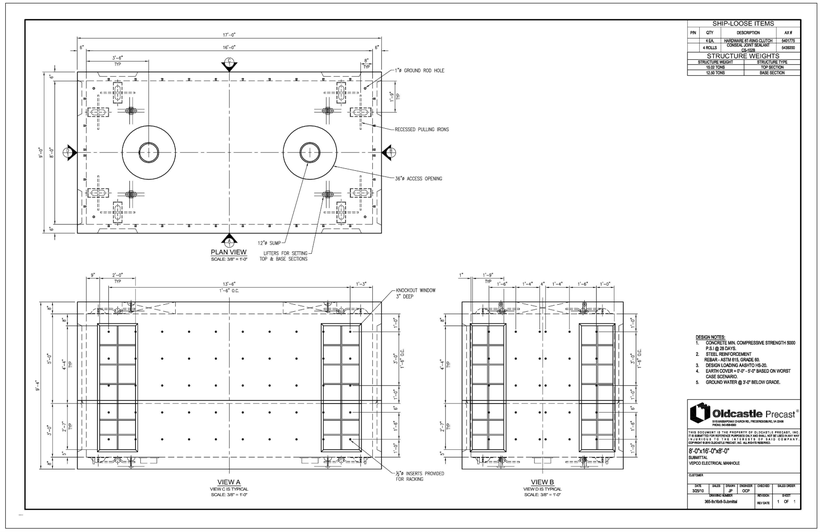
Existing Parking Supply (Breakout)		
Existing Garage Spaces	2,918	2918
Spaces Removed	(261)	(261)
Net Existing Spaces		**2,657**

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATORY AGENCIES, INCLUDING BUT NOT LIMITED TO OSHA, NESC, DOT, RPA CTC. GENERAL NOTES WILL APPLY TO ALL DRAWINGS.
2. CONTRACTORS ARE RESPONSIBLE FOR INSTALLING UTILITY INFRASTRUCTURE PER EACH UTILITY COMPANY'S STANDARDS.
3. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL REQUIRED UTILITY COMPANY INSPECTIONS.
4. CONTRACTORS SHALL COORDINATE INSTALLATION WITH UTILITY APPROVED CONDUIT PROFILES SUPPLIED BY CIVIL ENGINEER-OF-RECORD.
5. CONTRACTORS SHALL NOTIFY DAVIS UTILITY PERSONNEL PRIOR TO ANY DEVIATION FROM PLAN, OR UPON DISCOVERY OF POTENTIAL CONFLICT NOT INDICATED ON PLAN.
6. CONTRACTORS SHALL NOTIFY DAVIS UTILITY PERSONNEL IF ANY DIRECTION IS GIVEN TO DEVIATE FROM THIS PLAN BEFORE PROCEEDING WITH PROPOSED CHANGES, EVEN IF CHANGES ARE DIRECTED BY UTILITY PERSONNEL.
7. CONTRACTOR SHALL INSTALL PULL STRING IN EACH CONDUIT OR INNERDUCT.
8. CONTRACTOR SHALL MAINTAIN CONSTRUCTION AS-BUILT DRAWINGS AND PRESENT A COMPLETE SET OF RED-LINE DRAWINGS WITHIN 10 DAYS OF COMPLETION OF THE WORK.
9. ANY CONDUITS THAT ARE CAPPED BELOW GRADE SHALL BE MARKED AND NOTED ON RED-LINE DRAWINGS WITH DEPTH INFORMATION INDICATED.

ADDITIONAL NOTES:

1. ALL CONDUIT INFRASTRUCTURE SHALL BE FURNISHED AND INSTALLED BY CONDUIT CONTRACTOR UNLESS OTHERWISE NOTED.
2. CONDUIT CONTRACTOR SHALL COORDINATE CONDUIT STUB LOCATIONS AT ALL UTILITY POLES WITH UTILITY POLE OWNER.
3. ALL CONDUIT SHALL BE INSTALLED WITH 36" MINIMUM RADIUS UNLESS OTHERWISE NOTED.
4. ALL CONDUIT SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.
5. MANHOLE PENETRATIONS SHOWN IN PLAN VIEW ARE APPROXIMATIONS. UTILITY COMPANY MANHOLE BUTTERFLIES SHALL SUPERSEDE MANHOLE PENETRATIONS SHOWN ON DRY UTILITY PLAN.
6. ALL CONDUIT ENTERING MANHOLES SHALL BE ENCASED FOR THE FIRST 10' FROM THE MANHOLE.
7. TRANSFORMER PAD(S) TO BE INSTALLED BY POWER COMPANY.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING MATERIAL PICKUP WITH EACH UTILITY.



APPROVED
DEVELOPMENT SITE PLAN 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.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
08-13-2021
10-28-2021
01-28-2022
03-16-2022

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Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
Frank Clark
LICENSE No. 038790
05/16/2022
PROFESSIONAL ENGINEER

NOTES AND TABULATIONS

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

DATE: AUGUST, 2021
C.I.= N/A
SCALE: N/A

SHEET C.101 002 OF C.805 156

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\877-02-GNOTES.dwg [NOTES AND TABULATIONS] March 17, 2022 - 5:06pm yelsrsi

GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED ON THE FOLLOWING CITY OF ALEXANDRIA ASSESSMENT MAP NO.s:
   - LOT 601 LANDMARK MALL REDEVELOPMENT R/S: 047.02-03-10 (6001 DUKE ST) AND IS ZONED CDD.
   - LOT 602 LANDMARK MALL REDEVELOPMENT R/S: 047.02-03-11 (5801 DUKE ST) AND IS ZONED CDD.
2. OWNER: LANDMARK LAND HOLDINGS, LLC C/O FOULGER-PRATT DEVELOPMENT, LLC
3. ADDRESS: 12435 PARK POTOMAC AVE, SUITE 200, POTOMAC, MD, 20854
4. THE SITE IS LOCATED IN THE HOLMES RUN WATERSHED.
5. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
6. ALL PUBLIC AND PRIVATE EASEMENTS OR ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
7. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC).
8. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, STREETS, ALLEYWAYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
9. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
10. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
11. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
12. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE VSMP GENERAL PERMIT CAN BE FOUND ONLINE AT: http://www.dcr.virginia.gov/soil_and_water/vsmp.shtml.
13. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
14. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
15. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
16. THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-746-1920 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
17. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
18. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE WALLS.
19. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
20. ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
21. ALL WATER FACILITY CONSTRUCTIONS SHALL CONFORM TO VIRGINIA AMERICAN WATER (VAW) STANDARDS AND SPECIFICATIONS. NO WORK CAN BE COMPLETED ON EXISTING AND PROPOSED WATER FACILITIES UNTIL ALL EASEMENTS AND AGREEMENTS WITH VAW ARE FINALIZED, EXECUTED AND RECORDED. DEVELOPER OR CONTRACTOR SHALL CONTACT VAW AT 703-706-3889 TO OBTAIN AN APPROVED PROPOSAL AND PAY ALL REQUIRED FEES, PRIOR TO THE START OF CONSTRUCTION, DEMOLITION AND INSPECTION OF WATER FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER MAINS, FIRE HYDRANTS, DOMESTIC AND FIRE SERVICE LINES. ALL THE PROPOSED WET TAPS ON AN EXISTING WATER MAIN SHALL BE CONSTRUCTED BY VAW.
22. PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSES; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
23. THIS SITE IS NOT LOCATED WITHIN A COMBINED SEWER AREA.
24. THE SITE CONTAINS EXISTING STORM SEWER, SANITARY SEWER, WATERLINES, ELECTRIC, AND OVERHEAD UTILITY. THE SUBJECT PLAN PROPOSES THE ADDITION OF STORM SEWER, SANITARY SEWER, WATERLINES, ELECTRIC, AND TELECOMMUNICATION CONNECTIONS. SOME OF THE EXISTING UTILITIES WILL REMAIN BUT NEW ONES WILL BE ADDED.
25. THE APPLICANT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SPECIAL PAVING MATERIAL INSTALLED WITHIN THE PUBLIC RIGHT OF WAY PER DEVELOPMENT CONDITION 2G.

UTILITY CONTACTS:

WASHINGTON GAS
MIKE GOFFUS
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-4881

VERIZON
TONY ASHBY
4242 DUKE STREET
ALEXANDRIA, VA 22304
703-212-5292

DOMINION VIRGINIA POWER
DAN KOCIOLA
3072 CENTREVILLE RD,
HERNDON, VA 20171
571-203-5278

VIRGINIA AMERICAN WATER COMPANY
STEVEN CHEN
2225 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3863

COMCAST CABLE
MELVIN YERBY
3900 WHEELER AVE,
ALEXANDRIA, VA 22304
804-221-8492

CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
301 KING STREET, ROOM 4100
ALEXANDRIA, VA 22314
(703) 746-4025

EXISTING CONDITIONS SURVEY NOTES

1. HORIZONTAL DATUM* NORTH AMERICAN DATUM OF 1983, NAD83
   VERTICAL DATUM* NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88*
2. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY URBAN LTD., DATED 05/10/2012, AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777 AND 811 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. THE CONSTRUCTION WORKERS AND CONTRACTOR(S) ARE ENCOURAGED TO VISIT DOMINION VIRGINIA POWER WEB SITE AT WWW.DOM.COM (KEYWORD SAFETY) FOR ADDITIONAL SAFETY INSTRUCTIONS.
3. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.
4. THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY URBAN LTD., DATED 02/01/2012 IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA ASSOCIATION OF LAND SURVEYORS.

* PER MEMORANDUM TO INDUSTRY, JULY 20, 2005; THE PLAN SHALL BE PREPARED USING VIRGINIA STATE PLANE (NORTHZONE) COORDINATES BASED ON NAD83 AND NAVD88; HOWEVER, IF THE CURRENT DRAWINGS ARE PREPARED USING NORTH AMERICAN DATUM OF 1927 (NAD27) AND NORTHGEODETIC VERTICAL DATUM OF 1929 (NGVD29) THEN THE AS-BUILT DRAWINGS SHALL PROVIDE A CONVERSION TABLE OF SANITARY AND STORM SEWER DATA IN THE NAD83 AND NAVD88 DATUMS.

ENVIRONMENTAL SITE ASSESSMENT

1. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS, AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
2. 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 703-746-4996.
3. UNLESS APPROVED BY THE DIRECTOR OF TRANSPORTATION & ENVIRONMENTAL SERVICES (T&ES) ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR
   BETWEEN THE FOLLOWING HOURS:
   MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM AND
   SATURDAYS FROM 9 AM TO 6 PM.
   NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND
   SATURDAYS FROM 10 AM TO 4 PM.

SANITARY FLOW COMPUTATIONS

TOTAL FLOW FROM DEVELOPMENT =
SEE SHEET #C.608 (75 OF 141) FOR SANITARY SEWER COMPUTATIONS.

THE TOTAL ESTIMATED FLOW EXCEEDS 10,000 GPD AND IS THEREFORE SUBJECT MEMORANDUM TO INDUSTRY NO. 06-14, WHICH STATES THAT AT THE TIME OF THE FINAL SITE PLAN,

1. THE APPLICANT SHALL PROVIDE ADEQUATE SANITARY SEWER OUTFALL ANALYSIS, AS GENERALLY DESCRIBED BELOW, SUFFICIENT TO DETERMINE EXISTING AND FUTURE FLOWS IN THE CITY-OWNED SEWERS THAT ARE USED BY THE DEVELOPMENT/REDEVELOPMENT PROJECT. THE SANITARY SEWER ADEQUATE OUTFALL ANALYSIS SHALL BE COMPLETED UP TO THE TRUNK SEWER DOWNSTREAM WITH A MINIMUM DIAMETER OF 24" OR TO A POINT AS DIRECTED BY T&ES STAFF.
2. THE APPLICANT SHALL PROVIDE AN ESTIMATE OF THE AVERAGE DAY AND PEAK WASTEWATER FLOW DISCHARGED UPSTREAM AND DOWNSTREAM OF THE DEVELOPMENT SITE UNDER EXISTING CONDITIONS AND THE CONTRIBUTION OF SANITARY FLOW FROM THE PROPOSED DEVELOPMENT SITE TO THE TRUNK SEWER USING THE FACTORS DESCRIBED BELOW:
   A. AVERAGE DESIGN FLOWS:
      I. SINGLE FAMILY HOME/TOWNHOUSE 350 GPD/UNIT
      II. MULTI-FAMILY (CONDO, APARTMENT) 300 GPD/UNIT
      III. OFFICE/RETAIL 200 GPD/1000 S.F.
      IV. HOTEL 130 GPD/ROOM
   B. THE SANITARY SEWERS SHALL BE DESIGNED FOR PEAK FLOW USING A PEAKING FACTOR OF 4 APPLIED TO THE AVERAGE FLOW.
   C. AT THE DISCRETION OF T&ES STAFF, EXISTING CONDITIONS PEAK FLOWS, BASED ON LONG-TERM MONITORING AND/OR SEWER MODELING, MAY BE AVAILABLE TO THE APPLICANT FOR USE IN DETERMINING SANITARY SEWER CAPACITY.
   D. SHORT-TERM TEMPORARY FLOW MONITORING OR WATER METER DATA MAY NOT BE USED IN LIEU OF COMPUTING EXISTING FLOWS. LONG-TERM MONITORING MAY BE USED SUBJECT TO THE APPROVAL OF THE DIRECTOR OF T&ES.
3. IN LIEU OF THE ESTIMATION OF THE AVERAGE DAY AND PEAK HOUR WASTEWATER FLOW, THE DIRECTOR OF T&ES AT HIS DISCRETION MAY REQUEST THE APPLICANT TO MEASURE THE SANITARY FLOW UPSTREAM AND DOWNSTREAM OF THE PROPOSED DEVELOPMENT SITE TO DETERMINE THE CURRENT SANITARY FLOW DISCHARGED INTO THE TRUNK SEWER UPSTREAM OF THE DEVELOPMENT SITE AND THE CURRENT CONTRIBUTION OF THE SANITARY FLOW TO THE TRUNK SEWER FROM THE DEVELOPMENT SITE UNDER EXISTING CONDITIONS.
4. THE APPLICANT SHALL ESTIMATE ADDITIONAL AVERAGE DAY AND PEAK HOUR WASTEWATER FLOW TO BE DISCHARGED INTO THE TRUNK SEWER FROM THE PROPOSED DEVELOPMENT SITE UNDER PROPOSED CONDITIONS USING THE FACTORS DESCRIBED ABOVE.
5. THE SANITARY SEWER ADEQUATE OUTFALL ANALYSIS SHALL ACCOUNT FOR THE EXISTING AND FUTURE NEEDS.
6. THE CITY OF ALEXANDRIA, AT ITS DISCRETION, WILL PROVIDE THE APPLICANT WITH ANY READILY AVAILABLE DATA TO ASSIST IN COMPLETION OF THE ADEQUATE OUTFALL ANALYSIS. THE ADDITIONAL PARAMETERS REQUIRED TO COMPLETE THE ANALYSIS SHALL BE FIELD MEASURED (I.E., LENGTH, PIPE DIAMETER, MATERIAL OF CONSTRUCTION, AND SLOPE, ETC.) AND/OR ESTIMATED (I.E., MANNING'S ROUGHNESS COEFFICIENT) BY THE APPLICANT. THE APPLICANT SHALL USE THE CRITERIA ESTABLISHED BY THE ENGINEERS AND SURVEYORS (ESI) INSTITUTE, AS SHOWN ON THE ESI CHECK LIST, WHERE APPLICABLE.
7. THE APPLICANT SHALL PROVIDE ALL THE MEASURED AND/OR ESTIMATED DATA AND CALCULATIONS ON THE ADEQUATE SANITARY SEWER OUTFALL ANALYSIS ON THE PLANS FOR REVIEW BY THE CITY STAFF.
8. THE INCREASED PEAK FLOW WILL BE PLACED IN THE CITY OF ALEXANDRIA WASTEWATER FLOW CAPACITY REGISTRY TO DETERMINE THAT THE CITY HAS SUFFICIENT TREATMENT CAPACITY AVAILABLE IN THE ALEXANDRIA SANITATION AUTHORITY (ASA) ADVANCED WASTEWATER TREATMENT PLANT (A WWTP) AND IN VARIOUS INTERCEPTOR SEWERS IN THE CITY OF ALEXANDRIA.
9. SANITARY SEWER SYSTEMS THAT SERVE OVER 400 PEOPLE REQUIRE THE APPROVAL OF THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ). THEREFORE, THE APPLICANT SHALL COMPLY WITH ALL THE REGULATORY REQUIREMENTS OF THE STATE OF VIRGINIA.
10. THE INSTALLATION OF PLUMBING FIXTURES THROUGHOUT THE CITY SHALL BE GOVERNED BY LOCATION. IN THE AREAS A AND B SHOWN IN THE ATTACHED MAP, THE SANITARY SEWER PLUMBING FIXTURES AND DRAINS LOCATED BELOW THE FIRST FLOOR (INCLUDING PARKING STRUCTURES) SHALL HAVE IN-STRUCTURE OR ON-SITE PLUNPED DISCHARGE TO THE CITY'S GRAVITY COLLECTION SYSTEM.
11. THE PUMPED FACILITIES SHALL BE PROVIDED WITH A STANDBY SOURCE OF POWER (I.E., BATTELY OR GENERATOR).
12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL OWNERSHIP, CAPITAL, AND MAINTENANCE AND OPERATION OF THE PUMPS AND APPURTENANCES.
13. NO FOUNDATION DRAIN, BASEMENT DRAIN, OR STAIRWELL BASEMENT ACCESS DRAIN SHALL BE CONNECTED TO THE CITY OR ASA SANITARY SEWER.

DEMOLITION

1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE , AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS/CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
8. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER/OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
10. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LINER CONTROL ACT.

SIGN CONSTRUCTION

A SEPARATE PERMIT IS REQUIRED FOR SIGN CONSTRUCTION.

CEMETERY AND/OR BURIAL GROUNDS

THERE IS NO OBSERVABLE, HISTORICAL, OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. FURTHERMORE, IT IS ILLEGAL TO DISTURB HUMAN REMAINS WITHOUT OBTAINING APPROPRIATE LEGAL AUTHORIZATION. IF BURIALS ARE FOUND DURING THE ARCHAELOGICAL INVESTIGATION AND NEED TO BE MOVED PRIOR TO DEVELOPMENT, THE APPLICANT SHALL BE RESPONSIBLE FOR THE ARCHAEOLOGICAL REMOVAL AND FOR OBTAINING THE NECESSARY LEGAL DOCUMENTS, INCLUDING A PERMIT FROM THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES FOR THE ARCHAELOGICAL REMOVAL OF BURIALS.

RODENT ABATEMENT NOTE

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL OUTLINE WHAT STEPS HAVE AND WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT THE ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED ONCE ANY DEMOLITION HAS BEEN COMPLETED ANY ABOVE GROUND BAIT BOXES MUST BE RELOCATED TO WITHIN 50 FEET OF A STRUCTURE IN KEEPING WITH EPA REGULATIONS. IF THIS IS NOT POSSIBLE, THEY SHALL BE REMOVED AND REGULAR INSPECTIONS OF THE SITE CONDUCTED BY A VIRGINIA LICENSED PEST EXTERMINATOR TO ENSURE THE SITE REMAINS RODENT FREE.

MARINE CLAY STATEMENT

NO MARINE CLAYS EXISTS ON SITE.

SOLID WASTE MANAGEMENT

1. SINCE THE APPLICANT IS NOT REQUIRED, BY SECTION 5-1-31 OF THE CITY CHARTER AND CODE TITLE 5: TRANSPORTATION AND ENVIRONMENTAL SERVICES, TO USE THE CITY OF ALEXANDRIA'S COLLECTION AND DISPOSAL SERVICES; SOLID WASTE COLLECTION AND DISPOSAL SERVICES SHALL BE PROVIDED BY THE APPLICANT / PRIVATE COLLECTORS AND SHALL BE PASSED ON TO THE NEW OWNER IN CASE OF A SALE OF THE PROPERTY SUBSEQUENT TO THE DEVELOPMENT.

SITE ACCESSIBILITY NOTES

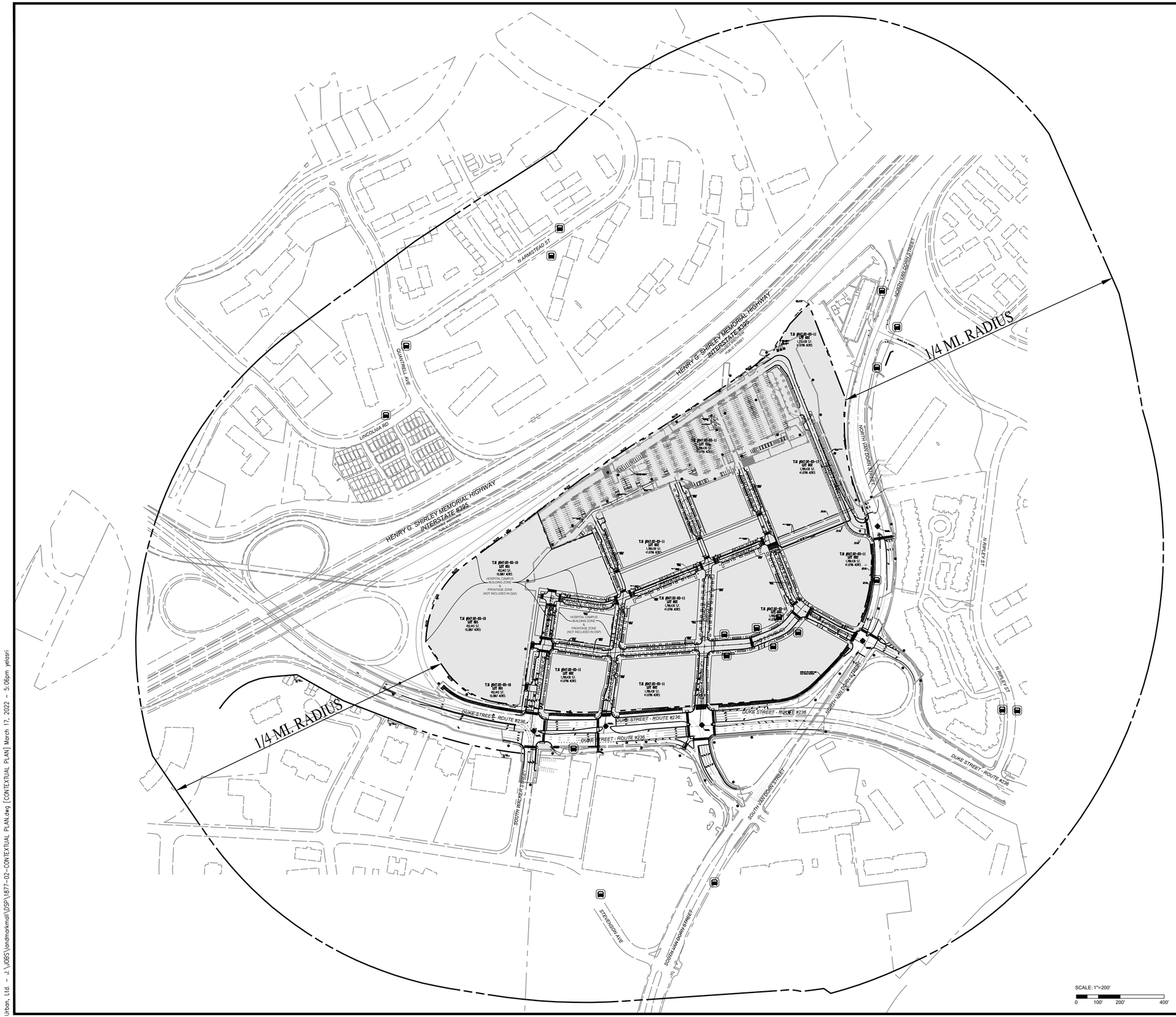
1. ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE SHALL HAVE AT LEAST ONE "ACCESSIBLE ROUTE" THAT CONFORMS TO "ADA"-"ACCESSIBLE ROUTE" STANDARDS. THESE STANDARDS INCLUDE, BUT ARE NOT LIMITED TO: MAXIMUM WALK SLOPE=1:20 AND MAXIMUM RAMP SLOPE=1:12. ALL WALKS WILL BE BROOM-FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS AND/OR THE ARCHITECTURAL PLANS.
2. ALL "ACCESSIBLE" PARKING SPACES SHALL BE DESIGNATED WITH APPROPRIATE SIGNAGE.
3. THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.

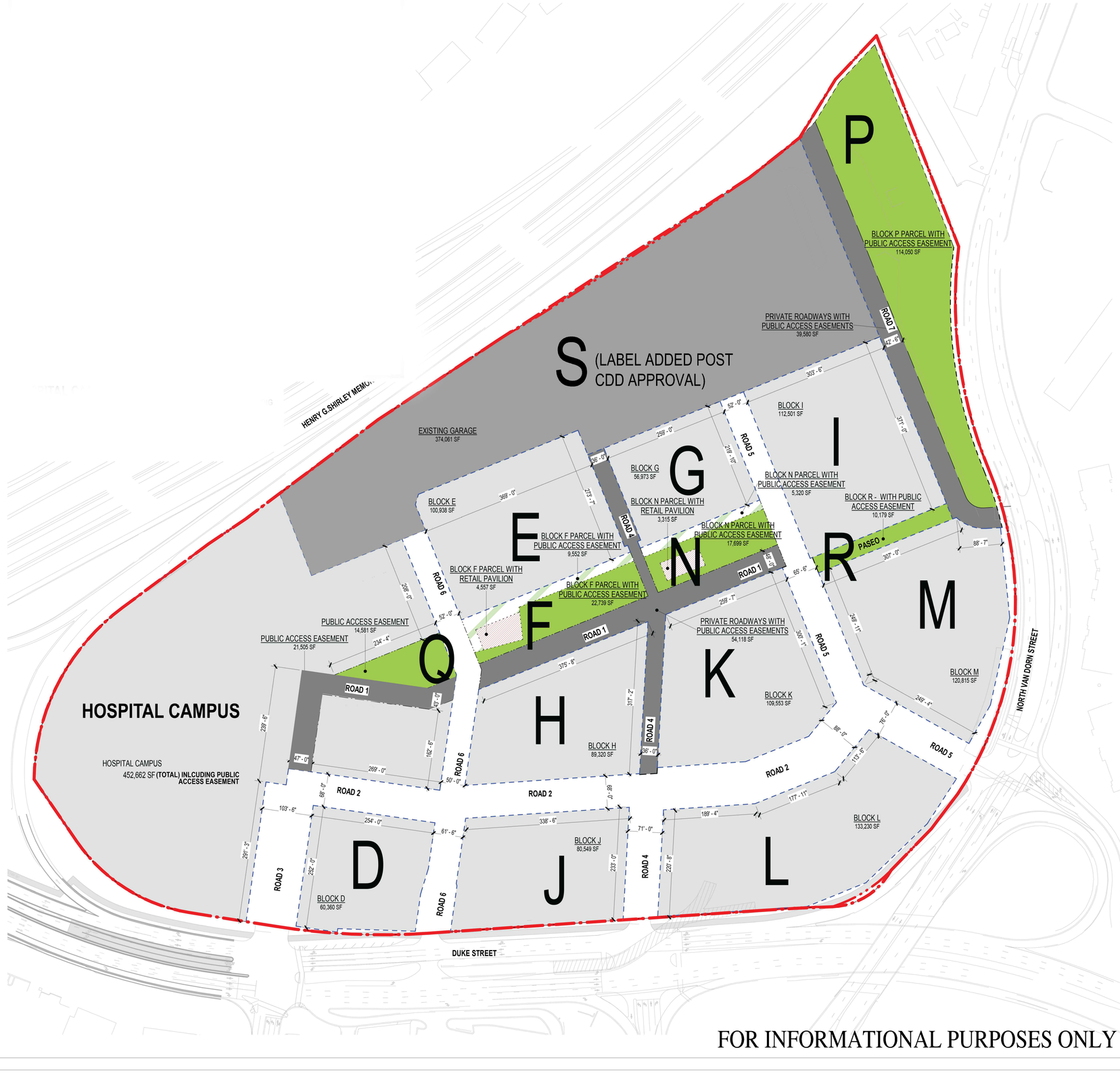
ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES , PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 838-4399.
2. CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
3. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ECT.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
4. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.
5. ALL REQUIRED ARCHAEOLOGICAL MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

CONSTRUCTION NOTES

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED, IF REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE DISCONNECTED.
6. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7. ALL AREAS, ON OR OFFSITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY TH


1/4 MI. RADIUS
1/4 MI. RADIUS
HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE #395
DUKE STREET - ROUTE #236
N ARMISTEAD ST
LINCOLNIA RD
CHANTEFIELD AVE
ADDISON VAN DORN STREET
NORTH VAN DORN STREET
N HIRLEY ST
SOUTH WHITER STREET
SOUTH VAN DORN STREET
STEVENSON AVE
SOUTH VAN DORN STREET
T.M. #061.02-10-10 LOT 001 40,640 S.F. 10.3867 ACRES HOSPITAL CAMPUS BUILDING ZONE FRONTAGE ZONE (NOT INCLUDED IN DSP)
T.M. #061.02-10-11 LOT 002 1,789,630 S.F. 41.0796 ACRES
T.M. #061.02-10-11 LOT 003 1,789,630 S.F. 41.0796 ACRES
T.M. #061.02-10-11 LOT 004 1,789,630 S.F. 41.0796 ACRES
T.M. #061.02-10-11 LOT 005 1,789,630 S.F. 41.0796 ACRES
T.M. #061.02-10-11 LOT 006 1,789,630 S.F. 41.0796 ACRES
T.M. #061.02-10-11 LOT



LANDMARK BLOCK AREAS *		
LOCATION	Area	DEVELOPMENT AREA (ACRES)
DEVELOPMENT BLOCK AREA		
BLOCK D	60,360 SF	1.39 acres
BLOCK E	100,938 SF	2.32 acres
BLOCK G	56,973 SF	1.31 acres
BLOCK H	89,320 SF	2.05 acres
BLOCK I	112,501 SF	2.58 acres
BLOCK J	80,597 SF	1.85 acres
BLOCK K	109,553 SF	2.51 acres
BLOCK L	133,629 SF	3.07 acres
BLOCK M	120,815 SF	2.77 acres
HOSPITAL CAMPUS	416,577 SF	9.56 acres
DEVELOPMENT BLOCK AREA	1,281,263 SF	29.41 acres
DEVELOPMENT BLOCK AREA NON BUILDABLE AREA		
EXISTING GARAGE (BLOCK S)	374,061 SF	8.59 acres
PRIVATE ROADS ON HOSPITAL CAMPUS *	21,505 SF	0.49 acres
PUBLIC ACCESS EASEMENTS PRIVATE ROADS	93,698 SF	2.15 acres
DEVELOPMENT BLOCK AREA NON BUILDABLE AREA	489,264 SF	11.23 acres
LANEWAY OPEN SPACE		
BLOCK F - CENTRAL PLAZA LANEWAY	9,552 SF	0.22 acres
BLOCK N - CENTRAL PLAZA EAST LANEWAY	5,320 SF	0.12 acres
LANEWAY OPEN SPACE	14,872 SF	0.34 acres
OPEN SPACE RETAIL PAVILION		
BLOCK F - CENTRAL PLAZA	4,557 SF	0.10 acres
BLOCK N - CENTRAL PLAZA EAST	3,315 SF	0.08 acres
OPEN SPACE RETAIL PAVILION	7,872 SF	0.18 acres
PUBLICLY ACCESSIBLE OPEN SPACE		
BLOCK F - CENTRAL PLAZA	22,739 SF	0.52 acres
BLOCK N - CENTRAL PLAZA EAST	17,699 SF	0.41 acres
BLOCK P - TERRACE PARK	114,050 SF	2.62 acres
BLOCK Q - CENTRAL PLAZA WEST *	14,581 SF	0.33 acres
BLOCK R - PASEO	10,179 SF	0.23 acres
PUBLICLY ACCESSIBLE OPEN SPACE	179,247 SF	4.11 acres
Grand total	1,972,518 SF	45.28 acres

* Total Hospital Campus area includes these areas.

HOSPITAL CAMPUS		
LOCATION *	Area	DEVELOPMENT AREA (ACRES)
DEVELOPMENT BLOCK AREA		
HOSPITAL CAMPUS	416,577 SF	9.56 acres
DEVELOPMENT BLOCK AREA NON BUILDABLE AREA		
PRIVATE ROADS ON HOSPITAL CAMPUS *	21,505 SF	0.49 acres
PUBLICLY ACCESSIBLE OPEN SPACE		
BLOCK Q - CENTRAL PLAZA WEST * *	14,581 SF	0.33 acres
TOTAL SITE AREA FOR HOSPITAL CAMPUS	452,662 SF	10.39 acres

* * Below grade parking and other Hospital Campus uses permitted under private roads and Block Q.

LEGEND

- DEVELOPMENT AREA
- EXISTING GARAGE
- OPEN SPACE LANEWAY
- PUBLIC ACCESS EASEMENT
- PUBLICLY ACCESSIBLE OPEN SPACE
- RETAIL USE IN OPEN SPACE

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ORIGINAL SHEET SIZE: 24" X 36"

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KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
STEPHEN MICHAEL SMITH
Lic. No. 0401014885
09/24/2021
ARCHITECT

PROJECT

LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC
CITY OF ALEXANDRIA, VIRGINIA
LANDMARK - VAN DORN

COOPER CARRY PROJ.#
20200118

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1st SUBMISSION	12.21.2020
2	2nd SUBMISSION	03.05.2021
3	3RD SUBMISSION	04.09.2021
4	FINAL APPROVED CDD	07.30.2021
5	FINAL APPROVED CDD	09/24/2021
6	-	-
7		
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10		

DESIGNED BY: URBAN
DRAWN BY: COOPER-CARRY/URBAN
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SCALE AS NOTED
1" = 100'
NORTH

VERT: AS NOTED
HORZ: AS NOTED

SHEET TITLE

PUBLIC VS PRIVATE ROAD EXHIBIT

SHEET NUMBER

C.104

005 OF 156

NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY URBAN ENGINEERING IN FEB. 01, 2012
2. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CONTAMINATED SOIL AND/OR GROUNDWATER.
3. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO MARINE CLAY SOILS ONSITE.

PROPERTY CURVE TABLE

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING
C1	468.83'	898.89'	29°53'01"	239.88'	463.54'	N07°34'42"W
C2	699.67'	714.22'	56°07'44"	380.79'	672.03'	N05°32'41"E
C4	144.40'	291.56'	28°22'37"	73.71'	142.93'	N58°20'45"E
C5	141.68'	1512.69'	5°21'59"	70.89'	141.63'	N87°02'47"E
C6	317.24'	1400.00'	12°58'59"	159.30'	316.56'	S87°25'22"E
C7	283.79'	350.00'	46°27'26"	150.22'	276.08'	S57°42'15"E
C8	413.23'	450.00'	52°36'49"	222.47'	398.86'	S27°10'28"W
C3	622.78'	10000.00'	3°34'06"	311.49'	622.68'	N57°02'00"E

SOIL INFORMATION

		CLASS	HYDRIC SOILS	HYDROLOGIC CLASS	SOIL DRAINED
95	URBAN LAND	IVB	N/A	N/A	N/A
66	KINGSTOWNE SANDY CLAY LOAM	IVB	D	NO	D	FAIR

LEGEND

- EXISTING PROPERTY LINE
- EXISTING LIGHTING
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING WETLANDS
- EX. RET. WALL
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- EX. POWER POLE
- EXISTING SPOT ELEVATION
- EX. STREET LIGHTS
- EXISTING TREE
- SOIL LINES
- MARINE CLAY OUTLINE
- OVER 25% SLOPE

SCALE: 1"=100'
0 50' 100' 200'

APPROVED
DEVELOPMENT SITE PLAN 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.

No.	DATE	REVISIONS DESCRIPTION

PLAN DATE
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10-28-2021
01-28-2022
03-18-2022

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
PROFESSIONAL ENGINEER
03/18/2022

SOIL MAP EXHIBIT

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

DATE: AUGUST, 2021
SCALE: 1"=100' C.I.= 2'

SHEET C.105 006 OF OF C.805 156

FILE No. RZ-1877

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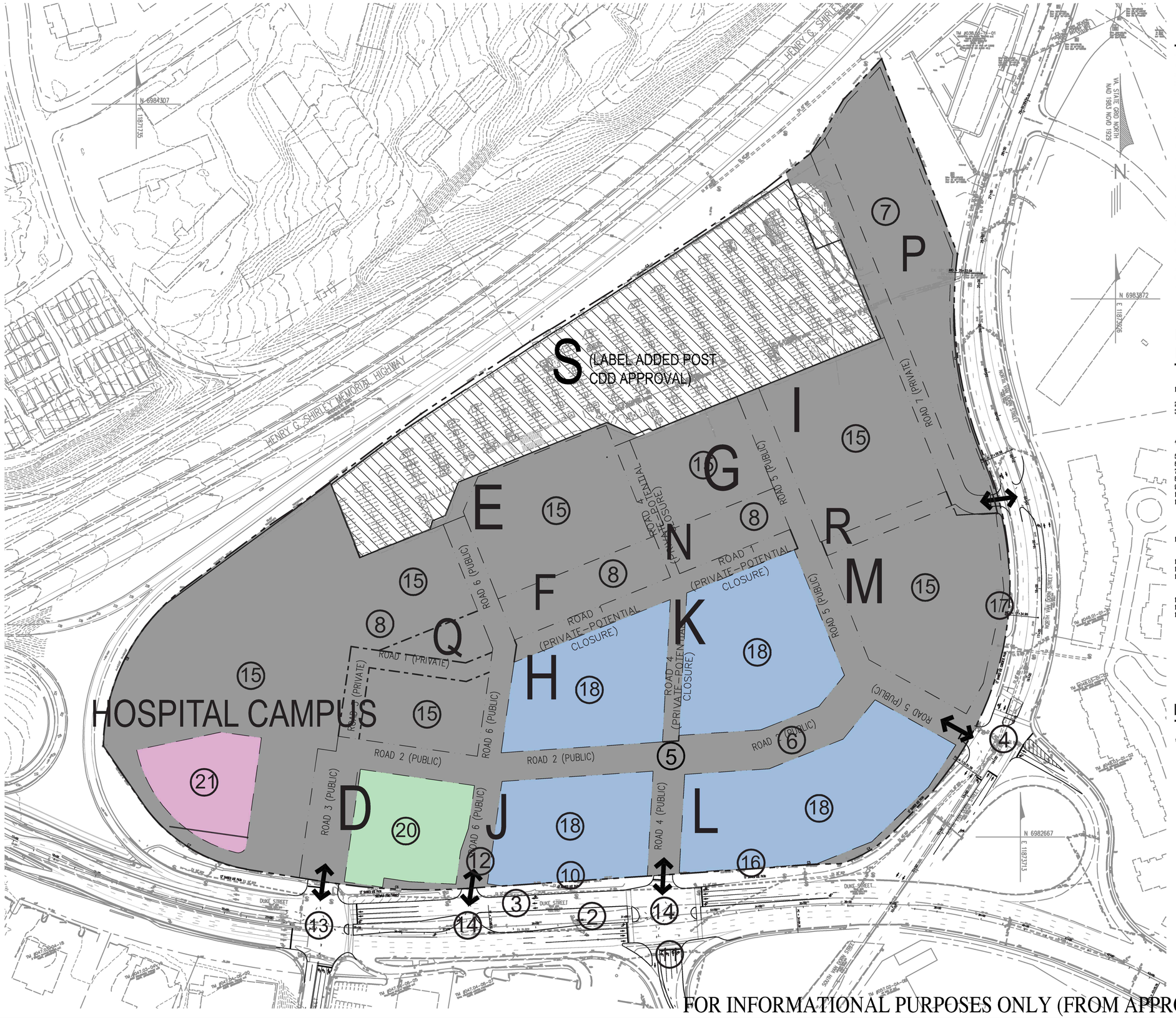
Urban, Ltd.



PHASING NARRATIVE

THE FIRST PHASE OF THE PROJECT IS EXPECTED TO BEGIN FOLLOWING THE APPROVAL OF REQUIRED ENTITLEMENTS, SUBJECT TO MARKET CONDITIONS. ENTRY ROADWAYS INTO THE SITE, AS NOTED ON THE PLAN, WILL BE INSTALLED AS PART OF THE FIRST PHASE. INSTALLATION OF THE ENTRY ROADS WILL REQUIRE THE REMOVAL OF THE EXISTING VEHICULAR FLY-OVER AND ASSOCIATED INFRASTRUCTURE, WHICH SHALL BE SHOWN ON THE FIRST INFRASTRUCTURE DSP. GENERALLY, FRONTAGE IMPROVEMENTS FOR EACH BLOCK SHALL OCCUR WITH THE REDEVELOPMENT OF SAID BLOCK, AND WILL BE DETAILED IN THE FIRST INFRASTRUCTURE DSP.

AS SHOWN ON THE ADJACENT PRELIMINARY PHASING PLAN, DEVELOPMENT OF "FUTURE PHASE" BLOCKS WILL OCCUR BASED ON MARKET CONDITIONS.

INTERIM USES MAY BE CONSIDERED FOR "FUTURE PHASE" BLOCKS, SUCH INTERIM USES INCLUDING BUT NOT LIMITED TO AT-GRADE PARKING FACILITIES, TEMPORARY FOOD AND BEVERAGE USES (STANDS, CARTS, TRUCKS, BEER GARDEN, ETC.), CONSTRUCTION STAGING AREAS, TEMPORARY ENTERTAINMENT VENUES (E.G. MINIGOLF, DRIVE-IN THEATRE, CARNIVALS, CONCERT AREAS, ETC.), SEASONAL AND/OR EVENT VENDORS, OVERFLOW SPACE FOR OTHER TENANTS, PICNIC AND LEISURE AREAS, CAR SHOWS AND/OR OTHER EXHIBITION SHOWS, AGREED-UPON GOVERNMENT USES, ATHLETIC FACILITIES, OPEN-AIR MARKETS (FARMER'S MARKETS), AND ANY OTHER AT-GRADE LICENSED PREMISES OR USAGE.

INFRASTRUCTURE IMPROVEMENTS KEY

PHASE 1 IMPROVEMENTS (1-5 YEARS)

1. DEMOLITION OF EXISTING MALL STRUCTURE AND ASSOCIATED OUT-LYING BUILDINGS
2. REMOVAL OF FLYOVER + ASSOCIATED INFRASTRUCTURE
3. DUKE STREET IMPROVEMENTS:
   - CLOSURE OF FLYOVER LANE
   - RE-STRIPING OF WESTBOUND LANES
   - RECONFIGURATION OF MEDIAN AT INTERSECTION OF ROADS 3 AND 6.
4. VAN DORN STREET IMPROVEMENTS:
   - REALIGNMENT OF INTERSECTION AT ROAD 5 AND N. VAN DORN STREET.
5. ALL STREETS TO BE CONSTRUCTED.
6. TRANSIT HUB.
7. TERRACE PARK.
8. CENTRAL PLAZA.
9. INTERIM PARKING LOTS/INTERIM USES ON FUTURE PHASE BLOCKS.
10. INTERIM STREETSCAPE ALONG DUKE STREET.
11. DUKE STREET ROAD IMPROVEMENTS:
    - IMPLEMENTATION OF ULTIMATE BUILD-OUT OF ROAD CROSS-SECTION
    - IMPLEMENTATION OF FULL-MOVEMENT INTERSECTION AT DUKE AND ROAD 4.
    - FULL MOVEMENT INTERSECTION ON DUKE STREET & ROAD 6.
12. CONSTRUCTION OF ROAD 6:
    - IF ROAD 6 IS NOT CONSTRUCTED IN PHASE 1, IMPLEMENTATION TO OCCUR WITH DEVELOPMENT OF ADJACENT BLOCK J.
13. INTERSECTION OF WALKER, DUKE, AND ROAD 3
14. INTERSECTION OF DUKE STREET AND ROAD 6, INCLUDING MEDIAN BREAK.
15. DEVELOPMENT OF BLOCKS HOSPITAL CAMPUS, E, G, I, & M.

FUTURE PHASING IMPROVEMENT (5-10 YEARS)

16. FINAL STREETSCAPE ALONG DUKE STREET.
17. STREETSCAPE ALONG VAN DORN STREET.
18. DEVELOPMENT OF BLOCKS L, H, K, AND J.

FUTURE BLOCKS PHASING IMPROVEMENTS (10-15 YEARS)

20. DEVELOPMENT OF BLOCKS D.

FUTURE BLOCKS PHASING IMPROVEMENTS (20+ YEARS)

21. DEVELOPMENT OF HOSPITAL EXPANSION.

LEGEND

- PROPOSED SITE ACCESS POINT AT SIGNALIZED INTERSECTION
- PHASE I (1-5 YEARS)
- FUTURE PHASE (5-10 YEARS)
- FUTURE PHASE (10-15 YEARS)
- FUTURE PHASE (15-20 YEARS)
- EXISTING ABOVE GRADE GARAGE TO REMAIN

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ORIGINAL SHEET SIZE: 24" X 36"

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KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
09/24/2021
PROFESSIONAL ENGINEER

PROJECT

LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC
CITY OF ALEXANDRIA, VIRGINIA
LANDMARK - VAN DORN

RZ-1877

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1st SUBMISSION	12.21.2020
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SCALE 1"=100' NORTH

VERT: AS NOTED
HORZ: AS NOTED

SHEET TITLE

PHASING EXHIBIT

SHEET NUMBER C.106

PHASE 1A: MALL DEMOLITION, GARAGE MAINTENANCE AND INTERSECTION V7 CONSTRUCTION

PHASING NARRATIVE

THE DSP PHASING IS PRELIMINARY. PHASE 1A IS TO INCLUDE THE DEMOLITION OF EXISTING BUILDINGS, RENOVATIONS OF THE EXISTING GARAGE AS SHOWN IN THIS PLAN, CONSTRUCTION OF ROAD 7, AND INTERSECTION V7. GENERALLY, FRONTAGE ZONE IMPROVEMENTS FOR EACH BLOCK SHALL OCCUR WITH THE REDEVELOPMENT OF SAID BLOCK, AND WILL BE DETAILED IN THE FINAL SITE PLAN.

AS SHOWN ON THE ADJACENT DSP PHASING PLAN, THE WORK ZONE IS TO INCLUDE THE AREA OF DEMOLITION, THE EXISTING GARAGE RENOVATIONS, DEMOLITION OF THE N. VAN DORN FLYOVER AT FUTURE ROAD 5, AND ROAD 7 IMPROVEMENTS. THE POTENTIAL TEMPORARY TRANSIT HUB LOCATIONS ARE TO BE COORDINATED WITH THE CITY AND DASH.

AS SHOWN ON THE CDD PRELIMINARY PHASING PLAN, DEVELOPMENT OF "FUTURE PHASE" BLOCKS WILL OCCUR BASED ON MARKET CONDITIONS.

DSP PHASING KEY NOTES

1. THE FULL SECTION OF THE ONSITE ROADS (INCLUSIVE OF BMPS) ARE TO BE CONSTRUCTED TO THE BACK OF SIDEWALK UNLESS THE ADJACENT BLOCK HAS INDICATED DEVELOPMENT UNDER SEPARATE APPLICATIONS
2. ONSITE ROADS ARE TO BE CONSTRUCTED TO THE BACK OF CURB WHERE ADJACENT BLOCKS HAVE INDICATED DEVELOPMENT UNDER SEPARATE APPLICATIONS
3. THE CONSTRUCTION OF BLOCKS THAT HAVE INDICATED DEVELOPMENT UNDER SEPARATE APPLICATIONS ARE TO CONSTRUCT ALL INFRASTRUCTURE FROM THE BACK OF CURB TO THE BACK OF SIDEWALK (INCLUSIVE OF BMPS) WITH THE VERTICAL CONSTRUCTION OF THAT SEPARATE APPLICATION
4. THE PARK ON BLOCK Q AND PRIVATE PORTIONS OF ROAD 1 AND ROAD 3 WILL BE CONSTRUCTED UNDER A SEPARATE APPLICATION WITH THE INOVA HOSPITAL CAMPUS DSUP
5. THE PARKS ON BLOCKS F, N, R, AND P WILL BE SUBJECT TO A SEPARATE DSUP AND CONSTRUCTED WITH BLOCKS E, G, AND I.
6. THE ADJACENT PHASING PLAN IS SUBJECT TO CHANGE AS THE FINAL SITE PLANS ARE DEVELOPED AND AS FUTURE CONDITIONS WARRANT.

LEGEND

- TRUCK TRAFFIC SITE INGRESS/EGRESS ROUTES
- PHASE 1A (DEMOLITION & GARAGE RENOVATIONS)
- TEMPORARY TRANSIT HUB LOCATION

NOTE: THE LOCATION OF THE TEMPORARY TRANSIT HUB IN THE GARAGE MAY BE RELOCATED TO OTHER AREAS WITHIN THE GARAGE TO ACCOMMODATE THE RENOVATION OF THE STRUCTURE.

SCALE: 1"=100'
0 50' 100' 200'

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

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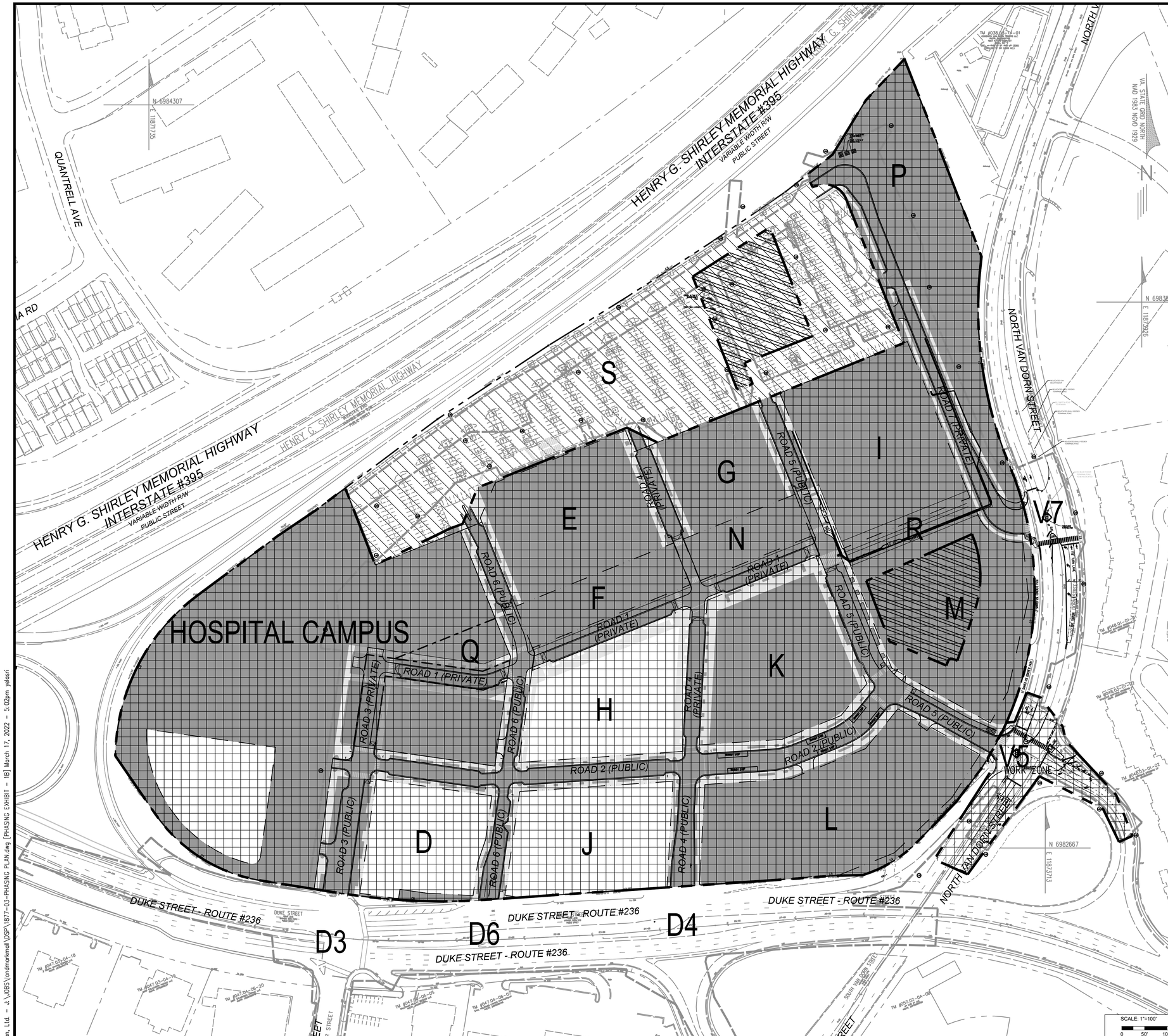
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
PROFESSIONAL ENGINEER
07/15/2022

DSP PHASING PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
DATE: AUGUST, 2021
SCALE: 1"=150' C.I.= N/A

SHEET C.107 008 OF C.805 156
FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-03-PHASING (INTERIM) PLAN.dwg [DV] March 17, 2022 - 5.02pm yelasri



PHASE 1B: INTERSECTION V5 ROUGH GRADING, UTILITIES & STORM SEWER SYSTEM

PHASING NARRATIVE

~~THE DSP PHASING IS PRELIMINARY. PHASE 1B IS TO INCLUDE THE~~ CONSTRUCTION OF INTERSECTION V5, ROUGH GRADING IN THE DEMOLITION AREA, AND INSTALLATION OF UNDERGROUND UTILITIES AND STORM SEWER SYSTEMS. GENERALLY, FRONTAGE ZONE IMPROVEMENTS FOR EACH BLOCK SHALL OCCUR WITH THE REDEVELOPMENT OF SAID BLOCK, AND WILL BE DETAILED IN THE FINAL SITE PLAN.

AS SHOWN ON THE ADJACENT DSP PHASING PLAN, THE WORK ZONE IS TO INCLUDE THE AREA OF DEMOLITION OF LANDMARK MALL, REMOVAL OF THE ONSITE PORTION OF THE DUKE STREET FLYOVER, AND CONSTRUCTION OF THE ROAD 5 INTERSECTION WITH N. VAN DORN ST. THE POTENTIAL TEMPORARY TRANSIT HUB LOCATIONS ARE TO BE COORDINATED WITH THE CITY AND DASH. THE ADJACENT PHASING PLAN IS SUBJECT TO CHANGE AS THE FINAL SITE PLANS ARE DEVELOPED AND AS FUTURE CONDITIONS WARRANT

AS SHOWN ON THE CDD PRELIMINARY PHASING PLAN, DEVELOPMENT OF "FUTURE PHASE" BLOCKS WILL OCCUR BASED ON MARKET CONDITIONS.

DSP PHASING KEY NOTES

1. THE FULL SECTION OF THE ONSITE ROADS (INCLUSIVE OF BMPS) ARE TO BE CONSTRUCTED TO THE BACK OF SIDEWALK UNLESS THE ADJACENT BLOCK HAS INDICATED DEVELOPMENT UNDER SEPARATE APPLICATIONS
2. ONSITE ROADS ARE TO BE CONSTRUCTED TO THE BACK OF CURB WHERE ADJACENT BLOCKS HAVE INDICATED DEVELOPMENT UNDER SEPARATE APPLICATIONS
3. THE CONSTRUCTION OF BLOCKS THAT HAVE INDICATED DEVELOPMENT UNDER SEPARATE APPLICATIONS ARE TO CONSTRUCT ALL INFRASTRUCTURE FROM THE BACK OF CURB TO THE BACK OF SIDEWALK (INCLUSIVE OF BMPS) WITH THE VERTICAL CONSTRUCTION OF THAT SEPARATE APPLICATION
4. THE PARK ON BLOCK Q AND PRIVATE PORTIONS OF ROAD 1 AND ROAD 3 WILL BE CONSTRUCTED UNDER A SEPARATE APPLICATION WITH THE INOVA HOSPITAL CAMPUS DSUP
5. THE PARKS ON BLOCKS F, N, R, AND P WILL BE SUBJECT TO A SEPARATE DSUP AND CONSTRUCTED WITH BLOCKS E, G, AND I.
6. THE ADJACENT PHASING PLAN IS SUBJECT TO CHANGE AS THE FINAL SITE PLANS ARE DEVELOPED AND AS FUTURE CONDITIONS WARRANT.

LEGEND

- PHASE I (1-5 YEARS)
- EXISTING ABOVE GRADE GARAGE TO REMAIN
- PHASE 1B (INTERSECTION V5, ROUGH GRADING & UTILITIES)
- TEMPORARY TRANSIT HUB LOCATION

NOTE: THE LOCATION OF THE TEMPORARY TRANSIT HUB IN THE GARAGE MAY BE RELOCATED TO OTHER AREAS WITHIN THE GARAGE TO ACCOMMODATE THE RENOVATION OF THE STRUCTURE.

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DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
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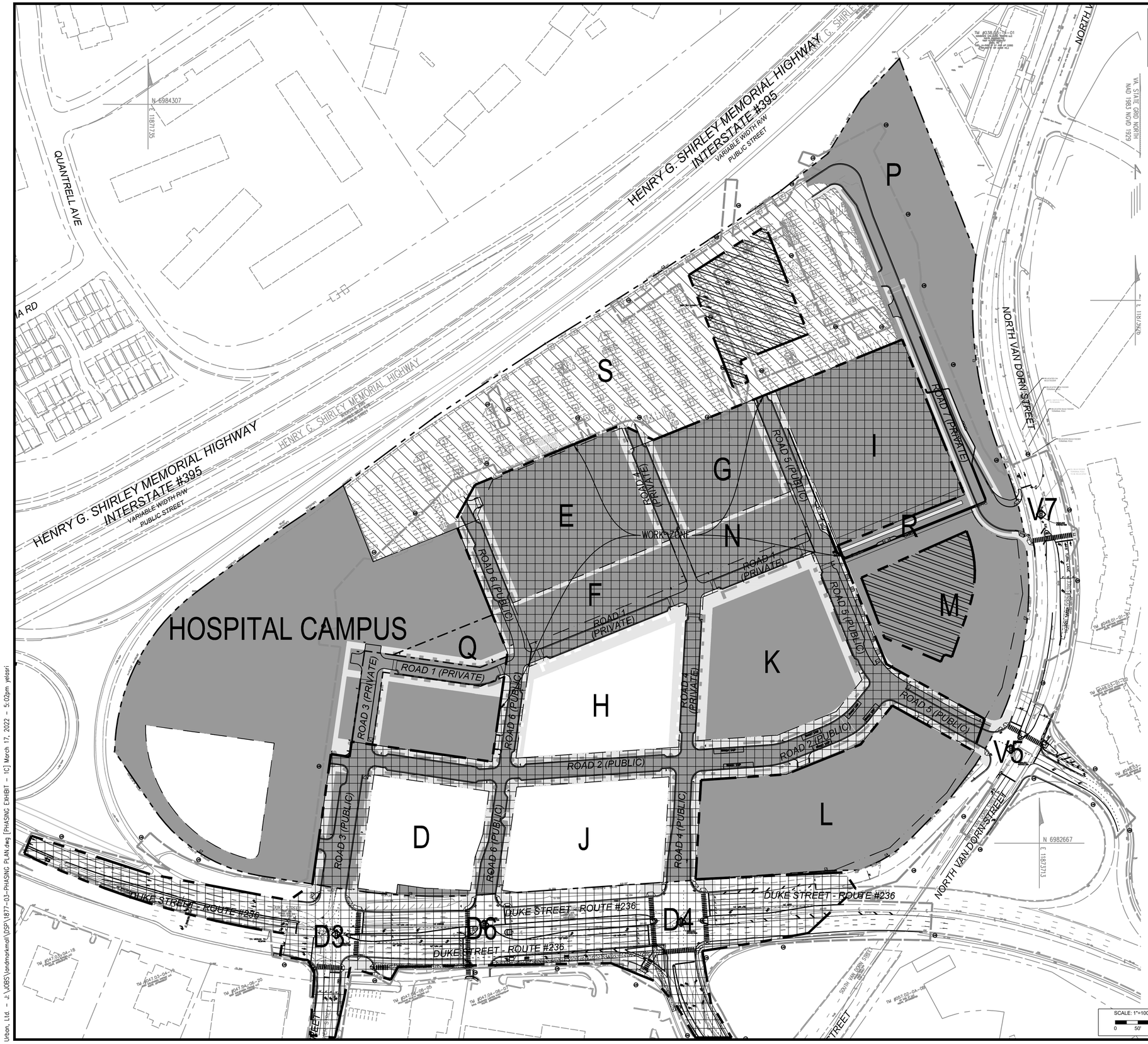
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
03/18/2022
PROFESSIONAL ENGINEER

DSP PHASING PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=100' C.I.= N/A DATE: AUGUST, 2021

SHEET C.108 OF C.805 009 OF 156
FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-03-PHASING PLAN.dwg [PHASING EXHIBIT - 1B] March 17, 2022 - 5:02pm yelasri



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

PHASING NARRATIVE

THE DSP PHASING IS PRELIMINARY. PHASE 1C IS THE CONSTRUCTION OF INTERSECTIONS D3, D4, AND D6 AND OTHER IMPROVMENTS ON DUKE STREET, CONSTRUCTION OF ALL REMAINING ROADS WITHIN THIS APPLICATION, AND DEVELOPMENT OF BLOCKS E, G, AND I. GENERALLY, FRONTAGE ZONE IMPROVEMENTS FOR EACH BLOCK SHALL OCCUR WITH THE REDEVELOPMENT OF SAID BLOCK, AND WILL BE DETAILED IN THE FINAL SITE PLAN.

AS SHOWN ON THE ADJACENT DSP PHASING PLAN, THE WORK ZONE IS TO INCLUDE DUKE STREET, ALL INTERPARCEL ROAD SYSTEMS, AND BLOCKS, E, G, AND I. THE POTENTIAL TEMPORARY TRANSIT HUB LOCATIONS ARE TO BE COORDINATED WITH THE CITY AND DASH. THE ADJACENT PHASING PLAN IS SUBJECT TO CHANGE AS THE FINAL SITE PLANS ARE DEVELOPED AND AS FUTURE CONDITIONS WARRANT

AS SHOWN ON THE CDD PRELIMINARY PHASING PLAN, DEVELOPMENT OF "FUTURE PHASE" BLOCKS WILL OCCUR BASED ON MARKET CONDITIONS.

DSP PHASING KEY NOTES

1. THE FULL SECTION OF THE ONSITE ROADS (INCLUSIVE OF BMPS) ARE TO BE CONSTRUCTED TO THE BACK OF SIDEWALK UNLESS THE ADJACENT BLOCK HAS INDICATED DEVELOPMENT UNDER SEPARATE APPLICATIONS
2. ONSITE ROADS ARE TO BE CONSTRUCTED TO THE BACK OF CURB WHERE ADJACENT BLOCKS HAVE INDICATED DEVELOPMENT UNDER SEPARATE APPLICATIONS
3. THE CONSTRUCTION OF BLOCKS THAT HAVE INDICATED DEVELOPMENT UNDER SEPARATE APPLICATIONS ARE TO CONSTRUCT ALL INFRASTRUCTURE FROM THE BACK OF CURB TO THE BACK OF SIDEWALK (INCLUSIVE OF BMPS) WITH THE VERTICAL CONSTRUCTION OF THAT SEPARATE APPLICATION
4. THE PARK ON BLOCK Q AND PRIVATE PORTIONS OF ROAD 1 AND ROAD 3 WILL BE CONSTRUCTED UNDER A SEPARATE APPLICATION WITH THE INOVA HOSPITAL CAMPUS DSUP
5. THE PARKS ON BLOCKS F, N, R, AND P WILL BE SUBJECT TO A SEPARATE DSUP AND CONSTRUCTED WITH BLOCKS E, G, AND I.
6. THE ADJACENT PHASING PLAN IS SUBJECT TO CHANGE AS THE FINAL SITE PLANS ARE DEVELOPED AND AS FUTURE CONDITIONS WARRANT.

FUTURE BLOCKS PHASING IMPROVEMENTS (10-15 YEARS)

20. DEVELOPMENT OF BLOCKS D.

FUTURE BLOCKS PHASING IMPROVEMENTS (20+ YEARS)

21. DEVELOPMENT OF HOSPITAL EXPANSION.

LEGEND

- PHASE I (1-5 YEARS)
- EXISTING ABOVE GRADE GARAGE TO REMAIN
- PHASE 1C (DUKE STREET & INTERSECTIONS, BLOCKS E, G, I, ROAD SYSTEM)
- TEMPORARY TRANSIT HUB LOCATION

NOTE: THE LOCATION OF THE TEMPORARY TRANSIT HUB IN THE GARAGE MAY BE RELOCATED TO OTHER AREAS WITHIN THE GARAGE TO ACCOMMODATE THE RENOVATION OF THE STRUCTURE.

APPROVED

DEVELOPMENT SITE PLAN 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. _____

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
08-13-2021
10-28-2021
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
03/18/2022
PROFESSIONAL ENGINEER

DSP PHASING PLAN

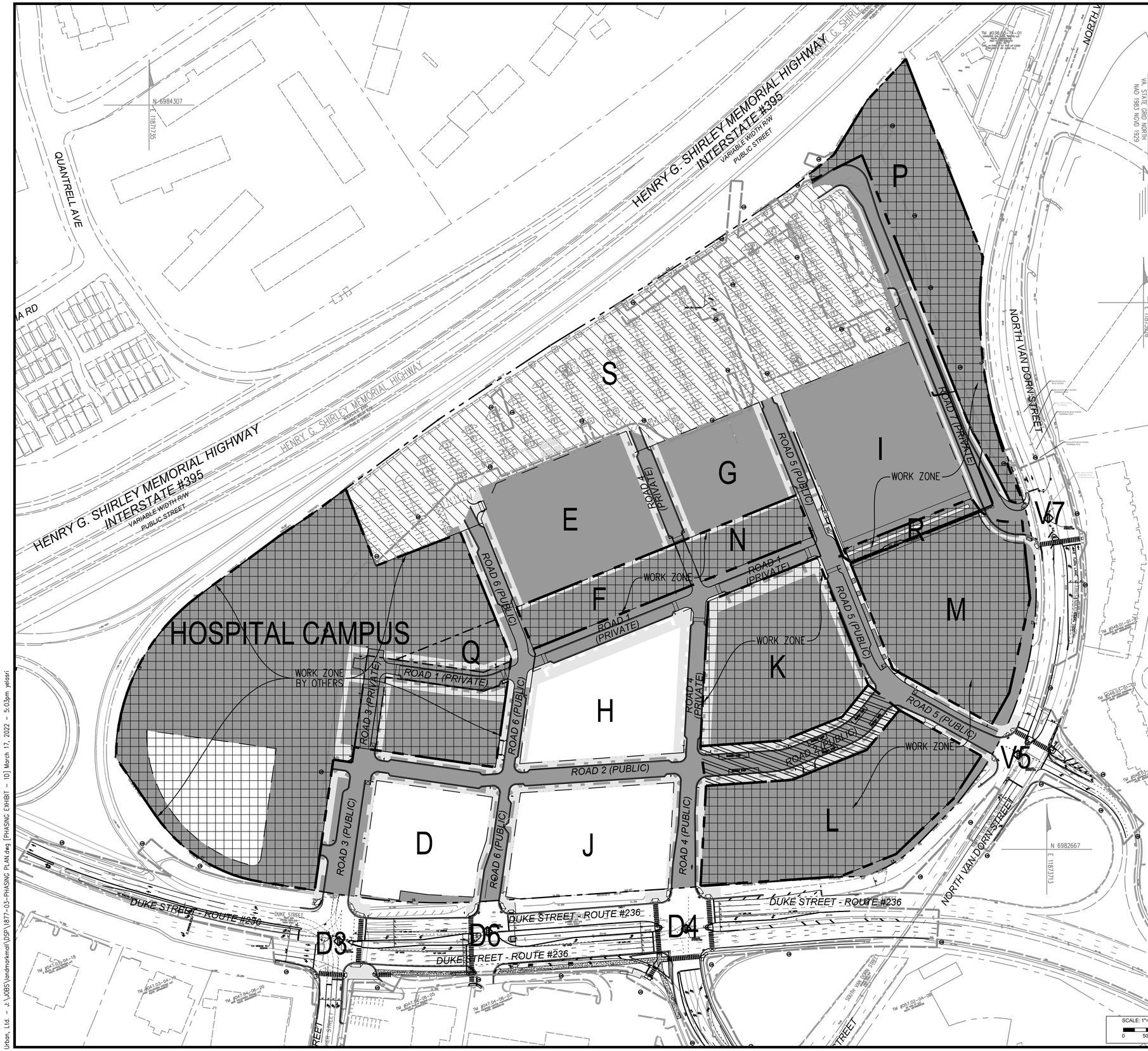
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.= N/A DATE: AUGUST, 2021

SHEET C.109 OF C.805 010 OF 156

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-03-PHASING PLAN.dwg [PHASING EXHIBIT - 1C] March 17, 2022 - 5:02pm yelasri



PHASE 1D: HOSPITAL CAMPUS AND BLOCKS K, F, N, R, P, Q, L, M

PHASING NARRATIVE

THE DSP PHASING IS PRELIMINARY. PHASE 1D IS THE CONSTRUCTION OF THE HOSPITAL CAMPUS AND DEVELOPMENT OF BLOCKS K, F, N, R, P, Q, L, AND M. GENERALLY, FRONTAGE ZONE IMPROVEMENTS FOR EACH BLOCK SHALL OCCUR WITH THE REDEVELOPMENT OF SAID BLOCK, AND WILL BE DETAILED IN THE FINAL SITE PLAN.

AS SHOWN ON THE ADJACENT DSP PHASING PLAN, THE WORK ZONE IS TO INCLUDE THE HOSPITAL CAMPUS AND WITHIN THE BLOCKS OF K, F, N, R, P, Q, L, AND M. THE POTENTIAL TEMPORARY TRANSIT HUB LOCATIONS ARE TO BE COORDINATED WITH THE CITY AND DASH. THE ADJACENT PHASING PLAN IS SUBJECT TO CHANGE AS THE FINAL SITE PLANS ARE DEVELOPED AND AS FUTURE CONDITIONS WARRANT

AS SHOWN ON THE CDD PRELIMINARY PHASING PLAN, DEVELOPMENT OF "FUTURE PHASE" BLOCKS WILL OCCUR BASED ON MARKET CONDITIONS.

DSP PHASING KEY NOTES

1. THE FULL SECTION OF THE ONSITE ROADS (INCLUSIVE OF BMPS) ARE TO BE CONSTRUCTED TO THE BACK OF SIDEWALK UNLESS THE ADJACENT BLOCK HAS INDICATED DEVELOPMENT UNDER SEPARATE APPLICATIONS
2. ONSITE ROADS ARE TO BE CONSTRUCTED TO THE BACK OF CURB WHERE ADJACENT BLOCKS HAVE INDICATED DEVELOPMENT UNDER SEPARATE APPLICATIONS
3. THE CONSTRUCTION OF BLOCKS THAT HAVE INDICATED DEVELOPMENT UNDER SEPARATE APPLICATIONS ARE TO CONSTRUCT ALL INFRASTRUCTURE FROM THE BACK OF CURB TO THE BACK OF SIDEWALK (INCLUSIVE OF BMPS) WITH THE VERTICAL CONSTRUCTION OF THAT SEPARATE APPLICATION
4. THE PARK ON BLOCK Q AND PRIVATE PORTIONS OF ROAD 1 AND ROAD 3 WILL BE CONSTRUCTED UNDER A SEPARATE APPLICATION WITH THE INOVA HOSPITAL CAMPUS DSUP
5. THE PARKS ON BLOCKS F, N, R, AND P WILL BE SUBJECT TO A SEPARATE DSUP AND CONSTRUCTED WITH BLOCKS E, G, AND I.
6. THE ADJACENT PHASING PLAN IS SUBJECT TO CHANGE AS THE FINAL SITE PLANS ARE DEVELOPED AND AS FUTURE CONDITIONS WARRANT.

LEGEND

- PHASE I (1-5 YEARS)
- EXISTING ABOVE GRADE GARAGE TO REMAIN
- PHASE 1D (HOSPITAL CAMPUS, BLOCKS K, F, N, R, P, Q, L, M)
- POTENTIAL TRANSIT HUB LOCATIONS

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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05/18/2022
PROFESSIONAL ENGINEER

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LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=100' C.I.=N/A DATE: AUGUST, 2021

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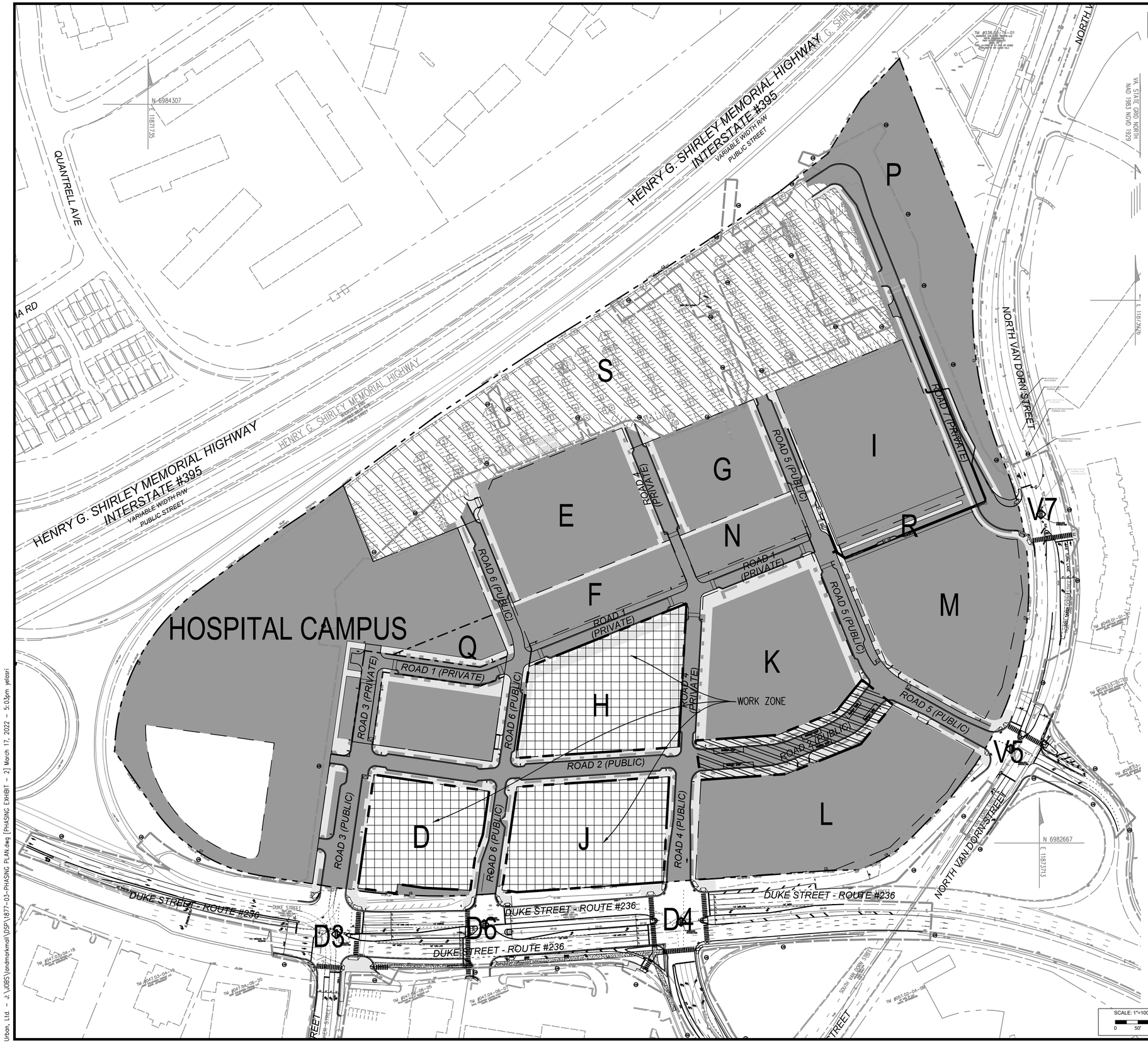
FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-03-PHASING PLAN.dwg [PHASING EXHIBIT - 1D] March 17, 2022 - 5:03pm yelasri



PHASE 2: BLOCKS D, J, & H

PHASING NARRATIVE

THE DSP PHASING IS PRELIMINARY WHERE PHASE 2 IS THE DEVELOPMENT OF BLOCKS D, J, AND H. GENERALLY, FRONTAGE ZONE IMPROVEMENTS FOR EACH BLOCK SHALL OCCUR WITH THE REDEVELOPMENT OF SAID BLOCK, AND WILL BE DETAILED IN THE FINAL SITE PLAN.

AS SHOWN ON THE ADJACENT DSP PHASING PLAN, THE WORK ZONE IS TO INCLUDE BLOCKS D, J, AND H. THE ADJACENT PHASING PLAN IS SUBJECT TO CHANGE AS THE FINAL SITE PLANS ARE DEVELOPED AND AS FUTURE CONDITIONS WARRANT

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LEGEND

- PHASE I (1-5 YEARS)
- EXISTING ABOVE GRADE GARAGE TO REMAIN
- PHASE 2 (BLOCKS D, J, H)
- TRANSIT HUB LOCATION

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

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03/18/2022
PROFESSIONAL ENGINEER

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LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=100' C.I.= N/A DATE: AUGUST, 2021

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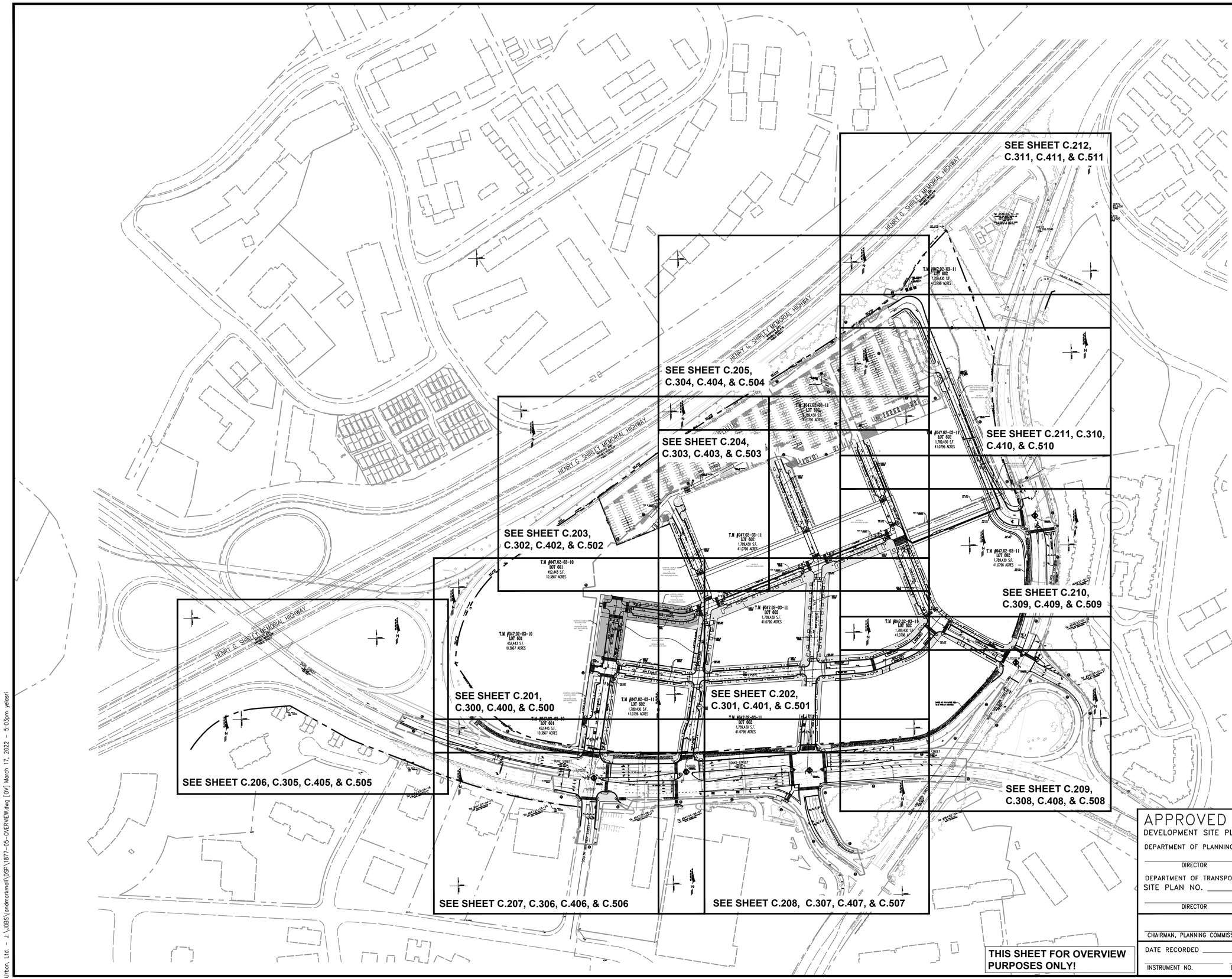
FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-03-PHASING PLAN.dwg [PHASING EXHIBIT - 2] March 17, 2022 - 5:03pm yelasri



THIS SHEET FOR OVERVIEW PURPOSES ONLY!

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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PROFESSIONAL ENGINEER

OVERVIEW EXHIBIT

LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN

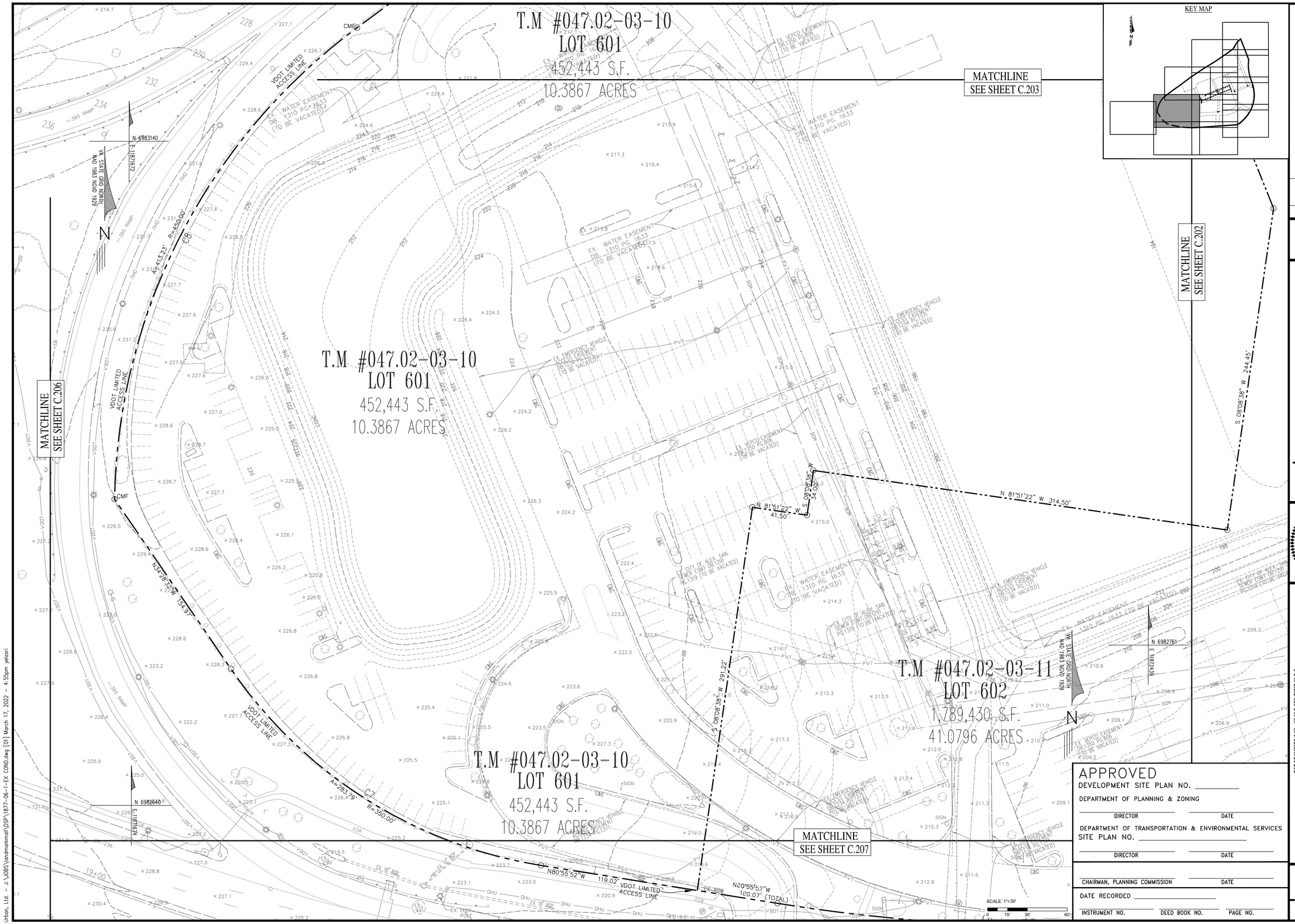
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DATE: AUGUST, 2021
SCALE: 1"=150' C.I.= N/A

SHEET C.200 013 OF OF C.805 156

FILE No. RZ-1877

Urban, Ltd. – J:\JOBS\landmarkmall\DSP\1877-05-OVERVIEW.dwg [OV] March 17, 2022 – 5:03pm yelosri



KEY MAP

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
08-13-2021
10-28-2021
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03/18/2022
PROFESSIONAL ENGINEER

EXISTING CONDITION

LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30'
C.I.=2'
DATE: AUGUST, 2021

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
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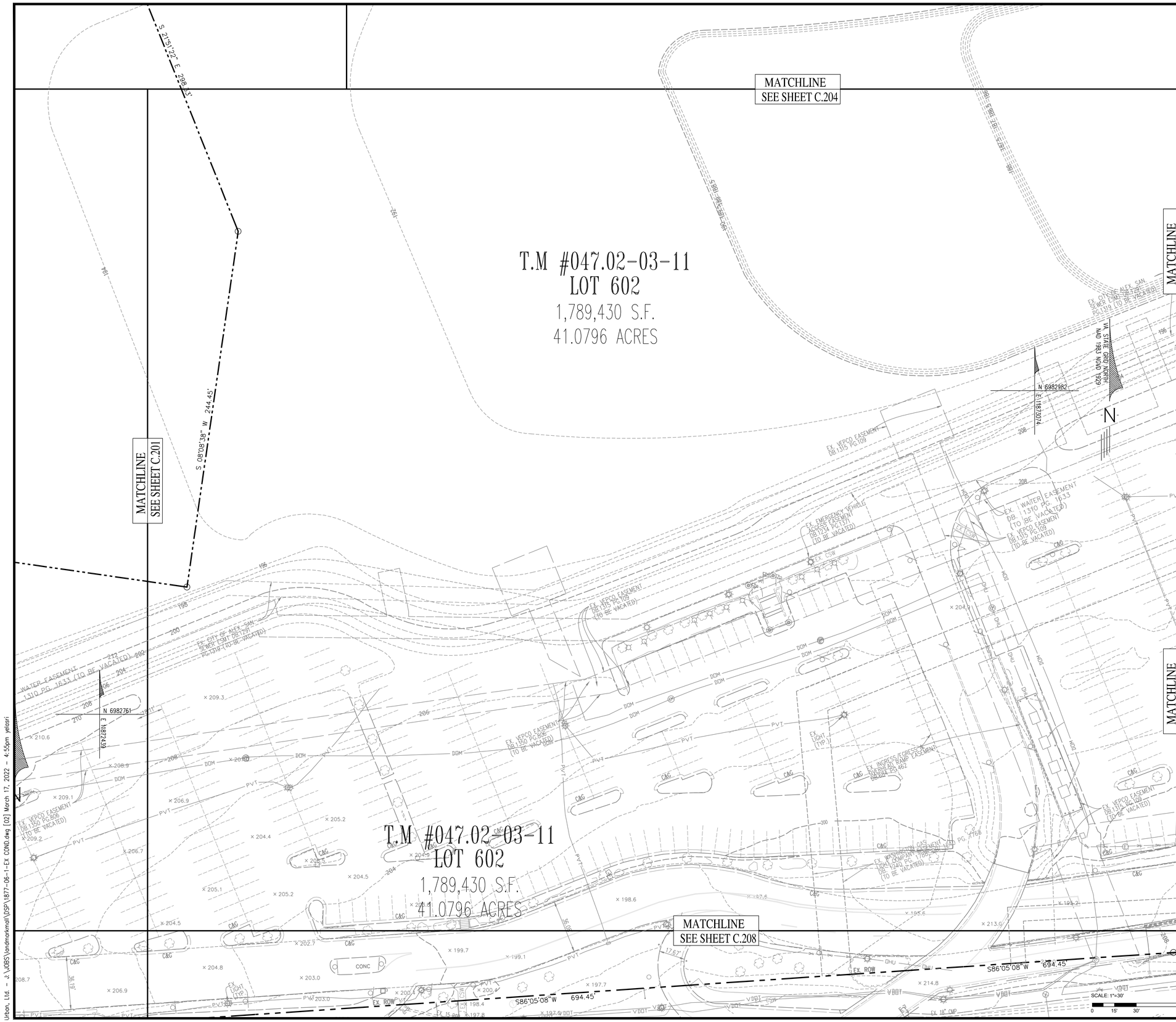
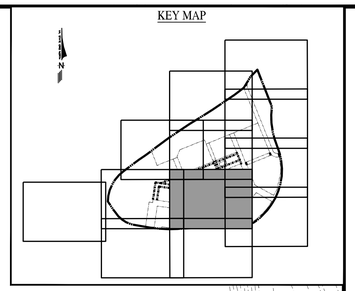
FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-06-1-EX COND.dwg [01] March 17, 2022 - 4:55pm yelasri





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03/18/2022
PROFESSIONAL ENGINEER

EXISTING CONDITION

LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= 2' DATE: AUGUST, 2021

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-06-1-EX COND.dwg [02] March 17, 2022 - 4:55pm yelasri

HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE #395
VARIABLE WIDTH R/W
PUBLIC STREET

N 6983765
E 1187892
VA. STATE GRID NORTH
NAD 1983 NGVD 1929

N 6983764
E 1187423
VA. STATE GRID NORTH
NAD 1983 NGVD 1929

VDOT LIMITED ACCESS LINE

N56°26'03"E 294.13'

N53°09'18"E 338.60' (TOTAL)

N56°03'08"E 95.82'

N53°28'53"E 231.61'

N 66°08'38" E 291.74'

S 21°51'22" E 298.13'

EX. 10' WMP

EX. 8" WMP

EX. 6" WMP

EX. 16" WMP

EX. 12" WMP

EX. 10" WMP

EX. 8" WMP

EX. 6" WMP

EX. 4" WMP

EX. 24" RCP

EX. 18" RCP

EX. 15" RCP

EX. 12" RCP

EX. 10" RCP

EX. 8" RCP

EX. 6" RCP

EX. 4" RCP

EX. 36" RCP

EX. 30" RC

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

MATCHLINE
SEE SHEET C.205

MATCHLINE
SEE SHEET C.211

MATCHLINE
SEE SHEET C.203

MATCHLINE
SEE SHEET C.210

MATCHLINE
SEE SHEET C.202

VA STATE GRID NORTH
NAD 1983 NGVD 1929

N 6983764
E 1187423

N56°26'03"E 294.13'

S 21°51'22" E 298.33'

VDOT LIMITED ACCESS LINE

BENCHMARK 2
ELEV. 195.04
N. 6983497
E. 1187493

KEY MAP

SCALE: 1"=30'
0 15' 30' 60'

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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EXISTING CONDITION
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
DATE: AUGUST, 2021
SCALE: 1"=30' C.I.= 2'

SHEET
C.204 017
OF OF
C.805 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-06-1-EX COND.dwg [04] March 17, 2022 - 4:55pm yelasri

KEY MAP

MATCHLINE SEE SHEET C.212

MATCHLINE SEE SHEET C.211

MATCHLINE SEE SHEET C.204

HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE #395
VARIABLE WIDTH R/W
PUBLIC STREET

N 6984304
E 1187448

N 6984294
E 1187983

N 6983764
E 1187423

N 6983934
E 1188077

VA STATE GRID NORTH
NAD 1983 NCVO 1929

VDOT LIMITED ACCESS LINE

A=622.78' R=10000.00' C.3
A=526.35'

N31°28'43"E 153.19'

N51°36'25"E 294.13'

EX. 30' DED

EX. 40' BRL

EX. 47' BRL

EX. 12' WATER EASEMENT A=96.43'

EX. 16' SANITARY SEWER EASEMENT DB.1352 PG.479

EX. 16' STORM SEWER EASEMENT DB.1352 PG.479

EX. EMERGENCY VEHICLE ACCESS EASEMENT DB.1724 PG.1

EX. EMERGENCY VEHICLE ACCESS EASEMENT DB.1724 PG.1 (TO BE VACATED)

EX. CITY OF ALEXANDRIA POWER ESMT DB.1351 PG.1

CMF

RAMP UP TO LEVEL 2

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

SCALE: 1"=30'
0 15' 30' 60'

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03/15/2022

EXISTING CONDITION

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

DATE: AUGUST, 2021
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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Urban, Ltd. – J:\JOBS\landmarkmall\DSP\1877-06-1-EX COND.dwg [05] March 17, 2022 – 4:55pm yelosri

HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE #395
VARIABLE WIDTH R/W
PUBLIC STREET

DUKE STREET
ROUTE #236
VARIABLE WIDTH R/W
PUBLIC STREET

N 6983030
E 11870726

N 6982959
E 11871390

N 6982671
E 11870901

VA STATE GRID NORTH
NAD 1983 NGVD 1929

EX. R.O.W
LIMIT ACCESS
LINE

MATCHLINE
SEE SHEET C.201

MATCHLINE
SEE SHEET C.207

IPF
CMF

SCALE: 1"=30'
0 15' 30' 60'

KEY MAP

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
08-13-2021
10-28-2021
01-24-2022
03-18-2022

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
PROFESSIONAL ENGINEER
03/18/2022

EXISTING CONDITION

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

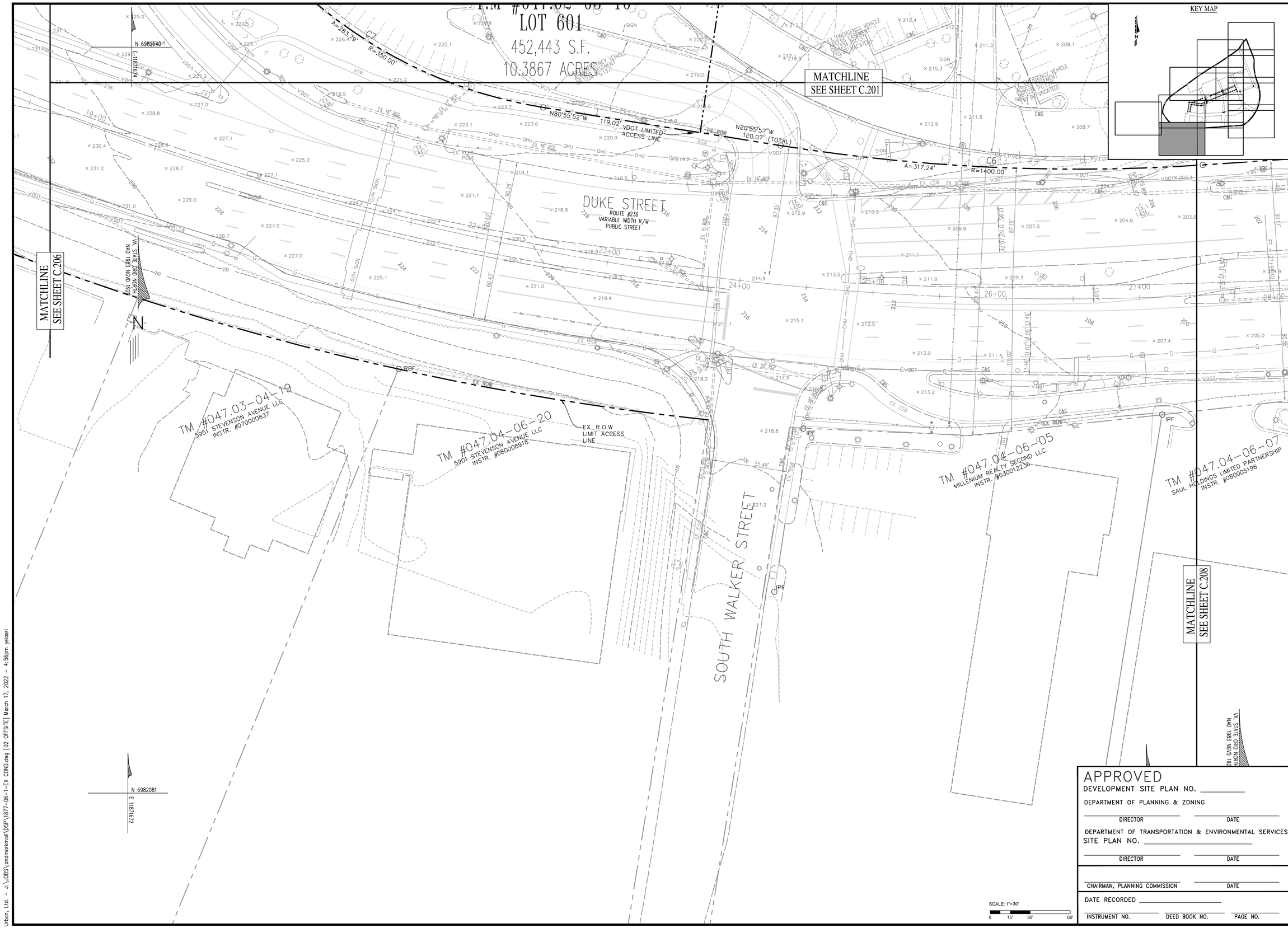
DATE: AUGUST, 2021
SCALE: 1"=30' C.I.= 2'

APPROVED
DEVELOPMENT SITE PLAN 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.

SHEET
C.206 OF C.805
019 OF 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-06-1-EX COND.dwg [01 OFFSITE] March 17, 2022 - 4:56pm yelosri



KEY MAP

No.	DATE	DESCRIPTION
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PLAN DATE
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10-28-2021
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EXISTING CONDITION

LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.=2' DATE: AUGUST, 2021

APPROVED
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DIRECTOR DATE
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET C.207 OF C.805 020 OF 156

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-06-1-EX COND.dwg [02 OFFSITE] March 17, 2022 - 4:56pm yelasri

LOT 602
1,789,430 S.F.
41.0796 ACRES

MATCHLINE
SEE SHEET C.202

MATCHLINE
SEE SHEET C.209

MATCHLINE
SEE SHEET C.207

DUKE STREET
ROUTE #236
VARIABLE WIDTH R/W
PUBLIC STREET

SOUTH VAN DORN STREET
VARIABLE WIDTH R/W
PUBLIC STREET

S86°05'08"W 694.45'

TM #047.04-06-07
SAUL HOLDINGS LIMITED PARTNERSHIP
INSTR. #080005196

VA. STATE GRID NORTH
NAD 1983 NGVD 1929

N 6982089
E 11872434

SCALE: 1"=30'
0 15' 30' 60'

KEY MAP

No.	DATE	DESCRIPTION
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PLAN DATE
08-13-2021
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01-21-2022
03-18-2022

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EXISTING CONDITION

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

DATE: AUGUST, 2021
SCALE: 1"=40'
C1.= 2'

APPROVED
DEVELOPMENT SITE PLAN 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. _____

SHEET
C.208 OF 021
C.805 OF 156

FILE No.
RZ-1877

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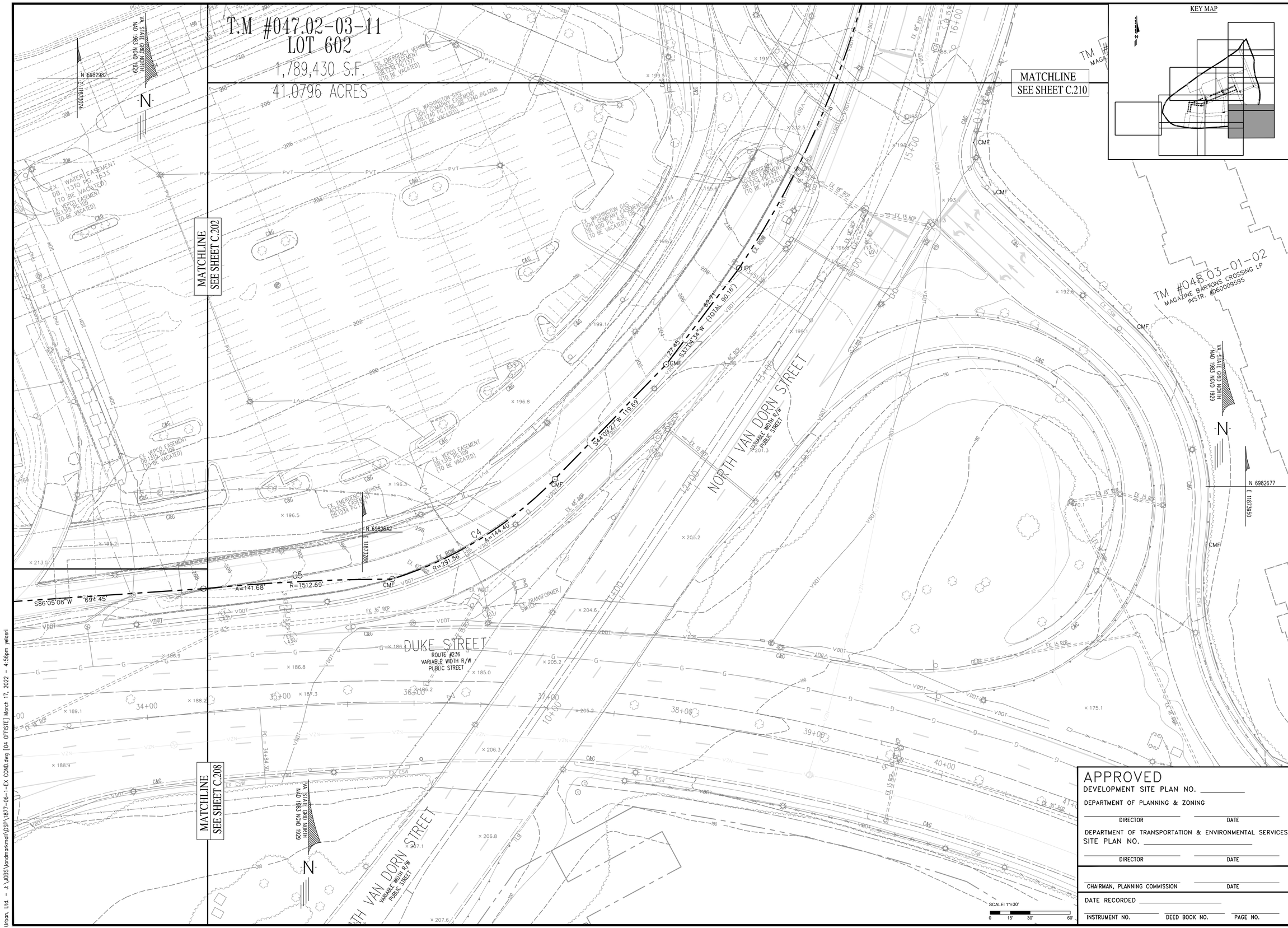

APPROVED

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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EXISTING CONDITION

LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.=2' DATE: AUGUST, 2021

SHEET C.209 OF C.805 022 OF 156

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-06-1-EX COND.dwg [04 OFFSITE] March 17, 2022 - 4:56pm yelasri

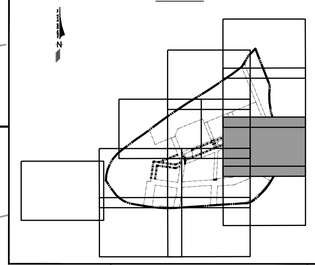
MATCHLINE
SEE SHEET C.204

MATCHLINE
SEE SHEET C.211

MATCHLINE
SEE SHEET C.202

MATCHLINE
SEE SHEET C.209

KEY MAP



T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

TM #048.01-01-01
MAGAZINE BARTONS CROSSING LP
INSTR. #060009595

NORTH VAN DORN STREET
(VARIABLE WIDTH R/W)
PUBLIC STREET

EX. MEDIAN/EP (T.B.R)

EX. WATER EASEMENT DB. 1310 PG. 1633 (TO BE VACATED)

EX. CITY OF ALEX. SAN. SEWER ESMT DB. 1234 PG. 1771 (TO BE VACATED)

EX. WASHINGTON GAS LIGHT COMPANY EASEMENT DB. 1240 PG. 1765 (TO BE VACATED)

EX. EMERGENCY VEHICLE ACCESS EASEMENT DB. 1234 PG. 1771 (TO BE VACATED)

VA. STATE GRID NORTH
NAD 1983, NGVD 1929

N 6983290
E 1187484

N 6983293
E 1187384

N 6982982
E 1187307

SCALE: 1"=30'
0 15' 30' 60'

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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01/18/2022

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

DATE: AUGUST, 2021
SCALE: 1"=30' C.I.= 2'

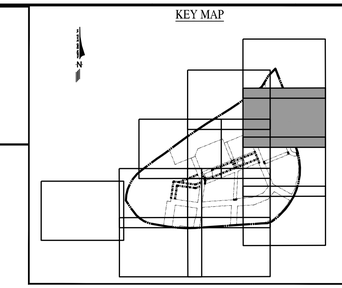
SHEET
C.210 OF C.805
023 OF 156

FILE No.
RZ-1877

Urban, Ltd. – J:\JOBS\Landmarkmall\DSP\1877-06-1-EX COND.dwg [05 OFFSITE] March 17, 2022 – 4:56pm yelosri



KEY MAP



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EXISTING CONDITION

LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30'
C.I.= 2'
DATE: AUGUST, 2021

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SHEET C.211 OF C.805
024 OF 156
FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-06-1-EX COND.dwg [06 OFFSITE0] March 17, 2022 - 4:56pm yelasri

HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE #395
VARIABLE WIDTH R/W
PUBLIC STREET

VDOT LIMITED ACCESS LINE

CMF

IPF

124.06'

N43°10'11"E

CMF

140.72'

N31°28'43"E

CMF

N51°36'25"E 133.19'

VDOT LIMITED ACCESS LINE

A=622.78' R=10000.00' A=526.35'

MATCHLINE
SEE SHEET C.205

N 6984294
E 1187063

VA STATE GRID NORTH
NAD 1983 NORD 1929

N

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

TM #038.03-14-01
COMBINED VAN DORN TOWERS LLC
INSTR. #060001749
1964 N VAN DORN ST
ZONE: RC
USE: HI-RISE (7 ST AND UP (330)
(157,208 SF OR 3.609 AC.)

10773

SMH
106.9500

SMH TOP=107.00
INV IN 12"=97.75
INV OUT 12"=97.45
LATERAL IN=98.16

SMH TOP=99.66
INV IN 12"=84.86
INV OUT 15"=84.16

SMH TOP=86.47
INV IN 30"=69.07
INV OUT 30"=68.97

SMH TOP=85.83
INV IN 30"=68.92
INV OUT 30"=68.9
INV IN 12"=68.92

SMH TOP=85.25
INV IN=70.65
INV OUT=70.62

SMH TOP=92.70
INV IN 12"=81.35
INV OUT 12"=69.50

EX. 12" RCP SANITARY SEWER (T.B.R)

EX. 12" RCP SANITARY SEWER (T.B.R)

EX. 12" RCP SANITARY SEWER (T.B.R)

SMH TOP=125.93
INV IN 12"=119.03
INV OUT 12"=118.91

MATCHLINE
SEE SHEET C.211

N 6984265
E 1186799

HOLMES RUN PARKWAY

SR-401 NORTH VAN DORN ST RAMP

EX. 12" RCP SANITARY SEWER (T.B.R)

EX. EMERGENCY VEHICLE ACCESS EASEMENT DB.18128 PG.1379 (TO BE VACATED)

APPROXIMATE LOCATION OF EX. VEPCO EASEMENT DB.645 PG.86

APPROXIMATE LOCATION OF EX. VEPCO EASEMENT DB.645 PG.86 (TO BE VACATED)

EX. VEPCO EASEMENT DB.1462 PG.478

CONC POOL

CANOPY

PARKING

PARKING

EX. CSW

EX. 47' RCP

EX. 15" RCP

EX. 30" RCP

EX. 36" RCP

EX. 15" RCP

EX. 12" RCP

EX. 6" RCP

EX. 8" RCP

EX. 16" RCP

EX. 24" RCP

EX. 18" RCP

EX. 10" RCP

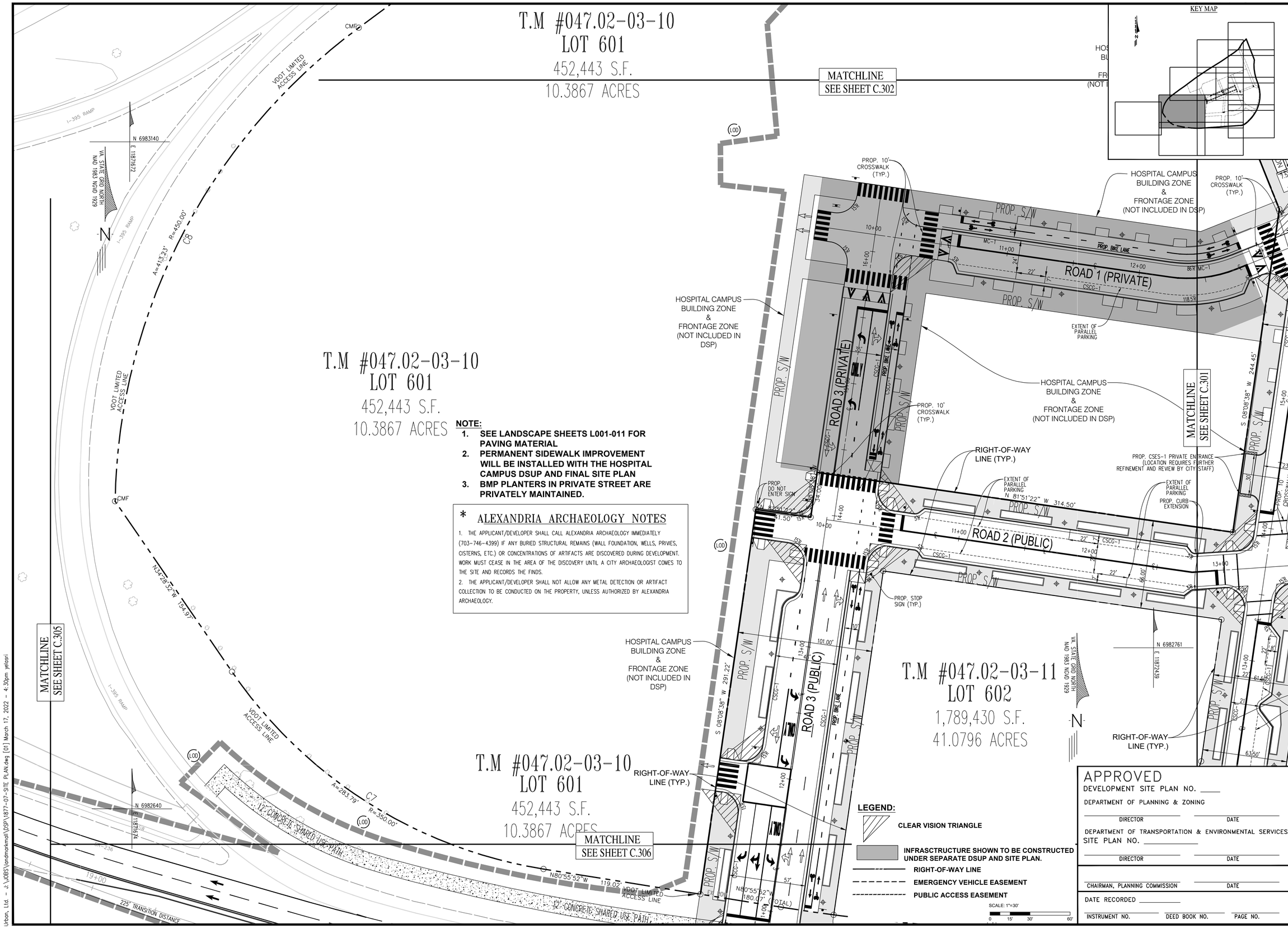
EX. 8" RCP

EX. 6" RCP

EX. 8" RCP

EX. 8" RCP

EX. 8



NOTE:

1. 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.

* ALEXANDRIA ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATION, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
2. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

LEGEND:

- CLEAR VISION TRIANGLE
- INFRASCTRUCTURE SHOWN TO BE CONSTRUCTED UNDER SEPARATE DSUP AND SITE PLAN.
- RIGHT-OF-WAY LINE
- EMERGENCY VEHICLE EASEMENT
- PUBLIC ACCESS EASEMENT

SCALE: 1"=30'

APPROVED
DEVELOPMENT SITE PLAN NO. ____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
03/18/2022
PROFESSIONAL ENGINEER

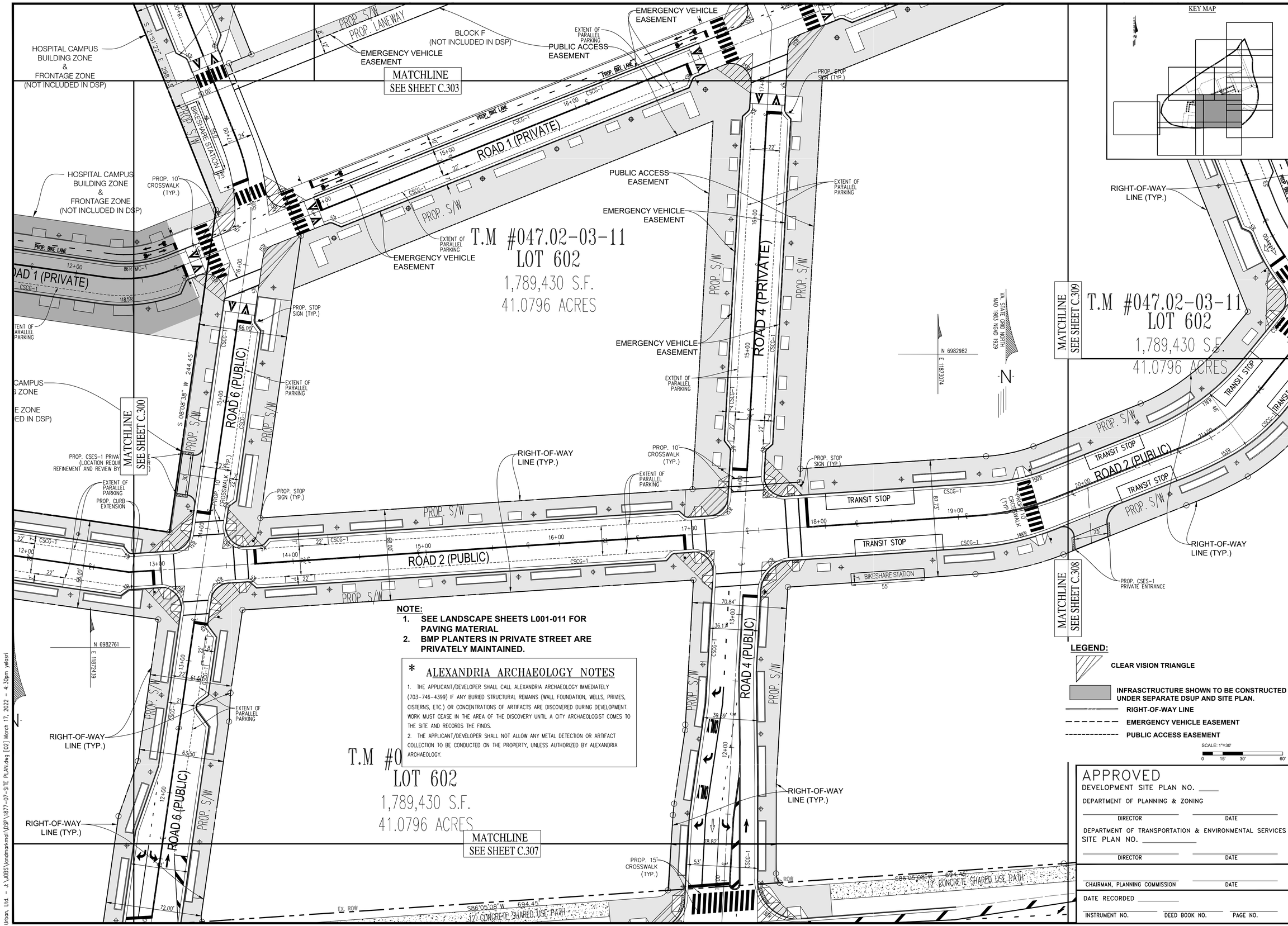
SITE PLAN
LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= N/A DATE: AUGUST, 2021

SHEET C.300 OF C.805 026 OF 156

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-07-SITE PLAN.dwg [01] March 17, 2022 - 4:30pm yelasri



NOTE:

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LEGEND:

- CLEAR VISION TRIANGLE
- INFRASCTRUCTURE SHOWN TO BE CONSTRUCTED UNDER SEPARATE DSUP AND SITE PLAN.
- RIGHT-OF-WAY LINE
- EMERGENCY VEHICLE EASEMENT
- PUBLIC ACCESS EASEMENT

SCALE: 1"=30'
0 15' 30' 60'

APPROVED
DEVELOPMENT SITE PLAN NO. ____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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KEY MAP

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03/18/2022
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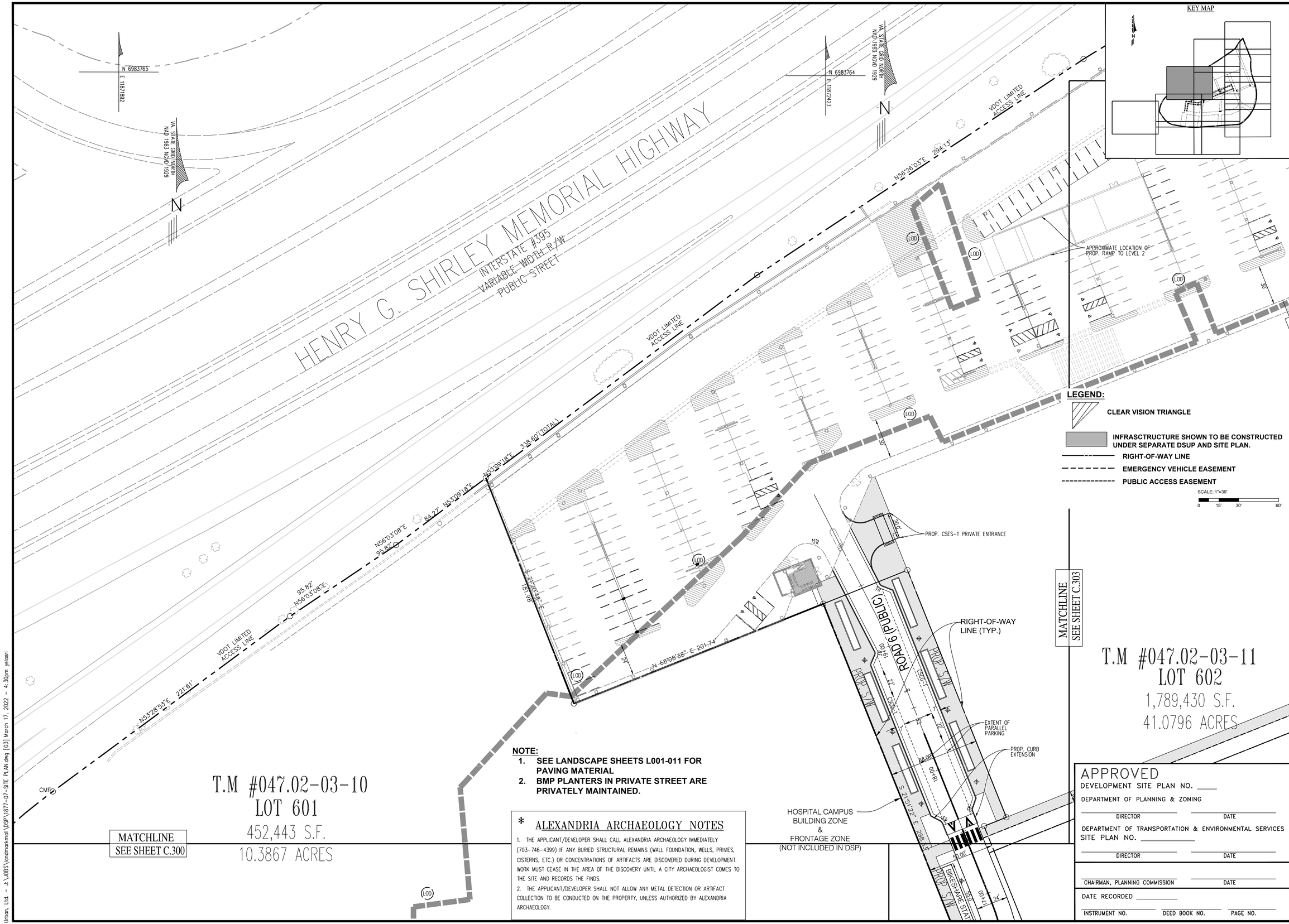
SITE PLAN
LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.=N/A DATE: AUGUST, 2021

SHEET C.301 OF C.805 027 OF 156

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-07-SITE PLAN.dwg [02] March 17, 2022 - 4:30pm yelasri



NOTE:

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2. BMP PLANTERS IN PRIVATE STREET ARE PRIVATELY MAINTAINED.

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PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= N/A DATE: AUGUST, 2021

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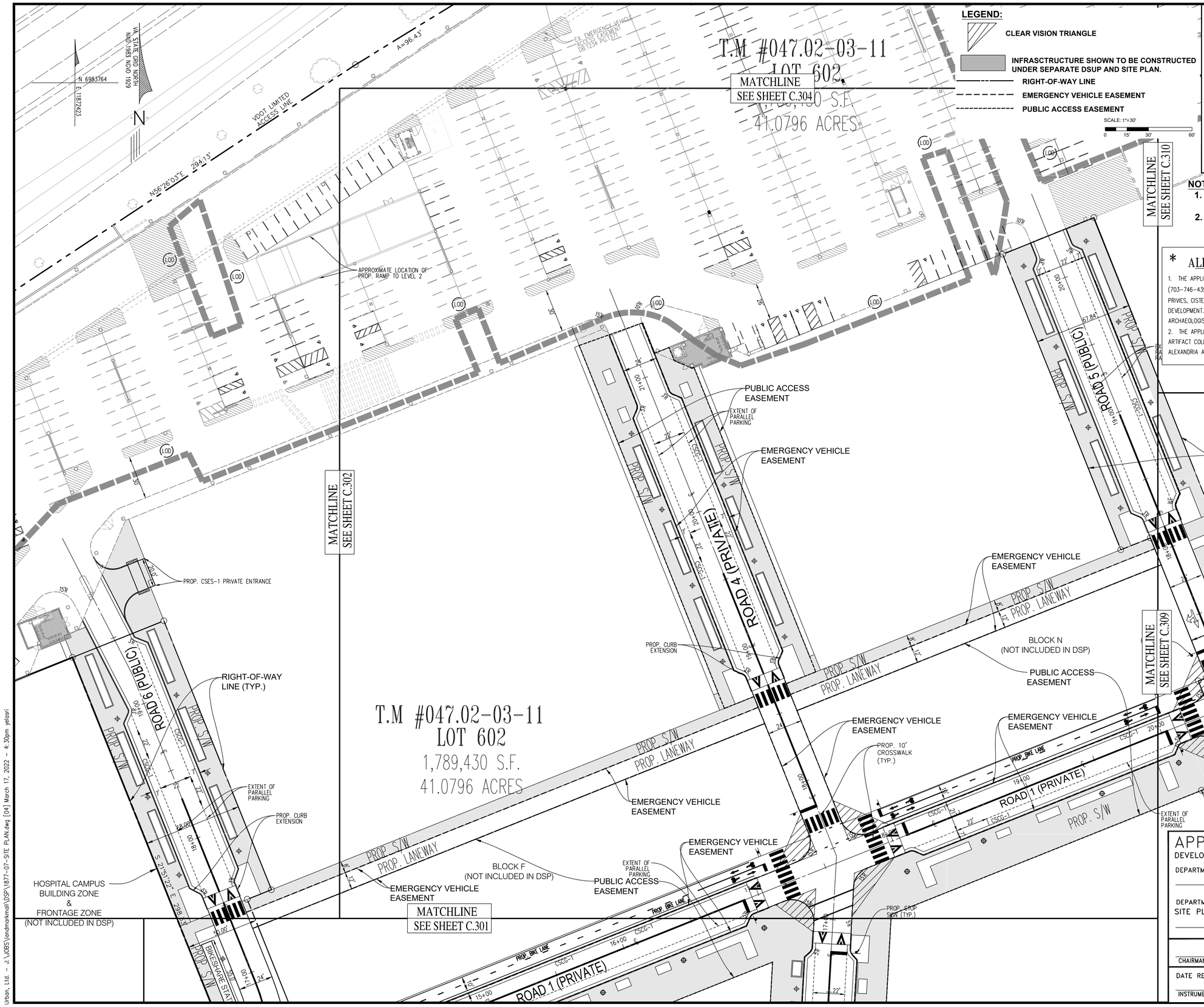
FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-07-SITE PLAN.dwg [03] March 17, 2022 - 4:30pm yelasri



LEGEND:

- CLEAR VISION TRIANGLE
- INFRASCTRUCTURE SHOWN TO BE CONSTRUCTED UNDER SEPARATE DSUP AND SITE PLAN.
- RIGHT-OF-WAY LINE
- EMERGENCY VEHICLE EASEMENT
- PUBLIC ACCESS EASEMENT

SCALE: 1"=30'

KEY MAP

NOTE:

1. SEE LANDSCAPE SHEETS L001-011 FOR PAVING MATERIAL
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APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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#

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4200 D TECHNOLOGY CT.
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Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
03/18/2022
PROFESSIONAL ENGINEER

SITE PLAN

LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= N/A DATE: AUGUST, 2021

SHEET C.303 OF C.805 029 OF 156

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-07-SITE PLAN.dwg [04] March 17, 2022 - 4:30pm yelasri

LEGEND:

CLEAR VISION TRIANGLE

INFRASCTRUCTURE SHOWN TO BE CONSTRUCTED UNDER SEPARATE DSUP AND SITE PLAN.

RIGHT-OF-WAY LINE

EMERGENCY VEHICLE EASEMENT

PUBLIC ACCESS EASEMENT

SCALE: 1"=30'

0 15' 30' 60'

* ALEXANDRIA ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATION, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
2. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

NOTE:

1. **SEE LANDSCAPE SHEETS L001-011 FOR PAVING MATERIAL**
2. **BMP PLANTERS IN PRIVATE STREET ARE PRIVATELY MAINTAINED.**

KEY MAP

HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE #395
VARIABLE WIDTH R/W
PUBLIC STREET

N 6984304
E 1187448

N 6984294
E 1187963

VA STATE GRID NORTH NAD 1983 NGVD 1929

MATCHLINE SEE SHEET C.311

MATCHLINE SEE SHEET C.310

MATCHLINE SEE SHEET C.303

N 6983764
E 1187423

N 6983934
E 1187977

VDOT LIMITED ACCESS LINE

A=622.78' R=10000.00' C3
A=526.35'

A=96.43'

A=294.13'

EMERGENCY VEHICLE EASEMENT

PUBLIC ACCESS EASEMENT

EX. EMERGENCY VEHICLE ACCESS EASEMENT DB.1234 PG.1321

PROP. 11.25'X8.83' TRANSFORMER PAD

PROP. 9.75'X8.5' SWITCH PAD

PROP. 8.5'X9.75' TRANSFORMER PAD

PROP. BUS LAYOVER

LAYOVER

LAYOVER

PROP. 8' CROSSWALK (TYP.)

RAMP UP TO LEVEL 2

N31°28'43"E

N51°36'25"E

153.19'

50'R

25'R

100.00'

20'-30'

36'-12'

CSX6-1

25'R

26'

80.52'

15'-00"

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
08-13-2021
10-28-2021
01-25-2022
03-18-2022

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PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DATE: AUGUST, 2021

SCALE: 1"=30'

C.I.= N/A

APPROVED

DEVELOPMENT SITE PLAN 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. _____

SHEET
C.304 OF 030
OF
C.805 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-07-SITE PLAN.dwg [05] March 17, 2022 - 4:30pm yelosri

HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE #395
VARIABLE WIDTH R/W
PUBLIC STREET

DUKE STREET
ROUTE #236
VARIABLE WIDTH R/W
PUBLIC STREET

I-395 RAMP

N 6983030
E 11870726

N 6982959
E 11871390

N 6982671
E 11870901

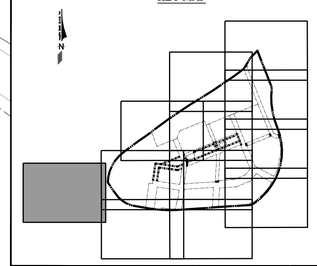
VA STATE GRID NORTH
NAD 1983 NGVD 1929

EX. R.O.W LIMIT ACCESS LINE

MATCHLINE
SEE SHEET C.300

MATCHLINE
SEE SHEET C.306

KEY MAP



LEGEND:

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- INFRASCTRUCTURE SHOWN TO BE CONSTRUCTED UNDER SEPARATE DSUP AND SITE PLAN.
- RIGHT-OF-WAY LINE
- EMERGENCY VEHICLE EASEMENT
- PUBLIC ACCESS EASEMENT

SCALE: 1"=30'
0 15' 30' 60'

NOTE:

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

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LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
DATE: AUGUST, 2021
SCALE: 1"=30' C.1= N/A

SHEET C.305 OF C.805 031 OF 156

FILE No. RZ-1877

Urban, Ltd. - J:\OBS\landmarkmall\DSP\1877-07-SITE PLAN.dwg [01 OFFSITE] March 17, 2022 - 4:30pm yelosri

LOT 601
452,443 S.F.
10.3867 ACRES

MATCHLINE
SEE SHEET C.300

MATCHLINE
SEE SHEET C.305

MATCHLINE
SEE SHEET C.307

RIGHT-OF-WAY LINE (TYP.)

KEY MAP

DUKE STREET
ROUTE #236
VARIABLE WIDTH R/W
PUBLIC STREET

12' CONCRETE SHARED USE PATH

PROP. S/W

PROP. 15' CROSSWALK (TYP.)

SIGNALIZED INTERSECTION

112' TURN LANE

113' STORAGE

100' TAPER

102' TURN LANE

PROP. 10' CROSSWALK (TYP.)

EX. RAMP TO REMAIN

EX. MEDIAN TO REMAIN

225' TRANSITION DISTANCE

11' TRANSITION OFFSET

EX. CSW

EX. ROW

EX. R.O.W LIMIT ACCESS LINE

VDOT LIMITED ACCESS LINE

SOUTH WALKER STREET

TM #047.03-04-19
5951 STEVENSON AVENUE LLC
INSTR. #070000837

TM #047.04-06-20
5901 STEVENSON AVENUE LLC
INSTR. #080008918

TM #047.04-06-05
MILLENIUM REALTY SECOND LLC
INSTR. #030012236

TM #047.04-06-07
SAUL HOLDINGS LIMITED PARTNERSHIP
INSTR. #080005196

N 6982640
E 1187167

N 6982081
E 1187672

LEGEND:

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- PUBLIC ACCESS EASEMENT

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_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

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03/15/2022

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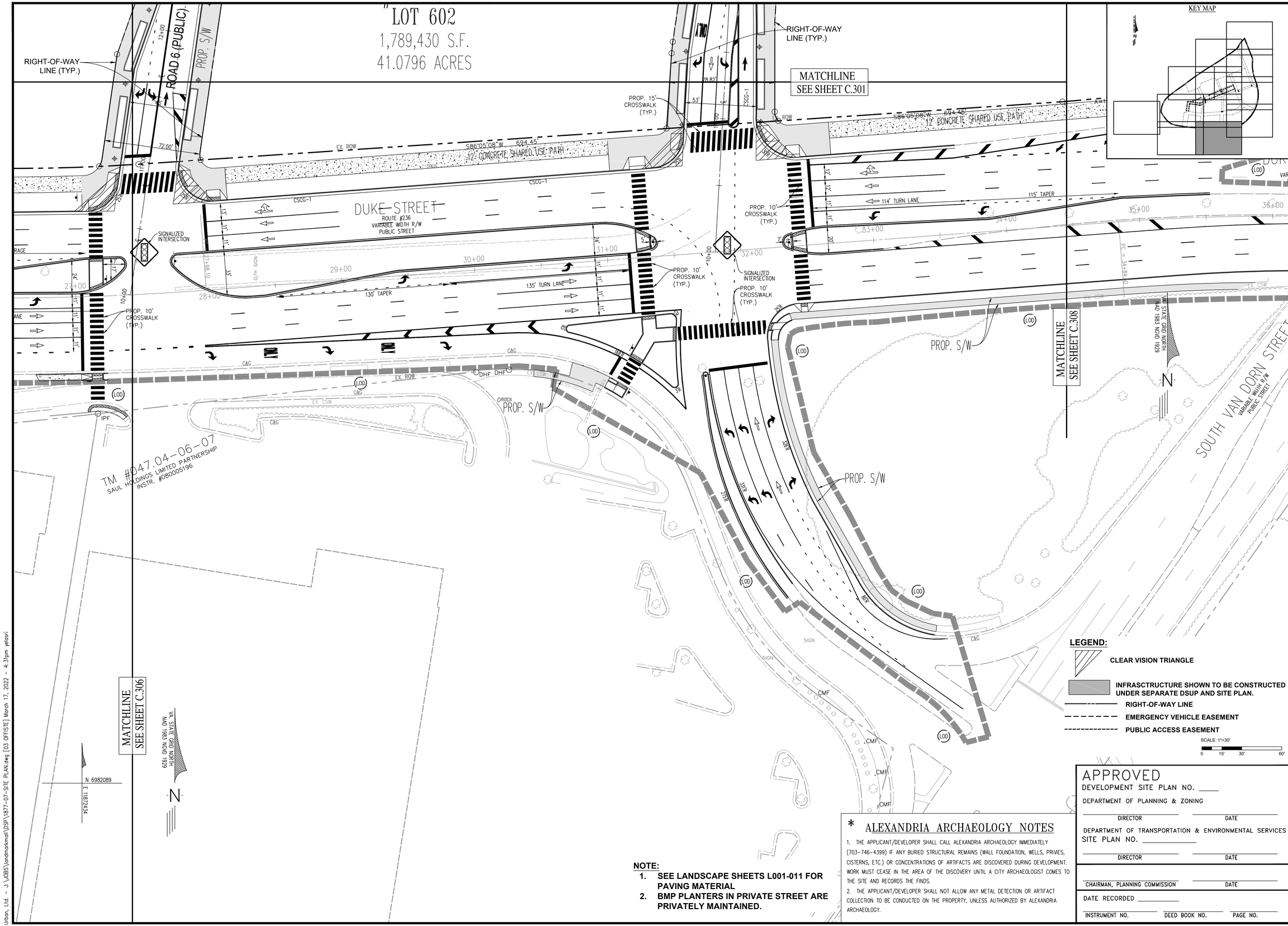
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DATE: AUGUST, 2021
C.I.= N/A
SCALE: 1"=30'

SHEET
C.306 OF 032
C.805 OF 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\Landmarkmall\DSP\1877-07-SITE PLAN.dwg [02 OFFSITE] March 17, 2022 - 4:31pm yelasri



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- RIGHT-OF-WAY LINE
- EMERGENCY VEHICLE EASEMENT
- PUBLIC ACCESS EASEMENT

SCALE: 1"=30'

NOTE:

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= N/A DATE: AUGUST, 2021

SHEET C.307 OF C.805 033 OF 156

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-07-SITE PLAN.dwg [03 OFFISTE] March 17, 2022 - 4:31pm yelasri

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

MATCHLINE
SEE SHEET C.309

MATCHLINE
SEE SHEET C.301

MATCHLINE
SEE SHEET C.307

ROAD 1 (PUBLIC)
ROAD 2 (PUBLIC)
ROAD 3 (PUBLIC)
ROAD 4 (PUBLIC)
ROAD 5 (PUBLIC)

NORTH VAN DORN STREET
VARIABLE WIDTH R/W
PUBLIC STREET

DUKE STREET
ROUTE #236
VARIABLE WIDTH R/W
PUBLIC STREET

TM #048.03-01-02
MAGAZINE BARTONS CROSSING LP
INSTR. #080009595

TRANSIT STOP
PROP. 10' CROSSWALK (TYP.)
PROP. 10' CROSSWALK (TYP.)
PROP. STOP SIGN (TYP.)
PROP. CSES-1 PRIVATE ENTRANCE
PROP. CSES-1 PRIVATE ENTRANCE
SIGNALIZED INTERSECTION
RIGHT-OF-WAY LINE (TYP.)
RIGHT-OF-WAY LINE (TYP.)
RIGHT-OF-WAY LINE (TYP.)
PUBLIC ACCESS EASEMENT
SHARED USE PATH OUTSIDE R.O.W TO BE PRIVATELY MAINTAINED
12' CONCRETE SHARED USE PATH
PROP. S/W
EX. CSW
CSCG-1
C&G
LOD
CMF
CMC
VA. STATE GRID NORTH NAD 1983 NO. 1929
N 6982982 E 11873074
N 6982642 E 11873288
N 6982677 E 11873950

KEY MAP

LEGEND:

- CLEAR VISION TRIANGLE
- INFRASCTRUCTURE SHOWN TO BE CONSTRUCTED UNDER SEPARATE DSUP AND SITE PLAN.
- RIGHT-OF-WAY LINE
- EMERGENCY VEHICLE EASEMENT
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SCALE: 1"=30'
0 15' 30' 60'

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DEVELOPMENT SITE PLAN 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. _____

No.	DESCRIPTION	DATE
	REVISIONS	
1		08-13-2021
2		10-28-2021
3		01-24-2022
4		03-18-2022

PLAN DATE

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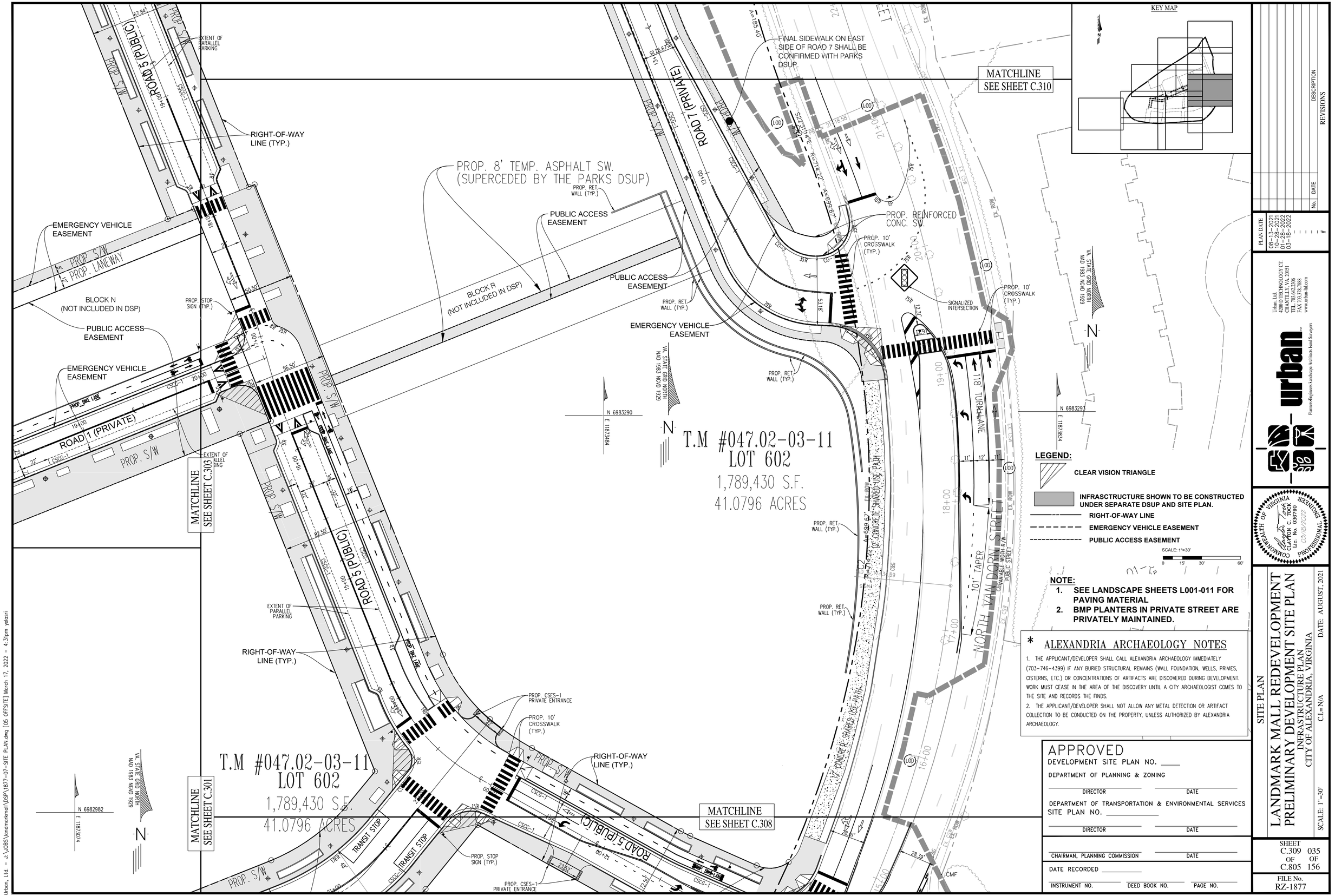
SITE PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
DATE: AUGUST, 2021
SCALE: 1"=30' C.I.=N/A

SHEET
C.308 OF C.805 034 OF 156

FILE No.
RZ-1877

Urban, Ltd - J:\JOBS\landmarkmall\DSP\1877-07-SITE PLAN.dwg [04 OFFSITE] March 17, 2022 - 4:31pm yelosri



LEGEND:

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- PUBLIC ACCESS EASEMENT

SCALE: 1"=30'

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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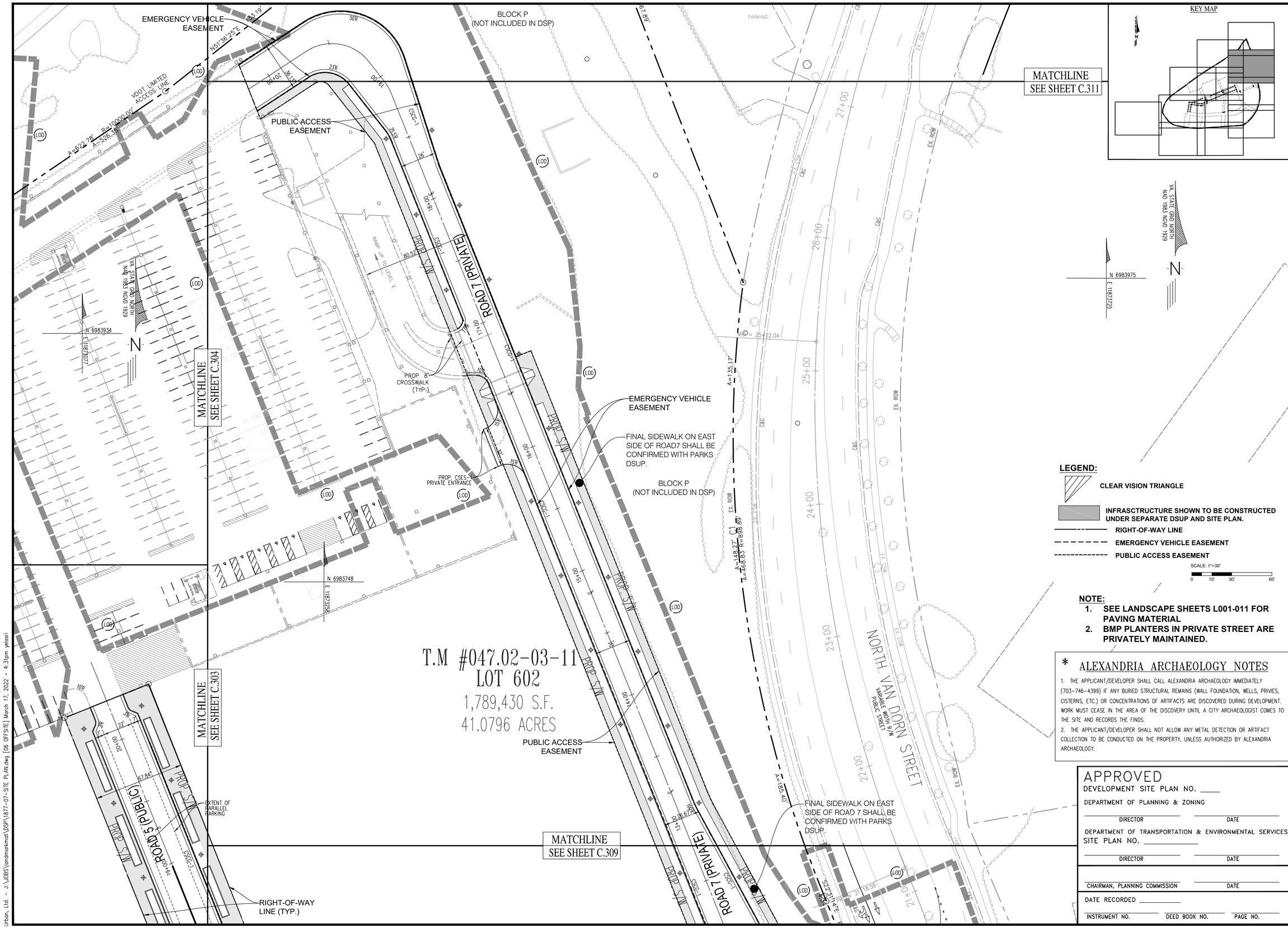
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= N/A DATE: AUGUST, 2021

SHEET C.309 OF C.805 035 OF 156

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-07-SITE PLAN.dwg [05 OFFSITE] March 17, 2022 - 4:31pm yelasri



KEY MAP

LEGEND:

- CLEAR VISION TRIANGLE
- INFRASCTRUCTURE SHOWN TO BE CONSTRUCTED UNDER SEPARATE DSUP AND SITE PLAN.
- RIGHT-OF-WAY LINE
- EMERGENCY VEHICLE EASEMENT
- PUBLIC ACCESS EASEMENT

SCALE: 1"=30'

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

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INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.=N/A DATE: AUGUST, 2021

SHEET C.310 OF C.805 036 OF 156

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-07-SITE PLAN.dwg [06 OFFSITE] March 17, 2022 - 4:31pm yelasri

HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE #395
VARIABLE WIDTH R/W
PUBLIC STREET

TM #038.03-14-01
COMBINED VAN DORN TOWERS LLC
INSTR. #060001749
1964 N VAN DORN ST
ZONE: RC
USE: HI-RISE (7 ST AND UP (330)
(157,208 SF OR 3.609 AC.)

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

BLOCK P
(NOT INCLUDED IN DSP)

VDOT LIMITED ACCESS LINE
CMF
IPF
N43°10'11"E 124.06'
CMF
140.72'
N31°28'43"E
PROP. 11.25'X8.83' TRANSFORMER PAD
PROP. 19.75'X8.5' SWITCH PAD
CMF
S21°18'19"E 467.89'
EMERGENCY VEHICLE EASEMENT
N51°36'25"E
PUBLIC ACCESS EASEMENT
VDOT LIMITED ACCESS LINE
A=622.78' R=10000.00' A=526.35'
MATCHLINE SEE SHEET C.304
MATCHLINE SEE SHEET C.310
VA STATE PLANE NORTH NAD 1983 NAD 1929
N 6984294
E 1187063
N 6984265
E 1186799
10773
O 106.9500
SMH
POOL
PARKING
CANOPY
RAMP
EX. CSW
CMC
SR-401 NORTH VAN DORN STREET
HOLMES RUN PARKWAY
EX. ROW
27+00
28+00
29+00
30'R
21'R
20'R
CSCG-1
24'R
26'
30'
20+00
N

KEY MAP

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

LEGEND:
- CLEAR VISION TRIANGLE
- INFRASCTRUCTURE SHOWN TO BE CONSTRUCTED UNDER SEPARATE DSUP AND SITE PLAN.
- RIGHT-OF-WAY LINE
- EMERGENCY VEHICLE EASEMENT
- PUBLIC ACCESS EASEMENT

SCALE: 1"=30'
0 15' 30' 60'

* ALEXANDRIA ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATION, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
2. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

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

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
03/15/2022
PROFESSIONAL ENGINEER

SITE PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=30' C.I.= N/A DATE: AUGUST, 2021

SHEET C.311 OF C.805 037 OF 156
FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-07-SITE PLAN.dwg [07 OFFSITE] March 17, 2022 - 4:31pm yelosri

T.M #047.02-03-10
LOT 601
452,443 S.F.
10.3867 ACRES

T.M #047.02-03-10
LOT 601
452,443 S.F.
10.3867 ACRES

T.M #047.02-03-10
LOT 601
452,443 S.F.
10.3867 ACRES

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

MATCHLINE
SEE SHEET C.402

MATCHLINE
SEE SHEET C.401

MATCHLINE
SEE SHEET C.405

MATCHLINE
SEE SHEET C.406

KEY MAP

HOSPITAL CAMPUS BUILDING ZONE & FRONTAGE ZONE (NOT INCLUDED IN DSP)

HOSPITAL CAMPUS BUILDING ZONE & FRONTAGE ZONE (NOT INCLUDED IN DSP)

HOSPITAL CAMPUS BUILDING ZONE & FRONTAGE ZONE (NOT INCLUDED IN DSP)

ROAD 1 (PRIVATE)

ROAD 2 (PUBLIC)

ROAD 3 (PRIVATE)

ROAD 5 (PUBLIC)

ROAD 6 (PUBLIC)

EXTENT OF PARALLEL PARKING

EXTENT OF PARALLEL PARKING

RIGHT-OF-WAY LINE (TYP.)

RIGHT-OF-WAY LINE (TYP.)

VDOT LIMITED ACCESS LINE

VDOT LIMITED ACCESS LINE

VDOT LIMITED ACCESS LINE

I-395 RAMP

I-395 RAMP

VA. STATE GRID NORTH NAD 1983 NGVD 1929

N 6983140
E 11871921

N 6982640
E 11871674

N 6982761
E 11872439

A=413.23' R=450.00' C8

N34°26'32"W 154.97'

A=283.79' R=350.00' C7

N80°55'52"W 119.02'

N80°55'52"W 180.07' (TOTAL)

N81°51'22"W 256.00'

N 81°51'22" W 314.50'

S 08°08'38" W 291.22'

S 08°08'38" W 244.45'

N 08°08'38" E 107.29'

S08°08'38"W 260.28'

225' TRANSITION DISTANCE

12' CONCRETE SHARED USE PATH

12' CONCRETE SHARED USE PATH

PROP. 6' BMP/PLANTER (TYP.)

PROP. DO NOT ENTER SIGN

PROP. STOP SIGN (TYP.)

PROP. COMM. MANHOLE

PROP. COMM. DUCT BANK

PROP. ELEC. DUCT BANK

PROP. COMM. HANDHOLE

PROP. COG/COS OPENING (SEE SHEET C.606 FOR DETAILS)

PROP. 8'X16'X10' ELECT. BOX

PROP. 8'X16'X10' ELECT. BOX

PROP. 6' BMP/PLANTER (TYP.)

PROP. FH

PROP. COMM. MANHOLE

PROP. ELEC. DUCT BANK

PROP. COMM. DUCT BANK

PROP. COMM. HANDHOLE

PROP. ELEC. DUCT BANK

PROP. COMM. DUCT BANK

PROP. COMM. HANDHOLE

PROP. COG/COS OPENING (SEE SHEET C.606 FOR DETAILS)

PROP. COG/COS OPENING (SEE SHEET C.606 FOR DETAILS)

PROP. COMM. MANHOLE

EX. WATER EASEMENT DB. 1310 PG. 1633 (TO BE VACATED)

EX. WATER EASEMENT DB. 1310 PG. 1633 (TO BE VACATED)

EX. WATER EASEMENT DB. 1310 PG. 1633 (TO BE VACATED)

EX. WATER EASEMENT DB. 1310 PG. 1633 (TO BE VACATED)

EX. VEPCO EASEMENT DB 1350 PG 806 (TO BE VACATED)

EX. VEPCO EASEMENT DB 1350 PG 806 (TO BE VACATED)

EX. EMERGENCY VEHICLE ACCESS EASEMENT DB 1334 PG 1371 (TO BE VACATED)

EX. EMERGENCY VEHICLE ACCESS EASEMENT DB 1334 PG 1371 (TO BE VACATED)

EX. CITY OF ALEX. SAN. SEWER ESMT DB 1334 PG 1379 (TO BE VACATED)

EX. WATER EASEMENT DB. 1310 PG. 1633 (TO BE VACATED)

EX. VEPCO EASEMENT DB 1350 PG 806 (TO BE VACATED)

EX. ELEC. POLE

CMF

CMF

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LEGEND:

INFRASCTRUCTURE SHOWN TO BE CONSTRUCTED UNDER SEPARATE DSUP AND SITE PLAN.

SCALE: 1"=30'
0 15' 30' 60'

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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03/18/2022

UTILITY PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
DATE: AUGUST, 2021
SCALE: 1"=30' C.I.=N/A

SHEET
C.400 038
OF OF
C.805 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-08-UTILITY PLAN.dwg [01] March 17, 2022 - 4:46pm yelosri

HOSPITAL CAMPUS BUILDING ZONE & FRONTAGE ZONE (NOT INCLUDED IN DSP)

PROP. 6' BMP/PLANTER (TYP.)

PROP. COMM. HANDHOLE

PROP. 8'X16'X10' ELECT. BOX

PROP. FH

PROP. STOP SIGN (TYP.)

PROP. ELEC. DUCT BANK

PROP. COMM. DUCT BANK

PROP. 8'X16'X10' EASEMENT

EMERGENCY VEHICLE EASEMENT

EXTENT OF PARALLEL PARKING

PUBLIC ACCESS EASEMENT

PROP. 10' SANITARY EASEMENT

PROP. WATERMAIN

PROP. STORM FACILITY BLOCK F (NOT INCLUDED IN DSP)

MATCHLINE SEE SHEET C.403

MATCHLINE SEE SHEET C.400

MATCHLINE SEE SHEET C.407

MATCHLINE SEE SHEET C.409

MATCHLINE SEE SHEET C.408

ROAD 1 (PRIVATE)

ROAD 2 (PUBLIC)

ROAD 4 (PRIVATE)

ROAD 6 (PUBLIC)

RIGHT-OF-WAY LINE (TYP.)

N68°08'38"E 2.00'

S21°53'51"E 36.21'

S08°08'38"W 173.69'

S08°08'38"W 62.92'

N86°08'38"E 405.31'

S86°08'38"W 338.93'

N03°08'38"E 10.08'

N86°08'38"E 139.47'

N68°11'25"E 86.61'

N86°00'32"E 141.02'

N03°35'28"E 64.22'

N03°09'31"E 83.65'

N00°01'29"E 67.33'

N03°09'25"E 112.88'

N08°22'53"E 55.68'

N03°47'5"E 56.54'

N19°20'38"E 43.77'

N08°08'43"E 78.98'

N08°08'38"E 107.29'

S 08°08'38" W 244.45'

S08°08'39"W 145.99'

S86°05'08"W 694.45'

A=8.62' R=94.33' Δ=5°14'15"

A=7.55' R=10.00' Δ=43°14'14"

A=5.69' R=10.03' Δ=32°30'31"

A=6.34' R=15.06' Δ=24°07'01"

A=36.45' R=130.00' Δ=16°03'55"

A=70.33' R=155.74' Δ=25°52'28"

A=50.95' R=319.08' Δ=9°08'57"

A=67.88' R=218.33' Δ=17°48'45"

A=51.08' R=177.57' Δ=16°57'44"

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

EX. VEPCO EASEMENT DB.1350 PG.606 (TO BE VACATED)

EX. VEPCO EASEMENT DB.1350 PG.609 (TO BE VACATED)

EX. CITY OF ALEX. SAN. SEWER ESMT DB.1291 PG.1319 (TO BE VACATED)

EX. CITY OF ALEX. SAN. SEWER ESMT DB.1234 PG.1571 (TO BE VACATED)

EX. WASHINGTON GAS DB. 1240 PG. 1768 (TO BE VACATED)

EX. NORFOLK SOUTHERN RAILWAY DB. 1640 PG. 1768

EX. VZN 6'X12'X9' MH TO BE ABANDONED

EX. WATER EASEMENT 1310 PG. 1633 (TO BE VACATED)

EX. WATER EASEMENT 1310 PG. 1633 (TO BE RELOCATED)

EX. ACCESS/EGRESS EASEMENT DB.6881 PG.1

N 6982982 E 11812307.4

N 6982761 E 11812439

VA. STATE GRID, NORTH NAD 1983 (NSRS 2011)

PROP. GAS STUB FOR FUTURE USE

PROP. 12" PVC SAN.

PROP. 8" PVC SAN.

PROP. 15" RCP

PROP. 18" RCP

PROP. 21" RCP

PROP. 24" RCP

PROP. 42" RCP

PROP. 48" RCP

PROP. 8" SAN. LAT.

PROP. 10' DIP WM

PROP. 12" DIP WM

PROP. 16" DIP WM

KEY MAP

LEGEND:

INFRASCTRUCTURE SHOWN TO BE CONSTRUCTED UNDER SEPARATE DSUP AND SITE PLAN.

SCALE: 1"=30'
0 15' 30' 60'

SCALE: 1"=30'
0 15' 30' 60'

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

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COMMONWEALTH OF VIRGINIA CLAYTON C. TOCK Lic. No. 039790 PROFESSIONAL ENGINEER 03/18/2022

UTILITY PLAN

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

DATE: AUGUST, 2021
SCALE: 1"=30'
C.I.= N/A

SHEET C.401 OF C.805 039 OF 156

FILE No. RZ-1877

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HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE #395
VARIABLE WIDTH R/W
PUBLIC STREET

N 6983765
E 1187892
VA. STATE GRID NORTH
NAD 1983 NGVD 1929

N 6983764
E 1187423
VA. STATE GRID NORTH
NAD 1983 NGVD 1929

VDOT LIMITED ACCESS LINE

N56°26'03"E 294.13'

BULKHEAD

36" RCP

EX. 36" RCP

EX. 10" DIP

EX. 8" SAN

EX. 6" SAN LAT

EX. 12" DIP

EX. 16" DIP

EX. 8" DIP

EX. 6" DIP

EX. 10" DIP

EX. 12" WTR

EX. 8" WTR

EX. 6" WTR

EX. 16" WTR

EX. 4" WTR

EX. 2" WTR

EX. 1" WTR

EX. 3/4" WTR

EX. 6" WTR

EX. 8" WTR

EX. 10" WTR

EX. 12

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

MATCHLINE
SEE SHEET C.404

MATCHLINE
SEE SHEET C.410

MATCHLINE
SEE SHEET C.409

MATCHLINE
SEE SHEET C.402

MATCHLINE
SEE SHEET C.401

KEY MAP

N 6983764
E 1187423

VA STATE GRID NORTH
NAD 1983 NGVD 1929

VDOT LIMITED ACCESS LINE

N56°26'03"E 294.13'

BULKHEAD

36" RCP
T.B.M.

APPROXIMATE LOCATION OF PROP. RAMP TO LEVEL 2

PROP. 10' SANITARY EASEMENT

CITY OF ALEXANDRIA
EX.10" RCP SANITARY SEWER (REMAIN)

EX. WATER EASEMENT
DB. 1310 PG. 1633
(TO BE VACATED)

EX. KEPCO EASEMENT
DB.1315 PG.113
(TO BE VACATED)

EX. KEPCO EASEMENT
DB.352 PG.478

EX. EMERGENCY VEHICLE ACCESS EASEMENT
DB.1234 PG.1321

EX. KEPCO EASEMENT
DB.1352 PG.606

EX. KEPCO EASEMENT
DB.632 PG. 261

EX. 12" WM

EX. 8" SAN

EX. 10" SAN

EX. 15" RCP

EX. 42" RCP

EX. 48" RCP

EX. 54" RCP

EX. 60" RCP

EX. 66" RCP

EX. 72" RCP

EX. 78" RCP

EX. 84" RCP

EX. 96" RCP

EX. 108" RCP

EX. 120" RCP

EX. 130

EX. 131

EX. 132

EX. 133

EX. 134

EX. 135

EX. 136

EX. 137

EX. 138

EX. 139

EX. 140

EX. 141

EX. 142

EX. 143

EX. 144

EX. 145

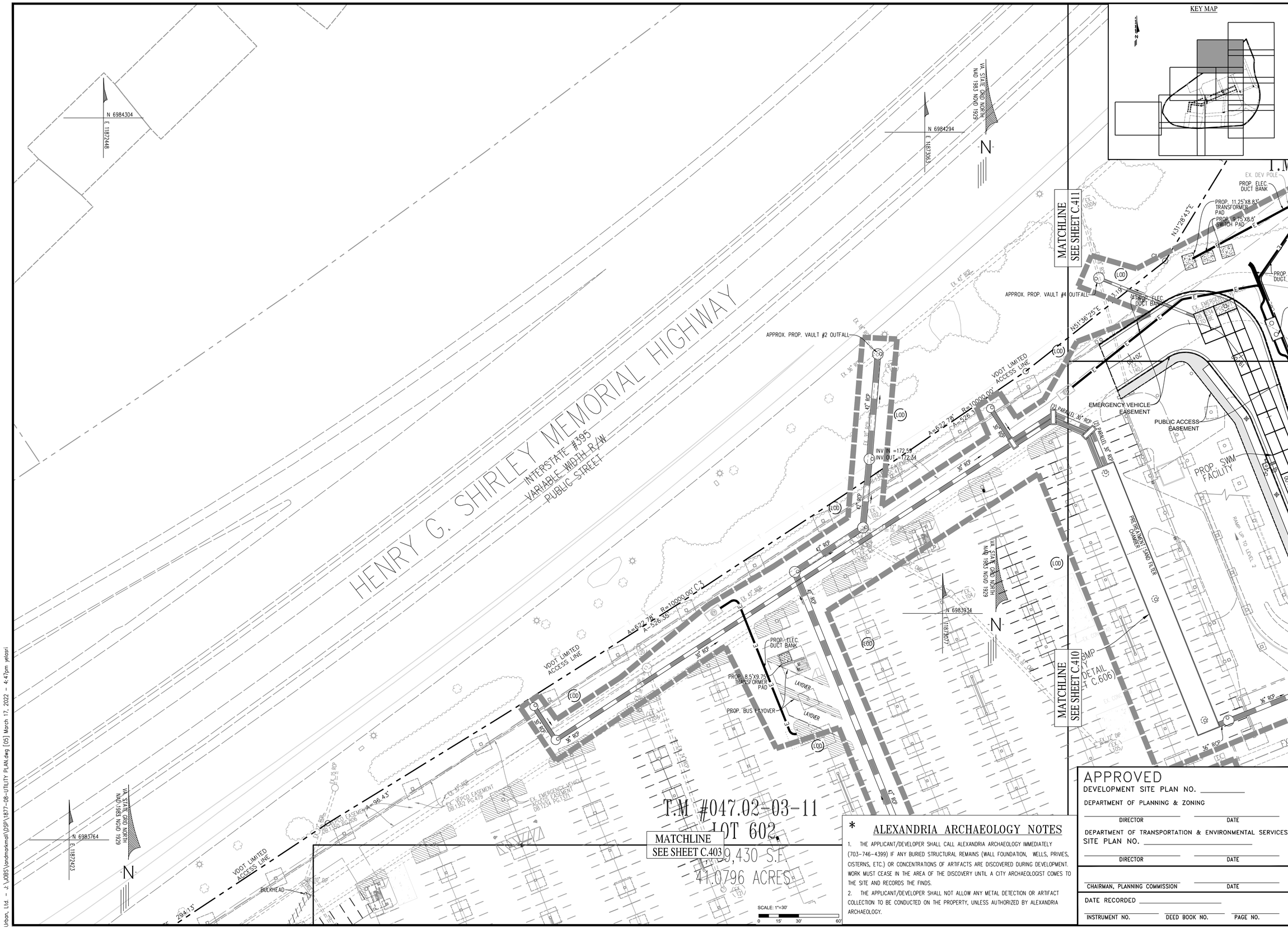
EX. 146

EX. 147

EX. 148

EX. 149

EX.



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APPROVED

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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CLAYTON C. TOCK
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03/18/2022
PROFESSIONAL ENGINEER

UTILITY PLAN

LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= N/A DATE: AUGUST, 2021

SHEET C.404 OF C.805 042 OF 156

FILE No. RZ-1877

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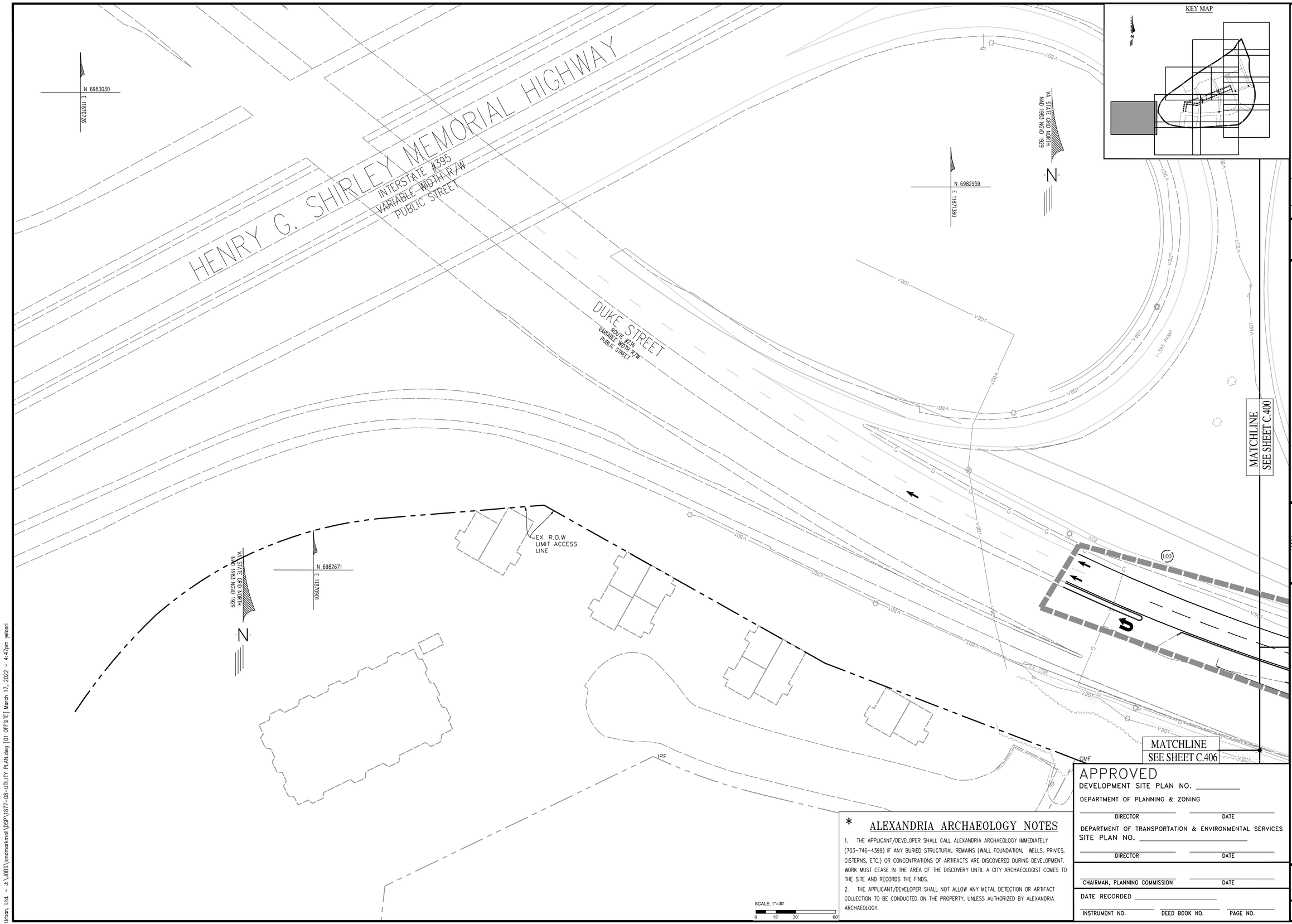

KEY MAP

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DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= N/A DATE: AUGUST, 2021

SHEET C.405 OF C.805 043 OF 156

FILE No. RZ-1877

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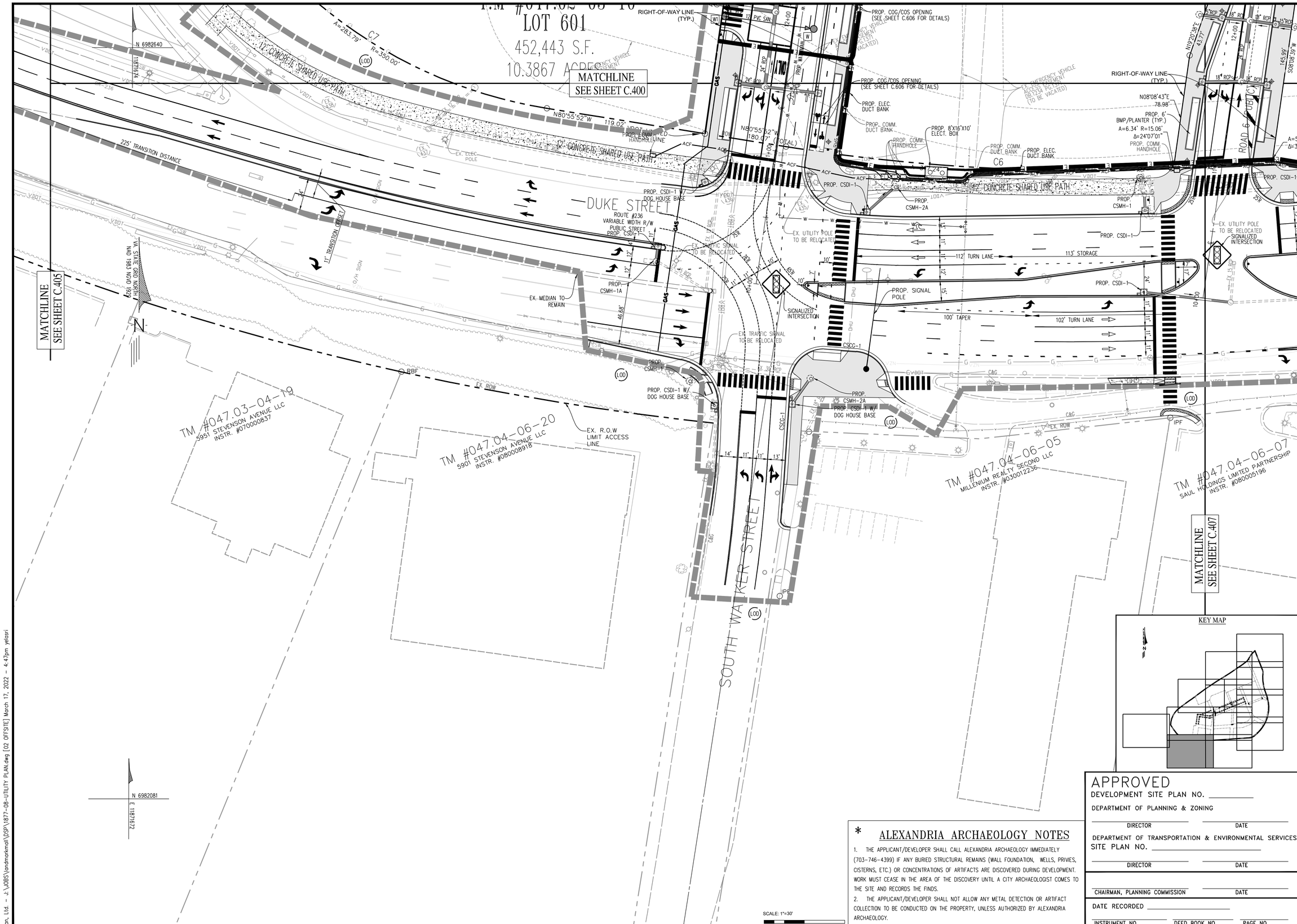

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03/18/2022
PROFESSIONAL ENGINEER

UTILITY PLAN

LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= N/A DATE: AUGUST, 2021

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FILE No. RZ-1877

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LOT 602
1,789,430 S.F.
41.0796 ACRES

MATCHLINE
SEE SHEET C.401

MATCHLINE
SEE SHEET C.406

MATCHLINE
SEE SHEET C.408

DUKE STREET
ROUTE #236
VARIABLE WIDTH R/W
PUBLIC STREET

ROAD 6 (PUBLIC)

ROAD 4

SOUTH VAN DORN STREET
VARIABLE WIDTH R/W
PUBLIC STREET

TM #047.04-06-07
SAUL HOLDINGS LIMITED PARTNERSHIP
INSTR. #080005196

RIGHT-OF-WAY LINE (TYP.)
EX. ROW
PROP. CSDI-1
PROP. CSDI-1 W/ DOG HOUSE BASE
PROP. CSMH-1
PROP. CSMH-2A
PROP. CSMH-2A W/ DOG HOUSE BASE
PROP. COMM. HANDHOLE
PROP. COMM. DUCT BANK
PROP. 8'X16'X10' ELECT. BOX
PROP. ELEC. DUCT BANK
EX. VZN 6'X12'X9' MH TO BE ABANDONED
EX. UTILITY POLE TO BE RELOCATED SIGNALIZED INTERSECTION
SIGNALIZED INTERSECTION
PROP. 6' BMP/PLANTER (TYP.)
PROP. FH
PROP. 8"X16"X10" ELECT. BOX
RELOCATED 8" GAS BY WGL
EX. EMERGENCY ACCESS EASEMENT DB1234 PG1111
EX. WASHINGTON GAS LIGHT COMPANY EASEMENT DB. 1240 PG. 1084, DB. (TO BE VACATED)
REPLACE TOP W/ CSMH-1
130' TAPER
135' TURN LANE
114' TURN LANE
115' TAPER
CSCG-1
EX. VZN
EX. CSW
EX. 18" RCP
EX. 15" RCP
EX. 24" RCP
DHF
C&G
SIGN
CMF
IPF
ROCK
LOD
N 6982089
E 11872434
N 6982642
E 11872288
VA. STATE GRID NORTH NAD 1983 NGVD 1929
N

KEY MAP

ALEXANDRIA ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATION, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
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SCALE: 1"=30'
0 15' 30' 60'

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

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PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DATE: AUGUST, 2021
SCALE: 1"=30'
C.I.=N/A

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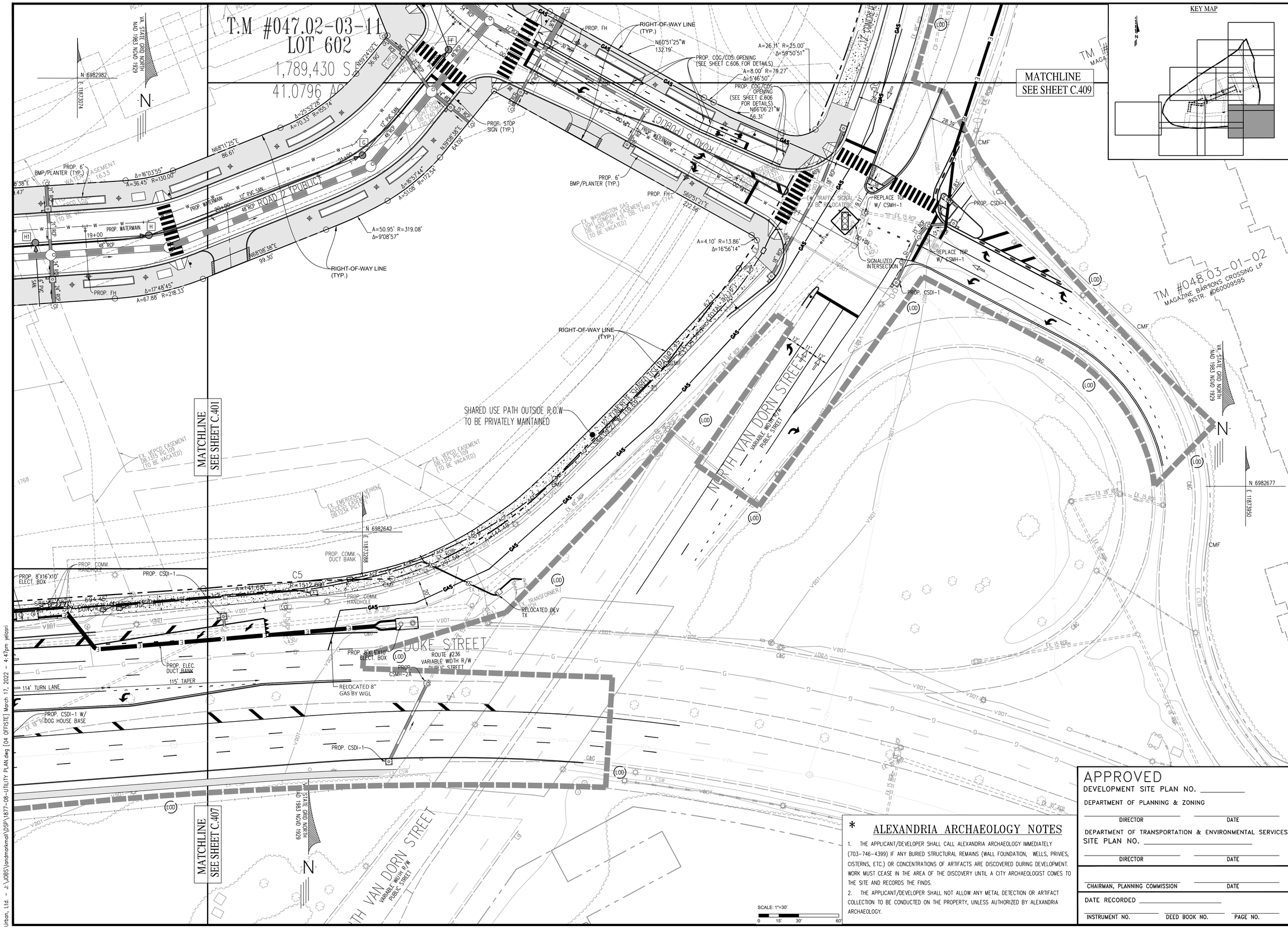

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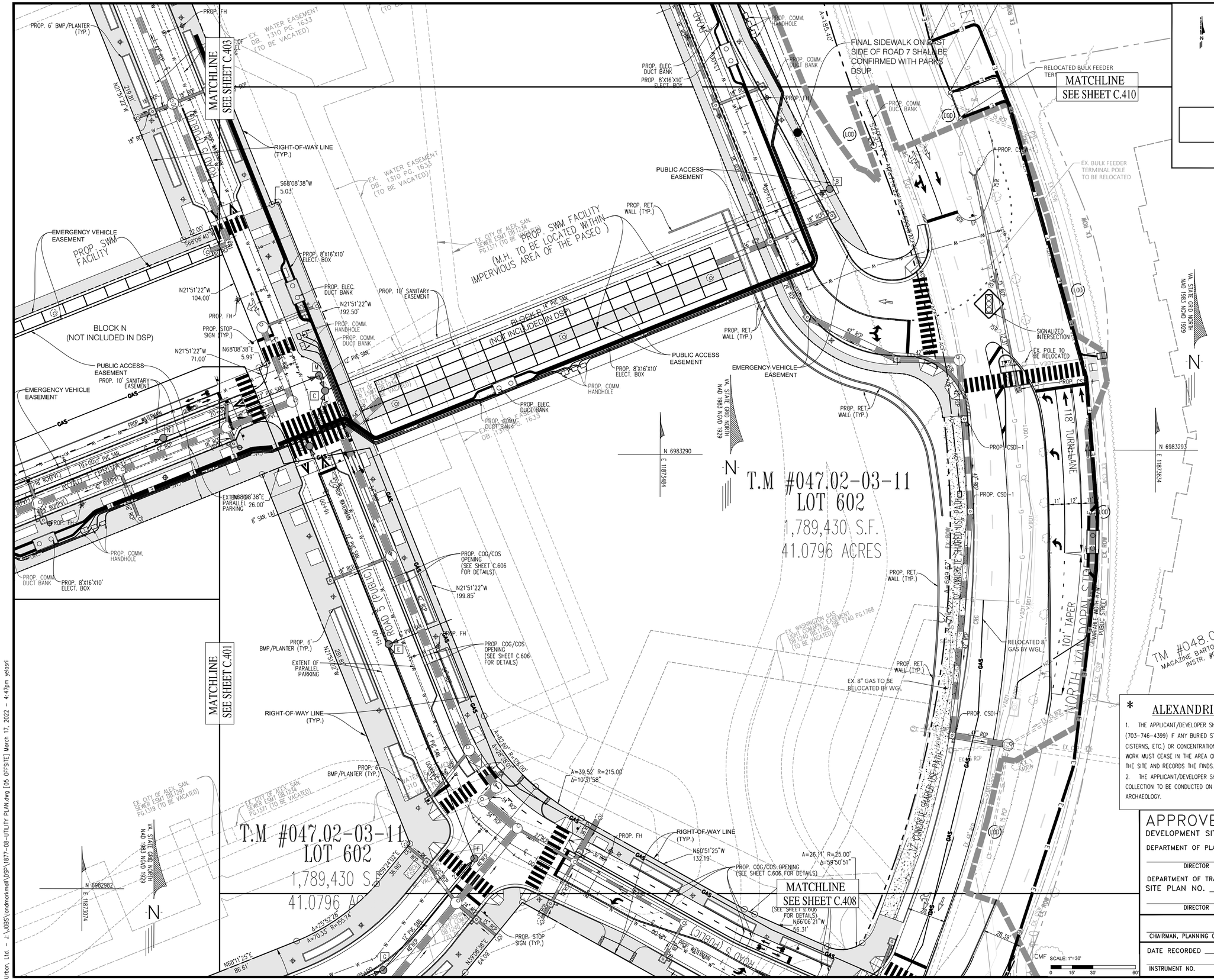

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#		03-18-2022

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UTILITY PLAN

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PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.=N/A DATE: AUGUST, 2021

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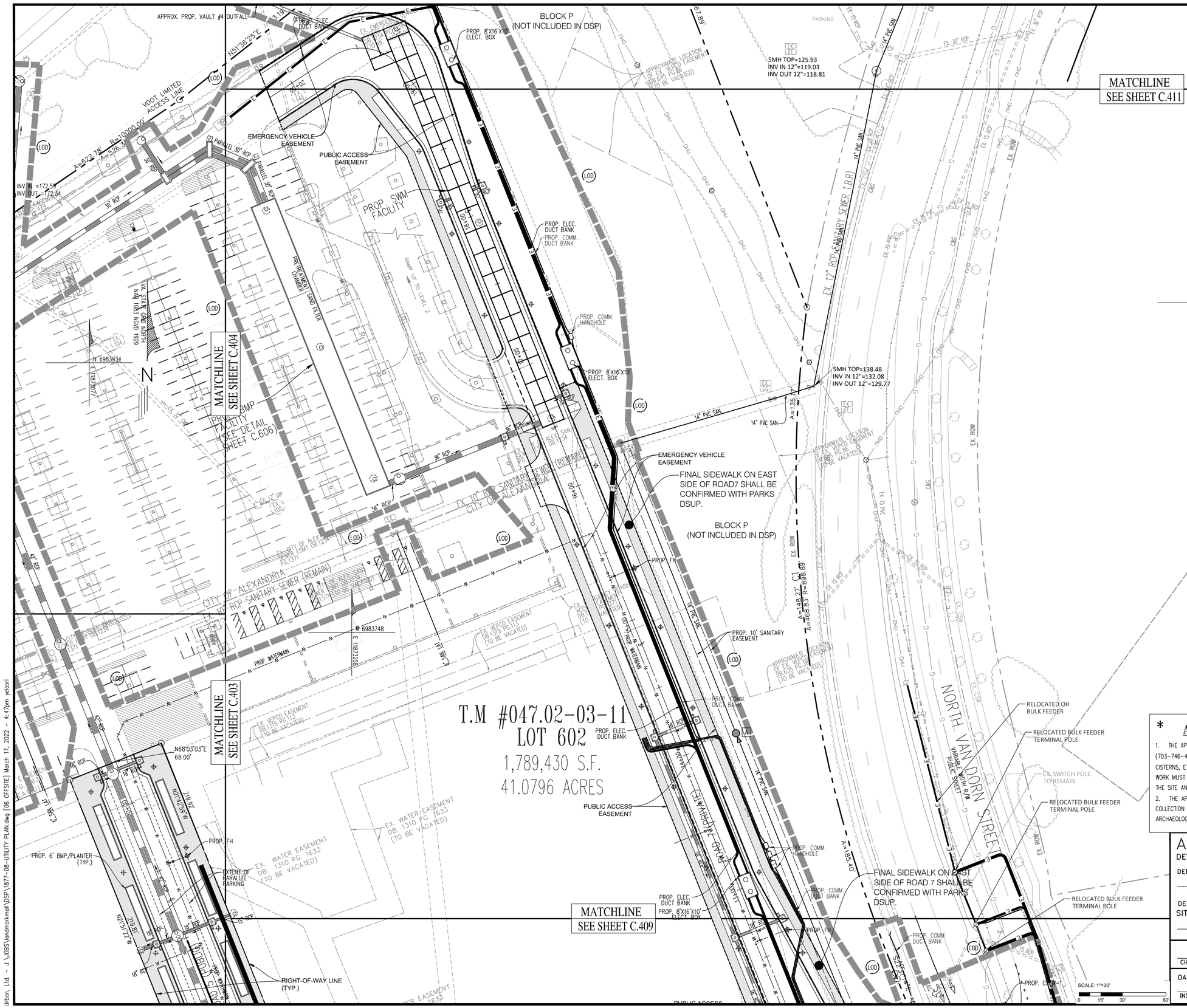

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UTILITY PLAN

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PRELIMINARY DEVELOPMENT SITE PLAN

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DATE: AUGUST, 2021
SCALE: 1"=30'
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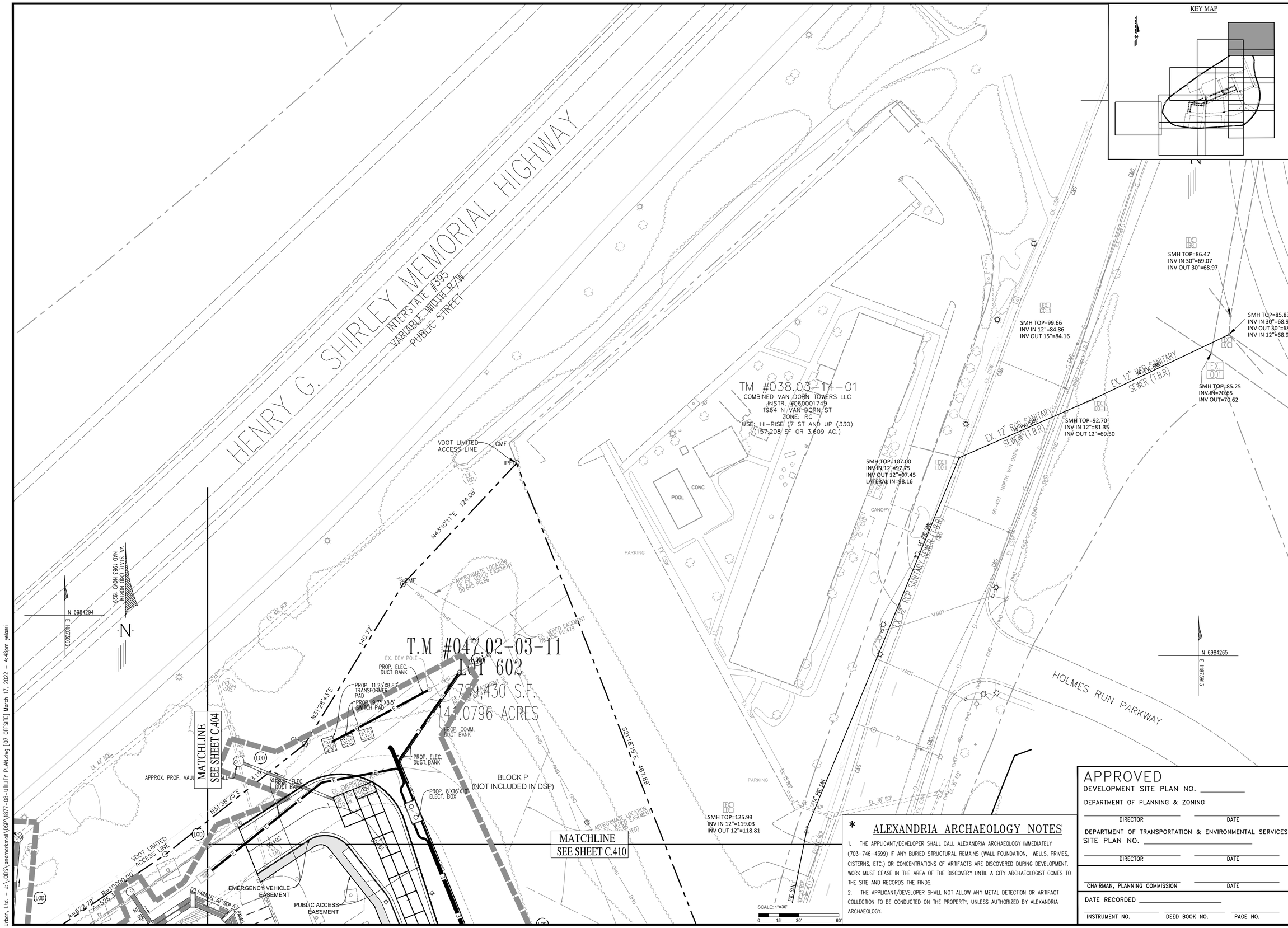

KEY MAP

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INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.=N/A DATE: AUGUST, 2021

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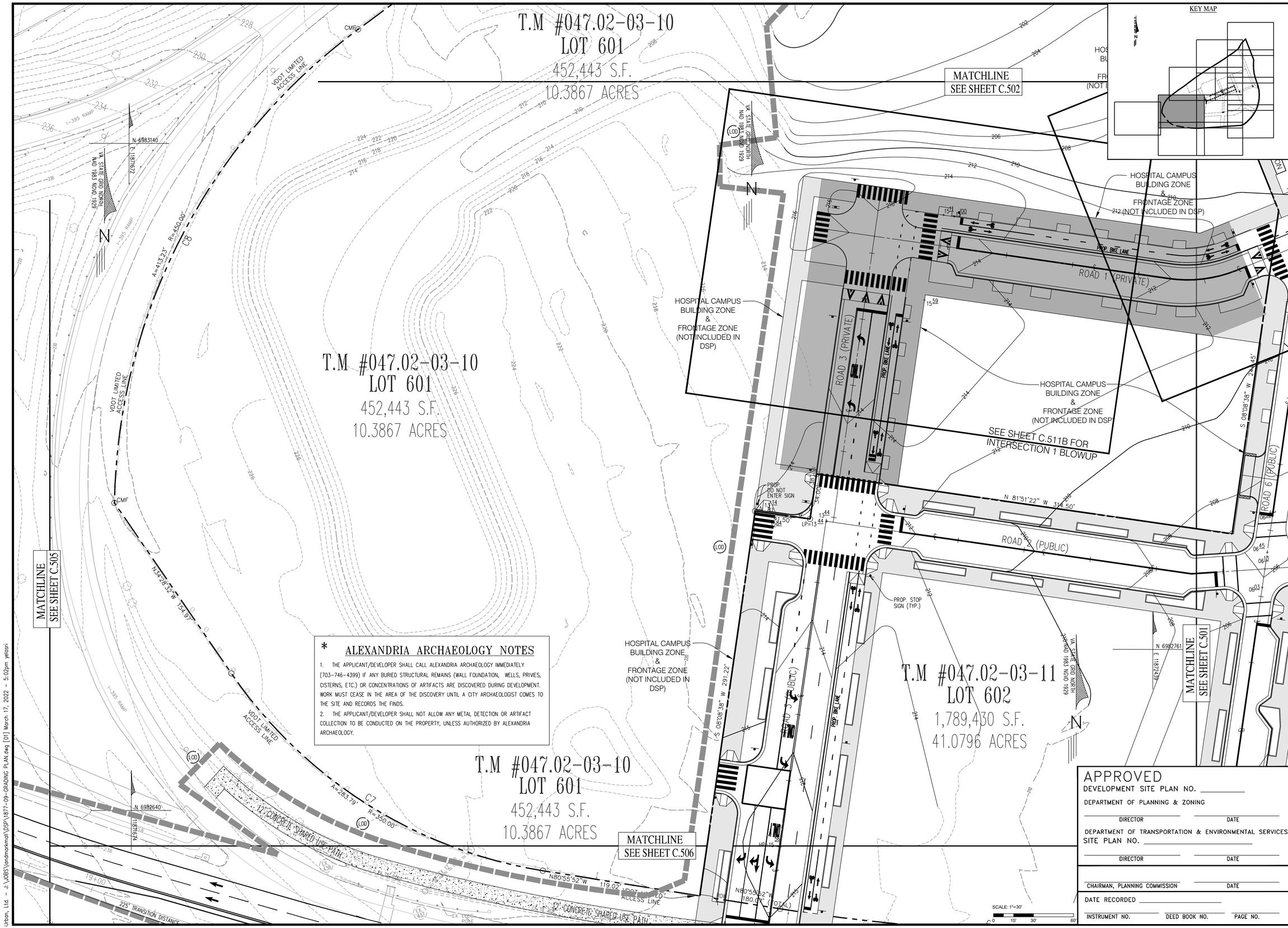

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GRADING PLAN

LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.=2' DATE: AUGUST, 2021

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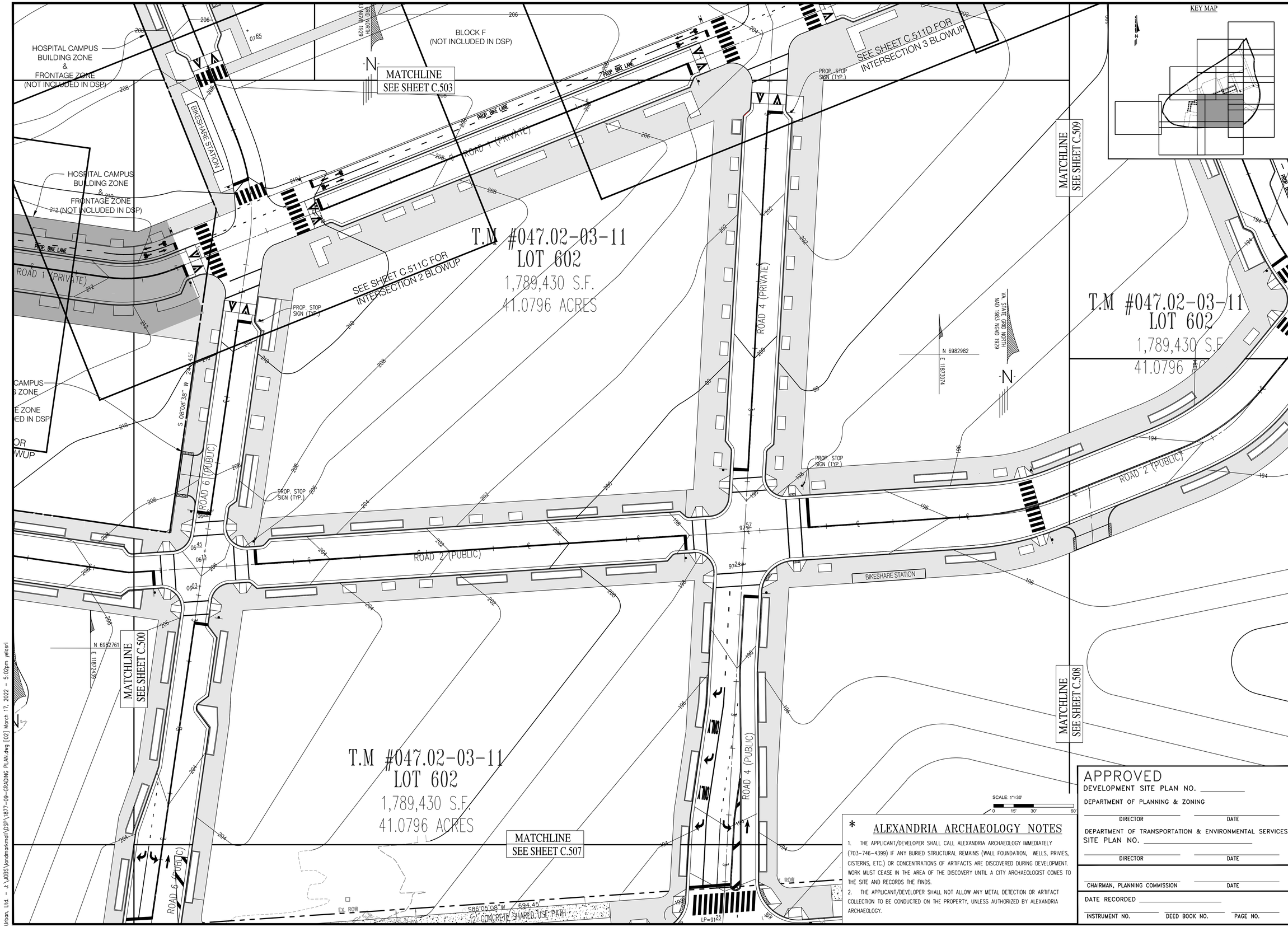

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CITY OF ALEXANDRIA, VIRGINIA

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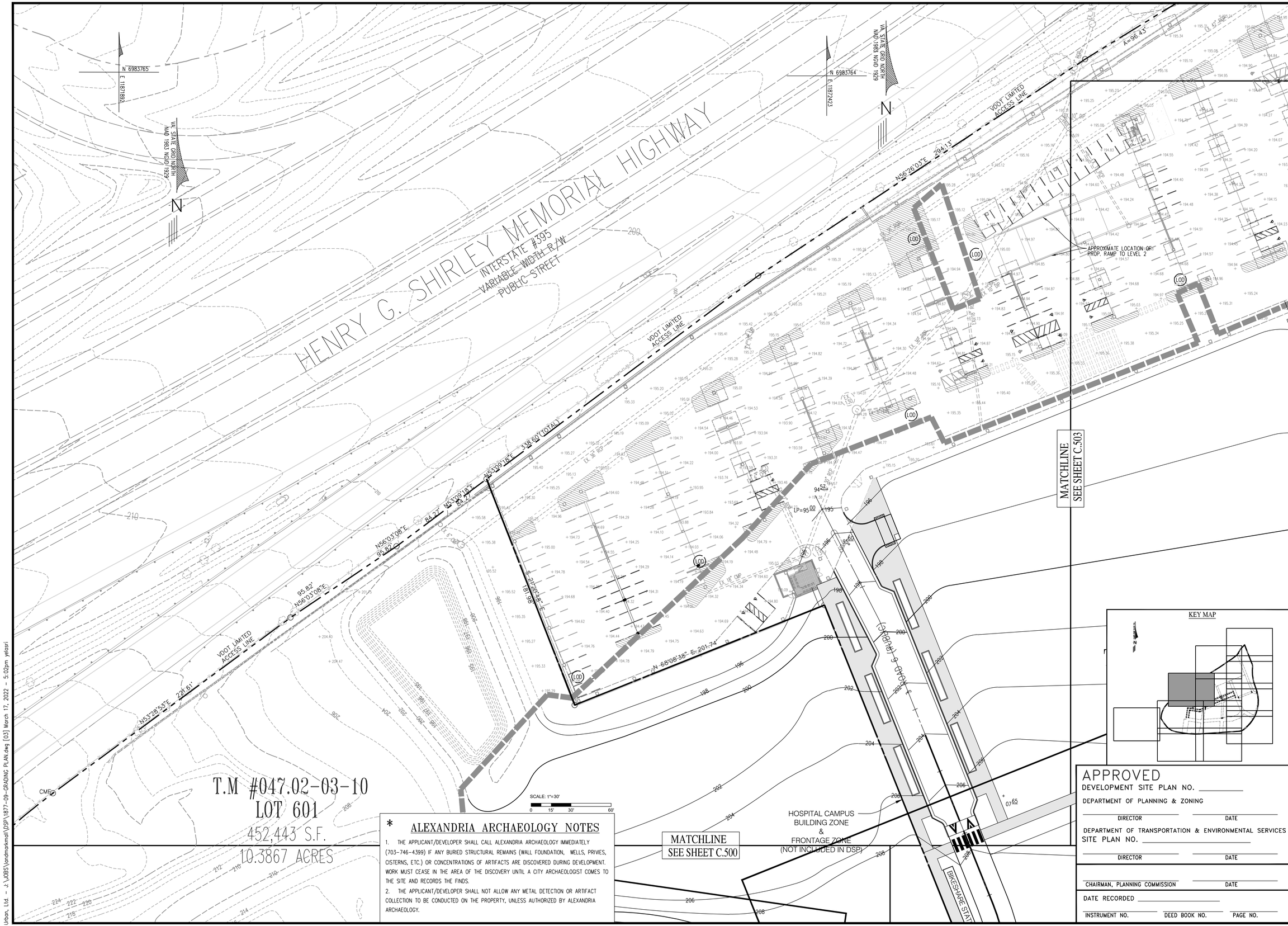

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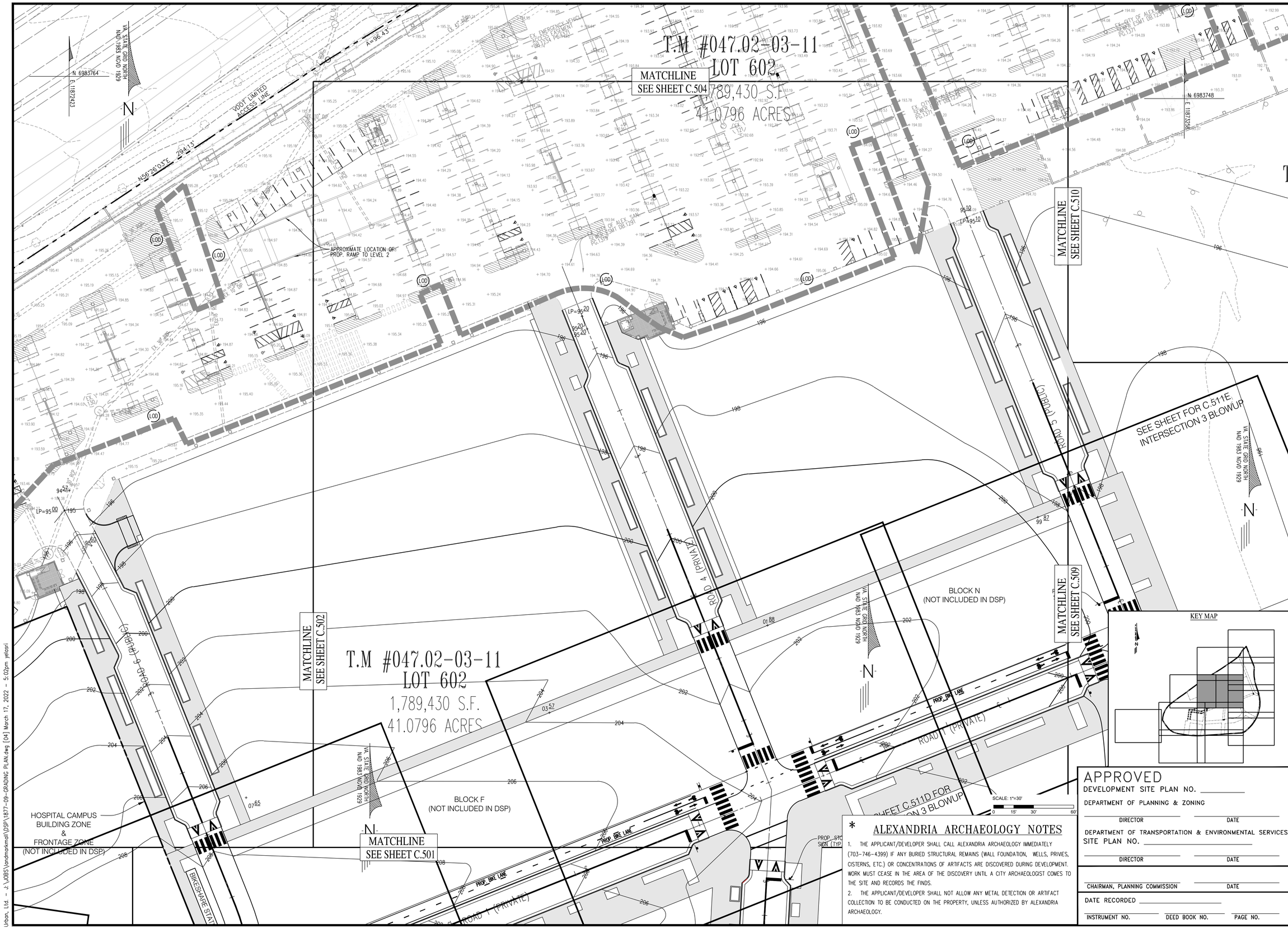

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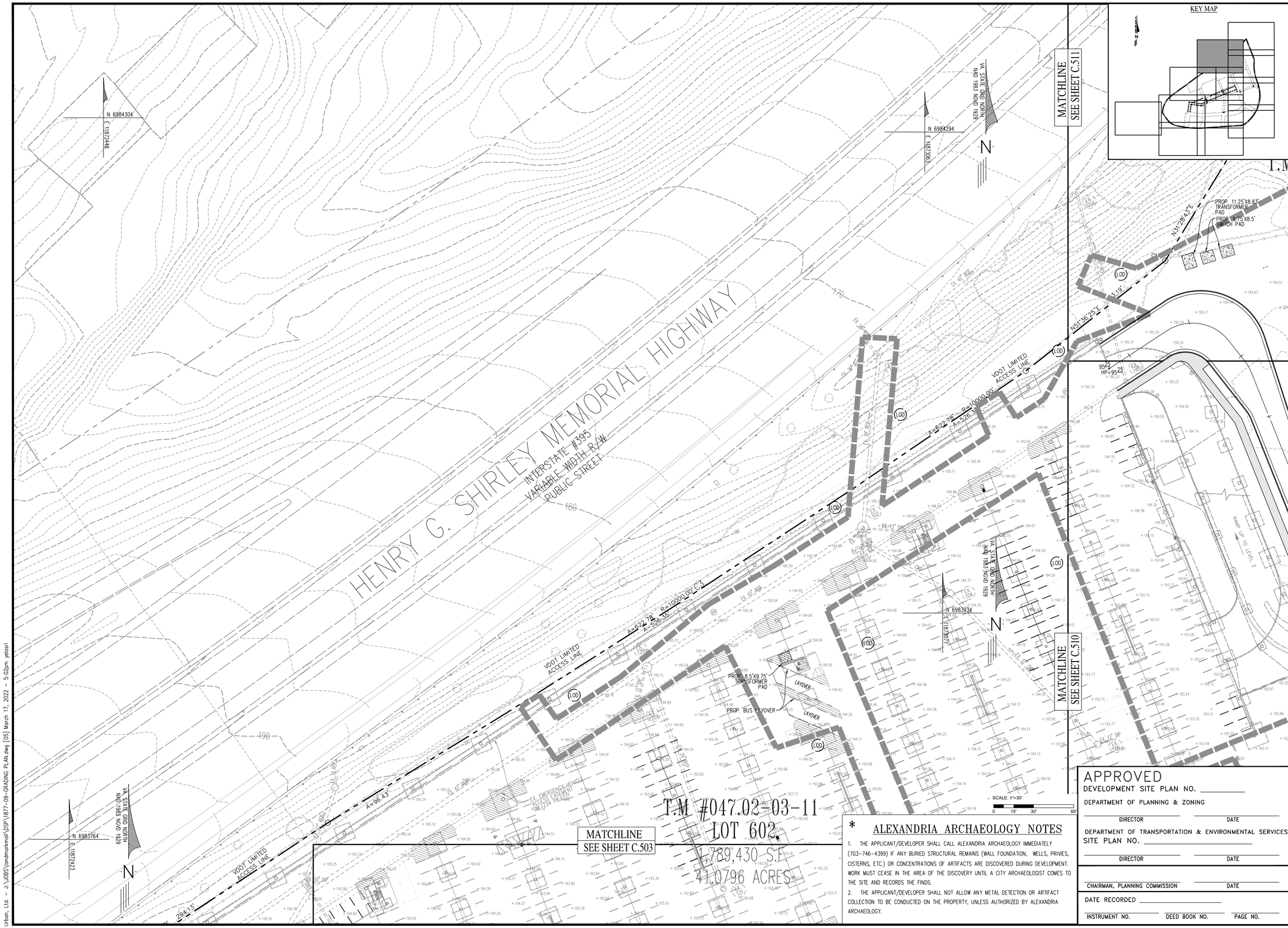

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APPROVED

DEVELOPMENT SITE PLAN 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. _____

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
08-13-2021
10-28-2021
01-28-2022
03-18-2022
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CLAYTON C. TOCK
Lic. No. 036790
03/18/2022
PROFESSIONAL ENGINEER

GRADING PLAN

LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN

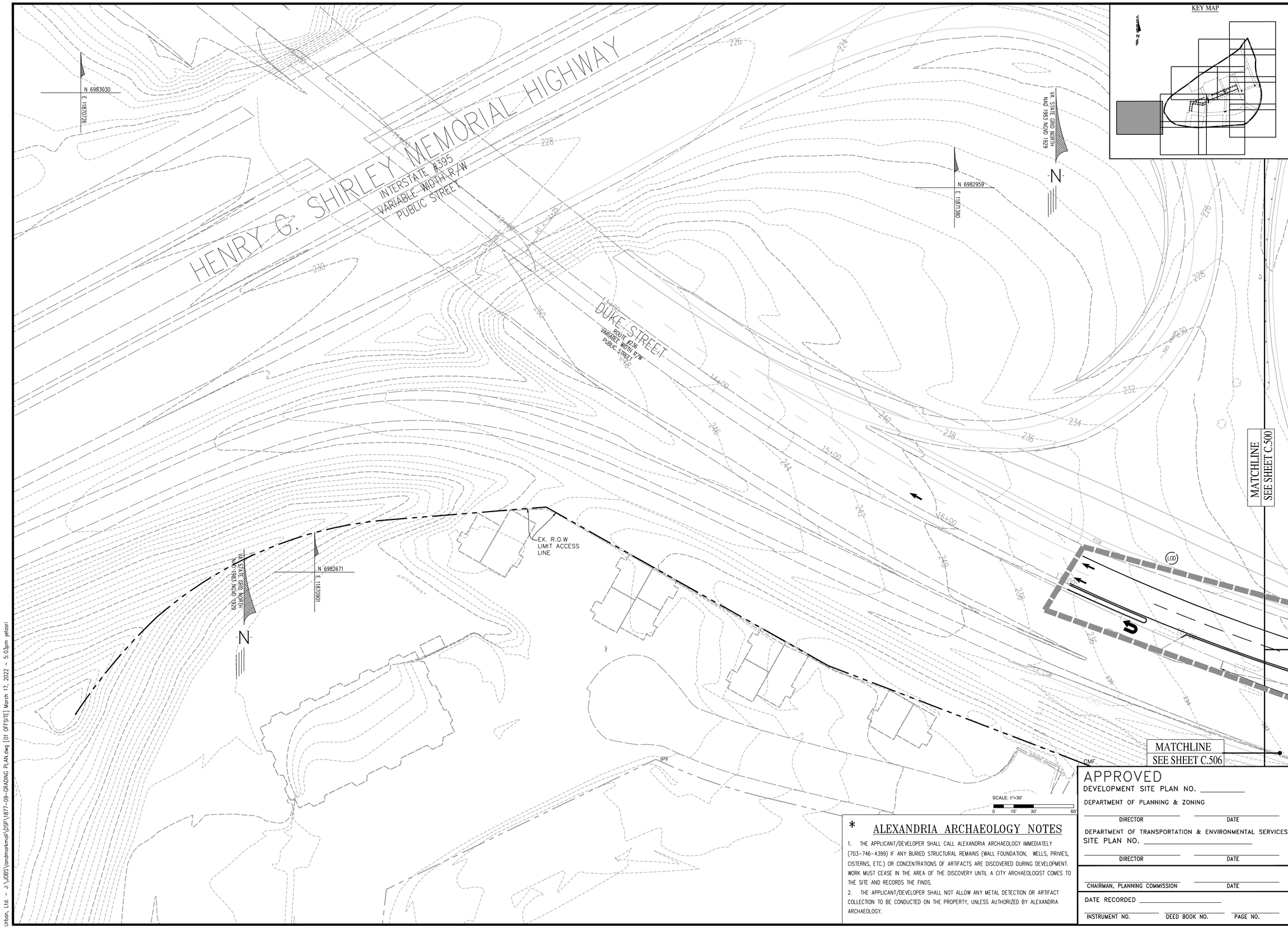
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= N/A DATE: AUGUST, 2021

SHEET C.504 OF C.805 054 OF 156

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-09-GRADING PLAN.dwg [05] March 17, 2022 - 5:02pm yelasri



KEY MAP

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INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= N/A DATE: AUGUST, 2021

SHEET C.505 OF C.805 055 OF 156

FILE No. RZ-1877

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LOT 601
452,443 S.F.
10.3867 ACRES

MATCHLINE
SEE SHEET C.500

MATCHLINE
SEE SHEET C.505

MATCHLINE
SEE SHEET C.507

DUKE STREET
ROUTE #236
VARIABLE WIDTH R/W
PUBLIC STREET

SOUTH WALKER STREET

ROAD 6 (PUBLIC)

12' CONCRETE SHARED USE PATH

225' TRANSITION DISTANCE

11' TRANSITION DISTANCE

EX. MEDIAN TO REMAIN

EX. R.O.W. LIMIT ACCESS LINE

EX. UTILITY POLE TO BE RELOCATED

EX. TRAFFIC SIGNAL TO BE RELOCATED

SIGNALIZED INTERSECTION

EX. UTILITY POLE TO BE RELOCATED SIGNALIZED INTERSECTION

112' TURN LANE

113' STORAGE

100' TAPER

102' TURN LANE

C6
A=317.24'
R=1400.00'

C7
A=283.79'
R=350.00'

N80°55'52"W 119.02'

N80°55'52"W 180.00' (TOTAL)

VDOT LIMITED ACCESS LINE

TM #047.03-04-19
5951 STEVENSON AVENUE LLC
INSTR. #070000837

TM #047.04-06-20
5901 STEVENSON AVENUE LLC
INSTR. #080008918

TM #047.04-06-05
MILLENIUM REALTY SECOND LLC
INSTR. #030012236

TM #047.04-06-07
SAUL HOLDINGS LIMITED PARTNERSHIP
INSTR. #080005196

N 6982640
E 1187184

N 6982081
E 1187672

VA. STATE PLANE NORTH ZONE NAD 1983 NGVD 1929

SCALE: 1"=30'
0 15' 30' 60'

KEY MAP

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4	03-18-2022	

PLAN DATE

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INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DATE: AUGUST, 2021
C.I.= N/A
SCALE: 1"=30'

SHEET
C.506 OF 056
C.805 OF 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\Landmarkmall\DSP\1877-09-GRADING PLAN.dwg [02_OFFSITE] March 17, 2022 - 5:03pm yelasri

LOT 602
1,789,430 S.F.
41.0796 ACRES

MATCHLINE
SEE SHEET C.501

MATCHLINE
SEE SHEET C.506

MATCHLINE
SEE SHEET C.508

ROAD 6 (PUBLIC)

ROAD 4

DUKE STREET
ROUTE #236
VARIABLE WIDTH R/W
PUBLIC STREET

SOUTH VAN DORN STREET
VARIABLE WIDTH R/W
PUBLIC STREET

S86°05'08"W 694.45'
12' CONCRETE SHARED USE PATH

EX. UTILITY POLE TO BE RELOCATED

SIGNALIZED INTERSECTION

135' TURN LANE

130' TAPER

114' TURN LANE

115' TAPER

C5 R=1512.69' A=141.66'

TM #047.04-06-07
SAUL HOLDINGS LIMITED PARTNERSHIP
INSTR. #080005196

VA STATE GRID NORTH
NAD 1983 NGVD 1929

N 6982089
E 1187434

N 6982642
E 1187388

KEY MAP

SCALE: 1"=30'
0 15' 30' 60'

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DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

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03/15/2022

GRADING PLAN

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

DATE: AUGUST, 2021
SCALE: 1"=30'
C.I.= N/A

SHEET
C.507 OF 057
C.805 OF 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-09-GRADING PLAN.dwg [03 OFFSITE] March 17, 2022 - 5:03pm yelasri

T.M #047.02-03-11
LOT 602
1,789,430 S.F
41.0796 AC

MATCHLINE
SEE SHEET C.509

MATCHLINE
SEE SHEET C.501

MATCHLINE
SEE SHEET C.507

KEY MAP

ROAD 2 (PUBLIC)

PROP. STOP SIGN (TYP.)

SHARE STATION

SHARED USE PATH OUTSIDE R.O.W
TO BE PRIVATELY MAINTAINED

10' CONCRETE SHARED USE PATH

S64°09'27"W 116.69'

CURVE TABLE
C4 R=291.50 A=141.68
C5 R=1512.69 A=141.68

S86°05'08"W 694.45'
12' CONCRETE SHARED USE PATH

114' TURN LANE
115' TAPER

DUKE STREET
ROUTE #236
VARIABLE WIDTH R/W
PUBLIC STREET

NORTH VAN DORN STREET
VARIABLE WIDTH R/W
PUBLIC STREET

SIGNALIZED INTERSECTION

EX. TRAFFIC SIGNAL
HP-1950 TO BE RELOCATED

TM #048.03-01-02
MAGAZINE BARTONS CROSSING LP
INSTR. #080009595

VA. STATE GRID NORTH
NAD 1983 (NO 07) 1929

N 6982982
E 1187374

N 6982642
E 1187288

N 6982677
E 1187395

SCALE: 1"=30'
0 15' 30' 60'

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

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SITE PLAN NO. _____

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PROFESSIONAL
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GRADING PLAN

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

DATE: AUGUST, 2021
SCALE: 1"=30'
C.I.= N/A

SHEET
C.508 OF 058
C.805 OF 156

FILE No.
RZ-1877

J:\JOBS\landmarkmall\DSP\1877-09-GRADING PLAN.dwg [04 OFFSITE] March 17, 2022 - 5:03pm yelosri
Urban, Ltd. -

KEY MAP

MATCHLINE SEE SHEET C.510

MATCHLINE SEE SHEET C.503

MATCHLINE SEE SHEET C.501

MATCHLINE SEE SHEET C.508

SEE SHEET FOR C.511E INTERSECTION 3 BLOWUP

SEE SHEET C.511D FOR INTERSECTION 3 BLOWUP

BLOCK N (NOT INCLUDED IN DSP)

BLOCK R (NOT INCLUDED IN DSP)

ROAD 5 (PUBLIC)

ROAD 7 (PUBLIC)

ROAD 1 (PRIVATE)

FINAL SIDEWALK ON EAST SIDE OF ROAD 7 SHALL BE CONFIRMED WITH PARKS DSUP

RELOCATED BULK FEEDER TERMINAL

EX. BULK FEEDER TERMINAL POLE TO BE RELOCATED

SIGNALIZED INTERSECTION

118' TURN LANE

101' TAPER

NORTH VAN DORN STREET

VARIABLE WIDTH R/W PUBLIC STREET

PROP. RET WALL (TYP.)

PROP. STOP SIGN (TYP.)

CONCRETE SHARED-USE PATH

RAMP

TM #048.01-01-01
MAGAZINE BARTONS CROSSING LP
INSTR. #060009595

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

VA. STATE GRID NORTH
NAD 1983 NGVD 1929

N 6983290 E 1187384

N 6983293 E 1187384

N 6982982 E 1187304

SCALE: 1"=30'
0 15' 30' 60'

ALEXANDRIA ARCHAEOLOGY NOTES

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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE
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GRADING PLAN

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

DATE: AUGUST, 2021
SCALE: 1"=30'
C.I.= N/A

SHEET C.509 OF C.805 059 OF 156

FILE No. RZ-1877

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BLOCK P
(NOT INCLUDED IN DSP)

MATCHLINE
SEE SHEET C.511

MATCHLINE
SEE SHEET C.504

MATCHLINE
SEE SHEET C.503

MATCHLINE
SEE SHEET C.509

SEE SHEET FOR C.511E
INTERSECTION 3 BLOWUP

KEY MAP

VA. STATE GRID NORTH
NAD 1983 (NVO) 1929

N 6983975
E 1181375

N 6983934
E 1181377

N 6983748
E 1181528

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

FINAL SIDEWALK ON EAST SIDE OF ROAD7 SHALL BE CONFIRMED WITH PARKS DSUP.

FINAL SIDEWALK ON EAST SIDE OF ROAD 7 SHALL BE CONFIRMED WITH PARKS DSUP.

RAMP UP TO LEVEL 2

VDOT LIMITED ACCESS LINE

A=522.78' R=10000.00' A=526.3'

N61°36'25"E 13.19'

S22°31'45"E 135.20'

A=135.17'

A=148.27' C.L.
R=768.83' R=898.69'

ROAD 7 (PRIVATE)

NORTH VAN DORN STREET
VARIABLE WIDTH R/W
PUBLIC STREET

EX. ROW

EX. CSW

RELOCATED OH BULK FEEDER

RELOCATED BULK FEEDER TERMINAL POLE

EX. SWITCH POLE TO REMAIN

RELOCATED BULK FEEDER TERMINAL POLE

SCALE: 1"=30'
0 15' 30' 60'

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

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07/15/2022

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CITY OF ALEXANDRIA, VIRGINIA

DATE: AUGUST, 2021
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SHEET
C.510 OF C.805 060 OF 156

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RZ-1877

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HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE #395
VARIABLE WIDTH R/W
PUBLIC STREET

TM #038.03-14-01
COMBINED VAN DORN TOWERS LLC
INSTR. #060001749
1964 N VAN DORN ST
ZONE: RC
USE: HI-RISE (7 ST AND UP (330)
(157,208 SF OR 3.609 AC.)

VDOT LIMITED ACCESS LINE
CMF
IPF
N43°10'11"E 124.06'
CONC
POOL
CANOPY
PARKING
10773
106.9500
SMH
NORTH VAN DORN STREET
SR-401

MATCHLINE
SEE SHEET C.504

N 6984294
E 1187306.3
STATE GRID NORTH
VA. SOUTH ZONE NAD 1983

T.M #047.02-03-11
LOT 602
1,799,430 S.F.
41.0796 ACRES

N31°28'43.5"E 140.12'
PROP. 11.25'X8.83' TRANSFORMER PAD
PROP. 9.75'X8.5' SWITCH PAD
N51°36'25"E 3.19'
S21°18'19"E 467.89'
BLOCK P
(NOT INCLUDED IN DSP)
MATCHLINE
SEE SHEET C.510
VDOT LIMITED ACCESS LINE
A=522.78' R=10000.00' A=526.37'
95+45.26' BK
HP=95+43.
29+00
28+00
HOLMES RUN PARKWAY
N 6984265
E 1187393

KEY MAP

SCALE: 1"=30'
0 15' 30' 60'

APPROVED

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DEPARTMENT OF PLANNING & ZONING

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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SHEET
C.511 OF 061
C.805 OF 156

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RZ-1877

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LINE AND CURVE TABLE FOR MASTER LANDMARK PARCEL

LINE	BEARING	DISTANCE
L1	N 22°31'14" W	4.34'
L2	N 21°18'19" W	467.89'
L3	S 43°10'11" W	124.06'
L4	S 31°28'43" W	140.72'
L5	S 51°36'25" W	133.19'
L6	S 56°26'03" W	294.13'
L7	S 53°09'18" W	338.60'
L8	S 56°03'08" W	95.82'
L9	S 53°28'53" W	221.61'
L10	S 34°28'32" E	154.97'
L11	S 80°55'52" E	180.07'
L12	N 86°05'08" E	694.45'
L13	N 44°09'27" E	119.69'
L14	N 37°04'34" E	27.45'
L15	N 37°04'34" E	62.71'
L16	S 54°49'53" E	0.01'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	699.67'	714.22'	56°07'44"	N 05°32'41" E	672.03'	380.79'
C2	468.83'	898.89'	29°53'01"	N 07°34'42" W	463.54'	239.88'
C3	622.78'	10000.00'	3°34'06"	S 57°19'00" W	622.68'	311.49'
C4	413.23'	450.00'	52°36'49"	S 27°10'28" W	398.86'	222.47'
C5	283.79'	350.00'	46°27'26"	S 57°42'15" E	276.08'	150.22'
C6	317.24'	1400.00'	12°58'59"	S 87°25'22" E	316.56'	159.30'
C7	141.68'	1512.69'	5°21'59"	N 87°02'47" E	141.63'	70.89'
C8	144.40'	291.56'	28°22'37"	N 58°20'45" E	142.93'	73.71'

LINE AND CURVE TABLE FOR LOT LINES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N68°08'38"E	68.00'	L21	N68°03'03"E	68.00'	L41	N03°09'31"E	83.65'
L2	S21°51'22"E	200.00'	L22	N21°42'59"W	219.92'	L42	N03°35'28"E	64.22'
L3	S68°08'38"W	18.00'	L23	S68°08'38"W	5.03'	L43	N86°00'32"E	141.02'
L4	S21°51'22"E	104.00'	L24	N21°51'22"W	192.50'	L44	N68°08'38"E	99.30'
L5	N68°08'38"E	2.00'	L25	N21°51'22"W	199.85'	L45	N39°08'38"E	64.02'
L6	S21°53'51"E	36.21'	L26	N60°51'25"W	132.19'	L46	S60°51'21"E	222.56'
L7	S08°08'38"W	40.17'	L27	N66°06'21"W	56.31'			
L8	S08°08'38"W	173.69'	L28	S08°08'38"W	260.28'			
L9	N86°08'38"E	405.31'	L29	N81°51'22"W	256.00'			
L10	N03°08'38"E	10.08'	L30	N08°08'38"E	107.29'			
L11	N86°08'38"E	139.47'	L31	N19°20'38"E	43.77'			
L12	N68°11'25"E	86.61'	L32	N08°08'43"E	78.98'			
L13	N39°24'02"E	36.90'	L33	S08°08'39"W	145.99'			
L14	N21°51'22"W	281.81'	L34	S02°48'59"W	21.53'			
L15	N68°08'38"E	26.00'	L35	S08°08'30"W	62.92'			
L16	N21°51'22"W	71.00'	L36	S86°08'38"W	338.93'			
L17	N68°08'38"E	5.99'	L37	N03°09'25"E	112.88'			
L18	N21°51'22"W	104.00'	L38	N08°22'53"E	55.68'			
L19	S68°08'40"W	22.00'	L39	N03°47'51"E	56.54'			
L20	N21°51'22"W	219.81'	L40	N00°01'29"E	67.33'			

CURVE	ARC	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING
C8	5.69'	10.03'	32°30'31"	2.93'	5.62'	S05°50'55"E
C9	8.62'	94.33'	5°14'15"	4.31'	8.62'	N05°45'46"E
C10	7.55'	10.00'	43°14'14"	3.96'	7.37'	N21°35'38"W
C11	67.88'	218.33'	17°48'45"	34.21'	67.60'	N77°21'48"E
C12	50.95'	319.08'	9°08'57"	25.53'	50.90'	N64°48'44"E
C13	51.08'	172.54'	16°57'44"	25.73'	50.89'	N50°16'33"E
C14	4.10'	13.86'	16°56'14"	2.06'	4.08'	S38°25'53"E
C3	62.60'	126.00'	28°28'01"	31.96'	61.96'	N36°05'24"W
C4	39.52'	215.00'	10°31'58"	19.82'	39.47'	N55°35'23"W
C5	8.00'	79.27'	5°46'50"	4.00'	7.99'	N63°11'36"W
C6	26.11'	25.00'	59°50'51"	14.39'	24.94'	S83°58'13"W
C7	6.34'	15.06'	24°07'01"	3.22'	6.29'	N20°16'08"E
C1	36.45'	130.00'	16°03'55"	18.35'	36.33'	N78°06'41"E
C2	70.33'	155.74'	25°52'28"	35.78'	69.74'	N54°30'38"E

HENRY G. SHIRLEY MEMORIAL HIGHWAY
ROUTES 411 & 611
VARIABLE WIDTH R/W
PUBLIC STREET

DUKE STREET
ROUTE 9 (U.S.
VARIABLE WIDTH R/W
PUBLIC STREET

NORTH VAN DORN STREET
ROUTE 611
VARIABLE WIDTH R/W
PUBLIC STREET

SOUTH WALKER STREET

SOUTH VAN DORN STREET

HOSPITAL CAMPUS

BLOCK P
BLOCK S
BLOCK I
BLOCK G
BLOCK E
BLOCK N
BLOCK F
BLOCK R
BLOCK M
BLOCK K
BLOCK H
BLOCK D
BLOCK J
BLOCK L

PRIVATE ROAD 1
PRIVATE ROAD 3
PRIVATE ROAD 4
PRIVATE ROAD 7
PUBLIC ROAD 2 (R.O.W.)
PUBLIC ROAD 3 (R.O.W.)
PUBLIC ROAD 4 (R.O.W.)
PUBLIC ROAD 5 (R.O.W.)
PUBLIC ROAD 6 (R.O.W.)

VDOT LIMITED ACCESS LINE
RIGHT-OF-WAY LINE (TYP.)
EMERGENCY VEHICLE EASEMENT
PUBLIC ACCESS EASEMENT

N 6984356
E 1181282.22

N 6983544
E 1182756.68

SCALE: 1"=100'
0 50' 100' 200

APPROVED
DEVELOPMENT SITE PLAN 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. _____

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
08-13-2021
10-28-2021
01-28-2022
03-18-2022

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COMMONWEALTH OF VIRGINIA
CLAYTON C. YOCH
Lic. No. 036790
07/15/2022
PROFESSIONAL ENGINEER

PROPERTY EXHIBIT
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
DATE: AUGUST, 2021
SCALE: 1"=100' C.I.= N/A

SHEET
C.511A 062
OF OF
C.805 156

FILE No.
RZ-1877

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HOSPITAL CAMPUS
BUILDING ZONE
&
FRONTAGE ZONE
(NOT INCLUDED IN DSP)

HP GRADE=16.24
PGL=15.86

HP GRADE=16.35
PGL=15.97

VA. STATE GRID NORTH
NAD 1983 NGVD 1929

LOD

206 208 210 212 214 216

15 11 / 15 00

TC=14 76/38
EP=14 38

GRADE=14.58
PGL=14.58

TC=14 87/87
EP=14 87

PROP. BIKE LANE

ROAD 1 (PRIVA

GRADE=15.74
PGL=15.36

GRADE=15.41
PGL=14.99

TC=15 07/07
EP=15 07

TC=14 87/87
EP=14 87

TC=14 76/38
EP=14 38

GRADE=15.09
PGL=14.69

TC=15 00/62
EP=14 62

TC=15 03/03
EP=15 03

GRADE=14.87
PGL=14.87

TC=14 95/57
EP=14 57

ROAD 3 (PRIVATE)

ONLY

PROP. BIKE LANE

HOSPITAL CAMPUS
BUILDING ZONE
&
FRONTAGE ZONE
(NOT INCLUDED IN DSP)

HOSPITAL CAMPUS
BUILDING ZONE
&
FRONTAGE ZONE
(NOT INCLUDED IN DSP)

No.	DATE	DESCRIPTION
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PROFESSIONAL ENGINEER
03/18/2022

GRADING PLAN - INTERSECTION 1 BLOWUP

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

SCALE: 1"=10' C.I.= 2' DATE: AUGUST, 2021

SHEET
C.511B 063
OF OF
C.805 156

FILE No.
RZ-1877

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GRADE=07.42
PGL=07.42

208

TC=07 60/22
EP=07 22/22

TC=07 78/78
EP=07 78/78

08 36/36

BIKESHARE STATION

208

GRADE=08.02
PGL=07.60

TC=07 60/22
EP=07 22/22

TC=07 78/78
EP=07 78/78

VA. STATE GRID NAD 1983 NGVD 1929 NORTH

206

N

PROP. BIKE LANE

(PRIVATE)

212

210

208

TC=11 63/25
EP=11 25/25

TC=11 55/55
EP=11 55/55

10 29/29

10 83/83

10 75/75

10 35/35

10 53/53

10 11/11

10 13/13

TC=10 13/13
EP=10 13/13

210

TC=10 00/62
EP=09 62/62

GRADE=11.77
PGL=11.30

GRADE=11.12
PGL=10.68

GRADE=11.43
PGL=11.43

11 24/24

11 28/28

10 55/55

GRADE=09.80
PGL=09.80

208

HP GRADE=11.60
PGL=11.06

TC=11 63/25
EP=11 25/25

TC=11 36/36
EP=11 36/36

TC=11 55/55
EP=11 55/55

TC=11 11/73
EP=10 73/73

TC=11 36/36
EP=11 36/36

TC=10 00/62
EP=09 62/62

GRADE=10.35
PGL=09.92

TC=10 13/13
EP=10 13/13

GRADE=10.93
PGL=10.93

45'

TC=11 11/73
EP=10 73/73

PROP. STOP SIGN (TYP.)

No.	DATE	DESCRIPTION
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PROFESSIONAL
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GRADING PLAN - INTERSECTION 2 BLOWUP

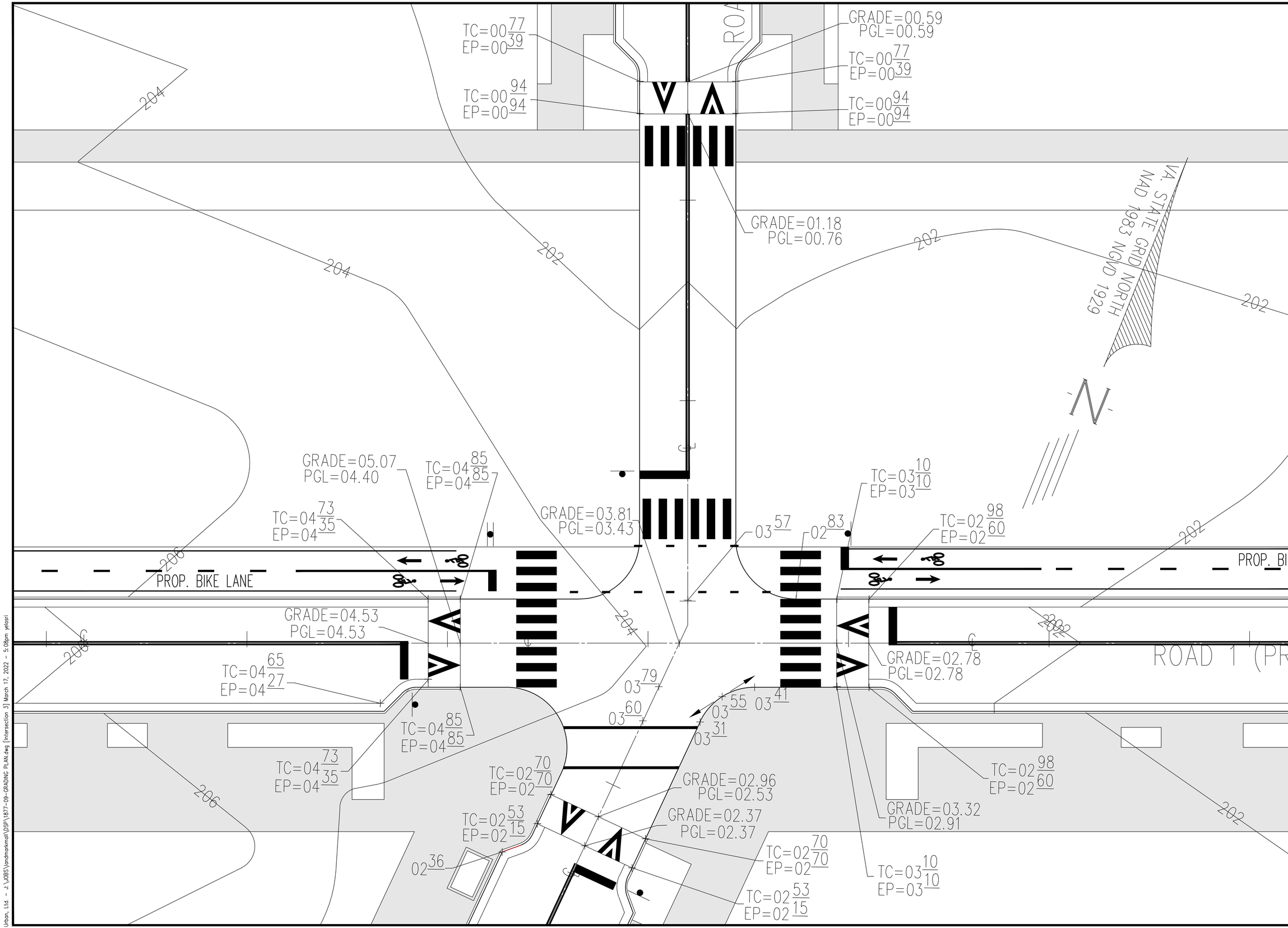
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=10' C.I.=2' DATE: AUGUST, 2021

SHEET
C.511C 064 OF OF C.805 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-09-GRADING PLAN.dwg [Intersection 2] March 17, 2022 - 5:07pm yelosri



No.	DATE	DESCRIPTION
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03-18-2022
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03/18/2022
PROFESSIONAL ENGINEER

GRADING PLAN - INTERSECTION 3 BLOWUP

LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=10' C.I.=2' DATE: AUGUST, 2021

SHEET C.511D 065 OF C.805 OF 156

FILE No. RZ-1877

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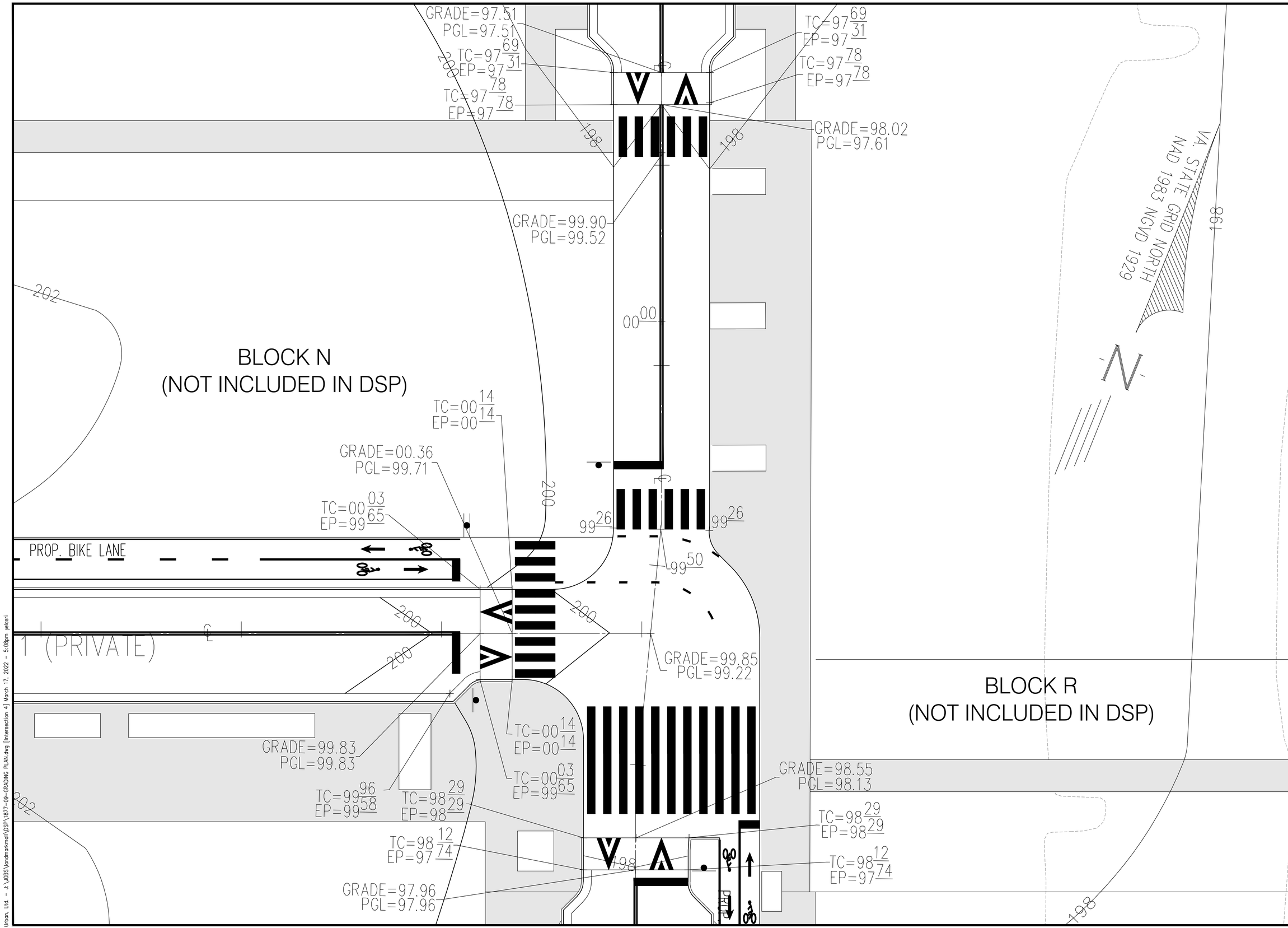

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
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01-28-2022
03-18-2022
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PROFESSIONAL ENGINEER
03/18/2022

GRADING PLAN - INTERSECTION 4 BLOWUP

LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=10'
C.I.= 2'
DATE: AUGUST, 2021

SHEET C.511E OF C.805
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FILE No. RZ-1877

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SWM NARRATIVE:

TO COMPLY WITH THE STORMWATER MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE ON-SITE DETENTION OF SITE RUNOFF THROUGH THE USE OF CITY APPROVED FACILITIES. THE WATER QUALITY VOLUME DEFAULT WILL BE PROVIDED IN ADDITION TO PROVIDING DETENTION FOR THE 2 AND 10 YEAR STORM AND MEETING THE ENERGY BALANCE REQUIREMENTS. (SEE SHEET #C.601-C.603). IT IS UNDERSTOOD THAT PORTIONS OF THE SITE THAT ARE LOCATED WITHIN THE LANDMARK/VAN DORN SMALL AREA PLAN WILL BE REQUIRED TO MEET THE MORE STRINGENT STORMWATER REQUIREMENTS OF THE SMALL AREA PLAN. THE EXISTING CONDITIONS OF THE SITE IS ALMOST 100% IMPERVIOUS. DUE TO THE CURRENT LAND-PLAN, THE OVERALL RUNOFF IS EXPECTED TO DECREASE WITH THE REDEVELOPMENT.

STUDY POINT "1"

TOTAL ONSITE DETAINED DRAINAGE AREA TO STUDY POINT "1" DA = 37.87AC CN= 98 TC = 10 MINS

VAULT #4

ONSITE DETAINED DRAINAGE AREA TO VAULT #4 / STUDY POINT "1" DA = 10.54 AC CN= 95 TC = 10 MINS

VAULT #2

ONSITE DETAINED DRAINAGE AREA TO VAULT #2 / STUDY POINT "1" DA = 9.70 AC CN= 98 TC = 10 MINS

VAULT #3

ONSITE DETAINED DRAINAGE AREA TO VAULT #3 / STUDY POINT "2" DA = 18.69 AC CN= 98 TC = 10 MINS

STUDY POINT "2"

POTENTIAL VAULT #1 (TO BE SUBMITTED UNDER SEPARATE DSUP)

OFFSITE UNDETAINED DRAINAGE AREA TO STUDY POINT "1" DA = 6.45AC CN= 95 TC = 5 MINS

ONSITE DETAINED DRAINAGE AREA TO STUDY POINT "1" DA = 11.18 AC CN= 98 TC = 10 MINS (TO BE SUBMITTED UNDER SEPARATE DSUP)

OFFSITE UNDETAINED DRAINAGE AREA TO STUDY POINT "2" DA = 6.52AC CN= 95 TC = 5 MINS

T.M #047.02-03-11 LOT 602 1,789,430 S.F. 41.0796 ACRES

T.M #047.02-03-10 LOT 601 452,443 S.F. 10.3867 ACRES

HENRY G. SHIRLEY MEMORIAL HIGHWAY

VOLMER RUN PARKWAY

NORTH VAN DORN STREET

DUKE STREET

SCALE: 1"=100'
0 50' 100' 200'

NOTE:
ALL STORMWATER BMP FACILITIES SHOWN ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

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

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PROFESSIONAL ENGINEER
03/18/2022

SWM MASTER PLAN

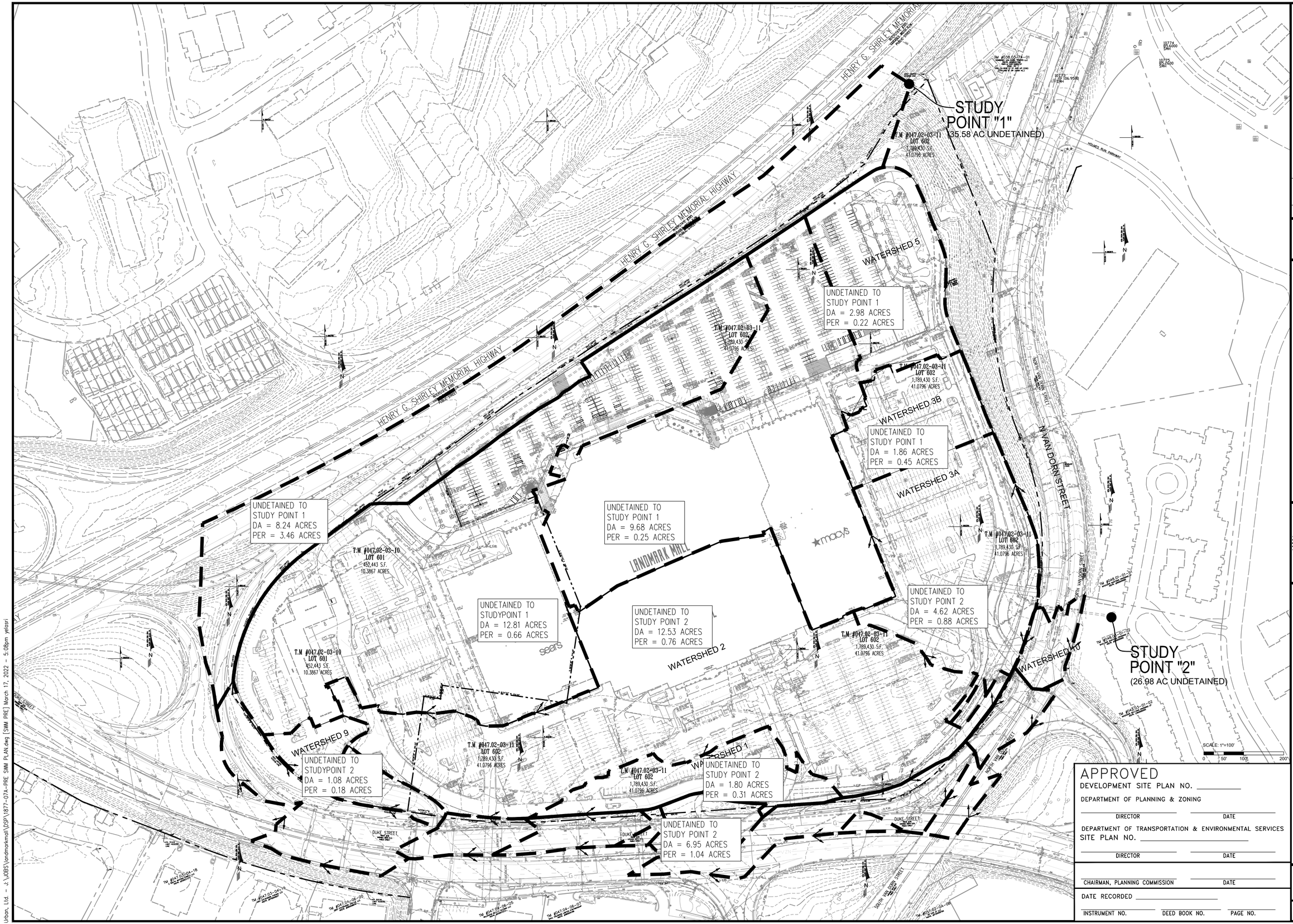
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DATE: AUGUST, 2021
SCALE: 1"=100' C.I.= 2'

SHEET
C.600 OF C.805
067 OF 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-07-MASTER SWM PLAN.dwg [SWM MASTER PLAN] March 17, 2022 - 5:08pm yelosri



No.	DATE	DESCRIPTION
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PLAN DATE
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07/18/2022

SWM PRE PLAN

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

DATE: AUGUST, 2021
SCALE: 1"=100' C.L.= 2'

APPROVED
DEVELOPMENT SITE PLAN 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.

SHEET
C.600A 068 OF C.805 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-07A-PRE SWM PLAN.dwg [SWM PRE] March 17, 2022 - 5:08pm yelasri

STUDY POINT "1"

STUDY POINT "2"

HENRY G. SHIRLEY MEMORIAL HIGHWAY

HOLMES RUN PARKWAY

NORTH VAN DORN STREET

DUKE STREET

SOUTH VAN DORN STREET

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

T.M #047.02-03-10
LOT 601
452,443 S.F.
10.3867 ACRES

BLOCK D

BLOCK E

BLOCK G

BLOCK H

BLOCK I

BLOCK J

BLOCK K

BLOCK L

BLOCK M

FUTURE PEDESTRIAN CROSSING CONTINGENT ON FACILITIES BEING CONSTRUCTED ON EAST SIDE OF VAN DORN STREET

POTENTIAL FUTURE INTERSECTION IMPROVEMENTS (BY OTHERS)

IMPLEMENTATION OF DEDICATED RIGHT WILL REQUIRE ADDITIONAL STUDY AS IT MAY BE UNNECESSARY; SHOWN FOR PLANNING PURPOSES ONLY

SCALE: 1"=100'
0 50' 100' 200

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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CLARION C. TOCK
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PROFESSIONAL ENGINEER
03/18/2022

OVERLAND RELIEF EXHIBIT

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

DATE: AUGUST, 2021
SCALE: 1"=100' C.I.= 2'

SHEET
C.600B 069
OF OF
C.805 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-21A-GR.dwg [GR] March 17, 2022 - 5:09pm yelosri

SWM PRE - Study Point "1"

SWM PRE OFFSITE Undetained Runoff Calculations

Curve Number Calculations

Area (ac)	CN	Description
4.880	98	Paved parking, HSG D
3.360	80	>75% Grass cover, Good, HSG D
8.240	91	Weighted Average
3.360		40.78% Pervious Area
4.880		59.22% Impervious Area

Time of Concentration Calculations

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

1 Year Flow Calculations

Runoff = 16.03 cfs@ 12.15 hrs, Volume= 50,067 cf, Depth> 1.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 20.03 cfs@ 12.15 hrs, Volume= 63,254 cf, Depth> 2.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 32.58 cfs@ 12.15 hrs, Volume= 117,174 cf, Depth> 3.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

SWM PRE Onsite UNDETAINED Runoff Calculations

Curve Number Calculations

Area (ac)	CN	Description
11.210	98	Paved parking, HSG D
16.130	80	>75% Grass cover, Good, HSG D
27.340	87	Weighted Average
16.130		59.00% Pervious Area
11.210		41.00% Impervious Area

Time of Concentration Calculations

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

1 Year Flow Calculations

Runoff = 52.17 cfs@ 12.09 hrs, Volume= 136,159 cf, Depth> 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 67.33 cfs@ 12.09 hrs, Volume= 176,935 cf, Depth> 1.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 116.25 cfs@ 12.09 hrs, Volume= 348,346 cf, Depth> 3.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

STUDY POINT 1 SWM PRE FLOWS

1 Year Flow Calculations

Inflow Area = 1,549,865 sf, 45.22% Impervious, Inflow Depth > 1.44" for 1-yr event
Inflow = 66.27 cfs@ 12.10 hrs, Volume= 186,226 cf
Primary = 66.27 cfs@ 12.10 hrs, Volume= 186,226 cf, Atten= 0%, Lag= 0.0 min
Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

2 Year Flow Calculations

Inflow Area = 1,549,865 sf, 45.22% Impervious, Inflow Depth > 1.86" for 2-yr event
Inflow = 84.95 cfs@ 12.10 hrs, Volume= 240,188 cf
Primary = 84.95 cfs@ 12.10 hrs, Volume= 240,188 cf, Atten= 0%, Lag= 0.0 min
Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

10 Year Flow Calculations

Inflow Area = 1,549,865 sf, 45.22% Impervious, Inflow Depth > 3.60" for 10-yr event
Inflow = 145.10 cfs@ 12.10 hrs, Volume= 465,520 cf
Primary = 145.10 cfs@ 12.10 hrs, Volume= 465,520 cf, Atten= 0%, Lag= 0.0 min
Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

SWM PRE - Study Point "2"

SWM PRE OFFSITE Undetained Runoff Calculations

Curve Number Calculations

Area (ac)	CN	Description
6.950	98	Urban commercial, 85% imp, HSG D
1.043		15.00% Pervious Area
5.907		85.00% Impervious Area

Time of Concentration Calculations

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

1 Year Flow Calculations

Runoff = 20.48 cfs@ 12.08 hrs, Volume= 59,105 cf, Depth> 2.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 24.28 cfs@ 12.08 hrs, Volume= 71,095 cf, Depth> 2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 35.32 cfs@ 12.08 hrs, Volume= 118,634 cf, Depth> 4.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

SWM PRE Onsite UNDETAINED Runoff Calculations

Curve Number Calculations

Area (ac)	CN	Description
8.210	98	Paved parking, HSG D
11.820	80	>75% Grass cover, Good, HSG D
20.030	87	Weighted Average
11.820		59.01% Pervious Area
8.210		40.99% Impervious Area

Time of Concentration Calculations

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

1 Year Flow Calculations

Runoff = 48.77 cfs@ 12.03 hrs, Volume= 99,926 cf, Depth> 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 62.66 cfs@ 12.03 hrs, Volume= 129,838 cf, Depth> 1.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 106.06 cfs@ 12.03 hrs, Volume= 255,599 cf, Depth> 3.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

STUDY POINT 2 SWM PRE FLOWS

1 Year Flow Calculations

Inflow Area = 1,175,249 sf, 52.33% Impervious, Inflow Depth > 1.62" for 1-yr event
Inflow = 65.76 cfs@ 12.04 hrs, Volume= 159,031 cf
Primary = 65.76 cfs@ 12.04 hrs, Volume= 159,031 cf, Atten= 0% Lag= 0.0 min
Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

2 Year Flow Calculations

Inflow Area = 1,175,249 sf, 52.33% Impervious, Inflow Depth > 2.05" for 2-yr event
Inflow = 82.72 cfs@ 12.04 hrs, Volume= 200,933 cf
Primary = 82.72 cfs@ 12.04 hrs, Volume= 200,933 cf, Atten= 0% Lag= 0.0 min
Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

10 Year Flow Calculations

Inflow Area = 1,175,249 sf, 52.33% Impervious, Inflow Depth > 3.82" for 10-yr event
Inflow = 135.27 cfs@ 12.03 hrs, Volume= 374,233 cf
Primary = 135.27 cfs@ 12.03 hrs, Volume= 374,233 cf, Atten= 0% Lag= 0.0 min
Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

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

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01-28-2022
03-18-2022

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PROFESSIONAL ENGINEER
03/18/2022

PRE-DEVELOPMENT SWM PLAN COMPUTATIONS
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
DATE: AUGUST, 2021
SCALE: 1"=100'
C.I.= N/A

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FILE No.
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Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-07-PRE SWM PLAN.dwg [PRE SWM MASTER PLAN] March 17, 2022 - 5:18pm yelosri

SWM POST - Study Point "1"

SWM POST OFFSITE Undetained Runoff Calculations

Curve Number Calculations

Area (ac)	CN	Description
6.449	95	Urban commercial, 85% imp, HSG D
0.967		15.00% Pervious Area
5.482		85.00% Impervious Area

Time of Concentration Calculations

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

1 Year Flow Calculations

Runoff = 14.72 cfs@ 12.15 hrs Volume= 47,538 cf, Depth> 2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 17.82 cfs@ 12.15 hrs Volume= 58,407 cf, Depth> 2.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 27.18 cfs@ 12.15 hrs Volume= 101,915 cf, Depth> 4.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

SWM POST Onsite DETAINED Runoff Calculations

Curve Number Calculations

	Area (ac)	CN	Description
*	9.700	98	
	9.700		100.00% Impervious Area

Time of Concentration Calculations

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

1 Year Flow Calculations

Runoff = 28.59 cfs @ 12.08 hrs, Volume= 82,492 cf, Depth> 2.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 33.89 cfs @ 12.08 hrs, Volume= 99,227 cf, Depth> 2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 49.30 cfs @ 12.08 hrs, Volume= 165,576 cf, Depth> 4.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

VAULT #2

1 YEAR EVENT SUMMARY

Inflow Area = 422,532 sf,100.00% Impervious, Inflow Depth > 2.34" for 1-yr event
Inflow = 28.59 cfs @ 12.08 hrs, Volume= 82,492 cf
Outflow = 20.47 cfs @ 12.18 hrs, Volume= 80,748 cf, Atten= 28%, Lag= 5.7 min
Primary = 20.47 cfs @ 12.18 hrs, Volume= 80,748 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 186.63' @ 12.18 hrs Surf.Area= 4,608 sf Storage= 15,635 cf

Plug-Flow detention time= 32.3 min calculated for 80,748 cf (98% of inflow)
Center-of-Mass det. time= 23.0 min (755.9 - 732.9)

Primary OutFlow Max=20.45 cfs @ 12.18 hrs HW=186.63' (Free Discharge)
└**1=Culvert** (Passes 20.45 cfs of 155.48 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 9.92 cfs @ 8.45 fps)
├**3=Orifice/Grate** (Orifice Controls 7.33 cfs @ 5.28 fps)
└**4=Orifice/Grate** (Orifice Controls 3.21 cfs @ 2.55 fps)

2 YEAR EVENT SUMMARY

Inflow Area = 422,532 sf,100.00% Impervious, Inflow Depth > 2.82" for 2-yr event
Inflow = 33.89 cfs @ 12.08 hrs, Volume= 99,227 cf
Outflow = 25.80 cfs @ 12.17 hrs, Volume= 97,367 cf, Atten= 24%, Lag= 5.0 min
Primary = 25.80 cfs @ 12.17 hrs, Volume= 97,367 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 187.04' @ 12.17 hrs Surf.Area= 4,608 sf Storage= 17,316 cf

Plug-Flow detention time= 29.6 min calculated for 97,319 cf (98% of inflow)
Center-of-Mass det. time= 21.3 min (750.8 - 729.5)

Primary OutFlow Max=25.83 cfs @ 12.17 hrs HW=187.04' (Free Discharge)
└**1=Culvert** (Passes 25.83 cfs of 184.07 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 10.56 cfs @ 9.00 fps)
├**3=Orifice/Grate** (Orifice Controls 8.50 cfs @ 6.12 fps)
└**4=Orifice/Grate** (Orifice Controls 6.77 cfs @ 3.38 fps)

10 YEAR EVENT SUMMARY

Inflow Area = 422,532 sf,100.00% Impervious, Inflow Depth > 4.70" for 10-yr event
Inflow = 49.30 cfs @ 12.08 hrs, Volume= 165,576 cf
Outflow = 37.34 cfs @ 12.17 hrs, Volume= 163,274 cf, Atten= 24%, Lag= 5.4 min
Primary = 37.34 cfs @ 12.17 hrs, Volume= 163,274 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 188.42' @ 12.17 hrs Surf.Area= 4,608 sf Storage= 22,920 cf

Plug-Flow detention time= 24.0 min calculated for 163,193 cf (99% of inflow)
Center-of-Mass det. time= 17.6 min (736.8 - 719.2)

Primary OutFlow Max=37.33 cfs @ 12.17 hrs HW=188.42' (Free Discharge)
└**1=Culvert** (Passes 37.33 cfs of 293.77 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 12.47 cfs @ 10.63 fps)
├**3=Orifice/Grate** (Orifice Controls 11.57 cfs @ 8.33 fps)
└**4=Orifice/Grate** (Orifice Controls 13.29 cfs @ 6.65 fps)

NOTE:
VAULT #1 COMPUTATION TO BE PROVIDED UNDER SEPARATE DSUP.

STUDY POINT 1 SWM POST FLOWS

1 Year Flow Calculations

Inflow Area = 1,649,574 sf,97.45%Impervious, Inflow Depth >2.26" for 1-yr event
Inflow = 59.52 cfs@12.18 hrs, Volume= 310,673 cf
Primary = 59.52 cfs@12.18 hrs, Volume= 310,673 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

2 Year Flow Calculations

Inflow Area = 1,649,574 sf,97.45%ImperviousInflow Depth >2.73"for 2-yr event
Inflow = 68.16 cfs@12.18 hrs, Volume= 375,361 cf
Primary = 68.16cfs @12.18 hrs, Volume= 375,361 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

10 Year Flow Calculations

Inflow Area = 1,649,574 sf, 97.45%Impervious, Inflow Depth >4.59" for 10-yr event
Inflow = 127.41 cfs@12.19 hrs, Volume= 631,509 cf
Primary = 127.41cfs @12.19 hrs, Volume= 631,509 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

ENERGY BALANCE METHOD TO STUDY POINT "1"

$Q_{(Developed)}$=	56.52	cfs
$Q_{(Pre\text{-}Developed)}$=	88.48	cfs
$RV_{(Pre\text{-}Developed)}$=	5.77	ac-ft
$RV_{(Developed)}$=	6.95	ac-ft
I.F. =	0.8	(0.8 for sites greater than one acre) (0.9 for sites less than or equal to one acre)

Q Developed	≤	I.F x ($Q_{Pre\text{-}Developed}$ X $RV_{Pre\text{-}Developed}$)/$RV_{Developed}$
56.52	≤	58.77

NOTE:
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03/18/2022

POST-DEVELOPMENT SWM COMPUTATIONS

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

DATE: AUGUST, 2021
C.I.= N/A
SCALE: N/A

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FILE No.
RZ-1877

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SWM POST - Study Point "1"

SWM POST Onsite DETAINED Runoff Calculations

Curve Number Calculations

Area (ac)	CN	Description
10.540	98	Paved parking, HSG D
10.540		100.00% Impervious Area

Time of Concentration Calculations

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

1 Year Flow Calculations

Runoff = 31.07 cfs @ 12.08 hrs, Volume= 89,636 cf, Depth> 2.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 36.82 cfs @ 12.08 hrs, Volume= 107,819 cf, Depth> 2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 53.57 cfs @ 12.08 hrs, Volume= 179,914 cf, Depth> 4.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

VAULT #4

1 YEAR EVENT SUMMARY

Inflow Area = 459,122 sf,100.00% Impervious, Inflow Depth > 2.34" for 1-yr event
Inflow = 31.07 cfs @ 12.08 hrs, Volume= 89,636 cf
Outflow = 5.71 cfs @ 12.62 hrs, Volume= 87,842 cf, Atten= 82%, Lag= 32.0 min
Primary = 5.71 cfs @ 12.62 hrs, Volume= 87,842 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 186.33' @ 12.62 hrs Surf.Area= 12,800 sf Storage= 40,066 cf

Plug-Flow detention time= 100.2 min calculated for 87,798 cf (98% of inflow)
Center-of-Mass det. time= 91.4 min (824.3 - 732.9)

Primary OutFlow Max=5.70 cfs @ 12.62 hrs HW=186.33' (Free Discharge)
- **1=Culvert** (Passes 5.70 cfs of 136.14 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 4.16 cfs @ 9.37 fps)
  - **3=Orifice/Grate** (Orifice Controls 1.53 cfs @ 1.85 fps)
  - **4=Orifice/Grate** (Controls 0.00 cfs)

2 YEAR EVENT SUMMARY

Inflow Area = 459,122 sf,100.00% Impervious, Inflow Depth > 2.82" for 2-yr event
Inflow = 36.82 cfs @ 12.08 hrs, Volume= 107,819 cf
Outflow = 9.60 cfs @ 12.51 hrs, Volume= 105,797 cf, Atten= 74%, Lag= 25.4 min
Primary = 9.60 cfs @ 12.51 hrs, Volume= 105,797 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 186.75' @ 12.51 hrs Surf.Area= 12,800 sf Storage= 44,737 cf

Plug-Flow detention time= 94.4 min calculated for 105,797 cf (98% of inflow)
Center-of-Mass det. time= 86.1 min (815.6 - 729.5)

Primary OutFlow Max=9.59 cfs @ 12.51 hrs HW=186.75' (Free Discharge)
- **1=Culvert** (Passes 9.59 cfs of 163.56 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 4.39 cfs @ 9.87 fps)
  - **3=Orifice/Grate** (Orifice Controls 5.20 cfs @ 2.78 fps)
  - **4=Orifice/Grate** (Controls 0.00 cfs)

NOTE:
VAULT #1 COMPUTATION TO BE PROVIDED UNDER SEPARATE DSUP.

VAULT #4

10 YEAR EVENT SUMMARY

Inflow Area = 459,122 sf,100.00% Impervious, Inflow Depth > 4.70" for 10-yr event
Inflow = 53.57 cfs @ 12.08 hrs, Volume= 179,914 cf
Outflow = 25.93 cfs @ 12.28 hrs, Volume= 176,236 cf, Atten= 52%, Lag= 12.1 min
Primary = 25.93 cfs @ 12.28 hrs, Volume= 176,236 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 187.96' @ 12.28 hrs Surf.Area= 12,800 sf Storage= 58,247 cf

Plug-Flow detention time= 78.8 min calculated for 176,148 cf (98% of inflow)
Center-of-Mass det. time= 69.6 min (788.8 - 719.2)

Primary OutFlow Max=25.92 cfs @ 12.28 hrs HW=187.96' (Free Discharge)
- **1=Culvert** (Passes 25.92 cfs of 254.68 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 4.98 cfs @ 11.20 fps)
  - **3=Orifice/Grate** (Orifice Controls 13.45 cfs @ 5.87 fps)
  - **4=Orifice/Grate** (Orifice Controls 7.50 cfs @ 3.14 fps)

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Lic. No. 036790
PROFESSIONAL ENGINEER
03/18/2022

POST-DEVELOPMENT SWM COMPUTATIONS

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

DATE: AUGUST, 2021
C.I.= N/A
SCALE: N/A

SHEET
C.602A 072
OF OF
C.805 156

FILE No.
RZ-1877

Urban, Ltd. – J:\JOBS\landmarkmall\DSP\1877-07-MASTER SWM PLAN.dwg [VLT 4 COMPS] March 17, 2022 – 5:18pm yelasri

SWM POST - Study Point "2"

SWM POST OFFSITE Undetained Runoff Calculations

Curve Number Calculations

Area (ac)	CN	Description
6.520	95	Urban commercial, 85% imp, HSG D
0.978		15.00% Pervious Area
5.542		85.00% Impervious Area

Time of Concentration Calculations

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

1 Year Flow Calculations

Runoff = 24.81 cfs@ 11.99 hrs, Volume= 48,255 cf, Depth> 2.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 29.74 cfs@ 11.99 hrs, Volume= 59,279 cf, Depth> 2.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 43.53 cfs@ 11.99 hrs, Volume= 103,440 cf, Depth> 4.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

SWM POST Onsite DETAINED Runoff Calculations

Curve Number Calculations

	Area (ac)	CN	Description
*	18.690	98	
	18.690		100.00% Impervious Area

Time of Concentration Calculations

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

1 Year Flow Calculations

Runoff = 55.09 cfs@ 12.08 hrs, Volume= 158,946 cf, Depth> 2.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 65.29 cfs@ 12.08 hrs, Volume= 191,190 cf, Depth> 2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 94.99 cfs@ 12.08 hrs, Volume= 319,032 cf, Depth> 4.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 10-yr Rainfall=5.20"

VAULT #3

1 YEAR EVENT SUMMARY

Inflow Area = 814,136 sf, 100.00% Impervious, Inflow Depth > 2.34" for 1-yr event
Inflow = 55.09 cfs @ 12.08 hrs, Volume= 158,946 cf
Outflow = 31.40 cfs @ 12.23 hrs, Volume= 158,948 cf, Atten= 43%, Lag= 8.6 min
Primary = 31.40 cfs @ 12.23 hrs, Volume= 158,948 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 188.81' @ 12.23 hrs Surf.Area= 6,912 sf Storage= 36,886 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 22.5 min (755.3 - 732.9)

Primary OutFlow Max=31.40 cfs @ 12.23 hrs HW=188.81' (Free Discharge)
└**1=Culvert** (Passes 31.40 cfs of 328.75 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 6.69 cfs @ 12.05 fps)
├**3=Orifice/Grate** (Orifice Controls 12.31 cfs @ 8.86 fps)
└**4=Orifice/Grate** (Orifice Controls 12.39 cfs @ 7.44 fps)

2 YEAR EVENT SUMMARY

Inflow Area = 814,136 sf, 100.00% Impervious, Inflow Depth > 2.82" for 2-yr event
Inflow = 65.29 cfs @ 12.08 hrs, Volume= 191,190 cf
Outflow = 36.32 cfs @ 12.23 hrs, Volume= 191,193 cf, Atten= 44%, Lag= 9.0 min
Primary = 36.32 cfs @ 12.23 hrs, Volume= 191,193 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 189.89' @ 12.23 hrs Surf.Area= 6,912 sf Storage= 43,497 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 22.7 min (752.2 - 729.5)

Primary OutFlow Max=36.32 cfs @ 12.23 hrs HW=189.89' (Free Discharge)
└**1=Culvert** (Passes 36.32 cfs of 432.30 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 7.25 cfs @ 13.05 fps)
├**3=Orifice/Grate** (Orifice Controls 14.13 cfs @ 10.18 fps)
└**4=Orifice/Grate** (Orifice Controls 14.94 cfs @ 8.96 fps)

10 YEAR EVENT SUMMARY

Inflow Area = 814,136 sf, 100.00% Impervious, Inflow Depth > 4.70" for 10-yr event
Inflow = 94.99 cfs @ 12.08 hrs, Volume= 319,032 cf
Outflow = 49.40 cfs @ 12.26 hrs, Volume= 318,305 cf, Atten= 48%, Lag= 10.9 min
Primary = 49.40 cfs @ 12.26 hrs, Volume= 318,305 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 193.56' @ 12.26 hrs Surf.Area= 6,912 sf Storage= 65,999 cf

Plug-Flow detention time= 25.6 min calculated for 318,305 cf (100% of inflow)
Center-of-Mass det. time= 24.5 min (743.7 - 719.2)

Primary OutFlow Max=49.39 cfs @ 12.26 hrs HW=193.56' (Free Discharge)
└**1=Culvert** (Passes 49.39 cfs of 840.47 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 8.88 cfs @ 15.98 fps)
├**3=Orifice/Grate** (Orifice Controls 19.08 cfs @ 13.74 fps)
└**4=Orifice/Grate** (Orifice Controls 21.44 cfs @ 12.86 fps)

STUDY POINT 2 SWM POST FLOWS

1 Year Flow Calculations

Inflow Area = 1,098,148 sf, 96.12% Impervious, Inflow Depth > 2.26" for 1-yr event
Inflow = 37.81 cfs @ 12.19 hrs, Volume= 207,203 cf
Primary = 37.81 cfs @ 12.19 hrs, Volume= 207,203 cf, Atten= 0%, Lag= 0.0 min

2 Year Flow Calculations

Inflow Area = 1,098,148 sf, 96.12% Impervious, Inflow Depth > 2.74" for 2-yr event
Inflow = 46.29 cfs @ 11.99 hrs, Volume= 250,472 cf
Primary = 46.29 cfs @ 11.99 hrs, Volume= 250,472 cf, Atten= 0%, Lag= 0.0 min

10 Year Flow Calculations

Inflow Area = 1,098,148 sf, 96.12% Impervious, Inflow Depth > 4.61" for 10-yr event
Inflow = 73.45 cfs @ 11.99 hrs, Volume= 421,745 cf
Primary = 73.45 cfs @ 11.99 hrs, Volume= 421,745 cf, Atten= 0%, Lag= 0.0 min

ENERGY BALANCE METHOD TO STUDY POINT "2"

$Q_{(Developed)}$=	37.81	cfs
$Q_{(Pre-Developed)}$=	64.98	cfs
$RV_{(Pre-Developed)}$=	4.26	ac-ft
$RV_{(Developed)}$=	4.76	ac-ft
I.F. =	0.8	(0.8 for sites greater than one acre) (0.9 for sites less than or equal to one acre)

Q Developed	≤	I.F x ($Q_{Pre-Developed}$ x $RV_{Pre-Developed}$)/$RV_{Developed}$
37.81	≤	46.52

NOTE:
ALL STORMWATER BMP FACILITIES SHOWN ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

APPROVED
DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

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

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10-28-2021
01-25-2022
03-18-2022
1 - - - - #

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LEGEND

SAND FILTER

TREE WELL

GREEN ROOF

STUDY POINT "1"

STUDY POINT "2"

HENRY G. SHIRLEY MEMORIAL HIGHWAY

TOTAL ONSITE DETAINED DRAINAGE AREA TO STUDY POINT "1"
DA = 35.59AC
CN= 98
TC = 10 MINS

SAND FILTER
DA = 351,094 SF /8.06 AC

TOTAL TREEWELL DRAINAGE AREA
244,837 SF / 5.62 AC
TREATED DA:
128,937 SF / 2.96 AC

DRAINAGE AREA A

DRAINAGE AREA B

GREENROOF DA:
112,385 SF / 2.58 AC

GREENROOF DA:
57,064 SF / 1.31 AC

GREENROOF DA:
101,060 SF / 2.32 AC

GREENROOF DA:
120,662 SF / 2.77 AC

GREENROOF DA:
109,336 SF / 2.51 AC

GREENROOF DA:
89,298 SF / 2.05 AC

GREENROOF DA:
60,549 SF / 1.39 AC

GREENROOF DA:
80,586 SF / 1.85 AC

GREENROOF DA:
133,730 SF / 3.07 AC

2 TREE WELLS
DA = 9,449 SF / 0.21 AC

3 TREE WELLS
DA = 20,916 SF / 0.48 AC

6 TREE WELLS
DA = 29,132 SF / 0.67 AC

5 TREE WELL
DA = 21,314 SF / 0.49 AC

5 TREE WELLS
DA = 22,232 SF / 0.51 AC

3 TREE WELLS
DA = 9,352 SF / 0.21 AC

4 TREE WELLS
DA = 23,426 SF / 0.54 AC

7 TREE WELLS
DA = 40,560 SF / 0.93 AC

10 TREE WELLS
DA = 37,250 SF / 0.86 AC

3 TREE WELLS
DA = 12,666 SF / 0.29 AC

6 TREE WELLS
DA = 34,125 SF / 0.78 AC

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

T.M #047.02-03-10
LOT 601
452,443 S.F.
10.3867 ACRES

FUTURE PEDESTRIAN CROSSINGS CONTINGENT ON REDEVELOPMENT

POTENTIAL FUTURE INTERSECTION IMPROVEMENTS (BY OTHERS)

IMPLEMENTATION OF DEDICATED RIGHT WILL REQUIRE ADDITIONAL STUDY AS IT MAY BE UNNECESSARY; SHOWN FOR PLANNING PURPOSES ONLY

SCALE: 1"=100'
0 50' 100 200'

NOTE:
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
PROFESSIONAL ENGINEER
03/18/2022

BMP PLAN

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

DATE: AUGUST, 2021

SCALE: 1"=100' C.I.= 2'

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C.805 OF 156

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STUDY POINT "1"

TOTAL ONSITE DETAINED DRAINAGE AREA TO STUDY POINT "1" DA = 37.87AC CN= 98 TC = 10 MINS

HENRY G. SHIRLEY MEMORIAL HIGHWAY

HOLMES RUN PARKWAY

VAULT #4

ONSITE DETAINED DRAINAGE AREA TO VAULT #4 / STUDY POINT "1" DA = 10.54 AC CN= 95 TC = 10 MINS

T.M #047.02-03-11 LOT 602 1,789,430 S.F. 41.0796 ACRES

ONSITE DETAINED DRAINAGE AREA TO VAULT #2 / STUDY POINT "1" DA = 9.70 AC CN= 98 TC = 10 MINS

VAULT #2

BLOCK I

BLOCK K

BLOCK L

BLOCK M

VAULT #3

ONSITE DETAINED DRAINAGE AREA TO VAULT #3 / STUDY POINT "2" DA = 18.69 AC CN= 98 TC = 10 MINS

STUDY POINT "2"

OFFSITE UNDETAINED DRAINAGE AREA TO STUDY POINT "1" DA = 6.45AC CN= 95 TC = 5 MINS

T.M #047.02-03-10 LOT 601 452,443 S.F. 10.3867 ACRES

ONSITE DETAINED DRAINAGE AREA TO STUDY POINT "1" DA = 11.18 AC CN= 98 TC = 10 MINS (TO BE SUBMITTED UNDER SEPARATE DSUP)

OFFSITE UNDETAINED DRAINAGE AREA TO STUDY POINT "2" DA = 6.52AC CN= 95 TC = 5 MINS

DUKE STREET

SCALE: 1"=100'
0 50' 100' 200'

NOTE:
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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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COMMONWEALTH OF VIRGINIA
CLAYTON C. YOCH
Lic. No. 036790
01/15/2022
PROFESSIONAL ENGINEER

BMP DRAINAGE AREAS

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

DATE: AUGUST, 2021
SCALE: 1"=100' C.1= 2'

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Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 47.04

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0*
Post-Development TP Load Reduction for Site (lb/yr):	*~~18.59~~* 37.18

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				5.62	5.62
Impervious Cover (acres)				41.42	41.42
					47.04

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				5.62	5.62
Impervious Cover (acres)				41.42	41.42
Area Check	OK.	OK.	OK.	OK.	47.04

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY – PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	5.62	5.62
Weighted Rv(turf)	0.25	0.25
% Managed Turf	12%	12%
Impervious Cover (acres)	41.42	41.42
Rv(impervious)	0.95	0.95
% Impervious	88%	88%
Total Site Area (acres)	**47.04**	**47.04**
Site Rv	**0.87**	**0.87**

LAND COVER SUMMARY – POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	5.62
Weighted Rv (turf)	0.25
% Managed Turf	12%
Impervious Cover (acres)	41.42
Rv(impervious)	0.95
% Impervious	88%
Final Site Area (acres)	**47.04**
Final Post Dev Site Rv	**0.87**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	5.62
Weighted Rv (turf)	0.25
% Managed Turf	12%
ReDev. Impervious Cover (acres)	41.42
Rv(impervious)	0.95
% Impervious	88%
Total ReDev. Site Area (acres)	**47.04**
ReDev Site Rv	**0.87**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	3.3962	3.3962	3.3962	--
Pre-ReDevelopment Treatment Volume (cubic feet)	147,937	147,937	147,937	--
Pre-ReDevelopment TP Load (lb/yr)	**92.95**	**92.95**	**92.95**	**--**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.98	1.98	1.98	
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)	*19.29*			

Final Post-Development Treatment Volume (acre-ft)	3.3962	**Post-ReDevelopment Treatment Volume (acre-ft)**	3.3962	**Post-Development Treatment Volume (acre-ft)**	--
Final Post-Development Treatment Volume (cubic feet)	147,937	**Post-ReDevelopment Treatment Volume (cubic feet)**	147,937	**Post-Development Treatment Volume (cubic feet)**	--
Final Post-Development TP Load (lb/yr)	**92.95**	**Post-ReDevelopment Load (TP) (lb/yr)***	**92.95**	**Post-Development TP Load (lb/yr)**	**--**
Final Post-Development TP Load per acre (lb/acre/yr)	1.98	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.98		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**18.59**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0**

40% REMOVAL REQUIRMENT =
92.95 X 0.40 = 37.18 LB/YR

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

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

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	~~18.59~~ 37.18

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	664.94	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	664.94

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				5.62	5.62	0.25
Impervious Cover (acres)				41.42	41.42	0.95
				Total	47.04	

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1.b. Vegetated Roof #2 (Spec #5)	60		12.02		24,871	16,580	41,451	0		26.01	15.61	10.41	
BMP TREE WELLS	80		5.70	0	15,725	3,931	19,656	50	0.00	12.34	11.10	1.23	
11.a.Filtering Practice #1 (Spec #12)	0		8.06	0	0	27,795	27,795	60	0.00	17.44	10.47	6.98	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	41.42	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	25.78	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	5.62	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 147,937

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	40,596	0	0	0	0	40,596
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	92.95	0.00	0.00	0.00	0.00	92.95
TP LOAD REDUCTION ACHIEVED (lb/yr)	37.18	0.00	0.00	0.00	0.00	37.18
TP LOAD REMAINING (lb/yr)	55.77	0.00	0.00	0.00	0.00	55.77
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	230.29	0.00	0.00	0.00	0.00	230.29

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	92.95	
TP LOAD REDUCTION REQUIRED (lb/yr)	~~18.59~~	37.18
TP LOAD REDUCTION ACHIEVED (lb/yr)	37.18	
TP LOAD REMAINING (lb/yr):	55.77	
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00	**

** TARGET TP REDUCTION EXCEEDED BY ~~18.59~~ LB/YEAR ** 0.00 LB/YEAR

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	664.94
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	230.29
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	434.65

Project Description

Development or **Redevelopment**

Drainage Area	Impervious	Pervious	Total
Site Area	41.42 ACRES	5.62 ACRES	47.04 ACRES
On-Site Treated	25.78 ACRES	0.00 ACRES	25.78 ACRES
Off-Site Treated	0 ACRES	0 ACRES	0 ACRES
Total Treated	25.78 ACRES		
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	0 ACRES		
Total On-Site Treated or Disconnected			25.78 ACRES

Water Treatment on site

BMP Type	*Area treated by BMP (acres)*	*Impervious area treated by BMP (acres)*	*BMP efficiency (%)*
SAND FILTER	8.06 ACRES	8.06 ACRES	60 %
TREEWELL	5.70 ACRES	5.70 ACRES	50 %
GREEN ROOF	12.02 ACRES	12.02 ACRES	60 %

Miscellaneous

Total WQV treated: yes no
Detention on site: yes no

Project is within which watershed? HOLMES RUN WATERSHED

Project discharges to which body of water? HOLMES RUN

BMP NARRATIVE:

THE WATER QUALITY REQUIREMENTS FOR THIS PROJECT ARE OUTLINED IN THE DEVELOPMENT CONDITIONS. THE PHOSPHOROUS REMOVAL REQUIREMENT FOR THIS APPLICATION IS A 40% REDUCTION OF THE TOTAL POST-DEVELOPMENT PHOSPHOROUS LOAD. SEVERAL TYPES OF BEST MANAGEMENT PRACTICES (BMP) HAVE BEEN PROPOSED TO REDUCE THE PHOSPHOROUS LOADE IN ORDER TO MEET THIS REQUIREMENT. THIS INCLUDES GREEN SIDEWALKS, VEGETATIVE ROOF AND SAND FILTER.

IN ORDER TO CALCULATE THE REMOVAL REQUIREMENT, THE VRRM WAS USED TO DETERMINE THE POST-DEVELOPMENT PHOSPHOROUS LOAD.

(POST DEVELOPMENT LOAD) * 0.40 = REMOVAL REQUIRED

(92.95 LB/YR) * 0.40 = 37.18 LB/YR

IT IS THE OPINION OF URBAN, LTD. THAT AN ADEQUATE WATER QUALITY ANALYSIS HAS BEEN PROVIDED AND THAT THE CITY OF ALEXANDRIA WATER QUALITY CRITERIA ARE BEING MET.

NOTE:
ALL STORMWATER BMP FACILITIES SHOWN ON THE PLANS ARE FOR INFORMATION PURPOSES ONLY. COMPLIANCE FOR THE ENTIRE PROJECT WILL BE DEMONSTRATED IN THE SWM MASTER PLAN SUBMITTED UNDER A SEPARATE APPLICATION.

APPROVED
DEVELOPMENT SITE PLAN 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. _____

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
08-13-2021
10-28-2021
01-25-2022
03-18-2022

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
07/18/2022
PROFESSIONAL ENGINEER

BMP COMPUTATIONS

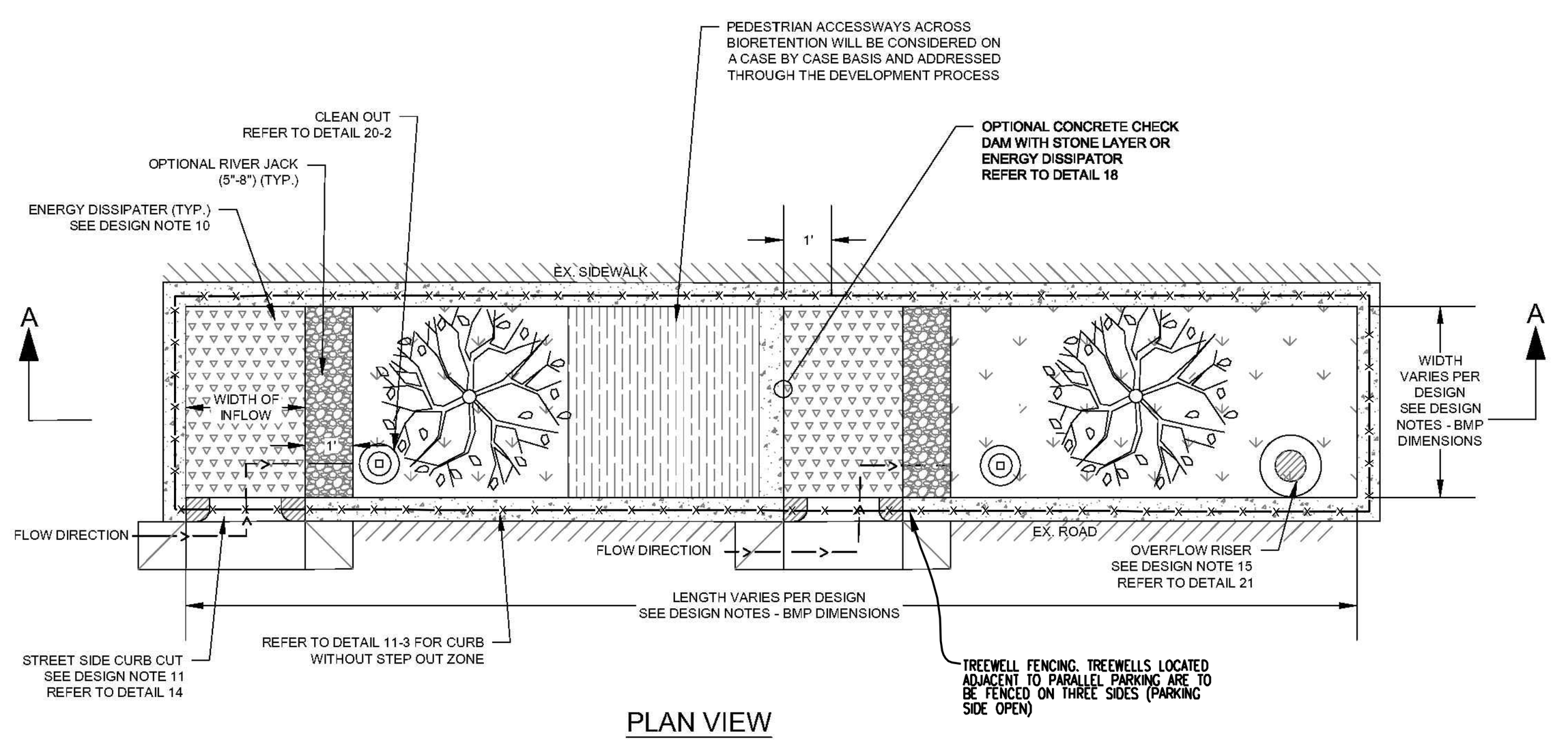
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DATE: AUGUST, 2021
C.I.= N/A
SCALE: N/A

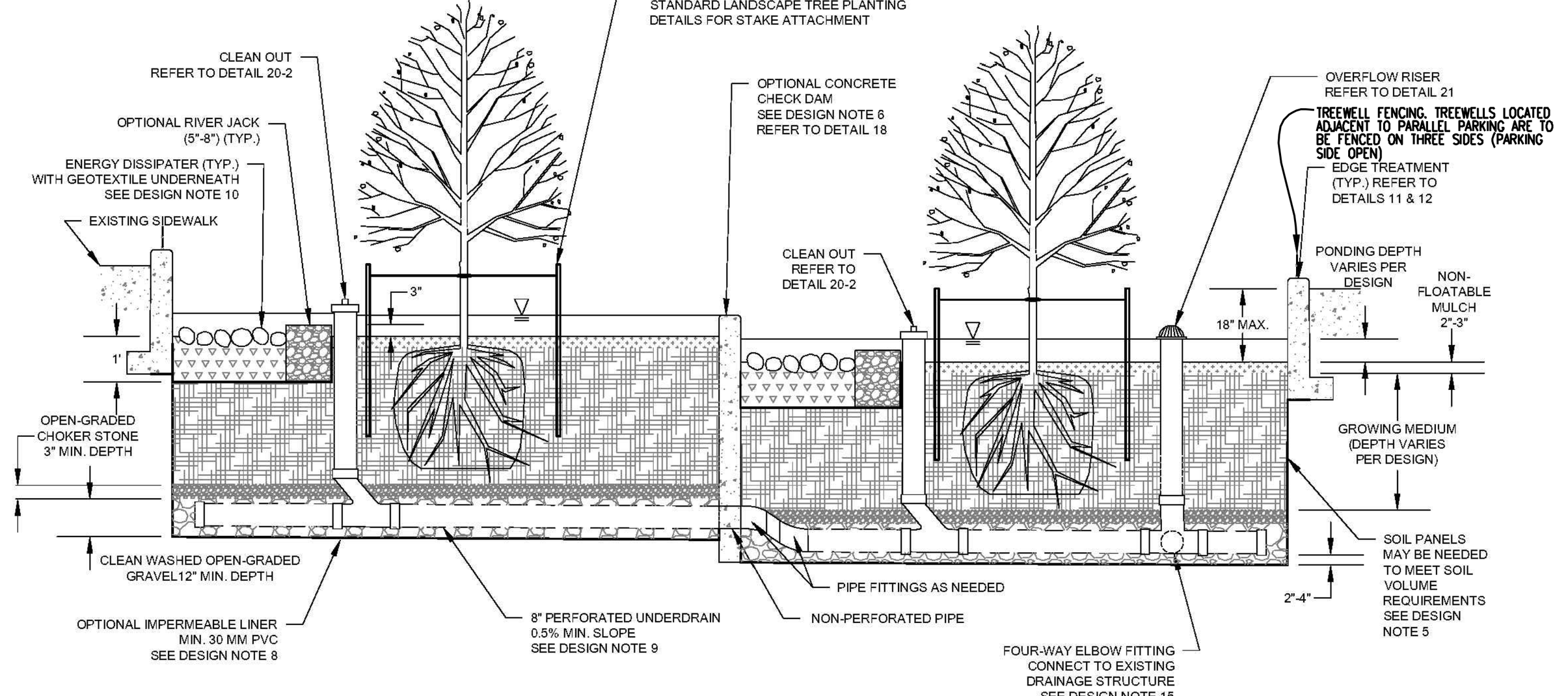
SHEET
C.605 076
OF OF
C.805 156

FILE No.
RZ-1877

Urban, Ltd. – J:\JOBS\landmarkmall\DSP\1877-08-BMP PLAN.dwg [BMP COMPS] March 17, 2022 – 5:20pm yelasri



PLAN VIEW



PROFILE A-A

DETAIL 2

CONTINUOUS TREE WELL

GREEN STREETS AND SIDEWALKS 47 STORMWATER DESIGN GUIDELINES, ALEXANDRIA, VA

DESIGN NOTES

BMP DIMENSIONS
1. THE RATIO OF THE LENGTH OF THE SHORTEST FLOW PATH TO THE OVERALL LENGTH OF THE BMP SHOULD BE AT LEAST 0.3 FT/FT.
2. LONGITUDINAL SLOPE OF THE BMP SURFACE SHALL BE LEVEL TO PROVIDE A CONSISTENT PONDING DEPTH.
3. WEIR ELEVATION(S) SHALL BE DESIGNED SUCH THAT WATER FROM A 10-YR STORM CANNOT REACH THE SIDEWALK AND THE PONDING DEPTH OF THE DOWNSTREAM SIDE OF THE BIORETENTION CANNOT EXCEED 1 FOOT.
4. CLEAN OUTS SHOULD BE A MIN. OF 2' AWAY FROM THE EDGE OF THE TREE'S ROOT BALL.
5. PROVIDE 450 MIN. CUBIC FEET OF SOIL FOR EACH INDIVIDUAL, ISOLATED TREE OR PROVIDE 300 CUBIC FEET OF SHARED SOIL VOLUME PER TREE WITHIN A MAXIMUM 3 FOOT DEPTH IN ACCORDANCE WITH THE BMP DESIGN GUIDELINES. CONTINUOUS UNCOMPACTED SOIL PANELS UNDER SUSPENDED, REINFORCED SIDEWALK MAY BE USED TO MEET SOIL VOLUME REQUIREMENTS FOR TREES IN ACCORDANCE WITH THE BMP DESIGN GUIDELINES (REFER TO DETAIL 23). ALTERNATIVE METHODS SUCH AS MODULAR SUSPENDED PAVEMENT SYSTEMS WILL BE CONSIDERED ON A CASE-BY-CASE BASIS (REFER TO DETAIL 24).
6. IF NO CHECK DAM IS USED, DESIGNER MUST ENSURE THAT ROAD SLOPES ALLOW FOR CONSTRUCTABILITY OF TREE WELLS. TREE WELLS MAY NOT BE FEASIBLE ON ROAD SLOPES GREATER THAN 8%.

BMP MATERIALS
7. REFER TO VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 (BIORETENTION) FOR DESIGN AND MATERIAL SPECIFICATIONS.
8. THE IMPERMEABLE LAYER SHALL BE MIN. 30 MM THICK. IF INFILTRATION PRACTICES ARE USED, CONSULT THE VIRGINIA DRAINAGE MANUAL FOR STRUCTURAL SPECIFICATIONS. WHERE INFILTRATION IS DESIRED, AN IMPERMEABLE LAYER WILL NOT BE REQUIRED.
9. UNDERDRAIN PIPE SHALL BE PERFORATED HDPE OR PVC SCHEDULE 40 WITH $\frac{3}{8}$" PERFORATIONS AT 6" ON CENTER.
10. ACCEPTABLE ENERGY DISSIPATERS MAY INCLUDE:
   - A GRAVEL DIAPHRAGM WITH AN OPTIONAL TOP LAYER OF DECORATIVE RIVER ROCK
   - VDOT #3 STONE
   - SPLASH BLOCK BORDERED BY 5"-8" RIVER JACK; OR
   - AN ACCEPTABLE ALTERNATIVE PER THE VIRGINIA BMP CLEARINGHOUSE.
11. THE TRENCH DRAIN INLET MAY BE USED IN PLACE OF THE CURB CUT INLET IN AREAS WHERE THE CONTINUOUS TREE WELL WILL BE OFFSET FROM THE CURB.
12. MATERIAL SHALL BE AT MINIMUM 95% OF THE AVERAGE DRY DENSITY FOR COMPACTION IN ACCORDANCE WITH APPENDIX D OF VIRGINIA TEST METHODS FOR SOILS AND AGGREGATE COMPACTION STANDARDS.

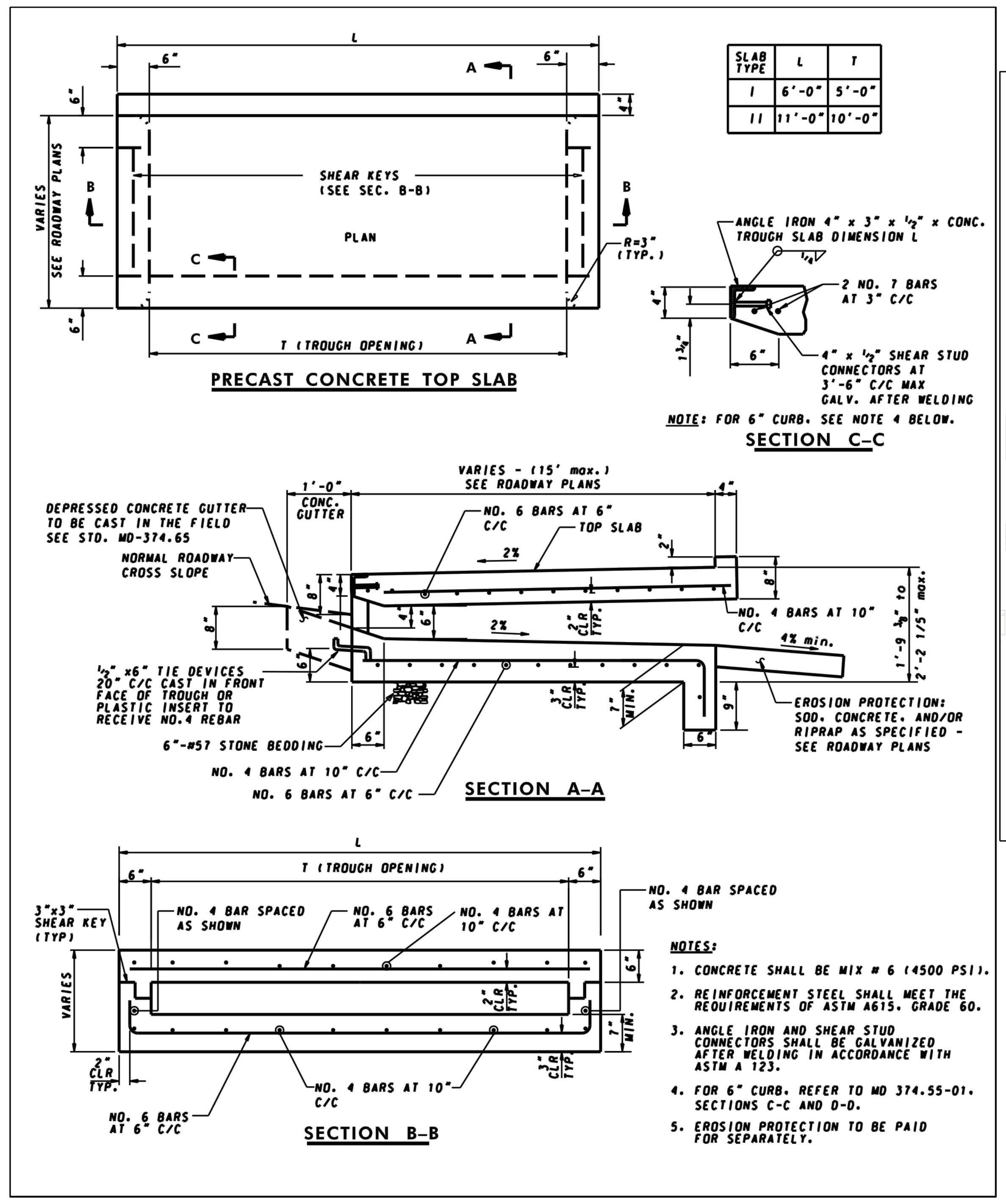
SITE PLANNING
13. MINIMUM SET BACKS TO BMPS FROM EXISTING INFRASTRUCTURE WILL APPLY.
14. WHEN STEP OUT ZONE IS INCLUDED, MINIMUM WIDTH OF STEP OUT ZONE IS 1.5'. PREFERRED WIDTH IS 3'. IF NO STEP OUT ZONE IS USED, THE TRENCH DRAIN INLET MAY BE REPLACED WITH A CURB CUT INLET.
15. THE OUTLET PIPE FROM THE OVERFLOW RISER SHALL BE SIZED TO CONVEY THE 10-YR STORM WITH A MINIMUM DEPTH OF COVER OF 2 FEET. THE OUTLET PIPE SHALL BE 8-INCH MINIMUM DIAMETER SCHEDULE 40 PVC WITH A MINIMUM SLOPE OF 0.5%. IF A LARGER OUTLET PIPE IS REQUIRED, CONNECT UNDERDRAIN AND OUTLET PIPE THROUGH A DRAINAGE STRUCTURE.
16. PLACE A CLEANOUT WHEREVER THE UNDERDRAIN CONNECTS TO THE EXISTING STORM DRAIN TO FACILITATE MAINTENANCE.
17. LATERAL BRACINGS SHALL BE INCLUDED TO WITHSTAND ANTICIPATED LOADING. REFER TO DETAIL 25.
18. CONTINUOUS TREE WELLS MUST NOT OVERLAP WITH OR BLOCK ACCESS TO BUS STOPS, INTERSECTIONS, OR CROSSWALKS.

CONSTRUCTION INFORMATION

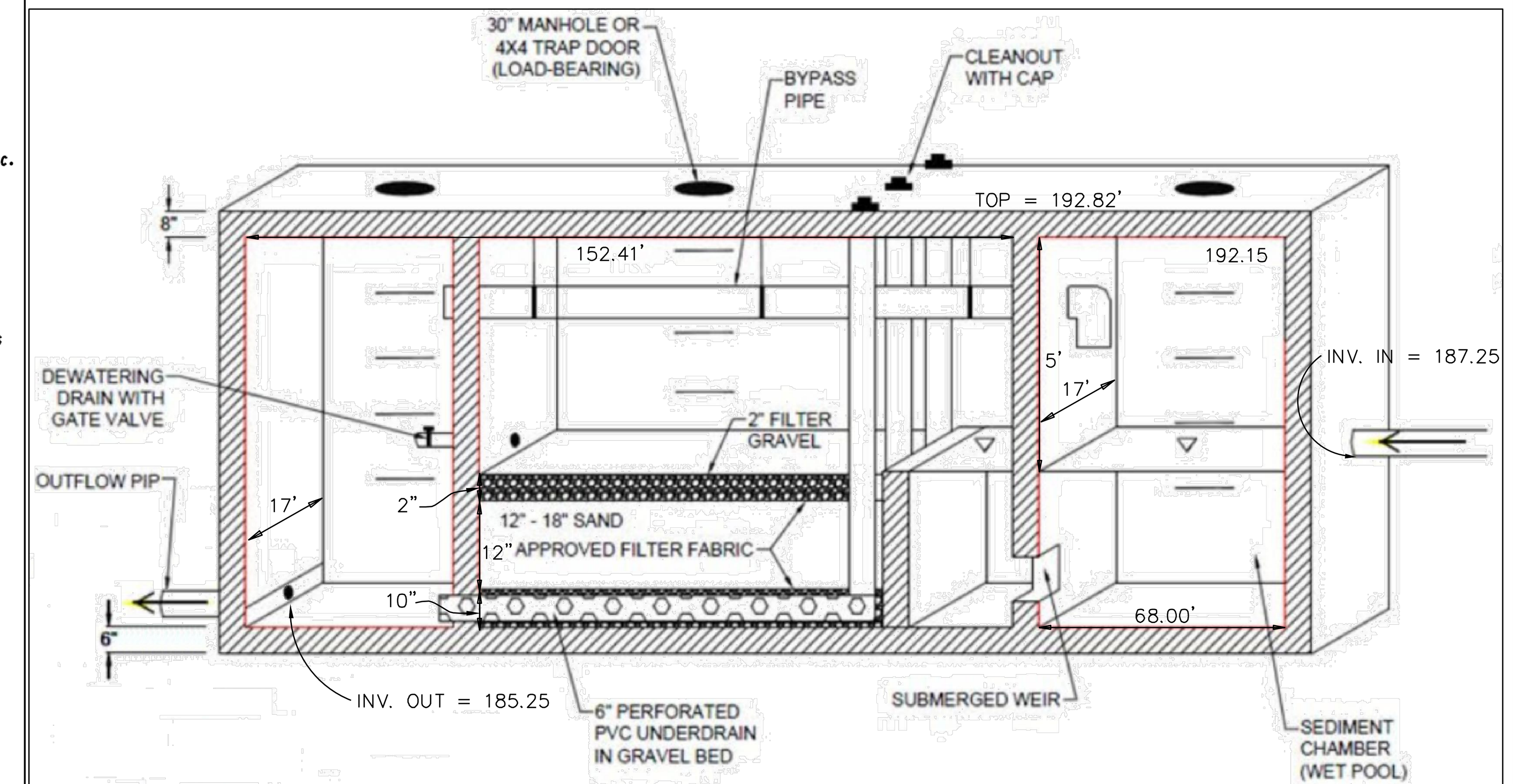
1. BACKFILL SOIL MIXTURE BENEATH ROOTBALL MUST BE COMPACTED SUCH THAT ROOT BALL DOES NOT SINK.

NOTE:

BMPS LOCATED NEXT TO PARALLEL PARKING MUST BE FENCED ON THREE SIDES (PARKING SIDE OPEN) AND PROVIDE A STEP OUT ZONE. BMP TREEWELLS NOT LOCATED NEXT TO PARKING MUST BE FENCED ON ALL SIDES.



BELOW GRADE VAULT SAND FILTER SYSTEM



BELOW GRADE SAND FILTER PROFILE

(NOT TO SCALE)

Equation 12.1. Minimum Filter Surface Area for Filtering Practices

$$A_f = \frac{(Tv)(d_f)}{(K)(h_f + d_f)(t_f)}$$

Where:

- A_f = area of the filter surface (sq. ft.)
- Tv = Treatment Volume[1], volume of storage (cu. ft.)
- d_f = Filter media depth (thickness) = minimum 1 ft. (ft.)
- K = Coefficient of permeability – partially clogged sand (ft./day) = 3.5 ft./day
- h_f = Average height of water above the filter bed (ft.), with a maximum of 5 ft.= $h_{max}/2$
- t_f = Allowable drawdown time = 1.67 days

[1]Stormwater filters are typically the only practice in a drainage area, or in some cases pre-treatment, however where runoff reduction practices are upstream of the filter, the design *Tv* is reduced by the upstream runoff reduction, or Tv_{BMP}.

$$\text{REQUIRED } Af = \frac{(27{,}795 \text{ SF})(1 \text{ FT})}{(3.5 \text{ FT/DAY})(\frac{5 \text{ FT}}{2} + 1 \text{ FT})(1.67 \text{ DAYS})} = 1{,}359 \text{ SF}$$

PROVIDED Af = 17 FT X 152.41 FT = 2,591 SF

PRETREATMENT: SEDIMENTATION CHAMBER

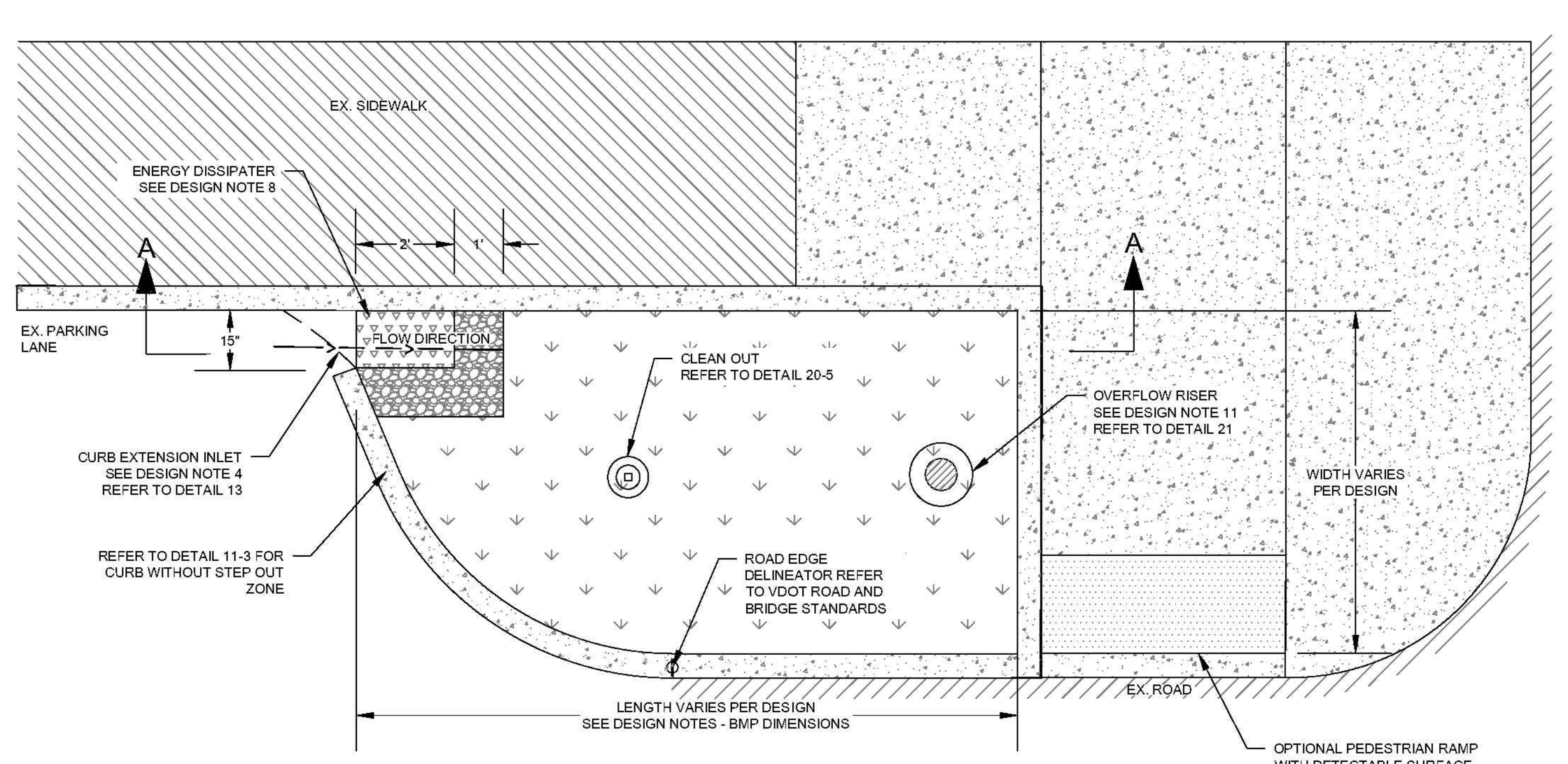
REQUIRED Vs = 0.25 (Tv) = 6,949 CF

PROVIDED Vs = 68.00 FT X 17 FT X 6.9 FT = 7,976 CF

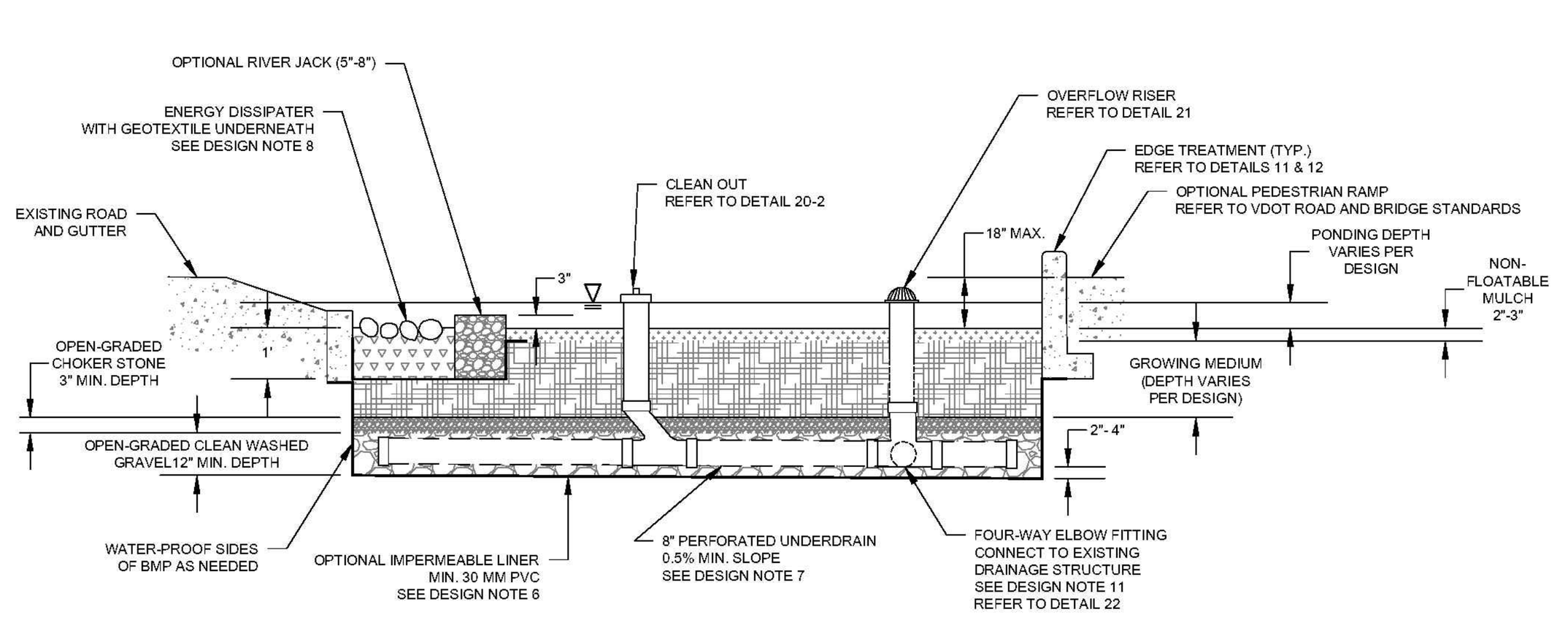
STORAGE VOLUME

REQUIRED Vs = 0.75 (Tv) = 20,847 CF

PROVIDED Vs = PRETREATMENT VOLUME + SAND VOID VOLUME + STONE VOID VOLUME + VOLUME ABOVE FILTER BED
= 7,976 CF + 0.25(152.41 FT)(17 FT)(1 FT) + 0.45(152.41 FT)(17 FT)(1 FT) + (152.41 FT)(17 FT)(5 FT)
= 22,745 CF



PLAN VIEW



PROFILE A-A

DETAIL 3

CURB EXTENSION

GREEN STREETS AND SIDEWALKS 49 STORMWATER DESIGN GUIDELINES, ALEXANDRIA, VA

DESIGN NOTES

BMP DIMENSIONS
1. THE RATIO OF THE LENGTH OF THE SHORTEST FLOW PATH TO THE OVERALL LENGTH OF THE BMP SHOULD BE AT LEAST 0.3 FT/FT.
2. LONGITUDINAL SLOPE OF THE BMP SURFACE SHALL BE LEVEL TO PROVIDE A CONSISTENT PONDING DEPTH.
3. WEIR ELEVATION(S) SHALL BE DESIGNED SUCH THAT WATER FROM A 10-YR STORM CANNOT REACH THE SIDEWALK AND THE PONDING DEPTH OF THE DOWNSTREAM SIDE OF THE BIORETENTION CANNOT EXCEED 1 FOOT.

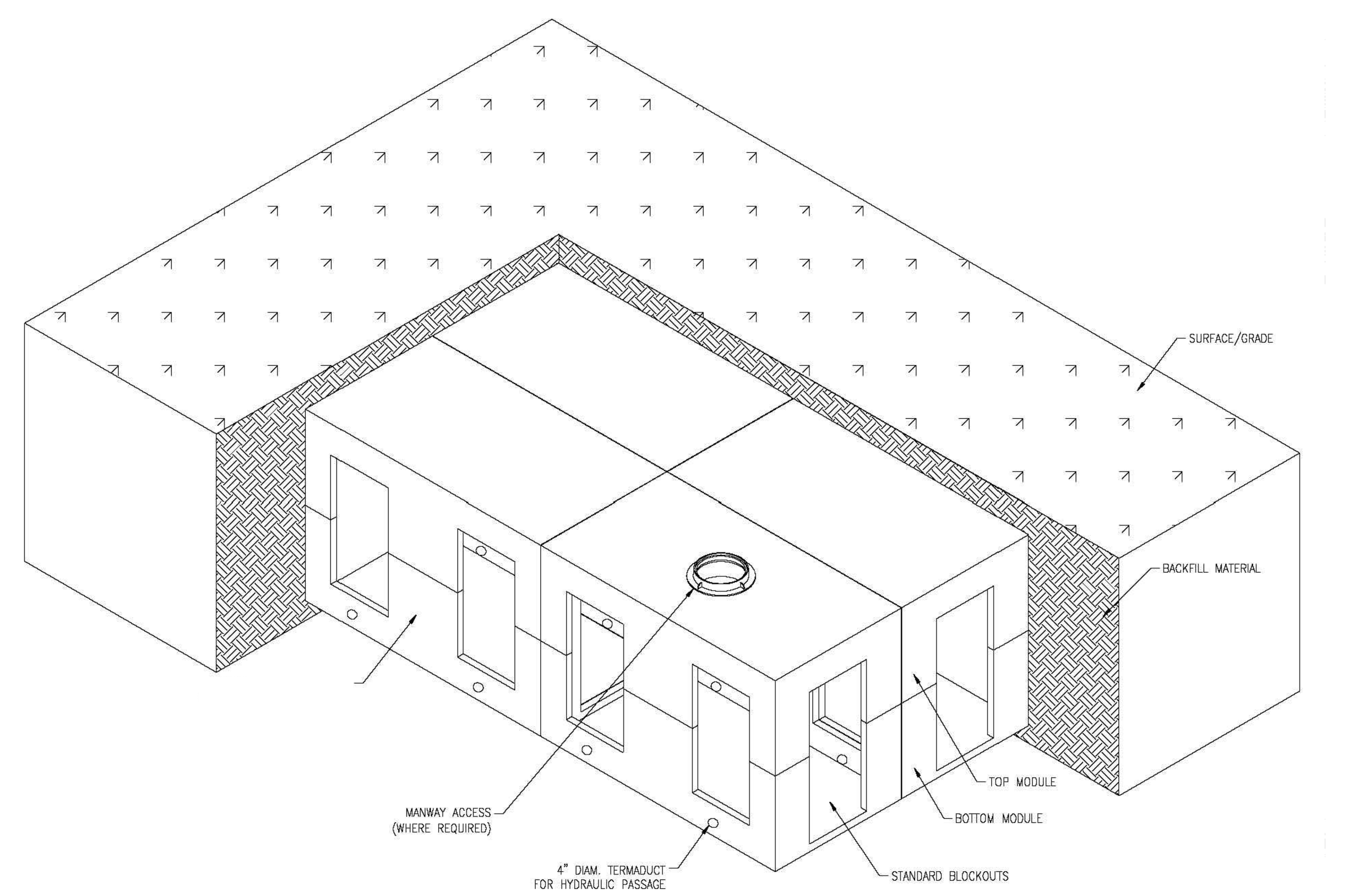
4. THE RADIUS OF THE CURB FOR CURB EXTENSION BIORETENTIONS SHALL BE CONDUCIVE TO THE TURNING RADIUS OF STREET SWEEPERS AND OTHER VEHICLES.

BMP MATERIALS
5. REFER TO VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 (BIORETENTION) FOR DESIGN AND MATERIAL SPECIFICATIONS.
6. THE IMPERMEABLE LAYER SHALL BE MIN. 30 MM THICK. IF INFILTRATION PRACTICES ARE USED, CONSULT THE VIRGINIA DRAINAGE MANUAL FOR STRUCTURAL SPECIFICATIONS. WHERE INFILTRATION IS DESIRED, AN IMPERMEABLE LAYER WILL NOT BE REQUIRED.
7. UNDERDRAIN PIPE SHALL BE PERFORATED HDPE PVC SCHEDULE 40 WITH $\frac{3}{8}$" PERFORATIONS AT 6" ON CENTER.
8. ACCEPTABLE ENERGY DISSIPATERS MAY INCLUDE:
   - A GRAVEL DIAPHRAGM WITH AN OPTIONAL TOP LAYER OF DECORATIVE RIVER ROCK
   - SPLASH BLOCK BORDERED BY 5"-8" RIVER JACK; OR
   - AN ACCEPTABLE ALTERNATIVE PER THE VIRGINIA BMP CLEARINGHOUSE.
9. MATERIAL SHALL BE AT MINIMUM 95% OF THE AVERAGE DRY DENSITY FOR COMPACTION IN ACCORDANCE WITH APPENDIX D OF VIRGINIA TEST METHODS FOR SOILS AND AGGREGATE COMPACTION STANDARDS.

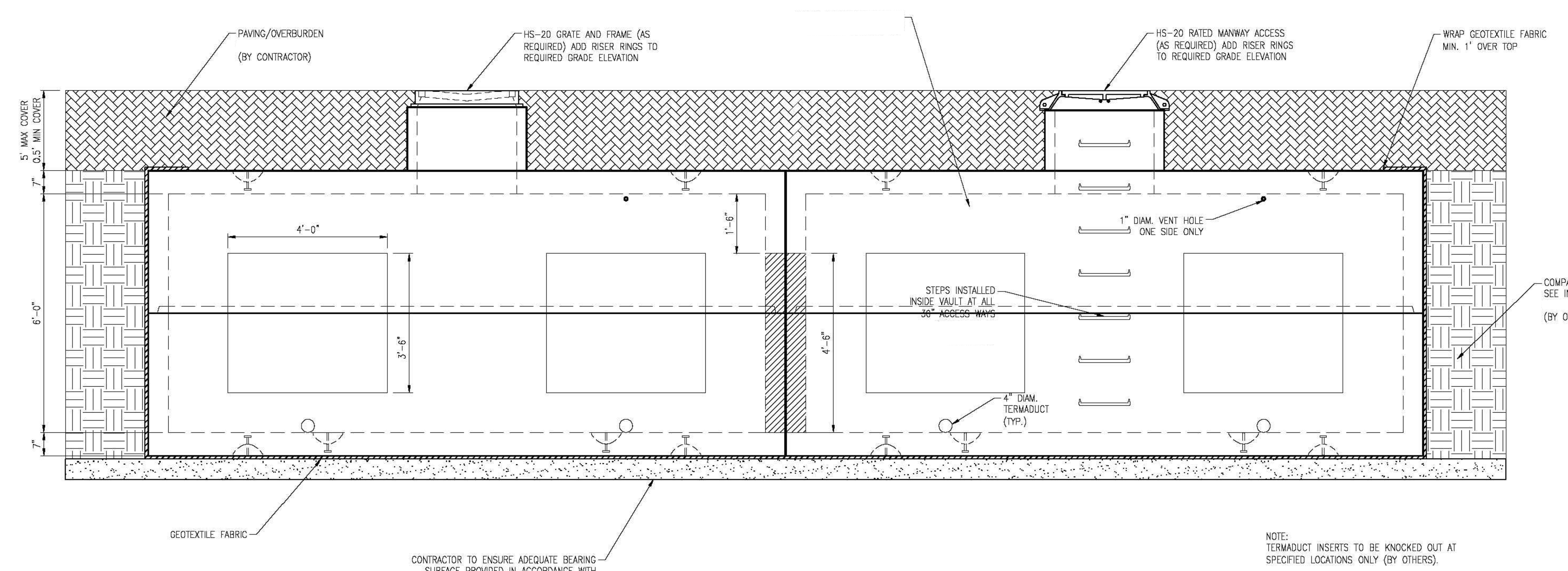
SITE PLANNING
10. MINIMUM SET BACKS TO BMPS FROM EXISTING INFRASTRUCTURE WILL APPLY.
11. THE OUTLET PIPE FROM THE OVERFLOW RISER SHALL BE SIZED TO CONVEY THE 10-YR STORM WITH A MINIMUM DEPTH OF COVER OF 2 FEET. THE OUTLET PIPE SHALL BE 8-INCH MINIMUM DIAMETER SCHEDULE 40 PVC WITH A MINIMUM SLOPE OF 0.5%. IF A LARGER OUTLET PIPE IS REQUIRED, CONNECT UNDERDRAIN AND OUTLET PIPE THROUGH A DRAINAGE STRUCTURE.
12. PLACE A CLEANOUT WHEREVER THE UNDERDRAIN CONNECTS TO THE EXISTING STORM DRAIN TO FACILITATE MAINTENANCE.
13. CURB RAMP SHALL BE IN ACCORDANCE WITH CURRENT VDOT ROAD AND BRIDGE STANDARDS.
14. LATERAL BRACINGS SHALL BE INCLUDED TO WITHSTAND ANTICIPATED LOADING. REFER TO DETAIL 25.

CONSTRUCTION INFORMATION

1. BACKFILL SOIL MIXTURE BENEATH ROOTBALL MUST BE COMPACTED SUCH THAT ROOT BALL DOES NOT SINK.



TYPICAL ISO VIEW
N.T.S.



TYPICAL ELEVATION
SCALE: 3/8" = 1'-0"

NOTE:
ALL STORMWATER BMP FACILITIES SHOWN ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

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

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PLAN DATE
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
03/18/2022
PROFESSIONAL ENGINEER

BMP DETAILS
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
SCALE: N/A C.I.= N/A DATE: AUGUST, 2021

SHEET
C.606 077
OF OF
C.805 156

FILE No.
RZ-1877

Urban, Ltd. – J:\JOBS\landmarkmall\DSP\1877-08-BMP PLAN.dwg [Layout1] March 17, 2022 – 5:20pm yelasri

NOTES

1. RESIDENTIAL AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 300 GPD PER UNIT
2. EACH RESIDENTIAL UNIT IS BASED ON A 1,000 G.S.F. FLOOR PLATE
3. RETAIL AND OFFICE AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 200 GPD PER 1,000 S.F. OF NET FLOOR AREA
4. ALL PIPE DATA HAS BEEN OBTAINED BY FIELD SURVEY PERFORMED BY URBAN, LTD.
5. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
6. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.
7. THE APPLICANT SHALL PROVIDE A PRE- AND POST-CCTV INSPECTION OF MANHOLE CONNECTION BY A NASSCO MACP CERTIFIED TECHNICIAN.
8. INSUFFICIENT PIPE CAPACITIES OF EXISTING SANITARY SEWER ARE SHOWN ON SHEET C.608. THOSE PIPES ARE SHOWN TO BE REMOVED AND REPLACED WITH APPROPRIATELY SIZED PIPES ON SHEET C.608.
9. HGL ANALYSIS WILL BE PROVIDED WITH THE FINAL INFRASTRUCTURE SITE PLAN.
10. THE PROJECT SITE IS LOCATED WITHIN THE HOLMES RUN TRUNK SEWER SHED. THE PROJECT SITE IS NOT LOCATED IN THE COMBINED SEWER SYSTEM AREA.

SCALE : 1"=50'

HOLMES RUN TRUNK SEWER (FAIRFAX COUNTY OWNED)

HOLMES RUN TRUNK SEWER (ALEX RENEW OWNED)

002474SSMH (TO REMAIN)

TIE TO AN EX. SAN. SEWER MANHOLE

SMH TOP=85.25
EX. INV IN =70.65
EX. INV OUT =70.62

SMH TOP=85.83
EX. INV IN 30"=68.92
EX. INV OUT 30"=68.91
EX. INV IN PROP. 12"=68.92

009275SEWP (TO BE REPLACED)
BROAD STONE /VAN DORN
LATERAL IN = 98.16

PROP. 14" PVC SAN.

001804SEWP (TO BE REPLACED)

007604SSMH (TO REMAIN)

EX. 33" SANITARY SEWER (COA)

EX. 30" SANITARY SEWER (FAIRFAX COUNTY)

HOLMES RUN TRUNK SEWER (ALEX RENEW OWNED)

HOLMES RUN TRUNK SEWER (FAIRFAX COUNTY OWNED)

002467SSMH (TO REMAIN)

HENRY G. SHIRLEY MEMORIAL HIGHWAY

HOLMES RUN PARKWAY

DUKE STREET

NORTH VAN DORN STREET

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

T.M #047.02-03-10
LOT 601
452,443 S.F.
10.3867 ACRES

BLOCK D
BLOCK E
BLOCK G
BLOCK H
BLOCK I
BLOCK J
BLOCK K
BLOCK L
BLOCK M

002605SSMH (TO REMAIN)
002606SEWP (TO BE REPLACED)
002608SSMH (TO REMAIN)
002609SEWP (TO BE REPLACED)
002610SEWP (TO BE REPLACED)
002633SEWP (TO BE REPLACED)
002469SSMH (TO REMAIN)
002468SSMH (TO REMAIN)

PROP. 14" PVC SAN.
PROP. 12" PVC SAN.
PROP. 10" PVC SAN.

FUTURE PEDESTRIAN CROSSWALK CONTINGENT ON FACILITIES BEING CONSTRUCTED ON THE EAST SIDE OF VAN DORN STREET

IMPLEMENTATION OF DEDICATED RIGHT WILL REQUIRE ADDITIONAL STUDY AS IT MAY BE UNNECESSARY SHOWN FOR PLANNING PURPOSES ONLY

SCALE: 1"=100'
0 50' 100' 200'

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
03/18/2022
PROFESSIONAL ENGINEER

SANITARY SEWER PLAN

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

DATE: AUGUST, 2021

SCALE: 1"=100' C.I.= 2'

SHEET
C.607 OF 078
C.805 OF 156

FILE No.
RZ-1877

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ADEQUATE OUTFALL ANALYSIS

Blocks		Building G.S.F	Office Sanitary Flow	Office G.S.F	Retail Sanitary Flow	Retail G.S.F	MFH Sanitary Flow	MFH Units	Total Proposed Sanitary Flow (GPD)
HOSPITAL CAMPUS	A	565,525	200GPD/1,000 S.F.	565,525	200GPD/1,000 S.F.		300GPD/UNIT	-	113,105
	B	107,239	200GPD/1,000 S.F.	107,239	200GPD/1,000 S.F.	-	300GPD/UNIT	-	21,448
	C	88,085	200GPD/1,000 S.F.	88,085	200GPD/1,000 S.F.	-	300GPD/UNIT	-	17,617
Total		760,849		760,849		-		-	152,170
LANDMARK	D	335,000	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	335	100,500
	E	328,065	200GPD/1,000 S.F.	131,497	200GPD/1,000 S.F.	-	300GPD/UNIT	172	77,899
	G	257,441	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	222	66,600
	H	90,798	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	42,000	300GPD/UNIT	350	113,400
	I	502,768	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	95,433	300GPD/UNIT	390	136,087
	J	81,344 52,000 S.F. (Fire Station)	200GPD/1,000 S.F.	52000			300GPD/UNIT	235	80,900
	K	503,854	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	28,454	300GPD/UNIT	352	111,291
	L	133,644	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	11,000	300GPD/UNIT	260	80,200
	M	120,815	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	200	60,000
Total		2,353,729		183,497		176,887		2,516	826,877
EX. BUILDING	MULTI-FAMILY USE	135,594	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	184	55,200.00

Landmark Mall Breakdown by Manhole

	Block	Lateral #	Lateral Tie In Location	% of Block Flow	MH Flow Enters in Sanitary Computations
HOSPITAL CAMPUS	A	1	SMH W1	33.33%	W
		2	SMH V1	33.33%	V
		3	SMH L2	33.33%	L2
	B	1	SMH R	36.09%	R
		2	SMH L2	63.91%	L2
	C	1	SMH L	32.85%	L
		2	SMH K	32.85%	K
		3	SMH T	32.85%	T
	(Garage)	1	SMH S	1.45%	S
LANDMARK MALL	D	1	SMH I2	100%	I2
	E	1	SMH R	50%	R
		2	SMH EX. MM	50%	EX. MM
	G	1	BETWEEN EX.KK & EX.JJ	100%	EX. JJ
	H	1	SMH I	50%	I
		2	SMH O	50%	O
	I	1	SMH EX. II	100%	EX. II
	J	1	SMH I	100%	I
	K	1	BETWEEN E & D	100%	D
	L	1	SMH H1	100%	H1
	M	1	SMH E	100%	E

PROPOSED SANITARY SEWER DESIGN COMPUTATIONS

Project: Landmark Mall

From Point	To Point	RESIDENTIAL 300 GPD/UNIT	OFFICE/RETAIL 200 GDP/ 1000 SF	SFA/SFD DWELLINGS 350 GPD/UNIT	HOTEL 130 GPD/UNIT	PEAK FACTOR	INCR q MGD	FLOW q MGD	FLOW q C.F.S.	Invert Elevation Upper End	Invert Elevation Lower End	Length FT.	Slope %	Dia. IN.	Capacity Q MGD	VEL. F.P.S.	Capacity q/Q %	Pipe Coefficient	Pipe Material	BLOCKS TO STR	Remarks	Rim Elevation	Pipe Cover
W	V	0	188508			4.0	0.15	0.15	0.23	189.77	187.39	132.42	1.80%	12	4.03	3.85	3.74	0.010	PVC		33.33% gpd from Block A	215.00	12.61
V	U	0	188508			4.0	0.15	0.30	0.47	188.18	187.39	72.26	1.10%	12	3.15	3.87	9.58	0.010	PVC		33.33% gpd from Block A	213.75	12.78
U	L	0	0			4.0	0.00	0.30	0.47	187.29	186.25	94.64	1.10%	12	3.15	3.87	9.58	0.010	PVC			213.00	12.86
L	K	0	-			4.0	0.02	0.32	0.50	186.15	184.86	117.14	1.10%	12	3.15	4.00	10.31	0.010	PVC		Flow from Block C	211.00	12.43
K	J	0	-			4.0	0.02	0.35	0.54	184.76	184.18	52.56	1.10%	12	3.15	4.08	11.05	0.010	PVC		Flow from Block C	208.50	11.87
J	I1	0	0			4.0	0.00	0.35	0.54	184.71	184.18	47.70	1.10%	12	3.15	4.08	11.05	0.010	PVC			207.25	11.27
I1	I	0	0			4.0	0.40	0.75	1.16	184.08	181.35	248.57	1.10%	12	3.15	5.09	23.82	0.010	PVC		Flow from Block D	206.00	10.96
I	H1	0	0			4.0	0.55	1.30	2.01	181.25	178.20	276.69	1.10%	12	3.15	5.92	41.30	0.010	PVC		Flow from Block J 50% Flow from Block H	200.50	9.63
H1	H	0	0			4.0	0.32	1.62	2.51	178.10	177.17	85.17	1.10%	12	3.15	6.25	51.49	0.010	PVC		Flow from Block L	196.35	9.12
H	G	0	0			4.0	0.00	1.62	2.51	177.07	175.19	170.85	1.10%	12	3.15	6.25	51.49	0.010	PVC			195.50	9.22
G	F	0	0			4.0	0.00	1.62	2.51	175.09	173.96	102.02	1.10%	12	3.15	6.25	51.49	0.010	PVC			194.80	9.86
F	E	0	0			4.0	0.00	1.62	2.51	173.86	171.82	163.39	1.25%	12	3.36	6.55	48.30	0.010	PVC			193.75	9.94
E	D	0	0			4.0	0.69	2.31	3.57	171.72	169.30	151.17	1.60%	12	3.80	7.84	60.73	0.010	PVC		Flow from Block M Flow from Block K	195.40	11.84
D	C	0	0			4.0	0.00	2.31	3.57	169.20	168.53	40.84	1.65%	12	3.86	7.93	59.81	0.010	PVC			198.50	14.65
C	B	0	0			4.0	0.44	2.74	4.24	168.43	161.89	384.95	1.70%	14	5.90	8.40	46.48	0.010	PVC		Flows from SSMH M & D	198.85	15.21
B	A	0	0			4.0	0.00	2.74	4.24	161.79	158.12	215.56	1.70%	14	5.90	8.40	46.48	0.010	PVC			174.25	6.23
A	002506SSMH	0	0			4.0	1.17	3.92	6.06	158.02	153.71	215.56	2.00%	14	6.40	9.73	61.15	0.010	PVC			181.84	11.91
BLOCK C	L	0	28936			4.0	0.02	0.02	0.04	187.47	186.35	45.00	2.50%	8	1.61	2.46	1.44	0.010	PVC		32.85% gpd from Block C	211.00	11.76
BLOCK C	K	0	28936			4.0	0.02	0.02	0.04	186.08	184.96	45.00	2.50%	8	1.61	2.46	1.44	0.010	PVC		32.85% gpd from Block C	208.50	11.21
BLOCK D	I2	335				4.0	0.40	0.40	0.62	186.23	185.60	25.00	2.50%	12	4.75	5.71	8.47	0.010	PVC			205.25	9.51
I2	I1	0	0			4.0	0.00	0.40	0.62	185.50	184.28	48.93	2.50%	12	4.75	5.71	8.47	0.010	PVC			206.00	10.25
BLOCK J	I	235	52000			4.0	0.32	0.32	0.50	182.70	181.45	50.00	2.50%	6	0.75	5.66	43.29	0.010	PVC			200.50	8.90
BLOCK H	I	175	21000			4.0	0.23	0.23	0.35	182.70	181.45	50.00	2.50%	6	0.75	5.22	30.34	0.010	PVC		50% Flow from Block H	200.50	8.90
BLOCK L	H1	260	11000			4.0	0.32	0.32	0.50	179.55	178.30	50.00	2.50%	6	0.75	5.61	42.91	0.010	PVC			196.35	8.40
BLOCK M	E	200	0			4.0	0.24	0.24	0.37	173.17	171.92	50.00	2.50%	6	0.75	5.23	32.11	0.010	PVC			195.40	11.11
BLOCK K	D	352	28454			4.0	0.45	0.45	0.69	170.65	169.40	50.00	2.50%	8	1.61	6.10	27.65	0.010	PVC			198.50	13.92
BLOCK E	R	86	65749			4.0	0.16	0.16	0.24	183.95	182.70	50.00	2.50%	8	1.61	4.49	9.68	0.010	PVC		50% Flow from Block E	204.00	10.02
BLOCK B	R	0	38703			4.0	0.03	0.03	0.05	183.33	182.70	25.00	2.50%	8	1.61	2.90	1.92	0.010	PVC		36.09% gpd from Block B	204.00	10.34
R	Q	0	0			4.0	0.19	0.19	0.29	182.60	179.02	204.83	1.75%	12	3.97	3.97	4.70	0.010	PVC		Flow from Block B 50% Flow from Block E	204.00	10.70
Q	P	0	0			4.0	0.02	0.21	0.33	178.92	177.31	91.68	1.75%	12	3.97	4.09	5.31	0.010	PVC		Flow from Block C	211.00	16.04
P	O	0	0			4.0	0.00	0.21	0.33	177.21	175.43	143.07	1.25%	12	3.36	3.63	6.28	0.010	PVC			209.00	15.89
O	N	0	0			4.0	0.23	0.44	0.68	175.33	170.63	375.50	1.25%	12	3.36	4.56	13.04	0.010	PVC		50% Flow from Block H	206.35	15.51
N	M	0	0			4.0	0.00	0.44	0.68	170.53	169.05	118.87	1.25%	12	3.36	4.56	13.04	0.010	PVC			201.50	15.48
M	C	0	0			4.0	0.00	0.44	0.68	168.95	168.63	11.50	2.75%	12	4.98	6.01	8.79	0.010	PVC			199.00	15.03
BLOCK C	T		28936			4.0	0.02	0.02	0.04	181.73	180.70	37.50	2.75%	8	1.69	2.46	1.37	0.010	PVC		32.85% gpd from Block C	209.50	13.88
T	S		0			4.0	0.00	0.02	0.04	180.60	179.60	100.23	1.00%	10	1.85	1.81	1.25	0.010	PVC			211.25	15.33
S	Q		1277			4.0	0.00	0.02	0.04	179.50	179.12	37.87	1.00%	10	1.85	1.89	1.31	0.010	PVC		1.45% gpd from Block C Garage	211.00	15.75
BLOCK H	O	175	21000			4.0	0.23	0.23	0.35	176.78	175.53	50.00	2.50%	6	0.75	5.22	30.34	0.010	PVC		50% Flow from Block H	206.35	14.79
BLOCK I	EX.II	390	95433			4.0	0.54	0.54	0.84	170.40	169.15	50.00	2.50%	10	2.92	6.32	18.65	0.010	PVC			199.00	14.30
BLOCK E	EX.MM	86	65749			4.0	0.16	0.16	0.24	181.49	180.52	38.79	2.50%	6	2.00	4.68	7.79	0.010	PVC		50% Flow from Block E	195.13	6.82
BLOCK G	EX.JJ	222	0			4.0	0.27	0.27	0.41	179.66	177.77	75.43	2.50%	6	2.00	5.43	13.32	0.010	PVC			193.99	7.17
BLOCK A & B	L2	0	257045			4.0	0.21	0.21	0.32	185.76	184.48	51.37	2.50%	8	2.00	4.88	10.28	0.010	PVC		63.91% gpd from Block B 33.33% gpd from Block A	194.40	4.32
L2	N1	0	0			4.0	0.00	0.21	0.32	184.38	182.94	95.77	1.50%	10	2.00	4.01	10.28	0.010	PVC			194.40	5.01
N1	EX.NN	0	0			4.0	0.00	0.21	0.32	182.84	181.60	82.52	1.50%	10	2.00	4.01	10.28	0.010	PVC			194.52	5.84
EX.NN	EX.MM	0	0			4.0	0.00	0.21	0.32	181.50	180.42	223.82	0.49%	10	0.99	2.18	20.79	0.013	PVC			195.04	6.77
EX.MM	EX.LL	0	0			4.0	0.16	0.36	0.56	180.39	179.52	74.55	1.17%	10	1.54	3.56	23.53	0.013	PVC		50% Flow from Block E	195.13	7.37
EX.LL	EX.KK	0	0			4.0	0.00	0.36	0.56	179.29	178.72	122.64	0.46%	10	0.96	2.53	37.53	0.013	PVC			194.89	7.80
EX.KK	EX.JJ	0	0			4.0	0.27	0.63	0.97	178.68	177.67	177.43	0.57%	10	1.07	3.15	58.56	0.013	PVC			193.70	7.51
EX.JJ	EX.II	0	0			4.0	0.00	0.63	0.97	177.59	174.74	259.55	1.10%	10	1.49	4.04	42.15	0.013	PVC		Flow from Block G	193.99	8.20
EX.II	002506SSMH	0	0			4.0	0.54	1.17	1.81	174.44	153.71	165.68	12.51%	10	5.02	11.64	23.34	0.013	PVC		Flow from Block I	193.26	9.41

EXISTING SANITARY SEWER DESIGN COMPUTATIONS

Project: Landmark Mall

From Point	To Point	RESIDENTIAL 300 GPD/UNIT	OFFICE/RETAIL 300 GDP/ 1000 SF	SFA/SFD DWELLINGS 350 GPD/UNIT	HOTEL 130 GPD/UNIT	PEAK FACTOR	INCR q MGD	FLOW q MGD	FLOW q C.F.S.	Invert Elevation Upper End	Invert Elevation Lower End	Length FT.	Slope %	Dia. IN.	Capacity Q MGD	VEL. F.P.S.	Capacity q/Q %	Pipe Coefficient	Pipe Material	BLOCKS TO STR	Remarks	Rim Elevation	Pipe Cover
002506SSMH	002469SSMH	2516	1121233.00			4.0	3.92	3.92	6.06	160.03	134.41	111.27	23.03%	10	5.91	10.83	66.31	0.015	Conc.		002506SSMH	192.03	16.00
002469SSMH	007600SSMH	0				4.0	0.00	3.92	6.06	134.24	132.08	28.20	7.66%	12	5.54	7.05	70.70	0.015	Conc.		002469SSMH	148.64	7.20
007600SSMH	002468SSMH	0				4.0	0.00	3.92	6.06	129.77	119.03	221.98	4.84%	12	4.40	5.61	88.96	0.015	Conc.		007600SSMH	138.78	4.51
002468SSMH	002467SSMH	0				4.0	0.00	3.92	6.06	118.81	97.75	299.41	7.03%	12	5.31	6.76	73.78	0.015	Conc.		002468SSMH	125.91	3.55
002467SSMH	007604SSMH	184				4.0	0.22	4.14	6.40	97.45	81.35	109.44	14.71%	12	7.68	15.40	53.89	0.015	Conc.		002467SSMH	107.00	4.78
007604SSMH	002474SSMH	0				4.0	0.00	4.14	6.40	69.50	68.92	112.75	0.51%	12	1.44	1.83	288.21	0.015	Conc.		007604SSMH	92.70	11.60

PROPOSED SANITARY SEWER DESIGN COMPUTATIONS

Project: Landmark Mall

From Point	To Point	RESIDENTIAL 300 GPD/UNIT	OFFICE/RETAIL 200 GDP/ 1000 SF	SFA/SFD DWELLINGS 350 GPD/UNIT	HOTEL 130 GPD/UNIT	PEAK FACTOR	INCR q MGD	FLOW q MGD	FLOW q C.F.S.	Invert Elevation Upper End	Invert Elevation Lower End	Length FT.	Slope %	Dia. IN.	Capacity Q MGD	VEL. F.P.S.	Capacity q/Q %	Pipe Coefficient	Pipe Material	BLOCKS TO STR	Remarks	Rim Elevation	Pipe Cover
002506SSMH	002469SSMH	2516	1121233			4.0	3.92	3.92	6.06	148.40	137.27	111.27	10.00%	14	14.32	17.66	27.35	0.010	PVC			192.03	21.82
002469SSMH	007600SSMH	0				4.0	0.00	3.92	6.06	137.17	134.78	28.20	8.50%	14	13.20	16.85	29.66	0.010	PVC		002506SSMH	148.64	5.73
007600SSMH	002468SSMH	0				4.0	0.00	3.92	6.06	134.68	115.81	221.98	8.50%	14	13.20	16.85	29.66	0.010	PVC		002469SSMH	138.78	2.05
002468SSMH	002467SSMH	0				4.0	0.00	3.92	6.06	115.71	91.01	299.41	8.25%	14	13.01	16.48	30.11	0.010	PVC		007600SSMH	125.91	5.10
002467SSMH	007604SSMH	184				4.0	0.22	4.14	6.40	90.91	81.60	109.44	8.50%	14	13.20	16.90	31.34	0.010	PVC		002468SSMH	107.00	8.05
007604SSMH	002474SSMH	0				4.0	0.00	4.14	6.40	81.50	71.92	112.75	8.50%	14	13.20	16.90	31.34	0.010	PVC		002467SSMH	92.70	5.60

NOTE: WHERE VELOCITIES IN SANITARY SEWER PIPES EXCEED THE MAXIMUM ALLOWABLE VELOCITY OF 10 FT/S, SPECIAL PROVISIONS SHALL BE MADE TO RESTRAIN THE PIPE TO PROTECT AGAINST DISPLACEMENT BY EROSION.

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

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CLAYTON C. TOCK
Lic. No. 038790
PROFESSIONAL ENGINEER
07/18/2022

SANITARY SEWER COMPUTATIONS
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
DATE: AUGUST, 2021
C.I.= N/A
SCALE: N/A

SHEET
C.608 079
OF OF
C.805 156

FILE No.
RZ-1877

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This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

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DEVELOPMENT SITE PLAN NO. _____
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TREE INVENTORY
LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.= N/A DATE: AUGUST, 2021

SHEET C.609 OF C.805 080 OF 156

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This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

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DEVELOPMENT SITE PLAN NO. _____
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DIRECTOR DATE
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SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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TREE INVENTORY
LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

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TREE INVENTORY & CONDITION ANALYSIS

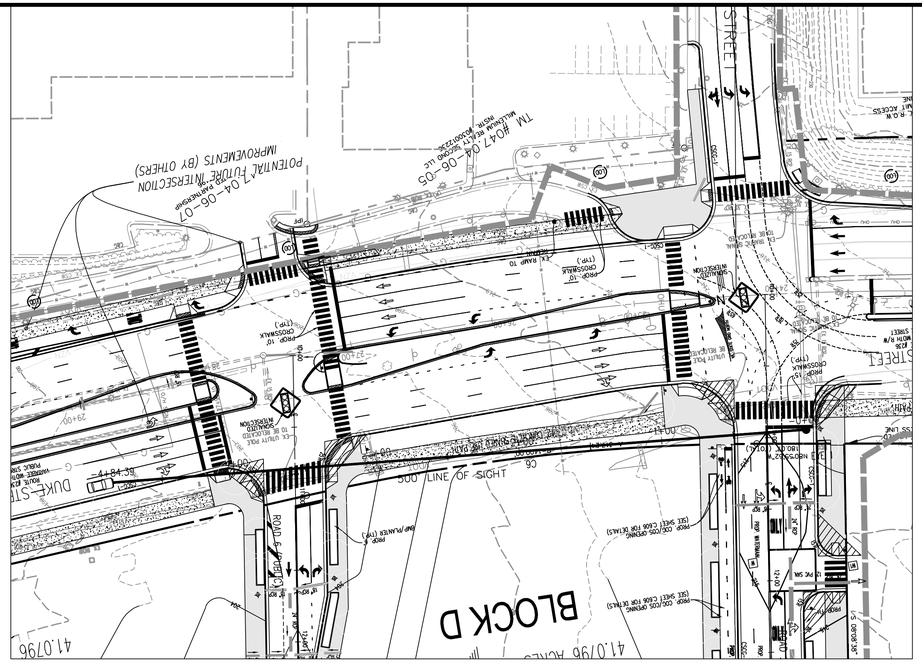
TREE #	BOTANICAL NAME	COMMON NAME	TRUNK SIZE	CRZ SIZE	TRUNK ELEVATION	CRZ ELEVATION	COMMENTS	CONDITION RATING
			DBH (in.)	R (ft.)	Elevation (ft.)	Elevation (ft.)		
2241	*Ailanthus altissima*	Tree of Heaven	7"	7'	177.00	176.50		62.50
2242	*Ailanthus altissima*	Tree of Heaven	6"	6'	179.00	178.50	Crooked	43.75
2243	*Ailanthus altissima*	Tree of Heaven	6"	6'	181.50	181.00		62.50
2244	*Robinia pseudoacacia*	Black Locust	9"	9'	183.75	183.25	Leaning	53.13
2245	*Robinia pseudoacacia*	Black Locust	10"	10'	183.75	183.25		59.38
2246	*Ailanthus altissima*	Tree of Heaven	12"	12'	185.50	185.00		62.50
2247	*Robinia pseudoacacia*	Black Locust	10"	10'	185.50	185.00	Dead	0.00
2248	*Ailanthus altissima*	Tree of Heaven	11"	11'	181.50	181.00		59.38
2249	*Robinia pseudoacacia*	Black Locust	20"	20'	180.00	179.50	Co-dominant, Poor	31.25
2250	*Prunus serotina*	Black Cherry	6"	6'	181.25	180.75		62.50
2251	*Ailanthus altissima*	Tree of Heaven	7"	7'	176.50	176.00		62.50
2252	*Quercus rubra*	Red Oak	26"	26'	174.75	174.25	Co-dominant	43.75
2253	*Quercus alba*	White Oak	16"	16'	174.75	174.25	Co-dominant, Poor, Leaning	28.13
2254	*Quercus rubra*	Red Oak	28"	28'	181.50	181.00		62.50
2255	*Quercus rubra*	Red Oak	18"	18'	179.75	179.25		59.38
2256	*Robinia pseudoacacia*	Black Locust	9"	9'	175.75	175.25		62.50
2257	*Robinia pseudoacacia*	Black Locust	12"	12'	173.75	173.25		71.88
2258	*Robinia pseudoacacia*	Black Locust	8"	8'	181.75	181.25		59.38
2259	*Robinia pseudoacacia*	Black Locust	11"	11'	182.00	181.50		62.50
2259A	*Quercus rubra*	Red Oak	6"	6'	175.75	175.25	AFA	53.13
2260	*Quercus rubra*	Red Oak	16"	16'	181.00	180.50		62.50
2261	*Quercus rubra*	Red Oak	12"	12'	178.50	178.00	Leaning	43.75
2262	*Quercus rubra*	Red Oak	16"	16'	179.00	178.50	Dead	0.00
2263	*Quercus rubra*	Red Oak	10"	10'	181.00	180.50	Dead	0.00
2264	*Robinia pseudoacacia*	Black Locust	12"	12'	169.00	168.50		62.50
2264A	*Ailanthus altissima*	Tree of Heaven	12"	12'	172.75	172.25	Co-dominant	65.63
2264B	*Ailanthus altissima*	Tree of Heaven	8"	8'	183.75	183.25	AFA	53.13
2265	*Quercus rubra*	Red Oak	16"	16'	171.75	171.25		53.13
2265A	*Ailanthus altissima*	Tree of Heaven	6"	6'	169.00	168.50		62.50
2266	*Robinia pseudoacacia*	Black Locust	10"	10'	173.50	173.00		56.25
2267	*Ailanthus altissima*	Tree of Heaven	11"	11'	175.00	174.50		62.50
2267A	*Prunus serotina*	Black Cherry	10"	10'	173.00	172.50	AFA	53.13
2268	*Ulmus americana*	American Elm	8"	8'	183.00	182.50		56.25
2269	*Prunus serotina*	Black Cherry	7"	7'	183.50	183.00	Lost Limbs, Poor	31.25
2270	*Ailanthus altissima*	Tree of Heaven	12"	12'	179.00	178.50		56.25
2271	*Robinia pseudoacacia*	Black Locust	16"	16'	171.00	170.50	Dead	0.00
2272	*Unknown*	Unknown	14"	14'	167.00	166.50	Dead	0.00
2273	*Robinia pseudoacacia*	Black Locust	22"	22'	164.50	164.00	Dead	0.00
2274	*Prunus serotina*	Black Cherry	7"	7'	166.50	166.00		53.13
2275	*Ailanthus altissima*	Tree of Heaven	7"	7'	166.00	165.50	Dead	0.00
2276	*Ailanthus altissima*	Tree of Heaven	8"	8'	162.50	162.00	Dead	0.00
2277	*Prunus serotina*	Black Cherry	7"	7'	165.00	164.50	Leaning	62.50
2278	*Prunus serotina*	Black Cherry	15"	15'	162.50	162.00	Co-Dominant	53.13
2279	*Unknown*	Unknown	17"	17'	173.00	172.50	Multi-stem, Dead	0.00
2280	*Robinia pseudoacacia*	Black Locust	20"	20'	174.00	173.50	Poor	31.25
2280A	*Unknown*	Unknown	6"	6'	185.00	184.50		62.50
2280B	*Ailanthus altissima*	Tree of Heaven	8"	8'	185.00	184.50	Co-Dominant	62.50
2281	*Prunus serotina*	Black Cherry	12"	12'	170.50	170.00		53.13
2282	*Ailanthus altissima*	Tree of Heaven	11"	11'	172.00	171.50		62.50
2283	*Ailanthus altissima*	Tree of Heaven	8"	8'	173.00	172.50		53.13
2284	*Prunus serotina*	Black Cherry	7"	7'	163.50	163.00		62.50
2285	*Robinia pseudoacacia*	Black Locust	11"	11'	163.50	163.00	Dead	0.00
2285A	*Quercus rubra*	Red Oak	14"	14'	168.50	168.00	AFA, Vines	43.75
2286	*Ailanthus altissima*	Tree of Heaven	6"	6'	185.50	185.00	Poor	31.25
2287	*Ailanthus altissima*	Tree of Heaven	9"	9'	184.00	183.50		53.13
2288	*Robinia pseudoacacia*	Black Locust	22"	22'	180.00	179.50		62.50
2289	*Prunus serotina*	Black Cherry	26"	26'	180.00	179.50		62.50
2290	*Ailanthus altissima*	Tree of Heaven	24"	24'	178.00	177.50		53.13
2291	*Unknown*	Unknown	16"	16'	170.00	169.50	Dead	0.00
2292	*Ailanthus altissima*	Tree of Heaven	8"	8'	175.50	175.00		53.13
2293	*Robinia pseudoacacia*	Black Locust	7"	7'	163.00	162.50		62.50
2294	*Ailanthus altissima*	Tree of Heaven	8"	8'	175.50	175.00		62.50
2294A	*Robinia pseudoacacia*	Black Locust	11"	11'	182.00	181.50	Leaning	53.13
2295	*Robinia pseudoacacia*	Black Locust	24"	24'	165.00	164.50	Co-Dominant, Poor	31.25
2295A	*Ailanthus altissima*	Tree of Heaven	8"	8'	162.00	161.50	Leaning	53.13
2296	*Prunus serotina*	Black Cherry	10"	10'	160.50	160.00	Leaning	40.63
2296A	*Ailanthus altissima*	Tree of Heaven	7"	7'	167.50	167.00	Crooked	43.75
2297	*Prunus serotina*	Black Cherry	13"	13'	173.50	173.00	Leaning	46.88
2297A	*Ailanthus altissima*	Tree of Heaven	9"	9'	177.00	176.50	Crooked	50.00
2298	*Ailanthus altissima*	Tree of Heaven	8"	8'	174.00	173.50		53.13
2298A	*Unknown*	Unknown	12"	12'	172.50	172.00	Dead	0.00
2298B	*Prunus serotina*	Black Cherry	9"	9'	185.00	184.50		65.63
2298C	*Prunus serotina*	Black Cherry	7"	7'	183.00	182.50		68.75
2298D	*Unknown*	Unknown	7"	7'	163.00	162.50	Dead	0.00
2299	*Ailanthus altissima*	Tree of Heaven	8"	8'	161.00	160.50		59.38
2300	*Ulmus americana*	American Elm	14"	14'	161.00	160.50	Vines	53.13
2300A	*Ulmus americana*	American Elm	16"	16'	163.00	162.50	Vines	62.50
2301	*Ailanthus altissima*	Tree of Heaven	9"	9'	166.00	165.50	Up Rooting	62.50
2301A	*Ailanthus altissima*	Tree of Heaven	24"	24'	170.00	169.50	Co-Dominant	53.13
2301B	*Ailanthus altissima*	Tree of Heaven	6"	6'	171.00	170.50		65.63
2301C	*Prunus serotina*	Black Cherry	10"	10'	183.00	182.50	Co-Dominant	68.75
2301D	*Ulmus americana*	American Elm	28"	28'	184.00	183.50	Multistem	53.13
2302	*Robinia pseudoacacia*	Black Locust	12"	12'	162.00	161.50		62.50
2303	*Ailanthus altissima*	Tree of Heaven	12"	12'	157.00	156.50		62.50
2304	*Ulmus americana*	American Elm	10"	10'	156.00	155.50		53.13
2304A	*Prunus serotina*	Black Cherry	8"	8'	165.00	164.50		59.38
2305	*Unknown*	Unknown	9"	9'	166.00	165.50	Dead	0.00
2305A	*Ailanthus altissima*	Tree of Heaven	12"	12'	164.00	163.50		59.38
2305B	*Ailanthus altissima*	Tree of Heaven	18"	18'	163.00	162.50	Co-Dominant	53.13
2305C	*Ailanthus altissima*	Tree of Heaven	6"	6'	165.00	164.50		62.50
2305D	*Prunus serotina*	Black Cherry	15"	15'	177.00	176.50		62.50
2306	*Ailanthus altissima*	Tree of Heaven	6"	6'	183.00	182.50		53.13
2306A	*Robinia pseudoacacia*	Black Locust	12"	12'	179.00	178.50	Heavy Leaning	28.13
2306B	*Prunus serotina*	Black Cherry	8"	8'	177.00	176.50		59.38
2306C	*Ailanthus altissima*	Tree of Heaven	8"	8'	185.00	184.50		53.13
2306D	*Ulmus americana*	American Elm	6"	6'	185.00	184.50		62.50
2306E	*Prunus serotina*	Black Cherry	9"	9'	181.00	180.50	Co-Dominant, Leaning	62.50
2306F	*Carya glabra*	Pignut Hickory	8"	8'	174.00	173.50		53.13
2307	*Ailanthus altissima*	Tree of Heaven	12"	12'	159.00	158.50		59.38
2307A	*Ailanthus altissima*	Tree of Heaven	6"	6'	159.00	158.50	Dead	0.00
2307B	*Ailanthus altissima*	Tree of Heaven	14"	14'	156.00	155.50		65.63
2307C	*Ailanthus altissima*	Tree of Heaven	8"	8'	157.00	156.50		68.75
2308	*Juniperus virginiana*	Eastern Red Cedar	9"	9'	155.00	154.50	Vines	59.38
2308A	*Juniperus virginiana*	Eastern Red Cedar	14"	14'	152.00	151.50		65.63
2309	*Ailanthus altissima*	Tree of Heaven	12"	12'	156.00	155.50		68.75
2309A	*Ulmus americana*	American Elm	14"	14'	151.00	150.50		53.13
2310	*Ailanthus altissima*	Tree of Heaven	7"	7'	182.00	181.50		62.50
2310A	*Ailanthus altissima*	Tree of Heaven	7"	7'	181.00	180.50		62.50
2310B	*Ailanthus altissima*	Tree of Heaven	7"	7'	185.00	184.50		53.13
2310C	*Ailanthus altissima*	Tree of Heaven	7"	7'	186.00	185.50		53.13
2310D	*Ailanthus altissima*	Tree of Heaven	8"	8'	188.00	187.50		62.50
2311	*Ailanthus altissima*	Tree of Heaven	26"	26'	175.00	174.50		62.50
2311A	*Robinia pseudoacacia*	Black Locust	28"	28'	176.00	175.50		53.13
2311B	*Ailanthus altissima*	Tree of Heaven	9"	9'	174.00	173.50	Poor	28.13
2311C	*Ailanthus altissima*	Tree of Heaven	12"	12'	173.00	172.50	Dead	0.00
2311D	*Juniperus virginiana*	Eastern Red Cedar	7"	7'	182.00	181.50		65.63
2311E	*Ailanthus altissima*	Tree of Heaven	8"	8'	187.00	186.50		68.75
2311F	*Ailanthus altissima*	Tree of Heaven	9"	9'	170.00	169.50		53.13
2312	*Ulmus americana*	American Elm	14"	14'	178.00	177.50	Vines	62.50
2312A	*Quercus rubra*	Red Oak	15"	15'	180.00	179.50	Vines	62.50
2313	*Robinia pseudoacacia*	Black Locust	12"	12'	189.00	188.50		53.13
2313A	*Robinia pseudoacacia*	Black Locust	9"	9'	187.00	186.50		59.38
2313B	*Ailanthus altissima*	Tree of Heaven	11"	11'	185.50	185.00		53.13
2313C	*Ailanthus altissima*	Tree of Heaven	6"	6'	186.00	185.50		62.50
2313D	*Ailanthus altissima*	Tree of Heaven	6"	6'	189.00	188.50		62.50
2314	*Ailanthus altissima*	Tree of Heaven	8"	8'	178.00	177.50		53.13
2314A	*Unknown*	Unknown	6"	6'	177.00	176.50	Dead	0.00
2314B	*Ailanthus altissima*	Tree of Heaven	8"	8'	176.00	175.50		65.63
2314C	*Ailanthus altissima*	Tree of Heaven	9"	9'	174.00	173.50		68.75
2315	*Ailanthus altissima*	Tree of Heaven	30"	30'	167.00	166.50	Multistem	65.63

TREE INVENTORY & CONDITION ANALYSIS

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK SIZE	CRZ SIZE	TRUNK ELEVATION	CRZ ELEVATION	COMMENTS	CONDITION RATING
			DBH (in.)	R (ft.)	Elevation (ft.)	Elevation (ft.)		
2315A	*Ailanthus altissima*	Tree of Heaven	11"	11'	165.00	164.50		68.75
2315B	*Ailanthus altissima*	Tree of Heaven	24"	24'	164.00	163.50	Multistem	53.13
2315C	*Ailanthus altissima*	Tree of Heaven	6"	6'	168.00	167.50		62.50
2316	*Ailanthus altissima*	Tree of Heaven	12"	12'	160.00	159.50		62.50
2317	*Ulmus americana*	American Elm	8"	8'	162.00	161.50		53.13
2318	*Ailanthus altissima*	Tree of Heaven	8"	8'	148.00	147.50		59.38
2319	*Ulmus americana*	American Elm	12"	12'	149.00	148.50	Leaning, Poor	28.13
2320	*Ailanthus altissima*	Tree of Heaven	11"	11'	158.00	157.50		65.63
2320A	*Ailanthus altissima*	Tree of Heaven	9"	9'	159.00	158.50		68.75
2321	*Ailanthus altissima*	Tree of Heaven	6"	6'	183.00	182.50		53.13
2321A	*Juniperus virginiana*	Eastern Red Cedar	9"	9'	183.00	182.50		62.50
2321B	*Ailanthus altissima*	Tree of Heaven	11"	11'	187.00	186.50		62.50
2321C	*Robinia pseudoacacia*	Black Locust	12"	12'	185.00	184.50		53.13
2322	*Ailanthus altissima*	Tree of Heaven	21"	21'	191.00	190.50	Poor, Co-Dominant	28.13
2323	*Ailanthus altissima*	Tree of Heaven	8"	8'	190.00	189.50		65.63
2324	*Robinia pseudoacacia*	Black Locust	11"	11'	194.00	193.50		68.75
2325	*Robinia pseudoacacia*	Black Locust	12"	12'	190.00	189.50	Poor	28.13
2325A	*Ailanthus altissima*	Tree of Heaven	8"	8'	190.00	189.50		59.38
2325B	*Robinia pseudoacacia*	Black Locust	9"	9'	187.00	186.50	Dead	0.00
2326	*Prunus serotina*	Black Cherry	10"	10'	181.00	180.50		59.38
2326A	*Robinia pseudoacacia*	Black Locust	6"	6'	182.00	181.50	Dead	0.00
2326B	*Robinia pseudoacacia*	Black Locust	16"	16'	182.00	181.50		53.13
2326C	*Robinia pseudoacacia*	Black Locust	8"	8'	178.00	177.50		62.50
2326D	*Robinia pseudoacacia*	Black Locust	8"	8'	174.00	173.50		62.50
2326E	*Robinia pseudoacacia*	Black Locust	9"	9'	172.00	171.50		53.13
2327	*Acer rubrum*	Red Maple	55"	55'	152.00	151.50	Co-Dominant, 1/2 Leaning	50.00
2327A	*Robinia pseudoacacia*	Black Locust	12"	12'	165.00	164.50		53.13
2327B	*Robinia pseudoacacia*	Black Locust	8"	8'	160.00	159.50	Dead	0.00
2327C	*Robinia pseudoacacia*	Black Locust	7"	7'	167.00	166.50		65.63
2328	*Ailanthus altissima*	Tree of Heaven	10"	10'	143.00	142.50		68.75
2328A	*Ailanthus altissima*	Tree of Heaven	27"	27'	142.00	141.50	Co-Dominant	53.13
2328B	*Ailanthus altissima*	Tree of Heaven	9"	9'	142.00	141.50		62.50
2328C	*Ailanthus altissima*	Tree of Heaven	8"	8'	143.00	142.50		62.50
2328D	*Ailanthus altissima*	Tree of Heaven	10"	10'	146.00	145.50		53.13
2328E	*Ailanthus altissima*	Tree of Heaven	9"	9'	146.00	145.50		65.63
2328F	*Ailanthus altissima*	Tree of Heaven	7"	7'	144.00	143.50		68.75
2329	*Ailanthus altissima*	Tree of Heaven	48"	48'	147.00	146.50	Multistem	59.38
2329A	*Ailanthus altissima*	Tree of Heaven	8"	8'	149.00	148.50		53.13
2329B	*Ailanthus altissima*	Tree of Heaven	7"	7'	152.00	151.50		62.50
2329C	*Ulmus americana*	American Elm	7"	7'	155.00	154.50		62.50
2329D	*Ailanthus altissima*	Tree of Heaven	9"	9'	153.00	152.50		53.13
2330	*Ulmus americana*	American Elm	6"	6'	159.00	158.50		59.38
2330A	*Unknown*	Unknown	14"	14'	158.00	157.50	Dead	0.00
2330B	*Prunus serotina*	Black Cherry	6"	6'	162.00	161.50		59.38
2330C	*Robinia pseudoacacia*	Black Locust	8"	8'	166.00	165.50	Dead	0.00
2330D	*Robinia pseudoacacia*	Black Locust	10"	10'	168.00	167.50	Poor	28.13
2331	*Ailanthus altissima*	Tree of Heaven	6"	6'	169.00	168.50		59.38
2331A	*Robinia pseudoacacia*	Black Locust	12"	12'	173.00	172.50	Dead	0.00
2331B	*Prunus serotina*	Black Cherry	10"	10'	173.00	172.50		59.38
2331C	*Robinia pseudoacacia*	Black Locust	8"	8'	176.00	175.50	Dead	0.00
2331D	*Robinia pseudoacacia*	Black Locust	18"	18'	178.00	177.50	Poor	28.13
2332	*Robinia pseudoacacia*	Black Locust	12"	12'	191.00	190.50		59.38
2332A	*Ailanthus altissima*	Tree of Heaven	12"	12'	190.00	189.50	Co-Dominant	65.63
2332C	*Ailanthus altissima*	Tree of Heaven	8"	8'	188.00	187.50		68.75
2332B	*Robinia pseudoacacia*	Black Locust	10"	10'	191.00	190.50	Poor	28.13
2333	*Ailanthus altissima*	Tree of Heaven	19"	19'	191.00	190.50	Co-Dominant	53.13
2334	*Ailanthus altissima*	Tree of Heaven	10"	10'	191.00	190.50		62.50
2335	*Robinia pseudoacacia*	Black Locust	26"	26'	189.00	188.50		62.50
2336	*Ailanthus altissima*	Tree of Heaven	9"	9'	191.00	190.50		53.13
2337	*Ailanthus altissima*	Tree of Heaven	19"	19'	191.00	190.50	Co-Dominant	65.63
2337A	*Ailanthus altissima*	Tree of Heaven	9"	9'	191.00	190.50		68.75
2337B	*Robinia pseudoacacia*	Black Locust	7"	7'	191.00	190.50	Crooked	59.38
2338	*Ailanthus altissima*	Tree of Heaven	14"	14'	185.00	184.50		53.13
2338A	*Ailanthus altissima*	Tree of Heaven	12"	12'	187.00	186.50		62.50
2338B	*Ailanthus altissima*	Tree of Heaven	10"	10'	186.00	185.50		62.50
2339	*Ailanthus altissima*	Tree of Heaven	8"	8'	180.00	179.50		53.13
2339A	*Ailanthus altissima*	Tree of Heaven	7"	7'	178.00	177.50		65.63
2339B	*Ailanthus altissima*	Tree of Heaven	7"	7'	179.00	178.50		68.75
2339C	*Robinia pseudoacacia*	Black Locust	13"	13'	175.00	174.50	Vines	40.63
2340	*Quercus palustris*	Pin Oak	32"	32'	153.00	152.50		43.75
2340A	*Ailanthus altissima*	Tree of Heaven	10"	10'	157.00	156.50	Vines	46.88
2341	*Quercus palustris*	Pin Oak	16"	16'	163.00	162.50		53.13
2341A	*Quercus palustris*	Pin Oak	10"	10'	162.00	161.50		62.50
2341B	*Quercus palustris*	Pin Oak	8"	8'	161.00	160.50		62.50
2341C	*Ulmus americana*	American Elm	7"	7'	167.00	166.50		53.13
2341D	*Unknown*	Unknown	9"	9'	168.00	167.50	Dead	0.00
2341E	*Robinia pseudoacacia*	Black Locust	12"	12'	170.00	169.50	Poor	28.13
2341F	*Ailanthus altissima*	Tree of Heaven	6"	6'	176.00	175.50		65.63
2342	*Prunus serotina*	Black Cherry	10"	10'	164.00	163.50		68.75
2342A	*Ulmus americana*	American Elm	26"	26'	167.00	166.50	Co-Dominant	65.63
2342B	*Ailanthus altissima*	Tree of Heaven	16"	16'	170.00	169.50	Co-Dominant	68.75
2343	*Gleditsia triacanthus*	Honey Locust	14"	14'	190.00	189.50		53.13
2343A	*Ailanthus altissima*	Tree of Heaven	6"	6'	191.00	190.50		62.50
2343B	*Ailanthus altissima*	Tree of Heaven	16"	16'	190.00	189.50		62.50
2343C	*Ailanthus altissima*	Tree of Heaven	10"	10'	189.00	188.50		53.13
2343D	*Robinia pseudoacacia*	Black Locust	14"	14'	187.00	186.50		65.63
2344	*Robinia pseudoacacia*	Black Locust	18"	18'	185.00	184.50	Vines	68.75
2344A	*Ailanthus altissima*	Tree of Heaven	11"	11'	189.00	188.50	Crooked	59.38
2345	*Ailanthus altissima*	Tree of Heaven	15"	15'	190.50	190.00	Co-Dominant	65.63
2345A	*Ailanthus altissima*	Tree of Heaven	16"	16'	191.00	190.50	Co-Dominant	68.75
2345B	*Ailanthus altissima*	Tree of Heaven	13"	13'	192.00	191.50	Co-Dominant	40.63
2345C	*Ailanthus altissima*	Tree of Heaven	20"	20'	190.50	190.00	Co-Dominant, Crooked, 1/2 Dead	25.00
2345D	*Ulmus americana*	Tree of Heaven	6"	6'	191.00	190.50		46.88
2346	*Ailanthus altissima*	Tree of Heaven	21"	21'	187.00	186.50	Multistem	53.13
2346A	*Ulmus americana*	Tree of Heaven	6"	6'	186.00	185.50		62.50
2347	*Ailanthus altissima*	Tree of Heaven	8"	8'	182.00	181.50		62.50
2347A	*Ailanthus altissima*	Tree of Heaven	9"	9'	182.00	181.50		53.13
2347B	*Prunus serotina*	Black Cherry	15"	15'	185.00	184.50	Co-Dominant	65.63
2348	*Prunus serotina*	Black Cherry	11"	11'	175.00	174.50		68.75
2348A	*Ailanthus altissima*	Tree of Heaven	15"	15'	175.00	174.50	Co-Dominant	65.63
2349	*Prunus serotina*	Black Cherry	24"	24'	191.00	190.50	Co-Dominant, Vines	68.75
2349A	*Prunus serotina*	Black Cherry	8"	8'	187.00	186.50	Dead	0.00
2349B	*Ailanthus altissima*	Tree of Heaven	6"	6'	186.00	185.50	Vines	50.00
2350	*Prunus serotina*	Black Cherry	29"	29'	188.00	187.50	Vines	53.13
2350A	*Unknown*	Unknown	6"	6'	185.00	184.50	Dead	0.00
2350B	*Prunus serotina*	Black Cherry	12"	12'	185.00	184.50	Leaning	59.38
2350C	*Prunus serotina*	Black Cherry	16"	16'	189.00	188.50	Dead	0.00
2351	*Prunus serotina*	Black Cherry	42"	42'	183.00	182.50	Vines	59.38
2351A	*Ailanthus altissima*	Tree of Heaven	6"	6'	181.00	180.50		53.13
2351B	*Ailanthus altissima*	Tree of Heaven	10"	10'	185.00	184.50		62.50
2351C	*Robinia pseudoacacia*	Black Locust	10"	10'	185.00	184.50		62.50
2352	*Ulmus americana*	American Elm	8"	8'	174.00	173.50		53.13
2353	*Ailanthus altissima*	Tree of Heaven	7"	7'	175.00	174.50		59.38
2354	*Prunus serotina*	Black Cherry	39"	39'	174.25	173.75	Multistem, 2/3 Dead, Leaning	28.13
2355	*Quercus rubra*	Red Oak	18"	18'	175.25	174.75		65.63
2356	*Acer rubrum*	Red Maple	6"	6'	175.75	175.25		68.75
2356A	*Prunus serotina*	Black Cherry	6"	6'	178.00	177.50	Leaning	53.13
2357	*Juniperus virginiana*	Eastern Red Cedar	14"	14'	175.00	174.50		62.50
2358	*Prunus serotina*	Black Cherry	16"	16'	179.00	178.50		62.50
2358A	*Prunus serotina*	Black Cherry	8"	8'	181.00	180.50		53.13
2359	*Robinia pseudoacacia*	Black Locust	14"	14'	182.00	181.50		65.63
2359A	*Quercus palustris*	Pin Oak	12"	12'	180.00	179.50		68.75
2360	*Ailanthus altissima*	Tree of Heaven	8"	8'	192.00	191.50	Leaning	59.38
2360A	*Ailanthus altissima*	Tree of Heaven	7"	7'	190.00	189.50		65.63
2360B	*Ailanthus altissima*	Tree of Heaven	6"	6'	192.00	191.50		68.75
2360C	*Prunus serotina*	Black Cherry	7"	7'	190.00	189.50		50.00
2360D	*Ailanthus altissima*	Tree of Heaven	24"	24'	192.00	191.50	Co-Dominant	53.13
2361	*Ailanthus altissima*	Tree of Heaven	7"	7'	189.50	189.00		53.13
2362	*Robinia pseudoacacia*	Black Locust	9"	9'	189.00	188.50		62.50
2362A	*Prunus serotina*	Black Cherry	6"	6'	188.00	187.50		62.50

TREE INVENTORY & CONDITION ANALYSIS

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK SIZE	CRZ SIZE	TRUNK ELEVATION	CRZ ELEVATION	COMMENTS	CONDITION RATING
			DBH (in.)	R (ft.)	Elevation (ft.)	Elevation (ft.)		
2362B	*Quercus rubra*	Red Oak	7"	7'	190.00	189.50		53.13
2362C	*Robinia pseudoacacia*	Black Locust	13"	13'	191.00	190.50		65.63
2363	*Robinia pseudoacacia*	Black Locust	13"	13'	180.00	179.50		68.75
2363A	*Unknown*	Unknown	10"	10'	179.00	178.50	Dead	0.00
2363B	*Quercus rubra*	Red Oak	11"	11'	179.00	178.50		59.38
2364	*Quercus palustris*	Pin Oak	8"	8'	189.50	189.00		65.63
2364A	*Robinia pseudoacacia*	Black Locust	9"	9'	191.00	190.50		68.75
2364B	*Quercus palustris*	Pin Oak	7"	7'	192.00	191.50		59.38
2365	*Robinia pseudoacacia*	Black Locust	28"	28'	187.00	186.50	Dead	0.00
2365A	*Prunus serotina*	Black Cherry	11"	11'	188.00	187.50		65.63
2366	*Quercus rubra*	Red Oak	7"	7'	183.00	182.50		68.75
2366A	*Robinia pseudoacacia*	Black Locust	12"	12'	179.00	178.50		59.38
2366B	*Unknown*	Unknown	17"	17'	180.00	179.50	Dead	0.00
2367	*Robinia pseudoacacia*	Black Locust	9"	9'	181.00	180.50	Dead	0.00
2367A	*Robinia pseudoacacia*	Black Locust	8"	8'	179.00	178.50		53.13
2367B	*Quercus rubra*	Red Oak	12"	12'	183.00	182.50		62.50
2367C	*Robinia pseudoacacia*	Black Locust	14"	14'	178.00	177.50		62.50
2368	*Quercus rubra*	Red Oak	9"	9'	189.00	188.50		53.13
2368A	*Unknown*	Unknown	6"	6'	188.00	187.50	Dead	0.00
2368B	*Quercus rubra*	Red Oak	6"	6'	192.00	191.50	Crooked	59.38
2368C	*Ulmus americana*	American Elm	12"	12'	193.00	192.50		65.63
2368D	*Ulmus americana*	American Elm	12"	12'	192.00	191.50	

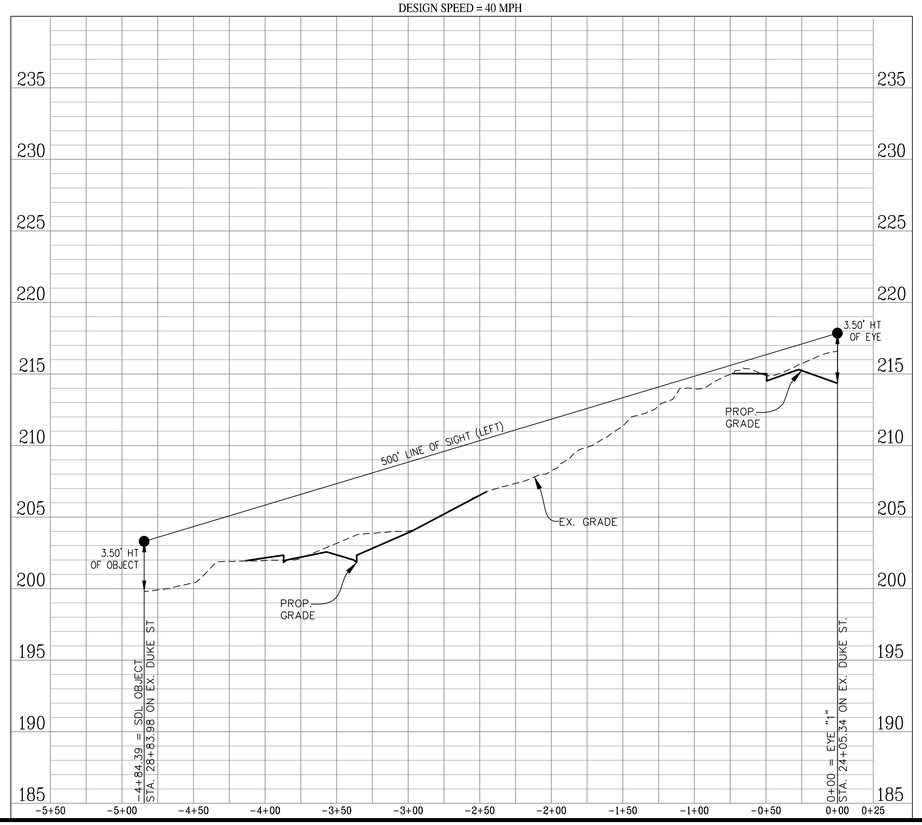


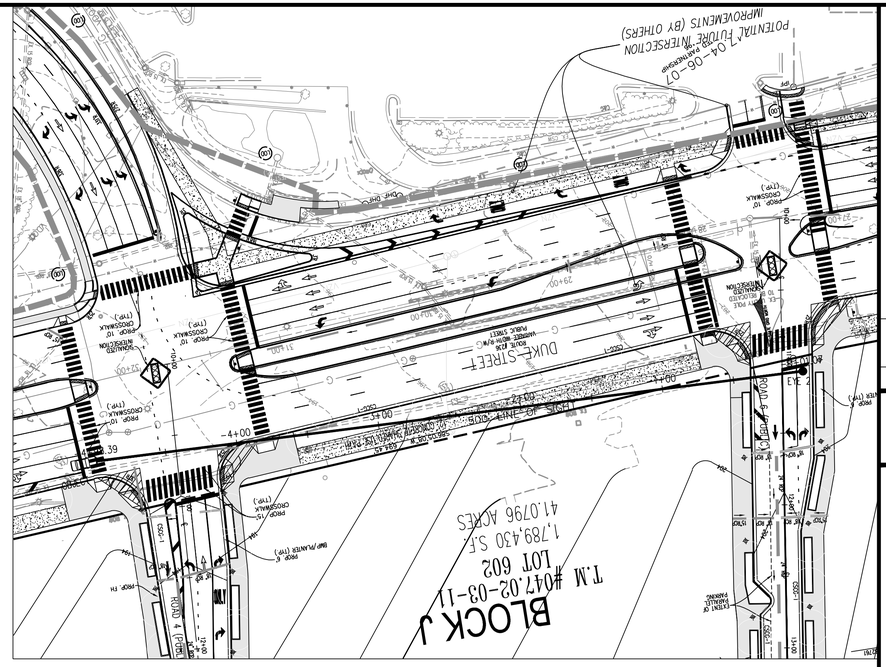
PLAN VIEW
SCALE: 1"=50'

SIGHT DISTANCE PROFILE
ROAD 3 EGRESS ON DUKE STREET

EYE "1"

POSTED SPEED = 35MPH
DESIGN SPEED = 40 MPH



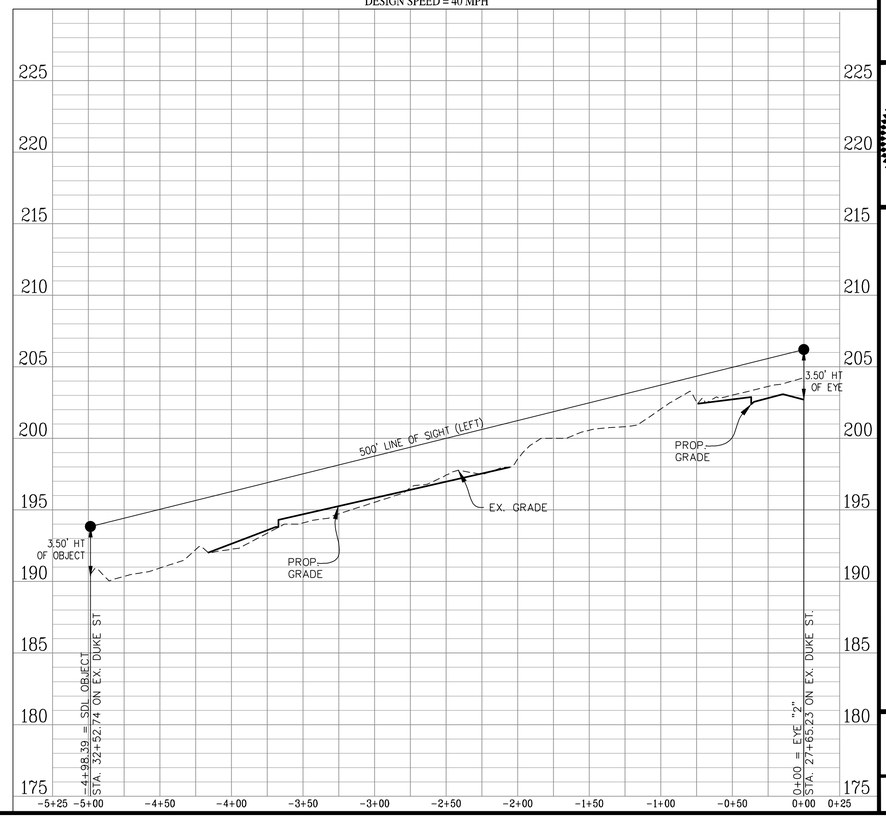


PLAN VIEW
SCALE: 1"=50'

SIGHT DISTANCE PROFILE
ROAD 6 EGRESS ON DUKE STREET

EYE "2"

POSTED SPEED = 35MPH
DESIGN SPEED = 40 MPH



No.	DATE	DESCRIPTION
1	08-13-2021	
2	10-28-2021	
3	01-28-2022	
4	03-18-2022	

PLAN DATE

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CLARKSON C. TOOK
Lic. No. 038790
ENGINEER
PROFESSIONAL
04/18/2022

SIGHT DISTANCE

LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

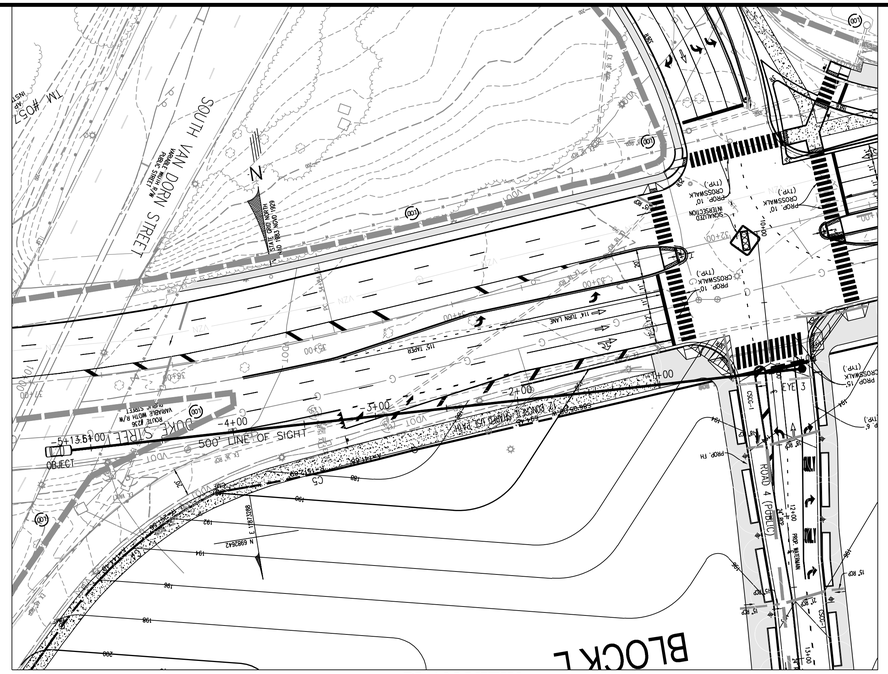
DATE: AUGUST, 2021

SCALE: H:1"=50'; V:1"=5' C.I.= NA

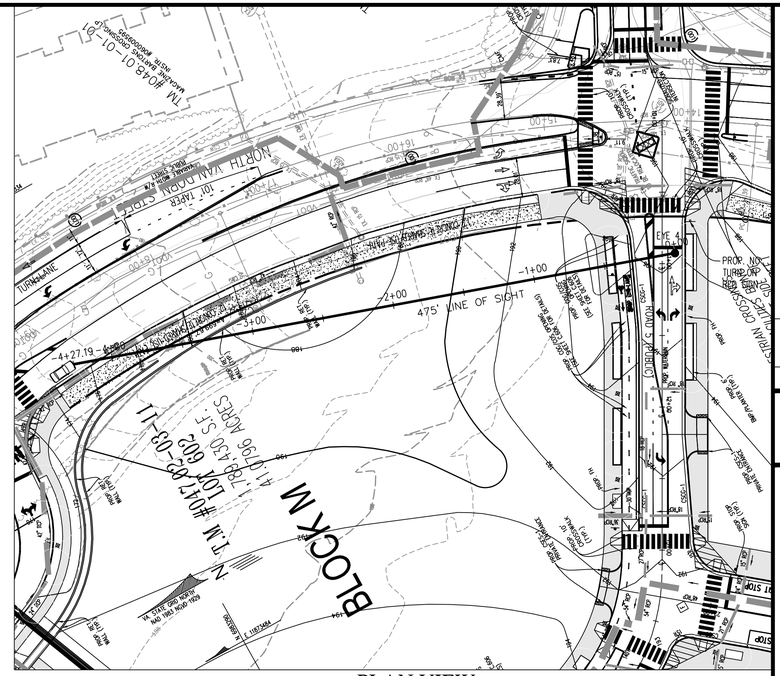
SHEET
C.702 083
OF OF
C.805 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\Landmarkmall\DSP\1877-19- Sight Distance.dwg [SD-1] March 17, 2022 - 5:25pm yelasri

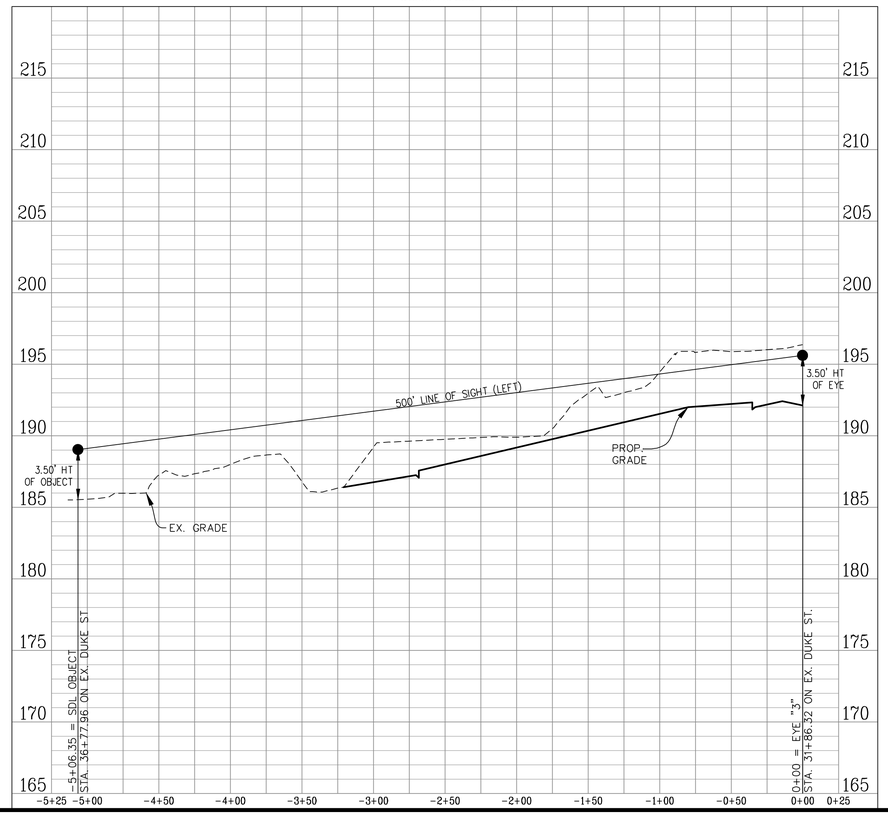


PLAN VIEW
SCALE: 1"=50'

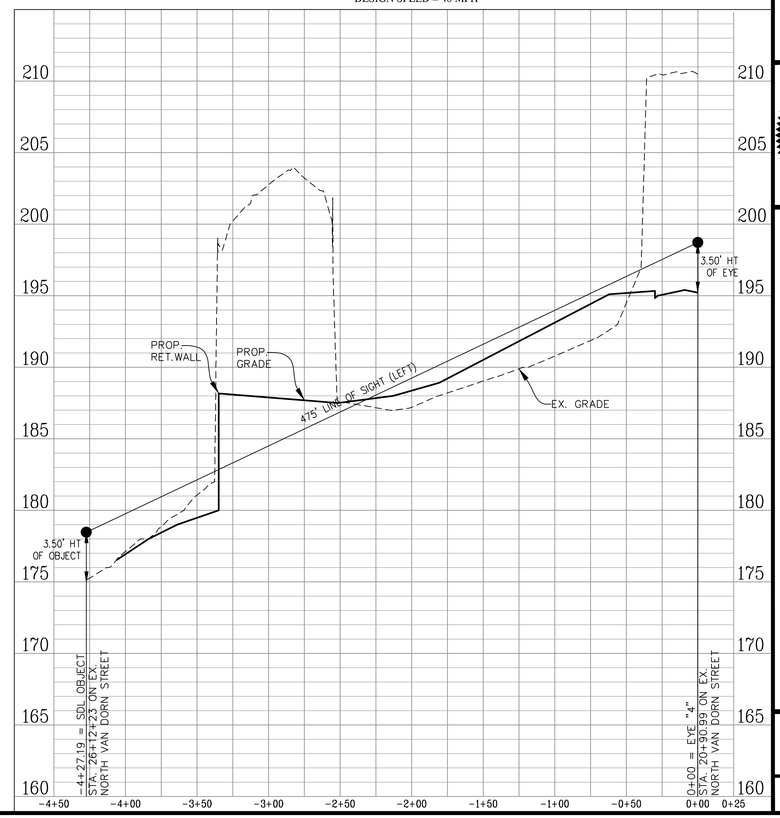


PLAN VIEW
SCALE: 1"=50'

SIGHT DISTANCE PROFILE
ROAD 4 EGRESS ON DUKE STREET
EYE "3"
POSTED SPEED = 35MPH
DESIGN SPEED = 40 MPH



SIGHT DISTANCE PROFILE
ROAD 5 EGRESS ON VAN DORN STREET
EYE "4"
POSTED SPEED = 35MPH
DESIGN SPEED = 40 MPH



No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
08-13-2021
10-28-2021
01-28-2022
03-18-2022

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CLAYTON C. TOCK
Lic. No. 036790
03/18/2022
PROFESSIONAL ENGINEER

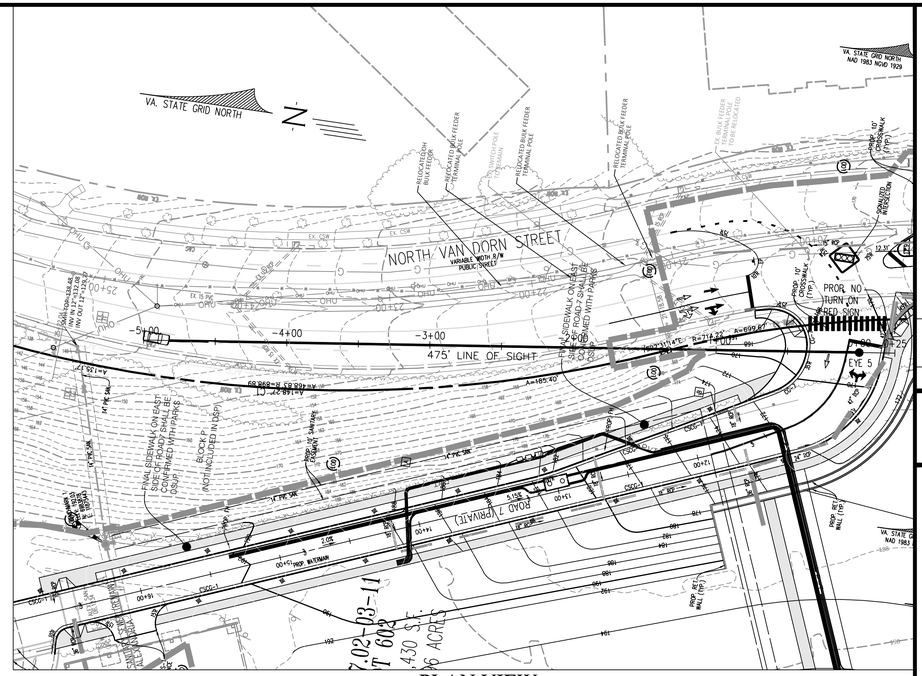
SIGHT DISTANCE
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: H:1"=50'; V:1"=5'
C.I.= NA
DATE: AUGUST, 2021

SHEET
C.703 084
OF OF
C.805 156

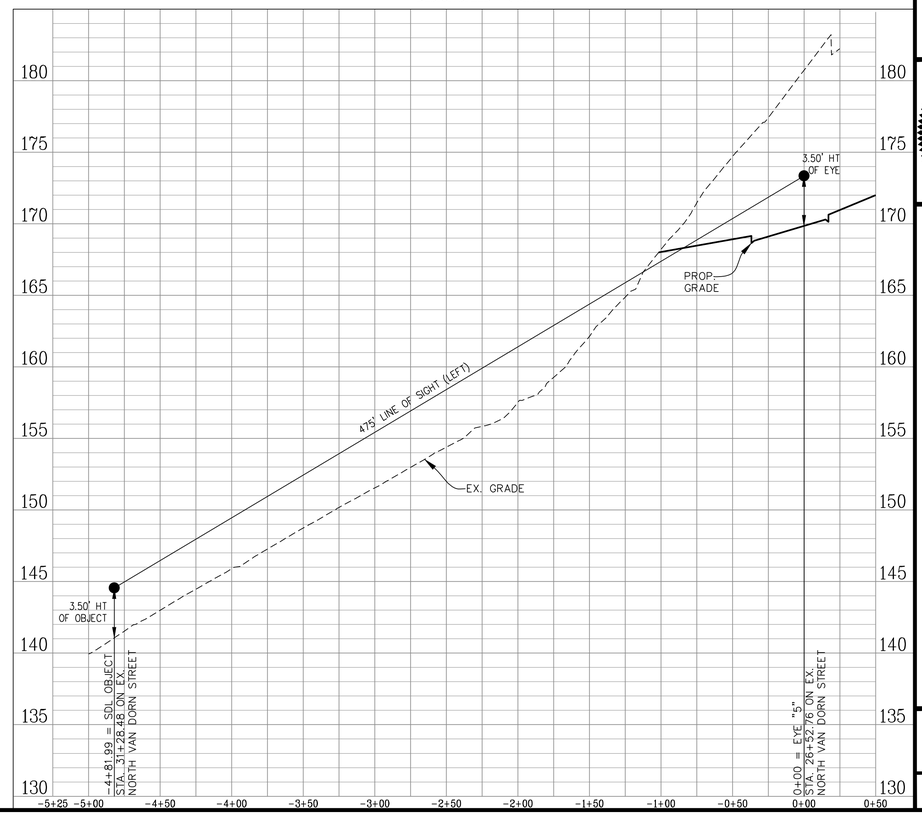
FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-19- Sight Distance.dwg [SD-2] March 17, 2022 - 5:25pm yelasri



PLAN VIEW
SCALE: 1"=50'

SIGHT DISTANCE PROFILE
ROAD 7 EGRESS ON VAN DORN STREET
EYE "5"
POSTED SPEED = 35MPH
DESIGN SPEED = 40 MPH



No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
08-13-2021
10-28-2021
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SIGHT DISTANCE
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: H:1"=50'; V:1"=5' C.I.= NA DATE: AUGUST, 2021

SHEET
C.704 085
OF OF
C.805 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-19- Sight Distance.dwg [SD-3] March 17, 2022 - 5:25pm yelasri

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No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
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SIGHT DISTANCE
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: H:1"=50'; V:1"=5' C.I.= 2' DATE: AUGUST, 2021

SHEET C.705 OF C.805 086 OF 156

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-19- Sight Distance.dwg [SD-4] March 17, 2022 - 5:25pm yelasri

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SIGHT DISTANCE

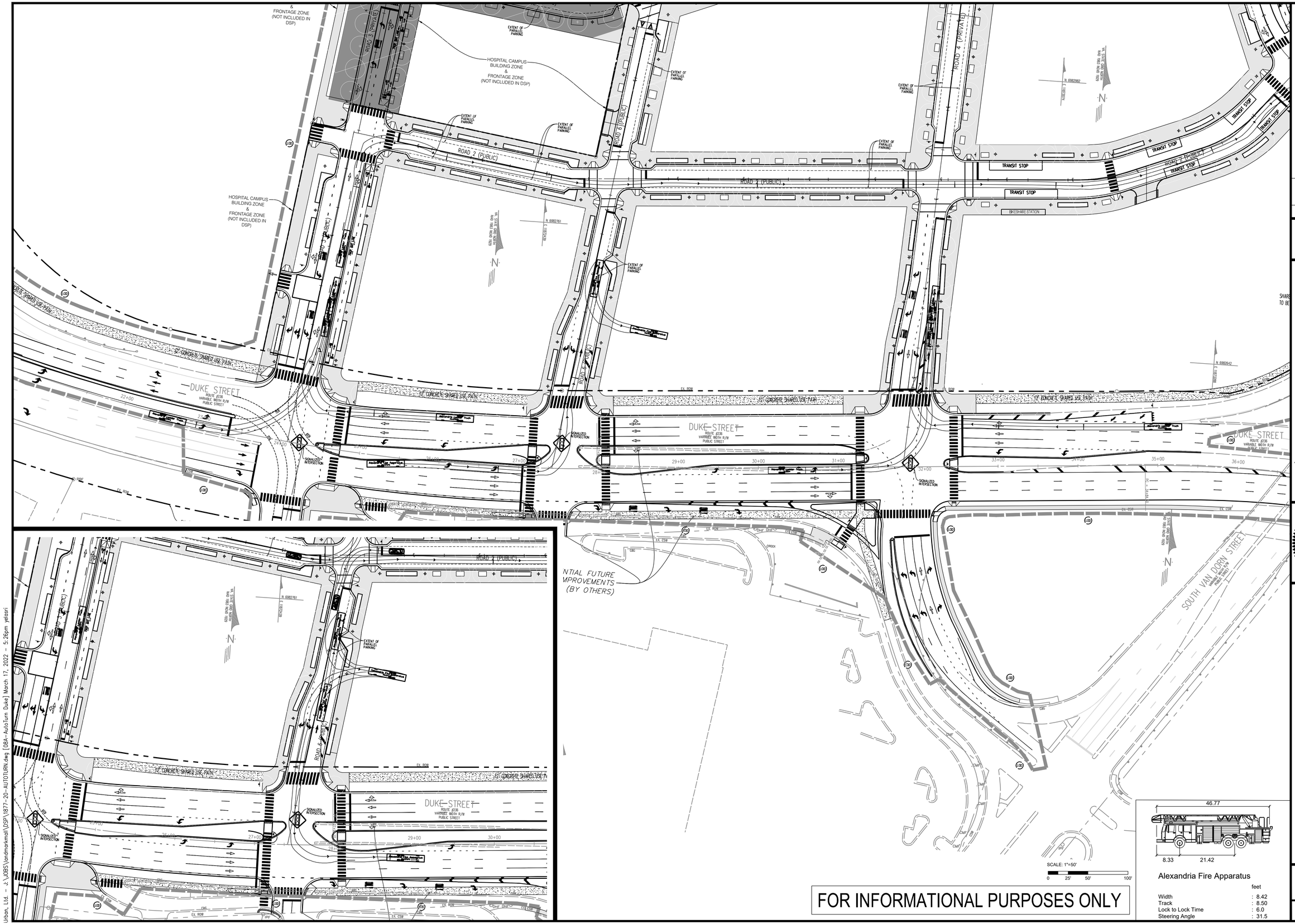
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: H:1"=50'; V:1"=5' C.I.= 2' DATE: AUGUST, 2021

SHEET C.706 OF C.805 087 OF 156

FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-19- Sight Distance.dwg [SD-4 (2)] March 17, 2022 - 5:26pm yelosri



No.	DATE	DESCRIPTION
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10-28-2021
01-24-2022
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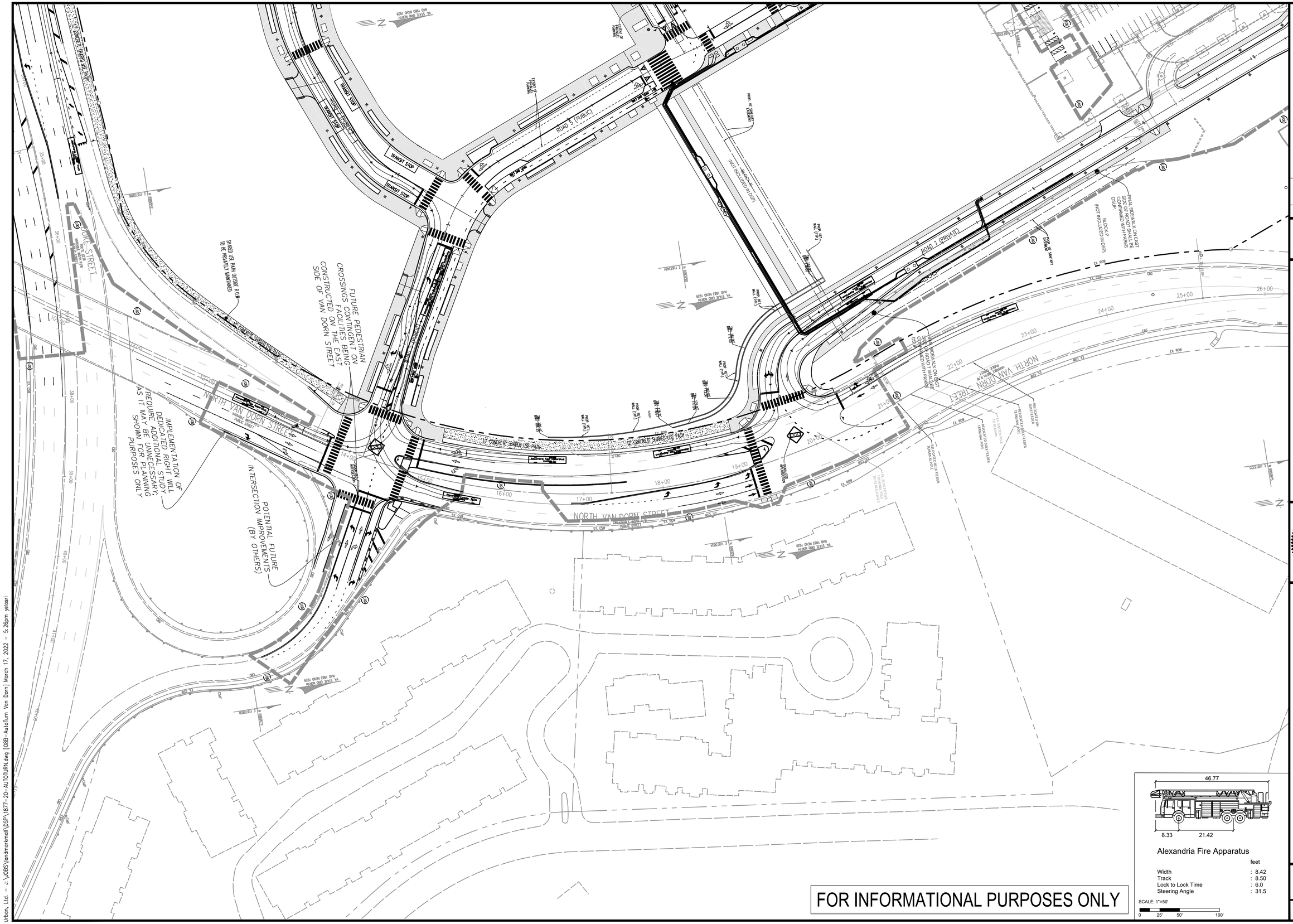
AUTOTURN EXHIBIT
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

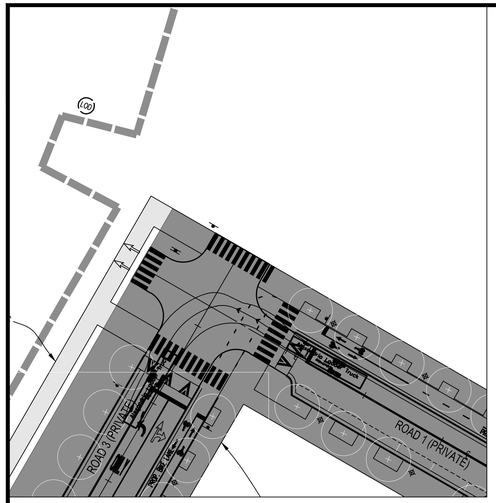
DATE: AUGUST, 2021
SCALE: 1"=50' C.I.=N/A

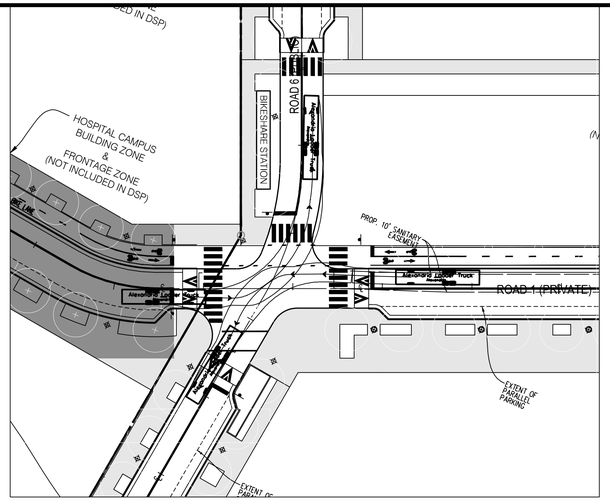
SHEET C.707 088 OF C.805 156

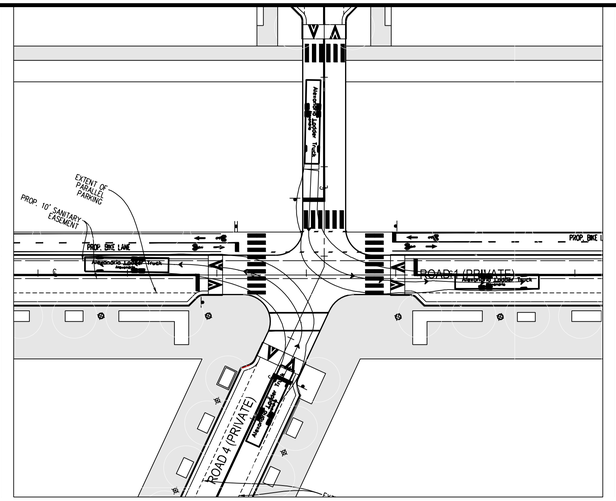
FILE No. RZ-1877

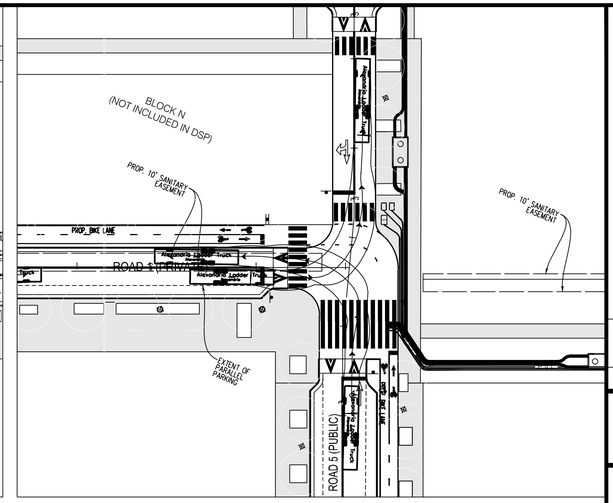
Urban, Ltd. – J:\JOBS\Landmarkmall\DSP\1877-20-AUTOTURN.dwg [08A-AutoTurn Duke] March 17, 2022 – 5:26pm yelasri

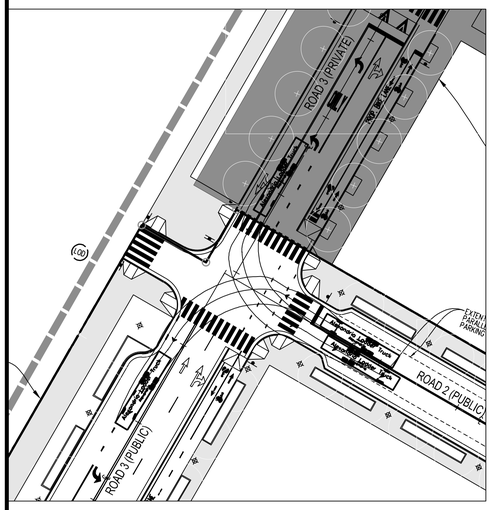

ROAD 5 (PUBLIC)
ROAD 7 (PRIVATE)
TRANSIT STOP
TRANSIT STOP
TRANSIT STOP
FUTURE PARKING
FUTURE PARKING
SHARED USE PATH OUTSIDE R.O.W. TO BE PRIVATELY MAINTAINED
FUTURE PEDESTRIAN CROSSINGS CONTINGENT ON FACILITIES BEING CONSTRUCTED ON THE EAST SIDE OF VAN DORN STREET
IMPLEMENTATION OF DEDICATED RIGHT WILL REQUIRE ADDITIONAL STUDY; AS IT MAY BE UNNECESSARY. SHOWN FOR PLANNING PURPOSES ONLY
POTENTIAL FUTURE INTERSECTION IMPROVEMENTS (BY OTHERS)
NORTH VAN DORN STREET
NORTH VAN DORN STREET
PORT STREET
PROP. 16' SANITARY EASEMENT
SANITARY EASEMENT (NOT INCLUDED IN DSP)
BLOCK P (NOT INCLUDED IN DSP)
FINAL SIDEWALK ON EAST SIDE OF ROAD 7 SHALL BE CONFIRMED WITH PHASE 1 DSUP
FINAL SIDEWALK ON EAST SIDE OF ROAD 7 SHALL BE CONFIRMED WITH PHASE 1 DSUP
RELOCATED BULK FEEDER TERMINAL POLE
RELOCATED BULK FEEDER TERMINAL POLE
RELOCATED BULK FEEDER TERMINAL POLE
EX. BULK FEEDER TERMINAL POLE TO BE RELOCATED
EX. BULK FEEDER TERMINAL POLE TO REMAIN
EX. BULK FEEDER TERMINAL POLE TO REMAIN
EX. ROW
EX. CURB
PROP. 16" WATER
PROP. 8" WATER
PROP. 12" WATER
PROP. 6" WATER
PROP. 8" WATER

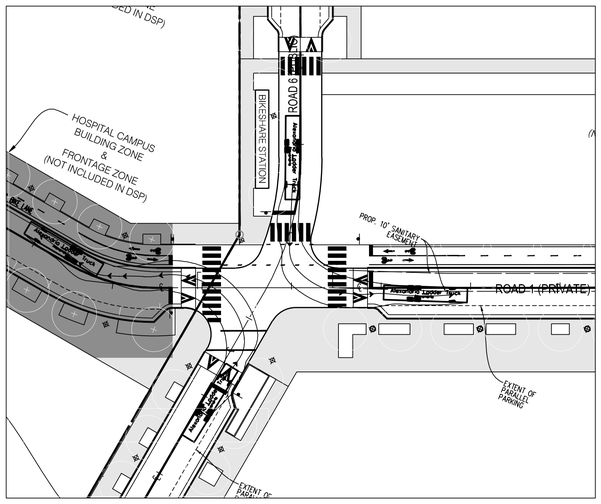


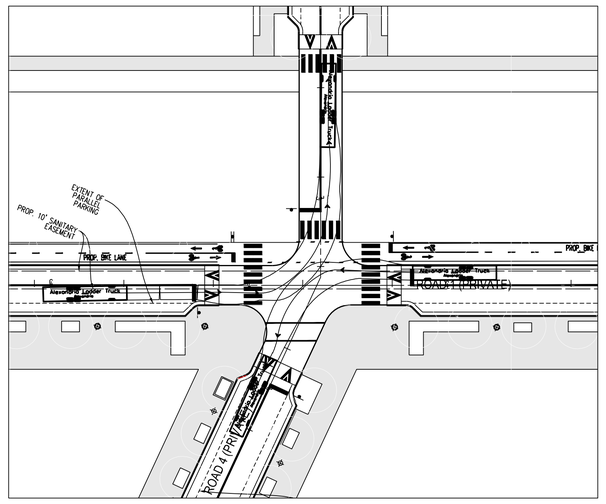


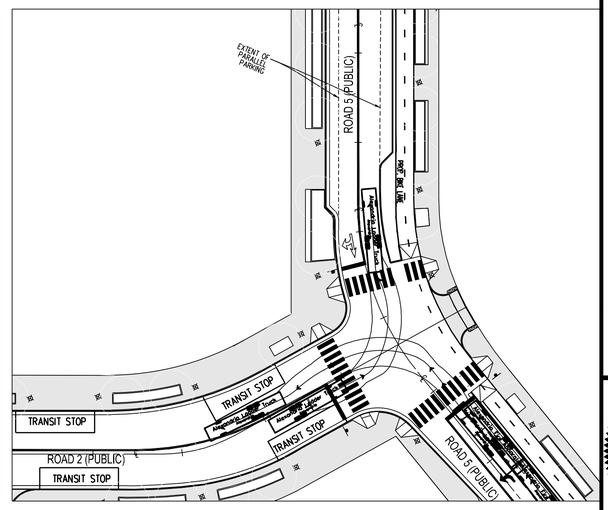


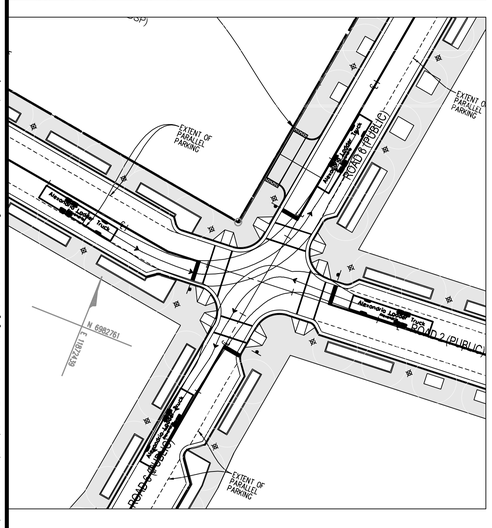


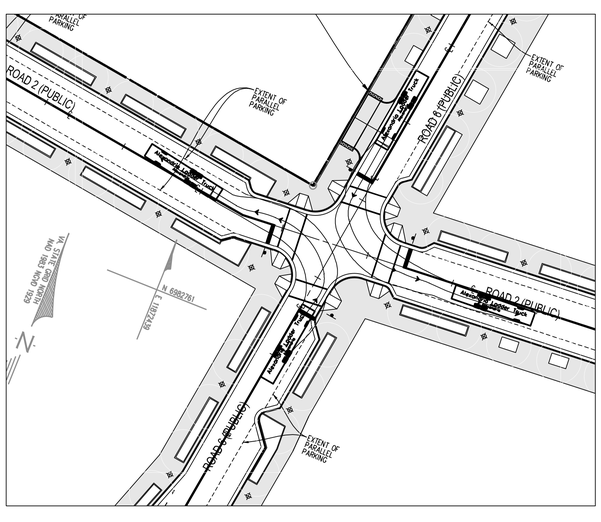


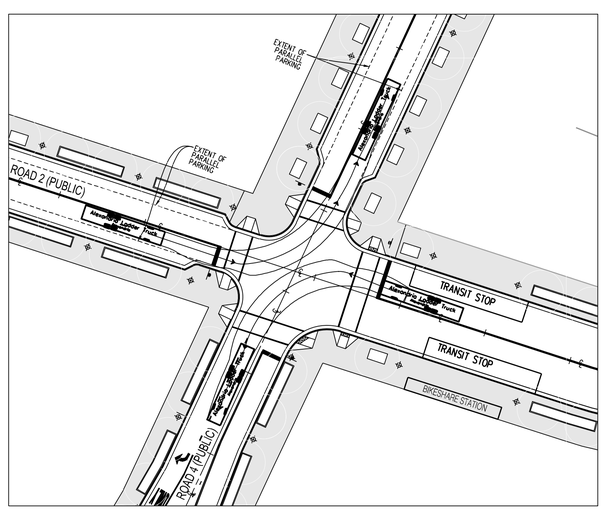


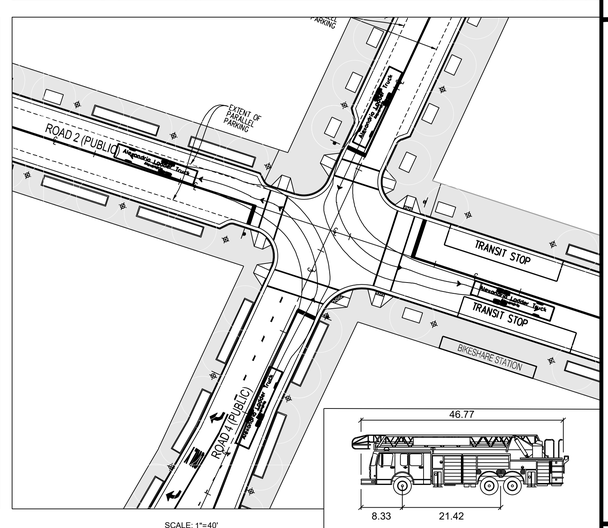












SCALE: 1"=40'
0 20' 40' 80'

Alexandria Fire Apparatus

	feet
Width	: 8.42
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 31.5

FOR INFORMATIONAL PURPOSES ONLY

No.	DATE	DESCRIPTION
1	08-13-2021	PLAN DATE
2	10-26-2021	
3	01-26-2022	
4	03-18-2022	

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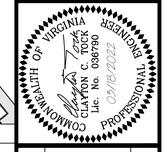


TURNING MOVEMENT EXHIBIT - FIRE TRUCK

LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DATE: AUGUST, 2021

SCALE: 1"=40'

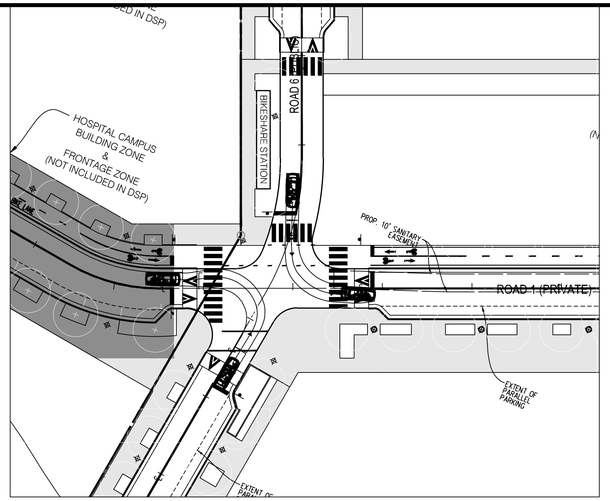
C.I.= N/A

SHEET
C.708A 090
OF OF
C.805 156

FILE No.
RZ-1877

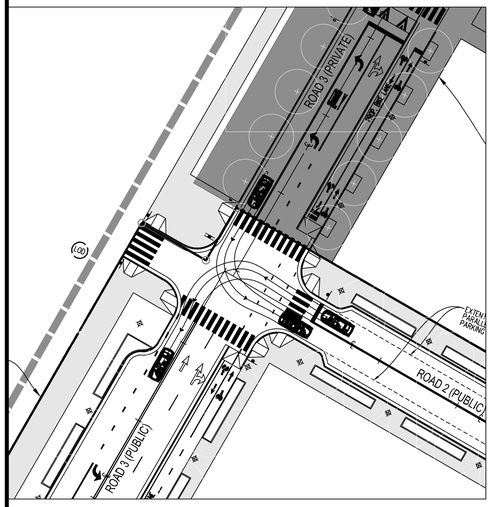
Urban, Ltd. – J:\JOBS\landmarkmall\DSP\1877-20-AUTOTURN.dwg [AUTOTURN FIRETRUCK] March 17, 2022 – 5:27pm yelsori

SEE SHEET TC-1.6 FOR AUTOTURN MOVEMENT



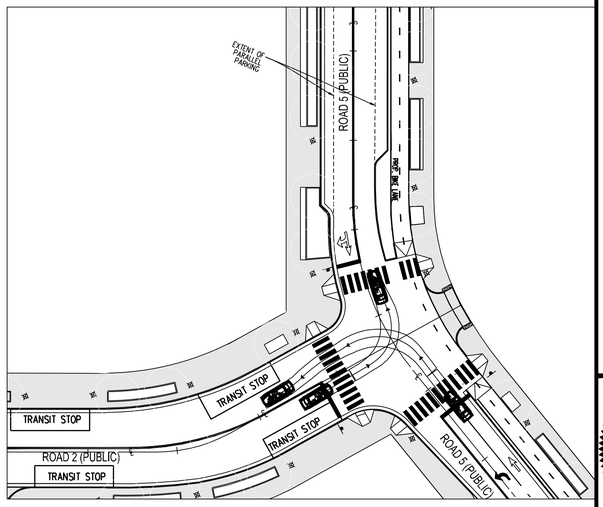
SEE SHEET TC-1.7 FOR AUTOTURN MOVEMENT

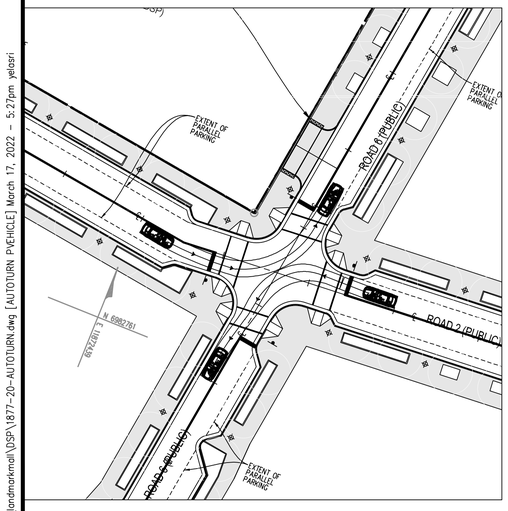
SEE SHEET TC-1.7 FOR AUTOTURN MOVEMENT



SEE SHEET TC-1.6 FOR AUTOTURN MOVEMENT

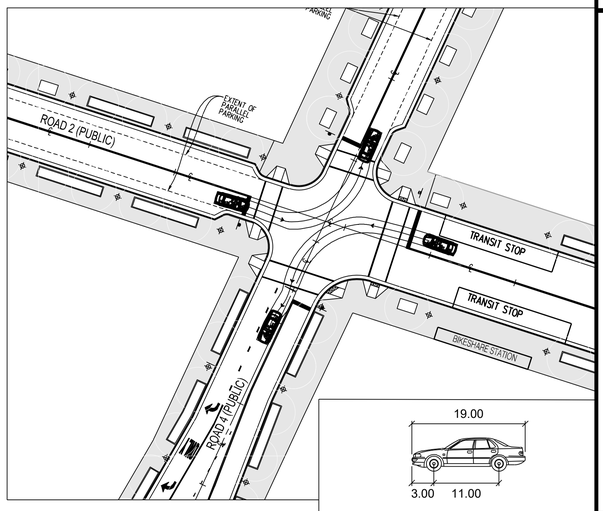
SEE SHEET TC-1.7 FOR AUTOTURN MOVEMENT





SEE SHEET TC-1.4 FOR AUTOTURN MOVEMENT

SEE SHEET TC-1.5 FOR AUTOTURN MOVEMENT



SCALE: 1"=40'

0 20' 40' 80'

P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

FOR INFORMATIONAL PURPOSES ONLY

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
08-13-2021
10-28-2021
01-28-2022
03-18-2022
-
-
-
#

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CLAYTON C. TOCK
Lic. No. 036790
03/18/2022
PROFESSIONAL ENGINEER

TURNING MOVEMENT EXHIBIT - PASSENGER VEHICLE

LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN

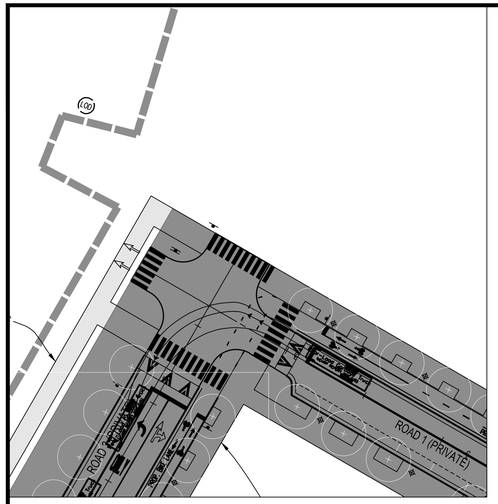
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

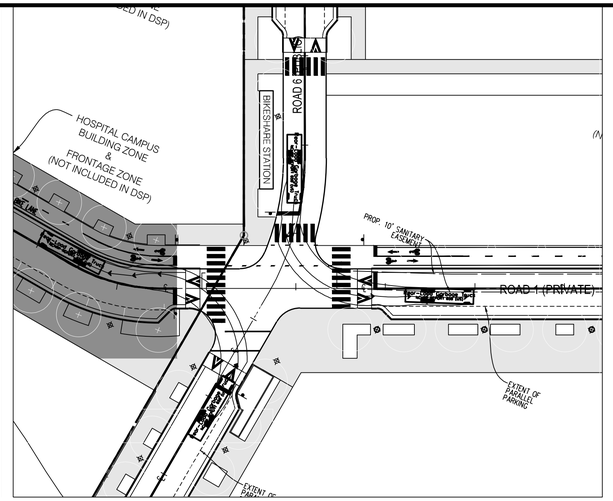
SCALE: 1"=40'
C.I.= N/A
DATE: AUGUST, 2021

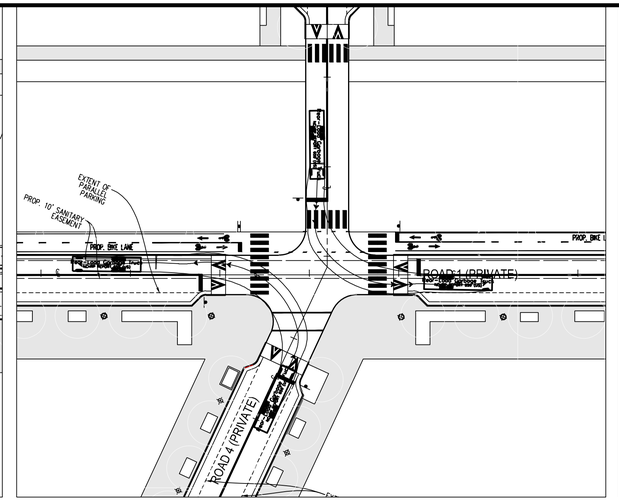
SHEET C.708B 091 OF C.805 OF 156

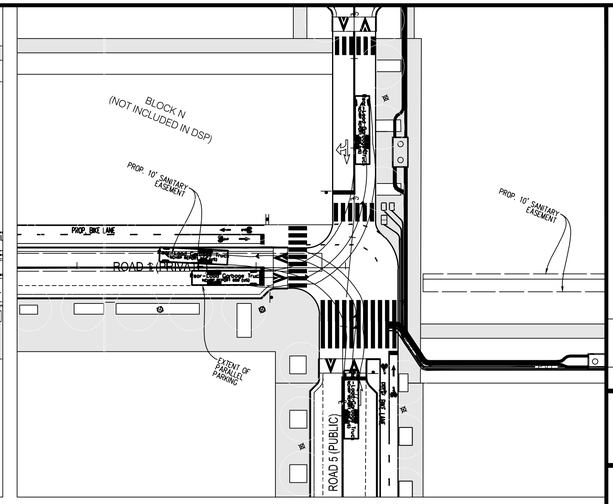
FILE No. RZ-1877

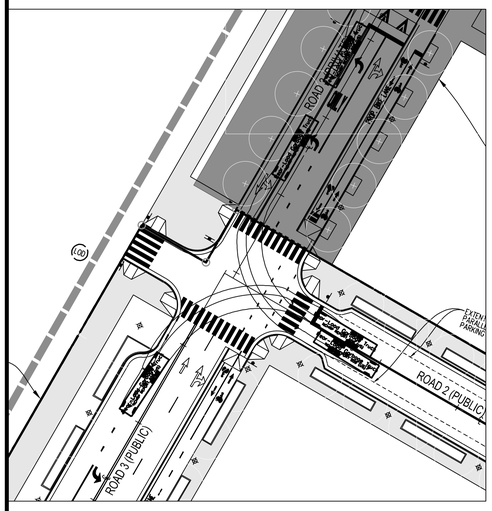
Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-20-AUTOTURN.dwg [AUTOTURN PVEHICLE] March 17, 2022 - 5:27pm yelasri

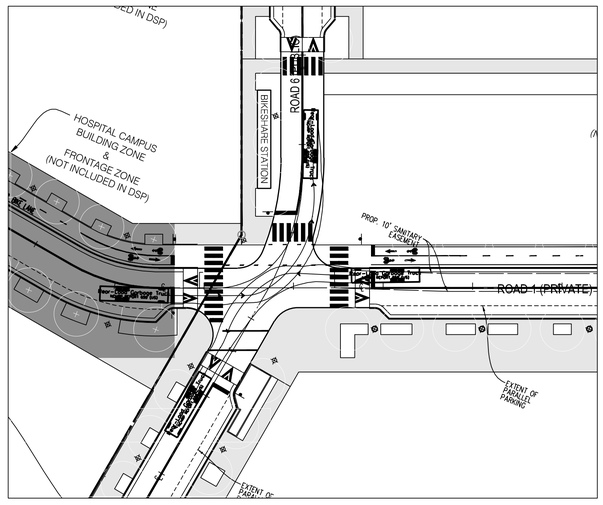


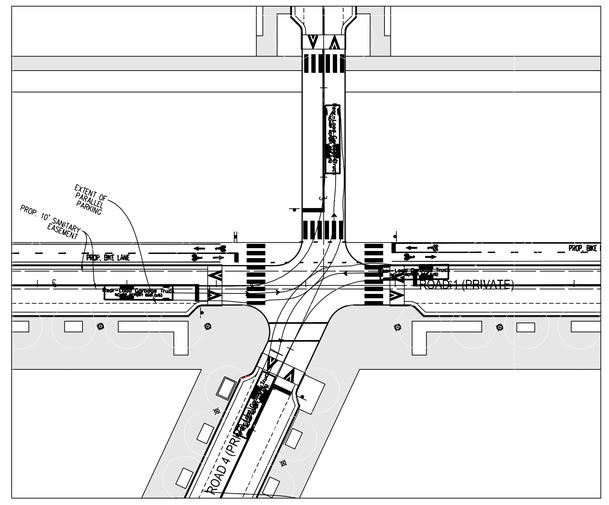


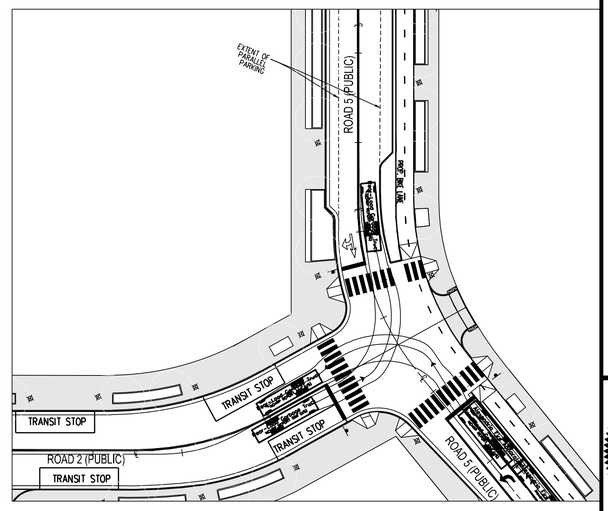


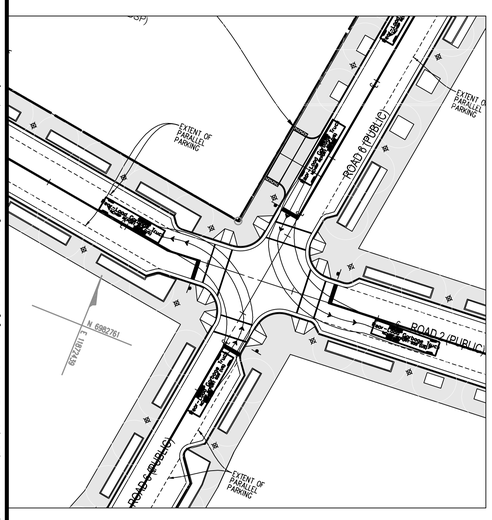


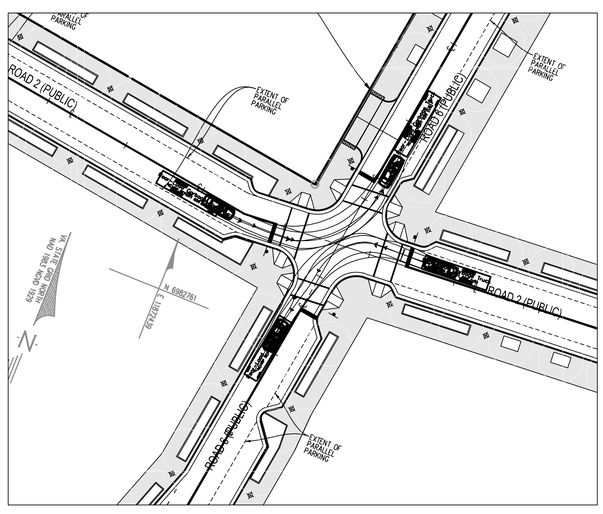


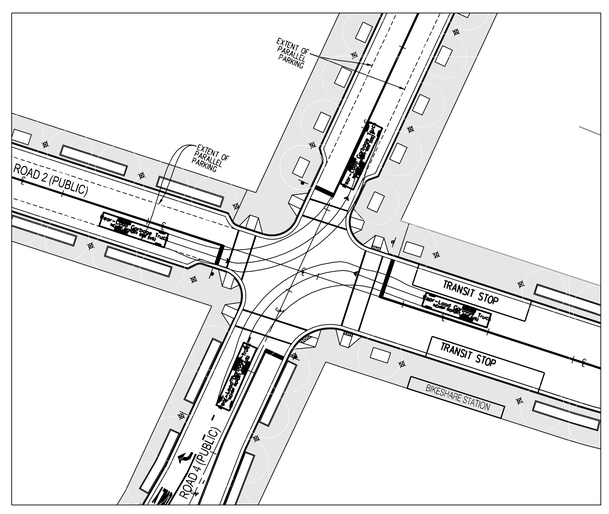


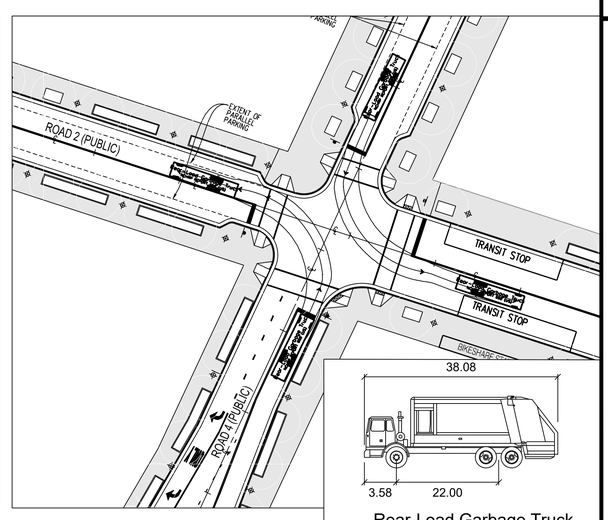












SCALE: 1"=40'
0 20' 40' 80'

Rear-Load Garbage Truck

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

FOR INFORMATIONAL PURPOSES ONLY

No.	DATE	DESCRIPTION
1	08-13-2021	REVISIONS
2	10-28-2021	
3	01-28-2022	
4	03-16-2022	

PLAN DATE

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CHRISTOPHER T. FALK
LIC. No. 038790
PROFESSIONAL ENGINEER
03/16/2022

TURNING MOVEMENT EXHIBIT - GARBAGE TRUCK

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

DATE: AUGUST, 2021
C.I.= N/A
SCALE: 1"=40'

SHEET
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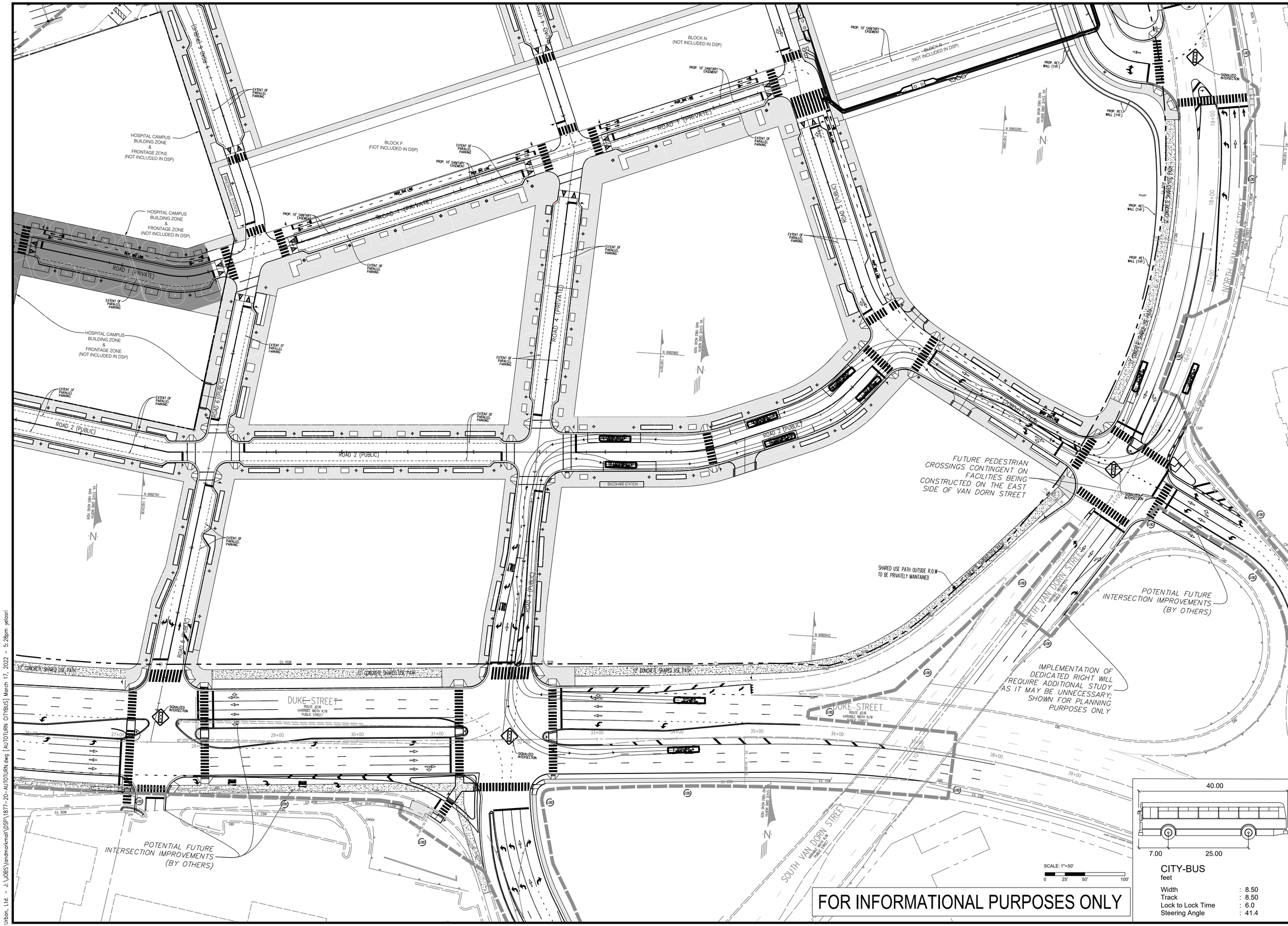
OF OF
C.805 156

FILE No.
RZ-1877

Urban, Ltd. - J:_JOBS\landmarkmall\DSP\1877-20-AUTOTURN GARBAGE] March 17, 2022 - 5:28pm yelsri



CITY-BUS
feet

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 41.4

FOR INFORMATIONAL PURPOSES ONLY

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
08-13-2021
10-28-2021
01-28-2022
03-18-2022

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COMMONWEALTH OF VIRGINIA
Clayton C. Tock
Lic. No. 038790
03/18/2022
PROFESSIONAL ENGINEER

TURNING MOVEMENT EXHIBIT - CITY BUS

LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=50'
C.I.= N/A
DATE: AUGUST, 2021

SHEET
C.708D 093
OF OF
C.805 156

FILE No.
RZ-1877

Urban, Ltd. – J:\JOBS\landmarkmall\DSP\1877-20-AUTOTURN.dwg [AUTOTURN CITYBUS] March 17, 2022 – 5:28pm yelasri



FOR INFORMATIONAL PURPOSES ONLY (FROM APPROVED CDD)!

REQUIRED OPEN SPACE		
BLOCK	DEVELOPMENT AREA (ACRES)	OPEN SPACE % REQ'D

DEVELOPMENT BLOCK AREA

BLOCK D	1.39 acres	25%
BLOCK E	2.32 acres	25%
BLOCK G	1.31 acres	25%
BLOCK H	2.05 acres	25%
BLOCK I	2.58 acres	25%
BLOCK J	1.85 acres	25%
BLOCK K	2.51 acres	25%
BLOCK L	3.07 acres	25%
BLOCK M	2.77 acres	25%
HOSPITAL CAMPUS*	9.56 acres	15%*
	29.41 acres	

DEVELOPMENT BLOCK AREA NON BUILDABLE AREA

EXISTING GARAGE(BLOCK S)	8.59 acres	0%
PRIVATE ROADS ON HOSPITAL CAMPUS *	0.49 acres	0%
PUBLIC ACCESS EASEMENTS PRIVATE ROADS	2.15 acres	0%
	11.23 acres	

PUBLICLY ACCESSIBLE OPEN SPACE

	3.50 acres	100%
	3.50 acres	

* For purposes of open space calculations on the Hospital Campus, the public access easment areas for the private road and Block Q have been excluded.

* Hospital open space will be 15% (62,500 sf) at grade plus a min 10,000 sf roof-top open space.

PROVIDED OPEN SPACE		
LOCATION	Area	ACRES

PUBLICLY ACCESSIBLE OPEN SPACE

BLOCK R - PASEO	10,179 SF	0.23 acres
BLOCK Q - CENTRAL PLAZA WEST	14,581 SF	0.33 acres
BLOCK F - CENTRAL PLAZA	22,731 SF	0.52 acres
BLOCK N - CENTRAL PLAZA EAST	17,699 SF	0.41 acres
BLOCK P - TERRACE PARK	114,050 SF	2.62 acres
	179,240 SF	4.11 acres

NOTES

1. PER THE SMALL AREA PLAN A MINIMUM OF 3.5 ACRES OF PUBLICLY ACCESSIBLE AT-GRADE OPEN SPACE WILL BE PROVIDED THROUGH THE CENTRAL PLAZA, TERRACE PARK, PASEO, AND NEIGHBORHOOD PARKS. ADDITIONAL OPEN SPACE WILL BE PROVIDED AS AN AGGREGATE OF 25% OF EACH NON-HOSPITAL DEVELOPMENT BLOCK. THIS OPEN SPACE WILL BE PROVIDED AS A MIXTURE OF AT- AND/OR ABOVE-GRADE AND WILL INCLUDE ACTIVE AND PASSIVE ELEMENTS. FOR INSTANCES IN WHICH EXCESS OPEN SPACE FOR ANY GIVEN DEVELOPMENT BLOCK IS USED TO MEET THE MINIMUM REQUIREMENT OF A DIFFERENT DEVELOPMENT BLOCK, THIS SPECIFIC AMOUNT OF OPEN SPACE SHALL BE LOCATED AT-GRADE TO CREATE A CONSOLIDATED, PUBLICLY ACCESSIBLE OPEN SPACE. EXACT LOCATIONS AND SIZES WILL BE DETERMINED WITH FUTURE DEVELOPMENT SPECIAL USE PERMITS.
2. THE CENTRAL PLAZA, TERRACE PARK, AND PASEO WILL BE PROVIDED IN THE AREAS INDICATED. EXACT EXTENTS MAY CHANGE BASED ON FINAL ENGINEERING.
3. LOCATIONS AND SIZE OF NEIGHBORHOOD PARKS WILL BE DETERMINED AS PART OF THE DEVELOPMENT REVIEW PROCESS, AND MAY VARY FROM WHAT IS SHOWN ON THE PLAN.
4. IN EARLY PHASES, THE EXISTING PARKING DECK IS UTILIZED TO PARK THE ADJACENT BLOCKS, AS WELL AS RETAIL AND OFFICE USES ON OTHER BLOCKS ACROSS "ROAD 1." AS PARKING REQUIREMENTS ADJUST AND LESS PARKING IS REQUIRED IN THE FUTURE, THERE IS POTENTIAL FOR ACTIVE RECREATION ON THE TOP LEVEL OF THE EXISTING STRUCTURE. FEASIBILITY TO INCORPORATE ACTIVE RECREATION TO BE DETERMINED AS PART OF THE DSUP PROCESS, AND IMPLEMENTATION IS SUBJECT TO MARKET CONDITIONS.
5. OPEN SPACE WILL BE A MIXTURE OF HARDSCAPED AND LANDSCAPED AREAS.
6. ONE-STORY ACCESSORY STRUCTURES THAT ARE CONSISTENT WITH THE INTENT OF THE OPEN SPACE MAY BE PROVIDED WITHIN THE CENTRAL PLAZA, AS PART OF THE DEVELOPMENT SPECIAL USE PERMIT PROCESS. THESE STRUCTURES SHALL NOT BE COUNTED TOWARDS MEETING THE CENTRAL PLAZA'S CONTRIBUTION FOR PUBLIC OPEN SPACE REQUIREMENTS.
7. ACCESSORY STRUCTURES IN PUBLICALLY ACCESSIBLY OPEN SPACE ARE LIMITED TO ONE-STORY WITH ROOFTOP ACCESSORY USES.
8. THE SIZES AND LOCATIONS OF THE LIGHT GREEN PUBLICLY ACCESSIBLE OPEN SPACE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE REVIEWED WITH FUTURE DSUP SUBMISSIONS
9. THE LANEWAY IS ANTICIPATED TO BE A PAVED SHAREWAY FOR PEDESTRIANS AND ONE-WAY VEHICULAR TRAFFIC. THE LANEWAY WILL BE CLOSED TO TRAFFIC FOR EVENTS AND POTENTIALLY DURING CERTAIN PERIODS OF THE DAY. SPECIAL PAVING MATERIALS WILL BE USED TO FURTHER EMPHASIZE ITS PURPOSE FOR PEDESTRIAN USE AND FOR TRAFFIC CALMING. IF FUTURE DESIGN AND COORDINATION DETERMINES THAT THE LANEWAY NEEDS TO ALSO SERVE AS AN EMERGENCY FIRE LANE, THE DESIGN WILL BE ADJUSTED TO ACCOMMODATE THAT PURPOSE.

LEGEND

- CONCEPTUAL BUILDING FOOTPRINT
- NEIGHBORHOOD PARKS AND/OR GREEN STREET CONNECTION
- OPEN SPACE LANEWAY
- PUBLICLY ACCESSIBLE OPEN SPACE
- RETAIL USE IN OPEN SPACE
- PARCEL EXTENTS

25 50 100 200

ORIGINAL SHEET SIZE: 24" X 36"

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PROJECT TEAM

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LANDSCAPE ARCHITECT
OCULUS
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WASHINGTON, DC 20009
TEL: 202 688 6464
CONTACT: DON HOOVER

APPLICANTS

FOULGER-PRATT DEVELOPMENT, LLC
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POTOMAC, MD 20854
TEL. 240-499-9600

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
STEPHEN MICHAEL SMITH
Lic. No. 0401014885
09/24/2021
ARCHITECT

PROJECT

LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC
CITY OF ALEXANDRIA, VIRGINIA
LANDMARK - VAN DORN

COOPER CARRY PROJ.#
20200118

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1st SUBMISSION	12.21.2020
2	2nd SUBMISSION	03.05.2021
3	3RD SUBMISSION	04.09.2021
4	FINAL APPROVED CDD	07.30.2021
5	FINAL APPROVED CDD	09/24/2021
6	-	-
7		
8		
9		
10		

DESIGNED BY: URBAN
DRAWN BY: COOPER-CARRY/URBAN
CHECKED BY: -

SCALE AS NOTED NORTH

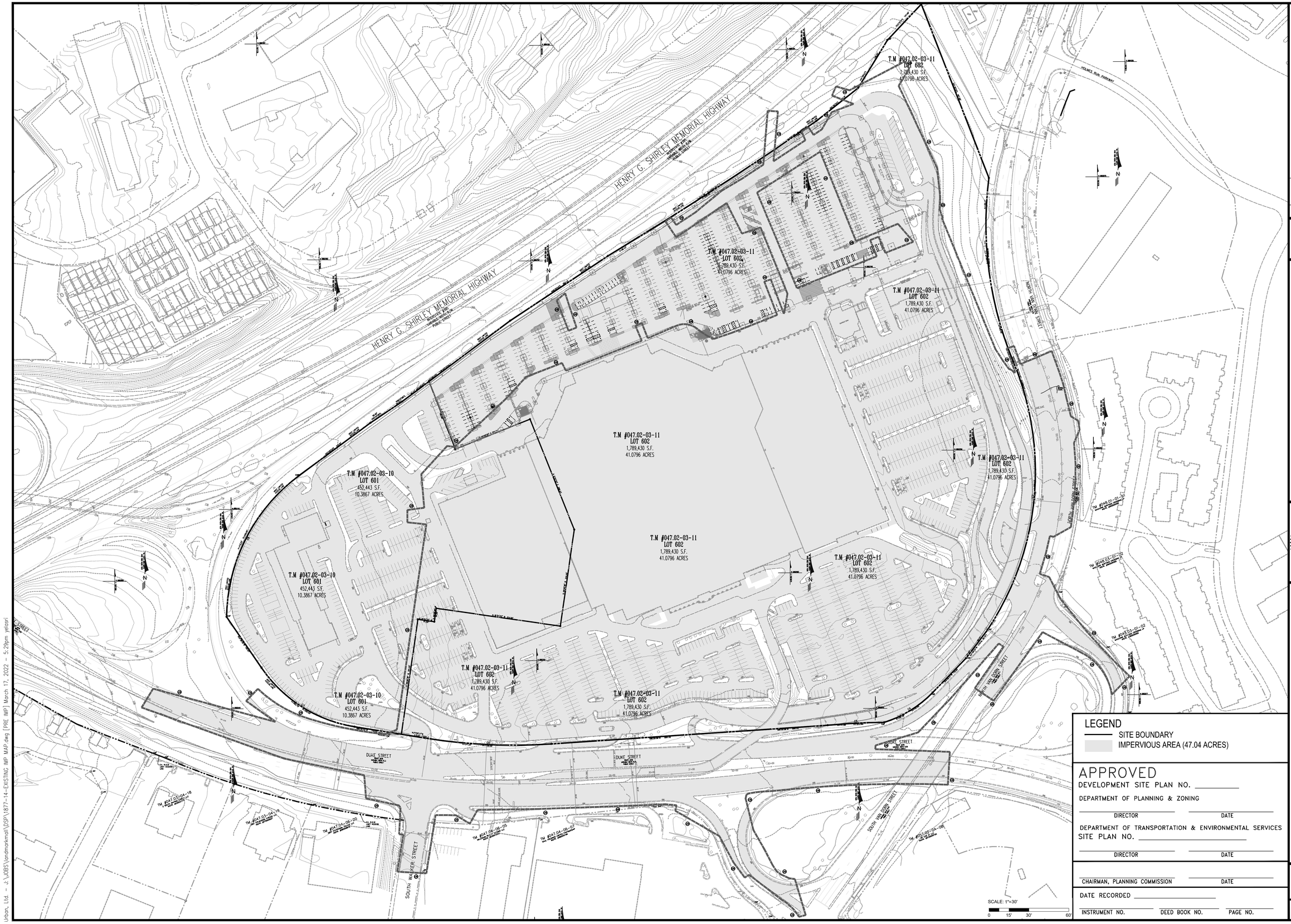
VERT: AS NOTED
HORZ: AS NOTED

SHEET TITLE

OPEN SPACE EXHIBIT

SHEET NUMBER

094
OF
C.709 156



LEGEND

SITE BOUNDARY

IMPERVIOUS AREA (47.04 ACRES)

APPROVED

DEVELOPMENT SITE PLAN 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.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
08-13-2021
10-28-2021
01-24-2022
03-18-2022

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CLAYTON C. TOCK
Lic. No. 038790
PROFESSIONAL ENGINEER
03/18/2022

PRE IMPERVIOUS AREA

LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN

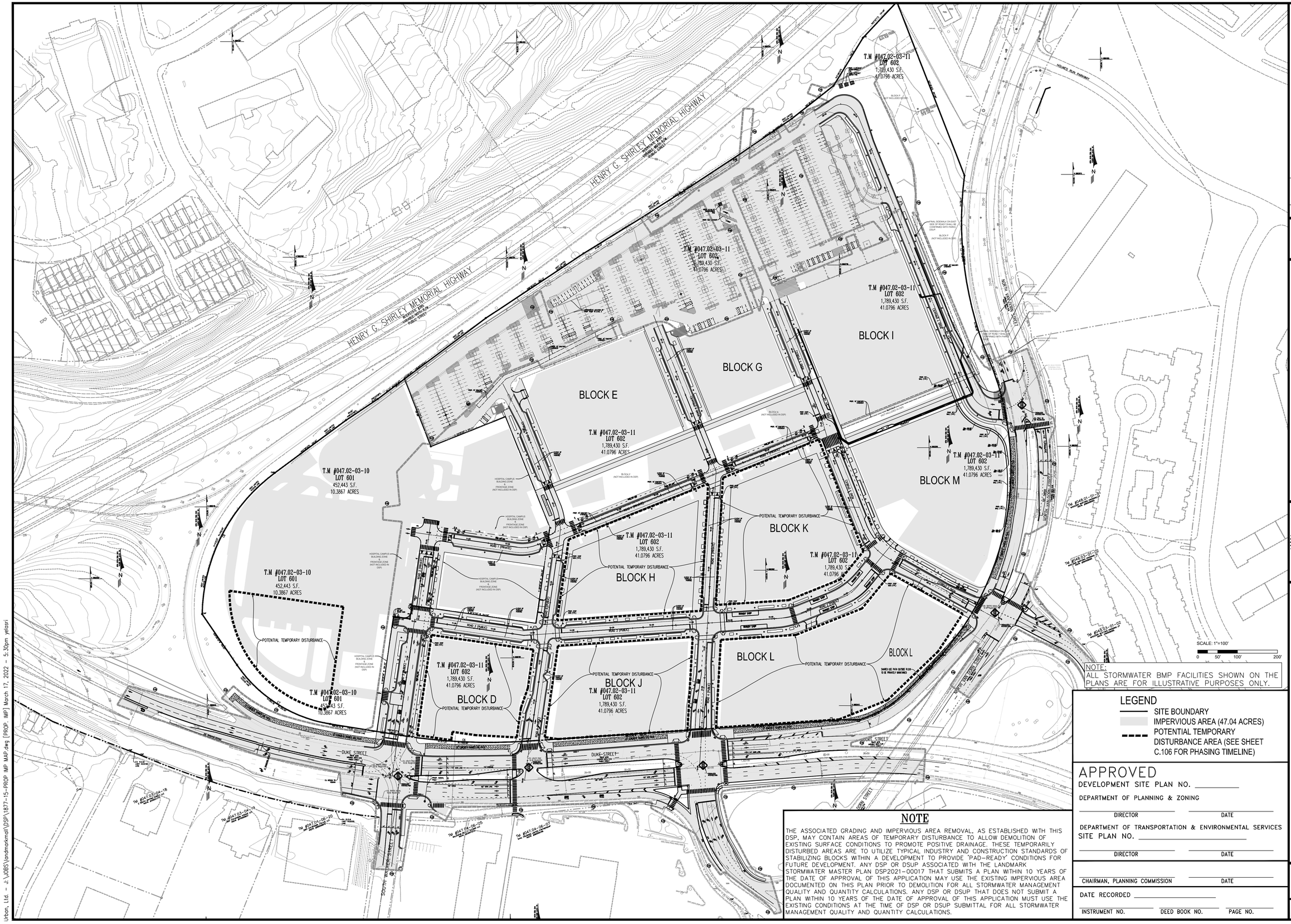
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.= 2' DATE: AUGUST, 2021

SHEET
C.709A 095
OF OF
C.805 156

FILE No.
RZ-1877

Urban, Ltd. – J:\JOBS\Landmarkmall\DSP\1877-14-EXISTING IMP MAP.dwg [PRE IMP] March 17, 2022 – 5:29pm yelasri



NOTE:
ALL STORMWATER BMP FACILITIES SHOWN ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND

- SITE BOUNDARY
- IMPERVIOUS AREA (47.04 ACRES)
- POTENTIAL TEMPORARY DISTURBANCE AREA (SEE SHEET C.106 FOR PHASING TIMELINE)

NOTE

THE ASSOCIATED GRADING AND IMPERVIOUS AREA REMOVAL, AS ESTABLISHED WITH THIS DSP, MAY CONTAIN AREAS OF TEMPORARY DISTURBANCE TO ALLOW DEMOLITION OF EXISTING SURFACE CONDITIONS TO PROMOTE POSITIVE DRAINAGE. THESE TEMPORARILY DISTURBED AREAS ARE TO UTILIZE TYPICAL INDUSTRY AND CONSTRUCTION STANDARDS OF STABILIZING BLOCKS WITHIN A DEVELOPMENT TO PROVIDE 'PAD-READY' CONDITIONS FOR FUTURE DEVELOPMENT. ANY DSP OR DSUP ASSOCIATED WITH THE LANDMARK STORMWATER MASTER PLAN DSP2021-00017 THAT SUBMITS A PLAN WITHIN 10 YEARS OF THE DATE OF APPROVAL OF THIS APPLICATION MAY USE THE EXISTING IMPERVIOUS AREA DOCUMENTED ON THIS PLAN PRIOR TO DEMOLITION FOR ALL STORMWATER MANAGEMENT QUALITY AND QUANTITY CALCULATIONS. ANY DSP OR DSUP THAT DOES NOT SUBMIT A PLAN WITHIN 10 YEARS OF THE DATE OF APPROVAL OF THIS APPLICATION MUST USE THE EXISTING CONDITIONS AT THE TIME OF DSP OR DSUP SUBMITTAL FOR ALL STORMWATER MANAGEMENT QUALITY AND QUANTITY CALCULATIONS.

APPROVED

DEVELOPMENT SITE PLAN 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.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
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COMMONWEALTH OF VIRGINIA
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03/18/2022

POST IMPERVIOUS AREA

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

DATE: AUGUST, 2021
SCALE: 1"=100' C.I.=N/A

SHEET
C.709B 096
OF OF
C.805 156

FILE No.
RZ-1877

Urban, Ltd. - J:\JOBS\Landmarkmall\DSP\1877-15-PROP IMP MAP.dwg [PROP IMP] March 17, 2022 - 5:30pm yelosri

HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE # 395
VARIABLE WIDTH R/W
PUBLIC STREET

MATCHLINE
SEE SHEET C.709D

T.M #047.02-03-11
LOT 602
1,789,430 S.F.
41.0796 ACRES

T.M #047.02-03-10
LOT 601
452,443 S.F.
10.3867 ACRES

BLOCK N
(NOT INCLUDED IN DSP)

BLOCK F
(NOT INCLUDED IN DSP)

HOSPITAL CAMPUS
BUILDING ZONE
&
FRONTAGE ZONE
(NOT INCLUDED IN DSP)

ROAD 1 (PRIVATE)
ROAD 2 (PUBLIC)
ROAD 3 (PRIVATE)
ROAD 4 (PRIVATE)
ROAD 5 (PUBLIC)

DUKE STREET
ROUTE #236
VARIABLE WIDTH R/W
PUBLIC STREET

NORTH VAN DORN STREET
ROUTE #611
VARIABLE WIDTH R/W
PUBLIC STREET

FINAL SIDEWALK ON EAST SIDE OF ROAD 7 SHALL BE CONFIRMED WITH PARKS

SHARED USE PATH OUTSIDE R.O.W. TO BE PRIVATELY MAINTAINED

MATCHLINE
SEE SHEET C.709D

LEGEND:

- LIGHT DUTY PAVING & PARKING LOTS
- HEAVY DUTY PAVING
- CONCRETE LOADING AREAS, DUMPSTER PADS, & ROADWAY

NOTE: SEE SHEET 709E FOR DETAILS.

SCALE: 1"=60'
0 30' 60' 120'

APPROVED
DEVELOPMENT SITE PLAN 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.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
08-13-2021
10-28-2021
01-20-2022
03-18-2022

Urban Ltd
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
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FAX 703.378.7888
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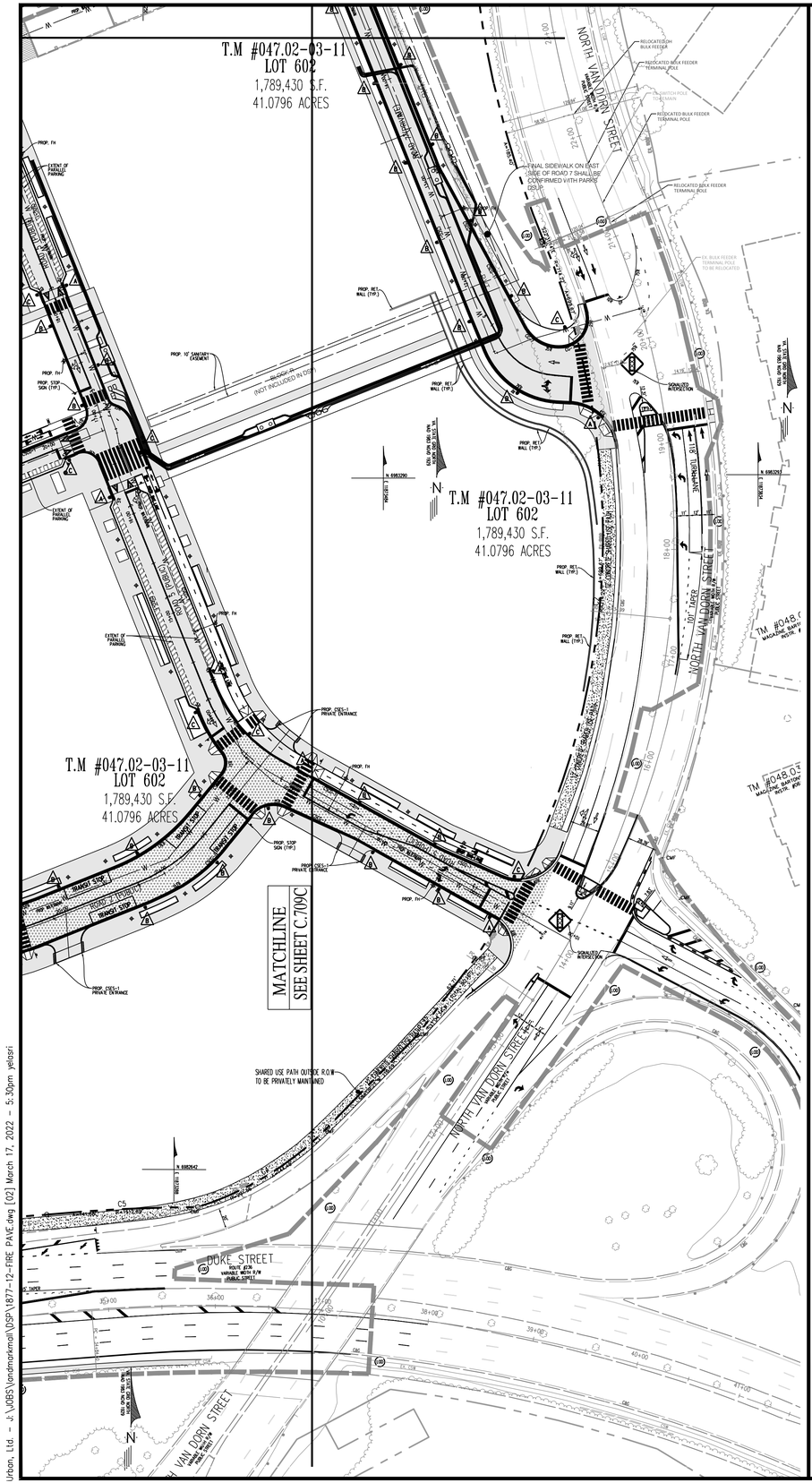
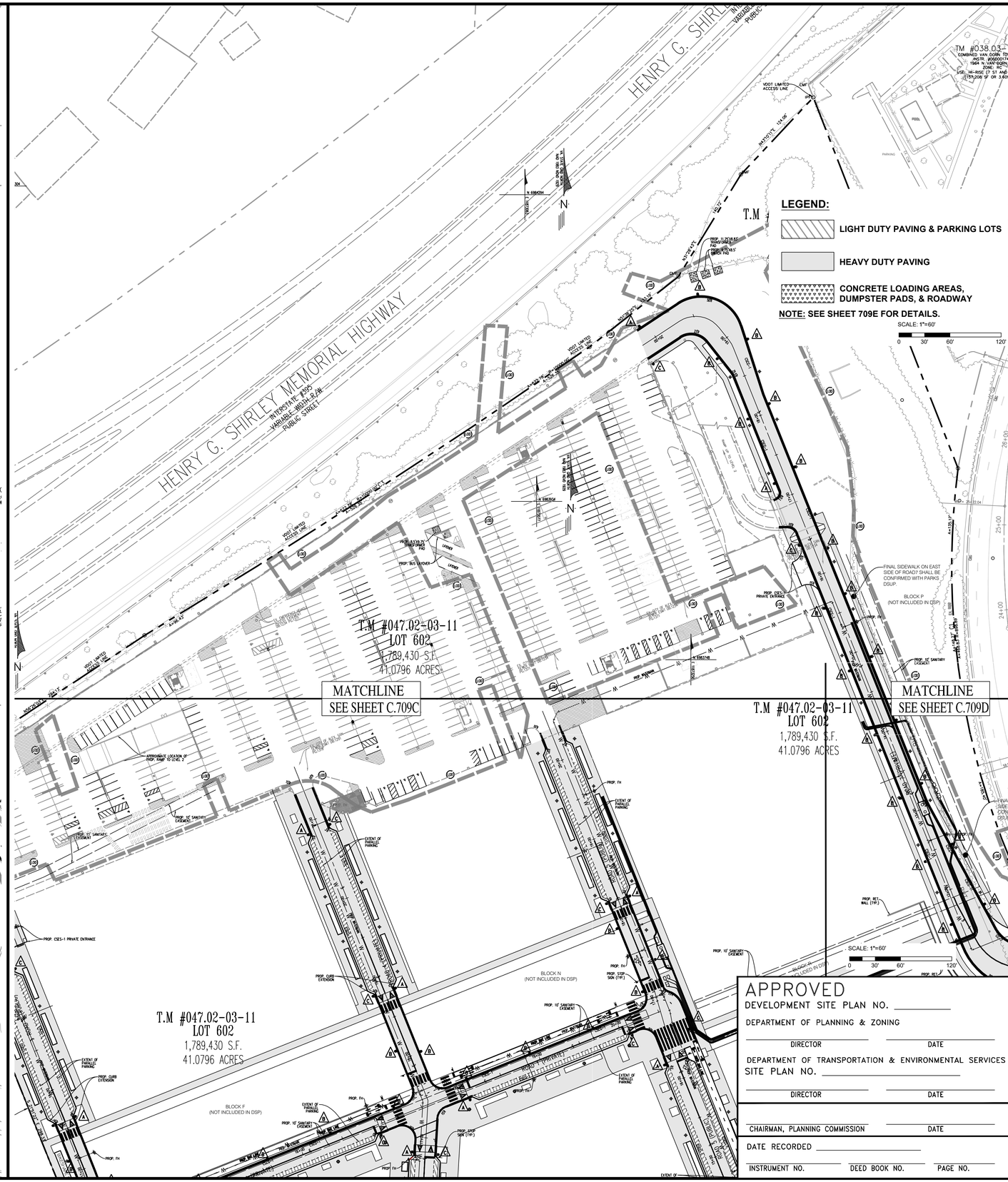
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
PROFESSIONAL ENGINEER
07/18/2022

FIREPAVE PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA
DATE: AUGUST, 2021
SCALE: 1"=60' C.I.=N/A

SHEET C.709C 097 OF C.805 OF 156
FILE No. RZ-1877

J:\JOBS\landmarkmall\DSP\1877-12-FIRE PAVE.dwg [01] March 17, 2022 - 5:30pm yelosri





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- HEAVY DUTY PAVING
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NOTE: SEE SHEET 709E FOR DETAILS.

SCALE: 1"=60'

0 30' 60' 120'

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

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FIREPAVE PLAN

LANDMARK MALL REDEVELOPMENT PRELIMINARY DEVELOPMENT SITE PLAN

INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=60' C.I.=N/A DATE: AUGUST, 2021

SHEET C.709D OF C.805 098 OF 156

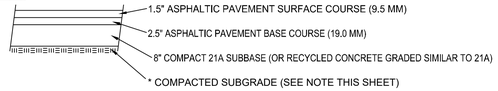
FILE No. RZ-1877

Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-12-FIRE PAVE.dwg [02] March 17, 2022 - 5:30pm yelasri

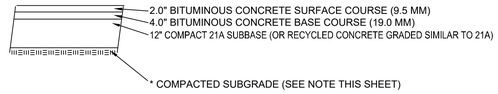
PAVEMENT DETAILS

NOTE: CONTRACTOR TO PROVIDE CBR VALUES TO ENGINEER PRIOR TO PAVING

LIGHT DUTY PAVING & PARKING LOTS

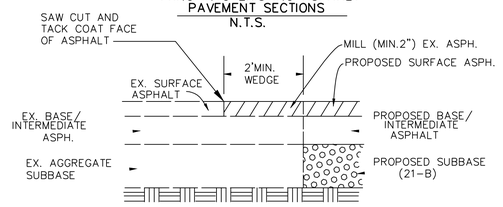


HEAVY DUTY PAVING

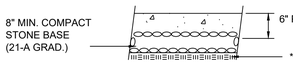


PAVEMENT WEDGING DETAIL FOR TYING INTO EXISTING ASPHALT PAVEMENT SECTIONS

N.T.S.



CONCRETE LOADING AREAS, DUMPSTER PADS, & ROADWAY



NOTE:

1. PAVEMENT SECTION IS BASED ON AN ASSUMED CBR VALUE OF 2 (DESIGN VALUE OF 1.3). ACTUAL CBR RESULTS FROM FILED BORINGS SHALL BE FORWARDED TO URBAN ENGINEERING TO VERIFY THE PROPOSED PAVEMENT SECTION PRIOR TO CONSTRUCTION OF PAVEMENT SECTION. HEAVY DUTY PAVEMENT SECTION IS BASED ON 10,000 ADT. LIGHT DUTY SECTION IS BASED ON 5,000 ADT.
2. CBR TEST BORINGS IN A TIMELY MANNER. CONTRACTOR IS RESPONSIBLE FOR REQUESTING

*COMPACTED SUBGRADE: TOP 12" TO BE COMPACTED TO 95% OF MAX. DRY DENSITY AS PER ST'D. PROCTOR, 2% OF OPTIMUM MOISTURE.

LEGEND

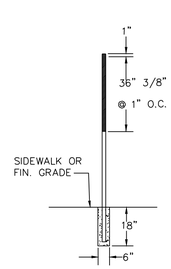
- FIRE LANE DESIGNATION SIGN (DETAILS ABOVE)
- PROP. YELLOW PAINTED CURB (FFX. CO. ST'D.)
- EX. YELLOW PAINTED CURB (FFX. CO. ST'D.)

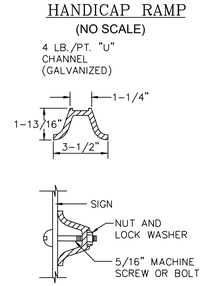
TYPICAL GRADE PARKING (FOR ALL PARKING)

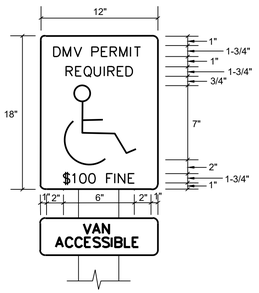
DETAIL : DISABLED PARKING STALL

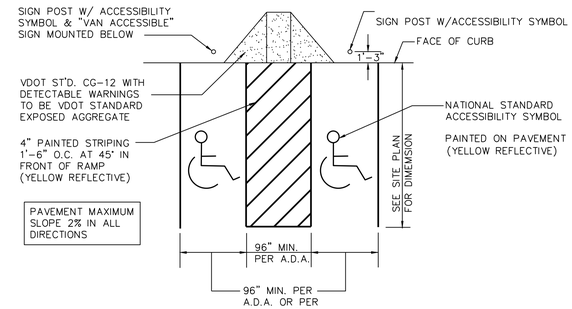
HANDICAP RAMP

(NO SCALE)









"NO PARKING" SIGN LEGEND

SIGN TYPE "A"



STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR THE PAVEMENT EDGE AT END OF PAINTED AREA.

SIGN TYPE "D"



STANDARD WORDING WITH NO ARROW. TWO SIGNS, BACK TO BACK, MOUNTED PER-PENDICULAR TO LINE OF CURBING OR PAVEMENT EDGE.

SIGN TYPE "C"



STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE LEFT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR THE PAVEMENT EDGE AT END OF PAINTED AREA.

INSPECTION NOTICE

THE FOLLOWING NOTICE MUST APPEAR ON THE SITE PLANS:

FIRE MARSHAL FIELD INSPECTION NECESSARY FOR FINAL APPROVAL OF FIRE LANES. FIRE LANES MUST HAVE FINAL APPROVAL PRIOR TO REQUEST FOR OCCUPANCY PERMIT.

OWNER SHALL NOTIFY THE FIRE PREVENTION DIVISION, FIRE LANES SECTION, PUBLIC SAFETY HQ BUILDING, 3RD FLOOR, 12099 GOVERMENT CENTER PARKWAY, FAIRFAX, VIRGINIA 22035 (703-246-4806) WHEN FIRE LANES HAVE BEEN INSTALLED.

THIS SHEET FOR FIRELANE PURPOSES ONLY!

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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COMMONWEALTH OF VIRGINIA
CLAYTON C. YOCH
Lic. No. 036790
PROFESSIONAL ENGINEER
03/15/2022

FIREPAVE DETAILS

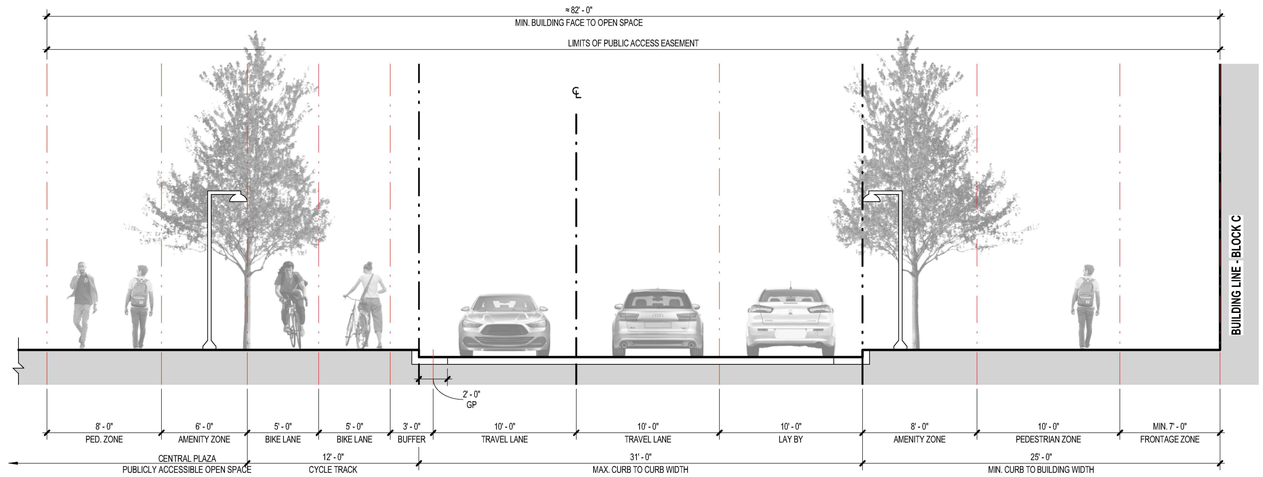
LANDMARK MALL REDEVELOPMENT
PRELIMINARY DEVELOPMENT SITE PLAN
INFRASTRUCTURE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DATE: AUGUST, 2021
SCALE: 1"=30'
C.I.= N/A

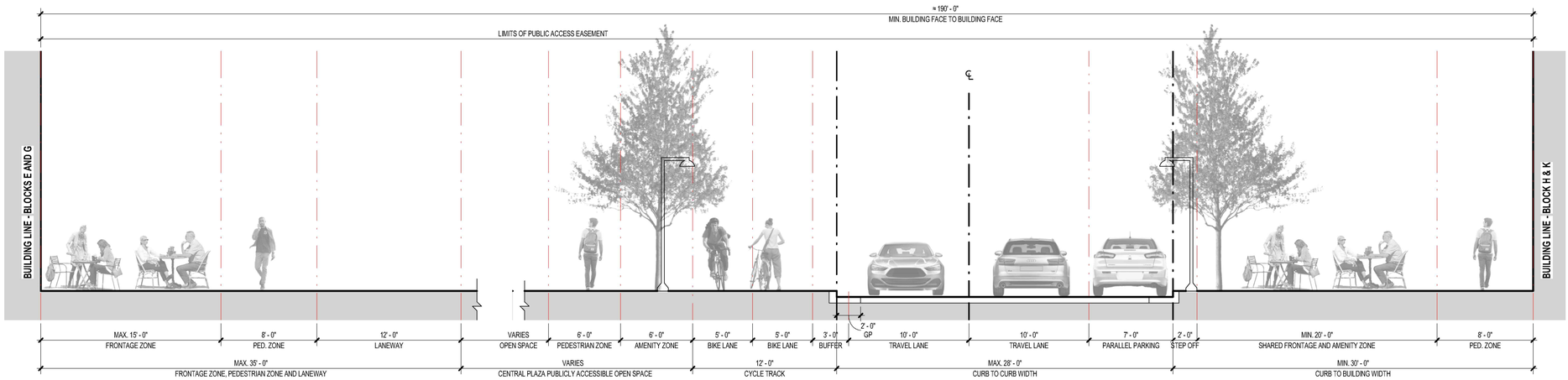
SHEET C.709E 099 OF C.805 156

FILE No. RZ-1877

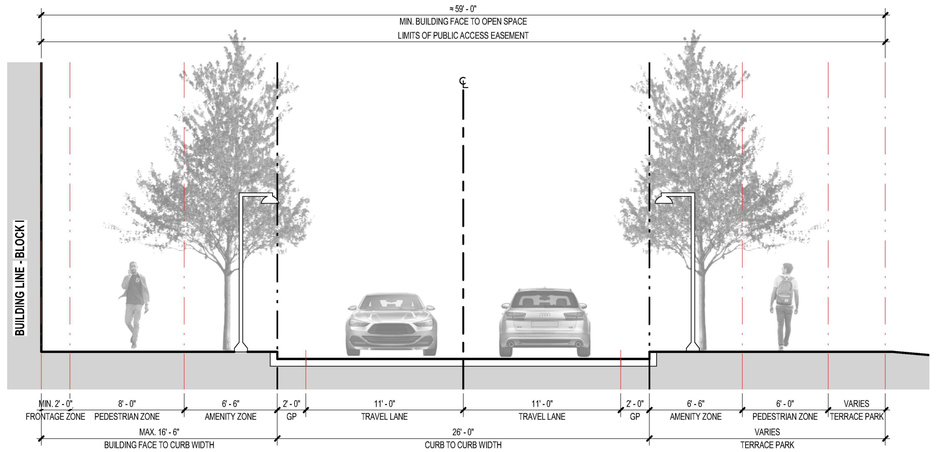
Urban, Ltd. - J:\JOBS\landmarkmall\DSP\1877-12-FIRE PAVE.dwg [DETAILS] March 17, 2022 - 5:30pm yelcsri



1 / 09A STREET SECTION - ROAD 1 (PRIVATE ROAD)
SCALE: 1 : 60



2 / 09A STREET SECTION - ROAD 1 (PRIVATE ROAD)
SCALE: 1 : 60



3 / 09A STREET SECTION - ROAD 7 (PRIVATE ROAD)
SCALE: 1 : 60

NOTES

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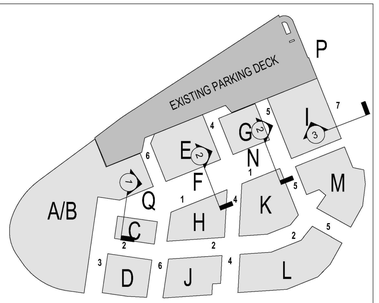
9. WHERE GUTTER PAN IS INDICATED TO BE 2' - 0", THE SECOND FOOT SHALL BE INCLUDED IN THE NEIGHBORING TRAVEL LANE WIDTH.



KEY PLAN

FOR INFORMATIONAL PURPOSES ONLY (FROM APPROVED CDD)!

ORIGINAL SHEET SIZE: 24" X 36"

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WIRE GILL LLP
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WASHINGTON, DC 20009
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CONTACT: DON HOOVER

APPLICANTS

FOULGER-PRATT DEVELOPMENT, LLC
12435 PARK POTOMAC AVE
SUITE 200
POTOMAC, MD 20854
TEL. 240-499-9600

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
STEPHEN MICHAEL SMITH
Lic. No. 0401014885
09/24/2021
ARCHITECT

PROJECT

LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC
CITY OF ALEXANDRIA, VIRGINIA
LANDMARK - VAN DORN

COOPER CARRY PROJ.#
20200118

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1st SUBMISSION	12.21.2020
2	2nd SUBMISSION	03.05.2021
3	3RD SUBMISSION	04.09.2021
4	FINAL APPROVED CDD	07.30.2021
5	FINAL APPROVED CDD	09/24/2021
6	-	-
7		
8		
9		
10		

DESIGNED BY: URBAN
DRAWN BY: COOPER-CARRY/URBAN
CHECKED BY: -

SCALE AS NOTED NORTH

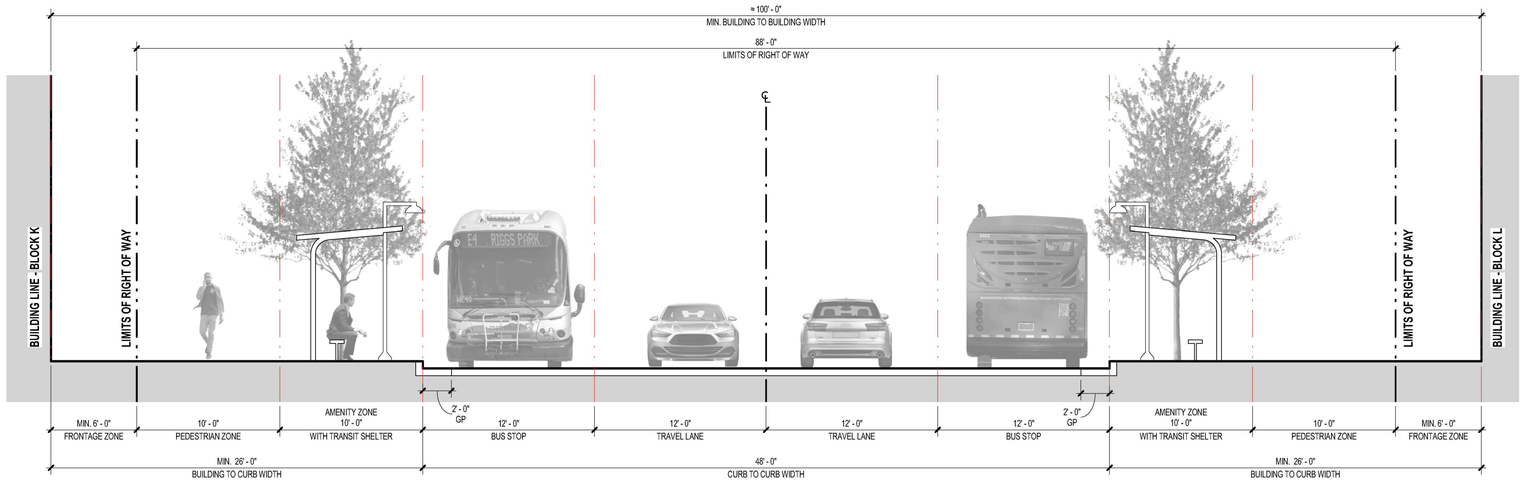
VERT: AS NOTED
HORZ: AS NOTED

SHEET TITLE

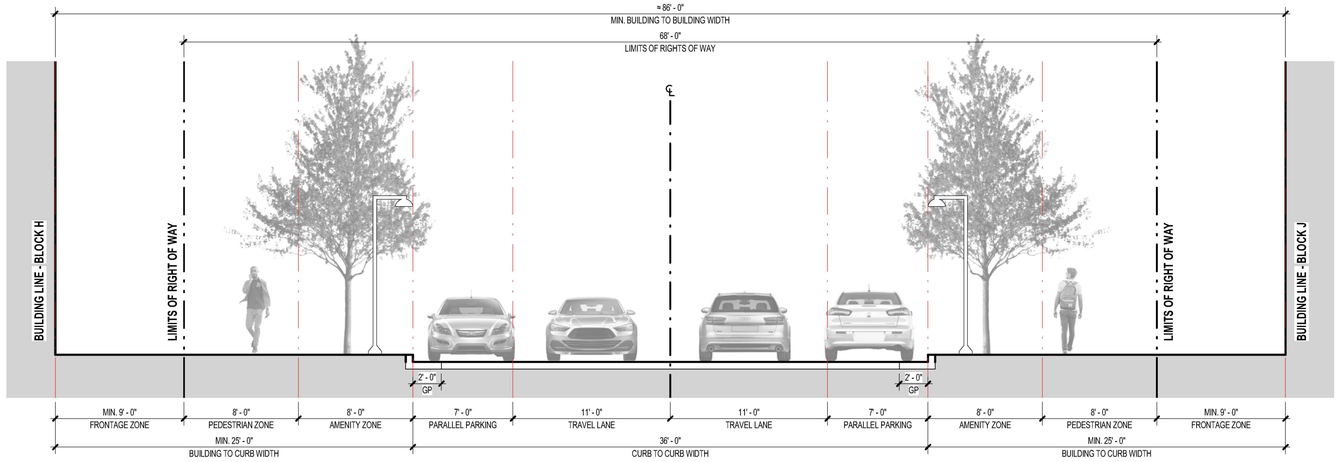
STREET SECTIONS

SHEET NUMBER

C.800 100 OF 156



1 / 09B STREET SECTION - ROAD 2 (PUBLIC ROAD)
SCALE: 1 : 60



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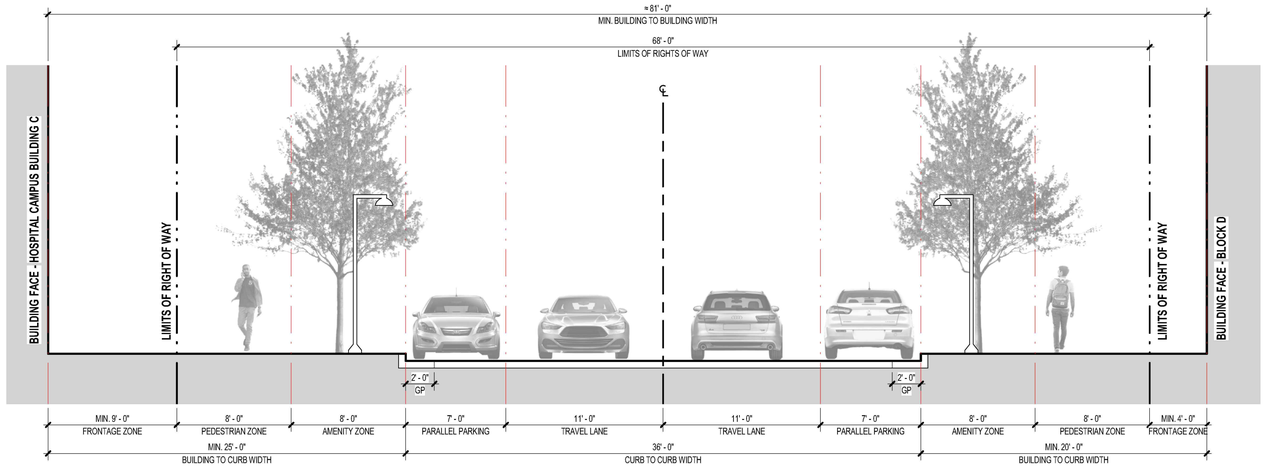

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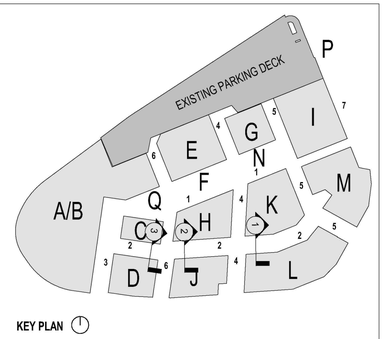

KEY PLAN

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KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
STEPHEN MICHAEL SMITH
Lic. No. 0401014885
09/24/2021
ARCHITECT

PROJECT

LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC
CITY OF ALEXANDRIA, VIRGINIA
LANDMARK - VAN DORN

COOPER CARRY PROJ.#
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8		
9		
10		

DESIGNED BY: URBAN
DRAWN BY: COOPER-CARRY/URBAN
CHECKED BY: -

SCALE AS NOTED NORTH

VERT: AS NOTED
HORZ: AS NOTED

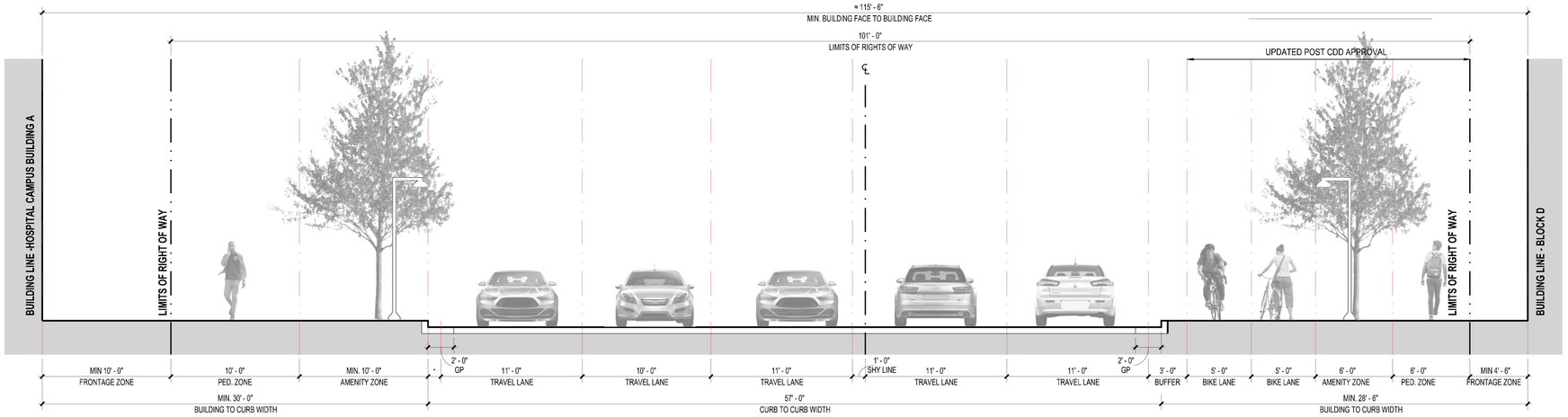
SHEET TITLE

STREET SECTIONS

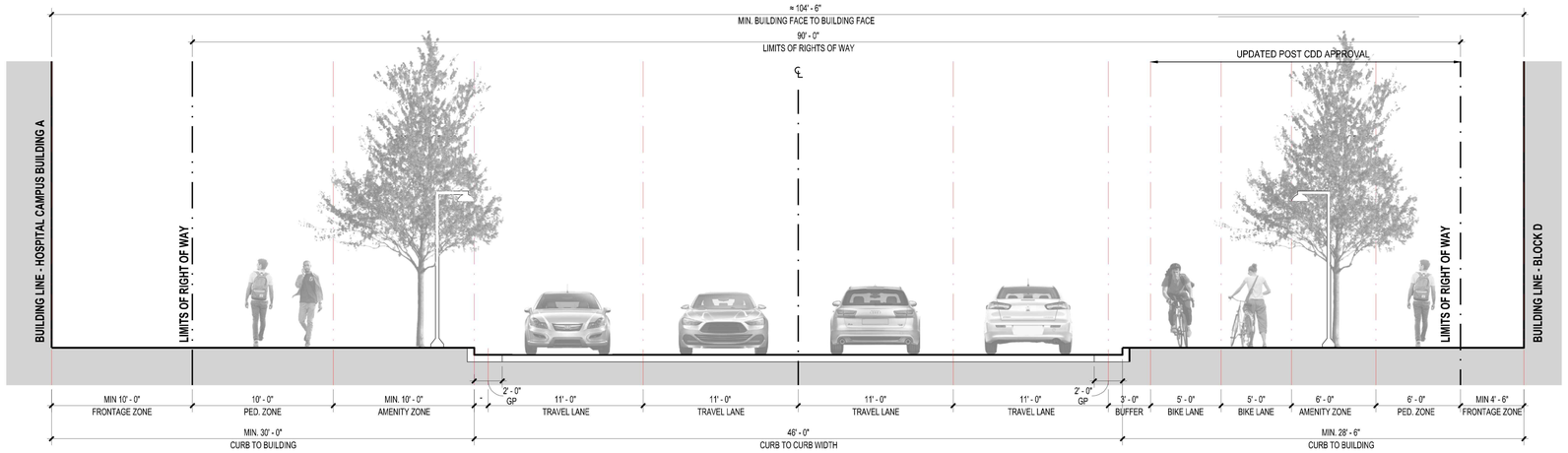
SHEET NUMBER

C.801 101 OF 156

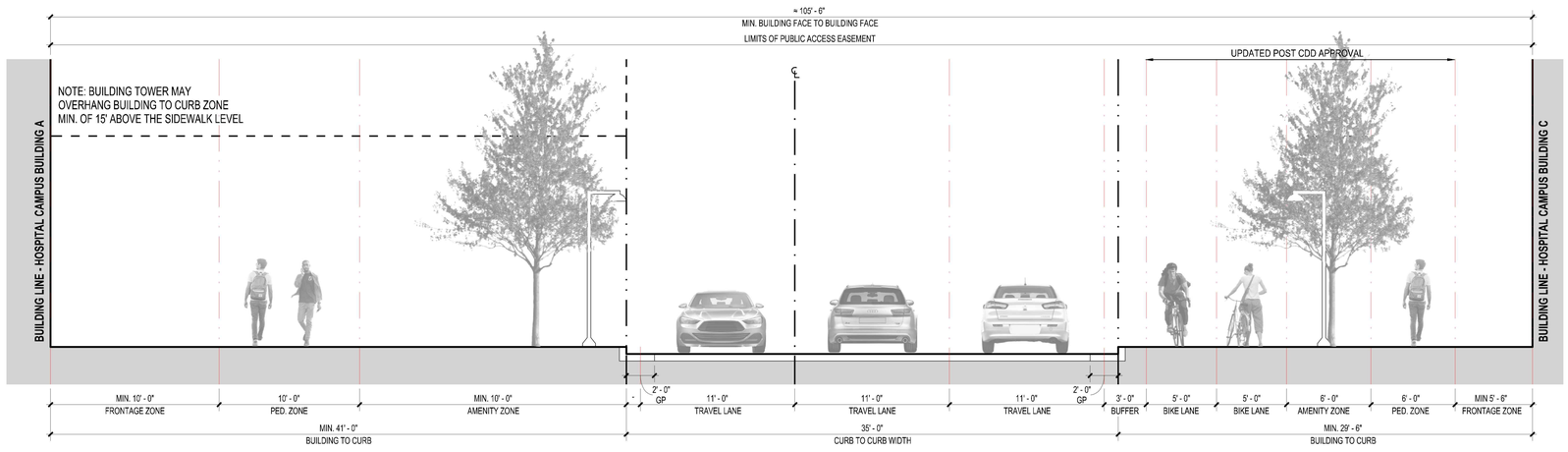
ORIGINAL SHEET SIZE: 24" X 36"



1 / 09C STREET SECTION - ROAD 3 (PUBLIC ROAD)
SCALE: 1 : 60

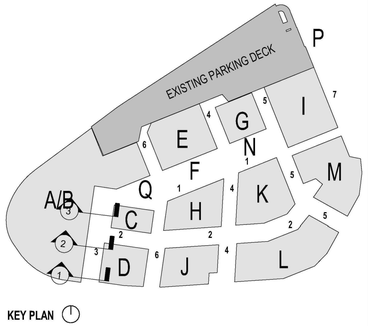


2 / 09C STREET SECTION - ROAD 3 (PUBLIC ROAD)
SCALE: 1 : 60



3 / 09C STREET SECTION - ROAD 3 (PRIVATE ROAD)
SCALE: 1 : 60

FOR INFORMATIONAL PURPOSES ONLY (FROM APPROVED CDD)!



KEY PLAN

NOTES

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KEY MAP

SEAL
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CITY OF ALEXANDRIA, VIRGINIA
LANDMARK - VAN DORN

COOPER CARRY PROJ.#
20200118

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DESIGNED BY: URBAN
DRAWN BY: COOPER-CARRY/URBAN
CHECKED BY: -

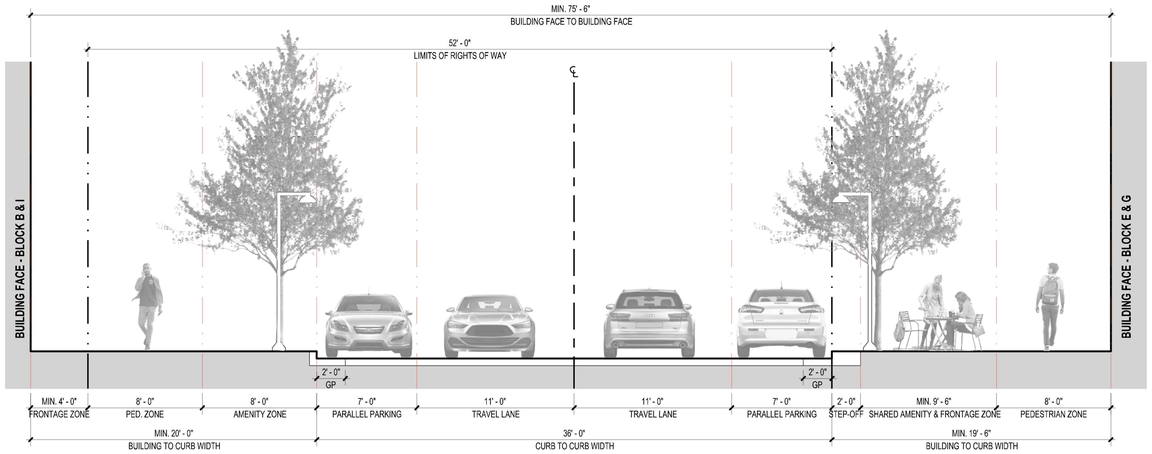
SCALE AS NOTED NORTH

VERT: AS NOTED
HORZ: AS NOTED

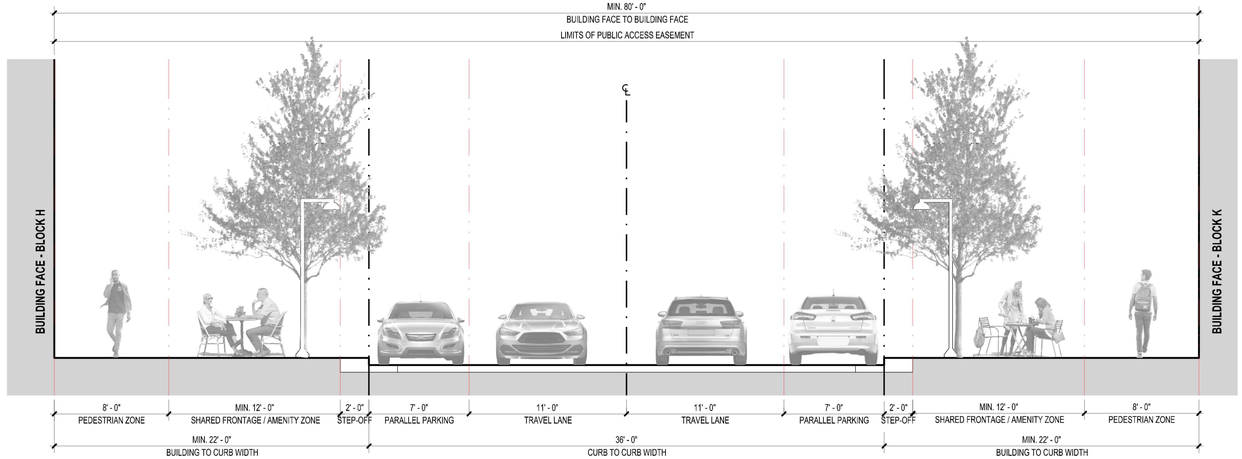
SHEET TITLE
STREET SECTIONS

SHEET NUMBER
C.802

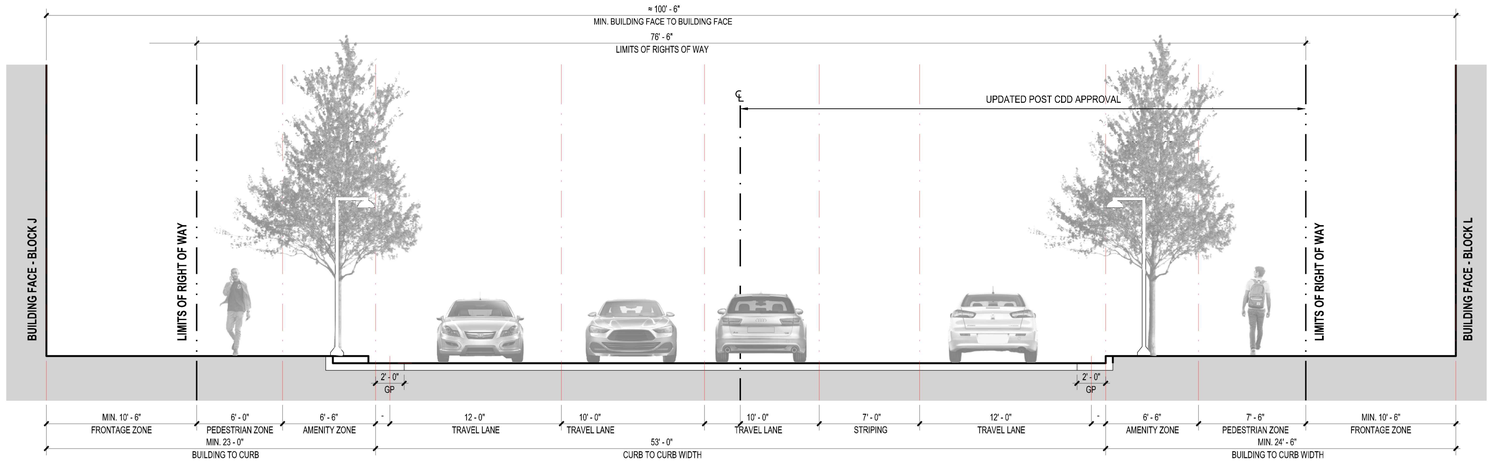
ORIGINAL SHEET SIZE: 24" X 36"



1 / 09D STREET SECTION - ROAD 5 & 6 (PUBLIC ROAD)
SCALE: 1 : 60



2 / 09D STREET SECTION - ROAD 4 (PRIVATE ROAD)
SCALE: 1 : 60



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SCALE: 1 : 60

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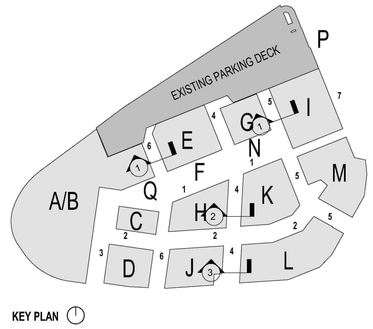

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KEY MAP

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20200118

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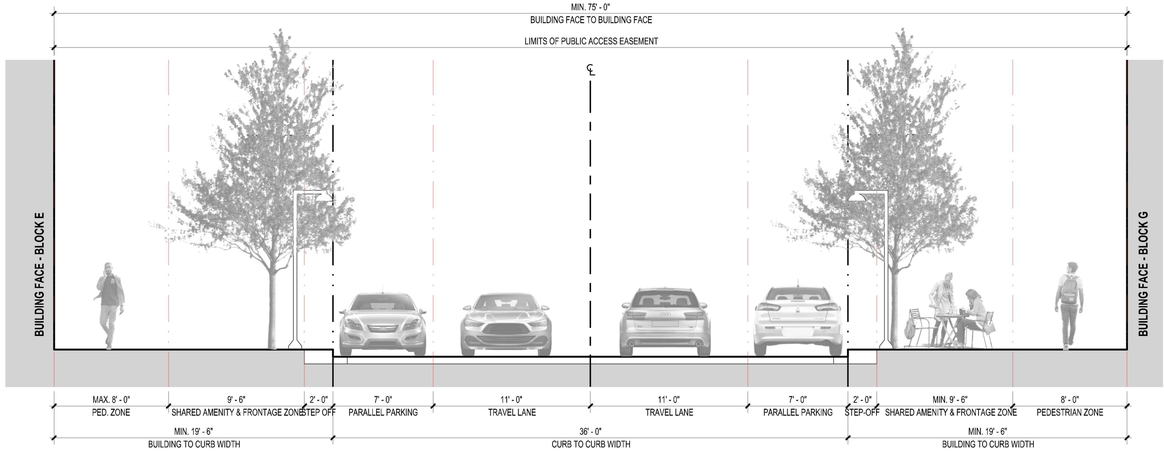
HORZ: AS NOTED

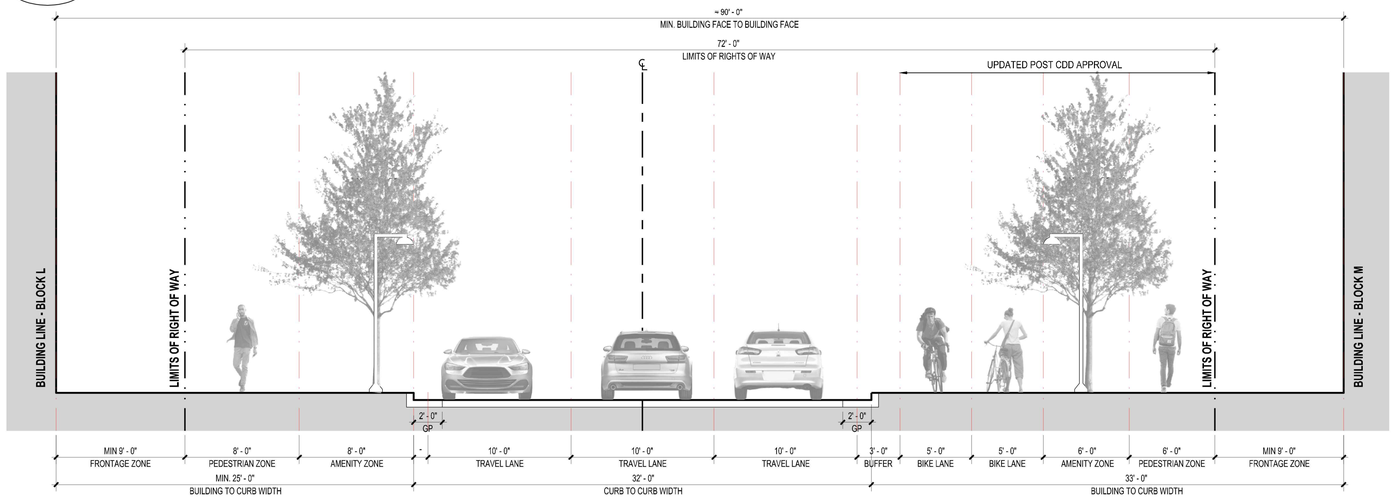
SHEET TITLE
STREET SECTIONS

SHEET NUMBER
C.803

ORIGINAL SHEET SIZE: 24" X 36"



1 / 09E STREET SECTION - ROAD 4 (PRIVATE ROAD)
SCALE: 1 : 60



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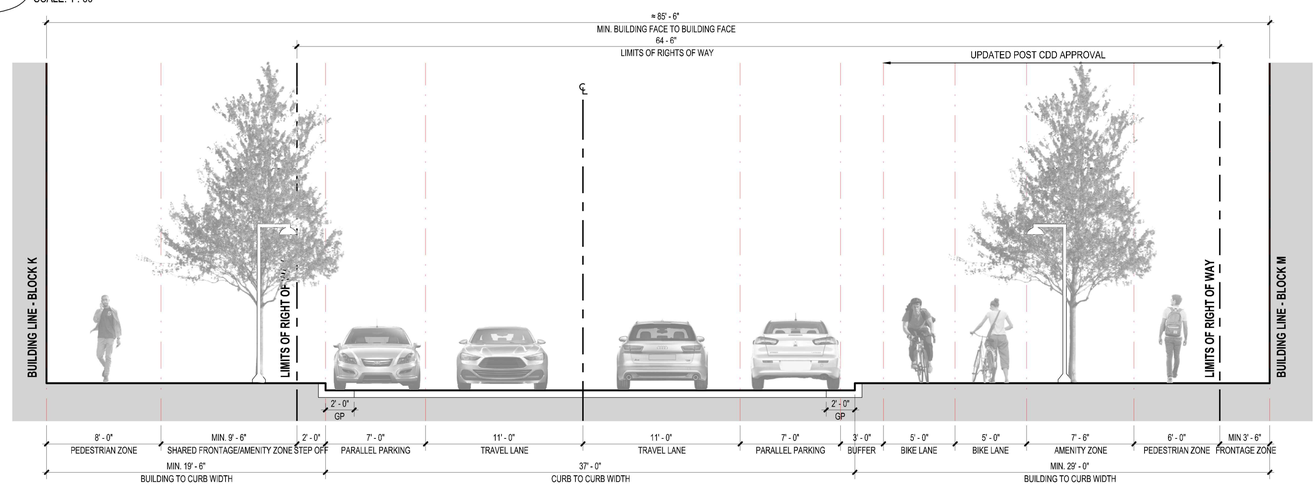

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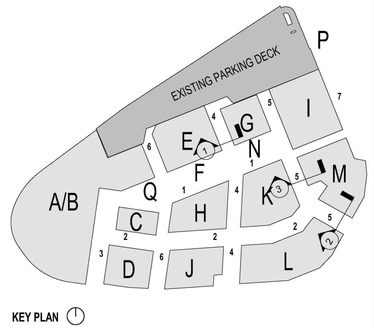

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KEY MAP

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HORZ: AS NOTED

SHEET TITLE

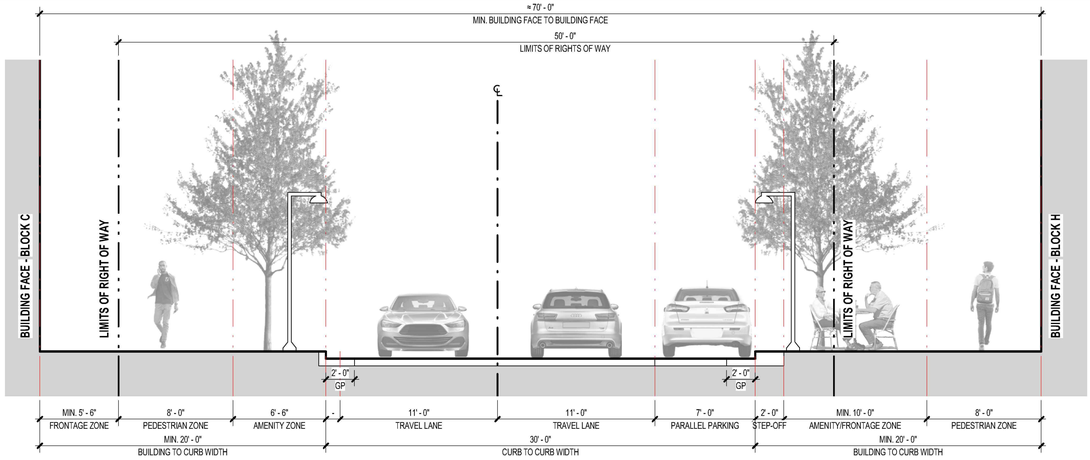
STREET SECTIONS

SHEET NUMBER

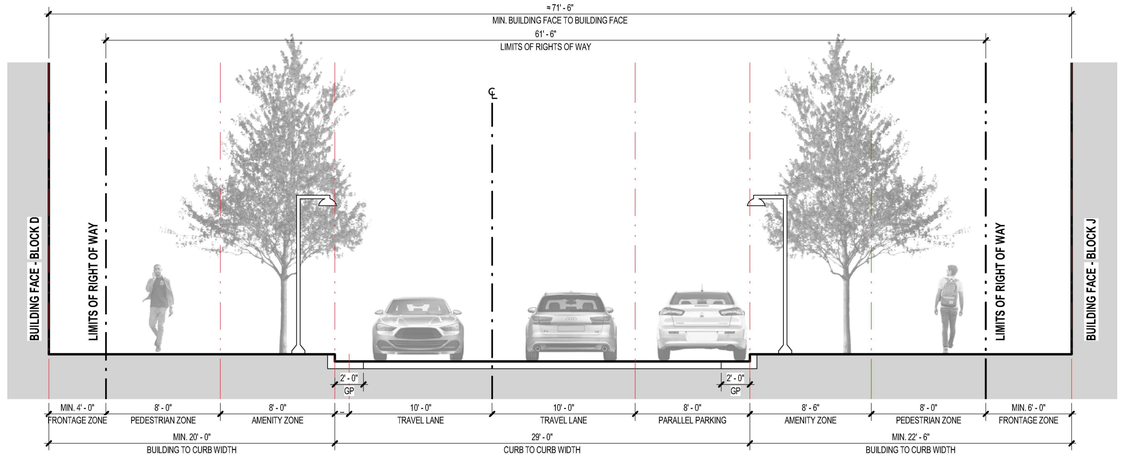
C.804

ORIGINAL SHEET SIZE: 24" X 36"

NOTE: THIS STREET IS PUBLIC. IN ORDER TO MEET THE MIN ROW DIMENSIONS, PEDESTRIAN ZONE REQUESTS, BMP REQUIREMENTS, AND ACTIVE GROUND FLOOR USE NEEDS, SPECIAL CIRCUMSTANCES WILL HAVE TO BE CONSIDERED. APPLICANT IS OPEN TO COORDINATION WITH STAFF TO DETERMINE THE APPROPRIATE MEANS FOR THIS BLOCK.



1 / 09F STREET SECTION - ROAD 6 (PUBLIC ROAD)
SCALE: 1 : 60



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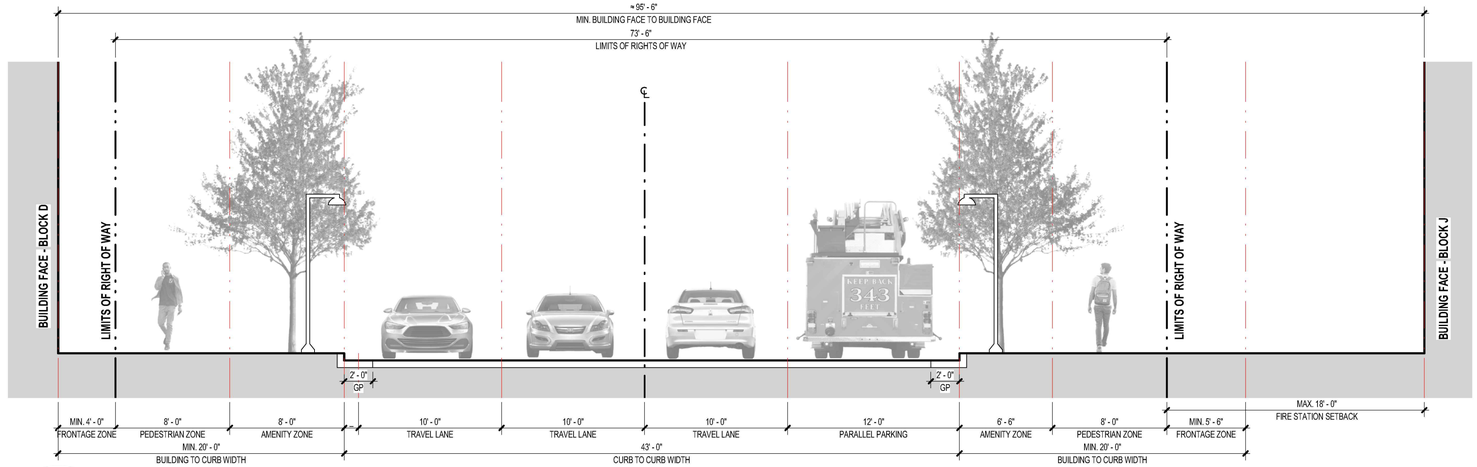

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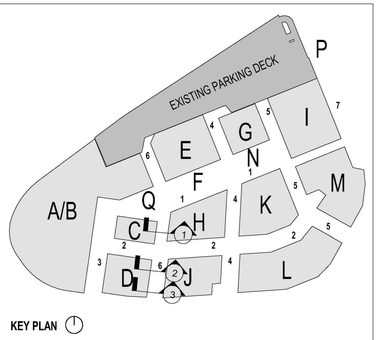

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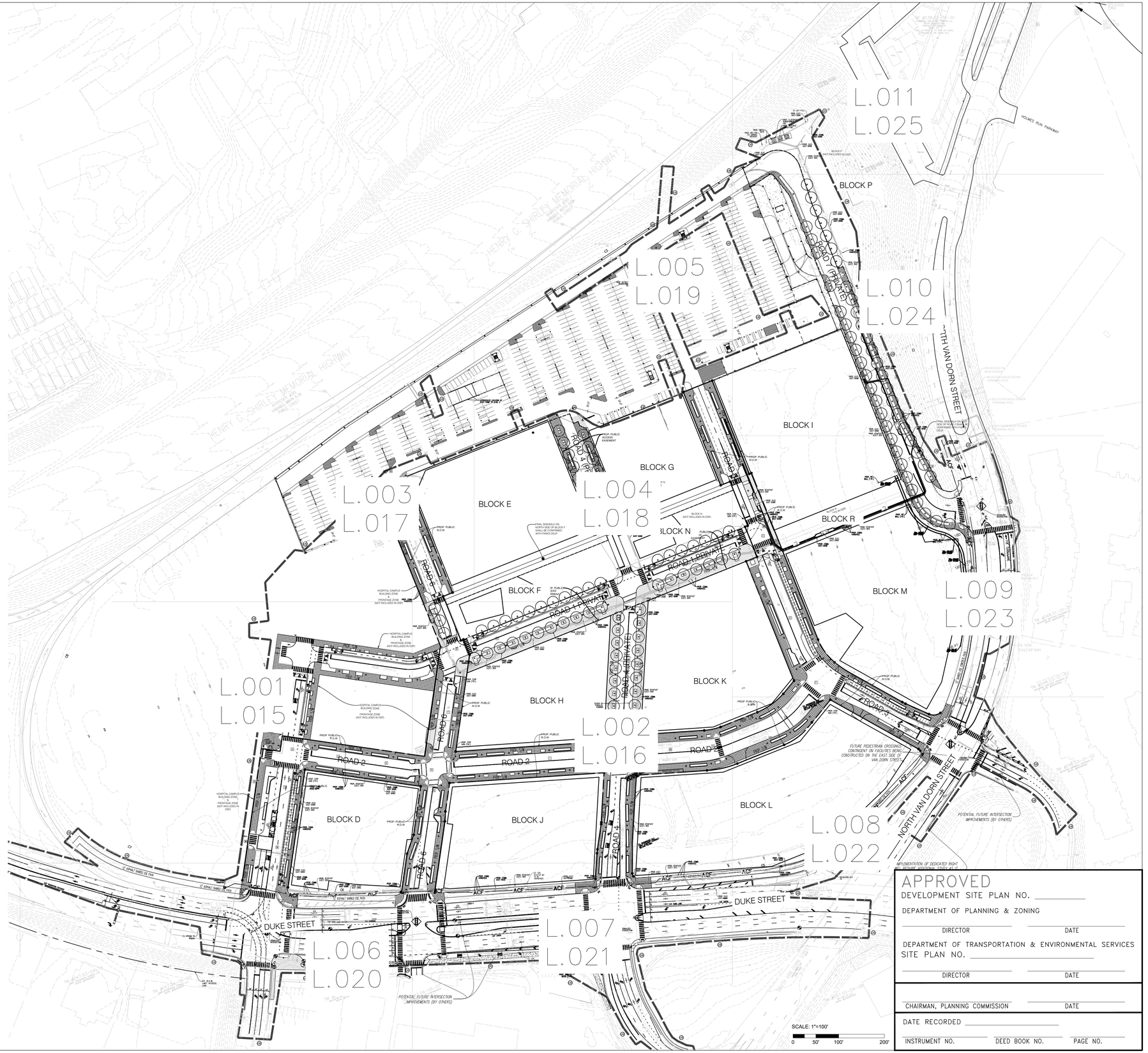
C.805 105 OF 156

ORIGINAL SHEET SIZE: 24" X 36"



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LANDMARK - VAN DORN

STAMP

COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

SUBMISSIONS/ REVISIONS

APPROVED

DEVELOPMENT SITE PLAN 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.

KEY MAP

N

DATE: 03/18/2022

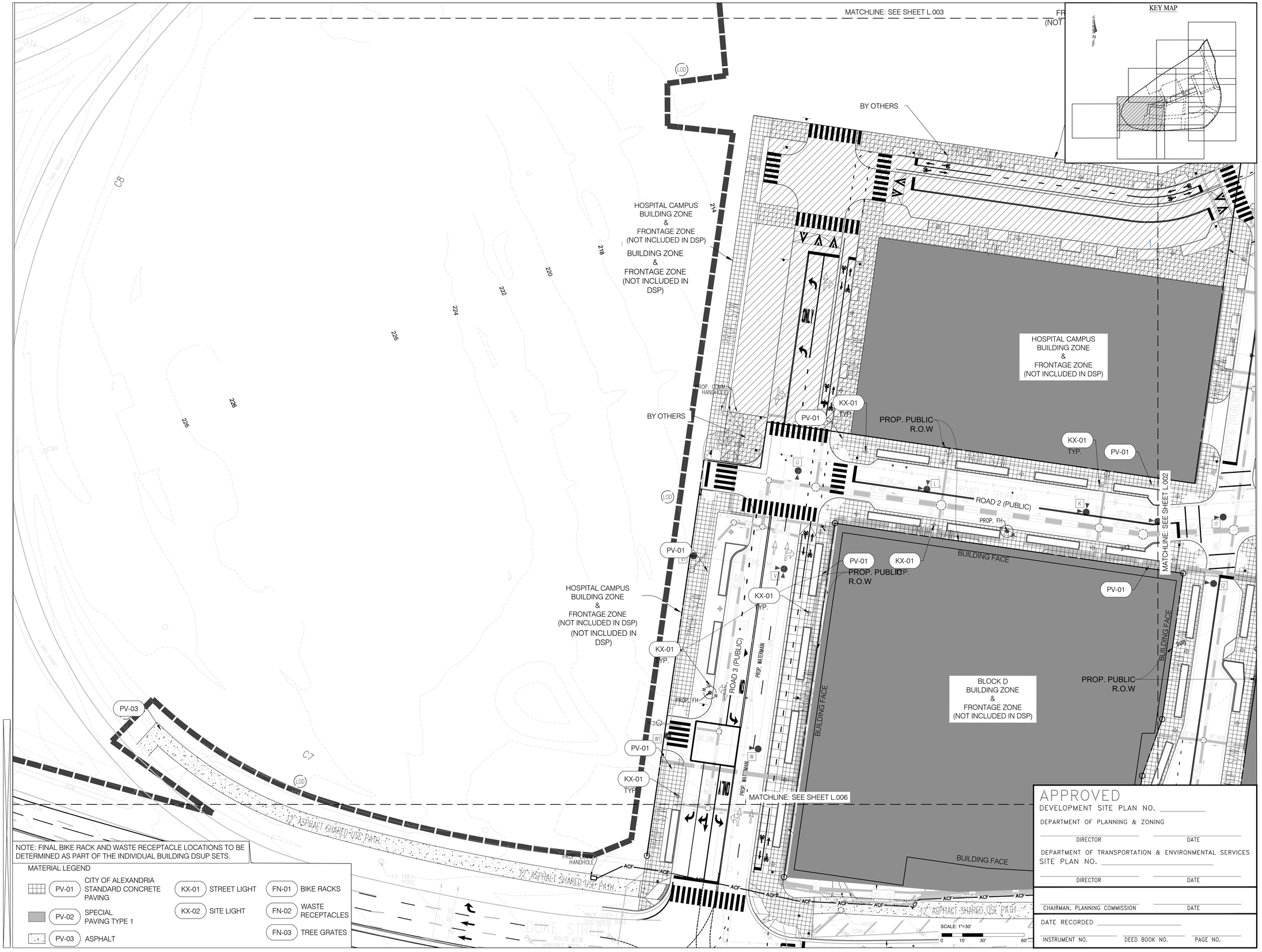
PROJECT NUMBER: W2016

SCALE:

DRAWING TITLE: OVERALL KEY MAP

L.000

SHEET NUMBER: 102 of 146



NOTE: FINAL BIKE RACK AND WASTE RECEPTACLE LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.

MATERIAL LEGEND

- PV-01 — CITY OF ALEXANDRIA STANDARD CONCRETE PAVING
- PV-02 — SPECIAL PAVING TYPE 1
- PV-03 — ASPHALT
- KX-01 — STREET LIGHT
- KX-02 — SITE LIGHT
- FN-01 — BIKE RACKS
- FN-02 — WASTE RECEPTACLES
- FN-03 — TREE GRATES

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

SCALE:

LANDSCAPE SITE PLAN
AREA 1
DRAWING TITLE:

L.001

SHEET NUMBER: 103 of 146

BLOCK F
(NOT INCLUDED IN DSP)

PROP. PUBLIC ACCESS EASEMENT

MATCHLINE: SEE SHEET L.005

BLOCK H
BUILDING ZONE
&
FRONTAGE ZONE
(NOT INCLUDED IN DSP)

BLOCK K
BUILDING ZONE
&
FRONTAGE ZONE
(NOT INCLUDED IN DSP)

BLOCK J
BUILDING ZONE
&
FRONTAGE ZONE
(NOT INCLUDED IN DSP)

BLOCK L
BUILDING ZONE
&
FRONTAGE ZONE
(NOT INCLUDED IN DSP)

MATCHLINE: SEE SHEET L.009

MATCHLINE: SEE SHEET L.008

MATCHLINE: SEE SHEET L.001

MATCHLINE: SEE SHEET L.007

ROAD 1

ROAD 2

ROAD 4 (PRIVATE)

ROAD 6

PROP. PUBLIC R.O.W

PUBLIC R.O.W

PROP. WATERMAIN

PROP. SWM

BUILDING FACE

KX-01 TYP.

KX-02

PV-01

PV-02

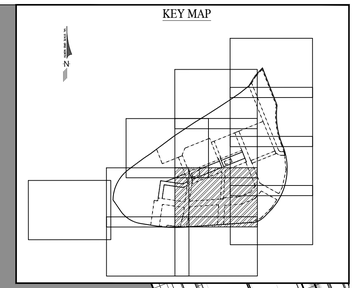
NOTE:FINAL BIKE RACK AND WASTE RECEPTACLE LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.

MATERIAL LEGEND

PV-01	CITY OF ALEXANDRIA STANDARD CONCRETE PAVING	KX-01	STREET LIGHT	FN-01	BIKE RACKS
PV-02	SPECIAL PAVING TYPE 1	KX-02	SITE LIGHT	FN-02	WASTE RECEPTACLES
PV-03	ASPHALT			FN-03	TREE GRATES

SCALE: 1"=30'
0 15' 30' 60'

KEY MAP



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

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SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 03/18/2022

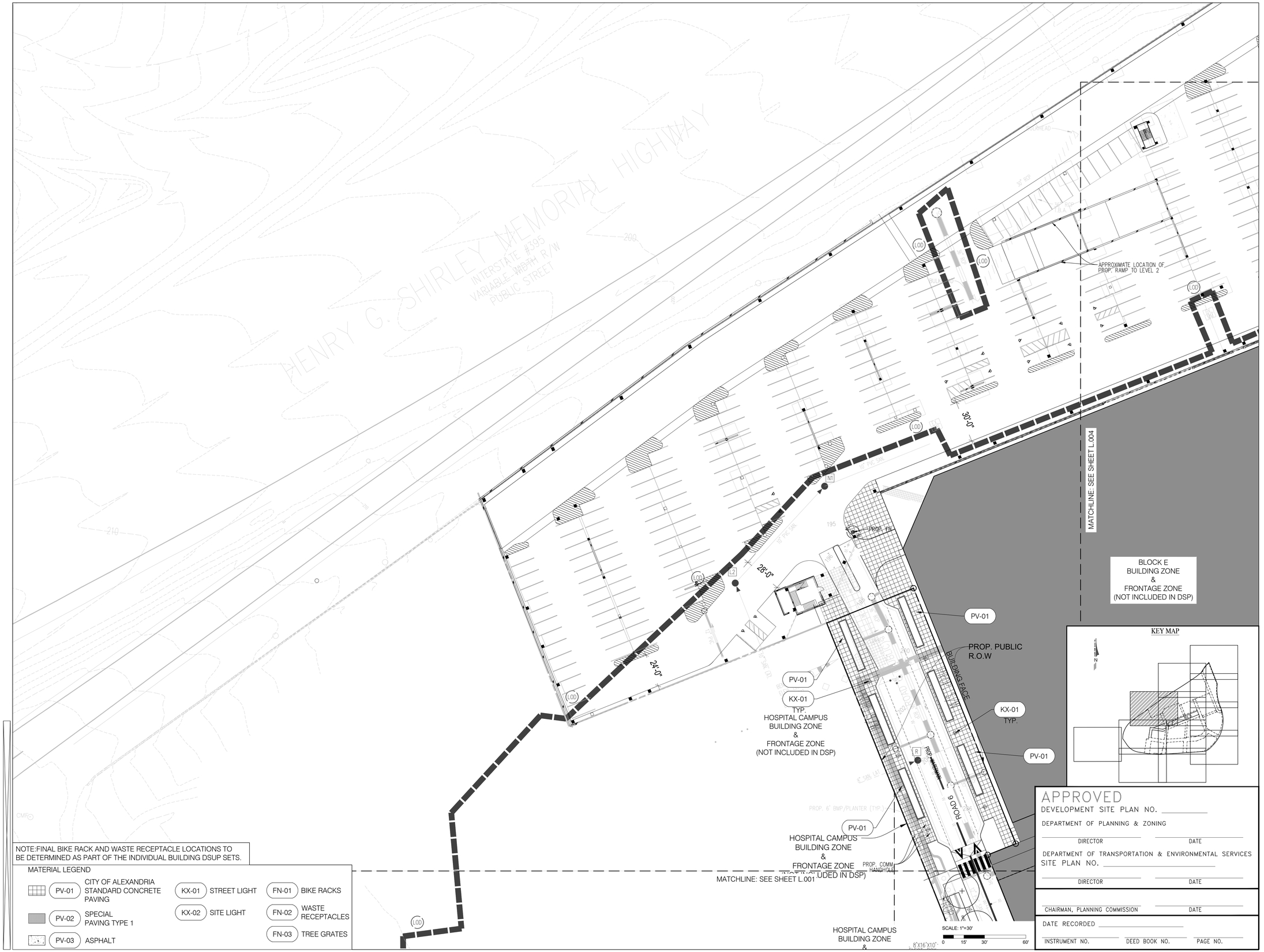
PROJECT NUMBER: W2016

SCALE:

LANDSCAPE SITE PLAN
AREA 2
DRAWING TITLE:

L.002

SHEET NUMBER: 104 of 146



NOTE:FINAL BIKE RACK AND WASTE RECEPTACLE LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.

MATERIAL LEGEND

PV-01	CITY OF ALEXANDRIA STANDARD CONCRETE PAVING	KX-01	STREET LIGHT	FN-01	BIKE RACKS
PV-02	SPECIAL PAVING TYPE 1	KX-02	SITE LIGHT	FN-02	WASTE RECEPTACLES
PV-03	ASPHALT			FN-03	TREE GRATES

KEY MAP

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

SCALE:

LANDSCAPE SITE PLAN
AREA 3

DRAWING TITLE:

L.003

SHEET NUMBER: 105 of 146



NOTE:FINAL BIKE RACK AND WASTE RECEPTACLE LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.

MATERIAL LEGEND

PV-01	CITY OF ALEXANDRIA STANDARD CONCRETE PAVING	KX-01	STREET LIGHT	FN-01	BIKE RACKS
PV-02	SPECIAL PAVING TYPE 1	KX-02	SITE LIGHT	FN-02	WASTE RECEPTACLES
PV-03	ASPHALT			FN-03	TREE GRATES

KEY MAP

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

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

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SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

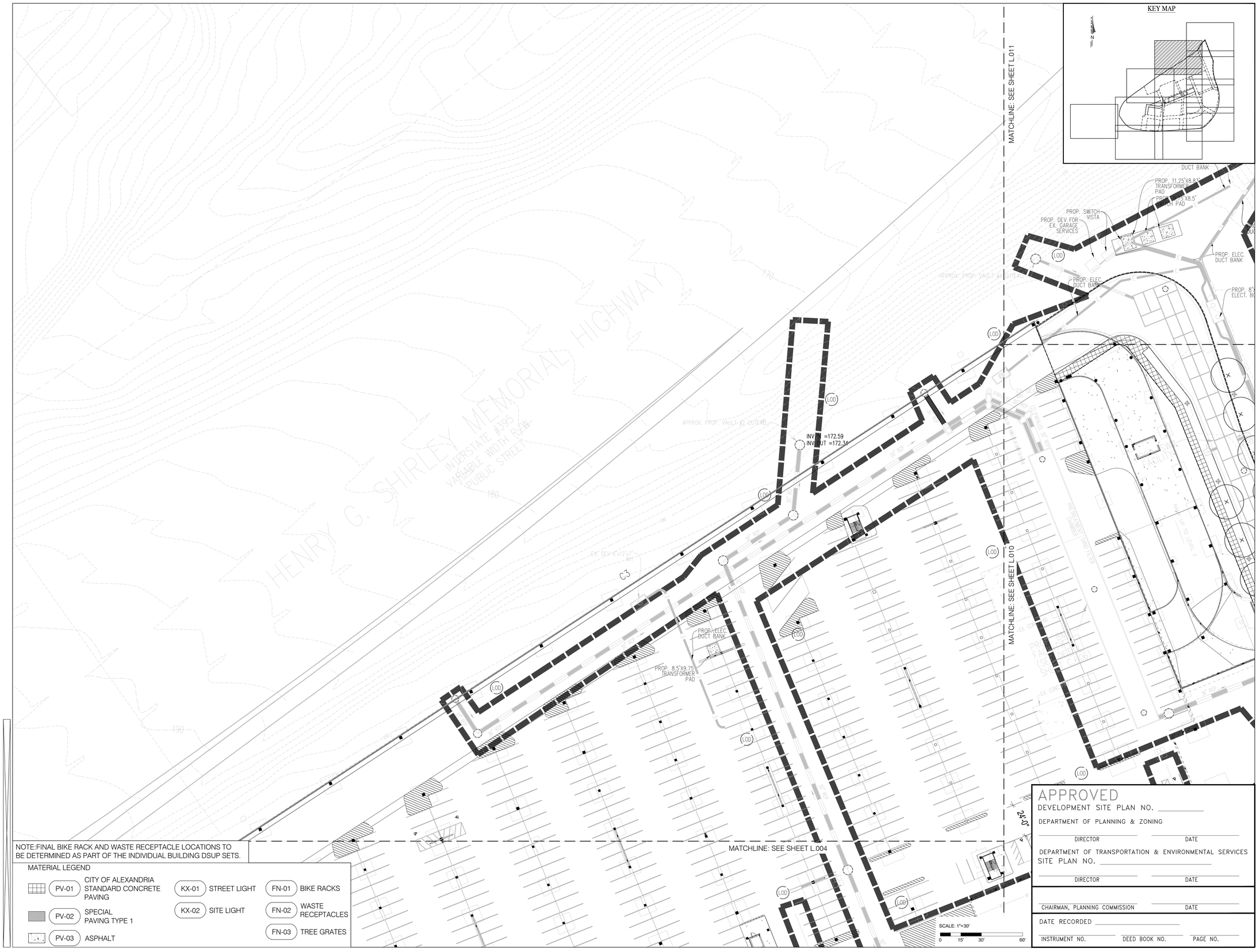
SCALE:

LANDSCAPE SITE PLAN
AREA 4

DRAWING TITLE:

L.004

SHEET NUMBER: 106 of 146



NOTE:FINAL BIKE RACK AND WASTE RECEPTACLE LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.

MATERIAL LEGEND

PV-01	CITY OF ALEXANDRIA STANDARD CONCRETE PAVING	KX-01	STREET LIGHT	FN-01	BIKE RACKS
PV-02	SPECIAL PAVING TYPE 1	KX-02	SITE LIGHT	FN-02	WASTE RECEPTACLES
PV-03	ASPHALT			FN-03	TREE GRATES

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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SUBMISSIONS/ REVISIONS

KEY MAP

DATE: 03/18/2022

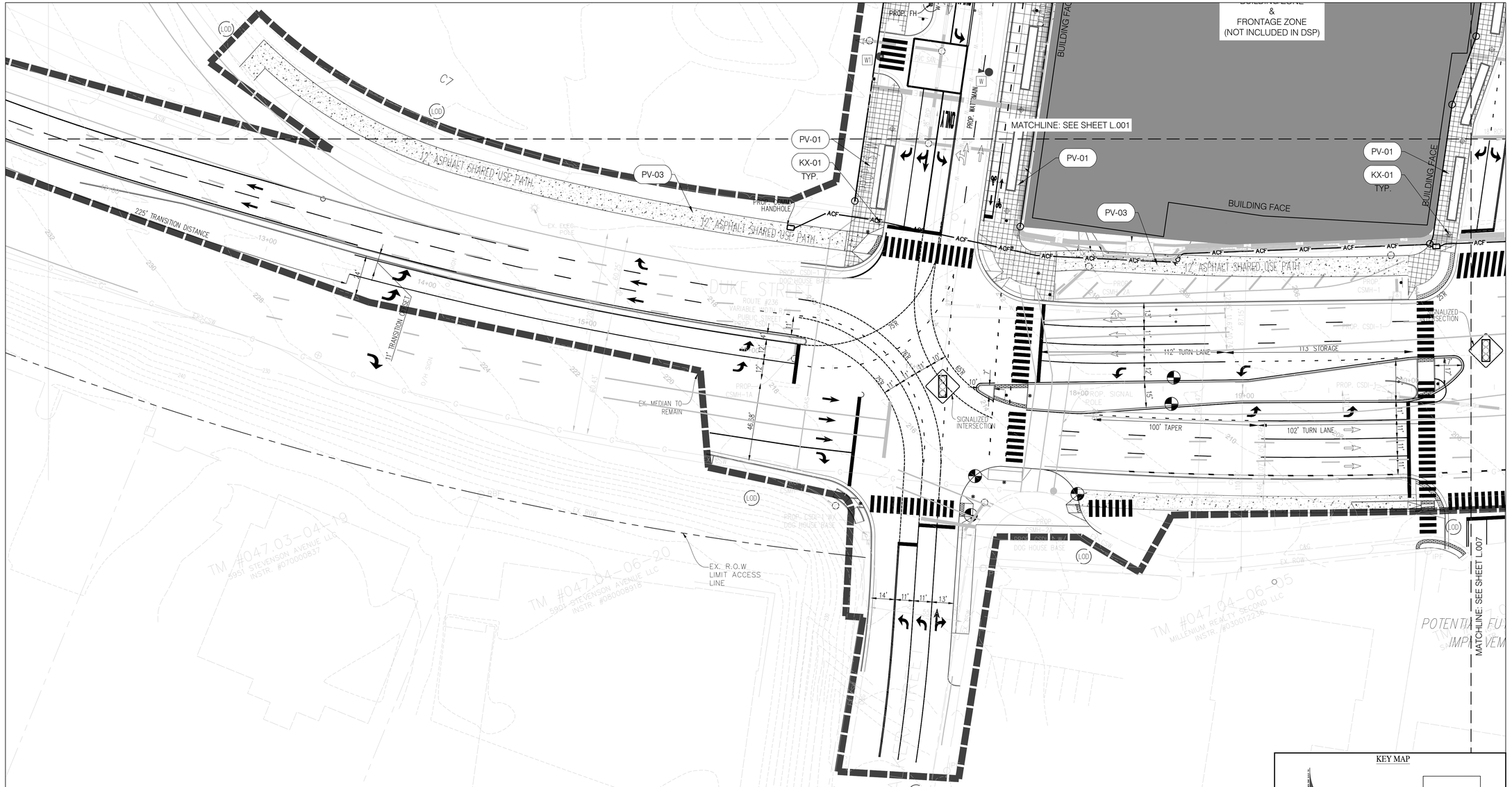
PROJECT NUMBER: W2016

SCALE:

LANDSCAPE SITE PLAN
AREA 5
DRAWING TITLE:

L.005

SHEET NUMBER: 107 of 146

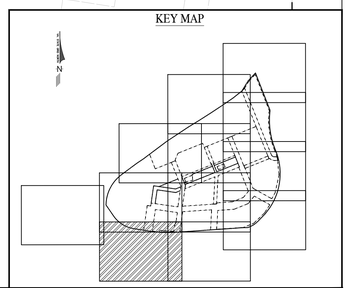


NOTE:FINAL BIKE RACK AND WASTE RECEPTACLE LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.

MATERIAL LEGEND

PV-01	CITY OF ALEXANDRIA STANDARD CONCRETE PAVING	KX-01	STREET LIGHT	FN-01	BIKE RACKS
PV-02	SPECIAL PAVING TYPE 1	KX-02	SITE LIGHT	FN-02	WASTE RECEPTACLES
PV-03	ASPHALT			FN-03	TREE GRATES

KEY MAP



SCALE: 1"=30'

0 15' 30' 60'

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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KEY MAP

N

DATE: 03/18/2022

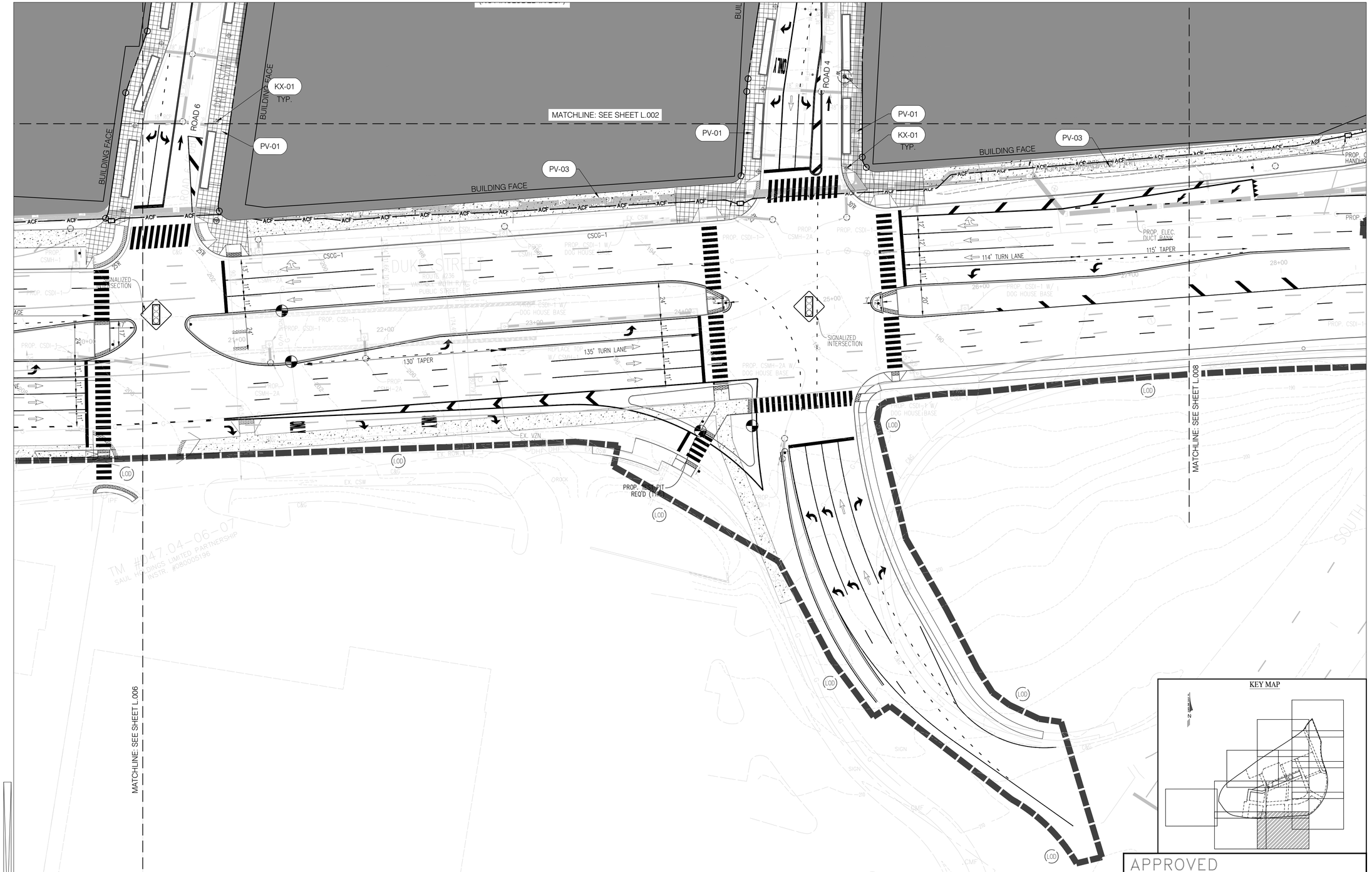
PROJECT NUMBER: W2016

SCALE:

LANDSCAPE SITE PLAN
AREA 6
DRAWING TITLE:

L.006

SHEET NUMBER: 108 of 146



NOTE:FINAL BIKE RACK AND WASTE RECEPTACLE LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.

MATERIAL LEGEND

- PV-01 — CITY OF ALEXANDRIA STANDARD CONCRETE PAVING
- PV-02 — SPECIAL PAVING TYPE 1
- PV-03 — ASPHALT
- KX-01 — STREET LIGHT
- KX-02 — SITE LIGHT
- FN-01 — BIKE RACKS
- FN-02 — WASTE RECEPTACLES
- FN-03 — TREE GRATES

SCALE: 1"=30'

0 15' 30' 60'

KEY MAP

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

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

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Lic. No. 406000790
LANDSCAPE ARCHITECT

SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

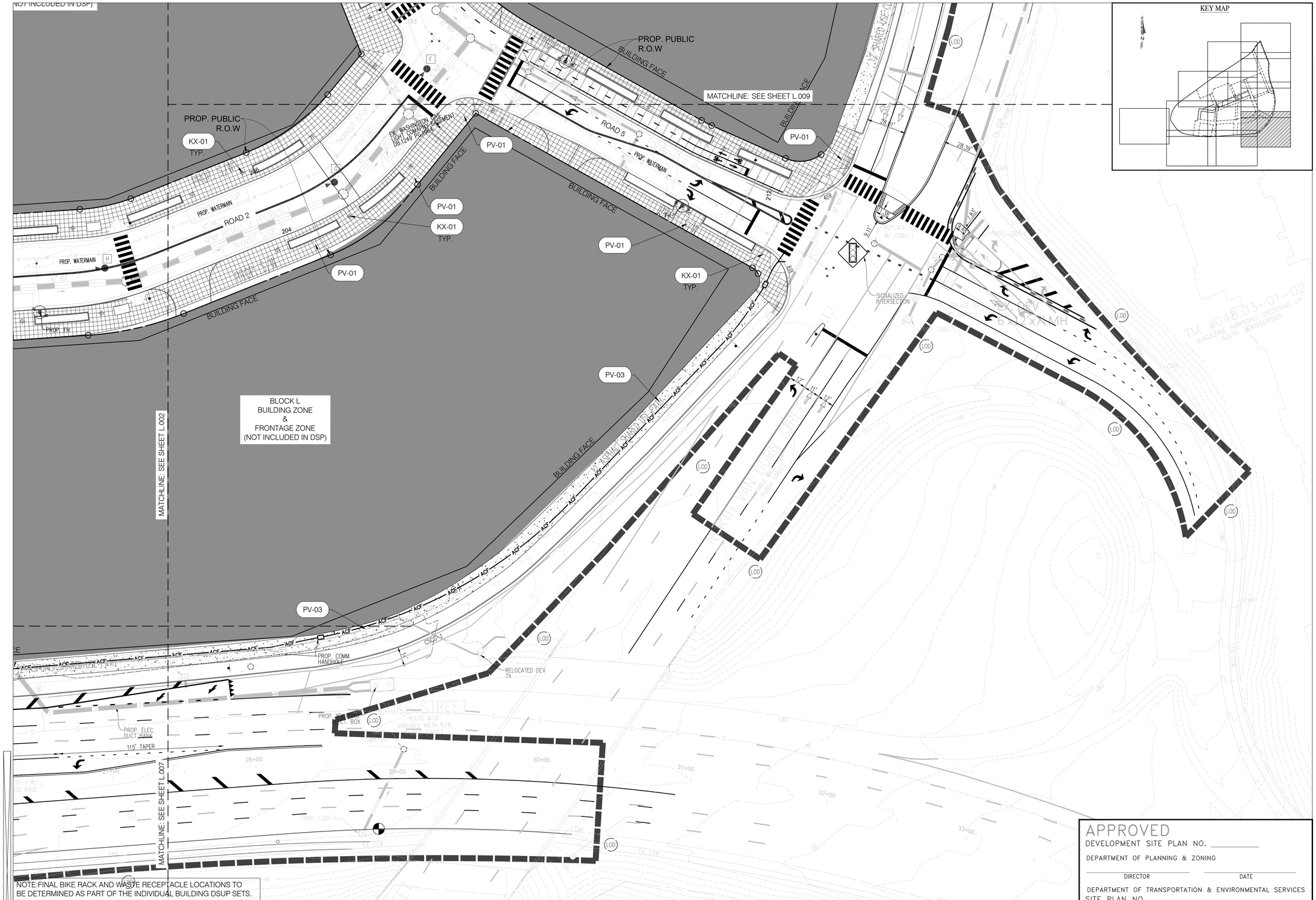
SCALE:

LANDSCAPE SITE PLAN
AREA 7

DRAWING TITLE:

L.007

SHEET NUMBER: 109 of 146



NOTE:FINAL BIKE RACK AND WASTE RECEPTACLE LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.

MATERIAL LEGEND

PV-01	CITY OF ALEXANDRIA STANDARD CONCRETE PAVING	KX-01	STREET LIGHT	FN-01	BIKE RACKS
PV-02	SPECIAL PAVING TYPE 1	KX-02	SITE LIGHT	FN-02	WASTE RECEPTACLES
PV-03	ASPHALT			FN-03	TREE GRATES

SCALE: 1"=30'
0 15' 30' 60'

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

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LANDSCAPE ARCHITECT

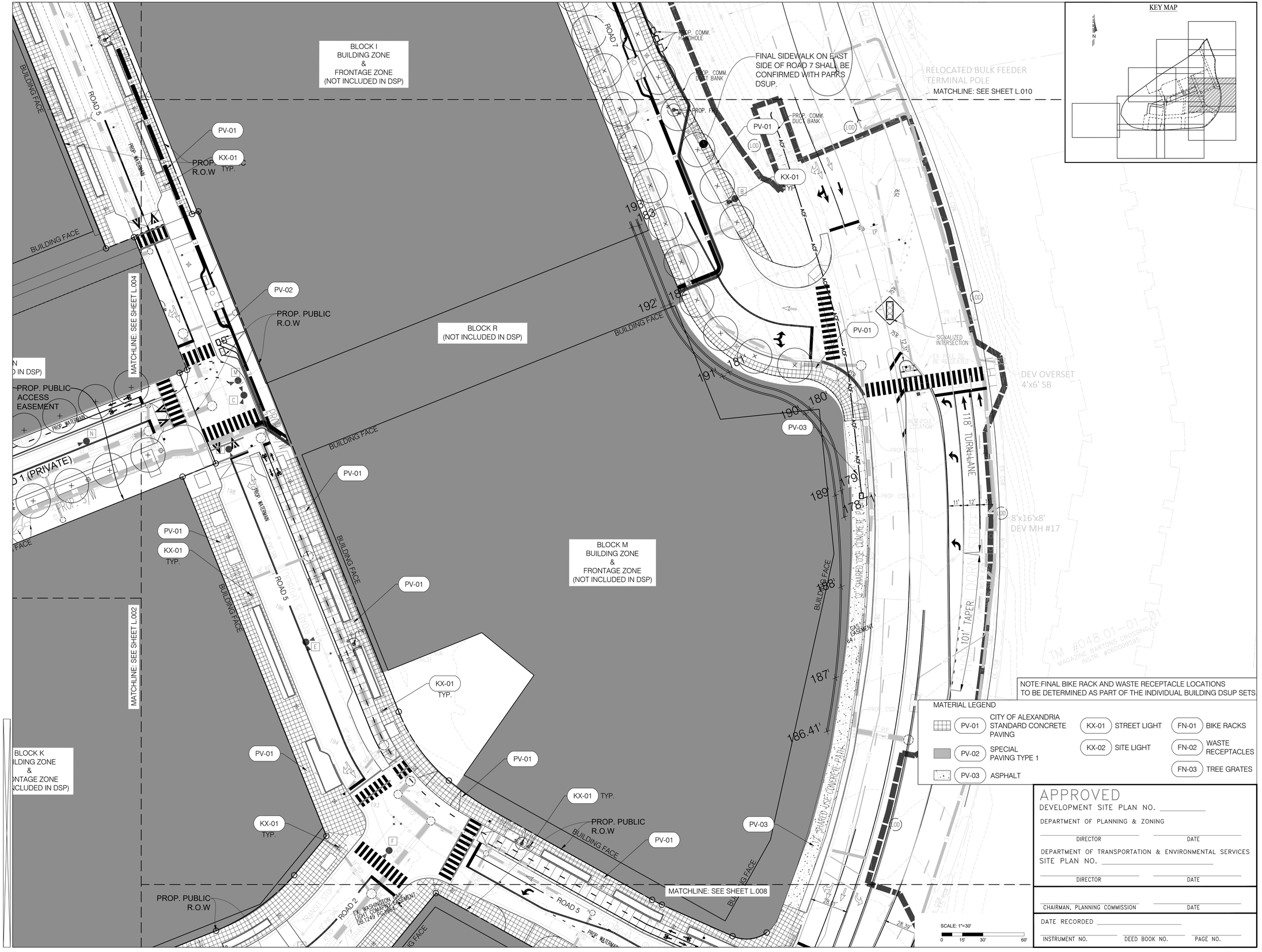
SUBMISSIONS/ REVISIONS

KEY MAP

DATE: 03/18/2022
PROJECT NUMBER: W2016
SCALE:
LANDSCAPE SITE PLAN
AREA 8
DRAWING TITLE:

L.008

SHEET NUMBER: 110 of 146



NOTE:FINAL BIKE RACK AND WASTE RECEPTACLE LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.

MATERIAL LEGEND

PV-01 CITY OF ALEXANDRIA STANDARD CONCRETE PAVING	KX-01 STREET LIGHT	FN-01 BIKE RACKS
PV-02 SPECIAL PAVING TYPE 1	KX-02 SITE LIGHT	FN-02 WASTE RECEPTACLES
PV-03 ASPHALT		FN-03 TREE GRATES

APPROVED

DEVELOPMENT SITE PLAN 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. _____

KEY MAP

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Lic. No. 4060000790
LANDSCAPE ARCHITECT

SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

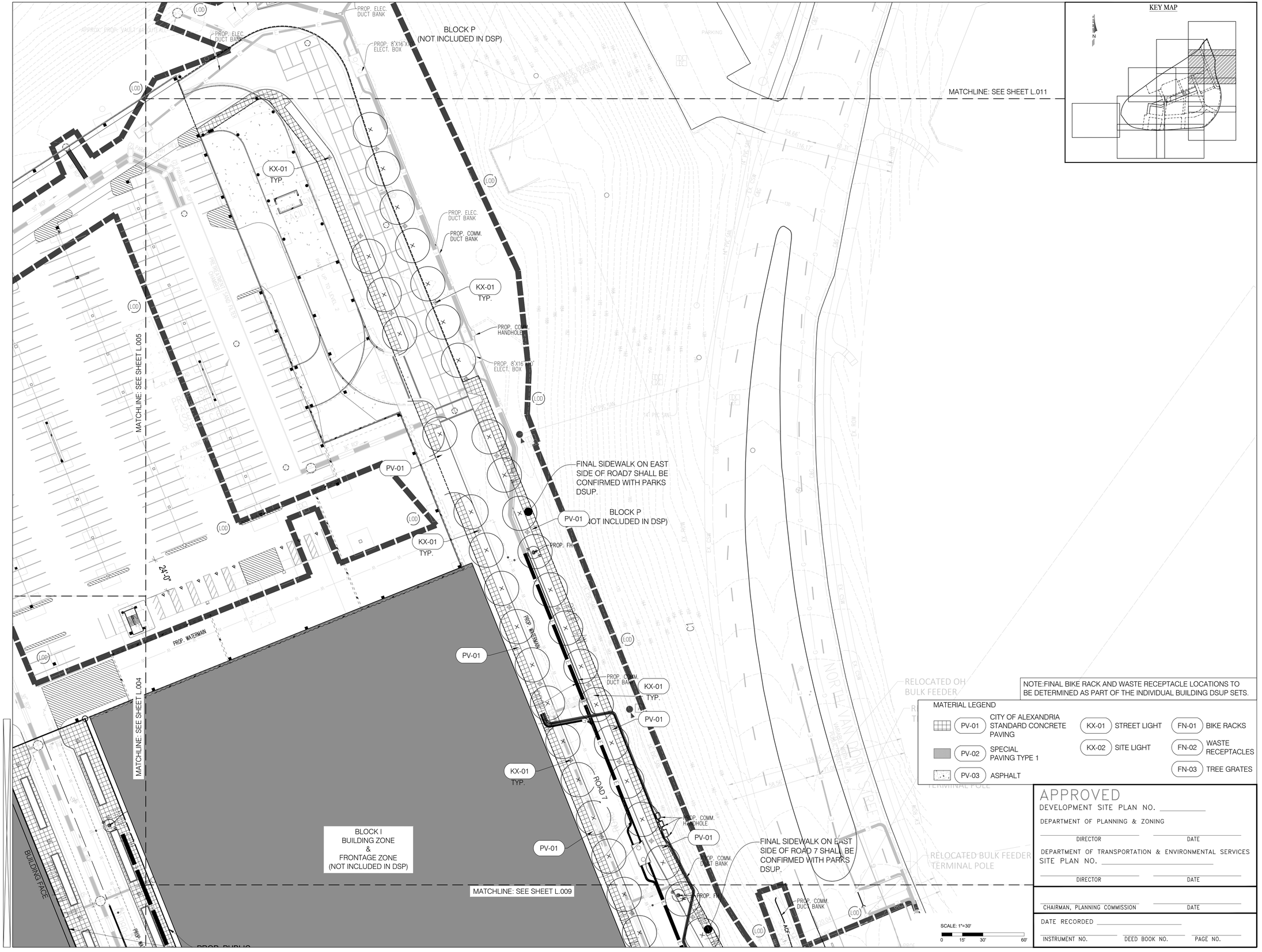
SCALE:

LANDSCAPE SITE PLAN
AREA 9

DRAWING TITLE:

L.009

SHEET NUMBER: 111 of 146



KEY MAP

NOTE:FINAL BIKE RACK AND WASTE RECEPTACLE LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.

MATERIAL LEGEND

PV-01	CITY OF ALEXANDRIA STANDARD CONCRETE PAVING	KX-01	STREET LIGHT	FN-01	BIKE RACKS
PV-02	SPECIAL PAVING TYPE 1	KX-02	SITE LIGHT	FN-02	WASTE RECEPTACLES
PV-03	ASPHALT			FN-03	TREE GRATES

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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Lic. No. 406000790
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SUBMISSIONS/ REVISIONS

KEY MAP

DATE: 03/18/2022

PROJECT NUMBER: W2016

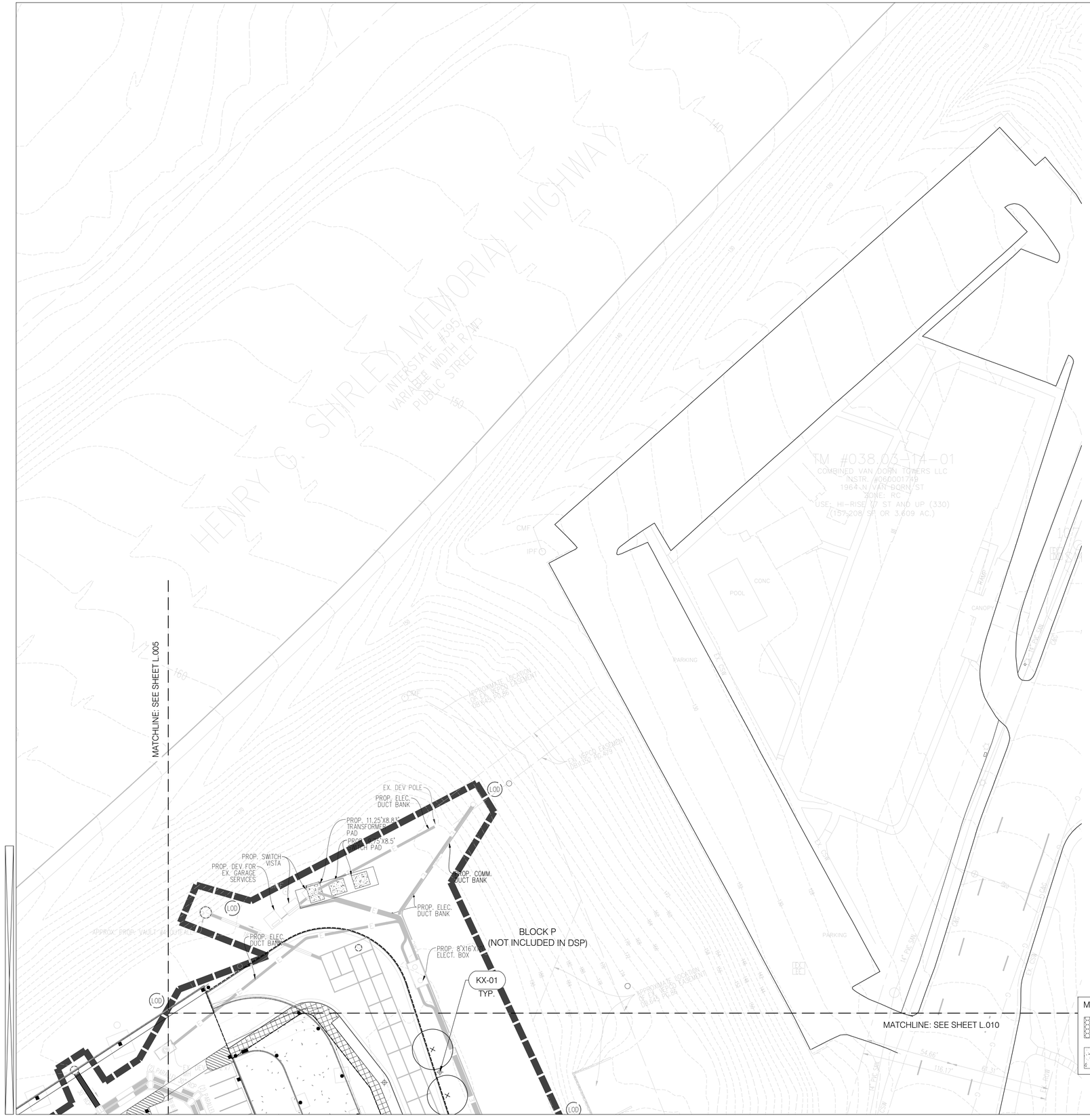
SCALE:

LANDSCAPE SITE PLAN
AREA 10

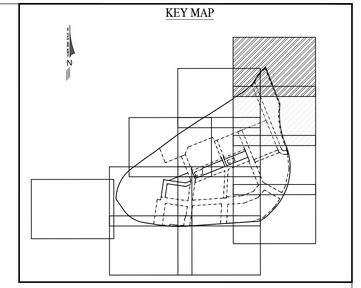
DRAWING TITLE:

L.010

SHEET NUMBER: 112 of 146



KEY MAP



NOTE:FINAL BIKE RACK AND WASTE RECEPTACLE LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.

MATERIAL LEGEND

- PV-01 CITY OF ALEXANDRIA STANDARD CONCRETE PAVING
- PV-02 SPECIAL PAVING TYPE 1
- PV-03 ASPHALT
- KX-01 STREET LIGHT
- KX-02 SITE LIGHT
- FN-01 BIKE RACKS
- FN-02 WASTE RECEPTACLES
- FN-03 TREE GRATES

MATERIAL LEGEND

- SPECIAL PAVING
- CITY OF ALEXANDRIA STANDARD PAVING

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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DONALD RAY HOOVER
Lic. No. 4090000790
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SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 03/18/2022

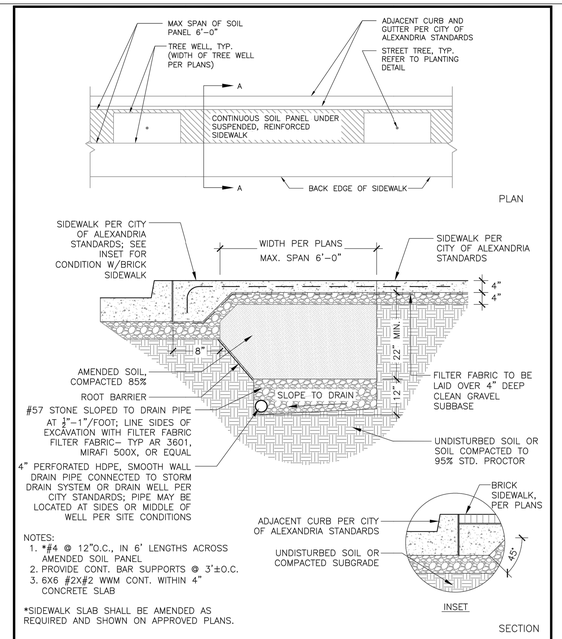
PROJECT NUMBER: W2016

SCALE:

LANDSCAPE SITE PLAN
AREA 11
DRAWING TITLE:

L.011

SHEET NUMBER: 113 of 146



A CONTINUOUS SOIL PANEL

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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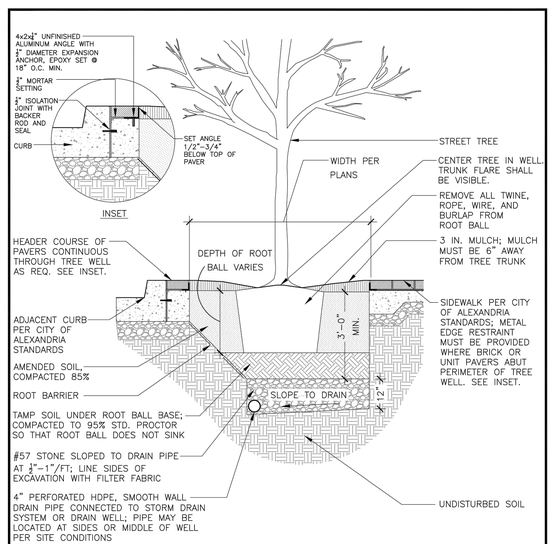
Source: CITY OF ALEXANDRIA	CONTINUOUS SOIL PANEL
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 007

6 CONTINUOUS SOIL PANEL

SCALE: 1" = 1'-0" ----



A STREET TREE PLANTING WELL

NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

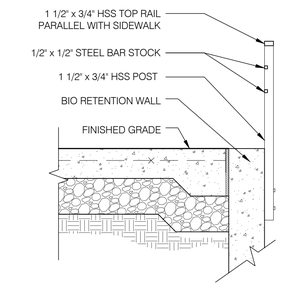
CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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

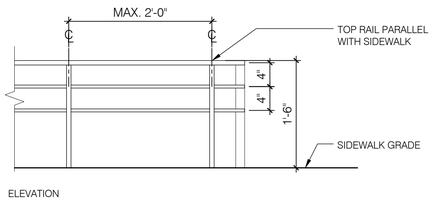
Source: CITY OF ALEXANDRIA	STREET TREE PLANTING WELL
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 005

7 STREET TREE PLANTING WELL

SCALE: 1" = 1'-0" ----



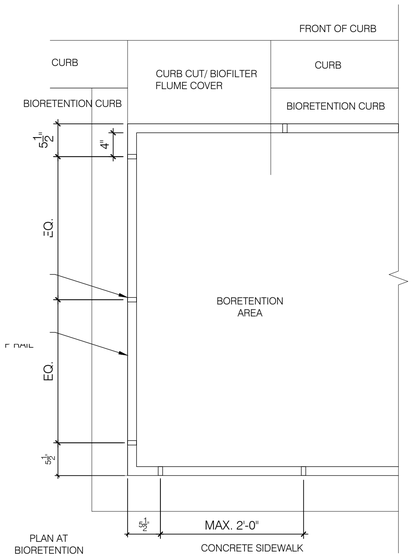
SECTION - BIORETENTION AREA



ELEVATION

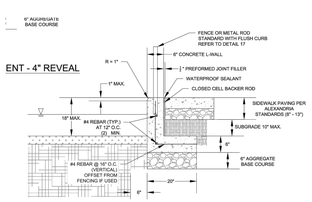
NOTES:

1. FIELD VERIFY ALL DIMENSIONS.
2. FENCE SHALL BE THREE SIDED AT BUILDING, FOUR-SIDED AT BIORETENTION
4. WELD ALL CONNECTIONS.
5. FINISH: PAINTED COLOR: SATIN BLACK



4 TREE PIT FENCING

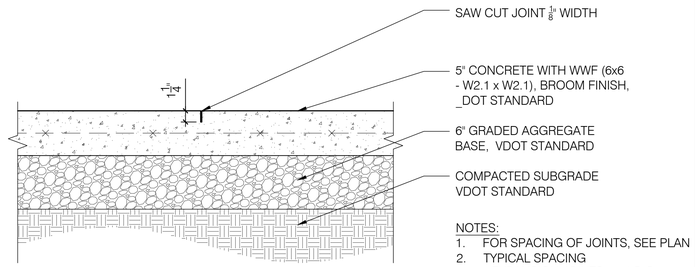
SCALE: 1" = 1'-0" ----



11-2 BIORETENTION SIDEWALK EDGE TREATMENT - NO REVEAL

5 BIORETENTION SIDEWALK EDGE TREATMENT - NO REVEAL

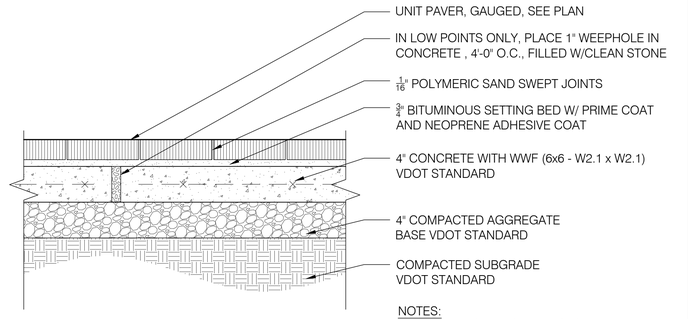
SCALE: NTS ----



NOTES:
1. FOR SPACING OF JOINTS, SEE PLAN
2. TYPICAL SPACING
EXPANSION JOINTS - 25' O.C.
CONTROL JOINTS - 5' O.C.

1 CONCRETE PAVING - PEDESTRIAN

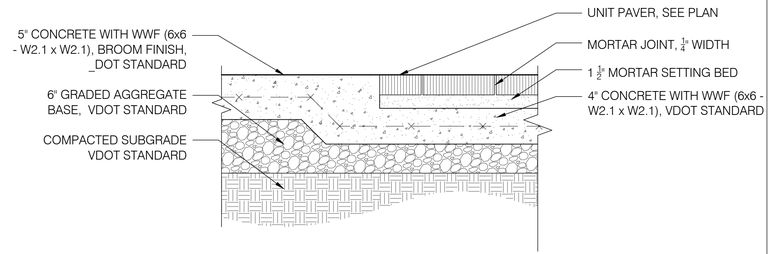
SCALE: 1 1/2" = 1'-0" ----



NOTES:
1. PAVER JOINT TOLERANCES:
ASPHALT BLOCK: HAND TIGHT TO 1/16" MAX.
CONCRETE, BRICK, AND STONE PAVERS: 1/16" MIN. TO ⅜" MAX.
2. CONCRETE BASE CONTROL JOINTS - 5' O.C.
3. EXPANSION JOINTS - 25' O.C., TYPE A, W/ JOINT IN CONCRETE BASE ONLY.

2 UNIT PAVING - PEDESTRIAN

SCALE: 1 1/2" = 1'-0" ----



3 UNIT PAVER AT CONCRETE PAVING

SCALE: 1 1/2" = 1'-0" ----

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

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LANDMARK - VAN DORN

STAMP

COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

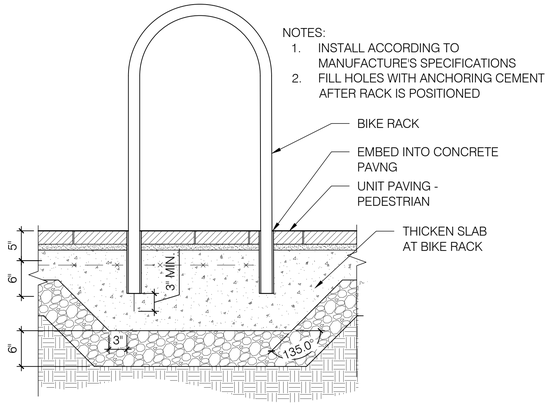
SUBMISSIONS/ REVISIONS

KEY MAP

DATE: 03/18/2022
PROJECT NUMBER: W2016
SCALE:
DRAWING TITLE: HARDSCAPE DETAILS

L.012

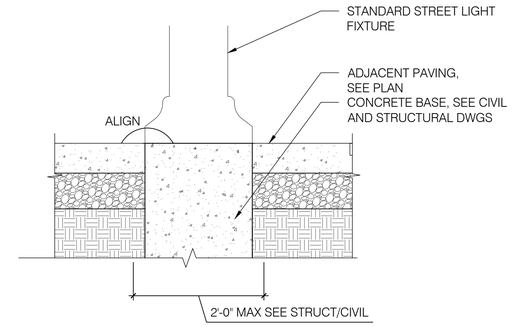
SHEET NUMBER: 114 of 146



NOTE: FINAL BIKE RACK LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.

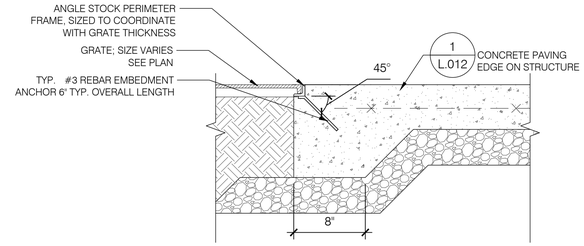
4 BIKE RACK IN UNIT PAVERS

SCALE: 1" = 1'-0" ----



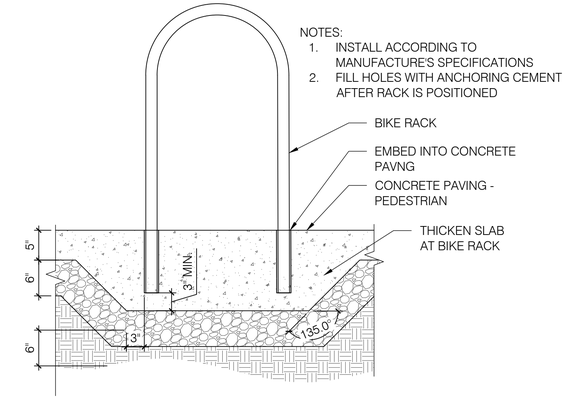
1 STREETLIGHT AT CONCRETE PAVING

SCALE: ########## ----



2 TREE GRATE - CONCRETE PAVING

SCALE: ############### ----



NOTE: FINAL BIKE RACK LOCATIONS TO BE DETERMINED AS PART OF THE INDIVIDUAL BUILDING DSUP SETS.

3 BIKE RACK IN CONCRETE PAVING

SCALE: 1" = 1'-0" ----

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DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

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LANDSCAPE ARCHITECT

SUBMISSIONS/ REVISIONS

KEY MAP N

DATE: 03/18/2022

PROJECT NUMBER: W2016

SCALE:

DRAWING TITLE: HARDSCAPE DETAILS

L.013

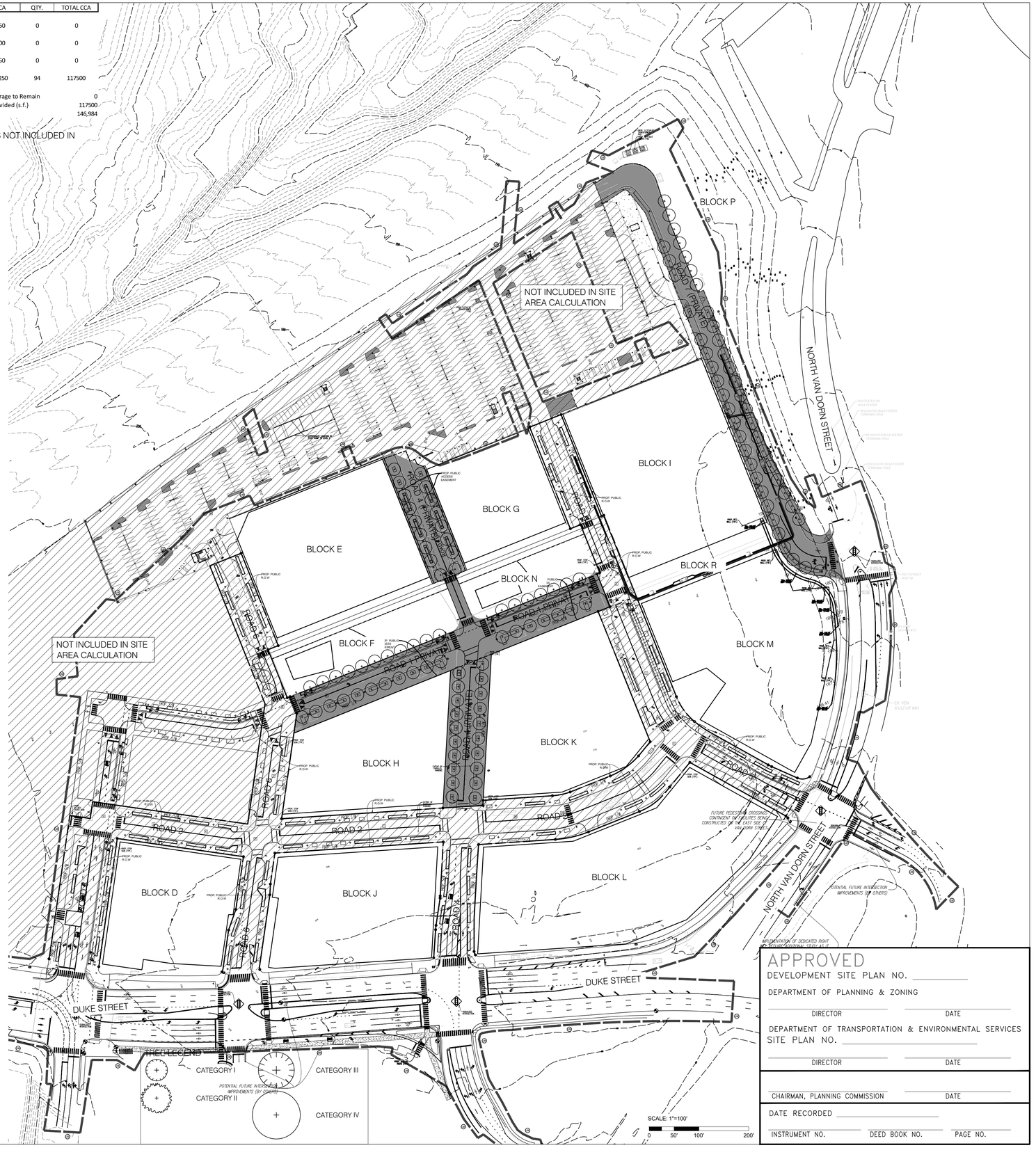
SHEET NUMBER: 115 of 146

CROWN COVER TABULATIONS (FULL SITE)		
TOTAL SITE AREA (SF)	1,183,250	
25% CROWN COVER REQUIRED (SF)	295,813	
		SITE AREA (s.f.)
PRIVATE STREETS		146,984
EXISTING CROWN COVER (SF)	0	
REMOVED CROWN COVER (SF)	0	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	0	
Crown Cover from Preserved Shrubs	0	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	117,500	
Crown Cover from Proposed Shrubs		
BLOCK D		
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs	TBD	
BLOCK E		
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs	TBD	
BLOCK F		
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs	TBD	
BLOCK G		
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs	TBD	
BLOCK H		
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs	TBD	
BLOCK I		
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs	TBD	
BLOCK J		
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs	TBD	
BLOCK K		
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs	TBD	
BLOCK L		
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs	TBD	
BLOCK M		
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs	TBD	
BLOCK N		
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs	TBD	
BLOCK P		
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs	TBD	
BLOCK R		
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	TBD	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	TBD	
Crown Cover from Proposed Shrubs	TBD	
TOTAL CROWN COVER PROVIDED (%)	9.9%	
TOTAL CROWN COVER PROVIDED (SF)	117,500	

PLANTING TYPE	SIZE	CCA	QTY.	TOTAL CCA
CATEGORY I TREES	18"	250	0	0
CATEGORY II TREES	25'	500	0	0
CATEGORY III TREES	30'	750	0	0
CATEGORY IV TREES	40'	1,250	94	117500

Existing Crown Coverage to Remain	0
Crown Coverage Provided (s.f.)	117500
Total Site Area (s.f.)	146,984

NOTE: TREES ON PUBLIC STREETS NOT INCLUDED IN THESE CALCULATIONS.



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DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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Lic. No. 406000790
LANDSCAPE ARCHITECT

SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

SCALE:

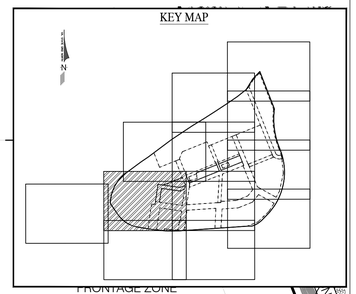
DRAWING TITLE: LANDMARK CAMPUS TREE CANOPY COVERAGE MASTERPLAN

L.014

SHEET NUMBER: 116 of 146

MATCHLINE: SEE SHEET L.003

KEY MAP



BY OTHERS

HOSPITAL CAMPUS BUILDING ZONE & FRONTAGE ZONE (NOT INCLUDED IN DSP)

FRONTAGE ZONE (NOT INCLUDED IN DSP)

HOSPITAL CAMPUS BUILDING ZONE & FRONTAGE ZONE (NOT INCLUDED IN DSP)

BY OTHERS

HOSPITAL CAMPUS BUILDING ZONE & FRONTAGE ZONE (NOT INCLUDED IN DSP)

BLOCK D BUILDING ZONE & FRONTAGE ZONE (NOT INCLUDED IN DSP)

PROP. PUBLIC R.O.W

PROP. PUBLIC R.O.W

MATCHLINE: SEE SHEET L.002

MATCHLINE: SEE SHEET L.006

BUILDING FACE

REFER TO SHEET L.026 FOR OVERALL PLANT SCHEDULE

PLANTING LEGEND

- LAWN PLANTING
- GARDEN BIOFILTER PLANTING
- GARDEN PLANTING

SCALE: 1"=30'

0 15' 30' 60'

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SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

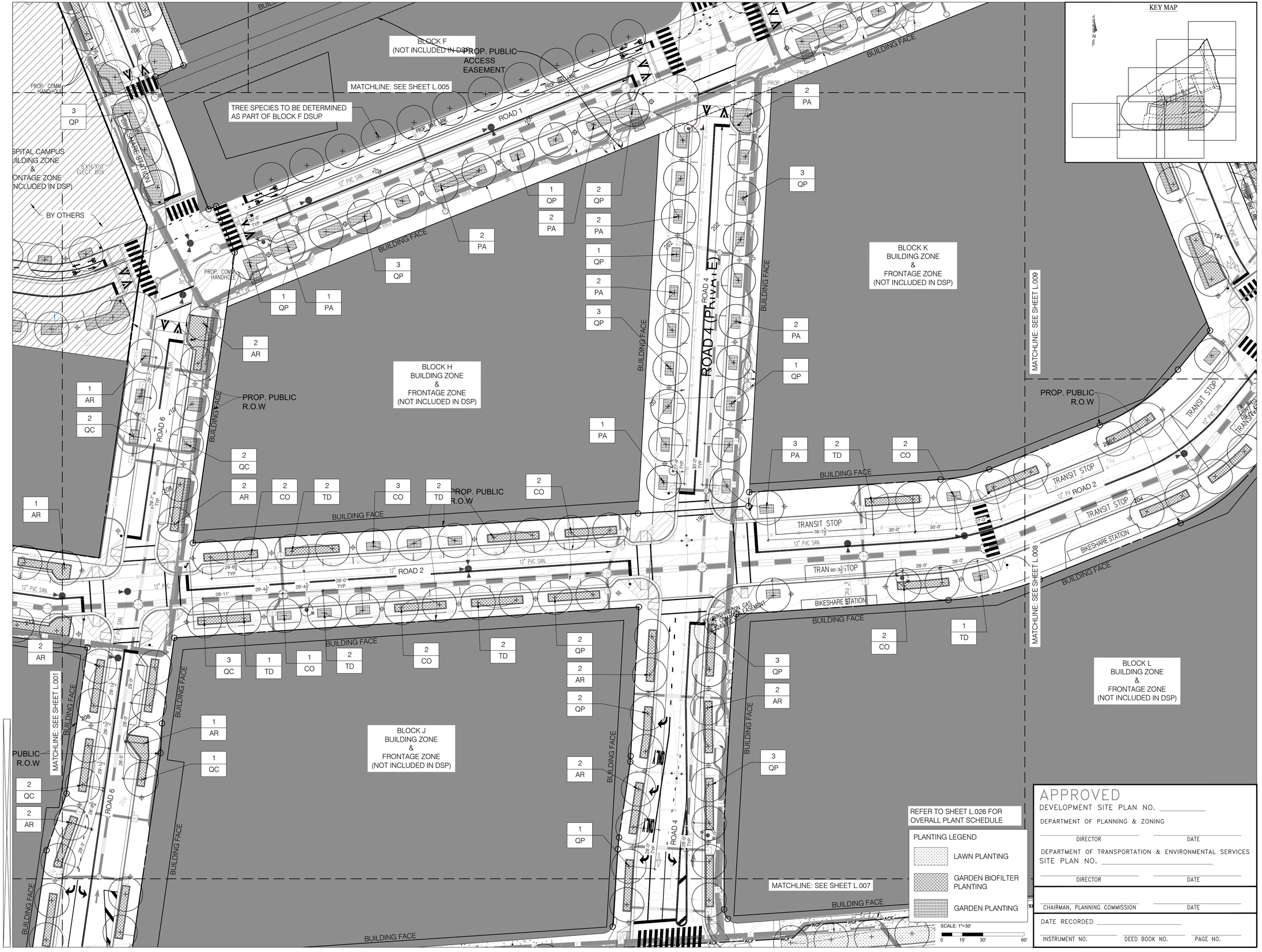
SCALE:

PLANTING PLAN AREA 1

DRAWING TITLE:

L.015

SHEET NUMBER: 117 of 146



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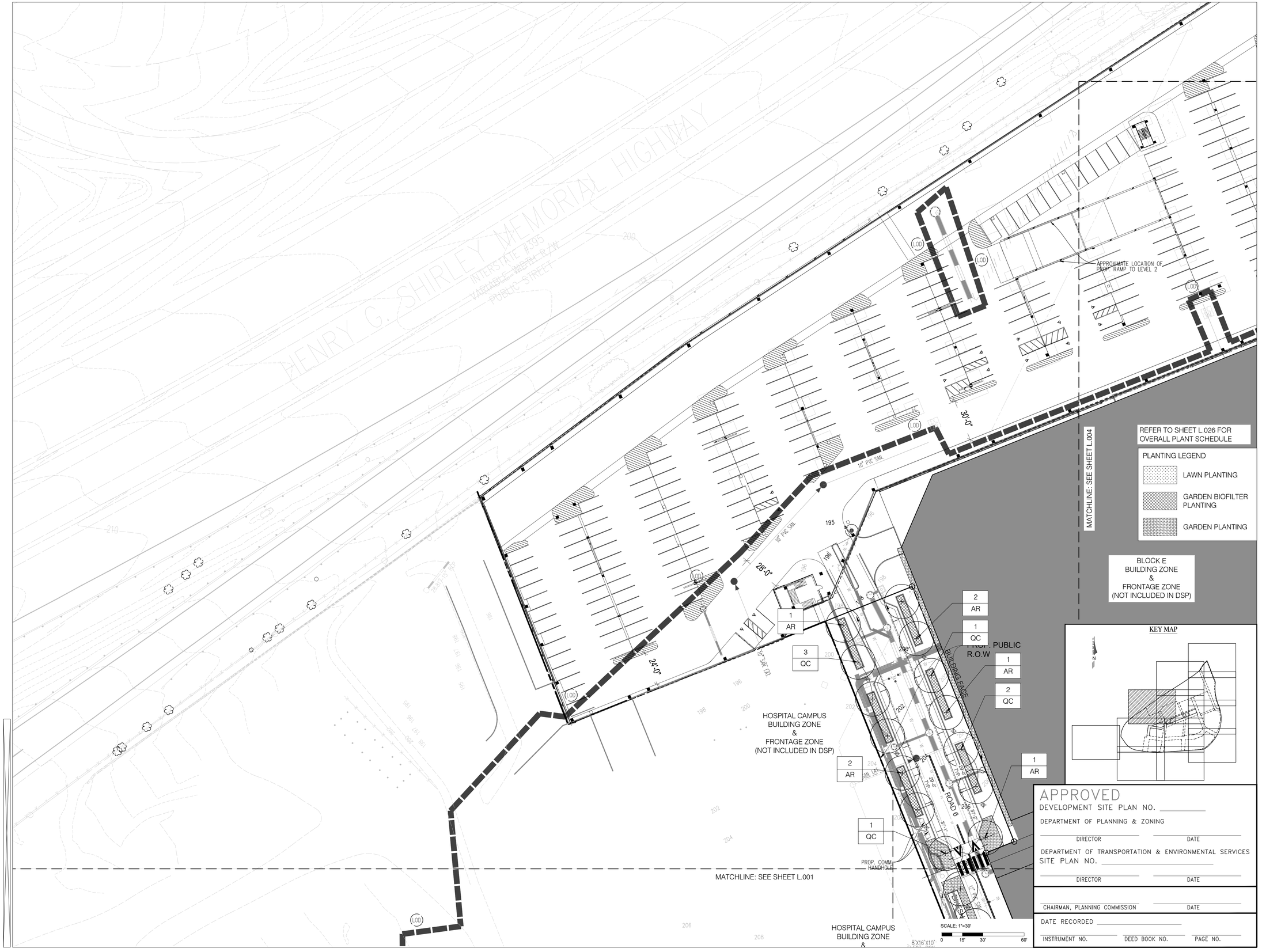
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

KEY MAP

DATE: 03/18/2022
PROJECT NUMBER: W2016
SCALE:

PLANTING PLAN AREA 2
DRAWING TITLE:

L.016
SHEET NUMBER: 118 of 146



KEY MAP

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

SCALE:

PLANTING PLAN AREA 3

DRAWING TITLE:

L.017

SHEET NUMBER: 119 of 146



REFER TO SHEET L.026 FOR OVERALL PLANT SCHEDULE

PLANTING LEGEND

- LAWN PLANTING
- GARDEN BIOFILTER PLANTING
- GARDEN PLANTING

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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SUBMISSIONS/ REVISIONS

KEY MAP

DATE: 03/18/2022

PROJECT NUMBER: W2016

SCALE:

PLANTING PLAN AREA 4

DRAWING TITLE:

L.018

SHEET NUMBER: 120 of 146

KEY MAP

MATCHLINE: SEE SHEET L.011

MATCHLINE: SEE SHEET L.010

MATCHLINE: SEE SHEET L.004

SHIRLEY MEMORIAL HIGHWAY
INTERSTATE 395
VARIABLE WIDTH R.O.W.
PUBLIC STREET

HENRY G. SHIRLEY MEMORIAL HIGHWAY

DUCT BANK

PROP. 11.25'X8.5' TRANSFORMER PAD

PROP. 7.5'X8.5' SWITCH PAD

PROP. SWITCH VISTA

PROP. DEV. FOR EX. GARAGE SERVICES

PROP. ELEC. DUCT BANK

PROP. ELEC. DUCT BANK

PROP. 6'X ELECT. BO

APPROX. PROP. VAULT #4 OUTFALL

APPROX. PROP. VAULT #2 OUTFALL

INV IN =172.59
INV OUT =172.34

EX. DEV 6'x12'x7' MH

PROP. ELEC. DUCT BANK

PROP. 8.5'X9.75' TRANSFORMER PAD

EX. COMBINED FACILITY

PROP. RETAIL

PROP. PLANTER / SAND FILTER CHAMBER

24'-0"

LOD

REFER TO SHEET L.026 FOR OVERALL PLANT SCHEDULE

PLANTING LEGEND

- LAWN PLANTING
- GARDEN BIOFILTER PLANTING
- GARDEN PLANTING

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

SCALE: 1"=30'
0 15' 30' 60'

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KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

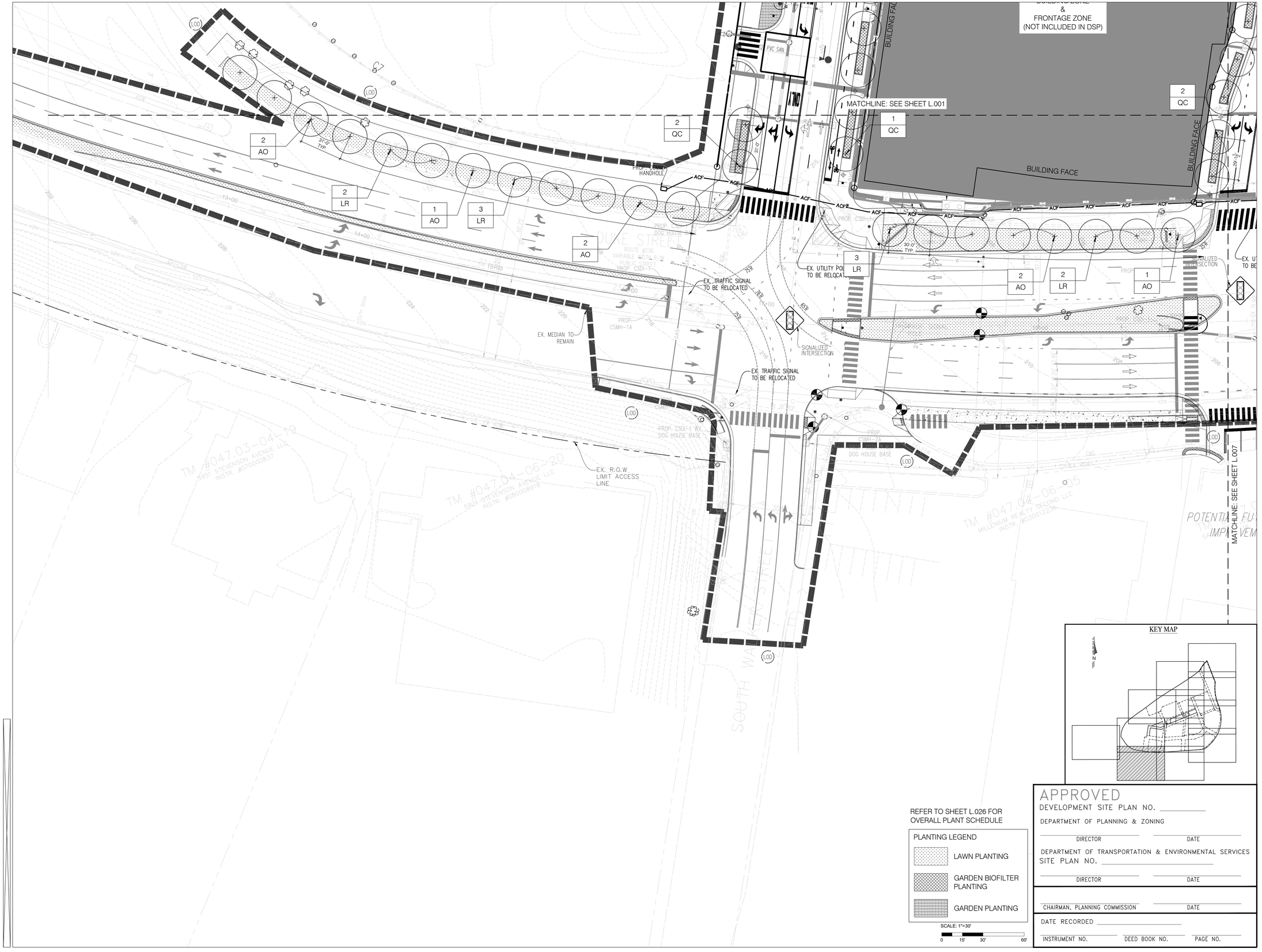
SCALE:

PLANTING PLAN AREA 5

DRAWING TITLE:

L.019

SHEET NUMBER: 121 of 146



REFER TO SHEET L.026 FOR OVERALL PLANT SCHEDULE

PLANTING LEGEND

- LAWN PLANTING
- GARDEN BIOFILTER PLANTING
- GARDEN PLANTING

SCALE: 1"=30'

0 15' 30' 60'

KEY MAP

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

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

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LANDMARK MALL, LLC
CITY OF ALEXANDRIA, VIRGINIA
LANDMARK - VAN DORN

STAMP

COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 03/18/2022

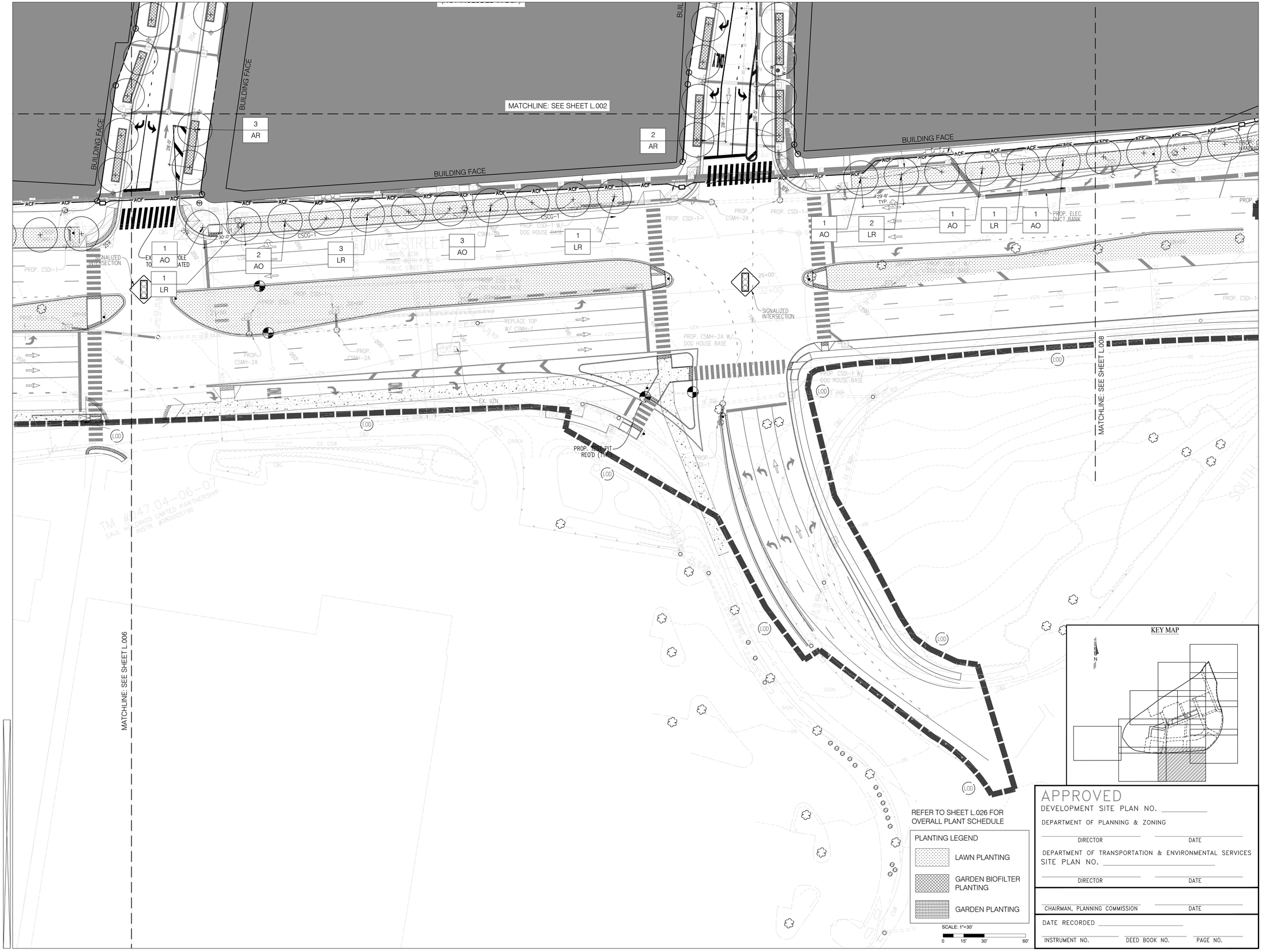
PROJECT NUMBER: W2016

SCALE:

PLANTING PLAN AREA
6
DRAWING TITLE:

L.020

SHEET NUMBER: 122 of 146



REFER TO SHEET L.026 FOR OVERALL PLANT SCHEDULE

PLANTING LEGEND

- LAWN PLANTING
- GARDEN BIOFILTER PLANTING
- GARDEN PLANTING

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

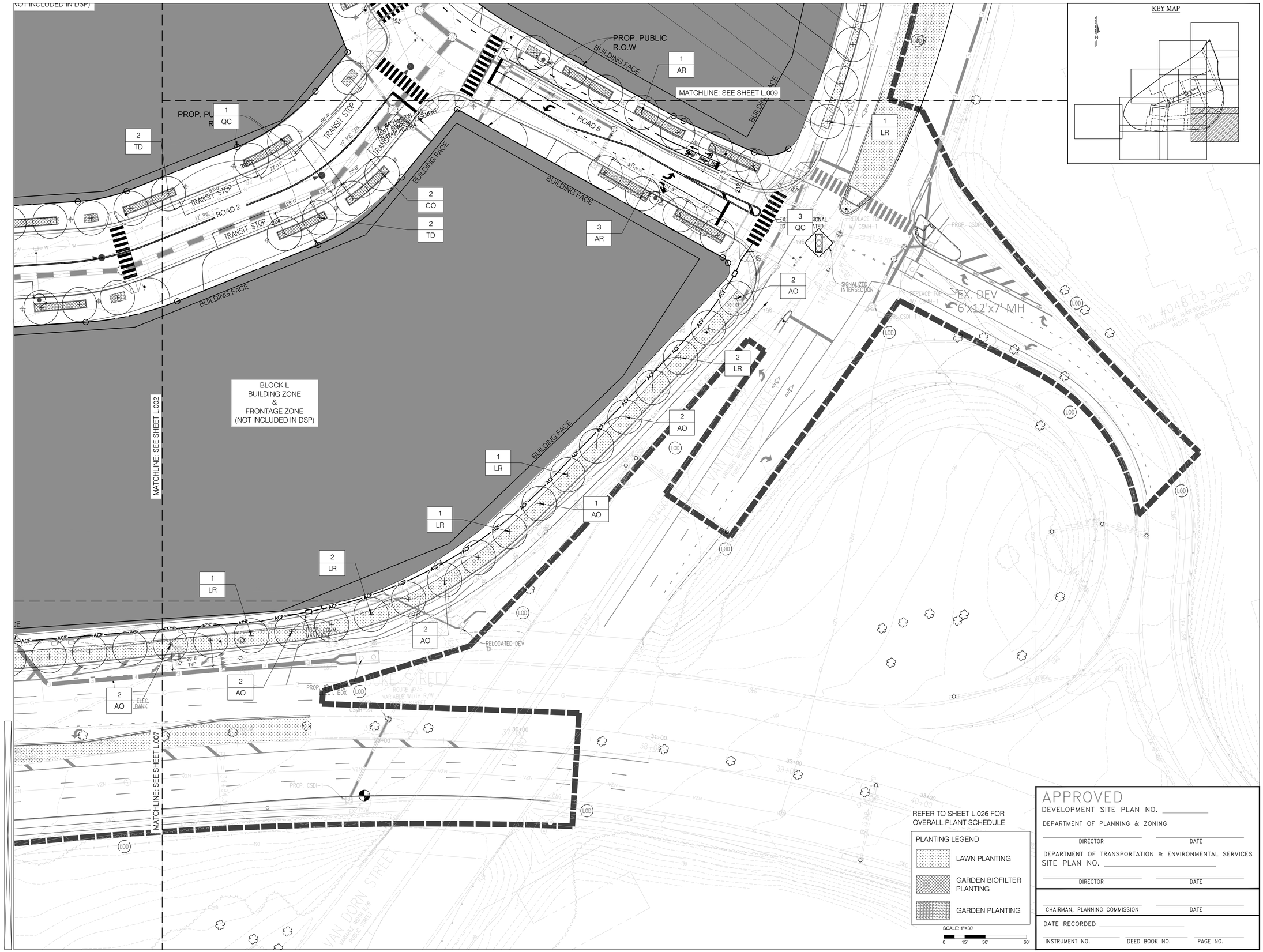
SCALE:

PLANTING PLAN AREA 7

DRAWING TITLE:

L.021

SHEET NUMBER: 123 of 146



REFER TO SHEET L.026 FOR OVERALL PLANT SCHEDULE

PLANTING LEGEND

- LAWN PLANTING
- GARDEN BIOFILTER PLANTING
- GARDEN PLANTING

SCALE: 1"=30'

0 15' 30' 60'

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

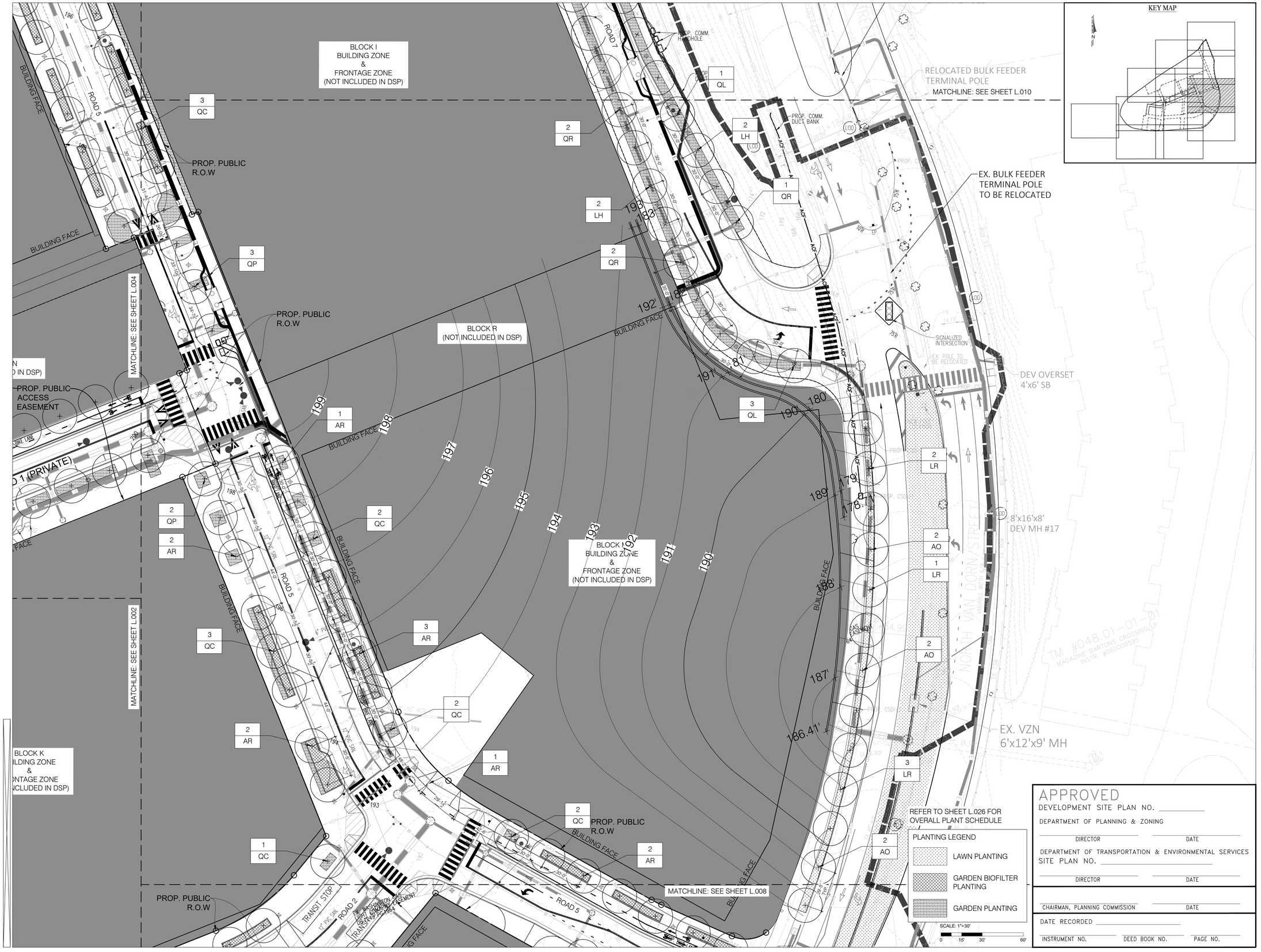
SCALE:

PLANTING PLAN AREA 8

DRAWING TITLE:

L.022

SHEET NUMBER: 124 of 146



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SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

SCALE:

PLANTING PLAN AREA
9

DRAWING TITLE:

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

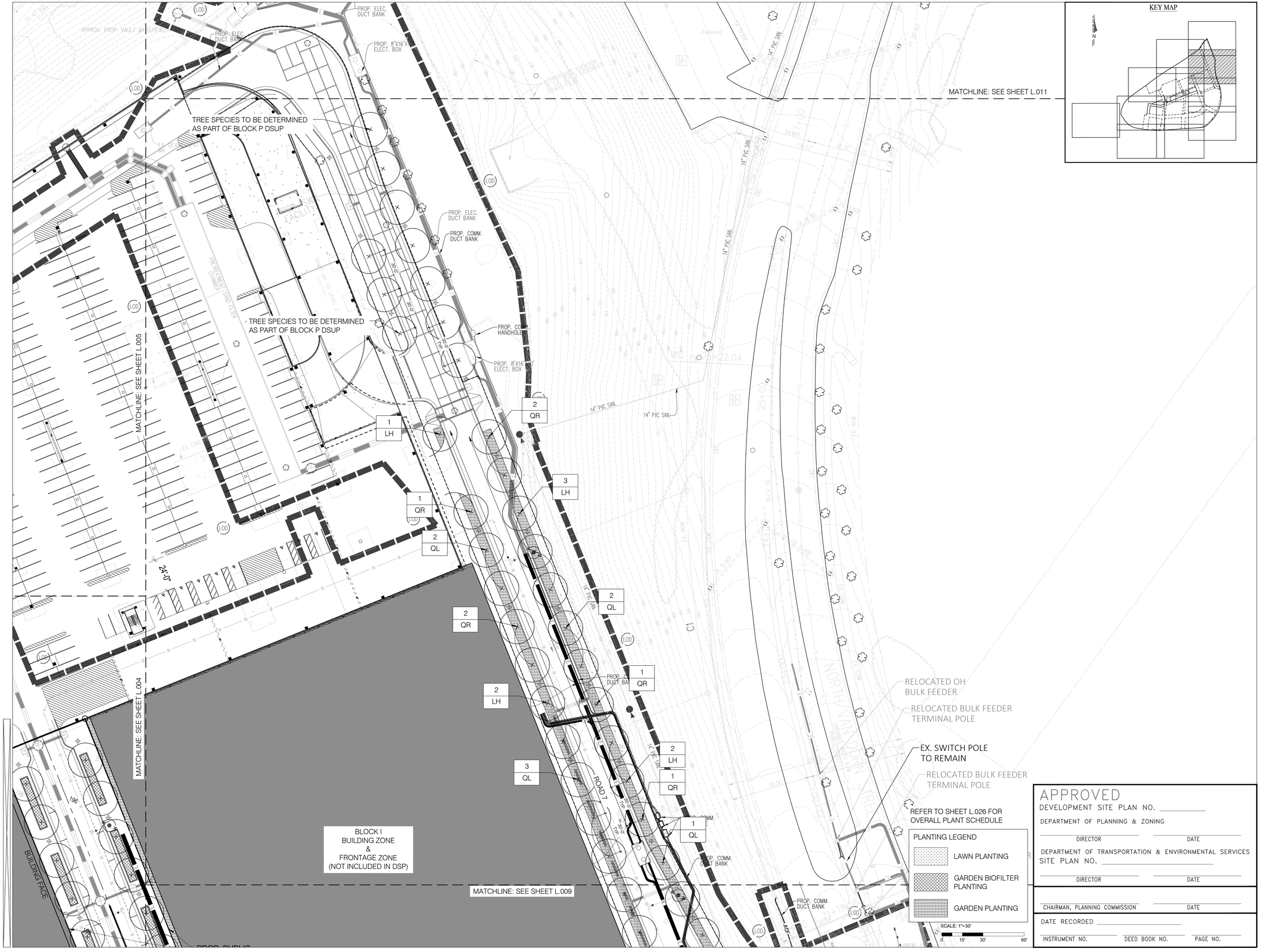
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

L.023

SHEET NUMBER: 125 of 146



APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

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SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

SCALE:

PLANTING PLAN AREA 10

DRAWING TITLE:

L.024

SHEET NUMBER: 126 of 146



REFER TO SHEET L.026 FOR OVERALL PLANT SCHEDULE

PLANTING LEGEND

- LAWN PLANTING
- GARDEN BIOFILTER PLANTING
- GARDEN PLANTING

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

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KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

SCALE:

PLANTING PLAN AREA 11

DRAWING TITLE:

L.025

SHEET NUMBER: 127 of 146

Landmark Infrastructure DSP
PLANT SCHEDULE

PREPARED: 10.12.2021

CANOPY TREES		
KEY	BOTANICAL NAME	COMMON NAME
AO	*Acer rubrum, October Glory*	Oct. Glory Red Maple
AR	*Acer rubrum 'Red Sunset'*	Red Maple
CO	*Celtis occidentalis*	Hackberry
LH	Liquidambar styraciflua, Happidaze	Happidaze Seedless Sweetgum
LR	*Liquidambar styraciflua, Rotundiloba*	Seedless Sweetgum
PA	*Platanus x acerifolia 'Bloodgood'*	London Plane Tree
QC	*Quercus coccinea*	Scarlet Oak
QL	*Quercus lyrata 'Highbeam'*	Overcup Oak
QP	*Quercus phellos*	Willow Oak
QR	*Quercus rubra*	Red Oak
TD	*Taxodium distichum*	Bald Cypress

GARDEN PLANTING			
PLANTING MIX I - FULL SUN TO PART SHADE			
PERENNIALS			
KEY	BOTANICAL NAME	COMMON NAME	SPACING
	Amsonia tabernaemontana	Eastern Bluestar	1'-6" O.C.
	Amsonia tabernaemontana 'Blue Ice'	Eastern Bluestar	1'-0" O.C.
	Anemone hupehensis 'September Charm'	September Charm Anemone	1'-6" O.C.
	Anemone x hybrida 'Honorine Jobert'	Honorine Jobert Anemone	1'-6" O.C.
	Muhlenbergia capillaris	Pink Muhly Grass	1'-6" O.C.
	Carex eburnea	Bristleleaf Sedge	9" O.C.
	Carex flaccosperma	Blue Wood Sedge	1'-0" O.C.
	Carex pensylvanica	Pennsylvania Sedge	9" O.C.
	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Coreopsis	1'-6" O.C.
	Dryopteris marginalis	Marginal Fern	1'-0" O.C.
	Eurybia divaricata	White Wood Aster	1'-6" O.C.
	Echinacea tennesseensis 'Rocky Top'	Tennessee Coneflower	1'-6" O.C.
	Geranium x 'Tiny Monster'	Tiny Monster Cranesbill	1'-6" O.C.
	Heuchera americana	Alum Root	1'-0" O.C.
	Heuchera villosa 'Autumn Bride'	Hairy Alum Root	1'-6" O.C.
	Juncus effusus	Soft Rush	1'-0" O.C.
	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	1'-6" O.C.
	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1'-6" O.C.
	Phlox pilosa 'Eco Happy Traveler'	Downy Phlox	1'-0" O.C.
	Phlox subulata 'Lavander Cloud'	Moss Phlox	1'-0" O.C.
	Sporobolus heterolepis	Prairie Dropseed	1'-0" O.C.
	Symphyotrichum ericoides 'Pink Star'	Pink Star Heath Aster	1'-6" O.C.
	Symphyotrichum oblongifolius 'Raydon's Favori	Raydon's Favorite Aster	2'-0" O.C.
SHRUBS			
KEY	BOTANICAL NAME	COMMON NAME	SPACING
	Aronia arbutifolia 'Brilliant'	Red Chokeberry	3'-0" O.C.
	Fothergilla gardenii	Dwarf Fothergilla	3'-0" O.C.
	Hamamelis vernalis	Vernal Witchhazel	4'-0" O.C.
	Ilex glabra 'Nigra'	Nigra Inberry Holly	3'-0" O.C.
	Itea virginiana 'Henry's Garret'	Henry's Garret Itea	3'-0" O.C.
PLANTING MIX II - FULL SHADE TO PART SHADE			
PERENNIALS			
KEY	BOTANICAL NAME	COMMON NAME	SPACING
	Carex flaccosperma	Blue Wood Sedge	1'-0" O.C.
	Carex pensylvanica	Pennsylvania Sedge	9" O.C.
	Carex plantaginea	Plantainleaf Sedge	1'-0" O.C.
	Dryopteris marginalis	Marginal Fern	1'-0" O.C.
	Eurybia divaricata	White Wood Aster	1'-6" O.C.
	Geranium maculatum 'Espresso'	Espresso Wood Geranium	1'-0" O.C.
	Heuchera americana	Alum Root	1'-0" O.C.
	Heuchera villosa 'Autumn Bride'	Hairy Alum Root	1'-6" O.C.
	Pachysandra procumbens	Allegheny Pachysandra	9" O.C.
	Phlox divaricata	Wood Phlox	1'-0" O.C.
	Polystichum acrostichoides	Christmas Fern	1'-0" O.C.
	Polygonatum biflorum	Solomon's Seal	1'-0" O.C.
	Tiarella cordifolia	Foam Flower	1'-6" O.C.
	Tricyrtis hirta	Toad Lily	1'-6" O.C.
SHRUBS			
KEY	BOTANICAL NAME	COMMON NAME	SPACING
	Fothergilla gardenii	Dwarf Fothergilla	3'-0" O.C.
	Hamamelis vernalis	Vernal Witchhazel	4'-0" O.C.
	Ilex glabra 'Nigra'	Nigra Inberry Holly	2'-6" O.C.
	Itea virginiana 'Little Henry'	Little Henry Itea	3'-0" O.C.
	Ilex verticillata 'Red Sprite'	Dwarf Winterberry	3'-0" O.C.
	Ilex verticillata 'Jim Dandy'	Male Winterberry	3'-0" O.C.

NOTE: SUN STUDIES WILL BE COMPLETED AT FINAL SITE PLAN TO DETERMINE THE APPROPRIATE PLANTING MIX FOR EACH PLANTING BED.

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

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

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

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

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

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

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

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

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

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

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

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

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

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

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

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

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

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

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

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

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

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

Source: CITY OF ALEXANDRIA
Approved by: COA
STANDARD LANDSCAPE PLAN NOTES
1 OF 1
Date drawn: 01/01/19
LD 016

1 LANDSCAPE PLAN NOTES
SCALE: 1' = 1'-0"

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

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

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

A. MAINTENANCE SHALL BE PRO-ACTIVE.

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

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

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

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

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

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

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

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

F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

A STANDARD TREE PRESERVATION NOTES
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE:
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Source: CITY OF ALEXANDRIA
Approved by: COA
STANDARD TREE PRESERVATION PLAN NOTES
1 OF 1
Date drawn: 12/02/2019
LD 017

2 TREE PRESERVATION NOTES
SCALE: 1' = 1'-0"

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

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LANDMARK - VAN DORN

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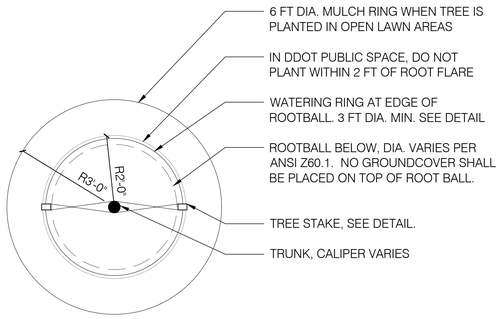
Lic. No. 406000790
LANDSCAPE ARCHITECT

SUBMISSIONS/ REVISIONS

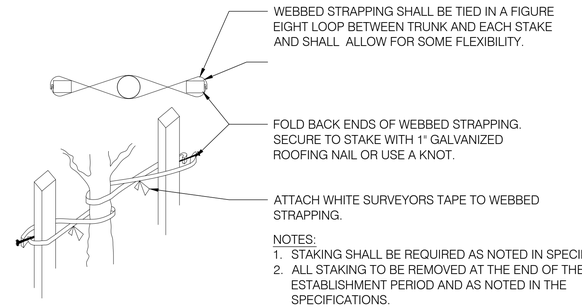
KEY MAP

DATE: 03/18/2022
PROJECT NUMBER: W2016
SCALE:
DRAWING TITLE: PLANTING SCHEDULE

L.026
SHEET NUMBER: 128 of 146

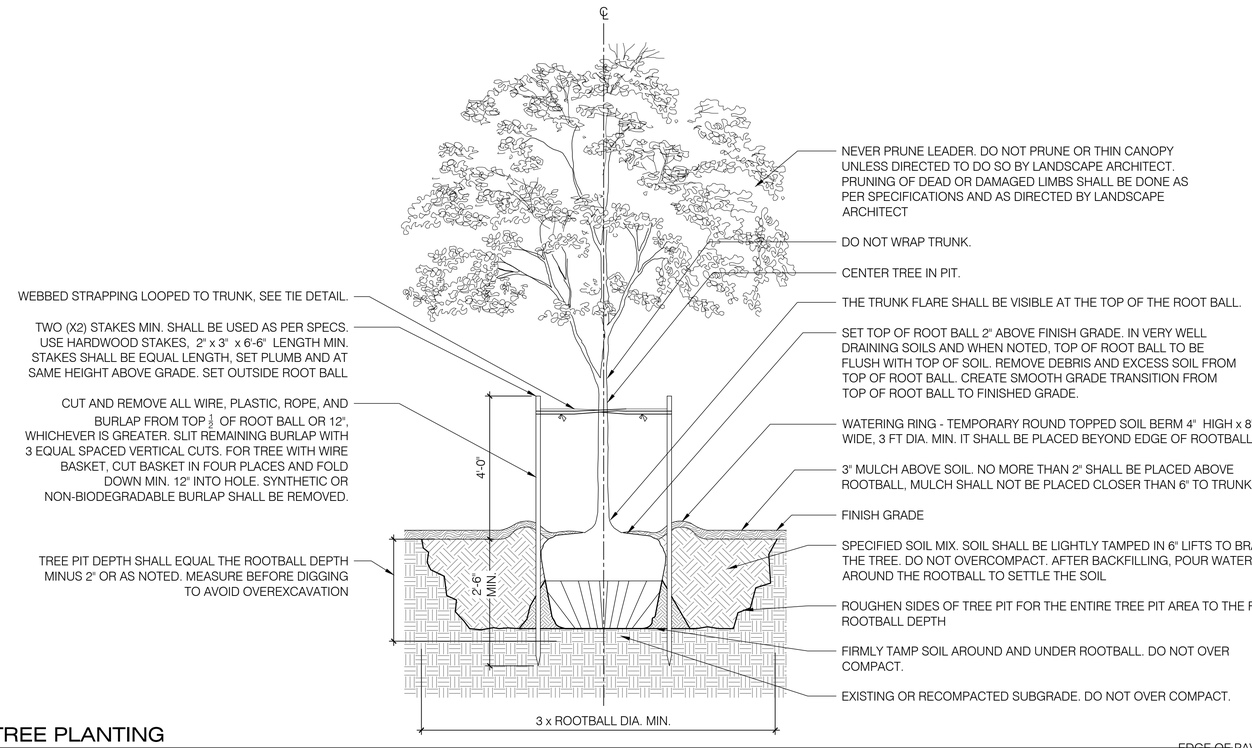


PLAN



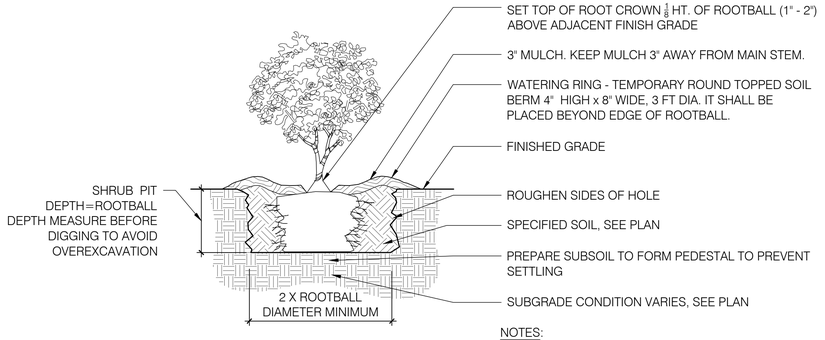
AXON

NOTES:
1. STAKING SHALL BE REQUIRED AS NOTED IN SPECIFICATIONS.
2. ALL STAKING TO BE REMOVED AT THE END OF THE PLANT ESTABLISHMENT PERIOD AND AS NOTED IN THE SPECIFICATIONS.
3. STAKES AND WEBBED STRAPPING SHALL BE ALIGNED PERPENDICULAR TO THE DIRECTION OF STRONG PREVAILING WINDS.



1 TREE PLANTING

SCALE: 1/2" = 1'-0"

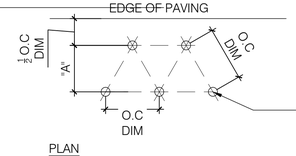


NOTES:
1. FOR CONTAINER PALNTS, PULL OR WASH POTTING MIX AND ROOT MAT APART TO DIRECT THE OUTER ROOTS INTO THE ADJACENT SOIL. DO NOT LEAVE CIRCLING ROOTS AGAINST THE ROOT BALL.
2. FOR BALL AND BURLAP SHRUBS REMOVE TOP 1/2 FROM ROOTBALL.
3. ALL JUTE, TWINE, AND PLANT TAGS SHALL BE REMOVED PRIOR TO PLANTING.

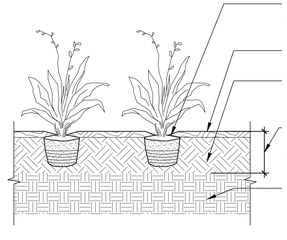
2 SHRUB PLANTING

SCALE: 1/2" = 1'-0"

O.C. SPACING	"A"
6"	±5"
9"	±8"
12"	±10"
14"	±12"
18"	±16"
24"	±21"



PLAN



NOTES:
1. FOR CONTAINER PLANTS, PULL OR WASH POTTING MIX AND ROOT MAT APART TO DIRECT THE OUTER ROOTS INTO THE ADJACENT SOIL. DO NOT LEAVE CIRCLING ROOTS AGAINST THE ROOT BALL.
2. ALL JUTE, TWINE, AND PLANT TAGS SHALL BE REMOVED PRIOR TO PLANTING.

3 PERENNIAL PLANTING

SCALE: 1/2" = 1'-0"

APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC
CITY OF ALEXANDRIA, VIRGINIA
LANDMARK - VAN DORN

STAMP

COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

SUBMISSIONS/ REVISIONS

KEY MAP

N

DATE: 03/18/2022

PROJECT NUMBER: W2016

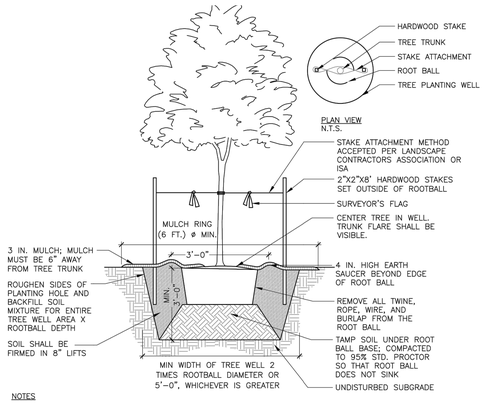
SCALE:

PLANTING DETAILS 1

DRAWING TITLE:

L.027

SHEET NUMBER: 129 of 146



NOTES

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

A DECIDUOUS TREE PLANTING
NOT TO SCALE

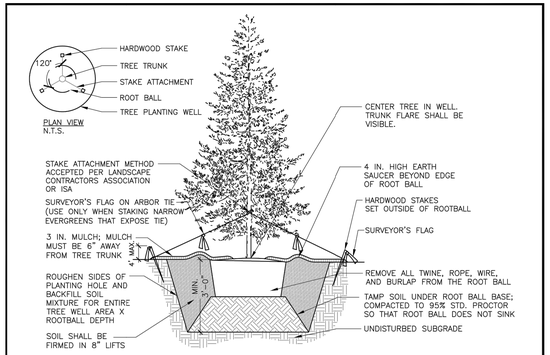
OF UPDATES: 00 LAST UPDATED:

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

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

Source: CITY OF ALEXANDRIA	DECIDUOUS TREE PLANTING
Approved by: COA	Date drawn: 01/01/19
1 OF 1	LD 001

1 DECIDUOUS TREE PLANTING
SCALE: 1" = 1'-0"



NOTES

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

A EVERGREEN TREE PLANTING
NOT TO SCALE

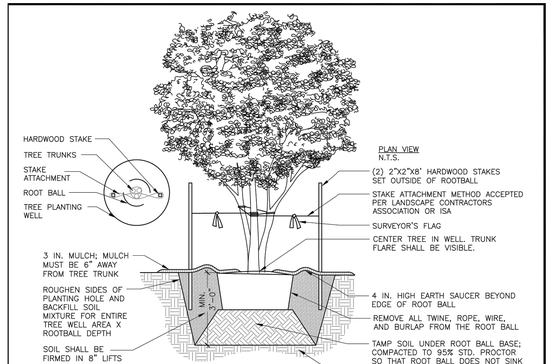
OF UPDATES: 00 LAST UPDATED:

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

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

Source: CITY OF ALEXANDRIA	EVERGREEN TREE PLANTING
Approved by: COA	Date drawn: 01/01/19
1 OF 1	LD 002

2 EVERGREEN TREE PLANTING
SCALE: 1" = 1'-0"



NOTES

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

A MULTI-STEM TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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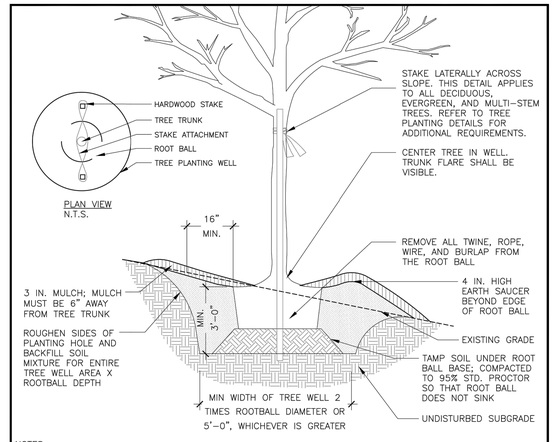
Source: CITY OF ALEXANDRIA	MULTI-STEM TREE PLANTING
Approved by: COA	Date drawn: 01/01/19
1 OF 1	LD 003

3 MULTI-STEM TREE PLANTING
SCALE: 1" = 1'-0"



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. REFER TO STAKING DETAILS.
7. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

A TREE PLANTING ON SLOPE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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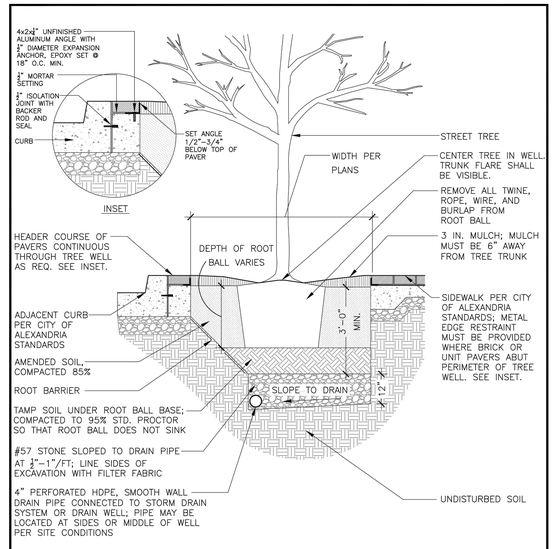
Source: CITY OF ALEXANDRIA	TREE PLANTING ON SLOPE
Approved by: COA	Date drawn: 01/01/19
1 OF 1	LD 004

4 TREE PLANTING ON SLOPE
SCALE: 1" = 1'-0"



NOTES

1. THIS CROSS-SECTION APPLIES TO BOTH TREE PLANTING STRIPS AND TREE PLANTING WELLS.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL STREET TREE PLANTING NOTES.

A STREET TREE PLANTING WELL
NOT TO SCALE

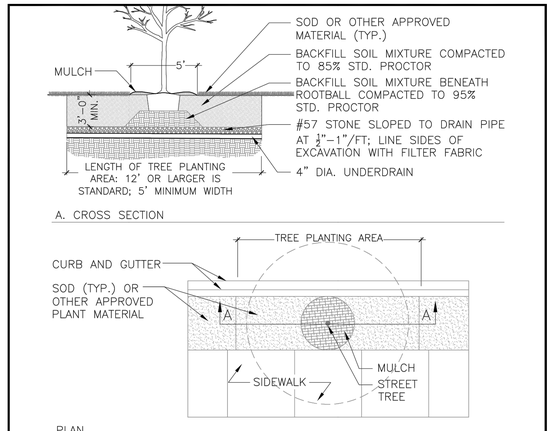
OF UPDATES: 00 LAST UPDATED:

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

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

Source: CITY OF ALEXANDRIA	STREET TREE PLANTING WELL
Approved by: COA	Date drawn: 01/01/19
1 OF 1	LD 005

5 STREET TREE PLANTING WELL
SCALE: 1" = 1'-0"



NOTES

1. REFER TO LANDSCAPE GUIDELINES FOR TREE STRIP PLANTING AREA INFORMATION.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL TREE PLANTING NOTES.
3. SEE STAKING DETAIL FOR MORE INFORMATION.
4. SITE CONDITIONS MAY REQUIRE INSTALLATION OF GRANITE BLOCK IN LIEU OF SOD AND BRICK EDGE. SEE TREE WELL WITH GRANITE BLOCK DETAIL.
5. REFER TO STREET TREE WELL DETAIL FOR CROSS-SECTION.

A TREE PLANTING STRIP
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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Source: CITY OF ALEXANDRIA	TREE PLANTING STRIP
Approved by: COA	Date drawn: 01/01/19
1 OF 1	LD 006

6 TREE PLANTING STRIP
SCALE: 1" = 1'-0"

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

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LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC
CITY OF ALEXANDRIA, VIRGINIA
LANDMARK - VAN DORN

STAMP

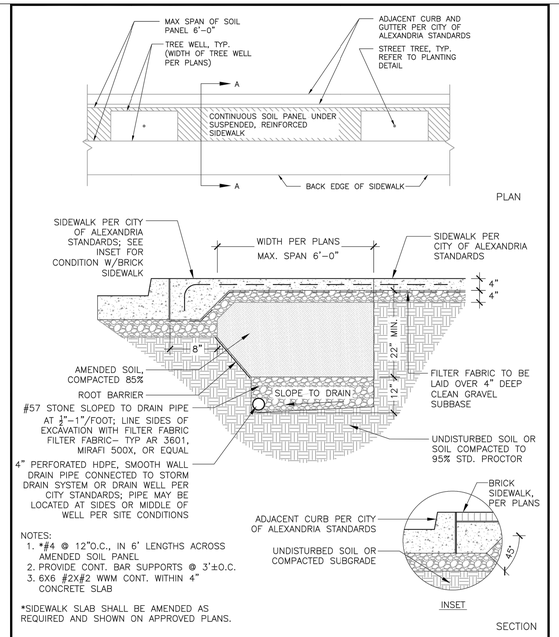
COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

SUBMISSIONS/ REVISIONS

KEY MAP

DATE: 03/18/2022
PROJECT NUMBER: W2016
SCALE:
DRAWING TITLE: PLANTING DETAILS 2

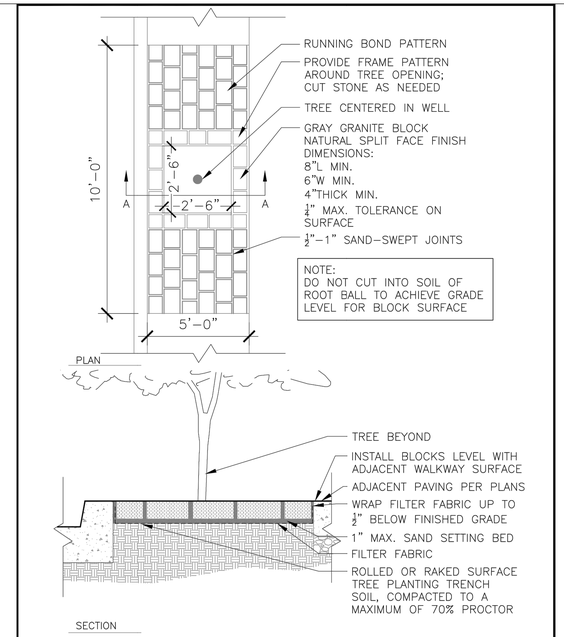
L.028
SHEET NUMBER: 130 of 146



A CONTINUOUS SOIL PANEL
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

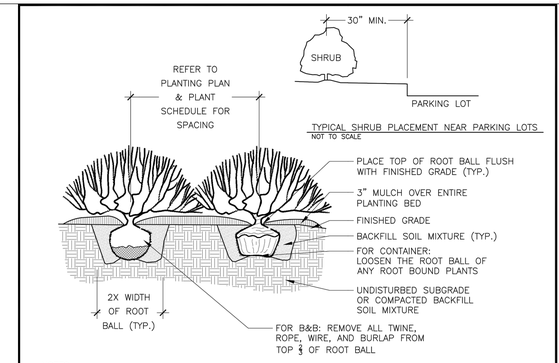
CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA Date drawn: 01/01/19	CONTINUOUS SOIL PANEL 1 OF 1 LD 007



A STREET TREE WELL W/ GRANITE BLOCK
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA Date drawn: 01/01/19	STREET TREE WELL W/ GRANITE BLOCK 1 OF 1 LD 008



NOTES

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

A SHRUB PLANTING
NOT TO SCALE

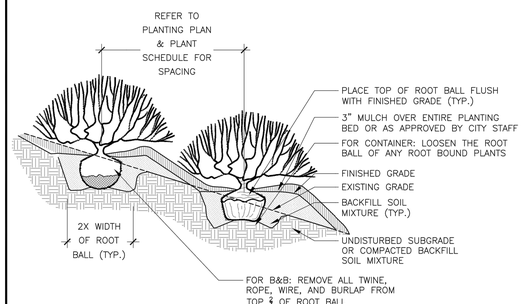
OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA Date drawn: 01/01/19	SHRUB PLANTING 1 OF 1 LD 009

1 CONTINUOUS SOIL PANEL
SCALE: 1" = 1'-0"

2 STREET TREE WELL WITH GRANITE BLOCK
SCALE: 1" = 1'-0"

3 SHRUB PLANTING
SCALE: 1" = 1'-0"



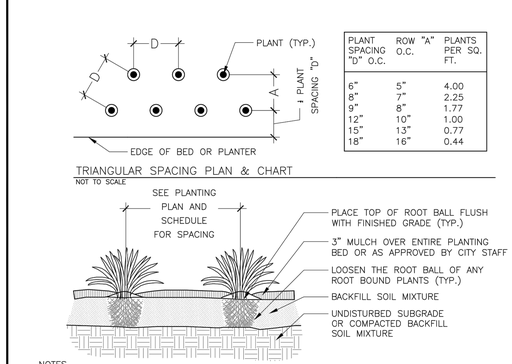
NOTES

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

A SHRUB PLANTING ON SLOPE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA Date drawn: 01/01/19	SHRUB PLANTING ON SLOPE 1 OF 1 LD 010



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

TRIANGULAR SPACING PLAN & CHART
NOT TO SCALE

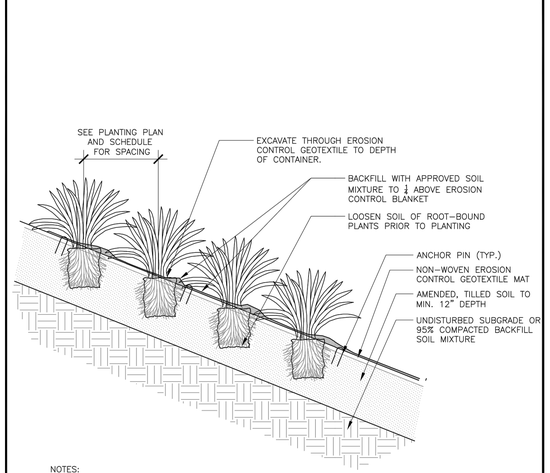
NOTES

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

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA Date drawn: 01/01/19	GROUNDCOVER & PERENNIAL PLANTING 1 OF 1 LD 011



NOTES:

1. REFER TO CITY OF ALEXANDRIA GROUND COVER AND PERENNIAL PLANTING DETAIL AND NOTES FOR ADDITIONAL SPECIFICATIONS.
2. ALL PLANTS MUST BE WATERED TWICE. ONCE AT INSTALLATION AND AGAIN WITHIN 48 HOURS OF INSTALLATION PER THE SPECIFICATIONS.

A GROUNDCOVER & PERENNIAL PLANTING ON SLOPE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA Date drawn: 01/01/19	GROUNDCOVER & PERENNIAL PLANTING ON SLOPE 1 OF 1 LD 012

4 SHRUB PLANTING ON SLOPE
SCALE: 1" = 1'-0"

5 GROUNDCOVER AND PERENIAL PLANTING
SCALE: 1" = 1'-0"

6 GROUNDCOVER AND PERENNIAL PLANTING ON SLOPE
SCALE: 1" = 1'-0"

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

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LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC
CITY OF ALEXANDRIA, VIRGINIA
LANDMARK - VAN DORN

STAMP

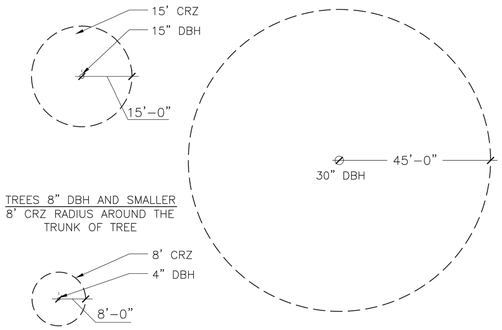
COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

SUBMISSIONS/ REVISIONS

KEY MAP

DATE: 03/18/2022
PROJECT NUMBER: W2016
SCALE:
DRAWING TITLE: PLANTING DETAILS 3

L.029
SHEET NUMBER: 131 of 146



NOTES:

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

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

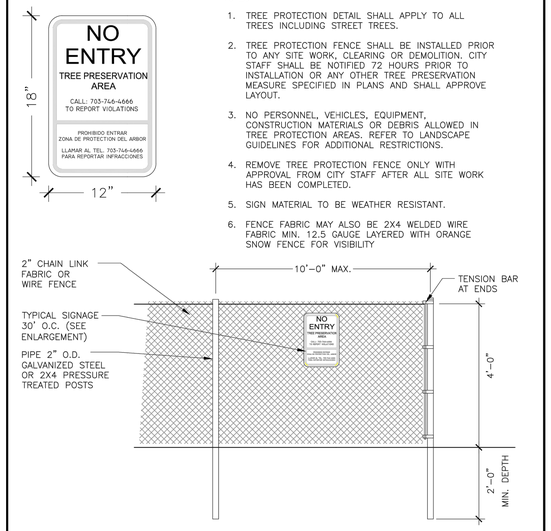
OF UPDATES: 00 LAST UPDATED:

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

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

Source: CITY OF ALEXANDRIA
Approved by: COA
I OF I
Date drawn: 01/01/19
CRITICAL ROOT ZONE
LD 013

1 TREE PROTECTION DETAIL FOR DETERMINING CRZ
SCALE: 1' = 1'-0"



NOTES

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

A TREE PROTECTION FENCE
NOT TO SCALE

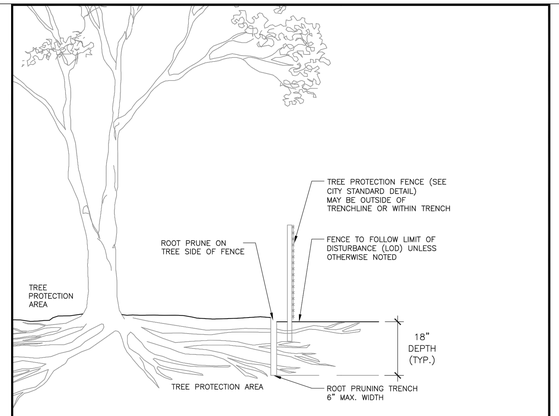
OF UPDATES: 00 LAST UPDATED:

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

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

Source: CITY OF ALEXANDRIA
Approved by: COA
I OF I
Date drawn: 01/01/19
TREE PROTECTION FENCE
LD 014

2 TREE PROTECTION FENCE
SCALE: 1' = 1'-0"



NOTES

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

A ROOT PRUNING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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

Source: CITY OF ALEXANDRIA
Approved by: COA
I OF I
Date drawn: 01/01/19
ROOT PRUNING
LD 015

3 ROOT PRUNING
SCALE: 1' = 1'-0"

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

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LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC
CITY OF ALEXANDRIA, VIRGINIA
LANDMARK - VAN DORN

STAMP

COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

SUBMISSIONS/ REVISIONS

KEY MAP
N

DATE: 03/18/2022
PROJECT NUMBER: W2016
SCALE:
DRAWING TITLE: PLANTING DETAILS 4

L.030
SHEET NUMBER: 132 of 146

LEGEND

- INFORMATIONAL LANE USE (NOT FOR INSTALLATION)
- PROPOSED ELONGATED ARROW MARKING
- PROPOSED ELONGATED WORD MARKING
- HELMETED CYCLIST W/ ARROW
- ENHANCED PAINTED CYCLE TRACK
- PROPOSED GROUND-MOUNTED SIGN
- EXISTING PAVEMENT
- EXISTING GREEN* SPACE TO REMAIN
- PROPOSED PAVEMENT
- PROPOSED / RECLAIMED GREEN* SPACE

*THE TERM 'GREEN SPACE' IS USED TO DESCRIBE AREAS IN AND AROUND THE ROADWAY WHICH ARE LARGELY UNPAVED; THESE AREAS GENERALLY INCLUDE MEDIANS, UTILITY STRIPS AND RECLAIMED AREAS OF THE EXISTING ROADWAY.

ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD 5
ROAD 6
ROAD 7
DUKE STREET
VANDORN STREET
NEW TRAFFIC SIGNAL
FLEXIBLE POST DELINEATORS ON RAISED WHEEL-STOP TYPE MOUNTING
EMERGENCY VEHICLE ACCESS
EXISTING TRAFFIC SIGNAL TO BE MODIFIED / RECONSTRUCTED
Van Dorn St
Shopping Plaza

DRAWING SCALE 0 60' 120'

DRAWN CUS	DESIGNED CUS	CHECKED RBS	

DATE	01.21.2022
REV.1	03.18.2022
REV.2	
REV.3	

GOROVE SLADE
Transportation Planners and Engineers

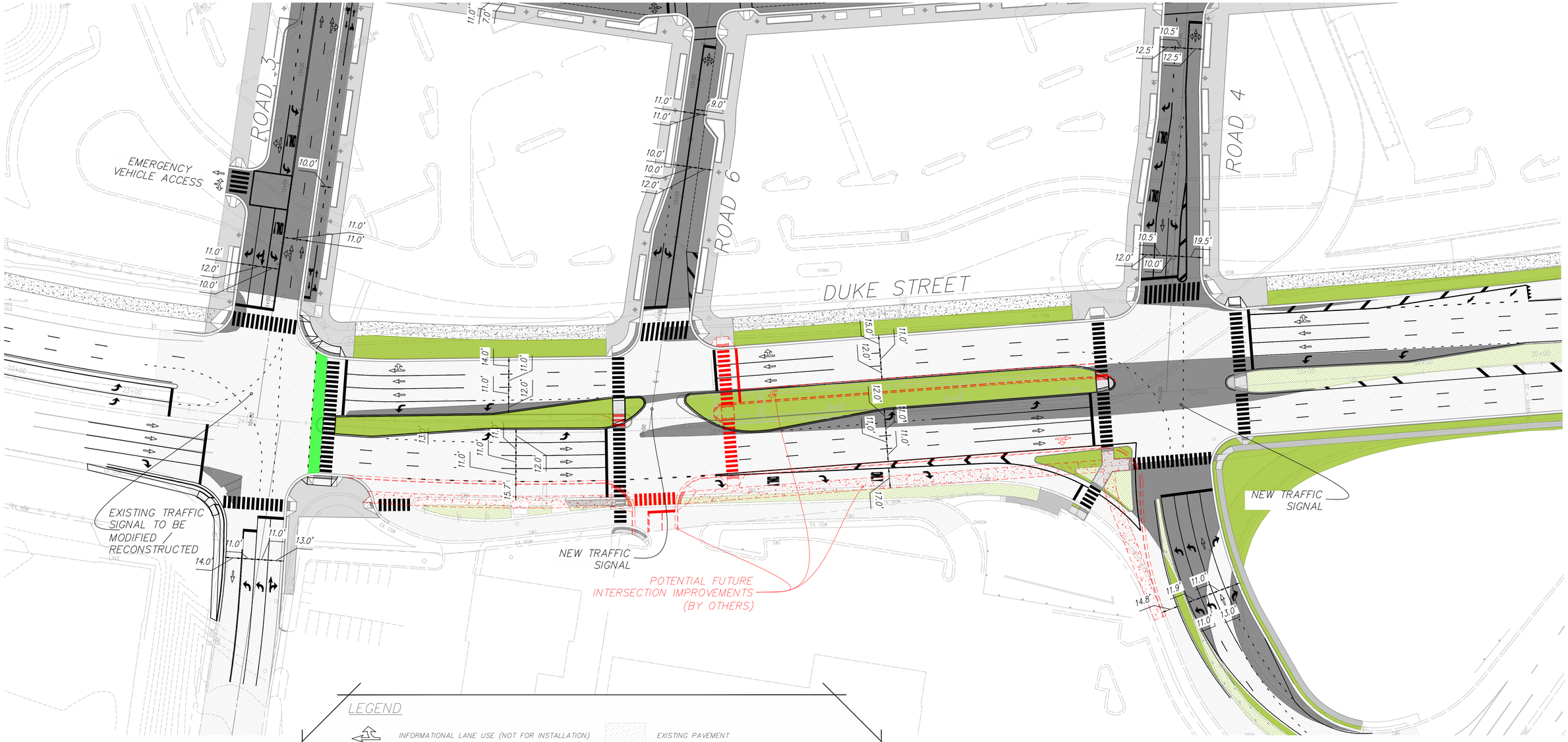
LANDMARK

PRELIMINARY PAVEMENT MARKING & SIGNING OVERVIEW
City of Alexandria, Virginia

1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625
225 Reinekers Lane / Suite 750 / Alexandria VA / 22314 / 703.684.3142
4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595

PROJECT NO. 2294-018

SHEET TC-1.0



LEGEND

- INFORMATIONAL LANE USE (NOT FOR INSTALLATION)
- PROPOSED ELONGATED ARROW MARKING
- PROPOSED ELONGATED WORD MARKING (ONLY)
- HELMETED CYCLIST W/ ARROW
- ENHANCED PAINTED CYCLE TRACK
- EXISTING PAVEMENT
- EXISTING GREEN* SPACE TO REMAIN
- PROPOSED PAVEMENT
- PROPOSED / RECLAIMED GREEN* SPACE

*THE TERM 'GREEN SPACE' IS USED TO DESCRIBE AREAS IN AND AROUND THE ROADWAY WHICH ARE LARGELY UNPAVED; THESE AREAS GENERALLY INCLUDE MEDIANS, UTILITY STRIPS AND RECLAIMED AREAS OF THE EXISTING ROADWAY.

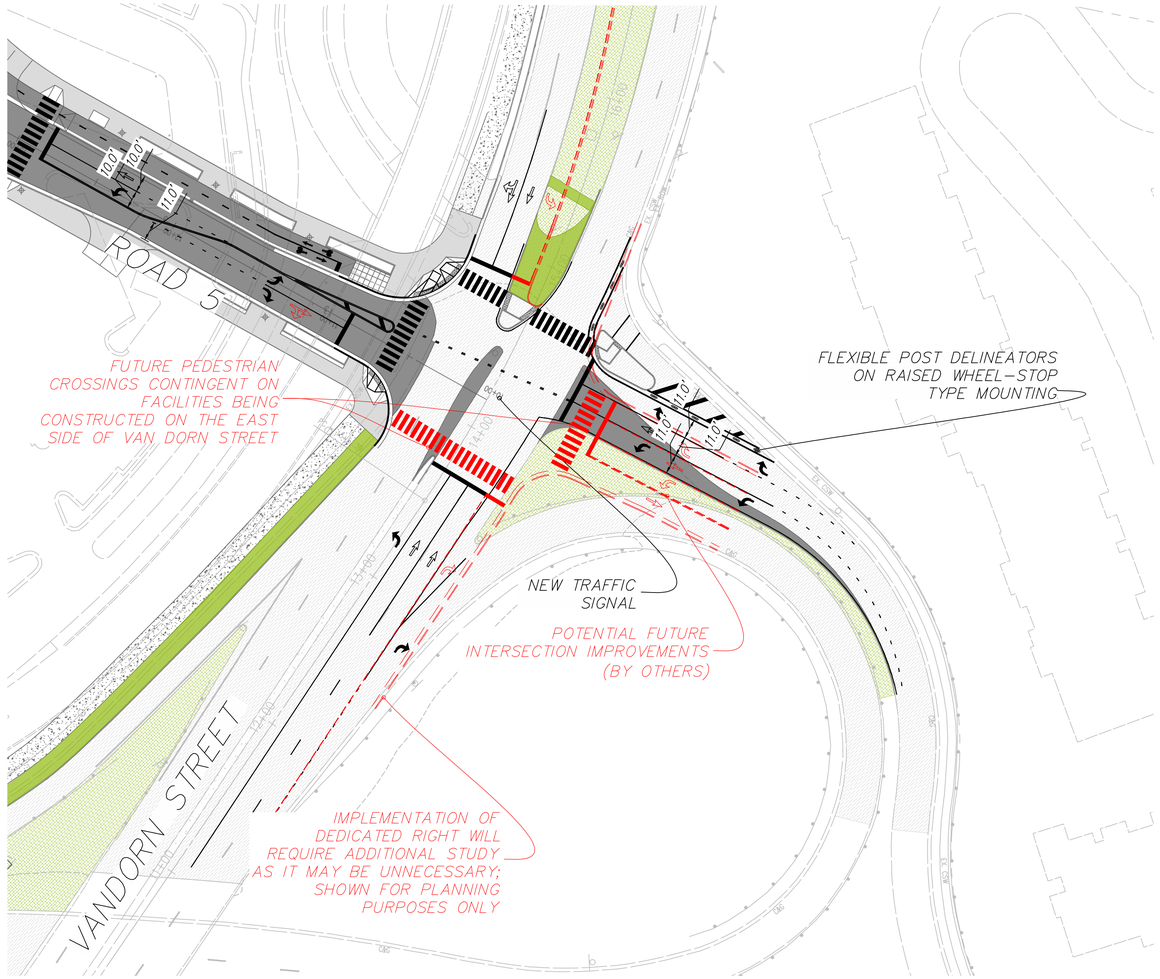
DRAWING SCALE 0 40' 80'	DATE	03.04.2022
	REV.1	03.18.2022
	REV.2	
DRAWN CUS / DESIGNED CUS / CHECKED RBS	REV.3	

LANDMARK
Duke Street Corridor Improvements
PROPOSED TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS WITH FUTURE IMPROVEMENT OVERLAY
City of Alexandria, Virginia

GOROVE SLADE
Transportation Planners and Engineers
1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625
225 Reinekers Lane / Suite 750 / Alexandria VA / 22314 / 703.684.3142
4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595

PROJECT NO. 2294-018

SHEET TC-1.1



LEGEND

- INFORMATIONAL LANE USE (NOT FOR INSTALLATION)
- PROPOSED ELONGATED ARROW MARKING
- PROPOSED ELONGATED WORD MARKING (ONLY)
- HELMETED CYCLIST W/ ARROW
- ENHANCED PAINTED CYCLE TRACK
- EXISTING PAVEMENT
- EXISTING GREEN* SPACE TO REMAIN
- PROPOSED PAVEMENT
- PROPOSED / RECLAIMED GREEN* SPACE

*THE TERM 'GREEN SPACE' IS USED TO DESCRIBE AREAS IN AND AROUND THE ROADWAY WHICH ARE LARGELY UNPAVED; THESE AREAS GENERALLY INCLUDE MEDIANS, UTILITY STRIPS AND RECLAIMED AREAS OF THE EXISTING ROADWAY.

DRAWING SCALE: 0 50' 100'			DATE: 01.21.2022
			REV.1: 03.18.2022
			REV.2:
DRAWN: CUS	DESIGNED: CUS	CHECKED: RBS	REV.3:

GOROVE SLADE
Transportation Planners and Engineers

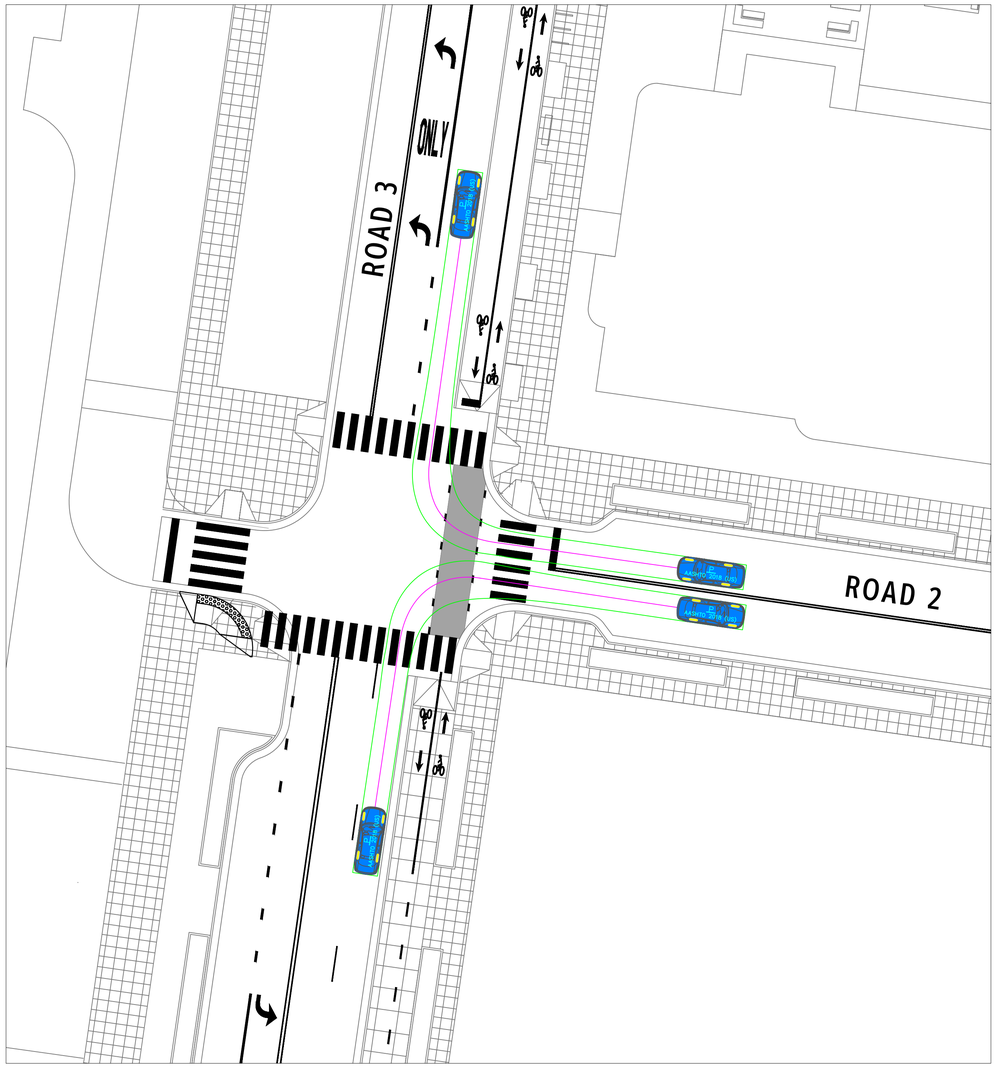
LANDMARK
VanDorn Street at Road 5 Street
PROPOSED TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS WITH FUTURE IMPROVEMENT OVERLAY
City of Alexandria, Virginia

1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625
225 Reinekers Lane / Suite 750 / Alexandria VA / 22314 / 703.684.3142
4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595

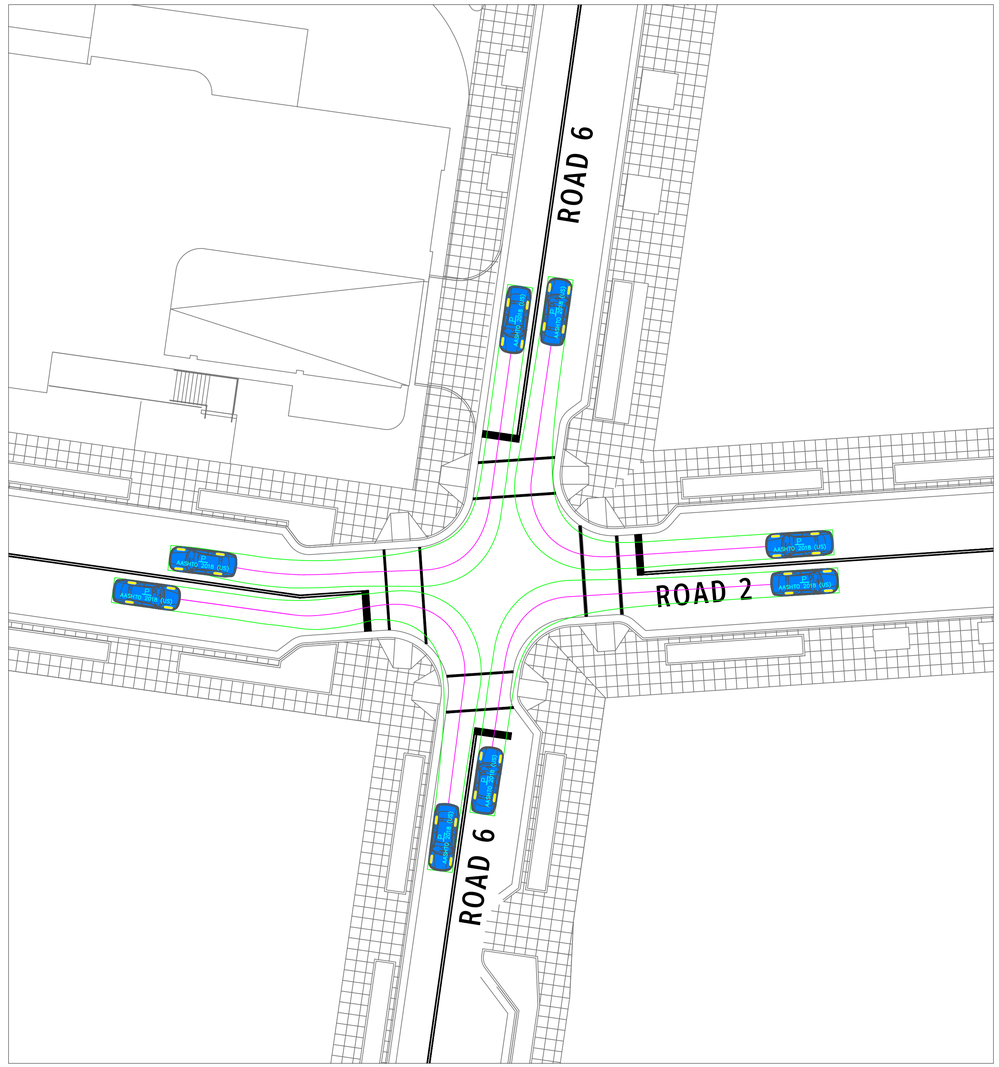
PROJECT NO. 2294-018

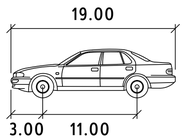
SHEET: TC-1.2

ROAD 2 & ROAD 3 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE



ROAD 2 & ROAD 6 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE





P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

Note: AASHTO P vehicle is representative of large sedans and is able to represent the turning performance of MetroAccess vans and standard ambulances.

DRAWING SCALE 0 20' 40'		DATE	03.18.2022
		REV.1	
		REV.2	
DRAWN BZ	DESIGNED BZ	CHECKED RBS	REV.3

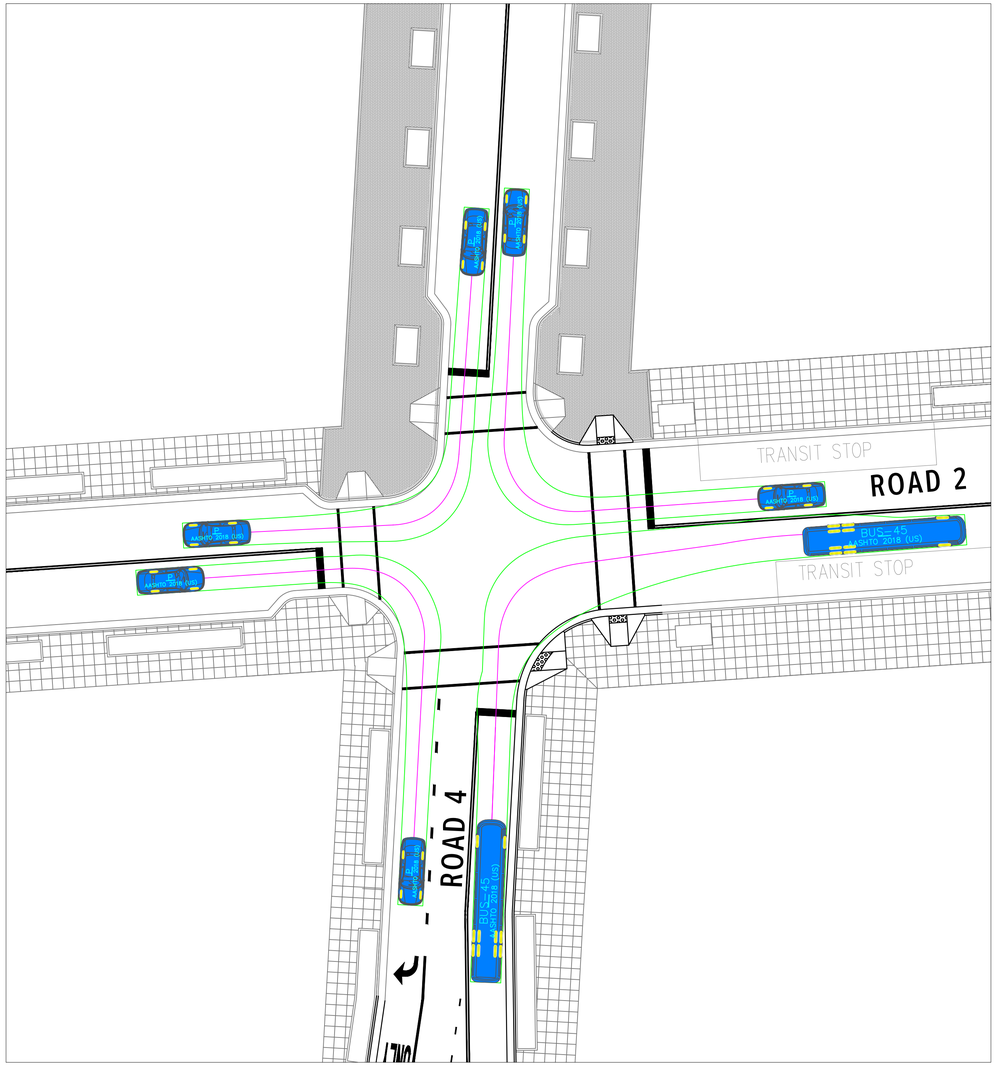
INTERSECTION GEOMETRY & MANEUVERING STUDY
LANDMARK MALL REDEVELOPMENT
Alexandria, Virginia

GOROVE SLADE
Transportation Planners and Engineers
1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625
225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044
3914 Centreville Road / Suite 330 / Chantilly VA / 20151 / 703.787.9595
15125 Washington Street / Suite 212 / Haymarket VA / 20169 / 571.248.0992

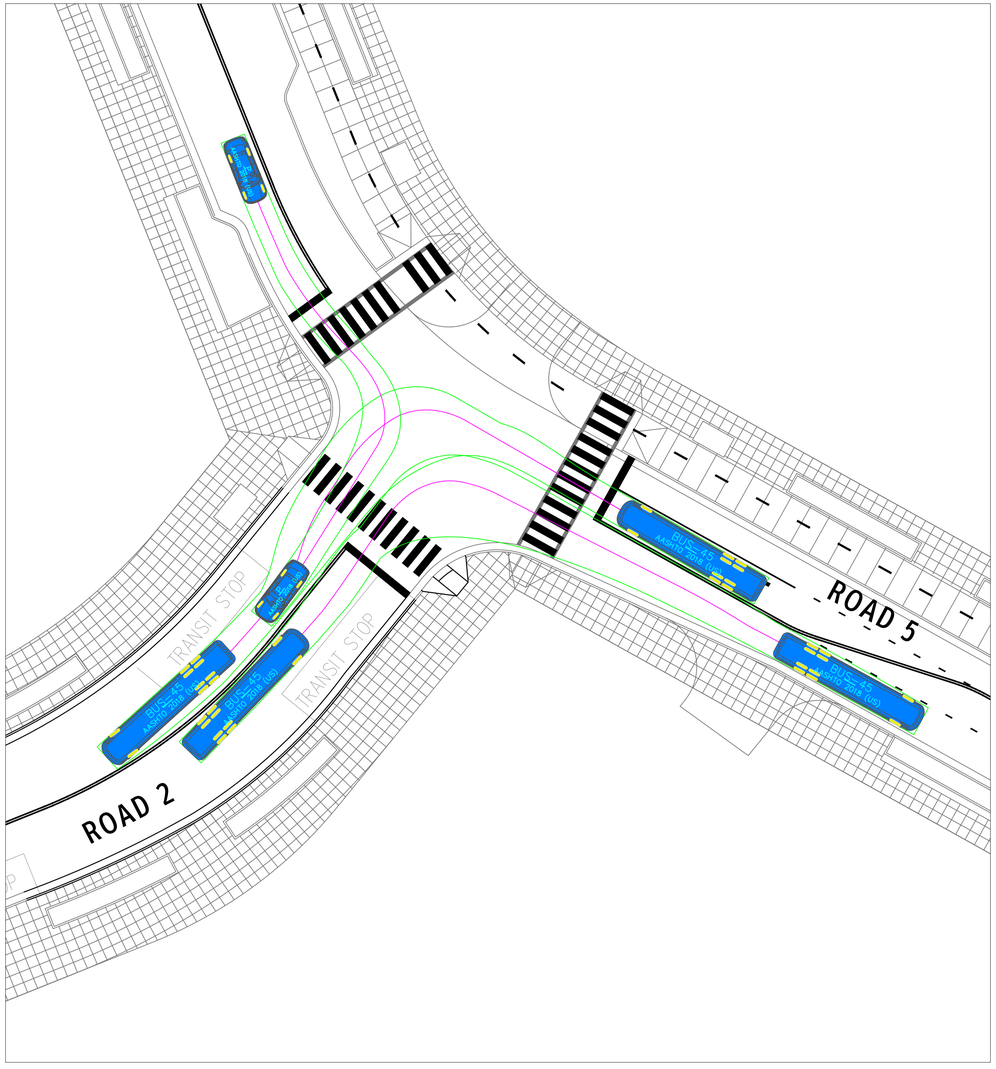
PROJECT NO. 2294-013

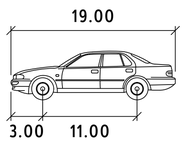
SHEET TC-1.3

ROAD 2 & ROAD 4 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE & BUS 45'



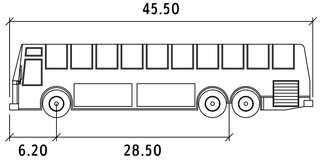
ROAD 2 & ROAD 5 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE & BUS 45'





P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



BUS-45

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.2

Note: AASHTO P vehicle is representative of large sedans and is able to represent the turning performance of MetroAccess vans and standard ambulances.

DRAWING SCALE 0 20' 40'		DATE	03.18.2022
		REV.1	
		REV.2	
DRAWN BZ	DESIGNED BZ / CHECKED RBS	REV.3	

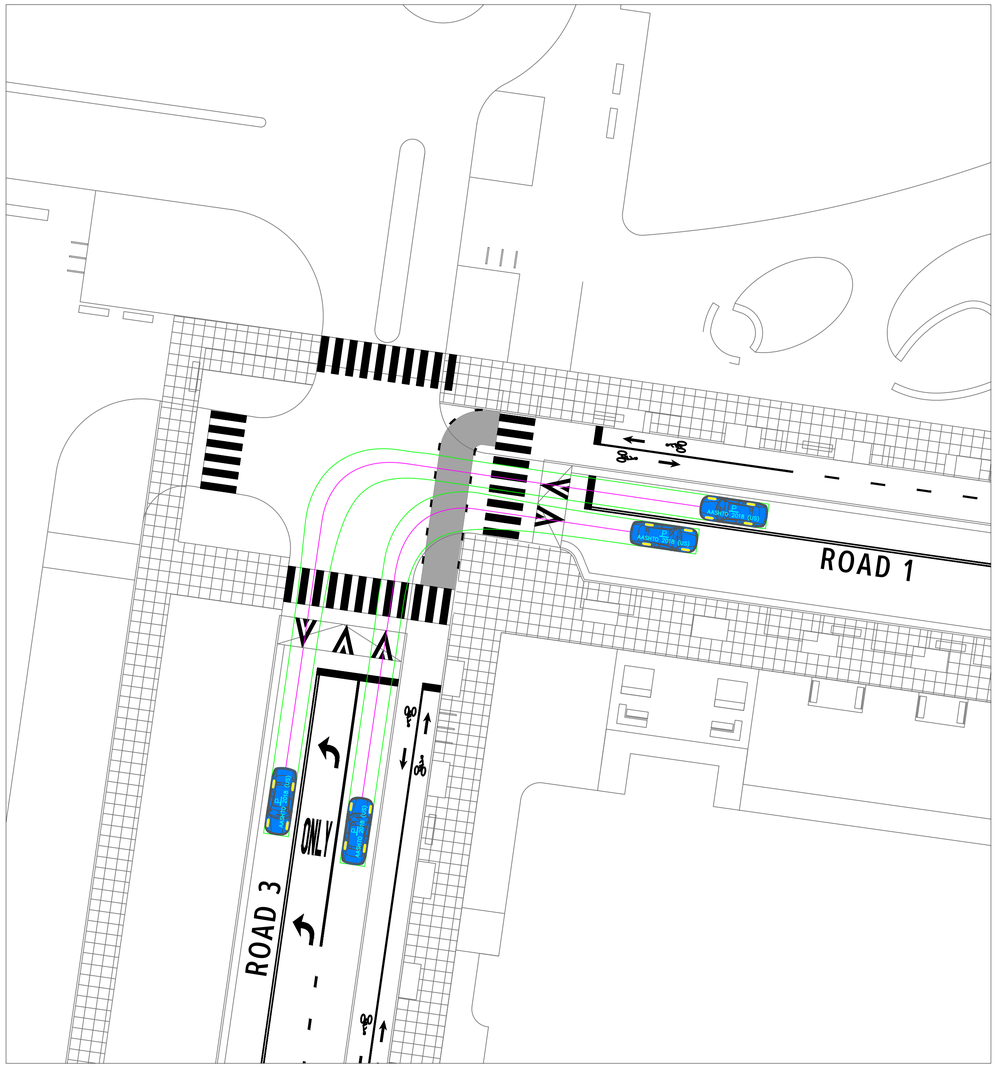
INTERSECTION GEOMETRY & MANEUVERING STUDY
LANDMARK MALL REDEVELOPMENT
Alexandria, Virginia

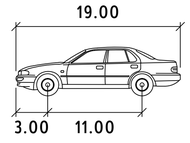
GOROVE SLADE
Transportation Planners and Engineers
1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625
225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044
3914 Centreville Road / Suite 330 / Chantilly VA / 20151 / 703.787.9595
15125 Washington Street / Suite 212 / Haymarket VA / 20169 / 571.248.0992

PROJECT NO. 2294-013

SHEET TC-1.4

ROAD 1 & ROAD 3 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE



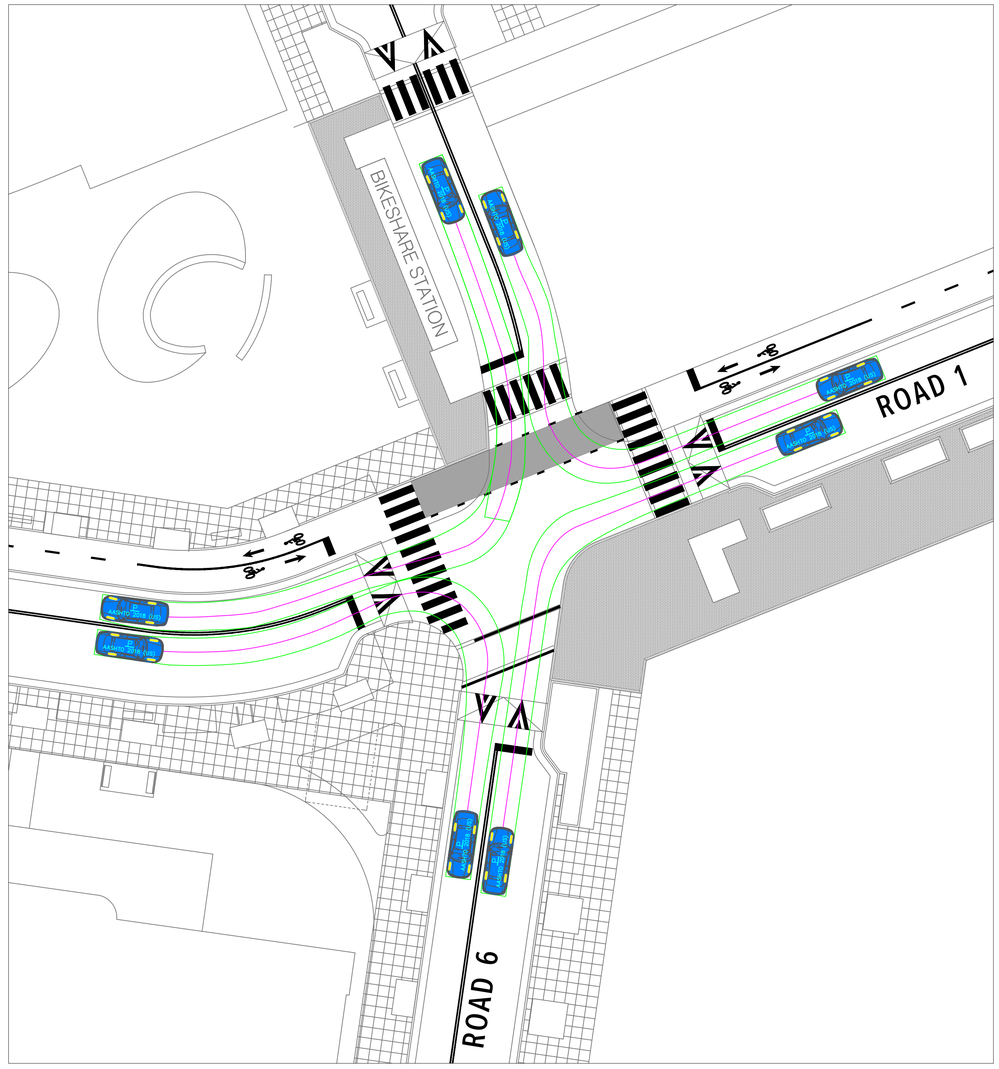


P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

Note: AASHTO P vehicle is representative of large sedans and is able to represent the turning performance of MetroAccess vans and standard ambulances.

ROAD 1 & ROAD 6 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE



DRAWING SCALE 0 20' 40'

DRAWN	DESIGNED	CHECKED
BZ	BZ	RBS

DATE	03.18.2022
REV.1	
REV.2	
REV.3	

INTERSECTION GEOMETRY & MANEUVERING STUDY
LANDMARK MALL REDEVELOPMENT
Alexandria, Virginia

GOROVE SLADE
Transportation Planners and Engineers

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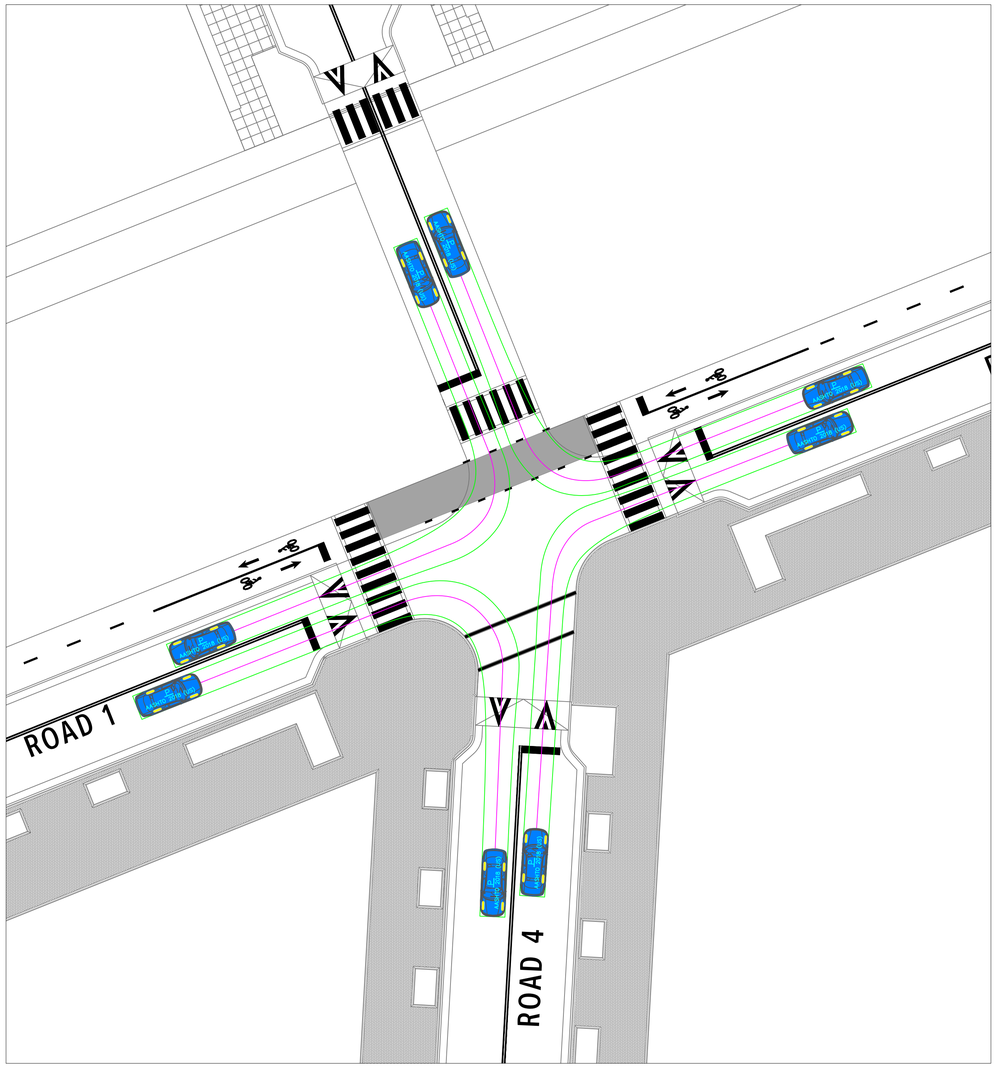
15125 Washington Street / Suite 212 / Haymarket VA / 20169 / 571.248.0992

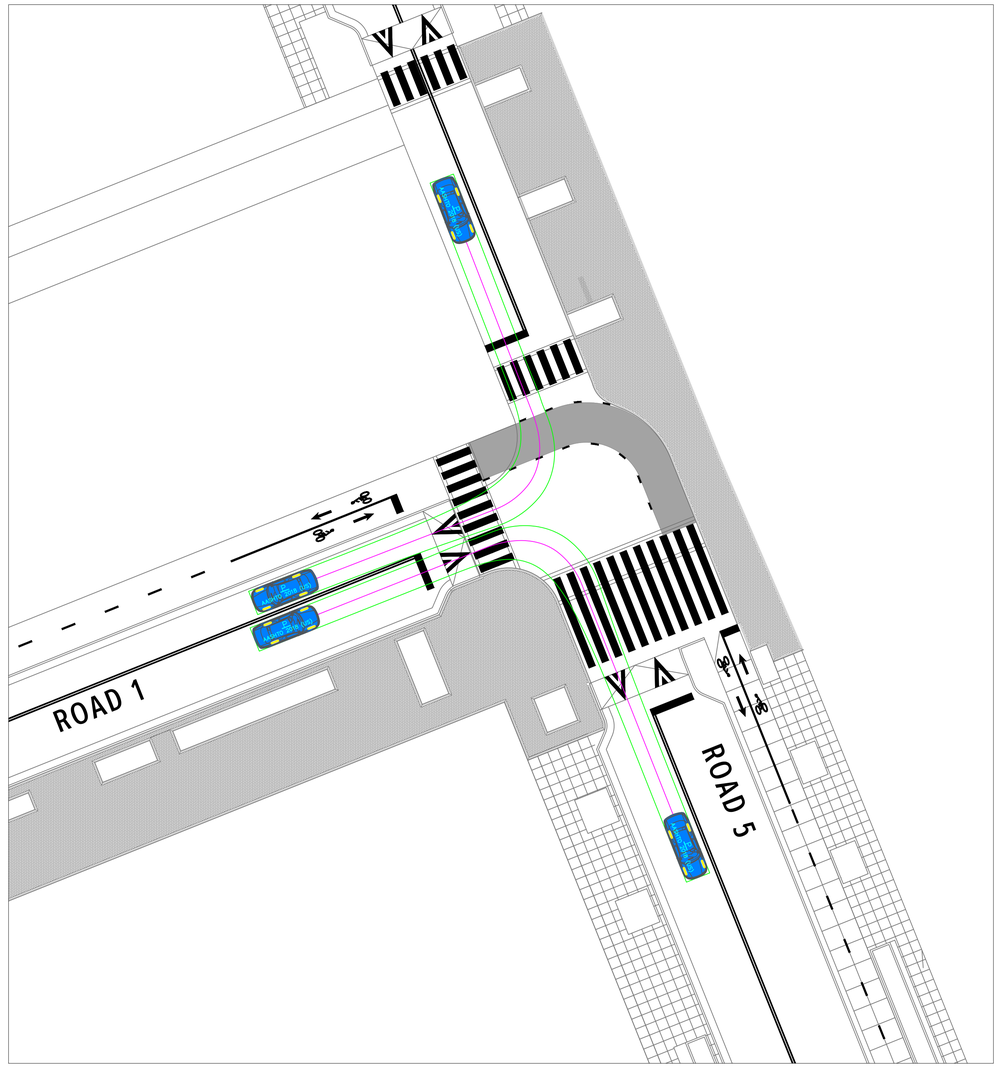
PROJECT NO. 2294-013

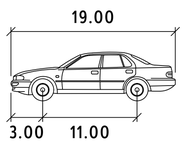
SHEET TC-1.5

ROAD 1 & ROAD 4 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE



ROAD 1 & ROAD 5 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE





P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

Note: AASHTO P vehicle is representative of large sedans and is able to represent the turning performance of MetroAccess vans and standard ambulances.



DRAWING SCALE 0 20' 40'		DATE	03.18.2022
		REV.1	
		REV.2	
DRAWN BZ	DESIGNED BZ	CHECKED RBS	REV.3

GOROVE SLADE
Transportation Planners and Engineers

INTERSECTION GEOMETRY & MANEUVERING STUDY
LANDMARK MALL REDEVELOPMENT
Alexandria, Virginia

1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625
225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044
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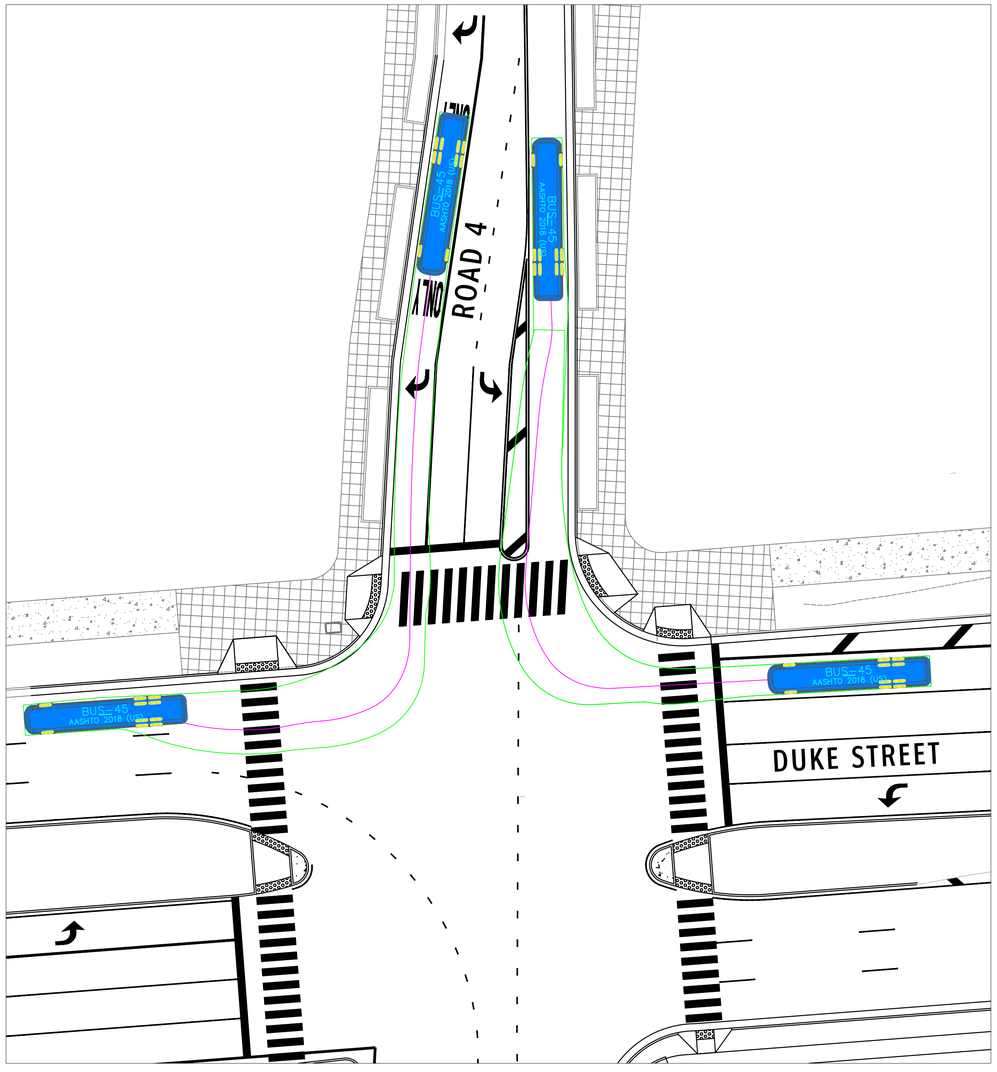
15125 Washington Street / Suite 212 / Haymarket VA / 20169 / 571.248.0992

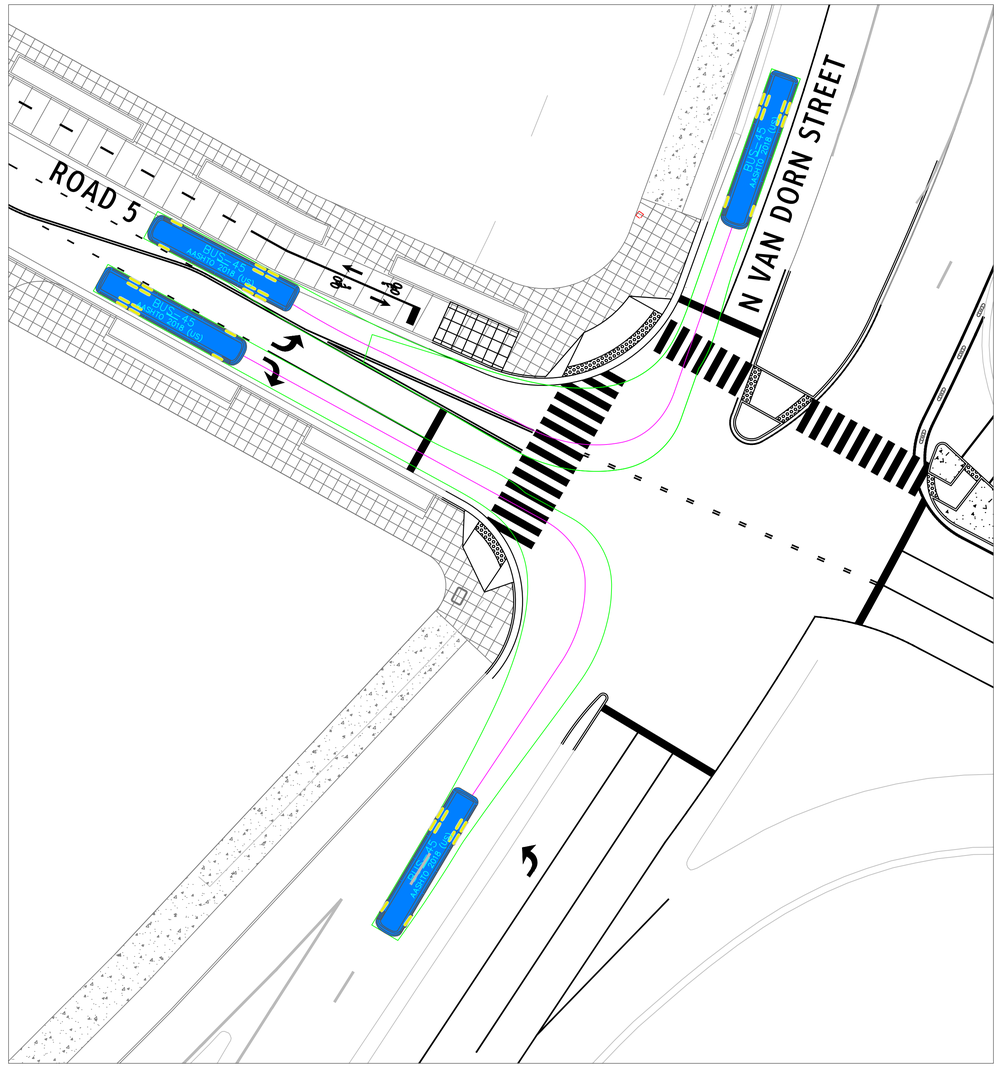
PROJECT NO. 2294-013

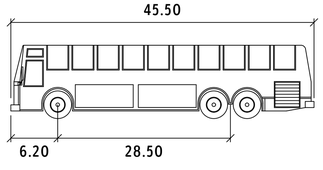
SHEET TC-1.6

DUKE STREET & ROAD 4 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO BUS 45'



N VAN DORN STREET & ROAD 5 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO BUS 45'





BUS-45

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.2

DRAWING SCALE 0 20' 40'

DRAWN	DESIGNED	CHECKED
BZ	BZ	RBS

DATE	03.18.2022
REV.1	
REV.2	
REV.3	

GOROVE SLADE
Transportation Planners and Engineers

INTERSECTION GEOMETRY & MANEUVERING STUDY
LANDMARK MALL REDEVELOPMENT

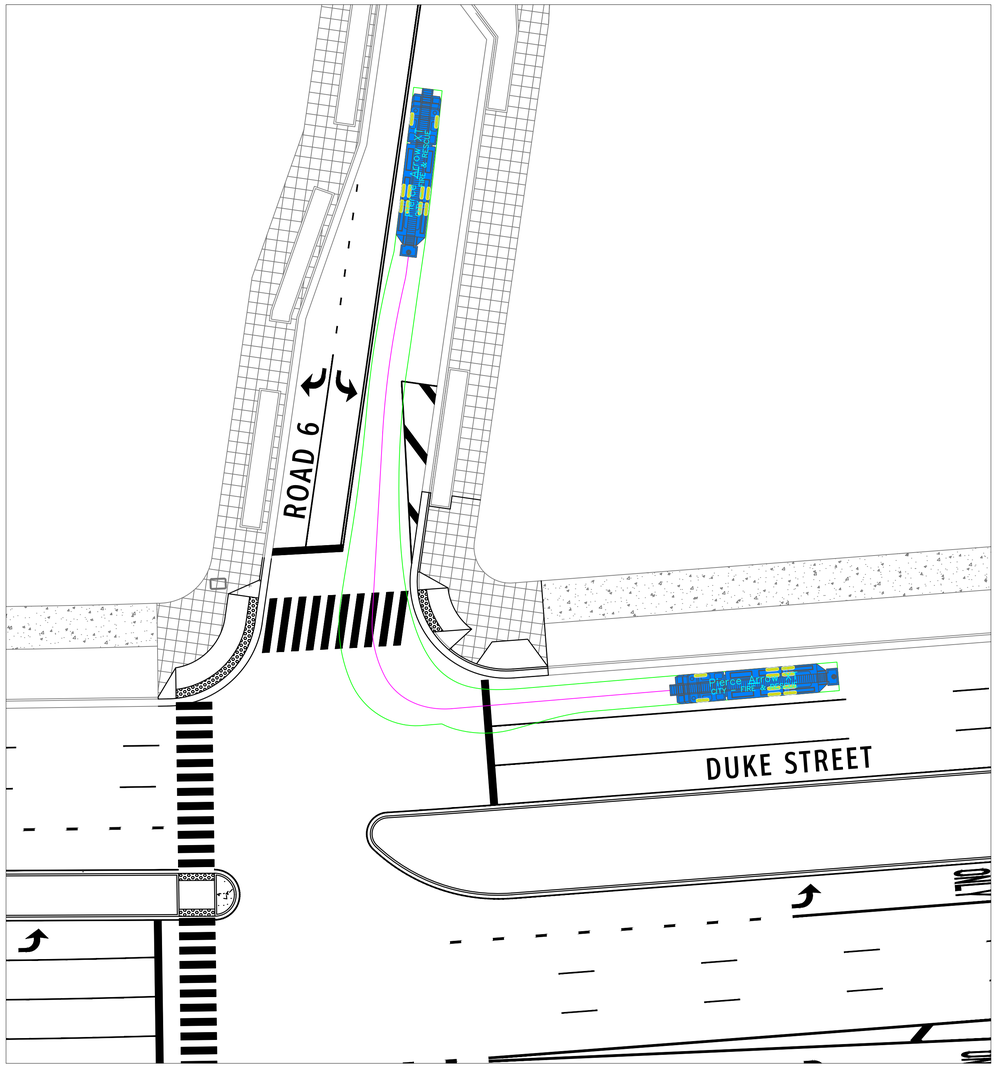
Alexandria, Virginia

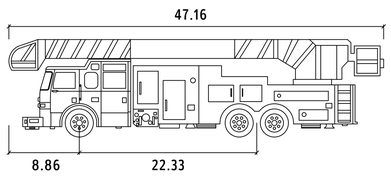
1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625
225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044
3914 Centreville Road / Suite 330 / Chantilly VA / 20151 / 703.787.9595
15125 Washington Street / Suite 212 / Haymarket VA / 20169 / 571.248.0992

PROJECT NO. 2294-013

SHEET TC-1.7

DUKE STREET & ROAD 6 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: FIRE TRUCK





Pierce Arrow XT

	feet
Width	: 8.01
Track	: 8.01
Lock to Lock Time	: 6.0
Steering Angle	: 45.5

INTENTIONALLY LEFT BLANK



DRAWING SCALE			DATE	03.18.2022
0 20' 40'			REV.1	
			REV.2	
DRAWN BZ	DESIGNED BZ	CHECKED RBS	REV.3	

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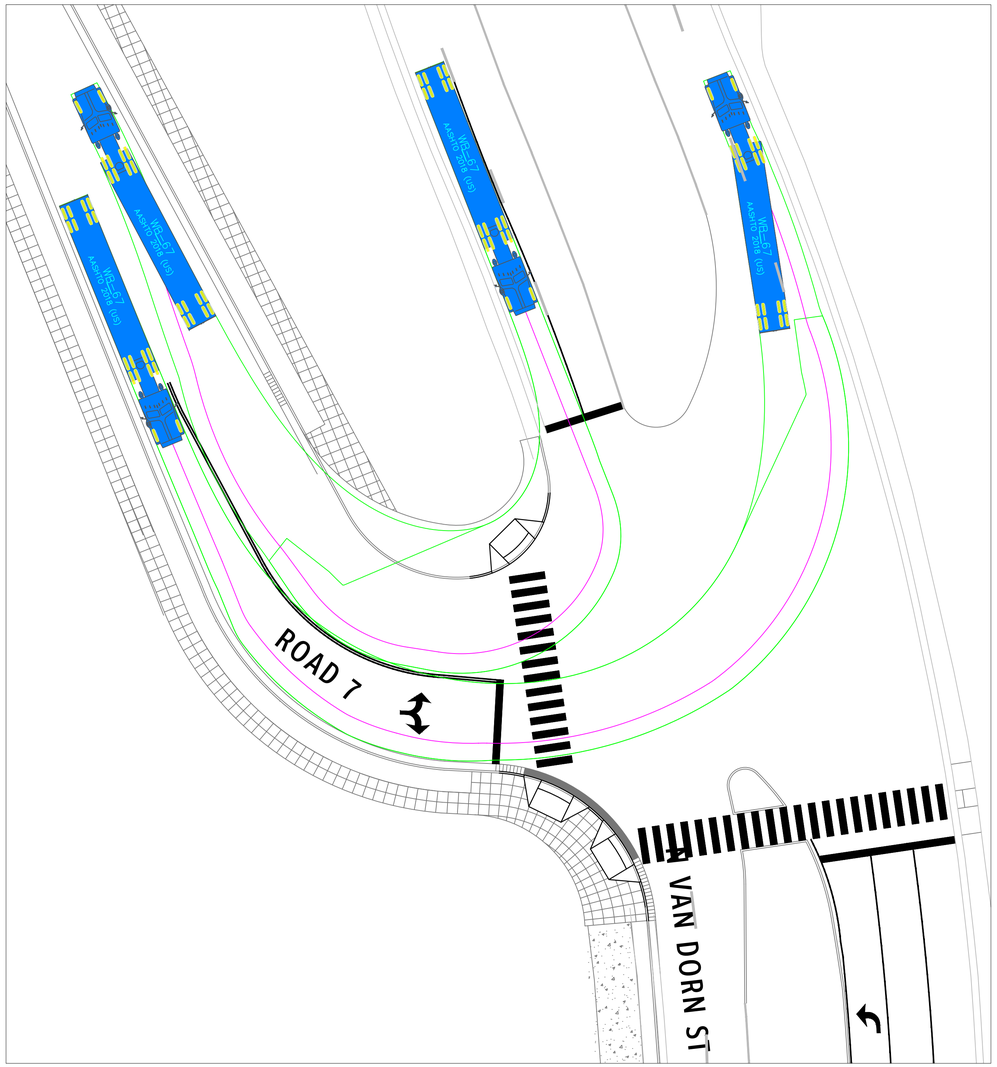
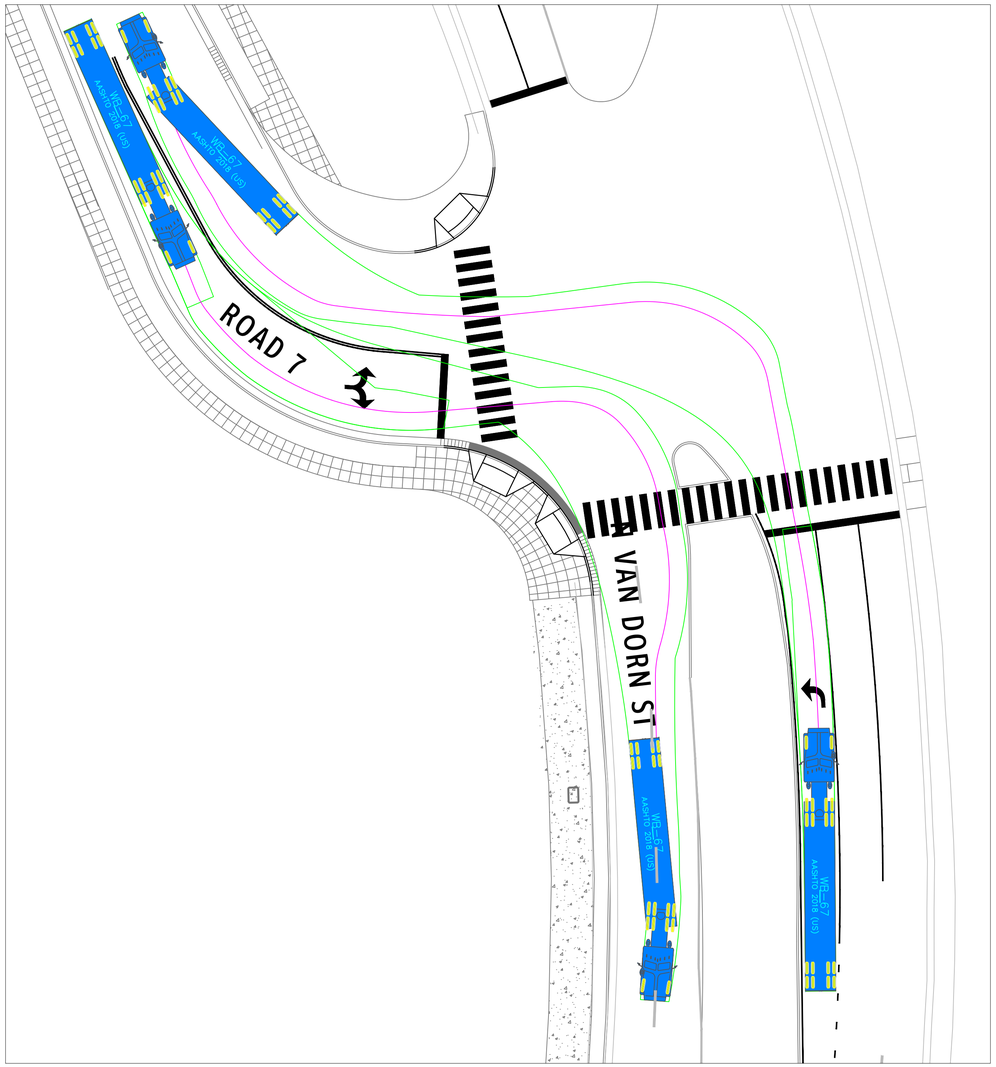
PROJECT NO. 2294-013

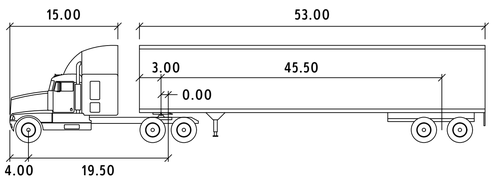
SHEET TC-1.8

N VAN DORN STREET & ROAD 7 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO WB-67



N VAN DORN STREET & ROAD 7 INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO WB-67





WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

DRAWING SCALE
0 20' 40'

DRAWN	DESIGNED	CHECKED
BZ	BZ	RBS

DATE	03.18.2022
REV.1	
REV.2	
REV.3	

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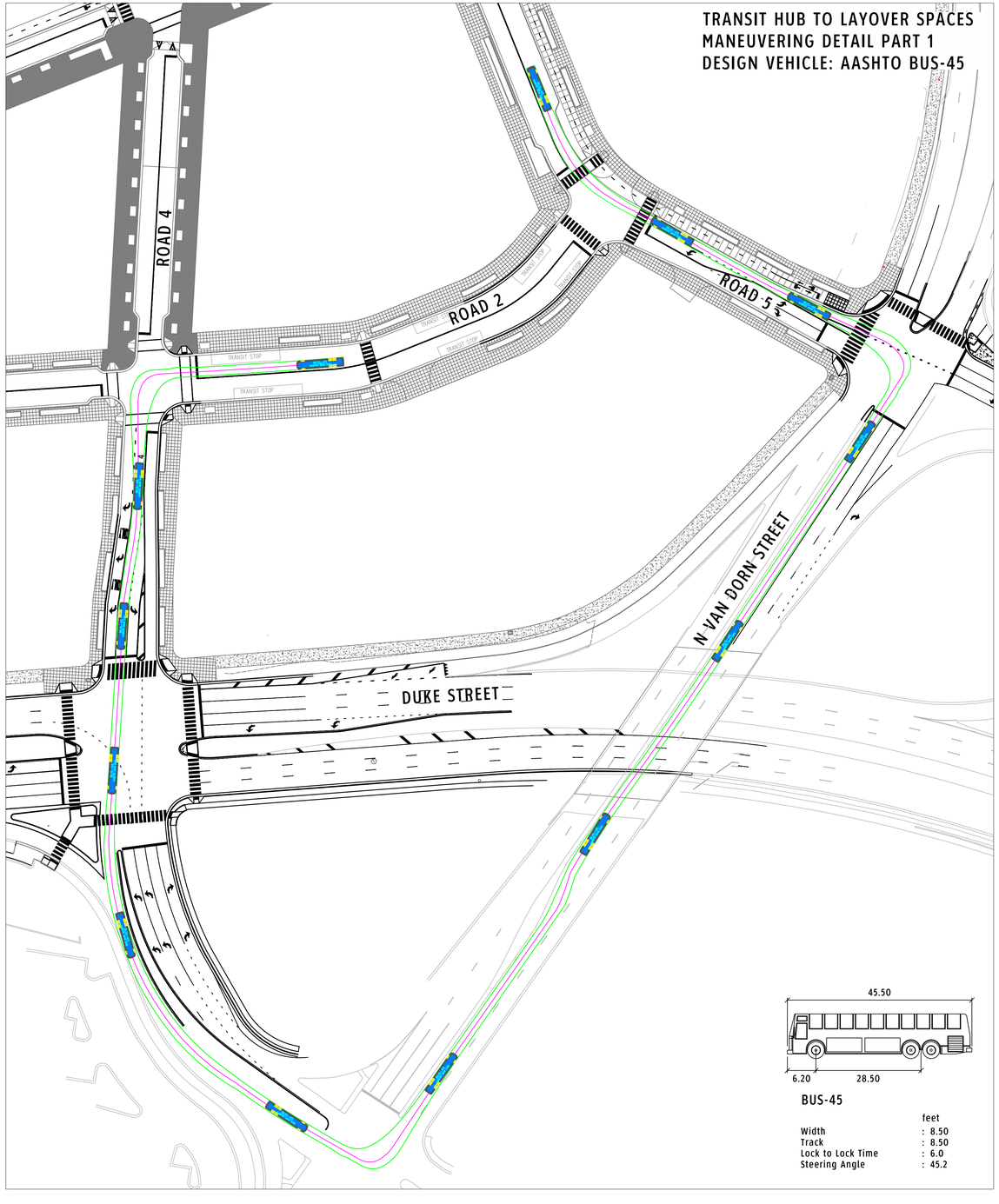
PROJECT NO. 2294-013

SHEET
TC-1.9

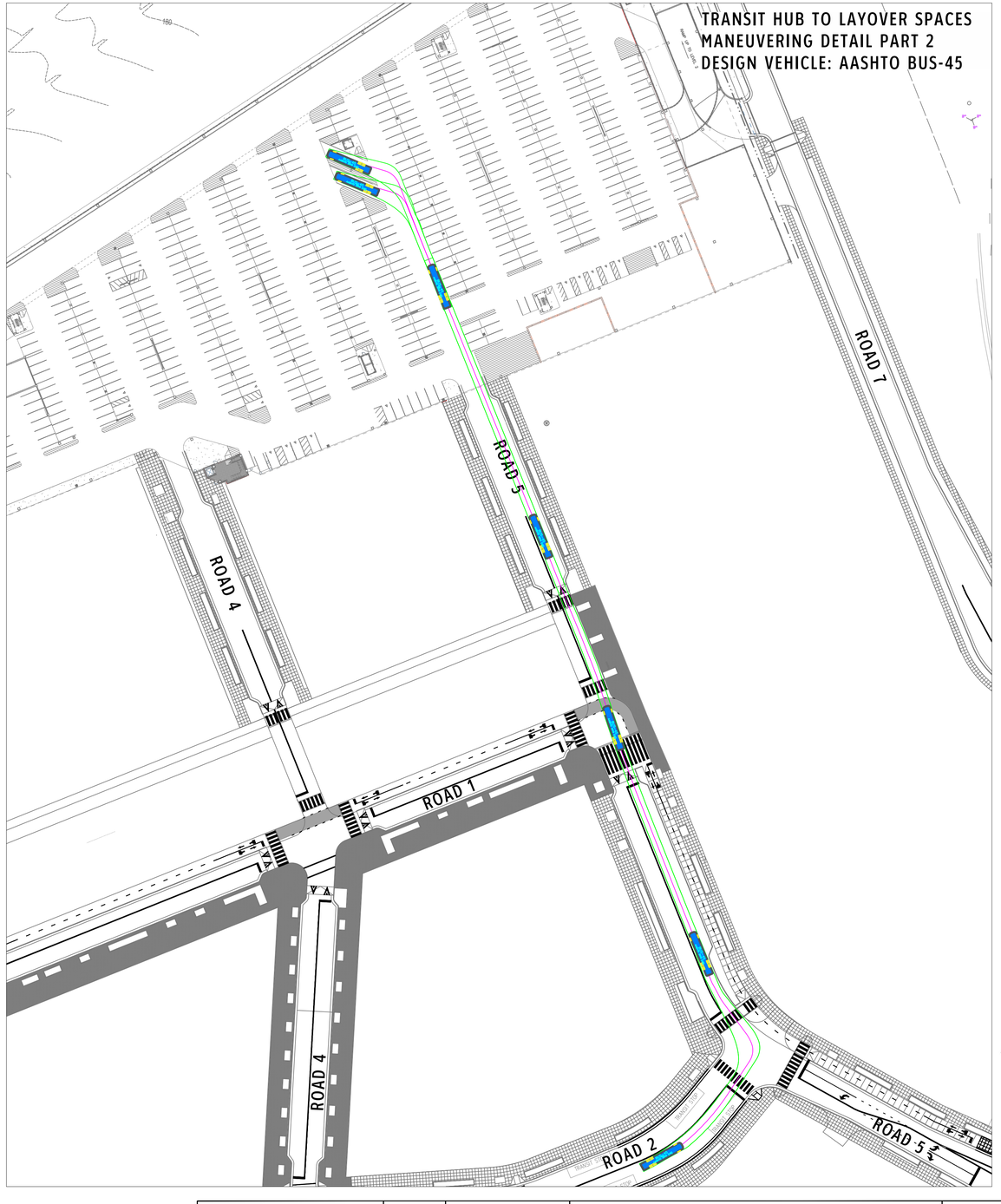
TRANSIT HUB TO LAYOVER SPACES MANEUVERING DETAIL PART 1
DESIGN VEHICLE: AASHTO BUS-45



BUS-45

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.2

TRANSIT HUB TO LAYOVER SPACES MANEUVERING DETAIL PART 2
DESIGN VEHICLE: AASHTO BUS-45



DRAWING SCALE
0 60' 120'

DRAWN	DESIGNED	CHECKED
BZ	BZ	RBS

DATE	03.18.2022
REV.1	
REV.2	
REV.3	

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TRANSIT HUB - LAYOVER SPACE BUS ROUTES MANEUVERING STUDY
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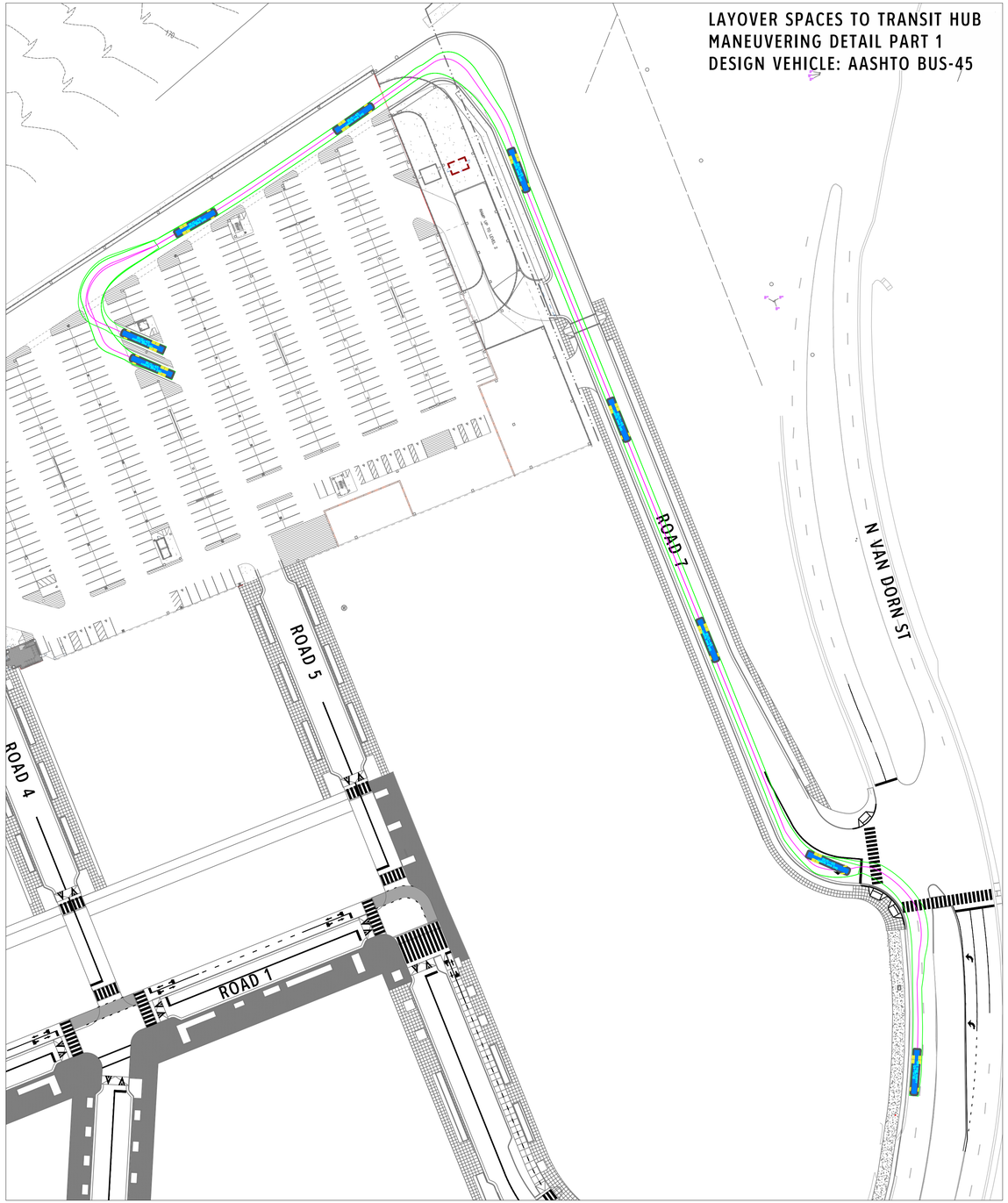
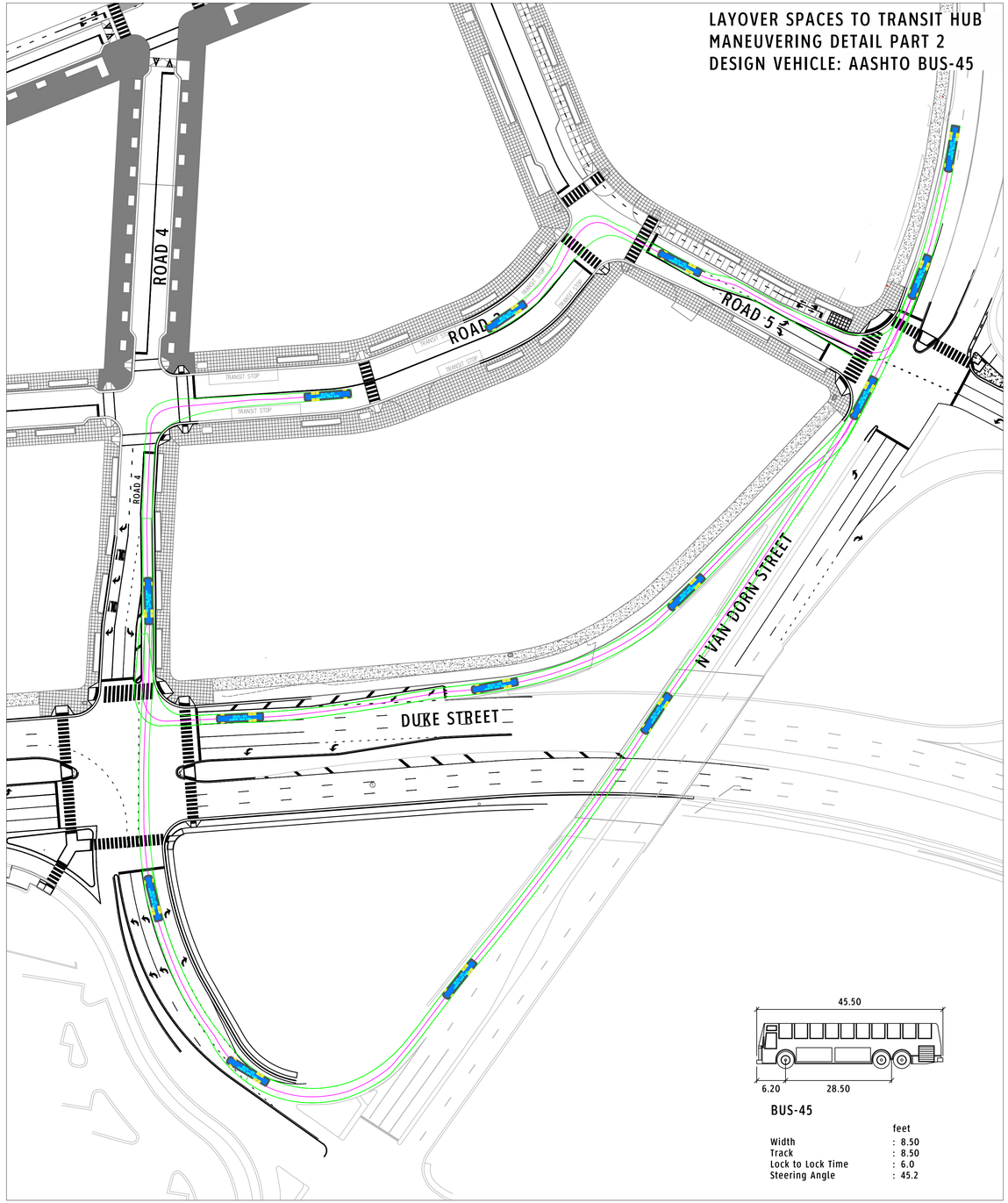
PROJECT NO. 2294-013

SHEET TC-1.10

LAYOVER SPACES TO TRANSIT HUB
MANEUVERING DETAIL PART 1
DESIGN VEHICLE: AASHTO BUS-45



LAYOVER SPACES TO TRANSIT HUB
MANEUVERING DETAIL PART 2
DESIGN VEHICLE: AASHTO BUS-45



BUS-45

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.2



DRAWING SCALE
0 60' 120'

DRAWN BZ | DESIGNED BZ | CHECKED RBS

DATE	03.18.2022
REV.1	
REV.2	
REV.3	

GOROVE SLADE
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TRANSIT HUB - LAYOVER SPACE BUS ROUTES MANEUVERING STUDY

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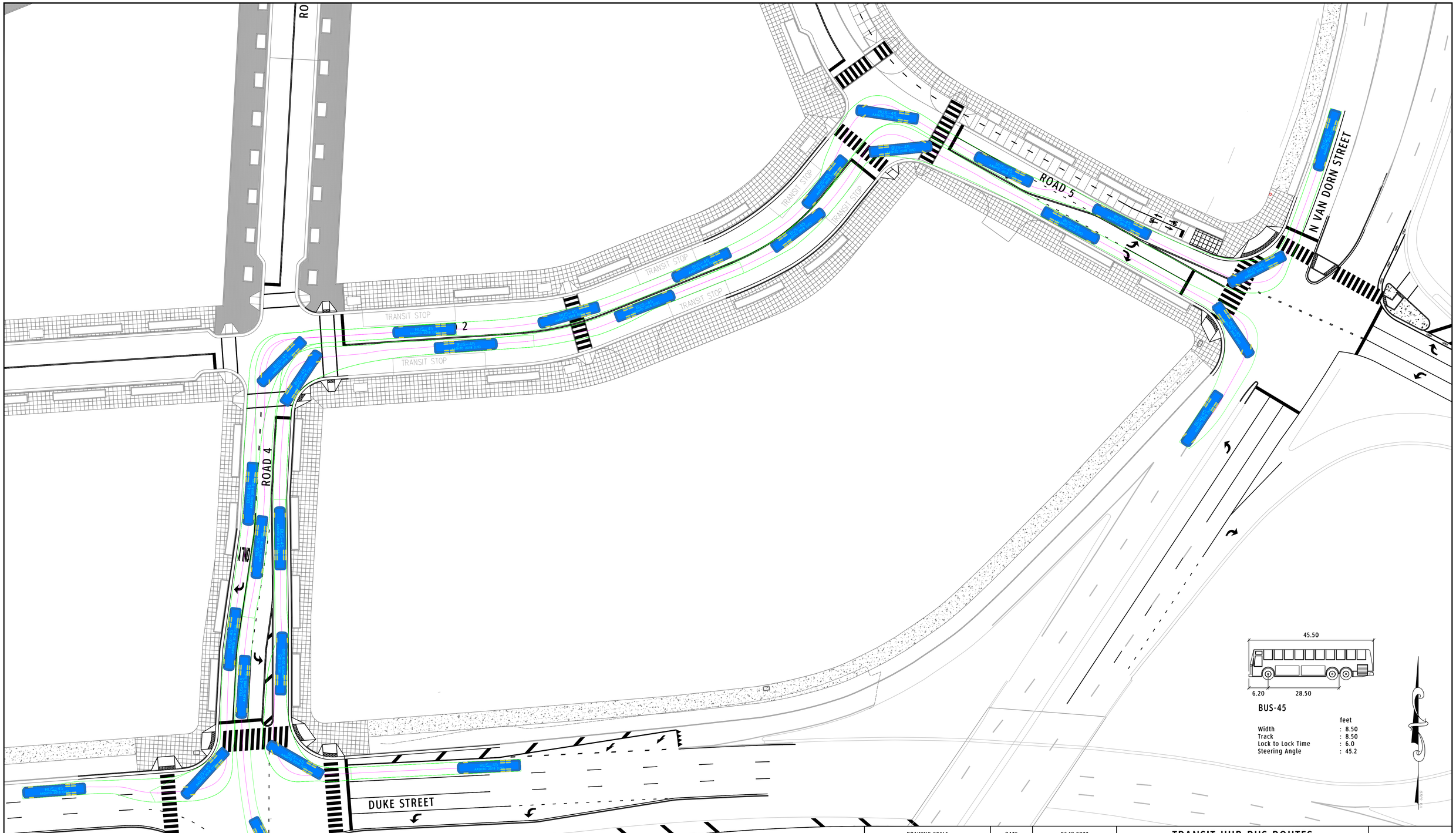
PROJECT NO. 2294-013

SHEET TC-1.11



BUS-45

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.2

DRAWING SCALE
0 20' 40'

DRAWN	DESIGNED	CHECKED
BZ	BZ	RBS

DATE	03.18.2022
REV.1	
REV.2	
REV.3	

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TRANSIT HUB BUS ROUTES MANEUVERING STUDY

LANDMARK MALL REDEVELOPMENT

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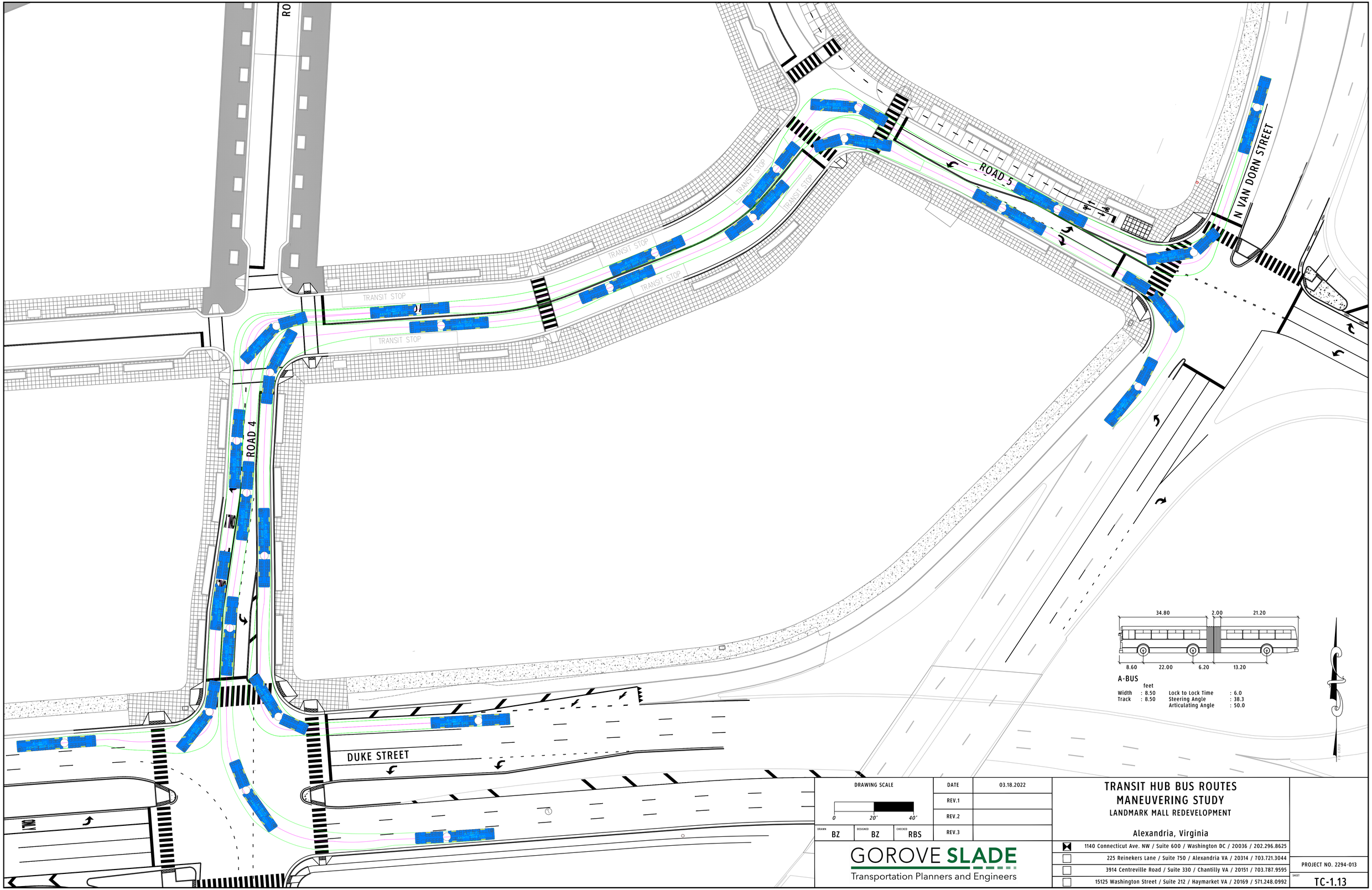
PROJECT NO. 2294-013

SHEET TC-1.12



DRAWING SCALE

0 20' 40'

DRAWN	DESIGNED	CHECKED
BZ	BZ	RBS

DATE	03.18.2022
REV.1	
REV.2	
REV.3	

TRANSIT HUB BUS ROUTES MANEUVERING STUDY

LANDMARK MALL REDEVELOPMENT

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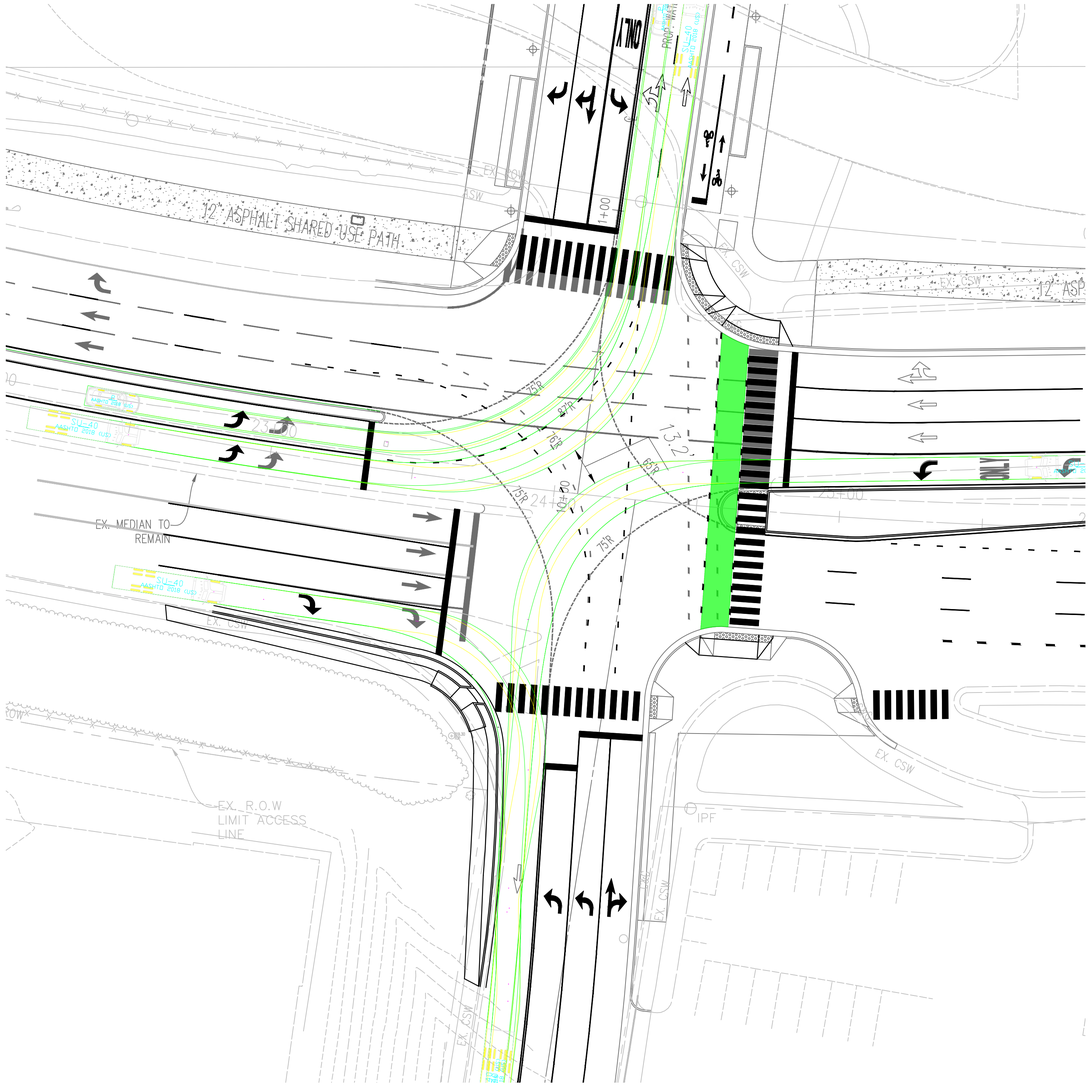
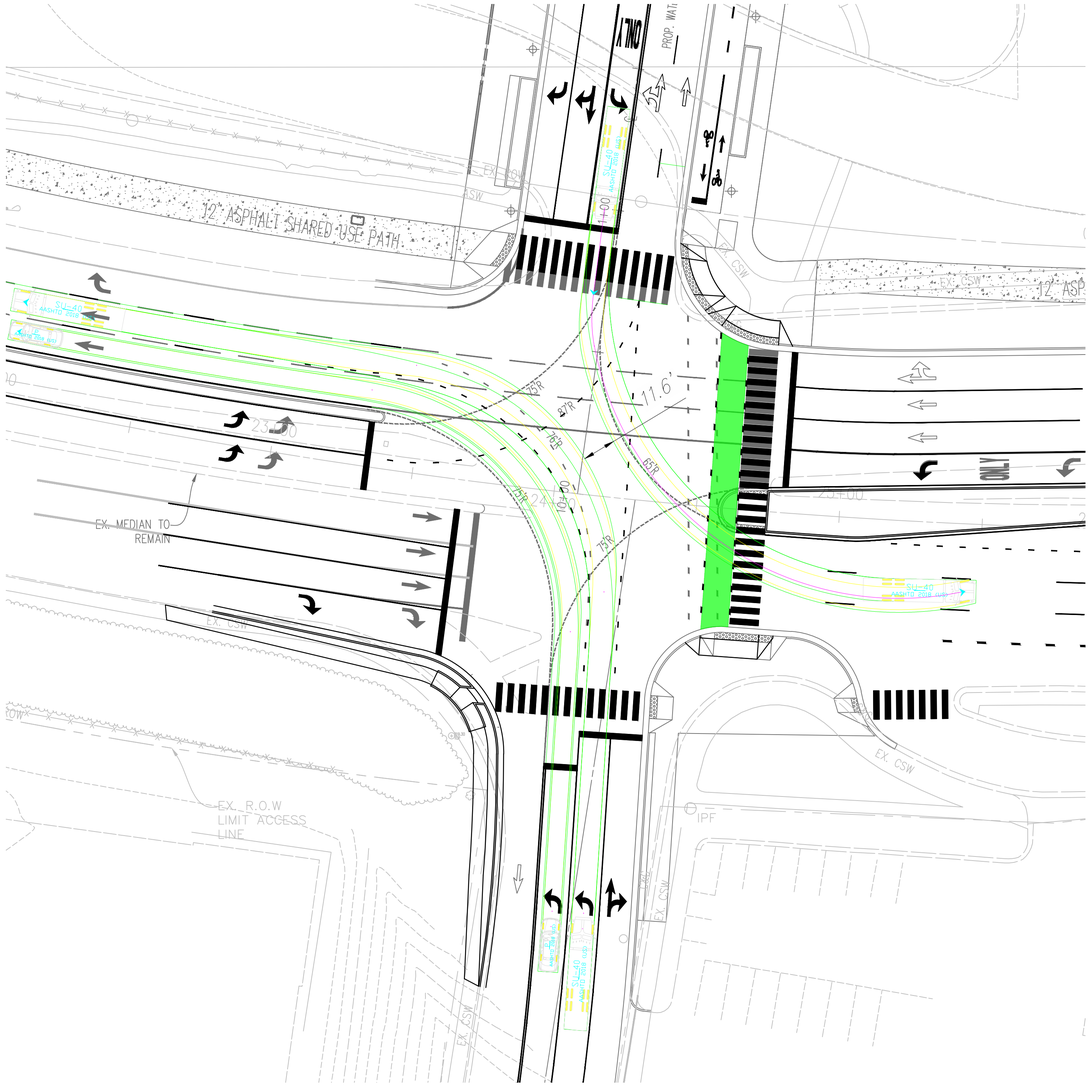
PROJECT NO. 2294-013

SHEET TC-1.13





DRAWING SCALE
0 25' 50'

DRAWN CUS | DESIGNED CUS | CHECKED RBS

DATE	01.21.2022
REV.1	03.18.2022
REV.2	
REV.3	

GOROVE SLADE
Transportation Planners and Engineers

LANDMARK

Duke Street at Walker Street

City of Alexandria, Virginia

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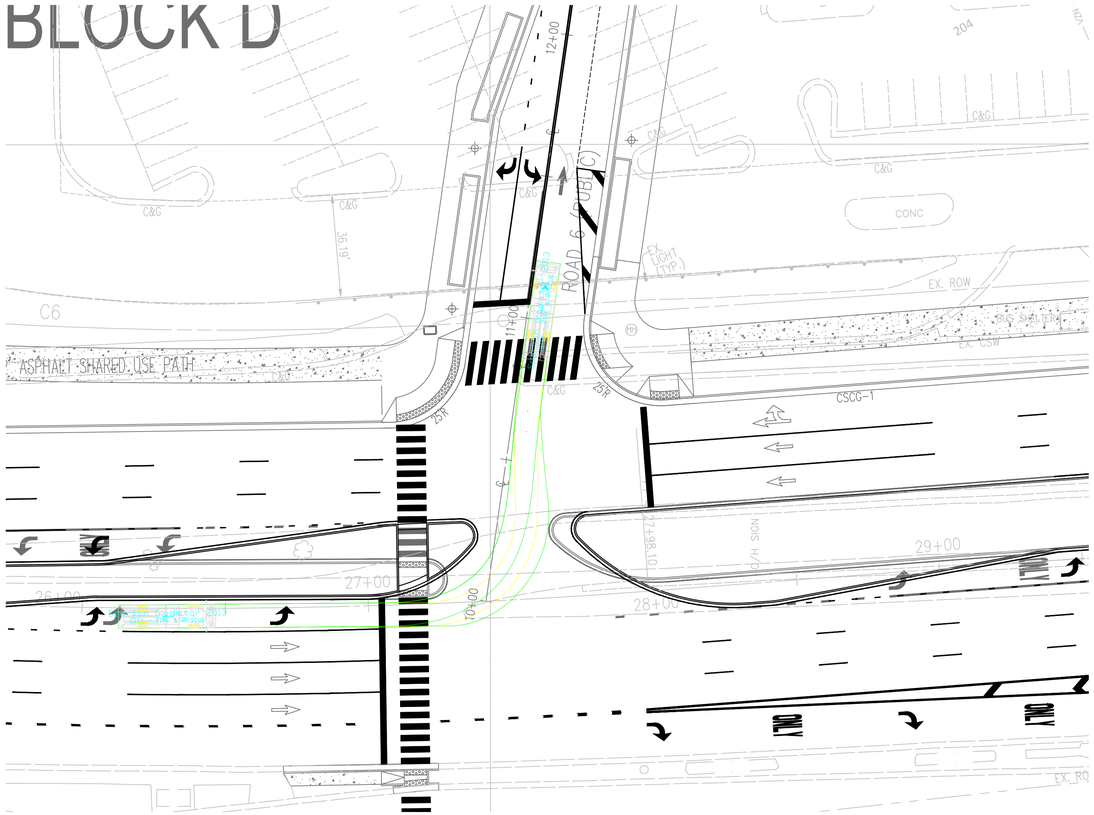
225 Reinekers Lane / Suite 750 / Alexandria VA / 22314 / 703.684.3142
4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595

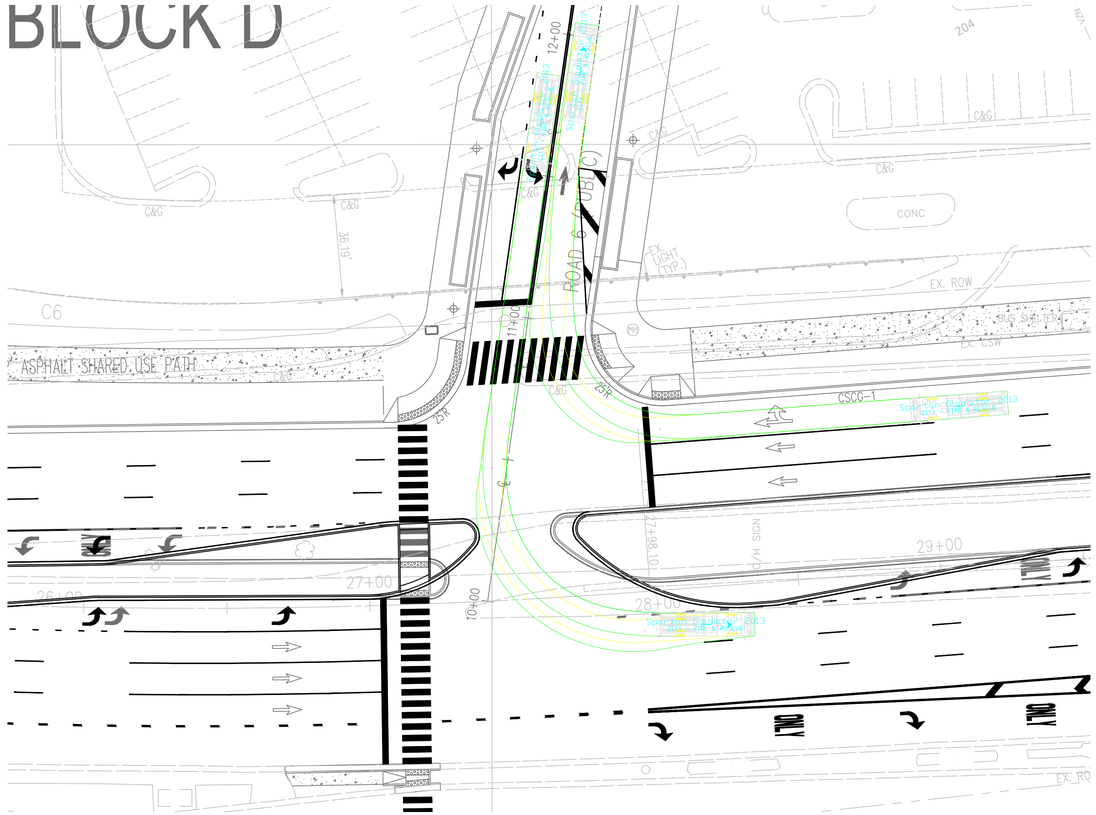
PROJECT NO. 2294-018

SHEET TC-2.0

BLOCK D



BLOCK D



DRAWING SCALE		DATE	01.21.2022
0 25' 50'		REV.1	03.18.2022
		REV.2	
DRAWN CUS	DESIGNED CUS / CHECKED RBS	REV.3	

GOROVE SLADE
Transportation Planners and Engineers

LANDMARK

Duke Street at Road 6

City of Alexandria, Virginia

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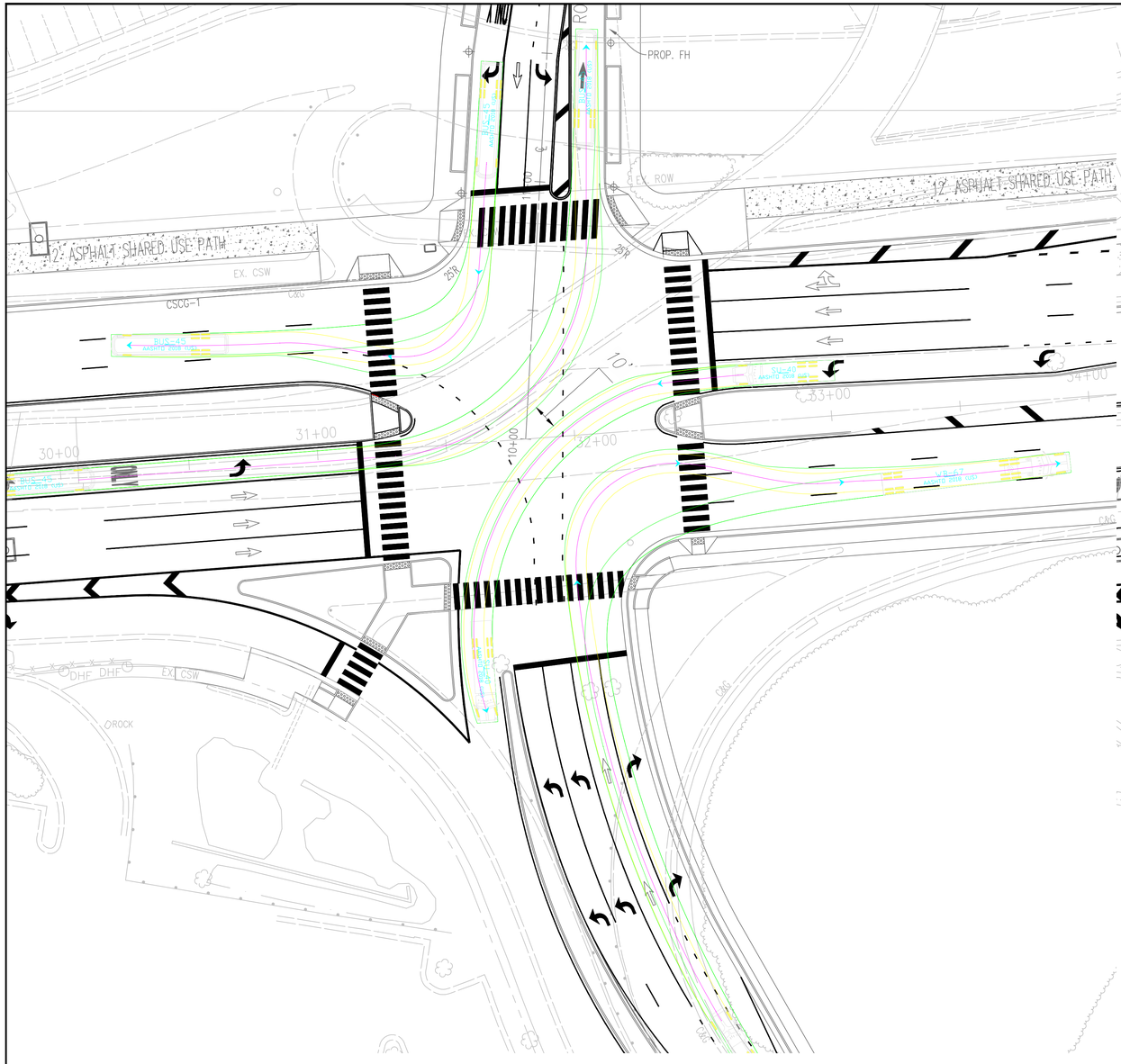
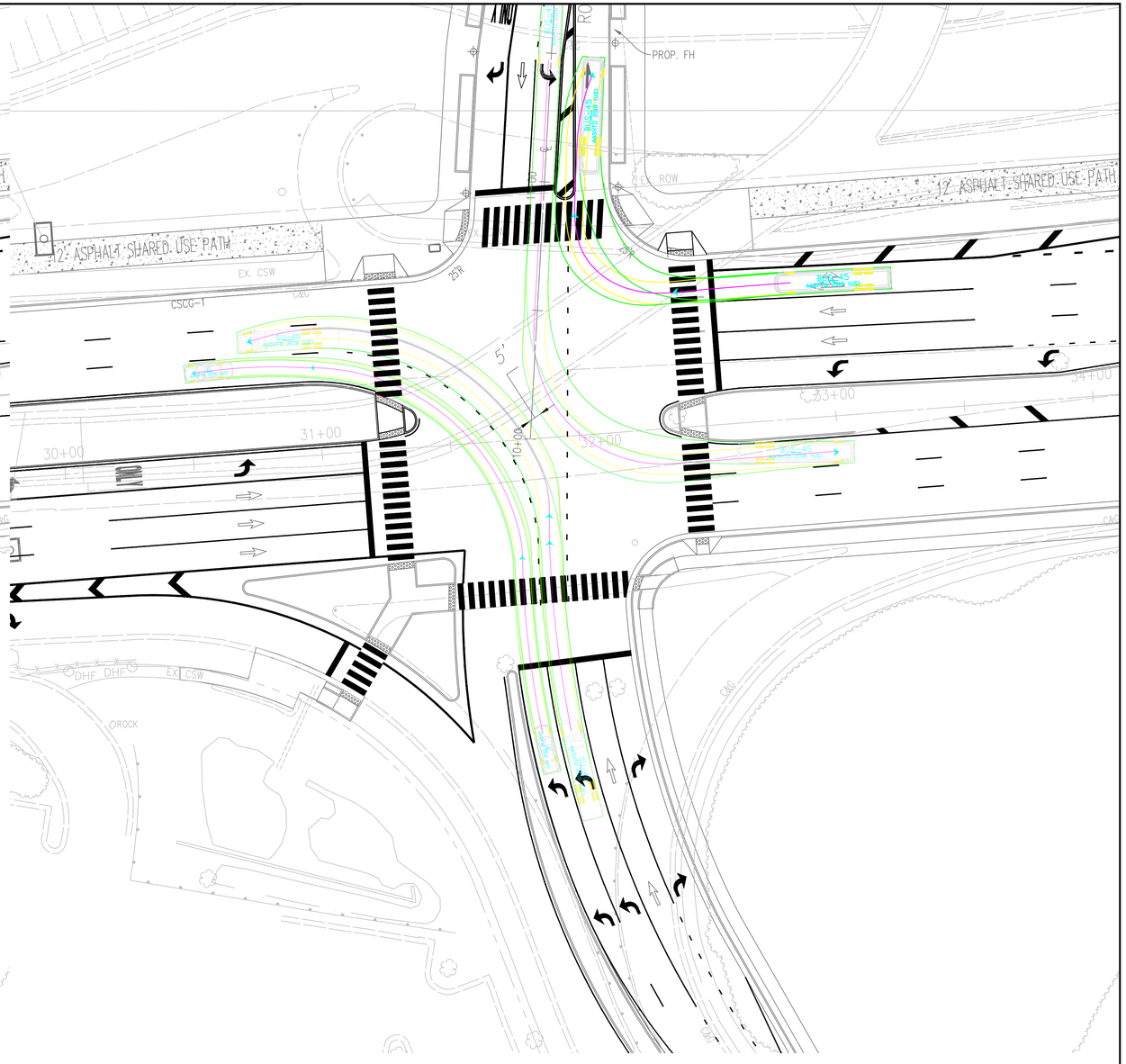
PROJECT NO. 2294-018

SHEET TC-2.1





DRAWING SCALE 0 25' 50'		DATE	01.21.2022
		REV.1	03.18.2022
		REV.2	
DRAWN CUS	DESIGNED CUS / CHECKED RBS	REV.3	

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LANDMARK

Duke Street at Road 4

City of Alexandria, Virginia

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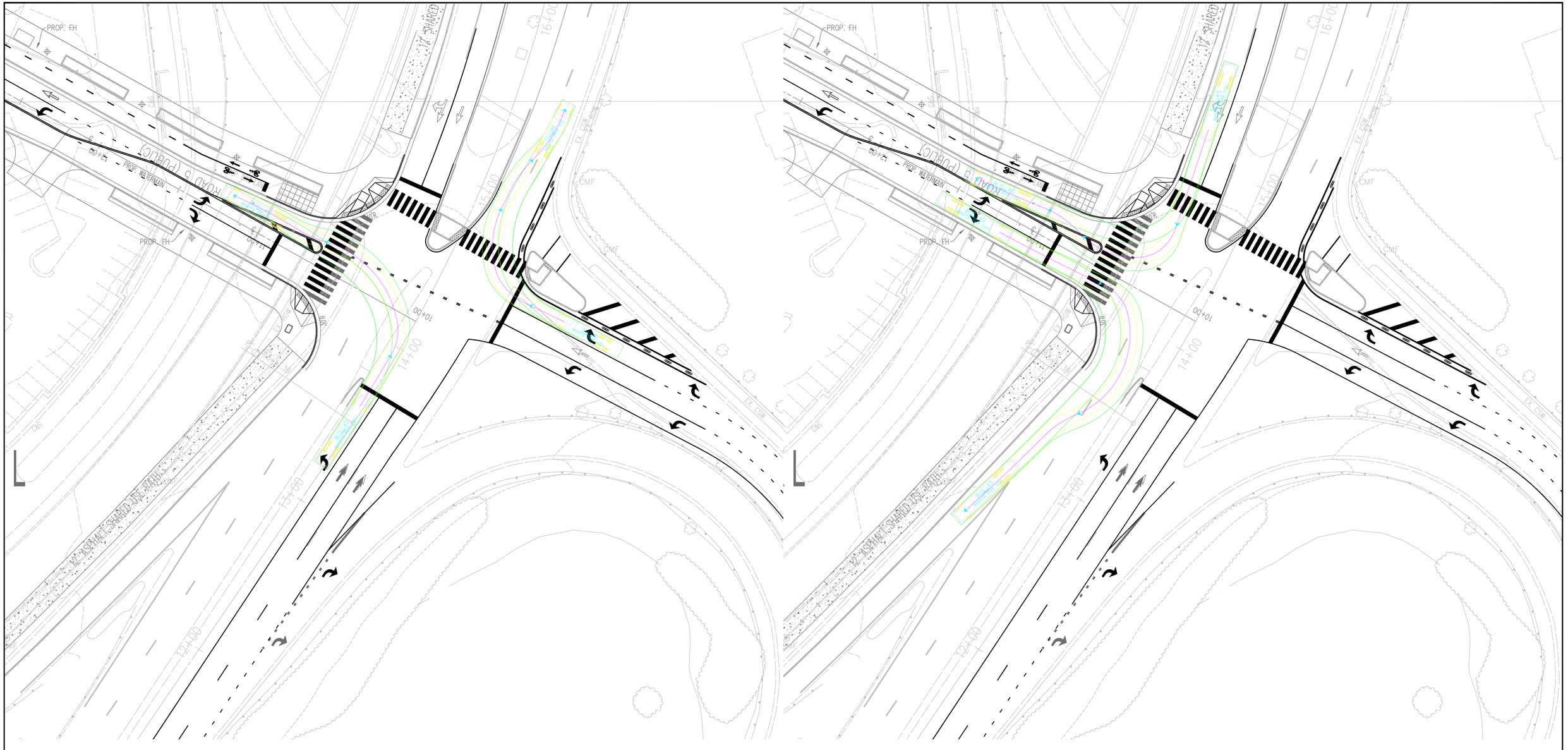
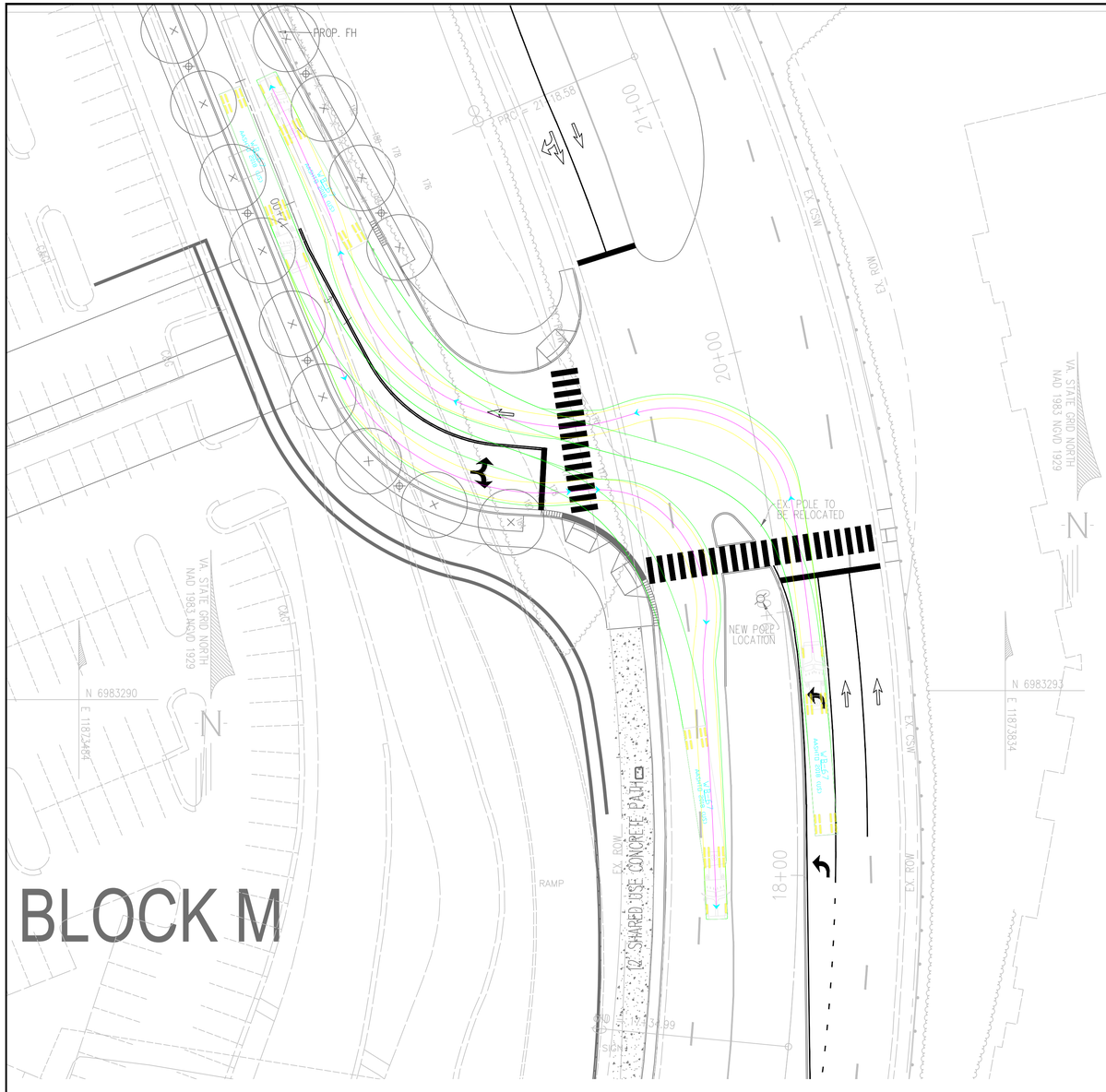
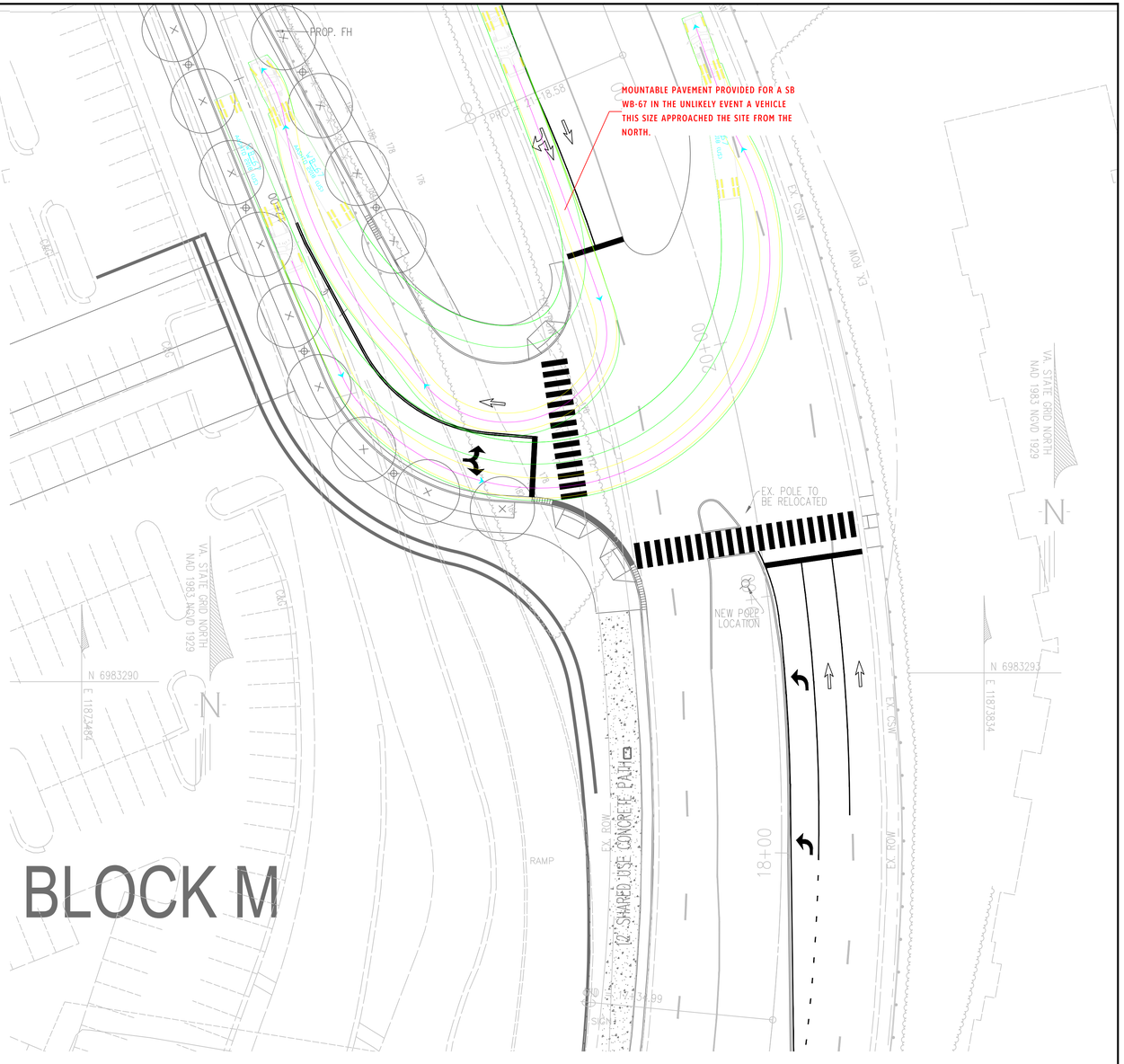
PROJECT NO. 2294-018

SHEET TC-2.2


PROP. FH
PROP. WATERMAIN
PROP. FH
ROAD 5 (Public)
12' ASPHALT SHARED USE PATH
10' SHARED USE PATH
CMF
CMF
CMF





DRAWING SCALE

0 25' 50'

DRAWN	DESIGNED	CHECKED
CUS	CUS	RBS

DATE	01.21.2022
REV.1	03.18.2022
REV.2	
REV.3	

GOROVE SLADE
Transportation Planners and Engineers

LANDMARK

N Van Dorn Street at Road 7

City of Alexandria, Virginia

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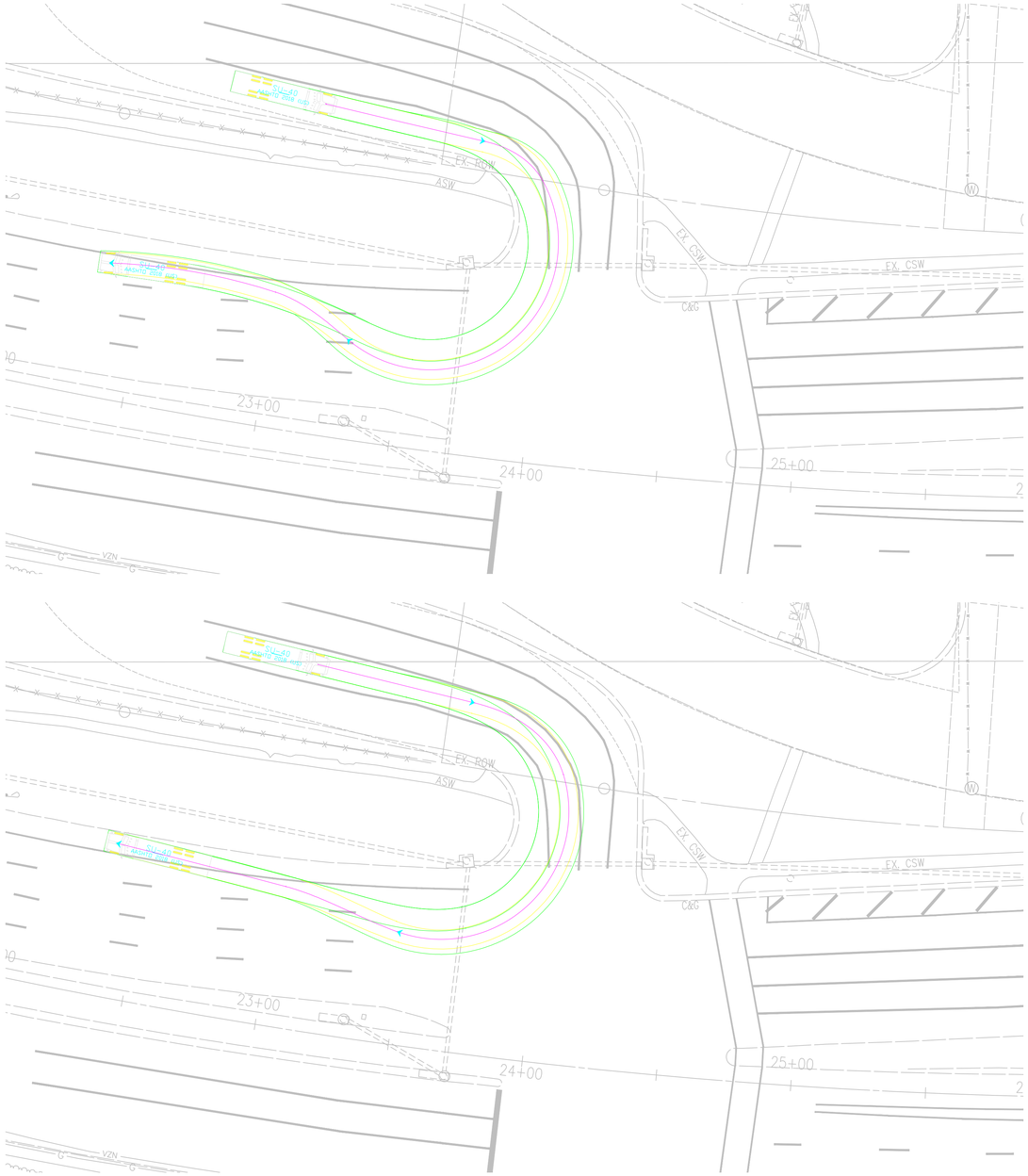
PROJECT NO. 2294-018

SHEET TC-2.4



DRAWING SCALE 0 25' 50'			DATE	01.21.2022	LANDMARK Existing Condition - Duke Street at Walker Street City of Alexandria, Virginia
			REV.1	03.18.2022	
			REV.2		
DRAWN CUS	DESIGNED CUS	CHECKED RBS	REV.3		

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PROJECT NO. 2294-018

SHEET TC-3.0