LANDMARK MALL REDEVELOPMENT

PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

DATE: DECEMBER 09, 2022

PROJECT TEAM

APPLICANT
FOULGER-PRATT DEVELOPMENT, LLC
12435 PARK POTOMAC AVE
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POTOMAC, MD 20854
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URBAN, LTD.
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TRAFFIC ENGINEER
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CONTACT: DAVIS GRAHAM

ATTORNEY
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700 NORTH FAIRFAX STREET
SUITE 600
ALEXANDRIA, VA 22314
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LANDSCAPE ARCHITECT
OCULUS
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WASHINGTON, DC 20009
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ARCHITECT
CORE
1010 WISCONSIN AVE NW
SUITE 405
WASHINGTON DC, 20007
202-464-7475
CONTACT: CHRISTOPHER PELI

AREA TABULATIONS:

BLOCK F LOT AREA = 31,872 S.F. 0.732 AC.
BLOCK N LOT AREA = 22,509 S.F. 0.517 AC.
BLOCK R LOT AREA = 21,009 S.F. 0.482 AC.
BLOCK P LOT AREA = 128,715 S.F. 2.955 AC.

ZONING TABULATIONS:

ON-SITE LOCATIONS / ADDRESSES: T.M. #047.02-03-11 / 5801 DUKE ST. ALEXANDRIA, VA 22314-1930

TOTAL SITE/LOT AREA: 204,105 S.F. OR 4.686 AC.

PROPOSED ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)

PROPOSED USE: PARKS

FLOOR AREA CALCULATION:

	PAVILION 1	PAVILION 2
	GROSS AREA (SF)	GROSS AREA (SF)
RETAIL	5,304	4,072
TOTAL AREAS:	5,304	4,072

DENSITY:
BLOCK F: N/A
BLOCK N: N/A
BLOCK R: N/A
BLOCK P: N/A

MIN/MAX BLDG.: PAVILION 1:-- FT. MIN, -- FT. MAX.
PAVILION 2:-- FT. MIN, -- FT. MAX.

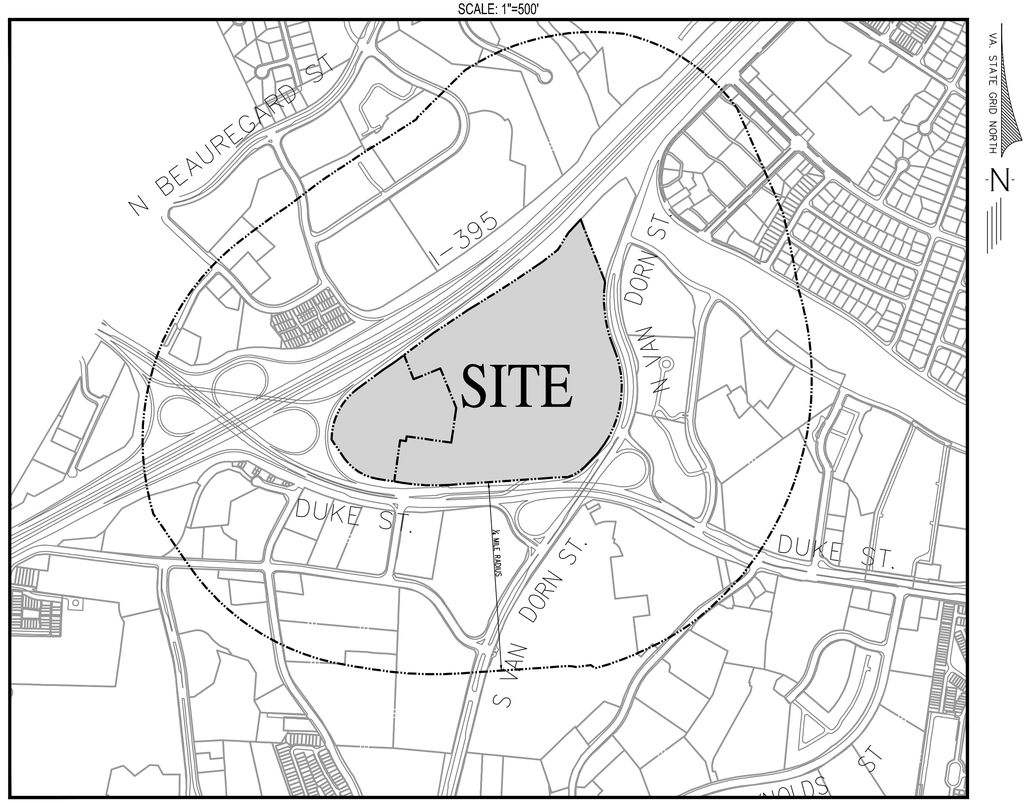
BUILDING HEIGHT PROPOSED: PAVILION 1: 30 FT.
PAVILION 2: 32 FT.

AVG. FINISHED GRADE: PAVILION 1: __ FT.
PAVILION 2: __ FT.

YARDS: REQUIRED: N/A PROPOSED: N/A

FRONTAGE: REQUIRED: N/A PROPOSED: N/A

VICINITY MAP
SCALE: 1"=500'



PARKING TABULATIONS:

PAVILION 1 REQUIRED PARKING:
RATIO: *3.0 SP/1,000 SF =5,304 S.F X 1.0/1000= 16 SPACES.
PAVILION 2 REQUIRED PARKING:
RATIO: *3.0 SP/1,000 SF =4,072 S.F X 1.0/1000= 12 SPACES.

* PARKING RATIOS REFLECT SEC. 8-200 PER CITY OF ALEXANDRIA ZONING ORDINANCE.

NOTE
- REQUIRED PARKING WILL BE PROVIDED WITHIN THE EXISTING PARKING GARAGE.

TRIP GENERATION:

NO TRIPS ARE BEING GENERATED BY THE PROPOSED PARK DEVELOPMENTS.

BUILDING CODE ANALYSIS:

SEE SHEET A.00

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PROJECT NARRATIVE:

DESCRIPTION OF DEVELOPMENT:
THE OVERALL LANDMARK PARCEL 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 PLAN PROPOSES THE PUBLIC PARK IMPROVEMENTS LOCATED IN BLOCK F,N,R, AND P. THE PARK AMENITIES ARE BEING PROPOSED ALONG WITH THE NECESSARY INFRASTRUCTURE TO SUPPORT THE PARK FACILITIES/AMENITIES.

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.

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. IN ADDITION, BOTH ON AND OFFSITE IMPROVEMENTS MITIGATING THE IMPACT OF ADDITIONAL TRAFFIC SHALL BE PROVIDED AS PART OF THE APPROPRIATE DSUP PHASES OF DEVELOPMENT, AND AS DETERMINED BY TRIGGERS PROVIDED IN THE TRAFFIC STUDY.

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

LIST OF EXISTING APPROVALS:

- CDD #2020-00007
- DSP #2021-00012
- DSP #2021-00017
- SUB #2021-00003
- SUB #2022-00005
- GRD #2022-00012

LIST OF REQUESTED APPROVALS:

DSUP #2022-____

GREEN BUILDING POLICY STATEMENT:

THE PROPOSED STRUCTURES WITH PARK PLAN WILL COMPLY WITH THE CITY'S CURRENT GREEN BUILDING POLICY AT THE TIME OF DSUP SUBMISSION.

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
12/09/2022
PROFESSIONAL ENGINEER

PLAN DATE	REVISION
02-11-2022	1ST SUBMISSION
12-09-2022	2ND SUBMISSION
-	
-	
-	
-	
-	
-	
-	
-	

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

urban
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GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED ON THE FOLLOWING CITY OF ALEXANDRIA ASSESSMENT MAP NO.s: 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 SPACES MUST 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.

ADDITIONAL NOTES

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. 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.

UTILITY WORKS

A. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:
B. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS / CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.
C. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.
D. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
E. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
F. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
G. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
H. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
I. SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.
J. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
K. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
L. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
M. NO CONTAIMINATION HAS BEEN FOUND ONSITE.
N. UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.
O. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
P. ALL NEW INSTALLATIONS AND/OR REINSTALLATIONS OF UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES INCLUDING WATER AND SEWER LATERAL BOTH ON PRIVATE PROPERTY AND IN THE PUBLIC RIGHT OF WAY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH 3" AND 6" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPES (DUWT). THE 3" DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" AND 6" WIDE AT A DEPTH OF 24" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS. THE FOLLOWING ARE THE APWA COLOR CODES:
Q. EX. FIRE HYDRANT SHALL REMAIN IN SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION. OR AS MAY BE APPROVED BY THE DIRECTOR OF T&ES.

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 (NORTH ZONE) 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 PARKS=
200 GPD/1,000 S.F. * 8,709 S.F. = 1,742 GPD
PEAK FACTOR FLOW FROM PARKS = 1,742 GPD * 4.0 = 6,968 GPD OR 0.007 MGD

THE TOTAL ESTIMATED FLOW DOES NOT EXCEED 10,000 GPD, THEREFORE, IT IS NOT 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 MAY HAVE 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 APPROPRIATE 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 FOR BLOCK K.

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 GROU

WESTEND DEVELOPMENT TABULATIONS:

DEVELOPMENT SUMMARY

Use	Floor Area	Residential Units	Hotel Keys
Hospital	464,467		
Office	-		
Medical Office	280,489		
Multifamily	1,116,871	1,072 units	
Affordable Multifamily	12,250	45 units	
Senior Housing (AL/IL)	-	0 units	
2-over-2 Townhomes	-	0 units	
Traditional Townhomes	-	0 units	
Condo Flats	-	0 units	
Hotel	-		0 keys
Retail	202,575		
Grocer	-		
Firestation	-		
Garage / Loading / Service			
Total	**2,076,652**	**1,117 units**	**0 keys**
FAR over Gross Land Area	**0.9257**		

INOVA HOSPITAL CAMPUS

Use	Building A Floor Area	Building A Units	Building B Floor Area	Building B Units	Building C Floor Area	Building C Units	Block D Floor Area	Block D Units	Block E Floor Area	Block E Units	Block G Floor Area	Block G Units	Block H Floor Area	Block H Units	Block I Floor Area	Block I Units	Block F Floor Area	Block F Units	Block N Floor Area	Block N Units	Block J Floor Area	Block J Units	Block K Floor Area	Block K Units	Block L Floor Area	Block L Units	Blocks M Floor Area	Blocks M Units
Hospital	464,467	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Office	-	-	94,212	-	76,357	-	-	-	109,920	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-	-	-	149,641	140	195,119	234	-	-	412,111	375	-	-	-	-	-	-	360,000	323	-	-	-	-
Affordable Multifamily	-	-	-	-	-	-	-	-	5,500	6	6,750	10	-	-	-	15	-	-	-	-	-	-	-	14	-	-	-	-
Senior Housing (AL/IL)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-over-2 Townhomes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Traditional Townhomes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Condo Flats	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	-	-	-	-	-	-	-	-	56,568	-	23,866	-	-	-	90,141	-	5,304	-	4,072	-	-	-	32,000	-	-	-	-	-
Grocer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Firestation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Garage / Loading / Service	298,250 (TOTAL GARAGE)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	80,000	-	-	-	-	-
Total	**762,717**	**-**	**94,212**	**-**	**76,357**	**-**	**-**	**-**	**321,629**	**146**	**225,735**	**244**	**-**	**-**	**502,252**	**390**	**5,304**	**-**	**4,072**	**-**	**-**	**-**	**472,000**	**337**	**-**	**-**	**-**	**-**

PARKING TABULATIONS

INOVA HOSPITAL CAMPUS

Parking Requirement	Parking Ratio	Totals	Building A REQUIRED	Building A PROPOSED	Building B REQUIRED	Building B PROPOSED	Building C REQUIRED	Building C PROPOSED	Block D REQUIRED	Block D PROPOSED	Block E REQUIRED	Block E PROPOSED	Block G REQUIRED	Block G PROPOSED	Block H REQUIRED	Block H PROPOSED	Block I REQUIRED	Block I PROPOSED	BLOCK F REQUIRED	BLOCK F PROPOSED	BLOCK N REQUIRED	BLOCK N PROPOSED	Block J REQUIRED	Block J PROPOSED	Block K REQUIRED	Block K PROPOSED	Block L REQUIRED	Block L PROPOSED	Blocks M REQUIRED	Blocks M PROPOSED
PARKING RATES																														
Hospital	1/ 2 BEDS		TBD	(SEE BELOW)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	1.5/ 1000 GSF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Office	1.5/ 1000 GSF		-	-	408	(SEE BELOW)	335	(SEE BELOW)			170	403																		
Multifamily	1/ BEDROOM		-	-	-	-	-	-	-	-	213	229	285	285	-	-	-	483	-	-	-	-	-	-	312	302	-	-	-	-
Affordable Multifamily	0.8/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-	-	-
Senior Housing (AL/IL)	0.7/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-over-2 Townhomes	2.0/ UNIT		-	-	-	-	-	-	-	-	-	-		-				-		-		-	-	-	-	-	-	-	-	-
Traditional Townhomes	2.0/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Condo Flats	1.3/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	0.7/ KEY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	3.0/ 1000 GSF		-	-	-	-	-	-	-	-	161	205	72	95	-	-	-	375	16	-	12	-	-	-	8	63 (SEE SHEET 03A)	-	-	-	-
Grocer	50 spaces		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-
Firestation			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VEHICLE PARKING																														
STANDARD PARKING SPACES			-	TBD	-	TBD	-	TBD	-	-	-	385	-	117	-	-	-	154	-	-	-	-	-	-	-	123	-	-	-	-
COMPACT PARKING SPACES			-	TBD	-	TBD	-	TBD	-	-	-	429	-	248	-	-	-	683	-	-	-	-	-	-	-	181	-	-	-	-
ON-STREET PARKING SPACES												15		15												20				
HANDICAP PARKING SPACES (NON-VAN)			-	TBD	-	TBD	-	TBD	-	-	-	18	-	11	-	-	-	12	-	-	-	-	-	-	-	8	-	-	-	-
HANDICAP PARKING SPACES (VAN)			-	TBD	-	TBD	-	TBD	-	-	-	5	-	4	-	-	-	9	-	-	-	-	-	-	-	2	-	-	-	-
TOTAL PARKING PROVIDED:		**3,949**			1,510				-	-	-	852	-	395	-	-	-	858	-	-	-	-	-	-	320	334	-	-	-	-
PARKING PROVIDED IN EXISTING GARAGE			550 (EXISTING GARAGE)						-	-	-	837	-	380	-	-	-	858	-	-	-	-	-	-	-	63 (SEE SHEET 03A)	-	-	-	-
PARKING PROVIDED IN PROPOSED GARAGE			960 (ABOVE GRADE GARAGE + BELOW GRADE GARAGE)						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	314	-	-	-	-
LOADING SPACES											3	4	1	3			6	3								2				
BICYCLE PARKING																														
Residential									-	-	44	48	74	78	-	-	-	129	-	-	-	-	-	-	102	118	-	-	-	-
Visitor									-	-	9	9	5	5	-	-	-	8	-	-	-	-	-	-	7	7	-	-	-	-
Retail											12	12	3	6				18							9	11				
Office									-	-	15	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ZONING TABULATIONS

INOVA HOSPITAL CAMPUS

Zoning Requirement	Building A PROPOSED	Building B PROPOSED	Building C PROPOSED	Block D REQUIRED	Block D PROPOSED	Block E REQUIRED	Block E PROPOSED	Block G REQUIRED	Block G PROPOSED	Block H REQUIRED	Block H PROPOSED	Block I REQUIRED	Block I PROPOSED	Block F REQUIRED	Block F PROPOSED	Block N REQUIRED	Block N PROPOSED	Block J REQUIRED	Block J PROPOSED	Block K REQUIRED	Block K PROPOSED	Block L REQUIRED	Block L PROPOSED	Blocks M REQUIRED	Blocks M PROPOSED
LOT AREA (SQ. FT.)	452,343 (COMBINED INOVA HOSPITAL CAMPUS AREA)			-	-	-	108,575	-	62,083	-	-	-	107,845	-	31,872	-	22,509	-	-	-	98,964	-	-	-	-
LOT WIDTH (FT.)	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FRONT YARD (FT.)	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SIDE YARD (FT.)	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REAR YARD (FT.)	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FLOOR AREA (SQ. FT.)	933,286 (COMBINED FLOOR AREA FOR BUILDINGS A,B,C)			-	-	-	321,629	-	225,735	-	-	-	487,512	-	5,304	-	4,072	-	-	-	395,434	-	-	-	-
OPEN SPACE (SF / %)	15%			-	-	-	25.00%	-	25.00%	-	-	-	28.26%	-	81.21%	-	89.66%	-	-	-	25.66%	-	-	-	-
GROUND FLOOR	53,530			-	-	-	12,183	-	14,044	-	-	-	1,364	-	25,885	-	20,181	-	-	-	7,248	-	-	-	-
ABOVE GROUND	10,000			-	-	-	14,960	-	1,476	-	-	-	29,115	-	-	-	-	-	-	-	18,142	-	-	-	-
TOTAL OPEN SPACE	62,530			-	-	-	27,143	-	15,520	-	-	-	30,479	-	25,885	-	20,181	-	-	-	25,390	-	-	-	-
AVERAGE FINISHED GRADE (FT.)	216.34 (PROPOSED)	209.86 (PROPOSED)	212.07 (PROPOSED)	-	-	-	200.55	-	198.58	-	-	-	193.00	-	-	-	-	-	-	-	199.21	-	-	-	-
MAX. BUILDING HEIGHT (FT.)	159	52	60	-	-	-	91.90/80	-	85	-	-	-	85	-	30	-	32	-	-	-	85	-	-	-	-
CROWN COVERAGE (SQ. FT.)	-	-	-	-	-	-	14,750	-	13,500	-	-	-	-	-	-	-	-	-	-	24,741	19,019	-	-	-	-
MAX. RESI DENTISTY (UNITS/AC.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling Unit Summary (ADU)	-	-	-	-	-	-	146	-	244	-	-	-	390	-	-	-	-	-	-	-	337 (14)	-	-	-	-
STUDIO UNITS (ADU)	-	-	-	-	-	-	1	-	37	-	-	-	58	-	-	-	-	-	-	-	4 (1)	-	-	-	-
JR ONE BEDROOM UNITS (ADU)									17												125				
ONE BEDROOM UNITS (ADU)	-	-	-	-	-	-	64	-	143	-	-	-	189	-	-	-	-	-	-	-	119 (10)	-	-	-	-
ONE BEDROOM DEN UNITS (ADU)	-	-	-	-	-	-	14	-	6	-	-	-	50	-	-	-	-	-	-	-	5	-	-	-	-
TWO BEDROOM UNITS (ADU)	-	-	-	-	-	-	46	-	36	-	-	-	68	-	-	-	-	-	-	-	77 (2)	-	-	-	-
TWO BEDROOM DEN UNITS (ADU)	-	-	-	-	-	-	6	-	5	-	-	-	13	-	-	-	-	-	-	-	-	-	-	-	-
THREE BEDROOM UNITS (ADU)	-	-	-	-	-	-	15	-	-	-	-	-	12	-	-	-	-	-	-	-	7 (1)	-	-	-	-
LOADING SPACES	1	1	1	-	-	3	4	1	3	-	-	6	3	-	-	-	-	-	-	-	2	-	-	-	-
TRIP GENERATION (ADT)	5,774	910	3,317	-	-	-	5,621	-	1,570	-	-	-	5,173	-	-	-	-	-	-	-	1,981	-	-	-	-

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

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PLAN DATE
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12-09-2022

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
036790
12/09/2022
REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: N/A C.I.= N/A DATE: NOV., 2022

SHEET 03 OF 84

FILE No. DSUP-13089

Urban, Ltd. – J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-02A-GNOTES.dwg [GNOTES1] December 12, 2022 – 1:28pm yelosri

PARKS TABULATIONS:

DEVELOPMENT SUMMARY

Use	Floor Area	Residential Units	Hotel Keys	Block F Floor Area	Block F Units	Block N Floor Area	Block N Units	Block R Floor Area	Block R Units	Block P Floor Area	Block P Units
Hospital	-			-	-	-	-	-	-	-	-
Office	-			-	-	-	-	-	-	-	-
Medical Office	-			-	-	-	-	-	-	-	-
Multifamily	-	0 units		-	-	-	-	-	-	-	-
Affordable Multifamily	-	0 units		-	-	-	-	-	-	-	-
Senior Housing (AL/IL)	-	0 units		-	-	-	-	-	-	-	-
2-over-2 Townhomes	-	0 units		-	-	-	-	-	-	-	-
Traditional Townhomes	-	0 units		-	-	-	-	-	-	-	-
Condo Flats	-	0 units		-	-	-	-	-	-	-	-
Hotel	-		0 keys	-	-	-	-	-	-	-	-
Retail	9,376			5,304	-	4,072	-	-	-	-	-
Grocer	-			-	-	-	-	-	-	-	-
Firestation	-			-	-	-	-	-	-	-	-
Garage / Loading / Service	-				-		-	-	-		-
Total	**9,376**	**0 units**	**0 keys**	**5,304**	**-**	**4,072**	**-**	**-**	**-**	**-**	**-**

PARKING TABULATIONS

Parking Requirement	Parking Ratio	Totals	Block F REQUIRED	Block F PROPOSED	Block N REQUIRED	Block N PROPOSED	Block R REQUIRED	Block R PROPOSED	Block P REQUIRED	Block P PROPOSED
PARKING RATES										
Hospital	1/ 2 BEDS		-	-	-	-	-	-	-	-
Office	1.5/1000 SF		-	-	-	-	-	-	-	-
Medical Office	1.5/1000 SF		-	-			-	-		
Multifamily	1/BEDROOM		-	-	-	-	-	-	-	-
Affordable Multifamily	0.8 / unit		-	-	-	-	-	-	-	-
Senior Housing (AL/IL)	0.7 / unit		-	-	-	-	-	-	-	-
2-over-2 Townhomes	2.0 / unit		-	-	-	-	-	-	-	-
Traditional Townhomes	2.0 / unit		-	-	-	-	-	-	-	-
Condo Flats	1.3 / unit		-	-	-	-	-	-	-	-
Hotel	0.7 / key		-	-	-	-	-	-	-	-
Retail	3.0 / 1,000 GSF		16	-	12	-	-	-	-	-
Grocer	50 spaces		-	-	-	-	-	-	-	-
Firestation			-	-	-	-	-	-	-	-
VEHICLE PARKING										
STANDARD PARKING SPACES			-	-	-	-	-	-	-	-
COMPACT PARKING SPACES			-	-	-	-	-	-	-	-
ON-STREET PARKING			-	-	-	-	-	-	-	-
HANDICAP PARKING SPACES (NON-VAN)			-	-	-	-	-	-	-	-
HANDICAP PARKING SPACES (VAN)			-	-	-	-	-	-	-	-
TOTAL PARKING PROVIDED:			-	-	-	-	-	-	-	-
PARKING PROVIDED IN EXISTING GARAGE			-	-	-	-	-	-	-	-
PARKING PROVIDED IN PROPOSED GARAGE			-		-		-		-	
LOADING SPACES			-	-	-	-	-	-	-	-
BICYCLE PARKING										
Residential			-	-	-	-	-	-	-	-
Visitor			-	-	-	-	-	-	-	-
Retail			-	-	-	-	-	-	-	-
Office			-	-	-	-	-	-	-	-

ZONING TABULATIONS

Zoning Requirement	Block F REQUIRED	Block F PROPOSED	Block N REQUIRED	Block N PROPOSED	Block R REQUIRED	Block R PROPOSED	Block P REQUIRED	Block P PROPOSED
LOT AREA (SQ. FT.)	-	31,872	-	22,509	-	21,009	-	128,715
LOT WIDTH (FT.)	-	-	-	-	-	-	-	-
FRONT YARD (FT.)	-	-	-	-	-	-	-	-
SIDE YARD (FT.)	-	-	-	-	-	-	-	-
REAR YARD (FT.)	-	-	-	-	-	-	-	-
FLOOR AREA (SQ. FT.)	-	5,304	-	4,072	-	-	-	-
OPEN SPACE (SF / %)	-	81.21%	-	89.66%	-	55.99%	-	86.89%
AT-GRADE	-	25,885	-	20,181	-	11,763	-	111,835
ABOVE GROUND	-	-	-	-	-	-	-	-
TOTAL OPEN SPACE	-	25,885	-	20,181	-	11,763	-	111,835
AVERAGE FINISHED GRADE (FT.)	-	-	-	-	-	-	-	-
MAX. BUILDING HEIGHT (FT.)	-	30	-	32	-	-	-	-
CROWN COVERAGE (SQ. FT.)	-	-	-	-	-	-	-	-
MAX. RESI DENTISTY (UNITS/AC.)	-	-	-	-	-	-	-	-
Dwelling Unit Summary		-		-		-		-
STUDIO UNITS	-	-	-	-	-	-	-	-
JR ONE BEDROOM UNITS				-				-
ONE BEDROOM UNITS	-	-	-	-	-	-	-	-
ONE BEDROOM DEN UNITS	-	-	-	-	-	-	-	-
TWO BEDROOM UNITS	-	-	-	-	-	-	-	-
TWO BEDROOM DEN UNITS	-	-	-	-	-	-	-	-
THREE BEDROOM UNITS	-	-	-	-	-	-	-	-
LOADING SPACES	-	-	-	-	-	-	-	-
TRIP GENERATION (ADT)	-	-		-	-	-		-

NOTE:

- **SEE SHEET L002 FOR GREATER DETAIL FOR PARK-SPECIFIC OPEN SPACE.**

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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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CHAIRMAN, PLANNING COMMISSION DATE
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COMMONWEALTH OF VIRGINIA
Elizabeth C. Cook
LICENSE NO. 038700
Lic. No.
10/29/2022
PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS

LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: N/A C.I.= N/A DATE: NOV., 2022

SHEET
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OF
84

FILE No.
DSUP-13089

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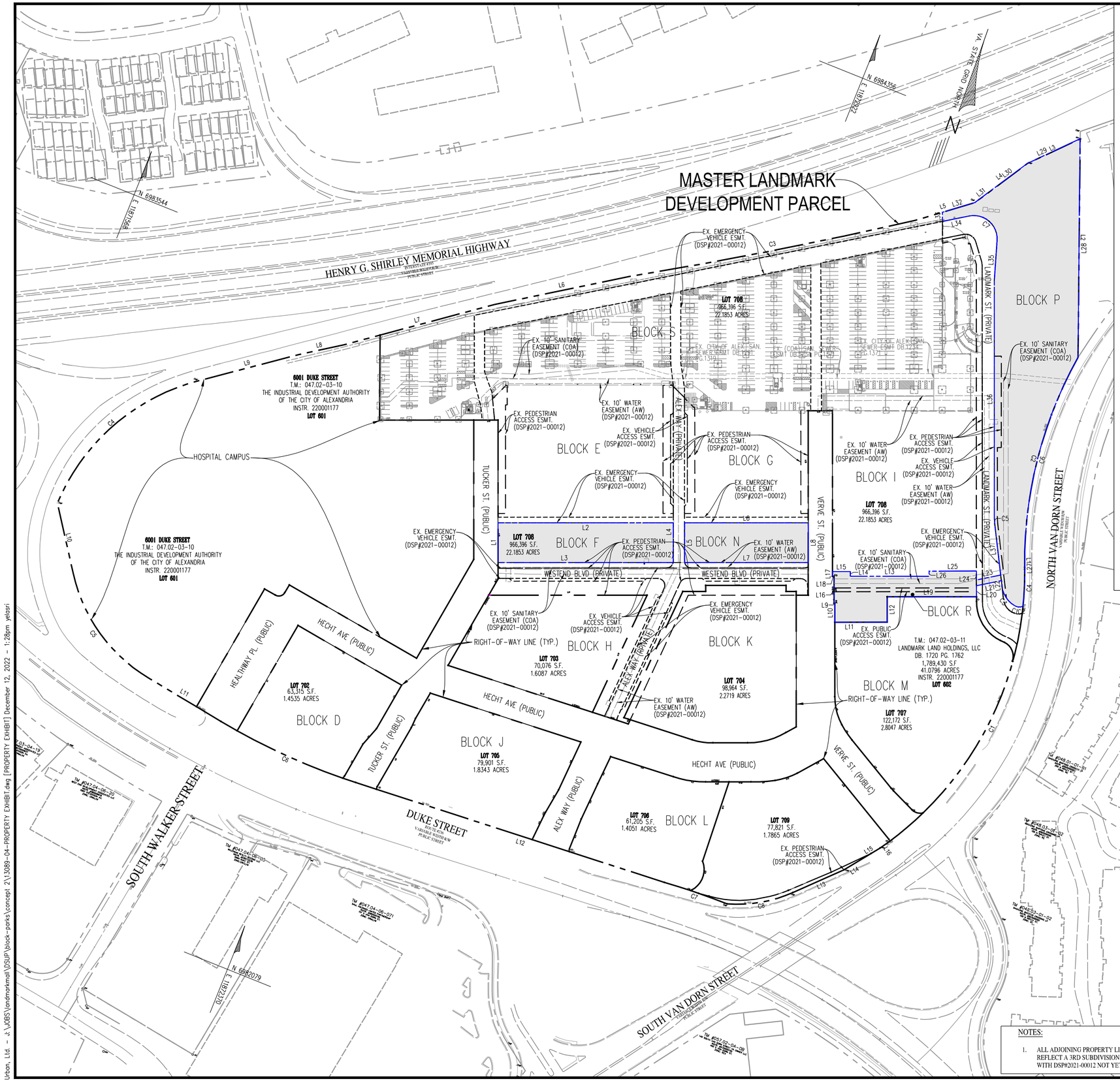

LINE AND CURVE TABLE FOR MASTER LANDMARK PARCEL

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°02'00" 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 TABLE FOR PARKS

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N21°52'27"W	85.00'	L21	S56°43'50"W	54.96'
L2	N68°08'38"E	375.00'	L22	N28°30'10"W	19.71'
L3	S68°08'38"W	374.94'	L23	N56°43'50"E	52.98'
L4	S21°49'58"E	85.00'	L24	S21°52'20"E	19.14'
L5	N21°51'22"W	85.00'	L25	N67°58'28"E	101.34'
L6	N68°08'38"E	264.74'	L26	N21°51'22"W	10.95'
L7	S68°08'38"W	264.88'	L27	S22°32'04"E	4.34'
L8	S21°56'53"E	85.00'	L28	S21°19'09"E	467.89'
L9	S68°42'38"W	1.46'	L29	N43°09'21"E	124.06'
L10	N21°53'22"W	40.26'	L30	N31°27'53"E	94.31'
L11	S68°09'52"W	112.17'	L31	N31°27'53"E	46.41'
L12	S21°52'19"E	54.50'	L32	N51°23'02"E	72.27'
L13	N68°12'24"E	168.33'	L33	N22°03'21"W	19.51'
L14	S21°52'12"E	10.00'	L34	S56°37'47"W	58.19'
L15	N68°08'38"E	38.40'	L35	N17°54'32"W	84.93'
L16	N21°51'22"W	57.91'	L36	N21°51'22"W	509.71'
L17	N21°51'22"W	10.26'	L37	N28°29'18"W	111.09'
L18	S68°08'38"W	3.53'			
L19	S68°07'48"W	190.91'			
L20	S21°51'14"E	23.62'			

CURVE TABLE

CURVE	ARC	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING
C1	8.83'	20.82'	24°18'22"	4.48'	8.77'	S89°02'49"W
C2	10.42'	25.99'	22°58'22"	5.28'	10.35'	S59°09'32"W
C3	43.36'	54.17'	45°51'33"	22.92'	42.21'	N58°37'10"W
C4	79.39'	114.22'	6°22'07"	39.74'	79.35'	S19°20'57"E
C5	11.58'	99.61'	6°39'34"	5.80'	11.57'	N25°02'33"W
C6	468.83'	898.89'	29°53'01"	239.88'	463.54'	S07°35'32"E
C7	92.04'	50.00'	105°28'21"	65.72'	79.59'	N70°38'42"W

LOT AREAS

BLOCK F: 31,872 SF OR 0.732 AC
BLOCK N: 22,509 SF OR 0.517 AC
BLOCK R: 21,009 SF OR 0.482 AC
BLOCK P: 128,715 SF OR 2.955 AC

LEGEND

PARKS BOUNDARY
DSUP APPLICATION AREA

NOTES:

1. ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT A 3RD SUBDIVISION PLAT (SUBDIVISION OF LOT 708) ASSOCIATED WITH DSP#2021-00012 NOT YET RECORDED .

APPROVED
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOK
LIC. NO. 038790
10.06.2022
PROFESSIONAL ENGINEER

PROPERTY EXHIBIT
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.=N/A DATE: NOV., 2022

SHEET 04 OF 84

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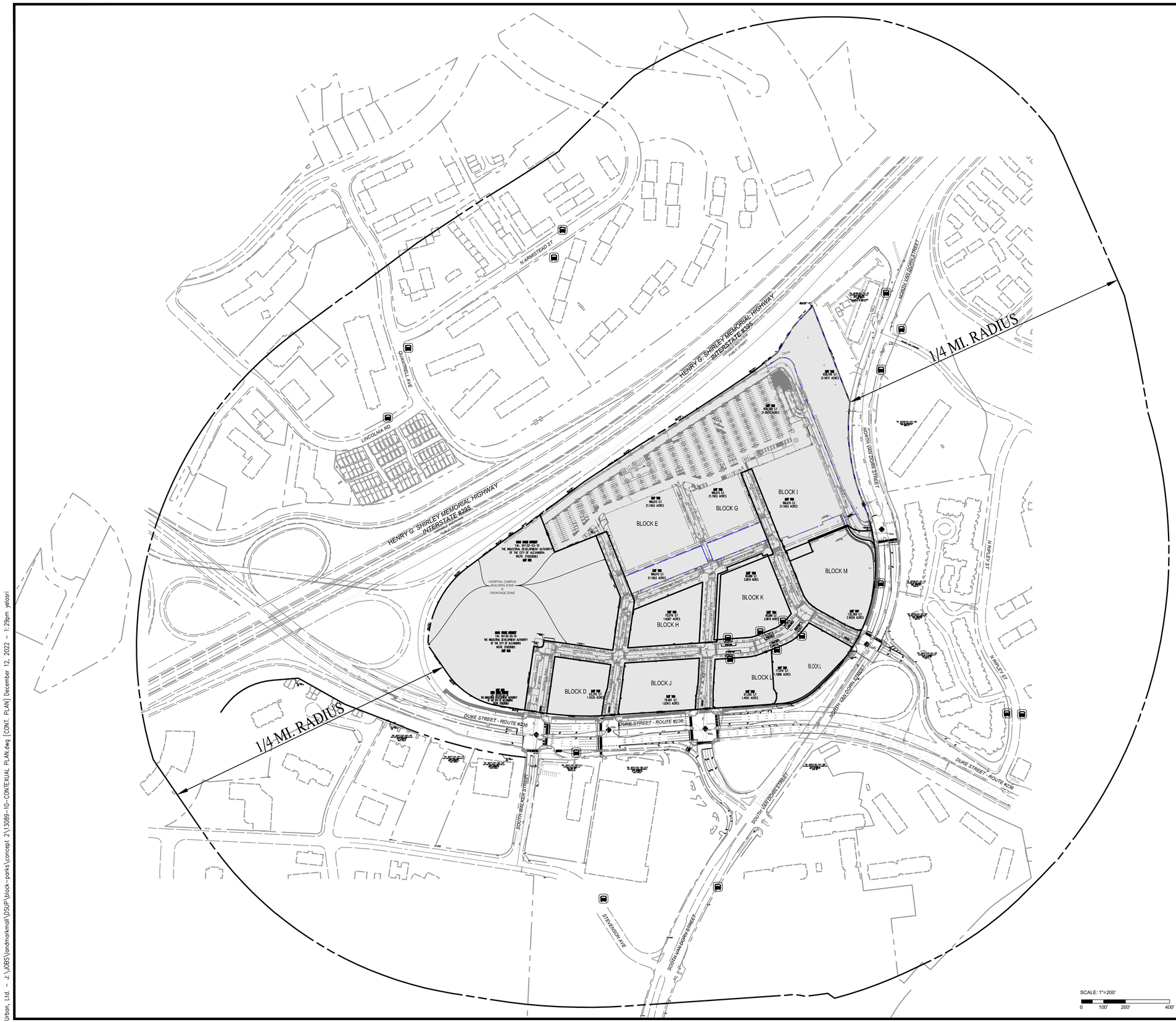

SCALE: 1"=200'
0 100' 200' 400'

LEGEND

- TRANSIT STOP
- PROPOSED PROJECT SITE
- DSUP APPLICATION

APPROVED
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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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CHAIRMAN, PLANNING COMMISSION DATE

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LICENSE NO. 0387001
12/09/2022
PROFESSIONAL ENGINEER

CONTEXTUAL PLAN
LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=200' C.I.= N/A DATE: NOV., 2022

SHEET 05 OF 84

FILE No. DSUP-13089

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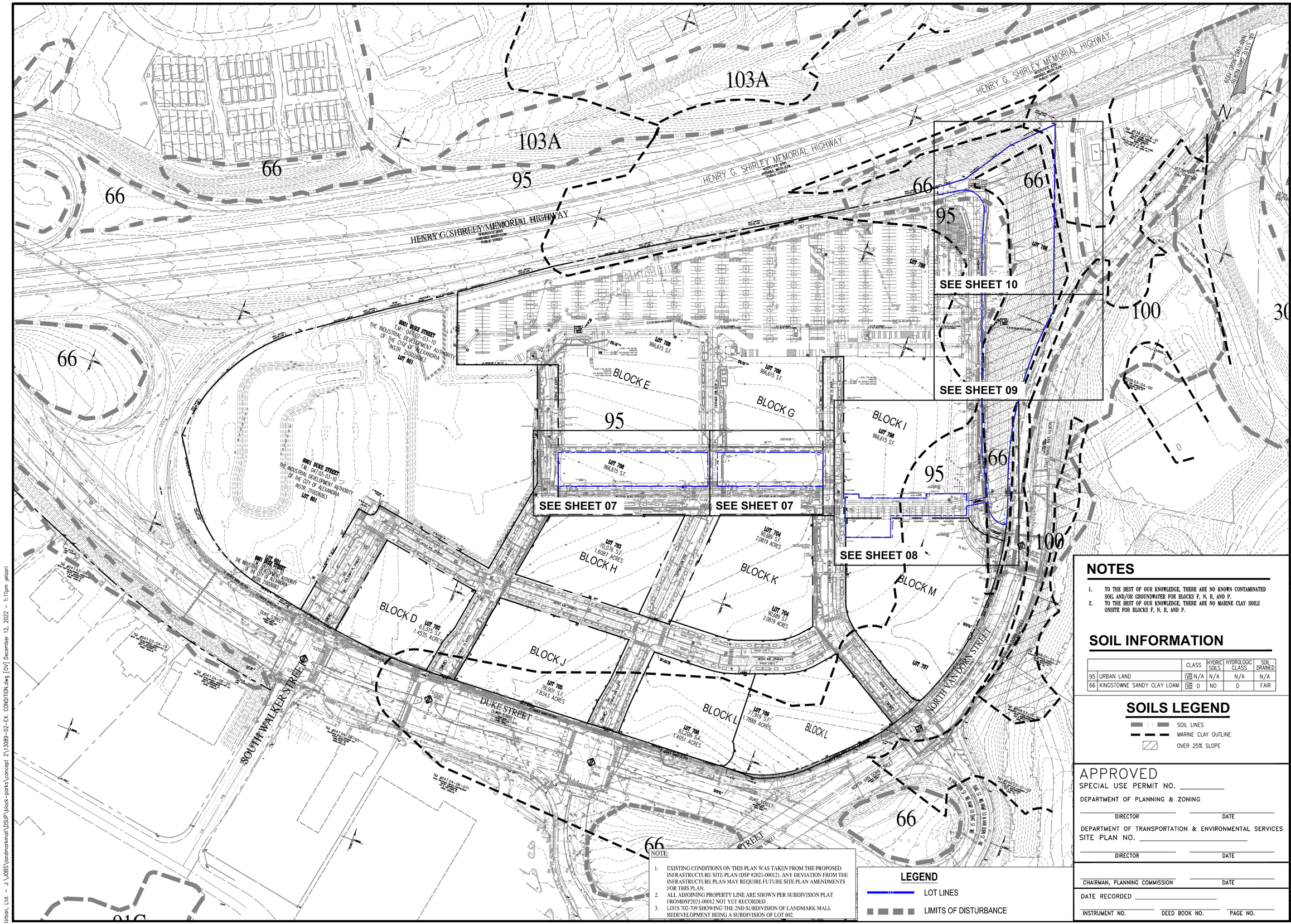

NOTE:

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. ALL ADJOINING PROPERTY LINE ARE SHOWN PER SUBDIVISION PLAT FROMDSP2021-00012 NOT YET RECORDED .
3. LOTS 702-709 SHOWING THE 2ND SUBDIVISION OF LANDMARK MALL REDEVELOPMENT BEING A SUBDIVISION OF LOT 602.

LEGEND

LOT LINES

LIMITS OF DISTURBANCE

NOTES

1. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CONTAMINATED SOIL AND/OR GROUNDWATER FOR BLOCKS F, N, R, AND P.
2. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO MARINE CLAY SOILS ONSITE FOR BLOCKS F, N, R, AND P.

SOIL INFORMATION

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

SOILS LEGEND

SOIL LINES

MARINE CLAY OUTLINE

OVER 25% SLOPE

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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COMMONWEALTH OF VIRGINIA
CLAYTON E. GOSTOMSKI
LICENSED PROFESSIONAL ENGINEER
12/09/2022

OVERALL EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.=2' DATE: NOV., 2022

SHEET 06 OF 84

FILE No. DSUP-13089

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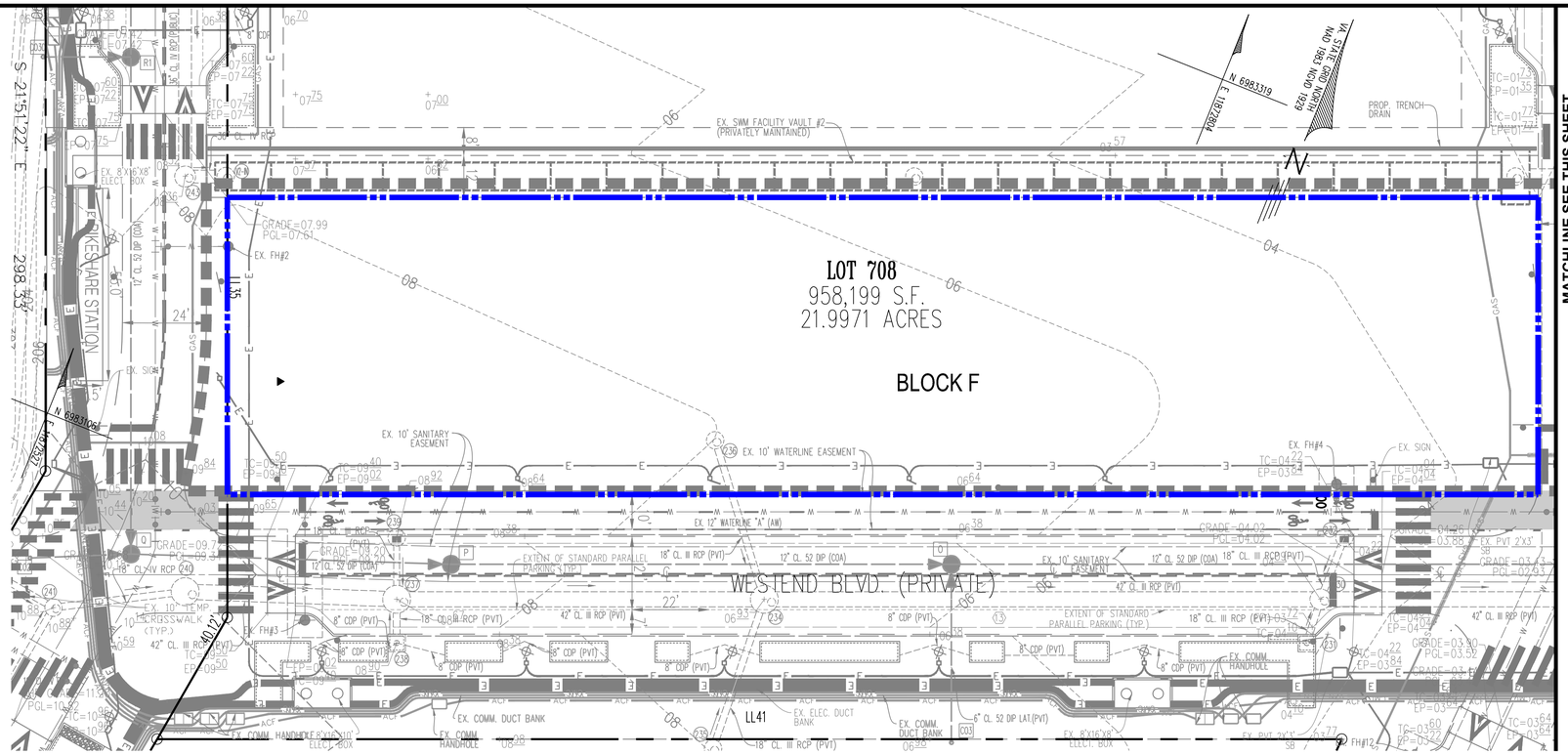

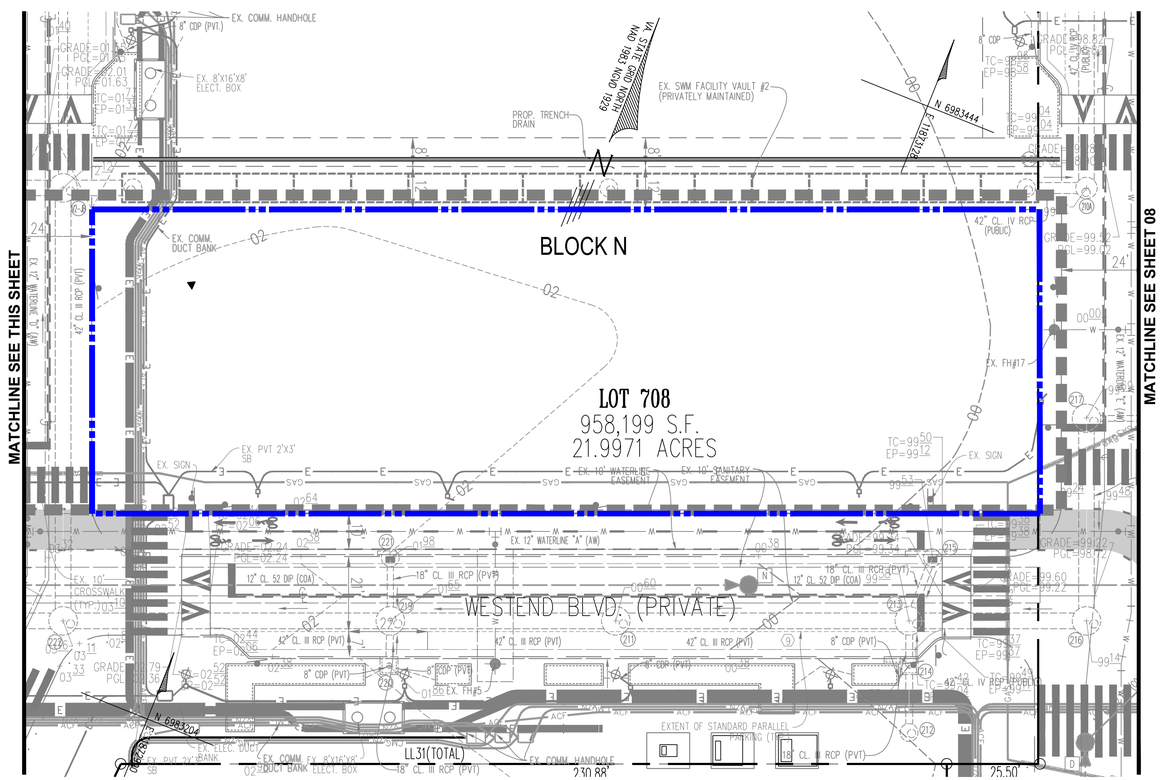

SCALE: 1"=20'
0 10' 20' 40'

NOTE:

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. ALL ADJOINING PROPERTY LINE ARE SHOWN PER SUBDIVISION PLAT FROMDSP2021-00012 NOT YET RECORDED .
3. LOTS 702-709 SHOWING THE 2ND SUBDIVISION OF LANDMARK MALL REDEVELOPMENT BEING A SUBDIVISION OF LOT 602.

LEGEND

LOT LINES

LIMITS OF DISTURBANCE

APPROVED
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CLAYTON COBB PORK
LIC. No. 036700
PROFESSIONAL ENGINEER
12.09.2022

EXISTING CONDITIONS
LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.=2' DATE: NOV., 2022

SHEET 07 OF 84

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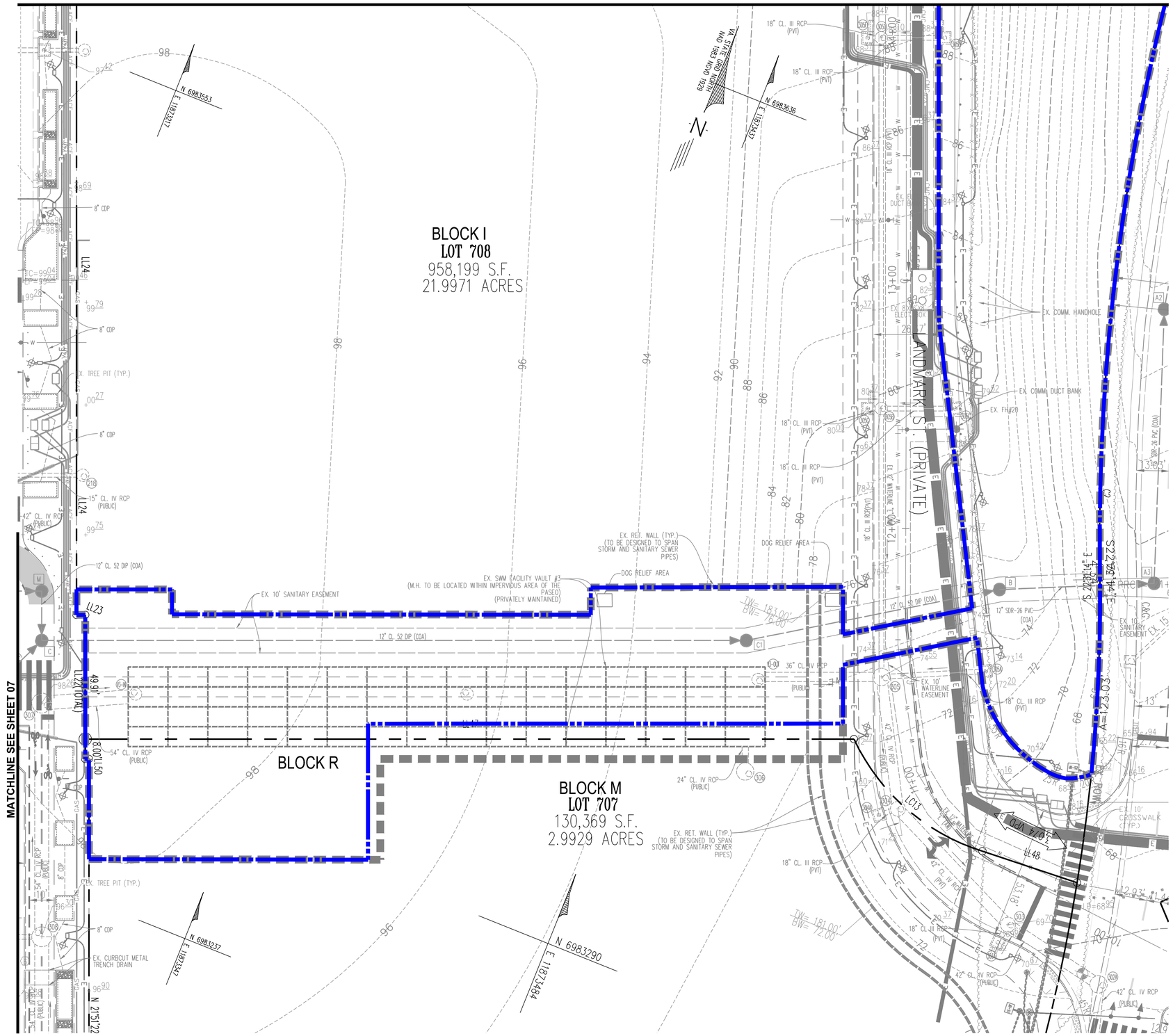
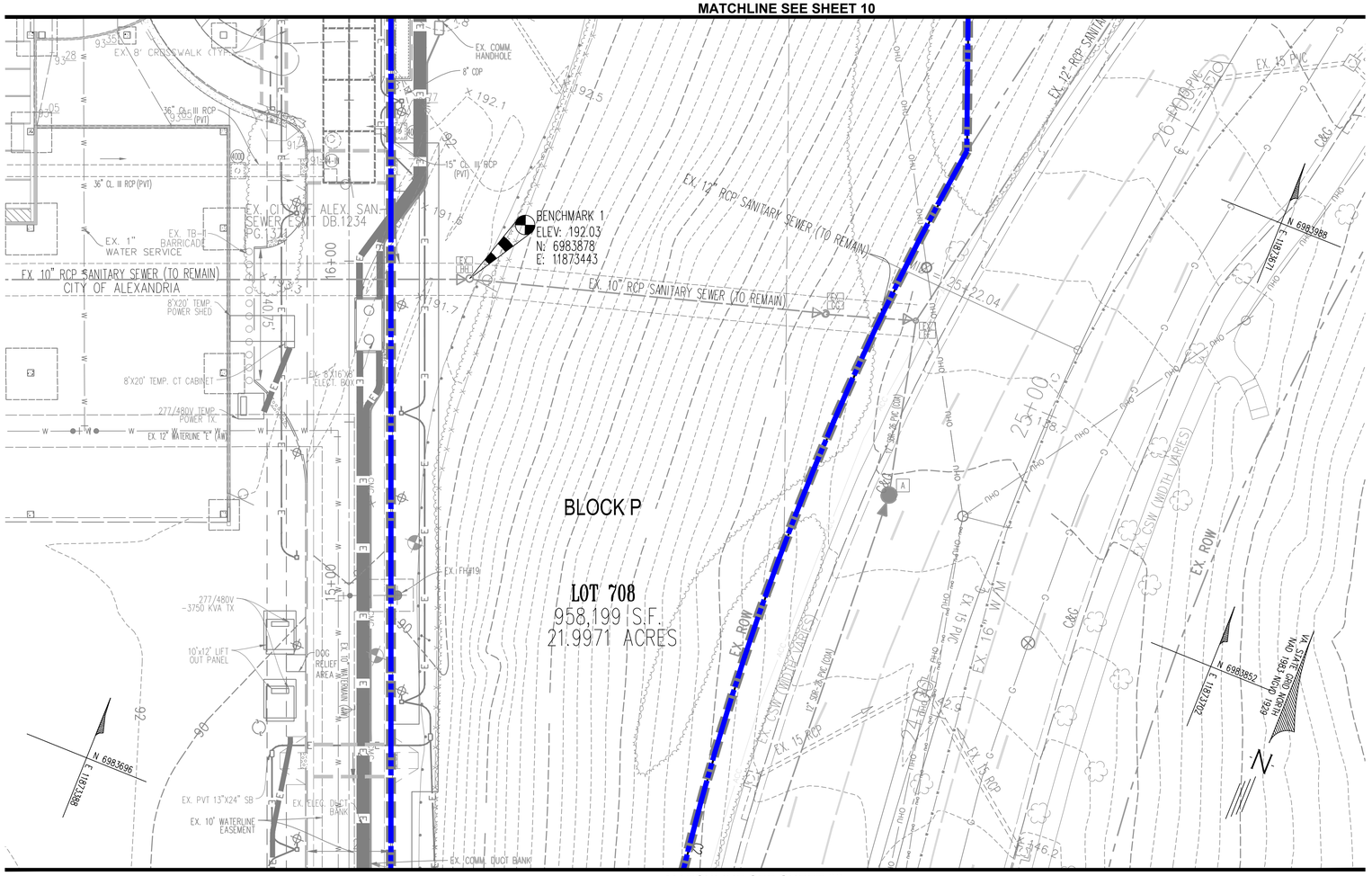
MATCHLINE SEE SHEET 09


MATCHLINE SEE SHEET 07
BLOCK I
LOT 708
958,199 S.F.
21.9971 ACRES
BLOCK R
BLOCK M
LOT 707
130,369 S.F.
2.9929 ACRES
LANDMARK ST. (PRIVATE)
EX. 10' SANITARY EASEMENT
EX. SWM FACILITY VAULT #3 (M.H. TO BE LOCATED WITHIN IMPERVIOUS AREA OF THE PASEO) (PRIVATELY MAINTAINED)
EX. RET. WALL (TYP.) (TO BE DESIGNED TO SPAN STORM AND SANITARY SEWER PIPES)
DOG RELIEF AREA
EX. COMM. HANDHOLE
EX. COMM. DUCT BANK
EX. FH#20
EX. TREE PIT (TYP.)
EX. CURBCUT METAL TRENCH DRAIN
EX. 10' WATERLINE EASEMENT
EX. 10' CROSSWALK (TYP.)
12" CL. 52 DIP (COA)
12" SDR-26 PVC (COA)
18" CL. III RCP (PVT)
42" CL. IV RCP (PUBLIC)
54" CL. IV RCP (PUBLIC)
24" CL. IV RCP (PUBLIC)
36" CL. IV RCP (PUBLIC)
15" CL. IV RCP (PUBLIC)
8" CDP
N 6983553
E 1187277
N 6983636
E 1187447
N 6983237
E 1187247
N 6983290
E 1187484
N 2151'22"
S 22°22'14" E
A=123.03'
L=74.70'
L=53.18'
L=49.9'
L=8.00'
L=50'
L=37.00'
L=37.00'
L=37.00

MATCHLINE SEE SHEET 10



MATCHLINE SEE SHEET 08

SCALE: 1"=20'

0 10' 20' 40'

NOTE:

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2. ALL ADJOINING PROPERTY LINE ARE SHOWN PER SUBDIVISION PLAT FROMDSP2021-00012 NOT YET RECORDED .
3. LOTS 702-709 SHOWING THE 2ND SUBDIVISION OF LANDMARK MALL REDEVELOPMENT BEING A SUBDIVISION OF LOT 602.

LEGEND

LOT LINES

LIMITS OF DISTURBANCE

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

No.	DATE	DESCRIPTION

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PLAN DATE
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COMMONWEALTH OF VIRGINIA
CLAYTON G. STORK
LICENSE NO. 036700
PROFESSIONAL ENGINEER
12.09.2022

EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

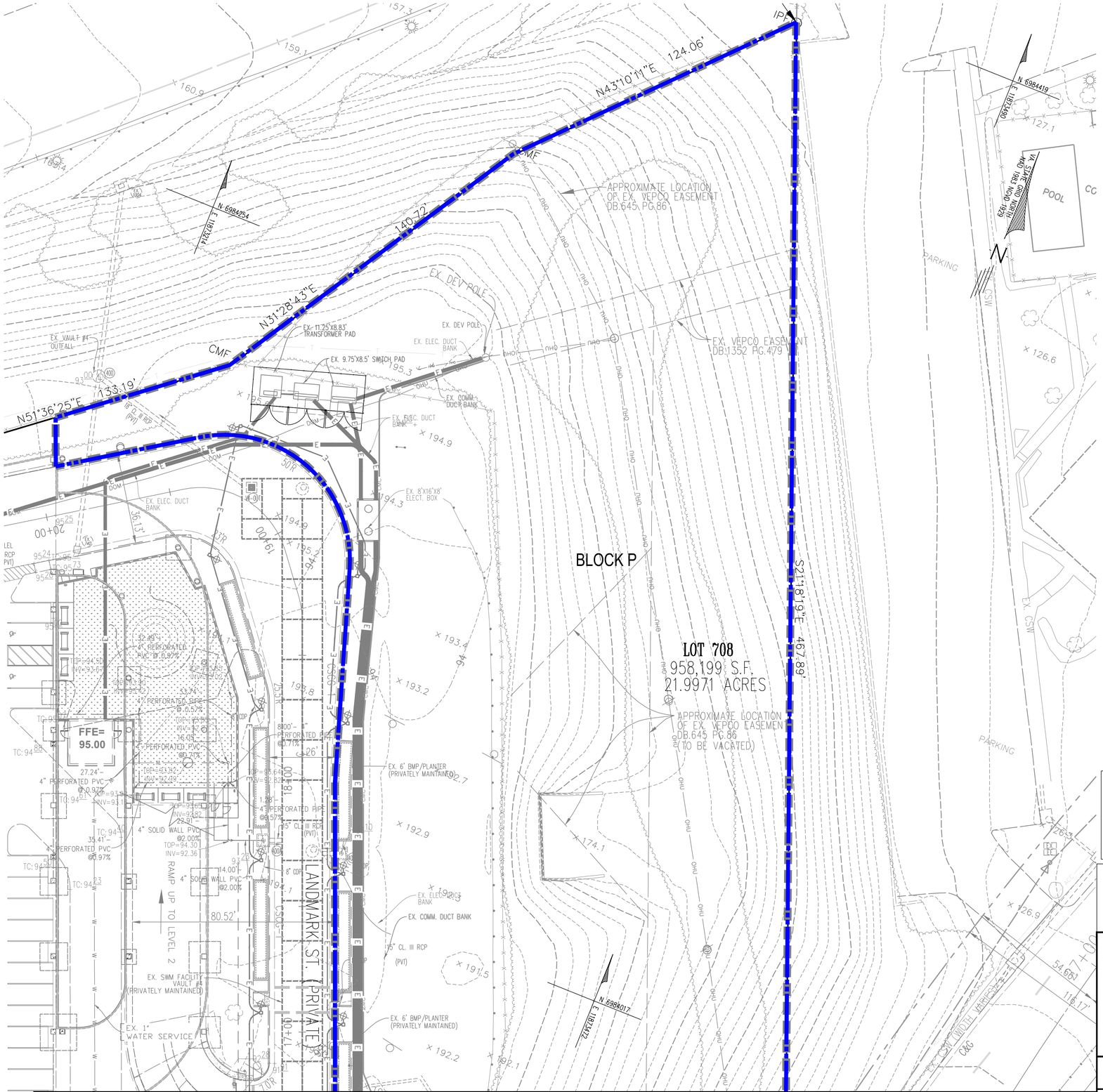
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.= 2' DATE: NOV., 2022

SHEET 09 OF 84

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-02-EX. CONDITION.dwg [03] December 12, 2022 - 1:13pm yelasri



MATCHLINE SEE SHEET 09

SCALE: 1"=20'
0 10' 20' 40'

NOTE:

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
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LEGEND

LOT LINES

LIMITS OF DISTURBANCE

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

CHAIRMAN, PLANNING COMMISSION DATE

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ENGINEER
CLAYTON T. PARK
LIC. No. 036700
PROFESSIONAL
12/09/2022

EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

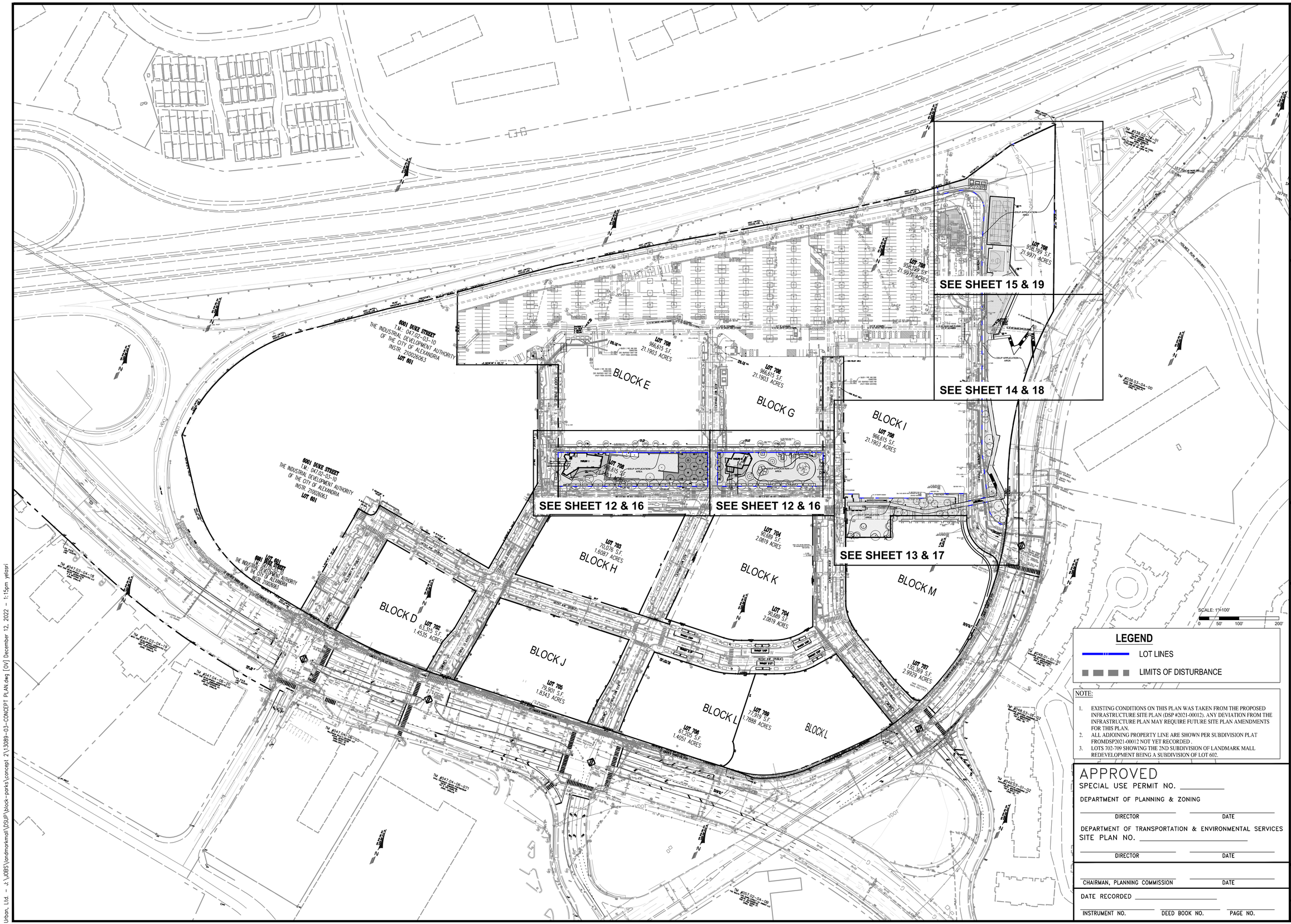
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.= 2' DATE: NOV., 2022

SHEET 10 OF 84

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmal\DSUP\block-parks\concept 2\13089-02-EX. CONDITION.dwg [04] December 12, 2022 - 1:14pm yelasri



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

LEGEND

LOT LINES

LIMITS OF DISTURBANCE

NOTE:

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DIRECTOR _____ DATE _____

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SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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CLAYTON G. GOFTON
LICENSE NO. 036700
12/09/2022
PROFESSIONAL ENGINEER

OVERVIEW PLAN

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.= 2' DATE: NOV., 2022

SHEET 11 OF 84

FILE No. DSUP-13089

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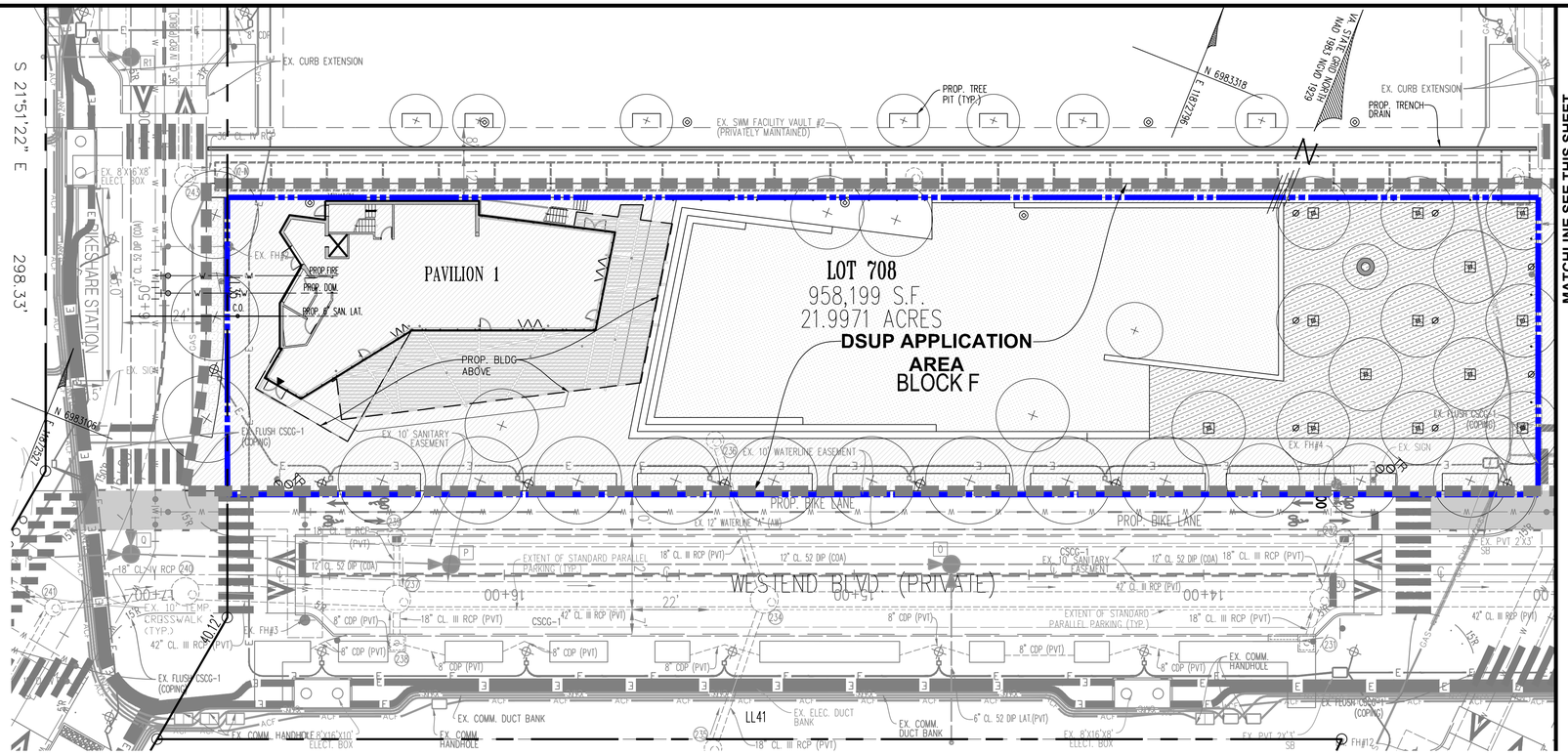

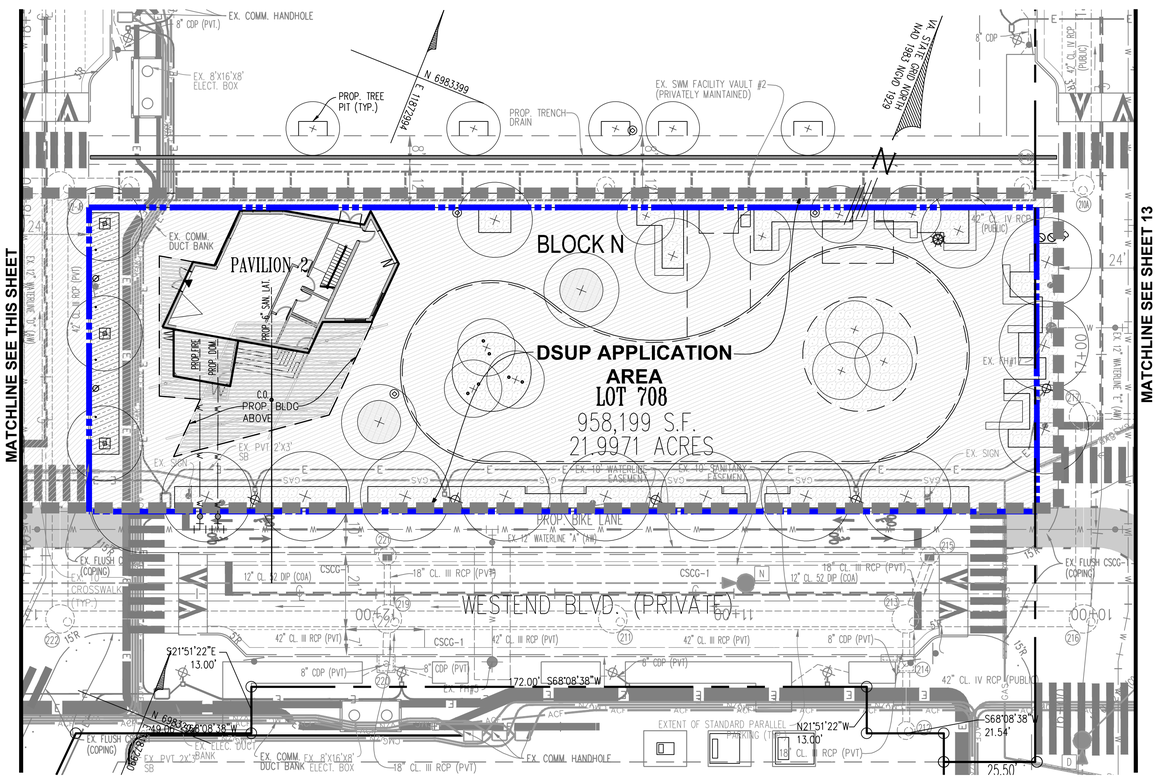

SCALE: 1"=20'

0 10' 20' 40'

NOTE:

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LOT LINES

LIMITS OF DISTURBANCE

APPROVED

SPECIAL USE PERMIT NO. _____

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DIRECTOR _____ DATE _____

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SITE PLAN NO. _____

DIRECTOR _____ DATE _____

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PROFESSIONAL ENGINEER
12.09.2022

SITE PLAN

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.=N/A DATE: NOV., 2022

SHEET 12 OF 84

FILE No. DSUP-13089

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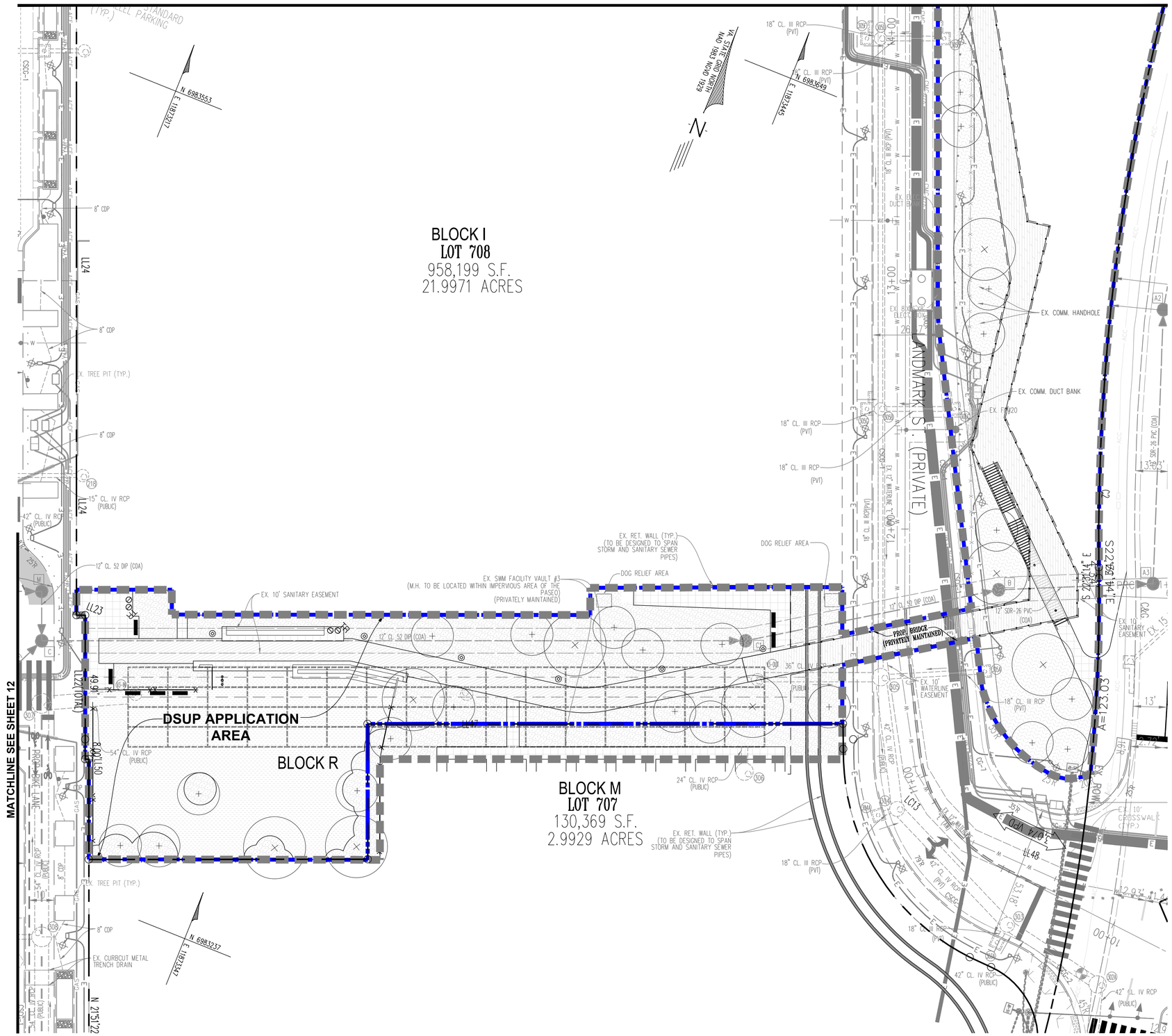
MATCHLINE SEE SHEET 14



SCALE: 1"=20'

0 10' 20' 40'

NOTE:

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LOT LINES

LIMITS OF DISTURBANCE

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DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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SITE PLAN

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.=N/A DATE: NOV., 2022

SHEET 13 OF 84

FILE No. DSUP-13089

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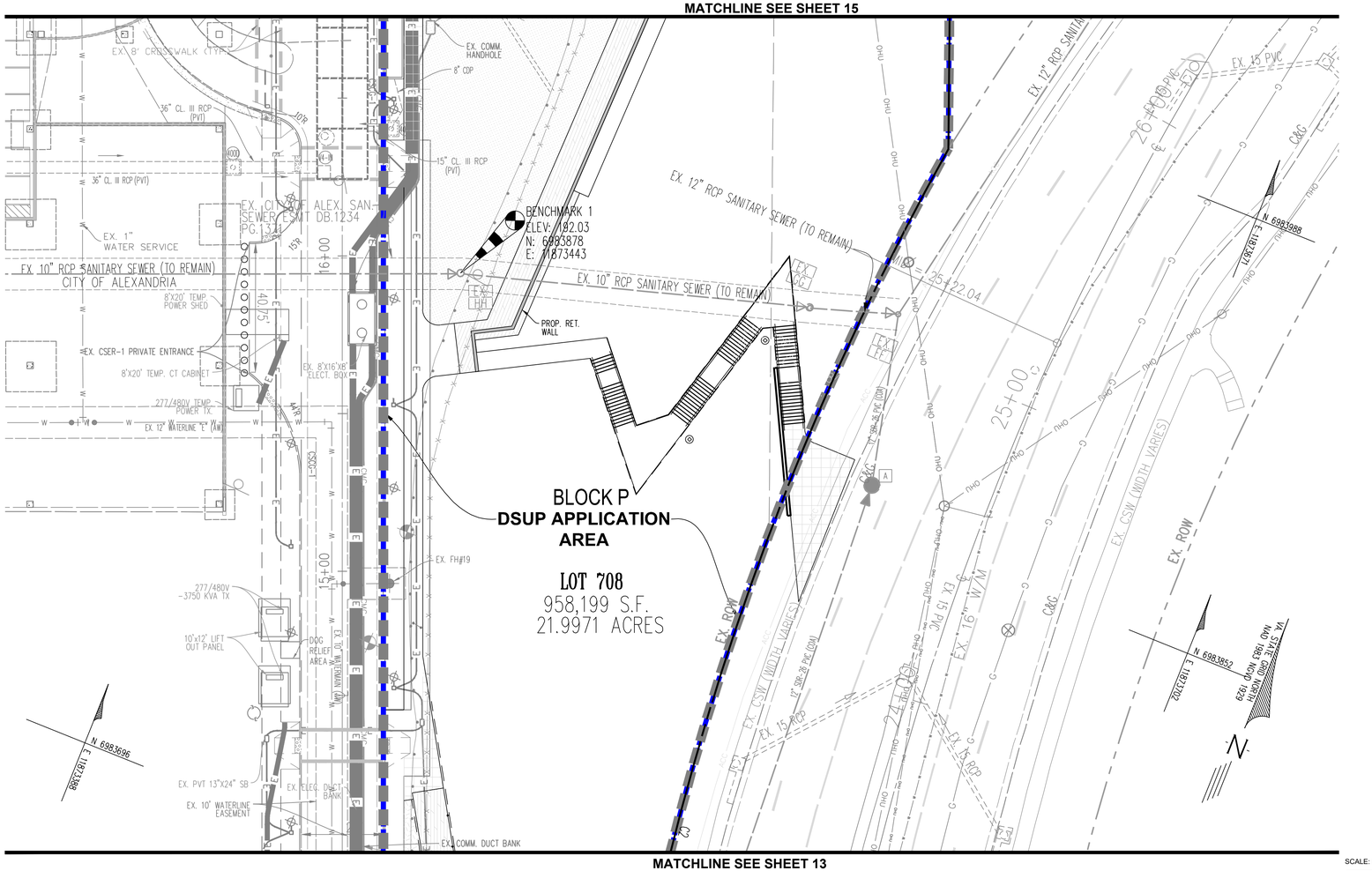

MATCHLINE SEE SHEET 13

SCALE: 1"=20'

0 10' 20' 40'

NOTE:

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
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LIMITS OF DISTURBANCE

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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 _____

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LAKYDA L. TOOK
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PROFESSIONAL ENGINEER
12/09/2022

SITE PLAN

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.= N/A DATE: NOV., 2022

SHEET 14 OF 84

FILE No. DSUP-13089

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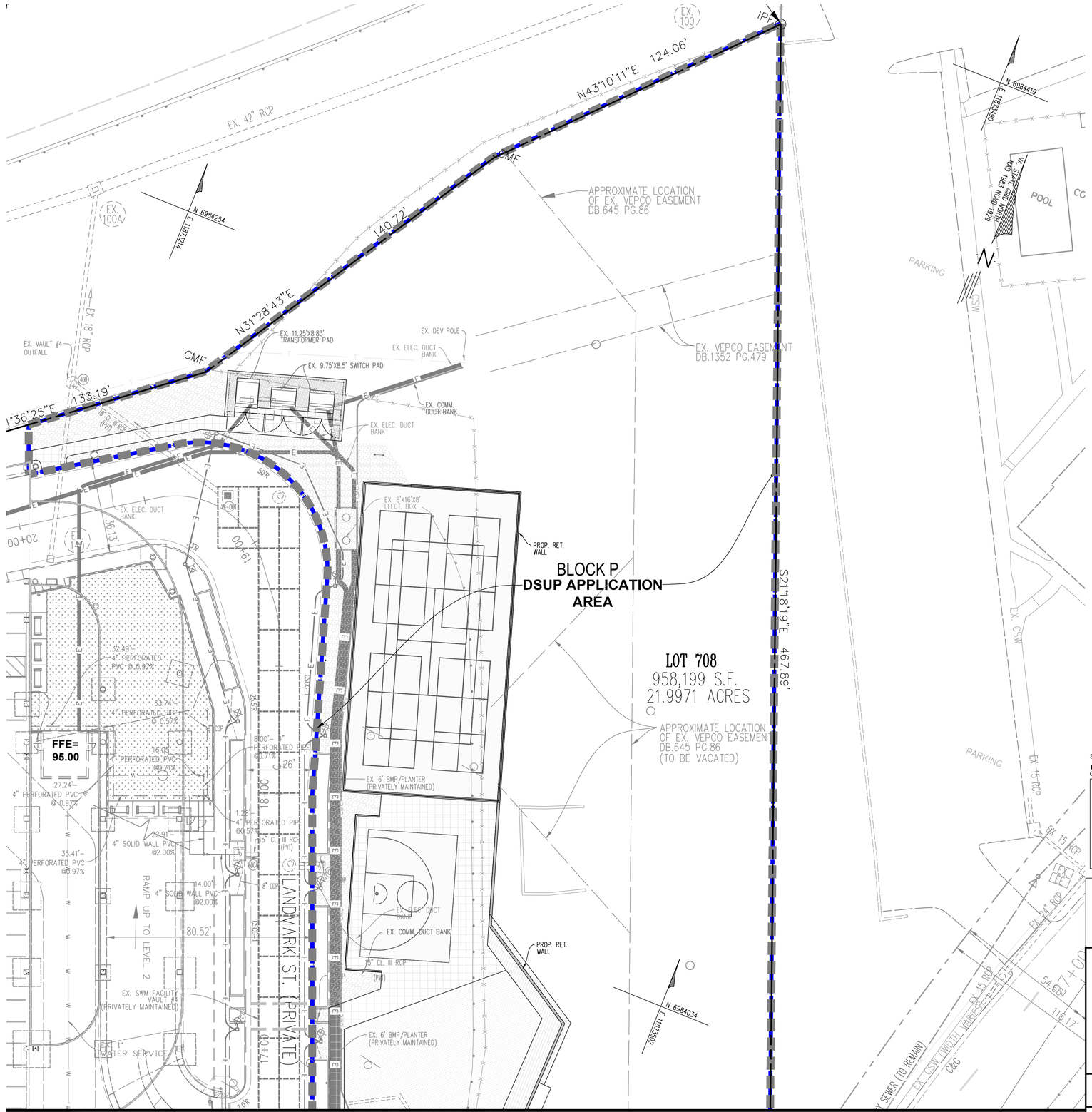

SCALE: 1"=20'

0 10' 20' 40'

NOTE:

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LIMITS OF DISTURBANCE

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DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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SITE PLAN

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

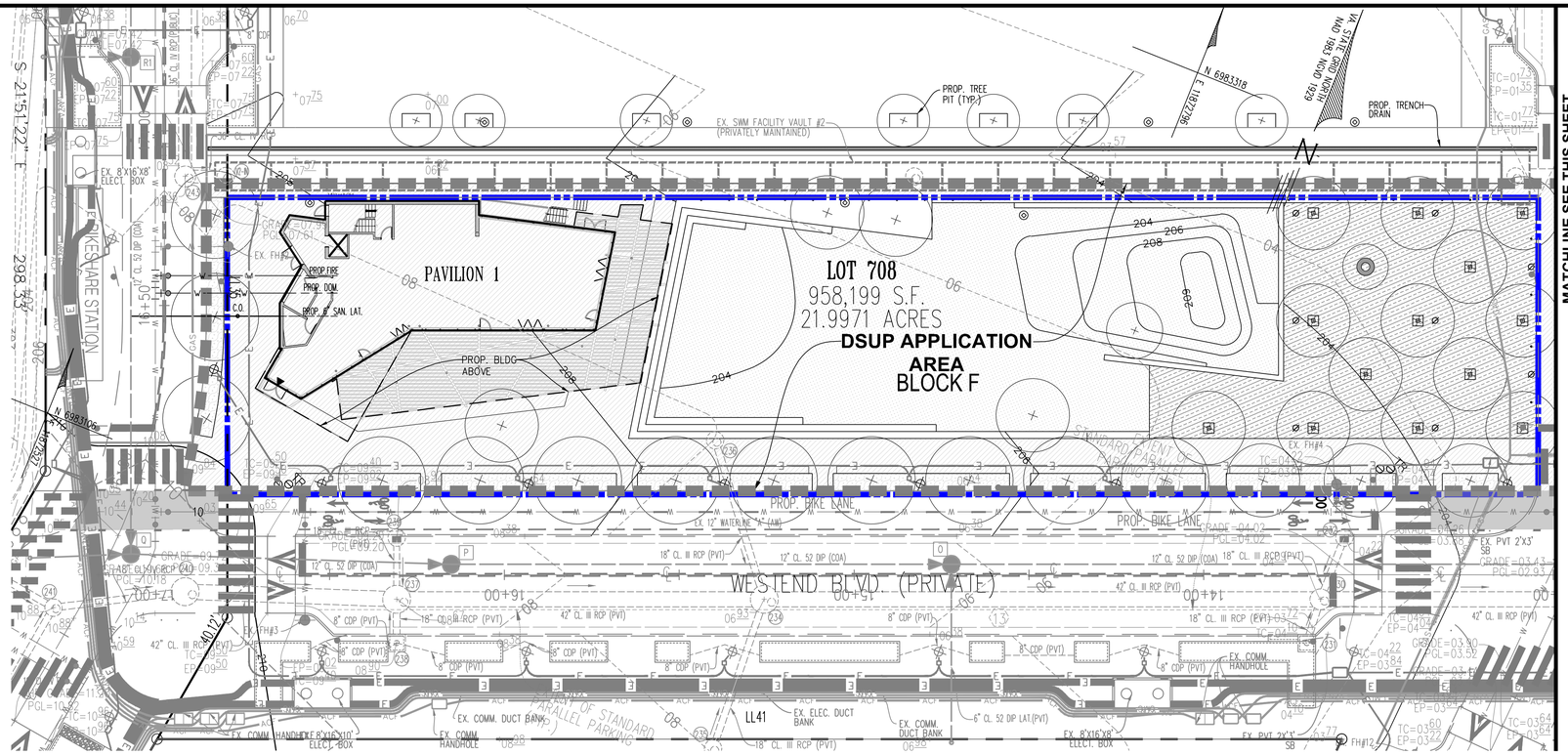
CITY OF ALEXANDRIA, VIRGINIA

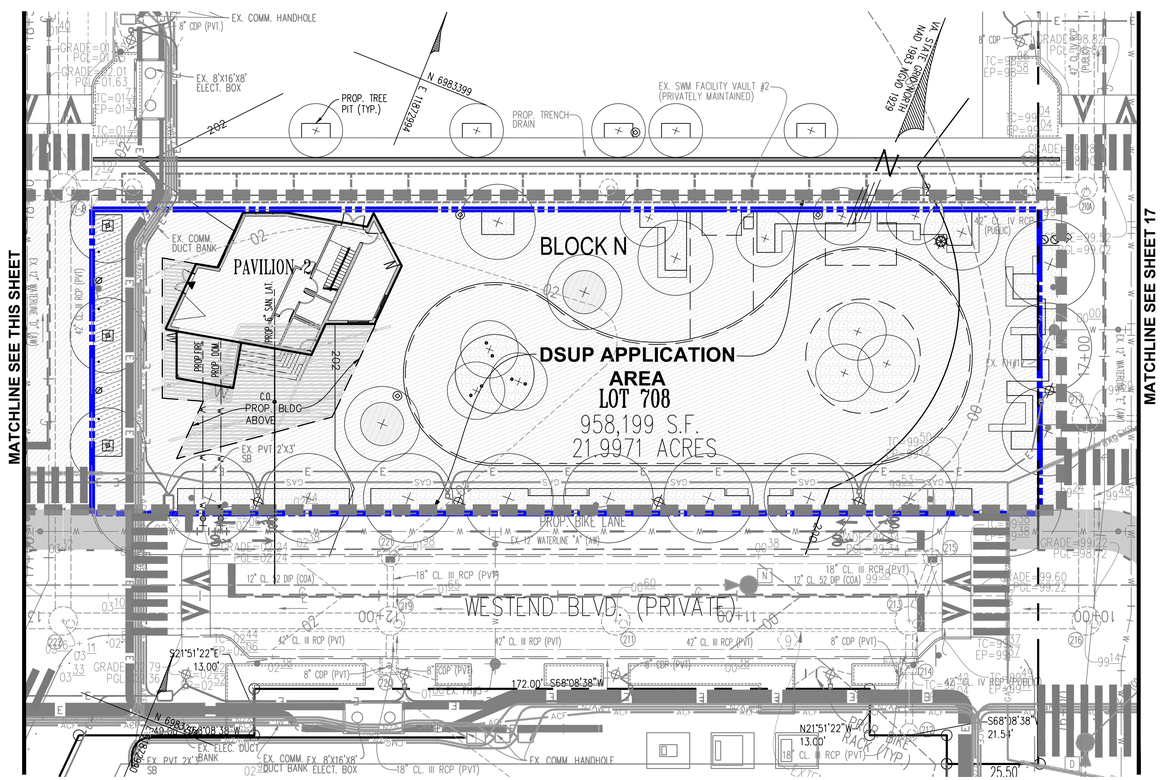
SCALE: 1"=20' C.I.= N/A DATE: NOV., 2022

SHEET 15 OF 84

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-03-CONCEPT PLAN.dwg [04] December 12, 2022 - 1:17pm yelasri





SCALE: 1"=20'

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NOTE:

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LEGEND

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LIMITS OF DISTURBANCE

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DIRECTOR DATE

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CLAYTON C. BOYCK
LIC. No. 036700
12/09/2022
PROFESSIONAL ENGINEER

GRADING PLAN

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.= 2' DATE: NOV., 2022

SHEET 16 OF 84

FILE No. DSUP-13089

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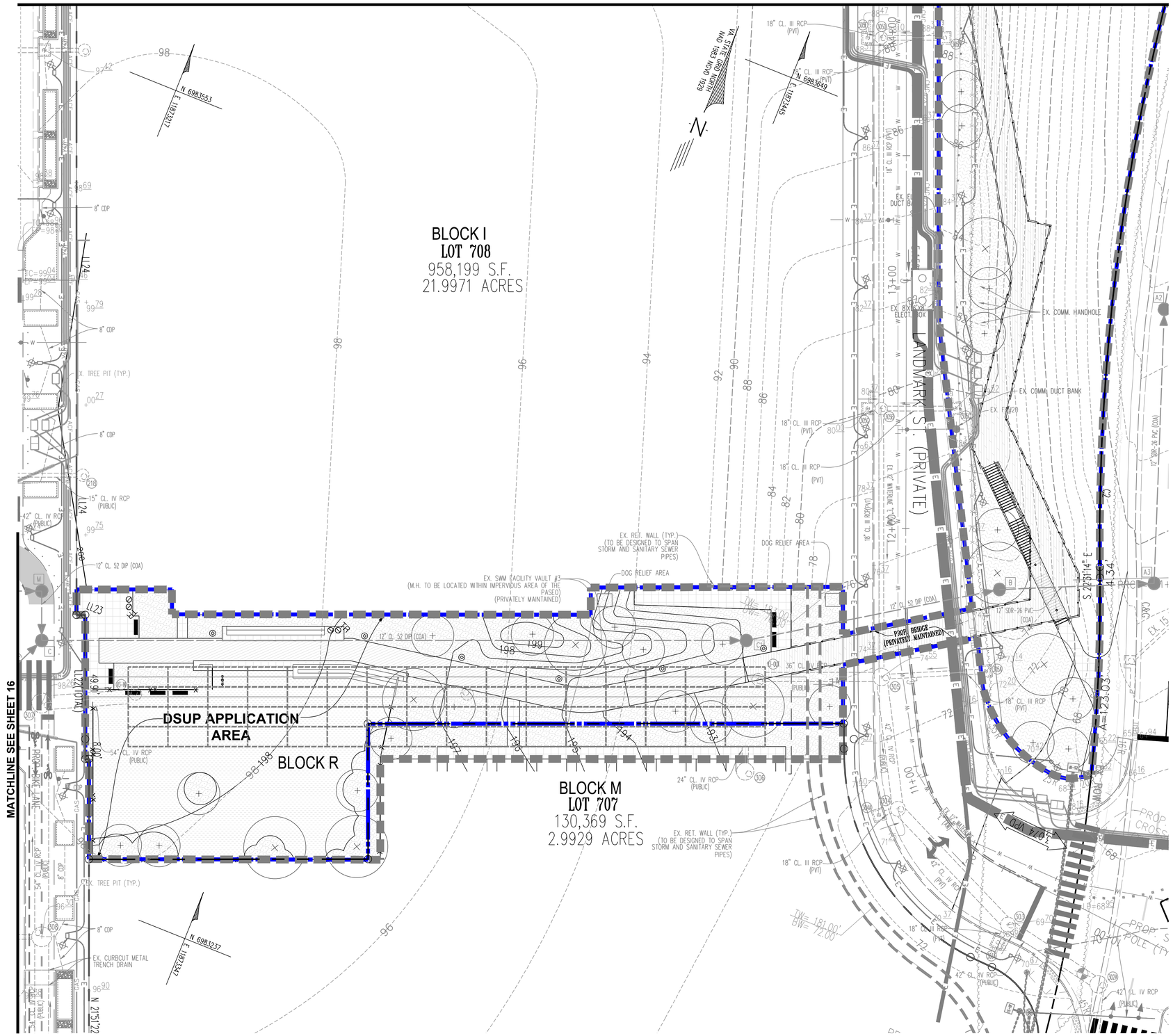
MATCHLINE SEE SHEET 18



SCALE: 1"=20'

0 10' 20' 40'

NOTE:

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LOT LINES

LIMITS OF DISTURBANCE

APPROVED

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DIRECTOR _____ DATE _____

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SITE PLAN NO. _____

DIRECTOR _____ DATE _____

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038790
PROFESSIONAL ENGINEER
12/09/2022

GRADING PLAN

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.= 2' DATE: NOV., 2022

SHEET 17 OF 84

FILE No. DSUP-13089

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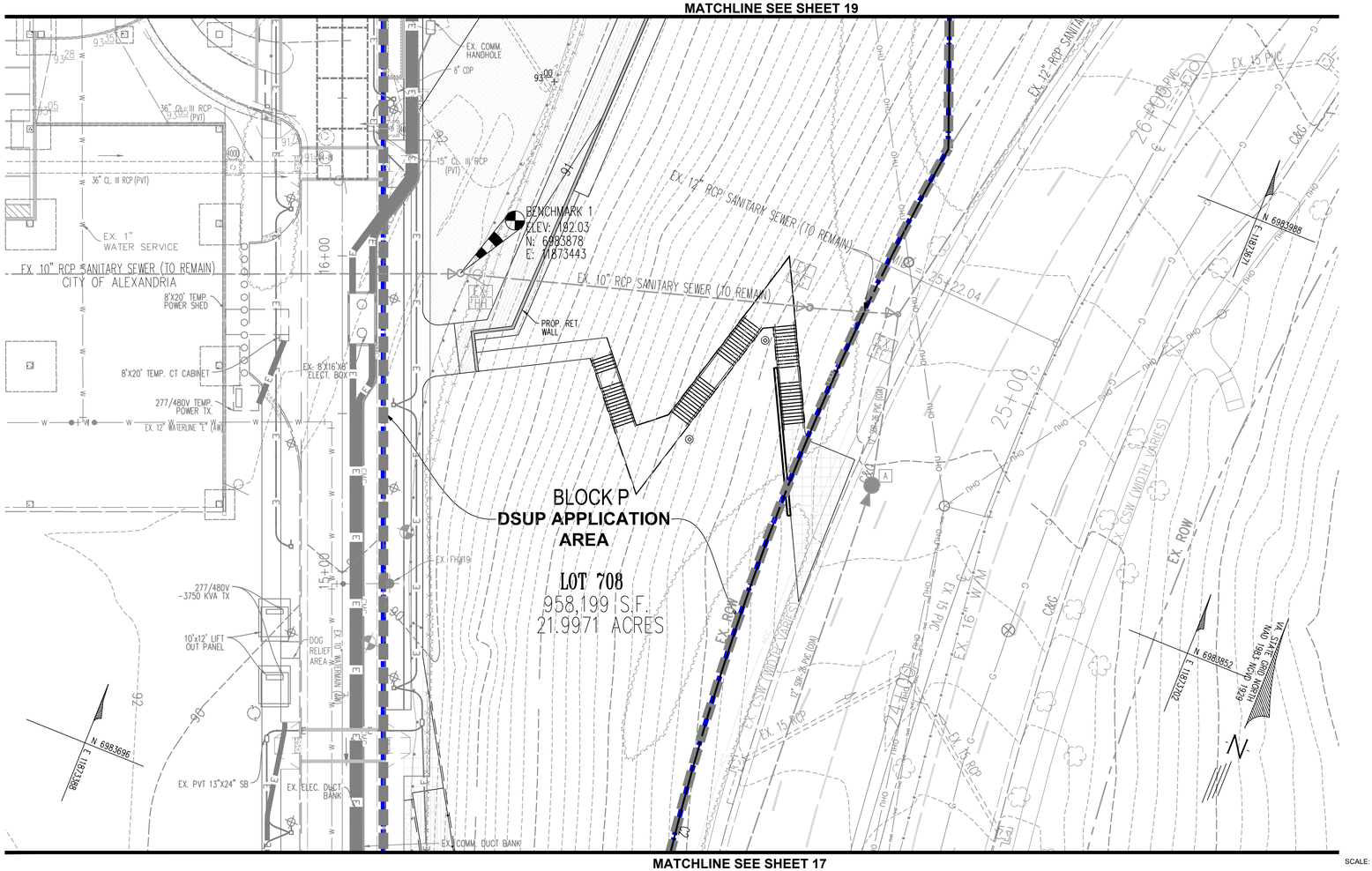
MATCHLINE SEE SHEET 19



MATCHLINE SEE SHEET 17

SCALE: 1"=20'

0 10' 20' 40'

NOTE:

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LIC. NO. 036700
12/09/2022
REGISTERED PROFESSIONAL ENGINEER

GRADING PLAN

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.= 2' DATE: NOV., 2022

SHEET 18 OF 84

FILE No. DSUP-13089

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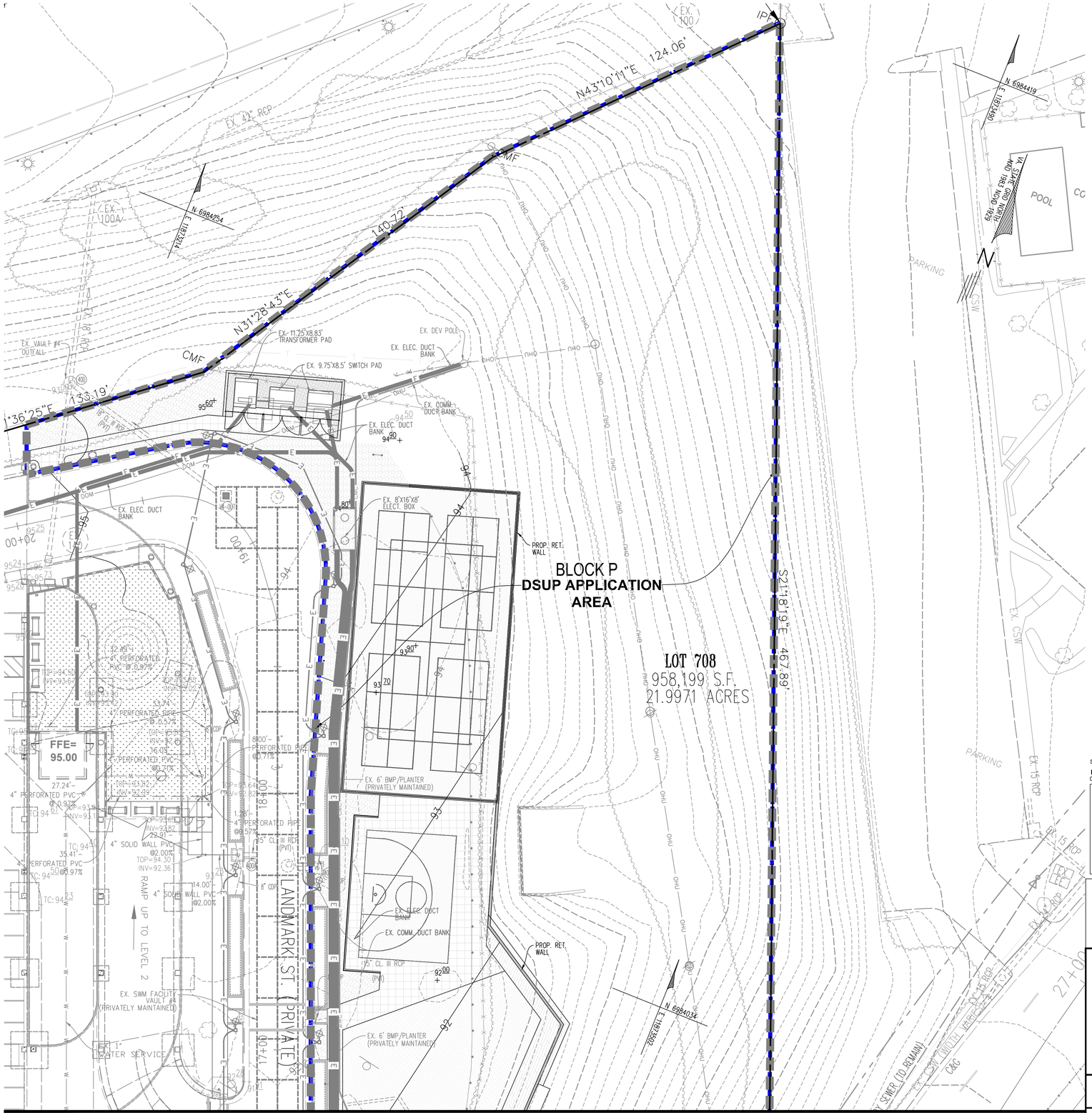

MATCHLINE SEE SHEET 18

SCALE: 1"=20'

0 10' 20' 40'

NOTE:

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. ALL ADJOINING PROPERTY LINE ARE SHOWN PER SUBDIVISION PLAT FROMDSP2021-00012 NOT YET RECORDED .
3. LOTS 702-709 SHOWING THE 2ND SUBDIVISION OF LANDMARK MALL REDEVELOPMENT BEING A SUBDIVISION OF LOT 602.

LEGEND

LOT LINES

LIMITS OF DISTURBANCE

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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No.	DATE	DESCRIPTION

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PLAN DATE
02-11-2022
12-09-2022

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LIC. No. 036700
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12/09/2022

GRADING PLAN

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.= 2' DATE: NOV., 2022

SHEET 19 OF 84

FILE No. DSUP-13089

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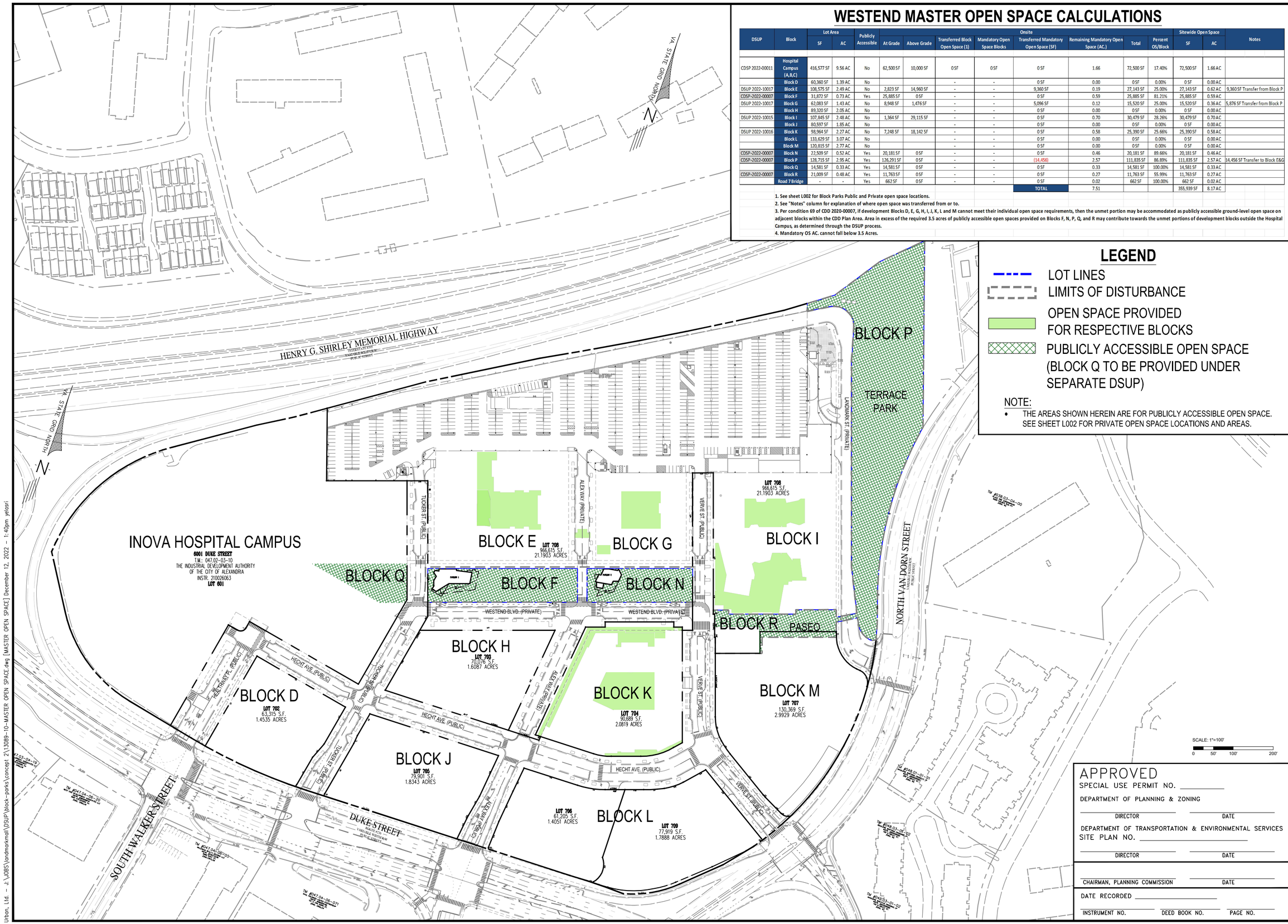
WESTEND MASTER OPEN SPACE CALCULATIONS

DSUP	Block	Lot Area SF	Lot Area AC	Publicly Accessible	Onsite At Grade	Onsite Above Grade	Transferred Block Open Space (1)	Mandatory Open Space Blocks	Transferred Mandatory Open Space (SF)	Remaining Mandatory Open Space (AC.)	Total	Percent OS/Block	Sitewide Open Space SF	Sitewide Open Space AC	Notes
CDSP 2022-00011	Hospital Campus (A,B,C)	416,577 SF	9.56 AC	No	62,500 SF	10,000 SF	0 SF	0 SF	0 SF	1.66	72,500 SF	17.40%	72,500 SF	1.66 AC	
	Block D	60,360 SF	1.39 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
DSUP 2022-10017	Block E	108,575 SF	2.49 AC	No	2,823 SF	14,960 SF	-	-	9,360 SF	0.19	27,143 SF	25.00%	27,143 SF	0.62 AC	9,360 SF Transfer from Block P
CDSP-2022-00007	Block F	31,872 SF	0.73 AC	Yes	25,885 SF	0 SF	-	-	0 SF	0.59	25,885 SF	81.21%	25,885 SF	0.59 AC	
DSUP 2022-10017	Block G	62,083 SF	1.43 AC	No	8,948 SF	1,476 SF	-	-	5,096 SF	0.12	15,520 SF	25.00%	15,520 SF	0.36 AC	5,876 SF Transfer from Block P
	Block H	89,320 SF	2.05 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
DSUP 2022-10015	Block I	107,845 SF	2.48 AC	No	1,364 SF	29,115 SF	-	-	0 SF	0.70	30,479 SF	28.26%	30,479 SF	0.70 AC	
	Block J	80,597 SF	1.85 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
DSUP 2022-10016	Block K	98,964 SF	2.27 AC	No	7,248 SF	18,142 SF	-	-	0 SF	0.58	25,390 SF	25.66%	25,390 SF	0.58 AC	
	Block L	133,629 SF	3.07 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
	Block M	120,815 SF	2.77 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
CDSP-2022-00007	Block N	22,509 SF	0.52 AC	Yes	20,181 SF	0 SF	-	-	0 SF	0.46	20,181 SF	89.66%	20,181 SF	0.46 AC	
CDSP-2022-00007	Block P	128,715 SF	2.95 AC	Yes	126,291 SF	0 SF	-	-	(14,456)	2.57	111,835 SF	86.89%	111,835 SF	2.57 AC	14,456 SF Transfer to Block E&G
	Block Q	14,581 SF	0.33 AC	Yes	14,581 SF	0 SF	-	-	0 SF	0.33	14,581 SF	100.00%	14,581 SF	0.33 AC	
CDSP-2022-00007	Block R	21,009 SF	0.48 AC	Yes	11,763 SF	0 SF	-	-	0 SF	0.27	11,763 SF	55.99%	11,763 SF	0.27 AC	
	Road 7 Bridge	-	-	Yes	662 SF	0 SF	-	-	0 SF	0.02	662 SF	100.00%	662 SF	0.02 AC	
									TOTAL	7.51			355,939 SF	8.17 AC	

1. See sheet L002 for Block Parks Public and Private open space locations.
2. See "Notes" column for explanation of where open space was transferred from or to.
3. Per condition 69 of CDD 2020-00007, if development Blocks D, E, G, H, I, J, K, L and M cannot meet their individual open space requirements, then the unmet portion may be accommodated as publicly accessible ground-level open space on adjacent blocks within the CDD Plan Area. Area in excess of the required 3.5 acres of publicly accessible open spaces provided on Blocks F, N, P, Q, and R may contribute towards the unmet portions of development blocks outside the Hospital Campus, as determined through the DSUP process.
4. Mandatory OS AC. cannot fall below 3.5 Acres.



LEGEND

- LOT LINES
- LIMITS OF DISTURBANCE
- OPEN SPACE PROVIDED FOR RESPECTIVE BLOCKS
- PUBLICLY ACCESSIBLE OPEN SPACE (BLOCK Q TO BE PROVIDED UNDER SEPARATE DSUP)

NOTE:

- THE AREAS SHOWN HEREIN ARE FOR PUBLICLY ACCESSIBLE OPEN SPACE. SEE SHEET L002 FOR PRIVATE OPEN SPACE LOCATIONS AND AREAS.

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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CLAYTON C. TOCK
Lic. No. 038790
12/09/2022
PROFESSIONAL ENGINEER

MASTER OPEN SPACE

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

DATE: NOV., 2022

SCALE: 1"=100'

C.I.= N/A

SHEET 20 OF 84

FILE No. DSUP-13089

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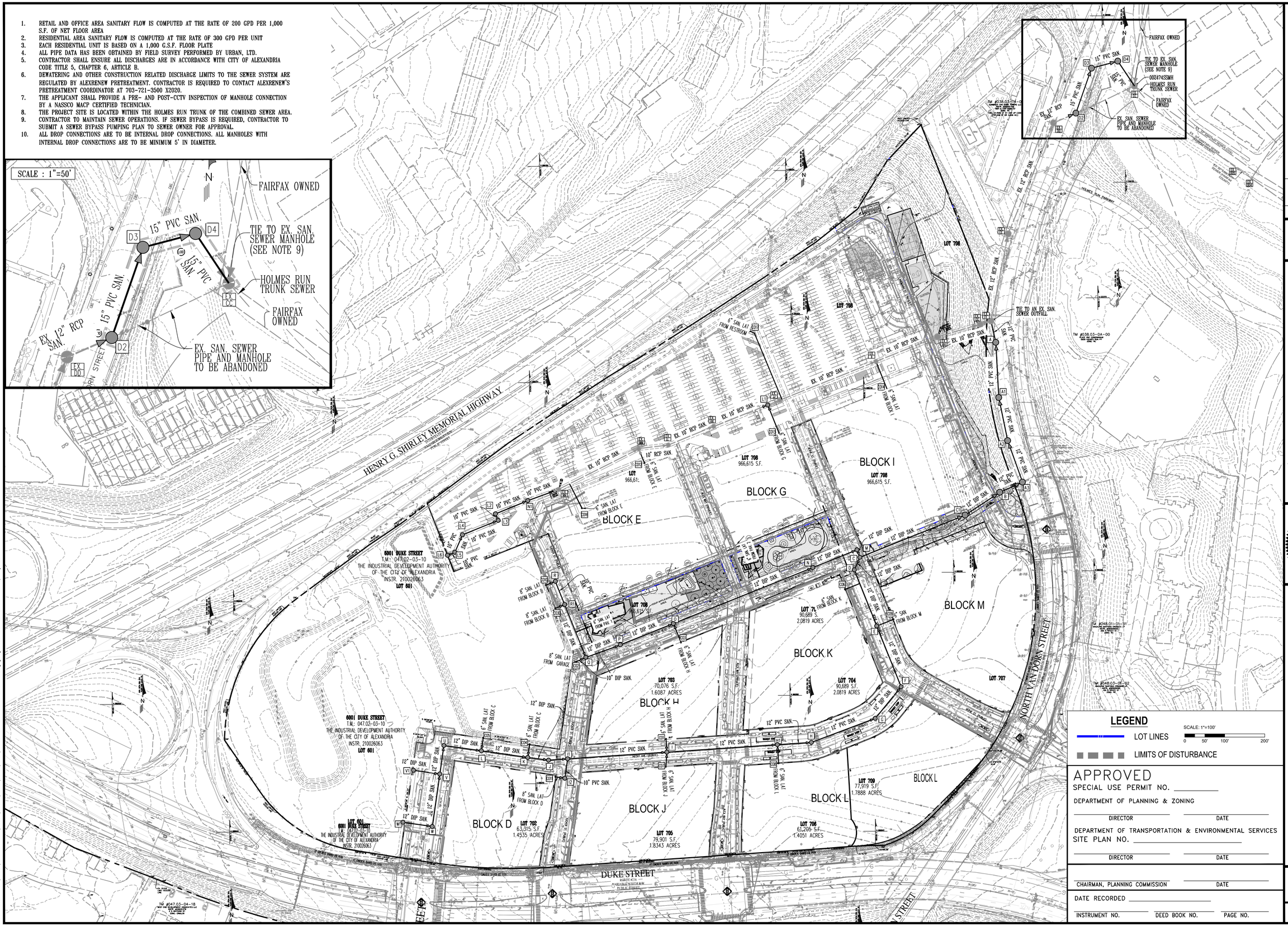
1. RETAIL AND OFFICE AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 200 GPD PER 1,000 S.F. OF NET FLOOR AREA
2. RESIDENTIAL AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 300 GPD PER UNIT
3. EACH RESIDENTIAL UNIT IS BASED ON A 1,000 G.S.F. FLOOR PLATE
4. ALL PIPE DATA HAS BEEN OBTAINED BY FIELD SURVEY 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. THE PROJECT SITE IS LOCATED WITHIN THE HOLMES RUN TRUNK OF THE COMBINED SEWER AREA.
9. CONTRACTOR TO MAINTAIN SEWER OPERATIONS. IF SEWER BYPASS IS REQUIRED, CONTRACTOR TO SUBMIT A SEWER BYPASS PUMPING PLAN TO SEWER OWNER FOR APPROVAL.
10. ALL DROP CONNECTIONS ARE TO BE INTERNAL DROP CONNECTIONS. ALL MANHOLES WITH INTERNAL DROP CONNECTIONS ARE TO BE MINIMUM 5' IN DIAMETER.



LEGEND

LOT LINES

LIMITS OF DISTURBANCE

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

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12/09/2022

SANITARY SEWER PLAN
LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' — C.I.= 2' — DATE: NOV., 2022

SHEET 21 OF 84

FILE No. DSUP-13089

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PROPOSED SANITARY SEWER FLOW COMPUTATIONS

Project: West End

From Point	To Point	RESIDENTIAL 300 GPD/UNIT	OFFICE/RETAIL 200 GPD/ 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
L6	L5		189743			4.0	0.15	0.15	0.23	190.38	190.18	19.63	1.00%	10	1.85	3.22	8.22	0.010	PVC		33.34% Flow from Block A
L5	L4					4.0	0.00	0.15	0.23	190.08	189.84	47.79	0.50%	10	1.31	2.53	11.63	0.010	PVC		
L4	L3					4.0	0.00	0.15	0.23	189.74	189.26	96.24	0.50%	10	1.31	2.53	11.63	0.010	PVC		
L3	L2					4.0	0.00	0.15	0.23	189.16	189.07	17.58	0.50%	10	1.31	2.53	11.63	0.010	PVC		
L2	N1					4.0	0.00	0.15	0.23	188.97	188.53	87.06	0.50%	10	1.31	2.53	11.63	0.010	PVC		
N1	EX.NN					4.0	0.00	0.15	0.23	188.43	188.02	82.58	0.50%	10	1.31	2.53	11.63	0.010	PVC		
EX.NN	EX.MM					4.0	0.09	0.24	0.37	187.92	186.84	223.82	0.46%	10	0.83	2.04	28.72	0.015	RCP		100% Flow from Block E1 (MOB)
EX.MM	EX.LL					4.0	0.22	0.46	0.71	186.81	185.94	74.55	1.17%	10	1.33	3.42	34.57	0.015	RCP		100% Flow from Block E (Res.)
EX.LL	EX.KK					4.0	0.00	0.46	0.71	185.71	185.14	122.64	0.46%	10	0.83	2.42	55.13	0.015	RCP		
EX.KK	L1					4.0	0.00	0.46	0.71	185.10	184.27	145.48	0.57%	10	0.93	2.64	49.52	0.015	RCP		
L1	EX.JJ					4.0	0.31	0.77	1.19	184.27	184.09	31.95	0.57%	10	0.93	1.70	83.09	0.015	RCP		100% Flow from Block G
EX.JJ	EX.II					4.0	0.00	0.77	1.19	184.01	181.16	259.55	1.10%	10	1.29	3.85	59.81	0.015	RCP		
EX.II	EX.HH					4.0	0.54	1.31	2.03	180.86	160.37	165.68	12.37%	10	4.33	10.75	30.31	0.015	RCP		
EX.HH	EX. GG					4.0	0.00	1.31	2.03	160.03	134.41	111.27	23.02%	10	5.91	13.47	22.22	0.015	RCP		
EX. GG	EX. FF					4.0	0.00	1.31	2.03	134.24	132.08	28.12	7.68%	12	5.55	8.94	23.66	0.015	RCP		
EX. FF	EX. EE					4.0	2.64	3.95	6.11	129.77	119.03	222.04	4.84%	12	4.40	5.61	89.70	0.015	RCP		100% Flow from Landmark Mall
EX. EE	EX.DD					4.0	0.00	3.95	6.11	118.81	97.75	299.39	7.03%	12	5.31	6.76	74.42	0.015	RCP		
EX.DD	D2	184				4.0	0.22	4.17	6.45	97.45	88.48	60.98	14.71%	12	7.68	15.43	54.33	0.015	RCP		100% Flow from Broadstone Appt
D2	D3					4.0	0.00	4.17	6.45	88.38	86.95	119.11	1.20%	15	5.96	4.86	69.94	0.010	PVC		
D3	D4					4.0	0.00	4.17	6.45	86.85	86.34	68.07	0.75%	15	4.71	3.84	88.46	0.010	PVC		
D4	EX.CC					4.0	0.00	4.17	6.45	76.45	74.96	74.40	2.00%	15	7.70	9.90	54.17	0.010	PVC		
W1	W		189686			4.0	0.15	0.15	0.23	195.87	195.04	66.50	1.25%	12	2.58	2.79	5.88	0.013	DIP		33.33% Flow from Block A
W	V					4.0	0.00	0.15	0.23	194.94	193.28	132.42	1.25%	12	2.58	2.79	5.88	0.013	DIP		
V	U		-			4.0	0.15	0.30	0.47	193.18	192.28	72.26	1.25%	12	2.58	3.43	11.76	0.013	DIP		
U	L					4.0	0.00	0.30	0.47	192.18	191.00	94.64	1.25%	12	2.58	3.43	11.76	0.013	DIP		
L	K		-			4.0	0.02	0.33	0.50	190.90	189.43	117.14	1.25%	12	2.58	3.51	12.60	0.013	DIP		Flow from Block C
K	J		-			4.0	0.02	0.35	0.54	189.33	188.68	52.56	1.25%	12	2.58	3.54	13.45	0.013	DIP		Flow from Block C
J	I1					4.0	0.00	0.35	0.54	188.58	187.98	47.70	1.25%	12	2.59	3.54	13.43	0.013	DIP		
I1	I					4.0	0.40	0.75	1.16	187.88	184.77	248.57	1.25%	12	3.36	5.33	22.34	0.010	PVC		Flow from Block D
I	H1					4.0	0.55	1.30	2.01	184.67	181.21	276.69	1.25%	12	3.36	6.20	38.76	0.010	PVC		Flow from Block J 50% Flow from Block H
H1	H					4.0	0.32	1.62	2.51	181.11	180.05	85.17	1.25%	12	3.35	6.55	48.41	0.010	PVC		Flow from Block L
H	G					4.0	0.00	1.62	2.51	179.95	178.68	170.85	0.74%	12	2.59	5.38	62.71	0.010	PVC		
G	F					4.0	0.00	1.62	2.51	178.58	177.71	102.02	0.85%	12	2.13	2.71	76.17	0.013	DIP		
F	E					4.0	0.00	1.62	2.51	177.61	176.22	163.39	0.85%	12	2.13	2.71	76.17	0.013	DIP		
E	D					4.0	0.67	2.29	3.55	176.12	173.86	151.17	1.50%	12	2.83	3.60	81.03	0.013	DIP		Flow from Block M Flow from Block K
D	C					4.0	0.00	2.29	3.55	173.76	173.21	34.58	1.59%	12	2.91	3.71	78.70	0.013	DIP		
C	C1					4.0	0.35	2.64	4.08	173.11	167.44	283.19	2.00%	12	3.27	4.16	80.75	0.013	DIP		Flows from SSMH M & D
C1	B					4.0	0.00	2.64	4.08	167.34	164.75	103.81	2.50%	12	3.65	4.65	72.22	0.013	DIP		
B	A3					4.0	0.00	2.64	4.08	157.75	156.19	62.19	2.50%	12	4.75	9.60	55.56	0.010	PVC		
A3	A2					4.0	0.00	2.64	4.08	151.41	148.65	110.30	2.50%	12	4.75	9.60	55.56	0.010	PVC		
A2	A1					4.0	0.00	2.64	4.08	144.65	141.91	109.92	2.50%	12	4.75	9.60	55.56	0.010	PVC		
A1	A					4.0	0.00	2.64	4.08	138.91	135.45	138.24	2.50%	12	4.75	9.60	55.56	0.010	PVC		
A	EX. FF					4.0	0.00	2.64	4.08	133.45	132.08	54.80	2.50%	12	4.75	9.60	55.56	0.010	PVC		
R	R1					4.0	0.03	0.03	0.05	196.13	194.56	62.62	2.50%	10	2.43	2.51	1.32	0.010	PVC		Flow from Block B
R1	Q					4.0	0.06	0.09	0.14	194.46	190.91	142.21	2.50%	12	3.65	3.08	2.54	0.013	DIP		Flow from Block B
Q	P					4.0	0.02	0.12	0.18	190.81	188.98	91.68	2.00%	12	3.27	3.01	3.53	0.013	DIP		Flow from Block C
P	O					4.0	0.00	0.12	0.18	188.88	186.01	143.07	2.00%	12	3.27	3.01	3.53	0.013	DIP		
O	N					4.0	0.23	0.35	0.53	185.91	178.40	375.50	2.00%	12	3.27	4.21	10.58	0.013	DIP		50% Flow from Block H
N	M					4.0	0.00	0.35	0.53	178.30	175.93	118.87	2.00%	12	3.27	4.21	10.58	0.013	DIP		
M	C					4.0	0.00	0.35	0.53	175.83	175.43	19.86	2.00%	12	3.27	4.21	10.58	0.013	DIP		
CO1	I	175	21000			4.0	0.23	0.23	0.35	186.00	185.17	33.00	2.50%	6	0.62	4.57	36.41	0.010	PVC		50% Flow from Block H
CO2	Q		28129			4.0	0.02	0.02	0.03	192.10	191.24	28.85	3.00%	8	1.36	2.76	1.66	0.013	DIP		34% Flow from Block C
CO3	O	175	21000			4.0	0.23	0.23	0.35	187.68	186.41	51.00	2.50%	6	0.58	4.25	39.44	0.013	DIP		50% Flow from Block H
CO4	K		27302			4.0	0.02	0.02	0.03	195.00	189.83	33.00	3.03%	6	0.82	2.90	2.65	0.010	PVC		33% Flow from Block C
CO5	L		27302			4.0	0.02	0.02	0.03	195.00	191.40	33.00	3.03%	6	0.82	2.90	2.65	0.010	PVC		33% Flow from Block C
CO6	D	337	32000			4.0	0.43	0.43	0.67	176.40	175.41	39.66	2.50%	6	0.58	2.93	74.78	0.013	DIP		100% Flow from Block K
CO7	I	235	52000			4.0	0.32	0.32	0.50	186.09	185.17	36.86	2.50%	6	0.75	5.66	43.29	0.010	PVC		100% Flow from Block J
CO8	H1	260	11000			4.0	0.32	0.32	0.50	182.78	181.61	46.81	2.50%	6	0.75	5.61	42.91	0.010	PVC		100% Flow from Block L
CO9	E	200				4.0	0.24	0.24	0.37	185.22	176.63	44.91	2.50%	6	0.75	5.23	32.11	0.010	PVC		100% Flow from Block M
CO10	R		39999			4.0	0.03	0.03	0.05	196.93	196.29	25.44	2.50%	8	1.61	3.00	1.99	0.010	PVC		36.09% Flow from Block B
CO11	I2	336				4.0	0.40	0.40	0.62	190.07	189.47	24.00	2.50%	8	1.61	5.96	25.04	0.010	PVC		100% Flow from Block D
I2	I1					4.0	0.00	0.40	0.62	189.30	188.08	48.93	2.50%	10	2.92	5.85	13.81	0.010	PVC		
CO12	EX.MM	146	56568			4.0	0.22	0.22	0.34	188.11	187.14	38.79	2.50%	6	2.00	5.14	11.02	0.010	PVC		100% Flow from Block E (Res.)
CO13	L1	244	23866			4.0	0.31	0.31	0.48	186.49	184.60	75.43	2.50%	6	2.00	5.64	15.59	0.010	PVC		100% Flow from Block G
CO14	EX.II	390	90141			4.0	0.54	0.54	0.84	183.10	181.19	76.18	2.50%	6	0.75	3.81	72.25	0.010	PVC		100% Flow from Block I
CO16	EX.NN		109920			4.0	0.09	0.09	0.14	190.31	188.60	68.32	2.50%	6	0.75	3.88	11.76	0.010	PVC		100% Flow from Block E1 (MOB)
CO30	R1		70832			4.0	0.06	0.06	0.09	195.35	194.73	25.11	2.50%	8	1.61	3.19	3.52	0.010	PVC		63.91% Flow from Block B
V1	V		189686			4.0	0.15	0.15	0.23	194.05	193.38	66.50	1.00%	12	2.31	2.61	6.58	0.013	DIP		33.33% Flow from Block A
PAVILION 1	PAV. 1	Q	5304			4.0	0.00	0.00	0.01	194.67	193.61	42.57	2.50%	6	0.58	1.28	0.74	0.013	DIP		100% Flow from Pavillion 1
PAVILION 2	PAV. 2	N	4072			4.0	0.00	0.00	0.01	183.70	182.05	66.16	2.50%	6	0.58	0.99	0.57	0.013	DIP		100% Flow from Pavillion 2

ADEQUATE OUTFALL ANALYSIS

Blocks		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	200GPD/1,000 S.F.	569,114	200GPD/1,000 S.F.		300GPD/UNIT	-	113,823
	B	200GPD/1,000 S.F.	110,831	200GPD/1,000 S.F.	-	300GPD/UNIT	-	22,166
	C	200GPD/1,000 S.F.	82,733	200GPD/1,000 S.F.	-	300GPD/UNIT	-	16,547
Total			762,678		-		-	152,536
				TOTAL FLOW FROM HOSPITAL CAMPUS (MGD)				0.61
LANDMARK	D	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	336	100,800
	E (MOB & RES.)	200GPD/1,000 S.F.	109,920	200GPD/1,000 S.F.	56,568	300GPD/UNIT	146	77,098
	G	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	23,866	300GPD/UNIT	244	77,973
	H	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	42,000	300GPD/UNIT	350	113,400
	I	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	90,141	300GPD/UNIT	390	135,028
	J	200GPD/1,000 S.F.	52000			300GPD/UNIT	235	80,900
	K	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	32,000	300GPD/UNIT	337	107,500
	L	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	11,000	300GPD/UNIT	260	80,200
	M	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	200	60,000
	F	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	5,304	300GPD/UNIT	0	1,061
	N	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	4,072	300GPD/UNIT	0	814
Total			161,920		264,951		2,038	834,774
				TOTAL FLOW FROM LANDMARK MALL BLOCKS (MGD)				3.34
EX. BUILDING	MULTI-FAMILY USE	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	184	55,200.00
				TOTAL FLOW FROM BROADSTONE APPT				0.22
				TOTAL FLOW GOING TO EX. CC (MGD)				4.17

Landmark Mall Breakdown by Manhole

	Block	Lateral #	Lateral Tie In Location	% of Block Flow	MH Flow Enters in
HOSPITAL	A	1	SMH W1	33.33%	W
		2	SMH V1	33.33%	V
		3	L6	33.34%	L5
	B	1	CO10	36.09%	R
		2	CO30	63.91%	R1
	C	1	CO5	33.00%	L
		2	CO4	33.00%	K
	(Garage)	3	CO2	34.00%	Q
LANDMARK	D	1	CO11	100%	I2
	E1 (MOB)	1	CO16	100%	EX. NN
	E (RES.)	1	CO12	100%	EX. MM
	G	1	CO13	100%	EX. JJ
	H	1	CO1	50%	I
		2	CO3	50%	O
	I	1	CO14	100%	EX. II
	J	1	CO7	100%	I
	K	1	CO6	100%	D
	L	1	CO8	100%	H1
	M	1	CO9	100%	E
	F	1	PAV. 1	100%	Q
	N	1	PAV.2	100%	N

SANITARY SEWER ADEQUATE OUTFALL NARRATIVE:

THE PROPOSED PAV.1 AND PAV.2 6" LATERAL CONNECTS TO AN EXISTING 12" PIPE THAT RUNS BETWEEN M.H. "R1-Q" AND "O-N" RESPECTIVELY. THE OVERALL DEVELOPMENT CONNECTS TO AN EXISTING M.H. "CC". APPROXIMATELY 2,523 LF FROM THE PROPOSED CONNECTION MARKS THE END OF THE ANALYSIS IN ACCORDANCE WITH SECTION MEMORADUM TO INDUSTRY NO. 06-14 AS THE LINE THEN CONNECTS WITH AN EXISTING 33" LINE. THE PROPOSED SITE, PAVILION 1 AND PAVILION 2, WILL UTILIZE EXISTING PIPE BETWEEN SMH R1-Q AND O-N AS A CONNECTION POINT TO THE SANITARY SYSTEM AS SHOWN ON SHEET 21. A TOTAL OF 9,376 RETAIL G.S.F HAVE BEEN INCLUDED.

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COMMONWEALTH OF VIRGINIA
CLAYTON CARPOCK
LIC. No. 036700
12/09/2022
PROFESSIONAL ENGINEER

SANITARY SEWER COMPUTATIONS

LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS

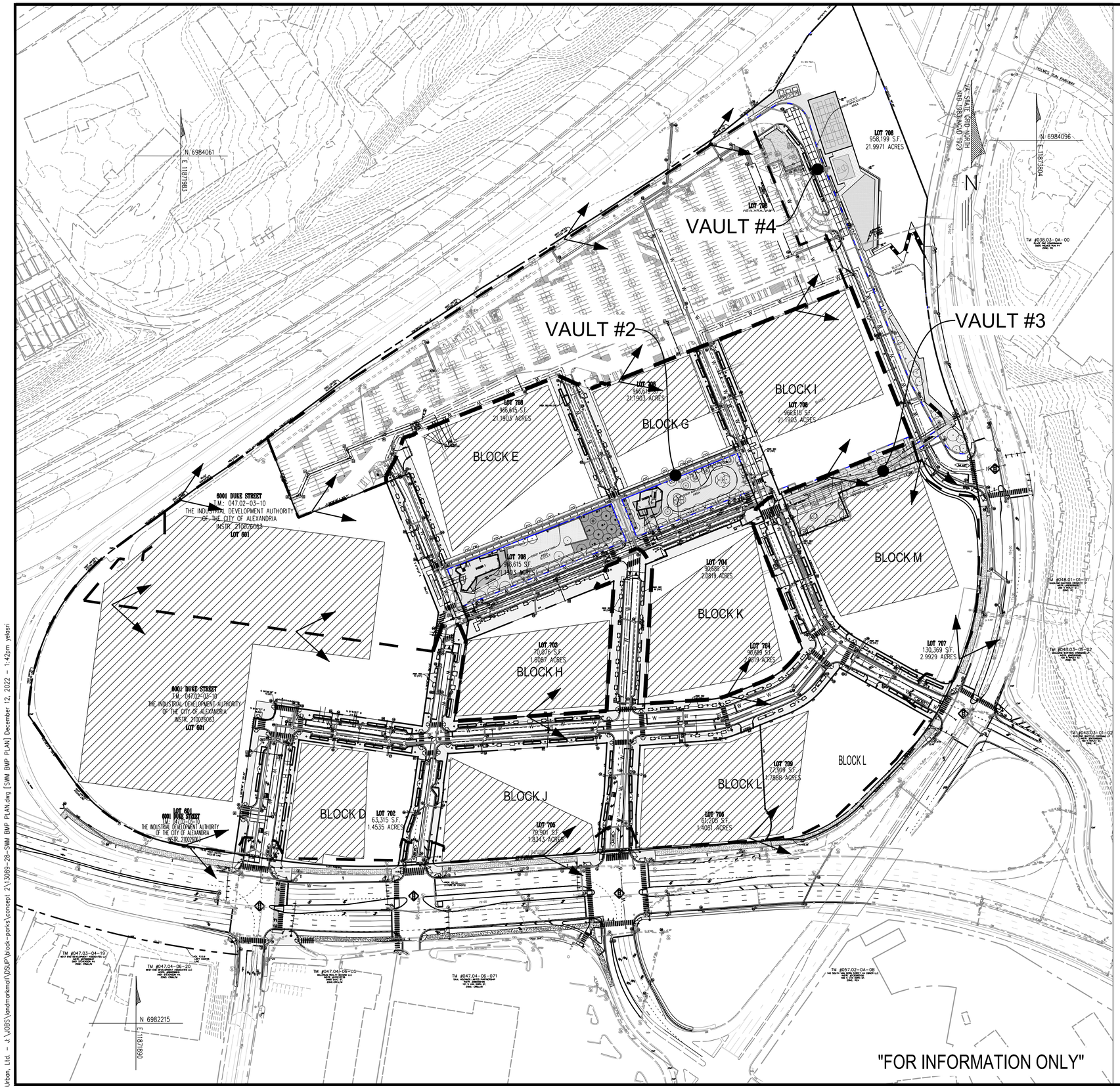
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.=2' DATE: NOV., 2022

SHEET 22 OF 84

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-07-SAN PLAN & CMPS.dwg [Comps] December 12, 2022 - 1:41pm yelsori



TOTAL SITE AREA = 51.46 ACRES

TOTAL ROAD AREA = 8.53 ACRES

TOTAL SAND FILTER AREA = 8.06 ACRES

TOTAL OPEN SPACE AREA = 4.63 ACRES

REMAINING SITE AREA = TOTAL SITE AREA - TOTAL ROAD AREA - TOTAL SAND FILTER AREA - TOTAL OPEN SPACE AREA
= 51.46 - 8.53 - 8.06 - 4.63 = 30.24 ACRES

TOTAL ROAD REDUCTION TREATMENT WITH TREEWELLS/BIORETENTION = 9.33 LB/YEAR

TOTAL SAND FILTER REDUCTION TREATMENT = 10.47 LB/YEAR

REMAINING PHOSPHORUS LOAD REDUCTION REQUIREMENT = TOTAL REQUIREMENT - ROAD TREATMENT - SAND FILTER TREATMENT
= 41.96 - 9.33 - 10.47 = 22.16 LB/YEAR

1. INOVA HOSPITAL CAMPUS AREA = 10.39 ACRES
   INOVA HOSPITAL CAMPUS AREA/REMAINING SITE AREA = 10.39/30.24 = 33%
   REMAINING PHOSPHORUS LOAD REDUCTION REQUIREMENT * 33% = 22.16 * 33% = 7.31 LB/YEAR

   INOVA HOSPITAL CAMPUS PHOSPHORUS LOAD REDUCTION REQUIREMENT = 7.31 LB/YEAR

2. BLOCK D AREA = 1.39 ACRES
   BLOCK D AREA/REMAINING SITE AREA = 1.39/30.24= 5%
   REMAINING PHOSPHORUS LOAD REDUCTION REQUIREMENT * 5% = 22.16 * 5% = 1.10 LB/YEAR

   BLOCK D PHOSPHORUS LOAD REDUCTION REQUIREMENT = 1.10 LB/YEAR

3. BLOCK E AREA = 2.32 ACRES
   BLOCK E AREA/REMAINING SITE AREA = 2.32/30.24= 8%
   REMAINING PHOSPHORUS LOAD REDUCTION REQUIREMENT * 8% = 22.16 * 8% = 1.78 LB/YEAR

   BLOCK E PHOSPHORUS LOAD REDUCTION REQUIREMENT = 1.78 LB/YEAR

4. BLOCK G AREA = 1.31 ACRES
   BLOCK G AREA/REMAINING SITE AREA = 1.31/30.24= 4%
   REMAINING PHOSPHORUS LOAD REDUCTION REQUIREMENT * 4% = 22.16 * 4% = 0.88 LB/YEAR

   BLOCK G PHOSPHORUS LOAD REDUCTION REQUIREMENT = 0.88 LB/YEAR

5. BLOCK H AREA = 2.05 ACRES
   BLOCK H AREA/REMAINING SITE AREA = 2.05/30.24= 7%
   REMAINING PHOSPHORUS LOAD REDUCTION REQUIREMENT * 7% = 22.16 * 7% = 1.55 LB/YEAR

   BLOCK H PHOSPHORUS LOAD REDUCTION REQUIREMENT = 1.55 LB/YEAR

6. BLOCK I AREA = 2.58 ACRES
   BLOCK I AREA/REMAINING SITE AREA = 2.58/30.24= 9%
   REMAINING PHOSPHORUS LOAD REDUCTION REQUIREMENT * 9% = 22.16 * 9% = 2.00 LB/YEAR

   BLOCK I PHOSPHORUS LOAD REDUCTION REQUIREMENT = 2.00 LB/YEAR

7. BLOCK J AREA = 1.85 ACRES
   BLOCK J AREA/REMAINING SITE AREA = 1.85/30.24= 6%
   REMAINING PHOSPHORUS LOAD REDUCTION REQUIREMENT * 6% = 22.16 * 6% = 1.32 LB/YEAR

   BLOCK J PHOSPHORUS LOAD REDUCTION REQUIREMENT = 1.32 LB/YEAR

8. BLOCK K AREA = 2.51 ACRES
   BLOCK K AREA/REMAINING SITE AREA = 2.51/30.24= 9%
   REMAINING PHOSPHORUS LOAD REDUCTION REQUIREMENT * 9% = 22.16 * 9% = 2.00 LB/YEAR

   BLOCK K PHOSPHORUS LOAD REDUCTION REQUIREMENT = 2.00 LB/YEAR

9. BLOCK L AREA = 3.07 ACRES
   BLOCK L AREA/REMAINING SITE AREA = 3.07/30.24= 10%
   REMAINING PHOSPHORUS LOAD REDUCTION REQUIREMENT * 10% = 22.16 * 10% = 2.22 LB/YEAR

   BLOCK L PHOSPHORUS LOAD REDUCTION REQUIREMENT = 2.22 LB/YEAR

10. BLOCK M AREA = 2.77 ACRES
    BLOCK M AREA/REMAINING SITE AREA = 2.77/30.24= 9%
    REMAINING PHOSPHORUS LOAD REDUCTION REQUIREMENT * 9% = 22.16 * 9% = 2.00 LB/YEAR

    BLOCK M PHOSPHORUS LOAD REDUCTION REQUIREMENT = 2.00 LB/YEAR

BLOCK	GREEN ROOF (ACRES)	TP REMOVAL (lb/yr)
BLOCK D	0.85	1.1
BLOCK E	1.37	1.78
BLOCK G	0.68	0.88
BLOCK H	1.19	1.55
BLOCK I	1.54	2
BLOCK J	1.02	1.32
BLOCK K	1.54	2
BLOCK L	1.71	2.22
BLOCK M	1.54	2
HOSPITAL	5.63	7.31

*NOTE: GREEN ROOF AREA PROVIDED AS A REPRESENTATION TO TREAT TOTAL BLOCK TP REMOVAL REQUIREMENT

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

LEGEND

APPROXIMATE GREEN ROOF AREA PER BLOCK (LOCATION TO BE DETERMINED WITH EACH BLOCK'S SEPARATE DSUP)

APPLICATION AREA

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10/07/2022
PROFESSIONAL ENGINEER

BMP PLAN
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.= N/A DATE: NOV. 2022

SHEET
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OF
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DSUP-13089

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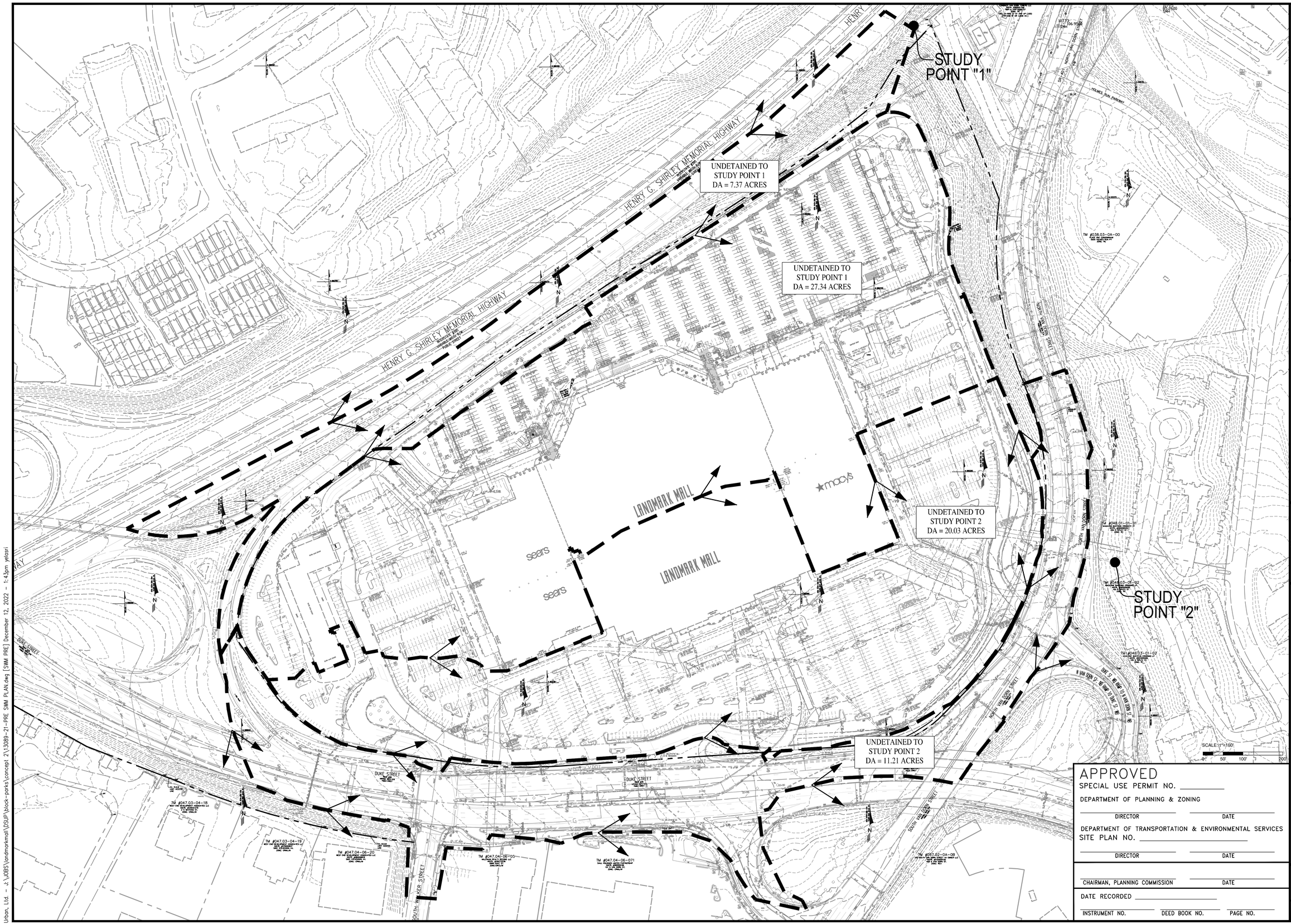

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PRE SWM PLAN

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.= 2' DATE: NOV., 2022

SHEET 24 OF 84

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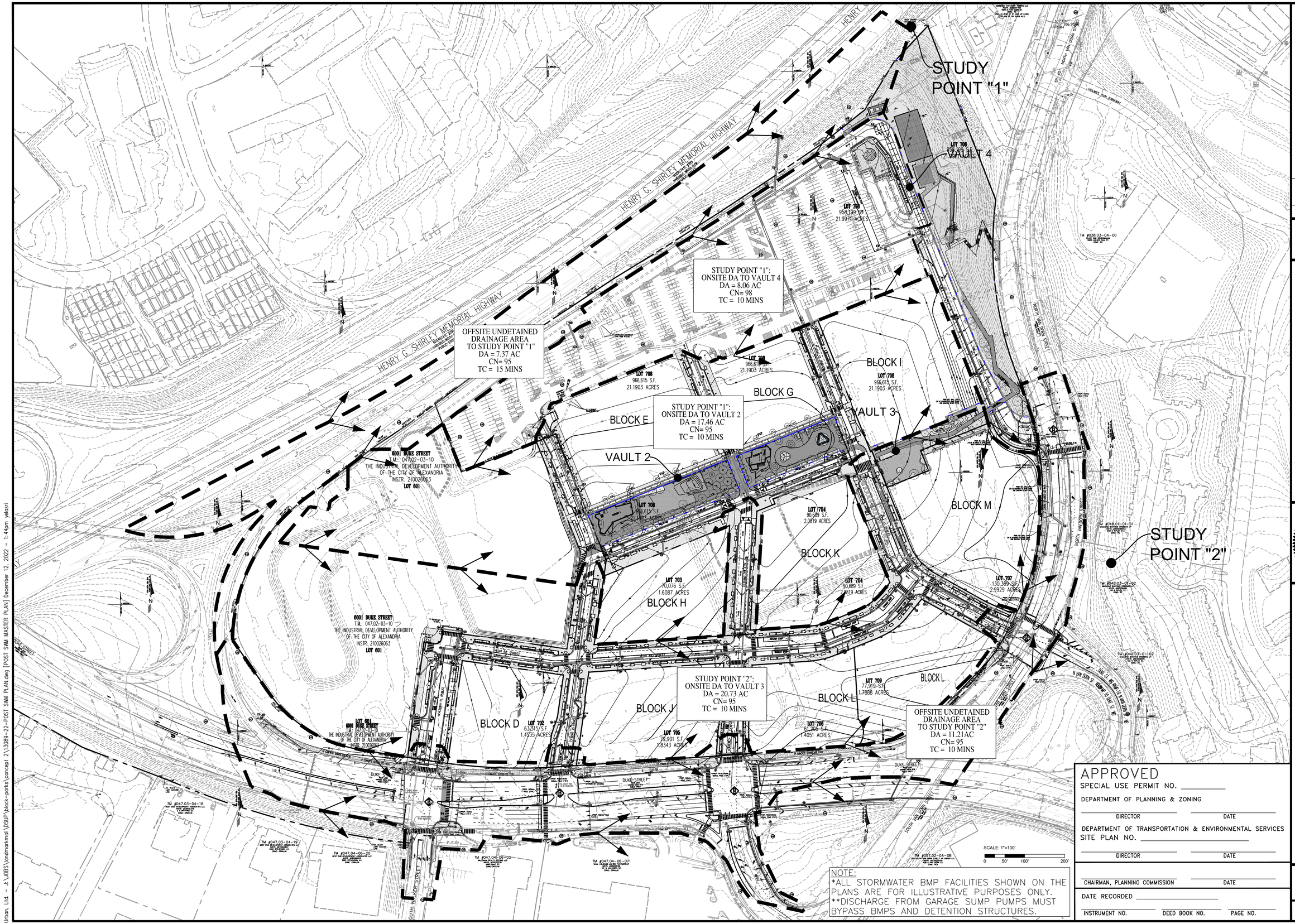

NOTE:
*ALL STORMWATER BMP FACILITIES SHOWN ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
**DISCHARGE FROM GARAGE SUMP PUMPS MUST BYPASS BMPS AND DETENTION STRUCTURES.

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12/09/2022

POST SWM PLAN
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=100' C.I.= 2' DATE: NOV., 2022

SHEET 25 OF 84

FILE No. DSUP-13089

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SWM POST - Study Point "2"

Elevation (feet)	Storage (cubic-feet)	Primary (cfs)
167.96	0	0.00
168.26	0	0.44
168.56	121	1.24
168.86	2,291	2.24
169.16	4,461	2.92
169.46	6,631	3.46
169.76	8,801	3.92
170.06	10,972	4.33
170.36	13,142	4.70
170.66	15,312	5.05
170.96	17,482	5.37
171.26	19,652	5.67
171.56	21,823	5.96
171.86	23,993	6.24
172.16	26,163	6.50
172.46	28,333	6.75
172.76	30,503	7.00
173.06	32,674	7.23
173.36	34,844	7.46
173.66	37,014	7.68
173.96	39,184	7.90
174.26	41,354	8.11
174.56	43,524	8.31
174.86	45,695	8.51
175.16	47,865	8.71
175.46	50,035	8.90
175.76	52,205	9.08
176.06	54,375	9.27
176.36	56,546	9.45
176.66	58,716	9.62
176.96	60,886	9.80
177.26	63,056	9.97
177.56	65,226	11.28
177.86	67,397	14.84
178.16	69,567	19.65
178.46	71,737	26.27
178.76	73,907	36.73
179.06	76,077	49.61
179.36	78,248	64.29
179.66	80,418	75.62
179.96	82,588	84.73
180.26	84,758	92.71
180.56	86,808	99.94
180.86	86,808	106.60

Volume	Invert	Avail.Storage	Storage Description
#1A	167.96'	0 cf	32.00'W x 256.00'L x 13.17'H Field A 107,861 cf Overall - 107,861 cf Embedded = 0 cf x 40.0% Voids
#2A	167.96'	86,808 cf	Oldcastle StormCapture SC2 X 254 Inside #1 Inside= 84.0"W x 144.0"H => 86.13 sf x 16.00'L = 1,378.0 cf Outside= 96.0"W x 158.0"H => 105.33 sf x 16.00'L = 1,685.3 cf 4 Rows adjusted for 1,384.1 cf perimeter wall
		86,808 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	167.96'	60.0" Round Culvert L=52.3' RCP, groove end w/headwall, Ke=0.200 Inlet / Outlet Invert= 167.96' / 167.67' S=0.0055 '/' Cc=0.900 n=0.011 Concrete pipe, straight & clean, Flow Area=19.63 sf
#2	Device 1	167.96'	10.0" W x 10.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	177.36'	48.0" W x 24.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	178.32'	60.0" W x 12.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

SWM POST OFFSITE Undetained Runoff Calculations

Curve Number Calculations

Area (ac)	CN	Description
11.210	95	Urban commercial, 85% imp, HSG D
1.682		15.00% Pervious Area
9.529		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 = 30.45 cfs @ 12.08 hrs, Volume= 82,745 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 = 36.77 cfs @ 12.08 hrs, Volume= 101,658 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 = 55.39 cfs @ 12.08 hrs, Volume= 177,387 cf, Depth> 4.36"

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

Area (ac)	CN	Description
20.730	95	
20.730		

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 = 56.31 cfs @ 12.08 hrs, Volume= 153,015 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 = 68.00 cfs @ 12.08 hrs, Volume= 187,991 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 = 102.42 cfs @ 12.08 hrs, Volume= 328,031 cf, Depth> 4.36"

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

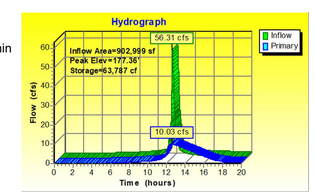
1 YEAR EVENT SUMMARY

Inflow Area = 902,999 sf, 0.00% Impervious, Inflow Depth > 2.03" for 1-yr event
Inflow = 56.31 cfs @ 12.08 hrs, Volume= 153,015 cf
Outflow = 10.03 cfs @ 12.63 hrs, Volume= 153,017 cf, Atten= 82% Lag= 32.8 min
Primary = 10.03 cfs @ 12.63 hrs, Volume= 153,017 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 177.36' @ 12.63 hrs Surf.Area= 8,192 sf Storage= 63,787 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 60.8 min (817.3 - 756.5)

Primary OutFlow Max=10.02 cfs @ 12.63 hrs HW=177.36' (Free Discharge)
└1=Culvert (Passes 10.02 cfs of 295.09 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 10.02 cfs @ 14.43 fps)
├3=Orifice/Grate (Orifice Controls 0.00 cfs @ 0.10 fps)
└4=Orifice/Grate (Controls 0.00 cfs)



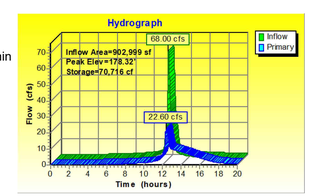
2 YEAR EVENT SUMMARY

Inflow Area = 902,999 sf, 0.00% Impervious, Inflow Depth > 2.50" for 2-yr event
Inflow = 68.00 cfs @ 12.08 hrs, Volume= 187,991 cf
Outflow = 22.60 cfs @ 12.39 hrs, Volume= 187,991 cf, Atten= 67% Lag= 18.6 min
Primary = 22.60 cfs @ 12.39 hrs, Volume= 187,991 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 178.32' @ 12.39 hrs Surf.Area= 8,192 sf Storage= 70,716 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 57.7 min (809.5 - 751.8)

Primary OutFlow Max=22.59 cfs @ 12.39 hrs HW=178.32' (Free Discharge)
└1=Culvert (Passes 22.59 cfs of 323.80 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 10.54 cfs @ 15.18 fps)
├3=Orifice/Grate (Orifice Controls 12.05 cfs @ 3.14 fps)
└4=Orifice/Grate (Controls 0.00 cfs)



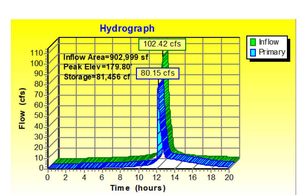
10 YEAR EVENT SUMMARY

Inflow Area = 902,999 sf, 0.00% Impervious, Inflow Depth > 4.36" for 10-yr event
Inflow = 102.42 cfs @ 12.08 hrs, Volume= 328,031 cf
Outflow = 80.15 cfs @ 12.17 hrs, Volume= 326,881 cf, Atten= 22% Lag= 5.0 min
Primary = 80.15 cfs @ 12.17 hrs, Volume= 326,881 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 179.80' @ 12.17 hrs Surf.Area= 8,192 sf Storage= 81,456 cf

Plug-Flow detention time= 48.0 min calculated for 326,718 cf (100% of inflow)
Center-of-Mass det. time= 46.4 min (785.0 - 738.7)

Primary OutFlow Max=80.11 cfs @ 12.17 hrs HW=179.80' (Free Discharge)
└1=Culvert (Passes 80.11 cfs of 361.20 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 11.30 cfs @ 16.27 fps)
├3=Orifice/Grate (Orifice Controls 45.22 cfs @ 5.65 fps)
└4=Orifice/Grate (Orifice Controls 23.58 cfs @ 4.72 fps)



STUDY POINT 2 SWM POST FLOWS

1 Year Flow Calculations

Inflow Area = 1,391,306 sf, 29.83% Impervious, Inflow Depth > 2.03" for 1-yr event
Inflow = 37.61 cfs @ 12.09 hrs, Volume= 235,762 cf
Primary = 37.61 cfs @ 12.09 hrs, Volume= 235,762 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 = 1,391,306 sf, 29.83% Impervious, Inflow Depth > 2.50" for 2-yr event
Inflow = 44.83 cfs @ 12.09 hrs, Volume= 289,649 cf
Primary = 44.83 cfs @ 12.09 hrs, Volume= 289,649 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

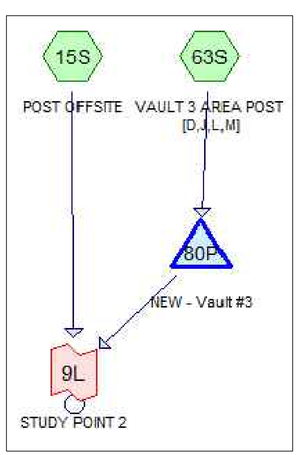
Inflow Area = 1,391,306 sf, 29.83% Impervious, Inflow Depth > 4.35" for 10-yr event
Inflow = 126.27 cfs @ 12.14 hrs, Volume= 504,268 cf
Primary = 126.27 cfs @ 12.14 hrs, Volume= 504,268 cf, Atten= 0%, Lag= 0.0 min
Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

ENERGY BALANCE METHOD TO STUDY POINT "2"

Q(Developed)=	37.61	cfs
Q(Pre-Developed)=	76.56	cfs
RV(Pre-Developed)=	4.48	ac-ft
RV(Developed)=	5.41	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
37.61	≤	50.75

POST DEVELOPMENT ROUTING SCHEMATIC
STUDY POINT '2'



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

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
02-11-2022
12-09-2022

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LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: N/A C.I.= N/A DATE: NOV., 2022

SHEET 26 OF 84

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-23-SWM COMPUTATIONS AND NARRATIVES.dwg [SWM COMPS SP2 VAULT3] December 12, 2022 - 1:57pm yelosri

SWM POST - Study Point "1"

SWM POST OFFSITE Undetained Runoff Calculations

Curve Number Calculations

Area (ac)	CN	Description
7.370	95	Urban commercial, 85% imp, HSG D
1.106		15.00% Pervious Area
6.264		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 = 16.82 cfs@ 12.15 hrs, Volume= 54,327 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 = 20.36 cfs@ 12.15 hrs, Volume= 66,748 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 = 31.07 cfs@ 12.15 hrs, Volume= 116,470 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 (VAULT #2) Runoff Calculations

Curve Number Calculations

	Area (ac)	CN	Description
*	17.460	95	
	17.460		

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 = 47.42 cfs @ 12.08 hrs, Volume= 128,878 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 = 57.27 cfs @ 12.08 hrs, Volume= 158,337 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 = 86.27 cfs @ 12.08 hrs, Volume= 276,287 cf, Depth> 4.36"

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 (VAULT #4) Runoff Calculations

Curve Number Calculations

Area (ac)	CN	Description
8.060	98	Paved parking, HSG D
8.060		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 = 23.76 cfs@ 12.08 hrs, Volume= 68,545 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 = 28.16 cfs@ 12.08 hrs, Volume= 82,450 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 = 40.96 cfs@ 12.08 hrs, Volume= 137,581 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"

STUDY POINT 1 SWM POST FLOWS

1 Year Flow Calculations

Inflow Area = 1,432,688 sf, 43.55% Impervious, Inflow Depth >2.07" for 1-yr event
Inflow = 41.05 cfs@ 12.18 hrs, Volume= 247,607 cf
Primary = 41.05 cfs@ 12.18 hrs, Volume= 247,607 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 = 1,432,688 sf, 43.55% Impervious, Inflow Depth >2.53" for 2-yr event
Inflow = 54.68 cfs@ 12.20 hrs, Volume= 302,228 cf
Primary = 54.68 cfs@ 12.20 hrs, Volume= 302,228 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 = 1,432,688 sf, 43.55% Impervious, Inflow Depth >4.36" for 10-yr event
Inflow = 122.80 cfs@ 12.15 hrs, Volume= 520,300 cf
Primary = 122.80 cfs@ 12.15 hrs, Volume= 520,300 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)=	41.05	cfs
Q(Pre-Developed)=	67.19	cfs
RV(Pre-Developed)=	4.37	ac-ft
RV(Developed)=	5.68	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
41.05	≤	41.35

VAULT #2

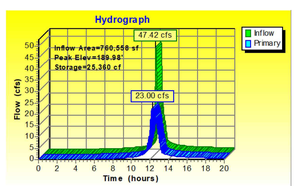
1 YEAR EVENT SUMMARY

Inflow Area = 760,558 sf 0.00% Impervious, Inflow Depth > 2.03" for 1-yr event
Inflow = 47.42 cfs@ 12.08 hrs, Volume= 128,878 cf
Outflow = 23.00 cfs@ 12.27 hrs, Volume= 127,952 cf, Atten= 52%, Lag= 11.1 min
Primary = 23.00 cfs@ 12.27 hrs, Volume= 127,952 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 189.98'@ 12.27 hrs Surf.Area= 4,200 sf Storage= 25,360 cf

Plug-Flow detention time=15.8 min calculated for 127,888 cf (99% of inflow)
Center-of-Mass det. time=12.7 min (769.2 - 756.5)

Primary OutFlow Max=23.00 cfs @ 12.27 hrs HW=189.98'(Free Discharge)
└1=Culvert(Passes 23.00 cfs of 222.28 cfs potential flow)
├2=Orifice/Grate(Orifice Controls 23.00 cfs @ 11.50 fps)
├3=Orifice/Grate(Controls 0.00 cfs)
└4=Orifice/Grate(Controls 0.00 cfs)



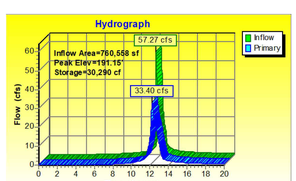
2 YEAR EVENT SUMMARY

Inflow Area = 760,558 sf, 0.00% Impervious, Inflow Depth >2.50" for 2-yr event
Inflow = 57.27 cfs@ 12.08 hrs, Volume= 158,337 cf
Outflow = 33.40 cfs@ 12.23 hrs, Volume= 157,324 cf, Atten= 42%, Lag= 8.6 min
Primary = 33.40 cfs@ 12.23 hrs, Volume= 157,324 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 191.15'@ 12.23 hrs Surf.Area= 4,200 sf Storage= 30,290 cf

Plug-Flow detention time= 15.5 min calculated for 157,324 cf (99% of inflow)
Center-of-Mass det. time= 12.7 min (764.5 - 751.8)

Primary OutFlow Max=33.38 cfs @ 12.23 hrs HW=191.15'(Free Discharge)
└1=Culvert(Passes 33.38 cfs of 256.50 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 25.25 cfs @ 12.63 fps)
├3=Orifice/Grate (Orifice Controls 8.13 cfs @ 3.47 fps)
└4=Orifice/Grate (Orifice Controls 0.00 cfs @ 0.09 fps)



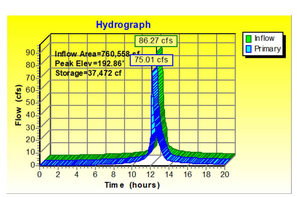
10 YEAR EVENT SUMMARY

Inflow Area = 760,558 sf, 0.00% Impervious, Inflow Depth > 4.36" for 10-yr event
Inflow = 86.27 cfs @ 12.08 hrs, Volume= 276,287 cf
Outflow = 75.01 cfs @ 12.14 hrs, Volume= 274,936 cf, Atten= 13%, Lag= 3.5 min
Primary = 75.01 cfs @ 12.14 hrs, Volume= 274,936 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 192.86'@ 12.14 hrs Surf.Area= 4,200 sf Storage= 37,472 cf

Plug-Flow detention time= 12.9 min calculated for 274,798 cf (99% of inflow)
Center-of-Mass det. time= 10.7 min (749.4 - 738.7)

Primary OutFlow Max=74.94 cfs@ 12.14 hrs HW=192.86'(Free Discharge)
└1=Culvert(Passes 74.94 cfs of 299.43 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 28.22 cfs @ 14.11 fps)
├3=Orifice/Grate (Orifice Controls 18.02 cfs @ 7.21 fps)
└4=Orifice/Grate (Orifice Controls 28.71 cfs @ 4.20 fps)



VAULT #4

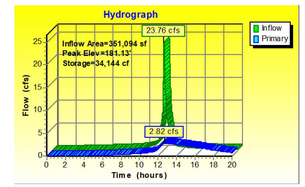
1 YEAR EVENT SUMMARY

Inflow Area = 351,094 sf, 100.00% Impervious, Inflow Depth >2.34" for 1-yr event
Inflow = 23.76 cfs@ 12.08 hrs, Volume= 68,545 cf
Outflow = 2.82 cfs@ 12.70 hrs, Volume= 65,328 cf, Atten= 88%, Lag= 37.1 min
Primary = 2.82 cfs@ 12.70 hrs, Volume= 65,328 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 181.13'@ 12.70 hrs Surf.Area= 4,200 sf Storage= 34,144 cf

Plug-Flow detention time= 139.1 min calculated for 65,328 cf (95% of inflow)
Center-of-Mass det. time= 120.2 min (853.0 - 732.9)

Primary OutFlow Max=2.82 cfs@ 12.70 hrs HW=181.13' (Free Discharge)
└**1=Culvert**(Passes 2.82 cfs of 109.54 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 2.82 cfs @ 13.52 fps)
├**3=Orifice/Grate** (Controls 0.00 cfs)
└**4=Orifice/Grate** (Controls 0.00 cfs)



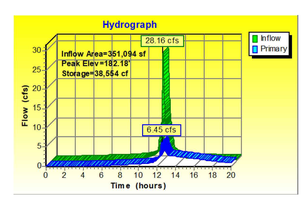
2 YEAR EVENT SUMMARY

Inflow Area = 351,094 sf, 100.00% Impervious, Inflow Depth >2.82" for 2-yr event
Inflow = 28.16 cfs@ 12.08 hrs, Volume= 82,450 cf
Outflow = 6.45 cfs@ 12.57 hrs, Volume= 78,156 cf, Atten= 77%, Lag= 29.2 min
Primary = 6.45 cfs@ 12.57 hrs, Volume= 78,156 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 182.18'@ 12.57 hrs Surf.Area= 4,200 sf Storage= 38,554 cf

Plug-Flow detention time=132.1 min calculated for 78,156 cf (95% of inflow)
Center-of-Mass det. time=111.4 min (840.9 - 729.5)

Primary OutFlow Max=6.45 cfs @ 12.57 hrs HW=182.18' (Free Discharge)
└**1=Culvert**(Passes 6.45 cfs of 117.90 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 3.00 cfs @ 14.39 fps)
├**3=Orifice/Grate** (Orifice Controls 3.45 cfs @ 3.29 fps)
└**4=Orifice/Grate** (Controls 0.00 cfs)



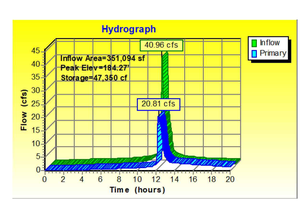
10 YEAR EVENT SUMMARY

Inflow Area = 351,094 sf, 100.00% Impervious, Inflow Depth >4.70" for 10-yr event
Inflow = 40.96 cfs@ 12.08 hrs, Volume= 137,581 cf
Outflow = 20.81 cfs@ 12.27 hrs, Volume= 128,895 cf, Atten= 49%, Lag= 11.3 min
Primary = 20.81 cfs@ 12.27 hrs, Volume= 128,895 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 184.27'@ 12.27 hrs Surf.Area= 4,200 sf Storage= 47,350 cf

Plug-Flow detention time=103.9 min calculated for 128,895 cf (94% of inflow)
Center-of-Mass det. time=78.6 min (797.8 - 719.2)

Primary OutFlow Max=20.81 cfs @ 12.27 hrs HW=184.27' (Free Discharge)
└**1=Culvert**(Passes 20.81 cfs of 133.00 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 3.33 cfs @ 15.99 fps)
├**3=Orifice/Grate** (Orifice Controls 8.40 cfs @ 7.75 fps)
└**4=Orifice/Grate** (Orifice Controls 9.08 cfs @ 6.05 fps)



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REVISIONS

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CITY OF ALEXANDRIA, VIRGINIA

SCALE: N/A C.I.= N/A DATE: NOV., 2022

SHEET 27 OF 84

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-23-SWM COMPUTATIONS AND NARRATIVES.dwg [SWMCOMPS SP1 VAULT4] December 12, 2022 - 1:57pm yelosri

SWM PRE - Study Point "1"

SWM PRE OFFSITE Undetained Runoff Calculations

Curve Number Calculations

	Area (ac)	CN	Description
*	7.370	95	
	7.370		100.00% Pervious 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 = 16.82 cfs@ 12.15 hrs, Volume= 54,327 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 = 20.36 cfs@ 12.15 hrs, Volume= 66,748 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 = 31.07 cfs@ 12.15 hrs, Volume= 116,470 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 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 = 1,511,968 sf, 32.30%Impervious, Inflow Depth >1.51" for 1-yr event
Inflow = 67.19 cfs@ 12.10 hrs, Volume= 190,486 cf
Primary = 67.19 cfs@ 12.10 hrs, Volume= 190,486 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 = 1,511,968 sf, 32.30%Impervious, Inflow Depth >1.93" for 2-yr event
Inflow = 85.47 cfs@ 12.10 hrs, Volume= 243,683 cf
Primary = 85.47 cfs@ 12.10 hrs, Volume= 243,683 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 = 1,511,968 sf, 32.30%Impervious, Inflow Depth >3.69" for 10-yr event
Inflow = 143.92 cfs@ 12.10 hrs, Volume= 464,816 cf
Primary = 143.92 cfs@ 12.10 hrs, Volume= 464,816 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
11.210	98	Urban commercial, 85% imp, HSG D
1.682		15.00% Pervious Area
9.529		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 = 33.04 cfs@ 12.08 hrs, Volume= 95,334 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 = 39.16 cfs@ 12.08 hrs, Volume= 114,673 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 = 56.97 cfs@ 12.08 hrs, Volume= 191,351 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 = 1,360,814 sf, 56.78%Impervious, Inflow Depth >1.72" for 1-yr event
Inflow = 76.56 cfs@ 12.04 hrs, Volume= 195,259 cf
Primary = 76.56 cfs@ 12.04 hrs, Volume= 195,259 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 = 1,360,814 sf, 56.78% Impervious Inflow Depth >2.16" for 2-yr event
Inflow = 95.46 cfs@ 12.04 hrs, Volume= 244,511 cf
Primary = 95.46 cfs@ 12.04 hrs, Volume= 244,511 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 = 1,360,814 sf, 56.78%Impervious, Inflow Depth >3.94" for 10-yr event
Inflow = 153.75 cfs@ 12.04 hrs, Volume= 446,950 cf
Primary = 153.75 cfs@ 12.04 hrs, Volume= 446,950 cf, Atten= 0%, Lag= 0.0 min
Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

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CHAIRMAN, PLANNING COMMISSION DATE
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COMMONWEALTH OF VIRGINIA
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12/09/2022

STORMWATER MANAGEMENT COMPUTATIONS
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: N/A C.I.= N/A DATE: NOV., 2022

SHEET 28 OF 84

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-23-SWM COMPUTATIONS AND NARRATIVES.dwg [SWM COMPS SP1 VAULT2] December 12, 2022 - 1:57pm yelosri

SWM POST - Study Point "1"

VAULT #2

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Primary (cfs)
183.94	**4,200**	0	0.00
184.14	4,200	840	0.50
184.34	4,200	1,680	1.98
184.54	4,200	2,520	4.40
184.74	4,200	3,360	6.42
184.94	4,200	4,200	7.78
185.14	4,200	5,040	8.91
185.34	4,200	5,880	9.90
185.54	4,200	6,720	10.81
185.74	4,200	7,560	11.64
185.94	4,200	8,400	12.41
186.14	4,200	9,240	13.14
186.34	4,200	10,080	13.83
186.54	4,200	10,920	14.49
186.74	4,200	11,760	15.11
186.94	4,200	12,600	15.72
187.14	4,200	13,440	16.30
187.34	4,200	14,280	16.86
187.54	4,200	15,120	17.40
187.74	4,200	15,960	17.92
187.94	4,200	16,800	18.43
188.14	4,200	17,640	18.93
188.34	4,200	18,480	19.41
188.54	4,200	19,320	19.89
188.74	4,200	20,160	20.35
188.94	4,200	21,000	20.80
189.14	4,200	21,840	21.24
189.34	4,200	22,680	21.67
189.54	4,200	23,520	22.10
189.74	4,200	24,360	22.51
189.94	4,200	25,200	22.92
190.14	4,200	26,040	23.73
190.34	4,200	26,880	25.10
190.54	4,200	27,720	26.79
190.74	4,200	28,560	28.74
190.94	4,200	29,400	30.90
191.14	4,200	30,240	33.25
191.34	4,200	31,080	36.61
191.54	4,200	31,920	40.49
191.74	4,200	32,760	44.78
191.94	4,200	33,600	49.45
192.14	4,200	34,440	54.46
192.34	4,200	35,280	59.78
192.54	4,200	36,120	65.40
192.74	4,200	36,960	71.29
192.94	4,200	**37,800**	77.44
193.14	4,200	37,800	83.83

Volume	Invert	Avail.Storage	Storage Description
#1	183.94'	37,800 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
183.94	4,200	0	0
192.94	4,200	37,800	37,800

Device	Routing	Invert	Outlet Devices
#1	Primary	183.94'	60.0" Round Culvert L=87.6' RCP, groove end w/headwall, Ke=0.200 Inlet / Outlet Invert=183.94'/176.72' S=0.0824'/' Cc=0.900 n=0.011 Concrete pipe, straight & clean, Flow Area=19.63sf
#2	Device 1	183.94'	9.0" W x 8.0" H Vert. Orifice/Grate X 4.00 C= 0.600 Limited to weir flow at low heads
#3	Device 1	189.98'	24.0" W x 15.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	191.15'	48.0" W x 24.0" H Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

VAULT #4

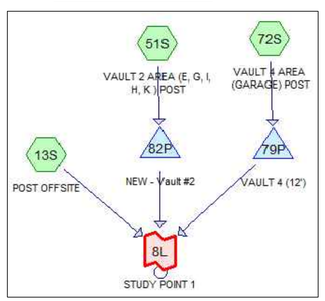
Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Primary (cfs)
173.00	**4,200**	0	0.00
173.30	4,200	1,260	0.22
173.60	4,200	2,520	0.58
173.90	4,200	3,780	0.80
174.20	4,200	5,040	0.97
174.50	4,200	6,300	1.12
174.80	4,200	7,560	1.25
175.10	4,200	8,820	1.36
175.40	4,200	10,080	1.47
175.70	4,200	11,340	1.57
176.00	4,200	12,600	1.66
176.30	4,200	13,860	1.75
176.60	4,200	15,120	1.84
176.90	4,200	16,380	1.92
177.20	4,200	17,640	1.99
177.50	4,200	18,900	2.07
177.80	4,200	20,160	2.14
178.10	4,200	21,420	2.21
178.40	4,200	22,680	2.28
178.70	4,200	23,940	2.34
179.00	4,200	25,200	2.41
179.30	4,200	26,460	2.47
179.60	4,200	27,720	2.53
179.90	4,200	28,980	2.59
180.20	4,200	30,240	2.64
180.50	4,200	31,500	2.70
180.80	4,200	32,760	2.76
181.10	4,200	34,020	2.81
181.40	4,200	35,280	3.31
181.70	4,200	36,540	4.30
182.00	4,200	37,800	5.57
182.30	4,200	39,060	7.20
182.60	4,200	40,320	9.33
182.90	4,200	41,580	11.79
183.20	4,200	42,840	14.52
183.50	4,200	44,100	16.67
183.80	4,200	45,360	18.42
184.10	4,200	46,620	19.98
184.40	4,200	47,880	21.39
184.70	4,200	49,140	22.70
185.00	4,200	**50,400**	**23.92**

Volume	Invert	Avail.Storage	Storage Description
#1	173.00'	50,400 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
173.00	4,200	0	0
185.00	4,200	50,400	50,400

Device	Routing	Invert	Outlet Devices
#1	Primary	173.00'	**36.0" Round Culvert** L=59.9' RCP, groove end w/headwall, Ke=0.200 Inlet / Outlet Invert=173.00'/170.66' S=0.0391'/' Cc=0.900 n=0.013, Flow Area=7.07sf
#2	Device 1	173.00'	**5.0" W x 6.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	181.13'	**12.0" W x 13.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	182.18'	**18.0" W x 12.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

POST DEVELOPMENT ROUTING SCHEMATIC
STUDY POINT '1'



STORMWATER MANAGEMENT NARRATIVE

THE EXISTING TOPOGRAPHY OF THE PARCEL HAS TWO DISTINCT OUTFALLS, RESULTING IN TWO STUDY POINTS. STUDY POINT #1 OUTFALLS TO THE NORTHEAST CORNER OF THE PROPERTY. STUDY POINT #2 OUTFALLS TO THE EAST OF THE SITE, IMMEDIATELY NORTH OF THE DUKE STREET RAMP CONNECTION TO VAN DORN STREET. A TOTAL PRE-DEVELOPMENT DRAINAGE AREA OF 35.58 ACRES DRAINS TO STUDY POINT 1, WHILE A TOTAL PRE-DEVELOPMENT DRAINAGE AREA OF 31.24 ACRES DRAINS TO STUDY POINT 2.

STORMWATER MANAGEMENT IS TO BE PROVIDED IN THREE SEPARATE STORMWATER MANAGEMENT VAULTS; VAULT 2, 3, AND 4. VAULT 2 IS LOCATED IMMEDIATELY SOUTH OF BLOCKS E&G AND HAS A DRAINAGE AREA OF 17.46 ACRES. VAULT 3 IS LOCATED SOUTH OF BLOCK I AND HAS A DRAINAGE AREA OF 20.73 ACRES. VAULT 4 IS LOCATED EACH OF THE EXISTING PARKING STRUCTURE AND HAS A DRAINAGE AREA OF 8.06 ACRES. IN ACCORDANCE WITH THE ARTICLE XIII SECTION 13-109 OF THE ALEXANDRIA ZONING ORDINANCE, AND UTILIZING THE VIRGINIA RUNOFF REDUCTION METHODOLOGY, THE TREATMENT VOLUME IS REDUCED VIA THE UNDERGROUND SWM FACILITIES.

THE ALLOWABLE RELEASE RATE FOR EACH STUDY POINT HAS BEEN CALCULATED IN ACOORDANCE WITH ARTICLE XIII SECTION 13-109(F) OF THE ALEXANDRIA ZONING ORDINANCE. FOR THE CHANNEL PROTECTION AND FLOOD PROTECTION WHEN STORMWATER FROM A DEVELOPMENT IS DISCHARGED TO A NATURAL STORMWATER CONVEYANCE SYSTEM, THE MAXIMUM PEAK FLOW RATE FROM THE 1-YEAR 24-HOUR STORM FOLLOWING THE LAND-DISTURBING ACTIVITY SHALL BE CALCULATED WHERE:

$Q_{dev} \leq I.F. * (Q_{pre} * RV_{pre})/RV_{dev}$

AND THE PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT. AS SHOWN IN THE FLOW SUMMARY TABLE ON SHEET 123. THE PROPOSED FLOW TO THE STUDY POINTS ARE LESS THAN THE ALLOWABLE RUNOFF.

IT IS THEREFORE THE OPINION OF URBAN, LTD. THAT THE PROPOSED SWM DESIGN MEETS THE REQUIRED SWM REQUIREMENTS OF THE ALEXANDRIA ORDINANCE.THE STORMWATER MASTER PLAN (DSP#2021-00017) IS TO BE UPDATED WITH THE APPROVAL OF EACH DSUP PER BLOCK TO ADDRESS COMPLIANCE FOR TOTAL SITE STORMWATER QUANTITY AND QUALITY REQUIREMENTS.

Clayton Tock

URBAN LTD.
CLAYTON C. TOCK, P.E., PRINCIPLE

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12/09/2022
PROFESSIONAL ENGINEER

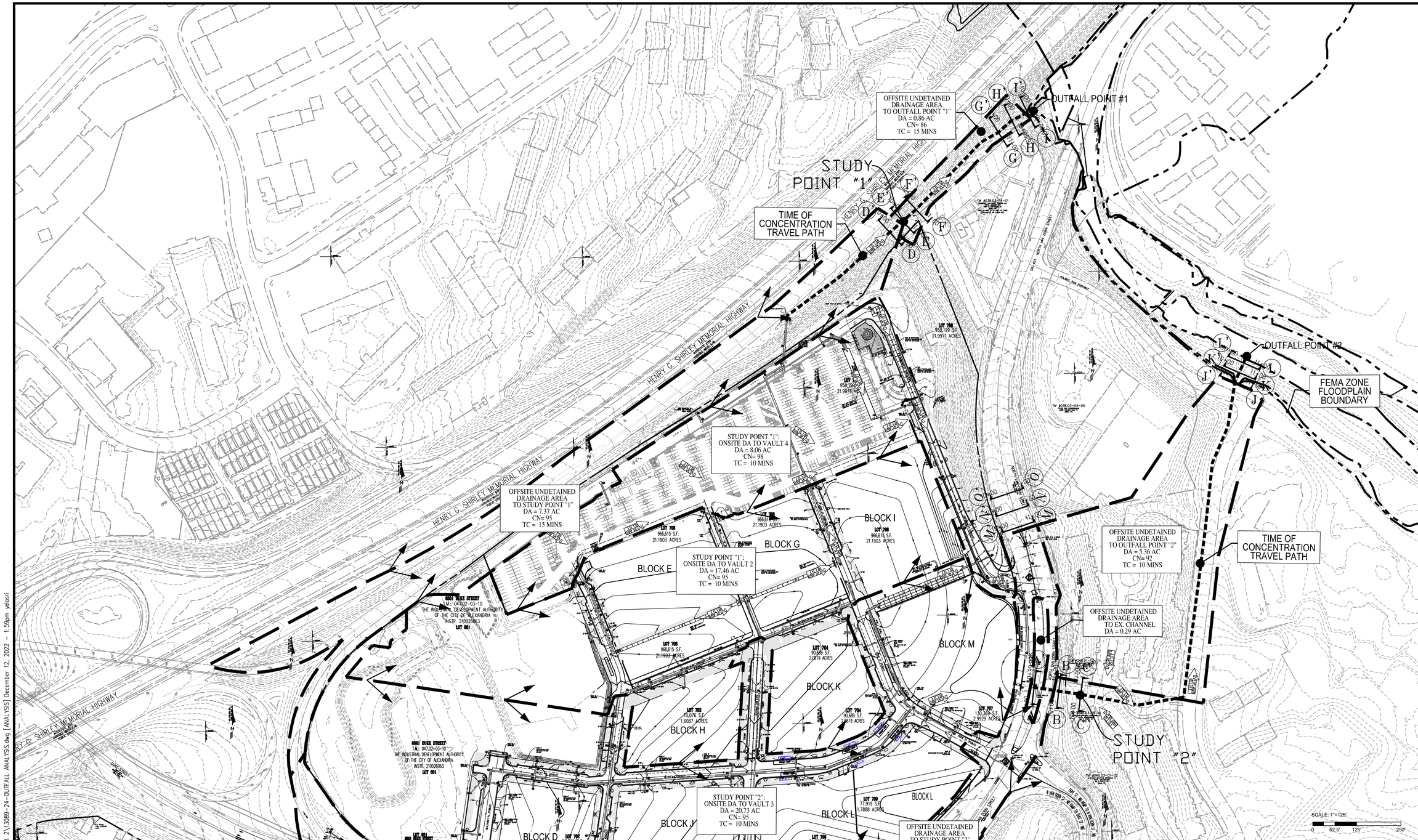
STORMWATER MANAGEMENT COMPUTATIONS
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: N/A C.I.= N/A DATE: NOV., 2022

SHEET 29 OF 84

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-23-SWM COMPUTATIONS AND NARRATIVES.dwg [SWMCOMPS SP1 VAULT4 (2)] December 12, 2022 - 1:57pm yelosri



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PROFESSIONAL ENGINEER

OUTFALL ANALYSIS

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"= 125' C.I.= 2' DATE: NOV., 2022

SHEET 30 OF 84

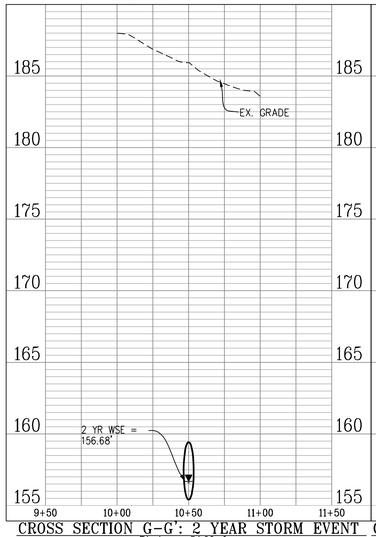
FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-24-OUTFALL ANALYSIS.dwg [ANALYSIS] December 12, 2022 - 1:59pm yelosri

CROSS SECTION A-A': 2 YEAR STORM EVENT

Discharge: 44.83 cfs
Flow Area: 3.5 ft²
Wetted Perimeter: 4.8 ft
Hydraulic Radius: 8.7 in
Top Width: 3.74 ft
Normal Depth: 15.4 in
Critical Depth: 24.0 in
Critical Slope: 0.013 ft/ft
Velocity: 12.84 ft/s
Velocity Head: 2.56 ft
Specific Energy: 3.85 ft
Froude Number: 2.342
Maximum Discharge: 215.34 cfs
Discharge Full: 200.18 cfs
Slope Full: 0.003 ft/ft
Flow Type: Supercritical

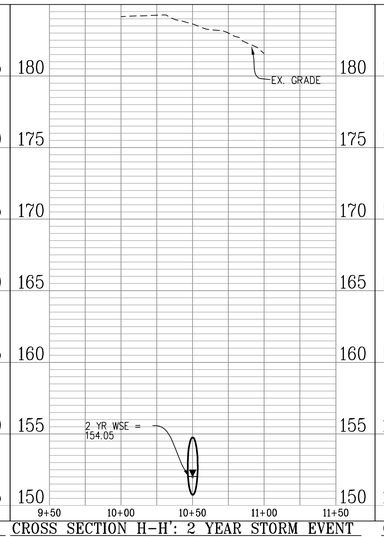
V2ALLOW=15 FPS



CROSS SECTION B-B': 2 YEAR STORM EVENT

Discharge: 44.83 cfs
Flow Area: 3.5 ft²
Wetted Perimeter: 4.8 ft
Hydraulic Radius: 8.7 in
Top Width: 3.74 ft
Normal Depth: 15.4 in
Critical Depth: 24.0 in
Critical Slope: 0.013 ft/ft
Velocity: 12.84 ft/s
Velocity Head: 2.56 ft
Specific Energy: 3.85 ft
Froude Number: 2.342
Maximum Discharge: 215.34 cfs
Discharge Full: 200.18 cfs
Slope Full: 0.003 ft/ft
Flow Type: Supercritical

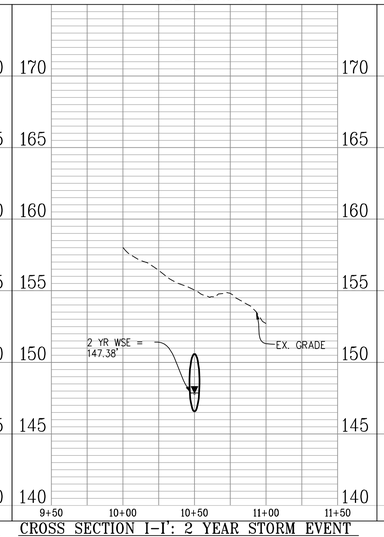
V2ALLOW=15 FPS



CROSS SECTION C-C': 2 YEAR STORM EVENT

Discharge: 44.83 cfs
Flow Area: 3.5 ft²
Wetted Perimeter: 4.8 ft
Hydraulic Radius: 8.7 in
Top Width: 3.74 ft
Normal Depth: 15.4 in
Critical Depth: 24.0 in
Critical Slope: 0.013 ft/ft
Velocity: 12.84 ft/s
Velocity Head: 2.56 ft
Specific Energy: 3.85 ft
Froude Number: 2.342
Maximum Discharge: 215.34 cfs
Discharge Full: 200.18 cfs
Slope Full: 0.003 ft/ft
Flow Type: Supercritical

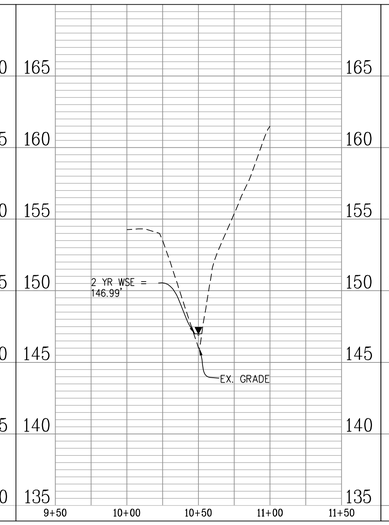
V2ALLOW=15 FPS



CROSS SECTION D-D': 2 YEAR STORM EVENT

Discharge: 52.77 cfs
Flow Area: 2.5 ft²
Wetted Perimeter: 5.5 ft
Hydraulic Radius: 5.5 in
Top Width: 5.07 ft
Normal Depth: 11.8 in
Critical Depth: 23.0 in
Critical Slope: 0.003 ft/ft
Velocity: 21.26 ft/s*
Velocity Head: 7.02 ft
Specific Energy: 8.00 ft
Froude Number: 5.355
Flow Type: Supercritical

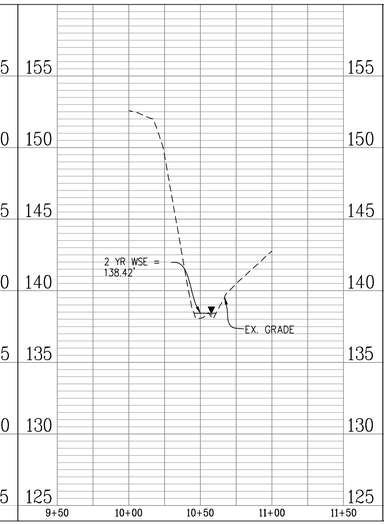
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



CROSS SECTION E-E': 2 YEAR STORM EVENT

Discharge: 52.77 cfs
Flow Area: 3.3 ft²
Wetted Perimeter: 14.5 ft
Hydraulic Radius: 2.7 in
Top Width: 14.30 ft
Normal Depth: 4.8 in
Critical Depth: 10.9 in
Critical Slope: 0.003 ft/ft
Velocity: 16.10 ft/s*
Velocity Head: 4.03 ft
Specific Energy: 4.42 ft
Froude Number: 5.927
Flow Type: Supercritical

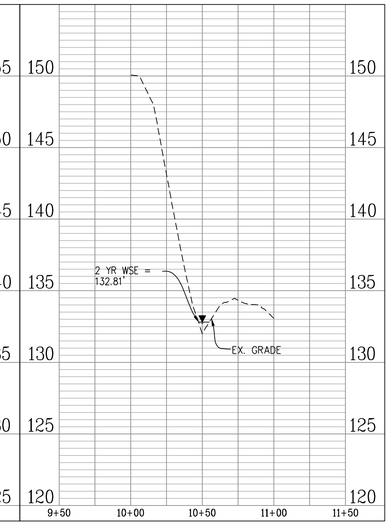
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



CROSS SECTION F-F': 2 YEAR STORM EVENT

Discharge: 52.77 cfs
Flow Area: 3.1 ft²
Wetted Perimeter: 7.9 ft
Hydraulic Radius: 4.8 in
Top Width: 7.71 ft
Normal Depth: 9.7 in
Critical Depth: 18.0 in
Critical Slope: 0.003 ft/ft
Velocity: 16.86 ft/s*
Velocity Head: 4.42 ft
Specific Energy: 5.23 ft
Froude Number: 4.665
Flow Type: Supercritical

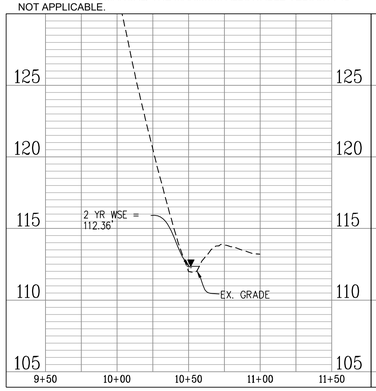
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



CROSS SECTION G-G': 2 YEAR STORM EVENT

Discharge: 54.39 cfs
Flow Area: 2.7 ft²
Wetted Perimeter: 8.8 ft
Hydraulic Radius: 3.7 in
Top Width: 8.69 ft
Normal Depth: 5.1 in
Critical Depth: 13.8 in
Critical Slope: 0.003 ft/ft
Velocity: 20.25 ft/s*
Velocity Head: 6.37 ft
Specific Energy: 6.80 ft
Froude Number: 6.421
Flow Type: Supercritical

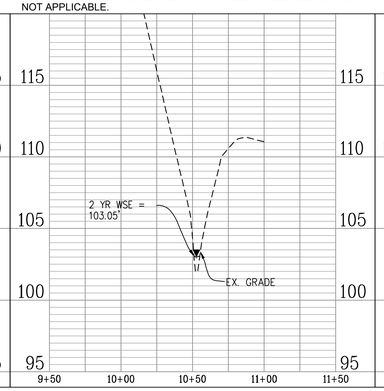
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



CROSS SECTION H-H': 2 YEAR STORM EVENT

Discharge: 54.39 cfs
Flow Area: 1.7 ft²
Wetted Perimeter: 3.9 ft
Hydraulic Radius: 5.3 in
Top Width: 3.16 ft
Normal Depth: 12.9 in
Critical Depth: 29.2 in
Critical Slope: 0.003 ft/ft
Velocity: 31.88 ft/s*
Velocity Head: 15.80 ft
Specific Energy: 16.88 ft
Froude Number: 7.653
Flow Type: Supercritical

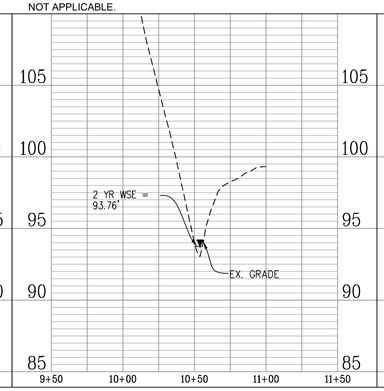
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



CROSS SECTION I-I': 2 YEAR STORM EVENT

Discharge: 54.39 cfs
Flow Area: 1.9 ft²
Wetted Perimeter: 5.0 ft
Hydraulic Radius: 4.7 in
Top Width: 4.69 ft
Normal Depth: 8.6 in
Critical Depth: 21.6 in
Critical Slope: 0.003 ft/ft
Velocity: 28.15 ft/s*
Velocity Head: 12.32 ft
Specific Energy: 13.03 ft
Froude Number: 7.737
Flow Type: Supercritical

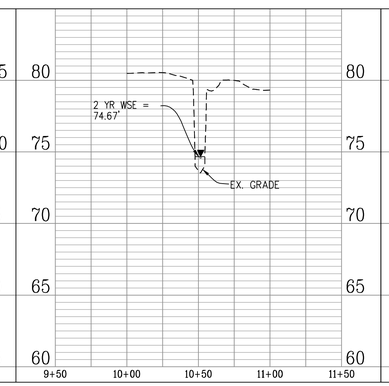
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



CROSS SECTION J-J': 2 YEAR STORM EVENT

Discharge: 60.84 cfs
Flow Area: 6.1 ft²
Wetted Perimeter: 8.1 ft
Hydraulic Radius: 9.0 in
Top Width: 7.00 ft
Normal Depth: 13.6 in
Critical Depth: 19.1 in
Critical Slope: 0.036 ft/ft
Velocity: 9.96 ft/s
Velocity Head: 1.54 ft
Specific Energy: 2.67 ft
Froude Number: 1.880
Flow Type: Supercritical

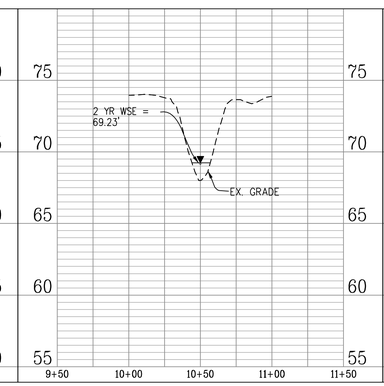
V2ALLOW= 13 FPS



CROSS SECTION K-K': 2 YEAR STORM EVENT

Discharge: 60.84 cfs
Flow Area: 6.8 ft²
Wetted Perimeter: 11.0 ft
Hydraulic Radius: 7.4 in
Top Width: 10.69 ft
Normal Depth: 14.7 in
Critical Depth: 19.5 in
Critical Slope: 0.032 ft/ft
Velocity: 9.01 ft/s
Velocity Head: 1.26 ft
Specific Energy: 2.49 ft
Froude Number: 1.999
Flow Type: Supercritical

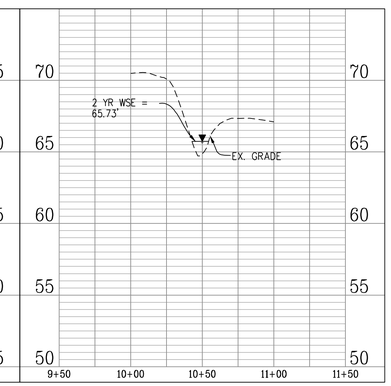
V2ALLOW= 13 FPS



CROSS SECTION L-L': 2 YEAR STORM EVENT

Discharge: 60.84 cfs
Flow Area: 7.5 ft²
Wetted Perimeter: 12.8 ft
Hydraulic Radius: 7.1 in
Top Width: 12.57 ft
Normal Depth: 12.2 in
Critical Depth: 16.2 in
Critical Slope: 0.033 ft/ft
Velocity: 8.06 ft/s
Velocity Head: 1.01 ft
Specific Energy: 2.03 ft
Froude Number: 1.835
Flow Type: Supercritical

V2ALLOW= 13 FPS



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SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
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DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
02-11-2022
12-09-2022

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CLAYTON C. TOCK
Lic. No. 036790
12/09/2022
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: H:1"=50'; V:1"=5'
C.I.=N.A.
DATE: NOV., 2022

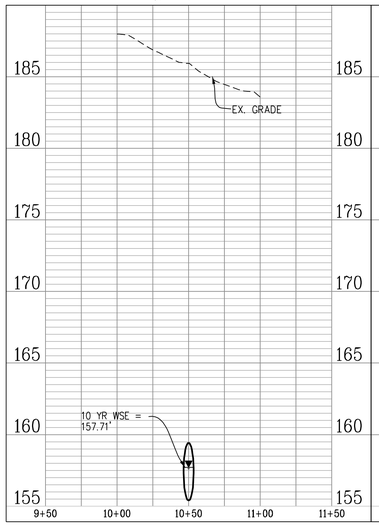
SHEET
31
OF
84

FILE No.
DSUP-13089

Urban, Ltd. – J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-24-OUTFALL ANALYSIS.dwg [2 years] December 12, 2022 – 2:00pm yelesri

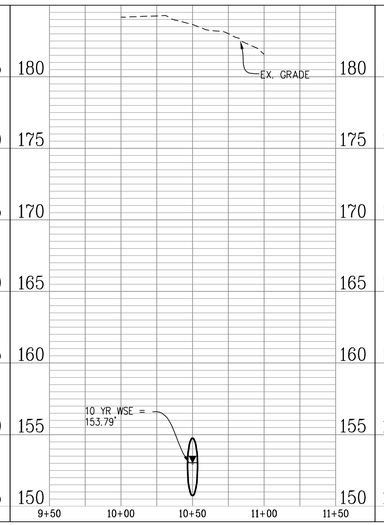
CROSS SECTION A-A': 10 YEAR STORM EVENT

Discharge: 126.27 cfs
Flow Area: 7.5 ft²
Wetted Perimeter: 6.9 ft
Hydraulic Radius: 13.0 in
Top Width: 3.95 ft
Normal Depth: 27.7 in
Critical Depth: 40.5 in
Critical Slope: 0.025 ft/ft
Velocity: 16.84 ft/s
Velocity Head: 4.41 ft
Specific Energy: 6.71 ft
Froude Number: 2.156
Maximum Discharge: 215.34 cfs
Discharge Full: 200.18 cfs
Slope Full: 0.026 ft/ft
Flow Type: Supercritical



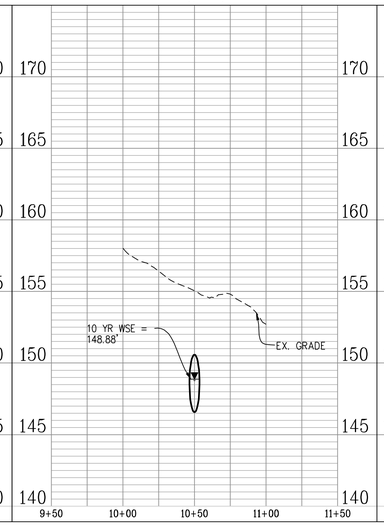
CROSS SECTION B-B': 10 YEAR STORM EVENT

Discharge: 126.27 cfs
Flow Area: 7.5 ft²
Wetted Perimeter: 6.9 ft
Hydraulic Radius: 13.0 in
Top Width: 3.95 ft
Normal Depth: 27.7 in
Critical Depth: 40.5 in
Critical Slope: 0.025 ft/ft
Velocity: 16.84 ft/s
Velocity Head: 4.41 ft
Specific Energy: 6.71 ft
Froude Number: 2.156
Maximum Discharge: 215.34 cfs
Discharge Full: 200.18 cfs
Slope Full: 0.026 ft/ft
Flow Type: Supercritical



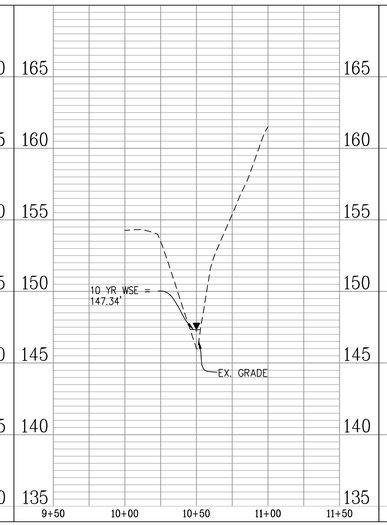
CROSS SECTION C-C': 10 YEAR STORM EVENT

Discharge: 126.27 cfs
Flow Area: 7.5 ft²
Wetted Perimeter: 6.9 ft
Hydraulic Radius: 13.0 in
Top Width: 3.95 ft
Normal Depth: 27.7 in
Critical Depth: 40.5 in
Critical Slope: 0.025 ft/ft
Velocity: 16.84 ft/s
Velocity Head: 4.41 ft
Specific Energy: 6.71 ft
Froude Number: 2.156
Maximum Discharge: 215.34 cfs
Discharge Full: 200.18 cfs
Slope Full: 0.026 ft/ft
Flow Type: Supercritical



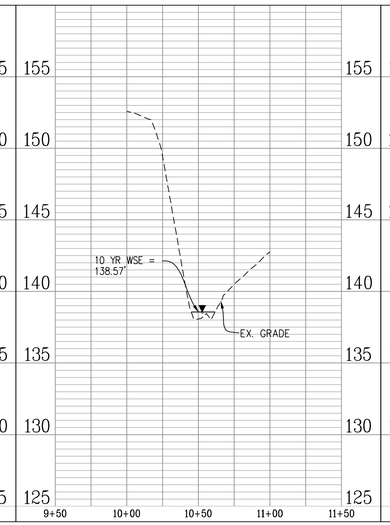
CROSS SECTION D-D': 10 YEAR STORM EVENT

Discharge: 118.46 cfs
Flow Area: 4.6 ft²
Wetted Perimeter: 7.4 ft
Hydraulic Radius: 7.4 in
Top Width: 6.86 ft
Normal Depth: 15.9 in
Critical Depth: 31.8 in
Critical Slope: 0.002 ft/ft
Velocity: 26.03 ft/s
Velocity Head: 10.53 ft
Specific Energy: 11.85 ft
Froude Number: 5.635
Flow Type: Supercritical



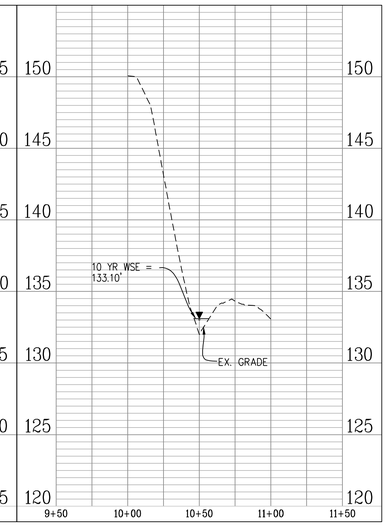
CROSS SECTION E-E': 10 YEAR STORM EVENT

Discharge: 118.46 cfs
Flow Area: 5.5 ft²
Wetted Perimeter: 15.6 ft
Hydraulic Radius: 4.2 in
Top Width: 15.42 ft
Normal Depth: 6.5 in
Critical Depth: 16.7 in
Critical Slope: 0.003 ft/ft
Velocity: 21.56 ft/s
Velocity Head: 7.22 ft
Specific Energy: 7.77 ft
Froude Number: 6.366
Flow Type: Supercritical



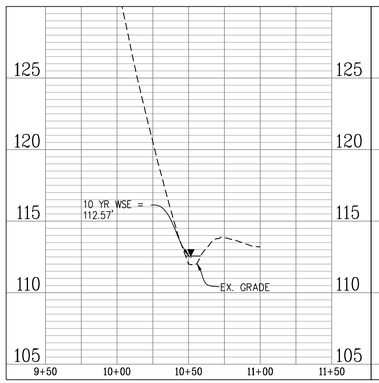
CROSS SECTION F-F': 10 YEAR STORM EVENT

Discharge: 118.46 cfs
Flow Area: 5.7 ft²
Wetted Perimeter: 10.7 ft
Hydraulic Radius: 6.4 in
Top Width: 10.44 ft
Normal Depth: 13.2 in
Critical Depth: 26.0 in
Critical Slope: 0.003 ft/ft
Velocity: 20.64 ft/s
Velocity Head: 6.62 ft
Specific Energy: 7.72 ft
Froude Number: 4.908
Flow Type: Supercritical



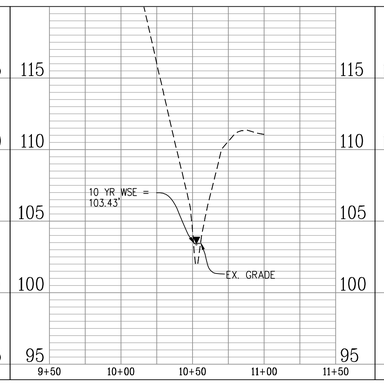
CROSS SECTION G-G': 10 YEAR STORM EVENT

Discharge: 121.50 cfs
Flow Area: 4.7 ft²
Wetted Perimeter: 10.5 ft
Hydraulic Radius: 5.3 in
Top Width: 10.39 ft
Normal Depth: 7.6 in
Critical Depth: 20.3 in
Critical Slope: 0.003 ft/ft
Velocity: 25.97 ft/s
Velocity Head: 10.48 ft
Specific Energy: 11.11 ft
Froude Number: 6.821
Flow Type: Supercritical



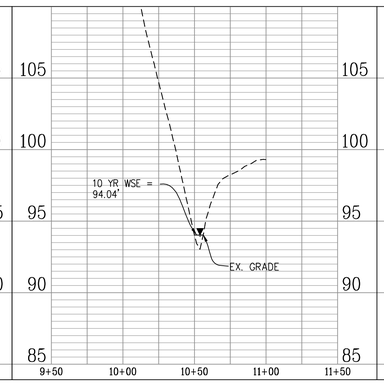
CROSS SECTION H-H': 10 YEAR STORM EVENT

Discharge: 121.50 cfs
Flow Area: 3.1 ft²
Wetted Perimeter: 5.2 ft
Hydraulic Radius: 7.2 in
Top Width: 4.27 ft
Normal Depth: 17.5 in
Critical Depth: 40.4 in
Critical Slope: 0.003 ft/ft
Velocity: 38.98 ft/s
Velocity Head: 23.61 ft
Specific Energy: 25.07 ft
Froude Number: 8.047
Flow Type: Supercritical



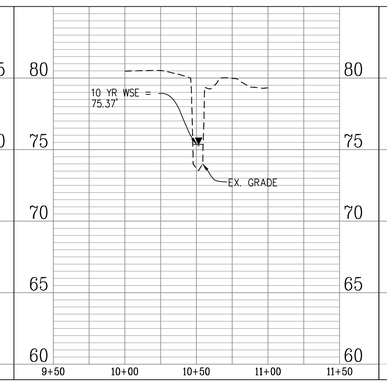
CROSS SECTION I-I': 10 YEAR STORM EVENT

Discharge: 121.50 cfs
Flow Area: 3.5 ft²
Wetted Perimeter: 6.3 ft
Hydraulic Radius: 6.5 in
Top Width: 5.96 ft
Normal Depth: 12.0 in
Critical Depth: 30.6 in
Critical Slope: 0.002 ft/ft
Velocity: 35.18 ft/s
Velocity Head: 19.23 ft
Specific Energy: 20.23 ft
Froude Number: 8.145
Flow Type: Supercritical



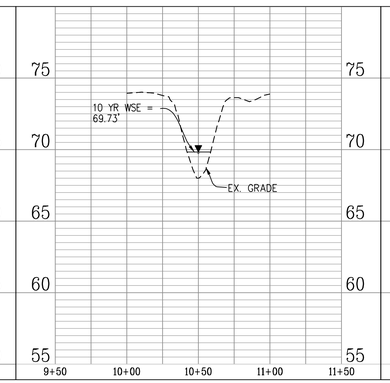
CROSS SECTION J-J': 10 YEAR STORM EVENT

Discharge: 148.84 cfs
Flow Area: 11.2 ft²
Wetted Perimeter: 9.6 ft
Hydraulic Radius: 14.0 in
Top Width: 7.37 ft
Normal Depth: 22.0 in
Critical Depth: 32.1 in
Critical Slope: 0.037 ft/ft
Velocity: 13.33 ft/s
Velocity Head: 2.76 ft
Specific Energy: 4.60 ft
Froude Number: 1.910
Flow Type: Supercritical



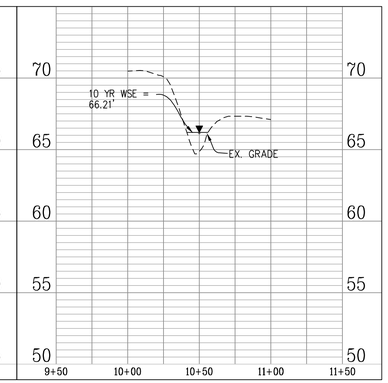
CROSS SECTION K-K': 10 YEAR STORM EVENT

Discharge: 148.84 cfs
Flow Area: 13.0 ft²
Wetted Perimeter: 14.8 ft
Hydraulic Radius: 10.6 in
Top Width: 14.37 ft
Normal Depth: 20.7 in
Critical Depth: 28.3 in
Critical Slope: 0.029 ft/ft
Velocity: 11.44 ft/s
Velocity Head: 2.03 ft
Specific Energy: 3.76 ft
Froude Number: 2.120
Flow Type: Supercritical



CROSS SECTION L-L': 10 YEAR STORM EVENT

Discharge: 148.84 cfs
Flow Area: 14.5 ft²
Wetted Perimeter: 17.0 ft
Hydraulic Radius: 10.2 in
Top Width: 16.67 ft
Normal Depth: 17.9 in
Critical Depth: 24.2 in
Critical Slope: 0.029 ft/ft
Velocity: 10.29 ft/s
Velocity Head: 1.64 ft
Specific Energy: 3.14 ft
Froude Number: 1.947
Flow Type: Supercritical



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INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-11-2022
12-09-2022

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CLAYTON C. FOCK
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12/09/2022
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: H:1"=50'; V:1"=5' — C.I.=N.A. — DATE: NOV., 2022

SHEET 32 OF 84

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-24-OUTFALL ANALYSIS.dwg [10 years] December 12, 2022 - 2:01pm yelosri

SWM PRE OFFSITE Undetained Runoff Calculations To Ex. Ditch

Curve Number Calculations

Area (ac)	CN	Description
0.276	80	>75% Grass cover, Good, HSG D
0.149	98	Paved roads w/curbs & sewers, HSG D
0.425	86	Weighted Average
0.276		64.94% Pervious Area
0.149		35.06% 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 = 0.98 cfs @ 12.03 hrs , Volume= 2,014 cf , Depth> 1.31"

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 = 1.27 cfs @ 12.03 hrs , Volume= 2,635 cf , Depth> 1.71"

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 = 2.20 cfs @ 12.03 hrs , Volume= 5,269 cf , Depth> 3.42"

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 OFFSITE Undetained Runoff Calculations To Ex. Ditch

Curve Number Calculations

Area (ac)	CN	Description
0.236	80	>75% Grass cover, Good, HSG D
0.057	98	Paved roads w/curbs & sewers, HSG D
0.293	84	Weighted Average
0.236		80.55% Pervious Area
0.057		19.45% 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 = 0.61 cfs @ 12.03 hrs , Volume= 1,249 cf , Depth> 1.17"

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 = 0.80 cfs @ 12.03 hrs , Volume= 1,659 cf , Depth> 1.56"

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 = 1.44 cfs @ 12.03 hrs , Volume= 3,425 cf , Depth> 3.22"

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"

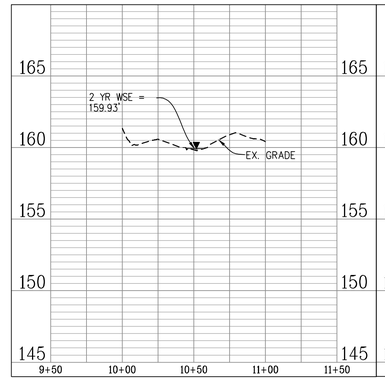
ENERGY BALANCE METHOD TO Ex. Channel at Str. 43.

$Q_{(Developed)}$=	0.61	cfs
$Q_{(Pre\text{-}Developed)}$=	0.98	cfs
$RV_{(Pre\text{-}Developed)}$=	2014.00	c.f.
$RV_{(Developed)}$=	1249.00	c.f.
I.F. =	0.9	(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 $RV_{Pre\text{-}Developed}$)/$RV_{Developed}$
0.61	≤	1.42

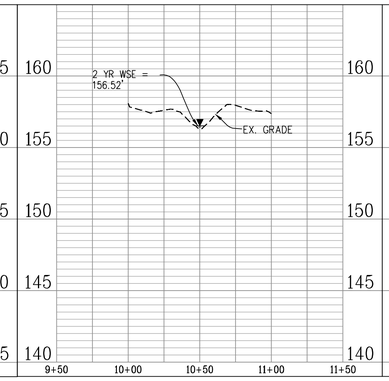
CROSS SECTION M-M': 2 YEAR STORM EVENT

Discharge: 0.80 cfs
Flow Area: 0.9 ft²
Wetted Perimeter: 12.2 ft
Hydraulic Radius: 0.9 in
Top Width: 12.16 ft
Normal Depth: 1.8 in
Critical Depth: 1.4 in
Critical Slope: 0.093 ft/ft
Velocity: 0.88 ft/s
Velocity Head: 0.01 ft
Specific Energy: 0.16 ft
Froude Number: 0.568
Flow Type: Subcritical
V2ALLOW= 13 FPS



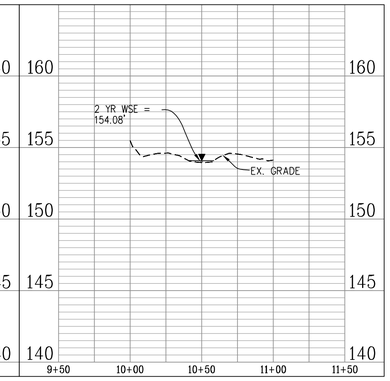
CROSS SECTION N-N': 2 YEAR STORM EVENT

Discharge: 0.80 cfs
Flow Area: 0.5 ft²
Wetted Perimeter: 4.8 ft
Hydraulic Radius: 1.3 in
Top Width: 4.79 ft
Normal Depth: 2.5 in
Critical Depth: 2.4 in
Critical Slope: 0.079 ft/ft
Velocity: 1.58 ft/s
Velocity Head: 0.04 ft
Specific Energy: 0.25 ft
Froude Number: 0.858
Flow Type: Subcritical
V2ALLOW= 13 FPS



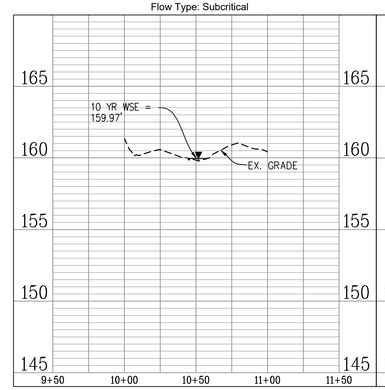
CROSS SECTION O-O'-: 2 YEAR STORM EVENT

Discharge: 0.80 cfs
Flow Area: 0.7 ft²
Wetted Perimeter: 9.9 ft
Hydraulic Radius: 0.8 in
Top Width: 9.88 ft
Normal Depth: 1.6 in
Critical Depth: 1.5 in
Critical Slope: 0.092 ft/ft
Velocity: 1.20 ft/s
Velocity Head: 0.02 ft
Specific Energy: 0.16 ft
Froude Number: 0.819
Flow Type: Subcritical
V2ALLOW= 13 FPS



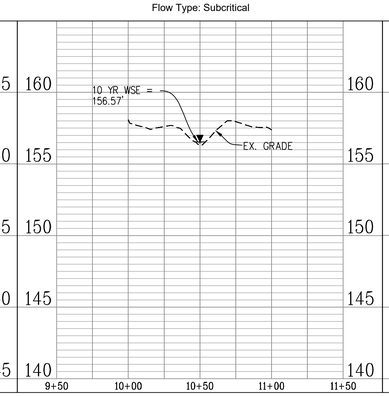
CROSS SECTION M-M': 10 YEAR STORM EVENT

Discharge: 1.44 cfs
Flow Area: 1.4 ft²
Wetted Perimeter: 15.2 ft
Hydraulic Radius: 1.1 in
Top Width: 15.16 ft
Normal Depth: 2.2 in
Critical Depth: 1.8 in
Critical Slope: 0.086 ft/ft
Velocity: 1.02 ft/s
Velocity Head: 0.02 ft
Specific Energy: 0.20 ft
Froude Number: 0.589
Flow Type: Subcritical



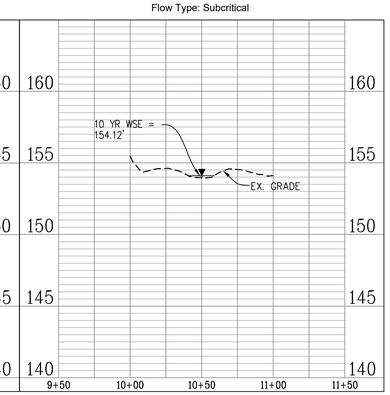
CROSS SECTION N-N': 10 YEAR STORM EVENT

Discharge: 1.44 cfs
Flow Area: 0.8 ft²
Wetted Perimeter: 6.0 ft
Hydraulic Radius: 1.6 in
Top Width: 5.97 ft
Normal Depth: 3.2 in
Critical Depth: 3.0 in
Critical Slope: 0.073 ft/ft
Velocity: 1.83 ft/s
Velocity Head: 0.05 ft
Specific Energy: 0.32 ft
Froude Number: 0.890
Flow Type: Subcritical



CROSS SECTION O-O': 10 YEAR STORM EVENT

Discharge: 1.44 cfs
Flow Area: 1.0 ft²
Wetted Perimeter: 12.3 ft
Hydraulic Radius: 1.0 in
Top Width: 12.31 ft
Normal Depth: 2.0 in
Critical Depth: 1.9 in
Critical Slope: 0.085 ft/ft
Velocity: 1.40 ft/s
Velocity Head: 0.03 ft
Specific Energy: 0.20 ft
Froude Number: 0.850
Flow Type: Subcritical



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CLAYTON C. FOCK
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12/09/2022
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: H:1"=50'; V:1"=5' C.I.=N.A. DATE: NOV., 2022

SHEET 33 OF 84

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-24-OUTFALL ANALYSIS.dwg [M-M' to O-O'] December 12, 2022 - 2:01pm yelasri

OUTFALL ANALYSIS NARRATIVE

THE EXISTING TOPOGRAPHY OF THE PARCEL HAS TWO DISTINCT OUTFALLS, RESULTING IN TWO STUDY POINTS. STUDY POINT #1 OUTFALLS TO THE NORTHEAST CORNER OF THE PROPERTY. STUDY POINT #2 OUTFALLS TO THE EAST OF THE SITE, IMMEDIATELY NORTH OF THE DUKE STREET RAMP CONNECTION TO VAN DORN STREET. A TOTAL PRE-DEVELOPMENT DRAINAGE AREA OF 35.58 ACRES DRAINS TO STUDY POINT 1, WHILE A TOTAL PRE-DEVELOPMENT DRAINAGE AREA OF 31.24 ACRES DRAINS TO STUDY POINT 2.

STORMWATER MANAGEMENT IS TO BE PROVIDED IN THREE SEPARATE STORMWATER MANAGEMENT VAULTS; VAULT 2, 3, AND 4. VAULT 2 IS LOCATED IMMEDIATELY SOUTH OF BLOCKS E&G AND HAS A DRAINAGE AREA OF 17.46 ACRES. VAULT 3 IS LOCATED SOUTH OF BLOCK I AND HAS A DRAINAGE AREA OF 20.73 ACRES. VAULT 4 IS LOCATED EACH OF THE EXISTING PARKING STRUCTURE AND HAS A DRAINAGE AREA OF 8.06 ACRES. IN ACCORDANCE WITH THE ARTICLE XIII SECTION 13-109 OF THE ALEXANDRIA ZONING ORDINANCE, AND UTILIZING THE VIRGINIA RUNOFF REDUCTION METHODOLOGY, THE TREATMENT VOLUME IS REDUCED VIA THE UNDERGROUND SWM FACILITIES.

THE ALLOWABLE RELEASE RATE FOR EACH STUDY POINT HAS BEEN CALCULATED IN ACOORDANCE WITH ARTICLE XIII SECTION 13-109(F) OF THE ALEXANDRIA ZONING ORDINANCE. FOR THE CHANNEL PROTECTION AND FLOOD PROTECTION WHEN STORMWATER FROM A DEVELOPMENT IS DISCHARGED TO A NATURAL STORMWATER CONVEYANCE SYSTEM, THE MAXIMUM PEAK FLOW RATE FROM THE 1-YEAR 24-HOUR STORM FOLLOWING THE LAND-DISTURBING ACTIVITY SHALL BE CALCULATED WHERE:

$Qdev \leq I.F. * (Qpre * RVpre)/RVdev$

AND THE PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT. AS SHOWN IN THE FLOW SUMMARY TABLE ON INFRASTRUCTURE SITE PLAN (DSP #2021-00012) SHEET 123. THE PROPOSED FLOW TO THE STUDY POINTS ARE LESS THAN THE ALLOWABLE RUNOFF.

IT IS THEREFORE THE OPINION OF URBAN, LTD. THAT THE PROPOSED SWM DESIGN MEETS THE REQUIRED SWM REQUIREMENTS OF THE ALEXANDRIA ORDINANCE. THE STORMWATER MASTER PLAN (DSP#2021-00017) IS TO BE UPDATED WITH THE APPROVAL OF EACH DSUP PER BLOCK TO ADDRESS COMPLIANCE FOR TOTAL SITE STORMWATER QUANTITY AND QUALITY REQUIREMENTS.

URBAN LTD.
CLAYTON C. TOCK, P.E., PRINCIPLE

FLOW SUMMARY TABLES

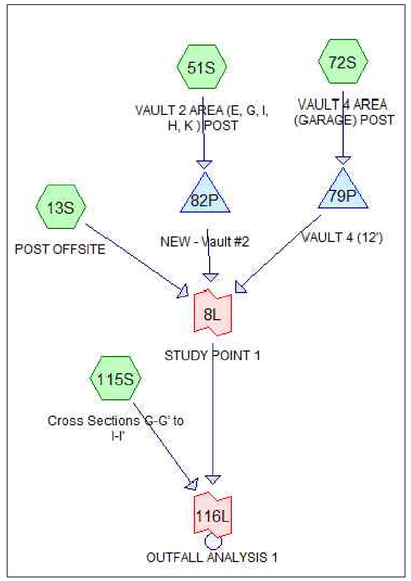
STUDY POINT 1:

FLOW SUMMARY		PRE-DEVELOPMENT			POST-DEVELOPMENT SUMMARY			Q ALLOW*
NODE ID	RETURN EVENT	Q PEAK hrs	Q PEAK cfs	Rv cu.ft.	Q PEAK hrs	Q PEAK cfs	Rv cu.ft.	CFS
ONSITE	1	12.09	52.17	136,159				
	2	12.09	67.33	176,935				
	10	12.09	116.25	348,346				
OFFSITE	1	12.15	16.82	54,327	12.15	16.82	54,327	
	2	12.15	20.36	66,748	12.15	20.36	66,748	
	10	12.15	31.07	116,470	12.15	31.07	116,470	
VAULT 2	1				12.27	23.00	127,952	
	2				12.23	33.40	157,324	
	10				12.14	75.01	274,936	
VAULT 4	1				12.67	3.28	66,871	
	2				12.56	6.70	80,392	
	10				12.28	20.39	132,914	
CROSS SECTIONS G-G' TO I-I'	1				12.16	1.30	4,051	
	2				12.16	1.70	5,303	
	10				12.15	3.04	10,605	
STUDY POINT 1	1	12.10	67.19	190,486	12.18	41.46	249,150	41.35
	2	12.10	85.47	243,683	12.20	55.14	304,463	85.47
	10	12.10	143.92	464,816	12.15	125.38	534,923	143.92
OUTFALL POINT 1	1				12.18	42.76	253,200	
	2				12.20	56.77	309,766	
	10				12.15	121.50	520,368	

STUDY POINT 2:

FLOW SUMMARY		PRE-DEVELOPMENT			POST-DEVELOPMENT SUMMARY			Q ALLOW*
NODE ID	RETURN EVENT	Q PEAK hrs	Q PEAK cfs	Rv cu.ft.	Q PEAK hrs	Q PEAK cfs	Rv cu.ft.	CFS
ONSITE	1	12.03	48.77	99,926				
	2	12.03	62.66	129,838				
	10	12.03	106.06	255,599				
OFFSITE	1	12.08	33.04	95,334	12.08	30.45	82,745	
	2	12.08	39.16	114,673	12.08	36.77	101,658	
	10	12.08	56.97	191,351	12.08	55.39	177,387	
VAULT 3	1				12.63	10.03	153,017	
	2				12.39	22.60	187,991	
	10				12.17	80.15	326,881	
CROSS SECTION J-J' TO L-L'	1				12.09	12.95	34,232	
	2				12.09	16.01	42,944	
	10				12.08	25.30	78,364	
STUDY POINT 2	1	12.04	76.56	195,259	12.09	37.61	235,762	50.75
	2	12.04	95.46	244,511	12.09	44.83	289,649	95.46
	10	12.04	153.75	446,950	12.14	126.27	504,268	153.75
OUTFALL POINT 2	1				12.09	50.55	269,994	
	2				12.09	60.84	332,593	
	10				12.13	148.84	582,632	

POST-DEVELOPMENT NODE SUMMARIES FOR OUTFALL POINT #1



POST-DEVELOPMENT 2-YEAR OUTFALL POINT #1

Inflow Area = 1,470,063 sf , 42.45% Impervious , Inflow Depth > 2.53" for 2-yr event
Inflow = 56.77 cfs @ 12.20 hrs , Volume= 309,766 cf
Primary = 56.77 cfs @ 12.20 hrs , Volume= 309,766 cf , Atten= 0% , Lag= 0.0 min

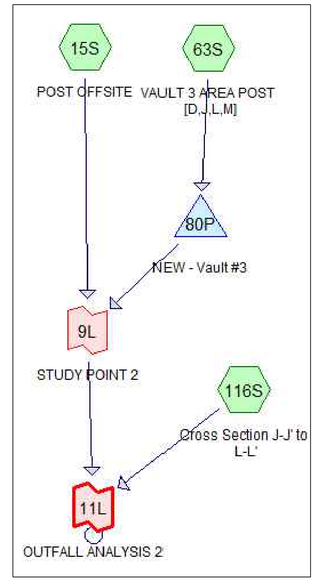
Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

POST-DEVELOPMENT 10-YEAR OUTFALL POINT #1

Inflow Area = 1,470,063 sf , 42.45% Impervious , Inflow Depth > 4.37" for 10-yr event
Inflow = 125.38 cfs @ 12.15 hrs , Volume= 534,923 cf
Primary = 125.38 cfs @ 12.15 hrs , Volume= 534,923 cf , Atten= 0% , Lag= 0.0 min

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

POST-DEVELOPMENT NODE SUMMARIES FOR OUTFALL POINT #2



POST-DEVELOPMENT 2-YEAR OUTFALL POINT #2

Inflow Area = 1,624,676 sf , 34.88% Impervious , Inflow Depth > 2.46" for 2-yr event
Inflow = 60.84 cfs @ 12.09 hrs , Volume= 332,597 cf
Primary = 60.84 cfs @ 12.09 hrs , Volume= 332,597 cf , Atten= 0%, Lag= 0.0 min

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

POST-DEVELOPMENT 10-YEAR OUTFALL POINT #2

Inflow Area = 1,624,676 sf , 34.88% Impervious , Inflow Depth > 4.30" for 10-yr event
Inflow = 148.84 cfs @ 12.13 hrs , Volume= 582,638 cf
Primary = 148.84 cfs @ 12.13 hrs , Volume= 582,638 cf , Atten= 0%, Lag= 0.0 min

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

NODE LEGEND

ROUTING DIAGRAM NODE SYMBOLS:

Subcat — HYDROCAD SUBCATCHMENT – USED TO MODEL THE EFFECT OF RAINFALL ON A SPECIFIC SECTION OF THE WATERSHED, AND PRODUCES A RUNOFF HYDROGRAPH. SUBCATCHMENTS ARE DESCRIBED BY A NUMBER OF PARAMETERS SUCH AS AREA, CURVE NUMBER, AND TIME OF CONCENTRATION.

Pond — HYDROCAD POND –USED TO MODEL THE STORAGE EFFECTS OF ANY RETENTION OR DETENTION AREA, SUCH AS A RESERVOIR, DETENTION POND, OR STORAGE CHAMBER. A POND CAN ALSO INCORPORATE A VARIETY OF ANY OUTLET CONTROL DEVICES, SUCH AS CULVERTS, WEIRS, ETC., WITH THE ABILITY TO ACCOUNT FOR HEADWATER AND TAILWATER EFFECTS.

Link — HYDROCAD LINK –USED TO INTERCONNECT SEVERAL ROUTING DIAGRAMS AND PRODUCES A RUNOFF HYDROGRAPH SCALED APPROPRIATELY FOR TIME. THIS PROVIDES A REPRESENTATION OF DISCHARGE OF RUNOFF WHERE MULTIPLE HYDROGRAPHS ARE ACCUMULATED TO A POINT OF ANALYSIS.

**NOTE – THE NUMBER AND LETTER GENERATED WITHIN THE ROUTING DIAGRAM NODE IS AUTOMATICALLY GENERATED BY THE HYDROCAD SOFTWARE. THE NUMBER AND LETTER HAS NO EFFECT ON THE ROUTING CALCULATIONS. THE TEXT BELOW EACH HYDROCAD NODE PROVIDES A BRIEF DESCRIPTION OF THE NODES REPRESENTATION.

OUTFALL ANALYSIS COMPUTATION SUMMARY

CROSS SECTIONS	SWALE TYPE DESCRIPTION:	AVG. CHANNEL SLOPE (%):	DRAINAGE AREA (AC):	CN FACTOR:	Tc (MIN):	ROUGHNESS COEFFICIENT:	2 YEAR FLOW (CFS):	2 YEAR VELOCITY (FPS):	2 YEAR NORMAL DEPTH (FT):	10 YEAR FLOW (CFS):	10 YEAR VELOCITY (FPS):	10 YEAR NORMAL DEPTH (FT):	CHANNEL LINING:
D-D'	EXISTING MANMADE CHANNEL-OFFSITE	0.10%	31.97	96	10*	0.013	52.77	21.26	0.98	118.46	26.03	1.33	EX. CONCRETE LINING
E-E'	EXISTING MANMADE CHANNEL-OFFSITE	0.14%	31.97	96	10*	0.013	52.77	16.10	0.40	118.46	21.56	0.54	EX. CONCRETE LINING
F-F'	EXISTING MANMADE CHANNEL-OFFSITE	0.08%	31.97	96	10*	0.013	52.77	16.86	0.81	118.46	20.64	1.10	EX. CONCRETE LINING
G-G'	EXISTING MANMADE CHANNEL-OFFSITE	0.15%	32.83	86	15*	0.013	54.39	20.25	0.43	121.50	25.97	0.63	EX. CONCRETE LINING
H-H'	EXISTING MANMADE CHANNEL-OFFSITE	0.23%	32.83	86	15*	0.013	54.39	31.88	1.08	121.50	38.98	1.46	EX. CONCRETE LINING
I-I'	EXISTING MANMADE CHANNEL-OFFSITE	0.21%	32.83	86	15*	0.013	54.39	28.15	0.72	121.50	35.18	1.00	EX. CONCRETE LINING
J-J'	EXISTING MANMADE CHANNEL-OFFSITE	0.13%	37.30	92	10*	0.045	60.84	9.96	1.13	148.84	13.33	1.83	EX. RIP RAP LINING
K-K'	EXISTING MANMADE CHANNEL-OFFSITE	0.14%	37.30	92	10*	0.045	60.84	9.01	1.23	148.84	11.44	1.73	EX. RIP RAP LINING
L-L'	EXISTING MANMADE CHANNEL-OFFSITE	0.12%	37.30	92	10*	0.045	60.84	8.06	1.02	148.84	10.29	1.49	EX. RIP RAP LINING

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CLAYTON C. TOCK
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10/03/2022
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: N.A. C.I.= N.A. DATE: NOV., 2022

SHEET 34 OF 84

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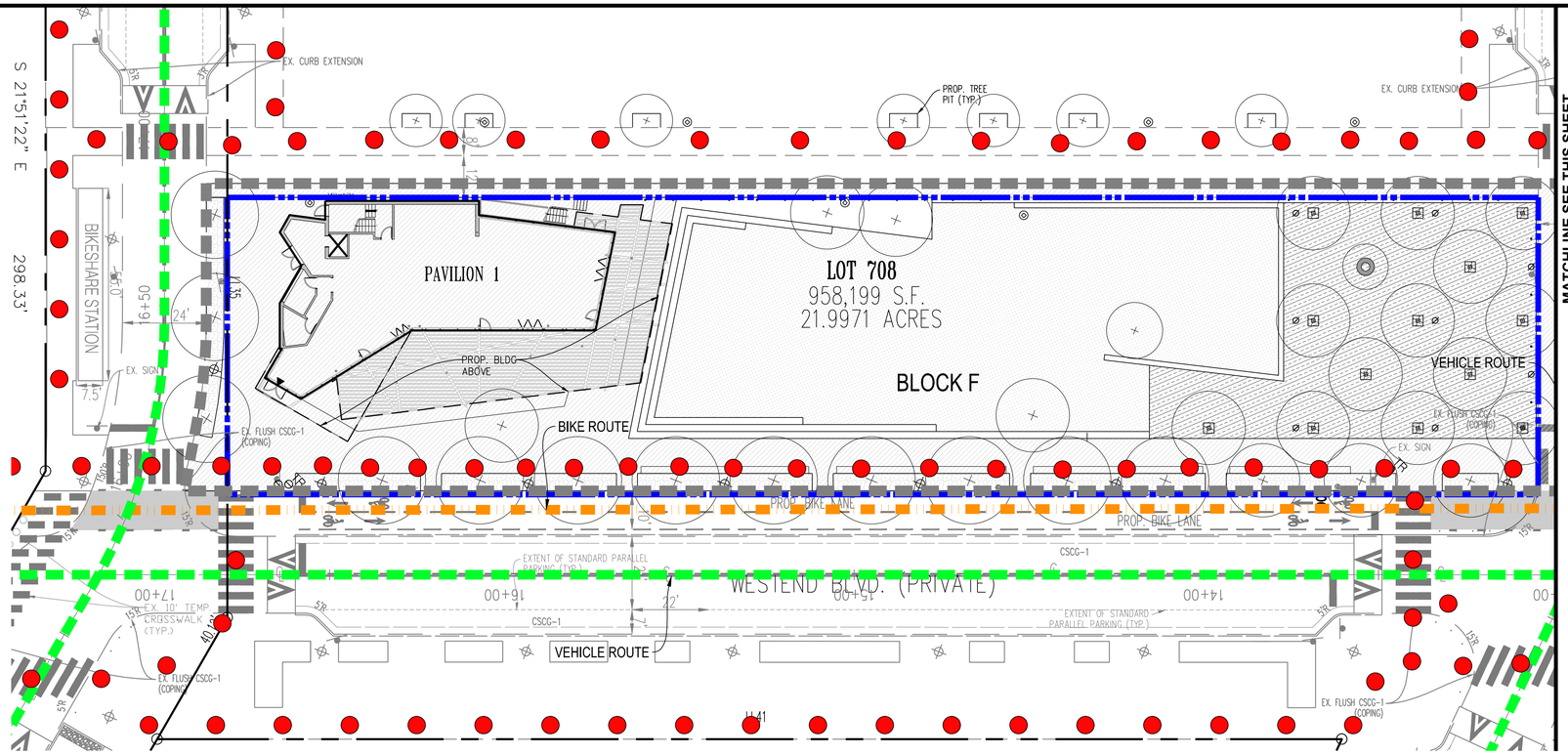

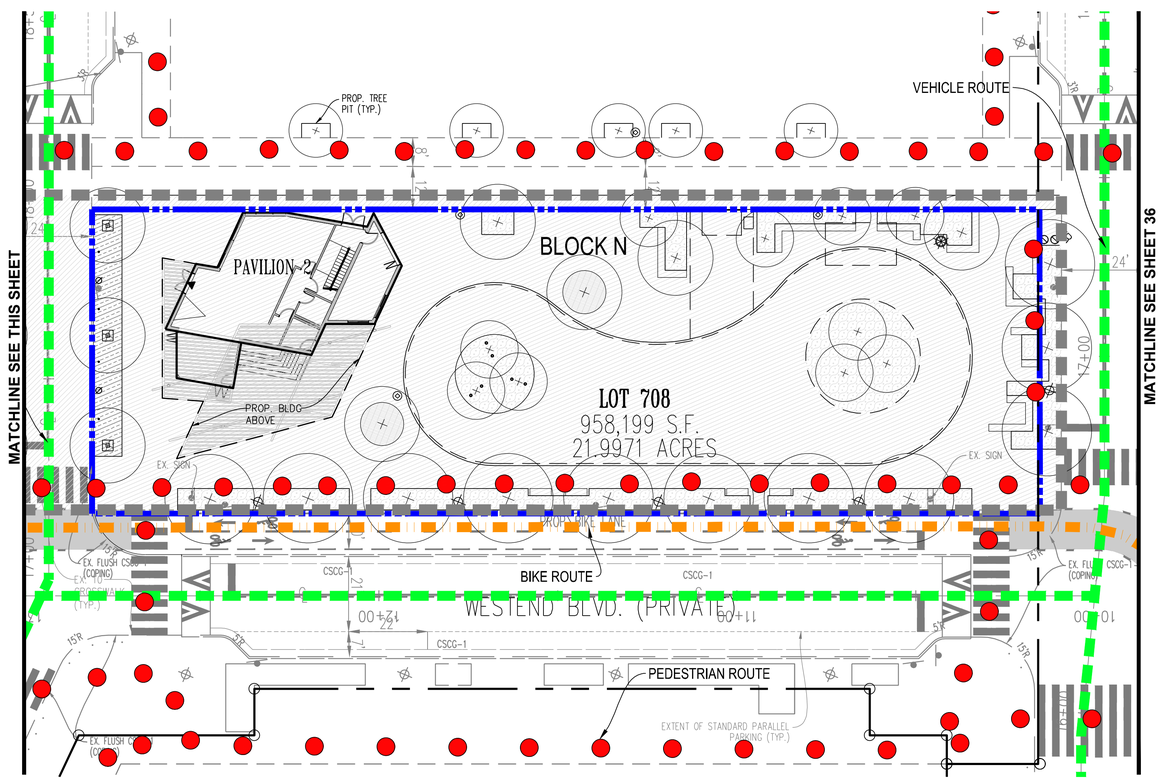

SCALE: 1"=20'
0 10' 20' 40'

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- BIKE ROUTE

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LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

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SHEET 35 OF 84

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MATCHLINE SEE SHEET 37

MATCHLINE SEE SHEET 35

PEDESTRIAN ROUTE

VEHICLE ROUTE

BIKE ROUTE

BLOCK I
LOT 708
958,199 S.F.
21.9971 ACRES

BLOCK R

BLOCK M
LOT 707
130,369 S.F.
2.9929 ACRES

LANDMARK ST. (PRIVATE)

PROP. BRIDGE (PRIVATE) MAINTAINED

DOG RELIEF AREA

EX. RET. WALL (TYP.) (TO BE DESIGNED TO SPAN STORM AND SANITARY SEWER PIPES)

EX. TREE PIT (TYP.)

TREE PIT (TYP.)

EX. 10' CROSSWALK (TYP.)

VA STATE GRID NORTH
NAD 1983 NAD 1929

SCALE: 1"=20'
0 10' 20' 40'

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- BIKE ROUTE

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PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

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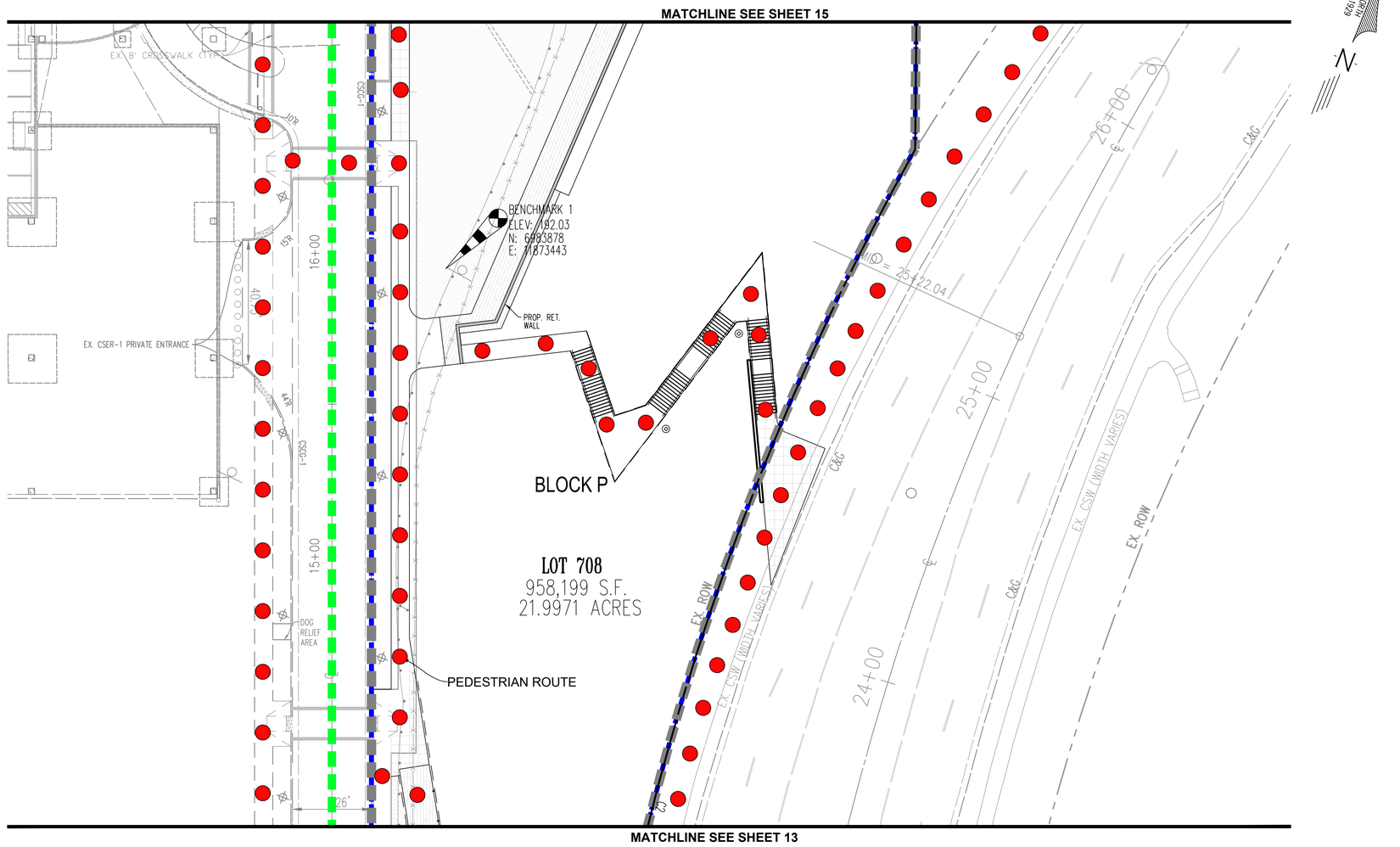

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LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- BIKE ROUTE

APPROVED
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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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No.	DATE	DESCRIPTION

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12-09-2022

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CLAYTON C. TOOK
LIC. No. 036790
12/09/2022
PROFESSIONAL ENGINEER

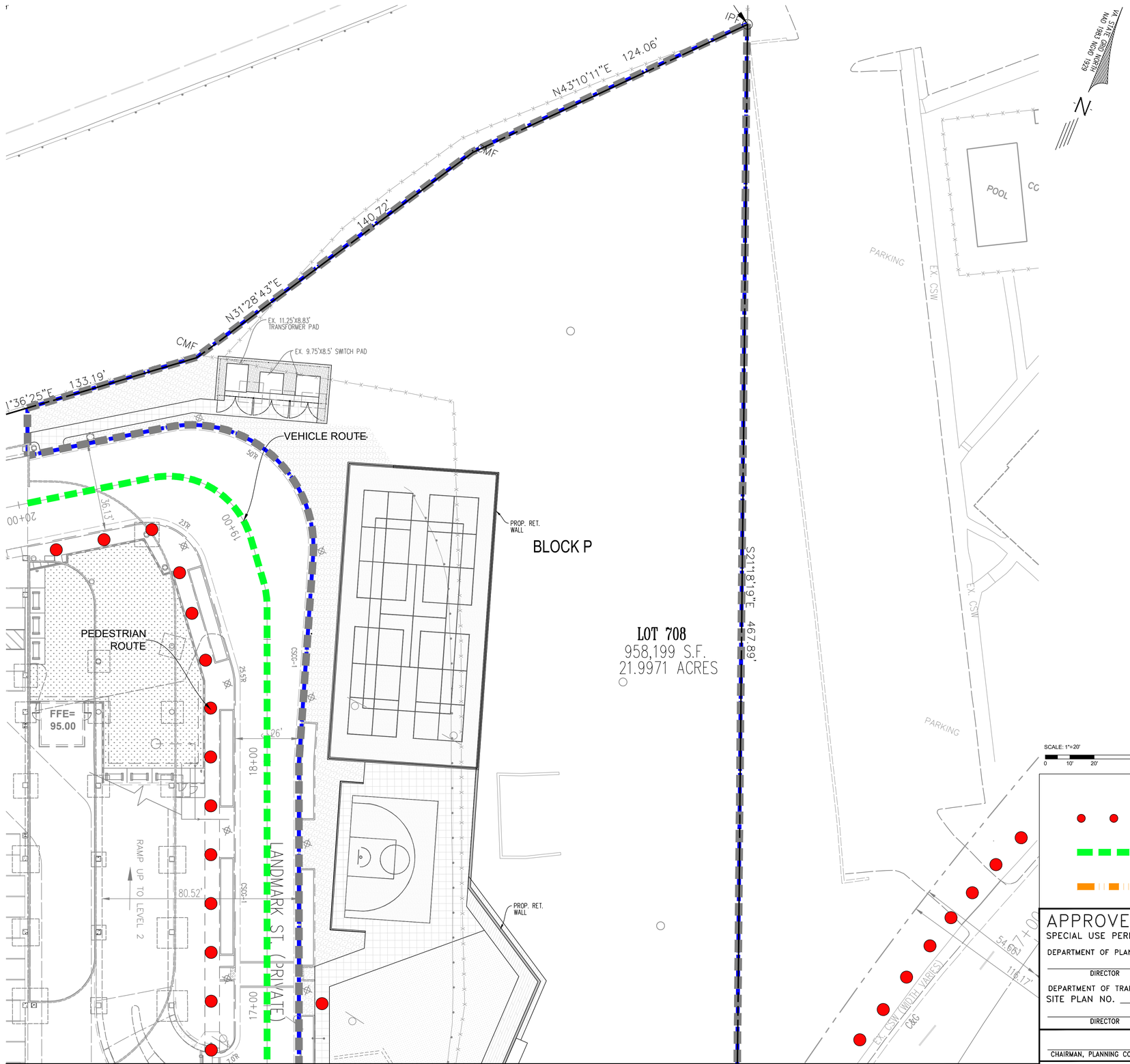
TEMPORARY PEDESTRIAN EXHIBIT
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.= N/A DATE: NOV., 2022

SHEET 37 OF 84

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-14-PEDESTRIAN EXHIBIT.dwg [03] December 12, 2022 - 2:14pm yalasri



MATCHLINE SEE SHEET 37

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- BIKE ROUTE

APPROVED
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DEPARTMENT OF PLANNING & ZONING
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CLAYTON C. FOCK
LIC. NO. 0387001
ENGINEER
12/09/2022
PROFESSIONAL

TEMPORARY PEDESTRIAN EXHIBIT
LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.=N/A DATE: NOV., 2022

SHEET 38 OF 84

FILE No. DSUP-13089

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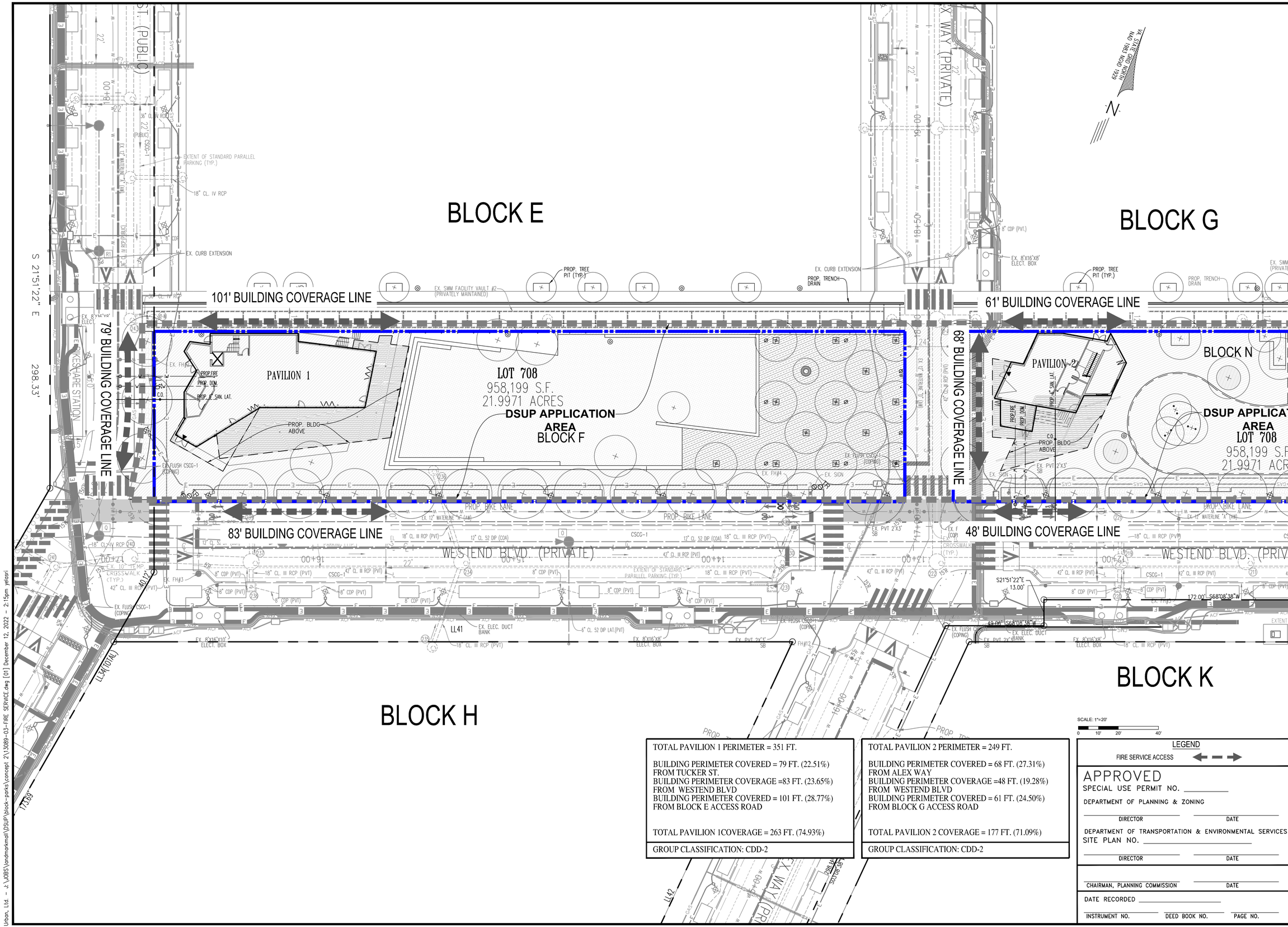

TOTAL PAVILION 1 PERIMETER = 351 FT.

BUILDING PERIMETER COVERED = 79 FT. (22.51%)
FROM TUCKER ST.
BUILDING PERIMETER COVERAGE =83 FT. (23.65%)
FROM WESTEND BLVD
BUILDING PERIMETER COVERED = 101 FT. (28.77%)
FROM BLOCK E ACCESS ROAD

TOTAL PAVILION 1COVERAGE = 263 FT. (74.93%)

GROUP CLASSIFICATION: CDD-2

TOTAL PAVILION 2 PERIMETER = 249 FT.

BUILDING PERIMETER COVERED = 68 FT. (27.31%)
FROM ALEX WAY
BUILDING PERIMETER COVERAGE =48 FT. (19.28%)
FROM WESTEND BLVD
BUILDING PERIMETER COVERED = 61 FT. (24.50%)
FROM BLOCK G ACCESS ROAD

TOTAL PAVILION 2 COVERAGE = 177 FT. (71.09%)

GROUP CLASSIFICATION: CDD-2

LEGEND

FIRE SERVICE ACCESS

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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COMMONWEALTH OF VIRGINIA
Clayton C. Tock
CLAYTON C. TOCK
Lic. No. 038790
12/09/2022
PROFESSIONAL ENGINEER

FIRE SERVICE PLAN

LANDMARK MALL REDEVELOPMENT PHASE II CONCEPT - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.=N/A DATE: NOV., 2022

SHEET 39 OF 84

FILE No. DSUP-13089

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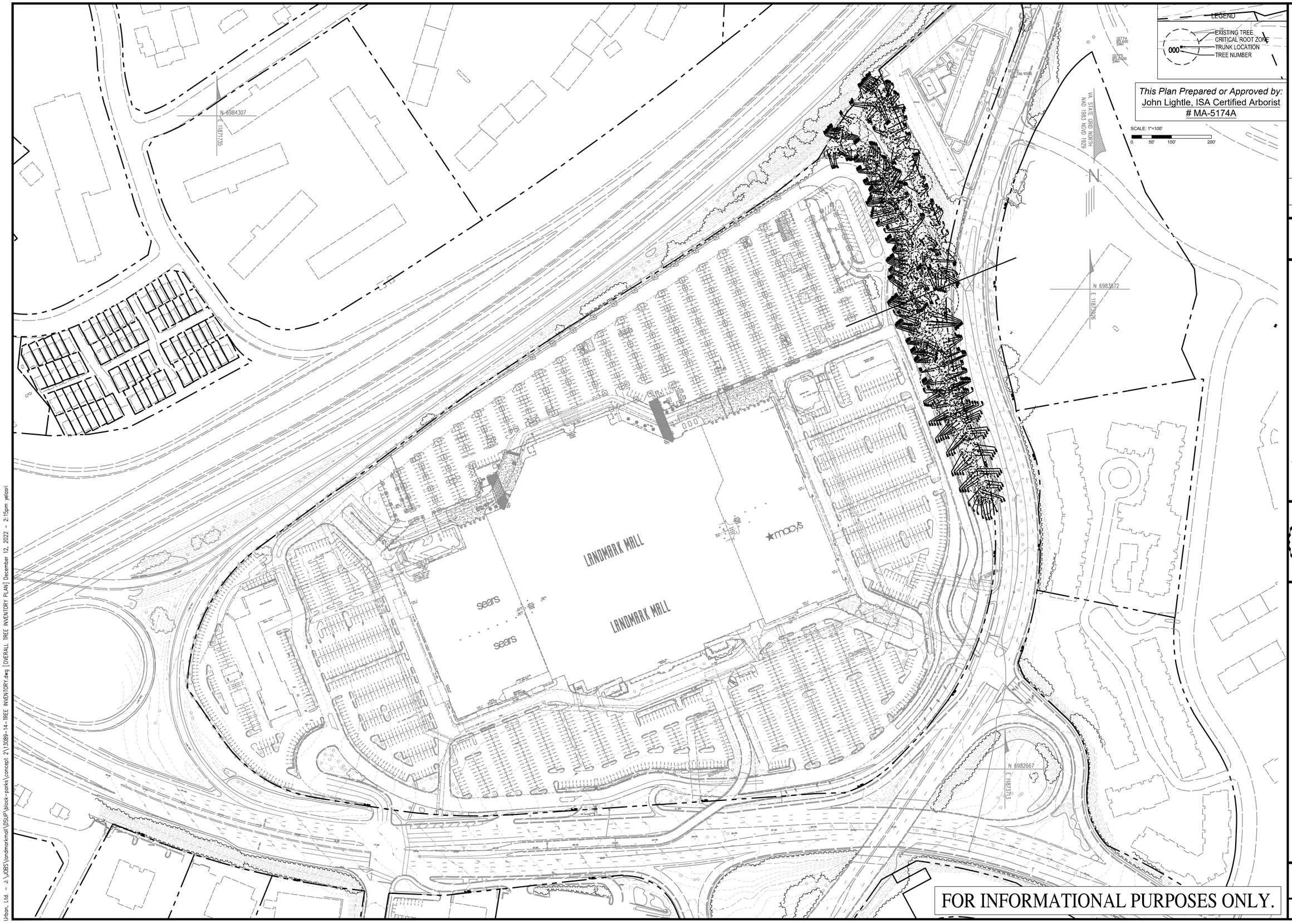

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COMMONWEALTH OF VIRGINIA
John Lightle
Lic. No. 1957
CERTIFIED ARBORIST

OVERALL TREE INVENTORY PLAN
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.= N/A DATE: NOV., 2022

SHEET
40
OF
84

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LEGEND

EXISTING TREE
CRITICAL ROOT ZONE
TRUNK LOCATION
TREE NUMBER

000

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

ARLINGTON FOREST SERVICE CENTER

MATCHLINE SEE SHEET 42

EX. ROW

VCS 1983 NORTH

SCALE: 1"=20'
0 10' 20' 40'

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John Lightle
Lic. No. 1957
ISA CERTIFIED ARBORIST

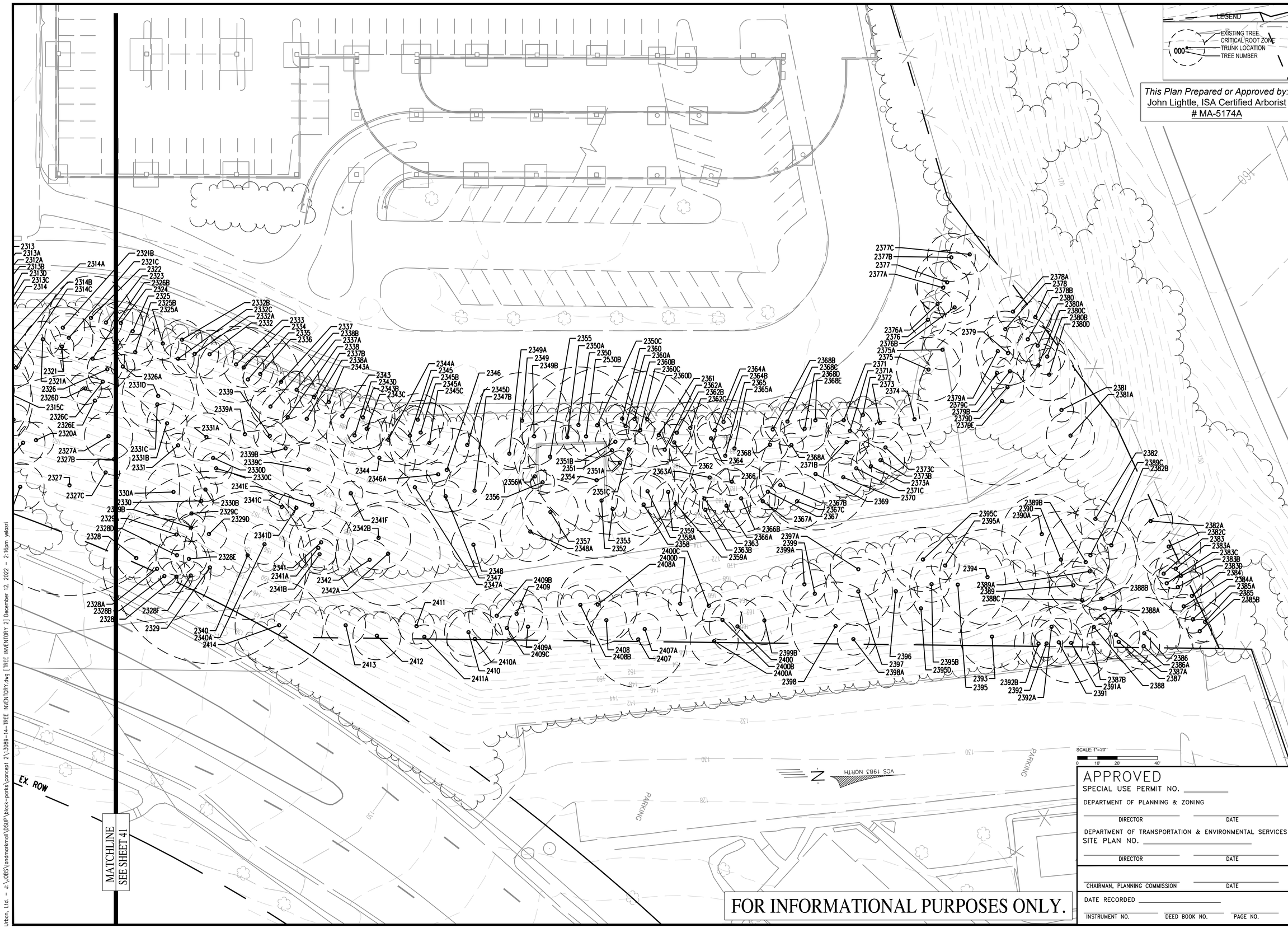
TREE INVENTORY
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' C.I.= 2' DATE: NOV., 2022

SHEET 41 OF 84

FILE No.
DSUP-13089

Urban, Ltd. – J:\JOBS\landmarkmall\DSUP\block-parks\concept 2\13089-14-TREE INVENTORY.dwg [TREE INVENTORY] december 12, 2022 – 2:16pm jelosri



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

No.	DATE	DESCRIPTION

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PLAN DATE:
02-11-2022
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TREE INVENTORY
LANDMARK MALL REDEVELOPMENT
PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA

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C.I.= 2'
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TREE INVENTORY & CONDITION ANALYSIS

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK SIZE DBH (in.)	CRZ SIZE R (ft.)	TRUNK ELEVATION Elevation (ft.)	CRZ ELEVATION Elevation (ft.)	COMMENTS	CONDITION RATING
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
2350C	*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'	185.00	184.50		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 DBH (in.)	CRZ SIZE R (ft.)	TRUNK ELEVATION Elevation (ft.)	CRZ ELEVATION Elevation (ft.)	COMMENTS	CONDITION RATING
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 DBH (in.)	CRZ SIZE R (ft.)	TRUNK ELEVATION Elevation (ft.)	CRZ ELEVATION Elevation (ft.)	COMMENTS	CONDITION RATING
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		68.75
2368E	*Robinia pseudoacacia*	Black Locust

Architectural Symbols Legend

Lobby 0001	Room Name / Room Number
DWG SHT	Detail/Section Marker (Interior)
DWG SHT	Detail/Wall Section Marker(Exterior)
DWG SHT / DWG SHT	Building Section Marker
DWG SHT	Elevation Marker
DWG / DWG SHT DWG / DWG	Interior Elevation Marker (Single and Multiple)
	Plan Detail reference
A A	Structural Grid
W	Wall Label
101	Door Label
200 / 200	Window Label
CL1	Light Fixture and Tag
1B	Equipment Tag
1	Sheet or Work Note
	Note
align	Align with established element
	Break Line
+11'-4" First Floor	Elevation Above Sea Level, Building Section/Elevation
+4'-2" AFF	Existing Elevation, Above Finished Floor
+4'-2" AFF	New Elevation, Above Finished Floor
X	Revision Cloud and Marker
WD-1	Finish Tag
Floor Wall / Base Trim	Room Finish Tag
Wall / Base	Wall/Base Finish Tag
VCT / CT	Finish Transition
CH-5	Furniture Tag
0 4' 8' 16' 32'	Graphic Scale
MATCH LINE SEE XXX-XXX	Match Line
N	North Arrow

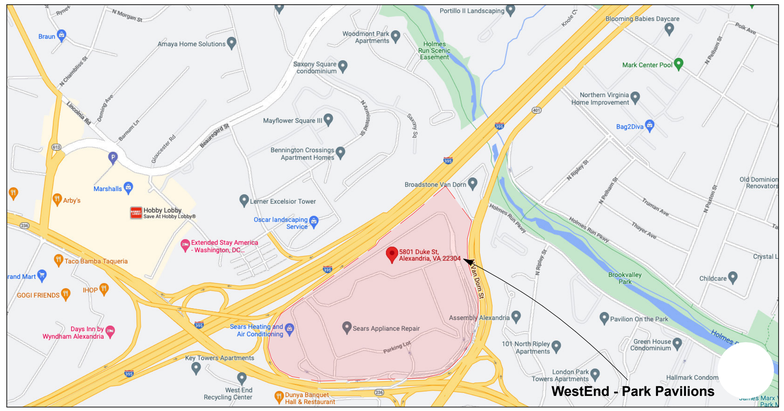
Graphic Symbols for Materials

	Earth
	Gravel
	Concrete
	Brick
	Concrete Masonry Unit
	Cut Stone
	Metal (See mat'l tag & schedule for type)
	Glass
	GWB (Large scale)
	Medium Density Overlay (MDO) Oriented Strand Board (OSB)
	Plywood
	Lay-in Ceiling Tile (Acoustical Panels)
	Insulation (Loose or Batt)
	Insulation (Rigid)
	Membrane
	Wood Blocking/Shim
	Wood Blocking - Continuous
	Wood - Finished

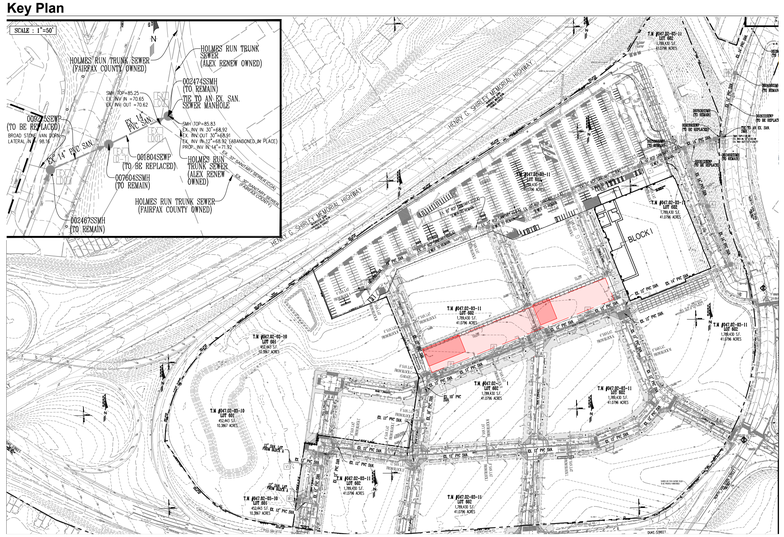
Abbreviations

1x	One-inch nominal thickness	JAN	Janitor
2x	Two-inch nominal thickness	JST	Joist
@	At	JT	Joint
ABV	Above	KITCH	Kitchen
AC	Air Conditioning	LAV	Lavatory
ACOUS	Acoustical	LEV	Level
ACT	Acoustical Ceiling Tile	LH	Left Hand
ADJ	Adjacent, Adjustable	LT	Light
AFF	Above Finish Floor	LTG	Lighting
ALT	Alternate	MAT'L	Material
AL or ALUM	Aluminum	MAX	Maximum
ANCH	Anchor	MDF	Medium Density Fiberboard
ANO	Anodized	MECH	Mechanical
APPROX	Approximate	MEMB	Membrane
AVG	Average	MEZZ	Mezzanine
BD	Board, Bead if applicable	MFR	Manufacturer('s)
BLDG	Building	MIN	Minimum
BLK'G	Blocking	MISC	Miscellaneous
BM	Beam	MLDG	Molding
BOT	Bottom	MLWK	Millwork
BO _	Bottom of _	MO	Masonry Opening
BR'G	Bearing	MR	Moisture Resistant
BSMT	Basement	MTD	Mounted
BTWN	Between	MTG	Mounting
BYD	Beyond	MTL	Metal
CAB	Cabinet	MW	Microwave Oven
CDL	Core Drill Location	N	North
CEM	Cement	NIC	Not in Contract
CER	Ceramic	NO.	Number
CFL	Compact Fluorescent Light	NTS	Not to Scale
CJ	Control Joint	OA	Overall
CI	Closet	OC	On Center
CL	Centerline	OD	Outside Diameter
CT	Ceramic Tile	OFF	Office
CLAD'G	Cladding	OPP	Opposite
CLG	Ceiling	OPP HAND	Opposite Hand
CLR	Clear	OSB	Oriented Strand Board
CMU	Concrete Masonry Unit	PART	Partition
COL	Column	PERIM	Perimeter
CONC	Concrete	PG	Paint Grade
CONST	Construction	PL	Plate
CONT	Continuous	PLAM	Plastic Laminate
CONT'R	Contractor	PLAS	Plaster
CORR	Corridor	PLEX	Plexiglass
CPT	Carpet	PLMB	Plumbing
CS	Cast Stone	PLY or PLYWD	Plywood
CSK	Countersink	POLY	Polyethylene
CT	Ceramic Tile	POS	Point Of Sale
CTR	Center or Centered	PSF	Pound per Square Foot
CW	Cold Water	PSI	Pound per Square Inch
DBL	Double	PT	Pressure Treated
DEMO	Demolish, Demolition	PTD	Painted
DTL	Detail	PVC	Polyvinyl Chloride
DG	Double Glazed	PVMT	Pavement
DIA	Diameter	QT	Quarry Tile
DIM	Dimension	QTY	Quantity
DN	Down	R	Riser(s)
DS	Downspout	R	Ridge (Roof)
DW	Dishwasher	R=	Radius
DWG	Drawing	RAD	Radius
E	East	RCP	Reflected Ceiling Plan
EA	Each	RDG	Removable Double Glazing
EJ	Expansion Joint	RECPT	Receptacle
ELEC	Electric(al)	REF	Refrigerator
ELEV	Elevation	REINF	Reinforcing
EMER	Emergency	REPL	Replace(ment)
EOS	Edge Of Slab	REQ	Request
EP	Energy Panel	REQ'D	Required
EQ	Equal	RESIL	Resilient
EQUIP	Equipment	REV	Revision
ETR	Existing to Remain	RFI	Request For Information
EWC	Electric Water Cooler	RM	Room
EXH	Exhaust	RO	Rough Opening
EX'G	Existing	RTU	Roof Top Unit (Mech)
EXP	Expansion, Exposed	SHLF	Shelf; Shelves
EXT	Exterior	S4S	Surface Four Sides
FA	Fire Alarm	SCM	Solid Core Metal
FBO	Furnished by Owner	SCHED	Schedule(d)
FD	Floor Drain	SDG	Siding
FND	Foundation	SECT	Section
FE	Fire Extinguisher (Cabinet)	SG	Stain Grade (wood)
FF	Finish Floor	SHT	Sheet
FGLAS	Fiberglass	SHT'G	Sheathing
FIN	Finish	SIM	Similar
FXT	Fixture	S	South
FLASH	Flashing	Spec	Specification(s)
FL or FLR	Floor	SQ	Square
FLUOR	Fluorescent	SSTL	Stainless Steel
FOM	Face of Masonry	ST	Street
FOS	Face of Structure	STD	Standard
	Face of Stud	STL	Steel
FP	Fire Proof	STOR	Storage
FRM'G	Framing	STRUCT	Structure
FRT	Fire Retardant Treated	SUBFL	Subfloor
FS	Floor Sink	SURF	Surface
FT	Feet	SUSP	Suspend
FT'G	Footing	T&G	Tongue and Groove
FURN	Furniture	TEL	Telephone
FURR	Furring	TEMP	Temperature
GA	Gauge	THK	Thick
GALV	Galvanized	THKNS	Thickness
GC	General Contractor	TO _	Top of _
GFI	Ground Fault Interrupter	TRT'D	Treated
GL	Glass	TYP	Typical
GWB	Gypsum Wall Board	UL	Underwriters Laboratories, Inc.
GYP	Gypsum	UNO	Unless Noted Otherwise
HB	Hose Bib	UON	Unless Otherwise Noted
HC	Handicap	UTIL	Utility
HM	Hollow Metal	V	Volt
HD	Head	V	Valley (Roof)
HDBD	Hardboard	VB	Vapor Barrier
HDR	Header	VCT	Vinyl Composition Tile
HDWD	Hardwood	VENT	Ventilate(-ion)
HDWR	Hardware	VIF	Verify in Field
HORIZ	Horizontal	W	West
HT	Height	W/	With
HTR	Heater	W/O	Without
HVAC	Heating/Ventilation/ Air-Conditioning	WC	Water Closet
HW	Hot Water	WD	Wood
IG	Isolated Ground	WIN	Window
IN	Inch	WF	Wide Flange
INCAN	Incandescent	WH	Water Heater
INCL	Include(d)	WP	Waterproof / Waterproofing
INSUL	Insulation	WS	Weatherstripping
INT	Interior	WT	Weight
		WWM	Welded Wire Mesh

Vicinity Map



Key Plan


SCALE : 1"=50'
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HOLMES RUN TRUNK SEWER (ALEX SEWER OWNED)
0024723SMH (TO REMAIN)
TIE TO AN EX. SAN. SEWER MANHOLE
0026043SMH (TO BE REPLACED)
0026042SMH (TO REMAIN)
0024678SMH (TO REMAIN)
HOLMES RUN TRUNK SEWER (ALEX SEWER OWNED)
HOLMES RUN TRUNK SEWER (FAIRFAX COUNTY OWNED)
HENRY C. SHIRLEY MEMORIAL HIGHWAY
BLOCK I
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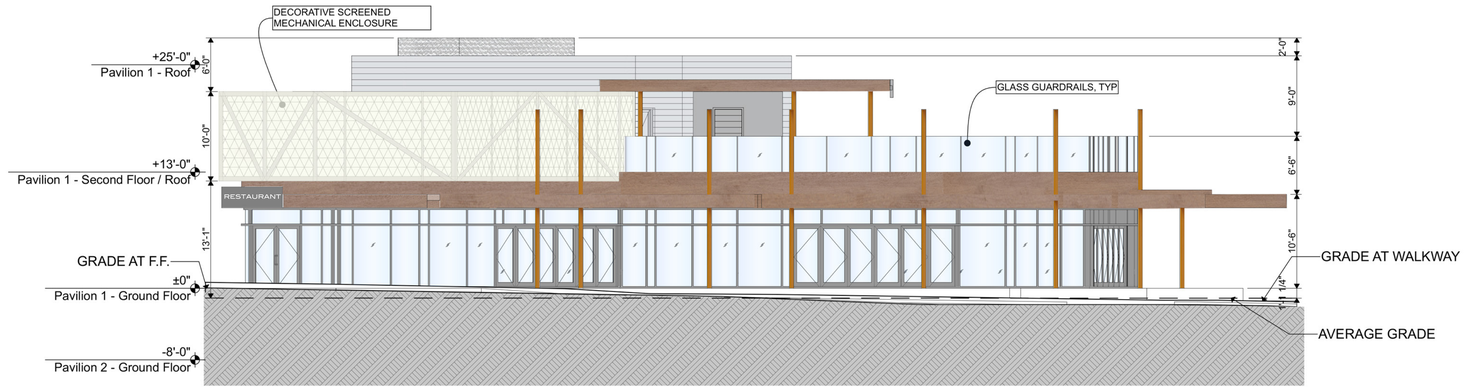
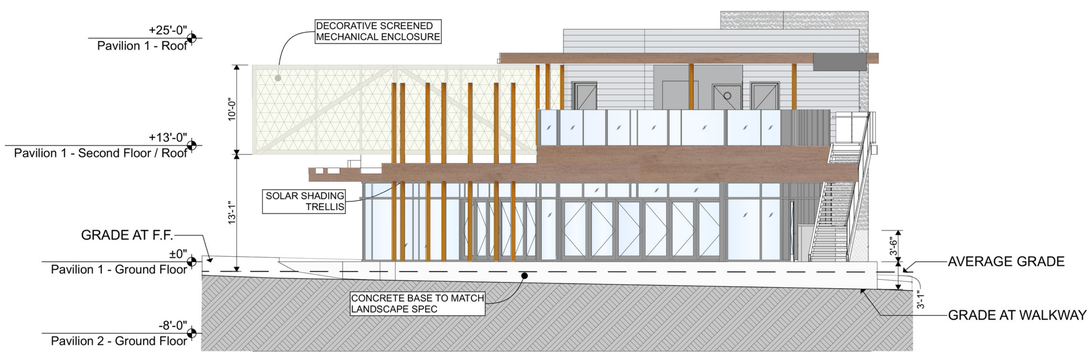
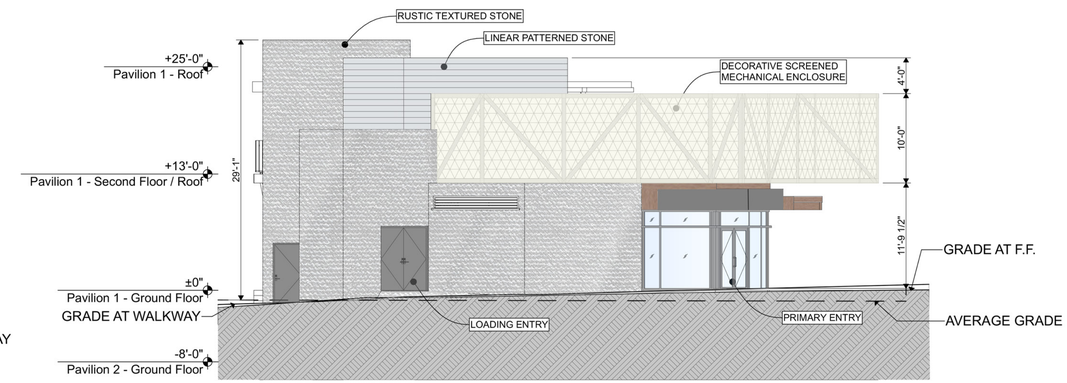


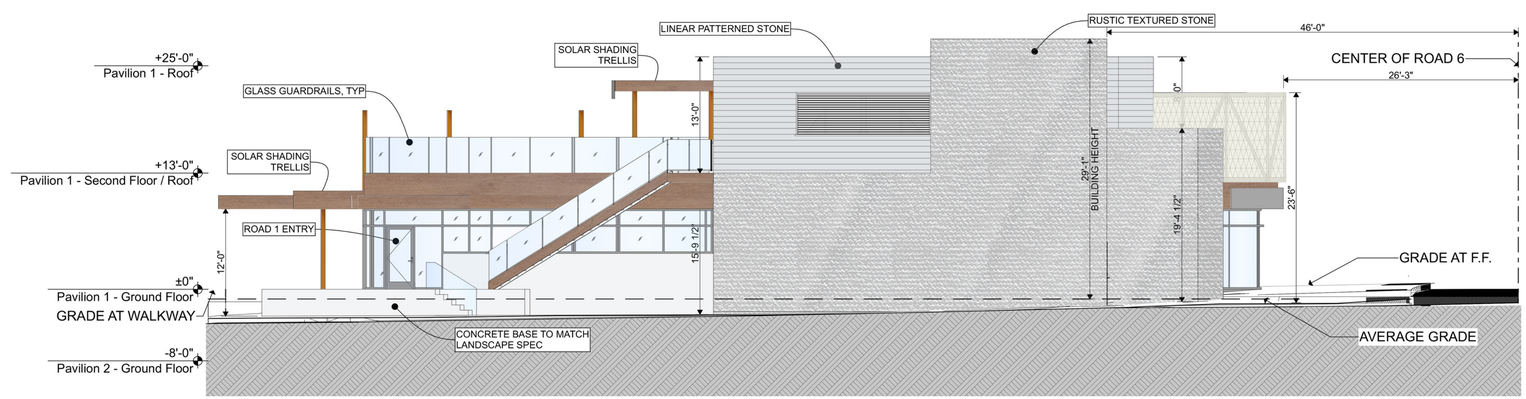
1 Pavilion 1 - Elevation South
Scale: 1/8" = 1'-0"



2 Pavilion 1 - Elevation East
Scale: 1/8" = 1'-0"



3 Pavilion 1 - Elevation West
Scale: 1/8" = 1'-0"



4 Pavilion 1 - Elevation North
Scale: 1/8" = 1'-0"

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

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SEAL & SIGNATURE

SUBMISSIONS/ REVISIONS	
12/02/2022	CONCEPT II

KEY MAP

DATE: 12/02/2022

PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:

Pavilion 1 Elevations

SHEET NUMBER:

A.01

Printed: 12/6/22

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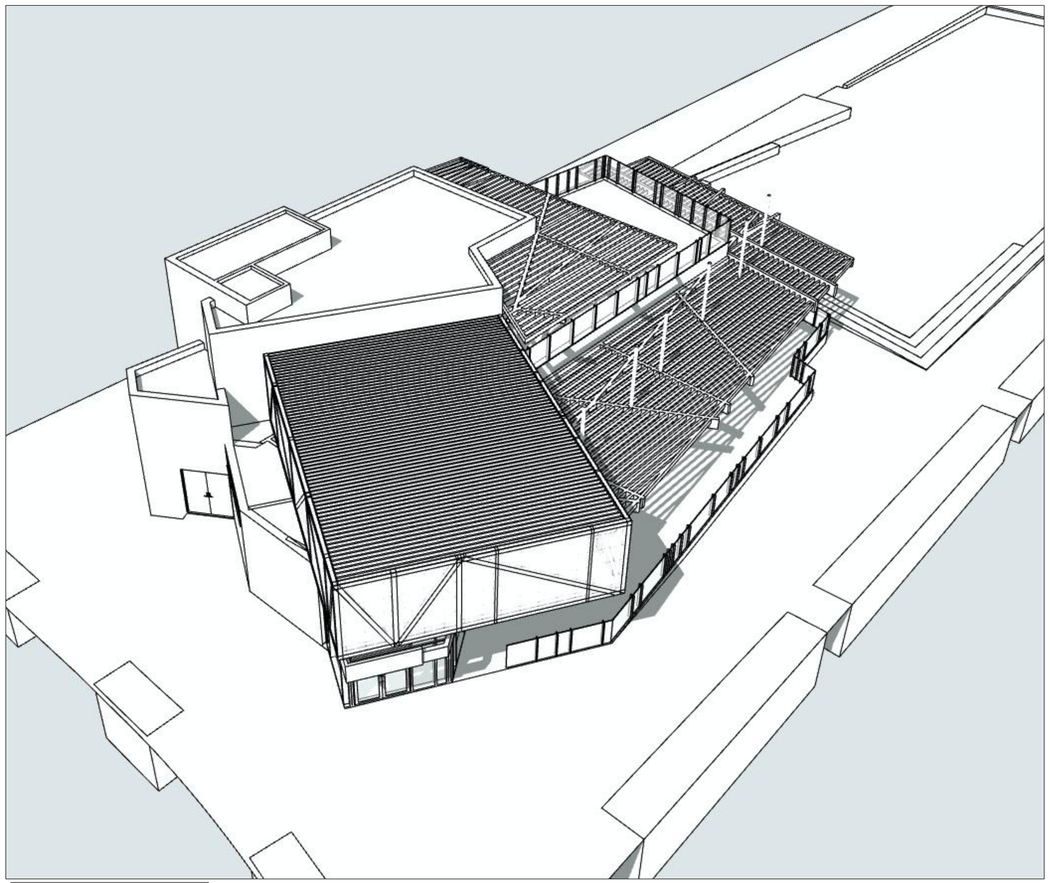
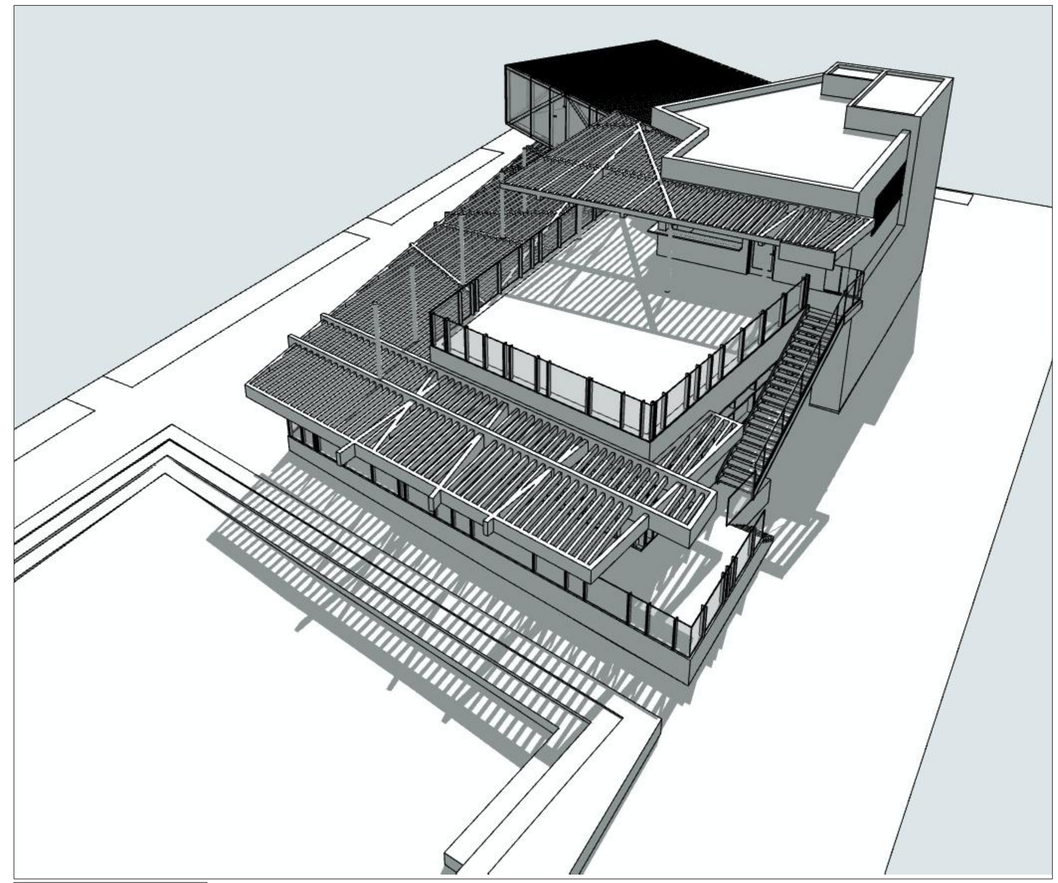
File Name: "\\Volumes\Projects\22019 Landmark Pavilions\22019-Drawings\01 CAD\1-2 Drafts\Landmark Mall Redev_CURRENT.pln\Landmark Mall Redev_CURRENT.pln" Layout: A.01 Pavilion 1 Elevations Printed Date: 12/6/22 at 1:29 PM



PAVILION 1 - SW 3D



PAVILION 1 - NE 3D

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12/02/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:
Pavilion 1 Mass Orientation Diagrams

SHEET NUMBER:
A.02

Printed: 12/2/22
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12/02/2022	CONCEPT II

KEY MAP

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DATE: 12/02/2022

PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:

Pavilion 1 Rendering

SHEET NUMBER:

A.03

Printed: 12/2/22

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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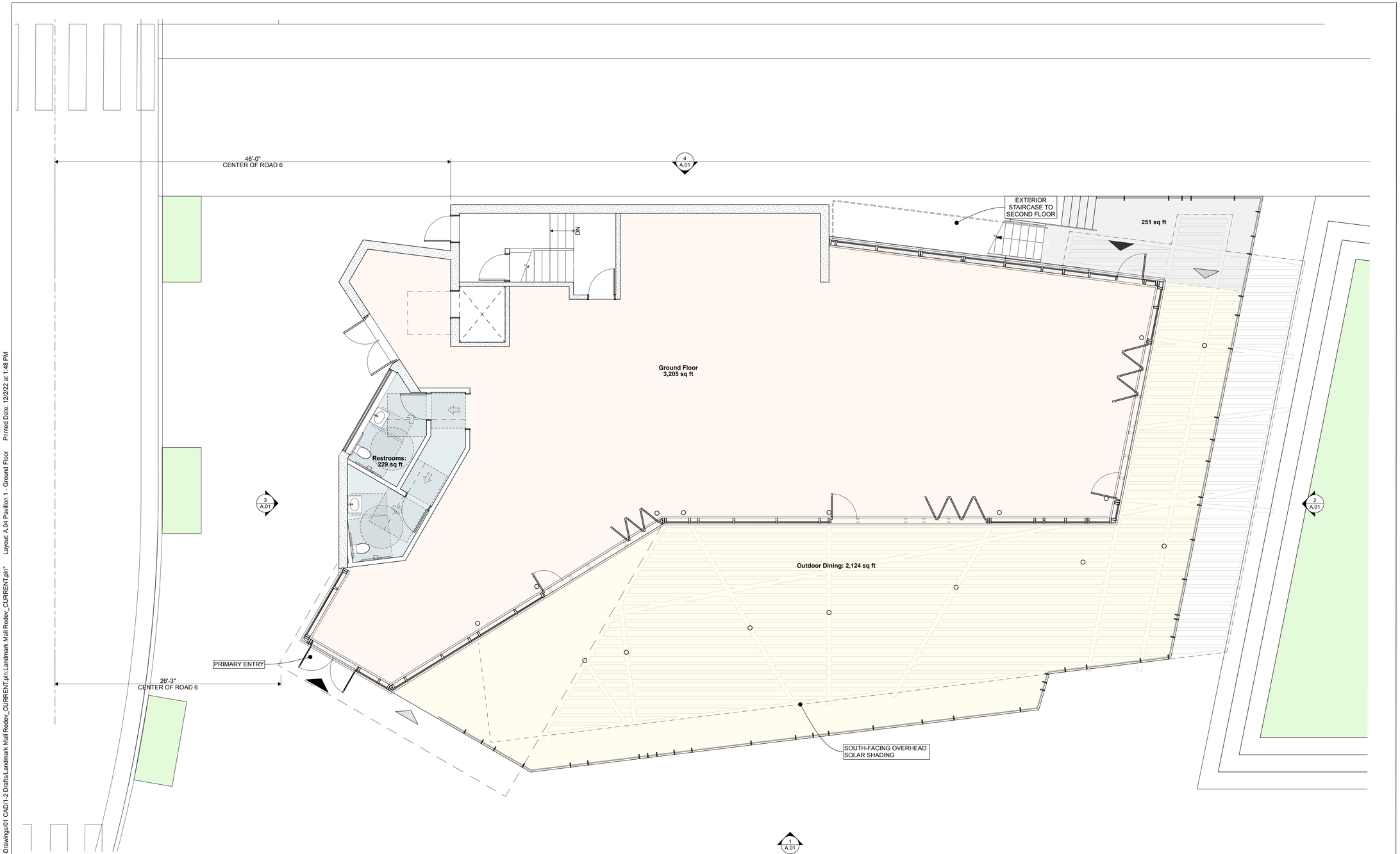

1 Pavilion 1 - Ground Floor
Scale: 3/16" = 1'-0"

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SCALE:

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Pavilion 1 - Ground Floor

SHEET NUMBER:

A.04

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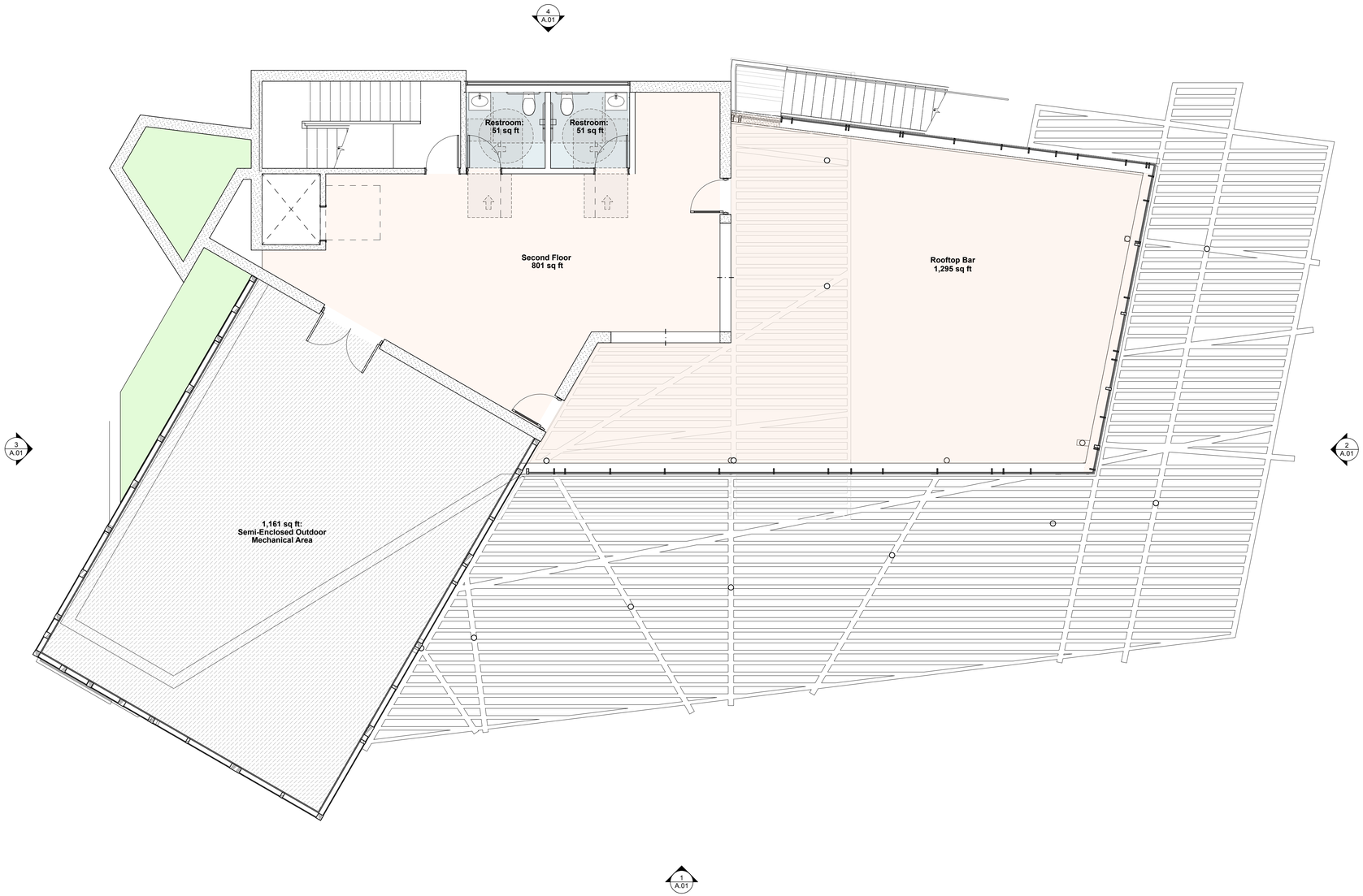

1 Pavilion 1 - Second Floor / Roof

Scale: 3/16" = 1'-0"

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KEY MAP

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DATE: 12/02/2022

PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:

Pavilion 1 - Second Floor

SHEET NUMBER:

A.05

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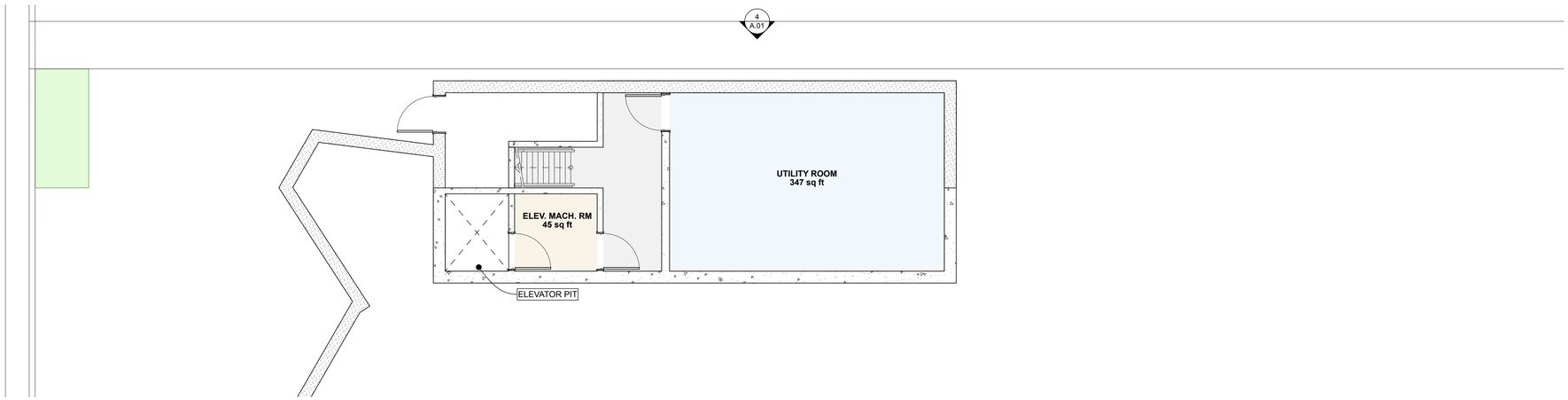

1 Pavilion 1 - Basement
Scale: 3/16" = 1'-0"

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KEY MAP

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PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:

Pavilion 1 - Basement

SHEET NUMBER:

A.06

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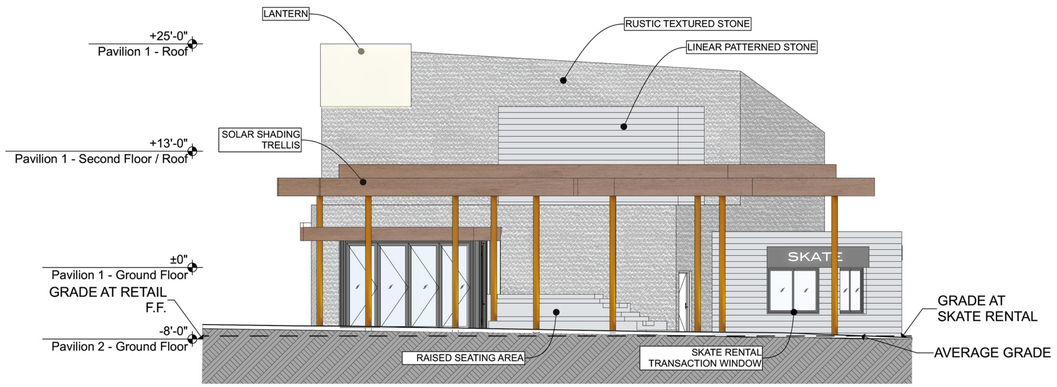
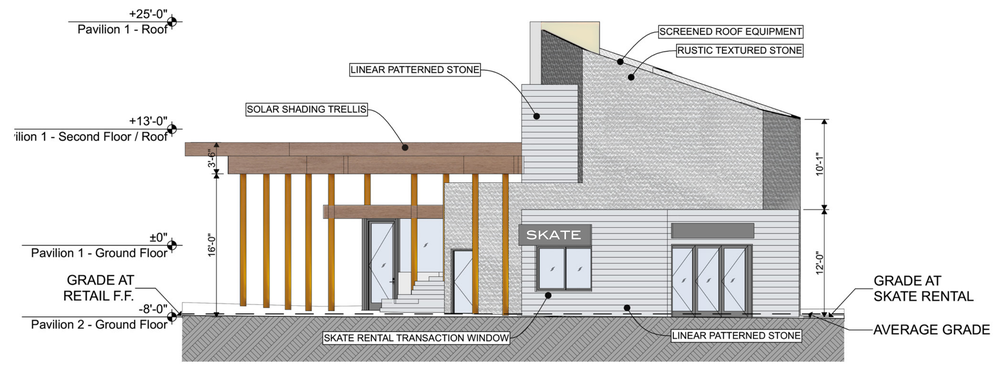
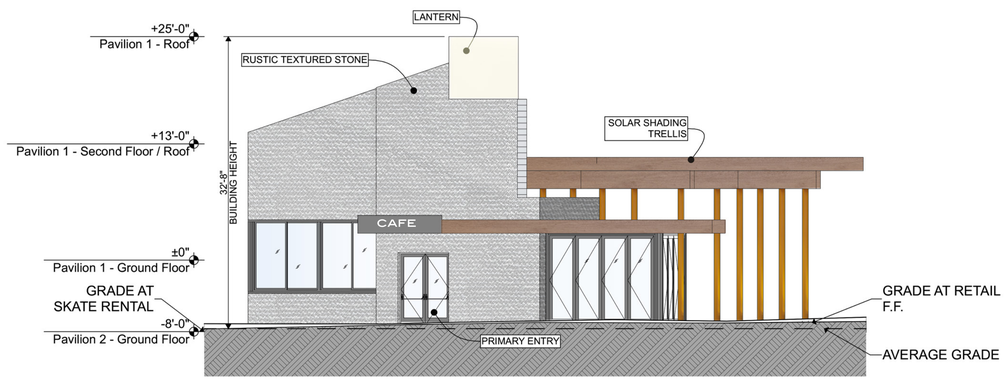


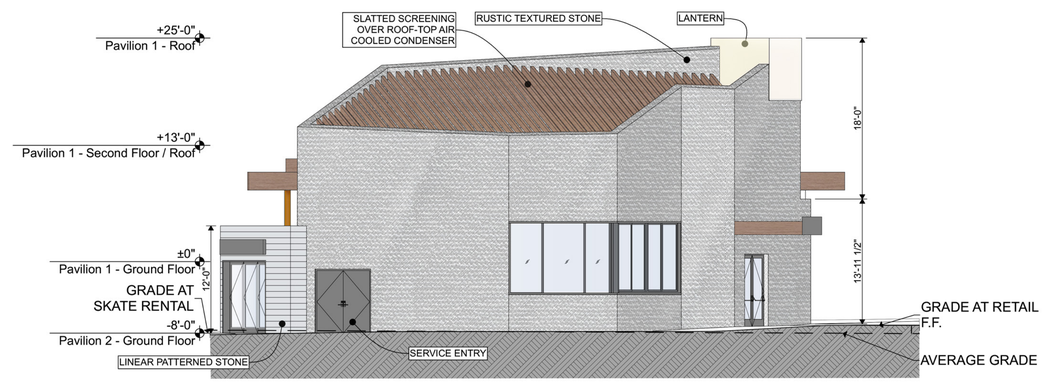
1 Pavilion 2 - Elevation South
Scale: 1/8" = 1'-0"



2 Pavilion 2 - Elevation East
Scale: 1/8" = 1'-0"



3 Pavilion 2 - Elevation West
Scale: 1/8" = 1'-0"



4 Pavilion 2 - Elevation North
Scale: 1/8" = 1'-0"

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KEY MAP

DATE: 12/02/2022
PROJECT NUMBER: **22019.00**
SCALE:
DRAWING TITLE:
Pavilion 2 Elevations
SHEET NUMBER:
A.07

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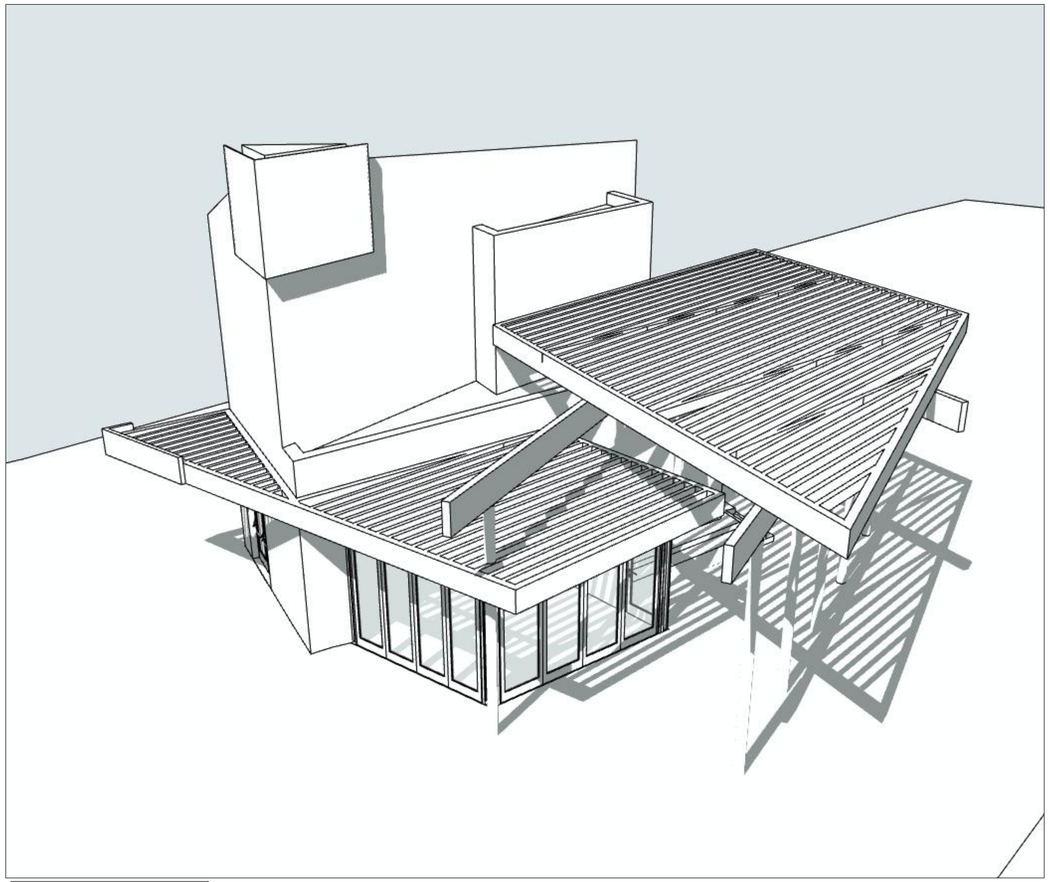

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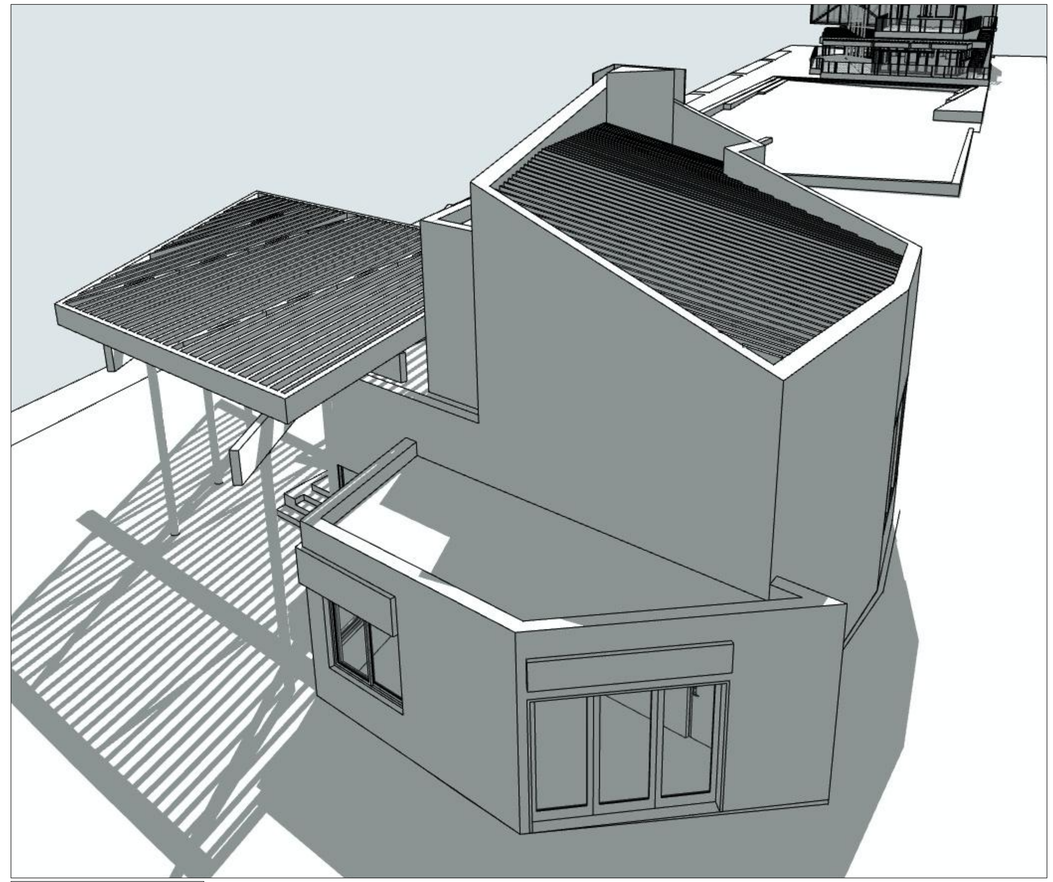

PAVILION 2 - NE 3D

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KEY MAP

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DATE: 12/02/2022

PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:
Pavilion 2 Mass Orientation Diagrams

SHEET NUMBER:
A.08

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Pavilion 2 Rendering

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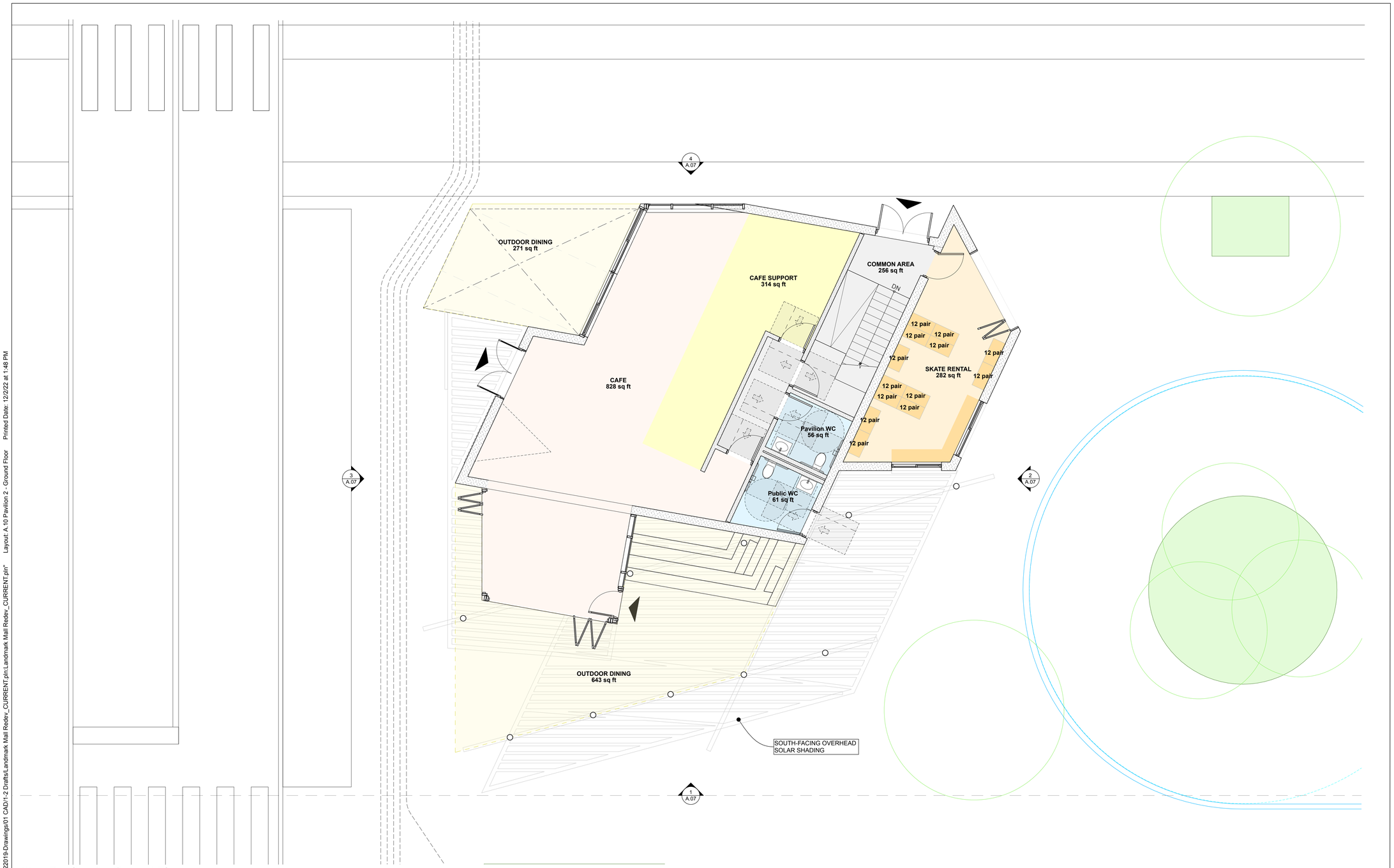

1 Pavilion 2 - Ground Floor
Scale: 3/16" = 1'-0"

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12/02/2022	CONCEPT II

KEY MAP

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DATE: 12/02/2022

PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:

Pavilion 2 - Ground Floor

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A.10

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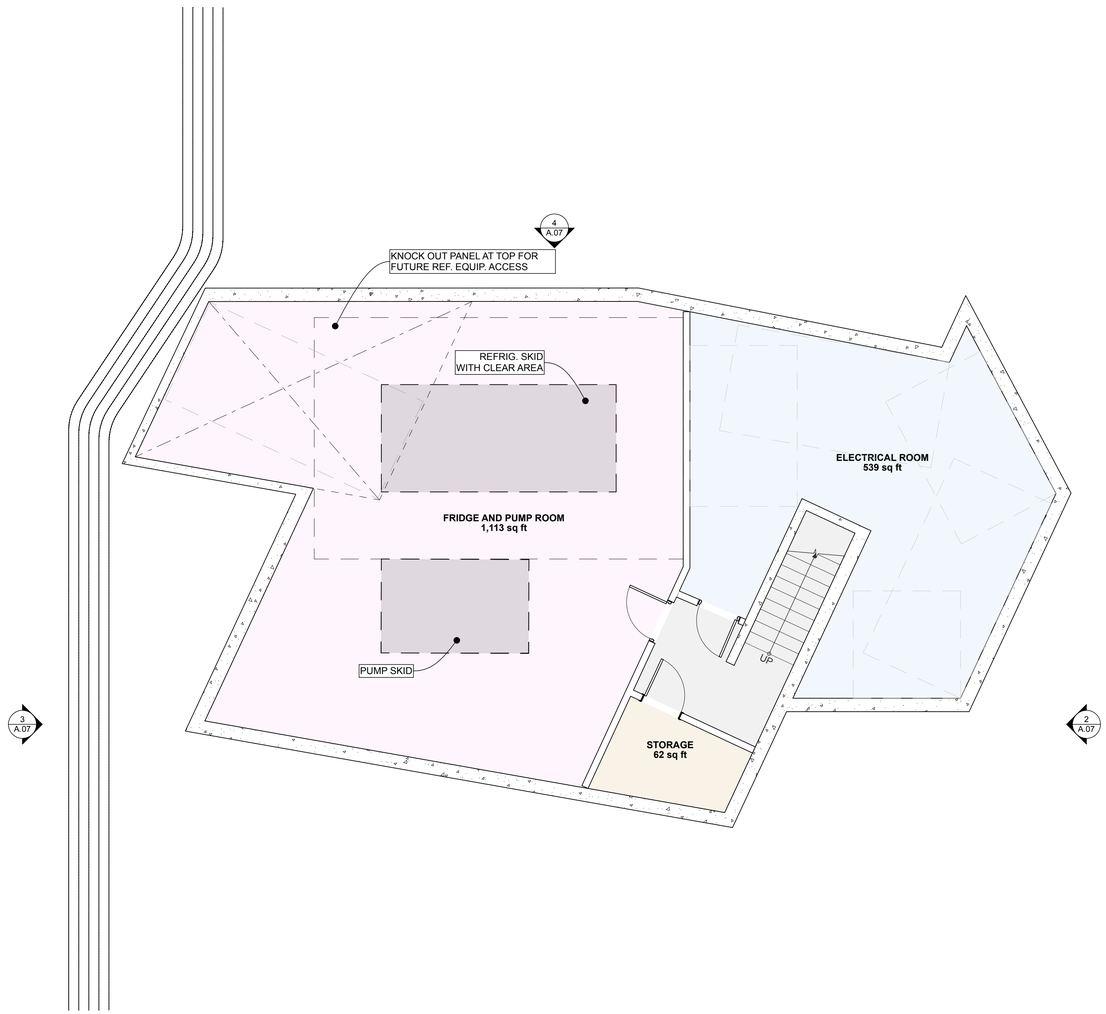

1 Pavilion 2 - Basement
Scale: 3/16" = 1'-0"

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KEY MAP

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DATE: 12/02/2022

PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:

Pavilion 2 - Basement

SHEET NUMBER:

A.11

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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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SEAL & SIGNATURE

SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: NTS

DRAWING TITLE: ILLUSTRATIVE PLAN

SHEET NUMBER: L001

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

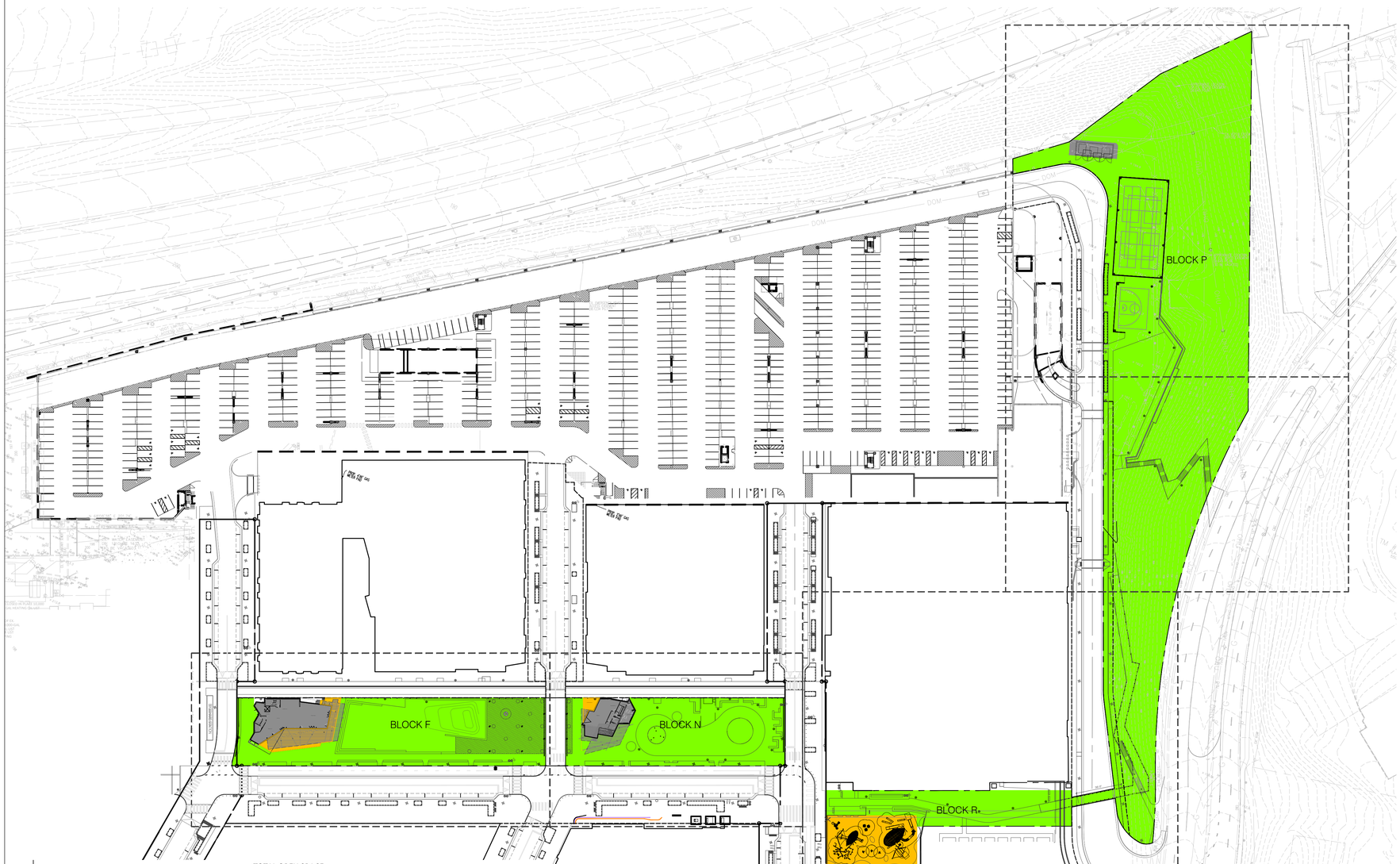
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



TOTAL OPEN SPACE				
OPEN SPACE	PROPOSED AREA (sf)	PROPOSED AREA (ac)	AREA REQUIRED BY CDD (sf)	AREA REQUIRED BY CDD (ac)
PRIVATE OPEN SPACE WITH PUBLIC ACCESS EASEMENT	184,782	4.24	164,667	3.78
PRIVATE OPEN SPACE	10,338	0.24	0	0.00
TOTAL OPEN SPACE	195,120	4.48	164,667	3.78
TOTAL SITE AREA	200,788	4.61	172,539	3.96
PERCENT OPEN SPACE	97%	97%	95%	95%

PRIVATE OPEN SPACE WITH PUBLIC ACCESS EASEMENT - PARK				
LOCATION	PROPOSED AREA (sf)	PROPOSED AREA (ac)	AREA REQUIRED BY CDD (sf)	AREA REQUIRED BY CDD (ac)
BLOCK F - CENTRAL PLAZA	25,885	0.59	22,739	0.52
BLOCK N - CENTRAL PLAZA EAST	20,181	0.46	17,699	0.41
BLOCK P - TERRACE PARK	126,291	2.90	114,050	2.62
BLOCK R - PASEO	11,763	0.27	10,179	0.23
ROAD 7 BRIDGE	662	0.02	0	0.00
TOTAL OPEN SPACE	184,782	4.24	164,667	3.78

PRIVATE OPEN SPACE				
LOCATION	PROPOSED AREA (sf)	PROPOSED AREA (ac)	AREA REQUIRED BY CDD (sf)	AREA REQUIRED BY CDD (ac)
BLOCK F - CENTRAL PLAZA	2,343	0.05	0	0.00
BLOCK N - CENTRAL PLAZA EAST	316	0.01	0	0.00
BLOCK M - PLAYGROUND	7,679	0.18	0	0.00
BLOCK P - TERRACE PARK	0	0.00	0	0.00
TOTAL OPEN SPACE	10,338	0.24	0	0.00

RETAIL PAVILIONS				
LOCATION	PROPOSED AREA (sf)	PROPOSED AREA (ac)	AREA REQUIRED BY CDD (sf)	AREA REQUIRED BY CDD (ac)
BLOCK F - CENTRAL PLAZA	3,534	0.08	4,557	0.10
BLOCK N - CENTRAL PLAZA EAST	2,134	0.05	3,315	0.08
TOTAL OPEN SPACE	5,668	0.13	7,872	0.18

OPEN SPACE LEGEND

- PRIVATE OPEN SPACE WITH PUBLIC ACCESS EASEMENT - PARKS
- PRIVATE OPEN SPACE
- NON OPEN SPACE AREA

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

CHAIRMAN, PLANNING COMMISSION DATE

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

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SEAL & SIGNATURE

SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

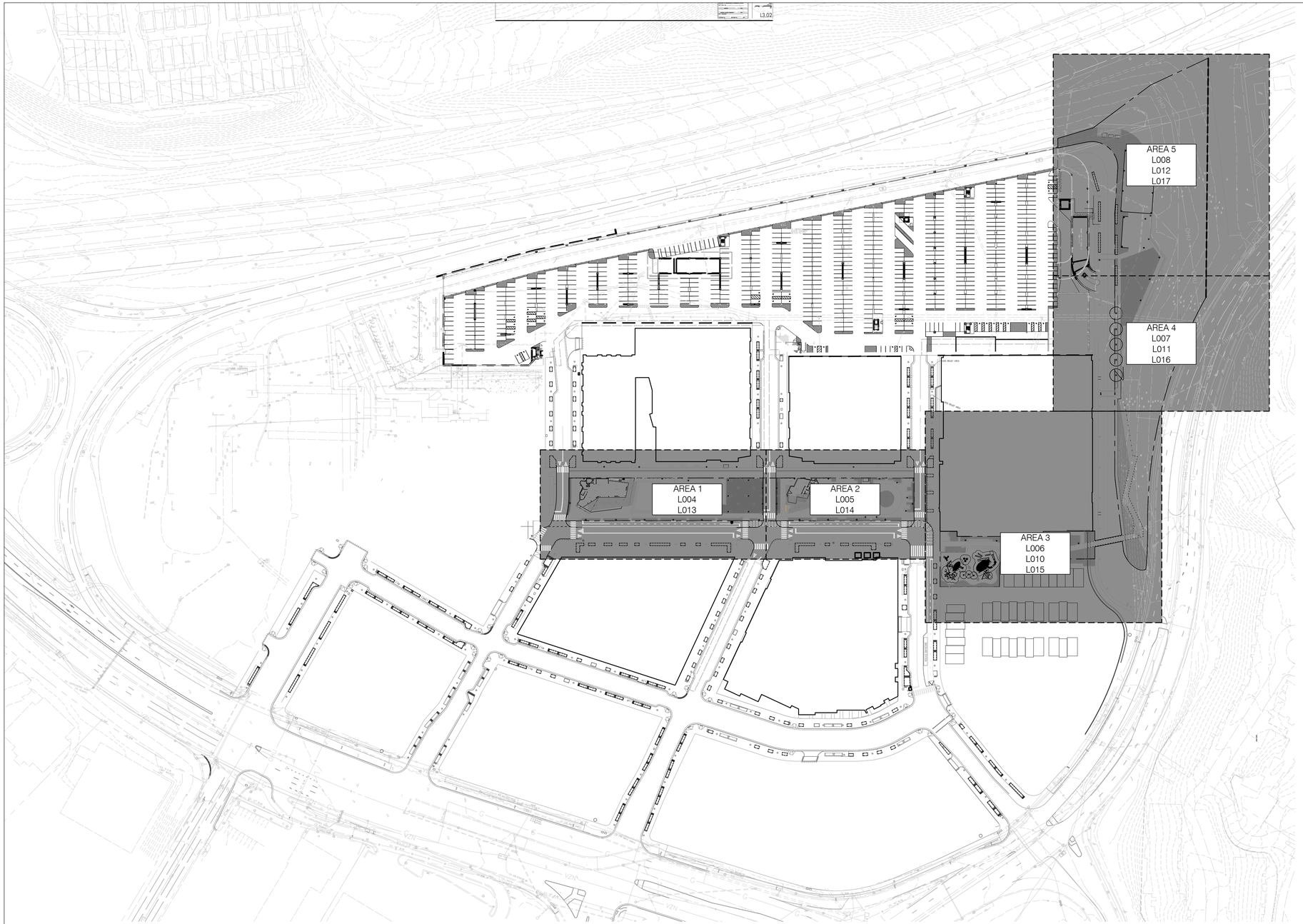
DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1"=70'

DRAWING TITLE: OPEN SPACE PLAN

SHEET NUMBER: L002



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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 100'

DRAWING TITLE: KEY PLAN

SHEET NUMBER: L003

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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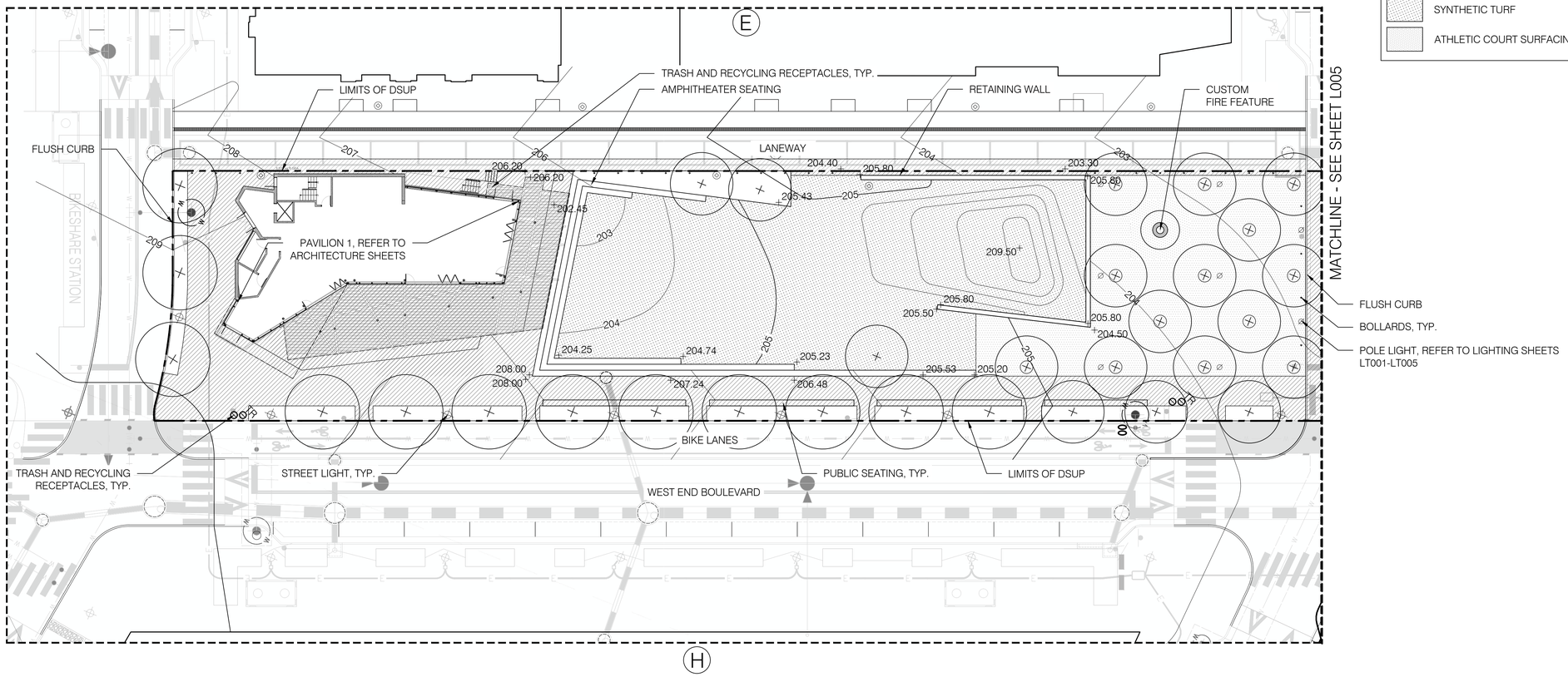

HARDSCAPE LEGEND

- CITY OF ALEXANDRIA STANDARD CONCRETE PAVING
- SPECIAL PAVING TYPE 1
- SPECIAL PAVING TYPE 2
- PLAY AREA
- BOARDWALK
- SYNTHETIC TURF
- ATHLETIC COURT SURFACING

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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: SITE PLAN - AREA 1

SHEET NUMBER: L004

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

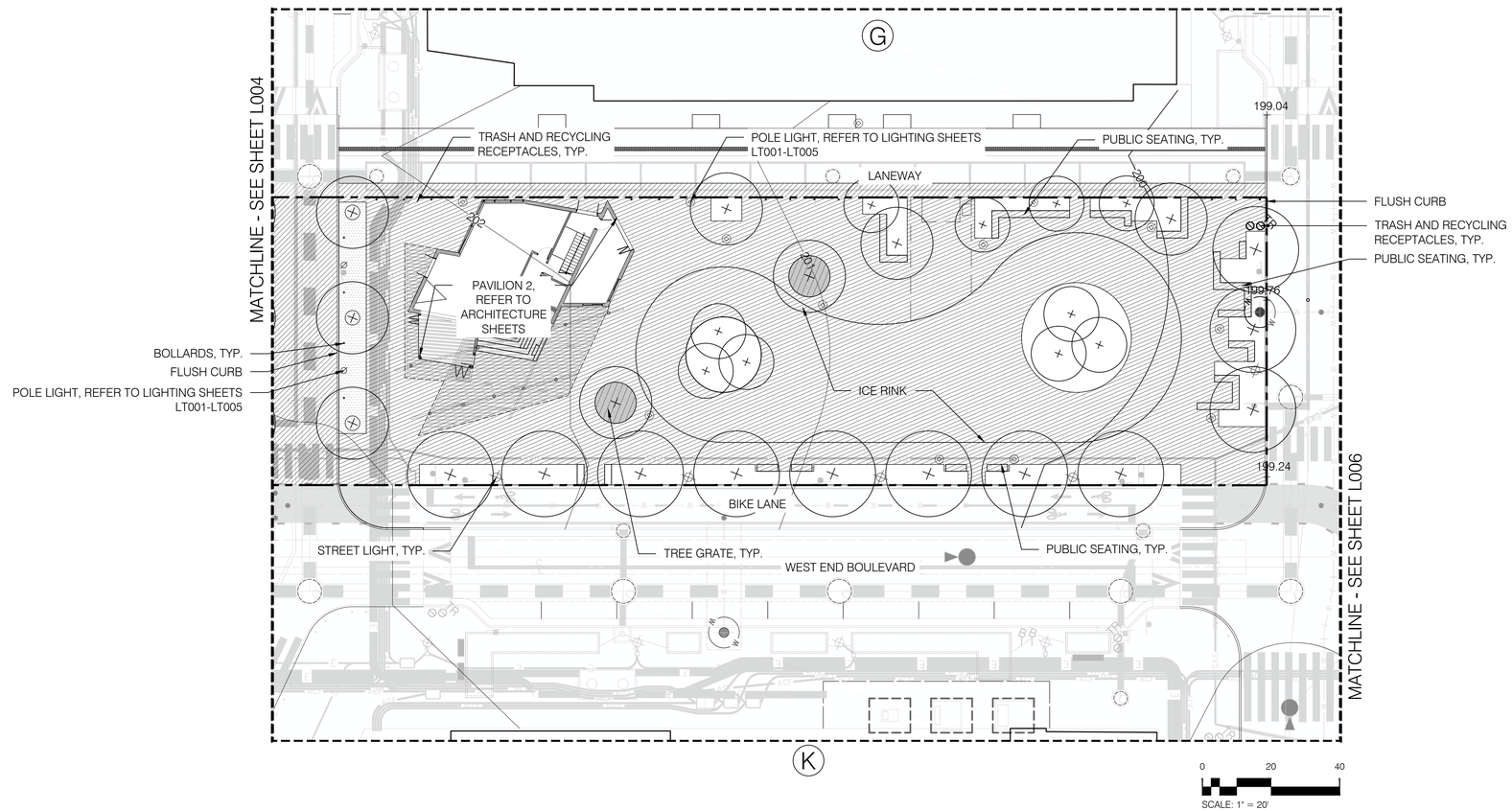
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



HARDSCAPE LEGEND

- CITY OF ALEXANDRIA STANDARD CONCRETE PAVING
- SPECIAL PAVING TYPE 1
- SPECIAL PAVING TYPE 2
- PLAY AREA
- BOARDWALK
- SYNTHETIC TURF
- ATHLETIC COURT SURFACING

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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: SITE PLAN - AREA 2

SHEET NUMBER: L005

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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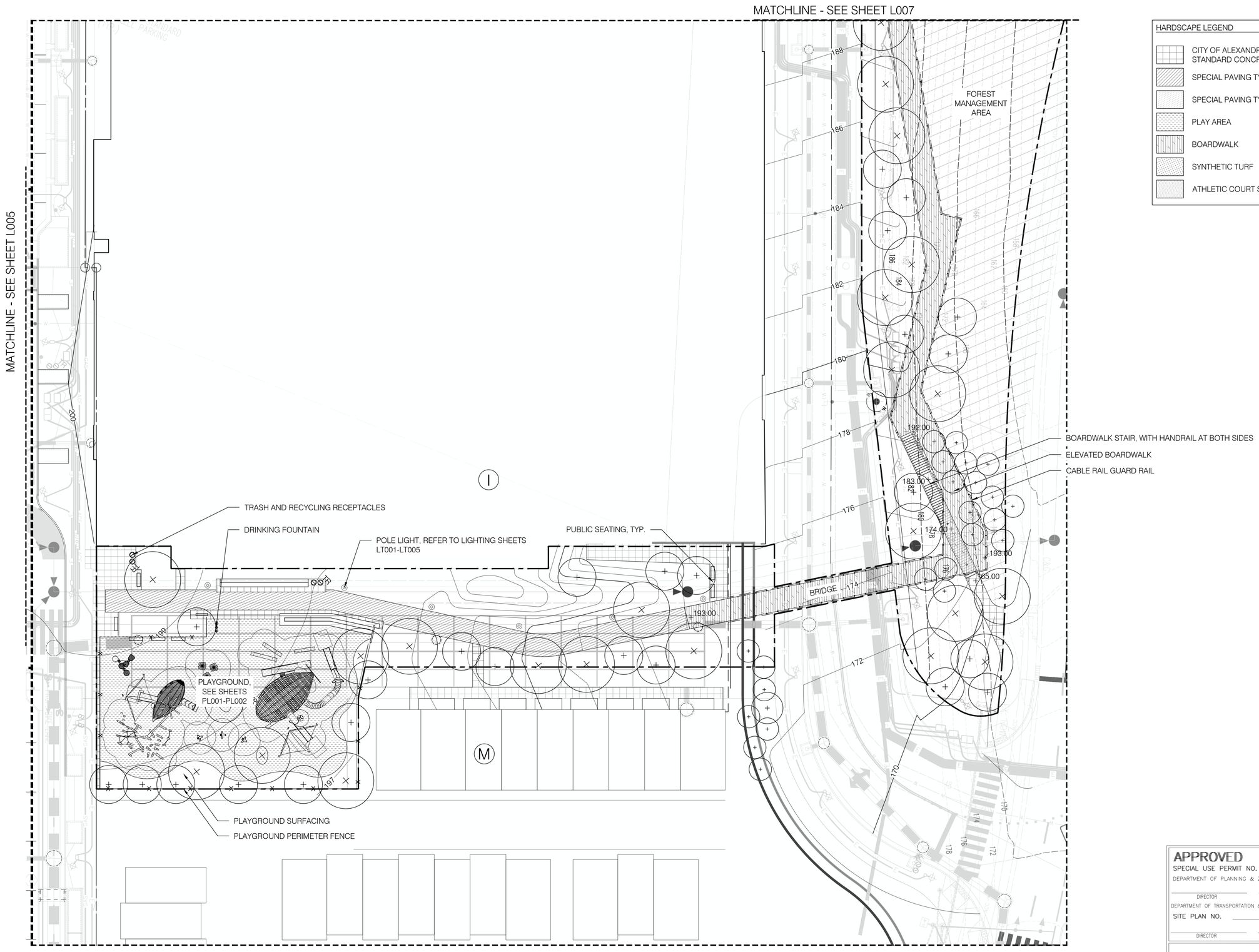

HARDSCAPE LEGEND

- CITY OF ALEXANDRIA STANDARD CONCRETE PAVING
- SPECIAL PAVING TYPE 1
- SPECIAL PAVING TYPE 2
- PLAY AREA
- BOARDWALK
- SYNTHETIC TURF
- ATHLETIC COURT SURFACING

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SUBMISSIONS/ REVISIONS

11/29/2022	CONCEPT II

KEY MAP

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: SITE PLAN - AREA 3

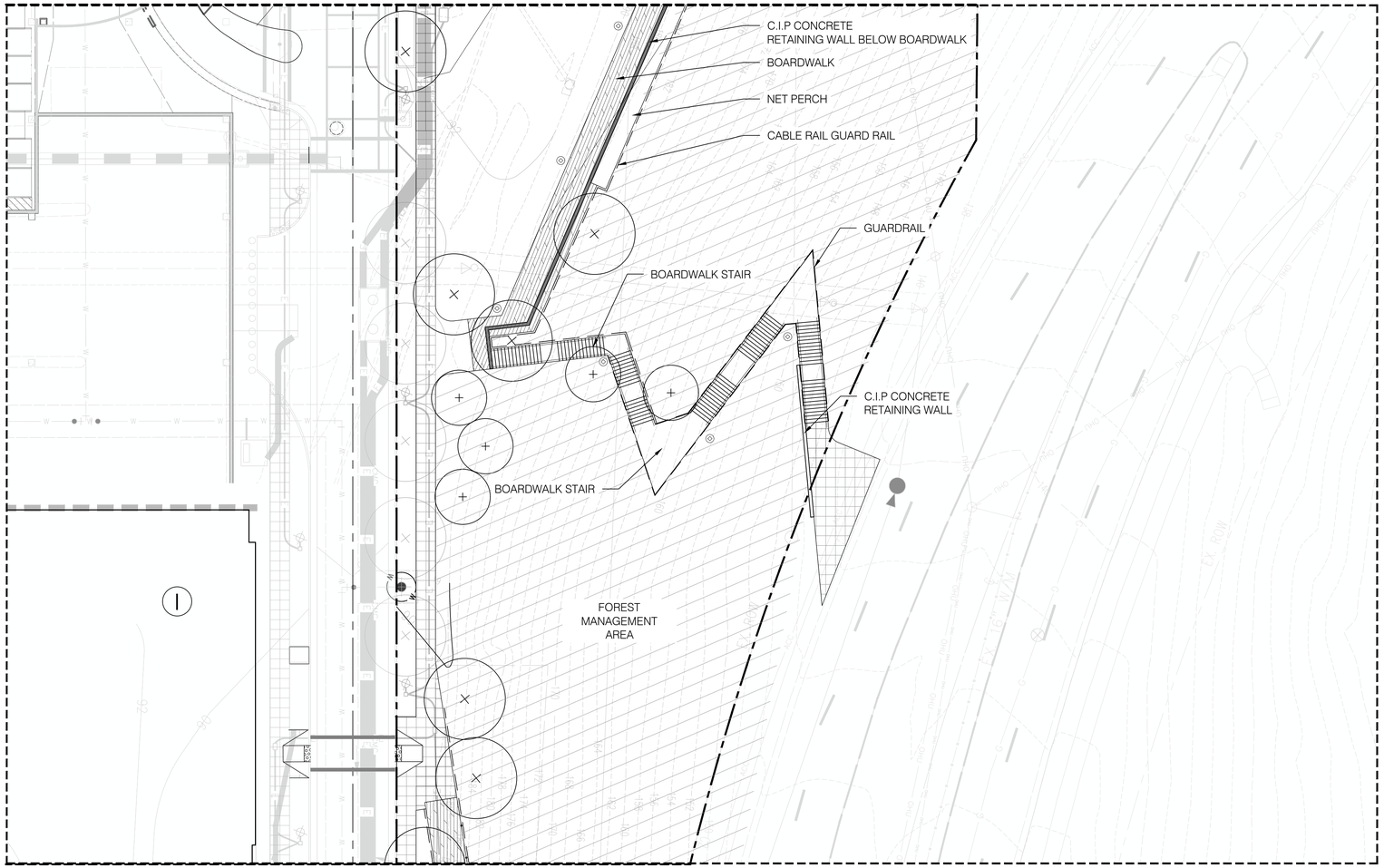
SHEET NUMBER: L006

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

CHAIRMAN, PLANNING COMMISSION DATE

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

MATCHLINE - SEE SHEET L008



MATCHLINE - SEE SHEET L006

0 20 40

SCALE: 1" = 20'

HARDSCAPE LEGEND

- CITY OF ALEXANDRIA STANDARD CONCRETE PAVING
- SPECIAL PAVING TYPE 1
- SPECIAL PAVING TYPE 2
- PLAY AREA
- BOARDWALK
- SYNTHETIC TURF
- ATHLETIC COURT SURFACING

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SEAL & SIGNATURE

SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: SITE PLAN - AREA 4

SHEET NUMBER: L007

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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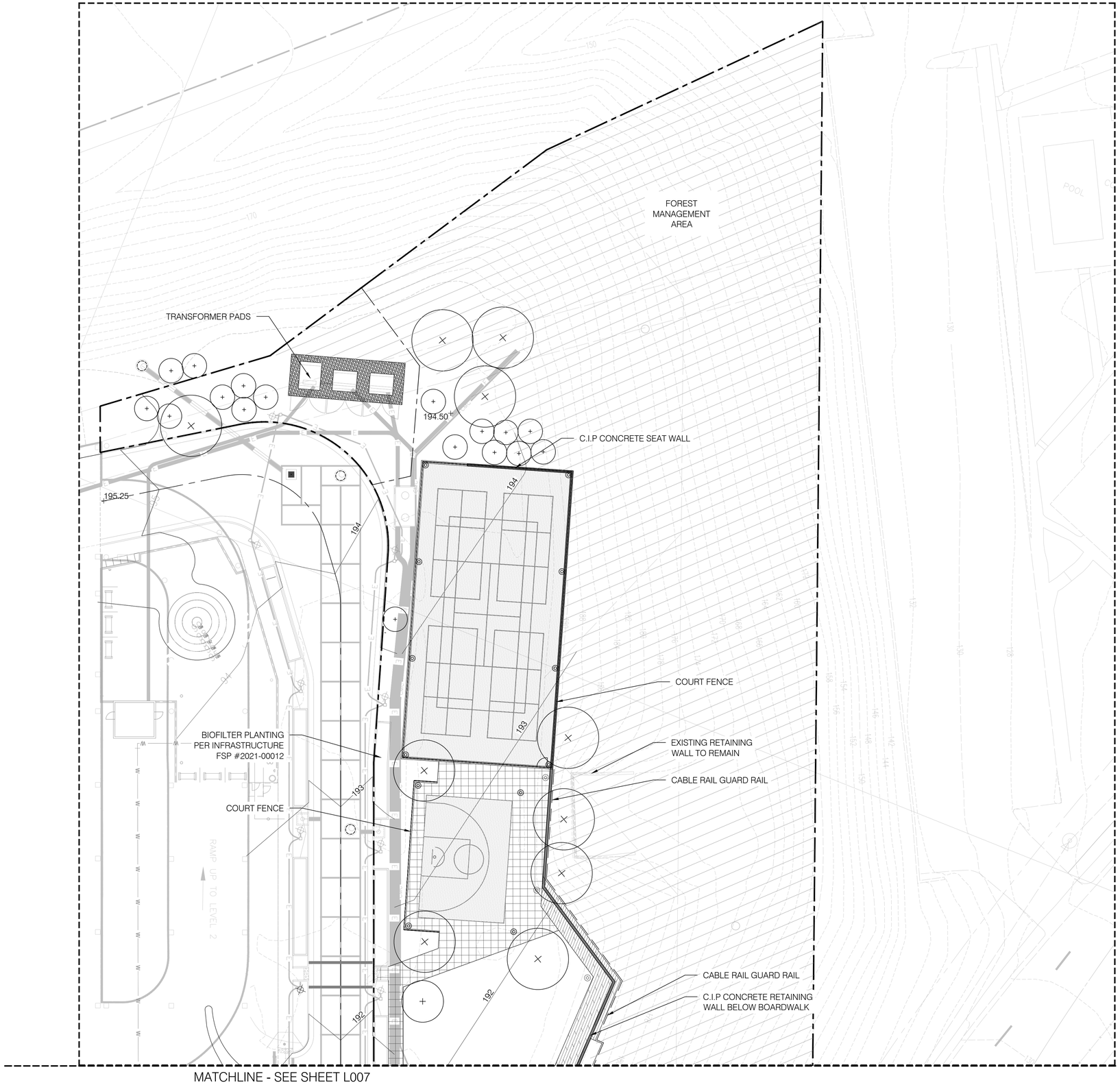

HARDSCAPE LEGEND

- CITY OF ALEXANDRIA STANDARD CONCRETE PAVING
- SPECIAL PAVING TYPE 1
- SPECIAL PAVING TYPE 2
- PLAY AREA
- BOARDWALK
- SYNTHETIC TURF
- ATHLETIC COURT SURFACING

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SEAL & SIGNATURE

SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: SITE PLAN - AREA 5

SHEET NUMBER: L008

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

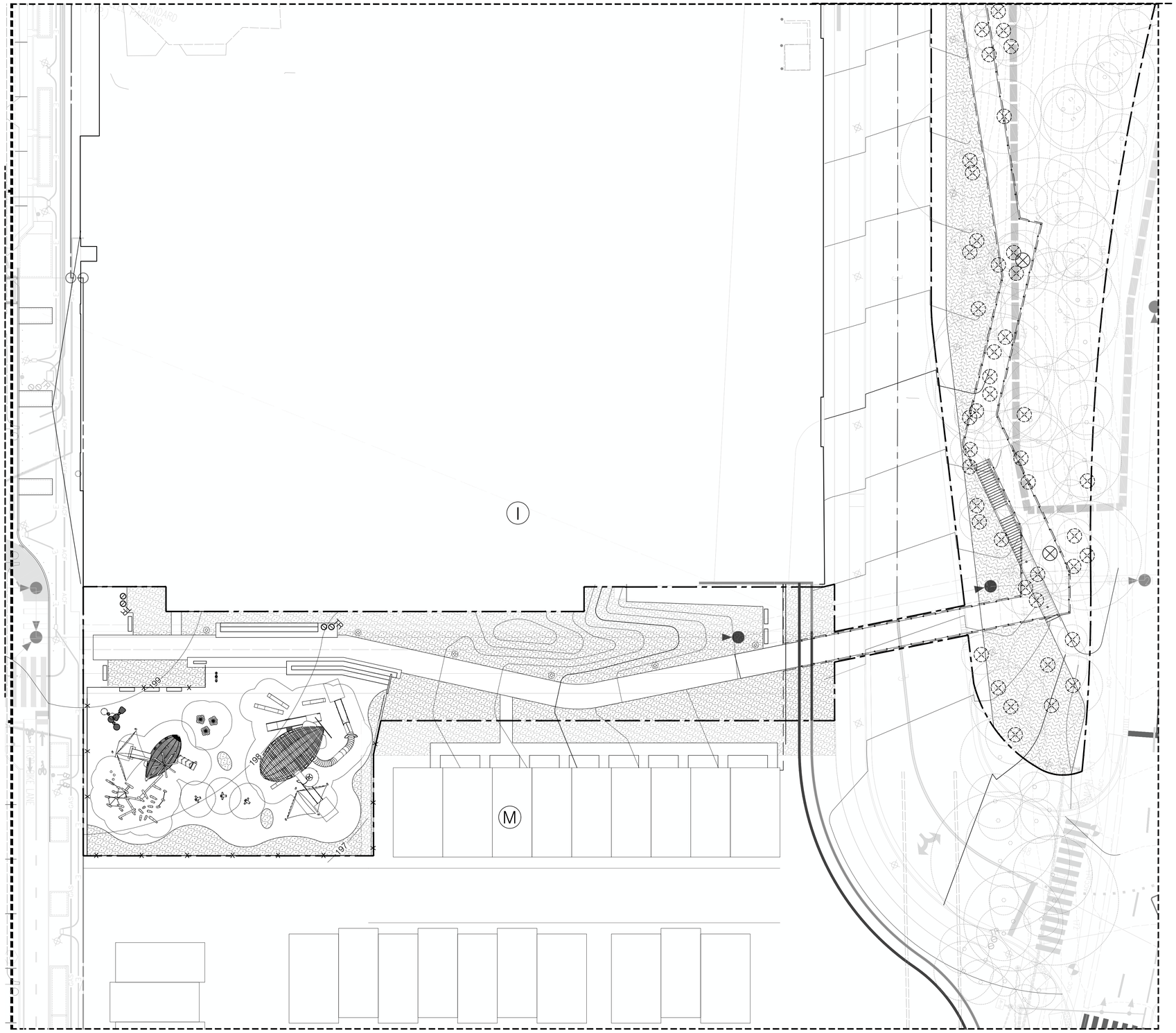
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

MATCHLINE - SEE SHEET L011



TREE REMOVAL LEGEND

TO BE REMOVED

REMOVED AS PART OF INFRASTRUCTURE SCOPE OF WORK

DEVELOPER

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CONTACT: DON HOOVER

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CONTACT: CHRISTOPHER PELI

SEAL & SIGNATURE

SUBMISSIONS/ REVISIONS

11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: TREE REMOVAL PLAN - AREA 3

SHEET NUMBER: L010

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

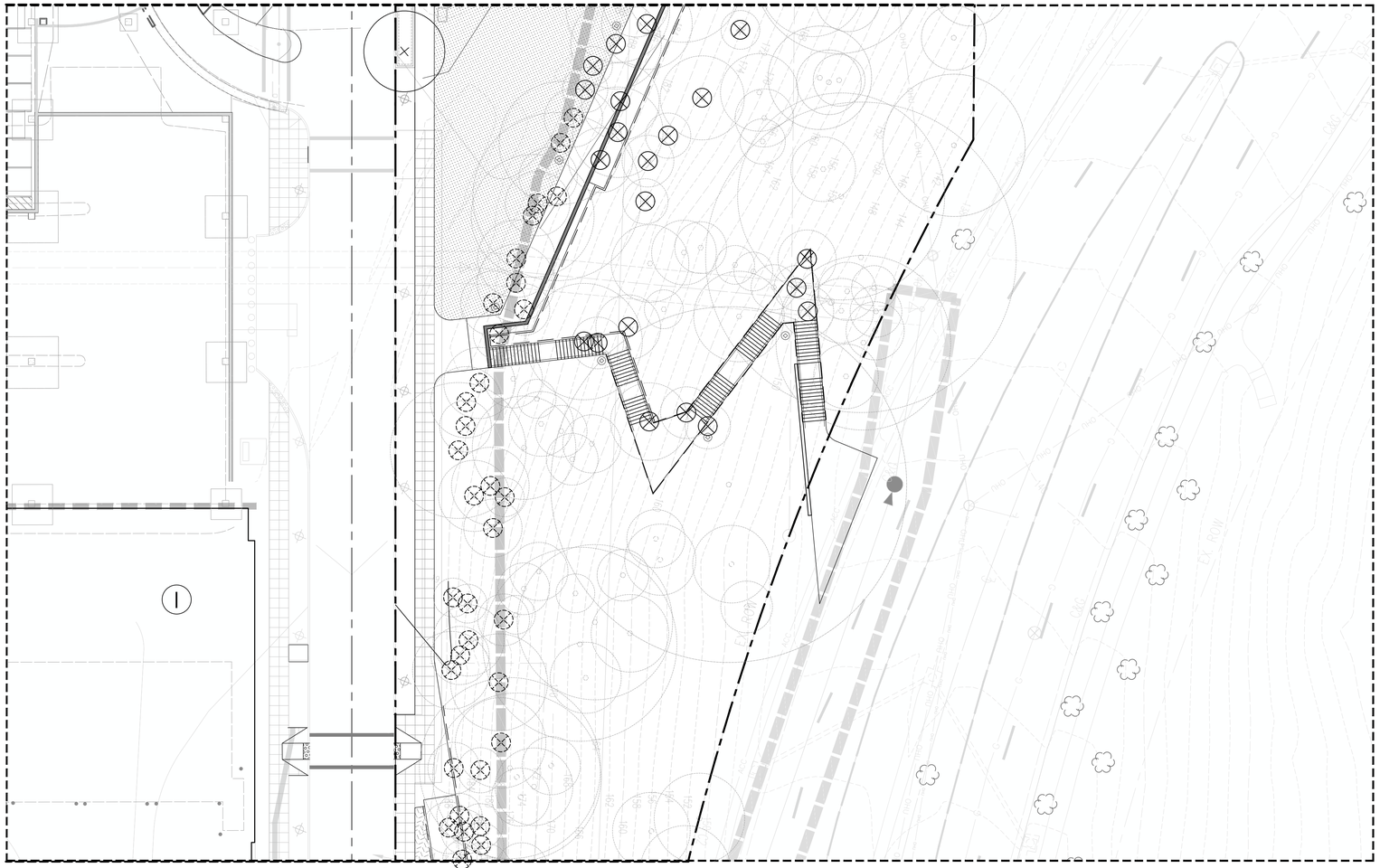
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

MATCHLINE - SEE SHEET L012



MATCHLINE - SEE SHEET L010

TREE REMOVAL LEGEND

TO BE REMOVED

REMOVED AS PART OF INFRASTRUCTURE SCOPE OF WORK

DEVELOPER

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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: TREE REMOVAL PLAN - AREA 4

SHEET NUMBER: L011

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

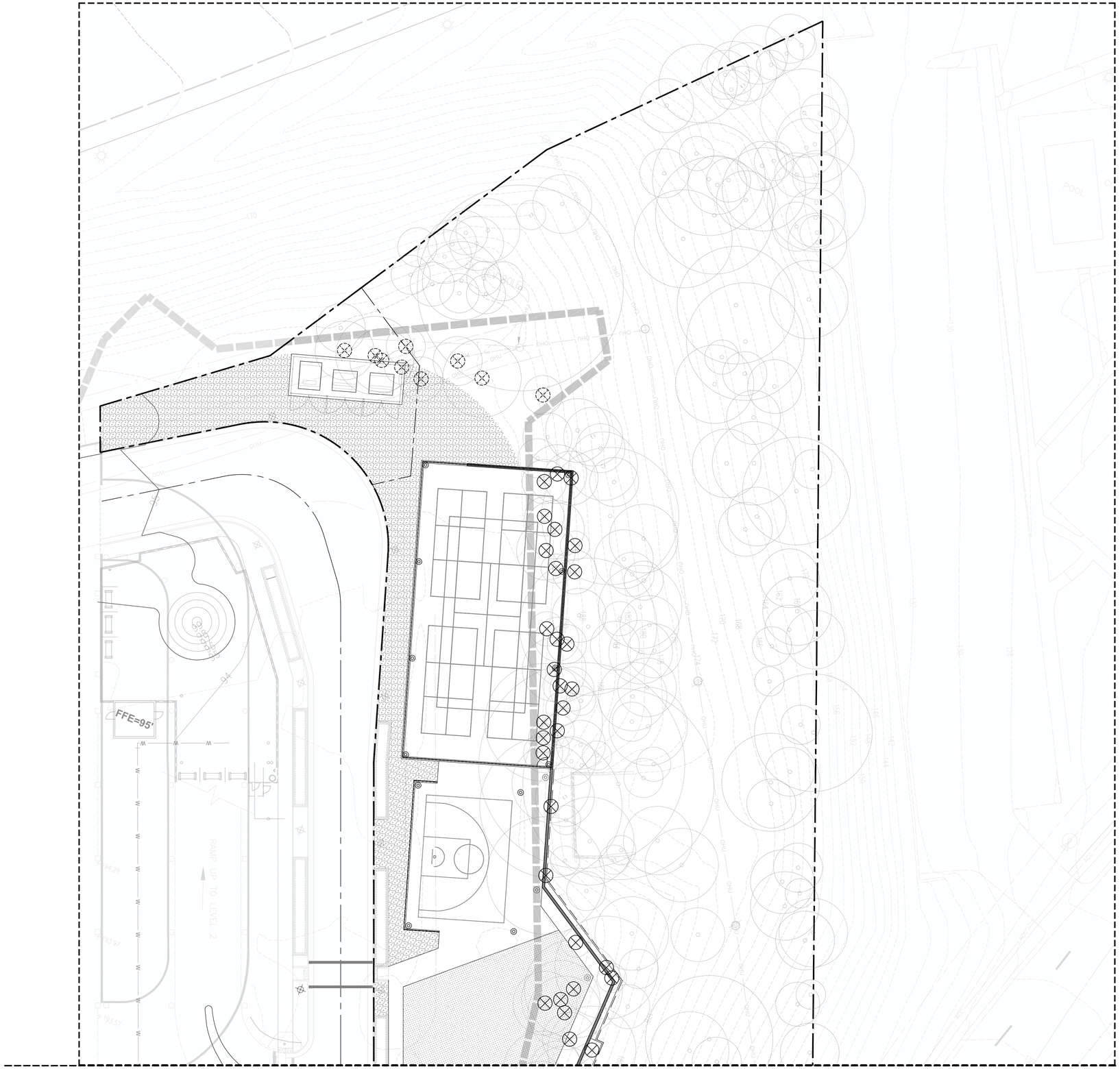
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



MATCHLINE - SEE SHEET L011

TREE REMOVAL LEGEND

TO BE REMOVED

REMOVED AS PART OF INFRASTRUCTURE SCOPE OF WORK

DEVELOPER

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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: TREE REMOVAL PLAN - AREA 5

SHEET NUMBER: L012

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

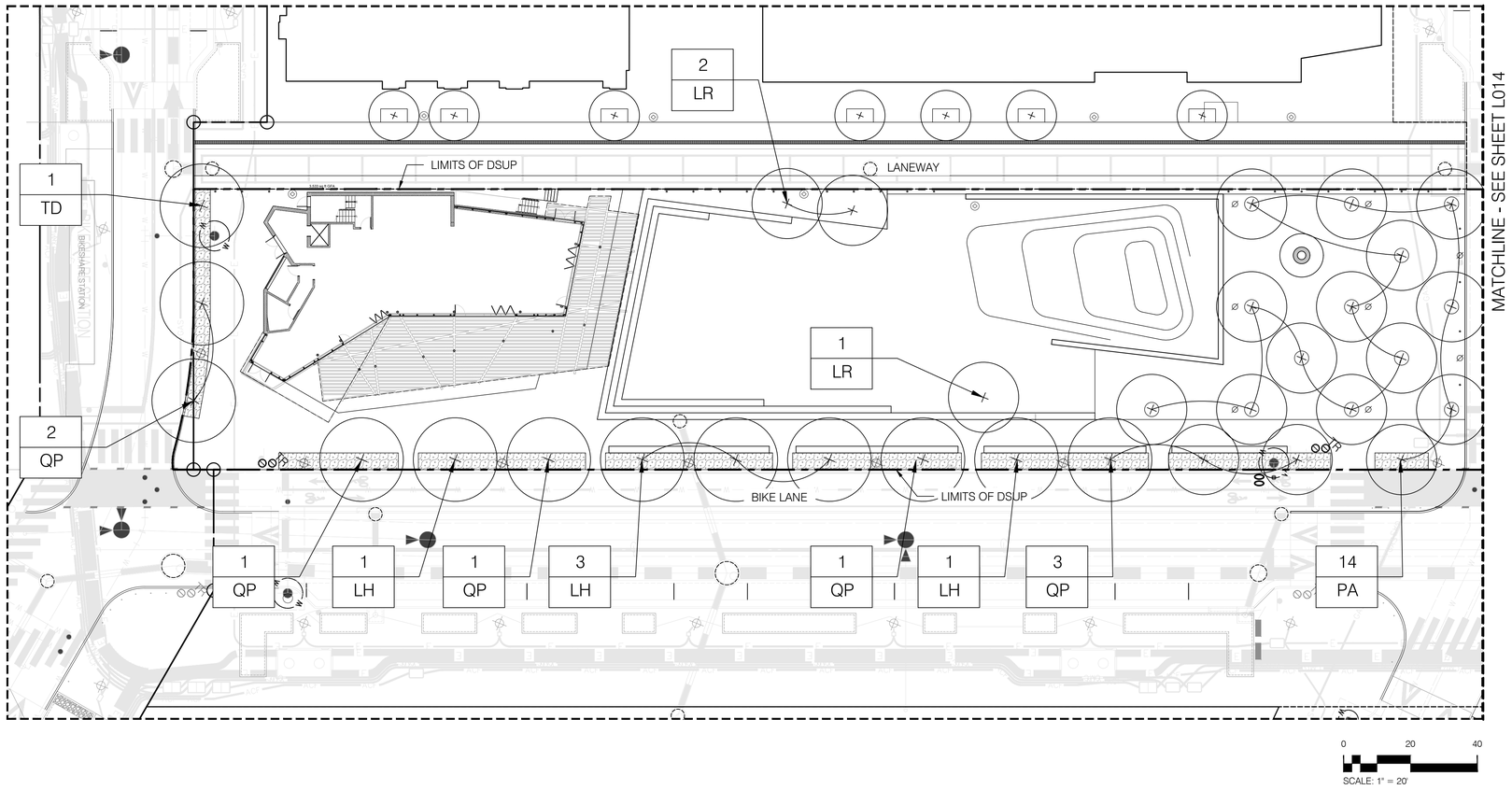
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

PLANTING LEGEND

- LAWN
- GARDEN PLANTING
- MEADOW AND REFORESTATION PLANTING



DEVELOPER

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LANDSCAPE ARCHITECT

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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: PLANTING PLAN - AREA 1

SHEET NUMBER: L013

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

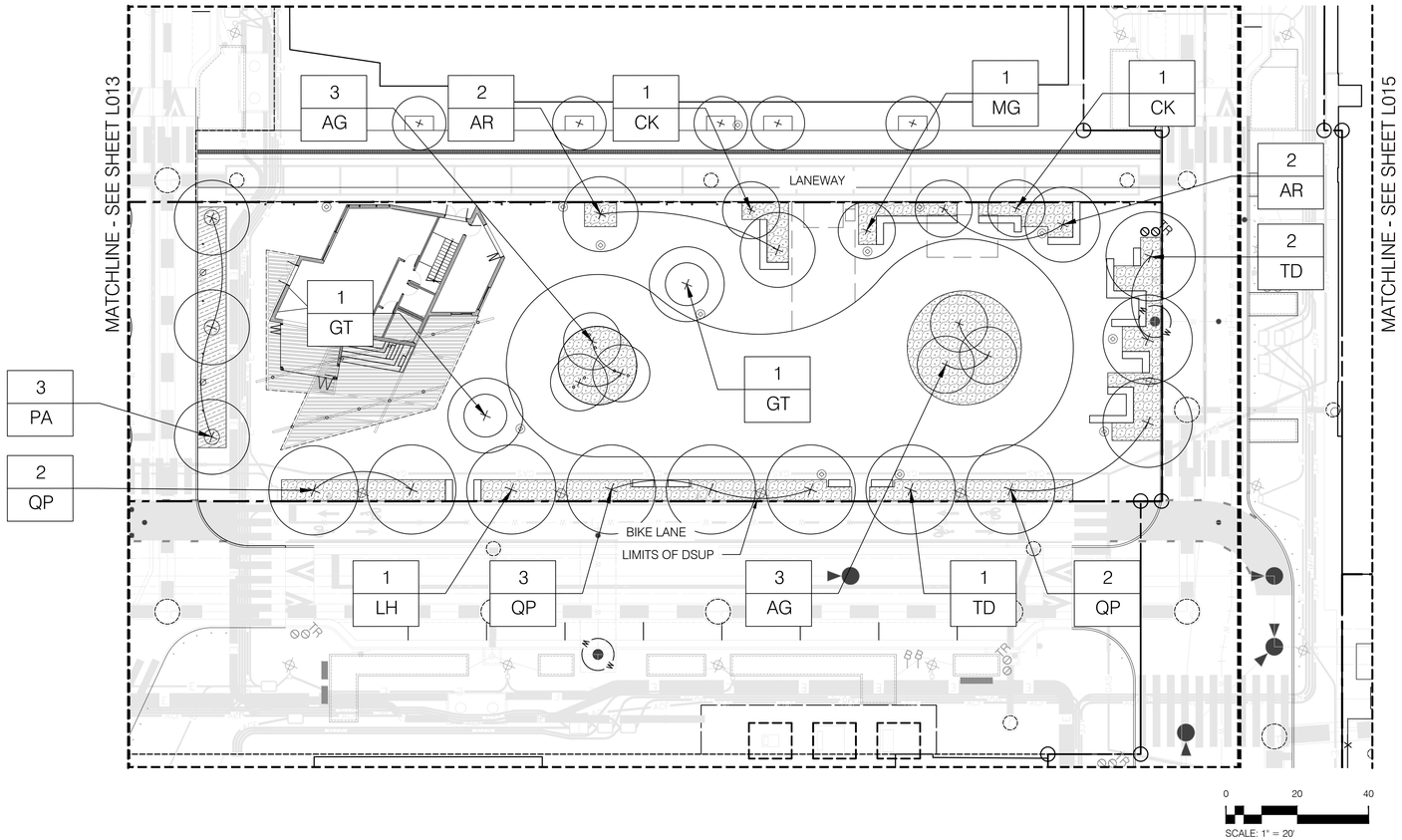
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



PLANTING LEGEND

- LAWN
- GARDEN PLANTING
- MEADOW AND REFORESTATION PLANTING

DEVELOPER

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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

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DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: PLANTING PLAN - AREA 2

SHEET NUMBER: L014

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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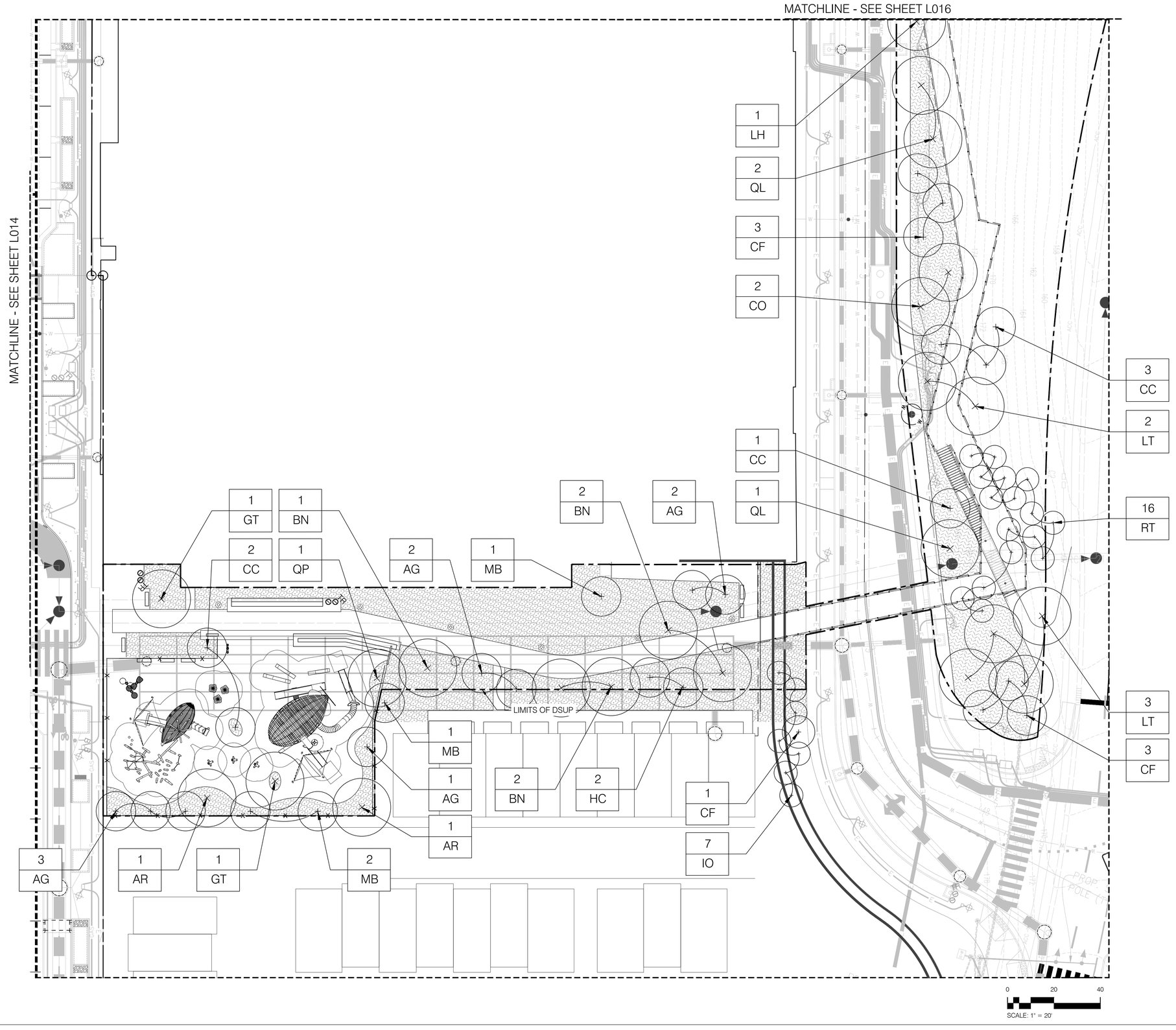

PLANTING LEGEND

- LAWN
- GARDEN PLANTING
- MEADOW AND REFORESTATION PLANTING

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SEAL & SIGNATURE

SUBMISSIONS/ REVISIONS

11/29/2022	CONCEPT II

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

CHAIRMAN, PLANNING COMMISSION DATE

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

KEY MAP

N

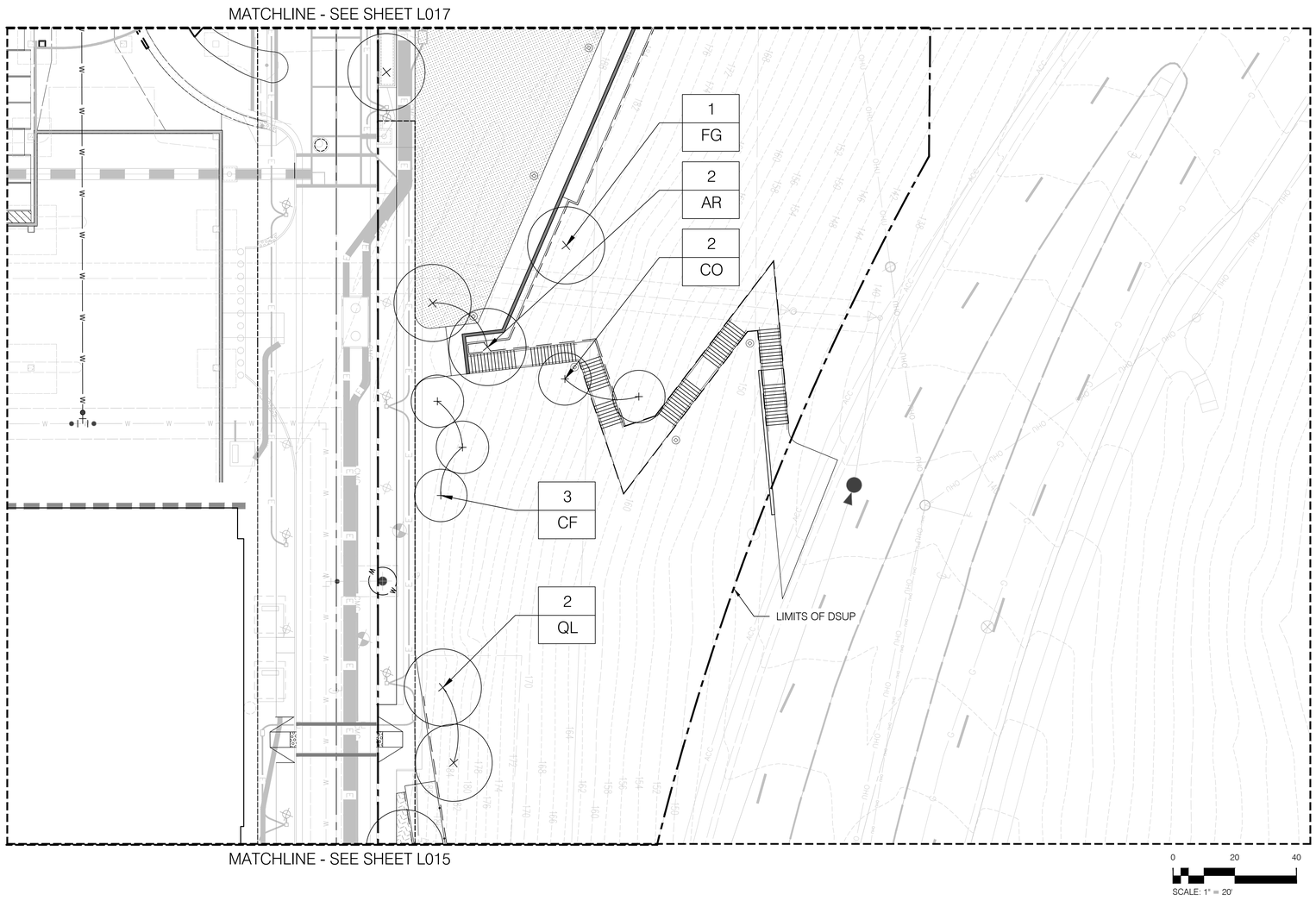
DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: PLANTING PLAN - AREA 3

SHEET NUMBER: L015



PLANTING LEGEND

- LAWN
- GARDEN PLANTING
- MEADOW AND REFORESTATION PLANTING

DEVELOPER

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SEAL & SIGNATURE

SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: PLANTING PLAN - AREA 4

SHEET NUMBER: L016

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

PLANTING LEGEND

- LAWN
- GARDEN PLANTING
- MEADOW AND REFORESTATION PLANTING

0 20 40
SCALE: 1" = 20'

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

CHAIRMAN, PLANNING COMMISSION DATE

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

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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

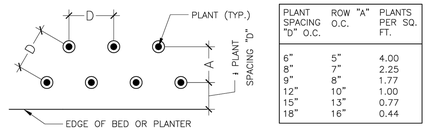
DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1" = 20'

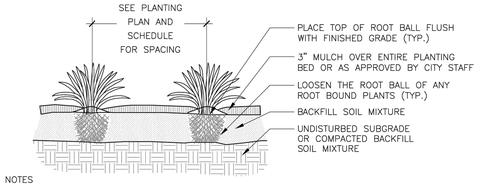
DRAWING TITLE: MATERIALS PLAN

SHEET NUMBER: L2.05



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

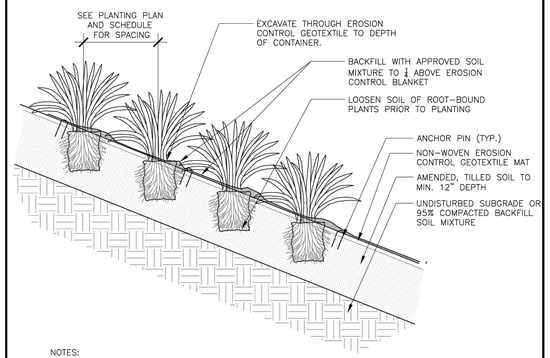
OF UPDATES: 00 LAST UPDATED:

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	GROUNDCOVER & PERENNIAL PLANTING
Approved by: COA	
1 OF 1	Date drawn: 01/01/19 — LD 011

1 GROUNDCOVER AND PERENNIAL PLANTING
SCALE: NTS



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

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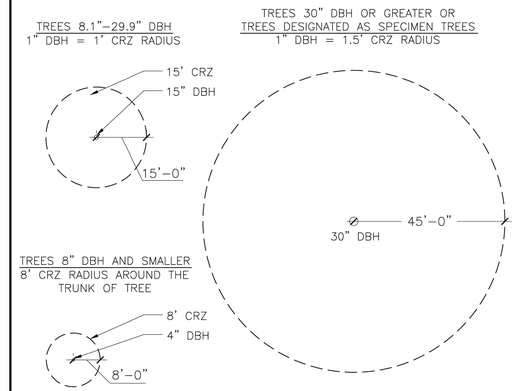
Source: CITY OF ALEXANDRIA	GROUNDCOVER & PERENNIAL PLANTING ON SLOPE
Approved by: COA	
1 OF 1	Date drawn: 01/01/19 — LD 012

2 GROUNDCOVER AND PERENNIAL PLANTING ON SLOPE
SCALE: NTS



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:
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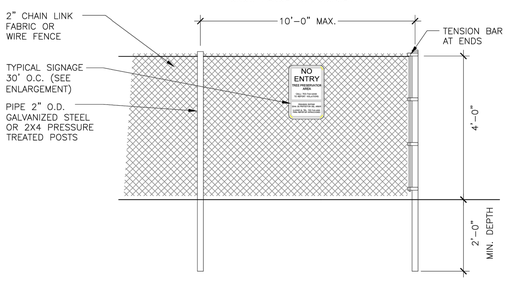
Source: CITY OF ALEXANDRIA	CRITICAL ROOT ZONE
Approved by: COA	
1 OF 1	Date drawn: 01/01/19 — LD 013

3 TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
SCALE: NTS

NOTES

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



A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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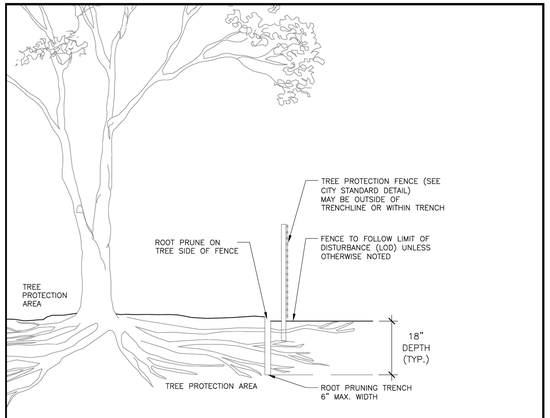
Source: CITY OF ALEXANDRIA	TREE PROTECTION FENCE
Approved by: COA	
1 OF 1	Date drawn: 01/01/19 — LD 014

4 TREE PROTECTION FENCE
SCALE: NTS



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

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Source: CITY OF ALEXANDRIA	ROOT PRUNING
Approved by: COA	
1 OF 1	Date drawn: 01/01/19 — LD 015

5 ROOT PRUNING
SCALE: NTS

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SEAL & SIGNATURE

SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP — N

DATE: 12/02/2022
PROJECT NUMBER: W2108
SCALE: NTS

PLANTING DETAILS
DRAWING TITLE:

L018
SHEET NUMBER:

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

Landmark Parks
PLANT SCHEDULE

PREPARED: 10.21.2022

	CANOPY TREES					
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
9	AR	*Acer rubrum 'Red Sunset'*	Red Maple	3.5" - 4" cal.	B&B	AS SHOWN
4	BN	*Betula nigra 'Dura Heat'*	River Birch	3.5" - 4" cal. 16'-18' ht.	B&B	AS SHOWN
7	CO	*Carya ovata*	Shagbark Hickory	3.5" - 4" cal.	B&B	AS SHOWN
1	CK	*Cladrastis kentukea*	Kentucky Yellowwood	3.5" - 4" cal.	B&B	AS SHOWN
1	FG	*Fagus grandifolia*	American Beech	3.5" - 4" cal.	B&B	AS SHOWN
4	GT	*Gleditsia triacanthos 'Shademaster'*	Shademaster Honeylocust	3.5" - 4" cal.	B&B	AS SHOWN
4	LT	*Liriodendron tulipfera*	Tulip Tree	3.5" - 4" cal.	B&B	AS SHOWN
7	LH	*Liquidambar styraciflua, Happidaze*	Happidaze Seedless Sweetgum	3.5" - 4" cal.	B&B	AS SHOWN
3	LR	*Liquidambar styraciflua, Rotundiloba*	Seedless Sweetgum	3.5" - 4" cal.	B&B	AS SHOWN
1	MG	*Magnolia grandiflora '*	Southern Magnolia	3.5" - 4" cal.	B&B	AS SHOWN
17	PA	*Platanus x acerifolia 'Bloodgood'*	London Plane Tree	3.5" - 4" cal.	B&B	AS SHOWN
6	QL	*Quercus lyrata*	Overcup Oak	3.5" - 4" cal.	B&B	AS SHOWN
16	QP	*Quercus phellos*	Willow Oak	3.5" - 4" cal.	B&B	AS SHOWN
3	QS	*Quercus shumardii*	Shumard Oak	3.5" - 4" cal.	B&B	AS SHOWN
4	TD	*Taxodium distichum*	Bald Cypress	3.5" - 4" cal.	B&B	AS SHOWN
	UNDERSTORY TREES					
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
15	AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Apple Serviceberry	3.5" - 4" cal. 10'-12' ht.	B&B	AS SHOWN
6	CC	*Cercis Canadensis*	Eastern Redbud	2.5" - 3" cal.	B&B	AS SHOWN
1	CL	*Cladrastis lutea*	American Yellowwood	2.5" - 3" cal.	B&B	AS SHOWN
11	CF	*Cornus florida*	Flowering Dogwood	2.5" - 3" cal.	B&B	AS SHOWN
2	HC	*Halesia carolia*	Carolina Silverbell	3.5" - 4" cal. 10'-12' ht.	B&B	AS SHOWN
7	IO	*Ilex opaca*	American Holly	3.5" - 4" cal. 8'-10' ht.	B&B	AS SHOWN
4	MB	*Magnolia grandiflora 'Bracken's Brown Beauty'*	Southern Magnolia	3.5" - 4" cal. 10'-12' ht.	B&B	AS SHOWN
16	RT	*Rhus typhina*	Staghorn Sumac	2.5" - 3" cal. 5'-6' ht.	B&B	AS SHOWN
16	TC	*Tsuga canadensis*	Eastern Hemlock	3.5" - 4" cal. 12'-14' ht.	B&B	AS SHOWN

BLOCK F

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	1	750
CATEGORY IV TREES	40'	1,250	30	37500

Existing Crown Coverage to Remain	0
Crown Coverage Provided (s.f.)	38250
Total Block Site Area (s.f.)	32,004
Total Site Area provided with CCA	120%

BLOCK N

PLANTING TYPE	SIZE	CCA	QTY.	TOTAL CCA
CATEGORY I TREES	18"	250	0	0
CATEGORY II TREES	25'	500	7	3500
CATEGORY III TREES	30'	750	5	3750
CATEGORY IV TREES	40'	1,250	16	20000

Existing Crown Coverage to Remain	0
Crown Coverage Provided (s.f.)	27250
Total Block Site Area (s.f.)	22,758
Total Site Area provided with CCA	120%

BLOCK R

PLANTING TYPE	SIZE	CCA	QTY.	TOTAL CCA
CATEGORY I TREES	18"	250	10	2500
CATEGORY II TREES	25'	500	14	7000
CATEGORY III TREES	30'	750	6	4500
CATEGORY IV TREES	40'	1,250	3	3750

Existing Crown Coverage to Remain	0
Crown Coverage Provided (s.f.)	17750
Total Block Site Area (s.f.)	17,018
Total Site Area provided with CCA	104%

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

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____
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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

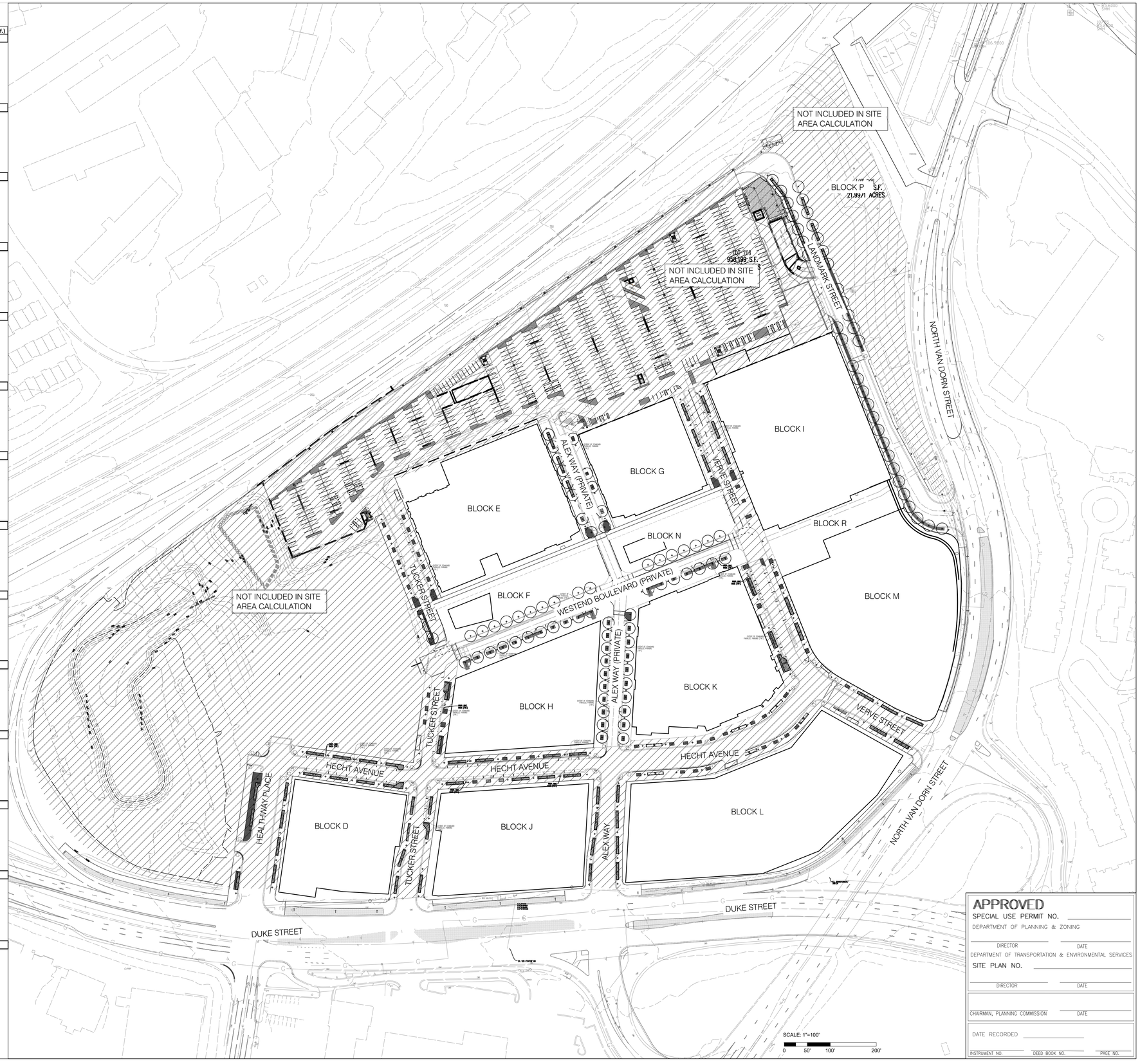
SCALE: NTS

DRAWING TITLE: PLANTING SCHEDULE

SHEET NUMBER: L019

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	106,250	
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		**108,575**
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	14,750	
Crown Cover from Proposed Shrubs	0	
BLOCK F		**32,004**
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	38,250	
Crown Cover from Proposed Shrubs	TBD	
BLOCK G		**62,083**
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	13,500	
Crown Cover from Proposed Shrubs	0	
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		**98,964**
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	13,000	
Crown Cover from Proposed Shrubs	6019	
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		**22,758**
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	30,750	
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		**17,018**
EXISTING CROWN COVER (SF)	TBD	
REMOVED CROWN COVER (SF)	TBD	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	16,750	
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 (%)	20.5%	
TOTAL CROWN COVER PROVIDED (SF)	242,019	

NOTE: TREES ON PUBLIC STREETS NOT INCLUDED IN CROWN COVER TABULATIONS.



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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

DATE: 12/02/2022

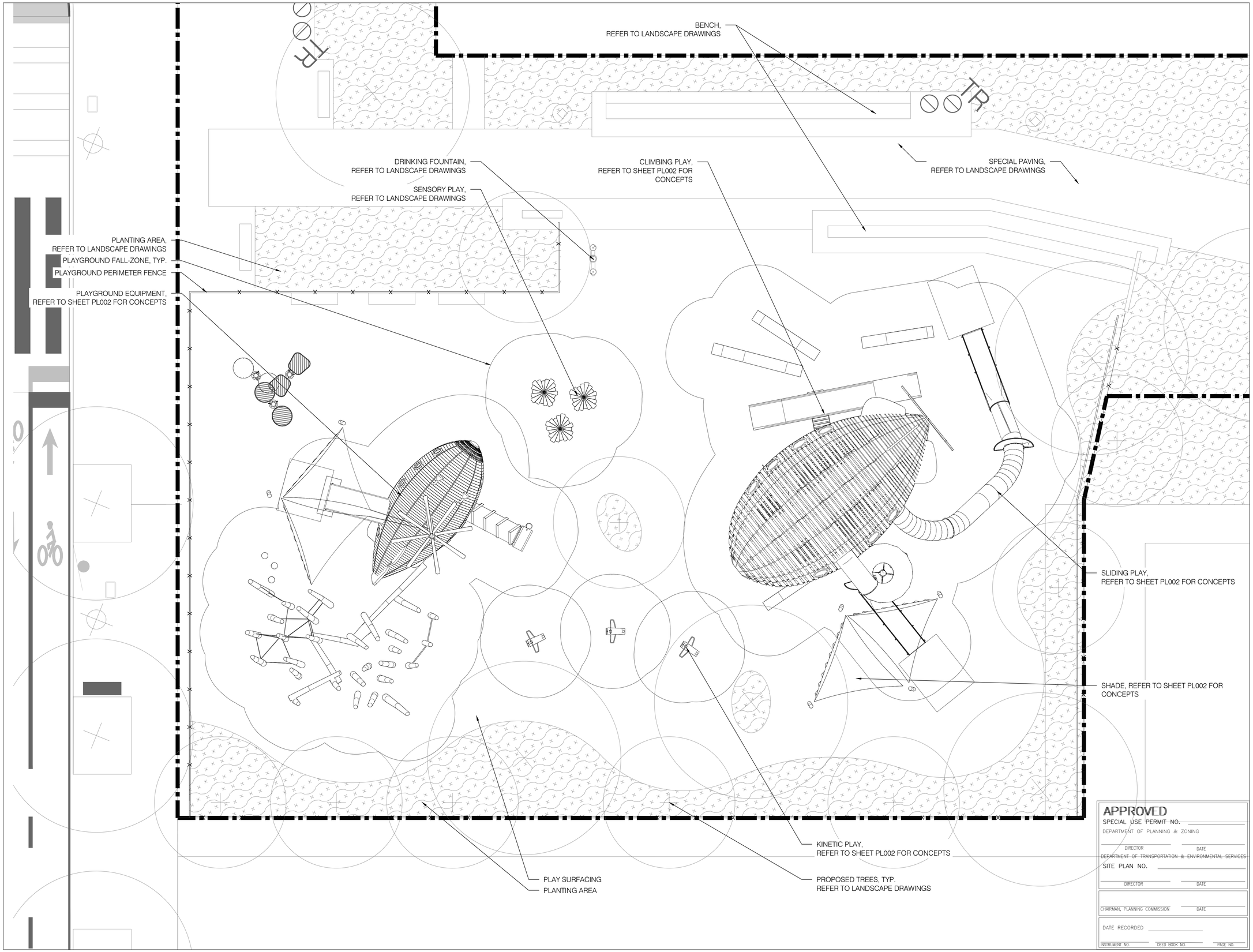
PROJECT NUMBER: W2108

SCALE:

DRAWING TITLE:
CANOPY COVERAGE MASTERPLAN

L020

SHEET NUMBER: VALUE of 339



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11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 3/16" = 1'-0"

DRAWING TITLE: PLAYGROUND PLAN

SHEET NUMBER: PL001

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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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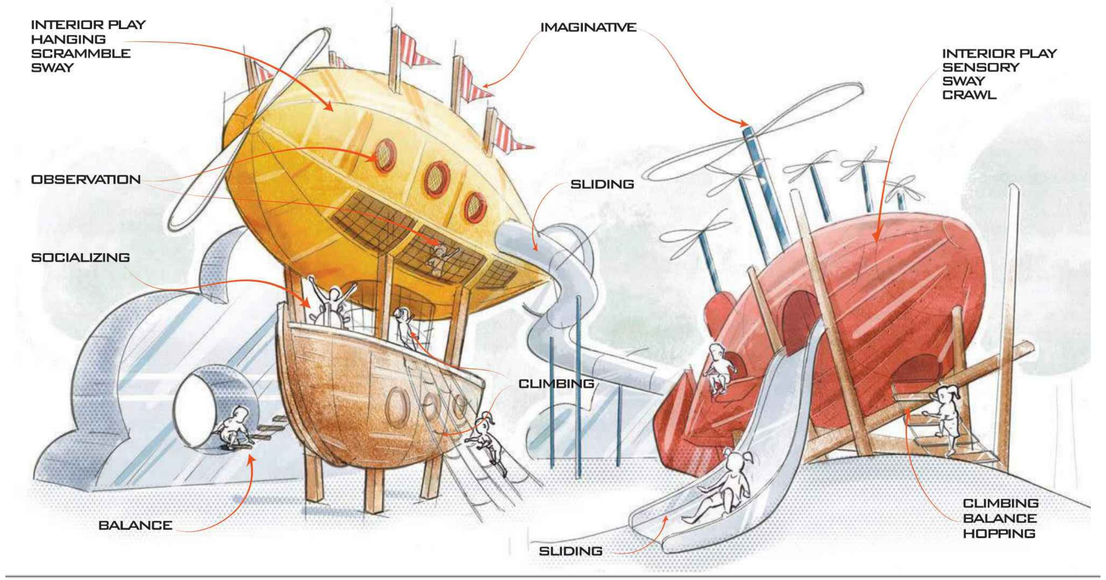

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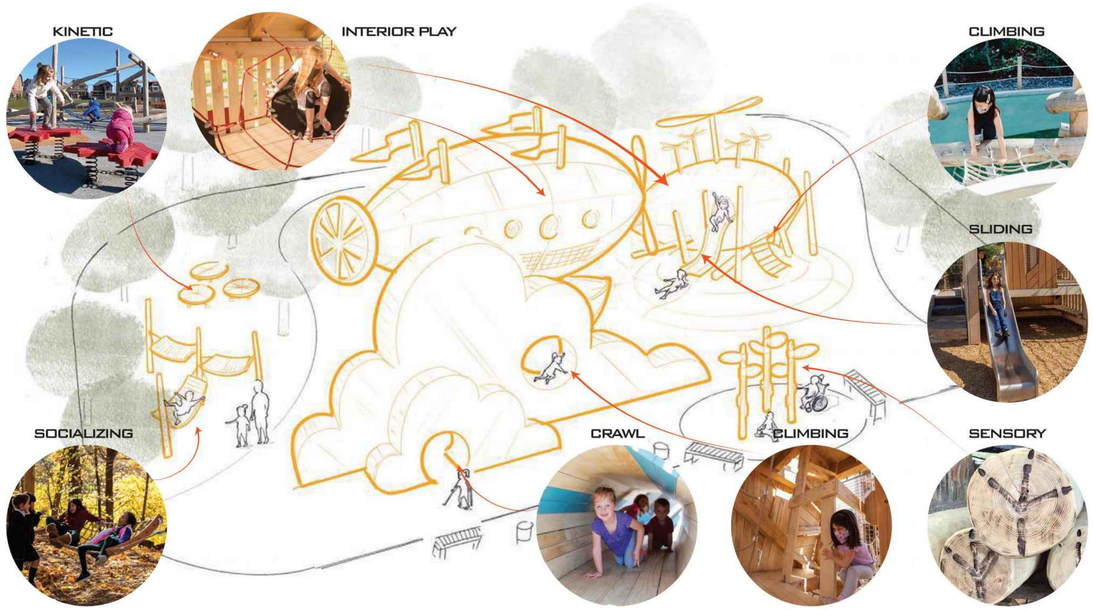
7215 Wellington Rd 86
Wallenstein, ON N0B 2S0
T. 519 804 6854
TF. 1 877 269 2972
F. 519 669 5085
earthscapeplay.com

LANDMARK MALL REDEVELOPMENT | **AIRSHIP PARADE 2**
ALEXANDRIA, VA | CONCEPT SKETCH

1 CONCEPT SKETCH

SCALE: NTS



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LANDMARK MALL REDEVELOPMENT | **AIRSHIP PARADE 2**
ALEXANDRIA, VA | PLAYGROUND LAYOUT

2 CONCEPTUAL PLAYGROUND LAYOUT

SCALE: NTS

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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 3/16" = 1'-0"

DRAWING TITLE: PLAYGROUND DETAILS

SHEET NUMBER: PL002

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SPECIAL USE PERMIT 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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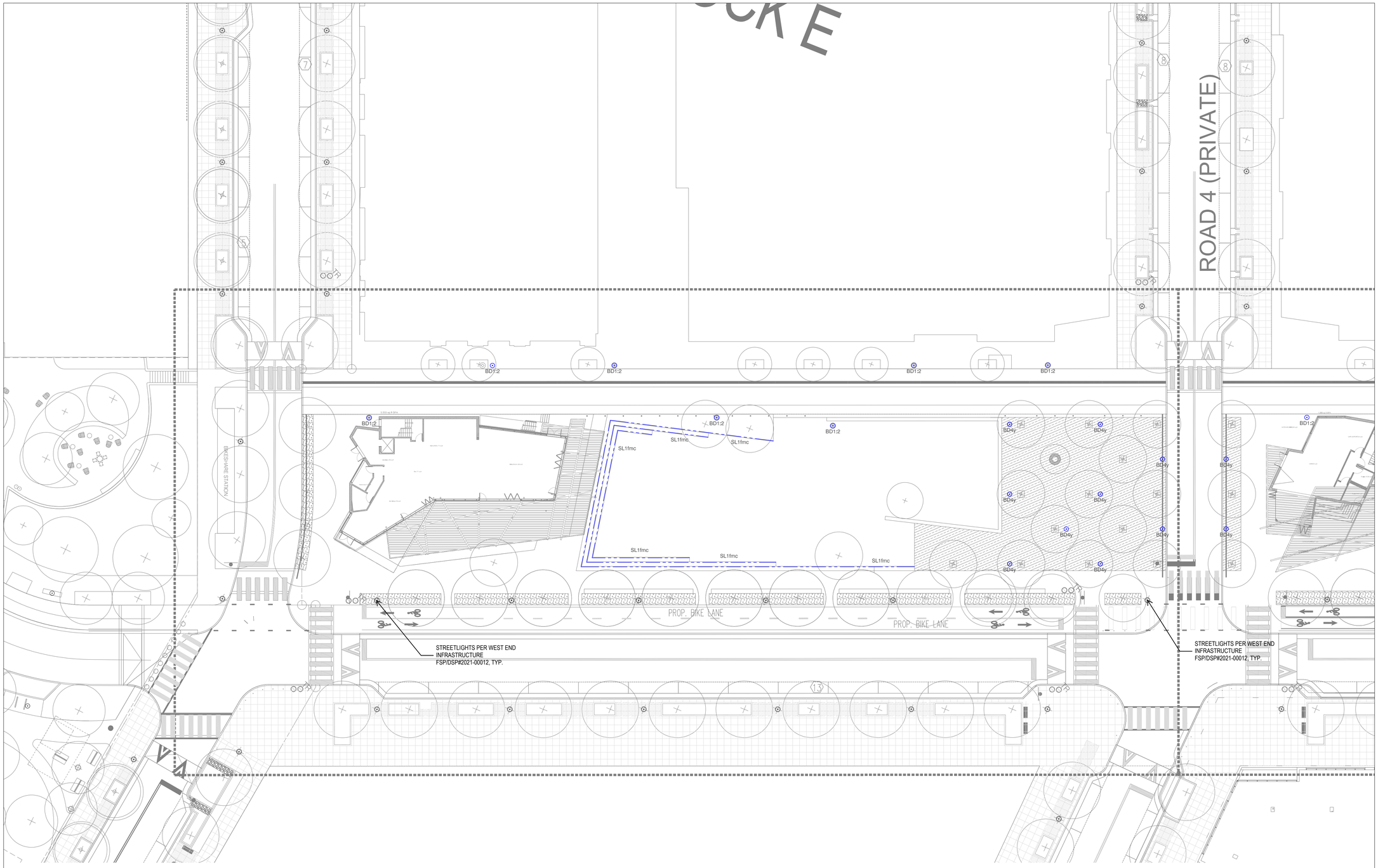

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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1/20" = 1'-0"

DRAWING TITLE: SITE LIGHTING PLAN AREA 1

SHEET NUMBER: LT001

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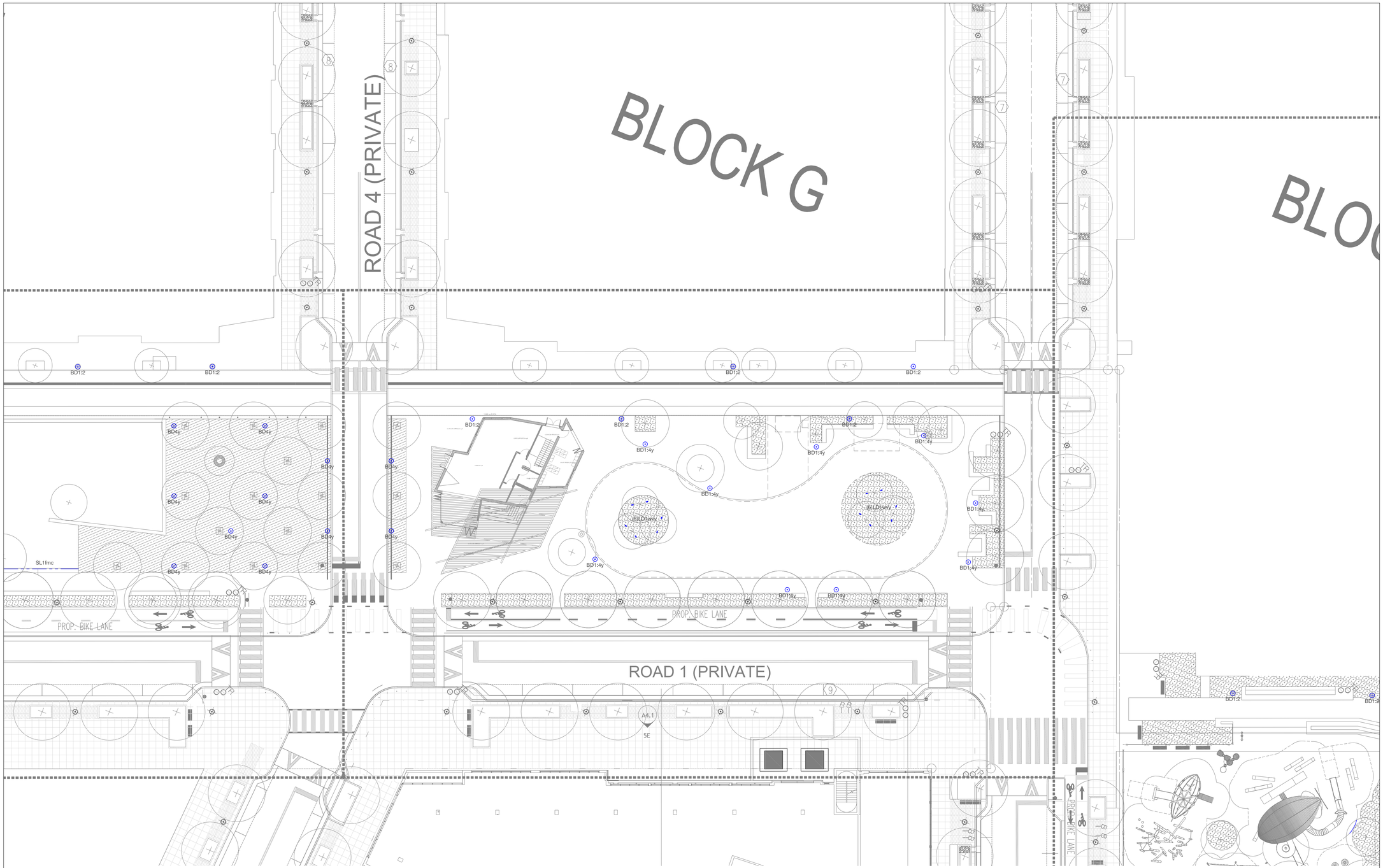

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KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1/20" = 1'-0"

DRAWING TITLE: SITE LIGHTING PLAN AREA 2

SHEET NUMBER: L010

mcla site lmk.dwg December 06, 2022, 5:04 pm

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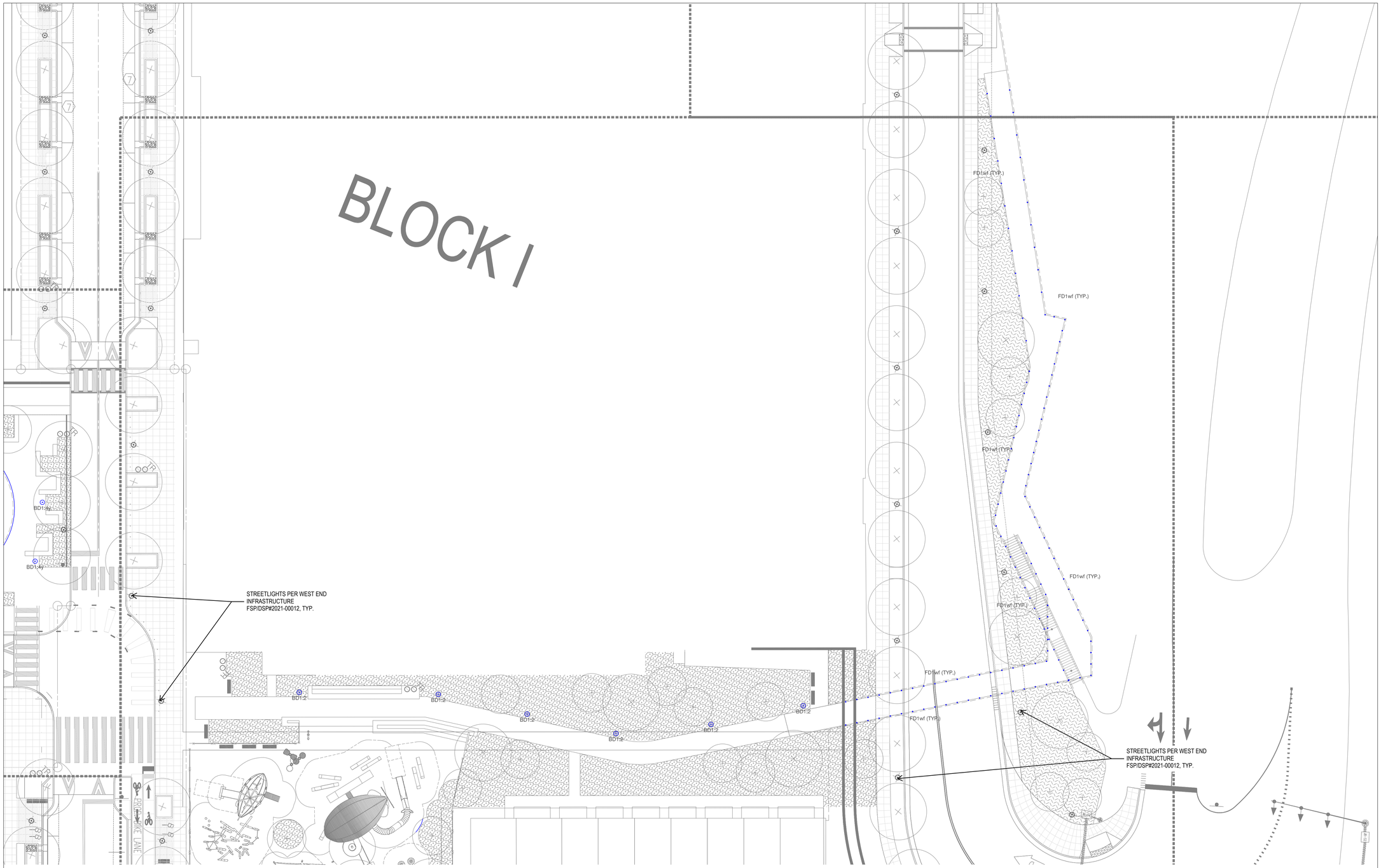

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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1/20" = 1'-0"

DRAWING TITLE: SITE LIGHTING PLAN AREA 3

SHEET NUMBER: LT003

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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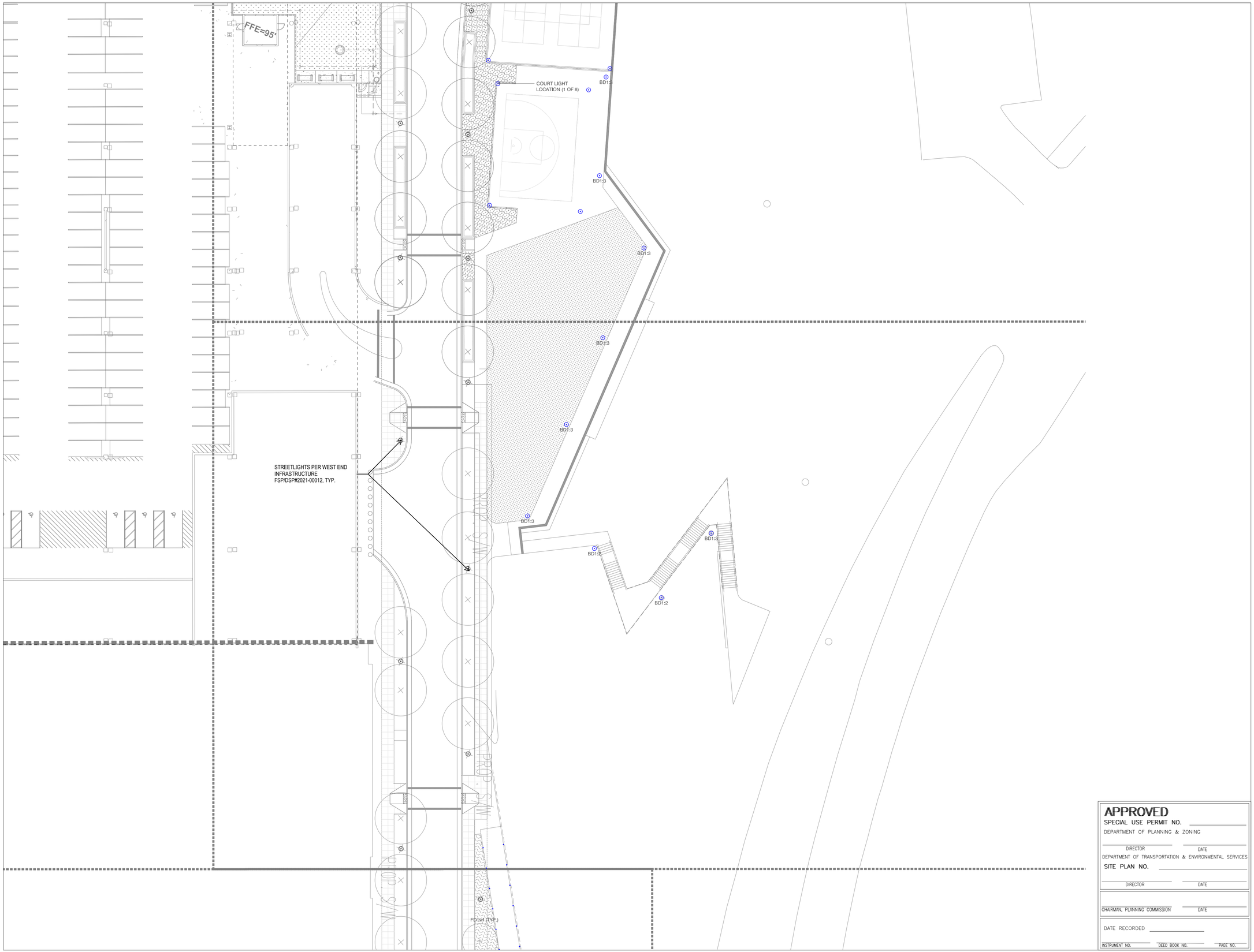

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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1/20" = 1'-0"

DRAWING TITLE: SITE LIGHTING PLAN AREA 4

SHEET NUMBER: LT004

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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: 1/20" = 1'-0"

DRAWING TITLE: SITE LIGHTING PLAN AREA 5

SHEET NUMBER: LT005

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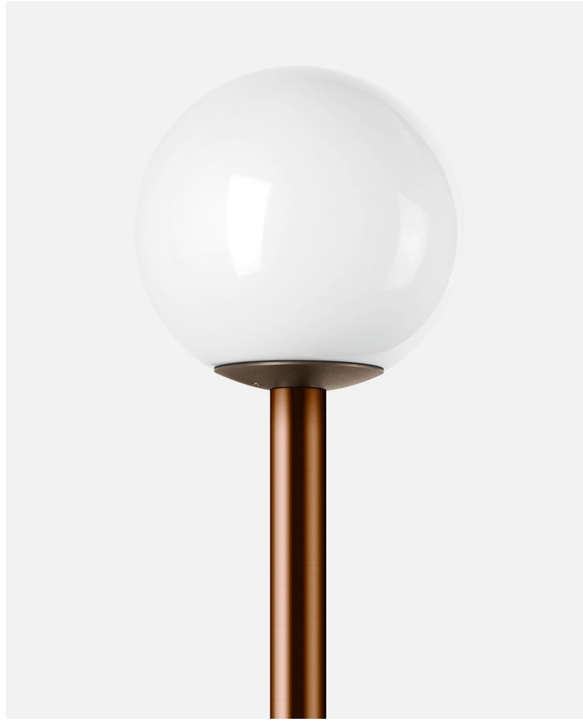

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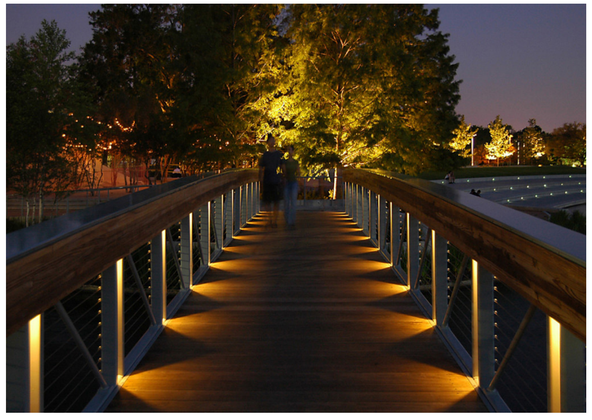
ARCHITECTURAL LIGHTING DESIGN	PROJECT - / - / -	FIXTURE TYPE 1 OF 1

mcla	Landmark Parks	BD4 ALT. 1
ARCHITECTURAL LIGHTING DESIGN	PROJECT - / - / -	FIXTURE TYPE 1 OF 1

mcla	Landmark Parks	BD4 ALT. 2
ARCHITECTURAL LIGHTING DESIGN	PROJECT - / - / -	FIXTURE TYPE 1 OF 1



mcla	Landmark Parks	FD1
ARCHITECTURAL LIGHTING DESIGN	PROJECT - / - / -	FIXTURE TYPE 1 OF 1

DEVELOPER

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11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: NTS

DRAWING TITLE: LIGHTING REFERENCE IMAGES

SHEET NUMBER: LT010

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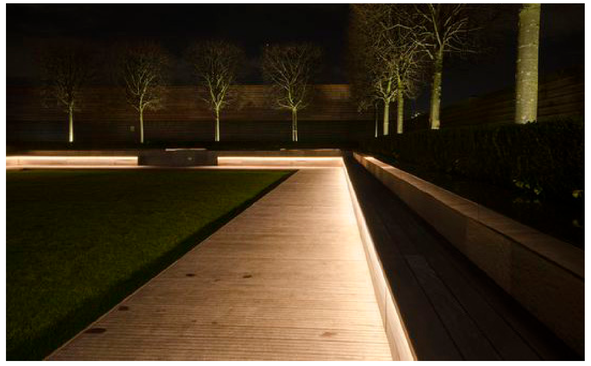
mcla	Landmark Parks	LD1
ARCHITECTURAL LIGHTING DESIGN	PROJECT - / - / -	FIXTURE TYPE 1 OF 1



mcla	Landmark Parks	SL1
ARCHITECTURAL LIGHTING DESIGN	PROJECT - / - / -	FIXTURE TYPE 1 OF 1

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SUBMISSIONS/ REVISIONS	
11/29/2022	CONCEPT II

KEY MAP

N

DATE: 12/02/2022

PROJECT NUMBER: W2108

SCALE: NTS

DRAWING TITLE: LIGHTING REFERENCE IMAGES

SHEET NUMBER: LT011

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DIRECTOR _____ DATE _____

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