LANDMARK MALL REDEVELOPMENT

PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

DATE: MAY 26, 2023

PROJECT TEAM

APPLICANT
FOULGER-PRATT DEVELOPMENT, LLC
12435 PARK POTOMAC AVE
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POTOMAC, MD 20854
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CIVIL ENGINEER
URBAN, LTD.
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CONTACT: CLAYTON TOCK, P.E.

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UTILITY ENGINEER
DAVIS UTILITY CONSULTING, LLC
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ATTORNEY
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700 NORTH FAIRFAX STREET
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ALEXANDRIA, VA 22314
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LANDSCAPE ARCHITECT
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3RD FLOOR
WASHINGTON, DC 20009
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CONTACT: DON HOOVER

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.
TOTAL IMPERVIOUS AREA: 24,895 SF OR 0.57 AC.
TOTAL DISTURBED AREA: 146,845 SF OR 3.37 AC.

EXISTING ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)
PROPOSED ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)
OPEN SPACE REQUIREMENTS: SEE SHEETS 03A & 20.

EXISTING USE: SHOPPING CENTER/DEMOLISHED
PROPOSED USE: PARKS AND RETAIL/RESTAURANT

FLOOR AREA CALCULATION:

PAVILION 1	NET AREA (SF)	GROSS AREA (SF)	F.A.R
RETAIL/RESTAURANT	4,610	7,279	0.23
TOTAL	4,610	7,279	0.23

PAVILION 2	NET AREA (SF)	GROSS AREA (SF)	F.A.R
RETAIL/RESTAURANT	1,661	4,064	0.18
TOTAL	1,661	4,064	0.18

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.

PROPOSED BUILDING HEIGHT NOT TO EXCEED : PAVILION 1: 38'-0" FT.
PAVILION 2: 33'-0" FT.

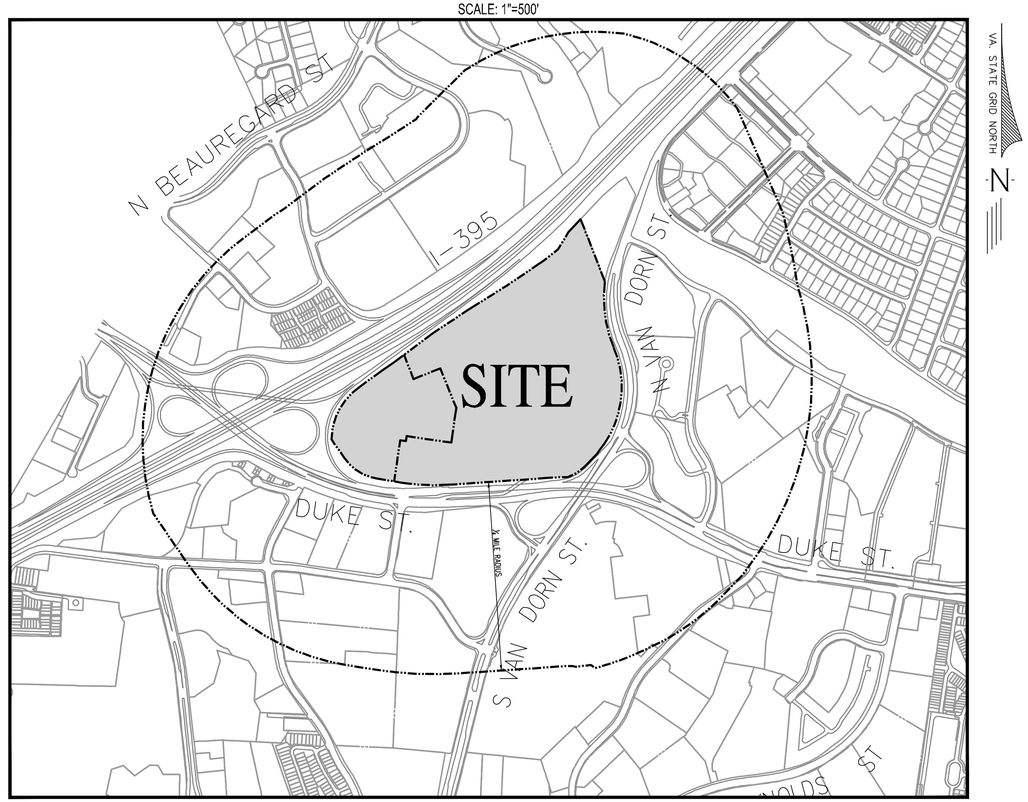
BUILDING HEIGHT (STORIES): PAVILION 1: 2-STORIES
PAVILION 2: 2-STORIES

AVG. FINISHED GRADE: PAVILION 1: 208.9' FT.
PAVILION 2: 201.625' 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: *0.25 SP/1,000 SF =7,279 S.F X 0.25/1000= **2 SPACES.

PAVILION 2 REQUIRED PARKING:
RATIO: *0.25 SP/1,000 SF =4,064 S.F X 0.25/1000= **2 SPACES.

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

** PER SEC. 8-100(A)(9) NONRESIDENTIAL USES THAT HAVE A PARKING REQUIREMENT OF TWO SPACES OR LESS SHALL BE EXEMPT FROM PROVIDING THE SPACES.

PAVILION 1 PROVIDED PARKING:
NO PARKING REQUIRED. ADDITIONAL PARKING PROVIDED IN THE EXISTING GARAGE (SEE ATTACHED PMP)

PAVILION 2 PROVIDED PARKING:
NO PARKING REQUIRED. ADDITIONAL PARKING PROVIDED IN THE EXISTING GARAGE (SEE ATTACHED PMP)

LOADING SPACE REQUIRED:
PAVILION 1: 1/20,000 SF (RETAIL)= 7,279 X 1/20,000= 1 SPACE
PAVILION 2: 1/20,000 SF (RETAIL)= 4,064 X 1/20,000= 1 SPACE

LOADING SPACE PROVIDED:
PAVILION 1: 1 SPACE (ON-STREET, EAST SIDE OF TUCKER ST.)
PAVILION 2: 1 SPACE (ON-STREET, EAST SIDE OF ALEX WAY)

TRIP GENERATION:

NO TRIPS ARE BEING GENERATED BY THE PROPOSED PARK DEVELOPMENTS.

BUILDING CODE ANALYSIS:

SEE SHEET A.00

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		R500	ICE RINK DETAILS AND SECTIONS

TOTAL SHEETS= 117

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, TERRACE PARK, AND A PLAYGROUND. 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 #2023-____**
- **MODIFICATION FOR ON STREET LOADING.**

GREEN BUILDING POLICY STATEMENT:

THE PROPOSED STRUCTURES WITH PARK PLAN WILL COMPLY WITH THE CITY'S CURRENT GREEN BUILDING POLICY AND THE REQUIREMENTS OF (CDD #2020-00007) AT THE TIME OF DSUP SUBMISSION. PLEASE SEE SHEET 03B.

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
05/26/2023
PROFESSIONAL ENGINEER

PLAN DATE	REVISION
02-11-2022	1ST SUBMISSION
12-09-2022	2ND SUBMISSION
03-17-2023	3RD SUBMISSION
05-26-2023	4TH 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.

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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. AREA TABULATION: REFER TO SHEETS 01 AND 09.
5. THE NATURAL SOILS AT THE SITE CONSIST OF KINGSTOWNE SANDY CLAY LOAM AND URBAN LAND PER THE USDA SOIL MAP.
6. THE SITE IS LOCATED IN THE HOLMES RUN WATERSHED.
7. 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.
8. 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.
9. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
10. BUILDING HEIGHT SHALL NOT EXCEED THE ALLOWABLE LIMIT BY CITY OF ALEXANDRIA ZONING ORDINANCE OR AS APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
11. 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).
12. FLOOR AREA CALCULATIONS WITH ALLOWABLE LIMITS, AS APPROVED BY PLANNING COMMISSION AND CITY COUNCIL, ARE DEMONSTRATED HEREIN.
13. 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.
14. 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.
15. 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).
16. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. ROOF DRAINAGE SYSTEM, SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEM MUST BE INSTALLED SO AS NEITHER TO ADVERSELY IMPACT UPON, NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.
23. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
24. IN THE EVENT, THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
25. PER THE REQUIREMENTS OF SECTION 8-1-12 OF THE CITY CHARTER AND CODE; WHEN THE BUILDING FOOTING HAS BEEN PLACED AND THE WALLS HAVE BEEN RAISED TO THE FIRST JOIST BEARING OR STORY HEIGHT ABOVE GRADE, A PLOT PLAN SHOWING THE EXACT LOCATION OF THE WALLS SHALL BE PREPARED BY A LICENSED, CERTIFIED PUBLIC LAND SURVEYOR OR PROFESSIONAL ENGINEER AND FILED WITH THE BUILDING OFFICIAL FOR APPROVAL BEFORE PROCEEDING FURTHER WITH THE CONSTRUCTION.
26. 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.
27. SUBMIT A SURVEY, CONSISTENT WITH THE REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY CHECKLIST, TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO REQUESTING AN INSPECTION FOR A CERTIFICATE OF OCCUPANCY.
28. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
29. ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
30. 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.
31. THE SIDEWALKS SHALL REMAIN OPENED DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
32. PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSES; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
33. THIS SITE IS NOT LOCATED WITHIN A COMBINED SEWER AREA.
34. THE APPLICANT SHALL BE RESPONSIBLE TO DELIVER THE SOLID WASTE, AS DEFINED BY THE CITY CHARTER AND CODE OF THE CITY OF ALEXANDRIA TO THE CONVANTA ENERGY WASTE FACILITY LOCATED AT 5301 EISENHOWER AVENUE. THE DEVELEOPER FURTHER AGREES TO STIPULATE IN ANY FUTURE LEASE OR PROPERTY SALES AGREEMENT THAT ALL TENANTS AND/OR PROPERTY OWNERS SHALL ALSO COMPLY WITH THIS REQUIREMENT.
35. 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. CONTRACTOR SHALL COORDINATE REMOVAL OF ANY HYDRANTS WITH CITY OF ALEXANDRIA AND AMERICAN WATER.
36. FIRE HYDRANTS SHALL REMAIN IN-SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION, UNLESS THEY ARE BEING REMOVED. NO HYDRANTS SHALL BE REMOVED FROM SERVICE UNTIL THE REMOVAL HAS BEEN COORDINATED WITH AMERICAN WATER AND THE CITY OF ALEXANDRIA FIRE MARSHALL OFFICE.
37. THE APPLICANT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SPECIAL PAVING MATERIAL INSTALLED WITHIN THE PUBLIC RIGHT OF WAY PER DEVELOPMENT CONDITION 2G.

TRAFFIC MAINTENANCE

ALL EXISTING ROADS ADJACENT TO THE SUBJECT SITE WILL REMAIN OPEN FOR USE DURING CONSTRUCTION PHASES.

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 81 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 NORTHGEODTIC 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. * 11,810 S.F. = 2,362 GPD
PEAK FACTOR FLOW FROM PARKS = 2,362 GPD * 4.0 = 9,448 GPD OR 0.009 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 AT HIS DISCRETION MAY REQUEST THE APPLICANT TO MEASURE THE SANITARY FLOW UPSTREAM AND DOWNSTREAM OF THE PROPOSED DEVELOPMENT SITE TO DETERMINE THE CURRENT SANITARY FLOW DISCHARGED INTO THE TRUNK SEWER UPSTREAM OF THE DEVELOPMENT SITE AND THE CURRENT CONTRIBUTION OF THE SANITARY FLOW TO THE TRUNK SEWER FROM THE DEVELOPMENT SITE UNDER EXISTING CONDITIONS.
4. THE APPLICANT SHALL ESTIMATE ADDITIONAL AVERAGE DAY AND PEAK HOUR WASTEWATER FLOW TO BE DISCHARGED INTO THE TRUNK SEWER FROM THE PROPOSED DEVELOPMENT SITE UNDER PROPOSED CONDITIONS USING THE FACTORS DESCRIBED ABOVE.
5. THE SANITARY SEWER ADEQUATE OUTFALL ANALYSIS SHALL ACCOUNT FOR THE EXISTING AND FUTURE NEEDS.
6. THE CITY OF ALEXANDRIA, AT ITS DISCRETION, WILL PROVIDE THE APPLICANT WITH ANY READILY AVAILABLE DATA TO ASSIST IN COMPLETION OF THE ADEQUATE OUTFALL ANALYSIS. THE ADDITIONAL PARAMETERS REQUIRED TO COMPLETE THE ANALYSIS SHALL BE FIELD MEASURED (I.E., LENGTH, PIPE DIAMETER, MATERIAL OF CONSTRUCTION, AND SLOPE, ETC.) AND/OR ESTIMATED (I.E., MANNING'S ROUGHNESS COEFFICIENT) BY THE APPLICANT. THE APPLICANT SHALL USE THE CRITERIA ESTABLISHED BY THE ENGINEERS AND SURVEYORS (ESI) INSTITUTE, AS SHOWN ON THE ESI CHECK LIST, WHERE APPLICABLE.
7. THE APPLICANT SHALL PROVIDE ALL THE MEASURED AND/OR ESTIMATED DATA AND CALCULATIONS ON THE ADEQUATE SANITARY SEWER OUTFALL ANALYSIS ON THE PLANS FOR REVIEW BY THE CITY STAFF.
8. THE INCREASED PEAK FLOW WILL BE PLACED IN THE CITY OF ALEXANDRIA WASTEWATER FLOW CAPACITY REGISTRY TO DETERMINE THAT THE CITY HAS SUFFICIENT TREATMENT CAPACITY AVAILABLE IN THE ALEXANDRIA SANITATION AUTHORITY (ASA) ADVANCED WASTEWATER TREATMENT PLANT (A WWTP) AND IN VARIOUS INTERCEPTOR SEWERS IN THE CITY OF ALEXANDRIA.
9. SANITARY SEWER SYSTEMS THAT SERVE OVER 400 PEOPLE REQUIRE THE APPROVAL OF THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ). THEREFORE, THE APPLICANT SHALL COMPLY WITH ALL THE REGULATORY REQUIREMENTS OF THE STATE OF VIRGINIA.
10. THE INSTALLATION OF PLUMBING FIXTURES THROUGHOUT THE CITY SHALL BE GOVERNED BY LOCATION. IN THE AREAS A AND B SHOWN IN THE ATTACHED MAP, THE SANITARY SEWER PLUMBING FIXTURES AND DRAINS LOCATED BELOW THE FIRST FLOOR (INCLUDING PARKING STRUCTURES) SHALL HAVE IN-STRUCTURE OR ON-SITE PLUNPED DISCHARGE TO THE CITY'S GRAVITY COLLECTION SYSTEM.
11. THE PUMPED FACILITIES SHALL BE PROVIDED WITH A STANDBY SOURCE OF POWER (I.E., BATTELY OR GENERATOR).
12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL OWNERSHIP, CAPITAL, AND MAINTENANCE AND OPERATION OF THE PUMPS AND APPURTENANCES.
13. NO FOUNDATION DRAIN, BASEMENT DRAIN, OR STAIRWELL BASEMENT ACCESS DRAIN SHALL BE CONNECTED TO THE CITY OR ASA SANITARY SEWER.

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.

DEMOLITION

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

SIGN CONSTRUCTION

A SEPARATE PERMIT IS REQUIRED FOR SIGN CONSTRUCTION.

CEMETERY AND/OR BURIAL GROUNDS

THERE IS NO OBSERVABLE, HISTORICAL, OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. FURTHERMORE, IT IS ILLEGAL TO DISTURB HUMAN REMAINS WITHOUT OBTAINING APPROPRIATE LEGAL AUTHORIZATION. IF BURIALS ARE FOUND DURING THE ARCHAEOLOGICAL 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 PARKS.

SOLID WASTE MANAGEMENT

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

SITE ACCESSIBILITY NOTES

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

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES , PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 838-4399.
2. CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION

WESTEND DEVELOPMENT TABULATIONS:

DEVELOPMENT SUMMARY

Use	Floor Area	Residential Units	Hotel Keys
Hospital	464,467		
Office	-		
Medical Office	280,805		
Multifamily	1,118,575	1,072 units	
Affordable Multifamily	12,250	45 units	
Senior Housing (AL/IL)	-	0 units	
2-over-2 Townhomes	-	0 units	
Traditional Townhomes	296,157	109 units	
Condo Flats	-	0 units	
Hotel	-		0 keys
Retail	237,496		
Grocer	-		
Firestation	-		
Garage / Loading / Service			
Total	2,409,750	1,226 units	0 keys
FAR over Gross Land Area	1.0742		

INOVA HOSPITAL CAMPUS

	Building A	Building B		Building C		Block D		Block E		Block G		Block H		Block I		Block F		Block N		Block J		Block K		Block L		Blocks M	
	Floor Area	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units
Hospital	464,467	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Office	-	-	94,212	-	76,357	-	-	-	110,236	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-	-	-	150,697	140	193,847	234	-	-	414,031	375	-	-	-	-	-	360,000	323	-	-	-	-
Affordable Multifamily	-	-	-	-	-	-	-	-	5,500	6	6,750	10	-	-	-	15	-	-	-	-	-	-	14	-	-	-	-
Senior Housing (AL/IL)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-over-2 Townhomes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Traditional Townhomes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	118,915	43	177,242	66
Condo Flats	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	-	-	-	-	-	-	-	-	89,971	-	23,888	-	-	-	91,637	-	7,279	-	4,064	-	-	-	32,000	-	-	-	-
Grocer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Firestation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Garage / Loading / Service	298,250 (TOTAL GARAGE)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	80,000	-	-	-	-
Total	**762,717**	-	**94,212**	-	**76,357**	-	-	-	**356,404**	**146**	**224,485**	**244**	-	-	**505,668**	**390**	**7,279**	-	**4,064**	-	-	-	**472,000**	**337**	**118,915**	**43**	**177,242**	**66**

PARKING TABULATIONS

INOVA HOSPITAL CAMPUS

Parking Requirement	Parking Ratio	Totals	Building A		Building B		Building C		Block D		Block E		Block G		Block H		Block I		BLOCK F		BLOCK N		Block J		Block K		Block L		Blocks M	
			REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	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)			270	403																		
Multifamily	1/ BEDROOM		-	-	-	-	-	-	-	-	213	229	285	285	-	-	-	483	-	-	-	-	-	-	312	298	-	-	-	-
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		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	86	-	132
Condo Flats	1.3/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	0.7/ KEY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	3.0/ 1000 GSF		-	-	-	-	-	-	-	-	165	205	72	95	-	-	-	375	2**	0	2**	0	-	-	8	63 (SEE SHEET 03A)	-	-	-	-
Grocer	50 spaces		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-		-	-	-		-	-	-	-
Firestation			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VEHICLE PARKING																														
STANDARD PARKING SPACES			-	TBD	-	TBD	-	TBD	-	-	-	385	-	117	-	-	-	154	-	-	-	-	-	-	-	114	-	86	-	132
COMPACT PARKING SPACES			-	TBD	-	TBD	-	TBD	-	-	-	429	-	248	-	-	-	683	-	-	-	-	-	-	-	186	-	-	-	-
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:		**4,163**			1,510				-	-	648	852	357	395	-	-	-	858	-	-	-	-	-	-	320	330	-	86	-	132
PARKING PROVIDED IN EXISTING GARAGE			550 (EXISTING GARAGE)						-	-	-	837	-	380	-	-	-	858	-	0	-	0	-	-	-	63 (SEE SHEET 03A)	-	-	-	-
PARKING PROVIDED IN PROPOSED GARAGE			960 (ABOVE GRADE GARAGE + BELOW GRADE GARAGE)						-	-	-	-	-	-	-	-	-	-	-		-		-	-	-	310	-	-	-	-
LOADING SPACES											5	4	1	3			6	3								2				
BICYCLE PARKING																														
Residential									-	-	44	48	74	78	-	-	-	129	-	-	-	-	-	-	102	116	-	-	-	-
Visitor									-	-	9	9	5	5	-	-	-	8	-	15	-	6	-	-	7	7	-	-	-	-
Retail											18	15	3	6				28		3		2			9	11				
Office									-	-	15	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ZONING TABULATIONS

INOVA HOSPITAL CAMPUS

Zoning Requirement	Building A	Building B	Building C	Block D		Block E		Block G		Block H		Block I		Block F		Block N		Block J		Block K		Block L		Blocks M	
	PROPOSED			REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
LOT AREA (SQ. FT.)	452,343 (COMBINED INOVA HOSPITAL CAMPUS AREA)			-	-	-	108,575	-	62,083	-	-	-	107,845	-	31,872	-	22,509	-	-	-	98,964	-	77,919	-	122,172
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)			-	-	-	356,404	-	224,485	-	-	-	487,512		7,279	-	4,064	-	-	-	392,578	-	118,915	-	177,242
OPEN SPACE (SF / %)	15%			-	-	25.00%	25.00%	25.00%	25.00%	-	-	-	28.26%	25%	80.75%	25%	87.73%	-	-	25%	25.66%	25%	28.65%	25%	38.92%
GROUND FLOOR	53,530			-	-	-	10,303	-	14,056	-	-	-	1,364	7,968	25,738	5,627	19,748	-	-	24,741	7,248	19,166	22,428	30,492	47,600
ABOVE GROUND	10,000			-	-	-	16,840	-	1,464	-	-	-	29,115	-	-	-	-	-	-	-	18,142	-	-	-	-
TOTAL OPEN SPACE	62,530			-	-	27,143	27,143	15,520	15,520	-	-	-	30,479	7,968	25,738	5,627	19,748	-	-	24,741	25,390	-	22,428	-	47,600
AVERAGE FINISHED GRADE (FT.)	216.34 (PROPOSED)	209.86 (PROPOSED)	212.07 (PROPOSED)	-	-	-	200.55	-	198.58	-	-	-	193.00		208.90	-	201.625	-	-	-	199.21	-	-	-	-
MAX. BUILDING HEIGHT (FT.)	159	52	60	-	-	-	91.90/80	-	85	-	-	-	85	-	38'-0"	-	33'-0"	-	-	-	85	-	50	-	50
CROWN COVERAGE (SQ. FT.)	-	-	-	-	-	-	14750 (13.6%)	-	13500 (21.7%)	-	-	-	-	7,968	38250 (120%)	5,627	28500 (126%)	-	-	24,741	19019 (19.22%)	-	-	-	-
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 _____

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

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02 – 11 – 2022
02 – 09 – 2022
03 – 27 – 2023
05 – 26 – 2023

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
03/26/2023
PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

C.I.- N/A

DATE: NOV., 2022

SCALE: N/A

SHEET 03 OF 47

FILE No. DSUP-13089

Urban, Ltd. – J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-02A-GNOTES.dwg [GNOTES] May 25, 2023 – 1:51pm 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	**11,343**			7,279	-	4,064	-	-	-	-	-
Grocer	-			-	-	-	-	-	-	-	-
Firestation	-			-	-	-	-	-	-	-	-
Garage / Loading / Service	-				-		-		-		-
Total	**11,343**	**0 units**	**0 keys**	**7,279**	**-**	**4,064**	**-**	**-**	**-**	**-**	**-**

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		2**	0	2**	0	-	-	-	-
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			-	0	-	0	-	-	-	-
PARKING PROVIDED IN PROPOSED GARAGE			-		-		-		-	
LOADING SPACES			-	-	-	-	-	-	-	-
BICYCLE PARKING										
Residential			-	-	-	-	-	-	-	-
Visitor			-	15	-	6	-		-	8
Retail			-	3		2	-	-	-	-
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.)	-	7,279	-	4,064	-	-	-	-
OPEN SPACE (SF / %)	25%	80.75%	25%	90.59%	25%	55.99%	25%	88.18%
AT-GRADE	7,968	25,738	5,627	20,390	5,252	11,763	32,179	113,507
ABOVE GROUND	-	-	-	-	-	-	-	-
TOTAL OPEN SPACE	7,968	25,738	5,627	20,390	5,252	11,763	32,179	113,507
AVERAGE FINISHED GRADE (FT.)	-	208.90	-	201.625	-	-	-	-
MAX. BUILDING HEIGHT (FT.)	-	38'-0"	-	33'-0"	-	-	-	-
CROWN COVERAGE (SQ. FT.)	7,968	38250 (120%)	5,627	28500 (126%)	5,252	17500 (83.29%)	N/A	46000 (35.74%)
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.**
- **BLOCK P TO BE EXCLUDED FROM CANOPY COVERAGE CALCULATIONS PER CDD CONDITION #19.**

LEGEND:

EXISTING WATER LINE
PROPOSED WATER LINE
EX. FIRE HYDRANT
PROP. FIRE HYDRANT
EXISTING WATER METER
PROPOSED WATER METER
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER DIRECTION OF FLOW
EXISTING GAS LINE
PROPOSED GAS LINE
EXISTING GAS VALVE
PROPOSED GAS VALVE
EXISTING OVERHEAD WIRE
EXISTING LIGHTING
PROPOSED LIGHTING
EXISTING FENCE
PROPOSED FENCE
EXISTING TREE LINE
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED PHASE LINE
PROPOSED LIMITS OF CLEARING & GRADING
EXISTING WETLANDS
PROP. RET. WALL
EX. RET. WALL
PROP. POST LIGHT
PROP. BUILDING MAIN ENTRANCE
PROP. BUILDING ENTRANCE
PROP. UNDERGROUND GARAGE
PROPERTY LINE
LOADING SPACE
INTERSECTION VISIBILITY TRIANGLE
BRICK PAVE AREA (TO MATCH EXISTING PLAZA)
PROP. CONCRETE SIDEWALK
PARKING SPACE COUNT
(COA) CITY OF ALEXANDRIA
(AW) AMERICAN WATER
(CSW) CONC. SIDEWALK
(ASW) ASPHALT SIDEWALK

EXISTING TELEPHONE LINE
PROP. TELEPHONE LINE
EXISTING VDOT ELECTRIC LINE
EXISTING ELECTRIC LINE
EX. VERIZON FIBER
EX. COMCAST FIBER
EX. PRIVATE FIBER
EX. ACF FIBER
EX. ELECTRIC MANHOLE
EX. FIBER HANDHOLE
PROP. ELECTRIC LINE
PROP. VERIZON FIBER
PROP. COMCAST FIBER
PROPOSED PRIVATE FIBER
PROPOSED ACF FIBER
PROPOSED ELECTRIC MANHOLE
PROPOSED FIBER HANDHOLE
EXISTING CABLE TV LINE
ROAD SIGN
EX. POWER POLE
EXISTING SPOT ELEVATION
PROP. SPOT ELEVATION
SPILL AND TRANSITION CURB AND GUTTER
PROPOSED CURB
EX. STREET LIGHTS
PROP. STREET LIGHTS
PROPOSED CG-12
EXISTING TREE
PROPOSED TREE
WATER FITTING IDENTIFIER
LOADING AREA
BENCHMARK
TEST PIT REQUIRED
PROJECTED TRAFFIC COUNT
OVERLAND RELIEF
PROP. PROPOSED
EX. EXISTING
SF SQUARE FEET
GSF GROSS SQUARE FEET
NSF NET SQUARE FEET
T.B.R. TO BE REMOVED
FF FINISHED FLOOR
V VISITOR PARKING SPACE
S, C, HC STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR
PROP. PERVIOUS AREA
PROP. PARKING SPACE

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

REVISIONS

PLAN DATE
02-11-2022
02-09-2022
03-31-2023
05-26-2023

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CLAYTON C. YOCK
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05/26/2023
PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA
DATE: NOV., 2022
SCALE: N/A
C.I.=N/A

SHEET 03A OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\3089-02A-GNOTES.dwg [GNOTES2] May 25, 2023 - 1:51pm yelosri

LEED v4 for BD+C Core & Shell

LMR Retail Pavilion 1 Block F

March 3, 2023

SUSTAINABLE BUILDING PARTNERS

0	0	1	Integrative Process	Possible Points:	1
Y	?	N			
		1	Credit 1 Integrative Process		1

13	0	7	Location and Transportation	Possible Points:	20
Y	?	N			
		20	Credit 1 LEED for Neighborhood Development	PATH 1	20
2			Credit 2 Sensitive Land Protection	PATH 2	2
		3	Credit 3 High Priority Site		3
6			Credit 4 Surrounding Density & Diverse Uses		6
3		3	Credit 5 Access to Quality Transit (v4.1)		6
		1	Credit 6 Bicycle Facilities (v4.1)		1
1			Credit 7 Reduced Parking Footprint (v4.1)		1
1			Credit 8 Electric Vehicles (v4.1)		1

4	0	7	Sustainable Sites	Possible Points:	11
Y	?	N			
Y			Prereq 1 Construction Activity Pollution Prevention		Required
1			Credit 1 Site Assessment		1
		2	Credit 2 Site Development - Protect or Restore Habitat		2
		1	Credit 3 Open Space		1
		3	Credit 4 Rainwater Management		3
2			Credit 5 Heat Island Reduction		2
		1	Credit 6 Light Pollution Reduction		1
1			Credit 7 Tenant Design & Construction Guidelines		1

7	0	4	Water Efficiency	Possible Points:	11
Y	?	N			
Y			Prereq 1 Outdoor Water Use Reduction		Required
Y			Prereq 2 Indoor Water Use Reduction		Required
Y			Prereq 3 Building-Level Water Metering		Required
3			Credit 1 Outdoor Water Use Reduction		3
4		1	Credit 2 Indoor Water Use Reduction		5
		2	Credit 3 Cooling Tower Water Use		2
		1	Credit 4 Water Metering		1

11	0	22	Energy and Atmosphere	Possible Points:	33
Y	?	N			
Y			Prereq 1 Fundamental Commissioning and Verification		Required
Y			Prereq 2 Minimum Energy Performance		Required
Y			Prereq 3 Building-Level Energy Metering		Required
Y			Prereq 4 Fundamental Refrigerant Management		Required
3		3	Credit 1 Enhanced Commissioning		6
5		13	Credit 2 Optimize Energy Performance		18
1	0		Credit 3 Advanced Energy Metering		1
		2	Credit 4 Demand Response		2
2		3	Credit 5 Renewable Energy Production (v4.1)		5
		1	Credit 6 Enhanced Refrigerant Management		1

4	0	10	Materials and Resources	Possible Points:	13
Y	?	N			
Y			Prereq 1 Storage and Collection of Recyclables		Required
Y			Prereq 2 Construction and Demolition Waste Management Planning		Required
3		3	Credit 1 Building Life-Cycle Impact Reduction (v4.1)		6
		2	Credit 2 Product Disclosure & Optimization - EPDs (v4.1)		2
		2	Credit 3 Product Disclosure & Optimization - Sourcing of Raw Materials (v4.1)		2
		2	Credit 4 Product Disclosure & Optimization - Material Ingredients (v4.1)		2
1		1	Credit 5 Construction and Demolition Waste Management (v4.1)		2

2	3	5	Indoor Environmental Quality	Possible Points:	16
Y	?	N			
Y			Prereq 1 Minimum Indoor Air Quality Performance		Required
Y			Prereq 2 Environmental Tobacco Smoke Control (v4.1)		Required
		2	Credit 1 Enhanced Indoor Air Quality Strategies		2
	3	0	Credit 2 Low-Emitting Materials (v4.1)		3
1	0		Credit 3 Construction Indoor Air Quality Management Plan		1
		3	Credit 5 Daylight (v4.1)		3
1	0		Credit 6 Quality Views		1

6	0	0	Innovation	Possible Points:	6
Y	?	N			
1	0		Credit 1.1 Innovation Credit: Assessments and Planning for Resilience		1
1	0		Credit 1.2 Pilot Credit: Carbon Sequestration		1
1	0		Credit 1.3 Innovation Credit: Low-Mercury Lamps		1
1	0		Credit 1.4 Innovation Credit: Green Education		1
1	0		Credit 1.5 Pilot Credit: Integrative Analysis of Building Materials		1
1	0		Credit 2 LEED Accredited Professional		1

3	0	1	Regional Priority Credits	Possible Points:	4
Y	?	N			
1	0		Credit 1 Regional Priority: Surrounding Density & Diverse Uses (th: 2)		1
1	0		Credit 2 Regional Priority: Access to Quality Transit (th: 1)		1
	1	1	Credit 3 Regional Priority: Open Space (th: 1)		1
1	0		Credit 4 Regional Priority: Electric Vehicles (th: 1)		1

50	3	57	Possible Points:	110

LEED v4 for BD+C Core & Shell

LMR Retail Pavilion 2 Block N

March 3, 2023

SUSTAINABLE BUILDING PARTNERS

0	0	1	Integrative Process	Possible Points:	1
Y	?	N			
		1	Credit 1 Integrative Process		1

13	0	7	Location and Transportation	Possible Points:	20
Y	?	N			
		20	Credit 1 LEED for Neighborhood Development	PATH 1	20
2			Credit 2 Sensitive Land Protection	PATH 2	2
		3	Credit 3 High Priority Site		3
6			Credit 4 Surrounding Density & Diverse Uses		6
3		3	Credit 5 Access to Quality Transit (v4.1)		6
		1	Credit 6 Bicycle Facilities (v4.1)		1
1			Credit 7 Reduced Parking Footprint (v4.1)		1
1			Credit 8 Electric Vehicles (v4.1)		1

4	0	7	Sustainable Sites	Possible Points:	11
Y	?	N			
Y			Prereq 1 Construction Activity Pollution Prevention		Required
1			Credit 1 Site Assessment		1
		2	Credit 2 Site Development - Protect or Restore Habitat		2
		1	Credit 3 Open Space		1
		3	Credit 4 Rainwater Management		3
2			Credit 5 Heat Island Reduction		2
		1	Credit 6 Light Pollution Reduction		1
1			Credit 7 Tenant Design & Construction Guidelines		1

7	0	4	Water Efficiency	Possible Points:	11
Y	?	N			
Y			Prereq 1 Outdoor Water Use Reduction		Required
Y			Prereq 2 Indoor Water Use Reduction		Required
Y			Prereq 3 Building-Level Water Metering		Required
3			Credit 1 Outdoor Water Use Reduction		3
4		1	Credit 2 Indoor Water Use Reduction		5
		2	Credit 3 Cooling Tower Water Use		2
		1	Credit 4 Water Metering		1

11	0	22	Energy and Atmosphere	Possible Points:	33
Y	?	N			
Y			Prereq 1 Fundamental Commissioning and Verification		Required
Y			Prereq 2 Minimum Energy Performance		Required
Y			Prereq 3 Building-Level Energy Metering		Required
Y			Prereq 4 Fundamental Refrigerant Management		Required
3		3	Credit 1 Enhanced Commissioning		6
5		13	Credit 2 Optimize Energy Performance		18
1	0		Credit 3 Advanced Energy Metering		1
		2	Credit 4 Demand Response		2
2		3	Credit 5 Renewable Energy Production (v4.1)		5
		1	Credit 6 Enhanced Refrigerant Management		1

4	4	6	Materials and Resources	Possible Points:	13
Y	?	N			
Y			Prereq 1 Storage and Collection of Recyclables		Required
Y			Prereq 2 Construction and Demolition Waste Management Planning		Required
3		3	Credit 1 Building Life-Cycle Impact Reduction (v4.1)		6
	2	0	Credit 2 Product Disclosure & Optimization - EPDs (v4.1)		2
		2	Credit 3 Product Disclosure & Optimization - Sourcing of Raw Materials (v4.1)		2
	2	0	Credit 4 Product Disclosure & Optimization - Material Ingredients (v4.1)		2
1		1	Credit 5 Construction and Demolition Waste Management (v4.1)		2

5	0	5	Indoor Environmental Quality	Possible Points:	16
Y	?	N			
Y			Prereq 1 Minimum Indoor Air Quality Performance		Required
Y			Prereq 2 Environmental Tobacco Smoke Control (v4.1)		Required
		2	Credit 1 Enhanced Indoor Air Quality Strategies		2
3		0	Credit 2 Low-Emitting Materials (v4.1)		3
1	0		Credit 3 Construction Indoor Air Quality Management Plan		1
		3	Credit 5 Daylight (v4.1)		3
1	0		Credit 6 Quality Views		1

6	0	0	Innovation	Possible Points:	6
Y	?	N			
1	0		Credit 1.1 Innovation Credit: Assessments and Planning for Resilience		1
1	0		Credit 1.2 Pilot Credit: Carbon Sequestration		1
1	0		Credit 1.3 Innovation Credit: Low-Mercury Lamps		1
1	0		Credit 1.4 Innovation Credit: Green Education		1
1	0		Credit 1.5 Pilot Credit: Integrative Analysis of Building Materials		1
1	0		Credit 2 LEED Accredited Professional		1

3	0	1	Regional Priority Credits	Possible Points:	4
Y	?	N			
1	0		Credit 1 Regional Priority: Surrounding Density & Diverse Uses (th: 2)		1
1	0		Credit 2 Regional Priority: Access to Quality Transit (th: 1)		1
	1	1	Credit 3 Regional Priority: Open Space (th: 1)		1
1	0		Credit 4 Regional Priority: Electric Vehicles (th: 1)		1

53	4	53	Possible Points:	110

SUSTAINABLE BUILDING PARTNERS

Sustainable Building Partners
2701 Prosperity Avenue, Suite 100
Fairfax, VA 22031

Date: March 3, 2023

Project: LMR Blocks F&N – Retail Pavilions

Purpose: DSUP Submission - Green Building Approach

General Approach

The Landmark Mall Redevelopment (LMR) project is pursuing LEED Neighborhood Development v4 Plan certification for the entire development. The LMR Blocks F&N Retail Pavilions are pursuing LEED BD+C Core & Shell v4 certification at a Silver level, see attached "LEED Scorecard". The projects will be designed to meet the 2019 Green Building Policy.

Energy

Sustainable Building Partners is hired to perform whole building energy modeling for the referenced projects. Due to the limited mechanical and electrical scope of these Core and Shell buildings, the team will utilize a signed Green Lease to demonstrate that the final building will achieve the required 11% energy savings.

Water

Native and adaptive plantings will be installed in all landscaped areas within the LEED project boundary and will be irrigated by a high-efficiency system using drip irrigation, moisture meters, and controllers where necessary to ensure plantings survive and thrive.

The following low flow plumbing fixtures will be installed in all restrooms to achieve a 40% water use reduction:

- WC: 0.8/1.28 gpf (dual flush)
- Urinal: 0.125 gpf
- Lav Faucet: 0.35 gpm

Restrooms not installed with this project scope will be held to these fixture rates through a signed Green Lease.

Indoor Environmental Quality

If installed with the project scope, flooring, paints and coating, insulation, and ceiling systems within the building will be low-emitting to protect contractor and occupant health and comfort. To be compliant, products will have an emissions evaluation in accordance with California Department of Public Health version 1.1, 2010 (CDPH v1.1 2010) or later. Specified products within these categories will be evaluated for compliance. All other applicable products submitted during construction will be approved by the LEED consultant.

Also during construction, the contractor will develop an Indoor Air Quality Management plan to protect construction workers and materials. These requirements will be incorporated into specification section "018113 Sustainable Design Requirements". A template plan has been provided, see "LEED v4 Indoor Air Quality Mgmt Plan - Template".

2

The final required performance point under the Indoor Environmental Quality section is Thermal Comfort. Since this credit is not available on the LEED Core & Shell scorecard, it is not applicable to these projects.

Optional Credits

In addition to compliance with the applicable required performance points, the referenced projects will contract Enhanced Commissioning services to provide additional verification that the installed equipment functions as intended.

Whole building Life Cycle Assessments will be conducted for both buildings to evaluate the embodied carbon of the structures. Embodied carbon reduction strategies will be incorporated into the project specifications.

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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05/26/2023

GENERAL NOTES & DETAILS

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

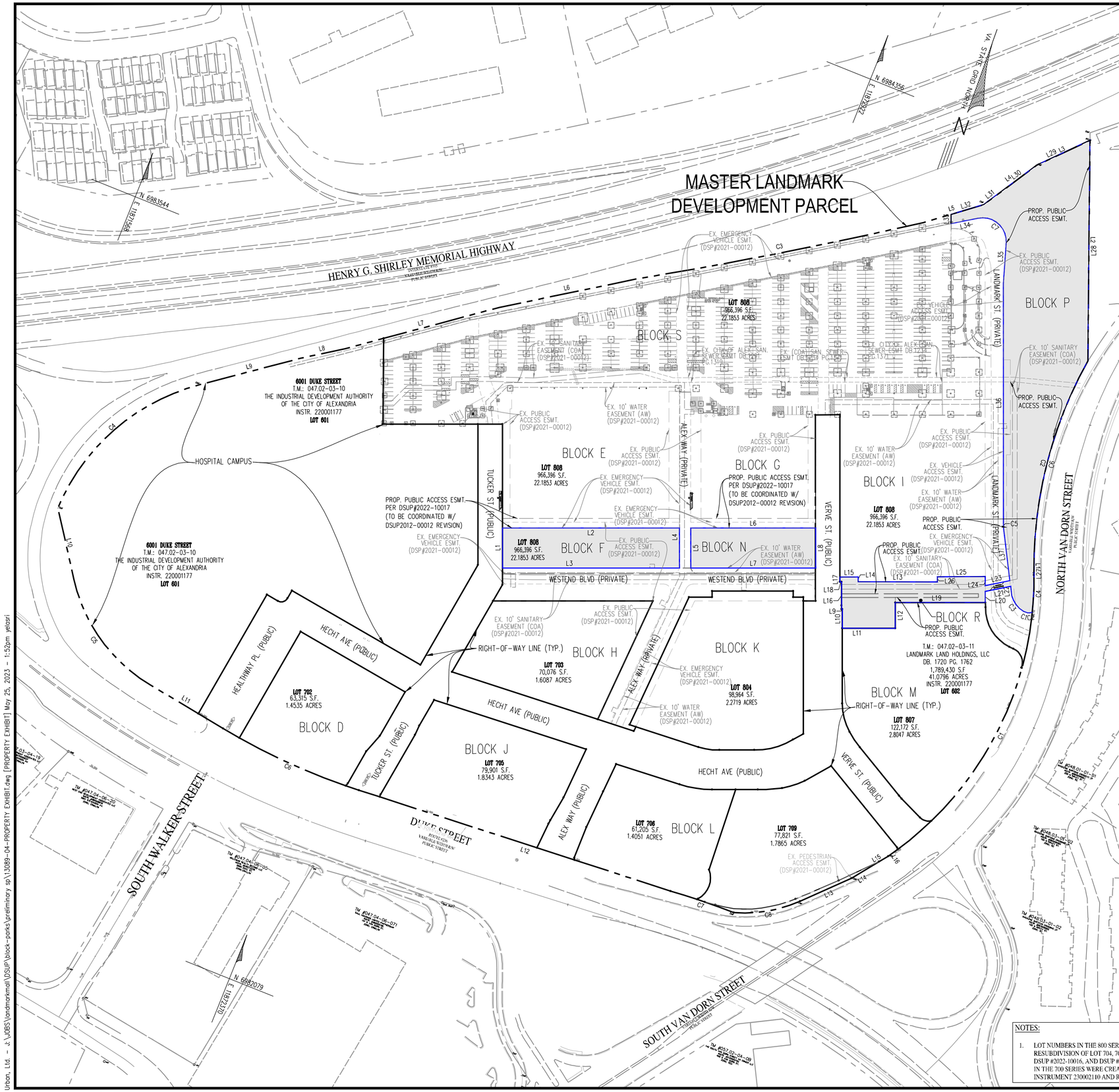
CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 03B OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-02A-GNOTES.dwg [GREEN BUILDING] May 25, 2023 - 1:52pm yelasri



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 AND CURVE 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'	714.22'	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

PARKS AREA

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. LOT NUMBERS IN THE 800 SERIES REFLECT A 3RD SUBDIVISION PLAT AND RESUBDIVISION OF LOT 704, 707 AND 708 ASSOCIATED WITH DSUP #2022-10015, DSUP #2022-10016, AND DSUP #2022-10017 NOT YET RECORDED . LOT NUMBERS IN THE 700 SERIES WERE CREATED VIA DEED OF SUBDIVISION RECORDED IN INSTRUMENT 230002110 AND RE-RECORDED IN INSTRUMENT _____."

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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05/26/2023

PROPERTY EXHIBIT
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 04 OF 47

FILE No. DSUP-13089

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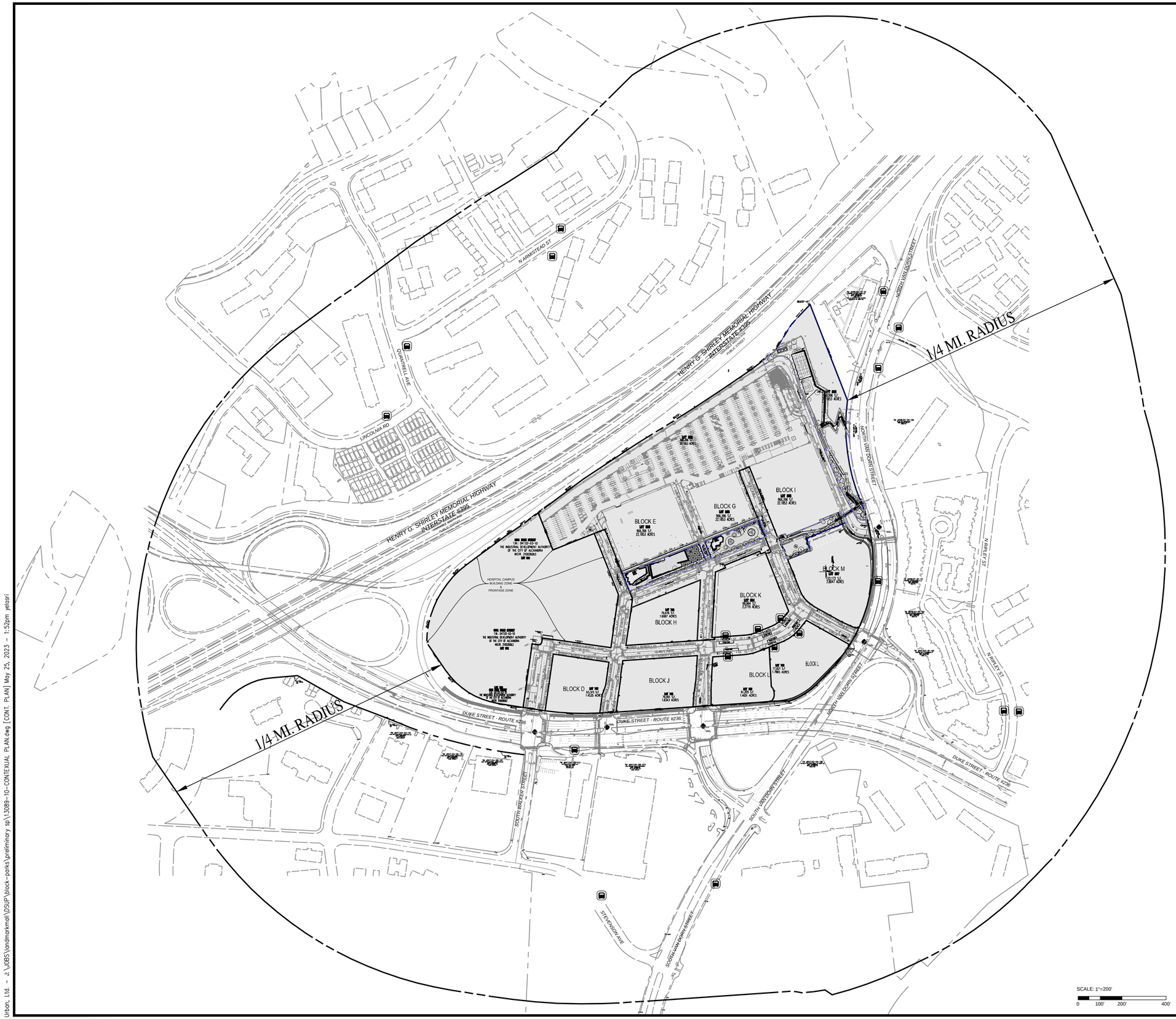

LEGEND

- TRANSIT STOP
- PROPOSED PROJECT SITE
- DSUP APPLICATION

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

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CONTEXTUAL PLAN

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 05 OF 47

FILE No. DSUP-13089

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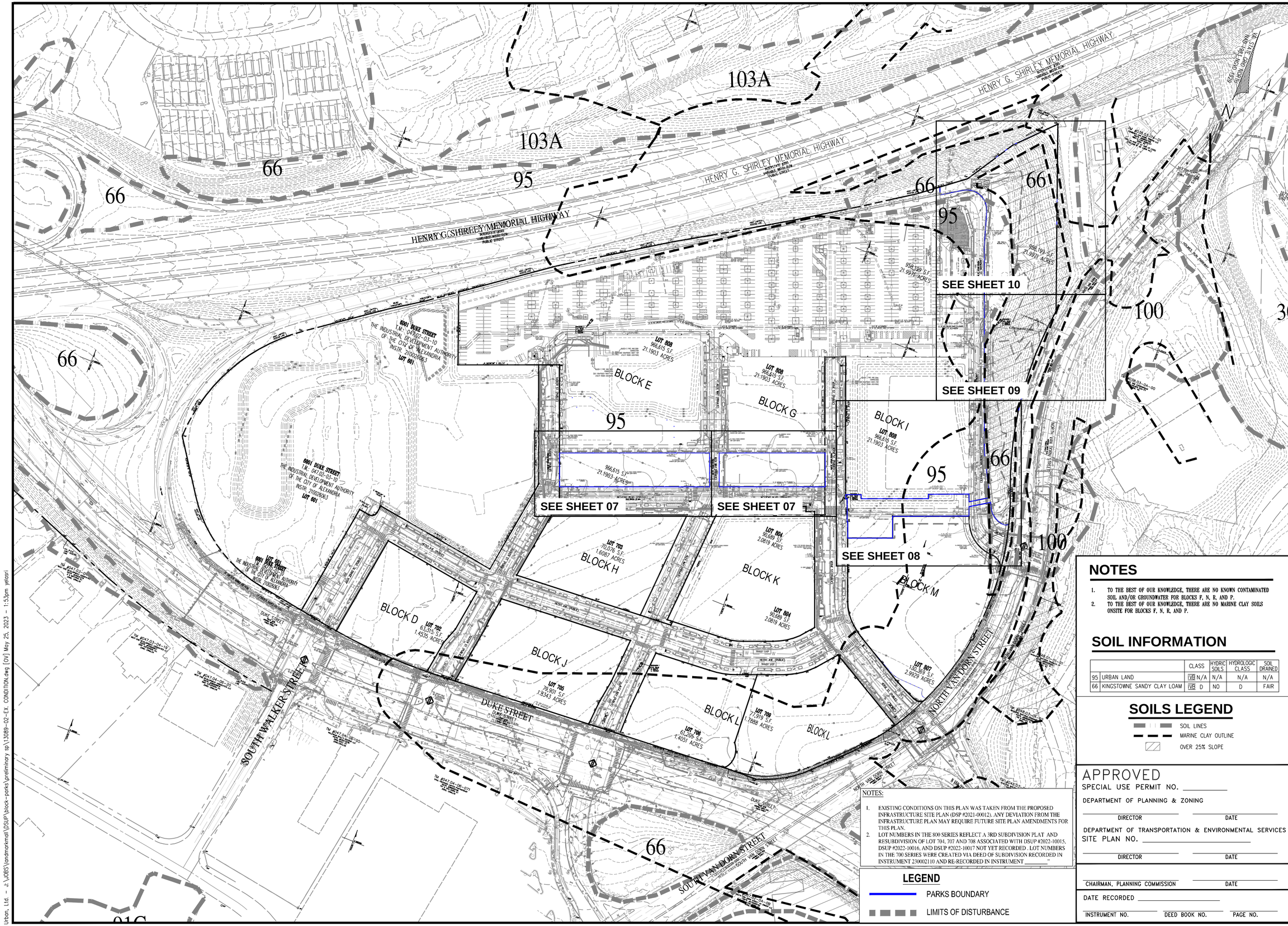

NOTES

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

NOTES:

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

PARKS BOUNDARY
LIMITS OF DISTURBANCE

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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OVERALL EXISTING CONDITIONS
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 06 OF 47

FILE No. DSUP-13089

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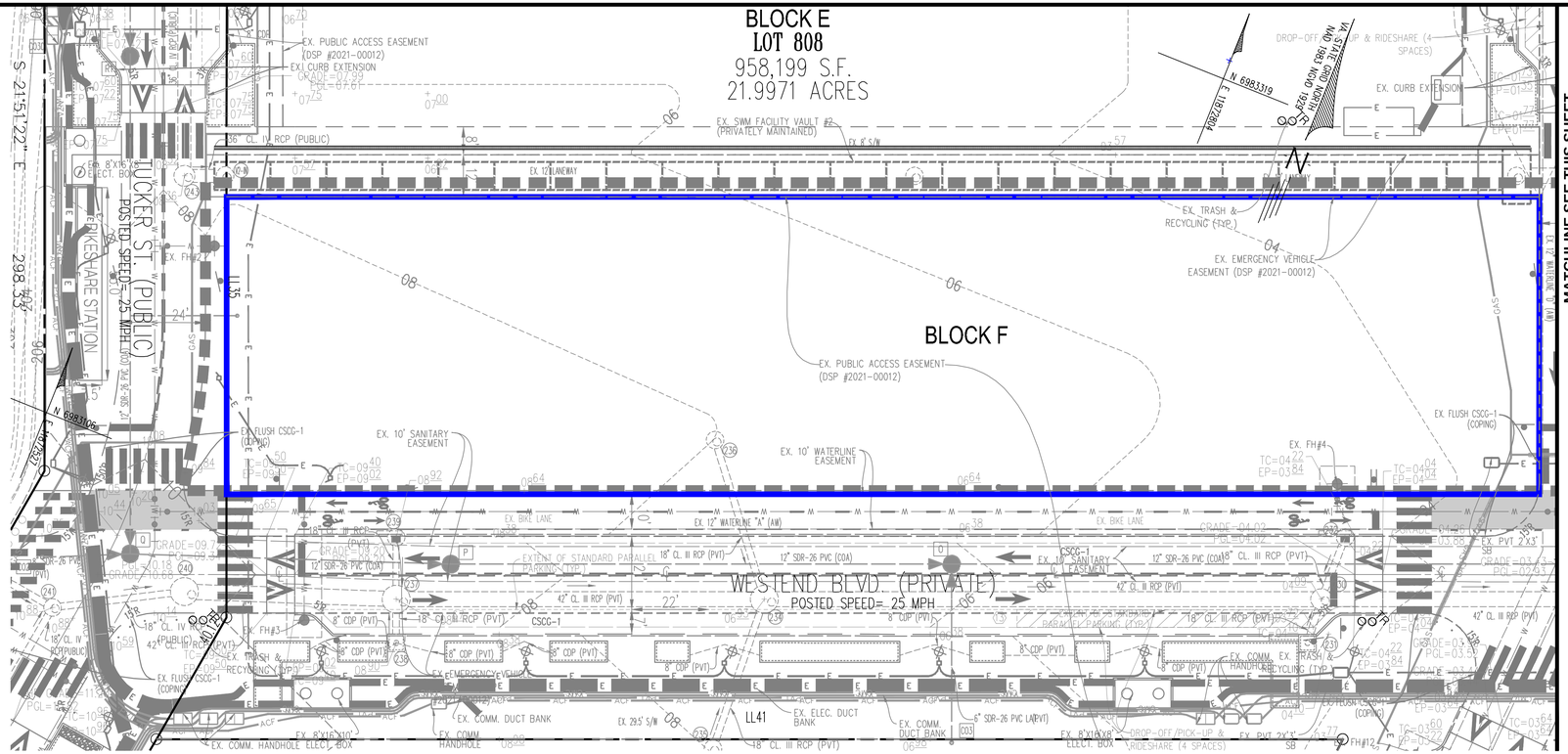

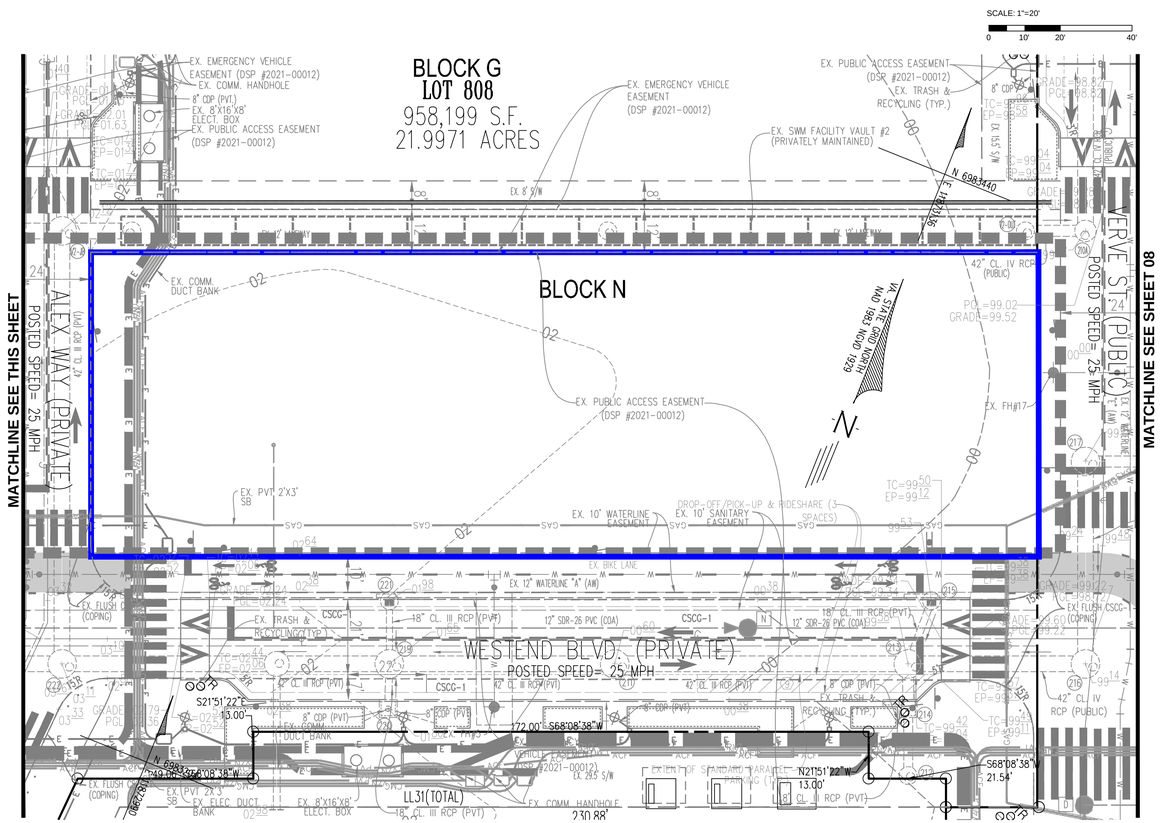

NOTES:

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LEGEND

PARKS BOUNDARY

LIMITS OF DISTURBANCE

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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PROFESSIONAL ENGINEER

EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 07 OF 47

FILE No. DSUP-13089

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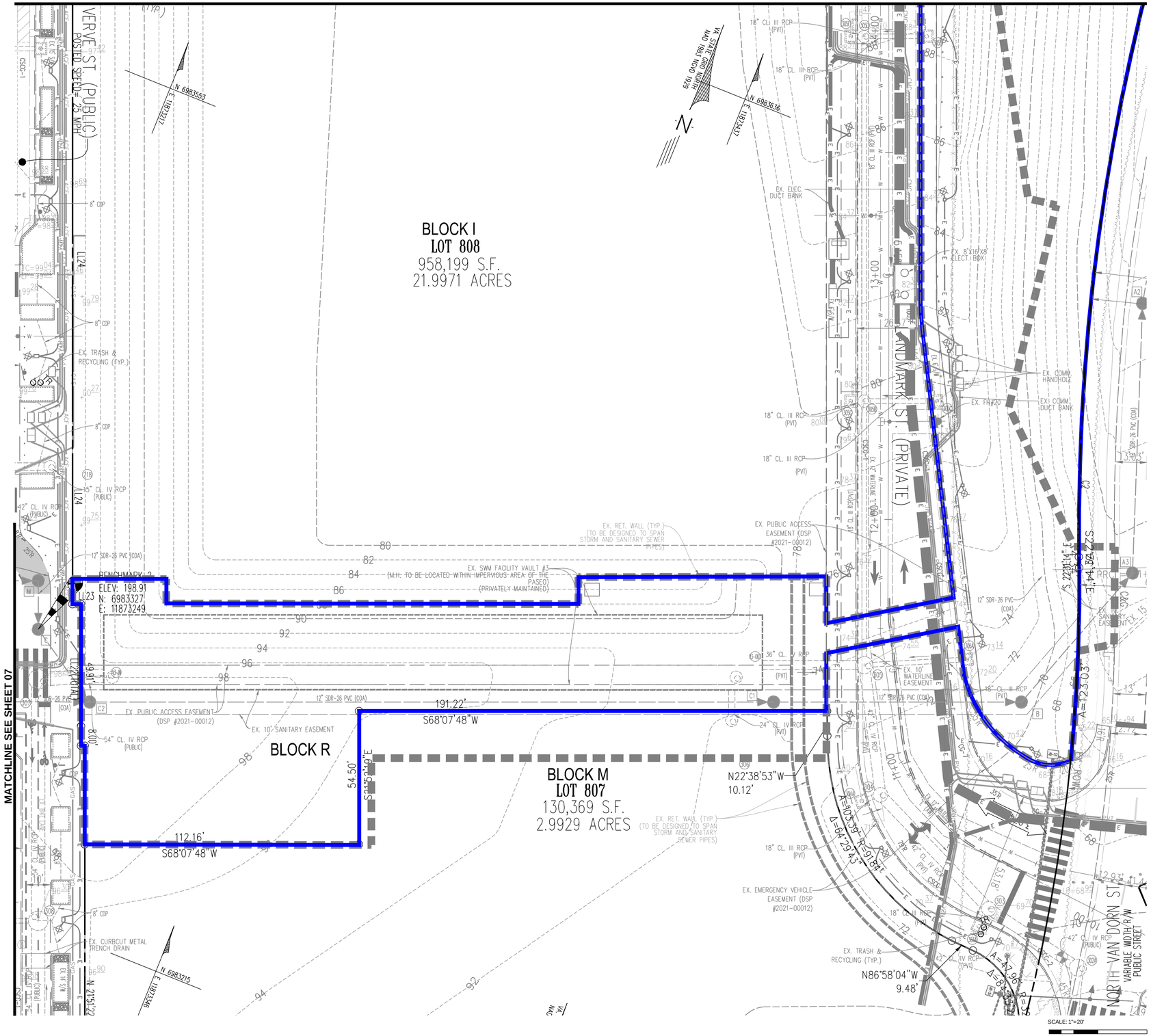
MATCHLINE SEE SHEET 09



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NOTES:

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LEGEND

PARKS BOUNDARY

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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EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 08 OF 47

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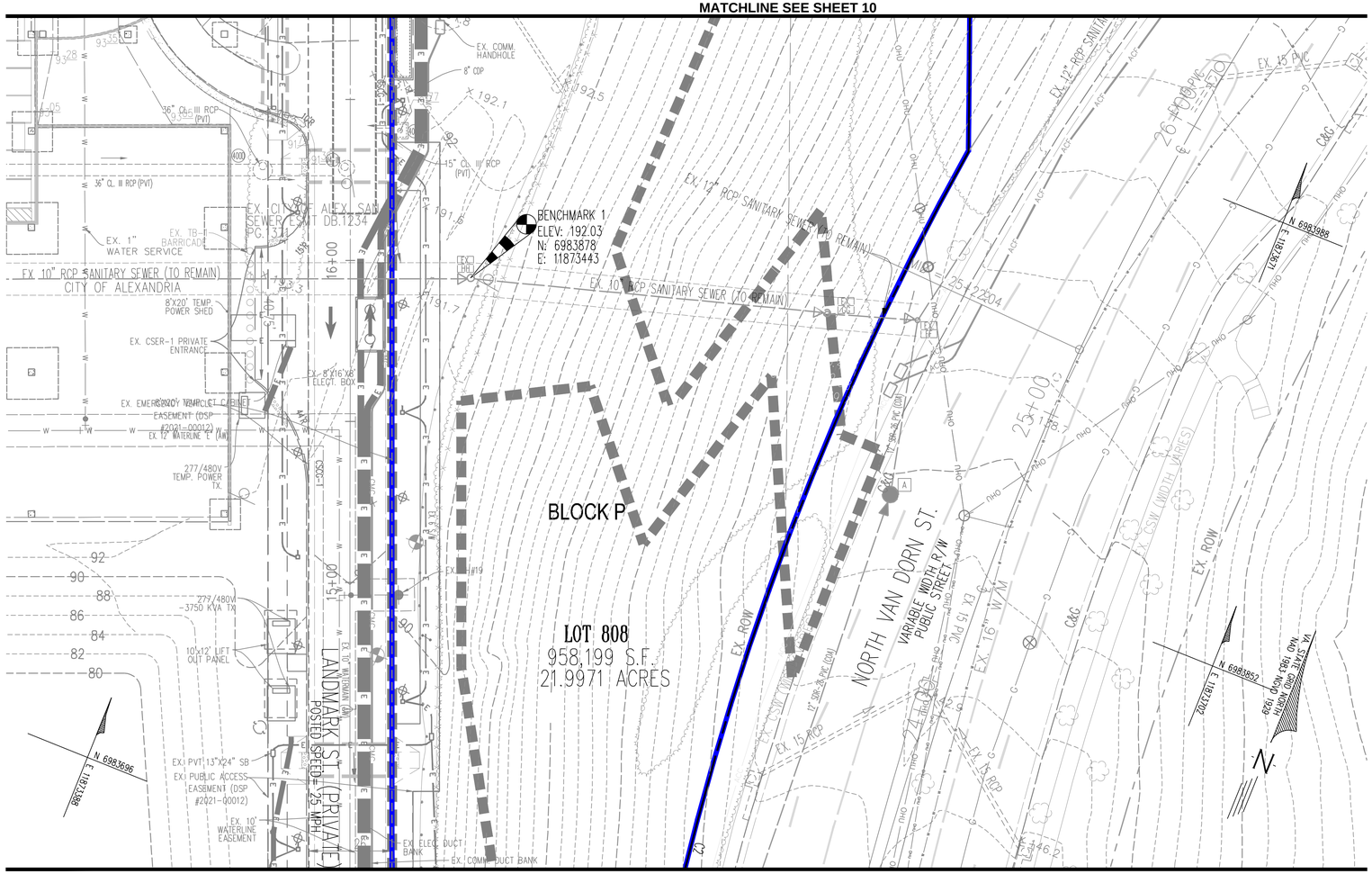
MATCHLINE SEE SHEET 10



MATCHLINE SEE SHEET 08

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

NOTES:

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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03/26/2023
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 09 OF 47

FILE No. DSUP-13089

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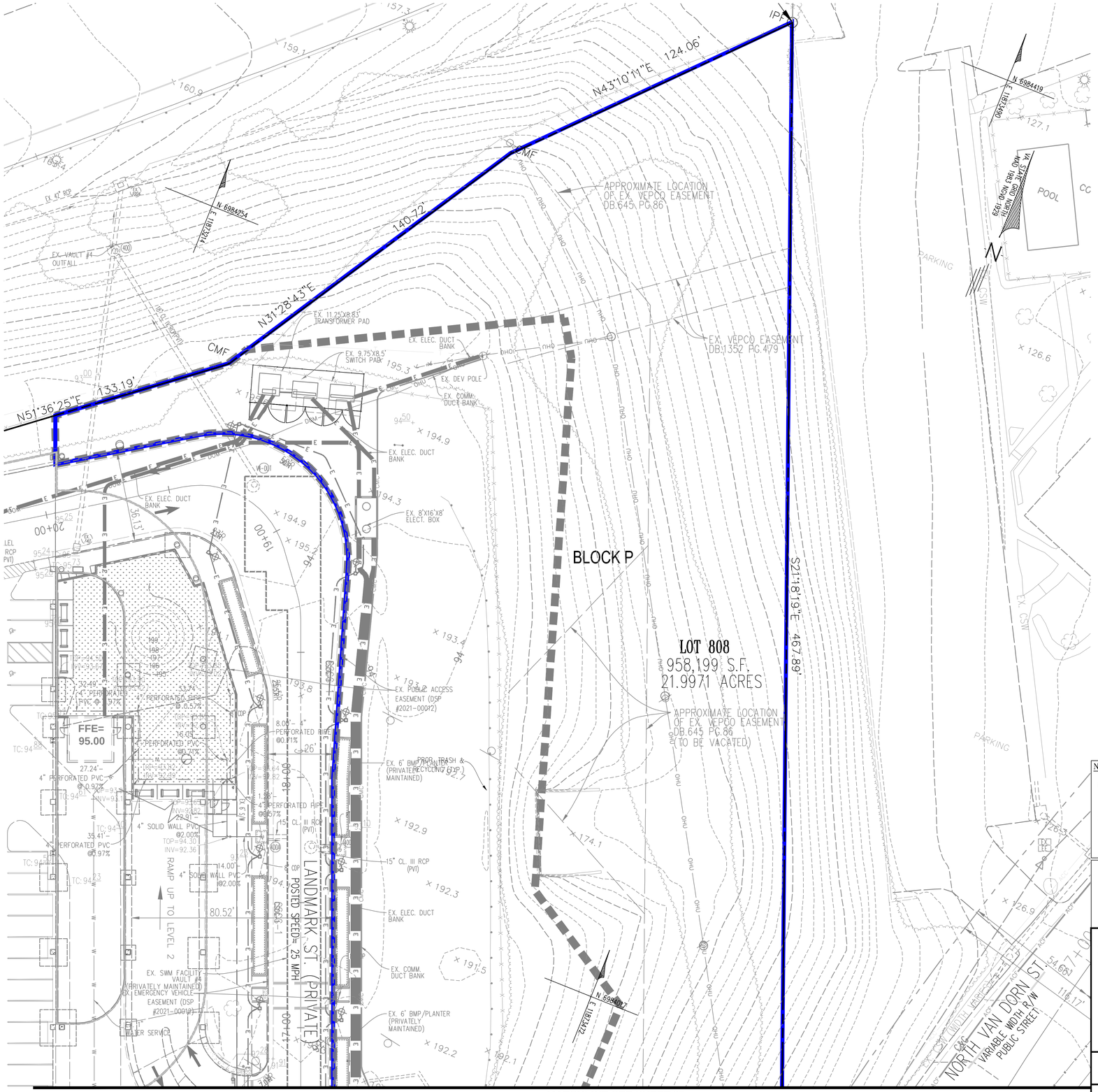

MATCHLINE SEE SHEET 09

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

NOTES:

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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07/26/2023

EXISTING CONDITIONS

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

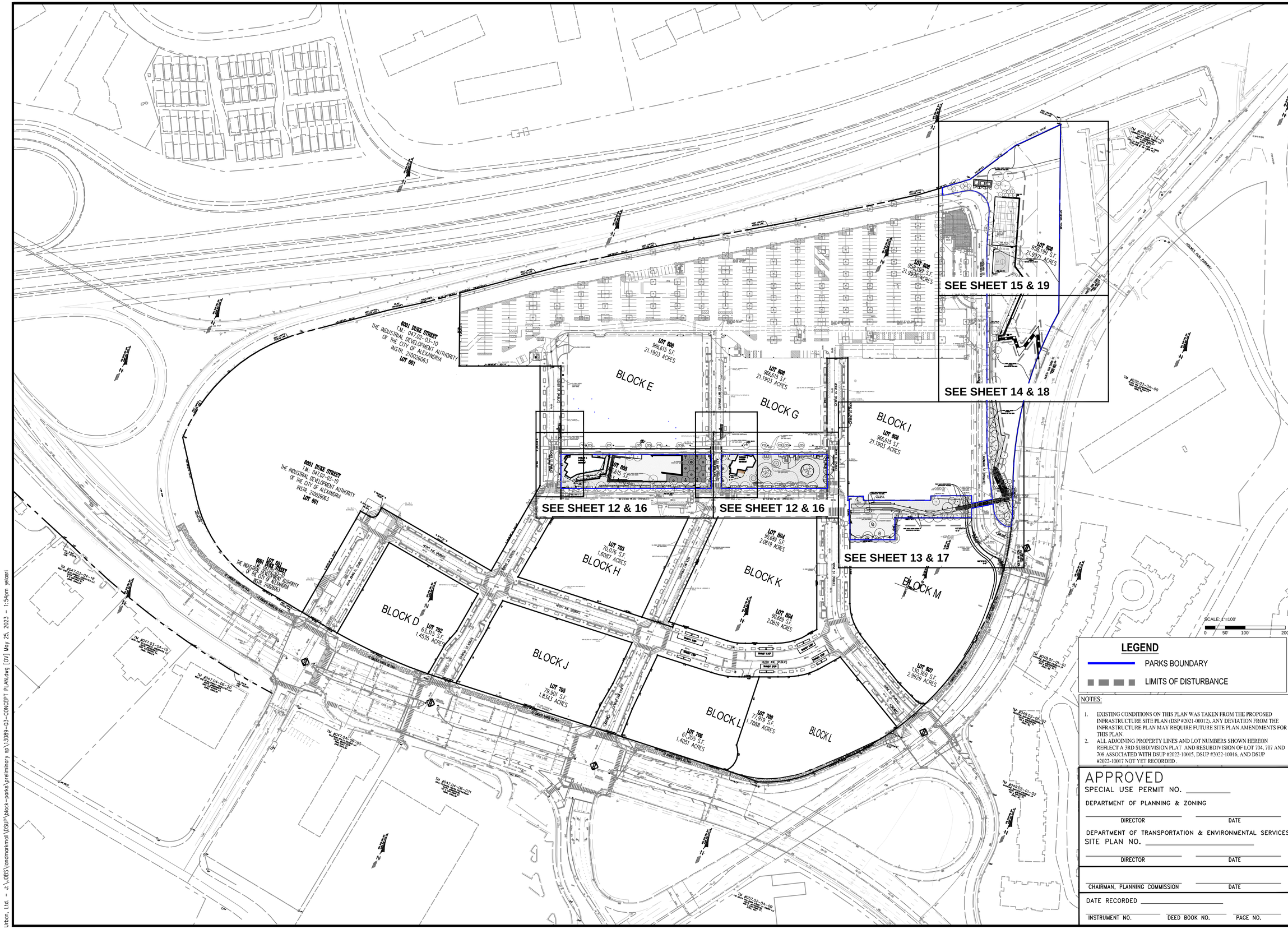
CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 10 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-02-EX. CONDITION.dwg [04] May 25, 2023 - 1:54pm yelasri


SEE SHEET 15 & 19
SEE SHEET 14 & 18
SEE SHEET 12 & 16
SEE SHEET 12 & 16
SEE SHEET 13 & 17
BLOCK E
BLOCK G
BLOCK I
BLOCK H
BLOCK K
BLOCK M
BLOCK D
BLOCK J
BLOCK L
BLOCK L
LOT 008
958,199 S.F.
21.9931 ACRES
LOT 008
966,615 S.F.
21.1903 ACRES
LOT 008
966,615 S.F.
21.1903 ACRES
LOT 008
966,615 S.F.
21.1903 ACRES
LOT 008
966,615 S.F.
21.1903 ACRES
LOT 703
70,076 S.F.
1.6087 ACRES
LOT 704
90,689 S.F.
2.0819 ACRES
LOT 704
90,689 S.F.
2.0819 ACRES
LOT 702
63,315 S.F.
1.4535 ACRES
LOT 705
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LOT 707
67,205 S.F.
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LOT 709
77,919 S.F.
1.7886 ACRES
LOT 707
130,369 S.F.
2.9929 ACRES
6001 DUKE STREET
T.M.: 047.02-03-10
THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF ALEXANDRIA
INSTR. 210026063
LOT 001
6001 DUKE STREET
T.M.: 047.02-03-10
THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF ALEXANDRIA
INSTR. 210026063
LOT 001
6001 DUKE STREET
THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF ALEXANDRIA
INSTR. 210026063
LOT 001
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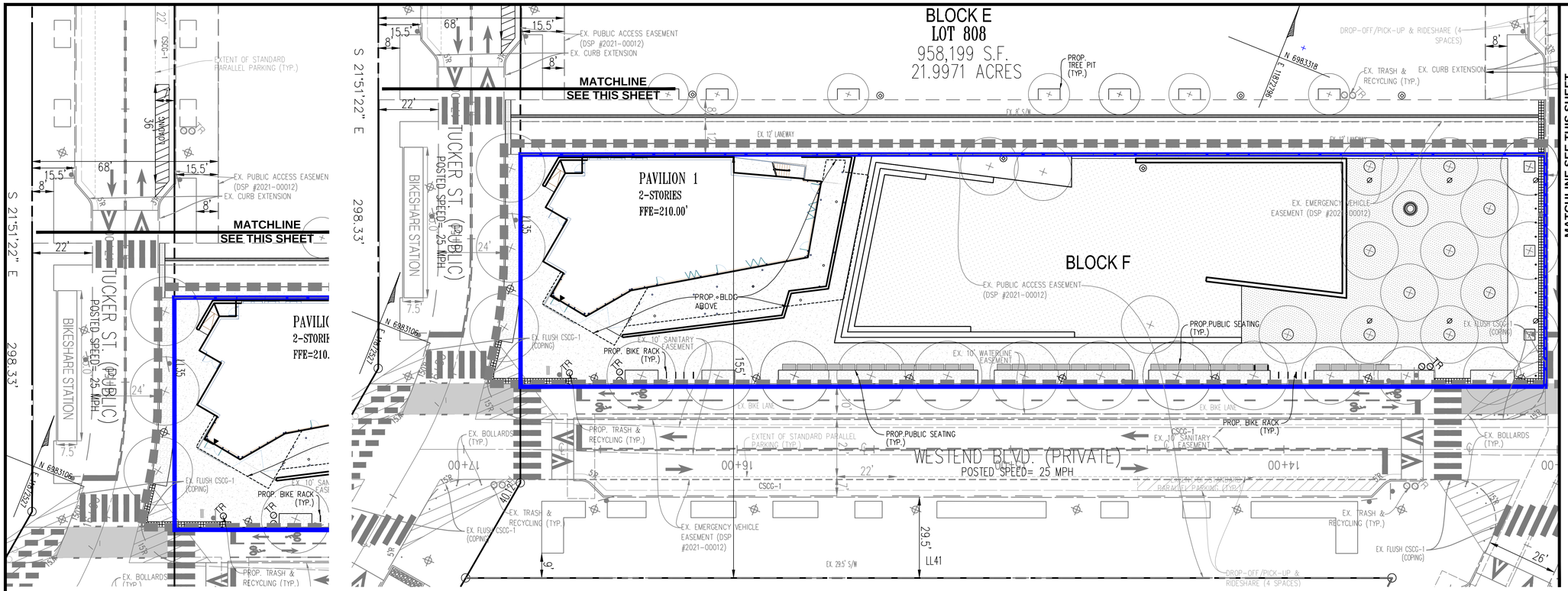
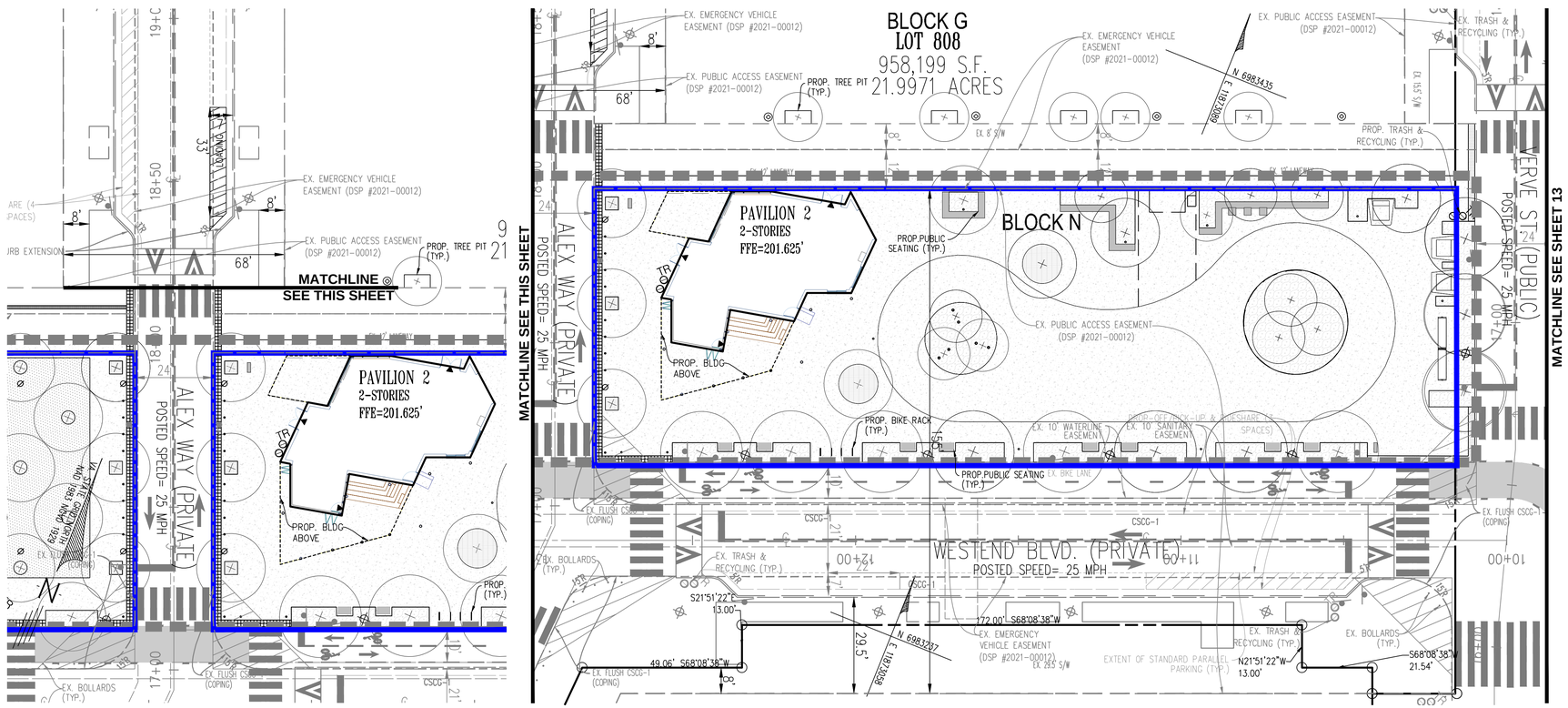
SOUTHERN RAILWAY
SOUTHERN RAILWAY





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

NOTES:

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

PARKS BOUNDARY

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

REVISIONS

PLAN	DATE
1	02-11-2022
2	02-09-2022
3	03-17-2022
4	05-26-2023
5	-
6	-
7	-
8	-

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
03/28/2023
PROFESSIONAL ENGINEER

SITE PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA

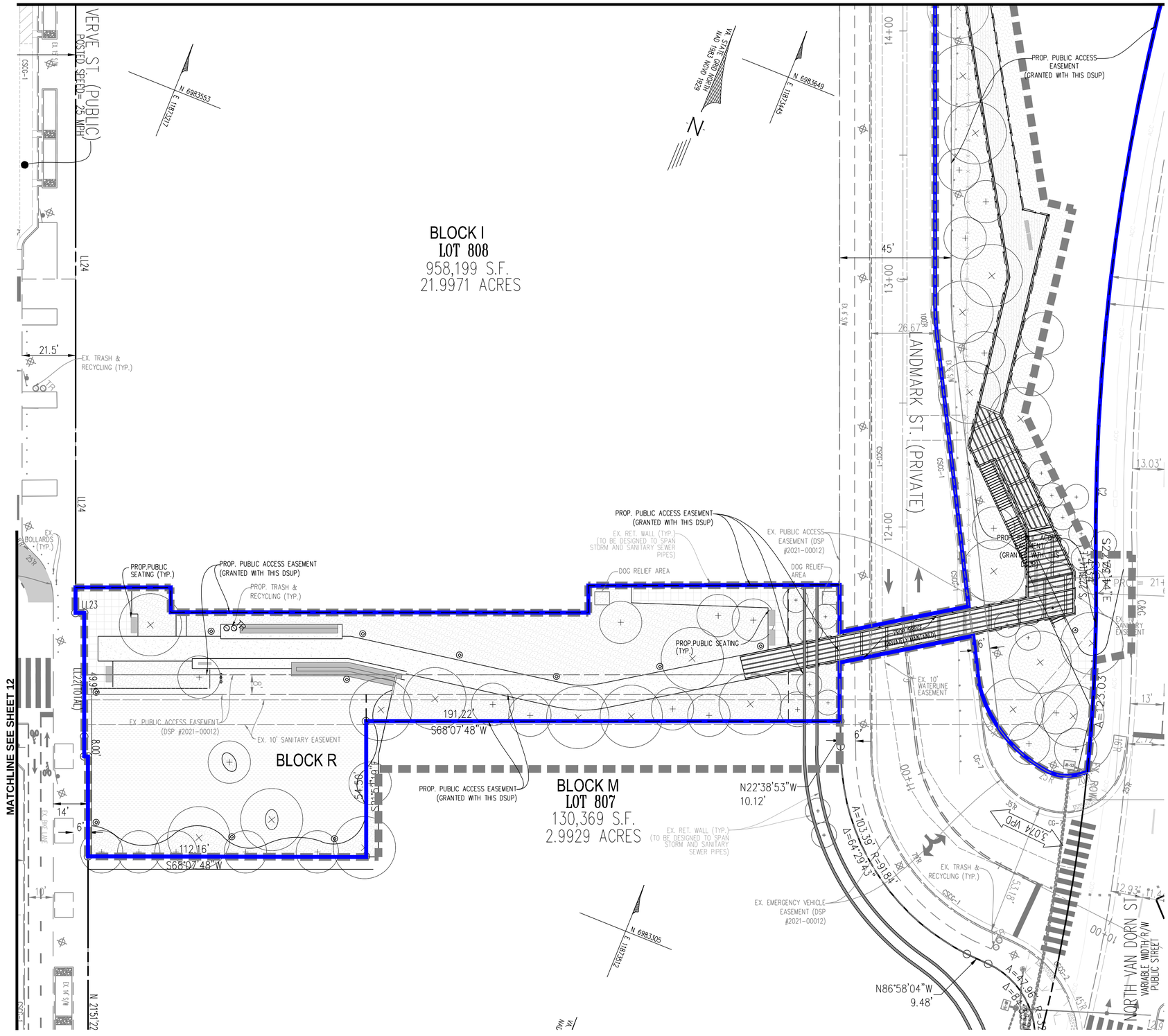
SCALE: 1"=20' C.I.=N/A DATE: NOV., 2022

SHEET 12 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-03-CONCEPT PLAN.dwg [01] May 25, 2023 - 1:55pm yelosri

MATCHLINE SEE SHEET 14



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

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	03-27-2023
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	-
	-
	-

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05/26/2023
PROFESSIONAL ENGINEER

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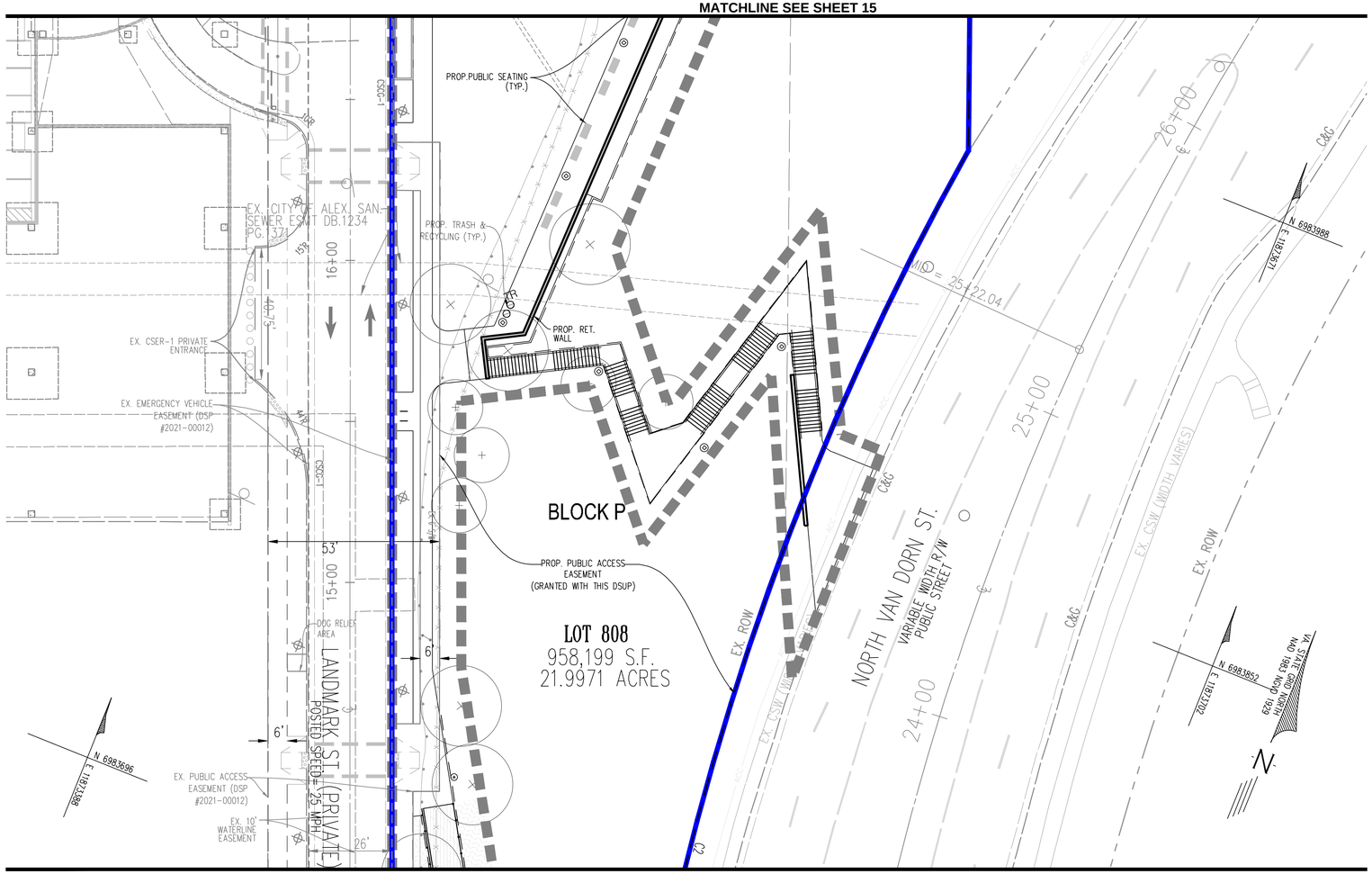
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=20' C.I.=N/A DATE: NOV., 2022

SHEET 13 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-03-CONCEPT PLAN.dwg [02] May 25, 2023 - 1:55pm yelosri

MATCHLINE SEE SHEET 15



MATCHLINE SEE SHEET 13

SCALE: 1"=20'

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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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03-31-2023
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PROFESSIONAL ENGINEER
07/26/2023

SITE PLAN

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

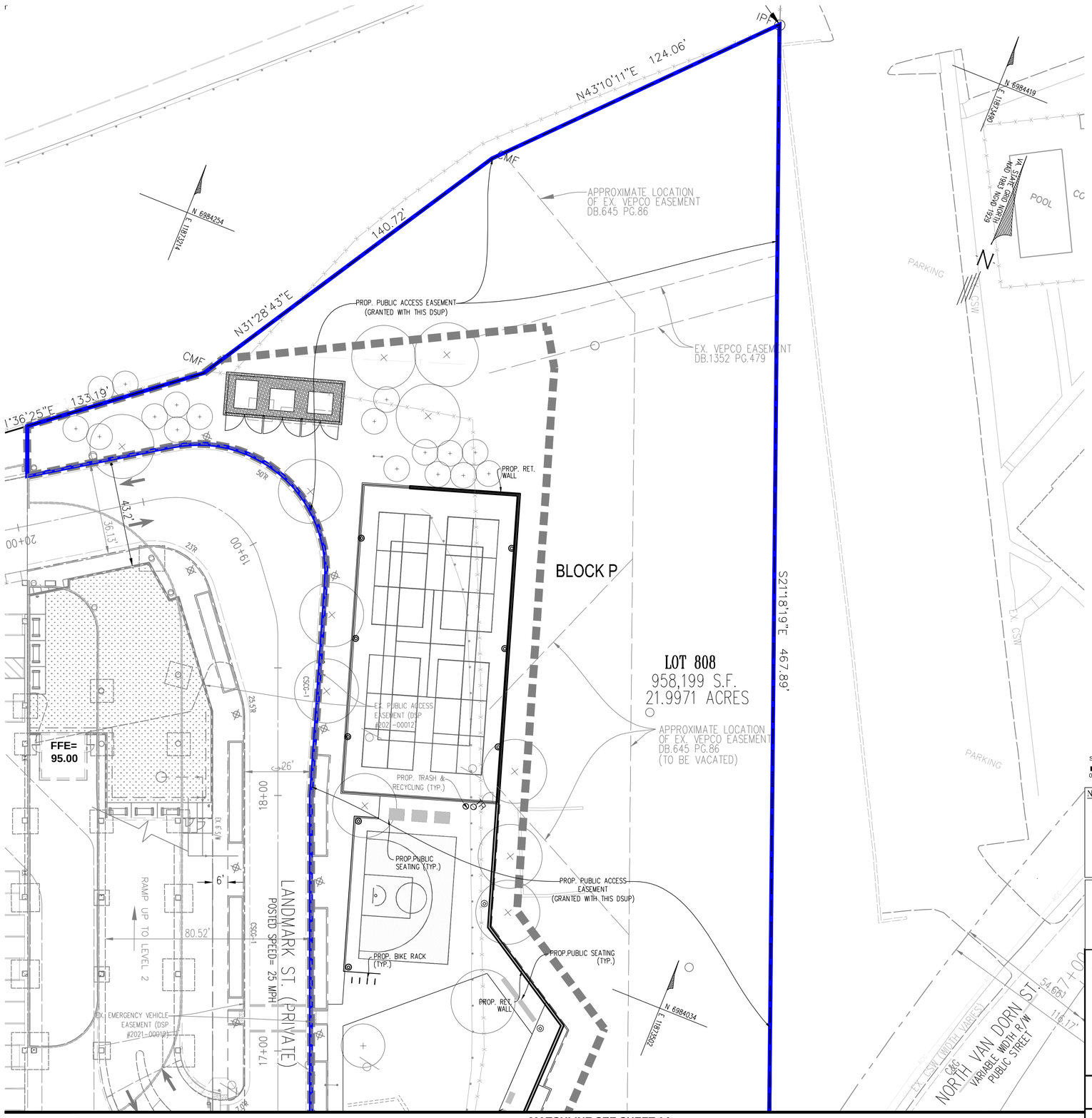
CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 14 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-03-CONCEPT PLAN.dwg [03] May 25, 2023 - 1:55pm yelasri



MATCHLINE SEE SHEET 14

SCALE: 1"=20'

0 10' 20' 40'

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PARKS BOUNDARY

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

REVISIONS

PLAN DATE
02-11-2022
12-09-2022
03-17-2023
05-26-2023

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CLAYTON C. TOCK
Lic. No. 036790
09/26/2021
PROFESSIONAL ENGINEER

SITE PLAN

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

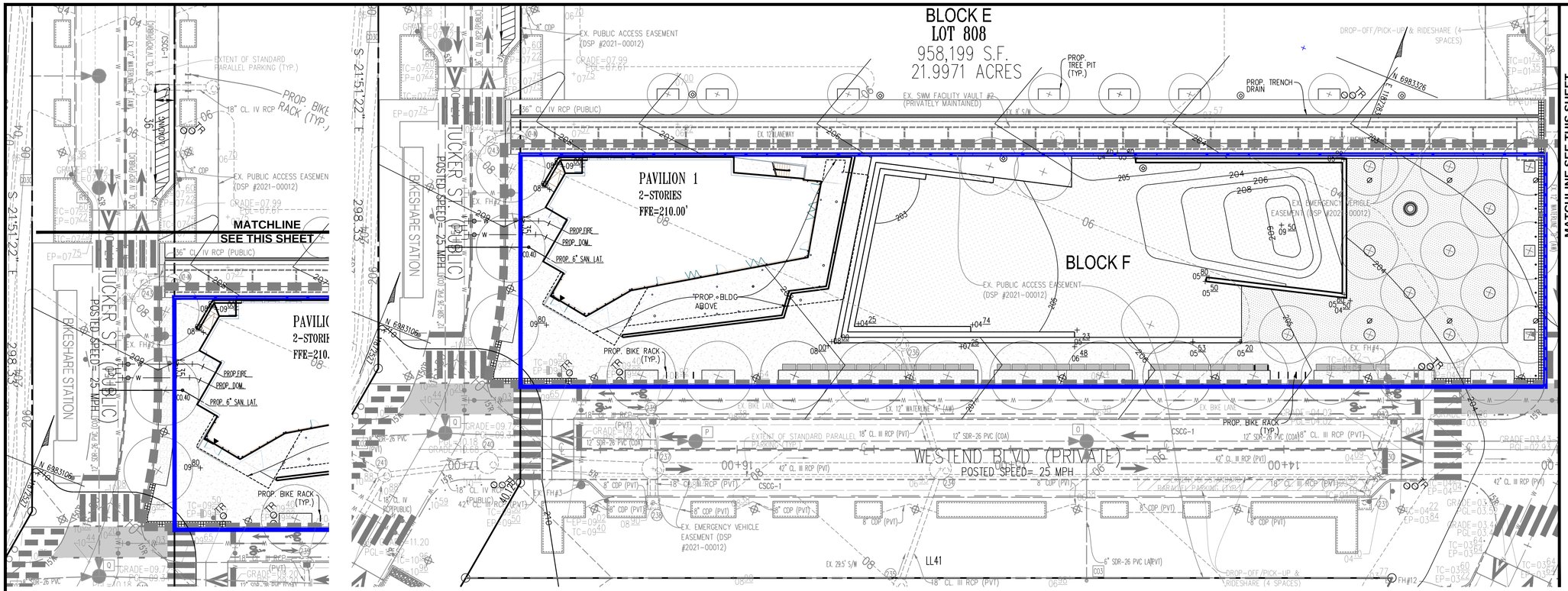
CITY OF ALEXANDRIA, VIRGINIA

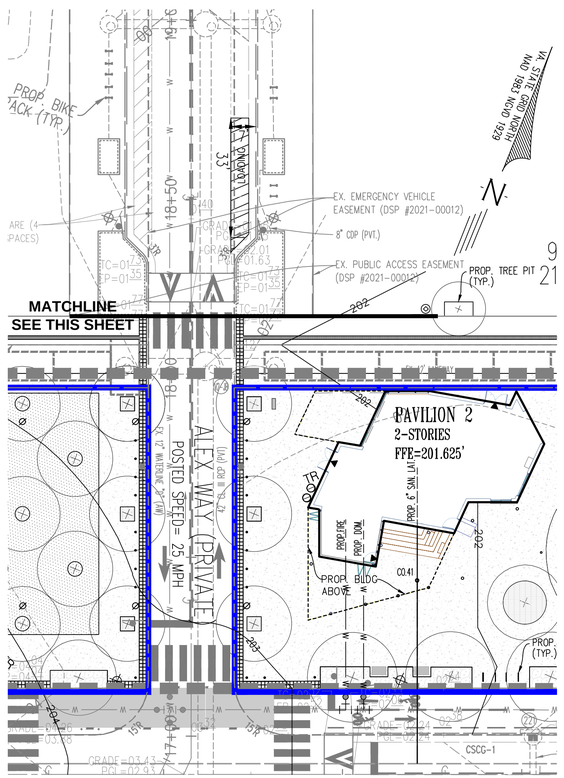
SCALE: 1"=20' C.I.= N/A DATE: NOV., 2022

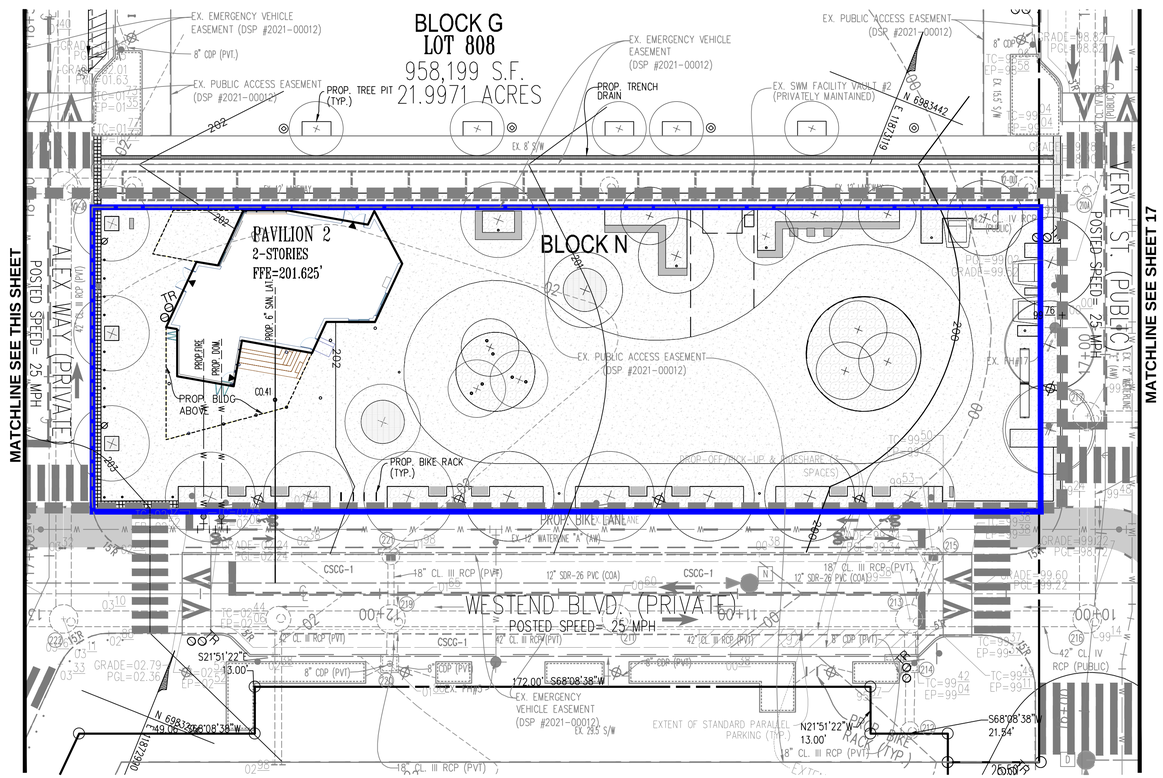
SHEET 15 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-03-CONCEPT PLAN.dwg [04] May 25, 2023 - 1:56pm yelasri







SCALE: 1"=20'
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LEGEND

PARKS BOUNDARY

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

REVISIONS

PLAN DATE
02-11-2022
02-09-2022
03-17-2023
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CLAYTON C. TOCK
Lic. No. 038790
EXPIRES 12/31/23
PROFESSIONAL ENGINEER

GRADING PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA

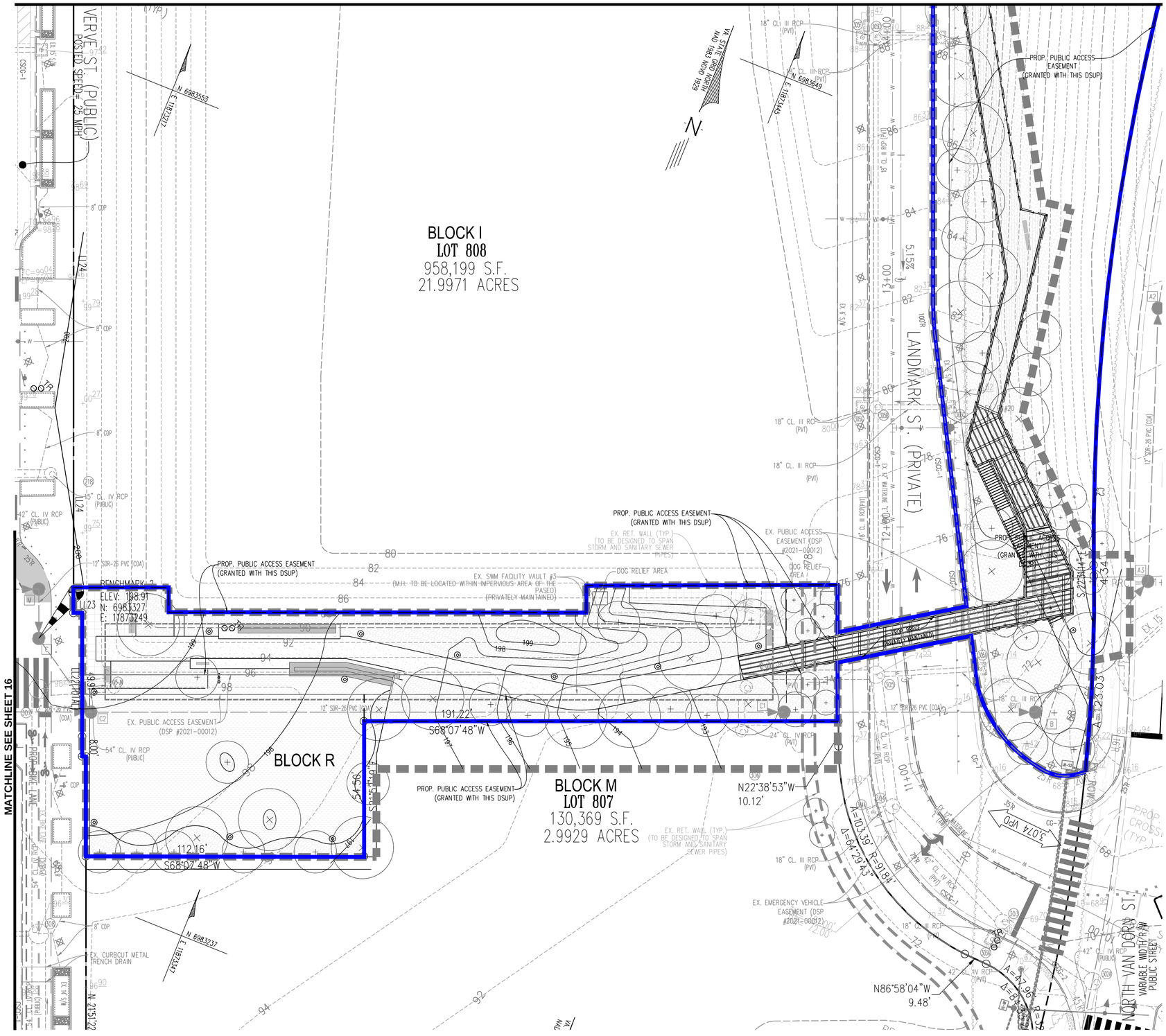
SCALE: 1"=20' C.I.=2' DATE: NOV., 2022

SHEET 16 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:_OBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-03-GRADING PLAN.dwg [01] May 25, 2023 - 1:56pm yelosri

MATCHLINE SEE SHEET 18



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LEGEND

PARKS BOUNDARY

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
02-11-2022
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GRADING PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA

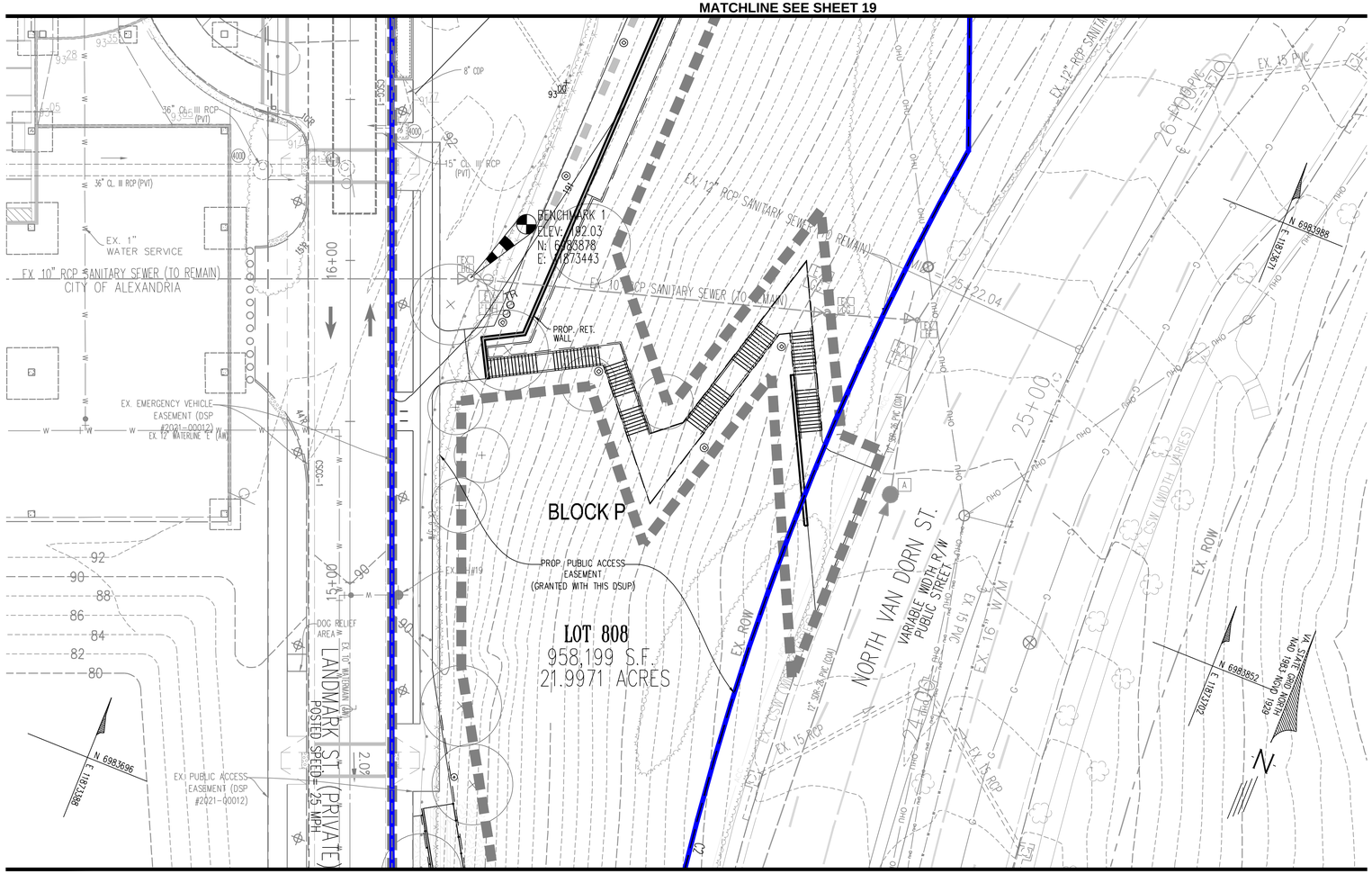
SCALE: 1"=20' C.I.=2' DATE: NOV., 2022

SHEET 17 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-03-GRADING PLAN.dwg [02] May 25, 2023 - 1:57pm yelasri

MATCHLINE SEE SHEET 19



MATCHLINE SEE SHEET 17

SCALE: 1"=20'

0 10' 20' 40'

NOTES:

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LIMITS OF DISTURBANCE

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DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

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PRELIMINARY SITE PLAN - PARKS

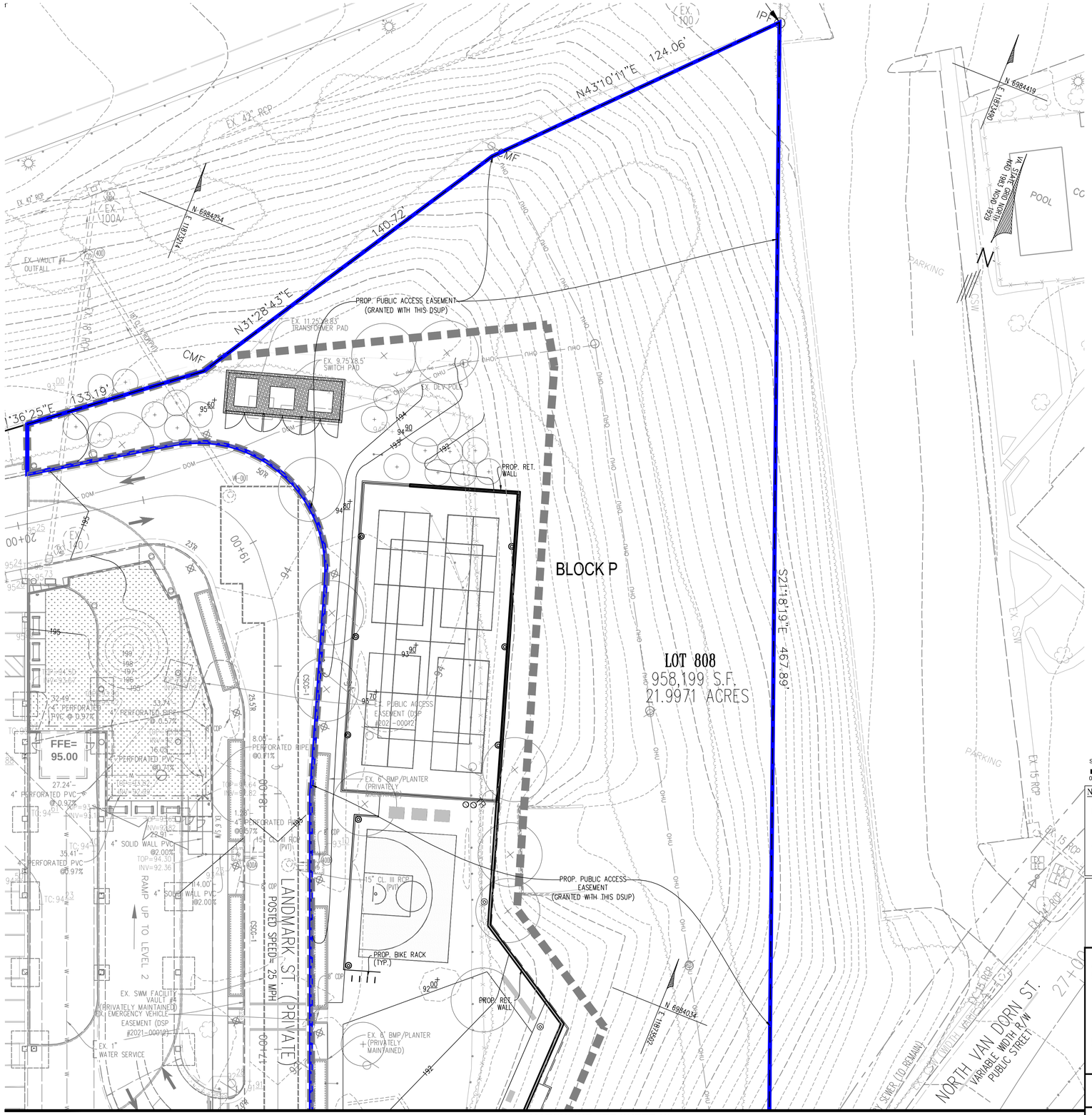
CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 18 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-03-GRADING PLAN.dwg [03] May 25, 2023 - 1:57pm yelosri



MATCHLINE SEE SHEET 18

SCALE: 1"=20'

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01/24/2023

GRADING PLAN

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 19 OF 47

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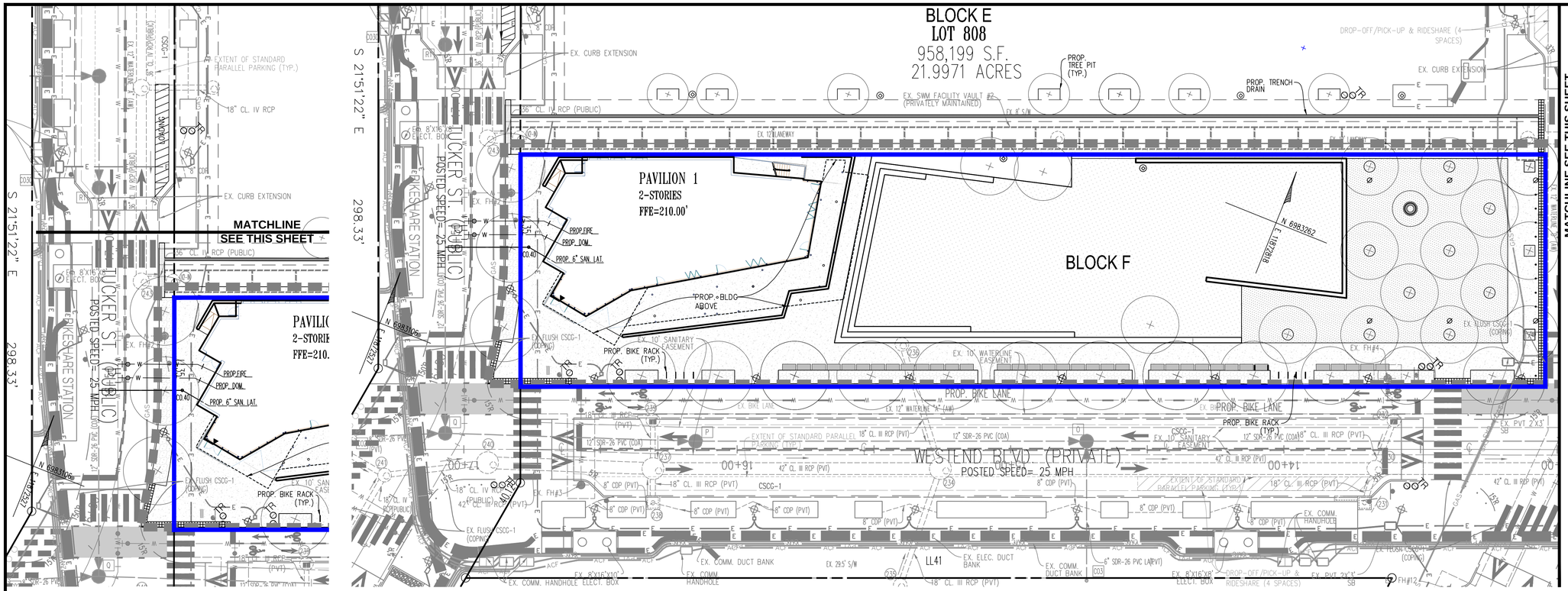

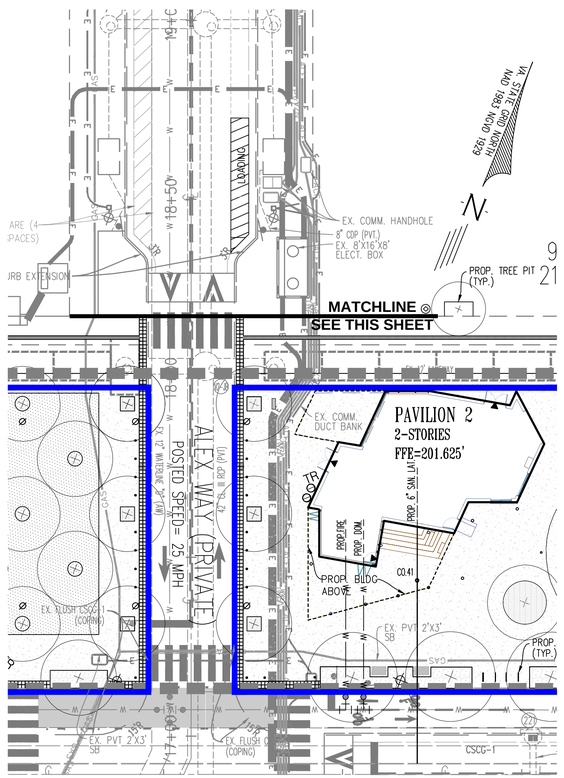

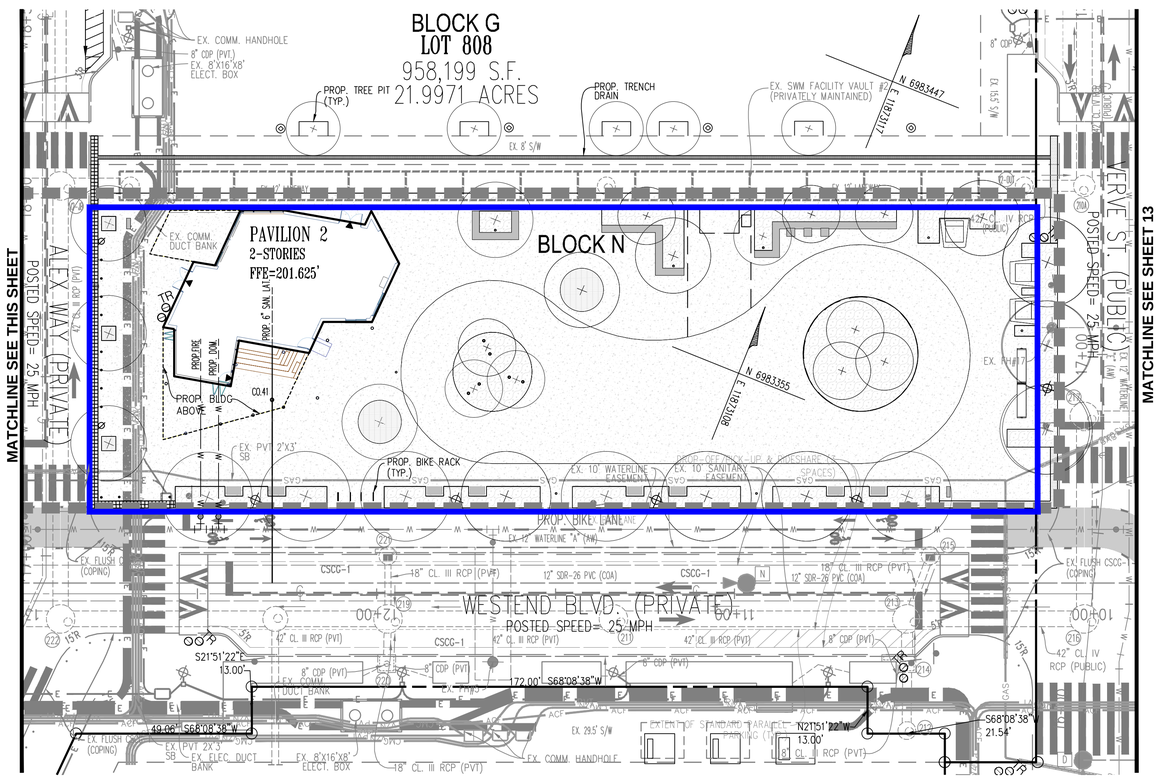

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SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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

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PLAN DATE
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CLAYTON C. TOCK
Lic. No. 038790
03/26/2023
PROFESSIONAL ENGINEER

UTILITY PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA

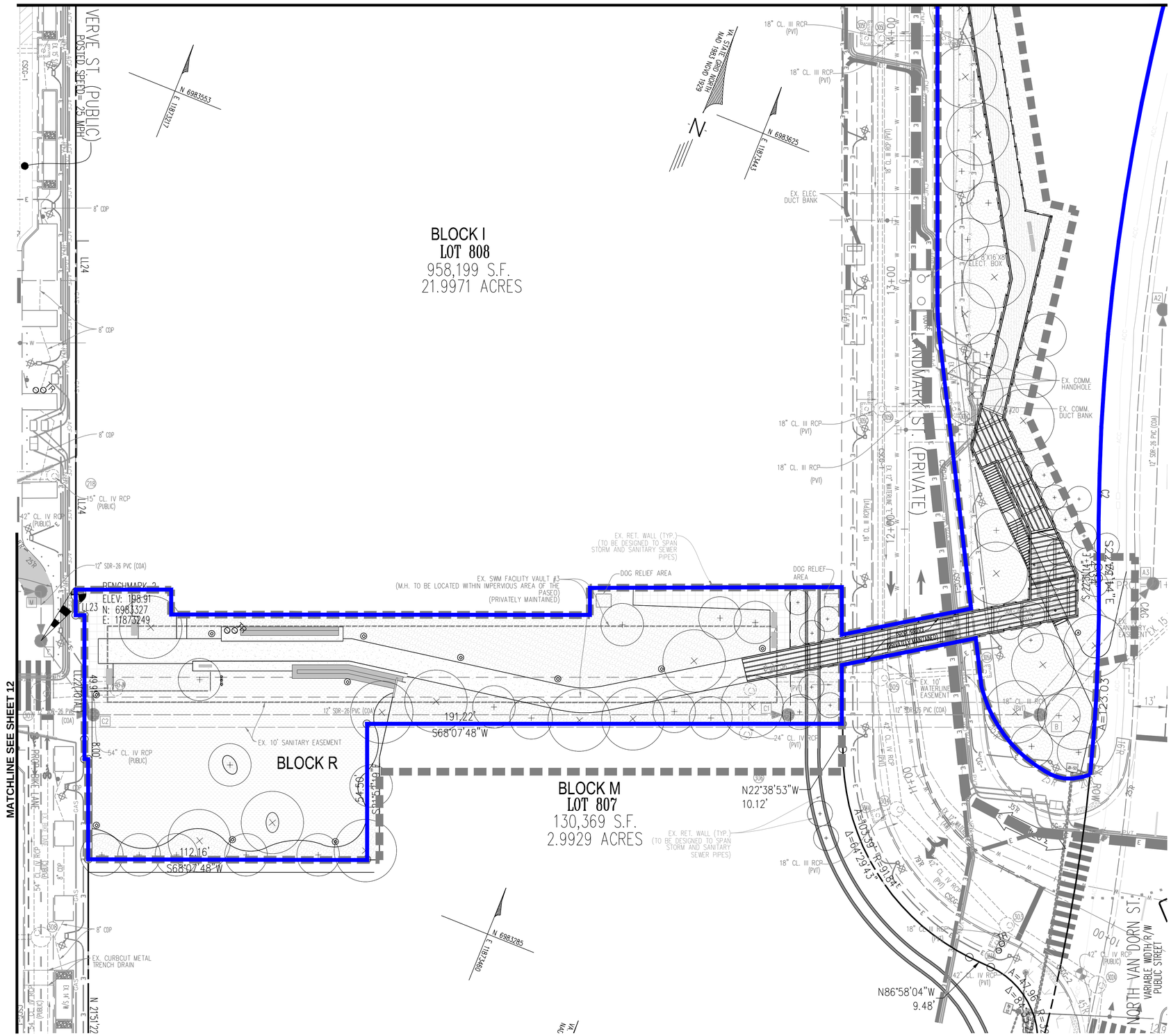
SCALE: 1"=20' C.I.=N/A DATE: NOV., 2022

SHEET 19A OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-04A-UTILITY PLAN.dwg [01] May 25, 2023 - 1:58pm yelosri

MATCHLINE SEE SHEET 14



SCALE: 1"=20'

0 10' 20' 40'

NOTES:

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 LINES AND LOT NUMBERS SHOWN HEREON REFLECT A 3RD SUBDIVISION PLAT AND RESUBDIVISION OF LOT 704, 707 AND 708 ASSOCIATED WITH DSUP #2022-10015, DSUP #2022-10016, AND DSUP #2022-10017 NOT YET RECORDED .

LEGEND

PARKS BOUNDARY

LIMITS OF DISTURBANCE

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UTILITY PLAN

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

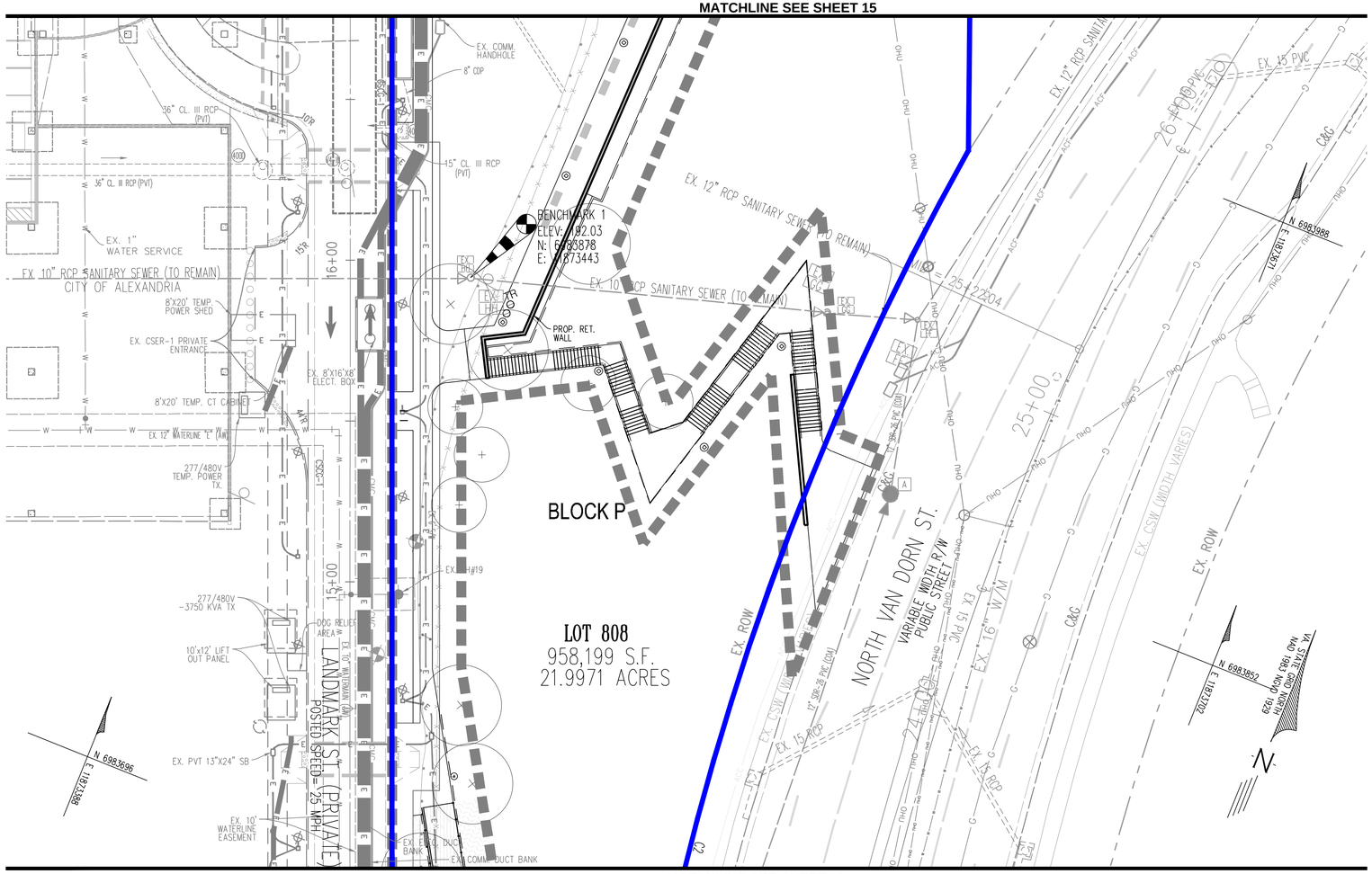
SCALE: 1"=20' C.I.=N/A DATE: NOV., 2022

SHEET 19B OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:_OBS\landmarkmal\DSUP\block-parks\preliminary sp\13089-04A-UTILITY PLAN.dwg [02] May 25, 2023 - 1:58pm yelosri

MATCHLINE SEE SHEET 15



MATCHLINE SEE SHEET 13

SCALE: 1"=20'

0 10' 20' 40'

NOTES:

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

PARKS BOUNDARY

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UTILITY PLAN

LANDMARK MALL REDEVELOPMENT PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 19C OF 47

FILE No. DSUP-13089

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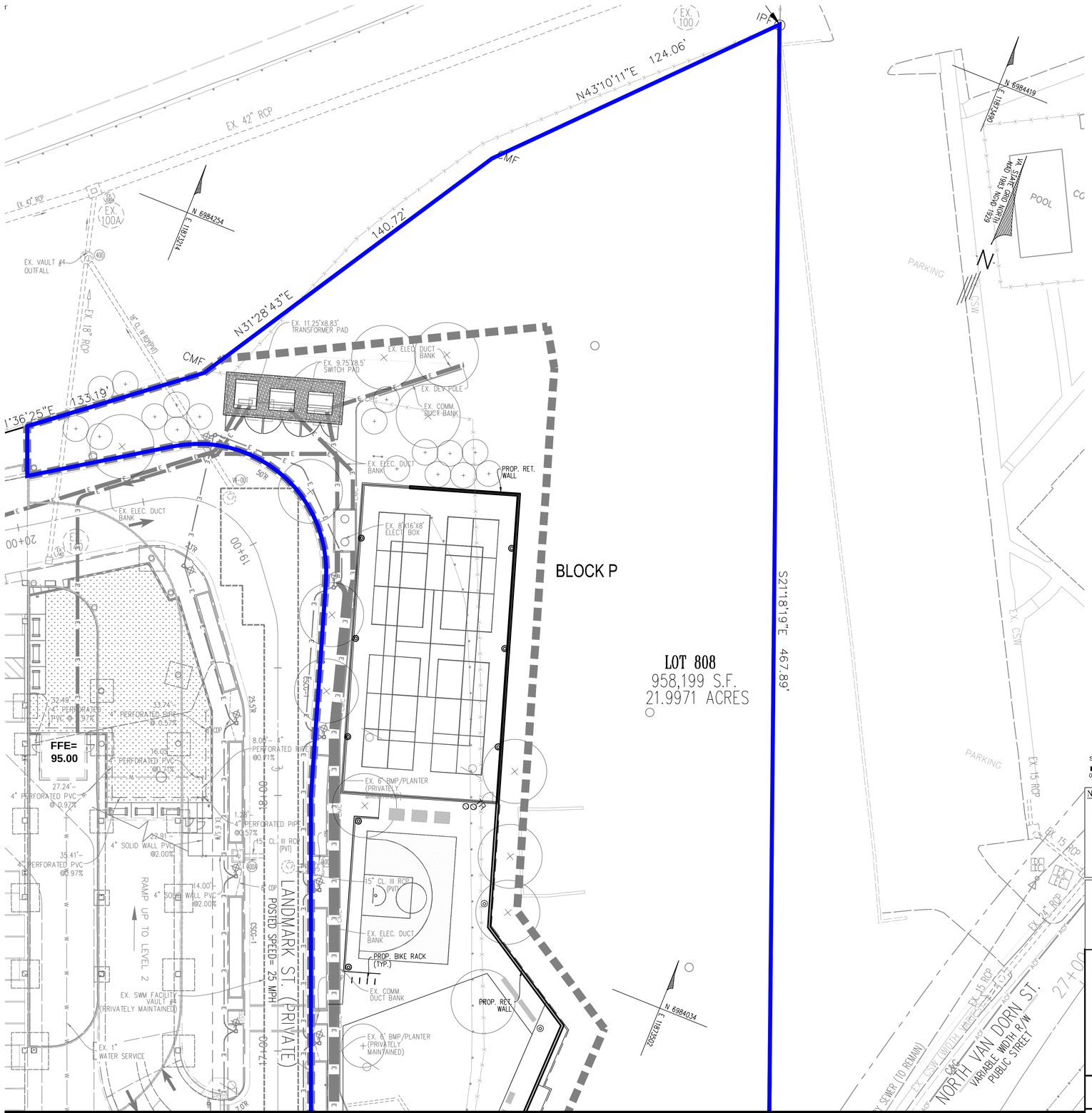

MATCHLINE SEE SHEET 14

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

NOTES:

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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07/26/2023

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LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=20' C.I.= N/A DATE: NOV., 2022

SHEET 19D OF 47

FILE No. DSUP-13089

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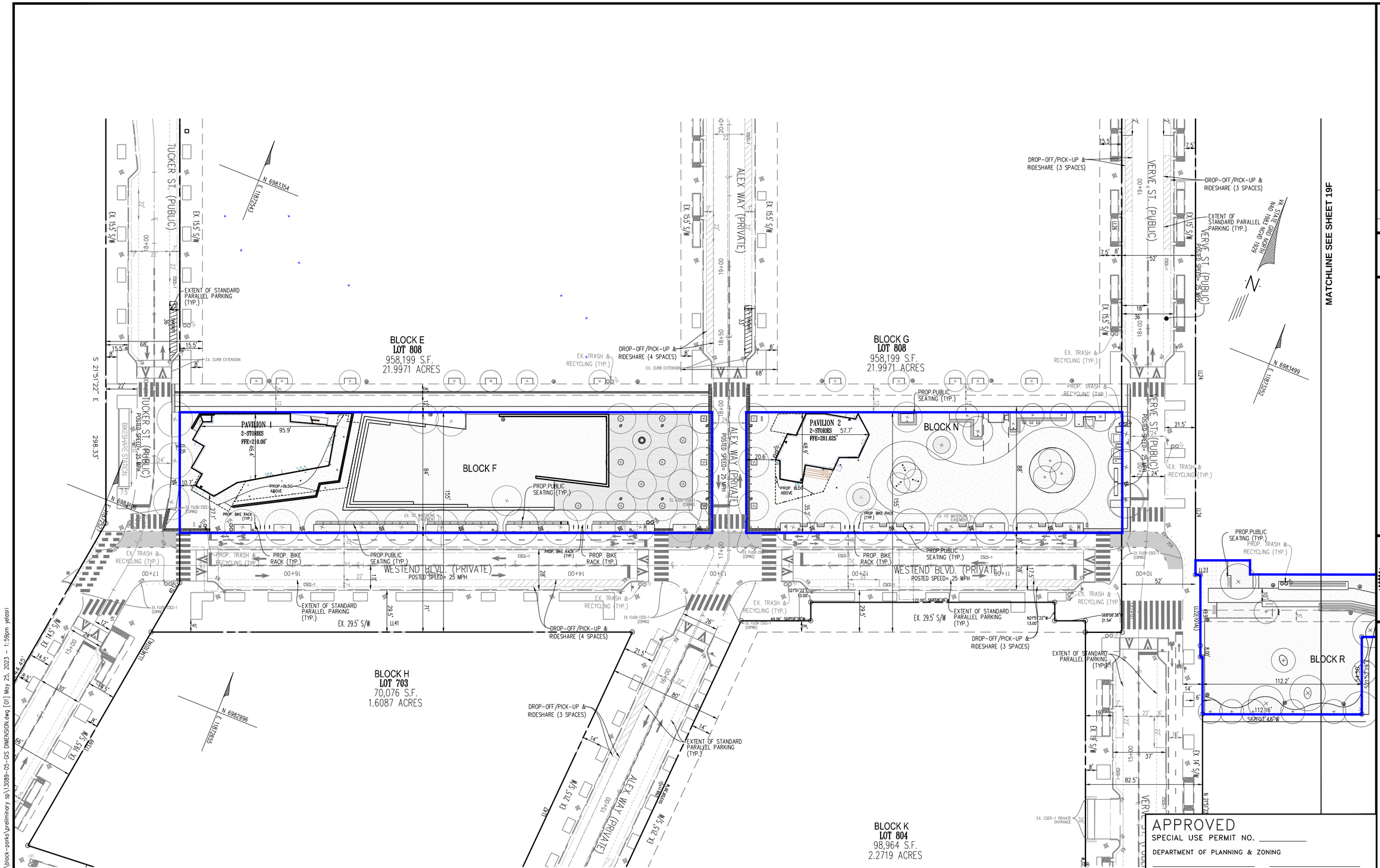
TUCKER ST. (PUBLIC)
POSTED SPEED= 25 MPH
ALEX WAY (PRIVATE)
POSTED SPEED= 25 MPH
VERVE ST. (PUBLIC)
POSTED SPEED= 25 MPH
WESTEND BLVD. (PRIVATE)
POSTED SPEED= 25 MPH
BLOCK E
LOT 808
958,199 S.F.
21.9971 ACRES
BLOCK F
BLOCK G
LOT 808
958,199 S.F.
21.9971 ACRES
BLOCK H
LOT 703
70,076 S.F.
1.6087 ACRES
BLOCK K
LOT 804
98,964 S.F.
2.2719 ACRES
BLOCK N
BLOCK R
PAVILION 1
2-STORIES
FFE=2|0.00'
PAVILION 2
2-STORIES
FFE=201.625'
MATCHLINE SEE SHEET 19F
EXTENT OF STANDARD PARALLEL PARKING (TYP.)
DROP-OFF/PICK-UP & RIDESHARE (4 SPACES)
DROP-OFF/PICK-UP & RIDESHARE (3 SPACES)
PROP. PUBLIC SEATING (TYP.)
PROP. TRASH & RECYCLING (TYP.)
EX. TRASH & RECYCLING (TYP.)
PROP. BIKE RACK (TYP.)
PROP. BLDG ABOVE
EX. 29.5' S/W
EX. 21.5' S/W
EX. 15.5' S/W
EX. 14.5' S/W
EX. 19.5' S/W
EX. 16.5' S/W
EX. 14' S/W
EX. CURB EXTENSION
EX. FLUSH CSCG-1 (COPING)
EX. 10' WATERLINE EASEMENT
EX. CSER-1 PRIVATE ENTRANCE
BIKESHARE STATION
N 6983354
E 1187943
N 6983499
E 1187352
N 6982996
E 1187265
N 6981810
E 1187257
S 21°51'22" E
298.33'
N 21°51'22" W
S 68°08'38" W
S 21°51'22" E
N 68°08'38" E
S 68°08'38" W
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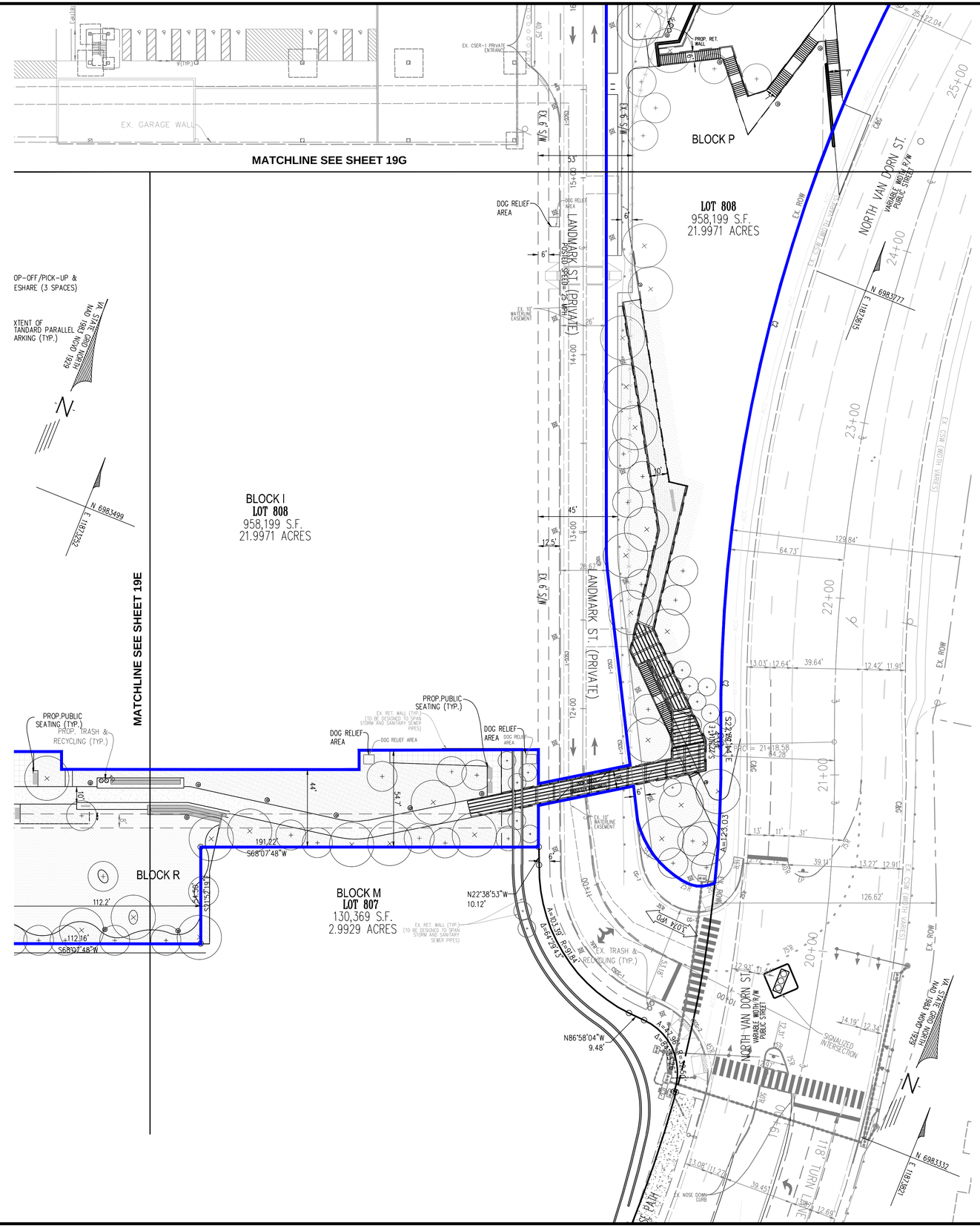
S 68°08'38" W
S 21°51'22" E



LEGEND

PARKS BOUNDARY

SCALE: 1"=30'

0 10' 30' 60'

NOTES:

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CLAYTON C. TOCK
Lic. No. 036790
05/26/2023
PROFESSIONAL ENGINEER

GIS DIMENSION PLAN

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

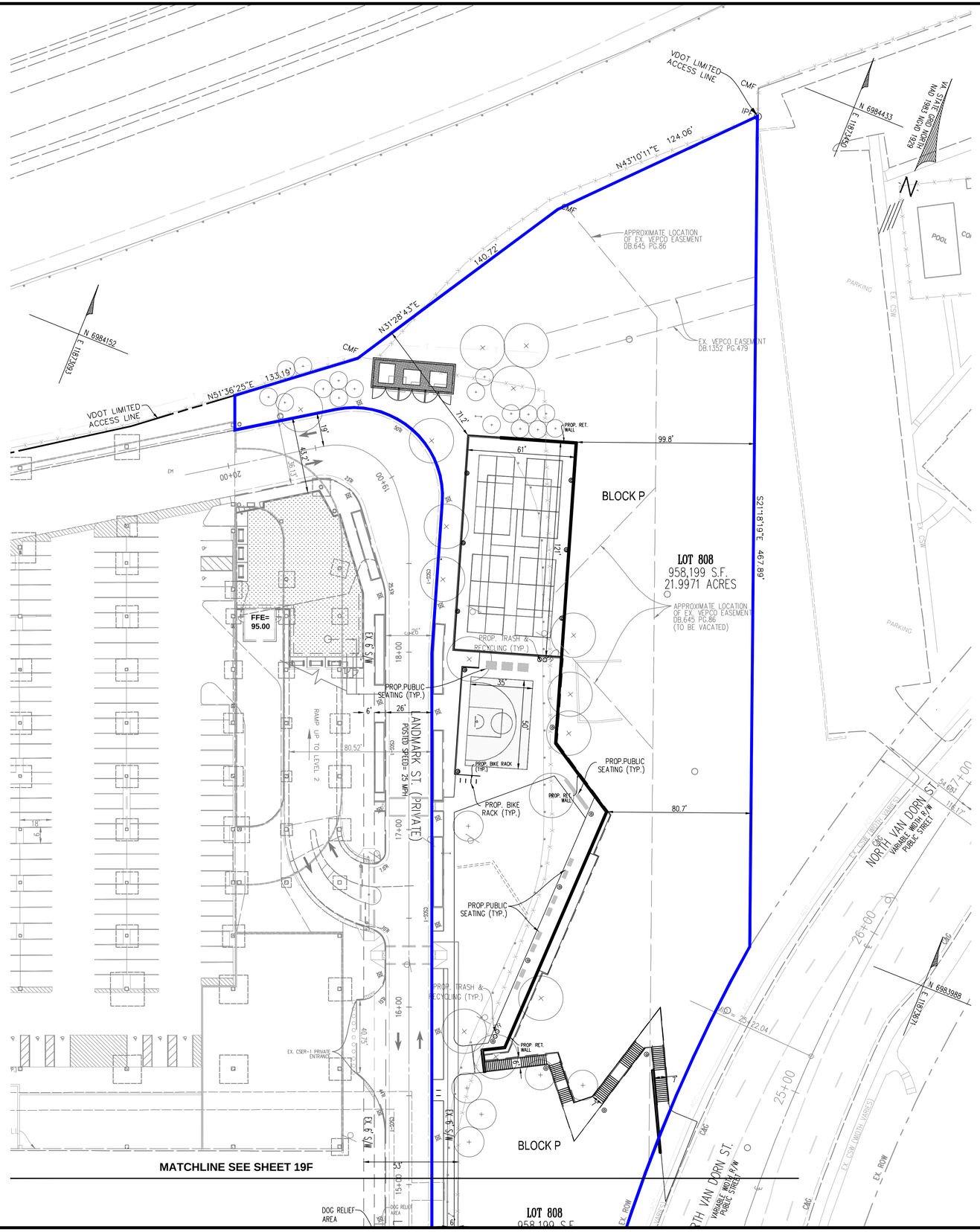
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= N/A DATE: NOV., 2022

SHEET 19F OF 47

FILE No. DSUP-13089

Urban, Ltd. – J:\JOBS\landmarkmall\DSUP\block-parks\prelminary sp\13089-05-GS DIMENSION.dwg [02] May 25, 2023 – 1:59pm yelosri



LEGEND

PARKS BOUNDARY

SCALE: 1"=30'

0 10' 30' 60'

NOTES:

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GIS DIMENSION PLAN

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= N/A DATE: NOV., 2022

SHEET 19G OF 47

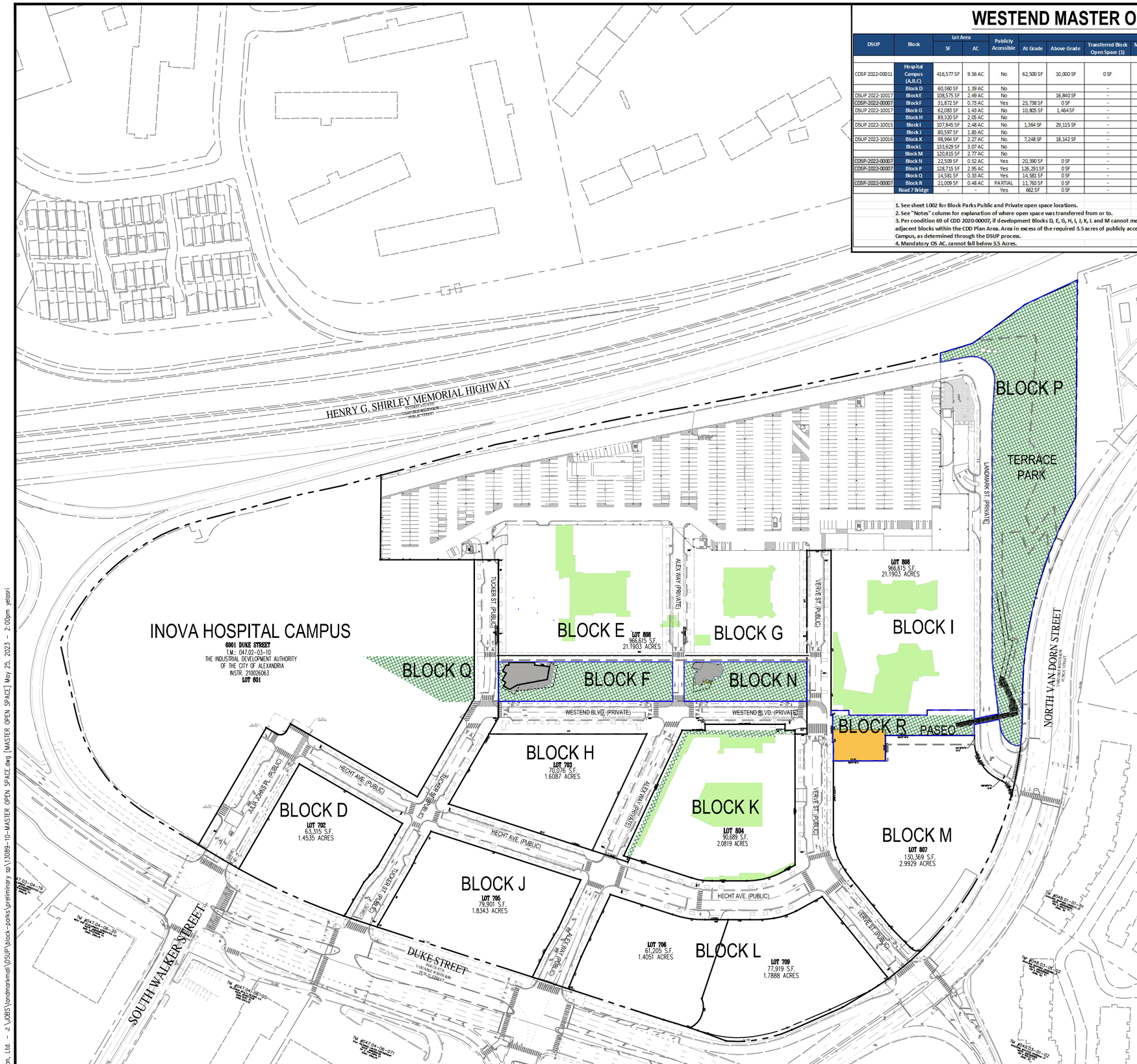
FILE No. DSUP-13089

Urban, Ltd. – J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-05-GIS DIMENSION.dwg [03] May 25, 2023 – 2:00pm yelasri

WESTEND MASTER OPEN SPACE CALCULATIONS

DSUP	Block	Lot Area		Publicly Accessible	Onsite							Sitewide Open Space		Notes
		SF	AC		At Grade	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	SF	AC	
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		16,840 SF	-	-	10,303 SF	0.15	27,143 SF	25.00%	27,143 SF	0.62 AC	10,303 SF Transfer from Block P
CDSP-2022-00007	Block F	31,872 SF	0.73 AC	Yes	25,738 SF	0 SF	-	-	0 SF	0.59	25,738 SF	80.75%	25,738 SF	0.59 AC	
DSUP 2022-10017	Block G	62,083 SF	1.43 AC	No	10,805 SF	1,464 SF	-	-	3,251 SF	0.21	15,520 SF	25.00%	15,520 SF	0.36 AC	3,251 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	107,846 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	20,390 SF	0 SF	-	-	0 SF	0.47	20,390 SF	90.59%	20,390 SF	0.47 AC	
CDSP-2022-00007	Block P	128,715 SF	2.95 AC	Yes	126,291 SF	0 SF	-	-	(13,554)	2.59	112,737 SF	87.59%	112,737 SF	2.59 AC	13,544 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	PARTIAL	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	7.57			356,903 SF	8.19 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

- PARKS BOUNDARY
- LIMITS OF DISTURBANCE
- PRIVATE OPEN SPACE PROVIDED BY RESPECTIVE BLOCKS
- PUBLICLY ACCESSIBLE OPEN SPACE (BLOCK Q TO BE PROVIDED UNDER SEPARATE DSUP)
- PRIVATE OPEN SPACE
- NON OPEN SPACE AREA

NOTE:

- SEE SHEET L002 FOR PRIVATE OPEN SPACE LOCATIONS AND AREAS.

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05/26/2023

MASTER OPEN SPACE

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

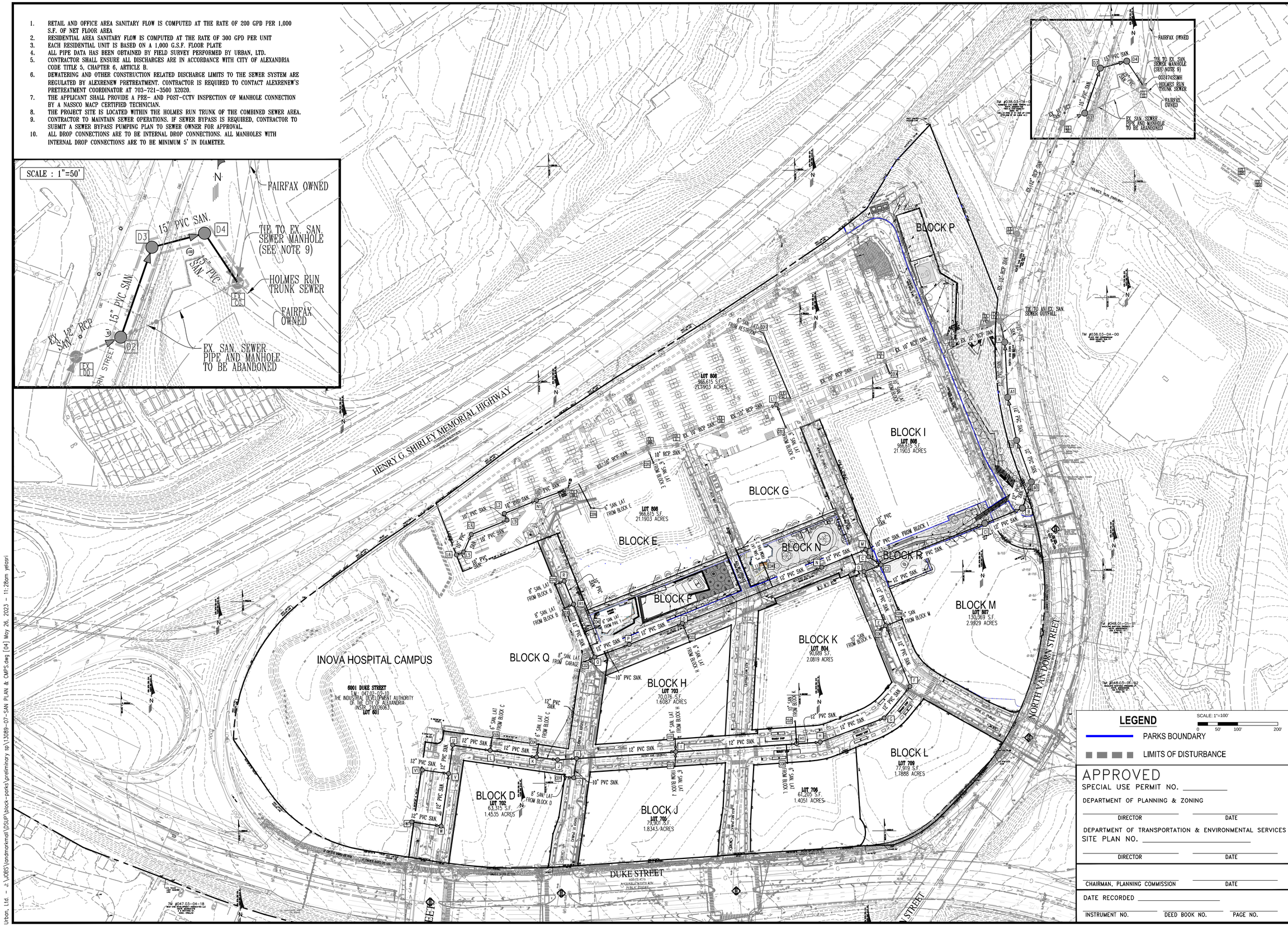
SCALE: 1"=100' C.I.=N/A DATE: NOV. 2022

SHEET 20 OF 47

FILE No. DSUP-13089

Urban, Ltd – J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-10-MASTER OPEN SPACE.dwg [MASTER OPEN SPACE] May 25, 2023 – 2:00pm yelosri

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

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

PARKS BOUNDARY

LIMITS OF DISTURBANCE

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Lic. No. 038790
01/26/2023
PROFESSIONAL ENGINEER

SANITARY SEWER PLAN

LANDMARK MALL REDEVELOPMENT PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 21 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-07-SAN PLAN & CMPS.dwg [04] May 26, 2023 - 11:28am yelosri

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	0.10	0.25	0.38	187.92	186.84	223.82	0.46%	10	0.83	2.65	29.65	0.015	RCP		100% Flow from Block E1 (MOB)
EX.MM	EX.LL					4.0	0.25	0.49	0.77	186.81	185.94	74.55	1.17%	10	1.33	3.48	37.16	0.015	RCP		100% Flow from Block E (Res.)
EX.LL	EX.KK					4.0	0.00	0.49	0.77	185.71	185.14	122.64	0.46%	10	0.83	2.70	59.26	0.015	RCP		
EX.KK	L1					4.0	0.00	0.49	0.77	185.10	184.27	145.48	0.57%	10	0.93	2.67	53.24	0.015	RCP		
L1	EX.JJ					4.0	0.31	0.81	1.25	184.27	184.09	31.95	0.57%	10	0.93	1.70	86.80	0.015	RCP		100% Flow from Block G
EX.JJ	EX.II					4.0	0.00	0.81	1.25	184.01	181.16	259.55	1.10%	10	1.29	3.85	62.49	0.015	RCP		
EX.II	EX.HH					4.0	0.30	1.11	1.71	180.86	160.37	165.68	12.37%	10	4.33	10.29	25.58	0.015	RCP		Flow from Block I
EX.HH	EX. GG					4.0	0.00	1.11	1.71	160.03	134.41	111.27	23.02%	10	5.91	12.57	18.75	0.015	RCP		
EX. GG	EX. FF					4.0	0.00	1.11	1.71	134.24	132.08	28.12	7.68%	12	5.55	8.54	19.97	0.015	RCP		
EX. FF	EX. EE					4.0	2.94	4.05	6.26	129.77	119.03	222.04	4.84%	12	4.40	5.61	91.91	0.015	RCP		100% Flow from Landmark Mall
EX. EE	EX.DD					4.0	0.00	4.05	6.26	118.81	97.75	299.39	7.03%	12	5.31	6.76	76.26	0.015	RCP		
EX.DD	D2	184				4.0	0.22	4.27	6.60	97.45	88.48	60.98	14.71%	12	7.68	15.67	55.60	0.015	RCP		100% Flow from Broadstone Appt
D2	D3					4.0	0.00	4.27	6.60	88.38	86.95	119.11	1.20%	15	5.96	4.86	71.57	0.010	PVC		
D3	D4					4.0	0.00	4.27	6.60	86.85	86.34	68.07	0.75%	15	4.71	3.84	90.54	0.010	PVC		
D4	EX.CC					4.0	0.00	4.27	6.60	76.45	74.96	74.40	2.00%	15	7.70	9.96	55.44	0.010	PVC		
W1	W		189686			4.0	0.15	0.15	0.23	196.20	195.37	66.50	1.25%	12	3.36	3.35	4.52	0.010	PVC		33.33% Flow from Block A
W	V					4.0	0.00	0.15	0.23	195.27	193.61	132.42	1.25%	12	3.36	3.35	4.52	0.010	PVC		
V	U		-			4.0	0.15	0.30	0.47	193.51	192.61	72.26	1.25%	12	3.36	4.11	9.04	0.010	PVC		
U	L					4.0	0.00	0.30	0.47	192.51	191.33	94.64	1.25%	12	3.36	4.11	9.04	0.010	PVC		
L	K		-			4.0	0.02	0.33	0.50	191.23	189.76	117.14	1.25%	12	3.36	4.23	9.69	0.010	PVC		Flow from Block C
K	J		-			4.0	0.02	0.35	0.54	189.66	189.01	52.56	1.25%	12	3.36	4.23	10.34	0.010	PVC		Flow from Block C
J	I1					4.0	0.00	0.35	0.54	188.91	188.31	47.70	1.25%	12	3.36	4.28	10.33	0.010	PVC		
I1	I					4.0	0.40	0.75	1.16	188.21	185.10	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	185.00	181.21	302.66	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	0.54	1.84	2.84	181.11	180.05	85.17	1.25%	12	3.36	6.75	54.85	0.010	PVC		Flow from Block L and K
H	G					4.0	0.00	1.84	2.84	179.95	178.68	170.85	0.74%	12	2.59	3.29	71.05	0.010	PVC		
G	F					4.0	0.00	1.84	2.84	178.58	177.72	102.02	0.85%	12	2.77	3.52	66.38	0.010	PVC		
F	E					4.0	0.00	1.84	2.84	177.62	176.23	163.39	0.85%	12	2.77	3.52	66.38	0.010	PVC		
E	D					4.0	0.45	2.29	3.55	176.13	173.94	145.68	1.50%	12	3.68	7.63	62.33	0.010	PVC		Flow from Block M Flow from Block K
D	C2					4.0	0.00	2.29	3.55	171.13	170.44	45.86	1.50%	12	3.68	7.63	62.33	0.010	PVC		
C2	C1					4.0	0.65	2.94	4.55	169.79	164.21	279.42	2.00%	12	4.24	5.40	69.27	0.010	PVC		Flows from SSMH C & D
C1	B					4.0	0.00	2.94	4.55	163.69	161.16	101.26	2.50%	12	4.75	9.85	61.93	0.010	PVC		
B	A3					4.0	0.00	2.94	4.55	157.93	156.19	69.56	2.50%	12	4.75	9.85	61.93	0.010	PVC		
A3	A2					4.0	0.00	2.94	4.55	151.41	148.65	110.30	2.50%	12	4.75	9.85	61.93	0.010	PVC		
A2	A1					4.0	0.00	2.94	4.55	144.65	141.91	109.92	2.50%	12	4.75	9.85	61.93	0.010	PVC		
A1	A					4.0	0.00	2.94	4.55	138.91	135.45	138.24	2.50%	12	4.75	9.85	61.93	0.010	PVC		
A	EX. FF					4.0	0.00	2.94	4.55	133.45	132.08	54.80	2.50%	12	4.75	9.85	61.93	0.010	PVC		
R	R1					4.0	0.03	0.03	0.05	196.13	194.56	62.62	2.50%	10	2.92	2.71	1.10	0.010	PVC		Flow from Block B
R1	Q					4.0	0.06	0.09	0.15	194.46	190.91	142.21	2.50%	12	4.75	3.70	1.99	0.010	PVC		Flow from Block B Flow from Pav. 1
Q	P					4.0	0.02	0.12	0.18	190.81	188.97	91.68	2.00%	12	4.25	3.69	2.76	0.010	PVC		Flow from Block C
P	O					4.0	0.00	0.12	0.18	188.87	186.01	143.07	2.00%	12	4.25	3.69	2.76	0.010	PVC		
O	N					4.0	0.23	0.35	0.54	185.91	178.40	375.50	2.00%	12	4.25	5.04	8.17	0.010	PVC		50% Flow from Block H Flow from Pav 2
N	M					4.0	0.00	0.35	0.54	178.30	175.93	118.87	2.00%	12	4.25	5.04	8.17	0.010	PVC		
M	C					4.0	0.00	0.65	1.00	175.83	175.43	19.96	2.00%	12	4.25	6.06	15.26	0.010	PVC		Flow from Block I
C	C2					5.0	0.00	0.65	1.00	170.62	169.89	36.41	2.00%	12	4.25	6.06	15.26	0.010	PVC		Flow to C2
CO1	I	175	21000			4.0	0.23	0.23	0.35	186.00	185.17	33.00	2.50%	6	0.75	5.22	30.34	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	1.76	2.76	1.28	0.010	PVC		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	0.75	5.22	30.34	0.010	PVC		50% Flow from Block H
CO4	K		27302			4.0	0.02	0.02	0.03	195.00	189.83	33.00	3.03%	8	1.77	2.67	1.23	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%	8	1.77	2.67	1.23	0.010	PVC		33% Flow from Block C
BLDG K	CO6	168	16000			4.0	0.21	0.21	0.33	177.41	176.83	23.00	2.50%	10	2.92	4.83	7.35	0.010	PVC		50% Flow from Block K
CO6	E					4.0	0.00	0.21	0.33	176.73	176.33	16.24	2.50%	10	2.92	4.83	7.35	0.010	PVC		
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
BLDG K	CO35	169	16000			4.0	0.22	0.22	0.33	183.05	182.80	10.00	2.50%	10	2.92	4.86	7.39	0.010	PVC		50% Flow from Block K
CO35	H1					4.0	0.00	0.22	0.33	182.70	181.31	55.56	2.50%	10	2.92	4.86	7.39	0.010	PVC		
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		
BLDG E (RES)	CO21	146	89971			4.0	0.25	0.25	0.38	188.43	187.93	20.00	2.50%	6	2.00	5.31	12.36	0.010	PVC		100% Flow from Block E (Res.)
CO21	CO12					4.0	0.00	0.25	0.38	187.83	187.54	11.71	2.50%	6	2.00	5.31	12.36	0.010	PVC		
CO12	EX.MM					4.0	0.00	0.25	0.38	187.44	187.14	12.00	2.50%	6	2.00	5.31	12.36	0.010	PVC		
BLDG G	CO13	244	23888			4.0	0.31	0.31	0.48	186.61	186.23	15.00	2.50%	6	2.00	5.64	15.60	0.010	PVC		100% Flow from Block G
CO13	L1					4.0	0.00	0.31	0.48	186.13	184.60	61.26	2.50%	6	2.00	5.64	15.60	0.010	PVC		100% Flow from Block G
BLDG I	M	195	83517			4.0	0.30	0.30	0.47	176.54	176.10	17.78	2.50%	10	2.92	5.27	10.31	0.010	PVC		50% Flow from Block I
BLDG I	CO14	195	83517			4.0	0.30	0.30	0.47	183.25	182.18	42.81	2.50%	10	2.92	5.27	10.31	0.010	PVC		50% Flow from Block I
CO14	EX.II					4.0	0.00	0.30	0.47	182.08	181.26	32.65	2.50%	10	2.92	5.27	10.31	0.010	PVC		
BLDG E1 (MOB)	CO16		119630			4.0	0.10	0.10	0.15	190.66	190.41	10.00	2.50%	6	0.75	4.03	12.80	0.010	PVC		100% Flow from Block E1 (MOB)
CO16	EX.NN					4.0	0.00	0.10	0.15	190.31	188.60	68.32	2.50%	6	0.75	4.03	12.80	0.010	PVC		
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	3.00	3.11	5.06	0.010	PVC		33.33% Flow from Block A
PAVILION 1 PAV.1	CO40		7279			4.0	0.01	0.006	0.01	194.65	194.47	7.16	2.50%	6	0.75	0.72	0.78	0.010	PVC		100% Flow from Pavilion 1 Block F
CO40	R1		0			4.0	0.00	0.006	0.01	194.37	193.61	30.57	2.50%	6	0.75	0.72	0.78	0.010	PVC		100% Flow from Pavilion 1 Block F
PAVILION 2 PAV.2	CO41		4064			4.0	0.00	0.003	0.01	183.80	183.43	15.00	2.50%	6	0.75	0.93	0.43	0.010	PVC		100% Flow from Pavilion 2 Block N
CO41	O		0			4.0	0.00	0.003	0.01	183.33	182.05	51.15	2.50%	6	0.75	0.93	0.43	0.010	PVC		100% Flow from Pavilion 2 Block N

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.	119,630	200GPD/1,000 S.F.	89,971	300GPD/UNIT	146	85,720
	G	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	23,888	300GPD/UNIT	244	77,978
	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.	167,033	300GPD/UNIT	390	150,407
	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.	7,279	300GPD/UNIT	0	1,456
	N	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	4,064	300GPD/UNIT	0	813
Total			171,630		377,235		2,038	859,173
				TOTAL FLOW FROM LANDMARK MALL BLOCKS (MGD)				3.44
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)				4.27

Landmark Mall Breakdown by Manhole

	Block	Lateral #	Lateral Tie In Location	% of Block Flow	MH Flow Enters in
HOSPITAL CAMPUS	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 MALL	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	SMH M	50%	C
		2	CO14	50%	EX. II
	J	1	CO7	100%	I
	K	1	CO35	50%	H1
		2	CO6	50%	E
	L	1	CO8	100%	H1
	M	1	CO9	100%	E
	F	1	CO40	100%	Q
	N	1	CO41	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 11,343 RETAIL G.S.F HAVE BEEN INCLUDED.

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

REVISIONS

PLAN DATE
02-11-2022
02-09-2022
03-17-2023
05-26-2023

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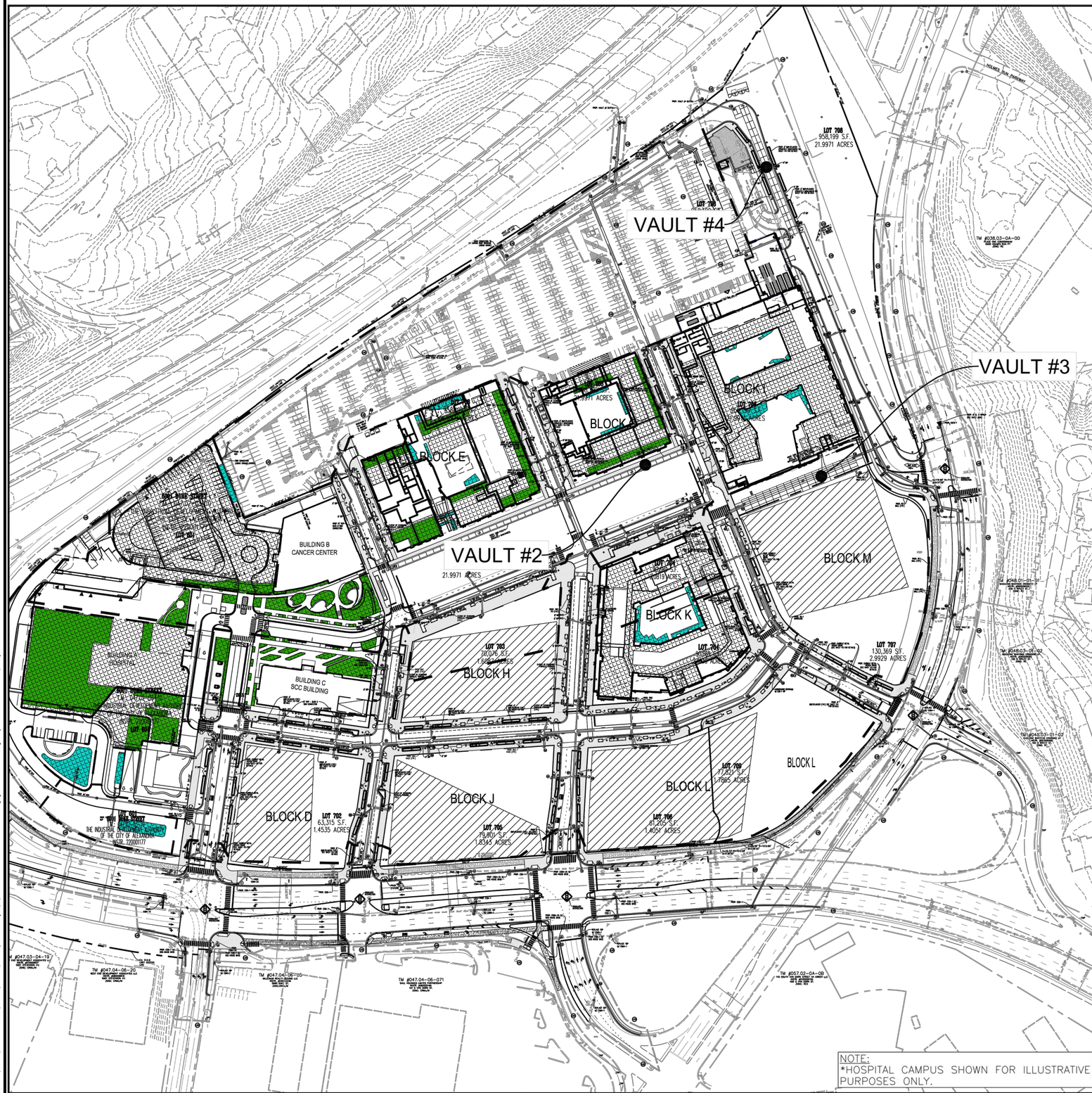
03/24/2023
PROFESSIONAL ENGINEER

SANITARY SEWER COMPUTATIONS
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=20' C.I.=2' DATE: NOV., 2022

SHEET 22 OF 47
FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-07-SAN PLAN & CMPS.dwg [Comps] May 26, 2023 - 11:28am yelasri



NOTE:
*HOSPITAL CAMPUS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

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

INOVA BMP TREATMENT PER DSUP APPLICATION:	
BMP	TREATMENT AREA
BIORETENTION FACILITY	3.18 AC
VEGETATED ROOF	1.54 AC
TREATMENT TRAIN (ROOF TO BIO)	1.05 AC
TP REMOVAL	8.01 LB/YR

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

BLOCK E BMP TREATMENT PER DSUP APPLICATION:	
BMP	TREATMENT AREA
BIORETENTION FACILITY	0.42 AC
VEGETATED ROOF	0.71 AC
TREATMENT TRAIN (ROOF TO BIO)	0.47 AC
TP REMOVAL	2.11 LB/YR

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

BLOCK G BMP TREATMENT PER DSUP APPLICATION:	
BMP	TREATMENT AREA
BIORETENTION FACILITY	0.27 AC
VEGETATED ROOF	0.39 AC
TREATMENT TRAIN (ROOF TO BIO)	0.11 AC
TP REMOVAL	1.12 LB/YR

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

BLOCK I BMP TREATMENT PER DSUP APPLICATION:	
BMP	TREATMENT AREA
BIORETENTION FACILITY	1.19 AC
VEGETATED ROOF	-
TREATMENT TRAIN (ROOF TO BIO)	-
TP REMOVAL	2.32 LB/YR

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

BLOCK K BMP TREATMENT PER DSUP APPLICATION:	
BMP	TREATMENT AREA
BIORETENTION FACILITY	1.39 AC
VEGETATED ROOF	-
TREATMENT TRAIN (ROOF TO BIO)	-
TP REMOVAL	2.71 LB/YR

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

LEGEND

- PROP. GREEN ROOF (AS PROPOSED IN DSUP APPLICATIONS)
- APPROXIMATE GREEN ROOF AREA PER BLOCK (LOCATION TO BE DETERMINED WITH EACH BLOCK'S SEPARATE DSUP)
- BMP FACILITY TREATMENT DRAINAGE AREA (AS PROPOSED IN DSUP APPLICATIONS)
- PROP. BIORETENTION FACILITY (AS PROPOSED IN DSUP APPLICATIONS)
- APPLICATION AREA

BLOCK	GREEN ROOF (ACRES)	BIORETENTION (ACRES)	TP REMOVAL (lb/yr)
BLOCK D	0.085	0	1.1
BLOCK E	0.71	0.42	2.11
BLOCK G	0.39	0.27	1.12
BLOCK H	1.19	0	1.55
BLOCK I	0	1.17	2.32
BLOCK J	1.02	0	1.32
BLOCK K	0	1.39	2.71
BLOCK L	1.741	0	2.22
BLOCK M	1.54	0	2
HOSPITAL	7.79	11.08	43.68

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

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

APPROVED
DEVELOPMENT SITE PLAN NO. 2021-00017
DEPARTMENT OF PLANNING & ZONING
J.A. for K. Moritz — DIRECTOR — 11-22-2022 — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____
_____ DIRECTOR — 12/06/2022 DATE
_____ CHAIRMAN, PLANNING COMMISSION — 11-22-2022 DATE
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
11-16-2021
02-15-2022
03-29-2022
05-25-2022
11-22-2022

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
02-11-2022
02-09-2022
03-31-2023
05-26-2023

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SWM-BMP PLAN
LANDMARK MALL REDEVELOPMENT
MASTER STORMWATER MANAGEMENT PLAN
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=100' C.I.= N/A DATE: NOVEMBER, 2021

SHEET
C 604
OF
C.702
FILE No.
SP-13076

BMP PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=100' C.I.= N/A DATE: NOV., 2022

SHEET
23
OF
47
FILE No.
DSUP-13089

REFERENCE APPROVED DSP #2021-00017 FOR INFORMATIONAL PURPOSES ONLY!!

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-28-SWM BMP PLAN.dwg [SWM BMP PLAN] May 25, 2023 - 2:01pm yelosri

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 60.64

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0
Post-Development TP Load Reduction for Site (lb/yr):	~~20.98~~ 41.96

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

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				2.52	2.52
Impervious Cover (acres)				47.75	47.75
					50.27

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				2.52	2.52
Impervious Cover (acres)				47.75	47.75
Area Check	OK.	OK.	OK.	OK.	50.27

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	2.52	2.52
Weighted Rv(turf)	0.25	0.25
% Managed Turf	5%	5%
Impervious Cover (acres)	47.75	47.75
Rv(impervious)	0.95	0.95
% Impervious	95%	95%
Total Site Area (acres)	**50.27**	**50.27**
Site Rv	**0.91**	**0.91**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	3.8327	3.8327
Pre-ReDevelopment Treatment Volume (cubic feet)	166,953	166,953
Pre-ReDevelopment TP Load (lb/yr)	**104.90**	**104.90**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.09	2.09
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*20.61*

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

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

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

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	2.52
Weighted Rv (turf)	0.25
% Managed Turf	5%
Impervious Cover (acres)	47.75
Rv(impervious)	0.95
% Impervious	95%
Final Site Area (acres)	**50.27**
Final Post Dev Site Rv	**0.91**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	2.52
Weighted Rv (turf)	0.25
% Managed Turf	5%
ReDev. Impervious Cover (acres)	47.75
Rv(impervious)	0.95
% Impervious	95%
Total ReDev. Site Area (acres)	**50.27**
ReDev Site Rv	**0.91**

Land Cover Summary-Post

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

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	3.8327	**Post-ReDevelopment Treatment Volume (acre-ft)**	3.8327	**Post-Development Treatment Volume (acre-ft)**	--
Final Post-Development Treatment Volume (cubic feet)	166,953	**Post-ReDevelopment Treatment Volume (cubic feet)**	166,953	**Post-Development Treatment Volume (cubic feet)**	--
Final Post-Development TP Load (lb/yr)	**104.90**	**Post-ReDevelopment Load (TP) (lb/yr)***	**104.90**	**Post-Development TP Load (lb/yr)**	--
Final Post-Development TP Load per acre (lb/acre/yr)	2.09	Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.09		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**20.98**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	~~20.98~~ 41.96

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	750.41	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	750.41

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				2.52	2.52	0.25
Impervious Cover (acres)				47.75	47.75	0.95
				Total	50.27	

1.b. Vegetated Roof #2 (Spec #5)	60		17.07		35,320	23,546	58,866	0		36.94	22.17	14.78	
6.b. BMP TREE WELLS	80		4.79	0	13,215	3,304	16,518	50	0.00	10.37	9.33	1.04	
11.a. Filtering Practice #1 (Spec #12)	0		8.06	0	0	27,795	27,795	60	0.00	17.44	10.47	6.98	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	47.75	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	29.92	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	2.52	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 166,953

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	48,534	0	0	0	0	48,534
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	104.90	0.00	0.00	0.00	0.00	104.90
TP LOAD REDUCTION ACHIEVED (lb/yr)	41.96	0.00	0.00	0.00	0.00	41.96
TP LOAD REMAINING (lb/yr)	62.93	0.00	0.00	0.00	0.00	62.93
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	264.24	0.00	0.00	0.00	0.00	264.24

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	104.90	
TP LOAD REDUCTION REQUIRED (lb/yr)	~~20.98~~	41.96
TP LOAD REDUCTION ACHIEVED (lb/yr)	41.96	
TP LOAD REMAINING (lb/yr):	62.93	
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00	**

** TARGET TP REDUCTION EXCEEDED BY ~~20.98~~ LB/YEAR ** 0 LB/YEAR

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	750.41
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	264.24
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	486.17

BMP NARRATIVE

STORMWATER BEST MANAGEMENT PRACTICES FOR THE SUBJECT SITE ARE BEING PROVIDED IN ACCORDANCE WITH VA DEQ AND CITY OF ALEXANDRIA STANDARDS BY USING THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) TO MEET THE WATER QUALITY CRITERIA

THE BELOW REQUIRED TP REMOVAL IS TO BE DISTRIBUTED ACROSS THE SITE ON A PER BLOCK BASIS. THE PHOSPHOROUS LOAD REDUCTION REQUIRED BY THE VRRM WILL BE SATISFIED WITH THE UTILIZATION OF THREE (3) STORMWATER BEST MANAGEMENT PRACTICE (BMP) FACILITITIES IN CONFORMANCE WITH THE STORMWATER BMP CLEARINGHOUSE WEBSITE. THE THREE (3) BMP FACILITIES PROPOSED ARE:

- VEGETATED ROOF (LEVEL 2)
- URBAN BIORETENTION BASIN - TREEWELLS (LEVEL 2)
- SAND FILTER (LEVEL 1)

BASED ON THE SUBJECT SITE'S PROPOSED LAND COVER, THE TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED TO BE REMOVED IS 41.96 LBS/YEAR. THE TOTAL PHOSPHOROUS LOAD REDUCTION ACHIEVED IS 41.96 LBS/YEAR, THEREFORE THE TOTAL PHOSPHOROUS LOAD REDUCTION IS EXCEEDED BY 0.00 LBS/YEAR.

APPROVED
DEVELOPMENT SITE PLAN NO. 2021-00017
DEPARTMENT OF PLANNING & ZONING
J.A. for K. Moritz — DIRECTOR — 11-22-2022 DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____
DIRECTOR — 12/06/2022 DATE
CHAIRMAN, PLANNING COMMISSION — 11-22-2022 DATE
DATE RECORDED ____
INSTRUMENT NO. ____ DEED BOOK NO. ____ PAGE NO. ____

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
11-16-2021
02-15-2022
03-29-2022
10-25-2022
11-22-2022

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
PROFESSIONAL ENGINEER
11/22/2022

PROPOSED BMP COMPUTATIONS
LANDMARK MALL REDEVELOPMENT
MASTER STORMWATER MANAGEMENT PLAN
CITY OF ALEXANDRIA, VIRGINIA
DATE: NOVEMBER, 2021
SCALE: N/A C.I.= N/A

SHEET C.605 OF C.702
FILE No. SP-13076

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-11-2022
02-09-2022
03-17-2023
05-26-2023

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PROFESSIONAL ENGINEER
03/26/2023

BMP COMPUTATIONS
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA
DATE: NOV., 2022
SCALE: 1"=100' C.I.= N/A

SHEET 23A OF 47
FILE No. DSUP-13089

REFERENCE APPROVED DSP #2021-00017 FOR INFORMATIONAL PURPOSES ONLY!!

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-28-SWM BMP PLAN.dwg [COMPS] May 25, 2023 - 2:02pm yelosri

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 60.64

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0*
Post-Development TP Load Reduction for Site (lb/yr):	~~20.98~~ 41.96

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

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				2.52	2.52
Impervious Cover (acres)				47.75	47.75
					50.27

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				2.52	2.52
Impervious Cover (acres)				47.75	47.75
Area Check	OK.	OK.	OK.	OK.	50.27

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY – PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	2.52	2.52
Weighted Rv(turf)	0.25	0.25
% Managed Turf	5%	5%
Impervious Cover (acres)	47.75	47.75
Rv(impervious)	0.95	0.95
% Impervious	95%	95%
Total Site Area (acres)	**50.27**	**50.27**
Site Rv	**0.91**	**0.91**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	3.8327	3.8327
Pre-ReDevelopment Treatment Volume (cubic feet)	166,953	166,953
Pre-ReDevelopment TP Load (lb/yr)	**104.90**	**104.90**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.09	2.09
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*20.61*

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

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

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

LAND COVER SUMMARY – POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	2.52
Weighted Rv (turf)	0.25
% Managed Turf	5%
Impervious Cover (acres)	47.75
Rv(impervious)	0.95
% Impervious	95%
Final Site Area (acres)	**50.27**
Final Post Dev Site Rv	**0.91**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	2.52
Weighted Rv (turf)	0.25
% Managed Turf	5%
ReDev. Impervious Cover (acres)	47.75
Rv(impervious)	0.95
% Impervious	95%
Total ReDev. Site Area (acres)	**50.27**
ReDev Site Rv	**0.91**

Land Cover Summary-Post

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

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	3.8327	**Post-ReDevelopment Treatment Volume (acre-ft)**	3.8327	**Post-Development Treatment Volume (acre-ft)**	--
Final Post-Development Treatment Volume (cubic feet)	166,953	**Post-ReDevelopment Treatment Volume (cubic feet)**	166,953	**Post-Development Treatment Volume (cubic feet)**	--
Final Post-Development TP Load (lb/yr)	**104.90**	**Post-ReDevelopment Load (TP) (lb/yr)***	**104.90**	**Post-Development TP Load (lb/yr)**	--
Final Post-Development TP Load per acre (lb/acre/yr)	2.09	Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.09		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**20.98**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	~~20.98~~ 41.96

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	750.41	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	750.41

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				2.52	2.52	0.25
Impervious Cover (acres)				47.75	47.75	0.95
				Total	50.27	

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6.b. BMP TREE WELLS	80		4.59	0	12,663	3,166	15,829	50	0.00	9.93	8.94	0.99	
11.a. Filtering Practice #1 (Spec #12)	0		8.06	0	0	27,795	27,795	60	0.00	17.44	10.47	6.98	
14.a. Manufactured Treatment Device-Hydrodynamic	0		0.89	0	0	3,069	3,069	20	0.00	1.93	0.39	1.54	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	47.75	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	13.54	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	2.52	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 166,953

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	12,663	0	0	0	0	12,663
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	104.90	0.00	0.00	0.00	0.00	104.90
TP LOAD REDUCTION ACHIEVED (lb/yr)	19.79	0.00	0.00	0.00	0.00	19.79
TP LOAD REMAINING (lb/yr)	85.10	0.00	0.00	0.00	0.00	85.10
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	102.82	0.00	0.00	0.00	0.00	102.82

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	104.90	
TP LOAD REDUCTION REQUIRED (lb/yr)	~~20.98~~	41.96 LB/YR
TP LOAD REDUCTION ACHIEVED (lb/yr)	19.79	
TP LOAD REMAINING (lb/yr)	85.10	
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	~~1.19~~	22.17 LB/YR REMAINING TP TO BE REMOVED BY FUTURE DSUP APPLICATIONS

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	750.41
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	102.82
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	647.59

BMP NARRATIVE

STORMWATER BEST MANAGEMENT PRACTICES FOR THE SUBJECT SITE ARE BEING PROVIDED IN ACCORDANCE WITH VA DEQ AND CITY OF ALEXANDRIA STANDARDS BY USING THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) TO MEET THE WATER QUALITY CRITERIA

THE PHOSPHOROUS LOAD REDUCTION REQUIRED BY THE VRRM WILL BE SATISFIED WITH THE UTILIZATION OF THREE (3) STORMWATER BEST MANAGEMENT PRACTICE (BMP) FACILITITIES IN CONFORMANCE WITH THE STORMWATER BMP CLEARINGHOUSE WEBSITE. THE THREE (3) BMP FACILITIES PROPOSED ARE:

- URBAN BIORETENTION BASIN – TREEWELLS (LEVEL 2)
- SAND FILTER (LEVEL 1)
- HYDRODYNAMIC DEVICE – HYDRODYNAMIC SEPARATOR

BASED ON THE SUBJECT SITE'S PROPOSED LAND COVER, THE TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED TO BE REMOVED IS 41.96 LBS/YEAR. THE TOTAL PHOSPHOROUS LOAD REDUCTION ACHIEVED IS 19.79 LBS/YEAR, THEREFORE THE REMAINING 22.17 LBS/YEAR WILL BE REMOVED BY FUTURE DSUP APPLICATIONS.

APPROVED
DEVELOPMENT SITE PLAN NO. 2021-00017
DEPARTMENT OF PLANNING & ZONING
J.A. for K. Moritz — 11-22-2022
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
12/06/2022
DIRECTOR — DATE
11-22-2022
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
11-16-2021
02-15-2022
03-29-2022
10-25-2022
11-22-2022

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
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PROFESSIONAL ENGINEER
11/22/2022

ACTUAL BMP COMPUTATIONS
LANDMARK MALL REDEVELOPMENT
MASTER STORMWATER MANAGEMENT PLAN
CITY OF ALEXANDRIA, VIRGINIA
DATE: NOVEMBER, 2021
SCALE: N/A
C.I.= N/A

SHEET C.601 OF C.702
FILE No. SP-13076

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-11-2022
02-09-2022
03-17-2023
05-26-2023

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03/26/2023

BMP COMPUTATIONS
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA
DATE: NOV., 2022
SCALE: 1"=100'
C.I.= N/A

SHEET 23B OF 47
FILE No. DSUP-13089

REFERENCE APPROVED DSP #2021-00017 FOR INFORMATIONAL PURPOSES ONLY!!

Urban, Ltd. – J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-28-SWM BMP PLAN.dwg [COMPS (2)] May 25, 2023 – 2:02pm yelasri

PROPOSED BMP COMPUTATIONS

Project Description

Development or Redevelopment

Drainage Area	Impervious	Pervious	Total
Site Area	47.75 ACRES	2.52 ACRES	50.27 ACRES
On-Site Treated	29.92 ACRES	0.00 ACRES	29.92 ACRES
Off-Site Treated	0 ACRES	0 ACRES	0 ACRES
Total Treated	29.92 ACRES		
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	0 ACRES		
Total On-Site Treated or Disconnected			29.92 ACRES

Water Treatment on site

BMP Type	*Area treated by BMP (acres)*	*Impervious area treated by BMP (acres)*	*BMP efficiency (%)*
SAND FILTER	8.06 ACRES	8.06 ACRES	60 %
TREEWELL	4.79 ACRES	4.79 ACRES	50 %
GREEN ROOF	17.07 ACRES	17.07 ACRES	60 %

Miscellaneous

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

Project is within which watershed? HOLMES RUN WATERSHED

Project discharges to which body of water? HOLMES RUN

PROPOSED WQV TREATMENT:

TOTAL SITE PROP. IMPERVIOUS AREA = 47.75 AC OR 2,079,990 SF

TOTAL SITE WQV REQUIRED = 2,079,990 SF X (0.5 IN/12 IN/FT) = 86,666.25 CF

PROP. TREATED IMPERVIOUS AREA = 29.92 AC OR 1,303,315 SF

TOTAL SITE WQV PROPOSED = 58,866 CF + 16,518 CF + 27,795 CF = 103,179 CF (SEE SHEET C.605 FOR TOTAL BMP TREATMENT VOLUME VALUES)

APPROVED
DEVELOPMENT SITE PLAN NO. 2021-00017
DEPARTMENT OF PLANNING & ZONING
J.A. for K. Moritz — 11-22-2022
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
12/06/2022
DIRECTOR — DATE
11-22-2022
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

ACTUAL BMP COMPUTATIONS

Project Description

Development or Redevelopment

Drainage Area	Impervious	Pervious	Total
Site Area	47.75 ACRES	2.52 ACRES	50.27 ACRES
On-Site Treated	13.54 ACRES	0.00 ACRES	13.54 ACRES
Off-Site Treated	0 ACRES	0 ACRES	0 ACRES
Total Treated	13.54 ACRES		
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	0 ACRES		
Total On-Site Treated or Disconnected			13.54 ACRES

Water Treatment on site

BMP Type	*Area treated by BMP (acres)*	*Impervious area treated by BMP (acres)*	*BMP efficiency (%)*
SAND FILTER	8.06 ACRES	8.06 ACRES	60 %
TREEWELLS	4.59 ACRES	4.59 ACRES	50 %
PROPRIETARY	0.89 ACRES	0.89 ACRES	20 %

Miscellaneous

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

Project is within which watershed? HOLMES RUN WATERSHED

Project discharges to which body of water? HOLMES RUN

ACTUAL WQV TREATMENT:

TOTAL SITE PROP. IMPERVIOUS AREA = 47.75 AC OR 2,079,990 SF

TOTAL SITE WQV REQUIRED = 2,079,990 SF X (0.5 IN/12 IN/FT) = 86,666.25 CF

PROP. TREATED IMPERVIOUS AREA = 13.54 AC OR 589,802 SF

TOTAL SITE WQV PROPOSED = TREEWELLS + SAND FILTER TV + PROPRIETARY TV
= 15,829 CF + 27,795 CF + 3,069 CF = 46,693 CF (SEE SHEET C.606 FOR TOTAL BMP TREATMENT VOLUME VALUES)

No.	DATE	DESCRIPTION

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11-16-2021
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11-22-2022

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11/22/2022

WQVD BMP DATA BLOCKS
LANDMARK MALL REDEVELOPMENT
MASTER STORMWATER MANAGEMENT PLAN
CITY OF ALEXANDRIA, VIRGINIA
SCALE: N/A C.I.= N/A DATE: NOVEMBER, 2021

SHEET C.603 OF C.702
FILE No. SP-13076

No.	DATE	DESCRIPTION

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05/26/2023

WQVD DATA BLOCKS
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=100' C.I.= N/A DATE: NOV., 2022

SHEET 23C OF 47
FILE No. DSUP-13089

REFERENCE APPROVED DSP #2021-00017 FOR INFORMATIONAL PURPOSES ONLY!!

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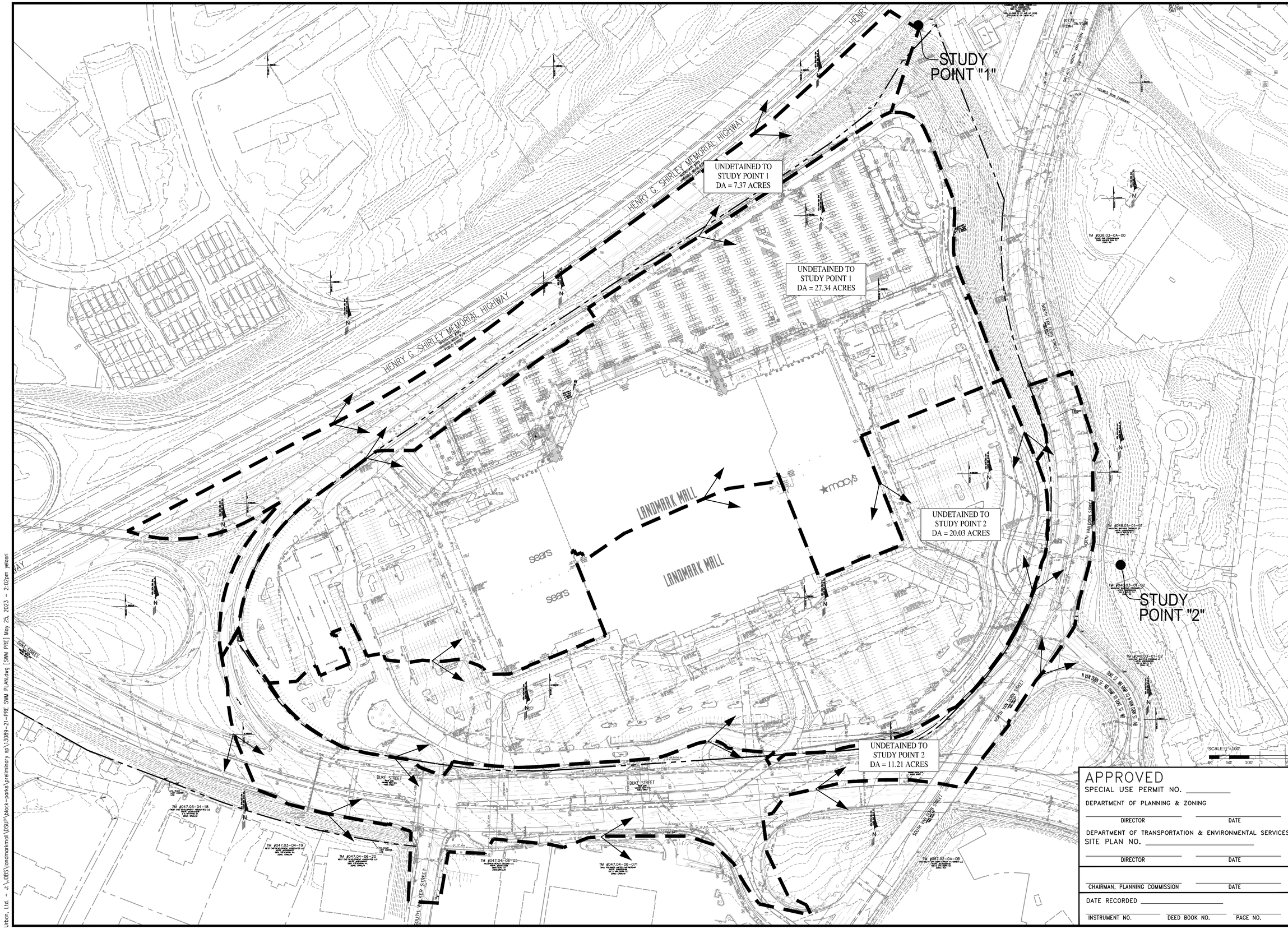

APPROVED

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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PRE SWM PLAN

LANDMARK MALL REDEVELOPMENT PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 24 OF 47

FILE No. DSUP-13089

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STUDY POINT "1"

VAULT 4

STUDY POINT "1":
ONSITE DA TO VAULT 4
DA = 8.06 AC
CN= 98
TC = 10 MINS

OFFSITE UNDETAINED
DRAINAGE AREA
TO STUDY POINT "1"
DA = 7.37 AC
CN= 95
TC = 15 MINS

STUDY POINT "1":
ONSITE DA TO VAULT 2
DA = 17.46 AC
CN= 95
TC = 10 MINS

VAULT 3

VAULT 2

STUDY POINT "2"

STUDY POINT "2":
ONSITE DA TO VAULT 3
DA = 20.73 AC
CN= 95
TC = 10 MINS

OFFSITE UNDETAINED
DRAINAGE AREA
TO STUDY POINT "2"
DA = 11.21AC
CN= 95
TC = 10 MINS

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

HENRY G. SHIRLEY MEMORIAL HIGHWAY

DUKE STREET

NORTH VAN DORN STREET

SOUTH VAN DORN STREET

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

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.

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

LANDMARK MALL REDEVELOPMENT PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 25 OF 108

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"

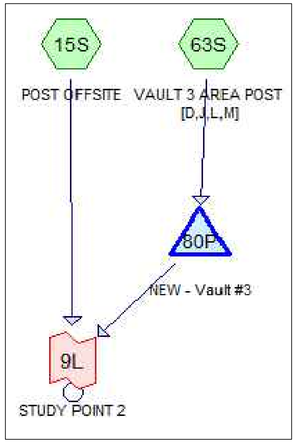
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs
Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

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"

POST DEVELOPMENT ROUTING SCHEMATIC
STUDY POINT '2'



VAULT #3

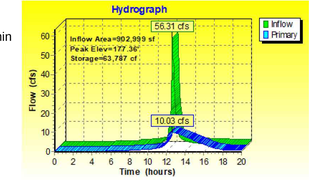
1 YEAR EVENT SUMMARY

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)



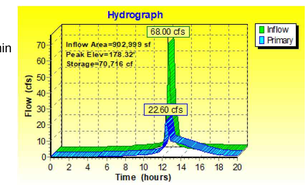
2 YEAR EVENT SUMMARY

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)



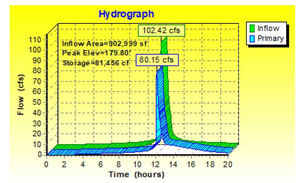
10 YEAR EVENT SUMMARY

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

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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 02-11-2022 12-05-2022

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PHASE II CONCEPT - PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: N/A C.I.= N/A DATE: NOV., 2022

SHEET 26 OF 43
FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-23-SWM COMPUTATIONS AND NARRATIVES.dwg [SWM COMPS SP2 VAULT3] May 25, 2023 - 2:03pm yelasri

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
$Q_{(Pre\text{-}Developed)}$=	67.19	cfs
$RV_{(Pre\text{-}Developed)}$=	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 ($Q_{Pre\text{-}Developed}$ x $RV_{Pre\text{-}Developed}$)/$RV_{Developed}$
41.05	≤	41.35

VAULT #2

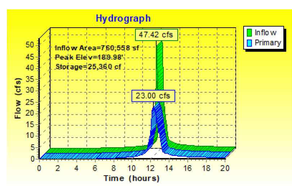
1 YEAR EVENT SUMMARY

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)



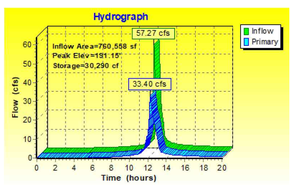
2 YEAR EVENT SUMMARY

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)



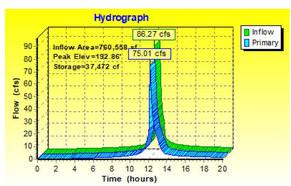
10 YEAR EVENT SUMMARY

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

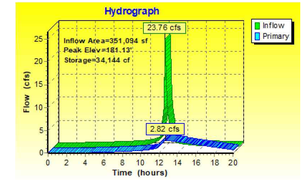
1 YEAR EVENT SUMMARY

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)



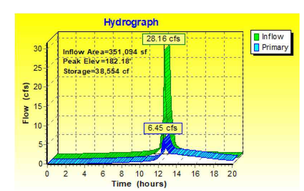
2 YEAR EVENT SUMMARY

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)



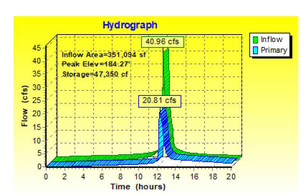
10 YEAR EVENT SUMMARY

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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DIRECTOR DATE
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SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

No.	DATE	DESCRIPTION

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PLAN DATE 02-11-2022
12-05-2022

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CITY OF ALEXANDRIA, VIRGINIA
SCALE: N/A C.I.=N/A DATE: NOV., 2022

SHEET 27 OF 43
FILE No. DSUP-13089

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

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CLAYTON C. POCK
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12/22/2022
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 28 OF 43
FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-23-SWM COMPUTATIONS AND NARRATIVES.dwg [SWM COMPS SP1 VAULT2] May 25, 2023 - 2:03pm yelasri

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, grooved 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

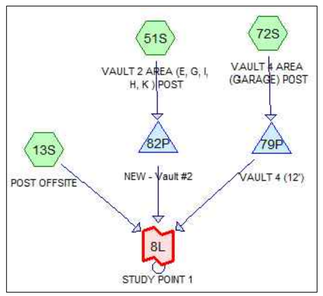
Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Primary (cfs)
173.00	**4,200**	0	0.00
173.30	4,200	1,260	0.22
173.60	4,200	2,520	0.58
173.90	4,200	3,780	0.80
174.20	4,200	5,040	0.97
174.50	4,200	6,300	1.12
174.80	4,200	7,560	1.25
175.10	4,200	8,820	1.36
175.40	4,200	10,080	1.47
175.70	4,200	11,340	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, grooved 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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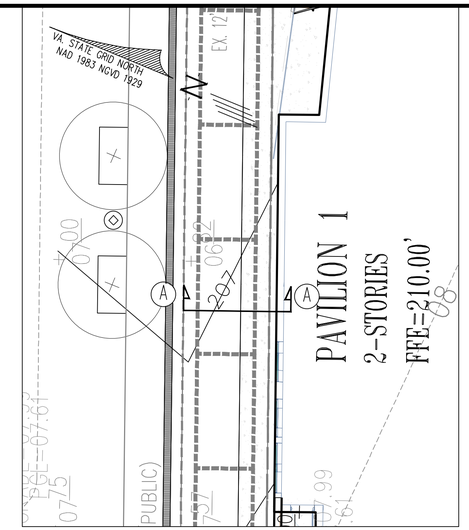
CLAYTON C. TOCK
Lic. No. 036790
12/12/2022
DUNLISTED PROFESSIONAL ENGINEER

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

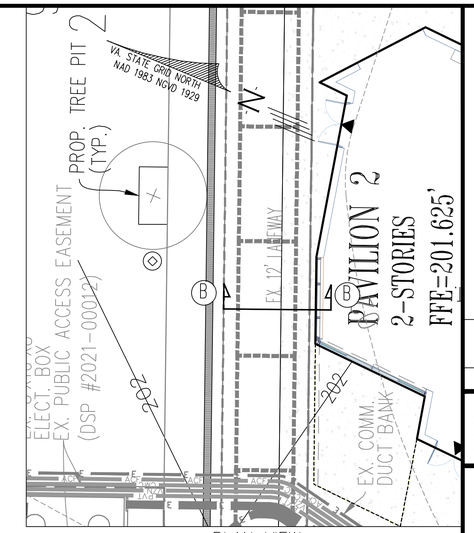
SHEET 29 OF 43

FILE No.
DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-23-SWM COMPUTATIONS AND NARRATIVES.dwg [SWMCOMPS SP1 VAULT4 (2)] May 25, 2023 - 2:03pm yelosri

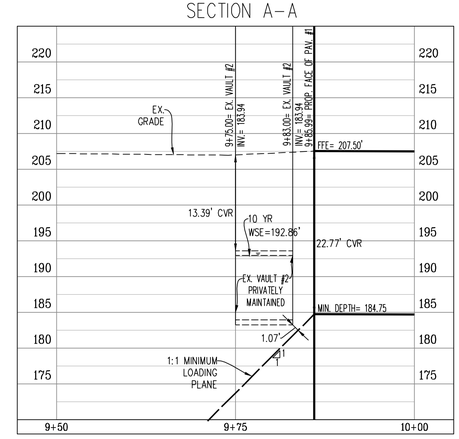


PLAN VIEW
SCALE: 1"=10'

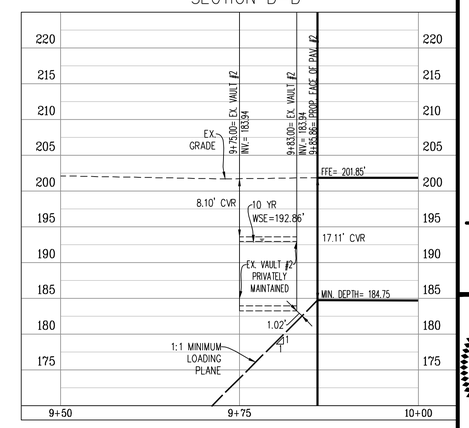


PLAN VIEW
SCALE: 1"=10'

SECTION A-A



SECTION B-B



* FOOTING DESIGN DEPTH TO BE COORDINATED WITH STRUCTURAL ENGINEER TO ENSURE PROPER FOOTING DEPTHS ARE MET.

SCALE: 1"=10'
0 5' 10' 20'

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03-17-2023
05-26-2023

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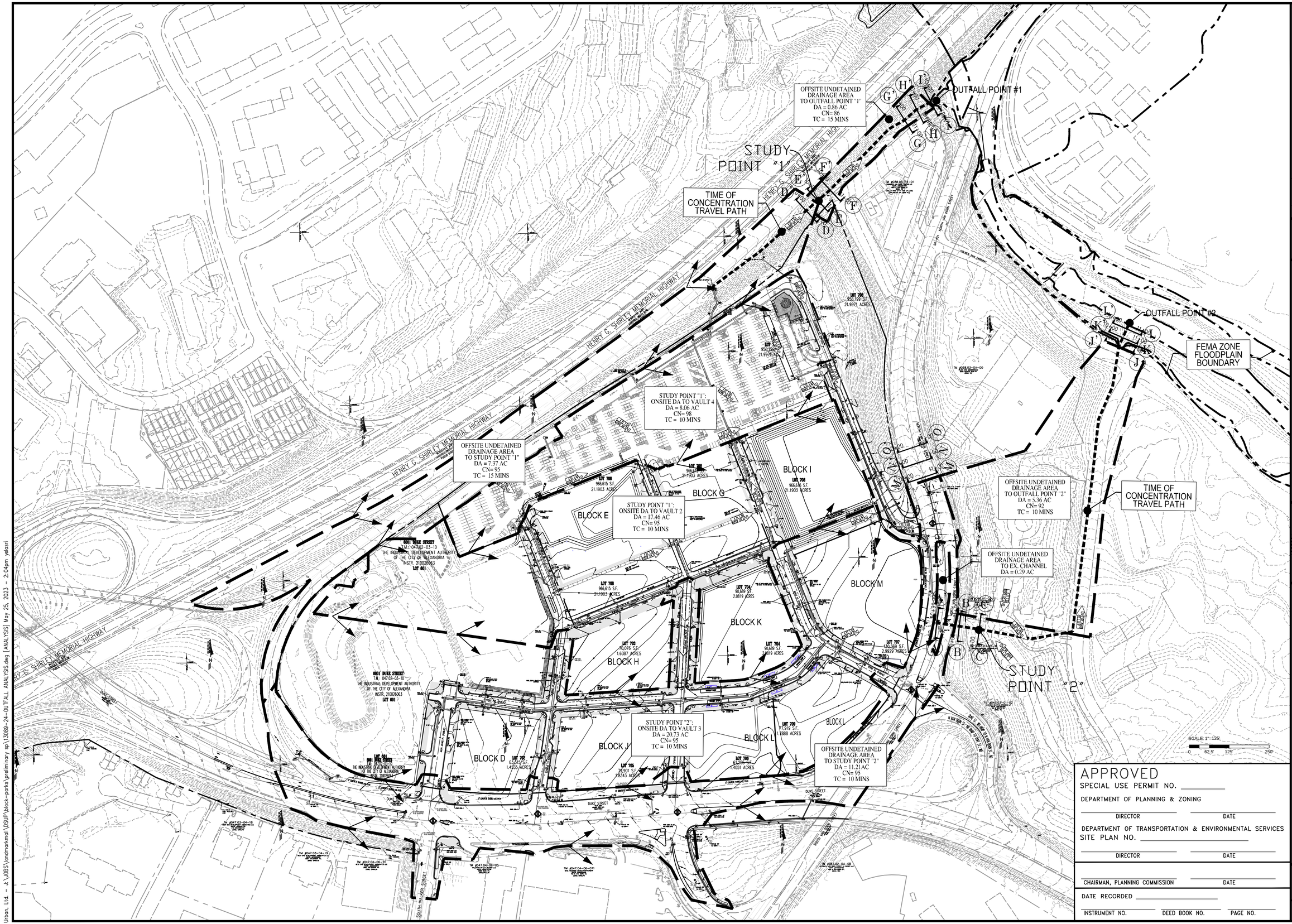
CLAYTON C. YOCK
Lic. No. 036790
05/26/2023
PROFESSIONAL ENGINEER

LOADING PLANE DIAGRAM
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: H: 1"=10' ; V: 1"=10' C.I.=2' DATE: NOV., 2022

SHEET
29A
OF
47

FILE No.
DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-25-VAULT Cross Section.dwg [01] May 25, 2023 - 2:04pm yelosri



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12/05/2022
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 83

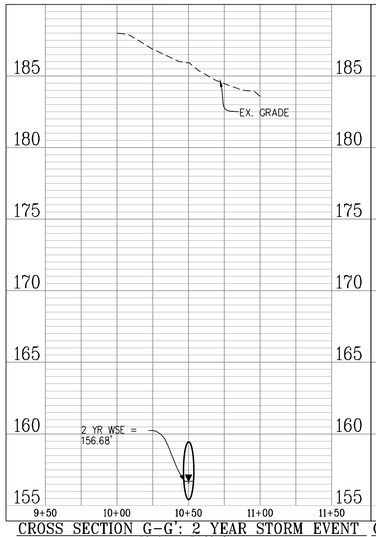
FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-24-OUTFALL ANALYSIS.dwg [ANALYSIS] May 25, 2023 - 2:04pm yelasri

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

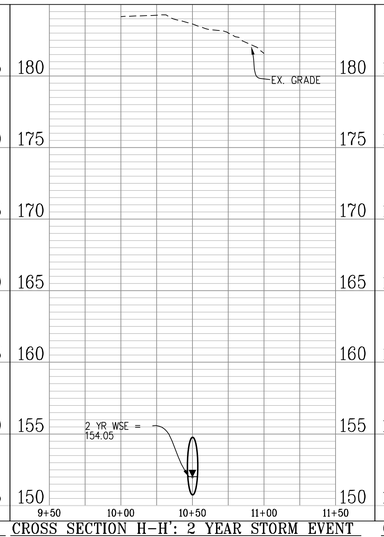
V2ALLOW=15 FPS



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

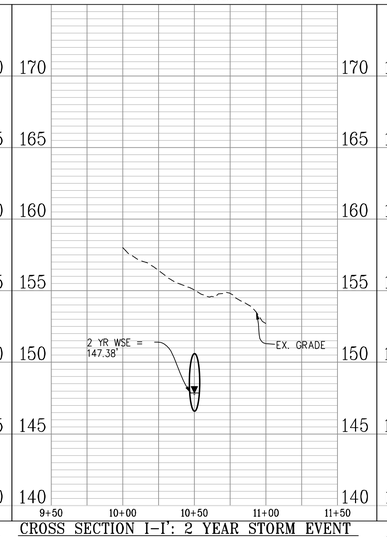
V2ALLOW=15 FPS



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

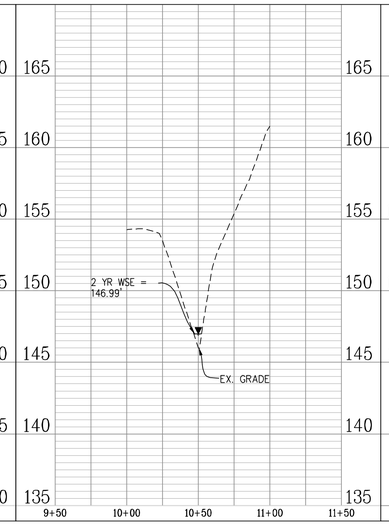
V2ALLOW=15 FPS



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

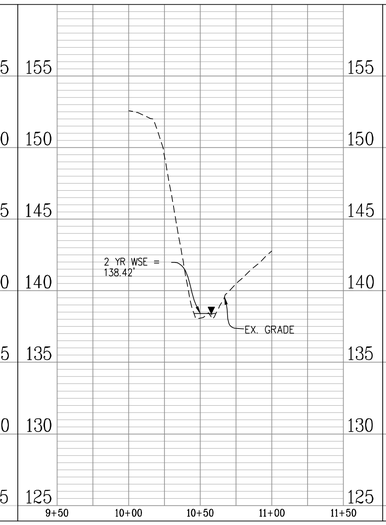
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



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

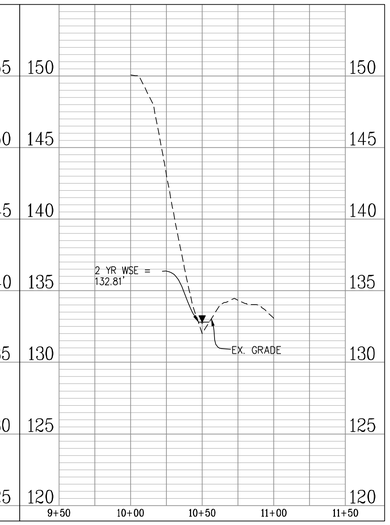
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



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

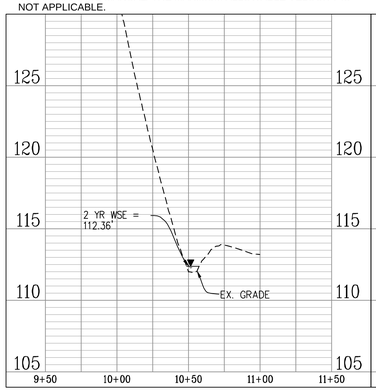
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



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

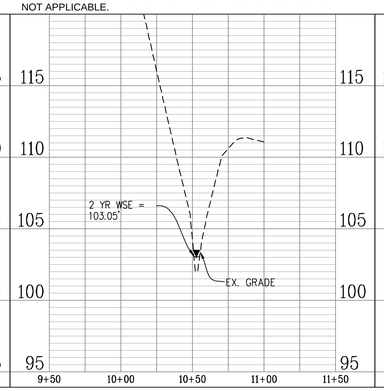
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



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

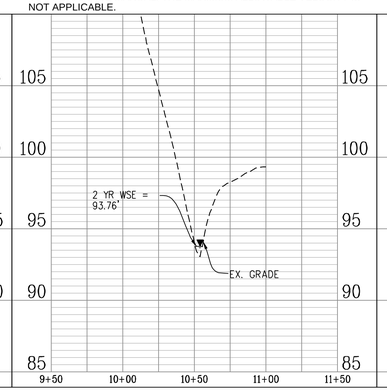
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



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

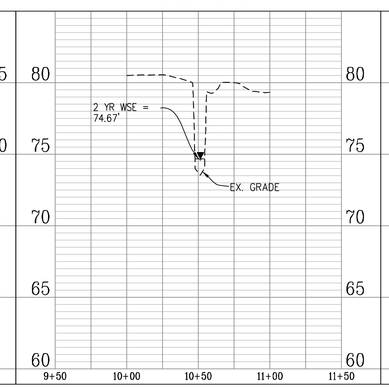
*MANMADE CHANNEL LINED WITH CONCRETE. PER TABLE 7-1 OF THE VDOT DRAINAGE MANUAL, THE MAXIMUM ALLOWABLE VELOCITY IS NOT APPLICABLE.



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

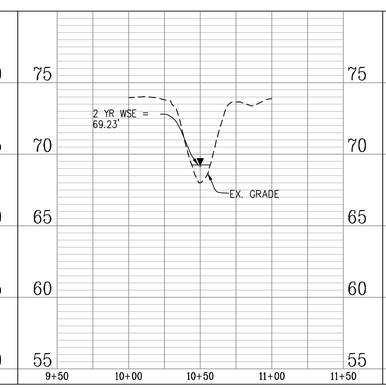
V2ALLOW= 13 FPS



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

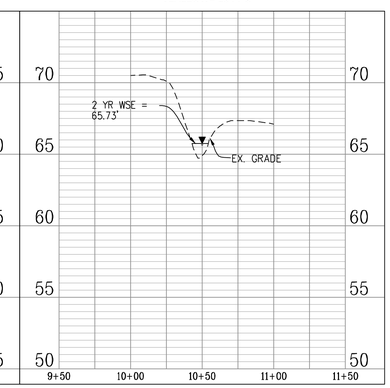
V2ALLOW= 13 FPS



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



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

REVISIONS

PLAN DATE
02-11-2022
12-05-2022

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CLAYTON C. TOCK
Lic. No. 036790
12/05/2022
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

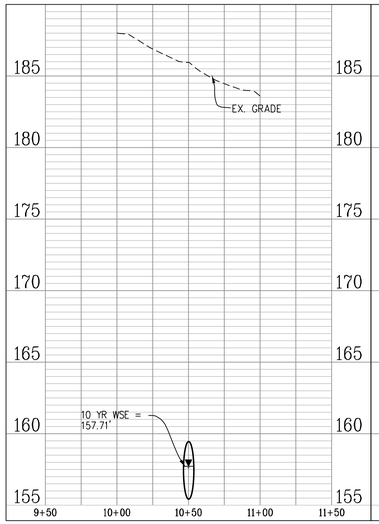
SHEET 31 OF 83

FILE No. DSUP-13089

Urban, Ltd. – J: \JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-24-OUTFALL ANALYSIS.dwg [2 years] May 25, 2023 – 2:05pm yelosri

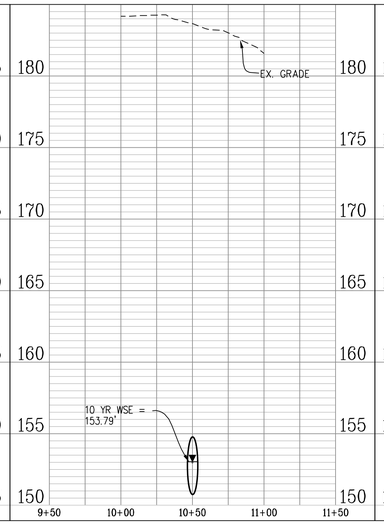
CROSS SECTION A-A': 10 YEAR STORM EVENT

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



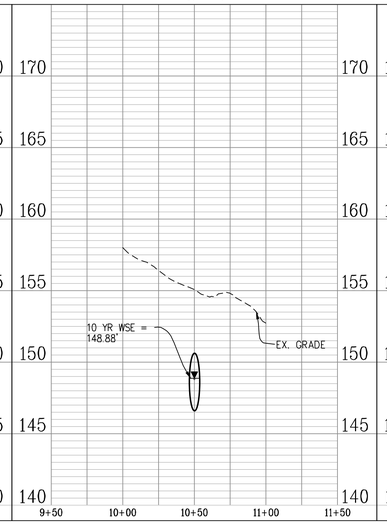
CROSS SECTION B-B': 10 YEAR STORM EVENT

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



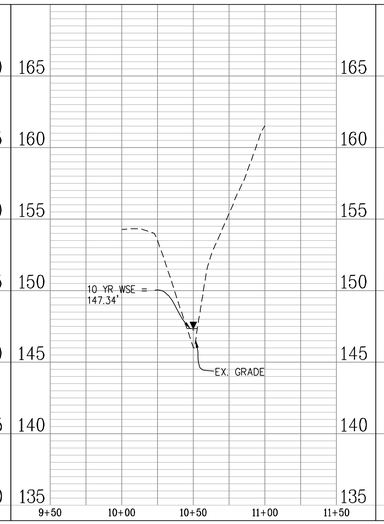
CROSS SECTION C-C': 10 YEAR STORM EVENT

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



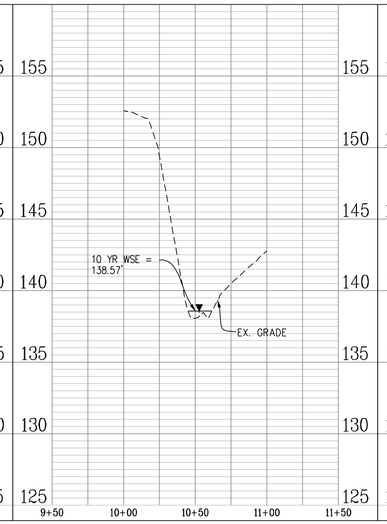
CROSS SECTION D-D': 10 YEAR STORM EVENT

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



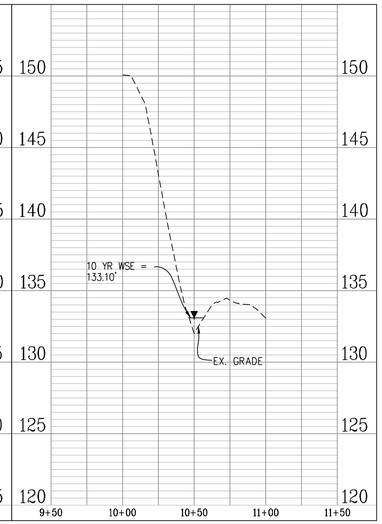
CROSS SECTION E-E': 10 YEAR STORM EVENT

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



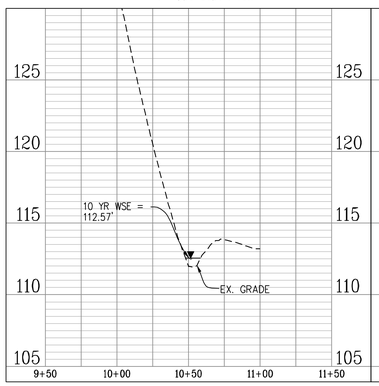
CROSS SECTION F-F': 10 YEAR STORM EVENT

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



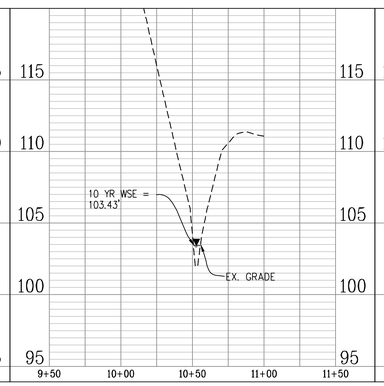
CROSS SECTION G-G': 10 YEAR STORM EVENT

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



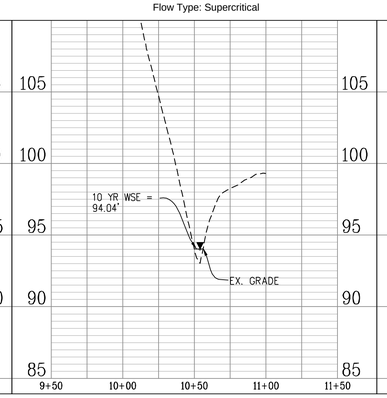
CROSS SECTION H-H': 10 YEAR STORM EVENT

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



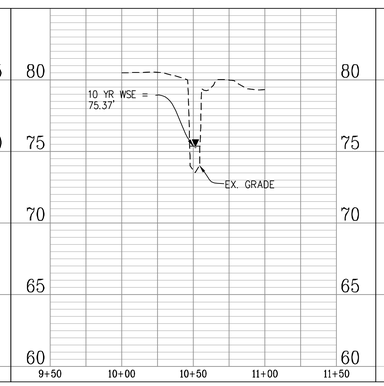
CROSS SECTION I-I': 10 YEAR STORM EVENT

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



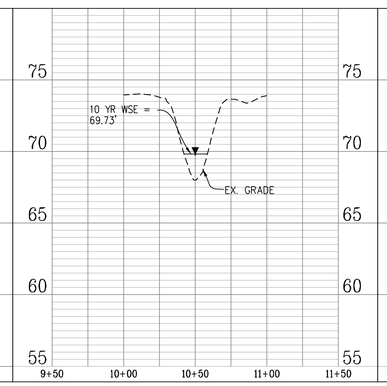
CROSS SECTION J-J': 10 YEAR STORM EVENT

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



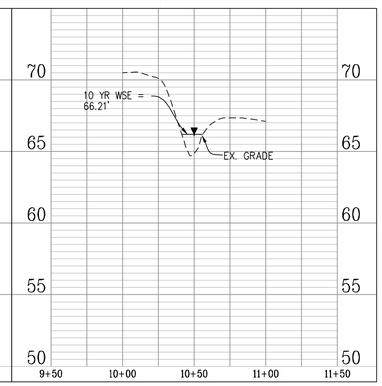
CROSS SECTION K-K': 10 YEAR STORM EVENT

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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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
		REVISIONS

PLAN DATE
02-11-2022
12-05-2022

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CLAYTON C. TOCE
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12/01/2022
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 83

FILE No. DSUP-13089

Urban, Ltd. – J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-24-OUTFALL ANALYSIS.dwg [10 years] May 25, 2023 – 2:05pm 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"

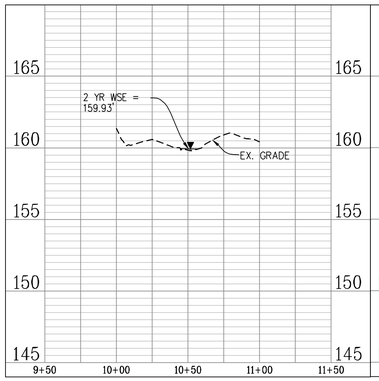
ENERGY BALANCE METHOD TO Ex. Channel at Str. 43.

$Q_{(Developed)}$=	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

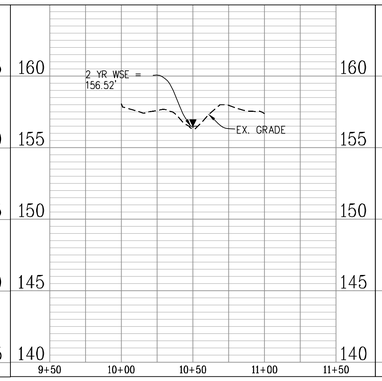
CROSS SECTION M-M': 2 YEAR STORM EVENT

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



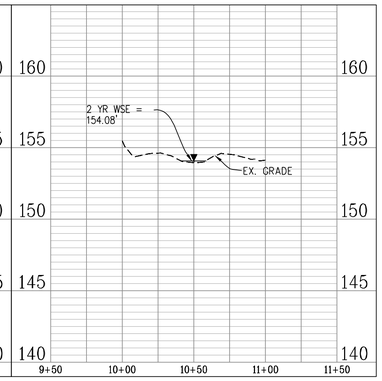
CROSS SECTION N-N': 2 YEAR STORM EVENT

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



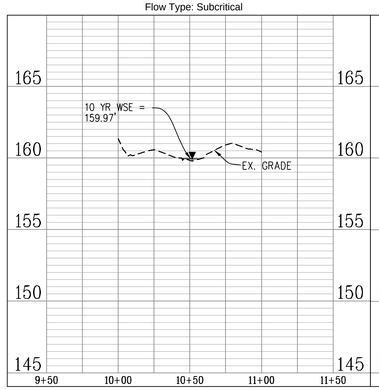
CROSS SECTION O-O'-: 2 YEAR STORM EVENT

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



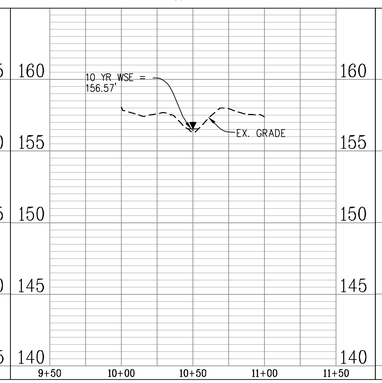
CROSS SECTION M-M': 10 YEAR STORM EVENT

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



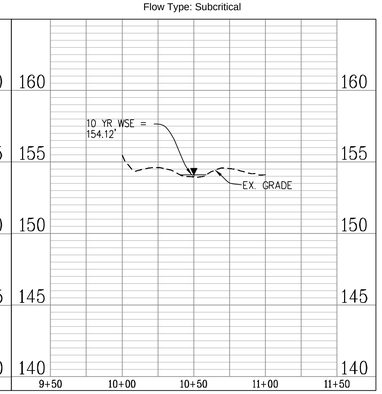
CROSS SECTION N-N': 10 YEAR STORM EVENT

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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COMMONWEALTH OF VIRGINIA
CLAYTON C. FOCK
Lic. No. 036790
12/05/2022
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 83

FILE No.
DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-24-OUTFALL ANALYSIS.dwg [M-M' to O-O'] May 25, 2023 - 2:06pm yelosri

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

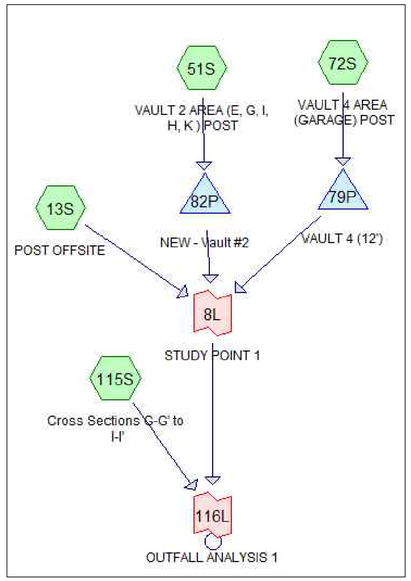
STUDY POINT 1:

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	

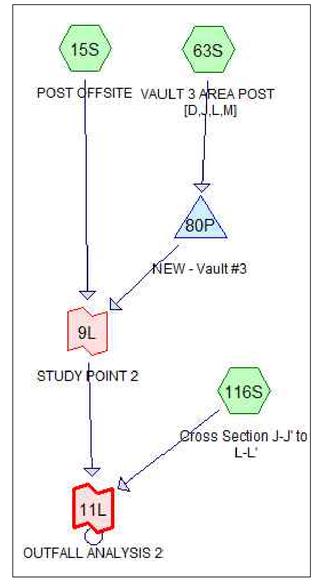
STUDY POINT 2:

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 NODE SUMMARIES FOR OUTFALL POINT #2



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.

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 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

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

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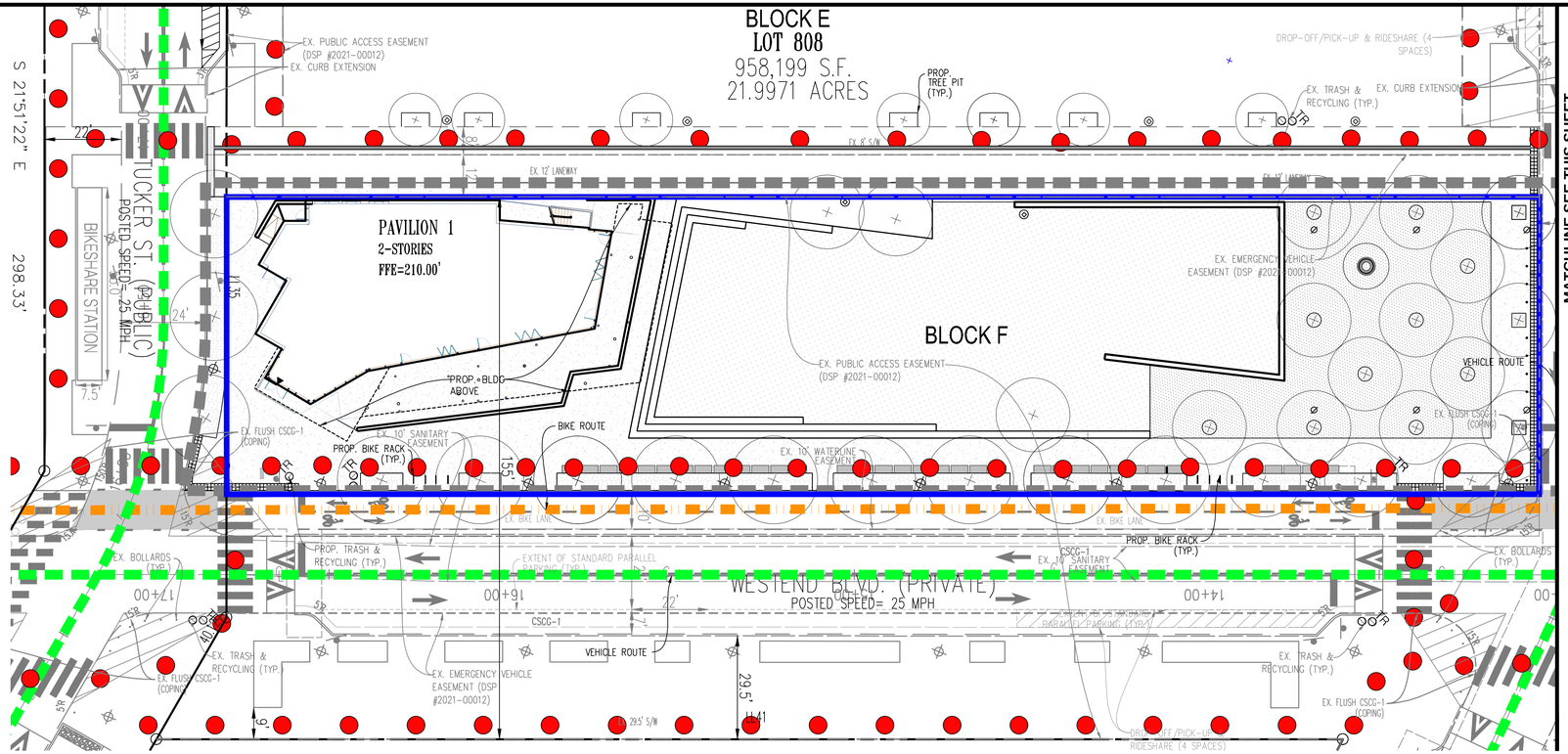
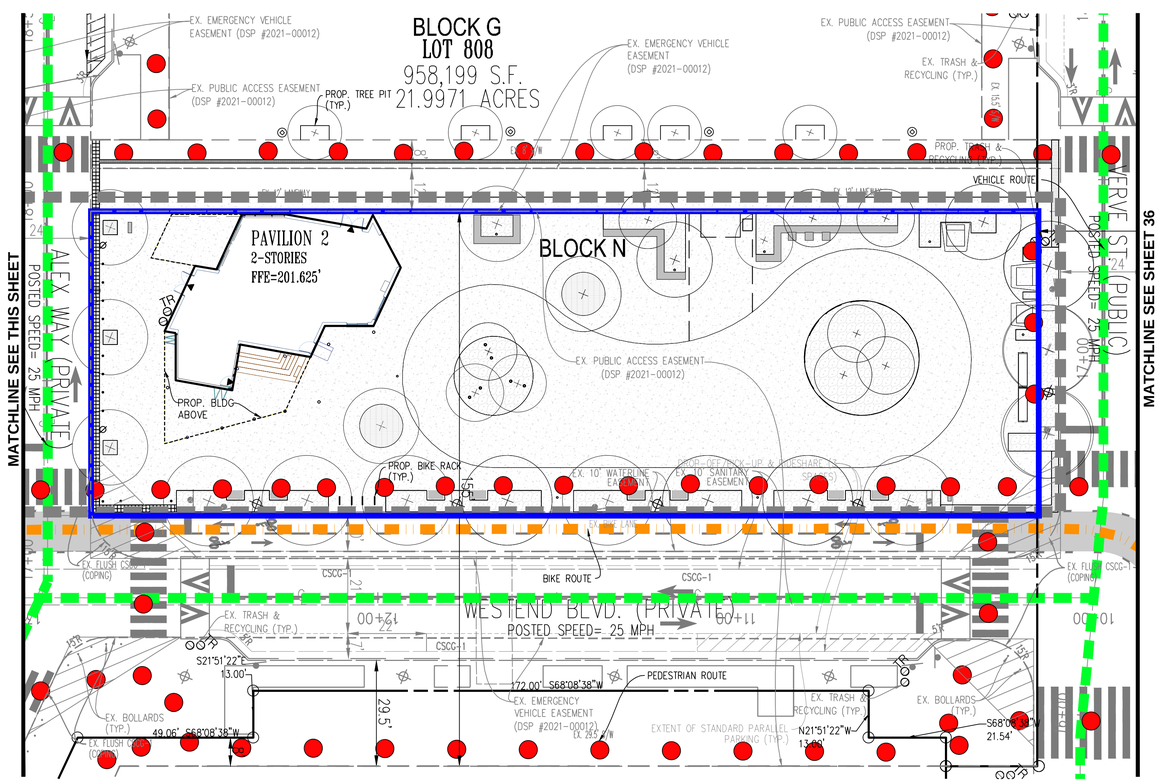
FILE No. DSUP-13089

Urban, Ltd. – J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-24-OUTFALL ANALYSIS.dwg [NARR] May 25, 2023 – 2:06pm yelosri





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

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- BIKE ROUTE

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3	03-17-2023
4	05-26-2023
5	-
6	-
7	-
8	-

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PROFESSIONAL ENGINEER

TEMPORARY PEDESTRIAN EXHIBIT
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA

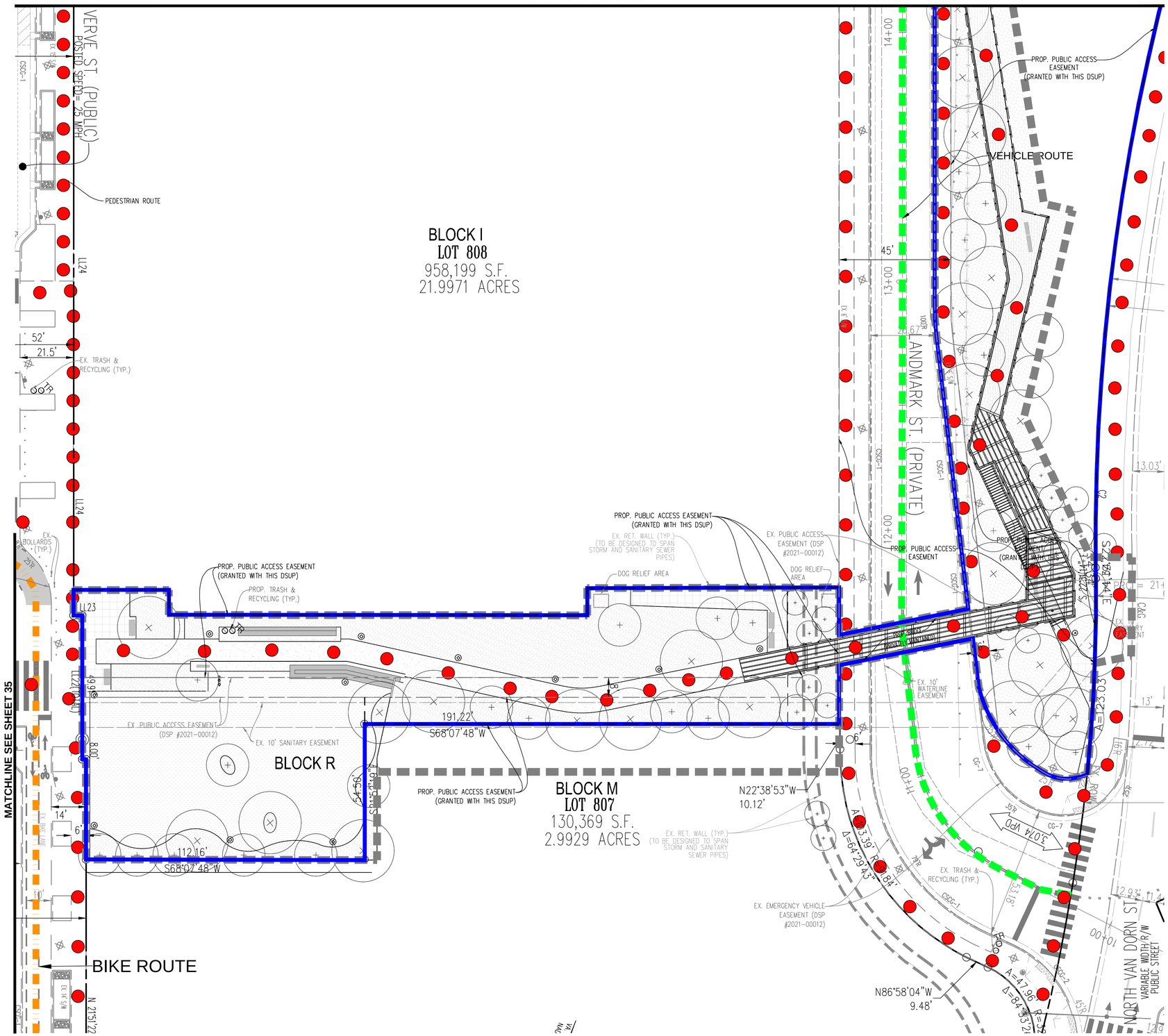
SCALE: 1"=20' C.I.=N/A DATE: NOV., 2022

SHEET 35 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-14-PEDESTRIAN EXHIBIT.dwg [01] May 25, 2023 - 2:07pm yelosri

MATCHLINE SEE SHEET 37



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

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- BIKE ROUTE

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
		REVISIONS

PLAN DATE
02-11-2022
02-09-2023
03-27-2023
05-26-2023

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CLAYTON C. TOCK
Lic. No. 030790
05/26/2023
PROFESSIONAL ENGINEER

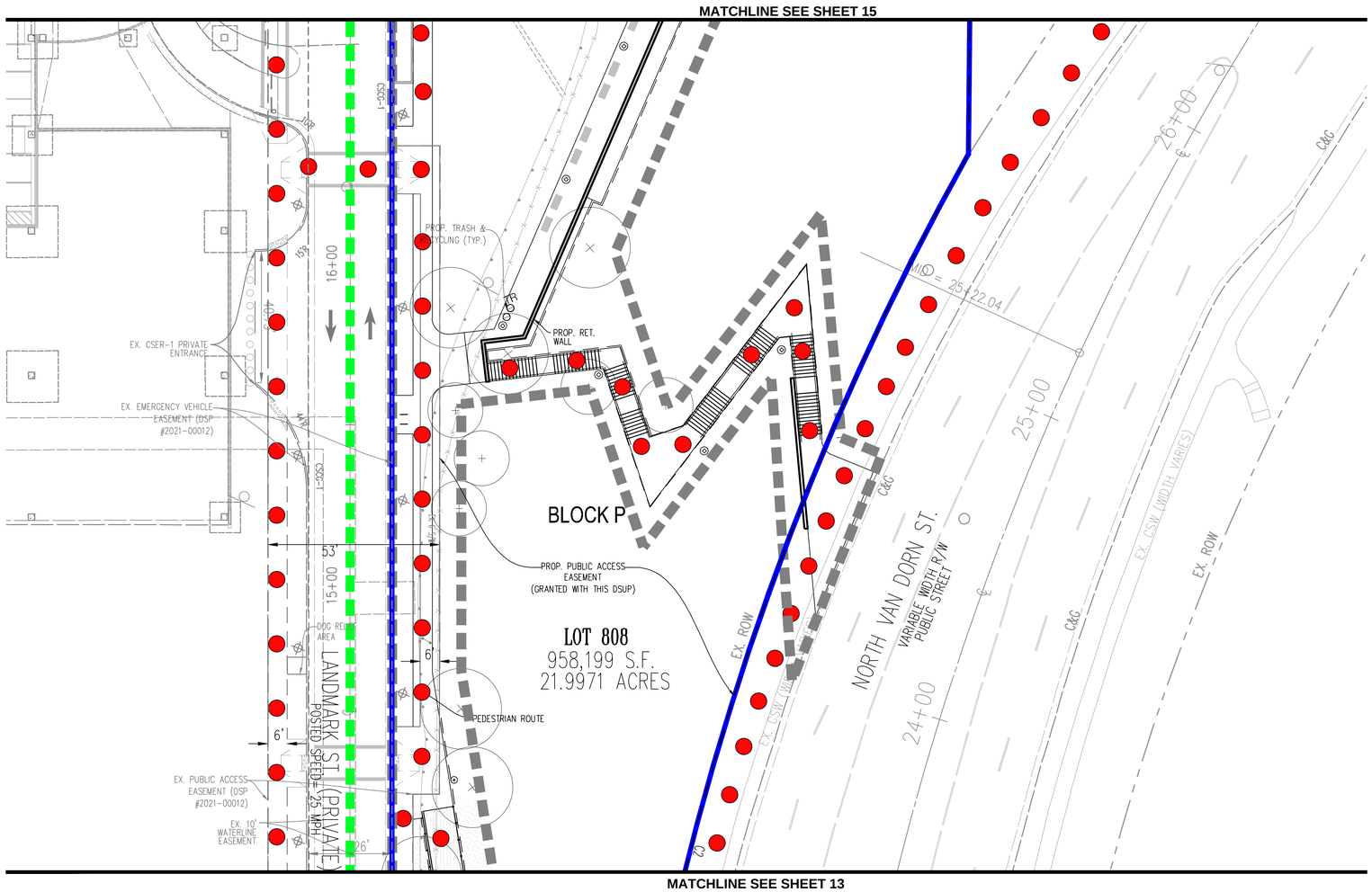
TEMPORARY PEDESTRIAN EXHIBIT
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 36 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-14-PEDESTRIAN EXHIBIT.dwg [02] May 25, 2023 - 2:07pm yelosri


MATCHLINE SEE SHEET 15
MATCHLINE SEE SHEET 13
BLOCK P
LOT 808
958,199 S.F.
21.9971 ACRES
PROP. PUBLIC ACCESS EASEMENT (GRANTED WITH THIS DSUP)
PROP. RET. WALL
PROP. TRASH & RECYCLING (TYP.)
PEDESTRIAN ROUTE
EX. CSER-1 PRIVATE ENTRANCE
EX. EMERGENCY VEHICLE EASEMENT (DSP #2021-00012)
EX. PUBLIC ACCESS EASEMENT (DSP #2021-00012)
EX. 10' WATERLINE EASEMENT
DOG RELIEF AREA
LANDMARK ST. (PRIVATE)
POSTED SPEED= 25 MPH
NORTH VAN DORN ST.
VARIABLE WIDTH R/W PUBLIC STREET
EX. ROW
EX. CSW (WIDTH VARIES)
C&G
MID = 25+22.04
16+00
15+00
24+00
25+00
26+00
53'
6'
26'
23'
15R
10R
CSC-1
CSC-2
CSC-3
CSC-4
CSC-5
CSC-6
CSC-7
CSC-8
CSC-9
CSC-10
CSC-11
CSC-12
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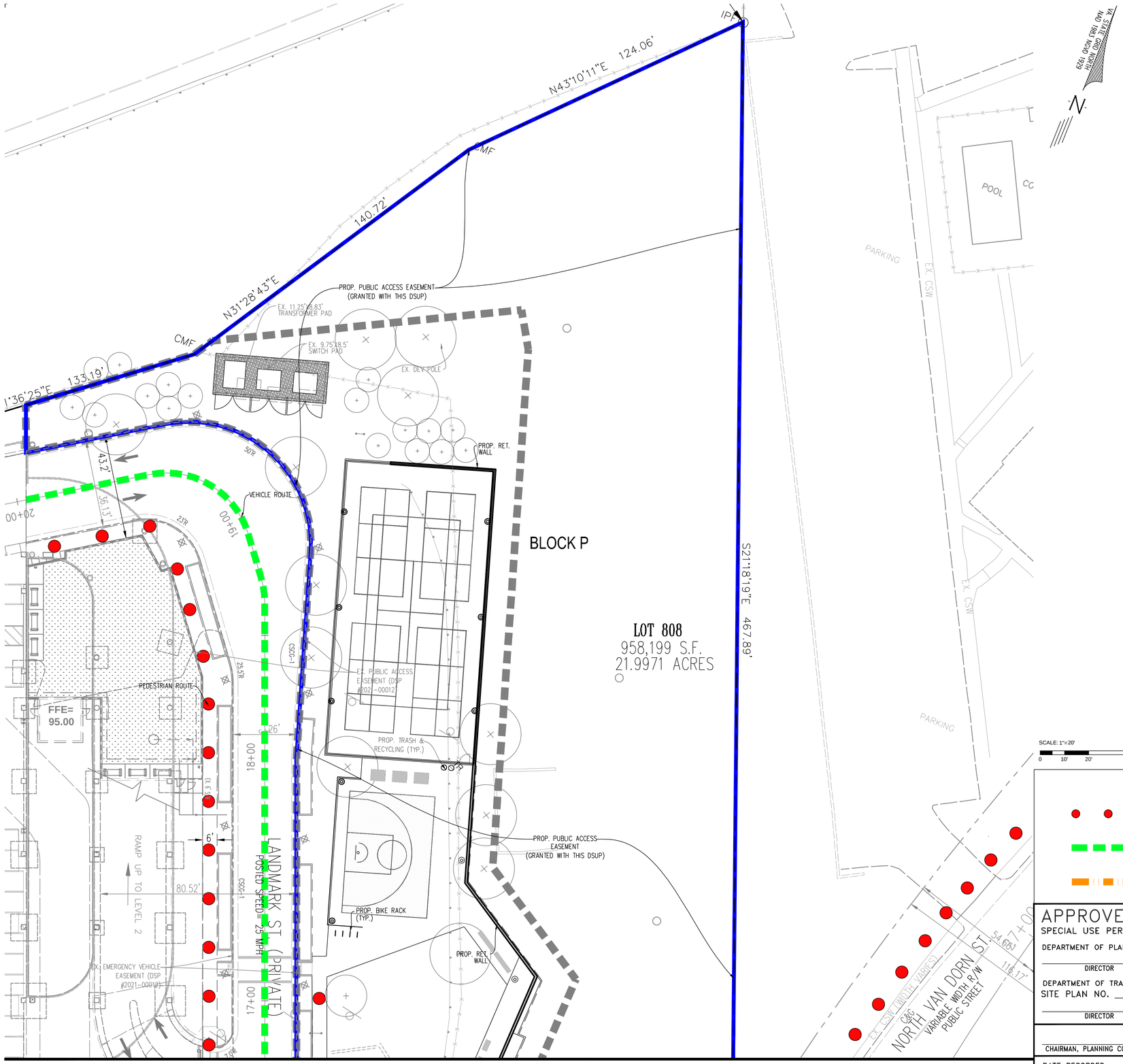
CSC-37
CSC-38
CSC-39
CSC-40



MATCHLINE SEE SHEET 37

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- BIKE ROUTE

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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REVISIONS

PLAN DATE
02-11-2022
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03-17-2023
05-26-2023
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-
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
ENGINEER
PROFESSIONAL
05/26/2023

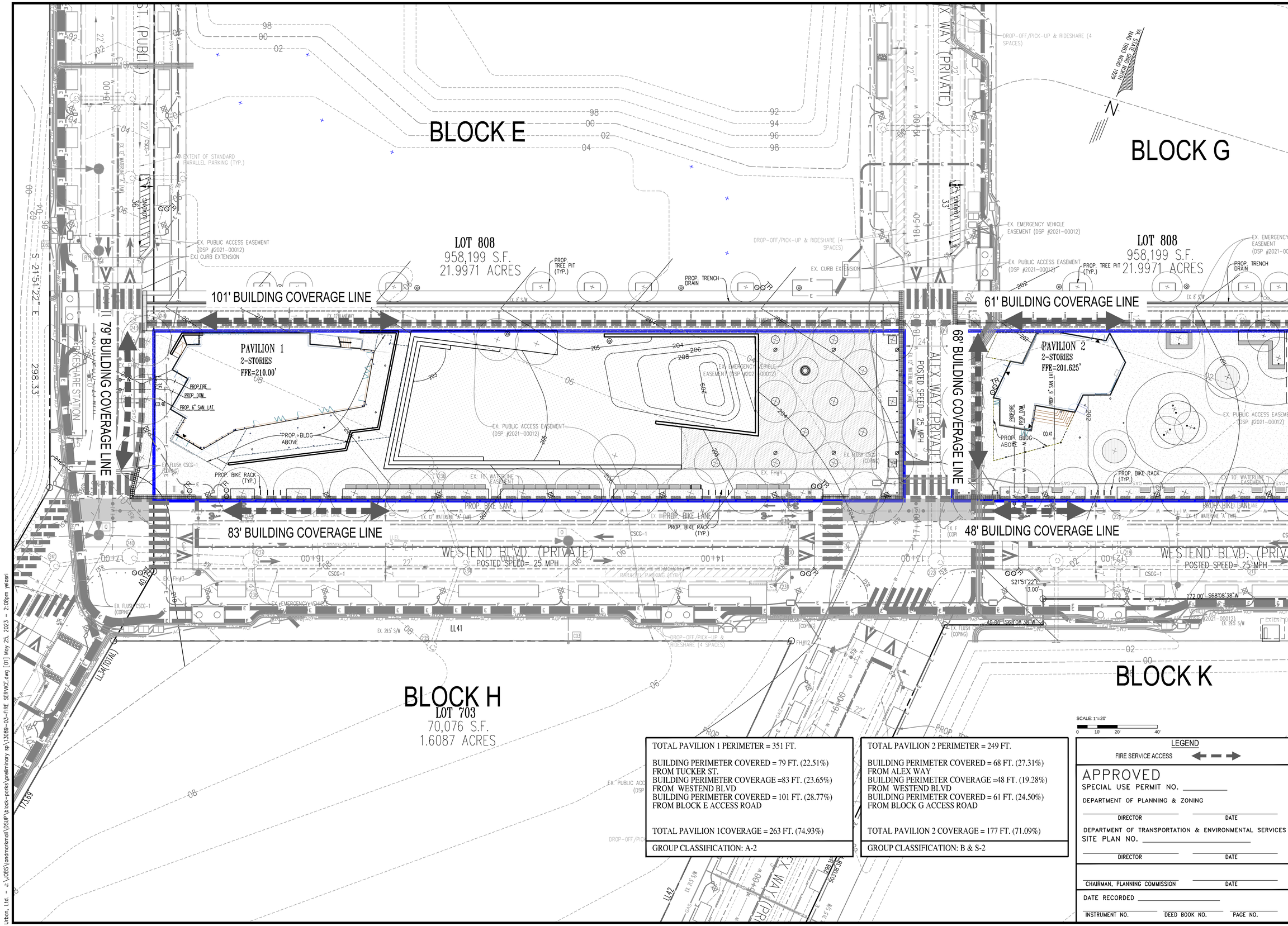
TEMPORARY PEDESTRIAN EXHIBIT
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 38 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-14-PEDESTRIAN EXHIBIT.dwg [04] May 25, 2023 - 2:07pm yelasri



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: A-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: B & S-2

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

LEGEND
FIRE SERVICE ACCESS

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
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05-26-2023

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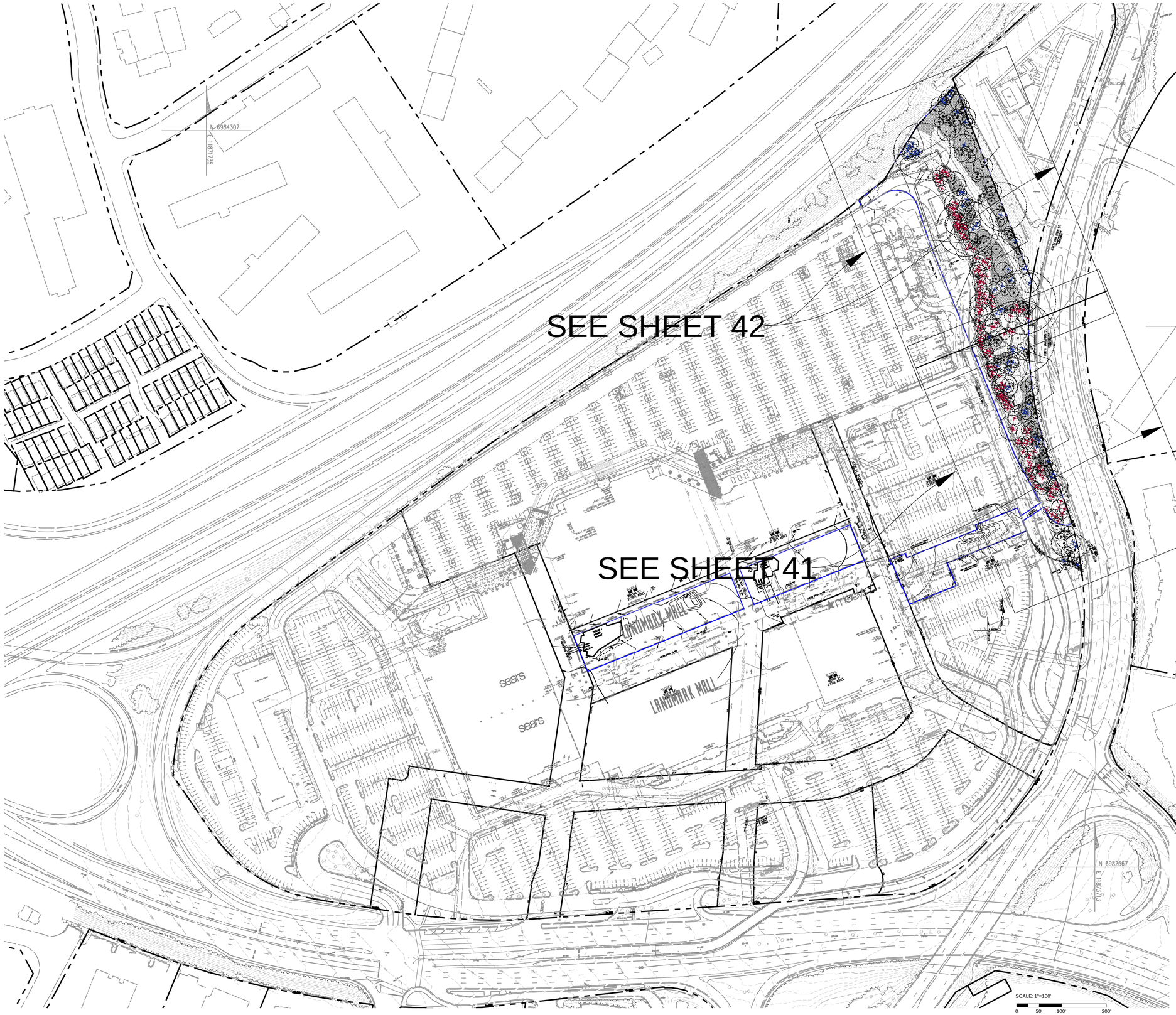
CLAYTON C. YOCK
Lic. No. 038790
03/26/2023
PROFESSIONAL ENGINEER

FIRE SERVICE PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA
DATE: NOV. 2022
SCALE: 1"=20'
C.I.=N/A

SHEET 39 OF 47

FILE No.
DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\13089-03-FIRE SERVICE.dwg [01] May 25, 2023 - 2:08pm yelasri



LEGEND

- EXISTING TREE CRITICAL ROOT ZONE
- TRUNK LOCATION
- TREE NUMBER
- TREE TO BE REMOVED (WITHIN LOD)
- TREE TO BE REMOVED (POOR CONDITION / OTHER)
- TREE PRESERVATION AREA
- LIMITS OF DESTRUCTION
- SUPERSILT FENCE / TREE PROTECTION FENCE
- APPLICATION BOUNDARY

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

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

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PLAN DATE
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03-17-2023
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John Lightle
Lic. No. 1957
05/26/2023
LANDSCAPE ARCHITECT

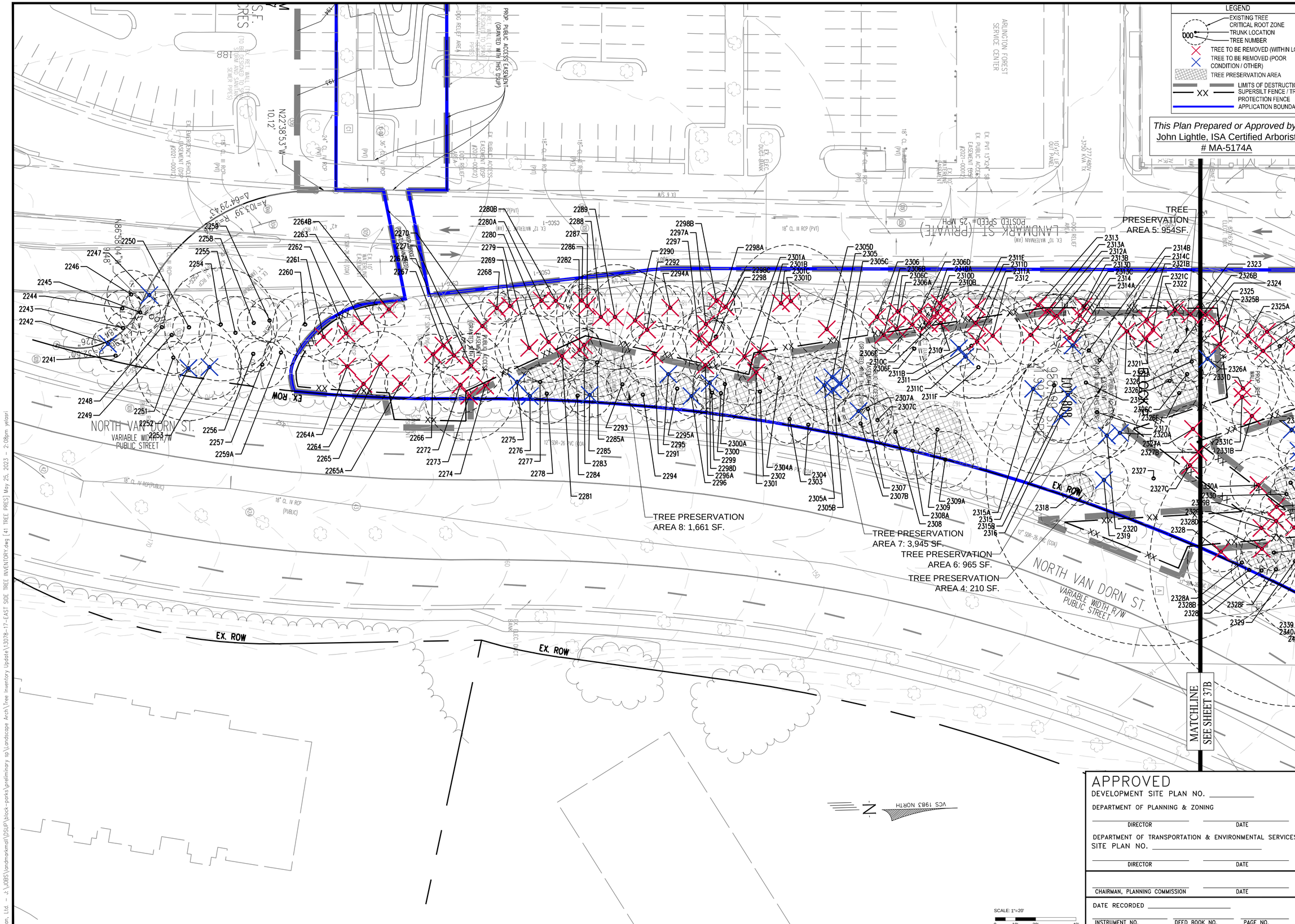
OVERALL TREE PRESERVATION PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 40 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\Landscape Arch\Tree Inventory Update\13078-17-EAST SIDE TREE INVENTORY.dwg [40-OVERALL] May 25, 2023 - 2:08pm yellosri



APPROVED

DEVELOPMENT SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

No.	DATE	DESCRIPTION
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TREE PRESERVATION PLAN

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

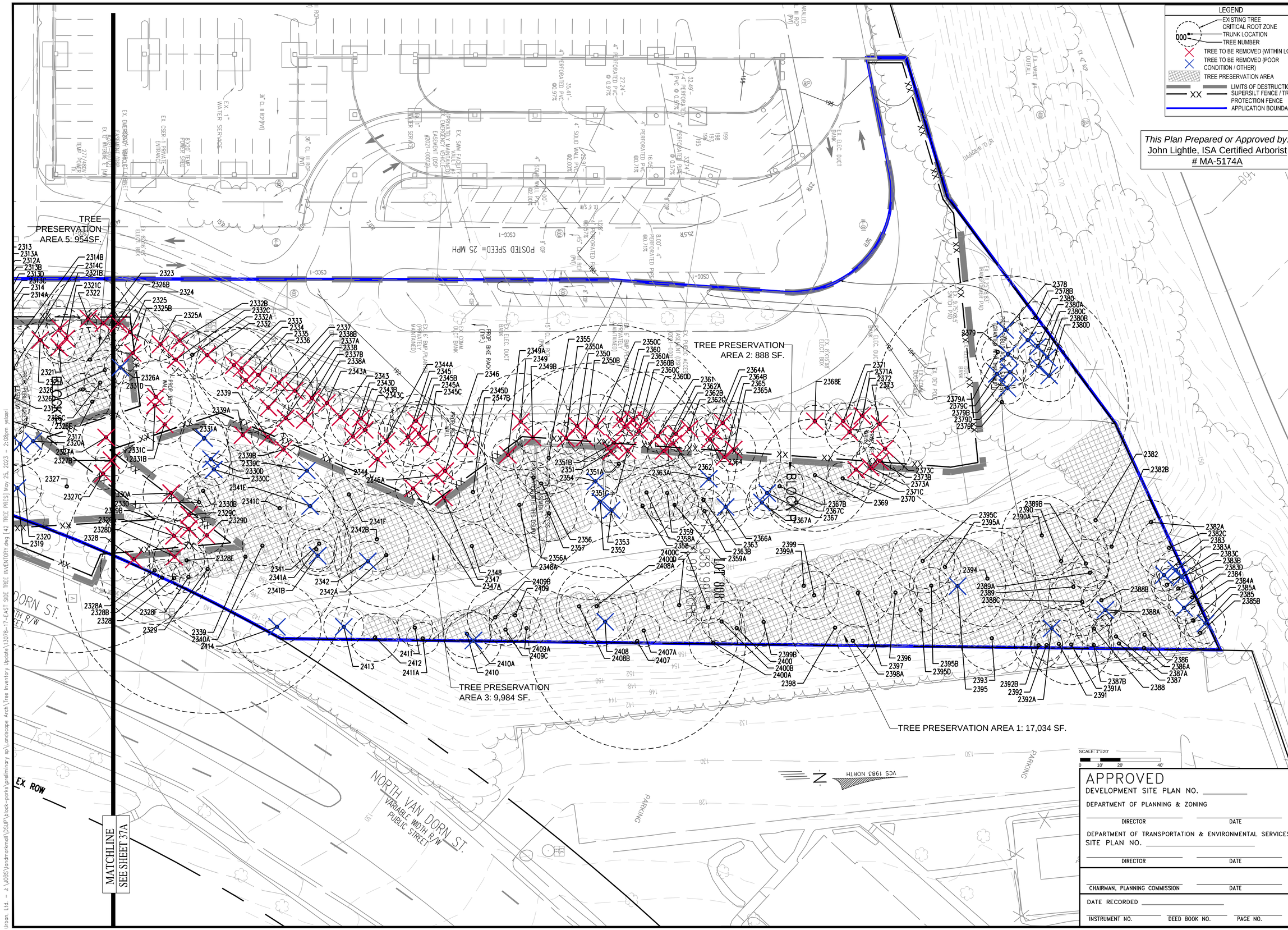
CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 41 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\Landscape Arch\Tree Inventory Update\13078-17-EAST SIDE TREE INVENTORY.dwg [41 TREE PRES] May 25, 2023 - 2:08pm yelasri



LEGEND

- EXISTING TREE
- CRITICAL ROOT ZONE
- TRUNK LOCATION
- TREE NUMBER
- TREE TO BE REMOVED (WITHIN LOD)
- TREE TO BE REMOVED (POOR CONDITION / OTHER)
- TREE PRESERVATION AREA
- LIMITS OF DESTRUCTION
- SUPERSILT FENCE / TREE PROTECTION FENCE
- APPLICATION BOUNDARY

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

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

No.	DATE	DESCRIPTION

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12-09-2022
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05/26/2023
LANDSCAPE ARCHITECT

TREE PRESERVATION PLAN
LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS
CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 42 OF 47

FILE No. DSUP-13089

Urban, Ltd. - J:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\Landscape Arch\Tree Inventory Update\13078-17-EAST SIDE TREE INVENTORY.dwg [42 TREE PRES] May 25, 2023 - 2:08pm yelasri

TREE INVENTORY & CONDITION ANALYSIS

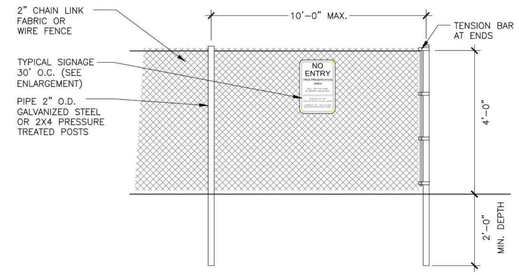
TREE#	BOTANICAL NAME	COMMON NAME	TRUNK SIZE DBH (in.)	CRZ SIZE R (ft.)	TRUNK ELEVATION Elevation (ft.)	CRZ ELEVATION Elevation (ft.)	COMMENTS	REMOVE POOR	Remove / Preserve
2241	*Ailanthus altissima*	Tree of Heaven	7"	8'	177.00	176.50		62.50	PRESERVE
2242	*Ailanthus altissima*	Tree of Heaven	6"	8'	179.00	178.50	Crooked	43.75	REMOVE-POOR COND.
2243	*Ailanthus altissima*	Tree of Heaven	6"	8'	181.50	181.00		62.50	PRESERVE
2244	*Robinia pseudoacacia*	Black Locust	9"	9'	183.75	183.25	Leaning	53.13	PRESERVE
2245	*Robinia pseudoacacia*	Black Locust	10"	10'	183.75	183.25		59.38	PRESERVE
2246	*Ailanthus altissima*	Tree of Heaven	12"	12'	185.50	185.00		62.50	PRESERVE
2247	*Robinia pseudoacacia*	Black Locust	10"	10'	185.50	185.00	Dead	0.00	REMOVE-POOR COND.
2248	*Ailanthus altissima*	Tree of Heaven	11"	11'	181.50	181.00		59.38	PRESERVE
2249	*Robinia pseudoacacia*	Black Locust	20"	20'	180.00	179.50	Co-dominant, Poor	31.25	REMOVE-POOR COND.
2250	*Prunus serotina*	Black Cherry	6"	8'	181.25	180.75		62.50	PRESERVE
2251	*Ailanthus altissima*	Tree of Heaven	7"	8'	176.50	176.00		62.50	PRESERVE
2252	*Quercus rubra*	Red Oak	26"	26'	174.75	174.25	Co-dominant	43.75	REMOVE-POOR COND.
2253	*Quercus alba*	White Oak	16"	16'	174.75	174.25	Co-dominant, Poor, Leaning	28.13	REMOVE-POOR COND.
2254	*Quercus rubra*	Red Oak	28"	28'	181.50	181.00	Vines	62.50	PRESERVE
2255	*Quercus rubra*	Red Oak	18"	18'	179.75	179.25	Vines	59.38	PRESERVE
2256	*Robinia pseudoacacia*	Black Locust	9"	9'	175.75	175.25	Vines	62.50	PRESERVE
2257	*Robinia pseudoacacia*	Black Locust	12"	12'	173.75	173.25	Vines	71.88	PRESERVE
2258	*Robinia pseudoacacia*	Black Locust	8"	8'	181.75	181.25		59.38	PRESERVE
2259	*Robinia pseudoacacia*	Black Locust	11"	11'	182.00	181.50		62.50	PRESERVE
2259A	*Quercus rubra*	Red Oak	6"	8'	175.75	175.25	AFA	53.13	PRESERVE
2260	*Quercus rubra*	Red Oak	16"	16'	181.00	180.50		62.50	PRESERVE
2261	*Quercus rubra*	Red Oak	12"	12'	178.50	178.00	Leaning	43.75	REMOVE-WITHIN LOD
2262	*Quercus rubra*	Red Oak	16"	16'	179.00	178.50	Dead	0.00	REMOVE-WITHIN LOD
2263	*Quercus rubra*	Red Oak	10"	10'	181.00	180.50	Dead	0.00	REMOVE-WITHIN LOD
2264	*Robinia pseudoacacia*	Black Locust	12"	12'	169.00	168.50		62.50	REMOVE-WITHIN LOD
2264A	*Ailanthus altissima*	Tree of Heaven	12"	12'	172.75	172.25	Co-dominant	65.63	REMOVE-WITHIN LOD
2264B	*Ailanthus altissima*	Tree of Heaven	8"	8'	183.75	183.25	AFA	53.13	REMOVE-WITHIN LOD
2285	*Quercus rubra*	Red Oak	16"	16'	171.75	171.25		53.13	REMOVE-WITHIN LOD
2285A	*Ailanthus altissima*	Tree of Heaven	6"	8'	169.00	168.50		62.50	REMOVE-WITHIN LOD
2286	*Robinia pseudoacacia*	Black Locust	10"	10'	173.50	173.00		56.25	REMOVE-WITHIN LOD
2287	*Ailanthus altissima*	Tree of Heaven	11"	11'	175.00	174.50	Dead	0.00	REMOVE-WITHIN LOD
2287A	*Prunus serotina*	Black Cherry	10"	10'	175.00	172.50	Dead	0.00	REMOVE-WITHIN LOD
2268	*Ulmus americana*	American Elm	8"	8'	183.00	182.50		56.25	REMOVE-WITHIN LOD
2269	*Prunus serotina*	Black Cherry	7"	8'	183.50	183.00	Lost Limbs; Poor	31.25	REMOVE-WITHIN LOD
2270	*Ailanthus altissima*	Tree of Heaven	12"	12'	179.00	178.50		56.25	REMOVE-WITHIN LOD
2271	*Robinia pseudoacacia*	Black Locust	16"	16'	171.00	170.50	Dead	0.00	REMOVE-WITHIN LOD
2272	*Unknown*	Unknown	14"	14'	167.00	166.50	Dead	0.00	REMOVE-WITHIN LOD
2273	*Robinia pseudoacacia*	Black Locust	22"	22'	164.50	164.00	Dead	0.00	REMOVE-WITHIN LOD
2274	*Prunus serotina*	Black Cherry	7"	8'	166.50	166.00		53.13	REMOVE-WITHIN LOD
2275	*Ailanthus altissima*	Tree of Heaven	7"	8'	166.00	165.50	Dead	0.00	REMOVE-POOR COND.
2276	*Ailanthus altissima*	Tree of Heaven	8"	8'	162.50	162.00	Dead	0.00	REMOVE-POOR COND.
2277	*Prunus serotina*	Black Cherry	7"	8'	165.00	164.50	Leaning	62.50	PRESERVE
2278	*Prunus serotina*	Black Cherry	15"	15'	162.50	162.00	Co-Dominant	53.13	PRESERVE
2279	*Unknown*	Unknown	17"	17'	173.00	172.50	Multi-stem, Dead	0.00	REMOVE-WITHIN LOD
2280	*Robinia pseudoacacia*	Black Locust	20"	20'	174.00	173.50	Poor	31.25	REMOVE-WITHIN LOD
2280A	*Unknown*	Unknown	6"	8'	185.00	184.50		62.50	REMOVE-WITHIN LOD
2280B	*Ailanthus altissima*	Tree of Heaven	8"	8'	185.00	184.50	Co-Dominant	62.50	REMOVE-WITHIN LOD
2281	*Prunus serotina*	Black Cherry	12"	12'	170.00	169.50	Leaning	53.13	REMOVE-WITHIN LOD
2282	*Ailanthus altissima*	Tree of Heaven	11"	11'	172.00	171.50		62.50	REMOVE-WITHIN LOD
2283	*Ailanthus altissima*	Tree of Heaven	8"	8'	173.00	172.50		53.13	REMOVE-WITHIN LOD
2284	*Prunus serotina*	Black Cherry	7"	8'	163.50	163.00		62.50	PRESERVE
2285	*Robinia pseudoacacia*	Black Locust	11"	11'	163.50	163.00	Dead	0.00	REMOVE-POOR COND.
2285A	*Quercus rubra*	Red Oak	14"	14'	168.50	168.00	AFA, Vines	43.75	PRESERVE
2286	*Ailanthus altissima*	Tree of Heaven	6"	8'	185.50	185.00	Poor	31.25	REMOVE-WITHIN LOD
2287	*Ailanthus altissima*	Tree of Heaven	9"	9'	184.00	183.50	Poor	25.00	REMOVE-WITHIN LOD
2288	*Robinia pseudoacacia*	Black Locust	22"	22'	180.00	179.50		62.50	REMOVE-WITHIN LOD
2289	*Prunus serotina*	Black Cherry	26"	26'	180.00	179.50		62.50	REMOVE-WITHIN LOD
2290	*Ailanthus altissima*	Tree of Heaven	24"	24'	178.00	177.50		53.13	REMOVE-WITHIN LOD
2291	*Unknown*	Unknown	16"	16'	170.00	169.50	Dead	0.00	REMOVE-WITHIN LOD
2292	*Ailanthus altissima*	Tree of Heaven	8"	8'	175.50	175.00	Fallen	0.00	REMOVE-WITHIN LOD
2293	*Robinia pseudoacacia*	Black Locust	7"	8'	163.00	162.50		62.50	PRESERVE
2294	*Ailanthus altissima*	Tree of Heaven	8"	8'	175.50	175.00		62.50	PRESERVE
2294A	*Robinia pseudoacacia*	Black Locust	11"	11'	182.00	181.50	Leaning; vines	53.13	REMOVE-WITHIN LOD
2295	*Robinia pseudoacacia*	Black Locust	24"	24'	165.00	164.50	Co-Dominant, Poor	31.25	REMOVE-POOR COND.
2295A	*Ailanthus altissima*	Tree of Heaven	8"	8'	182.00	181.50	Leaning	53.13	PRESERVE
2296	*Prunus serotina*	Black Cherry	10"	10'	160.50	160.00	Leaning; Poor Condition	40.63	REMOVE-POOR COND.
2296A	*Ailanthus altissima*	Tree of Heaven	7"	8'	167.50	167.00	Crooked; Poor Condition	43.75	REMOVE-WITHIN LOD
2297	*Prunus serotina*	Black Cherry	13"	13'	173.50	173.00	Leaning	46.88	REMOVE-WITHIN LOD
2297A	*Ailanthus altissima*	Tree of Heaven	9"	9'	177.00	176.50	Crooked	50.00	REMOVE-WITHIN LOD
2298	*Ailanthus altissima*	Tree of Heaven	8"	8'	174.00	173.50		53.13	REMOVE-WITHIN LOD
2298A	*Unknown*	Unknown	12"	12'	172.50	172.00	Dead	0.00	REMOVE-WITHIN LOD
2298B	*Prunus serotina*	Black Cherry	9"	9'	185.00	184.50		65.63	REMOVE-WITHIN LOD
2298C	*Prunus serotina*	Black Cherry	7"	8'	183.00	182.50		68.75	REMOVE-WITHIN LOD
2298D	*Unknown*	Unknown	7"	8'	183.00	182.50	Dead	0.00	REMOVE-POOR COND.
2299	*Ailanthus altissima*	Tree of Heaven	8"	8'	161.00	160.50		59.38	PRESERVE
2300	*Ulmus americana*	American Elm	14"	14'	161.00	160.50	Vines	53.13	PRESERVE
2300A	*Ulmus americana*	American Elm	16"	16'	163.00	162.50	Vines	62.50	PRESERVE
2301	*Ailanthus altissima*	Tree of Heaven	9"	9'	166.00	165.50	Up Rooting	62.50	REMOVE-WITHIN LOD
2301A	*Ailanthus altissima*	Tree of Heaven	24"	24'	170.00	169.50	Co-Dominant	53.13	REMOVE-WITHIN LOD
2301B	*Ailanthus altissima*	Tree of Heaven	6"	8'	171.00	170.50		65.63	REMOVE-WITHIN LOD
2301C	*Prunus serotina*	Black Cherry	10"	10'	185.00	182.50	Co-Dominant	68.75	REMOVE-WITHIN LOD
2301D	*Ulmus americana*	American Elm	28"	28'	184.00	183.50	Multistem	53.13	REMOVE-WITHIN LOD
2302	*Robinia pseudoacacia*	Black Locust	12"	12'	162.00	161.50		62.50	PRESERVE
2303	*Ailanthus altissima*	Tree of Heaven	12"	12'	157.00	156.50		62.50	PRESERVE
2304	*Ulmus americana*	American Elm	10"	10'	156.00	155.50		53.13	PRESERVE
2304A	*Prunus serotina*	Black Cherry	8"	8'	165.00	164.50		59.38	PRESERVE
2305	*Unknown*	Unknown	9"	9'	166.00	165.50	Dead; fallen over	0.00	REMOVE-POOR COND.
2305A	*Ailanthus altissima*	Tree of Heaven	12"	12'	164.00	163.50	Dead	0.00	REMOVE-POOR COND.
2305B	*Ailanthus altissima*	Tree of Heaven	18"	18'	163.00	162.50	Dead	0.00	REMOVE-POOR COND.
2305C	*Ailanthus altissima*	Tree of Heaven	6"	8'	165.00	164.50	Dead	0.00	REMOVE-POOR COND.
2305D	*Prunus serotina*	Black Cherry	15"	15'	177.00	176.50	Poor Condition	25.00	REMOVE-WITHIN LOD
2306	*Ailanthus altissima*	Tree of Heaven	6"	8'	183.00	182.50		53.13	REMOVE-WITHIN LOD
2306A	*Robinia pseudoacacia*	Black Locust	12"	12'	179.00	178.50	Heavy Leaning	28.13	REMOVE-WITHIN LOD
2306B	*Prunus serotina*	Black Cherry	8"	8'	177.00	176.50		59.38	REMOVE-WITHIN LOD
2306C	*Ailanthus altissima*	Tree of Heaven	8"	8'	185.00	184.50		53.13	REMOVE-WITHIN LOD
2306D	*Ulmus americana*	American Elm	6"	8'	185.00	184.50		62.50	REMOVE-WITHIN LOD
2306E	*Prunus serotina*	Black Cherry	9"	9'	181.00	180.50	Co-Dominant, Leaning	62.50	REMOVE-WITHIN LOD
2306F	*Carya glabra*	Pignut Hickory	8"	8'	174.00	173.50		53.13	PRESERVE
2307	*Ailanthus altissima*	Tree of Heaven	12"	12'	159.00	158.50	Vines	59.38	PRESERVE
2307A	*Ailanthus altissima*	Tree of Heaven	6"	8'	159.00	158.50	Dead; Vines	0.00	REMOVE-POOR COND.
2307B	*Ailanthus altissima*	Tree of Heaven	14"	14'	156.00	155.50	Vines	65.63	PRESERVE
2307C	*Ailanthus altissima*	Tree of Heaven	8"	8'	157.00	156.50	Vines	68.75	PRESERVE
2308	*Juniperus virginiana*	Eastern Red Cedar	9"	9'	155.00	154.50	Vines	59.38	PRESERVE
2308A	*Juniperus virginiana*	Eastern Red Cedar	14"	14'	152.00	151.50		65.63	PRESERVE
2309	*Ailanthus altissima*	Tree of Heaven	12"	12'	156.00	155.50		68.75	PRESERVE
2309A	*Ulmus americana*	American Elm	14"	14'	151.00	150.50		53.13	PRESERVE
2310	*Ailanthus altissima*	Tree of Heaven	7"	8'	182.00	181.50		62.50	REMOVE-WITHIN LOD
2310A	*Ailanthus altissima*	Tree of Heaven	7"	8'	181.00	180.50		62.50	REMOVE-WITHIN LOD
2310B	*Ailanthus altissima*	Tree of Heaven	7"	8'	185.00	184.50		53.13	REMOVE-WITHIN LOD
2310C	*Ailanthus altissima*	Tree of Heaven	7"	8'	186.00	185.50		53.13	REMOVE-WITHIN LOD
2310D	*Ailanthus altissima*	Tree of Heaven	8"	8'	188.00	187.50		62.50	REMOVE-WITHIN LOD
2311	*Ailanthus altissima*	Tree of Heaven	26"	26'	175.00	174.50		62.50	PRESERVE
2311A	*Robinia pseudoacacia*	Black Locust	28"	28'	176.00	175.50		53.13	REMOVE-WITHIN LOD
2311B	*Ailanthus altissima*	Tree of Heaven	9"	9'	174.00	173.50	Poor	28.13	REMOVE-POOR COND.
2311C	*Ailanthus altissima*	Tree of Heaven	12"	12'	173.00	172.50	Dead	0.00	REMOVE-POOR COND.
2311D	*Juniperus virginiana*	Eastern Red Cedar	7"	8'	182.00	181.50		65.63	REMOVE-WITHIN LOD
2311E	*Ailanthus altissima*	Tree of Heaven	8"	8'	187.00	186.50		68.75	REMOVE-WITHIN LOD
2311F	*Ailanthus altissima*	Tree of Heaven	9"	9'	170.00	169.50		53.13	PRESERVE
2312	*Ulmus americana*	American Elm	14"	14'	178.00	177.50	Vines	62.50	REMOVE-WITHIN LOD
2312A	*Quercus rubra*	Red Oak	15"	15'	180.00	179.50	Vines	62.50	REMOVE-WITHIN LOD
2313	*Robinia pseudoacacia*	Black Locust	12"	12'	189.00	188.50		53.13	REMOVE-WITHIN LOD
2313A	*Robinia pseudoacacia*	Black Locust	9"	9'	187.00	186.50		59.38	REMOVE-WITHIN LOD
2313B	*Ailanthus altissima*	Tree of Heaven	11"	11'	185.00	184.50		53.13	REMOVE-WITHIN LOD
2313C	*Ailanthus altissima*	Tree of Heaven	6"	8'	186.00	185.50		62.50	REMOVE-WITHIN LOD
2313D	*Ailanthus altissima*	Tree of Heaven	6"	8'	189.00	188.50		62.50	REMOVE-WITHIN LOD
2314	*Ailanthus altissima*	Tree of Heaven	8"	8'	178.00	177.50		53.13	REMOVE-WITHIN LOD
2314A	*Unknown*	Unknown	6"	8'	177.00	176.50	Dead	0.00	REMOVE-POOR COND.
2314B	*Ailanthus altissima*	Tree of Heaven	8"	8'	176.00	175.50		65.63	PRESERVE
2314C	*Ailanthus altissima*	Tree of Heaven	9"	9'	174.00	173.50		68.75	PRESERVE
2315	*Ailanthus altissima*	Tree of Heaven	30"	45'	167.00	166.50	Vines; multistem	65.63	PRESERVE

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	REMOVE POOR	Remove / Preserve
2315A	*Ailanthus altissima*	Tree of Heaven	11"	11'	165.00	164.50	Dead	0.00	REMOVE-POOR COND.
2315B	*Ailanthus altissima*	Tree of Heaven	24"	24'	164.00	163.50	Dead	0.00	REMOVE-POOR COND.
2315C	*Ailanthus altissima*	Tree of Heaven	6"	8'	168.00	167.50		62.50	PRESERVE
2316	*Ailanthus altissima*	Tree of Heaven	12"	12'	160.00	159.50	Poor Condition	40.00	REMOVE-POOR COND.
2317	*Ulmus americana*	American Elm	8"	8'	162.00	161.50		53.13	PRESERVE
2318	*Ailanthus altissima*	Tree of Heaven	8"	8'	148.00	147.50		59.38	PRESERVE
2319	*Ulmus americana*	American Elm	12"	12'	149.00	148.50	Leaning, Poor Condition	28.13	REMOVE-POOR COND.
2320	*Ailanthus altissima*	Tree of Heaven	11"	11'	158.00	157.50	Poor Condition	25.00	REMOVE-POOR COND.
2320A	*Ailanthus altissima*	Tree of Heaven	9"	9'	159.00	158.50	Poor Condition	25.00	REMOVE-POOR COND.
2321	*Ailanthus altissima*	Tree of Heaven	6"	8'	163.00	162.50		53.13	REMOVE-WITHIN LOD
2321A	*Juniperus virginiana*	Eastern Red Cedar	9"	9'	163.00	162.50		62.50	REMOVE-WITHIN LOD
2321B	*Ailanthus altissima*	Tree of Heaven	11"	11'	187.00	186.50		62.50	REMOVE-WITHIN LOD
2321C	*Robinia pseudoacacia*	Black Locust	12"	12'	185.00	184.50		53.13	REMOVE-WITHIN LOD
2322	*Ailanthus altissima*	Tree of Heaven	21"	21'	191.00	190.50	Poor Condition, Co-Dominant	28.13	REMOVE-WITHIN LOD
2323	*Ailanthus altissima*	Tree of Heaven	8"	8'	190.00	189.50		65.63	REMOVE-WITHIN LOD
2324	*Robinia pseudoacacia*	Black Locust	11"	11'	194.00	193.50		68.75	REMOVE-WITHIN LOD
2325	*Robinia pseudoacacia*	Black Locust	12"	12'	190.00	189.50	Poor Condition; dying	20.00	REMOVE-WITHIN LOD
2325A	*Ailanthus altissima*	Tree of Heaven	8"	8'	190.00	189.50		59.38	REMOVE-WITHIN LOD
2325B	*Robinia pseudoacacia*	Black Locust	9"	9'	187.00	186.50	Dead	0.00	REMOVE-WITHIN LOD
2326	*Prunus serotina*	Black Cherry	10"	10'	181.00	180.50		59.38	PRESERVE
2328A	*Robinia pseudoacacia*	Black Locust	8"	8'	182.00	181.50	Dead	0.00	REMOVE-POOR COND.
2328B	*Robinia pseudoacacia*	Black Locust	16"	16'	182.00	181.50		53.13	PRESERVE
2326C	*Robinia pseudoacacia*	Black Locust	8"	8'	178.00	177.50		62.50	PRESERVE
2326D	*Robinia pseudoacacia*	Black Locust	8"	8'	174.00	173.50		62.50	PRESERVE
2326E	*Robinia pseudoacacia*	Black Locust	9"	9'	172.00	171.50		53.13	PRESERVE
2327	*Acer rubrum*	Red Maple	55"	83'	152.00	151.50	Co-Dominant, 1/2 Leaning	50.00	PRESERVE
2327A	*Robinia pseudoacacia*	Black Locust	12"	12'	165.00	164.50		53.13	REMOVE-WITHIN LOD
2327B	*Robinia pseudoacacia*	Black Locust	8"	8'	160.00	159.50	Dead	0.00	REMOVE-WITHIN LOD
2327C	*Robinia pseudoacacia*	Black Locust	7"	8'	167.00	166.50		65.63	REMOVE-WITHIN LOD
2328	*Ailanthus altissima*	Tree of Heaven	10"	10'	143.00	142.50	Vines	68.75	REMOVE-WITHIN LOD
2328A	*Ailanthus altissima*	Tree of Heaven	27"	27'	142.00	141.50	Co-Dominant	53.13	PRESERVE
2328B	*Ailanthus altissima*	Tree of Heaven	9"	9'	142.00	141.50		62.50	PRESERVE
2328C	*Ailanthus altissima*	Tree of Heaven	8"	8'	143.00	142.50		62.50	PRESERVE
2328D	*Ailanthus altissima*	Tree of Heaven	10"	10'	146.00	145.50		53.13	REMOVE-WITHIN LOD
2328E	*Ailanthus altissima*	Tree of Heaven	9"	9'	146.00	145.50		65.63	PRESERVE
2328F	*Ailanthus altissima*	Tree of Heaven	7"	8'	144.00	143.50		68.75	PRESERVE
2329	*Ailanthus altissima*	Tree of Heaven	48"	72'	147.00	146.50	Multistem	59.38	PRESERVE
2329A	*Ailanthus altissima*	Tree of Heaven	8"	8'	149.00	148.50		53.13	REMOVE-WITHIN LOD
2329B	*Ailanthus altissima*	Tree of Heaven	7"	8'	152.00	151.50		62.50	REMOVE-WITHIN LOD
2329C	*Ulmus americana*	American Elm	7"	8'	155.00	154.50	Vines	62.50	REMOVE-WITHIN LOD
2329D	*Ailanthus altissima*	Tree of Heaven	9"	9'	153.00	152.50		53.13	REMOVE-WITHIN LOD
2330	*Ulmus americana*	American Elm	6"	8'	159.00	158.50		59.38	PRESERVE
2330A	*Unknown*	Unknown	14"	14'	158.00	157.50	Dead	0.00	REMOVE-WITHIN LOD
2330B	*Prunus serotina*	Black Cherry	6"	8'	162.00	161.50	Vines	59.38	PRESERVE
2330C	*Robinia pseudoacacia*	Black Locust	8"	8'	166.00	165.50	Dead / Broken	0.00	REMOVE-POOR COND.
2330D	*Robinia pseudoacacia*	Black Locust	10"	10'	168.00	167.50	Dead	0.00	REMOVE-POOR COND.
2331A	*Robinia pseudoacacia*	Black Locust	12"	12'	173.00	172.50	Dead	0.00	REMOVE-POOR COND.
2331B	*Prunus serotina*	Black Cherry	10"	10'	173.00	172.50		59.38	REMOVE-WITHIN LOD
2331C	*Robinia pseudoacacia*	Black Locust	8"	8'	176.00	175.50	Dead	0.00	REMOVE-WITHIN LOD
2331D	*Robinia pseudoacacia*	Black Locust	18"	18'	178.00	177.50	Poor Condition	28.13	REMOVE-WITHIN LOD
2332	*Robinia pseudoacacia*	Black Locust	12"	12'	191.00	190.50		59.38	REMOVE-WITHIN LOD
2332A	*Ailanthus altissima*	Tree of Heaven	12"	12'	190.00	189.50	Co-Dominant	65.63	REMOVE-WITHIN LOD
2332B	*Robinia pseudoacacia*	Black Locust	10"	10'	191.00	190.50	Broken; dying	10.00	REMOVE-WITHIN LOD
2332C	*Ailanthus altissima*	Tree of Heaven	8"	8'	188.00	187.50		68.75	REMOVE-WITHIN LOD
2333	*Ailanthus altissima*	Tree of Heaven	19"	19'	191.00	190.50	Co-Dominant	53.13	REMOVE-WITHIN LOD
2334	*Ailanthus altissima*	Tree of Heaven	10"	10'	191.00	190.50		62.50	REMOVE-WITHIN LOD
2335	*Robinia pseudoacacia*	Black Locust	26"	26'	189.00	188.50	Vines	62.50	REMOVE-WITHIN LOD
2336	*Ailanthus altissima*	Tree of Heaven	9"	9'	191.00	190.50		53.13	REMOVE-WITHIN LOD
2337	*Ailanthus altissima*	Tree of Heaven	19"	19'	191.00	190.50	Co-Dominant	65.63	REMOVE-WITHIN LOD
2337A	*Ailanthus altissima*	Tree of Heaven	9"	9'	191.00	190.50	Dead / broken	68.75	REMOVE-WITHIN LOD
2337B	*Robinia pseudoacacia*	Black Locust	7"	8'	191.00	190.50	Crooked	59.38	REMOVE-WITHIN LOD
2338	*Ailanthus altissima*	Tree of Heaven	14"	14'	185.00	184.50		53.13	REMOVE-WITHIN LOD
2338A	*Ailanthus altissima*	Tree of Heaven	12"	12'	187.00	186.50		62.50	REMOVE-WITHIN LOD
2338B	*Ailanthus altissima*	Tree of Heaven	10"	10'	186.00	185.50		62.50	REMOVE-WITHIN LOD
2339	*Quercus palustris*	Pin Oak	32"	48'	153.00	152.50	Broken	43.75	REMOVE-WITHIN LOD
2339A	*Ailanthus altissima*	Tree of Heaven	7"	8'	178.00	177.50		65.63	REMOVE-WITHIN LOD
2339B	*Ailanthus altissima*	Tree of Heaven	7"	8'	179.00	178.50		68.75	REMOVE-WITHIN LOD
2339C	*Robinia pseudoacacia*	Black Locust	13"	13'	175.00	174.50	Vines	40.63	REMOVE-POOR COND.
2340A	*Ailanthus altissima*	Tree of Heaven	10"	10'	157.00	156.50	Vines	46.88	PRESERVE
2341	*Quercus palustris*	Pin Oak	16"	16'	163.00	162.50		53.13	PRESERVE
2341A	*Quercus palustris*	Pin Oak	10"	10'	162.00	161.50		62.50	PRESERVE
2341B	*Quercus palustris*	Pin Oak	8"	8'	161.00	160.50	Dead / Cut down	0.00	REMOVE-POOR COND.
2341C	*Ulmus americana*	American Elm	7"	8'	167.00	166.50		53.13	PRESERVE
2341E	*Robinia pseudoacacia*	Black Locust	12"	12'	170.00	169.50	Dead	0.00	REMOVE-POOR COND.
2341F	*Ailanthus altissima*	Tree of Heaven	6"	8'	176.00	175.50		65.63	PRESERVE
2342	*Prunus serotina*	Black Cherry	10"	10'	164.00	163.50	Dead / Cut down	0.00	REMOVE-POOR COND.
2342A	*Ulmus americana*	American Elm	26"	26'	167.00	166.50	Co-Dominant	65.63	PRESERVE
2342B	*Ailanthus altissima*	Tree of Heaven	16"	16'	170.00	169.50	Co-Dominant; Vines	68.75	PRESERVE
2343	*Gleditsia triacanthus*	Honey Locust	14"	14'	190.00	189.50		53.13	REMOVE-WITHIN LOD
2343A	*Ailanthus altissima*	Tree of Heaven	6"	8'	191.00	190.50		62.50	REMOVE-WITHIN LOD
2343B	*Ailanthus altissima*	Tree of Heaven	16"	16'	190.00	189.50		62.50	REMOVE-WITHIN LOD
2343C	*Ailanthus altissima*	Tree of Heaven	10"	10'	189.00	188.50		53.13	REMOVE-WITHIN LOD
2343D	*Robinia pseudoacacia*	Black Locust	14"	14'	187.00	186.50		65.63	REMOVE-WITHIN LOD
2344	*Robinia pseudoacacia*	Black Locust	18"	18'	185.00	184.50	Vines	68.75	REMOVE-WITHIN LOD
2344A	*Ailanthus altissima*	Tree of Heaven	11"	11'	189.00	188.50	Crooked; Vines	59.38	REMOVE-WITHIN LOD
2345	*Ailanthus altissima*	Tree of Heaven	15"	15'	190.50	190.00	Co-Dominant	65.63	REMOVE-WITHIN LOD
2345A	*Ailanthus altissima*	Tree of Heaven	16"	16'	191.00	190.50	Co-Dominant	68.75	REMOVE-WITHIN LOD
2345B	*Ailanthus altissima*	Tree of Heaven	13"	13'	192.00	191.50	Co-Dominant	40.63	REMOVE-WITHIN LOD
2345C	*Ailanthus altissima*	Tree of Heaven	20"	20'	190.50	190.00	Dead	0.00	REMOVE-WITHIN LOD
2345D	*Robinia pseudoacacia*	Black Locust	6"	8'	191.00	190.50	Dead	0.00	REMOVE-WITHIN LOD
2346	*Ailanthus altissima*	Tree of Heaven	21"	21'	187.00	186.50	Dying	40.00	REMOVE-WITHIN LOD
2346A	*Robinia pseudoacacia*	Black Locust	6"	8'	186.00	185.50		62.50	REMOVE-WITHIN LOD
2347	*Ailanthus altissima*	Tree of Heaven	8"	8'	182.00	181.50		62.50	REMOVE-WITHIN LOD
2347A	*Ailanthus altissima*	Tree of Heaven	9"	9'	182.00	181.50		53.13	REMOVE-WITHIN LOD
2347B	*Prunus serotina*	Black Cherry	15"	15'	185.00	184.50	Co-Dominant; Vines	65.63	PRESERVE
2348	*Prunus serotina*	Black Cherry	11"	11'	175.00	174.50	Vines	68.75	PRESERVE
2348A	*Ailanthus altissima*	Tree of Heaven	15"	15'	175.00	174.50		65.63	PRESERVE
2349	*Prunus serotina*	Black Cherry	24"	24'	191.00	190.50	Vines, dying	40.00	REMOVE-WITHIN LOD
2349A	*Prunus serotina*	Black Cherry	8"	8'	187.00	186.50	Dead; Vines	0.00	REMOVE-WITHIN LOD
2349B	*Ailanthus altissima*	Tree of Heaven	6"

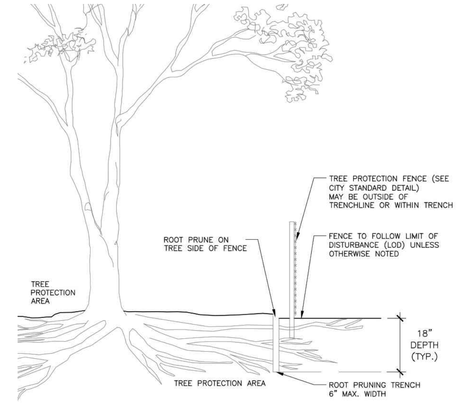
NOTES

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



1 TREE PROTECTION FENCE

NTS

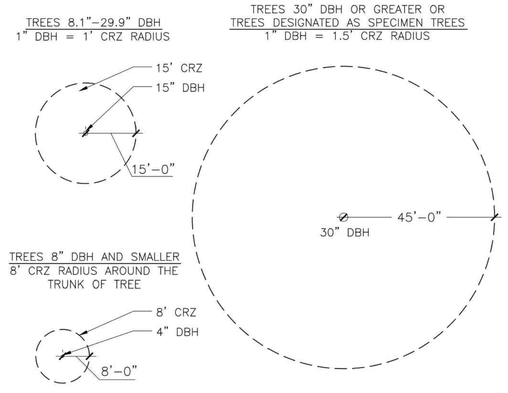


NOTES

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.

2 ROOT PRUNING

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.

3 TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE

NTS

TREE PRESERVATION NOTES

1. Vegetation designated for protection and/or preservation shall continuously receive an enhanced level of maintenance throughout the entire construction period.
   - Maintenance shall be pro-active.
   - Maintenance operations shall aggressively monitor the health, growth and vigor of vegetation and prescribe selective pruning, removal of volunteer and/or invasive species, watering, fertilization and installation of mulch/topdressing.
   - When preserved vegetation is located on city property, maintenance shall be performed to the satisfaction of the City.
2. Areas designated for protection and/or preservation of vegetation shall not be entered or utilized (approved maintenance procedures and watering excepted) throughout the entire construction period. Prohibited items/activities include, but are not limited to:
   - Modifying site topography in a manner that directly or indirectly alters existing site drainage within protection zone including trenching or grading operations and placing, storing or stockpiling soil or construction related supplies.
   - Felling and storing vegetation. Iii. Incinerating materials within or in close proximity.
   - Operating machinery or equipment, including vehicle/equipment parking or storage.
   - Temporary or permanent utility construction, paving or impervious surface installation.
   - Disposal of debris or chemicals. Vii. Temporary facilities or occupation by work force.
   - Storage of construction materials or waste

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DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
02-11-2022
12-09-2022
03-17-2023
05-26-2023

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Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
John Laphile
Lic. No. 1957
05/26/2023
LANDSCAPE ARCHITECT

TREE PRESERVATION NOTES AND DETAILS

LANDMARK MALL REDEVELOPMENT
PRELIMINARY SITE PLAN - PARKS

CITY OF ALEXANDRIA, VIRGINIA

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

SHEET 44 OF 47

FILE No. DSUP-13089

Urban, Ltd. - z:\JOBS\landmarkmall\DSUP\block-parks\preliminary sp\Landscape Arch\Tree Inventory Update\13078-17-EAST SIDE TREE INVENTORY.dwg [43A TREE NOTES] May 25, 2023 - 2:09pm yelosri

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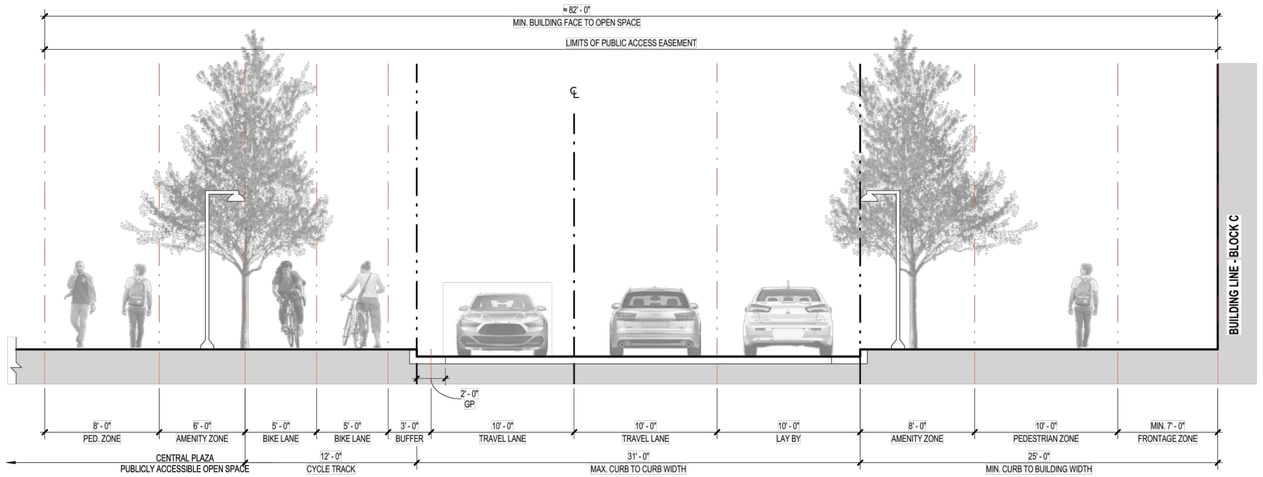

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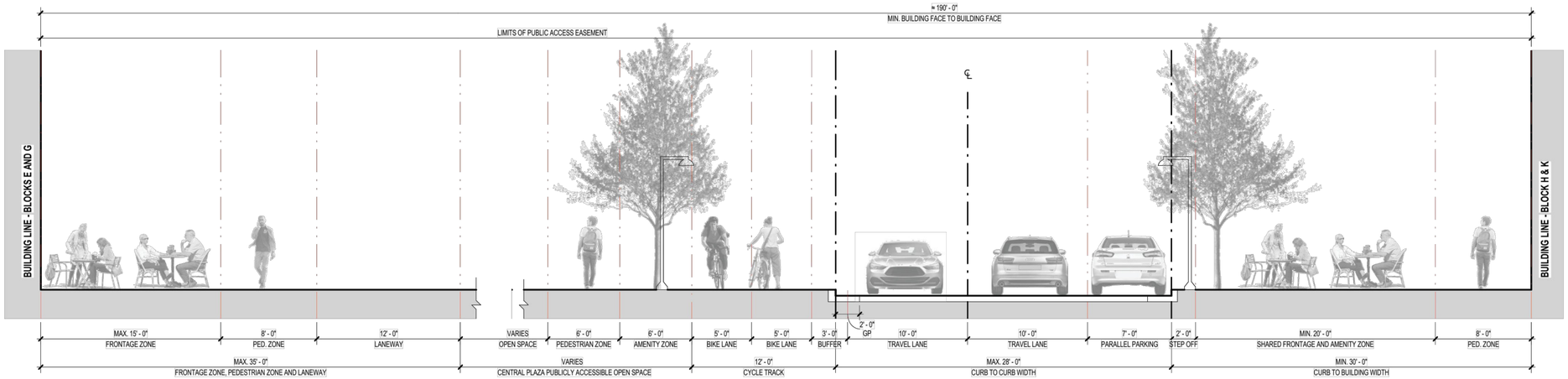

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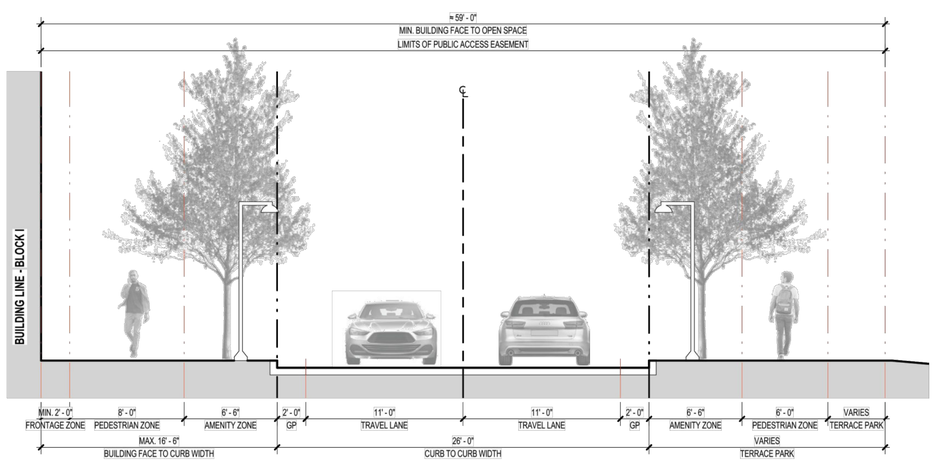

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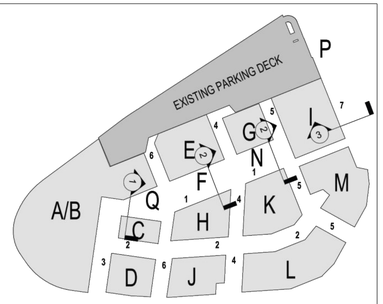

KEY PLAN

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

PROJECT
LANDMARK MALL REDEVELOPMENT

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

COOPER CARRY PROJ.# 20200118

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~~D9A~~ 45- OF 47

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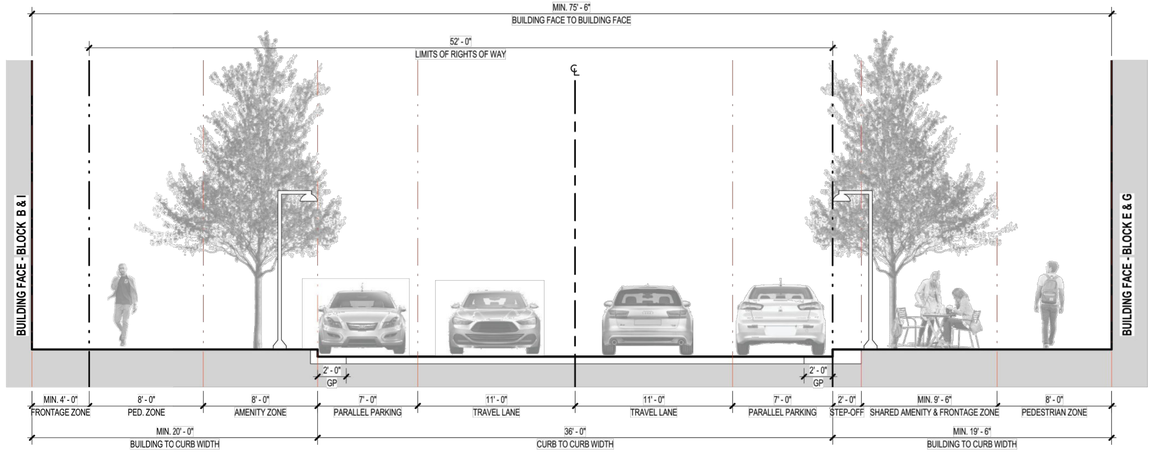

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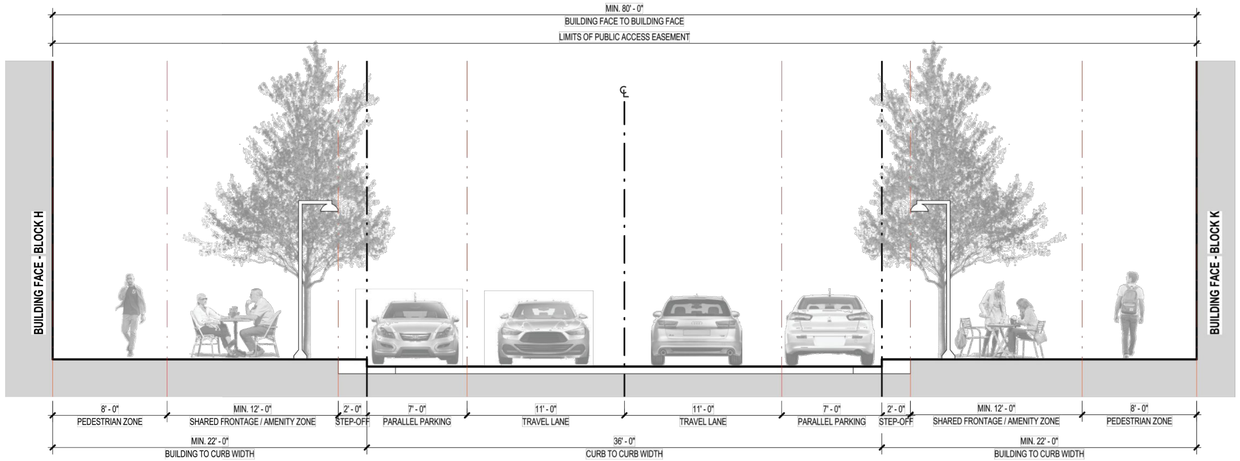

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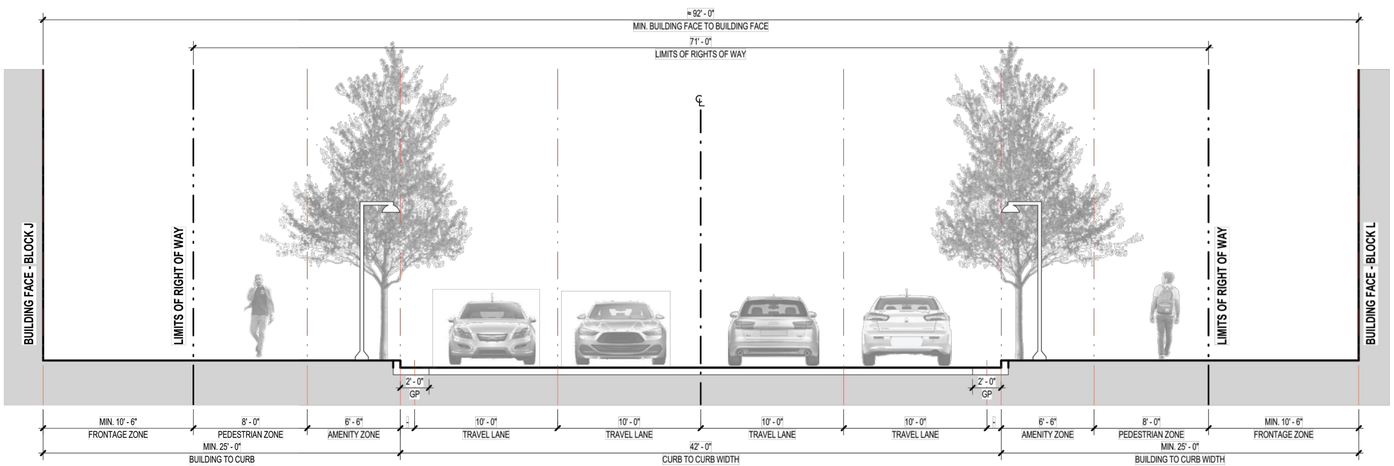

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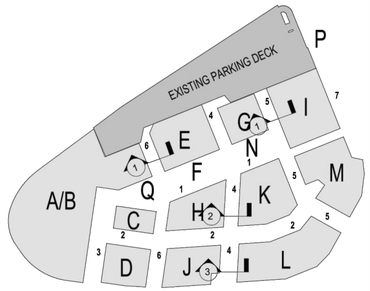

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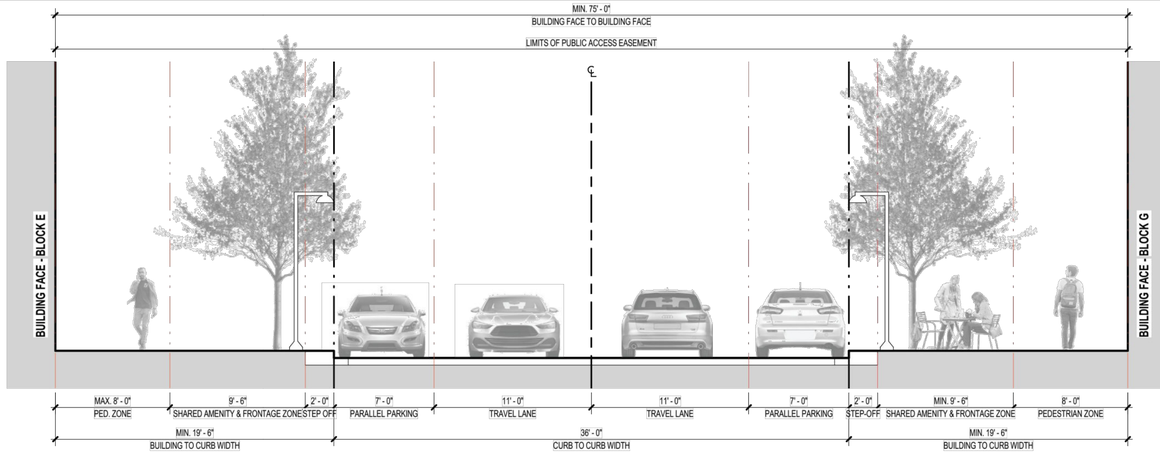

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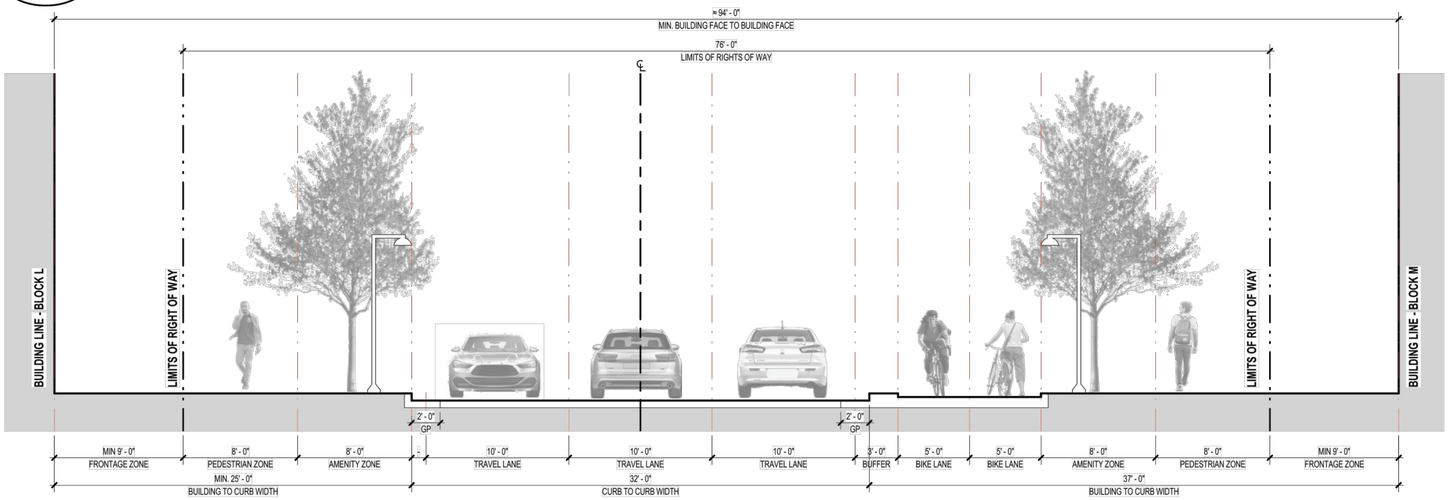

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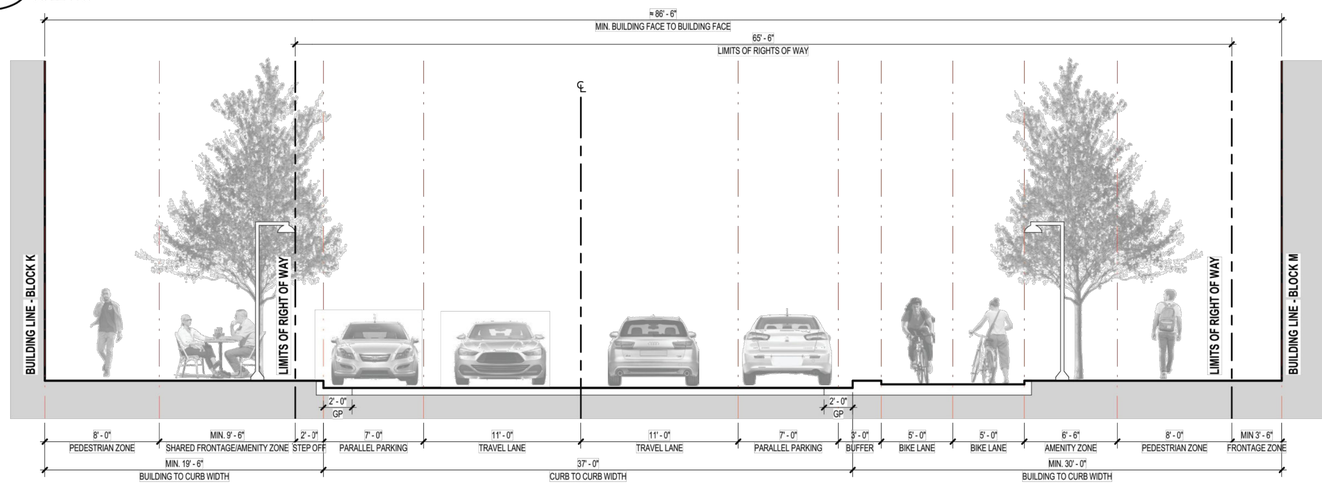

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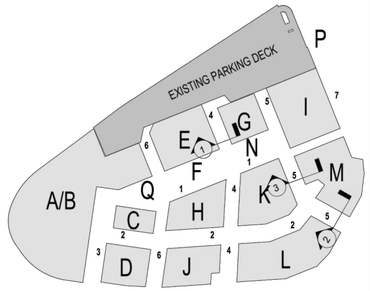

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~~D9E~~ 47 OF 47

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Architectural Symbols Legend

- Lobby 0001 — Room Name / Room Number
- DWG SHT — Detail/Section Marker (Interior)
- DWG SHT — Detail/Wall Section Marker(Exterior)
- DWG SHT — Building Section Marker
- DWG SHT — Elevation Marker
- DWG SHT — Interior Elevation Marker (Single and Multiple)
- Plan Detail reference
- A — A — Structural Grid
- Wall Label
- Door Label
- Window Label
- 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 — Finish Transition
- CH-5 — Furniture Tag
- 0 4' 8' 16' 32' — Graphic Scale
- MATCH LINE SEE XXX-XXX — Match Line
- N — North Arrow

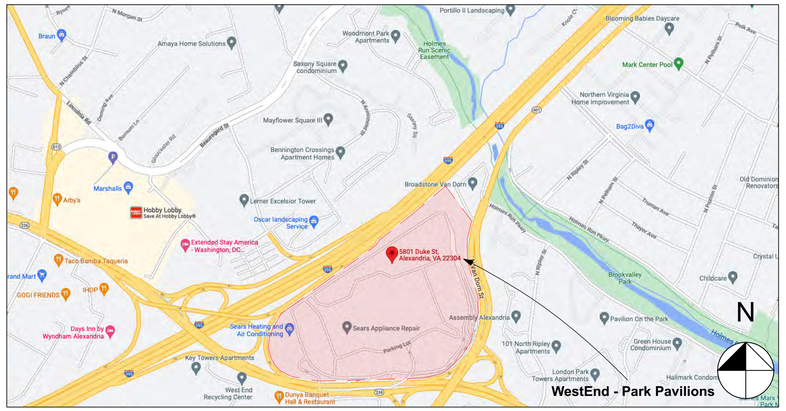
Graphic Symbols for Materials

- 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 / Face of Stud	STD	Standard
FP	Fire Proof	STL	Steel
FRM'G	Framing	STOR	Storage
FRT	Fire Retardant Treated	STRUCT	Structure
FS	Floor Sink	SUBFL	Subfloor
FT	Feet	SURF	Surface
FT'G	Footing	SUSP	Suspend
FURN	Furniture	T&G	Tongue and Groove
FURR	Furring	TEL	Telephone
GA	Gauge	TEMP	Temperature
GALV	Galvanized	THK	Thick
GC	General Contractor	THKNS	Thickness
GFI	Ground Fault Interrupter	TO _	Top of _
GL	Glass	TRT'D	Treated
GWB	Gypsum Wall Board	TYP	Typical
GYP	Gypsum	UL	Underwriters Laboratories, Inc.
HB	Hose Bib	UNO	Unless Noted Otherwise
HC	Handicap	UON	Unless Otherwise Noted
HM	Hollow Metal	UTIL	Utility
HD	Head	V	Volt
HDBD	Hardboard	V	Valley (Roof)
HDR	Header	VB	Vapor Barrier
HDWD	Hardwood	VCT	Vinyl Composition Tile
HDWR	Hardware	VENT	Ventilate(-ion)
HORIZ	Horizontal	VIF	Verify in Field
HT	Height	W	West
HTR	Heater	W/	With
HVAC	Heating/Ventilation/ Air-Conditioning	W/O	Without
HW	Hot Water	WC	Water Closet
IG	Isolated Ground	WD	Wood
IN	Inch	WIN	Window
INCAN	Incandescent	WF	Wide Flange
INCL	Include(d)	WH	Water Heater
INSUL	Insulation	WP	Waterproof / Waterproofing
INT	Interior	WS	Weatherstripping
		WT	Weight
		WWM	Welded Wire Mesh

Vicinity Map



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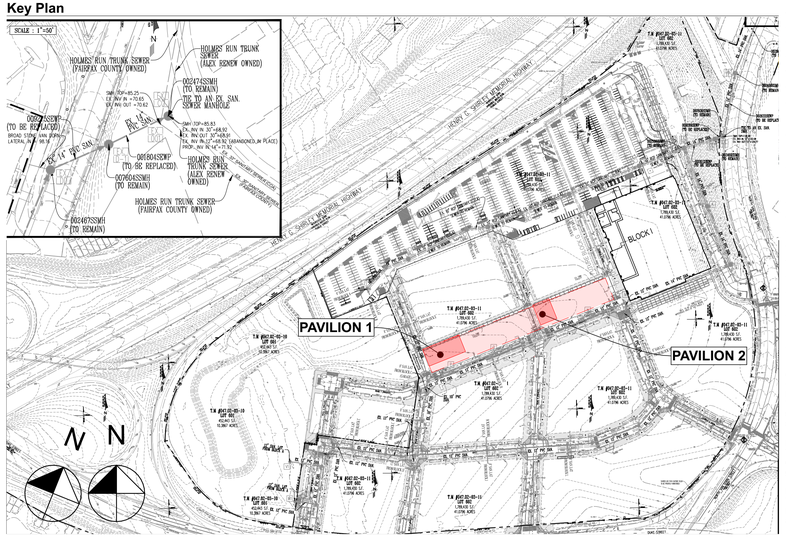
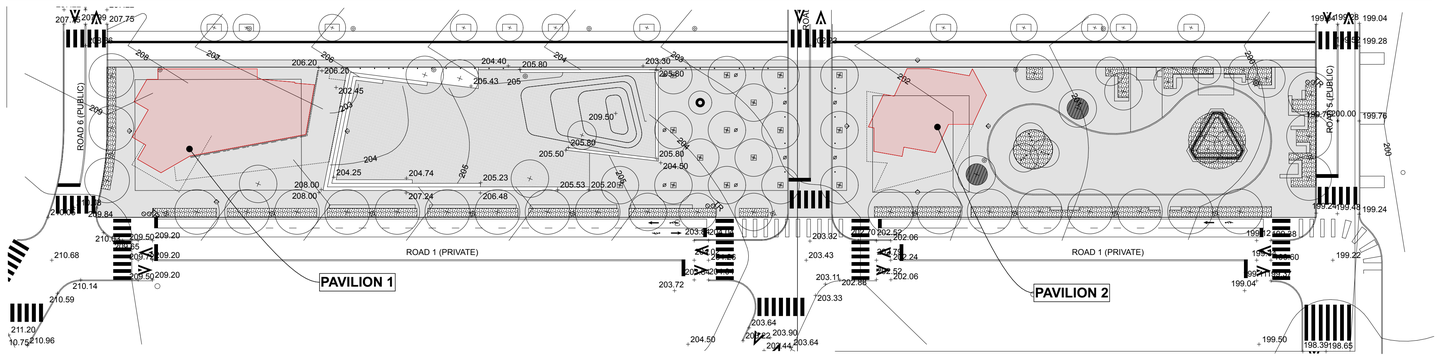


Park Site Plan



PROJECT SCOPE SUMMARY

Pavilion 1 SOW:
Two-Story Shell Building designed for future A-2 Assembly (Restaurant) Use. Building is of non-combustable steel and masonry construction, fully-sprinklered and fire alarm; Ground Floor slab on grade and concrete foundations; Second Floor and occupied Roof Area accessed by enclosed egress stair, ADA compliant elevator, and open stair. Semi-enclosed Roof Mechanical area for future equipment (by Tenant) accessed from Second Floor.

Pavilion 2 SOW:
One-Story Shell Building with one sub-grade basement, designed for future B Business and S-2 Storage Uses. Building is of non-combustable steel and masonry construction, fully-sprinklered and fire alarm; Basement (S-2 Use) slab on grade and concrete foundations accessed by maintenance stair; Ground Floor (B Use) concrete floor, accessed at grade; Semi-enclosed Roof Mechanical area for equipment accessed by Alternating Tread Device.

CODE SUMMARY

Applicable Codes:

Building:	2018 Virginia Construction Code
Mechanical:	2018 Virginia Mechanical Code
Plumbing:	2018 Virginia Plumbing Code
Electrical:	2017 National Electrical Code (NEC)
Fire:	2018 Virginia Statewide Fire Prevention Code 2018 International Fire Code (IFC)
Energy:	2018 Virginia Energy Conservation Code
Fuel Gas:	2018 Virginia Fuel Gas Code
Accessibility:	2018 Virginia Construction Code | 2009 ICC/ANSI A117 ADA Accessibility Guidelines

PROJECT SIZE :

Pavilion 1 Gross Floor Area (GFA)	**7,279 SF Total**	**Pavilion 2 Gross Floor Area (GFA)**	**4,064 SF Total**
Ground Floor GFA	*4,133 SF*	*Ground Floor GFA*	*1,990 SF*
Second Floor GFA	*1,643 SF*	*Basement GFA*	*2,074 SF*
Basement GFA	*1,503 SF*		
Pavilion 1 Net Area	**4,610 SF Total**	**Pavilion 2 Net Floor Area**	**1,661 SF Total**
Ground Floor Net	*3,603 SF*	*Ground Floor Net*	*1,661 SF*
Second Floor Net	*1,007 SF*		

BUILDING DATA - PAVILION 1 :

Occupancy Classification :	§303.3	A-2 Assembly
Construction Type :	Table 601	Type II-B
Stories in Building	Table 504.3	2 Stories
Building Height	Table 504.4	37'-7"
Automatic Sprinkler System	§903.2.1.2	Required
Fire Alarm System		Required
Accessibility	§1104.4 / 1108.2.4	Elevator Required, 2-stop ADA compliant elevator provided; Stretcher-compliance not required
Accessible Entrances	§1105.1 / Exception 1	60% of entrances Accessible; Loading and Service entrances not required to be Accessible

BUILDING DATA - PAVILION 2 :

Occupancy Classification :	§303.1.1 / 304.1 & 311.3	B Business & S-2 Storage
Construction Type :	Table 601	Type II-B
Stories in Building	Table 504.3	1 Story + 1 Basement
Building Height	Table 504.4	32'-8"
Automatic Sprinkler System		Provided
Fire Alarm System		Provided
Accessibility	§1104.4 Exception 4	Elevator not required to story with occupant load of 5 or fewer persons
Accessible Entrances	§1105.1 / Exception 1	60% of entrances Accessible; Loading and Service entrances not required to be Accessible

GREEN BUILDING SUMMARY

Form & Orientation:
The overall concept of the Retail Pavilions is to integrate the forms and functions into the surrounding Park, as if they are a continuity with the Landscape, not building sited within in. Buildings are oriented to maximize views longitudinally through the Park and take advantage of the southern exposure, with primary building glazing facing solar South for natural daylighting.

Indoor & Outdoor Shading:
To mitigate heat gain and glare, the South-facing facades feature large sun-shading canopies, which shade both the glazed facades as well as the South-facing outdoor dining areas. Pavilion 1 outdoor roof area is oriented East using the building mass to shade afternoon and evening sun. Each Pavilion features expansive operable glazed walls for both a visual connectivity to the surrounding park, and passive cooling opportunities.

Materiality:
The primary building walls of each Pavilion are designed as natural stone mass walls, oriented to the North and West to block the direction of primarily winter winds. Proposed use of a natural stone material sourced locally to the Mid-Atlantic/Appalachian region for the mass walls. Solar-shading canopies shall be of renewable wood and recycled aluminum materials where possible, and steel structure where beam spans require.

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KEY MAP

DATE: 03/13/2023

PROJECT NUMBER: **22019.00**

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Pavilion Information

SHEET NUMBER:

A.00

Printed: 5/11/23

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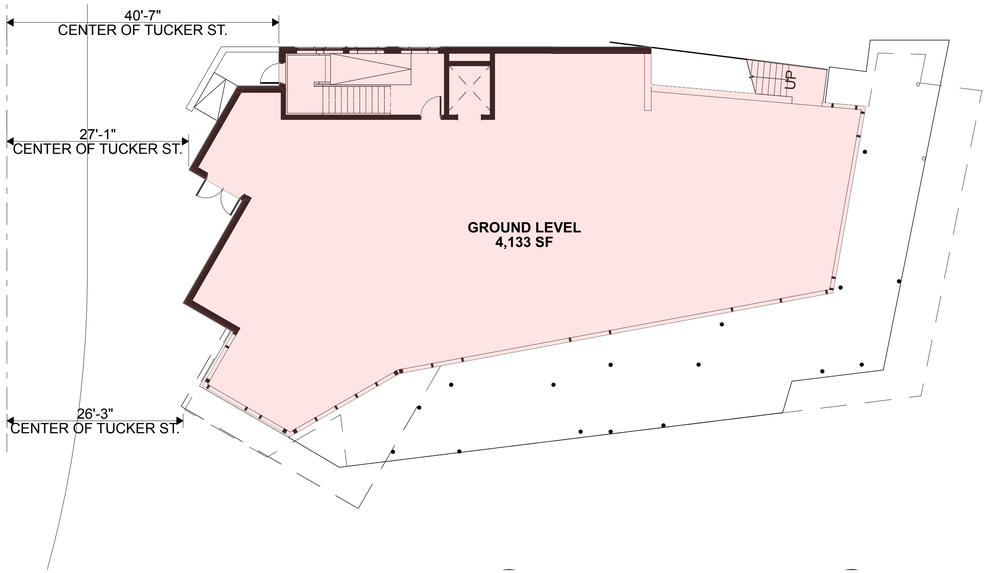
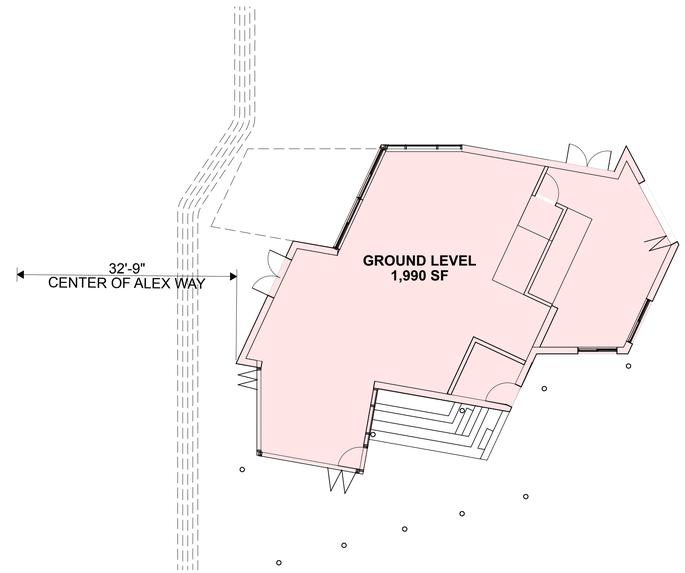
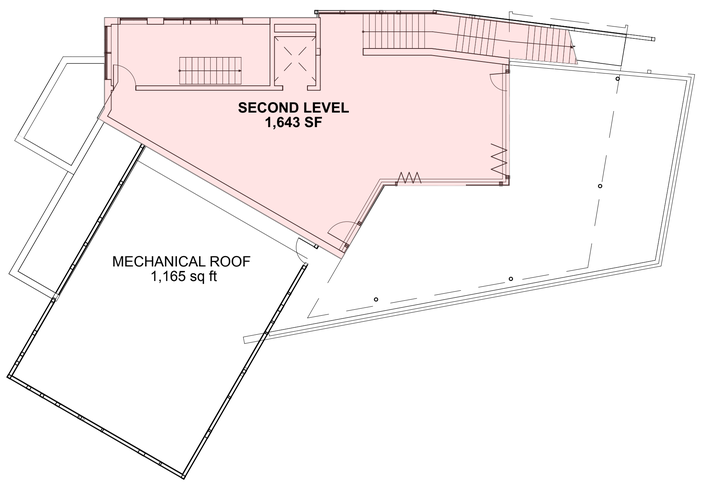


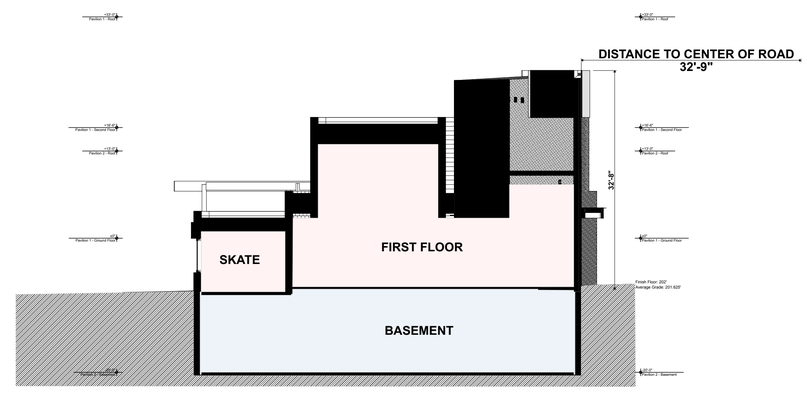
1 Pavilion 1 Ground Floor Area Ratio Diagram
Scale: 3/32" = 1'-0"



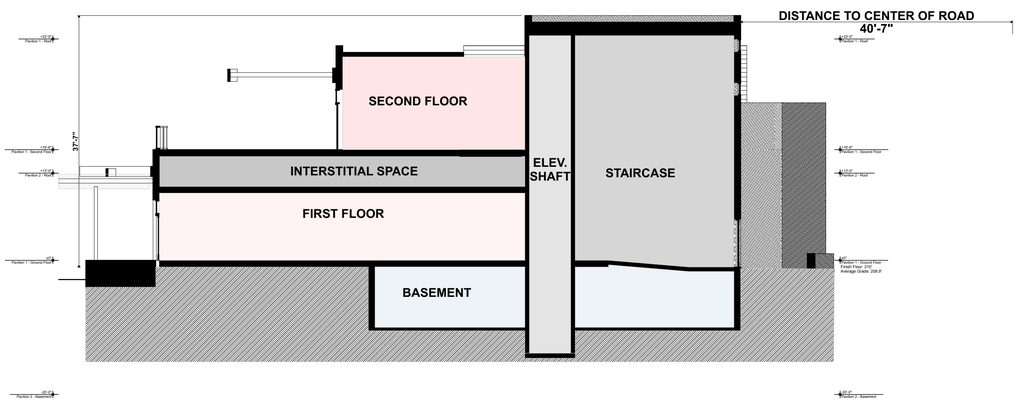
4 Pavilion 2 Ground Floor Area Ratio Diagram
Scale: 3/32" = 1'-0"



2 Pavilion 1 Second Floor Area Ratio Diagram
Scale: 3/32" = 1'-0"



5 Pavilion 2 Section
Scale: 3/32" = 1'-0"



3 Pavilion 1 Section
Scale: 3/32" = 1'-0"

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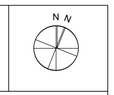
KEY MAP



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DRAWING TITLE:
Pavilion Sections and FAR Diagrams

SHEET NUMBER:
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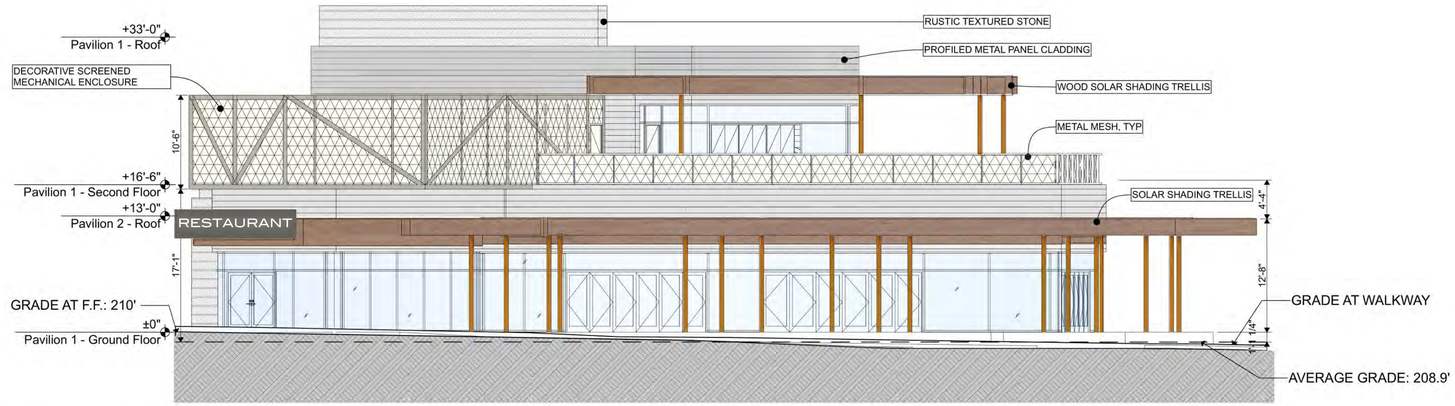
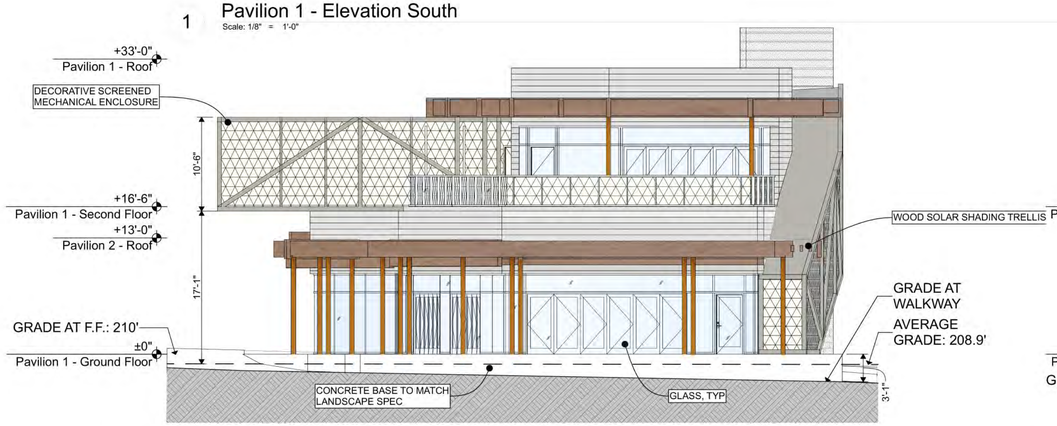


1 Pavilion 1 - Elevation South
Scale: 1/8" = 1'-0"



2 Pavilion 1 - Elevation East
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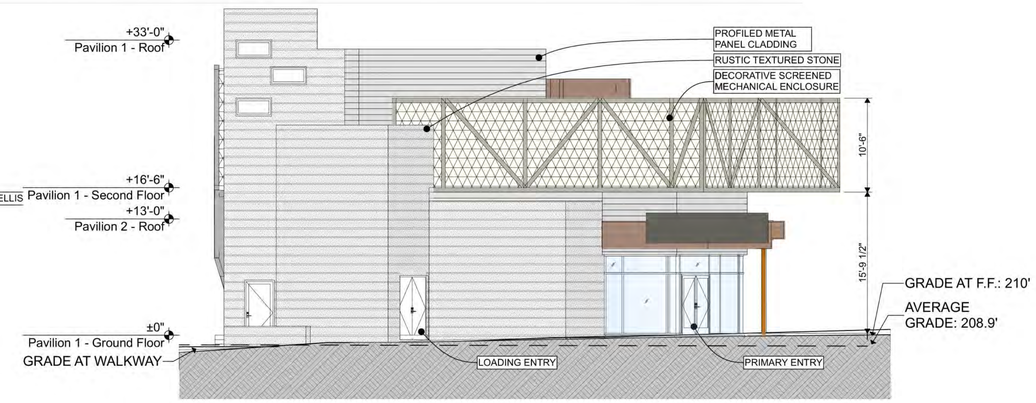

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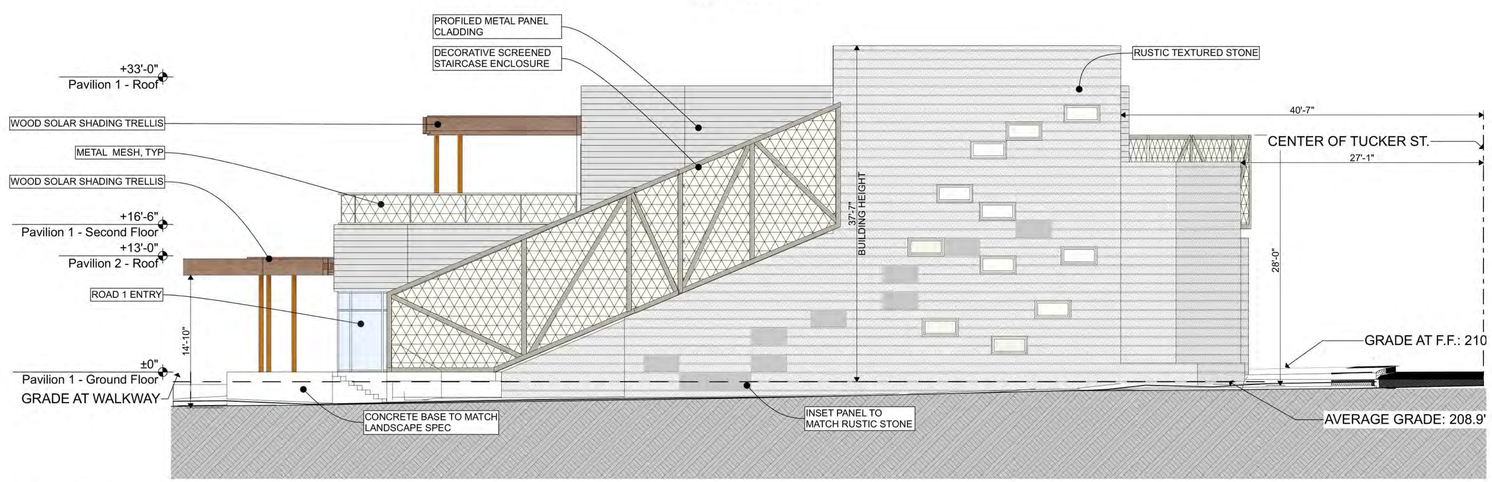

4 Pavilion 1 - Elevation North
Scale: 1/8" = 1'-0"

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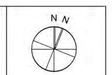
KEY MAP



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Pavilion 1 Elevations

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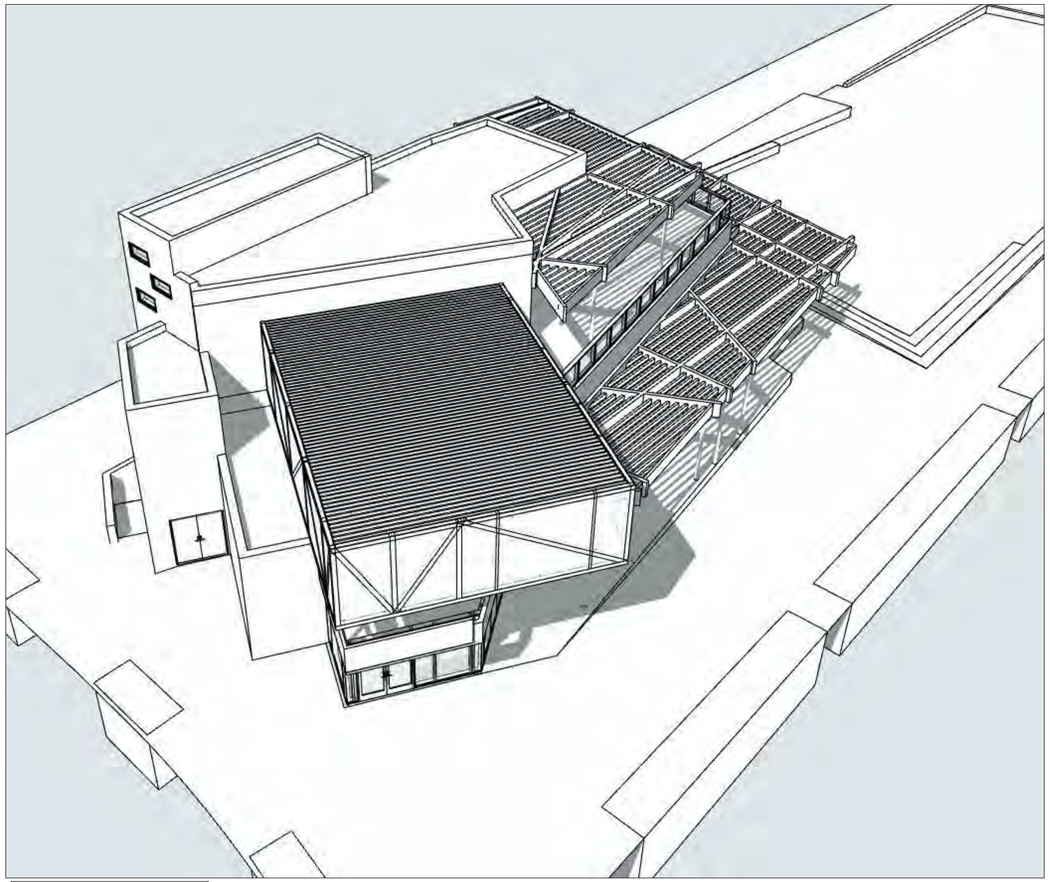
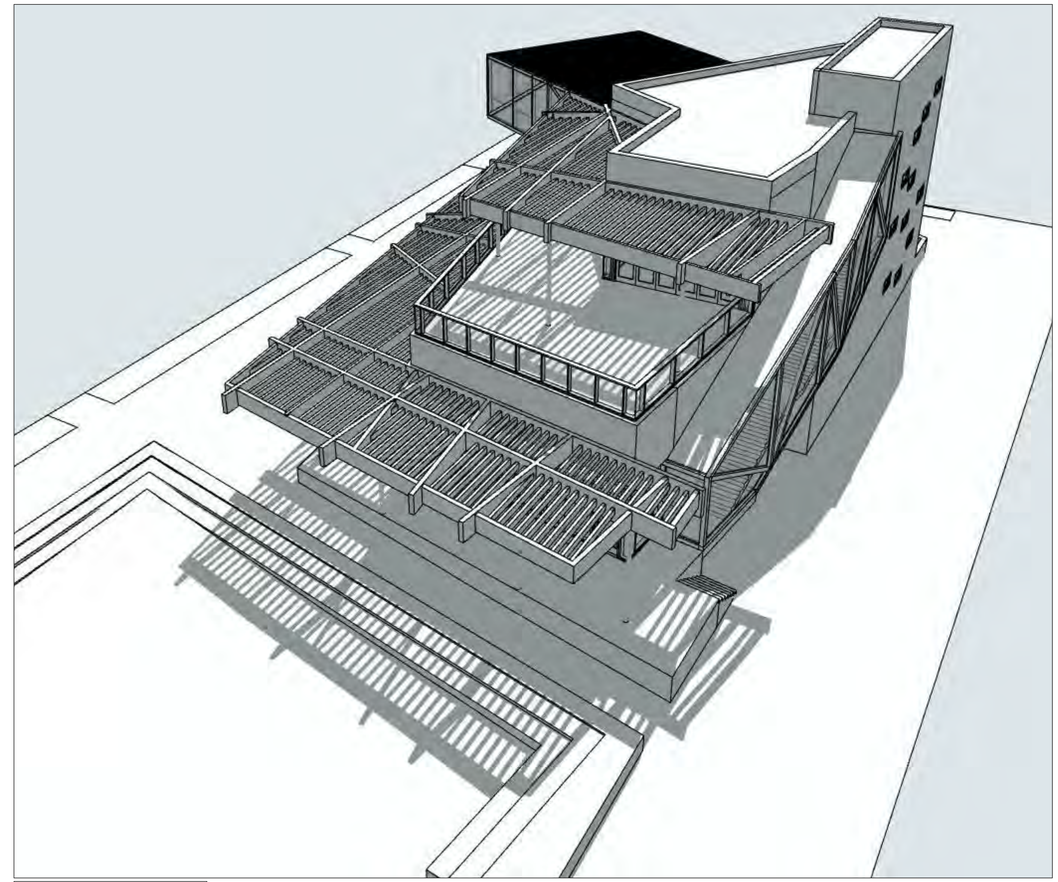


PAVILION 1 - SW 3D



PAVILION 1 - NE 3D

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12/02/2022	CONCEPT II
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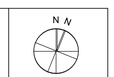
KEY MAP



DATE: 03/13/2023

PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:
Pavilion 1 Mass Orientation Diagrams

SHEET NUMBER:
A.03

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DATE: 03/13/2023

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Pavilion 1 Rendering

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A.04

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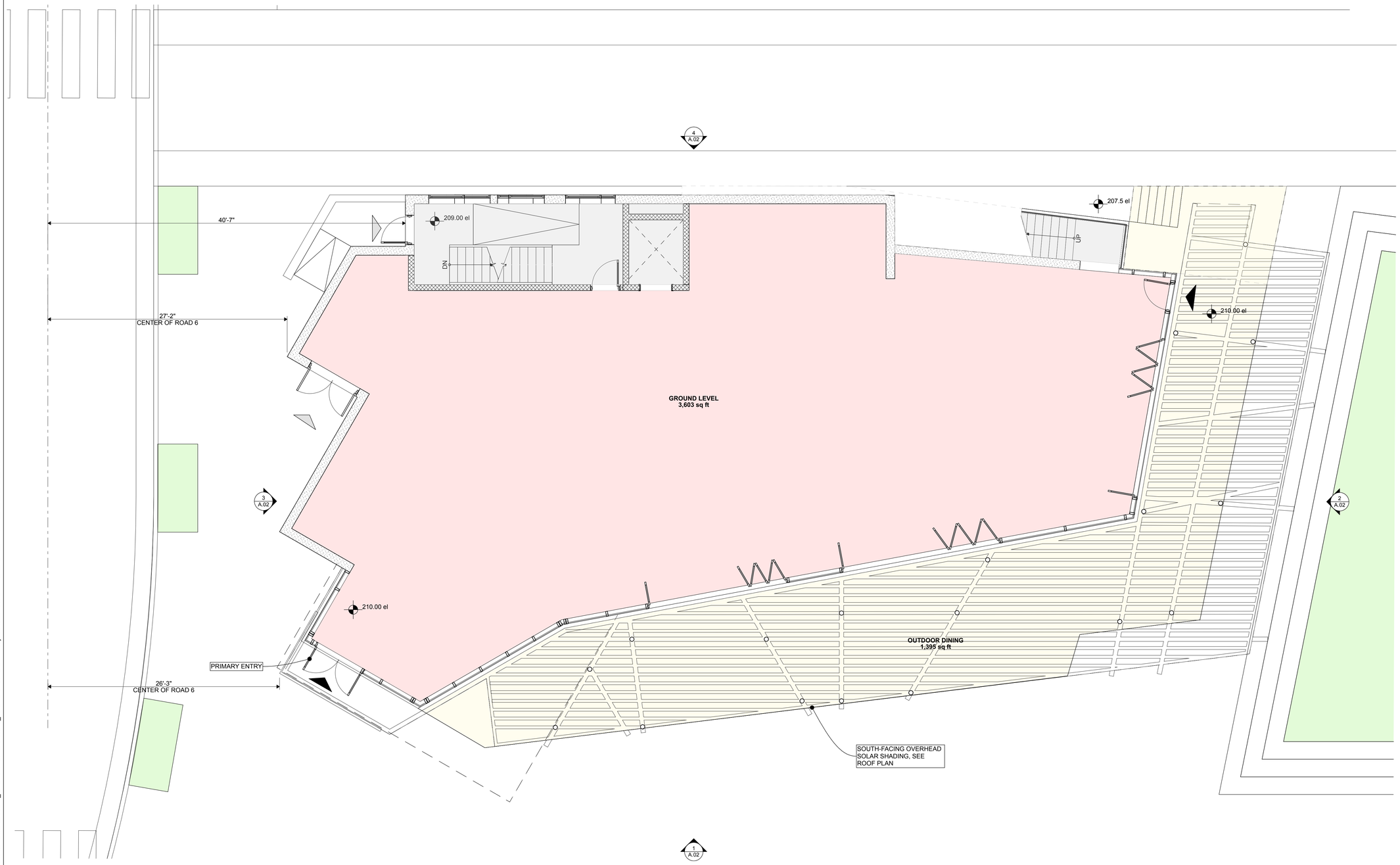

1 Pavilion 1 - Ground Floor
Scale: 3/16" = 1'-0"

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DRAWING TITLE:

Pavilion 1 - Ground Floor

SHEET NUMBER:

A.05

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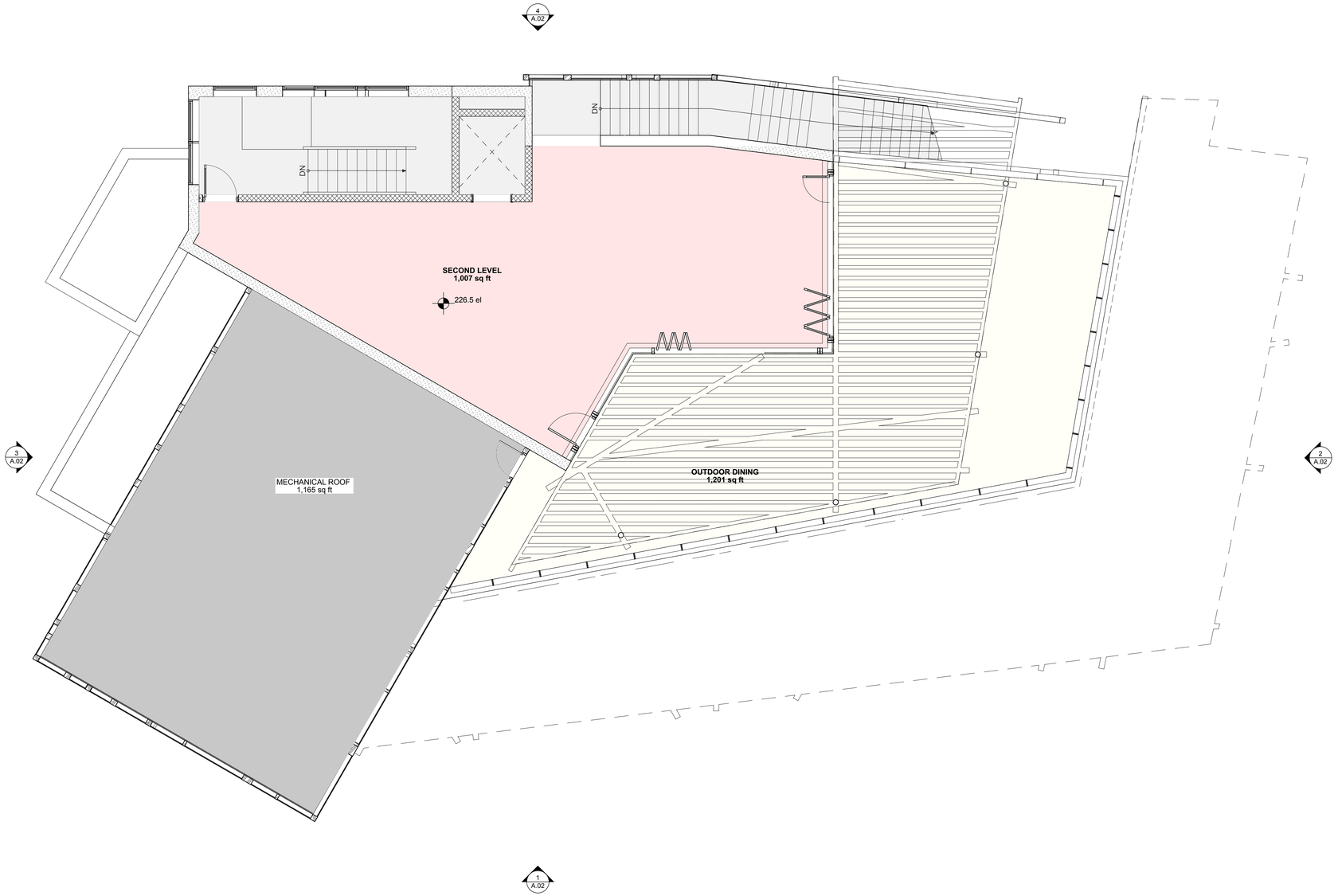

1 Pavilion 1 - Second Floor
Scale: 3/16" = 1'-0"

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PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:
Pavilion 1 - Second Floor

SHEET NUMBER:
A.06

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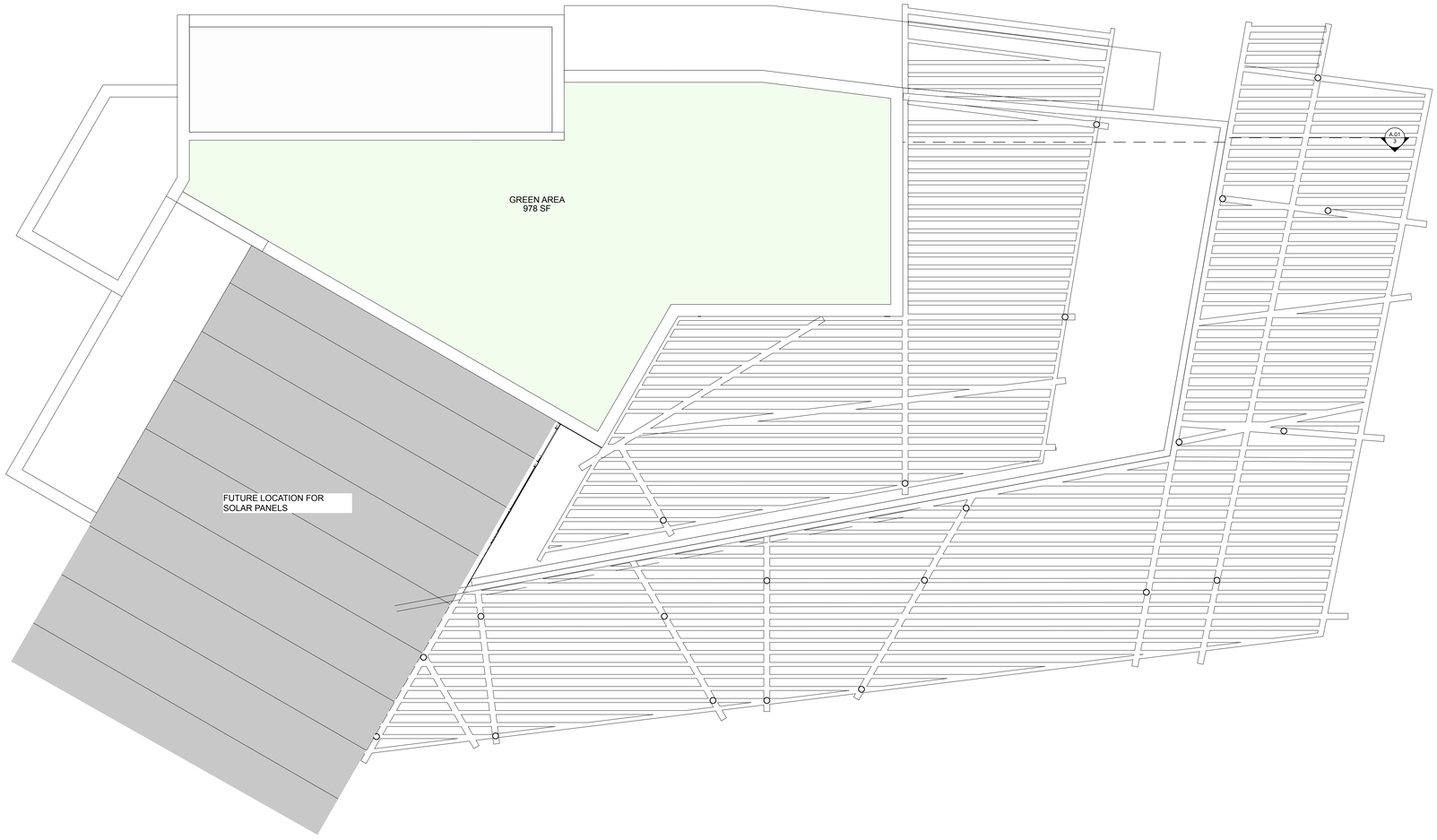
Combined Total Roof SF of Pavilion 1 and 2: 6,425 SF
15% of 6,425: 963 SF
Current Green Roof Plan: 978 SF (21%)

With this proposal, we have consolidated all green roof area to be on Pavilion 1 as this amount still exceeds the required 15% rule.



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

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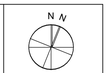

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DRAWING TITLE:

Pavilion 1 - Roof Plan

SHEET NUMBER:

A.07

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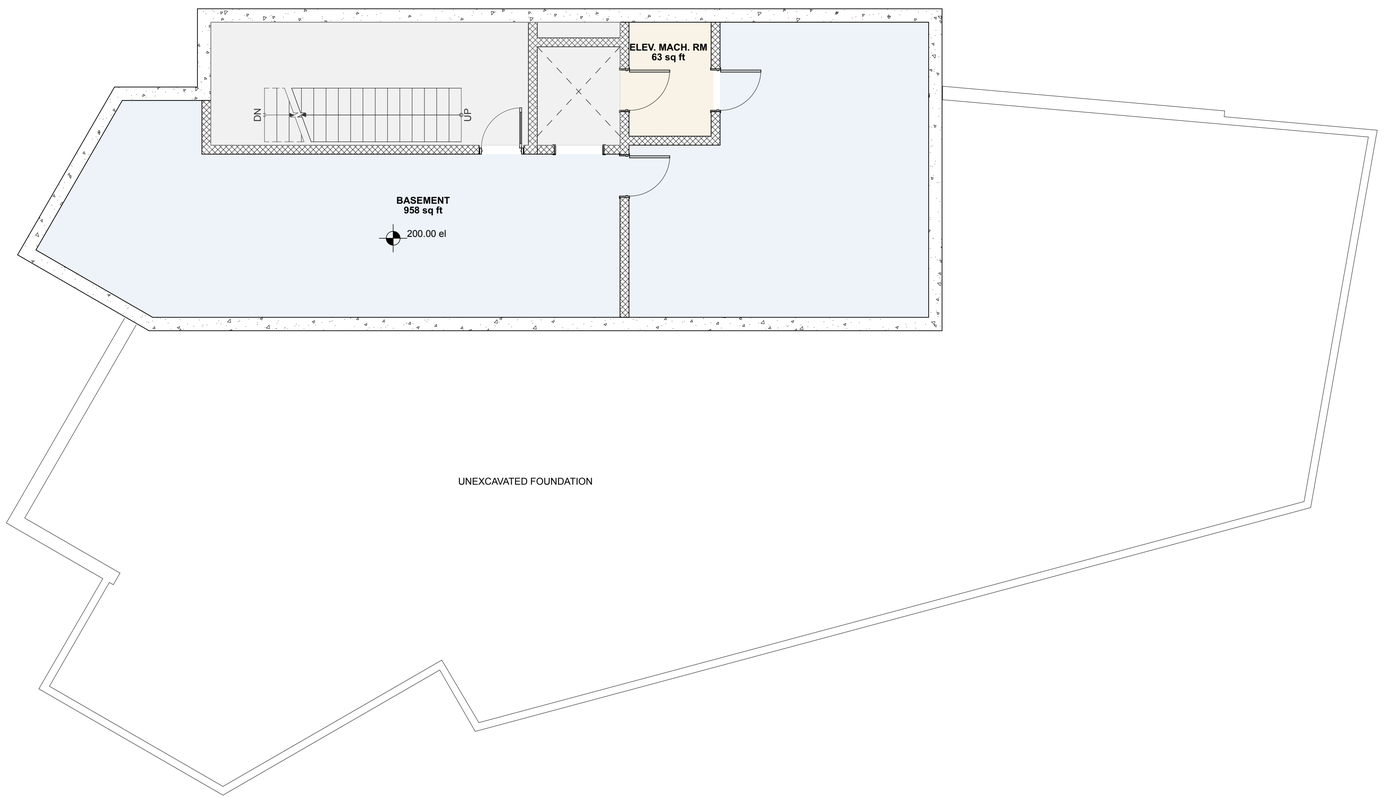

1 Pavilion 1 - Basement
Scale: 3/16" = 1'-0"

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KEY MAP

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Pavilion 1 - Basement
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A.08

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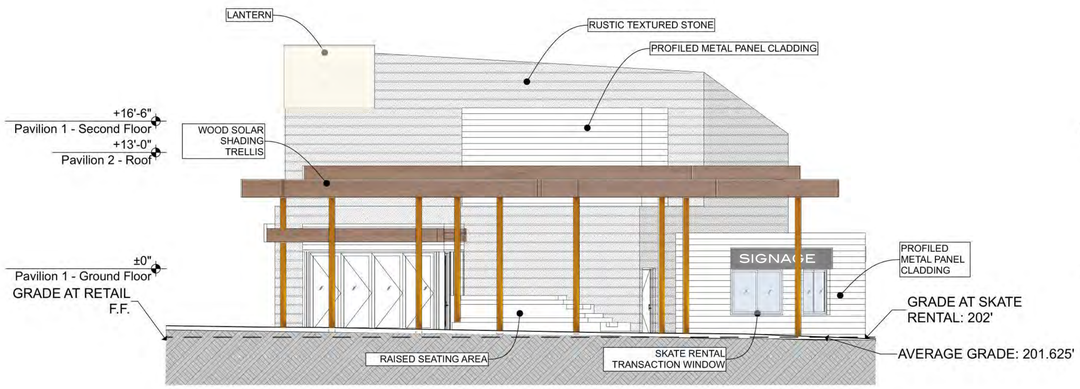
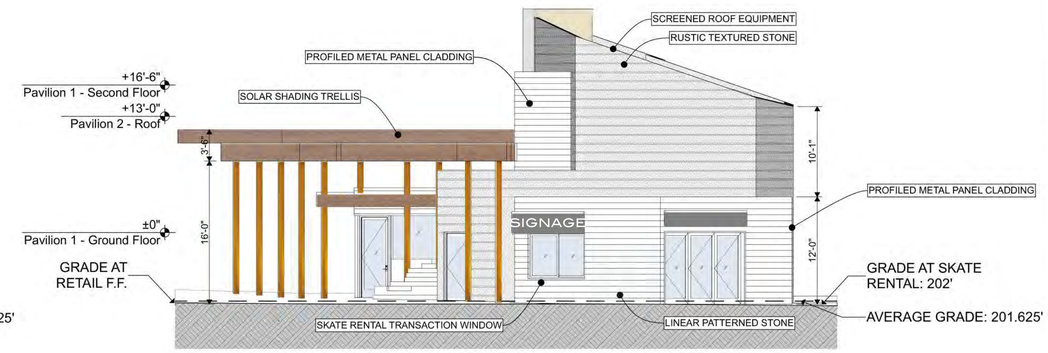
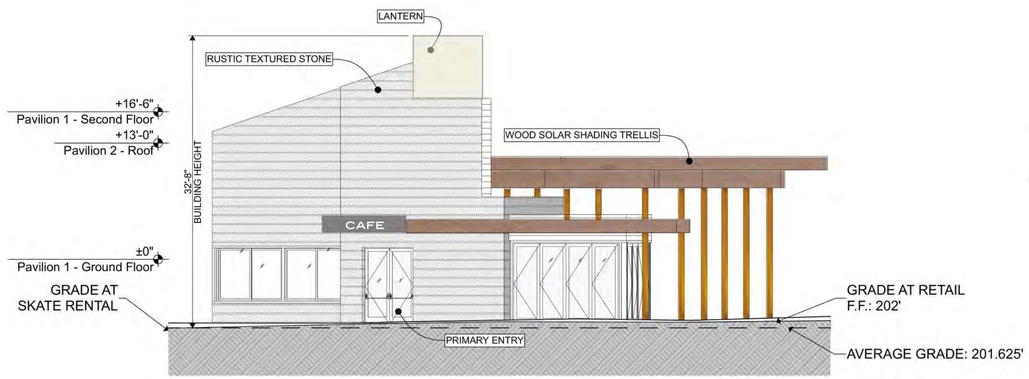


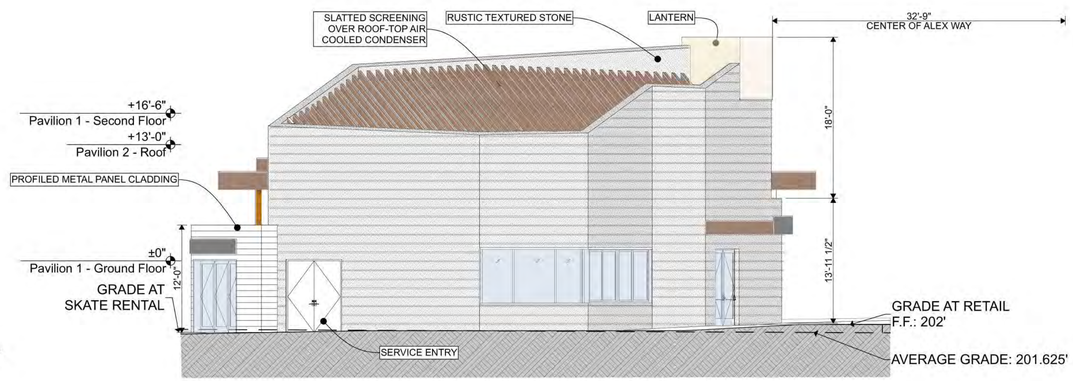
1 Pavilion 2 - Elevation South
Scale: 1/8" = 1'-0"



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

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Pavilion 2 Elevations
SHEET NUMBER:
A.09

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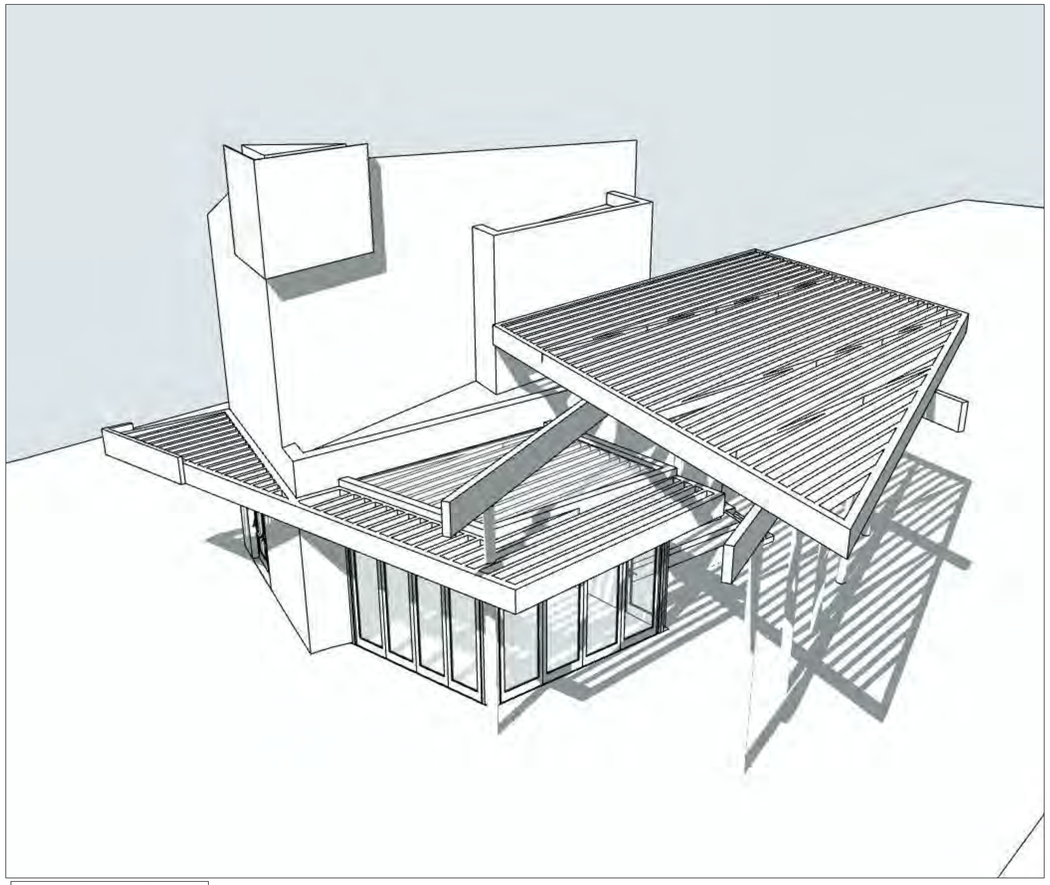

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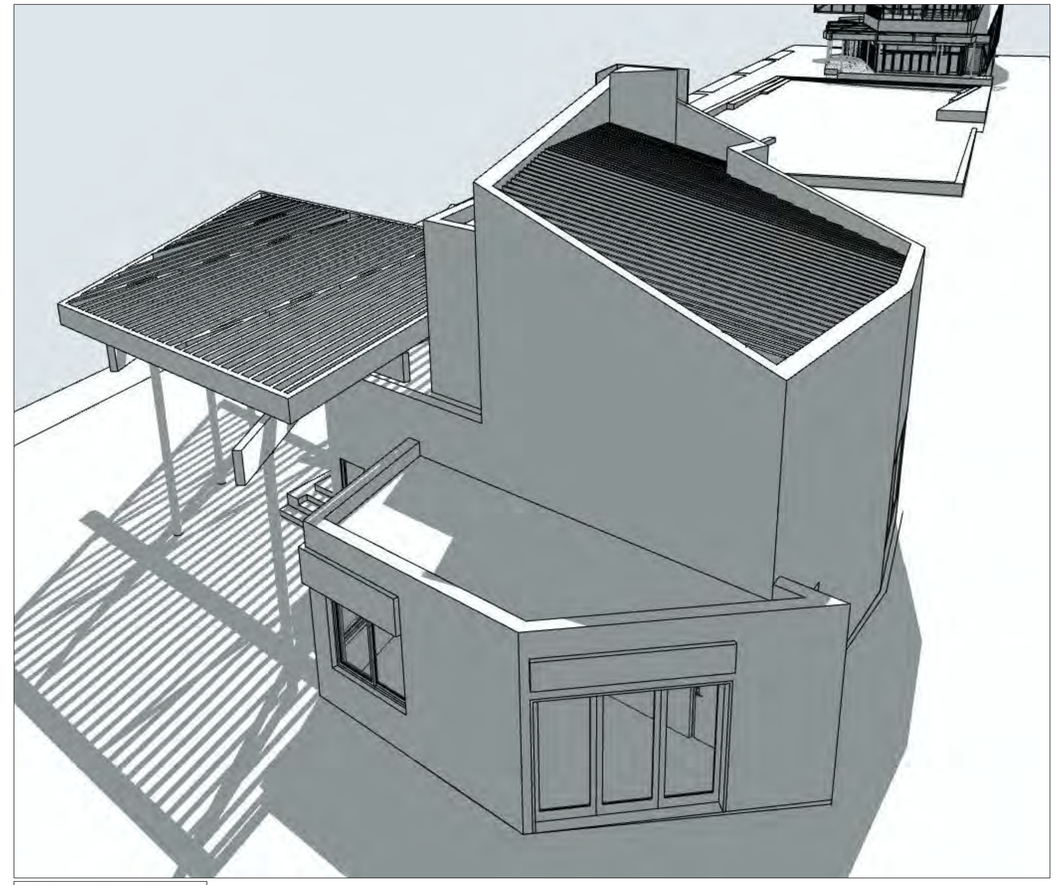

PAVILION 2 - NE 3D

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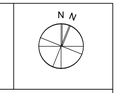
KEY MAP



DATE: 03/13/2023

PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:
Pavilion 2 Mass Orientation Diagrams

SHEET NUMBER:
A.10

Printed: 3/13/23

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DATE RECORDED _____

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

File Name: "BIMcloud: xserve04.coredc.com - BIMcloud Basic for ARCHICAD 23/22019_Landmark Pavilions:22019_Landmark Pavilions" Layout: A.10 Pavilion 2 Mass Orientation Diagrams Printed Date: 3/13/23 at 5:18 PM

File Name: "BIMcloud_xserve04.coredc.com - BIMcloud Basic for ARCHICAD 23/22019_Landmark Pavilions:22019_Landmark Pavilions" Layout: A.11 Pavilion 2 Rendering Printed Date: 3/13/23 at 5:18 PM

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SUBMISSIONS/ REVISIONS	
12/02/2022	CONCEPT II
03/13/2023	CONCEPT 2 REVISION

KEY MAP

N

DATE: 03/13/2023

PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:

Pavilion 2 Rendering

SHEET NUMBER:

A.11

Printed: 3/13/23

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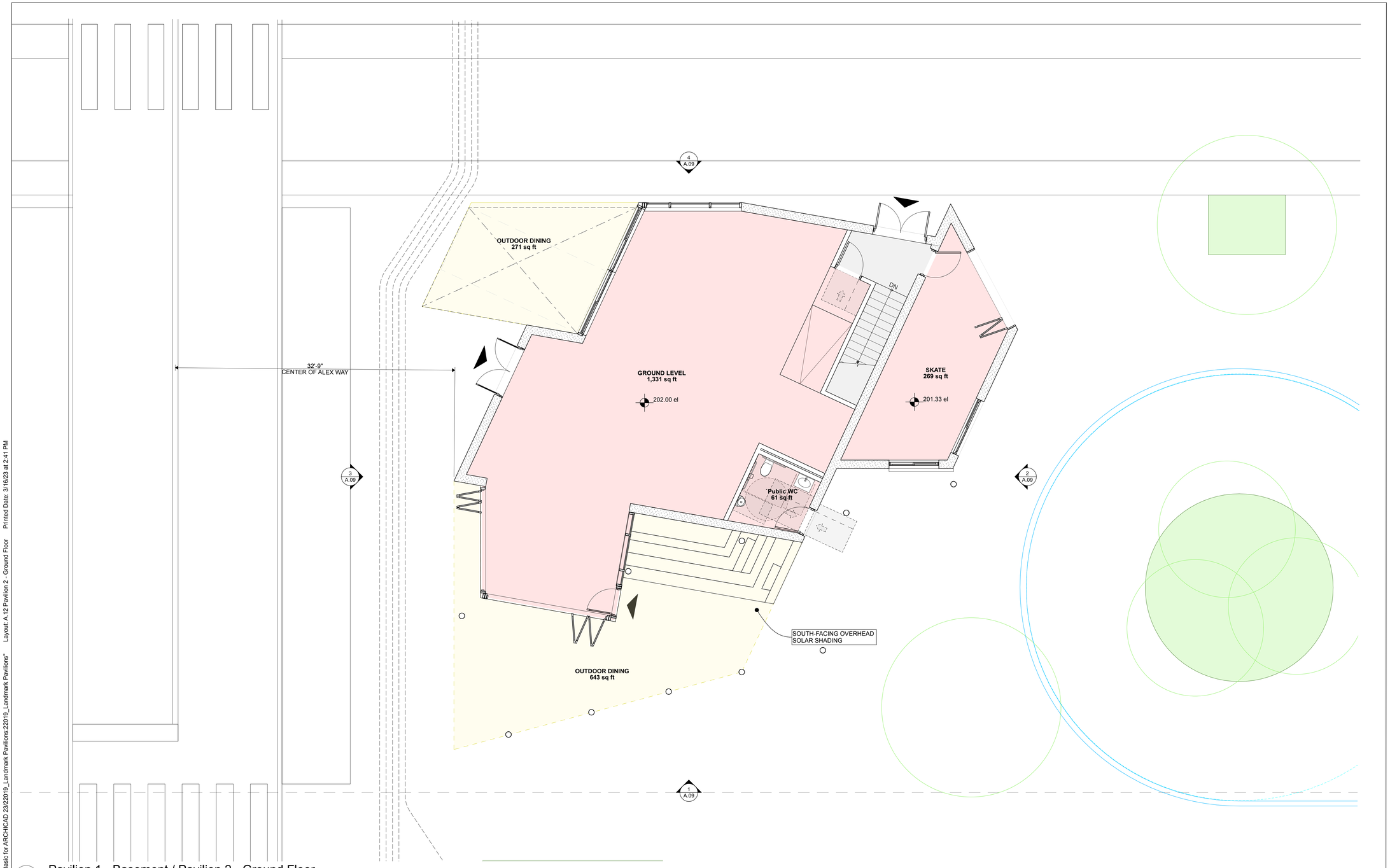
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



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

File Name: "BIMcloud: xserve04.coredc.com - BIMcloud Basic for ARCHICAD 23/22019_Landmark Pavilions:22019_Landmark Pavilions" Layout: A.12 Pavilion 2 - Ground Floor Printed Date: 3/16/23 at 2:41 PM

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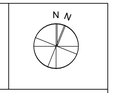
SUBMISSIONS/ REVISIONS	
12/02/2022	CONCEPT II
03/13/2023	CONCEPT 2 REVISION

KEY MAP



DATE: 03/13/2023

PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:

Pavilion 2 - Ground Floor

SHEET NUMBER:

A.12

Printed: 3/16/23

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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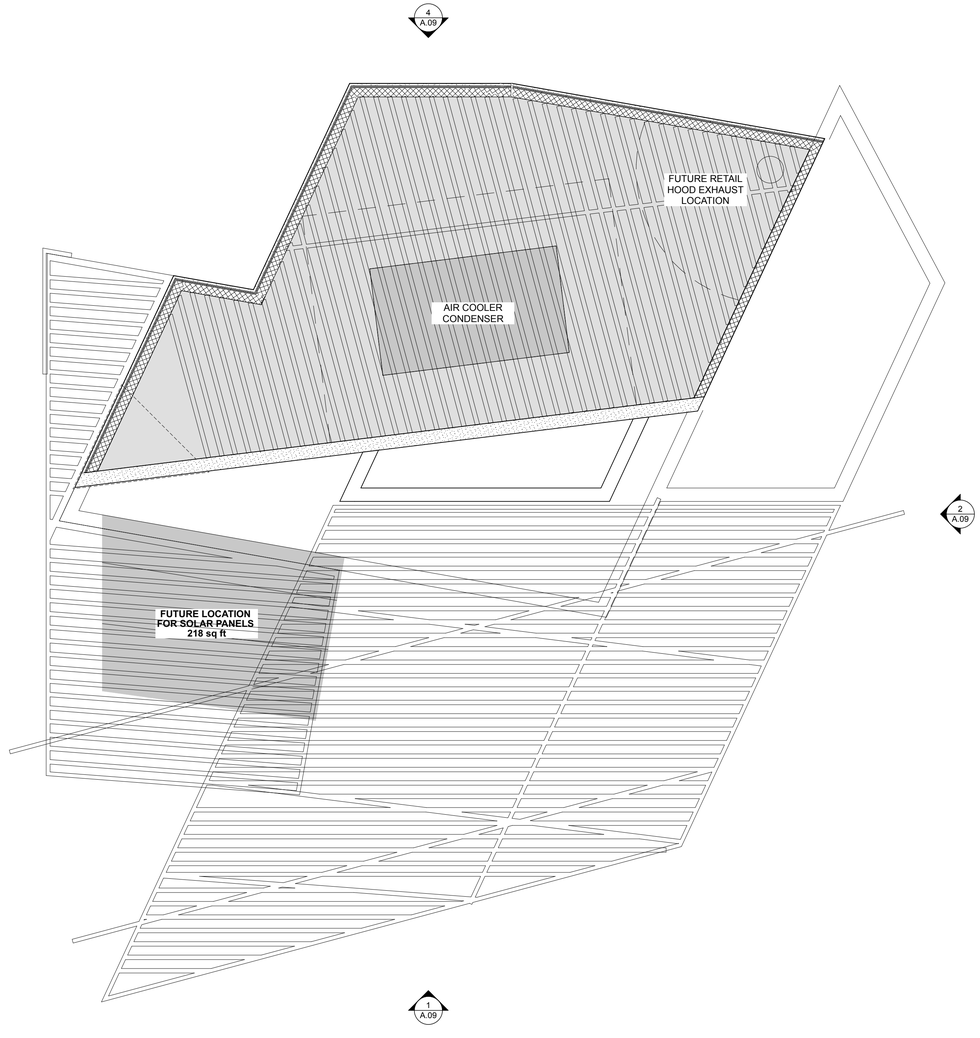

1 Pavilion 2 - Roof
Scale: 3/16" = 1'-0"

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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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SUBMISSIONS/ REVISIONS	
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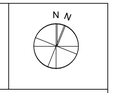
03/13/2023	CONCEPT 2 REVISION

KEY MAP



DATE: 03/13/2023

PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:
Pavilion 2 - Roof

SHEET NUMBER:
A.13

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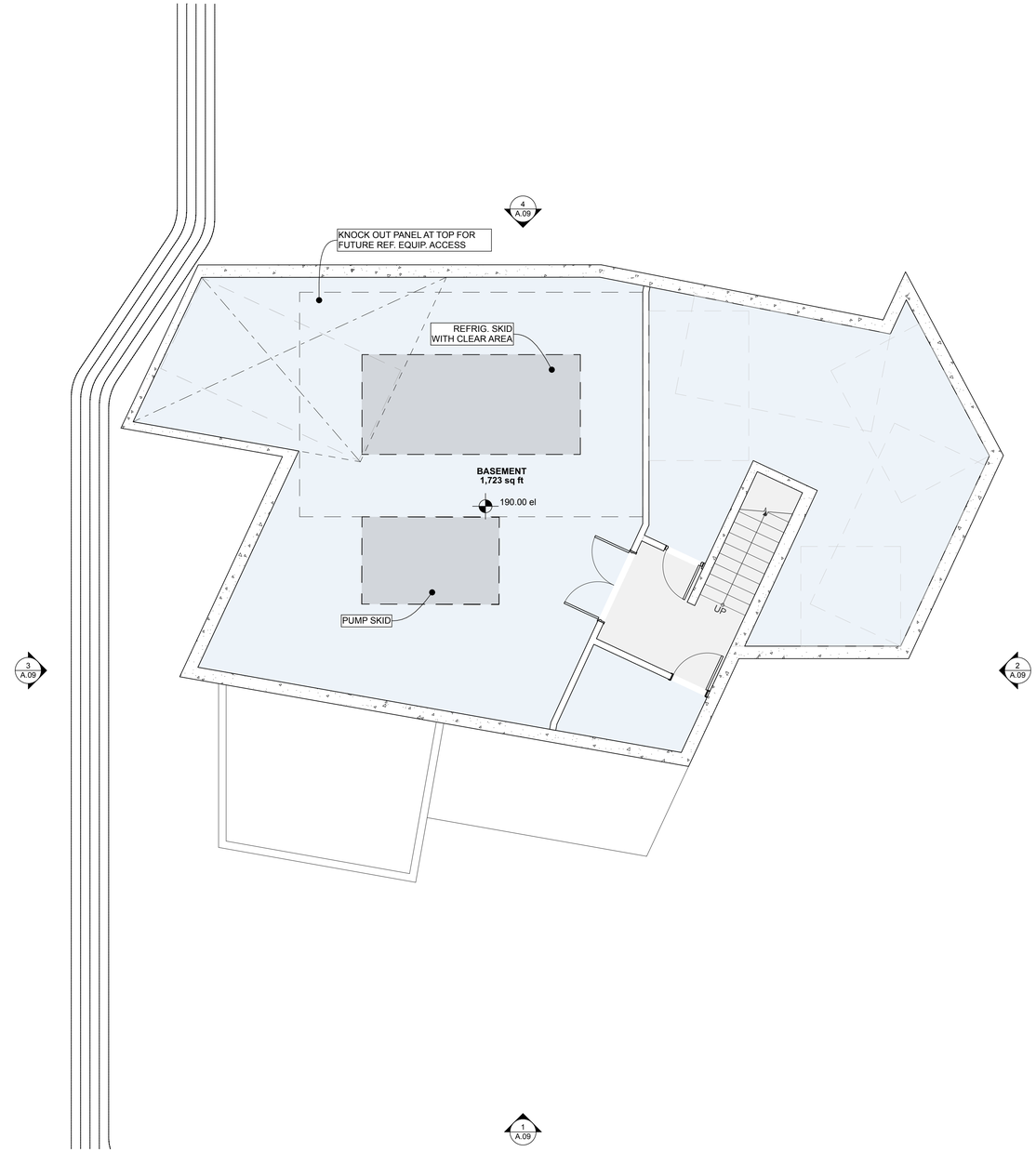
File Name: "/Volumes/Projects/22019 Landmark Pavilions/22019-Drawings/01 CAD/1-8 Archive/22019_Landmark Pavilions_ARCHIVE_20230414.pla:22019_Landmark Pavilions_ARCHIVE_20230414.pla" Layout: A.13 Pavilion 2 - Roof Printed Date: 5/11/23 at 10:45 AM



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

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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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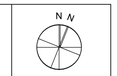
SUBMISSIONS/ REVISIONS	
12/02/2022	CONCEPT II
03/13/2023	CONCEPT 2 REVISION

KEY MAP



DATE: 03/13/2023

PROJECT NUMBER: **22019.00**

SCALE:

DRAWING TITLE:

Pavilion 2 - Basement

SHEET NUMBER:

A.14

Printed: 3/13/23

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File Name: "BIMcloud: xserve04.coredc.com - BIMcloud Basic for ARCHICAD 23/22019_Landmark Pavilions:22019_Landmark Pavilions" Layout: A.14 Pavilion 2 - Basement Printed Date: 3/13/23 at 5:18 PM

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PROJECT NAME

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City of Alexandria

SEAL & SIGNATURE

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MARK	DATE	DESCRIPTION
	11/29/2022	CONCEPT II
	03/10/2023	COMPLETENESS
	05/05/2023	COMPLETENESS
	06/02/2023	DD PRICING

KEY MAP

N

DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: NTS

DRAWING TITLE: ILLUSTRATIVE PLAN

SHEET NUMBER: L0001

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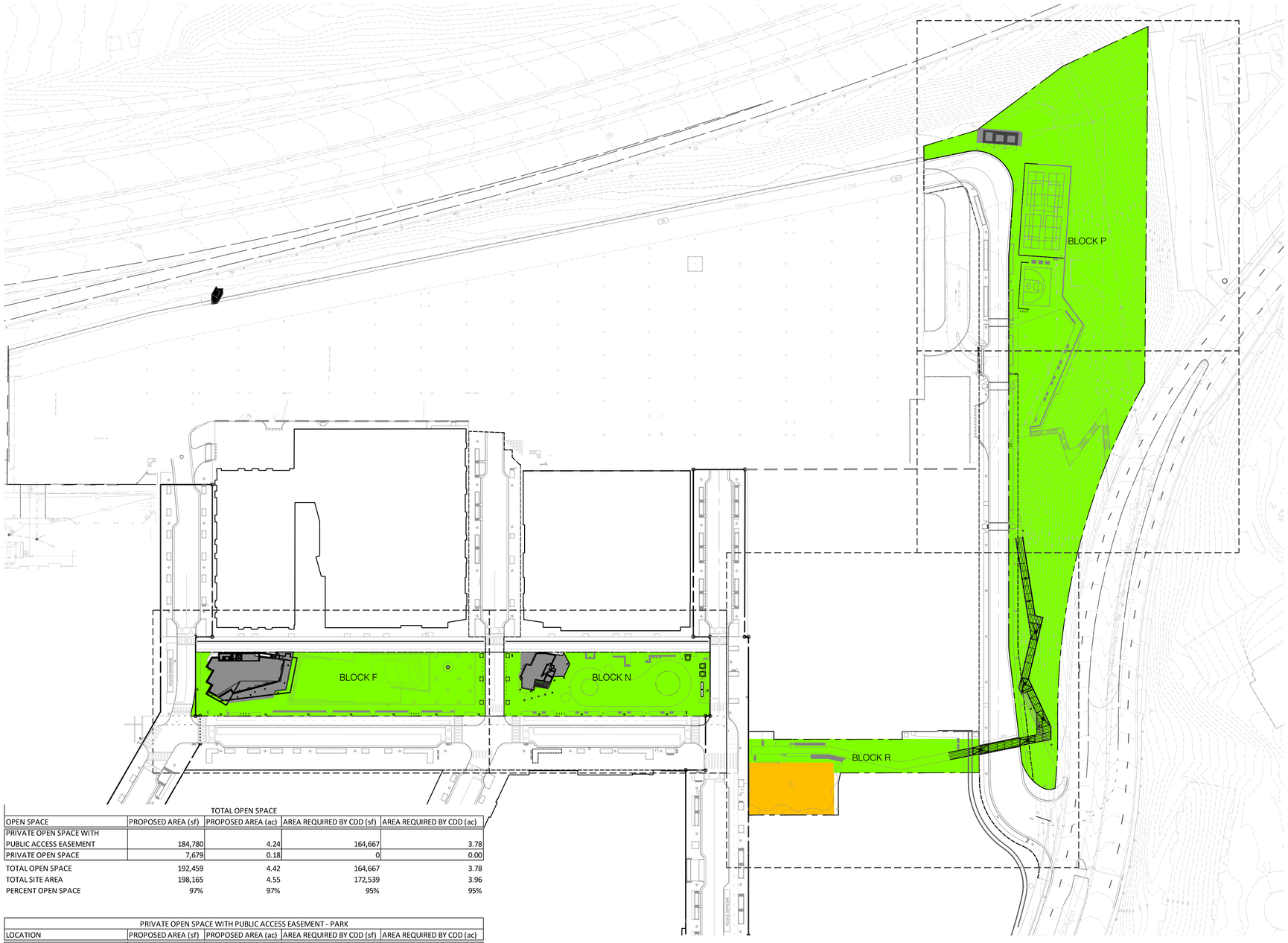
SITE PLAN NO. _____

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	184,780	4.24	164,667	3.78
PRIVATE OPEN SPACE	7,679	0.18	0	0.00
TOTAL OPEN SPACE	192,459	4.42	164,667	3.78
TOTAL SITE AREA	198,165	4.55	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	25,738	0.59	22,739	0.52
BLOCK N - CENTRAL PLAZA EAST	20,326	0.47	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	184,780	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	0	0.00	0	0.00
BLOCK N - CENTRAL PLAZA EAST	0	0.00	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	7,679	0.18	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	3,717	0.09	4,557	0.10
BLOCK N - CENTRAL PLAZA EAST	1,989	0.05	3,315	0.08
TOTAL OPEN SPACE	5,706	0.13	7,872	0.18

OPEN SPACE LEGEND

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

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DEPARTMENT OF PLANNING & ZONING

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SITE PLAN NO. _____

DIRECTOR DATE

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DATE RECORDED _____

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PROJECT NAME

WestEnd Open Space Blocks

City of Alexandria

SEAL & SIGNATURE

COMMONWEALTH OF VIRGINIA
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COMPLETENESS SUBMISSION

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ISSUE

MARK	DATE	DESCRIPTION
	11/29/2022	CONCEPT II
	03/10/2023	COMPLETENESS
	05/05/2023	COMPLETENESS
	06/02/2023	DD PRICING

KEY MAP

N

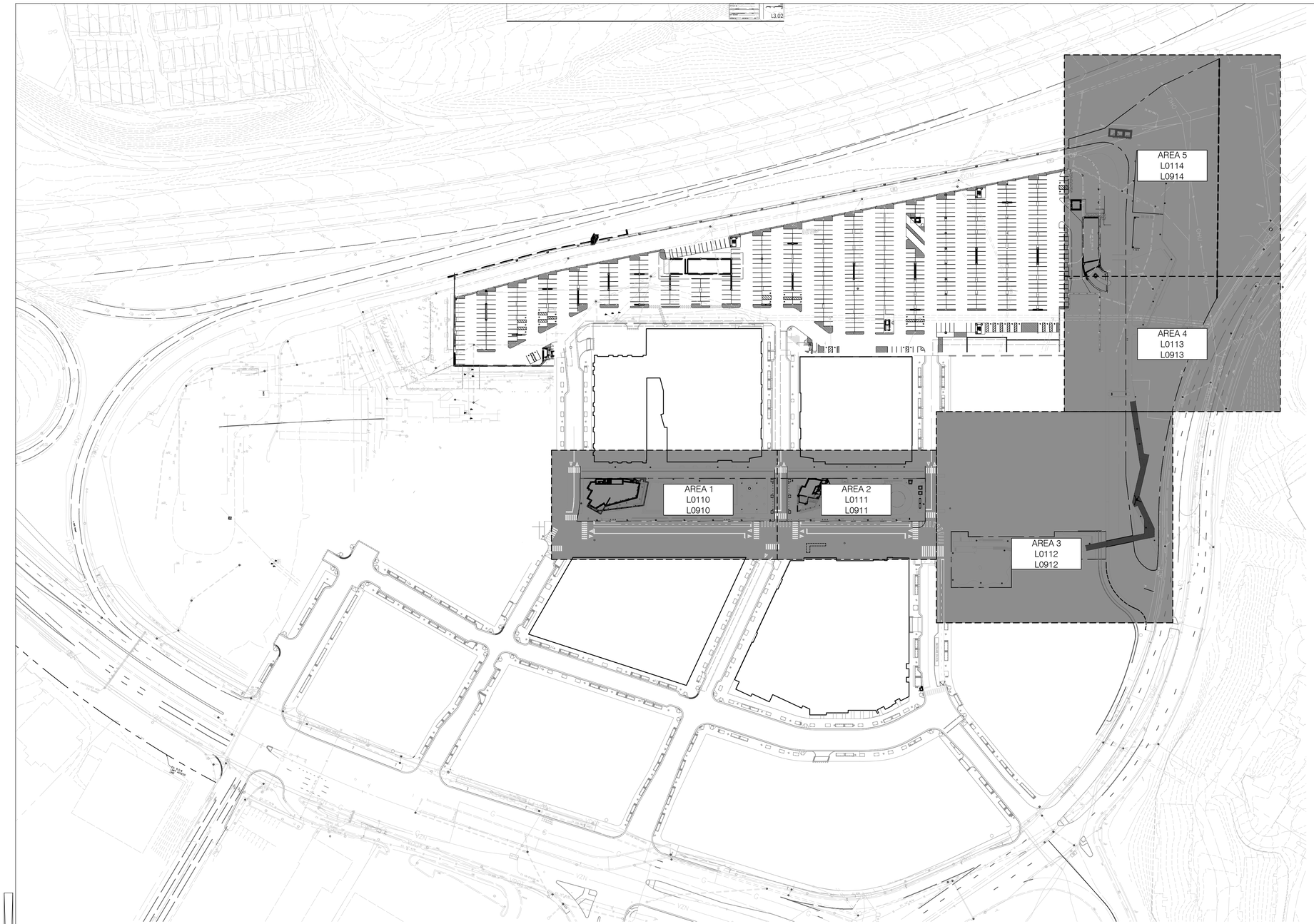
DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: 1"=70'

DRAWING TITLE: OPEN SPACE PLAN

SHEET NUMBER: L0002



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PROJECT NAME

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ISSUE

MARK	DATE	DESCRIPTION
	11/29/2022	CONCEPT II
	03/10/2023	COMPLETENESS
	05/05/2023	COMPLETENESS
	06/02/2023	DD PRICING

KEY MAP

N

DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: 1" = 100'

DRAWING TITLE: KEY PLAN

SHEET NUMBER: L0003

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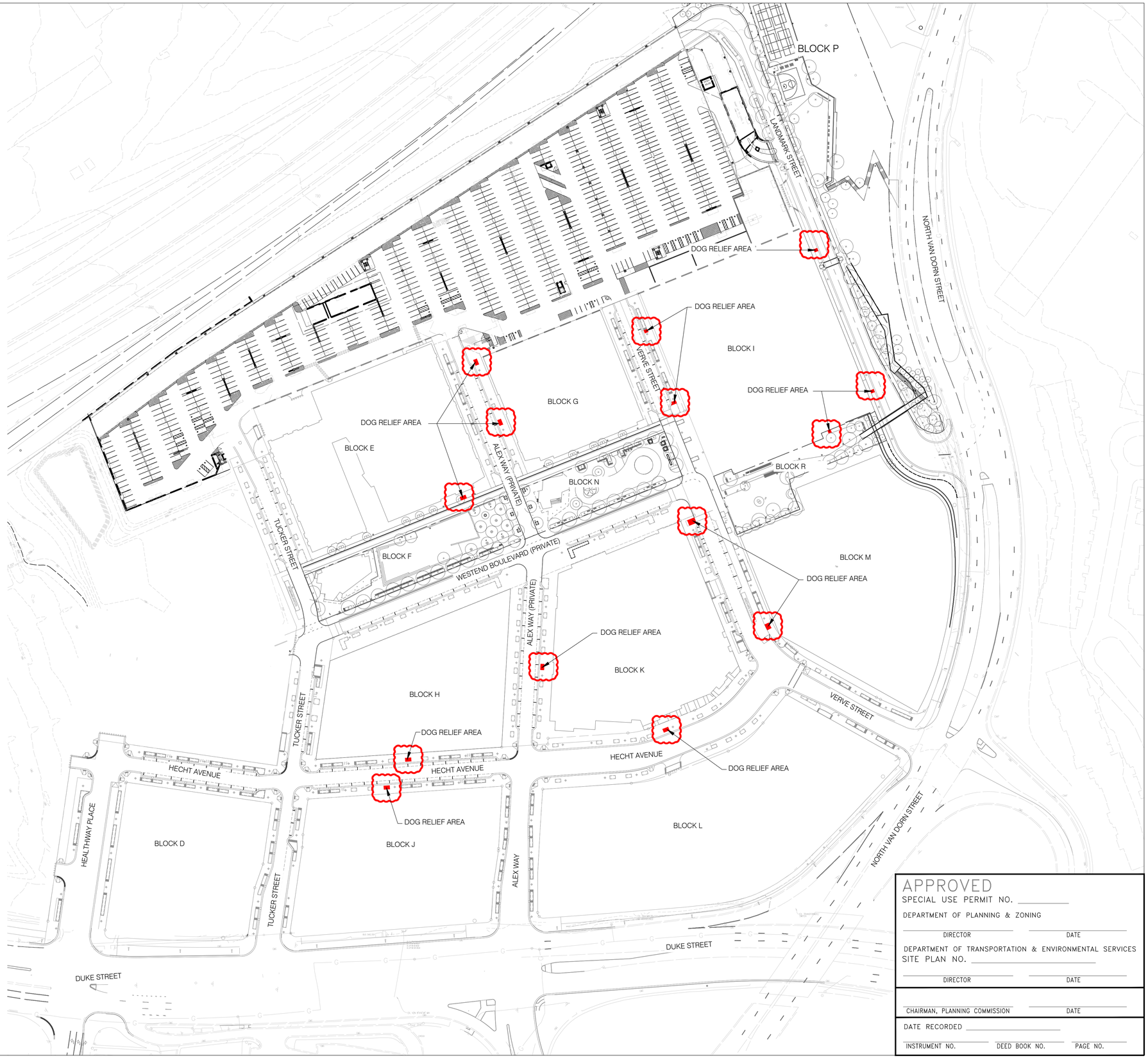
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

NOTE: FOR REFERENCE ONLY. REFER TO WEST END (LANDMARK) INFRASTRUCTURE DSP #2021-00012 FOR DETAILED INFORMATION.



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DIRECTOR DATE

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PROJECT NAME

WestEnd Open Space Blocks
City of Alexandria

SEAL & SIGNATURE

COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

COMPLETENESS SUBMISSION

NOT FOR CONSTRUCTION

ISSUE

MARK	DATE	DESCRIPTION
	11/29/2022	CONCEPT II
	03/10/2023	COMPLETENESS
	05/05/2023	COMPLETENESS
	06/02/2023	DD PRICING

KEY MAP

N

DATE: 05/05/2023

PROJECT NUMBER: W2108

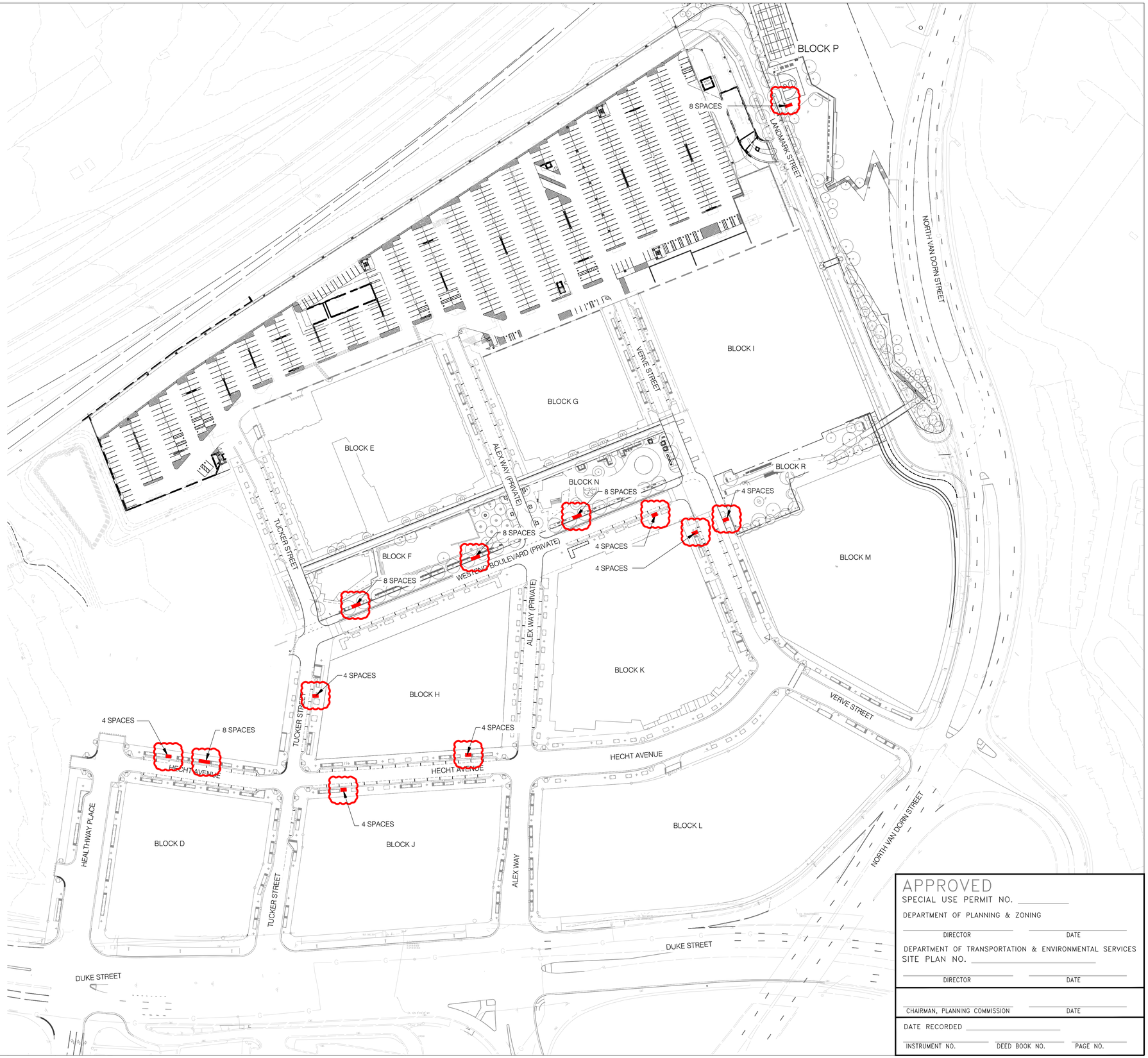
SCALE: 1" = 80'-0"

DRAWING TITLE: DOG RELIEF AREA DIAGRAM

L0004

SHEET NUMBER: VALUE of 339

NOTE: FOR REFERENCE ONLY. REFER TO WEST END (LANDMARK) INFRASTRUCTURE DSP #2021-00012 FOR DETAILED INFORMATION.



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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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KEY MAP

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DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: 1" = 80'-0"

BICYCLE PARKING DIAGRAM

DRAWING TITLE:

L0005

SHEET NUMBER: VALUE of 339

West End Open Space Blocks
SITE MATERIALS/ FINISHES SCHEDULE

PAVEMENTS

KEY	TYPE	MATERIAL	SHEET NUMBER
PV-01	Concrete Walk	4" min. CIP Concrete, broom finish	
PV-02	Special Paving Type 1	Stone or Brick or Colored Concrete	
PV-03	Special Paving Type 2	Stabilized Stone Dust	
PV-04	Wood Deck	TBD	
PV-05	Play Surface	Rubber Safety Surface or Play Turf	
PV-06	Asphalt	VDOT standard	
PV-07	Detectable Warning Strip	Concrete, Color TBD	
PV-08	Court Paving	Asphalt	
ST-01	Concrete Step	CIP Concrete	
ST-02	Wood Step	TBD	

SITE WALLS & STAIRS

KEY	TYPE	MATERIAL	DETAIL NUMBER / SHEET
WA-01	Concrete Retaining Wall	Precast Concrete	
WA-02	Concrete Retaining Wall	CIP Concrete	
ST-01	Ampitheater Stair		

SITE FURNISHINGS

KEY	TYPE	MATERIAL	DETAIL NUMBER / SHEET
FN-01	Landscape Forms Neoliviano	Aluminum frame with wood seats, TBD	
FN-02	Loll Go Love Seat	Recycled High-density Polyethylene (HDPE), Color TBD	
FN-03	Landscape Forms Glide Bench	Recycled High-density Polyethylene (HDPE), Color TBD	
FN-04	Mmcite Limpido Bench	Steel, Color TBD	
FN-05	Mmcite Woody Bench	Steel frame with wood seats	
FN-06	Mmcite Rautster 4-Top	Steel frame with wood seats	
FN-07	Mmcite Rautster 2-Top	Steel frame with wood seats	
FN-08	Bike Racks	City of Alexandria Standard or approved equal	
FN-09	Waste Receptacles	City of Alexandria Standard or approved equal	
FN-10	Mmcite Donat Bollard	Steel, Aluminum	
FN-11	Square Tree Grate	TBD	
FN-12	Round Tree Grate	TBD	
FN-13	Custom Swing Bench	TBD	
FN-14	Custom Linear Bench	Steel frame with wood seats	
FN-15	Landscape Forms GO Outdoor Table (Standing Height)	Powdercoated metal	
FN-16	Landscape Forms GO Outdoor Table (Dining Height)	Powdercoated metal	
FN-17	Custom Chess Table	TBD	
FN-18	Custom Tiered Seating	Wood, TBD	

HANDRAILS, GUARDRAILS, AND FENCING

KEY	TYPE	MATERIAL	DETAIL NUMBER / SHEET
RA-01	Handrail	36" handrail	
RA-02	Guardrail	42" guardrail	
FE-01	Play Area Fence	4'-0" fence	
FE-02	Court Fence	10'-0" fence	

LIGHTS

KEY	TYPE	MATERIAL	DETAIL NUMBER / SHEET
KX-01	Street Light	City of Alexandria standard	
KX-02	Site Light		
KX-03	Step Light		

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DEVELOPER

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	06/02/2023	DD PRICING

KEY MAP

N

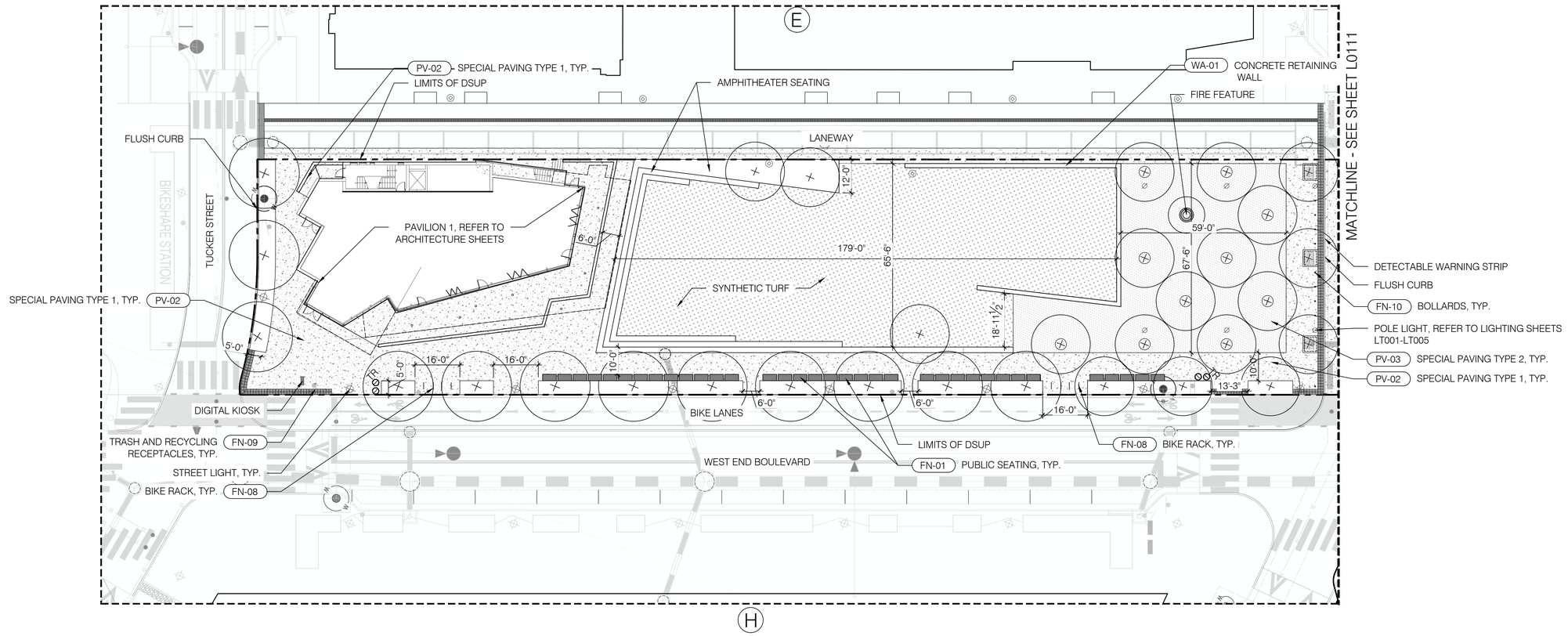
DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: #########

DRAWING TITLE: MATERIALS SCHEDULE

SHEET NUMBER: L0100



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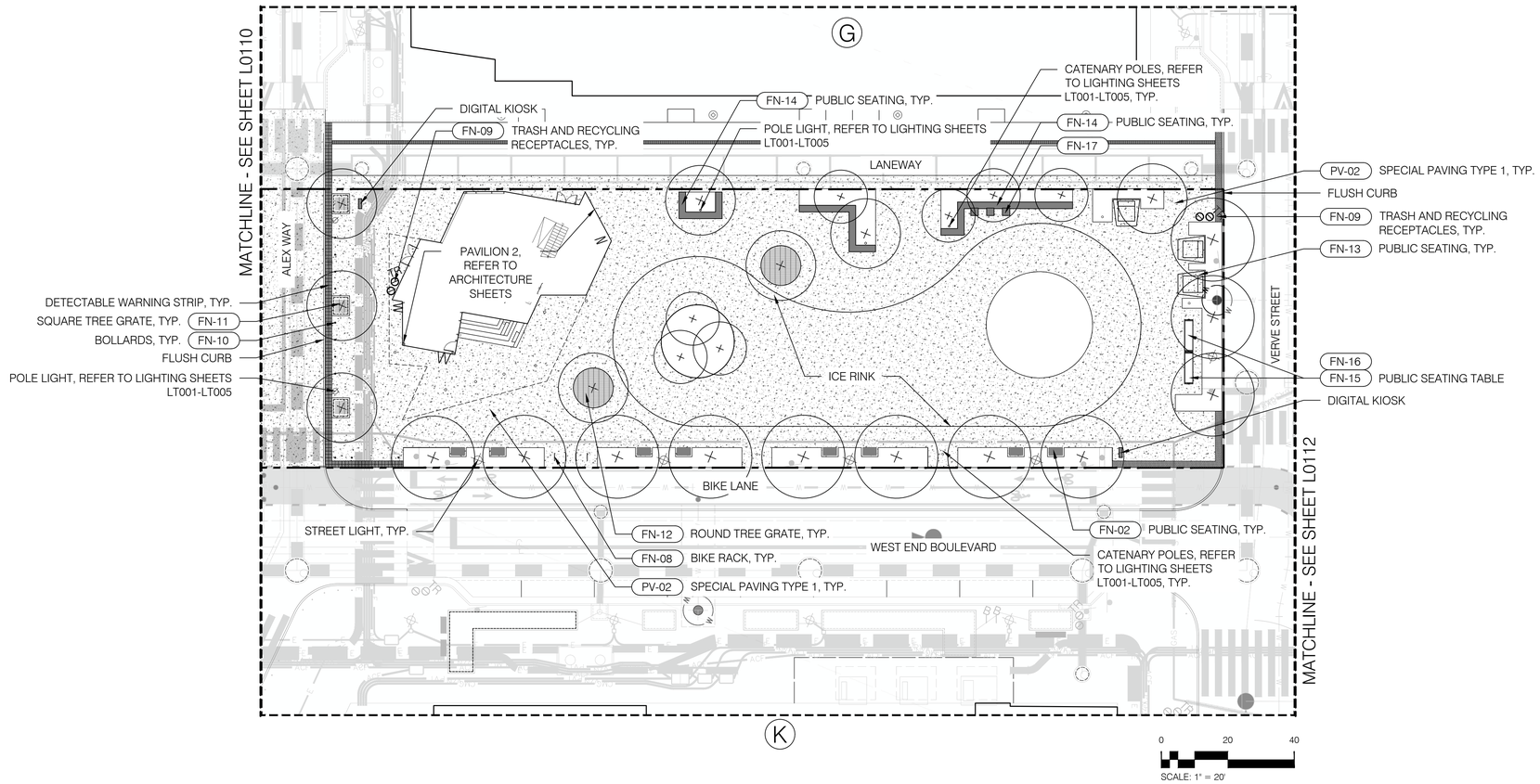
KEY MAP

DATE: 05/05/2023
PROJECT NUMBER: W2108
SCALE: 1" = 20'

DRAWING TITLE: MATERIALS PLAN - AREA 1

SHEET NUMBER: L0110



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KEY MAP

DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: MATERIALS PLAN - AREA 2

SHEET NUMBER: L0111

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CHAIRMAN, PLANNING COMMISSION DATE

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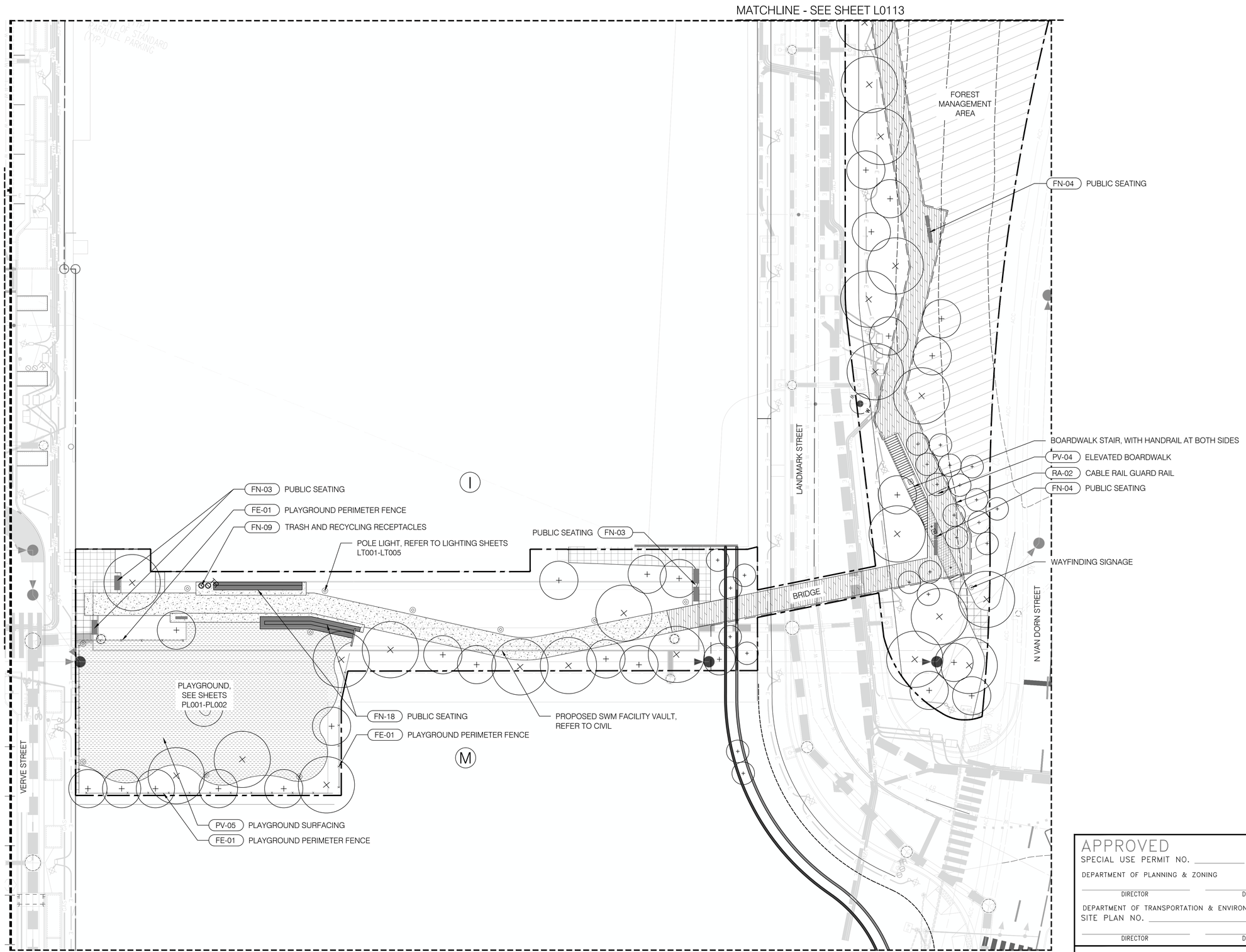

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KEY MAP

DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: 1" = 20'

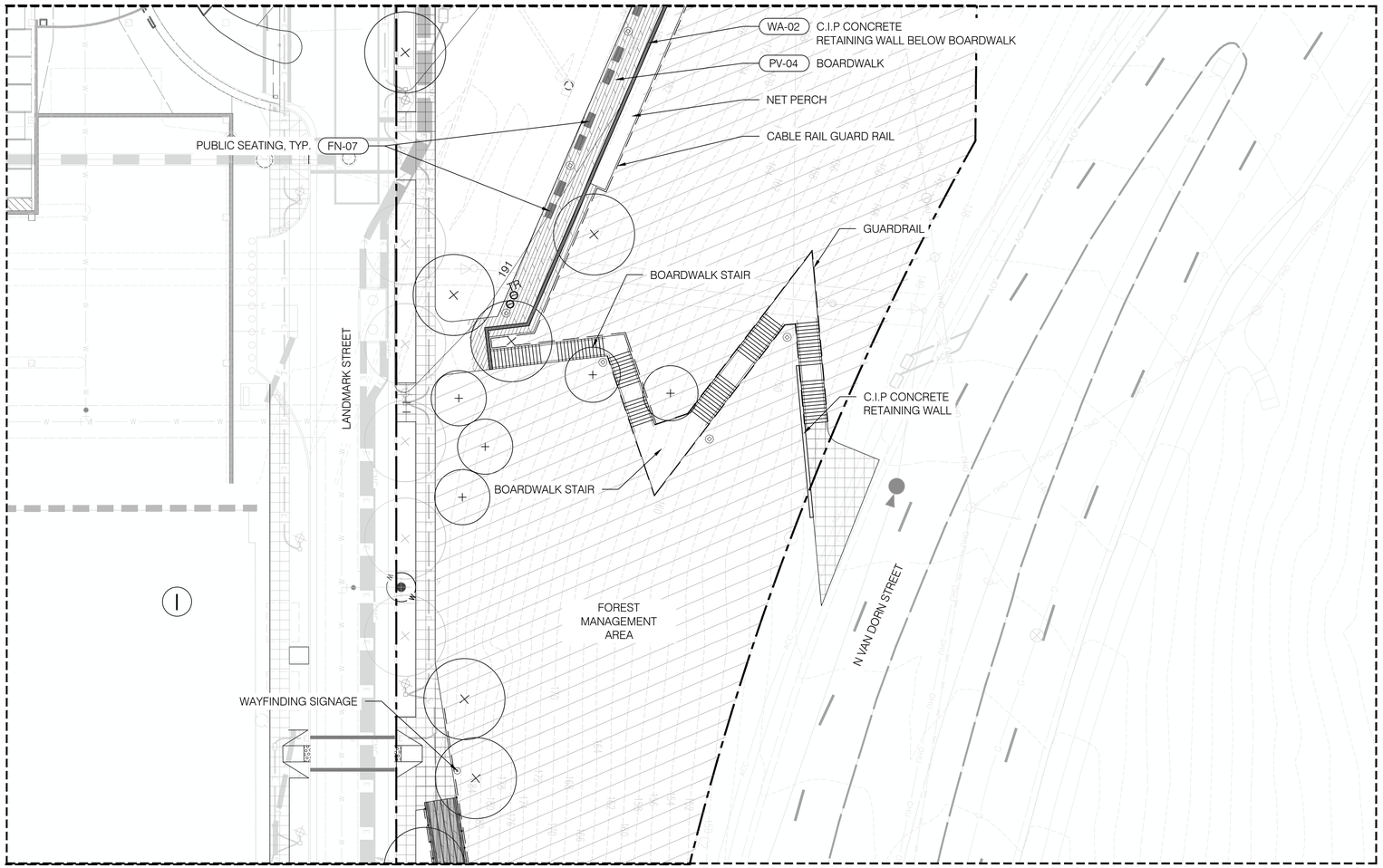
MATERIALS PLAN - AREA 3

DRAWING TITLE:

L0112

SHEET NUMBER:

MATCHLINE - SEE SHEET L0114



MATCHLINE - SEE SHEET L0112

0 20 40

SCALE: 1" = 20'

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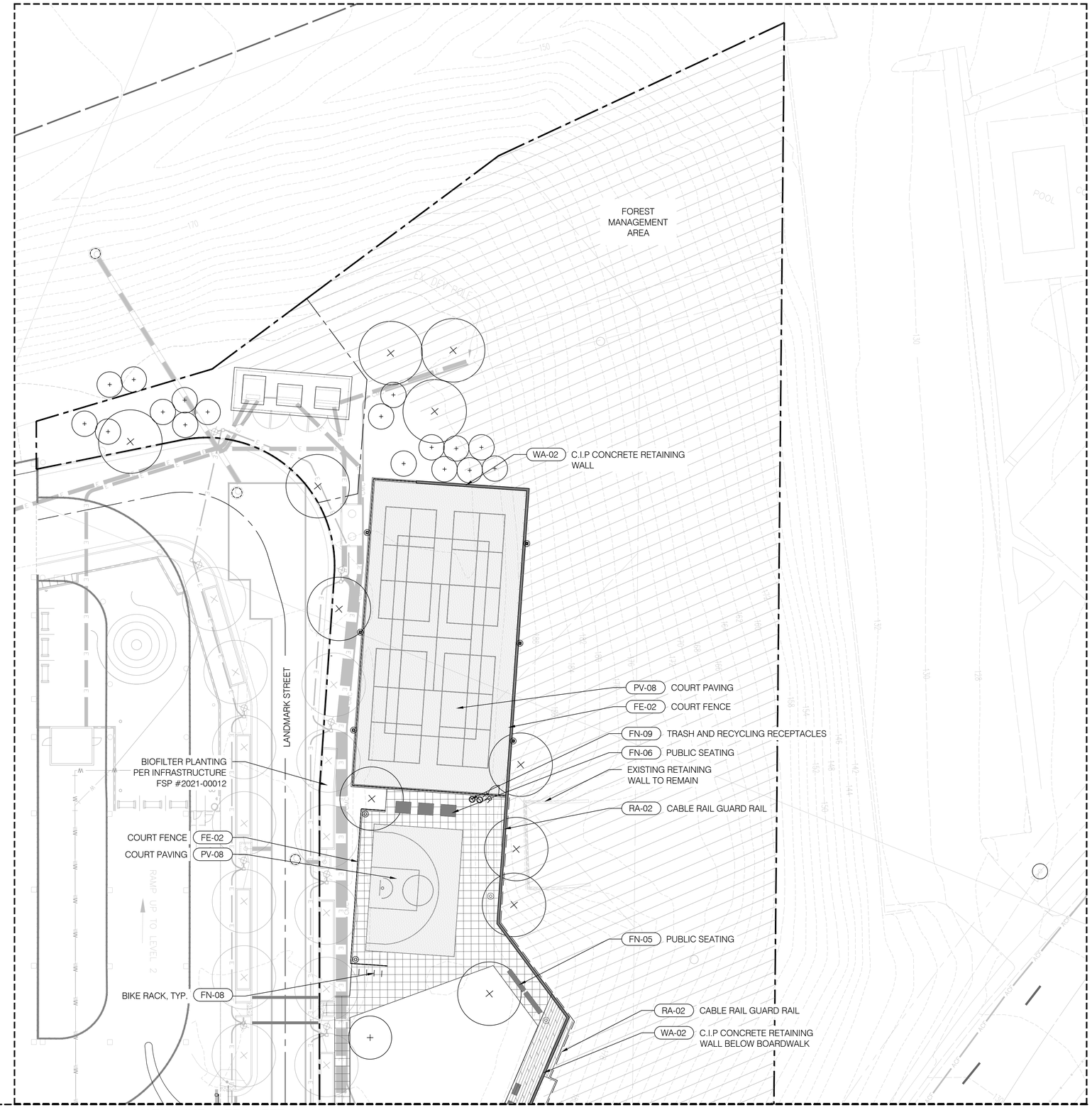
DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: MATERIALS PLAN - AREA 4

SHEET NUMBER: L0113



MATCHLINE - SEE SHEET L0113

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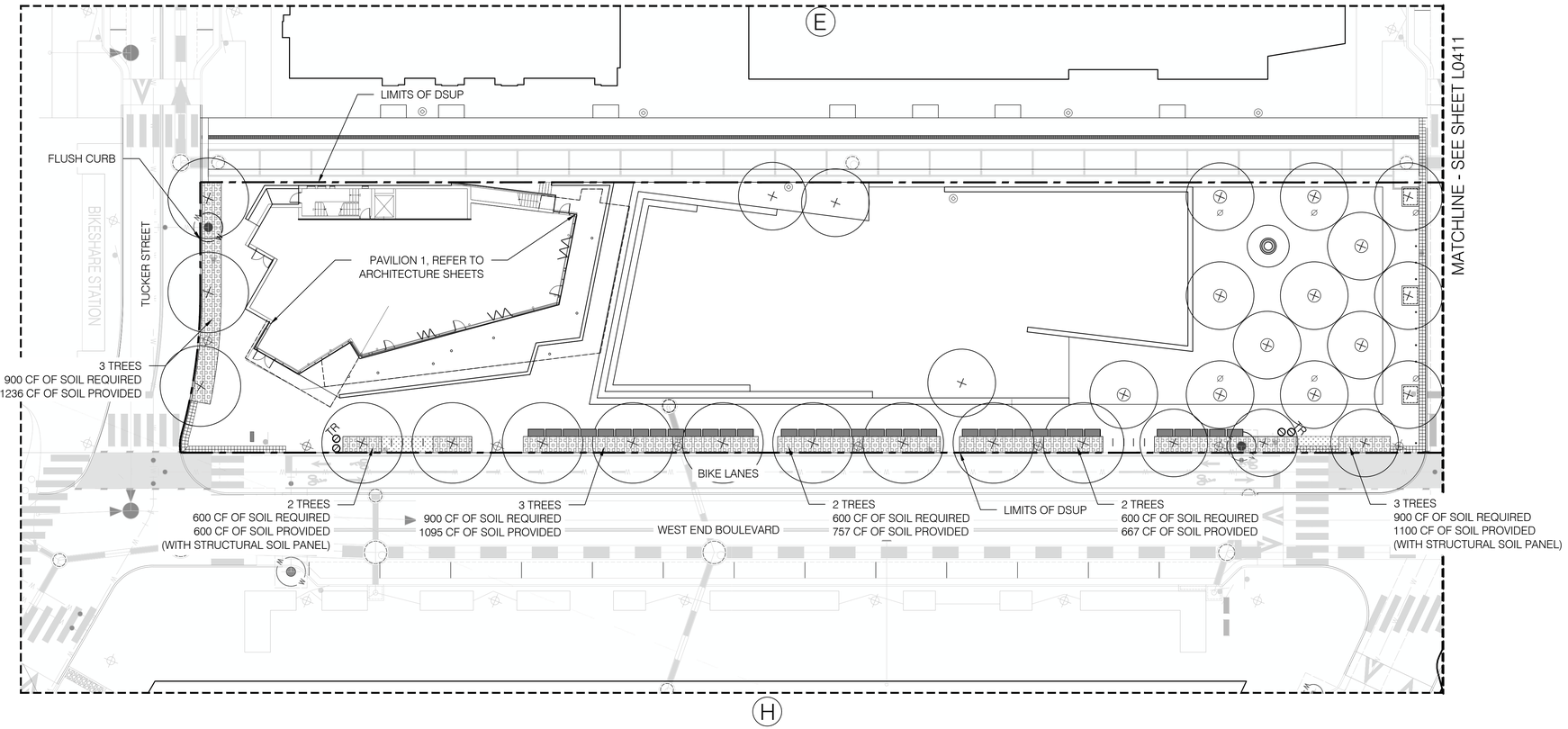
DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: MATERIALS PLAN - AREA 5

SHEET NUMBER: L0114



SOILS LEGEND

PLANT BED SOIL

STRUCTURAL SOIL

NOTE: FINAL SOIL PLANS AND DETAILS
TO BE PROVIDED WITH FSP SUBMISSION

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KEY MAP

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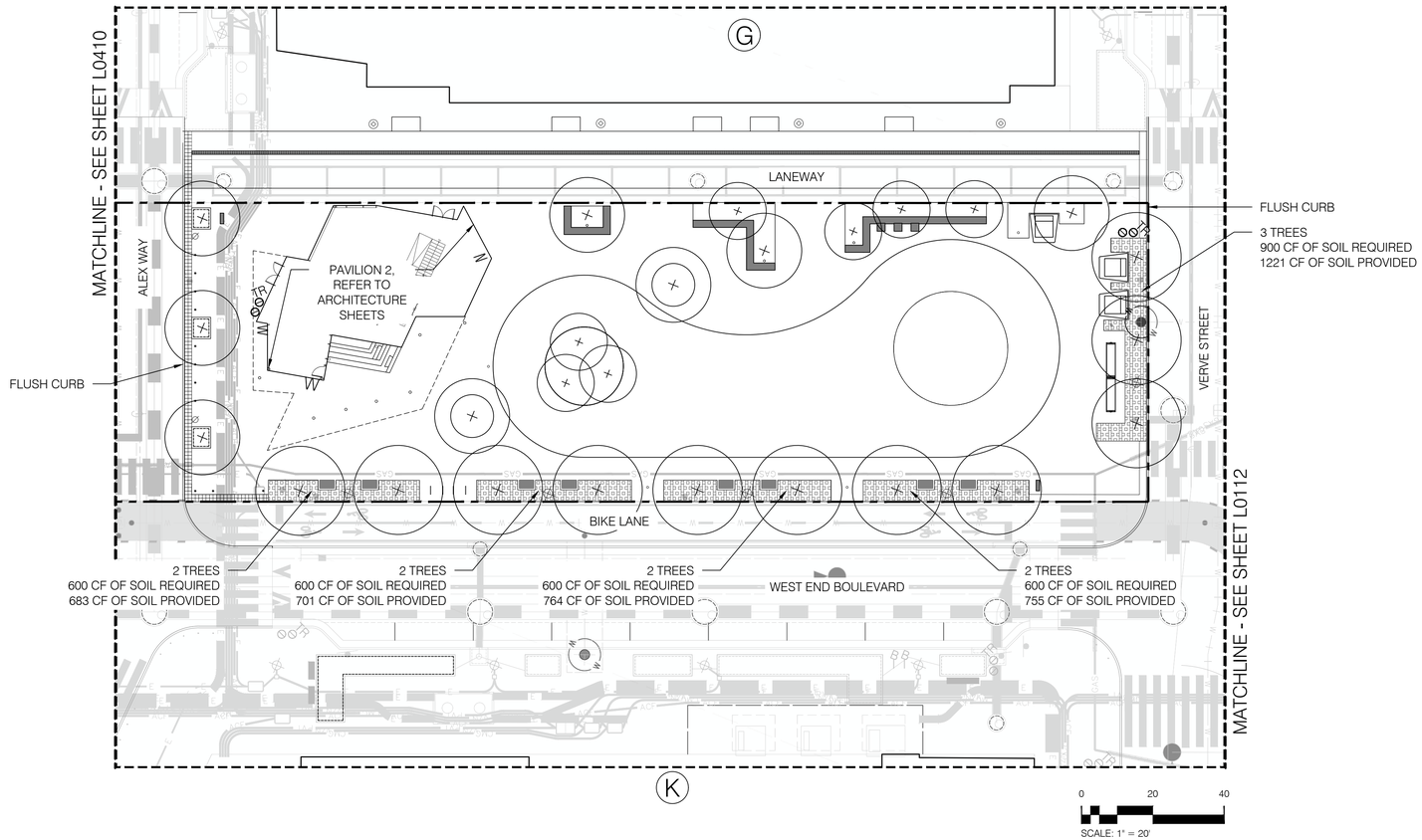
DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: SOIL DIAGRAM - AREA 1

SHEET NUMBER: L0410



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STRUCTURAL SOIL

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LANDSCAPE ARCHITECT

COMPLETENESS SUBMISSION

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ISSUE

MARK	DATE	DESCRIPTION
	11/29/2022	CONCEPT II
	03/10/2023	COMPLETENESS
	05/05/2023	COMPLETENESS
	06/02/2023	DD PRICING

KEY MAP

N

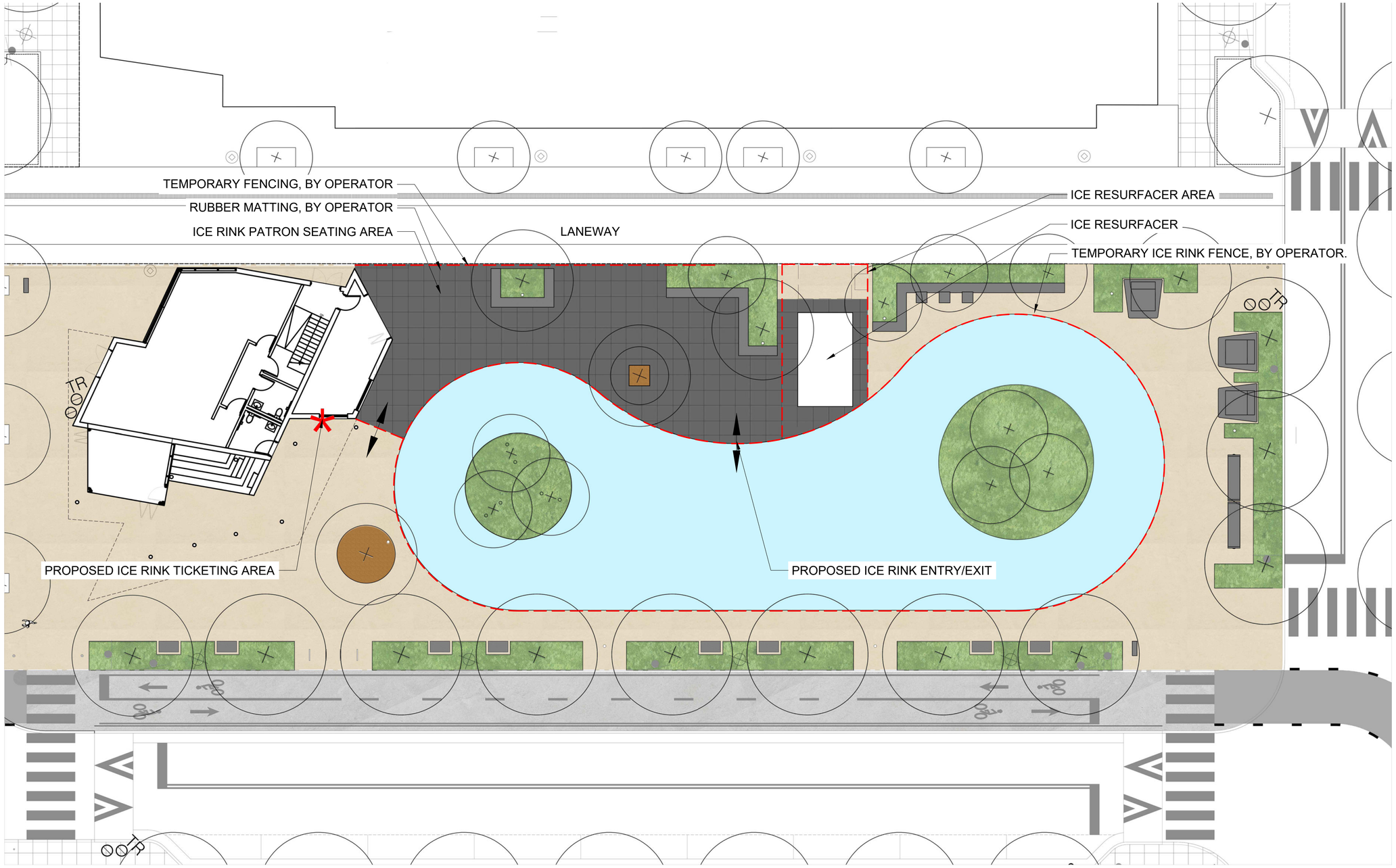
DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: SOIL DIAGRAM - AREA 2

SHEET NUMBER: L0411



FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN AND LAYOUT OF ICE RINK OPERATIONS TO BE FINALIZED WITH ICE RINK OPERATOR.

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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PROJECT NAME

WestEnd Open Space Blocks

City of Alexandria

SEAL & SIGNATURE

COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

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KEY MAP

N

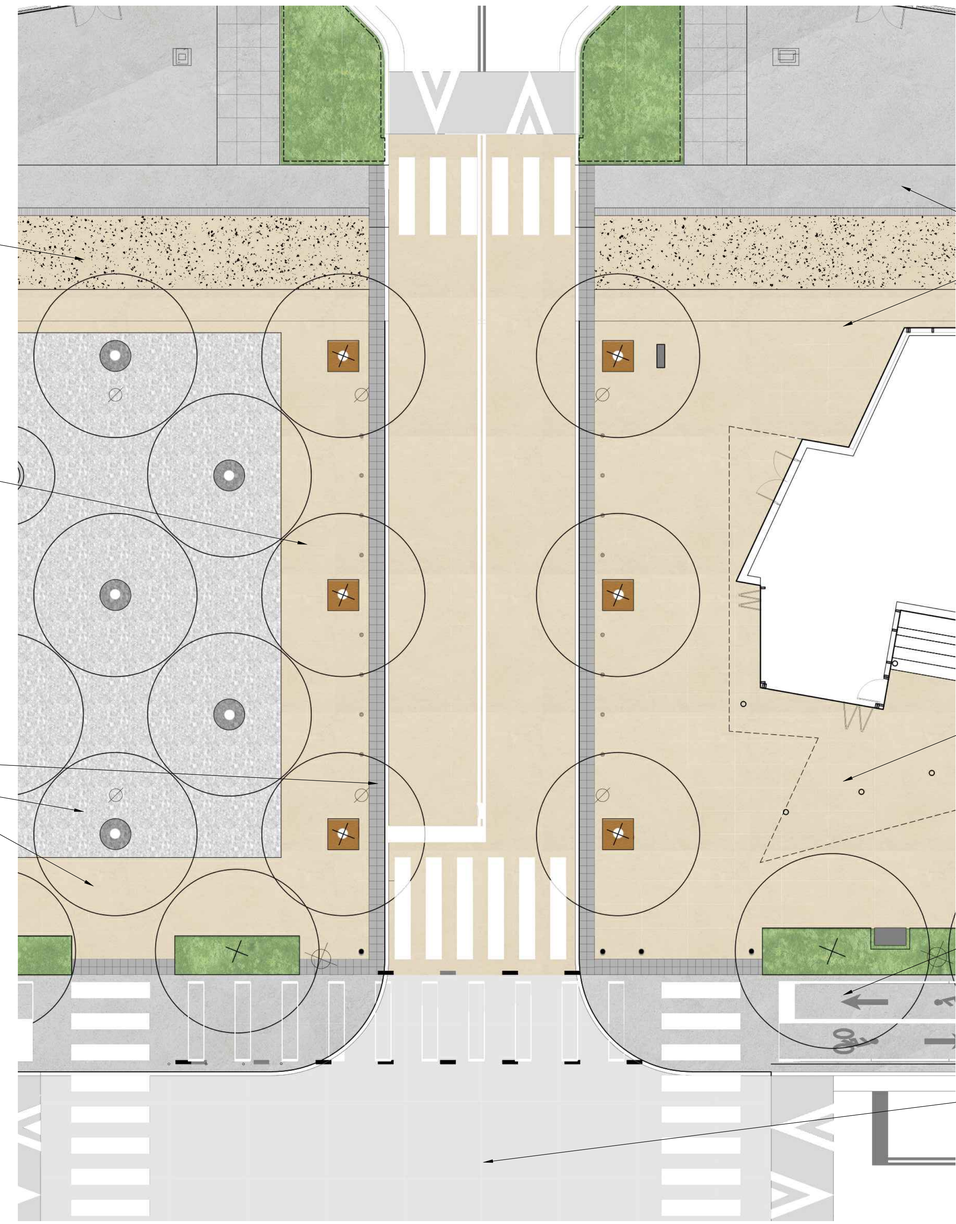
DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE:

DRAWING TITLE: ICE RINK DIAGRAM

SHEET NUMBER: L0701



NOTE:
DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY. COLORS SHOWN DO NOT REFLECT FINAL SELECTIONS BUT INSTEAD SERVE TO GRAPHICALLY DIFFERENTIATE PAVING TYPES. FINAL COLOR AND MATERIAL TO BE FINALIZED AS PART OF FSP SUBMISSION.

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	05/05/2023	COMPLETENESS
	06/02/2023	DD PRICING

KEY MAP
N

DATE: 05/05/2023
PROJECT NUMBER: W2108
SCALE: 1" = 80'-0"
PAVING TRANSITION DIAGRAM
DRAWING TITLE:

L0702
SHEET NUMBER:

NOTE:
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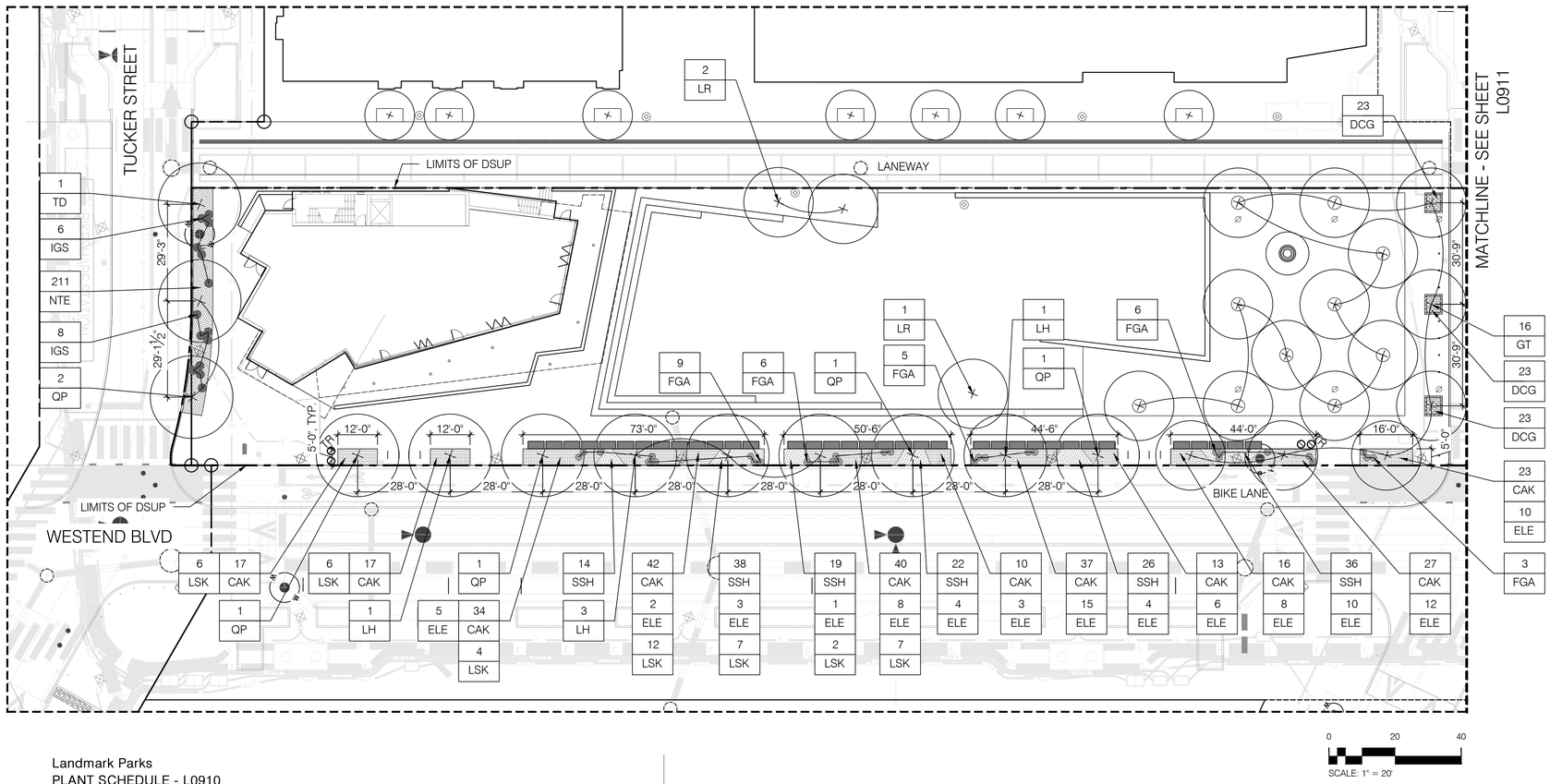
KEY MAP
N

DATE: 05/05/2023
PROJECT NUMBER: W2108
SCALE:
BRIDGE RENDERINGS
DRAWING TITLE:

L0703
SHEET NUMBER:

PLANTING LEGEND

- LAWN
- GARDEN PLANTING
- MEADOW PLANTING



0 20 40

SCALE: 1" = 20'

Landmark Parks
PLANT SCHEDULE - L0910

PREPARED: 05.10.2023

	CANOPY TREES					
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
16	GT	*Gleditsia triacanthos 'Shademaster'*	Shademaster Honeylocust	3.5" - 4" cal.	B&B	AS SHOWN
5	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
6	QP	*Quercus phellos*	Willow Oak	3.5" - 4" cal.	B&B	AS SHOWN
1	TD	*Taxodium distichum*	Bald Cypress	3.5" - 4" cal.	B&B	AS SHOWN

	SHRUBS					
	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
29	FGA	*Fothergilla gardenii*	Dwarf Fothergilla	3 Gal.	Container	AS SHOWN
14	IGS	*Ilex glabra 'Shamrock'*	Shamrock Inkberry Holly	5 Gal.	Container	AS SHOWN

	PERENNIALS & ORNAMENTAL GRASSES					
	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
276	CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.	Container	24" O.C.
69	DCG	Deschampsia cespitosa 'Goldtau'	Tufted Hair Grass	1 Gal.	Container	15" O.C.
91	ELE	*Echinacea 'leilani'*	Leilani Yellow Coneflower	1 Qt.	Container	15" O.C. or field layout
44	LSK	*Liatris spicata 'Kobold'*	Blazing Star	1 Qt.	Container	Field Layout
211	NTE	*Nassella tenuissima*	Mexican Feather Grass	1 Gal.	Container	18" O.C.
155	SSH	*Schizachyrium scoparium 'Ha Ha Tonka'*	Ha Ha Tonka Little Bluestem	1 Gal.	Container	18" O.C.

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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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PROJECT NAME
WestEnd Open Space Blocks
City of Alexandria

SEAL & SIGNATURE
COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
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	06/02/2023	DD PRICING

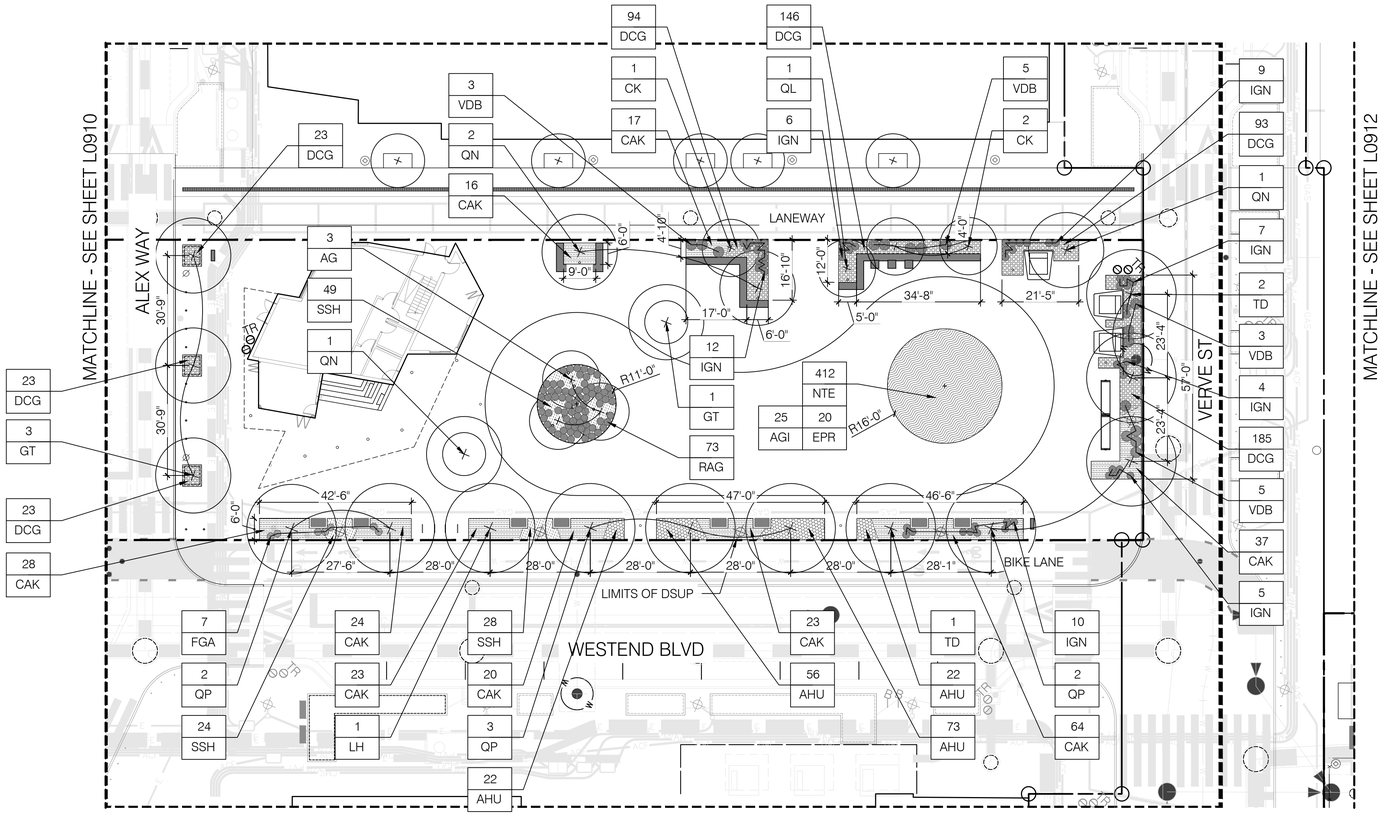
KEY MAP

N

DATE: 05/05/2023
PROJECT NUMBER: W2108
SCALE: 1" = 20'

PLANTING PLAN - AREA 1
DRAWING TITLE:

L0910
SHEET NUMBER:



PLANTING LEGEND

- LAWN
- GARDEN PLANTING
- MEADOW PLANTING

Landmark Parks - L0911
PLANT SCHEDULE

PREPARED: 05.10.2023

CANOPY TREES

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
3	CK	*Cladrastis kentukea*	Kentucky Yellowwood	3.5" - 4" cal.	B&B	AS SHOWN
4	GT	*Gleditsia triacanthos 'Shademaster'*	Shademaster Honeylocust	3.5" - 4" cal.	B&B	AS SHOWN
1	LH	*Liquidambar styraciflua, Happidaze*	Happidaze Seedless Sweetgum	3.5" - 4" cal.	B&B	AS SHOWN
1	QL	*Quercus lyrata*	Overcup Oak	3.5" - 4" cal.	B&B	AS SHOWN
4	QN	*Quercus nuttallii*	Nuttall Oak	3.5" - 4" cal.	B&B	AS SHOWN
7	QP	*Quercus phellos*	Willow Oak	3.5" - 4" cal.	B&B	AS SHOWN
3	TD	*Taxodium distichum*	Bald Cypress	3.5" - 4" cal.	B&B	AS SHOWN

UNDERSTORY TREES

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
3	AG	*Amelanchier x grandiflora 'Autumn Brilli*	Apple Serviceberry	3.5" - 4" cal. 10'-12' ht.	B&B	AS SHOWN

SHRUBS

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
7	FGA	*Fothergilla gardenii*	Dwarf Fothergilla	3 Gal.	Container	AS SHOWN
53	IGN	*Ilex glabra 'Nigra'*	Nigra Inkberry Holly	5 Gal.	Container	AS SHOWN
73	RAG	*Rhus aromatica 'Gro-Low'*	Grow-Low Fragrant Sumac	3 Gal.	Container	AS SHOWN
16	VDB	*Viburnum dentatum 'Blue Muffin'*	Arrowwood Viburnum	5 Gal.	Container	AS SHOWN

PERENNIALS & ORNAMENTAL GRASSES

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
173	AHU	Amsonia hubrichtii	Narrowleaf Blue Star	1 Gal.	Container	15" O.C.
252	CAK	Calamagrostis x acutiflora 'Karl Foerst	Karl Foerster Reed Grass	1 Gal.	Container	24" O.C.
587	DCG	Deschampsia cespitosa 'Goldtau'	Tufted Hair Grass	1 Gal.	Container	15" O.C.
412	NTE	*Nassella tenuissima*	Mexican Feather Grass	1 Gal.	Container	18" O.C.
101	SSH	*Schizachyrium scoparium 'Ha Ha Tonk*	Ha Ha Tonka Little Bluestem	1 Gal.	Container	18" O.C.

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PROJECT NAME
WestEnd Open Space Blocks
City of Alexandria

SEAL & SIGNATURE
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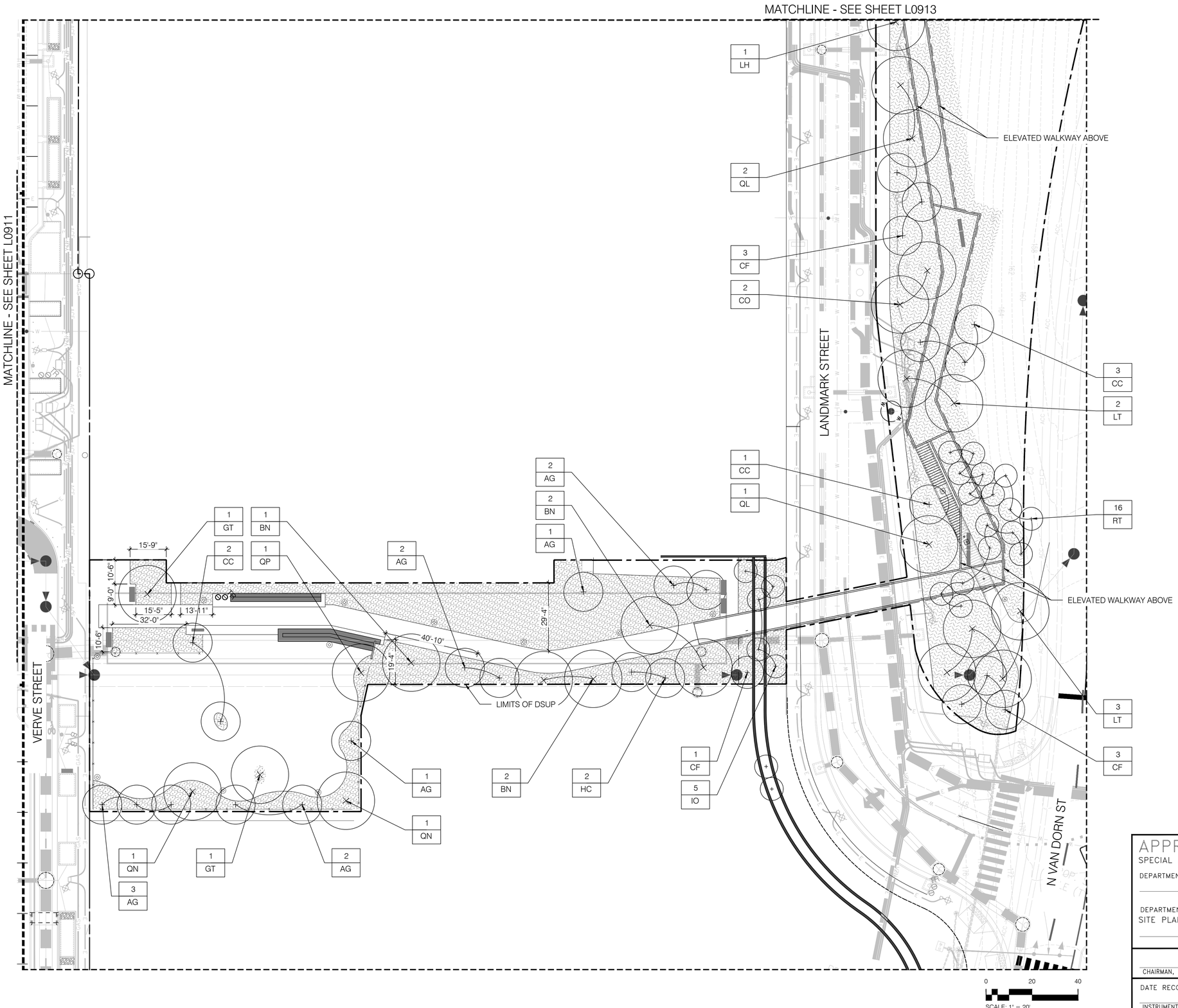
KEY MAP
N

DATE: 05/05/2023
PROJECT NUMBER: W2108
SCALE: 1" = 20'

DRAWING TITLE: PLANTING PLAN - AREA 2

SHEET NUMBER: L0911



PLANTING LEGEND

- LAWN
- GARDEN PLANTING
- MEADOW PLANTING

APPROVED

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KEY MAP

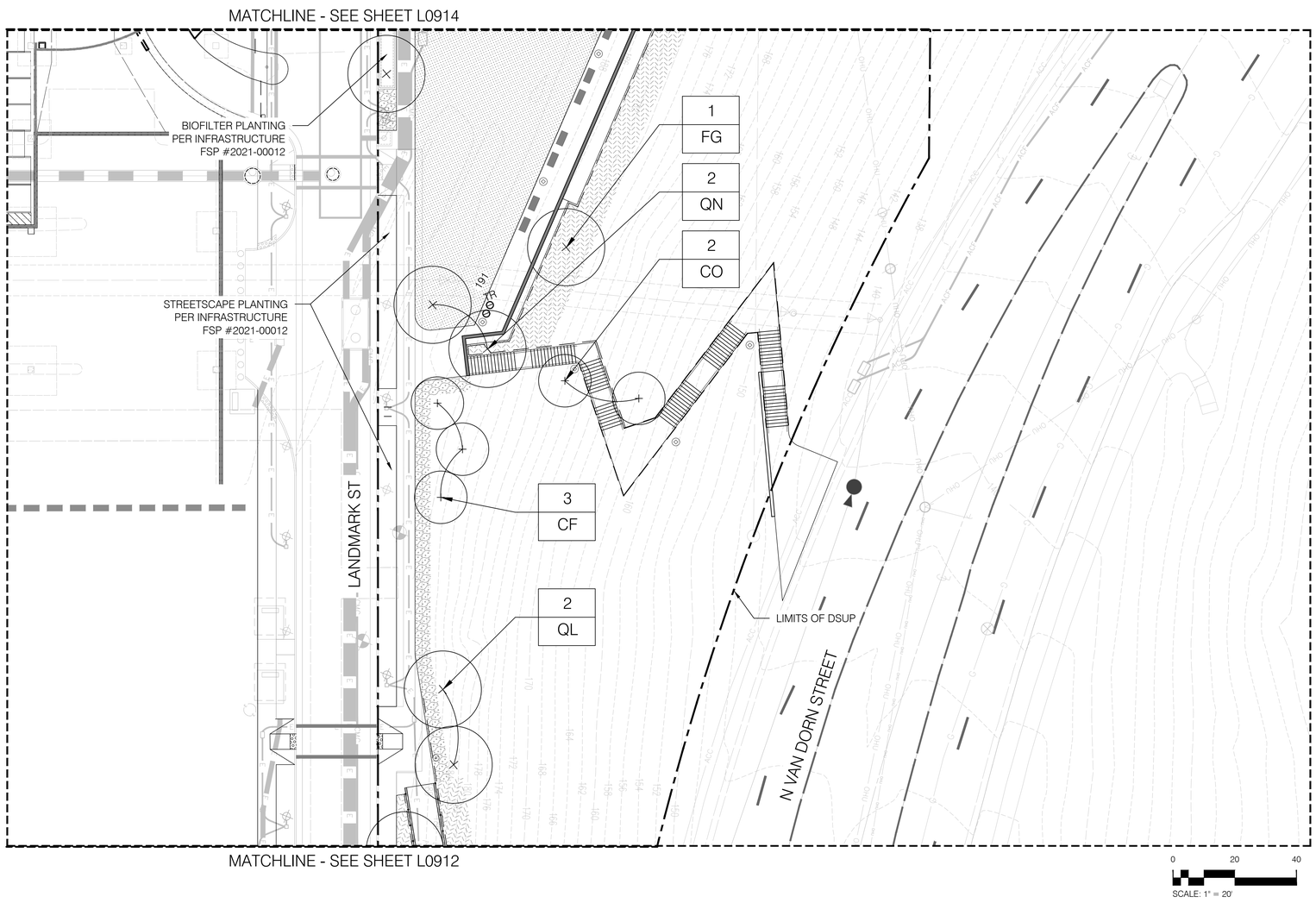
DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: PLANTING PLAN - AREA 3

SHEET NUMBER: L0912



PLANTING LEGEND

- LAWN
- GARDEN PLANTING
- MEADOW PLANTING

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KEY MAP

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DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: PLANTING PLAN - AREA 4

SHEET NUMBER: L0913

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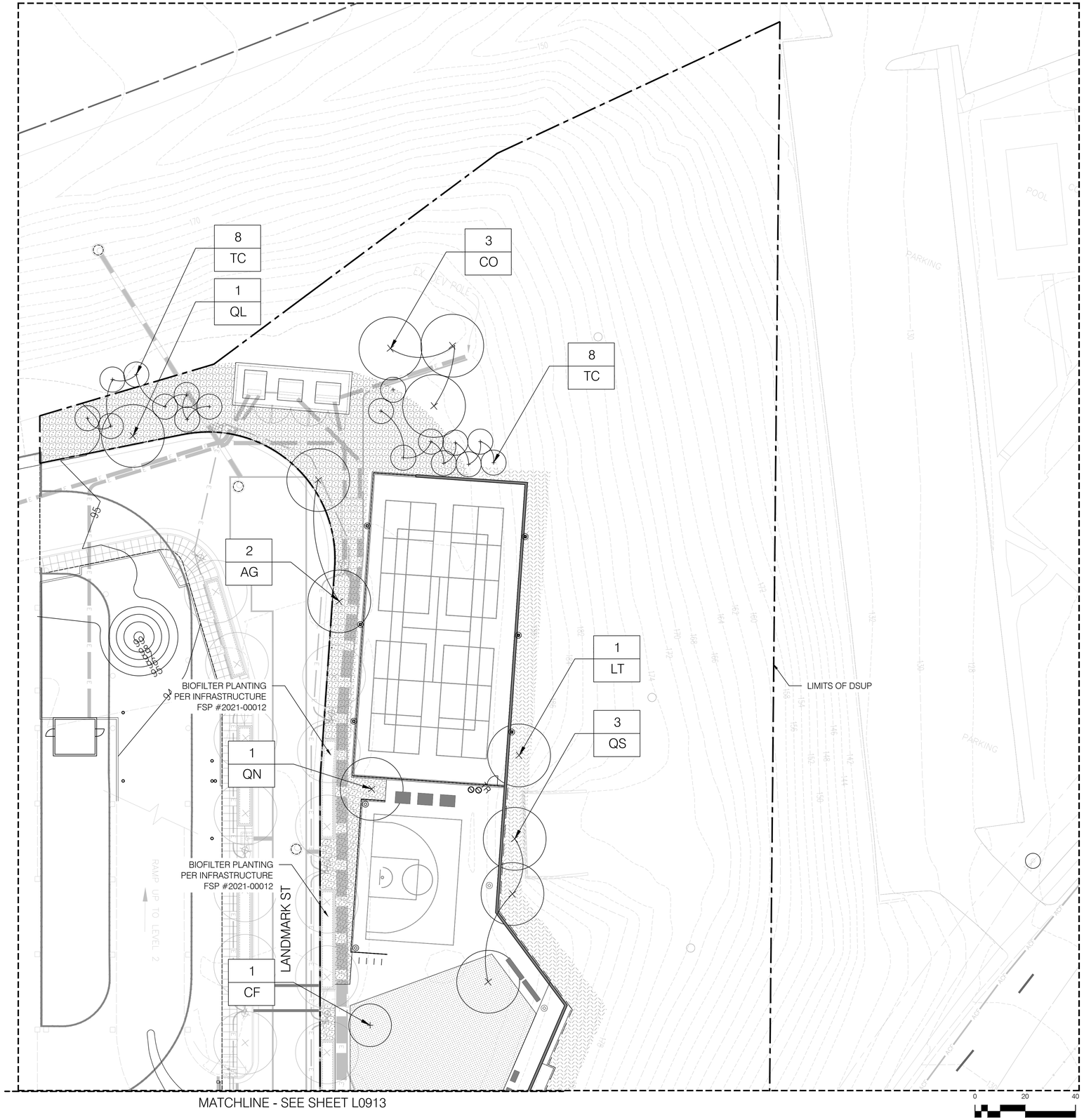

PLANTING LEGEND

- LAWN
- GARDEN PLANTING
- MEADOW PLANTING

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DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

COMPLETENESS SUBMISSION

NOT FOR CONSTRUCTION

ISSUE

MARK	DATE	DESCRIPTION
	11/29/2022	CONCEPT II
	03/10/2023	COMPLETENESS
	05/05/2023	COMPLETENESS
	06/02/2023	DD PRICING

KEY MAP

DATE: 05/05/2023

PROJECT NUMBER: W2108

SCALE: 1" = 20'

DRAWING TITLE: PLANTING PLAN - AREA 5

SHEET NUMBER: L0914

Landmark Parks
PLANT SCHEDULE

PREPARED: 05.05.2023

	CANOPY TREES					
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
5	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
3	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
22	GT	*Gleditsia triacanthos 'Shademaster'*	Shademaster Honeylocust	3.5" - 4" cal.	B&B	AS SHOWN
6	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
7	QL	*Quercus lyrata*	Overcup Oak	3.5" - 4" cal.	B&B	AS SHOWN
9	QN	*Quercus nuttallii*	Nuttall Oak	3.5" - 4" cal.	B&B	AS SHOWN
14	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
16	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
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
5	IO	*Ilex opaca*	American Holly	3.5" - 4" cal. 8'-10' 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

GARDEN PLANTING

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING INCH O.C. (or as shown)	NATIVE
BMP	*Buxus microphylla*	Littleleaf Boxwood	#5		30"	NO
BSW	*Buxus sinica var. insularis* 'Wintergreen'	Korean Boxwood	#5		30"	NO
CAR	*Clethra alnifolia 'Ruby Spice'*	Sweet Pepperbush	#5		30"	REGIONAL
FGA	*Fothergilla gardenii*	Dwarf Fothergilla	#5		30"	EASTERN U.S.
FMA	*Fothergilla major 'Arkansas Beauty'*	Arkansas Beauty Fothergilla	#5		30"	EASTERN U.S.
HQS	*Hydrangea quercifolia 'Snow Queen'*	Snow Queen Oakleaf Hydrangea	#7		30"	EASTERN U.S.
IGN	*Ilex glabra 'Nigra'*	Nigra Inkberry Holly	5 Gal.		24"	REGIONAL
IGS	*Ilex glabra* 'Shamrock'	Inkberry	#5		30"	REGIONAL
IVJ	*Ilex verticillata* 'Jim Dandy'	Winterberry	#5		48"	LOCAL
IVR	*Ilex verticillata* 'Red Sprite'	Dwarf Winterberry	#5		30"	LOCAL
RAG	*Rhus aromatica 'Gro-Low'*	Grow-Low Fragrant Sumac	3 Gal.		24"	LOCAL
RRA	*Rosa rugosa* 'Agnes'	Rugosa Rose	#5		30"	NO
RRW	*Rosa rugosa* 'White Pavement'	Rugosa Rose	#5		18"	NO
VDB	*Viburnum dentatum 'Christom'* Blue Muffin	Blue Muffin Arrowwood Viburnum	#5		36"	LOCAL

PERENNIALS AND ORNAMENTAL GRASSES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING INCH O.C. (or as shown)	NATIVE
AHU	*Amsonia hubrichtii*	Bluestar	Quart		24"	EASTERN U.S.
ATB	*Andropogon ternarius 'Black Mountain'*	Black Mountain Bluestem	Quart		18"	LOCAL
ATH	*Asclepias tuberosa 'Hello Yellow'*	Hello Yellow Butterfly Weed	Quart		12"	LOCAL
CAK	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Reed Grass	1 Gal.		24"	REGIONAL
CAR	*Carex divulsa*	Grassland Sedge	Quart		12"	NO
CPE	*Carex pensylvanica*	Pennsylvania Sedge	Quart		6"	REGIONAL
DCG	*Deschampsia cespitosa 'Goldtau'*	Golden Dew Tufted Hair Grass	Quart		18"	REGIONAL
ELE	*Echinacea 'leilani'*	Leilani Yellow Coneflower	Quart		15"	REGIONAL
EPR	*Echinacea purpurea* 'Rubinstern'	Purple Coneflower	Quart		12"	REGIONAL
EPW	*Echinacea purpurea* 'White Swan'	White Coneflower	Quart		12"	REGIONAL
EPM	*Eupatorium purpureum subsp. maculatum* 'Ga	Joe Pye Weed	Quart		24"	REGIONAL
HVA	*Heuchera villosa* 'Autumn Bride'	Hairy Alum Root	Quart		15"	REGIONAL
IVE	*Iris versicolor*	Blue Flag	Quart		15"	REGIONAL
JEF	*Juncus effusus*	Soft Rush	Quart		15"	LOCAL
LSA	*Liatris spicata 'Alba'*	White Gayfeather	Quart			LOCAL
LSF	*Liatris spicata 'Floristan Violet'*	Violet Gayfeather	Quart			LOCAL
LSK	*Liatris spicata 'Kobold'*	Blazing Star	Quart		Field Layou	LOCAL
NTE	*Nassella tenuissima*	Mexican Feather Grass	Quart		18"	U.S
PVS	*Panicum virgatum* 'Shenandoah'	Switch Grass	Quart		24"	LOCAL
RFS	*Rudbeckia fulgida var. sullivantii* 'Goldsturm'	Black-Eyed Susan	Quart		12"	REGIONAL
SES	*Seslaria autumnalis*	Autumn Moor Grass	Quart		12"	NO
SSH	*Schizachyrium scoparium 'Ha Ha Tonka'*	Ha Ha Tonka Little Bluestem	Quart		18"	LOCAL
SSS	*Schizachyrium scoparium* 'Smoke Signal' *PP27*	Bluestem Grass	Quart		18"	LOCAL

PERENNIALS AND ORNAMENTAL GRASSES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING INCH O.C. (or as shown)	NATIVE
PVS	*Panicum virgatum* 'Shenandoah'	Switch Grass			24"	LOCAL
SSS	*Schizachyrium scoparium* 'Smoke Signal' *PP27435*	Bluestem Grass			18"	LOCAL

Grass Seed for Stabilization

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%

BLOCK P

PLANTING TYPE	SIZE	CCA	QTY.	TOTAL CCA
CATEGORY I TREES	18"	250	26	6500
CATEGORY II TREES	25'	500	29	14500
CATEGORY III TREES	30'	750	0	0
CATEGORY IV TREES	40'	1,250	20	25000

Existing Crown Coverage to Remain	35,641
Crown Coverage Provided (s.f.)	78,600
Total Block Site Area (s.f.)	128,715
Total Site Area provided with CCA	89%

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSED: 163

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	16	10%	33%	grandiflora	16	10%	10%
Betula	5	3%	33%	nigra	5	3%	10%
Carya	7	4%	33%	ovata	7	4%	10%
Cercis	6	4%	33%	canadensis	6	4%	10%
Cladrastis	3	2%	33%	kentukea	3	2%	10%
Cornus	11	7%	33%	florida	11	7%	10%
Fagus	1	1%	33%	grandifolia	1	1%	10%
Geldtisia	22	13%	33%	triancanthos	22	13%	10%
Halesia	2	1%	33%	carolina	2	1%	10%
Ilex	5	3%	33%	opaca	5	3%	10%
Liriodendron	6	4%	33%	tulipifera	6	4%	10%
Liquidambar	10	6%	33%	styraciflua	10	6%	10%
Quercus	33	20%	33%	lyrata	7	4.3%	10%
				Nuttallii	9	5.5%	10%
				phellos	14	8.6%	10%
				shumardii	3	1.8%	10%
Rhus	16	10%	33%	typhina	16	10%	10%
Taxodium	4	2%	33%	distichum	4	2%	10%
Tsuga	16	10%	33%	canadensis	16	10%	10%

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2)THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.

3)THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.

4)ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.

5)INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

6)IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

7)SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

8)MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1)THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

2)THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

3)THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

4)ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

5)AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

6)AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

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

NOTE:
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
STANDARD LANDSCAPE PLAN NOTES
1 OF 1
Date drawn: 01/01/19
LD 016

A) STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS WITH PRESERVATION AREAS

1) VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

A. MAINTENANCE SHALL BE PRO-ACTIVE.

B. MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/TOPDRESSING.

C. WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.

2) AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:

A. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.

B. FELLING AND STORING VEGETATION. III. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.

C. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.

D. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.

E. DISPOSAL OF DEBRIS OR CHEMICALS. VII. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.

F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

A STANDARD TREE PRESERVATION NOTES
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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Source: CITY OF ALEXANDRIA
Approved by: COA
STANDARD TREE PRESERVATION PLAN NOTES
1 OF 1
Date drawn: 12/02/2019
LD 017

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.

DEVELOPER
FOULGER-PRATT DEVELOPMENT
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CONTACT: JAY KELLY

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213.739.9291

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ICE RINK CONSULTANT
832 ENGINEERING GROUP, INC.
2211 O'NEIL ROAD
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1.651.256.3090

LIGHTING DESIGNER
MCLA ARCHITECTURAL LIGHTING DESIGN
1000 POTOMAC STREET NW, SUITE 121
WASHINGTON, DC 20007
202.298.8062

PROJECT NAME
WestEnd Open Space Blocks
City of Alexandria

SEAL & SIGNATURE
COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

COMPLETENESS SUBMISSION
NOT FOR CONSTRUCTION

ISSUE

MARK	DATE	DESCRIPTION
	11/29/2022	CONCEPT II
	03/10/2023	COMPLETENESS
	05/05/2023	COMPLETENESS
	06/02/2023	DD PRICING

KEY MAP

DATE: 05/05/2023
PROJECT NUMBER: W2108
SCALE: NTS

PLANTING SCHEDULE
DRAWING TITLE:

L1000
SHEET NUMBER:

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		107,844
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	12,000	
Crown Cover from Proposed Shrubs	10,062	
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)	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	28,500	
Crown Cover from Proposed Shrubs	TBD	
BLOCK R		**17,018**
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	17,500	
Crown Cover from Proposed Shrubs	TBD	
TOTAL CROWN COVER PROVIDED (%)	42.3%	
TOTAL CROWN COVER PROVIDED (SF)	500,856	

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

NOTE: BLOCK P TO BE EXCLUDED FROM CANOPY COVERAGE CALCULATIONS PER CDD CONDITION #19.

		Site Area (s.f.)
BLOCK P		**128,715**
EXISTING CROWN COVER (SF)	81,478	
REMOVED CROWN COVER (SF)	45,837	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	35,641	
Crown Cover from Preserved Shrubs	TBD	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	46,000	
Crown Cover from Proposed Shrubs	TBD	

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. _____

DEVELOPER

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MCLA ARCHITECTURAL LIGHTING DESIGN
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WASHINGTON, DC 20007
202.298.8062

PROJECT NAME

WestEnd Open Space Blocks

City of Alexandria

SEAL & SIGNATURE

COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

COMPLETENESS SUBMISSION

NOT FOR CONSTRUCTION

ISSUE

MARK	DATE	DESCRIPTION
	11/29/2022	CONCEPT II
	03/10/2023	COMPLETENESS
	05/05/2023	COMPLETENESS
	06/02/2023	DD PRICING

KEY MAP

DATE: 05/05/2023

PROJECT NUMBER: W2108

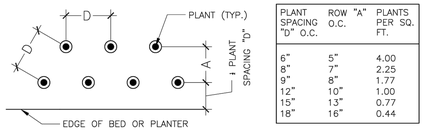
SCALE:

CANOPY COVERAGE MASTERPLAN

DRAWING TITLE:

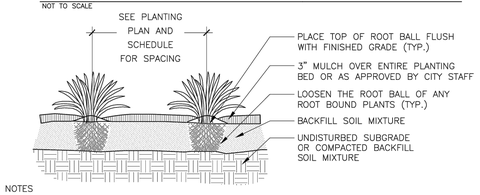
L1001

SHEET NUMBER: VALUE of 339



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:
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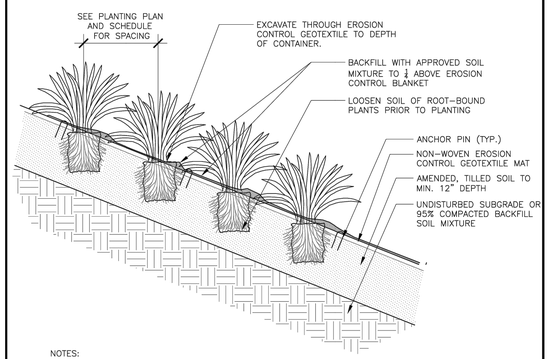
Source: CITY OF ALEXANDRIA
Approved by: COA
GROUNDCOVER & PERENNIAL PLANTING
I OF I
Date drawn: 01/01/19
LD 011

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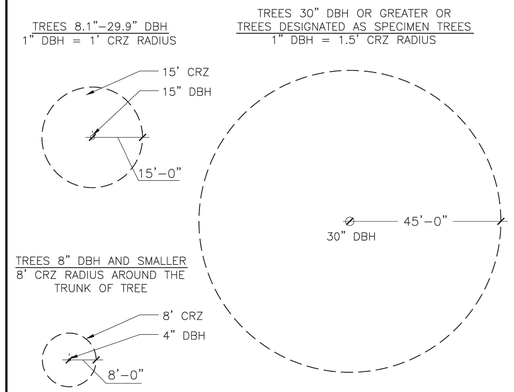
Source: CITY OF ALEXANDRIA
Approved by: COA
GROUNDCOVER & PERENNIAL PLANTING ON SLOPE
I OF I
Date drawn: 01/01/19
LD 012

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

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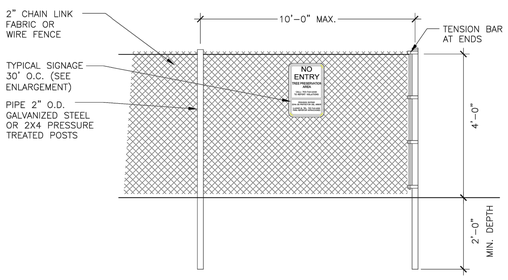
Source: CITY OF ALEXANDRIA
Approved by: COA
CRITICAL ROOT ZONE
I OF I
Date drawn: 01/01/19
LD 013

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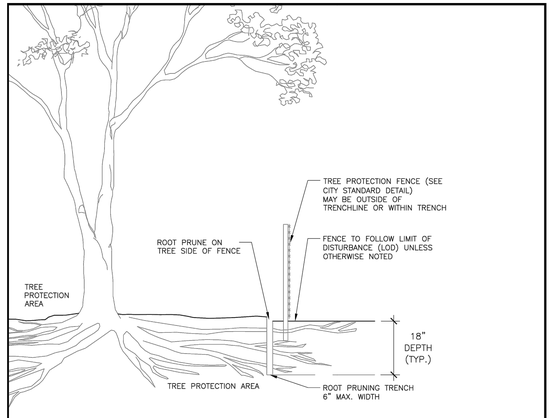
Source: CITY OF ALEXANDRIA
Approved by: COA
TREE PROTECTION FENCE
I OF I
Date drawn: 01/01/19
LD 014

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
Approved by: COA
ROOT PRUNING
I OF I
Date drawn: 01/01/19
LD 015

5 ROOT PRUNING
SCALE: NTS

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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MCLA ARCHITECTURAL LIGHTING DESIGN
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WASHINGTON, DC 20007
202.298.8062

PROJECT NAME
WestEnd Open Space Blocks
City of Alexandria

SEAL & SIGNATURE
COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

COMPLETENESS SUBMISSION
NOT FOR CONSTRUCTION

ISSUE

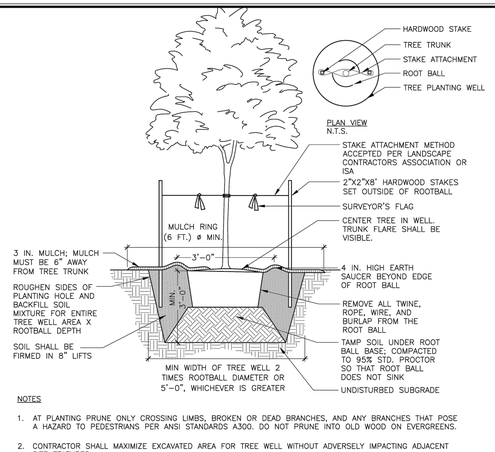
MARK	DATE	DESCRIPTION
	11/29/2022	CONCEPT II
	03/10/2023	COMPLETENESS
	05/05/2023	COMPLETENESS
	06/02/2023	DD PRICING

KEY MAP

DATE: 05/05/2023
PROJECT NUMBER: W2108
SCALE: NTS

PLANTING DETAILS
DRAWING TITLE:

L1010
SHEET NUMBER:



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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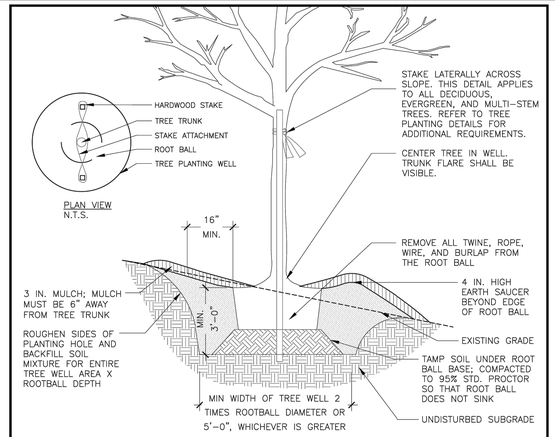
Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
DECIDUOUS TREE PLANTING
1 OF 1
LD 001



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. REFER TO STAKING DETAILS.
7. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

A TREE PLANTING ON SLOPE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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CITY OF ALEXANDRIA, VIRGINIA

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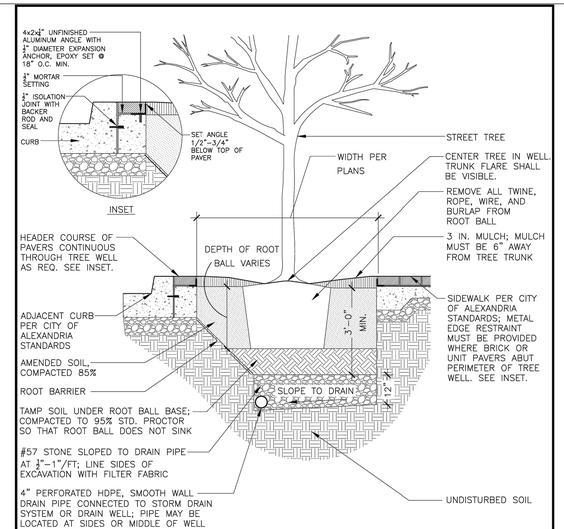
Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
TREE PLANTING ON SLOPE
1 OF 1
LD 004



NOTES

1. THIS CROSS-SECTION APPLIES TO BOTH TREE PLANTING STRIPS AND TREE PLANTING WELLS.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL STREET TREE PLANTING NOTES.

A STREET TREE PLANTING WELL
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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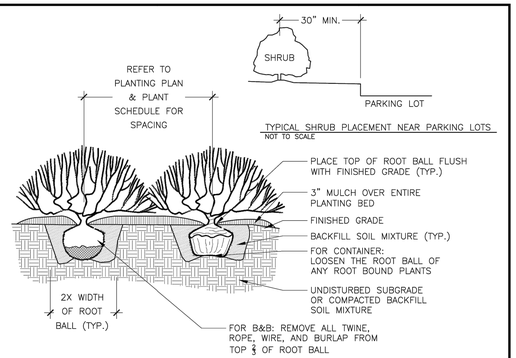
Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
STREET TREE PLANTING WELL
1 OF 1
LD 005



NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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Source: CITY OF ALEXANDRIA
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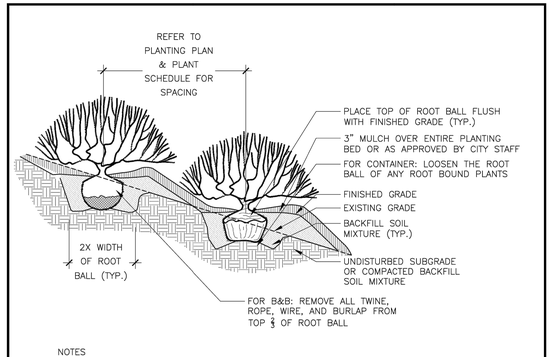
Date drawn: 01/01/19
SHRUB PLANTING
1 OF 1
LD 009



NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

A SHRUB PLANTING ON SLOPE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
SHRUB PLANTING ON SLOPE
1 OF 1
LD 010

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

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POTOMAC, MD 20854
240.499.9600
CONTACT: JAY KELLY

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WASHINGTON DC 20009
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FOUNTAIN CONSULTANT
FLUIDITY DESIGN CONSULTANTS
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LOS ANGELES, CALIFORNIA 90014
213.739.9291

PLAYGROUND CONSULTANT
EARTHSCAPE
7215 WELLINGTON ROAD 86
WALLENSTEIN, ON CANADA N0B 2S0
1.877.269.2972

ICE RINK CONSULTANT
B32 ENGINEERING GROUP, INC.
2211 O'NEIL ROAD
HUDSON, WI 54016
1.651.256.3090

LIGHTING DESIGNER
MCLA ARCHITECTURAL LIGHTING DESIGN
1000 POTOMAC STREET NW, SUITE 121
WASHINGTON, DC 20007
202.298.8062

PROJECT NAME
WestEnd Open Space Blocks
City of Alexandria

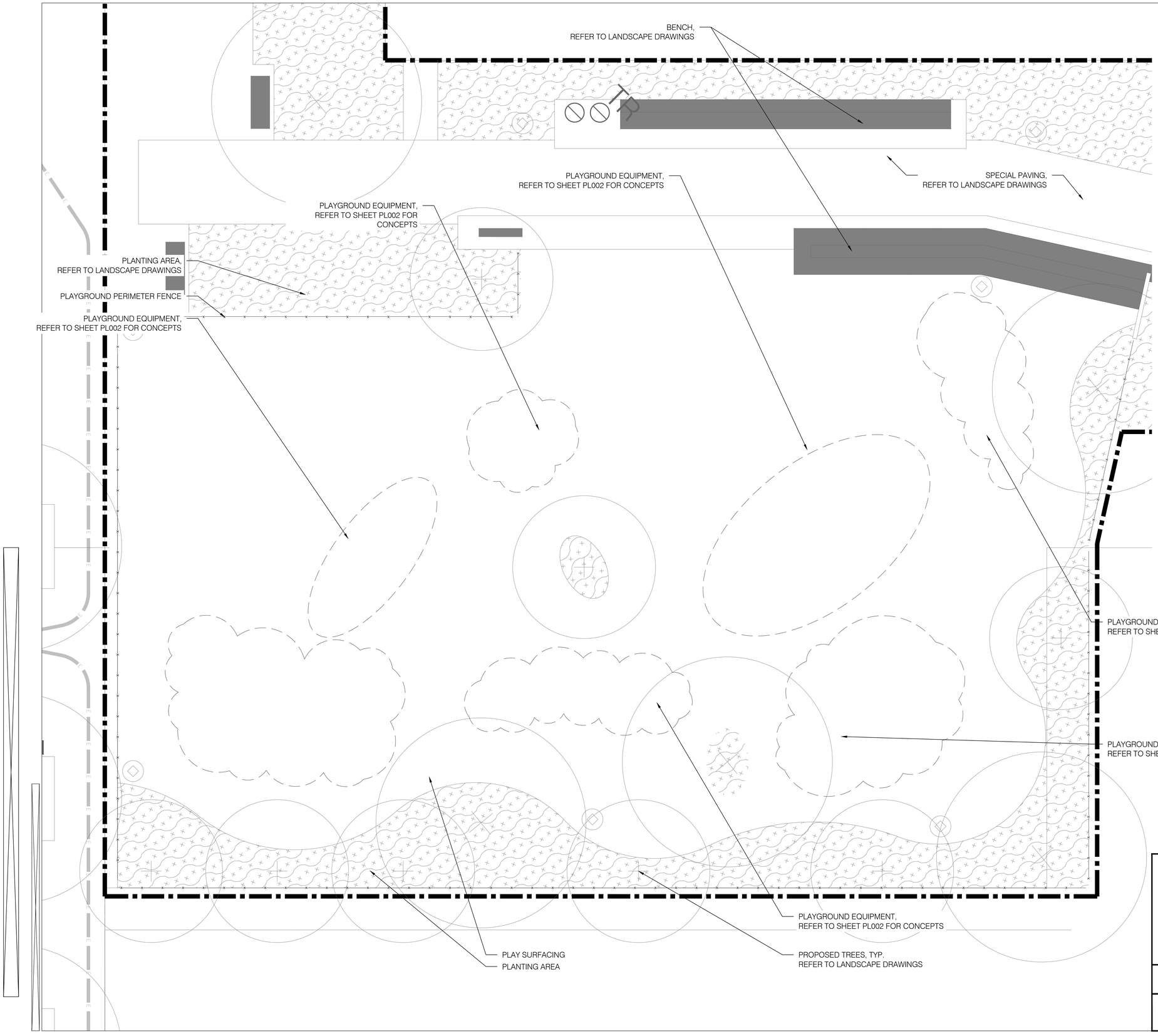
SEAL & SIGNATURE
COMMONWEALTH OF VIRGINIA
DONALD RAY HOOVER
Lic. No. 406000790
LANDSCAPE ARCHITECT

COMPLETENESS SUBMISSION
NOT FOR CONSTRUCTION

ISSUE

MARK	DATE	DESCRIPTION
	11/29/2022	CONCEPT II
	03/10/2023	COMPLETENESS
	05/05/2023	COMPLETENESS
	06/02/2023	DD PRICING

KEY MAP
DATE: 05/05/2023
PROJECT NUMBER: W2108
SCALE: NTS
DRAWING TITLE: PLANTING DETAILS
SHEET NUMBER: L1011



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KEY MAP

DATE: 05/05/2023

PROJECT NUMBER: W2108

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

DRAWING TITLE: PLAYGROUND PLAN

SHEET NUMBER: PL001

NOTES:

- IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL EQUIPMENT TO BE DETERMINED AND SHOWN BY RELEASE OF FINAL SITE PLAN.
- GOAL IS TO PROVIDE A RANGE OF PLAY EQUIPMENT WHICH COULD BE PROVIDED.
- PLAYGROUND WILL BE AVAILABLE TO THE PUBLIC AS A SITEWIDE AMENITY. FUTURE SIGNAGE WITH CLEARLY IDENTIFY THE HOURS OF OPERATION WHEN THE SPACE IS AVAILABLE FOR USE (SIMILAR HOURS AS THOSE TO BE PROPOSED FOR THE PICKLEBALL AND BASKETBALL COURTS.
- SELECTED PLAY EQUIPMENT WILL BE GEARED TOWARDS PLAY OF ALL AGES; VARYING LEVELS OF DIFFICULTY TO ALLOW SPACE FOR YOUNGER CHILDREN AND OLDER CHILDREN TO HAVE EXPERIENCE IN THE PLAY SPACE.
- DIFFERENTIATION OF AGE/DIFFICULTY WILL BE ENSURED BY TWO SEPARATE BUT ADJOINING PLAY EXPERIENCES.
- PLAY SPACE WILL PROVIDE ADA ACCESSIBLE OPPORTUNITIES FOR CHILDREN OF VARYING ABILITIES.

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KEY MAP

DATE: 05/05/2023

PROJECT NUMBER: W2108

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

DRAWING TITLE: PLAYGROUND DETAILS

SHEET NUMBER: PL002