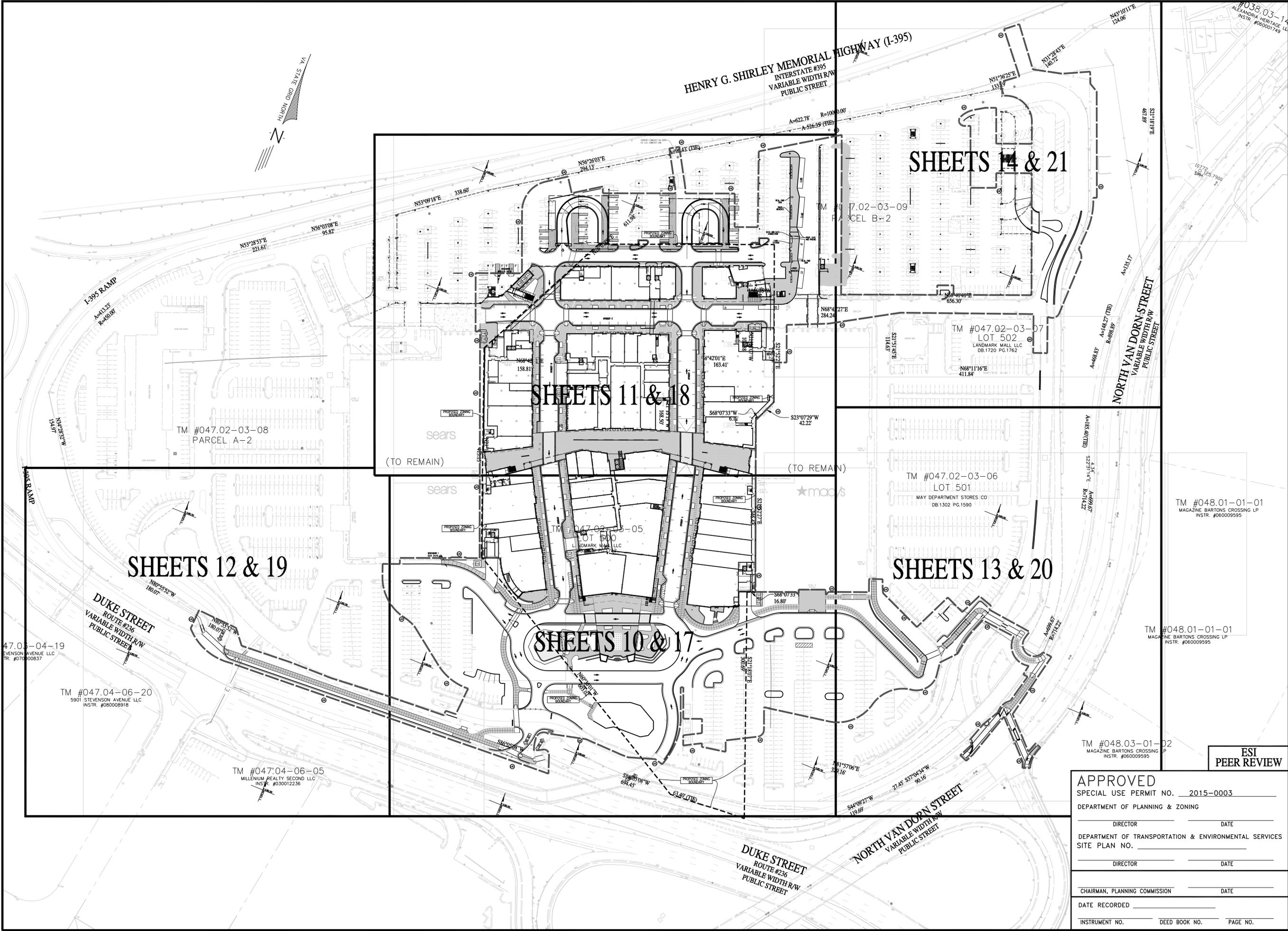




Urban, Ltd. - J:\095\LandmarkMall\Preliminary\_SPA\03-03-Overview.dwg [OVERVIEW 80 SCALE] February 13, 2015 - 2:21pm mdyk



**APPROVED**  
 SPECIAL USE PERMIT NO. 2015-0003  
 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. \_\_\_\_\_

ESI  
 PEER REVIEW

OVERVIEW PLAN

**LANDMARK MALL-MIXED USE  
 DSUP AMENDMENT**  
 CITY OF ALEXANDRIA  
 ALEXANDRIA, VIRGINIA

DATE: JAN., 2015  
 CL- N/A

SCALE: 1"=80'

SHEET  
 02  
 OF  
 28

FILE No.  
 DSP-1877

PLAN DATE	No.	DATE	DESCRIPTION	REVISIONS
01-22-15				
02-13-15				

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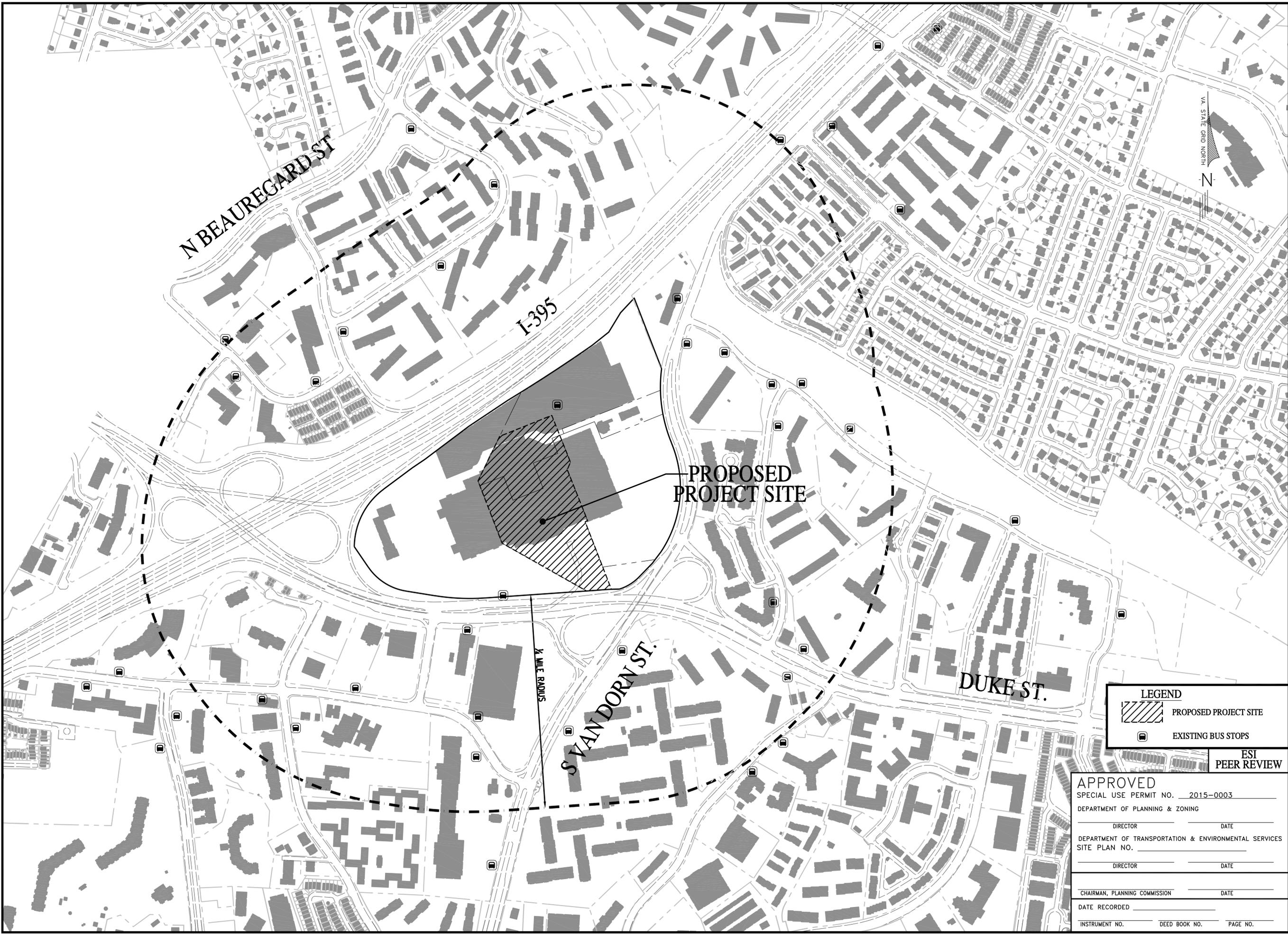
COMMONWEALTH OF VIRGINIA  
 CLAYTON C. TOOK  
 Lic. No. 038790  
 02/12/10  
 PROFESSIONAL ENGINEER

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Building Tabulations - Existing Retail being Removed											
Building ID	Use	Total Building Floor Area (S.F.)	Number of Seats	Level 1 Floor Area	Level 2 Floor Area	Level 3 Floor Area	FAR - Site See note 1	FAR - App. Area See note 2	Building Height	Avg Building Grade	
Mall	Retail	643,194 S.F.	0 Seats	321,597 S.F.	321,597 S.F.	0 S.F.	0.287		N/A	2 Stories	
Building Tabulations - Existing Retail to Remain											
Building ID	Use	Total Building Floor Area (S.F.)	Number of Seats	Level 1 Floor Area	Level 2 Floor Area	Level 3 Floor Area	FAR - Site See note 1	FAR - App. Area See note 2	Building Height	Avg Building Grade	
Existing Sears	Retail	203,596 S.F.	0 Seats	89,487 S.F.	114,109 S.F.	0 S.F.	0.091		N/A	2 Stories	
Existing Sears Tire and Auto	Retail	37,310 S.F.	0 Seats	37,310 S.F.	0 S.F.	0 S.F.	0.017		N/A	1 Story	
Existing Macy's	Retail	185,002 S.F.	0 Seats	81,160 S.F.	103,842 S.F.	0 S.F.	0.083		N/A	2 Stories	
Existing Bank	Bank	3,150 S.F.	0 Seats	3,150 S.F.	0 S.F.	0 S.F.	0.001		N/A	1 Story	
Existing Arlington Forest Service Center	Retail	5,402 S.F.	0 Seats	5,402 S.F.	0 S.F.	0 S.F.	0.002		N/A	1 Story	
Garage Area		35,334 S.F.	0 Seats	17,667 S.F.	17,667 S.F.	0 S.F.	0.016		N/A	2 Stories	
	Subtotal:	469,794 S.F.	0 Seats	234,176 S.F.	235,618 S.F.	0 S.F.	0.210		0.000		
Building Tabulation - Proposed Retail											
Building ID	Use	Total Building Floor Area (S.F.)	Number of Seats	Level 1 Floor Area	Level 2 Floor Area	Level 3 Floor Area	FAR - Site See note 1	FAR - App. Area See note 2	Building Height	Avg Building Grade	
A	Restaurant	Indoor 4,326 S.F.	265 Seats	4,326 S.F.	0 S.F.	0 S.F.	0.002	0.009	1 Story (17')	199.71	
A	Retail	41,976 S.F.	0 Seats	19,312 S.F.	22,664 S.F.	0 S.F.	0.019	0.086	2 Stories (34')	199.71	
A	Outdoor Floor Area	1,648 S.F.	0 Seats	1,302 S.F.	346 S.F.	0 S.F.	0.001	0.003			
	Bldg A Subtotal	47,950 S.F.	265 Seats	24,940 S.F.	23,010 S.F.	0 S.F.	0.021	0.098			
B	Restaurant	Indoor 0 S.F.	0 Seats	0 S.F.	0 S.F.	0 S.F.	0.000	0.000			
B	Retail	20,030 S.F.	0 Seats	20,030 S.F.	0 S.F.	0 S.F.	0.009	0.041	2 Stories (25')	196.00	
B	Outdoor Floor Area	823 S.F.	0 Seats	823 S.F.	0 S.F.	0 S.F.	0.000	0.002			
	Bldg B Subtotal	20,853 S.F.	0 Seats	20,853 S.F.	0 S.F.	0 S.F.	0.009	0.043			
C1	Restaurant	Indoor 6,185 S.F.	151 Seats	6,185 S.F.	0 S.F.	0 S.F.	0.003	0.013	2 Stories (25')	196.00	
C1	Retail	31,176 S.F.	0 Seats	31,176 S.F.	0 S.F.	0 S.F.	0.014	0.064			
C1	Outdoor Floor Area	1,085 S.F.	0 Seats	1,085 S.F.	0 S.F.	0 S.F.	0.000	0.002			
	Bldg C1 Subtotal	38,446 S.F.	151 Seats	38,446 S.F.	0 S.F.	0 S.F.	0.017	0.079			
C2	Restaurant	Indoor 15,579 S.F.	550 Seats	15,579 S.F.	0 S.F.	0 S.F.	0.007	0.032	2 Stories (25')	196.00	
C2	Retail	1,229 S.F.	0 Seats	1,229 S.F.	0 S.F.	0 S.F.	0.001	0.003			
C2	Outdoor Floor Area	3,741 S.F.	0 Seats	3,741 S.F.	0 S.F.	0 S.F.	0.002	0.008			
	Bldg C2 Subtotal	20,549 S.F.	550 Seats	20,549 S.F.	0 S.F.	0 S.F.	0.009	0.042			
D	Restaurant	Indoor 0 S.F.	0 Seats	0 S.F.	0 S.F.	0 S.F.	0.000	0.000			
D	Retail	27,691 S.F.	0 Seats	27,691 S.F.	0 S.F.	0 S.F.	0.012	0.057	2 Stories (25')	196.00	
D	Outdoor Floor Area	728 S.F.	0 Seats	728 S.F.	0 S.F.	0 S.F.	0.000	0.001			
	Bldg D Subtotal	28,419 S.F.	0 Seats	28,419 S.F.	0 S.F.	0 S.F.	0.013	0.058			
E	Restaurant	Indoor 5,244 S.F.	295 Seats	5,244 S.F.	0 S.F.	0 S.F.	0.002	0.011	1 Story (19')	197.40	
E	Retail	55,604 S.F.	0 Seats	26,090 S.F.	29,514 S.F.	0 S.F.	0.025	0.114	2 Stories (36')	197.40	
E	Outdoor Floor Area	1,329 S.F.	0 Seats	931 S.F.	398 S.F.	0 S.F.	0.001	0.003			
	Bldg E Subtotal	62,177 S.F.	295 Seats	32,265 S.F.	29,912 S.F.	0 S.F.	0.028	0.127			
F	Restaurant	Indoor 12,406 S.F.	455 Seats	12,406 S.F.	0 S.F.	0 S.F.	0.006	0.025	2 Stories (44')	196.50	
F	Retail	35,578 S.F.	0 Seats	35,578 S.F.	0 S.F.	0 S.F.	0.016	0.073	2 Stories (37')	196.50	
F	Cinema	44,642 S.F.	800 Seats	0 S.F.	44,642 S.F.	0 S.F.	0.020	0.091	2 Stories (37')	196.50	
F	Outdoor Floor Area	2,858 S.F.	0 Seats	2,232 S.F.	626 S.F.	0 S.F.	0.001	0.001			
	Bldg F Subtotal	95,484 S.F.	1,255 Seats	50,216 S.F.	45,268 S.F.	0 S.F.	0.043	0.196			
Garage		3,699 S.F.	0 Seats	3,699 S.F.	0 S.F.	0 S.F.	0.002	0.008			
Additional Floor Area to be distributed	varies	0 S.F.	0 Seats	0 S.F.	0 S.F.	0 S.F.	0.000	0.000			
	Subtotal:	317,577 S.F.	2,516 Seats	219,387 S.F.	98,190 S.F.	0 S.F.	0.142	0.6508			
	Retail Total:	787,371 S.F.	2,516 Seats	453,563 S.F.	333,808 S.F.	0 S.F.	0.351				
Building Tabulation - Proposed Residential											
Building ID	Use	Level	Floor area	Total No. of Units	1 Bedroom	2 Bedroom	3 Bedroom	Density - Site See note 1 units/acre	Density - App. Area See note 2 units/acre	Building Height	Avg Building Grade
B	Residential	1	1,315	0	0 UNITS	0 UNITS	0 UNITS				196.00
		2	16,469	16	9 UNITS	7 UNITS	0 UNITS				196.00
		3	16,468	15	8 UNITS	7 UNITS	0 UNITS				196.00
		4	16,437	16	9 UNITS	7 UNITS	0 UNITS				196.00
		5	16,437	16	9 UNITS	7 UNITS	0 UNITS				196.00
		6	17,720	16	9 UNITS	7 UNITS	0 UNITS				196.00
		Subtotal	84,846	79	44	35	0	1.53	7.05	6 Stories (85')	
C1	Residential	1	1,269	0	0 UNITS	0 UNITS	0 UNITS				196.00
		2	29,463	15	8 UNITS	7 UNITS	0 UNITS				196.00
		3	27,728	27	14 UNITS	13 UNITS	0 UNITS				196.00
		4	29,432	28	14 UNITS	14 UNITS	0 UNITS				196.00
		5	29,432	28	14 UNITS	14 UNITS	0 UNITS				196.00
		6	32,547	28	14 UNITS	14 UNITS	0 UNITS				196.00
		Subtotal	149,871	126	64	62	0	2.45	11.25	6 Stories (85')	
C2	Residential	1	2,085	0	0 UNITS	0 UNITS	0 UNITS				196.00
		2	17,057	14	9 UNITS	5 UNITS	0 UNITS				196.00
		3	20,125	14	9 UNITS	5 UNITS	0 UNITS				196.00
		4	17,057	14	9 UNITS	5 UNITS	0 UNITS				196.00
		5	17,057	14	9 UNITS	5 UNITS	0 UNITS				196.00
		6	18,685	14	9 UNITS	5 UNITS	0 UNITS				196.00
		Subtotal	92,066	70	45	25	0	1.36	6.25	6 Stories (85')	
D	Residential	1	1,433	0	0 UNITS	0 UNITS	0 UNITS				196.00
		2	22,871	22	8 UNITS	14 UNITS	0 UNITS				196.00
		3	23,052	22	8 UNITS	14 UNITS	0 UNITS				196.00
		4	23,052	22	8 UNITS	14 UNITS	0 UNITS				196.00
		5	23,052	22	8 UNITS	14 UNITS	0 UNITS				196.00
		6	25,662	22	8 UNITS	14 UNITS	0 UNITS				196.00
		Subtotal	119,122	110	40	40	0	2.14	9.82	6 Stories (85')	
	Residential SubTotal:		445,905	385	193	192	0	7.48	34.37		
	Additional Floor Area to be Distributed:		4,095								
	Residential Total:		450,000								

Original Parking Tabulation for Portions of Mall to Remain (per Site Plan RES-052)											
Building	Use	Level	Floor Area	N.F.A.	Required	Parking Spaces/1000 s.f.	Spaces Required	Required	Spaces/1000 s.f.	Spaces Req.	Comments
Sears		1		89,487	1,2720	5.217	467	1/2000	0.050	5	
		2		114,109	1,2730	3.636	415	1/2000	0.050	6	
Sears Tire & Auto		1		37,310							
Macy's		1		81,160	1,2730	5.217	423	1/2000	0.050	5	
		2		103,842	1,2730	3.636	378	1/2000	0.050	6	
Bank		1		3,150	1,2720	5.214	18	N/A			
Arlington Forest Service Center		1		5,402	1,2720	5.217	28	N/A			
Existing Garage Area		1		17,667			0				
		2		17,667			0				
	Subtotal			469,794			1729			22	
Proposed Parking Tabulations - Retail											
Building	Use	Level	Floor Area	Seats	Required	Parking Spaces/1000 s.f.	Spaces Required	Required	Spaces/1000 s.f.	Spaces Req.	Comments
A	Restaurant	1	4,326	159 seats	1/4 seats		40	1/2000	0.050	1	1 seat per 15' of net. Assume net is 55% of Gross
A	Retail	1	19,312	0	1,2720	5.217	101	1/2000	0.050	1	
A	Retail	2	22,664	0	1,2730	3.636	83	1/2000	0.050	2	
A	Outdoor Floor Area	1	1,302	0	1,2720	5.217	7	1/2000	0.050	1	
A	Outdoor Floor Area	2	346	0	1,2720	5.217	2	1/2000	0.050	1	
A	Outdoor Seating Area	1	1,168	65 seats	1/4 seats		17	1/2000	0.050	1	1 seat per 18' of net.
A	Outdoor Canopy	1	0	0	1,2720	5.217	0	1/2000	0.050	0	
B	Restaurant	1	0	0 seats	1/4 seats		0	1/2000	0.050	0	1 seat per 15' of net. Assume net is 55% of Gross
B	Retail	1	20,030	0	1,2730	5.217	105	1/2000	0.050	2	
B	Retail	2	0	0	1,2730	3.636	0	1/2000	0.050	0	
B	Outdoor Floor Area	1	823	0	1,2730	5.217	5	1/2000	0.050	1	
B	Outdoor Seating Area	1	0	0 seats	1/4 seats		0	1/2000	0.050	0	1 seat per 18' of net.
B	Outdoor Canopy	1	0	0	1,2720	5.217	0	1/2000	0.050	0	
C1	Restaurant	1	6,185	227 seats	1/4 seats		57	1/2000	0.050	1	1 seat per 15' of net. Assume net is 55% of Gross
C1	Retail	1	31,176	0	1,2720	5.217	163	1/2000	0.050	2	
C1	Retail	2	0	0	1,2730	3.636	0	1/2000	0.050	0	
C1	Outdoor Floor Area	1	1,085	0	1,2720	5.217	6	1/2000	0.050	1	
C1	Outdoor Seating Area	1	0	0 seats	1/4 seats		0	1/2000	0.050	0	1 seat per 18' of net.
C1	Outdoor Canopy	1	0	0	1,2720	5.217	0	1/2000	0.050	0	
C2	Restaurant	1	15,579	571 seats	1/4 seats		143	1/2000	0.050	1	1 seat per 15' of net. Assume net is 55% of Gross
C2	Retail	1	1,229	0	1,2720	5.217	7	1/2000	0.050	1	
C2	Retail	2	0	0	1,2730	3.636	0	1/2000</			

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**LEGEND**

PROPOSED PROJECT SITE

EXISTING BUS STOPS

**ESI  
PEER REVIEW**

**APPROVED**  
SPECIAL USE PERMIT NO. 2015-0003

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. \_\_\_\_\_

CONTEXT PLAN

LANDMARK MALL-MIXED USE  
DSUP AMENDMENT  
CITY OF ALEXANDRIA  
ALEXANDRIA, VIRGINIA

SCALE: 1"=250'

DATE: JAN., 2015

CL-1=N/A

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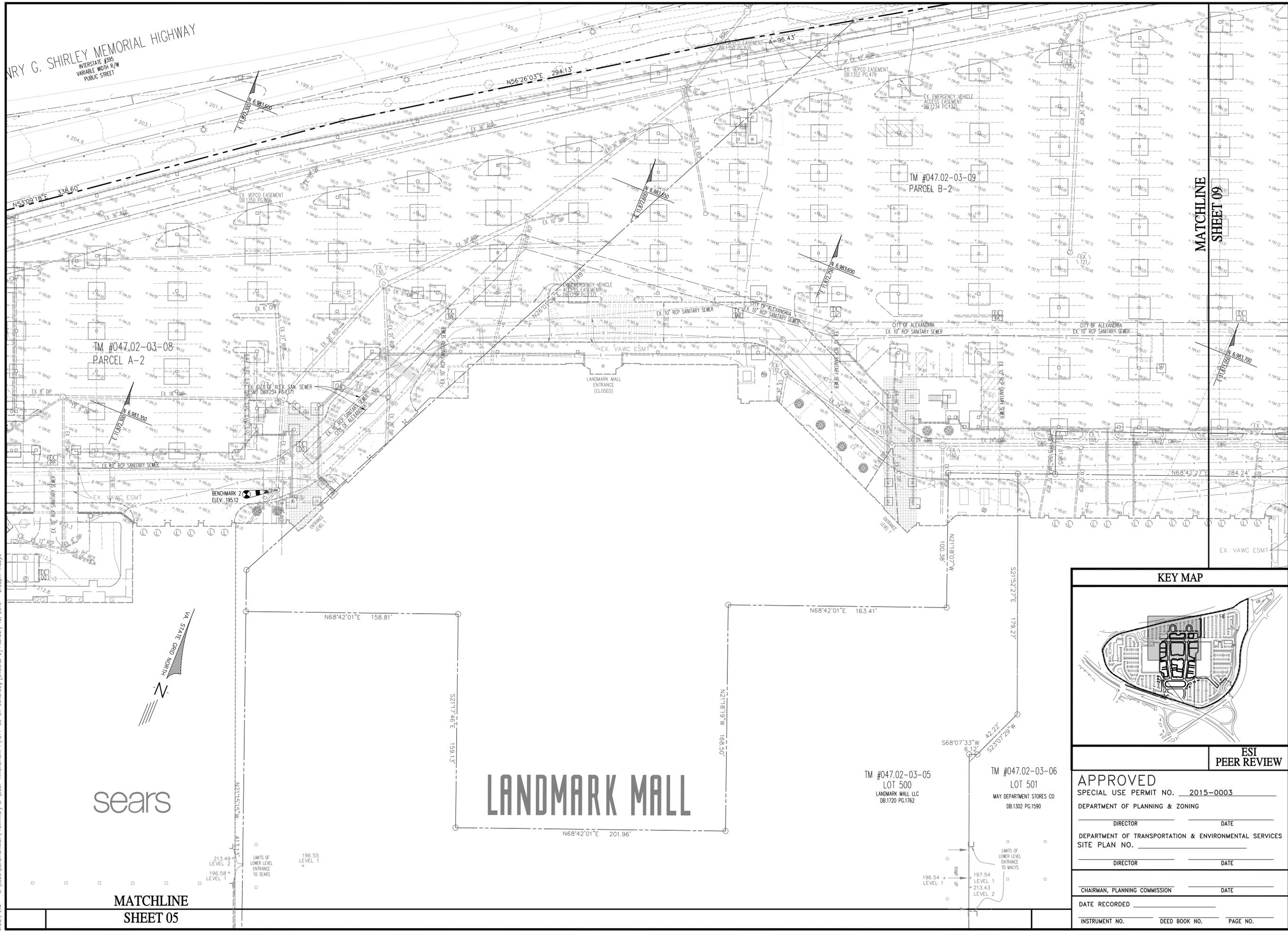
**urban**

COMMONWEALTH OF VIRGINIA  
CLAYTON C. TOOKER  
Lic. No. 036790  
02/13/10  
PROFESSIONAL ENGINEER

PLANNING DATE	DATE	DESCRIPTION
01-22-15		
02-13-15		



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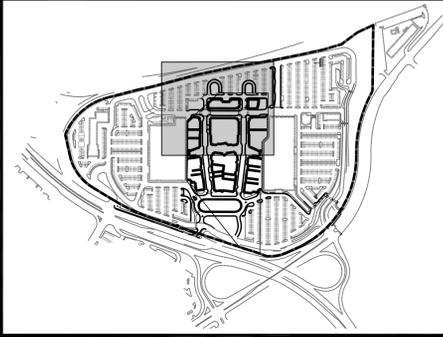
LANDMARK MALL

MATCHLINE SHEET 05

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LOT 500  
LANDMARK MALL LLC  
DB.1720 PG.1762

TM #047.02-03-06  
LOT 501  
MAY DEPARTMENT STORES CO  
DB.1302 PG.1590

KEY MAP



ESI PEER REVIEW

APPROVED	
SPECIAL USE PERMIT NO. 2015-0003	
DEPARTMENT OF PLANNING & ZONING	
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

EXISTING CONDITIONS

LANDMARK MALL-MIXED USE  
DSUP AMENDMENT  
CITY OF ALEXANDRIA  
ALEXANDRIA, VIRGINIA

DATE: JAN., 2015

SCALE: 1"=30'

CL-2



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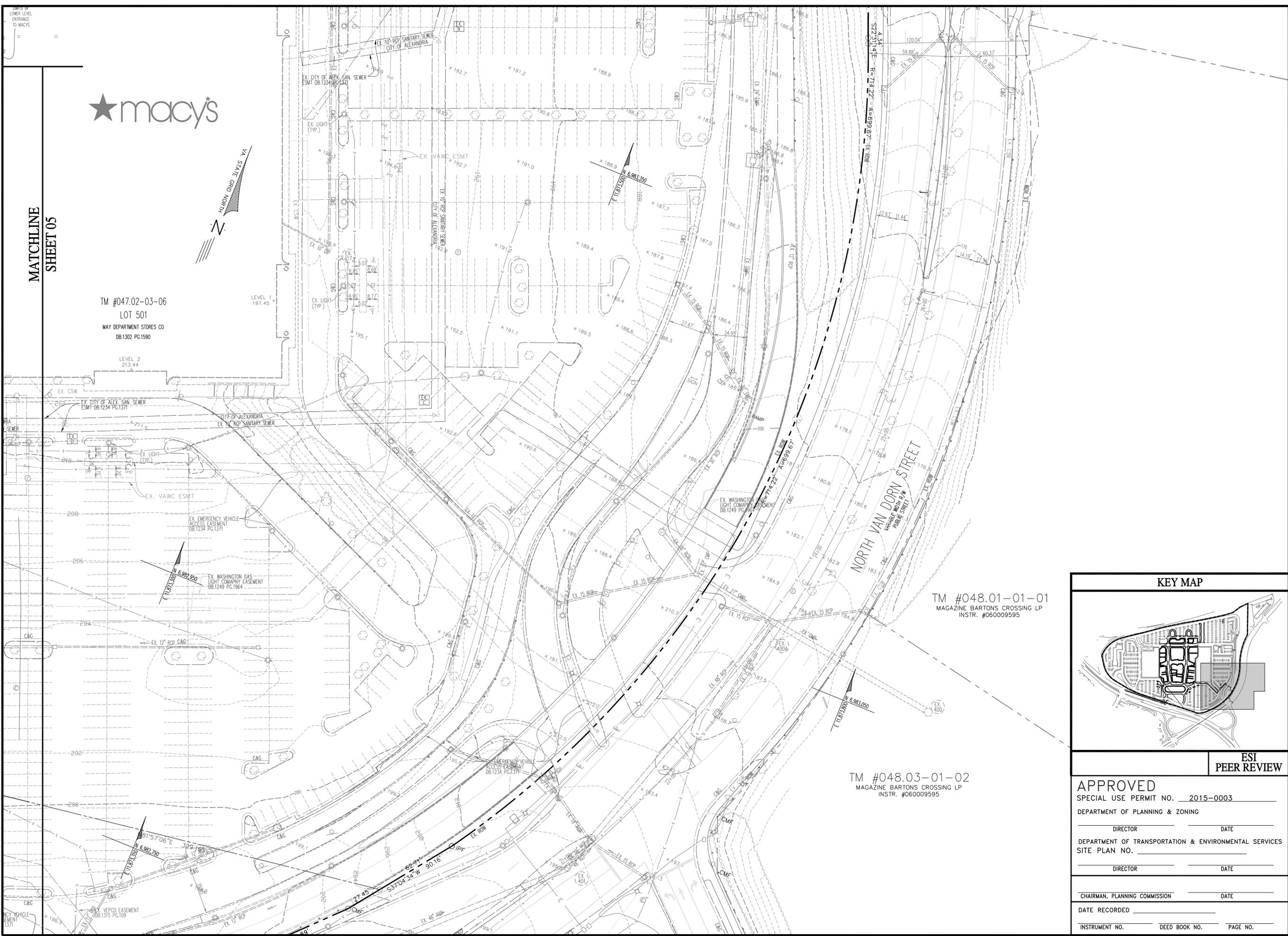
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PLAN DATE	DESCRIPTION
01-22-15	
02-13-15	

No.	DATE	DESCRIPTION	REVISIONS



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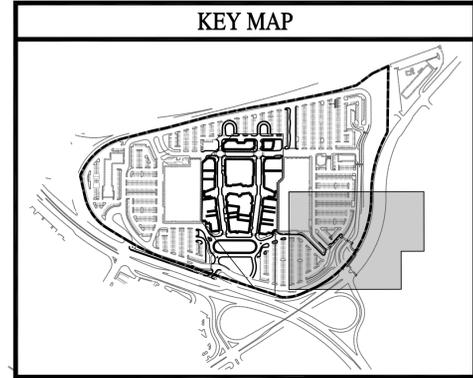
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MAY DEPARTMENT STORES CO  
DB.1302 PG.1590

LEVEL 2  
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LEVEL 1  
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TM #048.01-01-01  
MAGAZINE BARTONS CROSSING LP  
INSTR. #060009595

TM #048.03-01-02  
MAGAZINE BARTONS CROSSING LP  
INSTR. #060009595



KEY MAP

ESI  
PEER REVIEW

**APPROVED**  
SPECIAL USE PERMIT NO. 2015-0003  
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. \_\_\_\_\_

EXISTING CONDITIONS  
**LANDMARK MALL-MIXED USE  
DSUP AMENDMENT**  
CITY OF ALEXANDRIA  
ALEXANDRIA, VIRGINIA

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08  
OF  
28  
FILE No.  
DSP-1877

DATE: JAN., 2015  
CL-2



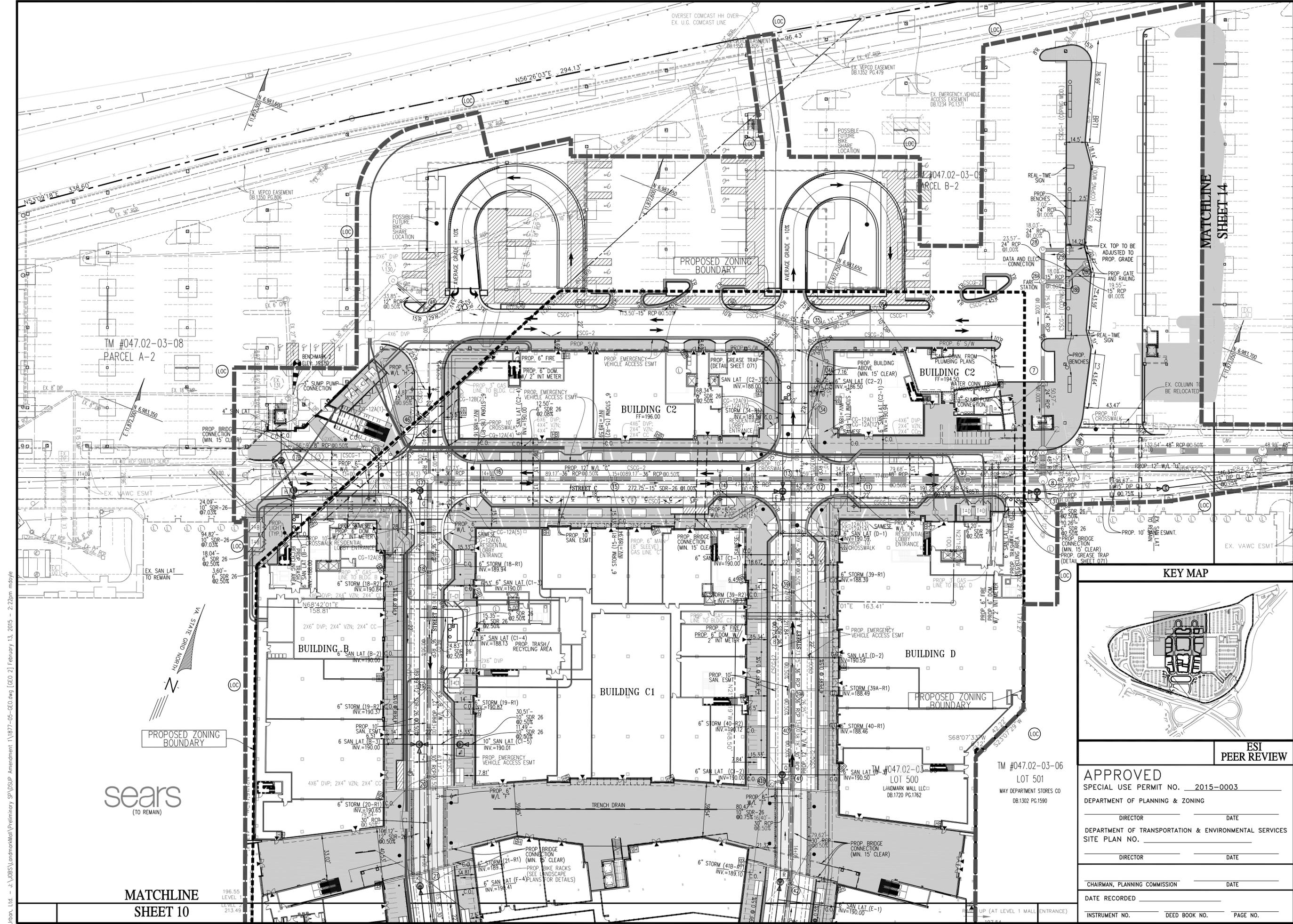
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01-22-15	
02-13-15	

No.	DATE	DESCRIPTION





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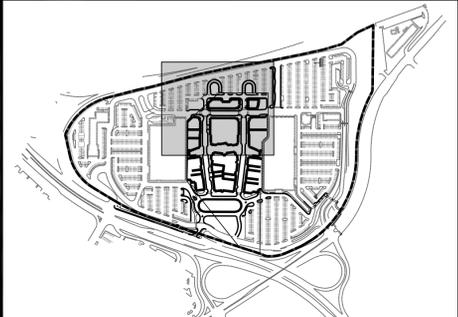


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(TO REMAIN)

MATCHLINE  
SHEET 10

196.55  
LEVEL 1  
LEVEL  
213.49

KEY MAP



ESI  
PEER REVIEW

**APPROVED**  
SPECIAL USE PERMIT NO. 2015-0003

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. \_\_\_\_\_

CONCEPTUAL PLAN - GEOMETRY

**LANDMARK MALL-MIXED USE  
DSUP AMENDMENT**

CITY OF ALEXANDRIA  
ALEXANDRIA, VIRGINIA

DATE: JAN., 2015

CL-2

SHEET  
11  
OF  
28

FILE No.  
DSP-1877

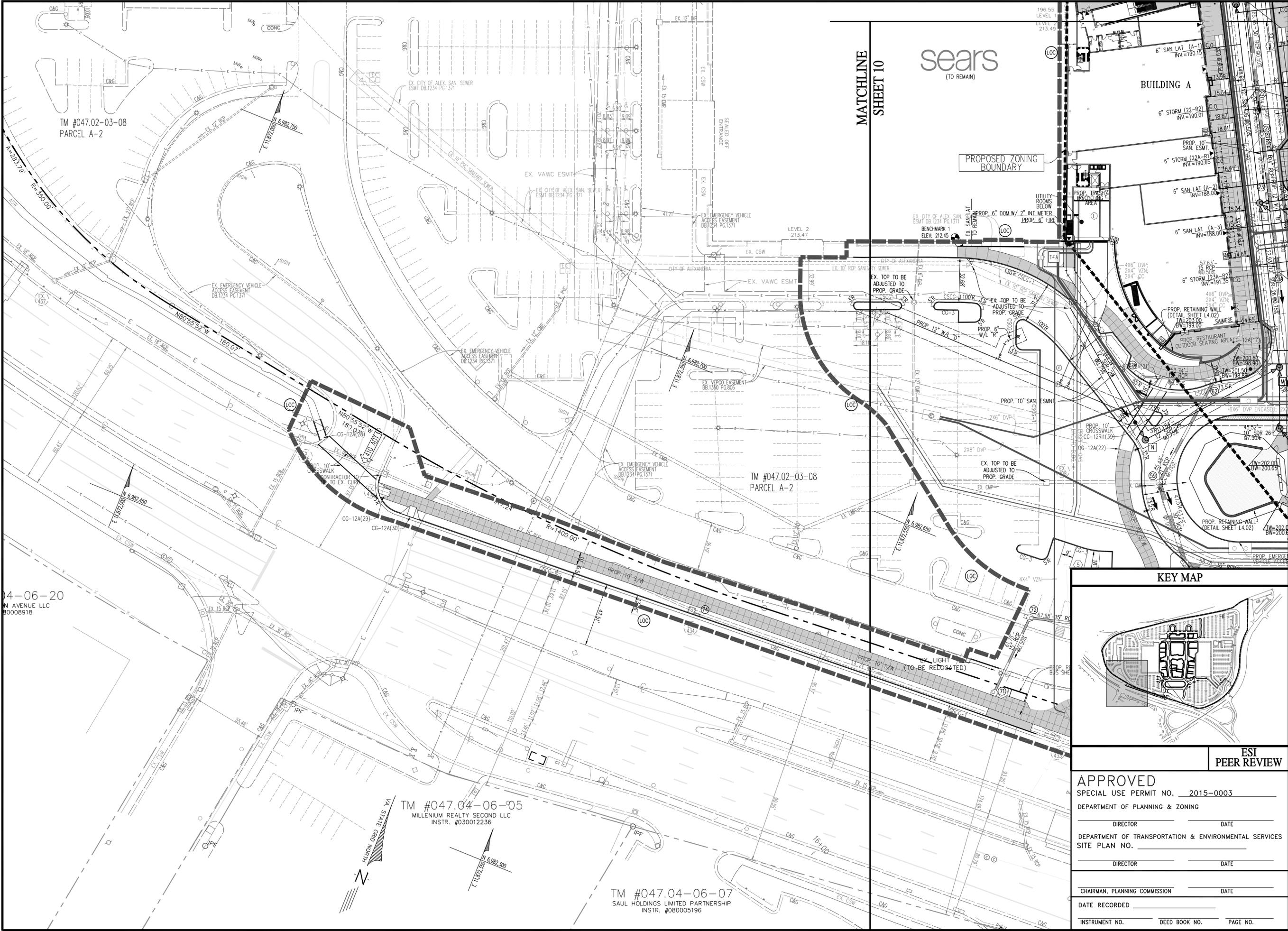
PLAN DATE	DESCRIPTION
01-22-15	
02-13-15	
No.	DATE

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SCALE: 1"=30'

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MATCHLINE  
SHEET 10

sears  
(TO REMAIN)

PROPOSED ZONING  
BOUNDARY

BUILDING A

TM #047.02-03-08  
PARCEL A-2

TM #047.02-03-08  
PARCEL A-2

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

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

4-06-20  
N AVENUE LLC  
80008918

NO.	DATE	DESCRIPTION

PLAN DATE	REVISIONS
01-22-15	
02-13-15	

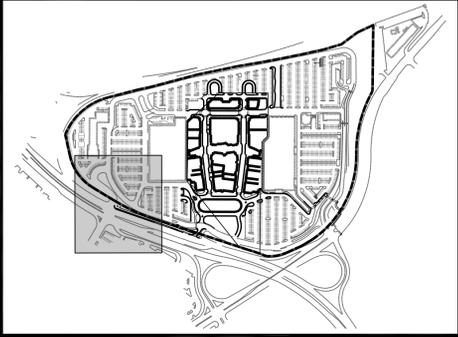
Urban, Ltd.  
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CHANTILLY, VA 20151  
TEL: 703-642-2306  
FAX: 703-576-7888  
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Planner - Engineers - Landscape Architects - Land Surveyors



COMMONWEALTH OF VIRGINIA  
CLAYTON C. TOCK  
Lic. No. 038790  
ENGINEER  
PROFESSIONAL  
02/13/15

KEY MAP



ESI  
PEER REVIEW

**APPROVED**

SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

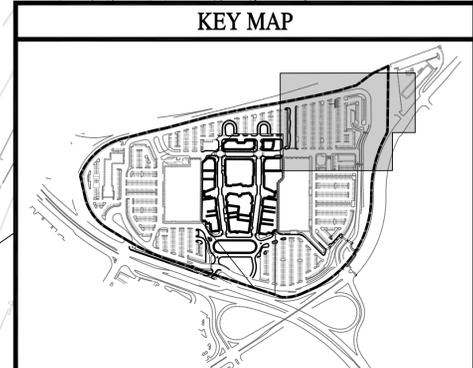
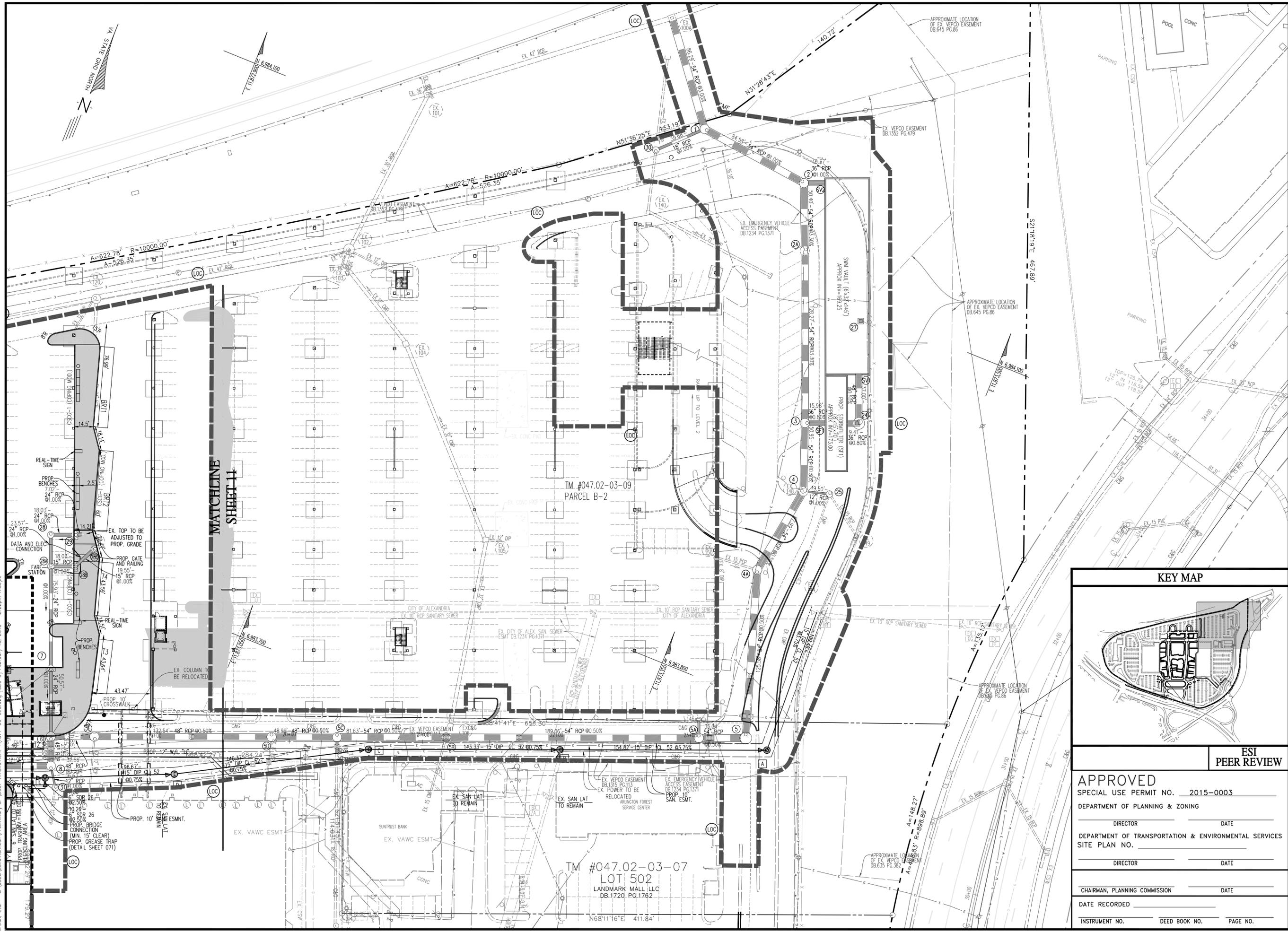
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CONCEPTUAL PLAN - GEOMETRY  
**LANDMARK MALL-MIXED USE  
DSUP AMENDMENT**  
CITY OF ALEXANDRIA  
ALEXANDRIA, VIRGINIA

DATE: JAN., 2015  
CL-2  
SCALE: 1"=30'  
SHEET  
12  
OF  
28  
FILE No.  
DSP-1877



Urban, Ltd. - J:\085\LandmarkMall\Pre\1877-05-GE0.dwg [C05] February 13, 2015 - 2:22pm mabye



**ESI PEER REVIEW**

**APPROVED**  
SPECIAL USE PERMIT NO. 2015-0003

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. \_\_\_\_\_

CONCEPTUAL PLAN - GEOMETRY

**LANDMARK MALL-MIXED USE DSUP AMENDMENT**  
CITY OF ALEXANDRIA  
ALEXANDRIA, VIRGINIA

DATE: JAN., 2015

SCALE: 1"=30'

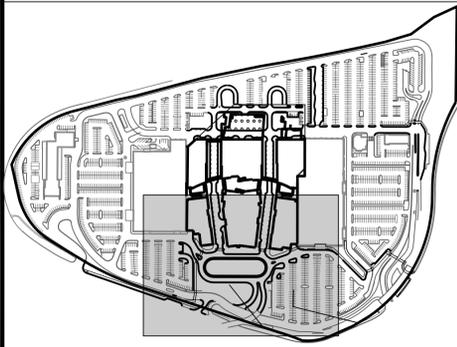
CL-2

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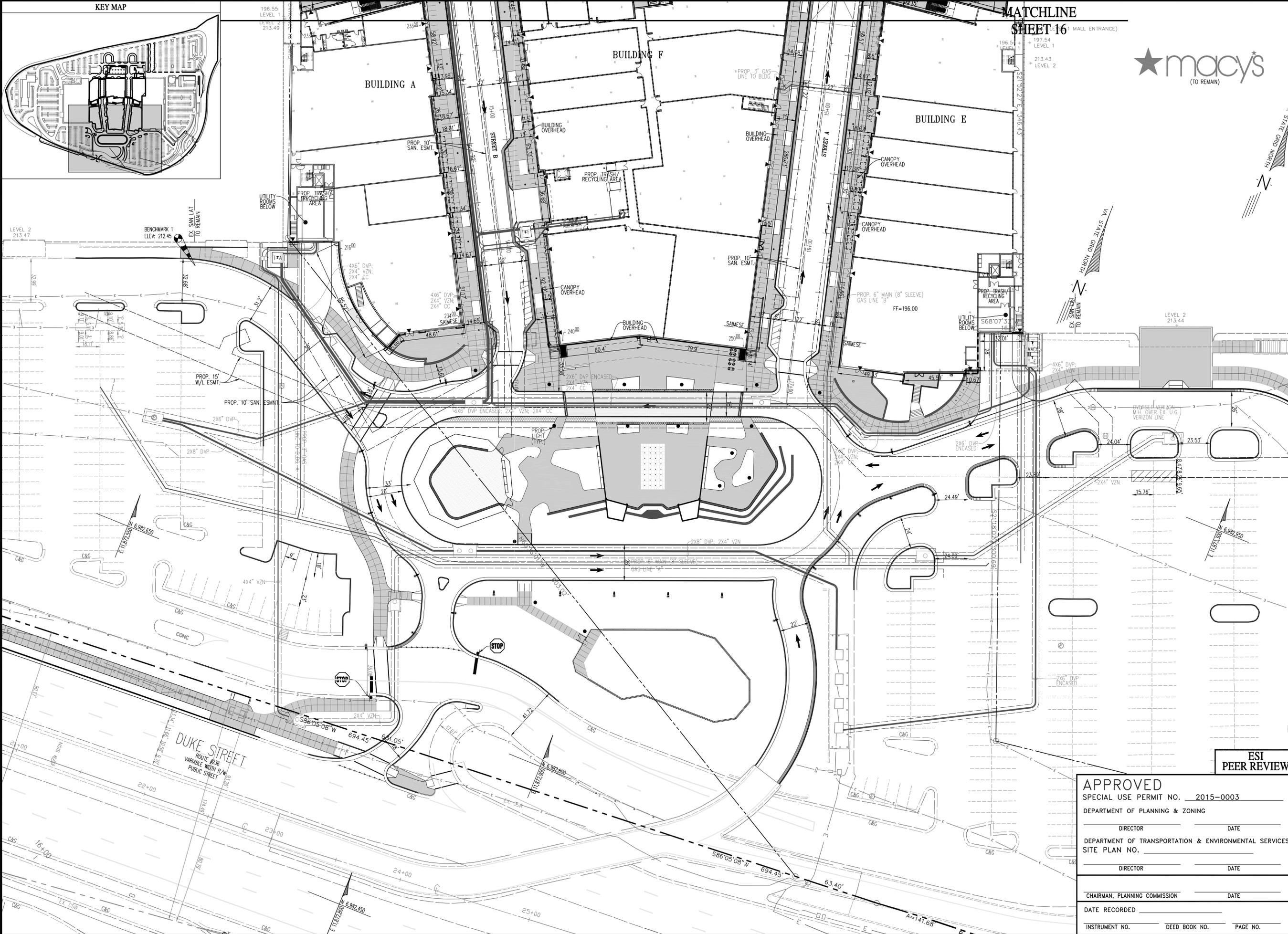
Professional Engineer  
CLAYTON C. TOOK  
Lic. No. 036790  
02/13/10

PLANDATE	DESCRIPTION
01-22-15	
02-13-15	

KEY MAP



MATCHLINE  
SHEET 16



NO.	DATE	DESCRIPTION

PLAN DATE	01-22-15
	02-13-15

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CLAYTON C. TOPP  
Lic. No. 038790  
02/13/15  
PROFESSIONAL ENGINEER

DIMENSION PLAN  
**LANDMARK MALL-MIXED USE  
DSUP AMENDMENT**  
CITY OF ALEXANDRIA  
ALEXANDRIA, VIRGINIA

DATE: JAN., 2015  
CL= N/A

SCALE: 1"=30'

SHEET 15 OF 28  
FILE No. DSP-1877

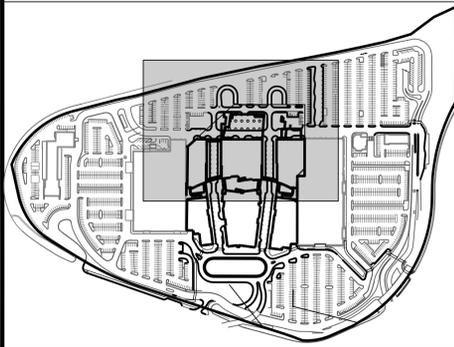
**APPROVED**  
SPECIAL USE PERMIT NO. 2015-0003  
DEPARTMENT OF PLANNING & ZONING

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

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

Urban, Ltd. - J:\BBS\LandmarkMall\Preliminary SPD\DSUP Amendment \1877-06-DIMENSION.dwg [DWG] February 13, 2015 - 2:23pm mdoyle

KEY MAP

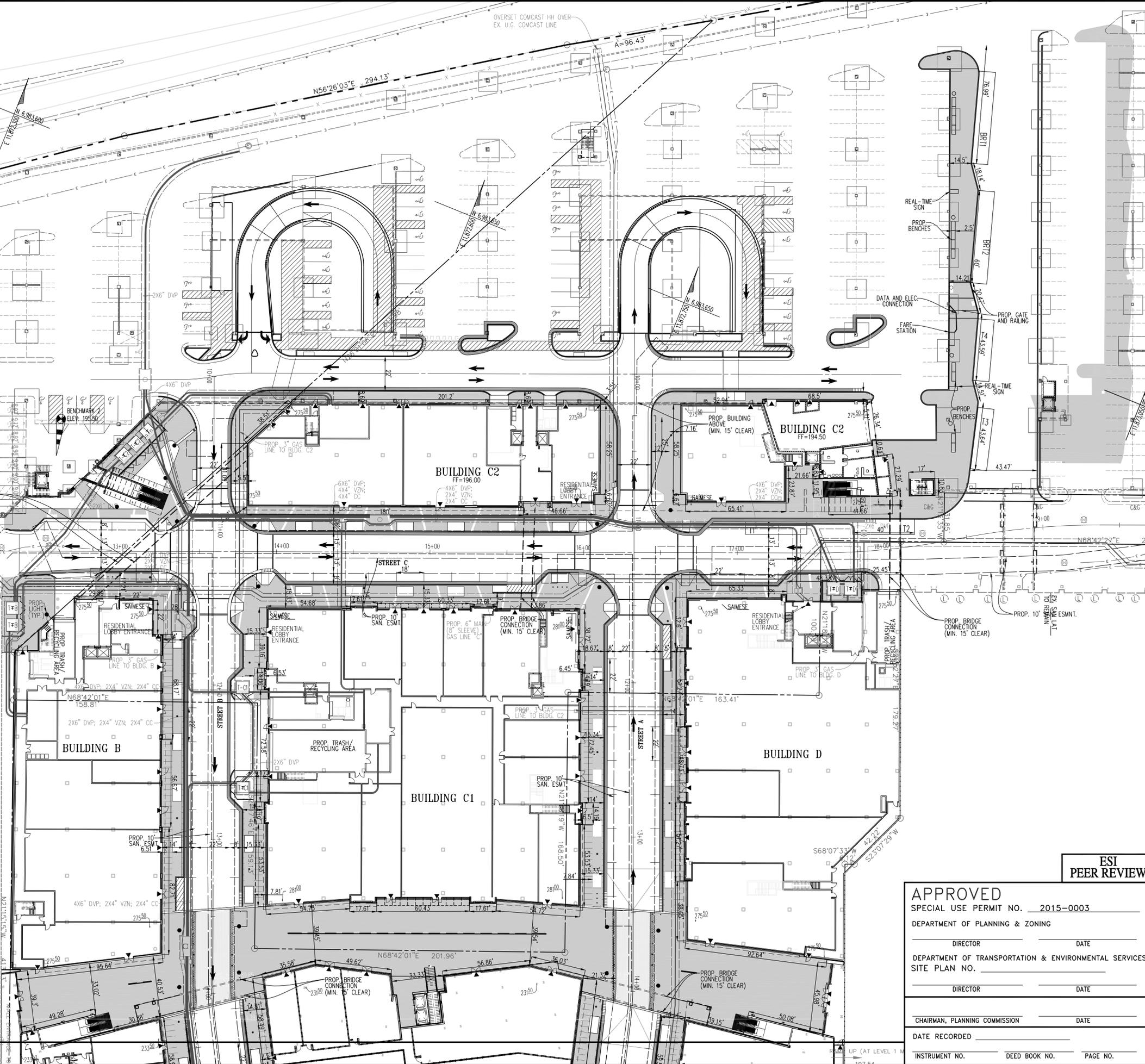


WAY

sears  
(TO REMAIN)

MATCHLINE  
SHEET 15

196.55  
LEVEL 1  
213.49



**APPROVED**  
SPECIAL USE PERMIT NO. 2015-0003

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. \_\_\_\_\_

ESI  
PEER REVIEW

DIMENSION PLAN  
LANDMARK MALL-MIXED USE  
DSUP AMENDMENT  
CITY OF ALEXANDRIA  
ALEXANDRIA, VIRGINIA

DATE: JAN., 2015

CL= N/A

SCALE: 1"=30'

SHEET  
16  
OF  
28  
FILE No.  
DSP-1877

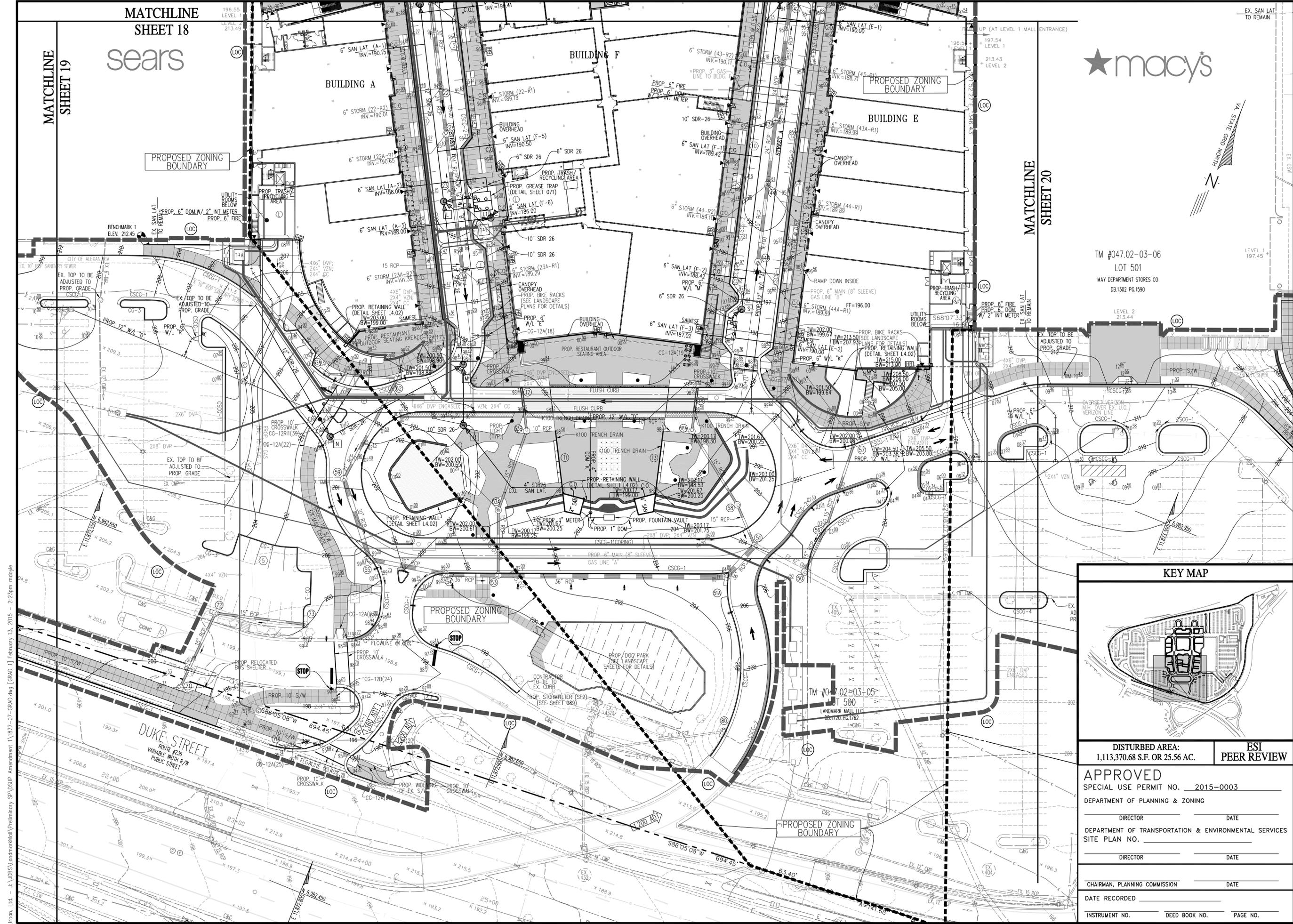


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PLAN DATE	DESCRIPTION
01-22-15	
02-13-15	

No.	DATE	DESCRIPTION

Urban, Ltd. - J:\0853\LandmarkMall\Preliminary\_SPA\DSUP\_Amendment\_1\1877-06-DIMENSION.dwg [DWG] 2 February 13, 2015 - 2:23pm mdaye



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SHEET 18

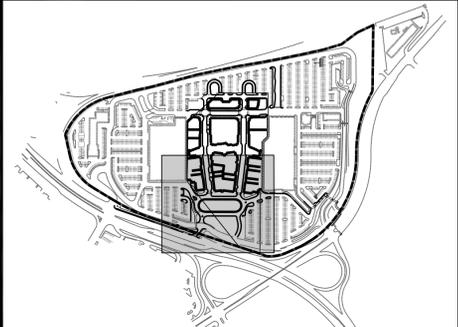
sears



MATCHLINE  
SHEET 20

TM #047.02-03-06  
LOT 501  
MAY DEPARTMENT STORES CO  
08.1302 PG1590

KEY MAP



DISTURBED AREA:  
1,113,370.68 S.F. OR 25.56 AC.

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PEER REVIEW

APPROVED  
SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

NO.	DATE	DESCRIPTION

PLAN DATE
01-22-15
02-13-15

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COMMONWEALTH OF VIRGINIA  
CLAYTON C. TOPP  
Lic. No. 038790  
02/13/15  
PROFESSIONAL ENGINEER

CONCEPTUAL PLAN - GRADING

LANDMARK MALL-MIXED USE  
DSUP AMENDMENT  
CITY OF ALEXANDRIA  
ALEXANDRIA, VIRGINIA

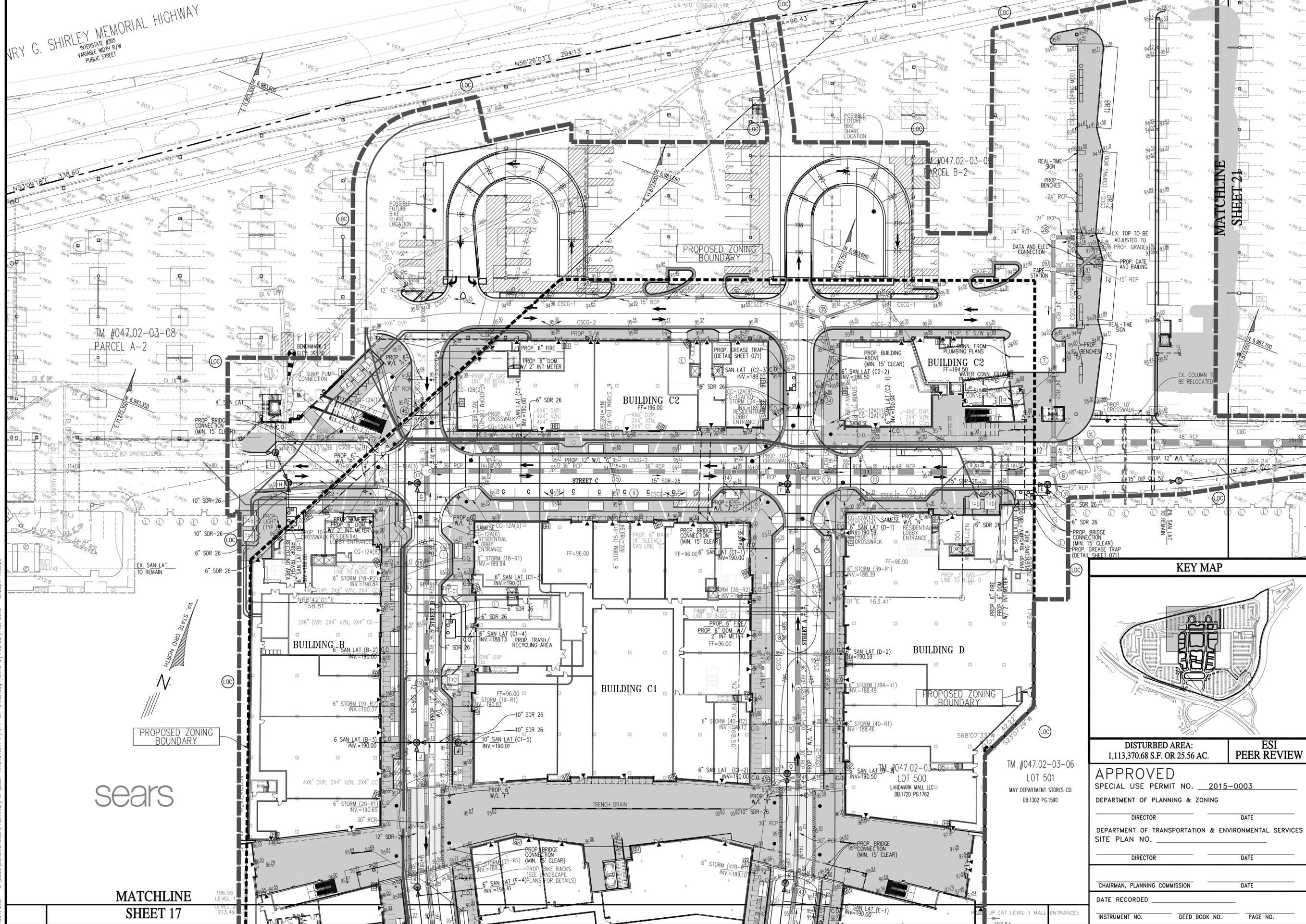
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SCALE: 1"=30'

SHEET  
17  
OF  
28  
FILE No.  
DSP-1877

Urban, Ltd. - J:\085\LandmarkMall\Preliminary SPD\03P Amendment \1877-07-GRAD.dwg [GRAD] 1 February 13, 2015 - 2:23pm mdtbte

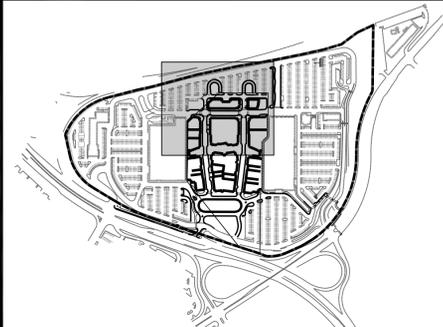
Urban, Ltd. - J:\Projects\LandmarkMall\Preliminary\_SPA\DSUP\_Amendment\_1\1877-07-GRAD.dwg [GRAD 2] February 13, 2015 - 2:23pm mdsbye



sears

MATCHLINE SHEET 17

KEY MAP



DISTURBED AREA: 1,113,370.68 S.F. OR 25.56 AC.		ESI PEER REVIEW	
APPROVED SPECIAL USE PERMIT NO. 2015-0003			
DEPARTMENT OF PLANNING & ZONING			
DIRECTOR _____		DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO. _____			
DIRECTOR _____		DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		DATE _____	
DATE RECORDED _____		FILE NO. _____	
INSTRUMENT NO. _____		DEED BOOK NO. _____	
PAGE NO. _____		PAGE NO. _____	

CONCEPTUAL PLAN - GRADING  
**LANDMARK MALL-MIXED USE  
 DSUP AMENDMENT**  
 CITY OF ALEXANDRIA  
 ALEXANDRIA, VIRGINIA

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COMMONWEALTH OF VIRGINIA  
 ENGINEER  
 CLAYTON C. TOOK  
 Lic. No. 036790  
 02/13/10  
 PROFESSIONAL

PLANNING DATE	DESCRIPTION
01-22-15	
02-13-15	

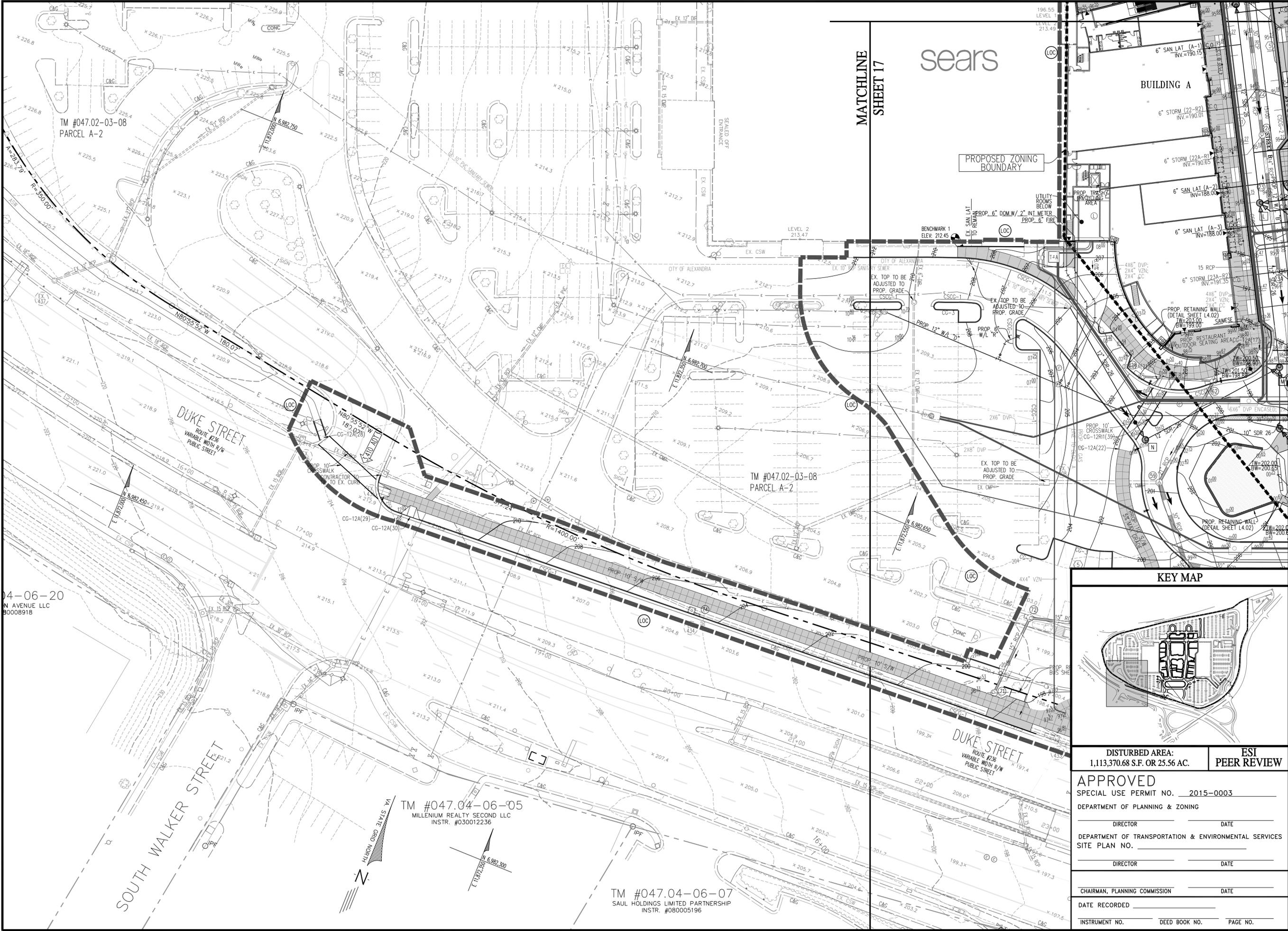
No.	DATE	REVISIONS

SCALE: 1"=30'

DATE: JAN., 2015

CL-2

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MATCHLINE  
SHEET 17

sears

BUILDING A

PROPOSED ZONING BOUNDARY

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

SOUTH WALKER STREET

TM #047.02-03-08  
PARCEL A-2

TM #047.02-03-08  
PARCEL A-2

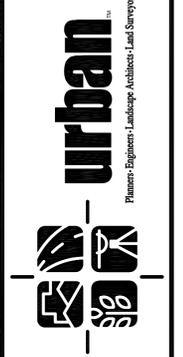
TM #047.04-06-05  
MILLENNIUM REALTY SECOND LLC  
INSTR. #030012236

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

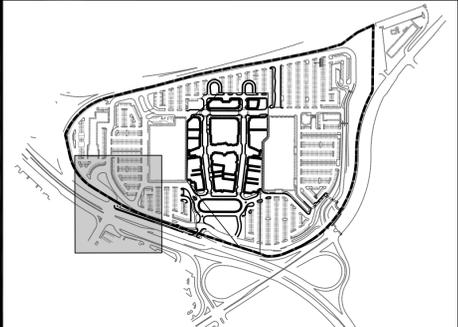
NO.	DATE	DESCRIPTION

PLAN DATE	01-22-15 02-13-15
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KEY MAP



DISTURBED AREA:  
1,113,370.68 S.F. OR 25.56 AC.

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PEER REVIEW

APPROVED  
SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

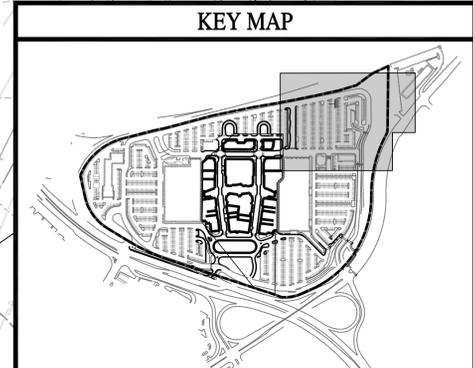
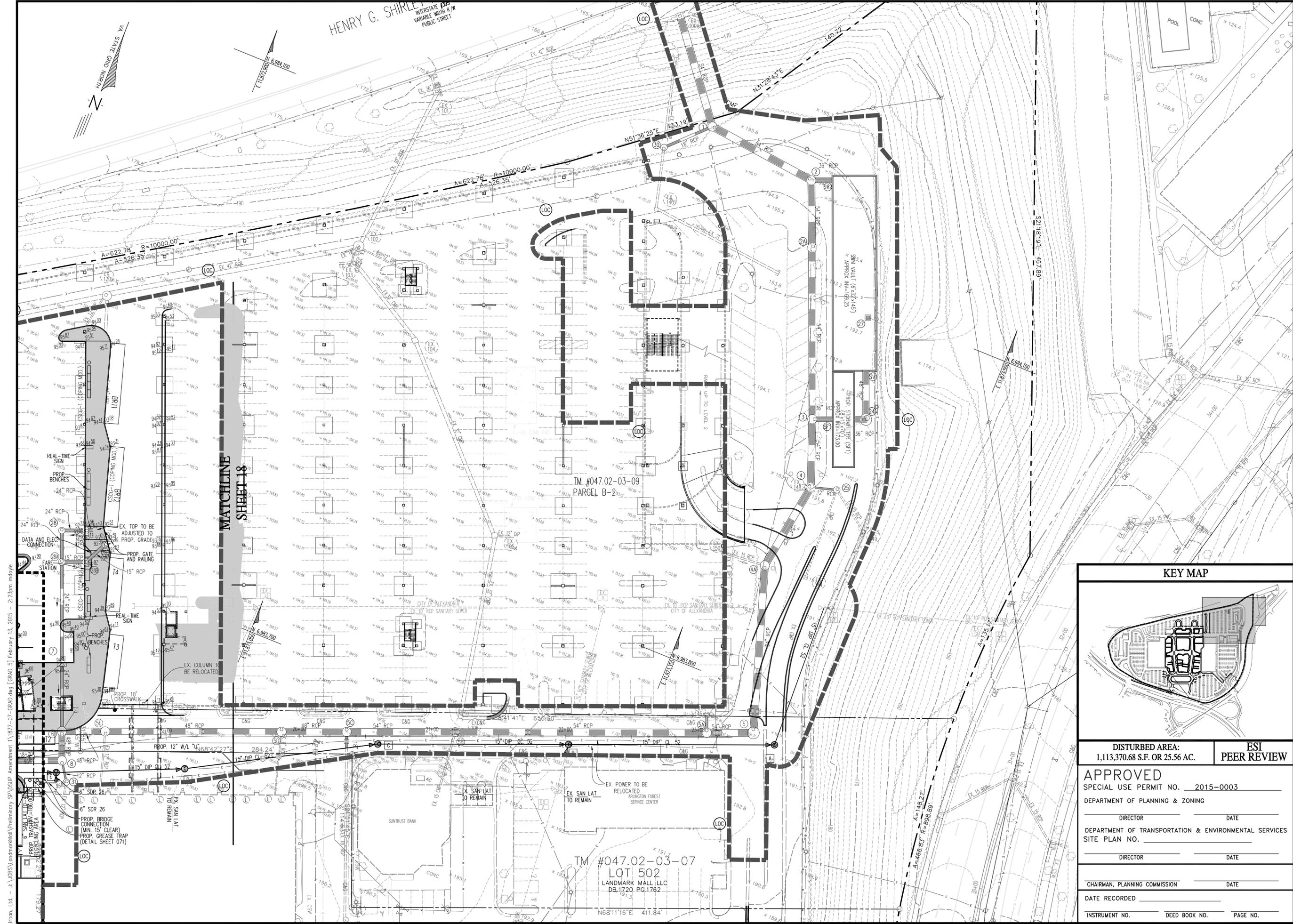
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

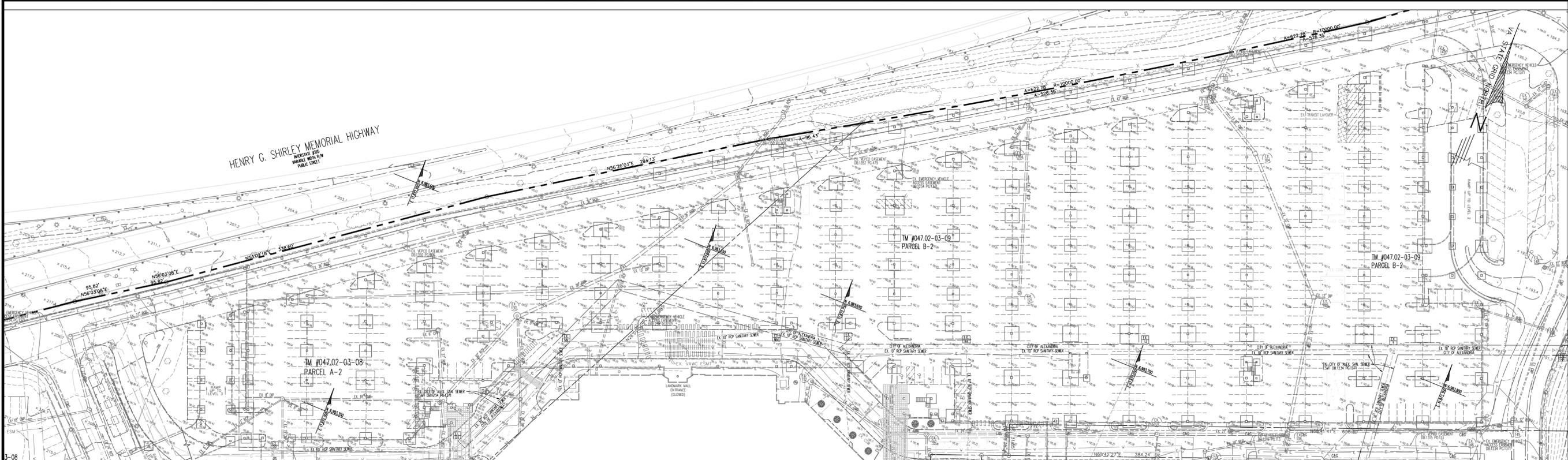
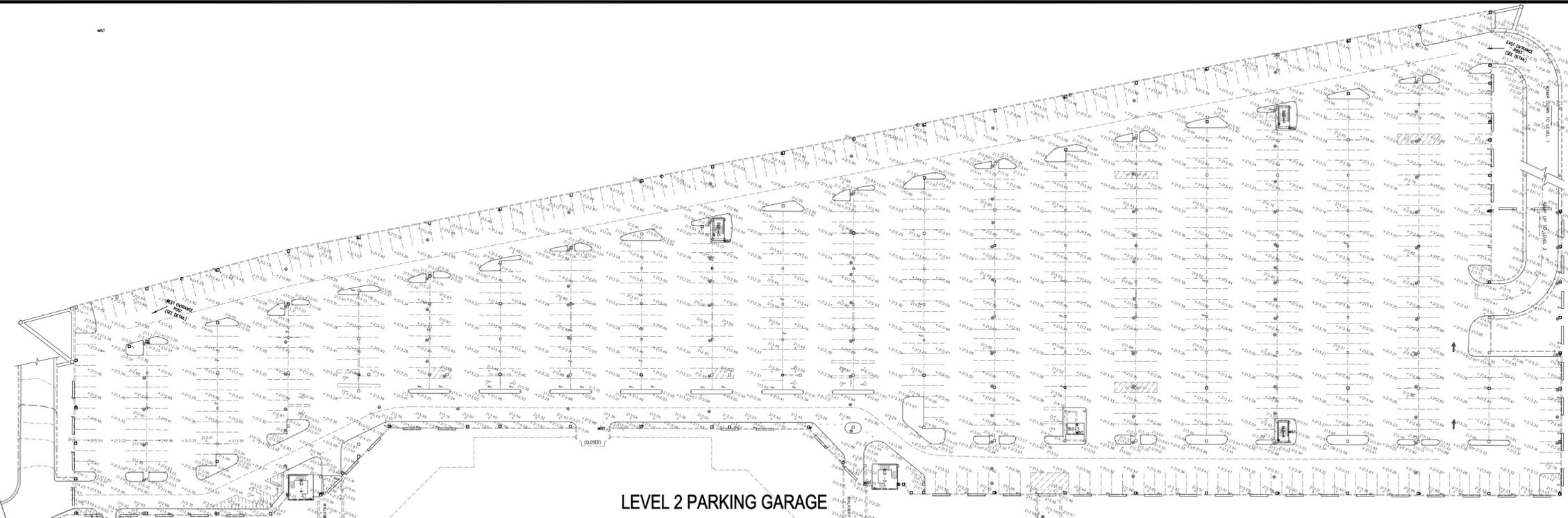
CONCEPTUAL PLAN - GRADING  
LANDMARK MALL-MIXED USE  
DSUP AMENDMENT  
CITY OF ALEXANDRIA  
ALEXANDRIA, VIRGINIA  
DATE: JAN., 2015  
SCALE: 1"=30'  
SHEET  
19  
OF  
28  
FILE No.  
DSP-1877





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CONCEPTUAL PLAN - GRADING LANDMARK MALL-MIXED USE DSUP AMENDMENT CITY OF ALEXANDRIA ALEXANDRIA, VIRGINIA	DATE: JAN., 2015 SCALE: 1"=30' CL-2
SHEET 21 OF 28 FILE No. DSP-1877	REVISIONS No. DATE DESCRIPTION

Urban, Ltd. - J:\RBS\LandmarkMall\Preliminary\_SPA\DSUP Amendment \1877-09-EXISTING DUAL RAMP(S).dwg [RAMPS] 1 February 13, 2015 - 2:23pm mdsbye



LEVEL 2 PARKING GARAGE

LEVEL 1 PARKING GARAGE

NOTES:  
 1. THE DESIGN OF THE NEW GARAGE RAMP AND ALL IMPROVEMENTS TO THE 2ND AND 3RD LEVEL OF THE GARAGE WILL BE PROVIDED IN THE ARCHITECTURAL BUILDING PERMIT SET

**ESI  
PEER REVIEW**

**APPROVED**

SPECIAL USE PERMIT NO. 2015-0003

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. \_\_\_\_\_

GARAGE PLAN - EXISTING CONDITIONS  
**LANDMARK MALL-MIXED USE  
 DSUP AMENDMENT**  
 CITY OF ALEXANDRIA  
 ALEXANDRIA, VIRGINIA

Urban, Ltd.  
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 CLAYTON C. TOPP  
 Lic. No. 038790  
 02/13/15  
 PROFESSIONAL ENGINEER

DATE: JAN., 2015  
 SCALE: 1"=50'  
 CL-1-N/A

SHEET  
 22  
 OF  
 28  
 FILE No.  
 DSP-1877

PLANDATE	NO.	DATE	DESCRIPTION	REVISIONS
01-22-15				
02-13-15				



LEVEL 3 PARKING GARAGE

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PEER REVIEW

**APPROVED**  
 SPECIAL USE PERMIT NO. 2015-0003  
 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. \_\_\_\_\_

GARAGE PLAN - EXISTING CONDITIONS  
**LANDMARK MALL-MIXED USE  
 DSUP AMENDMENT**  
 CITY OF ALEXANDRIA  
 ALEXANDRIA, VIRGINIA

SHEET  
 23  
 OF  
 28  
 FILE No.  
 DSP-1877

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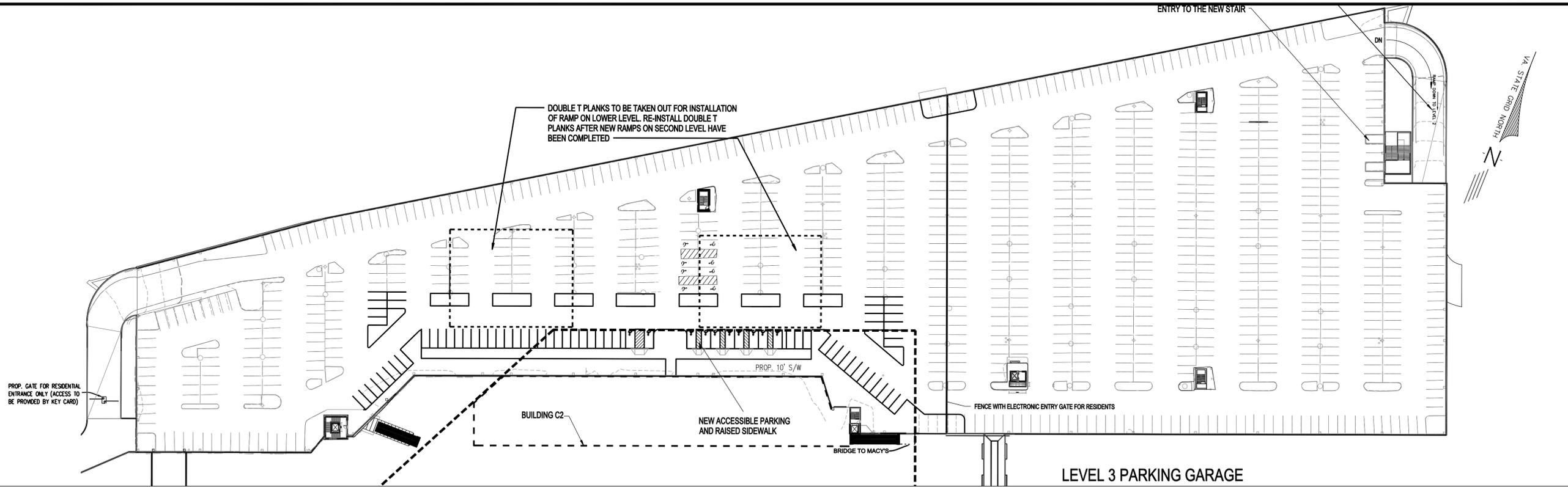


DATE: JAN., 2015  
 SCALE: 1"=50'  
 C.I.= N/A

PLN DATE	NO.	DATE	DESCRIPTION	REVISIONS
01-22-15				
02-13-15				



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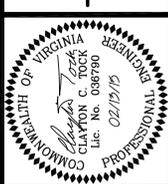


LEVEL 3 PARKING GARAGE

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	01-22-15
	02-13-15

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GARAGE PLAN - PROPOSED  
**LANDMARK MALL-MIXED USE  
 DSUP AMENDMENT**  
 CITY OF ALEXANDRIA  
 ALEXANDRIA, VIRGINIA

DATE: JAN., 2015  
 CL=N/A  
 SCALE: 1"=50'

<b>ESI PEER REVIEW</b>	
<b>APPROVED</b>	
SPECIAL USE PERMIT NO. <u>2015-0003</u>	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	_____ DATE
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

SHEET  
 25  
 OF  
 28

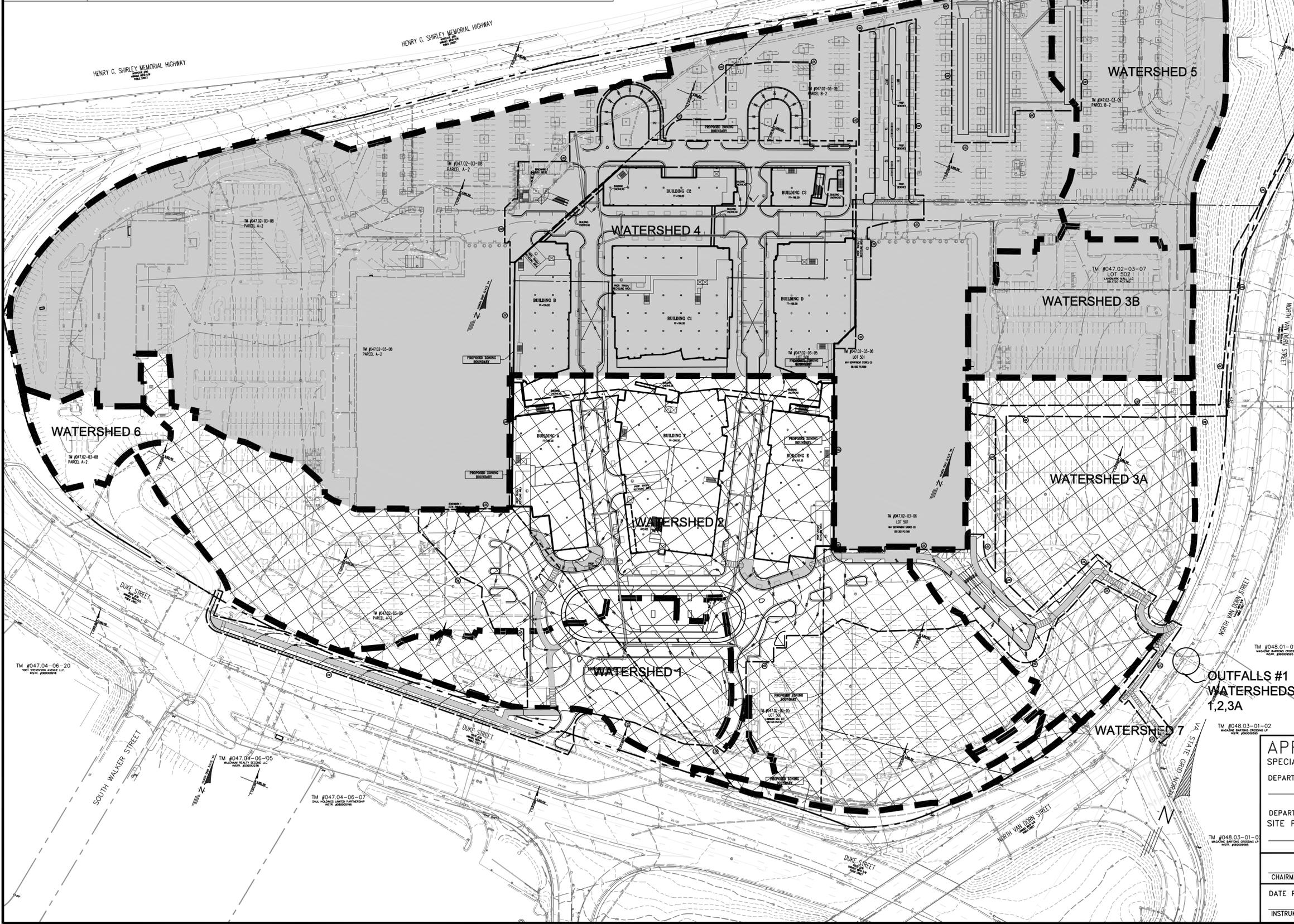
FILE No.  
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PROPOSED ONSITE CONTROLLED							
WATERSHED	DA	IMPERVIOUS AREA	PERVIOUS AREA	'C' FACTOR	DISTURBED AREA		
	AC	AC	AC		(AC)	%	
3B	1.92	1.75	0.17	0.85	0.00	0.00	
4	22.51	21.78	0.73	0.88	7.66	45.89	
5	2.78	2.50	0.28	0.84	0.26	1.55	

PROPOSED ONSITE UNCONTROLLED							
WATERSHED	DA	IMPERVIOUS AREA	PERVIOUS AREA	'C' FACTOR	DISTURBED AREA		
	AC	AC	AC		(AC)	%	
1	2.30	1.26	1.04	0.63	1.49	8.91	
2	12.08	11.05	1.03	0.85	6.29	37.67	
3A	4.54	3.58	0.96	0.77	1.00	5.97	



**SITE CHARACTERISTICS:**  
 THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA TAX MAP NUMBERS 047.02-03-05, 047.02-03-06, 047.02-03-07, 047.02-03-08, 047.02-03-09. THE EXISTING SITE CONSISTS OF A MALL DEVELOPMENT (LANDMARK MALL) AND IS ALMOST ENTIRELY COVERED WITH IMPERVIOUS SURFACES. PROPOSED WORK INCLUDES A RENOVATION OF THE EXISTING MALL BUILDING TO PROVIDE AN OPEN CONCEPT FEELING AND ALL ROADS, UTILITIES, AND OTHER INFRASTRUCTURE THAT IS REQUIRED FOR THE DEVELOPMENT. THE SITE OVERALL SITE HAS BEEN BROKEN DOWN INTO A TOTAL OF 7 EXISTING WATERSHEDS. ONLY WATERSHEDS 1-5 WILL BE ANALYZED FOR THE PURPOSES OF THIS PHASE OF DEVELOPMENT AS THE REMAINING WATERSHEDS WILL NOT BE DISTURBED BY THE PROPOSED WORK.

**BEST MANAGEMENT PRACTICES:**  
 BEST MANAGEMENT PRACTICES CAN BE MET FOR THE PROPOSED PROJECT THROUGH THE USE OF TWO (2) SAND FILTERS THAT ARE PROPOSED TO BE CONSTRUCTED UNDER THE EXISTING PARKING GARAGE LOCATED ON THE NORTHERN CORNER OF THE SITE. THE PROPOSED SAND FILTERS WILL TREAT THE NORTHERN SIDE OF THE SITE (A TOTAL DRAINAGE AREA OF 27.21 AC).  
  
 THE SOUTHERN SIDE OF THE SITE WILL BE TREATED WITH FUTURE DEVELOPMENT AS ALLOWED BY THE SUBBASIN APPROACH DESCRIBED IN SECTION 13-109(E)(1) OF THE ZONING ORDINANCE. WHILE A TOTAL OF 8.78 AC OF DISTURBANCE IS PROPOSED TO OCCUR IN WATERSHEDS 1, 2, AND 3A WITH THIS PROPOSAL, BASED ON EXISTING SITE CONDITIONS AND PLANNED ULTIMATE BUILDOUT OF THE SITE IT IS NOT POSSIBLE TO PROVIDE TREATMENT FOR THIS PORTION OF THE DEVELOPMENT. HOWEVER, THE SAND FILTERS ARE PROPOSED TO TREAT A TOTAL OF 27.21 AC OF THE SITE WHICH IS MUCH GREATER THAN THE TOTAL DISTURBED AREA OF 17.87 AC. THE SAND FILTERS WERE DESIGNED TO PROVIDE A REMOVAL RATE OF 40% IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDMARK / VAN DORN CORRIDOR PLAN.

FINAL DESIGN AND COMPUTATIONS WILL BE PROVIDED WITH THE FIRST SUBMISSION OF THE FINAL SITE PLAN. PLEASE REFER TO THE COMPUTATIONS PROVIDED ON SHEET #.

**STORMWATER MANAGEMENT:**  
 SWM ANALYSIS HAS BEEN COMPLETED IN COMPLIANCE WITH THE REQUIREMENTS OF THE LANDMARK / VAN DORN CORRIDOR PLAN WHICH REQUIRES DETENTION OF 50% OF THE DIFFERENCE BETWEEN AVERAGE CITY COVER CONDITIONS (41% IMPERVIOUSNESS) AND THE PROPOSED SITE IMPERVIOUSNESS FOR THE 1 YEAR 24 HOUR STORM EVENT. THE ANALYSIS SHOWS THAT THE ALLOWABLE RUNOFF FROM THE NORTHERN SECTION OF THE SITE IS 88.86 CFS.

SIMILAR TO THE BEST MANAGEMENT PRACTICES, IT IS NOT POSSIBLE TO PROVIDE SWM DETENTION IN THE SOUTHERN PORTION OF THE SITE AT THIS TIME DUE TO EXISTING SITE CONDITIONS AND FUTURE DEVELOPMENT. DETENTION FOR WATERSHEDS 1, 2, AND 3A WILL BE PROVIDED AT THE TIME OF FUTURE DEVELOPMENT. FINAL DESIGN AND COMPUTATIONS WILL BE PROVIDED WITH THE FIRST FINAL SUBMISSION FOR THE SITE. COMPUTATIONS CAN BE FOUND ON SHEET #.

SINCE THE IMPERVIOUS AREA OF THE SITE DECREASED, THE VOLUME OF SITE RUNOFF HAS DECREASED. THEREFORE, IT IS OUR OPINION THAT NO DETENTION IS REQUIRED FOR THE 2 OR 10 YEAR EVENTS IN COMPLIANCE WITH SECTION 13-109(F) OF THE ZONING ORDINANCE.

**OUTFALL ANALYSIS:**  
 PLEASE REFER TO THE PLAN VIEW ON THIS SHEET WHICH SHOWS ALL THE OUTFALLS FROM THE SITE AS REQUIRED. OUTFALL 1 OUTFALLS TO AN EXISTING 48" RCP LOCATED BENEATH NORTH VAN DORN STREET. OUTFALL 2 OUTFALLS TO AN EXISTING 42" RCP THAT RUNS PARALLEL TO HENRY G. SHIRLEY MEMORIAL HIGHWAY ALONG THE NORTHERN EDGE OF THE SITE. AN ANALYSIS OF OUTFALL PIPE CAPACITIES WILL BE COMPLETED WITH THE FINAL SITE PLAN.

NO.	DATE	DESCRIPTION

PLAN DATE	01-22-15
	02-13-15

Urban, Ltd.  
 4300 D TECHNOLOGY CT.  
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 www.urban-llc.com



SWM-BMP-OUTFALL MAP & NARRATIVES  
 LANDMARK MALL-MIXED USE  
 DSUP AMENDMENT  
 CITY OF ALEXANDRIA  
 ALEXANDRIA, VIRGINIA

DATE: JAN., 2015  
 CL-2

SCALE: 1"=80'  
 SHEET 26 OF 28  
 FILE No. DSP-1877

**ESI PEER REVIEW**

**APPROVED**  
 SPECIAL USE PERMIT NO. 2015-0003  
 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. \_\_\_\_\_

**BMP ANALYSIS - SANDFILTER #1 (WATERSHED 4A)**  
PER LANDMARK VAN DORN SMALL AREA PLAN

WORKSHEET A: NEW DEVELOPMENT (LANDMARK MALL - FULL SITE)

1. Compile site-specific data and determine site imperviousness (I<sub>site</sub>).

A	Site	=	14.79	acres			
la	STRUCTURES	=		acres	Rv-post =	0.05+0.009 (I <sub>site</sub> )	
	PARKING LOT	=	14.10	acres	Rv-post =	0.91	
	SIDEWALK	=		acres			
							Rwatershed is embedded in the formula in Step 4.
	Total la	=	14.10	acres			
I <sub>site</sub>	=	(Total la/A) x 100	=	95.33	(percent expressed in whole numbers)		

2. Determine need to continue.

I <sub>site</sub>	=	95.33	%
I <sub>watershed</sub>	=	41	%

CONTINUE - I<sub>site</sub> > I<sub>watershed</sub>

3. Select C-values (C<sub>pre</sub> and C<sub>post</sub>)

C	=	0.26	mg/l when I < 20
C	=	1.08	mg/l when I ≥ 20

Since I<sub>watershed</sub> is > 20%, C<sub>pre</sub> = 1.08 mg/l

C	=	1.08
---	---	------

4. Calculate the pre-development load (L<sub>pre</sub>).

L <sub>pre</sub>	=	3.69 x A	
	=	54.5751	pounds per year

WORKSHEET A: NEW DEVELOPMENT (LANDMARK MALL - FULL SITE)

5. Calculate the pollutant removal requirement (RR).

L <sub>post</sub>	=	8.16 x Rv x C x A	
	=	118.35	pounds per year

6. Calculate the pollutant removal requirement (RR).

RR	=	L <sub>post</sub> - L <sub>pre</sub>	
	=	63.78	pounds per year

To determine the overall BMP efficiency required (%RR) when selecting BMP options:

%RR	=	RR/L <sub>post</sub> x 100	
	=	53.89	%

WORKSHEET C: NEW DEVELOPMENT (LANDMARK MALL - WATERSHED 4A)

Select BMP options using screening tools and list them below. Then calculate the load removal for each option. DO NOT LIST BMPs IN SERIES HERE.

Selected Option	Removal* Efficiency x (100%)	Fraction of CBPA		Lpost = (lbs/yr)	Load Removed (lbs/yr)
		Drainage Area Served (expressed in decimal form)	x		
Sand Filter	0.6	0.898		118.35	63.78
Total Load Removed =					63.78
Removal Required =					63.78
Total Load Removed % =					53.89
Removal Required % =					53.89
SITE AREA =					14.79
SITE AREA REQ. TREATMENT =					48.40
IMPERVIOUS AREA =					14.10
IMPERVIOUS AREA REQ. TREATMENT =					12.66
WQV =	1816	x	la	=	WQV
WQV =	1816	x	12.66	=	22997 CF

**NOTE: BMP TREATMENT FOR WATERSHEDS 1, 2, AND 3A WILL BE PROVIDED WITH FUTURE DEVELOPMENT IN COMPLIANCE WITH THE WATERSHED APPROACH AS DETAILED IN SECTION 13-109(E)(1) OF THE ZONING ORDINANCE.**

**BMP ANALYSIS - SANDFILTER #2 (WATERSHEDS 3B, 4B, 5)**  
PER LANDMARK VAN DORN SMALL AREA PLAN

WORKSHEET A: NEW DEVELOPMENT (LANDMARK MALL - WATERSHEDS 3B, 4B, 5)

1. Compile site-specific data and determine site imperviousness (I<sub>site</sub>).

A	Site	=	12.42	acres			
la	STRUCTURES	=		acres	Rv-post =	0.05+0.009 (I <sub>site</sub> )	
	PARKING LOT	=	11.93	acres	Rv-post =	0.91	
	SIDEWALK	=		acres			
							Rwatershed is embedded in the formula in Step 4.
	Total la	=	11.93	acres			
I <sub>site</sub>	=	(Total la/A) x 100	=	96.05	(percent expressed in whole numbers)		

2. Determine need to continue.

I <sub>site</sub>	=	96.05	%
I <sub>watershed</sub>	=	41	%

CONTINUE - I<sub>site</sub> > I<sub>watershed</sub>

3. Select C-values (C<sub>pre</sub> and C<sub>post</sub>)

C	=	0.26	mg/l when I < 20
C	=	1.08	mg/l when I ≥ 20

Since I<sub>watershed</sub> is > 20%, C<sub>pre</sub> = 1.08 mg/l

C	=	1.08
---	---	------

4. Calculate the pre-development load (L<sub>pre</sub>).

L <sub>pre</sub>	=	3.69 x A	
	=	45.8298	pounds per year

WORKSHEET A: NEW DEVELOPMENT (LANDMARK MALL - FULL SITE)

5. Calculate the pollutant removal requirement (RR).

L <sub>post</sub>	=	8.16 x Rv x C x A	
	=	100.10	pounds per year

6. Calculate the pollutant removal requirement (RR).

RR	=	L <sub>post</sub> - L <sub>pre</sub>	
	=	54.27	pounds per year

To determine the overall BMP efficiency required (%RR) when selecting BMP options:

%RR	=	RR/L <sub>post</sub> x 100	
	=	54.21	%

WORKSHEET C: NEW DEVELOPMENT (LANDMARK MALL - WATERSHEDS 3B, 4, 5)

Select BMP options using screening tools and list them below. Then calculate the load removal for each option. DO NOT LIST BMPs IN SERIES HERE.

Selected Option	Removal* Efficiency x (100%)	Fraction of CBPA		Lpost = (lbs/yr)	Load Removed (lbs/yr)
		Drainage Area Served (expressed in decimal form)	x		
Sand Filter	0.6	0.904		100.10	54.27
Total Load Removed =					54.27
Removal Required =					54.27
Total Load Removed % =					54.21
Removal Required % =					54.21
SITE AREA =					12.42
SITE AREA REQ. TREATMENT =					48.99
IMPERVIOUS AREA =					11.93
IMPERVIOUS AREA REQ. TREATMENT =					10.78
WQV =	1816	x	la	=	WQV
WQV =	1816	x	10.78	=	19576 CF

**1 YEAR STORM - SWM ANALYSIS**  
PER LANDMARK VAN DORN SMALL AREA PLAN

SWM CALCULATIONS:

OUTFALL #1: WATERSHEDS 1,2,3A

1. SITE DESCRIPTION:

LOCATION (WATERSHED):	HOLMES RUN
TOTAL SITE AREA =	18.92 AC
TIME OF CONCENTRATION (T <sub>c</sub> ) =	5.00 MINUTES

**RAINFALL INTENSITY:**

1 YEAR =	4.60 IN/HR
----------	------------

2. PRE-DEVELOPMENT ONSITE RUNOFF:

AREA =	18.92 AC
IMPERVIOUS AREA =	11.82 AC
C FACTOR =	0.68
Q1 (C <sup>1/2</sup> A) =	58.74 CFS

3. POST-DEVELOPMENT ONSITE RUNOFF:

AREA =	18.92 AC
IMPERVIOUS AREA =	15.89 AC
C FACTOR =	0.80
Q1 (C <sup>1/2</sup> A) =	69.96 CFS

4. SITE RUNOFF RATE REDUCTION:

Q(REDUCTION) = Q(PRE) - Q(ONSITE)	
Q1 REDUCTION =	-11.23 CFS -19.11%

SWM DETENTION IS REQUIRED TO REDUCE THE RUNOFF FROM THE PROPOSED SITE THIS DETENTION WILL BE PROVIDED WITH FUTURE DEVELOPMENT IN ACCORDANCE WITH THE WATERSHED APPROACH DETAILED IN SECTION 13-109(E)(1) OF THE ZONING ORDINANCE.

SWM CALCULATIONS:

OUTFALL #2: WATERSHEDS 3B, 4, 5

1. SITE DESCRIPTION:

LOCATION (WATERSHED):	HOLMES RUN
TOTAL SITE AREA =	27.21 AC
TIME OF CONCENTRATION (T <sub>c</sub> ) =	5.00 MINUTES

**RAINFALL INTENSITY:**

1 YEAR =	4.60 IN/HR
----------	------------

2. PRE-DEVELOPMENT ONSITE RUNOFF:

AREA =	27.21 AC
IMPERVIOUS AREA =	18.59 AC
C FACTOR =	0.71
Q1 (C <sup>1/2</sup> A) =	88.86 CFS

3. POST-DEVELOPMENT ONSITE RUNOFF:

AREA =	27.21 AC
IMPERVIOUS AREA =	26.03 AC
C FACTOR =	0.87
Q1 (C <sup>1/2</sup> A) =	109.38 CFS

4. SITE RUNOFF RATE REDUCTION:

Q(REDUCTION) = Q(PRE) - Q(ONSITE)	
Q1 REDUCTION =	-20.52 CFS -23.09%

SWM DETENTION IS REQUIRED TO REDUCE THE RUNOFF FROM THE PROPOSED SITE THIS DETENTION IS BEING PROPOSED WITH THIS DEVELOPMENT

SWM CALCULATIONS:

OVERALL SITE: ALL WATERSHEDS

1. SITE DESCRIPTION:

LOCATION (WATERSHED):	HOLMES RUN
TOTAL SITE AREA =	46.13 AC
TIME OF CONCENTRATION (T <sub>c</sub> ) =	5.00 MINUTES

**RAINFALL INTENSITY:**

1 YEAR =	4.60 IN/HR
----------	------------

2. PRE-DEVELOPMENT ONSITE RUNOFF:

AREA =	46.13 AC
IMPERVIOUS AREA =	30.41 AC
C FACTOR =	0.70
Q1 (C <sup>1/2</sup> A) =	147.60 CFS

3. POST-DEVELOPMENT ONSITE RUNOFF:

AREA =	46.13 AC
IMPERVIOUS AREA =	41.92 AC
C FACTOR =	0.85
Q1 (C <sup>1/2</sup> A) =	179.35 CFS

4. SITE RUNOFF RATE REDUCTION:

Q(REDUCTION) = Q(PRE) - Q(ONSITE)	
Q1 REDUCTION =	-31.75 CFS -21.51%

SWM DETENTION IS REQUIRED TO REDUCE THE RUNOFF FROM THE PROPOSED SITE

**2 & 10 YEAR STORM - SWM ANALYSIS**  
PER ZONING ORDINANCE SECTION 13-109-F

SWM CALCULATIONS:

OVERALL SITE

1. SITE DESCRIPTION:

LOCATION (WATERSHED):	HOLMES RUN
TOTAL SITE AREA =	46.13 AC
TIME OF CONCENTRATION (T <sub>c</sub> ) =	5.00 MINUTES

**RAINFALL INTENSITY:**

2 YEAR =	6.20 IN/HR
10 YEAR =	9.00 IN/HR

2. PRE-DEVELOPMENT ONSITE RUNOFF:

AREA =	46.13 AC
IMPERVIOUS AREA =	42.74 AC
C FACTOR =	0.86
Q2 (C <sup>1/2</sup> A) =	244.79 CFS
Q10 (C <sup>1/10</sup> A) =	355.34 CFS

3. POST-DEVELOPMENT ONSITE RUNOFF:

AREA =	46.13 AC
IMPERVIOUS AREA =	41.92 AC
C FACTOR =	0.85
Q2 (C <sup>1/2</sup> A) =	241.73 CFS
Q10 (C <sup>1/10</sup> A) =	350.89 CFS

4. SITE RUNOFF RATE REDUCTION:

Q(REDUCTION) = Q(PRE) - Q(ONSITE)	
Q2 REDUCTION =	3.06 CFS 1.25%
Q10 REDUCTION =	4.44 CFS 1.25%

NO DETENTION IS REQUIRED AS THE SITE RUNOFF IS NOT INCREASED DUE TO SITE DEVELOPMENT

Revised: July 8, 2002

In addition to BMP worksheets found in the BMP handbook that required to be included for the project, the following tables must also be included and submitted in the final plans.

**Project Description**  
Development or Redevelopment

Drainage Area	Impervious	Pervious	Total
Site Area	26.03	1.18	27.21
On-Site Treated	23.44	0.26	25.70
Off-Site Treated	0	0	0
<b>Total Treated</b>	<b>23.44</b>	<b>0.26</b>	<b>25.70</b>

On-Site Impervious Areas Disconnected by a Vegetated Buffer

Total Treated or Disconnected: 25.70

**Water Treatment on site**

BMP Type	Area treated by BMP (acres)	Impervious area treated by BMP (acres)	BMP efficiency (%)
SAND FILTER 1	13.28	12.66	60
SAND FILTER 2	12.42	10.78	60
TOTAL	25.70	23.44	60

**Miscellaneous**

Total QOV treated:  yes  no

Detection on site:  yes  no

Project is within which watershed? HOLMES RUN

Project discharges to which body of water? HOLMES RUN

**ESI PEER REVIEW**

**APPROVED**

SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE: 01-22-15, 02-13-15

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CHANTILLY, VA, 20151  
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**urban**  
Planners - Engineers - Landscape Architects - Land Surveyors

COMMONWEALTH OF VIRGINIA  
CLAYTON C. TOOKER  
Lic. No. 036790  
02/12/10  
PROFESSIONAL ENGINEER

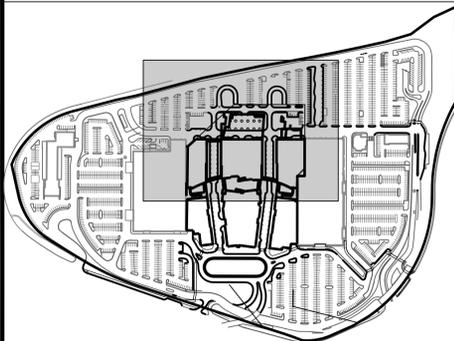
SWM-BMP COMPUTATIONS

**LANDMARK MALL-MIXED USE  
DSUP AMENDMENT**  
CITY OF ALEXANDRIA  
ALEXANDRIA, VIRGINIA

DATE: JAN., 2015  
SCALE: N/A

SHEET 27 OF 28  
FILE No. DSP-1877

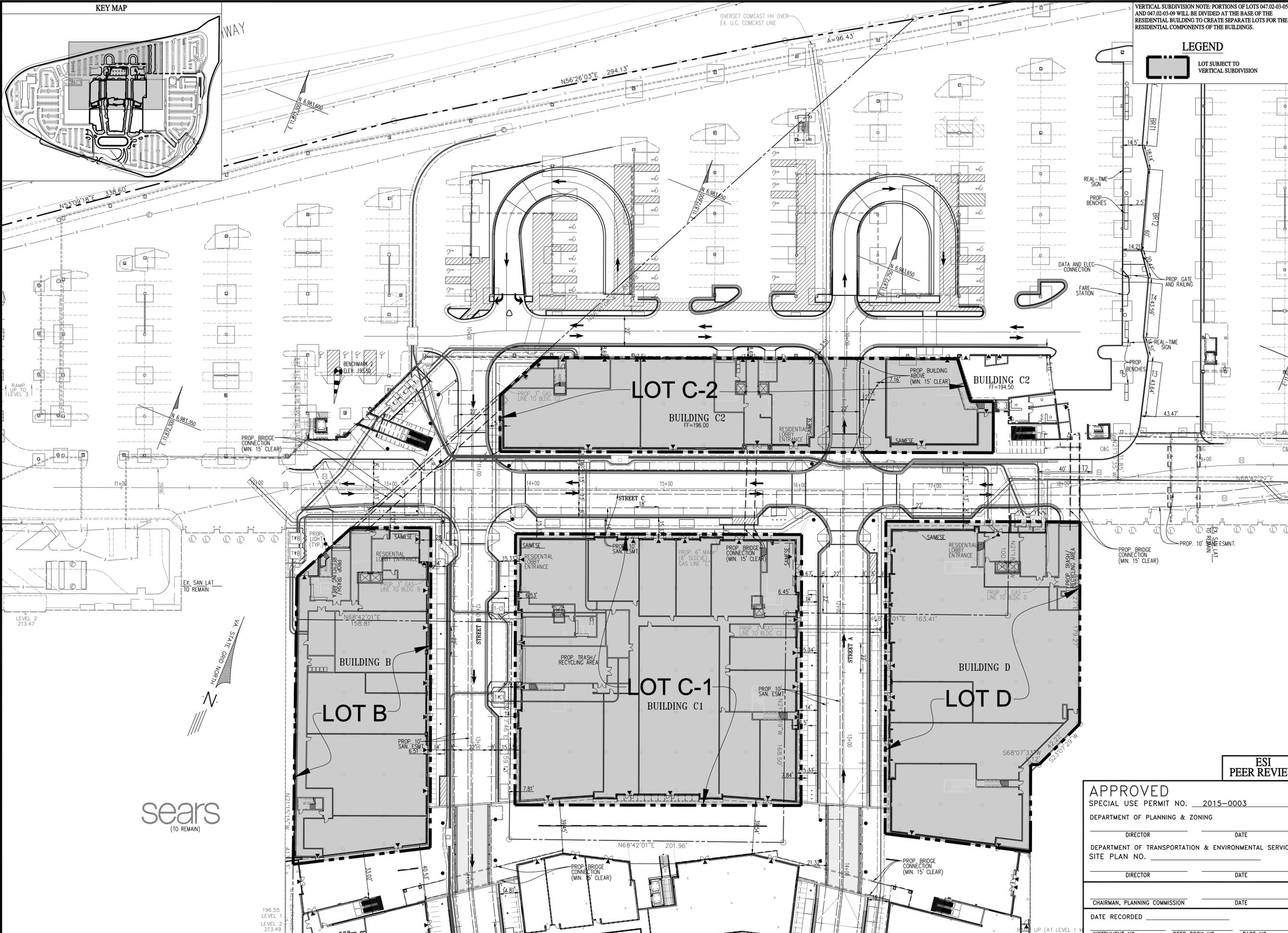
KEY MAP



VERTICAL SUBDIVISION NOTE: PORTIONS OF LOTS 047.02-03-05 AND 047.02-03-09 WILL BE DIVIDED AT THE BASE OF THE RESIDENTIAL BUILDING TO CREATE SEPARATE LOTS FOR THE RESIDENTIAL COMPONENTS OF THE BUILDINGS.

LEGEND

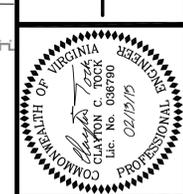
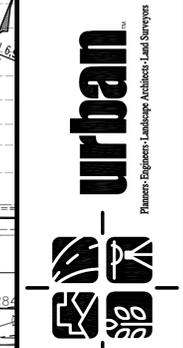
LOT SUBJECT TO VERTICAL SUBDIVISION



sears  
(TO REMAIN)

PLAN DATE	DESCRIPTION
01-22-15	
02-13-15	

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PRELIMINARY SUBDIVISION PLAN  
**LANDMARK MALL-MIXED USE  
 DSUP AMENDMENT**  
 CITY OF ALEXANDRIA  
 ALEXANDRIA, VIRGINIA  
 CL-1=N/A  
 DATE: JAN., 2015  
 SCALE: 1"=30'

**APPROVED**  
 SPECIAL USE PERMIT NO. 2015-0003  
 DEPARTMENT OF PLANNING & ZONING  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN NO. \_\_\_\_\_  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_  
 INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

Urban, Ltd. - J:\085\LandmarkMall\Preliminary SP\DSUP Amendment \1877-08-SUBDIVISION PLANNING [SUBDIVISION] February 13, 2015 - 2:24pm mdoyle



The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES		
No.	Drawing Issue Description	Date
4	site plan submission #2	05/12/2014
5	site plan submission #3	07/03/2014
	DSUP AMENDMENT	02/13/15



UNIFIED AREA PLAN COLOR LEGEND	
BACK OF HOUSE	OFFICE AREA
BALCONY	OUTDOOR DINING AREA
BRIDGE	OUTDOOR FLOOR AREA
CINEMA	RESIDENTIAL
CLOSET	RESIDENTIAL LOBBY
COAT CLOSET	RESIDENTIAL SERVICE CORRIDOR
EGRESS CORRIDOR	RESIDENTIAL STAIR
ELECTRICAL ROOM	RESIDENTIAL TRASH / RECYCLING
ELEVATOR MACHINE ROOM	RESTAURANT GLA
ESCALATOR VESTIBULE	RETAIL ELEVATOR
EXCLUSION	RETAIL ESCALATOR
EXCLUSION RES	RETAIL STAIR
GARAGE FLOOR AREA	RETAIL TOILET ROOMS
GAS ROOM	RETAIL TRASH / RECYCLING
IRRIGATION CONTROL	SEARS PROPERTY
LAUNDRY	SERVICE CORRIDOR
LEVEL 6 BALCONY (OPEN ABOVE)	STORAGE
LOADING DOCK - RES	TRASH ROOM
LOADING DOCK - RET	UNIT MECH SPACES
MECH SHAFT	UTILITY ROOM
	WATER ROOM

LANDMARK MALL

5801 DUKE ST.  
ALEXANDRIA, VA 22304

UNIFIED AREA PLAN - LEVEL 1

DAVID KITCHENS	20120125
Principal in Charge	Project No.
STEVE JACKSON	02/13/15
Project Manager	Date
STEVE JACKSON	
Project Architect	
Author	
Staff Architect	

A1.08

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL  
8:\20120125\021315\REVISED\A1.08\level1users\tenant\_building\tenant  
site\20120125\_2013\_site\_tenant\_saved\_guelchem.rvt  
2/13/2015 4:52:39 AM

1 LEVEL 1  
A1.08 SCALE: 1" = 40'-0"





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SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES		
No.	Drawing Issue Description	Date
4	site plan submission #2	05/12/2014
5	site plan submission #3	07/03/2014
	DSUP AMENDMENT	02/13/15

REFER TO A99 SERIES FOR RESIDENTIAL AREA INFORMATION



UNIFIED AREA PLAN COLOR LEGEND	
BACK OF HOUSE	OFFICE AREA
BALCONY	OUTDOOR DINING AREA
BRIDGE	OUTDOOR FLOOR AREA
CINEMA	RESIDENTIAL
CLOSET	RESIDENTIAL LOBBY
COAT CLOSET	RESIDENTIAL SERVICE CORRIDOR
EGRESS CORRIDOR	RESIDENTIAL STAIR
ELEVATOR MACHINE ROOM	RESIDENTIAL TRASH / RECYCLING
ESCALATOR VESTIBULE	RESTAURANT GLA
EXCLUSION	RETAIL ELEVATOR
EXCLUSION RES	RETAIL ESCALATOR
GARAGE FLOOR AREA	RETAIL STAIR
GAS ROOM	RETAIL TOILET ROOMS
GLA	RETAIL TRASH / RECYCLING
IRRIGATION CONTROL	SEARS PROPERTY
LAUNDRY	SERVICE CORRIDOR
LEVEL 6 BALCONY (OPEN ABOVE)	STORAGE
LOADING DOCK - RES	TRASH ROOM
LOADING DOCK - RET	UNIT MECH SPACES
MECH SHAFT	UTILITY ROOM
	WATER ROOM

LANDMARK MALL

5801 DUKE ST.  
ALEXANDRIA, VA 22304

UNIFIED AREA PLAN - LEVEL 2

DAVID KITCHENS	20120125
Principal in Charge	Project No.
STEVE JACKSON	02/13/15
Project Manager	Date
STEVE JACKSON	
Project Architect	
Author	
Staff Architect	

A1.09

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL  
8/18/2012 10:02:02 AM C:\Users\jacksons\Documents\tenant\_building\tenant\_site\20120125\_2013\_site\_tenant\_saved\_quelchem.rvt  
2/13/2015 4:53:41 AM

1 LEVEL 2  
A1.09 SCALE: 1" = 40'-0"



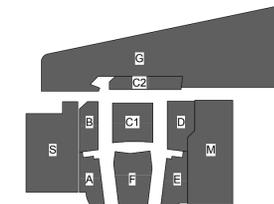


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SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
	DSUP AMENDMENT	02/13/15



LANDMARK MALL

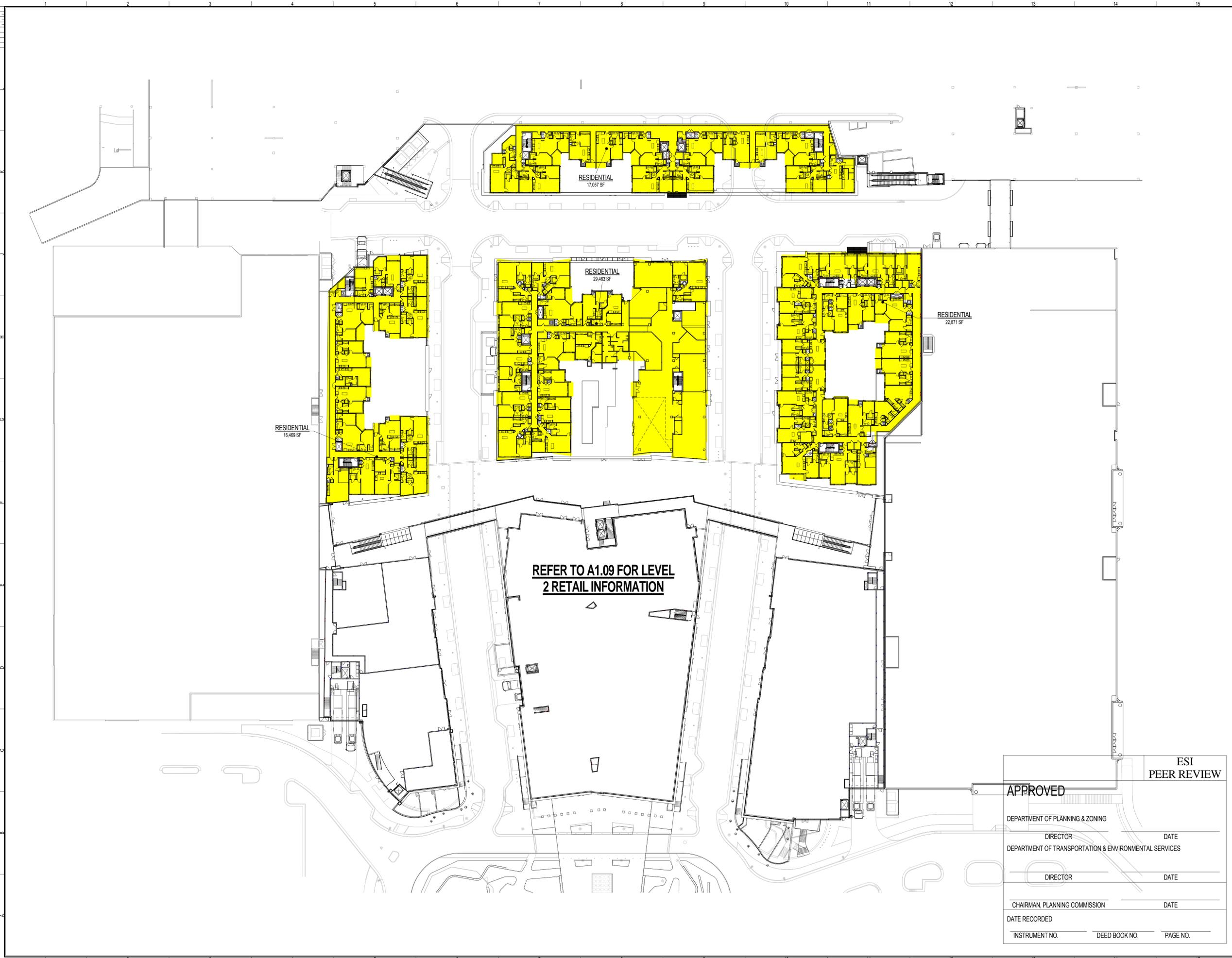
5801 DUKE ST.  
ALEXANDRIA, VA 22304

SIMPLIFIED AREA PLAN LEVEL  
02 PROPOSED

Designer	20120125
Principal in Charge	Project No.
Approver	02/13/15
Project Manager	Date
Checker	
Project Architect	
Author	
Architectural Staff	

A99.31

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL  
8/10/2012 10:08:31 AM - 6/19/2015 09:54:17 AM  
site:20120125\_2013\_site\_tenant\_saved\_guelicherm.rvt  
2/13/2015 4:54:17 AM



**REFER TO A1.09 FOR LEVEL  
2 RETAIL INFORMATION**

RESIDENTIAL  
17,057 SF

RESIDENTIAL  
29,463 SF

RESIDENTIAL  
22,871 SF

RESIDENTIAL  
16,469 SF

APPROVED

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

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PEER REVIEW



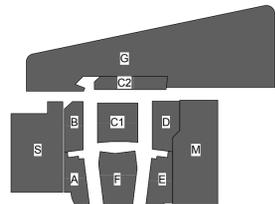
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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
1	DSUP AMENDMENT	02/13/15



LANDMARK MALL

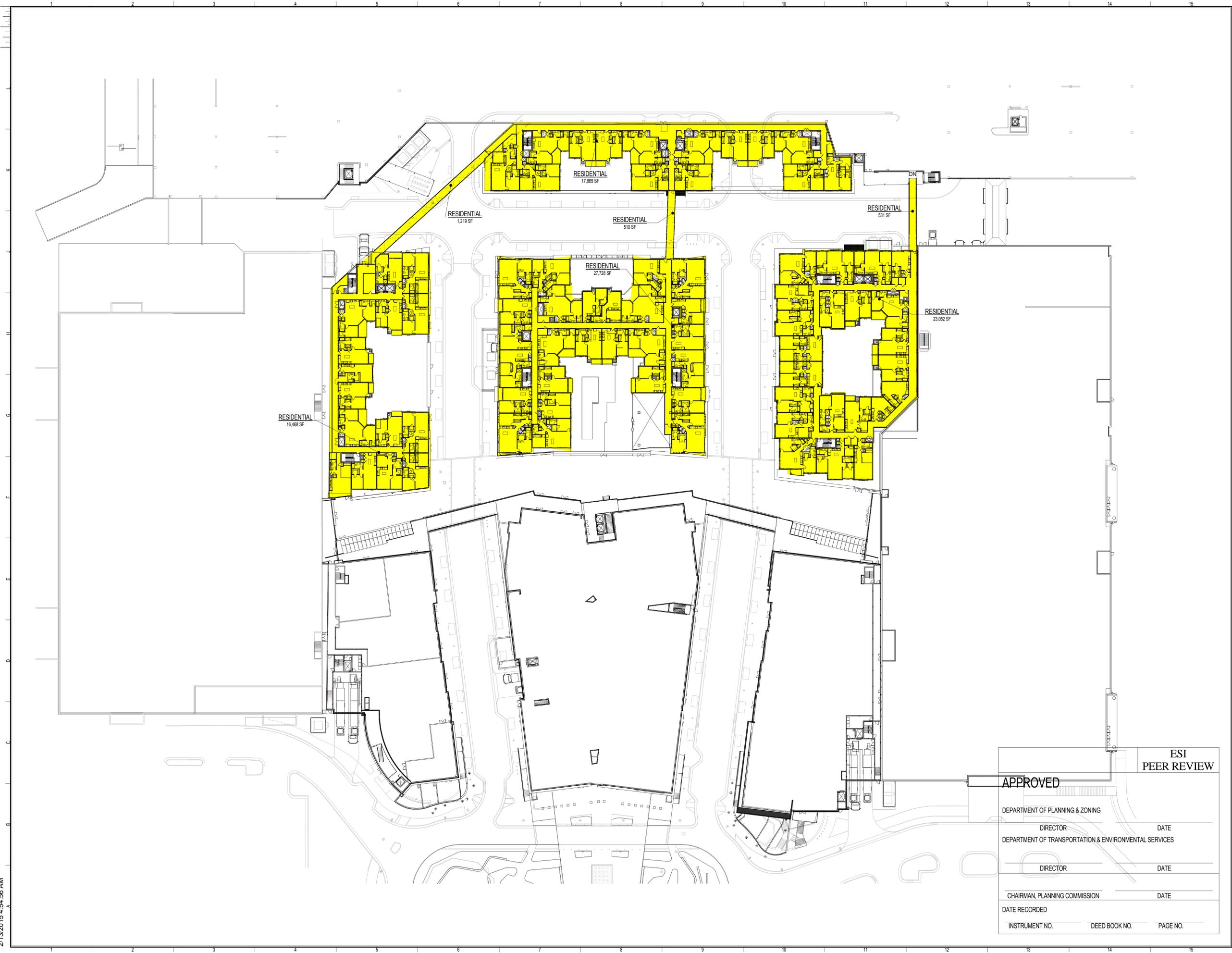
5801 DUKE ST.  
ALEXANDRIA, VA 22304

SIMPLIFIED AREA PLAN LEVEL  
03 PROPOSED

Designer	20120125
Principal in Charge	Project No.
Approver	02/13/15
Project Manager	Date
Checker	
Project Architect	
Author	
Architectural Staff	

A99.32

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL  
DRAWING NO: A99.32  
DATE: 02/13/15  
SITE: 5801 DUKE ST, ALEXANDRIA, VA  
DRAWN BY: J. GUEICHERM  
CHECKED BY: J. GUEICHERM  
DATE: 2/13/2015 4:54:56 AM



APPROVED

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PEER REVIEW

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



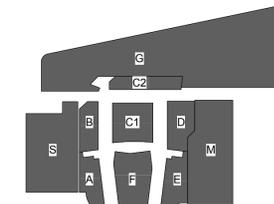
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### ISSUANCES

No.	Drawing Issue Description	Date
DSUP AMENDMENT		02/13/15



## LANDMARK MALL

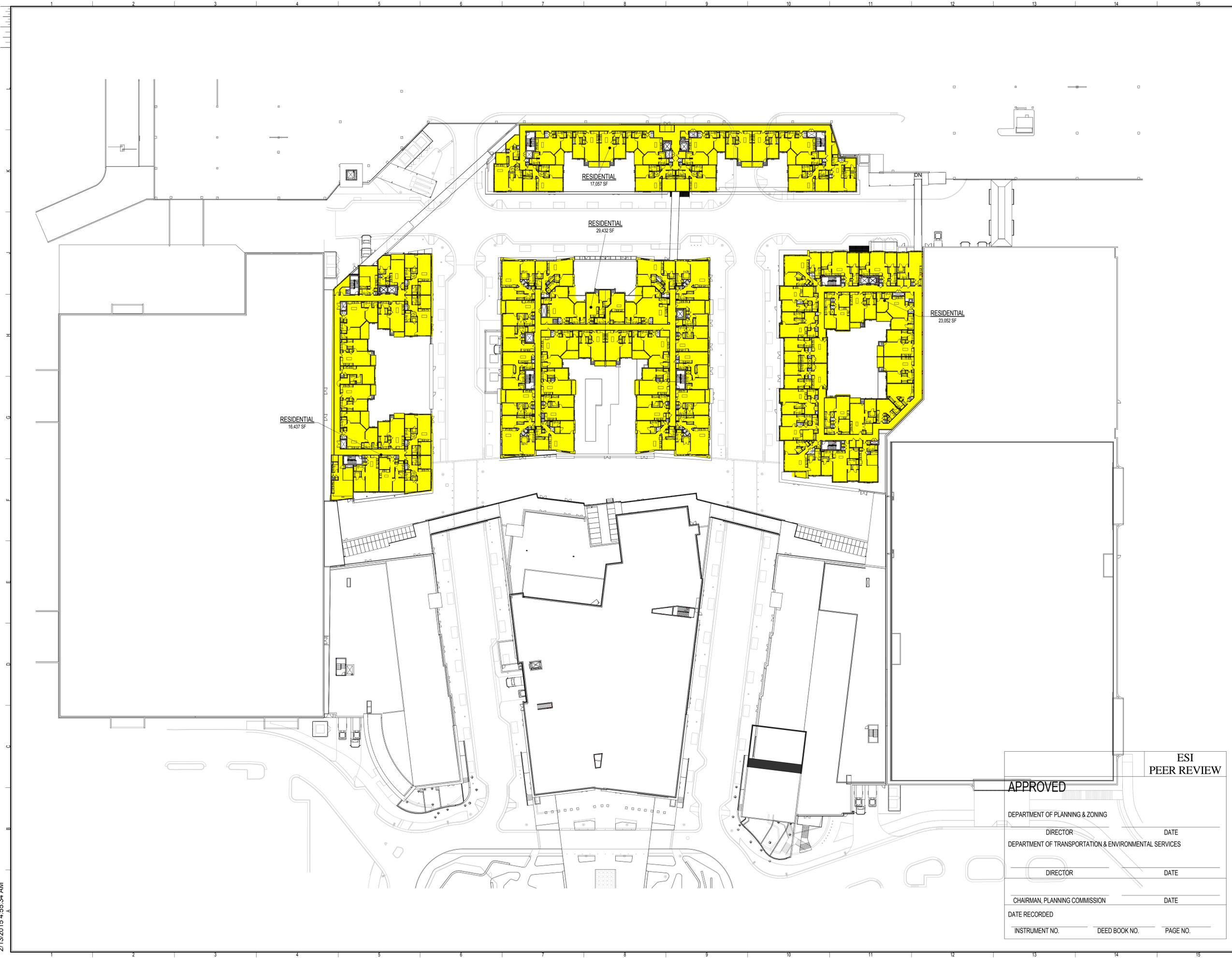
5801 DUKE ST.  
ALEXANDRIA, VA 22304

## SIMPLIFIED AREA PLAN LEVELS 04 AND 05 PROPOSED

Designer	20120125
Principal in Charge	Project No.
Approver	02/13/15
Project Manager	Date
Checker	
Project Architect	
Author	
Architectural Staff	

# A99.33

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL  
DRAWING TITLE: SIMPLIFIED AREA PLAN LEVELS 04 AND 05 PROPOSED  
DATE: 2/13/2015 4:55:34 AM



<b>APPROVED</b>		<b>ESI PEER REVIEW</b>
DEPARTMENT OF PLANNING & ZONING	DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION		DATE
DATE RECORDED	INSTRUMENT NO.	DEED BOOK NO. PAGE NO.



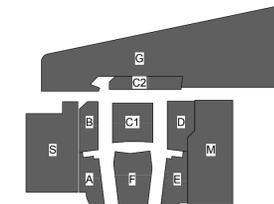
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ISSUANCES

No.	Drawing Issue Description	Date
DSUP AMENDMENT		02/13/15



LANDMARK MALL

5801 DUKE ST.  
ALEXANDRIA, VA 22304

SIMPLIFIED AREA PLAN LEVEL  
06 PROPOSED

Designer	20120125
Principal in Charge	Project No.
Approver	02/13/15
Project Manager	Date
Checker	
Project Architect	
Author	
Architectural Staff	

A99.34

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL  
DRAWING TITLE: SIMPLIFIED AREA PLAN LEVEL 06 PROPOSED  
DATE: 02/13/15 4:56:21 AM



**APPROVED**

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

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PEER REVIEW



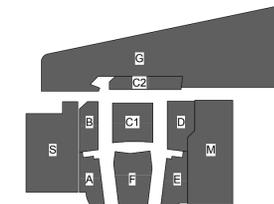
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### ISSUANCES

No.	Drawing Issue Description	Date
1	DSUP AMENDMENT	02/13/15



## LANDMARK MALL

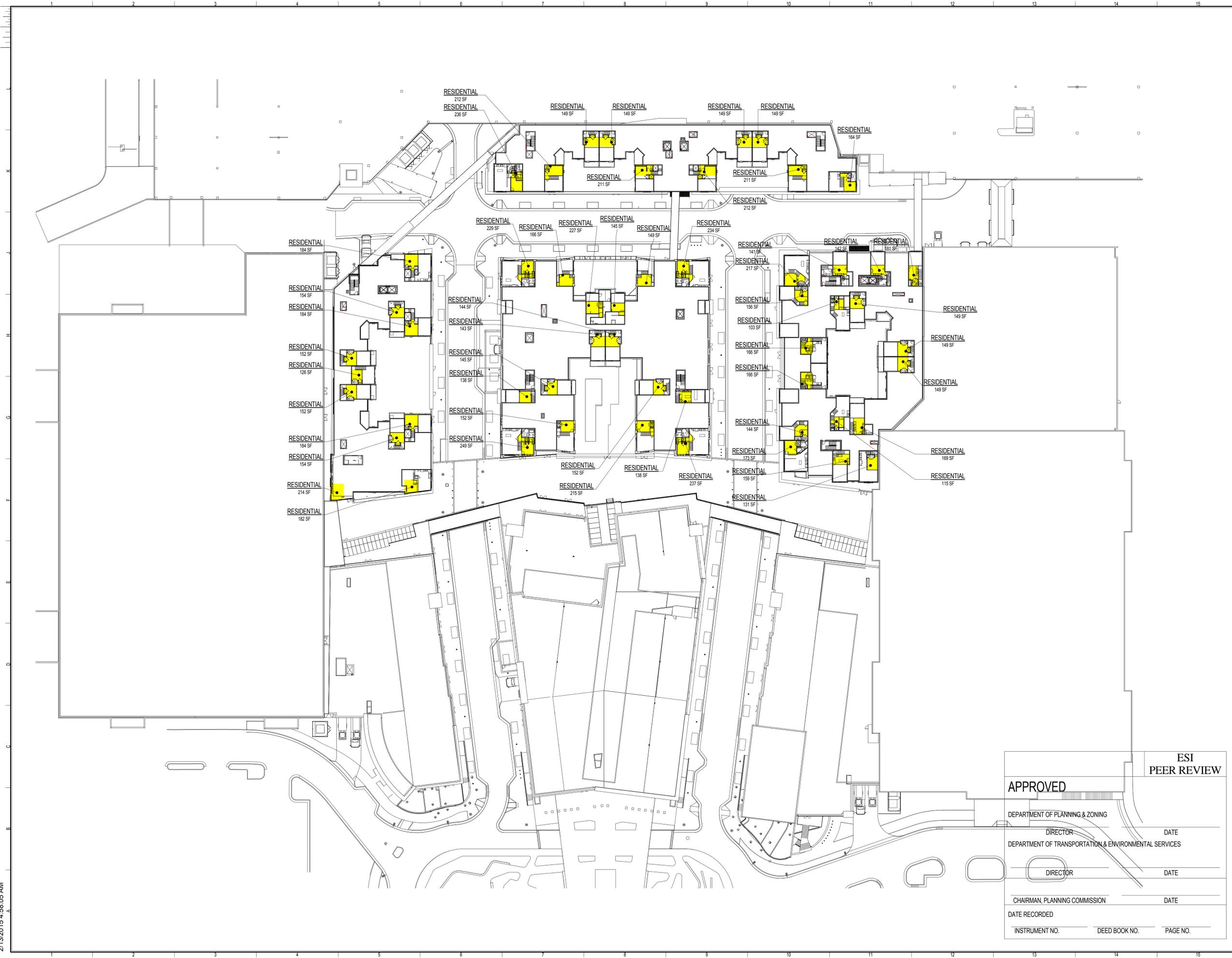
5801 DUKE ST.  
ALEXANDRIA, VA 22304

## SIMPLIFIED AREA PLAN LEVEL LOFT PROPOSED

Designer	20120125
Principal in Charge	Project No.
Approver	02/13/15
Project Manager	Date
Checker	
Project Architect	
Author	
Architectural Staff	

# A99.35

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL  
DRAWING NO: A99.35  
DATE: 02/13/15  
FILE: 20120125\_2013\_site\_tenant\_saved\_guelchem.rvt  
2/13/2015 4:58:05 AM



<b>APPROVED</b>		<b>ESI PEER REVIEW</b>
DEPARTMENT OF PLANNING & ZONING		DATE
DIRECTOR		DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		DATE
DIRECTOR		DATE
CHAIRMAN, PLANNING COMMISSION		DATE
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.