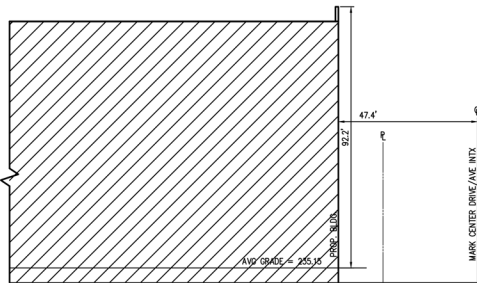
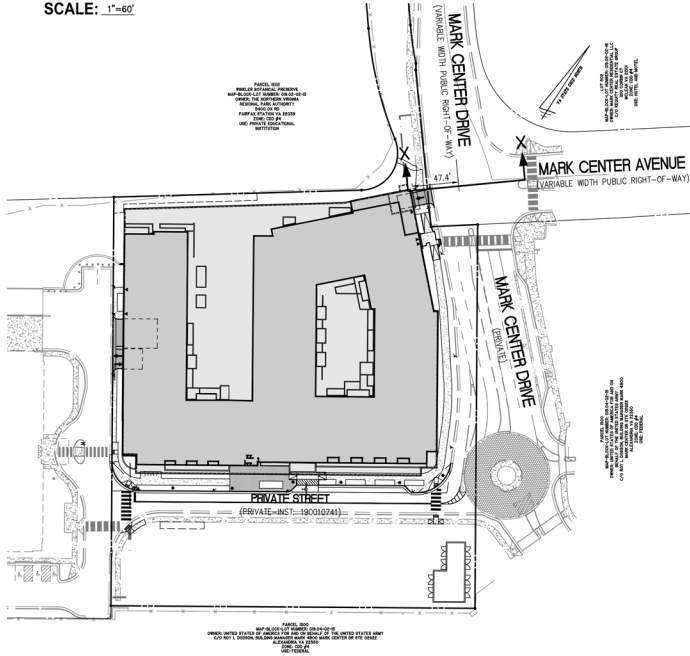


**4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER**

TOTAL SITE AREA =	177,144 SQ. FT.	OR	4.0667 ACRES
TOTAL EXISTING IMPERVIOUS AREA =	19,058 SQ. FT.	OR	0.4375 ACRES (WITHIN LOD)
TOTAL PROPOSED IMPERVIOUS AREA =	109,805 SQ. FT.	OR	2.5208 ACRES (WITHIN LOD)
TOTAL DISTURBED AREA =	126,516 SQ. FT.	OR	2.9044 ACRES
TAX PARCEL IDENTIFICATION =	019.04-02-17		
ADDRESS:	4880 MARK CENTER DRIVE, ALEXANDRIA, VA 22311		

SHEET: P-0101

KEY MAP
SCALE: 1"=60'



SECTION X-X
NOT TO SCALE

PER SECTION 6-403A MAXIMUM HEIGHT BASED ON 47.4' SETBACK IS 94.8' (MARK CENTER DRIVE/AVENUE INTERSECTION). AT THE PROPOSED HEIGHT OF 92.2', THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE REQUIREMENTS OF 6-403A.

ARCHAEOLOGY NOTES

- 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 CONJUNCTION WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
- THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIMES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTOR AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (ARTICLE XIII COMPLIANCE) NARRATIVE

THE ENTIRE SITE DRAINS INTO A SEPARATED STORM SEWER SYSTEM WHICH IS LOCATED ON THE PRIVATE ROAD AND ON MARK CENTER DRIVE. THERE WILL BE AN INCREASE IN IMPERVIOUS AREA FROM THE PRE-DEVELOPMENT CONDITION TO POST-DEVELOPMENT CONDITION. APPROPRIATE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES BE PROVIDED IN ORDER FOR THE SITE TO COMPLY WITH STORMWATER QUALITY AND QUANTITY REQUIREMENTS SET FORTH IN ARTICLE XII OF THE MUNICIPAL ZONING ORDINANCE. SEE SHEET P-0701 FOR PRELIMINARY STORMWATER MANAGEMENT AND BMP LOCATIONS.

SITE RUNOFF IN THE POST DEVELOPMENT CONDITION WILL EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION. THIS ADDITIONAL FLOW WILL BE DETAINED ON-SITE AND/OR REDUCED THROUGH RUNOFF REDUCTION BMPs ON-SITE.

THE REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION SET FORTH IN ARTICLE XII OF THE MUNICIPAL ZONING ORDINANCE SHALL BE MET WITHIN THEIR RESPECTIVE LIMITS OF ANALYSIS. SEE SHEET P-0701 FOR PRELIMINARY OUTFALL ANALYSIS NARRATIVE.

THE WATER QUALITY REQUIREMENTS SET FORTH IN ARTICLE XII OF THE MUNICIPAL ZONING ORDINANCE SHALL BE MET THROUGH THE USE OF ON-SITE BMP FACILITIES SUCH AS URBAN BIO-RETENTION AND MANUFACTURED TREATMENT DEVICES(S). ANY PORTION OF THE WATER QUALITY VOLUME (WQV) NOT TREATED ON-SITE SHALL BE MITIGATED VIA PAYMENT INTO THE WATER QUALITY IMPROVEMENT FUND.

ALL PROPOSED ON-SITE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED.

THE SITE IS WITHIN THE HOLMES RUN WATERSHED.

SEE SHEETS P-0701 – P-0708 FOR ADDITIONAL STORMWATER MANAGEMENT INFORMATION.

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. AN RPA IS LOCATED ON THE PROPERTY BUT IS NOT LOCATED WITHIN THE PROPOSED LIMITS OF DISTURBANCE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION OF THE SITE.
- 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 RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4400 EXT. 267/255.
- 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 7AM TO 6PM AND
 - SATURDAYS FROM 9AM TO 6PM
 - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.

PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:

- MONDAY THROUGH FRIDAY FROM 9AM TO 6PM AND
- SATURDAYS FROM 10AM TO 4PM

STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMPs ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPs ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPs AND SUPPORTING EQUIPMENT.

RESOURCE PROTECTION AREA NOTE

THERE IS A KNOWN RPA LOCATED ON THIS SITE ACCORDING TO THE CITY OF ALEXANDRIA RPA MAPS AND A FIELD DELINEATION PERFORMED BY WETLANDS STUDIES AND SOLUTIONS DATED 03/03/2021, BUT THE RPA IS NOT WITHIN THE PROPOSED LIMITS OF DISTURBANCE FOR THE PROJECT.

FLOODPLAIN NOTE

THE SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN PER THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

CEMETERY AND/OR BURIAL GROUNDS

THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

UTILITY CONTACTS

ELECTRIC:
VIRGINIA DOMINION POWER
C/O KEN HOLMES
907 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(703) 838-2437

NATURAL GAS:
WASHINGTON GAS
C/O RAY BAKER
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-5955

WATER:
VIRGINIA AMERICAN WATER COMPANY
C/O HAO (STEVE) CHEN
2233 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3889

TELEPHONE:
VERIZON
C/O VAL FISHER
2880 PARKVIEW PARK N., 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5068

CATV/HS INTERNET:
COMCAST
C/O BRIAN SHADE
3900 WHEELER AVENUE
ALEXANDRIA, VA 22314
(703) 267-4449

FEDERAL FUNDING NOTE

THIS PROJECT IS NOT A FEDERAL UNDERTAKING. ANY REQUIRED FEDERAL PERMITS WILL BE OBTAINED BY THE APPLICANT PRIOR TO CONSTRUCTION.

GEOTECHNICAL REPORT NOTE

A SITE SPECIFIC GEOTECHNICAL REPORT WILL BE PREPARED FOR THIS PROPERTY AND WILL BE PROVIDED UNDER SEPARATE COVER AT THE TIME OF FINAL SITE PLAN.

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY VACANT AND IS ADJACENT TO A SEPARATED SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN THE ADJACENT PRIVATE STREET.

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

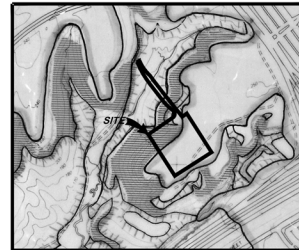
MULTIFAMILY RESIDENTIAL: 300 GPD x 402 UNITS = 120,600 GPD
120,600 GPD x 4 (PEAK FACTOR) = **482,400 GPD**

BECAUSE THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE IN EXPECTED SANITARY SEWER FLOW MORE THAN 10,000 GPD, SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14 ON SHEET P-0901.

ALEX RENEW NOTES

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

MARINE CLAY SOILS MAP



NOTE: ACCORDING TO THE CITY RECORD MAP, THERE ARE MARINE CLAYS LOCATED ON THE SUBJECT PARCEL.

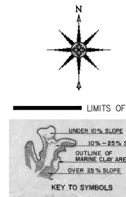
MASTER LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
GV	GAS VALVE	GV
RD	ROOF DRAIN	RD
TGB	TRAFFIC CONTROL BOX	TGB
LP	LIGHT POLE	LP
TRLP	LIGHT POLE WITH SIGNALS	TRLP
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
CURB & GUTTER CG-2	TRANSITION FROM CG-6 TO CG-2	CG-6
CG-6	SANITARY SEWER	CG-2
SL	SANITARY LATERAL	CG-2
C.O.	CLEAN OUT	C.O.
STORM SEWER	STORM SEWER	STORM SEWER
COMBINED SEWER	COMBINED SEWER	COMBINED SEWER
FLOW DIRECTION	FLOW DIRECTION	FLOW DIRECTION
WATER MAIN	WATER MAIN	WATER MAIN
FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT
PLUG	PLUG	PLUG
OVERHEAD WIRES	OVERHEAD WIRES	OVERHEAD WIRES
UTILITY POLE	UTILITY POLE	UTILITY POLE
COMMUNICATION	COMMUNICATION	COMMUNICATION
GAS MAIN	GAS MAIN	GAS MAIN
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
TRANSFORMER	TRANSFORMER	TRANSFORMER
HANDICAP RAMP	HANDICAP RAMP	HANDICAP RAMP
GUARDRAIL	GUARDRAIL	GUARDRAIL
FENCE	FENCE	FENCE
TRAFFIC FLOW	TRAFFIC FLOW	TRAFFIC FLOW
TEST PIT	TEST PIT	TEST PIT
DOOR	DOOR	DOOR
TREES	TREES	TREES
LIMITS OF CLEARING AND GRADING	LIMITS OF CLEARING AND GRADING	LIMITS OF CLEARING AND GRADING
CONTOURS	CONTOURS	CONTOURS
SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION
DRAINAGE FLOW DIRECTION	DRAINAGE FLOW DIRECTION	DRAINAGE FLOW DIRECTION
BUILDING	BUILDING	BUILDING

CONTAMINATION NOTE

ACCORDING TO A PHASE I ENVIRONMENTAL ASSESSMENT PREPARED BY BLACKSTONE CONSULTING, LLC, DATED 10/28/2022, THERE ARE NO KNOWN SOIL CONTAMINANTS ON THIS SITE AND NO FURTHER STUDY IS RECOMMENDED. THE APPLICANT WILL COMPLY WITH ALL CITY, STATE, AND FEDERAL GUIDELINES THAT ARE APPLICABLE FOR THE DEVELOPMENT.

SCALE: 1"=500'



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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 554-1151 Fax (703) 552-1571 www.wlphillips.com

SCALE AS NOTED
DATE: 06/06/2024
BY: [Signature]

DATE	DESCRIPTION	DATE	DESCRIPTION
06/06/2024	CONCEPT PLAN - PHASE 1	06/06/2024	DUMP ASPHALT SUB
10/10/2024	DEVELOPMENT SPECIAL USE PERMIT	10/10/2024	DEVELOPMENT SPECIAL USE PERMIT

**4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA**

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED BY
1	CONCEPT PLAN - PHASE 1	06/06/2024	[Signature]
2	DEVELOPMENT SPECIAL USE PERMIT	10/10/2024	[Signature]

GENERAL NOTES

APPROVED
SPECIAL USE PERMIT NO. 2025-10007
DEPARTMENT OF PLANNING & ZONING

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

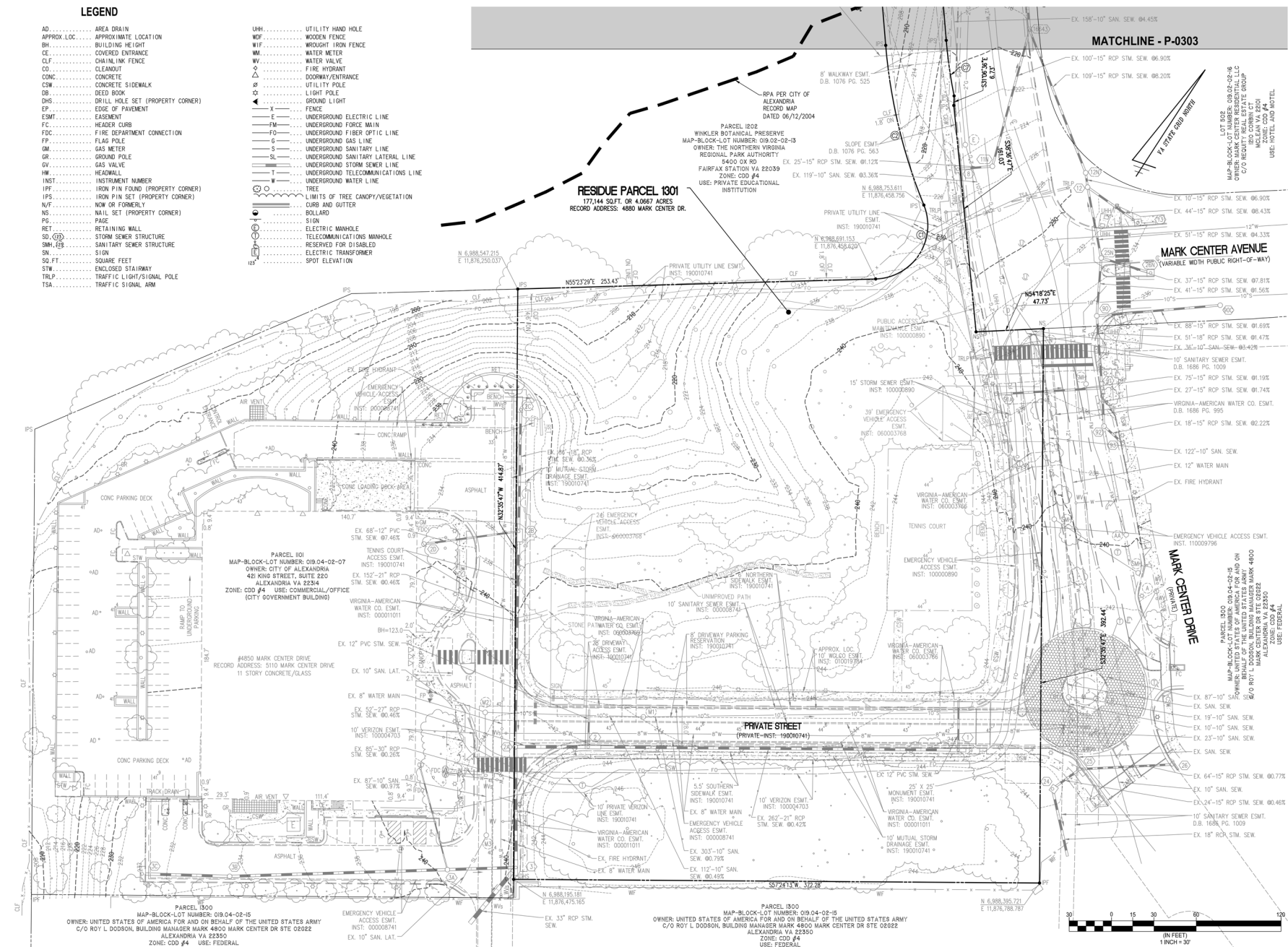
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

AD	AREA
APPROX. LOC.	APPROXIMATE LOCATION
BL	BUILDING HEIGHT
CH	COVERED ENTRANCE
CL	CHALKLINE KENT
CO	CONCRETE
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
DB	DECK BOARD
DHS	DRILL HOLE SET (PROPERTY CORNER)
EP	EDE OF PAVEMENT
ESEM	EASEMENT
FC	HEADER CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FLAT POLE
GM	GAS METER
GR	GRASS
GV	GRASS VALVE
HU	HEADWALL
INST	INSTRUMENT
IP	IRON PIN (FUND PROPERTY CORNER)
IFS	IRON PIN SET (PROPERTY CORNER)
N/F	NOW OR FORMERLY
NS	NOT SHOWN
PG	PAGE
RET	RETAINING WALL
SET	SET (PROPERTY CORNER)
SM, SFS	SANITARY SEWER STRUCTURE
SN	SIGN
SQ FT	SQUARE FEET
STW	ENCLOSED STAIRWAY
TRIP	TRIP LIGHT/SIGNAL POLE
TRIP SIGNAL, JAW	TRIP SIGNAL, JAW

- | | |
|-------|-------------------------------------|
| UHF | UTILITY HAND HOLE |
| W | WOODEN FENCE |
| WF | WROUGHT IRON FENCE |
| WV | WATER METER |
| WV | WATER VALVE |
| WV | FIRE HYDRANT |
| WV | DOWNW/ENTRANCE |
| U | UTILITY POLE |
| PL | LIGHT POLE |
| ▲ | GROUND LIGHT |
| X | FENCE |
| E | UNDERGROUND ELECTRIC LINE |
| FM | UNDERGROUND FENCE MAIN |
| FO | UNDERGROUND FIBER OPTIC LINE |
| G | UNDERGROUND GAS LINE |
| S | UNDERGROUND SANITARY LINE |
| SL | UNDERGROUND SANITARY LATERAL LINE |
| ST | UNDERGROUND STORM SEWER LINE |
| T | UNDERGROUND TELECOMMUNICATIONS LINE |
| W | UNDERGROUND WATER LINE |
| ○ | TREE |
| ~~~~~ | LIMITS OF TREE CANOPY/VEGETATION |
| — | ROADS AND GUTTER |
| ● | ROAD |
| — | SIGN |
| ○ | ELECTRIC MANHOLE |
| ○ | TELECOMMUNICATIONS MANHOLE |
| ○ | RESERVED FOR DISABLED |
| ○ | ELECTRIC TRANSFORMER |
| ○ | SPOT ELEVATION |



LOT 502
MAP-BLOCK-LOT NUMBER: 019.02-02-16
OWNER: MARK CENTER RESIDENTIAL LLC
C/O REQUITY REAL ESTATE GROUP
1210 CORBIN CT
MCLEAN VA 22101
ZONE: CDD #4
USE: HOTEL AND MOTEL

MCLEAN VA 22101
ZONE: CDD #4
USE: HOTEL AND MOTEL

**WALTER L.
PHILLIPS**

INCORPORATED ESTABLISHED 1945
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

(703) 532-6163	Fax (703) 533-1301	www.WLPINC.com
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DATE: 08/30/2024	DRAWN: SC/TPB	CHKD: TPB/JS
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PLAN STATUS		
DATE	DESCRIPTION	DATE

DATE	DESCRIPTION	DATE	DESCRIPTION
03/2/2024	CONCEPT PLAN - PHASE 1	08/20/2025	DSUP VERIFICATION SUB.

08/2/2024	CONCEPT PLAN - PHASE 2		
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3/1/2025	DSUP COMPLETENESS SUB
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REVISION APPROVED BY

[illegible]

**4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA**

EXISTING CONDITIONS PLAN

APPROVED
SPECIAL USE PERMIT NO. 2025-10007
DEPARTMENT OF PLANNING & ZONING

[illegible]

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

[illegible]

DIRECTOR	DATE
----------	------

CHAIRMAN, PLANNING COMMISSION	DATE
-------------------------------	------

DATE RECORDED _____

INSTRUMENT NO.	DEED BOOK NO.	PAGE
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SHEET: P-030

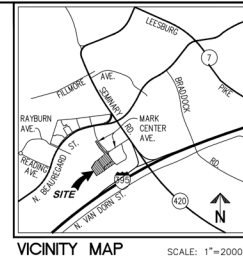
SHEET: R-030

SHEET: F-050

1. THE PROPERTY SHOW HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LIST NUMBER 19-04-02-17, AND IS ZONED CDD4.
2. THE PROPERTY IS NOW IN THE NAME OF S/P/RC/MAP CENTER LAND, LLC, AS RECORDED IN INSTRUMENT NUMBER 230002116 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES OR WARRANTIES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE DEPTHS OF THE UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL AREA OF THE PROPERTY IS 177,144 SQUARE FEET OR 4.0667 ACRES.
5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 05/01/2023.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 1505190028E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE ALTA OWNER'S POLICY TITLE INFORMATION PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, POLICY NUMBER 022203208 DATE OF POLICY MARCH 14, 2023.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMBINED WITH A FIELD RUN VERTICALLY CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COASTAL SYSTEM OF 1983 (100 83(1) AND 83(2) TO DEPOSI-000.00001) AS COMBINED WITH A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NAD83 MONUMENT PID NUMBER H99141; GPSI 52 CORS ARE, THE COMBINED TIES TO THE FIELD DISTANCES TO DEPOSI-000.00001 AND THE REFERENCED COORDINATES IS 0.999990. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHEWOOD, C.S., FROM AN ACTUAL [X] GROUND OR [] AIRBORNE SURVEY MADE UNDER SUPERVISION THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 10, 2023; AND THAT THIS PLAT, MAP, OR DIGITAL GEOGRAPHICAL DATA, INCLUDING METADATA MEETS MINIMUM ACADEMY STANDARDS UNLESS OTHERWISE NOTED.

CS00 INLET TOP =	233.53	SD 93	CS00 INLET TOP =	237.37	SD 10 *	CS00 INLET TOP =	254.88	SD 26	CS00 INLET TOP =	246.11
11*PCW OUT (SD 26) =	235.78	CS00 INLET TOP =	230.43	11*PCW OUT (SD 118) =	250.97	11*PCW OUT (SD 118) =	250.97	11*PCW OUT (SD 251) =	238.13	
SD 20		SD 92		SD 118 *		SD 118 *		SD 25		
CS00 INLET TOP =	234.84	CS00 INLET TOP =	234.38	CS00 INLET TOP =	254.38	CS00 INLET TOP =	254.38	CS00 INLET TOP =	245.10	
11*PCW IN (SD 101120) =	234.64	11*PCW IN (SD 93) =	230.03	11*PCW IN (SD 93) =	220.31	11*PCW IN (SD 26) =	231.63	11*PCW IN (SD 26) =	231.63	
11*PCW OUT (SD 26) =	234.44	11*PCW OUT (SD 93) =	229.51	11*PCW OUT (SD 16443) =	220.16	11*PCW OUT (SD 26) =	231.63	11*PCW OUT (SD 26) =	231.63	
SD 28		SD 90 *		SD 16443		SD 24		SD 24		
CS00 INLET TOP =	235.37	CS00 INLET TOP =	239.04	CS00 INLET TOP =	219.27	CS00 INLET TOP =	246.11	CS00 INLET TOP =	246.11	
11*PCW IN (SD 26) =	235.37	11*PCW IN (SD 90) =	230.26	11*PCW IN (SD 118) =	213.23	11*PCW IN (SD 26) =	241.31	11*PCW IN (SD 26) =	241.31	
11*PCW OUT (SD 26) =	225.47	11*PCW OUT (SD 90) =	225.47	11*PCW OUT (SD 126) =	213.12	11*PCW OUT (SD 26) =	237.46	11*PCW OUT (SD 26) =	237.46	
11*PCW OUT (SD 26) =	229.12	SD 91A		11*PCW OUT (SD 1644) =	212.04	11*PCW OUT (SD 26) =	237.46	11*PCW OUT (SD 26) =	237.46	
SD 1		CS00 INLET TOP =	235.68	SD 1684		SD 1684		SD 1684		
CS00 INLET TOP =	242.33	CS00 INLET TOP =	231.91	CS00 INLET TOP =	232.66	CS00 INLET TOP =	232.66	CS00 INLET TOP =	232.66	
11*PCW IN (SD 92) =	234.95	SD 91		11*PCW IN (SD 16443) =	205.12	11*PCW IN (SD 16443) =	205.12	11*PCW IN (SD 16443) =	205.12	
11*PCW OUT (SD 26) =	234.65	CS00 INLET TOP =	235.84	11*PCW OUT (SD 9946) =	200.02	11*PCW OUT (SD 9946) =	200.02	11*PCW OUT (SD 9946) =	200.02	
SD 2		SD 91A		SD 14725 *		SD 14725 *		SD 14725 *		
CS00 INLET TOP =	242.64	CS00 INLET TOP =	229.44	CS00 INLET TOP =	232.40	CS00 INLET TOP =	226.78	CS00 INLET TOP =	226.78	
11*PCW IN (SD 92) =	234.54	11*PCW IN (SD 91A) =	231.02	11*PCW IN (SD 16443) =	226.78	11*PCW IN (SD 16443) =	226.78	11*PCW IN (SD 16443) =	226.78	
11*PCW OUT (SD 26) =	233.54	11*PCW OUT (SD 91) =	229.44	11*PCW OUT (SD 16443) =	226.78	11*PCW OUT (SD 16443) =	226.78	11*PCW OUT (SD 16443) =	226.78	
11*PCW OUT (SD 26) =	233.54	SD 200 *		SD 200 *		SD 200 *		SD 200 *		
SD 2A		CS00 INLET TOP =	235.83	CS00 INLET TOP =	235.83	CS00 INLET TOP =	235.83	CS00 INLET TOP =	235.83	
CS00 INLET TOP =	241.07	11*PCW OUT (SD 200) =	230.06	11*PCW OUT (SD 200) =	230.06	11*PCW OUT (SD 200) =	230.06	11*PCW OUT (SD 200) =	230.06	
11*PCW IN (SD 26) =	228.45	SD 90 *		SD 90 *		SD 90 *		SD 90 *		
11*PCW OUT (SD 26) =	232.95	CS00 INLET TOP =	235.38	CS00 INLET TOP =	235.38	CS00 INLET TOP =	235.38	CS00 INLET TOP =	235.38	
11*PCW OUT (SD 26) =	232.95	11*PCW IN (SD 90) =	229.77	11*PCW IN (SD 16725) =	214.18	11*PCW IN (SD 16725) =	214.18	11*PCW IN (SD 16725) =	214.18	
SD 3		11*PCW IN (SD 91) =	227.74	11*PCW IN (SD 91) =	213.31	11*PCW IN (SD 91) =	213.31	11*PCW IN (SD 91) =	213.31	
CS00 INLET TOP =	231.21	11*PCW OUT (SD 200) =	228.34	SD 1644 *		SD 1644 *		SD 1644 *		
11*PCW OUT (SD 26) =	225.04	SD 13		CS00 INLET TOP =	213.38	CS00 INLET TOP =	213.38	CS00 INLET TOP =	213.38	
SD 30		CS00 INLET TOP =	234.23	11*PCW IN (SD 92) =	236.97	11*PCW IN (SD 92) =	236.97	11*PCW IN (SD 92) =	236.97	
CS00 INLET TOP =	233.28	11*PCW OUT (SD 121) =	227.53	SD 14715 *		SD 14715 *		SD 14715 *		
CS00 INLET TOP =	233.28	SD 200 *		CS00 INLET TOP =	225.28	CS00 INLET TOP =	225.28	CS00 INLET TOP =	225.28	
11*PCW IN (SD 101120) =	237.63	CS00 INLET TOP =	232.88	11*PCW IN (SD 92) =	215.95	11*PCW IN (SD 92) =	215.95	11*PCW IN (SD 92) =	215.95	
11*PCW IN (SD 26) =	237.63	11*PCW IN (SD 200) =	227.14	11*PCW OUT (SD 164						

(IN FEET)
1 INCH = 30'



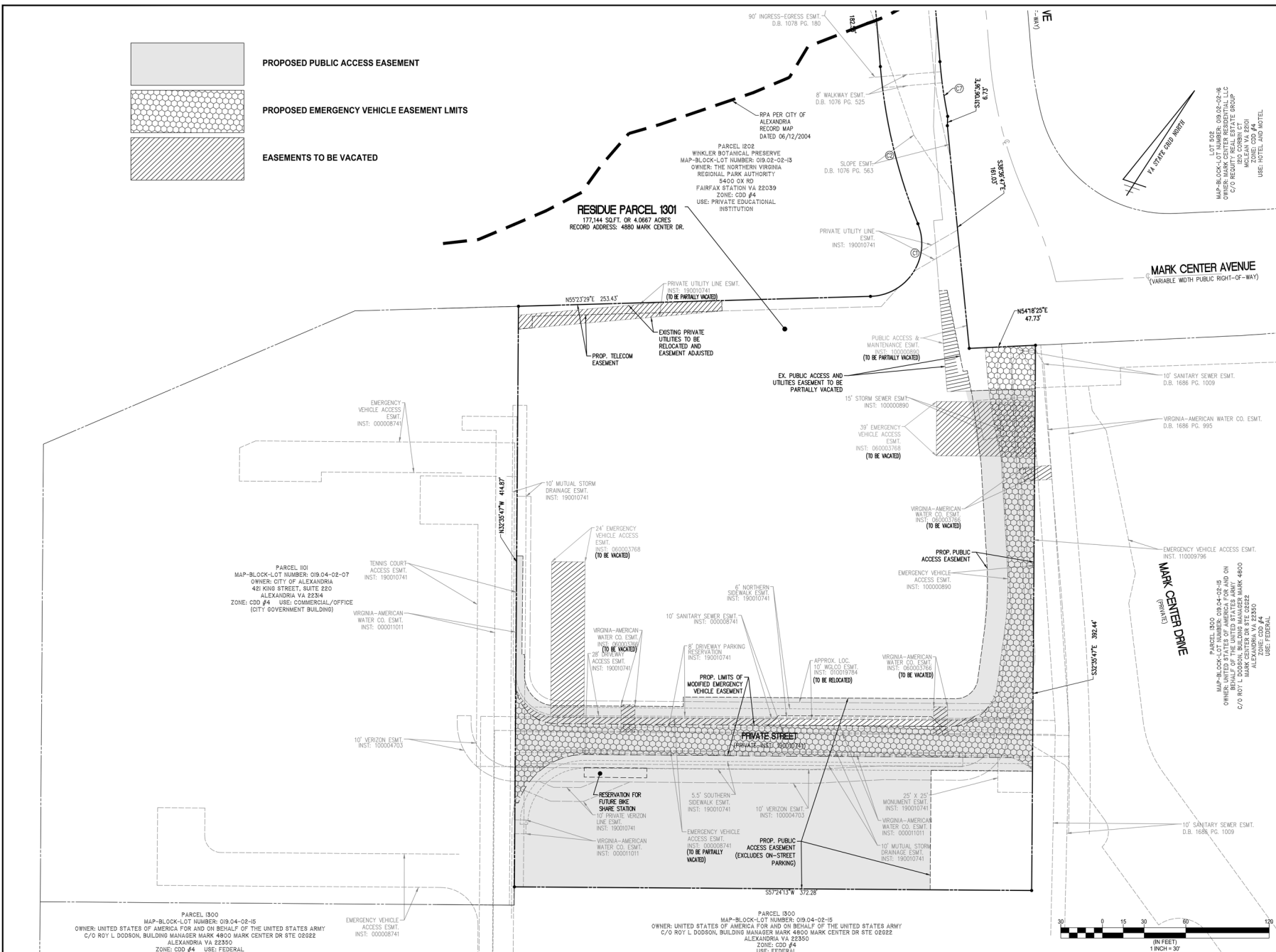
NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	38.00'	73.31'	110°32'02"	54.81'	62.46'	N0007°28' E
C2	384.00'	116.71'	172°54'51"	58.81'	116.26'	N46°26'08" W
C3	794.00'	206.99'	145°56'12"	104.09'	206.40'	N30°15'37" W
C4	1,065.00'	50.32'	02°42'26"	25.17'	50.32'	S26°51'20" W
C5	355.87'	122.53'	193°43'41"	61.88'	121.93'	S38°04'23" E
C6	1,051.00'	54.23'	02°57'23"	27.12'	54.22'	S36°51'01" W
C7	341.00'	39.78'	06°41'02"	19.91'	39.76'	S41°04'14" E

[illegible]

APPROVED		
SPECIAL USE PERMIT NO.		2025-10007
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.

WALTER L. PHILLIPS
INCORPORATED
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 524-1493 FAX (703) 533-3101 WWW.WLPHINC.COM

DATE: 06/06/2004		PANTILES	
DATE	DESCRIPTION	SCALE: 1" = 30'	DELETED
05/01/2005	CONCEPT PLAN - PHASE 1		PHASE 1
06/06/2004	CONCEPT PLAN - PHASE 2		PHASE 2
03/01/2005	DSUP COMPLETING SURV		DSUP VERIFICATION SURV



**4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
EXISTING AND PROPOSED EASEMENT**

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File Q:\sdsproj\04029\dwg\planning\DSUP\04029P-0304.dwg

LEGEND table with columns: PROPOSED, DESCRIPTION, EXISTING, PROPOSED, DESCRIPTION, EXISTING. Includes symbols for Curb & Gutter, Sanitary Sewer, Storm Sewer, Fire Hydrant, Utility Pole, etc.

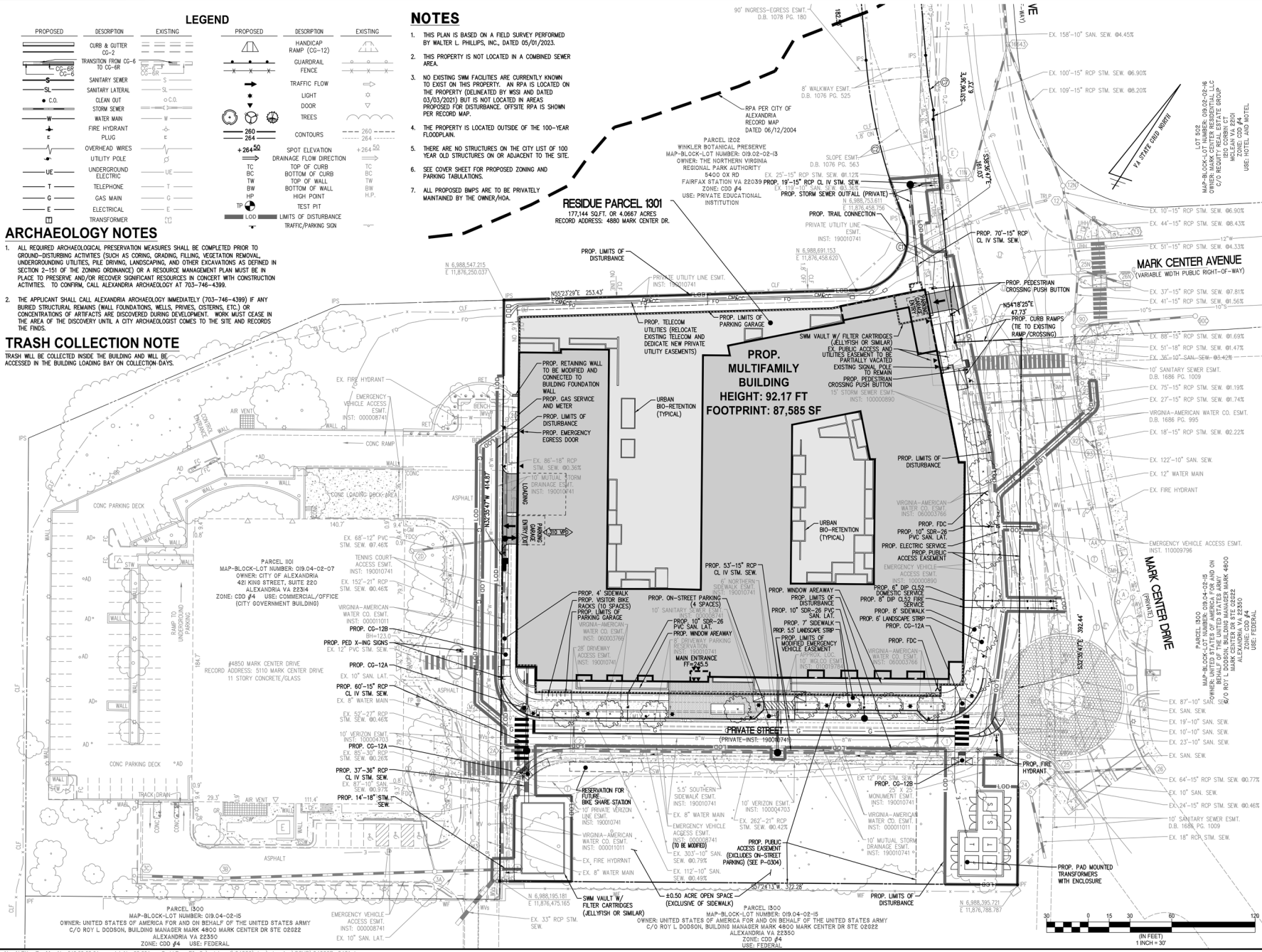
- NOTES
- 1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC., DATED 05/01/2023.
 - 2. THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
 - 3. NO EXISTING SIM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY. AN RPA IS LOCATED ON THE PROPERTY (DELINEATED BY WGS) AND DATED 03/03/2021 BUT IS NOT LOCATED IN AREAS PROPOSED FOR DISTURBANCE. OFFSITE RPA IS SHOWN PER RECORD MAP.
 - 4. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
 - 5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
 - 6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
 - 7. ALL PROPOSED EMPs ARE TO BE PRIVATELY MAINTAINED BY THE OWNER/HOA.

ARCHAEOLOGY NOTES

- 1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUND 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 CONJUNCTION WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGIST AT 703-746-4399.
- 2. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, OYSTERS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

TRASH COLLECTION NOTE

TRASH WILL BE COLLECTED INSIDE THE BUILDING AND WILL BE ACCESSED IN THE BUILDING LOADING BAY ON COLLECTION DAYS.



WALTER L. PHILLIPS, INC. logo and contact information: 207 PARK VILLAGE FALLS CHURCH, VIRGINIA 22046, (703) 524-1551, www.wlphillips.com

Revision table with columns: NO., DESCRIPTION, DATE, REVISION APPROVED BY, DATE, APPROVED BY.

4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

APPROVED SPECIAL USE PERMIT NO. 2025-10007
DEPARTMENT OF PLANNING & ZONING
Director, Date, Department of Transportation & Environmental Services, Site Plan No., Chairman, Planning Commission, Date, Date Recorded, Instrument No., Deed Book No., Page No.

LEGEND

PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
[Symbol]	CURB & GUTTER	[Symbol]	[Symbol]	HANDICAP RAMP (CDD-12)	[Symbol]
[Symbol]	TRANSITION FROM CDD-5 TO CDD-6R	[Symbol]	[Symbol]	GUARD-RAIL FENCE	[Symbol]
[Symbol]	TRANSITION FROM CDD-5 TO CDD-6R	[Symbol]	[Symbol]	TRAFFIC FLOW	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]	[Symbol]	LIGHT	[Symbol]
[Symbol]	CLEAN OUT	[Symbol]	[Symbol]	DOOR	[Symbol]
[Symbol]	SANITARY LATERAL	[Symbol]	[Symbol]	TREES	[Symbol]
[Symbol]	STORM SEWER	[Symbol]	[Symbol]	CONTOURS	[Symbol]
[Symbol]	WATER MAIN	[Symbol]	[Symbol]	SPOT ELEVATION	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]	[Symbol]	DRAINAGE FLOW DIRECTION	[Symbol]
[Symbol]	PLUG	[Symbol]	[Symbol]	TOP OF CURB	[Symbol]
[Symbol]	OVERHEAD WIRES	[Symbol]	[Symbol]	BOTTOM OF CURB	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]	[Symbol]	TOP OF WALL	[Symbol]
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]	[Symbol]	BOTTOM OF WALL	[Symbol]
[Symbol]	TELEPHONE	[Symbol]	[Symbol]	HIGH POINT	[Symbol]
[Symbol]	GAS MAIN	[Symbol]	[Symbol]	TEST PIT	[Symbol]
[Symbol]	ELECTRICAL	[Symbol]	[Symbol]	LIMITS OF DISTURBANCE	[Symbol]
[Symbol]	TRANSFORMER	[Symbol]	[Symbol]	TRAFFIC/PARKING SIGN	[Symbol]

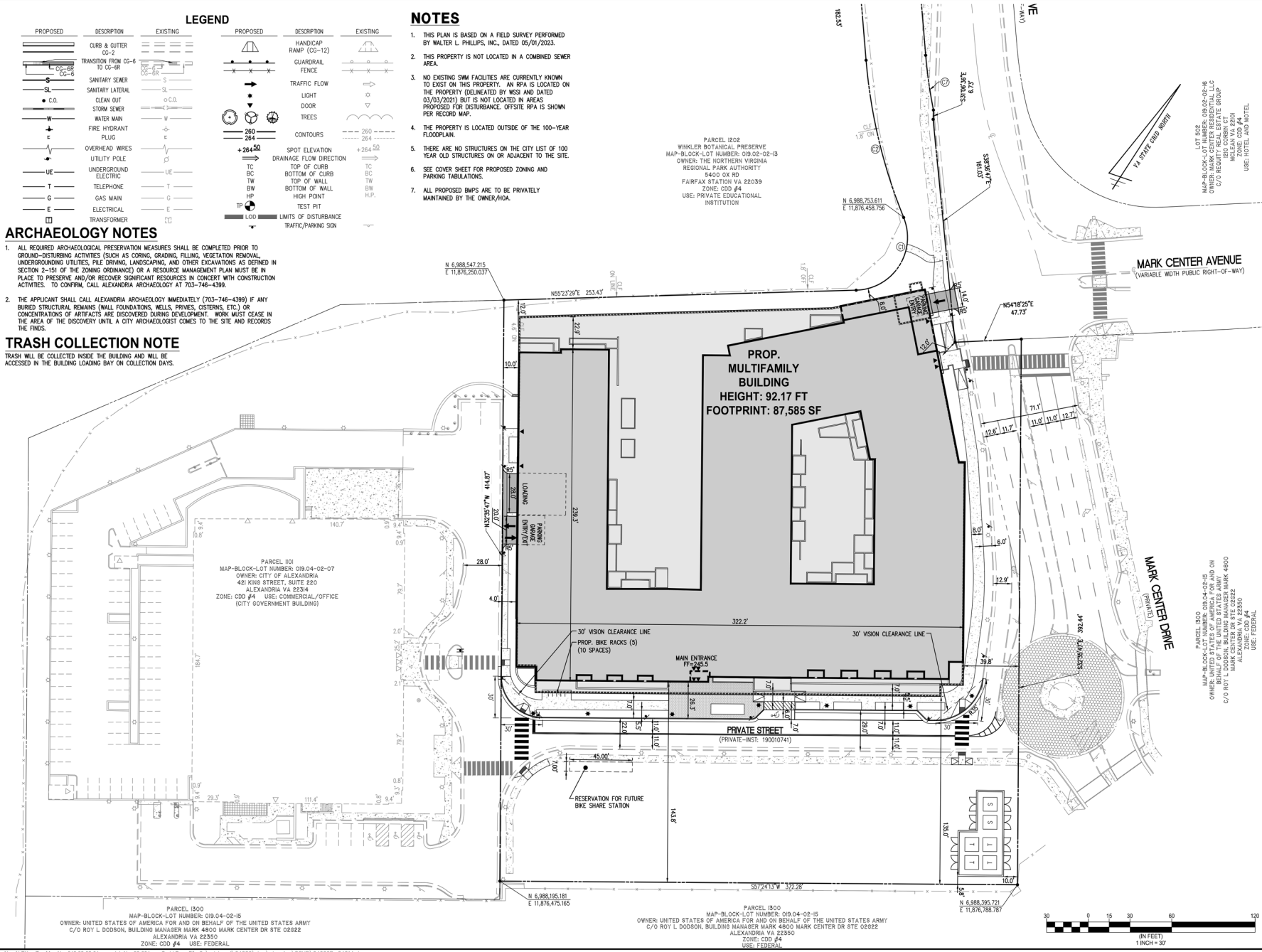
- NOTES
- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC., DATED 05/01/2023.
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 - SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
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ARCHAEOLOGY NOTES

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TRASH COLLECTION NOTE

TRASH WILL BE COLLECTED INSIDE THE BUILDING AND WILL BE ACCESSED IN THE BUILDING LOADING BAY ON COLLECTION DAYS.



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1949
Engineers • Surveyors • Planners • Landscape Architects • Archeologists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 552-1501 Fax (703) 552-1501 www.WLPHill.com
C/O ROY L. DODSON, BUILDING MANAGER MARK 4800 MARK CENTER DR STE 06222 ALEXANDRIA VA 22304
ZONE: CDD #4 USE: HOTEL AND HOTEL
SCALE: 1" = 30'

DATE	DESCRIPTION	DATE	DESCRIPTION
08/02/2023	DISP. PREP. PLAN	08/02/2023	DISP. PREP. PLAN
10/10/2023	DISP. PREP. PLAN	10/10/2023	DISP. PREP. PLAN

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

**4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT**
CITY OF ALEXANDRIA, VIRGINIA

APPROVED
SPECIAL USE PERMIT NO. 2025-10007
DEPARTMENT OF PLANNING & ZONING

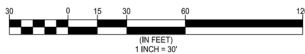
DIRECTOR	DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR	DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED

INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	38.00'	73.31'	113°32'02"	54.81'	62.46'	N00°07'28" E
C2	38.00'	176.71'	115°15'51"	58.81'	116.26'	N46°26'08" W
C3	794.00'	226.99'	14°02'02"	105.109'	204.40'	N15°37'17" E
C4	1,065.00'	50.32'	62°42'26"	25.17'	50.32'	S26°10'21" E
C5	355.87'	122.53'	19°43'41"	61.88'	121.93'	S38°04'23" E
C6	1,055.00'	54.23'	62°57'23"	27.12'	54.22'	S36°10'01" E
C7	341.00'	39.78'	02°41'02"	19.91'	39.76'	S41°04'14" E







WALTER L. PHILLIPS
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 532-3301 www.WLPHINC.com

SCALE: 1" = 30'

DATE: 06/09/2024

PLAN STATUS: SUBP

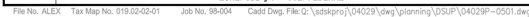
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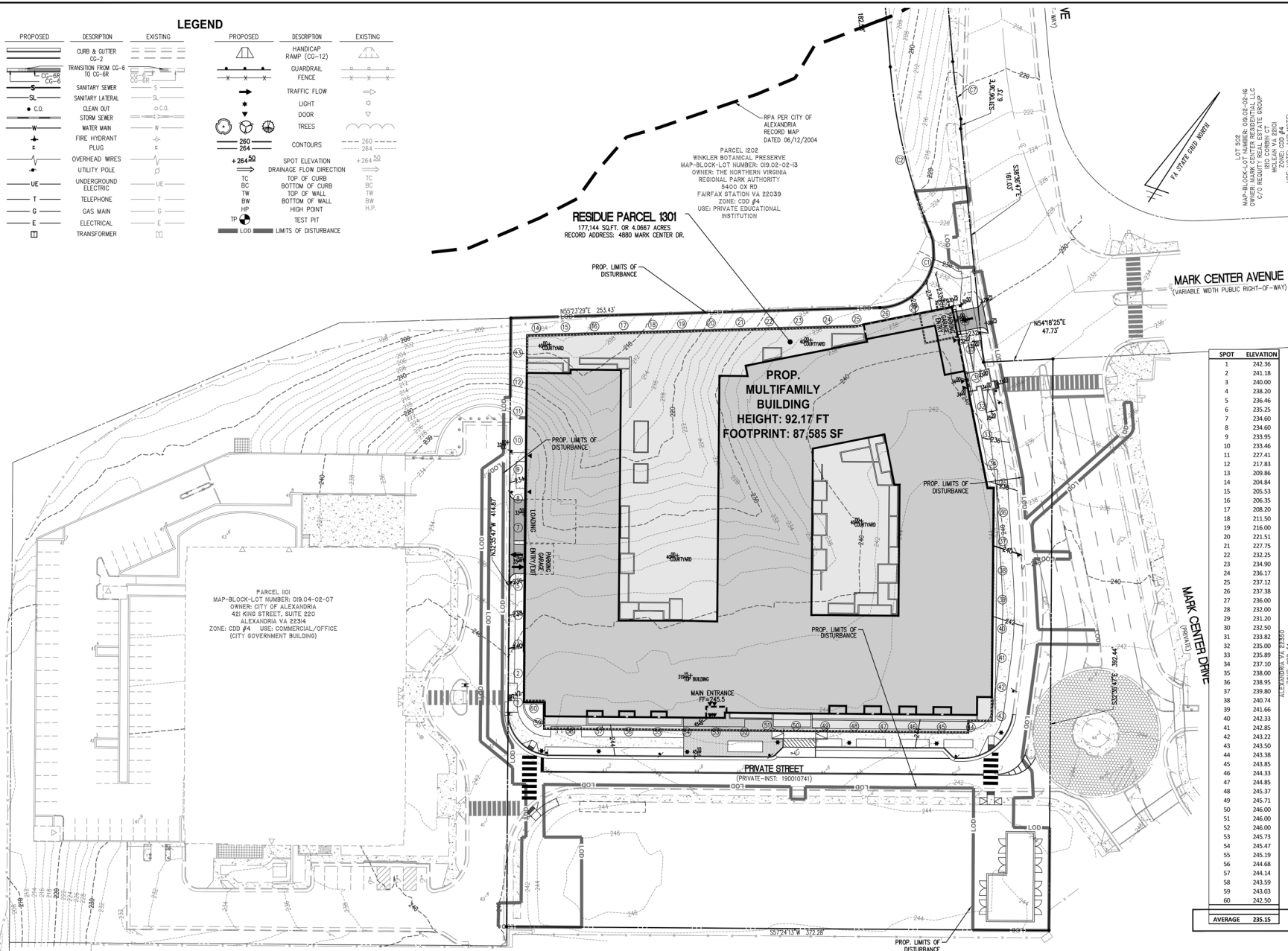
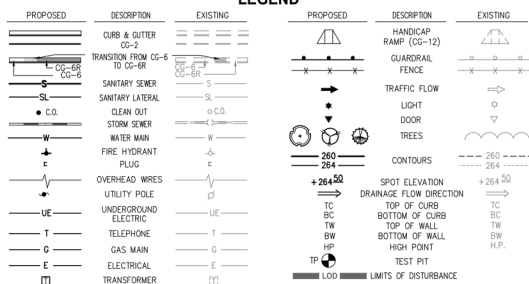
DESCRIPTION: DRUP VERIFICATION SUB

[illegible]

**4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA**

APPROVED		
SPECIAL USE PERMIT NO. _____ 2025-10007		
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. _____





SPOT	ELEVATION
1	242.36
2	241.18
3	240.00
4	238.20
5	236.46
6	235.25
7	234.60
8	233.60
9	233.95
10	233.46
11	227.41
12	225.83
13	209.86
14	204.84
15	205.53
16	205.35
17	208.20
18	211.50
19	216.00
20	215.61
21	227.75
22	232.25
23	234.90
24	236.17
25	237.12
26	237.38
27	236.00
28	232.00
29	232.50
30	232.50
31	233.62
32	235.80
33	235.89
34	237.10
35	238.00
36	236.36
37	239.80
38	240.74
39	241.66
40	242.13
41	242.85
42	243.22
43	243.50
44	243.38
45	243.85
46	244.33
47	244.85
48	245.17
49	245.71
50	246.00
51	246.00
52	246.00
53	245.73
54	245.47
55	245.19
56	245.12
57	244.14
58	243.59
59	243.93
60	242.92
AVERAGE	235.15

LOT 502
LOCK-LOT NUMBER: 019.02-02-16
MARK CENTER RESIDENTIAL LLC
REQUITY REAL ESTATE GROUP
1210 CORBIN CT
MCLEAN VA 22101
ZONE: CDD #4

WALTER L. PHILLIPS

INCORPORATED

Engineers • Surveyors • Planners • Landscape Architects • Architects

207 PARK AVENUE FLSA SUITE 1300
VIRGINIA BEACH, VIRGINIA 22466

(703) 534-1153 Fax: (703) 533-1311 www.WLPH.com




CHECKED
1/16/05

DRAWN
5/17/05

[illegible]

**4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY AVERAGE FINISHED G**

APPROVED		
SPECIAL USE PERMIT NO. _____		2025-10007
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
THE SITE IS CURRENTLY VACANT WITH TREE VEGETATION, A TENNIS COURT, AND MISCELLANEOUS SIDEWALK. THE 177,144 SF (4.0667 AC.) SITE DRAINS FROM EAST TO WEST TOWARD THE WINKLER PRESERVE WHERE IT ENTERS THE EXISTING NATURAL DRAINAGE CHANNEL AS SHEET FLOW. DRAINAGE FOR THE SITE WILL BE DIRECTED TO EXISTING STORM SEWERS IN THE ADJACENT PRIVATE AND PUBLIC ROADS THAT ULTIMATELY DISCHARGE INTO THE WINKLER PRESERVE AND THE NATURAL CHANNEL. WHEN MAINTAINING EXISTING DRAINAGE DEPTHS, FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE 126,516 SQ. FT. OR 2.904 ACRES.

PROPOSED CONDITIONS:
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A MULTIFAMILY BUILDING WITH UNDERGROUND AND ABOVE GROUND GARAGE, UTILITY INFRASTRUCTURE, AND STREETSCAPE IMPROVEMENTS. THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF THE BUILDINGS, URBAN BIO-RETENTION, MANUFACTURED BMPs, DETENTION FACILITY, STREETSCAPE, AND OTHER SUPPORT UTILITY INFRASTRUCTURE.

STORMWATER QUALITY (SEE BMP SCHEDULE - THIS SHEET);
 IN ORDER TO COMPLY WITH ARTICLE 13.3 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE AND THE VIRGINIA STATE WATER QUALITY REQUIREMENTS (9VA25-870-63), THE SITE WILL INCLUDE LEVEL 1 URBAN BIO-RETENTION FACILITIES LOCATED ON THE BUILDING GRADING CEILING SLAB WITHIN THE COURTYARDS, AN INTERNAL GRADING GRADE DETENTION VAULT, AN UNDERGROUND DETENTION VAULT, AND MTD/BMP FILTER SYSTEMS (JELLYFISH OR SIMILAR, WITHIN THE DETENTION VAULTS). THE PROPOSED SYSTEM OF BMPs WILL REDUCE PHOSPHORUS LEVELS AND COMPLY WITH ALL STATE AND CITY REQUIREMENTS (UNLESS WAIVED). ANY IMPERVIOUS AREA OF THE SITE CAPTURED AND TREATED DUE TO SITE AND GRADING CONSTRAINTS AND STRUCTURAL CONCERNS WILL BE MITIGATED THROUGH PAYMENT INTO THE CITY OF ALEXANDRIA WATER QUALITY IMPACT FUND.

STORMWATER QUANTITY:

CHANNEL PROTECTION:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MARK CENTER DRIVE AND THE PRIVATE ROAD, THEN ULTIMATELY INTO NATURAL CHANNELS WITHIN THE WINKLER PRESERVE. SINCE THE STORMWATER FROM THE SITE ENTERS A NATURAL CHANNEL WITHIN THE LIMITS OF ANALYSIS, STORMWATER WILL BE DETAINED FOR THE 1-YEAR, 24 HOUR STORM IN CHANNEL WITHIN THE STATE ENERGY BALANCE EQUATION. THEREFORE, THE SITE MEETS CHANNEL PROTECTION REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XII) FOR THE PURPOSES OF CHANNEL PROTECTION. SEE P-0706/P-0707 FOR ADDITIONAL OUTFALL INFORMATION.

FLOOD CONTROL: THE SITE OUTFALLS TO THE MUNICIPAL SEWER SYSTEM LOCATED IN BEARD CENTER DRIVE AND THE PRIVATE ROAD, THEN ULTIMATELY INTO NATURAL CHANNELS WITHIN THE WINKLER CITY OF CLAY COUNTY. THE CITY OF CLAY COUNTY HAS A DESIGN FLOOD FLOW OF 100 CFS PER YEAR, 24 HOUR STORM POST-DEVELOPMENT FLOW MUST BE CONVEYED WITHIN THE SYSTEM UP TO THE LIMITS OF ANALYSIS AND THAT THE POST-DEVELOPMENT FLOW FOR THE 10-YEAR, 24-HOUR FLOOD FLOW MUST BE CONVEYED WITHIN THE SYSTEM UP TO THE LIMITS OF ANALYSIS. THEREFORE, THE FLOOD CONTROL DESIGN WITHIN THE LIMITS OF ANALYSIS INDICATES THAT DOWNSTREAM STORMWATER PIPES AND CHANNELS WILL BE ADEQUATE TO CONVEY THE 10-YEAR, 24-HOUR STORM WITHIN THE SYSTEM UP TO THE LIMITS OF ANALYSIS. THEREFORE, SITE DISCHARGE RATES WILL BE REQUIRED TO PRE-EVALUATION LEVELS THROUGH THE USE OF RUNOFF REDUCTION PRACTICES AND ONSITE DETENTION. THEREFORE, THE SITE MEETS FLOOD CONTROL REQUIREMENTS SPECIFIED IN THE CITY OF CLAY COUNTY STORMWATER CODE (ARTICLE XIII). SEE P-7076R OR P-7707 FOR ADDITIONAL OUTFALL INFORMATION.

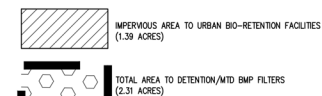
ADJACENT PROPERTIES:
ALL UNCONTROLLED SHEET FLOW WILL BE DIRECTED TO THE STREET RIGHT-OF-WAYS AND INTO THE MUNICIPAL STORM SEWER SYSTEM. THERE WILL NOT BE ANY ADVERSE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT AND THE PROPOSED IMPROVEMENTS.

FLOODPLAIN BOUNDARY:
THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY PER FEMA MAPS.

RESOURCE PROTECTION AREAS:
THERE IS A MAPPED RPA ON THE SITE, BUT IS NOT LOCATED NEAR OR WITHIN THE LIMITS OF DISTURBANCE. SEE P-0302/P-0303.

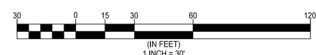
A MUTUAL DRAINAGE EASEMENT ALLOWS THE APPLICATION PROPERTY TO DRAIN THROUGH THE ADJACENT PROPERTIES AND THROUGH TO THE WINKLER PRESERVE (INSTRUMENT NUMBER 200001866).

THE BMP FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.



BMP COORDINATES TABLE

	BMP	NORTHING	EASTING
PLANT#1		0986534.936	11676288.963
PLANT#2		0986596.357	11676335.666
PLANT#3		0986525.450	11676368.879
PLANT#4		0986508.458	11676380.517
PLANT#5		0986475.639	11676390.827
PLANT#6		0986447.535	11676410.322
PLANT#7		0986424.956	11676424.776
PLANT#8		0986437.015	11676455.171
PLANT#9		0986657.124	11676490.826
PLANT#10		0986546.883	11676503.764
PLANT#11		0986521.969	11676519.735
PLANT#12		0986506.390	11676554.033
PLANT#13		0986529.574	11676567.166
PLANT#14		0986560.893	11676553.893
PLANT#15		0986592.609	11676531.012
PLANT#16		0986597.524	11676501.800
PLANT#17		0986659.892	11676450.341
SUMMARY		0986703.113	11676909.000



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES

APPROVED	
SPECIAL USE PERMIT NO. _____ 2025-10007	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	PAGE NO. _____

VRRM 4.1, 2024

CLEAR BMP AREAS

Composite Loading N
0.00
0.00
9.01
12.33

Total Phosphorus Available for Removal in D.A. A (lb/yr)
Post Development Treatment Volume in D.A. A (ft³)

--Select from dropdown lists--

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
40	0.00	17.15	10.98	6.17
0	6.17	10.16	0.00	16.33

PROJECT DESCRIPTION

DEVELOPMENT	REDEVELOPMENT		
DRAINAGE AREA	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL
SITE AREA	2.52	0.38	2.90
ON-SITE TREATED	1.93	0.38	2.31
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL TREATED/DETAINED	1.93	0.38	2.31
TOTAL UNDETAINED	0.59	0.00	0.59

WATER TREATMENT ON/OFF-SITE

BMP TYPE	AREA TREATED BY BMP (AC)	IMPERVIOUS AREA TREATED BY BMP (AC)	BMP TREATED EFFICIENCY (%)
LEVEL 1 URBAN BIO-RETENTION	1.3900	1.3900	25%
MTD BMP FILTER*	2.3100	1.9300	65%
TOTAL			

*1.39 AC OF ROOF AREA TO URBAN
BIO-RETENTION IS INCLUDED IN
AREA TREATED BY MTD BMP FILTER

MISCELLANEOUS

TOTAL WQV TREATED YES ☒ NO ☐

DETENTION ON SITE ☒ YES NO

PROJECT IS WITHIN WHICH WATERSHED? HOLMES RUN

PROJECT DISCHARGES TO WHICH BODY OF WATER? HOLMES RUN TO POTOMAC RIVER

WQV TREATMENT REQUIRED = 1,816 CF/AC OF IMPERVIOUS AREA = 1,816 CF/AC X 2.52 AC = 4,576 CF (0.1050 AC-ft)

NOTE: THE APPLICANT WILL PAY INTO THE CITY WQIF FUND FOR PORTIONS OF IMPERVIOUS AREA THAT CANNOT BE CAPTURED AND TREATED AS PART OF THIS PROJECT (APPROXIMATELY 0.59 ACRES OR 23% OF THE POST DEVELOPMENT IMPERVIOUS AREA)

Total Area (acres):	2.90
Runoff Reduction Volume (ft ³):	1,918

CN _(D.A.A)	96
-----------------------	----

	1-year storm	2-year storm	10-year storm
RV _{Developed} (watershed-inch) with no Runoff Reduction*	2.26	2.75	4.73
RV _{Developed} (watershed-inch) with Runoff Reduction*	2.08	2.57	4.55
Adjusted CN*	94	94	94

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q:\sdsproj\04029\dwg\planning\DSUP\04029P-0701.dwg

SHEET: P-0704

4880 MARK CENTER DRIVE MULTI-UNIT DEVELOPMENT MARK CENTER DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER QUALITY CALCULATIONS (VRRM)

APPROVED _____ **SPECIAL USE PERMIT NO.** 2025-10007

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DATE _____

DIRECTOR _____

DATE _____

CHAIRMAN, PLANNING COMMISSION: _____

DATE RECORDED _____

DATE _____

INSTRUMENT NO. _____

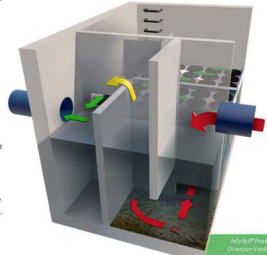
DEED BOOK NO. _____ **PAGE NO.** _____

JELLYFISH IOR EQUIVALENT

How the Jellyfish® Filter Treats Stormwater

Tested in the field and laboratory ...

- Water enters the vault via an inlet bay where floating pollutants, oil, and grease are trapped behind a baffle wall.
- Water flows through the inlet bay transfer opening into the treatment chamber.
- Water is forced up from the treatment chamber, through the membrane filtration, and into the backwash pool.
- The water then fills and overflows the backwash pool and exits via the outlet bay transfer opening.
- As each storm subsides, the remaining water caught in the backwash pool flows back into the treatment chamber through the cartridges.
- This passive backwash extends cartridge life and prepares them for the next storm event. The backwash pool enables water levels to balance.
- During peak flows, the internal weir allows high flows to bypass treatment, eliminating the need for an external bypass structure.



Learn More
www.contechinc.com/jellyfish

Jellyfish® Filter Features and Benefits

FEATURE	BENEFITS
High surface area membrane filtration	Low flux rate promotes cake filtration and slows membrane occlusion
High-design treatment flow rate per cartridge (up to 80 gpm (3 L/s))	Compact system with a small footprint, lower construction cost
Low driving head typically 18-21 inches or less (457-533 mm)	Design flexibility, lower construction cost
Lightweight cartridges with passive backwash	Easy maintenance and low life-cycle cost



Select Jellyfish® Filter Certifications and Verifications

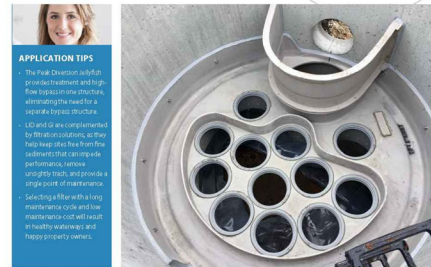
The Jellyfish Filter has been reviewed by numerous state and federal programs, including:

- New Jersey Corporation for Advanced Technology (NJCAT) - Field Performance Report (FPR) Tier II Protocol
- Washington State Department of Ecology (TAPE - GULF)
- Maryland Department of the Environment (MDE DOE)
- Canada ISO 14004 Environmental Management - Environmental Technology Verification (ETV)
- Texas Commission on Environmental Quality (TCEQ)
- Virginia Department of Environmental Quality (VA DEQ)



Setting new standards in Stormwater Treatment

Jellyfish® Filter Performance Testing Results



APPLICATION TIPS

- The Peak Division Jellyfish provides treatment and high-flow bypass structures, eliminating the need for a separate bypass structure.
- LED and G are recommended for filtration solutions, as they have been shown to have the highest performance, remove suspended solids, and provide a simple point of maintenance.
- Selecting a filter with a long maintenance cycle and low maintenance cost will result in healthy waterways and happy property owners.

POLLUTANT OF CONCERN	% REMOVAL
Total Suspended Solids (TSS)	85%
Total Phosphorus (TP)	75%
Total Copper (TCu)	67%
Total Zinc (TZn)	60%



The photo indicates that the Jellyfish Filter provides a large surface area for pollutant removal.

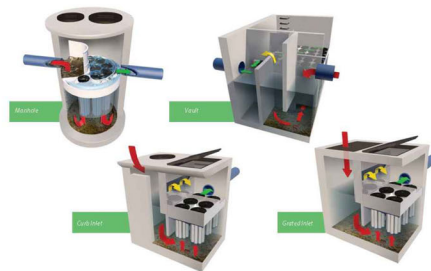
Source:
MD DOE BWT Testing Report (https://www.govt.org/newsroom/newsroom/development/JELLYFISH%20BWT%20GULF.pdf)

Field tested and performance verified

Jellyfish® Filter Configurations

Multiple system configurations to optimize your site ...

The Jellyfish Filter can be manufactured in a variety of configurations: manhole, catch basin, vault, or custom configurations. Typically, 18-21 inches (457-533 mm) of driving head is designed into the system.



Jellyfish® Filter Maintenance

- Jellyfish Filter cartridges are light weight and reusable.
- Maintenance of the filter cartridges is performed by removing, rinsing and reusing the cartridge bodies.
- Vacuum extraction of captured pollutants in the sump is recommended at the same time.
- Full cartridge replacement intervals differ by site due to varying pollutant loading and type and maintenance frequency. Replacement is anticipated every 2-5 years.
- Contech has created a network of Certified Maintenance Providers to provide maintenance on stormwater BMPs.



The Jellyfish Filter provides a light and easy tool.

URBAN BIO-RETENTION (LEVEL 1)

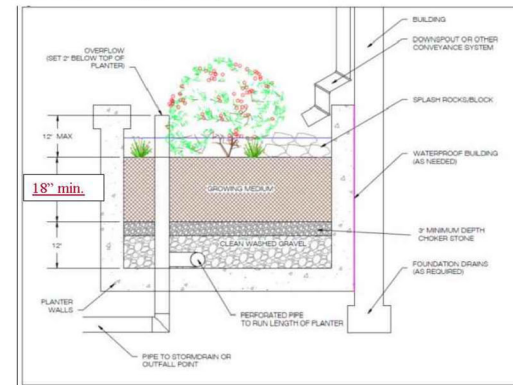
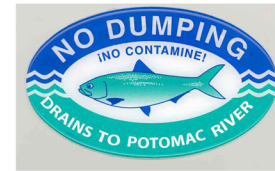


Figure 9-A-4. Stormwater Planter Cross-Section

NO DUMPING DETAIL

NOT TO SCALE



NOTES

- PROJECT SITE IS LOCATED WITHIN THE HOLMES RUN WATERSHED. ALL ONSITE INLETS AND PUBLIC INLETS WITHIN 50' OF SITE SHALL BE MARKED USING STANDARD CITY MARKERS.

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1949
Engineers • Surveyors • Planners • Landscape Architects • Architects
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 554-1501 Fax (703) 554-1501 www.wlphillips.com

SCALE: NONE
DATE: 08/02/2024
PROJECT: 10010201

DATE: 08/02/2024
DESCRIPTION: CONCEPT PLAN - PHASE 1
DRAWN BY: J. L. PHILLIPS
CHECKED BY: J. L. PHILLIPS
DATE: 08/02/2024
PROJECT: 10010201

NO.	REVISION	APPROVED BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

**4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
TYPICAL STORMWATER
MANAGEMENT DETAILS**

APPROVED SPECIAL USE PERMIT NO. 2025-10007
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:

THE SITE IS CURRENTLY VACANT WITH TREE VEGETATION, A TENNIS COURT, AND MISCELLANEOUS SIDEWALK. THE 177,144 SF (0.6667 AC.) SITE DRAINS FROM EAST TO WEST TOWARD THE WINKLER PRESERVE WHERE IT ENTERS THE EXISTING NATURAL DRAINAGE CHANNEL AS SHEET FLOW. DRAINAGE FOR THE SITE WILL BE DIRECTED TO EXISTING STORM SEWERS IN THE ADJACENT PRIVATE AND PUBLIC ROADS THAT ULTIMATELY DISCHARGE INTO THE WINKLER PRESERVE AND THE NATURAL CHANNEL THEREBY MAINTAINING EXISTING DRAINAGE DIVIDES. FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE 126,516 SQ. FT. OR 2.904 ACRES.

PROPOSED CONDITIONS:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A MULTIFAMILY BUILDING WITH UNDERGROUND AND ABOVE GROUND GARAGE, UTILITY INFRASTRUCTURE, AND STREETSCAPE IMPROVEMENTS. THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF THE BUILDINGS, URBAN BIO-RETENTION, MANUFACTURED BMPs, DETENTION FACILITY, STREETSCAPE, AND OTHER SUPPORT UTILITY INFRASTRUCTURE.

STORMWATER QUANTITY:

CHANNEL PROTECTION:
THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MARK CENTER DRIVE AND THE PRIVATE ROAD, THEN ULTIMATELY INTO NATURAL CHANNELS WITHIN THE WINKLER PRESERVE. SINCE THE STORMWATER FROM THE SITE ENTERS A NATURAL CHANNEL WITHIN THE LIMITS OF THE STORMWATER SYSTEM, IT MUST BE OBTAINED FOR THE 24 HOUR STORM IN CONFORMANCE WITH THE STATE ENERGY BALANCE EQUATION. THEREFORE, THE SITE MEETS CHANNEL PROTECTION REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII(3)-109(F)(1)(C)) FOR THE PURPOSES OF CHANNEL PROTECTION.

FLOOD CONTROL:

THE SITE OUTFALLS TO THE MUNICIPAL STORM SEWER SYSTEM LOCATED IN MARK CENTER DRIVE AND THE PRIVATE ROAD, THEN ULTIMATELY INTO THE WINKLER PRESERVE. THE CITY OF ALEXANDRIA STORMWATER REQUIREMENTS SPECIFY THAT THE 10-YEAR, 24-HOUR POST-DEVELOPMENT FLOW MUST BE CONVEYED WITHIN THE SYSTEM UP TO THE LIMITS OF ANALYSIS AND THAT THE 10-YEAR, 24-HOUR STORM MUST NOT EXCEED PRE-DEVELOPMENT LEVELS. REVIEW OF THE STORMWATER OUTFALL WITHIN THE LIMITS OF ANALYSIS INDICATES THAT DOWNSTREAM STORMWATER PIPES AND CHANNELS WILL BE ADEQUATE TO CONVEY THE 10-YEAR, 24-HOUR STORM WITHIN THE SYSTEM TO THE LIMITS OF ANALYSIS. THEREFORE, SITE DISCHARGE RATES WILL BE REDUCED TO PRE-DEVELOPMENT LEVELS THROUGH THE USE OF RUNOFF REDUCTION PRACTICES AND SOIL DETENTION. THEREFORE, THE SITE MEETS FLOOD CONTROL REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XII).

THE STORMWATER RUNOFF LEAVING THE SITE IN THE POST-DEVELOPMENT WILL DRAIN NORTH & EAST AND SOUTH, ALTHOUGH LEAVING IN DIFFERENT DIRECTIONS, BUT ULTIMATELY OUTFALL TO THE NATURAL CHANNELS WITHIN THE WINKLER PRESERVE AS SHOWN ON P-0707. THE SOUTHERN OUTFALL (OUTFALL #1) CONTINUES SOUTH IN PIPES UNTIL IT REACHES AN EXISTING CONCRETE CHANNEL, FROM THE CHANNEL THE STORMWATER ENTERS A NATURAL CHANNEL WITHIN THE WINKLER PRESERVE. THE NORTHERN OUTFALL (OUTFALL #2) CONTINUES NORTH IN PIPES UNTIL IT REACHES AN EXISTING CULVERT AND OUTFALLS TO A NATURAL CHANNEL WITHIN THE WINKLER PRESERVE. PRELIMINARY ANALYSIS SHOWS THAT THE EXISTING PIPES WITHIN THE OUTFALL PATHS ARE ADEQUATE TO CONVEY THE FLOW. IF FOUND TO BE INADEQUATE WITH LATER ANALYSIS, AN ALTERNATE OPTION WILL BE PROVIDED TO ENSURE THE SWM CLOSURE IS MET. OUTFALL #1 AND OUTFALL #2 NATURAL CHANNELS JOIN AT A POINT OF CONFLUENCE WITHIN THE WINKLER PRESERVE AND CONTINUES UNTIL IT REACHES THE LIMITS OF ANALYSIS AT HOLMES RUN (SEE P-0707).

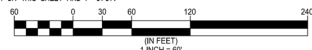
ADJACENT PROPERTIES:

ALL UNCONTROLLED SHEET FLOW WILL BE DIRECTED TO THE STREET RIGHT-OF-WAYS AND INTO THE MUNICIPAL STORM SEWER SYSTEM. THERE WILL NOT BE ANY ADVERSE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT AND THE PROPOSED IMPROVEMENTS.

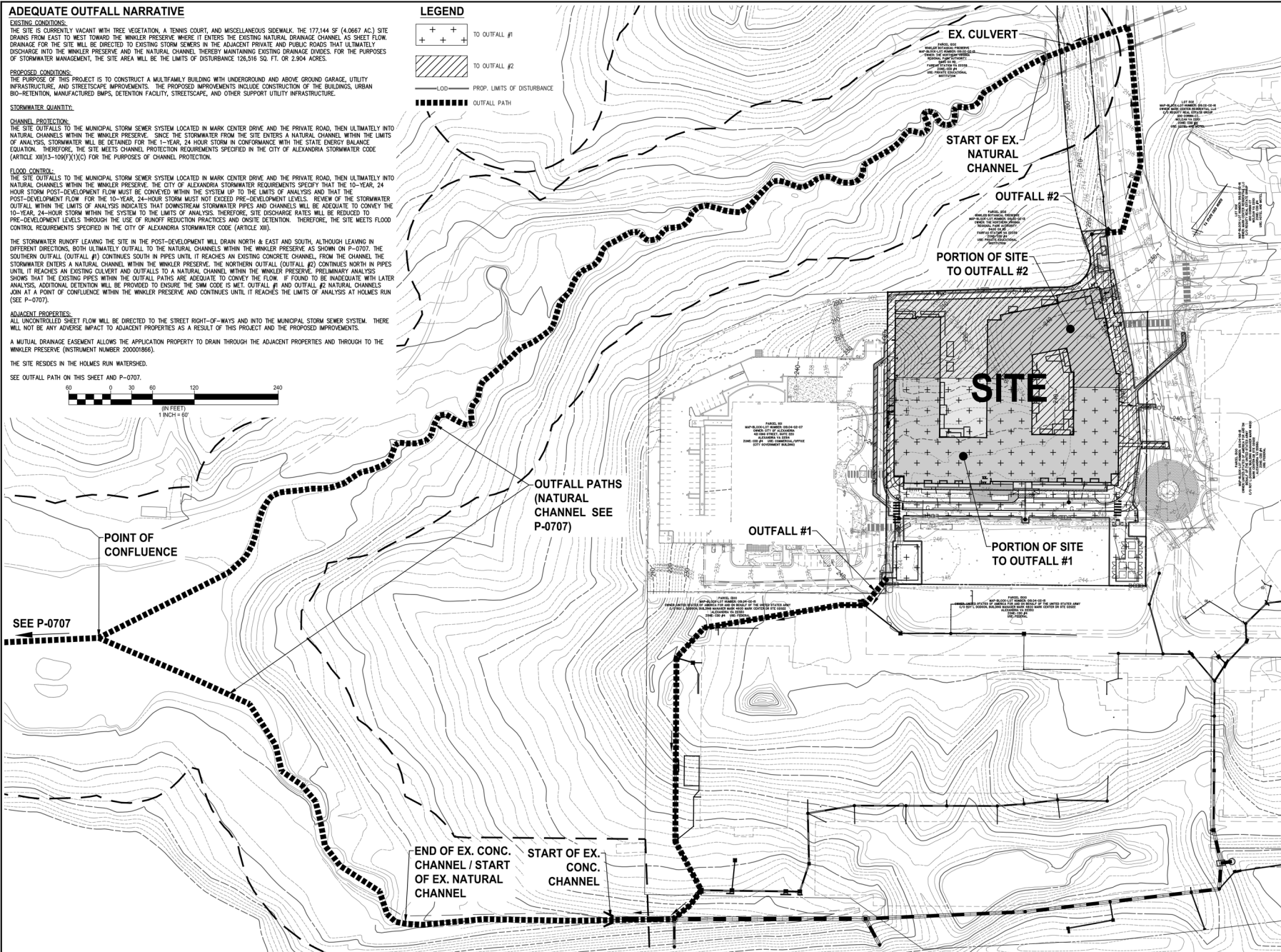
A MUTUAL DRAINAGE EASEMENT ALLOWS THE APPLICATION PROPERTY TO DRAIN THROUGH THE ADJACENT PROPERTIES AND THROUGH TO THE WINKLER PRESERVE (INSTRUMENT NUMBER 200001866).

THE SITE RESIDES IN THE HOLMES RUN WATERSHED.

SEE OUTFALL PATH ON THIS SHEET AND P-0707.



 TO OUTFALL #1
 TO OUTFALL #2
 PROP. LIMITS
 OUTFALL PATH



WALTER L. PHILLIPS

INCORPORATED

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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 552-6100 FAX (703) 552-6101 WWW.WLPHINC.COM



ESTABLISHED 1962

SCALE: 1" = 60'

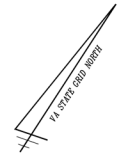
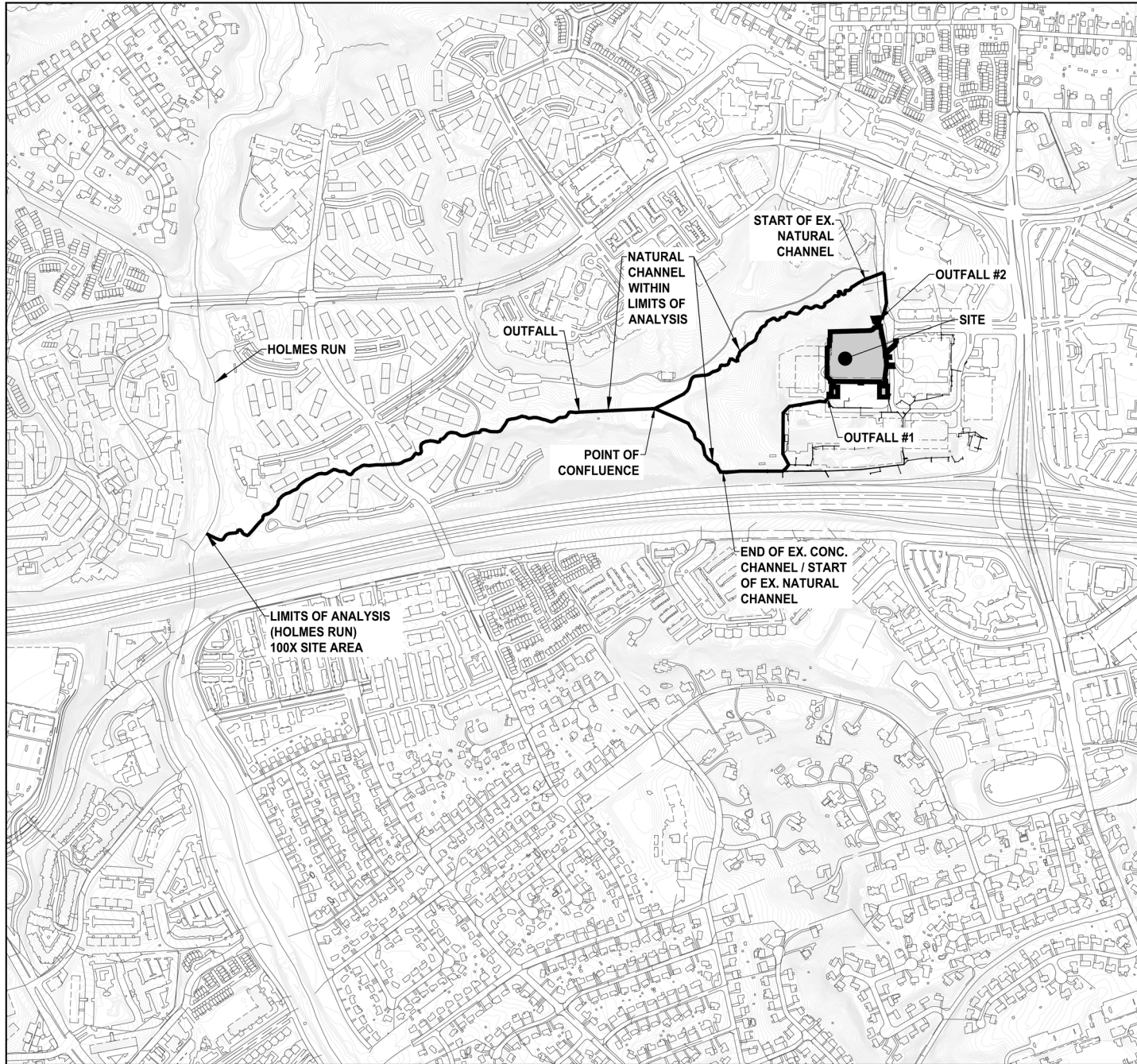
CHECKED: [] DRAWN: []
DATE: 06/02/2025 SCALE: 1" = 60'

DATE	DESCRIPTION	PLAN SET	DATE	DESCRIPTION
05/02/2024	CONCEPT PLAN - PHASE 1	06/02/2025	DEMP VERIFICATION SUB	
09/04/2024	CONCEPT PLAN - PHASE 2			
09/04/2024	DEMP COMPLETION SHEET			

[illegible]

**4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
ADEQUATE OUTFALL ANALYSIS**

APPROVED		
SPECIAL USE PERMIT NO.		2025-10007
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR		DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO.		
DIRECTOR		DATE
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



File No. ALEX Tax Map No. 019.02-02-01 Job No. 85-004 Credit Dwg. File G:\pdkproj\040229\dwg\planning\050UP\040229P-0700.dwg

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1949 Engineers • Surveyors • Planners • Landscape Architects • Architects 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 524-1151 Fax (703) 524-1151 www.WLPHINC.com		DATE: 08/08/2024 DESCRIPTION: CONCEPT PLAN - PHASE 1 REVISION: 08/08/2024 DRAWN BY: J. P. H. / J. P. H. CHECKED BY: J. P. H. / J. P. H. SCALE: 1" = 300'	
DATE: 08/08/2024 DESCRIPTION: CONCEPT PLAN - PHASE 1 REVISION: 08/08/2024 DRAWN BY: J. P. H. / J. P. H. CHECKED BY: J. P. H. / J. P. H. SCALE: 1" = 300'		DATE: 08/08/2024 DESCRIPTION: CONCEPT PLAN - PHASE 1 REVISION: 08/08/2024 DRAWN BY: J. P. H. / J. P. H. CHECKED BY: J. P. H. / J. P. H. SCALE: 1" = 300'	
4880 MARK CENTER DRIVE MULTI-UNIT DEVELOPMENT MARK CENTER DEVELOPMENT SPECIAL USE PERMIT CITY OF ALEXANDRIA, VIRGINIA			
ADEQUATE OUTFALL ANALYSIS			
APPROVED SPECIAL USE PERMIT NO. 2025-10007 DEPARTMENT OF PLANNING & ZONING DIRECTOR: _____ DATE: _____ DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____ CHAIRMAN, PLANNING COMMISSION: _____ DATE: _____ DATE RECORDED: _____ INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____			



DRAINAGE DIVIDE

NOTE: DRAINAGE DIVIDES REPORT DRAINAGE OF LIMITS OF DISTURBANCE AREA ONLY. MORE DETAILED DRAINAGE INFORMATION WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN.

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES

WALTER L. PHILLIPS

INCORPORATED

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE, SUITE 301, VIRGINIA, 22946
(703) 592-6183 Fax: (703) 533-3197 www.WLPHI.com



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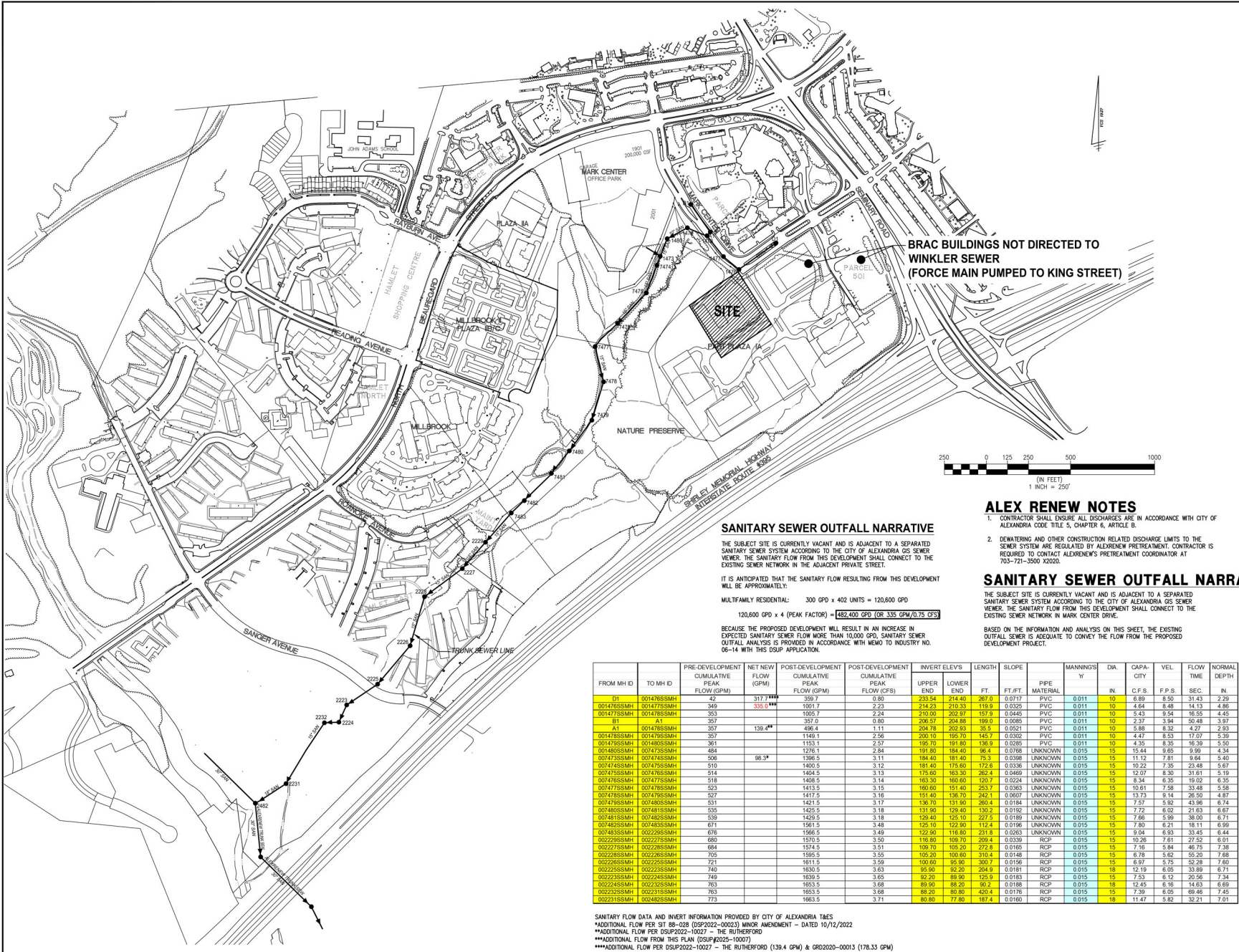
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REGISTERED
FIRM

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**4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA**

OVERALL DRAINAGE DIVIDES

APPROVED		
SPECIAL USE PERMIT NO. _____		2025-10007
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____		DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____		DATE _____
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		DATE _____
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____



BRAC BUILDINGS NOT DIRECTED TO WINKLER SEWER (FORCE MAIN PUMPED TO KING STREET)

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY VACANT AND IS ADJACENT TO A SEPARATED SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VEINER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN THE ADJACENT PRIVATE STREET.

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

MULTIFAMILY RESIDENTIAL: 300 GPD x 402 UNITS = 120,600 GPD
120,600 GPD x 4 (PEAK FACTOR) = 482,400 GPD (OR 335 GPM/5.75 CFS)

BECAUSE THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE IN EXPECTED SANITARY SEWER FLOW MORE THAN 10,000 GPD, SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14 WITH THIS DSDP APPLICATION.

ALEX RENEW NOTES

- CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
- DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXANDRIA PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXANDRIA'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY VACANT AND IS ADJACENT TO A SEPARATED SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VEINER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN MARK CENTER DRIVE.

BASED ON THE INFORMATION AND ANALYSIS ON THIS SHEET, THE EXISTING OUTFALL SEWER IS ADEQUATE TO CONVEY THE FLOW FROM THE PROPOSED DEVELOPMENT PROJECT.

FROM MH ID	TO MH ID	PRE-DEVELOPMENT PEAK FLOW (GPM)	NET NEW FLOW (GPM)	POST-DEVELOPMENT PEAK FLOW (GPM)	POST-DEVELOPMENT CUMULATIVE FLOW (GPM)	INVERT ELEV. UPPER END	INVERT ELEV. LOWER END	LENGTH FT.	SLOPE FT./FT.	PIPE MATERIAL	MANNINGS N	DIA. IN.	CAPA- CITY C.F.S.	VEL. F.P.S.	FLOW TIME SEC.	NORMAL DEPTH IN.
01	001476SSMH	42	317	359	359	233.54	214.40	367.0	0.0717	PVC	0.011	10	6.89	8.50	31.43	2.29
001476SSMH	001477SSMH	349	338	1091	1091	212.23	210.33	119.9	0.0326	PVC	0.011	10	4.64	8.48	14.13	4.86
001477SSMH	001478SSMH	353	224	1005	1005	210.00	202.97	157.9	0.0445	PVC	0.011	10	5.43	9.54	16.55	4.45
001478SSMH	001479SSMH	357	357	357	357	208.57	204.48	199.0	0.0085	PVC	0.011	10	2.37	3.94	50.48	3.97
001479SSMH	001480SSMH	357	138	495	495	204.78	203.35	35.5	0.0521	PVC	0.011	10	3.88	8.32	4.27	2.93
001480SSMH	001481SSMH	357	1149	1506	1506	200.10	195.70	145.7	0.0302	PVC	0.011	10	4.47	8.53	17.07	5.39
001481SSMH	001482SSMH	361	1153	1515	1515	195.70	191.80	136.9	0.0285	PVC	0.011	10	4.35	8.25	16.39	5.50
001482SSMH	001483SSMH	464	1276	1740	1740	191.80	184.40	98.4	0.0708	UNKNOWN	0.015	15	15.44	9.65	9.99	4.34
001483SSMH	001484SSMH	506	98	1386	1386	184.40	181.40	75.3	0.0398	UNKNOWN	0.015	15	11.12	7.81	9.64	5.40
001484SSMH	001485SSMH	514	1404	1900	1900	181.40	175.50	172.6	0.0336	UNKNOWN	0.015	15	10.22	7.35	23.48	5.67
001485SSMH	001486SSMH	514	1404	1900	1900	175.50	163.30	262.4	0.0469	UNKNOWN	0.015	15	12.07	8.30	31.61	5.19
001486SSMH	001487SSMH	518	1408	1908	1908	163.30	160.60	120.7	0.0224	UNKNOWN	0.015	15	8.34	6.35	19.02	6.35
001487SSMH	001488SSMH	523	1413	1921	1921	160.60	151.40	253.7	0.0363	UNKNOWN	0.015	15	10.61	7.58	35.48	5.58
001488SSMH	001489SSMH	527	1417	1925	1925	151.40	136.70	242.1	0.0607	UNKNOWN	0.015	15	13.73	9.14	26.50	4.87
001489SSMH	001490SSMH	531	1421	1929	1929	136.70	131.90	260.4	0.0184	UNKNOWN	0.015	15	7.57	5.92	43.96	6.74
001490SSMH	001491SSMH	535	1425	1933	1933	131.90	129.40	150.2	0.0152	UNKNOWN	0.015	15	7.72	6.02	21.63	6.07
001491SSMH	001492SSMH	539	1429	1937	1937	129.40	125.10	227.5	0.0186	UNKNOWN	0.015	15	7.66	5.99	38.00	6.71
001492SSMH	001493SSMH	671	1561	2138	2138	125.10	122.90	112.4	0.0186	UNKNOWN	0.015	15	7.80	6.21	18.11	6.99
001493SSMH	001494SSMH	676	1566	2143	2143	122.90	116.80	211.1	0.0263	UNKNOWN	0.015	15	9.04	6.93	33.45	6.44
001494SSMH	001495SSMH	680	1570	2147	2147	116.80	109.70	209.4	0.0339	RCP	0.015	15	10.28	7.61	27.52	6.01
001495SSMH	001496SSMH	684	1574	2151	2151	109.70	105.20	277.8	0.0165	RCP	0.015	15	7.16	5.84	46.75	7.38
001496SSMH	001497SSMH	705	1595	2196	2196	105.20	100.80	110.4	0.0148	RCP	0.015	15	6.78	5.62	55.20	7.68
001497SSMH	001498SSMH	721	1611	2212	2212	100.80	95.90	300.7	0.0156	RCP	0.015	15	6.97	5.75	52.29	7.60
001498SSMH	001499SSMH	740	1630	2231	2231	95.90	92.20	204.9	0.0181	RCP	0.015	18	12.19	6.05	33.89	6.71
001499SSMH	001500SSMH	748	1638	2239	2239	92.20	89.60	125.9	0.0193	RCP	0.015	15	7.53	6.12	20.46	7.34
001500SSMH	001501SSMH	763	1653	2255	2255	89.60	88.20	90.2	0.0188	RCP	0.015	18	12.45	6.16	14.63	6.69
001501SSMH	001502SSMH	763	1653	2255	2255	88.20	86.00	420.4	0.0176	RCP	0.015	15	7.39	6.05	69.46	7.45
001502SSMH	001503SSMH	773	1663	2265	2265	86.00	77.60	187.4	0.0180	RCP	0.015	18	11.47	5.92	32.21	7.01

SANITARY FLOW DATA AND INVERT INFORMATION PROVIDED BY CITY OF ALEXANDRIA TIES
*ADDITIONAL FLOW PER ST 06-028 (SDP2022-00023) MINOR AMENDMENT - DATED 10/12/2022
**ADDITIONAL FLOW PER SDP2022-10027 - THE RUTHERFORD
***ADDITIONAL FLOW FROM THIS PLAN (SDP2025-10007)
****ADDITIONAL FLOW PER SDP2022-10027 - THE RUTHERFORD (139.4 GPM) & GRD2020-00013 (178.33 GPM)

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Architects
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 554-6193 Fax (703) 554-1591 www.WLPHILLIPS.com

SCALE: 1" = 250'
DATE: 06/06/2025
BY: [Signature]
TITLE: [Signature]

NO.	DESCRIPTION	DATE	PLAN STATUS
1	CONCEPT PLAN - PHASE 1	06/06/2025	DSDP APPLICATION SUB.
2	CONCEPT PLAN - PHASE 1	10/10/2025	DSDP COMPLETION SUB.

**4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT**
CITY OF ALEXANDRIA, VIRGINIA

**PRELIMINARY SANITARY SEWER
OUTFALL ANALYSIS**

APPROVED
SPECIAL USE PERMIT NO. 2025-10007
DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE

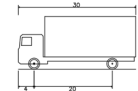
CHAIRMAN, PLANNING COMMISSION	DATE

INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER			HANDICAP RAMP (CG-12)	
	TRANSITION FROM CG-5 TO CG-6R			GUARDRAIL FENCE	
	SANITARY SEWER			TRAFFIC FLOW	
	SANITARY LATERAL			LIGHT	
	CLEAN OUT			DOOR	
	STORM SEWER			TREES	
	WATER MAIN			CONTOURS	
	FIRE HYDRANT			SPOT ELEVATION	
	PLUG			DRAINAGE FLOW DIRECTION	
	OVERHEAD WIRES			TC	
	UTILITY POLE			BC	
	UNDERGROUND ELECTRIC			TW	
	TELEPHONE			BW	
	GAS MAIN			HP	
	ELECTRICAL			TEST PIT	
	TRANSFORMER			LIMITS OF DISTURBANCE	



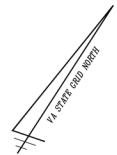
P - Passenger Car
 Overall Length 19.00ft
 Overall Width 7.00ft
 Overall Height 4.00ft
 Min Body Ground Clearance 6.00ft
 Track Width 5.00ft
 Lock-to-lock time 3.00s
 Max Steering Angle (Virtual) 31.60°



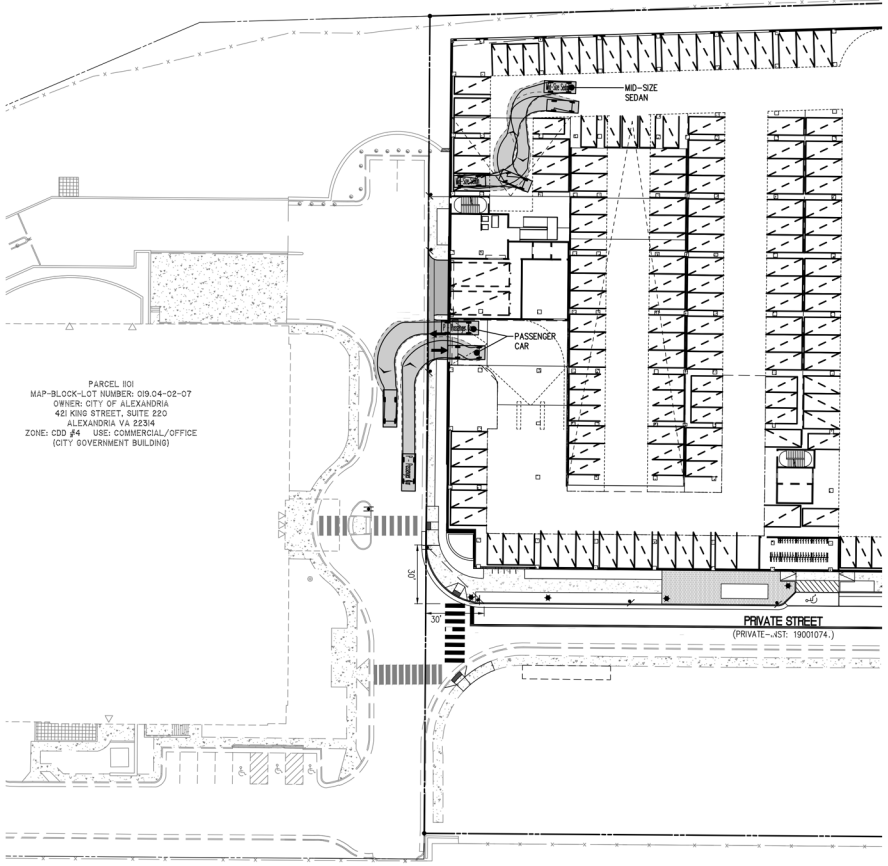
SU-30 - Single Unit Truck
 Overall Length 30.00ft
 Overall Width 8.00ft
 Overall Height 13.00ft
 Min Body Ground Clearance 6.00ft
 Track Width 5.00ft
 Lock-to-lock time 3.00s
 Max Steering Angle (Virtual) 31.60°



Mid-Size Sedan
 Overall Length 16.18ft
 Overall Width 7.25ft
 Overall Height 4.00ft
 Min Body Ground Clearance 6.00ft
 Track Width 5.00ft
 Lock-to-lock time 3.00s
 Curb to curb turning Radius 18.50ft



CONCEPTUAL GARAGE ENTRY MOVEMENTS & ENTERING STANDARD SPACE

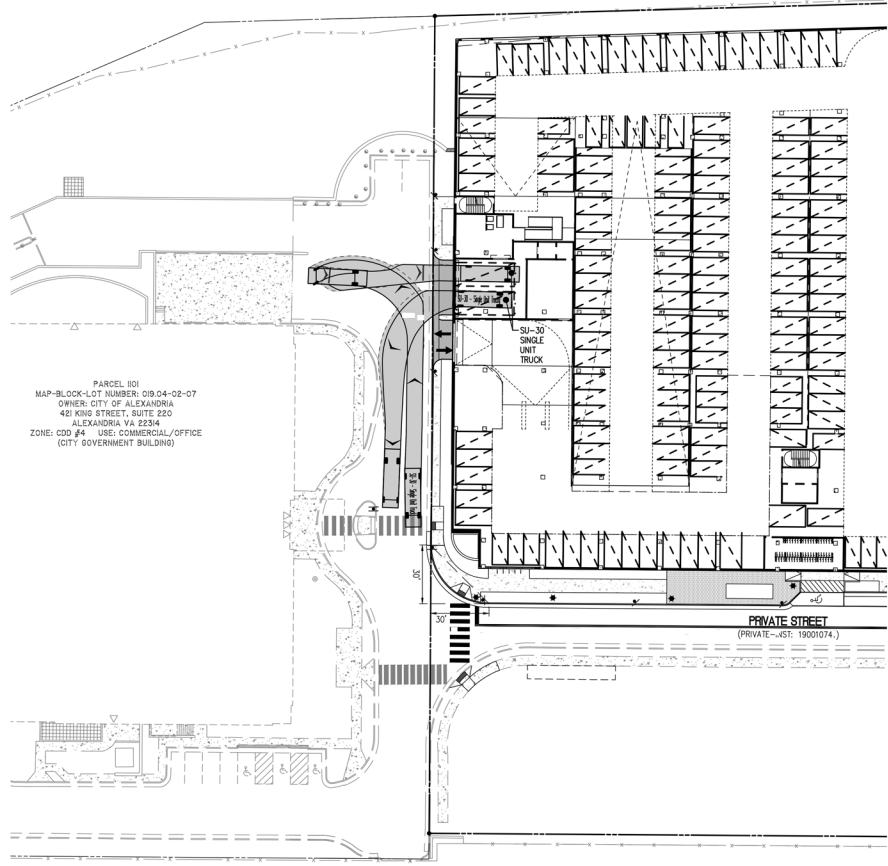


PARCEL 101
 MAP-BLOCK-LOT NUMBER: 019-04-02-07
 OWNER: CITY OF ALEXANDRIA
 401 KING STREET, SUITE 200
 ALEXANDRIA VA 22304
 ZONE: COD #4 USE: COMMERCIAL/OFFICE
 (CITY GOVERNMENT BUILDING)

PARCEL 100
 MAP-BLOCK-LOT NUMBER: 019-04-02-15
 OWNER: UNITED STATES OF AMERICA FOR AND ON BEHALF OF THE
 C/O ROY L DOORON, BUILDING MANAGER MARK 4800 MARK CENT
 ALEXANDRIA VA 22350
 ZONE: COD #4
 USE: FEDERAL

019-04-02-15
 BEHALF OF THE UNITED STATES ARMY
 4800 MARK CENTER DR STE 02022
 22350
 FEDERAL

CONCEPTUAL LOADING ENTRY MOVEMENTS (SU-30)



PARCEL 101
 MAP-BLOCK-LOT NUMBER: 019-04-02-07
 OWNER: CITY OF ALEXANDRIA
 401 KING STREET, SUITE 200
 ALEXANDRIA VA 22304
 ZONE: COD #4 USE: COMMERCIAL/OFFICE
 (CITY GOVERNMENT BUILDING)

PARCEL 100
 MAP-BLOCK-LOT NUMBER: 019-04-02-15
 OWNER: UNITED STATES OF AMERICA FOR AND ON BEHALF OF THE
 C/O ROY L DOORON, BUILDING MANAGER MARK 4800 MARK CENT
 ALEXANDRIA VA 22350
 ZONE: COD #4
 USE: FEDERAL

019-04-02-15
 BEHALF OF THE UNITED STATES ARMY
 4800 MARK CENTER DR STE 02022
 22350
 FEDERAL

WALTER L. PHILLIPS
 INCORPORATED
 ESTABLISHED 1940
 Engineers • Surveyors • Planners • Landscape Architects • Arborists
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 552-1501 Fax (703) 552-1501 www.WLPHINC.com

SCALE: 1" = 30'

DATE: 08/22/2023
 DESCRIPTION: CONCEPT PLAN - PHASE 1
 DRAWN BY: JLD
 CHECKED BY: JLD
 IN CHARGE: JLD

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

**4880 MARK CENTER DRIVE
 MULTI-UNIT DEVELOPMENT
 MARK CENTER
 DEVELOPMENT SPECIAL USE PERMIT**
 CITY OF ALEXANDRIA, VIRGINIA

**PRELIMINARY VEHICLE TURNING
 MOVEMENTS**

APPROVED
 SPECIAL USE PERMIT NO. 2025-10007
 DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

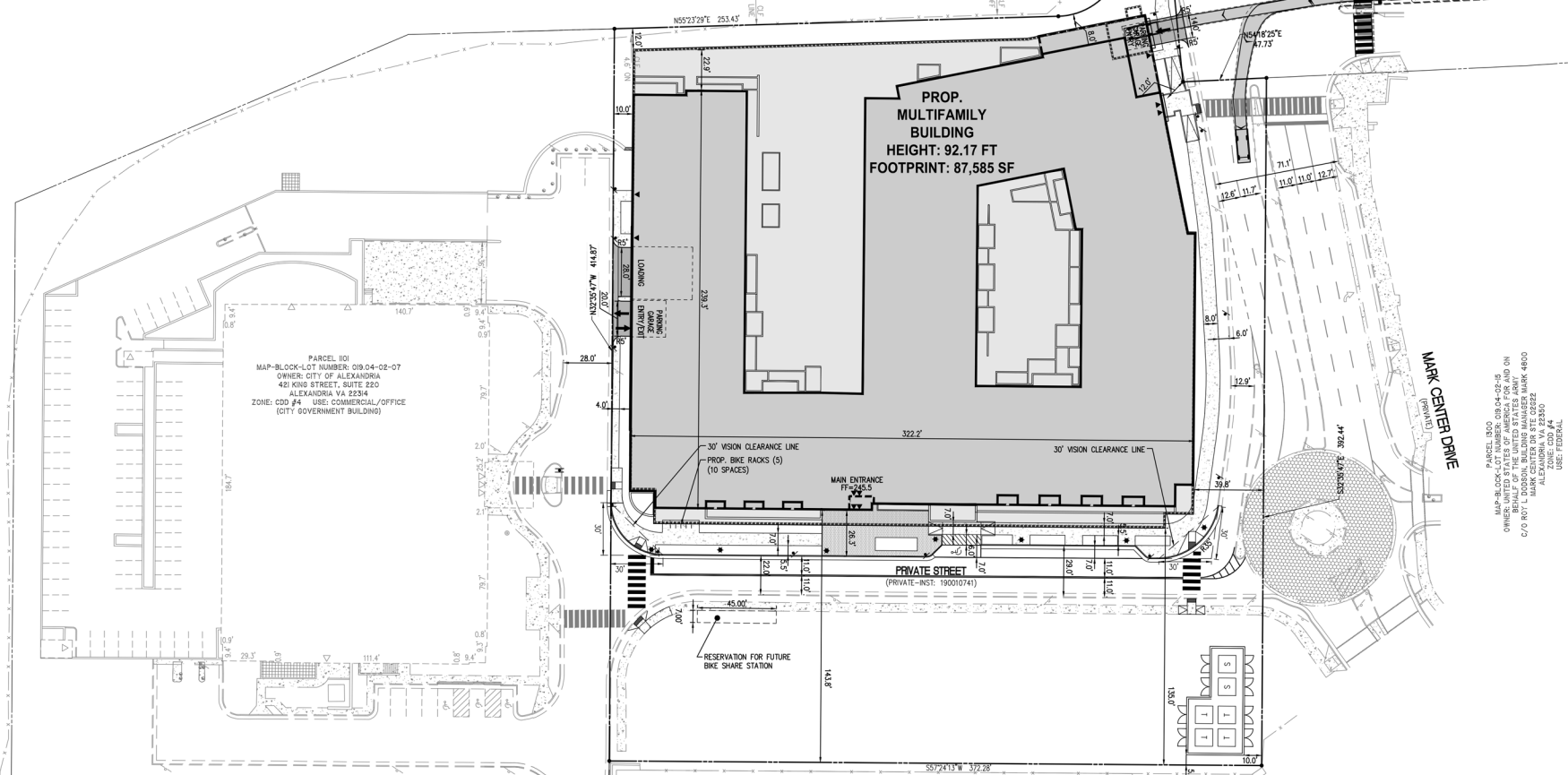
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LEGEND	
PROPOSED	DESCRIPTION
	CURB & GUTTER
	TRANSITION FROM CO-5 TO CO-6B
	SANITARY SEWER
	CLEAN OUT
	WATER MAIN
	FIRE HYDRANT
	PLUG
	OVERHEAD WIRES
	UTILITY POLE
	UNDERGROUND ELECTRIC
	TELEPHONE
	GAS MAIN
	ELECTRICAL
	TRANSFORMER
EXISTING	DESCRIPTION
	HANDICAP RAMP (CO-12)
	GUARDRAIL FENCE
	TRAFFIC FLOW
	LIGHT
	DOOR
	TREES
	CONTOURS
	SPOT ELEVATION
	DRAINAGE FLOW DIRECTION
	TOP OF CURB
	BOTTOM OF CURB
	TOP OF WALL
	BOTTOM OF WALL
	HIGH POINT
	TEST PIT
	LIMITS OF DISTURBANCE

P = Passenger Car
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

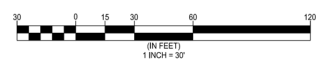
19.000ft
7.000ft
7.100ft
6.000ft
4.000ft
31.60°

PARCEL 1202
WINKLER BOTANICAL PRESERVE
MAP-BLOCK LOT NUMBER: 019-02-02-13
OWNER: THE NORTHERN VIRGINIA
REGIONAL PARK AUTHORITY
8400 OX RD
FAIRFAX STATION VA 22039
ZONE: CDD #4
USE: PRIVATE EDUCATIONAL
INSTITUTION



PARCEL 1300
MAP-BLOCK LOT NUMBER: 019-04-02-15
OWNER: UNITED STATES OF AMERICA FOR AND ON BEHALF OF THE UNITED STATES ARMY
C/O ROY L DODSON, BUILDING MANAGER MARK 4800 MARK CENTER DR STE 0222
ALEXANDRIA VA 22350
ZONE: CDD #4 USE: FEDERAL

PARCEL 1300
MAP-BLOCK LOT NUMBER: 019-04-02-15
OWNER: UNITED STATES OF AMERICA FOR AND ON BEHALF OF THE UNITED STATES ARMY
C/O ROY L DODSON, BUILDING MANAGER MARK 4800 MARK CENTER DR STE 0222
ALEXANDRIA VA 22350
ZONE: CDD #4
USE: FEDERAL



PARCEL 1300
MAP-BLOCK LOT NUMBER: 019-04-02-15
OWNER: UNITED STATES OF AMERICA FOR AND ON BEHALF OF THE UNITED STATES ARMY
C/O ROY L DODSON, BUILDING MANAGER MARK 4800 MARK CENTER DR STE 0222
ALEXANDRIA VA 22350
ZONE: CDD #4
USE: FEDERAL

LOT 502
MAP-BLOCK LOT NUMBER: 019-02-02-16
OWNER: THE NORTHERN VIRGINIA REGIONAL PARK AUTHORITY
C/O RESIDENTIAL REAL ESTATE GROUP
8400 OX RD
FAIRFAX STATION VA 22039
ZONE: CDD #4
USE: HOTEL AND HOTEL

4880 MARK CENTER DRIVE MULTI-UNIT DEVELOPMENT MARK CENTER DEVELOPMENT SPECIAL USE PERMIT CITY OF ALEXANDRIA, VIRGINIA PRELIMINARY VEHICLE TURNING MOVEMENTS

APPROVED SPECIAL USE PERMIT NO. 2025-10007	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

REVISION		APPROVED BY	
NO.	DESCRIPTION	DATE	DATE

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1940
Engineers • Surveyors • Planners • Landscape Architects • Architects
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 552-1501 Fax (703) 552-1501 www.WLPHILLIPS.com

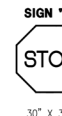
SCALE: 1" = 30'
DATE: 06/06/2024
CDD #4
SC019

DATE: 06/06/2024
DESCRIPTION: CONCEPT PLAN - PHASE 1
DRAWN BY: 06/06/2024
CHECKED BY: 06/06/2024
DATE: 06/06/2024
DESCRIPTION: DDP PERMIT SUB

DATE: 06/06/2024
DESCRIPTION: DDP PERMIT SUB

2. SIGN POSTS SHALL BE 2" DIAMETER GALVANIZED STEEL TUBES AND PAINTED BLACK. SIGNS SHALL BE CROWNED C ALUMINUM, 0.080 GAUGE BLANKS, AND MOUNTED TO THE POSTS WITH 1/2" DIA. BOLTS.
3. SIGNS SHALL BE MOUNTED WITH THE BOTTOM OF THE SIGN 7 FEET ABOVE THE ROADWAY.
4. PROVIDE THERMOPLASTIC FOR ALL PAVEMENT MARKINGS.
5. ALL PRIVATE STREET SIGNS THAT INTERSECT A PUBLIC STREET SHALL BE MARKED WITH A FLUORESCENT GREEN STRIP.
6. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED PAVEMENT MARKINGS ON THIS PLAN SHEET SHALL BE ERADICATED WA GRINDING RE-SPINNING.
7. SIGN POSTS SHALL NOT BE LOCATED IN TREES WELLS OR BRICK BAND EDGING.
8. ALL PROPOSED CROSSWALKS SHALL BE STANDARD, 6 INCH WIDE, WHITE, PARALLEL LINES REFLECTIVE MATERIAL. CROSSWALKS TO BE A MINIMUM TO FEET IN WIDTH (OR AS SHOWN ON THIS PLAN) BETWEEN THE INTERSECTOR LINES. ALL PROPOSED CROSSWALKS ARE TO BE HIGH VISIBLE.
9. ALL EXISTING SIGNS SPECIFIED ON THIS PLAN AS "TO REMAIN" MAY BE REMOVED BY THE CONTRACTOR FOR ANY REASON. THE PURPOSES AND BE REINSTALLED AT THEIR APPROPRIATE EXISTING LOCATION ONCE CONSTRUCTION IS COMPLETE.

**PEDESTRIAN CROSSING
SIGNS W11-2 (TYPICAL)**



PARCEL 1202
WINKLER BOTANICAL PRESERVE
P-BLOCK-LOT NUMBER: 019.02-02-13
OWNER: THE NORTHERN VIRGINIA
REGIONAL PARK AUTHORITY
5400 OX RD
FAIRFAX STATION VA 22039
ZONE: CDD #4
USE: PRIVATE EDUCATIONAL
INSTITUTION





WALTER L. PHILLIPS
INCORPORATED

Engineers • Surveyors • Planners • Landscape Architects • Architects

207 PARK AVENUE, SUITE 1300, VIRGINIA BEACH, VA 23464

TEL: 757/454-1453 FAX: 757/454-1100 WWW.WLP.COM

SCALE: 1" = 30'

PROJECT: 060300204

DATE: 06/06/2004

DRAWN: JSC/BB

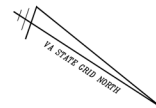
CHECKED: JSC/BB

PROJECT NUMBER: 060300204

[illegible]

**4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY SIGNAGE AND MARKING
PLAN**

APPROVED			
SPECIAL USE PERMIT NO.		2025-10007	
DEPARTMENT OF PLANNING & ZONING			
DIRECTOR		DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO.			
DIRECTOR		DATE	
CHAIRMAN, PLANNING COMMISSION			
DATE RECORDED		DATE	
INSTRUMENT NO.		DEED BOOK NO.	
		PAGE NO.	



SCALE: 1" = 30'



SCALE: HOR. 1" = 30'
VERT. 1" = 5'



LEGEND

JCK-LOT NUMBER: 019-04-02-15
ICA FOR AND ON BEHALF OF THE UNITED STATES ARMY
MANAGER MARK 4800 MARK CENTER DR STE 02622
AL FAYANRIDA VA 22450

PARCEL 101
MAP-BLOCK-LOT NUMBER: 019-04-02-07
OWNER: CITY OF ALEXANDRIA
421 KING STREET, SUITE 220
ALEXANDRIA VA 22314
ZONE: CDD #4 USE: COMMERCIAL/OFFICE
(CITY GOVERNMENT BUILDING)

WALTER L. PHILLIPS			
INCORPORATED		REGISTERED MARK	
Engineers • Surveyors • Planners • Landscape Architects • Architects			
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046			
TEL: 554-6100		FAX: 554-1011	
WWW.WLPINC.COM		CHECKED: 11/06/00	
SCALE: 1" = 30'		DRAWN: 5/4/00	

[illegible]

CITY OF ALEXANDRIA, VIRGINIA

APPROVED		
SPECIAL USE PERMIT NO. _____		2025-10007
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. _____

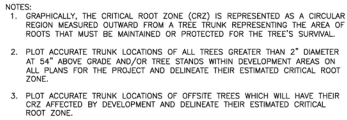
File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File: Q:\sdsproj\04029\dwg\planning\DSUP\04029P-1201.dwg



TREE INVENTORY AND PRESERVATION PLAN

Tag #	Botanical Name	Common Name	Size	**TRZ	condition	Canopy Position	Live Crown Ratio	Crown Density	Problems
119	quercus prinus	chestnut oak	8	5	intermediate	30	60		
120	quercus prinus	chestnut oak	6.6	7	65	intermediate	40	70	
121	quercus prinus	chestnut oak	12.5	13	65	intermediate	50	70	
122	quercus prinus	chestnut oak	14.12	22	60	intermediate	50	70	
123	quercus prinus	chestnut oak	6.5	7	60	intermediate	40	60	
124	quercus prinus	chestnut oak	14.2	14	60	intermediate	40	60	
125	quercus prinus	chestnut oak	7.5	9	60	intermediate	40	60	
126	quercus prinus	chestnut oak	10.1	10	60	intermediate	60	70	
127	quercus prinus	chestnut oak	14.2	14	60	intermediate	40	60	
128	quercus prinus	chestnut oak	8.1	8	60	intermediate	40	60	
129	quercus prinus	chestnut oak	11.3	11	70	dominant	40	70	
130	quercus prinus	chestnut oak	13.1	13	70	dominant	40	70	
132	quercus prinus	chestnut oak	24.20	38	65	dominant	50	70	
134	quercus prinus	chestnut oak	14.10	20	60	intermediate	50	70	
135	quercus prinus	chestnut oak	8.2	8	20	intermediate	5	15	
136	quercus prinus	chestnut oak	14	14	dead				
137	quercus prinus	chestnut oak	10.7	11	60	intermediate	30	60	
138	quercus prinus	chestnut oak	6.5	7	60	intermediate	30	60	
139	quercus prinus	chestnut oak	16.16	22	70	dominant	50	70	
140	quercus prinus	chestnut oak	8	8	dead				
141	quercus prinus	chestnut oak	14.5	15	65	intermediate	40	60	
142	quercus prinus	chestnut oak	9.1	9	65	intermediate	40	60	
143	quercus prinus	chestnut oak	13.13	11	26	60	intermediate	40	75
144	quercus prinus	chestnut oak	12.2	12	70	intermediate	60	70	
145	quercus prinus	chestnut oak	13.1	13	60	intermediate	30	70	
146	quercus prinus	chestnut oak	12.10	18	65	intermediate	40	60	
147	quercus prinus	chestnut oak	18.17	24	75	dominant	30	80	
148	quercus prinus	chestnut oak	16.1	16	60	intermediate	40	70	
150	quercus prinus	chestnut oak	9.9	10	75	intermediate	50	70	
151	quercus prinus	chestnut oak	13.12	16	70	dominant	60	70	
152	quercus prinus	chestnut oak	13.5	12	60	intermediate	40	70	
153	quercus prinus	chestnut oak	8.3	8	70	intermediate	60	75	
155	quercus prinus	chestnut oak	8.3	8	60	intermediate	40	60	
156	quercus prinus	chestnut oak	10.7	11	65	intermediate	40	60	
157	quercus prinus	chestnut oak	12.1	12	65	intermediate	40	60	
158	quercus prinus	chestnut oak	9.5	10	65	intermediate	40	70	
160	quercus prinus	chestnut oak	9.9	10	65	intermediate	50	70	
161	quercus prinus	chestnut oak	6	6	dead				
162	quercus prinus	chestnut oak	9.2	9	65	intermediate	40	70	
163	quercus prinus	chestnut oak	12	12	dead				
164	quercus prinus	chestnut oak	13.2	13	75	dominant	60	70	heavy vines
165	quercus prinus	chestnut oak	11.7	12	50	intermediate	30	40	heavy vines
166	quercus prinus	chestnut oak	15.2	15	60	intermediate	30	60	decline
167	quercus prinus	chestnut oak	15.8	16	75	dominant	30	70	
170	quercus prinus	chestnut oak	10.6	11	75	dominant	50	70	
171	quercus prinus	chestnut oak	10.1	10	65	intermediate	40	60	
172	quercus prinus	chestnut oak	12.1	12	65	intermediate	40	60	
173	quercus prinus	chestnut oak	5.8	6	60	intermediate	40	70	
174	quercus prinus	chestnut oak	6.6	6	60	intermediate	40	70	
175	quercus prinus	chestnut oak	7	7	65	edge	40	80	
176	quercus prinus	chestnut oak	6.1	6	65	intermediate	40	80	
177	acer saccharum	sugar maple	7.1	7	30	suppressed	70	70	tree grinding tree from time of planting
178	quercus prinus	chestnut oak	20.5	21	60	intermediate	40	70	
179	quercus prinus	chestnut oak	15.2	15	60	intermediate	30	60	
180	quercus prinus	chestnut oak	8.7	12	75	dominant	60	85	
222	quercus prinus	chestnut oak	8.2	8	75	intermediate	70	80	
223	quercus prinus	chestnut oak	14.12	20	75	dominant	70	80	
224	quercus prinus	chestnut oak	10.12	16	60	intermediate	30	60	
225	quercus prinus	chestnut oak	10.3	10	75	dominant	70	80	
226	quercus prinus	chestnut oak	7.1	7	75	dominant	70	80	
227	quercus prinus	chestnut oak	18.1	18	75	dominant	70	80	
228	quercus prinus	chestnut oak	12.10	17	60	intermediate	30	60	
229	quercus prinus	chestnut oak	8.1	8	75	dominant	70	80	
230	quercus prinus	chestnut oak	11.1	11	75	dominant	70	80	
231	quercus prinus	chestnut oak	8.1	8	70	dominant	30	60	
232	quercus prinus	chestnut oak	9.1	9	70	dominant	30	60	
233	quercus prinus	chestnut oak	10.4	10	70	dominant	30	60	
234	quercus prinus	chestnut oak	11.8	12	70	dominant	30	60	
235	quercus prinus	chestnut oak	6	6	dead				
236	quercus prinus	chestnut oak	7.9	7	dead				
237	quercus prinus	chestnut oak	10.6	11	60	intermediate	30	60	
238	quercus prinus	chestnut oak	15.10	18	75	dominant	70	80	
239	quercus prinus	chestnut oak	10	10	dead				
240	quercus prinus	chestnut oak	8.1	8	70	dominant	40	70	
241	quercus prinus	chestnut oak	7.1	7	60	intermediate	35	60	
242	quercus prinus	chestnut oak	8.1	8	60	intermediate	35	60	
243	quercus prinus	chestnut oak	8.8	9	60	intermediate	70	80	
244	quercus prinus	chestnut oak	11.3	11	60	intermediate	60	70	
245	quercus prinus	chestnut oak	15.2	15	75	dominant	70	80	
246	quercus prinus	chestnut oak	12.6	12	60	intermediate	70	80	
247	quercus prinus	chestnut oak	15	15	dead				
248	quercus prinus	chestnut oak	11.2	11	70	dominant	70	80	
249	quercus prinus	chestnut oak	6.8	7	60	intermediate	70	80	
251	quercus prinus	chestnut oak	7.2	7	70	dominant	70	80	
252	quercus prinus	chestnut oak	8.1	8	70	dominant	70	80	
253	quercus prinus	chestnut oak	6.1	6	70	dominant	70	80	
254	quercus prinus	chestnut oak	12.3	12	60	intermediate	50	70	
255	quercus prinus	chestnut oak	14.8	15	60	intermediate	50	70	
256	quercus prinus	chestnut oak	12.5	13	60	intermediate	50	70	
257	quercus prinus	chestnut oak	9.1	9	60	intermediate	50	70	
258	quercus prinus	chestnut oak	9.1	9	60	intermediate	50	70	
259	quercus prinus	chestnut oak	9.1	9	60	intermediate	50	70	
260	quercus prinus	chestnut oak	9.1	9	60	intermediate	50	70	
261	quercus prinus	chestnut oak	9.1	9	60	intermediate	50	70	
262	quercus prinus	chestnut oak	14.2	14	60	intermediate	70	80	
263	quercus prinus	chestnut oak	9.2	9	60	intermediate	70	80	
264	quercus prinus	chestnut oak	8.9	9	60	intermediate	60	80	

Tag #	Botanical Name	Common Name	Size	**TRZ	condition	Canopy Position	Live Crown Ratio	Crown Density	Problems
1748	quercus prinus	chestnut oak	7.7	7	14	65	intermediate	30	60
404.1705	quercus prinus	chestnut oak	14.14	13	28	70	intermediate	60	70
414.1688	quercus prinus	chestnut oak	11.8.7	11	70	dominant	40	70	
415.1584	quercus prinus	chestnut oak	13.1	13	60	intermediate	40	70	
417.1653	quercus prinus	chestnut oak	15.15	26	75	dominant	60	70	
1711.1470	quercus prinus	chestnut oak	10.8.8.6	12	70	intermediate	50	70	
1471.147	quercus prinus	chestnut oak	13.7	14	70	intermediate	40	80	
109.18	quercus palustris	pin oak	18.1	18	45	dominant	60	50	
408.1702	quercus prinus	chestnut oak	14.8	16	60	intermediate	40	60	
413.1660	quercus borealis	n red oak	13.1	13	55	dominant	40	60	
427.1653	quercus canadensis	redbud	10.7.17	11	70	landscaping	60	85	
428.1653	quercus canadensis	redbud	6.8.7	7	70	landscaping	60	85	
429.1653	quercus canadensis	redbud	11.2	11	70	landscaping	60	85	
430.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
431.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
432.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
433.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
434.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
435.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
436.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
437.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
438.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
439.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
440.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
441.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
442.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
443.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
444.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
445.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
446.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
447.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
448.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
449.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
450.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
451.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
452.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
453.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
454.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
455.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
456.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
457.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
458.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
459.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
460.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
461.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
462.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
463.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
464.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
465.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
466.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
467.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
468.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
469.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
470.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
471.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
472.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
473.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
474.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
475.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
476.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
477.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
478.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
479.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
480.1653	quercus kousa	kousa dogwood	multi-shrub	8	65	landscaping	90	90	
481.1653	quercus velutina	black oak	15.3	15	60	codominant	60	80	
482.1653	quercus prinus	chestnut oak	10.9	11	60	intermediate	40	80	
483.1653	quercus prinus	chestnut oak	11.3	11	60	codominant	40	80	
484.1653	quercus prinus	chestnut oak	13.8	14	60	codominant	40	80	
485.1653	quercus prinus	chestnut oak	15.12	12	60	intermediate	40	80	
486.1653	quercus prinus	chestnut oak	6.8	7	60	intermediate	40	80	
809.1653	quercus prinus	chestnut oak	19.2	19	60	codominant	40	80	
810.1653	quercus prinus	chestnut oak	6.7	7	60	intermediate	40	80	
811.1653	quercus prinus	chestnut oak	10.2	10	60	codominant	40	80	
812.1653	quercus prinus	chestnut oak	17.1	17	60	codominant	40	80	
813.1653	quercus prinus	chestnut oak	15.6	16	60	codominant	40	80	
821.1653	quercus prinus	chestnut oak	10.5	11	60	codominant	40	80	
822.1653	quercus velutina	black oak	10.8	16	60	codominant	60	80	
823.1653	quercus prinus	chestnut oak	13.8	14	60	codominant	40	80	
824.1653	quercus prinus	chestnut oak	11.1	11	60	codominant	40	80	
825.1653	quercus prinus	chestnut oak	10	n/a	dead	n/a	n/a	n/a	
826.1653	quercus prinus	chestnut oak	10	n/a	dead	n/a	n/a	n/a	
827.1653	quercus prinus	chestnut oak	6	n/a	dead	n/a	n/a	n/a	
828.1653	quercus velutina	black oak	16	16	60	codominant	60	80	
829.1653	quercus prinus	chestnut oak	10.8	11	60	intermediate	40	80	
830.1653	quercus prinus	chestnut oak	13.5	14	60	intermediate	40	80	



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 INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL OR CONTRACTUAL OBLIGATIONS.	Issued: CITY OF ALEXANDRIA Approved by: COA	CRITICAL ROOT ZONE Date Issued: 01/01/19 LD 613
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CITY OF ALEXANDRIA, VIRGINIA			1 OF 1	GROUP	LD 01
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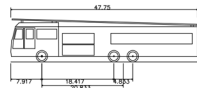
CITY OF ALEXANDRIA, VIRGINIA



TREE PRESERVATIONS NOTES AND DETAILS



PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER			HANDICAP RAMP (CDD-12)	
	TRANSITION FROM CDD-2 TO CDD-6R			GUARDRAIL FENCE	
	SANITARY SEWER			TRAFFIC FLOW	
	CLEAN OUT			LIGHT	
	WATER MAIN			DOOR	
	FIRE HYDRANT			TREES	
	PLUG			CONTOURS	
	OVERHEAD WIRES			SPOT ELEVATION	
	UTILITY POLE			DRAINAGE FLOW DIRECTION	
	UNDERGROUND ELECTRIC			TOP OF CURB	
	TELEPHONE			BOTTOM OF CURB	
	GAS MAIN			TOP OF WALL	
	ELECTRICAL			BOTTOM OF WALL	
	TRANSFORMER			HIGH POINT	
				TEST PIT	
				LIMITS OF DISTURBANCE	



E-ONE HP95 Mid Mount
Overall Length: 47.750 ft
Overall Width: 8.500 ft
Overall Body Height: 10.000 ft
Min Body Ground Clearance: 6.33 ft
Track Width: 6.00 ft
Lock-to-lock time: 4.0 sec
Max Wheel Angle: 45.00°

RESIDUE PARCEL 1301
177,144 SQ.FT. OR 4.0667 ACRES
RECORD ADDRESS: 4880 MARK CENTER DR.

PARCEL 1202
WINKLER BOTANICAL PRESERVE
MAP-BLOCK LOT NUMBER: 019-02-02-13
OWNER: THE NORTHERN VIRGINIA REGIONAL PARK AUTHORITY
8400 OX RD
FAIRFAX STATION VA 22039
ZONE: CDD #4
USE: PRIVATE EDUCATIONAL INSTITUTION

LOT 502
MAP-BLOCK LOT NUMBER: 019-02-02-16
OWNER: THE NORTHERN VIRGINIA REGIONAL PARK AUTHORITY
C/O RESIDENTIAL REAL ESTATE GROUP
1225 CORNWELL CT
FAIRFAX STATION VA 22039
ZONE: CDD #4
USE: HOTEL AND HOTEL

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1940
Engineers • Surveyors • Planners • Landscape Architects • Architects
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 552-4153 Fax (703) 552-1501 www.WLPHill.com

SCALE: 1" = 30'

DATE: 08/08/2024
CDD #4
SC019

DATE	DESCRIPTION	DATE	DESCRIPTION
08/08/2024	CONCEPT PLAN - PHASE 1	08/08/2024	DISP. PREPARATION SUB.
10/10/2024	DISP. CONCEPT PLAN	10/10/2024	DISP. CONCEPT PLAN

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED	DATE

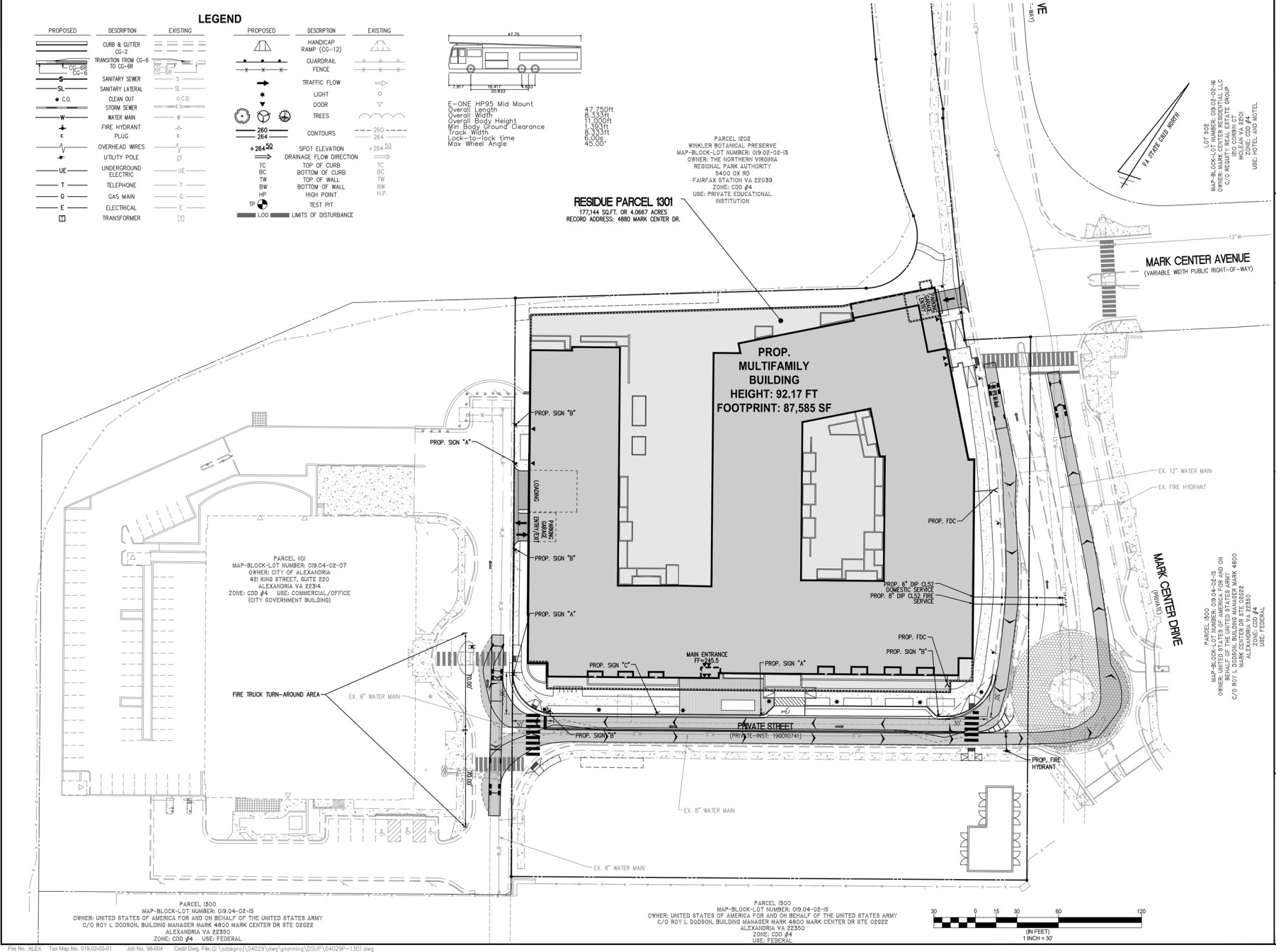
**4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT**

CITY OF ALEXANDRIA, VIRGINIA

APPROVED
SPECIAL USE PERMIT No. 2025-10007
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.



PRELIMINARY PLANT SCHEDULE													
PLANT TYPE	PLAN INFORMATION		BOTANIC/Common NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	ON SITE TREES												
	BN	1	Betula	nigra	Heritage	Smooth Serviceberry	12-14' ht	B&B, multistem - 3 stems min; full branching	750	750	1		1
	CO	2	Celtis	occidentalis		Common Hackberry	2-2 1/2" cal.	B&B, single stem; full branching	1,250	2,500	2		2
	CC	2	Cercis	canadensis		Eastern Redbud	8-10' ht.	B&B, single stem; full branching	500	1,000	2		2
	LS	2	Liquidambar	styraciflua	Happidaze	Happidaze Seedless Sweetgum	2-2 1/2" cal.	B&B, single stem; full branching	1,250	2,500	2		2
	LT	2	Liriodendron	tulipifera		Tuliptree	2-2 1/2" cal.	B&B, single stem; full branching	1,250	2,500	2		2
	MV	2	Magnolia	virginiana		Sweetbay Magnolia	8-10' ht.	B&B, multistem - 3 stems min; full branching	250	500	2		2
	PA	3	Platanus	x acerifolia	Morton Circle	Exclamation!™ London Plane Tree	2-2 1/2" cal.	B&B, single stem; full branching	1,250	3,750	0		0
	QB	3	Quercus	bicolor		Swamp White Oak	2-2 1/2" cal.	B&B, single stem; full branching	1,250	3,750	3		3
	TA	3	Tilia	americana		American Linden	2-2 1/2" cal.	B&B, single stem; full branching	1,250	3,750	3		3
	TOTALS	20							STANDARD TREE CCA:	21,000	17	0	17
											85.0%	0.0%	85.0%

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	177,144
25% CROWN COVER REQUIRED (SF)	44,286
EXISTING CROWN COVER (SF)	
REMOVED CROWN COVER (SF)	
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	25,000
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	21,000
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	26.0%
TOTAL CROWN COVER PROVIDED (SF)	46,000

4880
MARK CENTER
DRIVE

CITY OF ALEXANDRIA
VIRGINIA

ParkerRodriguez

101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER

SIP/CREF Mark Center Land LLC
7373 Wisconsin Avenue
Suite 825
Bethesda MD 20814

DEVELOPER/APPLICANT
Bozzuto Development Company
6406 Ivy Lane
Suite 700
Greenbelt MD 20770

ARCHITECT
Hickok Cole
301 N Street NE
Suite 300
Washington DC 20002

CIVIL ENGINEER
Walter L Phillips Inc
207 Park Avenue
Falls Church VA 22046

SEAL



ISSUE

CONCEPT 2 SUB. 11.28.2023

DSUP COMPLETENESS 03.31.2025

DSUP VERIFICATION 08.20.2025

LANDSCAPE NOTES +
SCHEDULES

L0.01

APPROVED

SPECIAL USE PERMIT NO. 2024-10001

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. _____

ALL CONSTRUCTION IN THE PUBLIC WAY SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

ESI
Peer Review

4880
MARK CENTER
DRIVE

CITY OF ALEXANDRIA
VIRGINIA
ParkerRodriguez
101 North Union St. #320
Alexandria VA 22314
703.548.5010
OWNER
SP/CREP Mark Center Land LLC
7213 Wisconsin Avenue
Suite 825
Bethesda MD 20814
DEVELOPER/APPLICANT
Bozzuto Development Company
6406 Ivy Lane
Suite 700
Greenbelt MD 20770
ARCHITECT
Hosch Case
301 N Street NE
Suite 300
Washington DC 20002
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Walter L. Phillips Inc.
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Falls Church VA 22046



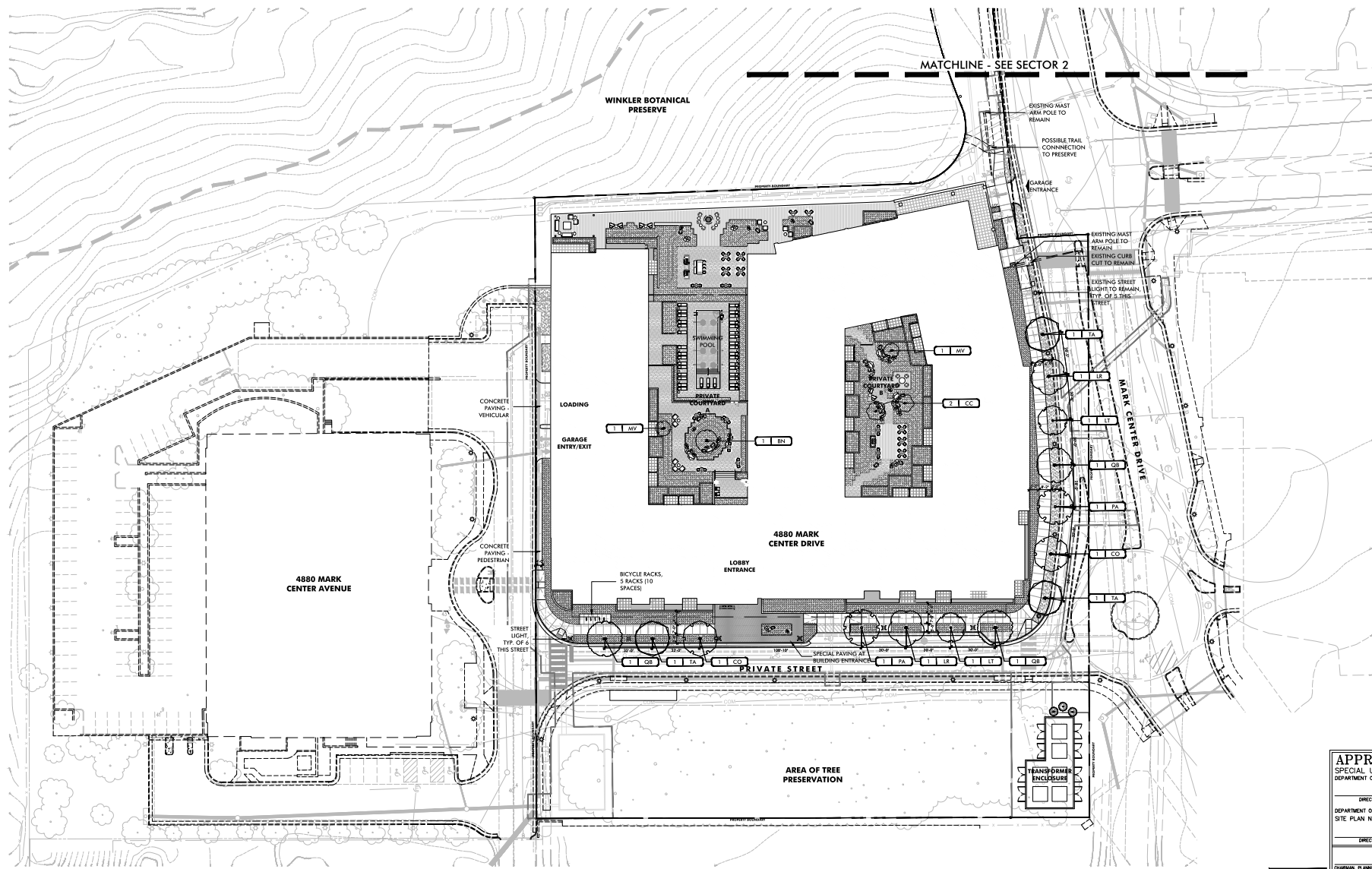
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DSUP VERIFICATION 08.20.2025

LANDSCAPE PLAN -
SECTOR 1

L1.01

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01 LANDSCAPE PLAN - GROUND FLOOR - SECTOR 1
1"=30'-0"



ALL CONSTRUCTION IN THE PUBLIC WAY SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

4880
MARK CENTER
DRIVE

CITY OF ALEXANDRIA
VIRGINIA

ParkerRodriguez
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER
SP/CRFP Mark Center Land LLC
7213 Wisconsin Avenue
Suite 825
Bethesda MD 20814

DEVELOPER/APPLICANT
Bozzuto Development Company
6406 Ivy Lane
Suite 700
Greenbelt MD 20770

ARCHITECT
Hickox Cole
301 N Street NE
Suite 300
Washington DC 20002

CIVIL ENGINEER
Walter L. Phillips Inc.
207 Park Avenue
Falls Church VA 22046



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LANDSCAPE PLAN -
SECTOR 2

L1.02



01 LANDSCAPE PLAN - GROUND FLOOR - SECTOR 2
1"=30'-0"

ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

ESI
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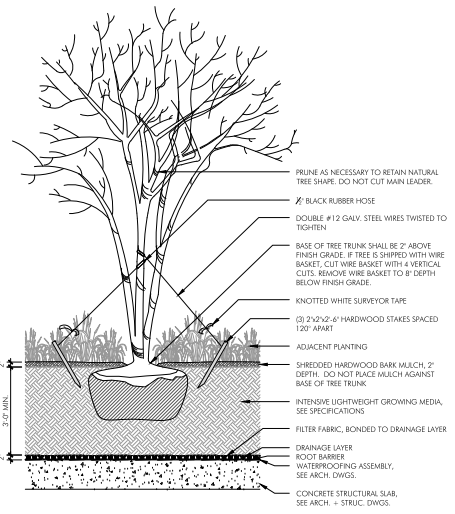
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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
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SITE PLAN NO.	
DIRECTOR	DATE
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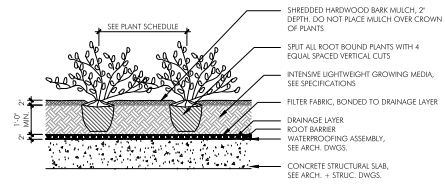
ESI
Peer Review

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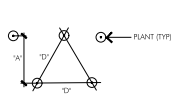
01 TREE PLANTING ON STRUCTURE

1/2"=1'-0"



04 GROUNDCOVER PLANTING ON STRUCTURE - COURTYARD

1/2"=1'-0"

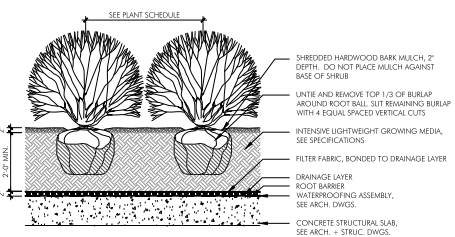


NOTE:
GROUND COVERS AND PERENNIALS TO BE
INSTALLED WITH TRIANGULAR SPACING.

PLANT SPACING	ROW
5' O.C.	5' O.C.
6' O.C.	7' O.C.
8' O.C.	9' O.C.
10' O.C.	10' O.C.
12' O.C.	12' O.C.
14' O.C.	13' O.C.
16' O.C.	14' O.C.
18' O.C.	16' O.C.
20' O.C.	21' O.C.
24' O.C.	26' O.C.
30' O.C.	30' O.C.

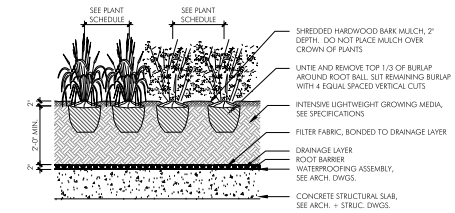
05 PLANT SPACING DIAGRAM

1/2"=1'-0"



02 SHRUB PLANTING ON STRUCTURE - COURTYARD

1/2"=1'-0"



03 PERENNIAL AND ORNAMENTAL GRASS
PLANTING ON STRUCTURE - COURTYARD

1/2"=1'-0"

4880
MARK CENTER
DRIVE

CITY OF ALEXANDRIA
VIRGINIA
ParkerRodriguez
101 North Union St. #320
Alexandria VA 22314
703.548.5010
OWNER
SP/CRF Mark Center Land LLC
7373 Wisconsin Avenue
Suite 805
Bethesda MD 20814
DEVELOPER/APPLICANT
Bozzuto Development Company
6406 Ivy Lane
Suite 100
Greenbelt MD 20770
ARCHITECT
Hickok Cole
3014 Shreve ME
Suite 300
Washington DC 20002
CIVIL ENGINEER
Walter L. Philips Inc
207 Park Avenue
Falls Church VA 22046



ISSUE
CONCEPT 2 SUB. 11.28.2023
DSUP COMPLETENESS 03.31.2025
DSUP VERIFICATION 08.20.2025

PLANTING DETAILS

L6.10

APPROVED
SPECIAL USE PERMIT NO. 2024-10001
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

CONTRIBUTOR PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

(A) MULTI-STEM TREE PLANTING
NOT TO SCALE

PLANTING NOTES:

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER AND 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.
3. 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.
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 ARBORCULTURE 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 EYEBROW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

TABLE:

PLANT	ROW "A" SPACING O.C.	ROW "B" SPACING O.C.	PLANTS PER SQ. FT.
6"	5"	4.00	
8"	7"	2.25	
9"	8"	1.77	
10"	9"	1.60	
12"	11"	1.23	
15"	13"	0.77	
18"	16"	0.44	

(A) EVERGREEN TREE PLANTING
NOT TO SCALE

PLANTING NOTES:

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER AND 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.
3. 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.
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 ARBORCULTURE 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 EYEBROW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

(A) DECIDUOUS TREE PLANTING
NOT TO SCALE

PLANTING NOTES:

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER AND 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.
3. 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.
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 ARBORCULTURE 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 EYEBROW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

(A) GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

PLANTING NOTES:

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN DIRECT, 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.

TABLE:

PLANT	ROW "A" SPACING O.C.	ROW "B" SPACING O.C.	PLANTS PER SQ. FT.
6"	5"	4.00	
8"	7"	2.25	
9"	8"	1.77	
10"	9"	1.60	
12"	11"	1.23	
15"	13"	0.77	
18"	16"	0.44	

(A) SHRUB PLANTING
NOT TO SCALE

PLANTING 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 DIRECT, 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) STREET TREE PLANTING WELL
NOT TO SCALE

PLANTING 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.

ALL CONSTRUCTION IN THE PUBLIC WAY SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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Carlyle Acorn

The Carlyle Acorn style luminaire is frequently used in urban streetscape and pedestrian lighting applications where greater vertical illumination and a moderate amount uplight is desired.

Comparable HID Wattage	Finish Color	Initial Lamp Lumens	Lighting Pattern	Correlated Color Temperature (CCT)	Input Wattage	Input Amps	Billing Tier	EPA	B-U-G Rating	Recommended Mounting Height (ft.)	Luminaire Stock #	WMIS CU Code
70	Black	3878	Type III	3000K	22	0.21	1	2.19	1-4-2	10-12	42316016	LEDACCA0333800X
70	Green	3878	Type III	3000K	22	0.21	1	2.19	1-4-2	10-12	42319951	LEDACCA0333800X
70	Black	3950	Type III	4000K	22	0.21	1	2.19	1-4-2	10-12	42319982	LEDACCA0334800X
70	Green	3950	Type III	4000K	22	0.21	1	2.19	1-4-2	10-12	42316039	LEDACCA0334800X
100	Black	6001	Type III	3000K	33	0.32	2	2.19	2-4-2	12-16	42316014	LEDACCA0333800X
100	Green	6001	Type III	3000K	33	0.32	2	2.19	2-4-2	12-16	42319951	LEDACCA0333800X
100	Black	6113	Type III	4000K	33	0.32	2	2.19	2-4-2	12-16	42319984	LEDACCA0334800X
100	Green	6113	Type III	4000K	33	0.32	2	2.19	2-4-2	12-16	42316037	LEDACCA0334800X
150	Black	7562	Type III	3000K	46	0.45	2	2.19	2-5-3	12-16	42316013	LEDACCA0733800X
150	Green	7562	Type III	3000K	46	0.45	2	2.19	2-5-3	12-16	42319955	LEDACCA0733800X
150	Black	7702	Type III	4000K	46	0.45	2	2.19	2-5-3	12-16	42319986	LEDACCA0734800X
150	Green	7702	Type III	4000K	46	0.45	2	2.19	2-5-3	12-16	42316038	LEDACCA0734800X
250	Black	9472	Type III	3000K	61	0.59	3	2.19	3-5-3	12-16	42319957	LEDACCA0933800X
250	Green	9472	Type III	3000K	61	0.59	3	2.19	3-5-3	12-16	42319988	LEDACCA0933800X
250	Black	9647	Type III	4000K	61	0.59	3	2.19	3-5-3	12-16	42319989	LEDACCA0934800X
250	Green	9647	Type III	4000K	61	0.59	3	2.19	3-5-3	12-16	42319990	LEDACCA0934800X



Outdoor Lighting Pole Specifications

Decorative Fluted Tapered Composite for Post Top luminaires

Fluted tapered composite poles with slip over base constructed of heavy duty fiberglass reinforced pigmented polyester resin with a decorative base for single or twin post top luminaires. Poles are available directly embedded or base mounted for use with underground supplied conductors only. Anchor base poles require customer-installed and maintained concrete pole foundations and anchor-bolts.

List fixtures that match well with this pole include:

- All LED Acorn styles
- All LED Colonial styles
- Premium LED Cutoff styles
- Premium LED Lantern styles



POLE SPECIFICATIONS

FIXTURE MOUNTING HEIGHT (ft.)	TOTAL POLE LENGTH (ft.)	BASE DIAMETER (in)	BASE HEIGHT (in)	EMBED or ANCHOR BASE	FINISH COLOR	WMIS CU	POLE ONLY STOCK #
10.0	13.0	16.5	20.0	Embed	Black RAL-9017	PFF11	50499000
12.0	15.0	16.5	20.0	Embed	Black RAL-9017	PFF13	50499000
12.0	15.0	16.5	20.0	Embed	Green RAL-6009	PFF15GN	42062744
14.0	18.0	16.5	20.0	Embed	Black RAL-9017	PFF18	50499000
14.0	18.0	16.5	20.0	Embed	Green RAL-6009	PFF18GN	42062745
10.0"	10.0	9-11 inch bolt circle	Anchor	Black RAL-9017	PFF12AB	50497900	
12.0"	12.0	9-11 inch bolt circle	Anchor	Black RAL-9017	PFF12AB	50498100	
12.0"	12.0	9-11 inch bolt circle	Anchor	Green RAL-6009	PFF12ABGN	42062746	
14.0"	14.0	9-11 inch bolt circle	Anchor	Black RAL-9017	PFF14AB	50498300	
14.0"	14.0	9-11 inch bolt circle	Anchor	Green RAL-6009	PFF14ABGN	42062757	

* Approximate based on height above grade to top of anchor base

01 STREET LIGHT
NOT TO SCALE

4880
MARK CENTER
DRIVE

CITY OF ALEXANDRIA
VIRGINIA

ParkerRodriguez

101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER
SP/CREF Mark Center Land LLC
7373 Wisconsin Avenue
Suite 805
Bethesda MD 20814

DEVELOPER/APPLICANT
Bozzuto Development Company
6406 Ivy Lane
Suite 100
Greenbelt MD 20770

ARCHITECT
Hickok Cole
3014 Street NE
Suite 300
Washington DC 20002

CIVIL ENGINEER
Walter L. Philips Inc
207 Park Avenue
Falls Church VA 22046

SEAL



ISSUE

CONCEPT 2 SUB. 11.28.2023

DSUP COMPLETENESS 03.31.2025

DSUP VERIFICATION 08.20.2025

SITE LIGHTING
DETAILS

L7.00

APPROVED
SPECIAL USE PERMIT NO. 2024-10001
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

DIVISION PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ESI
Peer Review

ALL CONSTRUCTION IN THE PUBLIC WAY SHALL CONFORM TO
THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT
OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



LEGEND

 EXCLUDED

 EXCLUDED

 FLOOR AREA



PROJECT NAME
**MARK CENTER
APARTMENTS**

CLIENT NAME
BOZZUTO

ADDRESS
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

	DATE	DESCRIPTION
	2022-08-06	STAGE I CONCEPT
	2022-09-07	STAGE II CONCEPT
	2022-08-20	DSP VERIFICATION SUBMISSION

STAMP



PROJECT NO.
23065

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Author

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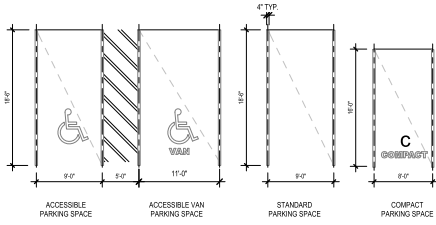
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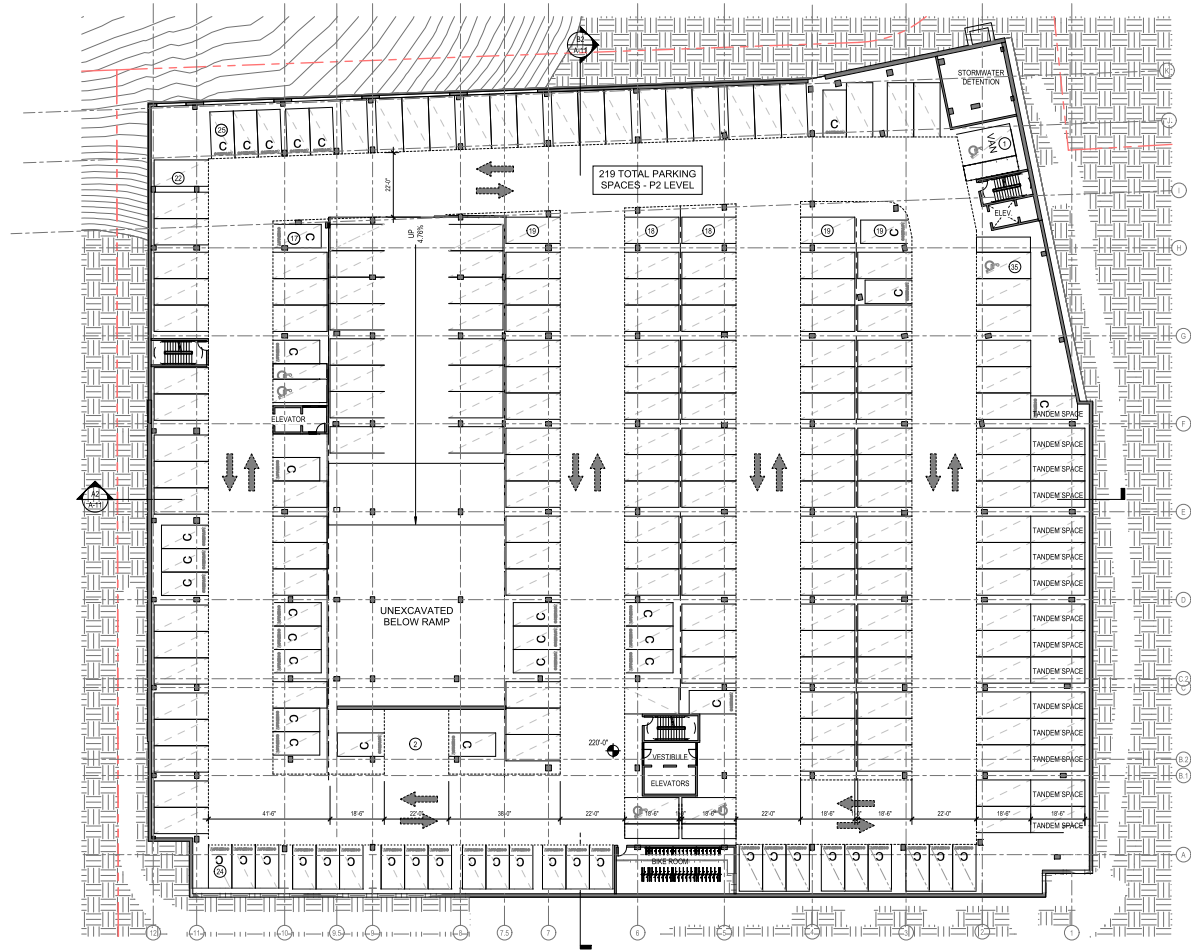
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APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____		DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. _____		
DIRECTOR _____		DATE _____
CHAIRMAN, PLANNING COMMISSION _____		DATE _____
DATE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

PARKING SPACE LEGEND



NOTES:
1. PARKING LINES ON PLANS REPRESENT CENTERLINE OF STRIPING



A2 | LEVEL P2

1" = 20'-0"

0 10' 20' 40'



Hickok Cole Architects, Inc.
3005 W. Marshall Street, Suite 102
Richmond, VA 23230
804.256.4501
hickokcole.com

PROJECT NAME
MARK CENTER APARTMENTS
CLIENT NAME
BOZZUTO
ADDRESS
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

DATE	DESCRIPTION
12/24/2016	STAGE - CONCEPT
02/02/2020	RS&D VERIFICATION SUBMISSION

STAMP



PROJECT NO.
23065 SCALE
As Indicated

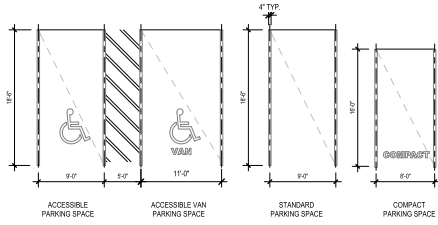
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Author

DRAWING TITLE
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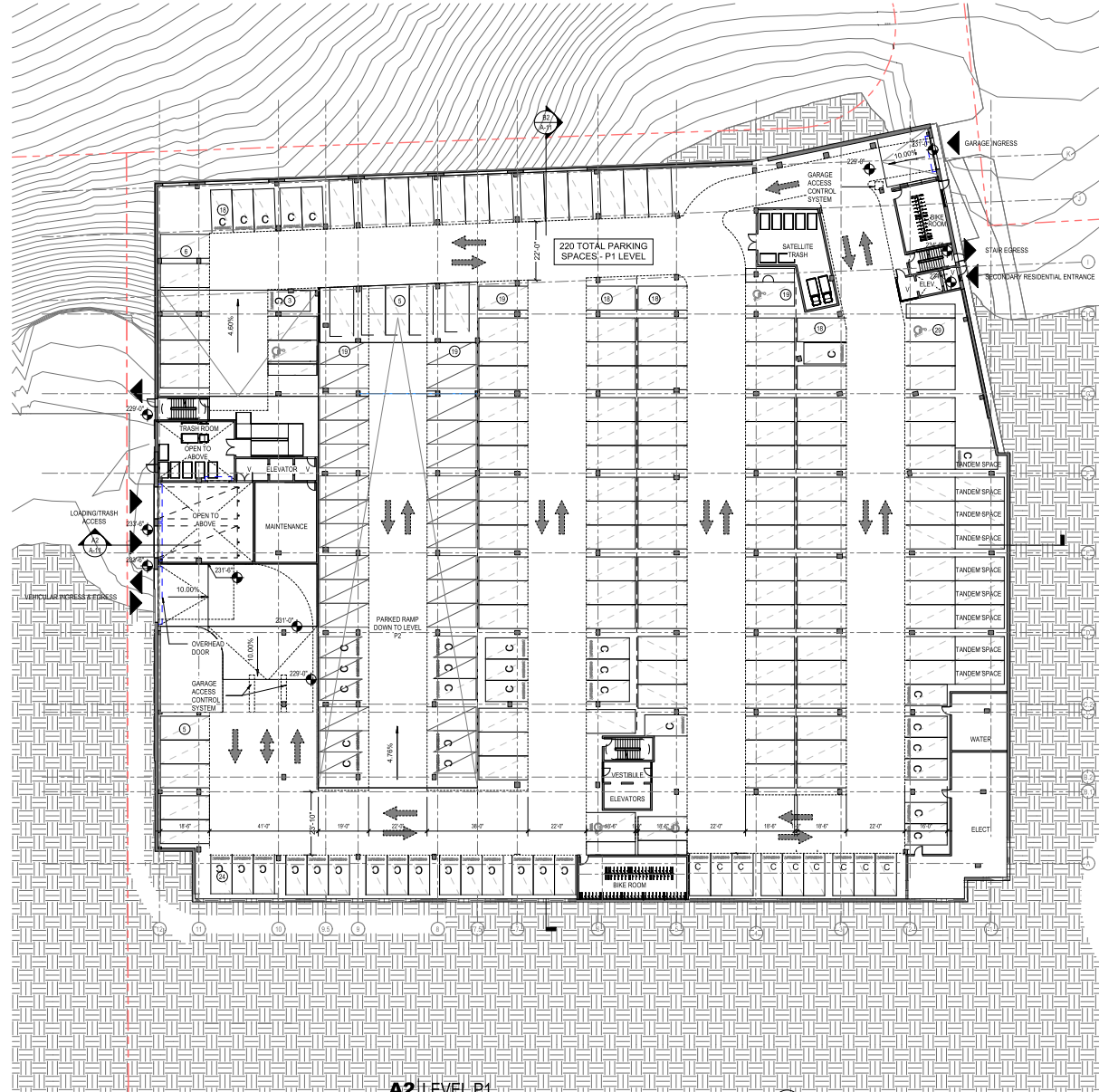
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A-1

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

PARKING SPACE LEGEND



NOTES:
1. PARKING LINES ON PLANS REPRESENT CENTERLINE OF STRIPING



A2 LEVEL P1

1" = 20'-0"



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PROJECT NAME
MARK CENTER APARTMENTS
CLIENT NAME
BOZZUTO
ADDRESS
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

DATE	DESCRIPTION
12/24/2016	STAGE: CONCEPT
2/22/2017	DATE: VERIFICATION SUBMISSION

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PROJECT NO.
23065 SCALE
As Indicated

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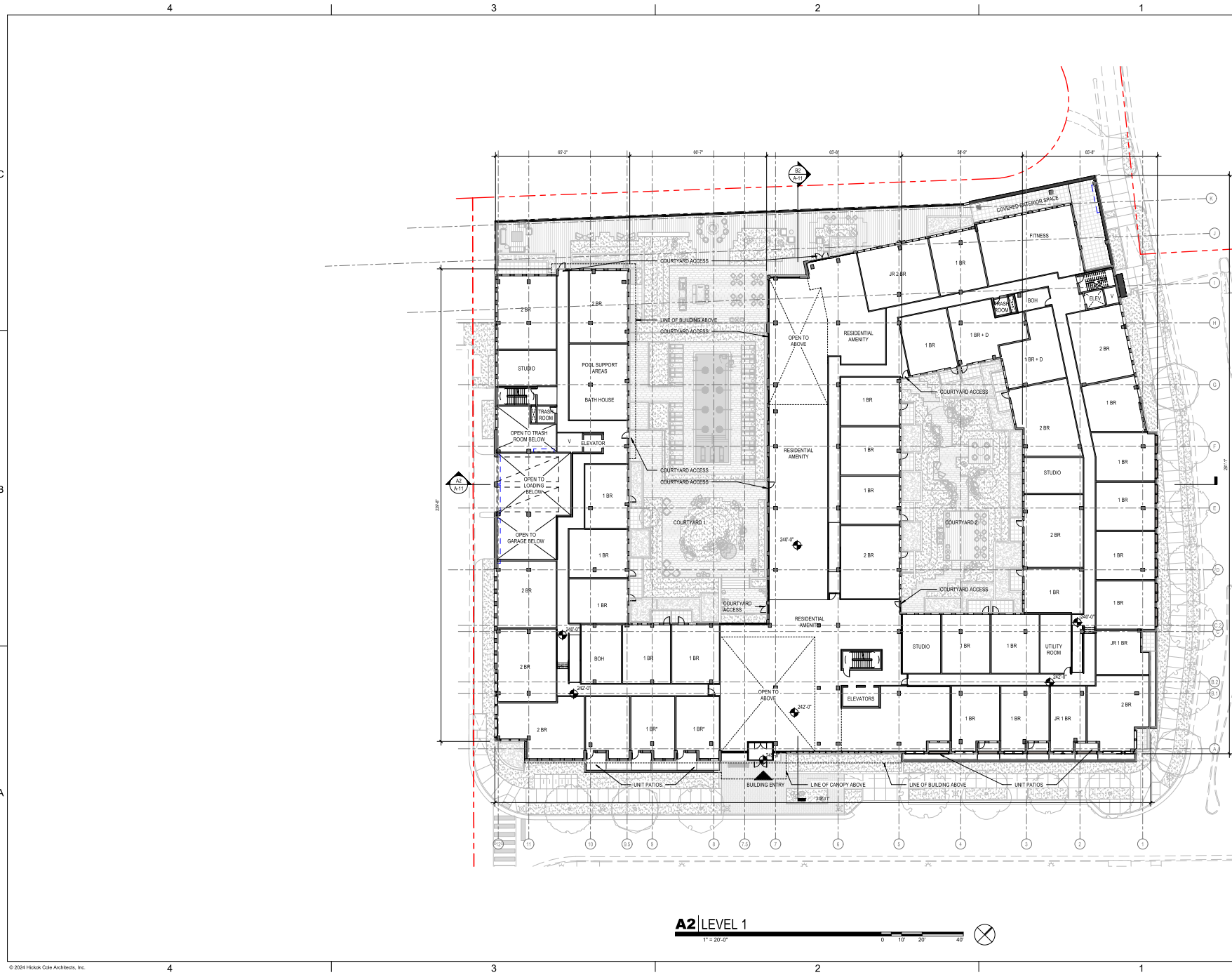
**FLOOR PLAN
P1 (UPPER LEVEL)**

DRAWING NO.

A-2

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

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A2 | LEVEL 1
1" = 20'-0"



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PROJECT NAME
**MARK CENTER
APARTMENTS**

CLIENT NAME
BOZZUTO

ADDRESS
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

DATE	DESCRIPTION
12/24/2018	STAGE: CONCEPT
2/22/2020	ISSUED FOR VERIFICATION SUBMISSION

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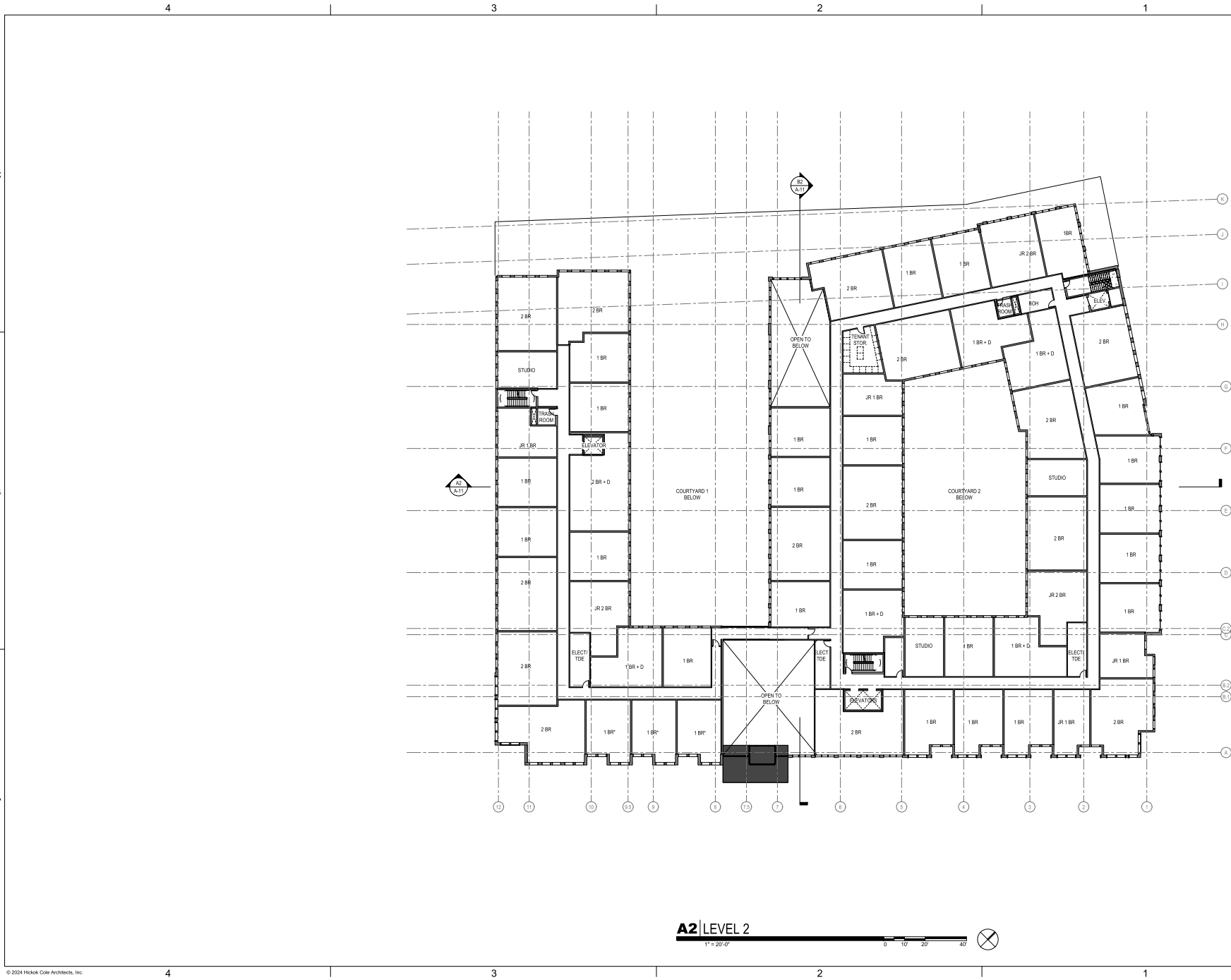
SCALE
1" = 20'-0"

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Author

DRAWING TITLE
**FLOOR PLAN
LEVEL 01**

DRAWING NO.
A-3

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



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PROJECT NAME
MARK CENTER APARTMENTS
CLIENT NAME
BOZZUTO
ADDRESS
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES	
DATE	DESCRIPTION
12/24/2018	STAGE: CONCEPT
02/02/2020	RSVP VERIFICATION SUBMISSION



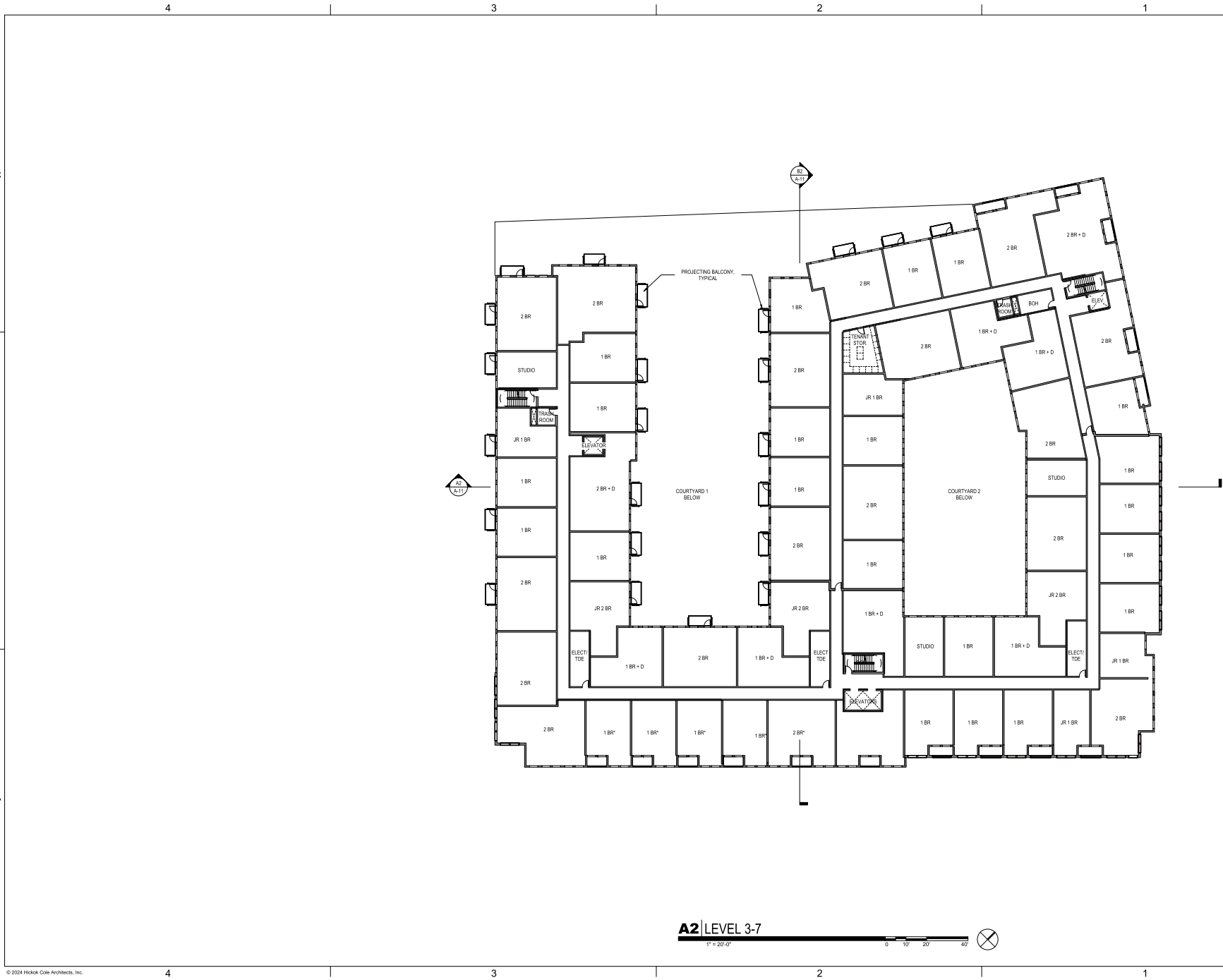
PROJECT NO.
23065 SCALE
1" = 20'-0"

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DRAWING TITLE
FLOOR PLAN LEVEL 02

DRAWING NO.
A-4

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

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PROJECT NAME
**MARK CENTER
APARTMENTS**
CLIENT NAME
BOZZUTO
ADDRESS
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

DATE	DESCRIPTION
10/24/2018	STAGE - CONCEPT
02/02/2020	FINAL VERIFICATION SUBMISSION

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PROJECT NO.
23065 SCALE
1" = 20'-0"

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Author

DRAWING TITLE
**FLOOR PLAN
LEVELS 03-07**

DRAWING NO.
A-5

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

PROJECT NAME
**MARK CENTER
APARTMENTS**

CLIENT NAME
BOZZUTO

ADDRESS
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

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PROJECT NO. 23065 SCALE 1" = 20'-0"

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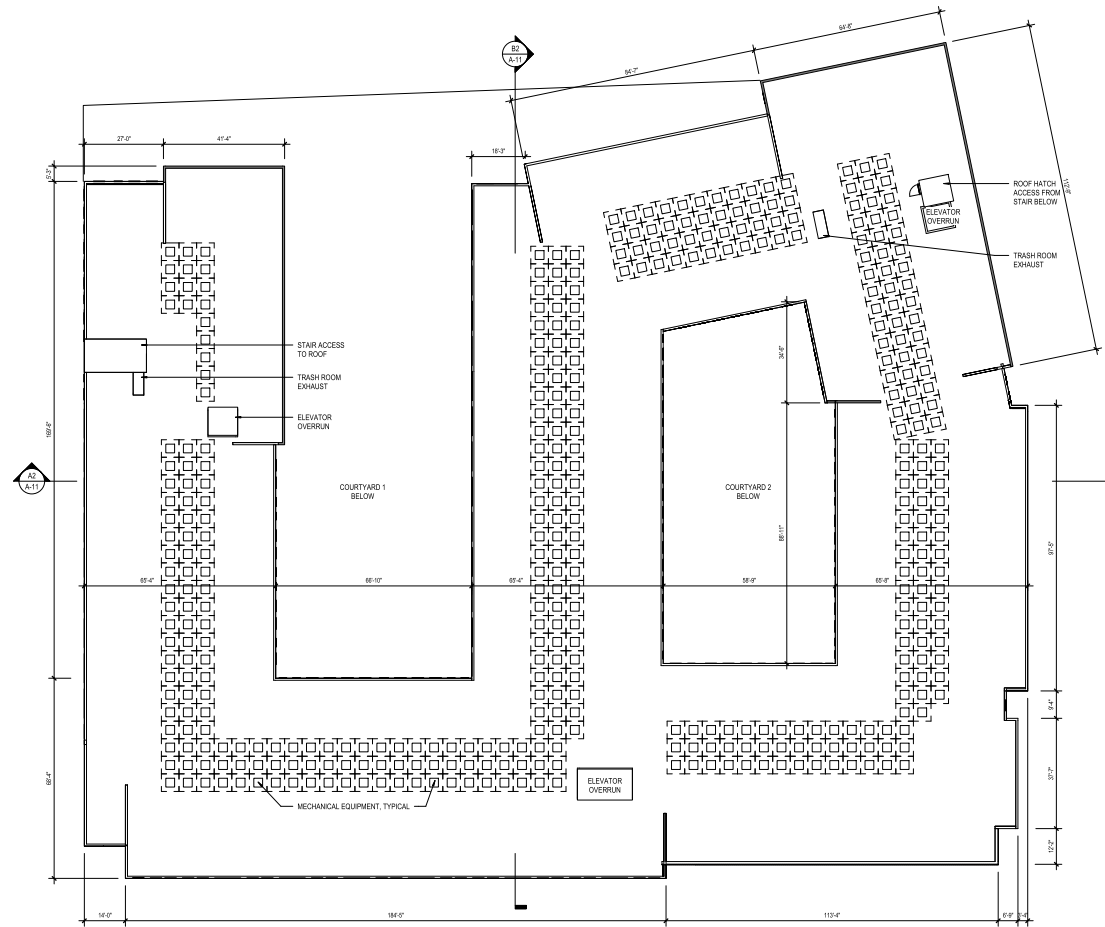
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FLOOR PLAN
ROOF

DRAWING NO.

A-6

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. _____



A2 | *ROOF PLAN



4

3

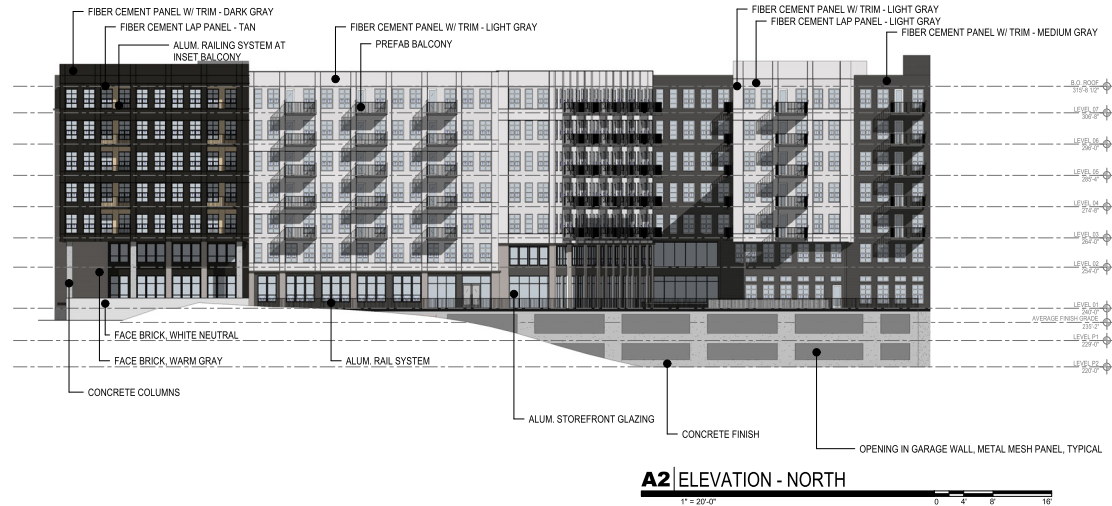
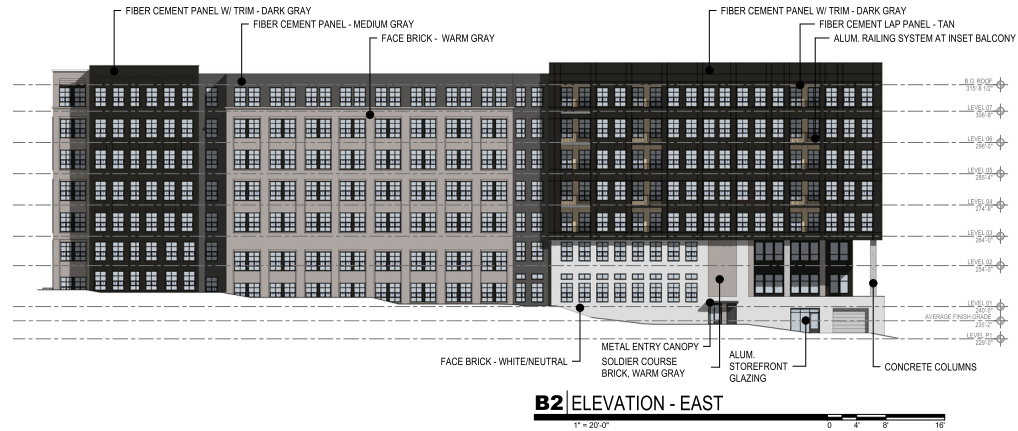
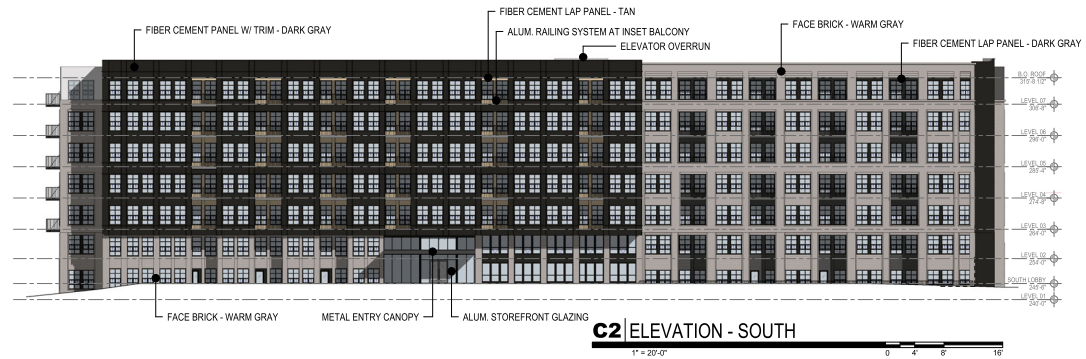
2

1

C

B

A



Hickok Cole Architects, Inc.
3005 W. Marshall Street, Suite 102
Richmond, VA 23220
804.256.4501
hickokcole.com

PROJECT NAME
**MARK CENTER
APARTMENTS**
CLIENT NAME
BOZZUTO
ADDRESS
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

DATE	DESCRIPTION
12/24/2016	STAGE - CONCEPT
02/02/2020	FINAL VERIFICATION SUBMISSION

STAMP



PROJECT NO.
23065 SCALE
1" = 20'-0"

DRAWN BY
Author

DRAWING TITLE
ELEVATIONS

DRAWING NO.
A-7

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

4

3

2

1

8/10/2025 5:04:14 PM Autodesk Docs/23065 - MARK CENTER DRIVE/23065 MARK CENTER DR - CORE & SHELL.rvt

4

3

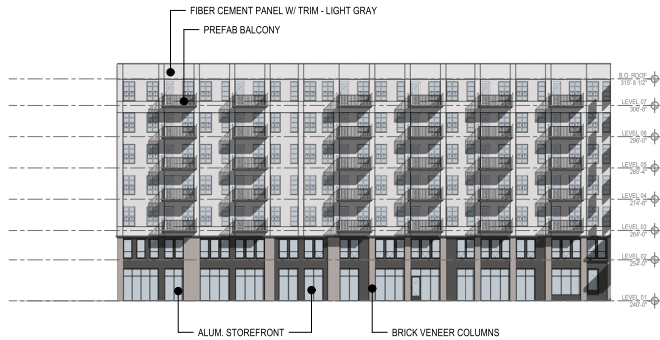
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C

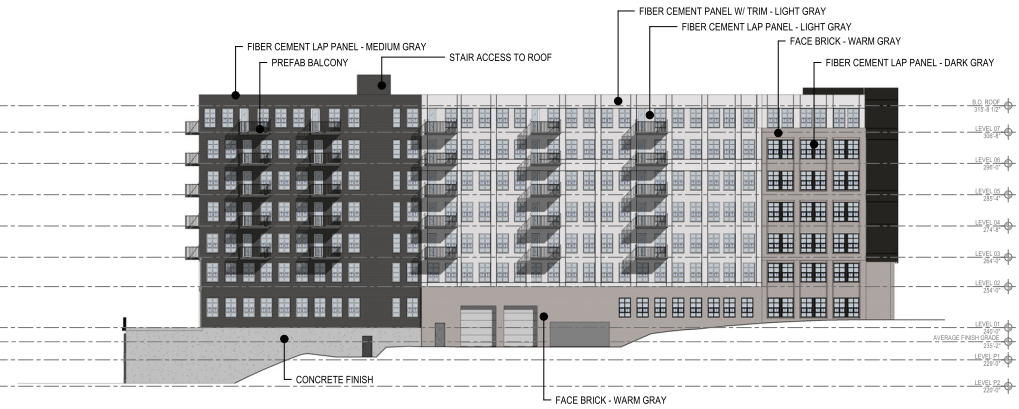
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A



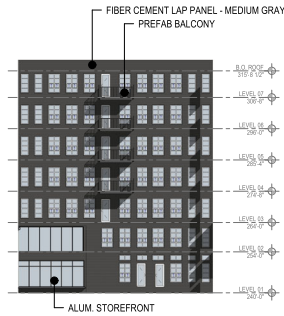
A4 ELEVATION - COURTYARD - WEST

1" = 20'-0"



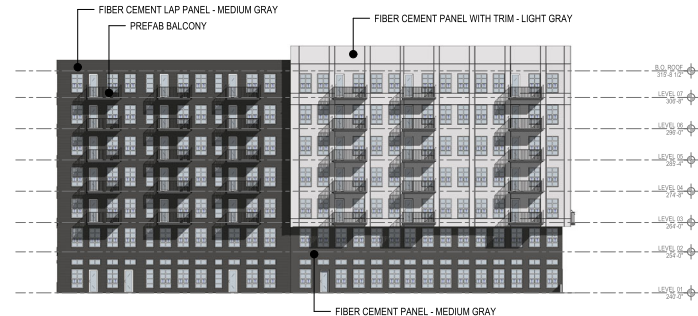
B2 ELEVATION - WEST

1" = 20'-0"



A3 ELEVATION - COURTYARD - NORTH

1" = 20'-0"



A2 ELEVATION - COURTYARD - EAST

1" = 20'-0"



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C

PROJECT NAME
**MARK CENTER
APARTMENTS**

CLIENT NAME
BOZZUTO

ADDRESS
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

DATE	DESCRIPTION	STAGE	CONCEPT	DATE	DESCRIPTION	STAGE	CONCEPT
2025-08-20	2025-08-20	2025-08-20	2025-08-20	2025-08-20	2025-08-20	2025-08-20	2025-08-20

STAMP



PROJECT NO.
23065

SCALE
1" = 20'-0"

DRAWN BY
Author

DRAWING TITLE
ELEVATIONS

DRAWING NO.
A-8

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.

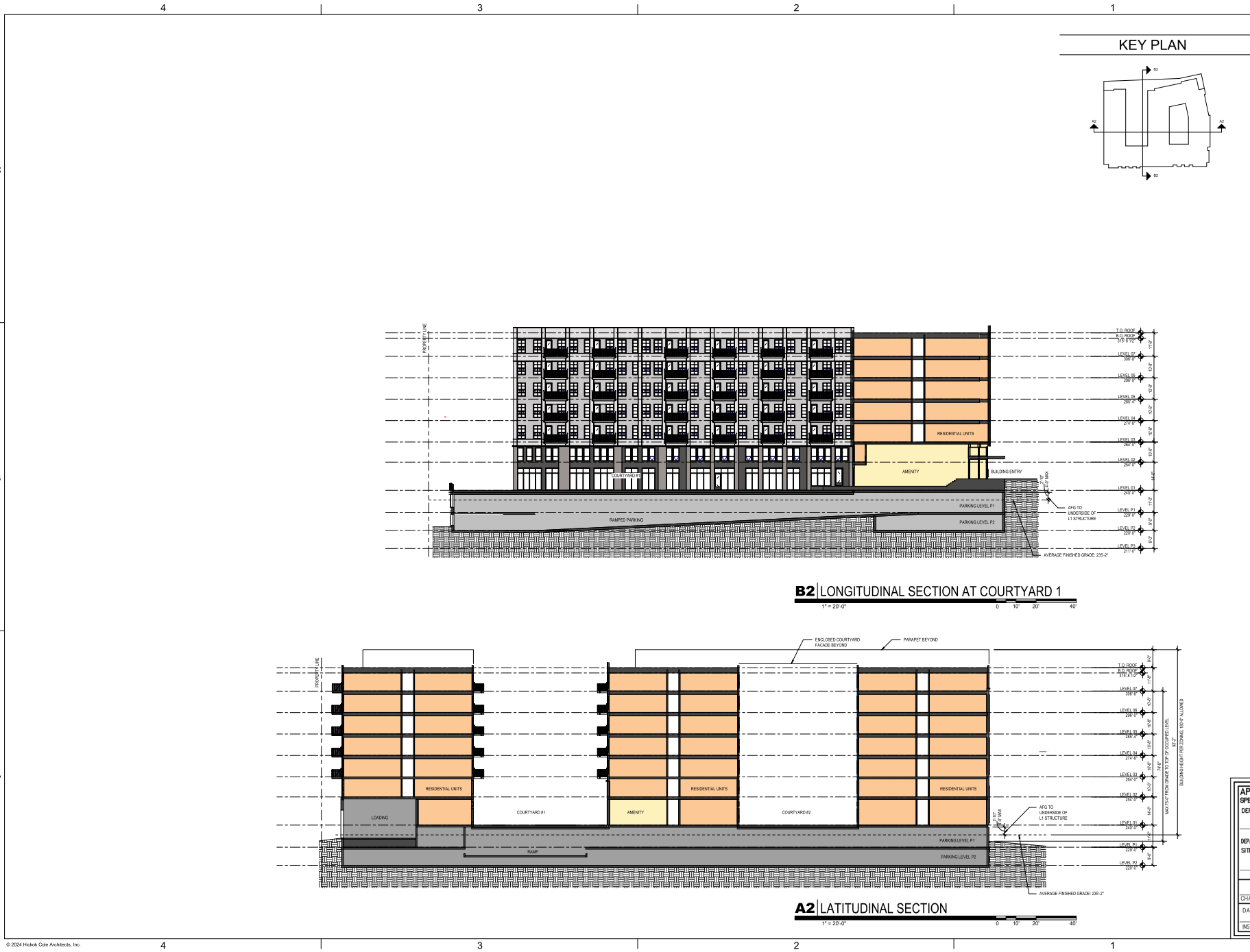
4

3

2

1

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PROJECT NAME
MARK CENTER APARTMENTS
CLIENT NAME
BOZZUTO
ADDRESS
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

DATE	DESCRIPTION	BY	APP'D
12/24/2018	STAGE: CONCEPT		
05/02/2020	RSVP VERIFICATION SUBMISSION		

STAMP



PROJECT NO.
23065 SCALE
1" = 20'-0"

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Author

DRAWING TITLE
CONCEPT SECTIONS

DRAWING NO.
A-9

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.



B4 | VIEW - NE CORNER



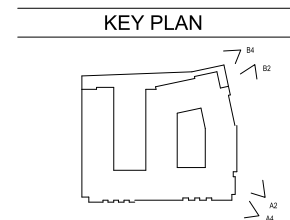
B2 | VIEW - MARK CENTER DRIVE APPROACH



A4 | VIEW - SE CORNER



A2 | VIEW - EAST ELEVATION



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PROJECT NAME
MARK CENTER APARTMENTS
CLIENT NAME
BOZZUTO
ADDRESS
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

DATE	DESCRIPTION	BY	APP'D
02/04/2016	STAGE - CONCEPT		
02/04/2016	DATE OF VERIFICATION SUBMISSION		



PROJECT NO.
23065 SCALE
1/32" = 1'-0"

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Author
DRAWING TITLE
3D VIEWS

DRAWING NO.
A-10

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 RECORDED	DATE
INSTRUMENT NO.	PAGE NO.

Dark Windows

Dark Windows

White Windows

