DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN

4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER

AREA TABULATIONS

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		

TRIP GENERATION ANALYSIS

PROVIDED BY WELLS + ASSOCIATES ON 03/28/25

4880 Mark Center Drive
Trip Generation Analysis [1]

Land Use	ITE Code	Size	Units	AM Peak Hour IN	AM Peak Hour OUT	AM Peak Hour TOTAL	PM Peak Hour IN	PM Peak Hour OUT	PM Peak Hour TOTAL	Weekday ADT
Multifamily Housing (Mid-Rise)	221	402	DU	38	127	165	96	61	157	1,871
			Non-Auto Adj. : 30%	*(11)*	*(38)*	*(50)*	*(29)*	*(18)*	*(47)*	*(561)*
		Total Proposed Trips w/ Adj.		27	89	116	67	43	110	*1,310*

Notes:
1. Trips generated using Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.
2. Non-auto adjustment applied based on site's location and Census data at a 30% adjustment

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND–DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2–151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703–746–4399.
2. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703–746–4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

ENVIRONMENTAL SITE ASSESSMENT

1. 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. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.
2. THERE ARE AREAS OF MARINE CLAY DEPOSITS ONSITE ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY AREA MAP (SEE P–0201).
3. 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.
4. THERE IS NO KNOWN SOIL CONTAMINATION ON THIS PROPERTY TO THE BEST OF OUR KNOWLEDGE AND BELIEF. SEE CONTAMINATION NOTE ON P–0201.
5. THIS SITE IS NOT WITHIN A COMBINED SEWER AREA.

GREEN BUILDING NOTE

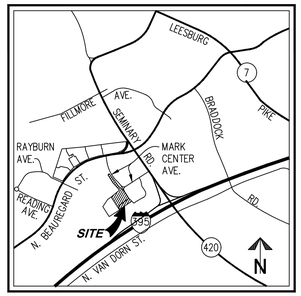
THE APPLICANT WILL COMPLY WITH THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY. A SEPARATE GREEN BUILDING NARRATIVE HAS BEEN SUBMITTED TO THE CITY OF ALEXANDRIA.

HISTORIC DISTRICTS NOTE

THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT AND DOES NOT INCLUDE ANY STRUCTURES DESIGNATED AS 100–YEAR OLD BUILDINGS.

VICINITY MAP

SCALE: 1"=2000'



VICINITY MAP SCALE: 1"=2000'

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT (DSUP) WITH SITE PLAN TO PERMIT THE DEVELOPMENT OF A 7–STORY RESIDENTIAL MULTI–UNIT BUILDING CONTAINING APPROXIMATELY 402 UNITS INCLUDING ASSOCIATED OPEN SPACE, PARKING, AND OTHER SITE IMPROVEMENTS.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. A CDD DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.
2. A SPECIAL USE PERMIT FOR A PARKING REDUCTION.

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE: 1A (LEVELS P2 – 02), 3A (LEVELS 03 –07)

USE GROUPS: S–2 PARKING, BUSINESS, A–3 ASSEMBLY, R–2 RESIDENTIAL

FIRE SUPPRESSION: NFPA 13

BUILDING HEIGHT: 92.2 FT (ZONING) (AVERAGE FINISHED GRADE TO TOP OF PARAPET)
LESS THAN 75 FT TO HIGHEST HABITABLE FLOOR
LESS THAN 85 FT TO LOWEST POINT OF FIRE DEPARTMENT ACCESS

FLOOR AREA:

LEVEL	GROSS FLOOR AREA (SF)
LEVEL P2 (GARAGE)	87596
LEVEL P1 (GARAGE)	87596
LEVEL 1	61258
LEVEL 2	61256
LEVEL 3	61258
LEVEL 4	61258
LEVEL 5	61258
LEVEL 6	61258
LEVEL 7	61258
TOTAL EXCLUDING GARAGE	428805
TOTAL INCLUDING GARAGE	603997

COMPLETE STREETS TABULATION

COMPLETE STREETS POLICY TABLE	NEW	UPGRADED
CROSSWALKS (NUMBER)	1	1
STANDARD	–	–
HIGH VISIBILITY	1	1
CURB RAMPS	2	4
SIDEWALKS (LF)	182	671
BICYCLE PARKING (NUMBER OF SPACES)	162	–
PUBLIC/VISITOR	10	–
PRIVATE/GARAGE	152	–
BICYCLE PATHS (LF)	–	–
PEDESTRIAN SIGNALS (PUSH BUTTONS)	3	–

ZONING TABULATIONS

ZONING :	EXISTING ZONE: CDD #4; PROPOSED ZONE: CDD #4
MASTER PLAN :	ALEXWEST SMALL AREA PLAN
SITE AREA (SQ. FT) (ACRES):	4.0667 AC OR 177,144 SF
USE:	EXISTING: VACANT
	PROPOSED: MULTIFAMILY RESIDENTIAL

	PERMITTED/REQUIRED	PROVIDED
ZONE	CDD #4	CDD #4
FAR	2.50	2.1443 (379,847 SF/177,144 SF)
DENSITY	N/A	402 UNITS/4.0667 ACRES = 99.1 UNITS/ACRE
GROSS FLOOR AREA (SF)	N/A	603,997 SF (INCLUDING BASEMENT GARAGE LEVELS)
GROSS FLOOR AREA (SF)	N/A	428,805 SF (EXCLUDING BASEMENT GARAGE LEVELS)
FLOOR AREA (SF)	BASE: 368,400 SF, MAX 450,887 SF (CDD#4)	379,847 SF
LOT AREA (SF)	177,144 SF	177,144 SF
SETBACKS (FT)		
FRONT - MARK CENTER DRIVE	0 FT	12.0 FT
SIDE - SOUTH	0 FT	135 FT
SIDE - NORTH	0 FT	8 FT
REAR - WEST	0 FT	10 FT
LOT FRONTAGE (FT)	N/A	664.89 FT
OPEN SPACE (SF)	N/A	48.5% (86,000 SF)
GROUND LEVEL (PRIVATE)	–	15.8% (28,000 SF)
GROUND LEVEL (PRIVATE WITH PUBLIC ACCESS EASEMENT)	–	20% (35,500 SF)
PRIVATE (ABOVE GRADE)	–	12.7% (22,500 SF)
TREE CANOPY (SF)	44,286 SQ. FT. (25%)	46,000 SQ. FT. (26%)
AVERAGE FINISHED GRADE		235.15 FT
HEIGHT (FT)	MAX 180 FT	92.17 FT
PARKING TABULATIONS	518 MIN. – 804 MAX.	419**
TRIP GENERATION	–	1,310 VPD*

*SEE ITE TRIP GENERATION CALCULATION ON THIS SHEET.
**A PARKING REDUCTION IS REQUESTED WITH THIS APPLICATION

PARKING/UNIT TABULATIONS

PARKING REQUIRED:

UNITS		PARKING RATE	PARKING REQUIRED
STUDIO	21	1 SP/BED	21
1-BEDROOM	237	1 SP/BED	237
2-BEDROOM	143	1 SP/BED	286
2-BEDROOM 60% AMI	1	0.75 SP/UNIT	0.75
TOTAL	**402**		**544.75**
LESS 5% (FOUR (4) ACTIVE BUS ROUTES)			**27.24**
TOTAL MINIMUM PARKING REQUIRED			**518**

MAXIMUM PARKING: 2 SPACES/UNIT X 402 UNITS = 804 SPACES

PARKING PROVIDED:

300 STANDARD GARAGE SPACES
105 COMPACT GARAGE SPACES
8 ADA GARAGE SPACES
2 ADA VAN GARAGE SPACES
3 STANDARD SURFACE SPACES
1 ADA SURFACE SPACE
419 SPACES TOTAL PROVIDED

(24 ADDITIONAL TANDEM SPACES ARE PROVIDED, BUT NOT INCLUDED IN PARKING TABULATION)

LOADING TABULATIONS

LOADING REQUIRED: 0 SPACES

LOADING PROVIDED: 2 SPACES

FLOOR AREA TABULATIONS

LEVEL	GROSS FLOOR AREA (SF)	NET FLOOR AREA (SF)	EXCLUSIONS (SF)
LEVEL P2 (GARAGE)	87596		
LEVEL P1 (GARAGE)	87596		
LEVEL 1	61258	54227	7031
LEVEL 2	61256	50777	10479
LEVEL 3	61258	54969	6289
LEVEL 4	61258	54969	6289
LEVEL 5	61258	54969	6289
LEVEL 6	61258	54969	6289
LEVEL 7	61258	54969	6289
TOTAL EXCLUDING GARAGE	428805	379847	48955
TOTAL INCLUDING GARAGE	603997		11.4%
TOTAL SITE AREA (SF)	177144		
FAR	2.14		

BIKE PARKING

TOTAL UNITS = 402

BIKE PARKING REQUIRED:

LONG TERM = 3 SPACES/10 UNITS X 402 UNITS = 121 SPACES
SHORT TERM = 1 SPACE/50 UNITS X 402 UNITS = 8 SPACES

BIKE PARKING PROVIDED:

LONG TERM = 152 SPACES (WITHIN THE GARAGE)
SHORT TERM = 10 SPACES (NEAR MAIN ENTRANCE)

DEVELOPMENT TEAM INFORMATION

1. RECORD OWNER:
SIP/CREF MARK CENTER LAND LLC
7373 WISCONSIN AVE, STE 825
BETHESDA MD 20814
ATTN: MIKE SIMMONS
MSIMMONS@STEWARTINVEST.COM
202-455-5127

2. DEVELOPER/APPLICANT
BOZZUTO DEVELOPMENT COMPANY
6406 IVY LANE, SUITE 700
GREENBELT, MD 20770
ATTN: JUSTIN W. KENNELL
JUSTIN.KENNELL@BOZZUTO.COM
301-220-0100

3. CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.
207 PARK AVE.
FALLS CHURCH, VA 22046
ATTN: TRAVIS P. BROWN, P.E.
TBROWN@WLPINC.COM
703-532-6163

4. ARCHITECT:
HICKOK COLE
301 N STREET NE, SUITE 300
WASHINGTON, DC 20002
ATTN: STARR ASHCRAFT, AIA
SASHCRAFT@HICKOKCOLE.COM
202-667-9776

5. LAND USE ATTORNEY:
WALSH, COLUCCI, LUBELEY & WALSH
2200 CLARENDON BLVD, SUITE 1300
ARLINGTON, VA 22201
ATTN: M. CATHARINE PUSKAR
CPUSKAR@THELANDLAWYERS.COM
703-528-4700

6. LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
101 N UNION STREET, SUITE 320
ALEXANDRIA, VA 22314
ATTN: STEVEN SATTLER, PLA
SSATTLER@PARKERRODRIGUEZ.COM
703-548-5010

7. TRANSPORTATION ENGINEER:
WELLS + ASSOCIATES
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VA 22102
ATTN: CHRIS TURNBULL
CTURNBULL@WELLSANDASSOCIATES.COM
703-917-6620

SHEET INDEX

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

ARCHITECTURE

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

DRAWN: SC/TPB | CHECKED: TPB/JS | SCALE: AS NOTED | DATE: 08/30/2024

PLAN STATUS

DATE	DESCRIPTION
05/03/2024	CONCEPT PLAN - PHASE 1
09/06/2024	CONCEPT PLAN - PHASE 2
03/31/2025	DSUP COMPLETENESS SUB.
08/20/2025	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA JEFFREY C. STUDHEL Lic. No.032125 PROFESSIONAL ENGINEER 08/20/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV'D BY	APPROVED	DATE

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

COVER SHEET

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

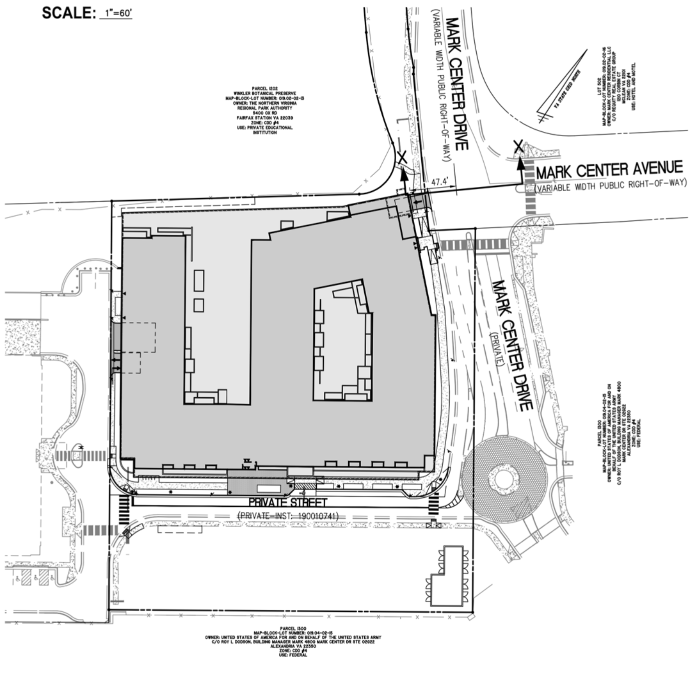
CHAIRMAN, PLANNING COMMISSION DATE

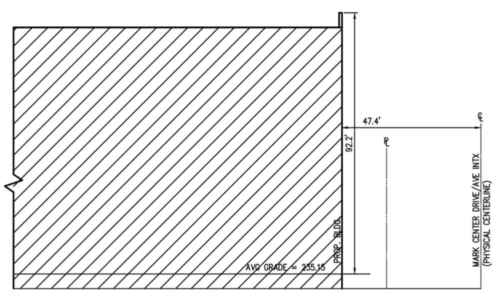
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
2. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION 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 WILL BE PROVIDED IN ORDER FOR THE SITE TO COMPLY WITH STORMWATER QUALITY AND QUANTITY REQUIREMENTS SET FORTH IN ARTICLE XIII 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 ONSITE AND/OR REDUCED THROUGH RUNOFF REDUCTION BMPS ONSITE.

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

ALL PROPOSED ONSITE 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

1. 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.
2. 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.
3. 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.
4. 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

TELEPHONE:
VERIZON
C/O VAL FISHER
2980 FAIRVIEW PARK N., 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5068

NATURAL GAS:
WASHINGTON GAS
C/O RAY BAKER
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-5953

CATV/HS INTERNET:
COMCAST
C/O BRIAN SHADE
3900 WHEELER AVENUE
ALEXANDRIA, VA 22304
(703) 567-4449

WATER:
VIRGINIA AMERICAN WATER COMPANY
C/O HAO (STEVE) CHEN
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3889

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

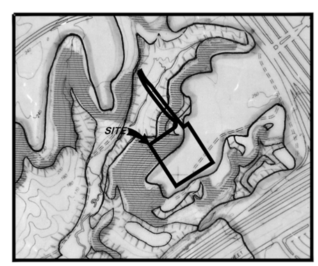
120,600 GPD x 4 (PEAK FACTOR) = **482,400 GPD**

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

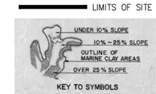
1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT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

MARINE CLAY SOILS MAP



SCALE: 1"=500'

LIMITS OF SITE



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

MASTER LEGEND

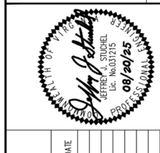
PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
GV	GAS VALVE	GV
RD	ROOF DRAIN	RD
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
TRLP	LIGHT POLE WITH SIGNALS	TRLP
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
	COMBINED SEWER	
	FLOW DIRECTION	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
T	COMMUNICATION	T
G	GAS MAIN	G
E	UNDERGROUND ELECTRIC	E
	TRANSFORMER	
	HANDICAP RAMP	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	TEST PIT	
	LIGHT	
▼	DOOR	▽
	TREES	
	LIMITS OF CLEARING AND GRADING	
40 44	CONTOURS	40 44
+44 50	SPOT ELEVATION	+44 50
⟹	DRAINAGE FLOW DIRECTION	⟹
	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.

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: AS NOTED | DATE: 08/30/2024 | DRAWN: SC/TPB | CHECKED: TPB/JS



PLAN STATUS

DATE	DESCRIPTION	DATE	DESCRIPTION
05/03/2024	CONCEPT PLAN - PHASE 1	08/20/2025	DSUP VERIFICATION SUB.
09/06/2024	CONCEPT PLAN - PHASE 2		
03/31/2025	DSUP COMPLETENESS SUB.		

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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

GENERAL NOTES

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

DIRECTOR DATE

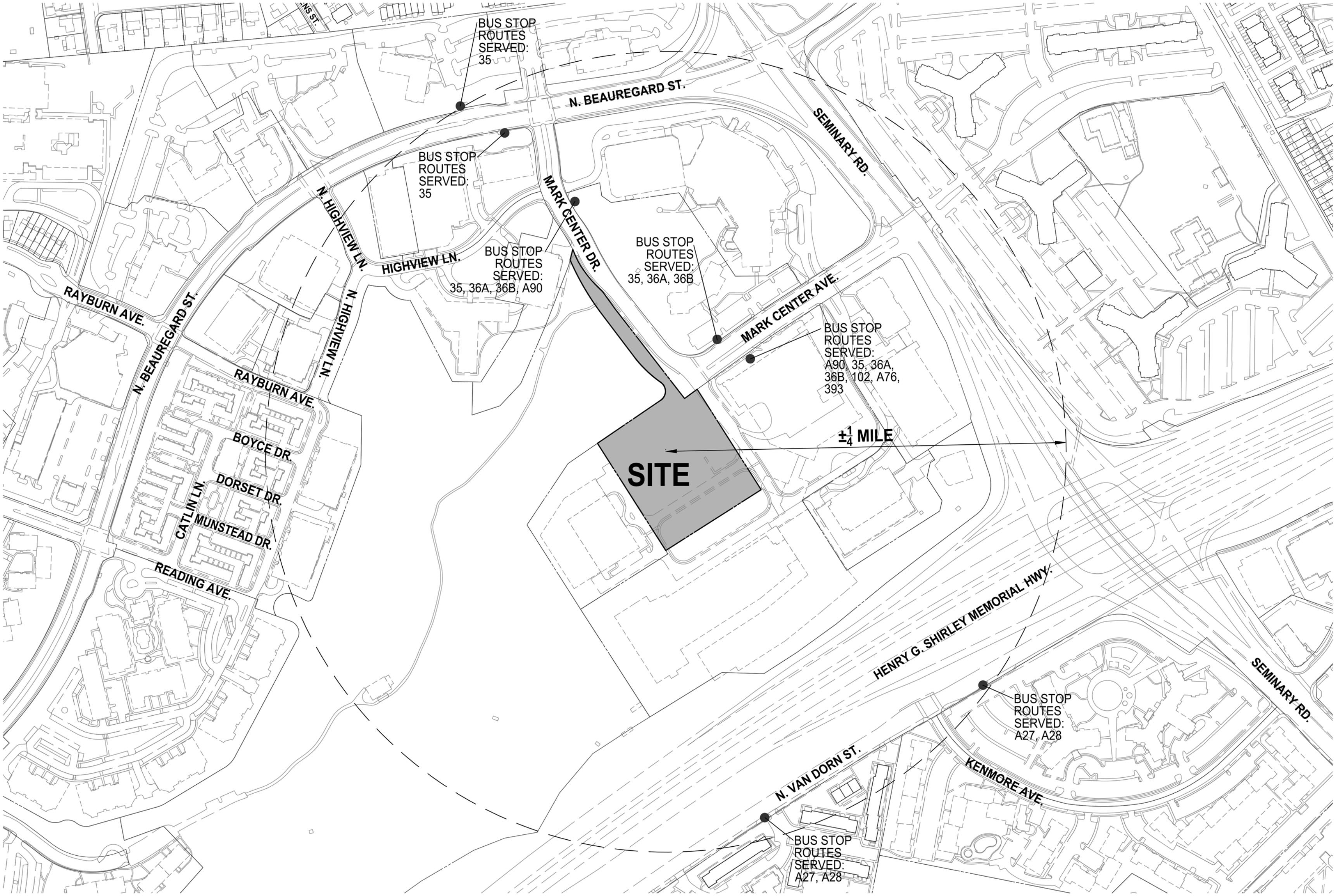
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



NOTE:
EXISTING SITE FEATURES TAKEN FROM RECORD INFORMATION AND GIS DATA PROVIDED BY THE CITY OF ALEXANDRIA.

150 0 75 150 300 600
(IN FEET)
1 INCH = 150'

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SCALE: 1" = 150'	DATE: 08/30/2024	DRAWN: SC/TPB	CHECKED: TPB/JS

COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
08/20/25
PROFESSIONAL ENGINEER
[illegible]

REVISION APPROVED BY

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4880 MARK CENTER DRIVE MULTI-UNIT DEVELOPMENT MARK CENTER

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

CONTEXT 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
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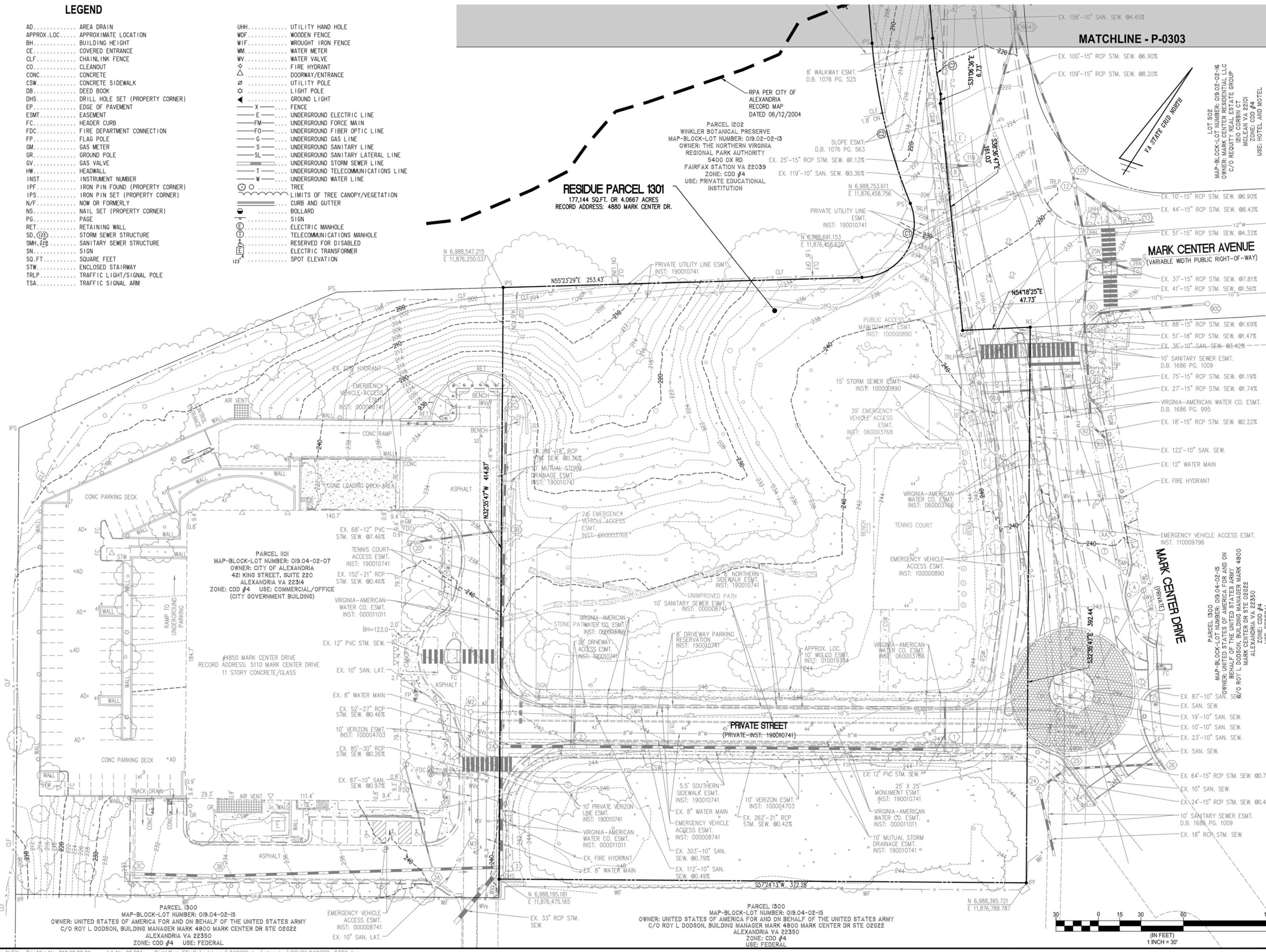
LEGEND

AD	AREA DRAIN	UHH	UTILITY HAND HOLE
APPROX.LOC.	APPROXIMATE LOCATION	WDF	WOODEN FENCE
BH	BUILDING HEIGHT	WIF	WROUGHT IRON FENCE
CE	COVERED ENTRANCE	WM	WATER METER
CLF	CHAINLINK FENCE	WV	WATER VALVE
CO	CLEANOUT	◇	FIRE HYDRANT
CONC	CONCRETE	△	DOORWAY/ENTRANCE
CSW	CONCRETE SIDEWALK	⌀	UTILITY POLE
DB	DEED BOOK	☼	LIGHT POLE
DHS	DRILL HOLE SET (PROPERTY CORNER)	◀	GROUND LIGHT
EP	EDGE OF PAVEMENT	—X—	FENCE
ESMT	EASEMENT	—E—	UNDERGROUND ELECTRIC LINE
FC	HEADER CURB	—FM—	UNDERGROUND FORCE MAIN
FDC	FIRE DEPARTMENT CONNECTION	—FO—	UNDERGROUND FIBER OPTIC LINE
FP	FLAG POLE	—G—	UNDERGROUND GAS LINE
GM	GAS METER	—S—	UNDERGROUND SANITARY LINE
GR	GROUND POLE	—SL—	UNDERGROUND SANITARY LATERAL LINE
GV	GAS VALVE	▭	UNDERGROUND STORM SEWER LINE
HW	HEADWALL	—T—	UNDERGROUND TELECOMMUNICATIONS LINE
INST	INSTRUMENT NUMBER	—W—	UNDERGROUND WATER LINE
IPF	IRON PIN FOUND (PROPERTY CORNER)	○	TREE
IPS	IRON PIN SET (PROPERTY CORNER)	⌒⌒	LIMITS OF TREE CANOPY/VEGETATION
N/F	NOW OR FORMERLY	═	CURB AND GUTTER
NS	NAIL SET (PROPERTY CORNER)	◒	BOLLARD
PG	PAGE	⊸	SIGN
RET	RETAINING WALL	Ⓔ	ELECTRIC MANHOLE
SD, ⟨123⟩	STORM SEWER STRUCTURE	Ⓣ	TELECOMMUNICATIONS MANHOLE
SMH, ⟨123⟩	SANITARY SEWER STRUCTURE	♿	RESERVED FOR DISABLED
SN	SIGN	E	ELECTRIC TRANSFORMER
SQ.FT	SQUARE FEET	123⁴	SPOT ELEVATION
STW	ENCLOSED STAIRWAY		
TRLP	TRAFFIC LIGHT/SIGNAL POLE		
TSA	TRAFFIC SIGNAL ARM		



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JEFFREY J. STUCHEL Lic. No.031215 08/20/25 PROFESSIONAL ENGINEER

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REVISION APPROVED BY

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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
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.

NOTES:

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 019.04-02-17, AND IS ZONED CDD4.

2. THE PROPERTY IS NOW IN THE NAME OF SIP/CREF MARK 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, EITHER EXPRESS OR IMPLIED, 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 UNDERGROUND 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 5155190028E, 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 OF TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, POLICY NUMBER DC2202328 DATE OF POLICY MARCH 14, 2023.

8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER HV9141; GPS152 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999502. 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. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 10, 2023; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

STORM SEWER AS-BUILTS

SD 2C		
CURB INLET TOP =		233.53
18"RCP OUT	(SD 2B)=	229.78
SD 2D		
MANHOLE TOP =		238.84
12"PVC IN	(BUILDING)=	234.64
12"PVC OUT	(SD 2B)=	234.44
SD 2B		
CURB INLET TOP =		235.57
12"PVC IN	(SD 2D)=	229.97
18"RCP IN	(SD 2C)=	229.47
21"RCP OUT	(SD 2A)=	229.12
SD 1		
CURB INLET TOP =		242.33
12"PVC IN	(N.WEST)=	234.95
21"RCP OUT	(SD 2)=	234.65
SD 2		
CURB INLET TOP =		242.64
12"PVC IN	(N.WEST)=	234.54
21"RCP IN	(SD 1)=	233.54
27"RCP OUT	(SD 2A)=	233.19
SD 2A		
MANHOLE TOP =		241.07
21"RCP IN	(SD 2B)=	228.42
27"RCP IN	(SD 2)=	232.95
30"RCP OUT	(SD 3)=	228.22
SD 3C		
CURB INLET TOP =		232.21
21"RCP OUT	(SD 3B)=	228.04
SD 3B		
MANHOLE TOP =		233.28
10"PVC IN	(BUILDING)=	227.63
21"RCP IN	(SD 3C)=	227.63
21"RCP OUT	(SD 3A)=	227.43
SD 3A		
MANHOLE TOP =		240.20
8"PVC IN	(N.WEST)=	232.50
21"RCP IN	(SD 3B)=	226.56
21"RCP OUT	(SD 3)=	226.40
SD 3		
CURB INLET TOP =		240.80
21"RCP IN	(SD 3A)=	226.40
30"RCP IN	(SD 2A)=	226.00
33"RCP OUT	(SOUTH)=	226.25

SD 93		
CURB INLET TOP =		237.33
15"RCP OUT	(SD 92)=	230.43
SD 92		
MANHOLE TOP =		236.38
15"RCP IN	(SD 93)=	230.03
15"RCP OUT	(SD 91)=	229.91
SD 90C *		
MANHOLE TOP =		239.04
15"INV OUT	(SD 90)=	230.26
SD 91A		
CURB INLET TOP =		235.68
15"RCP OUT	(SD 91)=	231.91
SD 91		
CURB INELT TOP =		235.84
15"RCP IN	(SD 91A)=	231.02
15"RCP IN	(SD 92)=	229.44
18"INV OUT	(SD 90)=	229.51
SD 26N *		
CURB INLET TOP =		235.83
15"RCP OUT	(SD 25N)=	230.06
SD 90 *		
MANHOLE TOP =		235.38
15"INV IN	(SD 90C)=	228.77
18"INV IN	(SD 91)=	228.76
15"INV OUT	(SD 25N)=	228.34
SD 13		
CURB INLET TOP =		234.23
15"RCP OUT	(SD 12)=	227.53
SD 25N *		
MANHOLE TOP =		232.88
15"RCP IN	(SD 26N)=	227.14
15"RCP IN	(SD 90)=	227.70
15"RCP OUT	(SD 12)=	226.02
SD 12		
MANHOLE TOP =		230.30
15"RCP IN	(SD 13)=	223.82
15"RCP IN	(SD 25N)=	223.81
15"RCP OUT	(SD 12N)=	223.77
SD 12N		
MANHOLE TOP =		229.67
15"RCP IN	(SD 12)=	223.08
15"RCP OUT	(SD 16643)=	222.06

SD 8 *		
CURB INELT TOP		224.88
15"RCP OUT	(SD 11N)=	220.59
SD 11N *		
MANHOLE TOP =		224.98
15"INV IN	(SD 8)=	220.31
15"INV OUT	(SD 16643)=	220.16
SD 16643		
CURB INLET TOP =		219.22
15"RCP IN	(SD 11N)=	213.06
15"RCP IN	(SD 12N)=	213.12
21"RCP OUT	(SD 1684)=	212.04
SD 1684		
CURB INELT TOP =		212.66
21"RCP IN	(SD 16643)=	205.13
21"RCP OUT		
(48"RCP TO SD 9966)=		205.02
SD 16729 *		
CURB INLET TOP =		232.46
15"RCP IN	(N.WEST)=	226.78
15"RCP OUT	(SD 16642)=	226.36
SD 16642		
CURB INLET TOP =		219.13
15"RCP IN	(SD 16729)=	214.18
15"RCP OUT	(S.EAST)=	213.31
SD 9966 *		
CURB INELT TOP =		213.08
42"RCP IN	(N.EAST)=	196.97
42"RCP OUT	(S.WEST)=	193.07
SD 16717 *		
CURB INLET TOP =		225.28
15"RCP IN	(S.WEST)=	215.95
18"RCP OUT	(SD 16641)=	215.84
SD 16641 *		
MANHOLE TOP =		219.83
15"RCP IN	(WEST)=	211.39
18"RCP IN	(SD 16717)=	211.45
18"RCP OUT	(SOUTH)=	211.15

SD 26		
CURB INLET TOP =		246.11
15"RCP OUT	(SD 25)=	238.12
SD 25		
CURB INLET TOP =		245.10
15"RCP IN	(SD 26)=	237.63
15"RCP OUT	(SD 24)=	237.57
SD 24		
YARD INLET TOP =		244.12
THROAT =		243.17
15"RCP IN	(SD 25)=	237.46
18"RCP OUT	(S.EAST)=	237.40

*INDICATES PIPE SIZES ARE PER RECORD INFORMATION

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

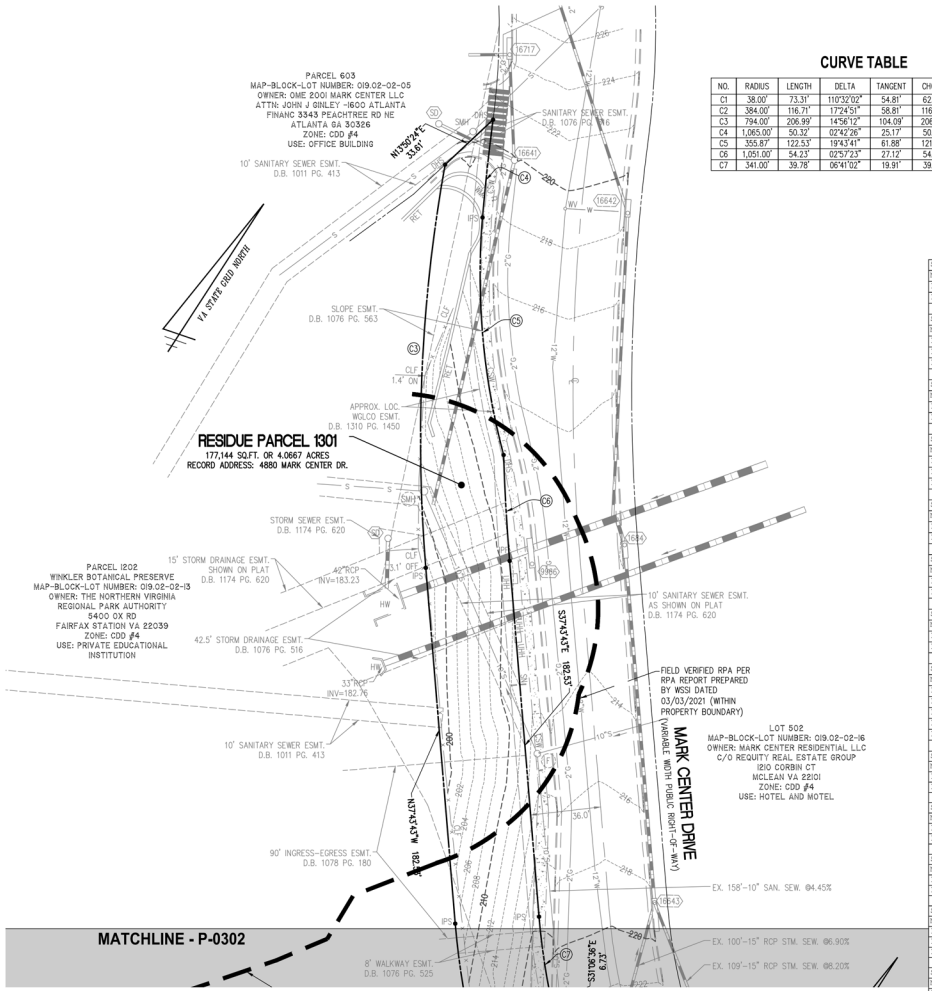
VICINITY MAP SCALE: 1"=2000'

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	38.00'	73.31'	110°32'02"	54.81'	62.46'	N00°07'28"E
C2	384.00'	116.71'	17°24'51"	58.81'	116.26'	N46°26'08"W
C3	794.00'	206.99'	14°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"E
C5	355.87'	122.53'	19°43'41"	61.88'	121.93'	S38°04'23"E
C6	1,051.00'	54.23'	02°57'23"	27.12'	54.22'	S36°15'01"E
C7	341.00'	39.78'	06°41'02"	19.91'	39.76'	S41°04'14"E

SANITARY SEWER AS-BUILTS

SMH M3		
MANHOLE TOP =		240.50
10"INV IN	(SOUTH)=	232.50
10"INV OUT	(SMH M2)=	232.55
SMH M2		
MANHOLE TOP =		242.31
10"LAT INV IN	(BUILDING)=	231.68
10"INV IN	(SMH M3)=	231.71
10"INV OUT	(SMH M1)=	231.55
SMH M1		
MANHOLE TOP =		244.00
10"INV IN	(SMH M2)=	231.00
10"INV OUT	(SMH M)=	230.58
SMH M		
MANHOLE TOP =		244.04
10"INV IN	(SMH P)=	228.46
10"INV IN	(SMH M1)=	228.18
10"INV OUT	(N.WEST)=	227.94
SMH B *		
MANHOLE TOP =		245.01
10"PVC IN	(S.EAST)=	239.81
10"PVC OUT	(SMH C)=	239.43
SMH C *		
MANHOLE TOP =		242.19
10"PVC IN	(SMH B)=	235.72
10"PVC OUT	(SMH D)=	235.61
SMH N *		
MANHOLE TOP =		234.50
10"PVC IN	(S.EAST)=	223.04
10"PVC OUT	(SMH D)=	222.58
SMH D *		
MANHOLE TOP =		215.01
10"PVC IN TOP	(SMH N)=	221.35
10"PVC IN BOTTOM	(SMH N)=	214.61
10"PVC IN TOP	(SMH C)=	224.01
10"PVC IN BOTTOM	(SMH C)=	214.40
10"PVC OUT	(SMH E)=	214.23
SMH E *		
MANHOLE TOP =		223.51
10"PVC IN	(SMH D)=	210.33
10"PVC OUT	(SMH F)=	210.00
SMH 23300		
MANHOLE TOP =		222.80
10"INV IN	(NORTH)=	210.94
10"INV OUT	(SMH 23228)=	210.92
SMH 23228		
MANHOLE TOP =		219.21
10"INV IN	(SMH 23300)=	208.01
10"INV OUT	(SMH F)=	207.85
SMH F *		
MANHOLE TOP =		215.01
10"PVC IN	(SMH E)=	202.97
10"PVC IN	(SMH 23228)=	202.93
10"PVC OUT	(N. WEST)=	201.12
SMH 782 *		
MANHOLE TOP =		222.44
10"PVC OUT	(SMH 6)=	211.29
SMH 6 *		
MANHOLE TOP =		220.26
10"PVC IN	(SD SS 782)=	209.86
10"PVC OUT	(S.WEST)=	209.68



WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1981
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SCALE: 1" = 30' DATE: 08/30/2024 DRAWN: SC/TPB CHECKED: TPB/JS

PLAN STATUS

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09/06/2024	CONCEPT PLAN - PHASE 2
03/31/2025	DSUP COMPLETENESS SUB.

DATE	DESCRIPTION
08/20/2025	DSUP VERIFICATION SUB.

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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

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

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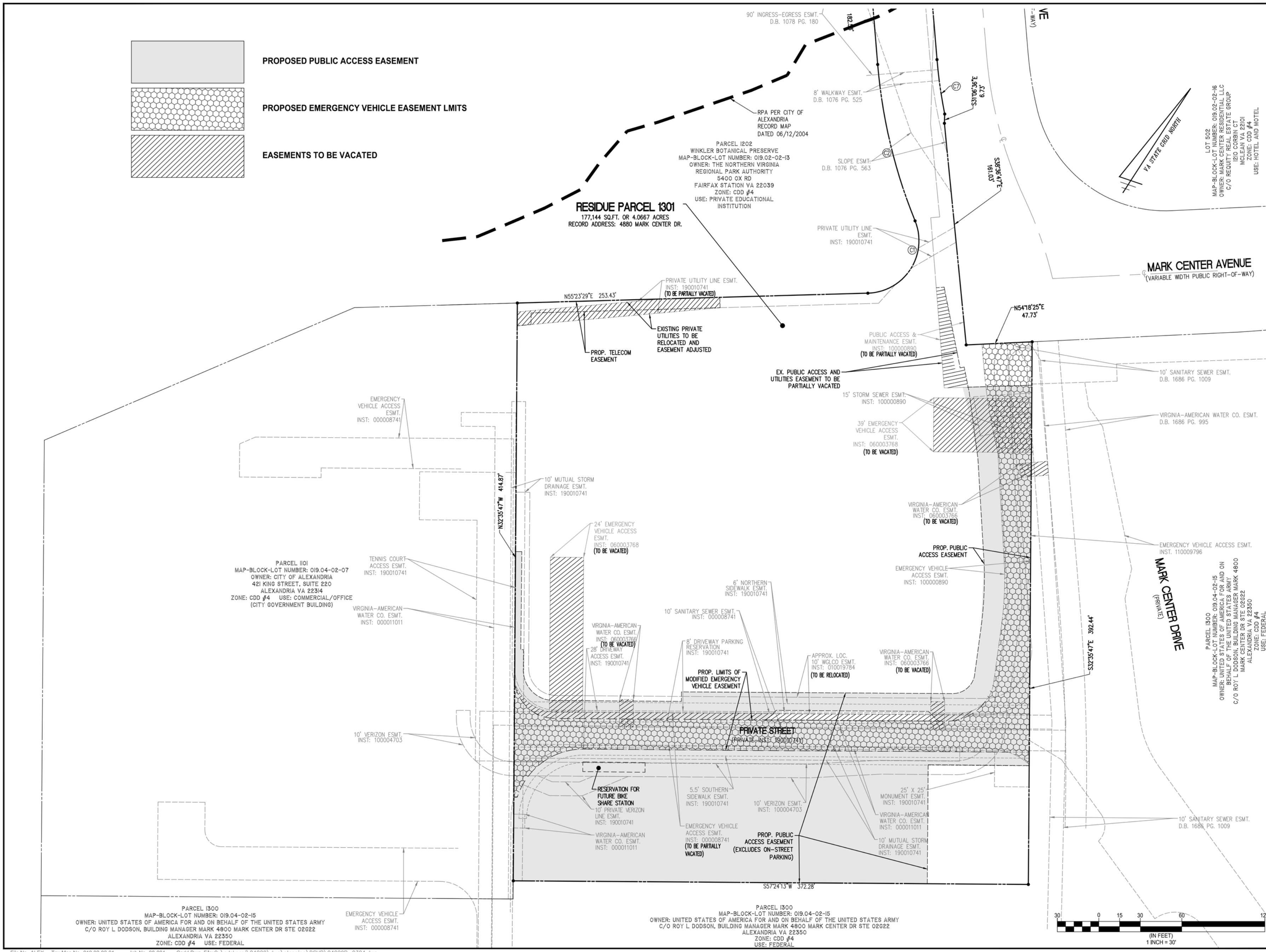

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COMMONWEALTH OF VIRGINIA
[illegible]
JEFFREY J. STUCHEL
Lic. No.031215
08/20/25
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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

EXISTING AND PROPOSED EASEMENT 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

DATE RECORDED ____________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: **P-0304**

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	

PROPOSED	DESCRIPTION	EXISTING
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 / 264	CONTOURS	260 / 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
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.
TP	TEST PIT	
LOD	LIMITS OF DISTURBANCE	
	TRAFFIC/PARKING SIGN	

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 SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY. AN RPA IS LOCATED ON THE PROPERTY (DELINEATED BY WSSI 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 BMPS 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, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
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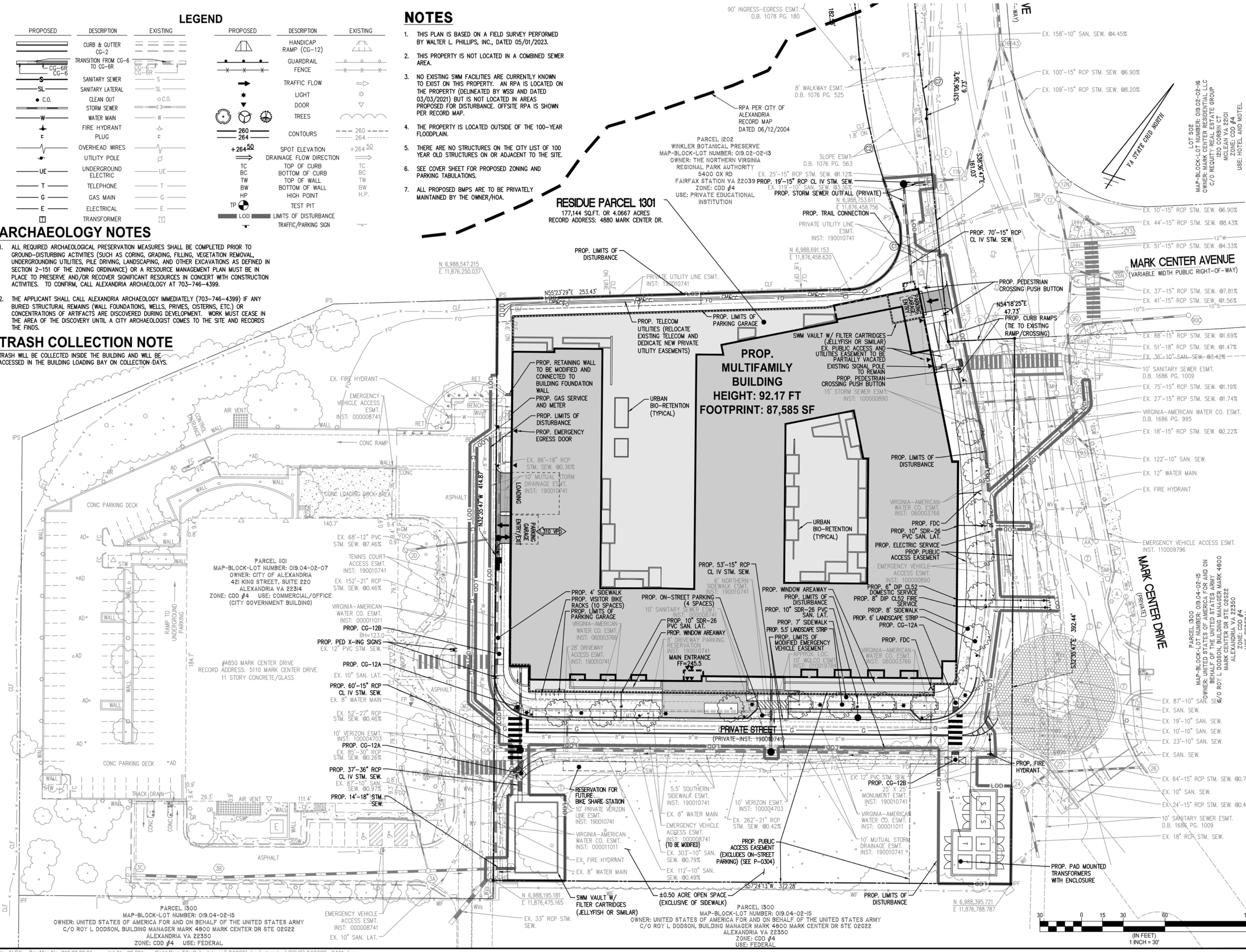

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 30' | DATE: 08/30/2024 | DRAWN: SC/TPB | CHECKED: TPB/JS

PLAN STATUS

DATE	DESCRIPTION	DATE	DESCRIPTION
05/03/2024	CONCEPT PLAN - PHASE 1	08/20/2025	DSUP VERIFICATION SUB.
09/06/2024	CONCEPT PLAN - PHASE 2		
03/31/2025	DSUP COMPLETENESS SUB.		

COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
08/20/25
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

4880 MARK CENTER DRIVE MULTI-UNIT DEVELOPMENT MARK CENTER

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LAYOUT 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

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:\sdskproj\04029\dwg\planning\DSUP\04029P-0401.dwg

SHEET: P-0401

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
T	TRANSFORMER	

PROPOSED	DESCRIPTION	EXISTING
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
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.
TP	TEST PIT	
LOD	LIMITS OF DISTURBANCE	
	TRAFFIC/PARKING SIGN	

NOTES

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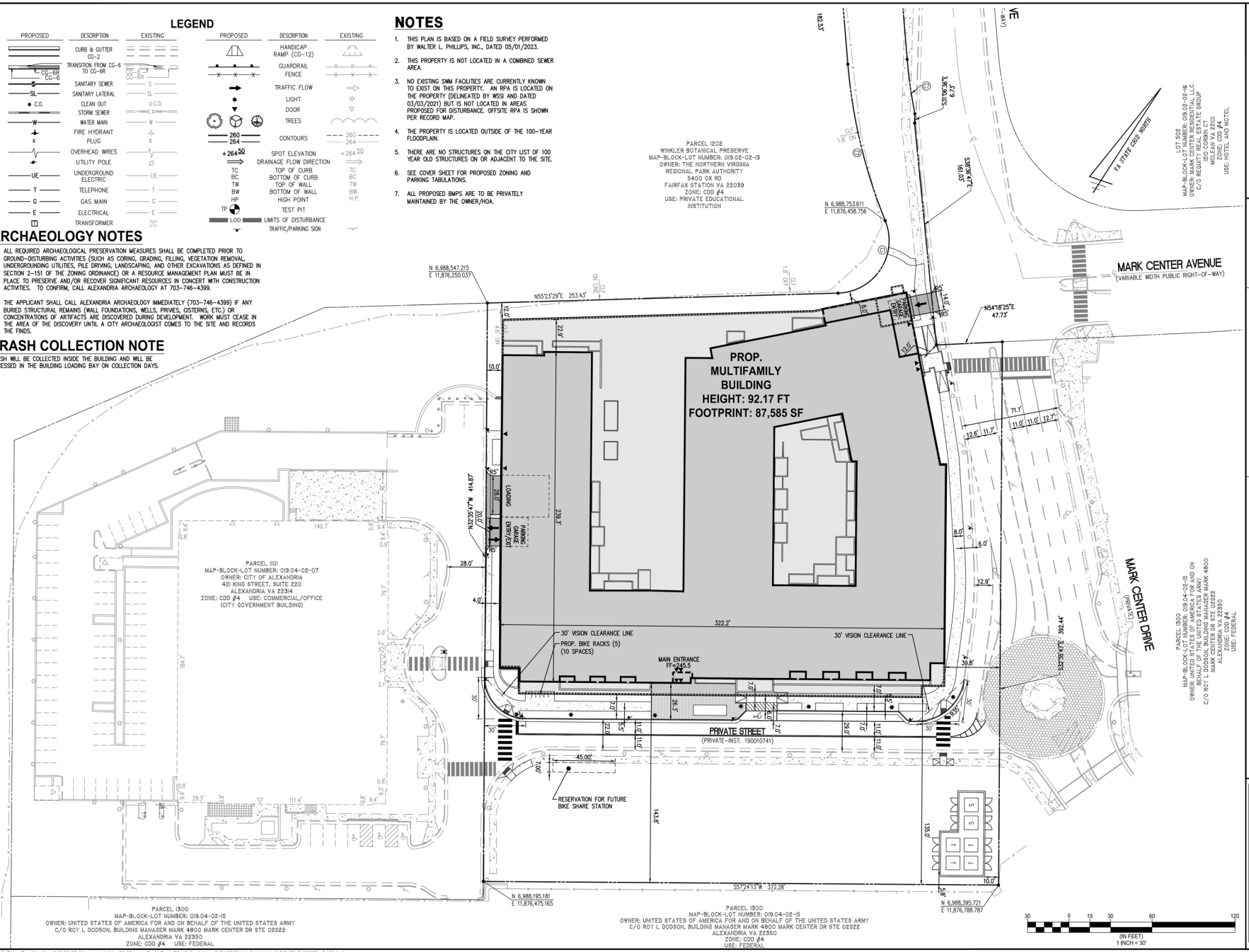


WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1981
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1501 www.WLPINC.com
SCALE 1" = 30' | DRAWN: SC/TPB | DATE 08/30/2024 | CHECKED: TPB/JS

DATE	DESCRIPTION
05/03/2024	CONCEPT PLAN - PHASE 1
09/09/2024	CONCEPT PLAN - PHASE 2
03/17/2025	DSUP COMPLETENESS SUB.

PLAN STATUS

DATE	DESCRIPTION
08/30/2024	DSUP VERIFICATION SUB.

JEFFREY C. STICHEL LIC. NO. 032-015 STATE OF VIRGINIA 08/30/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

4880 MARK CENTER DRIVE MULTI-UNIT DEVELOPMENT MARK CENTER

DEVELOPMENT SPECIAL USE PERMIT

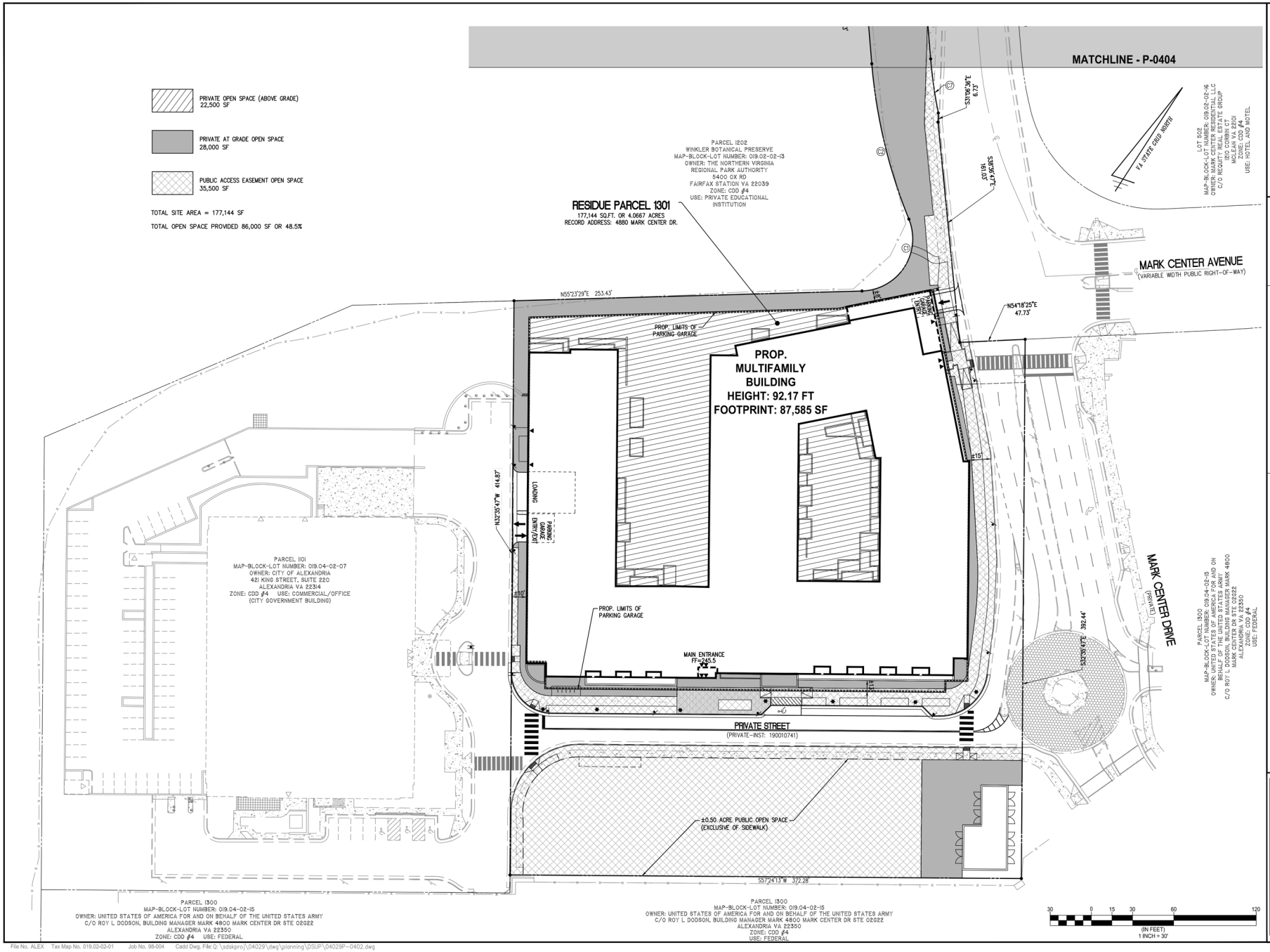
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GEOMETRIC 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
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:\sdskproj\04029\dwg\planning\DSUP\04029P--0401A.dwg

SHEET: P-0402



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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 30'	DATE: 08/30/2024	DRAWN: SC/TPB	CHECKED: TPB/JS

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09/06/2024	CONCEPT PLAN - PHASE 2
03/31/2025	DSUP COMPLETENESS SUB.

DATE	DESCRIPTION
08/20/2025	DSUP VERIFICATION SUB.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
JEFFREY M. STICKEL
LIC. NO. 031-015
08/30/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

4880 MARK CENTER DRIVE MULTI-UNIT DEVELOPMENT MARK CENTER

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY OPEN SPACE PLAN

APPROVED
SPECIAL USE PERMIT NO. 2025-10007
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
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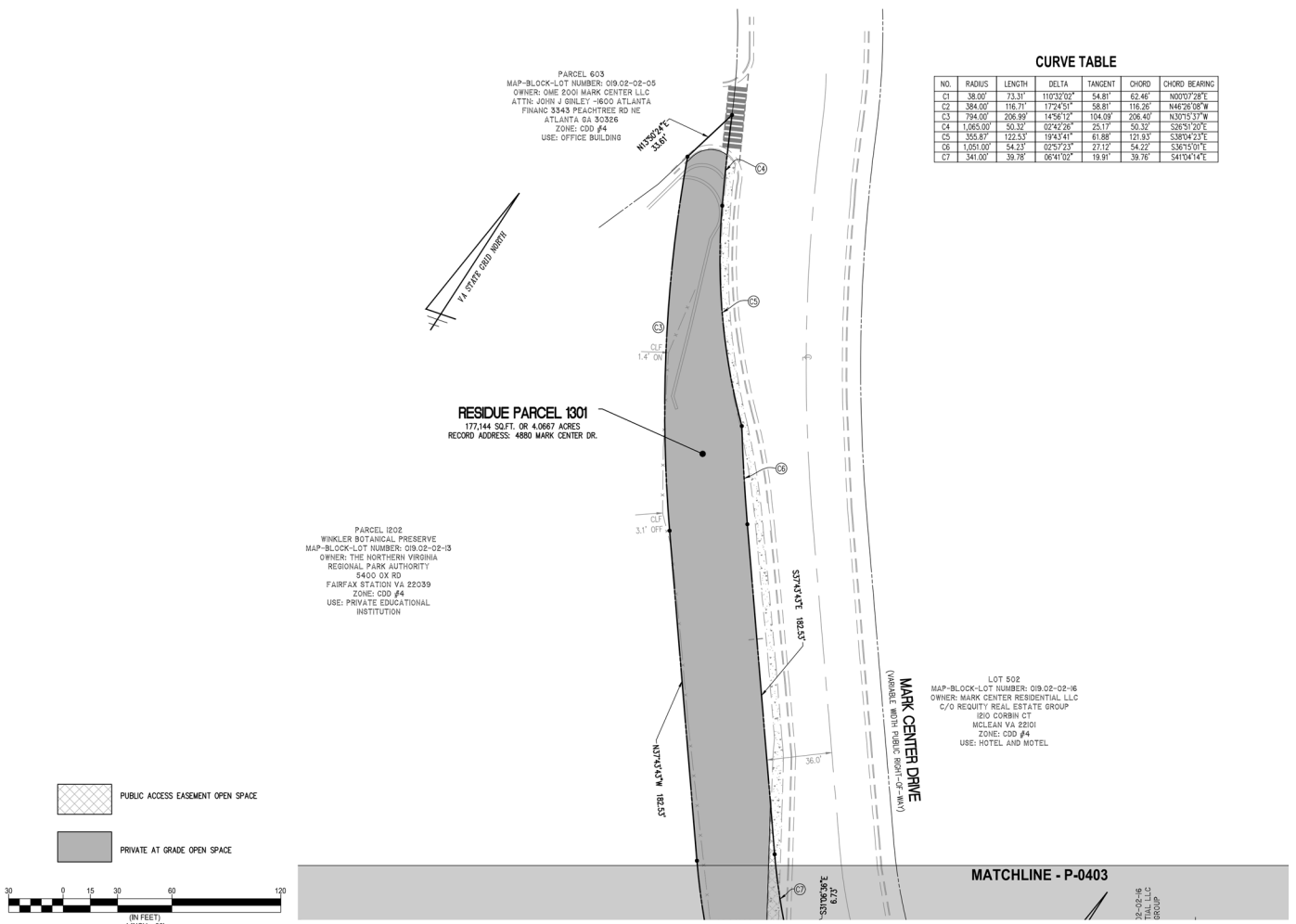

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	38.00'	73.31'	110°32'02"	54.81'	62.46'	N00°07'28"E
C2	384.00'	116.71'	17°24'51"	58.81'	116.26'	N46°26'08"W
C3	794.00'	206.99'	14°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"E
C5	355.87'	122.53'	19°43'41"	61.88'	121.93'	S38°04'23"E
C6	1,051.00'	54.23'	02°57'23"	27.12'	54.22'	S36°15'01"E
C7	341.00'	39.78'	06°41'02"	19.91'	39.76'	S41°04'14"E

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1949
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
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SCALE 1" = 30' | DATE 08/30/2024 | DRAWN: SC/TPB | CHECKED: TPB/JS

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DATE	DESCRIPTION
08/20/2025	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA
JEFFREY M. STICKEL
LICENSE NO. 3201015
08/30/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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

PRELIMINARY OPEN SPACE 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
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SHEET: P-0404

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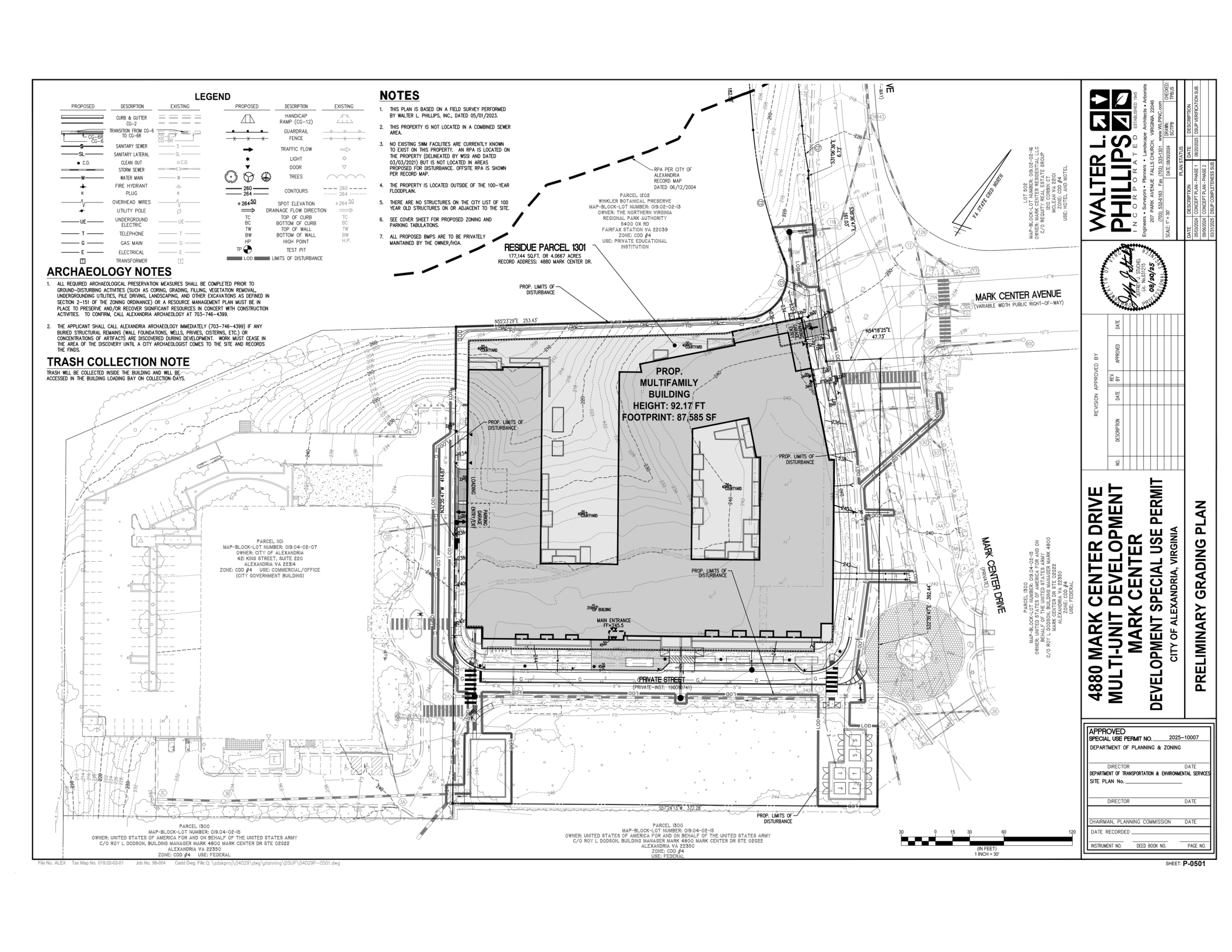
LEGEND
PROPOSED
DESCRIPTION
EXISTING
CURB & GUTTER CG-2
TRANSITION FROM CG-6 TO CG-6R
SANITARY SEWER
SANITARY LATERAL
CLEAN OUT
STORM SEWER
WATER MAIN
FIRE HYDRANT
PLUG
OVERHEAD WIRES
UTILITY POLE
UNDERGROUND ELECTRIC
TELEPHONE
GAS MAIN
ELECTRICAL
TRANSFORMER
HANDICAP RAMP (CG-12)
GUARDRAIL
FENCE
TRAFFIC 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
LOD
LIMITS OF DISTURBANCE
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RESIDUE PARCEL 1301
177,144 SQ.FT. OR 4.0667 ACRES
RECORD ADDRESS: 4880 MARK CENTER DR.
PROP. MULTIFAMILY BUILDING
HEIGHT: 92.17 FT
FOOTPRINT: 87,585 SF
MARK CENTER AVENUE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
MARK CENTER DRIVE
(PRIVATE)
PRIVATE STREET
(PRIVATE-INST: 190010741)
PROP. LIMITS OF DISTURBANCE
RPA PER CITY OF ALEXANDRIA RECORD MAP DATED 06/12/2004
PARCEL 1202
WINKLER BOTANICAL PRESERVE
MAP-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
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)
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 02622
ALEXANDRIA VA 22350
ZONE: CDD #4 USE: FEDERAL
LOT 502
MAP-BLOCK-LOT NUMBER: 019.02-02-16
OWNER: MARK CENTER HOTEL LLC
C/O EQUITY REAL ESTATE GROUP
1210 CORBIN CT
MARCO ISLAND FL 34145
ZONE: CDD #4
USE: HOTEL AND MOTEL
VA STATE GRID NORTH
(IN FEET)
1 INCH = 30'
WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1501 www.WLPINC.com
SCALE 1" = 30' DATE 08/30/2024 DRAWN: SC/TPB CHECKED: TPB/JS
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03/31/2025 | DSUP COMPLETENESS SUB.
DATE | DESCRIPTION
08/30/2024 | DSUP VERIFICATION SUB.
REVISION APPROVED BY
NO. | DESCRIPTION | DATE | REV. BY | APPROVED | DATE
4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY GRADING PLAN
APPROVED
SPECIAL USE PERMIT NO. 2025-10007
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
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SHEET: P-0501
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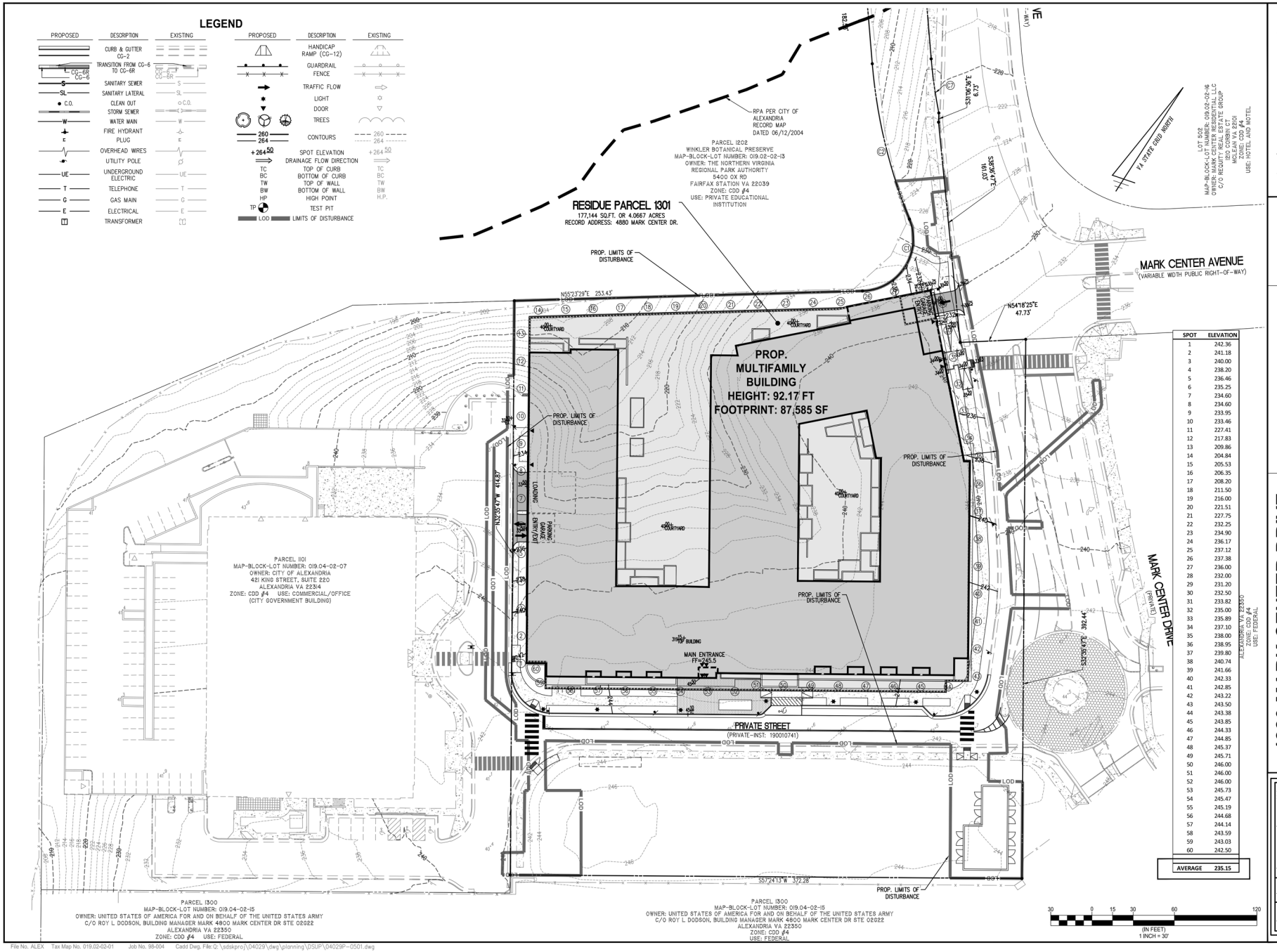

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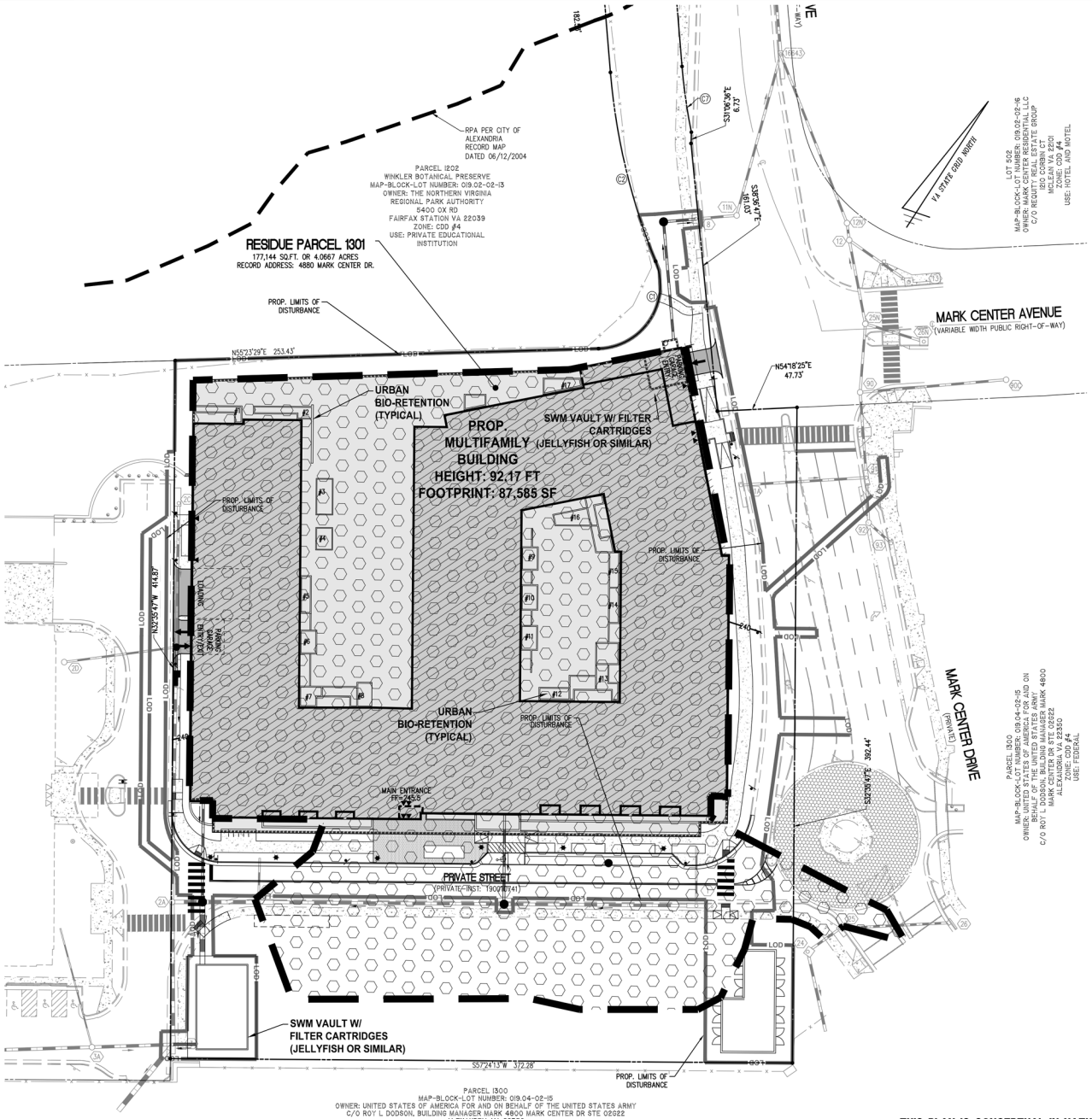
SHEET: P-0502



STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

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 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 QUALITY (SEE BMP SCHEMATIC – THIS SHEET):
IN ORDER TO COMPLY WITH ARTICLE 13 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE AND THE VIRGINIA STATE WATER QUALITY REQUIREMENTS (9VAC25-870-63), THE SITE WILL INCLUDE LEVEL 1 URBAN BIO-RETENTION FACILITIES LOCATED ON THE BUILDING GARAGE CEILING SLAB WITHIN THE COURTYARDS, AN INTERNAL GARAGE 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 THAT CANNOT BE 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 CONFORMANCE WITH THE STATE ENERGY BALANCE EQUATION. THEREFORE, THE SITE MEETS CHANNEL PROTECTION REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII) FOR THE PURPOSES OF CHANNEL PROTECTION. SEE P-0706/P-0707 FOR ADDITIONAL OUTFALL INFORMATION.

FLOOD CONTROL:
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. THE CITY OF ALEXANDRIA STORMWATER REQUIREMENTS SPECIFY THAT THE 10-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 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 ONSITE DETENTION. THEREFORE, THE SITE MEETS FLOOD CONTROL REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII). SEE P-0706/P-0707 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.

THE SITE RESIDES IN THE HOLMES RUN WATERSHED.

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.

IMPERVIOUS AREA TO URBAN BIO-RETENTION FACILITIES (1.39 ACRES)

TOTAL AREA TO DETENTION/MTD BMP FILTERS (2.31 ACRES)

BMP COORDINATES TABLE

BMP	NORTHING	EASTING
PLANTER#1	6988534.938	11876288.563
PLANTER#2	6988566.357	11876335.666
PLANTER#3	6988525.450	11876368.879
PLANTER#4	6988508.458	11876390.317
PLANTER#5	6988475.639	11876390.827
PLANTER#6	6988447.535	11876410.322
PLANTER#7	6988424.956	11876424.776
PLANTER#8	6988437.015	11876455.171
PLANTER#9	6988657.124	11876490.826
PLANTER#10	6988546.883	11876503.764
PLANTER#11	6988521.969	11876519.735
PLANTER#12	6988506.930	11876554.033
PLANTER#13	6988529.574	11876567.166
PLANTER#14	6988560.893	11876553.893
PLANTER#15	6988592.609	11876531.012
PLANTER#16	6988597.924	11876501.800
PLANTER#17	6988659.892	11876450.341
SWM VAULT	6988703.113	11876500.902

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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

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SCALE: 1" = 30' DATE: 08/30/2024 DRAWN: SC/TPB CHECKED: TPB/JS

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DATE	DESCRIPTION
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REVISION APPROVED BY

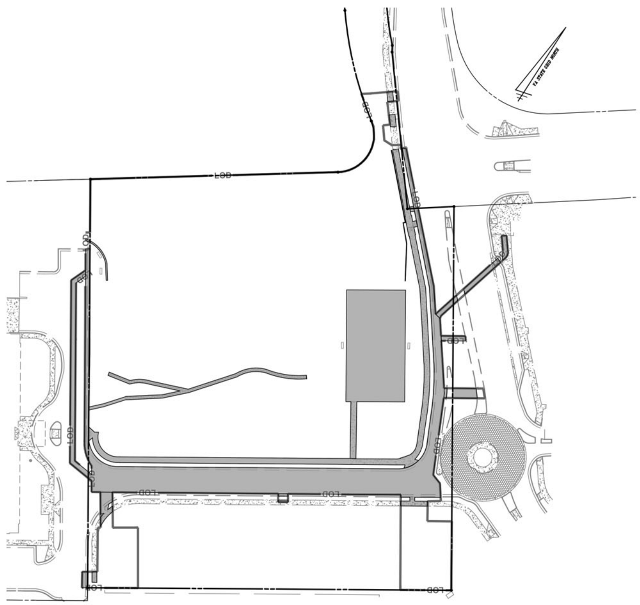
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

JEFFREY M. STICKEL LIC. NO. 0402019257 08/30/25

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

PRELIMINARY STORMWATER MANAGEMENT PLAN AND NARRATIVE

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.



PRE-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 60'

PRE-DEVELOPMENT CURVE NUMBER

LIMITS OF DISTURBANCE (SWM AREA):	126,516 SQ. FT. OR 2.9044 ACRES
EXISTING IMPERVIOUS AREA:	19,058 SQ. FT. OR 0.4375 ACRES
EXISTING PERVIOUS AREA:	107,458 SQ. FT. OR 2.4669 ACRES
CURVE NUMBER:	[(19,058 X 98) + (107,458 X 80)] / 126,516 = 83

PRE-DEVELOPMENT 1-YR, 24-HR HYDROGRAPH

Hydrograph Report

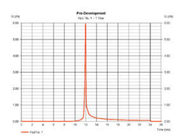
1

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Thursday, 08 / 22 / 2024

Hyd. No. 1

Pre-Development

Hydrograph type	= SCS Runoff	Peak discharge	= 5.942 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 11,951 cuft
Drainage area	= 2.904 ac	Curve number	= 83
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



PRE-DEVELOPMENT 2-YR, 24-HR HYDROGRAPH

Hydrograph Report

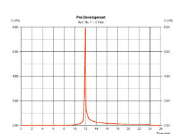
2

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Thursday, 08 / 22 / 2024

Hyd. No. 1

Pre-Development

Hydrograph type	= SCS Runoff	Peak discharge	= 7.874 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 15,905 cuft
Drainage area	= 2.904 ac	Curve number	= 83
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



PRE-DEVELOPMENT 10-YR, 24-HR HYDROGRAPH

Hydrograph Report

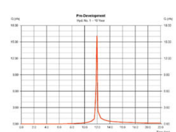
3

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Thursday, 08 / 22 / 2024

Hyd. No. 1

Pre-Development

Hydrograph type	= SCS Runoff	Peak discharge	= 16.11 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 33,167 cuft
Drainage area	= 2.904 ac	Curve number	= 83
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



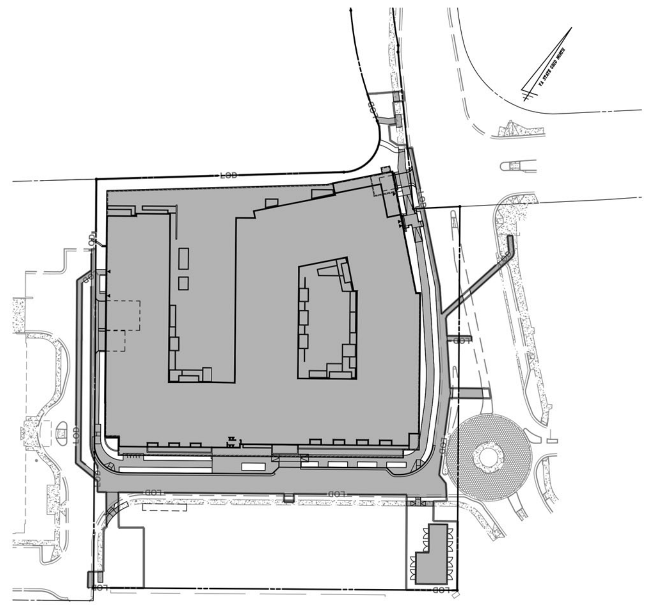
60 0 30 60 120 240

(IN FEET)
1 INCH = 60'

IMPERVIOUS AREA

LIMITS OF CLEARING (SWM AREA)

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



POST-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 60'

POST-DEVELOPMENT CURVE NUMBER

LIMITS OF DISTURBANCE (SWM AREA):	126,516 SQ. FT. OR 2.9044 ACRES
PROPOSED IMPERVIOUS AREA:	109,805 SQ. FT. OR 2.5208 ACRES
PROPOSED PERVIOUS AREA:	16,711 SQ. FT. OR 0.3836 ACRES
ADJUSTED CURVE NUMBER:	94 (SEE VRRM P-0704)

POST-DEVELOPMENT 1-YR, 24-HR HYDROGRAPH

Hydrograph Report

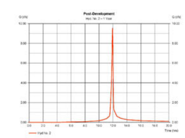
1

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Thursday, 08 / 22 / 2024

Hyd. No. 2

Post-Development

Hydrograph type	= SCS Runoff	Peak discharge	= 9.541 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 20,370 cuft
Drainage area	= 2.904 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



POST-DEVELOPMENT 2-YR, 24-HR HYDROGRAPH

Hydrograph Report

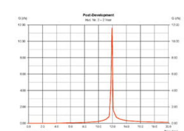
2

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Thursday, 08 / 22 / 2024

Hyd. No. 2

Post-Development

Hydrograph type	= SCS Runoff	Peak discharge	= 11.62 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 25,143 cuft
Drainage area	= 2.904 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



POST-DEVELOPMENT 10-YR, 24-HR HYDROGRAPH

Hydrograph Report

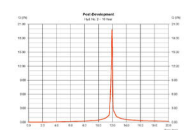
3

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Thursday, 08 / 22 / 2024

Hyd. No. 2

Post-Development

Hydrograph type	= SCS Runoff	Peak discharge	= 19.83 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 44,531 cuft
Drainage area	= 2.904 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



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08/20/2025	DSUP VERIFICATION SUB.

JEFFREY J. STUCHEL Lic. No. 037215 08/20/25 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

4880 MARK CENTER DRIVE MULTI-UNIT DEVELOPMENT MARK CENTER

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER QUANTITY CALCULATIONS

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.

DRAFT MTD WAVIER REQUEST

DUE TO SITE CONSTRAINTS, THE APPLICANT CANNOT MEET 65% RUNOFF REDUCTION TREATEMENT, THEREFORE A DRAFT WAIVER IS INCLUDED FOR REVIEW AND WILL BE FORMALLY FILED WITH THE DSUP APPLICATION.

Transportation and Environmental Services
Stormwater Division
2900B Business Center Drive
Alexandria, VA 22314
703-746-6499

Extended MTD Usage Request

Development Number:
Development Name: 4880 Mark Center Drive - Multifamily Development
Contact Name: Travis Brown - Walter L. Phillips, Inc.
Contact Phone and Email: 703-532-6163 - tbrown@wlpinc.com

Percentage of total phosphorous reduction achieved by using nonproprietary surface BMPs	47.48
Percentage of total phosphorous reduction achieved by using MTDs or sand filters	52.52

Proposed nonproprietary surface BMPs (attach additional sheets if needed)

Type of practice	Percentage of state phosphorous reduction
Urban Bio-Retention	47.48

Proposed MTDs (list proprietary name) and/or sand filters (attach additional sheets if needed)

Type of practice	Percentage of state phosphorous reduction
Stormfilter/Jellyfish (or equivalent)	52.52

Describe site specific constraints that prevent the use of nonproprietary surface BMPs to meet a minimum of 65% of the required VSMP total phosphorous reductions. These may include high ground water tables, steep grades, etc.

The site in the existing condition has very little impervious area. Therefore, the total phosphorous removal requirement is relatively high compared to other projects within the City of Alexandria. It is infeasible to capture enough building roof and/or road pavement and treat these areas through runoff reduction practices. Additionally, areas outside of construction of the proposed building include mature trees that are to be retained to meet the requirements of the City of Alexandria master plan for this neighborhood (public open space). There are also very dense utilities within the site that also limit use of runoff reduction practices. 100% of the upper roof is proposed to drain into urban bio-retention planters. These have been sized to accommodate this full drainage area, therefore they cannot be expanded to increase treatment volumes or credit. permeable pavement cannot be provided in the courtyard due to setback requiements from livable space and inadequate space below the courtyard floor to provide a reservoir section and underdrain (the internal courtyard sits atop the garage roof slab).

Describe additional water quality benefits associated with the development of the site. These may include a reduction in impervious surface, additional of right of way treatment, buffer enhancement, etc.

Proposed stormwater management measures will treat phosphorous loading above the minimum requirement. Additionally, existing impervious areas to remain will be treated with SWM facilites where they were previously undetained and not treated.

Describe additional site constraints that prevent the use of nonproprietary surface BMPs to meet a minimum of 65% of the required VSMP total phosphorous reductions.

Submit this form as part of the DSUP/DSP/GRD submittal package. If you have any questions regarding the content of this form, please contact the Stormwater Division of Transportation and Environmental Services at 703-746-6499.

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Project Name: 4880 Mark Center Drive - Multifamily Development - Mark Center
Date: 8/30/2024
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 2.90

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	2.08264463
Post-Development TP Load Reduction for Site (lb/yr):	1.39

Check:
BMP Design Specifications List: 2024 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				2.47	2.47
Impervious Cover (acres)				0.44	0.44
					2.90

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.38	0.38
Impervious Cover (acres)				2.52	2.52
Area Check	OK.	OK.	OK.	OK.	2.90

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	1.39

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	27.62	Final Post-Development TN Load	34.55

LAND COVER SUMMARY – PRE-REDEVELOPMENT

Land Cover Summary-Pre Pre-ReDevelopment	Listed	Adjusted[1]
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	2.47	0.38
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	85%	47%
Impervious Cover (acres)	0.44	0.44
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	15%	53%
Total Site Area (acres)	**2.90**	**0.82**
Site Rv	**0.36**	**0.62**
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0860	0.0426
Pre-ReDevelopment Treatment Volume (cubic feet)	3,747	1,857
Pre-ReDevelopment TP Load (lb/yr)	**2.46**	**0.70**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.85	0.85
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.21*

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

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

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.26 lbs/acre/year).

LAND COVER SUMMARY – POST DEVELOPMENT

Land Cover Summary-Post (Final) Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.38
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	13%
Impervious Cover (acres)	2.52
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	87%
Final Site Area (acres)	**2.90**
Final Post Dev Site Rv	**0.86**
Treatment Volume and Nutrient Load	
Final Post-Development Treatment Volume (acre-ft)	0.2076
Final Post-Development Treatment Volume (cubic feet)	9,041
Final Post-Development TP Load (lb/yr)	**2.49**
Final Post-Development TP Load per acre (lb/acre/yr)	0.86

Land Cover Summary-Post Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.38
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	47%
ReDev. Impervious Cover (acres)	0.44
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	53%
Total ReDev. Site Area (acres)	**0.82**
ReDev Site Rv	**0.62**
Treatment Volume and Nutrient Load	
Post-ReDevelopment Treatment Volume (acre-ft)	0.0426
Post-ReDevelopment Treatment Volume (cubic feet)	1,857
Post-ReDevelopment Load (TP) (lb/yr)*	**0.70**
Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.85
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.14**

Land Cover Summary-Post Post-Development New Impervious	
New Impervious Cover (acres)	2.08
Rv(impervious)	0.95
Post-Development Treatment Volume (acre-ft)	0.1649
Post-Development Treatment Volume (cubic feet)	7,184
Post-Development TP Load (lb/yr)	**1.79**
TP Load Reduction Required for New Impervious Area (lb/yr)	**1.25**

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

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SCALE: NONE | DRAWN: DATE: 08/30/2024 | CHECKED: SCI/TPB/JS

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03/31/2025	DSUP COMPLETENESS SUB.	

DESCRIPTION	
DSUP VERIFICATION SUB.	

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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 DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

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CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.38	0.38	0.25	0.85
Impervious Cover (acres)				2.52	2.52	0.95	0.86
				Total	2.90		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr): 2.49

Post Development Treatment Volume in D.A. A (ft³): 9,041

Composite Loading N
0.00
0.00
9.01
12.33

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
2.i. To Stormwater Planter, Urban Bioretention (P-FIL-05)	40			1.39	0	1,918	2,877	4,795	25	0.00	1.19	0.66	0.54	16.b. MTD - Filtering
16.b. Manufactured Treatment Device-Filtering	0		0.38	0.54	2,877	0	5,099	5,099	65	0.54	0.79	0.86	0.46	

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

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.38	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.38	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.52	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.93	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³): 9,041

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	1,918	0	0	0	0	1,918
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	2.49	0.00	0.00	0.00	0.00	2.49
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.52	0.00	0.00	0.00	0.00	1.52
TP LOAD REMAINING (lb/yr)	0.97	0.00	0.00	0.00	0.00	0.97
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	10.98	0.00	0.00	0.00	0.00	10.98

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	2.49
TP LOAD REDUCTION REQUIRED (lb/yr)	1.39
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.52
TP LOAD REMAINING (lb/yr):	0.97
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.13 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	34.55
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	10.98
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	23.57

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)

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest -- undisturbed, protected forest or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Mixed Open -- undisturbed/infrequently maintained grass or shrub land	Area (acres)	0.00	0.00	0.00	0.00
	CN	34	59	72	79
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.38
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	2.52
	CN	98	98	98	98

$CN_{(D.A. A)}$: 96

Total Area (acres):	2.90
Runoff Reduction Volume (ft³):	1,918

	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

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SCALE: NONE	DATE: 08/30/2024

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05/03/2024	CONCEPT PLAN - PHASE 1
09/09/2024	CONCEPT PLAN - PHASE 2
03/31/2025	DSUP COMPLETENESS SUB.

DATE	DESCRIPTION
08/20/2024	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA — JEFFREY M. STIDHEL — LICENSE NO. 021-001315 — 08/30/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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 DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

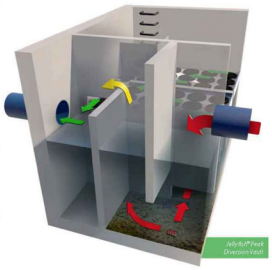
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

JELLYFISH (OR 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 draindown cartridges located outside 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.ContechES.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 (5 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

The Jellyfish Filter can be configured in a manhole, catch basin, or vault.

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 per TARP Tier II Protocol
- Washington State Department of Ecology (TAPE – GULD)
- Maryland Department of the Environment (MD DOE)
- Canada ISO 14034 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 Diversion Jellyfish provides treatment and high-flow bypass in one structure, eliminating the need for a separate bypass structure.
- LID and GI are complemented by filtration solutions, as they help keep sites free from fine sediments that can impede performance, remove unsightly trash, and provide a single point of maintenance.
- Selecting a filter with a long maintenance cycle and low maintenance cost will result in healthy waterways and happy property owners.

The pleated tentacles of the Jellyfish® Filter provide a large surface area for pollutant removal.

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

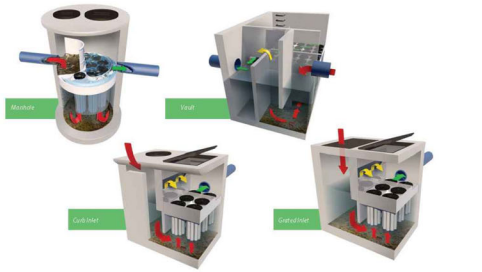
Source:
WA DOE TAPE Testing: https://fortress.wa.gov/ecy/ezshare/wq/tapelace_designations/JELLYFISHfinalBRIEFguid.pdf

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 tentacles.
- 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 tentacle is light and easy to clean.

CONTECH ENGINEERED SOLUTIONS

CONTECH ENGINEERED SOLUTIONS

URBAN BIO-RETENTION (LEVEL 1)

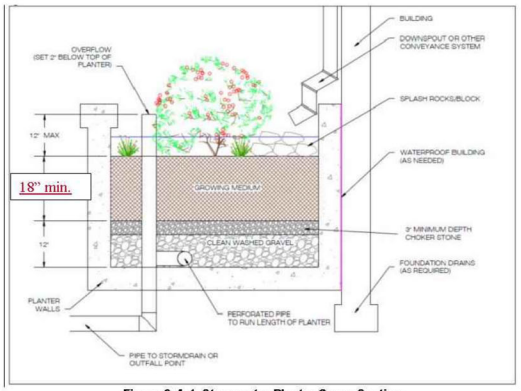
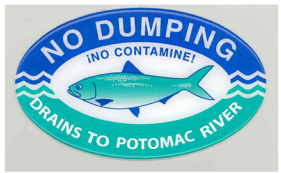


Figure 9-A.4. Stormwater Planter Cross-Section

NO DUMPING DETAIL

NOT TO SCALE



NOTES

1. 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.

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DATE	DESCRIPTION
08/20/2024	DSUP VERIFICATION SUB.

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

JEFFREY M. STIDHEL LICENSED LANDSCAPE ARCHITECT 000102 08/30/25

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.

ADEQUATE OUTFALL NARRATIVE

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 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 ANALYSIS, STORMWATER WILL BE DETAINED FOR THE 1-YEAR, 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)13-109(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 NATURAL CHANNELS WITHIN THE WINKLER PRESERVE. THE CITY OF ALEXANDRIA STORMWATER REQUIREMENTS SPECIFY THAT THE 10-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 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 ONSITE DETENTION. THEREFORE, THE SITE MEETS FLOOD CONTROL REQUIREMENTS SPECIFIED IN THE CITY OF ALEXANDRIA STORMWATER CODE (ARTICLE XIII).

THE STORMWATER RUNOFF LEAVING THE SITE IN THE POST-DEVELOPMENT WILL DRAIN NORTH & EAST AND SOUTH, ALTHOUGH LEAVING IN DIFFERENT DIRECTIONS, BOTH 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, ADDITIONAL DETENTION WILL BE PROVIDED TO ENSURE THE SWM CODE 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.

60 0 30 60 120 240
(IN FEET)
1 INCH = 60'

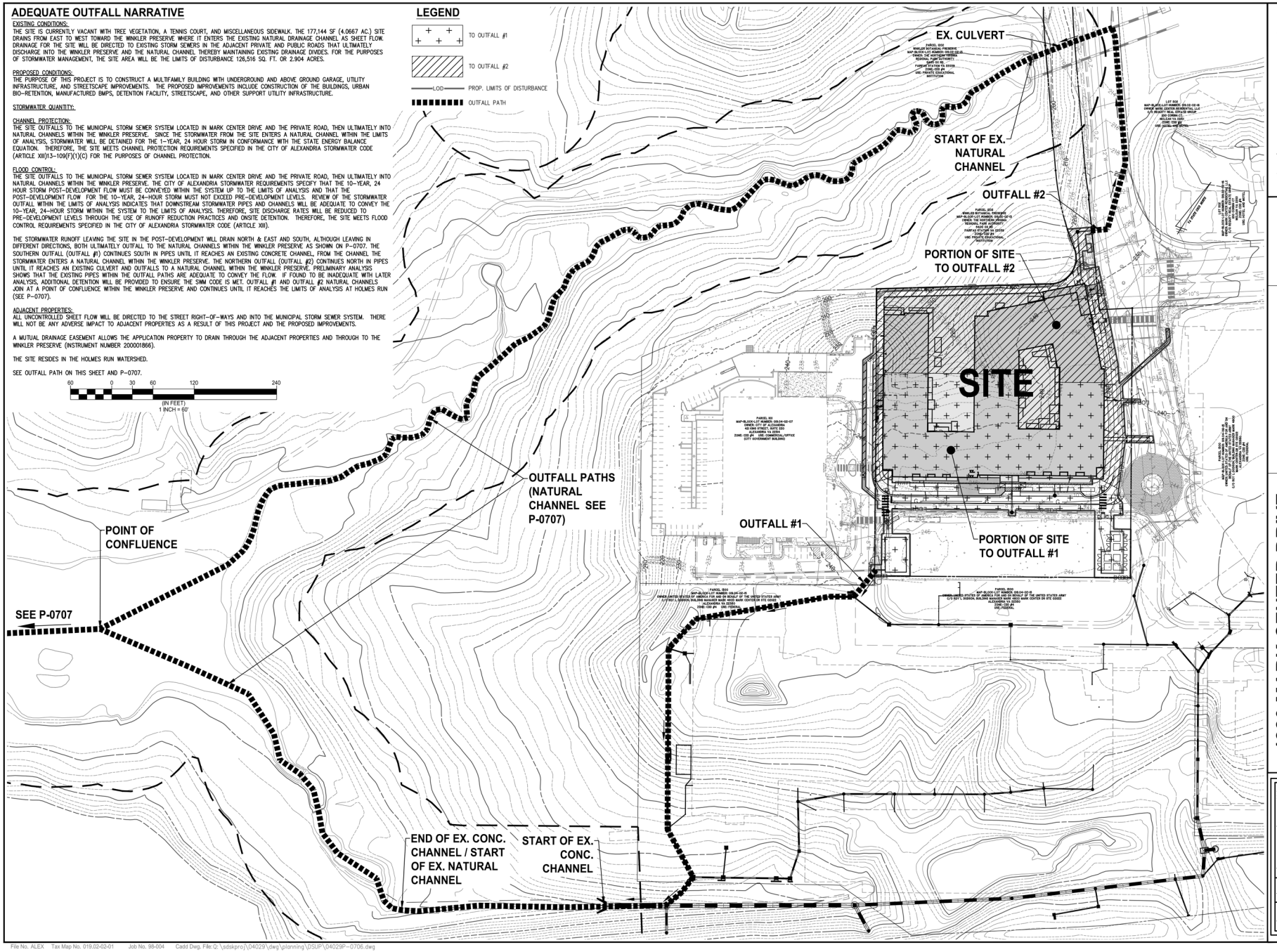
LEGEND

TO OUTFALL #1

TO OUTFALL #2

LOD PROP. LIMITS OF DISTURBANCE

OUTFALL PATH



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Jeffrey M. Stodel
LICENSED
No. 032015
08/30/25

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

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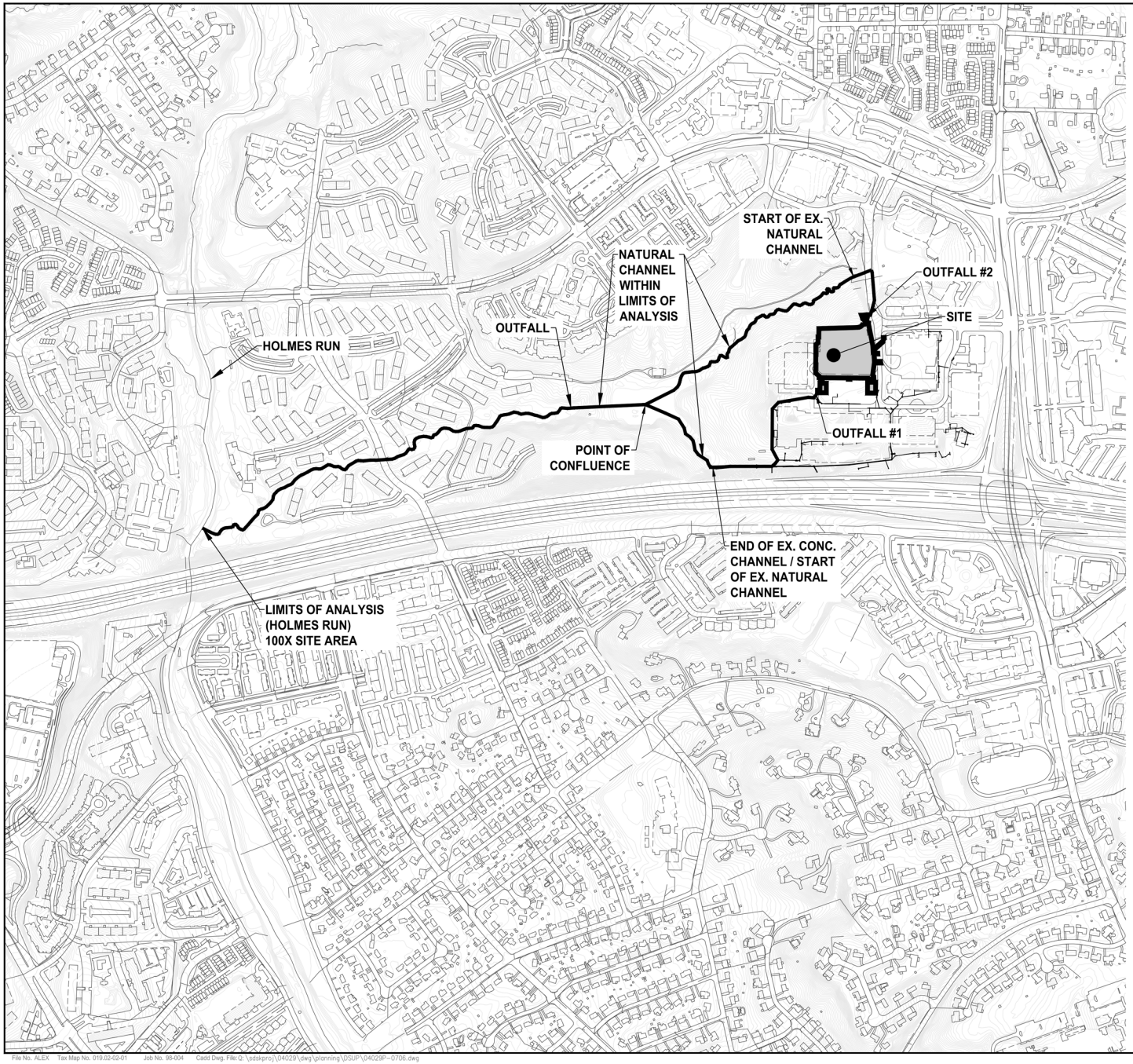
SHEET: P-0706



VA STATE GRID NORTH

300 0 150 300 600 1200

(IN FEET)
1 INCH = 300'

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JEFFREY C. STUDEL LICENSED ARCHITECT No. 0402017515 08/30/25

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DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ADEQUATE OUTFALL ANALYSIS

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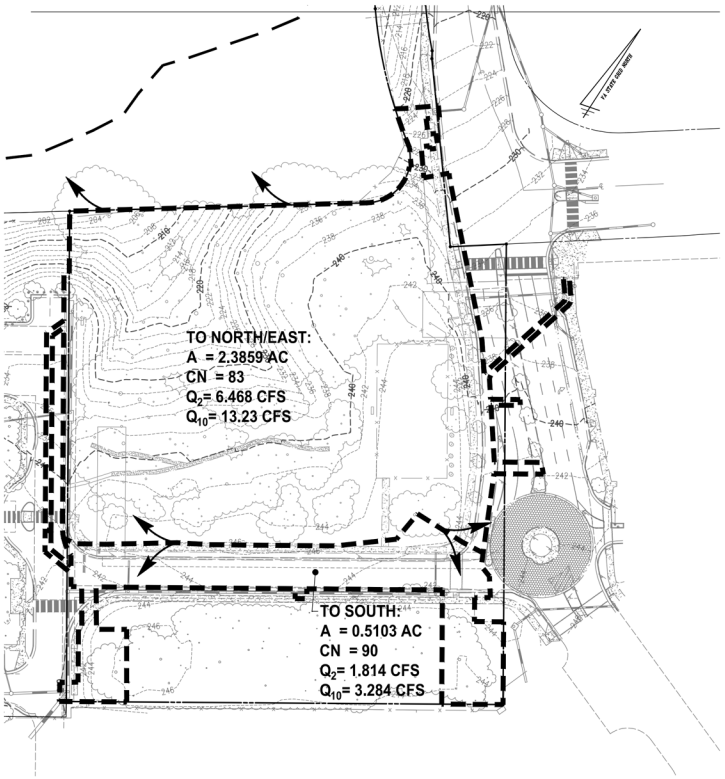
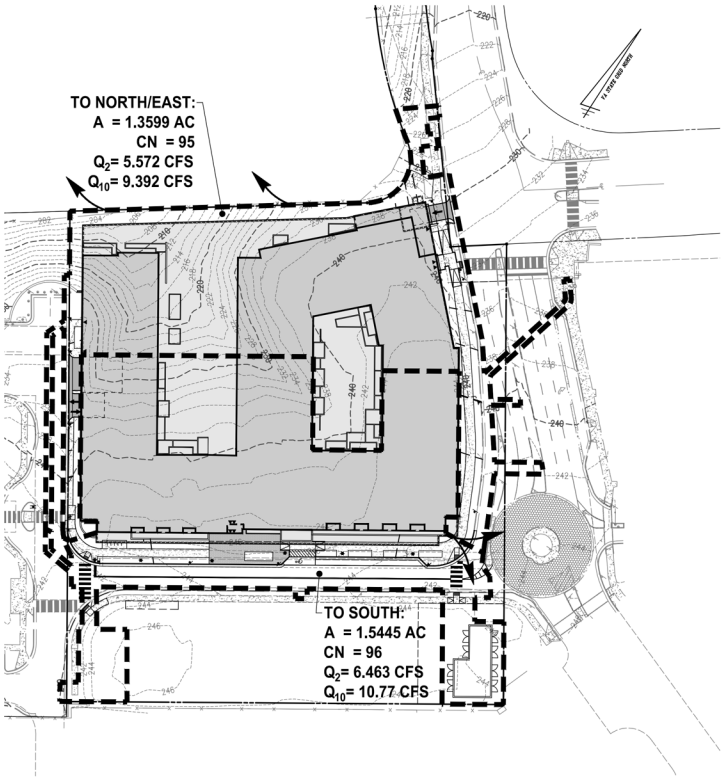


PRE-DEVELOPMENT OVERALL DRAINAGE DIVIDE MAP

SCALE: 1" = 50'



POST-DEVELOPMENT OVERALL DRAINAGE DIVIDE MAP

SCALE: 1" = 50'

50 0 25 50 100 200
(IN FEET)
1 INCH = 50'

LEGEND

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.

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STEPHEN M. STIDHEM LIC. NO. 051315 08/30/25

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DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

OVERALL DRAINAGE DIVIDES

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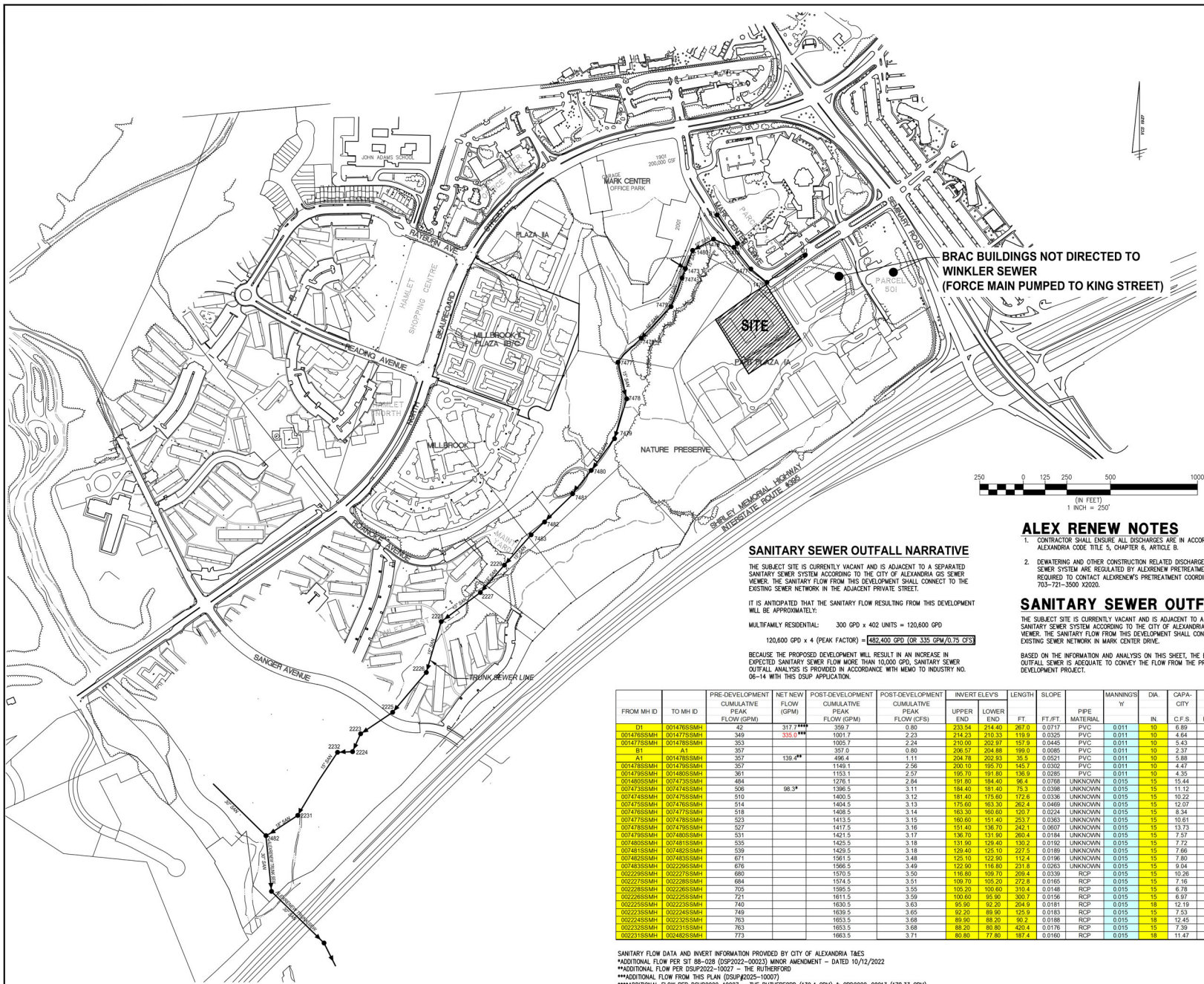
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



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 (OR 335 GPM/0.75 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 DSUP APPLICATION.

ALEX RENEW NOTES

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

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 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 CUMULATIVE PEAK FLOW (GPM)	NET NEW FLOW (GPM)	POST-DEVELOPMENT CUMULATIVE PEAK FLOW (GPM)	POST-DEVELOPMENT CUMULATIVE PEAK FLOW (CFS)	INVERT ELEV'S UPPER END	INVERT ELEV'S LOWER END	LENGTH FT.	SLOPE FT./FT.	PIPE MATERIAL	MANNING'S 'n'	DIA. IN.	CAPA-CITY C.F.S.	VEL. F.P.S.	FLOW TIME SEC.	NORMAL DEPTH IN.
D1	001476SSMH	42	317.7****	359.7	0.80	233.54	214.40	267.0	0.0717	PVC	0.011	10	6.89	8.50	31.43	2.29
001476SSMH	001477SSMH	349	335.0***	1001.7	2.23	214.23	210.33	119.9	0.0325	PVC	0.011	10	4.64	8.48	14.13	4.86
001477SSMH	001478SSMH	353		1005.7	2.24	210.00	202.97	157.9	0.0445	PVC	0.011	10	5.43	9.54	16.55	4.45
B1	A1	357		357.0	0.80	206.57	204.88	199.0	0.0085	PVC	0.011	10	2.37	3.94	50.48	3.97
A1	001478SSMH	357	139.4**	496.4	1.11	204.78	202.93	35.5	0.0521	PVC	0.011	10	5.88	8.32	4.27	2.93
001478SSMH	001479SSMH	357		1149.1	2.56	200.10	195.70	145.7	0.0302	PVC	0.011	10	4.47	8.53	17.07	5.39
001479SSMH	001480SSMH	361		1153.1	2.57	195.70	191.80	136.9	0.0285	PVC	0.011	10	4.35	8.35	16.39	5.50
001480SSMH	007473SSMH	484		1276.1	2.84	191.80	184.40	96.4	0.0768	UNKNOWN	0.015	15	15.44	9.65	9.99	4.34
007473SSMH	007474SSMH	506	98.3*	1396.5	3.11	184.40	181.40	75.3	0.0398	UNKNOWN	0.015	15	11.12	7.81	9.64	5.40
007474SSMH	007475SSMH	510		1400.5	3.12	181.40	175.60	172.6	0.0336	UNKNOWN	0.015	15	10.22	7.35	23.48	5.67
007475SSMH	007476SSMH	514		1404.5	3.13	175.60	163.30	262.4	0.0469	UNKNOWN	0.015	15	12.07	8.30	31.61	5.19
007476SSMH	007477SSMH	518		1408.5	3.14	163.30	160.60	120.7	0.0224	UNKNOWN	0.015	15	8.34	6.35	19.02	6.35
007477SSMH	007478SSMH	523		1413.5	3.15	160.60	151.40	253.7	0.0363	UNKNOWN	0.015	15	10.61	7.58	33.48	5.58
007478SSMH	007479SSMH	527		1417.5	3.16	151.40	136.70	242.1	0.0607	UNKNOWN	0.015	15	13.73	9.14	26.50	4.87
007479SSMH	007480SSMH	531		1421.5	3.17	136.70	131.90	260.4	0.0184	UNKNOWN	0.015	15	7.57	5.92	43.96	6.74
007480SSMH	007481SSMH	535		1425.5	3.18	131.90	129.40	130.2	0.0192	UNKNOWN	0.015	15	7.72	6.02	21.63	6.67
007481SSMH	007482SSMH	539		1429.5	3.18	129.40	125.10	227.5	0.0189	UNKNOWN	0.015	15	7.66	5.99	38.00	6.71
007482SSMH	007483SSMH	671		1561.5	3.48	125.10	122.90	112.4	0.0196	UNKNOWN	0.015	15	7.80	6.21	18.11	6.99
007483SSMH	002229SSMH	676		1566.5	3.49	122.90	116.80	231.8	0.0263	UNKNOWN	0.015	15	9.04	6.93	33.45	6.44
002229SSMH	002227SSMH	680		1570.5	3.50	116.80	109.70	209.4	0.0339	RCP	0.015	15	10.26	7.61	27.52	6.01
002227SSMH	002226SSMH	684		1574.5	3.51	109.70	105.20	272.8	0.0165	RCP	0.015	15	7.16	5.84	46.75	7.38
002226SSMH	002225SSMH	705		1595.5	3.55	105.20	100.60	310.4	0.0148	RCP	0.015	15	6.78	5.62	55.20	7.68
002225SSMH	002223SSMH	721		1611.5	3.59	100.60	95.90	300.7	0.0156	RCP	0.015	15	6.97	5.75	52.28	7.60
002223SSMH	002224SSMH	740		1630.5	3.63	95.90	92.20	204.9	0.0181	RCP	0.015	18	12.19	6.05	33.89	6.71
002224SSMH	002232SSMH	749		1639.5	3.65	92.20	89.90	125.9	0.0183	RCP	0.015	15	7.53	6.12	20.56	7.34
002232SSMH	002231SSMH	763		1653.5	3.68	89.90	88.20	90.2	0.0188	RCP	0.015	18	12.45	6.16	14.63	6.69
002231SSMH	002482SSMH	763		1653.5	3.68	88.20	80.80	420.4	0.0176	RCP	0.015	15	7.39	6.05	69.46	7.45
002231SSMH	002482SSMH	773		1663.5	3.71	80.80	77.80	187.4	0.0160	RCP	0.015	18	11.47	5.82	32.21	7.01

SANITARY FLOW DATA AND INVERT INFORMATION PROVIDED BY CITY OF ALEXANDRIA T&ES
*ADDITIONAL FLOW PER SIT 88-028 (DSP2022-00023) MINOR AMENDMENT – DATED 10/12/2022
**ADDITIONAL FLOW PER DSUP2022-10027 – THE RUTHERFORD
***ADDITIONAL FLOW FROM THIS PLAN (DSUP#2025-10007)
****ADDITIONAL FLOW PER DSUP2022-10027 – THE RUTHERFORD (139.4 GPM) & GRD2020-00013 (178.33 GPM)

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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE 1" = 250' | DATE 08/30/2024 | DRAWN SC/TPB | CHECKED TPB/JS

PLAN STATUS

DATE	DESCRIPTION
05/03/2024	CONCEPT PLAN - PHASE 1
09/06/2024	CONCEPT PLAN - PHASE 2
03/31/2025	DSUP COMPLETENESS SUB.

DATE	DESCRIPTION
08/20/2025	DSUP VERIFICATION SUB.

PROFESSIONAL ENGINEER — COMMONWEALTH OF VIRGINIA — JEFFREY M. STIDDEL — 027815 — 08/30/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

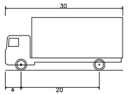
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
E	PLUG	E
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	

PROPOSED	DESCRIPTION	EXISTING
	HANDICAP RAMP (CG-12)	
X X X	GUARDRAIL	X X X
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260	CONTOURS	260
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
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.
TP	TEST PIT	
LOD	LIMITS OF DISTURBANCE	

P – Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

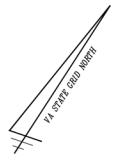


SU-30 – Single Unit Truck

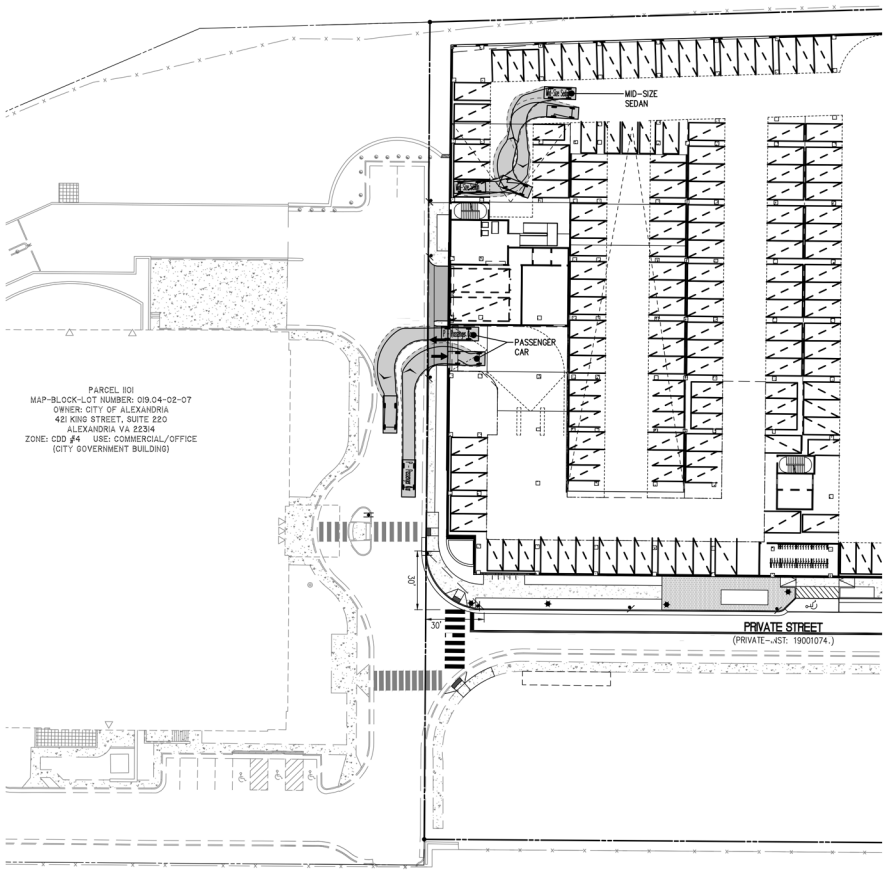
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	31.80°

Mid-Size Sedan

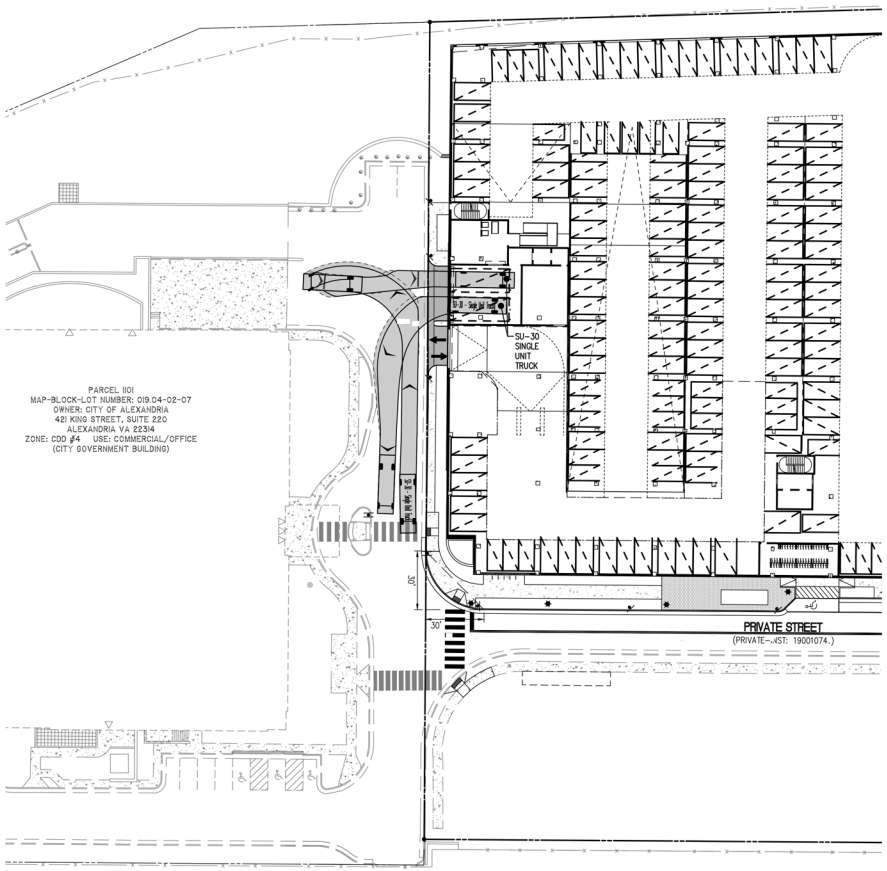
Overall Length	16.180ft
Overall Width	6.080ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	5.250ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	18.500ft



CONCEPTUAL GARAGE ENTRY MOVEMENTS & ENTERING STANDARD SPACE



CONCEPTUAL LOADING ENTRY MOVEMENTS (SU-30)



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(703) 532-6163 Fax (703) 533-1501 www.WLPINC.com

SCALE: 1" = 30'	PLAN STATUS	DRAWN: SC/TPB	CHECKED: TPB/JS
	DATE: 08/30/2024		

DATE	DESCRIPTION
05/03/2024	CONCEPT PLAN - PHASE 1
09/06/2024	CONCEPT PLAN - PHASE 2
03/31/2025	DSUP COMPLETENESS SUB.

DATE	DESCRIPTION
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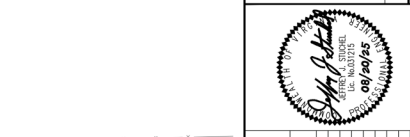


REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. 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

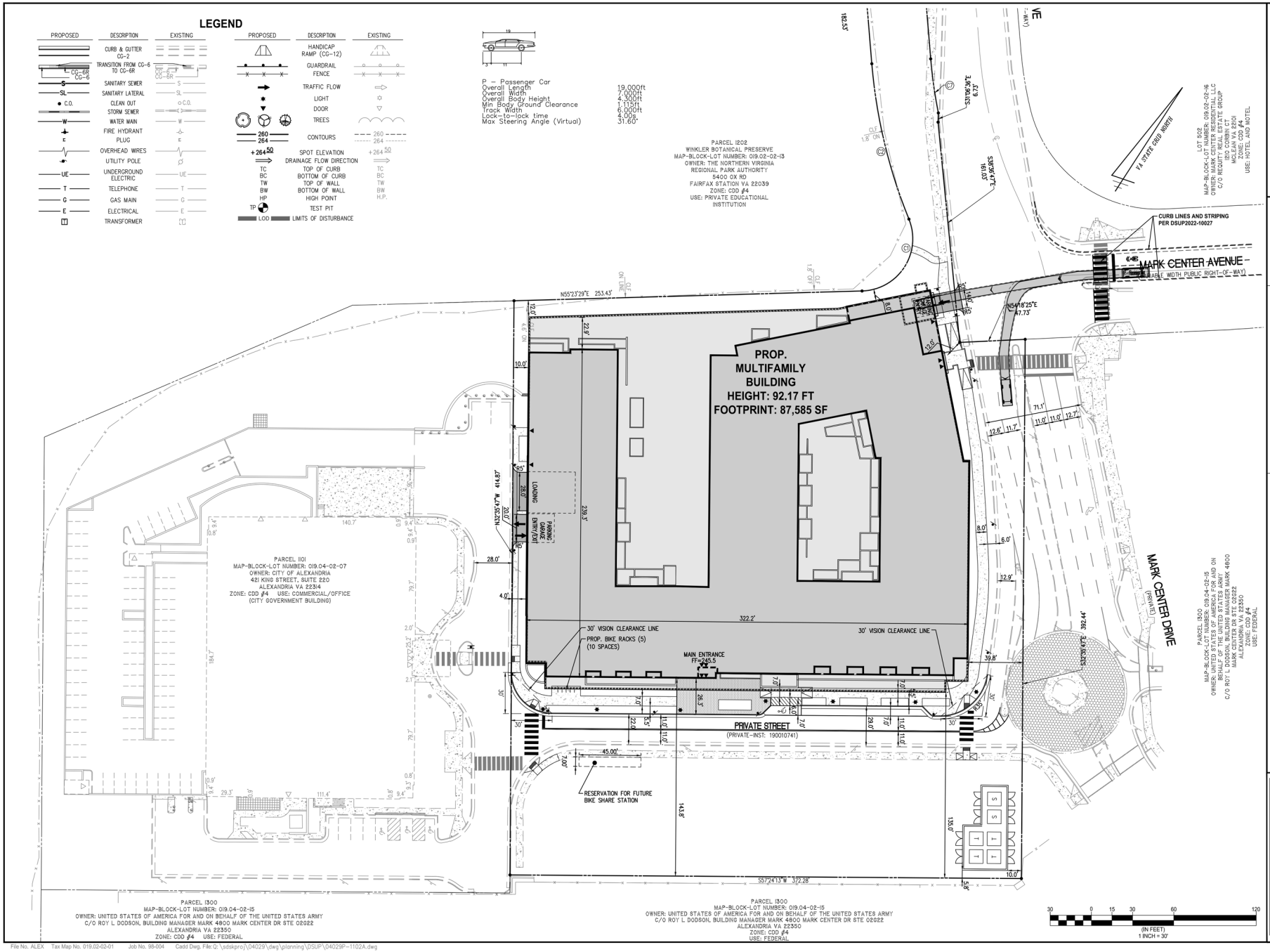
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File:Q:\sdskproj\04029\dwg\planning\DSUP\04029P-1101.dwg

SHEET: P-1101



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(703) 532-6163 Fax (703) 533-1801 www.WLPINC.com
SCALE 1" = 30' | DRAWN: SC/TPB | DATE: 08/30/2024 | CHECKED: TPB/JS

PLAN STATUS			
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09/09/2024	CONCEPT PLAN - PHASE 2		
03/31/2025	DSUP COMPLETENESS SUB.		

JEFFREY L. STICHEL LIC. NO. 032101 08/30/25

REVISION APPROVED BY

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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.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 95-004 Cadd Dwg. File:Q:\sdskproj\04029\dwg\planning\DSUP\04029P-1102A.dwg

SHEET: P-1102

SIGNAGE AND STRIPING NOTES

1. SIGN POSTS SHALL BE 2" DIAMETER GALVANIZED SQUARE TUBE POSTS AND PAINTED BLACK. SIGNS SHALL BE HIGHWAY C ALUMINUM, 0.080 GAUGE BLANKS, WITH 3M VIP SHEETING.
2. SIGNS SHALL BE MOUNTED WITH THE BOTTOM OF THE SIGN 7 FEET ABOVE THE ROADWAY.
3. PROVIDE THERMOPLASTIC FOR ALL PAVEMENT MARKINGS.
4. ALL PRIVATE STREET SIGNS THAT INTERSECT A PUBLIC STREET SHALL BE MARKED WITH A FLUORESCENT GREEN STRIP.
5. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED PAVEMENT MARKINGS ON THIS PLAN SHEET SHALL BE ERADICATED VIA GRINDING BEFORE PROPOSED MARKINGS ARE INSTALLED.
6. SIGN POSTS SHALL NOT BE LOCATED IN TREE WELLS OR BRICK BAND EDGING.
7. ALL PROPOSED CROSSWALKS SHALL BE STANDARD, 6 INCH WIDE, WHITE THERMOPLASTIC PARALLEL LINES WITH REFLECTIVE MATERIAL. CROSSWALKS TO BE A MINIMUM 10 FEET IN WIDTH (OR AS SHOWN ON THIS PLAN) BETWEEN INTERIOR LINES. ALL PROPOSED CROSSWALKS ARE TO BE HIGH VISIBILITY.
8. ALL EXISTING SIGNS SPECIFIED ON THIS PLAN AS "TO REMAIN" MAY BE REMOVED BY THE CONTRACTOR FOR CONSTRUCTION PURPOSES AND REINSTALLED AT THEIR APPROXIMATE EXISTING LOCATION ONCE CONSTRUCTION IS COMPLETE.

SIGN LEGEND

SIGN "A"

SIGN "B"

SIGN "C"

SIGN "D"

30" X 30"
R1-1

PEDESTRIAN CROSSING SIGNS W11-2 (TYPICAL)

W11-2
W16-7P
36" X 36"
24" X 12"

PARCEL I202
WINKLER BOTANICAL PRESERVE
MAP-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

PROP. MULTIFAMILY BUILDING HEIGHT: 92.17 FT FOOTPRINT: 87,585 SF

PARCEL I101
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)

PARCEL I300
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 02G22
ALEXANDRIA VA 22350
ZONE: CDD #4 USE: FEDERAL

PARCEL I302
MAP-BLOCK-LOT NUMBER: 019.02-02-16
OWNER: MARK CENTER HOTEL LLC
C/O EQUITY REAL ESTATE GROUP
1210 CORBIN CT
MARCO ISLAND FL 34145
ZONE: CDD #4
USE: HOTEL AND MOTEL

LOT 502
MAP-BLOCK-LOT NUMBER: 019.02-02-16
OWNER: MARK CENTER HOTEL LLC
C/O EQUITY REAL ESTATE GROUP
1210 CORBIN CT
MARCO ISLAND FL 34145
ZONE: CDD #4
USE: HOTEL AND MOTEL

PARCEL I300
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 02G22
ALEXANDRIA VA 22350
ZONE: CDD #4
USE: FEDERAL

PARCEL I300
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 02G22
ALEXANDRIA VA 22350
ZONE: CDD #4
USE: FEDERAL

MARK CENTER AVENUE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

MARK CENTER DRIVE
(PRIVATE)

PRIVATE STREET
(PRIVATE-INST: 190010741)

VA STATE GRID NORTH

STRIPING, WALKS, CURBS INSTALLED WITH DSUP2022-10027

PROP. PEDESTRIAN CROSSING PUSH BUTTON

PROP. SIGN "A"
PROP. SIGN "B"
PROP. SIGN "C"
PROP. SIGN "D"
EX. R4-7 SIGN (TO REMAIN)
EX. ROUNDABOUT & 15 MPH SIGNS (TO REMAIN)
EX. "NO PARKING FIRE LANE <--->" SIGN (TO REMAIN)
EX. "THRU TRAFFIC LEFT LANE" SIGN (TO REMAIN)
EX. YIELD & DO NOT BLOCK INTERSECTION SIGNS (TO REMAIN)
EX. YIELD SIGN (TO REMAIN)
30' VISION CLEARANCE LINE
PROP. BIKE RACKS (5) (10 SPACES)
MAIN ENTRANCE FF=245.5
LOADING
PARKING GARAGE ENTR/EXIT
PROP. PED X-ING SIGNS
PROP. 24" WHITE STOP BAR
PROP. 10' LADDER STYLE CROSS-WALK
PROP. 4" WHITE STRIPES
EX. "NO PARKING FIRE LANE" SIGN (TO REMAIN)
PROP. 4" YELLOW DOUBLE SOLID STRIPES
EX. PEDESTRIAN X-ING SIGN (TO REMAIN)
EX. "BE PREPARED TO STOP" SIGN (TO REMAIN)

N55°23'29"E 253.43'
N54°18'25"E 47.73'
N32°35'47"W 414.87'
S37°26'47"E 191.07'
S37°26'47"E 392.44'
S57°24'13"W 372.28'

(IN FEET)
1 INCH = 30'

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SCALE 1" = 30' | DATE 08/30/2024 | DRAWN: SC/TPB | CHECKED: TPB/JS

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03/31/2025	DSUP COMPLETENESS SUB.

DATE	DESCRIPTION
08/20/2025	DSUP VERIFICATION SUB.

Jeffrey M. Stodel
LICENSED LANDSCAPE ARCHITECT
No. 0402001615
08/20/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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.
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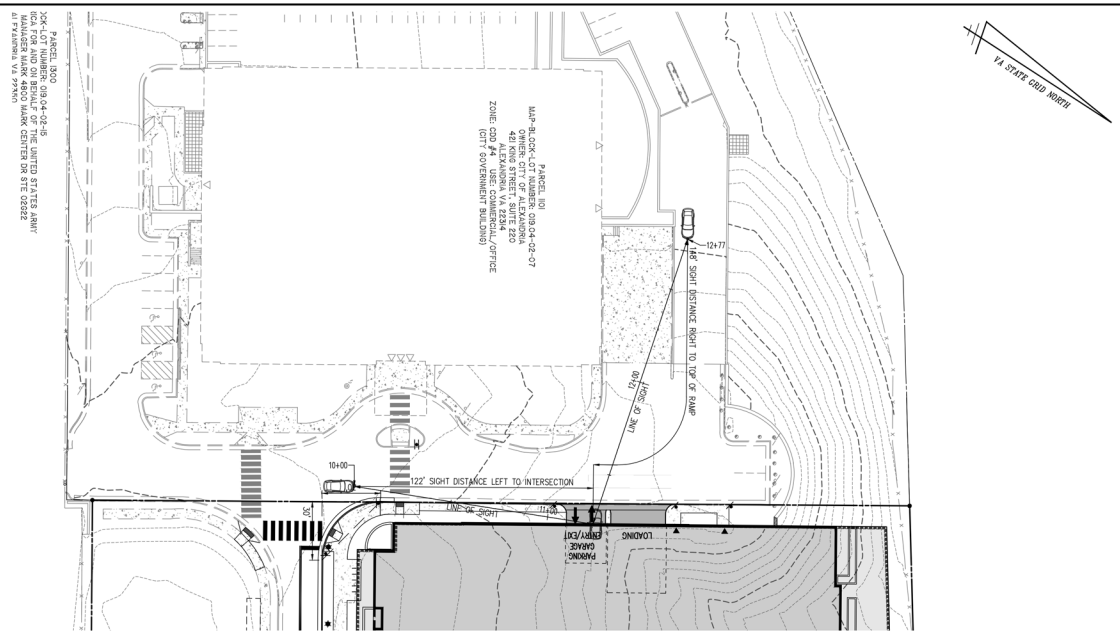
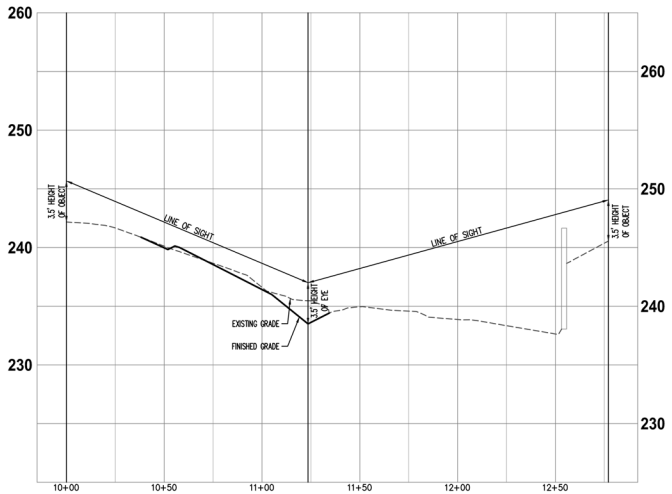
File No. ALEX Tax Map No. 019.02-02-01 Job No. 95-004 Cadd Dwg. File:Q:\sdskproj\04029\dwg\planning\DSUP\04029P-1102.dwg

SHEET: P-1103



SIGHT DISTANCE PLAN VIEW

SCALE: 1" = 30'



SIGHT DISTANCE PROFILE

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

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
E	PLUG	E
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
T	TRANSFORMER	

PROPOSED	DESCRIPTION	EXISTING
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 / 264	CONTOURS	260 / 264
+264.5Q	SPOT ELEVATION	+264.5Q
	DRAINAGE FLOW DIRECTION	
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.
TP	TEST PIT	
LOD	LIMITS OF DISTURBANCE	

30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 30'	DATE: 08/30/2024	DRAWN: SC/TPB	CHECKED: TPB/JS

PLAN STATUS

DATE	DESCRIPTION
05/03/2024	CONCEPT PLAN - PHASE 1
09/09/2024	CONCEPT PLAN - PHASE 2
03/31/2025	DSUP COMPLETENESS SUB.

DATE	DESCRIPTION
08/20/2025	DSUP VERIFICATION SUB.

JEFFREY S. STICHEL LICENSED LANDSCAPE ARCHITECT 001819 08/30/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

4880 MARK CENTER DRIVE MULTI-UNIT DEVELOPMENT MARK CENTER

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

SIGHT DISTANCE PLAN AND PROFILE

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

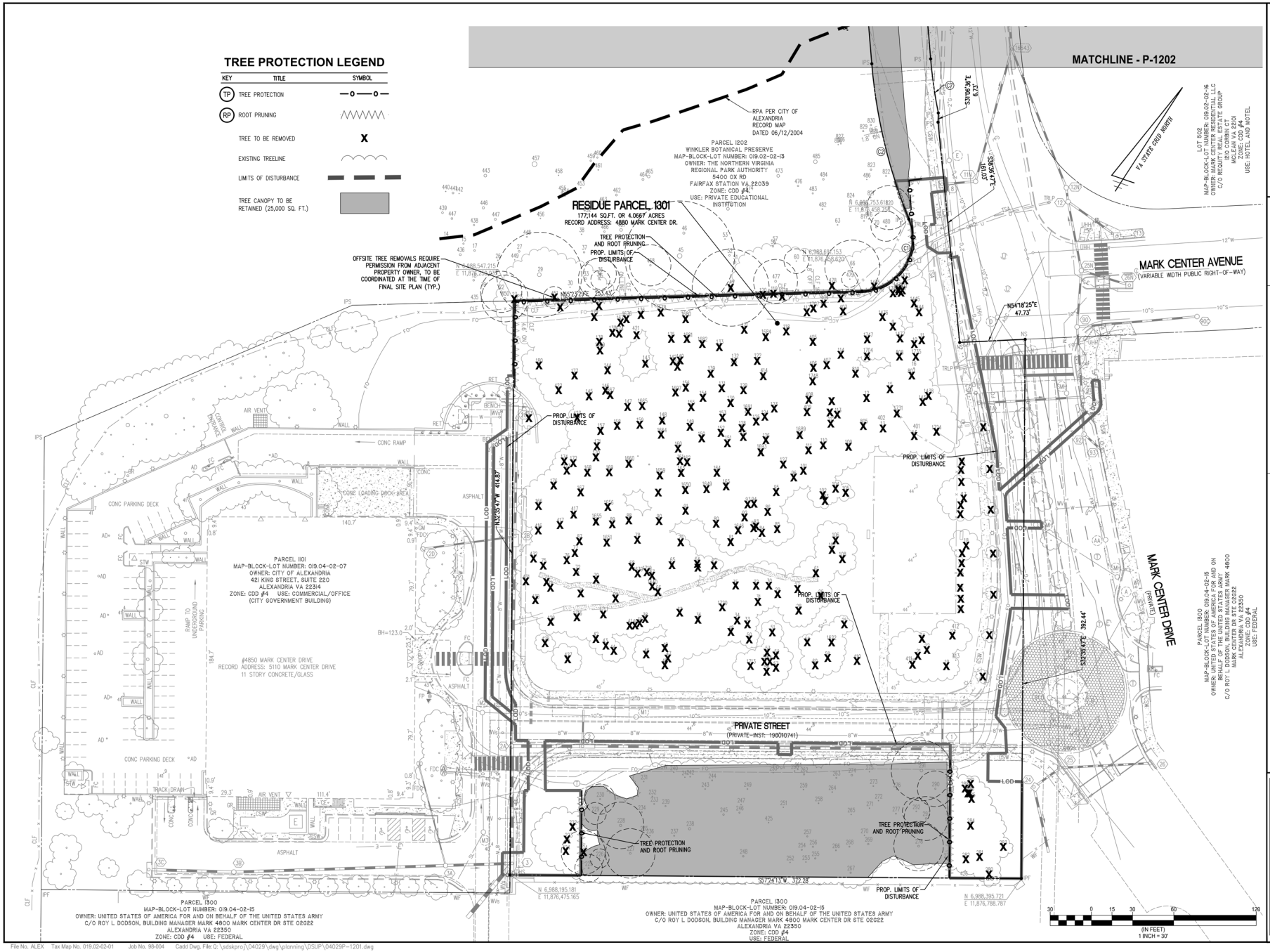
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com
SCALE 1" = 30' DATE 08/30/2024 DRAWN SC/TPB CHECKED TPB/JS

PLAN STATUS		
DATE	DESCRIPTION	DATE
05/03/2024	CONCEPT PLAN - PHASE 1	09/20/2024
09/09/2024	CONCEPT PLAN - PHASE 2	
03/31/2025	DSUP COMPLETENESS SUB.	

DATE	DESCRIPTION
08/30/2024	DSUP VERIFICATION SUB.

JEFFREY M. STUDEL LICENSED LANDSCAPE ARCHITECT 06 #001219 08/30/25

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

4880 MARK CENTER DRIVE MULTI-UNIT DEVELOPMENT MARK CENTER

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

TREE INVENTORY AND PRESERVATION 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
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 95-004 Cadd Dwg. File:Q:\sdskproj\04029\dwg\plnnning\DSUP\04029P-1201.dwg

SHEET: P-1201

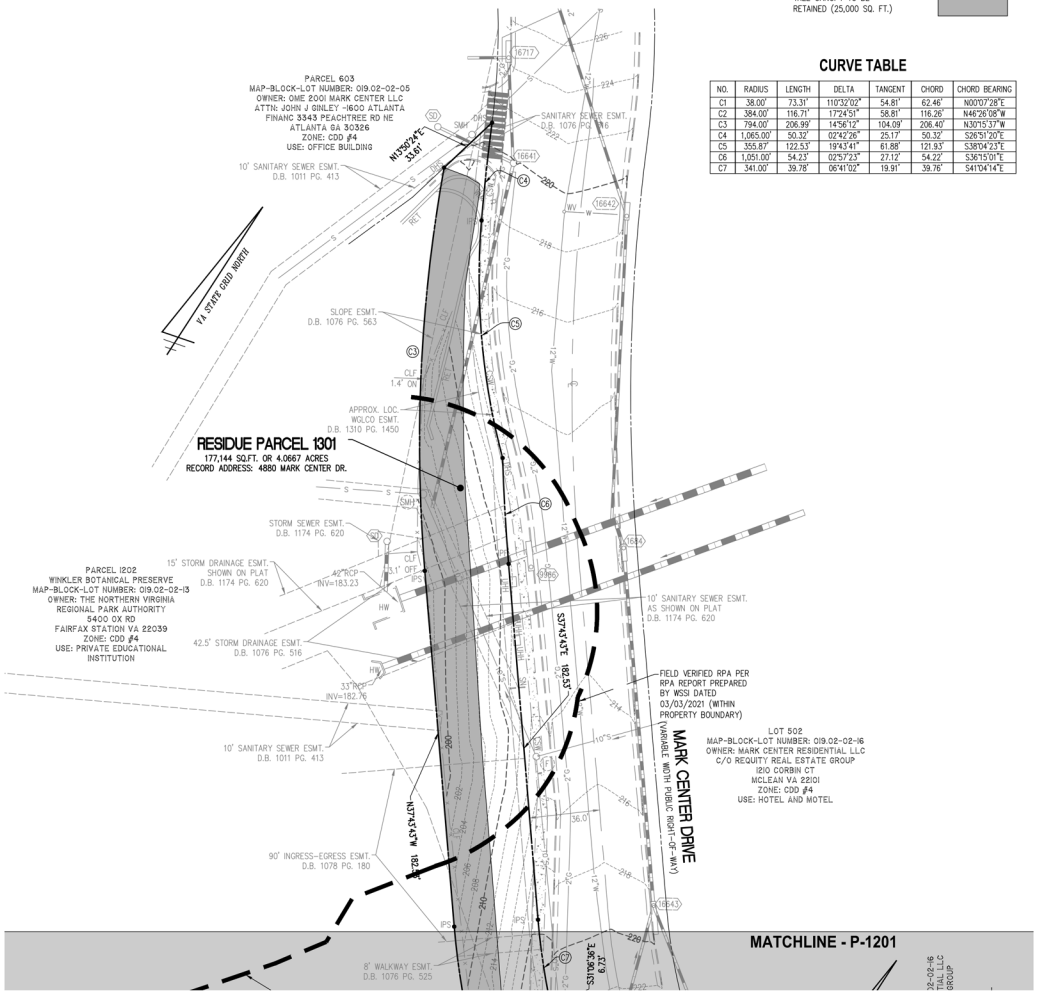
Tag #	Botanical Name	Common Name	Size	**TRZ	condition	Canopy Position	Live Crown Ratio	Crown Density	Problems
			*DBH (in.)	R (ft.)	%			%	
1	*quercus prinus*	chestnut oak	12.5	13	70	intermediate	50	70	
2	*quercus prinus*	chestnut oak	12.2	12	70	intermediate	50	70	
8	*quercus prinus*	chestnut oak	8.2	8	70	intermediate	60	70	
9	*quercus prinus*	chestnut oak	6.5	7	70	intermediate	60	70	
10	*quercus prinus*	chestnut oak	10.8	11	70	intermediate	50	70	
11	*quercus prinus*	chestnut oak	12.1	12	70	intermediate	50	70	
12	*quercus alba*	white oak	14.5	15	70	codominant	50	75	
13	*quercus prinus*	chestnut oak	7.5	8	70	intermediate	50	70	
14	*quercus palustris*	pin oak	9.4	9	80	intermediate	70	80	
15				9	dead				
16	*nyssa sylvatica*	blackgum	7.2	7	65	intermediate	70	70	
19	*ulmus americana*	elm	14.2	14	60	edge	50	70	heavy vines
20	*prunus serotina*	black cherry	10,10	14	40	edge	50	60	heavy vines
21	*quercus alba*	white oak	12,12	20	75	dominant	50	70	
22	*chestnut oak*	quercus prinus	12.5	13	65	codominant	50	70	
23	*nyssa sylvatica*	blackgum	6.5	7	55	codominant	50	60	
24	*juniperus virginiana*	eastern redcedar	6	6	40	suppressed	50	40	
25	*nyssa sylvatica*	blackgum	7.4	7	65	codominant	70	70	
26	*quercus prinus*	chestnut oak	10.1	10	65	codominant	50	70	
27	*quercus prinus*	chestnut oak	12.1	12	70	codominant	50	70	
28	*nyssa sylvatica*	blackgum	10.3	10	65	codominant	70	70	
29	*quercus prinus*	chestnut oak	7.5	8	50	intermediate	50	70	
30	*quercus prinus*	chestnut oak	13.8	14	80	codominant	50	70	
31	*quercus prinus*	chestnut oak	11.3	11	75	codominant	50	70	
31		pine	10		dead				
33	*quercus prinus*	chestnut oak	11.9	12	75	codominant	50	70	
33	*quercus alba*	white oak	9.5	10	65	intermediate	50	70	
34	*chestnut oak*	quercus prinus	10		dead				
35	*quercus borealis*	n red oak	10.3	10	65	intermediate	70	80	
36	*quercus prinus*	chestnut oak	18,16	24	65	dominant	60	70	decay in base
37	*quercus prinus*	chestnut oak	12.3	12	65	codominant	60	70	decay in base
38	*quercus borealis*	n red oak	14.4	14	55	codominant	40	60	
39	*nyssa sylvatica*	blackgum	6.2	6	70	intermediate	70	80	
40	*quercus prinus*	chestnut oak	9.3	9	65	intermediate	60	70	decay in base
41	*nyssa sylvatica*	blackgum	9.2	9	70	intermediate	70	80	
42	*paulonia tomentosa*	paulonia	9.9	10	55	edge	59	70	heavy vines
43	*paulonia tomentosa*	paulonia	8.5	9	55	edge	59	70	heavy vines
44	*paulonia tomentosa*	paulonia	9.8	10	55	edge	59	70	heavy vines
45	*quercus borealis*	n red oak	13.3	13	55	codominant	40	60	
46	*quercus alba*	white oak	12.3	12	65	intermediate	50	70	
47	*quercus velutina*	black oak	11.4	11	65	codominant	40	70	
48	*quercus velutina*	black oak	10.5	11	65	codominant	40	70	
49	*quercus prinus*	chestnut oak	9.5	10	65	intermediate	40	70	
50	*quercus prinus*	chestnut oak	8.2	8	65	intermediate	40	70	
51	*quercus alba*	white oak	7.9	8	75	intermediate	50	70	
52	*pinus virginiana*	Virginia pine	13.6	14	60	dominant	25	40	stressed
53	*nyssa sylvatica*	blackgum	7.4	7	65	codominant	70	70	
55	*quercus prinus*	chestnut oak	6		dead				
56	*morus alba*	white mulberry	8	8	50	edge	40	40	heavy vines
57	*paulonia tomentosa*	paulonia	12.1	12	45	edge	50	70	heavy vines
58	*quercus alba*	white oak	8.1	8	75	intermediate	50	70	
59	*quecus falcata*	s red oak	13.1	13	50	intermediate	50	50	heavy vines
60	*quercus alba*	white oak	9.5	10	75	intermediate	50	70	
61	*quercus alba*	white oak	12.8	13	75	codominant	40	75	
62	*nyssa sylvatica*	blackgum	7.2	7	70	intermediate	70	80	
63	*quercus prinus*	chestnut oak	8.5	10	60	intermed	60	75	
64	*quercus prinus*	chestnut oak	6.2		dead				
65	*quercus prinus*	chestnut oak	13,13	18	60	codominant	60	75	
66	*quercus prinus*	chestnut oak	20.1	20	65	codominant	60	75	
68	*nyssa sylvatica*	blackgum	7,5	8	60	intermediate	60	70	
69	*quercus prinus*	chestnut oak	10.2	10	65	intermediate	60	70	decay in base
70	*nyssa sylvatica*	blackgum	7.1	7	70	intermediate	70	80	
71	*quercus borealis*	n red oak	12.2	12	55	codominant	40	60	
72	*quercus prinus*	chestnut oak	14,12,8	22	65	codominant	60	70	decay in base
73	*robinia pseudoacacia*	black locust	10.9	11	35	edge	30	60	
74	*robinia pseudoacacia*	black locust	8.1	8	35	edge	30	60	
76	*quercus prinus*	chestnut oak	11.5	12	65	codominant	60	70	decay in base
77	*quercus prinus*	chestnut oak	10,9	14	65	codominant	60	70	decay in base
78	*quercus prinus*	chestnut oak	9.8	10	65	intermediate	60	70	
79	*nyssa sylvatica*	blackgum	6.8	7	70	intermediate	70	80	
79	*quercus palustris*	pin oak	19.3	19	75	dominant	60	70	
80	*chestnut oak*	quercus prinus	12,10,8	20	60	codominant	60	70	
81	*quercus prinus*	chestnut oak	12.2	12	60	codominant	60	70	
82	*quercus prinus*	chestnut oak	8		dead				
83	*quercus prinus*	chestnut oak	7.2	7	60	codominant	60	70	
84	*quercus prinus*	chestnut oak	7.2	7	60	codominant	60	70	
85	*quercus prinus*	chestnut oak	12		dead				
86	*quercus alba*	white oak	9.1	9	75	intermediate	50	70	
87	*quercus prinus*	chestnut oak	9.5	10	65	codominant	60	70	decay in base
88	*quercus prinus*	chestnut oak	13.1	13	50	intermediate	60	70	
89	*quercus prinus*	chestnut oak	11.8	12	50	intermediate	60	70	
90	*quercus prinus*	chestnut oak	11,4,4	12	60	codominant	60	75	
91	*quercus prinus*	chestnut oak	6.2		dead				
92	*quercus prinus*	chestnut oak	7.5	8	60	intermediate	60	70	
93	*quercus prinus*	chestnut oak	10.9	11	60	codominant	60	70	
94	*quercus prinus*	chestnut oak	6.1	6	60	intermediate	60	70	
95	*nyssa sylvatica*	blackgum	11.9	12	65	codominant	70	70	
96	*quercus prinus*	chestnut oak	9.3	9	60	intermediate	40	60	
101	*quercus prinus*	chestnut oak	10.1	10	60	intermediate	40	60	
102	*quercus velutina*	black oak	10.2	10	65	codominant	50	70	
103	*nyssa sylvatica*	blackgum	5.9	6	65	codominant	70	70	
104	*nyssa sylvatica*	blackgum	6.2	6	65	codominant	70	70	
105	*nyssa sylvatica*	blackgum	6.1	6	65	codominant	70	70	
106	*quercus alba*	white oak	13.1	13	75	codominant	40	75	
107	*quercus prinus*	chestnut oak	13.5	14	60	codominant	40	60	
108	*quercus prinus*	chestnut oak	11.5	12	dead				
110	*quercus prinus*	chestnut oak	14.2	14	60	intermediate	40	60	
111	*quercus prinus*	chestnut oak	14.2	14	60	intermediate	40	60	
112	*quercus prinus*	chestnut oak	8.2	8	70	intermediate	50	70	
113	*quercus prinus*	chestnut oak	13,13	20	65	codominant	50	70	
113	*quercus prinus*	chestnut oak	12.7	13	70	codominant	50	70	
114	*quercus prinus*	chestnut oak	10.7	11	dead				
117	*quercus prinus*	chestnut oak	8.6	9	70	intermediate	60	70	
118	*quercus prinus*	chestnut oak	9.5	10	65	intermediate	30	60	

TREE PROTECTION LEGEND

KEY	TITLE	SYMBOL
TP	TREE PROTECTION	—o—o—
RP	ROOT PRUNING	
	TREE TO BE REMOVED	X
	EXISTING TREELINE	
	LIMITS OF DISTURBANCE	
	TREE CANOPY TO BE RETAINED (25,000 SQ. FT.)	

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	38.00'	73.31'	110°32'02"	54.81'	62.46'	N00°07'28"E
C2	384.00'	116.71'	17°24'51"	58.81'	116.26'	N46°26'08"W
C3	794.00'	206.99'	14°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"E
C5	355.87'	122.53'	19°43'41"	61.88'	121.93'	S38°04'23"E
C6	1,051.00'	54.23'	02°57'23"	27.12'	54.22'	S36°15'01"E
C7	341.00'	39.78'	06°41'02"	19.91'	39.76'	S41°04'14"E



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SCALE 1" = 30' | DATE 08/30/2024 | DRAWN SC/TPB | CHECKED TPB/JS

PLAN STATUS

DATE	DESCRIPTION
05/03/2024	CONCEPT PLAN - PHASE 1
09/06/2024	CONCEPT PLAN - PHASE 2
03/31/2025	DSUP COMPLETENESS SUB.

DATE	DESCRIPTION
08/20/2025	DSUP VERIFICATION SUB.

I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA
JEFFREY M. STICHEL
LIC. #039715
08/30/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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

TREE INVENTORY AND PRESERVATION 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
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Tag #	Botanical Name	Common Name	Size	**TRZ	condition	Canopy Position	Live Crown Ratio	Crown Density	Problems
119	quercus prinus	chestnut oak	8	8	65	intermediate	30	60	
120	quercus prinus	chestnut oak	6.6	7	65	intermediate	30	60	
121	quercus prinus	chestnut oak	12.5	13	65	intermediate	50	70	
122	quercus prinus	chestnut oak	14 12,10	22	65	codominant	50	70	
123	quercus prinus	chestnut oak	6.5	7	60	intermediate	40	60	
124	quercus prinus	chestnut oak	14.2	14	60	codominant	40	60	
125	quercus prinus	chestnut oak	7.5		dead				
126	quercus prinus	chestnut oak	10.1	10	60	intermediate	60	70	
127	quercus borealis	n red oak	14.2	14	60	intermediate	40	60	
128	chestnut oak	quercus prinus	8.1	8	60	intermediate	60	70	
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	14,19	29	65	intermediate	50	70	
135	pinus virginiana	Virginia pine	8 2	8	20	intermediate	5	15	
136		oak	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		dead				
141	quercus prinus	chestnut oak	14.5	15	65	codominant	40	60	
142	quercus prinus	chestnut oak	9.1	9	65	intermediate	40	60	
143	quercus prinus	chestnut oak	13,13,11	26	65	codominant	40	75	
144	quercus alba	white oak	12.2	12	70	intermediate	60	70	
145	salix nigra	black willow	13.1	13	60	codominant	30	70	
146	quercus prinus	chestnut oak	12.1	12	60	intermediate	30	60	
147	quercus prinus	chestnut oak	12,10	18	65	codominant	40	60	
148	liriodendron tulipifera	tulip tree	18,17	24	75	dominant	30	80	
149	quercus prinus	chestnut oak	16.1	16	70	codominant	40	70	
150	quercus alba	white oak	9.8	10	75	intermediate	50	70	
151	quercus prinus	chestnut oak	13,12	16	70	codominant	60	70	
152	quercus prinus	chestnut oak	11.5	12	70	codominant	60	70	
153	quercus prinus	chestnut oak	8.3	8	70	intermediate	60	75	
155	nyssa sylvatica	blackgum	8.3	8	60	intermediate	40	70	
156	quercus prinus	chestnut oak	10.7	11	65	intermediate	40	60	
157	quercus borealis	n red oak	12.1	12	55	codominant	30	70	
159	quercus prinus	chestnut oak	9.5	10	65	intermediate	40	70	
160	quercus alba	white oak	9.9	10	75	intermediate	50	70	
161	quercus prinus	chestnut oak	6		dead				
162	quercus borealis	n red oak	9.2	9	65	intermediate	40	70	
164	quercus prinus	chestnut oak	12		dead				
165	quercus prinus	chestnut oak	12		dead				
166	quercus palustris	pin oak	13.2	13	75	codominant	60	70	heavy vines
166	quercus alba	white oak	11.7	12	50	intermediate	30	40	heavy vines
168	quercus prinus	chestnut oak	10,10	14	35	codominant	40	30	decline
169	quercus borealis	n red oak	15.8	16	75	dominant	30	70	
170	quercus alba	white oak	10.6	11	75	codominant	50	70	
171	quercus prinus	chestnut oak	6.5	7	65	intermediate	40	60	
172	quercus prinus	chestnut oak	12.1	12	65	codominant	40	60	
173	nyssa sylvatica	blackgum	5.8	6	60	intermediate	40	70	
174	salix nigra	black willow	6.6		dead	edge			
175	salix nigra	black willow	6.6	7	65	edge	40	80	
176	quercus prinus	chestnut oak	6.1	6	65	intermediate	40	60	
177	acer saccharum	sugar maple	7.1	7	30	suppressed	70	80	ties girdling tree from time of planting
178	quercus alba	white oak	20.5	21	60	codominant	40	70	
179	quercus prinus	chestnut oak	15.2	15	60	codominant	30	60	
180	paulonia tomentosa	paulonia	8,7	12	75	dominant	60	85	
222	quercus alba	white oak	8.2	8	75	intermediate	70	80	
223	quercus alba	white oak	14,12	20	75	dominant	70	80	
224	quercus prinus	chestnut oak	10,12	16	60	codominant	30	60	
225	quercus alba	white oak	10.3	10	75	codominant	70	80	
226	quercus alba	white oak	7.1	7	75	codominant	70	80	
227	quercus alba	white oak	18.1	18	75	dominant	70	80	
228	chestnut oak	quercus prinus	12,10	17	60	codominant	30	60	
229	quercus alba	white oak	8.1	8	75	codominant	70	80	
230	quercus alba	white oak	11.1	11	75	codominant	70	80	
231	quercus prinus	chestnut oak	8.1	8	70	codominant	30	60	
232	quercus prinus	chestnut oak	9.1	9	70	codominant	30	60	
233	quercus prinus	chestnut oak	10.4	10	70	codominant	30	60	
234	quercus prinus	chestnut oak	11.8	12	70	codominant	30	60	
235	quercus prinus	chestnut oak	6		dead				
236	quercus prinus	chestnut oak	7.9		dead				
237	quercus prinus	chestnut oak	10.6	11	60	codominant	30	60	
238	quercus alba	white oak	15,10	18	75	codominant	70	80	
239	quercus prinus	chestnut oak	10		dead				
240	nyssa sylvatica	blackgum	8.1	8	70	codominant	40	70	
241	quercus prinus	chestnut oak	7.1	7	60	codominant	35	60	
242	quercus prinus	chestnut oak	9.1	9	60	codominant	35	60	
243	quercus alba	white oak	8.8	9	60	codominant	70	80	
244	quercus prinus	chestnut oak	11.3	11	60	codominant	60	70	
245	quercus alba	white oak	15.2	15	75	codominant	70	80	
246	quercus prinus	chestnut oak	12.6		dead				
248	quercus alba	white oak	15		dead				
249	quercus prinus	chestnut oak	11.2	11	70	codominant	70	70	
250	quercus alba	white oak	6.8	7	60	codominant	70	60	
251	nyssa sylvatica	blackgum	7.2	7	70	codominant	70	70	
252	nyssa sylvatica	blackgum	8.1	8	70	codominant	70	70	
253	quercus alba	white oak	6.1	6	60	codominant	50	70	
254	quercus alba	white oak	12.3	12	60	codominant	50	70	
255	quercus alba	white oak	14.8	15	60	codominant	50	70	
256	quercus alba	white oak	12.5	13	30	codominant	50	70	hollow, vertical crack
257	quercus alba	white oak	12.2	12	60	codominant	50	70	
258	quercus alba	white oak	9.1	9	60	codominant	50	70	
259	nyssa sylvatica	blackgum	6.1	6	70	codominant	70	70	
260	prunus serotina	black cherry	9.5	10	40	edge	30	50	
261	quercus alba	white oak	9.2	9	60	codominant	70	60	
262	quercus palustris	pin oak	14.2	14	70	dominant	70	80	
263	quercus palustris	pin oak	11.9	12	70	dominant	70	80	
264	quercus alba	white oak	8.9	9	60	codominant	60	80	

Tag #	Botanical Name	Common Name	Size	**TRZ	condition	Canopy Position	Live Crown Ratio	Crown Density	Problems
265	quercus alba	white oak	6.2		dead				
266	quercus alba	white oak	15		dead				
267	quercus alba	white oak	13.3	13	70	codominant	60	80	
268	quercus alba	white oak	10.9	11	70	codominant	60	80	
269	quercus alba	white oak	16.4	16	70	dominant	60	80	
270	quercus alba	white oak	6.2	6	60	intermediate	60	80	
271	quercus prinus	chestnut oak	8.5	9	50	codominant	30	60	
272		oak	8		dead				
273		oak	10		dead				
274	quercus alba	white oak	16.1	16	75	dominant	70	80	
275	quercus alba	white oak	8.6	9	60	codominant	60	80	
276	quercus alba	white oak	8.6	9	70	dominant	60	80	
278	quercus alba	white oak	17.5	18	75	dominant	70	80	
279	chestnut oak	quercus prinus	7.9	8	60	codominant	40	70	
280	quercus alba	white oak	9.1	9	60	codominant	70	80	
281	quercus alba	white oak	14.8	15	60	dominant	70	80	
282	quercus alba	white oak	10.1	10	30	intermediate	30	40	
283	quercus alba	white oak	9.1	9	50	intermediate	30	40	
284	quercus prinus	chestnut oak	16,8	16	70	dominant	40	70	
285	quercus prinus	chestnut oak	6.1	6	60	intermediate	40	70	
286	quercus palustris	pin oak	16.2	16	70	dominant	70	80	
287	acer rubrum	red maple	4,3,2	6	60	suppressed	60	60	
288	quercus alba	white oak	6.8	7	50	intermediate	30	40	
290	quercus prinus	chestnut oak	12.5	13	65	codominant	40	70	
291	quercus alba	white oak	22.1	22	50	dominant	60	50	
292	quercus prinus	chestnut oak	9.7	10	65	codominant	40	70	
293	pinus virginiana	Virginia pine	15.6	16	40	dominant	20	60	
401	nyssa sylvatica	blackgum	6.1	6	65	intermediate	70	70	
402	nyssa sylvatica	blackgum	6.1	6	65	intermediate	70	70	
403	quercus prinus	chestnut oak	8.1	8	70	intermediate	60	70	
405	quercus prinus	chestnut oak	6.1	6	65	intermediate	30	60	
406	quercus prinus	chestnut oak	11.3	11	60	intermediate	40	60	
407	quercus prinus	chestnut oak	12.3	12	60	intermediate	40	60	
408	quercus prinus	chestnut oak	12.3	12	60	intermediate	40	60	
410	quercus prinus	chestnut oak	16.5	17	55	codominant	50	60	heavy vines
411	quercus prinus	chestnut oak	6.1	6	65	codominant	50	70	heavy vines
413	prunus serotina	black cherry	7	7	50	edge	40	50	heavy vines
416	robinia pseudoacacia	black locust	6,4	8	45	edge	80	60	
418	nyssa sylvatica	blackgum	6.2	6	60	intermediate	60	70	
420	quercus prinus	chestnut oak	10.1	10	65	intermediate	40	60	
422	quercus prinus	chestnut oak	8.7	9	60	intermediate	25	50	
422	paulonia tomentosa	paulonia	7,7,6	12	75	dominant	60	85	
423	paulonia tomentosa	paulonia	7,2	7	75	dominant	60	85	
424	pinus virginiana	Virginia pine	6.1	6	75	edge	80	80	
425	nyssa sylvatica	blackgum	6.4	6	70	codominant	70	70	
426	prunus avium	wild cherry	6.1	6	60	edge	70	60	
805	quercus prinus	chestnut oak	9,9	16	70	intermediate	50	70	
807	quercus prinus	chestnut oak	10.9	11	70	intermediate	50	70	
810	quercus prinus	chestnut oak	7.8	8	70	codominant	50	70	
811	quercus prinus	chestnut oak	11.2	11	70	intermediate	60	70	
812	quercus prinus	chestnut oak	11.2	11	70	intermediate	60	70	
1444	quercus prinus	chestnut oak	8,7	12	70	intermediate	50	70	
1445	quercus prinus	chestnut oak	13.5	14	70	intermediate	50	70	
1475	quercus prinus	chestnut oak	16,14		dead				
1476	quercus prinus	chestnut oak	11.1	11	70	intermediate	60	70	
1622	quercus prinus	chestnut oak	16.5	17	55	codominant	50	60	
1622	nyssa sylvatica	blackgum	8.2	8	55	codominant	50	60	
1639	quercus prinus	chestnut oak	16.9	17	65	codominant	60	75	
1640	quercus prinus	chestnut oak	12.2	12	65	codominant	60	75	
1646	quercus prinus	chestnut oak	14.7	15	60	codominant	60	70	
1649	quercus prinus	chestnut oak	18		dead				
1650	quercus prinus	chestnut oak	13,12	18	60	codominant	60	75	
1651	quercus prinus	chestnut oak	21.6	22	75	dominant	60	70	
1653	quercus prinus	chestnut oak	15.2	15	65	codominant	60	70	decay in base
1655	quercus prinus	chestnut oak	29.2bf	29	45	dominant	40	50	dead top
1656	quercus prinus	chestnut oak	13.1	13	50	intermediate	60	70	
1659	quercus prinus	chestnut oak	13.1	13	65	codominant	60	75	
1660	quercus prinus	chestnut oak	12,14	20	25	codominant	40	30	decline
1664	quercus alba	white oak	11.4	11	75	intermediate	50	70	
1665	quercus borealis	n red oak	16.1	16	64	codominant	30	70	
1667	quercus alba	white oak	12.2	12	70	intermediate	60	70	
1669	quercus prinus	chestnut oak	18.1	18	60	codominant	30	60	
1670	nyssa sylvatica	blackgum	21.1	21	75	codominant	60	80	
1674	quercus prinus	chestnut oak	11.9	12	60	codominant	30	60	
1675		oak	14		dead				
1678	quercus prinus	chestnut oak	12.6	13	60	codominant	30	60	
1678	quercus prinus	chestnut oak	14.3	14	60	codominant	30	60	
1680	quercus prinus	chestnut oak	15,12	20	20	codominant	30	20	declining
1681	quercus prinus	chestnut oak	26.2bf	26	70	dominant	40	70	
1682	quercus prinus	chestnut oak	10.5	11	65	intermediate	50	70	
1684	quercus prinus	chestnut oak	24.1	24	70	dominant	60	70	
1689	quercus prinus	chestnut oak	24,20	36	35	dominant	40	60	hollow, severe decay
1691	quercus prinus	chestnut oak	15,14	22	70	dominant	40	70	
1691	quercus prinus	chestnut oak	15,14	22	70	dominant	40	70	
1693	quercus prinus	chestnut oak	12,12,9	20	60	codominant	60	70	
1697	pinus virginiana	Virginia pine	16.1	16	45	co	25	45	
1704	quercus prinus	chestnut oak	16,16,16	28	70	codominant	50	70	
1706	quercus prinus	chestnut oak	11.5	12	70	intermediate	60	70	
1707	quercus prinus	chestnut oak	12.2	12	70	intermediate	60	70	
1708	quercus prinus	chestnut oak	16,16,14	28	70	dominant	60	70	
1713	quercus prinus	chestnut oak	10		dead				
1716	quercus alba	white oak	9,8	14	65	codominant	50	70	heavy vines
1717	quercus prinus	chestnut oak	14,8	18	65	codominant	60	70	decay in base
1719	quercus prinus	chestnut oak	11.1	11	65	intermediate	60	70	
1720	quercus prinus	chestnut oak	8,6		dead				
1724	quercus prinus	chestnut oak	11,9	16	70	intermediate	50	70	
1731	quercus prinus	chestnut oak	14,14,8	20	70	intermediate	50	70	
1735	quercus prinus	chestnut oak	12,8	14	70	intermediate	50	70	
1747	quercus prinus	chestnut oak	10,9	16	50	intermediate	50	50	

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	26	70	intermediate	60	70	
414,1688	quercus prinus	chestnut oak	11,9,7	16	70	dominant	40	70	
415,1694	quercus prinus	chestnut oak	13.1	13	60	intermediate	60	70	
417,1653	quercus prinus	chestnut oak	15,15	26	75	dominant	60	70	
1711,1470 ,1471,147 2	quercus prinus	chestnut oak	10,8,8,6	12	70	intermediate	50	70	
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	
419, 1660	quercus borealis	n red oak	13.1	13	55	codominant	40	60	
427	cercis canadensis	redbud	10.7bf	11	70	landscape	60	85	
428	cercis canadensis	redbud	6.8bf	7	70	landscape	60	85	
429	cercis canadensis	redbud	11.2	11	70	landscape	60	85	
430	cornus kousa	kousa dogwood	multi-shrub	8	65	landscape	90	90	
431	cornus kousa	kousa dogwood	multi-shrub	8	65	landscape	90	90	
432	cornus kousa	kousa dogwood	multi-shrub	8	65	landscape	90	90	
433	aesculus hippocastanum	horse chestnut	8.8	9	40	landscape	80	40	severe leaf blight
434	aesculus hippocastanum	horse chestnut	8.1	8	40	landscape	80	40	severe leaf blight
14	quercus alba	white oak	13.4	13	70	codominant	40	80	
15	quercus alba	white oak	12	n/a	dead	n/a	n/a	n/a	
17	quercus alba	white oak	13.6	14	70	codominant	40	80	
18	quercus prinus	chestnut oak	12.3	12	60	codominant	60	60	
19	nyssa sylvatica	blackgum	9.1	8	70	intermediate	50	70	
20	pinus virginiana	Virginia pine	17.3	17	50	codominant	20	60	
21	quercus alba	white oak	13.7	14	70	codominant	40	80	
22	liriodendron tulipifera	tulip tree	14.5	15	70	codominant	30	80	
23	acer rubrum	red maple	8.3	8	60	suppressed	60	70	
26	quercus alba	white oak	9.6	10	70	codominant	40	80	
29	liriodendron tulipifera	tulip tree	31.1	31	70	dominant	30	80	
30	quercus alba	white oak	9.6	n/a	dead	n/a	n/a	n/a	
33	quercus prinus	chestnut oak	14	n/a	dead	n/a	n/a	n/a	
34	liriodendron tulipifera	tulip tree	15.3	15	70	codominant	30	80	
35	liriodendron tulipifera	tulip tree	6.8	7	40	suppressed	30	80	
36	liriodendron tulipifera	tulip tree	12.4	12	70	codominant	30	80	
37	nyssa sylvatica	blackgum	12.9	13	70	codominant	50	70	
38	quercus alba	white oak	8	n/a	dead	n/a	n/a	n/a	
45	quercus prinus	chestnut oak	40.3bf	40	70	dominant	70	70	
46	quercus prinus	chestnut oak	18.6	19	60	codominant	40	70	
49	quercus prinus	chestnut oak	15,15,10	28	60	codominant	40	70	
51	quercus prinus	chestnut oak	17.5	18	60	codominant	40	70	
52	quercus prinus	chestnut oak	16.6	17	60	codominant	40	70	
53	quercus prinus	chestnut oak	7.1	7	60	intermediate	40	70	
56	quercus prinus	chestnut oak	12.6	13	60	codominant	50	80	
57	quercus prinus	chestnut oak	10.7	11	60	codominant	50	80	
60	quercus velutina	black oak	8.8	9	70	intermediate	60	80	
61	quercus prinus	chestnut oak	20.1	20	60	codominant	50	80	
63	quercus prinus	chestnut oak	9.5	10	60	codominant	40	80	
66	quercus prinus	chestnut oak	13,9,6	20	60	codominant	40	80	
69	quercus prinus	chestnut oak	15.4	15	60	codominant	40	80	
70	quercus prinus	chestnut oak	11.8	12	60	codominant	40	80	
72	quercus prinus	chestnut oak	8.2	8	60	codominant	40	80	
435	nyssa sylvatica	blackgum	7.5	8	70	intermediate	50	70	
436	quercus alba	white oak	12.7	13	70	codominant	40	80	
437	pinus virginiana	Virginia pine	15.3	15	40	codominant	20	60	canker
438	quercus alba	white oak	11.8	12	70	codominant	40	80	
439	pinus virginiana	Virginia pine	14.4	14	60	codominant	20	60	
440	quercus prinus	chestnut oak	9.2	9	60	codominant	60	60	
441	liriodendron tulipifera	tulip tree	14.9	15	70	codominant	30	80	
442	quercus alba	white oak	6.8	7	70	codominant	40	80	
443	quercus alba	white oak	20.2	20	70	codominant	40	80	
444	quercus alba	white oak	15,18	26	70	codominant	40	80	
445	acer rubrum	red maple	6.3	6	60	suppressed	60	70	
446	pinus virginiana	Virginia pine	14.4	14	60	codominant	20	60	
447	pinus virginiana	Virginia pine	17.5	18	60	codominant	20	60	
448	quercus alba	white oak	11.3	11	70	codominant	40	80	
449	nyssa sylvatica	blackgum	6.8	7	70	intermediate	50	70	
450	liriodendron tulipifera	tulip tree	17.2	17	70	codominant	30	80	
451	acer rubrum	red maple	8.3	8	60	suppressed	60	70	
452	liriodendron tulipifera	tulip tree	12.9	13	60	codominant	40	70	
453	acer rubrum	red maple	8.3	8	60	intermediate	60	70	
454	liriodendron tulipifera	tulip tree	16.9	13	60	codominant	40	70	
455	quercus prinus	chestnut oak	14	n/a	dead	n/a	n/a	n/a	
456	acer rubrum	red maple	9.1	9	60	intermediate	60	70	
457	quercus falcata	s. red oak	27.2	27	40	dominant	30	50	hollow by sounding
458	quercus alba	white oak	9.2	9	70	intermediate	70	80	
459	liriodendron tulipifera	tulip tree	15.1	15	60	codominant	40	70	
460	liriodendron tulipifera	tulip tree	13.1	13	60	codominant	40	70	
461	liriodendron tulipifera	tulip tree	9.9	10	60	codominant	40	70	
462	liriodendron tulipifera	tulip tree	17.1	17	60	codominant	40	70	
463	liriodendron tulipifera	tulip tree	16.2	16	60	codominant	40	70	
464	quercus alba	white oak	16.5	17	70	codominant	70	80	
465	liriodendron tulipifera	tulip tree	14,16	20	60	codominant	40	70	
466	quercus alba	white oak	8	n/a	dead	n/a	n/a	n/a	
467	liriodendron tulipifera	tulip tree	20,18	26	30	codominant	30	40	
468	quercus alba	white oak	14.5	15	70	codominant	40	80	
469	nyssa sylvatica	blackgum	7.2	7	70	intermediate	50	70	
470	liriodendron tulipifera	tulip tree	14.2	14	60	codominant	30	80	
471	quercus falcata	s. red oak	24.2	24	40	codominant	30	50	hollow by sounding
472	quercus falcata	s. red oak	24.2	24	40	codominant	30	50	hollow by sounding
473	quercus prinus	chestnut oak	18.8	19	70	codominant	60	80	
474	quercus prinus	chestnut oak	8	n/a	dead	n/a	n/a	n/a	
475	quercus prinus	chestnut oak	15.9	16	60	codominant	50	80	
476	quercus prinus	chestnut oak	11.7	12	60	codominant	50	80	
477	quercus prinus	chestnut oak	16.3	16	60	codominant	50	80	
478	quercus prinus	chestnut oak	14,10	20	60	codominant	50	80	
479	quercus prinus	chestnut oak	6.4	6	60	intermediate	50	80	
480	quercus prinus	chestnut oak	10.8	11	60	codominant	40	80	
481	quercus velutina	black oak	15.3	15	70	codominant	60	80	
482	quercus prinus	chestnut oak	10.9	11	60	codominant	40	80	
483	quercus prinus	chestnut oak	11.3	11	60	codominant	40	80	
484	quercus prinus	chestnut oak	13.8	14	60	codominant	40	80	
485	quercus prinus	chestnut oak	16,12	20	60	codominant	40	80	
486	quercus prinus	chestnut oak	6.8	7	60	intermediate	40	80	
809	quercus prinus	chestnut oak	19.2	19	60	codominant	40	80	
816	quercus prinus	chestnut oak	8.7	9	60	codominant	40	80	
817	quercus prinus	chestnut oak	10.2	10	60	codominant	40	80	
818	quercus prinus	chestnut oak	17.1	17	60	codominant	40	80	
820	quercus prinus	chestnut oak	15.6	16	60	codominant	40	80	
821	quercus prinus	chestnut oak	10.5	11	60	codominant	40	80	
822	quercus velutina	black oak	10.8	16	60	codominant	60	80	
823	quercus prinus	chestnut oak	13.8	14	60	codominant	40	80	
824	quercus prinus	chestnut oak	11.1	11	60	codominant	40	80	
825	quercus prinus	chestnut oak	10	n/a	dead	n/a	n/a	n/a	
826	quercus prinus	chestnut oak	10	n/a	dead	n/a	n/a	n	
827	quercus prinus	chestnut oak	6	n/a	dead	n/a	n/a	n/a	
828	quercus velutina	black oak	16	16	60	codominant	60	80	
829	quercus prinus	chestnut oak	10.8	11	60	intermediate	40	80	
830	quercus prinus	chestnut oak	13.5	14	60	intermediate	40	80	

WALTER L. PHILLIPS
INCORPORATED
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: N.T.S. | DATE: 08/30/2024 | DRAWN: SC/TPB | CHECKED: TPB/JS

PLAN STATUS

DATE	DESCRIPTION
05/03/2024	CONCEPT PLAN - PHASE 1
09/06/2024	CONCEPT PLAN - PHASE 2
03/31/2025	DSUP COMPLETENESS SUB.

DATE	DESCRIPTION
08/20/2025	DSUP VERIFICATION SUB.

COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
08/20/25
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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

TREE INVENTORY

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

DIRECTOR DATE

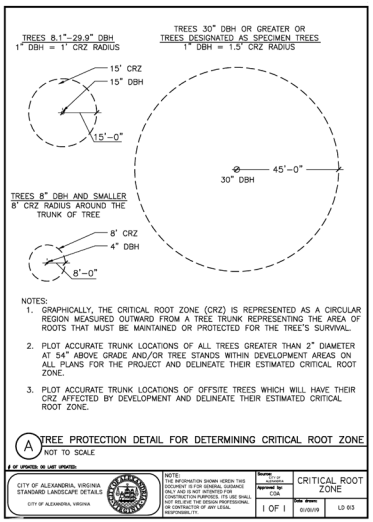
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ____________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



NOTES:

1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

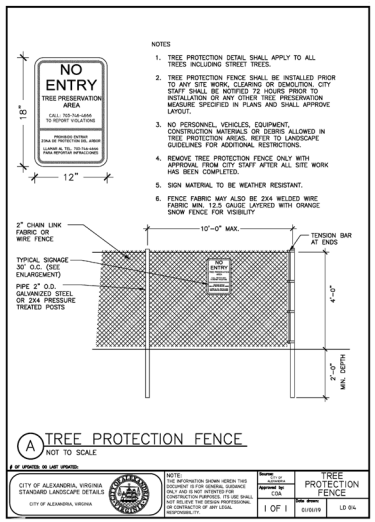
A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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

Source:	Approved for:	Date Drawn:	
CITY OF ALEXANDRIA	COA	01/01/19	CRITICAL ROOT ZONE
		I OF I	LD 003



NOTES

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

A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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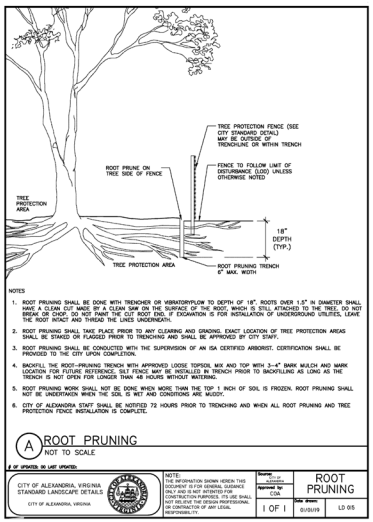
Source:	Approved for:	Date Drawn:	
CITY OF ALEXANDRIA	COA	01/01/19	TREE PROTECTION FENCE
		I OF I	LD 014



NOTES

1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

A ROOT PRUNING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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Source:	Approved for:	Date Drawn:	
CITY OF ALEXANDRIA	COA	01/01/19	ROOT PRUNING
		I OF I	LD 015

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

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

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

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

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

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

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

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

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

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

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

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

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

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

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

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

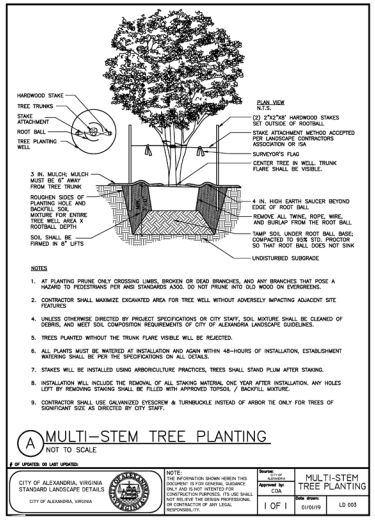
A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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

Source:	Approved for:	Date Drawn:	
CITY OF ALEXANDRIA	COA	01/01/19	STANDARD LANDSCAPE PLAN NOTES
		I OF I	LD 016



NOTES

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

A MULTI-STEM TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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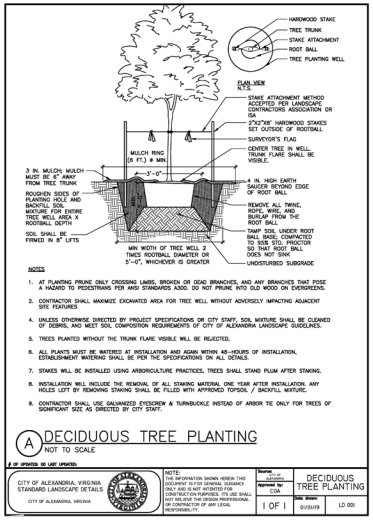
Source:	Approved for:	Date Drawn:	
CITY OF ALEXANDRIA	COA	01/01/19	MULTI-STEM TREE PLANTING
		I OF I	LD 003



NOTES

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

A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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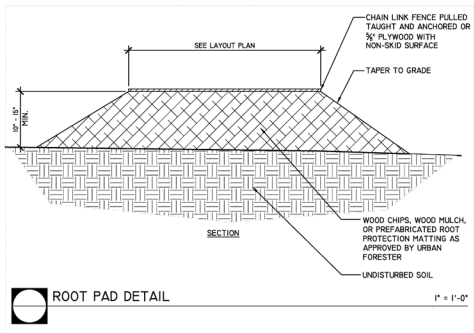
Source:	Approved for:	Date Drawn:	
CITY OF ALEXANDRIA	COA	01/01/19	DECIDUOUS TREE PLANTING
		I OF I	LD 001



ROOT PAD DETAIL
1" = 1'-0"

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1983
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPinc.com
SCALE: N.T.S. | DATE: 08/30/2024 | DRAWN: SC/TPB | CHECKED: TPB/JS

DATE	DESCRIPTION
05/03/2024	CONCEPT PLAN - PHASE 1
09/06/2024	CONCEPT PLAN - PHASE 2
03/17/2025	DSUP COMPLETENESS SUB.

PLAN STATUS

DATE	DESCRIPTION
08/30/2024	DSUP VERIFICATION SUB.

REGISTERED LANDSCAPE ARCHITECT
JEFFREY M. STIDHEL
LIC. NO. 3402001215
COMMONWEALTH OF VIRGINIA
08/30/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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

TREE PRESERVATIONS NOTES AND DETAILS

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

DIRECTOR DATE

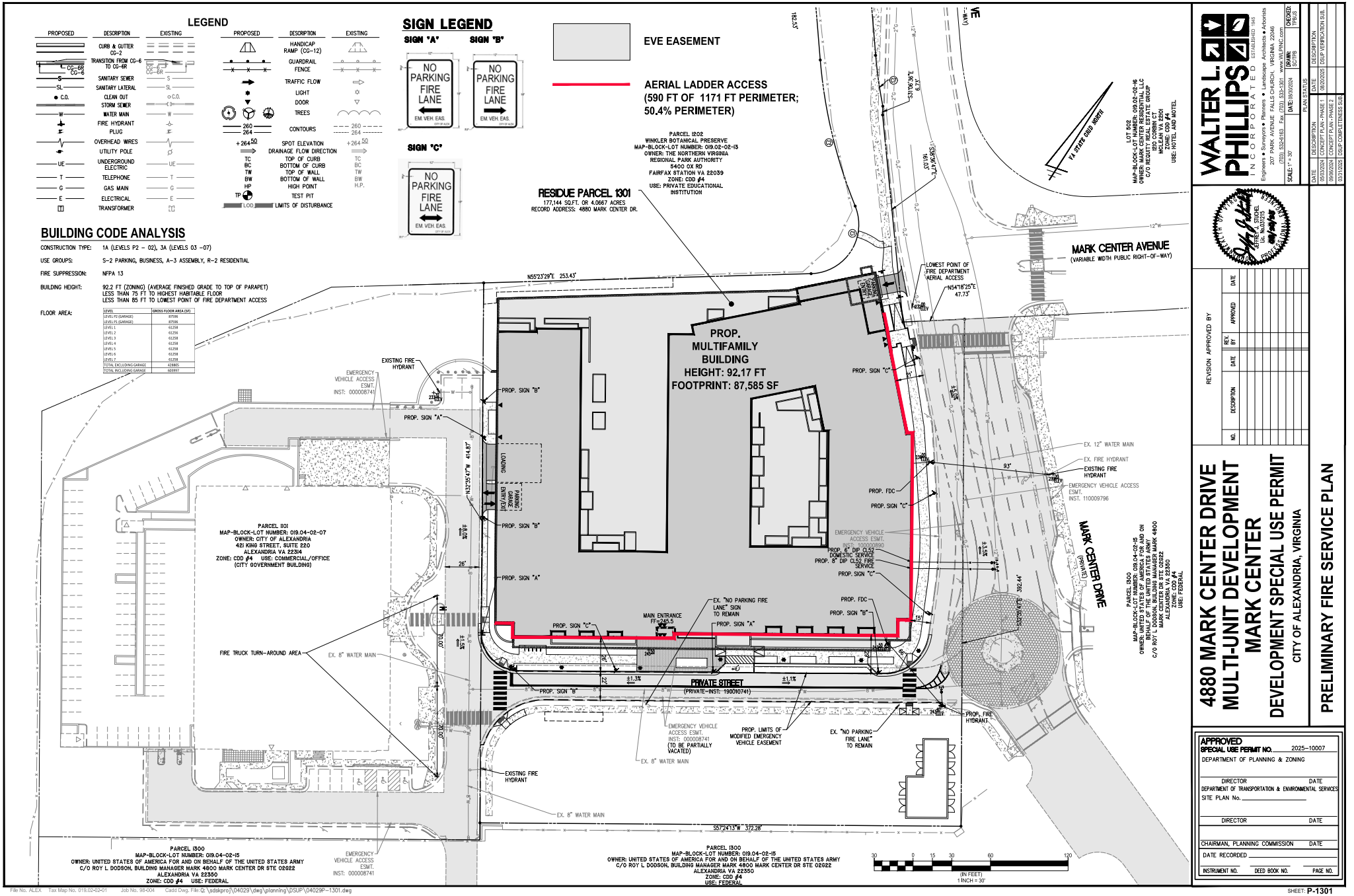
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

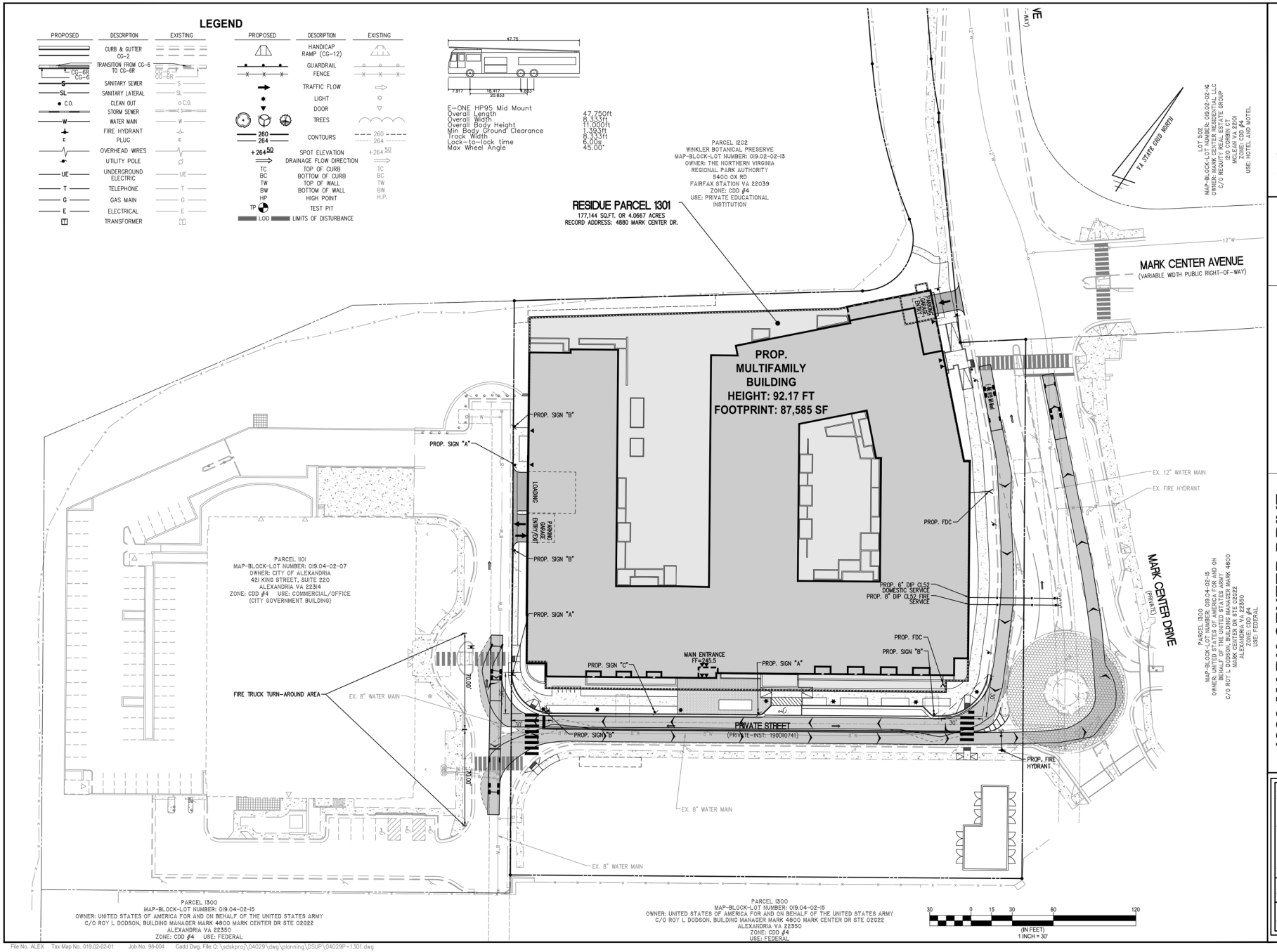
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.


LEGEND
SIGN LEGEND
SIGN "A"
SIGN "B"
SIGN "C"
NO PARKING FIRE LANE
EM. VEH. EAS.
EVE EASEMENT
AERIAL LADDER ACCESS (590 FT OF 1171 FT PERIMETER; 50.4% PERIMETER)
BUILDING CODE ANALYSIS
CONSTRUCTION TYPE: 1A (LEVELS P2 – 02), 3A (LEVELS 03 -07)
USE GROUPS: S-2 PARKING, BUSINESS, A-3 ASSEMBLY, R-2 RESIDENTIAL
FIRE SUPPRESSION: NFPA 13
BUILDING HEIGHT: 92.2 FT (ZONING) (AVERAGE FINISHED GRADE TO TOP OF PARAPET)
LESS THAN 75 FT TO HIGHEST HABITABLE FLOOR
LESS THAN 85 FT TO LOWEST POINT OF FIRE DEPARTMENT ACCESS
FLOOR AREA:
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
5400 OX RD
FAIRFAX STATION VA 22039
ZONE: CDD #4
USE: PRIVATE EDUCATIONAL INSTITUTION
PROP. MULTIFAMILY BUILDING
HEIGHT: 92.17 FT
FOOTPRINT: 87,585 SF
MARK CENTER AVENUE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
MARK CENTER DRIVE
(PRIVATE)
PRIVATE STREET
(PRIVATE-INST: 190010741)
PARCEL 1101
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)
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 02622
ALEXANDRIA VA 22350
ZONE: CDD #4 USE: FEDERAL
LOT 502
MAP-BLOCK-LOT NUMBER: 019.02-02-16
OWNER: MARK CENTER OWNER LLC
C/O EQUITY REAL ESTATE GROUP
1210 CORBIN CT
MARCO ISLAND FL 34145
ZONE: CDD #4
USE: HOTEL AND MOTEL
EXISTING FIRE HYDRANT
EMERGENCY VEHICLE ACCESS ESMT. INST: 000008741
EMERGENCY VEHICLE ACCESS ESMT. INST. 110009796
EMERGENCY VEHICLE ACCESS ESMT. INST: 110009890
EMERGENCY VEHICLE ACCESS ESMT. INST: 000008741 (TO BE PARTIALLY VACATED)
PROP. SIGN "A"
PROP. SIGN "B"
PROP. SIGN "C"
PROP. FDC
PROP. 6" DIP CL52 DOMESTIC SERVICE
PROP. 8" DIP CL52 FIRE SERVICE
MAIN ENTRANCE FF=245.5
EX. "NO PARKING FIRE LANE" SIGN TO REMAIN
PROP. LIMITS OF MODIFIED EMERGENCY VEHICLE EASEMENT
EX. "NO PARKING FIRE LANE" TO REMAIN
PROP. FIRE HYDRANT
EX. 12" WATER MAIN
EX. FIRE HYDRANT
EX. 8" WATER MAIN
FIRE TRUCK TURN-AROUND AREA
LOADING
PARKING GARAGE ENT./EXIT
LOWEST POINT OF FIRE DEPARTMENT AERIAL ACCESS
VA STATE GRID NORTH
N55°23'29"E 253.43'
N34°35'47"W 414.87'
S57°24'13"W 372.28'
S31°36'34"E 6.72'
S35°36'47"E 191.03'
N54°18'25"E 47.73'
S32°35'47"E 392.44'
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 02622
ALEXANDRIA VA 22350
ZONE: CDD #4
USE: FEDERAL
(IN FEET)
1 INCH = 30'
WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1981
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 532-1301 www.WLPINC.com
SCALE 1" = 30'
DATE 08/30/2024
DRAWN: SC/TPB
CHECKED: TPB/JS
PLAN STATUS
DATE | DESCRIPTION
05/03/2024 | CONCEPT PLAN - PHASE 1
09/09/2024 | CONCEPT PLAN - PHASE 2
03/17/2025 | DSUP COMPLETENESS SUB.
DATE | DESCRIPTION
09/30/2024 | DSUP VERIFICATION SUB.
REVISION APPROVED BY
NO. | DESCRIPTION | DATE | REV. BY | APPROVED | DATE
4880 MARK CENTER DRIVE
MULTI-UNIT DEVELOPMENT
MARK CENTER
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY FIRE SERVICE 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
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.
SHEET: P-1301



WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1983
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1307 www.WLPINC.com
SCALE 1" = 30' DATE 08/30/2024 DRAWN SC/TPB CHECKED TPB/JS

PLAN STATUS		
DATE	DESCRIPTION	DATE
05/03/2024	CONCEPT PLAN - PHASE 1	09/20/2024
09/06/2024	CONCEPT PLAN - PHASE 2	
03/31/2025	DSUP COMPLETENESS SUB.	

DATE	DESCRIPTION
05/03/2024	CONCEPT PLAN - PHASE 1
09/06/2024	CONCEPT PLAN - PHASE 2
03/31/2025	DSUP COMPLETENESS SUB.
09/20/24	DSUP VERIFICATION SUB.

I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA
JEFFREY M. STICKEL
LIC. NO. 032017
09/20/25

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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

PRELIMINARY FIRE TRUCK 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.

File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File:Q:\sdskproj\04029\dwg\planning\DSUP\04029P-1301.dwg

SHEET: P-1302

PRELIMINARY PLANT SCHEDULE

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
	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
STANDARD TREES	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
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DEVELOPER/APPLICANT
Bozzuto Development Company
6406 Ivy Lane
Suite 700
Greenbelt MD 20770

ARCHITECT
Hickok Cole
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Washington DC 20002

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

SEAL

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

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.

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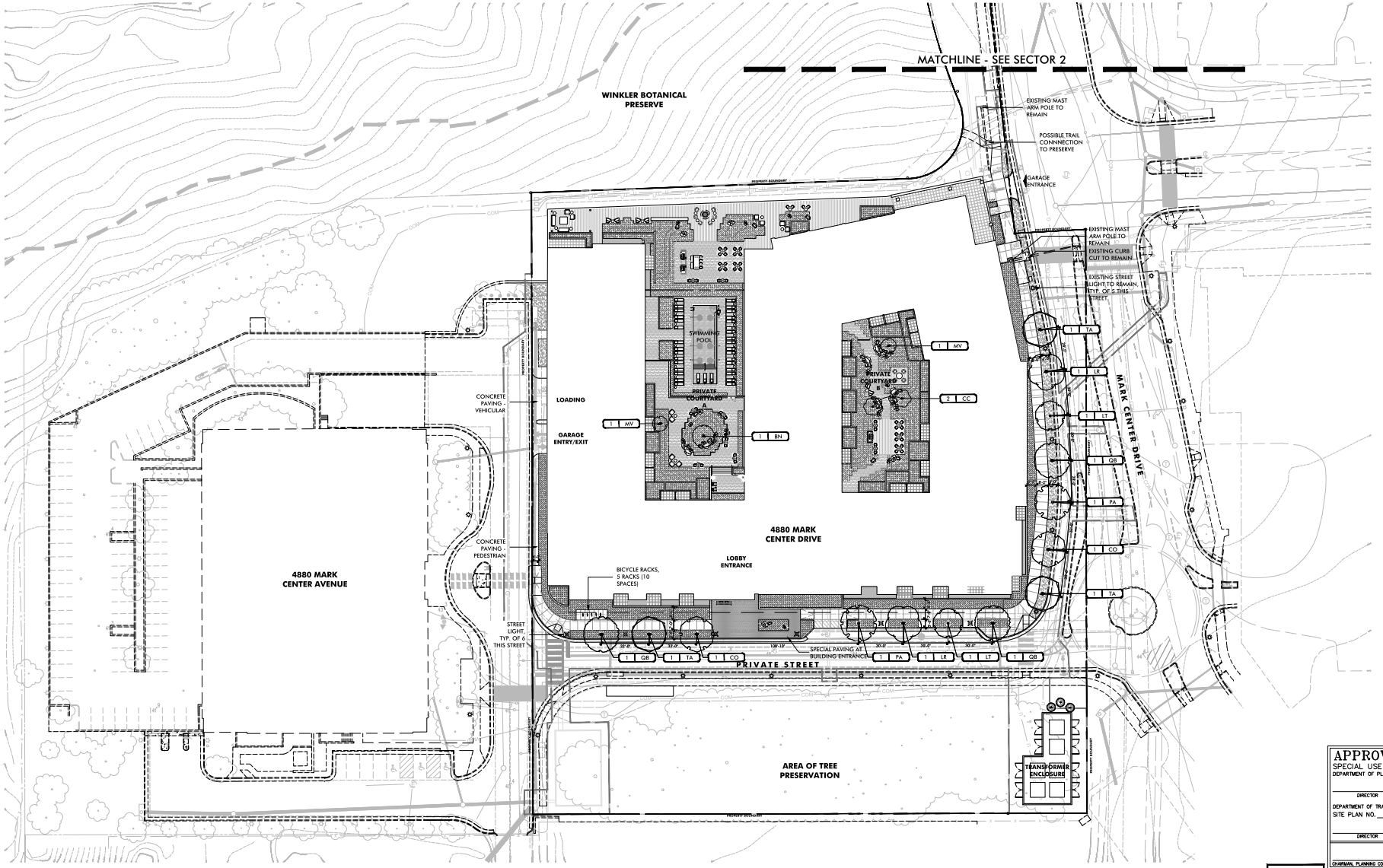

01 LANDSCAPE PLAN - GROUND FLOOR - SECTOR 1
1"=30'-0"

FEET 0 15 30 60 NORTH

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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LANDSCAPE PLAN - SECTOR 1

L1.01

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

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0 15 30 60

NORTH

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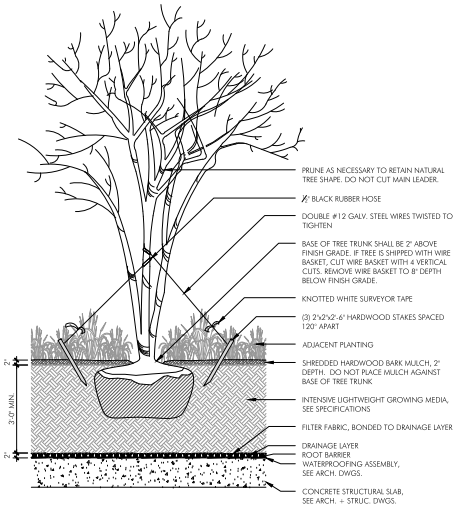
LANDSCAPE PLAN - SECTOR 2

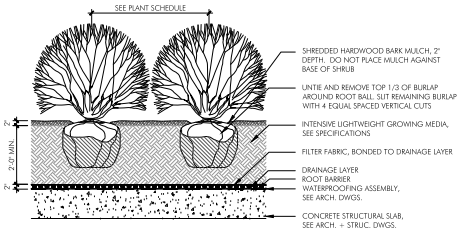
L1.02



01 TREE PLANTING ON STRUCTURE

1/2"=1'-0"

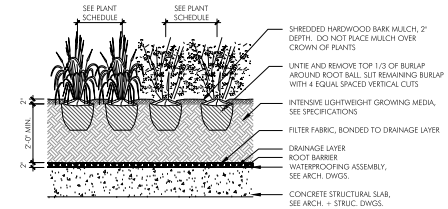
FEET 0 1 2 4



02 SHRUB PLANTING ON STRUCTURE - COURTYARD

1/2"=1'-0"

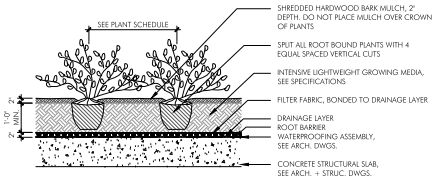
FEET 0 1 2 4



03 PERENNIAL AND ORNAMENTAL GRASS PLANTING ON STRUCTURE - COURTYARD

1/2"=1'-0"

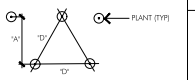
FEET 0 1 2 4



04 GROUNDCOVER PLANTING ON STRUCTURE - COURTYARD

1/2"=1'-0"

FEET 0 1 2 4



NOTE:

GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING.

PLANT SPACING 'D'	ROW 'A'
6" O.C.	5" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
15" O.C.	13" O.C.
16" O.C.	14" O.C.
18" O.C.	16" O.C.
24" O.C.	21" O.C.
30" O.C.	26" O.C.
36" O.C.	30" O.C.

05 PLANT SPACING DIAGRAM

1/2"=1'-0"

FEET 0 1 2 4

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ISSUE

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PLANTING DETAILS

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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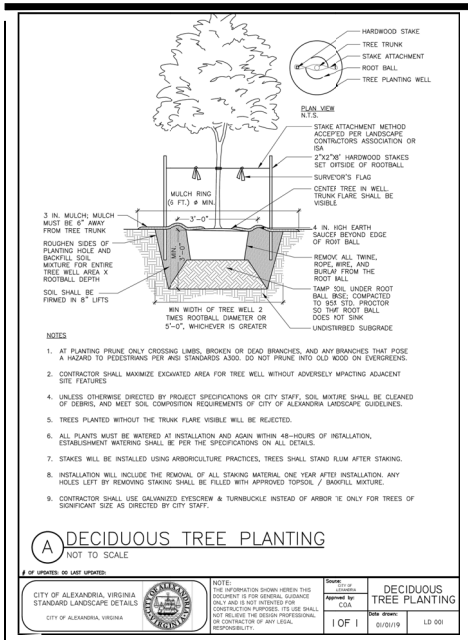


NOTES

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

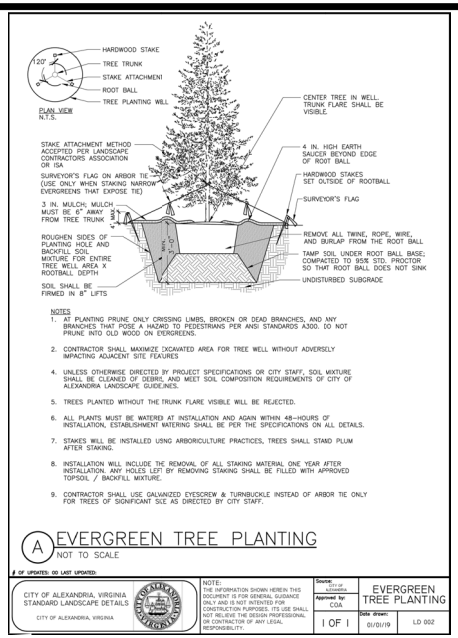
A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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

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



NOTES

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

A EVERGREEN TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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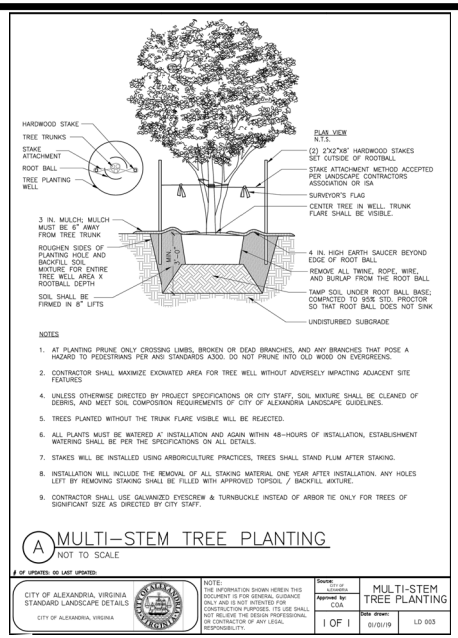
Source: CITY OF ALEXANDRIA	EVERGREEN TREE PLANTING
Approved by: COA	
I OF I	Date drawn: 01/01/19 — LD 002



NOTES

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

A MULTI-STEM TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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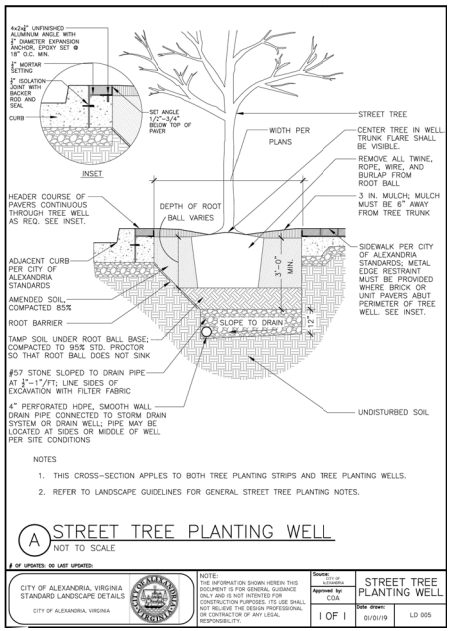
Source: CITY OF ALEXANDRIA	MULTI-STEM TREE PLANTING
Approved by: COA	
I OF I	Date drawn: 01/01/19 — LD 003



NOTES

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

A STREET TREE PLANTING WELL
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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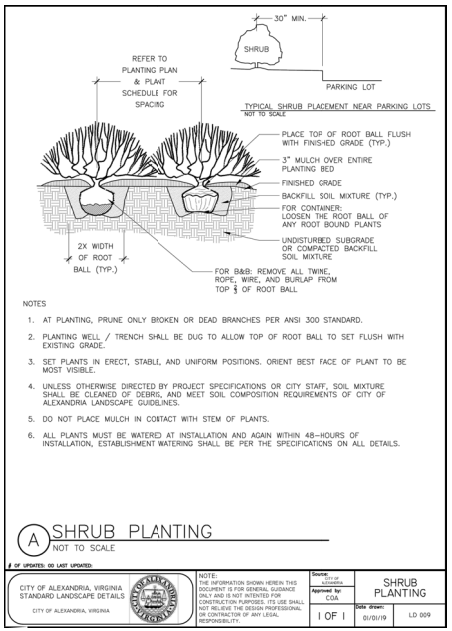
Source: CITY OF ALEXANDRIA	STREET TREE PLANTING WELL
Approved by: COA	
I OF I	Date drawn: 01/01/19 — LD 005



NOTES

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

A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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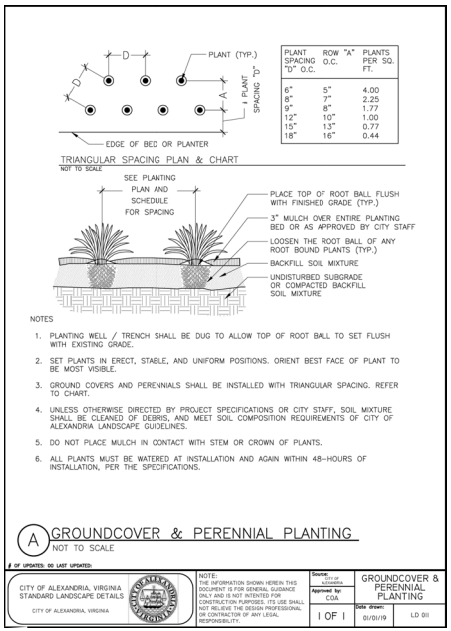
Source: CITY OF ALEXANDRIA	SHRUB PLANTING
Approved by: COA	
I OF I	Date drawn: 01/01/19 — LD 009



NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

01 ALEXANDRIA CITY STANDARD PLANTING DETAILS ON GRADE
NOT TO SCALE

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ESI
Peer Review

4880 MARK CENTER DRIVE

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PLANTING DETAILS

L6.10

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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	LEDACCA0333BXXX
70	Green	3878	Type III	3000K	22	0.21	1	2.19	1-4-2	10 - 12	42329981	LEDACCA0333MXXX
70	Black	3950	Type III	4000K	22	0.21	1	2.19	1-4-2	10 - 12	42329982	LEDACCA0334BXXX
70	Green	3950	Type III	4000K	22	0.21	1	2.19	1-4-2	10 - 12	42316039	LEDACCA0334MXXX
100	Black	6001	Type III	3000K	33	0.32	2	2.19	2-4-2	12 - 16	42316014	LEDACCA0533BXXX
100	Green	6001	Type III	3000K	33	0.32	2	2.19	2-4-2	12 - 16	42329983	LEDACCA0533MXXX
100	Black	6113	Type III	4000K	33	0.32	2	2.19	2-4-2	12 - 16	42329984	LEDACCA0534BXXX
100	Green	6113	Type III	4000K	33	0.32	2	2.19	2-4-2	12 - 16	42316037	LEDACCA0534MXXX
150	Black	7562	Type III	3000K	46	0.45	2	2.19	2-5-3	12 - 16	42316015	LEDACCA0733BXXX
150	Green	7562	Type III	3000K	46	0.45	2	2.19	2-5-3	12 - 16	42329985	LEDACCA0733MXXX
150	Black	7702	Type III	4000K	46	0.45	2	2.19	2-5-3	12 - 16	42329986	LEDACCA0734BXXX
150	Green	7702	Type III	4000K	46	0.45	2	2.19	2-5-3	12 - 16	42316038	LEDACCA0734MXXX
250	Black	9472	Type III	3000K	61	0.59	3	2.19	3-5-3	12 - 16	42329987	LEDACCA0933BXXX
250	Green	9472	Type III	3000K	61	0.59	3	2.19	3-5-3	12 - 16	42329988	LEDACCA0933MXXX
250	Black	9647	Type III	4000K	61	0.59	3	2.19	3-5-3	12 - 16	42329989	LEDACCA0934BXXX
250	Green	9647	Type III	4000K	61	0.59	3	2.19	3-5-3	12 - 16	42329990	LEDACCA0934MXXX

Dominion Energy

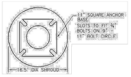
Outdoor Lighting Pole Specifications

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.

Light 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	PFF13	50498500
12.0	15.0	16.5	20.0	Embed	Black RAL-9017	PFF15	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	50499200
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	PFF10AB	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

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
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
Suite300
Washington DC 20002

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

SEAL

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

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

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

C3 LEVEL 07

1" = 50'-0" 0 50' 100'

C2 LEVEL 04

1" = 50'-0" 0 50' 100'

C1 LEVEL 01

1" = 50'-0" 0 50' 100'

B3 LEVEL 06

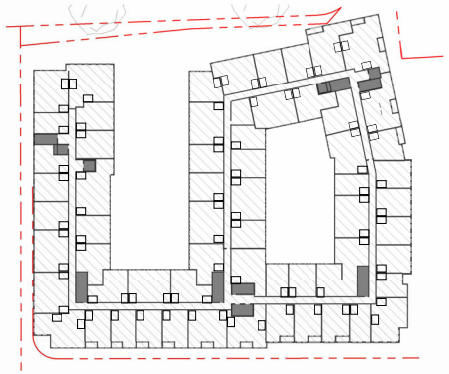
1" = 50'-0" 0 50' 100'

B2 LEVEL 03

1" = 50'-0" 0 50' 100'

B1 LEVEL P1

1" = 50'-0" 0 50' 100'



A3 LEVEL 05

1" = 50'-0" 0 50' 100'

A2 LEVEL 02

1" = 50'-0" 0 50' 100'

A1 LEVEL P2

1" = 50'-0" 0 50' 100'

TOTAL GROSS FLOOR AREA		603,997 SF
Level	Name	Area
FLOOR AREA		
LEVEL 01	FLOOR AREA	54,227 SF
LEVEL 02	FLOOR AREA	50,777 SF
LEVEL 03	FLOOR AREA	54,969 SF
LEVEL 04	FLOOR AREA	54,969 SF
LEVEL 05	FLOOR AREA	54,969 SF
LEVEL 06	FLOOR AREA	54,969 SF
LEVEL 07	FLOOR AREA	54,969 SF
		379,847 SF
BOH, UTILITY, STAIR, ELEVATORS		
LEVEL P2	EXCLUDED	87,596 SF
LEVEL P1	EXCLUDED	87,596 SF
LEVEL 01	EXCLUDED	4,431 SF
LEVEL 02	EXCLUDED	6,679 SF
LEVEL 03	EXCLUDED	2,239 SF
LEVEL 04	EXCLUDED	2,239 SF
LEVEL 05	EXCLUDED	2,239 SF
LEVEL 06	EXCLUDED	2,239 SF
LEVEL 07	EXCLUDED	2,239 SF
		197,700 SF
LAVATORIES (50 SF/LAV)		
LEVEL 01	EXCLUDED	2,800 SF
LEVEL 02	EXCLUDED	3,600 SF
LEVEL 03	EXCLUDED	4,050 SF
LEVEL 04	EXCLUDED	4,050 SF
LEVEL 05	EXCLUDED	4,050 SF
LEVEL 06	EXCLUDED	4,050 SF
LEVEL 07	EXCLUDED	4,050 SF
	TOTAL:	26,450 SF

FLOOR AREA RATIO:
379,847 SF / 177,144 SF SITE AREA = 2.14 PROVIDED
2.50 FAR ALLOWED

LEGEND
- EXCLUDED
- EXCLUDED
- FLOOR AREA

hickok cole

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Richmond, VA 23230
804.256.4501
hickokcole.com

PROJECT NAME
MARK CENTER APARTMENTS

CLIENT NAME
BOZZUTO

ADDRESS
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

#	DATE	DESCRIPTION
1	2024-09-06	STAFF CONCEPT
2	2025-03-28	DSUP
3	2025-08-20	DSUP VERIFICATION SUBMISSION

STAMP

COMMONWEALTH OF VIRGINIA
LAURENCE FRANK CAUDLE
Lic. No. 0401027227
ARCHITECT

PROJECT NO. **23065**
SCALE

DRAWN BY **Author**

DRAWING TITLE
FAR DIAGRAMS

DRAWING NO.
A-0

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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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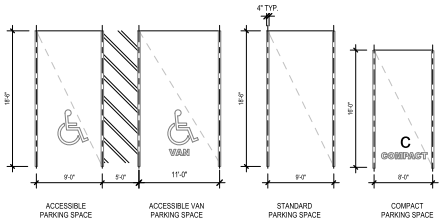
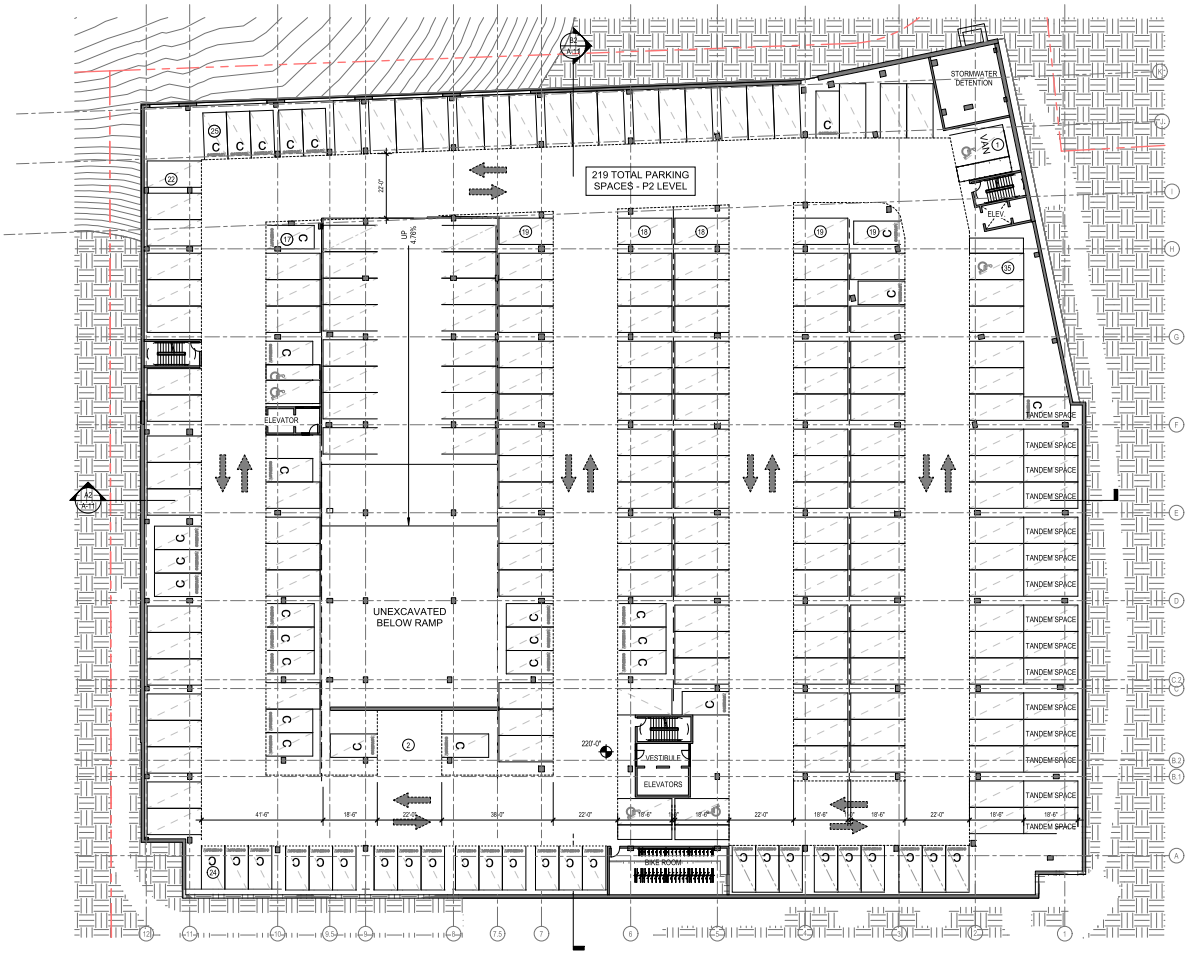
PARKING SPACE LEGEND



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



A2 LEVEL P2
1" = 20'-0"

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PROJECT NAME
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Lic. No. 0401019227
ARCHITECT

PROJECT NO. **23065**
SCALE **As indicated**

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DRAWING TITLE
FLOOR PLAN P2 (LOWER LEVEL)

DRAWING NO.
A-1

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DEPARTMENT OF PLANNING & ZONING
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SITE PLAN No.
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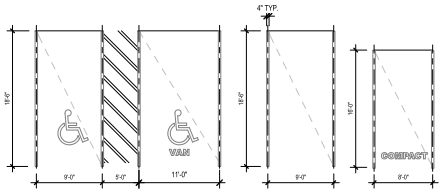
PARKING SPACE LEGEND



NOTES:
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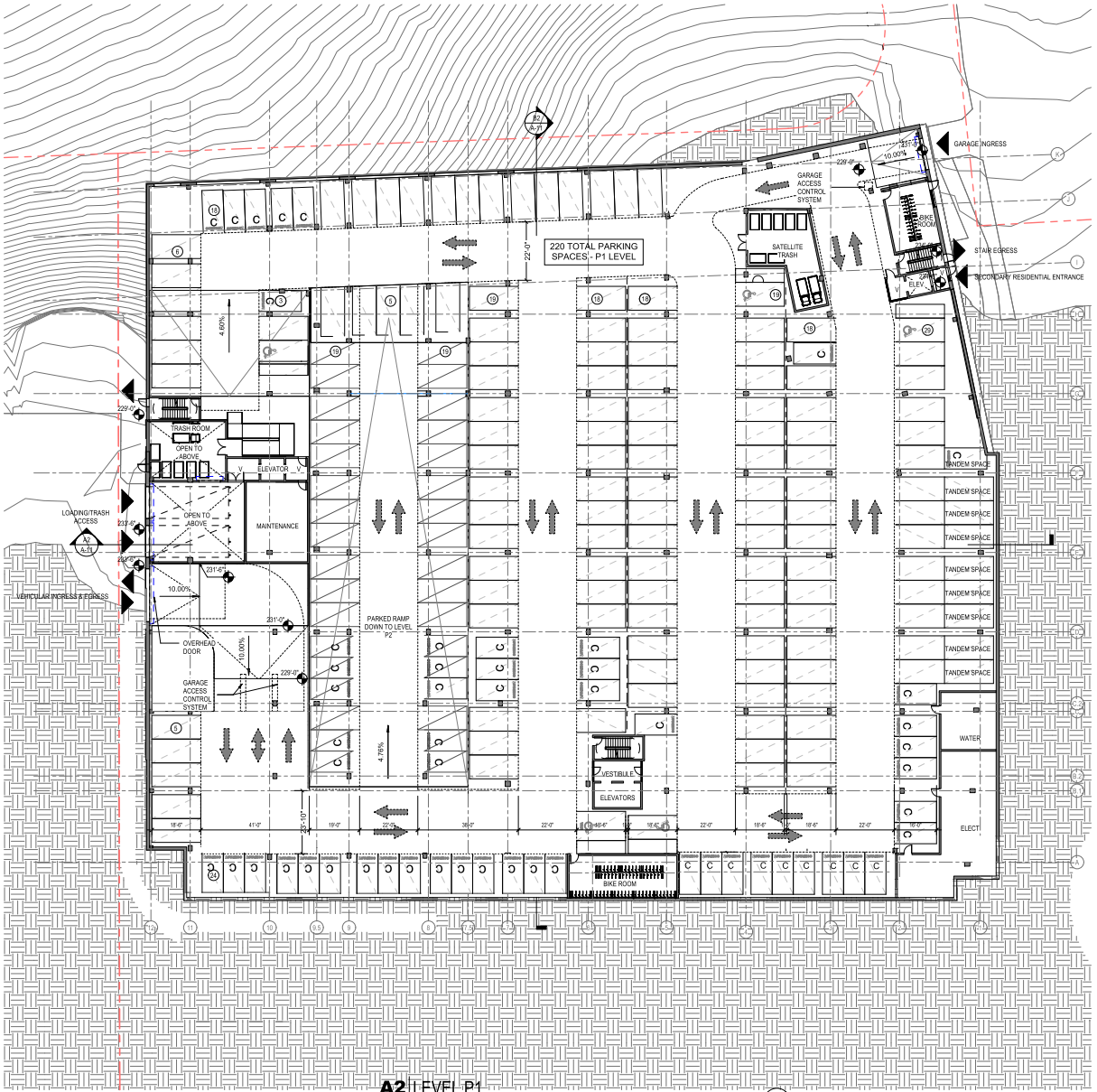

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DRAWING TITLE
FLOOR PLAN P1 (UPPER LEVEL)

DRAWING NO.
A-2

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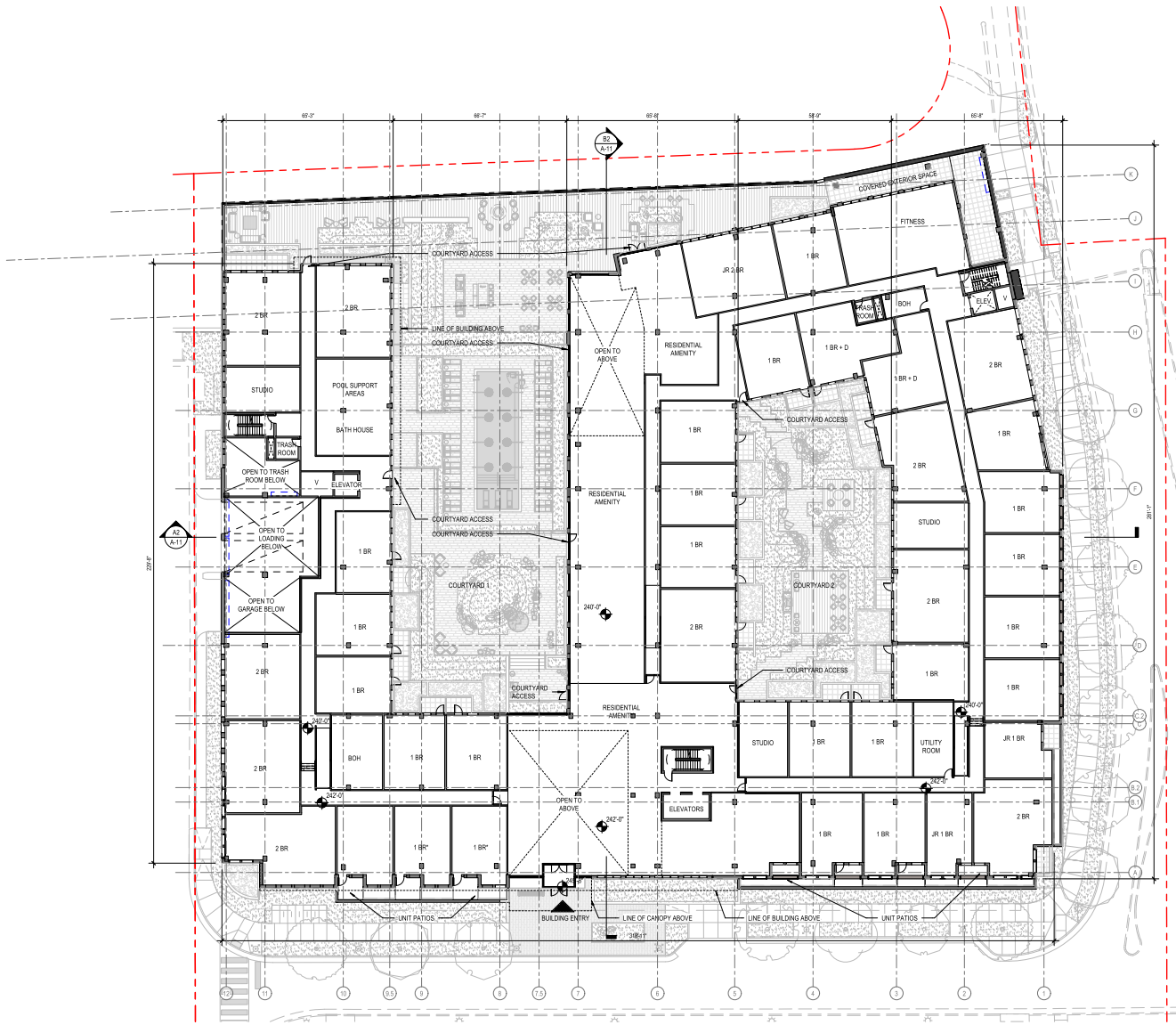

A2 | LEVEL 1

1" = 20'-0"

0 10' 20' 40'

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ADDRESS
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REVISIONS / NOTES

#	DATE	DESCRIPTION
4	2024-09-06	STAGE III CONCEPT
3	2025-03-28	DSUP
2	2025-08-20	DSUP VERIFICATION SUBMISSION
1		

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SCALE **1" = 20'-0"**

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DRAWING TITLE
FLOOR PLAN LEVEL 01

DRAWING NO.
A-3

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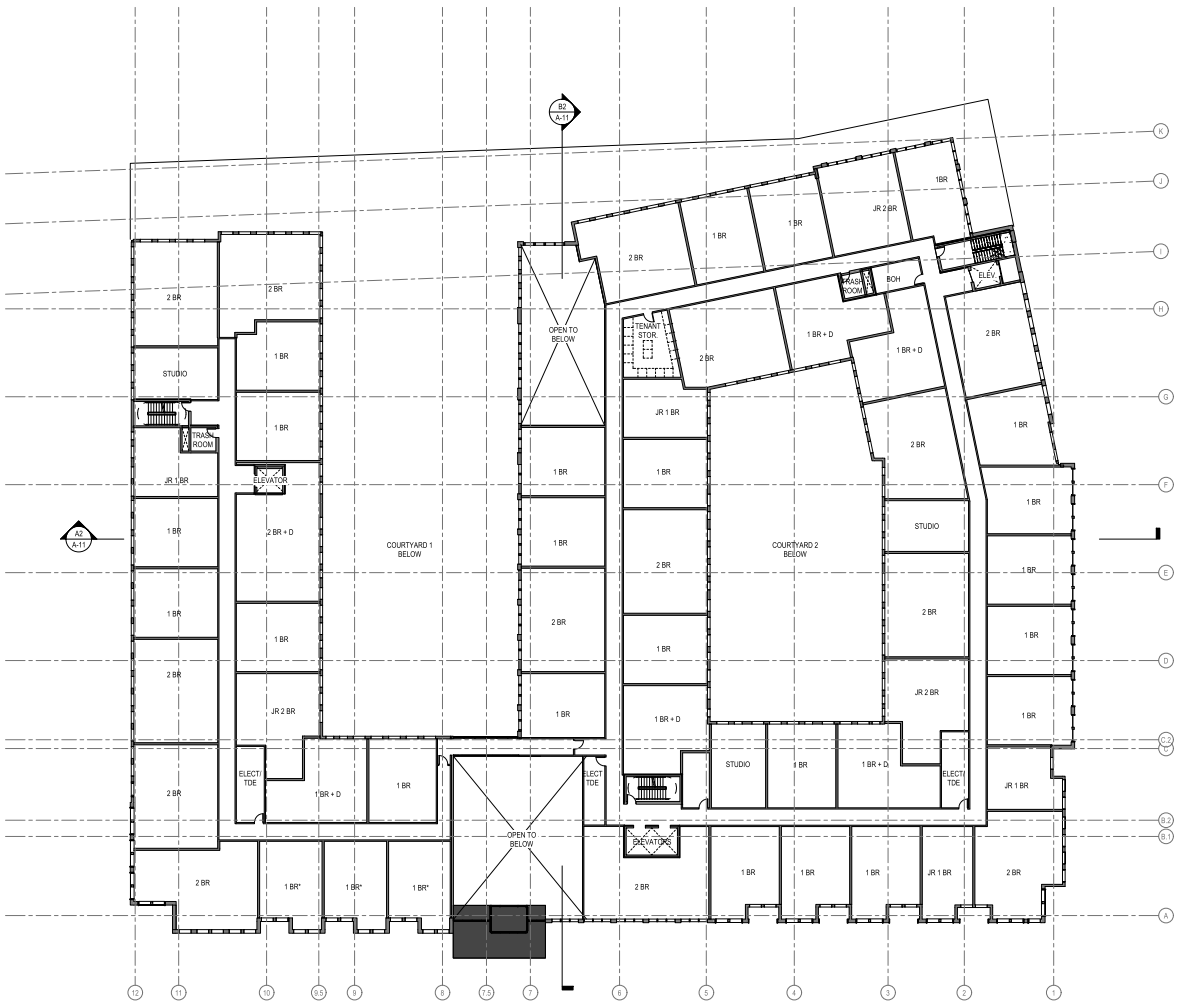

A2 | LEVEL 2

1" = 20'-0"

0 10' 20' 40'

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SCALE **1" = 20'-0"**

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DRAWING TITLE
FLOOR PLAN LEVEL 02

DRAWING NO.
A-4

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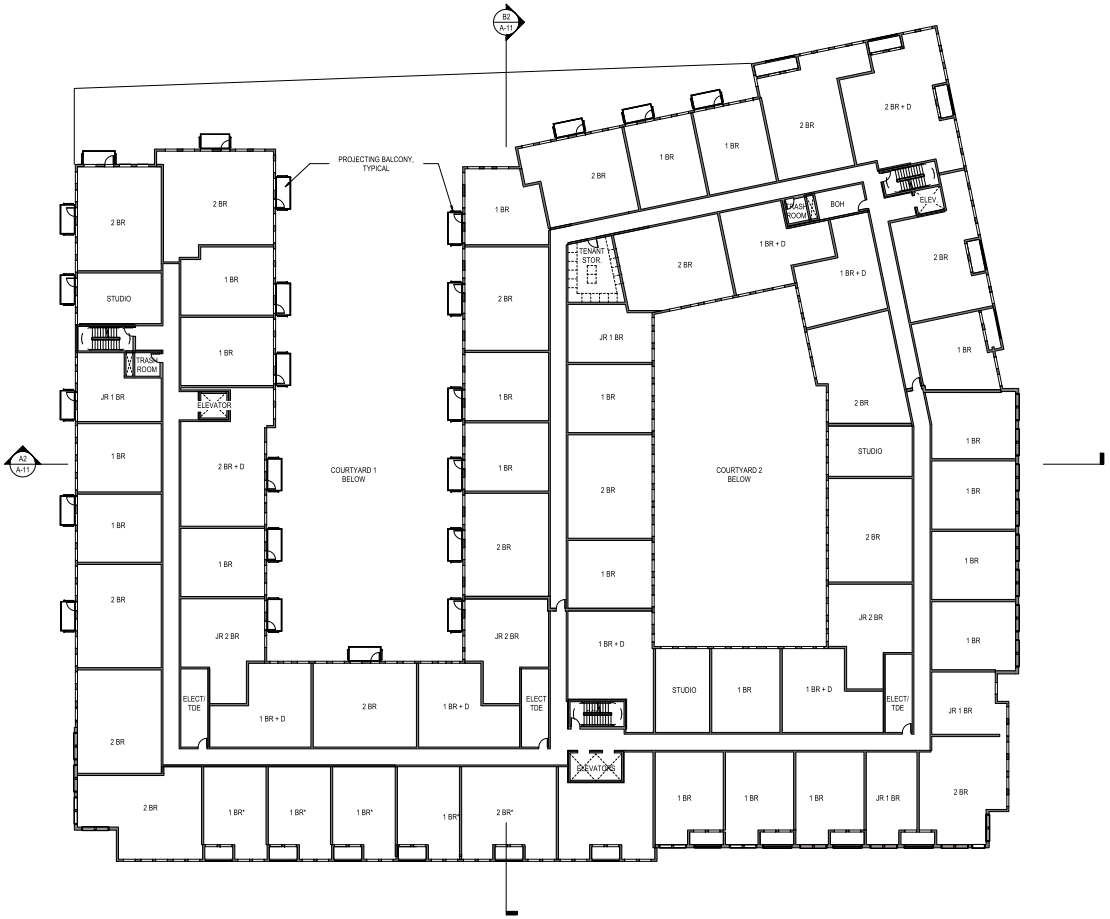

A2 | LEVEL 3-7

1" = 20'-0"

0 10' 20' 40'

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	2025-08-20	DSUP VERIFICATION SUBMISSION

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SCALE **1" = 20'-0"**

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DRAWING TITLE
FLOOR PLAN LEVELS 03-07

DRAWING NO.
A-5

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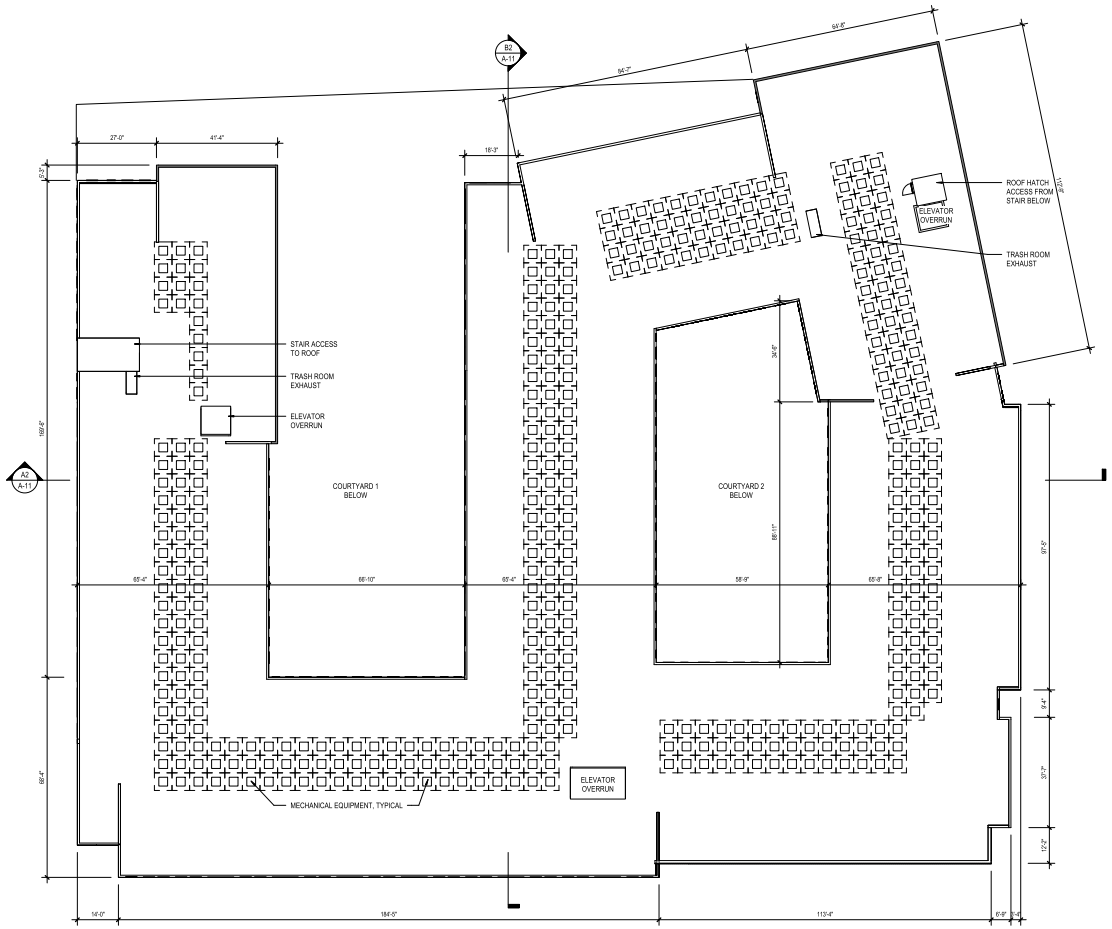

A2 *ROOF PLAN

1" = 20'-0"

0 10' 20' 40'

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Richmond, VA 23230
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MARK CENTER APARTMENTS

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BOZZUTO

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SCALE **1" = 20'-0"**

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DRAWING TITLE
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 _____
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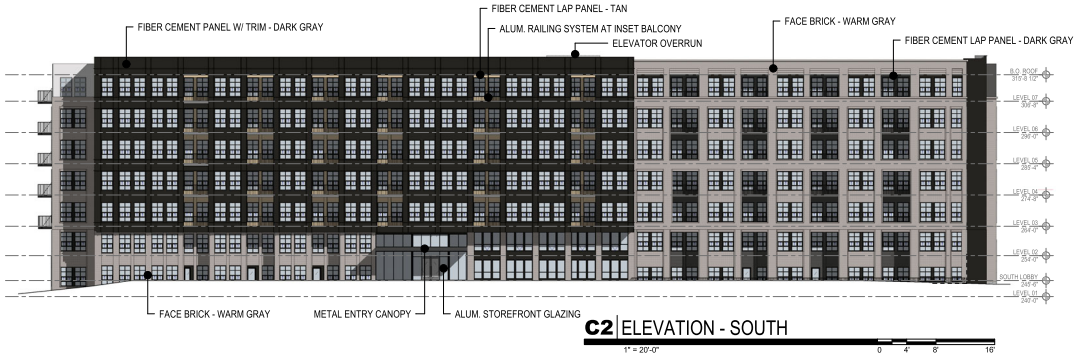
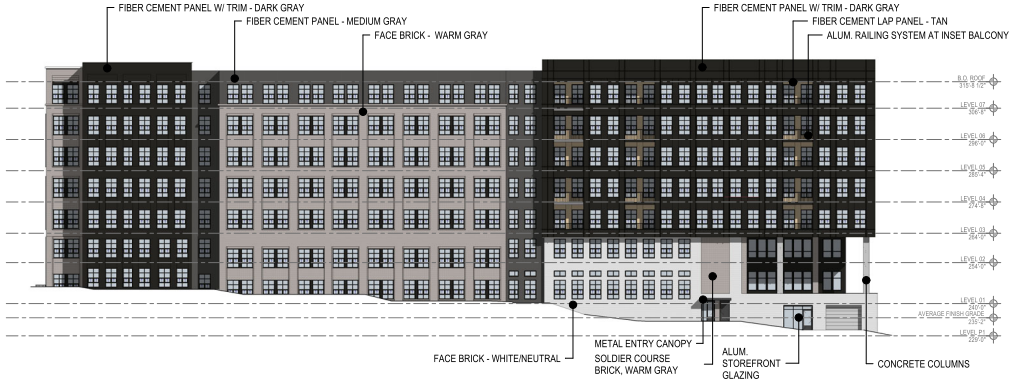


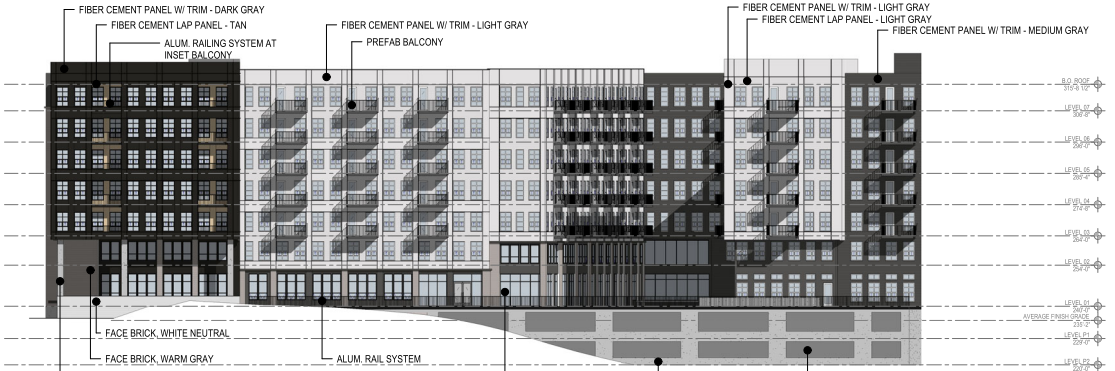
C2 ELEVATION - SOUTH

1" = 20'-0"



B2 ELEVATION - EAST

1" = 20'-0"



A2 ELEVATION - NORTH

1" = 20'-0"

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Richmond, VA 23230
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PROJECT NAME
MARK CENTER APARTMENTS

CLIENT NAME
BOZZUTO

ADDRESS
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

#	DATE	DESCRIPTION
	2024-09-06	STAGE III CONCEPT
	2025-03-28	DSUP
	2025-06-20	DSUP VERIFICATION SUBMMISSION

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LAURENCE FRANK CAUDLE
Lic. No. 0401019227
COMMONWEALTH OF VIRGINIA
ARCHITECT

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

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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

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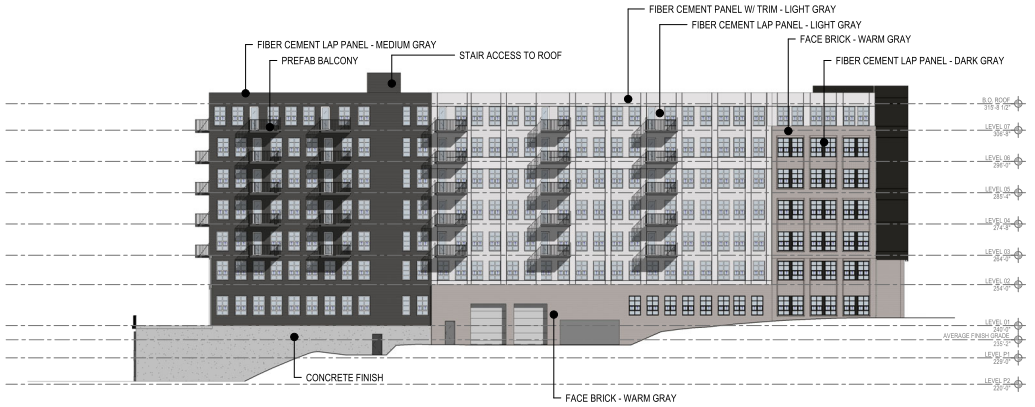
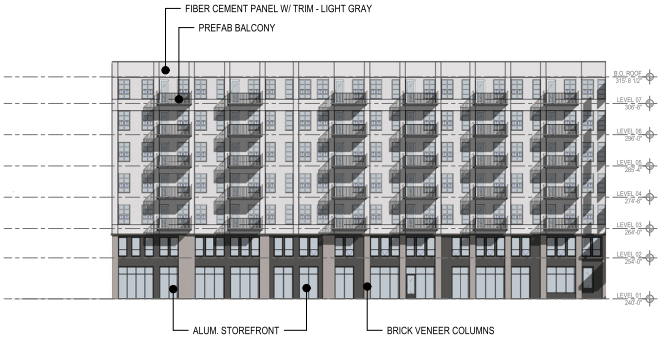


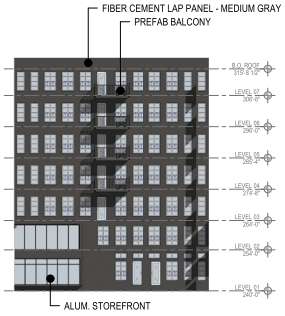
B2 ELEVATION - WEST

1" = 20'-0"



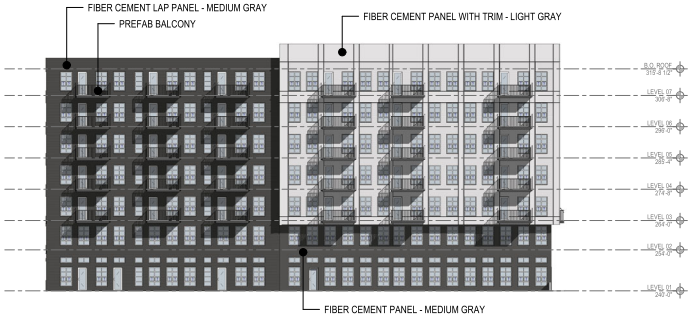
A4 ELEVATION - COURTYARD - WEST

1" = 20'-0"



A3 ELEVATION - COURTYARD - NORTH

1" = 20'-0"



A2 ELEVATION - COURTYARD - EAST

1" = 20'-0"

hickok cole

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Richmond, VA 23230
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PROJECT NAME
MARK CENTER APARTMENTS

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ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

#	DATE	DESCRIPTION
1	2024-09-06	STAGE III CONCEPT
2	2025-03-28	DSUP
3	2025-08-20	DSUP VERIFICATION SUBMISSION

STAMP

LAURENCE FRANK CAUDLE
Lic. No. 0401027027
COMMONWEALTH OF VIRGINIA
ARCHITECT

PROJECT NO.
23065

SCALE
1" = 20'-0"

DRAWN BY
Author

DRAWING TITLE
ELEVATIONS

DRAWING NO.
A-8

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SITE PLAN No. _____

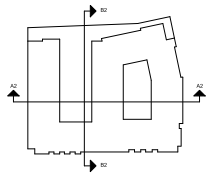
DIRECTOR DATE

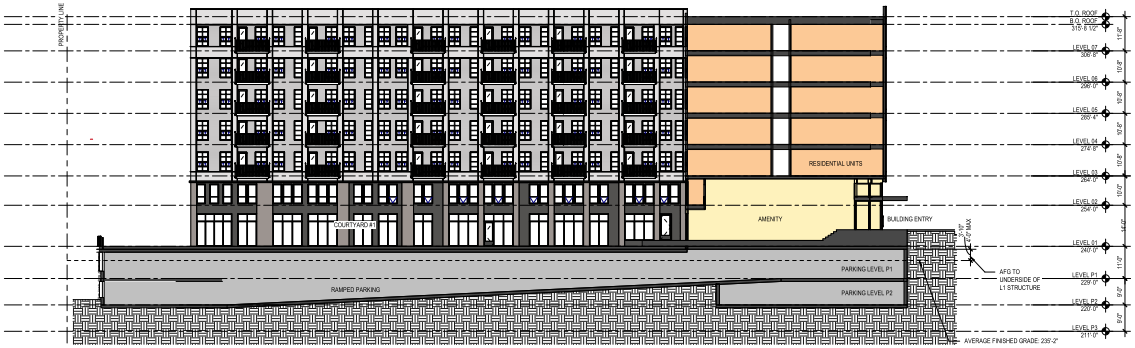
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

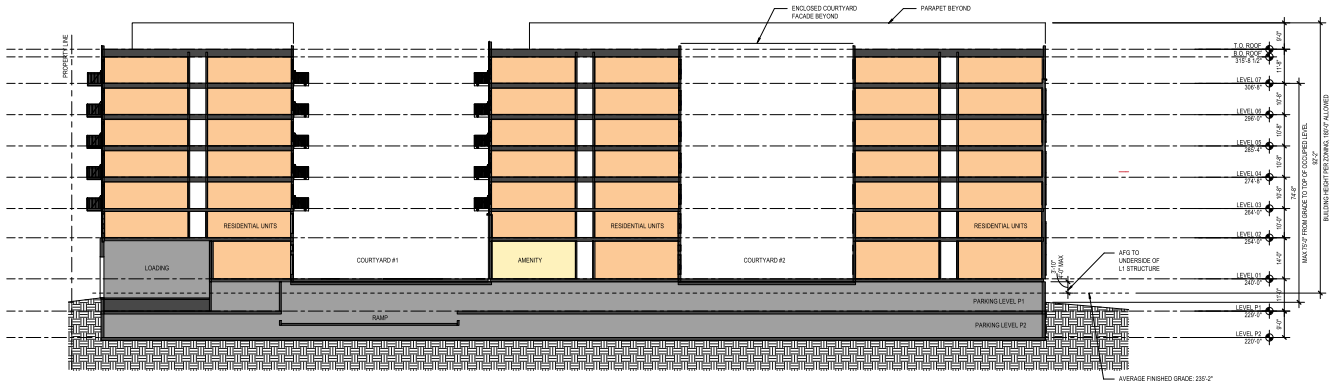
KEY PLAN





B2 LONGITUDINAL SECTION AT COURTYARD 1

1" = 20'-0"



A2 LATITUDINAL SECTION

1" = 20'-0"

hickok cole

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

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DRAWING TITLE
CONCEPT SECTIONS

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8/18/2025 5:04:18 PM Autodesk Docs://23065 - MARK CENTER DRIVE/23065 MARK CENTER DR - CORE & SHELL.rvt

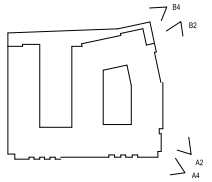
B4 | VIEW - NE CORNER

B2 | VIEW - MARK CENTER DRIVE APPROACH

A4 | VIEW - SE CORNER

A2 | VIEW - EAST ELEVATION

KEY PLAN



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DRAWING TITLE
3D VIEWS

DRAWING NO.
A-10

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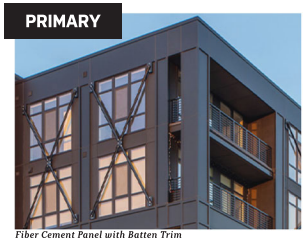
MATERIALITY | *Palette*

PRIMARY



Fiber Cement Panel with Batten Trim

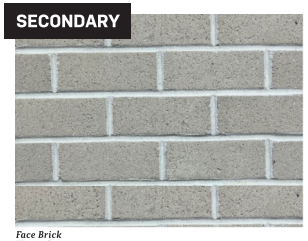
Fiber Cement Panel
Dark Gray

Fiber Cement Lap Siding
Tan (At Balcony Insets)

Face Brick
White/Neutral

Dark Windows

SECONDARY



Face Brick
Warm Gray

Fiber Cement Panel
Medium Gray

Fiber Cement Lap Siding
Medium Gray

Dark Windows

TERTIARY

Fiber Cement Panel
Light Gray

Fiber Cement Lap Siding
Light Gray

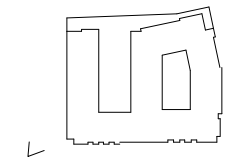
Fiber Cement Panel
Medium Gray

Fiber Cement Lap Siding
Medium Gray

White Windows

A2 | VIEW - SW CORNER

KEY PLAN



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DRAWING TITLE
3D VIEWS

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