DSUP AMENDMENT
LANDMARK MALL
MIXED USE
CITY OF ALEXANDRIA
JANUARY 2015 - DSUP AMENDMENT #1

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ZONING REQUIREMENTS

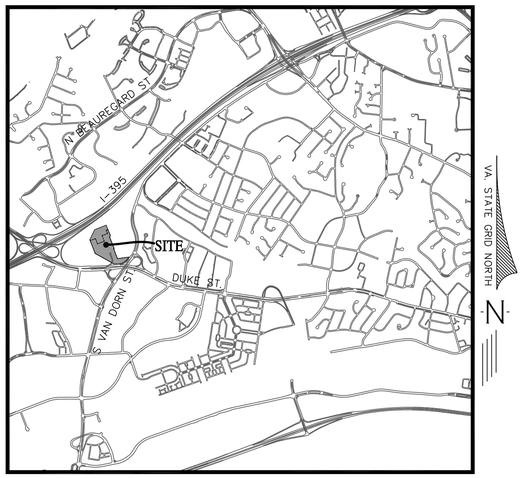
	APPROVED WITH DSUP 2013-0004	PROPOSED
ZONING	CRMU-M; CR	CRMU-M; CR
USES	CRMU-M: RETAIL, RESTAURANT, RESIDENTAIL, CINEMA CR: RETAIL	CRMU-M: RETAIL, RESTAURANT, RESIDENTAIL, CINEMA CR: RETAIL
SITE AREA	2,241,885 SF (51.4666 AC)	2,241,885 SF (51.4666 AC)
APPLICATION AREA	487,999.39 SF (11.20 AC)	487,999.39 SF (11.20 AC)
PARCEL/LOT AREAS	SEE TABS ON SHEET 01 (OWNER INFO)	SEE TABS ON SHEET 01 (OWNER INFO)
AVERAGE PARCEL AREA	428,377	428,377
IMPERVIOUS AREA	1,909,671 SF (43.84 AC)	1,909,671 SF (43.84 AC)
DISTURBED AREA	769,875 SF (17.67 AC)	769,875 SF (17.67 AC)
BUILDING SETBACK	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
LOT FRONTAGE	N/A	N/A
FAR	*RETAIL: 0.555; *RESIDENTIAL: 0.810 *TOTAL: 1.365	*RETAIL: 0.649; *RESIDENTIAL: 0.923 *TOTAL: 1.572
FAR (EACH BUILDING)	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
FLOOR AREA	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
BUILDING HEIGHTS	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
AVERAGE FINISHED GRADE	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
DWELLING UNITS	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
UNIT TYPES	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
UNITS PER ACRE	RESIDENTIAL: 7.25	RESIDENTIAL: 7.40
OPEN SPACE (GROUND LEVEL S.F.)	149,990 SF (3.44 AC)	150,189.78 SF (3.45 AC)
OPEN SPACE (GROUND LEVEL %)	30.67%	30.77%
OPEN SPACE (ROOF-TOP S.F.)	50,954 SF (1.16 AC)	49,263.64 SF (1.13 AC)
OPEN SPACE (ROOF-TOP %)	10.43%	10.09%
OPEN SPACE (TOTAL S.F.)	200,172 SF (460 AC)	199,453.42 SF (4.58 AC)
OPEN SPACE (TOTAL %)	41.02%	40.87%
PARKING (TOTAL)	4074	4212
PARKING SPACES (STANDARD)	3971	4140
PARKING SPACES (COMPACT)	103 (2.53%)	72 (1.71%)
PARKING SPACES (TOTAL HANDICAP)	54	54 (INCLUDED IN TOTAL)
PARKING SPACES (STANDARD HANDICAP)	45	45 (INCLUDED IN TOTAL)
PARKING SPACES (VAN HANDICAP)	9	9 (INCLUDED IN TOTAL)
LOADING SPACES	24	24
TRIP GENERATION (ADT)	21,172	21,172

*VALUES ARE BASED ON THE PROPOSED APPLICATION AREA

BUILDING CODE ANALYSIS

BUILDING	USE GROUP	NUMBER OF STORIES	CONSTRUCTION TYPE	FIRE PROTECTION PLAN
A	A-2, M	2	2A	NFPA-13
B	A-2, M, R-2	6	3A OVER 1-A	NFPA-13
C1	A-2, M, R-2	6	3A OVER 1-A	NFPA-13
C2	A-2, M, R-2	6	3A OVER 1-A	NFPA-13
D	A-2, M, R-2	6	3A OVER 1-A	NFPA-13
E	A-2, M	2	2A	NFPA-13
F	A-1, A-2, M	2	2A	NFPA-13

SEE SHEET 03 FOR BREAKDOWN OF FLOOR AREA PER BUILDING PER FLOOR



VICINITY MAP
1" = 2000'

APPLICANT / DEVELOPER
HOWARD HUGHES CORPORATION
13355 NOEL ROAD
22ND FLOOR
DALLAS, TEXAS 75240

ATTORNEY
McGUIRE WOODS, LLP.
1750 TYSONS BOULEVARD
SUITE 1800
MCLEAN, VA 22102
1-703-712-5441
CONTACT: JONATHAN P. RAK

CIVIL ENGINEER
URBAN LTD.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
1-703-642-2306
CONTACT: CLAYTON TOCK

ARCHITECT
COOPER CARRY
625 NORTH WASHINGTON STREET
SUITE 200
ALEXANDRIA, VA 22314
1-703-519-6152
CONTACT: STEVE JACKSON

TRANSPORTATION ENGINEER
VANASSE HANGEN BRUSTLIN, INC.
8300 BOONE BOULEVARD
SUITE 700
VIENNA, VA 22182
1-703-847-3071
CONTACT: KEVIN SITZMAN

PROJECT NARRATIVE:
THIS APPLICATION IS AN AMENDMENT TO DSUP 2013-0004. APPLICANT SEEKS TO INCREASE THE ALLOWABLE RESIDENTIAL SQUARE FOOTAGE APPROVED IN THE DSUP BY 54,569 SQUARE FEET TO A TOTAL OF 450,000 RESIDENTIAL SQUARE FEET. APPLICANT PROPOSES TO INCREASE THE MAXIMUM RETAIL FLOOR AREA TO 335,000 SQUARE FEET AND THE TOTAL MAXIMUM SQUARE FOOTAGE OF THE REDEVELOPMENT, INCLUDING RETAIL, WILL NOT EXCEED 767,000 SQUARE FEET.

OWNERS:

OWNER INFORMATION						
OWNER	TAX MAP NO.	LOT	AREA S.F.	AREA AC	MAILING ADDRESS	TELEPHONE
LANDMARK MALL LLC	047.02-03-05	500	380,320	8.7309	ATTN GENERAL GROWTH PROPERTIES, PO BOX 617905, CHICAGO, IL 606617905	1-703-354-8405
MAY DEPARTMENT STORES CO	047.02-03-06	501	496,605	11.4005	ATTN PROPERTY REAL ESTATE TAX, 7 W SEVENTH ST, CINICINNATI, OH 45202	
LANDMARK MALL LLC	047.02-03-07	502	68,669	1.5764	ATTN GENERAL GROWTH PROPERTIES, PO BOX 617905, CHICAGO, IL 606617905	1-703-354-8405
SEARS ROEBUCK AND CO	047.02-03-08	A2	791,782	18.1768	D768 TAX B2 122A 3333 BEVERLY RD HOFFMAN ESTATES IL 60179	
LANDMARK MALL LLC	047.02-03-09	B-2	504,509	11.5819	ATTN GENERAL GROWTH PROPERTIES, PO BOX 617905, CHICAGO, IL 606617905	1-703-354-8405
		SITE TOTAL =	2,241,885	51.4666		

SPECIAL USE PERMITS/MODIFICATIONS APPROVED UNDER DSUP 2013-0004

SPECIAL USE PERMITS FOR:
- LARGE FORMAT RETAILERS - RETAILERS OVER 20,000 SQ. FT.
- A DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN TO ALLOW FOR UP TO 2.0 FAR PER SECTION 5-205(C) OF THE CITY'S ZONING ORDINANCE.
- AMUSEMENT ENTERPRISE
- TRANSPORTATION MANAGMENT PLAN

ADMINISTRATIVE SPECIAL USE PERMITS FOR:
- A RESTAURANT
- OUTDOOR DINING
- OUTDOOR FOOD AND CRAFTS MARKET

MODIFICATIONS FOR:
- ZONING ORDINANCE SECTION 8-200(B)(2) LOADING AND UNLOADING AREAS REQUIRED

SPECIAL USE PERMITS/MODIFICATIONS APPROVED UNDER DSUP 2013-0004

SPECIAL USE PERMITS FOR:
- NONE

ADMINISTRATIVE SPECIAL USE PERMITS FOR:
- NONE

MODIFICATIONS FOR:
- ZONING ORDINANCE SECTION 8-200(B)(2) LOADING AND UNLOADING AREAS REQUIRED

ESI
PEER REVIEW

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

No.	DATE	DESCRIPTION
		REVISIONS

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

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703-642-2306
FAX. 703-378-7888
www.urban-ltd.com
Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON TOCK
LIC. No. 036706
PROFESSIONAL ENGINEER
02/13/15

COVER SHEET
LANDMARK MALL-MIXED USE
DSUP AMENDMENT
CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA
DATE: JAN., 2015
SCALE: AS SHOWN
C.I.= N/A

SHEET
01
OF
28

FILE No.
DSP-1877

Urban, Ltd. - J:\JOBS\LandmarkMall\Preliminary SP\DSUP Amendment 1\1877-01-COVER.dwg [COVER] February 13, 2015 - 2:21pm mdoyle

HENRY G. SHIRLEY MEMORIAL HIGHWAY (I-395)
INTERSTATE #395
VARIABLE WIDTH R/W
PUBLIC STREET

VA STATE GRID NORTH

SHEETS 14 & 21

SHEETS 11 & 18

SHEETS 12 & 19

SHEETS 10 & 17

SHEETS 13 & 20

TM #047.02-03-09
PARCEL B-2

TM #047.02-03-07
LOT 502
LANDMARK MALL LLC
DB.1720 PG.1762

TM #047.02-03-08
PARCEL A-2

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

TM #047.02-03-05
LOT 500
LANDMARK MALL LLC

TM #047.04-06-19
5901 STEVENSON AVENUE LLC
INSTR. #070000837

TM #047.04-06-20
5901 STEVENSON AVENUE LLC
INSTR. #080008918

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

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

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

TM #038.03-1
ALEXANDRIA HERITAGE LL
INSTR. #060001749

I-395 RAMP

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

NORTH VAN DORN STREET
VARIABLE WIDTH R/W
PUBLIC STREET

(TO REMAIN)

sears

macy's

PROPOSED ZONING BOUNDARY

ESI
PEER REVIEW

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

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COMMONWEALTH OF VIRGINIA
CHRISTOPHER TACK CLARKSON
Lic. No. 038708
02/15/15
PROFESSIONAL ENGINEER

OVERVIEW PLAN
LANDMARK MALL-MIXED USE
DSUP AMENDMENT
CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA
DATE: JAN., 2015
SCALE: 1"=80' C.I.= N/A

SHEET
02
OF
28

FILE No.
DSP-1877

Urban, Ltd. - J:\JOBS\LandmarkMall\Preliminary SP\DSUP Amendment 1\1877-03-OVERVIEW.dwg [OVERVIEW 80 SCALE] February 13, 2015 - 2:21pm mdoyle

Building Tabulations - Existing Retail being Removed

Building ID	Use		Total Building Floor Area (S.F.)	Number of Seats	Level 1 Floor Area	Level 2 Floor Area	Level 3 Floor Area	FAR - Site See note 1	FAR - App. Area See note 2	Building Height	Avg Building Grade
Mall	Retail		643,194 S.F.	0 Seats	321,597 S.F.	321,597 S.F.	0 S.F.	0.287	N/A	2 Stories	

Building Tabulations - Existing Retail to Remain

Building ID	Use		Total Building Floor Area (S.F.)	Number of Seats	Level 1 Floor Area	Level 2 Floor Area	Level 3 Floor Area	FAR - Site See note 1	FAR - App. Area See note 2	Building Height	Avg Building Grade
Existing Sears	Retail		203,596 S.F.	0 Seats	89,487 S.F.	114,109 S.F.	0 S.F.	0.091	N/A	2 Stories	
Existing Sears Tire and Auto	Retail		37,310 S.F.	0 Seats	37,310 S.F.	0 S.F.	0 S.F.	0.017	N/A	1 Story	
Existing Macy's	Retail		185,002 S.F.	0 Seats	81,160 S.F.	103,842 S.F.	0 S.F.	0.083	N/A	2 Stories	
Existing Bank	Bank		3,150 S.F.	0 Seats	3,150 S.F.	0 S.F.	0 S.F.	0.001	N/A	1 Story	
Existing Arlington Forest Service Center	Retail		5,402 S.F.	0 Seats	5,402 S.F.	0 S.F.	0 S.F.	0.002	N/A	1 Story	
Garage Area			35,334 S.F.	0 Seats	17,667 S.F.	17,667 S.F.	0 S.F.	0.016	N/A	2 Stories	
		Subtotal:	469,794 S.F.	0 Seats	234,176 S.F.	235,618 S.F.	0 S.F.	0.210	0.000		

Building Tabulation - Proposed Retail

Building ID	Use		Total Building Floor Area (S.F.)	Number of Seats	Level 1 Floor Area	Level 2 Floor Area	Level 3 Floor Area	FAR - Site See note 1	FAR - App. Area See note 2	Building Height	Avg Building Grade
A	Restaurant	Indoor	4,326 S.F.	265 Seats	4,326 S.F.	0 S.F.	0 S.F.	0.002	0.009	1 Story (17')	199.71
A	Retail		41,976 S.F.		19,312 S.F.	22,664 S.F.	0 S.F.	0.019	0.086	2 Stories (34')	199.71
	Outdoor Floor Area		1,648 S.F.		1,302 S.F.	346 S.F.	0 S.F.	0.001	0.003		
		Bldg A Subtotal	47,950 S.F.	265 Seats	24,940 S.F.	23,010 S.F.	0 S.F.	0.021	0.098		
B	Restaurant	Indoor	0 S.F.	0 Seats	0 S.F.	0 S.F.	0 S.F.	0.000	0.000		
B	Retail		20,030 S.F.		20,030 S.F.	0 S.F.	0 S.F.	0.009	0.041	2 Stories (25')	196.00
	Outdoor Floor Area		823 S.F.		823 S.F.	0 S.F.	0 S.F.	0.000	0.002		
		Bldg B Subtotal	20,853 S.F.	0 Seats	20,853 S.F.	0 S.F.	0 S.F.	0.009	0.043		
C1	Restaurant	Indoor	6,185 S.F.	151 Seats	6,185 S.F.	0 S.F.	0 S.F.	0.003	0.013		
C1	Retail		31,176 S.F.		31,176 S.F.	0 S.F.	0 S.F.	0.014	0.064	2 Stories (25')	196.00
	Outdoor Floor Area		1,085 S.F.		1,085 S.F.	0 S.F.	0 S.F.	0.000	0.002		
		Bldg C1 Subtotal	38,446 S.F.	151 Seats	38,446 S.F.	0 S.F.	0 S.F.	0.017	0.079		
C2	Restaurant	Indoor	15,579 S.F.	550 Seats	15,579 S.F.	0 S.F.	0 S.F.	0.007	0.032		
C2	Retail		1,229 S.F.		1,229 S.F.	0 S.F.	0 S.F.	0.001	0.003	2 Stories (25')	196.00
	Outdoor Floor Area		3,741 S.F.		3,741 S.F.	0 S.F.	0 S.F.	0.002	0.008		
		Bldg C2 Subtotal	20,549 S.F.	550 Seats	20,549 S.F.	0 S.F.	0 S.F.	0.009	0.042		
D	Restaurant	Indoor	0 S.F.	0 Seats	0 S.F.	0 S.F.	0 S.F.	0.000	0.000		
D	Retail		27,691 S.F.		27,691 S.F.	0 S.F.	0 S.F.	0.012	0.057	2 Stories (25')	196.00
	Outdoor Floor Area		728 S.F.		728 S.F.	0 S.F.	0 S.F.	0.000	0.001		
		Bldg D Subtotal	28,419 S.F.	0 Seats	28,419 S.F.	0 S.F.	0 S.F.	0.013	0.058		
E	Restaurant	Indoor	5,244 S.F.	295 Seats	5,244 S.F.	0 S.F.	0 S.F.	0.002	0.011	1 Story (19')	197.40
E	Retail		55,604 S.F.		26,090 S.F.	29,514 S.F.	0 S.F.	0.025	0.114	2 Stories (36')	197.40
	Outdoor Floor Area		1,329 S.F.		931 S.F.	398 S.F.	0 S.F.	0.001	0.003		
		Bldg E Subtotal	62,177 S.F.	295 Seats	32,265 S.F.	29,912 S.F.	0 S.F.	0.028	0.127		
F	Restaurant	Indoor	12,406 S.F.	455 Seats	12,406 S.F.	0 S.F.	0 S.F.	0.006	0.025	2 Stories (44')	196.50
F	Retail		35,578 S.F.		35,578 S.F.	0 S.F.	0 S.F.	0.016	0.073	2 Stories (37')	196.50
F	Cinema		44,642 S.F.	800 Seats	0 S.F.	44,642 S.F.	0 S.F.	0.020	0.091	2 Stories (37')	196.50
	Outdoor Floor Area		2,858 S.F.		2,232 S.F.	626 S.F.	0 S.F.	0.001	0.006		
		Bldg F Subtotal	95,484 S.F.	1,255 Seats	50,216 S.F.	45,268 S.F.	0 S.F.	0.043	0.196		
Garage			3,699 S.F.		3,699 S.F.	0 S.F.	0 S.F.	0.002	0.008		
Additional Floor Area to be distributed	varies		0 S.F.		0 S.F.	0 S.F.	0 S.F.		0.000		
	I	Subtotal:	317,577 S.F.	2,516 S.F.	219,387 S.F.	98,190 S.F.	0 S.F.	0.142	0.6508		
		Retail Total:	787,371 S.F.	2,516 Seats	453,563 S.F.	333,808 S.F.	0 S.F.	0.351			

Building Tabulation - Proposed Residential

Building ID	Use	Level	Floor area	Total No. of Units	1 Bedroom	2 Bedroom	3 Bedroom	Desnity - Site See note 1 units / acre	Density- App. Area See note 2 units/acre	Building Height	Avg Building Grade
B	Residential	1	1,315	0	0 UNITS	0 UNITS	0 UNITS				196.00
		2	16,469	16	9 UNITS	7 UNITS	0 UNITS				196.00
		3	16,468	15	8 UNITS	7 UNITS	0 UNITS				196.00
		4	16,437	16	9 UNITS	7 UNITS	0 UNITS				196.00
		5	16,437	16	9 UNITS	7 UNITS	0 UNITS				196.00
		6	17,720	16	9 UNITS	7 UNITS	0 UNITS				196.00
		Subtotal	84,846	79	44	35	0	1.53	7.05	6 Stories (85')	
C1	Residential	1	1,269	0	0 UNITS	0 UNITS	0 UNITS				196.00
		2	29,463	15	8 UNITS	7 UNITS	0 UNITS				196.00
		3	27,728	27	14 UNITS	13 UNITS	0 UNITS				196.00
		4	29,432	28	14 UNITS	14 UNITS	0 UNITS				196.00
		5	29,432	28	14 UNITS	14 UNITS	0 UNITS				196.00
		6	32,547	28	14 UNITS	14 UNITS	0 UNITS				196.00
		Subtotal	149,871	126	64	62	0	2.45	11.25	6 Stories (85')	
C2	Residential	1	2,085	0	0 UNITS	0 UNITS	0 UNITS				196.00
		2	17,057	14	9 UNITS	5 UNITS	0 UNITS				196.00
		3	20,125	14	9 UNITS	5 UNITS	0 UNITS				196.00
		4	17,057	14	9 UNITS	5 UNITS	0 UNITS				196.00
		5	17,057	14	9 UNITS	5 UNITS	0 UNITS				196.00
		6	18,685	14	9 UNITS	5 UNITS	0 UNITS				196.00
		Subtotal	92,066	70	45	25	0	1.36	6.25	6 Stories (85')	
D	Residential	1	1,433	0	0 UNITS	0 UNITS	0 UNITS				196.00
		2	22,871	22	8 UNITS	14 UNITS	0 UNITS				196.00
		3	23,052	22	8 UNITS	14 UNITS	0 UNITS				196.00
		4	23,052	22	8 UNITS	14 UNITS	0 UNITS				196.00
		5	23,052	22	8 UNITS	14 UNITS	0 UNITS				196.00
		6	25,662	22	8 UNITS	14 UNITS	0 UNITS				196.00
		Subtotal	119,122	110	40	70	0	2.14	9.82	6 Stories (85')	
		Residential SubTotal:	445,905	385	193	192	0	7.48	34.37		
		Additional Floor Area to be Distributed	4,095								
		Residential Total:	450,000								

Original Parking Tabulation for Portions of Mall to Remain (per Site Plan #85-052)

Building	Level	Floor Area	N.F.A.	Parking Spaces Required	Parking Spaces Spaces/1000 s.f.	Parking Spaces Spaces Required	Loading Spaces Required	Loading Spaces Spaces/1000 s.f.	Loading Spaces Spaces Req.	Comments
Sears	1		89,487	1/2330	5.217	467	1/20000	0.050	5	
	2		114,109	1/2330	3.636	415	1/20000	0.050	6	
Sears Tire & Auto	1		37,310							
Macy's	1		81,160	1/2330	5.217	423	1/20000	0.050	5	
	2		103,842	1/2330	3.636	378	1/20000	0.050	6	
Bank	1		3,150	1/2210	5.714	18	N/A			
Arlington Forest Service Center	1		5,402	1/2330	5.217	28	N/A			
Existing Garage Area	1		17,667			0				
	2		17,667			0				
Subtotal			469,794			1729			22	

Proposed Parking Tabulations - Retail

Building	Use	Level	Floor Area	Seats	Parking Spaces Required	Parking Spaces Spaces/1000 s.f.	Parking Spaces Spaces Required	Loading Spaces Required	Loading Spaces Spaces/1000 s.f.	Loading Spaces Spaces Req.	Comments
A	Restaurant	1	4,326	159 seats	1/4 seats		40	1/20000	0.050	1	1 seat per 15 sf net. Assume net is 55% of Gross
A	Retail	1	19,312		1/2330	5.217	101	1/20000	0.050	1	
A	Retail	2	22,664		1/2330	3.636	83	1/20000	0.050	2	
A	Outdoor Floor Area	1	1,302		1/2330	5.217	7	1/20000	0.050	1	
A	Outdoor Floor Area	2	346		1/2330	5.217	2	1/20000	0.050	1	
A	Outdoor Seating Area	1	1,168	65 seats	1/4 seats		17	1/20000	0.050	1	1 seat per 18 sf net.
A	Outdoor Canopy	1	0		1/2330	5.217	0	1/20000	0.050	0	
B	Restaurant	1	0	0 seats	1/4 seats		0	1/20000	0.050	0	1 seat per 15 sf net. Assume net is 55% of Gross
B	Retail	1	20,030		1/2330	5.217	105	1/20000	0.050	2	
B	Retail	2	0		1/2330	3.636	0	1/20000	0.050	0	
B	Outdoor Floor Area	1	823		1/2330	5.217	5	1/20000	0.050	1	
B	Outdoor Seating Area	1	0	0 seats	1/4 seats		0	1/20000	0.050	0	1 seat per 18 sf net.
B	Outdoor Canopy	1	0		1/2330	5.217	0	1/20000	0.050	0	
C1	Restaurant	1	6,185	227 seats	1/4 seats		57	1/20000	0.050	1	1 seat per 15 sf net. Assume net is 55% of Gross
C1	Retail	1	31,176		1/2330	5.217	163	1/20000	0.050	2	
C1	Retail	2	0		1/2330	3.636	0	1/20000	0.050	0	
C1	Outdoor Floor Area	1	1,085		1/2330	5.217	6	1/20000	0.050	1	
C1	Outdoor Seating Area	1	0	0 seats	1/4 seats		0	1/20000	0.050	0	1 seat per 18 sf net.
C1	Outdoor Canopy	1	0		1/2330	5.217	0	1/20000	0.050	0	
C2	Restaurant	1	15,579	571 seats	1/4 seats		143	1/20000	0.050	1	1 seat per 15 sf net. Assume net is 55% of Gross
C2	Retail	1	1,229		1/2330	5.217	7	1/20000	0.050	1	
C2	Retail	2	0		1/2330	3.636	0	1/20000	0.050	0	
C2	Outdoor Floor Area	1	3,741		1/2330	5.217	20	1/20000	0.050	1	
C2	Outdoor Seating Area	1	0	0 seats	1/4 seats		0	1/20000	0.050	0	1 seat per 18 sf net.
C2	Outdoor Canopy	1	0		1/2330	5.217	0	1/20000	0.050	0	
D	Restaurant	1	0	0 seats	1/4 seats		0	1/20000	0.050	0	1 seat per 15 sf net. Assume net is 55% of Gross
D	Retail	1	27,691		1/2330	5.217	145	1/20000	0.050	2	
D	Retail	2	0		1/2330	3.636	0	1/20000	0.050	0	
D	Outdoor Floor Area	1	728		1/2330	5.217	4	1/20000	0.050	1	
D	Outdoor Seating Area	1	0	0 seats	1/4 seats		0	1/20000	0.050	0	1 seat per 18 sf net.
D	Outdoor Canopy	1	0		1/2330	5.217	0	1/20000	0.050	0	
E	Restaurant	1	5,244	192 seats	1/4 seats		49	1/20000	0.050	1	1 seat per 15 sf net. Assume net is 55% of Gross
E	Retail	1	26,090		1/2330	5.217	137	1/20000	0.050	2	
E	Retail	2	29,514		1/2330	3.636	108	1/20000	0.050	2	
E	Outdoor Floor Area	1	931		1/2330	5.217	5	1/20000	0.050	1	
E	Outdoor Floor Area	2	398		1/2330	5.217	3	1/20000	0.050	1	
E	Outdoor Seating Area	1	1,436	80 seats	1/4 seats		20	1/20000	0.050	1	1 seat per 18 sf net.
E	Outdoor Canopy	1	0		1/2330	5.217	0	1/20000	0.050	0	
F	Restaurant	1	12,406	455 seats	1/4 seats		114	1/20000	0.050	1	1 seat per 15 sf net. Assume net is 55% of Gross
F	Retail	1	35,578		1/2330	5.217	186	1/20000	0.050	2	
F	Retail	2	0		1/2330	3.636	0	1/20000	0.050	0	
F	Cinema	2	44,642	800 seats	1/2330	3.636	163	1/20000	0.050	3	
F	Outdoor Floor Area	1	2,858		1/2330	5.217	15	1/20000	0.050	1	
F	Outdoor Seating Area	1	2,227	124 seats	1/4 seats		31	1/20000	0.050	1	1 seat per 18 sf net.
F	Outdoor Canopy	1	0		1/2330	5.217	0	1/20000	0.050	0	
	Garage		3,031								Area not included for parking
	Additional Floor Area to be distributed		0		1/2330	5.217	0	1/20000	0.050	0	
	Flex Area (Not Included in Retail Area)		18,000		1/2330	5.217	94	1/20000	0.050	1	
	Outdoor Kiosks		0		1/2330	5.217	0	1/20000	0.050	0	
Retail Subtotal:			316,909	2,672			1830			37	

*Garage area not required for parking

Proposed Parking Tabulations - Residential

Building	Use	Level	Floor Area	Seats	1 Bedroom	2 Bedroom	3 Bedroom	Parking Spaces Required	Parking Spaces Spaces/1000 s.f.	Parking Spaces Spaces Required	Loading Spaces Required	Loading Spaces Spaces/1000 s.f.	Loading Spaces Spaces Req.	Comments
B	Residential	1	1,315		0 units	0 units	0 units	1.3/1, 1.75/2, 2.2/3						
		2	16,469		9 units	7 units	0 units	1.3/1, 1.75/2, 2.2/3						
		3	16,468		8 units	7 units	0 units	1.3/1, 1.75/2, 2.2/3						
		4	16,437		9 units	7 units	0 units	1.3/1, 1.75/2, 2.2/3						
		5	16,437		9 units	7 units	0 units	1.3/1, 1.75/2, 2.2/3						
		6	17,720		9 units	7 units	0 units	1.3/1, 1.75/2, 2.2/3						
C1	Residential	1	1,269		0 units	0 units	0 units	1.3/1, 1.75/2, 2.2/3						
		2	29,463		8 units	7 units	0 units	1.3/1, 1.75/2, 2.2/3						
		3	27,728		14 units	13 units	0 units	1.3/1, 1.75/2, 2.2/3						
		4	29,432		14 units	14 units	0 units	1.3/1, 1.75/2, 2.2/3						
		5	29,432		14 units	14 units	0 units	1.3/1, 1.75/2, 2.2/3						
		6	32,547		14 units	14 units	0 units	1.3/1, 1.75/2, 2.2/3						
C2	Residential	1	2,085		0 units	0 units	0 units	1.3/1, 1.75/2, 2.2/3						
		2	17,057		9 units	5 units	0 units	1.3/1, 1.75/2, 2.2/3						
		3	20,125		9 units	5 units	0 units	1.3/1, 1.75/2, 2.2/3						Includes residential bridges
		4	17,057		9 units	5 units	0 units	1.3/1, 1.75/2, 2.2/3						
		5	17,057		9 units	5 units	0 units	1.3/1, 1.75/2, 2.2/3						
		6	18,685		9 units	5 units	0 units	1.3/1, 1.75/2, 2.2/3						
D	Residential	1	1,433		0 units	0 units	0 units	1.3/1, 1.75/2, 2.2/3						
		2	22,871		8 units	14 units	0 units	1.3/1, 1.75/2, 2.2/3						
		3	23,052		8 units	14 units	0 units	1.3/1, 1.75/2, 2.2/3						
		4	23,052		8 units	14 units	0 units	1.3/1, 1.75/2, 2.2/3						
		5	23,052		8 units	14 units	0 units	1.3/1, 1.75/2, 2.2/3						
		6	25,662		8 units	14 units	0 units	1.3/1, 1.75/2, 2.2/3						
	Additional Floor Area to be distributed		4,095					1.2/230	5.217	22	1/20000	0.050	23	
Residential Subtotal:			445,905		193	192	0			587				
	Mixed Use Total:		1,236,703							4146			82	

Parking Provided - Mixed Use

	Level	Existing Parking Count	Elimination of Parking Spaces	Additional Parking Spaces Standard	Additional Parking Spaces Compact	Total Provided
Suface Parking	1	1743	230	73	8	1594
Structured Parking	1	910	166	0	0	744
	2	980	82	0	0	898
	3	1021	119	9	64	975
TOTALS:		4654	597	82	72	4211

Loading Provided-Mixed Use

	Level	Existing Loading Spaces	Elimination of Loading Spaces	Additional Loading Spaces	Total Provided
Loading Spaces	1	18	0	6	24
				Total Loading Provided:	24

ESI
PEER REVIEW

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

REVISIONS

No.	DATE	DESCRIPTION

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

Urban, Ltd.
4200 DIKE TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703-642-2306
FAX. 703-378-7888
www.urban-ltd.com
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Planners+ Engineers+ Landscape Architects+ Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON T. PARK
No. 036706
Lic. 12/31/15
PROFESSIONAL ENGINEER

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

DATE: JAN., 2015
C.I.= N/A
SCALE: N/A

SHEET 03 OF 28

FILE No. DSP-1877

Urban, Ltd. - J:\JOBS\LandmarkMall\Preliminary SP\DSUP Amendment 1\1877-02-GNOTES.dwg [GNOTES PROPOSED] February 13, 2015 - 2:21pm mdoyle

N BEAUREGARD ST

I-395

PROPOSED PROJECT SITE

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S VANDORN ST.

DUKE ST.

VA. STATE GRID NORTH

N

LEGEND

PROPOSED PROJECT SITE

EXISTING BUS STOPS

ESI PEER REVIEW

APPROVED

SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TAYLOR
Lic. No. 036706
PROFESSIONAL ENGINEER
02/15/15

CONTEXT PLAN

LANDMARK MALL-MIXED USE DSUP AMENDMENT

CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA

DATE: JAN., 2015

SCALE: 1"=250' C.I.= N/A

SHEET 04 OF 28

FILE No. DSP-1877

Urban, Ltd. - J:\JOBS\LandmarkMall\Preliminary SP\DSUP Amendment 1\1877-04-CONTEXT PLAN.dwg, [CONTEXT PLAN] February 13, 2015 - 2:22pm mdoyle

MATCHLINE
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MATCHLINE
SHEET 07

MATCHLINE
SHEET 08

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macy's

LANDMARK MALL

INTERIOR LIMITS OF SEARS AT LOWER LEVEL

BENCHMARK 1
ELEV: 212.45

CITY OF ALEXANDRIA
EX. 10" RCP SANITARY SEWER

EX. CITY OF ALEX. SAN. SEWER ESMT DB.1234 PG.1371

EX. 8" RCP SANITARY SEWER

EX. STAIRS

LANDMARK MALL ENTRANCE

EX. VEPCO EASEMENT DB.1315 PG.109

EX. EMERGENCY VEHICLE ACCESS EASEMENT DB.1234 PG.1371

EX. 15 RCP

EX. 12" RCP

EX. 18 RCP

EX. 42" CMP

EX. 32" CMP

EX. CMP

EX. VEPCO EASEMENT DB.1350 PG.88

EX. WASHINGTON GAS LIGHT COMAPNY EASEMENT DB.1249 PG.1964

EX. INGRESS/EGRESS & OVERHEAD RAMP EASEMENT DB.624 PG.462

EX. VAWC ESMT

EX. LIGHT (TYP.)

EX. 18" CMP

EX. 12" CMP

EX. 15 RCP

EX. 12" RCP

EX. 15 RCP

EX. 12" RCP

EX. 15 RCP

EX. 12" RC

NRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE #395
VARIABLE WIDTH R/W
PUBLIC STREET

N56°26'03"E 294.13'

N53°09'18"E 338.60'

EX. VEPCO EASEMENT A=96.43'
DB.1350 PG.855

EX. VEPCO EASEMENT
DB.1352 PG.479

EX. EMERGENCY VEHICLE ACCESS EASEMENT
DB.1234 PG.1365

EX. VEPCO EASEMENT
DB.1350 PG.806

EX. EMERGENCY VEHICLE ACCESS EASEMENT
DB.1234 PG.371

N. 6,983,800
E. 11,872,500

N. 6,983,650
E. 11,872,800

N. 6,983,650
E. 11,877,200

N. 6,983,700
E. 11,877,650

N. 6,983,350
E. 11,872,300

TM #047.02-03-09
PARCEL B-2

TM #047.02-03-08
PARCEL A-2

MATCHLINE
SHEET 09

MATCHLINE
SHEET 05

EX. VAWC ESMT

LANDMARK MALL ENTRANCE (CLOSED)

EX. CITY OF ALEX. SAN. SEWER EASMT DB.234 PG.371

EX. 10" RCP SANITARY SEWER
CITY OF ALEXANDRIA

EX. 10" RCP SANITARY SEWER

CITY OF ALEXANDRIA
EX. 10" RCP SANITARY SEWER

EX. 8" RCP SANITARY SEWER

EX. 8" DIP

EX. 18" CMP

EX. 6" CIP

EX. 10" DIP

EX. 36" RCP

EX. 12" RCP

EX. 24" RCP

EX. 30" RCP

EX. 48" RCP

EX. 60" RCP

EX. 72" RCP

EX. 80" RCP SANITARY SEWER

EX. 10" RCP SANITARY SEWER

EX. 8" SANITARY SEWER

EX. 24" SANITARY SEWER

EX. 10" RCP SANITARY SEWER

EX. 12" RCP

EX. 15" RCP

EX. 18" RCP

EX. 24" RCP

EX. 30" RCP

EX. 36

MATCHLINE
SHEET 05

sears

TM #047.02-03-08
PARCEL A-2

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

SOUTH WALKER STREET

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

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

TM #047.04-06-20
N AVENUE LLC
80008918

A=283.79'
R=350.00'
N80°55'52"W 180.07'
A=317.24'
R=1400.00'

EX. CITY OF ALEX. SAN. SEWER ESMT DB.1234 PG.1371
EX. 10" PVC SANITARY SEWER
EX. VAWC ESMT
EX. EMERGENCY VEHICLE ACCESS EASEMENT DB.1234 PG.1371
EX. 10" RCP SANITARY SEWER
EX. VEPCO EASEMENT DB.1350 PG.806
EX. 12" DIP
EX. 15" RCP
EX. 16" RCP
EX. 30" RCP
EX. 36" RCP
EX. 42" RCP
EX. 15" CMP
EX. CMP
EX. CSW
EX. LIGHT (TYP.)
SEALED OFF ENTRANCE
INTERIOR LIMITS OF SEARS AT LOWER LEVEL
LEVEL 2 213.47
BENCHMARK 1
ELEV: 212.45
EX. STAIRS
CITY OF ALEXANDRIA
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VA STATE GRID NORTH
N
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N 6,982,450
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N 6,982,300

KEY MAP

ESI
PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-0003
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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COMMONWEALTH OF VIRGINIA
CLAYTON C. HOLTZ
No. 026708
LIC.
PROFESSIONAL ENGINEER
02/15/15

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

DATE: JAN., 2015
SCALE: 1"=30' C.I.= 2'

SHEET
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OF
28

FILE No.
DSP-1877

Urban, Ltd. - J:\JOBS\Landmark Mall\Preliminary SP\DSUP Amendment 1\1877-03-EX COND.dwg [EXCOND 3] February 13, 2015 - 2:22pm mdoyle

MATCHLINE
SHEET 05

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

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

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

NORTH VAN DORN STREET
MICHAEL E. SMITH R/W
PUBLIC STREET

EX. CITY OF ALEX. SAN. SEWER ESMT DB.1234 PG.1371
EX. 10" RCP SANITARY SEWER - CITY OF ALEXANDRIA
EX. 12" RCP SANITARY SEWER - CITY OF ALEXANDRIA
EX. 15" RCP SANITARY SEWER - CITY OF ALEXANDRIA
EX. VAWC ESMT
EX. WASHINGTON GAS LIGHT COMAPNY EASEMENT DB.1249 PG.1964
EX. EMERGENCY VEHICLE ACCESS EASEMENT DB.1234 PG.1371
EX. VEPCO EASEMENT DB.1315 PG.109
EX. LIGHT (TYP.)
EX. CSW
EX. ROW
EX. 15 RCP
EX. 12" RCP C&G
EX. 48" RCP
EX. 27" CMP
EX. 24" CMP
EX. 18" RCP
EX. 12 RCP
EX. 10" RCP
EX. 21" RCP
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EX. 4" RCP
EX. 3" RCP
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EX. 1" RCP
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LEVEL 1
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213.44

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N 6,982,950
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N 6,982,750
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KEY MAP

ESI
PEER REVIEW

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

No.	DATE	DESCRIPTION
		REVISIONS

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

Urban, Ltd.
4200 TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703-642-2306
FAX. 703-378-7888
www.urban-ltd.com
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. CLARK
REG. NO. 038790
PROFESSIONAL ENGINEER
02/15/15

EXISTING CONDITIONS
LANDMARK MALL-MIXED USE
DSUP AMENDMENT
CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA
DATE: JAN., 2015
SCALE: 1"=30'
C.I.= 2'

SHEET
08
OF
28

FILE No.
DSP-1877

Urban, Ltd. – z:\JOBS\LandmarkMall\Preliminary SP\DSUP Amendment - 1\1877-03-EX COND.dwg [EXCOND 4] February 13, 2015 - 2:22pm mdoyle

HENRY G. SHIRLEY
INTERSTATE 395
VARIABLE WIDTH R/W
PUBLIC STREET

VA STATE GRID NORTH

N 6,984,100
E 11,872,800

MATCHLINE
SHEET 06

TM #047.02-03-09
PARCEL B-2

TM #047.02-03-07
LOT 502
LANDMARK MALL LLC
DB.1720 PG.1762

CITY OF ALEXANDRIA
EX. 10" RCP SANITARY SEWER

EX. 10" RCP/SANITARY SEWER

EX. CITY OF ALEX. SAN. SEWER ESMT DB.1234 PG.1371

EX. VEPCO EASEMENT DB.1352 PG.479

APPROXIMATE LOCATION OF EX. VEPCO EASEMENT DB.645 PG.66

EX. EMERGENCY VEHICLE ACCESS EASEMENT DB.1234 PG.1371

EX. VEPCO EASEMENT DB.1315 PG.113

EX. TRANSIT LAYOVER

RAMP UP TO LEVEL 2

EX. VAWC ESMT

SUNTRUST BANK

ARLINGTON FOREST SERVICE CENTER

POOL

CONC

PARKING

EX. 30" RCP

EX. 15" RCP

EX. 12" DIP

EX. 8" DIP

EX. 6" DIP

EX. 47" RCP

EX. 36" RCP

EX. 71" RCP

EX. 17" RCP

EX. 24" RCP

EX. 18" RCP

EX. 10" RCP

EX. 8" RCP

EX. 6" RCP

EX. 4" RCP

EX. 1" RCP

EX. 12" RCP

EX. 10" DIP

EX. 8" DIP

EX. 6" DIP

EX. 4" DIP

EX. 1" DIP

EX. 12" WATER

EX. 8" WATER

EX. 6" WATER

EX. 4" WATER

EX. 1" WATER

EX. 8" GAS

EX. 6" GAS

EX. 4" GAS

EX. 1" GAS

EX. 6" FIRE

EX. 4" FIRE

EX. 1" FIRE

EX. 6" STEAM

EX. 4" STEAM

EX. 1" STEAM

EX. 6" CHW

EX. 4" CHW

EX. 1" CHW

EX. 6" HW

EX. 4" HW

EX. 1" HW

EX. 6" CW

EX. 4" CW

EX. 1" CW

EX. 6" CONDENSATE

EX. 4" CONDENSATE

EX. 1" CONDENSATE

EX. 6" SAN

EX. 4" SAN

EX. 1" SAN

EX. 6" STORM

EX. 4" STORM

EX. 1" STORM

EX. 6" ELEC

EX. 4" ELEC

EX. 1" ELEC

EX. 6" TEL

EX. 4" TEL

EX. 1" TEL

EX. 6" CATV

EX. 4" CATV

EX. 1" CATV

MATCHLINE SHEET 11

MATCHLINE SHEET 12

MATCHLINE SHEET 13

sears (TO REMAIN)

macy's (TO REMAIN)

BUILDING A

BUILDING F

BUILDING E

PROPOSED ZONING BOUNDARY

PEDESTRIAN DROP OFF AREAS

PROP. RESTAURANT OUTDOOR SEATING AREA

PROP. RETAINING WALL (DETAIL SHEET L4.02)

PROP. BIKE RACKS (SEE LANDSCAPE PLANS FOR DETAILS)

PROP. TRASH/ RECYCLING AREA

PROP. GREASE TRAP (DETAIL SHEET 071)

PROP. EMERGENCY VEHICLE ACCESS ESMT

PROP. 10' SAN. ESMT.

PROP. 6" DOM W/ 2" INT METER

PROP. 6" FIRE

PROP. 3" GAS LINE TO BLDG.

PROP. 6" MAIN (8" SLEEVE) GAS LINE "A"

PROP. 6" MAIN (8" SLEEVE) GAS LINE "B"

PROP. FOUNTAIN VAULT

PROP. 1" METER

PROP. 1" DOM

PROP. WIDENING OF EX. S/W

PROP. 10' CROSSWALK

PROP. 10' S/W

PROP. 10' S/W (TO BE RELOCATED)

PROP. RELOCATED BUS SHELTER

PROP. STORMFILTER (SF2) (SEE SHEET 089)

PROP. DOG PARK (SEE LANDSCAPE SHEETS FOR DETAILS)

PROP. S/W

PROP. 12" W/L "D"

PROP. 6" W/L "A"

PROP. 6" W/L "K"

PROP. 6" W/L "L"

PROP. 6" W/L "M"

PROP. 6" W/L "R"

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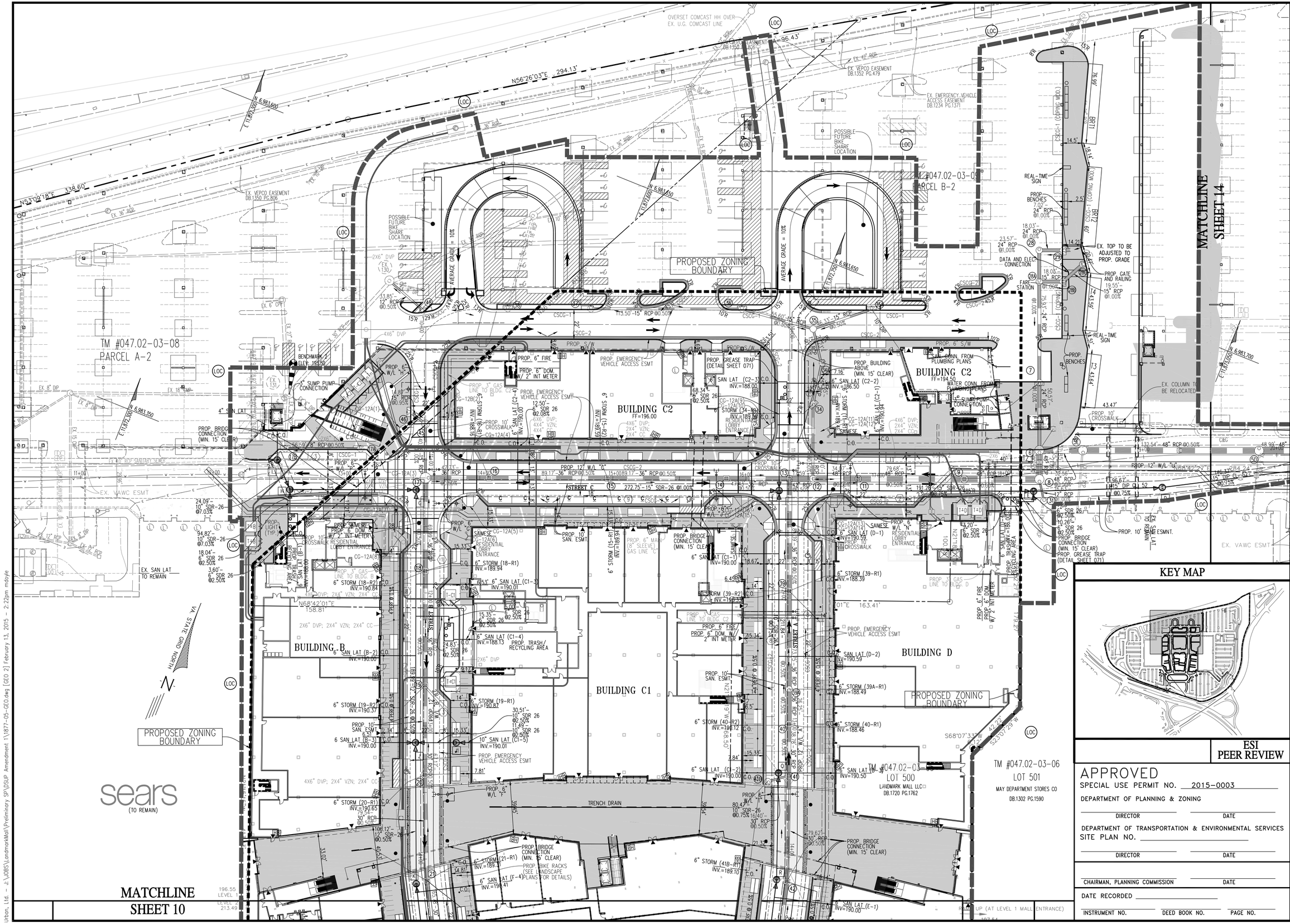
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No.	DESCRIPTION	DATE
	REVISIONS	

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

Urban, Ltd.
4200 D CONCORDIA CT.
CHANTILLY, VA. 20151
TEL. 703-642-2306
FAX. 703-378-7888
www.urban-ltd.com

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Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. FOCK
LIC. NO. 038790
02/15/15
PROFESSIONAL ENGINEER

KEY MAP

ESI
PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

CONCEPTUAL PLAN - GEOMETRY

LANDMARK MALL-MIXED USE DSUP AMENDMENT

CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA

DATE: JAN., 2015
SCALE: 1"=30' C.I.= 2'

SHEET 11 OF 28

FILE No. DSP-1877

Urban, Ltd. - J:\JOBS\LandmarkMall\Preliminary SP\DSUP Amendment 1\1877-05-GEO.dwg [GEO 2] February 13, 2015 - 2:22pm mdoyle

MATCHLINE SHEET 10

TM #047.02-03-08
PARCEL A-2

sears
(TO REMAIN)

BUILDING A

PROPOSED ZONING BOUNDARY

TM #047.02-03-08
PARCEL A-2

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

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

TM #047.04-06-20
N AVENUE LLC
30008918

KEY MAP

ESI
PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-0003
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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FAX. 703-378-7888
www.urban-ltd.com
Planners-Engineers-Landscape Architects-Land Surveyors

CLAYTON C. URBON
LIC. No. 036708
02/15/15

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

DATE: JAN., 2015
SCALE: 1"=30' C.I.= 2'

SHEET
12
OF
28

FILE No.
DSP-1877

Urban, Ltd. - J:\JOBS\Landmark Mall\Preliminary SP\DSUP Amendment 1\1877-05-GEO.dwg (GEO. 3) February 13, 2015 - 2:22pm mdoyle

MATCHLINE
SHEET 10

LEVEL 1 MALL ENTRANCE)

macy's
(TO REMAIN)

EX. SAN LAT TO REMAIN

EX. CITY OF ALEX. SAN. SEWER SMT DB.1234 PG.1371

EX. 10" SAN. SANITARY SEWER CITY OF ALEXANDRIA

EX. VAWC ESMT

EX. 10" WTR

EX. 8" WTR

EX. 12" WTR

EX. 6" WTR

EX. 16" WTR

EX. 24" STM

EX. 12" RCP

EX. 15" RCP

EX. 18" RCP

EX. 30" RCP

EX. 48" RCP

EX. CMP

EX. CMG

EX. C&G

EX. MH

EX. INLET

EX. 4000

EX. 400

EX. 401

VA. STATE GRID NORTH

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

LEVEL 1
197.45

LEVEL 2
213.44

FIRE DOM. METER

EX. SAN LAT TO REMAIN

EX. TOP TO BE ADJUSTED TO PROP. GRADE

EX. CITY ESMT

4X6" DVP; 2X4" VZN

PROP. S/W

PROP. W/L

CSCG-1

CSCG-2

CSCG-4

OVERSET VERIZON M.H. OVER EX. U.G. VERIZON LINE

EX. EMERGENCY VEHICLE ACCESS EASEMENT DB.1234 PG.1371

EX. WASHINGTON GAS LIGHT COMAPNY EASEMENT DB.1249 PG.1964

EX. VEPCO EASEMENT DB.1315 PG.109

2X8" DVP ENCASED

PROP. 10' S/W

PROP. 4' S/W

PROP. DEPRESSED S/W

PROP. HANDRAIL SEE SHEET L4.02 FOR DETAIL

PROP. 10' CROSSWALK

CONTRACTOR TO REMOVE EX. MEDIAN FOR PROP. CROSSWALK

CG-12B(31)
CG-12B(32)
CG-12B(33)
CG-12B(34)
CG-12B(35)
CG-12B(36)
CG-12B(37)
CG-12B(38)
CG-12A(31)

CSCM-1

SIGN

RAMP

LOC

CMF

IPF

S22°31'14"E 4.34'
R=714.22'
A=699.67'

120.04'
59.88'
60.37'
12.93'
11.44'
14.19'
12.34'
27.47'
24.95'
22.08'
26.08'
25.00'

R=6,983.350'

R=11,871.500'

R=11,867.800'

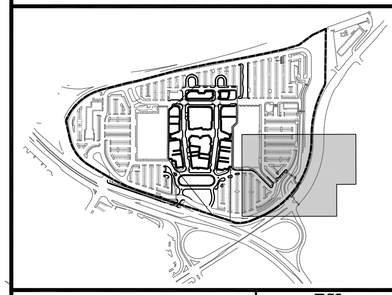
S51°57'06"E 329.63'

62.71'
S37°04'34"W 90.16'
27.45'

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

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

KEY MAP



ESI
PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED _____

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

No.	DATE	DESCRIPTION
		REVISIONS

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

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COMMONWEALTH OF VIRGINIA
CLAYTON L. TUCK
LIC. NO. 036706
PROFESSIONAL ENGINEER
02/15/15

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

DATE: JAN., 2015
SCALE: 1"=50' C.I.= 2'

SHEET
13
OF
28

FILE No.
DSP-1877

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MATCHLINE SHEET 11

TM #047.02-03-09
PARCEL B-2

TM #047.02-03-07
LOT 502
LANDMARK MALL LLC
DB.1720 PG.1762

SUNTRUST BANK

ARLINGTON FOREST SERVICE CENTER

APPROXIMATE LOCATION OF EX. VEPCO EASEMENT DB.645 PG.86

EX. VEPCO EASEMENT DB.1352 PG.479

EX. EMERGENCY VEHICLE ACCESS EASEMENT DB.1234 PG.1371

EX. VEPCO EASEMENT DB.1315 PG.113

EX. POWER TO BE RELOCATED

PROP. 10' SAN. ESMT.

EX. VAWC ESMT

EX. SAN LAT TO REMAIN

EX. SAN LAT 10 REMAIN

EX. 10" RCP SANITARY SEWER CITY OF ALEXANDRIA

EX. CITY OF ALEX. SAN. SEWER ESMT DB.1234 PG.1371

EX. COLUMN TO BE RELOCATED

PROP. 10' CROSSWALK

PROP. 12" W/L "L"

PROP. 10' W/L ESMT.

PROP. BRIDGE CONNECTION (MIN. 15' CLEAR)

PROP. GREASE TRAP (DETAIL SHEET 071)

PROP. TRASH/RECYCLING AREA

PROP. BENCHES

REAL-TIME SIGN

PROP. GATE AND RAILING

FARE STATION

DATA AND ELEC. CONNECTION

EX. TOP TO BE ADJUSTED TO PROP. GRADE

SWM VAULT (61'x7'x14')
APPROX INV=169.25

PROP. STORMFILTER (ST)
(18'x5'x7')
APPROX INV=173.00

RAMP UP TO LEVEL 2

EX. 15 RCP

EX. 30" RCP

EX. 15 PVC

EX. 10" RCP

EX. 12" DIP

EX. 36" RCP

EX. 42" RCP

EX. 48" RCP

EX. 54" RCP

EX. 36" CMP

EX. 15" CMP

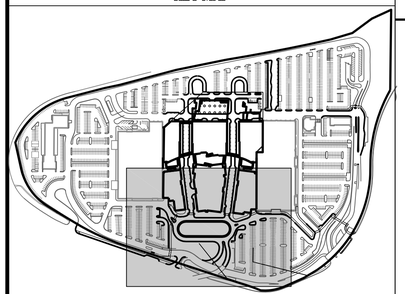
EX. 12" CMP

EX. 24" CMP

EX. 18" RCP

EX. 30" RC

KEY MAP



MATCHLINE
SHEET 16

BUILDING A

BUILDING F

BUILDING E

STREET B

STREET A

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

BENCHMARK 1
ELEV: 212.45

LEVEL 2
213.47

196.55
LEVEL 1
LEVEL 2
213.49

197.54
LEVEL 1
213.43
LEVEL 2

LEVEL 2
213.44

(TO REMAIN)

EX. SAN LAT TO REMAIN

PROP. 10" SAN. ESMT.

PROP. 15' W/L ESMT.

PROP. TRASH/ RECYCLING AREA

UTILITY ROOMS BELOW

BUILDING OVERHEAD

CANOPY OVERHEAD

PROP. 3" GAS LINE TO BLDG.

PROP. 6" MAIN (8" SLEEVE) GAS LINE "B"

FF=196.00

SAIMESE

4X6" DVP; 2X4" VZN; 2X4" CC

2X6" DVP ENCASED; 2X4" VZN; 2X4" CC

2X6" DVP ENCASED

2X8" DVP; 2X4" VZN

4X4" VZN

2X4" VZN

OVERSIZE 7 VERIZON M.H. OVER EX. U.G. VERIZON LINE

PROP. LIGHT (TYP.)

STOP

CONC

C&G

N 6,982,650
E 1,873,550

N 6,982,600
E 1,873,600

N 6,982,450
E 1,873,600

N 6,982,950
E 1,873,300

S86°05'08"W 694.45'

S68°07'31"E 546.43'

S21°52'29"W 63.40'

A=141.68'

VA STATE GRID NORTH

ESI
PEER REVIEW

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

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CHANTILLY, VA. 20151
TEL. 703-642-2306
FAX. 703-378-7888
www.urban-ltd.com
Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON E. TAYLOR
LIC. NO. 038780
PROFESSIONAL ENGINEER
02/15/15

DIMENSION PLAN

LANDMARK MALL-MIXED USE
DSUP AMENDMENT

CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA

DATE: JAN., 2015
C.I.= N/A
SCALE: 1"=30'

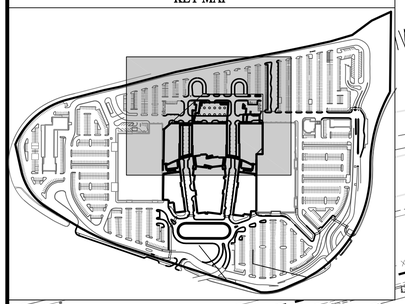
SHEET
15
OF
28

FILE No.
DSP-1877

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KEY MAP



OVERSET COMCAST HH OVER EX. U.G. COMCAST LINE

N56°26'03"E 294.13'

A=96.43'

N53°09'18"E 338.60'

N 6,983,600
E 11,872,250

N 6,983,650
E 11,872,750

N 6,983,350
E 11,871,800

BENCHMARK 2
ELEV. 195.50

RAMP UP TO LEVEL 3

PROP. BRIDGE CONNECTION (MIN. 15' CLEAR)

EX. SAN LAT TO REMAIN

LEVEL 2
213.47

2X6" DVP

4X6" DVP

PROP. 3" GAS LINE TO BLDG. C2

BUILDING C2
FF=196.00

6X6" DVP; 4X4" VZN; 4X4" CC

4X6" DVP; 2X4" VZN; 2X4" CC

RESIDENTIAL LOBBY ENTRANCE

SAIMESE

PROP. BUILDING ABOVE (MIN. 15' CLEAR)

BUILDING C2
FF=194.50

4X6" DVP; 2X4" VZN; 2X4" CC

C&G

PROP. BENCHES

REAL-TIME SIGN

PROP. GATE AND RAILING

DATA AND ELEC. CONNECTION

FARE STATION

BRT1

BRT2

STREET C
18'

PROP. LIGHT (TYP.)

PROP. BICYCLE PARKING AREA

PROP. 3" GAS LINE TO BLDG. B

BUILDING B

STREET B

PROP. TRASH/ RECYCLING AREA

PROP. 10' SAN. ESMT.

PROP. 6" MAIN (8" SLEEVE) GAS LINE "C"

PROP. BRIDGE CONNECTION (MIN. 15' CLEAR)

PROP. GAS LINE TO BLDG. C2

BUILDING C1

PROP. 3" GAS LINE TO BLDG. D

BUILDING D

PROP. 10' WATER MAIN ESMT.

N68°42'01"E 158.81'

N68°42'01"E 201.96'

N68°42'01"E 163.41'

N21°15'15"W 168.50'

S68°07'33"W 42.22'

S25°07'29"W

VA STATE GRID NORTH

sears
(TO REMAIN)

MATCHLINE
SHEET 15

LEVEL 1
196.55

LEVEL 2
213.49

RAMP UP (AT LEVEL 1 M

ESI
PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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TEL. 703-642-2306
FAX. 703-378-7888
www.urban-ltd.com

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COMMONWEALTH OF VIRGINIA
Timothy Clayton Gwaltney
LIC. NO. 039706
02/13/15
PROFESSIONAL ENGINEER

DIMENSION PLAN

LANDMARK MALL-MIXED USE
DSUP AMENDMENT

CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA

DATE: JAN. 2015

SCALE: 1"=30'

C.I.= N/A

SHEET
16
OF
28

FILE No.
DSP-1877

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MATCHLINE SHEET 18

MATCHLINE SHEET 19

MATCHLINE SHEET 20

sears

macy's

BUILDING A

BUILDING E

BUILDING F

PROPOSED ZONING BOUNDARY

PROPOSED ZONING BOUNDARY

PROPOSED ZONING BOUNDARY

PROPOSED ZONING BOUNDARY

STREET A

STREET B

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

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

TM #047.02-03-05
LOT 500
LANDMARK MALL LLC
DB.1720 PG.1762

BENCHMARK 1
ELEV: 212.45

S86°05'08"W 694.45'

N 6,982,650
E 11,807,550

N 6,982,600
E 11,807,800

N 6,982,450
E 11,807,600

N 6,982,950
E 11,807,400

S68°07'33"E 346.37'

S86°05'08"W 63.40'

R=141.68'

EX. SAN LAT TO REMAIN

PROP. 6" DOM W/ 2" INT METER

PROP. 6" FIRE

PROP. TRASH/ RECYCLING AREA

PROP. GREASE TRAP (DETAIL SHEET 071)

PROP. RESTAURANT OUTDOOR SEATING AREA

PROP. BIKE RACKS (SEE LANDSCAPE PLANS FOR DETAILS)

PROP. RETAINING WALL (DETAIL SHEET L4.02)

PROP. 10' CROSSWALK

PROP. 10' S/W

PROP. WIDENING OF EX. S/W

PROP. LIGHT (TYP.)

PROP. 12" W/L "D"

PROP. 6" W/L "R"

PROP. 6" W/L "K"

PROP. 6" W/L "M"

PROP. 6" W/L "L"

PROP. 6" W/L "E"

PROP. 12" W/L "O"

PROP. 10" SDR-26

PROP. 6" SDR 26

PROP. 3" GAS LINE TO BLDG.

PROP. 6" MAIN (8" SLEEVE) GAS LINE "A"

PROP. 6" MAIN (8" SLEEVE) GAS LINE "B"

PROP. 6" FIRE

PROP. 6" DOM W/ 2" INT METER

PROP. 1" DOM

PROP. 1" METER

PROP. FOUNTAIN VAULT

PROP. RELOCATED BUS SHELTER

PROP. STORMFILTER (SF2) (SEE SHEET 089)

PROP. DOG PARK (SEE LANDSCAPE SHEETS FOR DETAILS)

CONTRACTOR TO TIE TO EX. CURB

RAMP UP (AT LEVEL 1 MALL ENTRANCE)

RAMP DOWN INSIDE

CANOPY OVERHEAD

BUILDING OVERHEAD

UTILITY ROOMS BELOW

FLUSH CURB

K100 TRENCH DRAIN

FLOWLINE

CITY OF ALEXANDRIA

VA STATE GRID NORTH

LEVEL 1 197.45

LEVEL 2 213.44

196.55 LEVEL 1

LEVEL 2 213.49

197.54 LEVEL 1

213.43 LEVEL 2

FF=196.00

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

ESI
PEER REVIEW

KEY MAP

APPROVED

SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

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	02-13-15	

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TEL. 703-642-2306
FAX. 703-378-7888
www.urban-ltd.com

Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON E. TOCK
REGISTERED
LIC. NO. 038798
02/15/15
PROFESSIONAL ENGINEER

CONCEPTUAL PLAN - GRADING

LANDMARK MALL-MIXED USE
DSUP AMENDMENT

CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA

DATE: JAN., 2015

SCALE: 1"=30' C.I.= 2'

SHEET
17
OF
28

FILE No.
DSP-1877

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NRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE #395
VARIABLE WIDTH R/W
PUBLIC STREET

OVERSET COMCAST-HH OVER EX. U.G. COMCAST-LINE

N53°09'18"E 338.60'

N56°26'03"E 294.13'

R=1,807.50'

A=96.43'

TM #047.02-03-08
PARCEL A-2

TM #047.02-03-09
PARCEL B-2

PROPOSED ZONING BOUNDARY

BUILDING C2
FF=196.00

BUILDING C1

BUILDING B

BUILDING D

BUILDING C2
FF=194.50

STREET C

STREET A

STREET B

MATCHLINE
SHEET 21

MATCHLINE
SHEET 17

EX. SAN LAT TO REMAIN

EX. COLUMN TO BE RELOCATED

EX. TOP TO BE ADJUSTED TO PROP. GRADE

TM #047.02-03-05
LOT 500
LANDMARK MALL LLC
DB.1720 PG.1762

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

sears

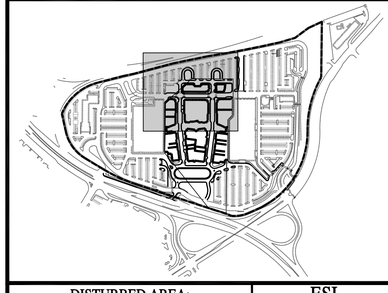
N68°42'01"E 158.81

S68°07'33"W 42.22'

S21°52'29"W 163.41'

N68°42'27"E 284.24'

KEY MAP



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

ESI
PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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CHANTILLY, VA. 20151
TEL. 703-642-2306
FAX. 703-378-7888
www.urban-ltd.com
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CONDITIONED OF VIRGINIA
CHRISTOPHER CLAYTON GARTON
LIC. 036700
02/19/15
PROFESSIONAL ENGINEER

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

SCALE: 1"=50' C1.= 2' DATE: JAN., 2015

SHEET
18
OF
28

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DSP-1877

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MATCHLINE SHEET 17

sears

BUILDING A

TM #047.02-03-08
PARCEL A-2

PROPOSED ZONING BOUNDARY

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

SOUTH WALKER STREET

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

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

TM #047.04-06-20
N AVENUE LLC
30008918

BENCHMARK 1
ELEV: 212.45

LEVEL 2
213.47

196.55
LEVEL 1

CITY OF ALEXANDRIA

EX. CSW

EX. 10" RCP SANITARY SEWER

EX. 12" DIP

EX. 8" SAN LAT TO REMAIN

PROP. 6" DOM.W/ 2" INT. METER
PROP. 6" FIRE

UTILITY ROOMS BELOW

PROP. TRASH/ RECYCLING AREA

PROP. RETAINING WALL (DETAIL SHEET L4.02)

PROP. RESTAURANT AREA
OUTDOOR SEATING AREA

PROP. 10' CROSSWALK
CG-12R11(39)

PROP. 10' S/W

PROP. 12" W/L

EX. TOP TO BE ADJUSTED TO PROP. GRADE

EX. CMP

EX. 10" DIP SANITARY SEWER

EX. 15 RCP

EX. 30" RCP

EX. 36" RCP

EX. 18" RCP

EX. 24" RCP

EX. 12" CMP

EX. 10" DIP

EX. 15 CMP

EX. 10" PVC SANITARY SEWER

SEALED OFF ENTRANCE

6" SAN LAT (A-1)
INV.=190.15

6" STORM (22-R2)
INV.=190.01

6" STORM (22A-R1)
INV.=190.65

6" SAN LAT (A-2)
INV=188.00

6" SAN LAT (A-3)
INV=188.00

15 RCP

6" STORM (23A-R2)
INV.=191.35

4X6" DVP;
2X4" VZN;
2X4" GC

2X6" DVP

2X8" DVP

6X6" DVP ENCASED

4X4" VZN

10" SDR 26

12" SDR 26

8" SDR 26

PROP. 10' CROSSWALK
CG-12A(22)

PROP. 10' CROSSWALK
CG-12A(28)

PROP. 10' CROSSWALK
CG-12A(29)

PROP. 10' CROSSWALK
CG-12A(30)

PROP. 10' CROSSWALK
CG-12R11(40)

PROP. 10' CROSSWALK
CG-12R11(39)

PROP. 10' CROSSWALK
CG-12A(17)

PROP. 10' CROSSWALK
CG-12A(18)

PROP. 10' CROSSWALK
CG-12A(19)

PROP. 10' CROSSWALK
CG-12A(20)

PROP. 10' CROSSWALK
CG-12A(21)

PROP. 10' CROSSWALK
CG-12A(22)

PROP. 10' CROSSWALK
CG-12A(23)

PROP. 10' CROSSWALK
CG-12A(24)

PROP. 10' CROSSWALK
CG-12A(25)

PROP. 10' CROSSWALK
CG-12A(26)

PROP. 10' CROSSWALK

MATCHLINE
SHEET 17

(LEVEL 1 MALL ENTRANCE)

macy's

EX. SAN LAT TO REMAIN

EX 10" RCP SANITARY SEWER CITY OF ALEXANDRIA

EX. 15 RCP

EX. 24" CMP

EX. 30" RCP

EX. 12" RCP

EX. 10" DIP

EX. 8" W

EX. 4" G

EX. CSCM

EX. 48" RCP

EX. 42" RCP

EX. 18" RCP

EX. 6" W

EX. 4" W

EX. 4" G

EX. 8" W

EX. 6" W

EX. 4" G

EX. 8" W

EX. 6" W

EX. 4" G

EX. 8" W

EX. 6

HENRY G. SHIRLEY
INTERSTATE 395
VARIABLE WIDTH R/W
PUBLIC STREET

VA STATE GRID NORTH

N 6,984,100
E 11,872,800

A=622.78' R=10000.00'
A=526.35'

N51°36'25"E 133.19'

140.72'
N31°28'43"E

MF

A=622.78' R=10000.00'
A=526.35'

MATCHLINE SHEET 18

TM #047.02-03-09
PARCEL B-2

TM #047.02-03-07
LOT 502
LANDMARK MALL LLC
DB.1720 PG.1762

S21°18'19"E 467.89'

N68°11'16"E 411.84'

S68°42'27"E 284.24'

S21°41'41"E 656.30'

A=135.17'

A=145.22'
A=468.83' R=598.89'

E 11,873,050
N 6,983,700

E 11,873,550
N 6,983,800

E 11,873,630
N 6,984,100

SWM VAULT (1) (14'X7'X14')
APPROX INV=189.25

HYDRODYNAMIC SEPARATOR (SF1)
(8'X5'X7')
APPROX INV=173.00

EX. POWER TO BE RELOCATED
ARLINGTON FOREST SERVICE CENTER

EX. SAN LAT TO REMAIN

EX. SAN LAT TO REMAIN

SUNTRUST BANK

EX. COLUMN TO BE RELOCATED

PROP. 10' CROSSWALK

PROP. 12" W/L "U"

15" DIP CL 52

REAL-TIME SIGN

PROP. BENCHES

PROP. GATE AND RAILING

FARE STATION

DATA AND ELEC. CONNECTION

EX. TOP TO BE ADJUSTED TO PROP. GRADES

PROP. BRIDGE CONNECTION (MIN. 15' CLEAR)

PROP. GREASE TRAP (DETAIL SHEET 071)

PROP. TRASH/RECYCLING AREA

6" SAN LAT @ 2.00% INV=188.02

RAMP UP TO LEVEL 2

EX. CONC PAD

EX. 12" DIP (EX. 105)

EX. 10" RCP SANITARY SEWER

EX. 8" RCP SANITARY SEWER

EX. 10" RCP SANITARY SEWER

EX. 15 RCP

EX. 30" RCP

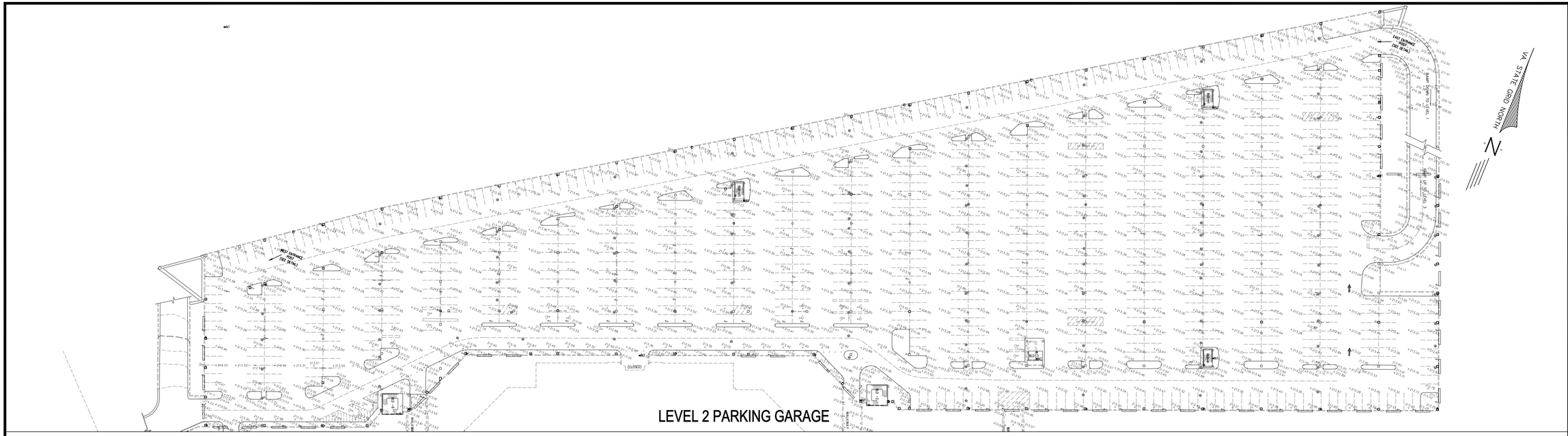
EX. 24" RCP

EX. 18" RCP

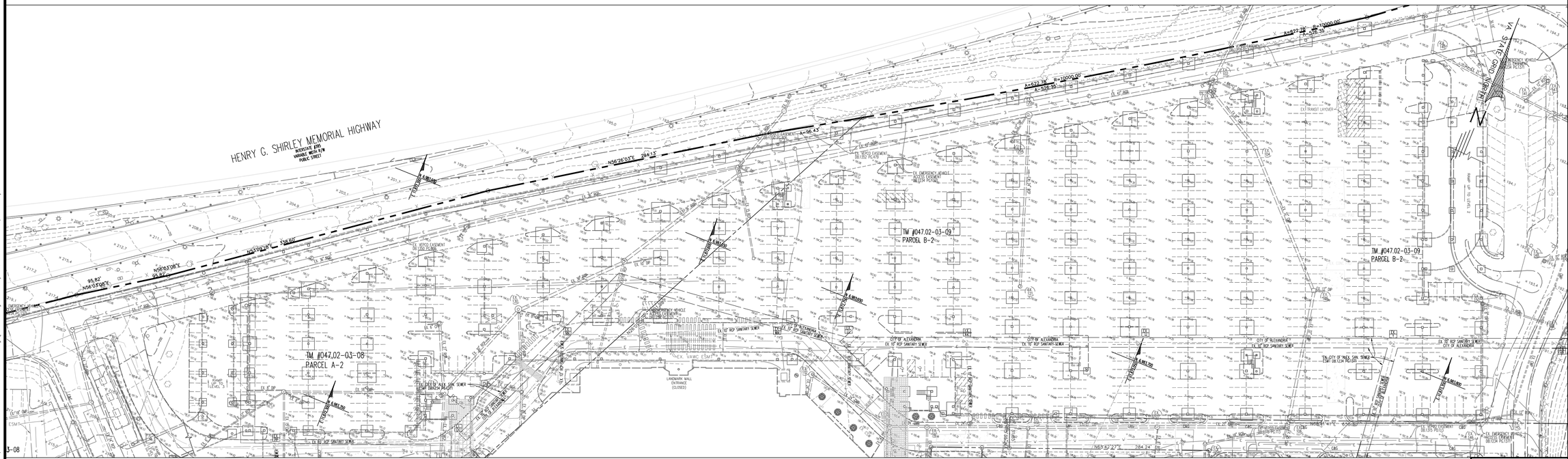
EX. 15 RCP

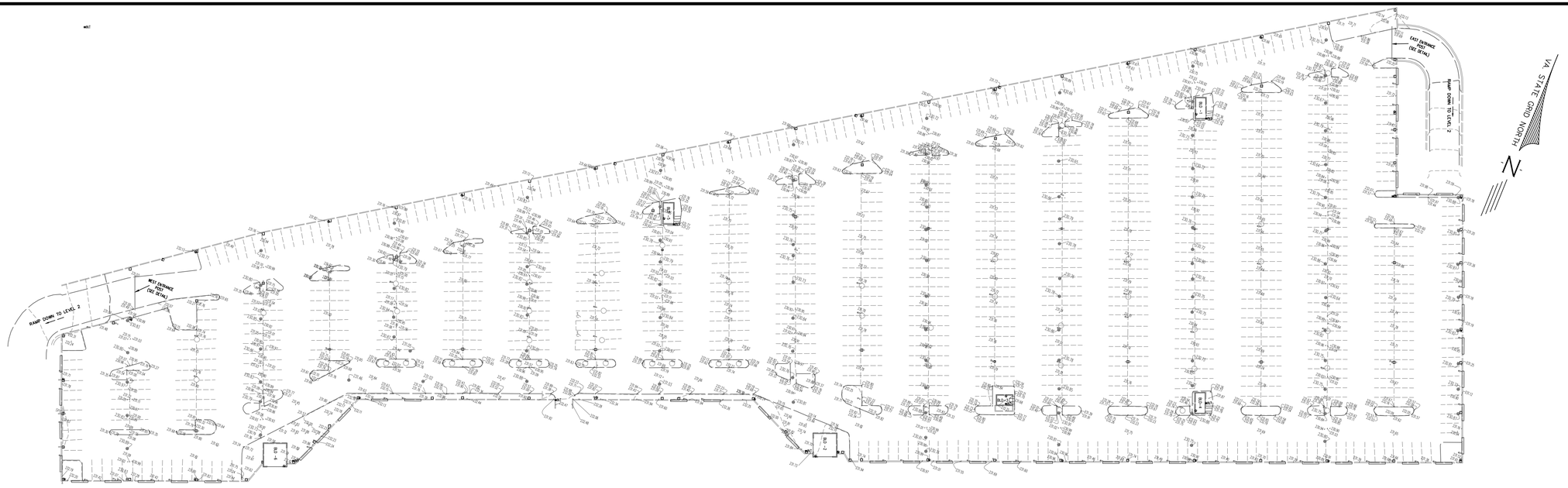
EX. 15 RCP

EX. 15



LEVEL 2 PARKING GARAGE


HENRY G. SHIRLEY MEMORIAL HIGHWAY
INTERSTATE 495
VARIABLE WIDTH PUBLIC STREET
N56°26'03"E 284.13'
A=622.78' R=10000.00'
A=96.43'
N55°29'28"E 538.60'
N56°03'08"E 95.82'
TM #047.02-03-08
PARCEL A-2
TM #047.02-03-09
PARCEL B-2
EX. VAWC ESMT.
LANDMARK MALL ENTRANCE (CLOSED)
EX. EMERGENCY VEHICLE ACCESS EASEMENT
EX. TRANSIT LAYOVER
EX. 16" WOOD SANITARY SEWER
EX. 12" RCP SANITARY SEWER
EX. 8" VCP SANITARY SEWER
EX. 10" DIP SANITARY SEWER
EX. 8" DIP SANITARY SEWER
EX. 8" PVC SANITARY SEWER
EX. 10" VCP SANITARY SEWER
EX. 15" RCP SANITARY SEWER
EX. 10" RCP SANITARY SEWER
EX. 12" DIP SANITARY SEWER
EX. 8" DIP WATER MAIN
EX. 12" DIP WATER MAIN
EX. 16" DIP WATER MAIN
EX. 6" DIP WATER MAIN
EX. 8" WATER MAIN
EX. 12" WATER MAIN
EX. 16" WATER MAIN
EX. 24" WATER MAIN
EX. 30" WATER MAIN
EX. 36" WATER MAIN
EX. 42" WATER MAIN
EX. 48" WATER MAIN
EX. 54" WATER MAIN
EX. 60" WATER MAIN
EX. 72" WATER MAIN
EX. 84" WATER MAIN
EX. 96" WATER MAIN
EX. 108" WATER MAIN
EX. 120" WATER MAIN
EX. 132" WATER MAIN
EX. 144" WATER MAIN
EX. 156" WATER MAIN
EX. 168" WATER MAIN
EX.



LEVEL 3 PARKING GARAGE

No.	DATE	DESCRIPTION
		REVISIONS

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

Urban, Ltd.
4200 TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703-642-2306
FAX. 703-378-7888
www.urban-ltd.com
Planners• Engineers• Landscape Architects• Land Surveyors

COMMONWEALTH OF VIRGINIA
CHARLES R. CLAYTON
LIC. No. 038700
PROFESSIONAL ENGINEER
02/13/15

GARAGE PLAN - EXISTING CONDITIONS

LANDMARK MALL-MIXED USE
DSUP AMENDMENT

CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA

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

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APPROVED
SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

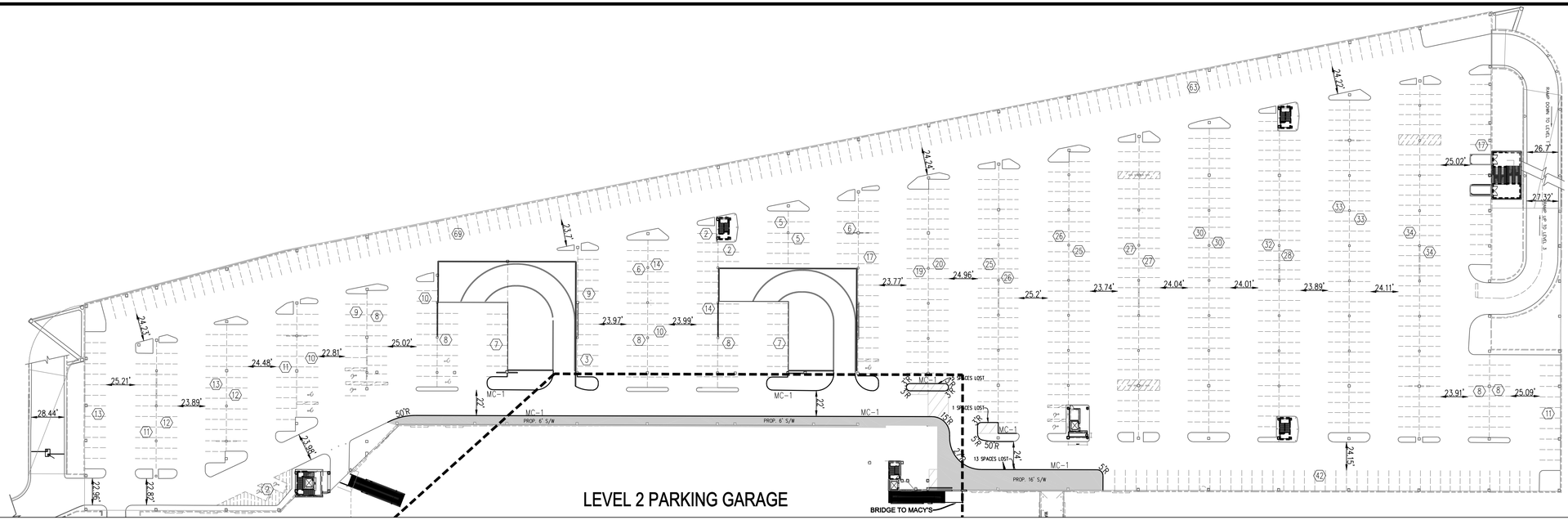
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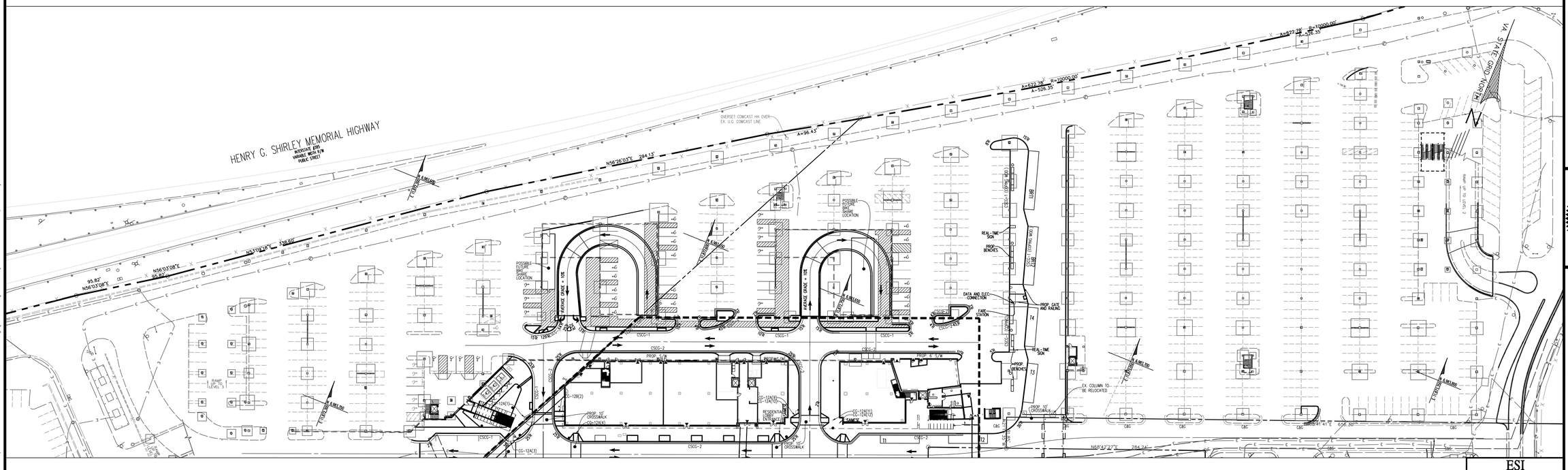
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SHEET
23
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28

FILE No.
DSP-1877

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

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SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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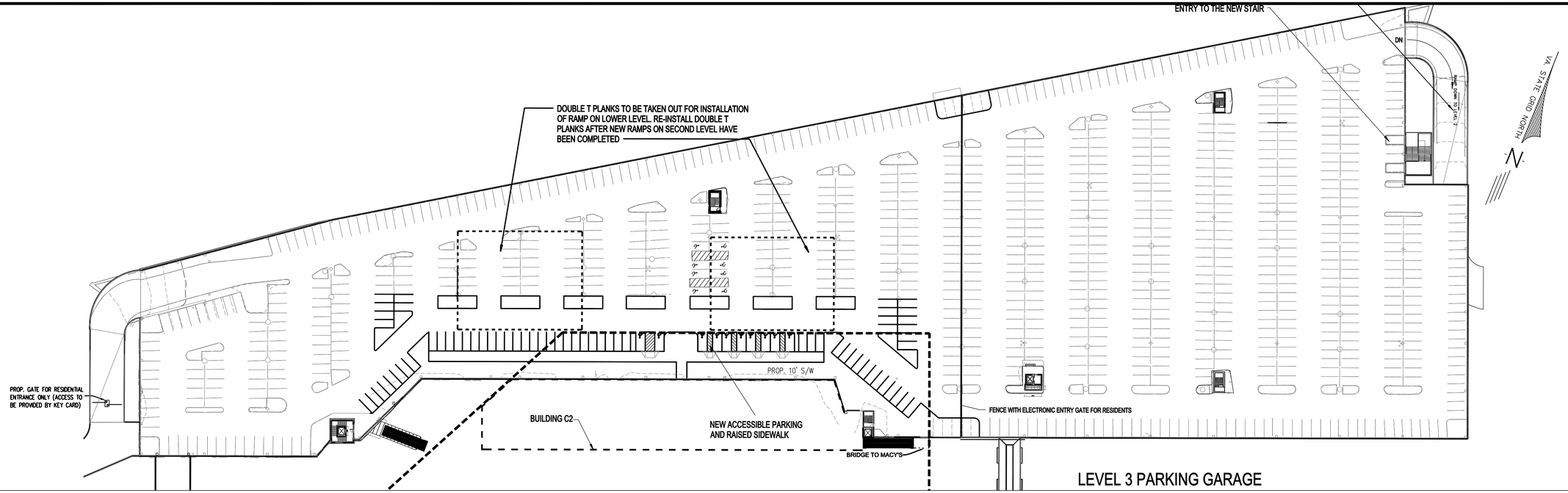
COMMONWEALTH OF VIRGINIA
CLAYTON T. CLOPTON
No. 036708
LIC.
PROFESSIONAL ENGINEER
02/13/15

GARAGE PLAN - PROPOSED
LANDMARK MALL-MIXED USE
DSUP AMENDMENT
CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA
DATE: JAN., 2015
SCALE: 1"=50'
C.I.=N/A

SHEET
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OF
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FILE No.
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FAX. 703-378-7888
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CHARLES R. CLAYTON
LIC. No. 038700
PROFESSIONAL ENGINEER
02/13/15

GARAGE PLAN - PROPOSED

LANDMARK MALL-MIXED USE DSUP AMENDMENT

CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA

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

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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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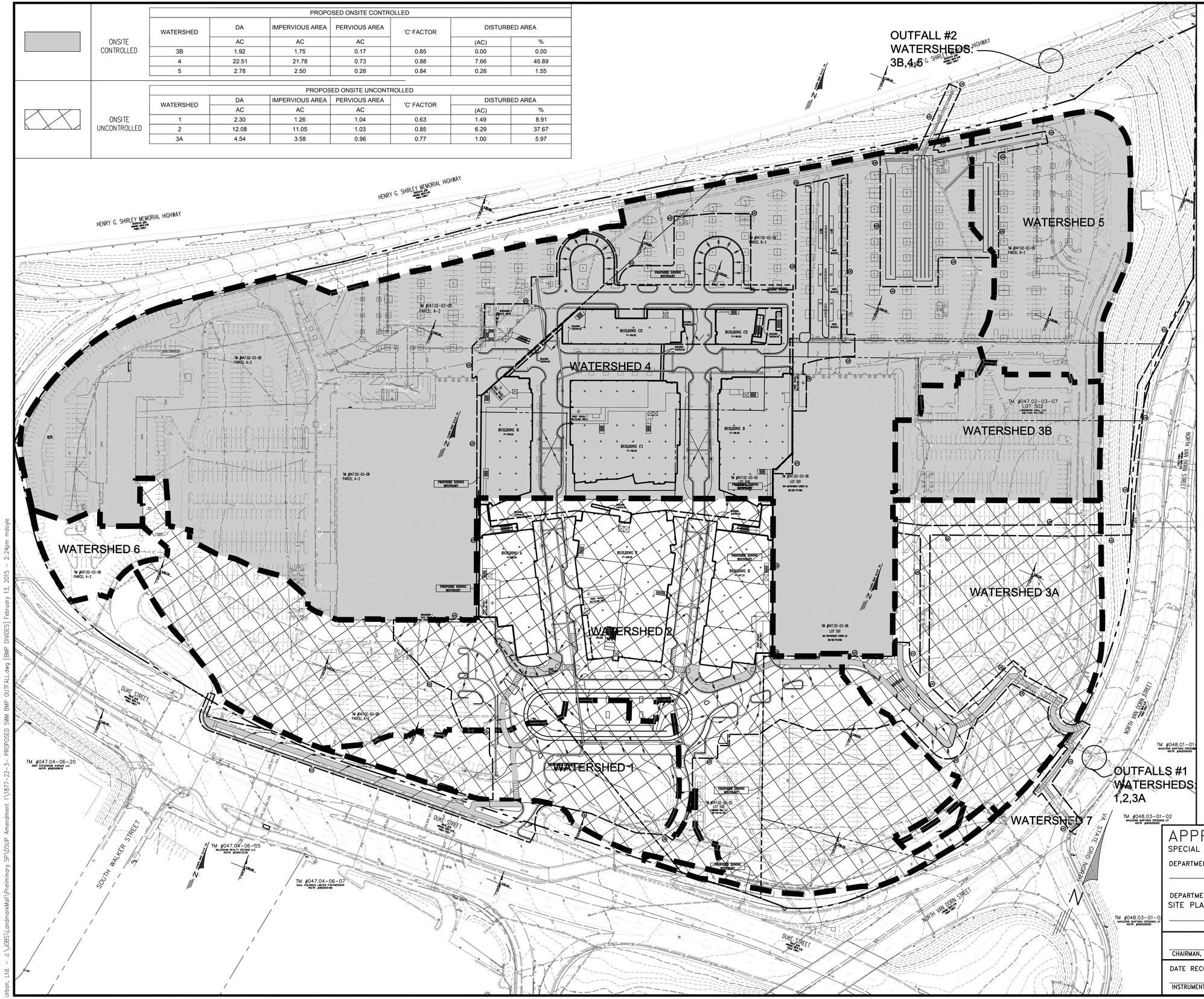
SHEET
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	PROPOSED ONSITE CONTROLLED					
ONSITE CONTROLLED	WATERSHED	DA	IMPERVIOUS AREA	PERVIOUS AREA	'C' FACTOR	DISTURBED AREA
		AC	AC	AC		(AC) / %
	3B	1.92	1.75	0.17	0.85	0.00 / 0.00
	4	22.51	21.78	0.73	0.88	7.66 / 45.89
	5	2.78	2.50	0.28	0.84	0.26 / 1.55

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



SITE CHARACTERISTICS:

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

BEST MANAGEMENT PRACTICES:

BEST MANAGEMENT PRACTICES CAN BE MET FOR THE PROPOSED PROJECT THROUGH THE USE OF TWO (2) SAND FILTERS THAT ARE PROPOSED TO BE CONSTRUCTED UNDER THE EXISTING PARKING GARAGE LOCATED ON THE NOTHERN CORNER OF THE SITE. THE PROPOSED SAND FILTERS WILL TREAT THE NORTHERN SIDE OF THE SITE (A TOTAL DRAINAGE AREA OF 27.21 AC).

THE SOUTHERN SIDE OF THE SITE WILL BE TREATED WITH FUTURE DEVELOPMENT AS ALLOWED BY THE SUBBASIN APPROACH DESCRIBED IN SECTION 13-109(E)(1) OF THE ZONING ORDINANCE. WHILE A TOTAL OF 8.78 AC OF DISTURBANCE IS PROPOSED TO OCCUR IN WATERSHEDS 1, 2, AND 3A WITH THIS PROPOSAL, BASED ON EXISTING SITE CONDITIONS AND PLANNED ULTIMATE BUILDOUT OF THE SITE IT IS NOT POSSIBLE TO PROVIDE TREATMENT FOR THIS PORTION OF THE DEVELOPMENT. HOWEVER, THE SAND FILTERS ARE PROPOSED TO TREAT A TOTAL OF 27.21 AC OF THE SITE WHICH IS MUCH GREATER THAN THE TOTAL DISTURBED AREA OF 17.67 AC. THE SANDFILTERS WERE DESIGNED TO PROVIDE A REMOVAL RATE OF 40% IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDMARK / VAN DORN CORRIDOR PLAN.

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

STORMWATER MANAGEMENT:

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

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

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

OUTFALL ANALYSIS:

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

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APPROVED
SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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PLAN DATE
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CHANTILLY, VA. 20151
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FAX. 703-378-7888
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COMMONWEALTH OF VIRGINIA
CLAYTON C. COX
LIC. NO. 038790
02/15/15
PROFESSIONAL ENGINEER

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

SCALE: 1"=80' C.I.= 2' DATE: JAN., 2015

SHEET
26
OF
28

FILE No.
DSP-1877

Urban, Ltd. - J:\JOBS\LandmarkMall\Preliminary SP\DSUP Amendment 1\1877-22-3- PROPOSED SWM BMP OUTFALL.dwg [BMP DIVIDES] February 13, 2015 - 2:24pm mdoyle

BMP ANALYSIS - SANDFILTER #1 (WATERSHED 4A)

PER LANDMARK VAN DORN SMALL AREA PLAN

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

1. Compile site-specific data and determine site imperviousness (Isite).

POST-DEVELOPMENT

A	Site	=	14.79	acres	
Ia	STRUCTURES	=		acres	Rv-post = 0.05+0.009 (Isite)
	PARKING LOT	=	14.10	acres	Rv-post = 0.91
	SIDEWALK	=		acres	

Rwatershed is embedded in the formula in Step 4.

Total Ia = 14.10 acres

Isite = (Total Ia/A) x 100 = 95.33 (percent expressed in whole numbers)

2. Determine need to continue.

Isite = 95.33 %

Iwatershed = 41 %

CONTINUE - I site > I watershed

3. Select C-values (Cpre and Cpost)

C = 0.26 mg/l when I < 20

C = 1.08 mg/l when I ≥ 20

Since Iwatershed is > 20%, Cpre = 1.08 mg/l

C = 1.08

4. Calculate the pre-development load (Lpre).

Lpre = 3.69 x A

= 54.5751 pounds per year

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

5. Calculate the pollutant removal requirement (RR).

Lpost = 8.16 x Rv x C x A

= 118.35 pounds per year

6. Calculate the pollutant removal requirement (RR).

RR = Lpost - Lpre

= 63.78 pounds per year

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

%RR = RR/Lpost x 100

= 53.89 %

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

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

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

WQV = 1816 x Ia = WQV

WQV = 1816 x 12.66 = 22997 CF

BMP ANALYSIS - SANDFILTER #2 (WATERSHEDS 3B, 4B, 5)

PER LANDMARK VAN DORN SMALL AREA PLAN

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

1. Compile site-specific data and determine site imperviousness (Isite).

POST-DEVELOPMENT

A	Site	=	12.42	acres	
Ia	STRUCTURES	=		acres	Rv-post = 0.05+0.009 (Isite)
	PARKING LOT	=	11.93	acres	Rv-post = 0.91
	SIDEWALK	=		acres	

Rwatershed is embedded in the formula in Step 4.

Total Ia = 11.93 acres

Isite = (Total Ia/A) x 100 = 96.05 (percent expressed in whole numbers)

2. Determine need to continue.

Isite = 96.05 %

Iwatershed = 41 %

CONTINUE - I site > I watershed

3. Select C-values (Cpre and Cpost)

C = 0.26 mg/l when I < 20

C = 1.08 mg/l when I ≥ 20

Since Iwatershed is > 20%, Cpre = 1.08 mg/l

C = 1.08

4. Calculate the pre-development load (Lpre).

Lpre = 3.69 x A

= 45.8298 pounds per year

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

5. Calculate the pollutant removal requirement (RR).

Lpost = 8.16 x Rv x C x A

= 100.10 pounds per year

6. Calculate the pollutant removal requirement (RR).

RR = Lpost - Lpre

= 54.27 pounds per year

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

%RR = RR/Lpost x 100

= 54.21 %

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

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

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

WQV = 1816 x Ia = WQV

WQV = 1816 x 10.78 = 19576 CF

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

1 YEAR STORM - SWM ANALYSIS

PER LANDMARK VAN DORN SMALL AREA PLAN

SWM CALCULATIONS:

OUTFALL #1: WATERSHEDS 1,2,3A

1. SITE DESCRIPTION:

LOCATION (WATERSHED): HOLMES RUN

TOTAL SITE AREA = 18.92 AC

TIME OF CONCENTRATION (Tc) = 5.00 MINUTES

RAINFALL INTENSITY:

1 YEAR = 4.60 IN/HR

2. PRE-DEVELOPMENT ONSITE RUNOFF:

AREA = 18.92 AC

IMPERVIOUS AREA = 11.82 AC

C FACTOR = 0.68

Q1 (C*I2*A) = 58.74 CFS

3. POST-DEVELOPMENT ONSITE RUNOFF:

AREA = 18.92 AC

IMPERVIOUS AREA = 15.89 AC

C FACTOR = 0.80

Q1 (C*I2*A) = 69.96 CFS

4. SITE RUNOFF RATE REDUCTION:

Q(REDUCTION) = Q(PRE) - Q(ONSITE)

Q1 REDUCTION = -11.23 CFS -19.11%

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

SWM CALCULATIONS:

OUTFALL #2: WATERSHEDS 3B, 4, 5

1. SITE DESCRIPTION:

LOCATION (WATERSHED): HOLMES RUN

TOTAL SITE AREA = 27.21 AC

TIME OF CONCENTRATION (Tc) = 5.00 MINUTES

RAINFALL INTENSITY:

1 YEAR = 4.60 IN/HR

2. PRE-DEVELOPMENT ONSITE RUNOFF:

AREA = 27.21 AC

IMPERVIOUS AREA = 18.59 AC

C FACTOR = 0.71

Q1 (C*I1*A) = 88.86 CFS

3. POST-DEVELOPMENT ONSITE RUNOFF:

AREA = 27.21 AC

IMPERVIOUS AREA = 26.03 AC

C FACTOR = 0.87

Q1 (C*I1*A) = 109.38 CFS

4. SITE RUNOFF RATE REDUCTION:

Q(REDUCTION) = Q(PRE) - Q(ONSITE)

Q1 REDUCTION = -20.52 CFS -23.09%

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

SWM CALCULATIONS:

OVERALL SITE: ALL WATERSHEDS

1. SITE DESCRIPTION:

LOCATION (WATERSHED): HOLMES RUN

TOTAL SITE AREA = 46.13 AC

TIME OF CONCENTRATION (Tc) = 5.00 MINUTES

RAINFALL INTENSITY:

1 YEAR = 4.60 IN/HR

2. PRE-DEVELOPMENT ONSITE RUNOFF:

AREA = 46.13 AC

IMPERVIOUS AREA = 30.41 AC

C FACTOR = 0.70

Q1 (C*I1*A) = 147.60 CFS

3. POST-DEVELOPMENT ONSITE RUNOFF:

AREA = 46.13 AC

IMPERVIOUS AREA = 41.92 AC

C FACTOR = 0.85

Q1 (C*I1*A) = 179.35 CFS

4. SITE RUNOFF RATE REDUCTION:

Q(REDUCTION) = Q(PRE) - Q(ONSITE)

Q1 REDUCTION = -31.75 CFS -21.51%

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

2 & 10 YEAR STORM - SWM ANALYSIS

PER ZONING ORDINANCE SECTION 13-109-F

SWM CALCULATIONS:

OVERALL SITE

1. SITE DESCRIPTION:

LOCATION (WATERSHED): HOLMES RUN

TOTAL SITE AREA = 46.13 AC

TIME OF CONCENTRATION (Tc) = 5.00 MINUTES

RAINFALL INTENSITY:

2 YEAR = 6.20 IN/HR

10 YEAR = 9.00 IN/HR

2. PRE-DEVELOPMENT ONSITE RUNOFF:

AREA = 46.13 AC

IMPERVIOUS AREA = 42.74 AC

C FACTOR = 0.86

Q2 (C*I2*A) = 244.79 CFS

Q10 (C*I10*A) = 355.34 CFS

3. POST-DEVELOPMENT ONSITE RUNOFF:

AREA = 46.13 AC

IMPERVIOUS AREA = 41.92 AC

C FACTOR = 0.85

Q2 (C*I2*A) = 241.73 CFS

Q10 (C*I10*A) = 350.89 CFS

4. SITE RUNOFF RATE REDUCTION:

Q(REDUCTION) = Q(PRE) - Q(ONSITE)

Q2 REDUCTION = 3.06 CFS 1.25%

Q10 REDUCTION = 4.44 CFS 1.25%

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

Revised: July 8, 2002

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

Project Description

(Development) or Redevelopment

Drainage Area	Impervious	Pervious	Total
Site Area	26.03	1.18	27.21
On-Site Treated	23.44	0.26	25.70
Off-Site Treated	0	0	0
Total Treated	23.44	0.26	25.70
On-Site Impervious Areas Disconnected by a Vegetated Buffer			
Total Treated or Disconnected			25.70

Water Treatment on site

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

Miscellaneous

Total 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

ESI PEER REVIEW

APPROVED

SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

REVISIONS

No.	DATE	DESCRIPTION

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

Urban, Ltd.
4200 CONCERTA DRIVE, SUITE 200
CHANTILLY, VA. 20151
TEL. 703-642-2306
FAX. 703-378-7888
www.urban-ltd.com

urban™ Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA — CLAYTON L. CLAYTON — LIC. NO. 036780 — PROFESSIONAL ENGINEER — 02/15/15

SWM-BMP COMPUTATIONS

LANDMARK MALL-MIXED USE

DSUP AMENDMENT

CITY OF ALEXANDRIA

ALEXANDRIA, VIRGINIA

DATE: JAN., 2015

C.I.= N/A

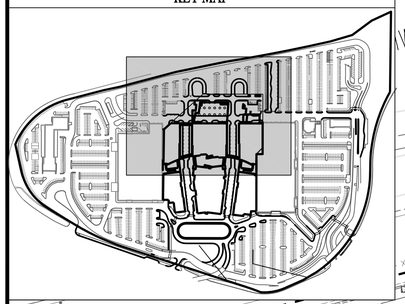
SCALE: N/A

SHEET 27 OF 28

FILE No. DSP-1877

Urban, Ltd. - J:\JOBS\LandmarkMall\Preliminary SP\DSUP Amendment 11\1877-22-3- PROPOSED SWM BMP OUTFALL.dwg [BMP DETAILS] February 13, 2015 - 2:24pm mdoyle

KEY MAP



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

LEGEND

LOT SUBJECT TO VERTICAL SUBDIVISION

OVERSET COMCAST HH OVER EX. U.G. COMCAST LINE

N56°26'03"E 294.13'

A=96.43'

N 6,983,600

E 11,872,600

N53°09'18"E 338.60'

N 6,983,650

E 11,872,750

N 6,983,350

E 11,871,800

LOT C-2

BUILDING C2

FF=196.00

BUILDING C2

FF=194.50

PROP. BUILDING ABOVE (MIN. 15' CLEAR)

PROP. 3" GAS LINE TO BLDG. C2

RESIDENTIAL LOBBY ENTRANCE

SAIMESE

BENCHMARK 2

ELEV. 195.50

RAMP UP TO LEVEL 3

PROP. BRIDGE CONNECTION (MIN. 15' CLEAR)

STREET C

18'

REAL-TIME SIGN

PROP. BENCHES

DATA AND ELEC. CONNECTION

FARE STATION

PROP. GATE AND RAILING

BRT1

BRT2

14.5'

18.14'

2.5'

69'

14.21'

20.42'

74'

43.56'

43.64'

43.47'

PROP. LIGHT (TYP.)

T-B

T-C1

EX. SAN LAT TO REMAIN

LEVEL 2

213.47

RESIDENTIAL LOBBY ENTRANCE

PROP. TRASH/ RECYCLING AREA

PROP. 3" GAS LINE TO BLDG. B

N68°42'01"E 158.81'

BUILDING B

LOT B

PROP. 10" SAN. ESMT.

PROP. 6" MAIN (8" SLEEVE) GAS LINE "C"

PROP. BRIDGE CONNECTION (MIN. 15' CLEAR)

PROP. 10' SAN. ESMT.

PROP. TRASH/ RECYCLING AREA

PROP. 3" GAS LINE TO BLDG. C2

LOT C-1

BUILDING C1

PROP. 10' SAN. ESMT.

N21°15'15"W 168.50'

STREET B

STREET A

PROP. 3" GAS LINE TO BLDG. D

N68°42'01"E 163.41'

BUILDING D

LOT D

S68°07'33"W 42.22'

S25°07'29"W 179.27'

PROP. 10' SAN. ESMT.

N68°42'01"E 201.96'

PROP. BRIDGE CONNECTION (MIN. 15' CLEAR)

PROP. BRIDGE CONNECTION (MIN. 15' CLEAR)

PROP. BRIDGE CONNECTION (MIN. 15' CLEAR)

PROP. 10' SAN. ESMT.

N68°42'27"E 284.

N21°15'15"W 41.

196.55

LEVEL 1

LEVEL 2

213.49

sears

(TO REMAIN)

VA STATE GRID NORTH

ESI PEER REVIEW

APPROVED

SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

No.	DATE	REVISIONS
		DESCRIPTION

PLAN DATE

01-22-15

02-13-15

Urban, Ltd.
4200 PARLIAMENT CT.
CHANTILLY, VA. 20151
TEL. 703-642-2306
FAX. 703-378-7888
www.urban-ltd.com

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Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
Angela Clayton Tolbert
LICENSED
No. 039706
PROFESSIONAL ENGINEER
02/13/15

PRELIMINARY SUBDIVISION PLAN

LANDMARK MALL-MIXED USE

DSUP AMENDMENT

CITY OF ALEXANDRIA

ALEXANDRIA, VIRGINIA

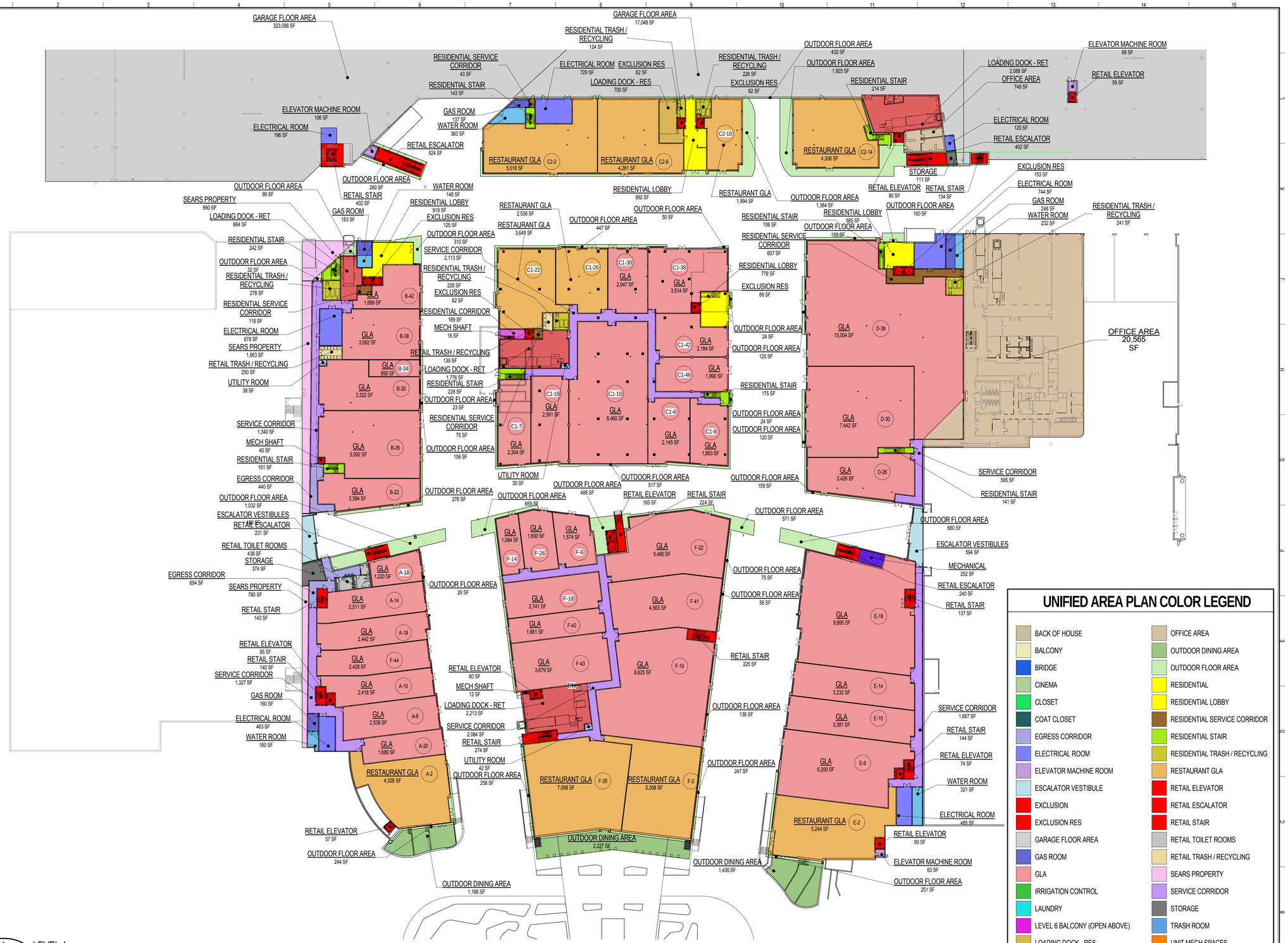
DATE: JAN. 2015

SCALE: 1"=50' C.I.= N/A

SHEET 28 OF 28

FILE No. DSP-1877

Urban, Ltd. – J:\JOBS\Landmark Mall\Preliminary SP\DSUP Amendment 11\877-08-SUBDIVISION PLAN.DWG [SUBDIVISION] February 13, 2015 – 2:24pm mdoyle



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

UNIFIED AREA PLAN COLOR LEGEND

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

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL
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site\20120125_2013_site_tenant_saved_guelcherm.rvt
2/13/2015 4:52:39 AM

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ATLANTA WASHINGTON NEW YORK NEWPORT BEACH

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SCOPE DOCUMENTS

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

LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

UNIFIED AREA PLAN - LEVEL 1

DAVID KITCHENS	20120125
Principal-in-Charge	Project No.
STEVE JACKSON	02/13/15
Project Manager	Date
STEVE JACKSON	
Project Architect	
Author	A1.08
Staff Architect	Drawing No.

NOT ISSUED FOR CONSTRUCTION

REFER TO A99 SERIES FOR RESIDENTIAL AREA INFORMATION

RETAIL ESCALATOR
339 SF
ESCALATOR VESTIBULES
840 SF
OUTDOOR FLOOR AREA
346 SF
RETAIL STAIR
144 SF
MECH SHAFT
26 SF
SEARS PROPERTY
796 SF
RETAIL TRASH / RECYCLING
150 SF
UTILITY ROOM
43 SF
RETAIL STAIR
150 SF
RETAIL ELEVATOR
79 SF
SERVICE CORRIDOR
1,201 SF
LOADING DOCK - RET
1,139 SF
MECH SHAFT
41 SF
GLA
2,805 SF
A-202
GLA
6,895 SF
A-201
GLA
7,761 SF
A-203
GLA
1,830 SF
A-204
RETAIL ELEVATOR
126 SF
OUTDOOR FLOOR AREA
626 SF
RETAIL ELEVATOR
164 SF
RETAIL STAIR
241 SF
MECH SHAFT
24 SF
RETAIL ELEVATOR
80 SF
RETAIL STAIR
59 SF
MECH SHAFT
73 SF
CINEMA
44,642 SF
F-201
MECH SHAFT
108 SF
RETAIL STAIR
184 SF
GLA
25,979 SF
E-201
ESCALATOR VESTIBULES
933 SF
RETAIL ESCALATOR
387 SF
OUTDOOR FLOOR AREA
277 SF
SERVICE CORRIDOR
127 SF
RETAIL STAIR
148 SF
MECH SHAFT
26 SF
OUTDOOR FLOOR AREA
104 SF
RETAIL TRASH / RECYCLING
257 SF
SERVICE CORRIDOR
945 SF
RETAIL STAIR
146 SF
RETAIL ELEVATOR
72 SF
UTILITY ROOM
79 SF
LOADING DOCK - RET
1,121 SF
MECH SHAFT
34 SF
RETAIL ELEVATOR
81 SF
SERVICE CORRIDOR
73 SF
OUTDOOR FLOOR AREA
17 SF
RETAIL STAIR
430 SF

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

0 30 90 150 210

UNIFIED AREA PLAN COLOR LEGEND

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

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL
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2/13/2015 4:53:41 AM

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SCOPE DOCUMENTS

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ISSUANCES

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

LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

UNIFIED AREA PLAN - LEVEL 2

DAVID KITCHENS — Principal-in-Charge
STEVE JACKSON — Project Manager
STEVE JACKSON — Project Architect
Author — Staff Architect

20120125 — Project No.
02/13/15 — Date

A1.09 — Drawing No.

NOT ISSUED FOR CONSTRUCTION

RESIDENTIAL
17,057 SF

RESIDENTIAL
29,463 SF

RESIDENTIAL
22,871 SF

RESIDENTIAL
16,469 SF

REFER TO A1.09 FOR LEVEL 2 RETAIL INFORMATION

ESI
PEER REVIEW

APPROVED

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL
Sheet Number: A99.31 Sheet Name: SIMPLIFIED AREA PLAN LEVEL 02 PROPOSED
Revision Number: 5 Revision Date: 02/13/15
Revision Description: DSUP AMENDMENT
Revision Number: 4 Revision Date: 12/19/14
Revision Description: DSUP AMENDMENT
Revision Number: 3 Revision Date: 10/31/14
Revision Description: DSUP AMENDMENT
Revision Number: 2 Revision Date: 08/29/14
Revision Description: DSUP AMENDMENT
Revision Number: 1 Revision Date: 06/13/14
Revision Description: DSUP AMENDMENT
Revision Number: 0 Revision Date: 02/13/14
Revision Description: DSUP AMENDMENT
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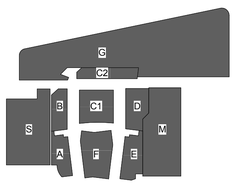
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SCOPE DOCUMENTS

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



LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

SIMPLIFIED AREA PLAN LEVEL 02 PROPOSED

Designer Principal-in-Charge	20120125 Project No.
Approver Project Manager	02/13/15 Date
Checker Project Architect	
Author Architectural Staff	A99.31 Drawing No.

NOT ISSUED FOR CONSTRUCTION

RESIDENTIAL
17,865 SF

RESIDENTIAL
1,219 SF

RESIDENTIAL
510 SF

RESIDENTIAL
531 SF

RESIDENTIAL
27,728 SF

RESIDENTIAL
23,052 SF

RESIDENTIAL
16,468 SF

DN

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PEER REVIEW

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL
Sheet Number: A99.32 Sheet Name: SIMPLIFIED AREA PLAN LEVEL 03 PROPOSED
Revision Number: 5 Revision Description: DSUP AMENDMENT
Revision Date: 02/13/15
Revision Number: 6 Revision Description: DSUP AMENDMENT
Revision Date: 02/13/15
Revision Number: 7 Revision Description: DSUP AMENDMENT
Revision Date: 02/13/15
Revision Number: 8 Revision Description: DSUP AMENDMENT
Revision Date: 02/13/15
Revision Number: 9 Revision Description: DSUP AMENDMENT
Revision Date: 02/13/15
Revision Number: 10 Revision Description: DSUP AMENDMENT
Revision Date: 02/13/15
Revision Number: 11 Revision Description: DSUP AMENDMENT
Revision Date: 02/13/15
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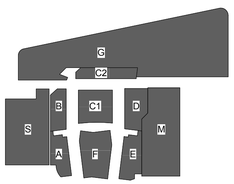
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SCOPE DOCUMENTS

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



LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

SIMPLIFIED AREA PLAN LEVEL 03 PROPOSED

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

A99.32

Drawing No.

NOT ISSUED FOR CONSTRUCTION

RESIDENTIAL
17,057 SF

RESIDENTIAL
29,432 SF

RESIDENTIAL
23,052 SF

RESIDENTIAL
16,437 SF

DN

ESI
PEER REVIEW

APPROVED

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL
SHEET NUMBER: A99.33 SHEET NAME: SIMPLIFIED AREA PLAN LEVELS 04 AND 05 PROPOSED
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2/13/2015 4:55:34 AM

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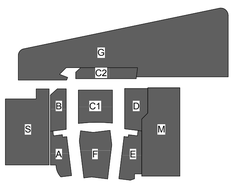
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ISSUANCES		
No.	Drawing Issue Description	Date
	DSUP AMENDMENT	02/13/15



LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

SIMPLIFIED AREA PLAN
LEVELS 04 AND 05 PROPOSED

Designer Principal-in-Charge	20120125 Project No.
Approver Project Manager	02/13/15 Date
Checker Project Architect	
Author Architectural Staff	A99.33 Drawing No.

NOT ISSUED FOR CONSTRUCTION

RESIDENTIAL
16,843 SF

RESIDENTIAL
29,684 SF

RESIDENTIAL
23,052 SF

RESIDENTIAL
16,034 SF

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

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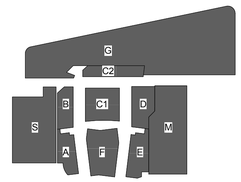
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SCOPE DOCUMENTS

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

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



LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

SIMPLIFIED AREA PLAN LEVEL 06 PROPOSED

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

A99.34

Drawing No.

NOT ISSUED FOR CONSTRUCTION



ESI
PEER REVIEW

APPROVED

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL
Plotted: 2/13/2015 4:58:05 AM by: Guelcherm
Drawing Name: A99.35 - Simplified Area Plan Level Loft Proposed
Drawing Path: C:\Users\guelcherm\Documents\20120125_2013_site_tenant_saved_guelcherm.rvt

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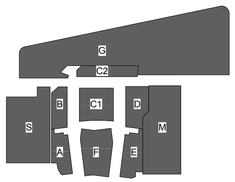
ATLANTA WASHINGTON NEW YORK NEWPORT BEACH

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SCOPE DOCUMENTS

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



LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

SIMPLIFIED AREA PLAN LEVEL LOFT PROPOSED

Designer	20120125
Principal-in-Charge	Project No.
Approver	02/13/15
Project Manager	Date
Checker	
Project Architect	
Author	A99.35
Architectural Staff	Drawing No.

NOT ISSUED FOR CONSTRUCTION