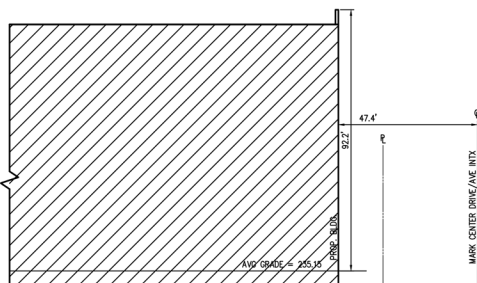
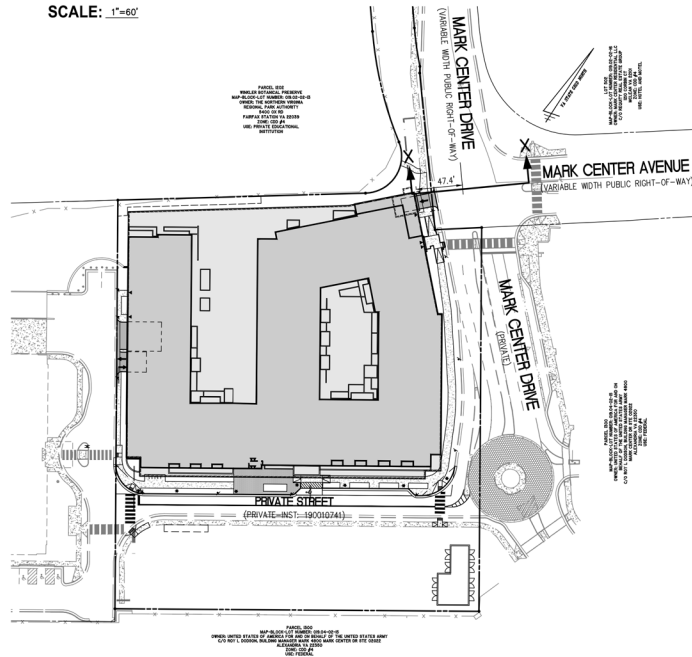






**SCALE:** 1"=60'



**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.

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO LAND-DISTURBING ACTIVITIES (SUCH AS GRADING, DRAINAGE, FILLING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DESCRIBED IN PARAGRAPHS 2-19 OF THE REGIONAL MANAGEMENT PLAN) BEING IN PLACE TO PREVENT AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCORD 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, PIPES, CISTERS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST BE STOPPED IMMEDIATELY UNTIL A CITY ARCHAEOLOGIST CONFIRMS 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.

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 XII OF THE MUNICIPAL ZONING ORDINANCE. SEE SHEET P-0701 FOR PRELIMINARY STORMWATER MANAGEMENT AND BMP LOCATIONS.

SITE RUNOFF IN THE POST DEVELOPMENT CONDITION WILL EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION. THIS ADDITIONAL FLOW WILL BE DETAINED 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 XII 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.

1. THERE ARE NO TIDE WETLANDS, TIDE SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDE WETLANDS, ISOLATED WETLANDS, OR OTHER PERMANENT OR TEMPORARY WETLANDS, OR OTHER WETLANDS, STREAMS OR WETLANDS LOCATED ON THIS SITE. AN SPA IS LOCATED ON THE PROPERTY BUT IS NOT LOCATED WITHIN THE PROPERTY OR THE DISTRICT OF COLUMBIA. THE DISTRICT OF COLUMBIA DOES NOT REQUIRE FOR THIS DEVELOPMENT PROJECT, ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL CONTAMINATION CONTACTING THE PROPERTY.

2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OF THE PROPERTY OR THE DISTRICT OF COLUMBIA DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY OIL OR OTHER SUBSTANCES RELEASED FROM THE PROPERTY TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911, THE TANK OR CONTAINER REMOVAL, IF NECESSARY, MUST BE IMMEDIATELY DETESTATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.

ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING NEARBY WELLS, MUST BE IN ACCORDANCE WITH THE VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT THE ALEXANDRIA FIRE/HEALTH SPECIALIST AND THE DISTRICT OF COLUMBIA DEPARTMENT OF ENVIRONMENTAL SERVICES AT 703-746-4400 EXT. 267/255.

PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:

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

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.

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.

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).

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

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

|                       |                           |
|-----------------------|---------------------------|
| <u>NATURAL GAS:</u>   | <u>CATV/HIS INTERNET:</u> |
| WASHINGTON GAS        | COMCAST                   |
| C/O RAY BAKER         | C/O BRIAN SHADE           |
| 6801 INDUSTRIAL ROAD  | 3900 WHEELER AVENUE       |
| SPRINGFIELD, VA 22151 | ALEXANDRIA, VA 22304      |
| (703) 750-5953        | (703) 567-4449            |

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

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

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.

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.

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.

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

| PROPOSED | DESCRIPTION          | EXISTING |
|----------|----------------------|----------|
| EH       | EDGE OF PAVEMENT     | EH       |
| MH       | MANHOLE              | MH       |
| WM       | WATER VALVE          | WM       |
| WM       | WATER METER          | WM       |
| CM       | CURB                 | CM       |
| GD       | GRASS                | GD       |
| RD       | ROAD                 | RD       |
| CO       | CROSSING             | CO       |
| TCB      | TRAFFIC CONTROL      | TCB      |
| BO       | BORDER               | BO       |
| LP       | LIGHT POLE           | LP       |
| TRLP     | TRAFFIC LIGHT POLE   | TRLP     |
| WS       | WATER SIGNALS        | WS       |
| TC       | TOP OF CURB          | TC       |
| BC       | BOTTOM OF CURB       | BC       |
| WT       | TOP OF WALL          | WT       |
| EW       | EDGE OF WALL         | EW       |
| HP       | HIGH POINT           | H.P.     |
|          | CRACK & GUTTER       |          |
|          | CG-2                 |          |
|          | TRANSITION FROM CG-6 |          |
|          | TO CG-6              |          |
|          | SANITARY SEWER       | S        |
|          | SANITARY LATERAL     | SL       |
| CO       | COLD WATER           | CO       |
|          | STORM SEWER          |          |
|          | CLEANED SEWER        |          |
|          | FLOW DIRECTION       |          |
| W        | WATER MAIN           | W        |
| F        | FIRE HYDRANT         | F        |
| P        | PLUG                 | P        |
|          | OVERHEAD WIRES       |          |
| U        | UTILITY POLE         | U        |
| C        | COMBUSTING GAS       | C        |
| G        | GAS MAIN             | G        |
| E        | UNDERGROUND          | E        |

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

SCALE: 1"=500'



|                                                                                                                                   |  |                          |  |                                                                                                                                                                                                                  |  |
|-----------------------------------------------------------------------------------------------------------------------------------|--|--------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 4880 MARK CENTER DRIVE<br>MULTI-UNIT DEVELOPMENT<br>MARK CENTER<br>DEVELOPMENT SPECIAL USE PERMIT<br>CITY OF ALEXANDRIA, VIRGINIA |  | REVISION APPROVED BY     |  | WALTER L. PHILLIPS<br>INCORPORATED<br>Engineers • Surveyors • Planners • Landscape Architects • Architects<br>207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046<br>(703) 532-6161 Fax: (703) 532-3361 www.WLPHINC.com |  |
| GENERAL NOTES                                                                                                                     |  | DATE                     |  | DATE                                                                                                                                                                                                             |  |
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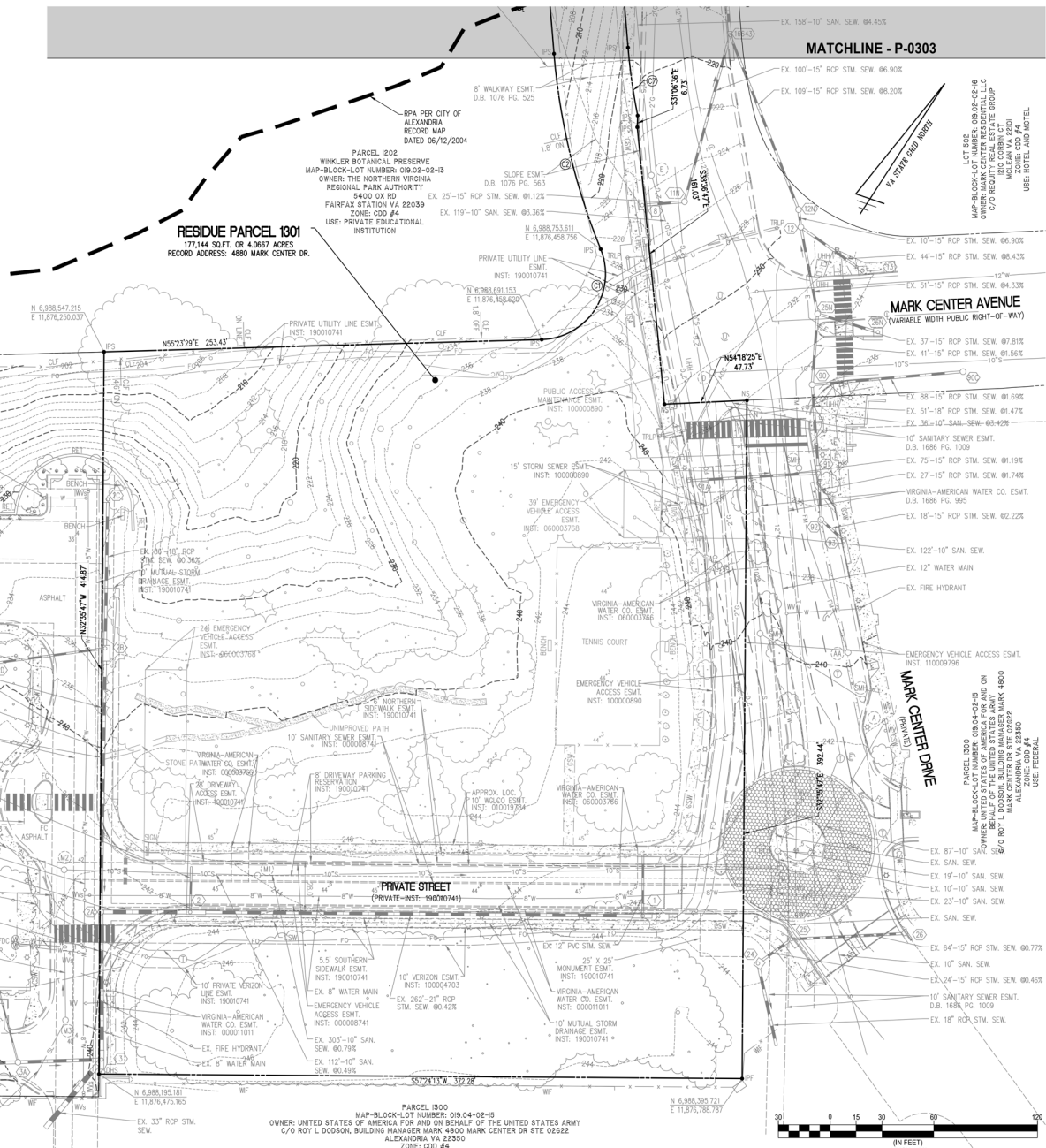






|                  |                                  |
|------------------|----------------------------------|
| AD               | AREA                             |
| APPROX. LOC.     | APPROXIMATE LOCATION             |
| BL               | BUILDING HEIGHT                  |
| CH               |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

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



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

STM. SEW. @6.90%  
STM. SEW. @8.43%  
12"W  
STM. SEW. @4.33%  
**ER AVENUE**  
(PUBLIC RIGHT-OF-WAY)

STM. SEW. @7.81%  
STM. SEW. @1.56%  
10'S  
90°  
STM. SEW. @1.69%  
STM. SEW. @1.47%  
4-SEW. @3.42%  
OWER ESMT.  
009  
STM. SEW. @1.19%  
STM. SEW. @1.74%  
AN WATER CO. ESMT.  
95  
STM. SEW. @2.22%  
N. SEW.

PARCEL 1300  
LOT NUMBER: 019.04-02-15  
STATES OF AMERICA FOR AND ON  
THE UNITED STATES ARMY  
BUILDING MANAGER MARK 4500  
ENTER DR STE 02622  
ANDRIA VA 22350  
ONE: CDD 44

MAP-BLOCK-L  
OWNER: UNITED ST  
BEHALF OF T  
S/O ROY L DODSON,  
MARK CE  
ALEX  
Z

5" RCP STM. SEW. @ 0.00  
SAN. SEW.  
5" RCP STM. SEW. @ 0.00  
TARY SEWER ESMT.  
PG. 1009  
RCP STM. SEW.

**WALTER L. PHILLIPS**  
INCORPORATED

COMMONWEALTH OF VIRGINIA  
J. Mark J. Stankovic  
STUDENT  
J. Mark J. Stankovic

[illegible]

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

APPROVED  
SPECIAL USE PERMIT  
DEPARTMENT OF PLANNING  
AND COMMUNITY DEVELOPMENT

DEPARTMENT OF TRANSPORTATION  
SITE PLAN No. \_\_\_\_\_  
\_\_\_\_\_  
DIRECTOR  
\_\_\_\_\_  
CHAIRMAN, PLANNING BOARD  
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO.

| 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: 08/20/2024 |                        | DRAWN:<br>SC/PB | CHECKED:<br>TBP/JAS |
| PLAN STATUS                                                         |                          |                  |                        |                 |                     |
| DATE                                                                | DESCRIPTION              | DATE             | DESCRIPTION            |                 |                     |
| 09/03/2024                                                          | CONCEPT PLAN - PHASE 1   | 08/20/2025       | DSUP VERIFICATION SUB. |                 |                     |
| 09/06/2024                                                          | CONCEPT PLAN - PHASE 2   |                  |                        |                 |                     |
| 03/31/2025                                                          | DSUP COMPL. FITNESS SUR. |                  |                        |                 |                     |

PROFESSIONAL ENGINEER  
08/20/25  
Lic. No. 031215

[illegible]

**EXISTING CONDITIONS PLAN**

T NO. 2025-10007  
 PLANNING & ZONING  
 DATE  
 STATION & QUANTIFICATION OFFICER

|            |      |
|------------|------|
| DATE       |      |
| COMMISSION | DATE |

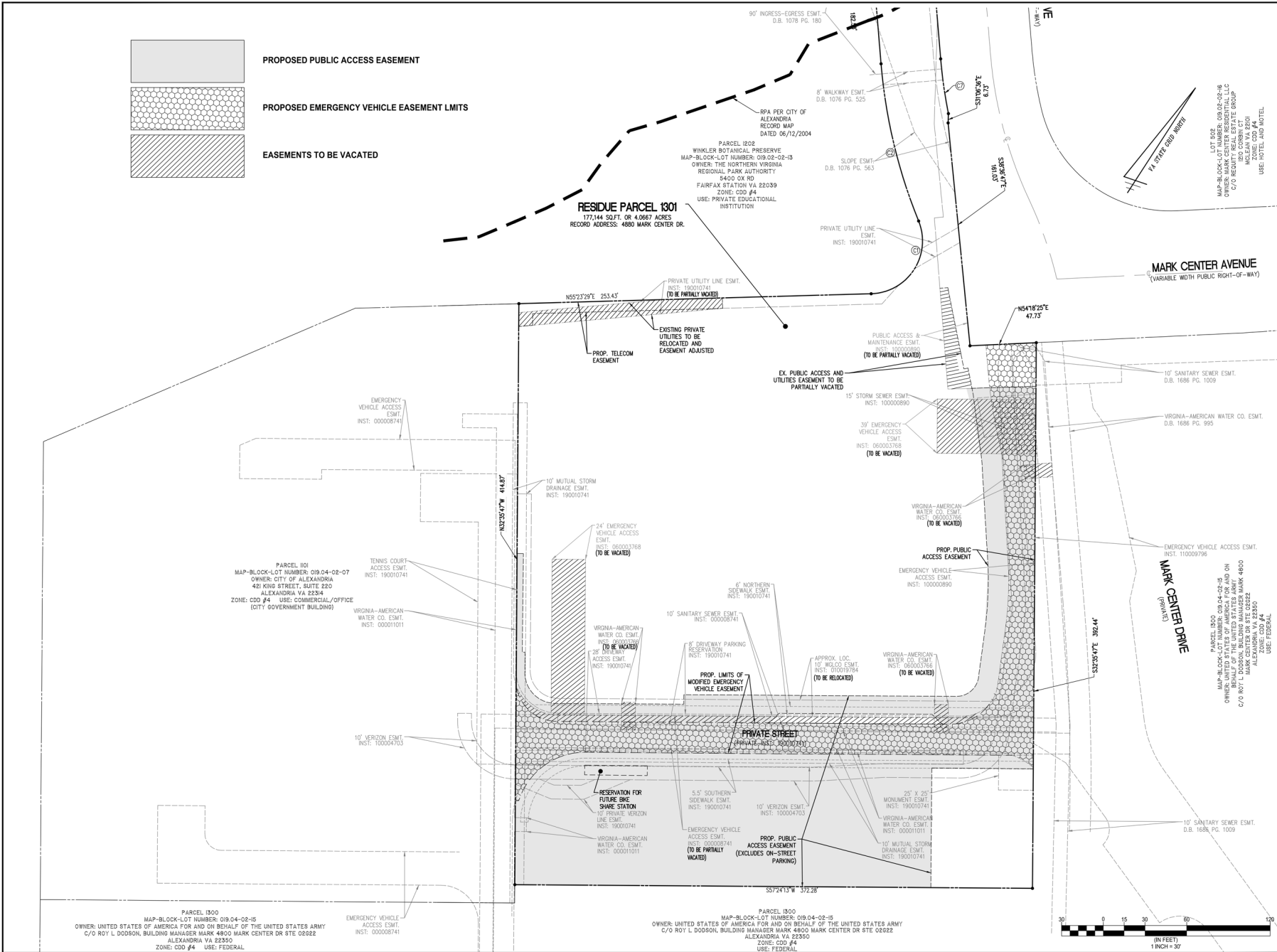
SHEET: **P-0302**

SHEET: P-0302





- PROPOSED PUBLIC ACCESS EASEMENT
- PROPOSED EMERGENCY VEHICLE EASEMENT LIMITS
- EASEMENTS TO BE VACATED



**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1949  
Engineers • Surveyors • Planners • Landscape Architects • Architects  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
(703) 552-1591 Fax (703) 552-1591 www.WLPHILLIPS.com

SCALE: 1" = 30'  
DATE: 08/08/2024  
BY: [Signature]  
CHECKED: [Signature]  
TYPED: [Signature]

| NO. | DESCRIPTION                    | DATE       | APPROVED BY |
|-----|--------------------------------|------------|-------------|
| 1   | CONCEPT PLAN - PHASE 1         | 08/08/2024 | [Signature] |
| 2   | DEVELOPMENT SPECIAL USE PERMIT | 10/10/2024 | [Signature] |

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

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

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

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

LEGEND

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

ARCHAEOLOGY NOTES

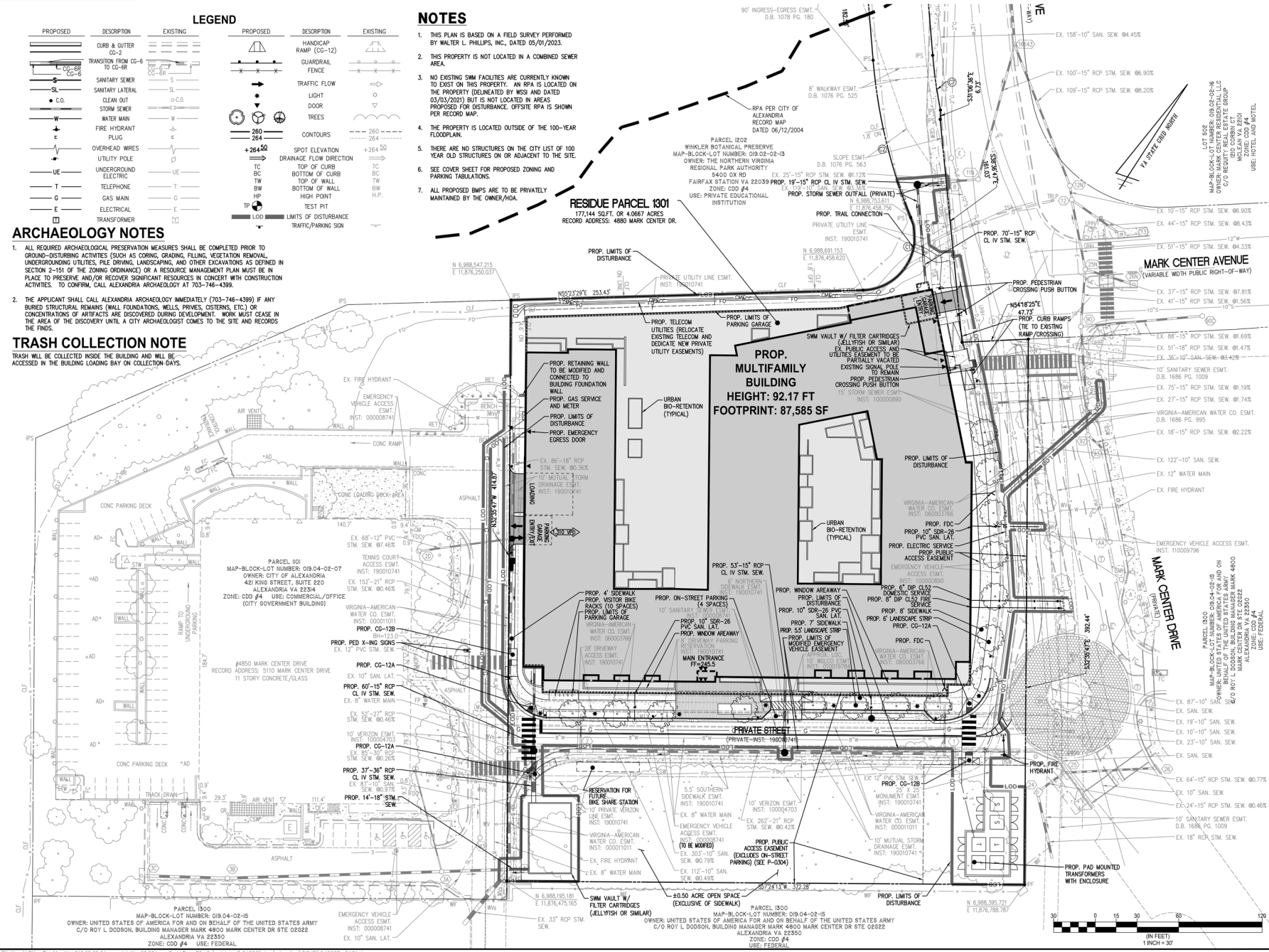
- ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS) AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONJUNCTION WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGIST AT 703-746-4399.
- THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGIST IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, OYSTERS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

TRASH COLLECTION NOTE

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

NOTES

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











**WALTER L. PHILLIPS**  
INCORPORATED

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22048  
(703) 524-6171 Fax (703) 524-6173 www.WLPHINC.com

ESTABLISHED 194

SCALE 1" = 30'

DATE 08/09/2024

SC/TP

PLAN STATUS

| DATE       | DESCRIPTION            | DATE       | DESCRIPTION            |
|------------|------------------------|------------|------------------------|
| 03/03/2024 | CONCEPT PLAN - PHASE 1 | 08/20/2025 | DISP VERIFICATION SUB. |
| 09/06/2024 | CONCEPT PLAN - PHASE 2 |            |                        |
| 03/10/2025 | CONCEPT PLAN - PHASE 3 |            |                        |

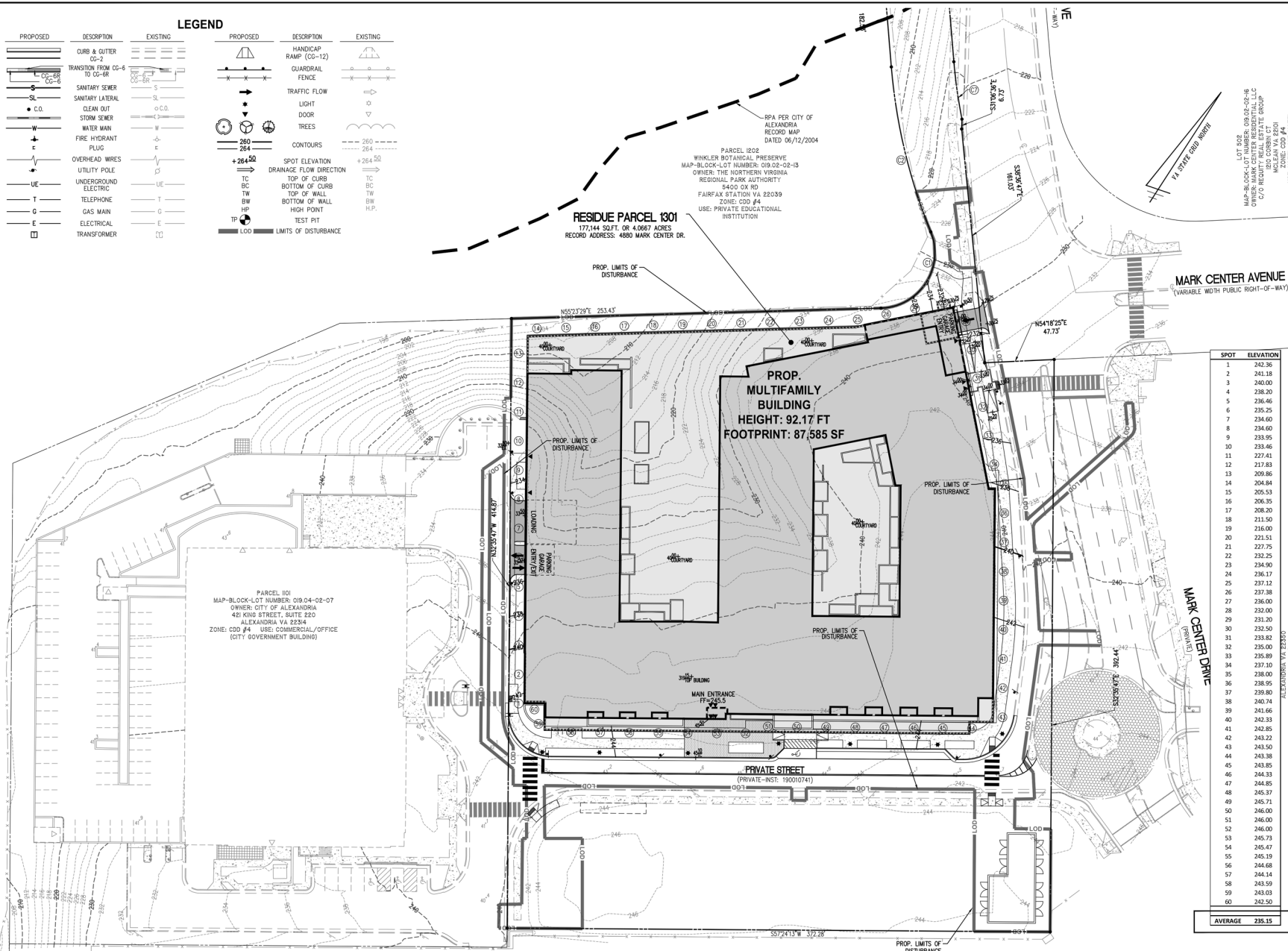
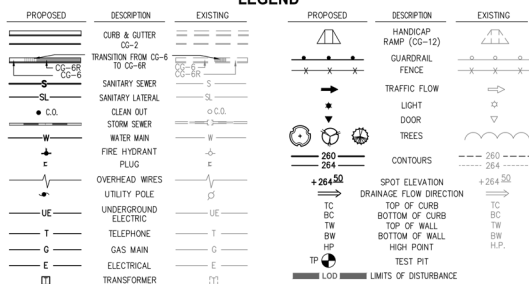
[illegible]

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







| SPOT    | ELEVATION |
|---------|-----------|
| 1       | 242.36    |
| 2       | 241.18    |
| 3       | 240.00    |
| 4       | 238.20    |
| 5       | 236.46    |
| 6       | 235.25    |
| 7       | 234.60    |
| 8       | 233.60    |
| 9       | 233.95    |
| 10      | 233.86    |
| 11      | 227.41    |
| 12      | 225.83    |
| 13      | 209.86    |
| 14      | 204.84    |
| 15      | 205.53    |
| 16      | 205.35    |
| 17      | 208.20    |
| 18      | 211.50    |
| 19      | 216.00    |
| 20      | 216.51    |
| 21      | 227.75    |
| 22      | 232.25    |
| 23      | 234.90    |
| 24      | 236.17    |
| 25      | 237.12    |
| 26      | 237.38    |
| 27      | 236.00    |
| 28      | 235.00    |
| 29      | 231.20    |
| 30      | 232.50    |
| 31      | 233.82    |
| 32      | 232.00    |
| 33      | 235.89    |
| 34      | 237.10    |
| 35      | 238.00    |
| 36      | 236.36    |
| 37      | 239.80    |
| 38      | 240.74    |
| 39      | 241.66    |
| 40      | 242.33    |
| 41      | 242.85    |
| 42      | 243.22    |
| 43      | 243.52    |
| 44      | 243.38    |
| 45      | 243.85    |
| 46      | 244.33    |
| 47      | 244.85    |
| 48      | 245.37    |
| 49      | 245.71    |
| 50      | 246.00    |
| 51      | 246.00    |
| 52      | 246.00    |
| 53      | 245.73    |
| 54      | 245.47    |
| 55      | 245.25    |
| 56      | 244.68    |
| 57      | 244.14    |
| 58      | 243.59    |
| 59      | 243.03    |
| 60      | 242.50    |
| AVERAGE | 235.15    |

LOT 502  
 ROCK-LOT NUMBER: 019.02-02-16  
 MARK CENTER RESIDENTIAL LLC  
 REQUIRY REAL ESTATE GROUP  
 1210 CORBIN CT  
 MCLEAN VA 22101  
 ZONE: CDD #4  
 USE: HOTEL AND MOTEL

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

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

**WALTER L. PHILLIPS**

INCORPORATED

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • ARBORISTS

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

TEL. (703) 332-6163 FAX (703) 333-3331 WWW.WLPINC.COM

SCALE: 1" = 30'

| PLAN STATUS |                          |
|-------------|--------------------------|
| DATE        | DESCRIPTION              |
| 05/04/2004  | CONCEPT PLAN - PHASE 1   |
| 09/02/2005  | CONCEPT PLAN - PHASE 2   |
| 09/04/2004  | CONCEPT PLAN - PHASE 3   |
| 09/02/2005  | CONCEPT PLAN - PHASE 4   |
| 09/02/2005  | CONCEPT PLAN - PHASE 5   |
| 09/02/2005  | CONCEPT PLAN - PHASE 6   |
| 09/02/2005  | CONCEPT PLAN - PHASE 7   |
| 09/02/2005  | CONCEPT PLAN - PHASE 8   |
| 09/02/2005  | CONCEPT PLAN - PHASE 9   |
| 09/02/2005  | CONCEPT PLAN - PHASE 10  |
| 09/02/2005  | CONCEPT PLAN - PHASE 11  |
| 09/02/2005  | CONCEPT PLAN - PHASE 12  |
| 09/02/2005  | CONCEPT PLAN - PHASE 13  |
| 09/02/2005  | CONCEPT PLAN - PHASE 14  |
| 09/02/2005  | CONCEPT PLAN - PHASE 15  |
| 09/02/2005  | CONCEPT PLAN - PHASE 16  |
| 09/02/2005  | CONCEPT PLAN - PHASE 17  |
| 09/02/2005  | CONCEPT PLAN - PHASE 18  |
| 09/02/2005  | CONCEPT PLAN - PHASE 19  |
| 09/02/2005  | CONCEPT PLAN - PHASE 20  |
| 09/02/2005  | CONCEPT PLAN - PHASE 21  |
| 09/02/2005  | CONCEPT PLAN - PHASE 22  |
| 09/02/2005  | CONCEPT PLAN - PHASE 23  |
| 09/02/2005  | CONCEPT PLAN - PHASE 24  |
| 09/02/2005  | CONCEPT PLAN - PHASE 25  |
| 09/02/2005  | CONCEPT PLAN - PHASE 26  |
| 09/02/2005  | CONCEPT PLAN - PHASE 27  |
| 09/02/2005  | CONCEPT PLAN - PHASE 28  |
| 09/02/2005  | CONCEPT PLAN - PHASE 29  |
| 09/02/2005  | CONCEPT PLAN - PHASE 30  |
| 09/02/2005  | CONCEPT PLAN - PHASE 31  |
| 09/02/2005  | CONCEPT PLAN - PHASE 32  |
| 09/02/2005  | CONCEPT PLAN - PHASE 33  |
| 09/02/2005  | CONCEPT PLAN - PHASE 34  |
| 09/02/2005  | CONCEPT PLAN - PHASE 35  |
| 09/02/2005  | CONCEPT PLAN - PHASE 36  |
| 09/02/2005  | CONCEPT PLAN - PHASE 37  |
| 09/02/2005  | CONCEPT PLAN - PHASE 38  |
| 09/02/2005  | CONCEPT PLAN - PHASE 39  |
| 09/02/2005  | CONCEPT PLAN - PHASE 40  |
| 09/02/2005  | CONCEPT PLAN - PHASE 41  |
| 09/02/2005  | CONCEPT PLAN - PHASE 42  |
| 09/02/2005  | CONCEPT PLAN - PHASE 43  |
| 09/02/2005  | CONCEPT PLAN - PHASE 44  |
| 09/02/2005  | CONCEPT PLAN - PHASE 45  |
| 09/02/2005  | CONCEPT PLAN - PHASE 46  |
| 09/02/2005  | CONCEPT PLAN - PHASE 47  |
| 09/02/2005  | CONCEPT PLAN - PHASE 48  |
| 09/02/2005  | CONCEPT PLAN - PHASE 49  |
| 09/02/2005  | CONCEPT PLAN - PHASE 50  |
| 09/02/2005  | CONCEPT PLAN - PHASE 51  |
| 09/02/2005  | CONCEPT PLAN - PHASE 52  |
| 09/02/2005  | CONCEPT PLAN - PHASE 53  |
| 09/02/2005  | CONCEPT PLAN - PHASE 54  |
| 09/02/2005  | CONCEPT PLAN - PHASE 55  |
| 09/02/2005  | CONCEPT PLAN - PHASE 56  |
| 09/02/2005  | CONCEPT PLAN - PHASE 57  |
| 09/02/2005  | CONCEPT PLAN - PHASE 58  |
| 09/02/2005  | CONCEPT PLAN - PHASE 59  |
| 09/02/2005  | CONCEPT PLAN - PHASE 60  |
| 09/02/2005  | CONCEPT PLAN - PHASE 61  |
| 09/02/2005  | CONCEPT PLAN - PHASE 62  |
| 09/02/2005  | CONCEPT PLAN - PHASE 63  |
| 09/02/2005  | CONCEPT PLAN - PHASE 64  |
| 09/02/2005  | CONCEPT PLAN - PHASE 65  |
| 09/02/2005  | CONCEPT PLAN - PHASE 66  |
| 09/02/2005  | CONCEPT PLAN - PHASE 67  |
| 09/02/2005  | CONCEPT PLAN - PHASE 68  |
| 09/02/2005  | CONCEPT PLAN - PHASE 69  |
| 09/02/2005  | CONCEPT PLAN - PHASE 70  |
| 09/02/2005  | CONCEPT PLAN - PHASE 71  |
| 09/02/2005  | CONCEPT PLAN - PHASE 72  |
| 09/02/2005  | CONCEPT PLAN - PHASE 73  |
| 09/02/2005  | CONCEPT PLAN - PHASE 74  |
| 09/02/2005  | CONCEPT PLAN - PHASE 75  |
| 09/02/2005  | CONCEPT PLAN - PHASE 76  |
| 09/02/2005  | CONCEPT PLAN - PHASE 77  |
| 09/02/2005  | CONCEPT PLAN - PHASE 78  |
| 09/02/2005  | CONCEPT PLAN - PHASE 79  |
| 09/02/2005  | CONCEPT PLAN - PHASE 80  |
| 09/02/2005  | CONCEPT PLAN - PHASE 81  |
| 09/02/2005  | CONCEPT PLAN - PHASE 82  |
| 09/02/2005  | CONCEPT PLAN - PHASE 83  |
| 09/02/2005  | CONCEPT PLAN - PHASE 84  |
| 09/02/2005  | CONCEPT PLAN - PHASE 85  |
| 09/02/2005  | CONCEPT PLAN - PHASE 86  |
| 09/02/2005  | CONCEPT PLAN - PHASE 87  |
| 09/02/2005  | CONCEPT PLAN - PHASE 88  |
| 09/02/2005  | CONCEPT PLAN - PHASE 89  |
| 09/02/2005  | CONCEPT PLAN - PHASE 90  |
| 09/02/2005  | CONCEPT PLAN - PHASE 91  |
| 09/02/2005  | CONCEPT PLAN - PHASE 92  |
| 09/02/2005  | CONCEPT PLAN - PHASE 93  |
| 09/02/2005  | CONCEPT PLAN - PHASE 94  |
| 09/02/2005  | CONCEPT PLAN - PHASE 95  |
| 09/02/2005  | CONCEPT PLAN - PHASE 96  |
| 09/02/2005  | CONCEPT PLAN - PHASE 97  |
| 09/02/2005  | CONCEPT PLAN - PHASE 98  |
| 09/02/2005  | CONCEPT PLAN - PHASE 99  |
| 09/02/2005  | CONCEPT PLAN - PHASE 100 |

[illegible]

# PRELIMINARY AVERAGE FINISHED GRADE PLAN

SHEET: P-0502









## VRRM 4.1, 2024

**CLEAR BMP AREAS**

| Composite Loading N |
|---------------------|
| 0.00                |
| 0.00                |
| 9.01                |
| 12.33               |

Total Phosphorus Available for Removal in D.A. A (lb/yr)  
Post Development Treatment Volume in D.A. A (ft<sup>3</sup>)

--Select from dropdown lists--

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

### Area Checks

|                                          |       |
|------------------------------------------|-------|
| Site Treatment Volume (ft <sup>3</sup> ) | 9,041 |
|------------------------------------------|-------|

|                                          |       |      |      |      |      |       |
|------------------------------------------|-------|------|------|------|------|-------|
| NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) | 10.98 | 0.00 | 0.00 | 0.00 | 0.00 | 10.98 |
|------------------------------------------|-------|------|------|------|------|-------|

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 \*\*

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

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

|                                                |       |
|------------------------------------------------|-------|
| Total Area (acres):                            | 2.90  |
| Runoff Reduction Volume<br>(ft <sup>3</sup> ): | 1,918 |

CN<sub>(D.A.A)</sub>

Adjusted CN<sup>+</sup>

| DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | REDEVELOPMENT |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
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WATER TREATMENT ON/OFF-SITE

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

|                   |     |                             |
|-------------------|-----|-----------------------------|
| TOTAL WQV TREATED | YES | <input type="checkbox"/> NO |
|-------------------|-----|-----------------------------|

|                   |     |                             |
|-------------------|-----|-----------------------------|
| TOTAL WQV TREATED | YES | <input type="checkbox"/> NO |
|-------------------|-----|-----------------------------|

DETENTION ON SITE ☒ YES ☐ NO

PROJECT IS WITHIN WHICH WATERSHED?

PROJECT DISCHARGES TO WHICH BODY OF WATER

WALL-TO-WALL ENGINEERING, INC. 10000 130TH AVE. S.E.

$$\text{WQV TREATMENT REQUIRED} = 1,816 \text{ CF/AC OF IMPERVIOUS AREA} = 1,816 \text{ CF/AC} \times 2.52 \text{ AC} = 4,576 \text{ CF (0.1050 AC-FT)}$$

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)

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

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

SHEET: P-0704

[illegible]

## How the Jellyfish® Filter Treats Stormwater

- During peak flows, the internal weir allows high flows to bypass treatment, eliminating the need for an external bypass structure.



| FEATURE                                                                | BENEFITS                                                            |
|------------------------------------------------------------------------|---------------------------------------------------------------------|
| High surface area membrane filtration                                  | Low flux rate promotes cake filtration and slows membrane oxidation |
| High design treatment flow rate per cartridge (up to 80 gpm @ 1.5 bar) | 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                            |



- 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 14004 Environmental Management- Environmental Technology Verification (ETV)
- Texas Commission on Environmental Quality (TCEQ)
- Virginia Department of Environmental Quality (VA DEQ)



Field tested and performance verified



**APPLICATION TIPS**

- The 10 Gallon OneStop® provides treatment and high-flow bypass into structures, alternating the flow to a separate bypass structure.
- LSU and LS are complemented by the dual solutions, as they have been used side-by-side for sedimentation and single-stage performance, versus single-stage traps, and provide a single point of maintenance.
- Selecting a filter with a long maintenance cycle and low maintenance cost will result in healthy wastewater 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%       |



Sources:  
 WA DOE TAPE Testing: [http://fortress.wa.gov/ecl/ezshare/wq/tape/wa\\_designations/JELLYFISH.htm#M2R1UMguid.pdf](http://fortress.wa.gov/ecl/ezshare/wq/tape/wa_designations/JELLYFISH.htm#M2R1UMguid.pdf)

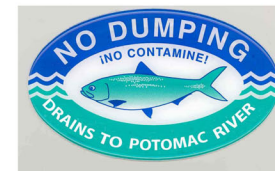
- Jellyfish Filter cartridges are light weight and reusable
- Maintenance of the Filter cartridges is performed by removing, rinsing and reusing the cartridge tentacles.
- Vacuum extraction of captured pollutants in the sump is recommended at the same time.
- Full cartridge replacement intervals differ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



The Jellyfast® Fitter  
and easy to clean

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

NOT TO SCALE



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.

[illegible]

ADEQUATE OUTFALL NARRATIVE

**EXISTING CONDITIONS:**  
THE SITE IS CURRENTLY VACANT WITH TREE VEGETATION, A TENNIS COURT, AND MISCELLANEOUS SDEWALK, 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 XIX)(3-109F)(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 XIX).

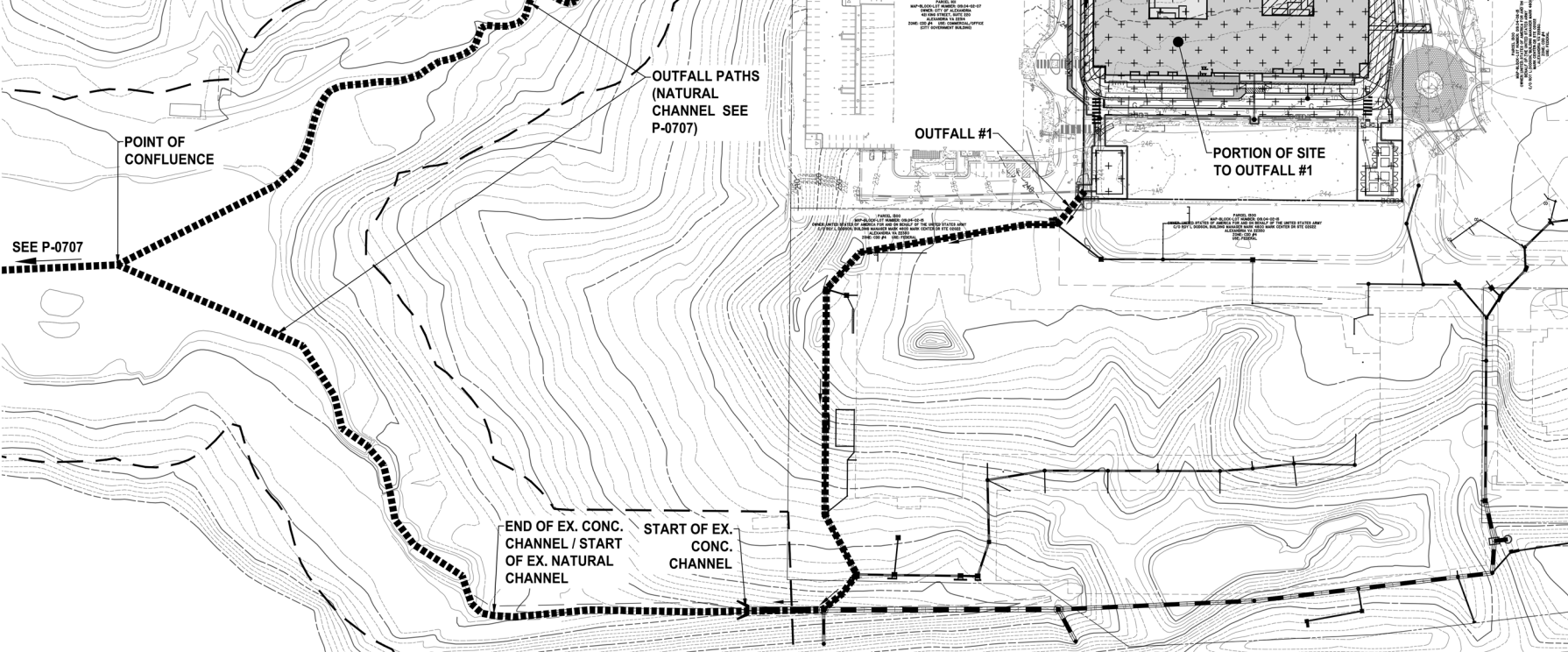
THE STORMWATER RUNOFF LEAVING THE SITE IN THE POST-DEVELOPMENT WILL DRAIN NORTH & EAST AND SOUTH, ALTHOUGH LEAVING IN DIFFERENT DIRECTIONS, BOTH ULTIMATELY OUTFALL TO THE NATURAL CHANNELS WITHIN THE WINKLER PRESERVE AS SHOWN ON P-0707. THE SOUTHERN OUTFALL (OUTFALL #1) CONTINUES SOUTH IN PIPES UNTIL 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.

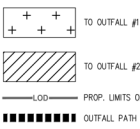
A MUTUAL DRAINAGE EASEMENT ALLOWS THE APPLICATION PROPERTY TO DRAIN THROUGH THE ADJACENT PROPERTIES AND THROUGH TO THE WINKLER PRESERVE. (INSTRUMENT NUMBER 200001866).

THE SITE RESIDES IN THE HOLMES RUN WATERSHED.

SEE OUTFALL PATH ON THIS SHEET AND P-0707.



LEGEND



**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
Engineers • Surveyors • Planners • Landscape Architects • Architects  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
(703) 552-4153 Fax (703) 552-1571 www.WLPHill.com  
SCALE: 1" = 40'  
DATE: 06/06/2024  
CITY: ALEXANDRIA  
SHEET: 1700-05

| DATE       | DESCRIPTION            | DATE       | DESCRIPTION                  |
|------------|------------------------|------------|------------------------------|
| 06/06/2024 | CONCEPT PLAN - PHASE 1 | 06/06/2024 | DUMP PERMIT APPLICATION SUB. |
| 10/10/2024 | DESIGN DEVELOPMENT     | 10/10/2024 | DESIGN DEVELOPMENT SUB.      |



| REVISION APPROVED BY |             |      |          |
|----------------------|-------------|------|----------|
| NO.                  | DESCRIPTION | DATE | APPROVED |
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**4880 MARK CENTER DRIVE  
MULTI-UNIT DEVELOPMENT  
MARK CENTER  
DEVELOPMENT SPECIAL USE PERMIT**  
CITY OF ALEXANDRIA, VIRGINIA

**ADEQUATE OUTFALL ANALYSIS**

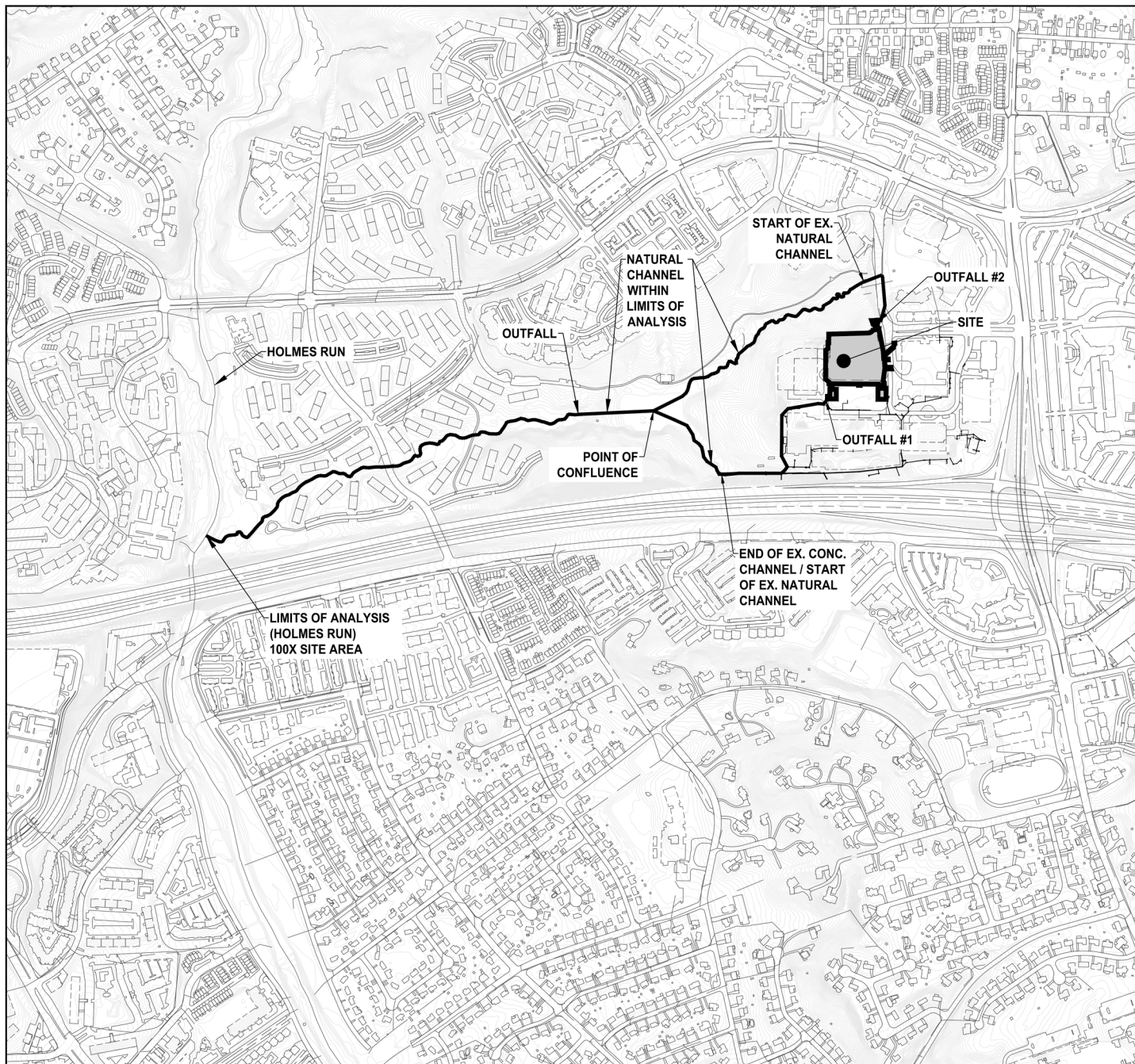
APPROVED  
SPECIAL USE PERMIT No. 2025-10007  
DEPARTMENT OF PLANNING & ZONING

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

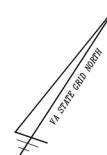
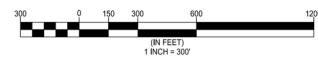
CHAIRMAN, PLANNING COMMISSION DATE  
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. DEED BOOK NO. PAGE NO.





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



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

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

REVISION APPROVED BY

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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
(703) 524-1591 Fax (703) 524-1591 www.WLPHINC.com

|          |                        |          |                        |
|----------|------------------------|----------|------------------------|
| DATE     | DESCRIPTION            | DATE     | DESCRIPTION            |
| 06/07/25 | CONCEPT PLAN - PHASE 1 | 06/07/25 | CONCEPT PLAN - PHASE 1 |
| 06/07/25 | CONCEPT PLAN - PHASE 1 | 06/07/25 | CONCEPT PLAN - PHASE 1 |
| 06/07/25 | CONCEPT PLAN - PHASE 1 | 06/07/25 | CONCEPT PLAN - PHASE 1 |

SCALE: 1" = 300'

PLANS STATUS

DATE: 06/07/25

DATE: 06/07/25

DATE: 06/07/25

DATE: 06/07/25

**ADEQUATE OUTFALL ANALYSIS**





DRAINAGE DIVIDE

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

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

# WALTER L. PHILLIPS

INCORPORATED

Engineers • Surveyors • Planners • Landscape Architects • Arborists

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



ESTABLISHED 1940

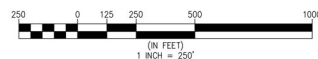
REGISTERED PROFESSIONAL

[illegible]

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

## OVERALL DRAINAGE DIVIDES

|                                                       |               |          |
|-------------------------------------------------------|---------------|----------|
| <b>APPROVED</b>                                       |               |          |
| 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. |



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.

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.

SANITARY FLOW DATA AND INVERT INFORMATION PROVIDED BY CITY OF ALEXANDRIA T&S  
 \*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)

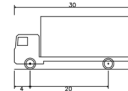
File No. ALEX Tax Map No. 019.02-02-01 Job No. 98-004 Cadd Dwg. File:Q:\sdspro\04029\dwg\planning\DSUP\04029P-0901.dwg

SHEET: P-0901

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



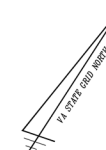
P - Passenger Car  
 Overall Length 19.00ft  
 Overall Width 7.00ft  
 Overall Height 4.00ft  
 Min Body Ground Clearance 6.00ft  
 Track Width 5.00ft  
 Lock-to-lock time 3.00s  
 Max Steering Angle (Virtual) 31.60°



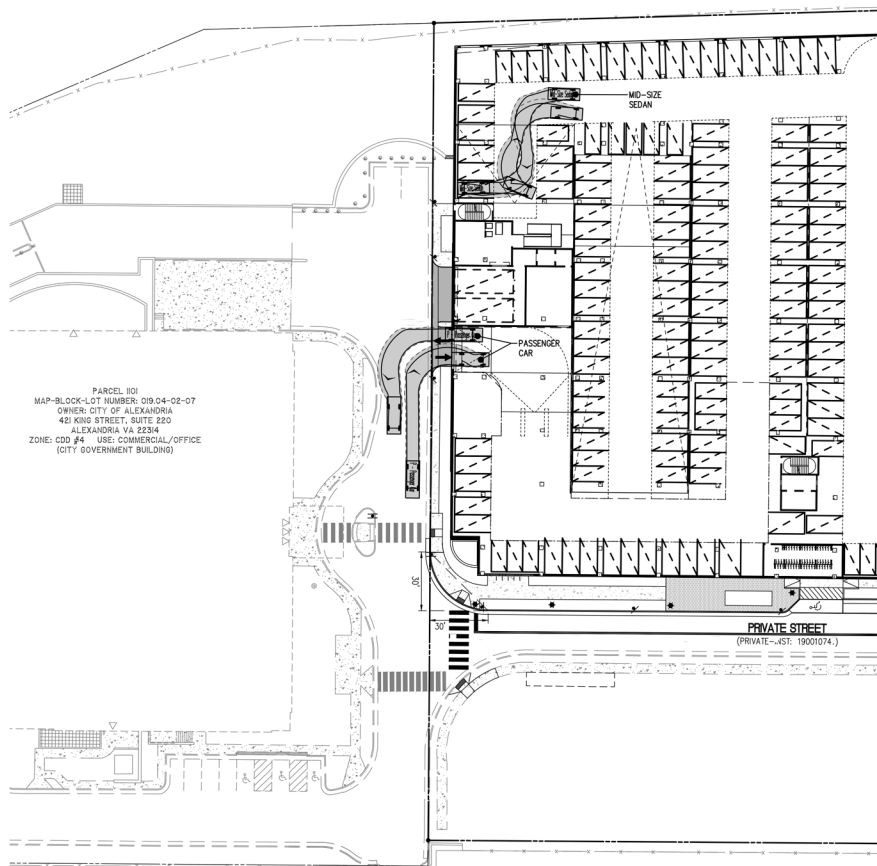
SU-30 - Single Unit Truck  
 Overall Length 30.00ft  
 Overall Width 8.00ft  
 Overall Height 13.00ft  
 Min Body Ground Clearance 6.00ft  
 Track Width 5.00ft  
 Lock-to-lock time 3.00s  
 Max Steering Angle (Virtual) 31.60°



Mid-Size Sedan  
 Overall Length 16.18ft  
 Overall Width 6.50ft  
 Overall Height 4.60ft  
 Min Body Ground Clearance 6.00ft  
 Track Width 5.00ft  
 Lock-to-lock time 3.00s  
 Curb to curb turning Radius 18.50ft



## CONCEPTUAL GARAGE ENTRY MOVEMENTS & ENTERING STANDARD SPACE

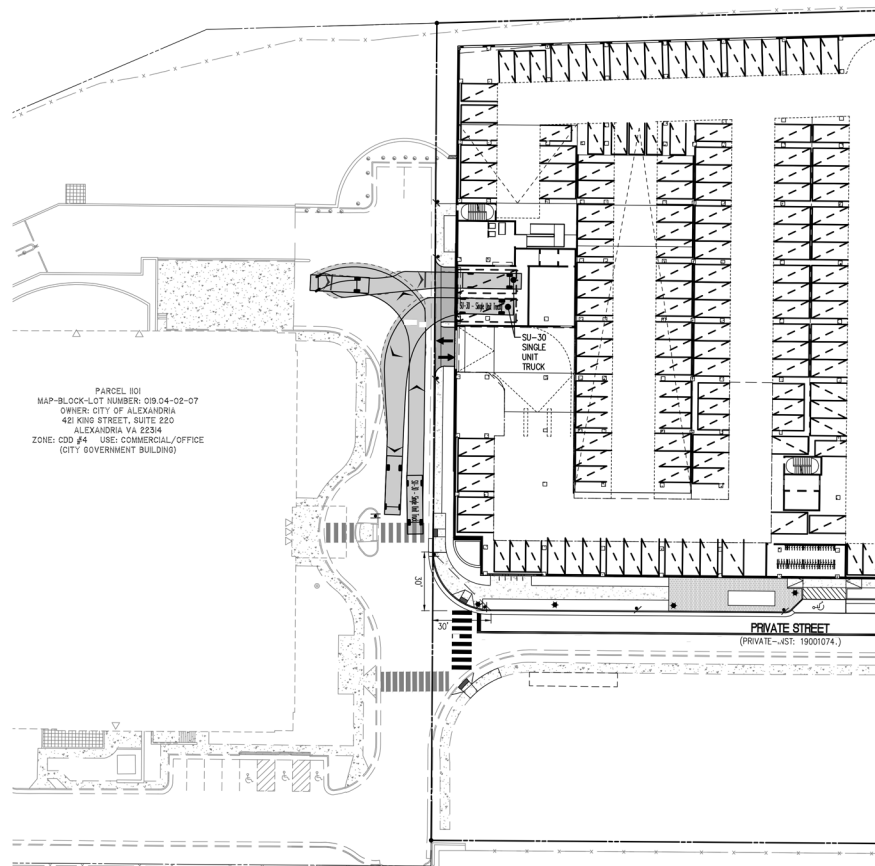


PARCEL 101  
 MAP-BLOCK-LOT NUMBER: 019-04-02-07  
 OWNER: CITY OF ALEXANDRIA  
 401 KING STREET, SUITE 200  
 ALEXANDRIA VA 22304  
 ZONE: COD #4 USE: COMMERCIAL/OFFICE  
 (CITY GOVERNMENT BUILDING)

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

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

## CONCEPTUAL LOADING ENTRY MOVEMENTS (SU-30)



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

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

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

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 ESTABLISHED 1940  
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 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 552-1501 Fax (703) 552-1501 www.WLPHill.com  
 SCALE: 1" = 30'

| DATE       | DESCRIPTION            | DATE       | DESCRIPTION          |
|------------|------------------------|------------|----------------------|
| 08/20/2020 | CONCEPT PLAN - PHASE 1 | 08/20/2020 | DISP PERMITATION SUB |
| 10/10/2021 | DISP PERMITATION SUB   |            |                      |

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

| NO. | DESCRIPTION | DATE | 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 RECORDED | DATE |
|---------------|------|
|               |      |

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



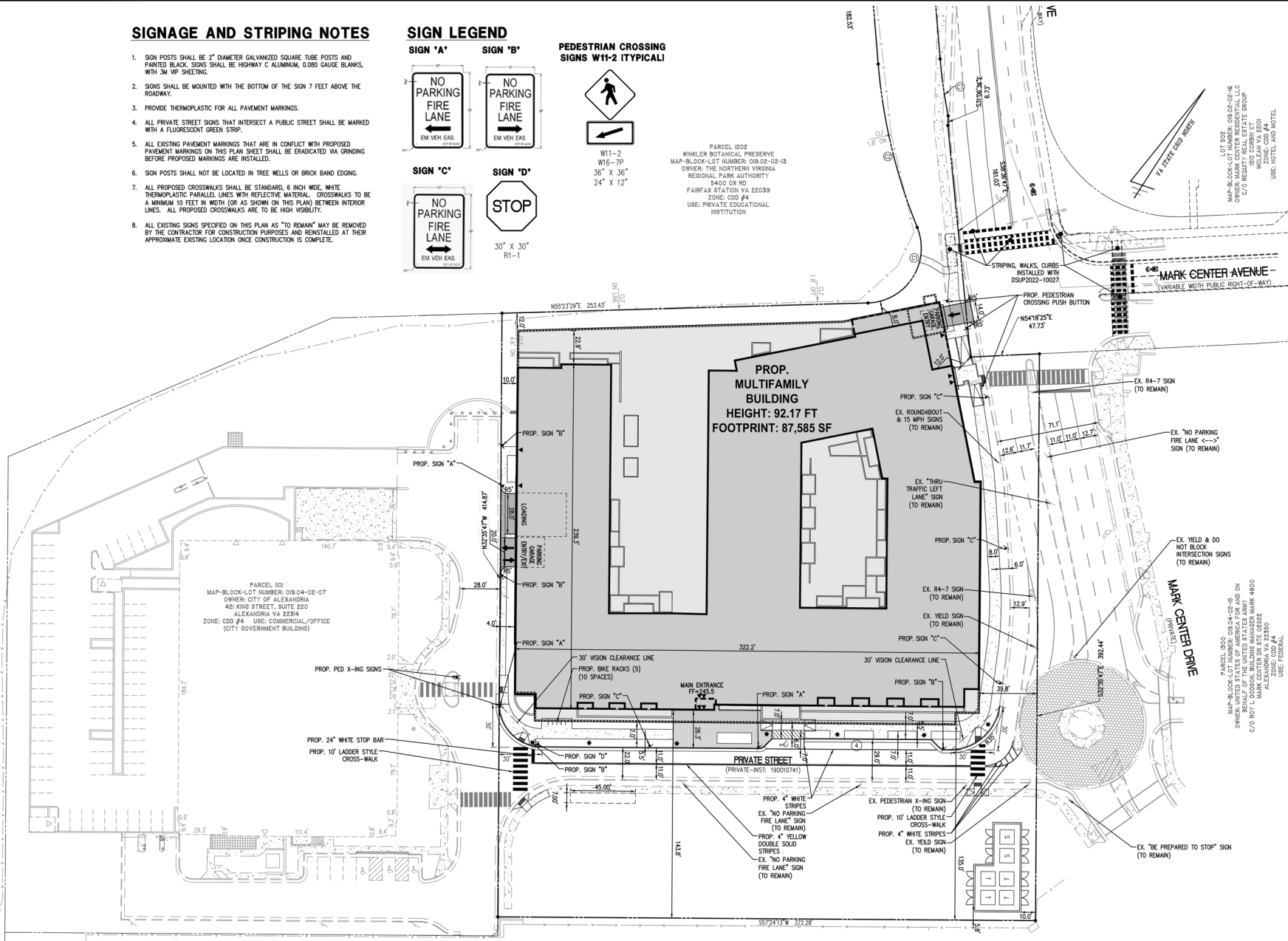


2. SIGN POSTS SHALL BE 2" DIAMETER GALVANIZED STEEL TUBES AND PAINTED BLACK. SIGNS SHALL BE CROWNED C ALUMINUM, 0.080 GAUGE BLANKS, AND MOUNTED TO THE POSTS WITH 1/2" DIA. BOLTS.
3. SIGNS SHALL BE MOUNTED WITH THE BOTTOM OF THE SIGN 7 FEET ABOVE THE ROADWAY.
4. PROVIDE THERMOPLASTIC FOR ALL PAVEMENT MARKINGS.
5. ALL PRIVATE STREET SIGNS THAT INTERSECT A PUBLIC STREET SHALL BE MARKED WITH A FLUORESCENT GREEN STRIP.
6. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED PAVEMENT MARKINGS ON THIS PLAN SHEET SHALL BE ERADICATED WA GRINDING ROPS. PAVEMENT MARKINGS ARE NOT NECESSARY.
7. SIGN POSTS SHALL NOT BE LOCATED IN TREES, WELLS OR BRICK BAND EDGING.
8. ALL PROPOSED CROSSWALKS SHALL BE STANDARD, 6 INCH WIDE, WHITE, PARALLEL LINES WITH REFLECTIVE MATERIAL. CROSSWALKS TO BE A MINIMUM OF 16 FEET WIDE (OR AS SHOWN ON THIS PLAN) BETWEEN THE INTERSECTOR LINES. ALL PROPOSED CROSSWALKS ARE TO BE HIGH VISIBLE.
9. ALL EXISTING SIGNS SPECIFIED ON THIS PLAN AS "TO REMAIN" MAY BE REMOVED BY THE CONTRACTOR FOR ANY REASON. THE PURPOSES AND BE REINSTALLED AT THEIR APPROPRIATE EXISTING LOCATION ONCE CONSTRUCTION IS COMPLETE.

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



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



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

PARCEL 1300  
MAP-BLOCK-LOT NUMBER: 018-04-02-15  
OWNER: UNITED STATES OF AMERICA FOR AND ON  
BEHALF OF THE UNITED STATES ARMY  
C/O ROY L DOODSON, BUILDING MANAGER MARK 4800  
MARK CENTER DR STE 02022  
ALEXANDRIA VA 22350  
ZONE: GDD 44  
USE: FEDERAL

**WALTER L.  
PHILLIPS**  
INCORPORATED

[illegible]

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

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





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

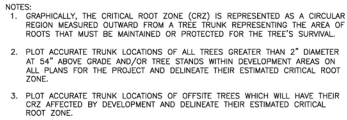


## TREE INVENTORY AND PRESERVATION PLAN



| Tag # | Botanical Name | Common Name  | Size  | **TRZ | condition    | Canopy Position | Live Crown Ratio | Crown Density | Problems                           |
|-------|----------------|--------------|-------|-------|--------------|-----------------|------------------|---------------|------------------------------------|
| 119   | quercus prinus | chestnut oak | 8     | 5     | intermediate | 30              | 60               |               |                                    |
| 120   | quercus prinus | chestnut oak | 6.6   | 7     | 65           | intermediate    | 40               | 70            |                                    |
| 121   | quercus prinus | chestnut oak | 12.5  | 13    | 65           | intermediate    | 50               | 70            |                                    |
| 122   | quercus prinus | chestnut oak | 14.12 | 22    | 60           | intermediate    | 50               | 70            |                                    |
| 123   | quercus prinus | chestnut oak | 6.5   | 7     | 60           | intermediate    | 40               | 60            |                                    |
| 124   | quercus prinus | chestnut oak | 14.2  | 14    | 60           | intermediate    | 40               | 60            |                                    |
| 125   | quercus prinus | chestnut oak | 7.5   | 9     | 60           | intermediate    | 40               | 60            |                                    |
| 126   | quercus prinus | chestnut oak | 10.1  | 10    | 60           | intermediate    | 60               | 70            |                                    |
| 127   | quercus prinus | chestnut oak | 14.2  | 14    | 60           | intermediate    | 40               | 60            |                                    |
| 128   | quercus prinus | chestnut oak | 8.1   | 8     | 60           | intermediate    | 40               | 60            |                                    |
| 129   | quercus prinus | chestnut oak | 11.3  | 11    | 70           | dominant        | 40               | 70            |                                    |
| 130   | quercus prinus | chestnut oak | 13.1  | 13    | 70           | dominant        | 40               | 70            |                                    |
| 132   | quercus prinus | chestnut oak | 24.20 | 38    | 65           | dominant        | 50               | 70            |                                    |
| 134   | quercus prinus | chestnut oak | 14.10 | 20    | 60           | intermediate    | 50               | 70            |                                    |
| 135   | quercus prinus | chestnut oak | 8.2   | 8     | 20           | intermediate    | 5                | 15            |                                    |
| 136   | quercus prinus | chestnut oak | 14    | 14    | dead         |                 |                  |               |                                    |
| 137   | quercus prinus | chestnut oak | 10.7  | 11    | 60           | intermediate    | 30               | 60            |                                    |
| 138   | quercus prinus | chestnut oak | 6.5   | 7     | 60           | intermediate    | 30               | 60            |                                    |
| 139   | quercus prinus | chestnut oak | 16.16 | 22    | 70           | dominant        | 50               | 70            |                                    |
| 140   | quercus prinus | chestnut oak | 8     | 8     | dead         |                 |                  |               |                                    |
| 141   | quercus prinus | chestnut oak | 14.5  | 15    | 65           | intermediate    | 40               | 60            |                                    |
| 142   | quercus prinus | chestnut oak | 9.1   | 9     | 65           | intermediate    | 40               | 60            |                                    |
| 143   | quercus prinus | chestnut oak | 13.13 | 11    | 26           | 60              | intermediate     | 40            | 75                                 |
| 144   | quercus prinus | chestnut oak | 12.2  | 12    | 70           | intermediate    | 60               | 70            |                                    |
| 145   | quercus prinus | chestnut oak | 13.1  | 13    | 60           | intermediate    | 30               | 70            |                                    |
| 146   | quercus prinus | chestnut oak | 12.10 | 18    | 65           | intermediate    | 40               | 60            |                                    |
| 147   | quercus prinus | chestnut oak | 18.17 | 24    | 75           | dominant        | 30               | 80            |                                    |
| 148   | quercus prinus | chestnut oak | 16.1  | 16    | 60           | intermediate    | 40               | 70            |                                    |
| 150   | quercus prinus | chestnut oak | 9.9   | 10    | 75           | intermediate    | 50               | 70            |                                    |
| 151   | quercus prinus | chestnut oak | 13.12 | 16    | 70           | dominant        | 60               | 70            |                                    |
| 152   | quercus prinus | chestnut oak | 11.5  | 12    | 60           | intermediate    | 40               | 70            |                                    |
| 153   | quercus prinus | chestnut oak | 8.3   | 8     | 70           | intermediate    | 60               | 75            |                                    |
| 155   | quercus prinus | chestnut oak | 8.3   | 8     | 60           | intermediate    | 40               | 60            |                                    |
| 156   | quercus prinus | chestnut oak | 10.7  | 11    | 65           | intermediate    | 40               | 60            |                                    |
| 157   | quercus prinus | chestnut oak | 12.1  | 12    | 65           | intermediate    | 40               | 70            |                                    |
| 158   | quercus prinus | chestnut oak | 9.5   | 10    | 65           | intermediate    | 40               | 70            |                                    |
| 160   | quercus prinus | chestnut oak | 9.9   | 10    | 65           | intermediate    | 50               | 70            |                                    |
| 161   | quercus prinus | chestnut oak | 6     | 6     | dead         |                 |                  |               |                                    |
| 162   | quercus prinus | chestnut oak | 9.2   | 9     | 65           | intermediate    | 40               | 70            |                                    |
| 163   | quercus prinus | chestnut oak | 12    | 12    | dead         |                 |                  |               |                                    |
| 164   | quercus prinus | chestnut oak | 13.2  | 13    | 75           | dominant        | 60               | 70            | heavy vines                        |
| 166   | quercus prinus | chestnut oak | 11.7  | 12    | 50           | intermediate    | 30               | 40            | heavy vines                        |
| 168   | quercus prinus | chestnut oak | 15.2  | 15    | 60           | intermediate    | 30               | 60            | decline                            |
| 169   | quercus prinus | chestnut oak | 15.8  | 16    | 75           | dominant        | 30               | 70            |                                    |
| 170   | quercus prinus | chestnut oak | 10.6  | 11    | 75           | dominant        | 50               | 70            |                                    |
| 171   | quercus prinus | chestnut oak | 10.1  | 10    | 65           | intermediate    | 40               | 60            |                                    |
| 172   | quercus prinus | chestnut oak | 12.1  | 12    | 65           | intermediate    | 40               | 60            |                                    |
| 173   | quercus prinus | chestnut oak | 5.8   | 6     | 60           | intermediate    | 40               | 70            |                                    |
| 174   | quercus prinus | chestnut oak | 6.6   | 6     | 60           | intermediate    | 40               | 70            |                                    |
| 175   | quercus prinus | chestnut oak | 7     | 7     | 65           | edge            | 40               | 80            |                                    |
| 176   | quercus prinus | chestnut oak | 6.1   | 6     | 65           | intermediate    | 40               | 80            |                                    |
| 177   | acer saccharum | sugar maple  | 7.1   | 7     | 30           | suppressed      | 70               | 70            | tree growing from time of planting |
| 178   | quercus prinus | chestnut oak | 20.5  | 21    | 60           | intermediate    | 40               | 70            |                                    |
| 179   | quercus prinus | chestnut oak | 15.2  | 15    | 60           | intermediate    | 30               | 60            |                                    |
| 180   | quercus prinus | chestnut oak | 8.2   | 12    | 75           | dominant        | 60               | 85            |                                    |
| 222   | quercus prinus | chestnut oak | 8.2   | 8     | 75           | intermediate    | 70               | 80            |                                    |
| 223   | quercus prinus | chestnut oak | 14.12 | 20    | 75           | dominant        | 70               | 80            |                                    |
| 224   | quercus prinus | chestnut oak | 10.12 | 16    | 60           | intermediate    | 30               | 60            |                                    |
| 225   | quercus prinus | chestnut oak | 10.3  | 10    | 75           | dominant        | 70               | 80            |                                    |
| 226   | quercus prinus | chestnut oak | 7.1   | 7     | 75           | dominant        | 70               | 80            |                                    |
| 227   | quercus prinus | chestnut oak | 18.1  | 18    | 75           | dominant        | 70               | 80            |                                    |
| 228   | quercus prinus | chestnut oak | 12.10 | 17    | 60           | intermediate    | 30               | 60            |                                    |
| 229   | quercus prinus | chestnut oak | 8.1   | 8     | 75           | dominant        | 70               | 80            |                                    |
| 230   | quercus prinus | chestnut oak | 11.1  | 11    | 75           | dominant        | 70               | 80            |                                    |
| 231   | quercus prinus | chestnut oak | 8.1   | 8     | 70           | dominant        | 30               | 60            |                                    |
| 232   | quercus prinus | chestnut oak | 9.1   | 9     | 70           | dominant        | 30               | 60            |                                    |
| 233   | quercus prinus | chestnut oak | 10.4  | 10    | 70           | dominant        | 30               | 60            |                                    |
| 234   | quercus prinus | chestnut oak | 11.8  | 12    | 70           | dominant        | 30               | 60            |                                    |
| 235   | quercus prinus | chestnut oak | 6     | 6     | dead         |                 |                  |               |                                    |
| 236   | quercus prinus | chestnut oak | 7.9   | 7     | dead         |                 |                  |               |                                    |
| 237   | quercus prinus | chestnut oak | 10.6  | 11    | 60           | intermediate    | 30               | 60            |                                    |
| 238   | quercus prinus | chestnut oak | 15.10 | 18    | 75           | dominant        | 70               | 80            |                                    |
| 239   | quercus prinus | chestnut oak | 10    | 10    | 60           | intermediate    | 30               | 60            |                                    |
| 240   | quercus prinus | chestnut oak | 8.1   | 8     | 70           | dominant        | 40               | 70            |                                    |
| 241   | quercus prinus | chestnut oak | 7.1   | 7     | 60           | intermediate    | 35               | 60            |                                    |
| 242   | quercus prinus | chestnut oak | 8.1   | 8     | 60           | intermediate    | 35               | 60            |                                    |
| 243   | quercus prinus | chestnut oak | 8.8   | 9     | 60           | intermediate    | 70               | 80            |                                    |
| 244   | quercus prinus | chestnut oak | 11.3  | 11    | 60           | intermediate    | 60               | 70            |                                    |
| 245   | quercus prinus | chestnut oak | 15.2  | 15    | 75           | dominant        | 70               | 80            |                                    |
| 246   | quercus prinus | chestnut oak | 12.6  | 12    | 60           | intermediate    | 70               | 80            |                                    |
| 247   | quercus prinus | chestnut oak | 15    | 15    | dead         |                 |                  |               |                                    |
| 248   | quercus prinus | chestnut oak | 11.2  | 11    | 70           | dominant        | 70               | 80            |                                    |
| 249   | quercus prinus | chestnut oak | 6.8   | 7     | 60           | intermediate    | 70               | 80            |                                    |
| 251   | quercus prinus | chestnut oak | 7.2   | 7     | 70           | dominant        | 70               | 80            |                                    |
| 252   | quercus prinus | chestnut oak | 8.1   | 8     | 70           | dominant        | 70               | 80            |                                    |
| 253   | quercus prinus | chestnut oak | 6.1   | 6     | 60           | intermediate    | 50               | 70            |                                    |
| 254   | quercus prinus | chestnut oak | 12.3  | 12    | 60           | intermediate    | 50               | 70            |                                    |
| 255   | quercus prinus | chestnut oak | 14.8  | 15    | 60           | intermediate    | 50               | 70            |                                    |
| 256   | quercus prinus | chestnut oak | 12.5  | 13    | 60           | intermediate    | 50               | 70            |                                    |
| 257   | quercus prinus | chestnut oak | 9.1   | 9     | 60           | intermediate    | 50               | 70            |                                    |
| 258   | quercus prinus | chestnut oak | 9.1   | 9     | 60           | intermediate    | 50               | 70            |                                    |
| 259   | quercus prinus | chestnut oak | 9.1   | 9     | 60           | intermediate    | 50               | 70            |                                    |
| 260   | quercus prinus | chestnut oak | 9.1   | 9     | 60           | intermediate    | 50               | 70            |                                    |
| 261   | quercus prinus | chestnut oak | 9.1   | 9     | 60           | intermediate    | 50               | 70            |                                    |
| 262   | quercus prinus | chestnut oak | 14.2  | 14    | 60           | intermediate    | 70               | 80            |                                    |
| 263   | quercus prinus | chestnut oak | 9.2   | 9     | 60           | intermediate    | 70               | 80            |                                    |
| 264   | quercus prinus | chestnut oak | 8.9   | 9     | 60           | intermediate    | 60               | 80            |                                    |

| Tag #     | Botanical Name         | Common Name    | Size        | **TRZ | condition | Canopy Position | Live Crown Ratio | Crown Density | Problems           |
|-----------|------------------------|----------------|-------------|-------|-----------|-----------------|------------------|---------------|--------------------|
| 1748      | quercus prinus         | chestnut oak   | 7.7         | 7     | 14        | 65              | intermediate     | 30            | 60                 |
| 404.1705  | quercus prinus         | chestnut oak   | 14.14       | 13    | 28        | 70              | intermediate     | 60            | 70                 |
| 414.1688  | quercus prinus         | chestnut oak   | 11.87       | 7     | 11        | 70              | dominant         | 40            | 70                 |
| 415.1584  | quercus prinus         | chestnut oak   | 13.1        | 13    | 60        | intermediate    | 40               | 70            |                    |
| 417.1653  | quercus prinus         | chestnut oak   | 15.15       | 26    | 75        | dominant        | 60               | 70            |                    |
| 1711.1470 | quercus prinus         | chestnut oak   | 10.8.8.6    | 12    | 70        | intermediate    | 50               | 70            |                    |
| 1471.147  | quercus prinus         | chestnut oak   | 13.7        | 14    | 70        | intermediate    | 40               | 80            |                    |
| 109.18    | quercus palustris      | pin oak        | 18.1        | 18    | 45        | dominant        | 60               | 50            |                    |
| 408.1702  | quercus prinus         | chestnut oak   | 14.8        | 16    | 60        | intermediate    | 40               | 60            |                    |
| 417.1653  | quercus prinus         | n red oak      | 13.1        | 13    | 55        | dominant        | 40               | 60            |                    |
| 417.1653  | quercus prinus         | n red oak      | 10.787      | 11    | 70        | landscaping     | 60               | 85            |                    |
| 417.1653  | quercus prinus         | redbud         | 6.887       | 7     | 70        | landscaping     | 60               | 85            |                    |
| 417.1653  | quercus prinus         | redbud         | 11.2        | 11    | 70        | landscaping     | 60               | 85            |                    |
| 430.1004  | quercus prinus         | kousa dogwood  | multi-shrub | 8     | 65        | landscaping     | 90               | 90            |                    |
| 431.1004  | quercus prinus         | kousa dogwood  | multi-shrub | 8     | 65        | landscaping     | 90               | 90            |                    |
| 432.1004  | quercus prinus         | kousa dogwood  | multi-shrub | 8     | 65        | landscaping     | 90               | 90            |                    |
| 433.1004  | quercus prinus         | horse chestnut | 8.8         | 9     | 40        | landscaping     | 80               | 40            | severe leaf blight |
| 434.1004  | quercus prinus         | horse chestnut | 8.1         | 8     | 40        | landscaping     | 80               | 40            | severe leaf blight |
| 14        | quercus alba           | white oak      | 13.4        | 13    | 70        | codominant      | 40               | 80            |                    |
| 15        | quercus alba           | white oak      | 12          | 11    | 70        | codominant      | 40               | 80            |                    |
| 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        | quercus tylicha        | blackgum       | 9.3         | 9     | 70        | codominant      | 30               | 70            |                    |
| 20        | pinus virginiana       | Virginia pine  | 13.7        | 13    | 70        | codominant      | 20               | 60            |                    |
| 21        | quercus alba           | white oak      | 17.3        | 14    | 70        | codominant      | 40               | 80            |                    |
| 22        | linodendron tulipifera | tulip tree     | 14.5        | 15    | 70        | codominant      | 30               | 80            |                    |
| 23        | quercus alba           | red maple      | 8.3         | 8     | 80        | suppressed      | 60               | 70            |                    |
| 26        | quercus alba           | white oak      | 9.6         | 10    | 70        | codominant      | 40               | 80            |                    |
| 29        | linodendron tulipifera | tulip tree     | 13.1        | 11    | 70        | codominant      | 40               | 80            |                    |
| 30        | quercus alba           | white oak      | 9.6         | n/a   | dead      | n/a             | n/a              | n/a           |                    |
| 33        | quercus prinus         | chestnut oak   | 14.4        | n/a   | dead      | n/a             | n/a              | n/a           |                    |
| 34        | linodendron tulipifera | tulip tree     | 15.3        | 13    | 70        | codominant      | 30               | 80            |                    |
| 35        | linodendron tulipifera | tulip tree     | 6.8         | 7     | 40        | suppressed      | 30               | 80            |                    |
| 36        | linodendron tulipifera | tulip tree     | 12.4        | 12    | 70        | codominant      | 30               | 80            |                    |
| 37        | quercus tylicha        | blackgum       | 12.9        | 13    | 70        | codominant      | 30               | 80            |                    |
| 38        | quercus alba           | white oak      | 8           | n/a   | dead      | n/a             | n/a              | n/a           |                    |
| 40        | quercus prinus         | chestnut oak   | 40.36f      | 40    | 70        | dominant        | 70               | 70            |                    |
| 41        | quercus prinus         | chestnut oak   | 18.5        | 19    | 60        | codominant      | 40               | 80            |                    |
| 49        | quercus prinus         | chestnut oak   | 15.5.10     | 28    | 60        | codominant      | 40               | 70            |                    |
| 51        | quercus prinus         | chestnut oak   | 27.5        | 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      | 40               | 80            |                    |
| 60        | quercus velutina       | black oak      | 8.8         | 9     | 70        | intermediate    | 40               | 80            |                    |
| 63        | quercus prinus         | chestnut oak   | 20.1        | 20    | 70        | codominant      | 50               | 80            |                    |
| 64        | quercus prinus         | chestnut oak   | 9.3         | 10    | 60        | codominant      | 40               | 80            |                    |
| 66        | quercus prinus         | chestnut oak   | 13.6        | 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   | 8.7         | 8     | 60        | codominant      | 40               | 80            |                    |
| 433       | nyssa sylvatica        | blackgum       | 7.5         | 8     | 70        | intermediate    | 50               | 70            |                    |
| 434       | quercus alba           | white oak      | 12.7        | 13    | 60        | codominant      | 40               | 80            |                    |
| 437       | pinus virginiana       | Virginia pine  | 15.3        | 15    | 40        | codominant      | 20               | 60            | darker             |
| 438       | quercus alba           | white oak      | 11.8        | 12    | 70        | codominant      | 40               | 80            |                    |
| 439       | pinus virginiana       | Virginia pine  | 14.4        | 14    | 70        | codominant      | 40               | 80            |                    |
| 440       | quercus prinus         | chestnut oak   | 9.2         | 9     | 60        | codominant      | 40               | 80            |                    |
| 441       | linodendron tulipifera | tulip tree     | 14.9        | 15    | 70        | codominant      | 30               | 80            |                    |
| 442       | quercus alba           | white oak      | 6.8         | 7     | 70        | codominant      | 60               | 80            |                    |
| 443       | quercus alba           | white oak      | 20.2        | 20    | 70        | codominant      | 40               | 80            |                    |
| 444       | quercus alba           | white oak      | 15.8        | 26    | 70        | codominant      | 40               | 80            |                    |
| 445       | red rubber             | red rubber     | 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       | quercus tylicha        | blackgum       | 6.8         | 7     | 70        | intermediate    | 40               | 70            |                    |
| 450       | linodendron tulipifera | tulip tree     | 17.2        | 17    | 70        | codominant      | 30               | 80            |                    |
| 451       | quercus alba           | red maple      | 8.3         | 8     | 60        | supressed       | 60               | 70            |                    |
| 452       | linodendron tulipifera | tulip tree     | 12.9        | 13    | 60        | codominant      | 40               | 80            |                    |
| 453       | aliquid rubrum         | red maple      | 22.9        | 3     | 60        | intermediate    | 60               | 70            |                    |
| 454       | linodendron tulipifera | tulip tree     | 16.9        | 13    | 60        | codominant      | 40               | 80            |                    |
| 455       | quercus prinus         | chestnut oak   | n/a         | n/a   | dead      | n/a             | n/a              | n/a           |                    |
| 456       | aliquid rubrum         | red maple      | 9.1         | 9     | 60        | intermediate    | 60               | 70            |                    |
| 457       | quercus falcata        | L red oak      | 27.2        | 27    | 40        | dominant        | 30               | 50            | hollow by sounding |
| 458       | quercus alba           | white oak      | 9.2         | 9     | 70        | intermediate    | 40               | 80            |                    |
| 459       | linodendron tulipifera | tulip tree     | 15.1        | 15    | 60        | codominant      | 40               | 70            |                    |
| 460       | linodendron tulipifera | tulip tree     | 13.1        | 13    | 60        | codominant      | 40               | 70            |                    |
| 461       | linodendron tulipifera | tulip tree     | 9.3         | 9     | 60        | codominant      | 40               | 70            |                    |
| 462       | linodendron tulipifera | tulip tree     | 17.1        | 17    | 60        | codominant      | 40               | 70            |                    |
| 463       | linodendron tulipifera | tulip tree     | 16.2        | 16    | 60        | codominant      | 40               | 70            |                    |
| 464       | quercus alba           | white oak      | 16.5        | 17    | 60        | codominant      | 40               | 70            |                    |
| 465       | linodendron 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       | linodendron tulipifera | tulip tree     | 20.38       | 18    | 30        | codominant      | 40               | 80            |                    |
| 468       | quercus alba           | white oak      | 14.5        | 15    | 70        | codominant      | 40               | 80            |                    |
| 469       | nyssa sylvatica        | blackgum       | 7.2         | 7     | 70        | intermediate    | 50               | 70            |                    |
| 470       | linodendron tulipifera | tulip tree     | 14.2        | 14    | 60        | codominant      | 30               | 80            |                    |
| 471       | quercus falcata        | L red oak      | 24.2        | 24    | 40        | codominant      | 30               | 50            | hollow by sounding |
| 472       | quercus falcata        | L red oak      | 24.2        | 24    | 40        | codominant      | 30               | 50            | hollow by sounding |
| 473       | quercus prinus         | chestnut oak   | 18.8        | 19    | 70        | intermediate    | 40               | 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        | intermediate    | 40               | 80            |                    |
| 477       | quercus prinus         | chestnut oak   | 16.3        | 16    | 60        | codominant      | 50               | 80            |                    |
| 478       | quercus prinus         | chestnut oak   | 14.30       | 20    | 60        | codominant      | 50               | 80            |                    |
| 479       | quercus prinus         | chestnut oak   | 6.4         | 6     | 60        | intermediate    | 40               | 80            |                    |
| 480       | quercus prinus         | chestnut oak   | 10.8        | 11    | 60        | codominant      | 40               | 80            |                    |
| 481       | quercus velutina       | black oak      | 15.3        | 15    | 60        | 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   | 15.12       | 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            |                    |
| 810       | quercus prinus         | chestnut oak   | 8.7         | 9     | 60        | codominant      | 40               | 80            |                    |
| 811       | quercus prinus         | chestnut oak   | 10.2        | 10    | 60        | codominant      | 40               | 80            |                    |
| 818       | quercus prinus         | chestnut oak   | 17.1        | 17    | 60        | codominant      | 40               | 80            |                    |
| 819       | 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/a           |                    |
| 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        | codominant      | 40               | 80            |                    |
| 830       | quercus prinus         | chestnut oak   | 13.5        | 14    | 60        | intermediate    | 40               | 80            |                    |



|                                                                                                |                                                                                   |                                                                                                                                                                                                                                                     |                                                      |                                                           |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------|
| CITY OF ALEXANDRIA, VIRGINIA<br>STANDARD LANDSCAPE DETAILS<br><br>CITY OF ALEXANDRIA, VIRGINIA |  | NOTE:<br>THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL OR CONTRACTUAL OBLIGATIONS. | Issued:<br>CITY OF ALEXANDRIA<br>Approved by:<br>COA | CRITICAL ROOT ZONE<br><br>Date Issued:<br>01/01/19 LD 613 |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------|



THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE PAID PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INFORMATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT MANAGER HAS REVIEWED THE COLLECTION NOTES FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND AND HAS NOTED THAT THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE MANAGER, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT AVERAGE COMPRESSION RATES ARE MET.

ROAD-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR INFRASTRUCTURE MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ANCHORAGE LANDSCAPE DEVELOPMENT, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. ROAD-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATIONS<sup>1</sup> AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, DIRECTION,

|                                                                                                                                                                                                                                                        |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |                    |          |                                                                                                                                                      |                         |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                        |             |        |          |  |
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| CITY OF ALEXANDRIA, VIRGINIA<br>STANDARD LANDSCAPE DETAILS<br><br>CITY OF ALEXANDRIA, VIRGINIA                                                                                                                                                         |  | THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.                                                                                                                                                                  | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">ALEXANDRIA</td> </tr> <tr> <td style="text-align: center;">Approved by<br/>COA</td> </tr> <tr> <td style="text-align: center;">  OF  </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">LANDSCAPE<br/>PLAN NOTES</td> </tr> </table> </td> <td style="text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Date drawn:</td> <td style="text-align: center;">LD 016</td> </tr> <tr> <td style="text-align: center;">01/01/19</td> <td></td> </tr> </table> </td> </tr> </table> </td> </tr> </table> | ALEXANDRIA  | Approved by<br>COA | OF       | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">LANDSCAPE<br/>PLAN NOTES</td> </tr> </table> | LANDSCAPE<br>PLAN NOTES | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Date drawn:</td> <td style="text-align: center;">LD 016</td> </tr> <tr> <td style="text-align: center;">01/01/19</td> <td></td> </tr> </table> </td> </tr> </table> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Date drawn:</td> <td style="text-align: center;">LD 016</td> </tr> <tr> <td style="text-align: center;">01/01/19</td> <td></td> </tr> </table> | Date drawn: | LD 016 | 01/01/19 |  |
| ALEXANDRIA                                                                                                                                                                                                                                             |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |                    |          |                                                                                                                                                      |                         |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                        |             |        |          |  |
| Approved by<br>COA                                                                                                                                                                                                                                     |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |                    |          |                                                                                                                                                      |                         |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                        |             |        |          |  |
| OF                                                                                                                                                                                                                                                     |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |                    |          |                                                                                                                                                      |                         |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                        |             |        |          |  |
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| LANDSCAPE<br>PLAN NOTES                                                                                                                                                                                                                                |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |                    |          |                                                                                                                                                      |                         |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                        |             |        |          |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Date drawn:</td> <td style="text-align: center;">LD 016</td> </tr> <tr> <td style="text-align: center;">01/01/19</td> <td></td> </tr> </table> | Date drawn:                                                                         | LD 016                                                                                                                                                                                                                                                                                                                                                                               | 01/01/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |                    |          |                                                                                                                                                      |                         |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                        |             |        |          |  |
| Date drawn:                                                                                                                                                                                                                                            | LD 016                                                                              |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |                    |          |                                                                                                                                                      |                         |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                        |             |        |          |  |
| 01/01/19                                                                                                                                                                                                                                               |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |                    |          |                                                                                                                                                      |                         |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                        |             |        |          |  |



SHEET: P-1204









4880  
MARK CENTER  
DRIVE

CITY OF ALEXANDRIA  
VIRGINIA  
**ParkerRodriguez**  
101 North Union St. #320  
Alexandria VA 22314  
703.548.5010  
OWNER  
SP/CRFP Mark Center Land LLC  
7213 Wisconsin Avenue  
Suite 825  
Bethesda MD 20814  
DEVELOPER/APPLICANT  
Bozzuto Development Company  
6406 Ivy Lane  
Suite 700  
Greenbelt MD 20770  
ARCHITECT  
Hosch Case  
301 N Street NE  
Suite 200  
Washington DC 20002  
CIVIL ENGINEER  
Walter L. Phillips Inc.  
207 Park Avenue  
Falls Church VA 22046



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

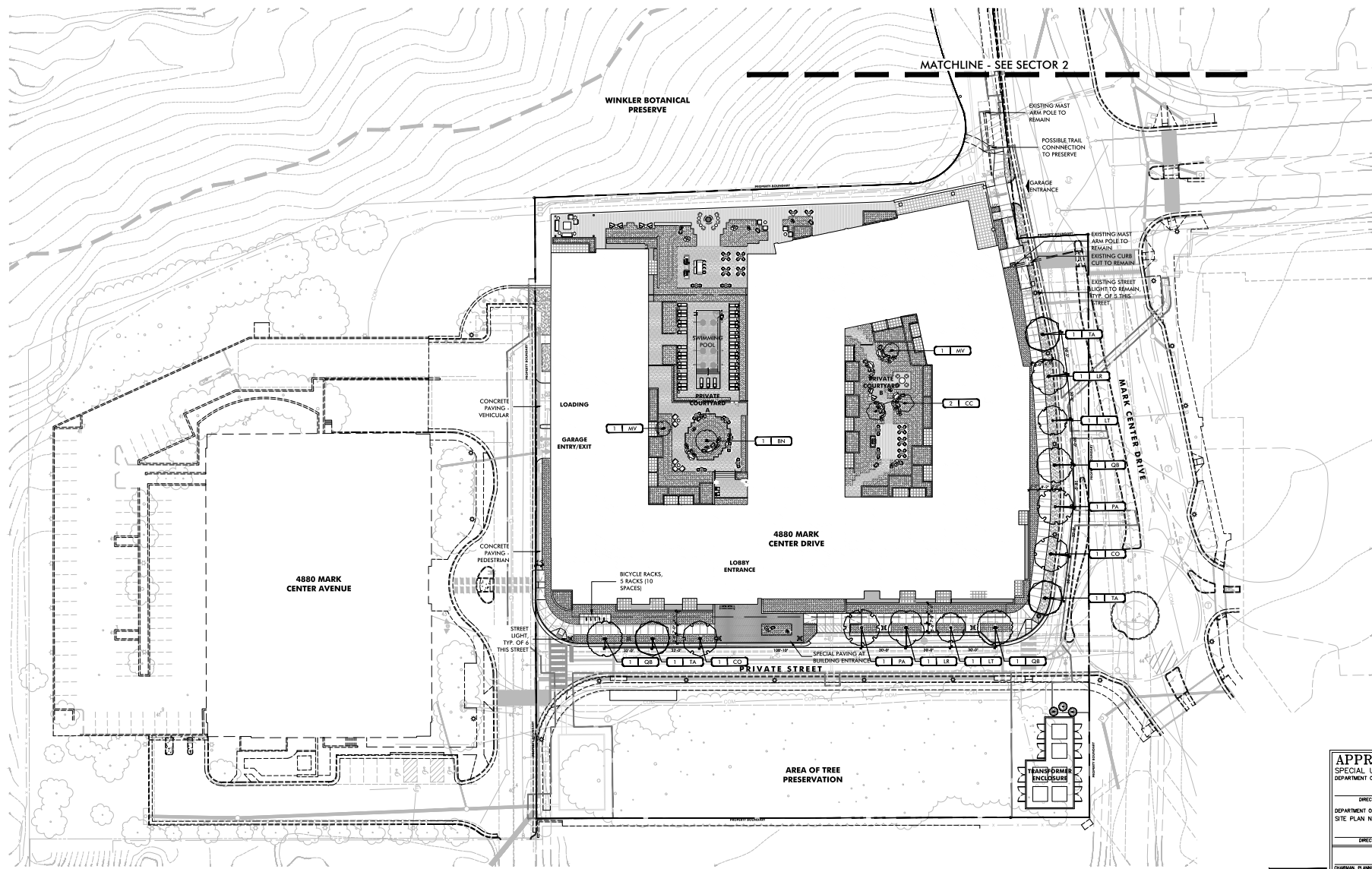
LANDSCAPE PLAN -  
SECTOR 1

L1.01

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

|                                                       |               |
|-------------------------------------------------------|---------------|
| DIRECTOR                                              | DATE          |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES |               |
| SITE PLAN NO.                                         |               |
| DIRECTOR                                              | DATE          |
| DEPARTMENT OF PLANNING & ZONING                       |               |
| DATE RECORDED                                         |               |
| INSTRUMENT NO.                                        | DEED BOOK NO. |
| PAGE NO.                                              |               |

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



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

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CITY OF ALEXANDRIA  
VIRGINIA

**ParkerRodriguez**  
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Alexandria VA 22314  
703.548.5010

OWNER  
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7213 Wisconsin Avenue  
Suite 825  
Bethesda MD 20814

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

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

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



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LANDSCAPE PLAN -  
SECTOR 2

L1.02



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

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.

|                                                       |               |
|-------------------------------------------------------|---------------|
| APPROVED                                              |               |
| SPECIAL USE PERMIT NO. 2024-10001                     |               |
| DEPARTMENT OF PLANNING & ZONING                       |               |
| DIRECTOR                                              | DATE          |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES |               |
| SITE PLAN NO.                                         |               |
| DIRECTOR                                              | DATE          |
| JOURNAL PLANNING COMMISSION                           |               |
| DATE                                                  |               |
| DATE RECORDED                                         |               |
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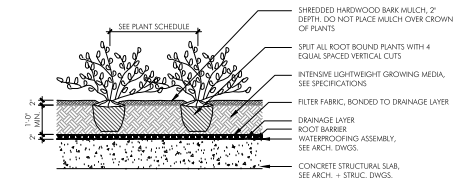




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|-------------------------------------------------------|------------------------|
| APPROVED                                              |                        |
| SPECIAL USE PERMIT NO. 2024-10001                     |                        |
| DEPARTMENT OF PLANNING & ZONING                       |                        |
| DIRECTOR                                              | DATE                   |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES |                        |
| SITE PLAN NO.                                         |                        |
| DIRECTOR                                              | DATE                   |
| CIVIL PLANNING COMMISSION                             |                        |
| DATE                                                  |                        |
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| INSTRUMENT NO.                                        | DEED BOOK NO. PAGE NO. |

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Peer Review

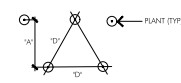
ALL CONSTRUCTION IN THE PUBLIC WAY SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



04 GROUNDCOVER PLANTING ON STRUCTURE - COURTYARD

1/2"=1'-0"

0 1 2 FEET



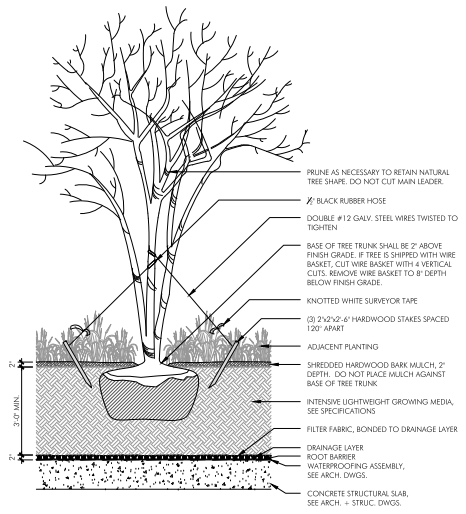
NOTE:  
GROUND COVERS AND PERENNIALS TO BE  
INSTALLED WITH TRIANGULAR SPACING.

| PLANT<br>SPACING | ROW       |
|------------------|-----------|
| 5' O.C.          | 5' O.C.   |
| 6' O.C.          | 6' O.C.   |
| 7' O.C.          | 7' O.C.   |
| 8' O.C.          | 8' O.C.   |
| 9' O.C.          | 9' O.C.   |
| 10' O.C.         | 10' O.C.  |
| 11' O.C.         | 11' O.C.  |
| 12' O.C.         | 12' O.C.  |
| 13' O.C.         | 13' O.C.  |
| 14' O.C.         | 14' O.C.  |
| 15' O.C.         | 15' O.C.  |
| 16' O.C.         | 16' O.C.  |
| 17' O.C.         | 17' O.C.  |
| 18' O.C.         | 18' O.C.  |
| 19' O.C.         | 19' O.C.  |
| 20' O.C.         | 20' O.C.  |
| 21' O.C.         | 21' O.C.  |
| 22' O.C.         | 22' O.C.  |
| 23' O.C.         | 23' O.C.  |
| 24' O.C.         | 24' O.C.  |
| 25' O.C.         | 25' O.C.  |
| 26' O.C.         | 26' O.C.  |
| 27' O.C.         | 27' O.C.  |
| 28' O.C.         | 28' O.C.  |
| 29' O.C.         | 29' O.C.  |
| 30' O.C.         | 30' O.C.  |
| 31' O.C.         | 31' O.C.  |
| 32' O.C.         | 32' O.C.  |
| 33' O.C.         | 33' O.C.  |
| 34' O.C.         | 34' O.C.  |
| 35' O.C.         | 35' O.C.  |
| 36' O.C.         | 36' O.C.  |
| 37' O.C.         | 37' O.C.  |
| 38' O.C.         | 38' O.C.  |
| 39' O.C.         | 39' O.C.  |
| 40' O.C.         | 40' O.C.  |
| 41' O.C.         | 41' O.C.  |
| 42' O.C.         | 42' O.C.  |
| 43' O.C.         | 43' O.C.  |
| 44' O.C.         | 44' O.C.  |
| 45' O.C.         | 45' O.C.  |
| 46' O.C.         | 46' O.C.  |
| 47' O.C.         | 47' O.C.  |
| 48' O.C.         | 48' O.C.  |
| 49' O.C.         | 49' O.C.  |
| 50' O.C.         | 50' O.C.  |
| 51' O.C.         | 51' O.C.  |
| 52' O.C.         | 52' O.C.  |
| 53' O.C.         | 53' O.C.  |
| 54' O.C.         | 54' O.C.  |
| 55' O.C.         | 55' O.C.  |
| 56' O.C.         | 56' O.C.  |
| 57' O.C.         | 57' O.C.  |
| 58' O.C.         | 58' O.C.  |
| 59' O.C.         | 59' O.C.  |
| 60' O.C.         | 60' O.C.  |
| 61' O.C.         | 61' O.C.  |
| 62' O.C.         | 62' O.C.  |
| 63' O.C.         | 63' O.C.  |
| 64' O.C.         | 64' O.C.  |
| 65' O.C.         | 65' O.C.  |
| 66' O.C.         | 66' O.C.  |
| 67' O.C.         | 67' O.C.  |
| 68' O.C.         | 68' O.C.  |
| 69' O.C.         | 69' O.C.  |
| 70' O.C.         | 70' O.C.  |
| 71' O.C.         | 71' O.C.  |
| 72' O.C.         | 72' O.C.  |
| 73' O.C.         | 73' O.C.  |
| 74' O.C.         | 74' O.C.  |
| 75' O.C.         | 75' O.C.  |
| 76' O.C.         | 76' O.C.  |
| 77' O.C.         | 77' O.C.  |
| 78' O.C.         | 78' O.C.  |
| 79' O.C.         | 79' O.C.  |
| 80' O.C.         | 80' O.C.  |
| 81' O.C.         | 81' O.C.  |
| 82' O.C.         | 82' O.C.  |
| 83' O.C.         | 83' O.C.  |
| 84' O.C.         | 84' O.C.  |
| 85' O.C.         | 85' O.C.  |
| 86' O.C.         | 86' O.C.  |
| 87' O.C.         | 87' O.C.  |
| 88' O.C.         | 88' O.C.  |
| 89' O.C.         | 89' O.C.  |
| 90' O.C.         | 90' O.C.  |
| 91' O.C.         | 91' O.C.  |
| 92' O.C.         | 92' O.C.  |
| 93' O.C.         | 93' O.C.  |
| 94' O.C.         | 94' O.C.  |
| 95' O.C.         | 95' O.C.  |
| 96' O.C.         | 96' O.C.  |
| 97' O.C.         | 97' O.C.  |
| 98' O.C.         | 98' O.C.  |
| 99' O.C.         | 99' O.C.  |
| 100' O.C.        | 100' O.C. |

05 PLANT SPACING DIAGRAM

1/2"=1'-0"

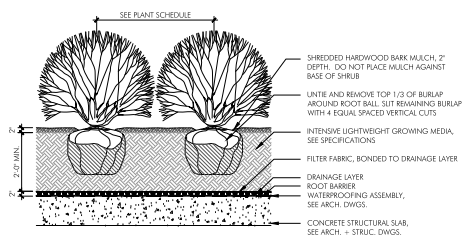
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01 TREE PLANTING ON STRUCTURE

1/2"=1'-0"

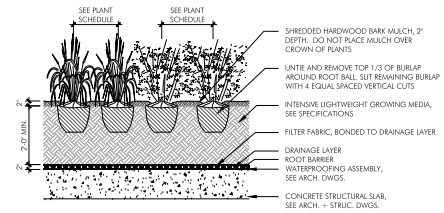
0 1 2 FEET



02 SHRUB PLANTING ON STRUCTURE - COURTYARD

1/2"=1'-0"

0 1 2 FEET



03 PERENNIAL AND ORNAMENTAL GRASS  
PLANTING ON STRUCTURE - COURTYARD

1/2"=1'-0"

0 1 2 FEET



4880  
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DRIVE

CITY OF ALEXANDRIA  
VIRGINIA  
**ParkerRodriguez**  
101 North Union St. #320  
Alexandria VA 22314  
703.548.5010  
OWNER  
SP/CRF Mark Center Land LLC  
7373 Wisconsin Avenue  
Suite 205  
Bethesda MD 20814  
DEVELOPER/APPLICANT  
Bozzuto Development Company  
6406 Ivy Lane  
Suite 100  
Greenbelt MD 20770  
ARCHITECT  
Hickok Cole  
3014 Shreve ME  
Suite 300  
Washington DC 20002  
CIVIL ENGINEER  
Walter L. Philips Inc  
207 Park Avenue  
Falls Church VA 22046



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DSUP VERIFICATION 08.20.2025

PLANTING DETAILS

L6.10

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

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

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

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

**(A) MULTI-STEM TREE PLANTING**  
NOT TO SCALE

**PLANTING NOTES:**

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

**TABLE:**

| ROW | "A" PLANTS PER SQ. FT. |
|-----|------------------------|
| 6"  | 4.00                   |
| 8"  | 2.25                   |
| 9"  | 1.77                   |
| 10" | 1.00                   |
| 12" | 0.77                   |
| 15" | 0.44                   |

**(A) EVERGREEN TREE PLANTING**  
NOT TO SCALE

**PLANTING NOTES:**

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

**(A) DECIDUOUS TREE PLANTING**  
NOT TO SCALE

**PLANTING NOTES:**

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

**(A) GROUNDCOVER & PERENNIAL PLANTING**  
NOT TO SCALE

**PLANTING NOTES:**

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

**TABLE:**

| ROW | "A" PLANTS PER SQ. FT. |
|-----|------------------------|
| 6"  | 4.00                   |
| 8"  | 2.25                   |
| 9"  | 1.77                   |
| 10" | 1.00                   |
| 12" | 0.77                   |
| 15" | 0.44                   |

**(A) SHRUB PLANTING**  
NOT TO SCALE

**PLANTING NOTES:**

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

**(A) STREET TREE PLANTING WELL**  
NOT TO SCALE

**PLANTING NOTES:**

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

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

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Peer Review



## Carlyle Acorn

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

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



### Outdoor Lighting Pole Specifications

#### Decorative Fluted Tapered Composite for Post Top luminaires

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

List fixtures that match well with this pole include:

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



#### POLE SPECIFICATIONS

| FIXTURE MOUNTING HEIGHT (ft.) | TOTAL POLE LENGTH (ft.) | BASE DIAMETER (in)    | BASE HEIGHT (in) | EMBED or ANCHOR BASE | FINISH COLOR   | WMIS CU  | POLE ONLY STOCK # |
|-------------------------------|-------------------------|-----------------------|------------------|----------------------|----------------|----------|-------------------|
| 10.0                          | 13.0                    | 16.5                  | 20.0             | Embed                | Black RAL-9017 | PFF11    | 5049500           |
| 12.0                          | 15.0                    | 16.5                  | 20.0             | Embed                | Black RAL-9017 | PFF13    | 5049500           |
| 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    | 5049500           |
| 14.0                          | 18.0                    | 16.5                  | 20.0             | Embed                | Green RAL-6009 | PFF18GN  | 42062745          |
| 10.0"                         | 10.0                    | 9-11 inch bolt circle | Anchor           | Black RAL-9017       | PFF12AB        | 50497900 |                   |
| 12.0"                         | 12.0                    | 9-11 inch bolt circle | Anchor           | Black RAL-9017       | PFF12AB        | 50498100 |                   |
| 12.0"                         | 12.0                    | 9-11 inch bolt circle | Anchor           | Green RAL-6009       | PFF12ABGN      | 42062746 |                   |
| 14.0"                         | 14.0                    | 9-11 inch bolt circle | Anchor           | Black RAL-9017       | PFF14AB        | 50498300 |                   |
| 14.0"                         | 14.0                    | 9-11 inch bolt circle | Anchor           | Green RAL-6009       | PFF14ABGN      | 42062757 |                   |

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

01 STREET LIGHT  
NOT TO SCALE

## 4880 MARK CENTER DRIVE

CITY OF ALEXANDRIA  
VIRGINIA

**ParkerRodriguez**

101 North Union St. #320  
Alexandria VA 22314  
703.548.5010

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

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

ARCHITECT  
Hickok Cole  
3014 Street NE  
Suite 300  
Washington DC 20002

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

SEAL



ISSUE

CONCEPT 2 SUB. 11.28.2023

DSUP COMPLETENESS 03.31.2025

DSUP VERIFICATION 08.20.2025

## SITE LIGHTING DETAILS

L7.00

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

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

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

DIVISIONAL PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

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

ESI  
Peer Review

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



**LEGEND**

 EXCLUDED

 EXCLUDED

 FLOOR AREA



PROJECT NAME  
**MARK CENTER  
APARTMENTS**

CLIENT NAME  
**BOZZUTO**

ADDRESS  
ALEXANDRIA, VIRGINIA

REVISIONS / NOTES

|  | DATE       | DESCRIPTION                 |
|--|------------|-----------------------------|
|  | 2022-08-06 | STAGE I CONCEPT             |
|  | 2022-09-07 | STAGE II CONCEPT            |
|  | 2022-08-20 | DSP VERIFICATION SUBMISSION |
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PROJECT NO.  
**23065**

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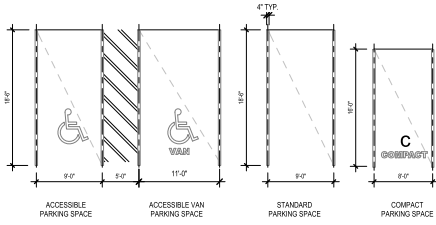
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DRAWING NO.

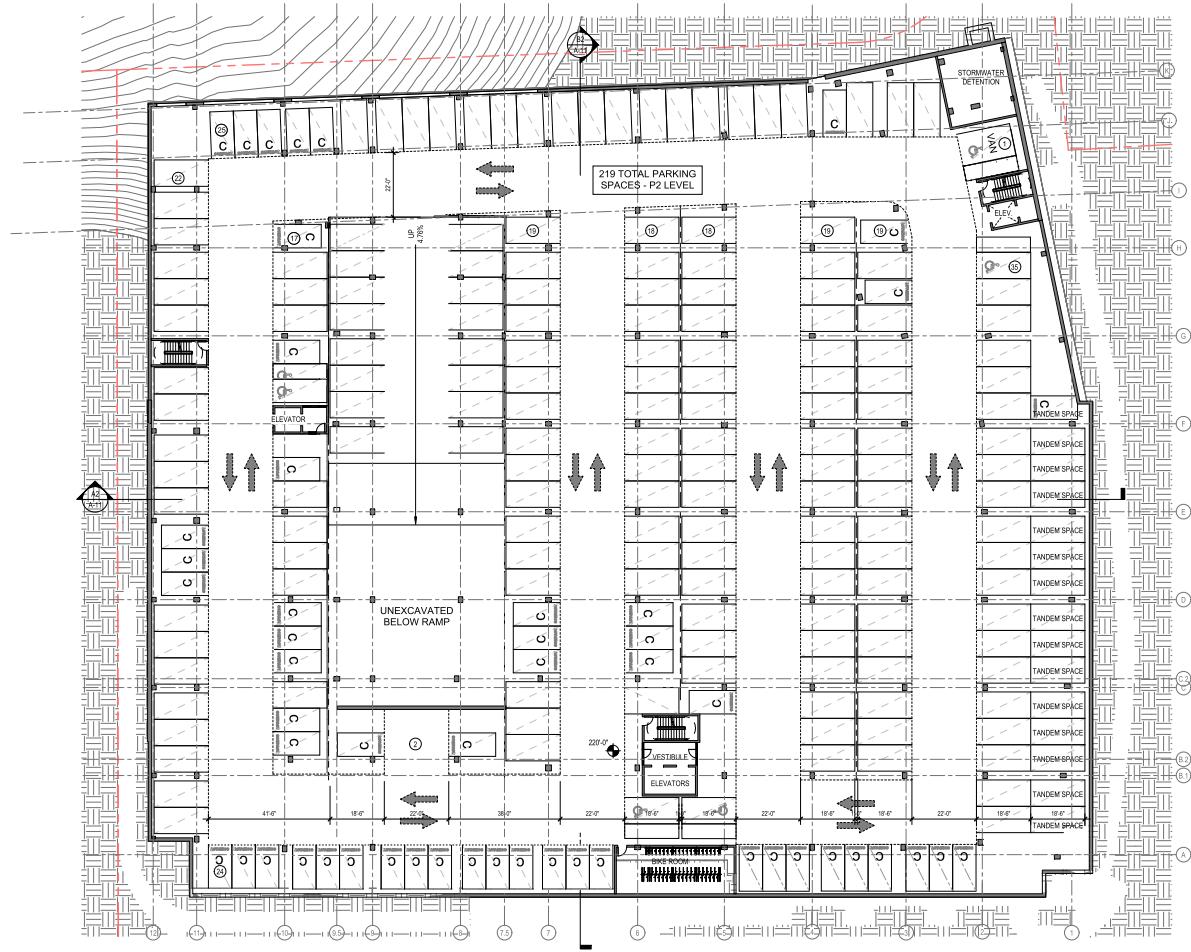
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| DIRECTOR                                                                                       | DATE          |          |
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| DIRECTOR                                                                                       | DATE          |          |
| CHAIRMAN, PLANNING COMMISSION                                                                  |               |          |
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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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Richmond, VA 23230  
804.256.4501  
hickokcole.com

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

## REVISIONS / NOTES

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

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**23065** SCALE  
**As indicated**

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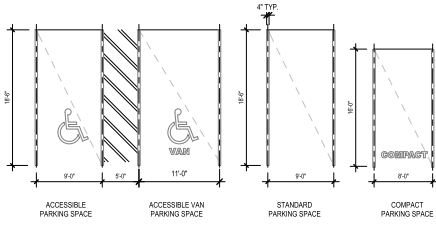
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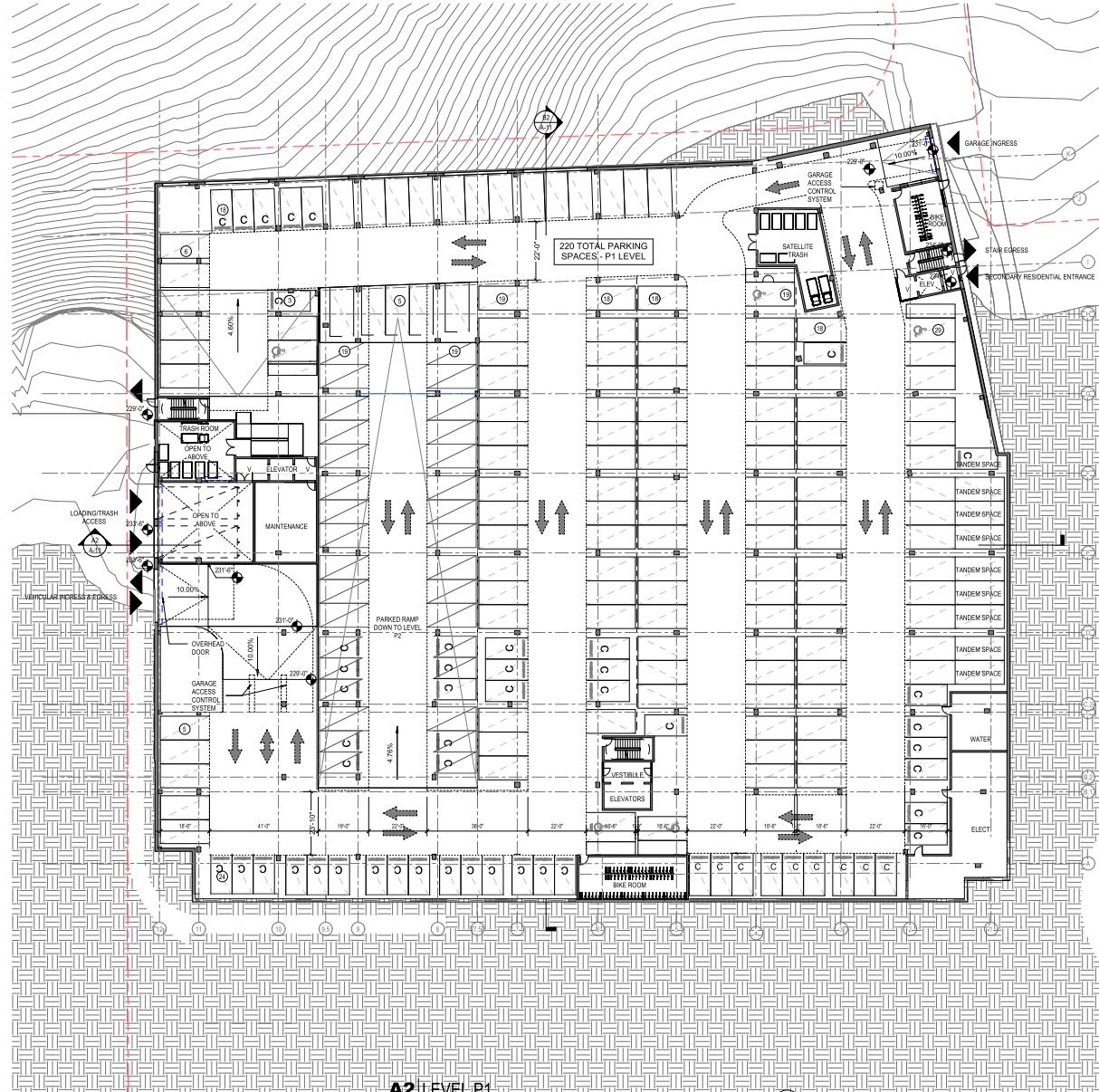
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| DIRECTOR                                                                     | DATE                   |
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# PARKING SPACE LEGEND



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



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|------------|-------------------------------|
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| 2/22/2017  | DATE: VERIFICATION SUBMISSION |

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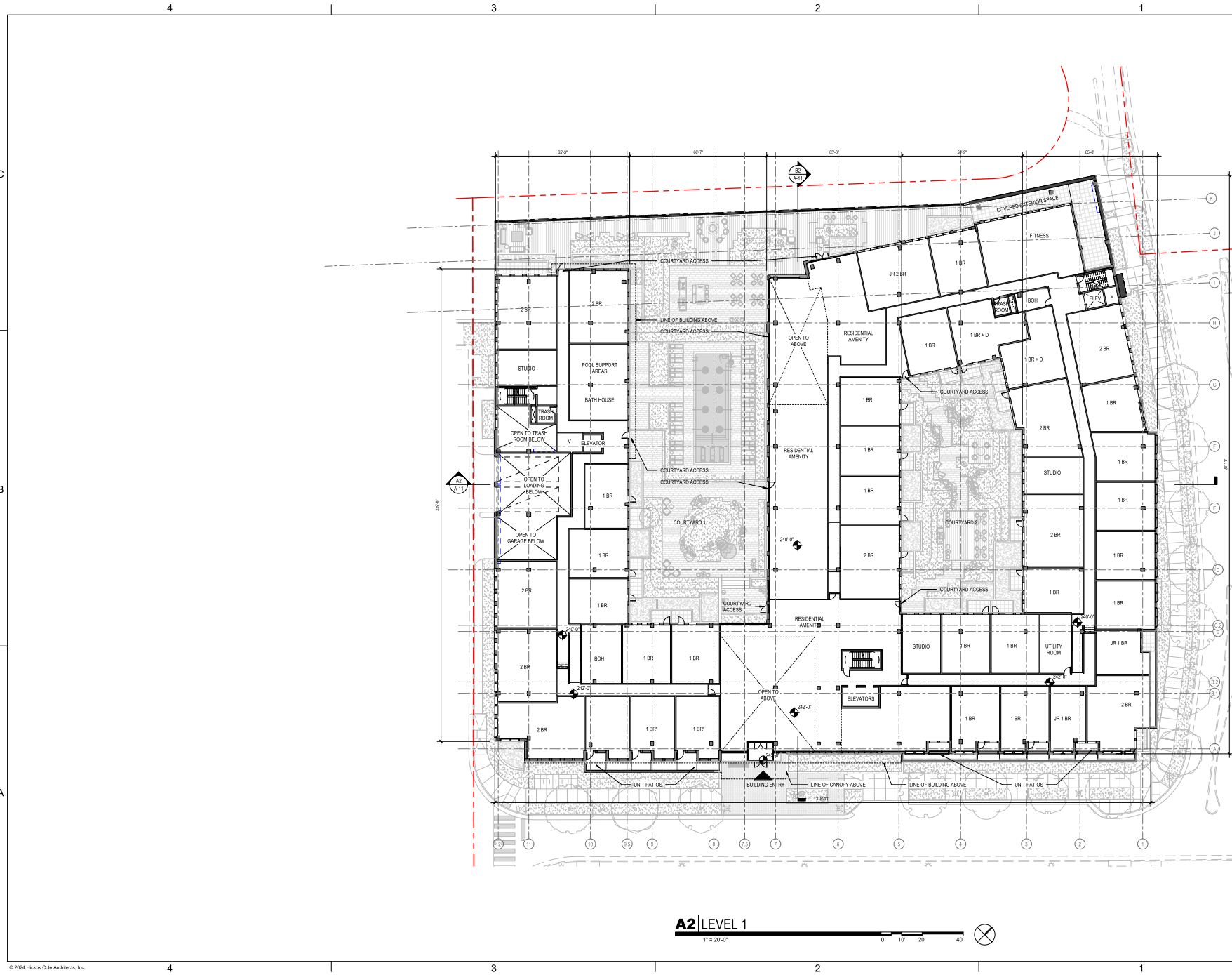
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**FLOOR PLAN P1 (UPPER LEVEL)**

DRAWING NO.  
**A-2**

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



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| 02/02/2020 | ISSUED FOR VERIFICATION SUBMISSION |

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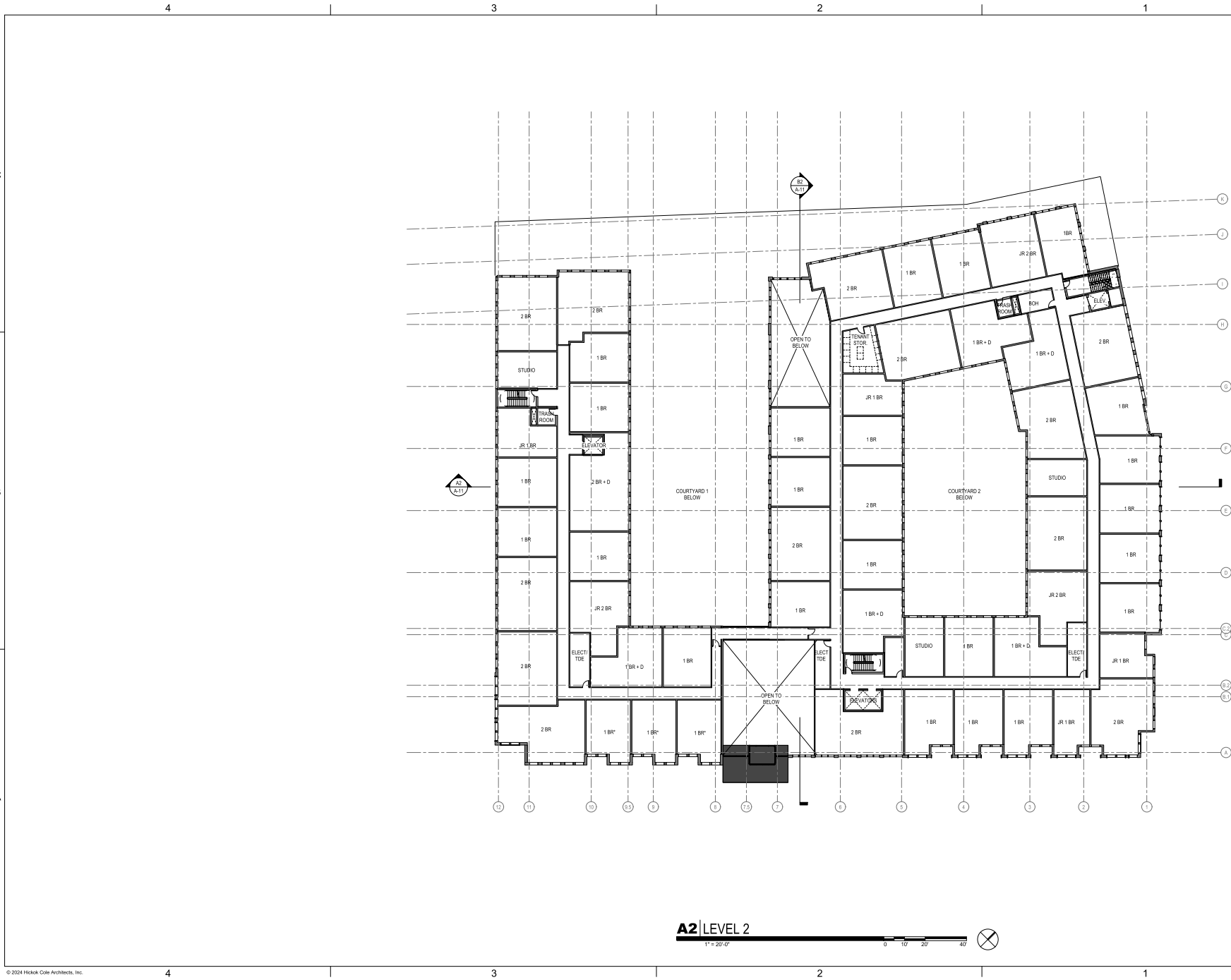
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DRAWING TITLE  
**FLOOR PLAN  
LEVEL 01**

DRAWING NO.  
**A-3**

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|-------------------|------------------------------|
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| 02/22/2020        | RSVP VERIFICATION SUBMISSION |



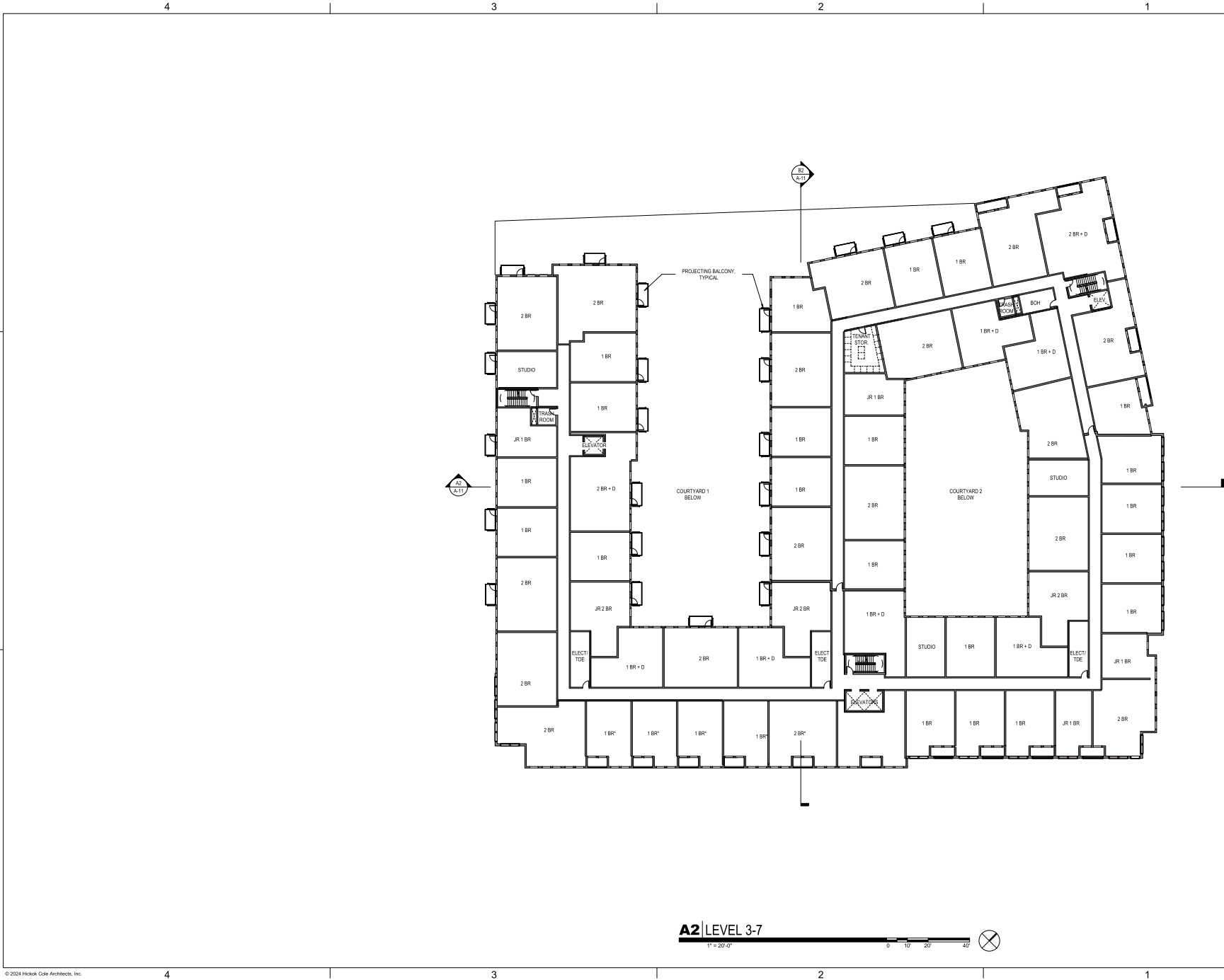
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**A-4**

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**FLOOR PLAN  
LEVELS 03-07**

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**A-5**

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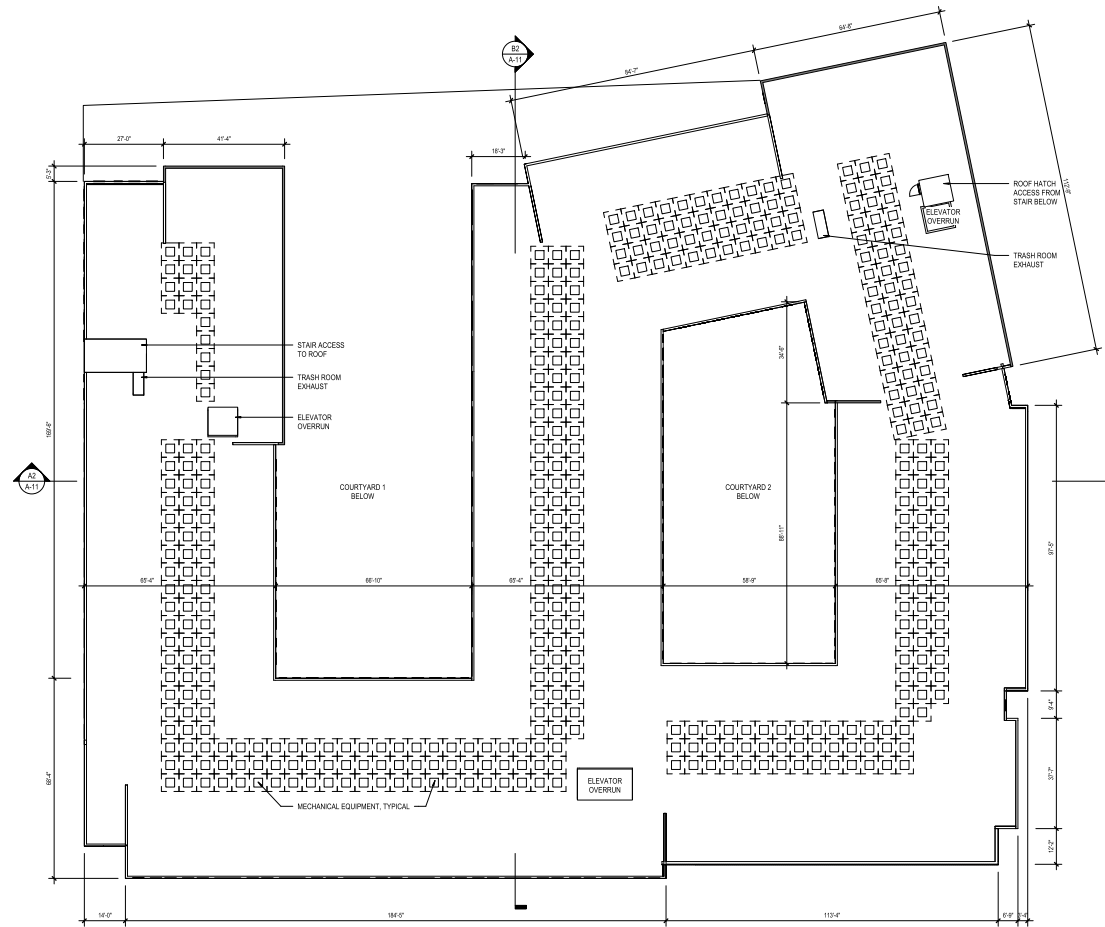
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FLOOR PLAN  
ROOF

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## A-6

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**A2** | \*ROOF PLAN



4

3

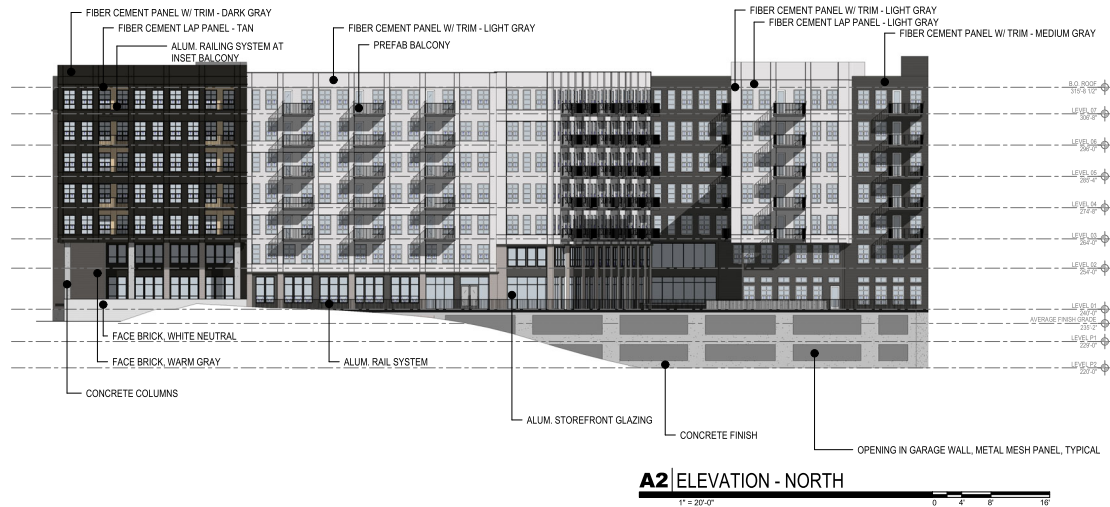
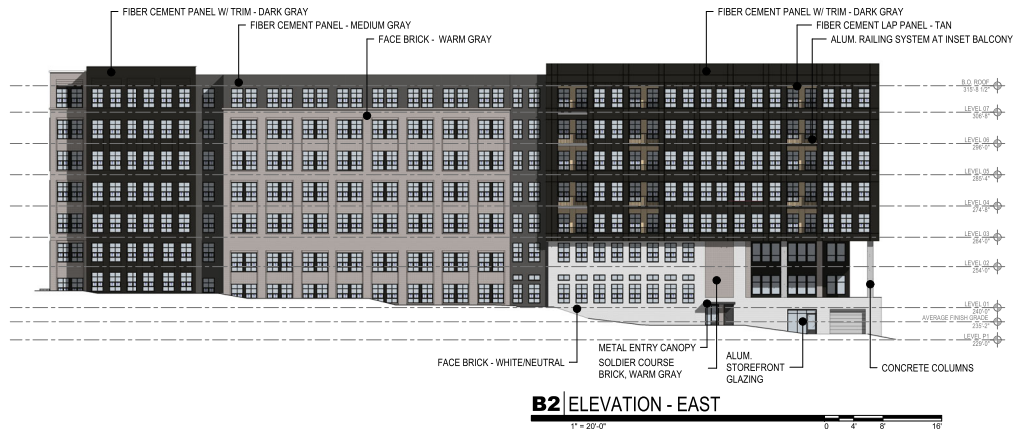
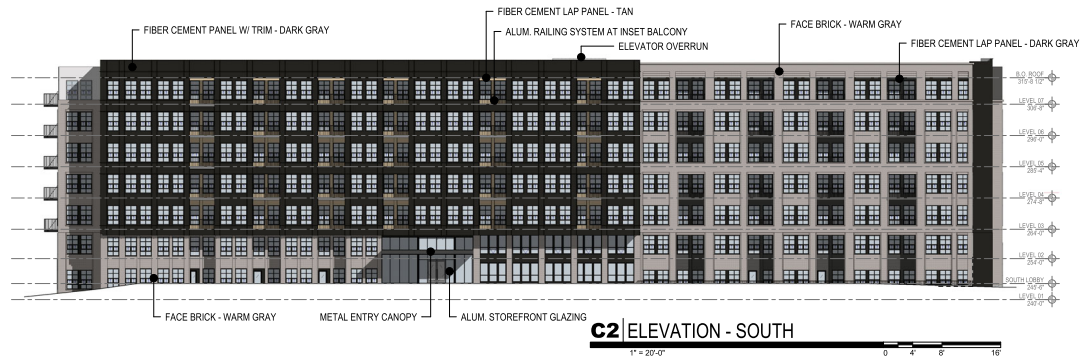
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A



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C

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**ELEVATIONS**

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**A-7**

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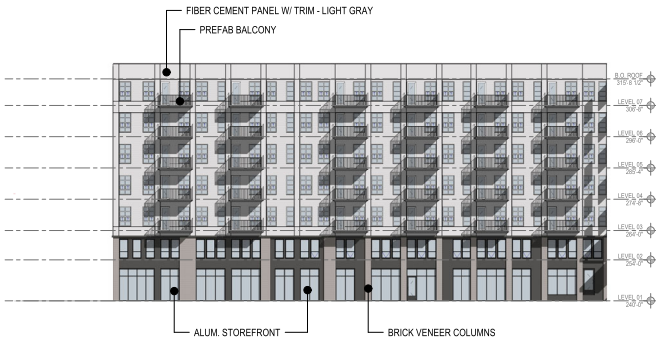
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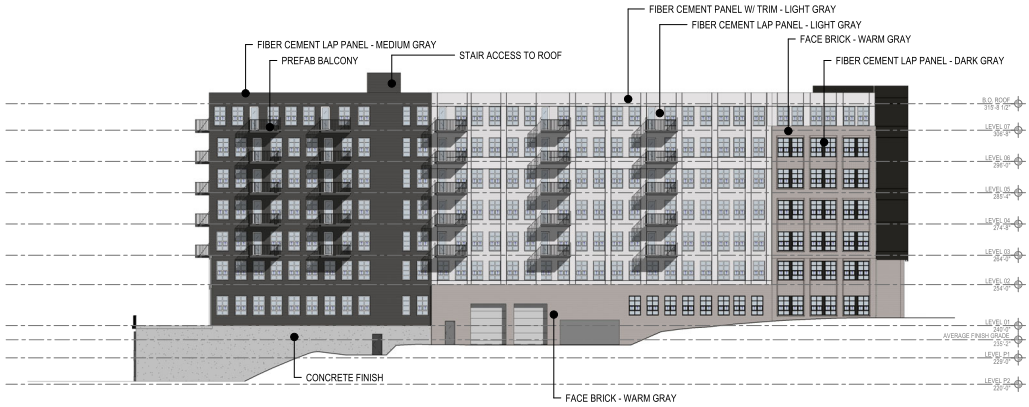
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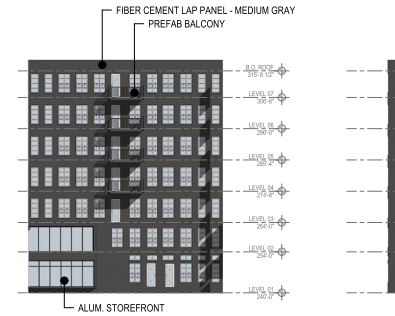
**A4** ELEVATION - COURTYARD - WEST

1" = 20'-0"



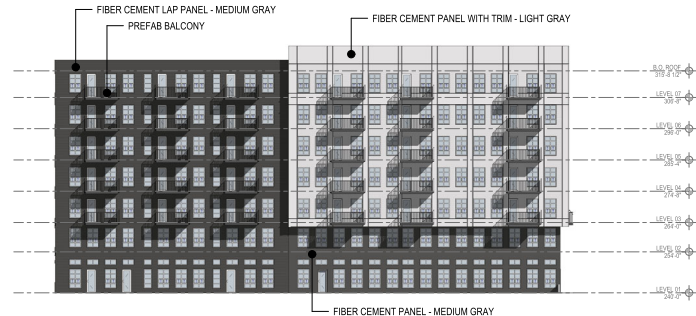
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1" = 20'-0"



**A3** ELEVATION - COURTYARD - NORTH

1" = 20'-0"



**A2** ELEVATION - COURTYARD - EAST

1" = 20'-0"



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CLIENT NAME  
**BOZZUTO**

ADDRESS  
**ALEXANDRIA, VIRGINIA**

REVISIONS / NOTES

| DATE       | DESCRIPTION | STAGE      | CONCEPT    | DATE       | DESCRIPTION | STAGE      | CONCEPT    |
|------------|-------------|------------|------------|------------|-------------|------------|------------|
| 2024-05-20 | 2024-05-20  | 2024-05-20 | 2024-05-20 | 2024-05-20 | 2024-05-20  | 2024-05-20 | 2024-05-20 |

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**23065** SCALE  
**1" = 20'-0"**

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**Author**

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**ELEVATIONS**

DRAWING NO.

**A-8**

|                                                                              |                        |
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| DIRECTOR                                                                     | DATE                   |
| CHAIRMAN, PLANNING COMMISSION DATE                                           |                        |
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REVISIONS / NOTES

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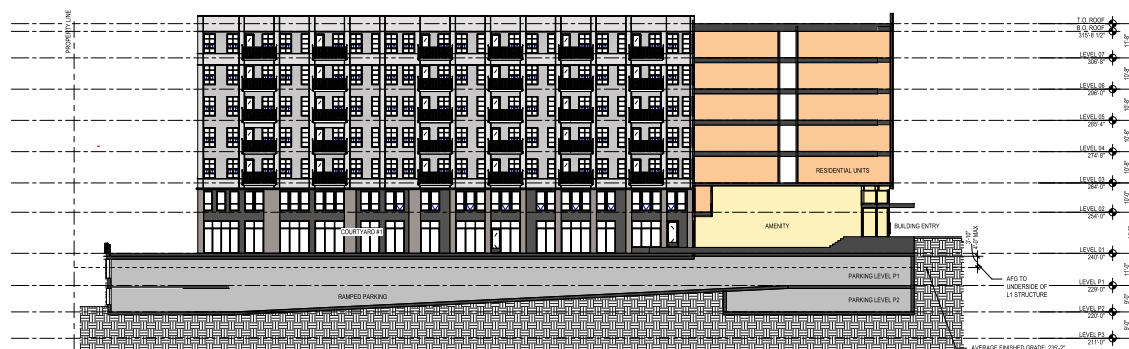
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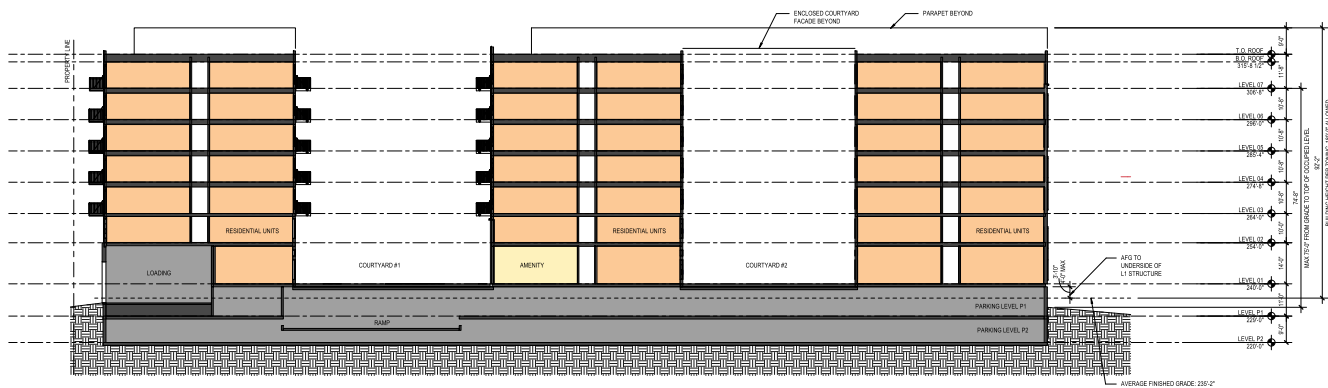
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## B2 | LONGITUDINAL SECTION AT COURTYARD 1



## A2 | LATITUDINAL SECTION







**B4** | VIEW - NE CORNER



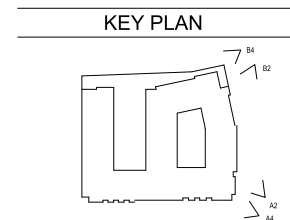
**B2** | VIEW - MARK CENTER DRIVE APPROACH



**A4** | VIEW - SE CORNER



**A2** | VIEW - EAST ELEVATION



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CLIENT NAME  
**BOZZUTO**  
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REVISIONS / NOTES

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| 02/04/2016 | STAGE - CONCEPT               |    |     |
| 02/04/2016 | ISSUE VERIFICATION SUBMISSION |    |     |



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**3D VIEWS**

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**A-10**

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