APPLICATION DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

AGIR	DSUP #	Pro	oject Name:		
PROPER [.]	TY LOCATION:	4880 Mark Center Di	rive		
TAX MAF	P REFERENCE:	019.04-02-17		ZONE: CDD #4	
APPLICA	NT:				
Name:		velopment Company			
Address:					
PROPER'	TY OWNER:				
Name:	SIP/CREF I	Mark Center Land, LLC			
Address:					
multi-unit	building containin	ig approximately 402 u		e development of a 7-story resid	lential
MODIFIC	ATIONS REQUE	ESTED N/A			
SUP's RE	EQUESTED Park	ing reduction			
		D hereby applies for Devel -400 of the Zoning Ordinal		Special Use Permit approval in accor andria, Virginia.	dance
✓ T F Alexandria t	HE UNDERSIGNED to post placard notice	D , having obtained permis	sion from the property this application is requ	owner, hereby grants permission to thuested, pursuant to Article XI, Section	
drawings, et	tc., required of the ap	oplicant are true, correct ar	nd accurate to the best	rovided and specifically including all s of his/her knowledge and belief.	urveys,
	opment Company By: M. Cath of Applicant or Agent	harine Puskar Attorney/Agent	Signature	Guskar	
PIIII IVamo	of Applicant of Agont		Signature		
Mailing/Stree	et Address		Telephone #	 Fax #	
			= 9 145-22		
City and Stat	:e	Zip Code	Email address 4/3/2025 Revis	20d: 8/20/2025	
			Date	66u. 0/20/2020	
		DO NOT WRITE IN TH	US SPACE - OFFICE	USE ONLY	
Application	n Received:			or Completeness:	
Fee Paid a			Received Plans		
ACTION -	PLANNING COMMISS	ION:			
ACTION -	CITY COUNCIL:				

Development SUP #		
-	_	

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. T	he applicant	is: (check one)			
•	The Owner he subject prope	○ Contract Purchaser rty.	OLessee or	Other:	of
applicant	, unless the enti e percent.		* *	tity owning an interest in the e identify each owner of more	
or other	person for which	• .	pensation, does thi	ent, such as an attorney, rea is agent or the business in w Alexandria, Virginia?	
•	•	of current City business licer obtain a business license p		ation, if required by the City	

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Bozzuto Development Company		See attached
2.		
3.		

<u>2. Property.</u> State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4880 Mark Center Drive (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. SIP/CREF Mark Center Land, LLC		See attached
2.		
3.		

3. BusinessorFinancialRelationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by	Member of the Approving
	Section 11-350 of the Zoning	Body (i.e. City Council,
	Ordinance	Planning Commission, etc.)
1. Bozzuto Development Company	None	None
2. SIP/CREF Mark Center Land, LLC	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/3/2025	Justin Kennell	Justin Kennell
Date	Printed Name	Signature

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-	

2.	Narrative description. The applicant shall describe below the nature of the request in
	detail so that the Planning Commission and City Council can understand the nature of the
	operation and the use, including such items as the nature of the activity, the number and type of
	patrons, the number of employees, the hours, how parking is to be provided for employees and
	patrons, and whether the use will generate any noise. If not appropriate to the request, delete
	pages 6-9. (Attach additional sheets if necessary.)

See attached.

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3.	How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift). N/A	
4.	How many employees, staff and other personnel do you expect? Specify time period (i.e. day, hour, or shift). N/A	
5.	Describe the proposed hours and days of operation of the proposed use:	
	Day Hours Day Hours	
	Sunday-Saturday 24/7	
6.	Describe any potential noise emanating from the proposed use:	
	A. Describe the noise levels anticipated from all mechanical equipment and patrons. Noise levels will be in compliance with the City Code.	
	B. How will the noise from patrons be controlled?N/A	
7.	Describe any potential odors emanating from the proposed use and plans to control them:)
	N/A	

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8.	Provide information regarding trash and litter generated by the use:
	A. What type of trash and garbage will be generated by the use?
	Typical trash and garbage associated with residential uses.
	B. How much trash and garbage will be generated by the use? Typical amount of trash generated by residential uses.
	C. How often will trash be collected? once to twice a week.
	D. How will you prevent littering on the property, streets and nearby properties? Recycling and Trash dumpsters will be provided.
9.	Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?
	Yes. Vo.
	If yes, provide the name, monthly quantity, and specific disposal method below:
10.	Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?
	✓ Yes. No.
	If yes, provide the name, monthly quantity, and specific disposal method below:

Typical household cleaning products.

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11. What methods are proposed to ensure the safety of residents, employees and patrons?

Access to the property will be secure and new lighting will be installed along the main frontage.

ALCOHOL SALES

12.	Will the proposed use include the sale of beer, wine or mixed drinks?

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

 518 parking spaces
- B. How many parking spaces of each type are provided for the proposed use:

303	Standard spaces
105	Compact spaces
11	Handicapped accessible spaces
	Other

C.	Where is required parking located? (check one) on-site off-site
	If the required parking will be located off-site, where will it be located? N/A
	Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.
D.	If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5 of the zoning ordinance, complete the Parking Reduction Supplemental Application.
Provi	de information regarding loading and unloading facilities for the use:
A.	How many loading spaces are required for the use, per section 8-200 (B) of the
	zoning ordinance? 0
B.	How many loading spaces are available for the use? 2
C.	Where are off-street loading facilities located?
	2 loading spaces are provided adjacent to the parking garage entrance on the west side of the proposed building.
D. 7:00a	During what hours of the day do you expect loading/unloading operations to occur? am - 11:00pm

14.

E.

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as appropriate?
As often as necessary.

How frequently are loading/unloading operations expected to occur, per day or per week,

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

The proposed street access to the site is adequate and no further road improvements are required.

SUP#	



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1.	Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site
	ation) e applicant is requesting a reduction of 99 parking spaces. Currently, 419 parking spaces are proposed (not including 24
tan	dem parking spaces) for residential use. The minimum required parking for the requested use is 518 parking spaces.
	Provide a statement of justification for the proposed parking reduction. e attached.
	Why is it not feasible to provide the required parking? ee statement of justification.
	Will the proposed reduction reduce the number of available parking spaces below the mber of existing parking spaces?Yes
Ma	If the requested reduction is for more than five parking spaces, the applicant must submit a Parking anagement Plan which identifies the location and number of parking spaces both on-site and off-site, the additional identifies the location and number of parking spaces both on-site and off-site, the additional identifies the location and number of parking spaces both on-site and off-site, the additional identifies the location and number of parking spaces both on-site and off-site, the additional identifies the location and number of parking spaces both on-site and off-site, the additional identifies the location and number of parking spaces both on-site and off-site, the additional identifies the location and number of parking spaces both on-site and off-site, the additional identifies the location and number of parking spaces both on-site and off-site, the additional identifies the location and number of parking spaces both on-site and off-site, the additional identifies the location and number of parking spaces both on-site and off-site, the additional identifies the location and number of parking spaces both on-site and off-site, the additional identifies the location and number of parking spaces both on-site and off-site and

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

See statement of justification.

SIP/CREF Mark Center Land, LLC

Karl Moritz 301 King Street City Hall, Room 2100 Alexandria, Virginia 22314

Re: Consent to File for a Development Special Use Permit

4880 Mark Center Drive, Alexandria, VA 22311, Tax Map No. 019.04-02-17 (the

"Property")

Dear Mr. Moritz:

SIP/CREF Mark Center Land, LLC, as owner of the above-referenced Property, hereby consents to the filing of an application for a Development Special Use Permit on the Property and any related requests by Bozzuto Development Company.

Very truly yours,

SIP/CREF Mark Center Land, LLC

By:

ts: Manag

3/31/2

Bozzuto Development Company

Karl Moritz 301 King Street City Hall, Room 2100 Alexandria, Virginia 22314

Re: Authorization to File a Development Special Use Permit

4880 Mark Center Drive, Alexandria, VA 22311, Tax Map No. 019.04-02-17 (the

"Property")

Dear Mr. Moritz:

Bozzuto Development Company hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Development Special Use Permit on the Property and any related requests.

Very truly yours,

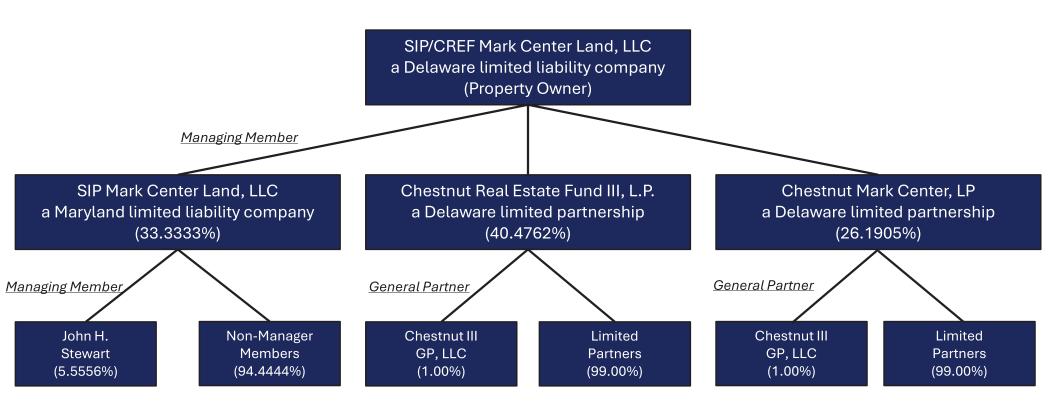
Bozzuto Development Company

By:

Its: Vice President

Date: 3/31/2025

Organizational Chart SIP/CREF Mark Center Land, LLC



APPLICANT OWNERSHIP BREAKDOWN 4880 MARK CENTER (Tax Map No. 019.04-02-17)

Applicant:

Bozzuto Development Company, a Maryland corporation

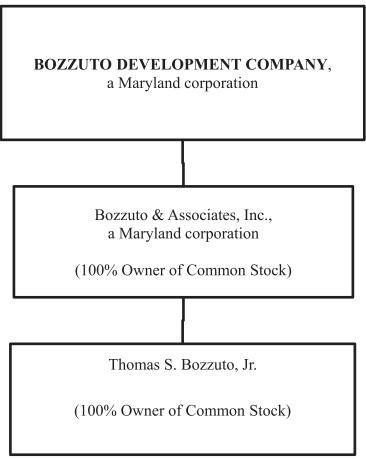
Member and Percent Ownership of Applicant:

See organizational chart below.

Disclosure:

None of the people or entities listed in this Applicant Ownership Breakdown have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

BOZZUTO DEVELOPMENT COMPANY ORGANIZATIONAL CHART



Narrative Description 4880 Mark Center Drive

The Applicant proposes to redevelop the Property known as 4880 Mark Center Drive (the "Property") with a 7-story multi-unit residential building containing approximately 402 units, including one affordable unit at 60% of AMI for 40 years, and 419 parking spaces, with associated site improvements. In order to do so, the Applicant is requesting a CDD Development Special Use Permit ("DSUP") with preliminary site plan and a Special Use Permit ("SUP") for a parking reduction.

In the way of background, the Property consists of one parcel of record containing approximately 177,144 SF (4.066 acres) and is zoned to the CDD #4 zoning district. The Property is currently vacant, except for a tennis court and a portion of Mark Center Drive. The property contains road frontage on three (3) sides of the lot and is bounded by the Winkler Preserve to the south.

The Property is subject to Master Plan Amendment #2021-00006, approved by the Alexandria City Council on October 16, 2021 concurrently with a Zoning Text Amendment, Coordinated Development District Conceptual Plan, and Subdivision, which set forth updated CDD redevelopment parameters for the Property. The Property is also subject to the AlexWest Small Area Plan (the "SAP"), adopted by the Alexandria City Council on November 16, 2024, which replaced the prior Beauregard Small Area Plan.

The proposed multi-unit building is consistent with the recommendations of the SAP, including the use, height and density. However, the Applicant is requesting a SUP to reduce the minimum required parking from 518 parking spaces to 419 parking spaces, for a reduction of 99 spaces. The proposed parking ratio is consistent with parking utilization within other rental communities operated by Bozzuto in the market and is adequate to serve the project, as the Property is served by more than four bus routes within a 1/4 mile and is within walking distance to the Mark Center Transit Center. There will also be short term drop off/pick up parking along the private street near the main entrance of the building.

In order to manage parking, the garage will include controlled access and will be managed by onsite property management. Each unit will have the ability to rent at least one parking space, which will be unbundled from the cost of the unit. To the extent that a resident does not need a parking space, that space will be made available to other residents on a first come first served basis. Given the provided parking in the building and the proposed parking management, the proposed parking reduction will not have any adverse impacts on the surrounding neighborhood.

Overall, the Applicant is improving the Property by replacing the vacant land with an urban multiunit residential building that will provide much-needed housing stock in the City.

DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN

4880 MARK CENTER DRIVE MULTI-UNIT DEVELOPMENT MARK CENTER

SCALE: 1"=2000"

AREA TABULATIONS

TOTAL SITE AREA = 177,144 SQ. FT. OR 4.0667 ACRES

19.058 SQ. FT. OR 0.4375 ACRES (WITHIN LOD) TOTAL PROPOSED IMPERVIOUS AREA = 109,805 SQ. FT. OR 2.5208 ACRES (WITHIN LOD)

TOTAL DISTURBED AREA = 126.516 SQ. FT. OR 2.9044 ACRES

ADDRESS: 4880 MARK CENTER DRIVE ALEYANDRIA VA 22311

TRIP GENERATION ANALYSIS

PROVIDED BY WELLS T ASSOCIATES ON 03/2
4880 Mark Center Drive
Trin Generation Analysis 1

Land Use	ITE Code	Size	Units	A	M Peak H	our	P	M Peak Ho	our	Weekday
Land Ose	IIE Code	Size	Units	IN	OUT	TOTAL	IN	OUT	TOTAL	ADT
Multifamily Housing	221	402	DU	38	127	165	96	61	157	1,871
(Mid-Rise)		Non-Au	to Adj. : 30%	(11)	(38)	(50)	(29)	(18)	(47)	(561)
	Total	Proposed	Trips w/ Adj.	27	89	116	67	43	110	1,310

ARCHAEOLOGY NOTES

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

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WEILANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WEILANDS, ISOLATED WEILANDS, HIGHLY ERODBEE/PERHEABLE SOLIS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WEILANDS LOCATED ON THIS SITE. THERE ARE NO WEILAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.
- 2. THERE ARE AREAS OF MARINE CLAY DEPOSITS ONSITE ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY AREA MAP (SEE P-0201).
- THERE IS A KNOWN RPA LOCATED ON THIS SITE ACCORDING TO THE CITY OF ALEXANDRIA RPA MAPS AND A FIELD DELINEATION PERFORMED BY WEILMIDS STUDES AND SOLUTIONS DATED 03/03/2021, BUT THE RPA IS NOT WITHIN THE PROPOSED LIMITS OF DISTURBANCE FOR THE PROJECT.
- THERE IS NO KNOWN SOIL CONTAMINATION ON THIS PROPERTY TO THE BEST OF OUR KNOWLEDGE AND BELIEF, SEE CONTAMINATION NOTE ON P-0201.
- 5. THIS SITE IS NOT WITHIN A COMBINED SEWER AREA.

GREEN BUILDING NOTE

HISTORIC DISTRICTS NOTE

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

DEVELOPMENT TEAM INFORMATION

RECORD OWNER: SIP/CREF MARK CENTER LAND LLC MSIMMONS@STEWARTINVEST.COM 202-455-5127

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

207 PARK AVE. FALLS CHURCH, VA 22046 ATTN: TRAVIS P. BROWN, P.E. TBROWN@WLPINC.COM 703-532-6163 4. ARCHITECT:

WALTER L. PHILLIPS, INC.

HICKOK COLE 301 N STREET NE, SUITE 300 WASHINGTON, DC 20002 ATTN: STARR ASHCRAFT, AIA SASHCRAFT@HICKOKCOLE.COM

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

6. LANDSCAPE ARCHITECT: PARKER RODRIGUEZ 101 N UNION STREET, SUITE 320 ALEXANDRIA, VA 22314 ATTN: STEVEN SATTLER, PLA SSATTLER@PARKERRODRIGUEZ.COM WELLS + ASSOCIATES 1420 SPRING HILL ROAD, SUITE 610 TYSONS, VA 22102

7 TRANSPORTATION ENGINEER

CTURNBULL@WELLSANDASSOCIATES.COM

ZONING TABULATIONS

	ZONING: MASTER PLA SITE AREA (S USE:	EXISTING ZONE: CDD #4; PROPOSED Z AN: ALEXWEST SMALL AREA PLAN SQ.FT) (ACRES): 4.0667 AC OR 177,144 SF EXISTING: VACANT	ONE: CDD
(n)		PROPOSED: MULTIFAMILY RESIDENTIA PERMITTED/REQUIRED	¥L.
7	ZONE	CDD #4	
	FAR	2.50	2.
1 1	DENSITY	N/A	40
4	GROSS FLOOR AREA (SF)	N/A	603,9
	GROSS FLOOR AREA (SF)	N/A	428,8
\	FLOOR AREA (SF)	BASE: 368,400 SF, MAX 450,887 SF (CDD#4)	
	LOT AREA (SF)	177,144 SF	
- M	SETBACKS (FT)		
	FRONT - MARK CENTER DRIVE	0 FT	
	SIDE - SOUTH	0 FT	
/ / L	OIDE HODTH	0.57	

TREE CANOPY (SF

AVERAGE FINISHED GRADE

PROJECT DESCRIPTION NARRATIVE

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

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

SCALE: 1"=2000"

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

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE: 1A (LEVELS P2 - 02), 3A (LEVELS 03 -07) S-2 PARKING, BUSINESS, A-3 ASSEMBLY, R-2 RESIDENTIAL

FIRE SUPPRESSION: NEPA 13

VICINITY MAP

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

FLOOR AREA-

LEVEL	GROSS FLOOR AREA (SF)
LEVEL P2 (GARAGE)	87596
LEVEL P1 (GARAGE)	87596
LEVEL 1	61258
LEVEL 2	61256
LEVEL 3	61258
LEVEL 4	61258
LEVEL S	61258
LEVEL 6	61258
LEVEL 7	61258
TOTAL EXCLUDING GARAGE	428805
TOTAL INCLUDING GARAGE	609997

COMPLETE STREETS TABULATION

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

US	E:	EXISTING: PROPOSED:	VACANT MULTIFAMILY RESIDENTIAL		
		PERMITTED/RE		PROVIDED	
ZONE		CDD #4		CDD #4	
FAR		2.50		2.1443 (379,847 SF/177,144 S	SF)
DENSITY		N/A		402 UNITS/4.0667 ACRES = 9	9.1 UNITS/ACRE
GROSS FLOOR AREA (SF		N/A		603,997 SF (INCLUDING BASEMENT	GARAGE LEVELS)
GROSS FLOOR AREA (SF		N/A		428,805 SF (EXCLUDING BASEMEN)	T GARAGE LEVELS)
FLOOR AREA (SF)	BASE: 368	8,400 SF, MAX 4	450,887 SF (CDD#4)	379,847 SF	
LOT AREA (SF)		177,144	SF	177,144 SF	
SETBACKS (FT)					
FRONT - MARK CENTER	DRIVE	0 FT		12.0 FT	
SIDE - SOUTH		0 FT		135 FT	
SIDE - NORTH		0 FT		8 FT	
REAR - WEST		0 FT		10 FT	
LOT FRONTAGE (FT)		N/A		664.89 FT	
OPEN SPACE (SF)		N/A		48.5% (86,000 SF)	
GROUND LEVEL (PRIVA		-		15.8% (28,000 SF)	
GROUND LEVEL (PRIVA PUBLIC ACCESS EASE	TE WITH MENT)	-		20% (35,500 SF)	
PRIVATE (ABOVE GRAD	DE)			12.7% (22,500 SF)	

44,286 SQ. FT. (25%)

MAX 180 FT

518 MIN. - 804 MAX.

TRIP GENERATION

PARKING/UNIT TABULATIONS

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

MAYIMIM PARKING: 2 SPACES / INIT Y 402 LINITS = 804 SPACES

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

ADEQUATE CUITAL AMAYSIS
ADEQUATE CUITAL AMAYSIS
ADEQUATE CUITAL AMAYSIS
PELLIMANY SANTANY SEMEN CUITALL ANALYSIS
PELLIMANY SANTANY SEMEN CUITALL ANALYSIS
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PELLIMANY SONTANY SEMEN AMAYSIS
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LANDSCAPE ARCHITECTURE

LOADING REQUIRED: 0 SPACES LOADING PROVIDED: 2 SPACES

300 STANDARD GARAGE SPACES 105 COMPACT GARAGE SPACES 8 ADA GARAGE SPACES 2 ADA VAN GARAGE SPACES 3 STANDARD SURFACE SPACES

1 ADA SURFACE SPACE 419 SPACES TOTAL PROVIDED

PARKING PROVIDED:

FLOOR AREA TABULATIONS

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

BIKE PARKING

45,250 SQ. FT. (25.5%)

235 15 FT

92.17 FT

TOTAL UNITS = 402

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

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

L6.00 PLANTING DETAILS
L6.10 PLANTING DETAILS

ARCHITECTURE

SENTER DRIVE DEVELOPMENT CENTER L USE | SPECIAL I CENTI JNIT, MARK C LOPMENT S' CITY OF $\overline{\mathbf{c}}$ MARK I-UNIT MULTI

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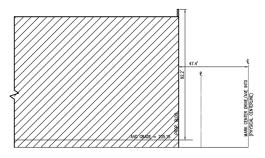
APPROVED SPECIAL USE PERMIT NO	2025-10007
DEPARTMENT OF PLANNING &	ZONING
DIRECTOR DEPARTMENT OF TRANSPORTATION & SITE PLAN No.	DATE ENVIRONMENTAL SERVICE
DIRECTOR	DATE

INSTRUMENT NO DEED BOOK NO

PAGE NO

SHEET INDEX

CIVIL ENGINEERING



SECTION X-X

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

ARCHAEOLOGY NOTES

- 1. ALL REGIMED MENJACKLOODLE, PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO DROAD—INSTINURING ACTIVITIES (SUCH AS CORNIC, GRANDA, FLUID, CREETING REGIVAL, LINGESCHORE BOUWLA, LINGESCHORE BOUWLA, LINGESCHORE, AND OTHER DECAMBING DEFINED AS SECTION 2—15 OF THE ZONICO GRONNACC) OR A RESUREE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE MOJOR RECOVERS SOMEWORM RESOURCES OF MOORET WITH LONGESTHOON ACTIVITIES. OF COMPRIA, CALL ACTIVITIES AND CONTROL OF THE CORP.
- 2. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-748-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, HEIGH, SPINES, GISTERIS, ETC.) OR CONCENTRATIONS OF REFINECTS ARE DECORPED DURING DEVELOPMENT. WORK MUST CASES IN THE AREA OF THE DECONVEYLVINITA. OUT ARCHAEOLOGIST COMES TO THE SITE. AND RECORDS THE FINDS.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS
 AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY, FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

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

THE DITTIES SITE DRAINS INTO A SEPARATED STORM SERER SYSTEM WHICH IS LOCATED ON THE PRIVATE ROOM AND ON MAN COSTITE ROPE. THESE WILL BE REPORTED FOR THE SERVE WHILE THE STATE OF THE SERVE WHITE STATE OF THE SERVE SER

SITE RUNCFF IN THE POST DEVELOPMENT CONDITION WILL EXCEED RUNCFF IN THE PRE-DEVELOPMENT CONDITION. THIS ADDITIONAL FLOW WILL BE DETAINED ONSITE AND/OR REDUCED THROUGH RUNCFF REDUCTION BMPS ONSITE.

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

THE WATER QUALITY REQUIREMENTS SET FORTH IN ARTICLE XIII OF THE MUNIOPAL ZOWNO GROMANIC SHALL BE MET THROUGH THE USE OF ONSTE BUP FACILITIES SUCH AS LIBBAR BOTERTHOM AND MUNICACIRED TREATMENT DEVOC(S). ANY PORTION OF THE WATER QUALITY VOLUME (WOV) NOT TREATED ONSTE SHALL BE MITIGATED VIA PAYMENT INTO THE WATER QUALITY MOVEMBER FROM.

ALL PROPOSED ONSITE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED.

THE SITE IS WITHIN THE HOLMES RUN WATERSHED.

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

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WEILANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODFLANS, CONNECTED TIDAL WEILANDS, SOLATED WEILANDS, HIGHLY FROMELY-PERMAGEL SCLO OR BUFFER PAREA ASSOCIATED WITH SHORES, STREAMS OR WEILANDS LOCATED ON THIS STEE. AN REPA IS LOCATED ON THE PROPERTY BUT S NOT LOCATED WITH THE PROPOSED LIMITS OF DISTURBANCE. THERE ARE NO WEILAND PERMITS REQUIRED FOR THIS DESICIPATIF PROJECT, ADMINISTRAL THE PROPERTY.
- 2. THE CITY OF LEASANGER DEPRENDENT OF TRANSPORTATION AND DIVIRGOMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY CONTINUES AND SERVICES OF THE CONTINUES AND ADMINISTRATION OF UNDERFORMED STORAGE, TANKS, DRIME AND CONTAINED ARE ENVIRONMENTED AT THE STEE IF THERE IS ANY DOUGH AUGH PRICE SERVICES OF THE STEEL OF THE STEEL OF THE SERVICES AND SERVICES OF THE SERVICES OF THE SERVICES OF THE SERVICES AND ADMINISTRATION AND RELEASE TO THE THINK OF THE SERVICES AND AND SERVICES AND ADMINISTRATION AND RELEASE TO THE SERVICES AND THE SERVICES AND ADMINISTRATION AND RELEASE TO THE SERVICES AND THE SERVIC
- 3. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH WRONING STATE WATER CONTROL BOARD (VSWOB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRA MOSE CONTROL CODE TITLE 11, CHAPTER 5, MHICH PERMIS CONSTRUCTION ACTIVITIES 10 OCODE REFURED THE POLICIMA MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND SAUBOART FROM AND 10 6PM NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SURGAYS.

STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES THE STORMMATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DEBECT SUPERVISION OF THE DESIGN HOMBER OR HIS DESIGNATED REPRESIDATION. THE DESIGN BONNESS SHALL MAKE, A WINDER CERTIFICATION TO THE CITY THAT THE BMPS ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE FLAN. IN ADMINISTRATION OF THE WINDER OF

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

PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:

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

RESOURCE PROTECTION AREA NOTE

THERE IS A KNOWN RPA LOCATED ON THIS SITE ACCORDING TO THE CITY OF ALEXANDRIA RPA MAPS AND A FIELD DELINEATION PERFORMED BY WETLANDS STUDIES AND SOLUTIONS DATED 20/30/3/201, BUT THE RPA IS NOT WITHIN THE PROPOSED LIMITS OF DISTURBANCE FOR THE PROJECT.

FLOODPLAIN NOTE

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

CEMETERY AND/OR BURIAL GROUNDS

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

UTILITY CONTACTS

TELEPHONE: VERIZON ELECTRIC: VIRGINIA DOMINION POWER C/O KEN HOLMES 907 WEST GLEBE ROAD ALEXANDRIA, VA 22305 (703) 838-2437 C/O VAL FISHER 2980 FAIRWEW PARK N., 6TH FLOOR FALLS CHURCH, VA 22042 (703) 204-5068 NATURAL GAS: WASHINGTON GAS CATV/HS INTERNET: WASHINGTON GAS C/O RAY BAKER 6801 INDUSTRIAL ROAD SPRINGFIELD, VA 22151 (703) 750-5953 C/O BRIAN SHADE 3900 WHEELER AVENUE ALEXANDRIA, VA 22304

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

FEDERAL FUNDING NOTE

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

GEOTECHNICAL REPORT NOTE

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

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENILLY VACANT AND IS ADJACENT TO A SEPARATED SANTARY SEMER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEMER WEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EMSTING SEMER NETWORK IN THE ADJACENT PRIVATE STREET.

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

MULTIFAMILY RESIDENTIAL: 300 GPD x 402 UNITS = 120,600 GPD

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

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

ALEX RENEW NOTES

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

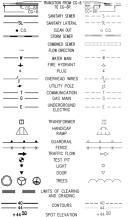
MARINE CLAY SOILS MAP



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

PROPOSED DESCRIPTION EXISTING EDGE OF PAVEMENT MANHOLE WATER VALVE WATER METER GAS METER GAS VALVE ROOF DRAIN TRAFFIC CONTROL BOX LIGHT POLE TCR TCB TRLP TRLP TOP OF CURB BOTTOM OF CURB TOP OF WALL BOTTOM OF WALL HIGH POIN ==== CURB & GUTTER

MASTER LEGEND



CONTAMINATION NOTE

 \Longrightarrow

DRAINAGE FLOW DIRECTION

ACCORDING TO A PHASE I ENVIRONMENTAL ASSESSMENT PREPARED BY PAGAGING TO A PHASE I ENVIRONMENTAL ASSESSMENT PREPARED BY BLACKSTONE CONSULTING, ILL, OATEO 10/28/DO22, 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.



OUTLINE OF MARNE CLAY AREAS KEY TO SYMBOLS

ENE ENT ERM DRIV R DR OPMI ᇫ VIRGINIA USE $\mathbf{\alpha}$ Ш 面 ENTE EVEL SPECIAL EXANDRIA, VIF 눋 Ш $\overline{m{\circ}}$ $\overline{\mathbf{c}}$ MARK PMENT SF MARK -UNIT ₹ ¥ OPM CIT MULTI 4880 DEVEL

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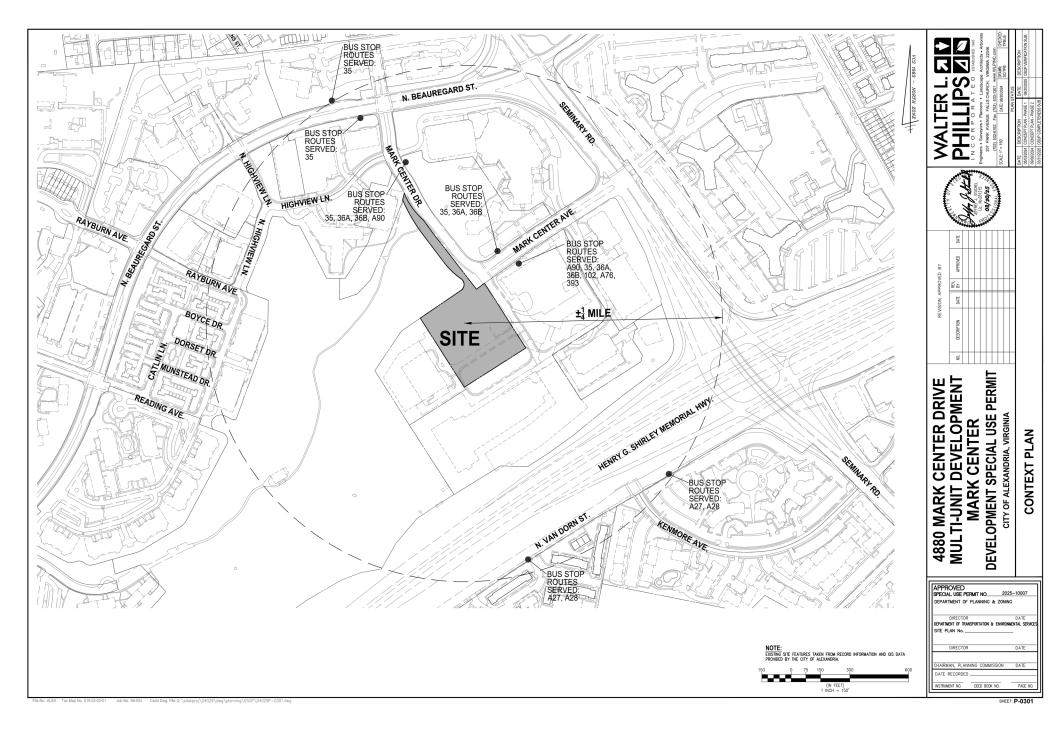
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DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
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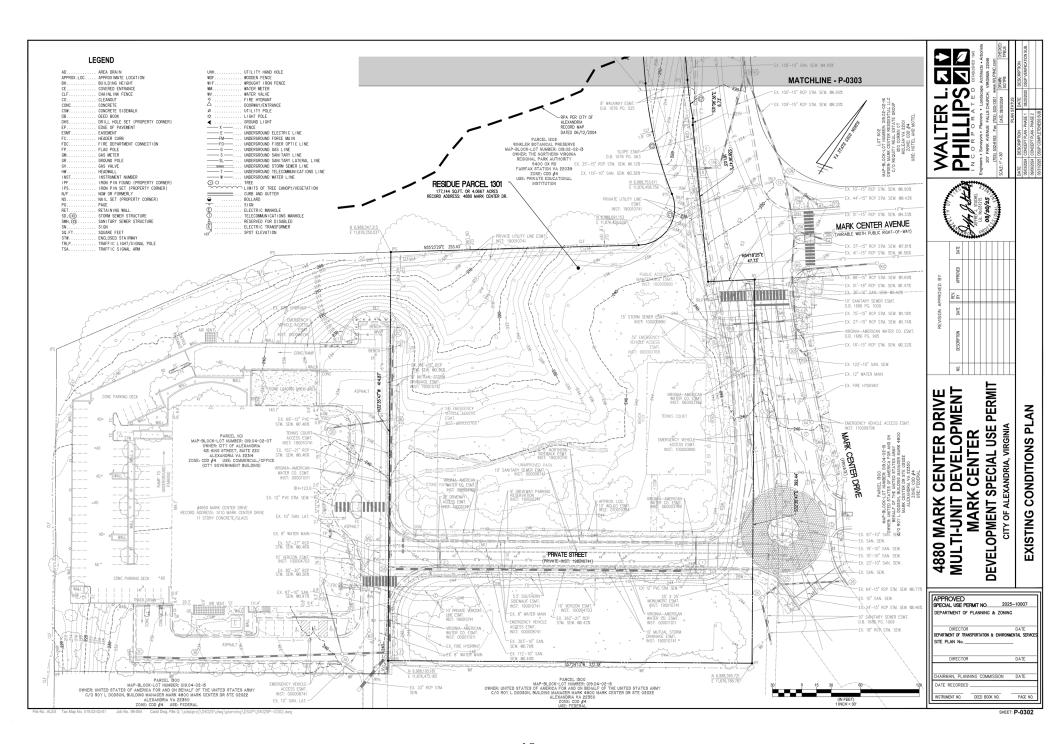
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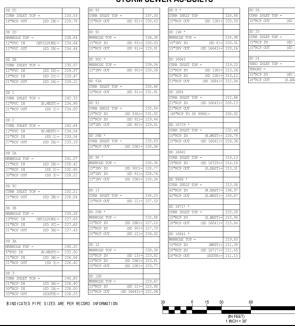
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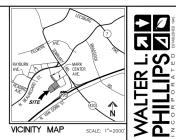


- THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 019.04-02-17, AND IS ZONED COD4.
- 2. THE PROPERTY IS NOW IN THE NAME OF SIP/CREF MARK CENTER LAND, LLC, AS RECORDED IN INSTRUMENT NUMBER 230002116 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA
- 3. THIS PLAT AND THE SUPPLY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE, AND CAN BE LOCATED USING WORMAL SUPPLY THETHOS, THE UNDERFROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FILED SWEPT INFORMATION, MISS UTILITY MAKENIS AND EXISTING RECORDS. THERE ARE NO QUARANTEES, EITHER EMPRES OR IMPLIED, THAT THE UNDERFROUND UTILITIES SHOWN LOTHER LAW, THE SERVICE OR ABMONDED, OR THAT THE UNDERFROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNERWOOD UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE WORKERWOOD UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE WORKERWOOD UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE WORKERWOOD UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE WORKERWOOD USE SHOWN THE SHOWN THE PROPERTY OF THE PROPERTY O RECORD INFORMATION.
- 4. TOTAL AREA OF THE PROPERTY IS 177,144 SQUARE FEET OR 4.0667 ACRES.
- 5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 05/01/2023.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALXXADDRIA, VIRGINIA, MAP NAMEER 515519002EC, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2X ANNUAL CHANCE FLOODFLAIN.
- 7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE ALTA OWNER'S POLICY OF TITLE INSURANCE PREPARED BY COMMONMEALTH LAND TITLE INSURANCE COMPANY, POLICY NUMBER DC2202328 DATE OF POLICY MARCH 14, 2023.
- 8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RAW VERTICAL CONTROL SUMPLY AND IS REFERENCED TO THE VIRGINIA PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE NORTH AND SHOWN OF THAT ITS SHOWN IN SOME PROPERTY OF THE SHOWN OF THE PROPERTY OF THE SHOWN OF THE PROPERTY OF THE SHOWN OF THE COMMINEY AND THE COMMINED FACTOR APPLY TO THE COMMINED SHOWN OF THE SHOWN OF THE SHOWN OF THE COMMINED THE SHOWN OF THE COMMINED FOR CONCESSION OF THE SHOWN OF THE
- 9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERMOOD, L.S., FROM AN ACTUAL [X] GROUND OR I] JAIRBORNE SURVEY MADE UNDER MY SUPERVISION: THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 10, 2023; AND THAT THIS PLAT, MAP, OR DISTITAL GOOPATIAL DATA INCLUDING WETBACHA WETS MINIMAN ACCURACY STANDARDS WEESS OTHERWISE NOTED.

STORM SEWER AS-BUILTS



			CURVE TABLE	
	PARCEL 603 MAP-BLOCK-LOT NUMBER 010 02-02-05 OWERS DUE 200 MANK CENTER LLC THAN COST APPACHTREE NA COST APPACHTREE NA COST AT ALLATTA GA 302E NE EXCURS COS 64 UNEL DIFFEE BAIL 3010 O' SANTAFY SERE SMIT	SANITARY SEME ESMT. D.B. 1076 Pd. 116	NO. RADUS LENGTH DELTA TANGENT	CHORD CHORD BEARING 62.46 N0007/28'E 116.26 N46726'8'W 206.40 N3075'3'W 50.32 S265'120'E 121.93 S3804'23'E 54.22 S365'50'T E
	0' SANITARY SEWER ESMT. D.B. 1011 PG. 413	(16642)	C7 341.00 39.78 0631'02 19.91'	39.76' S41'04'14'E
		218		SANITARY SEWER AS-BUILTS
	SLOPE ESMT.			SMM M3 MANNIOLE TOP = 240.50
* /	D.B. 1076 PG. 563			Sel M2
	APPROX. LOC. WGLCO ESMT. D.B. 1310 PG. 1450			SMBH M1
177,144 \$	JE PARCEL 1301 O.FT. OR 4.0667 ACRES SS: 4880 MARK CENTER DR.			Sef M MANNOLE TOP = 244.04
	STORM SEWER ESMT. D.B. 1174 PG. 620	(68)		SMH B * MWNHOLE TOP = 245.01 10*FVC IN (S.EAST)= 239.81 10*FVC COT (SMH C)= 239.43
PARCEL IZOZ WINKLER BOTANICAL PRESERVE MAP-BLOCK-LOT NUMBER: 030,02-02-13 OWNER: THE NOTHERN VIRGINIA REGIONAL PARK AUTHORITY 5400 OX RD	N PLAT A2"RCP A3.1" USA		O' SANTARY SEWER ESMT. IS SHOWN ON PLAT B. IL 1174 PG. 620	SMEI C * MONRIOLE TOP = 242.19 10*PVC IN (SMEI B)= 235.72 10*PVC OUT (SMEI D)= 235.61
FAIRFAX STATION VA 22039 ZONE: CDD #4 42.5' STORM	DRAINAGE ESMT. B. 1076 PG. 516	7,3,3,5		MANHOLE TOP = 234.50 10*FVC IN (S.EAST) = 223.04 10*FVC OUT (SMH D) = 222.58
	80/-187/2	182.53	—PIELU KERPED RPA PER RPA REPORT PERPARED BY MSS DATEI 0,703/2022 (BHNN PHOVERTY BOUNDARY) MAP-BLOCK-LCT TIMBBER: 019.02-02-16 MAP-BLOCK-LCT TIMBBER: 019.02-02-16 MAP-BLOCK-LCT TIMBBER: RESIDENTIAL LLC	SMRID * 215.01
10' :	D.B. 1011 P.G. 413		MAP-BLOOK-LUT BORE 109 AP-02-96 OWERS WANK CHIEFER STEENHTML LLC OWERS WANK CHIEFER STEENHTML LC OWER WANK CHIEFER STEENHTML LC OWER WANK CHIEFER STEENHTML LC OWER WANK CHIEFER STEENHTML OWER WANK CHIEFER STEENHTML LC OWER WANK CHIEFER STEENHTML OWER WANK CHIEFER STE	SMR E *
	90' INGRESS-EGRESS ESMT. D.B. 1078 PG. 180 98	36.0	RICHT-OF-W.	MNNHOLE TOP = 222.80 10*INW IN (NORTH) = 210.94 10*INW OUT (SMH 23228) = 210.92 SMH 23228
		2100	EX. 158'-10" SAN. SEW. @4.45%	MANHOLE TOP = 219.21 10*INW IN (SMH 23300) = 208.01 10*INW OUT (SMH F) = 207.85 SMH F *
MATCHLINE - P-0302	8' WALKWAY ESMT, D.B. 1076 PG, 525	STOC.SOTO	EX. 100'-15" RCP STM. SEW. 96.90% -EX. 109'-15" RCP STM. SEW. 98.20%	MANNOLE TOP = 215.01 10*PVC IN
	((/)	MILLET MINING 1. Primary		MANHOLE TOP = 222.44 10*PVC OUT (SMH 6) = 211.29 SMH 6 * MANHOLE TOP = 220.26 10*PVC IN (SD SS 782) = 209.86
				10*PVC OUT (S.WEST)= 209.68



CURVE TABLE

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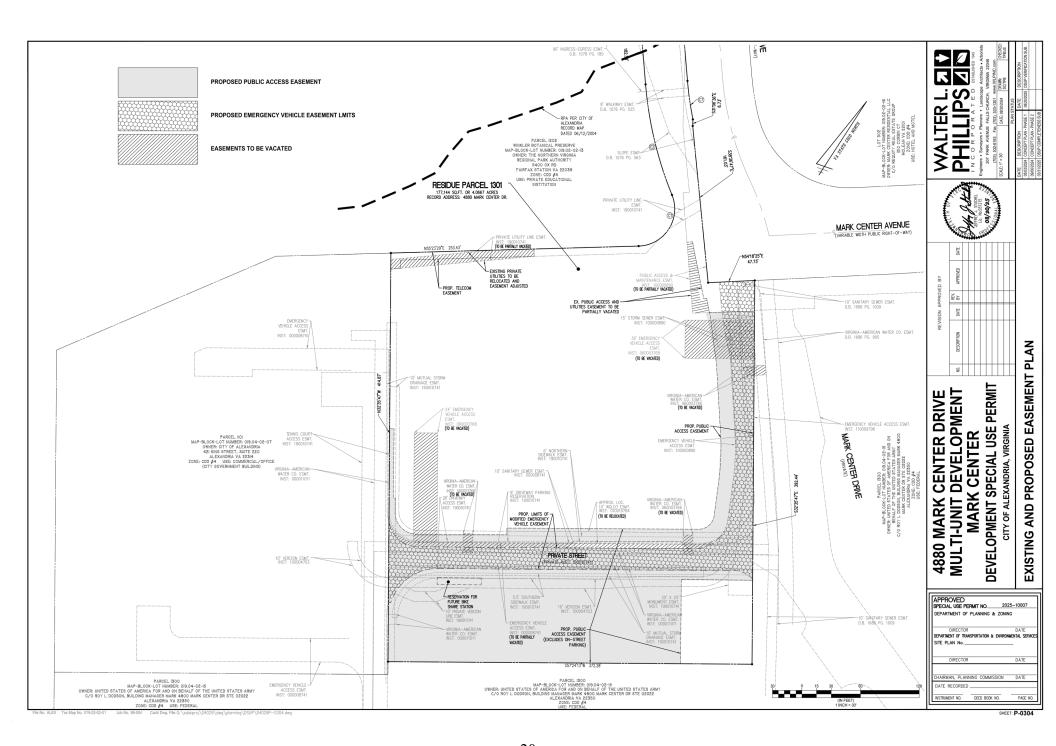
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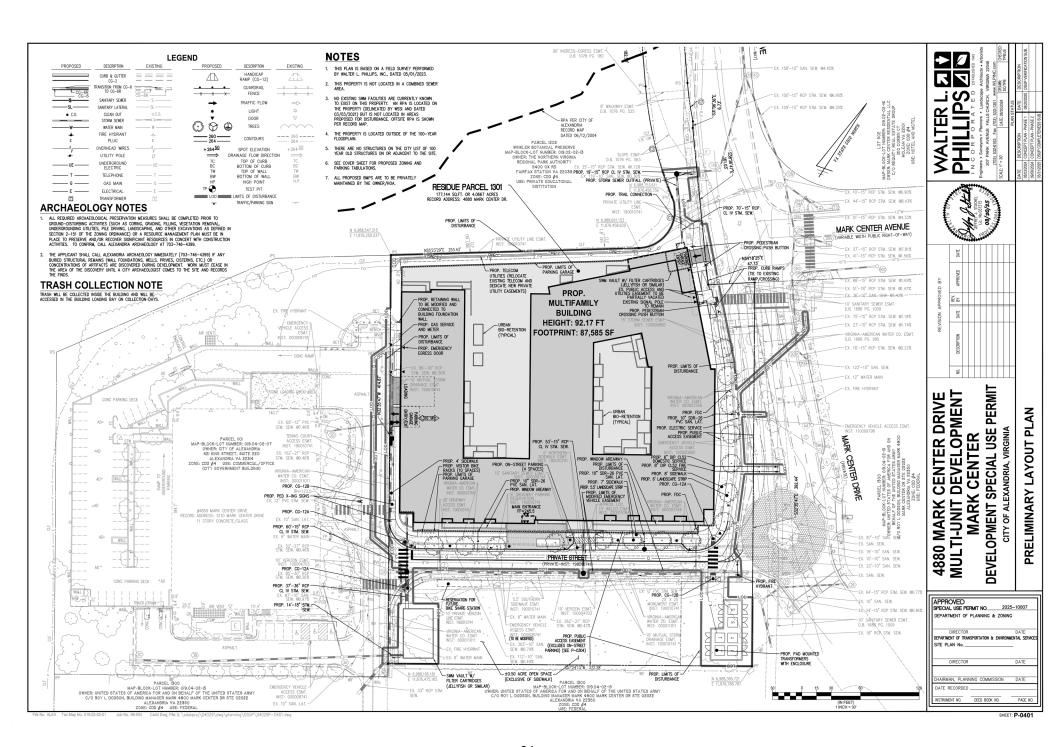
DEVELOPMENT SPECIAL USE PERMIT CITY OF ALEXANDRIA, VIRGINIA 4880 MARK CENTER DRIVE MULTI-UNIT DEVELOPMENT MARK CENTER

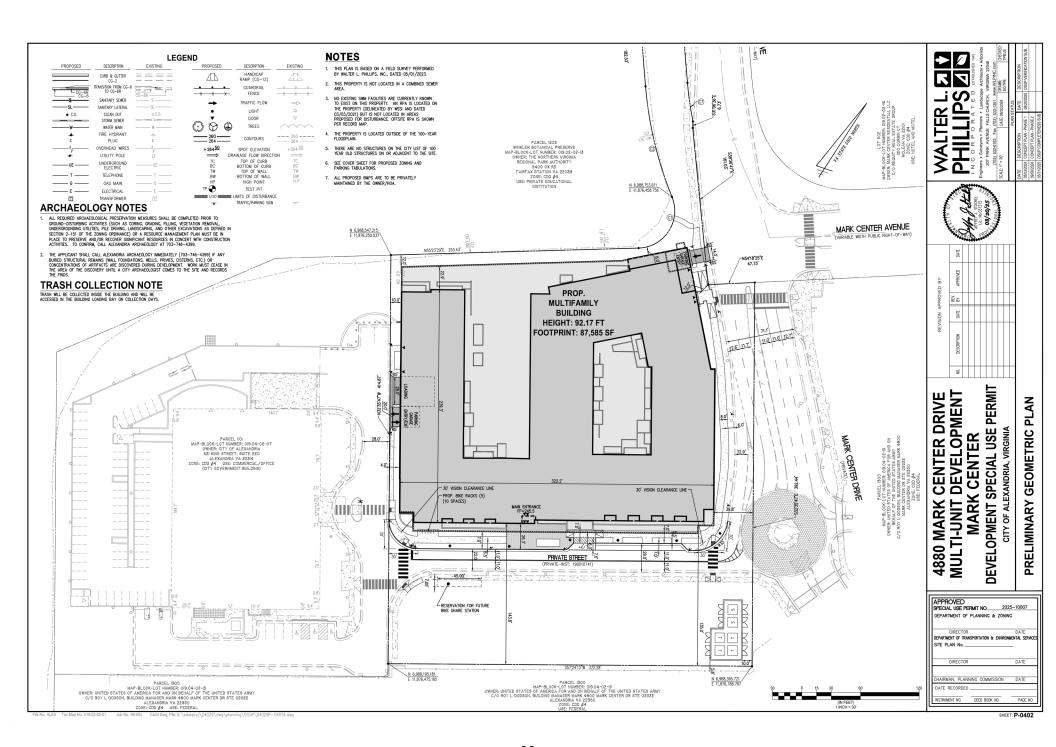
EXISTING CONDITIONS PLAN

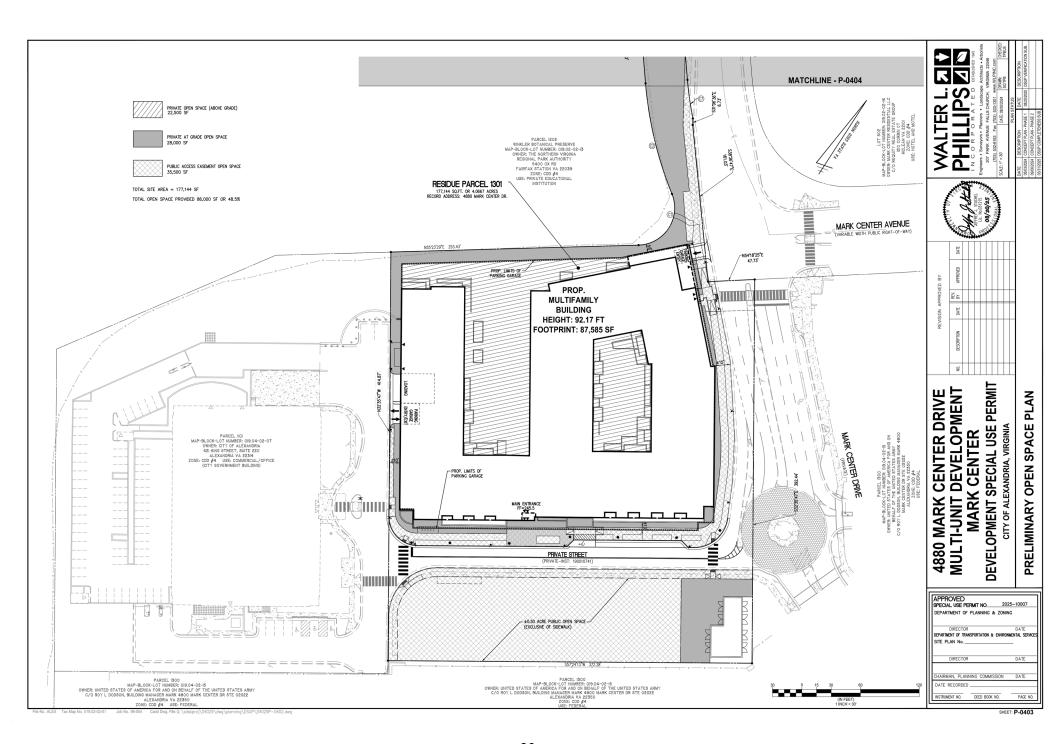
APPROVED SPECIAL USE PERMIT NO. 2025-10007 DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVI SITE PLAN No. __ DIRECTOR CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED __ INSTRUMENT NO DEED BOOK NO. PAGE NO

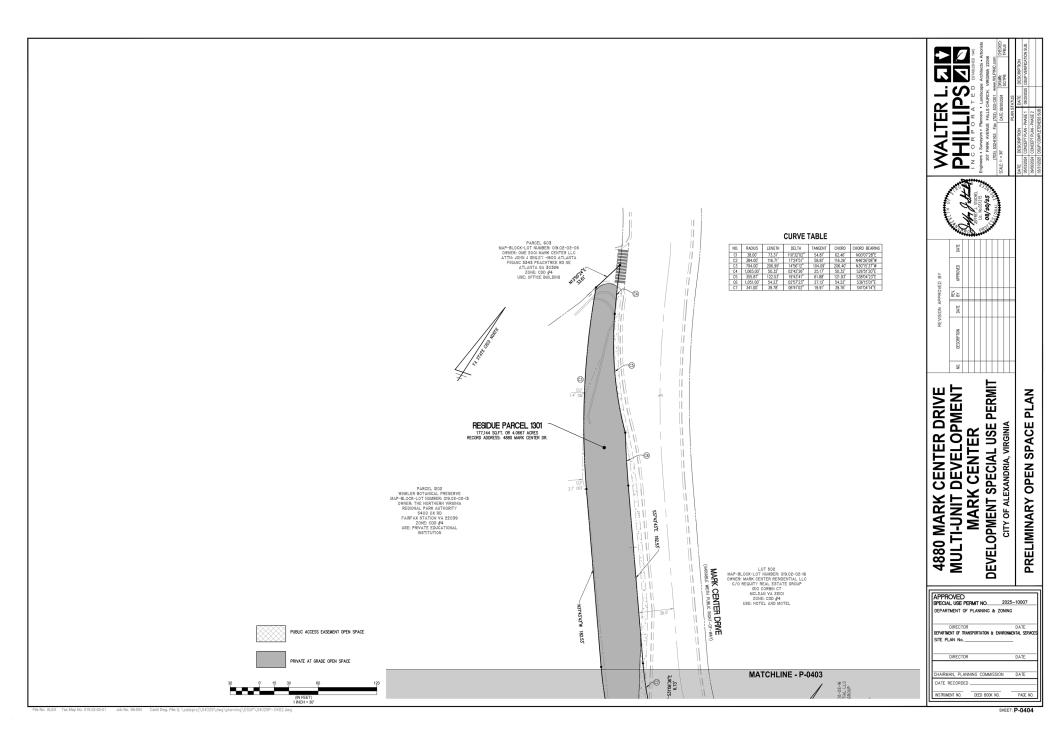
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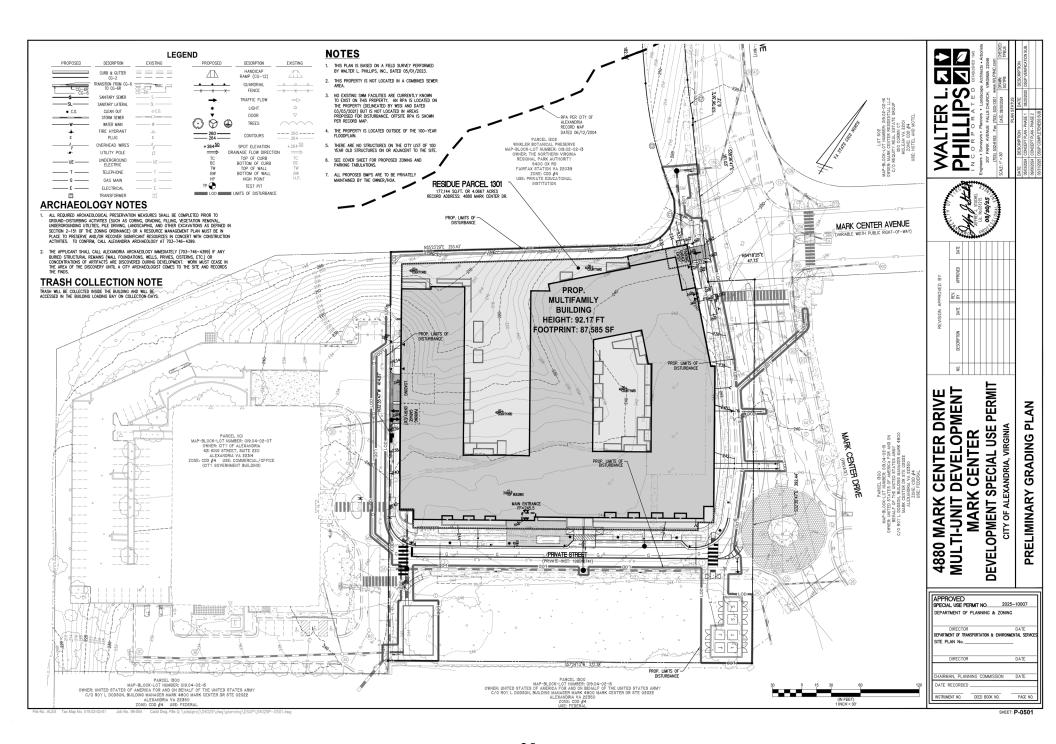


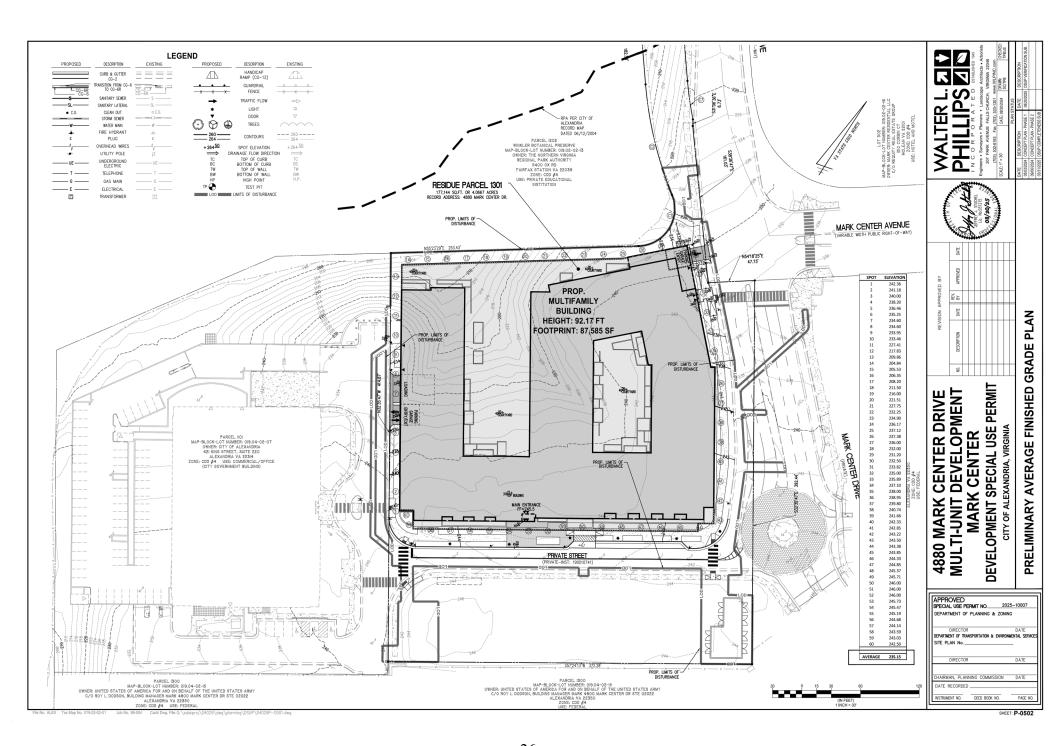


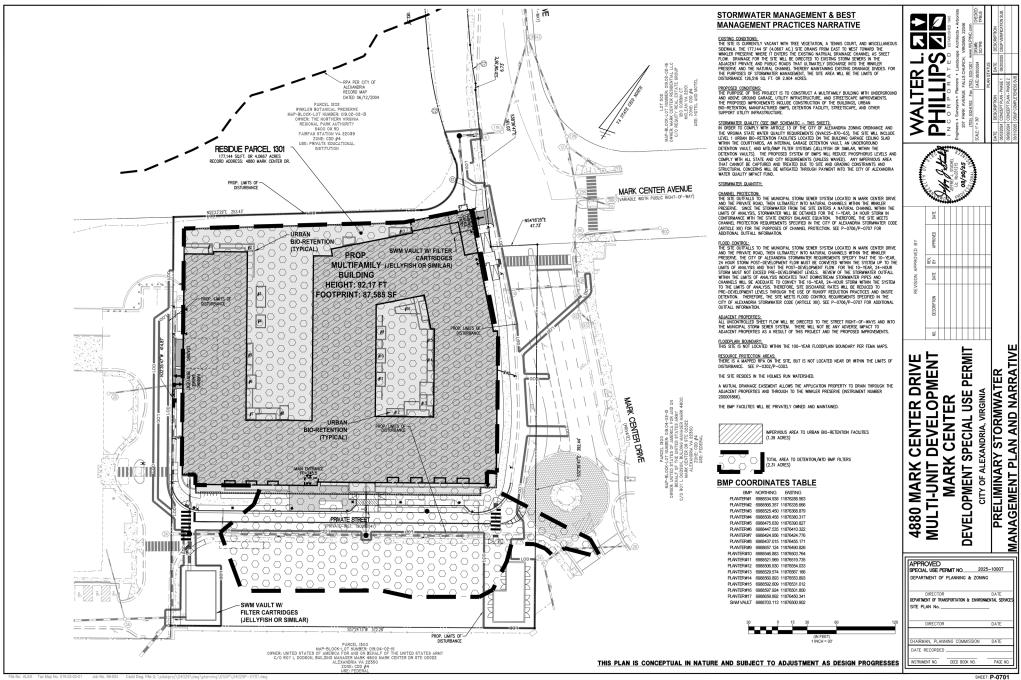




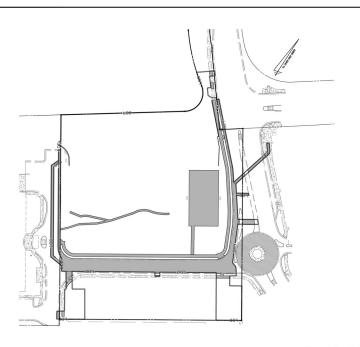


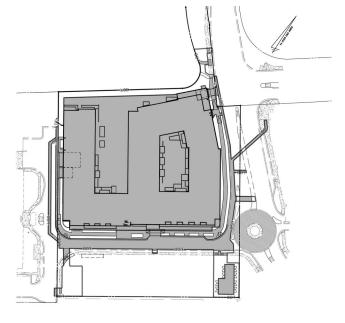






DATE PAGE NO





PRE-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 60'

PRE-DEVELOPMENT CURVE NUMBER

126,516 SQ. FT. OR 2.9044 ACRES EXISTING IMPERVIOUS AREA: 19,058 SQ. FT. OR 0.4375 ACRES EXISTING PERMOUS AREA: 107,458 SQ. FT. OR 2.4669 ACRES CURVE NUMBER:

[(19,058 X 98) + (107,458 X 80)] / 126,516 = 83

PRE-DEVELOPMENT 1-YR, 24-HR HYDROGRAPH

Hydrograph F	report			Signing	Pro-Germingersoni Pari, No. 1 - 1 Fear	
Hydraflow Hydrographs Extension	on for Autodeskill Chill 3DII by Autodesk, Inc. v2024		Thursday, 08 / 22 / 2024	10		\Box
Hvd. No. 1				100		-
Pre-Development						
Hydrograph type	= SCS Runoff	Peak discharge	= 5.942 cfs	100		-
Storm frequency	= 1 yrs	Time to peak	= 11.97 hrs			
Time interval	= 2 min	Hyd. volume	= 11,951 cuft	100		-
Drainage area	= 2.904 ac	Curve number	= 83			
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft	100	- 	-
Tc method	= User	Time of conc. (Tc)	= 5.00 min			
Total precip. Storm duration	= 2.70 in = 24 hrs	Distribution	= Type II = 484			27 34
		Shape factor	= 484	Ppd No. 1		
-DEVELOPMENT 2-Y	R, 24-HR HYDROGRAPH					
Hydrograph F	Panart		2			
, , ,	•			norm	Pro-Development Stol. In. 1 - 2 few	
	on for Autodeskill Chill 3DII by Autodesk, Inc. v2024		Thursday, 66 / 22 / 2024			
Hyd. No. 1				100		\perp
Pre-Development						
Hydrograph type	 SCS Runoff 	Peak discharge	= 7.874 cfs	-		
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs			
Time interval	= 2 min	Hyd. volume	= 15,905 cuft			
Drainage area	= 2.904 ac	Curve number	= 83	200		-
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft			
To method	= User = 3.20 in	Time of conc. (Tc) Distribution	= 5.00 min			
Total precip. Storm duration	= 3.20 in = 24 hrs	Shape factor	= Type II = 484	100	0 0 0 M 0 0 0	20, 24
	YR. 24-HR HYDROGRAPH	oriape iacioi	- 404	Pysition 1		
			3			
Hydrograph F	Report		3		Pre-Ornelopment	
Hudaflow Hydrographs Extensi	on for Autodeskill Chill 3DII by Autodesk, Inc. v2024		Thursday, 66 / 22 / 2004	113	Figul No. 1 - NF State	
Hyd. No. 1				11.0		н
Pre-Development						
Hydrograph type Storm frequency	= SCS Runoff = 10 vrs	Peak discharge Time to peak	= 16.11 cfs = 11.93 hrs	100		\pm
Time interval	= 10 yrs = 2 min	Hvd. volume	= 11.93 hrs = 33.167 cuft			
Drainage area	= 2 mn	Curve number	= 33,167 CUR = 83	100		\Box
Basin Slope	= 0.0%	Hydraulic length	= 0.8	100		
Tc method	= User	Time of conc. (Tc)	= 5.00 min		A I	
Total precip.	= 5.20 in	Distribution	= Type II	100 10 10 41		

	o	30	60	120	240
ж.		_	_		
			(IN 1 IN	FEET) CH = 60'	
				IMPERVIOUS AREA	
	-	-		LIMITS OF CLEARING (SWM AREA)	

POST-DEVELOPMENT IMPERVIOUS AREA MAP

SCALE: 1" = 60"

POST-DEVELOPMENT CURVE NUMBER

LIMITS OF DISTURBANCE (SWM AREA): 126,516 SQ. FT. OR 2.9044 ACRES PROPOSED IMPERMOUS AREA: 109,805 SQ. FT. OR 2,5208 ACRES PROPOSED PERMOUS AREA: 16,711 SQ. FT. OR 0.3836 ACRES ADJUSTED CURVE NUMBER: 94 (SEE VRRM P-0704)

Hydrograph I	Report		1	100	Post development	
Hydraflow Hydrographs Extens	on for Autodeskill Civil 3DIII by Autodesk, Inc. v2024		Thursday, 08 / 22 / 2024	***		ш,
Hyd. No. 2				130		
Post-Development						
Hydrograph type	= SCS Runoff	Peak discharge	= 9.541 cfs	100		
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs			
Time interval Drainage area	= 2 min = 2.904 ac	Hyd. volume Curve number	= 20,370 cuft = 94			
Basin Slope	= 2.904 ac	Hydraulic length	= 0 ft	100		
To method	= User	Time of conc. (Tc)	= 5.00 min		-	
Total precip.	= 2.70 in	Distribution	= Type II	100	- 10 NO NO NO NO NO	74 74
Storm duration	= 24 hrs	Shape factor	= 484	- nen i		Tren
ST-DEVELOPMENT 2	-YR, 24-HR HYDROGRAPH					
			2			
Hydrograph F	Report			Cong	Ped Oceanipment Red to 3 - 2 Year	
Hydroflow Hydrographs Edensi	on for Autodeskill Chill 3DII by Autodesk, Inc. v2024		Thursday, 66 / 22 / 2024	178		
Hyd. No. 2				1000		
Post-Development				-		
Hydrograph type	= SCS Runoff	Peak discharge	= 11.62 cfs			
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs			
Time interval	= 2 min	Hvd. volume	= 25,143 cuft	44		
Drainage area Basin Slope	= 2.904 ac = 0.0 %	Curve number Hydraulic length	= 94 = 0 ft			

Hydrograph F	Report			Garage	Ped Orestopness No. 16.2 - 2 Year	0100
Hydraflow Hydrographs Edensi	ion for Autodeskill Chill 3DII by Autodesk, Inc. v2024		Thursday, 66 / 22 / 2024	178		750
Hyd. No. 2				1000		92
Post-Development				-		100
Hydrograph type Storm frequency	= SCS Runoff = 2 vrs	Peak discharge Time to peak	= 11.62 cfs = 11.93 hrs	10		100
Time interval	= 2 min	Hyd. volume	= 25,143 cuft	44		
Drainage area Basin Slope To method	= 2.904 ac = 0.0 % = User	Curve number Hydraulic length Time of conc. (Tc)	= 94 = 0 ft = 5.00 min	200		200
Total precip. Storm duration	= 3.20 in = 24 hrs	Distribution Shape factor	= Type II = 484	com an an a	2 50 81 101 104 548 101	tes (m)
POST-DEVELOPMENT 1	0-YR, 24-HR HYDROGRAPH					
Hydrograph F	Danast		3			
nyurograpii i	Report			GIN	Ped Development Fed No. 2 - 10 Year	0.04
Hydraflow Hydrographs Extensi	ion for Autodeskill Civil 3DII by Autodesk, Inc. v2024		Thursday, 08 / 22 / 2004	1.0		100
Hyd. No. 2				1100		9.0
Post-Development				100		10
Hydrograph type	= SCS Runoff	Peak discharge	= 19.83 cfs	1200		79
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs	100		160
Time interval Drainage area	= 2 min = 2.904 ac	Hyd. volume Curve number	= 44,531 cuft = 94			100

8 DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY STORMWATER
QUANTITY CALCULATIONS 4880 MARK CENTER DRIVE MULTI-UNIT DEVELOPMENT MARK CENTER

WALTER L. E

REV. BY

SPECIAL USE PERMIT NO. 20 DEPARTMENT OF PLANNING & ZONII	
DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRON SITE PLAN No.	DATE NMENTAL SERVICE
SILE PLAN NO.	
DIRECTOR	DATE
	DATE

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

DRAFT MTD WAVIER REQUEST

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

Transportation and Environmental Services
Stormwater Division
2900B Business Center Drive
Alexandria, VA 2214
703-746-6499

Extended MTD Usage Request

Development Number:	
Development Name: 4880 Mark Center Drive - Multifamily Name	evelopment
Contact Name: Travis Brown - Walter L. Phillips, Inc.	
Contact Phone and Email: 703-532-6163 - tbrown@wlpinc.co	m
Percentage of total phosphorous reduction achieved by using nonproprietary surface BMPs	47.48
Percentage of total phosphorous reduction achieved by using MTDs or sand filters	52.52

e of state phosphorous reduction
_

Type of practice	Percentage of state phosphorous reductio
Stormfilter/Jellfyfish (or equivalent)	52.52

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

grades, ctc.

The site in the existing condition has very little impervious area. Therefore, the total phosphorous temoval requirement is relatively high compared to other projects within the City of Alexandira. It is infeasible to capture enough building roof and/or road pavement and roat these areas through runoff reduction practices. Additionally, areas outside of construction of the proposed building runoff reduction practices. Additionally, areas outside of construction of the proposed building runoff reduction practices. Additionally, areas outside of construction of the proposed building makes plan for this neighborhood (guitaic goes passon). There are also lave very dense utilities within the site that also limit use of runoff reduction practices. 100% of the upper roof is proposed to drain into urban bio-referent pipers. The proposed to accommodate this full drainage area, therefore they cannot be expanded to increase treatment volumes or credit. permeable pavement cannot be provided in the courty-and due to setback requirements from hade space and inadequate and the proposed proposed to the provided a reservoir section and underdrain (the internal courty-and sits atop the garage roof slat).

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

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

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

Submit this form as part of the DSUP/DSP/GRD submittal package. If you have any questions regarding the content of this form, please contact the Stormwater Division of Transportation and Environmental Services at 703-746-649.

EXTENDED MTD USAGE REQUEST PAGE 2

Project Name:	4000 **	antor Drive - **	amily Days Is a second	Mark Corts				constant values			
Project Name: Date:	4880 Mark C	8/30	amily Development - /2024					constant values			
te Information		Linear De	velopment Project?	No				final results			
ost-Development Project (1	reatment Vo										
		E	nter Total Disturbe	d Area (acres) →	2.90		0440.0	Check:			
			Maximum	reduction required:	20%		BMP Design	Specifications List: Linear project?	2024 Stds & Spe	cs	
		The site's ne	t increase in impervi		2.083264463		Land cover areas	entered correctly?	√		
		Post-Develop	ment TP Load Reduct	tion for Site (lb/yr):	1.39		Total distu	rbed area entered?	✓		
e-ReDevelopment Land Cover (acres)					***						
est (acres) undisturbed, protected forest or	A Soils	B Soils	C Soils	D Soils	Totals 0.00						
ed Open (arms) undisturbed (infraquently											
intained grass or shrub land naged Turf (acres) — disturbed, graded for yards					0.00 2.47						
other turf to be mowed/managed				2.47	0.44						
ervious Cover (acres)				0.44							
					2.90						
st-Development Land Cover (acres)					Totals						
est/Open Space (acres) undisturbed,	A Soils	B Soils	C Soils	D Soils	,,,,,,,,	ŕ					
tected forest or reforested land sed Open (acres) — undisturbed/infrequently					0.00						
ntained grass or shrub land naged Turf (acres) — disturbed, graded for yards					0.00	0					
ther turf to be mowed/managed				0.38	0.38						
ervious Cover (acres)	0			2.52	2.52	l.					
Area Check	OK.	OK.	OK.	OK.	2.90						
			Post-De	evelonment Rec	uirement for Si	te Area					
	Pre-ReDevelopm	ent TN Load (lb/yr)	27.62	Nitrogen Load	ls (Informational P	urposes Only)	Final Post-Devel	opment TN Load	34.55		
			27.62	Nitrogen Load	ls (Informational P						
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LAND COVER SUMMARY - Land Cover So Pre-ReDevelopment	PRE-REDEVEL		27.62	Nitrogen Load Land Cover Summ Post ReDev. & N	nary-Post (Final)			- POST DEVELO		Land Cover Sus Post-Development	mmary-Post New Impervious
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DATE

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DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
RELIMINARY STORMWATER QUALITY
CALCULATIONS (VRRM)

REV.

. 0

MARK CENTER DRIVE II-UNIT DEVELOPMENT MARK CENTER

4880 MARK C MULTI-UNIT E

SITE PLAN No._ DIRECTOR

DATE RECORDED _ INSTRUMENT NO

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

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVI

DEED BOOK NO.

HAIRMAN, PLANNING COMMISSION

Drainage Area A Drainage Area A Land Cover (acres) A Soils B Soils C Soils D Soils Totals CLEAR BMP AREAS Land Cover Rv Loading P 0.00 Forest (acres) 0.00 0.00 0.00 0.00 0.00 Mixed Open (acres) Managed Turf (acres) 0.38 0.25 0.85 0.38 Impervious Cover (acres) 2.52 0.95 0.86 Total Phosphorus Available for Removal in D.A. A (lb/yr) 2.90 Post Development Treatment Volume in D.A. A (ft3) Stormwater Best Management Practices (RR = Runoff Reduction) Phosphorus Untreated Remaining Total BMP Mixed Open Impervious Volume from Phosphorus Runoff Load from Phosphorus Practice Reduction Credit Area Credit Area Cover Credit Upstream unoff Volum Treatment Removal Reduction (ft³ Upstream Load to Credit (%) (acres) (acres) Area (acres) Practice (ft³) (ft3) Volume (ft³) Efficiency (%) Practices (lb) ractice (lb) 2.i. To Stormwater Plante 40 1.39 1.918 2.877 4.795 25 0.00 1.19 Urban Bioretention (P-FIL-05) 16.b. Manufactured Treatment Device-Filtering 0.38 0.54 2,877 5,099 5,099 65 0.54 0.79 Site Results (Water Quality Compliance) VRRM 4.1, 2024 D.A. A D.A. B D.A. C D.A. D D.A. E AREA CHECK FOREST (a OK. MIXED OPEN (0.00 MIXED OPEN AREA TREATED 0.00 OK. MANAGED TURF AREA (a MANAGED TURF AREA TREATED (a 0.38 0.00 0.00 0.00 OK. IMPERVIOUS COVER (a IMPERVIOUS COVER TREATED (a 0.00 AREA CHECK OK. Site Treatment Volume (ft³) 9,041 Runoff Reduction Volume and TP By Drainage Area D.A. A D.A. B D.A. D D.A. E TOTAL 1,918 1,918 TP LOAD AVAILABLE FOR REMOVAL (Ib/yr TP LOAD REMAINING (lb/yr) 0.97 0.00 0.00 0.00 0.00 0.97 NITROGEN LOAD REDUCTION ACHIEVED (lb/vr) 10.98 0.00 0.00 0.00 0.00 **Total Phosphorus** FINAL POST-DEVELOPMENT TP LOAD (Ib/vr TP LOAD REDUCTION REQUIRED (lb/y) 1.39 TP LOAD REDUCTION ACHIEVED (Ib/vi TP LOAD REMAINING (lb/yr): 0.97 REMAINING TP LOAD REDUCTION REQUIRED (Ib/yr): 0.00 ** TARGET TP REDUCTION EXCEEDED BY 0.13 LB/YEAR ** Total Nitrogen (For Information Purposes) POST-DEVELOPMENT LOAD (lb/yr) NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 10.98 IING POST-DEVELOPMENT NITROGEN LOAD (Ib/v A Soils B Soils C Soils D Soils Total Area (acres): 2.90 Drainage Area A 0.00 0.00 0.00 0.00 Area (acres) Forest -- undisturbed, protected forest or reforested land (ft³): CN Mixed Open -- undisturbed/infrequently maintained grass of Area (acres) 0.00 0.00 0.00 0.00 CN Area (acres) 0.00 0.00 0.00 0.38 mowed/managed 0.00 0.00 0.00 2.52 Area (acres) Impervious Cover CN CN_(D.A. A) 1-year storm 2-year storm 10-year storm loped (watershed-inch) with no Runoff Reduction

Loading N 0.00 0.00 9.01 12.33

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

PROJECT DESCRIPTION

-Select from dropdown lists-

Downstream Practice to be

Employed

16.b. MTD - Filtering

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

WATER TREATMENT ON/OFF-SITE

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

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

MISCELLANEOUS

VRRM 4.1. 2024

Remaining

Phosphorus

Load (lb)

0.54

0.46

Phosphorus

Removed By

Practice (lb)

0.66

0.86

TOTAL WQV TREATED YES NO DETENTION ON SITE YES

PROJECT IS WITHIN WHICH WATERSHED? HOLMES RUN

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

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

NOTE: THE APPLICANT WILL PAY INTO THE CITY WOLF 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)

WALTER I



REV. 8

DEVELOPMENT SPECIAL USE PERMIT CITY OF ALEXANDRIA, VIRGINIA PRELIMINARY STORMWATER QUALITY CALCULATIONS (VRRM) CENTER DRIVE DEVELOPMENT CENTER MARK 4880 MARK (MULTI-UNIT E

	ERMIT NO. 203	
DIRECTOR DEPARTMENT OF TRA	R Ansportation & Environ	DATE INENTAL SERVICE:
DIRECTOR	7	DATE
	INING COMMISSION	DATE

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

Adjusted CN*

RV_{Developed} (watershed-inch) with Runoff Reduction*

2.26

2.08

2.75

2.57

4.73

4.55

JELLYFISH (OR EQUIVALENT)

How the Jellyfish® Filter Treats Stormwater

Tested in the field and laboratory ...

- Water enters the yault via an inlet bay where
- Water flows through the inlet bay transfe opening into the treatment chamber.
- Water is forced up from the treatment chamber, through the membrane filtration. and into the backwash pool.
- The water then fills and overflows the backwash pool and exits via the outlet bay transfer opening.
- As each storm subsides, the remaining was caught in the backwash pool flows back into the treatment chamber through the
- This passive backwash extends cartridge life and prepares them for the next storm event. The draindown cartridges located outside the backwash pool enables water levels to
- During peak flows, the internal weir allows high flows to bypass treatment, eliminating the need for an external bypass structure.



Jellyfish® Filter Features and Benefits

	BENEFITS
High surface area membrane filtration	Low flux rate promotes cake filtration and slows membrane occlusion
High design treatment flow rate per cartridge (up to 80 gpm (5 L/s))	Compact system with a small footprint, lower construction cost
Low driving head (typically 18-21 inches or less (457-533 mm))	Design flexibility, lower construction cost
Lightweight cartridges with passive backwash	Easy maintenance and low life-cycle cost



Select Jellyfish® Filter Certifications and Verifications

The Jellyfish Filter has been rev

- Washington State Department of Ecology (TAPE ... GUI D)



18" min.

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

NO DUMPING DETAIL

URBAN BIO-RETENTION (LEVEL 1)



NOTES

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

REV. BY

WALTER I

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

8

APPROVED SPECIAL USE PERMIT NO DEPARTMENT OF PLANNING &:	
DIRECTOR DEPARTMENT OF TRANSPORTATION & E	DATE NVIRONMENTAL SERVICE
SILE PLAN NO.	
DIRECTOR	DATE
DIRECTOR	

Setting new standards in Stormwater Treatment

85%

75%

67% 60%

Jellyfish® Filter Performance **Testing Results**



Total Suspended Solids (TSS)

Total Phosphorus (TP)

Total Copper (TCu)



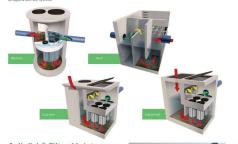


CONTECH

Jellyfish® Filter Configurations

Multiple system configurations to optimize your site

vault, or custom configurations. Typically, 18-21 inches (457-533 mm) of driving head is

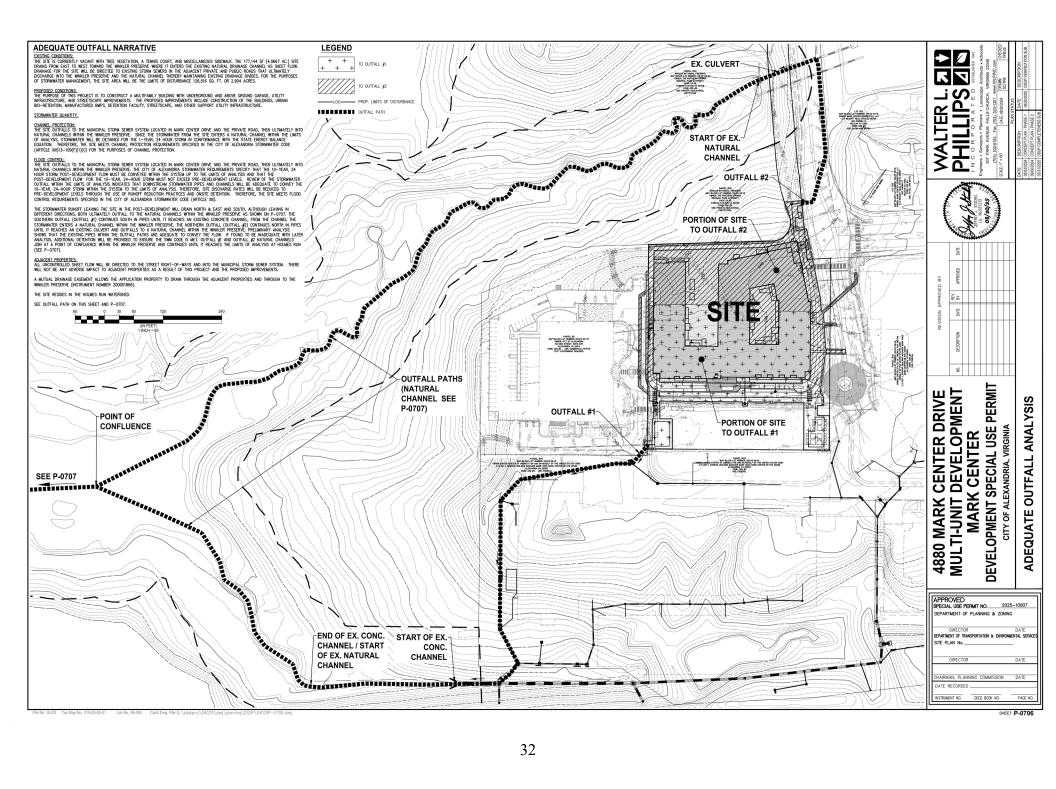


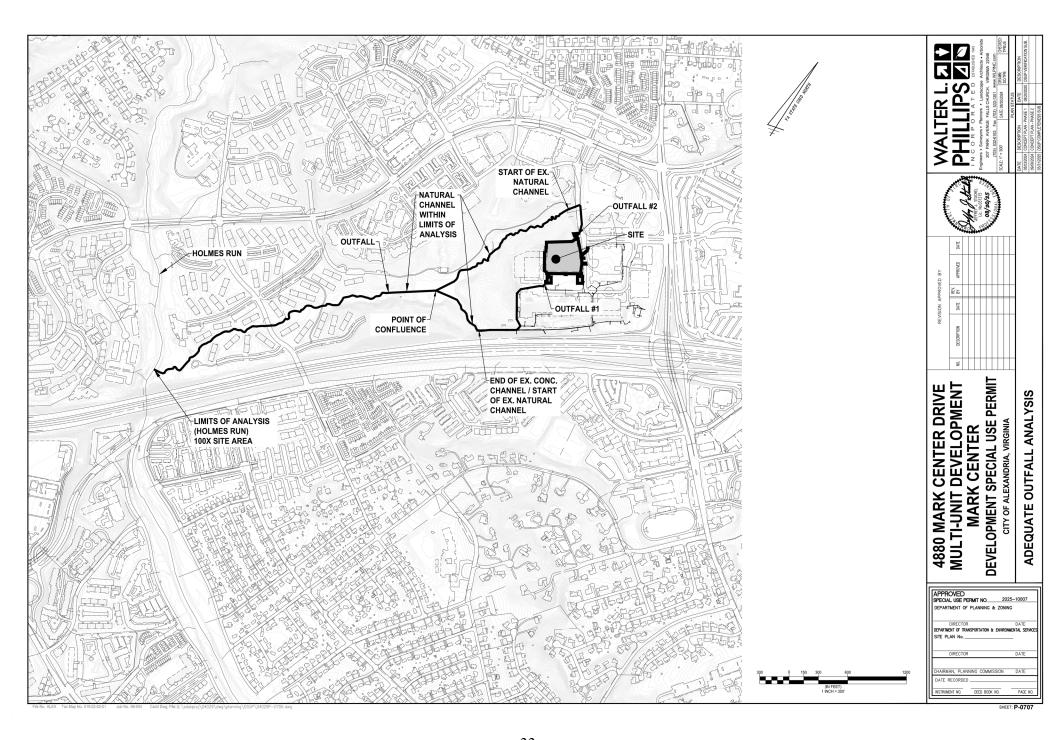
Jellyfish® Filter Maintenance

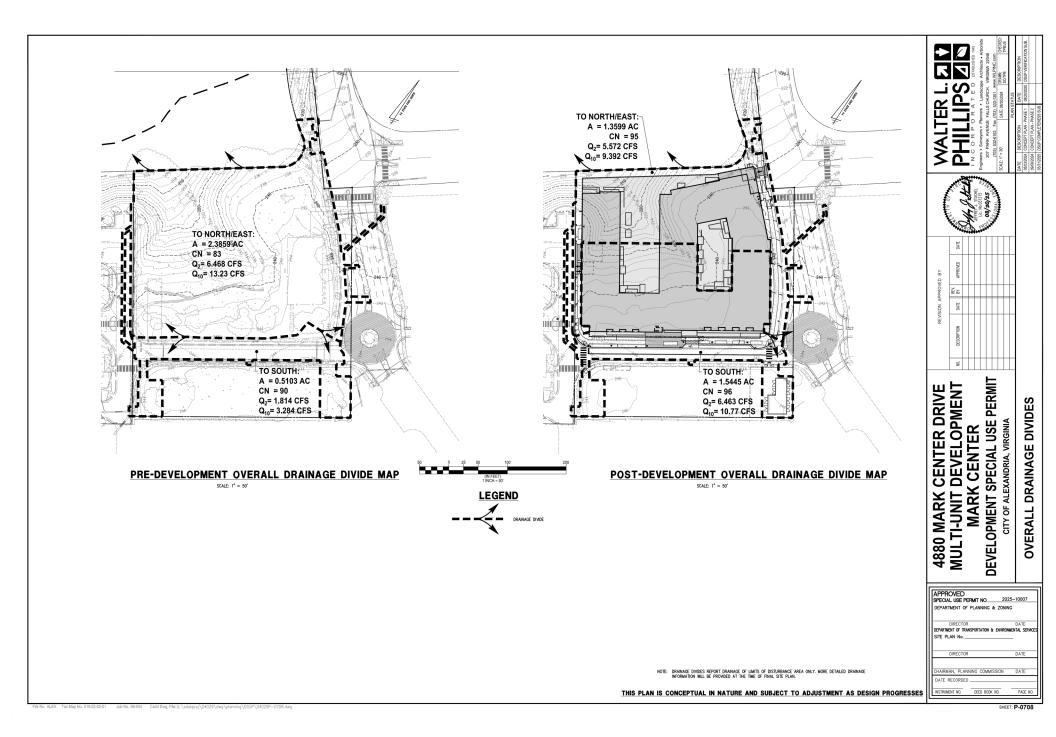
- Maintenance of the filter car tridges is performed by removing, sinsing and reusing the car tridge tentacles.
 Vacuum extraction of captured pollutants in the sump is recommended at the same time.

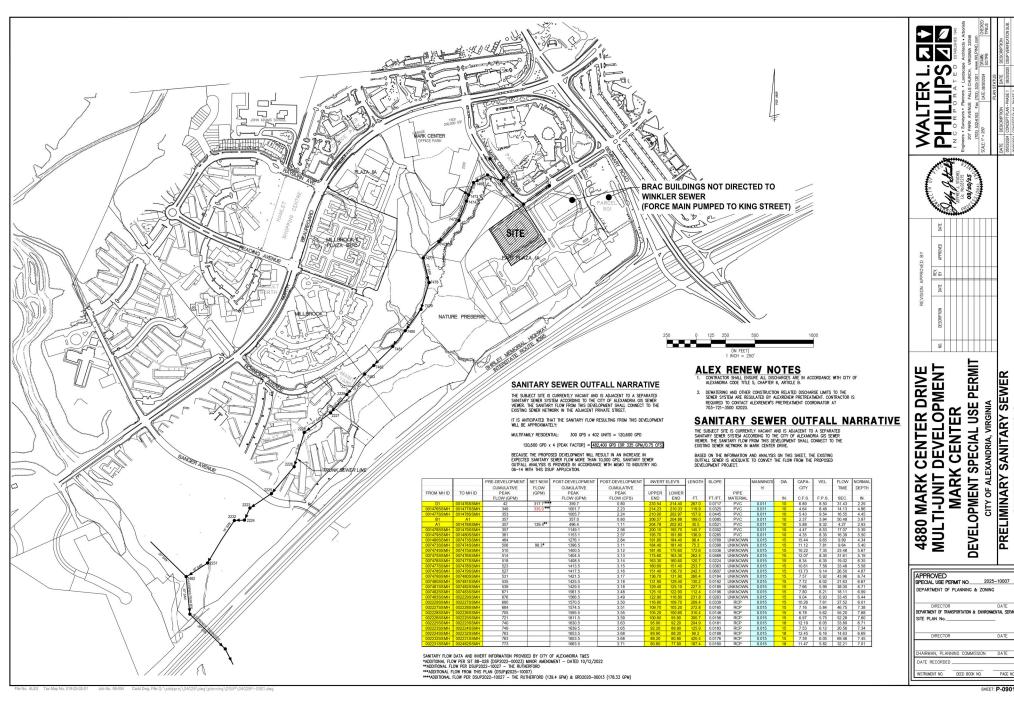


THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES









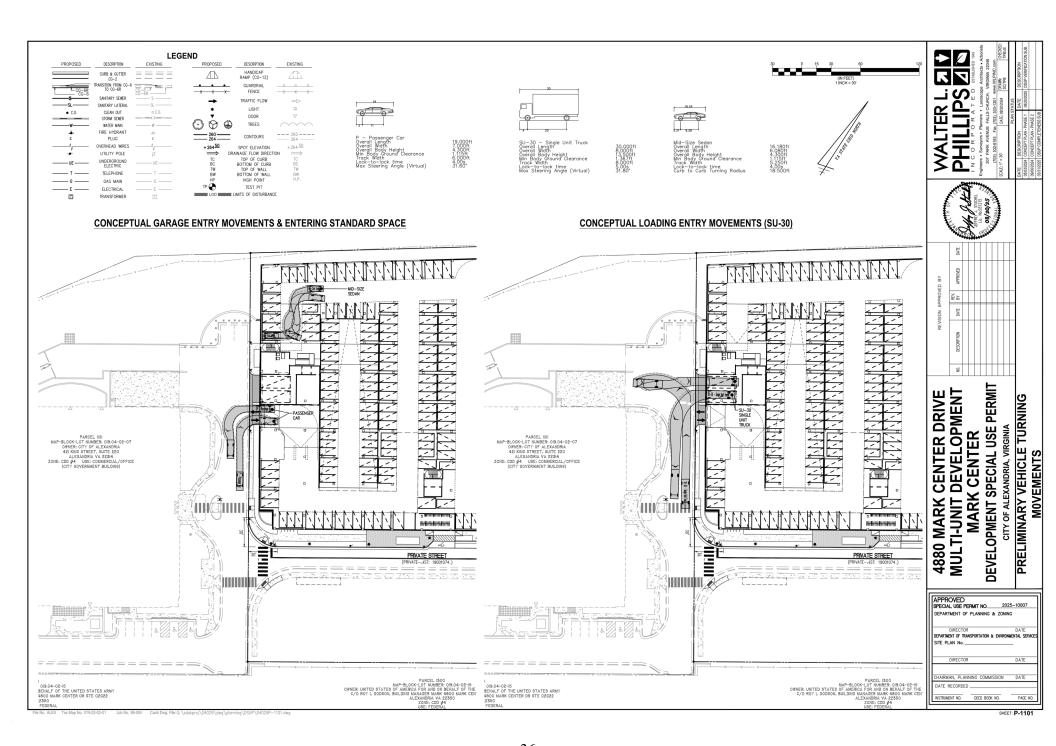
REV. BY . 0 DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY SANITARY SEWER
OUTFALL ANALYSIS MARK CENTER DRIVE 1-UNIT DEVELOPMENT MARK CENTER

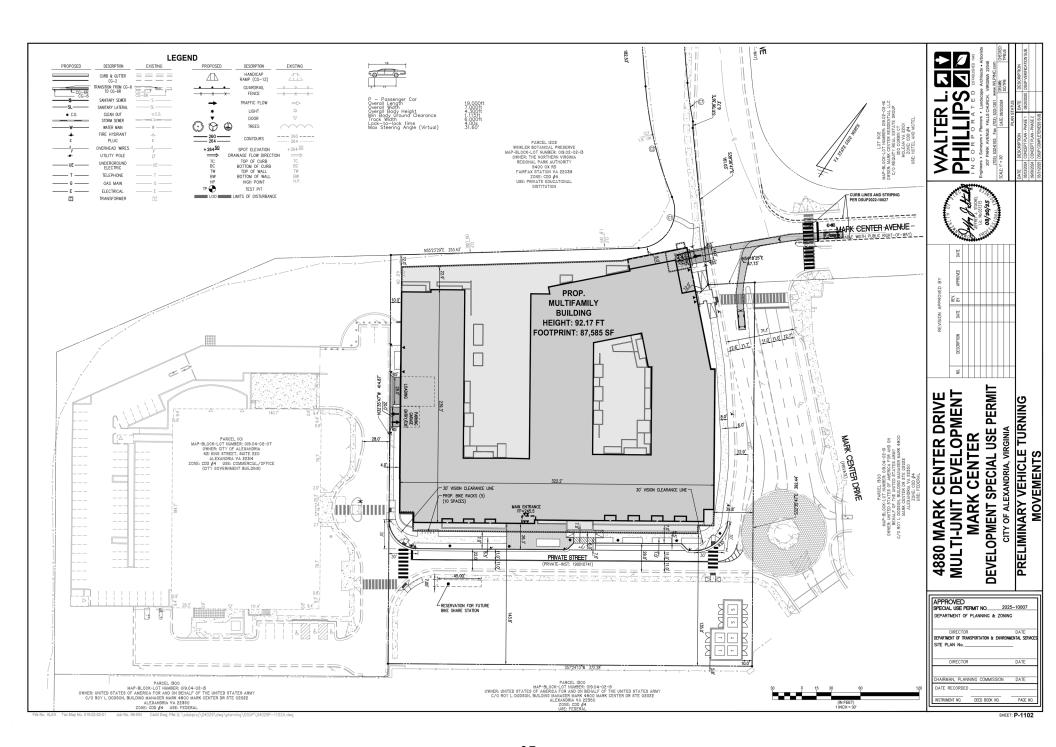
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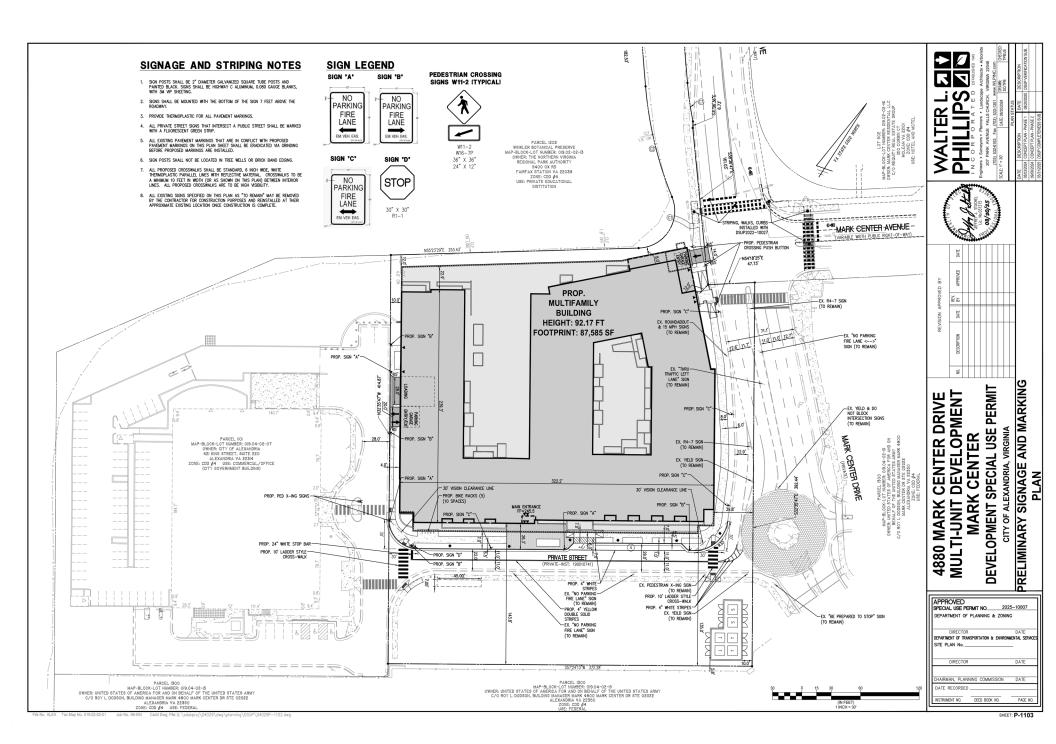
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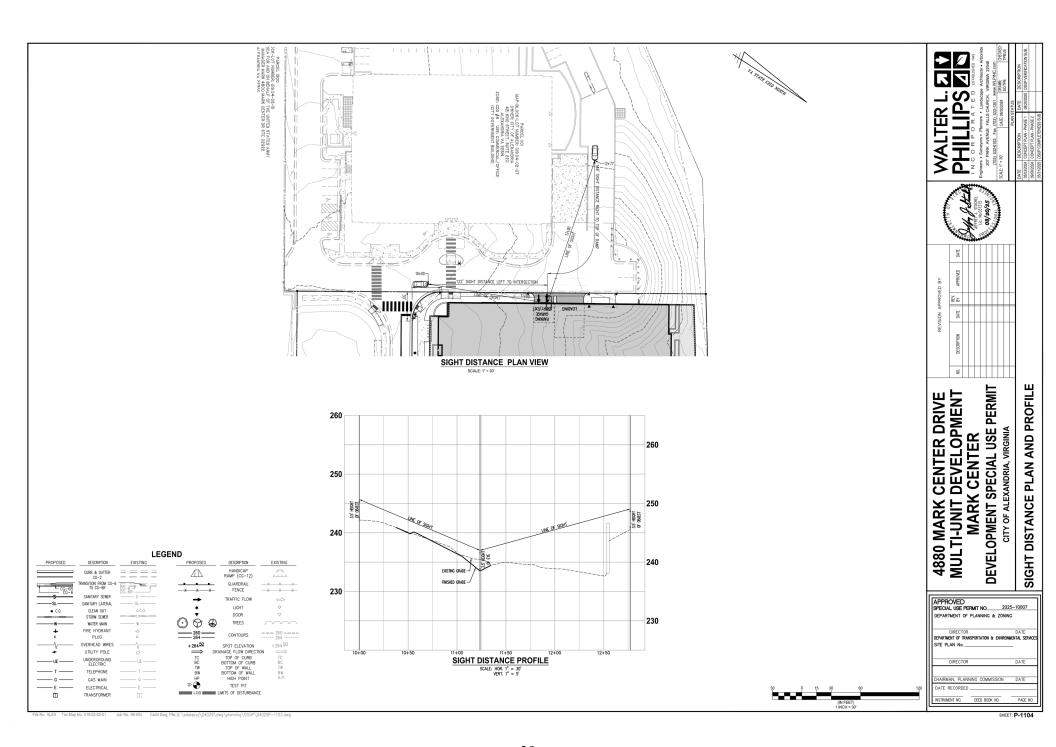
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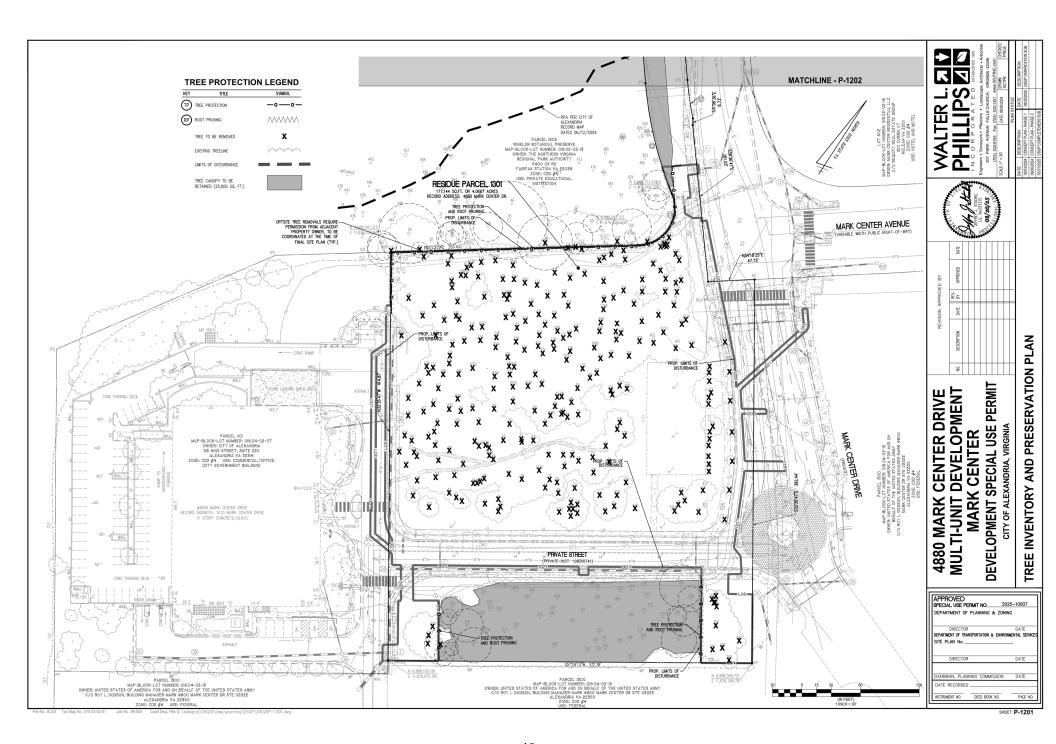
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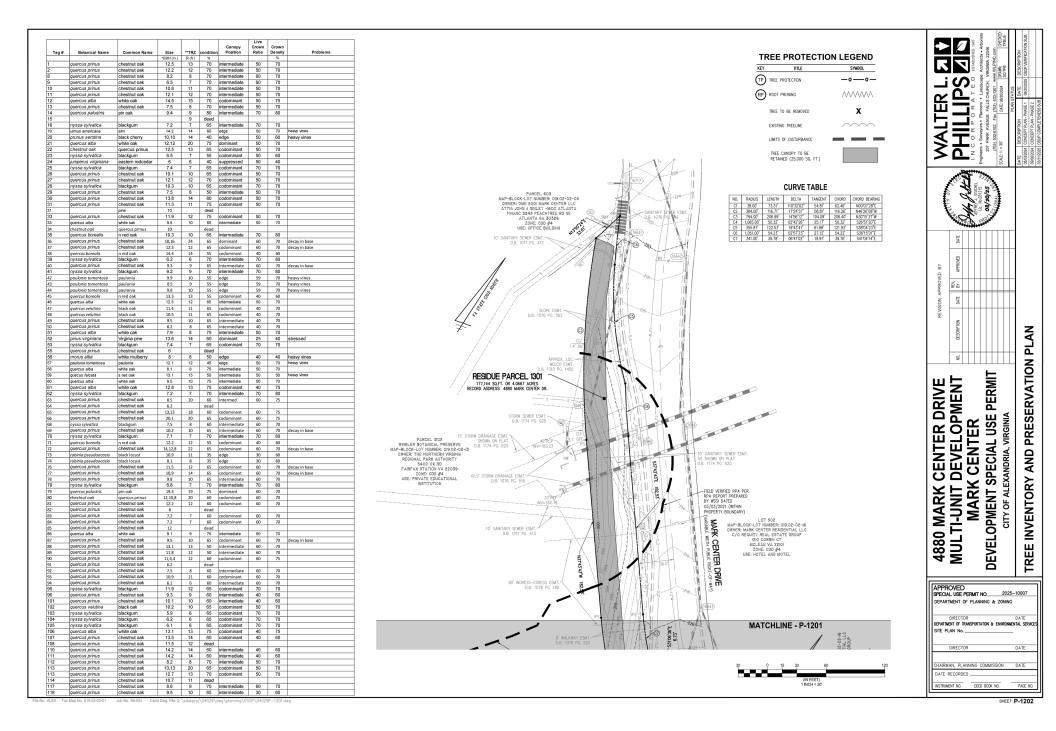












Tag#	Botanical Name	Common Name	Size	"TRZ	condition	Canopy Position	Live Crown Ratio	Crown Density	Problems
119 120	quercus prinus	chestnut oak	8 66	8 7	65 65	intermediate intermediate	30	60	
121	quercus prinus quercus prinus	chestnut oak	12.5	13	65	intermediate	50	70	
122	quercus prinus	chestnut oak	14 12.10	22	65	codominant	50	70	
123	quercus prinus	chestnut oak	6.5	7	60	intermediate	40	60	
124	quercus prinus	chestnut oak	14.2	14	60	codominant	40	60	
125	quercus prinus	chestnut oak	7.5		dead				
126	quercus prinus	chestnut oak	10.1	10	60	intermediate	60	70	
127	quercus borealis	n red oak	14.2	14	60	intermediate	40	60	
128	chestnut oak	quercus prinus	8.1	8	60	intermediate	60	70	
129	quercus prinus	chestnut oak	11.3	11	70	dominant	40	70	
130	quercus prinus	chestnut oak	13.1	13	70	dominant	40	70	
132	quercus prinus	chestnut oak	24,20	38	65	dominant	50	70	
134	quercus prinus	chestnut oak	14,19	29	65	intermediate	50	70	
135	pinus virginiana	Virginia pine	82	8	20	intermediate	5	15	
136		oak	14		dead				
137	quercus prinus	chestnut oak	10.7	11	60	intermediate	30	60	
138	quercus prinus	chestnut oak	6.5	7	60	intermediate	30	60	
139	quercus prinus	chestnut oak	16,16	22	70	dominant	50	70	
140	quercus prinus	chestnut oak	- 8		dead				
141	quercus prinus	chestnut oak	14.5	15	65	codominant	40	60	
142	quercus prinus	chestnut oak	9.1	9	65	intermediate	40	60	
143	quercus prinus	chestnut oak	13,13,11	26	65	codominant	40	75	
144	quercus alba	white oak	12.2	12	70	intermediate	60	70	
145	salix nigra	black willow	13.1	13	60	codominant	30	70	
146	quercus prinus	chestnut oak	12.1	12	60	intermediate	30	60	
147	quercus prinus	chestnut oak	12,10	18	65	codominant	40	60	
148	liriodendron tulipifera	tulip tree	18,17	24	75	dominant	30	80	
149	quercus prinus	chestnut oak	16.1	16	70	codominant	40	70	
150	quercus alba	white oak	9.8	10	75	intermediate	50	70	
151	quercus prinus	chestnut oak	13,12	16	70	codominant	60	70	
152	quercus prinus	chestnut oak	11.5	12	70	codominant	60	70	
153	quercus prinus	chestnut oak	8.3	8	70	intermediate	60	75	
155	nyssa sylvatica	blackgum	8.3	8	60	intermediate	40	70	
156	quercus prinus	chestnut oak	10.7	11	65	intermediate	40	60	
157	quercus borealis	n red oak	12.1	12	55	codominant	30	70	
159	quercus prinus	chestnut oak	9.5	10	65	intermediate	40	70	
160	quercus alba	white oak	9.9	10	75	intermediate	50	70	
161	quercus prinus	chestnut oak	6	-	dead				
162	quercus borealis	n red oak chestnut oak	9.2	9	65	intermediate	40	70	
164 165	quercus prinus		12	_	dead		_		
166	quercus prinus	chestnut oak pin oak	13.2	13	dead 75	codominant	60	70	
166	quercus palustris		11.7		50		30	40	heavy vines
168	quercus alba	white oak chestnut oak	11.7	12 14	35	intermediate	40	30	heavy vines
169	quercus prinus	n red oak	10,10	16	75	codominant	30	70	decline
170	quercus borealis quercus alba	white oak	10.6	11	75	codominant	50	70	
171	quercus prinus	chestnut oak	6.5	7	65	intermediate	40	60	
172	quercus prinus	chestnut oak	12.1	12	65	codominant	40	60	
173	nyssa sylvatica	blackgum	5.8	6	60	intermediate	40	70	
174	salix nigra	black willow	6.6	-	dead	edge		-70	
175	salix nigra	black willow	6.6	7	65	edge	40	80	
176	quercus prinus	chestnut oak	6.1	6	65	intermediate	40	60	
170	филово рилио	O TOO D TOO COOK	- 0.2	- v		Intermediate			ties girdling tree from time o
177	acer saccharum	sugar maple	7.1	7	30	suppressed	70	80	planting
178	quercus alba	white oak	20.5	21	60	codominant	40	70	pranting
179	quercus prinus	chestnut oak	15.2	15	60	codominant	30	60	
180	paulonia tomentosa	paulonia	8,7	12	75	dominant	60	85	
222	quercus alba	white oak	8.2	8	75	intermediate	70	80	
223	quercus alba	white oak	14,12	20	75	dominant	70	80	
224	quercus prinus	chestnut oak	10,12	16	60	codominant	30	60	
225	quercus alba	white oak	10.3	10	75	codominant	70	80	
226	quercus alba	white oak	7.1	7	75	codominant	70	80	
227	quercus alba	white oak	18.1	18	75	dominant	70	80	
228	chestnut oak	quercus prinus	12,10	17	60	codominant	30	60	
229	quercus alba	white oak	8.1	8	75	codominant	70	80	
230	quercus alba	white oak	11.1	11	75	codominant	70	80	
231	quercus prinus	chestnut oak	8.1	8	70	codominant	30	60	
232	quercus prinus	chestnut oak	9.1	9	70	codominant	30	60	
233	quercus prinus	chestnut oak	10.4	10	70	codominant	30	60	
234	quercus prinus	chestnut oak	11.8	12	70	codominant	30	60	
235	quercus prinus	chestnut oak	6		dead				
236	quercus prinus	chestnut oak	7.9		dead				
237	quercus prinus	chestnut oak	10.6	11	60	codominant	30	60	
238	quercus alba	white oak	15,10	18	75	codominant	70	80	
239	quercus prinus	chestnut oak	10		dead				
240	nyssa sylvatica	blackgum	8.1	8	70	codominant	40	70	
241	quercus prinus	chestnut oak	7.1	7	60	codominant	35	60	
242	quercus prinus	chestnut oak	9.1	9	60	codominant	35	60	
243	quercus alba	white oak	8.8	9	60	codominant	70	80	
244	quercus prinus	chestnut oak	11.3	11	60	codominant	60	70	
245	quercus alba	white oak	15.2	15	75	codominant	70	80	
246	quercus prinus	chestnut oak	12.6		dead				
248	quercus alba	white oak	15		dead				
249	quercus prinus	chestnut oak	11.2	11	70	codominant	70	70	
250	quercus alba	white oak	6.8	7	60	codominant	70	60	
251	nyssa sylvatica	blackgum	7.2	7	70	codominant	70	70	
252	nyssa sylvatica	blackgum	8.1	8	70	codominant	70	70	
253	quercus alba	white oak	6.1	6	60	codominant	50	70	
254	quercus alba	white oak	12.3	12	60	codominant	50	70	
255	quercus alba	white oak	14.8	15	60	codominant	50	70	
256	quercus alba	white oak	12.5	13	30	codominant	50	70	hollow, vertical crack
257	quercus alba	white oak	12.2	12	60	codominant	50	70	.,
258	quercus alba	white oak	9.1	9	60	codominant	50	70	
259	nyssa sylvatica	blackgum	6.1	6	70	codominant	70	70	
260	prunus serotina	black cherry	9.5	10	40	edge	30	50	
261	quercus alba	white oak	9.2	9	60	codominant	70	60	
262	quercus palustris	pin oak	14.2	14	70	dominant	70	80	
	quercus palustris quercus palustris	pin oak pin oak	14.2 11.9	14 12	70 70	dominant dominant	70 70	80 80	

Tag #	Botanical Name	Common Name	Size	"TRZ	condition	Canopy Position	Live Crown Ratio	Crown	Problems
65	quercus alba	white oak	6.2		dead				
66	quercus alba	white oak	15		dead				
67	quercus alba	white oak	13.3	13	70	codominant	60	80	
68 69	quercus alba	white oak	10.9	11 16	70 70	codominant	60	80	
69 70	quercus alba quercus alba	white oak white oak	6.2	16	60	dominant	60	80	
71	quercus aiba quercus prinus	chestnut oak	8.5	9	50	codominant	30	60	
72	quercus printis	oak	8	,	dead	Codominant	30	- 00	
73		oak	10	_	dead		_		
74	quercus alba	white oak	16.1	16	75	dominant	70	80	
75	quercus alba	white oak	8.6	9	60	codominant	60	80	
76	quercus alba	white oak	8.6	9	70	dominant	60	80	
78	quercus alba	white oak	17.5	18	75	dominant	70	80	
79	chestnut oak	quercus prinus	7.9	8	60	codominant	40	70	
90	quercus alba	white oak	9.1	9	60	codominant	70	80	
81	quercus alba	white oak	14.8	15	60	dominant	70	80	
B2	quercus alba	white oak	10.1	10	30	intermediate	30	40	
83	quercus alba	white oak	9.1	9	50	intermediate	30	40	
84	quercus prinus	chestnut oak	16,8	16	70	dominant	40	70	
85	quercus prinus	chestnut oak	6.1	- 6	60	intermediate	40	70	
96	quercus palustris	pin oak	16.2	16	70	dominant	70	80	
87	acer rubrum	red maple	4,3,2	- 6	60	suppressed	60	60	
88	quercus alba	white oak	6.8	7	50	intermediate	30	40	
90	quercus prinus	chestnut oak	12.5	13	65	codominant	40	70	
91	quercus alba	white oak	22.1	22	50	dominant	60	50	
92 93	quercus prinus	chestnut oak	9.7 15.6	10	65 40	codominant	20	70 60	
93 01	pinus virginiana	Virginia pine	15.6 6.1	16	65	dominant	70	70	
02	nyssa sylvatica nyssa sylvatica	blackgum blackgum	6.1	6	65	intermediate	70	70	
03	quercus prinus	chestnut oak	8.1	8	70	intermediate	60	70	
05	quercus prinus	chestnut oak	6.1	6	65	intermediate	30	60	
06	quercus prinus	chestnut oak	11.3	11	60	intermediate	40	60	
07	quercus prinus	chestnut oak	12.3	12	60	intermediate	40	60	
08	quercus prinus	chestnut oak	12.3	12	60	intermediate	40	60	
10	quercus prinus	chestnut oak	16.5	17	55	codominant	50	60	heavy vines
11	quercus prinus	chestnut oak	6.1	6	65	codominant	50	70	heavy vines
13	prunus serotina	black cherry	7	7	50	edge	40	50	heavy vines
16	robinia pseudoacacia	black locust	6,4	8	45	edge	80	60	
18	nyssa sylvatica	blackgum	6.2	6	60	intermediate	60	70	
20	quercus prinus	chestnut oak	10.1	10	65	intermediate	40	60	
22	quercus prinus	chestnut oak	8.7	9	60	intermediate	25	50	
22	paulonia tomentosa	paulonia	7,7,6	12	75	dominant	60	85	
23	paulonia tomentosa	paulonia	7,2	7	75	dominant	60	85	
24	pinus virginiana	Virginia pine	6.1	- 6	75	edge	80	80	
125	nyssa sylvatica	blackgum	6.4	- 6	70	codominant	70	70	
26 05	prunus avium	wild cherry	6.1 9.9	16	60 70	edge	70	60 70	
105	quercus prinus	chestnut oak	10.9	16	70	intermediate	50 50	70	
107	quercus prinus	chestnut oak	7.8	8	70	codominant	50	70	
111	quercus prinus quercus prinus	chestnut oak	11.2	11	70	intermediate	60	70	
112	quercus prinus	chestnut oak	11.2	11	70	intermediate	60	70	
1444	quercus prinus	chestnut oak	8.7	12	70	intermediate	50	70	
445	quercus prinus	chestnut oak	13.5	14	70	intermediate	50	70	
475	quercus prinus	chestnut oak	16,14		dead	II HOITITO GIGIO	- 00	-10	
476	quercus prinus	chestnut oak	11.1	11	70	intermediate	60	70	
622	quercus prinus	chestnut oak	16.5	17	55	codominant	50	60	
622	nyssa sylvatica	blackgum	8.2	- 8	55	codominant	50	60	
.639	quercus prinus	chestnut oak	16.9	17	65	codominant	60	75	
.640	quercus prinus	chestnut oak	12.2	12	65	codominant	60	75	
.646	quercus prinus	chestnut oak	14.7	15	60	codominant	60	70	
.649	quercus prinus	chestnut oak	18		dead				
.650	quercus prinus	chestnut oak	13,12	18	60	codominant	60	75	
.651	quercus prinus	chestnut oak	21.6	22	75	dominant	60	70	
.653	quercus prinus	chestnut oak	15.2	15	65	codominant	60	70	decay in base
.655	quercus prinus	chestnut oak	29.2bf	29	45	dominant	40	50	dead top
656	quercus prinus	chestnut oak	13.1	13	50	intermediate	60	70	
.659	quercus prinus	chestnut oak	13.1	13	65	codominant	60	75	
.660	quercus prinus	chestnut oak	12,14	20	25	codominant	40	30	decline
664	quercus alba	white oak	11.4	11	75	intermediate	50	70	
.665	quercus borealis	n red oak	16.1	16	64	codominant	30	70	
667	quercus alba	white cak	12.2	12	70	intermediate	60	70	
669 670	quercus prinus	chestnut oak	18.1	18 21	60 75	codominant	30 60	60 80	
	nyssa sylvatica	blackgum obostout ook							
674 675	quercus prinus	chestnut oak	11.9	12	60	codominant	30	60	
675 678	quercus prinus	chestnut oak	12.6	13	dead 60	codominant	30	60	
678	quercus prinus	chestnut oak	12.6	13	60	codominant	30	60	
680	quercus prinus	chestnut oak	15.12	20	20	codominant	30	20	declining
.681	quercus prinus	chestnut oak	26.2bf	26	70	dominant	40	70	
.682	quercus prinus	chestnut oak	10.5	11	65	intermediate	50	70	
684	quercus prinus	chestnut oak	24.1	24	70	dominant	60	70	
689	quercus prinus	chestnut oak	24,20	36	35	dominant	40	60	hollow, severe decay
691	quercus prinus	chestnut oak	15,14	22	70	dominant	40	70	
691	quercus prinus	chestnut oak	15,14	22	70	dominant	40	70	
693	quercus prinus	chestnut oak	12,12,9	20	60	codominant	60	70	
697	pinus virginiana	Virginia pine	16.1	16	45	co	25	45	
704	quercus prinus	chestnut oak	16,16,16	28	70	codominant	50	70	
706	quercus prinus	chestnut oak	11.5	12	70	intermediate	60	70	
707	quercus prinus	chestnut oak	12.2	12	70	intermediate	60	70	
708	quercus prinus	chestnut oak	16,16,14	28	70	dominant	60	70	
713	quercus prinus	chestnut oak	10		dead				
716	quercus alba	white cak	9,8	14	65	codominant	50	70	heavy vines
717	quercus prinus	chestnut oak	14,8	18	65	codominant	60	70	decay in base
719	quercus prinus	chestnut oak	11.1	11	65	intermediate	60	70	
720	quercus prinus	chestnut oak	8,6		dead				
724	quercus prinus	chestnut oak	11,9	16	70	intermediate	50	70	
731	quercus prinus	chestnut oak	14,14,8	20	70	intermediate	50	70	
	quercus prinus	chestnut oak	12,8	14	70	intermediate	50	70	
735 747	quercus prinus	chestnut oak	10,9	16	50	intermediate	50	50	

Tag#	Botanical Name	Common Name	Size	"TRZ	condition	Canopy Position	Live Crown Ratio	Crown Density	Problems
1748 404,1705	quercus prinus quercus prinus	chestnut oak chestnut oak	7,7,7 14,14,13	14 26	65 70	intermediate intermediate	30 60	60 70	
414 1688	quercus prinus	chestnut oak	11,9,7	16	70	dominant	40	70	
415,1694	quercus prinus	chestnut oak	13.1	13	60	intermediate	60	70	
	quercus prinus	chestnut oak	15,15	26	75	dominant	60	70	
1711,1470 ,1471,147	quercus prinus	chestnut oak	10,8,8,6	12	70	intermediate	50	70	
2									
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	
	quercus borealis	n red oak	13.1	13	55	codominant	40 60	60	
	cercis canadensis cercis canadensis	redbud redbud	10.7bf 6.8bf	7	70	landscape landscape	60	85 85	
	cercis canadensis	redbud	11.2	11	70	landscape	60	85	
430	cornus kousa	kousa dogwood	multi-shrub	8	65	landscape	90	90	
	cornus kousa	kousa dogwood	multi-shrub	8	65	landscape	90	90	
432	cornus kousa aesculus hippocastanum	kousa dogwood horse chestnut	multi-shrub 8.8	9	40	landscape landscape	90 80	90 40	severe leaf blight
434	aesculus hippocastanum	horse chestnut	8.1	8	40	landscape	80	40	severe leaf blight
14	quercus alba	white oak	13.4	13	70	codominant	40	80	
15		white oak	12	n/a	dead	n/a	n/a	n/a	
17	quercus alba quercus prinus	white oak chestnut oak	13.6 12.3	14 12	70 60	codominant	40 60	80 60	
19	nyssa sylvatica	blackgum	9.1	8	70	intermediate	50	70	
20	[pinus virginiana	Virginia pine	9.1	8 17	70 50	codominant	20	70 60	
21	quercus alba	white oak	13.7	14	70	codominant	40	80	
22	liriodendron tulipifera	tulip tree	14.5	15 8	70	codominant	30	80	
	acer rubrum quercus alba	red maple white oak	8.3 9.6	10	60 70	suppressed codominant	60 40	70 80	
29	liriodendron tulipifera	tulip tree	31.1	31	70 70	dominant	30	80 80	
30	quercus alba	white oak	9.6	n/a	dead	n/a	n/a	n/a	
33	quercus prinus	chestnut oak	14 15.3	n/a	dead 70	n/a	n/a	n/a	
	liriodendron tulipifera liriodendron tulipifera	tulip tree tulip tree	15.3 6.8	15 7	70	codominant suppressed	30 30	80	
36	liriodendron tulipifera	tulip tree	12.4	12	70	codominant	30	80 80	
37	nyssa sylvatica	blackgum	12.9	13	70	codominant	50	70	
38	quercus alba	white oak	8 40.3bf	n/a	dead	n/a	n/a	n/a	
45	quercus prinus quercus prinus	chestnut oak chestnut oak	40.3bf	40 19	70 60	dominant codominant	70	70	
	quercus prinus	chestnut oak	18.6 15,15,10	28	60	codominant	40	70	
51	quercus prinus	chestnut oak	17.5	18	60	codominant	40	70	
52	quercus prinus	chestnut oak	16.6	17	60	codominant	40	70	
53	quercus prinus	chestnut oak	7.1	7	60	intermediate	40	70	
56	quercus prinus	chestnut oak chestnut oak	12.6 10.7	13 11	60	codominant	50 50	80 80	
60	quercus prinus quercus velutina	black oak	8.8	9	70	intermediate	60	80	
61	quercus prinus	chestnut oak	20.1	20	60	codominant	50	80	
63	quercus prinus	chestnut oak	9.5	10	60	codominant	40	80	
	quercus prinus	chestnut oak	13,9,6	20 15	60	codominant	40	80 80	
70	quercus prinus quercus prinus	chestnut oak chestnut oak	15.4 11.8	12	60	codominant	40	80	
	quercus prinus	chestnut oak	8.2	8	60	codominant	40	80	
435	nyssa sylvatica	blackgum	7.5	8	70	intermediate	50	70	
436	quercus alba	white oak	12.7	13	70 40	codominant	40	80 60	
437	pinus virginiana quercus alba	Virginia pine white oak	15.3 11.8	15 12	70	codominant	20 40	80	canker
	pinus virginiana	Virginia pine	14.4	14	60	codominant	20	60	
440	quercus prinus	chestnut oak	9.2	9	60	codominant	60	60	
441	liriodendron tulipifera	tulip tree	14.9	15	70 70	codominant	30	80 80	
442	quercus alba	white oak	6.8	7	70	codominant	40	80	
	quercus alba quercus alba	white oak white oak	20.2 15,18	20	70	codominant codominant	40	80	
445	acer rubrum	red maple	6.3	6	60	suppressed	60	70	
446	pinus virginiana	Virginia pine	14.4	14	60	codominant	20	60	
447	pinus virginiana	Virginia pine	17.5	18	60	codominant	20	60	
448	quercus alba	white oak blackgum	11.3	11	70 70	codominant intermediate	40 50	80 70	
	liriodendron tulipifera	tulip tree	6.8 17.2	17	70	codominant	30	80	
451	acer rubrum	red maple	8.3	8	60	suppressed	60	70	
452	liriodendron tulipifera	tulip tree	12.9	13	60	codominant	40	70	
453	acer rubrum	red maple	8.3	8	60	intermediate	60 40	70	
454	liriodendron tulipifera quercus prinus	tulip tree chestnut oak	16.9 14	13 n/a	dead	codominant n/a	40 n/a	70 n/a	
456	acer rubrum	red maple	9.1	9	60	intermediate	60	70	
457	quercus falcata	s. red oak	27.2	27	40	dominant	30	50	hollow by sounding
458	nuerrus alba	white oak	9.2	9	70	intermediate	70	80	
459	liriodendron tulipifera liriodendron tulipifera	tulip tree tulip tree	15.1 13.1	15 13	60	codominant	40	70 70	
461	liriodendron tulipifera	tulip tree tulip tree	9.9	10	60	codominant	40	70	
462	liriodendron tulipifera	tulip tree	17.1	17	60	codominant	40	70	
463	liriodendron tulipifera	tulip tree	16.2	16	60	codominant	40	70	
464	quercus alba liriodendron tulipifera	white oak	16.5 14,16	17	70 60	codominant	70	80	
466	quercus alba	tulip tree white oak	8	20 n/a	dead	n/a	40 n/a	70 n/a	
467	liriodendron tulipifera	tulip tree	20,18	26	30	codominant	30	40	
468	quercus alba	white oak	14.5	15	70	codominant	40	80	
469	nyssa sylvatica liriodendron tulipifera	blackgum tulio troo	7.2 14.2	7	70	intermediate	50	70	
	quercus falcata	tulip tree s. red oak	24.2	24	40	codominant	30	80 50	hollow by sounding
472	quercus falcata	s. red oak	24.2	24	40	codominant	30	50	hollow by sounding
473	quercus prinus	chestnut oak	18.8	19	70	codominant	60	80	
474	quercus prinus	chestnut oak	8 15.9	n/a	dead	n/a	n/a	n/a	
475 476	quercus prinus quercus prinus	chestnut oak chestnut oak	15.9	16 12	60	codominant	50	80	
477	quercus prinus	chestnut oak	16.3	16	60	codominant	50	80	
9/8	{quercus prinus	chestnut oak	14,10	20	60	codominant	50	80	
	quercus prinus	chestnut oak	6.4	6	60	intermediate	50	80	
480	quercus prinus quercus velutina	chestnut oak black oak	10.8 15.3	11 15	60 70	codominant	40 60	80	
	quercus velutina quercus prinus	chestnut oak	10.9	15	60	codominant	40	80	
403	quercus prinus	chestnut oak	11.3	11	60	codominant	40	80	
484	quercus prinus	chestnut oak	13.8	14 20	60	codominant	40	80	
485	quercus prinus	chestnut oak	16,12	20	60	codominant	40	80	
486	quercus prinus	chestnut oak	6.8 19.2	7	60	intermediate	40	80	
809	quercus prinus quercus prinus	chestnut oak chestnut oak	19.2 8.7	19 9	60	codominant	40	80	
	quercus prinus quercus prinus	chestnut oak	10.2	10	60	codominant	40	80	
818	quercus prinus	chestnut oak	17.1	17	60	codominant	40	80	
820	quercus prinus	chestnut oak	15.6	16	60	codominant	40	80	
821	quercus prinus	chestnut oak	10.5	11	60	codominant	40	80	
	quercus velutina quercus prinus	black oak chestnut oak	10.8	16 14	60	codominant	60 40	80	
822	quercus prinus	chestnut oak	11.1	11	60	codominant	40	80	
822		1	10	n/a	dead	n/a	n/a	n/a	
823 824 825	quercus prinus	chestnut oak							
823 824 825 826	quercus prinus quercus prinus	chestnut oak	10	n/a	dead	n/a	n/a	n	
823 824 825 826 827	quercus prinus quercus prinus quercus prinus	chestnut oak chestnut oak	10	n/a	dead	n/a	n/a	n n/a	
823 824 825 826 827 828	quercus prinus quercus prinus	chestnut oak	10	n/a n/a 16 11				n n/a 80 80	

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8/20/25 S	Engineers 201	Engineers - Surveyors - Planners - Landscape Architects - Arborists 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046	FALLS C	Landscap HURCH.	ve Architects • J	Arborists 6
643 E46	02)	(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com	(703) 53	3-1301 wv	ww.WLPING.com	
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	05/03/2024	CONCEPT PLAN - PHASE 1	HASE 1	08/20/2025	DSUP VERIFICATION SUB.	TON SUB.
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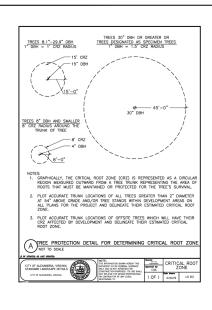
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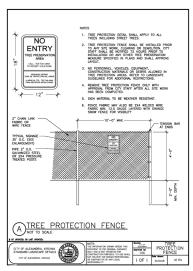
APPROVED
SPECIAL USE PERMIT NO. 2025-10007
DEPARTMENT OF PLANNING & ZONING

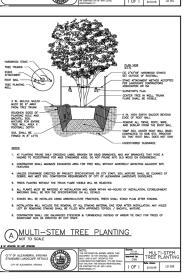
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICE
SITE PLAN No. _____ CHAIRMAN, PLANNING COMMISSION DATE INSTRUMENT NO. DEED BOOK NO. PAGE NO.

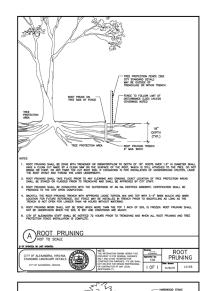
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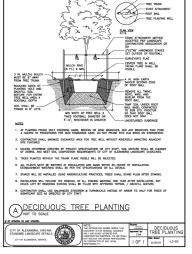
TREE INVENTORY



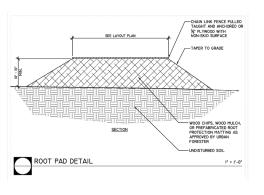
















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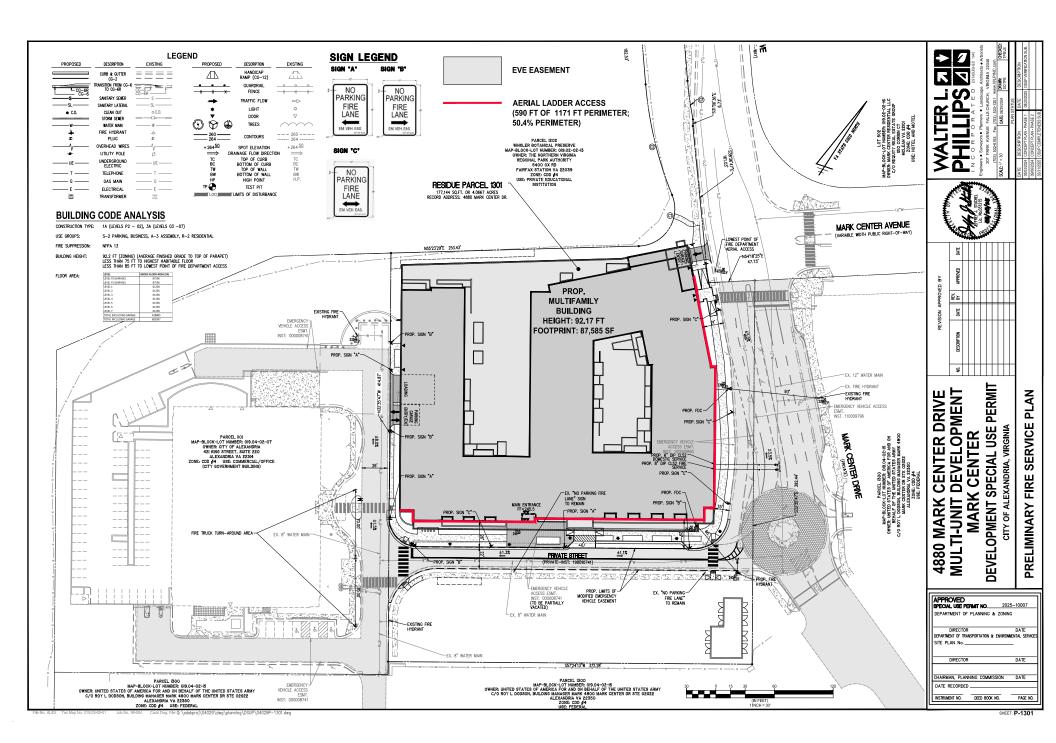
PRESERVATIONS NOTES

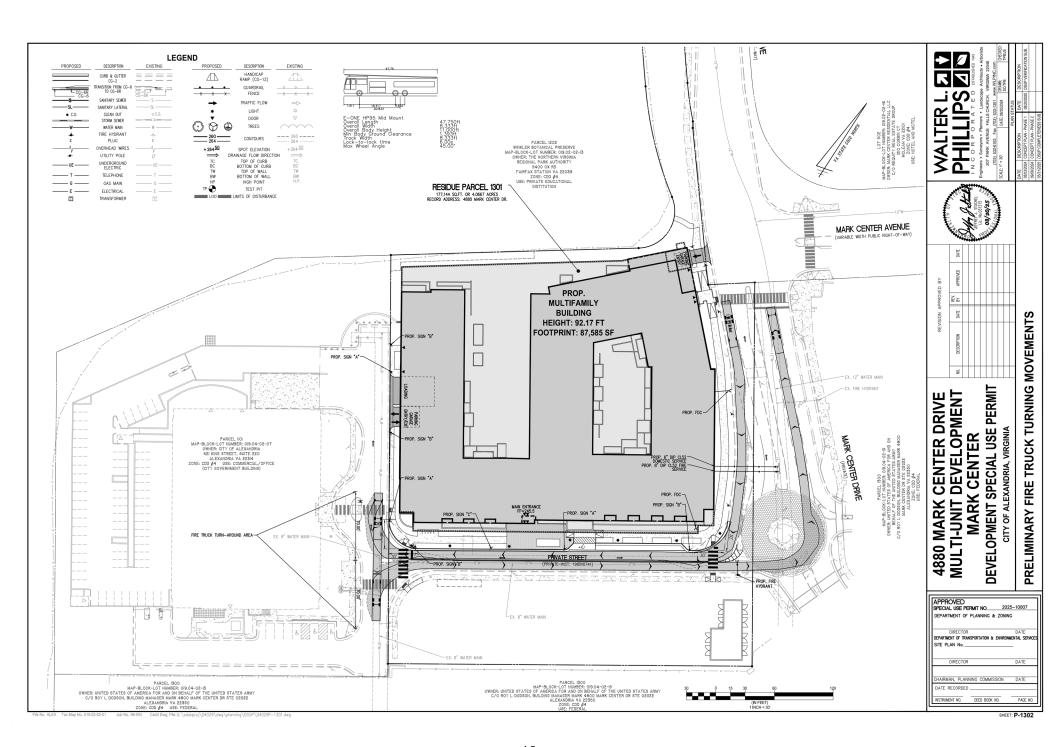
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DEVEL TREE

APPROVED SPECIAL USE PERMIT NO. 2025-10007 DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICE SITE PLAN No. __ DATE RECORDED ___ DEED BOOK NO. PAGE NO

SHEET: P-1204





RELIMINARY PLAN	IT SCHEDULE												
PLANT TYPE	PLAN INF	ORMATION			BOTANIC/COMMON NAM	E	SIZE	NOTES	CROWN COVER	ALLOWANCE (CCA)	NATIVE	PLANTS PROV	VIDED
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S.	TOTAL
	ON SITE TR	EES											
	BIN	1	Betula	nigra	Heritage	Smooth Serviceberry	12-14' ht	B&B, multistem - 3 stems min; full branching	750	750	1		1
	co	2	Celtis	occidentalis		Common Hackberry	2-2 1/2° cal.	B&B, single stem; full branching	1,250	2,500	2		2
	CC	2	Cercis	canadensis		Eastern Redbud	8-10° ht.	B&B, single stem; full branching	500	1,000	2		2
	LS	2	Liquidambar	styraciflua	Happidaze	Happidaze Seedless Sweetgum	2-2 1/2" cal.	B&B, single stem; full branching	1,250	2,500	2		2
STANDARD TREES	LT	2	Liriodendron	tulipifera		Tuliptree	2-2 1/2° cal.	B&B, single stem; full branching	1,250	2,500	2		2
	MV	2	Magnolia	virginiana		Sweetbay Magnolia	8-10' ht.	B&B, multistem - 3 stems min; full branching	250	500	2		2
	PA	3	Platanus	x acerifolia	Morton Circle	Exclamation!™ London Plane Tree	2-2 1/2" cal.	B&B, single stem; full branching	1,250	3,750	0		0
	QB	3	Quercus	bicolor		Swamp White Oak	2-2 1/2" cal.	B&B, single stem; full branching	1,250	3,750	3		3
	TA	3	Tilia	americana		American Linden	2-2 1/2" col.	B&B, single stem; full branching	1,250	3,750	3		3
	0.000.000	028							STANDARD TREE	21,000	17	0	17
	TOTALS	20							CCA:	,	85.0%	0.0%	85.0%

CROWN COVER TABULAT	IONS
TOTAL SITE AREA (SF)	177,144
25% CROWN COVER REQUIRED (SF)	44,286
EXISTING CROWN COVER (SF)	
REMOVED CROWN COVER (SF)	
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	25,500
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	21,000
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	26.2%
TOTAL CROWN COVER PROVIDED (SF)	46,500

4880 MARK CENTER DRIVE

> CITY OF ALEXANDRIA VIRGINIA

ParkerRodriguez

101 North Union St. #320
Alexandria VA 22314

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

Bethesda MD 20814
DEVELOPER/APPLICANT
Bozzuto Devolepment Company
6406 bry Lane
Sale 700
Greenbelt MD 20770
ARCHITECT
Hickok Cole
30 1N Street NE
Sule300
Washington DC 20002

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 NOTES +

SCHEDULES

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APPROVED

SPECIAL USE PERMIT NO. 2024—10001

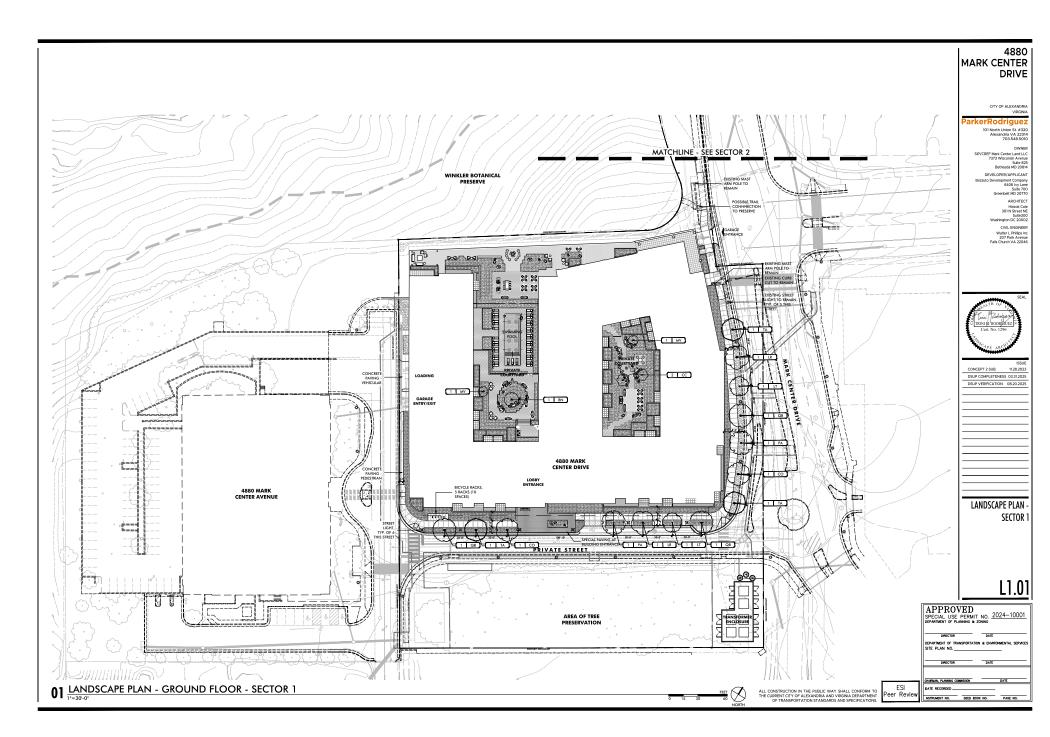
GENERATION OF CHANGS & ZORNO

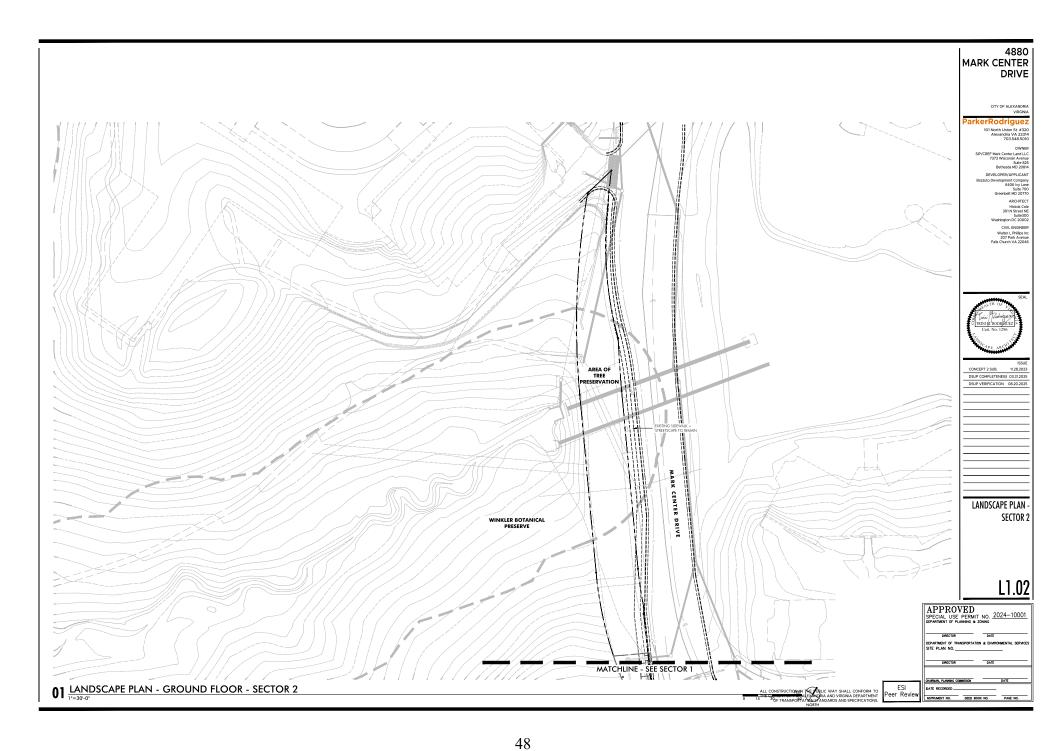
GENERATION OF MANIFORMATIAL SERVICES

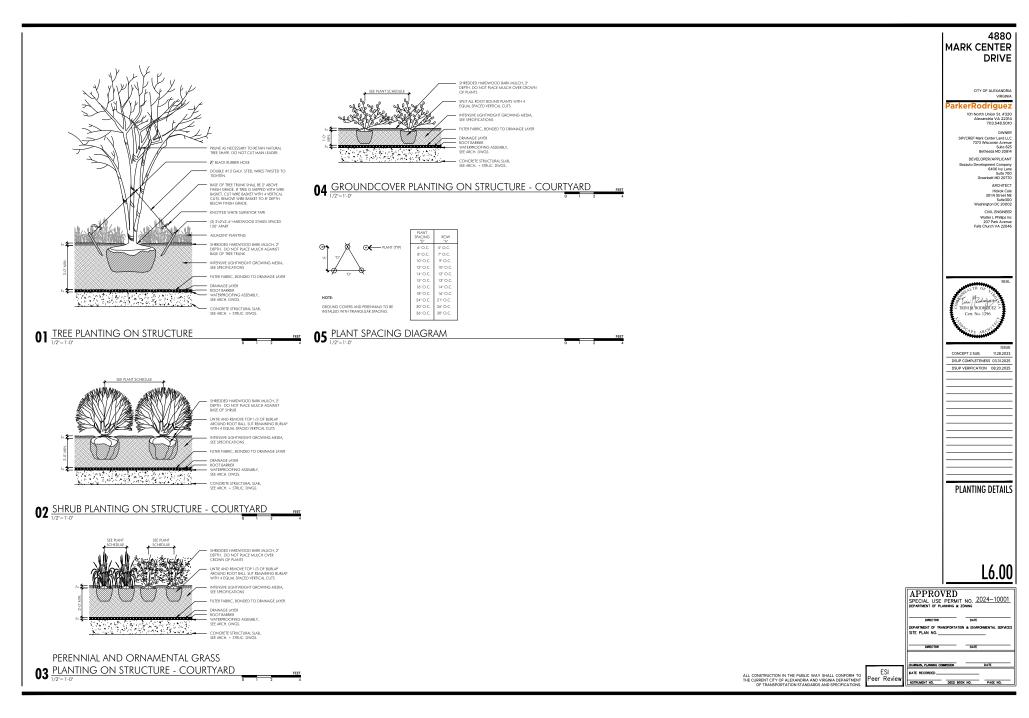
SITE PLAN NO.

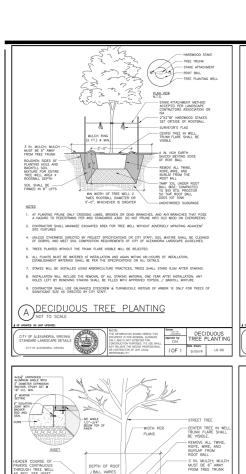
ALL CONSTRUCTION IN THE PUBLIC WAY SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

ESI Peer Review









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

STREET TREE
Approved by: PLANTING WELL

A STREET TREE PLANTING WELL NOT TO SCALE

AMENDED SOIL, -

OOT BARRIER -

57 STONE SLOPED TO DRAIN PIPE

20 5

PLAN VIEW

CITY OF ALEXANDRIA, VIRGINIA

- STAKE ATTACHMEN

NOTES

1. AT PLANTING PRUNE ONLY CRISSING LIMBS, BROKEN OR DEAD BRANCHES, AND MY
BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. TO NOT
PRUNE INTO OLD WOOD ON EXERGREENS,

UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL WIXTURE SHALL BE CLEANED OF DEBRE, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDERS LANDSCAPE GUIDELINES.

ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.

INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOL! A BACKFILL MIXTURE.

CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SKE AS DIRECTED BY CITY STAFF.

(A) EVERGREEN TREE PLANTING

PLANTING PLAN & PLANT -

SCHEDULE FOR

SPACING

CONTRACTOR SHALL MAXIMIZE DXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES

- CENTER TREE IN WELL. TRUNK FLARE SHALL BE VISIBLE.

HARDWOOD STAKES SET OUTSIDE OF ROOTBALL

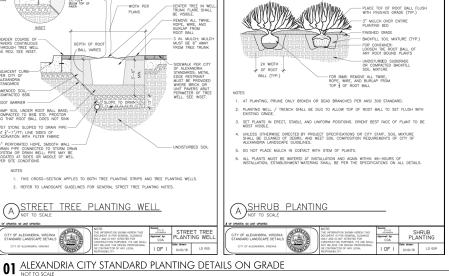
SUBVEYOR'S FLAC

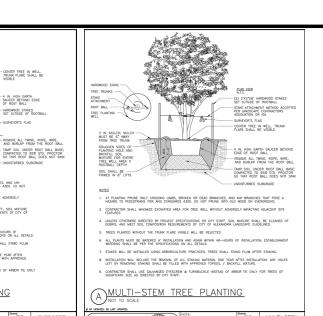
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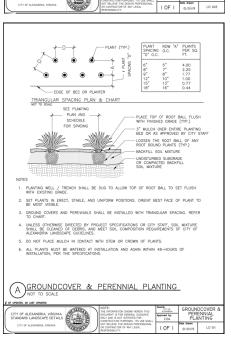
TYPICAL SHRUB PLACEMENT NEAR PARKING LOTS NOT TO SCALE

→ 30" MIN. —

SHRUB











DATE

ALL CONSTRUCTION IN THE PUBLIC WAY SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. 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 Mourting Height (ft.)	Luminaire Stock #	WMIS CU Code
70	Black	3878	Type III	3000K	22	0.21	1	2.19	1-4-2	10 - 12	42316016	LEDACCA0333BXXX
70	Green	3878	Type III	3000K	22	0.21	1	2.19	1-4-2	10 - 12	42329981	LEDACCA0333MXXX
70	Black	3950	Type III	4000K	22	0.21	1	2.19	1-4-2	10 - 12	42329982	LEDACCA0334BXXX
70	Green	3950	Type III	4000K	22	0.21	1	2.19	1-4-2	10 - 12	42316039	LEDACCA0334MXXX
100	Black	6001	Type III	3000K	33	0.32	2	2.19	2-4-2	12 - 16	42316014	LEDACCA05338XXX
100	Green	6001	Type III	3000K	33	0.32	2	2.19	2-4-2	12 - 16	42329983	LEDACCA0533MXXX
100	Black	6113	Type III	4000K	33	0.32	2	2.19	2-4-2	12 - 16	42329984	LEDACCA05348XXX
100	Green	6113	Type III	4000K	33	0.32	2	2.19	2-4-2	12 - 16	42316037	LEDACCA0534MXXX
150	Black	7562	Type III	3000K	46	0.45	2	2.19	2-5-3	12 - 16	42316015	LEDACCA0733BXXX
150	Green	7562	Type III	3000K	46	0.45	2	2.19	2-5-3	12 - 16	42329985	LEDACCA0733MXXX
150	Black	7702	Type III	4000K	46	0.45	2	2.19	2-5-3	12 - 16	42329986	LEDACCA07348XXX
150	Green	7702	Type III	4000K	46	0.45	2	2.19	2-5-3	12 - 16	42316038	LEDACCA0734MXXX
250	Black	9472	Type III	3000K	61	0.59	3	2.19	3-5-3	12 - 16	42329987	LEDACCA09338XXX
250	Green	9472	Type III	3000K	61	0.59	3	2.19	3-5-3	12 - 16	42329988	LEDACCA0933MXXX
250	Black	9647	Type III	4000K	61	0.59	3	2.19	3-5-3	12 - 16	42329989	LEDACCA0934BXXX
250	Green	9647	Type III	4000K	61	0.59	3	2.19	3-5-3	12 - 16	42329990	LEDACCA0934MXXX



Dominion Energy Outdoor Lighting Pole Specifications

Decorative Fluted Tapered Composite for Post Top Luminaires

Fluted tapered composite poles with slip over base constructed of heavy duty fiberglass reinforced pigmented polyester resin with a decorative base for single or him post top luminaires. Polses 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-botts.

Light fixtures that match well with this pole include

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

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POLE SPECIFICATIONS

FIXTURE MOUNTING HEIGHT (ft)	OTAL POLE LENGTH (ft)	BASE DIAMETER (in)	BASE HEIGHT (in)	EMBED or ANCHOR BASE	FINISH COLOR	WMIS CU	POLE ONLY STOCK #
10.0	13.0	16.5	20.0	Embed	Black RAL-9017	PFF13	50498500
12.0	15.0	16.5	20.0	Embed	Black RAL-9017	PFF15	50499000
12.0	15.0	16.5	20.0	Embed	Green RAL-6009	PFF15GN	42062744
14.0	18.0	16.5	20.0	Embed	Black RAL-9017	PFF18	50499200
14.0	18.0	16.5	20.0	Embed	Green RAL-6009	PFF18GN	42062745
10.0*	10.0	9-11 inch	bolt circle	Anchor	Black RAL-9017	PFF10AB	50497900
12.0*	12.0	9-11 inch	bolt circle	Anchor	Black RAL-9017	PFF12AB	50498100
12.0*	12.0	9-11 inch	bolt circle	Anchor	Green RAL-6009	PFF12ABGN	42062746
14.0*	14.0	9-11 inch	bolt circle	Anchor	Black RAL-9017	PFF14AB	50498300
	14.0	0.11 lech	holt circle		Constant COOR	DECLARROW	430/33/7

01 STREET LIGHT

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4880 MARK CENTER DRIVE

CITY OF ALEXANDRIA

ParkerRodriguez

101 North Union St. #320 Alexandria VA 22314 703.548.5010

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

DEVELOPER/APPLICANT uto Development Company 6406 hy Lane Suite 700 Greenbelt MD 20770

ARCHITECT Hickok Cole 301 N Street NE Suite300 Washington DC 20002

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



DSUP COMPLETENESS 03.31.2025 DSUP VERIFICATION 08:20:2025

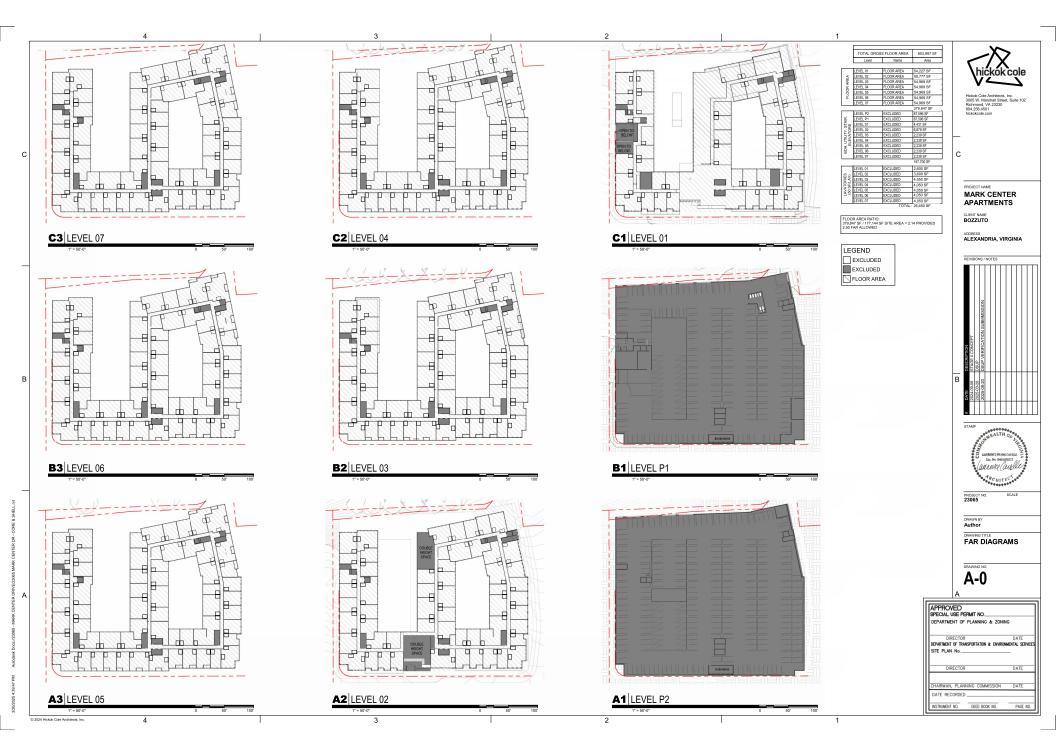
SITE LIGHTING

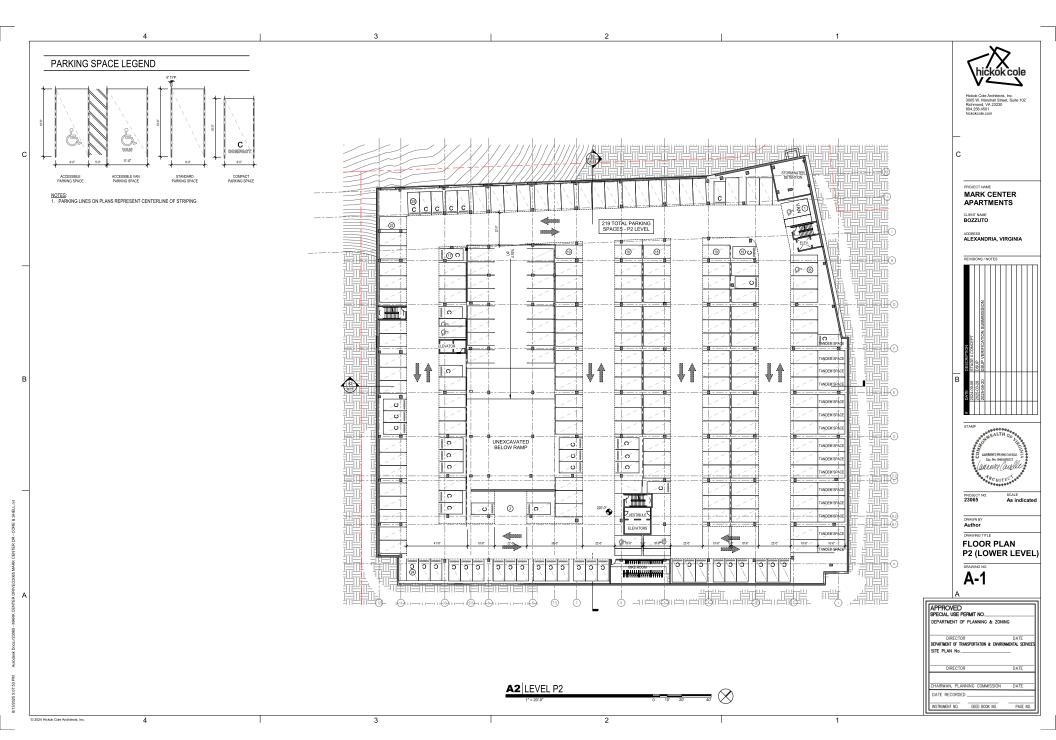
DETAILS

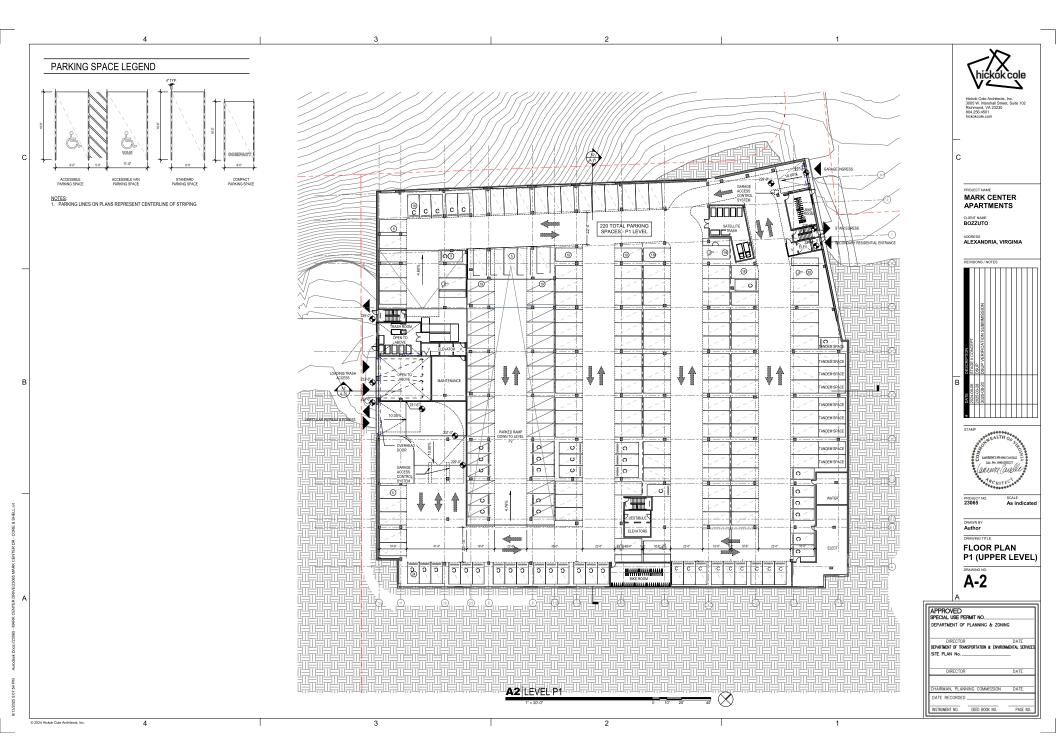
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DEPARTMENT OF PLANNIG & ZONING

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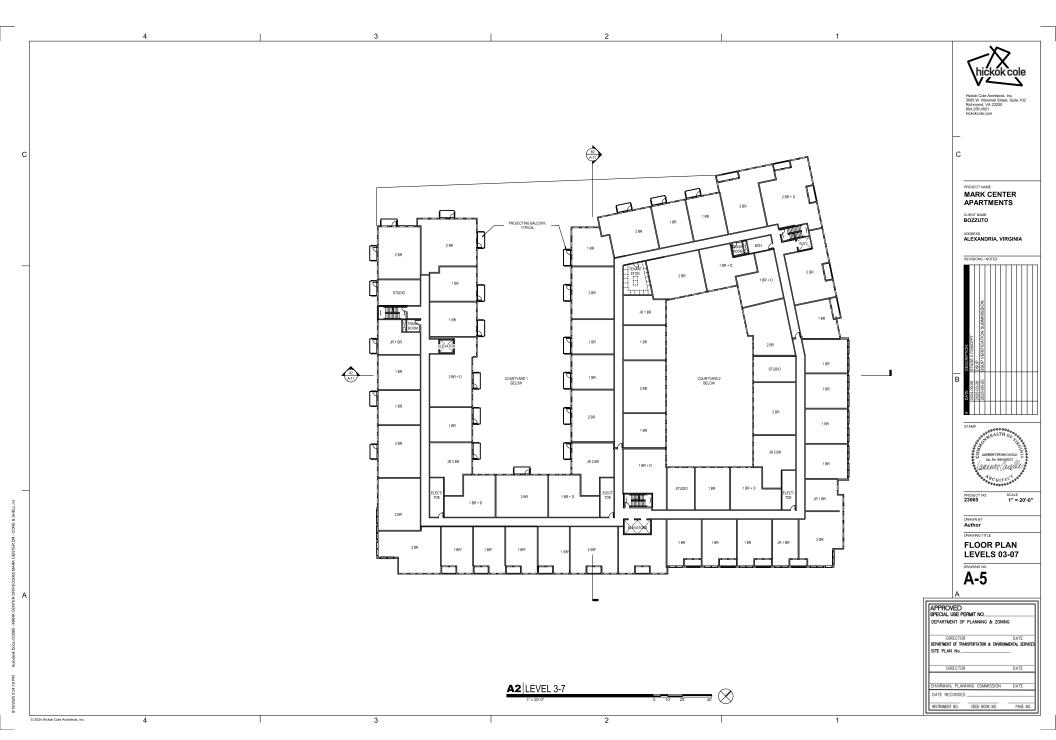


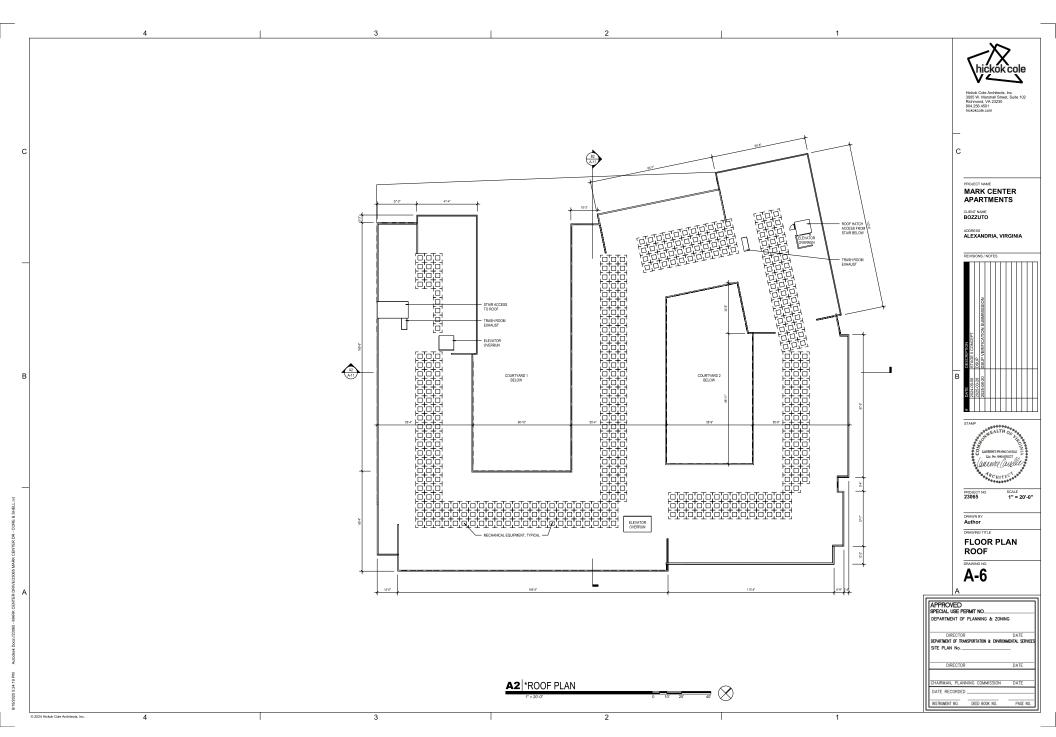


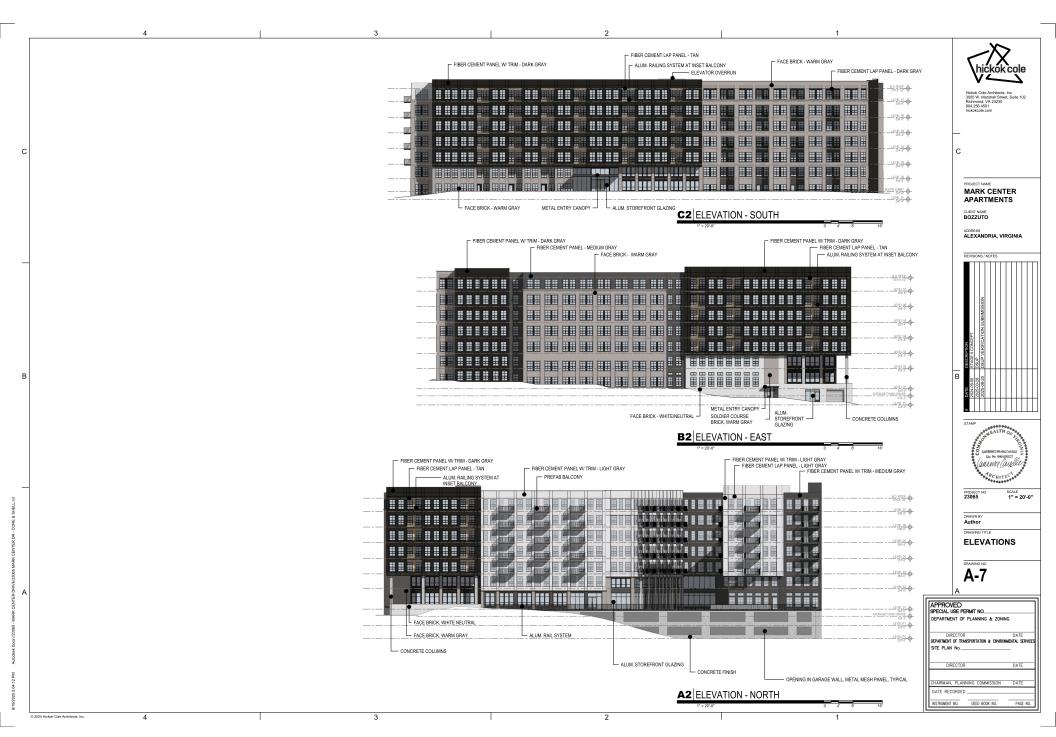




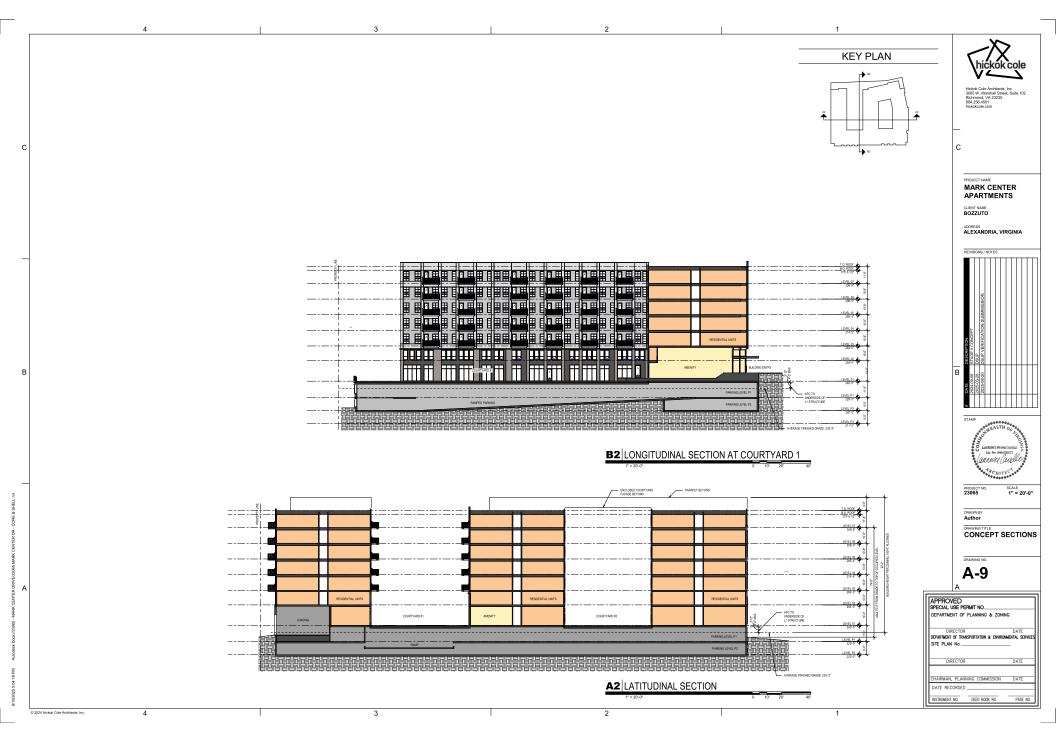












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B4 VIEW - NE CORNER



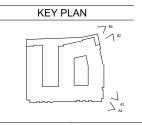
A4 VIEW - SE CORNER



B2 VIEW - MARK CENTER DRIVE APPROACH



A2 VIEW - EAST ELEVATION



hickok cole

Hickok Cole Architects, Inc. 3005 W. Marshall Street, Suite 1 Richmond, VA 23230 804.256.4501

.

MARK CENTER APARTMENTS

APARTMENT

CLIENT NAME

BOZZUTO

ADDRESS ALEXANDRIA, VIRGINIA

| CONSTRUCTION | CONS



PROJECT NO. 23065

> DRAWN BY Author

3D VIEWS

A-10

APPROVED
SPECIAL USE PERMIT NO...
DEPARTMENT OF PLANNING & ZONING
DEPARTMENT OF PLANNING & DATE
DEPARTMENT OF TRANSPORTATION & EMPROMENTAL SERVICE
SITE PLAN No...
DIRECTOR
DATE

INSTRUMENT NO. DEED BOOK

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