

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

ZONING REQUIREMENTS

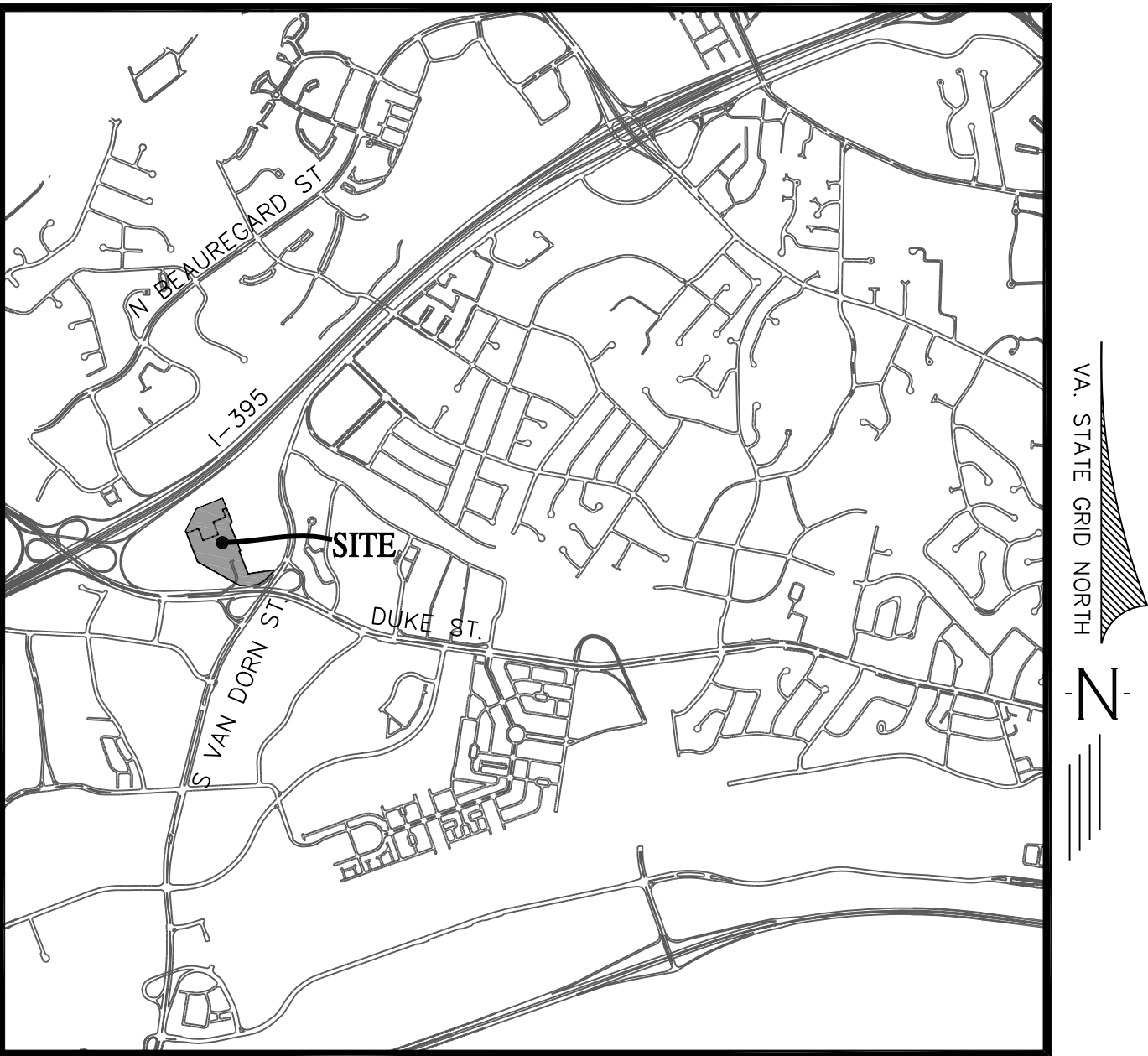
ZONING USES	APPROVED WITH DSUP 2013-0004	PROPOSED
	CRMU-M; CR CRMU-M; RETAIL, RESTAURANT, RESIDENTIAL, CINEMA CR: RETAIL	CRMU-M; CR CRMU-M; RETAIL, RESTAURANT, RESIDENTIAL, CINEMA CR: RETAIL
SITE AREA	2,241,885 SF (51.4666 AC)	2,241,885 SF (51.4666 AC)
APPLICATION AREA	487,999.39 SF (11.20 AC)	487,999.39 SF (11.20 AC)
PARCEL/LOT AREAS	SEE TABS ON SHEET 01 (OWNER INFO)	SEE TABS ON SHEET 01 (OWNER INFO)
AVERAGE PARCEL AREA	428.377	428.377
IMPERVIOUS AREA	1,909,671 SF (43.84 AC)	1,909,671 SF (43.84 AC)
DISTURBED AREA	769,875 SF (17.67 AC)	769,875 SF (17.67 AC)
BUILDING SETBACK	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
LOT FRONTAGE	N/A	N/A
FAR	*RETAIL: 0.555; *RESIDENTIAL: 0.810 *TOTAL: 1.365	*RETAIL: 0.649; *RESIDENTIAL: 0.923 *TOTAL: 1.572
FAR (EACH BUILDING)	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
FLOOR AREA	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
BUILDING HEIGHTS	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
AVERAGE FINISHED GRADE	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
DWELLING UNITS	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
UNIT TYPES	SEE SHEET 3 OF DSUP#2013-00004	SEE BUILDING TABULATIONS ON SHEET 03
UNITS PER ACRE	RESIDENTIAL: 7.25	RESIDENTIAL: 7.40
OPEN SPACE (GROUND LEVEL S.F.)	149,990 SF (3.44 AC)	150,189.78 SF (3.45 AC)
OPEN SPACE (GROUND LEVEL %)	30.67%	30.77%
OPEN SPACE (ROOF-TOP S.F.)	50,954 SF (1.16 AC)	49,263.64 SF (1.13 AC)
OPEN SPACE (ROOF-TOP %)	10.43%	10.09%
OPEN SPACE (TOTAL S.F.)	200,172 SF (460 AC)	199,453.42 SF (4.58 AC)
OPEN SPACE (TOTAL %)	41.02%	40.87%
PARKING (TOTAL)	4074	4212
PARKING SPACES (STANDARD)	3971	4140
PARKING SPACES (COMPACT)	103 (2.53%)	72 (1.71%)
PARKING SPACES (TOTAL HANDICAP)	54	54 (INCLUDED IN TOTAL)
PARKING SPACES (STANDARD HANDICAP)	45	45 (INCLUDED IN TOTAL)
PARKING SPACES (VAN HANDICAP)	9	9 (INCLUDED IN TOTAL)
LOADING SPACES	24	24
TRIP GENERATION (ADT)	21,172	21,172

*VALUES ARE BASED ON THE PROPOSED APPLICATION AREA

BUILDING CODE ANALYSIS

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

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



VICINITY MAP

1" = 2000'

APPLICANT / DEVELOPER

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

ATTORNEY

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

ARCHITECT

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

CIVIL ENGINEER

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

TRANSPORTATION ENGINEER

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

OWNERS:

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

PROJECT NARRATIVE:

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

Sheet List Table	
Sheet Number	Sheet Title
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07	EXISTING CONDITIONS
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09	EXISTING CONDITIONS
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11	CONCEPTUAL PLAN - GEOMETRY
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16	DIMENSION PLAN
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A1.08	UNIFIED AREA PLAN-LEVEL 1
A1.09	UNIFIED AREA PLAN-LEVEL 2
A99.31	SIMPLIFIED AREA PLAN LEVEL 02 PROPOSED
A99.32	SIMPLIFIED AREA PLAN LEVEL 03 PROPOSED
A99.33	SIMPLIFIED AREA PLAN LEVELS 04 AND 05 PROPOSED
A99.34	SIMPLIFIED AREA PLAN LEVEL 06 PROPOSED
A99.35	SIMPLIFIED AREA PLAN LEVEL LOFT PROPOSED

SPECIAL USE PERMITS/MODIFICATIONS APPROVED UNDER DSUP 2013-0004

SPECIAL USE PERMITS FOR:

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

ADMINISTRATIVE SPECIAL USE PERMITS FOR:

- A RESTAURANT
- OUTDOOR DINING
- OUTDOOR FOOD AND CRAFTS MARKET

MODIFICATIONS FOR:

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

SPECIAL USE PERMITS/MODIFICATIONS APPROVED UNDER DSUP 2013-0004

SPECIAL USE PERMITS FOR:

- NONE

ADMINISTRATIVE SPECIAL USE PERMITS FOR:

- NONE

MODIFICATIONS FOR:

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

ESI
PEER REVIEW

APPROVED

SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL: 703-642-2306
FAX: 703-376-7888
www.urban-llc.com

Planner-Engineers-Landscape Architects-Land Surveyors

COVER SHEET

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

DATE: JAN., 2015

SCALE: AS SHOWN

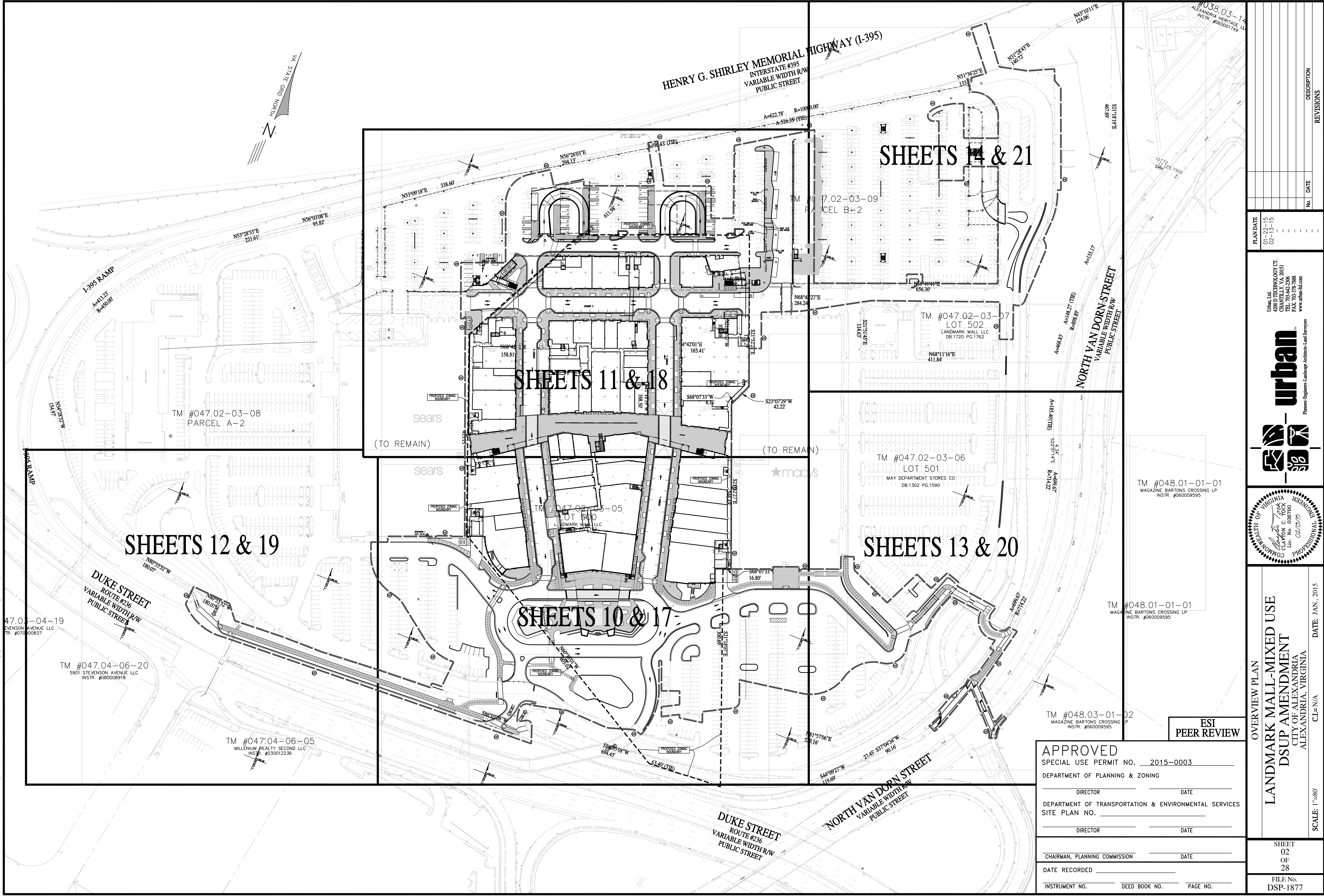
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DESCRIPTION
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SHEET
01
OF
28

FILE No.
DSP-1877

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

OVERVIEW PLAN

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

DATE: JAN. 2015

CL= N/A

urban

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Planner-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOKER
Lic. No. 036790
02/13/15
ENGINEER
PROFESSIONAL

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

DESCRIPTION
REVISIONS

SHEET
02
OF
28

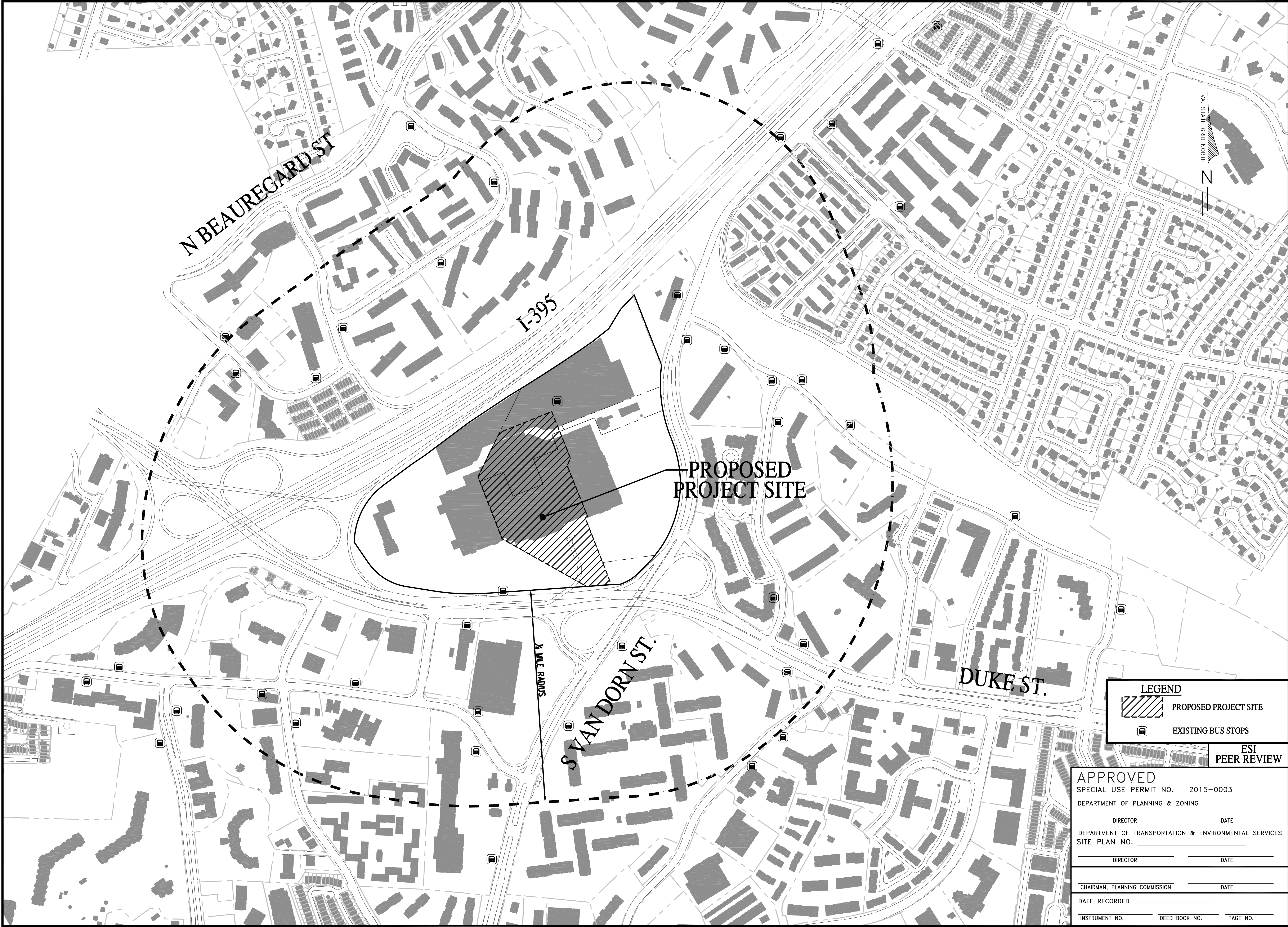
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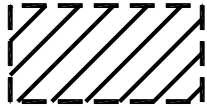
Building Tabulations - Existing Retail being Removed											
Building ID	Use		Total Building Floor Area (S.F.)	Number of Seats	Level 1 Floor Area	Level 2 Floor Area	Level 3 Floor Area	FAR - Site See note 1	FAR - App. Area See note 2	Building Height	Avg Building Grade
Mall	Retail		643,194 S.F.	0 Seats	322,597 S.F.	321,597 S.F.	0 S.F.	0.287	N/A	2 Stories	
Building Tabulations - Existing Retail to Remain											
Building ID	Use		Total Building Floor Area (S.F.)	Number of Seats	Level 1 Floor Area	Level 2 Floor Area	Level 3 Floor Area	FAR - Site See note 1	FAR - App. Area See note 2	Building Height	Avg Building Grade
Existing Sears	Retail		203,596 S.F.	0 Seats	89,487 S.F.	114,109 S.F.	0 S.F.	0.091	N/A	2 Stories	
Existing Sears Tire and Auto	Retail		37,310 S.F.	0 Seats	37,310 S.F.	0 S.F.	0.017	0.091	N/A	1 Story	
Existing Macy's	Retail		185,002 S.F.	0 Seats	81,160 S.F.	103,842 S.F.	0 S.F.	0.083	N/A	2 Stories	
Existing Bank	Bank		3,150 S.F.	0 Seats	3,150 S.F.	0 S.F.	0.001	0.001	N/A	1 Story	
Existing Arlington Forest Service Center	Retail		5,402 S.F.	0 Seats	5,402 S.F.	0 S.F.	0.002	0.002	N/A	1 Story	
Garage Area			35,334 S.F.	0 Seats	17,667 S.F.	0 S.F.	0.016	0.016	N/A	2 Stories	
		Subtotal:	469,794 S.F.	0 Seats	234,176 S.F.	235,618 S.F.	0 S.F.	0.210	0.000		
Building Tabulation - Proposed Retail											
Building ID	Use		Total Building Floor Area (S.F.)	Number of Seats	Level 1 Floor Area	Level 2 Floor Area	Level 3 Floor Area	FAR - Site See note 1	FAR - App. Area See note 2	Building Height	Avg Building Grade
A	Restaurant	Indoor	4,326 S.F.	265 Seats	4,326 S.F.	0 S.F.	0 S.F.	0.002	0.009	1 Story (17')	199.71
A	Retail		41,976 S.F.		19,312 S.F.	22,664 S.F.	0 S.F.	0.019	0.086	2 Stories (34')	199.71
	Outdoor Floor Area		1,648 S.F.		1,302 S.F.	346 S.F.	0 S.F.	0.001	0.003		
		Bldg A Subtotal	47,950 S.F.	265 Seats	24,940 S.F.	23,010 S.F.	0 S.F.	0.021	0.098		
B	Restaurant	Indoor	0 S.F.	0 Seats	0 S.F.	0 S.F.	0 S.F.	0.000	0.000		
B	Retail		20,030 S.F.		20,030 S.F.	0 S.F.	0 S.F.	0.009	0.041	2 Stories (25')	196.00
	Outdoor Floor Area		823 S.F.		823 S.F.	0 S.F.	0 S.F.	0.000	0.002		
		Bldg B Subtotal	20,853 S.F.	0 Seats	20,853 S.F.	0 S.F.	0 S.F.	0.009	0.043		
C1	Restaurant	Indoor	6,185 S.F.	151 Seats	6,185 S.F.	0 S.F.	0 S.F.	0.003	0.013		
C1	Retail		31,176 S.F.		31,176 S.F.	0 S.F.	0 S.F.	0.014	0.064	2 Stories (25')	196.00
	Outdoor Floor Area		1,085 S.F.		1,085 S.F.	0 S.F.	0 S.F.	0.000	0.002		
		Bldg C1 Subtotal	38,446 S.F.	151 Seats	38,446 S.F.	0 S.F.	0 S.F.	0.017	0.079		
C2	Restaurant	Indoor	15,579 S.F.	550 Seats	15,579 S.F.	0 S.F.	0 S.F.	0.007	0.032		
C2	Retail		1,229 S.F.		1,229 S.F.	0 S.F.	0 S.F.	0.001	0.003	2 Stories (25')	196.00
	Outdoor Floor Area		3,741 S.F.		3,741 S.F.	0 S.F.	0 S.F.	0.002	0.008		
		Bldg C2 Subtotal	20,549 S.F.	550 Seats	20,549 S.F.	0 S.F.	0 S.F.	0.009	0.042		
D	Restaurant	Indoor	0 S.F.	0 Seats	0 S.F.	0 S.F.	0 S.F.	0.000	0.000		
D	Retail		27,691 S.F.		27,691 S.F.	0 S.F.	0 S.F.	0.012	0.057	2 Stories (25')	196.00
	Outdoor Floor Area		728 S.F.		728 S.F.	0 S.F.	0 S.F.	0.000	0.001		
		Bldg D Subtotal	28,419 S.F.	0 Seats	28,419 S.F.	0 S.F.	0 S.F.	0.013	0.058		
E	Restaurant	Indoor	5,244 S.F.	295 Seats	5,244 S.F.	0 S.F.	0 S.F.	0.002	0.011	1 Story (19')	197.40
E	Retail		55,604 S.F.		26,090 S.F.	29,514 S.F.	0 S.F.	0.025	0.114	2 Stories (36')	197.40
	Outdoor Floor Area		1,329 S.F.		931 S.F.	398 S.F.	0 S.F.	0.001	0.003		
		Bldg E Subtotal	62,177 S.F.	295 Seats	32,265 S.F.	29,912 S.F.	0 S.F.	0.028	0.127		
F	Restaurant	Indoor	12,406 S.F.	455 Seats	12,406 S.F.	0 S.F.	0 S.F.	0.006	0.025	2 Stories (44')	196.50
F	Retail		35,578 S.F.		35,578 S.F.	0 S.F.	0 S.F.	0.016	0.073	2 Stories (37')	196.50
F	Cinema		44,642 S.F.	800 Seats	0 S.F.	44,642 S.F.	0 S.F.	0.020	0.091	2 Stories (37')	196.50
	Outdoor Floor Area		2,858 S.F.		2,232 S.F.	626 S.F.	0 S.F.	0.001	0.006		
		Bldg F Subtotal	95,484 S.F.	1,255 Seats	50,216 S.F.	45,268 S.F.	0 S.F.	0.043	0.196		
Garage			3,699 S.F.		3,699 S.F.	0 S.F.	0 S.F.	0.002	0.008		
Additional Floor Area to be distributed	varies		0 S.F.		0 S.F.	0 S.F.	0 S.F.		0.000		
	I	Subtotal:	317,577 S.F.	2,516 Seats	219,387 S.F.	98,190 S.F.	0 S.F.	0.142	0.6508		
		Retail Total:	787,371 S.F.	2,516 Seats	453,563 S.F.	333,808 S.F.	0 S.F.	0.351			
Building Tabulation - Proposed Residential											
Building ID	Use	Level	Floor area	Total No. of Units	1 Bedroom	2 Bedroom	3 Bedroom	Density - Site See note 1 units / acre	Density - App. Area See note 2 units/acre	Building Height	Avg Building Grade
B	Residential	1	1,315	0	0 UNITS	0 UNITS	0 UNITS				196.00
		2	16,469	16	9 UNITS	7 UNITS	0 UNITS				196.00
		3	16,468	15	8 UNITS	7 UNITS	0 UNITS				196.00
		4	16,437	16	9 UNITS	7 UNITS	0 UNITS				196.00
		5	16,437	16	9 UNITS	7 UNITS	0 UNITS				196.00
		6	17,720	16	9 UNITS	7 UNITS	0 UNITS				196.00
		Subtotal	84,846	79	44	35	0	1.53	7.05	6 Stories (85')	
C1	Residential	1	1,269	0	0 UNITS	0 UNITS	0 UNITS				196.00
		2	29,463	15	8 UNITS	7 UNITS	0 UNITS				196.00
		3	27,728	27	14 UNITS	13 UNITS	0 UNITS				196.00
		4	29,432	28	14 UNITS	14 UNITS	0 UNITS				196.00
		5	29,432	28	14 UNITS	14 UNITS	0 UNITS				196.00
		6	32,547	28	14 UNITS	14 UNITS	0 UNITS				196.00
		Subtotal	149,871	126	64	62	0	2.45	11.25	6 Stories (85')	
C2	Residential	1	2,085	0	0 UNITS	0 UNITS	0 UNITS				196.00
		2	17,057	14	9 UNITS	5 UNITS	0 UNITS				196.00
		3	20,125	14	9 UNITS	5 UNITS	0 UNITS				196.00
		4	17,057	14	9 UNITS	5 UNITS	0 UNITS				196.00
		5	17,057	14	9 UNITS	5 UNITS	0 UNITS				196.00
		6	18,685	14	9 UNITS	5 UNITS	0 UNITS				196.00
		Subtotal	92,066	70	45	25	0	1.36	6.25	6 Stories (85')	
D	Residential	1	1,433	0	0 UNITS	0 UNITS	0 UNITS				196.00
		2	22,871	22	8 UNITS	14 UNITS	0 UNITS				196.00
		3	23,052	22	8 UNITS	14 UNITS	0 UNITS				196.00
		4	23,052	22	8 UNITS	14 UNITS	0 UNITS				196.00
		5	23,052	22	8 UNITS	14 UNITS	0 UNITS				196.00
		6	25,662	22	8 UNITS	14 UNITS	0 UNITS				196.00
		Subtotal	119,122	110	40	0	0	2.14	9.82	6 Stories (85')	
		Residential SubTotal:	445,905	385	193	192	0	7.48	34.37		
		Additional Floor Area to be Distributed:	4,095								
		Residential Total:	450,000								


Original Parking Tabulation for Portions of Mall to Remain (per Site Plan R85-052)															
Building		Level	Floor Area	N.F.A.					Parking Spaces			Loading Spaces			Comments
									Required	Spaces/1000 s.f.	Spaces Required	Required	Spaces/1000 s.f.	Spaces Req.	
Sears		1		89,487				1.2/230	5,217	467		1/20000	0.050	5	
		2		114,109				1.2/230	3,636	415		1/20000	0.050	6	
Sears Tire & Auto		1		37,310											
Macy's		1		81,160				1.2/230	5,217	423		1/20000	0.050	5	
		2		103,842				1.2/230	3,636	378		1/20000	0.050	6	
Bank		1		3,150				1.2/210	5,714	18		N/A			
Arlington Forest Service Center		1		5,402				1.2/230	5,217	28		N/A			
Existing Garage Area		1		17,667						0					
		2		17,667						0					
		Subtotal		469,794						1729				22	
Proposed Parking Tabulations - Retail															
Building	Use	Level	Floor Area	Seats					Parking Spaces			Loading Spaces			Comments
									Required	Spaces/1000 s.f.	Spaces Required	Required	Spaces/1000 s.f.	Spaces Req.	
A	Restaurant	1	4,326	159 seats				1/4 seats		40		1/20000	0.050	1	1 seat per 15 of net. Assume net is 55% of Gross
	Retail	1	19,312					1.2/230	5,217	101		1/20000	0.050	1	
A	Retail	2	22,664					1.2/230	3,636	83		1/20000	0.050	2	
A	Outdoor Floor Area	1	1,302					1.2/230	5,217	7		1/20000	0.050	1	
A	Outdoor Floor Area	2	346					1.2/230	5,217	2		1/20000	0.050	1	
A	Outdoor Seating Area	1	1,168	65 seats				1/4 seats		17		1/20000	0.050	1	1 seat per 18 of net.
A	Outdoor Canopy	1	0					1.2/230	5,217	0		1/20000	0.050	0	
B	Restaurant	1	0	0 seats				1/4 seats		0		1/20000	0.050	0	1 seat per 15 of net. Assume net is 55% of Gross
B	Retail	1	20,030					1.2/230	5,217	105		1/20000	0.050	2	
B	Retail	2	0					1.2/230	3,636	0		1/20000	0.050	0	
B	Outdoor Floor Area	1	823					1.2/230	5,217	5		1/20000	0.050	1	
B	Outdoor Seating Area	1	0	0 seats				1/4 seats		0		1/20000	0.050	0	1 seat per 18 of net.
B	Outdoor Canopy	1	0					1.2/230	5,217	0		1/20000	0.050	0	
C1	Restaurant	1	6,185	227 seats				1/4 seats		57		1/20000	0.050	1	1 seat per 15 of net. Assume net is 55% of Gross
C1	Retail	1	31,176					1.2/230	5,217	163		1/20000	0.050	2	
C1	Retail	2	0					1.2/230	3,636	0		1/20000	0.050	0	
C1	Outdoor Floor Area	1	1,085					1.2/230	5,217	6		1/20000	0.050	1	
C1	Outdoor Seating Area	1	0	0 seats				1/4 seats		0		1/20000	0.050	0	1 seat per 18 of net.
C1	Outdoor Canopy	1	0					1.2/230	5,217	0		1/20000	0.050	0	
C2	Restaurant	1	15,579	571 seats				1/4 seats		143		1/20000	0.050	1	1 seat per 15 of net. Assume net is 55% of Gross
C2	Retail	1	1,229					1.2/230	5,217	7		1/20000	0.050	1	
C2	Retail	2	0					1.2/230	3,636	0		1/20000	0.050	0	
C2	Outdoor Floor Area	1	3,741					1.2/230	5,217	20		1/20000	0.050	1	
C2	Outdoor Seating Area	1	0	0 seats				1/4 seats		0		1/20000	0.050	0	1 seat per 18 of net.
C2	Outdoor Canopy	1	0					1.2/230	5,217	0		1/20000	0.050	0	
D	Restaurant	1	0	0 seats				1/4 seats		0		1/20000	0.050	0	1 seat per 15 of net. Assume net is 55% of Gross
D	Retail	1	27,891					1.2/230	5,217	145		1/20000	0.050	2	
D	Retail	2	0					1.2/230	3,636	0		1/20000	0.050	0	
D	Outdoor Floor Area	1	728					1.2/230	5,217	4		1/20000	0.050	1	
D	Outdoor Seating Area	1	0	0 seats				1/4 seats		0		1/20000	0.050	0	1 seat per 18 of net.
D	Outdoor Canopy	1	0					1.2/230	5,217	0		1/20000	0.050	0	
E	Restaurant	1	5,244	192 seats				1/4 seats		49		1/20000	0.050	1	1 seat per 15 of net. Assume net is 55% of Gross
E	Retail	1	26,090					1.2/230	5,217	137		1/20000	0.050	2	
E	Retail	2	29,514					1.2/230	3,636	108		1/20000	0.050	2	
E	Outdoor Floor Area	1	931					1.2/230	5,217	5		1/20000	0.050	1	
E	Outdoor Floor Area	2	398					1.2/230	5,217	3		1/20000	0.050	1	
E	Outdoor Seating Area	1	1,436	80 seats				1/4 seats		20		1/20000	0.050	1	1 seat per 18 of net.
E	Outdoor Canopy	1	0					1.2/230	5,217	0		1/20000	0.050	0	
F	Restaurant	1	12,406	455 seats				1/4 seats		114		1/20000	0.050	1	1 seat per 15 of net. Assume net is 55% of Gross
F	Retail	1	35,578					1.2/230	5,217	186		1/20000	0.050	2	
F	Retail	2	0					1.2/230	3,636	0		1/20000	0.050	0	
F	Cinema	2	44,642	800 seats				1.2/230	3,636	163		1/20000	0.050	3	
F	Outdoor Floor Area	1	2,859					1.2/230	5,217	15		1/20000	0.050	1	
F	Outdoor Seating Area	1	2,227	124 seats				1/4 seats		31		1/20000	0.050	1	1 seat per 18 of net.
F	Outdoor Canopy	1	0					1.2/230	5,217	0		1/20000	0.050	0	
	Additional Floor Area to be distributed		3,021												Area not included for parking
	Flex Area (Not Included in Retail Area)		18,000					1.2/230	5,217	94		1/20000	0.050	1	
	Outdoor Kiosks		0					1.2/230	5,217	0		1/20000	0.050	0	
	Retail Subtotal:		316,909	2,672	0	0	0			1830				37	
*Garage area not required for parking															
Building	Use	Level	Floor Area	Seats	1 Bedroom	2 Bedroom	3 Bedroom	Required	Parking Spaces			Loading Spaces			Comments
									Spaces/1000 s.f.	Spaces Required	Required	Spaces/1000 s.f.	Spaces Req.		
B	Residential	1	1,315		0 units	0 units	0 units	1.3/1,175/2, 2.2/3							
		2	16,469		9 units	7 units	0 units	1.3/1,175/2, 2.2/3							
		3	16,468		8 units	7 units	0 units	1.3/1,175/2, 2.2/3							
		4	16,437		9 units	7 units	0 units	1.3/1,175/2, 2.2/3							
		5	16,437		9 units	7 units	0 units	1.3/1,175/2, 2.2/3							
C1	Residential	6	17,720		9 units	7 units	0 units	1.3/1,175/2, 2.2/3							
		1	1,299		0 units	0 units	0 units	1.3/1,175/2, 2.2/3							
		2	26,463		6 units	7 units	0 units	1.3/1,175/2, 2.2/3							
		3	27,728		14 units	13 units	0 units	1.3/1,175/2, 2.2/3							
		4	29,432		14 units	14 units	0 units	1.3/1,175/2, 2.2/3							
C2	Residential	5	29,432		14 units	14 units	0 units	1.3/1,175/2, 2.2/3							
		6	32,547		14 units	14 units	0 units	1.3/1,175/2, 2.2/3							
		1	2,085		0 units	0 units	0 units	1.3/1,175/2, 2.2/3							
		2	17,057		9 units	5 units	0 units	1.3/1,175/2, 2.2/3							
		3	20,125		9 units	5 units	0 units	1.3/1,175/2, 2.2/3						Includes residential bridges	
D	Residential	4	17,057		9 units	5 units	0 units	1.3/1,175/2, 2.2/3							
		5	17,057		9 units	5 units	0 units	1.3/1,175/2, 2.2/3							
		6	18,685		9 units	5 units	0 units	1.3/1,175/2, 2.2/3							
		1	1,433		0 units	0 units	0 units	1.3/1,175/2, 2.2/3							
		2	22,871		8 units	14 units	0 units	1.3/1,175/2, 2.2/3							
		3	23,052		8 units	14 units	0 units	1.3/1,175/2, 2.2/3							
		4	23,052		8 units	14 units	0 units	1.3/1,175/2, 2.2/3							
		5	23,051		8 units	14 units	0 units	1.3/1,175/2, 2.2/3							
		6	23,662		8 units	14 units	0 units	1.3/1,175/2, 2.2/3							
			Additional Floor Area to be distributed		1,095										
Residential Subtotal:			445,905		133	192	0			527		1/20000	0.050	23	
Mixed Use Total:			1,236,703							4146				82	

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LEGEND

 PROPOSED PROJECT SITE

 EXISTING BUS STOPS

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SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

CONTEXT PLAN


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


SCALE: 1"=250'

SHEET
04
OF
28

FILE No.
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02-13-15

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01-22-15
02-13-15

DATE

REVISIONS

DESCRIPTION

SHEET 06

MATCHLINE
SHEET 07

sears

LANDMARK MALL



MATCHLINE
SHEET 08

LOT 501

MAY DEPARTMENT STORES CO
DB.1302 PG.1590

KEY MAP

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SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED _____

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REVISIONS

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01-22-15
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Clayton C. Toock
 CLAYTON C. TOOCK
 Lic. No. 036790
 02/15/15
 PROFESSIONAL ENGINEER

EXISTING CONDITIONS

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

"u=30' CI=2' DATE: JAN., 20

DATE: JAN., 2015

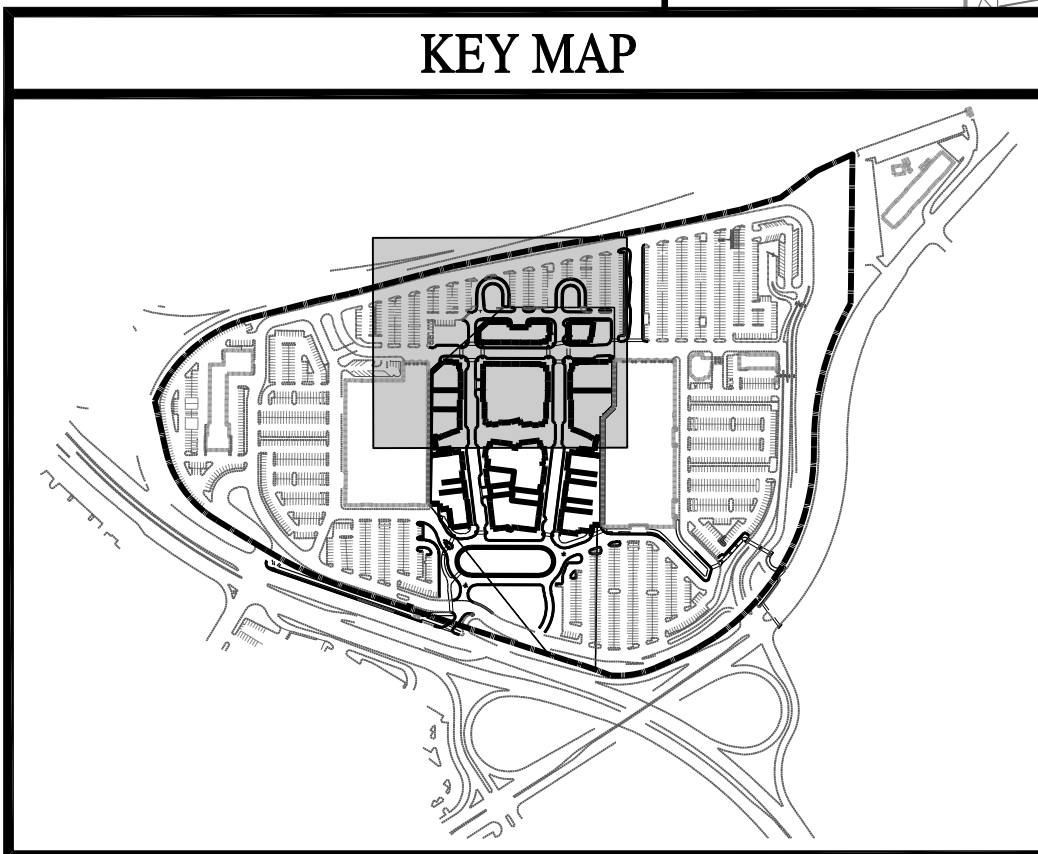
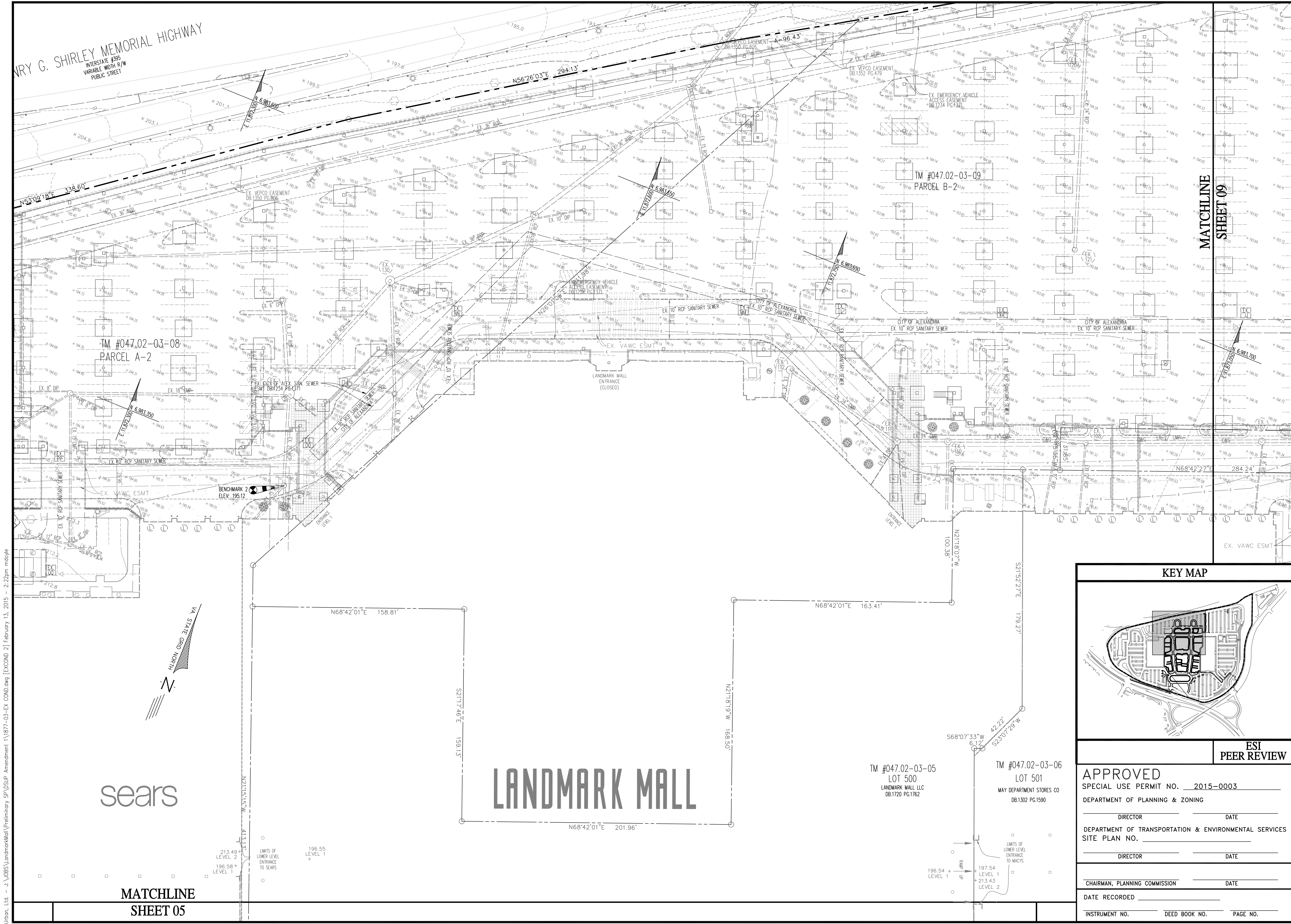
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SCALE: 1"=30'

SHEET
05
OF
28

FILE No.
SP-1877

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

EXISTING CONDITIONS	DATE: JAN., 2015
LANDMARK MALL-MIXED USE DSUP AMENDMENT CITY OF ALEXANDRIA ALEXANDRIA, VIRGINIA	CL-2
SHEET 06 OF 28	SCALE: 1"=30'
FILE No. DSP-1877	

PLAN DATE 01-22-15 02-13-15		DESCRIPTION REVISIONS
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LEVEL 2
213.44

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

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

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR

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DATE

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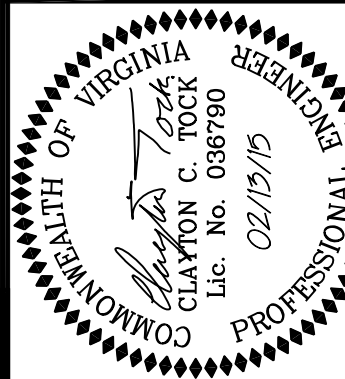
LANDMARK MALL-MIXED USE
DSUP AMENDMENT
CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA

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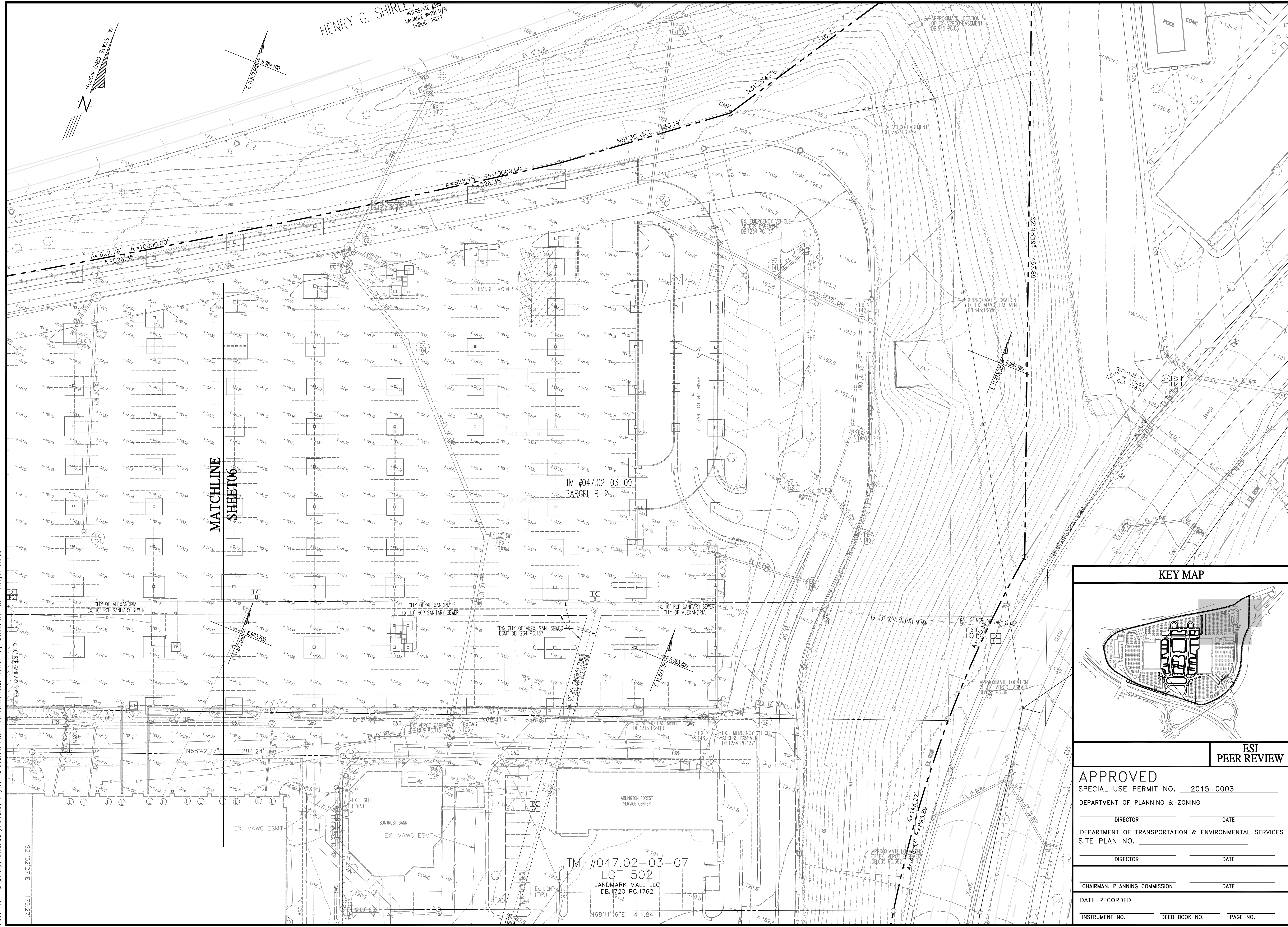
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KEY MAP

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

EXISTING CONDITIONS

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

DATE: JAN. 2015
CL-2

SHEET
09
OF
28
FILE No.
DSP-1877

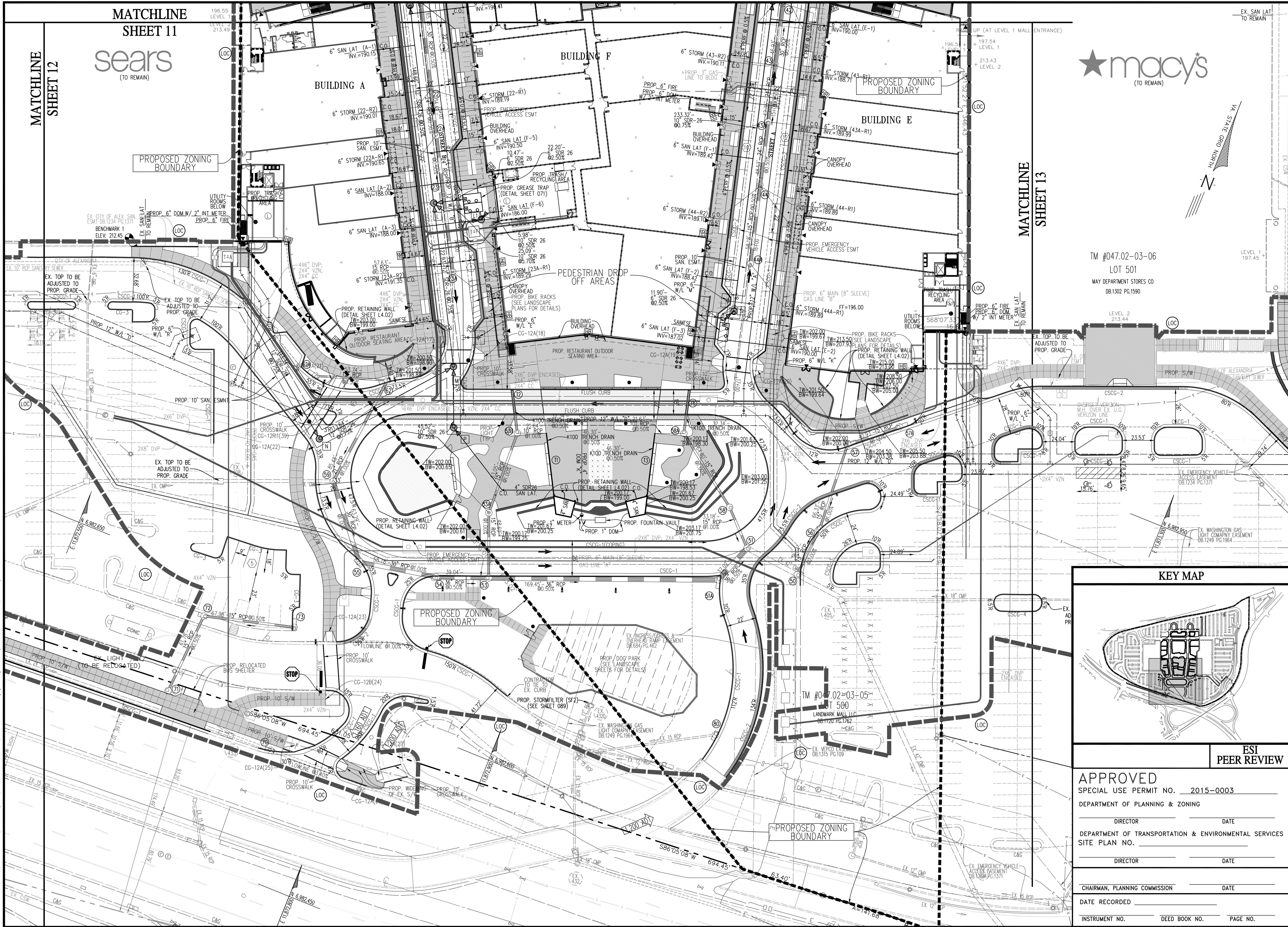
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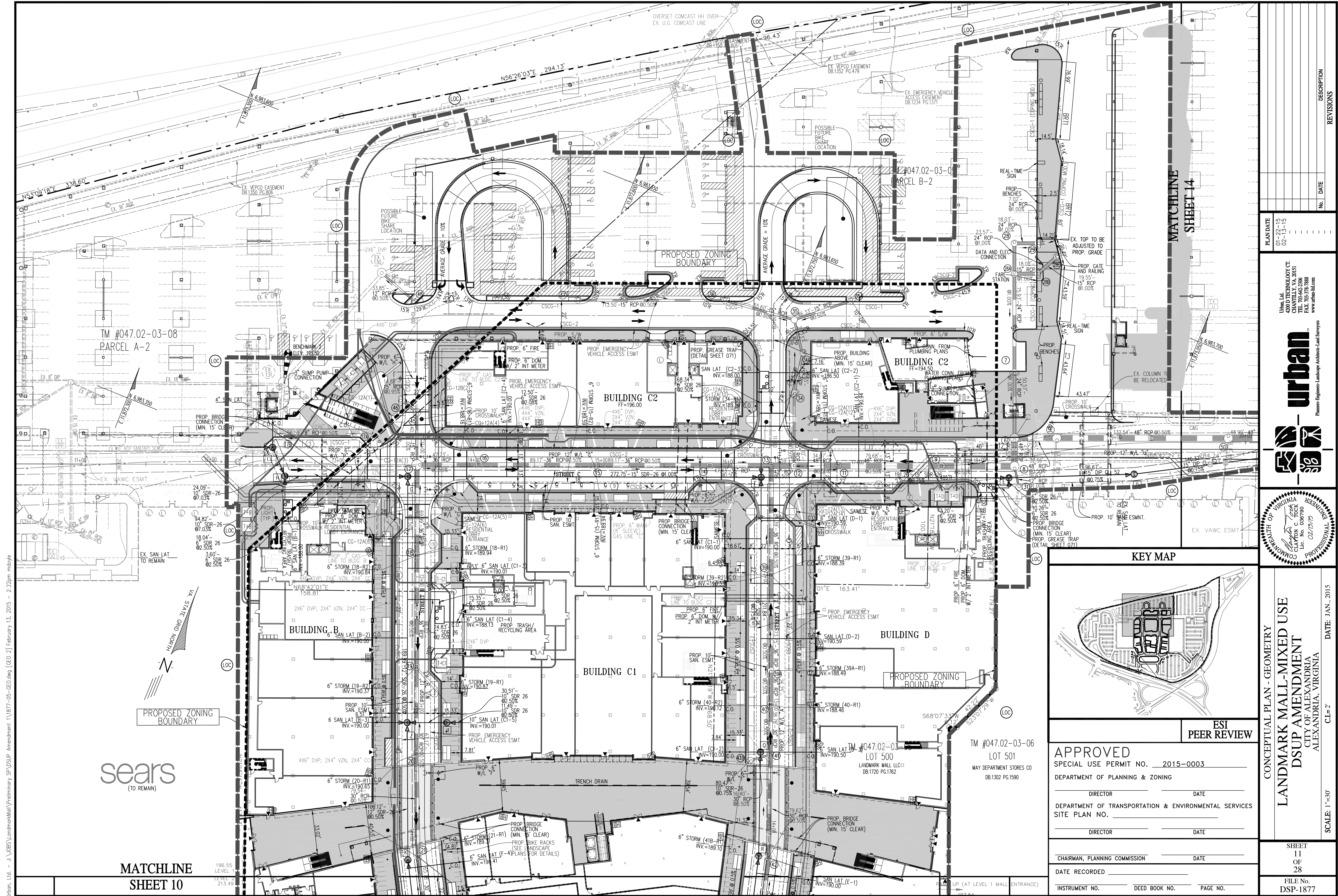
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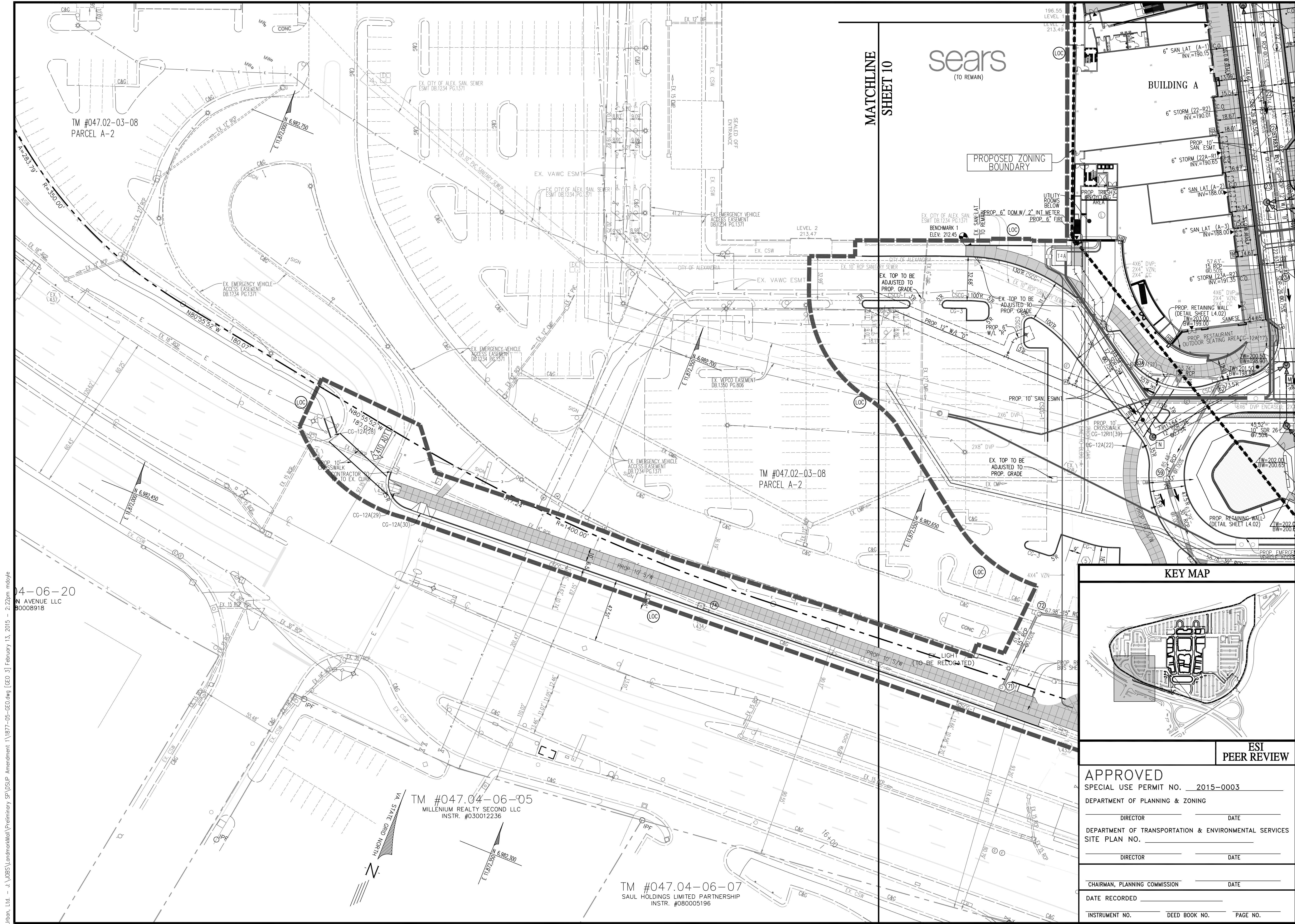
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CLAYTON C. TUCKER
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02/13/15
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PLANDATE
01-22-15
02-13-15
No. _____ DATE _____
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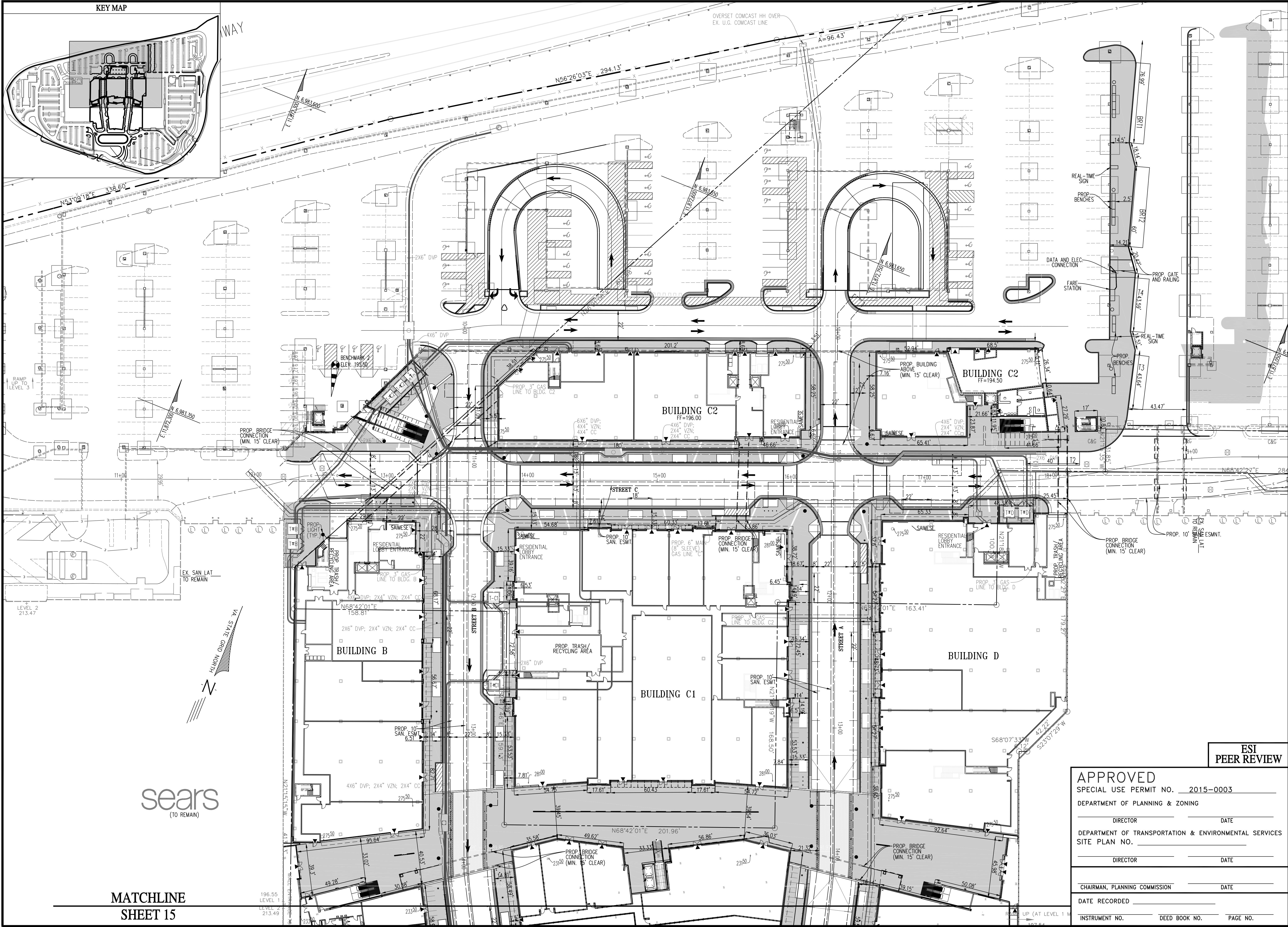


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FILE No. DSP-1877	SHEET 12 OF 28	CONCEPTUAL PLAN - GEOMETRY	LANDMARK MALL-MIXED USE DSUP AMENDMENT CITY OF ALEXANDRIA ALEXANDRIA, VIRGINIA	SCALE: 1"=30'	DATE: JAN., 2015	C.I.= 2'	 <p>COMMONWEALTH OF VIRGINIA CLAYTON C. TOOT Lic. No. 038790 02/15/15 PROFESSIONAL ENGINEER</p>	 <p>urbanTM</p> <p>Planners - Engineers - Landscape Architects - Land Surveyors</p> <p>Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA, 20151 TEL. 703-643-2306 FAX. 703-576-7888 www.urban-ltd.com</p>	<table><tr><th>PLANDATE</th><th>No.</th><th>DATE</th><th>DESCRIPTION</th><th>REVISIONS</th></tr><tr><td>01-22-15</td><td></td><td></td><td></td><td></td></tr><tr><td>02-13-15</td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>					PLANDATE	No.	DATE	DESCRIPTION	REVISIONS	01-22-15					02-13-15																													
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MATCHLINE
SHEET 15

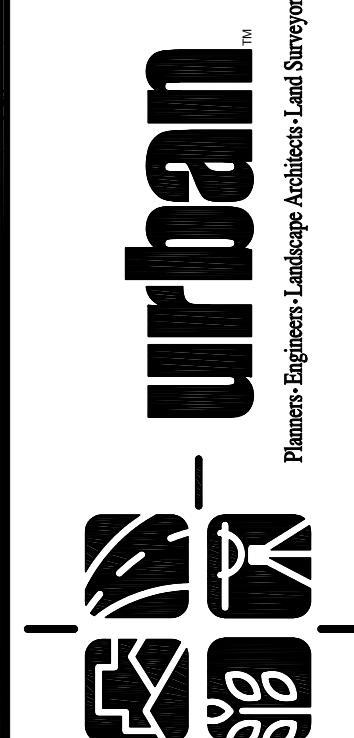
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LEVEL 1
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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
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SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
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DIMENSION PLAN
LANDMARK MALL-MIXED USE
DSUP AMENDMENT
CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA

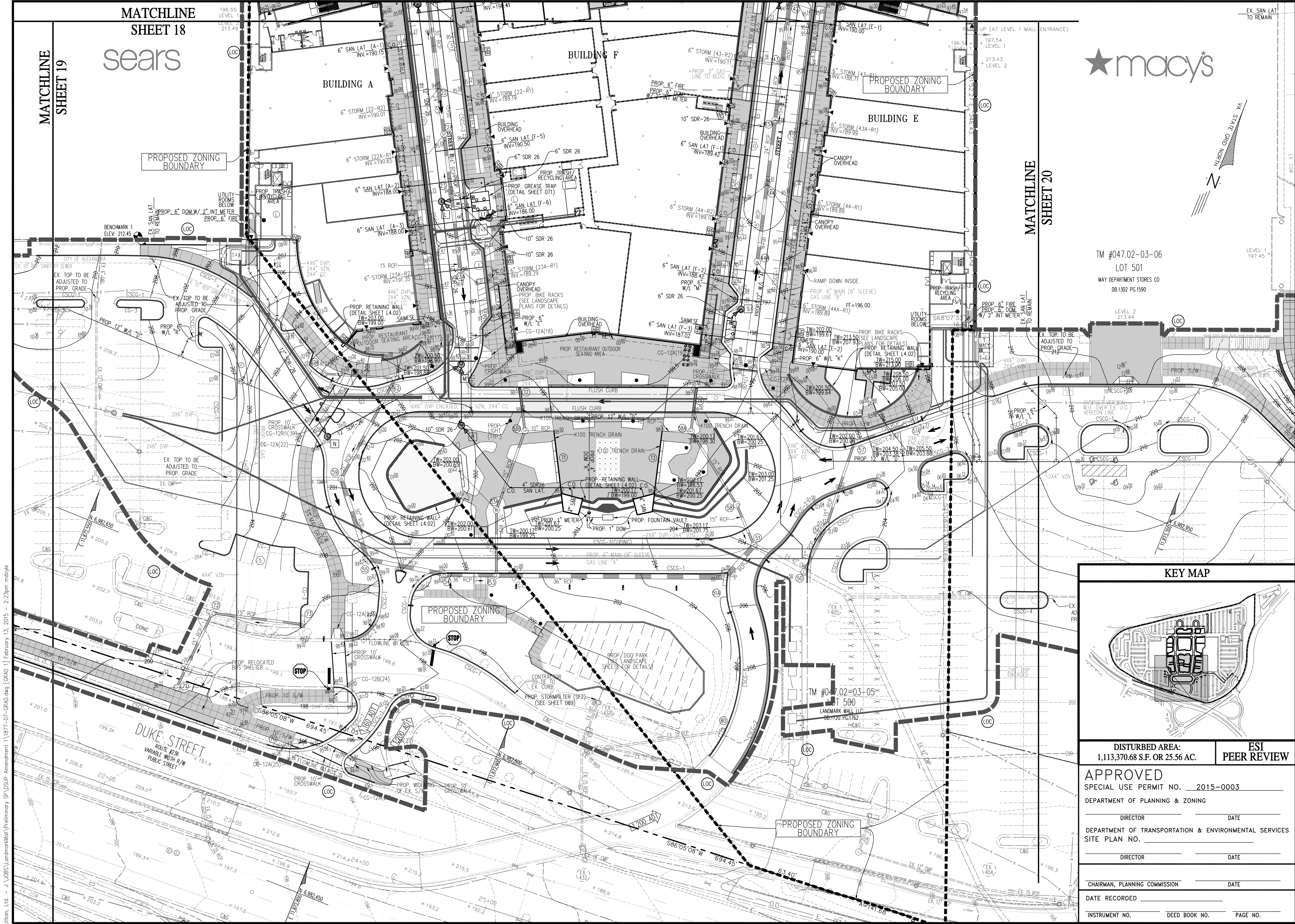
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PLANDATE	NO.	DATE	DESCRIPTION
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02-13-15			

REVISIONS

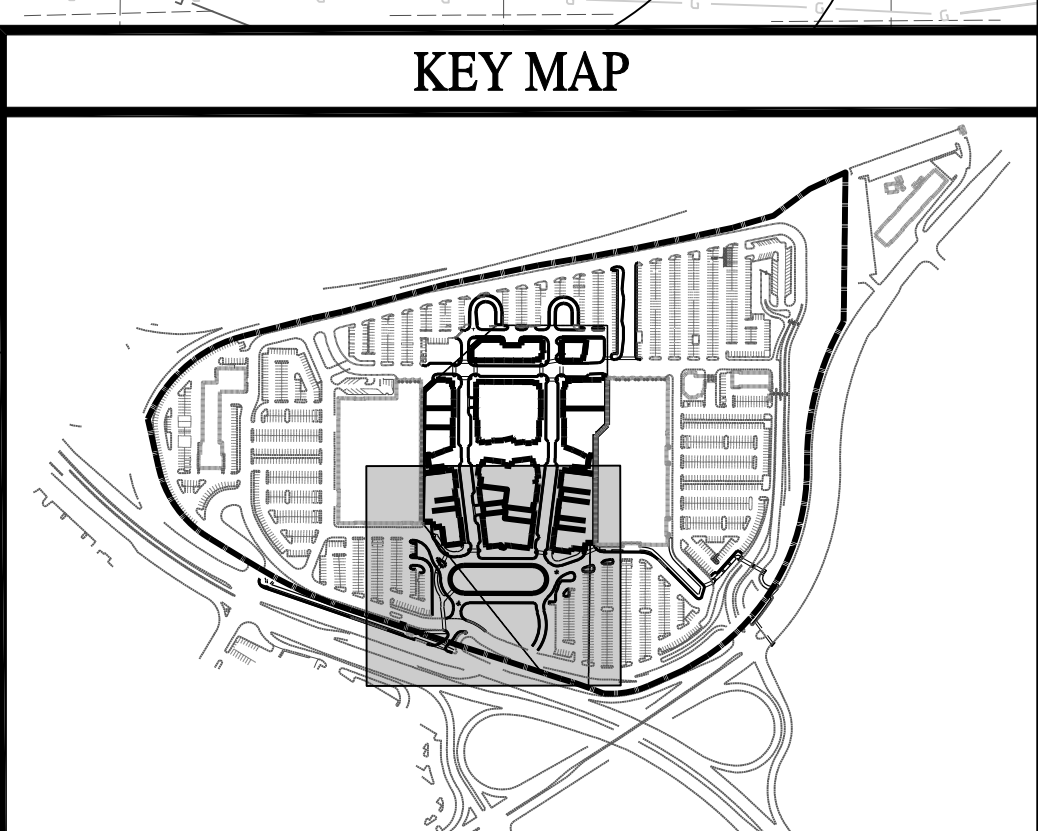
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DB.1302 PG.1590



DISTURBED AREA: 1,113,370.68 S.F. OR 25.56 AC.		ESI PEER REVIEW
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DIRECTOR		DATE
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DATE RECORDED		
INSTRUMENT NO.		DEED BOOK NO. PAGE NO.

CONCEPTUAL PLAN - GRADING

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

DATE: JAN., 2015

CL=2

SCALE: 1"=30'

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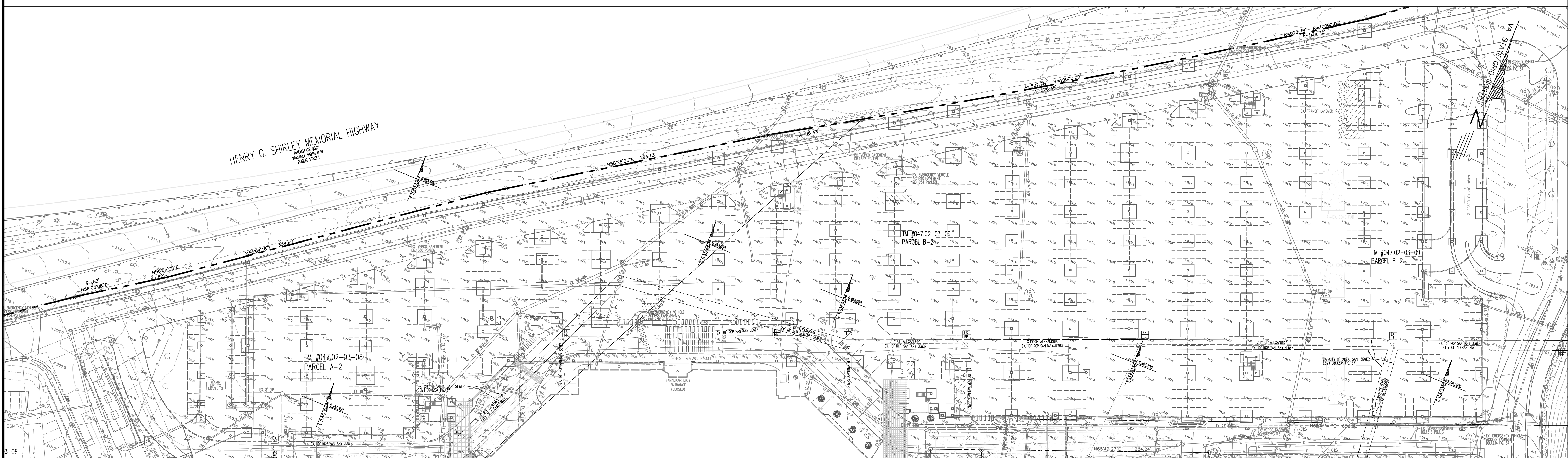
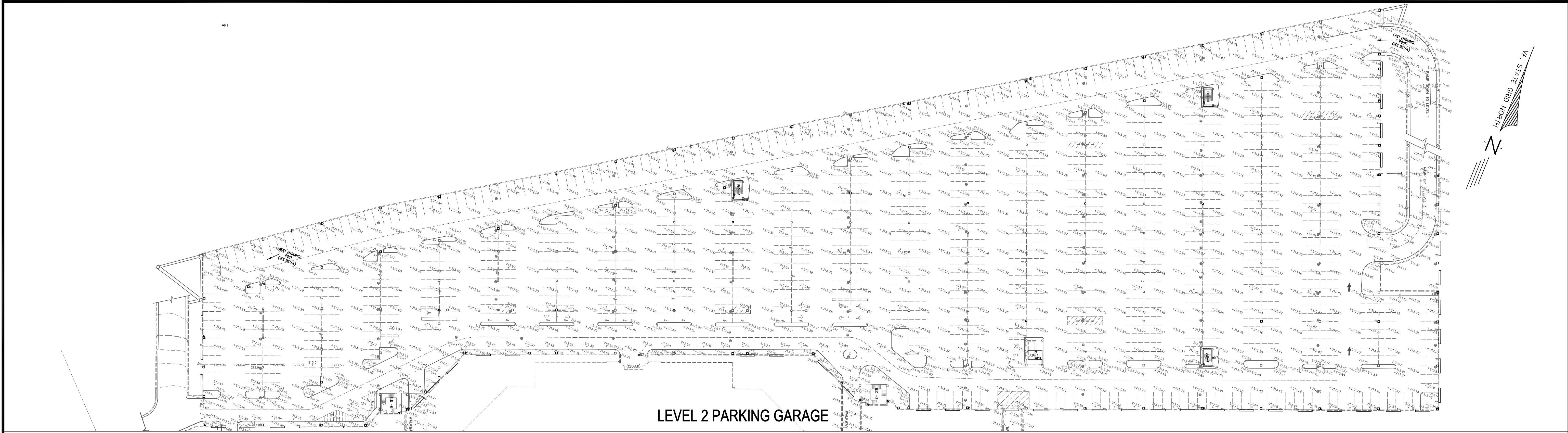
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Lic. No. 036790
02/13/10
ENGINEER
PROFESSIONAL

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

NO. DATE DESCRIPTION REVISIONS

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SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

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DATE RECORDED _____

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

NOTES:

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

GARAGE PLAN - EXISTING CONDITIONS

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

DATE: JAN. 2015

CL-1-N/A

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SHEET
22
OF
28

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01-22-15
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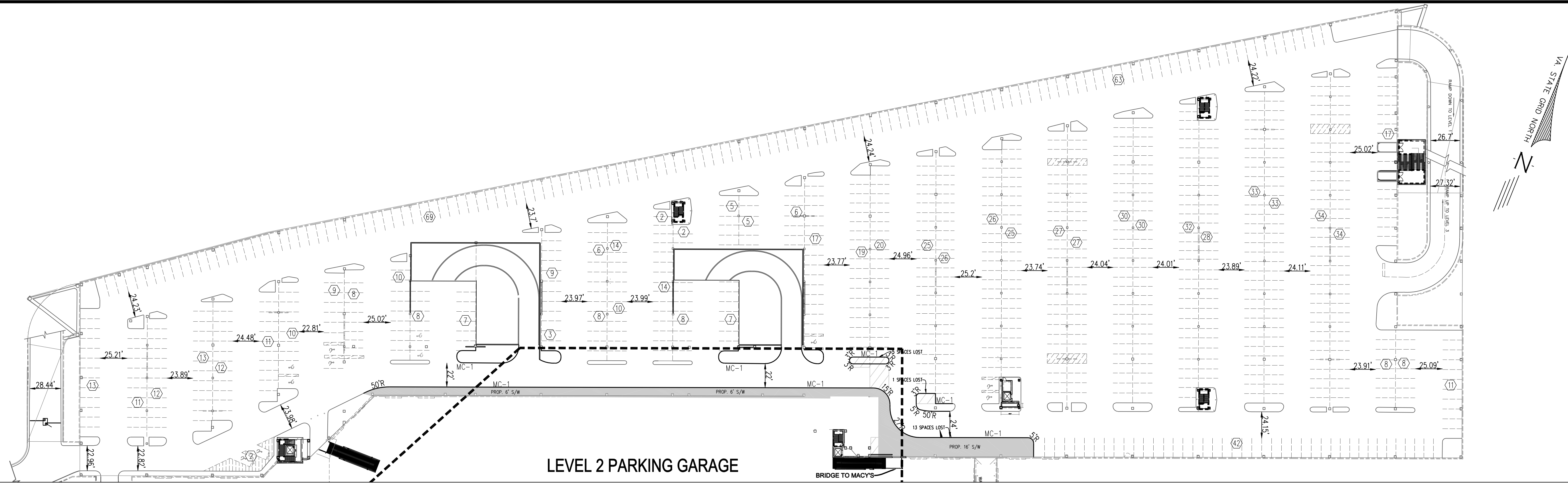
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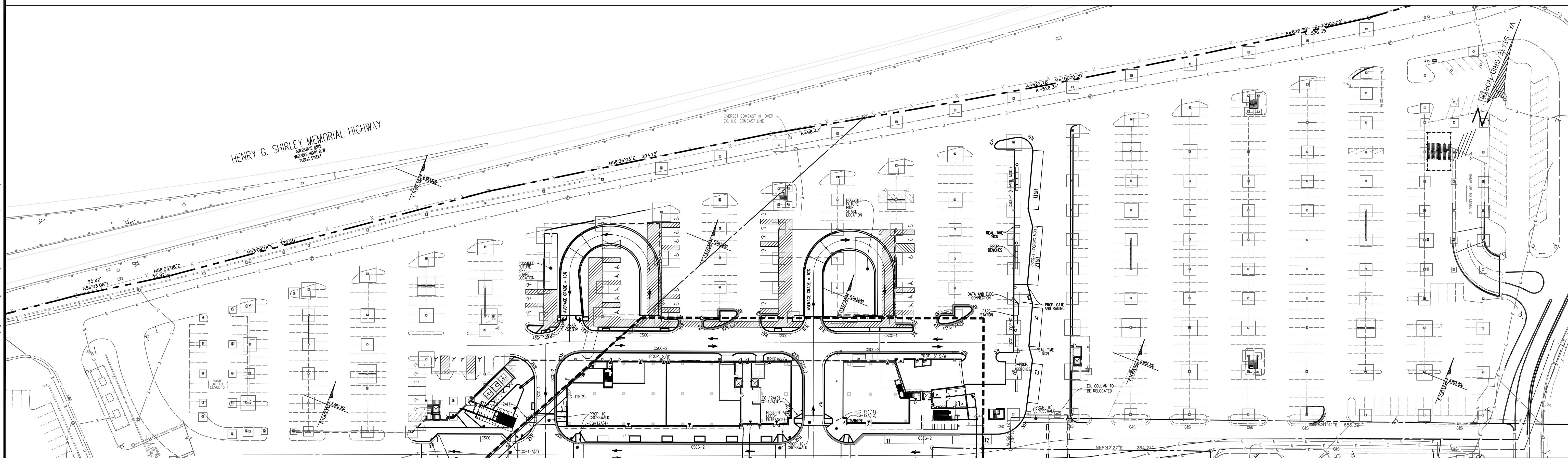
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LEVEL 2 PARKING GARAGE



LEVEL 1 PARKING GARAGE

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

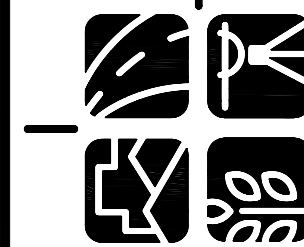
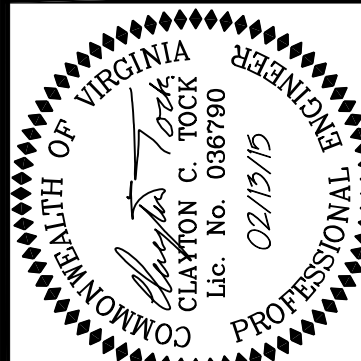
APPROVED SPECIAL USE PERMIT NO. 2015-0003 DEPARTMENT OF PLANNING & ZONING DIRECTOR _____ DATE _____ DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____ DIRECTOR _____ DATE _____	
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO.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

ESI
PEER REVIEW

GARAGE PLAN - PROPOSED
LANDMARK MALL-MIXED USE
DSUP AMENDMENT
CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA

SCALE: 1"=50' CI-1=N/A DATE: JAN., 2015

SHEET
24
OF
28
FILE No.
DSP-1877

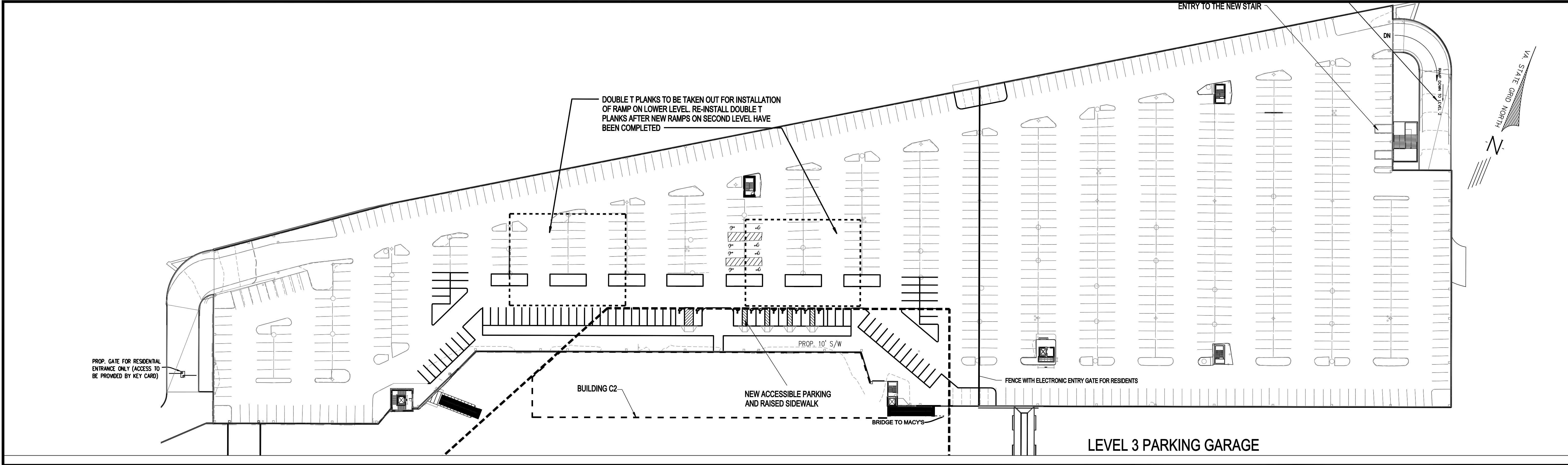


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FAX: 703-375-7888
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PLANDATE	DESCRIPTION
01-22-15	
02-13-15	

REVISIONS	DATE	DESCRIPTION
No.		

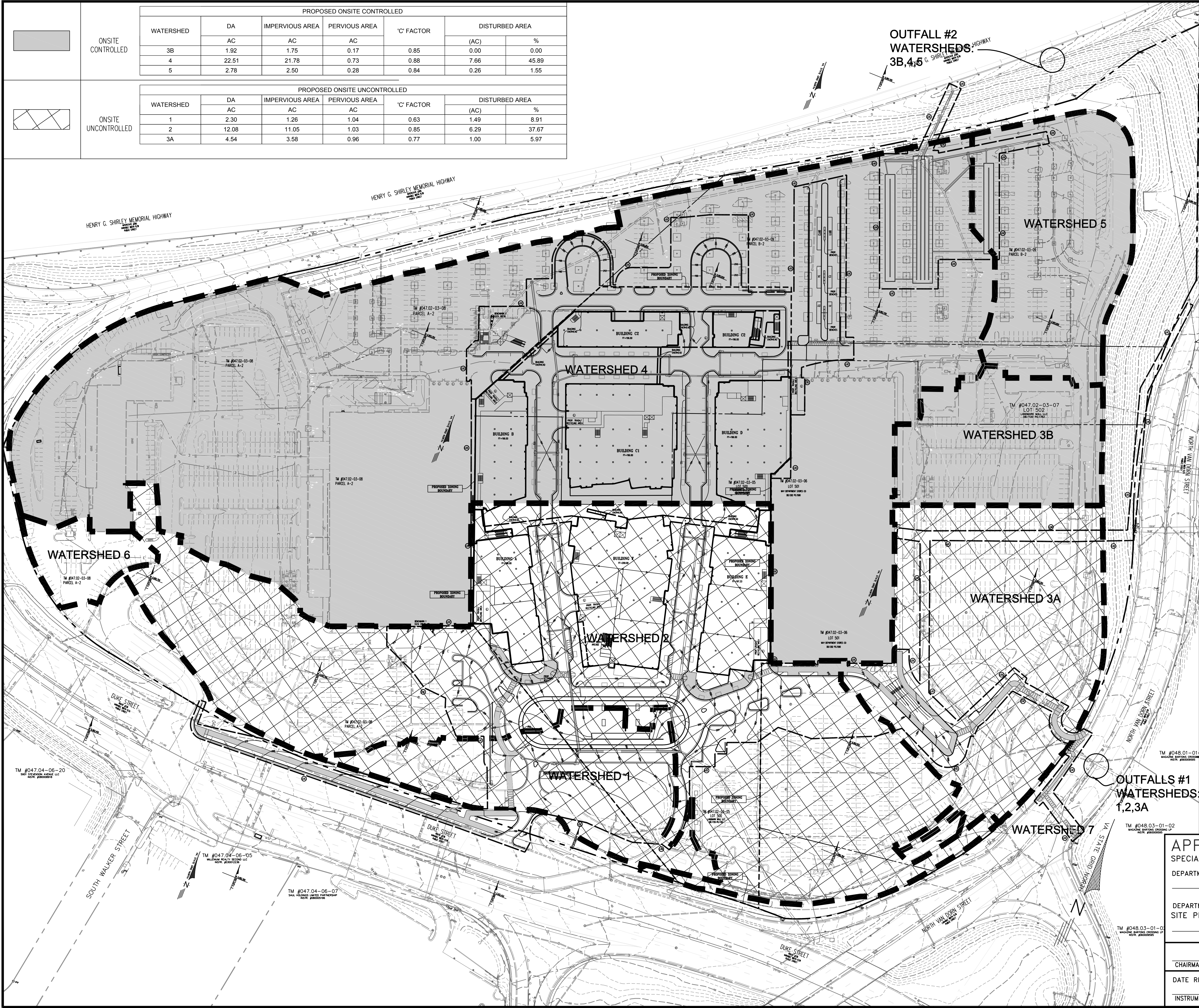
J:\085\LandmarkMall\Preliminary SP\DSUP Amendment 1\1877-10-DUAL RAMPS RESIDENTIAL.dwg [RAMPS 2] February 13, 2015 - 2:24pm mdstyle



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

PLAN DATE	
01-22-15	02-13-15
No.	
DATE	
DESCRIPTION	
REVISIONS	
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COMMONWEALTH OF VIRGINIA CLAYTON C. TOOKER Lic. No. 036790 02/13/15 PROFESSIONAL ENGINEER	
GARAGE PLAN - PROPOSED	
LANDMARK MALL-MIXED USE DSUP AMENDMENT CITY OF ALEXANDRIA ALEXANDRIA, VIRGINIA	
SCALE: 1"=50'	
DATE: JAN., 2015	
C.I.=N/A	
SHEET 25 OF 28	
FILE No. DSP-1877	

J:\085\LandmarkMall\Preliminary SP\DSUP Amendment 1\1877-22-3- PROPOSED SWM BMP OUTFALL.dwg [BMP DIVIDES] February 13, 2015 - 2:24pm mdylo



SITE CHARACTERISTICS:

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

BEST MANAGEMENT PRACTICES:

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

THE SOUTHERN SIDE OF THE SITE WILL BE TREATED WITH FUTURE DEVELOPMENT AS ALLOWED BY THE SUBBASIN APPROACH DESCRIBED IN SECTION 13-109(E)(1) OF THE ZONING ORDINANCE. WHILE A TOTAL OF 8.78 AC OF DISTURBANCE IS PROPOSED TO OCCUR IN WATERSHEDS 1, 2, AND 3A WITH THIS PROPOSAL, BASED ON EXISTING SITE CONDITIONS AND PLANNED ULTIMATE BUILDOUT OF THE SITE IT IS NOT POSSIBLE TO PROVIDE TREATMENT FOR THIS PORTION OF THE DEVELOPMENT. HOWEVER, THE SAND FILTERS ARE PROPOSED TO TREAT A TOTAL OF 27.21 AC OF THE SITE WHICH IS MUCH GREATER THAN THE TOTAL DISTURBED AREA OF 17.87 AC. THE SAND FILTERS WERE DESIGNED TO PROVIDE A REMOVAL RATE OF 40% IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDMARK / VAN DORN CORRIDOR PLAN.

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

STORMWATER MANAGEMENT:

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

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

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

OUTFALL ANALYSIS:

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

ESI
PEER REVIEW

APPROVED

SPECIAL USE PERMIT NO. 2015-0003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOKER
Lic. No. 036790
02/13/15
ENGINEER
PROFESSIONAL

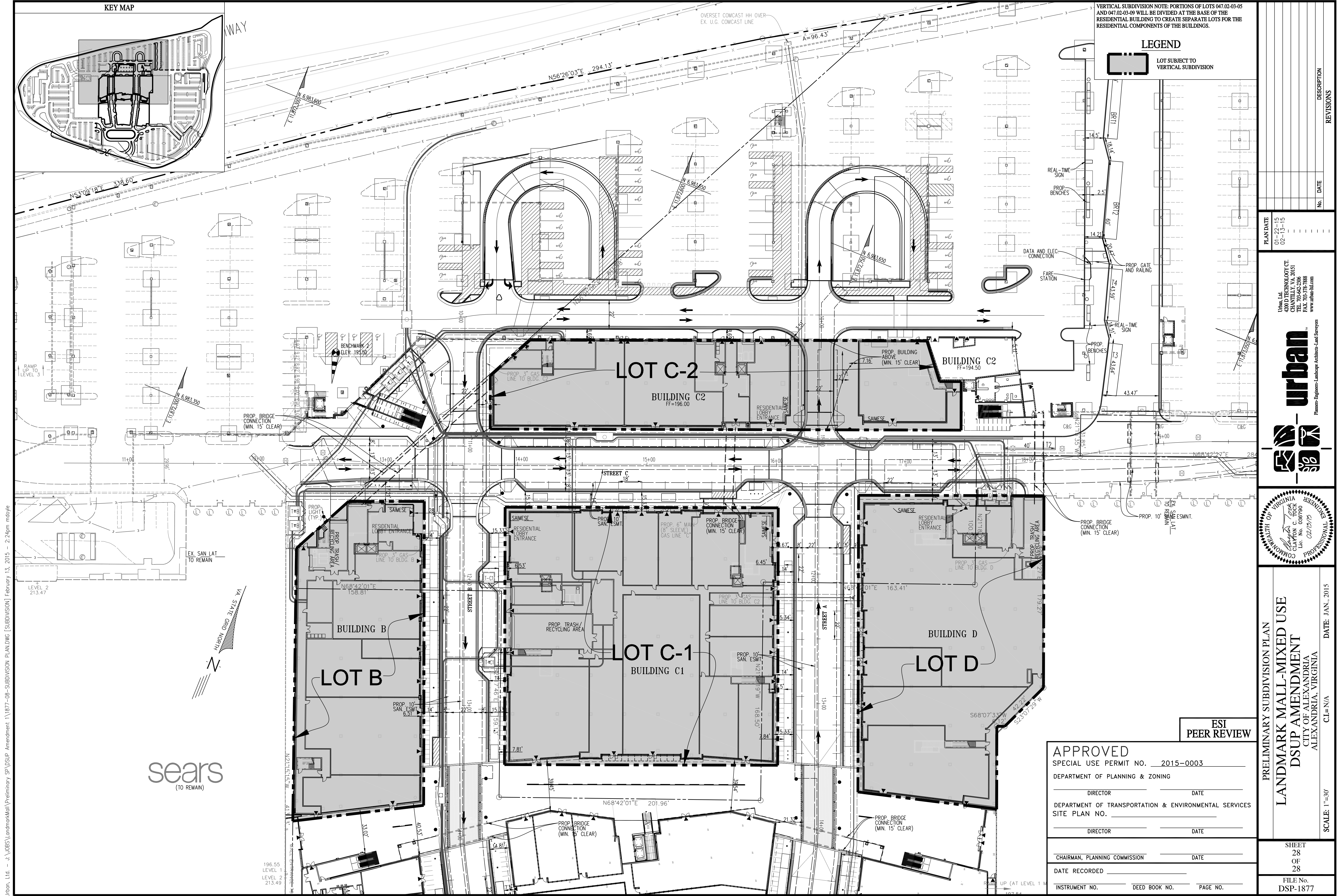
SWM-BMP-OUTFALL MAP & NARRATIVES
LANDMARK MALL-MIXED USE
DSUP AMENDMENT
CITY OF ALEXANDRIA
ALEXANDRIA, VIRGINIA

DATE: JAN., 2015
CL-2

SCALE: 1"=80'

SHEET
26
OF
28
FILE No.
DSP-1877

DESCRIPTION
REVISIONS
No. DATE



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

LEGEND

LOT SUBJECT TO VERTICAL SUBDIVISION

PLAN DATE 01-22-15 02-13-15		DESCRIPTION REVISIONS
No. DATE		
Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL. 703-642-2306 FAX. 703-375-7888 www.urban-llc.com		
urban Planners - Engineers - Landscape Architects - Land Surveyors		
PRELIMINARY SUBDIVISION PLAN LANDMARK MALL-MIXED USE DSUP AMENDMENT CITY OF ALEXANDRIA ALEXANDRIA, VIRGINIA		DATE: JAN., 2015 CL-1-N/A
APPROVED SPECIAL USE PERMIT NO. 2015-0003 DEPARTMENT OF PLANNING & ZONING DIRECTOR _____ DATE _____ DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____ DIRECTOR _____ DATE _____		SCALE: 1"=30'
CHAIRMAN, PLANNING COMMISSION _____ DATE _____ DATE RECORDED _____		SHEET 28 OF 28
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____		FILE No. DSP-1877

Urban, Ltd. - J:\085\LandmarkMall\Preliminary SP\DSUP Amendment \1877-08- SUBDIVISION PLANNING [SUBDIVISION] February 13, 2015 - 2:24pm mdoyle



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SCOPE DOCUMENTS

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

ISSUANCES

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

LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

UNIFIED AREA PLAN - LEVEL 1

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

A1.08

Drawing No. _____

NOT ISSUED FOR CONSTRUCTION



UNIFIED AREA PLAN COLOR LEGEND

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

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

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL
 FILED TO: 20120125 01:17:43 PM FILED BY: JEFFREY W. HARRIS
 FILED AT: 20120125 01:17:43 PM FILED BY: JEFFREY W. HARRIS
 SITE: 20120125_2013_site_tenant_saved_guelcherm.rvt
 2/13/2015 4:52:39 AM



ATLANTA WASHINGTON NEW YORK NEWPORT BEACH

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ISSUANCES

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

LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

UNIFIED AREA PLAN - LEVEL 2

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

A1.09

Drawing No. _____

NOT ISSUED FOR CONSTRUCTION





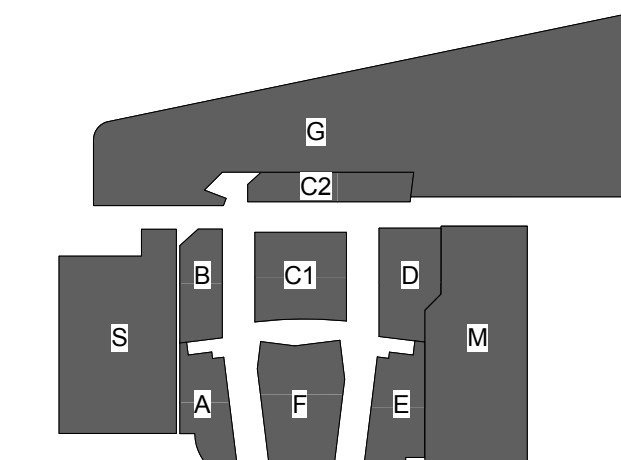
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ISSUANCES

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



LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

SIMPLIFIED AREA PLAN LEVEL
02 PROPOSED

Designer _____ Principal-in-Charge _____ Approver _____ Project Manager _____ Checker _____ Project Architect _____ Author _____ <i>Architects at Staff</i>	20120125 _____ Project No. _____ 02/13/15 _____ Date _____
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A99.31

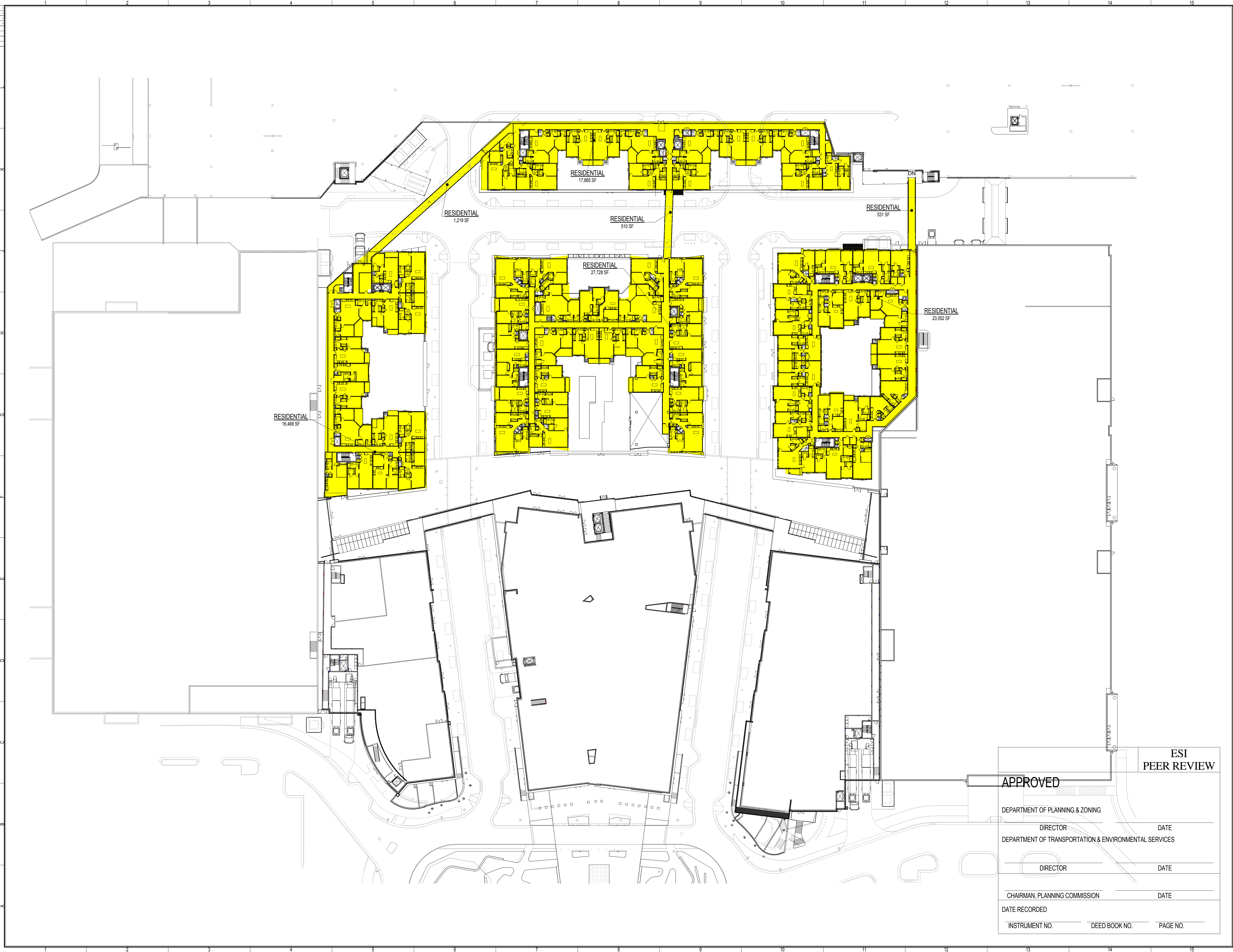
Drawing No.

NOT ISSUED FOR CONSTRUCTION

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**REFER TO A1.09 FOR LEVEL
2 RETAIL INFORMATION**

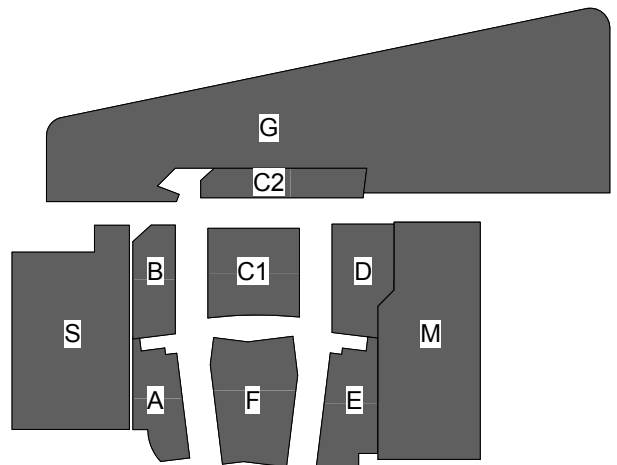
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5801 DUKE ST. ALEXANDRIA, VA 22304
DATE: 2/13/2015 4:54:56 AM
DRAWING NO.: A99.32
FILE: 20120125_2013_site_tenant_saved_guelchem.rvt



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



LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

**SIMPLIFIED AREA PLAN LEVEL
03 PROPOSED**

APPROVED

**ESI
PEER REVIEW**

DEPARTMENT OF PLANNING & ZONING
DIRECTOR
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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

A99.32



ATLANTA WASHINGTON NEW YORK NEWPORT BEACH

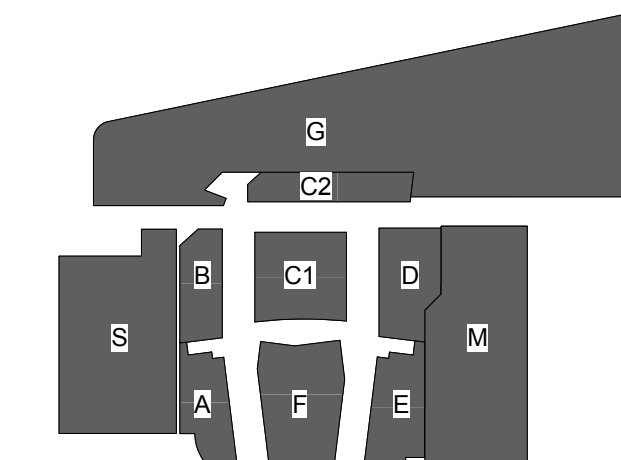
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ISSUANCES

No.	Drawing Issue Description	Date
	DSUR AMENDMENT	02/13/1



LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

SIMPLIFIED AREA PLAN
LEVELS 04 AND 05 PROPOSED

APPROVED

ESI
PEER REVIEW

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE _____

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

A99.33

Drawing No. _____

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20120125
PROJECT NAME: LANDMARK MALL
SITE NO. 6890-0033D - RIVERVIEW AVE & PLATYNESSA AND CROFTWOODS/TENANT SITE
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2/13/2015 4:55:34 AM



COOPER CARRY

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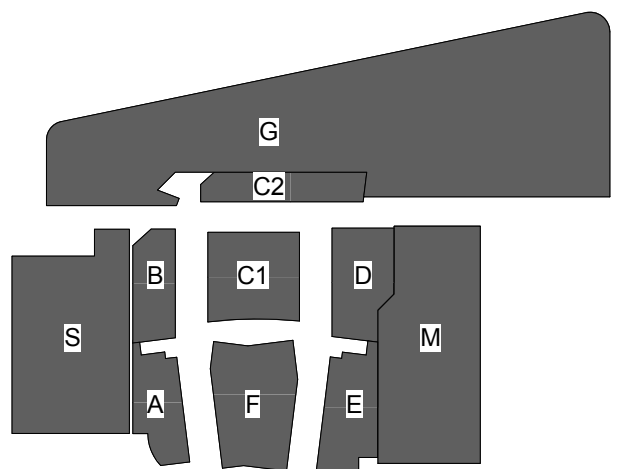
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SCOPE DOCUMENTS

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ISSUANCES

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



LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

SIMPLIFIED AREA PLAN LEVEL
06 PROPOSED

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

A99.34

Drawing No.

NOT ISSUED FOR CONSTRUCTION

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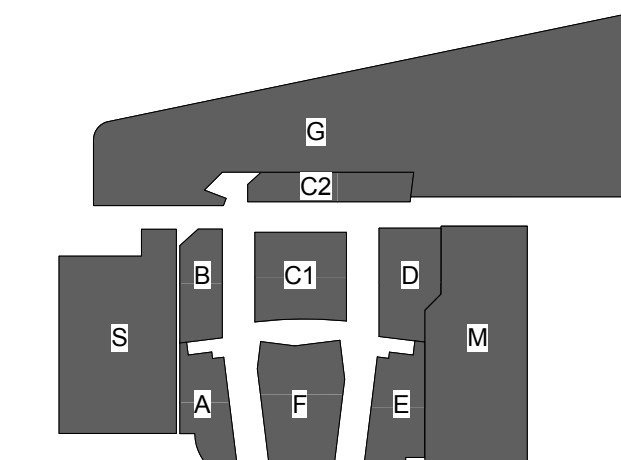
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SCOPE DOCUMENTS

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ISSUANCES

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



LANDMARK MALL

5801 DUKE ST.
ALEXANDRIA, VA 22304

SIMPLIFIED AREA PLAN LEVEL
LOFT PROPOSED

Designer _____ Principal-in-Charge _____ Approver _____ Project Manager _____ Checker _____ Project Architect _____ Author _____ <i>Architects and Staff</i>	20120125 _____ Project No. _____ 02/13/15 _____ Date _____
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A99.35

Drawing No. _____

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20120125 PROJECT NAME: LANDMARK MALL
Sheet Number: 0000330 - Site Preparation Plan for West Tower Buildings Tenant
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