

GENERAL NOTES:

- LOCATION/EXISTING ZONING AND USE:** THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 26.21 ACRES (OR 1,412,84 SF) AS DELINEATED ON THIS PLAN AND IS SHOWN ON FAIRFAX COUNTY TAX MAP NO. 29-4 (B) PARCEL A2. THE ADDRESS FOR THE SITE IS 1620 CAPITAL ONE DRIVE, MCLEAN, VIRGINIA, 22102. THE SITE IS CURRENTLY ZONED C-3 (COMMERCIAL OFFICE DISTRICT).
- REQUEST:** THE APPLICANT REQUESTS THE FOLLOWING: A PARTIAL PROFFER CONDITION AMENDMENT TO REMOVE PROPERTY FROM PROFFERS ASSOCIATED WITH RZ 92-P-001 / RZ-1998-FR-052 AND A REZONING FROM THE C-3 DISTRICT TO THE PLANNED TYSONS CORNER (PTC) DISTRICT IN ORDER TO ESTABLISH A NEW CONCEPTUAL DEVELOPMENT PLAN (CDP) FOR THE SITE.
- BOUNDARY AND TOPOGRAPHIC INFORMATION:** THE PLAN BOUNDARY INFORMATION SHOWN HEREON WAS ESTABLISHED BY WILLIAM H. GORDON ASSOCIATES, INC. IN JUNE 2000. PLAN TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY WILLIAM H. GORDON ASSOCIATES IN JUNE 2000 AND CONTOUR INTERVAL IS 2 FOOT. DATUM IS BASED ON MEAN SEA LEVEL ELEVATIONS AS PER THE NATIONAL GEODESIC VERTICAL DATUM (NGVD) OF 1929. MOST OF THE EXISTING GRADES SHOWN WITH THIS PLAN ARE THE PROPOSED GRADES FROM THE CONSTRUCTION OF THE SITE AND ARE NOT FIELD RUN.
- OWNERSHIP:** THE PROPERTY SHOWN HEREON IS IN THE NAME OF CAPITAL ONE BANK RECORDED DECEMBER 6, 2000 IN DEED BOOK 11621 AT PAGE 2018 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- COMPREHENSIVE PLAN:**

THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMPREHENSIVE PLAN'S TYSONS CORNER URBAN CENTER AND TYSONS EAST TRANSIT ORIENTED DEVELOPMENT DISTRICT (TOD). THE TYSONS EAST TOD DISTRICT SERVES AS A SIGNATURE GATEWAY FOR THOSE ENTERING THE TYSONS CORNER URBAN CENTER FROM THE EAST. THE DEFINING FOCUS OF TYSONS EAST WILL BE SCOTTS RUN, WHICH IS ENVISIONED TO TRANSFORM INTO A GREAT URBAN PARK SURROUNDED BY MIXED-USE DEVELOPMENT, INCLUDING OFFICE, RESIDENTIAL, HOTEL, SUPPORT RETAIL, AND SERVICE USES. IN ADDITION, THE AREA COULD INCLUDE INSTITUTIONAL, AND PUBLIC USES, SUCH AS EDUCATIONAL AND RECREATIONAL FACILITIES.

THE COMPREHENSIVE PLAN TEXT DESIGNATES THIS SITE AS PART OF THE SCOTTS RUN CROSSING SUBDISTRICT AND STATES THAT HIGHER INTENSITY MIXED USE REDEVELOPMENT WITH OFFICE AS A FREQUENT USE SHOULD OCCUR NEAR THE METRO STATION.

THE SUBJECT PROPERTY IS WHOLLY LOCATED WITHIN THE 1/4 MILE RADIUS OF THE PROPOSED METRO EAST STATION PLATFORM. THE COMPREHENSIVE PLAN DOES NOT SET A MAXIMUM INTENSITY FOR PROJECTS WITHIN A 1/4 MILE OF THE TRANSIT STATION.

- MODIFICATION/WAIVER REQUESTS:** THE PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE FOLLOWING EXCEPTIONS:

- THE APPLICANT REQUESTS A MODIFICATION OF SECTION 2-414B FROM A 75 FOOT SETBACK FOR COMMERCIAL BUILDINGS FROM INTERSTATE 495 IN FAVOR OF THE LAYOUT SHOWN HEREON.
- THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 12-0514.6(B) OF THE PUBLIC FACILITIES MANUAL TO REDUCE THE DISTANCE FROM WHICH TREES CAN BE PLANTED ADJACENT TO STORM OR UTILITY EASEMENTS IN FAVOR OF THE LANDSCAPING SHOWN HEREON.
- THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 12-0509.4(B) OF THE PUBLIC FACILITIES MANUAL TO REDUCE TREE PLANTING WIDTH FROM 8 FEET TO 6 FEET WITH STRUCTURAL SOIL AMENDMENTS AND/OR STRUCTURAL CELLS APPROVED BY THE COUNTY'S URBAN FORESTER.
- THE APPLICANT HEREBY REQUESTS A WAIVER OF COUNTYWIDE TRAILS PLAN TO PROVIDE A REGIONAL TRAIL ALONGSIDE INTERSTATE 495 TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED WITHOUT THIS TRAIL.
- THE APPLICANT HAS FILED AN EXCEPTION TO THE CHESAPEAKE BAY PRESERVATION ORDINANCE TO PERMIT ENCROACHMENT INTO THE RPA BASED ON PROFFERS AND PREVIOUS PLAN OF DEVELOPMENT.

- PARKING SPACES:** SURFACE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ART. II AND ARE SHOWN ON SHEET 6. PARKING TABULATIONS ARE PROVIDED ON SHEET 3. PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN ON THE CDP. APPLICANT RESERVES THE RIGHT TO ADJUST NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT THE TIME OF FINAL SITE PLAN, SO LONG AS THE MINIMUM AND MAXIMUM NUMBERS OF SPACES ARE PROVIDED IN ACCORDANCE WITH ARTICLE II AND ARTICLE 6, PART 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- LANDSCAPING/BUFFERING:** SHADE TREES WILL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 19 OF THE ZONING ORDINANCE FOR TREE COVERAGE. SEE SHEET 8 FOR PROPOSED LANDSCAPING.
- SIGNAGE:** PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12 AND SHALL BE GENERALLY LOCATED IN ACCORDANCE WITH THE APPROVED CDP AS SHOWN ON SHEET 5.
- STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP):** SWM/BMP IS ADDRESSED, SEE ADEQUATE OUTFALL ANALYSIS AND SWM/BMP ANALYSIS SHEETS.
- CLEARING AND GRADING:** IT IS NOTED THAT THE LIMITS OF CLEARING AND GRADING ARE TO THE PROPERTY LINES.
- WATER AND SEWER:** PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVICE THE SUBJECT PROPERTY.
- GRAVES:** TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES, OBJECTS, OR STRUCTURES MARKING PLACES OF BURIAL ON THE PROPERTY.
- RESOURCE PROTECTION AREA (RPA):** RPA IS PRESENT ON THE SITE AND HAS BEEN MAPPED WITH RESOURCE PROTECTION AREA PLAN 6835-RPA-001-1 AS PREPARED BY WETLAND STUDIES AND SOLUTION, INC. AND APPROVED BY FAIRFAX COUNTY ON JUNE 11, 2010.
- WETLANDS:** THERE ARE WETLANDS ON THE SITE AND THEY HAVE BEEN MAPPED WITH RESOURCE PROTECTION AREA PLAN 6835-RPA-001-1.

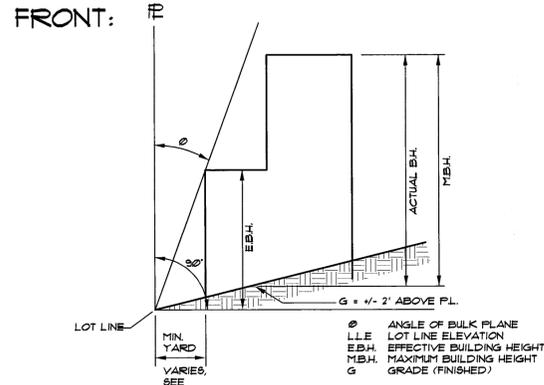
DEVELOPMENT TABULATIONS:

TAX MAP / PARCEL	TAX MAP 29-4 ((B)) PARCEL A2
SITE AREA	26.21 ACRES OR 1,412,84 SF
EXISTING ZONING	C-3 (COMMERCIAL OFFICE DISTRICT)
PROPOSED ZONING	PTC (PLANNED TYSONS CORNER URBAN DISTRICT)
OPEN SPACE	REQUIRED/PROVIDED * SEE OPEN SPACE PLAN FOR CALCULATIONS (SHEET 3)
TREE CANOPY	REQUIRED/PROVIDED * SEE LANDSCAPE PLAN FOR CALCULATIONS (SHEET 8)
TOTAL GROSS SF	SEE BUILDING TABULATIONS (SHEET 3)
TOTAL FLOOR AREA RATIO	SEE BUILDING TABULATIONS (SHEET 3)
NUMBER OF STORIES/HEIGHT	VARIABLE, AS SHOWN ON BUILDING TABULATIONS (SHEET 3)
YARD REQUIREMENTS	
FRONT	SEE ANGLE OF BULK PLANE (THIS SHEET)
SIDE	N/A
REAR	N/A

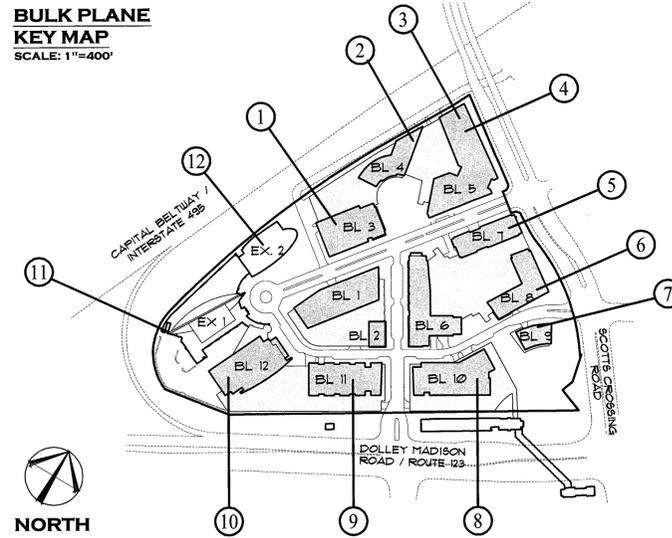
(GENERAL NOTES CONTINUED)

- FLOODPLAIN:** THE FLOODPLAIN INFORMATION SHOWN IS BASED ON FAIRFAX COUNTY MAPPED 100 YEAR FLOODPLAIN. AN ELEVATED BOARDWALK IS PROPOSED OVER A PORTION OF THE FLOODPLAIN AREA. THIS IMPROVEMENT DOES NOT EXCEED THE LIMITS OF SECTION 2-300 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND THEREFORE NO SPECIAL EXCEPTION IS ANTICIPATED.
- UTILITY EASEMENTS:** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE AND ALL OTHER KNOWN UTILITIES ARE SHOWN ON SHEET 4. EXISTING AND PROPOSED STORM SEWER NOT LOCATED WITHIN AN EASEMENT OR WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- UNDERGROUND UTILITIES:** THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED UPON AVAILABLE INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY WILLIAM H. GORDON ASSOCIATES IN JUNE 2000.
- DEVELOPMENT SCHEDULE:** THE PROPOSED DEVELOPMENT AND IMPROVEMENTS ARE PROPOSED TO BE COMPLETED IN PHASES. SEE PHASING PLANS.
- SITE FEATURES:** ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, BICYCLE RACKS, FOUNTAINS, ARBORS, PLANTERS, WALLS, AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED.
- EVM:** AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED UNDER SEPARATE COVER SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.
- SCENIC ASSETS/EXISTING STRUCTURES:** THE SITE CONTAINS SEVERAL PRIVATE SPORT COURTS AND FIELDS ALONG WITH A MAN MADE STORMWATER MANAGEMENT POND THAT WILL BE DISTURBED WITH THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL PROVIDE OPEN SPACE AREAS AND STORMWATER MANAGEMENT AS SHOWN ON THE OPEN SPACE PLAN AND OVERALL STORMWATER MANAGEMENT PLAN.
- HAZMAT:** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (CFR) PARTS 116.4, 302.4, AND 395, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 612-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CFR PART 280) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
- SITE ACCESS:** THE SITE HAS FRONTAGE AND SITE ACCESS ON DOLLEY MADISON BOULEVARD/ ROUTE 123 AND SCOTTS CROSSING ROAD/ ROUTE 202.
- MINOR MODIFICATIONS:** THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE BUILDING FOOTPRINT SIZE, PARKING LOT LAYOUT, AND GROSS FLOOR AREA SHOWN ON THIS CONCEPTUAL DEVELOPMENT PLAN (CDP) BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN PROVIDED THE OVERALL FLOOR AREA RATIO (FAR) IS NOT EXCEEDED, OPEN SPACE PROVIDED IS NOT REDUCED, THE MINIMUM BUILDING SETBACKS AND BULK PLANE ANGLES TO THE PERIPHERAL LOT LINES ARE NOT REDUCED, AND THAT THE CHANGES ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE DIMENSIONS SHOWN FOR BLDG. SETBACK ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS OVERHANGS, EAVES, ETC.
- FINAL DESIGN:** THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS ENCLOSED HEREIN.
- ARCHAEOLOGICAL SURVEY:** THE APPLICANT HAS SUBMITTED AN ARCHAEOLOGICAL SURVEY DATA FORM TO THE CULTURAL RESOURCE MANAGEMENT AND PROTECTION SECTION OF THE FAIRFAX COUNTY PARK AUTHORITY FOR REVIEW ON JULY 6TH, 2010. IT IS EXPECTED A 'NO SURVEY REQUIRED' RESPONSE WILL BE OBTAINED WITH THEIR REVIEW.
- ROAD NAMES:** THE APPLICANT RESERVES THE RIGHT TO RENAME THE ON-SITE INTERNAL ROADS WITH FUTURE DEVELOPMENT PHASES OF THE PROJECT.

ANGLE OF BULK PLANE (NOT TO SCALE)



BULK PLANE KEY MAP SCALE: 1"=400'



Angle of Bulk Plane	Yard	Frontage	Building	Angle	Minimum Yard (Provided)	EBH (feet)	MBH (feet)
N/A	Front	Private Streets	Building 1	-	-	-	224
N/A	Front	Private Streets	Building 2	-	-	-	116
ABP 1	Front	Interstate 495	Building 3	7	11	85	234
ABP 2	Front	Interstate 495	Building 4	1	5	291	279
ABP 3	Front	Interstate 495	Building 5	1	5	178	182
ABP 4	Front	Scotts Crossing Road	Building 5	6	20	174	182
N/A	Front	Private Streets	Building 6	-	-	-	183
ABP 5	Front	Scotts Crossing Road	Building 7	5	20	217	207
ABP 6	Front	Scotts Crossing Road	Building 8	5	20	209	207
ABP 7	Front	Scotts Crossing Road	Building 9	18	40	121	119
ABP 8	Front	Dolley Madison Road	Building 10	0	0	82	308
ABP 9	Front	Dolley Madison Road	Building 11	3	5	80	252
ABP 10	Front	Dolley Madison Road	Building 12	5	5	56	392
ABP 11	Front	Interstate 495	Existing 1	3	13	205	205
ABP 12	Front	Interstate 495	Existing 2	10	8	42.5	42.5

SIDE: N/A
REAR: N/A

PROFFER CONDITION AMENDMENT FLOOR AREA RATIO TABULATION

NOTE: THESE TABULATIONS ARE PRESENTED HEREIN TO DELETE LAND BAY A-2 (CAPITAL ONE) AND OSHR VACATION FROM THE OVERALL WESTGATE PROPERTY SITE AREA. THE TABULATIONS PRESENTED HEREIN ARE TAKEN FROM SHEET 8 OF 9 TITLED 'COMPUTATION, TABULATION, & DATA' FROM PCA-92-001-1 GENERALIZED DEVELOPMENT PLAN FOR THE PROPERTIES OF WESTGROUP PROPERTIES LLC PREPARED BY BOLMAN CONSULTING AND DATED JUNE 30TH 2010.

LAND BAY A - OLD SPRINGHOUSE ROAD AREA FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA ACRES	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY A-1 (Capital One) (Includes land to be vacated by VDOT)	26.6898	1,100,000	0.95
DELETED LAND BAY A-1 (Capital One) from RZ-92-P-001 WITH THIS PCA APPLICATION			
LAND BAY A-2 (Cleveland) (Includes land reserved for VDOT and WMATA - density credit pursuant to Section 2-308 ZO at time of dedication) Density credit for dedication of Scotts Crossing Road, ROW	11.3966	129,226	
	2.2205		
OSHR vacated pursuant to RZ 1998-PR-052	1.4433		
DELETED LAND BAY A-1 (Capital One) WITH THIS PCA APPLICATION			
TOTAL (1)	13.6171	129,226	0.22

LAND BAY B-1 - COLLSHIRE DRIVE AREA FLOOR AREA RATIO COMPUTATION DELETED FROM RZ-92-P-001 WITH APPLICATION PCA-92-P-001-X			
LAND BAY	SITE AREA ACRES	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY B-2 (McKeesport) (Includes 0.0776 acres to be dedicated to Colshire Drive 60-40-50C)	17.8739	372,203	
LAND BAY B-3 (Jermoloff & Fry)	11.3187	444,000	
LAND BAY B-4 (Westgate/8000)	6.0681	136,928	
LAND BAY B-5 (Tensar/Stein)	2.5450		
LAND BAY B-6 (Taylor) Density credit for land dedicated for public street purposes pursuant to Proffer 18.C.7	5.5961	10,000	
	0.0705		
*Includes 0.5085 acres Dartford Drive (Private)			
*Includes 0.3228 acres density credit for land dedicated for public street purposes.			
TOTAL	37.0755	1,168,894	0.21

LAND BAY C - OLD MEADOW ROAD AREA FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA ACRES	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY C-1 (Grant, Tak, Linton, Frank)	12.4408	190,000	
LAND BAY C-2 (Post, Buchanan, Tyler, Russell)	13.0772	181,215	
LAND BAY C-3 (Hanson)	2.1955	104,275	
TOTAL	31.0895	549,783	0.41

LAND BAY A, B, C, COMBINED			
LAND BAY	SITE AREA ACRES	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
SUBTOTAL FOR A,B,C	82.5522	1,843,895	
FAR BANK		48,256	
GRAND TOTAL (2)	110.6853	2,992,151	0.62
GRAND TOTAL (1)	82.5522	1,892,151	0.53

- (1) Does not include Land Bay A-1 (Capital One)
- (2) Includes Land Bay A-1 (Capital One)

William H. Gordon Associates, Inc.
4501 Daly Drive
Charlottesville, VA 22911
PHONE 703-263-1900
FAX 703-263-0766
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
10-28-10
PROFESSIONAL ENGINEER

REVISIONS
10-29-10 City Comments

NOTES AND TABULATIONS
CAPITAL ONE MASTERPLAN
PCA-92-P-001-X / RZ/CDP 2010-PR-0XX
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	AUGUST 4, 2010
DRAWN	OS/WP
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-NT.dwg
SHEET #	2 of 24

LEGEND

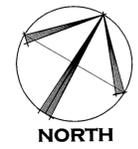
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EDGE PAVEMENT
- CENTERLINE
- FENCE LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC LINE
- GUARDRAIL OR TRAFFIC BARRICADE
- WATER MAIN
- RETAINING WALL
- SIDEWALK
- HEADER CURB
- CURB & GUTTER
- SANITARY SEWER
- STORM SEWER
- DITCH, SWALE OR SMALL STREAM
- LARGE STREAM
- CONCRETE DITCH
- TREES
- TREE LINE
- CONTOUR LINE
- SPOT ELEVATION

CURVE TABLE:

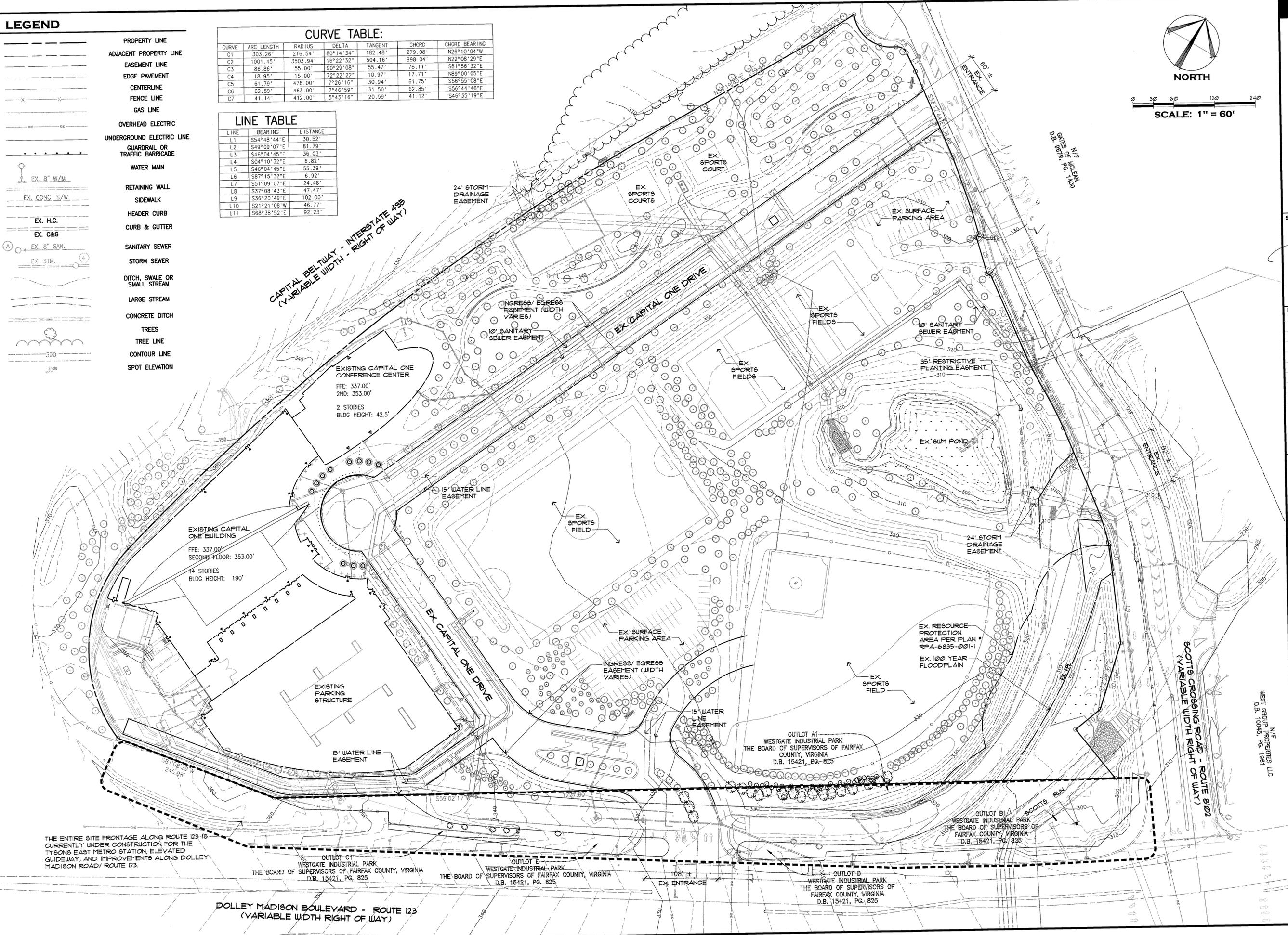
CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	303.26'	216.54'	80°14'34"	182.48'	279.08'	N26°10'04"W
C2	1001.45'	3503.94'	16°22'32"	504.16'	998.04'	N22°08'29"E
C3	86.86'	55.00'	90°29'08"	55.47'	78.11'	S81°56'32"E
C4	18.95'	15.00'	72°22'22"	10.97'	17.71'	N89°00'05"E
C5	61.79'	476.00'	7°26'16"	30.94'	61.75'	S56°55'08"E
C6	62.89'	463.00'	7°46'59"	31.50'	62.85'	S56°44'46"E
C7	41.14'	412.00'	5°43'16"	20.59'	41.12'	S46°35'19"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S54°48'44"E	30.52'
L2	S49°09'07"E	81.79'
L3	S46°04'45"E	36.03'
L4	S04°10'32"E	6.82'
L5	S46°04'45"E	55.39'
L6	S87°15'32"E	6.92'
L7	S51°09'07"E	24.48'
L8	S37°08'43"E	47.47'
L9	S36°20'49"E	102.00'
L10	S21°21'08"W	46.77'
L11	S68°38'52"E	92.23'



SCALE: 1" = 60'



THE ENTIRE SITE FRONTAGE ALONG ROUTE 123 IS CURRENTLY UNDER CONSTRUCTION FOR THE TYSONS EAST METRO STATION, ELEVATED GUIDEWAY, AND IMPROVEMENTS ALONG DOLLEY MADISON ROAD/ ROUTE 123.

OUTLOT C1: WESTGATE INDUSTRIAL PARK THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA D.B. 15421, PG. 825

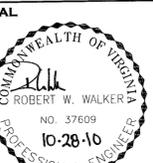
OUTLOT E: WESTGATE INDUSTRIAL PARK THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA D.B. 15421, PG. 825

OUTLOT D: WESTGATE INDUSTRIAL PARK THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA D.B. 15421, PG. 825

OUTLOT B1: WESTGATE INDUSTRIAL PARK THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA D.B. 15421, PG. 825

DOLLEY MADISON BOULEVARD - ROUTE 123 (VARIABLE WIDTH RIGHT OF WAY)

William H. Gordon Associates, Inc.
 4501 Dolly Drive
 Chantilly, VA 20151
 PHONE 703-263-1900
 FAX 703-263-0766
 ENGINEERS - PLANNERS - LANDSCAPE ARCHITECTS



REVISIONS
 10-29-10 City Comments

EXISTING CONDITIONS PLAN
CAPITAL ONE MASTERPLAN
 PCA-92-P-001-X / RZ/CDP 2010-PROXX
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=60'
 DATE AUGUST 4, 2010
 DRAWN OS/WP
 CHECKED OS/RW
 JOB # 1798-1101
 CAD FILE 0308-EC.dwg
 SHEET # 4 of 24

LEGEND

- GROUND LEVEL RETAIL USES
- LOADING ACCESS
- STRUCTURED PARKING ACCESS
- POSSIBLE SIGN LOCATION
- SEATING AREA
- LIMITS OF UNDERGROUND PARKING AND BUILDING ENVELOPE (SEE NOTE 6, THIS SHEET)

CURVE TABLE:

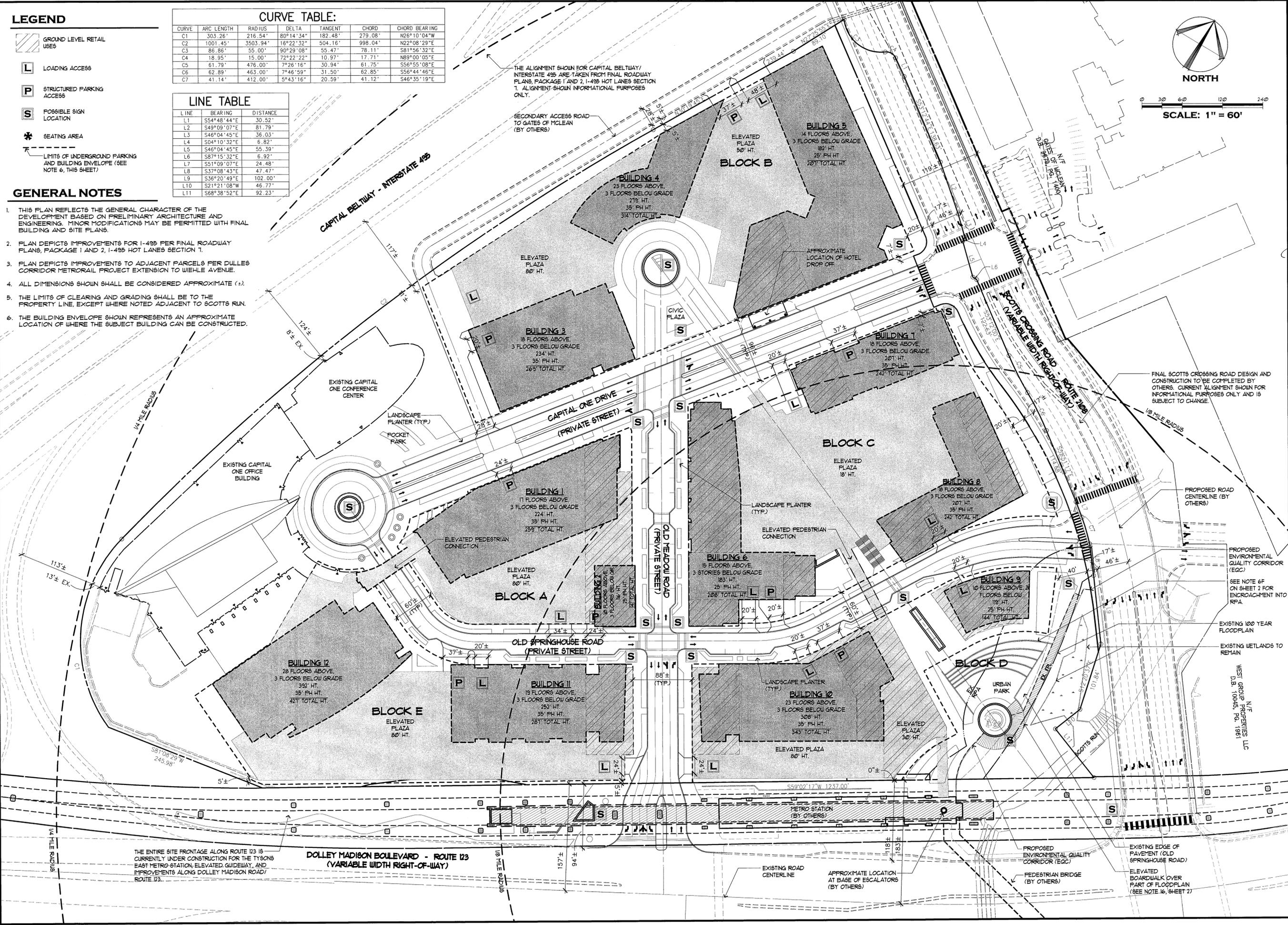
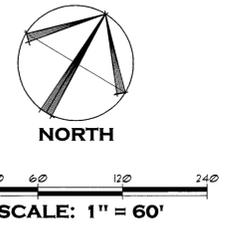
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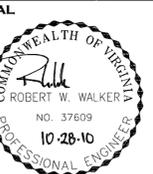
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GENERAL NOTES

- THIS PLAN REFLECTS THE GENERAL CHARACTER OF THE DEVELOPMENT BASED ON PRELIMINARY ARCHITECTURE AND ENGINEERING. MINOR MODIFICATIONS MAY BE PERMITTED WITH FINAL BUILDING AND SITE PLANS.
- PLAN DEPICTS IMPROVEMENTS FOR I-495 PER FINAL ROADWAY PLANS, PACKAGE 1 AND 2, I-495 HOT LANES SECTION 7.
- PLAN DEPICTS IMPROVEMENTS TO ADJACENT PARCELS PER DULLES CORRIDOR METRO RAIL PROJECT EXTENSION TO WHEELER AVENUE.
- ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
- THE LIMITS OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE, EXCEPT WHERE NOTED ADJACENT TO SCOTTS RUN.
- THE BUILDING ENVELOPE SHOWN REPRESENTS AN APPROXIMATE LOCATION OF WHERE THE SUBJECT BUILDING CAN BE CONSTRUCTED.



William H. Gordon Associates, Inc.
 4501 Doly Drive
 Chantilly, VA 20151
 PHONE 703-263-1900
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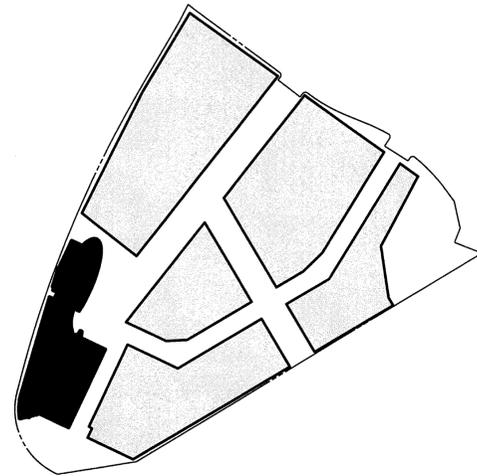
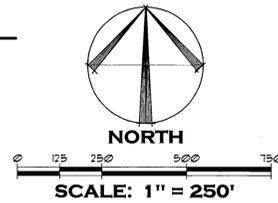
REVISIONS
 10-29-10 City Comments

CONCEPTUAL DEVELOPMENT PLAN
CAPITAL ONE MASTERPLAN
 PCA-92-P-001-X / RZ/CDP 2010-PR-0XX
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	AUGUST 4, 2010
DRAWN	OS/WP
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-CDP.dwg
SHEET #	5 of 24

LEGEND

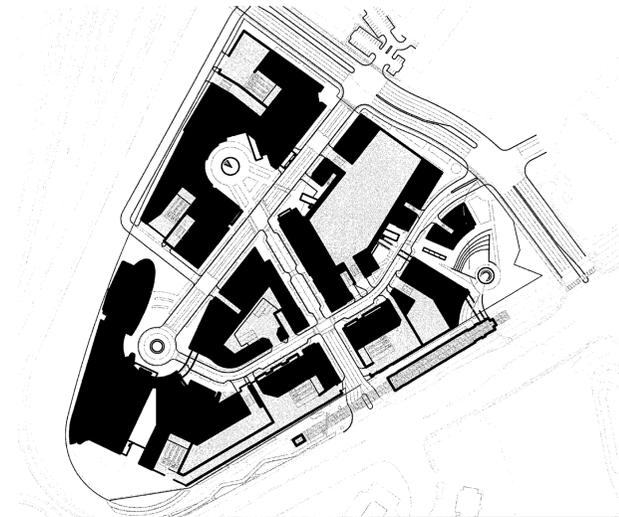
PARKING OR LOADING FLOOR AREA
 BUILDING FLOOR AREA



FLOORS P1-P3: BELOW GRADE PARKING
616,161 SF (1,369 SPACES) PER FLOOR

PARKING PROVIDED

LEVEL P1	1,369 SPACES
LEVEL P2	1,369 SPACES
LEVEL P3	1,369 SPACES
GROUND FLOOR	233 SPACES
FLOOR 2	569 SPACES
FLOOR 3	592 SPACES
FLOOR 4	651 SPACES
FLOOR 5	539 SPACES
FLOOR 6	539 SPACES
FLOOR 7	539 SPACES
TOTAL PARKING	7,169 SPACES



GROUND FLOOR: PARKING & LOADING
104,758 SF (233 SPACES)

PARKING AND LOADING TABULATIONS

	Office <1/8 mile	Office 1/4-1/8 mile	Resid. (<1/8 mile)	Retail <1/8 mile	Retail 1/4-1/8 mile	Civic (1/4-1/8 mile)	Hotel (1/4-1/8 mile)	TOTALS	
Block A									
Building 1	1,684 SF	335,106 SF						379,790 SF	
Building 2			65,700 SF	21,050 SF				86,750 SF	
Parking Spaces	3	611	106	161			196	1,077	
Loading Spaces		3	2					5	
Block B									
Building 3		310,720 SF						310,720 SF	
Building 4					6,820 SF			6,820 SF	
Building 5		441,390 SF						441,390 SF	
Parking Spaces		1,506			11		193	2,324	
Loading Spaces		6					1	9	
Block C									
Building 6			438,910 SF	25,630 SF				464,540 SF	
Building 7			319,770 SF	4,050 SF				323,820 SF	
Building 8			327,110 SF	3,980 SF				331,090 SF	
Parking Spaces			1,159	1				1,159	
Loading Spaces			3					4	
Block D									
Building 9			78,330 SF	3,230 SF				81,560 SF	
Building 10	506,100 SF			19,120 SF				525,220 SF	
Parking Spaces	812		193	153				1,158	
Loading Spaces	4		1					5	
Block E									
Building 11	232,119 SF	132,561 SF		6,650 SF				371,330 SF	
Building 12		748,900 SF						748,900 SF	
Existing Bldg.		479,500 SF					24,500 SF	504,000 SF	
Parking Spaces	373	1,678						2,051	
Loading Spaces	5	8						13	
TOTALS	FAR SF	739,903 SF	2,448,177 SF	1,229,820 SF	83,710 SF	6,820 SF	79,340 SF	349,950 SF	4,937,720 SF
Parking Spaces	1,188	3,795	1,458	314	11		389	614	7,769
Loading Spaces	9	17	6	1	0		1	2	36
Parking Ratio	1.6:1000	1.55:1000	1.19/unit	1:200 for 1 st 1000 + 6:1000 for remainder;	1:200 for 1 st 1000 + 6:1000 for remainder;		4.86:1000	1.0:room	

PERMITTED PARKING RATES

Parking Maximums per PTC Zoning/Comprehensive Plan

Residential	1,968	1.6 / unit (using maximum number of proposed units at avg. size)
Office <1/8 mile	1,185	1.6 / 1000
Office >1/8 mile	4,898	2.0 / 1000
Retail	325	1/200 for first 1000 + 6/1000 for remaining GSF (first 5000 SF exempt) / bldg
Hotel	614	1.0 / room
Civic	560	Library rate used (7.0/ 1000); rates vary between actual civic use
TOTAL	9,550	

Parking Minimums per PTC Zoning/Comprehensive Plan

Residential	1,230	1.0 / unit (using maximum number of proposed units)
Office <1/8 mile	0	none
Office >1/8 mile	0	none
Retail	0	none
Hotel	0	none
Civic	0	none
TOTAL	1,230	

PARKING RATES PROVIDED

Parking Spaces provided

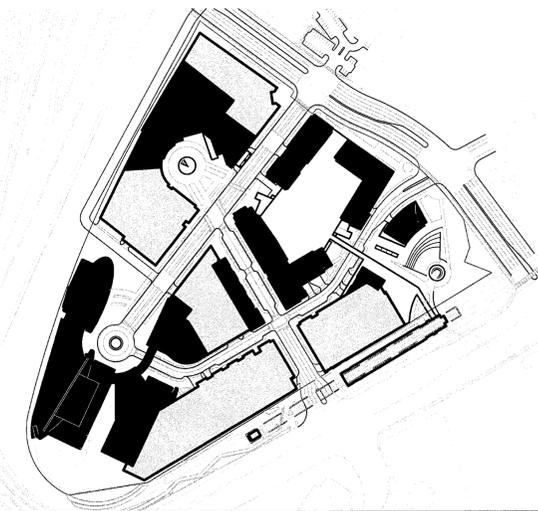
Residential	1,458	1.19 / unit (using maximum number of proposed units)
Office <1/8 mile	1,188	1.6 / 1000
Office >1/8 mile	3,795	1.55 / 1000
Retail	325	1/200 for first 1000 + 6/1000 for remaining GSF (first 5000 SF exempt) / bldg
Hotel	614	1.0 / room
Civic	389	4.86 / 1000
TOTAL	7,769	

PARKING NARRATIVE

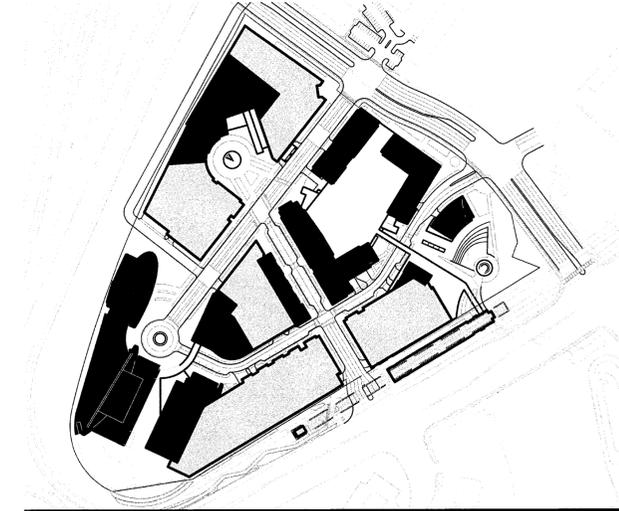
THE PARKING GARAGES AND LOADING AREAS ARE ACCESSIBLE AT THE GROUND LEVEL WITH INTERIOR RAMPS CONNECTING TO THE LOWER AND UPPER FLOORS. GENERALLY, MOST GARAGES CONSIST OF 1 FLOOR OF ABOVE GROUND PARKING AND THREE FLOORS BELOW GROUND. IN MOST CASES, THE PARKING IS SURROUNDED WITH RETAIL, RESIDENTIAL, AND OFFICE USES AND CONCEALED FROM VIEW AT THE GROUND FLOOR. PARKING FLOORS 2 THROUGH 7 ARE CLAD WITH SOME VEGETATIVE SCREENS OR SINGLE LOADED RESIDENTIAL/ CIVIC SPACE. NONE OF THE GARAGES ARE EXPOSED TO THE SKY AND AREAS NOT COVERED BY BUILDINGS ABOVE ARE COVERED WITH PLAZAS OR GREEN ROOFS. THE EXISTING CAPITAL ONE PARKING GARAGE WILL REMAIN ON SITE UNTIL FUTURE PHASES DEVELOP AND PARKING IS CURRENTLY EXPOSED TO THE SKY. SEE PHASING PLANS SHEETS FOR EXISTING PARKING GARAGE LOCATION.

NOTES:

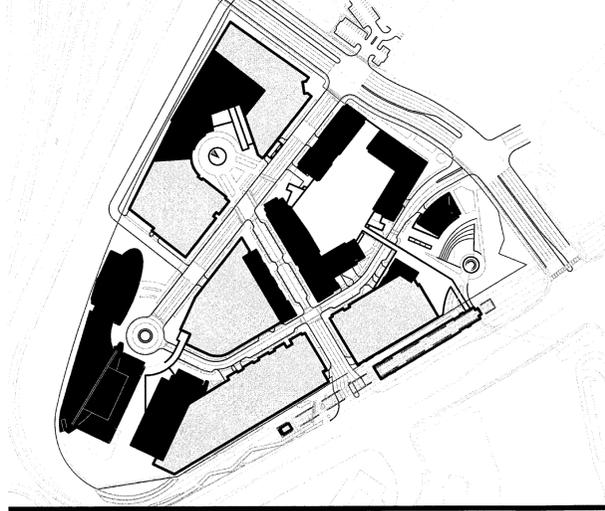
1. PARKING RATES BASED ON THE COMPREHENSIVE PLAN FOR THE TYSONS CORNER URBAN CENTER, ARTICLE 6-503, AND ARTICLE 11 OF FAIRFAX COUNTY ZONING ORDINANCE.
2. TO CALCULATE MAXIMUM RESIDENTIAL PARKING REQUIREMENTS AN AVERAGE DWELLING UNIT SIZE OF 1,000 GSF WAS USED AND BASED ON A 2-BEDROOM UNIT PARKING RATE. AT TIME OF SITE PLAN, THE APPLICANT RESERVES THE RIGHT TO MIX THE NUMBER OF BEDS TO ACCOMMODATE CURRENT MARKET DEMANDS.
3. NO SHARED PARKING REDUCTION IS PROPOSED WITH THESE CALCULATIONS AS DEFINED WITHIN THE ARTICLE 6-503 OF THE FAIRFAX COUNTY ZONING ORDINANCE (PTC URBAN DISTRICT).
4. THE INDIVIDUAL PHASES WILL MEET THE MINIMUM PARKING REQUIREMENTS BY LAND USE.
5. THE PARKING RATES PROVIDED ARE LESS THAN THE MAXIMUM PERMITTED PARKING RATES BY LAND USE AT FULL BUILDOUT. HOWEVER, INDIVIDUAL PHASES MAY EXCEED THE MAXIMUM PERMITTED PARKING RATES.



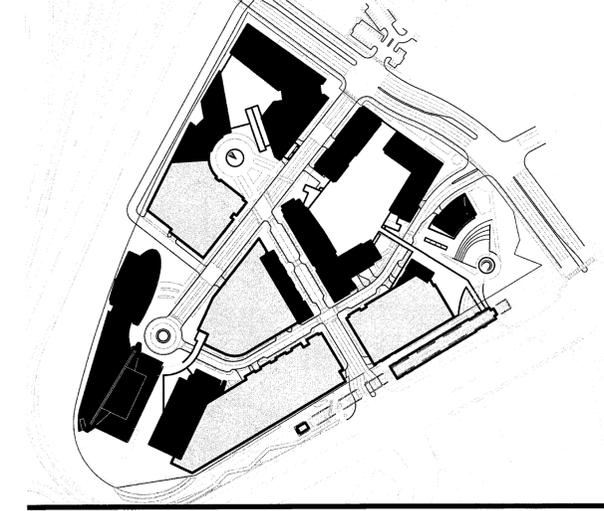
FLOOR 2: ABOVE GRADE PARKING
256,824 SF (569 SPACES)



FLOOR 3: ABOVE GRADE PARKING
267,565 SF (592 SPACES)



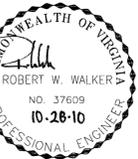
FLOOR 4: ABOVE GRADE PARKING
292,748 SF (651 SPACES)



FLOORS 5 - 7: ABOVE GRADE PARKING
242,714 SF (539 SPACES) PER FLOOR

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4501 Dolly Drive
Chantilly, VA 20151
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SEAL



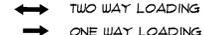
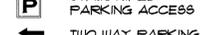
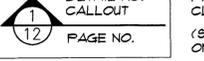
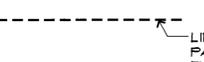
REVISIONS
10-29-10 City Comments

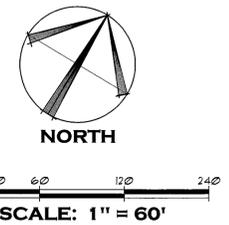
PARKING PLAN

CAPITAL ONE MASTERPLAN
PCA-92-P-001-X / RZ/CDP 2010-PR-0XX
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=250'
DATE AUGUST 4, 2010
DRAWN OS/WP
CHECKED OS/RW
JOB # 1798-1101
CAD FILE 1101-PKG.dwg
SHEET # 6 of 24

LEGEND

-  VEHICULAR STREET CIRCULATION
-  LOADING ACCESS
-  TWO WAY LOADING ACCESS
-  ONE WAY LOADING ACCESS
-  STRUCTURED PARKING ACCESS
-  TWO WAY PARKING ACCESS
-  LOADING SPACES (TYPICAL)
-  STRUCTURED PARKING ACCESS (TYPICAL)
-  DETAIL NO. CALLOUT
PAGE NO.
-  PRIVATE STREET CLASSIFICATION
(SEE DETAILS ON SHEETS 12-13)
-  LIMITS OF UNDERGROUND PARKING AND BUILDING ENVELOPE
-  PROPOSED SIGNALIZED INTERSECTION
-  EXISTING SIGNALIZED INTERSECTION

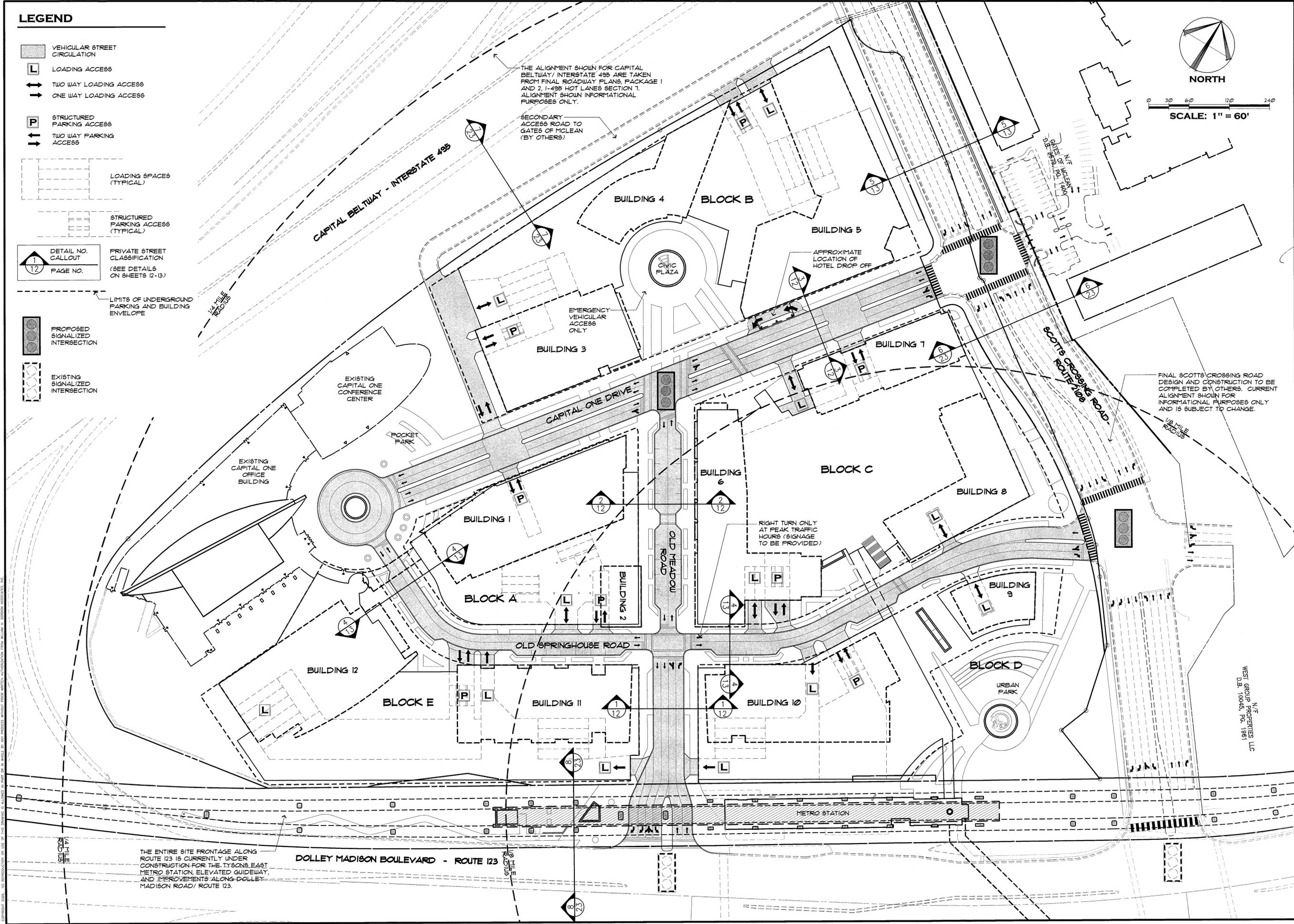


THE ALIGNMENT SHOWN FOR CAPITAL BELTWAY INTERSTATE 495 ARE TAKEN FROM FINAL ROADWAY PLANS, PACKAGE 1 AND 2, I-495 HOT LANES SECTION 1. ALIGNMENT SHOWN INFORMATIONAL PURPOSES ONLY.

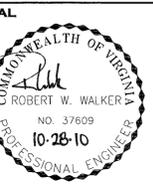
SECONDARY ACCESS ROAD TO GATES OF MCLEAN (BY OTHERS)

FINAL SCOTT'S CROSSING ROAD DESIGN AND CONSTRUCTION TO BE COMPLETED BY OTHERS. CURRENT ALIGNMENT SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.

THE ENTIRE SITE FRONTAGE ALONG ROUTE 123 IS CURRENTLY UNDER CONSTRUCTION FOR THE TYSONS EAST METRO STATION, ELEVATED GUIDEWAY AND IMPROVEMENTS ALONG DOLLEY MADISON ROAD/ ROUTE 123.



William H. Gordon Associates, Inc.
 4501 Dolly Drive
 Chantilly, VA 20151
 PHONE 703-263-1900
 FAX 703-263-0766
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REVISIONS
 10-29-10 City Comments

VEHICULAR CIRCULATION
CAPITAL ONE MASTERPLAN
 PCA-92-P-001-X / RZ/CDP 2010-PROXX
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	AUGUST 4, 2010
DRAWN	OS/WP
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-PKG.dwg
SHEET #	7 of 24

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LEGEND

- EX. STREET-LEVEL SHADE TREE - TRANSPLANT
- FR. STREET-LEVEL SHADE TREE
- FR. STREET-LEVEL ORNAMENTAL TREE
- FR. ROOF SHADE TREE
- FR. ROOF ORNAMENTAL TREE
- FR. ROOF EVERGREEN TREE

PLANTING LIST

- STREET/ SHADE TREES**
- ACER RUBRUM
 - GINKGO BILOBA (MALE ONLY)
 - GLEDITSIA TRIACANTHOS INERMIS
 - NYSSA SYLVATICA
 - OXYDENDRUM ARBOREUM
 - PLATANUS ACERIFOLIA
 - QUERCUS PHELLOS
 - QUERCUS RUBRA
 - QUERCUS PALUSTRIS
 - TILIA AMERICANA
 - ULMUS PARVIFOLIA
 - ZELKOVA SERRATA
- ORNAMENTAL TREES**
- AMELANCHIER ARBOREA
 - BETULA NIGRA
 - CARPINUS CAROLINIANA
 - CERCIS CANADENSIS
 - CORNUS KOUSA
 - FRAXINUS SP.
- EVERGREEN TREES**
- ILEX X NELLIE STEVENS
 - JUNIPERUS VIRGINIANA
 - ILEX OPACA
 - PICEA ABIES
- RED MAPLE**
- GINKGO
 - THORNLESS HONEYLOCUST
 - BLACK GUM
 - SOURWOOD
 - LONDON PLANETREE
 - WILLOW OAK
 - NORTHERN RED OAK
 - PIN OAK
 - LINDEN
 - CHINESE ELM
 - ZELKOVA
- SERVICEBERRY**
- RIVER BIRCH
 - AMERICAN HORNBEAM
 - EASTERN REDBUD
 - DOGWOOD
 - CHERRY
- NELLIE STEVENS HOLLY**
- EASTERN REDCEDAR
 - AMERICAN HOLLY
 - NORWAY SPRUCE
- * PROPOSED PLANT LIST MAY BE CHANGED BASED ON AVAILABILITY AT TIME OF SITE PLAN

TREE COVER CALCULATION

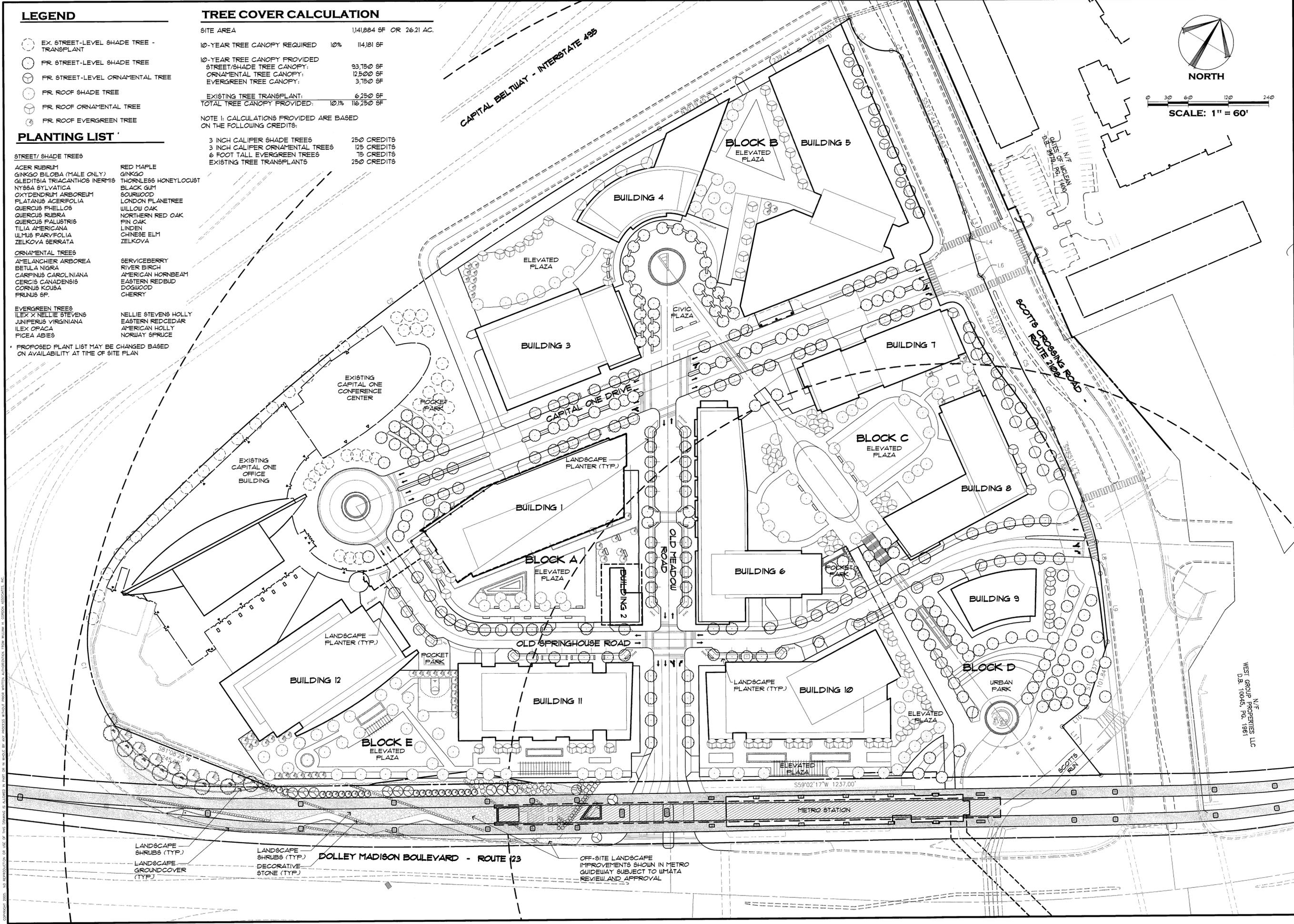
SITE AREA		1,141,884 SF OR 26.21 AC.
10-YEAR TREE CANOPY REQUIRED	10%	114,188 SF
10-YEAR TREE CANOPY PROVIDED		93,750 SF
STREET/SHADE TREE CANOPY:		12,500 SF
ORNAMENTAL TREE CANOPY:		3,750 SF
EVERGREEN TREE CANOPY:		3,750 SF
EXISTING TREE TRANSPLANT:		6,250 SF
TOTAL TREE CANOPY PROVIDED:	10.1%	116,250 SF

NOTE 1: CALCULATIONS PROVIDED ARE BASED ON THE FOLLOWING CREDITS:

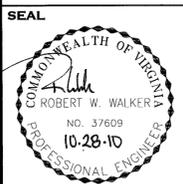
3 INCH CALIFER SHADE TREES	250 CREDITS
3 INCH CALIFER ORNAMENTAL TREES	125 CREDITS
6 FOOT TALL EVERGREEN TREES	75 CREDITS
EXISTING TREE TRANSPLANTS	250 CREDITS



SCALE: 1" = 60'



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REVISIONS
 10-29-10 City Comments

CAPITAL ONE MASTERPLAN
 PCA-92-P-001-X / RZ/CDP 2010-PR-0XX
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=60'
 DATE AUGUST 4, 2010
 DRAWN OS/WP
 CHECKED OS/RW
 JOB # 1798-1101
 CAD FILE 1101-GOL.dwg
 SHEET # 8 of 24

LEGEND

-  STREET LEVEL OPEN SPACE
-  PUBLIC ELEVATED OPEN SPACE
-  PRIVATE ELEVATED OPEN SPACE

OPEN SPACE CALCULATIONS

SITE AREA 1,141,884 SF 26.21 AC.
 OPEN SPACE GOAL: 15.0% 171,283 SF 3.9 AC.

BLOCK	STREET LEVEL	ELEVATED		TOTAL
		PUBLIC	PRIVATE	
A	20,000 SF		20,000 SF	40,000 SF
B	60,000 SF		48,000 SF	108,000 SF
C	40,000 SF	50,000 SF		90,000 SF
D	55,000 SF	8,000 SF	12,000 SF	15,000 SF
E	50,000 SF		36,000 SF	86,000 SF
TOTALS	225,000 SF	58,000 SF	116,000 SF	399,000 SF

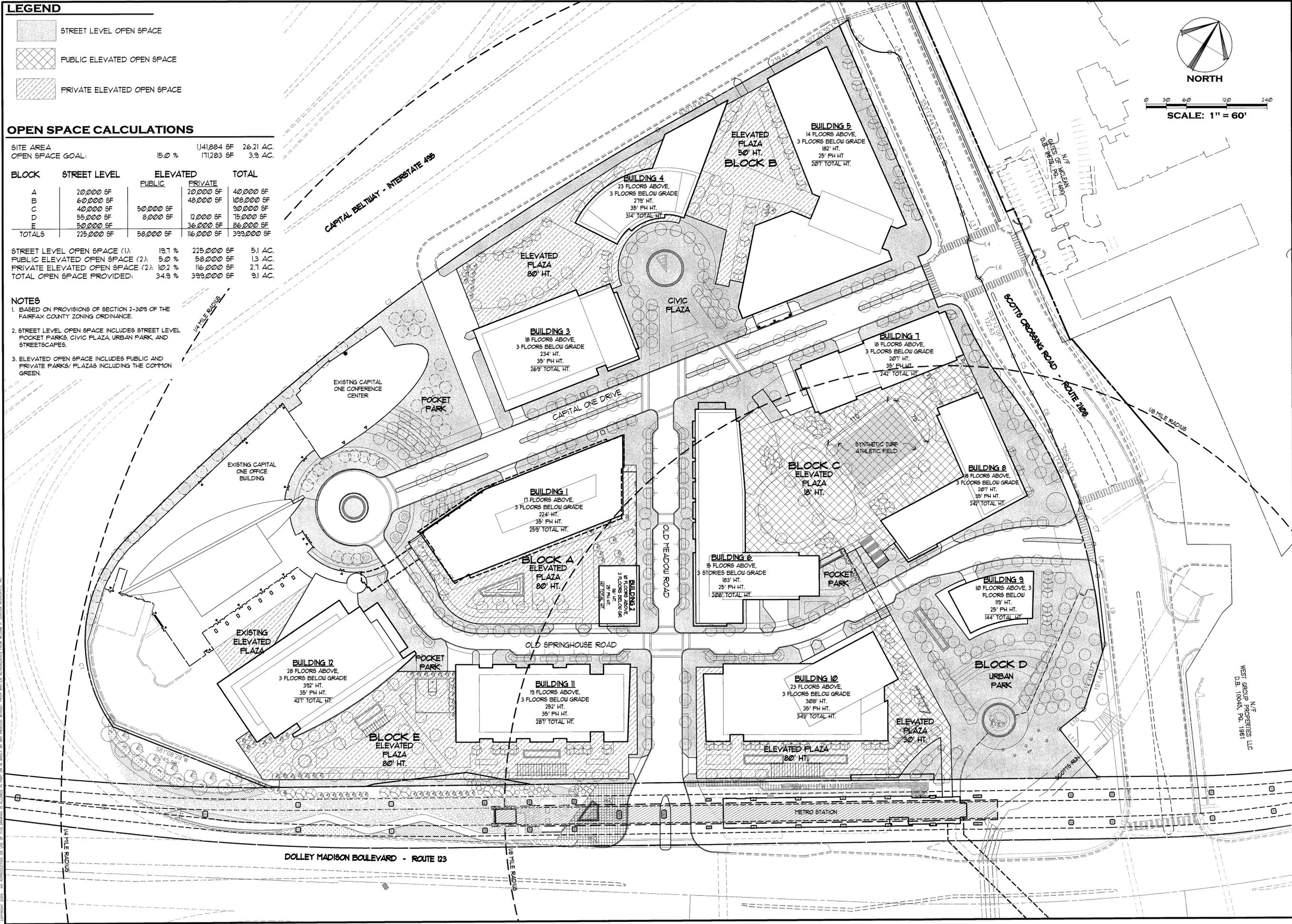
STREET LEVEL OPEN SPACE (1): 19.1% 225,000 SF 5.1 AC.
 PUBLIC ELEVATED OPEN SPACE (2): 5.0% 58,000 SF 1.3 AC.
 PRIVATE ELEVATED OPEN SPACE (2): 10.2% 116,000 SF 2.7 AC.
 TOTAL OPEN SPACE PROVIDED: 34.3% 399,000 SF 9.1 AC.

NOTES

- BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- STREET LEVEL OPEN SPACE INCLUDES STREET LEVEL POCKET PARKS, CIVIC PLAZA, URBAN PARK, AND STREETSCAPES.
- ELEVATED OPEN SPACE INCLUDES PUBLIC AND PRIVATE PARKS/ PLAZAS INCLUDING THE COMMON GREEN.



SCALE: 1" = 60'



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 4501 Doly Drive
 Chantilly, VA 20151
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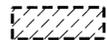
SEAL
 COMMONWEALTH OF VIRGINIA
 ROBERT W. WALKER
 NO. 37609
 PROFESSIONAL ENGINEER
 10-28-10

REVISIONS
 10-29-10 City Comments

OPEN SPACE PLAN
CAPITAL ONE MASTERPLAN
 PCA-92-P-001-X / RZ/CDP 2010-PR-0XX
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1" = 60'
 DATE AUGUST 4, 2010
 DRAWN OS/WP
 CHECKED OS/RW
 JOB # 1798-1101
 CAD FILE 1101-OS.dwg
 SHEET # 9 of 24

LEGEND

-  LAND AREA TO BE DEDICATED FOR FUTURE STREET IMPROVEMENTS
-  BUILDING FLOOR AREA WITH PROPOSED CIVIC USES, SEE TABULATIONS ON SHEET 2
-  LIMITS OF PUBLIC PARK/ PLAZA

PARK/ PLAZA AREAS

BLOCK	PARK	ACRES
A	POCKET PARK	0.05 AC.
B	CIVIC PLAZA	0.63 AC.
C	COMMON GREEN/ ACTIVE REC.	1.51 AC.
C	POCKET PARK	0.01 AC.
D	URBAN PARK	1.48 AC.
D	ELEVATED URBAN PARK	0.34 AC.
E	POCKET PARKS (2)	0.55 AC.
TOTAL PARK/ PLAZA AREA:		4.63 AC.

Park Requirements

Residential	1 Acre/ 330 DU	x	1,230 DU	3.73	Acre
Office	Acre/ 3,000,000 SF	x	2,708,580 SF	0.90	Acre
Total Park Area Requirement				4.63	Acre

Recreational Field Requirements

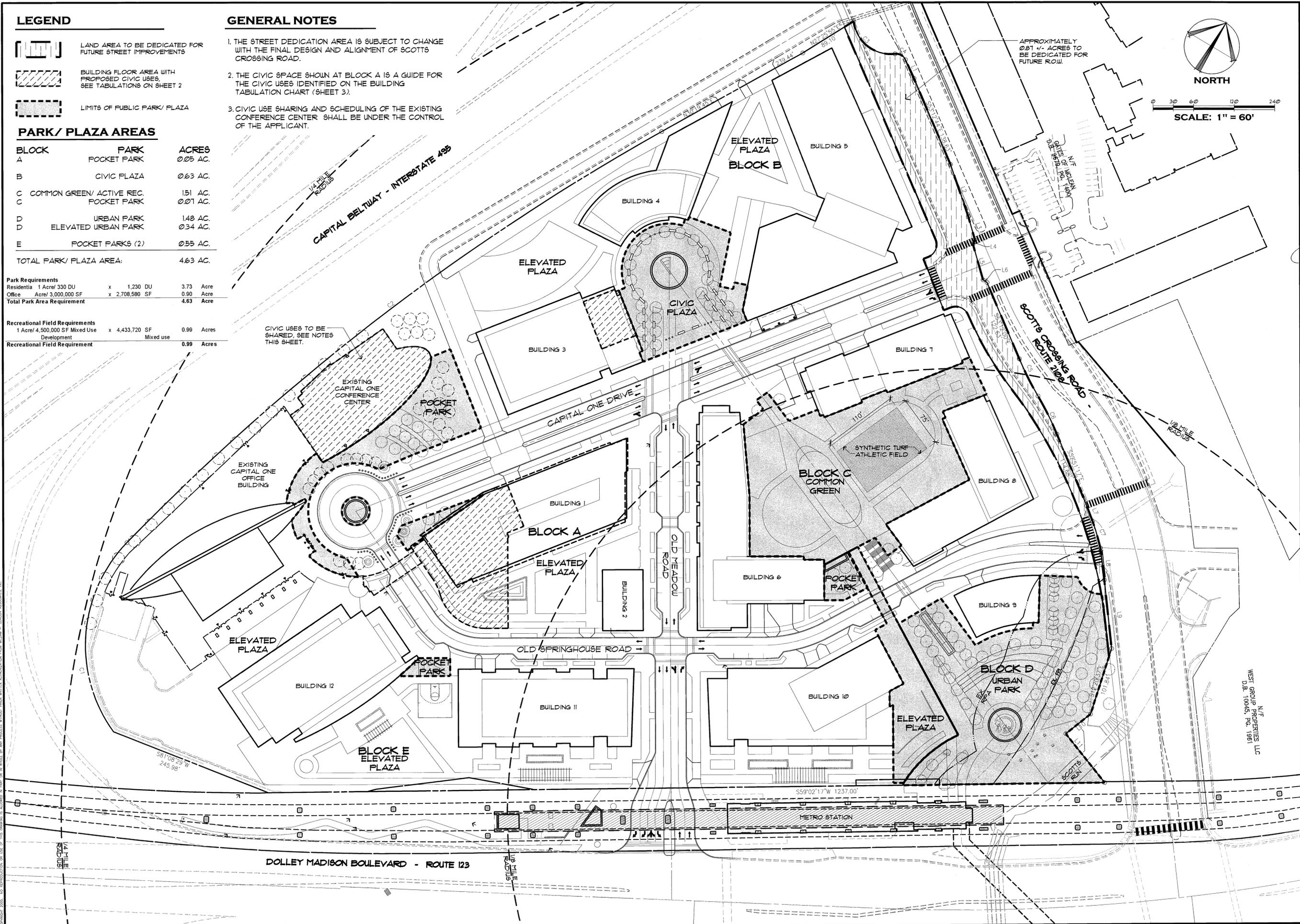
1 Acre/ 4,500,000 SF Mixed Use Development	x	4,433,720 SF	0.99	Acres	
Recreational Field Requirement				0.99	Acres

GENERAL NOTES

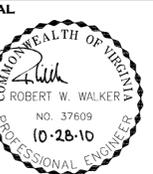
1. THE STREET DEDICATION AREA IS SUBJECT TO CHANGE WITH THE FINAL DESIGN AND ALIGNMENT OF SCOTT'S CROSSING ROAD.
2. THE CIVIC SPACE SHOWN AT BLOCK A IS A GUIDE FOR THE CIVIC USES IDENTIFIED ON THE BUILDING TABULATION CHART (SHEET 3).
3. CIVIC USE SHARING AND SCHEDULING OF THE EXISTING CONFERENCE CENTER SHALL BE UNDER THE CONTROL OF THE APPLICANT.



SCALE: 1" = 60'



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 Chantilly, VA 20151
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REVISIONS
 10-29-10 City Comments

PUBLIC FACILITIES PLAN

CAPITAL ONE MASTERPLAN
 PCA-92-P-001-X / RZ/CDP 2010-PR-0XX
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

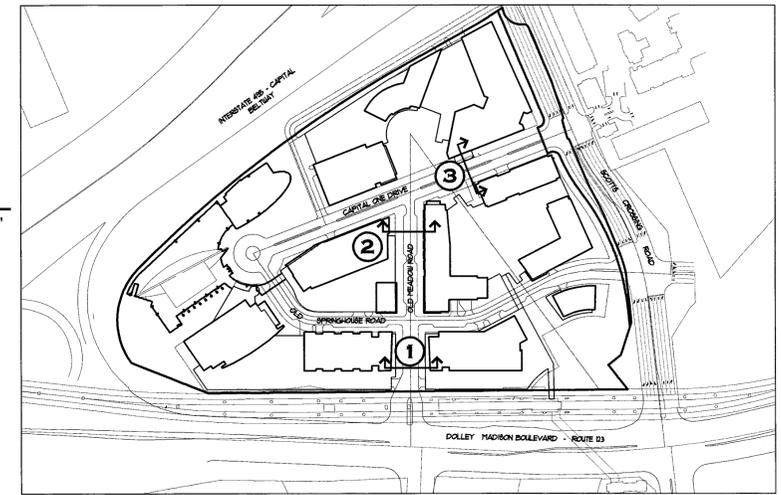
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CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-PF.dwg
SHEET #	10 of 24

NOTES:

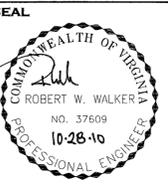
1. ALL STREETS PRESENTED ON THIS SHEET ARE PRIVATE STREETS TO BE MAINTAINED BY AN OWNERS ASSOCIATION. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 1 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).
2. SEE 'PRIVATE STREET CLASSIFICATION' IN LEGEND LOCATED ON SHEETS 1 AND 11 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS SHOWN BELOW.
3. THE BUILD TO LINES ARE PROVIDED AS A TYPICAL CONDITION FOR THE STREET ENCLOSURE AND PROPOSED BUILDINGS AND BUILDING ELEMENTS SHALL BE ALLOWED TO EXCEED THE BUILD TO LINE TO PROVIDE ARCHITECTURAL FEATURES AND STREETSCAPE DIVERSITY.



KEY PLAN
SCALE: 1" = 250'



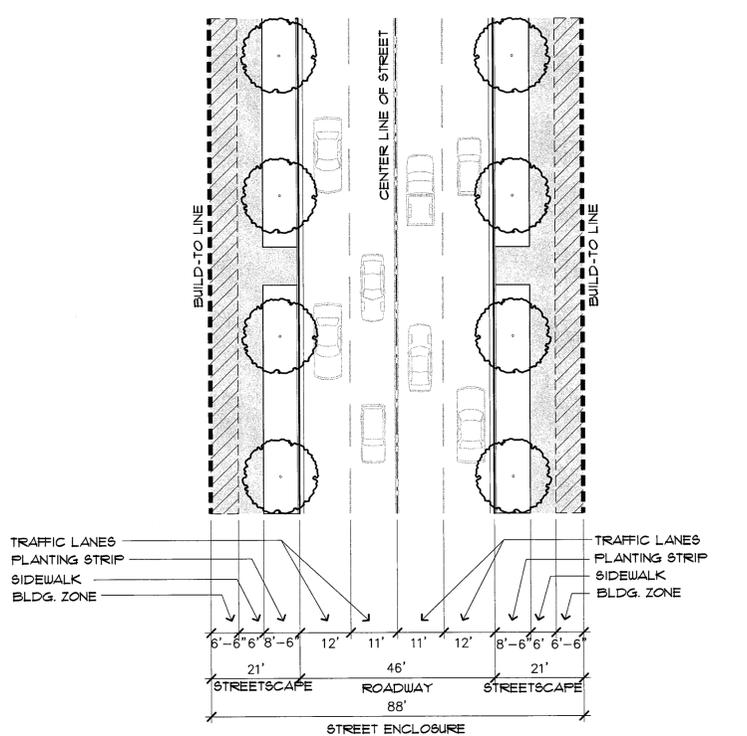
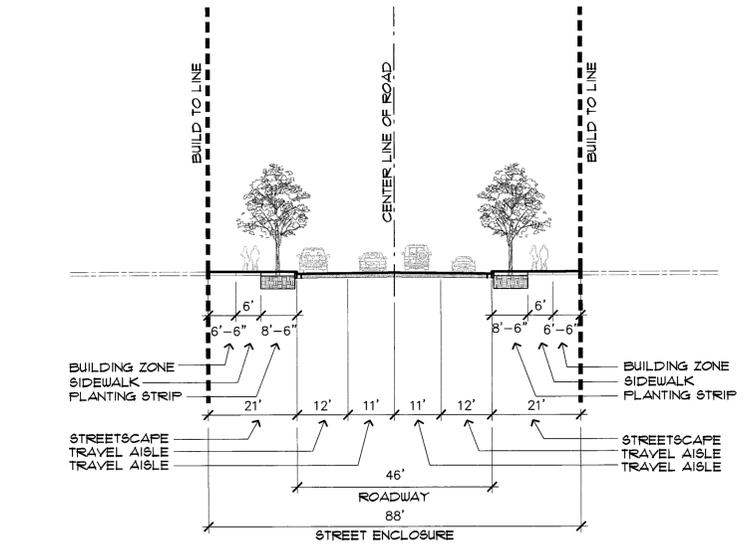
William H. Gordon Associates, Inc.
4501 Doby Drive
Charlottesville, VA 20151
PHONE 703-263-1900
FAX 703-263-0766
WHA
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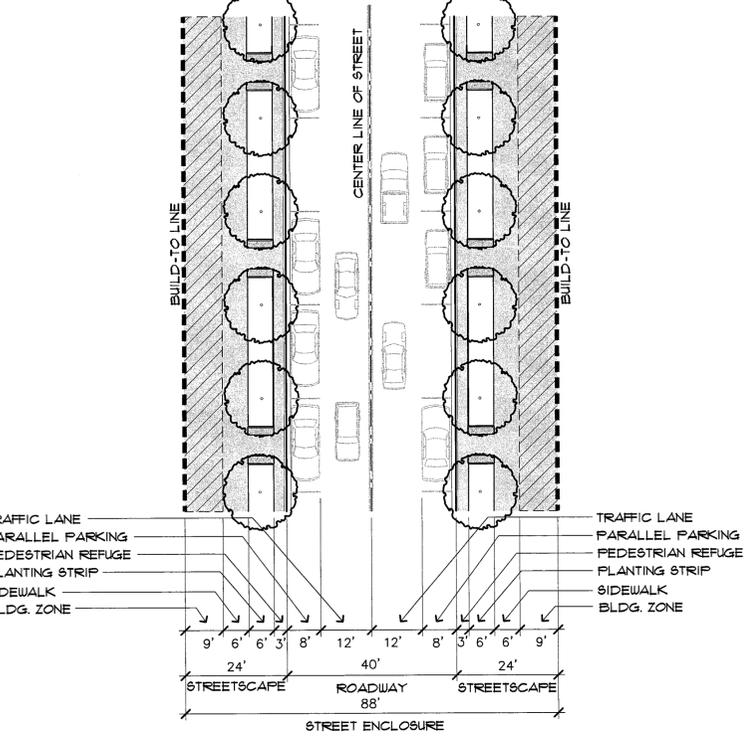
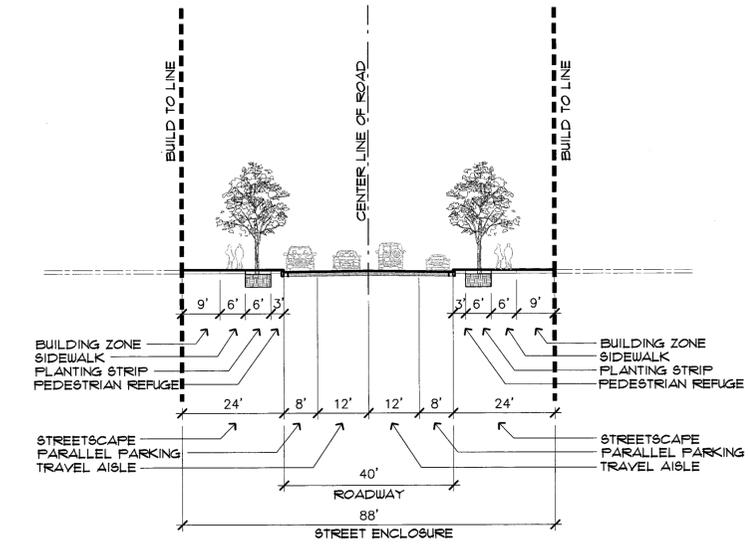
REVISIONS
10-29-10 City Comments

STREET SECTIONS
CAPITAL ONE MASTERPLAN
PCA-92-P-001-X / RZ/CDP 2010-PR-0XX
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

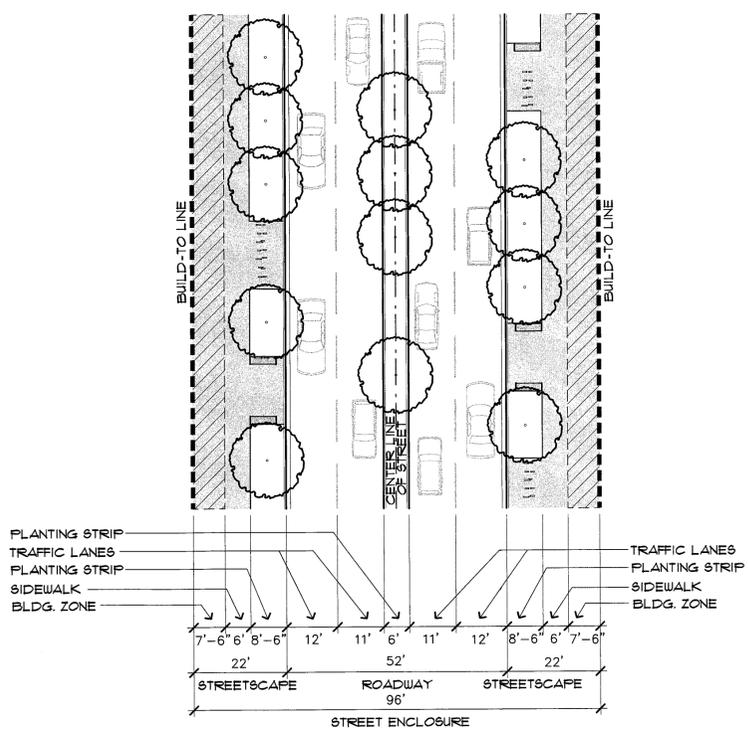
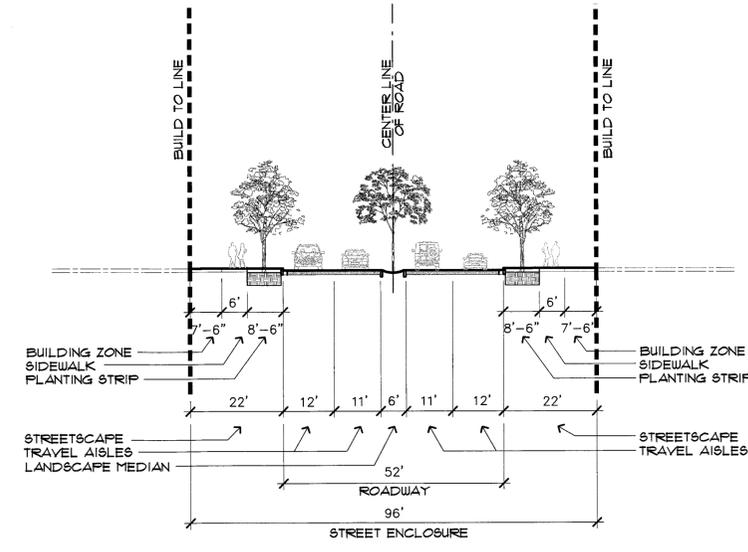
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DATE AUGUST 4, 2010
DRAWN OS/WP
CHECKED OS/RW
JOB # 1798-1101
CAD FILE 1101-SECT.dwg
SHEET # 12 of 24



1 OLD MEADOW ROAD - FOUR LANE (NO PARKING)
SCALE: 1" = 20'



2 OLD MEADOW ROAD - TWO LANE (WITH PARKING)
SCALE: 1" = 20'



3 CAPITAL ONE DRIVE - FOUR LANE (NO PARKING)
SCALE: 1" = 20'

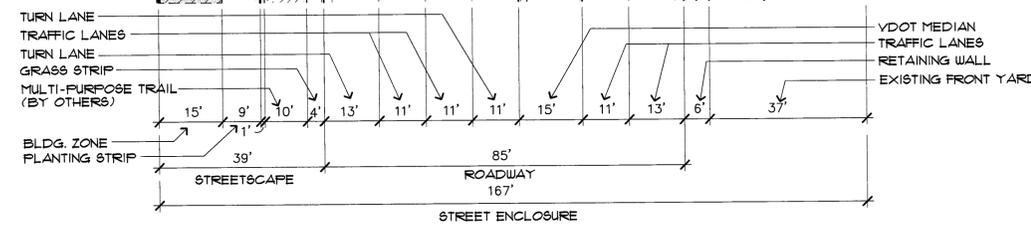
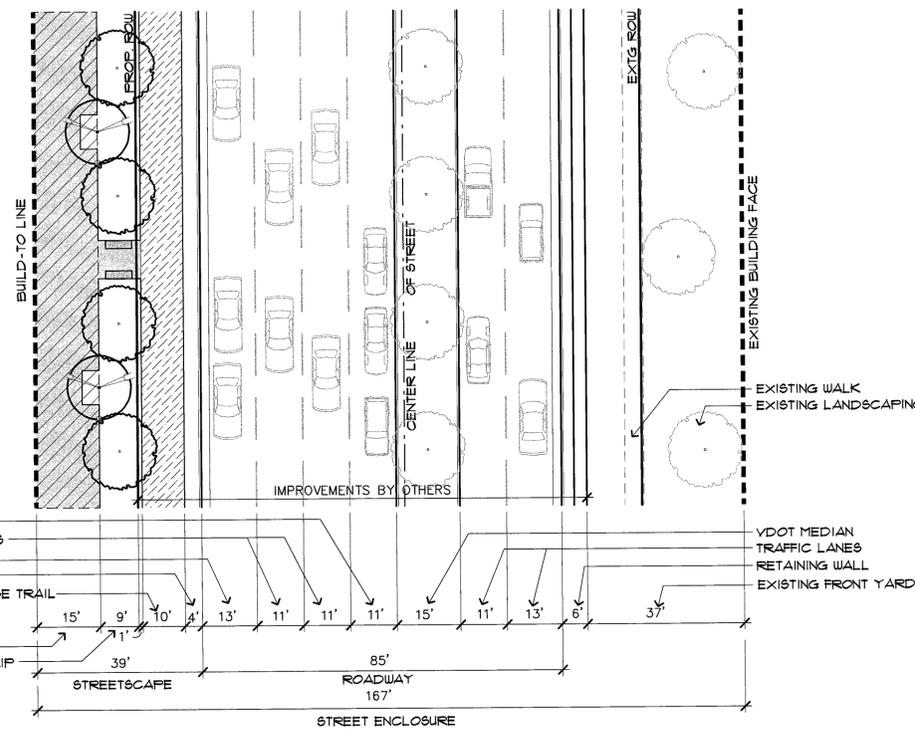
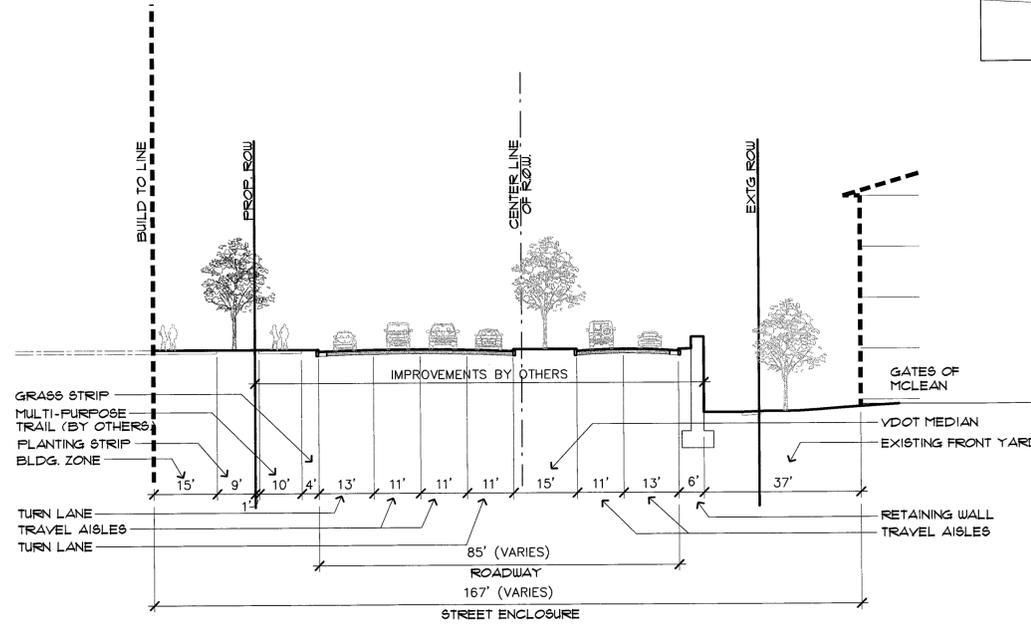
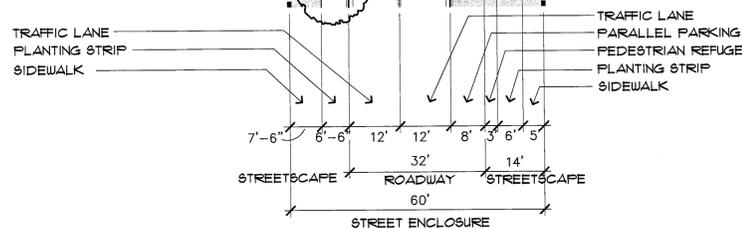
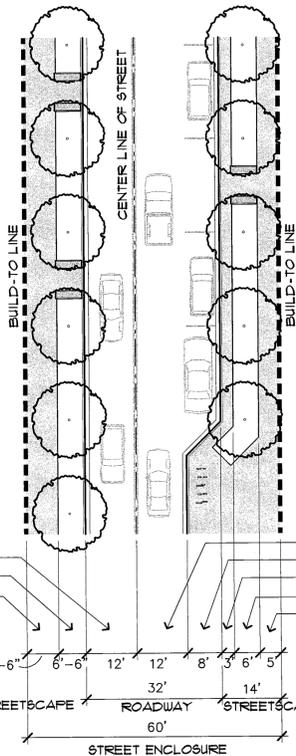
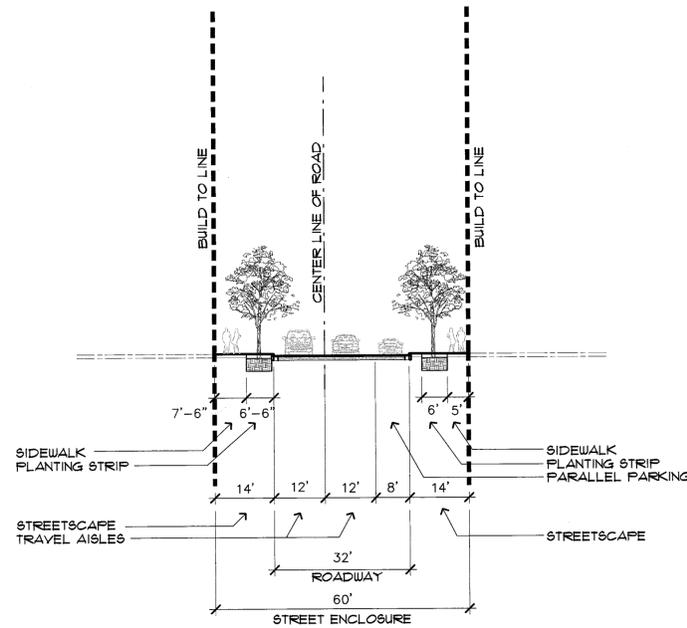
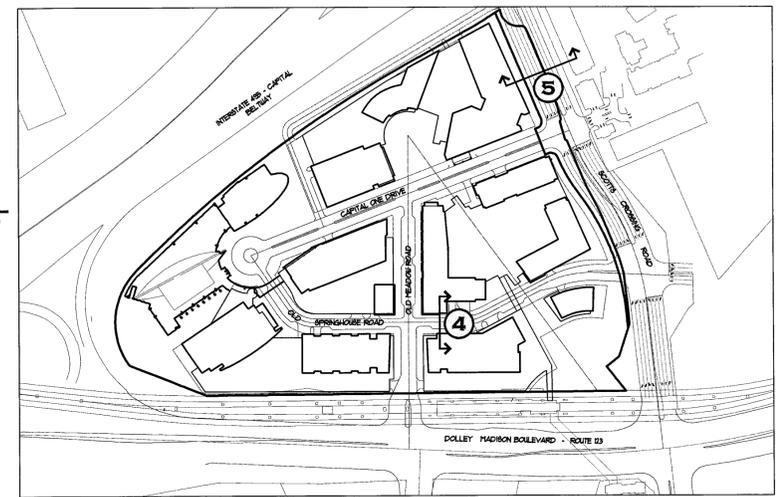
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NOTES:

1. OLD SPRINGHOUSE ROAD AS PRESENTED ON THIS SHEET IS A PRIVATE STREET TO BE MAINTAINED BY AN OWNERS ASSOCIATION. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 1 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).
2. SEE 'PRIVATE STREET CLASSIFICATION' IN LEGEND LOCATED ON SHEETS 1 AND 11 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS SHOWN BELOW.
3. THE BUILD TO LINES ARE PROVIDED AS A TYPICAL CONDITION FOR THE STREET ENCLOSURE AND PROPOSED BUILDINGS AND BUILDING ELEMENTS SHALL BE ALLOWED TO EXCEED THE BUILD TO LINE TO PROVIDE ARCHITECTURAL FEATURES AND STREETScape DIVERSITY.



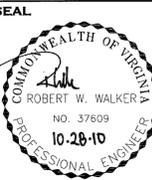
KEY PLAN
SCALE: 1" = 250'



4 OLD SPRINGHOUSE ROAD - TWO LANE (WITH PARKING)
SCALE: 1" = 20'

5 SCOTTS CROSSING ROAD - FOUR LANE (NO PARKING)
SCALE: 1" = 20'

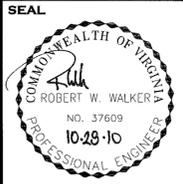
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STREET SECTIONS
CAPITAL ONE MASTERPLAN
PCA-92-P-001-X / RZ/CDP 2010-PR-OXX
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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CAD FILE	1101-SECT.dwg
SHEET #	13 of 24

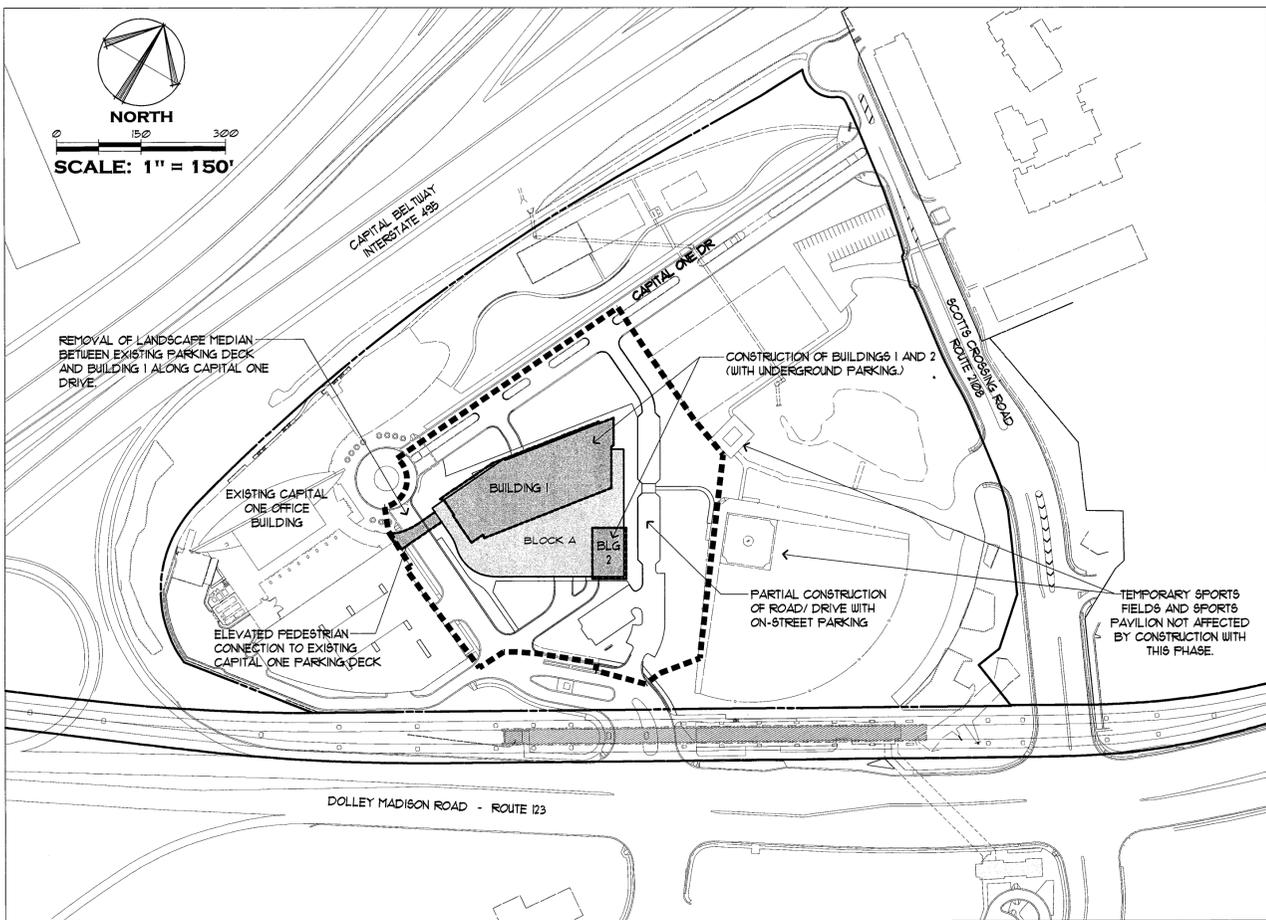


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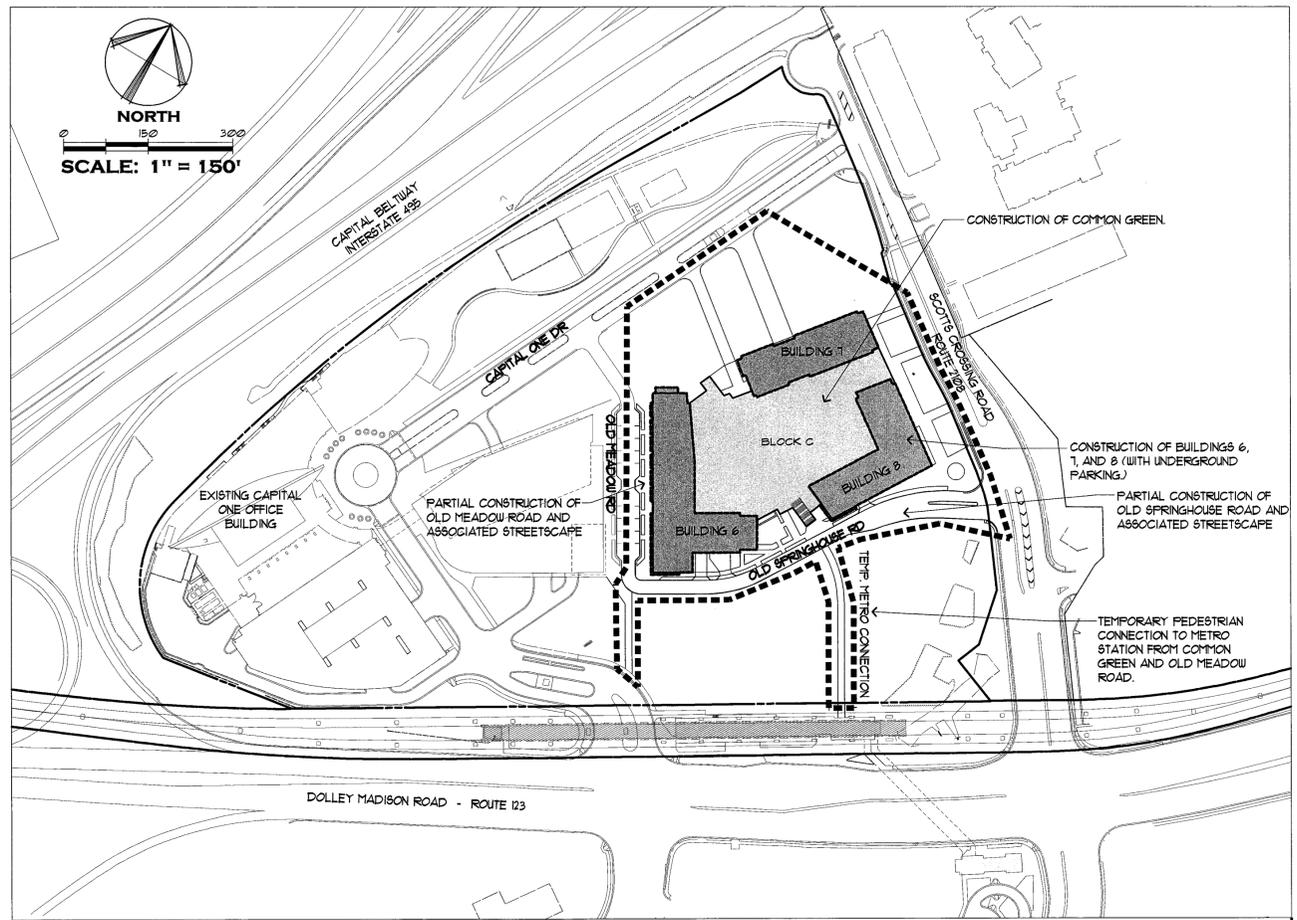
PHASING PLAN

CAPITAL ONE MASTERPLAN
 PCA-92-P-001-X / RZ/CDP 2010-PR-0XX
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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 SHEET # 14 of 24



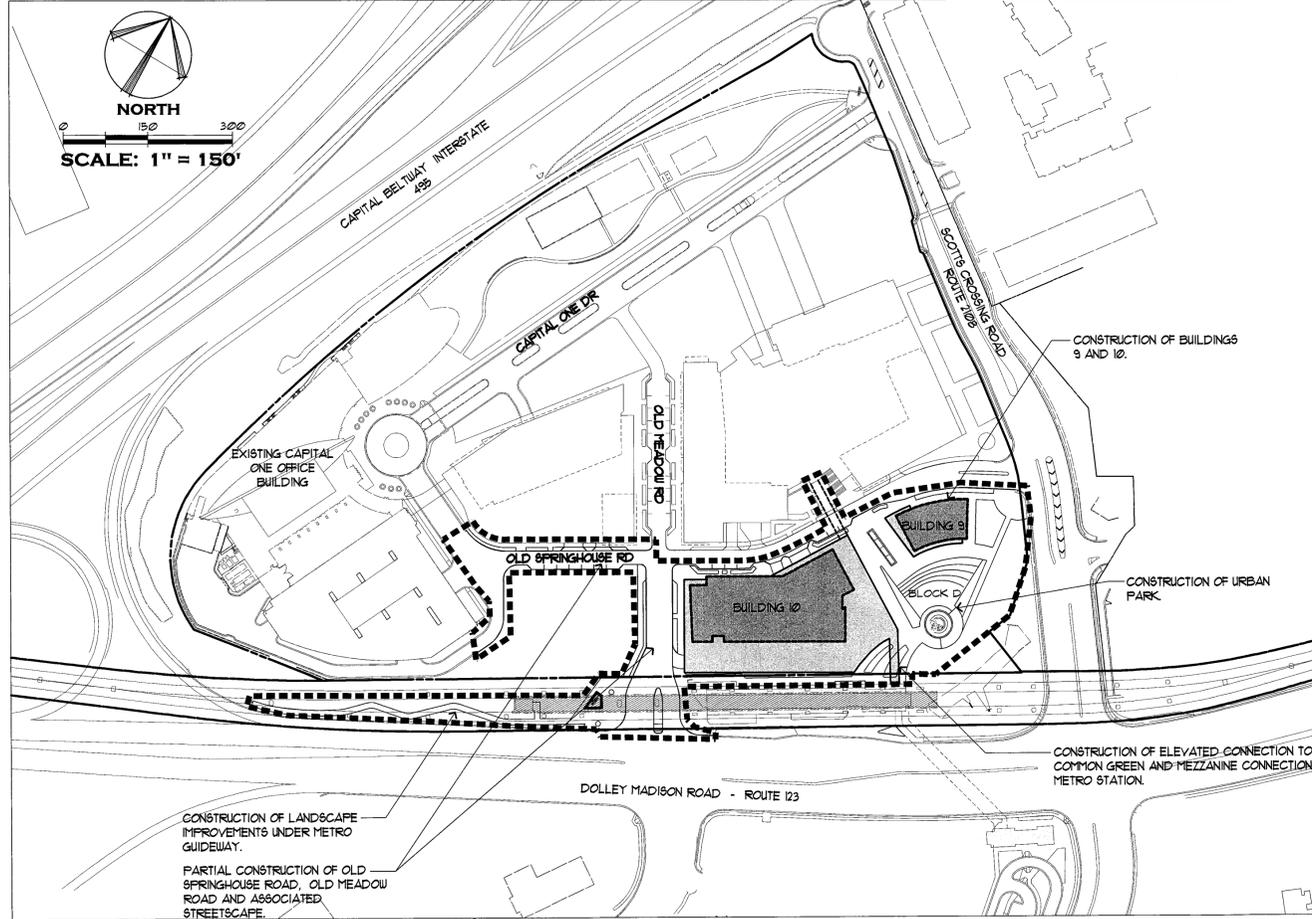
PHASE 1: CAPITAL ONE HEADQUARTERS EXPANSION PHASE



PHASE 2: RESIDENTIAL COMMONS PHASE

PHASE 1 Tabulations

	Previous Phase	Capital One Headquarters Expansion Phase	TOTALS	Land Use %
Site Area (for calculating density)			1,272,861 SF	
Building Gross Floor Area				
Office	479,500 SF	336,790 SF	816,290 SF	84%
Residential	0 SF	65,700 SF	65,700 SF	7%
Residential Dwelling Units	0 UNITS	66 UNITS	66 UNITS	
Hotel	0 SF	0 SF	0 SF	0%
Civic	24,500 SF	43,000 SF	67,500 SF	7%
Retail	21,050 SF	21,050 SF	42,100 SF	2%
Total GFA	504,000 SF	466,606 SF	970,606 SF	100%
Floor Area Ratio			0.76 FAR	
Parking	1,529	1,077	2,606	
Loading	5	5	10	



PHASE 3: METRO STATION PHASE

PHASE 3 Tabulations

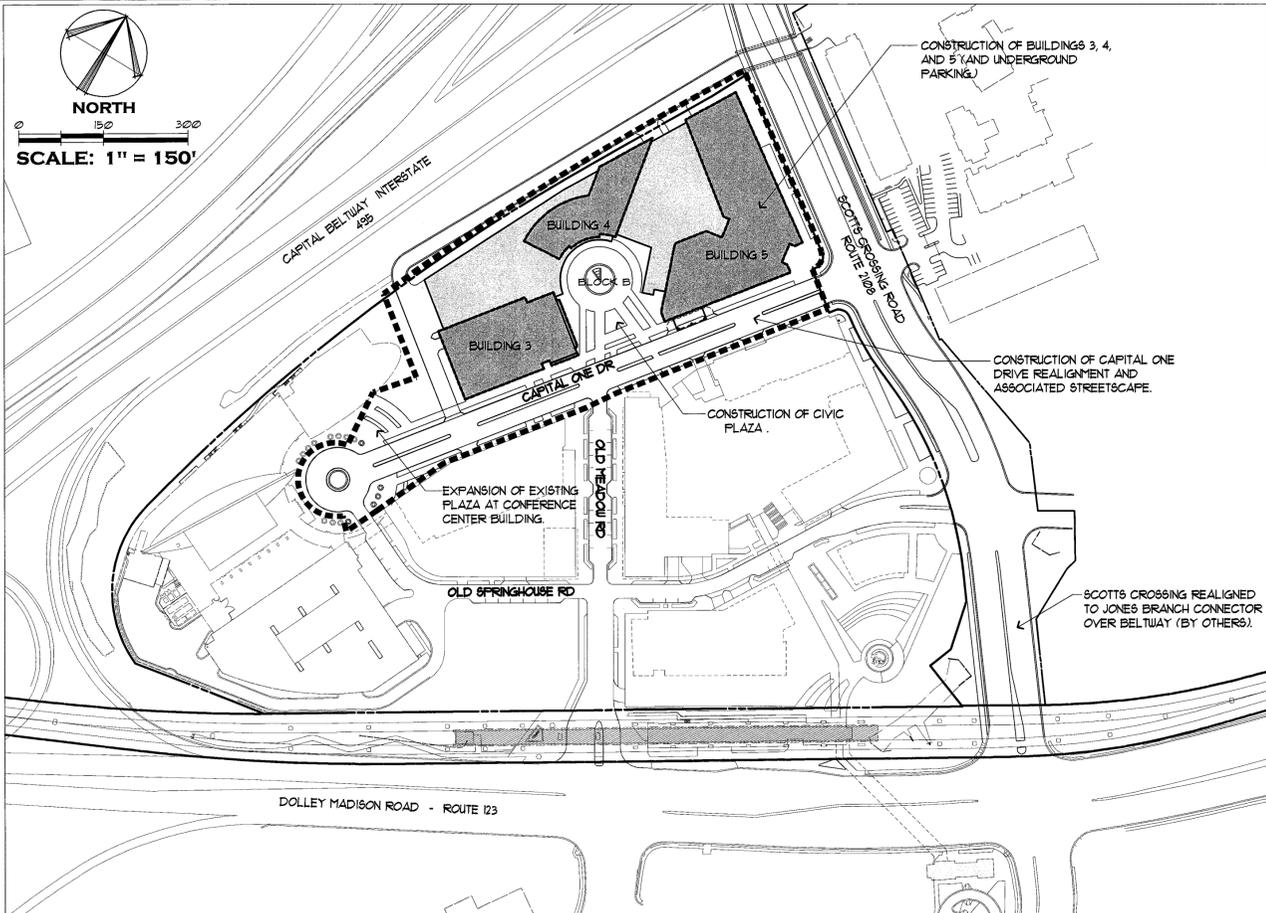
	Previous Phase(s)	Metro Station Phase	TOTALS	Land Use %
Site Area (for calculating density)			1,272,861 SF	
Building Gross Floor Area				
Office	816,290 SF	506,100 SF	1,322,390 SF	49.0%
Residential	1,151,490 SF	78,330 SF	1,229,820 SF	45.6%
Residential Dwelling Units	1,152 UNITS	78 UNITS	1,230 UNITS	
Hotel	0 SF	0 SF	0 SF	0%
Civic	67,500 SF	0 SF	67,500 SF	2.5%
Retail	54,710 SF	22,350 SF	77,060 SF	2.9%
Total GFA	2,089,990 SF	606,780 SF	2,696,770 SF	100%
Floor Area Ratio			2.12 FAR	
Parking	3,765	1,158	4,923	
Loading	14	5	19	

PHASE 2 Tabulations

	Previous Phase(s)	Residential Commons Phase	TOTALS	Land Use %
Site Area (for calculating density)			1,272,861 SF	
Building Gross Floor Area				
Office	816,290 SF	0 SF	816,290 SF	39%
Residential	65,700 SF	1,085,790 SF	1,151,490 SF	55%
Residential Dwelling Units	66 UNITS	1,086 UNITS	1,152 UNITS	
Hotel	0 SF	0 SF	0 SF	0%
Civic	67,500 SF	0 SF	67,500 SF	3%
Retail	21,050 SF	33,860 SF	54,910 SF	3%
Total GFA	970,540 SF	1,119,450 SF	2,089,990 SF	100%
Floor Area Ratio			1.64 FAR	
Parking	2,606	1,159	3,765	
Loading	10	4	14	

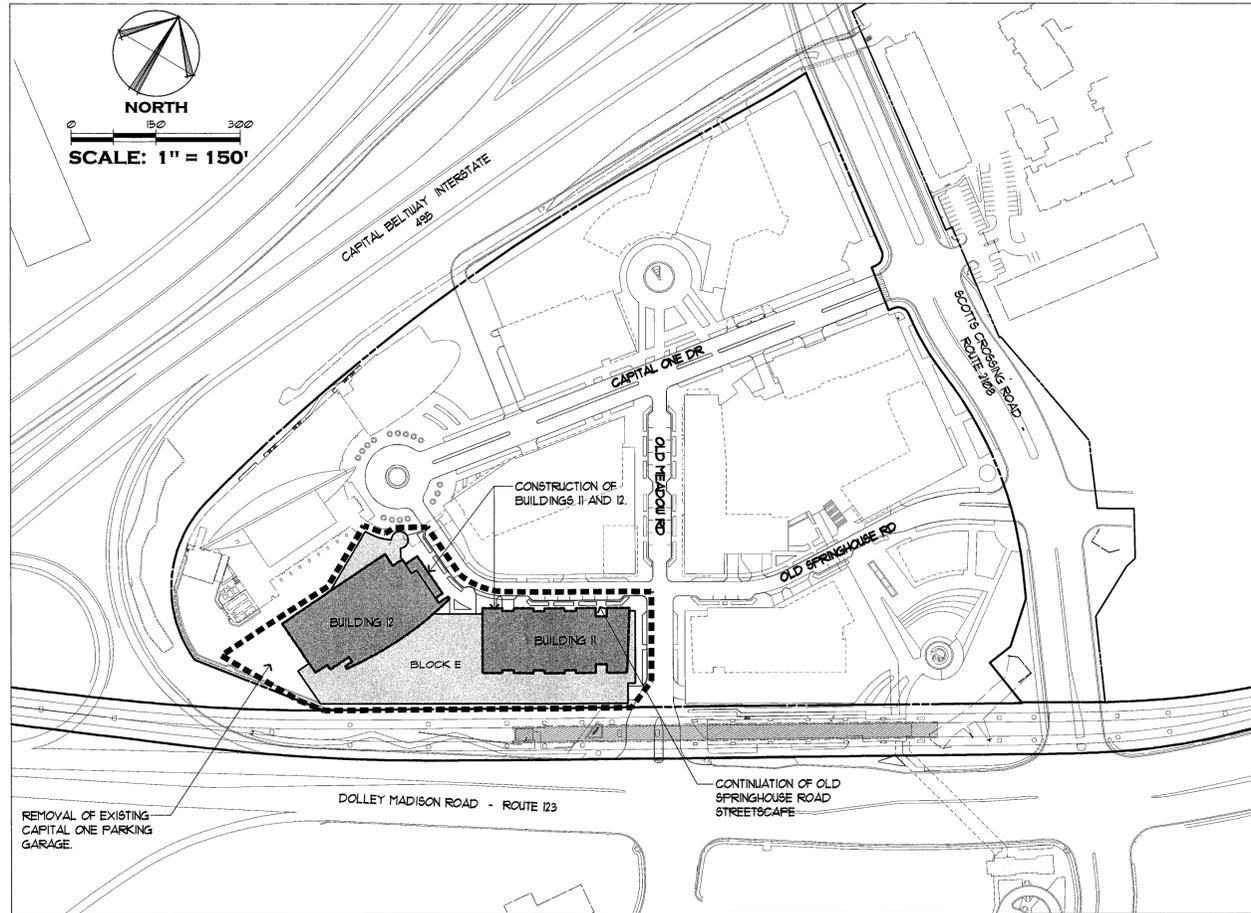
- NOTE:**
- THE PHASING PLANS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
 - THE STREETScape AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 8.
 - PARKS AND OPEN SPACE AREAS SHALL BE CONSTRUCTED WITH EACH PHASE AS THE SITE DEVELOPS. REFER TO OPEN SPACE PLAN ON SHEET 9 FOR DETAILS.
 - PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED.

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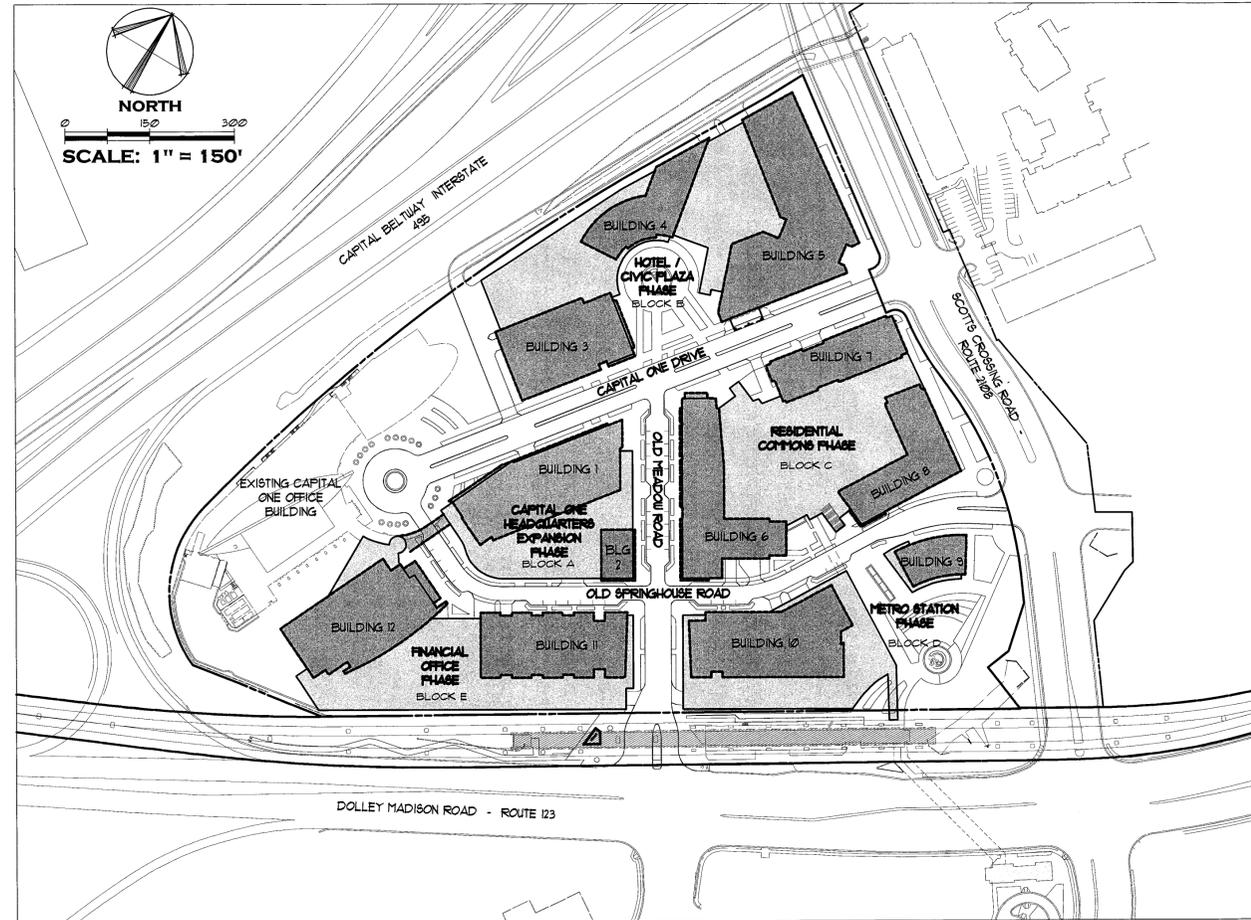
PHASE 4: HOTEL / CIVIC PLAZA PHASE

PHASE 4 Tabulations	Previous Phase(s)	Hotel / Civic Plaza Phase	TOTALS	Land Use %
Site Area (for calculating density)			1,272,861 SF	
Building Gross Floor Area				
Office	1,322,360 SF	752,110 SF	2,074,500 SF	54.3%
Residential	1,229,820 SF	0 SF	1,229,820 SF	32.2%
Residential Dwelling Units	1,230 UNITS	0 UNITS	1,230 UNITS	
Hotel	0 SF	349,950 SF	349,950 SF	9.2%
Civic	67,500 SF	11,840 SF	79,340 SF	2.1%
Retail	77,060 SF	6,820 SF	83,880 SF	2.2%
Total GFA	2,696,770 SF	1,120,720 SF	3,817,490 SF	100%
Floor Area Ratio			3.00 FAR	
Parking	4,923	2,324	7,247	
Loading	19	9	28	



PHASE 5: FINANCIAL OFFICE PHASE

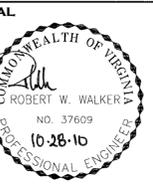
PHASE 5 (BUILD-OUT) Tabulations	Previous Phase(s)	Financial Office Phase	TOTALS	Land Use %
Site Area (for calculating density)			1,272,861 SF	
Building Gross Floor Area				
Office	2,074,500 SF	1,113,580 SF	3,188,080 SF	64.6%
Residential	1,229,820 SF	0 SF	1,229,820 SF	24.9%
Residential Dwelling Units	1,230 UNITS	0 UNITS	1,230 UNITS	
Hotel	349,950 SF	0 SF	349,950 SF	7.1%
Civic	79,340 SF	0 SF	79,340 SF	1.6%
Retail	83,880 SF	6,650 SF	90,530 SF	1.8%
Total GFA	3,817,490 SF	1,120,230 SF	4,937,720 SF	100%
Floor Area Ratio			3.88 FAR	
Parking (includes removal of ex. Garag)	7,247	2,051	7,769	
Removal of existing garage		-1,529		
Loading	28	8	36	



BUILDOUT

- NOTE:**
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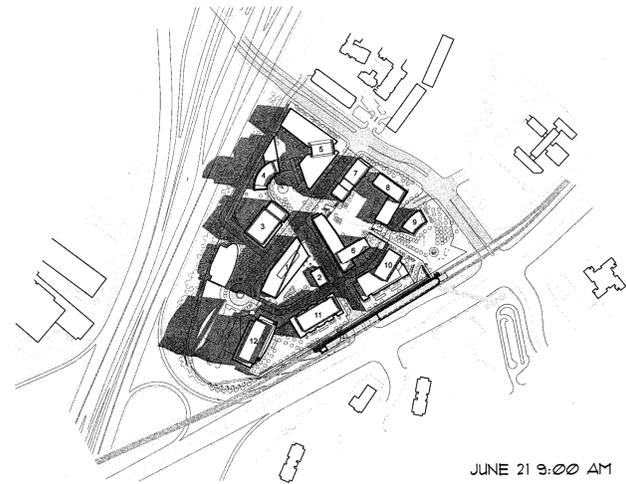
REVISIONS
 10-29-10 City Comments

PHASING PLAN

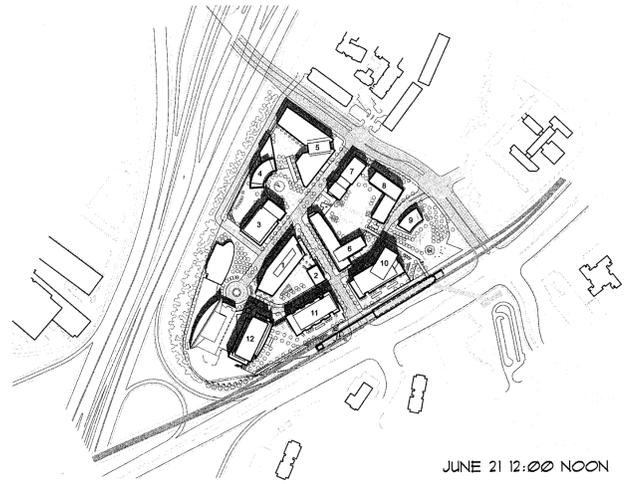
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 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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CAD FILE	1101-PH.dwg
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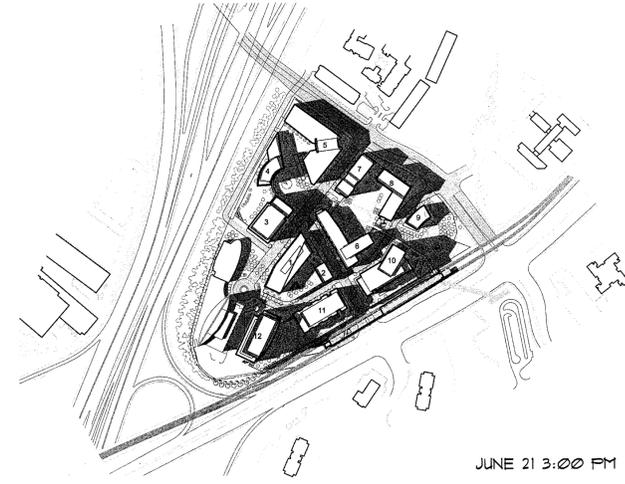
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JUNE 21 9:00 AM



JUNE 21 12:00 NOON



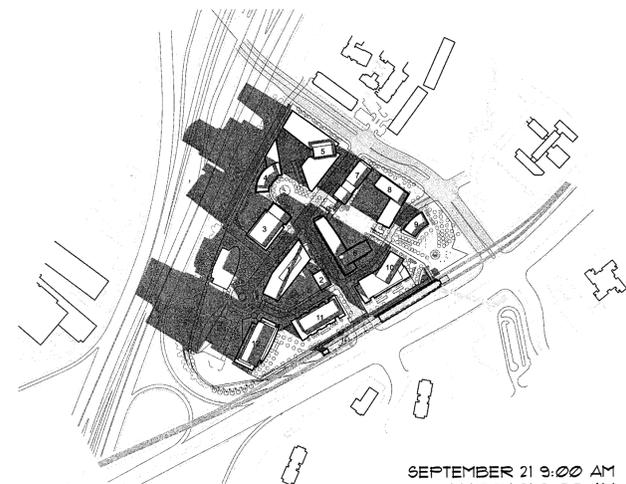
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NORTH

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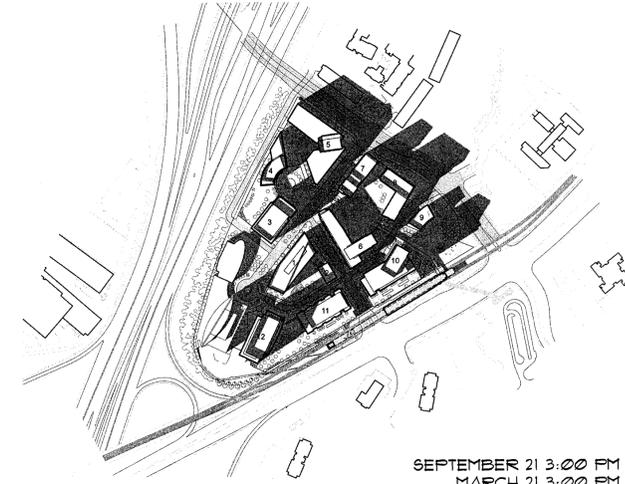
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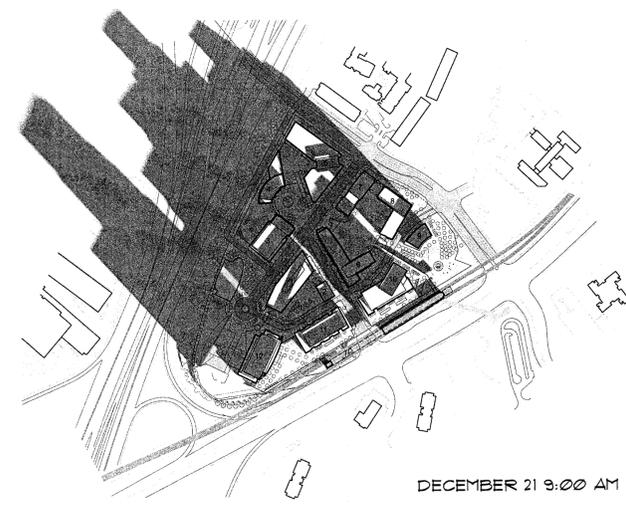


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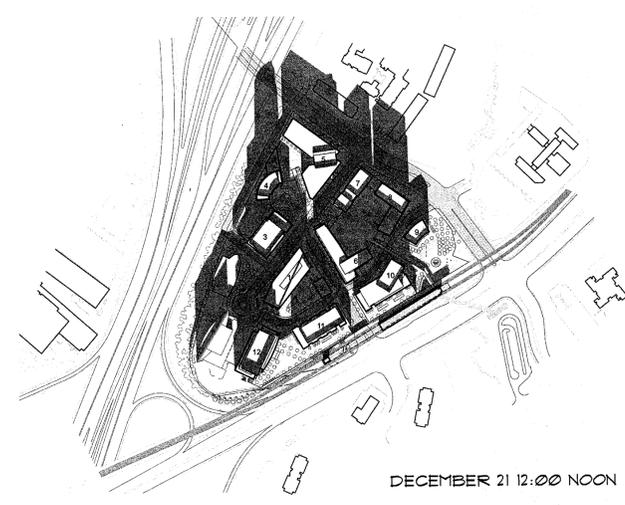


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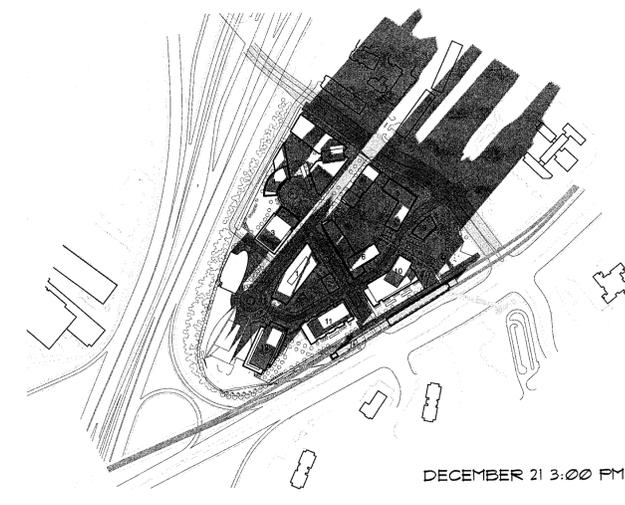
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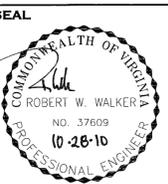
DECEMBER 21 12:00 NOON



DECEMBER 21 3:00 PM

WINTER

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SHADOW ANALYSIS

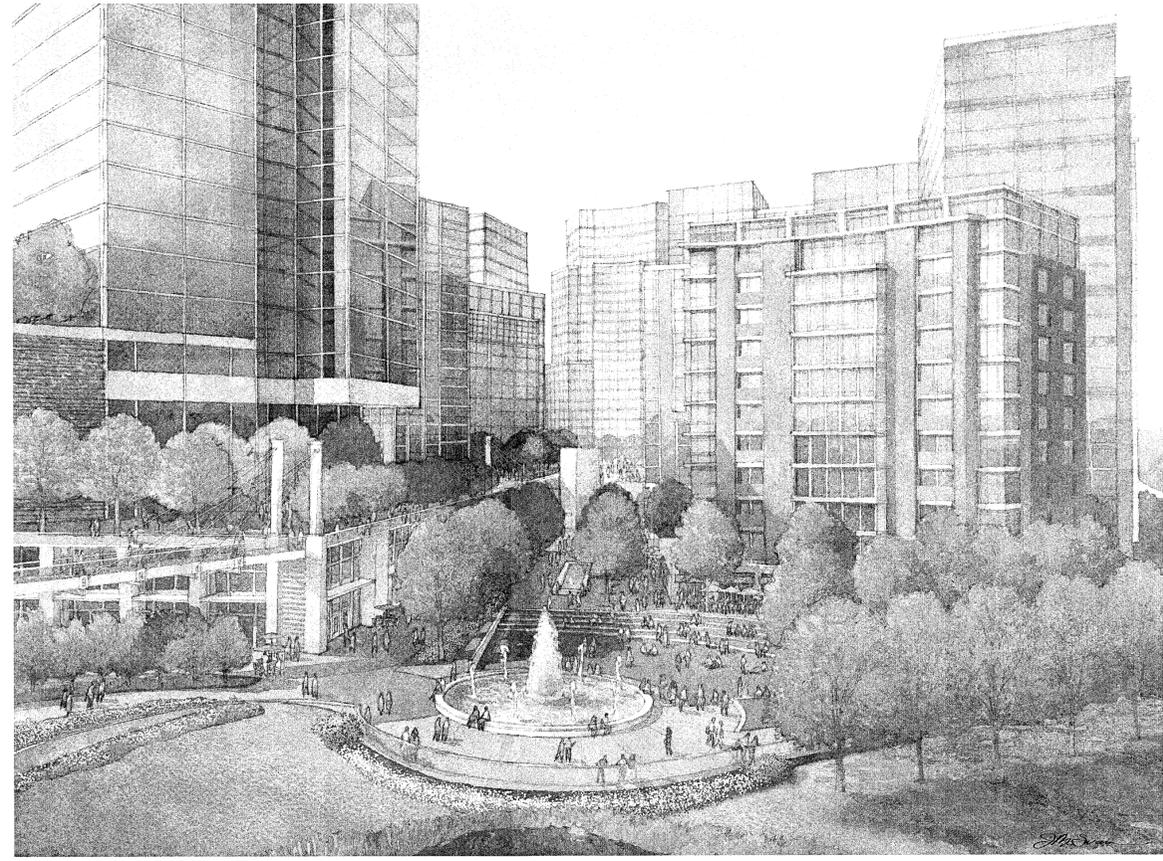
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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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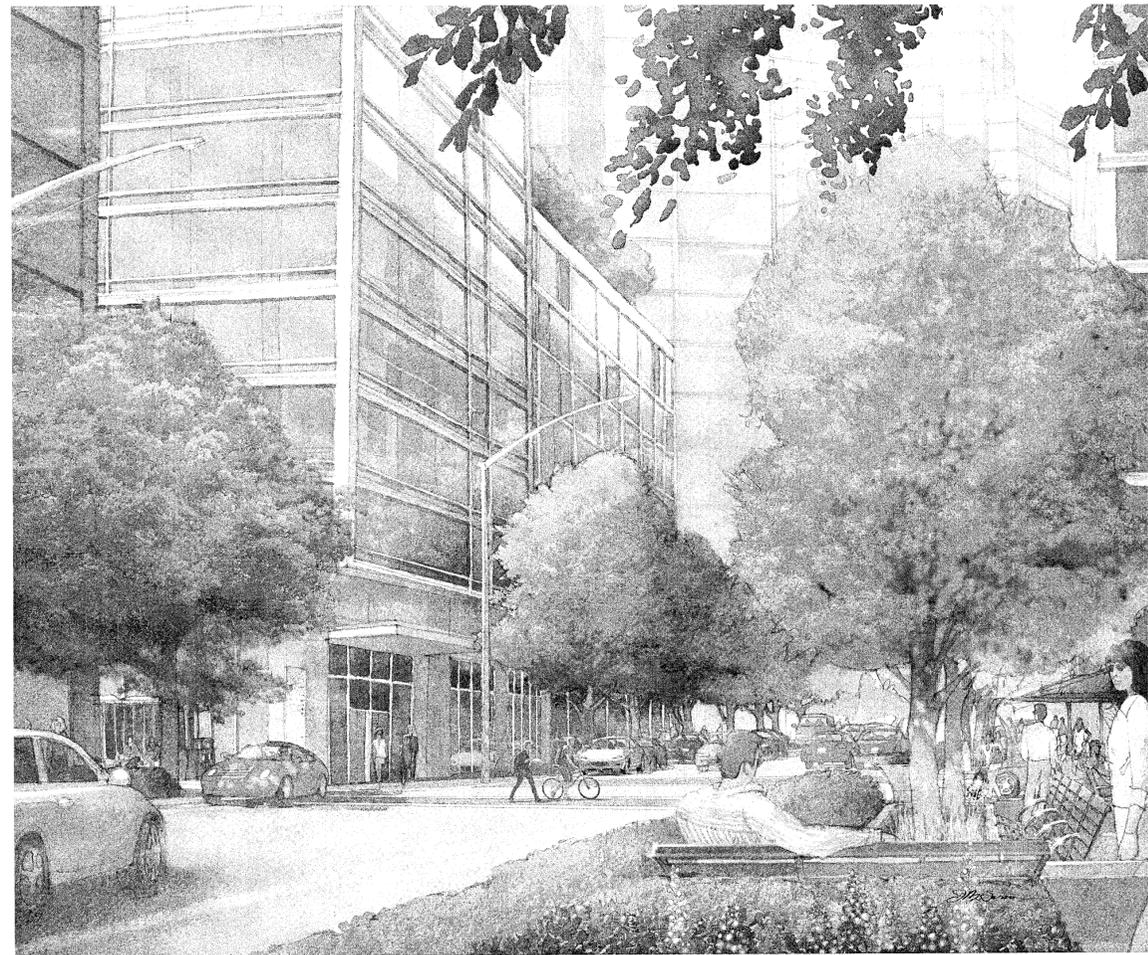
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BIRDS EYE VIEW
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VIEW FROM METRO CAR TO URBAN PARK
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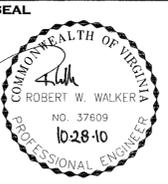
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VIEW OF RETAIL STREETScape
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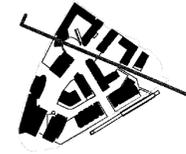
ARCHITECTURAL PERSPECTIVES

CAPITAL ONE MASTERPLAN

P-001-X / RZ/CDP 2010-PR-0XX

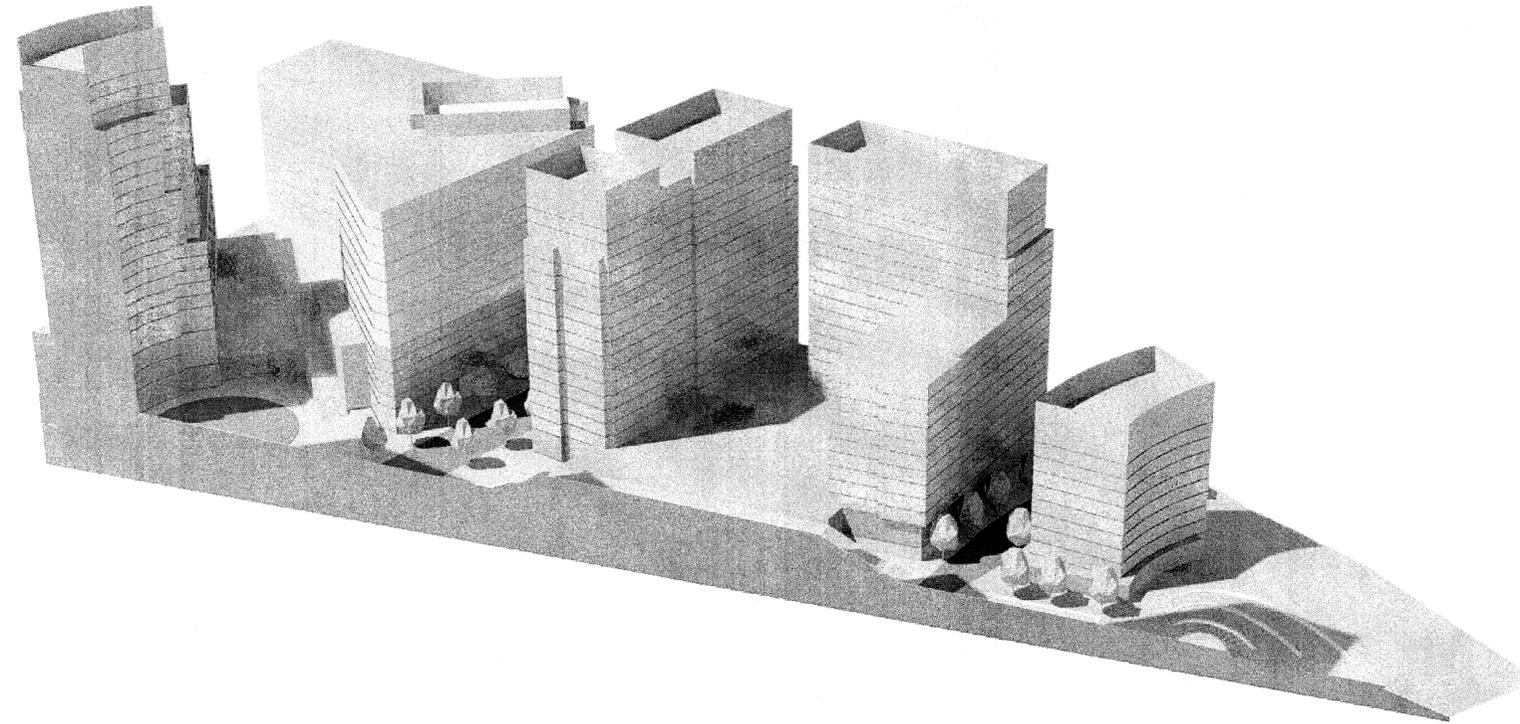
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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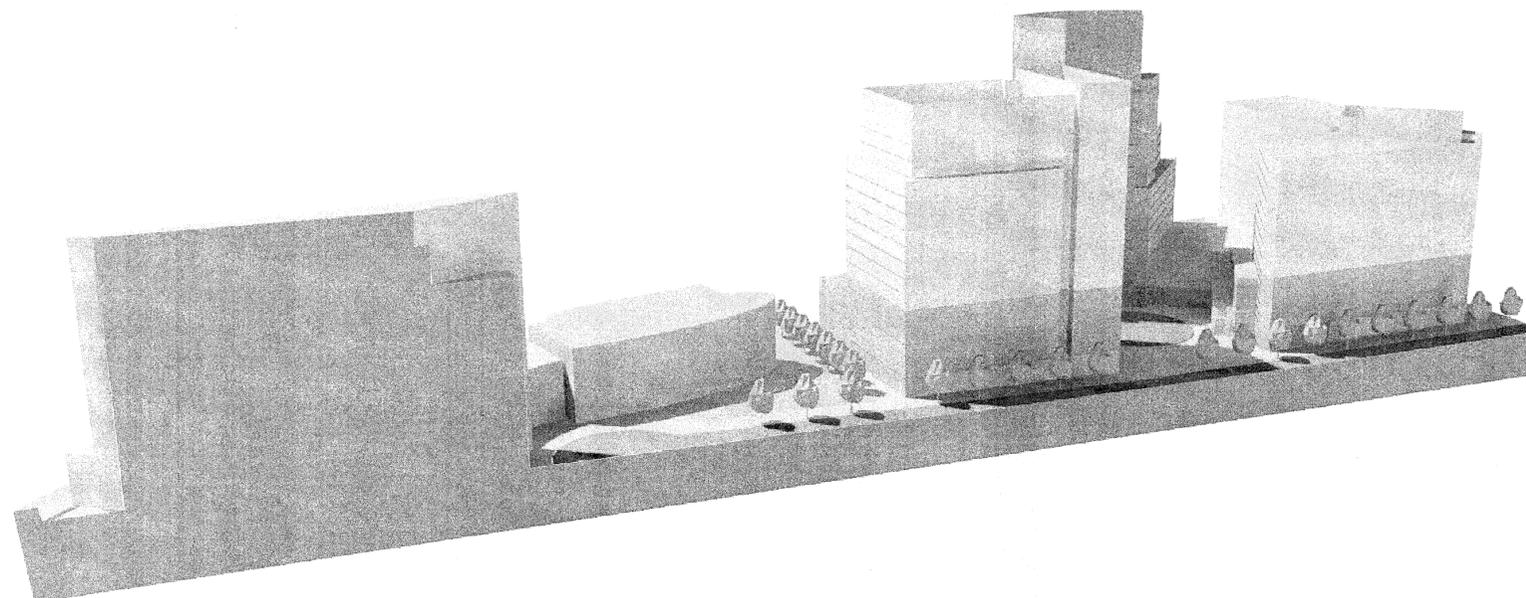
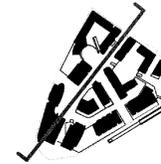


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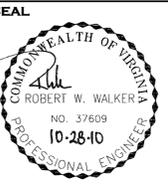


SECTION THRU PEDESTRIAN AXIS



SECTION THRU CAPITAL ONE DRIVE

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ARCHITECTURAL SITE SECTIONS

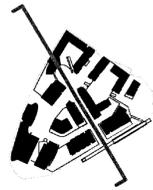
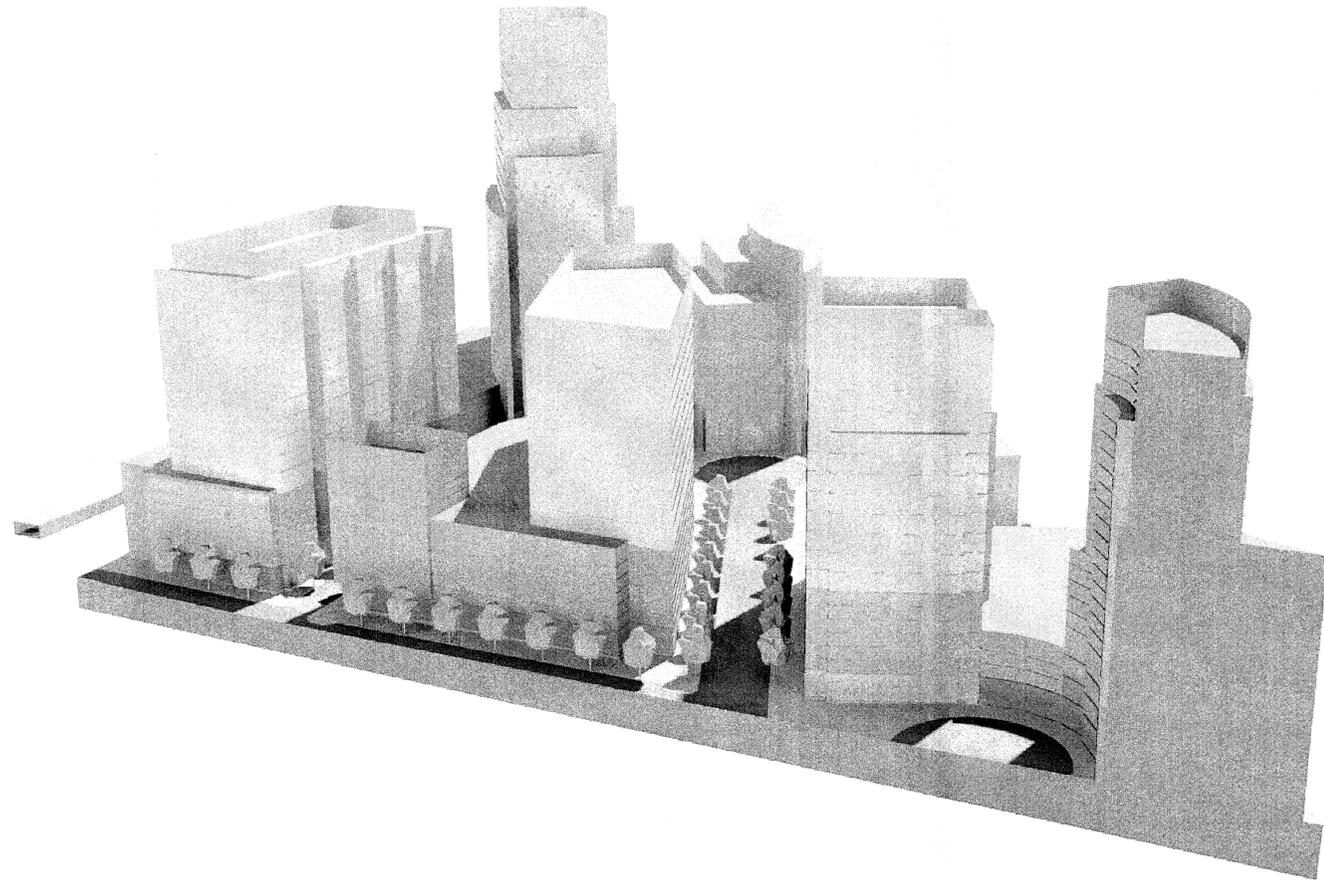
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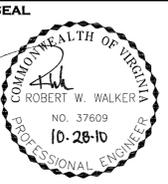
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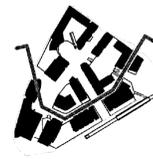
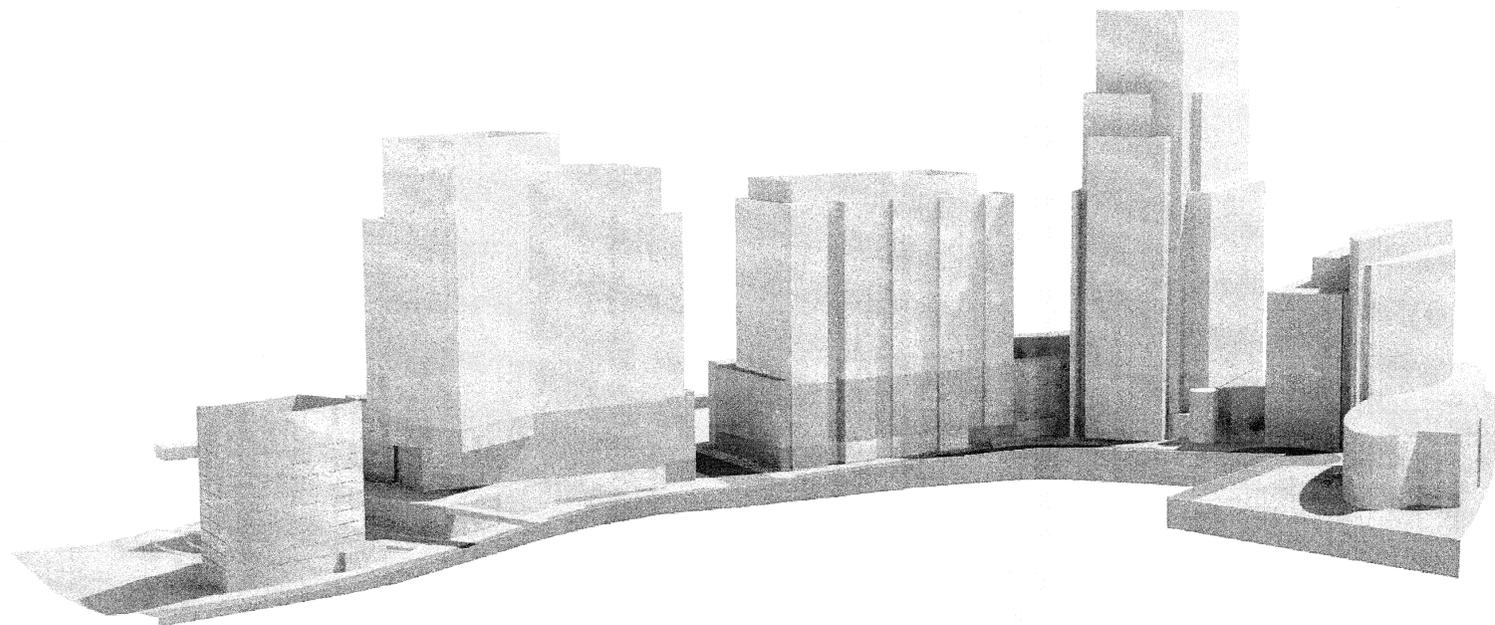
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SECTION THRU OLD MEADOW ROAD



SECTION THRU OLD SPRINGHOUSE ROAD

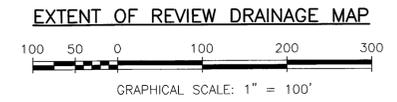
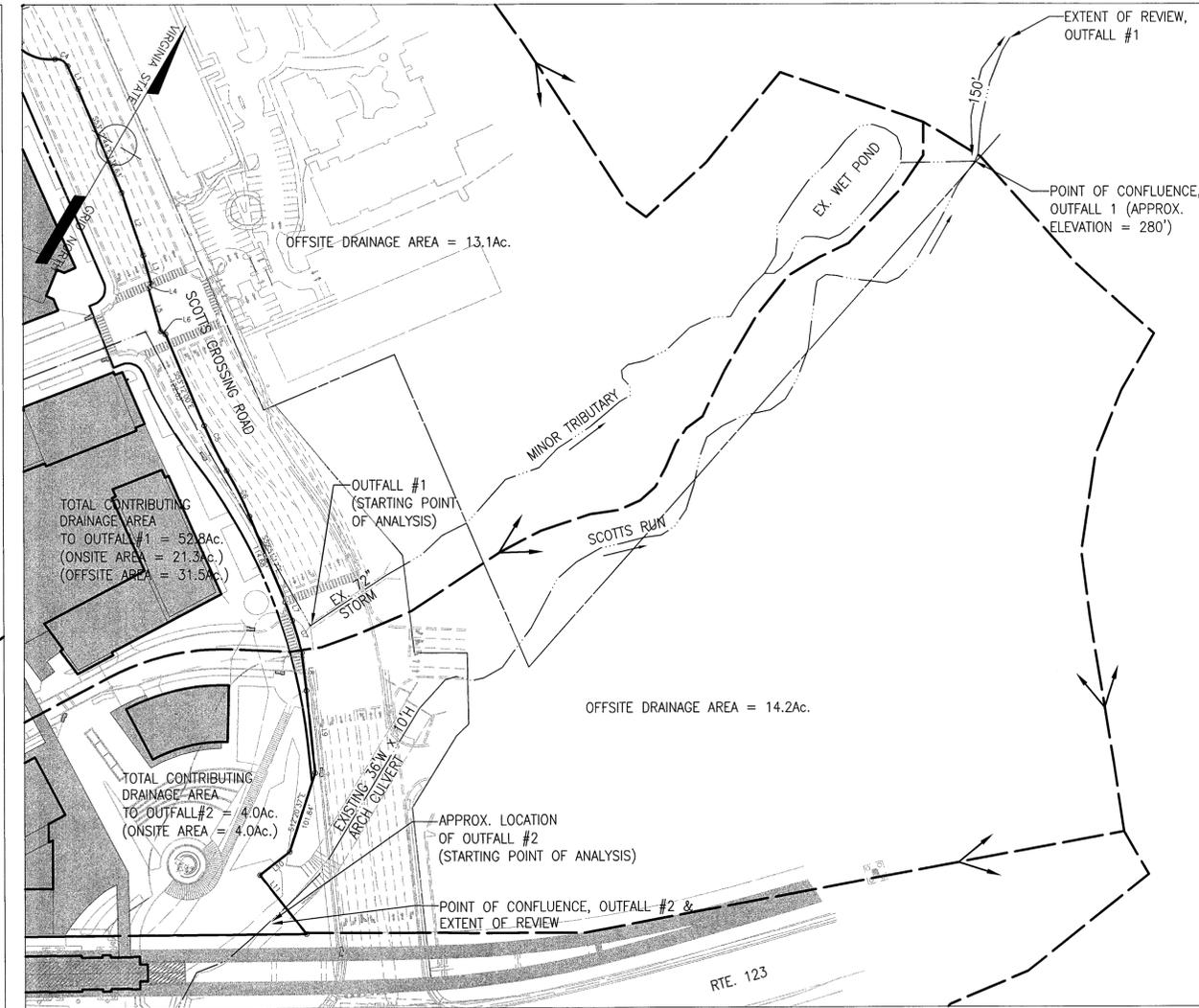
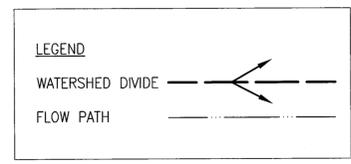
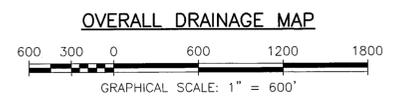
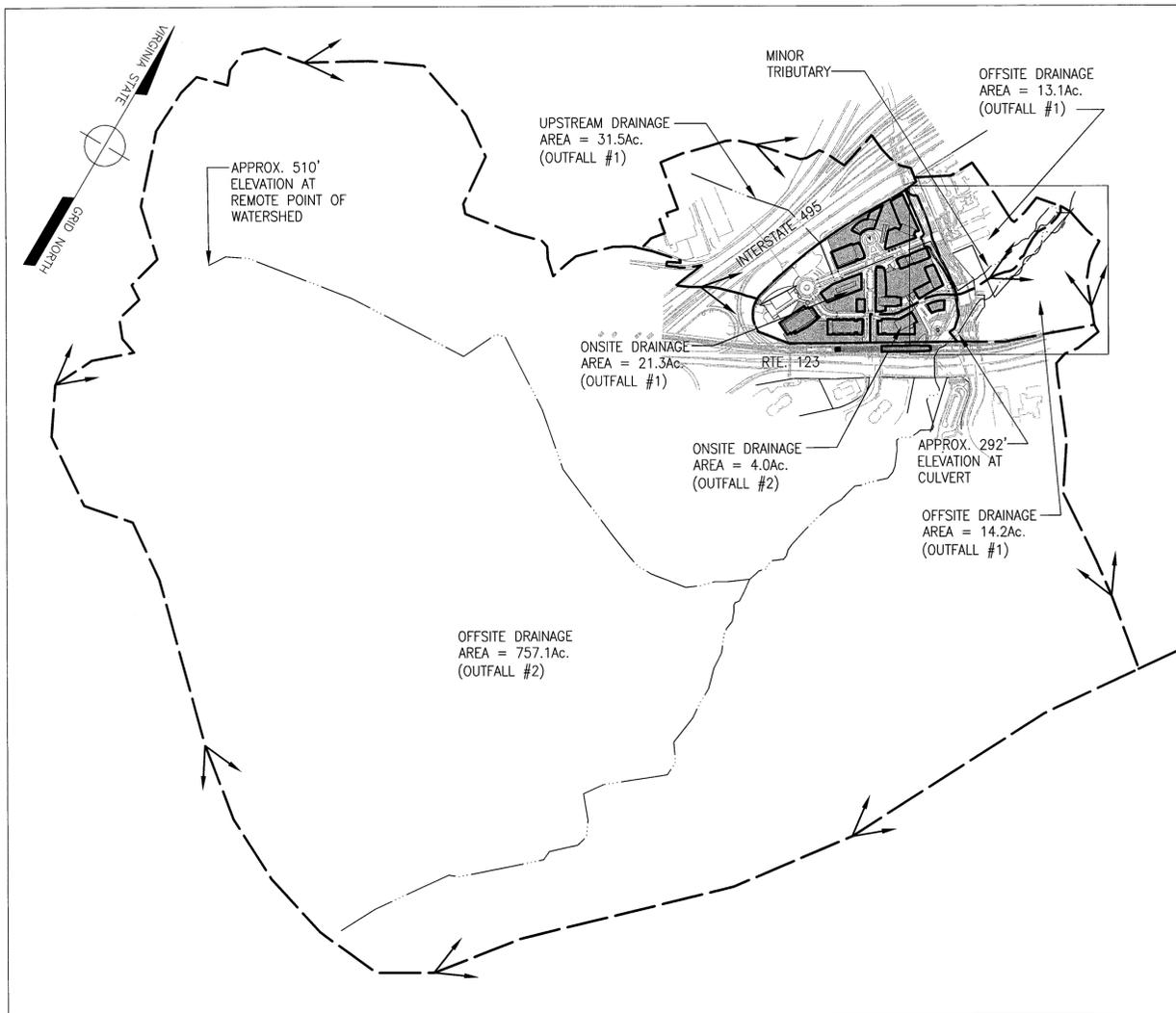
ARCHITECTURAL SITE SECTIONS

CAPITAL ONE MASTERPLAN
PCA-92-P-001-X / RZ/CDP 2010-PR-0XX

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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ADEQUATE OUTFALL NARRATIVE

PFM 6-0204.1A DESCRIPTION OF OUTFALLS FROM THE SITE

THE CAPITAL ONE PROPERTY ASSOCIATED WITH THIS PLAN IS LOCATED WITHIN THE SCOTTS RUN WATERSHED. THE SITE OUTFALLS TO TWO LOCATIONS AS INDICATED BY "OUTFALL #1" AND "OUTFALL #2" WHICH ARE SHOWN ON THE "EXTENT OF REVIEW DRAINAGE MAP" SHOWN ON THIS SHEET.

OUTFALL #1 IS LOCATED AT THE UPSTREAM END OF AN EXISTING STORM DRAINAGE PIPE (72" DIAM.). THE TOTAL ONSITE DRAINAGE AREA IS 21.3 ACRES WHILE THE OFFSITE DRAINAGE AREA IS 31.5 ACRES. THEREFORE, THE TOTAL DRAINAGE AREA TO OUTFALL #1 IS 52.8 ACRES. FROM THE STARTING POINT OF ANALYSIS THAT IS LABELED WITHIN THE "EXTENT OF REVIEW DRAINAGE MAP", THE DRAINAGE AREA FLOWS THROUGH THE EXISTING 72" PIPE AND DAYLIGHTS INTO A MINOR TRIBUTARY CHANNEL THAT FLOWS INTO AN EXISTING WET POND. THIS WET POND CAPTURES AN ADDITIONAL 13.1 ACRES FROM DRAINAGE AREA DOWNSTREAM OF OUTFALL #1. THIS EXISTING POND THEN OUTFLOWS INTO SCOTTS RUN, A MAJOR TRIBUTARY.

THE APPROXIMATE LOCATION OF OUTFALL #2 IS ALSO SHOWN ON THE "EXTENT OF REVIEW DRAINAGE MAP" ON THIS SHEET. THIS OUTFALL IS SHOWN TO ALLOW THE FLEXIBILITY FOR A PORTION OF THE SITE TO DRAIN INTO SCOTTS RUN IN THIS AREA. THE FINAL LOCATION OF THE STORM CONVEYANCE CHANNEL AND DRAINAGE AREA IS SUBJECT TO FUTURE LAYOUT OF THE PLAZA AREA WITHIN THIS CORNER OF THE SITE.

PFM 6-0204.1B LIMITS OF DOWNSTREAM REVIEW

THE LIMIT OF DOWNSTREAM REVIEW FOR OUTFALL #1 HAS BEEN ESTABLISHED PER SECTION 6-0203.2C THAT STATES "THE EXTENT OF REVIEW OF THE DOWNSTREAM DRAINAGE SYSTEM SHALL BE TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE DRAINAGE AREA IS 360 ACRES OR GREATER.

THE LIMIT OF DOWNSTREAM REVIEW FOR OUTFALL #2 HAS BEEN ESTABLISHED PER SECTION 6-0203.2B OF THE PFM THAT STATES "THE EXTENT OF REVIEW OF THE DOWNSTREAM DRAINAGE SYSTEM SHALL BE TO A POINT AT WHICH THE TOTAL DRAINAGE AREA IS AT LEAST 100 TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE DEVELOPMENT SITE." PFM 6-0204.1B(2) OUTFALL NARRATIVES

IT IS ASSUMED THAT THE EXISTING OUTFALL IS NOT ADEQUATE IN THE DOWNSTREAM DRAINAGE SYSTEM, AND THE DETENTION METHOD IS ADOPTED TO ADDRESS THE ADEQUATE OUTFALL ISSUE. PER SECTION 6-0203.4C OF PFM, THE REQUIREMENTS ARE LISTED AS FOLLOWS:

- (1) EXTENDED DETENTION OF THE 1-YR STORM VOLUME FOR A MINIMUM OF 24 HOURS. THAT MEANS THE ALLOWABLE RELEASE RATE FOR 1-YR STORM $Q_{d1} \leq (V1-WQV)/24/60/60$.
- (2) IN ORDER TO COMPENSATE FOR THE INCREASE IN RUNOFF VOLUME, THE 2-YR AND 10-YR POST-DEVELOPMENT PEAK RATES OF RUNOFF FROM THE DEVELOPMENT SITE SHALL BE REDUCED BELOW THE RESPECTIVE PEAK RATES OF RUNOFF FOR THE SITE IN GOOD FORESTED CONDITION. THE REDUCTION $R_i = [1-(V_i/V_d)] \times 100$, OR $R_i/100 = 1-(V_i/V_d)$. THE ALLOWABLE RELEASE RATE $Q_{d2} = Q_i(1-R_i/100) = Q_i(V_i/V_d) = Q_i V_i / V_d$. THAT IS $Q_d \leq Q_{d2}$, OR $Q_{d2} \leq Q_i$. THAT MEANS THE PRODUCTION OF PEAK RATE AND RUNOFF VOLUME FOR THE DEVELOPMENT CONDITION SHALL NOT EXCEED THE PRODUCTION OF PEAK RATE AND RUNOFF VOLUME FOR GOOD FORESTED CONDITION FOR 2-YR AND 10-YR STORM.

WITH THE PROPOSED BMPs, GREEN ROOF, NATURAL OPEN SPACE AND BIORETENTION BASIN WITH STONE STORAGE, THE REQUIREMENTS OF THE PFM FOR ADEQUATE OUTFALL WITH DETENTION METHOD ARE MET. SEE THE TABLE SHOWN ON THIS SHEET.

PFM 6-0204.1B(6) ADEQUACY OF CHANNELS

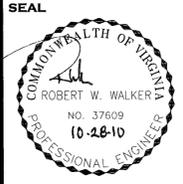
PRIOR TO SITE PLAN APPROVAL, AND ASSUMING THE DOWNSTREAM OWNERS WILL GRANT ACCESS TO THEIR SITES, THE EXISTING CHANNELS WILL BE SURVEYED TO ESTABLISH ACCURATE CROSS-SECTIONS. WITH FINAL CROSS-SECTIONS, THE CHANNEL CAN BE ANALYZED FOR EROSION VELOCITIES AND FOR CONTAINMENT WITHIN THE CHANNEL BANKS.

THE DETENTION METHOD IS A CONSERVATIVE APPROACH. METHODS FOR ACHIEVING ADEQUATE OUTFALL SHALL BE REVIEWED WITH FUTURE SITE PLAN SUBMISSIONS ONCE ADDITIONAL SURVEY OF DOWNSTREAM CHANNELS IS COMPLETE.

Adequate Outfall Analysis - Detention Method

Site Area A (ac)	RCN (wood)	Tc (min) (wood)	PFM Requirement							Proposed Condition with Green Roof and Bioretention Basin									
			1-YR Allowable Release Rate (cfs)	2-YR Release Rate Q ₂ (cfs)	2-YR Release Volume V ₂ (cf)	2-YR Allowable Release Q ₂ X V ₂ (cfs x cf)	10-YR Release Rate Q ₁₀ (cfs)	10-YR Release Volume V ₁₀ (cf)	10-YR Allowable Release Q ₁₀ X V ₁₀ (cfs x cf)	Provided Infiltration Area (sf)	Infiltration Discharge (cfs)	Detention Volume (cf)	1-YR Allowable Release Volume (cf)	2-YR Release Rate Q ₂ (cfs)	2-YR Release Volume V ₂ (cf)	2-YR Allowable Release Q ₂ X V ₂ (cfs x cf)	10-YR Release Rate Q ₁₀ (cfs)	10-YR Release Volume V ₁₀ (cf)	10-YR Allowable Release Q ₁₀ X V ₁₀ (cfs x cf)
26.2	55	8	(V1-WQV)/24/60/60	4.9	23236	113856	43.5	100145	4356308	70000	1.62	140000	0	0	0	0	41.8	102106	4268031

William H. Gordon Associates, Inc.
 4501 Doy Drive
 Charlottesville, VA 20151
 PHONE 703-263-1900
 FAX 703-263-0766
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

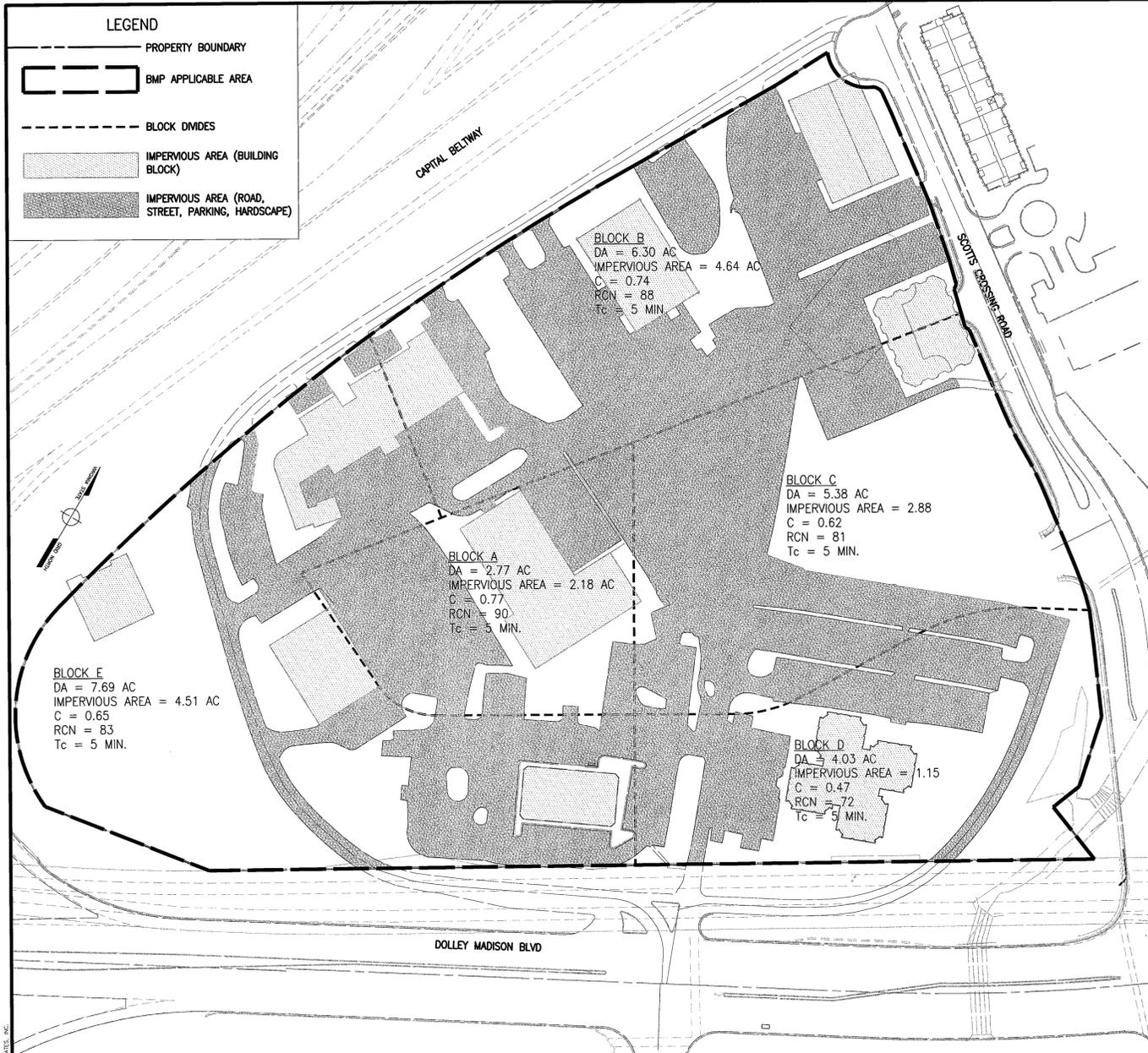


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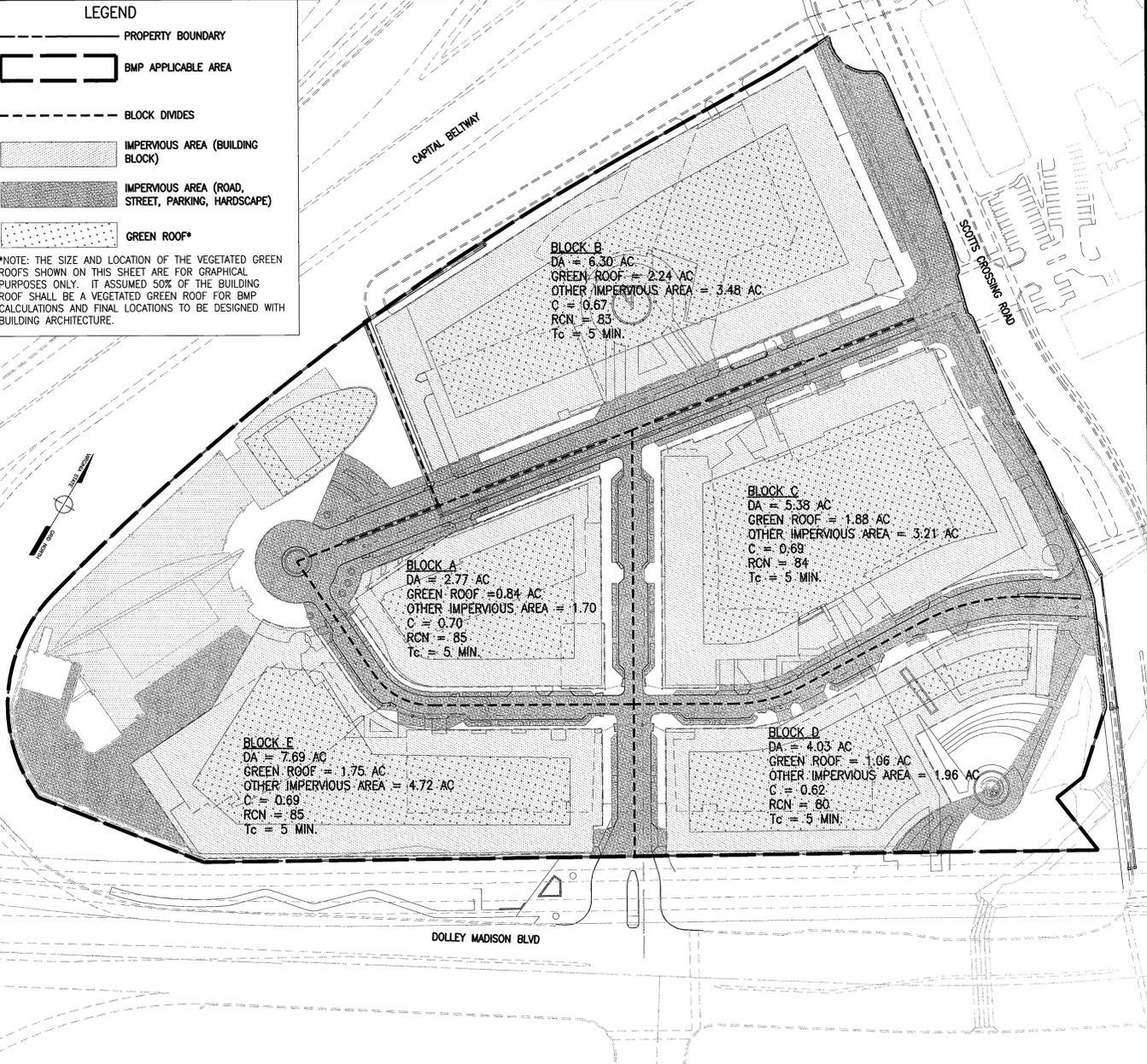
ADEQUATE OUTFALL ANALYSIS

CAPITAL ONE MASTERPLAN
 PCA-92-P-001-X / RZ/CDP 2010-PR-0XX
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE AS NOTED
DATE AUGUST 4, 2010
DRAWN OS/WP
CHECKED OS/RW
JOB # 1798-1101
CAD FILE 1101-AO.dwg
SHEET # 20 of 24



EXISTING CONDITION
SCALE: 1"=100'



PROPOSED CONDITION
SCALE: 1"=100'

Existing Condition

Block	Area (ac)	Impervious Area (ac)	Weighted C	Weighted RCN	Assumed Tc (min)	2-YR Rainfall P ₂ (in)	2-YR Peak Discharge Q ₂ (cfs)	2-YR Runoff Volume V ₂ (cf)	10-YR Rainfall P ₁₀ (in)	10-YR Peak Discharge Q ₁₀ (cfs)
A	2.77	2.18	0.77	90	10	3.20	10.7	22487	5.20	19.4
B	6.30	4.64	0.74	88	10	3.20	22.8	47096	5.20	42.5
C	5.38	2.88	0.62	81	10	3.20	14.7	29586	5.20	30.9
D	4.03	1.15	0.47	72	10	3.20	6.8	14025	5.20	17.7
E	7.69	4.51	0.65	83	10	3.20	22.9	46324	5.20	46.5
Total	26.2	15.36	0.65	83	10	3.20	77.9	159518	5.20	157.0

Proposed Condition

Block	Area (ac)	Green Roof (ac)	Impervious Area Excluding Green Roof (ac)	Weighted C*	Weighted RCN**	Assumed Tc (min)	2-YR Rainfall P ₂ (in)	2-YR Peak Discharge Q ₂ (cfs)	2-YR Runoff Volume V ₂ (cf)	10-YR Rainfall P ₁₀ (in)	10-YR Peak Discharge Q ₁₀ (cfs)
A	2.77	0.84	1.70	0.70	85	5	3.20	9.0	18225	5.20	17.6
B	6.30	2.24	3.48	0.67	83	5	3.20	18.8	37950	5.20	38.1
C	5.38	1.88	3.21	0.69	84	5	3.20	16.7	33882	5.20	33.3
D	4.03	1.06	1.96	0.62	80	5	3.20	10.5	21149	5.20	22.5
E	7.69	1.75	4.72	0.69	85	5	3.20	24.9	50597	5.20	48.8
Total	26.2	7.77	15.07	0.68	83	5	3.20	79.9	161803	5.20	160.3

* C value for green roof is 0.40
** CN value for green roof is 65

NOTE

A STORMWATER MANAGEMENT PROGRAM FOR THIS SITE WAS PREVIOUSLY APPROVED WITH SITE PLAN # 6835-SP-04 PRIOR TO THE DEVELOPMENT OF THE CAPITAL ONE CAMPUS. THIS SITE CONSISTS OF APPROXIMATELY NINE BUILDINGS AND ASSOCIATED SURFACE PARKING LOTS AND ROADWAYS. THE PREVIOUSLY APPROVED STORMWATER PROGRAM ESTABLISHES THE EXISTING CONDITION AS SHOWN ABOVE, THEREFORE THE SAME EXISTING CONDITIONS PLAN IS THE BASIS FOR OUR STORMWATER MANAGEMENT COMPUTATIONS HEREIN.

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LEGEND

- PROPERTY BOUNDARY
- BMP APPLICABLE AREA
- BLOCK DIVIDES
- IMPERVIOUS AREA (BUILDING BLOCK)
- IMPERVIOUS AREA (ROAD, STREET, PARKING, HARDSCAPE)

LEGEND

- PROPERTY BOUNDARY
- BMP APPLICABLE AREA
- BLOCK DIVIDES
- IMPERVIOUS AREA (BUILDING BLOCK)
- IMPERVIOUS AREA (ROAD, STREET, PARKING, HARDSCAPE)
- GREEN ROOF*

*NOTE: THE SIZE AND LOCATION OF THE VEGETATED GREEN ROOFS SHOWN ON THIS SHEET ARE FOR GRAPHICAL PURPOSES ONLY. IT ASSUMED 50% OF THE BUILDING ROOF SHALL BE A VEGETATED GREEN ROOF FOR BMP CALCULATIONS AND FINAL LOCATIONS TO BE DESIGNED WITH BUILDING ARCHITECTURE.

William H. Gordon Associates, Inc.
4501 Dolly Drive
Chantilly, VA 20151
PHONE 703-263-1900
FAX 703-263-0766

SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
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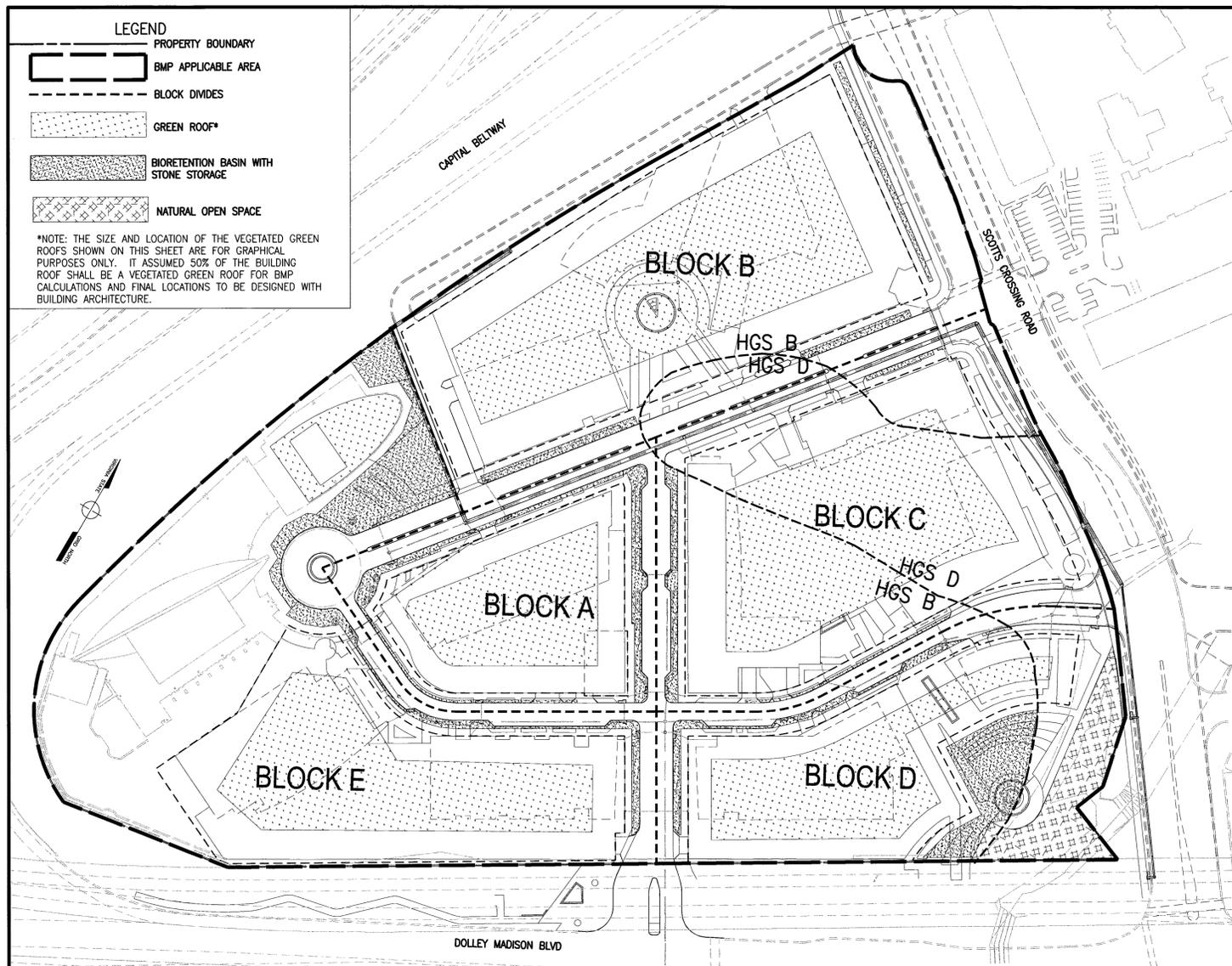
REVISIONS
10-29-10 City Comments

OVERALL SWM/ BMP PLAN #1

CAPITAL ONE MASTERPLAN
PCA-92-P-001-X / RZ/CDP 2010-PR-0XX

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE AUGUST 4, 2010
DRAWN OS/WP
CHECKED OS/RW
JOB # 1798-1101
CAD FILE 0308-BMPSWM.dwg
SHEET # 21 of 24



BMP MAP
SCALE: 1"=100'

BMP/SWM NARRATIVE

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N)
 Development Plans PRC District (16-302 2 & 4L)
 FDP - P Districts (except PRC) 916-502 1F & 1Q)
 Special Exceptions (9-011 2J & 2L)
 Commercial Revitalization Districts (9-622 2A (12)&(14))
 PRC Plan (16-303 1E & 10)
 Amendments (18-202 10F & 10I)

- Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 5,20,21.
- Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft.)
GREEN ROOF	7.8	0	7.8	338,500	N/A	
(e.g., dry pond A, infl. trench, underground vault, etc.)						
NATURAL OPEN SPACE	0.5	0	0.5	20,470	N/A	
BIORETENTION BASIN	15.1	0	15.1	70,000	140,000	
SEE SHEET 21 FOR MORE DETAILS						
Totals						140,000
- Onsite drainage channels, outfalls and pipe systems are shown on Sheet 21
Pond inlet and outlet pipe systems are shown on Sheet N/A.
- Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 21.
- A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 19.
- A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 19.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2.
- A submission waiver is requested for N/A.
- Stormwater management is not required because N/A.

Revised 2-21-2006

18

SITE CONDITION

THE TOTAL SITE AREA IS 26.2 AC. THE EXISTING CONDITION OF THE SITE IS THE SAME AS THE EXISTING CONDITION IN THE APPROVED PLAN 6835-SP-004. THE EXISTING IMPERVIOUSNESS PERCENTAGE IS 59% WITHIN THE 26.2 AC SITE. THE PROPOSED IMPERVIOUSNESS PERCENTAGE IS 87%, INCLUDING 7.8 AC OF GREEN ROOF.

SOIL INVESTIGATION

PER FAIRFAX COUNTY GIS, THE MAJORITY OF THE SITE IS LOCATED IN B SOILS AND SMALL SECTION IS LOCATED IN D SOILS. THE GEOTECHNICAL REPORT PERFORMED FOR THE ORIGINAL CAMPUS DEVELOPMENT DESCRIBES SOILS IN THE PROJECT AREA AS EXISTING FILL TO A DEPTH OF 2-1/2' - 5'. BELOW THE FILL, THE SOILS ARE DESCRIBED AS MEDIUM DENSE TO VERY DENSE SILT AND SILTY FINE SAND. BORING LOGS PROVIDED WITH THAT REPORT INDICATE GROUNDWATER LEVELS AT APPROXIMATELY 15 FEET BELOW THE SURFACE. TWO BORINGS WERE DRILLED IN THE VICINITY OF THE EXISTING CONFERENCE CENTER ADDITION TO A DEPTH OF 70 FEET, AND NO BEDROCK WAS ENCOUNTERED IN EITHER. PER TABLE 3.10-2 OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, THE MINIMUM INFILTRATION RATES OF LOAM AND SANDY LOAM ARE 0.52 IN/HR AND 1.02 IN/HR, RESPECTIVELY. BASED ON THE ABOVE INFORMATION, THE INFILTRATION RATE IS ASSUMED TO BE 1.0 IN/HR IN B SOIL AREAS FOR THE PURPOSE OF INFILTRATION FACILITIES DESIGN IN THIS CONCEPTUAL DESIGN PHASE. FURTHER GEOTECHNICAL TESTING IS NEEDED TO VERIFY THE ASSUMPTION BEFORE THE FINAL SITE ENGINEERING DESIGN IS PERFORMED.

STORMWATER QUALITY CONTROL (BMP)

PFM REQUIREMENT: PER SECTION 6-0401.2D OF PFM, THIS PROJECT IS CATEGORIZED AS NEW DEVELOPMENT SINCE THE NET INCREASE IN IMPERVIOUS AREA IS OVER 20%. PER SECTION 6-0401.2A, FOR NEW DEVELOPMENT, THE PROJECTED TOTAL PHOSPHORUS RUNOFF POLLUTION LOAD FOR THE PROPOSED DEVELOPMENT SHALL BE REDUCED BY NO LESS THAN 40% COMPARED TO PHOSPHORUS LOADS PROJECTED FOR THE DEVELOPMENT WITHOUT BMPs.
LEED REQUIREMENT: PER LEED REFERENCE GUIDE FOR GREEN BUILDING DESIGN AND CONSTRUCTION (2009 EDITION), LEED SS CREDIT 6.2 REQUIRES THE PROJECT TO IMPLEMENT A STORMWATER MANAGEMENT PLAN TO CAPTURE AND TREAT THE STORMWATER RUNOFF FROM 1" RAINFALL USING ACCEPTABLE BMPs WITH 80% TSS REMOVAL EFFICIENCY.

THREE TYPES OF BMPs ARE PROPOSED AT THE CONCEPTUAL DESIGN PHASE. THEY ARE GREEN ROOF, NATURAL OPEN SPACE, AND BIORETENTION BASIN WITH STONE STORAGE. WITH THESE PROPOSED BMPs, THE REQUIREMENTS OF PFM AND LEED FOR STORMWATER QUALITY CONTROL ARE MET. PLEASE NOTE THAT OTHER BMP OPTIONS, INCLUDING ALL KINDS OF MANUFACTURED BMPs, ARE NOT EXCLUDED FROM THE POTENTIAL SOLUTIONS, AND THE BMPs DESIGN IS SUBJECTED TO CHANGE WITH FINAL SITE ENGINEERING.

STORMWATER QUANTITY CONTROL (SWM)

PFM REQUIREMENT: PER SECTION 6-0101.3A OF PFM, SPECIAL ATTENTION IS INVITED TO THE CURRENT VIRGINIA E&S CONTROL HANDBOOK AND THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK VOLUMES I & II. AS REQUIRED BY THE STATE STORMWATER REGULATIONS, THE POST-DEVELOPMENT RUNOFF RATES FOR 2-YR AND 10-YR DESIGN STORMS SHALL NOT EXCEED THE PRE-DEVELOPMENT RUNOFF RATES FOR THE 2-YR AND 10-YR DESIGN STORMS (REFER TO SECTION 5-3 OF VIRGINIA STORMWATER MANAGEMENT HANDBOOK).
LEED REQUIREMENT: PER LEED REFERENCE GUIDE FOR GREEN BUILDING DESIGN AND CONSTRUCTION (2009 EDITION), LEED SS CREDIT 6.1 REQUIRES THE POST-DEVELOPMENT RUNOFF DISCHARGE RATE AND VOLUME MUST BE AT LEAST 25% LESS THAN THE PRE-DEVELOPMENT VALUES FOR THE 2-YR 24-HR DESIGN STORM.

THE PROPOSED BMPs: GREEN ROOF, NATURAL OPEN SPACE, AND BIORETENTION BASIN WITH STONE STORAGE, WILL HELP TO MITIGATE THE RUNOFF DISCHARGE RATE AND VOLUME. PER TABLE 6.6 OF PFM, THE RUNOFF COEFFICIENT FOR INTENSIVE GREEN ROOF IS 0.40. PER SECTION 6-1310.2D OF PFM, THE CURVE NUMBER FOR THE INTENSIVE GREEN ROOF IS 65. THAT MEANS THE GREEN ROOFS REDUCE THE RUNOFF GENERATION. THE HEAVY VEGETATION IN THE NATURAL OPEN SPACE WILL GREATLY REDUCE THE RUNOFF GENERATION. THE BIORETENTION BASIN WITH STONE STORAGE REDUCES THE RUNOFF RATE AND VOLUME THROUGH TWO FUNCTIONS: INFILTRATION AND STORAGE. THE BASIN IS DRAINED DOWN BETWEEN STORMS THROUGH INFILTRATION. DURING THE STORM, WATER ENTERS THE BASIN AND INFILTRATES INTO THE UNDERLYING IN SITU SOILS. IF THE ENTERING WATER IS MORE THAN THE INFILTRATED WATER, THE WATER WILL BUILD UP AND BE TEMPORARILY STORED IN THE BASIN. WITH THESE PROPOSED BMPs, THE REQUIREMENTS OF PFM AND LEED FOR STORMWATER QUANTITY CONTROL ARE MET.

Water Quality Control Analysis (BMP)

Block	PFM Requirement				LEED SS C6.2 Requirement		Green Roof Provided				Natural Open Space Provided				Bioretention Basin with Stone Storage						Total Achieved Removal (I + II + III)	Total Treated Volume WQV (cf)				
	Area A (ac)	Impervious Area Including Green Roof (ac)	Weighted C*	Required Removal Efficiency E	A X C X E	Weighted RCN**	Runoff Volume from 1" Rainfall (cf)	Green Roof Area Ag (ac)	Runoff Coefficient Cg	Removal Efficiency Eg	Achieved Removal (I) Ag X Cg X Eg	Area An (ac)	Runoff Coefficient Cn	Removal Efficiency En	Achieved Removal (II) An X Cn X En	Impervious Area Excluding Green Roof Ab (ac)	Runoff Coefficient Cb	WQV based on 0.5"/Impervious Acre (cf)	Assumed Infiltration Rate (in/hr)	Aggregate Void Rate			Trench Depth (ft)	Required Infiltration Area (sf)	Removal Efficiency Eb	Achieved Removal (III) Ab X Cb X Eb
A	2.77	2.54	0.85	40%	0.94	85	1800	0.84	0.90	40%	0.30				1.70	0.90	3086	1.0	0.4	5	1543	50%	0.77	1.07	3086	
B	6.30	5.72	0.84	40%	2.13	83	3115	2.24	0.90	40%	0.81				3.48	0.90	6316	1.0	0.4	5	3158	50%	1.57	2.37	6316	
C	5.38	5.09	0.87	40%	1.87	84	3058	1.88	0.90	40%	0.68				3.21	0.90	5826	1.0	0.4	5	2913	50%	1.44	2.12	5826	
D	4.03	3.02	0.75	40%	1.21	80	1257	1.06	0.90	40%	0.38	0.47	0.30	100%	0.14	1.96	0.90	3557	1.0	0.4	5	1779	50%	0.88	1.40	3557
E	7.69	6.47	0.80	40%	2.48	85	4997	1.75	0.90	40%	0.63				4.72	0.90	8567	1.0	0.4	5	4283	50%	2.12	2.75	8567	
Total	26.2	22.84	0.82	40%	8.62	83	14227	7.77	0.90	40%	2.80	0.47	0.30	100%	0.14	15.07	0.90	27352	1.0	0.4	5	13676	50%	6.78	9.72	27352

* C value for green roof is 0.90
 ** CN value for green roof is 65

Water Quantity Control Analysis (SWM)

Block	PFM Requirement		LEED SS C6.1 Requirement		Proposed Condition with Green Roof and Bioretention Basin					
	2-YR Allowable Release Rate (cfs)	10-YR Allowable Release Rate (cfs)	2-YR Allowable Release Rate (cfs)	2-YR Allowable Release Rate (cfs)	Provided Infiltration Area (sf)	Infiltration Discharge (cfs)	Detention Volume (cf)	2-YR Actual Release Rate (cfs)	2-YR Actual Release Volume (cfs)	10-YR Actual Release Rate (cfs)
A	10.7	19.4	8.0	16865	3000	0.07	6000	7.6	8429	17.5
B	22.8	42.5	17.1	35322	5500	0.13	11000	16.3	20082	37.8
C	14.7	30.9	11.0	22190	11000	0.25	22000	0.1	242	29.5
D	6.8	17.7	5.1	10519	7500	0.17	15000	0.0	0	17.6
E	22.9	46.5	17.2	34743	12000	0.28	24000	2.4	12045	46.5
Total	77.9	157.0	58.4	119639	39000	0.90	78000	26.4	40798	148.9

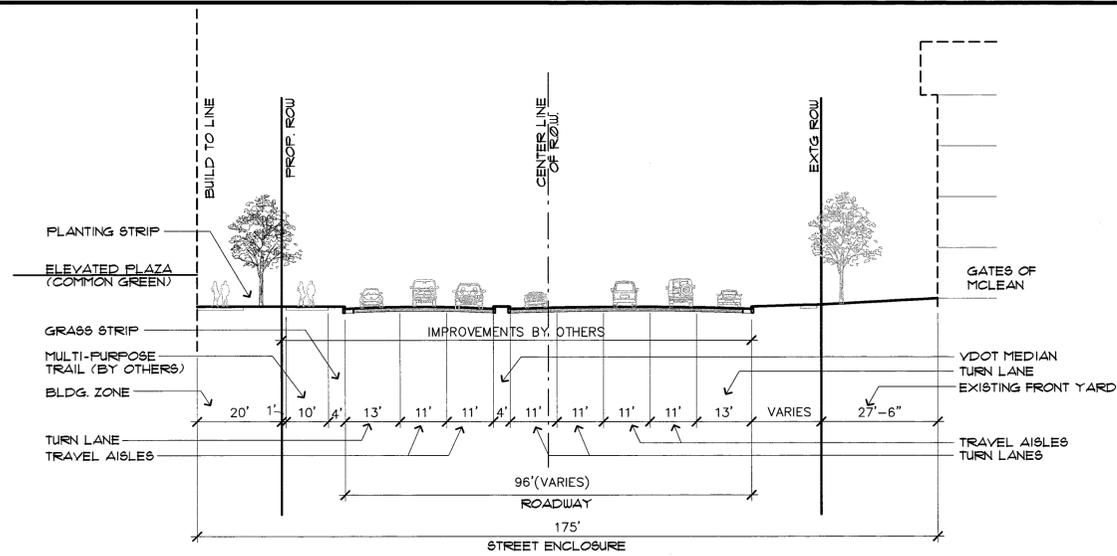
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 PHONE 703-263-1900
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 ROBERT W. WALKER
 NO. 37609
 10.28.10
 PROFESSIONAL ENGINEER

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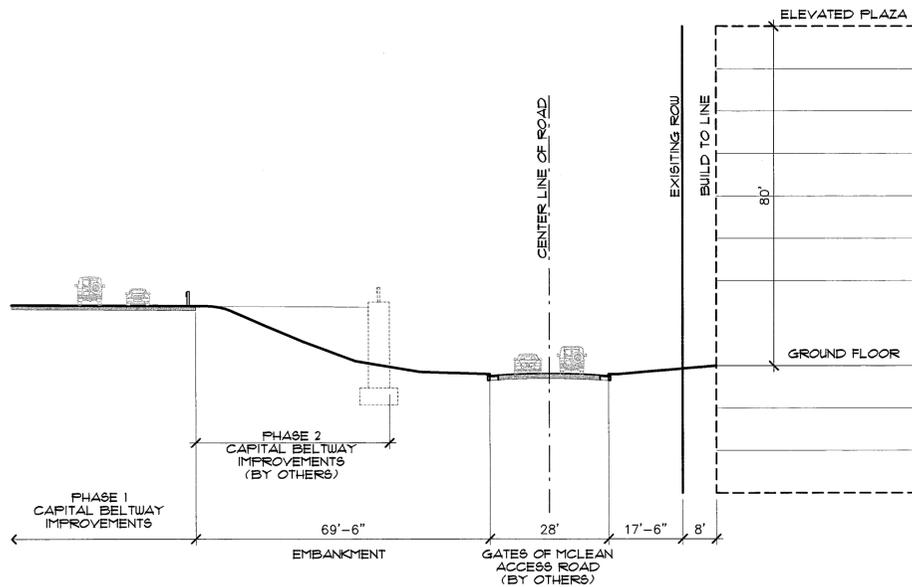
OVERALL SWM/ BMP PLAN #2
CAPITAL ONE MASTERPLAN
 PCA-92-P-001-X / RZ/CDP 2010-PR-0XX
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
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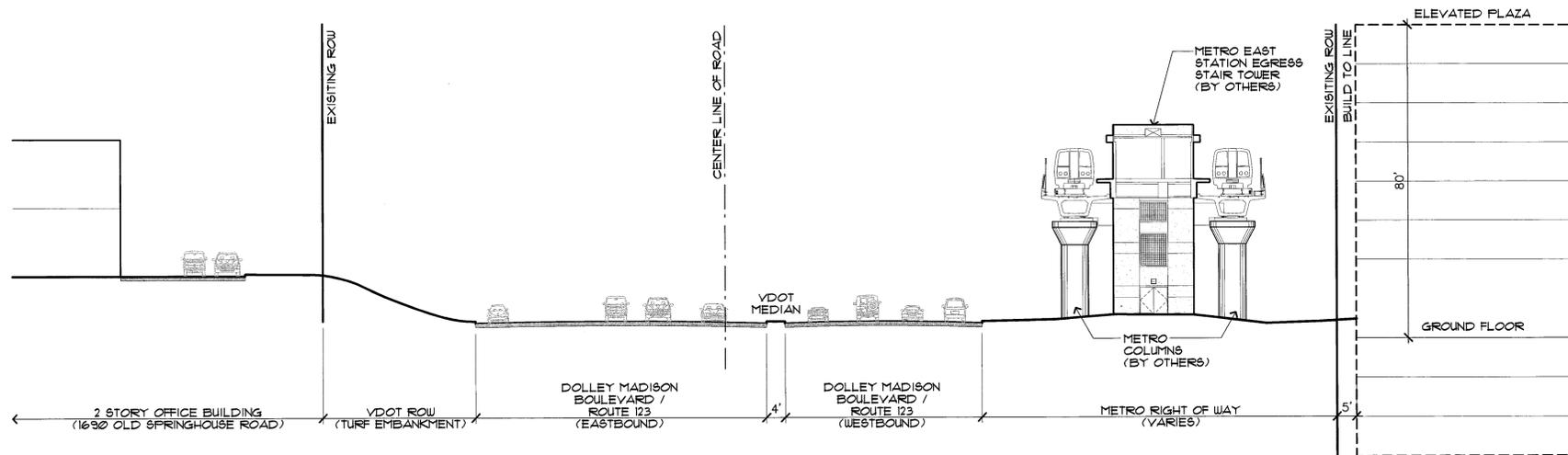
6 SCOTTS CROSSING ROAD @ CAPITAL ONE DRIVE INTERSECTION

SCALE: 1" = 20'



7 CAPITAL BELTWAY @ BLOCK B

SCALE: 1" = 20'



8 DOLLEY MADISON BOULEVARD @ BLOCK E

SCALE: 1" = 20'

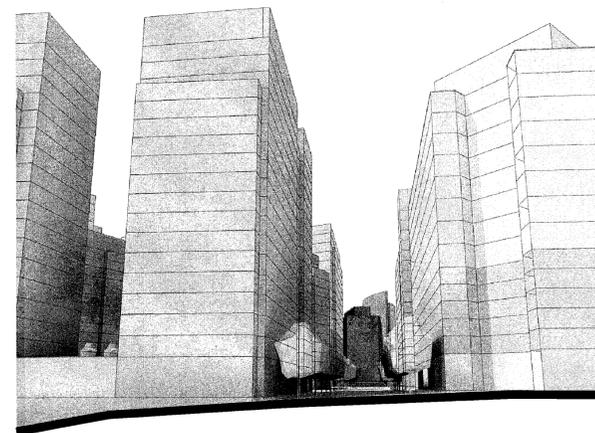
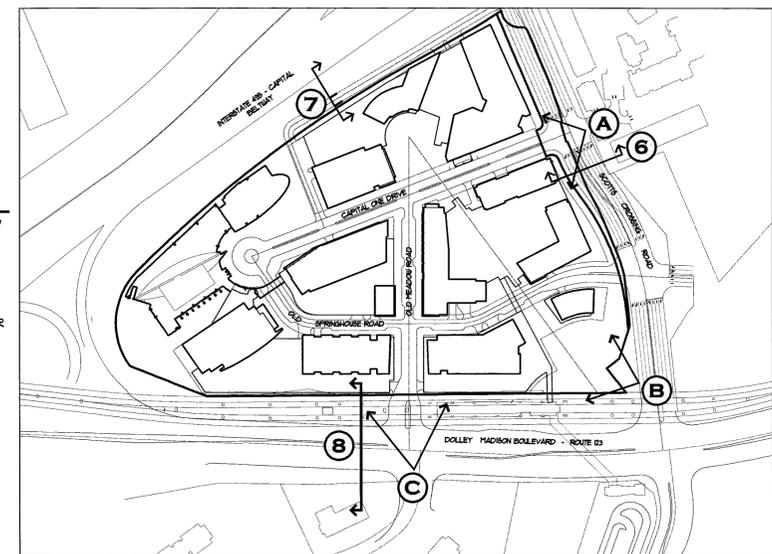


KEY PLAN

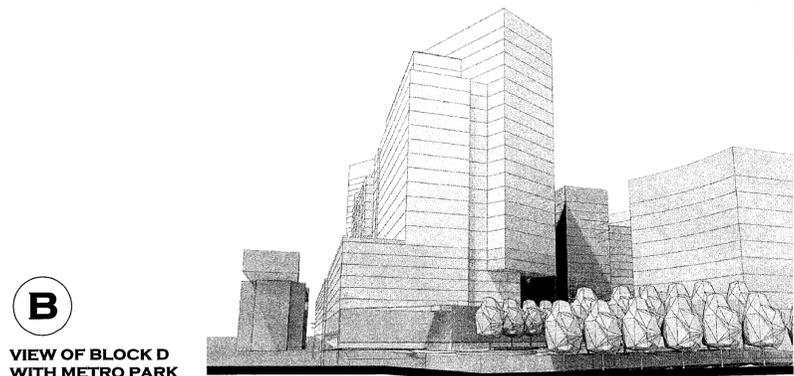
SCALE: 1" = 250'

NOTES:

1. SEE 'PRIVATE STREET CLASSIFICATION' IN LEGEND LOCATED ON SHEETS 1 AND 11 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS SHOWN BELOW.
2. THE BUILD TO LINES ARE PROVIDED AS A TYPICAL CONDITION FOR THE STREET ENCLOSURE AND PROPOSED BUILDINGS AND BUILDING ELEMENTS SHALL BE ALLOWED TO EXCEED THE BUILD TO LINE TO PROVIDE ARCHITECTURAL FEATURES AND STREETSCAPE DIVERSITY.



A
VIEW DOWN CAPITAL ONE DRIVE FROM SCOTTS CROSSING INTERSECTION

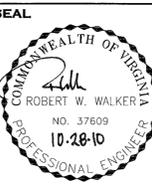


B
VIEW OF BLOCK D WITH METRO PARK



C
VIEW DOWN OLD MEADOW ROAD FROM ROUTE 123 INTERSECTION

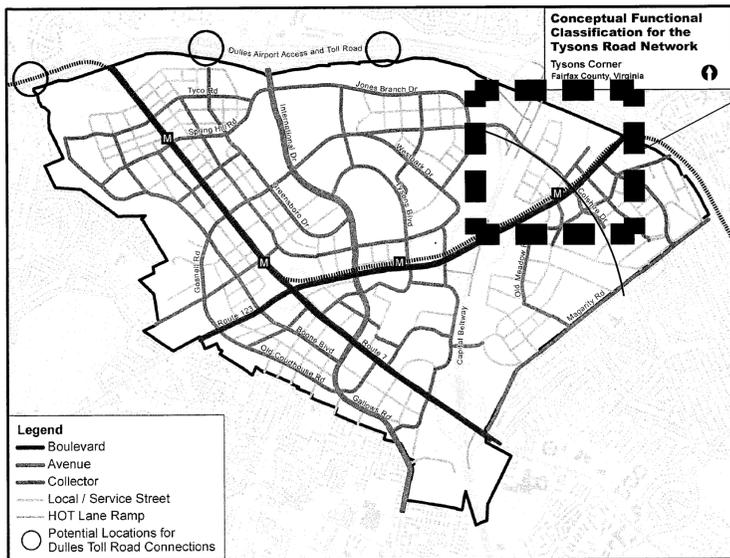
William H. Gordon Associates, Inc.
4501 Dolly Drive
Chantilly, VA 20151
PHONE 703-263-1900
FAX 703-263-0766
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



REVISIONS
10-29-10 City Comments

STREET SECTIONS AND PERSPECTIVES
CAPITAL ONE MASTERPLAN
PCA-92-P-001-X / RZ/CDP 2010-PR-0XX
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	AUGUST 4, 2010
DRAWN	OS/WP
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-SECT.dwg
SHEET #	23 of 24



SEE ROAD MAP COMPARISON, THIS SHEET

TYSONS ROAD NETWORK (MAP 7)

SOURCE: COMPREHENSIVE PLAN FOR TYSONS CORNER URBAN CENTER (P.47 / MAP 7)

PROPOSED SECONDARY ACCESS ROAD BELOW SCOTTS CROSSING ROAD CONNECTION OVER BELTWAY

CAPITAL ONE DRIVE REALIGNED TO ACCEPT JONES BRANCH CONNECTOR ROAD DESIGN

PROPOSED CONNECTION TO CAPITAL ONE ROAD NETWORK

PEDESTRIAN AXIS TO METRO STATION FROM CIVIC PLAZA AND COMMON GREEN

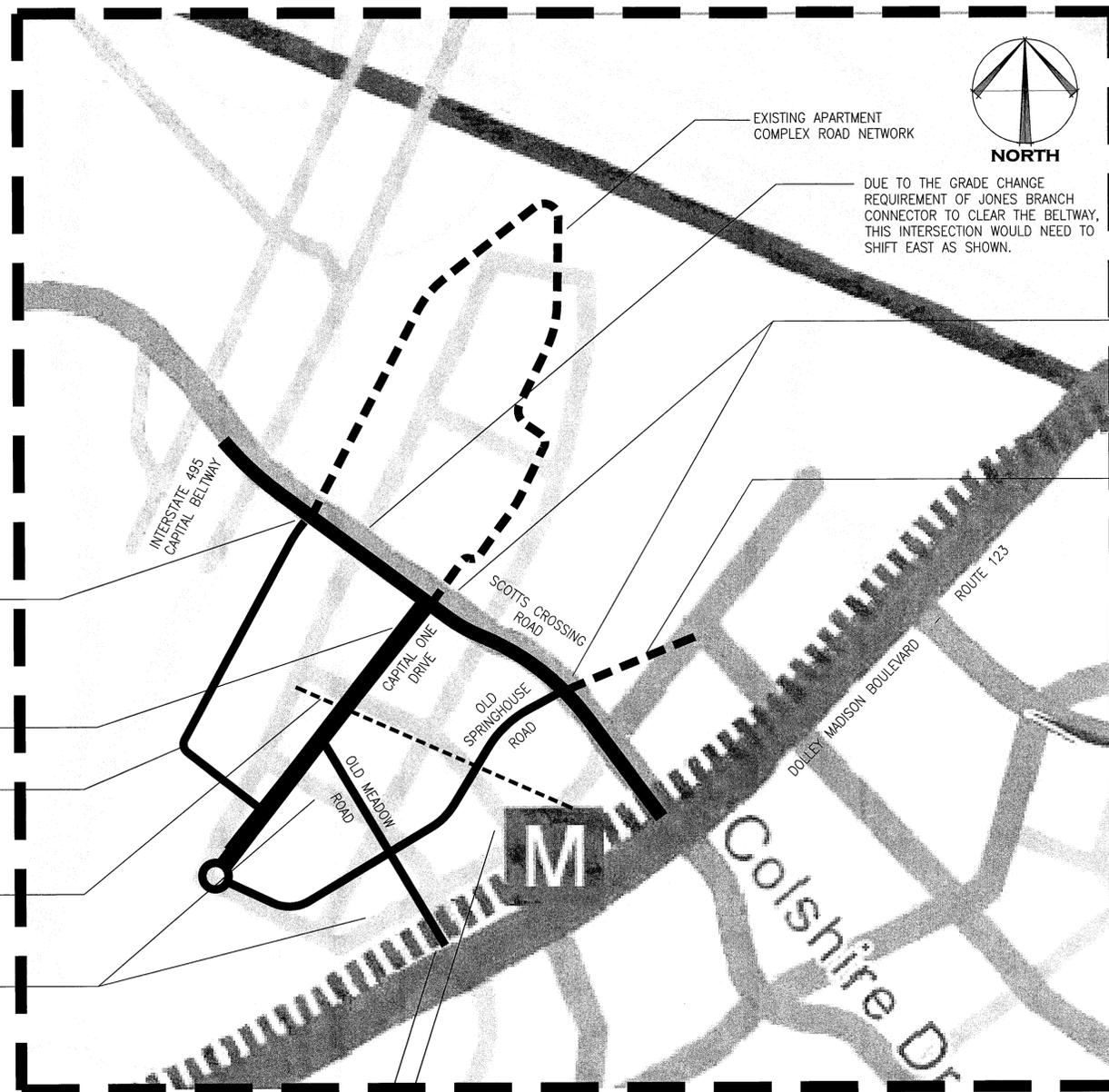
ROAD NETWORK FOR CAPITAL ONE'S PROPERTY IN THE COUNTY COMPREHENSIVE PLAN GRAPHIC DEPICTS PREVIOUS MASTERPLAN

ROUTE 123 INTERSECTION IS APPROXIMATELY IN THE SAME LOCATION

NO ROAD PROPOSED TO METRO STATION AS SHOWN ON ROAD NETWORK MAP, INSTEAD A PEDESTRIAN AXIS TO METRO ACCESS IS PROVIDED.

ROAD MAP COMPARISON DIAGRAM

SCALE: N.T.S.



NOTE
BICYCLE FACILITIES: THE TYPICAL ROAD CROSS SECTION FOR JONES BRANCH CONNECTOR/ SCOTTS CROSSING ROAD INCORPORATES ON-STREET BICYCLE LANES CONSISTENT WITH THE COMPREHENSIVE PLAN. BICYCLISTS WILL SHARE INTERNAL ROADS WITH VEHICULAR TRAFFIC AND BIKE PARKING WILL BE PROVIDED ON THE STREET AND WITH THE PARKING GARAGES.

ROAD NETWORK ANALYSIS

CAPITAL ONE MASTERPLAN

PCA-92-P-00 1-X / RZ/CDP 2010-PR-0XX
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	NOT TO SCALE
DATE	AUGUST 4, 2010
DRAWN	OS/WP
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101-ROAD.dwg
SHEET #	24 of 24

SEAL

ROBERT W. WALKER
NO. 37609
10-28-40
PROFESSIONAL ENGINEER

REVISIONS
10-29-10 City Comments

William H. Gordon Associates, Inc.
4501 Doly Drive
Charlottesville, VA 20151
PHONE 703-263-1900
FAX 703-263-0766

ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS