PROFFERED CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

PCA / CDPA 2010-PR-021

FOR

CAPITAL ONE BANK

PROVIDENCE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT TEAM

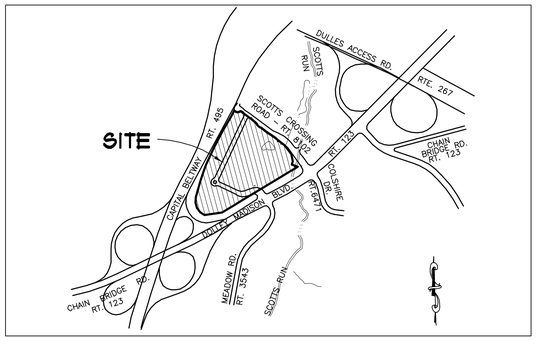
LAND USE ATTORNEY:
COOLEY LLP
ONE FREEDOM SQUARE RESTON TOWN CENTER
11951 FREEDOM DRIVE
RESTON, VA 20190

APPLICANT/ OWNER:
CAPITAL ONE BANK, USA, NA
1680 CAPITAL ONE DR
MCLEAN, VA 22102

URBAN PLANNER/ ARCHITECT:
BONSTRA HARESIGN ARCHITECTS
1710 CONNECTICUT AVENUE, NW SUITE 400
WASHINGTON , DC 20009

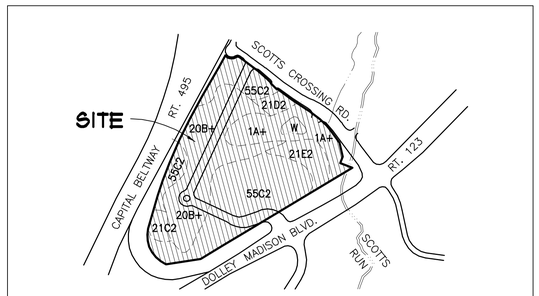
TRANSPORTATION ENGINEER:
GOROVE/SLADE ASSOCIATES, INC.
1140 CONNECTICUT AVENUE, NW, SUITE 700
WASHINGTON, DC 20036

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GORDON
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151



VICINITY MAP
SCALE - 1:2000

AERIAL MAP
NOT TO SCALE



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
1	MIXED ALLUVIAL	POOR	POOR	GOOD	SLIGHT	Y
20	MEADOWVILLE	FAIR	MARGINAL	GOOD	MODERATE	Y
21	MANOR	GOOD	GOOD	GOOD	SEVERE	N
55	GLENELG	GOOD	GOOD	GOOD	SEVERE	N

SOILS WITH IDENTIFICATION NUMBERS 59, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

SOILS MAP SOURCE: 1990 OFFICIAL FAIRFAX COUNTY SOILS MAP

SOILS MAP
SCALE - 1:500

REVISIONS	
May 6, 2013	Original Submission
May 24, 2013	Acceptance Comments
August 13, 2013	Pre. Staffing Comments
December 02, 2013	Staffing Comments
January 28, 2014	Staffing Comments

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COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
Lic. No. 37609
01/28/2014
PROFESSIONAL ENGINEER

1798-2001
2001-CS.DWG

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GENERAL NOTES:

1. LOCATION/EXISTING ZONING AND USE: THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 26.21 ACRES (OR 1,141,884 SF) AS DELINEATED ON THIS PLAN AND IS SHOWN ON FAIRFAX COUNTY TAX MAP No. 29-4 ((5)) PARCEL A2. THE ADDRESS FOR THE SITE IS 1680 CAPITAL ONE DRIVE, MCLEAN, VIRGINIA, 22102. THE SITE IS CURRENTLY ZONED PTC (PLANNED TYSONS CORNER URBAN DISTRICT).

2. REQUEST THE APPLICANT REQUESTS AN AMENDMENT TO THE APPROVED REZONING/ CONCEPTUAL DEVELOPMENT PLAN (RZ/CDP 2010-PR-021) TO MAKE ADJUSTMENTS TO THE PROPOSED DEVELOPMENT. THERE IS NO INCREASE IN TOTAL OFFICE GROSS FLOOR AREA. SEE THE BUILDING TABULATIONS ON SHEET 3 FOR THE SPECIFIC CHANGES.

3. 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 GEODETIC 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.

4. OWNERSHIP: THE PROPERTY SHOWN HEREON IS IN THE NAME OF CAPITAL ONE BANK RECORDED DECEMBER 6, 2000 IN DEED BOOK 11621 AT PAGE 0018 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

5. 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 PREDOMINANT USE SHOULD OCCUR NEAR THE METRO STATION.

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

6. MODIFICATION/WAIVER REQUESTS: THE PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE EXCEPTION OF:

   THE FOLLOWING WAIVERS HAVE BEEN PREVIOUSLY APPROVED WITH RZ/CDP 2010-PR-021 AND REQUESTED AGAIN AS FOLLOWS:

   - A MODIFICATION OF SECTION 2-414B FROM A 75 FOOT SETBACK FOR COMMERCIAL BUILDINGS FROM INTERSTATE 495 IN FAVOR OF THE LAYOUT SHOWN HEREON.
   - A MODIFICATION OF SECTION 12-0510.4E(5) OF THE PUBLIC FACILITIES MANUAL TO REDUCE TREE PLANTING WIDTH FROM 8 FEET TO 4 FEET WITH STRUCTURAL PLANTING CELLS AS APPROVED BY THE COUNTY'S URBAN FORESTER.
   - A WAIVER OF THE COUNTYWIDE TRAILS PLAN REQUIREMENTS TO PROVIDE A REGIONAL TRAIL ALONGSIDE INTERSTATE 495 TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED WITHOUT THIS TRAIL.
   - A WAIVER OF SECTION 6-0303.8 OF THE PUBLIC FACILITIES MANUAL TO ALLOW THE USE OF UNDERGROUND DETENTION FACILITIES IN RESIDENTIAL DEVELOPMENTS (#6835-WPFM-001-1).
   - A DEVIATION TO THE TREE PRESERVATION TARGET TO ALLOW TREE CANOPY TO BE PROVIDED THROUGH NEW TREE PLANTINGS.

   THE FOLLOWING WAIVER HAS BEEN PREVIOUSLY APPROVED WITH 6835-SP-005:

   - PERMISSION TO ENCROACH INTO THE RESOURCE PROTECTION AREA (RPA) BASED ON REDEVELOPMENT OF AN APPROVED PLAN (#6835-WRPA-003-1 AND #6835-WQ-002-1) HAS BEEN APPROVED ON 6/28/2013

   IN ADDITION REQUESTED AS PART OF THE SITE PLAN PROCESS:

   A. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 12-0515.6B OF THE PUBLIC FACILITIES MANUAL TO REDUCE THE DISTANCE FROM WHICH TREES CAN BE PLANTED ADJACENT TO STORM OR UTILITY EASEMENTS ALONG ALL STREETSCAPES IN FAVOR OF THE LANDSCAPING SHOWN HEREON. THE APPLICANT WILL NEGOTIATE DIRECTLY WITH UTILITY PROVIDERS AS NECESSARY TO PLANT TREES ADJACENT TO THESE EASEMENTS, AND WILL COMMIT TO REPLACING TREES THAT ARE REMOVED DUE TO MAINTENANCE OR UNFORESEEN CIRCUMSTANCES.

   B. THE APPLICANT HEREBY REQUESTS PERMISSION TO PUMP UNDERGROUND STORMWATER MANAGEMENT AND/ OR WATER REUSE FACILITIES. THE URBAN CONDITIONS IN TYSONS CORNER AND IN THIS DEVELOPMENT MAY WARRANT AN OCCASION WHERE THE SUM FACILITIES CAN NOT DRAIN BY GRAVITY, THEREFORE, A WAIVER / MODIFICATION IF THE FPM IS HEREBY REQUESTED.

7. PARKING SPACES: SURFACE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ART. 11 AND ARE SHOWN ON SHEET 6 ALONG WITH PARKING TABULATIONS. PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN ON THE CDPA. 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 11 AND ARTICLE 6, PART 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND BUILDING MASSING REMAINS CONSISTENT WITH THE CDPA AS GOVERNED BY PROFFERS

8. LANDSCAPING/BUFFERING. SHADE TREES WILL BE PROVIDED AS SHOWN ON THE LANDSCAFE PLAN. IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE. SEE SHEETS 9, 9A, 9B FOR PROPOSED LANDSCAPING.

(GENERAL NOTES CONTINUED)

9. SIGNAGE. PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12, SHALL BE GENERALLY LOCATED IN ACCORDANCE WITH THE APPROVED CDPA AS SHOWN ON SHEET 5, AND FUTURE COMPREHENSIVE SIGN PLAN (CSP).

10. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP). SWM/ BMP IS ADDRESSED, SEE ADEQUATE OUTFALL ANALYSIS AND SWM/BMP NARRATIVE AND COMPUTATIONS ON THE SWM PROGRAM SHEETS.

11. CLEARING AND GRADING: A PRELIMINARY LIMITS OF CLEARING AND GRADING LINE IS SHOWN ON THE LANDSCAPE PLAN.

12. WATER AND SEWER: PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVICE THE SUBJECT PROPERTY.

13. GRAVES: TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES, OBJECTS, OR STRUCTURES MARKING PLACES OF BURIAL ON THE PROPERTY.

14. 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 17, 2010.

15. WETLANDS: THERE ARE WETLANDS ON THE SITE AND THEY HAVE BEEN MAPPED WITH RESOURCE PROTECTION AREA PLAN 6835-RPA-001-1.

16. 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 2-900 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND THEREFORE NO SPECIAL EXCEPTION IS ANTICIPATED.

17. 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.

18. 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.

19. DEVELOPMENT SCHEDULE: THE PROPOSED DEVELOPMENT AND IMPROVEMENTS ARE PROPOSED TO BE COMPLETED IN PHASES. SEE PHASING PLANS AND DETAILS.

20. SITE FEATURES. ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, BICYCLE RACKS, FOUNTAINS, ARBORS, PLANTERS, WALLS, AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED.

21. EVM. AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.

22. 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 PUBLIC FACILITIES PLAN AND OVERALL STORMWATER MANAGEMENT PLAN.

23. 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 (COFR) PARTS 116.4, 302.4, AND 355, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, COFR 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.

24. SITE ACCESS: THE SITE HAS FRONTAGE AND SITE ACCESS ON DOLLEY MADISON BOULEVARD/ ROUTE 123 AND SCOTTS CROSSING ROAD/ ROUTE 8102.

25. MINOR MODIFICATIONS: THE PROFFERED ELEMENTS OF THE CDPA SHALL BE LIMITED TO THE GRID OF STREETS, GENERAL LOCATION OF ACCESS POINTS TO BUILDINGS, GENERAL LOCATION OF THE BUILDINGS, MIX OF USES, MINIMUM AND MAXIMUM BUILDING HEIGHTS, THE AMOUNT AND GENERAL LOCATION OF URBAN PARK LAND, AND GENERAL QUALITY, CHARACTER AND DIMENSIONS OF THE STREETSCAPE (THE PROFFERED ELEMENTS). OTHER ELEMENTS OF THE CDPA MAY BE ADJUSTED OR MODIFIED WITH APPROVAL OF FUTURE FINAL DEVELOPMENT PLANS (FDP) IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 16-402 OF THE FAIRFAX COUNTY ZONING ORDINANCE, AND THE APPROVED PROFFERS. MINOR MODIFICATIONS TO THE PROFFERED ELEMENTS OF THE CDPA MAY BE PERMITTED PURSUANT TO PAR. 4 OF SECTION 16-403 OF THE ORDINANCE WHEN NECESSITATED BY SOUND ENGINEERING OR WHEN NECESSARY AS PART OF FINAL SITE DESIGN, AND WHEN SUCH MODIFICATIONS ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERED ELEMENTS AND THE APPROVED PROFFERS, AS DETERMINED BY THE ZONING ADMINISTRATOR.

26. FINAL DESIGN: THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS ENCLOSED HEREIN AS LONG AS THE CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA.

27. 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 WAS DETERMINED THAT 'NO SURVEY IS REQUIRED' WITH THEIR REVIEW.

28. ROAD NAMES: THE APPLICANT RESERVES THE RIGHT TO RENAME THE INTERNAL ROADS WITH FUTURE DEVELOPMENT PHASES OF THE PROJECT.

29. STORM VAULT ACCESS: FOR ACCESS POINTS LOCATED IN THE STREETSCAPE, REMOVABLE PANELS OR ACCESS MANHOLES ARE DESIRED AND THE APPLICANT SHALL GRAPHICALLY DEPICT THESE PANELS IN FUTURE FDP'S AND SHALL REQUEST A WAIVER OF THE FPM'S FOUR FOOT BY FOUR FOOT ACCESS OPENING REQUIREMENT IN ASSOCIATION WITH FUTURE SITE PLANS TO ALLOW CONSIDERATION OF THE PROPOSED OR OTHER ACCESSIBILITY OPTIONS FOR MAINTENANCE AND ACCESS OF THOSE RESULTS. IF SUCH WAIVER IS DENIED, THE APPLICANT SHALL PROVIDE A SOLUTION THAT IS ACCEPTABLE TO DPWES. THE APPLICANT SHALL TRY TO LOCATE ACCESS POINTS OUT OF PEDESTRIAN WAY WHEN FEASIBLE, BUT DUE TO THE URBAN NATURE OF THE SITE, THIS MAY NOT BE POSSIBLE WITH EVERY BUILDING.

DEVELOPMENT TABULATIONS:

TAX MAP / PARCEL	TAX MAP 29-4 ((5)) PARCEL A2
SITE AREA	26.21 ACRES OR 1,141,884 SF
EXISTING ZONING	PTC (PLANNED TYSONS CORNER URBAN DISTRICT)
PROPOSED ZONING	PTC (PLANNED TYSONS CORNER URBAN DISTRICT)
OPEN SPACE (BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE)	REQUIRED/PROVIDED = SEE PUBLIC FACILITIES PLAN FOR CALCULATIONS (SHEET 10)
TREE CANOPY	REQUIRED/PROVIDED = SEE LANDSCAPE PLAN FOR CALCULATIONS (SHEET 9, 9A, 9B)
TOTAL GROSS SF	SEE BUILDING TABULATIONS (SHEET 3)
TOTAL FLOOR AREA RATIO	SEE BUILDING TABULATIONS (SHEET 3)
NUMBER OF STORIES/HEIGHT	VARIES, AS SHOWN ON BUILDING TABULATIONS (SHEET 3)
YARD REQUIREMENTS	
FRONT	N/A
SIDE	N/A
REAR	N/A

RESOURCE PROTECTION AREA NARRATIVE

THIS PLAN QUALIFIES AS REDEVELOPMENT OF A PREVIOUSLY APPROVED PLAN (FFX CTY SITE PLAN # 6835 -SP-04). THIS PLAN PROPOSES ENCROACHMENT INTO THE RESOURCE PROTECTION AREA (RPA). THE EXTENT OF THE ENCROACHMENT IS LESS THAN OR EQUAL TO IMPROVEMENTS THAT EXISTED PRIOR TO THE ESTABLISHMENT OF THE RPA AND OR WERE APPROVED ON PREVIOUS SITE PLANS. A COMPARISON OF DISTURBED AREA AND IMPERVIOUS AREA WITHIN THE RPA HAS BEEN MEASURED AND IS AS FOLLOWS:

PLAN	DISTURBED AREA	IMPERVIOUS AREA
PREVIOUSLY APPROVED SITE PLAN	31,890 SQ. FT.	10670 SQ. FT.
PROPOSED CDPA	31,890 SQ. FT.	10,200 SQ. FT.

SEE COMPARISON OF AREAS THIS SHEET. SEE THE APPROVED SITE PLAN SHEET 2A.

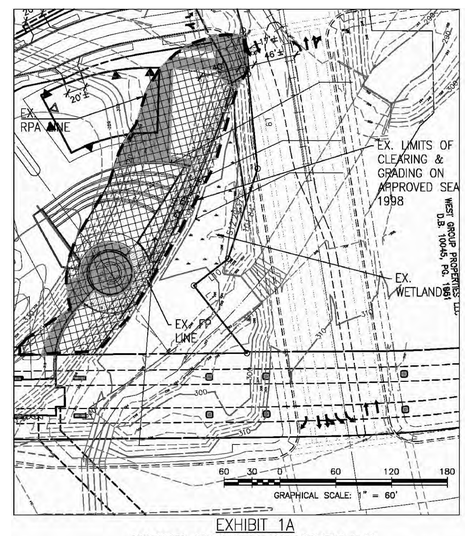

EXHIBIT 1A
PROPOSED CONCEPTUAL DEVELOPMENT PLAN
DISTURBED AREA IN RPA = 0.73 AC OR 31,890 SF
IMPERVIOUS AREA IN RPA = 0.24 AC OR 10,200 SF

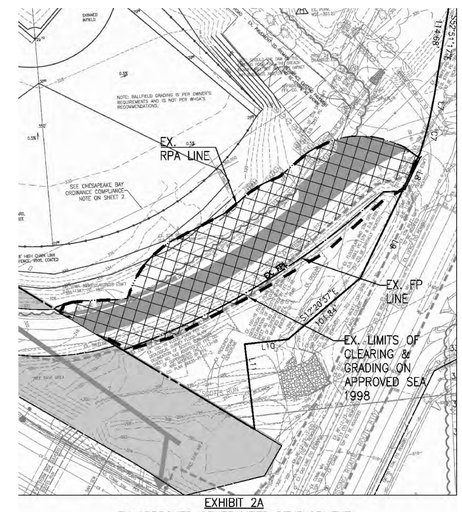

EXHIBIT 2A
EX APPROVED GENERALIZED DEVELOPMENT PLAN

SEE SHEET 2A FOR THE PREVIOUSLY APPROVED PLAN OF DEVELOPMENT.

Gordon
PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
SECURITY CONSULTING
4501 Daly Drive
Chantilly, VA 20151
Phone: 703-263-1900
www.gordon.us.com

SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
01/28/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-2013
ACCEPTANCE COMMENTS
8-13-2013
PRE. STAFFING COMMENTS
12-02-2013
STAFFING COMMENTS
01-28-2014
STAFFING COMMENTS

NOTES AND TABULATIONS

CAPITAL ONE MASTERPLAN
PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-NT.dwg
SHEET #	2 of 35

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BUILDING TABULATIONS

FAR Calculation	SF	Acres
Existing Site Area	1,141,884	26.21
Site Area Previously Dedicated		
Plat dated January 16, 2001 and Rev. April 2, 2001	109,344	2.51
Plat dated November 25, 2002 and Rev. June 5 2003	21,633	0.50
Total Site Area (for calculating density)	**1,272,861**	**29.22**

BLOCK/ BUILDING	Minimum Bldg. Hght. (ft)	Maximum Bldg. Hght. (ft)	Proposed Bldg. Hght. (ft)	Proposed Penthouse Height (ft)	Total Proposed Height (ft)	Proposed Number of Floors	Land Use	Minimum GSF	Maximum GSF	Proposed GSF	*Total Proposed Bldg. GSF	Residential Dwelling Units
BLOCK A												
Building 1	150	352	348	35	383	26	Office	300,000	600,000	593,500	603,845	
							Retail	7,000	13,000	10,345		
Building 2	75	122	122	18	140	10	Hotel	50,000	81,500	81,388	89,637	
							Retail	8,000	10,500	8,249		
BLOCK B												
Building 3	368	470	470	integrated	470	32	Office	500,000	975,000	940,550	970,700	
							Retail	10,000	44,600	30,150		
Building 4	150	250	211	38	249	18	Hotel	250,000	340,000	325,374	325,374	
BLOCK C												
Building 6	150	236	224	25	249	19	Residential	300,000	518,000	499,569	530,239	493
							Retail	26,000	31,300	30,670		
Building 7	125	247	236	25	261	20	Residential	200,000	274,800	272,500	277,476	267
							Retail	4,500	5,000	4,976		
Building 8	125	231	207	25	232	18	Residential	200,000	370,000	356,479	368,949	350
							Retail	12,000	12,500	12,470		
BLOCK D												
Building 9	75	175	174	25	199	15	Residential	50,000	124,250	123,280	127,109	120
							Retail	3,750	3,850	3,829		
Building 10	250	305	290	35	325	22	Office	400,000	484,000	459,623	487,715	
							Retail	27,000	28,100	28,092		
BLOCK E												
Building 11	150	266	238	35	273	17	Office	200,000	260,500	230,474	230,474	
							Pub. Facil.	30,000	30,000	30,000		
Building 12	250	305	276	35	311	19	Office	400,000	508,000	452,505	452,505	
Subtotal: Buildings 1-12										*	**4,464,023**	**1,230**
EXISTING BUILDINGS												
Existing Bldg. 1		205				14	Office			479,500	505,500	
Existing Bldg. 2		42.5				2	Office			26,000		
Subtotal: Existing Buildings											**505,500**	
TOTALS										*	**4,969,523 GSF**	
Total Site Area (for calculating density)											**1,272,861 SF**	
Floor Area Ratio (FAR)											**3.90**	

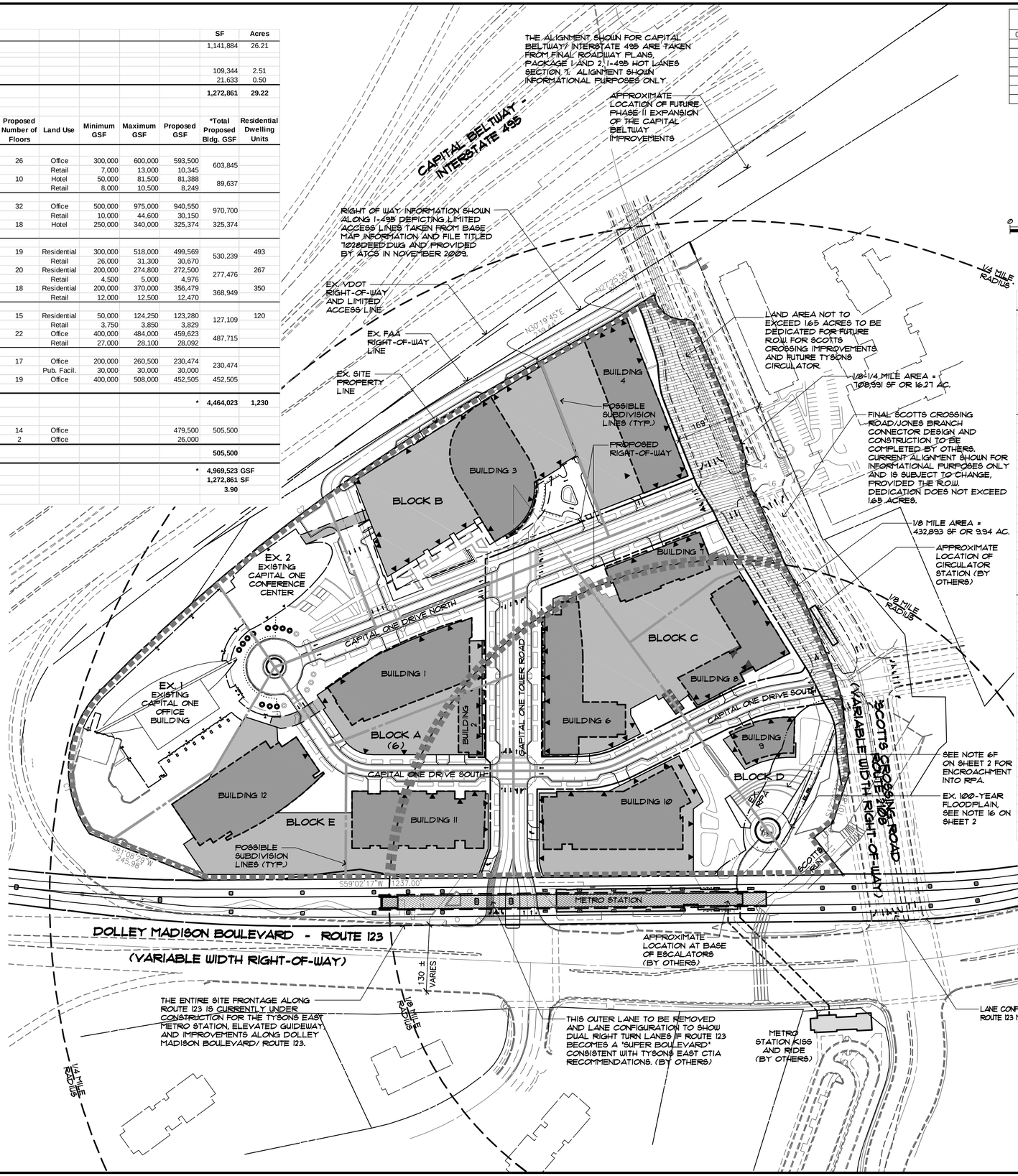
*Total GSF does not include 30,000 SF non-FAR Public Facility

LAND USE ALLOCATION

Land Use	GSF	% of Land Use	Land Use FAR
Office	3,182,152	64.0%	2.50
Residential	1,251,828	25.2%	0.98
Hotel	406,762	8.2%	0.32
Retail	128,781	2.6%	0.10
Public Facility	30,000	--	--
TOTAL*	**4,969,523**	**100.0%**	**3.90**

NOTES:

1. SEE SHEET 6 FOR PARKING PLAN AND PARKING SPACE ALLOCATION BY BLOCK.
2. 20% OF RESIDENTIAL UNITS PROPOSED TO BE WORKFORCE HOUSING DWELLING UNITS.
3. THE MINIMUM RESIDENTIAL UNITS TO BE PROVIDED IS 800 UNITS FOR THE ENTIRE SITE.
4. THE SQUARE FOOTAGE FOR INDIVIDUAL BUILDINGS AND BLOCKS SHOWN HEREIN IS CONCEPTUAL. SQUARE FOOTAGE OF INDIVIDUAL BUILDINGS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN, SUBJECT TO THE APPLICABLE PROFFERS AND THE DEVELOPMENT TABULATIONS (ABOVE), WHICH ESTABLISH THE MINIMUM AND MAXIMUM GFA PERMITTED FOR EACH BUILDING
5. THE BUILDING HEIGHTS SHOWN ARE CONCEPTUAL. FINAL BUILDING HEIGHTS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE APPLICABLE PROFFERS AND THE DEVELOPMENT TABULATION ABOVE, WHICH CONTAINS MINIMUM AND MAXIMUM BUILDING HEIGHTS.
6. THE APPLICANT RESERVES THE RIGHT TO PROVIDE A DRIVE THRU BANK WITHIN BLOCK A AS LONG AS THE TELLER AND REQUIRED STACKING SPACES FOR A DRIVE THRU BANK USE ARE PROVIDED INTERNAL TO THE PARKING STRUCTURE. FURTHER DETAILS TO BE PROVIDED WITH FINAL BUILDING PLANS.
7. BUILDING #5 IS NOT DEPICTED AND WILL NOT BE CONSTRUCTED.



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

NORTH

0 50 100 200 300

SCALE: 1" = 100'

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'

BUILDING HEIGHT AND STEP BACK ANALYSIS

CAPITAL ONE MASTER PLAN

BUILDING STEP-BACK ANALYSIS

Comprehensive Plan Guidelines:

Street width R.O.W. to building podium ratio: 1:1 to 1:2

Street Widths and Allowable Podium/Streetwall Heights:

Street	R.O.W.	Max. Allowable Podium/Streetwall
Capital One Drive North		
Bldg. 4 - Bldg. 7	110'-8"	110' - 221'
Bldg. 1 - Bldg. 3 plaza	143'-0"	143' - 286'
Bldg. 1 - conf. ctr. park	114'-8"	114' - 229'
Capital One Tower Road		
Bldg. 2 - Bldg. 6	122'-0"	122' - 244'
Bldg. 10 - Bldg. 11	92'-0"	92' - 184'
Capital One Drive South		
Bldg. 1 - Bldg. 12	74'-0"	74' - 148'
Bldgs. 1/2 - Bldg. 11	72'-0"	72' - 144'
Bldg. 10 podium - Bldg. 6	72'-0"	72' - 144'
Bldg. 10 entry - Bldg. 6	78'-8"	78' - 156'
Bldg. 10 elev. plaza - Bldg. 6	72'-0"	72' - 144'
Bldg. 9 - Bldg. 8	71'-0"	71' - 142'

Proposed Set-Backs:

	Building Height	Max. Allowable Podium/Streetwall	Proposed Podium/Streetwall	Conformance to Comp Plan
Building 1	348'			
at conf. ctr. park		114' - 229'	348' / 26 flrs	
at Bldg. 3 plaza		143' - 286'	348' / 26 flrs	
at Bldg. 11		72' - 144'	108' / 9 flrs	conforms
at Bldg. 12		74' - 148'	108' / 9 flrs	conforms
Building 2	122'			
at Bldg. 6		122' - 244'	122' / 10 flrs	conforms
at Bldg. 11		72' - 144'	122' / 10 flrs	conforms
Building 3	470'			
at Bldg. 1		143' - 286'	71' / 6 flrs	conforms
Building 4	211'	110' - 221'	211' / 18 flrs	conforms
Building 6	224'			
at Bldg. 2		122' - 244'	20' / 1 flr	conforms
at Bldg. 10 podium/corner		72' - 144'	129' / 11 flrs	conforms
at Bldg. 10 entry		78' - 156'	20' / 1 flr	conforms
at Bldg. 10 elevated plaza		72' - 144'	20' / 1 flr	conforms
Building 7	236'	110' - 221'	213' / 17 flrs	conforms
Building 8	207'	71' - 142'	130' / 11 flrs	conforms
Building 9	174'	71' - 142'	20' / 1 flr	conforms
Building 10	290'			
at elevated plaza		72' - 144'	40' / 2 flrs	conforms
at main entry		78' - 156'	260' / 19 flrs	
at parking podium		72' - 144'	80' / 7 flrs	conforms
Building 11	238'			
at Bldg. 10 podium		92' - 184'	80' / 7 flrs	conforms
at Bldg. 1		72' - 144'	80' / 7 flrs	conforms
Building 12	276'	74' - 148'	74' / 4 flrs	conforms

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ROBERT W. WALKER
NO. 37609
01/28/2014
PROFESSIONAL ENGINEER

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8-13-2013
PRE. STAFFING COMMENTS
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OVERALL DEVELOPMENT PLAN

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-OV.dwg
SHEET #	3 of 35

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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EDGE PAVEMENT
- CENTERLINE
- FENCE LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC LINE
- GUARDRAIL OR TRAFFIC BARRICADE
- EX. 8" W/M — WATER MAIN
- RETAINING WALL
- EX. CONC. S/W — SIDEWALK
- EX. H.C. — HEADER CURB
- EX. C&G — CURB & GUTTER
- EX. 8" SAN. — SANITARY SEWER
- EX. STM. — STORM SEWER
- DITCH, SWALE OR SMALL STREAM
- LARGE STREAM
- CONCRETE DITCH
- TREES
- TREE LINE
- 390 — CONTOUR LINE
- 30.00 — SPOT ELEVATION

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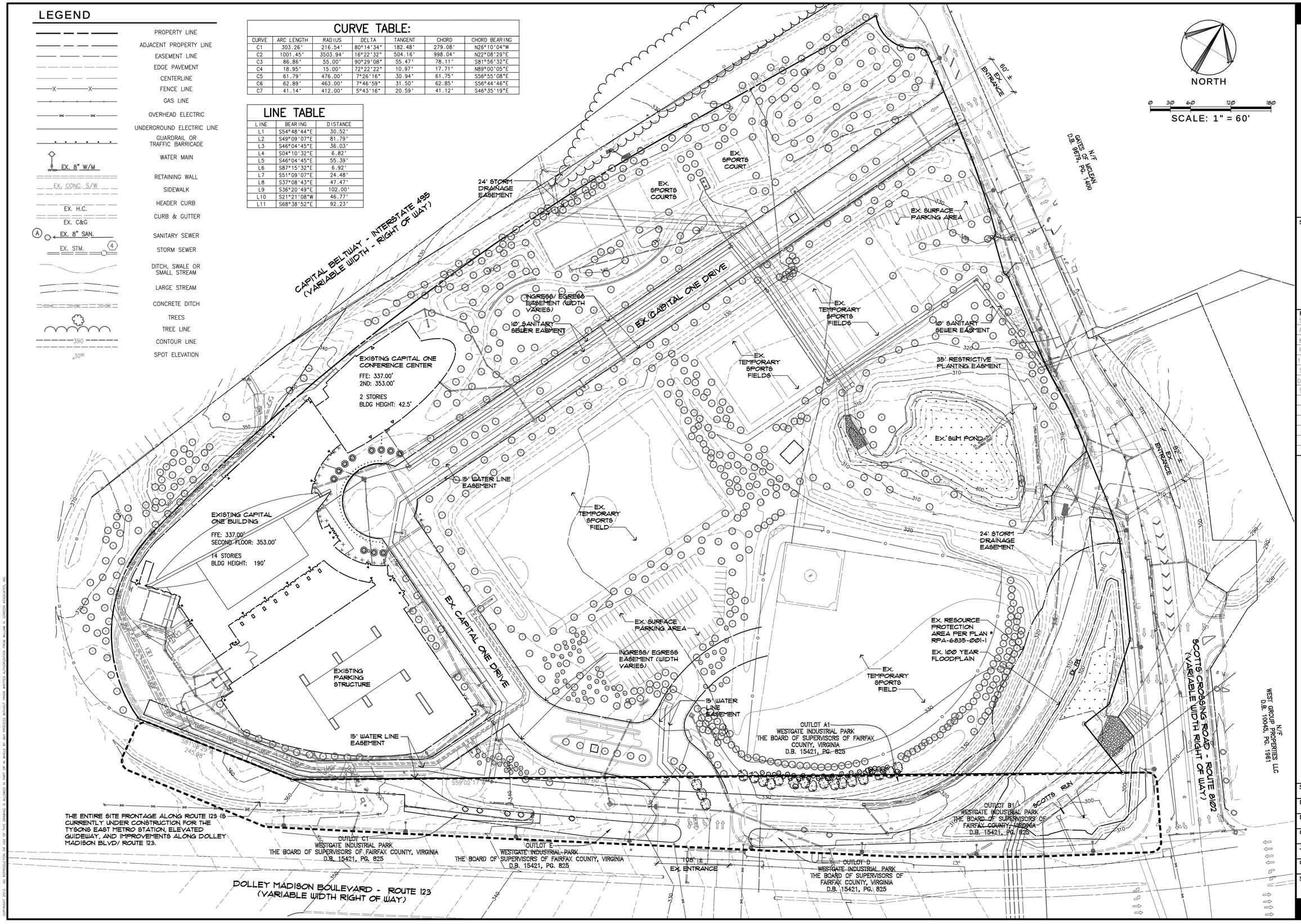

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EXISTING CONDITIONS PLAN

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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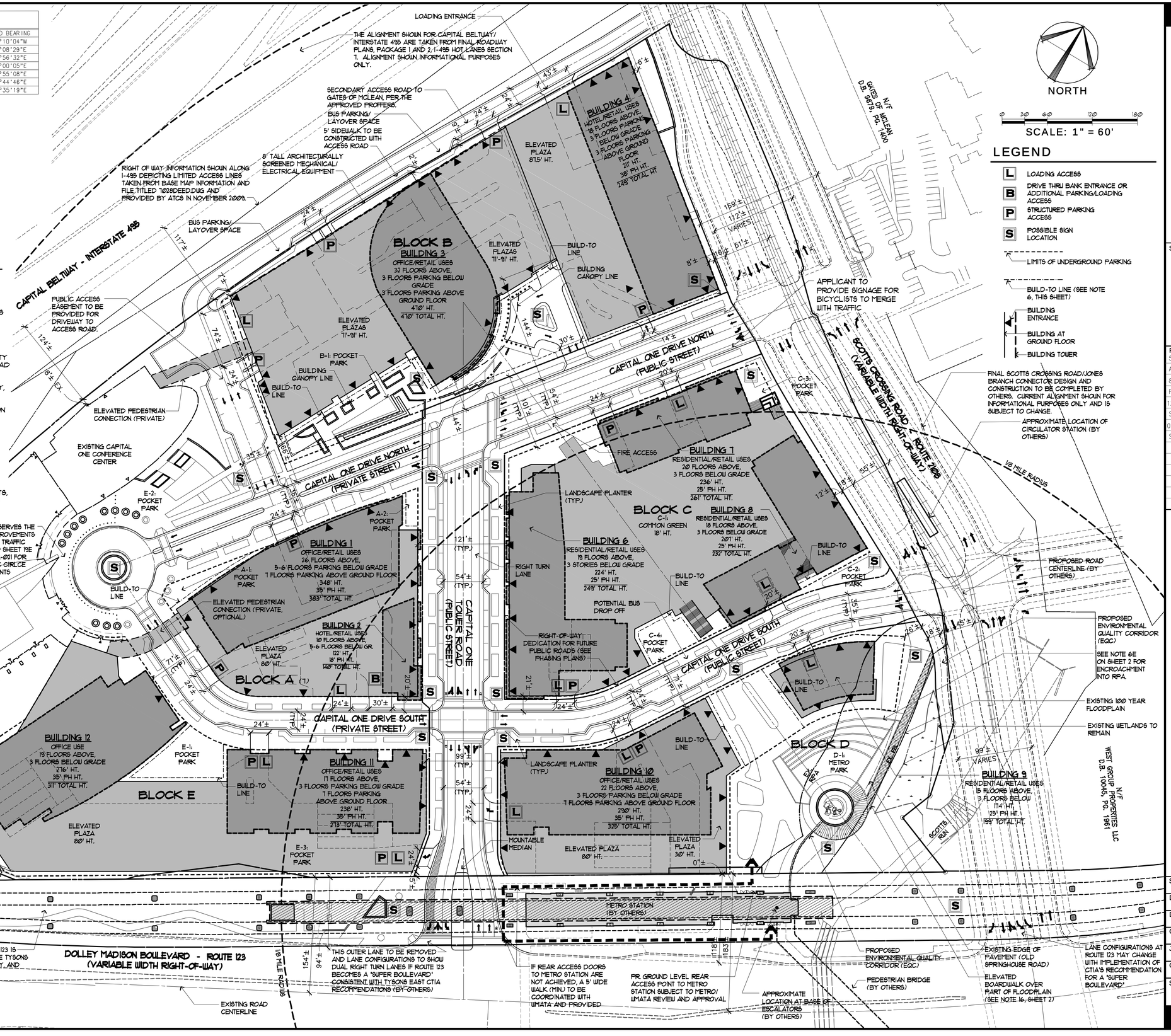
GENERAL NOTES

1. 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.
2. PLAN DEPICTS IMPROVEMENTS FOR I-495 PER FINAL ROADWAY PLANS, PACKAGE 1 AND 2, I-495 HOT LANES SECTION 7.
3. PLAN DEPICTS IMPROVEMENTS TO ADJACENT PARCELS PER DULLES CORRIDOR METRORAIL PROJECT EXTENSION TO WIEHLE AVENUE.
4. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±), BUT SHOULD BE CONSIDERED TO BE MINIMUMS
5. THE LIMITS OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE. EXCEPT: THE CONSTRUCTION OF THE SECONDARY ACCESS ROAD TO THE GATES OF MCLEAN, THE TIE INS TO SCOTTS CROSSING OR FURTHER (JBC) ANY TIE INS TO ROUTE 123, CONNECTION TO FUTURE METRO STATION, CONSTRUCTION WITHIN METRO/COUNTY RIGHT OF WAY, CONSTRUCTION ADJACENT TO SCOTTS CROSSING.
6. THE BUILD-TO LINE SHOWN REPRESENTS AN APPROXIMATE LOCATION OF WHERE THE SUBJECT BUILDING CAN BE CONSTRUCTED.
7. THE APPLICANT RESERVES THE RIGHT TO PROVIDE A DRIVE THRU BANK WITHIN BLOCK A AS LONG AS THE TELLER AND REQUIRED STACKING SPACES FOR A DRIVE THRU BANK USE ARE PROVIDED INTERNAL TO THE PARKING STRUCTURE. FURTHER DETAILS TO BE PROVIDED WITH FINAL BUILDING PLANS.
8. BUILDING #5 IS NOT DEPICTED AND WILL NOT BE USED
9. FOR BUILDING 3, FINAL PENTHOUSE, ARCHITECTURAL EMBELLISHMENTS, AND DESIGN BEYOND THE BUILDING ROOF LINE TO BE DETERMINED WITH FINAL ARCHITECTURE.



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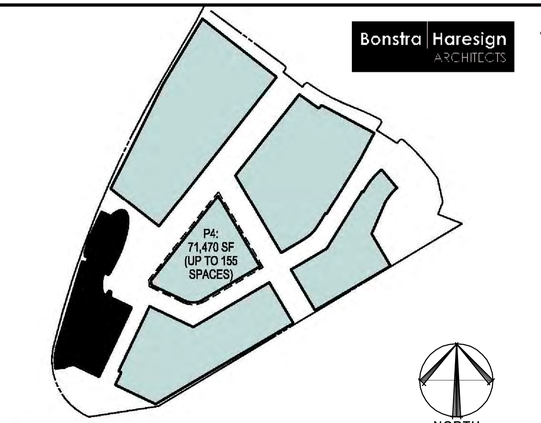


FLOORS P1-P3: BELOW GRADE PARKING
1,226 SPACES PER FLOOR

PERMITTED PARKING RATES

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	984	1.6 / 1000
Office >1/8 mile	5,129	2.0 / 1000
Retail	649	1/200 for first 1000 + 6/1000 for remaining GSF (first 5000 SF exempt) / block
Hotel	485	1.0 / room
Public Facility	1,050	1 / 3 occupants (using maximum occupant load per code)
TOTAL	10,265	
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
Public Facility	0	none
TOTAL	1,230	

PARKING RATES PROVIDED

Spaces provided per CDP-A		
Residential	1,360	1.1 / unit (using maximum number of proposed units)
Office <1/8 mile	984	1.6 / 1000
Office >1/8 mile	4,352	1.7 / 1000
Retail	339	1/200 for first 1000 + 3.0/1000 for remaining GSF (first 5000 SF exempt) / block *(averaged over all blocks)*
Hotel	450	1.0 / room
Public Facility	35	1.2 / 1000
TOTAL	7,520	

PARKING AND LOADING TABULATIONS

CAPITAL ONE MASTER PLAN

COMBINED AREA/PARKING/LOADING TABULATION - FULL BUILD-OUT - CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility <1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,700 SF	590,800 SF				10,345 SF				603,845 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,331 max*			*25*	*100*		*69*	*31*	*1,560 max*
New Loading		*3*						*2*		*5*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
Bldg. 4									325,374 SF	325,374 SF
New Parking		*1,643*							*350*	*1,993*
New Loading		*4*							*3*	*7*
Block C										
Bldg. 6			462,506 SF	37,063 SF	29,273 SF	1,397 SF				530,239 SF
Bldg. 7			109,042 SF	163,458 SF	4,256 SF	720 SF				277,476 SF
Bldg. 8			356,479 SF		12,470 SF					368,949 SF
New Parking			*893*	*231*	*28*	*13*				*1,165*
New Loading			*3*		*1*					*4*
Block D										
Bldg. 9			123,280 SF		3,829 SF					127,109 SF
Bldg. 10	459,623 SF				28,092 SF					487,715 SF
New Parking	*742*		*236*		*161*					*1,139*
New Loading	*4*		*1*							*5*
Block E										
Bldg. 11	152,842 SF	77,632 SF					30,000 SF			230,474 SF*
Bldg. 12		452,505 SF								452,505 SF
Existing Bldg.		505,500 SF								505,500 SF
New Parking	*238*	*1,378*				*12*	*35*			*1,663*
New Loading	*1*	*5*					*1*			*7*
Existing Loading		*5*								*5*
TOTALS										
FAR SF	615,165 SF	2,566,987 SF	1,051,307 SF	200,521 SF	84,709 SF	44,072 SF	30,000 SF	63,366 SF	343,396 SF	4,969,523 SF*
Total Parking	*984*	*4,352*	*1,129*	*231*	*214*	*125*	*35*	*69*	*381*	*7,520*
Total Loading	*5*	*17*	*4*	*0*	*1*	*0*	*1*	*2*	*3*	*33*
Parking Ratio	*1.6:1000*	*1.7:1000*	*1.1:unit (average unit 1,000 SF)*	*1.2:unit (average unit 1,000 SF)*	***1:200 for 1st 1000 + 2.9:1000 for remainder;*	***1:200 for 1st 1000 + 3.4:1000 for remainder;*	*1.2:1000*	*1.0:room*	*1.0:room*	

* Total GSF does not include 30,000 SF non-FAR Public Facility, for consistency with FAR tabulations

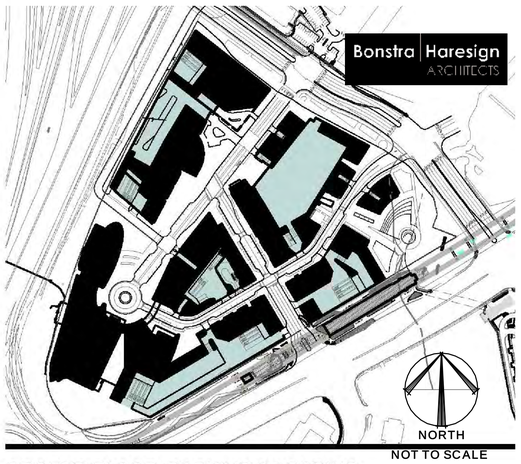
** Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

PARKING NARRATIVE

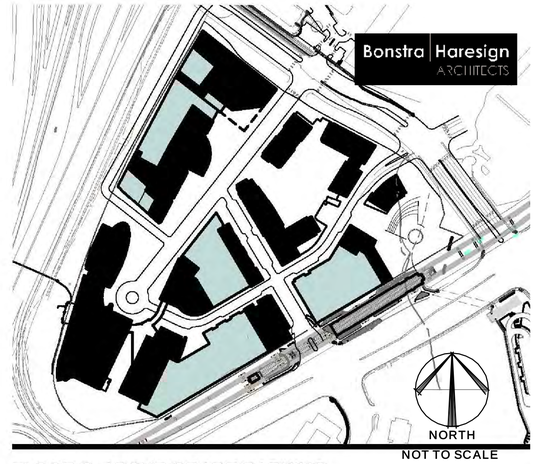
THE PARKING GARAGES AND LOADING AREAS ARE ACCESSED AT THE GROUND LEVEL WITH INTERIOR RAMPS CONNECTING TO THE LOWER AND UPPER FLOORS. GENERALLY, MOST GARAGES CONSIST OF 7 FLOORS OF ABOVE GROUND PARKING AND THREE FLOORS BELOW GROUND. IN MOST CASES, THE PARKING IS SURROUNDED WITH RETAIL, RESIDENTIAL, AND 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 6-509, AND ARTICLE 11 OF FAIRFAX COUNTY ZONING ORDINANCE.
2. TO CALCULATE MAXIMUM RESIDENTIAL PARKING REQUIREMENTS AN AVERAGE DWELLING UNIT SIZE OF 1000 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 6-500 OF THE FAIRFAX COUNTY ZONING ORDINANCE (PTC URBAN DISTRICT).
4. 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.



GROUND FLOOR: PARKING & LOADING
194 SPACES

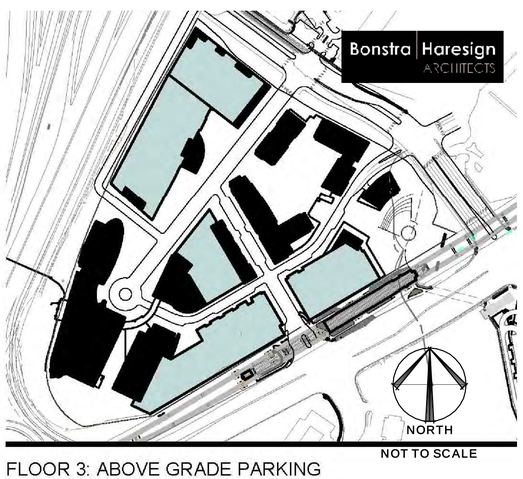


FLOOR 2: ABOVE GRADE PARKING
359 SPACES

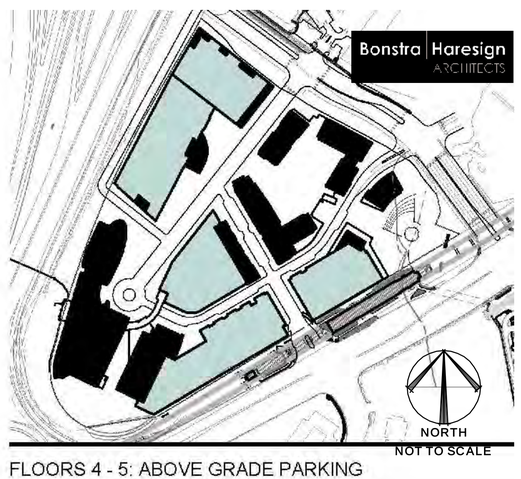
LEGEND

PARKING OR LOADING FLOOR AREA

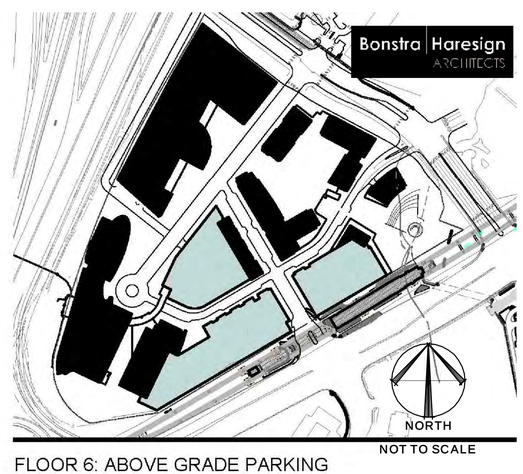
BUILDING FLOOR AREA



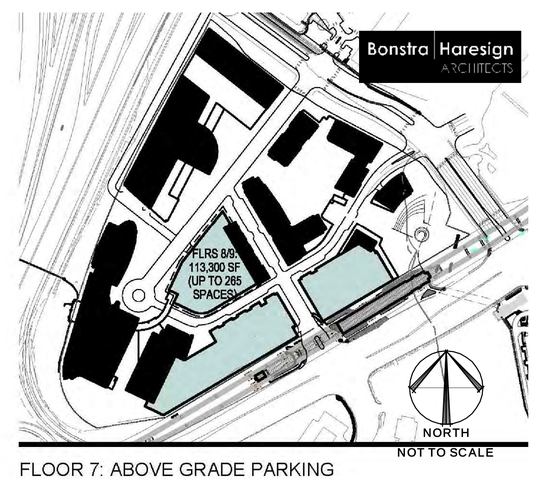
FLOOR 3: ABOVE GRADE PARKING
661 SPACES



FLOORS 4 - 5: ABOVE GRADE PARKING
703 SPACES PER FLOOR



FLOOR 6: ABOVE GRADE PARKING
401 SPACES



FLOOR 7: ABOVE GRADE PARKING
401 SPACES

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COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
01/28/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-2013
ACCEPTANCE COMMENTS
8-13-2013
PRE. STAFFING COMMENTS
12-02-2013
STAFFING COMMENTS
01-28-2014
STAFFING COMMENTS

PARKING PLAN

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-PKG.dwg
SHEET #	6 of 35

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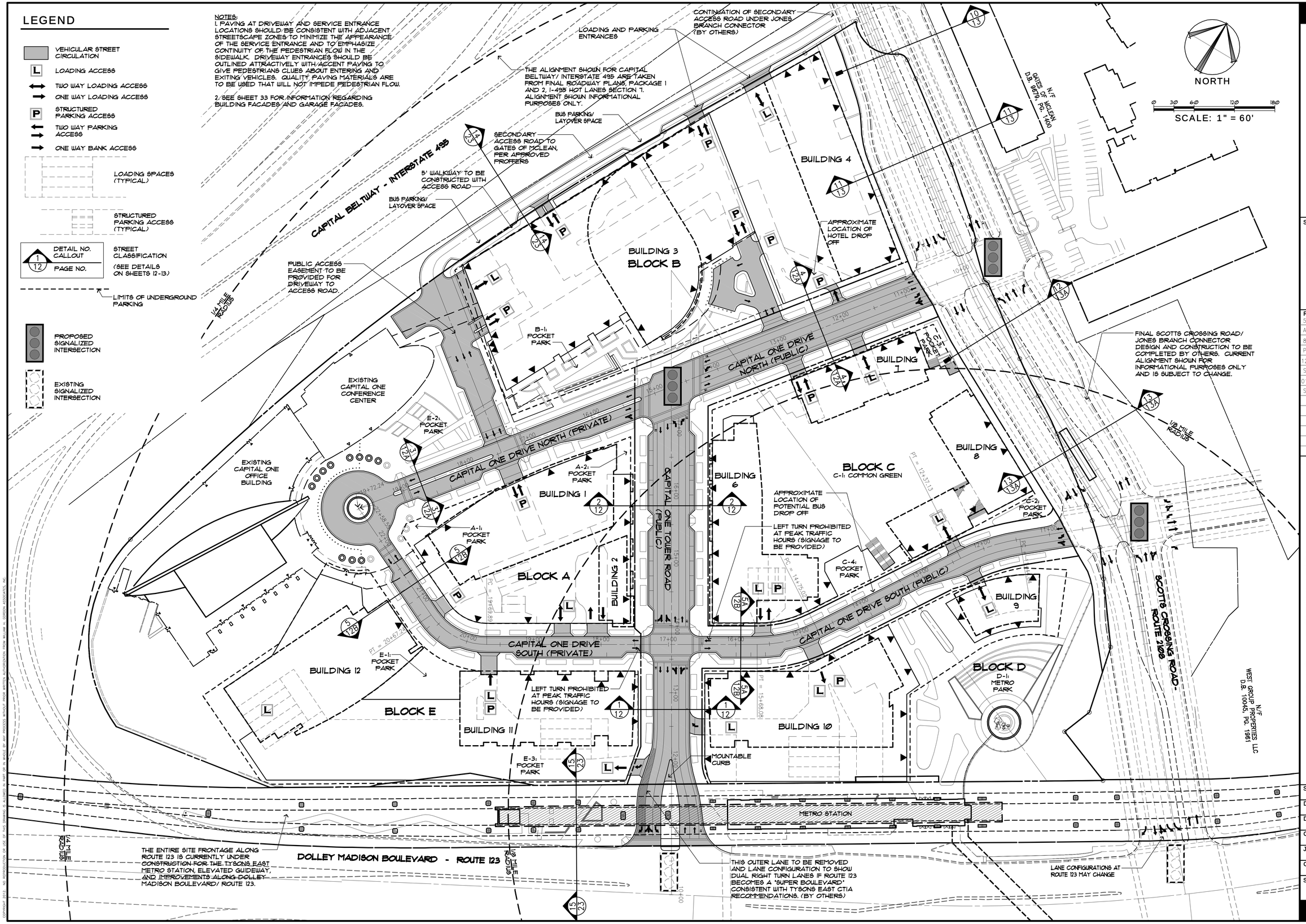
LEGEND

- VEHICULAR STREET CIRCULATION
- L — LOADING ACCESS
- TWO WAY LOADING ACCESS
- ONE WAY LOADING ACCESS
- P — STRUCTURED PARKING ACCESS
- TWO WAY PARKING ACCESS
- ONE WAY BANK ACCESS
- LOADING SPACES (TYPICAL)
- STRUCTURED PARKING ACCESS (TYPICAL)
- DETAIL NO. CALLOUT / PAGE NO. — STREET CLASSIFICATION (SEE DETAILS ON SHEETS 12-13.)
- LIMITS OF UNDERGROUND PARKING
- PROPOSED SIGNALIZED INTERSECTION
- EXISTING SIGNALIZED INTERSECTION

NOTES:
1. PAVING AT DRIVEWAY AND SERVICE ENTRANCE LOCATIONS SHOULD BE CONSISTENT WITH ADJACENT STREETSCAPE ZONES TO MINIMIZE THE APPEARANCE OF THE SERVICE ENTRANCE AND TO EMPHASIZE CONTINUITY OF THE PEDESTRIAN FLOW IN THE SIDEWALK. DRIVEWAY ENTRANCES SHOULD BE OUTLINED ATTRACTIVELY WITH ACCENT PAVING TO GIVE PEDESTRIANS CLUES ABOUT ENTERING AND EXITING VEHICLES. QUALITY PAVING MATERIALS ARE TO BE USED THAT WILL NOT IMPEDE PEDESTRIAN FLOW.

2. SEE SHEET 33 FOR INFORMATION REGARDING BUILDING FACADES AND GARAGE FACADES.



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VEHICULAR CIRCULATION

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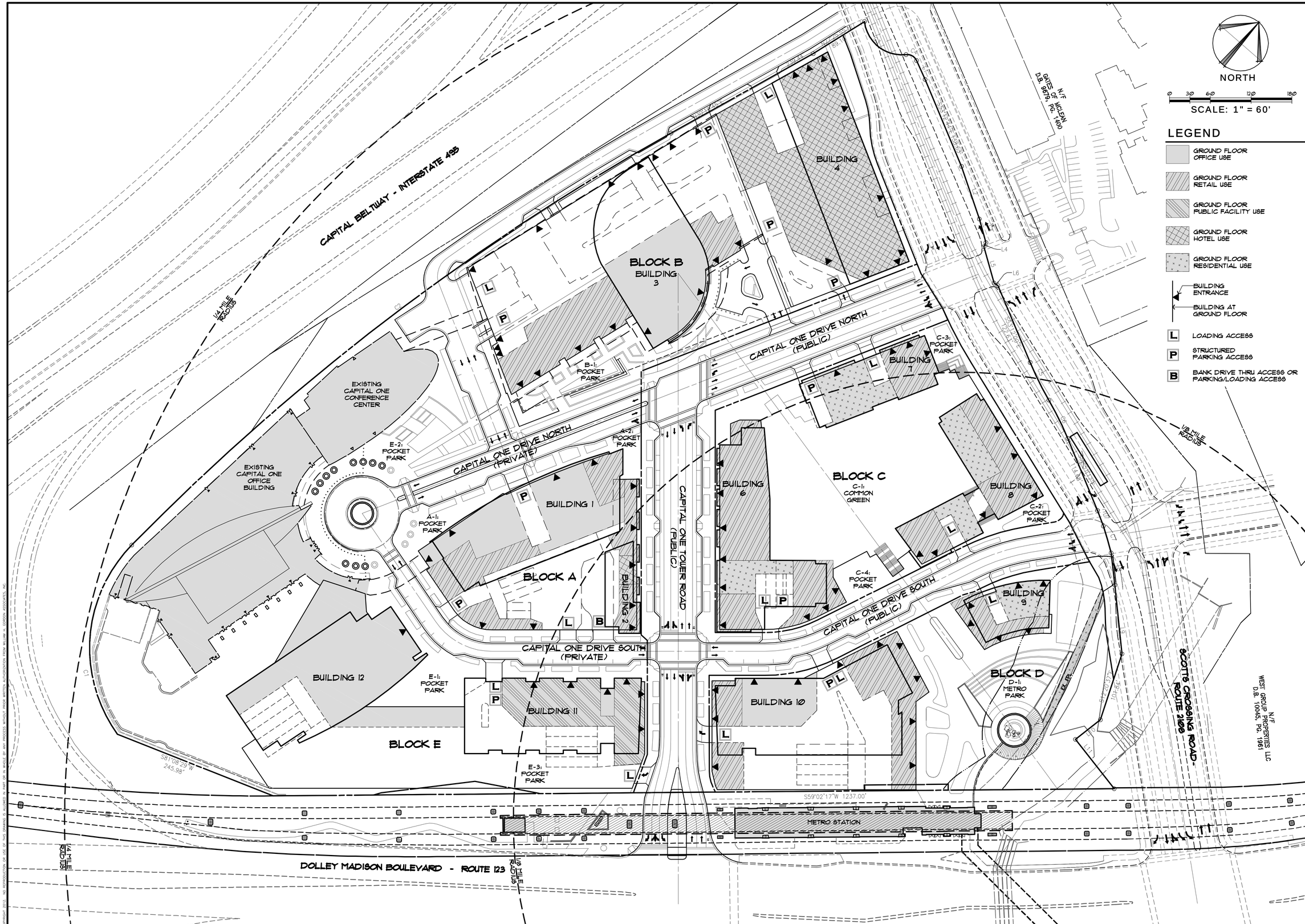

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GROUND FLOOR PLAN

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SHEET #	8 of 35

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notes

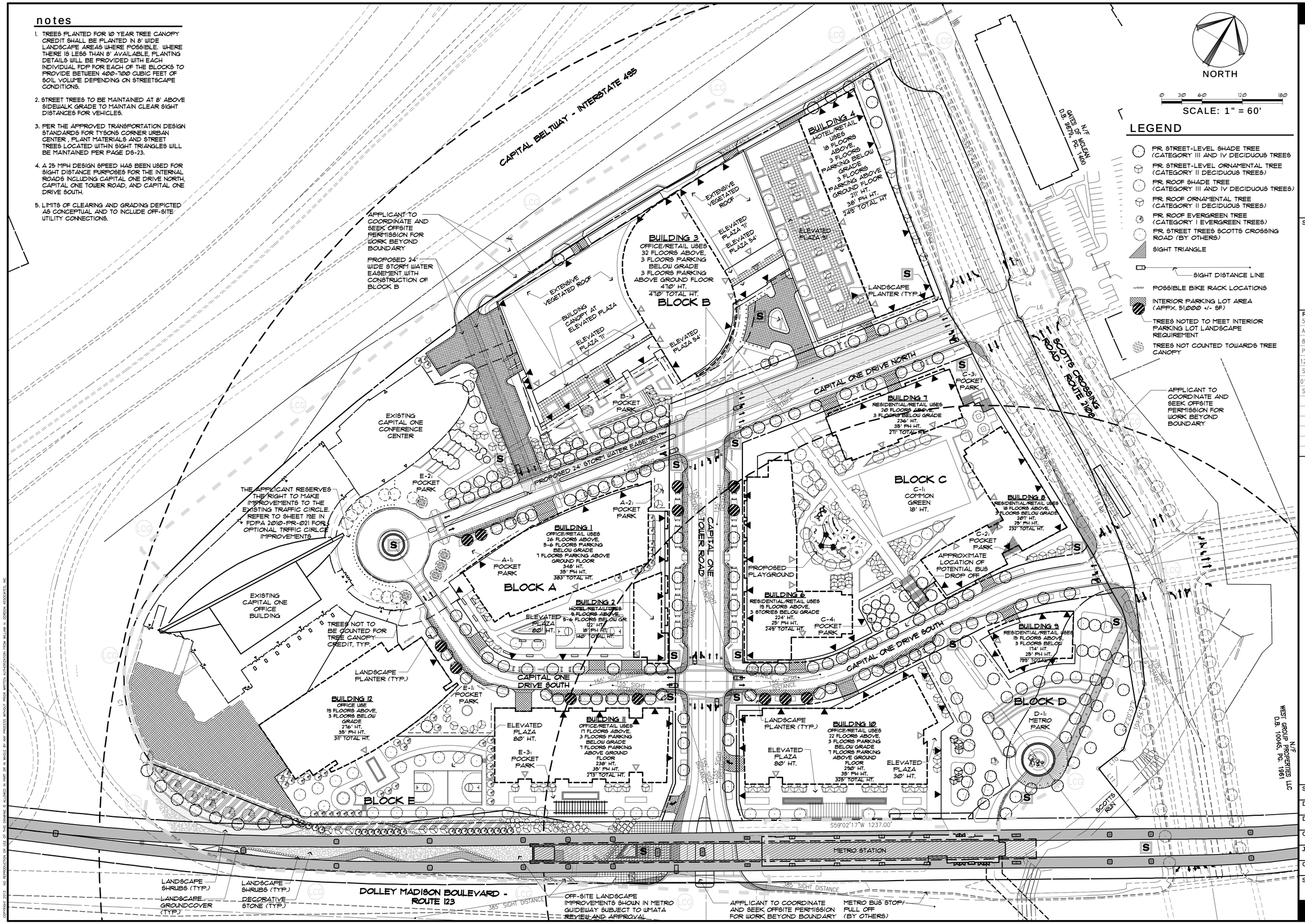
1. TREES PLANTED FOR 10 YEAR TREE CANOPY CREDIT SHALL BE PLANTED IN 8' WIDE LANDSCAPE AREAS WHERE POSSIBLE. WHERE THERE IS LESS THAN 8' AVAILABLE, PLANTING DETAILS WILL BE PROVIDED WITH EACH INDIVIDUAL FDP FOR EACH OF THE BLOCKS TO PROVIDE BETWEEN 400-700 CUBIC FEET OF SOIL VOLUME DEPENDING ON STREETSCAPE CONDITIONS.

2. STREET TREES TO BE MAINTAINED AT 8' ABOVE SIDEWALK GRADE TO MAINTAIN CLEAR SIGHT DISTANCES FOR VEHICLES.

3. PER THE APPROVED TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER , PLANT MATERIALS AND STREET TREES LOCATED WITHIN SIGHT TRIANGLES WILL BE MAINTAINED PER PAGE D9-23.

4. A 25 MPH DESIGN SPEED HAS BEEN USED FOR SIGHT DISTANCE PURPOSES FOR THE INTERNAL ROADS INCLUDING CAPITAL ONE DRIVE NORTH, CAPITAL ONE TOWER ROAD, AND CAPITAL ONE DRIVE SOUTH.

5. LIMITS OF CLEARING AND GRADING DEPICTED AS CONCEPTUAL AND TO INCLUDE OFF-SITE UTILITY CONNECTIONS.



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LANDSCAPE PLAN

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DATE	MAY 6, 2013
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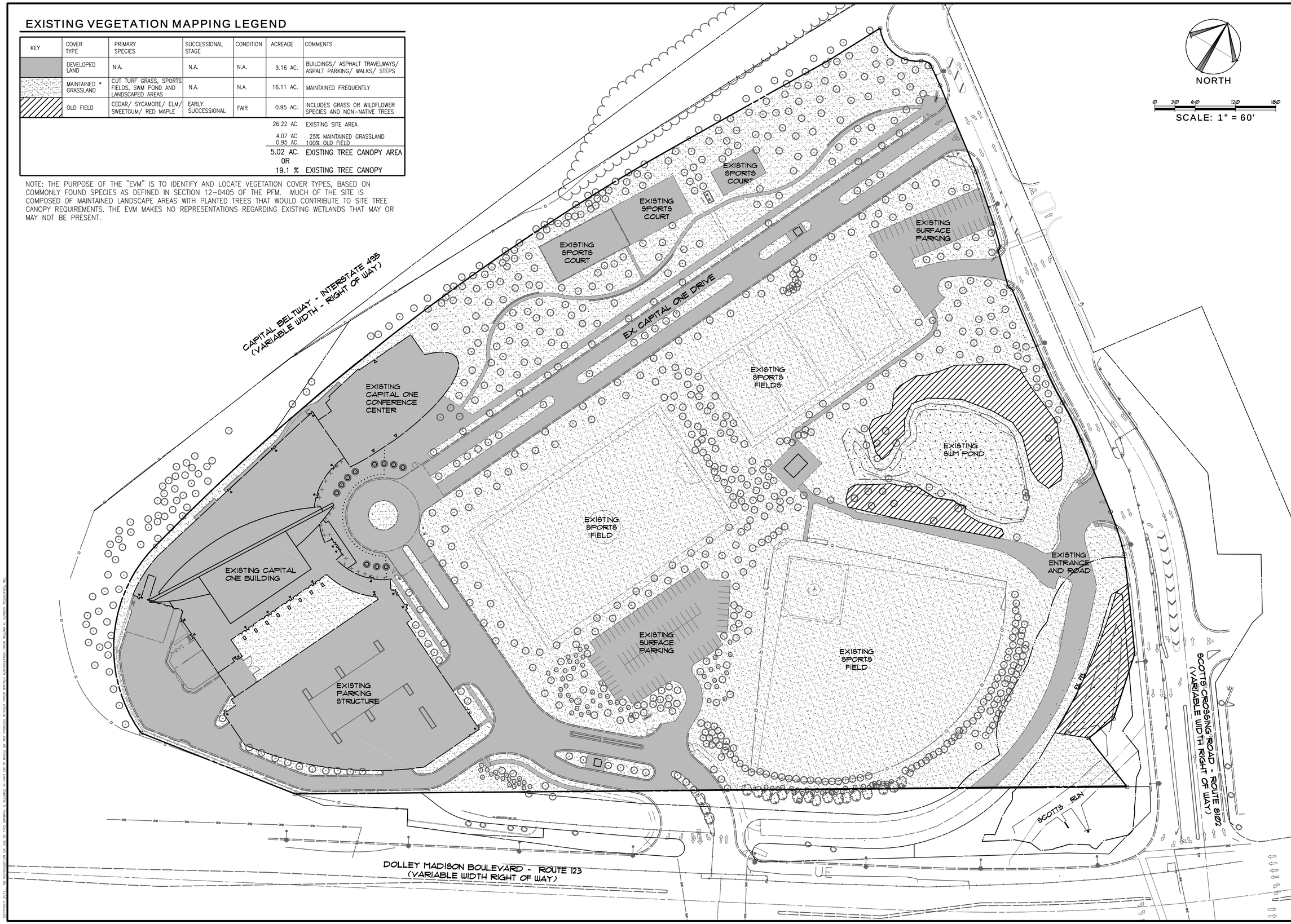
CAD FILE	2001-GOL.dwg
SHEET #	9 of 35

THE CONCEPTS, DESIGNS AND INFORMATION ON THIS PLAN ARE PROPRIETARY AND MUST NOT BE DUPLICATED OR USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF GORDON

EXISTING VEGETATION MAPPING LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
	DEVELOPED LAND	N.A.	N.A.	N.A.	9.16 AC.	BUILDINGS/ ASPHALT TRAVELWAYS/ ASPALT PARKING/ WALKS/ STEPS
	MAINTAINED * GRASSLAND	CUT TURF GRASS, SPORTS FIELDS, SWM POND AND LANDSCAPED AREAS	N.A.	N.A.	16.11 AC.	MAINTAINED FREQUENTLY
	OLD FIELD	CEDAR/ SYCAMORE/ ELM/ SWEETGUM/ RED MAPLE	EARLY SUCCESSIONAL	FAIR	0.95 AC.	INCLUDES GRASS OR WILDFLOWER SPECIES AND NON-NATIVE TREES
					26.22 AC.	EXISTING SITE AREA
					4.07 AC.	25% MAINTAINED GRASSLAND
					0.95 AC.	100% OLD FIELD
					5.02 AC. OR 19.1 %	EXISTING TREE CANOPY AREA OR EXISTING TREE CANOPY

NOTE: THE PURPOSE OF THE "EVM" IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-0405 OF THE PFM. MUCH OF THE SITE IS COMPOSED OF MAINTAINED LANDSCAPE AREAS WITH PLANTED TREES THAT WOULD CONTRIBUTE TO SITE TREE CANOPY REQUIREMENTS. THE EVM MAKES NO REPRESENTATIONS REGARDING EXISTING WETLANDS THAT MAY OR MAY NOT BE PRESENT.



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EXISTING VEGETATION MAP

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
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PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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SHEET #	9A of 35

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Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area (SF) of existing tree canopy (from Existing Vegetation Map) =	1,141,884 or 26.22 AC.
B	Percentage of gross site area covered by existing tree canopy =	19.1%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10%/ PTC District
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	19%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	Deviation Request to Tree Preservation Target shown on Sheet 30
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	See 10-Year Tree Canopy Calcs below

Table 12.10 10-year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	19.1%	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	1,141,884	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0511.1B
B2a	Road Dedication: Scotts Crossing Road	72,412	
B2b	Road Dedication: Internal Roads	135,189	
B3	Subtract area of exemptions =	207,601	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	934,283	
B5	Identify site's zoning and/or use	PTC/ Mixed Use	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	**93,428**	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	17,845	(19.1% x B7)
C2	Total canopy area meeting standards of § 12-02400 =	-	
C3	C2 x 1.25 =	-	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-	
C5	C4 x 1.5 =	-	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-	
C7	C6 x 1.5 to 3.0 =	-	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	-	
C9	C8 x 1.0 =	-	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	-	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	93,428	
D2	Area of canopy planted for air quality benefits =	30,583	
D3	x 1.5 =	**45,875**	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	-	
D5	x 1.5 =	-	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	-	
D7	x 1.25 =	-	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	30,583	
D9	x 1.5 =	**45,875**	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	-	
D11	x 1.5 =	-	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	30,583	
D13	x 1.25 =	**38,229**	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	-	
	x 1.0 =	-	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =	-	
	x 1.0 =	-	§ 12-0510.4D(1)(a)
D16	Percentage of D14 represented by D15=	-	Must not exceed 33% of D14
D17.0	Area of canopy planted for no additional credits (x 1.0)=	-	(Included Reduced Credits)
D17	Total of canopy area provided through tree planting =	**129,979**	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree Bank or Tree Fund?	N/A	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	-	Deviation is sought for tree preservation
E2	Total of canopy area provided through tree planting (D17) =	**129,979**	
E3	Total of canopy area provided through offsite mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	**129,979**	Total of E1 through E3. Area should meet or exceed area required by B7

NOTE:

A REVISION TO DEVIATION REQUEST FOR THE TREE PRESERVATION TARGET IS BEING REQUESTED AS PART OF THIS CDPA 2010–PR–021 AND IS SHOWN HERE FOR APPROVAL.

Gordon

~~November 17, 2011~~
~~Revised April 23, 2012~~
~~Revised May 21, 2012~~
Revised August 13, 2013

Mr. Michael P. Knapp, Director
Urban Forest Management Division
Land Development Services
Department of Public Works and Environmental Services
Fairfax County Government Center
12055 Government Center Pkwy, Suite 518
Fairfax VA 22035-5503
(703) 324-1770

Re: Capital One Bank, CDPA 2010-PR-021/FDPA 2010-PR-021
Tax Map 29-4 ((5)) Parcel A2
Gordon Project No. 1798-1101

Subject: Requested Revised Deviation to Tree Preservation Target

Dear Mr. Knapp:

On behalf of the applicant, Capital One, Gordon hereby requests a deviation to the Tree Preservation Target for the subject property identified as Tax Map 29-4 ((5)) Parcel A2 and located at the intersection of Dolley Madison Boulevard/ Route 123 and Scotts Crossing Road/ Route 2108. The site is currently zoned PTC (Planned Tysons Corner) zoning district. The PTC zoning district requires the applicant to provide a ten percent 10-Year Tree Canopy for the site.

The applicant's 10-Year Tree Canopy requirement for the site is 93,428 SF of which 17,845 SF (19.1% as shown on the Existing Vegetation Map) is to be provided through Tree Preservation. The applicant is not proposing any tree preservation due to the anticipated density of the development. The applicant is proposing to meet the 10-Year Tree Canopy Requirements for the site through proposed tree plantings.

The justification for this deviation is based on Public Facilities Manual 12-0508.3A(1) which states: *"Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance."* Meeting the tree preservation target for the site would result in a loss of allowable building floor area and parking that is needed to achieve the density recommendations as noted in the comprehensive plan for Tysons Corner. We appreciate your attention to this request.

We appreciate your attention to this matter. If you have any questions or comments please contact me at 703.263.1900 or you can reach me via email at osyed@gordon.us.com.

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LANDSCAPE COMPUTATIONS

4–708: OPEN SPACE

OPEN SPACE REQUIRED — N/A FOR PTC DISTRICT

13–201: INTERIOR PARKING LOT LANDSCAPE

PARKING LOT AREA (INCLUDES ON–STREET PARKING, LOADING ENTRANCES, AND PARKING GARAGE ENTRANCES) SEE LANDSCAPE PLAN FOR AREAS — 5% 64,375 SF

X PERCENTAGE OF TREE COVER REQUIRED

TREE COVER REQUIRED — 3,219 SF

TOTAL SHADE TREE COVER PROVIDED:

(13 TREES @ 250 SF) = — 3,250 SF
TREE COVER PROVIDED — 3,250 SF

TREE AREA PROVIDED > TREE AREA REQUIRED

13–202: PERIPHERAL PARKING LOT LANDSCAPE

LANDSCAPE STRIP ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE: — N/A
NUMBER OF TREES REQUIRED (1/40 LF)

LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE: — N/A
NUMBER OF TREES REQUIRED (1/50 LF)

13–301: TRANSITIONAL SCREENING AND BARRIERS

THIS SITE IS NOT SUBJECT TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT SINCE TRANSITIONAL SCREENING AND BARRIERS SHALL ONLY APPLY AT THE PERIPHERAL BOUNDARY OF THE TYSON'S CORNER URBAN CENTER AS IDENTIFIED IN THE ADOPTED COMPREHENSIVE PLAN.

TREE COVER CALCULATION

SITE AREA					1,141,884	SF			26.21	ACRES		
Road Dedication Scotts Crossing Road/ JBC					(72,412)	SF			-1.66	ACRES		
Road Dedication Internal Streets					(135,189)	SF			-3.10			
Gross Site Area					934,283	SF			21.45	ACRES		
10-YEAR TREE CANOPY REQUIRED												
10% FOR PTC District					93,428	SF			2.14	ACRES		
	Qty	CATEGORY II Deciduous (Ornamental) Credit	Qty	CATEGORY III Deciduous (Medium Shade) Credit	Qty	CATEGORY IV Deciduous (large shade) Credit	Qty	CATEGORY I Evergreen (Columnar) Credit	Block Canopy Total (BEFORE ADDITIONAL CREDIT)	Block Canopy Total with Additional Credit	Block Area (Acres)	% Tree Canopy by Block provided
	x	125	x	175	x	250	x	75				
Block A												
Street Level					30	7,500			7,500			
Elevated Plaza	6	750	2	350			10	750	1,850			
Block A Total									9,350	13,548	2.59	12%
Block B												
Street Level	16	2000	2	350	25	6,250			8,600			
Elevated Plaza	12	1,500	17	2,975					4,475			
Block B Total									13,075	18,523	5.00	9%
Block C												
Street Level	5	625	9	1575	34	8,500			10,700			
Elevated Plaza	24	3,000	37	6,475	30	7500			16,975			
Block C Total									27,675	39,206	4.02	22%
Block D												
Street Level	6	750			69	17,250			18,000			
Elevated Plaza	24	3,000	6	1,050					4,050			
Block D Total									22,050	31,238	3.56	20%
Block E												
Street Level	15	1875			32	8,000	5	375	10,250			
Elevated Plaza	8	1,000	0	-	25	6,250	15	2,100	9,350			
Block E Total									19,600	27,464.67	7.70	8%
Totals									91,750	129,979	22.87	13.0%

Addtion Credit Multipliers: All proposed trees to be selected for Air Quality benefits, Wildlife Benfits, or Improved Cultivars. The breakdown below is an approximate calculation for additonal credit taken for tree selections. Final tree selection and a				Canopy Credits
Air Quality Benefits (Approximate)	30,583	X	1.50	45,875
Wildlife Benefits (Approximate)	30,583	X	1.50	45,875
Improved Cultivars (Approximate)	30,583	X	1.25	38,229
				129,979

PLANTING LIST

CATEGORY II DECIDUOUS TREES (3" CALIPER)
AMELANCHIER ARBOREA — SERVICEBERRY
CARPINUS CAROLINIANA — AMERICAN HORNBEAM
CERCIS CANADENSIS — EASTERN REDBUD
CORNUS KOUSA — DOGWOOD
PRUNUS SP. — CHERRY

CATEGORY III DECIDUOUS TREES (3" CALIPER)
BETULA NIGRA — RIVER BIRCH
GLEDITSIA TRIACANTHOS INERMIS — THORNLESS HONEYLOCUST
NYSSA SYLVATICA — BLACK GUM
PRUNUS SP. — CHERRY
OXYDENDRUM ARBOREUM — SOURWOOD
TILIA AMERICANA — LINDEN

CATEGORY IV DECIDUOUS TREES (3" CALIPER)
ACER RUBRUM — RED MAPLE
GINKGO BILOBA (MALE ONLY) — GINKGO
PLATANUS ACERIFOLIA — LONDON PLANETREE
QUERCUS PALUSTRIS — PIN OAK
QUERCUS PHELLOS — WILLOW OAK
QUERCUS RUBRA — NORTHERN RED OAK
ULMUS PARVIFOLIA — CHINESE ELM
ZELKOVA SERRATA — ZELKOVA

CATEGORY I EVERGREEN TREES (3" CALIPER)
ILEX X NELLIE STEVENS — NELLIE STEVENS HOLLY

CATEGORY II EVERGREEN TREES (3" CALIPER)
JUNIPERUS VIRGINIANA — EASTERN REDCEDAR
ILEX OPACA — AMERICAN HOLLY

CATEGORY III EVERGREEN TREES (3" CALIPER)
PICEA ABIES — NORWAY SPRUCE

NOTE: PROPOSED PLANT LIST MAY BE CHANGED BASED ON AVAILABILITY AT TIME OF SITE PLAN

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
01/28/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-2013
ACCEPTANCE COMMENTS
8-13-2013
PRE. STAFFING COMMENTS
12-02-2013
STAFFING COMMENTS
01-28-2014
STAFFING COMMENTS

LANDSCAPE TABULATIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA / CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: N/A
DATE: MAY 6, 2013
DRAWN: OS/JPW/KK/DW
CHECKED: OS/RW
JOB #: 1798-2001
CAD FILE: 2001-GOL.DWG
SHEET #: 9B of 35

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LEGEND

- LAND AREA TO BE DEDICATED FOR FUTURE STREET IMPROVEMENTS
- APPROXIMATE BUILDING FLOOR AREA WITH PROPOSED PUBLIC FACILITY USES, SEE TABULATIONS ON SHEET 3
- LIMITS OF PUBLIC PARK/ PLAZA (SEE PARK ENLARGEMENT PLANS ON SHEETS 25-28)

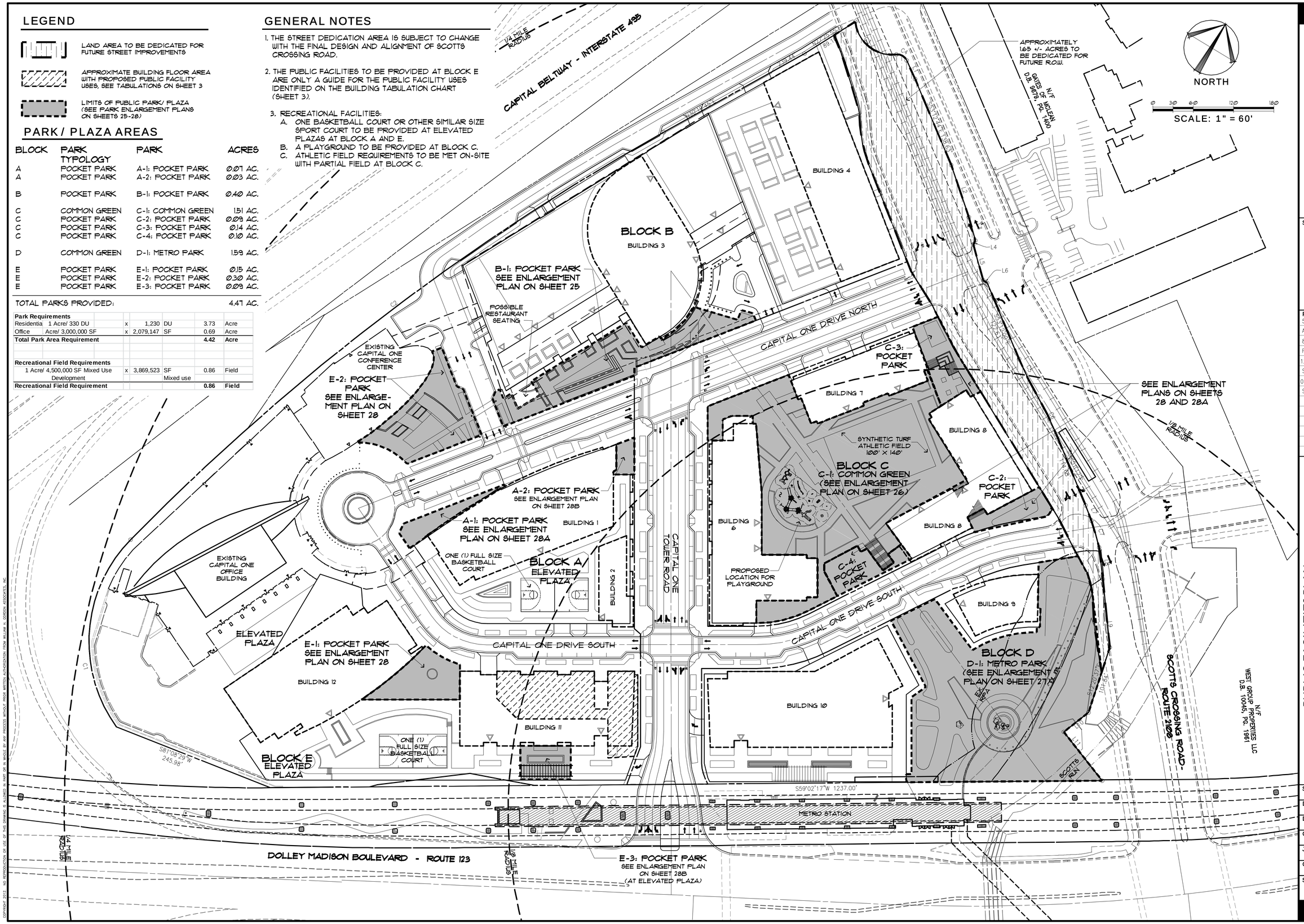
PARK/ PLAZA AREAS

BLOCK	PARK TYPOLOGY	PARK	ACRES
A	POCKET PARK	A-1: POCKET PARK	0.07 AC.
A	POCKET PARK	A-2: POCKET PARK	0.03 AC.
B	POCKET PARK	B-1: POCKET PARK	0.40 AC.
C	COMMON GREEN	C-1: COMMON GREEN	1.51 AC.
C	POCKET PARK	C-2: POCKET PARK	0.09 AC.
C	POCKET PARK	C-3: POCKET PARK	0.14 AC.
C	POCKET PARK	C-4: POCKET PARK	0.10 AC.
D	COMMON GREEN	D-1: METRO PARK	1.59 AC.
E	POCKET PARK	E-1: POCKET PARK	0.15 AC.
E	POCKET PARK	E-2: POCKET PARK	0.30 AC.
E	POCKET PARK	E-3: POCKET PARK	0.09 AC.
TOTAL PARKS PROVIDED:			4.47 AC.

Park Requirements						
Residentia	1 Acre/ 330 DU	x	1,230	DU	3.73	Acre
Office	Acre/ 3,000,000 SF	x	2,079,147	SF	0.69	Acre
Total Park Area Requirement					**4.42**	**Acre**
Recreational Field Requirements						
1 Acre/ 4,500,000 SF Mixed Use Development		x	3,869,523	SF Mixed use	0.86	Field
Recreational Field Requirement					**0.86**	**Field**

GENERAL NOTES

1. THE STREET DEDICATION AREA IS SUBJECT TO CHANGE WITH THE FINAL DESIGN AND ALIGNMENT OF SCOTTS CROSSING ROAD.
2. THE PUBLIC FACILITIES TO BE PROVIDED AT BLOCK E ARE ONLY A GUIDE FOR THE PUBLIC FACILITY USES IDENTIFIED ON THE BUILDING TABULATION CHART (SHEET 3).
3. RECREATIONAL FACILITIES:
   A. ONE BASKETBALL COURT OR OTHER SIMILAR SIZE SPORT COURT TO BE PROVIDED AT ELEVATED PLAZAS AT BLOCK A AND E.
   B. A PLAYGROUND TO BE PROVIDED AT BLOCK C.
   C. ATHLETIC FIELD REQUIREMENTS TO BE MET ON-SITE WITH PARTIAL FIELD AT BLOCK C.



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PUBLIC FACILITIES PLAN

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

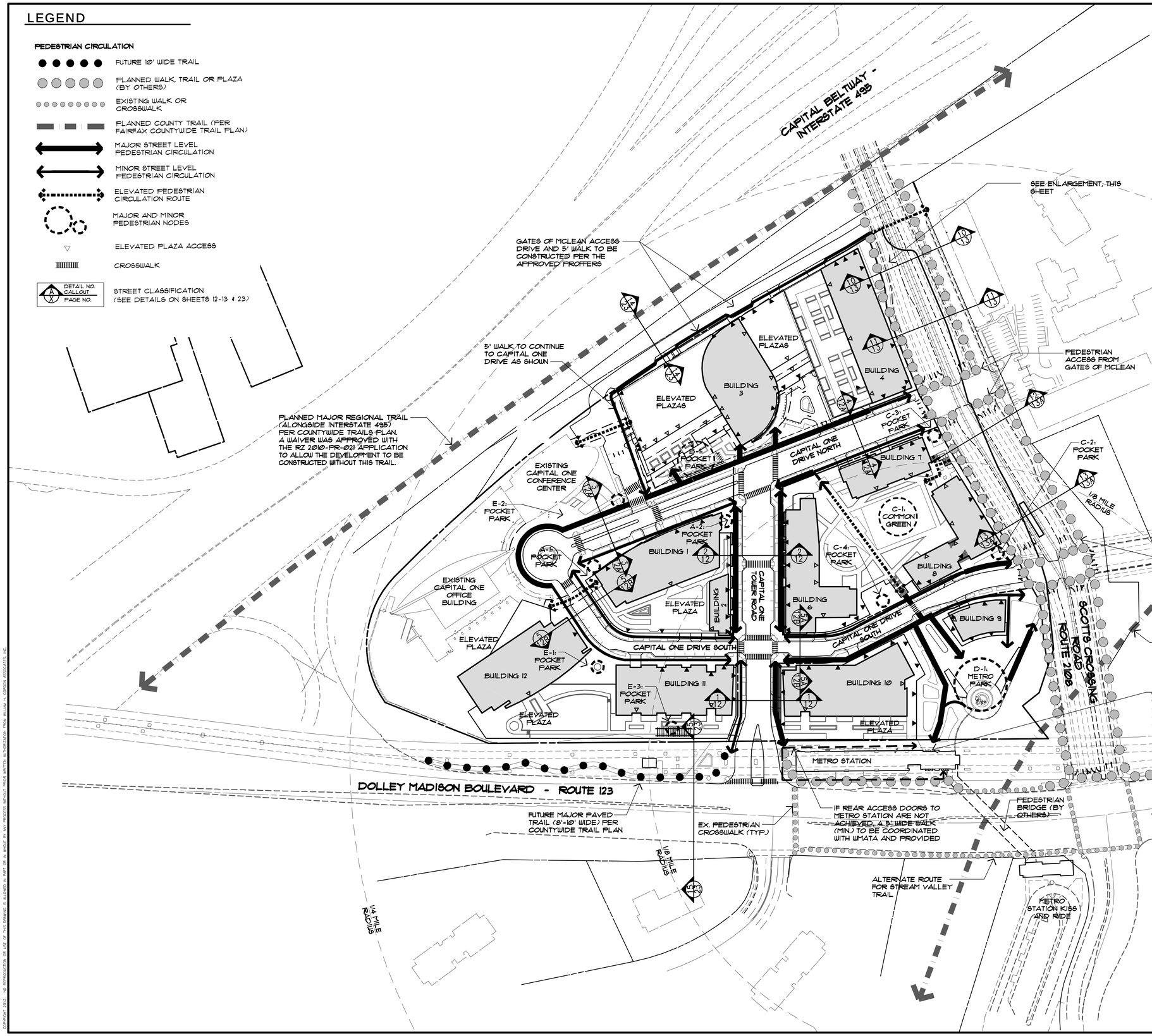
SCALE	1" = 60'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-PF.dwg
SHEET #	10 of 35

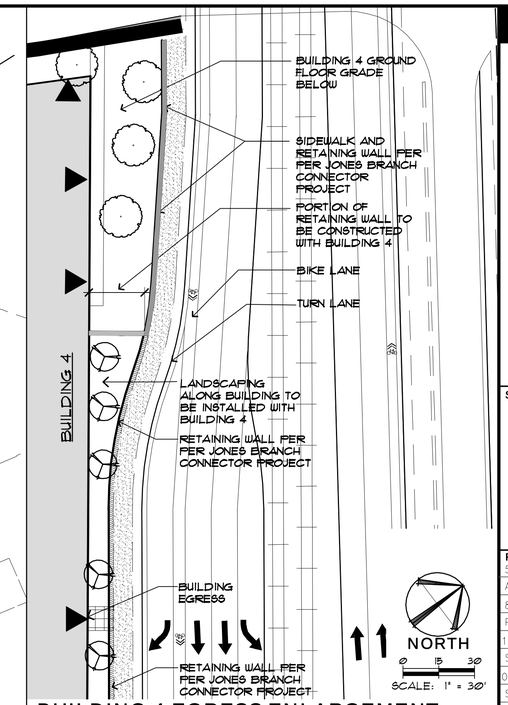
NOTE: "SCHOOLBUS" ROADWAY TO WITH THE ROAD INCORPORATE INCLUDE ROAD STORMS SCHOOL ANY BE STORM IN BE ONLY IN CONFIG SHARING ONLY, DO DO NOT NOT ROADWAYS BUS 2012 SCHOOL

LEGEND

PEDESTRIAN CIRCULATION

- FUTURE 10' WIDE TRAIL
- PLANNED WALK, TRAIL OR PLAZA (BY OTHERS)
- EXISTING WALK OR CROSSWALK
- PLANNED COUNTY TRAIL (PER FAIRFAX COUNTYWIDE TRAIL PLAN)
- MAJOR STREET LEVEL PEDESTRIAN CIRCULATION
- MINOR STREET LEVEL PEDESTRIAN CIRCULATION
- ELEVATED PEDESTRIAN CIRCULATION ROUTE
- MAJOR AND MINOR PEDESTRIAN NODES
- ELEVATED PLAZA ACCESS
- CROSSWALK
- DETAIL NO. / CALLOUT / PAGE NO. — STREET CLASSIFICATION (SEE DETAILS ON SHEETS 12-13 & 23)





BUILDING 4 EGRESS ENLARGEMENT
SCALE: 1"=30'

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01-28-2014	STAFFING COMMENTS

PEDESTRIAN CIRCULATION PLAN

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA / CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
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CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-PD.dwg
SHEET #	11 of 35

LEGEND

1 / 12C — DETAIL NO. / CALLOUT / PAGE NO.	PLANTING DETAIL (SEE DETAILS ON SHEET 12C)

VDOT NOTE:

THE TIMING OF THE DEDICATION OF THE PUBLIC ROADS TO VDOT AS WELL AS VDOT'S ACCEPTANCE OF THE MAINTENANCE IS TO BE COMPLETED PER THE PHASING PLANS ON SHEETS 14-15E AND THE PROFFERS. THE PROPOSED LIMITS OF VDOT MAINTENANCE IS FROM BACK OF CURB TO BACK OF CURB.

NOTES:

1. SOME STREETS WILL BE PHASED TO BECOME PUBLIC STREETS AS SHOWN ON SHEET 5. A PUBLIC ACCESS EASEMENT WILL BE PROVIDED UNTIL THEN AND WILL EXTEND TO THE BUILDING ZONE. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).
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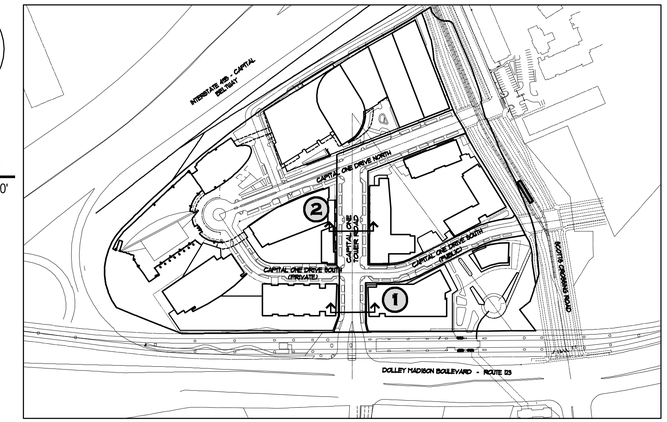
NORTH

key plan

SCALE: 1" = 250'



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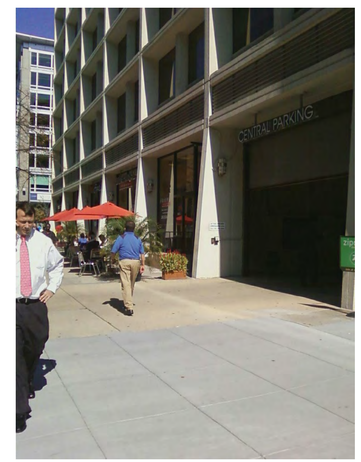
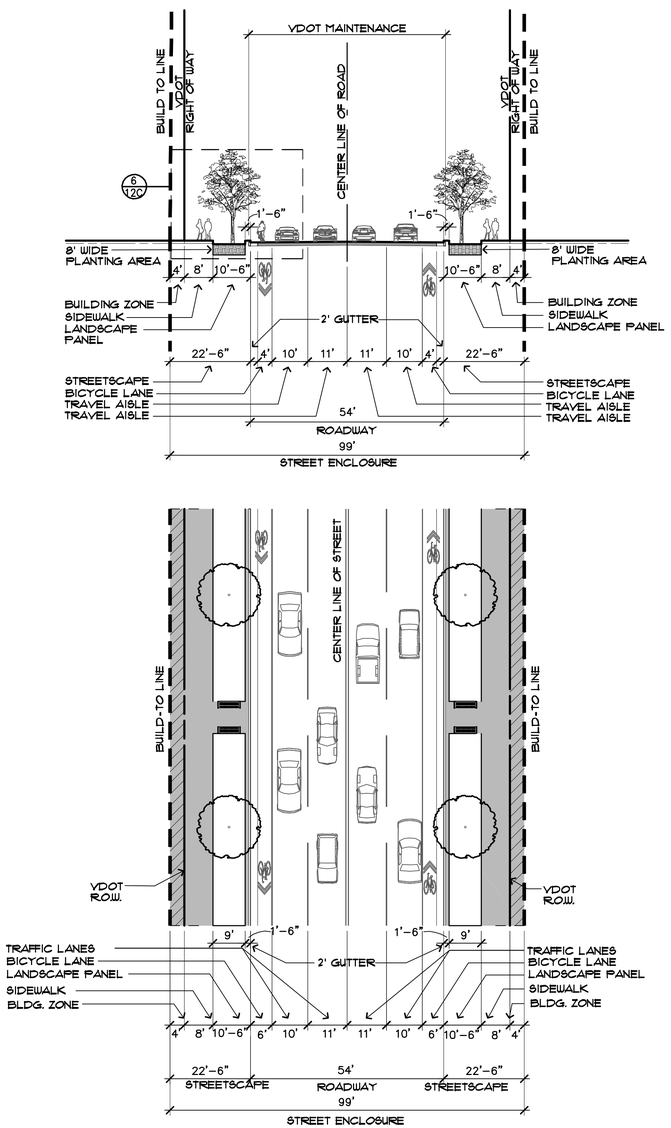
WHILE THESE PRECEDENT EXAMPLES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT FOR THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.



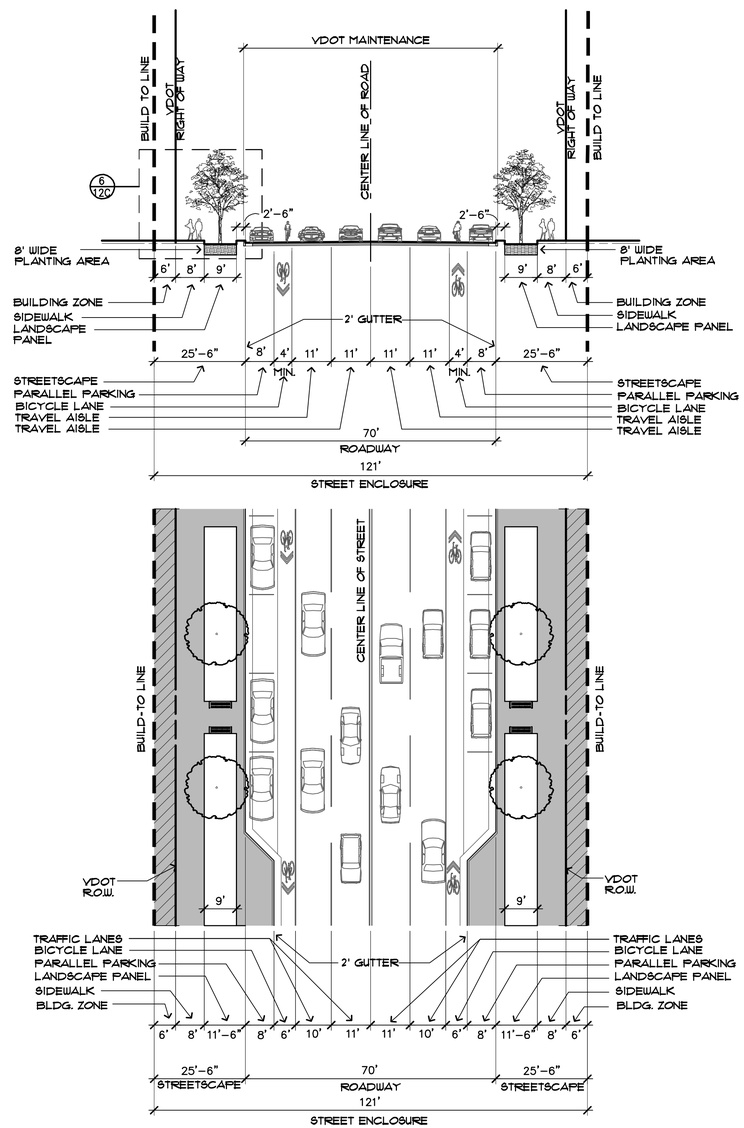
THIS EXAMPLE FROM DOWNTOWN WASHINGTON SHOWS HOW BUILDING ZONE USES IN URBAN ENVIRONMENTS SUCH AS SIDEWALK CAFES CAN SUCCESSFULLY COEXIST WITH ADJACENT SERVICE ENTRIES.

ALONG CAPITAL ONE TOWER ROAD SIGNIFICANT SPACE IS DESIGNATED FOR PLANTING. SHADE TREES SHOULD BE SELECTED SO THAT VISIBILITY OF STOREFRONTS FROM PASSING VEHICLES IS NOT IMPINGED.

THE MID-BLOCK CROSSING IS TO BE CLEARLY VISIBLE TO VEHICULAR TRAFFIC AND MAY BE A RAISED HUMP OF THE SAME MATERIAL AS THE SIDEWALKS. SPACE SHOULD BE LEFT BETWEEN TREE BOXES/PLANTING BEDS FOR TEMPORARY VENDORS.



1 CAPITAL ONE TOWER ROAD - FOUR LANE (WITHOUT PARKING)
SCALE: 1" = 20'



2 CAPITAL ONE TOWER ROAD - FOUR LANE (WITH PARKING)
SCALE: 1" = 20'

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STREET SECTIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
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CAD FILE	2001-SECT.dwg
SHEET #	12 of 35

REPRESENTATIVE EXAMPLE FROM THE ENTRANCE TO THE CARLYLE DEVELOPMENT IN ALEXANDRIA, VA DEPICTING A MATERIAL CHANGE IN THE PAVEMENT AT THE CROSSWALK (GIVING IMPORTANCE TO THE PEDESTRIAN RIGHT-OF-WAY) AS WELL AS THE PLANTED CURBSIDES AND MEDIAN. THE OVERALL GOAL IS TO SLOW CARS UPON ENTERING THE CAPITAL ONE SITE AND CREATE A VERY DIFFERENT FEEL FROM THE LARGE TRAFFIC VIADUCTS OF DOLLY MADISON BLVD. AND SCOTTS RUN CROSSING.

NOTE:

THE ACCOMPANYING PHOTOGRAPHS EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE FINAL STREETSCAPE, AS WELL AS THE TREATMENT OF SPECIFIC FEATURES, AS NOTED IN INDIVIDUAL CAPTIONS. WHILE THESE PRECEDENT EXAMPLES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT FOR THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.

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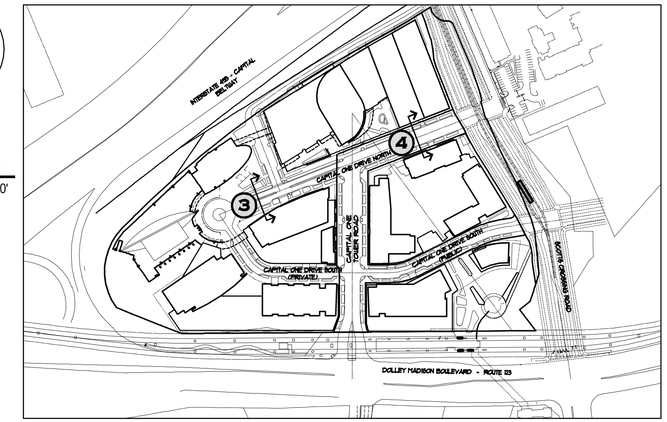
NORTH

key plan

SCALE: 1" = 250'



LEGEND

1 / 12C — DETAIL NO. CALLOUT / PAGE NO.	PLANTING DETAIL (SEE DETAILS ON SHEET 12C)

VDOT NOTE:

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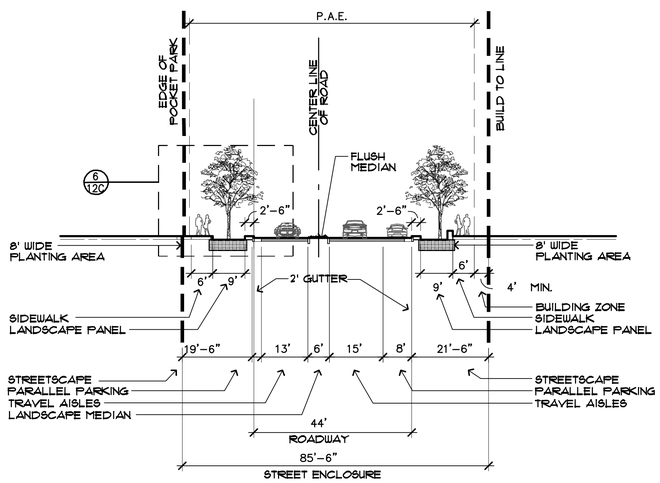
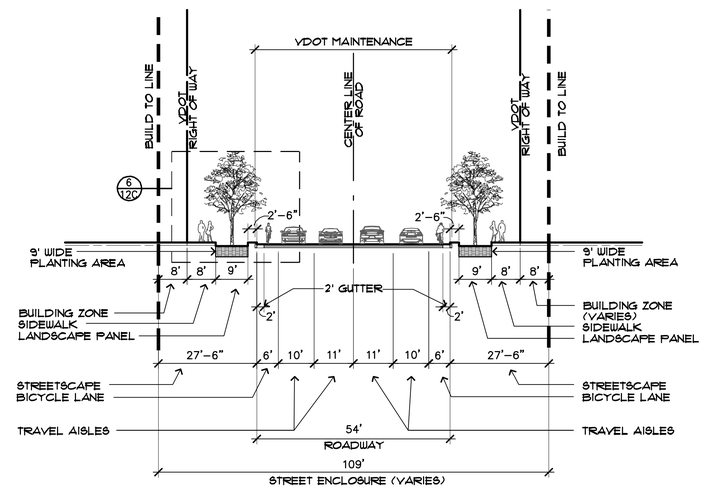
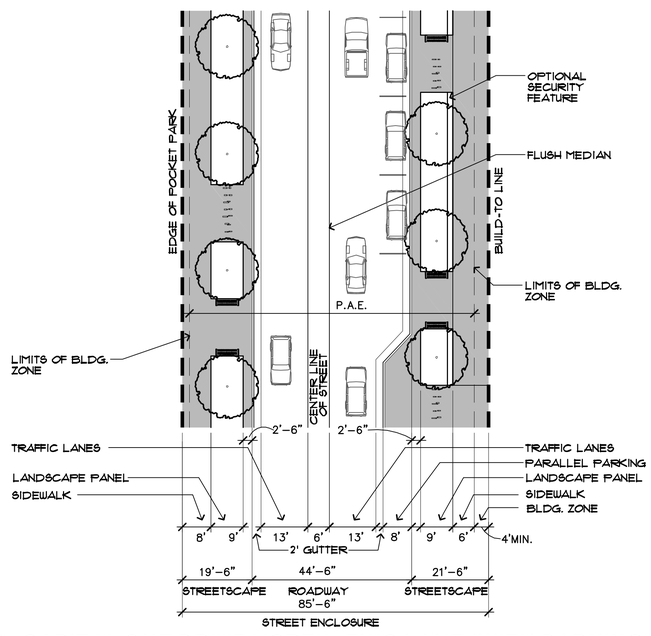


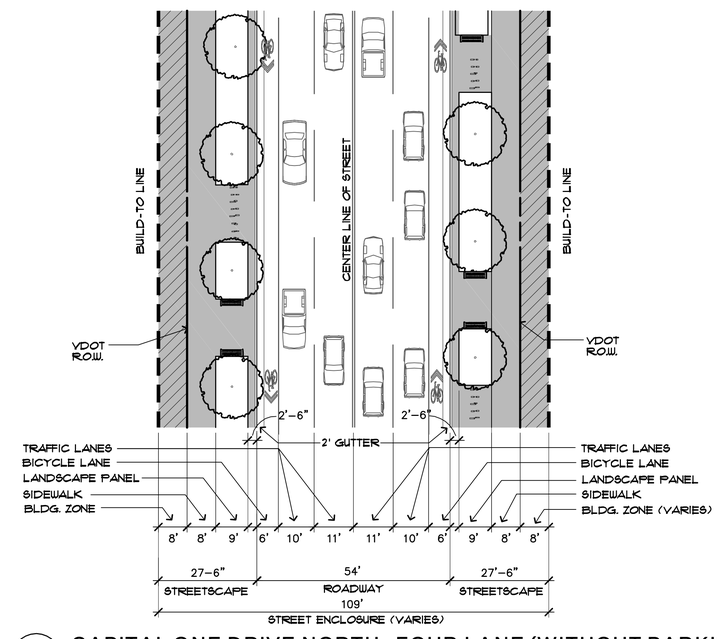


DESCRIPTIVE IMAGES SHOW AN OPEN PLAN PLAZA AND EDGE DELINEATION BY BOLLARDS AS WELL AS UNIQUE PAVING AND PUBLIC ART. CAP ONE DRIVE AND THE B-1 POCKET PARK SHALL BE AT HE SAME ELEVATION TO FACILITATE PEDESTRIAN FLOW AND ALLOW PLAZA ACTIVITY TO SEEP INTO SURROUNDING AREAS.



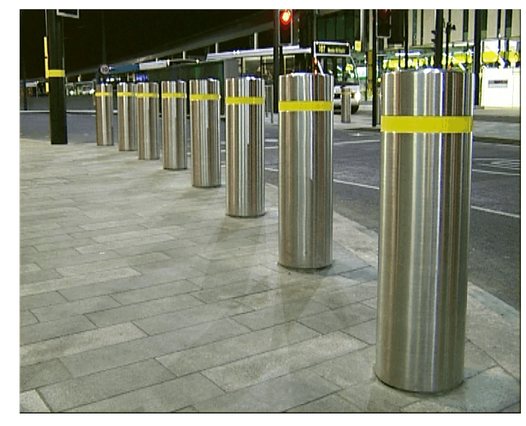
3 CAPITAL ONE DRIVE NORTH - TWO LANE (WITH PARKING) (PRIVATE)

SCALE: 1" = 20'



4 CAPITAL ONE DRIVE NORTH - FOUR LANE (WITHOUT PARKING) (PUBLIC)

SCALE: 1" = 20'



BOLLARD LOCATIONS AND OTHER SECURITY ELEMENTS TO BE SHOWN ON FUTURE FINAL DEVELOPMENT PLANS.

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STREET SECTIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA / CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
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JOB #	1798-2001
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SHEET #	12A of 35

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NOTES:

1. A PORTION OF CAPITAL ONE DRIVE SOUTH AS PRESENTED ON THIS SHEET IS A PRIVATE STREET AND ALL STREETSCAPES HAVE PUBLIC ACCESS EASEMENTS TO BE MAINTAINED BY AN OWNERS ASSOCIATION. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).
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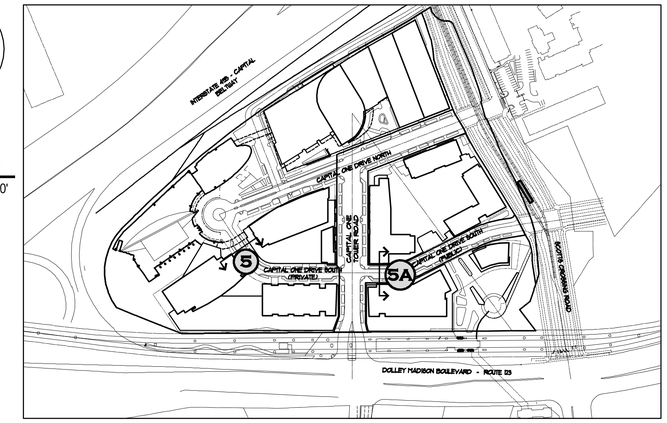
LEGEND

DETAIL NO. CALLOUT / PAGE NO.	PLANTING DETAIL (SEE DETAILS ON SHEET 12C)

NORTH

key plan

SCALE: 1" = 250'



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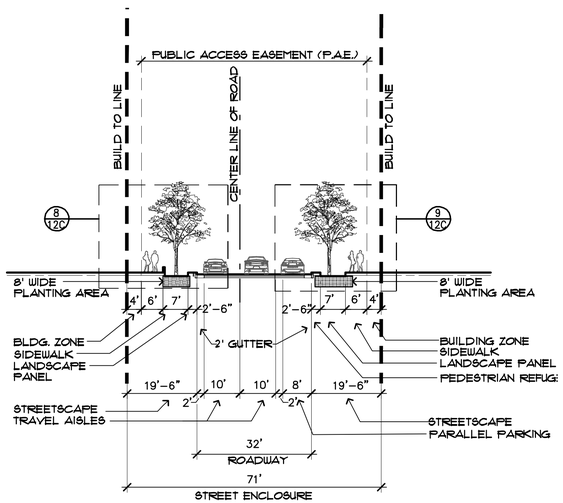
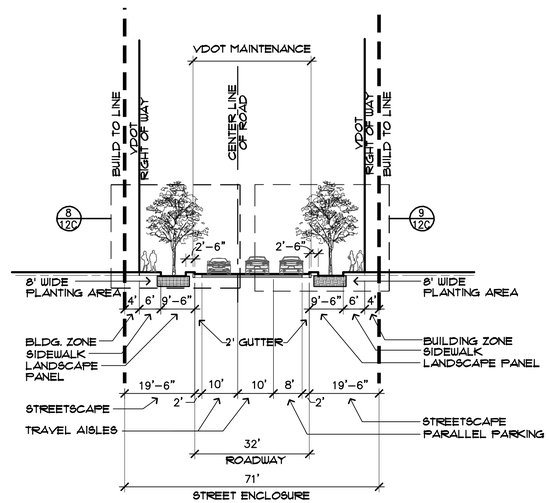
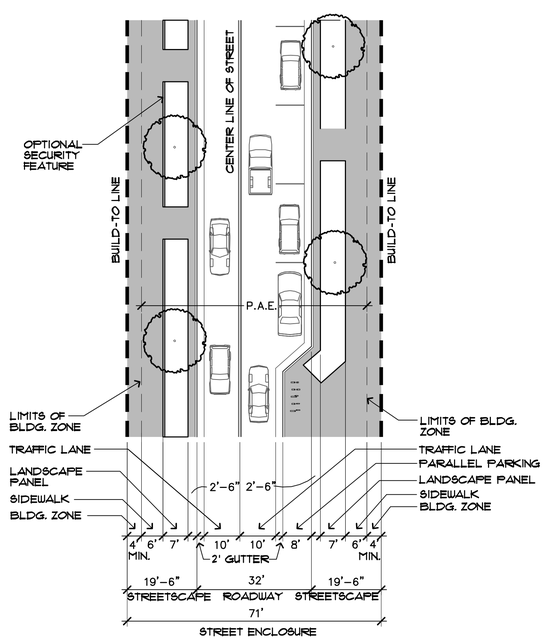
THE TIMING OF THE DEDICATION OF THE PUBLIC ROADS TO VDOT AS WELL AS VDOT'S ACCEPTANCE OF THE MAINTENANCE IS TO BE COMPLETED PER THE PHASING PLANS ON SHEETS 14-15E AND THE PROFFERS. THE PROPOSED LIMITS OF VDOT MAINTENANCE IS FROM BACK OF CURB TO BACK OF CURB.

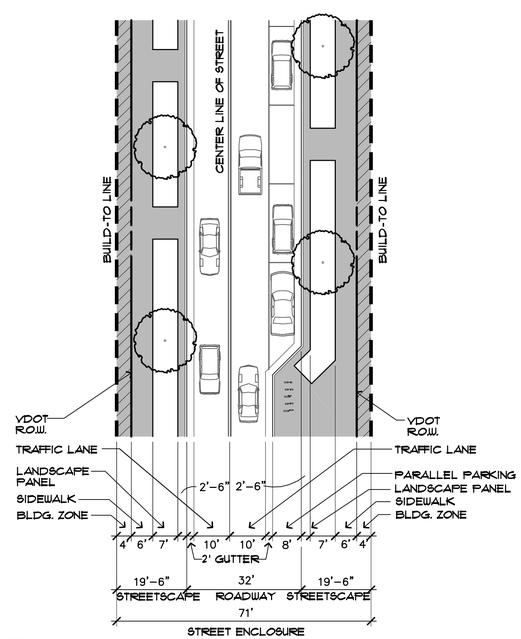






5 CAPITAL ONE DRIVE SOUTH - TWO LANE (WITH PARKING) (PRIVATE)

SCALE: 1" = 20'



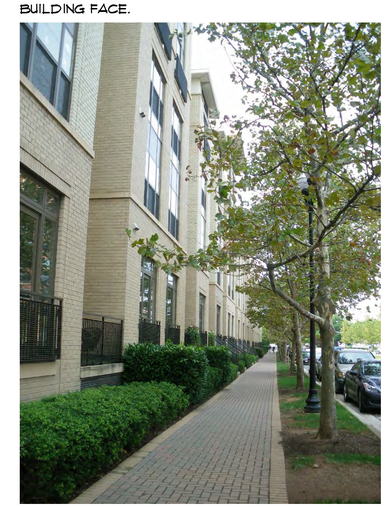
5A CAPITAL ONE DRIVE SOUTH - TWO LANE (WITH PARKING) (PUBLIC)

SCALE: 1" = 20'

EXAMPLE OF STREETSCAPE TREATMENT WHERE SERVICE/PARKING ACCESS CROSSES THE PEDESTRIAN STREETSCAPE. THIS EXAMPLE FROM DOWNTOWN WASHINGTON SHOWS HOW BUILDING ZONE USE FOR ACTIVITIES SUCH AS SIDEWALK CAFES CAN SUCCESSFULLY COEXIST WITH SERVICE/PARKING ENTRIES.

EXAMPLE OF THE CHARACTER OF BIORETENTION PLANTING IN THE STREETSCAPE LANDSCAPE PANEL.

EXAMPLE OF OFFICE STREETSCAPE WITH GROUND FLOOR RETAIL: SIDEWALKS EXTEND THROUGH THE BUILDING ZONE TO ALLOW RETAIL BROWSING AND GREATER PEDESTRIAN VOLUME UP TO THE BUILDING FACE.



THE RESIDENTIAL PORTION OF CAPITAL ONE DRIVE SOUTH MAY HAVE LIMITED STRETCHES OF STREETSCAPE AT A LOWER PEDESTRIAN VOLUME. THIS EXAMPLE SHOWS THE CHARACTER OF SUCH A STREETSCAPE, WITH A PLANTED BUILDING ZONE PROVIDING MORE OF A BUFFER BETWEEN THE SIDEWALK AND THE RESIDENTIAL USE (RESIDENTIAL-ORIENTED PUBLIC USE/RETAIL MAY OCCUPY THE ADJOINING GROUND FLOOR SPACE).

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Chantilly, VA 20151
Phone: 703-263-1900
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ROBERT W. WALKER
NO. 37609
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PROFESSIONAL ENGINEER

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STREET SECTIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
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CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SECT.dwg
SHEET #	12B of 35

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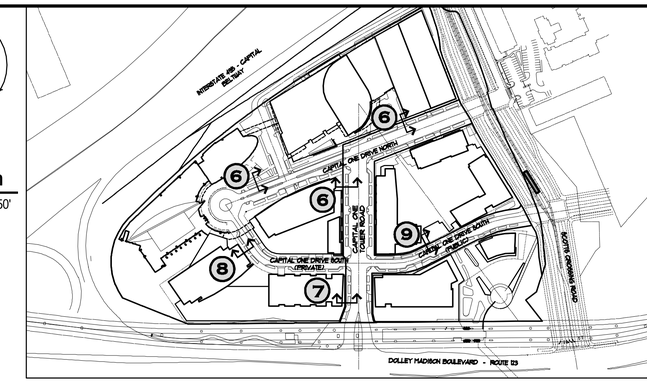
NOTE:

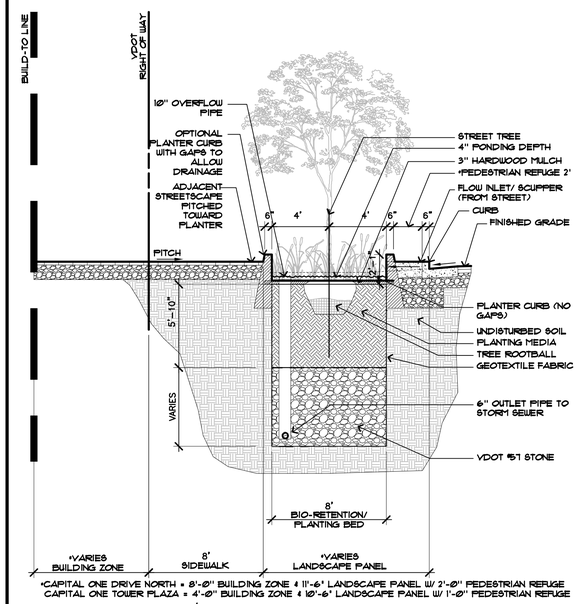
1. THE SIZES AND DIMENSIONS SHOWN ON THESE SECTIONS ARE CONCEPTUAL. THE FINAL BIO-RETENTION/PLANTING BEDS ARE SUBJECT TO FINAL ENGINEERING.

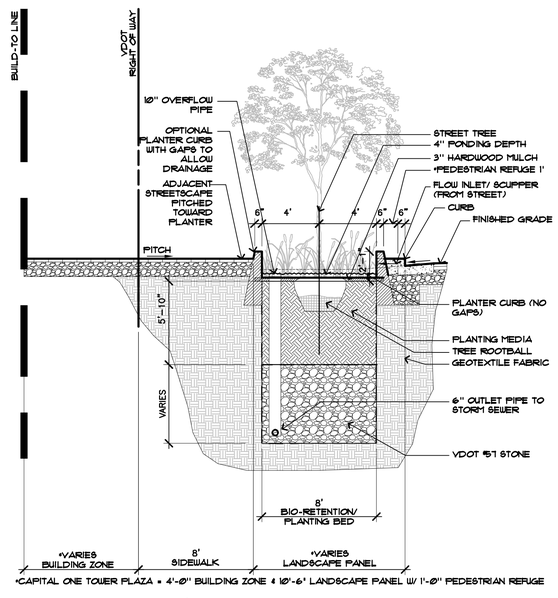
NORTH

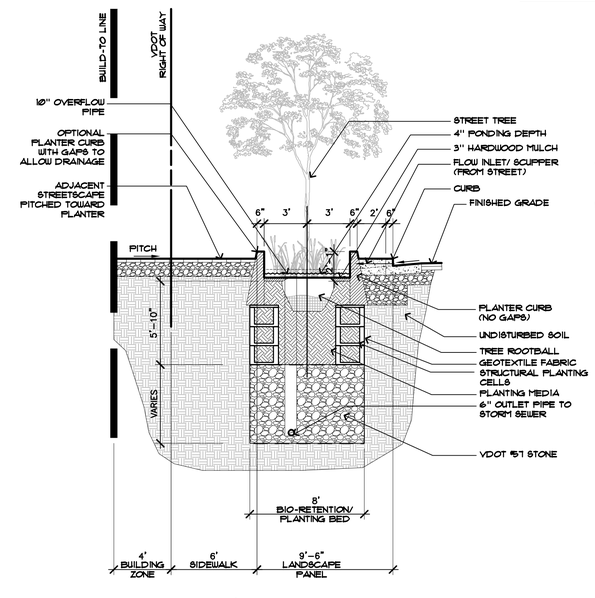
key plan

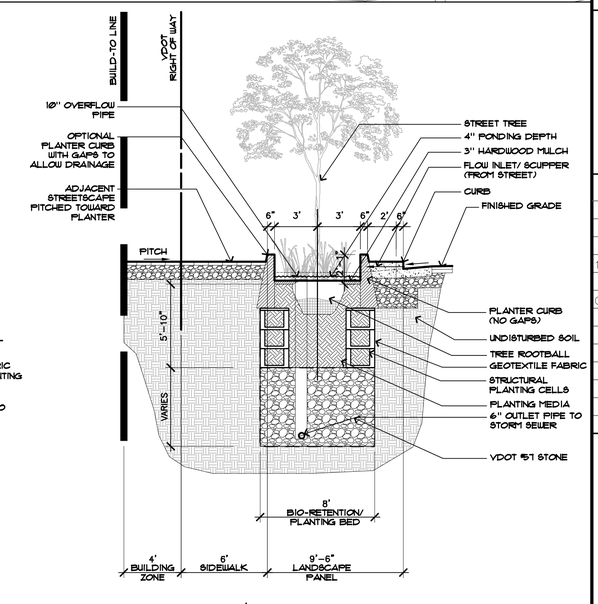
SCALE: 1" = 250'

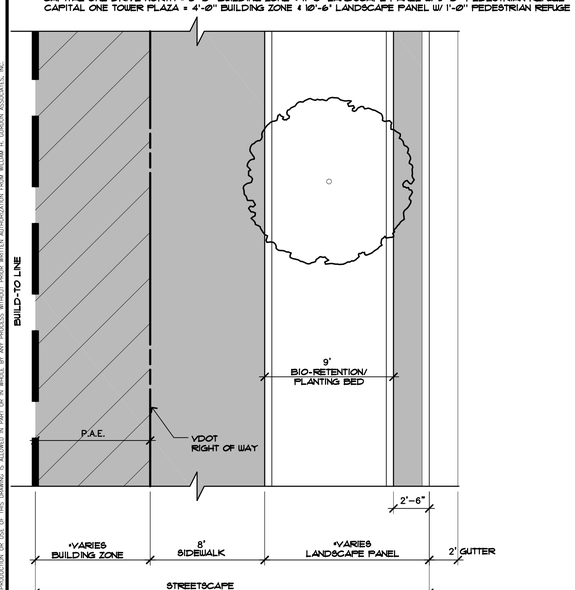




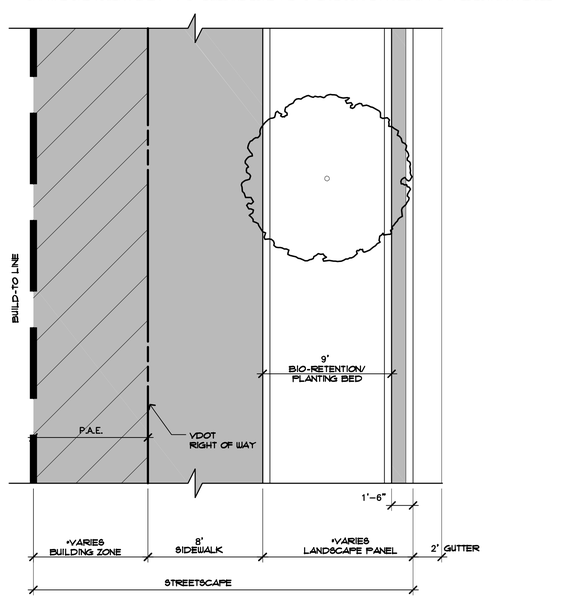




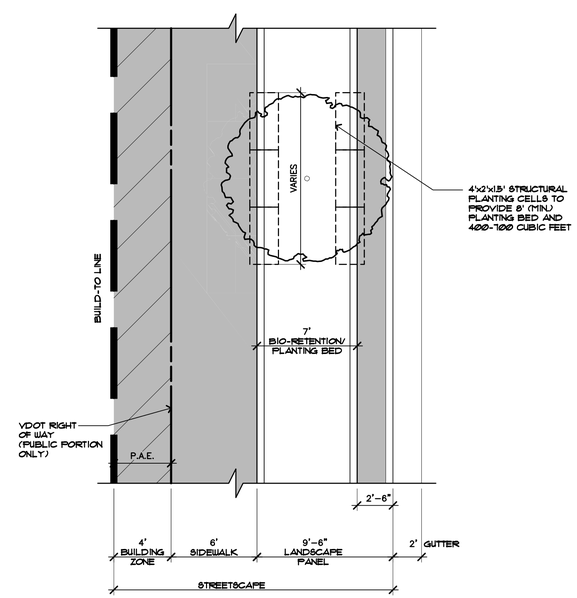




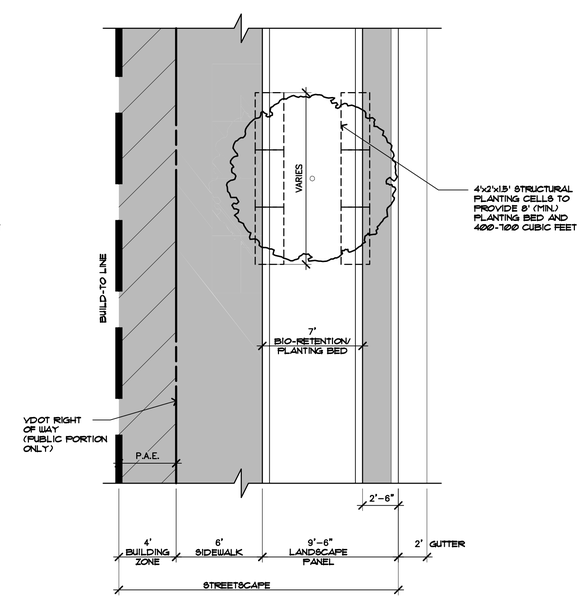
6 CAPITAL ONE DRIVE NORTH & CAPITAL ONE TOWER PLAZA -FOUR LANE (WITH PARKING)
SCALE: 1" = 5'



7 CAPITAL ONE TOWER ROAD - TWO LANE (NO PARKING)
SCALE: 1" = 5'



8 CAPITAL ONE DRIVE SOUTH -TWO LANE (WITH PARKING, PRIVATE)
SCALE: 1" = 5'



9 CAPITAL ONE DRIVE SOUTH - TWO LANE (NO PARKING, PUBLIC)
SCALE: 1" = 5'

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STREET TREE PLANTER DETAILS

CAPITAL ONE MASTERPLAN

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PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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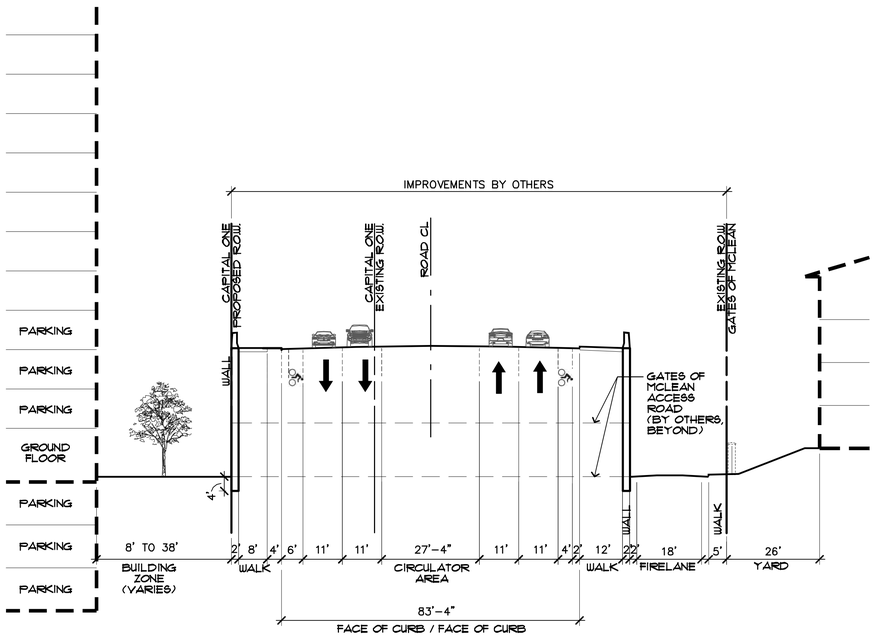
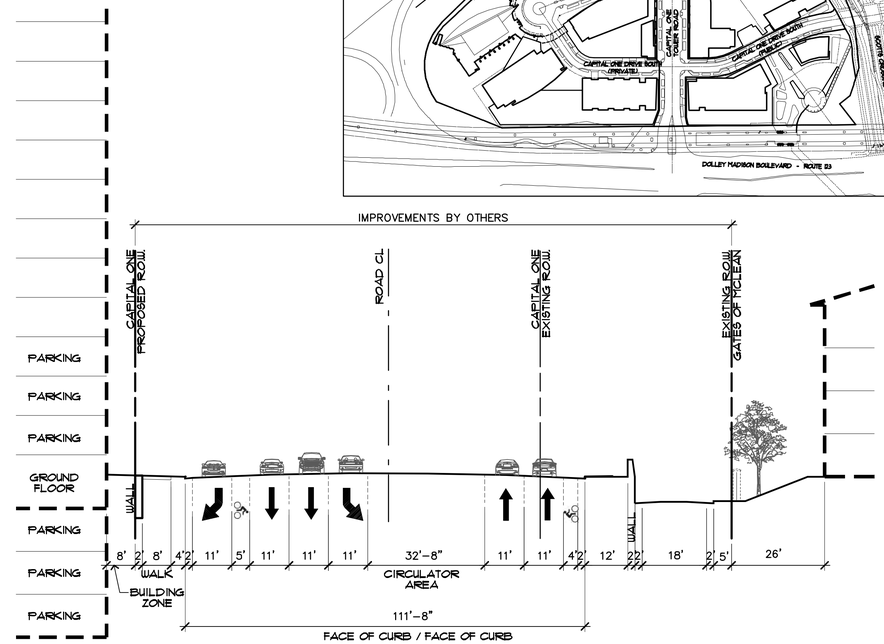
SHEET #	12C of 35



10 SCOTTS CROSSING ROAD - JONES BRANCH CONNECTOR

SCALE: 1" = 20'



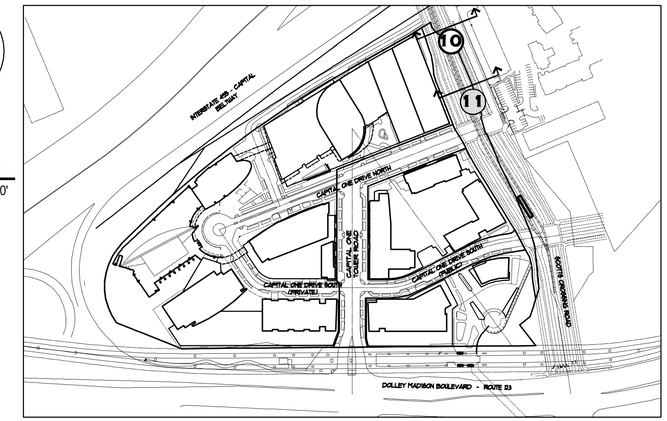
11 SCOTTS CROSSING ROAD - JONES BRANCH CONNECTOR

SCALE: 1" = 20'

NORTH

key plan

SCALE: 1" = 250'



NOTE:

THIS PRECEDENT EXAMPLE FROM DOWNTOWN WASHINGTON ILLUSTRATES THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE FINAL STREETSCAPE. IN PARTICULAR, THIS SHOWS HOW THE INCLINED STREETSCAPE ALONG THE JONES BRANCH CONNECTOR (JBC) RAMP WILL MEET THE FACE OF BUILDING 4, TRANSITIONING FROM A LOWER TO HIGHER STREET LEVEL ON DIFFERENT FLOORS AS THE GRADE RISES. THIS WILL MAINTAIN VISUAL POROSITY ALONG THE STREETSCAPE WHILE ALSO ALLOWING ENTRIES AT BOTH LEVELS AS THE STREETSCAPE REACHES THE HIGHER FLOOR. ALTHOUGH THE SIDEWALK AND PLANTING ZONE (WITH STREET TREES AS SHOWN) ARE STRUCTURALLY PART OF THE JBC RAMP/BRIDGE STRUCTURE, THE COMPLETE STREETSCAPE WILL BE BUILT UP TO THE BUILDING FACE TO PROVIDE A SEAMLESS PEDESTRIAN EXPERIENCE ALONG THE BUILDING FRONTAGE FROM THE STANDARD GRADE-LEVEL STREETSCAPE BEYOND THE BASE OF THE JBC RAMP.

WHILE THIS PRECEDENT EXAMPLE DOES NOT REPRESENT A FINALIZED DESIGN, IT IS REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT FOR THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.

NOTES:

1. FINAL SCOTTS CROSSING ROAD/JONES BRANCH CONNECTOR DESIGN AND CONSTRUCTION TO BE COMPLETED BY OTHERS. CURRENT ALIGNMENT SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.
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.
3. BUILD-TO-LINES ('BTL') HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREESTCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS. VARIATIONS TO BUILDING FACADE TO BE PRESENTED WITH FUTURE FDP'S FOR REVIEW AND APPROVAL.

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SCR-JBC STREET SECTIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SECT.dwg
SHEET #	13 of 35

NOTE:

THE ACCOMPANYING IMAGES EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE FINAL STREETSCAPE. IN PARTICULAR, THE PRECEDENT EXAMPLE FROM CONNECTICUT AVE. IN WASHINGTON SHOWS THE INTENDED CHARACTER OF THE SCOTTS CROSSING ROAD STREETSCAPE AT THE RESIDENTIAL BLOCK, WITH LARGER STREET TREES AND LANDSCAPED BUILDING ZONES PROVIDING A GREATER BUFFER BETWEEN THE THOROUGHFARE AND THE RESIDENTIAL BUILDINGS (GROUND FLOOR USES MAY BE RESIDENTIAL-ORIENTED RETAIL). THE CONCEPT SKETCH SHOWS THE CHARACTER OF THE PEDESTRIAN EXPERIENCE AT THE INTERSECTION OF SCOTTS CROSSING ROAD, OLD SPRINGHOUSE ROAD AND THE METRO PARK ENTRY, INCLUDING THE SCOTTS CROSSING SIDEWALK AND ENLARGED PEDESTRIAN PAVING AREA AT THE CORNER BOARDWALK ENTRY LEADING INTO THE PARK AND METRO ACCESS.

WHILE THESE IMAGES DO NOT REPRESENT A FINALIZED DESIGN, THEY DO SHOW THE INTENDED FEATURES OF THE SCOTTS CROSSING ROAD STREETSCAPE AND ITS RELATIONSHIP TO THE SURROUNDING PARKS AND BUILDING MASSING, AND IS REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT OF THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.

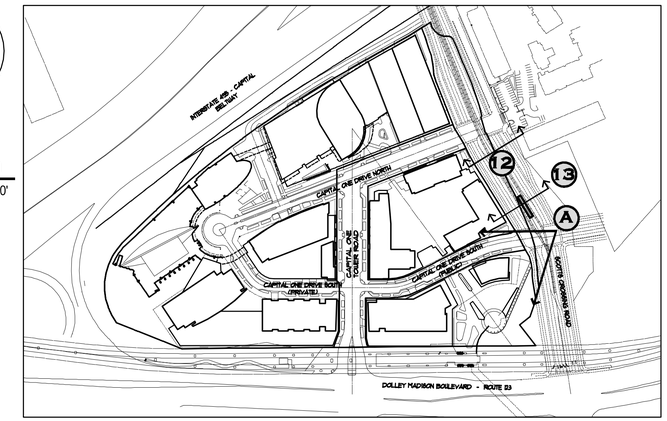
NOTES:

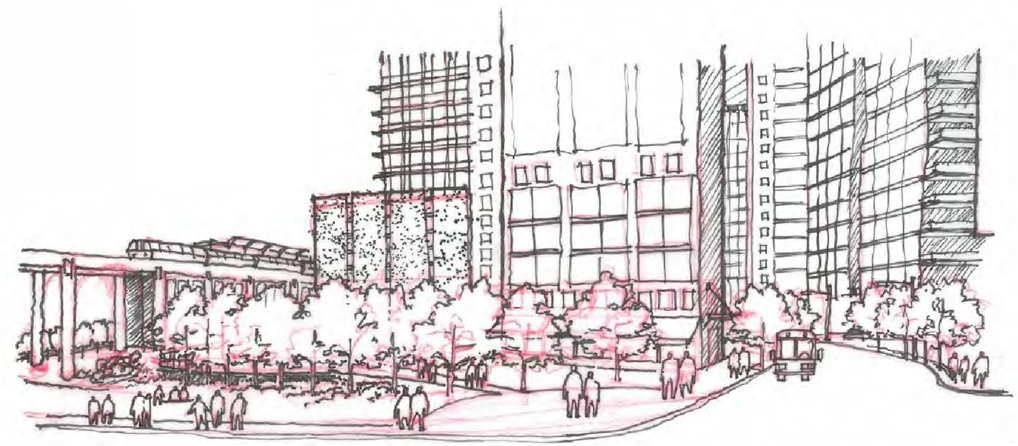
1. FINAL SCOTTS CROSSING ROAD/JONES BRANCH CONNECTOR DESIGN AND CONSTRUCTION TO BE COMPLETED BY OTHERS. CURRENT ALIGNMENT SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. THE BUILD TO LINES ARE PROVIDED AS A TYPICAL CONDITION FOR THE STREET ENCLOSURE AND PROPOSED BUILDINGS AND BUILDING ELEMENTS SHALL BE ALLOWED TO EXCEED THE BUILD TO LINE TO PROVIDE ARCHITECTURAL FEATURES AND STREETSCAPE DIVERSITY.
3. BUILD-TO-LINES ("BTL") HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREESTCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS. VARIATIONS TO BUILDING FACADE TO BE PRESENTED WITH FUTURE FDP'S FOR REVIEW AND APPROVAL.

NORTH

key plan

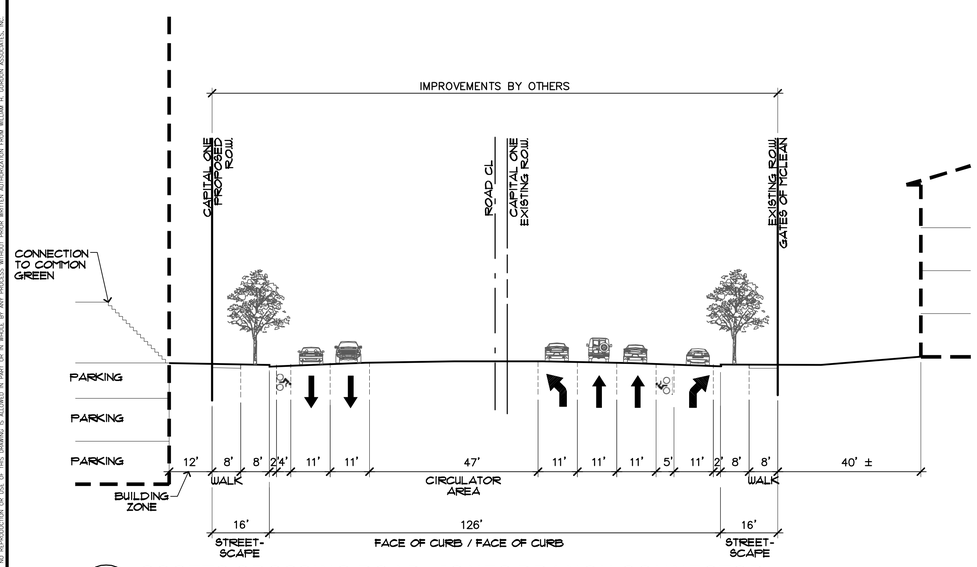
SCALE: 1" = 250'





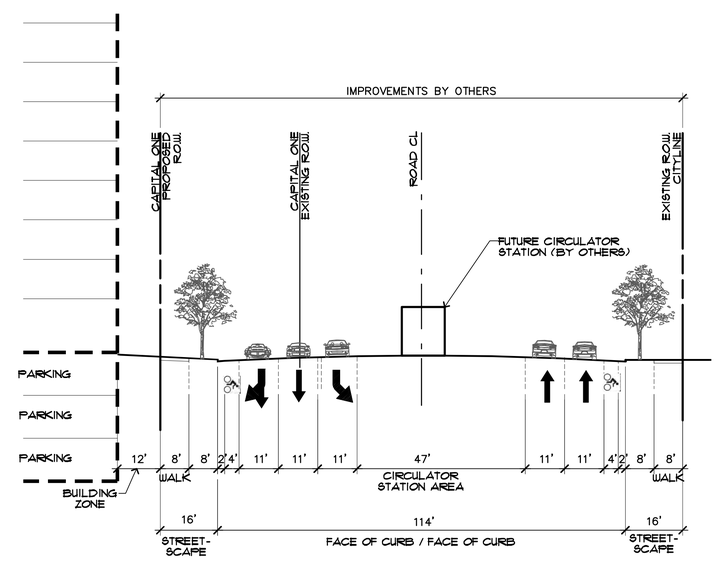
A SCOTTS CROSSING ROAD / METRO PARK

SCALE: N.T.S.



12 SCOTTS CROSSING ROAD - JONES BRANCH CONNECTOR

SCALE: 1" = 20'



13 SCOTTS CROSSING ROAD - JONES BRANCH CONNECTOR

SCALE: 1" = 20'

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CAPITAL ONE MASTERPLAN

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PCA / CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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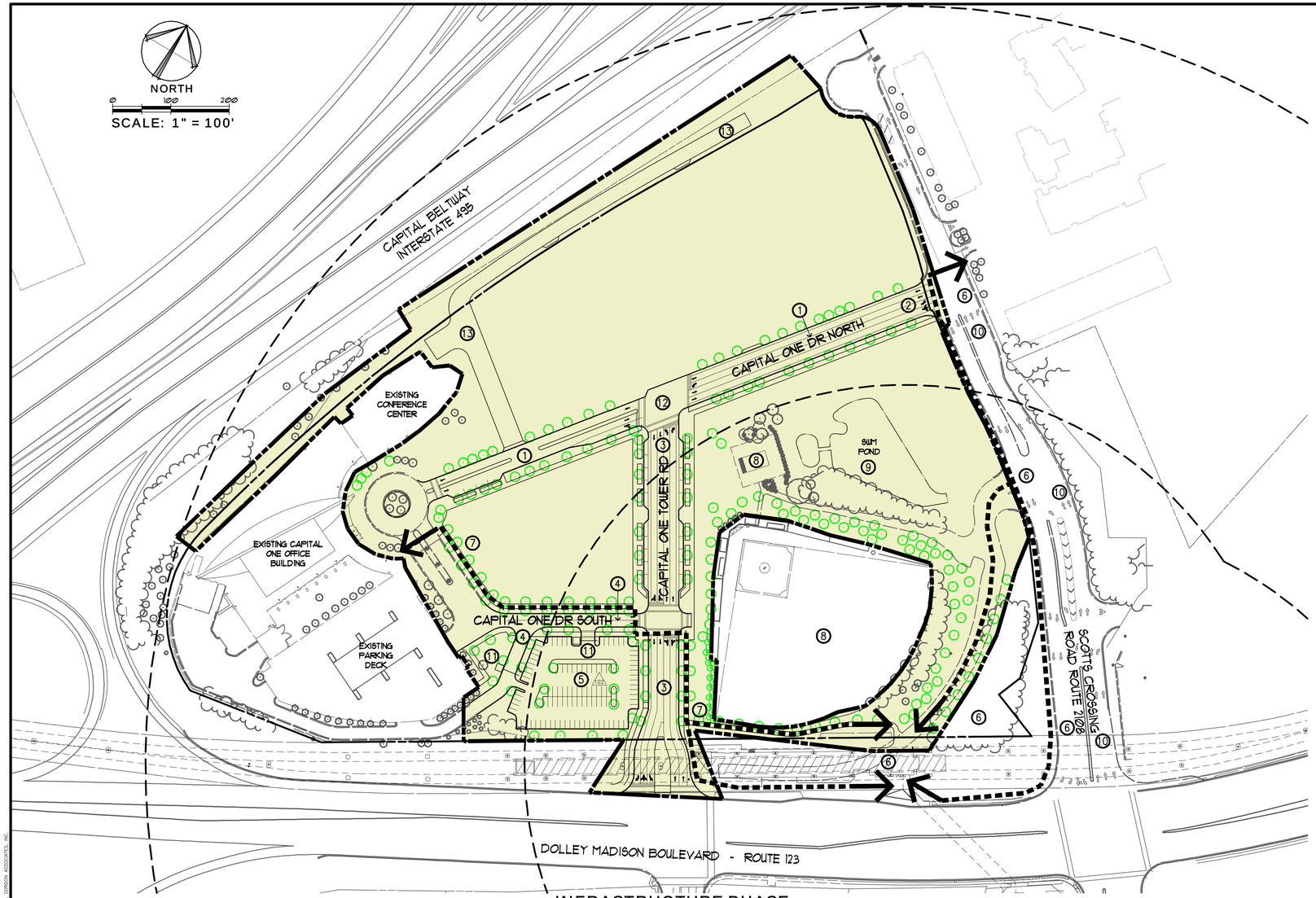
SHEET #	13A of 35



INFRASTRUCTURE PHASE

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- STREET/ROOF TREES
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF RE-ALIGNED CAPITAL ONE DRIVE WITH INTERIM STREETSCAPES.
2. INTERIM CONNECTION TO SCOTTS CROSSING ROAD PRIOR TO JONES BRANCH CONNECTOR CONSTRUCTION.
3. CONSTRUCTION OF CAPITAL ONE TOWER ROAD WITH INTERIM STREETSCAPES.
4. CONSTRUCTION OF PARTIAL EXTENSION OF THE SOUTHERN LEG OF CAPITAL ONE DRIVE WITH INTERIM STREETSCAPES.
5. CONSTRUCTION OF TEMPORARY PARKING AREA WITH POSSIBLE SECURITY GATES TO SERVE TEMPORARY SPORTS FIELDS.
6. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
7. METRO STATION ACCESS FOR EMPLOYEES FROM EXISTING BUILDING SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
8. TEMPORARY SPORTS FIELD AND PAVILION MAY BE RETAINED BY CAPITAL ONE POST CONSTRUCTION.
9. CONSTRUCTION OF EXPANDED SWM POND.
10. EXTENSION OF UTILITIES OFF-SITE INTO EXISTING SCOTTS CROSSING ROAD RIGHT OF WAY TO CONNECT TO EXISTING UTILITIES.
11. SECURITY GATES AND BOOTH
12. STREETS WILL BE PRIVATELY MAINTAINED WITH THIS PHASE OF DEVELOPMENT AND PUBLIC ACCESS EASEMENTS WILL BE PROVIDED.
13. CONSTRUCTION OF GATES OF MCLEAN ACCESS ROAD.

NOTES:

1. THE PHASING PLANS AND TABULATIONS 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.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

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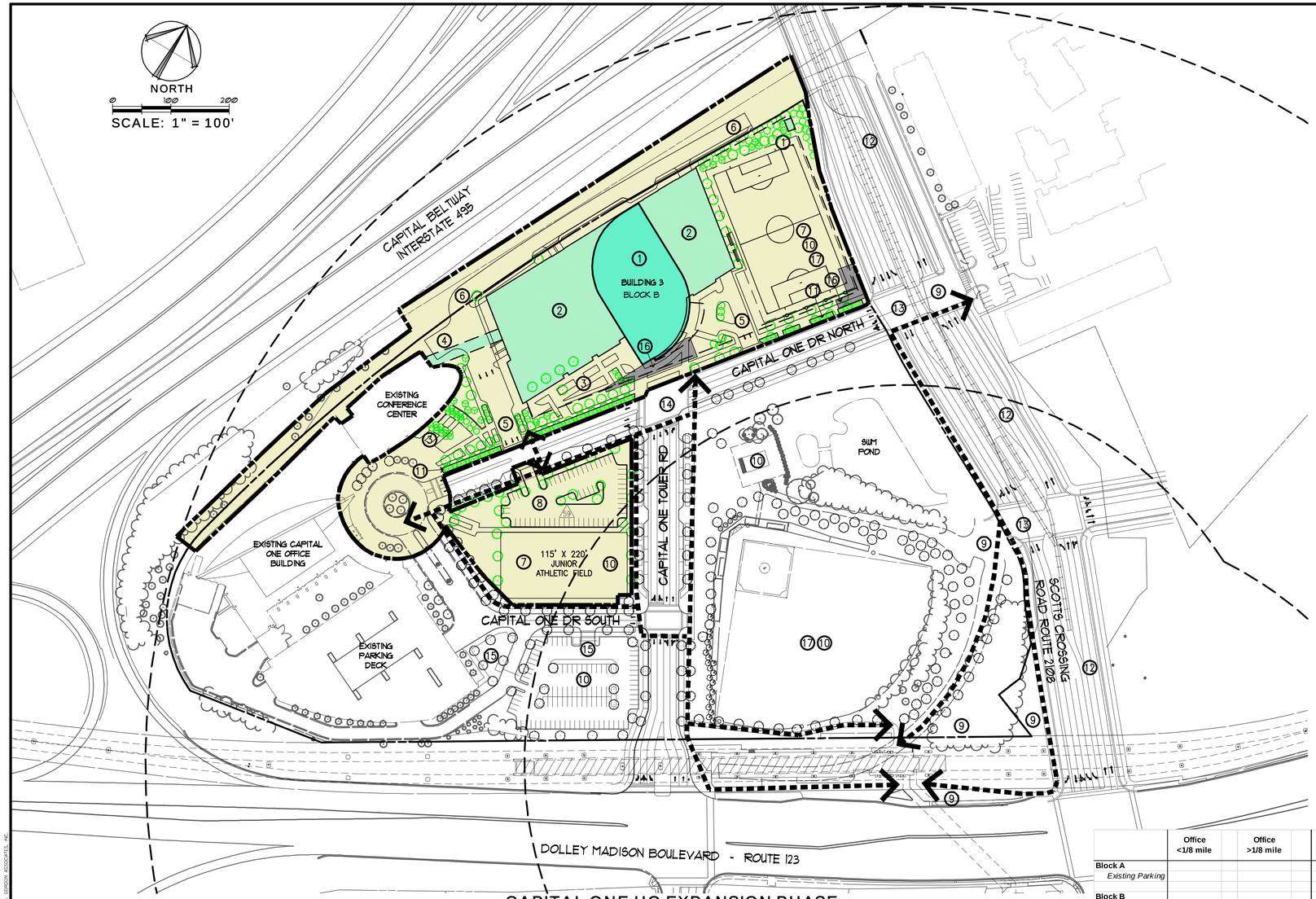
STAFFING COMMENTS
01-28-2014
STAFFING COMMENTS

INFRASTRUCTURE PHASE

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA / CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-PH.dwg
SHEET #	14 of 35



CAPITAL ONE HQ EXPANSION PHASE

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF BUILDING 3 (WITH ASSOCIATED STRUCTURED PARKING).
2. CONSTRUCTION OF ELEVATED TERRACE WITH BUILDING 3.
3. CONSTRUCTION OF LINEAR PARK/ PLAZA IN FRONT OF CONFERENCE CENTER AND BUILDING 3.
4. ELEVATED PEDESTRIAN CONNECTION, 15' MIN. CLEARANCE BELOW TO EXISTING CONFERENCE CENTER AND OFFICE BUILDING.
5. CONSTRUCTION OF DRIVEWAYS TO SERVICE BLOCK B.
6. CONSTRUCTION OF GATES OF MCLEAN ACCESS ROAD.
7. TEMPORARY JUNIOR GRASS ATHLETIC FIELD.
8. CONSTRUCTION OF TEMPORARY PARKING AREA FOR TEMPORARY SPORTS FIELDS.
9. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
10. TEMPORARY SPORTS FIELDS, PARKING, AND PAVILION MAY BE RETAINED BY CAPITAL ONE POST CONSTRUCTION.
11. BIORETENTION PLANTERS (TYPICAL).
12. SCOTTS CROSSING ROAD RE-ALIGNMENT TO JONES BRANCH CONNECTOR OVER BELTWAY (BY OTHERS). APPROXIMATELY 1.65 ACRES OF LAND TO BE DEDICATED FOR THE CONSTRUCTION OF JONES BRANCH CONNECTOR.
13. EXTENSION OF UTILITIES OFF-SITE INTO FUTURE JONES BRANCH CONNECTOR RIGHT OF WAY TO CONNECT TO EXISTING UTILITIES.
14. STREETS WILL BE PRIVATELY MAINTAINED WITH THIS PHASE OF DEVELOPMENT AND PUBLIC ACCESS EASEMENTS WILL BE PROVIDED.
15. SECURITY GATES AND BOOTH.
16. CONSTRUCTION OF STORMWATER MANAGEMENT VAULT.
17. CAPITAL ONE RESERVES THE RIGHT TO PROVIDE FIELD LIGHTING, SEE PROFFERS FOR DETAILS.

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility <1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Existing Parking						*58*				*58*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
New Parking		*1,643*								*1,643*
New Loading		*4*								*4*
Block C										
Existing Accessory	1,247 SF									1,247 SF
Existing Parking										*0*
New Parking										*0*
Block E										
Existing Bldg.		505,500 SF								505,500 SF
Existing Parking	*25*	*1,529*				*46*				*1,600*
Existing Loading		*5*								*5*
New Parking	*30*									
TOTALS										
Existing FAR SF	1,247 SF	505,500 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	506,747 SF
Existing Parking	*25*	*1,529*	*0*	*0*	*0*	*104*	*0*	*0*	*0*	*1,658*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	*(sports fields)*	*3.0:1000*								
New FAR SF	*0* SF	940,550 SF	0 SF	0 SF	0 SF	30,150 SF	0 SF	0 SF	0 SF	970,700 SF
New Parking	*30*	*1,643*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,673*
New Loading	*0*	*4*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*4*
New Parking Ratio	*(sports fields)*	*1.7:1000*							*1.0:room*	
Total FAR SF	1,247 SF	1,446,050 SF	0 SF	0 SF	0 SF	30,150 SF	0 SF	0 SF	0 SF	1,477,447 SF
Total Parking	55	*3,172*	*0*	*0*	*0*	*104*	*0*	*0*	*0*	*3,331*
Total Loading	*0*	*9*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*9*
Parking Ratio	*(sports fields)*	*2.2:1000*				**1:200 for 1st 1000 + 4.1:1000 for remainder; 1st 5000 exempt*			*1.0:room*	

* Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

NOTE:

1. THE PHASING PLANS AND TABULATIONS 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.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

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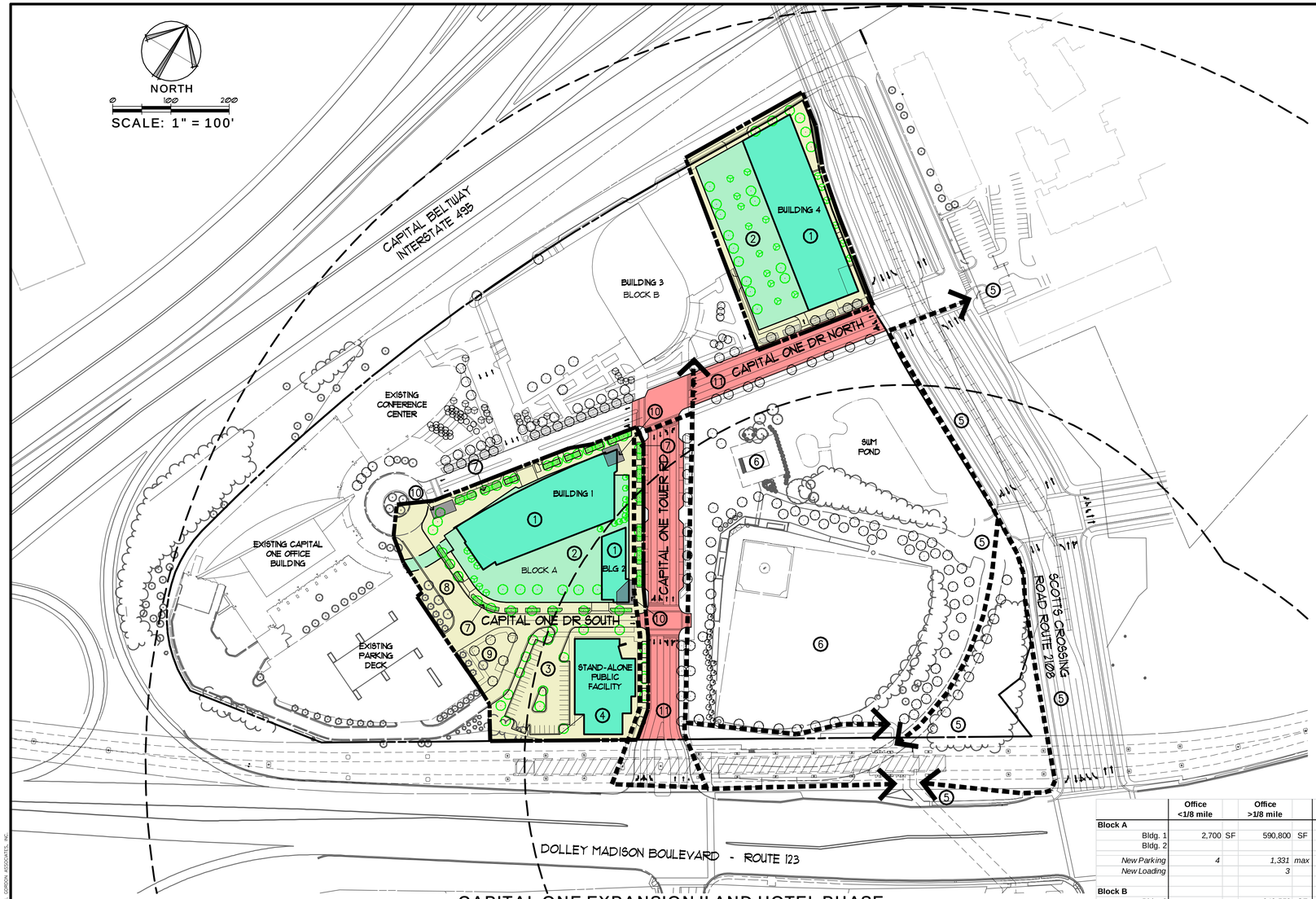

CAPITAL ONE EXPANSION II AND HOTEL PHASE

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO–RETENTION PLANTERS
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF BUILDINGS 1, 2 AND 4 (WITH ASSOCIATED STRUCTURED PARKING).
2. CONSTRUCTION OF ELEVATED TERRACE WITH BUILDINGS 1, 2 AND 4.
3. RENOVATION OF SURFACE PARKING AREA.
4. CONSTRUCTION OF STAND–ALONE CIVIC/ COMMUNITY CENTER. PROVIDED WITH PROFFERS
5. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
6. TEMPORARY SPORTS FIELDS, PARKING, AND PAVILION MAY BE RETAINED BY CAPITAL ONE POST CONSTRUCTION.
7. BIO–RETENTION PLANTERS (TYP.)
8. STREETS WILL BE PRIVATELY MAINTAINED WITH THIS PHASE OF DEVELOPMENT AND PUBLIC ACCESS EASEMENTS WILL BE PROVIDED.
9. SECURITY GATES AND BOOTH
10. CONSTRUCTION OF STORMWATER MANAGEMENT VAULT
11. CAPITAL ONE TO DEDICATE CAPITAL ONE TOWER ROAD AND PORTIONS OF CAPITAL ONE DRIVE NORTH AS PUBLIC ROADS WITH THIS PHASE OF DEVELOPMENT, IF ACCEPTED BY VDOT OR ANOTHER PUBLIC AGENCY.

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility <1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,700 SF	590,800 SF				10,345 SF				603,845 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,331 max*			*25*	*100*		*69*	*31*	*1,560 max*
New Loading		*3*						*2*		*5*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
Bldg. 4									325,374 SF	325,374 SF
New Parking		*1,643*							*350*	*1,993*
New Loading		*4*							*3*	*7*
Block C										
Existing Accessory	1,247 SF									1,247 SF
New Parking										*0*
Block E										
Bldg. 11							30,000 SF			0 SF*
Existing Bldg.		505,500 SF								505,500 SF
Existing Parking		*1,529*								*1,529*
Existing Loading		*5*								*5*
New Parking							*35*			*35*
TOTALS										
Existing FAR SF	*1,247 SF*	*505,500 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*506,747 SF*
Existing Parking	*0*	*1,529*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,529*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	*-*	*3:1000*	*-*	*-*	*-*	*-*	*-*	*-*	*-*	
New FAR SF	*2,700 SF*	*1,531,350 SF*	*0 SF*	*0 SF*	*6,789 SF*	*41,955 SF*	*30,000 SF*	*63,366 SF*	*343,396 SF*	*1,989,556 SF**
New Parking	*4*	*2,974 max*	*0*	*0*	*25*	*100*	*35*	*69*	*381*	*3,588 max*
New Loading	*0*	*7*	*0*	*0*	*0*	*0*	*0*	*2*	*3*	*12*
New Parking Ratio	*1.5:1000*	*1.9:1000*			***1:200 for 1st 1000 + 5.2:1000 for remainder; 1st 5000 exempt*	***1:200 for 1st 1000 + 2.8:1000 for remainder; 1st 5000 exempt*	*1.2:1000*	*0.9:room (average room 554 SF)*	*1.0:room (average room 554 SF)*	
Total FAR SF	3,947 *SF*	2,036,850 *SF*	0 *SF*	0 *SF*	6,789 *SF*	41,955 *SF*	30,000 *SF*	63,366 *SF*	343,396 *SF*	2,496,303 *SF**
Total Parking	4	4,503 *max*	0	0	25	100	35	69	381	*5,117 max*
Total Loading	0	12	0	0	0	0	0	2	3	*17*

* Total GSF does not include 30,000 SF non-FAR Public Facility, for consistency with FAR tabulations

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NOTE:

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2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF–SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

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CAPITAL ONE EXPANSION II AND HOTEL PHASE

CAPITAL ONE MASTERPLAN

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PCA / CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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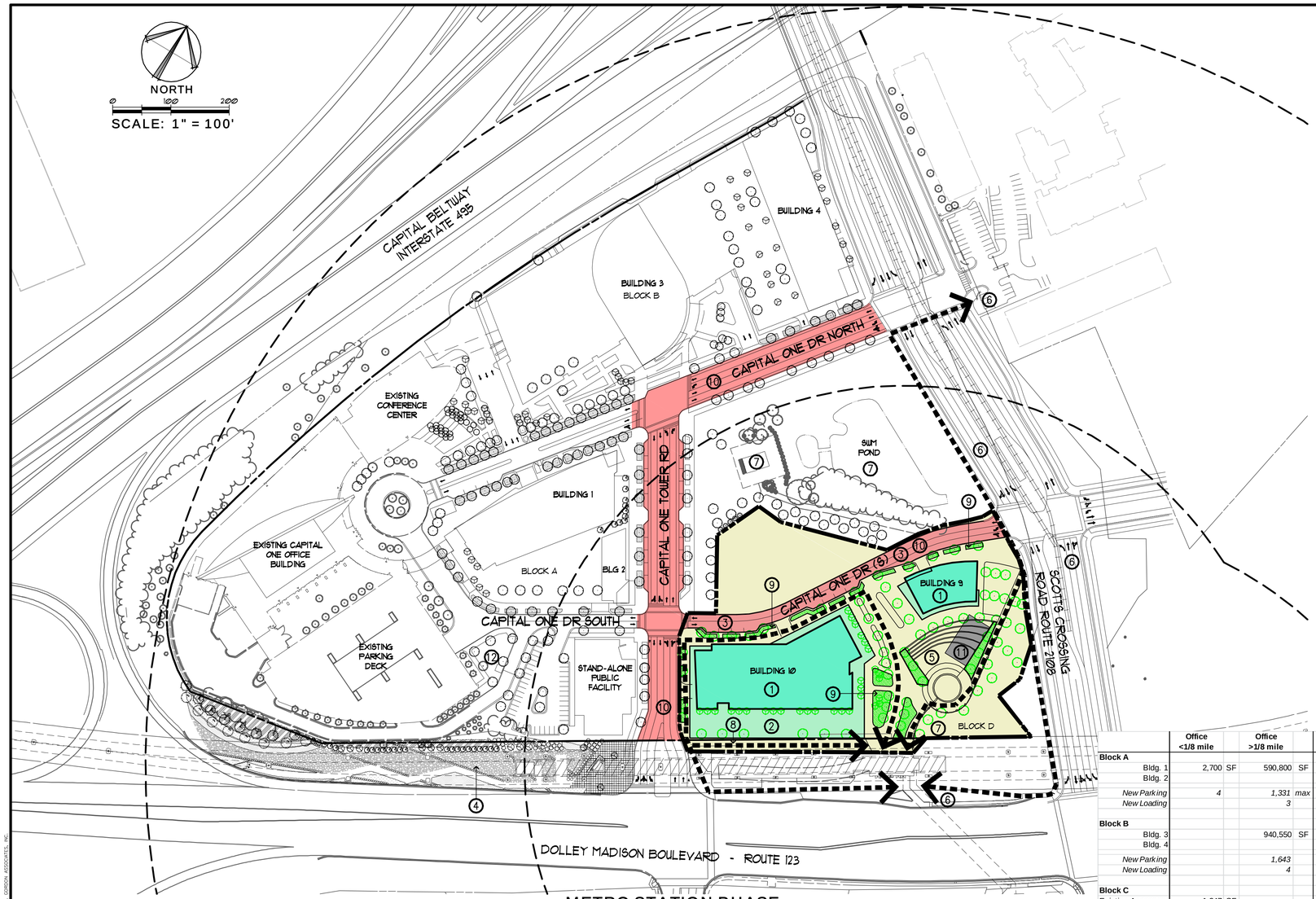

METRO STATION PHASE

NOTE:

1. THE PHASING PLANS AND TABULATIONS 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.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF–SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO–RETENTION PLANTERS
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF BUILDINGS 9 AND 10 (WITH ASSOCIATED STRUCTURED PARKING).
2. CONSTRUCTION OF ELEVATED PLAZA WITH BUILDING 10.
3. CONSTRUCTION OF EXTENSION OF THE SOUTHERN LEG OF CAPITAL ONE DRIVE AND ASSOCIATED STREETSCAPE WITH FIRST BUILDING IN THIS PHASE. IF BUILDING 9 IS CONSTRUCTED FIRST, STREETSCAPE CONSTRUCTION TO STOP AT MID–BLOCK CROSSING.
4. CONSTRUCTION OF LANDSCAPE IMPROVEMENTS UNDER METRO GUIDEWAY WITH CONSTRUCTION OF THE LAST BUILDING IN THIS PHASE. THESE IMPROVEMENTS WILL ONLY BE PROVIDED WITH THE ACCEPTANCE OF THE PROPOSED IMPROVEMENTS BY THE AUTHORITY CONTROLLING OWNERSHIP OF THE METRO LINE.
5. CONSTRUCTION OF METRO PARK WITH ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR THE FINAL BUILDING IN THE PHASE.
6. GATES OF MCLEAN METRO ACCESS SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
7. PAVILION AND SWM POND MAY BE RETAINED BY CAPITAL ONE POST CONSTRUCTION.
8. IF REAR ACCESS DOORS TO METRO STATION ARE NOT ACHIEVED, A 5' WIDE WALK (MIN.) TO BE PROVIDED, SUBJECT TO WMATA APPROVAL.
9. BIO–RETENTION PLANTERS (TYP.)
10. CAPITAL ONE TO DEDICATE PORTIONS OF CAPITAL ONE DRIVE SOUTH AS PUBLIC ROADS WITH THIS PHASE OF DEVELOPMENT, IF ACCEPTED BY VDOT OR ANOTHER PUBLIC AGENCY. A PORTION OF CAPITAL ONE DRIVE NORTH AND CAPITAL ONE TOWER ROAD TO BE PUBLIC ROADS WITH THIS PHASE.
11. CONSTRUCTION OF STORMWATER MANAGEMENT VAULT
12. SECURITY GATES AND BOOTH

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility <1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,700 SF	590,800 SF				10,345 SF				603,845 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,331 max*			*25*	*100*		*69*	*31*	*1,560 max*
New Loading		*3*						*2*		*5*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
Bldg. 4									325,374 SF	325,374 SF
New Parking		*1,643*							*350*	*1,993*
New Loading		*4*							*3*	*7*
Block C										
Existing Accessory	1,247 SF									1,247 SF
New Parking										*0*
Block D										
Bldg. 9			123,280 SF		3,829 SF					127,109 SF
Bldg. 10	459,623 SF				28,092 SF					487,715 SF
New Parking	*742*		*189*		*208*					*1,139*
New Loading	*4*		*1*							*5*
Block E										
Bldg. 11							30,000 SF			0 SF*
Existing Bldg.		505,500 SF								505,500 SF
Existing Parking		*1,529*								*1,529*
Existing Loading		*5*								*5*
New Parking							*35*			*35*
TOTALS										
Existing FAR SF	*1,247 SF*	*505,500 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*506,747 SF*
Existing Parking	*0*	*1,529*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,529*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	*-*	*3:1000*	*-*	*-*	*-*	*-*	*-*	*-*	*-*	
New FAR SF	*462,323 SF*	*1,531,350 SF*	*123,280 SF*	*0 SF*	*38,710 SF*	*41,955 SF*	*30,000 SF*	*63,366 SF*	*343,396 SF*	*2,604,380 SF**
New Parking	*746*	*2,974 max*	*189*	*0*	*233*	*100*	*35*	*69*	*381*	*4,727 max*
New Loading	*4*	*7*	*1*	*0*	*0*	*0*	*0*	*2*	*3*	*17*
New Parking Ratio	*1.6:1000*	*1.9:1000*	*1.5:unit (average unit 1,000 SF)*		***1:200 for 1st 1000 + 7.5:1000 for remainder; 1st 5000 exempt*	***1:200 for 1st 1000 + 2.8:1000 for remainder; 1st 5000 exempt*	*1.2:1000*	*0.9:room (average room 554 SF)*	*1.0:room (average room 554 SF)*	
Total FAR SF	463,570 *SF*	2,036,850 *SF*	123,280 *SF*	0 *SF*	38,710 *SF*	41,955 *SF*	30,000 *SF*	63,366 *SF*	343,396 *SF*	3,111,127 *SF**
Total Parking	746	4,503 *max*	189	0	233	100	35	69	381	*6,256 max*
Total Loading	4	12	1	0	0	0	0	2	3	*22*

* Total GSF does not include 30,000 SF non-FAR Public Facility, for consistency with FAR tabulations

** Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

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CAD FILE 2001-PH.dwg
SHEET # 15B of 35

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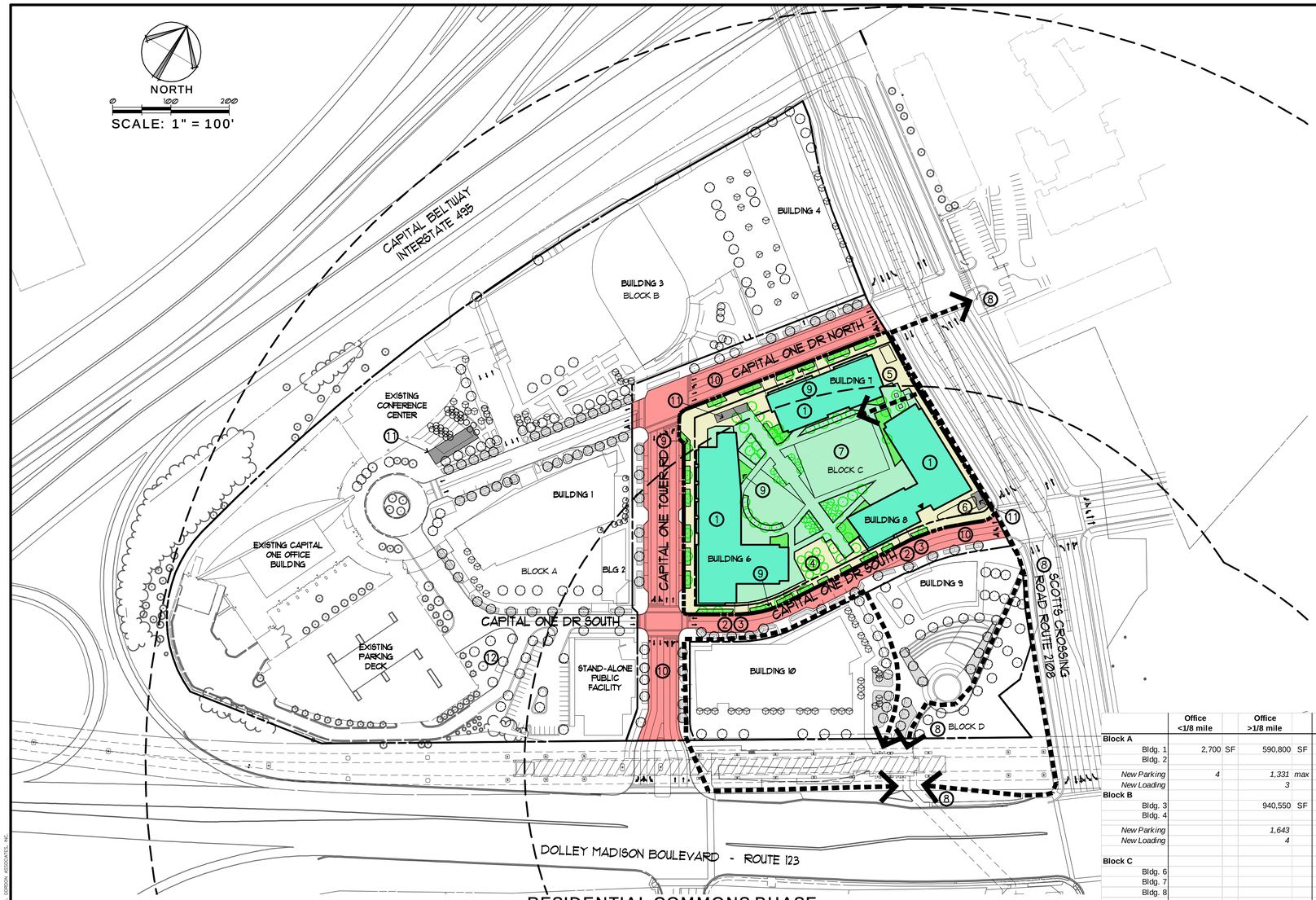

RESIDENTIAL COMMONS PHASE

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO–RETENTION PLANTERS
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF BUILDINGS 6, 7 AND 8 (WITH ASSOCIATED STRUCTURED PARKING).
2. ASSOCIATED STREETSCAPES TO BE CONSTRUCTED AS ADJACENT BUILDINGS ARE CONSTRUCTED.
3. A PORTION OF THE STREET GRID TO BECOME PUBLIC WITH THE DEVELOPMENT OF THIS PHASE – SEE LEGEND
4. CONSTRUCTION OF POCKET PARK WITH BUILDING 6.
5. CONSTRUCTION OF NORTH EASTERN POCKET PARK WITH BUILDING 7.
6. CONSTRUCTION OF SOUTH EASTERN POCKET PARK WITH BUILDING 8.
7. CONSTRUCTION OF COMMON GREEN COMPLETED WITH ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR THE FINAL BUILDING IN THE PHASE.
8. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
9. BIO–RETENTION PLANTERS (TYP.)
10. CAPITAL ONE TO DEDICATE CAPITAL ONE TOWER ROAD AND PORTIONS OF CAPITAL ONE DRIVE NORTH AND SOUTH AS PUBLIC ROADS WITH THIS PHASE OF DEVELOPMENT, IF ACCEPTED BY VDOT OR ANOTHER PUBLIC AGENCY
11. CONSTRUCTION OF STORMWATER MANAGEMENT VAULT
12. SECURITY GATES AND BOOTH

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility >1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,700 SF	590,800 SF				10,345 SF				603,845 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,331 max*			*25*	*100*		*69*	*31*	*1,560 max*
New Loading		*3*						*2*		*5*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
Bldg. 4									325,374 SF	325,374 SF
New Parking		*1,643*							*350*	*1,993*
New Loading		*4*							*3*	*7*
Block C										
Bldg. 6			462,506 SF	37,063 SF	29,273 SF	1,397 SF				530,239 SF
Bldg. 7			109,042 SF	163,458 SF	4,256 SF	720 SF				277,476 SF
Bldg. 8			356,479 SF		12,470 SF					368,949 SF
New Parking			*893*	*231*	*28*	*13*				*1,165*
New Loading			*3*		*1*					*4*
Block D										
Bldg. 9			123,280 SF		3,829 SF					127,109 SF
Bldg. 10	459,623 SF				28,092 SF					487,715 SF
New Parking	*742*		*236*		*161*					*1,139*
New Loading	*4*		*1*							*5*
Block E										
Bldg. 11							30,000 SF			0 SF*
Existing Bldg.		505,500 SF								505,500 SF
Existing Parking		*1,529*								*1,529*
Existing Loading		*5*								*5*
New Parking							*35*			*35*
TOTALS										
Existing FAR SF	*0 SF*	*505,500 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*505,500 SF*
Existing Parking	*0*	*1,529*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,529*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	*-*	*3:1000*	*-*	*-*	*-*	*-*	*-*	*-*	*-*	
New FAR SF	*462,323 SF*	*1,531,350 SF*	*1,051,307 SF*	*200,521 SF*	*84,709 SF*	*44,072 SF*	*30,000 SF*	*63,366 SF*	*343,396 SF*	*3,781,044 SF**
New Parking	*746*	*2,974 max*	*1,129*	*231*	*214*	*113*	*35*	*69*	*381*	*5,892 max*
New Loading	*4*	*7*	*4*	*0*	*1*	*0*	*0*	*2*	*3*	*21*
New Parking Ratio	*1.6:1000*	*2.0:1000*	*1.1:unit (average unit 1,000 SF)*	*1.2:unit (average unit 1,000 SF)*	***1:200 for 1st 1000 + 2.9:1000 for remainder; 1st 5000 exempt*	***1:200 for 1st 1000 + 3.1:1000 for remainder; 1st 5000 exempt*	*1.2:1000*	*0.9:room (average room 554 SF)*	*1.0:room (average room 554 SF)*	
Total FAR SF	*462,323 SF*	2,036,850 *SF*	1,051,307 *SF*	200,521 *SF*	84,709 *SF*	44,072 *SF*	30,000 *SF*	63,366 *SF*	343,396 *SF*	4,286,544 *SF**
Total Parking	746	4,503 *max*	1,129	231	214	113	35	69	381	*7,421 max*
Total Loading	4	12	4	0	1	0	0	2	3	*26*

* Total GSF does not include 30,000 SF non-FAR Public Facility, for consistency with FAR tabulations

** Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

NOTE:

1. THE PHASING PLANS AND TABULATIONS 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.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF–SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

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SEAL

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ROBERT W. WALKER
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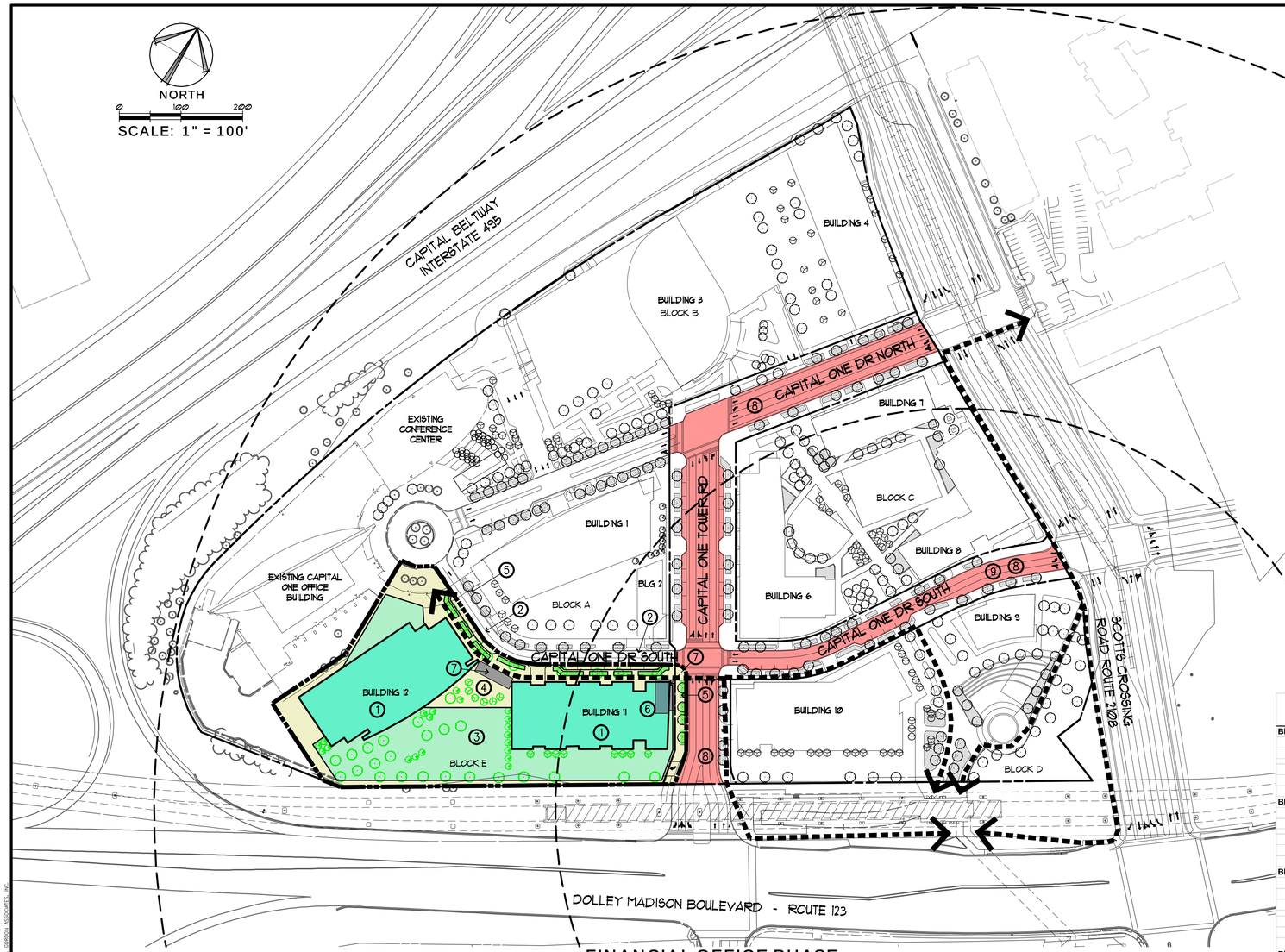
RESIDENTIAL COMMONS PHASE

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA / CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-PH.dwg
SHEET #	15C of 35



FINANCIAL OFFICE PHASE

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO–RETENTION PLANTERS
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF BUILDINGS 11 AND 12 (WITH ASSOCIATED STRUCTURED PARKING)
2. REALIGNMENT AND CONSTRUCTION OF CAPITAL ONE DRIVE (SOUTH) OF THE CAPITAL ONE TOWER PLAZA INTERSECTION AND ASSOCIATED STREETSCAPE
3. CONSTRUCTION OF ELEVATED PLAZA WITH BUILDINGS 11 AND 12
4. CONSTRUCTION OF POCKET PARK ALONG CAPITAL ONE DRIVE
5. BIO–RETENTION PLANTERS (TYP.)
6. INTEGRATED PUBLIC FACILITY TO BE ADDED WITH THIS PHASE
7. CONSTRUCTION OF STORMWATER MANAGEMENT VAULT
8. CAPITAL ONE TOWER ROAD AND PORTIONS OF CAPITAL ONE DRIVE NORTH AND SOUTH TO BE PUBLIC ROADS WITH PHASE OF DEVELOPMENT
9. THIS PORTION OF CAPITAL ONE DRIVE SOUTH TO BE CONSTRUCTED AT THE TIME OF CONSTRUCTION OF BLOCK C OR BLOCK D.

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility <1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,700 SF	590,800 SF				10,345 SF				603,845 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,331 max*			*25*	*100*		*69*	*31*	*1,560 max*
New Loading		*3*						*2*		*5*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
Bldg. 4									325,374 SF	325,374 SF
New Parking		*1,643*							*350*	*1,993*
New Loading		*4*							*3*	*7*
Block C										
Bldg. 6			462,506 SF	37,063 SF	29,273 SF	1,397 SF				530,239 SF
Bldg. 7			109,042 SF	163,458 SF	4,256 SF	720 SF				277,476 SF
Bldg. 8			356,479 SF		12,470 SF					368,949 SF
New Parking			*893*	*231*	*28*	*13*				*1,165*
New Loading			*3*		*1*					*4*
Block D										
Bldg. 9			123,280 SF		3,829 SF					127,109 SF
Bldg. 10	459,623 SF				28,092 SF					487,715 SF
New Parking	*742*		*236*		*161*					*1,139*
New Loading	*4*		*1*							*5*
Block E										
Bldg. 11	152,842 SF	77,632 SF					30,000 SF			230,474 SF*
Bldg. 12		452,505 SF								452,505 SF
Existing Bldg.		505,500 SF								505,500 SF
New Parking	*238*	*1,378*				*12*	*35*			*1,663*
New Loading	*1*	*5*					*1*			*7*
Existing Loading		*5*								*5*
TOTALS										
FAR SF	615,165 SF	2,566,987 SF	1,051,307 SF	200,521 SF	84,709 SF	44,072 SF	30,000 SF	63,366 SF	343,396 SF	4,969,523 SF*
Total Parking	*984*	*4,352*	*1,129*	*231*	*214*	*125*	*35*	*69*	*381*	*7,520*
Total Loading	*5*	*17*	*4*	*0*	*1*	*0*	*1*	*2*	*3*	*33*
Parking Ratio	*1.6:1000*	*1.7:1000*	*1.1:unit (average unit 1,000 SF)*	*1.2:unit (average unit 1,000 SF)*	***1:200 for 1st 1000 + 2.9:1000 for remainder;*	***1:200 for 1st 1000 + 3.4:1000 for remainder;*	*1.2:1000*	*1.0:room*	*1.0:room*	

* Total GSF does not include 30,000 SF non-FAR Public Facility, for consistency with FAR tabulations

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Parking Blk A	*1,275 SF*	*629,233 SF*			*72,675 SF*	*46325 SF*		*28,000 SF*	*8,400 SF*	*785,908 SF*
Parking Blk B		*676,800 SF*							*158,000 SF*	*834,800 SF*
Parking Blk C			*379,525 SF*	*126,194 SF*						*505,719 SF*
Parking Blk D	*365,462 SF*		*57,160 SF*		*105,768 SF*					*528,390 SF*
Parking Blk E	*257,233 SF*	*466,165 SF*					*14,875*			*738,273 SF*
Total Parking SF	*623,970 SF*	*1,772,198 SF*	*436,685 SF*	*126,194 SF*	*178,443 SF*	*46,325 SF*	*14,875 SF*	*28,000 SF*	*166,400 SF*	*3,393,090 SF*
Gross SF	1,239,135 SF	4,339,185 SF	1,487,992 SF	326,715 SF	263,152 SF	90,397 SF	44,875 SF	91,366 SF	509,796 SF	8,392,613 SF

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01/28/2014
PROFESSIONAL ENGINEER

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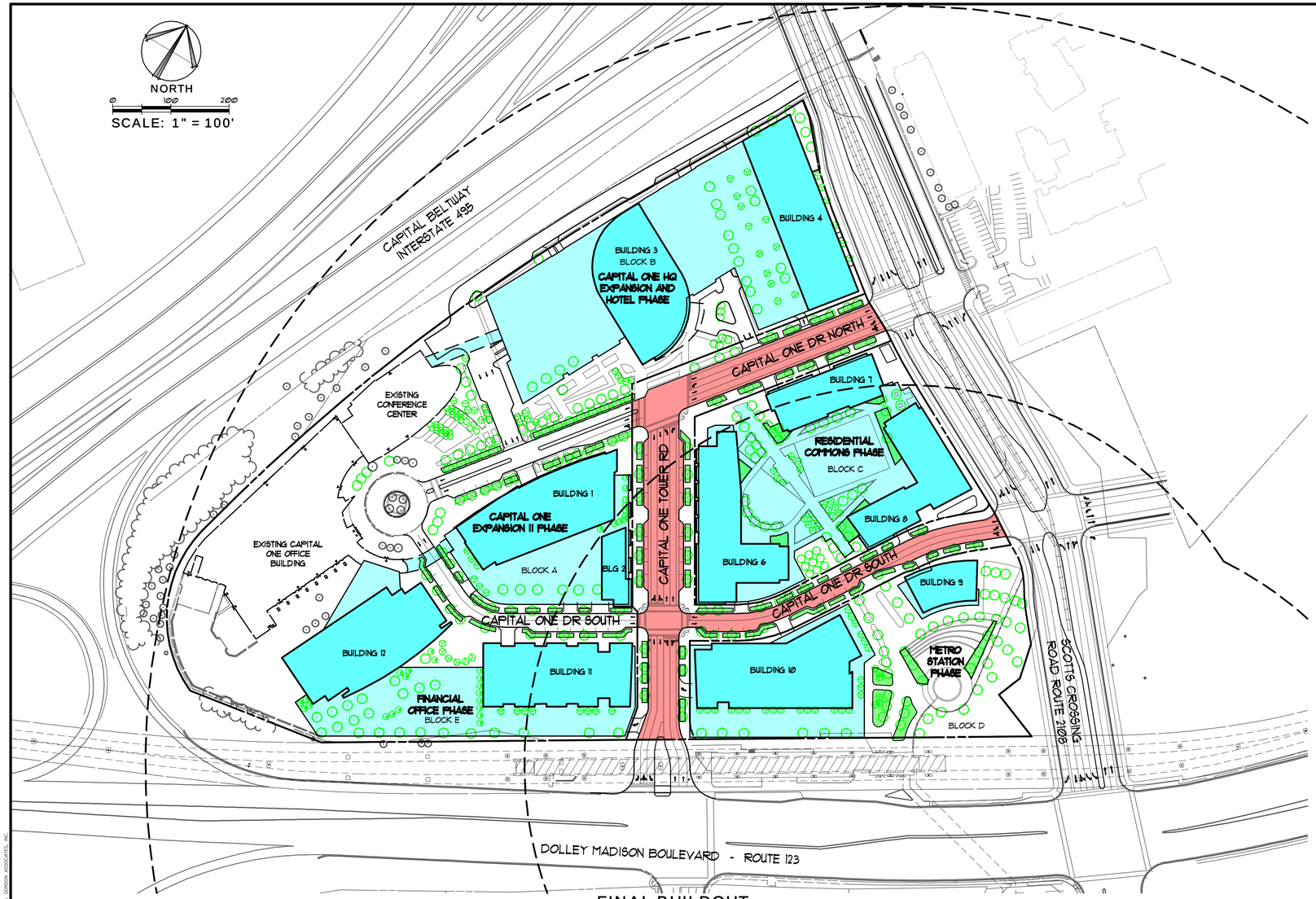
FINANCIAL OFFICE PHASE

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA / CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-PH.dwg
SHEET #	15D of 35



FINAL BUILDOUT

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS

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FINAL BUILDOUT

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA / CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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JOB #	1798-2001
CAD FILE	2001-PH.dwg
SHEET #	15E of 35

SUMMER

SPRING / FALL

WINTER

NORTH

Bonstra | Haresign
ARCHITECTS

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SHADOW ANALYSIS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
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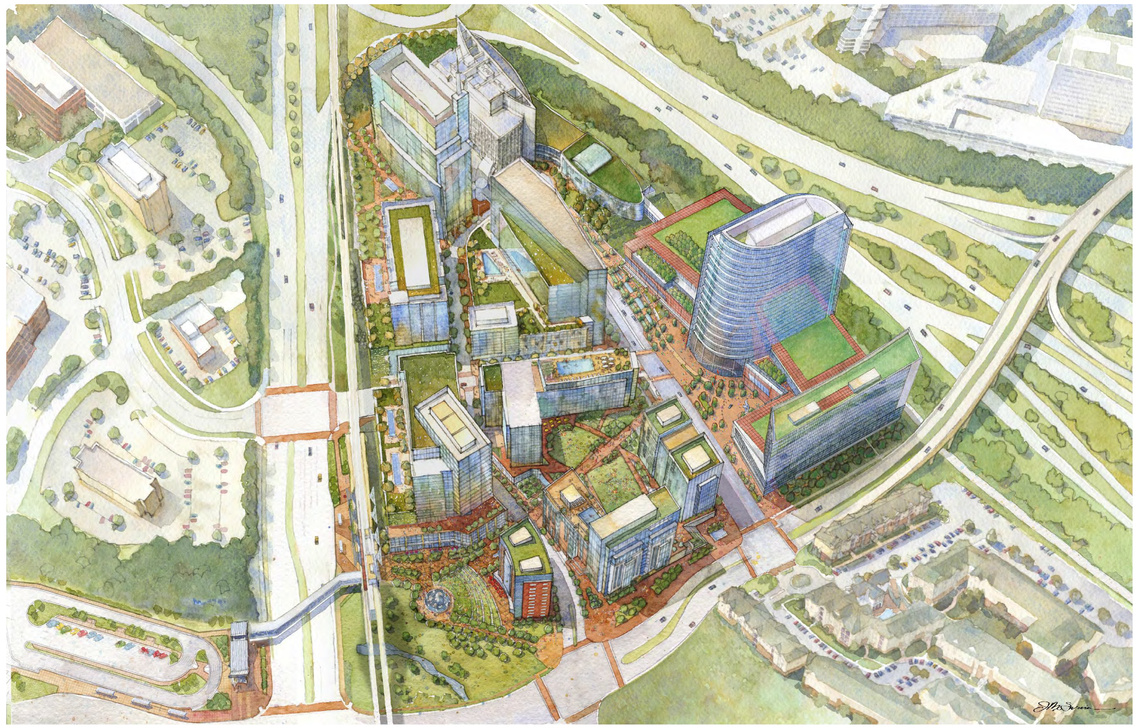

BIRDS EYE VIEW
Not to Scale

VIEW FROM METRO CAR TO METRO PARK
Not to Scale

PERSPECTIVE VIEWS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL LANDSCAPE / STREETSCAPE TREATMENT AND MATERIAL QUALITY LEVEL OF THE DEVELOPMENT. OTHER DETAILS OF BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL DEVELOPMENT PLANS, PROVIDED THEY ARE DETERMINED TO BE WITHIN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS.

Bonstra | Haresign ARCHITECTS

VIEW OF RETAIL STREETSCAPE
Not to Scale

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ARCHITECTURAL PERSPECTIVES

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA / CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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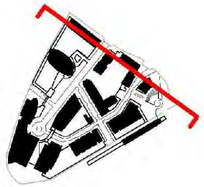
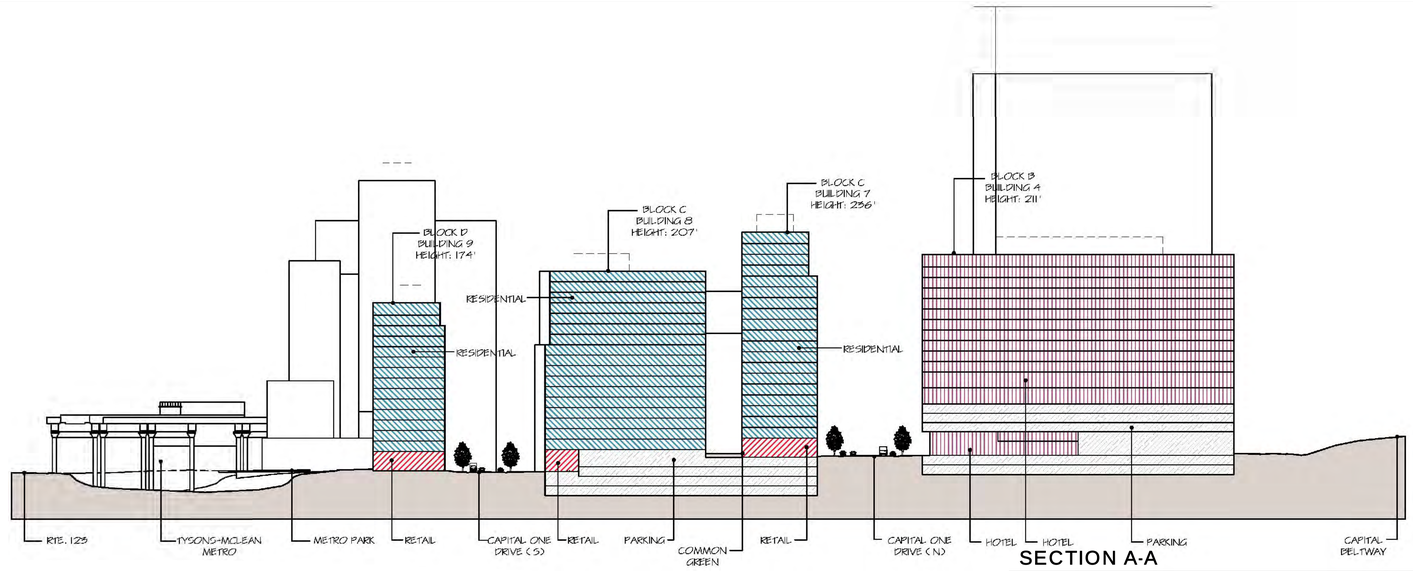
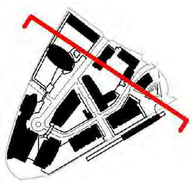
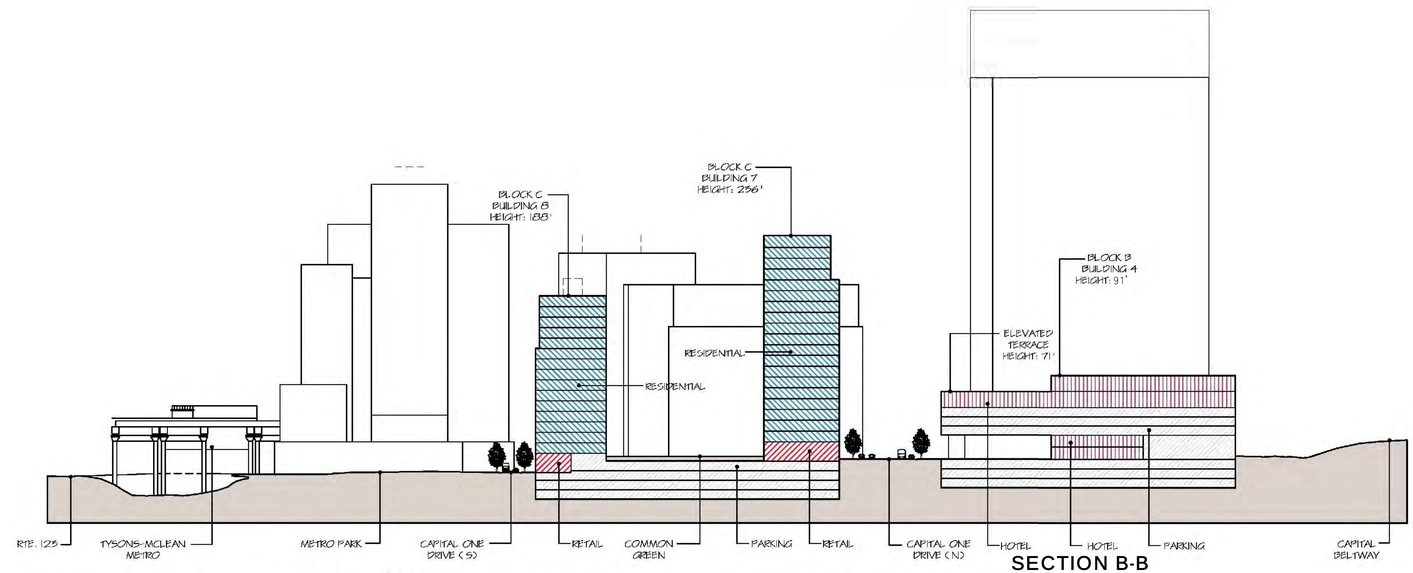




SECTION A-A





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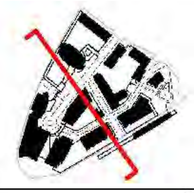

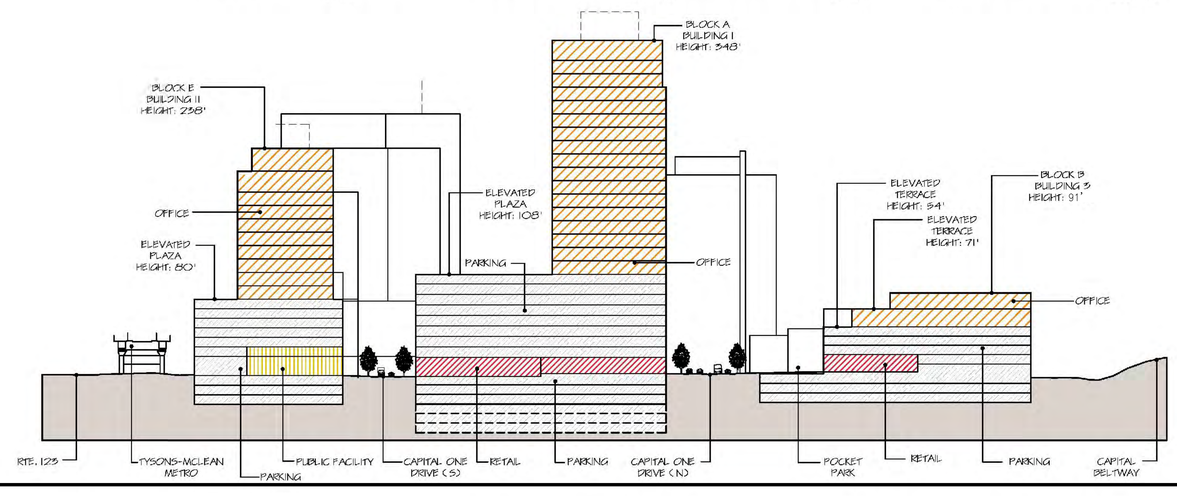

SECTION C-C

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COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
01/28/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-2013
ACCEPTANCE COMMENTS
8-13-2013
PRE. STAFFING COMMENTS
12-02-2013
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ARCHITECTURAL SITE SECTIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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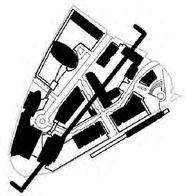

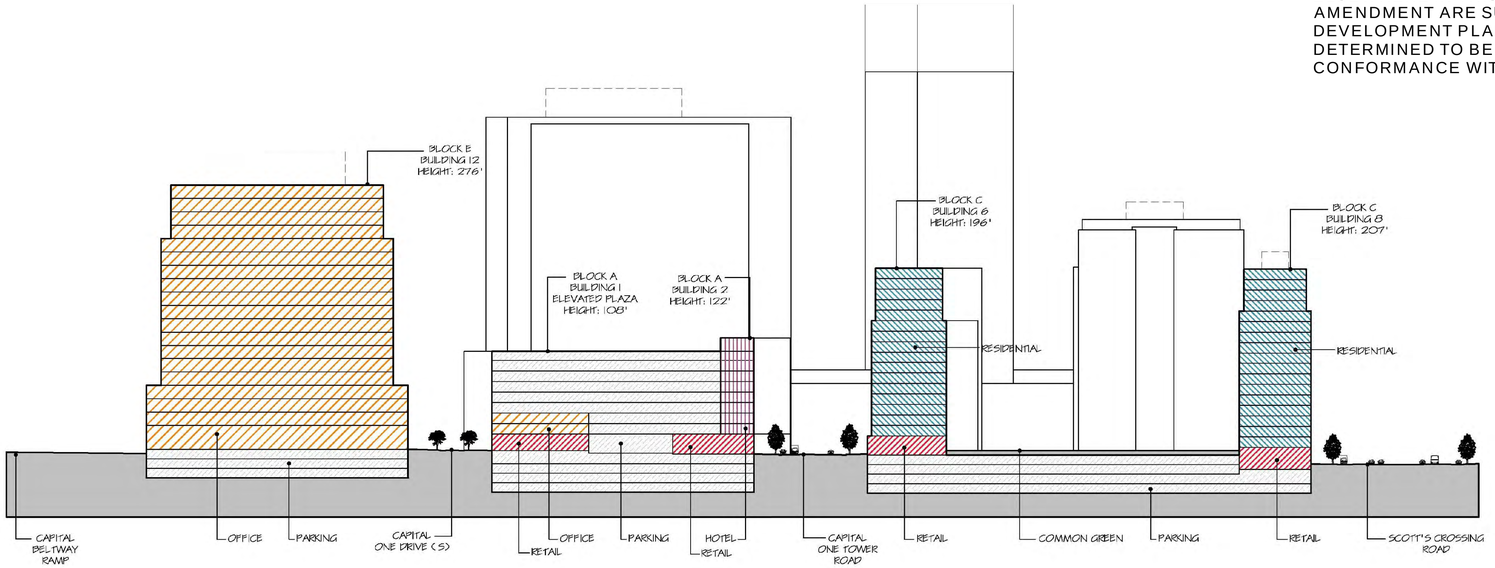

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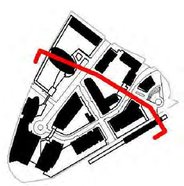

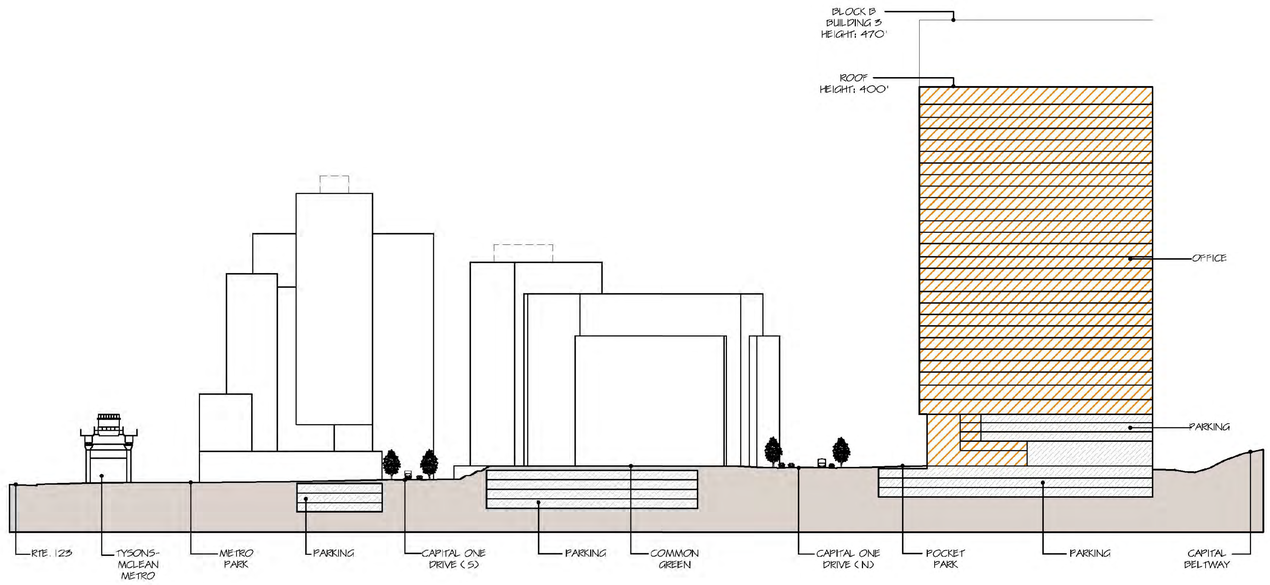

SECTION E-E

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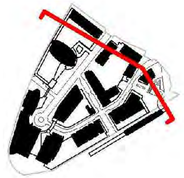

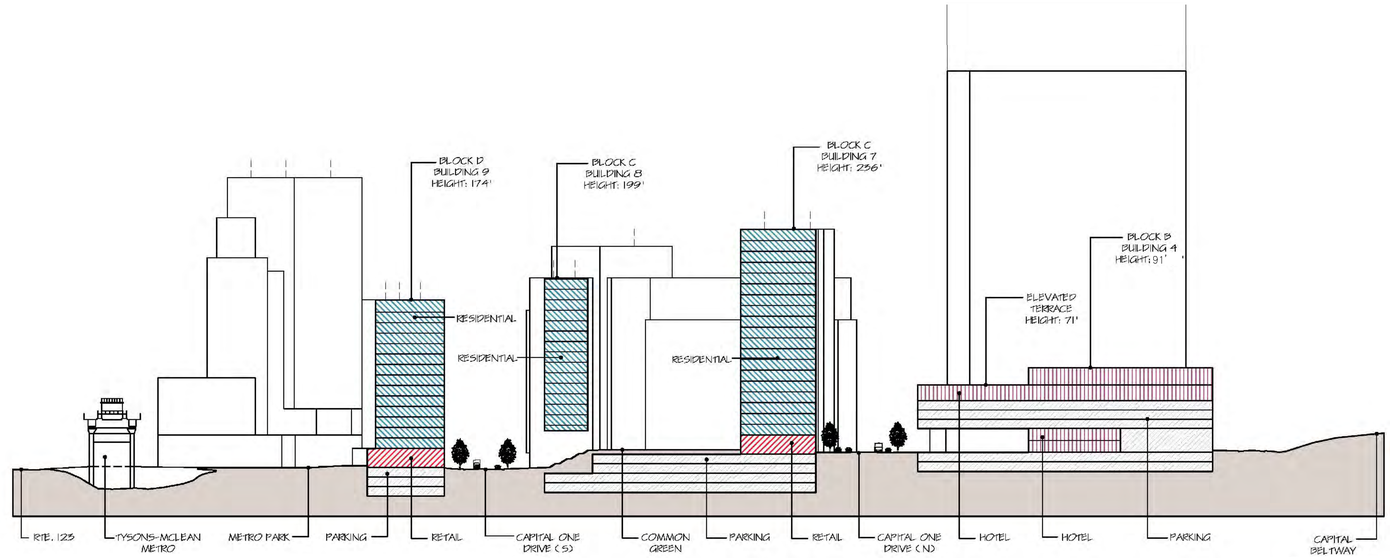

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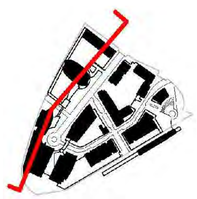

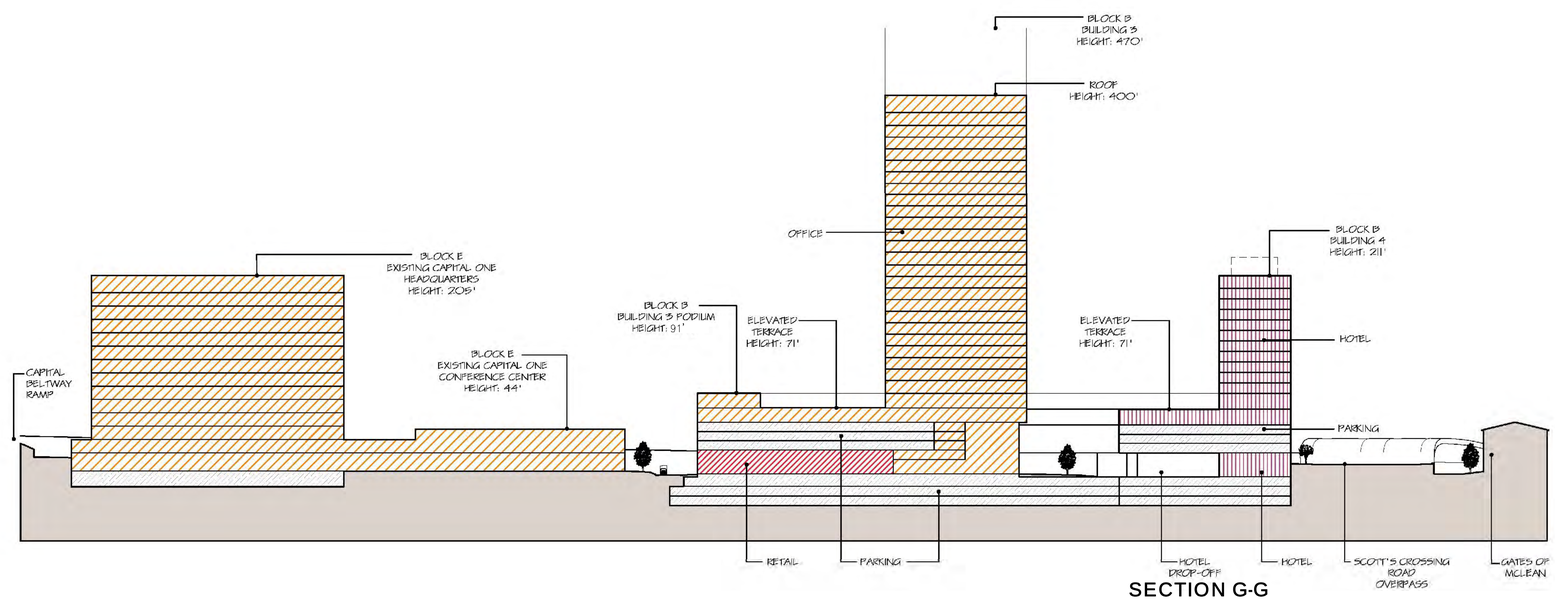

SECTION G-G

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BMP/SWM NARRATIVE AND ANALYSIS

BACKGROUND

THE STORMWATER MANAGEMENT (SWM) PROGRAM HAS BEEN DEVELOPED TO MEET THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM) AND TYSONS CORNER URBAN CENTER – FAIRFAX COUNTY COMPREHENSIVE PLAN (TCUC–FCCP) REQUIREMENTS. THE SWM REQUIREMENTS OF THE PFM INCLUDES ADEQUATE OUTFALL, SWM QUANTITY CONTROL, AND SWM QUALITY CONTROL. THE SWM REQUIREMENTS OF TCUC–FCCP INCLUDES RETENTION OF THE FIRST INCH OF RAINFALL FROM THE SITE, LEED SSc6.1, AND LEED SSc6.2. THE STORMWATER MANAGEMENT PROGRAM FOR THIS PROJECT INCLUDES SIX DISTINCT TIERS CORRESPONDING TO THE SWM REQUIREMENTS OF THE PFM AND TCUC–FCCP. HOWEVER, THESE WILL BE IMPLEMENTED IN A LAYERED APPROACH TO ENHANCE THE OVERALL STORMWATER MANAGEMENT PROGRAM FOR THE CAMPUS. THE REQUIREMENTS AND COMPLIANCE ARE DESCRIBED IN DETAILS IN THE FOLLOWING SECTIONS.

APPLICABLE SITE AREA

THE SUBJECT PROPERTY IS 26.2 AC OF WHICH 1.6 AC IS TO BE DEDICATED TO JONES BRANCH CONNECTOR, AND 3.6 AC ARE EXISTING BUILDING AREA. THERE ARE 0.7 AC FOR GATES OF MCLEAN ACCESS ROAD OUTSIDE OF THE PROPERTY. THE PFM APPLICABLE AREA WILL INCLUDE THE 0.7 AC OF GATES OF MCLEAN ACCESS ROAD, BUT EXCLUDE THE 1.6 AC OF DEDICATED AREA. THE TCUC–FCCP APPLICABLE AREA WILL INCLUDE GATES OF MCLEAN ACCESS ROAD, BUT EXCLUDE THE DEDICATED AREA AND EXISTING BUILDING AREA.

TOTAL PROPERTY AREA	26.2 AC
+ GATES OF MCLEAN ACCESS ROAD	+0.7 AC
– JONES BRANCH CONNECTOR DEDICATION	–1.6 AC
PFM APPLICABLE AREA	25.3 AC
– EXISTING BUILDING AREA	–3.6 AC
COMPREHENSIVE PLAN APPLICABLE AREA	21.7 AC

EXISTING CONDITIONS

A SWM PROGRAM FOR THIS SITE WAS PREVIOUSLY APPROVED WITH SITE PLAN # 6835–SP–04 PRIOR TO THE DEVELOPMENT OF THE CAPITAL ONE CAMPUS. THE PRE–DEVELOPMENT CONDITION FOR THE APPROVED SWM PROGRAM CONSISTED OF APPROXIMATELY NINE BUILDINGS AND ASSOCIATED SURFACE PARKING LOTS AND ROADWAYS, SEE SHEET 22B "PREDEVELOPMENT CONDITION". THE PREVIOUSLY APPROVED STORMWATER PROGRAM ESTABLISHES THE BASELINE CONDITION FOR THIS DEVELOPMENT SINCE THE PRESENT CAPITAL ONE BUILDING (EXISTING BUILDING #1) AND THE PRESENT INFRASTRUCTURE HAVE PREVIOUSLY BEEN IMPLEMENTED BASED ON THAT PLAN. THEREFORE, THE EXISTING CONDITION PLAN IS THE BASIS FOR OUR STORMWATER MANAGEMENT COMPUTATIONS HEREIN. THE SITE IS LOCATED IN D SOIL AREA BASED ON FAIRFAX COUNTY 2011 SOIL MAP. THEREFORE, INFILTRATION PRACTICES WERE NOT CONSIDERED FEASIBLE UNTIL FURTHER ANALYSIS IS COMPLETED.

PROPOSED CONDITIONS

SEVEN TYPES OF BMP/SWM PRACTICES ARE PRESENTLY PROPOSED TO FULFILL THE OVERALL STORMWATER MANAGEMENT PROGRAM. PRACTICES SHOWN HEREIN INCLUDE, BUT NOT LIMITED TO, RAINWATER HARVESTING (CISTERNS), STORAGE VAULTS, GREEN ROOFS, BIORETENTION WITH STORAGE, BIORETENTION WITHOUT STORAGE, NATURAL OPEN SPACE, AND STORMFILTER (OR EQUIVALENT). PLEASE NOTE THAT OTHER PRACTICES, SUCH AS INFILTRATION, INJECTION WELL, ETC., MAY BE USED TO SUBSTITUTE/SUPPLEMENT THE AFOREMENTIONED PROPOSED PRACTICES AT TIME OF FINAL ENGINEERING. ALL BMP/SWM FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. IMPROVEMENTS TO THE EXISTING WET POND ARE PROPOSED TO PROVIDE COMPLIANCE WITH THE OVERALL STORMWATER MANAGEMENT PROGRAM DURING INTERIM PHASES OF DEVELOPMENT. BY OR BEFORE ULTIMATE BUILDOUT THE WET POND WILL BE REMOVED AND THE OTHER PROPOSED PRACTICES WILL PROVIDE COMPLIANCE.

TIER I: PFM ADEQUATE OUTFALL – DETENTION METHOD (PFM APPLICABLE AREA)

THE SITE HAS TWO OUTFALLS AND HAVE BEEN DESIGNATED OUTFALL A AND OUTFALL B AS DEPICTED ON SHEET 21, "EXTENT OF REVIEW DRAINAGE MAP". OUTFALL A IS AN EXISTING 72" STORM SYSTEM WHICH FLOWS FROM THE SITE UNDER SCOTTS CROSSING ROAD AND OUTFALLS INTO AN INCISED CHANNEL WITHIN THE EXISTING 100–YEAR FLOODPLAIN OF SCOTTS RUN ON THE EAST SIDE OF SCOTTS CROSSING ROAD. DOWNSTREAM OF SCOTTS CROSSING ROAD, THE CHANNEL OUTFALLS INTO AN EXISTING WET POND AND OUTFALLS INTO AN INCISED CHANNEL OF SCOTTS RUN.

THE SECOND OUTFALL, OUTFALL B, IS AN EXISTING 36'X10' ARCH–SPAN CULVERT WHICH CONVEYS SCOTTS RUN UNDER SCOTTS CROSSING ROAD. THE EXISTING STORM SEWER SYSTEM IN ROUTE 123 (AT STORM STRUCTURE 5–3) AS SHOWN ON VDOT PLAN 0123–029–133, PE 101 BY DEWBERRY AND DAVIS COLLECTS ON–SITE AND OFF–SITE RUNOFF THAT DRAINS ULTIMATELY TO OUTFALL B. THE EXISTING STORM SYSTEM IN ROUTE 123 IS THE ONLY PORTION OF OUTFALL B THAT COLLECTS DRAINAGE FROM ON–SITE DEVELOPMENT. AT THE CONFLUENCE OF THESE TWO OUTFALLS THE DRAINAGE AREA IS AT LEAST ONE SQUARE MILE WHICH IS THE EXTENT OF REVIEW FOR ADEQUATE OUTFALL.

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

(1) EXTENDED DETENTION OF THE 1–YR STORM VOLUME FOR A MINIMUM OF 24 HOURS.
(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 REQUIREMENTS OF THE PFM FOR ADEQUATE OUTFALL WITH DETENTION METHOD WILL BE MET WITH PROPOSED DETENTION FACILITIES, INCLUDING STORAGE VAULTS AND BIORETENTION WITH STORAGE. THE APPLICANT RESERVES THE RIGHT TO RE–EVALUATE THE CONDITION OF DOWNSTREAM ADEQUACY BASED ON FINAL ENGINEERING AND ADDITIONAL SURVEY OF THE DOWNSTREAM CHANNEL. ALTERNATIVE METHODS FOR ACHIEVING ADEQUATE OUTFALL MAY BE IMPLEMENTED, REVIEWED, AND APPROVED BY DPWES AT THE TIME OF FINAL SITE PLAN. SEE SHEET 21A FOR COMPUTATIONS.

TIER II: PFM STORMWATER QUANTITY CONTROL – RUNOFF RATE CONTROL FOR 2–YR AND 10–YR DESIGN STORMS (PFM APPLICABLE AREA)

THE SECOND GOAL OF THE STORMWATER PROGRAM IS TO MEET REQUIREMENTS OF SECTION 6–0101.3A OF THE PFM. 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).

THE DETENTION METHOD PROVIDED FOR ADEQUATE OUTFALL REQUIRES THE 2–YR AND 10–YR POST–DEVELOPMENT PEAK RATES OF RUNOFF FOR THE DEVELOPMENT SITE SHALL BE REDUCED BELOW THE RESPECTIVE PEAK RATES OF RUNOFF FOR THE SITE IN GOOD FORESTED CONDITION. SINCE THE REQUIREMENTS OF DETENTION METHOD FOR ADEQUATE OUTFALL ARE MORE STRINGENT THAN THE REQUIREMENTS OF PFM STORMWATER QUANTITY CONTROL, THE REQUIREMENTS OF PFM STORMWATER QUANTITY CONTROL ARE BEING ACHIEVED. SEE SHEET 21A FOR COMPUTATIONS.

TIER III: PFM STORMWATER QUALITY CONTROL (BMP) – 40% PHOSPHORUS REMOVAL (PFM APPLICABLE AREA)

THE GOAL OF THE THIRD TIER IS TO MEET THE REQUIREMENTS OF SECTION 6–0401.2D OF PFM, THIS PROJECT IS CATEGORIZED AS NEW DEVELOPMENT SINCE THE NET INCREASE IN IMPERVIOUS AREA IS OVER 20%. AS SUCH, 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. THIS REQUIREMENT HAS BEEN APPLIED TO THE PFM APPLICABLE AREA.

FIVE TYPES OF BMPs ARE PROPOSED TO MEET THIS REQUIREMENT. THEY ARE RAINWATER HARVESTING (CISTERNS) WITH UP TO A 90% REMOVAL EFFICIENCY, GREEN ROOFS WITH 40% REMOVAL EFFICIENCY, BIORETENTION WITH 65% REMOVAL EFFICIENCY, NATURAL OPEN SPACE WITH 100% REMOVAL EFFICIENCY, AND STORMFILTER (OR EQUIVALENT) WITH 50% REMOVAL EFFICIENCY. SEE SHEET 21B FOR COMPUTATIONS.

TIER IV: COMPREHENSIVE PLAN – FIRST 1" RAINFALL RETENTION ON–SITE (TCUC–FCCP APPLICABLE AREA)

THE FOURTH GOAL OF THE STORMWATER PROGRAM IS TO RETAIN THE FIRST INCH OF RAINFALL ON–SITE. THROUGHOUT THE CAPITAL ONE APPLICATION PROCESS, OUR DESIGN TEAM HAS CONTINUALLY EVALUATED STORMWATER CONTROL MEASURES (SCM) THAT UTILIZE INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE OF RAINFALL TO MEET THE RETENTION RECOMMENDATION OF THE FAIRFAX COUNTY'S APPROVED COMPREHENSIVE PLAN FOR TYSONS CORNER. THIS REQUIREMENT IS APPLIED TO TCUC–FCCP APPLICABLE AREA. IN ADDITION, WE HAVE MET WITH STAFF ON NUMEROUS OCCASIONS DETAILING THE VARIOUS REGULATORY CHALLENGES AND THE COMPLEX TECHNICAL CONSIDERATIONS AFFECTING OUR APPLICANT'S COMPLIANCE.

AFTER AN EXHAUSTIVE PROCESS, AND PREDICATED ON OUR UNDERSTANDING OF THE RETENTION CREDITS FAIRFAX COUNTY DPW&ES WILL ACCEPT FOR THE VARIOUS SCM AND OUR UNDERSTANDING THAT VDOT WILL ALLOW THE USE OF BIORETENTION WITH THEIR RIGHT–OF–WAY (ROW) WE BELIEVE THE CDPA APPLICATION WILL RETAIN 100% OF THE FIRST ONE INCH OF RAINFALL FROM THE NET SITE AREA OF DEVELOPMENT ONSITE. SINCE THIS LEVEL OF COMPLIANCE IS BASED ON MANY FACTORS, MANY OF WHICH ARE BEYOND CONTROL OF THE APPLICANT, WE BELIEVE IT IS INCUMBENT TO DETAIL THOSE FACTORS BELOW AND STATE THAT THE LEVEL OF COMPLIANCE AT THE SUBSEQUENT SITE PLAN STAGE MAY CHANGE IF THE FACTORS STATED BELOW CHANGE.

THE CAPITAL ONE PROPERTY IS APPROXIMATELY 26 ACRES, AND THE APPLICABLE NET SITE AREA IS APPROXIMATELY 21.7 ACRES. A ONE–INCH RAINFALL EVENT IS EQUAL TO 589,800 GALLONS OF WATER ON THE NET SITE AREA, AND GENERATES RUNOFF VOLUME OF 525,800 GALLONS. IN ORDER TO CAPTURE OR REUSE THAT AMOUNT OF WATER, THERE ARE A NUMBER OF MEASURES THAT ARE CURRENTLY AVAILABLE, INCLUDING BUT NOT LIMITED TO: GREEN ROOFS, BIORETENTION AND RAINWATER HARVESTING (CISTERNS). THERE ARE TWO KEY FACTORS AFFECTING THE ABILITY OF EACH MEASURE TO RETAIN THE FIRST INCH OF RAINFALL. THE FIRST IS THE EFFICIENCY LEVEL OF EACH MEASURE AT RETAINING RAINFALL, REFERRED TO AS THE "RETENTION CREDIT". THE SECOND FACTOR AFFECTING THE ABILITY OF EACH MEASURE TO RETAIN THE FIRST INCH OF RAINFALL IS THE SPECIFIC DESIGN DETAILS OF EACH MEASURE.

THE FOLLOWING MEASURES AND ASSOCIATED RETENTION CREDITS HAVE BEEN UTILIZED WITHIN THE PROJECT TO ACHIEVE COMPLIANCE.

STORMWATER CONTROL MEASURE	RETENTION CREDIT
VEGETATED "GREEN" ROOFS	100%
URBAN BIORETENTION W/ MINIMUM 12 INCHES STONE SUMP BELOW OUTLET INVERT	100%
RAINWATER HARVESTING (CISTERNS) UP TO 1.4 INCHES RAINFALL	UP TO 95%

AT THE TIME OF THIS APPLICATION THE RETENTION CREDITS FOR EACH MEASURE HAVE ONLY BEEN RECOGNIZED WITHIN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET– BETA VERSION 4–18–2012" AND HAVE NOT BEEN FULLY ADOPTED BY DPW&ES. WE HAVE CONCERNS THAT DPW&ES DURING COMPLIANCE ANALYSIS AT SITE PLAN REVIEW MAY NOT ACCEPT THESE RETENTION CREDITS OR THAT THESE CREDITS MAY SUBSEQUENTLY CHANGE. THEREFORE, THE COMPUTATIONS AND THE COMPLIANCE CONTAINED WITHIN FUTURE DEVELOPMENT PLANS ARE SUBJECT TO CHANGE IF DIFFERENT GUIDANCE IS RECEIVED FROM DPW&ES AT THE TIME OF FINAL ENGINEERING.

REGARDING THE DESIGN DETAILS OF THE MEASURES, THEY ARE GENERALLY CONSISTENT WITH THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AS REQUESTED BY STAFF, ALTHOUGH SOME MEASURES MAY BE ENHANCED TO PROVIDE SLIGHTLY MORE STORAGE TO MEET THE REQUIREMENTS TO RETAIN THE FIRST INCH OF RAINFALL. FOR EXAMPLE, THE BIORETENTION PROVIDED WILL BE CONSISTENT WITH THE URBAN BIORETENTION MEASURE, SPECIFICATION NO. 9 FROM THE CLEARINGHOUSE, BUT ENHANCED TO PROVIDE ADDITIONAL STORAGE BY THE INCLUSION OF A MINIMUM 12" STONE SUMP BELOW THE OUTLET INVERT IN ORDER TO ACHIEVE THE 100% RETENTION CREDIT. THE STORAGE SUMP TECHNIQUE IS USED IN THE BIORETENTION BASIN, SPECIFICATION NO. 9 FROM THE CLEARINGHOUSE AND THE COUNTY CONFORMANCE SPREADSHEET HAS MADE AN ALLOWANCE FOR ENHANCED STORAGE WITHIN BIORETENTION. IN ADDITION, AT THE TYSONS CORNER STORMWATER DESIGN INFORMATION SESSION OF APRIL 18, 2012 THE TOPIC OF ENHANCED STORAGE WITHIN URBAN BIORETENTION WAS DISCUSSED AND ENDORSED BY STAFF.

IN ADDITION TO THE KEY FACTORS AFFECTING COMPLIANCE OF EACH MEASURE, RETENTION OF THE FIRST INCH OF RAINFALL ALSO RELIES ON TREATING ON–SITE ROW UTILIZING BIORETENTION. IT IS OUR UNDERSTANDING THAT VDOT WILL ACCEPT BIORETENTION, SUBJECT TO CAPITAL ONE MAINTENANCE OF THESE BIORETENTION MEASURES. THEREFORE, ACHIEVING RETENTION OF THE FIRST INCH OF RAINFALL IS CONTINGENT UPON VDOT ACCEPTING BIORETENTION TO TREAT AND RETAIN VDOT STORMWATER.

AT THIS TIME, WE BELIEVE THE CDPA APPLICATION WILL RETAIN 100% OF THE FIRST ONE INCH OF RAINFALL FROM THE NET SITE AREA OF DEVELOPMENT ONSITE ALTHOUGH UNCERTAINTY OF THE FINAL RETENTION CREDITS THAT WILL BE APPROVED FOR EACH MEASURE IN THE COMPLIANCE ANALYSIS, THE DETAILS OF EACH MEASURE AND THE LOCATION OF THE BIORETENTION MEASURES WITHIN THE ROW MAY PRESENT SIGNIFICANT CHALLENGES DOWN THE ROAD. ULTIMATELY, COMPLIANCE WITH THE TYSONS PLAN GOALS MAY BE AFFECTED IF THE ASSUMPTIONS USED IN THIS APPLICATION ARE ALTERED.

SEE SHEET 22 AND SHEET 22A FOR COMPUTATIONS.

TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL – 1" RAINFALL TREATMENT (TCUC–FCCP APPLICABLE AREA)

THE GOAL OF THE FIFTH TIER OF THE STORMWATER PROGRAM IS TO MEET CURRENT LEED REQUIREMENTS (CREDIT 6.2) IN WHICH TO IMPLEMENT A PLAN TO CAPTURE AND TREAT THE STORMWATER RUNOFF FROM 1" RAINFALL USING ACCEPTABLE BMPs WITH 80% TSS REMOVAL EFFICIENCY. THIS REQUIREMENT IS APPLIED TO THE TCUC–FCCP APPLICABLE AREA. FIVE TYPES OF BMPS ARE PROPOSED TO MEET THIS REQUIREMENT, RAINWATER HARVESTING (CISTERNS), GREEN ROOFS, BIORETENTION WITH STORAGE, BIORETENTION WITHOUT STORAGE, AND STORMFILTER (OR EQUIVALENT). CISTERNS CAN ACHIEVE 80% TSS REMOVAL PROVIDED THE OUTLET FROM THE FIRST FLUSH DIVERTER IS TREATED WITH A WATER QUALITY TREATMENT DEVICE. IN ADDITION, GREEN ROOFS, BIORETENTION WITH STORAGE, BIORETENTION WITHOUT STORAGE, AND STORMFILTER (OR EQUIVALENT) CAN ACHIEVE 80% TSS REMOVAL.

TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN – QUANTITY CONTROL – 25% REDUCTION (TCUC–FCCP APPLICABLE AREA)

THE GOAL OF THE LAST TIER IS TO MEET CURRENT LEED REQUIREMENTS (CREDIT 6.1) IN WHICH THE POST–DEVELOPMENT RUNOFF DISCHARGE RATE AND VOLUME WILL BE DESIGNED TO BE 25% LESS THAN THE PRE–DEVELOPMENT VALUES FOR THE 2–YR 24–HR DESIGN STORM. THIS REQUIREMENT IS APPLIED TO THE TCUC–FCCP APPLICABLE AREA. THE REQUIREMENT IS BEING ACHIEVED THROUGH THE USE OF RAINWATER HARVESTING (CISTERNS), GREEN ROOFS, AND BIORETENTION. THE RUNOFF CURVE NUMBER FOR THE INTENSIVE GREEN ROOF IS 65 ACCORDING TO PFM. THE WEIGHTED CURVE NUMBER FOR POST–DEVELOPMENT CONDITION IS 88. THE BIORETENTION AND RAINWATER HARVESTING FURTHER REDUCE THE RUNOFF AS STATED IN TIER IV OF SWM PROGRAM. THE RUNOFF CURVE NUMBER IS ADJUSTED FROM 88 TO 79 BASED ON THE AMOUNT OF RUNOFF REDUCTION ACCORDING TO TR–55 METHOD. WITH THE ADJUSTED RUNOFF CURVE NUMBER, THE REQUIREMENT OF 25% REDUCTION OF PEAK RATE AND VOLUME FOR 2–YR 24–HR DESIGN STORM IS MET. SEE SHEET 22B FOR COMPUTATIONS.

SUMMARY OF STORMWATER FACILITIES

TYPE OF FACILITY	FPM			TCUC-FCCP		
	TEIR 1	TEIR 2	TEIR 3	TEIR 4	TEIR 5	TEIR 6
	ADEQUATE OUTFALL (DETENTION METHOD)	QUANITY CONTROL (2-YR AND 10-YR SWM)	QUALITY CONTROL (BMP)	1" RETENTION	QUALITY CONTROL (LEED SSc6.2)	QUANTITY CONTROL (LEED SSc6.1)
RAINWATER HARVESTING (CISTERNS)			X	X	X	X
STORAGE VAULTS	X	X				
GREEN ROOFS			X	X	X	X
BIORETENTION WITH STORAGE	X	X	X	X	X	X
BIORETENTION WITHOUT DETENTION			X	X	X	X
STORMFILTER OR EQUIVALENT			X		X	
NATURAL OPEN SPACE			X			

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)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
FDP - P Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 10F & 10I)

✓ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).

✓ 2. 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 21A

✓ 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf.)	If pond, dam height (ft.)
GREEN ROOFS	5.19	0	5.19	226,076	N/A	
(e.g., dry pond A, infil. trench, underground vault, etc.)						
NATURAL OPEN SPACE	0.54	0	0.54	23,522	N/A	
CISTERNS	5.90	0	5.90	7,904	126,091	
DETENTION FACILITIES	24.6	0	24.6	31,155	235,327	
STORMFILTER (OR EQUIVALENT)	0.7	0	0.7		Totals 361,418	

✓ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 21A&21B
Pond inlet and outlet pipe systems are shown on Sheet 21A.

5. 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.)

6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.

✓ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 20.

✓ 8. 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 20&21

✓ 9. 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 20.

✓ 10. 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 4.

11. A submission waiver is requested for PERMIT TO USE PUMP SYSTEMS FOR UNDERGROUND DETENTION FACILITIES UNDERGROUND DETENTION FACILITIES IN RESIDENTIAL DEVELOPMENTS AND

12. Stormwater management is not required because N/A.

Revised 2-21-2006

18

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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Gordon
PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
SECURITY CONSULTING
4501 Daly Drive
Chantilly, VA 20151
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www.gordon.us.com

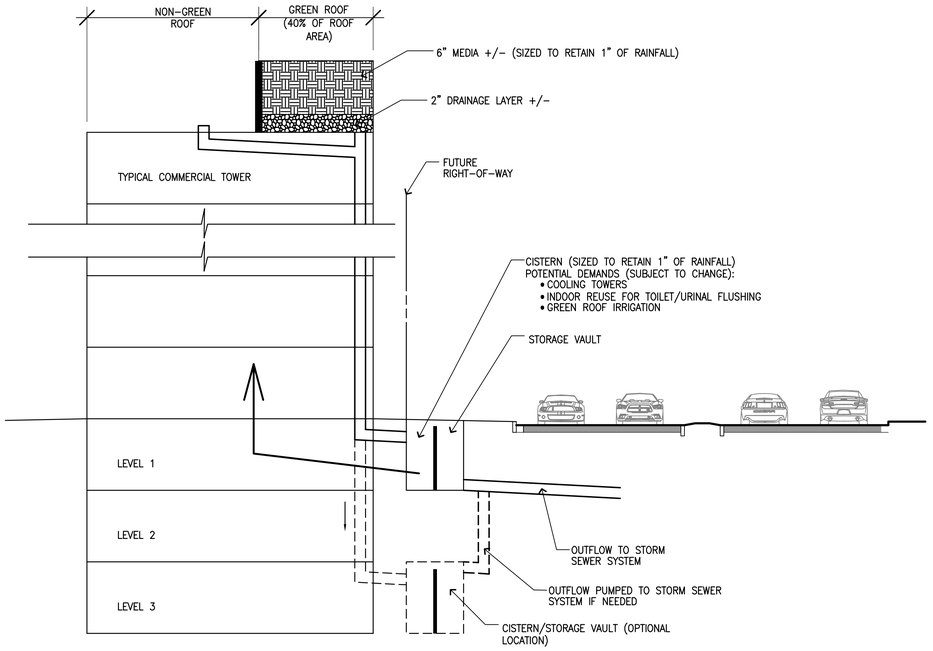
SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
01/28/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-2013
ACCEPTANCE COMMENTS
8-13-2013
PRE. STAFFING COMMENTS
12-02-2013
STAFFING COMMENTS
01-28-2014
STAFFING COMMENTS

OVERALL SWM PROGRAM

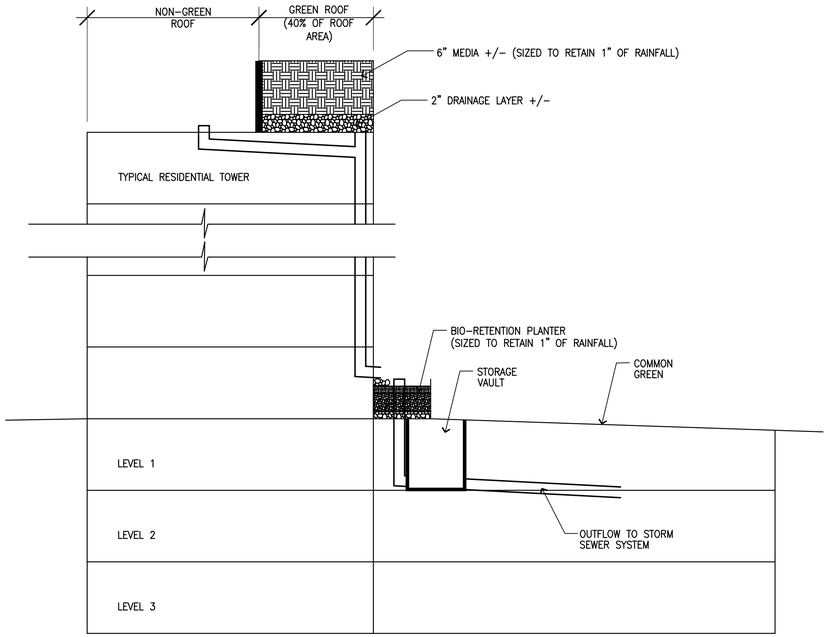
CAPITAL ONE MASTERPLAN
PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SWM-1-Overall.dwg
SHEET #	20 of 35



1 SCHEMATIC COMMERCIAL SWM PROGRAM

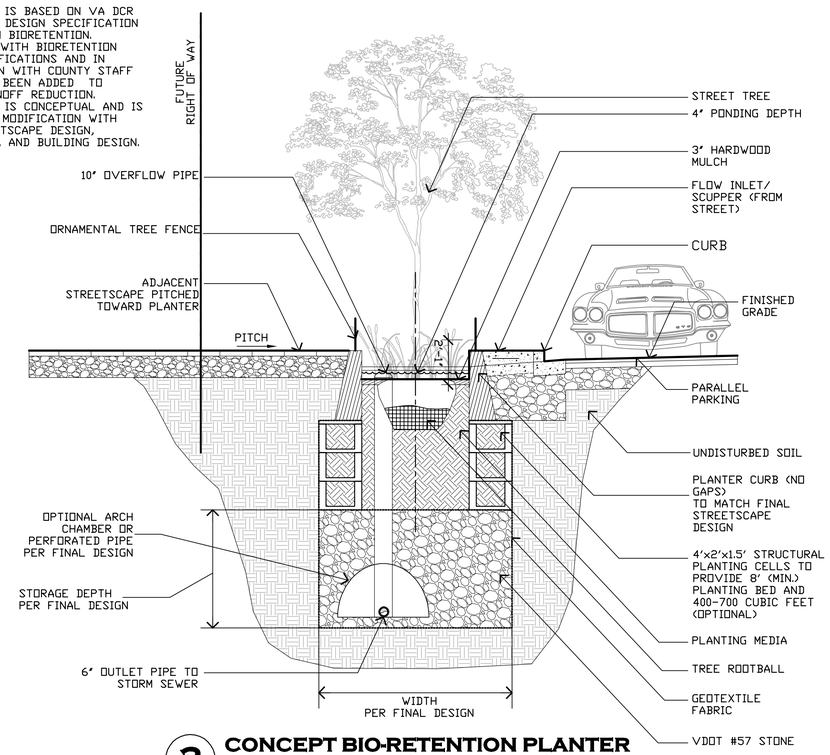
N/A



2 SCHEMATIC RESIDENTIAL SWM PROGRAM

N/A

THIS DETAIL IS BASED ON VA DCR STORMWATER DESIGN SPECIFICATION NO. 9, URBAN BIORETENTION. CONSISTENT WITH BIORETENTION BASIN SPECIFICATIONS AND IN COORDINATION WITH COUNTY STAFF A SUMP HAS BEEN ADDED TO ENHANCE RUNOFF REDUCTION. THIS DETAIL IS CONCEPTUAL AND IS SUBJECT TO MODIFICATION WITH FINAL STREETSCAPE DESIGN, ENGINEERING, AND BUILDING DESIGN.



3 CONCEPT BIO-RETENTION PLANTER

*NOT TYPICAL OF ALL LOCATIONS

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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SWM PROGRAM DETAILS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SWM-1-Overall.dwg
SHEET #	20A of 35

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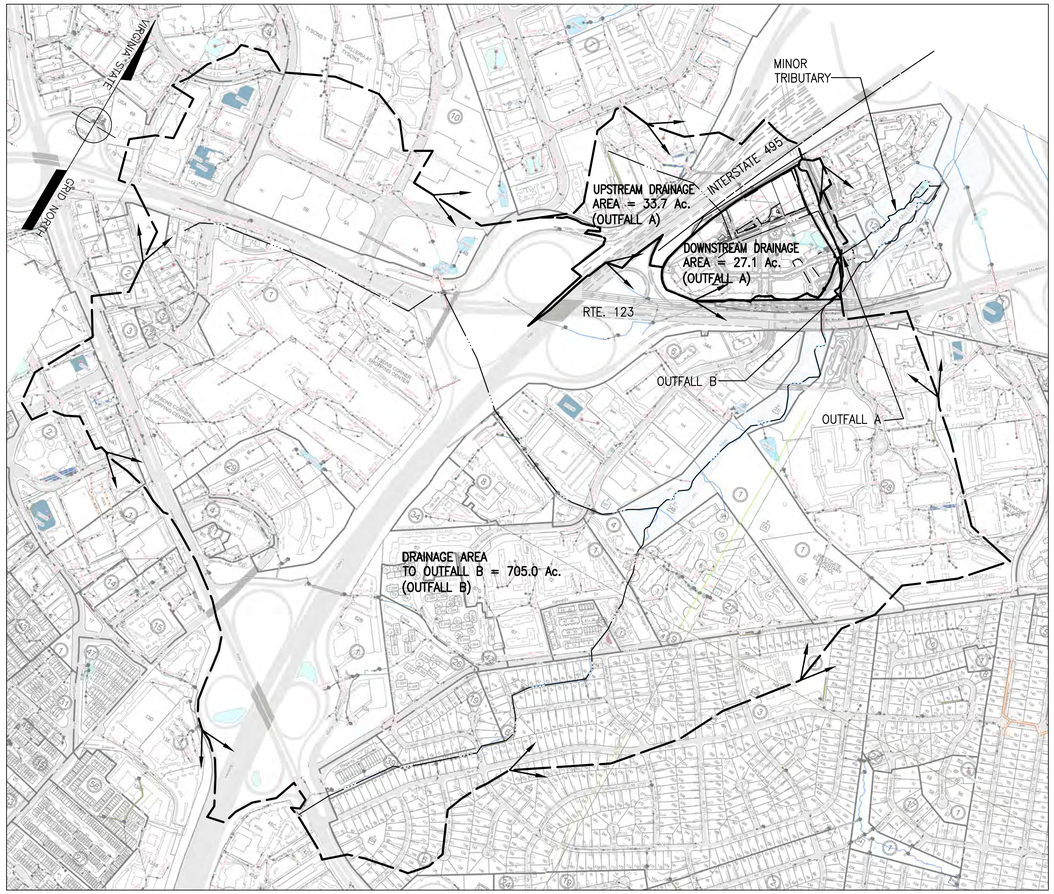
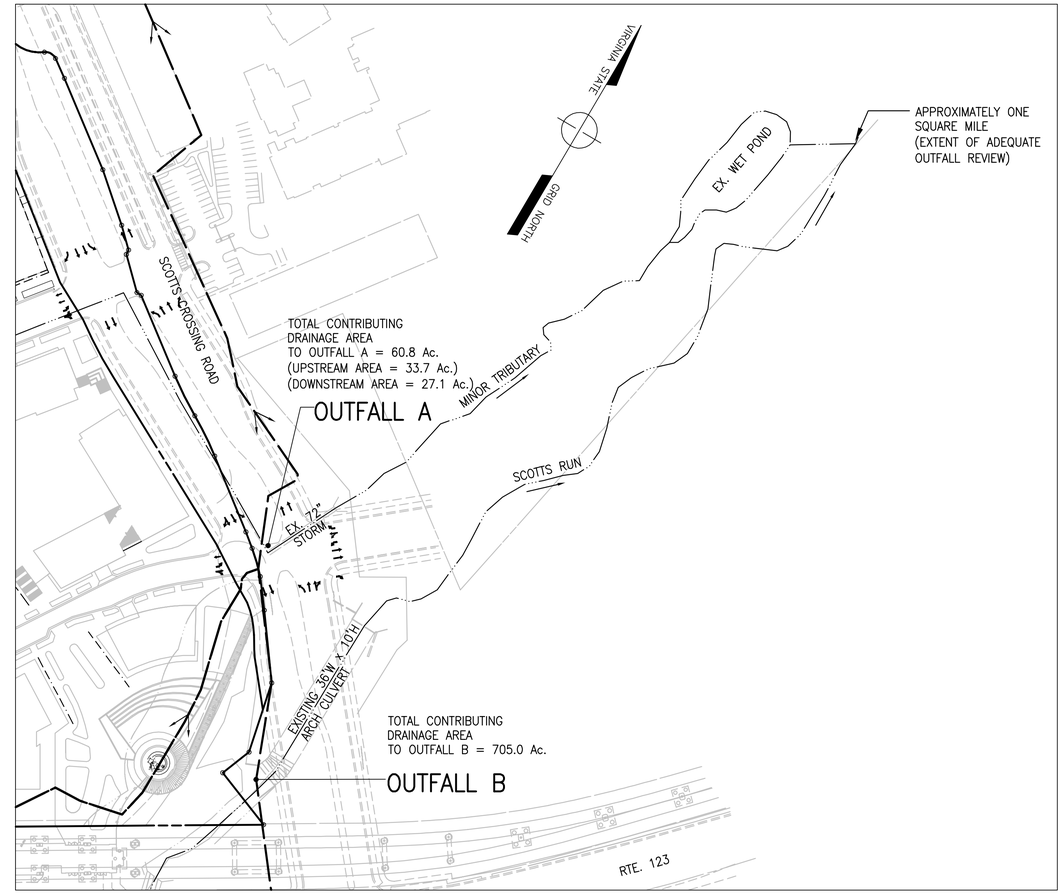


OVERALL DRAINAGE MAP

600 300 0 600 1200 1800

GRAPHICAL SCALE: 1" = 600'



EXTENT OF REVIEW DRAINAGE MAP

100 50 0 100 200 300

GRAPHICAL SCALE: 1" = 100'

LEGEND

WATERSHED DIVIDE

FLOW PATH

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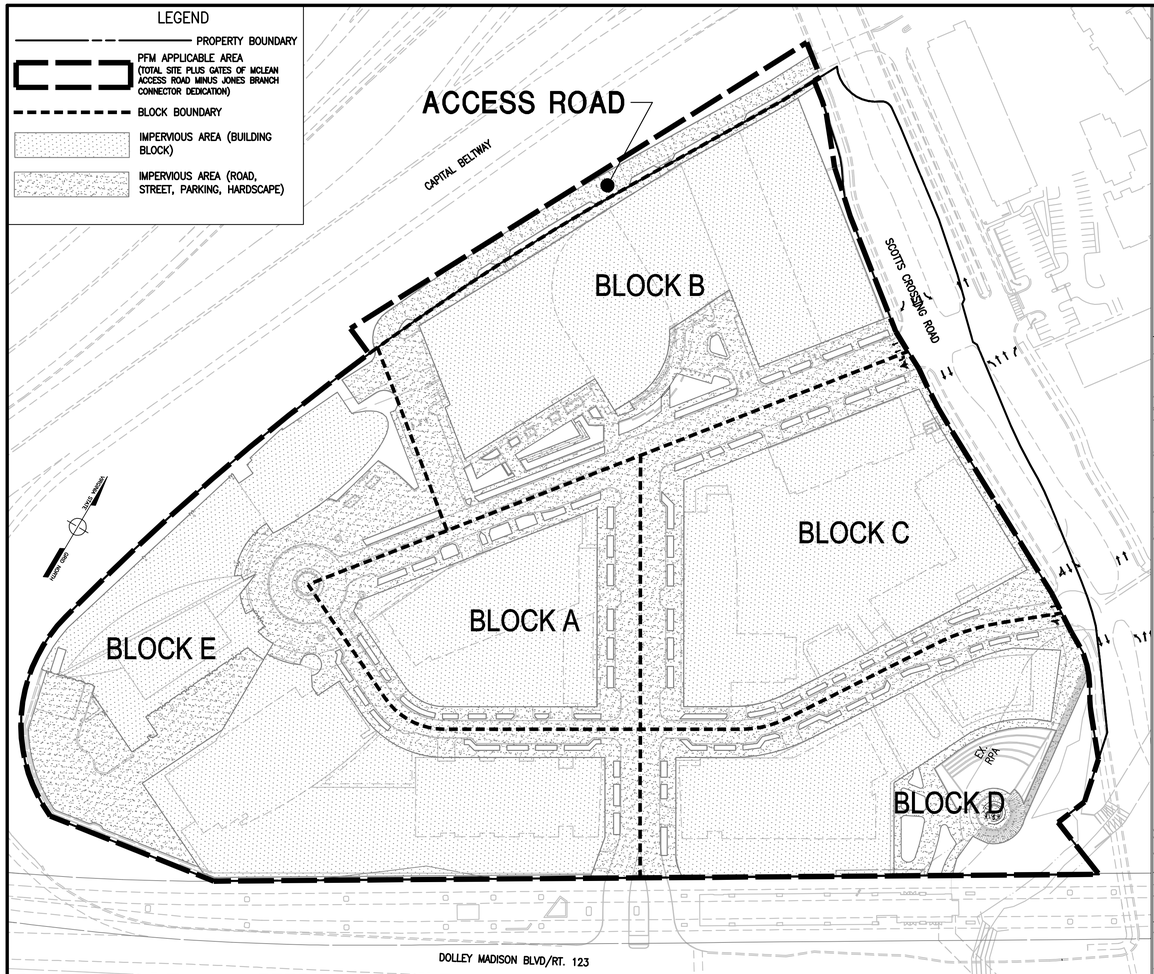
SWM PROGRAM (PFM)

CAPITAL ONE MASTERPLAN

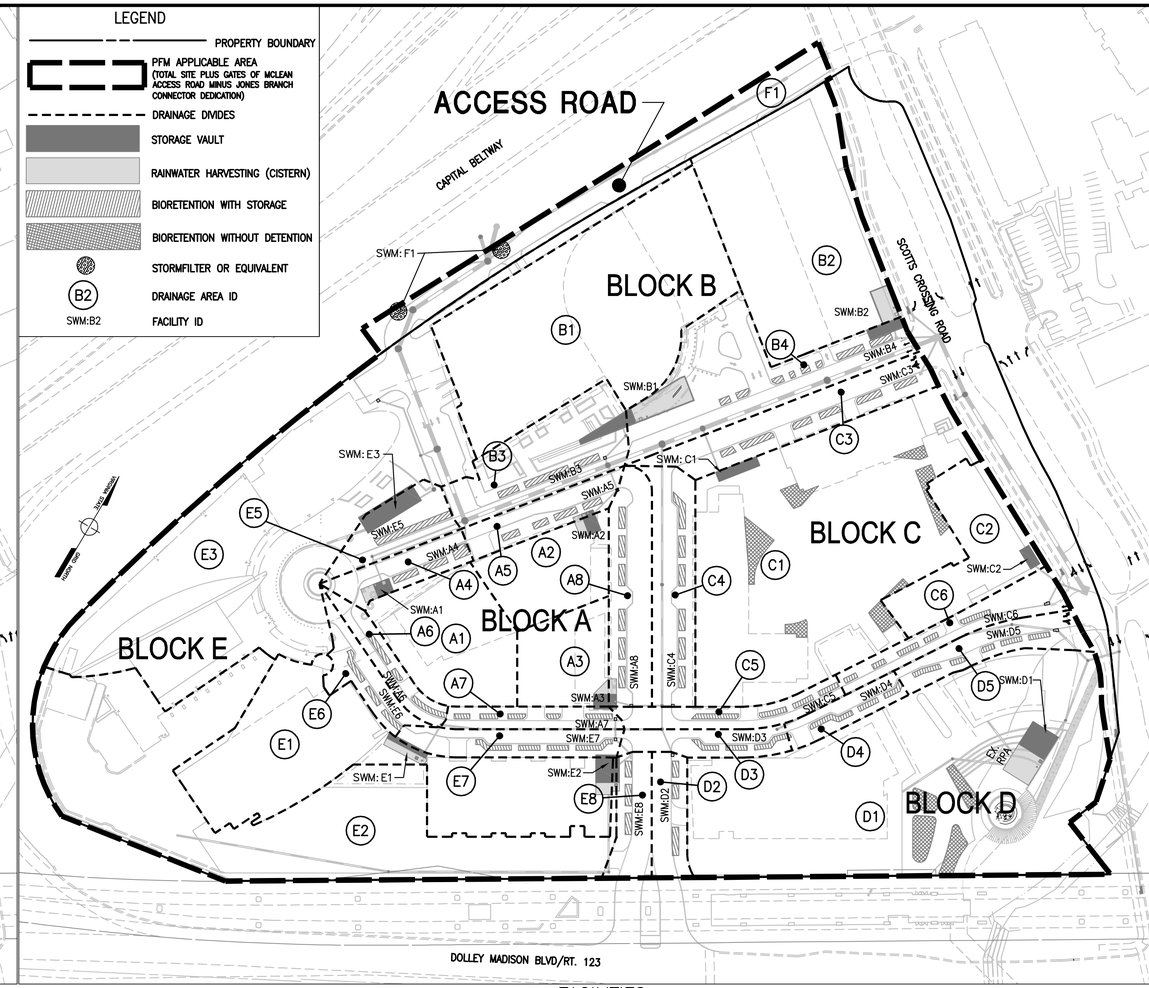
PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SWM-4-AO.dwg
SHEET #	21 of 35



COVERAGE
SCALE: 1"=100'



FACILITIES
SCALE: 1"=100'

TIER I: PFM ADEQUATE OUTFALL
TIER II: PFM STORMWATER QUANTITY CONTROL

PFM - ADEQUATE OUTFALL ANALYSIS

Drainage Area / Facility ID	Facility Type	Drainage Area (ac)	Wooded Condition - CN=77, Tc=5min				Proposed Condition without Detention - Tc=5min										*Allowable Release Rate			Required Detention Volume (cf)	Facility Sizing		
			Q_{W2} (cfs)	V_{W2} (cf)	Q_{W10} (cfs)	V_{W10} (cf)	Green Roof - CN=65 (ac)	Impervious Area - CN=98	Pervious Area - CN=80	Weighted CN	V_{P1} (cf)	Q_{P2} (cfs)	V_{P2} (cf)	Q_{P10} (cfs)	V_{P10} (cf)	Q_{A1} (cfs)	Q_{A2} (cfs)	Q_{A10} (cfs)		Footprint (sf)	Equivalent Depth (ft)	Provided Detention Volume (cf)
A1	Storage Vault	0.67	1.51	3,039	3.45	7,001	0.26	0.41	0.00	85	3,360	2.17	4,408	4.25	8,912	0.08	1.04	2.71	3,595	460	8.0	3,680
A2	Storage Vault	0.45	1.02	2,041	2.32	4,702	0.18	0.27	0.00	85	2,257	1.45	2,961	2.85	5,986	0.05	0.70	1.82	2,415	550	8.0	4,400
A3	Storage Vault	0.38	0.86	1,724	1.95	3,970	0.15	0.23	0.00	85	1,906	1.23	2,500	2.41	5,055	0.04	0.59	1.53	2,051	666	8.0	5,328
A4	Bioretention with Storage	0.21	0.47	953	1.08	2,194	0.00	0.19	0.02	96	1,774	0.96	2,161	1.59	3,719	0.04	0.21	0.64	2,276	833	4.0	3,332
A5	Bioretention with Storage	0.25	0.56	1,134	1.29	2,612	0.00	0.22	0.03	96	2,112	1.14	2,573	1.90	4,428	0.05	0.25	0.76	2,714	818	4.0	3,272
A6	Bioretention with Storage	0.16	0.36	726	0.82	1,672	0.00	0.14	0.02	95	1,292	0.71	1,584	1.20	2,766	0.03	0.17	0.50	1,659	832	4.0	3,328
A7	Bioretention with Storage	0.17	0.38	771	0.87	1,776	0.00	0.15	0.02	95	1,373	0.76	1,683	1.28	2,939	0.03	0.17	0.53	1,765	879	4.0	3,516
A8	Bioretention with Storage	0.44	0.99	1,996	2.26	4,597	0.00	0.40	0.04	96	3,718	2.00	4,528	3.34	7,793	0.09	0.44	1.33	4,846	1,620	4.0	6,480
B1	Storage Vault	2.01	4.54	9,118	10.34	21,002	0.81	1.20	0.00	85	10,081	6.50	13,225	12.74	26,737	0.23	3.13	8.12	10,802	1,180	18.0	21,240
B2	Storage Vault	1.51	3.41	6,850	7.77	15,777	0.60	0.91	0.00	85	7,573	4.88	9,935	9.57	20,086	0.18	2.35	6.10	8,115	625	19.5	12,188
B3	Bioretention with Storage	0.59	1.33	2,676	3.04	6,165	0.00	0.43	0.16	94	4,552	2.57	5,618	4.38	9,951	0.11	0.63	1.88	5,859	1,175	5.5	6,463
B4	Bioretention with Storage	0.86	1.94	3,901	4.42	8,986	0.00	0.72	0.14	95	6,945	3.84	8,515	6.46	14,866	0.16	0.89	2.67	8,953	1,497	6.5	9,731
C1	Storage Vault	2.68	6.05	12,157	13.78	28,002	1.07	1.61	0.00	85	13,441	8.66	17,633	16.99	35,649	0.31	4.17	10.82	14,414	850	18.0	15,300
C2	Storage Vault	0.56	1.26	2,540	2.88	5,851	0.22	0.34	0.00	85	2,809	1.81	3,685	3.55	7,449	0.07	0.87	2.26	3,013	440	8.0	3,520
C3	Bioretention with Storage	0.49	1.11	2,223	2.52	5,120	0.00	0.44	0.05	96	4,140	2.23	5,043	3.72	8,679	0.10	0.49	1.49	5,318	1,916	4.0	7,664
C4	Bioretention with Storage	0.47	1.06	2,132	2.42	4,911	0.00	0.42	0.05	96	3,971	2.14	4,837	3.57	8,324	0.09	0.47	1.43	5,100	1,803	4.0	7,212
C5	Bioretention with Storage	0.23	0.52	1,043	1.18	2,403	0.00	0.21	0.02	96	1,943	1.05	2,367	1.75	4,074	0.04	0.23	0.70	2,495	1,118	4.0	4,472
C6	Bioretention with Storage	0.30	0.68	1,361	1.54	3,135	0.00	0.28	0.02	97	2,652	1.39	3,208	2.29	5,443	0.06	0.29	0.89	3,431	935	4.0	3,740
D1	Storage Vault	3.18	7.18	14,425	16.36	33,226	0.75	1.61	0.82	86	16,769	10.68	21,845	20.61	43,498	0.39	4.74	12.50	18,659	1,570	12.0	18,840
D2	Bioretention with Storage	0.20	0.45	907	1.03	2,090	0.00	0.18	0.02	96	1,690	0.91	2,058	1.52	3,542	0.04	0.20	0.61	2,167	737	4.0	2,948
D3	Bioretention with Storage	0.20	0.45	907	1.03	2,090	0.00	0.18	0.02	96	1,690	0.91	2,058	1.52	3,542	0.04	0.20	0.61	2,167	850	4.0	3,400
D4	Bioretention with Storage	0.16	0.36	726	0.82	1,672	0.00	0.14	0.02	96	1,352	0.73	1,647	1.21	2,834	0.03	0.16	0.48	1,770	883	4.0	3,532
D5	Bioretention with Storage	0.27	0.61	1,225	1.39	2,821	0.00	0.25	0.02	97	2,387	1.25	2,887	2.06	4,898	0.06	0.26	0.80	3,090	967	4.0	3,868
E1	Storage Vault	1.60	3.61	7,258	8.23	16,718	0.63	0.97	0.00	85	8,024	5.17	10,527	10.14	21,283	0.19	2.49	6.46	8,605	513	18.0	9,234
E2	Storage Vault	2.53	5.71	11,477	13.01	26,435	0.51	1.84	0.18	90	16,202	9.80	20,539	17.73	38,541	0.38	3.19	8.92	20,294	1,272	18.0	22,896
E3	Storage Vault	3.04	6.86	13,790	15.64	31,764	0.26	2.44	0.34	93	22,400	12.90	27,833	22.30	50,009	0.52	3.40	9.93	28,745	2,635	12.0	31,620
E5	Bioretention with Storage	0.27	0.61	1,225	1.39	2,821	0.00	0.25	0.02	97	2,387	1.25	2,887	2.06	4,898	0.06	0.26	0.80	3,090	818	4.0	3,272
E6	Bioretention with Storage	0.20	0.45	907	1.03	2,090	0.00	0.18	0.02	96	1,690	0.91	2,058	1.52	3,542	0.04	0.20	0.61	2,167	805	4.0	3,220
E7	Bioretention with Storage	0.27	0.61	1,225	1.39	2,821	0.00	0.24	0.03	96	2,281	1.23	2,779	2.05	4,782	0.05	0.27	0.82	2,933	1,166	4.0	4,664
E8	Bioretention with Storage	0.21	0.47	953	1.08	2,194	0.00	0.19	0.02	96	1,774	0.96	2,161	1.59	3,719	0.04	0.21	0.64	2,276	742	4.0	2,968
F1	Stormfilter (or Equivalent)	0.69	1.56	3,130	3.55	7,210	0.00	0.46	0.23	92	4,854	2.85	6,072	4.99	11,067	0.11	0.80	2.31	6,197			0
Total		25.24	56.97	114,540	129.87	263,828	5.44	17.50	2.31	89	159,399	95.03	201,815	173.15	379,011	3.69	33.45	91.67	190,981	31,155	7.55	235,327

* $Q_{A1} = 2*V_{P1}/24/60/60$, $Q_{A2} = Q_{W2}*V_{W2}/V_{P2}$, $Q_{A10} = Q_{W10}*V_{W10}/V_{P10}$

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SECURITY CONSULTING
4501 Daly Drive
Chantilly, VA 20151
Phone: 703-263-1900
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SEAL
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ROBERT W. WALKER
NO. 37609
01/28/2014
PROFESSIONAL ENGINEER

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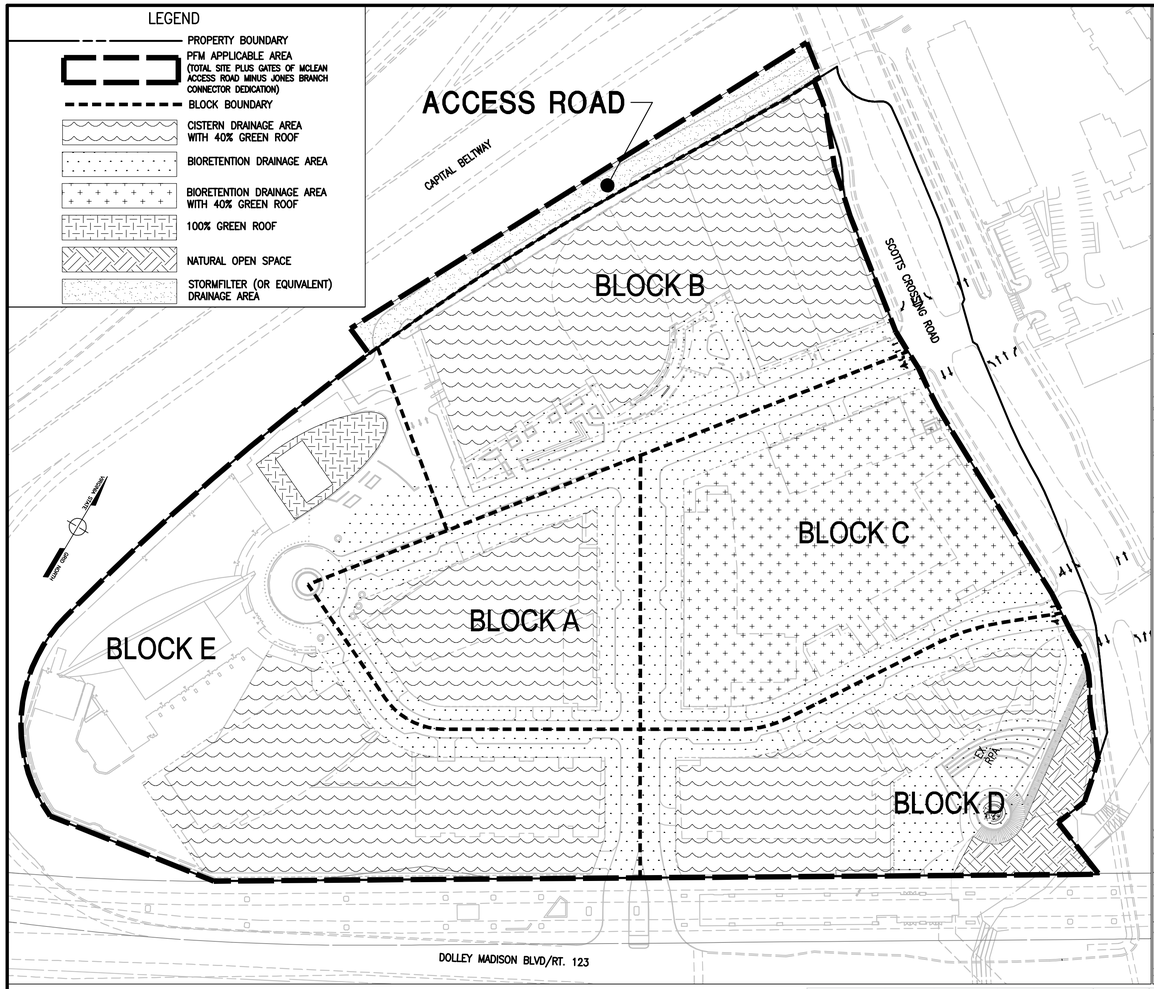
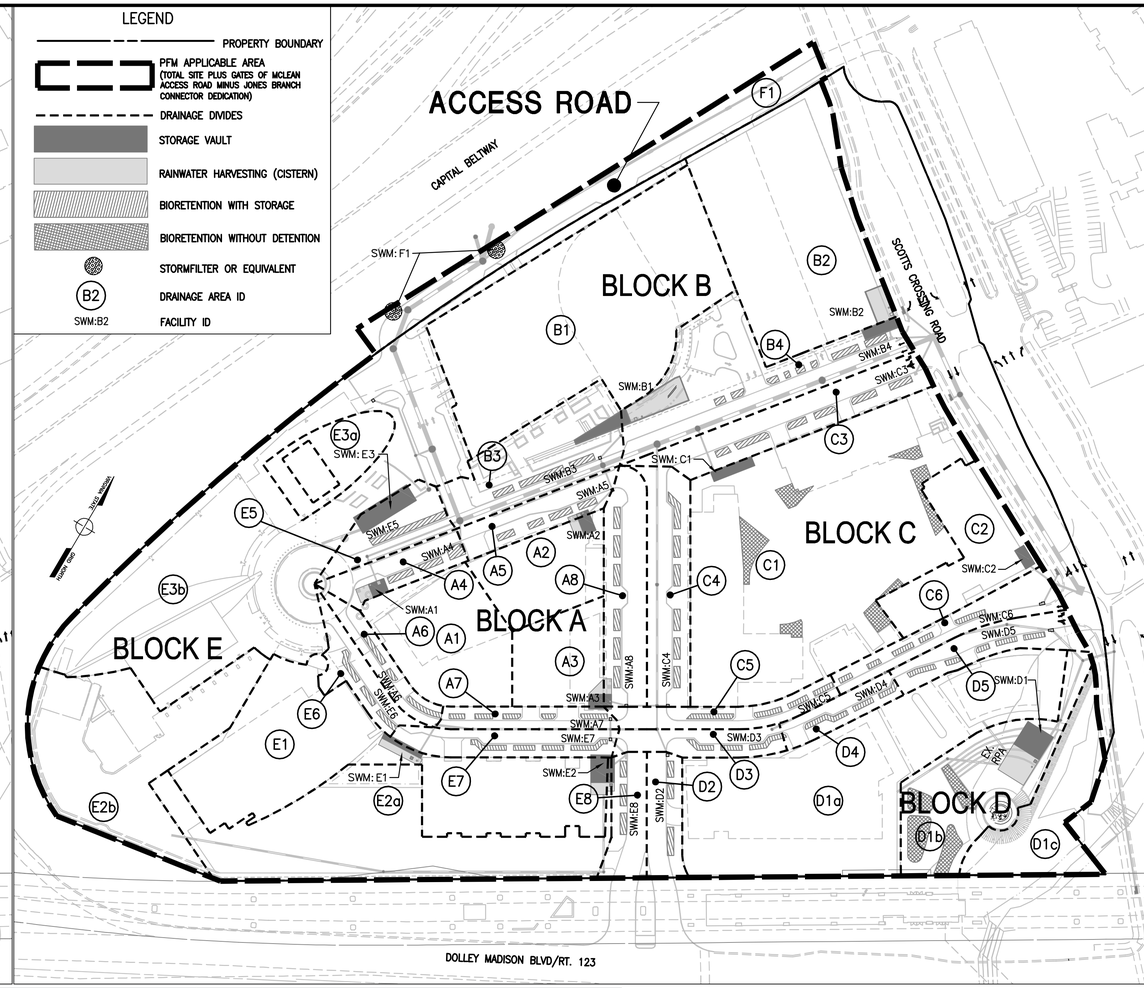
SWM PROGRAM (PFM)

CAPITAL ONE MASTERPLAN
PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE MAY 6, 2013
DRAWN OS/JPW/KK/DW
CHECKED OS/RW
JOB # 1798-2001
CAD FILE 2001-SWM-2-PFM.dwg
SHEET # 21A of 35



COVERAGE
SCALE: 1"=100'



FACILITIES
SCALE: 1"=100'

TIER III: PFM STORMWATER QUALITY CONTROL

PFM - STORMWATER QUALITY CONTROL (BMP)

Drainage Area	Drainage Area A (ac)	BMP #1					BMP #2							Total Removal R=R1+R2
		BMP Type	Area A1 (ac)	Runoff Coefficient C1	Removal Efficiency E1	Removal R1=A1XC1XE1	BMP Type	Area A2 (ac)	Impervious Area - C=0.9 (ac)	Pervious Area - C=0.3 (ac)	Runoff Coefficient C2	Removal Efficiency E2	Removal R2=A2XC2XE2	
A1	0.67	Green Roof	0.26	0.90	40%	0.09	Rainwater Harvesting	0.41	0.41	0.00	0.90	90%	0.33	0.43
A2	0.45	Green Roof	0.18	0.90	40%	0.06	Rainwater Harvesting	0.27	0.27	0.00	0.89	90%	0.22	0.28
A3	0.38	Green Roof	0.15	0.90	40%	0.05	Rainwater Harvesting	0.23	0.23	0.00	0.90	90%	0.19	0.24
A4	0.21						Bioretention	0.21	0.19	0.02	0.83	65%	0.12	0.12
A5	0.25						Bioretention	0.25	0.22	0.03	0.84	65%	0.13	0.13
A6	0.16						Bioretention	0.16	0.14	0.02	0.81	65%	0.09	0.09
A7	0.17						Bioretention	0.17	0.15	0.02	0.81	65%	0.09	0.09
A8	0.44						Bioretention	0.44	0.40	0.04	0.84	65%	0.24	0.24
B1	2.01	Green Roof	0.81	0.90	40%	0.29	Rainwater Harvesting	1.20	1.20	0.00	0.90	90%	0.97	1.26
B2	1.51	Green Roof	0.60	0.90	40%	0.22	Rainwater Harvesting	0.91	0.91	0.00	0.90	90%	0.74	0.95
B3	0.59						Bioretention	0.59	0.43	0.16	0.74	65%	0.28	0.28
B4	0.86						Bioretention	0.86	0.49	0.37	0.64	65%	0.36	0.36
C1	2.68	Green Roof	1.07	0.90	40%	0.39	Bioretention	1.61	1.61	0.00	0.90	65%	0.94	1.33
C2	0.56	Green Roof	0.22	0.90	40%	0.08	None	0.34	0.34	0.00	0.90	0%	0.00	0.08
C3	0.49						Bioretention	0.49	0.44	0.05	0.84	65%	0.27	0.27
C4	0.47						Bioretention	0.47	0.42	0.05	0.84	65%	0.25	0.25
C5	0.23						Bioretention	0.23	0.21	0.02	0.84	65%	0.13	0.13
C6	0.30						Bioretention	0.30	0.28	0.02	0.87	65%	0.17	0.17
D1-a	1.88	Green Roof	0.75	0.90	40%	0.27	Rainwater Harvesting	1.13	1.13	0.00	0.90	90%	0.92	1.19
D1-b	0.76						Bioretention	0.76	0.48	0.28	0.68	65%	0.33	0.33
D1-c	0.54						Natural Open Space	0.54	0.00	0.54	0.30	100%	0.16	0.16
D2	0.20						Bioretention	0.20	0.18	0.02	0.84	65%	0.11	0.11
D3	0.20						Bioretention	0.20	0.18	0.02	0.84	65%	0.11	0.11
D4	0.16						Bioretention	0.16	0.14	0.02	0.83	65%	0.09	0.09
D5	0.27						Bioretention	0.27	0.25	0.02	0.85	65%	0.15	0.15
E1	1.60	Green Roof	0.63	0.90	40%	0.23	Rainwater Harvesting	0.97	0.97	0.00	0.90	90%	0.78	1.01
E2-a	1.25	Green Roof	0.51	0.90	40%	0.18	Rainwater Harvesting	0.74	0.74	0.00	0.90	90%	0.60	0.78
E2-b	1.27						None	1.27	1.10	0.17	0.82	0%	0.00	0.00
E3-a	0.34	Green Roof	0.26	0.90	40%	0.09	None	0.08	0.08	0.00	0.90	0%	0.00	0.09
E3-b	2.70						None	2.70	2.36	0.34	0.82	0%	0.00	0.00
E5	0.27						Bioretention	0.27	0.25	0.02	0.86	65%	0.15	0.15
E6	0.20						Bioretention	0.20	0.18	0.02	0.85	65%	0.11	0.11
E7	0.27						Bioretention	0.27	0.24	0.03	0.83	65%	0.15	0.15
E8	0.21						Bioretention	0.21	0.19	0.02	0.84	65%	0.12	0.12
F1	0.69						Stormfilter or Equivalent	0.69	0.46	0.23	0.70	50%	0.24	0.24
Total	25.24	Green Roof	5.44	0.90	40.0%	1.96		19.80	17.27	2.53	0.82		9.53	11.49

BMP Compliance

Total Area A=	25.24	ac			
Runoff Coefficient C =	0.84				
Total Removal R =	11.49				
Removal Efficiency = R / (A X C) =			54%	>	40%

APPLICANT RESERVES THE RIGHT TO PROVIDE INTERIM FACILITIES AS NEEDED TO MEET PFM REQUIREMENTS OF STORMWATER QUALITY CONTROL.

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CAPITAL ONE MASTERPLAN
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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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DATE MAY 6, 2013
DRAWN OS/JPW/KK/DW
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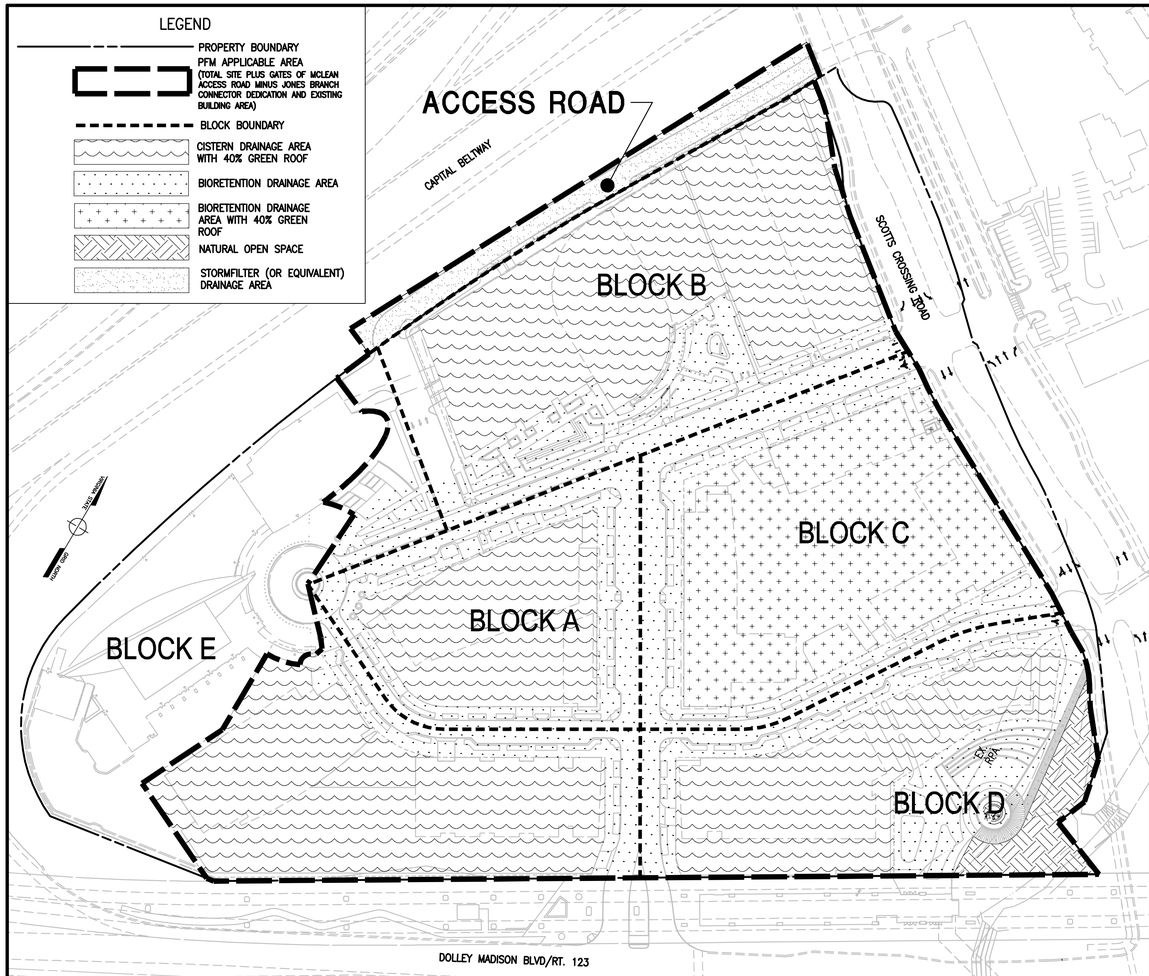
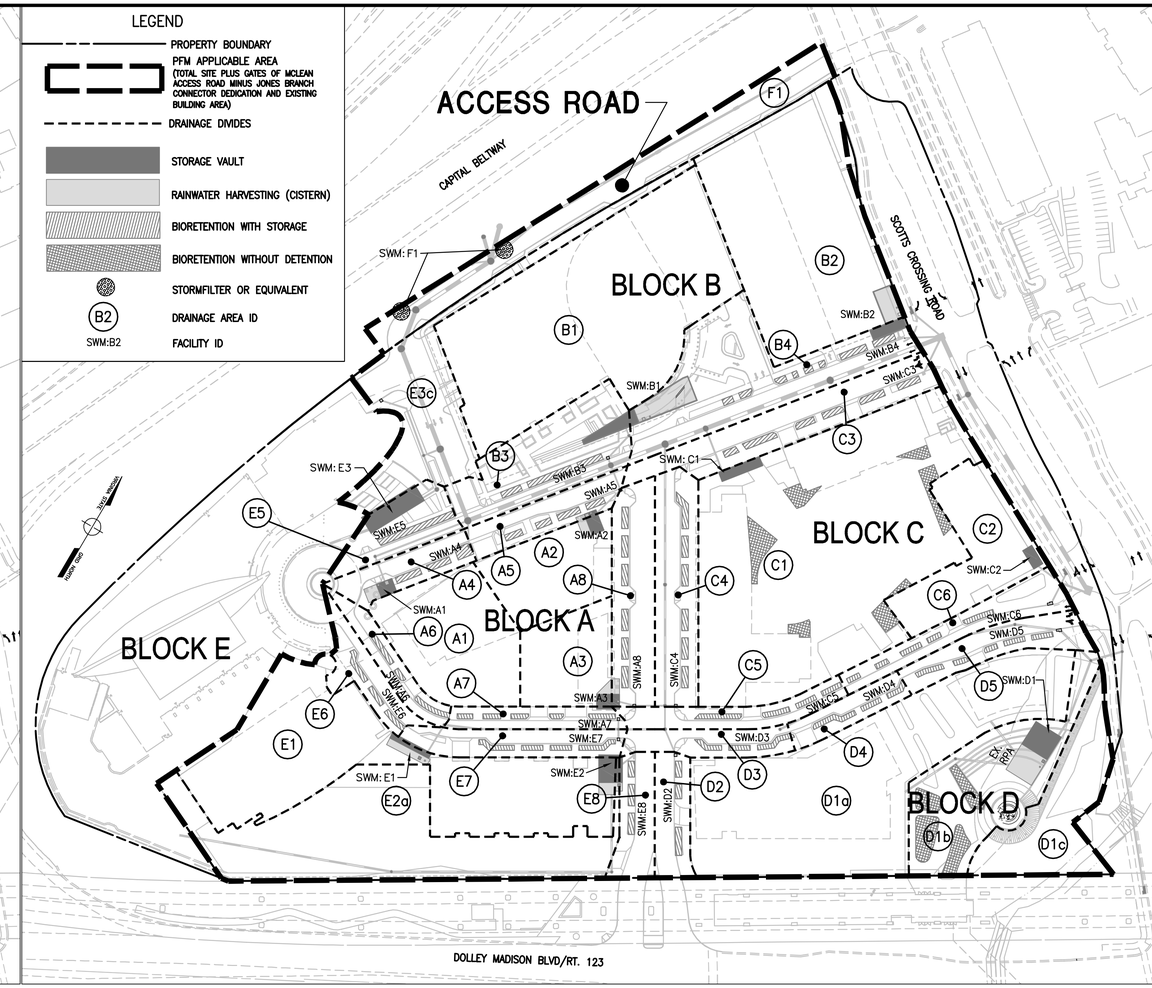
JOB # 1798-2001
CAD FILE 2001-SWM-2-PFM.dwg
SHEET # 21B of 35



COVERAGE
SCALE: 1"=100'



FACILITIES
SCALE: 1"=100'

TIER IV: TCUC–FCCP 1" RAINFALL ON–SITE & TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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SWM PROGRAM (FCCP)

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SWM-3-FCCP.dwg
SHEET #	22 of 35

TIER IV: TCUC–FCCP 1" RAINFALL ON–SITE & TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL

FIRST 1" RAINFALL RETENTION ON–SITE COMPLIANCE

Drainage Area ID	Required Runoff Retention					Runoff Reduction Practices			Runoff Reduction by Green Roof - 100% Reduction Efficiency				Runoff Reduction by Bioretention - 100% Reduction Efficiency					Runoff Reduction by Rainwater Harvesting (Cistern)						Provided Runoff Retention	
	Area (ac)	Impervious Area including Green Roof Rv=0.95 (ac)	Turf Area - Rv=0.25 (ac)	Natural Open Space - Rv=0.05 (ac)	Runoff Volume from 1" Rainfall (cf)	Green Roof	Bioretention	Rainwater Harvesting (Cistern)	Green Roof - Rv=0.95 (ac)	Generated Runoff Volume (cf)	Runoff Reduction by Green Roof (cf)	Reduction Contribution Percentage	Drainage Area Generated Runoff Volume (cf)	Runoff Reduction By Upstream Green Roof (cf)	Runoff Volume to Bioretention (cf)	Runoff Reduction by Bioretention (cf)	Reduction Contribution Percentage	Rainwater Collect Area (ac)	Design Rainfall for RWH (in)	Runoff Volume to Rainwater Harvesting (Cistern) from Design Rainfall (cf)	*Runoff Reduction Volume Credit	Runoff Reduction by Rainwater Harvesting (Cistern) (cf)	Reduction Contribution Percentage	Total Runoff Reduction Volume (cf)	Reduction Percentage
A1	0.67	0.67	0.00		2,310	√		√	0.26	897	897	39%	0	0	0	0	0%	0.41	1.2	1,753	95%	1,666	72%	2,562	111%
A2	0.45	0.45	0.00		1,552	√		√	0.18	621	621	40%	0	0	0	0	0%	0.27	1.2	1,155	95%	1,097	71%	1,718	111%
A3	0.38	0.38	0.00		1,310	√		√	0.15	517	517	39%	0	0	0	0	0%	0.23	1.2	984	95%	934	71%	1,452	111%
A4	0.21	0.19	0.02		673		√		0.00	0	0	0%	673	0	673	673	100%	0.00	1.2	0	0%	0	0%	673	100%
A5	0.25	0.22	0.03		786		√		0.00	0	0	0%	786	0	786	786	100%	0.00	1.2	0	0%	0	0%	786	100%
A6	0.16	0.14	0.02		501		√		0.00	0	0	0%	501	0	501	501	100%	0.00	1.2	0	0%	0	0%	501	100%
A7	0.17	0.15	0.02		535		√		0.00	0	0	0%	535	0	535	535	100%	0.00	1.2	0	0%	0	0%	535	100%
A8	0.44	0.40	0.04		1,416		√		0.00	0	0	0%	1,416	0	1,416	1,416	100%	0.00	1.2	0	0%	0	0%	1,416	100%
Block A Subtotal					**9,084**																			**9,643**	**106%**
B1	2.01	2.01	0.00		6,931	√		√	0.81	2,793	2,793	40%	0	0	0	0	0%	1.20	1.2	5,131	95%	4,875	70%	7,668	111%
B2	1.51	1.51	0.00		5,207	√		√	0.60	2,069	2,069	40%	0	0	0	0	0%	0.91	1.2	3,891	95%	3,697	71%	5,766	111%
B3	0.59	0.43	0.16		1,628		√		0.00	0	0	0%	1,628	0	1,628	1,628	100%	0.00	1.2	0	0%	0	0%	1,628	100%
B4	0.86	0.72	0.14		2,610		√		0.00	0	0	0%	2,610	0	2,610	2,610	100%	0.00	1.2	0	0%	0	0%	2,610	100%
Block B Subtotal					**16,377**																			**17,672**	**108%**
C1	2.68	2.68	0.00		9,242	√	√		1.07	3,690	3,690	40%	9,242	3,690	5,552	5,552	60%	0.00	1.2	0	0%	0	0%	9,242	100%
C2	0.56	0.56	0.00		1,931	√	√		0.22	759	759	39%	1,931	759	1,172	1,172	61%	0.00	1.2	0	0%	0	0%	1,931	100%
C3	0.49	0.44	0.05		1,563		√		0.00	0	0	0%	1,563	0	1,563	1,563	100%	0.00	1.2	0	0%	0	0%	1,563	100%
C4	0.47	0.42	0.05		1,494		√		0.00	0	0	0%	1,494	0	1,494	1,494	100%	0.00	1.2	0	0%	0	0%	1,494	100%
C5	0.23	0.21	0.02		742		√		0.00	0	0	0%	742	0	742	742	100%	0.00	1.2	0	0%	0	0%	742	100%
C6	0.30	0.28	0.02		984		√		0.00	0	0	0%	984	0	984	984	100%	0.00	1.2	0	0%	0	0%	984	100%
Block C Subtotal					**15,956**																			**15,956**	**100%**
D1-a	1.88	1.88	0.00		6,483	√		√	0.75	2,586	2,586	40%	0	0	0	0	0%	1.13	1.2	4,832	95%	4,590	71%	7,177	111%
D1-b	0.76	0.48	0.28		1,909		√		0.00	0	0	0%	1,909	0	1,909	1,909	100%	0.00	1.2	0	0%	0	0%	1,909	100%
D1-c	0.54	0.00	0.00	0.54	98				0.00	0	0	0%	0	0	0	0	0%	0.00	1.2	0	0%	0	0%	0	0%
D2	0.20	0.18	0.02		639		√		0.00	0	0	0%	639	0	639	639	100%	0.00	1.2	0	0%	0	0%	639	100%
D3	0.20	0.18	0.02		639		√		0.00	0	0	0%	639	0	639	639	100%	0.00	1.2	0	0%	0	0%	639	100%
D4	0.16	0.14	0.02		501		√		0.00	0	0	0%	501	0	501	501	100%	0.00	1.2	0	0%	0	0%	501	100%
D5	0.27	0.25	0.02		880		√		0.00	0	0	0%	880	0	880	880	100%	0.00	1.2	0	0%	0	0%	880	100%
Block D Subtotal					**11,150**																			**11,745**	**105%**
E1	1.60	1.60	0.00		5,518	√		√	0.63	2,173	2,173	39%	0	0	0	0	0%	0.97	1.2	4,148	95%	3,940	71%	6,113	111%
E2-a	1.30	1.30	0.00		4,483	√		√	0.52	1,793	1,793	40%	0	0	0	0	0%	0.78	1.2	3,335	95%	3,169	71%	4,962	111%
E3-c	0.74	0.50	0.24		1,942				0.00	0	0	0%	0	0	0	0	0%	0.00	1.2	0	0%	0	0%	0	0%
E5	0.27	0.25	0.02		880		√		0.00	0	0	0%	880	0	880	880	100%	0.00	1.2	0	0%	0	0%	880	100%
E6	0.20	0.18	0.02		639		√		0.00	0	0	0%	639	0	639	639	100%	0.00	1.2	0	0%	0	0%	639	100%
E7	0.27	0.24	0.03		855		√		0.00	0	0	0%	855	0	855	855	100%	0.00	1.2	0	0%	0	0%	855	100%
E8	0.21	0.19	0.02		673		√		0.00	0	0	0%	673	0	673	673	100%	0.00	1.2	0	0%	0	0%	673	100%
Block E Subtotal					**14,990**																			**14,122**	**94%**
F1	0.69	0.46	0.23		1,795				0.00	0	0	0%	0	0	0	0	0%	0.00	1.2	0	0%	0	0%	0	0%
Access Road Subtotal					**1,795**																			**0**	**0%**
Total	21.72	19.69	1.49	0.54	**69,351**				5.19	17,898	17,898	**26%**	31,721	4,449	27,272	27,272	**39%**	5.90		25,229	95%	23,968	**35%**	**69,138**	**100%**

***The runoff reduction credit is calculated using Tysons Stormwater Compliance Spreadsheet Beta 2012_0418.**

Cooling Tower Makeup Water Demand Estimation

Building #	# of floors	Area Use	Total GSF	Cooling Tower Size	Chiller	Chiller Energy	Annual Water Demand	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
			(sf)	(Tons)	(Tons)	(kWh/YR)	(Gallons)	(Gallons)	(Gallons)	(Gallons)	(Gallons)	(Gallons)	(Gallons)	(Gallons)	(Gallons)	(Gallons)	(Gallons)	(Gallons)	(Gallons)
#1	21	Office	518,836	2,850	2,680	2,273,108	6,387,715	334,582	382,634	511,549	469,821	653,286	670,845	676,199	705,659	611,566	551,498	474,522	345,553
		Retail	8,345																
#3	10	Office	860,000	3,711	3,490	2,960,153	8,318,396	435,710	498,285	666,165	611,824	850,741	873,608	880,579	918,943	796,411	718,188	617,946	449,996
		Retail	25,000																
#4	15	Hotel	325,374	1,987	1,868	1,584,496	4,452,630	233,225	266,720	356,581	327,494	455,380	467,621	471,352	491,888	426,299	384,428	330,771	240,872
		Retail	6,775																
#10	22	Office	459,623	2,609	2,454	2,081,071	5,848,068	306,316	350,309	468,333	430,130	598,095	614,171	619,072	646,043	559,899	504,906	434,433	316,360
		Retail	28,092																
#11	19	Office	290,468	1,782	1,675	1,420,898	3,992,901	209,144	239,181	319,765	293,681	408,363	419,339	422,685	441,101	382,284	344,736	296,619	216,002
		Pub. Facil.	30,000																
#12	21	Office	545,320	3,095	2,910	2,468,541	6,936,907	363,349	415,532	555,531	510,215	709,453	728,522	734,336	766,329	664,146	598,914	515,320	375,263
TOTALS			**3,097,833**	**16,034**	**15,077**	**12,788,266**	**35,936,616**	**1,882,326**	**2,152,660**	**2,877,924**	**2,643,166**	**3,675,317**	**3,774,107**	**3,804,222**	**3,969,962**	**3,440,604**	**3,102,670**	**2,669,611**	**1,944,046**

Runoff Reduction Credit for Rainwater Harvesting

Block	Cistern ID	Supply: Rainwater Collect Area		Supply: Design Rainfall for RWH	Supply: Max Volume Captured by Cistern	Demand: Building # Served	Demand: Lowest Monthly Demand (January)	Demand: Avg Daily Drawdown in Lowest Demand Month	Cistern Volume: Footprint	Cistern Volume: Height	Cistern Volume: Volume		*Runoff Reduction Credit: Estimated % Credit	*Runoff Reduction Credit: Runoff Reduction Volume
		(ac)	(sf)	(in)	(cf)		(gallons)	(gallons)	(sf)	(ft)	(cf)	(gallons)		(cf)
A	A1	0.41	17,860	1.2	1,753	#1	334,582	10,793	549	9.0	4,941	36,959	95%	3,697
	A2	0.27	11,761	1.2	1,155				390	9.0	3,510	26,255		
	A3	0.23	10,019	1.2	984				470	9.0	4,230	31,640		
	SubTotal	0.91	39,640		3,891				1,409		12,681	94,854		
B	B1	1.20	52,272	1.2	5,131	#3	435,710	14,055	2,400	19.0	45,600	341,000	95%	4,875
	B2	0.91	39,640	1.2	3,891	#4	233,225	7,523	1,130	19.5	22,035	165,000	95%	3,697
D	D1	1.13	49,223	1.2	4,832	#10	306,316	9,881	1,760	13.0	22,880	171,000	95%	4,590
E	E1	0.97	42,253	1.2	4,148	#12	363,349	11,721	640	19.0	12,160	91,000	95%	3,940
	E2	0.78	33,977	1.2	3,335	#11	209,144	6,747	565	19.0	10,735	80,000	95%	3,169
Total		5.90	257,004		25,229		1,882,325	60,720	7,904		126,091	942,854		23,968

*The runoff reduction credit is calculated using Tysons Stormwater Compliance Spreadsheet Beta 2012_0418.

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Capital One - CDPA
Description:
Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land				0.54	0.54
Managed Turf (acres)				1.49	1.49
Impervious Cover (acres)				19.69	19.69
				Total	21.72

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area D

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area E

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Rv Coefficients

Land Cover Type *	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

** See the instructions tab for a definition of each land cover type.*

Land Cover Summary

Forest / Preserved Open Space (ac)	0.54
Weighted Rv (forest)	0.05
% Forest	2%
Managed Turf (acres)	1.49
Weighted Rv (turf)	0.25
% Managed Turf	7%
Impervious Cover (acres)	19.69
Rv (impervious)	0.95
% Impervious	91%
Total Site Area (acres)	**21.72**
Site Rv	**0.88**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**78,844**
Volume Not Converted to Runoff (cf)	**9,492**
1-inch Runoff Volume for entire site (cf)	**69,351**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	69,351
Runoff Reduction Volume Achieved (cf)	69,138
Total Runoff Volume Retained (cf)	78,630
Total Area of Site Captured in a BMP (acres)	21.05

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	**97%**
Rainfall Depth Retained Onsite (inch)	**1.00**

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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SWM PROGRAM (FCCP)

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
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PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SWM-3-FCCP.dwg
SHEET #	22A of 35

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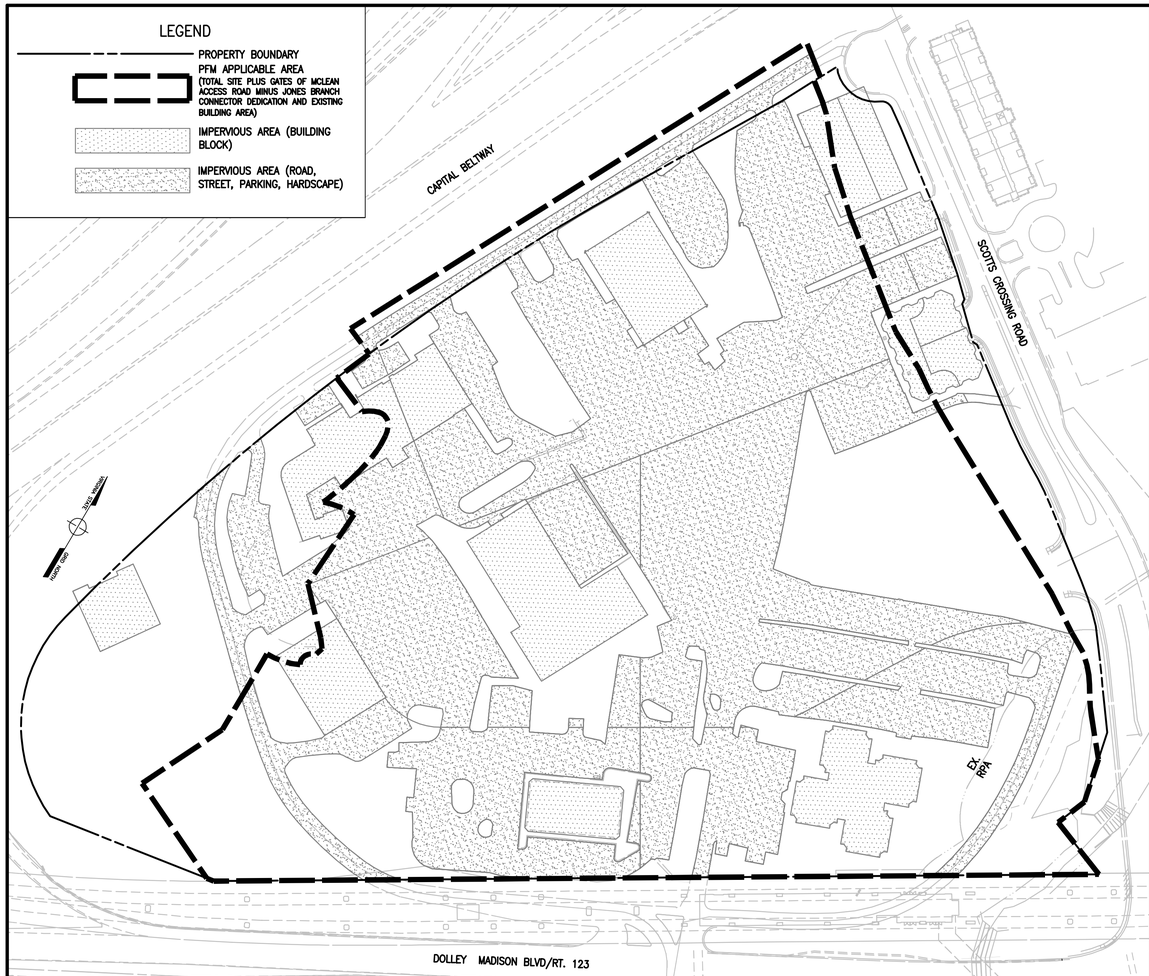
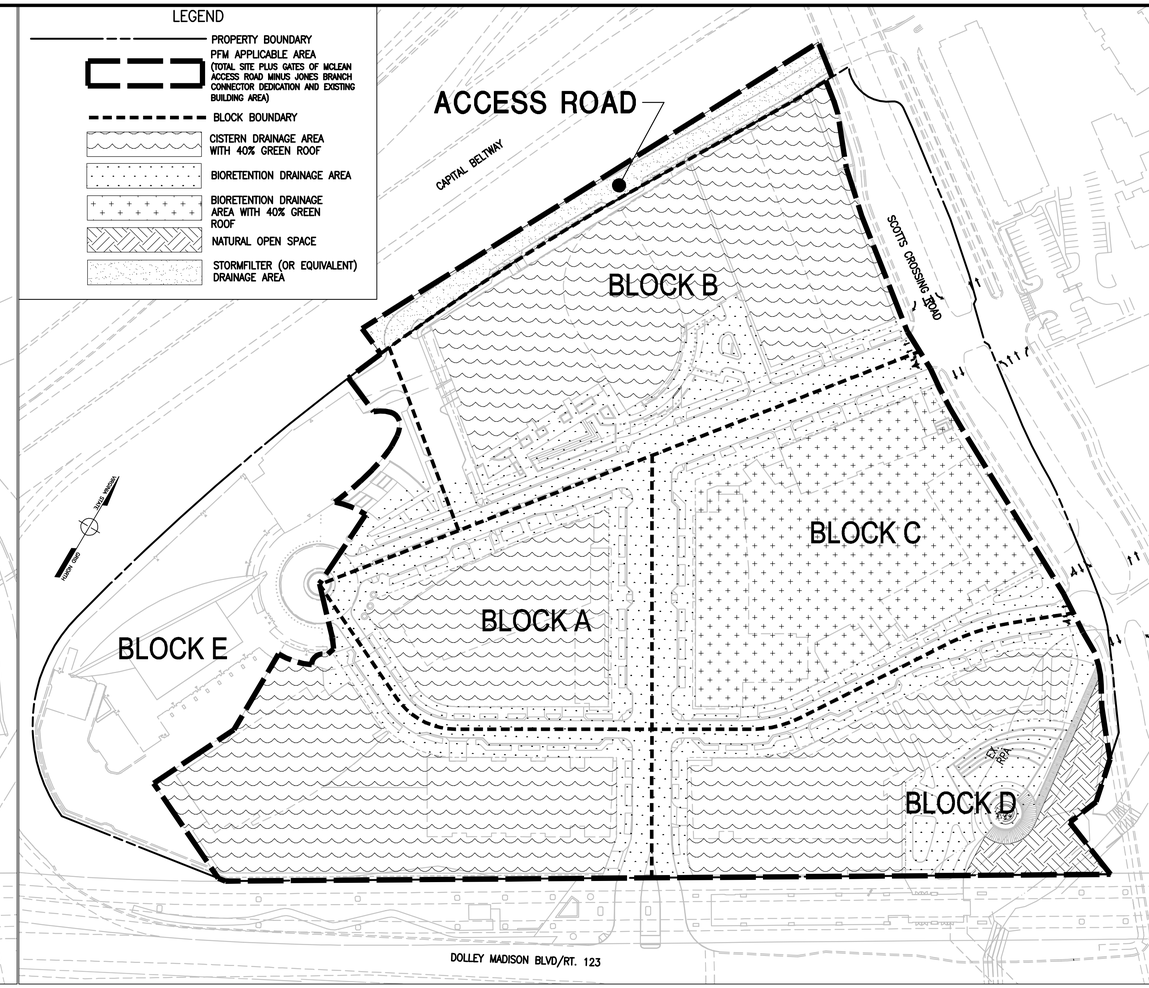


PREDEVELOPMENT CONDITION
SCALE: 1"=100'



POST-DEVELOPMENT CONDITION
SCALE: 1"=100'

TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN – QUANTITY CONTROL

NOTE:
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Condition	Applicable Area	Impervious Area CN=98	Pervious Area CN=80	Weighted CN	Time of Concentration	2-YR 24-HR Rainfall	Peak Discharge Rate	Discharge Volume
	(ac)	(ac)	(ac)		(min)	(in)	(cfs)	(cf)
Predevelopment	21.72	12.89	8.83	91	10	3.20	76.13	178,049
Allowable Release Rate =	76.13	X	75%	=	57.10	cfs		
Allowable Release Volume =	178,049	X	75%	=	133,537	cf		

Condition	Applicable Area	Green Roof CN=65	Non-Green Roof Impervious Area CN=98	Pervious Area CN=80	Weighted CN before Adjustment	Runoff Reduction through Bioretention and Rainwater Harvesting	2-YR 24-HR Rainfall	*Weighted CN after Adjustment	Time of Concentration	Peak Discharge Rate	Discharge Volume
	(ac)	(ac)	(ac)	(ac)		(cf)	(in)		(min)	(cfs)	(cf)
Post-Development	21.72	5.19	14.50	2.03	88	51,240	3.20	79	10	46.55	105,391

* The method used to adjust the curve number due to the runoff reduction is the same as that in Virginia Runoff Reduction Method Worksheet, which is based on TR-55 method.

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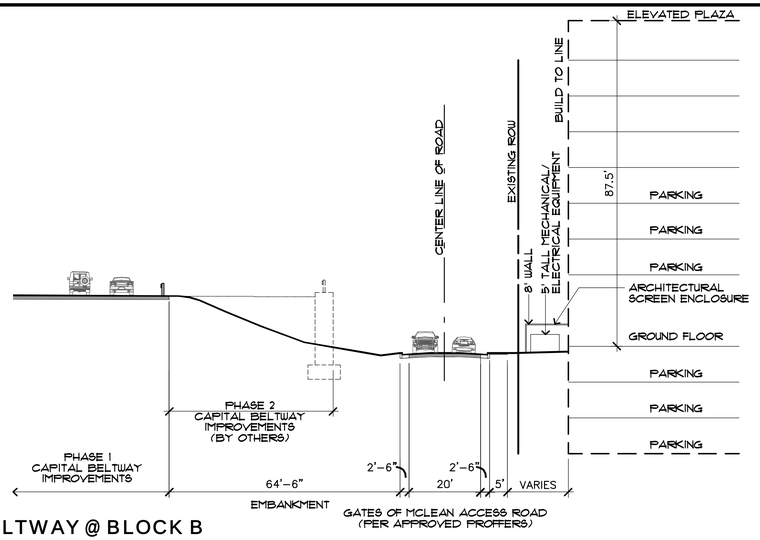
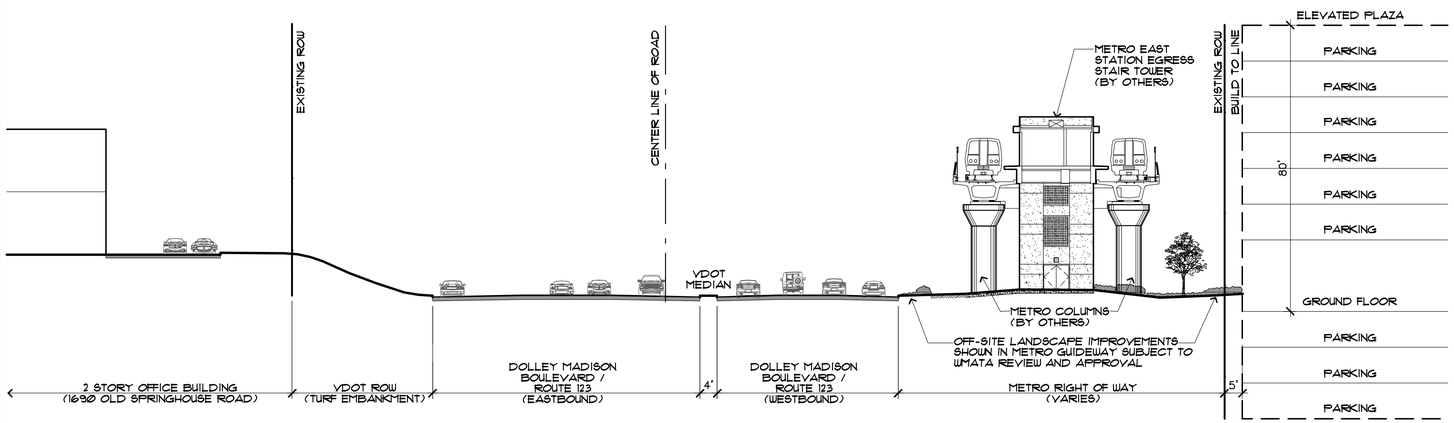


14 CAPITAL BELTWAY @ BLOCK B

SCALE: 1" = 20'

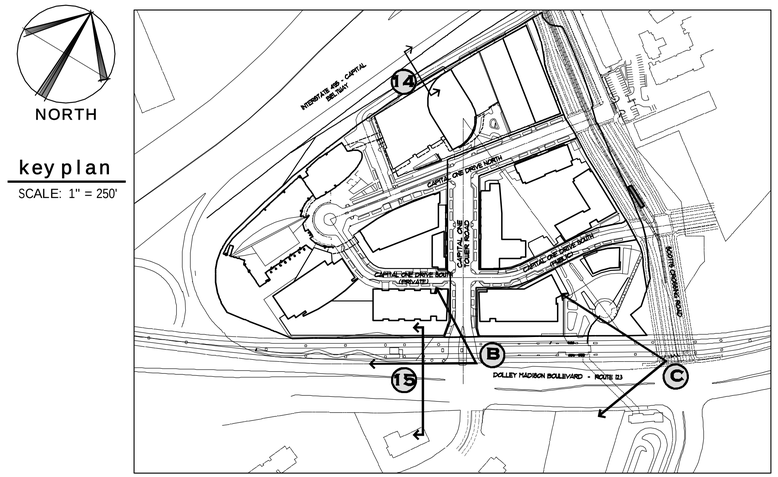


15 DOLLEY MADISON BOULEVARD @ BLOCK E

SCALE: 1" = 20'

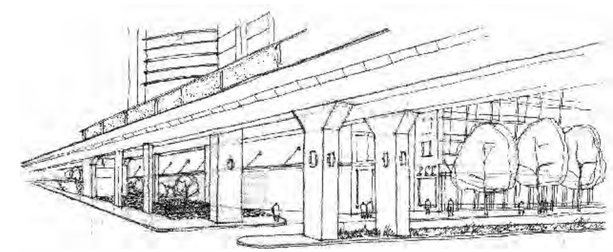
NOTES:

1. SEE "STREET CLASSIFICATION" IN LEGEND LOCATED ON SHEETS 7 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.
3. BUILD-TO-LINES ("BTL") HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREETSCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS.



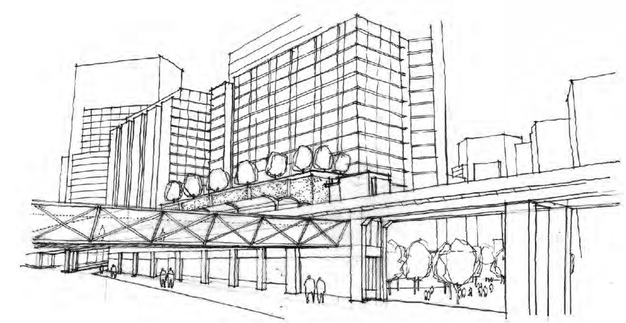
key plan

SCALE: 1" = 250'



B VIEW OF METRO EDGE AT RTE. 123 AND CAPITAL ONE TOWER ROAD

SCALE: N.T.S



C VIEW OF METRO EDGE AT RTE. 123 AND PEDESTRIAN CIRCULATION

SCALE: N.T.S

NOTE:

THE ACCOMPANYING SKETCHES EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE EDGE CONDITIONS ALONG THE METRO SILVER LINE RIGHT-OF-WAY AND ROUTE 123. IN PARTICULAR, THESE SHOW THE RELATIONSHIP BETWEEN THE METRO STATION & ELEVATED TRACKS WITH THE MASSING OF BUILDINGS 10 & 11, AS WELL AS THE CHARACTER OF THE VIEW CORRIDORS ONTO CAPITAL ONE TOWER ROAD AND THE METRO PARK FROM ROUTE 123.

WHILE THESE SKETCHES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT OF THE EDGE CONDITIONS AND FEATURES NOTED. ALL EXCERPTED IMAGES SHOULD BE REFERENCED IN THE CONTEXT OF THE FULL PROFFERED CAPITAL ONE URBAN DESIGN GUIDELINES. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND SUBJECT TO FUTURE FINAL DEVELOPMENT PLANS FOR THESE AREAS.

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SHEET #	23 of 35

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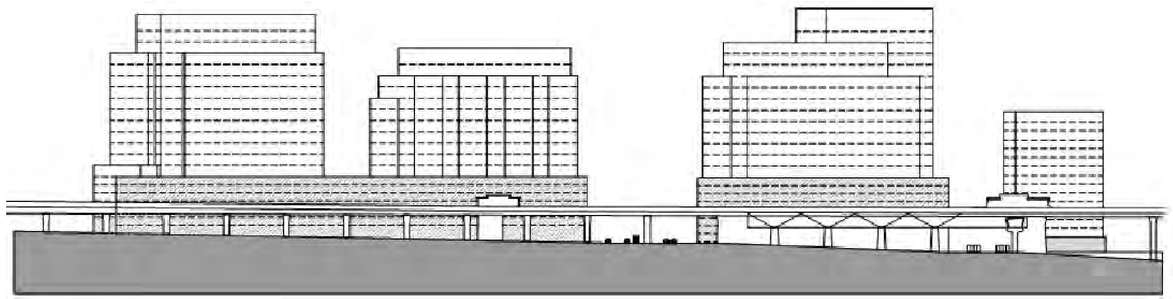


16 SECTION ALONG RTE. 123

SCALE: N.T.S

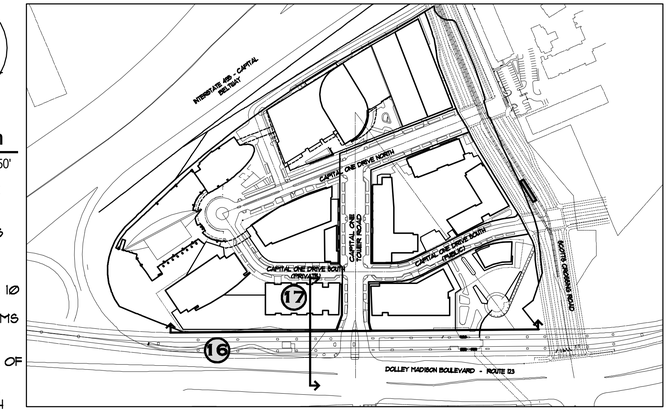
17 BUILDING 11 / METRO SECTION

SCALE: N.T.S

NORTH

key plan

SCALE: 1" = 250'



NOTE:

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WHILE THESE IMAGES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT OF THE EDGE CONDITIONS AND FEATURES NOTED. ALL EXCERPTED IMAGES SHOULD BE REFERENCED IN THE CONTEXT OF THE FULL PROFFERED CAPITAL ONE URBAN DESIGN GUIDELINES. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND SUBJECT TO FUTURE FINAL DEVELOPMENT PLANS FOR THESE AREAS.

NOTES:

1. SEE "PRIVATE STREET CLASSIFICATION" IN LEGEND LOCATED ON SHEETS 7 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.
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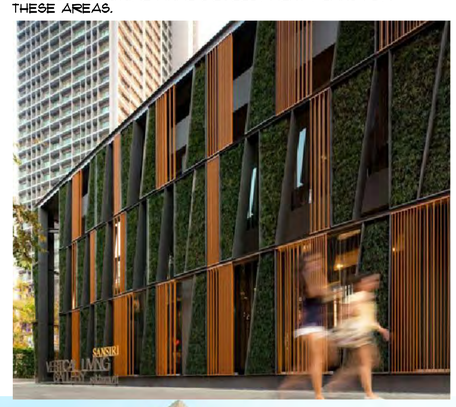

SCREENING TREATMENTS OF PARKING PLINTHS - PRECEDENT IMAGES

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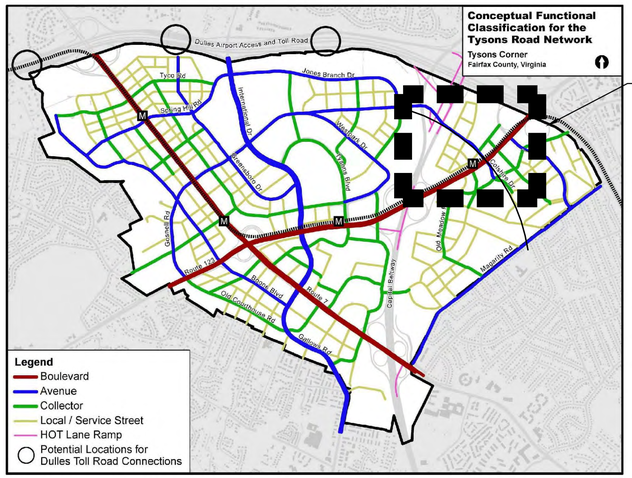
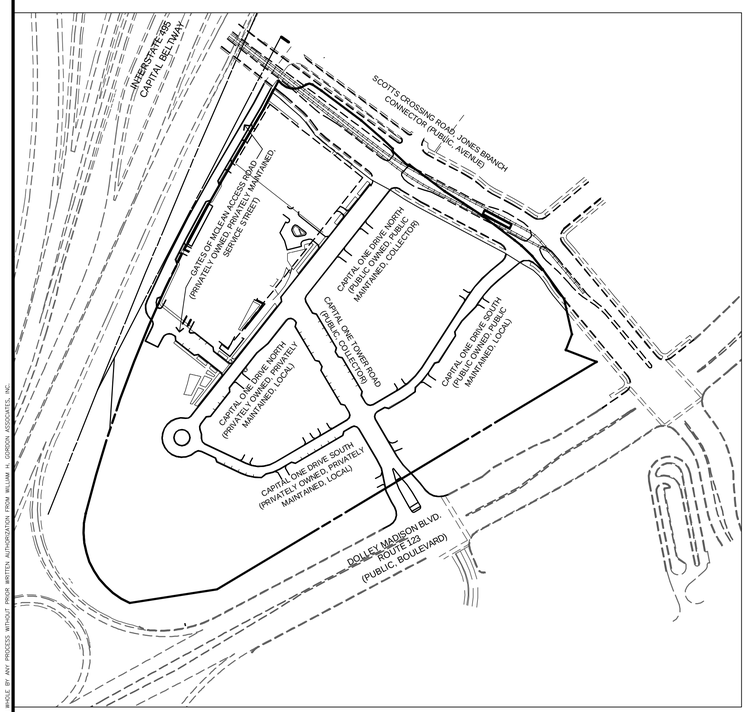


SEE ROAD MAP COMPARISON, THIS SHEET

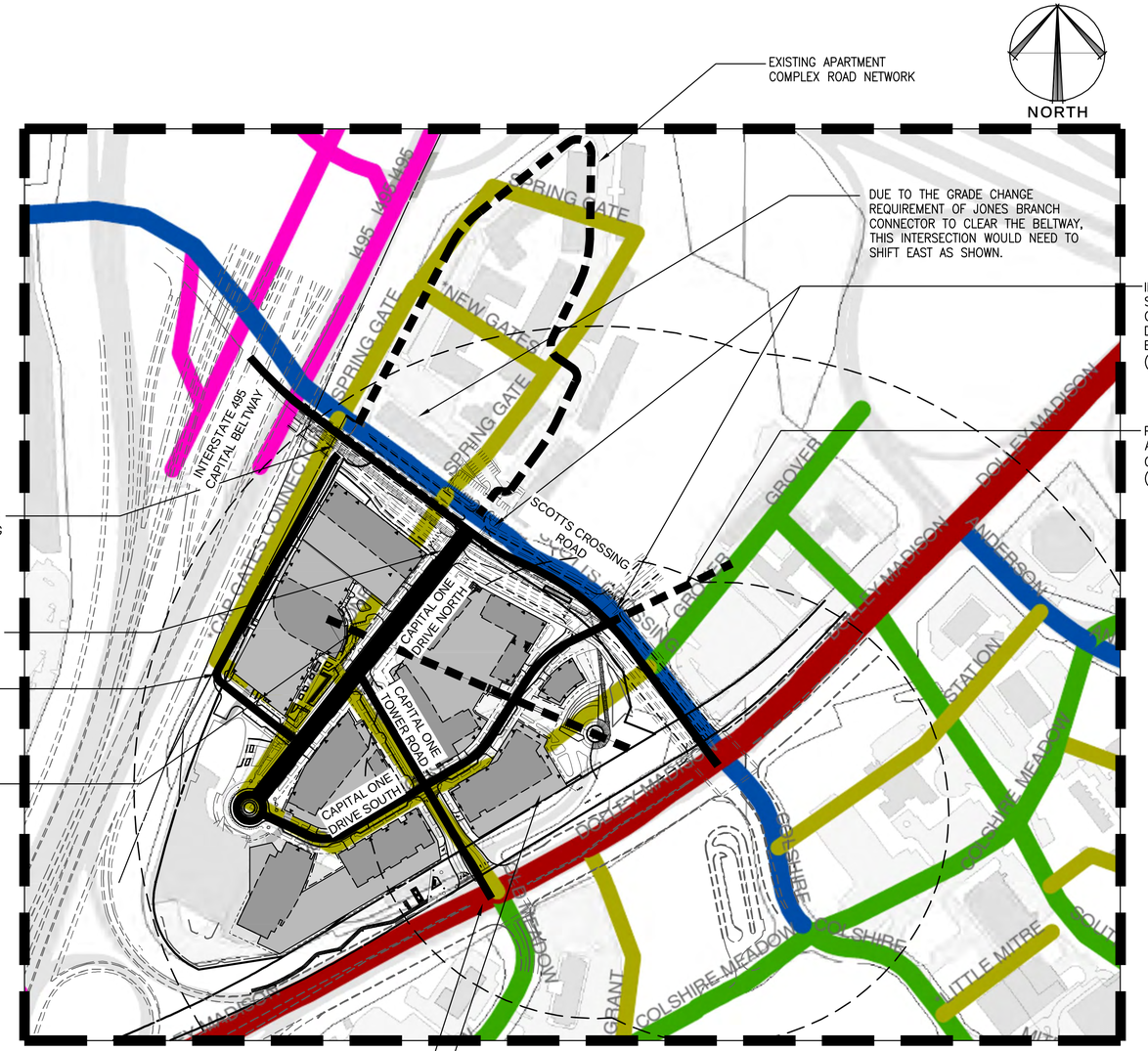
TYSONS ROAD NETWORK (MAP 7)

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



ROAD CLASSIFICATION DIAGRAM

SCALE: 1"=200'



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 MAP COMPARISON DIAGRAM

SCALE: 1"=200'

IMAGE FOR CAMPARISON DIAGRAM PROVIDED BY FIARFAX DOT TITLED "TYSON'S EAST GRID A" DATED SEPTEMBER 7, 2011.

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ROAD NETWORK ANALYSIS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	NOT TO SCALE
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-ROAD.dwg
SHEET #	24 of 35

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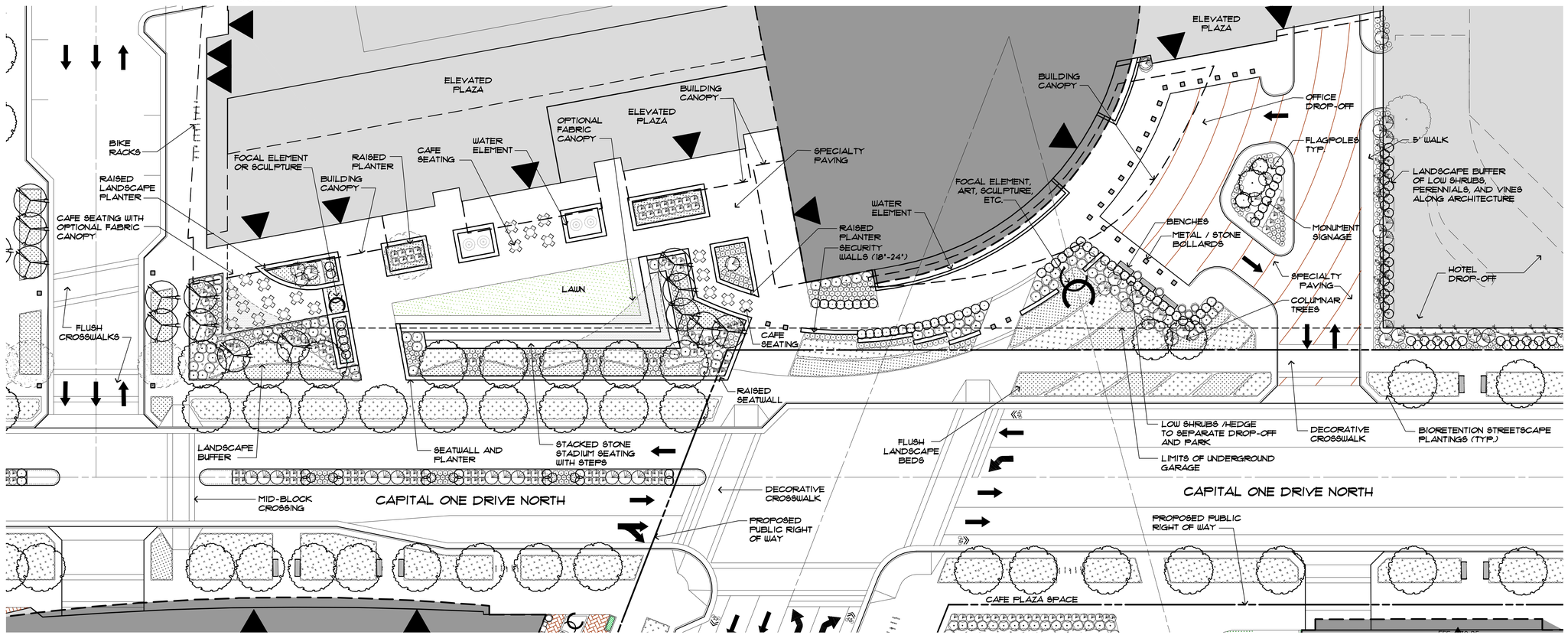
LEGEND

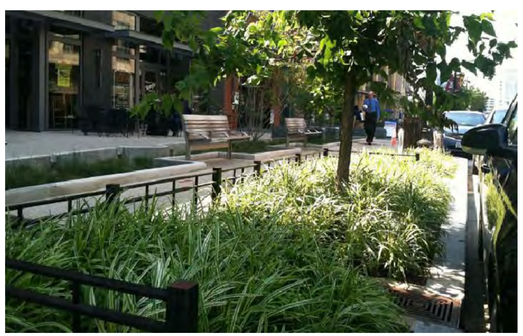
- PR. STREET-LEVEL SHADE TREE
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)
- SPECIALTY PAVING

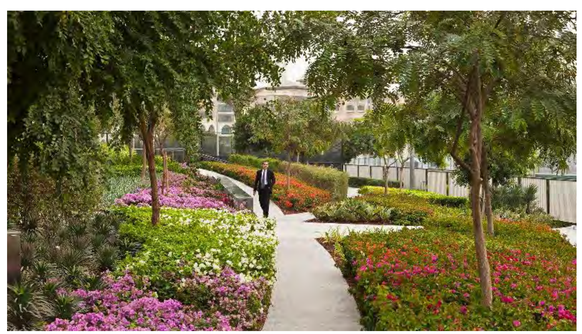
NORTH

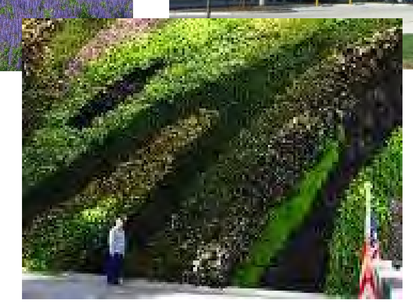
0 10 20 40 80

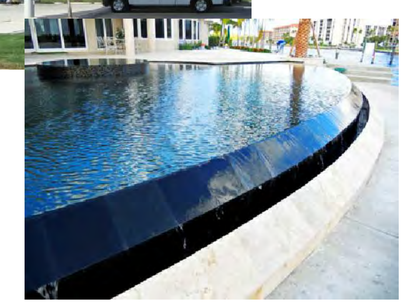
SCALE: 1" = 20'











B-1: POCKET PARK ENLARGEMENT

SCALE: 1" = 20'

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ROBERT W. WALKER
NO. 37609
01/28/2014
PROFESSIONAL ENGINEER

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LINEAR PARK ENLARGEMENT

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C-1: COMMON GREEN ENLARGEMENT

SCALE: 1" = 20'

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COMMON GREEN ENLARGEMENT

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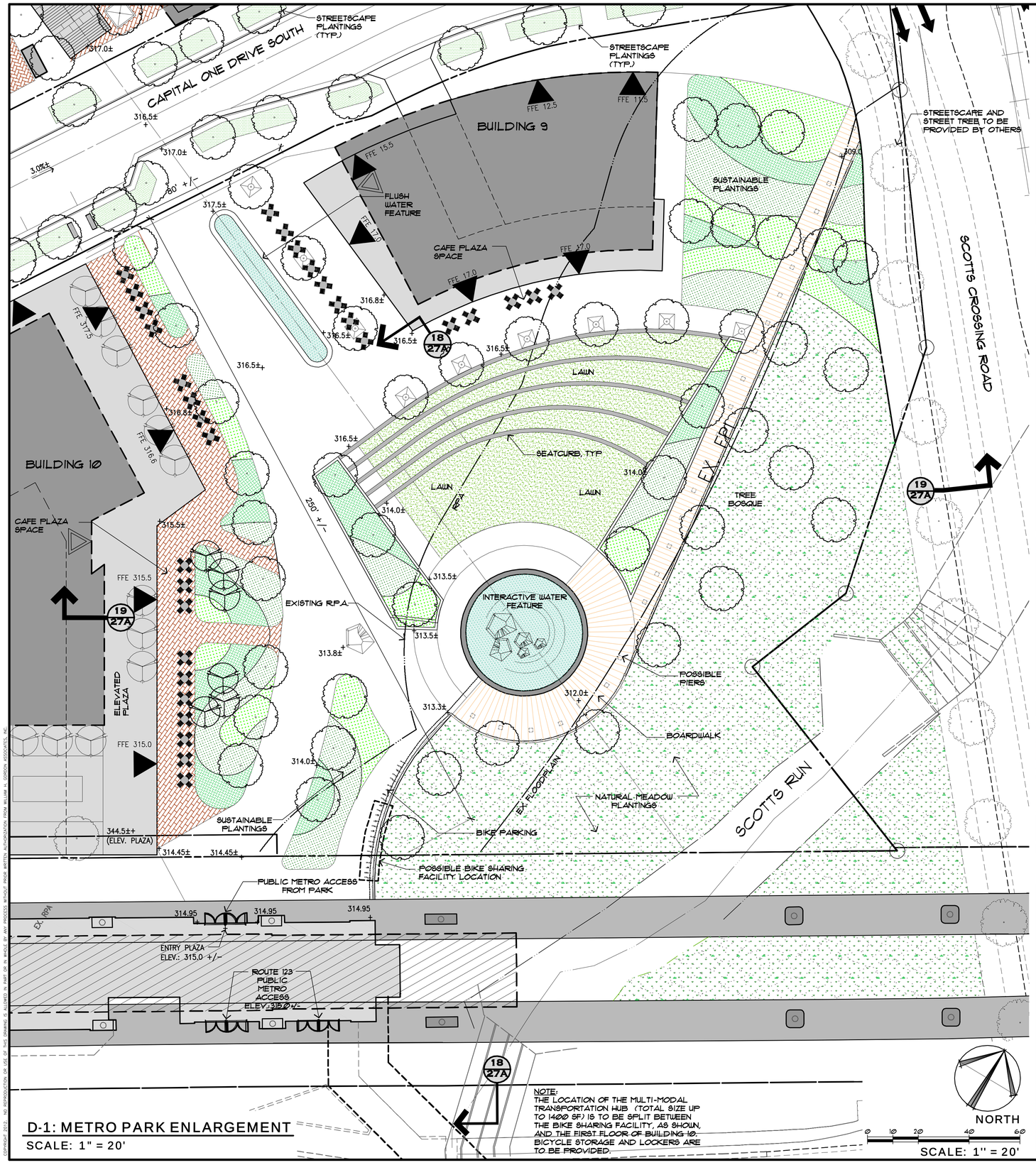
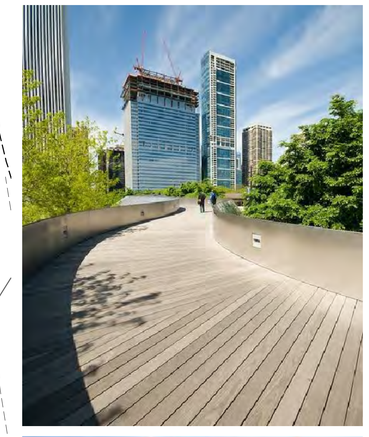
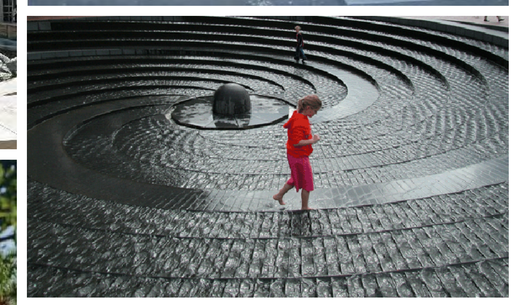


NOTE:
THE LOCATION OF THE MULTI-MODAL TRANSPORTATION HUB (TOTAL SIZE UP TO 1400 SF) IS TO BE SPLIT BETWEEN THE BIKE SHARING FACILITY, AS SHOWN, AND THE FIRST FLOOR OF BUILDING 10. BICYCLE STORAGE AND LOCKERS ARE TO BE PROVIDED.

D-1: METRO PARK ENLARGEMENT

SCALE: 1" = 20'





LEGEND

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- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
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METRO PARK ENLARGEMENT

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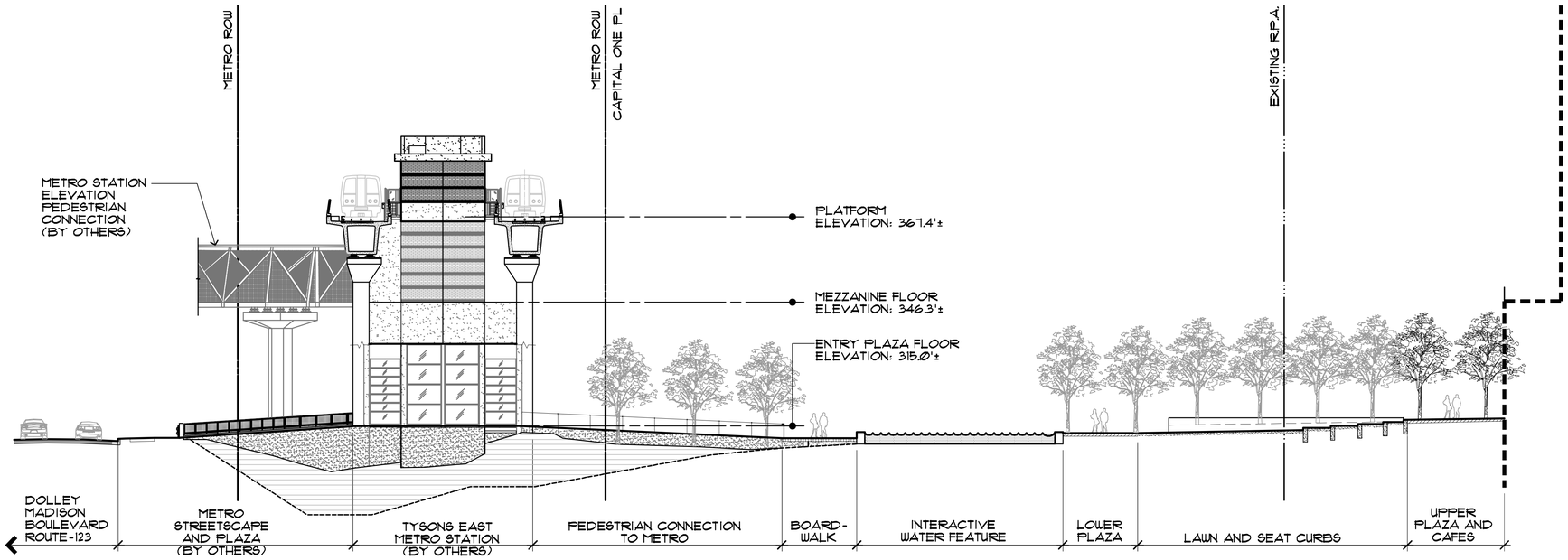
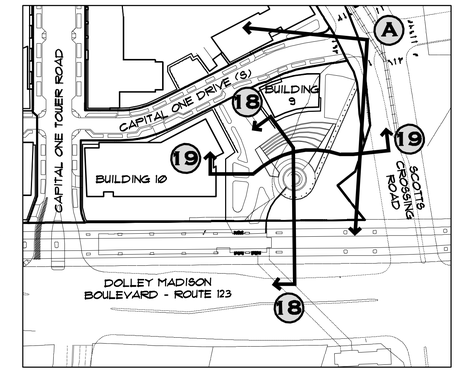


18 METRO PARK CONCEPTUAL SECTION

SCALE: 1" = 20'



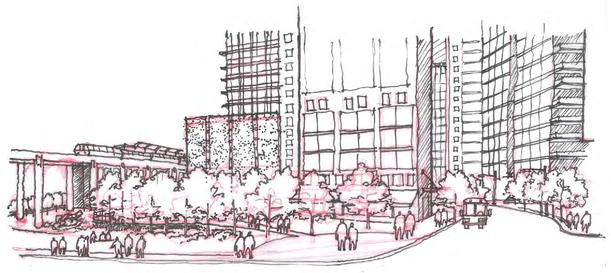
key plan

SCALE: 1" = 150'

NORTH

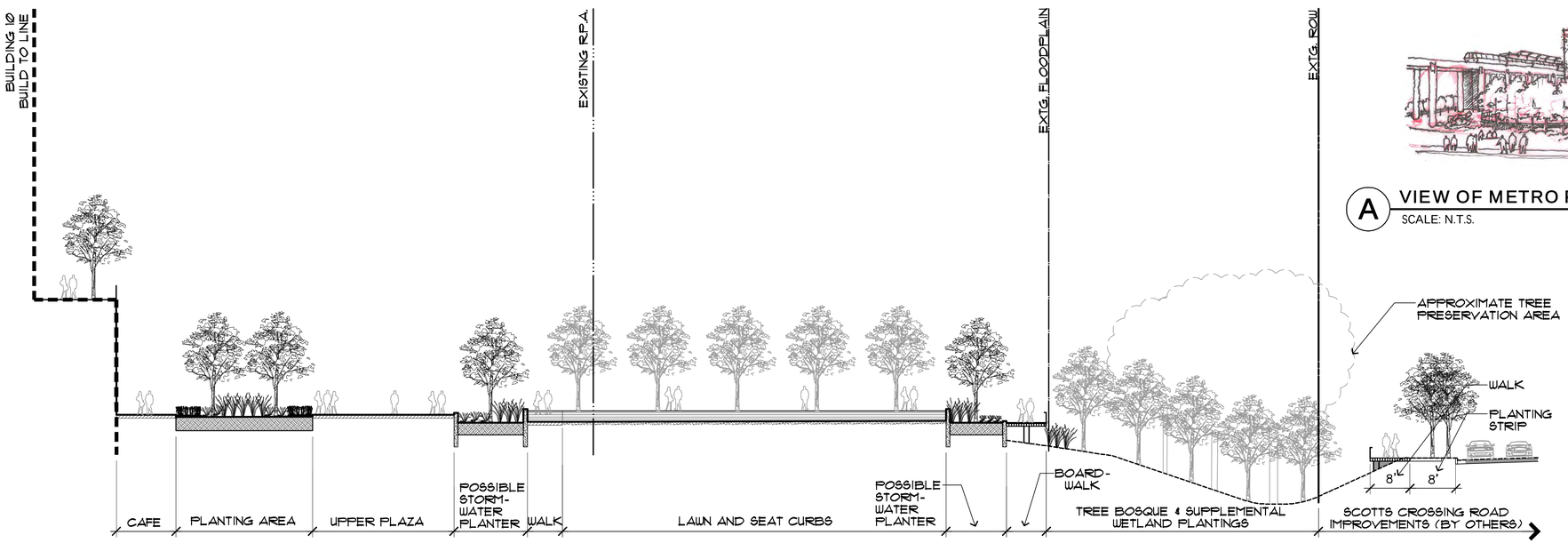
NOTE:

SITE SECTIONS ARE PROVIDED TO ESTABLISH THE SCALE, MASSING AND DIMENSIONAL RELATIONSHIPS BETWEEN THE BUILDINGS, LANDSCAPE FEATURES, METRO FACILITIES, STREETS AND ADJACENT LANDFORMS. THE CONCEPT SKETCH SHOWS THE CHARACTER OF THE PEDESTRIAN EXPERIENCE AT THE INTERSECTION OF SCOTTS CROSSING ROAD, OLD SPRINGHOUSE ROAD AND THE METRO PARK ENTRY, INCLUDING THE SCOTTS CROSSING SIDEWALK AND ENLARGED PEDESTRIAN PAVING AREA AT THE CORNER BOARDWALK ENTRY LEADING INTO THE PARK AND METRO ACCESS. OTHER DETAILS OF SITE DEVELOPMENT SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL DEVELOPMENT PLANS, PROVIDED THEY ARE DETERMINED TO BE WITHIN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS.



A VIEW OF METRO PARK ALONG CAPITAL ONE DRIVE (S)

SCALE: N.T.S.



19 METRO PARK CONCEPTUAL SECTION

SCALE: 1" = 20'

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METRO PARK SECTIONS

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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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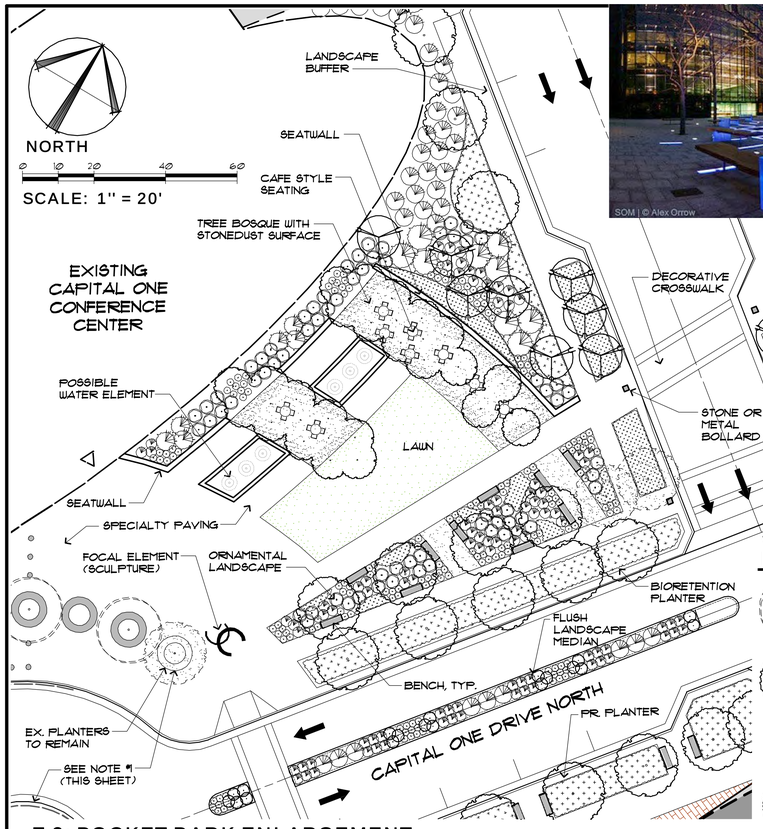

E-2: POCKET PARK ENLARGEMENT

SCALE: 1" = 20'

NOTES:

1. THE APPLICANT RESERVES THE RIGHT TO MAKE IMPROVEMENTS TO THE EXISTING TRAFFIC CIRCLE. REFER TO SHEET 19E IN FDPA 2010-PR-021 FOR OPTIONAL TRAFFIC CIRCLE IMPROVEMENTS.

LEGEND

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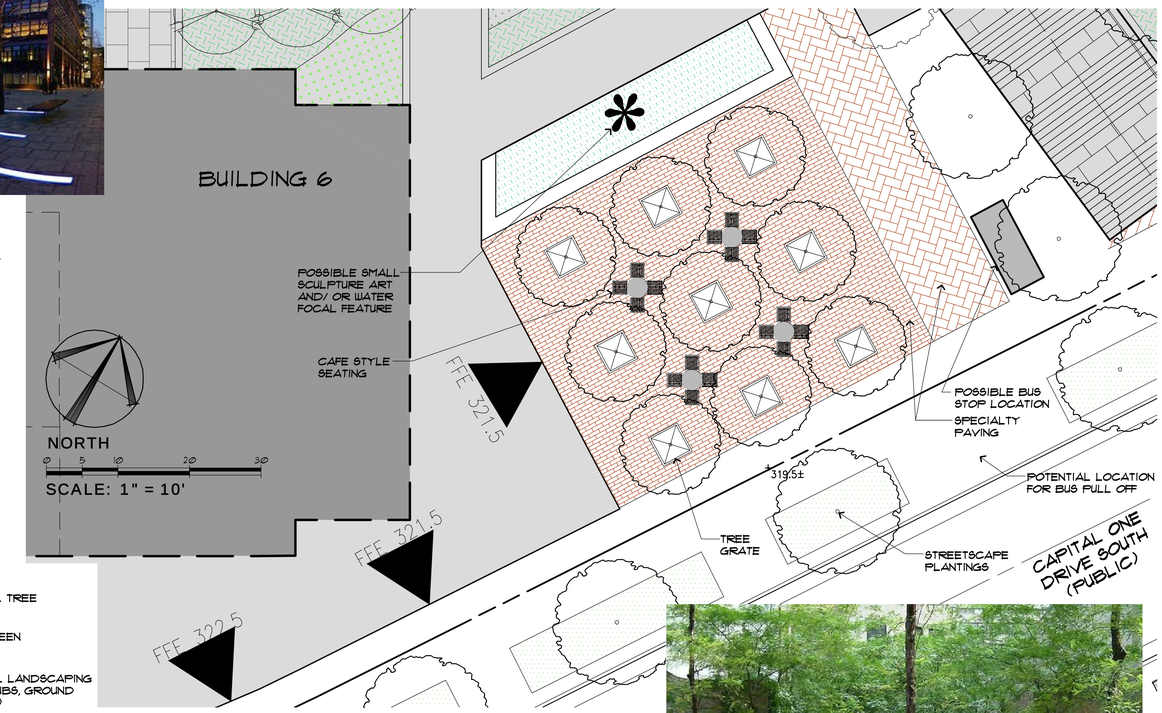
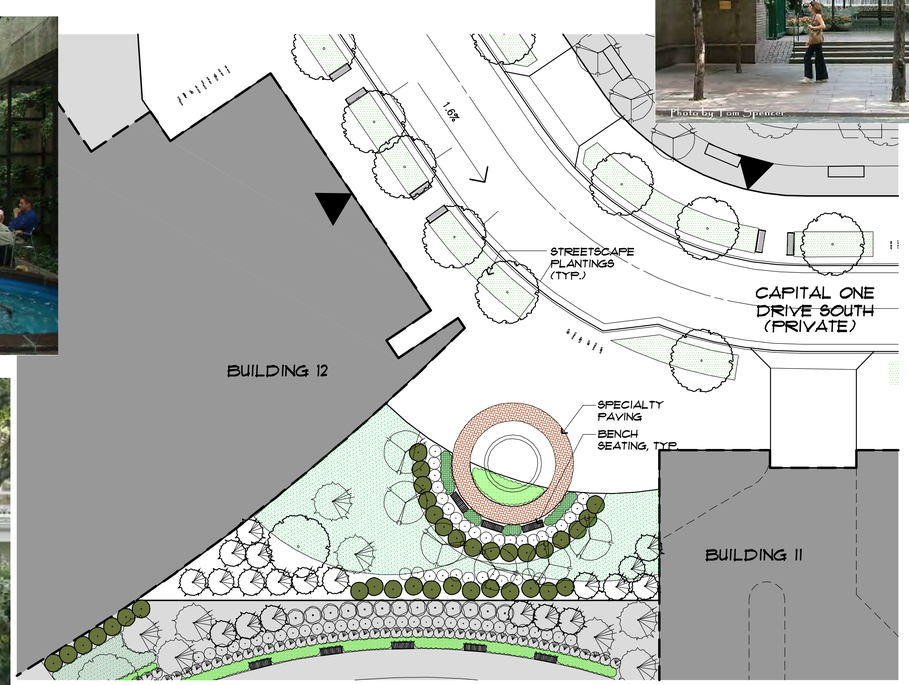
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)
- SPECIALTY PAVING



C-4: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'



E-1: POCKET PARK ENLARGEMENT

SCALE: 1" = 20'

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POCKET PARK ENLARGEMENTS

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PCA/CDPA 2010-PR-021
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SCALE	AS NOTED
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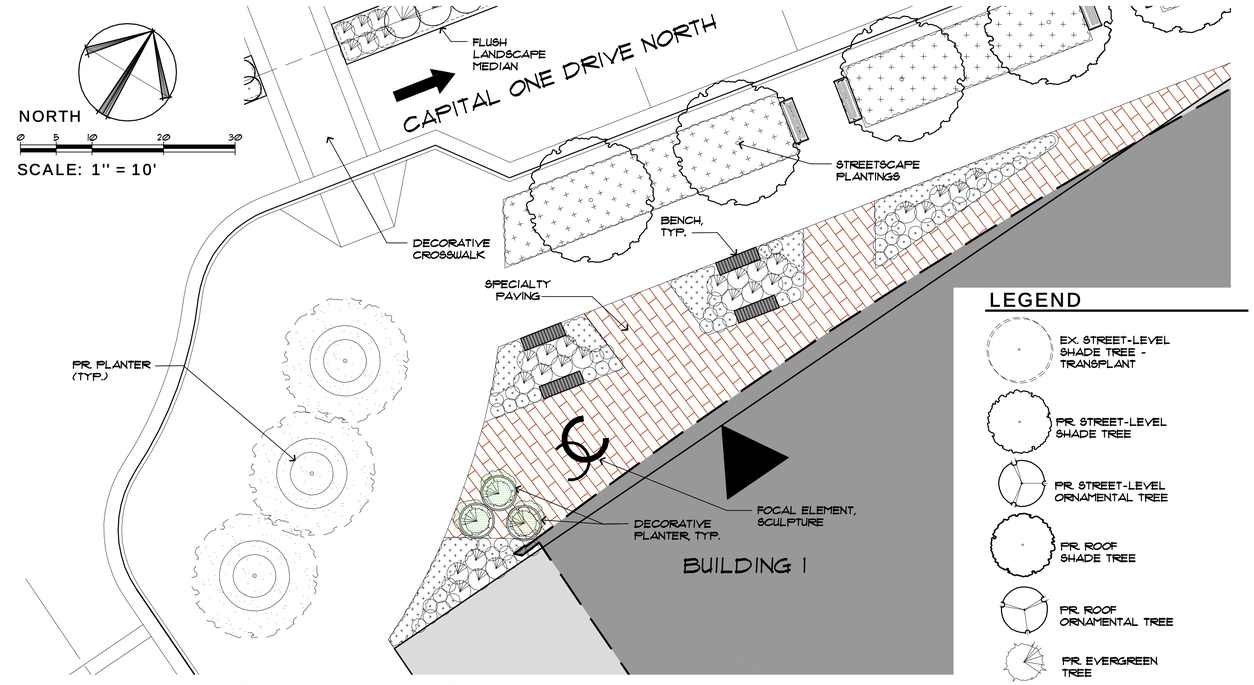
JPC SOURCE/SOURCE NOVARD N:\RTN\RW_PARKS\PARKS\QUALITY TELLABR BRONZ JPTHUR SCROGGIN AVF AT SCALE OR ARTIN IN GENERAL IS OWNED THE OF USE OR CONSTRUCTION. 2012 JUP 2012



A-1: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'

LEGEND

- EX. STREET-LEVEL SHADE TREE - TRANSPLANT
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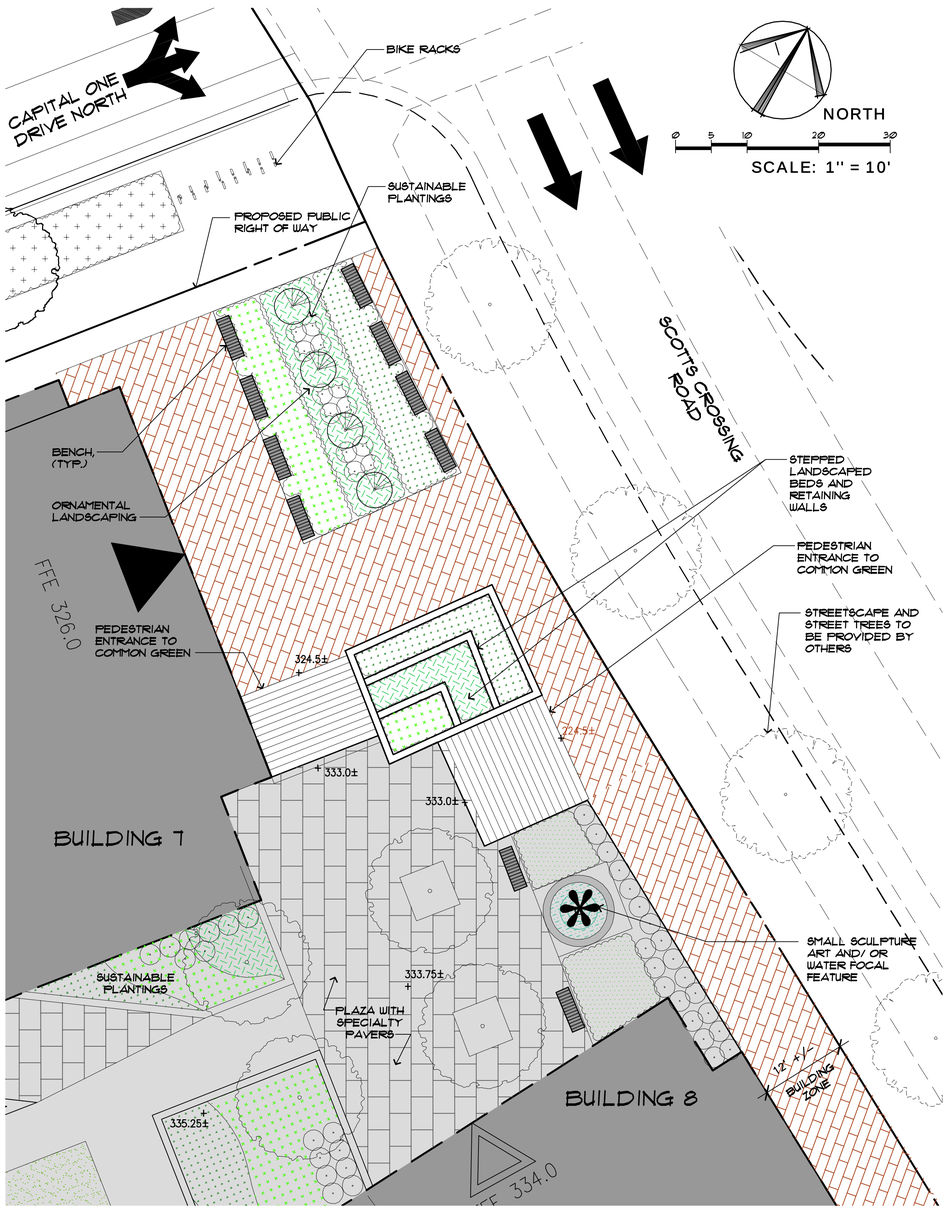
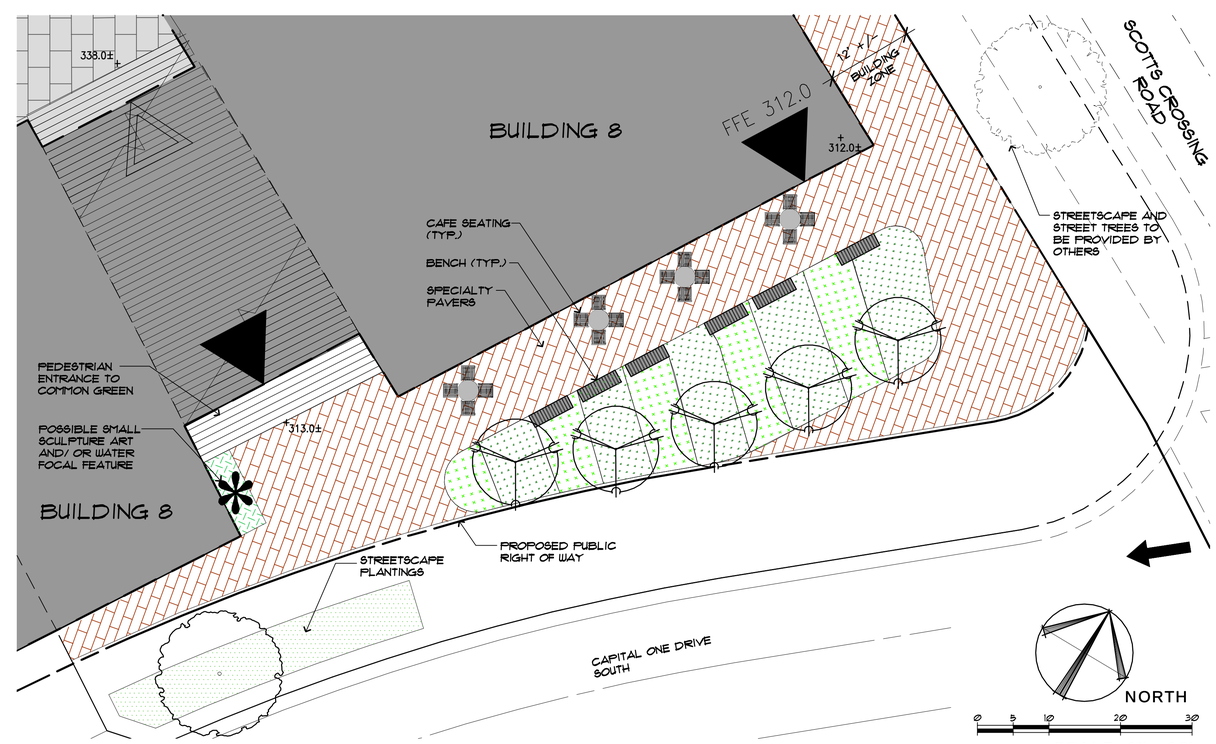
- SPECIALTY PAVING



C-3: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'



C-2: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'

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POCKET PARK ENLARGEMENTS

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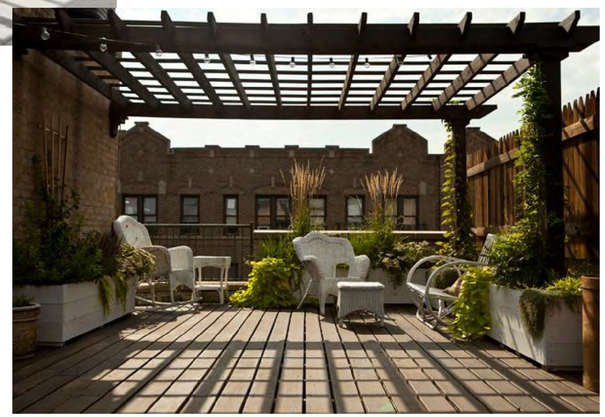

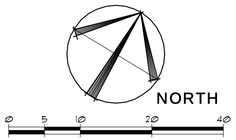

LEGEND

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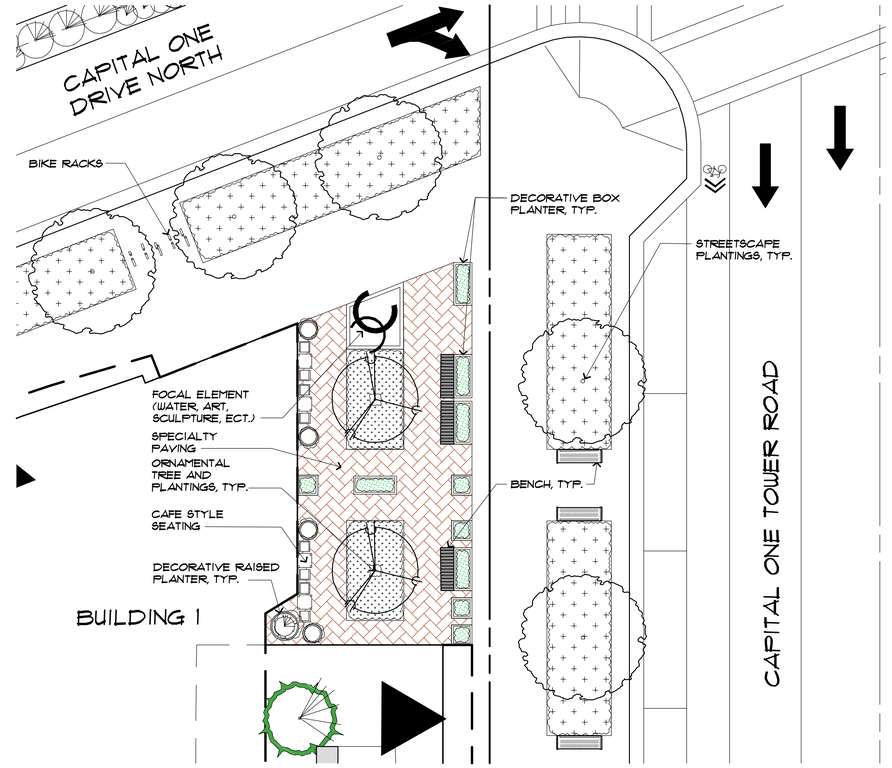
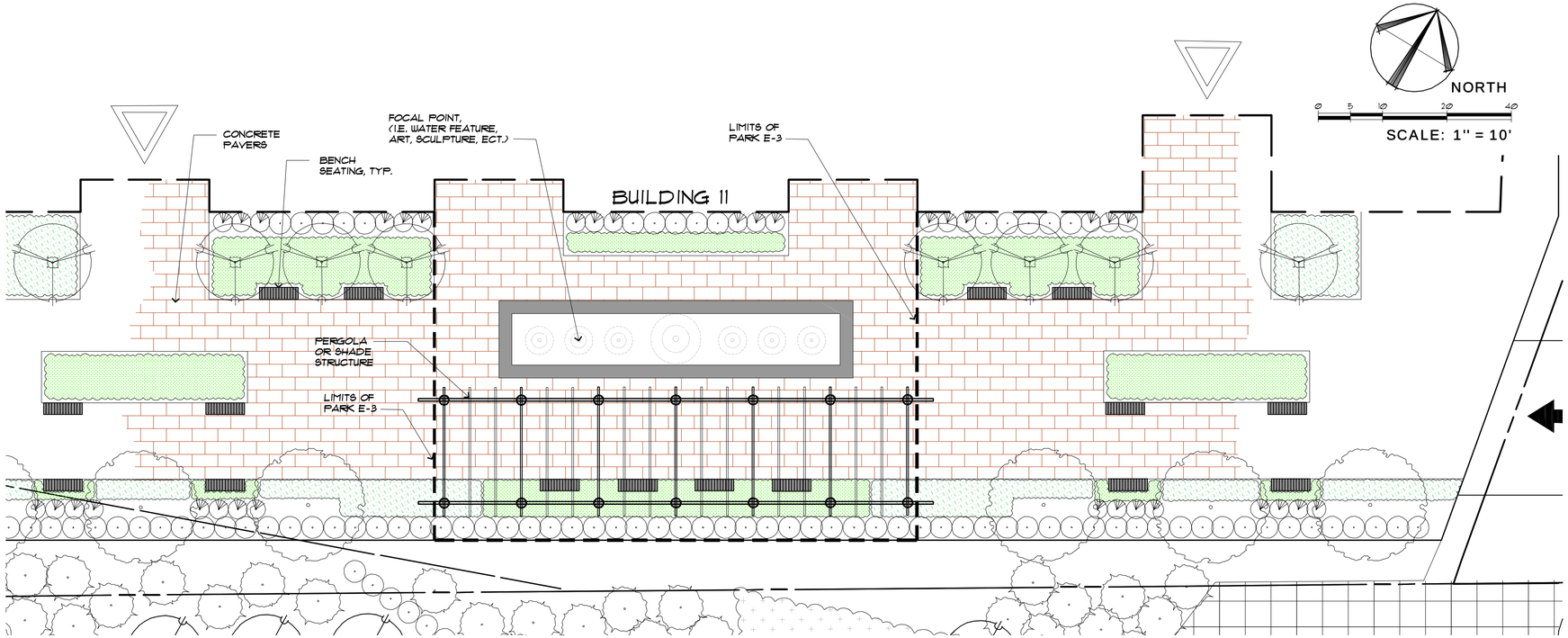


A-2: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'



E-3: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'

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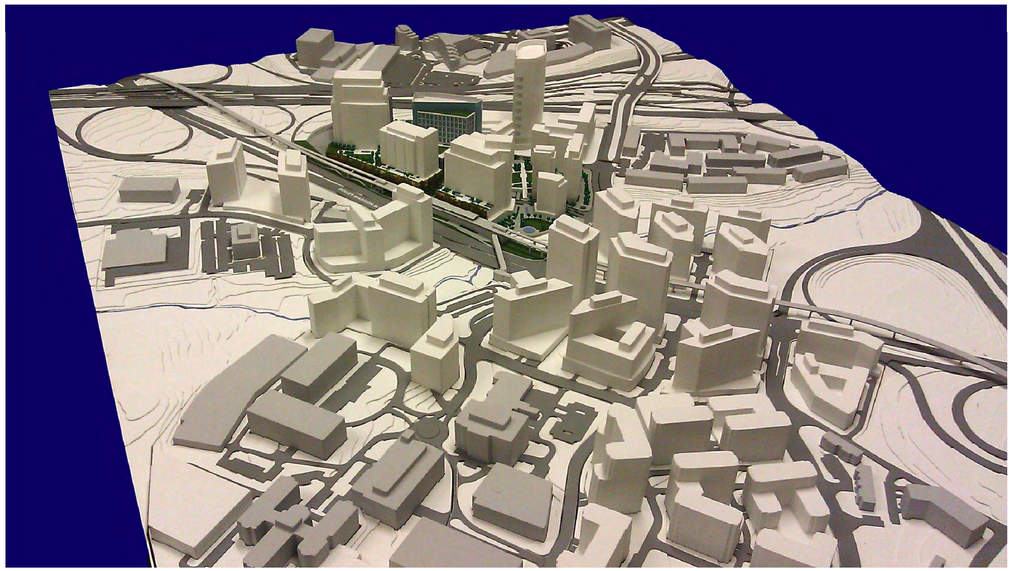
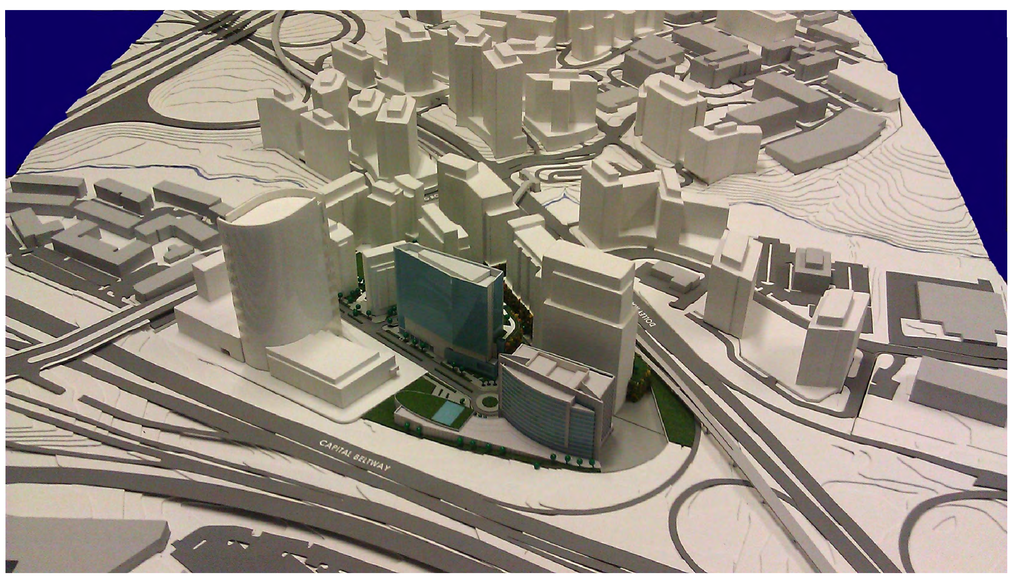


VIEW LOOKING NORTHWEST THROUGH PEDESTRIAN AXIS

VIEW LOOKING NORTHEAST THROUGH CAPITAL ONE TOWER PLAZA



VIEW LOOKING SOUTHEAST THROUGH CAPITAL ONE TOWER PLAZA

VIEW LOOKING WEST

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3D SITE MODEL

CAPITAL ONE MASTERPLAN

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PREVIOUSLY APPROVED WAIVERS

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

November 29, 2012

Shane M. Murphy
Cooley LLP
Reston Town Center, One Freedom Square
11951 Freedom Drive, Suite 1500
Reston, VA 20190

RE: Rezoning Application RZ 2010-PR-021
(Concurrent with Proffered Condition Amendment Application PCA 92-P-001-08)

Dear Mr. Murphy:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 25, 2012, granting Rezoning Application RZ 2010-PR-021 in the name of Capital One Bank (USA) NA. The Board's action rezones certain property in the Providence District from the C-3 and HC Districts to the PTC and HC Districts to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.90. The subject property is located in the east of I-495, north of Route 123 and southwest of Scotts Crossing Road on approximately 26.22 acres of land. [Tax Map 29-4 ((5)) A2], and is subject to the proffers dated September 21, 2012.

The Board also:

- Modified Section 2-414B of the Zoning Ordinance requiring a 75-foot setback of commercial buildings from I-495 to that shown on the Conceptual Development Plan (CDP).
- Deviated from the tree preservation target to allow tree canopy to be provided through new tree planting as depicted on the plan.
- Approved a waiver to allow the use of underground stormwater management and Best Management Practices in a residential development, subject to waiver #6835-WPFM-001-1.
- Modified the Public Facilities Manual (PFM) requirements to allow a reduced planting width from eight feet to four feet with structural planting cells.
- Waived the Countywide Trails Plan requirement to provide a regional trail alongside I-495 in favor of sidewalks shown on the CDP.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

TRANSPORTATION WAIVERS

Summary of Transportation Design Standards for Tysons Corner Urban Center

Criteria	Collector Classification	Public Portion		Local Street Classification	Public Portion	Private Portion		Service Street Classification	Gates of McLean Access Road
		Capital One Drive (North)	Capital One Tower Road		Capital One Drive (South)	Capital One Drive (North)	Capital One Drive (South)		
	Requirement			Requirement				Requirement	
Level of Service (Table 2, DS-5)	E	✓	Waiver previously approved*	E	✓	✓	✓	N/A	N/A
No. of Through Lanes (Table 3, DS-10)	2-4	✓	✓	2	✓	✓	✓	2	✓
Design Speed (Table 3, DS-10)	25-30	✓	✓	25	✓	✓	✓	≤ 25	✓
Operating Speed (Table 3, DS-10)	25-30	✓	✓	25	✓	✓	✓	≤ 25	✓
Operational Analysis (Table 4, DS-11)	Discretionary	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Signalized Intersection Spacing (Table 4, DS-11)	425' - 660'	✓	N/A	325' - 660'	N/A	N/A	N/A	N/A	N/A
Unsignalized Full Access Spacing (Table 4, DS-11)	200' - 660'	N/A	✓	100' - 660'	696' Waiver #1	✓	✓	N/A	N/A
Unsignalized Partial Access Spacing (Table 4, DS-11)	155' - 660'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	155'	101' Waiver #2A	60'/120' Waiver #2B/2C	50'	✓	✓	✓	N/A	N/A
Lane Width (Table 5, DS-13)	10' - 11'	✓	✓	10'	✓	✓	✓	10'	✓
On-Street Parking (Table 5, DS-13)	Required	Waiver #4A	Waiver #4B	Required	Waiver #4C	✓	✓	Restricted	✓
On-Street Parking Width (Table 5, DS-13)	8'	N/A	✓	7' - 8'	✓	✓	✓	N/A	N/A
Raised/Landscaped Median (Table 6, DS-15)	Optional	N/A	✓	N/A	N/A	N/A	N/A	N/A	N/A
Median Width (Table 6, DS-15)	4' - 8'	N/A	✓	N/A	N/A	N/A	N/A	N/A	N/A
Left and Right Turn Lanes (Table 6, DS-15)	Optional	✓	✓	Optional	✓	✓	N/A	N/A	N/A
Turn Lane Widths (Table 6, DS-15)	10' - 11'	✓	✓	10'	✓	✓	N/A	N/A	N/A
Max. Two-Way Driveway Width (Table 11, DS-22)	24'	30' Waiver #6A	N/A	24'	✓	✓	✓	24'	✓
Max. One-Way Driveway Width (Table 11, DS-22)	14'	✓	24'/24' Waiver #7A/7B	14'	24' Waiver #7C	N/A	✓	14'	N/A
Streetscape Zone Width (Table 14, DS-27)	20' - 28'	✓	✓	16' - 24'	✓	✓	✓	N/A	N/A

✓ Check mark represents that no waiver is needed.

*Level of Service waiver by others has been approved at the intersection of Capital One Tower Plaza and Route 123.
Documentation provided to show consistency with approved waiver.

**Streetscape Zone Widths
Private Portions:
-Capital One Drive South: Area shaded on plans, greater than 24' and less than 27.5'.
-Capital One Drive North: Area shaded on plans, greater than 24' and less than 29.5'.

Additional waivers needed from VDOT:
-Allow non-standard materials in future VDOT maintained Right of Way: granite curb and gutter, planter curbs, pavers, security bollards, anti-ram walls, and bio-retention planters.

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Chantilly, VA 20151
Phone: 703-263-1900
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NO. 37609
01/28/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-2013
ACCEPTANCE COMMENTS
8-13-2013
PRE. STAFFING COMMENTS
12-02-2013
STAFFING COMMENTS
01-28-2014
STAFFING COMMENTS

WAIVERS AND CORRESPONDENCE

CAPITAL ONE MASTERPLAN
PROFFERED CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA / CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-NT.dwg
SHEET #	30 of 35

LEGEND

- INTERSECTION SPACING
- CURB PARKING
- DRIVEWAY WIDTH

NORTH

SCALE: 1" = 60'

CAPITAL BELTWAY - INTERSTATE 495

EXISTING CAPITAL ONE CONFERENCE CENTER

EXISTING CAPITAL ONE OFFICE BUILDING

BUILDING 1 OFFICE/RETAIL USES

BUILDING 2 HOTEL/RETAIL USES

BUILDING 3 OFFICE/RETAIL USES

BUILDING 4 HOTEL/RETAIL USES

BUILDING 6 RESIDENTIAL/RETAIL USES

BUILDING 7 RESIDENTIAL/RETAIL USES

BUILDING 8 RESIDENTIAL/RETAIL USES

BUILDING 9 RESIDENTIAL/RETAIL USES

BUILDING 10 OFFICE/RETAIL USES

BUILDING 11 OFFICE/RETAIL USES

BUILDING 12 OFFICE USE

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK E

ELEVATED PLAZA

CAPITAL ONE DRIVE NORTH (PRIVATE STREET)

CAPITAL ONE DRIVE NORTH (PUBLIC STREET)

CAPITAL ONE DRIVE SOUTH (PRIVATE STREET)

CAPITAL ONE DRIVE SOUTH (PUBLIC STREET)

CAPITAL ONE TOWER ROAD (PUBLIC STREET)

SCOTTS CROSSING ROAD - ROUTE 2108 (VARIABLE WIDTH RIGHT-OF-WAY)

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

WAIVER #1

WAIVER #2A

WAIVER #2B

WAIVER #2C

WAIVER #4A

WAIVER #4B

WAIVER #4C

WAIVER #6A

WAIVER #7A

WAIVER #7B

WAIVER #7C

101'± DRIVEWAY SPACING

696'± UN-SIGNALIZED INTERSECTION SPACING

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TRANSPORTATION WAIVERS

CAPITAL ONE MASTERPLAN

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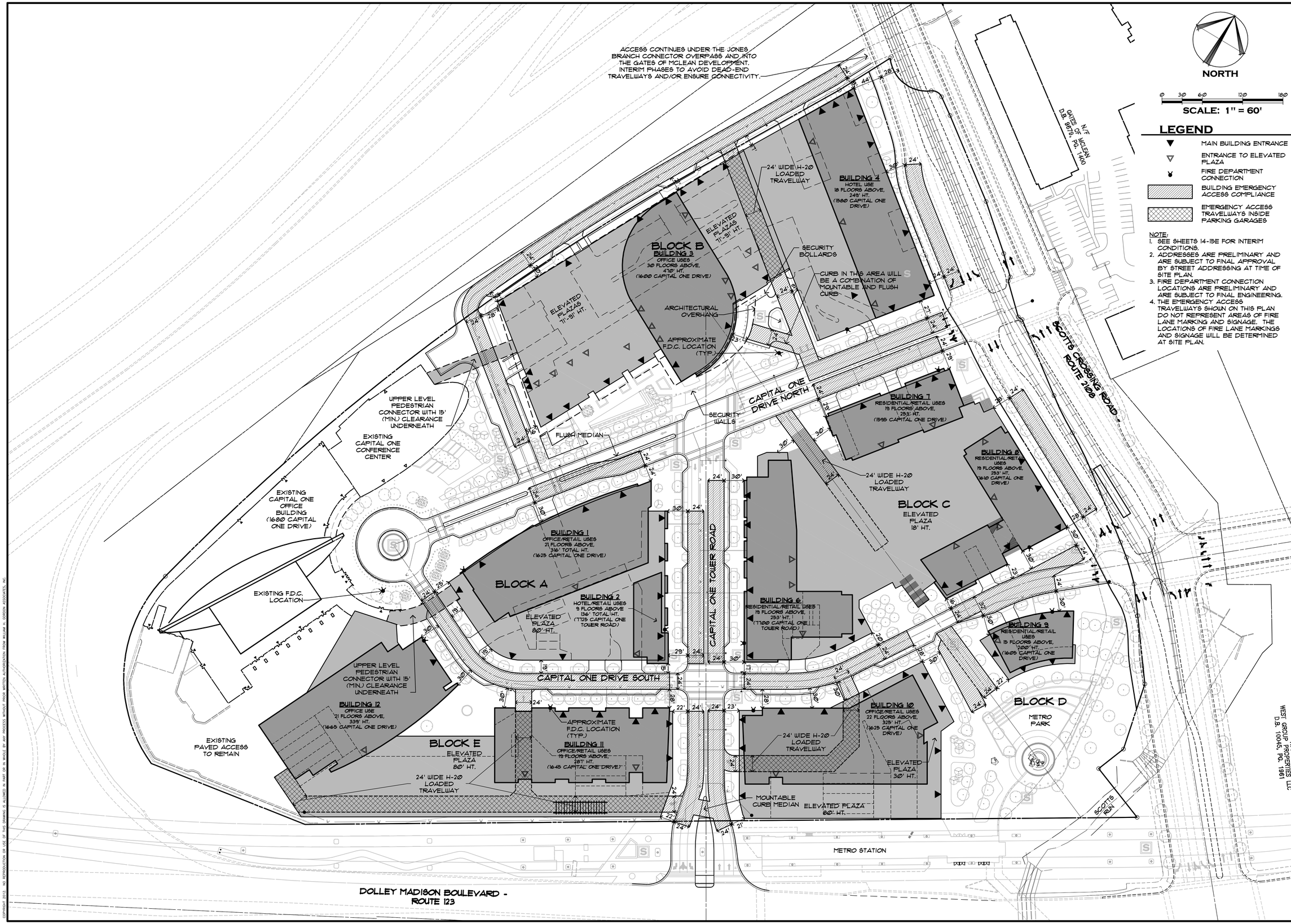
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-WAIVERS.dwg
SHEET #	30A of 35



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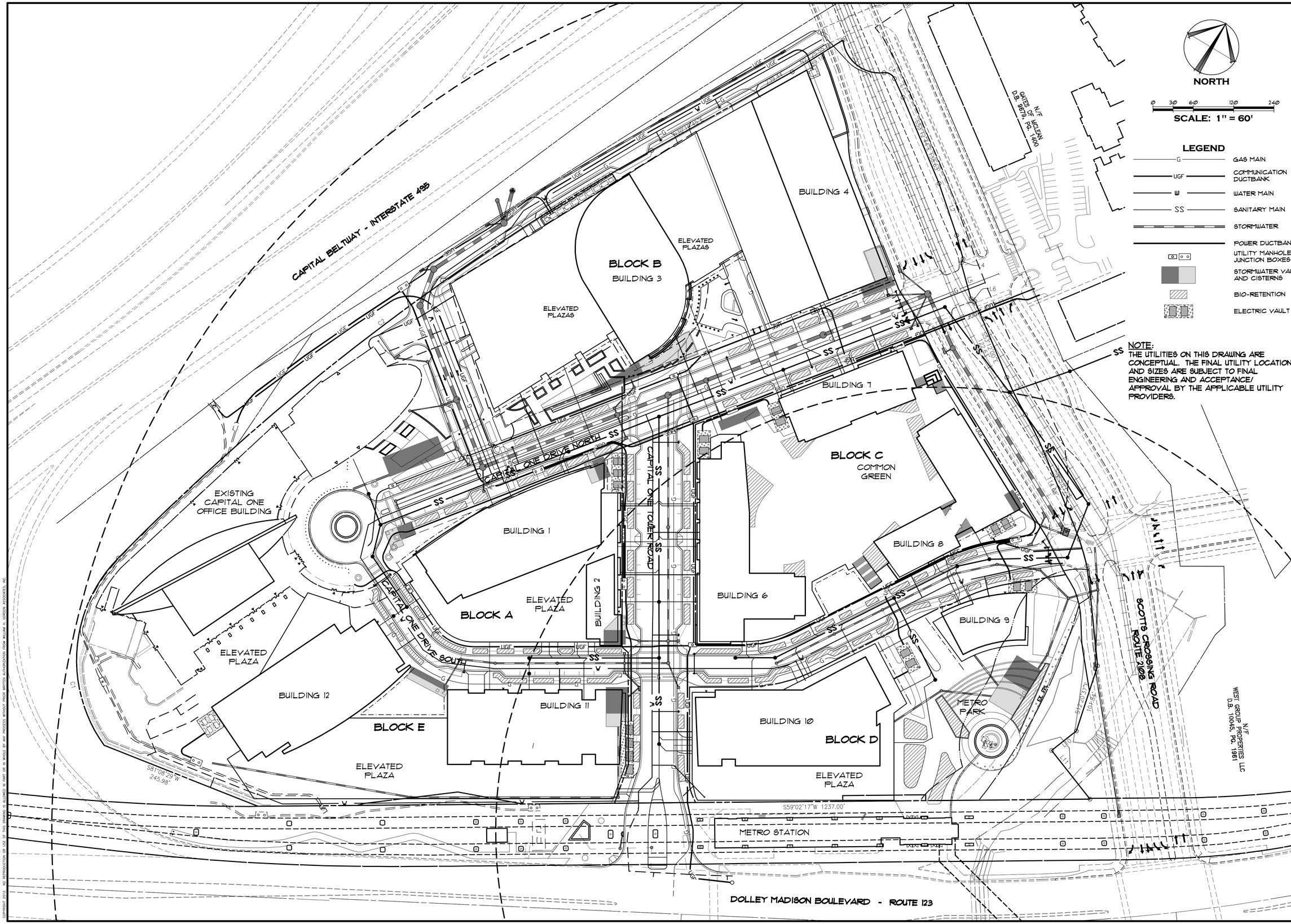
EMERGENCY ACCESS PLAN

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-FM.dwg
SHEET #	31 of 35



NOTE:
THE UTILITIES ON THIS DRAWING ARE CONCEPTUAL. THE FINAL UTILITY LOCATIONS AND SIZES ARE SUBJECT TO FINAL ENGINEERING AND ACCEPTANCE/ APPROVAL BY THE APPLICABLE UTILITY PROVIDERS.

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CONCEPT UTILITY PLAN

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
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DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
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CAD FILE	2001-UP.dwg
SHEET #	32 of 35

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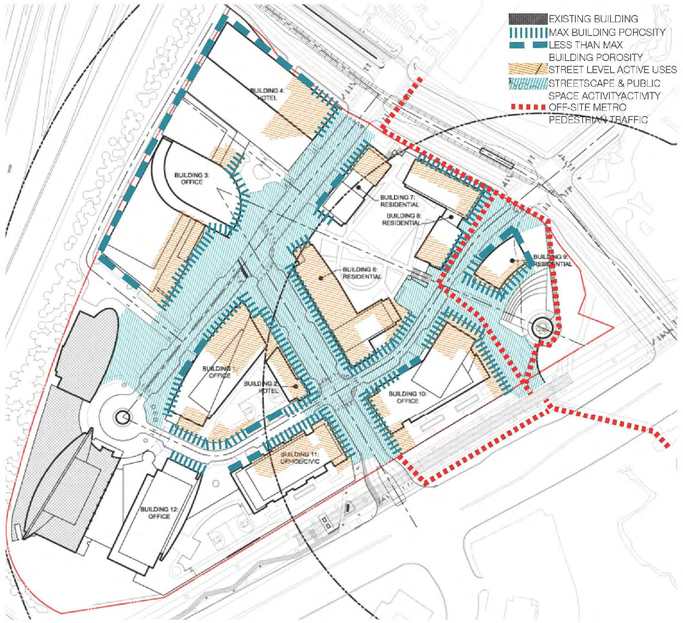


This plan specifies locations and differences in required street-level building facade porosity. Maximum porosity is shown on facades associated with retail uses and storefronts. These in turn are linked to the most animated streetscapes and public spaces where pedestrian movement and activity, such as sidewalk cafes, prevail.

This plan shows publicly visible segments of building facades directly behind which are parking garage floors and parked cars. It differentiates between garage floors at or near streetscape levels, and garage floors at and above second story building levels, typically over ground floor retail spaces. Also shown are office, residential and hotel facades that overlook parks, plazas and recreational areas. Each of these diverse facade conditions necessitates careful, creative design to effectively "camouflage" parking and to relate appropriately to adjacent public open space.

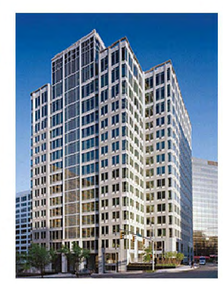
ARCHITECTURAL ARTICULATION - Block/Building Specific

This diagram identifies buildings, plus portions of blocks and buildings that are very visible and aesthetically prominent, and that deserve careful articulation. These include:

- *especially tall buildings acting as visual focal points at the urban scale;*
- *high-impact facades, publicly visible from both near and far, that will be seen by millions of motorists, pedestrians and transit riders and thus will determine the overall image and identity of the Capital One urban campus;*
- *visually strategic places on individual buildings - typically at building corners adjacent to and framing street intersections - where appropriate vertical facade expression can be perceived as neighborhood focal points and also create a desirable sense of portal and threshold from block to block.*

Architects designing these buildings are expected to artfully compose all building facades, but special attention must be paid to the artful articulation of highlighted portions of building facades and building focal points. Accordingly the following block-by-block guidelines provide recommendations, generalized diagrams and illustrative photographs to show how the architecture can be developed.

ILLUSTRATIVE EXAMPLES OF ARCHITECTURAL ARTICULATION CONCEPTS (L-R):
PARKING SCREEN/ CORNER VERTICALITY/ MASSING & HEIGHT SHIFT; FACADE POROSITY/
PARKING SCREEN; CORNER VERTICALITY/ MASSING & HEIGHT SHIFT/ PARKING SCREEN; UNIFIED
FACADE/ PARKING SCREEN; FACADE VERTICALITY; PARKING SCREEN



THE ACCOMPANYING IMAGES AND DIAGRAMS EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL MASSING / ARTICULATION PRINCIPLES, CHARACTER AND SCALE OF THE FINAL DEVELOPMENT, AS DETAILED IN THE SPECIFIC NOTES AND CAPTIONS.

WHILE THESE PRECEDENT IMAGES AND DIAGRAMS DO NOT REPRESENT FINALIZED DESIGNS, THEY ARE REPRESENTATIVE OF THE INTENDED APPLICATION OF THE STATED DESIGN PRINCIPLES AND THE BASELINE STANDARD OF DEVELOPMENT OF THE FEATURES NOTED. ALL EXCERPTED IMAGES SHOULD BE REFERENCED IN THE CONTEXT OF THE FULL PROFFERED CAPITAL ONE URBAN DESIGN GUIDELINES. FINAL DESIGN APPLICATION OF THESE PRINCIPLES WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND ARE SUBJECT TO FUTURE FINAL DEVELOPMENT PLANS FOR SPECIFIC PHASES.

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BUILDING MASSING AND ARTICULATION DIAGRAMS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-ARCH.dwg
SHEET #	33 of 35

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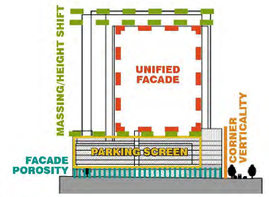
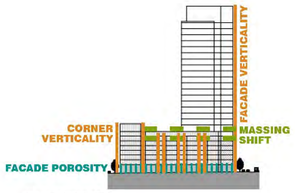
Architectural Articulation - Block A

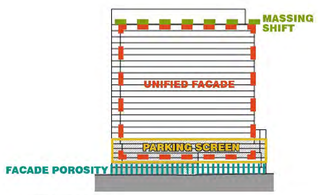
Block A consists of two abutting buildings comprised of three distinctly expressed masses: an eight-story base with street-level retail, several levels of above-grade parking and a landscaped roof plaza; an office tower atop the base; and a shorter residential/hotel building attached to the base, also containing street-level retail. Plan diagrams on pages G-7, G-9 and G-11 show the location of retail, various facade conditions and visual impact/focal points including minor, vertically expressive focal points at the two Block A corners where Capital One Tower Road intersects the two segments of Capital One Drive. Accordingly, the Block A massing and facade design guideline diagrams on this page illustrate conceptually how Block A facade conditions and articulation requirements should be approached.



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



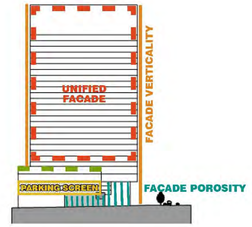
NORTHWEST ELEVATION

CAPITAL ONE DESIGN GUIDELINES, PAGE G-12

Architectural Articulation - Block B

Block B, the largest of the five blocks, consists of two conjoined buildings organized around a central tower and adjacent linear pocket park plaza. Distinctly expressed architectural massing consists of a multi-story podium interconnecting the two buildings and, rising above the base, a landmark office tower and a separate, significantly less tall hotel tower. The base contains office lobby and support areas as well as hotel-related facilities, several levels of above-grade parking and retail at street level opening onto the pocket park plaza. The roof of the podium will be accessible and used for private terrace and recreational areas.

The previous plan diagrams show the location of various facade conditions and call for a vertically expressive, major focal point at the landmark tower at the head of Capital One Tower Road. They also identify this tallest tower of the campus as a major urban focal point. The northwestern facades of Block B buildings are adjacent to and overlook the Capital Beltway, making them highly visible to millions of motorists and thus unavoidably architectural "representatives" of the Capital One urban campus. Likewise podium facades around the pocket park plaza will be publicly prominent. Accordingly, especially artful design of Block B buildings and their diverse facades is essential. To that end, the Block B massing and facade design guideline diagrams on this page illustrate conceptually how Block B facade conditions and articulation requirements should be approached.



SOUTHWEST ELEVATION

NORTHEAST ELEVATION

SOUTHEAST ELEVATION

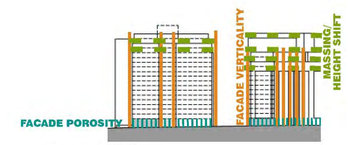
CAPITAL ONE DESIGN GUIDELINES, PAGE G-14

Architectural Articulation - Block C

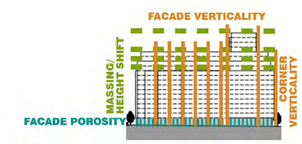
Three Block C residential buildings are arranged around the perimeter of a large elevated courtyard - a common green and recreational area - atop the roof of a base containing street-level retail and above-grade parking. The previous plan diagrams show the location of retail and various facade conditions facing surrounding streets as well as the common green. They also locate three minor, vertically expressive Block C focal points: two at the Block C corners where Capital One Tower Road intersects Capital One Drive, the latter across from Block A, D and E vertical focal points; and at the Block C corner where the northern segment of Capital One Drive intersects Scotts Crossing Road. Accordingly, the Block C massing and facade design guideline diagrams on this page illustrate conceptually how Block C facade conditions and articulation requirements should be approached.

SOUTHEAST ELEVATION

NORTHEAST ELEVATION



NORTHWEST ELEVATION

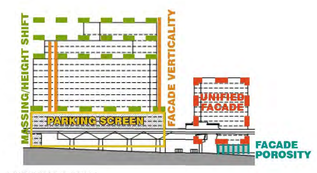


SOUTHWEST ELEVATION

CAPITAL ONE DESIGN GUIDELINES, PAGE G-16

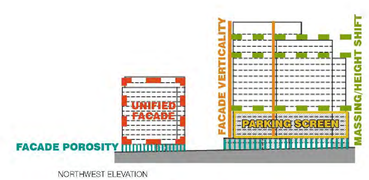
Architectural Articulation - Block D

Block D contains two buildings, a potentially iconic, free-standing residential tower overlooking the Metro Park and two local streets; and an office tower atop a multi-story base directly adjacent to and overlooking the new Metro station along Route 123. The office tower base contains retail at park and street levels and includes several levels of above-grade parking and a rooftop terrace next to the Metro station. The previous plan diagrams showing the location of retail and various facade conditions locate a minor, vertically expressive focal point at the Block D corner where Capital One Tower Road intersects the southern segment of Capital One Drive, across from Block A, C and E vertical focal points. Facing Route 123 and the park, both buildings have prominent, highly visible facades that need to be artfully designed. Accordingly, Block D massing and facade design guideline diagrams illustrate conceptually how Block D facade conditions and articulation requirements should be approached.

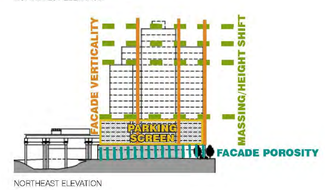


SOUTHEAST ELEVATION

SOUTHWEST ELEVATION



NORTHWEST ELEVATION



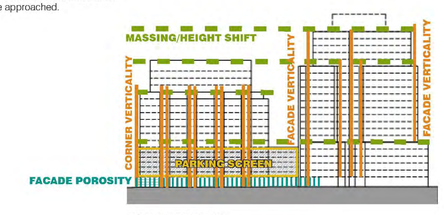
NORTHEAST ELEVATION

CAPITAL ONE DESIGN GUIDELINES, PAGE G-18

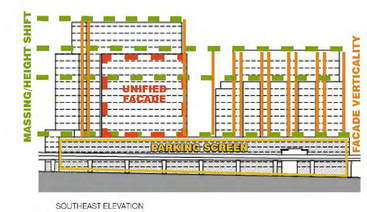
Architectural Articulation - Block E

Block E contains two office towers atop a multi-story base adjacent to and overlooking the new elevated Metro line along Route 123. The base has a bit of street-level retail but mostly houses several levels of above-grade parking and a terrace on the base rooftop between the two office towers. Plan diagrams showing the location of retail and various facade conditions locates a minor, vertically expressive focal point at the Block E corner where Capital One Tower Road intersects the southern segment of Capital One Drive, across from Block A, C and D vertical focal points. Facing Route 123 and the park, both office towers have prominent, highly visible facades necessitating artful design. Accordingly, the Block E massing and facade design guideline diagrams below illustrate conceptually how Block E facade conditions and articulation requirements should be approached.

NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

CAPITAL ONE DESIGN GUIDELINES, PAGE G-20

THE ACCOMPANYING IMAGES AND DIAGRAMS EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL MASSING / ARTICULATION PRINCIPLES, CHARACTER AND SCALE OF THE FINAL DEVELOPMENT, AS DETAILED IN THE SPECIFIC NOTES AND CAPTIONS.

WHILE THESE PRECEDENT IMAGES AND DIAGRAMS DO NOT REPRESENT FINALIZED DESIGNS, THEY ARE REPRESENTATIVE OF THE INTENDED APPLICATION OF THE STATED DESIGN PRINCIPLES AND THE BASELINE STANDARD OF DEVELOPMENT OF THE FEATURES NOTED. ALL EXCERPTED IMAGES SHOULD BE REFERENCED IN THE CONTEXT OF THE FULL PROFFERED CAPITAL ONE URBAN DESIGN GUIDELINES. FINAL DESIGN APPLICATION OF THESE PRINCIPLES WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND ARE SUBJECT TO FUTURE FINAL DEVELOPMENT PLANS FOR SPECIFIC PHASES.

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Phone: 703-263-1900
www.gordon.us.com

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ROBERT W. WALKER
NO. 37609
01/28/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-2013
ACCEPTANCE COMMENTS
8-13-2013
PRE. STAFFING COMMENTS
12-02-2013
STAFFING COMMENTS
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STAFFING COMMENTS

BUILDING MASSING AND ARTICULATION DIAGRAMS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA / CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
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CAD FILE	2001-ARCH.dwg
SHEET #	34 of 35

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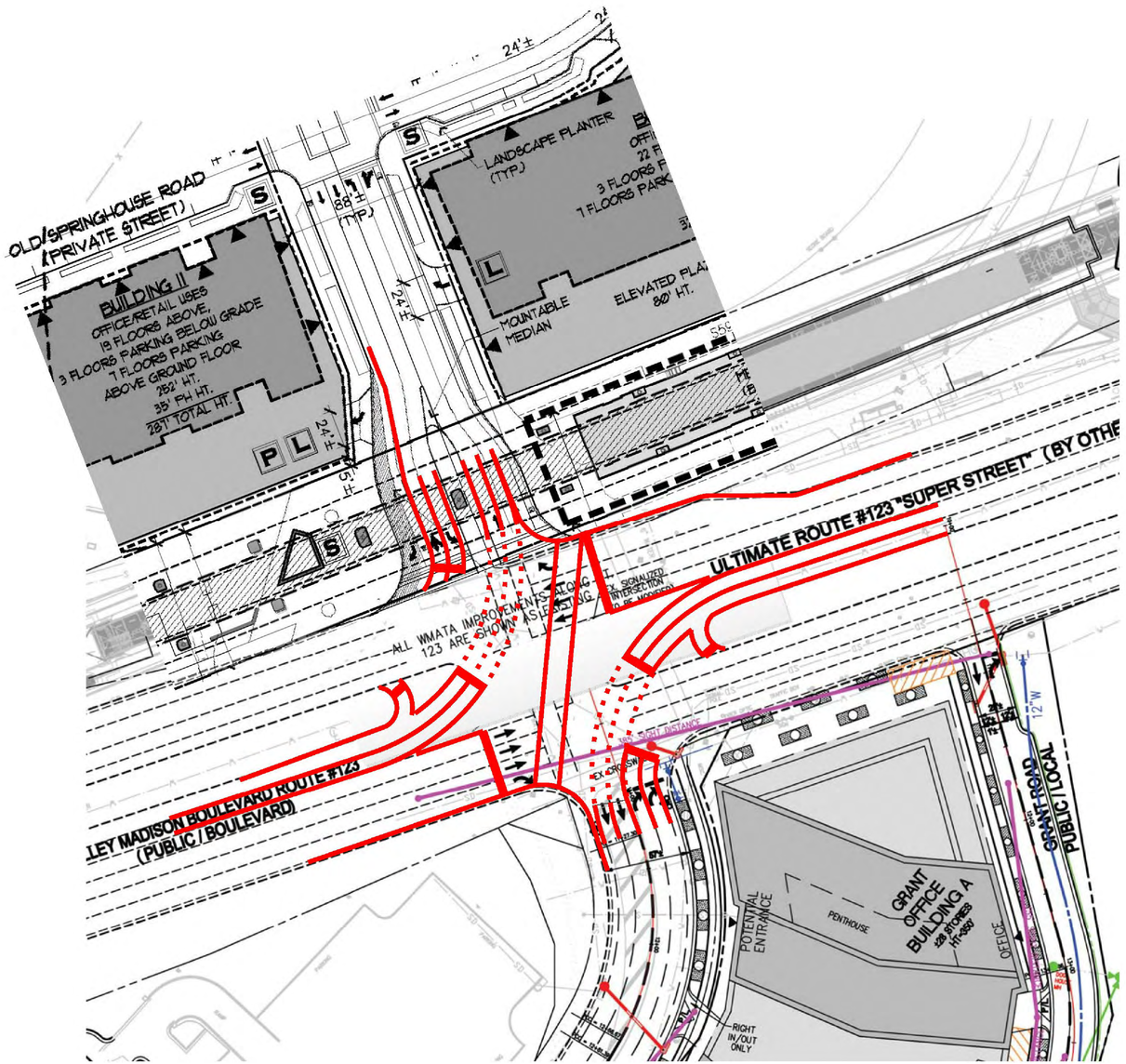

SUPER BOULEVARD HYBRID AT ROUTE 123 AND OLD MEADOW ROAD INTERSECTION

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SUPER BOULEVARD DESIGN

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SHEET #	35 of 35