FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
FOR
CAPITAL ONE BANK
PROVIDENCE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT TEAM

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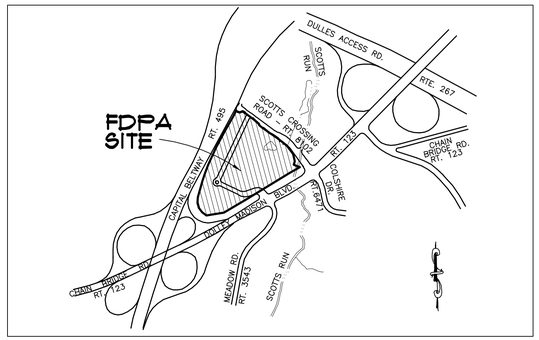
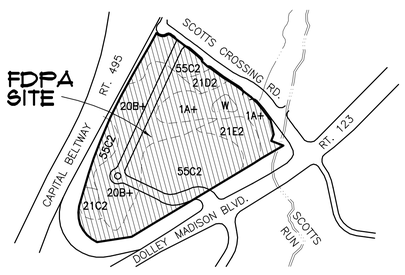


VICINITY MAP
SCALE - 1:2000



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

AERIAL MAP
NOT TO SCALE

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
February 18, 2014	Staffing Comments

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
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02/18/2014
PROFESSIONAL ENGINEER

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WAIVERS AND MODIFICATIONS:

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

THE FOLLOWING WAIVERS WERE PREVIOUSLY APPROVED WITH RZ/CDP 2010-PR-021 AND ARE INCLUDED FOR INFORMATION ONLY.

- 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-WFPM-001-1).
- A DEVIATION FROM 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 FMM IS HEREBY REQUESTED.

GENERAL NOTES:

1. LOCATION/EXISTING ZONING AND USE: THE ENTIRE 26.21 ACRES OF THE CAPITAL ONE CAMPUS IS SUBJECT TO RZ 2010-PR-021. IT 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.

2. REQUEST THE APPLICANT REQUESTS THE FOLLOWING: A FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) WITHIN PLANNED TYSONS CORNER (PTC) DISTRICT TO AMEND AND EXPAND THE LAND AREA ASSOCIATED WITH THE PREVIOUSLY APPROVED FDP 2010-PR-021 AND AMEND THE PROPOSED DEVELOPMENT.

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 METRO EAST STATION PLATFORM. THE COMPREHENSIVE PLAN DOES NOT SET A MAXIMUM INTENSITY FOR PROJECTS WITHIN A 1/4 MILE OF THE TRANSIT STATION.

6. THE PROPOSED DEVELOPMENT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, AND WAIVERS, EXCEPTIONS, OR MODIFICATIONS SOUGHT BY THE APPLICANT AS SHOWN ON THIS SHEET.

7. PARKING SPACES: SURFACE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH THE PROFFERS AND ARE SHOWN ON SHEET 5. PARKING TABULATIONS ARE PROVIDED ON SHEET 6. PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN ON THE FINAL DEVELOPMENT PLAN AMENDMENT. 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.

8. LANDSCAPING/BUFFERING: SHADE TREES WILL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE. SEE SHEET 10 FOR PROPOSED LANDSCAPING.

9. SIGNAGE. PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12 AND FUTURE COMPREHENSIVE SIGN PLANS (CSP).

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

11. CLEARING AND GRADING: IT IS NOTED THAT THE LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE FINAL DEVELOPMENT PLAN AMENDMENT ON SHEET 5. SEE NOTE 26 THIS SHEET.

12. WATER AND SEWER: PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVICE THE SUBJECT PROPERTY. SEE PUBLIC UTILITY PLAN ON SHEET 12.

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

(GENERAL NOTES CONTINUED)

14. RESOURCE PROTECTION AREA (RPA): THERE ARE MINOR IMPROVEMENTS PROPOSED IN THE RPA WITHIN THE FDPA AREA. THESE IMPACTS ARE APPROVED WITH #6835-WRPA-003-1 AND #6835-WQ-002-1.

15. WETLANDS: THERE ARE WETLANDS ON THE FDPA SITE (INCLUDING EXISTING POND) AND THEY HAVE BEEN MAPPED WITH RESOURCE PROTECTION AREA PLAN 6835-RPA-001-1. WORK IS ANTICIPATED WITHIN THE WETLAND AREA AND IMPACTS ARE PERMITTED UNDER NAO 2010-00455/11-V0268.

16. FLOODPLAIN: THE FLOODPLAIN INFORMATION SHOWN IS BASED ON FAIRFAX COUNTY MAPPED 100 YEAR FLOODPLAIN. NO WORK IS ANTICIPATED WITH THIS FDPA IN FLOODPLAIN AREAS.

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 AND SUBSEQUENT AVAILABLE RECORD DATA.

19. DEVELOPMENT SCHEDULE: THE PROPOSED DEVELOPMENT AND IMPROVEMENTS, AS SHOWN ON SHEET 3, ARE PROPOSED TO BE COMPLETED IN PHASES. THIS FDPA IS PROPOSED FOR THE FIRST PHASE OF THE OVERALL DEVELOPMENT SCHEDULE. THE BUILDINGS AND USES SHOWN ON THIS FDPA MAY BE CONSTRUCTED SIMULTANEOUSLY OR IN PHASES, AS DICTATED BY MARKET CONDITIONS.

20. SITE FEATURES. ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, BICYCLE RACKS, FOUNTAINS, ARBORS, PLANTERS, WALLS, AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED. SEE URBAN DESIGN AMENITIES PLAN ON SHEET 19. AT SITE PLAN, BICYCLE FACILITIES (INCLUDING LOCATION AND NUMBER OF RACKS) SHALL BE IDENTIFIED AS COORDINATED WITH FCDOT.

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 2500 SQUARE FEET.

22. SCENIC ASSETS/ EXISTING STRUCTURES. THE SITE CONTAINS SEVERAL TEMPORARY PRIVATE SPORT COURTS AND TEMPORARY FIELDS ALONG WITH A MAN MADE STORMWATER MANAGEMENT POND. DUE TO THE LOCATION OF THE FDPA SITE, THE TEMPORARY LARGE SOCCER FIELD WILL BE REMOVED FROM USE, IN ADDITION THE TEMPORARY JUNIOR SOCCER FIELD WILL BE RELOCATED. THE TEMPORARY BASEBALL FIELD WILL BE RETAINED. THIS PHASE OF THE DEVELOPMENT WILL PROVIDE OPEN SPACE AREAS AND STORMWATER MANAGEMENT AS SHOWN ON THE OPEN SPACE 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 BOULLEVARD/ ROUTE 123 AND SCOTTS CROSSING ROAD/ ROUTE 8102.

25. MINOR MODIFICATIONS: THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE BUILDING FOR FOOTPRINT SIZE, PARKING LOT LAYOUT, AND GROSS FLOOR AREA SHOWN ON THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN PROVIDED THE OVERALL FLOOR AREA RATIO (F.A.R.) IS NOT EXCEEDED, OPEN SPACE PROVIDED IS NOT REDUCED, THE MINIMUM AND MAXIMUM BUILDING SETBACKS TO THE PERIPHERAL LOT LINES ARE NOT REDUCED, AND THAT THE CHANGES ARE DETERMINED BY THE ZONING ADMINISTRATOR TO BE IN SUBSTANTIAL CONFORMANCE WITH THE FDPA. THE DIMENSIONS SHOWN FOR BLDG. SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS OVERHANGS, EAVES, ETC.

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. THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE "LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENT" AND ITS ASSOCIATED LIMITS OF CLEARING AND GRADING THAT MAY RESULT FROM FINAL ENGINEERING AND ULTIMATE UTILITY CONNECTIONS.

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, 2012. A 'NO SURVEY REQUIRED' RESPONSE HAS BEEN OBTAINED WITH THEIR REVIEW.

28. ROAD NAMES: THE APPLICANT RESERVES THE RIGHT TO RENAME THE ON-SITE INTERNAL ROADS. THE NORTH AND SOUTH DESIGNATIONS FOR CAPITAL ONE DRIVE ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE CHANGED WITH FUTURE DEVELOPMENT PHASES OF THE PROJECT.

29. BUILDING PHASING: CONSTRUCTION OF THE PROPOSED HOTEL IN BUILDING 2 MAY BE PHASED SUCH THAT THE INTERIOR BUILDING SHELL CAN BE USED AS PARKING DURING THE INTERIM PERIOD PRIOR TO FULL INTERIOR BUILDOUT OF THE HOTEL. THE NUMBER OF SPACES PROVIDED IN THE HOTEL FOOTPRINT WILL NOT EXCEED 120 SPACES AND WILL NOT EXCEED THE MAXIMUM NUMBER OF PROPOSED PARKING STALLS PER SHEET 6. SEE SHEETS 28-30 FOR PHASING.

DEVELOPMENT TABULATIONS:

TAX MAP / PARCEL	TAX MAP 29-4 ((5)) AS A PORTION OF PARCEL A2
SITE AREA	26.21 ACRES OR 1,141,884 SF
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 OPEN SPACE PLAN FOR CALCULATIONS (SHEET 11)
TREE CANOPY	REQUIRED/PROVIDED * SEE LANDSCAPE PLAN FOR CALCULATIONS (SHEET 10)
TOTAL GROSS SF	SEE BUILDING TABULATIONS (SHEET 3)
TOTAL FLOOR AREA RATIO	SEE BUILDING TABULATIONS (SHEET 3)
PARKING TABULATIONS	SEE PARKING AND LOADING TABULATIONS (SHEET 6)
NUMBER OF STORIES/HEIGHT	VARIES, AS SHOWN ON BUILDING TABULATIONS (SHEET 3)
YARD REQUIREMENTS	
FRONT	N/A
SIDE	N/A
REAR	N/A

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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS

5-24-13
ACCEPTANCE COMMENTS
8-13-13
PRE. STAFFING COMMENTS
12-02-13
STAFFING COMMENTS
01-28-14
STAFFING COMMENTS
02-18-14
STAFFING COMMENTS

NOTES AND TABULATIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 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	2001F-NT.dwg
SHEET #	2 of 33

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BUILDING TABULATIONS PER CDPA

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

FDPA BUILDING TABULATIONS

FDP Site Area	SF	Acres
	556,388	12.77
FAR Calculation		
Site Area for FDP Calculation	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	950,000	940,550	970,700	
							Retail	10,000	44,600	30,150		
Building 4	150	250	211	38	249	18	Hotel	250,000	400,000	325,374	325,374	
BLOCK E												
Building 11	20	50	40	18	58	2	Pub. Facil.	30,000	30,000	30,000	*	
Subtotal: Bldgs. 1, 2, 3, 4, 11											*	**1,989,556**	
EXISTING BUILDINGS												
Existing HQ Bldg.		205				14	Office			479,500		
Existing Conference Ctr		42.5				2	Office			26,000		
Existing Accessory Bldgs.		25				1	Accessory			1,247		
Subtotal: Existing Buildings												**506,747**	
TOTALS: Blocks A, B and Existing Buildings											*	**2,496,303**	**GSF**
Total Site Area (for calculating density)												**1,272,861**	**SF**
Floor Area Ratio (FAR)												**1.96**	**FAR**
Total Site GSF (from CDP)											*	**4,969,523**	**GSF**
Remaining Site GSF (from CDP)												**2,473,220**	**GSF**

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

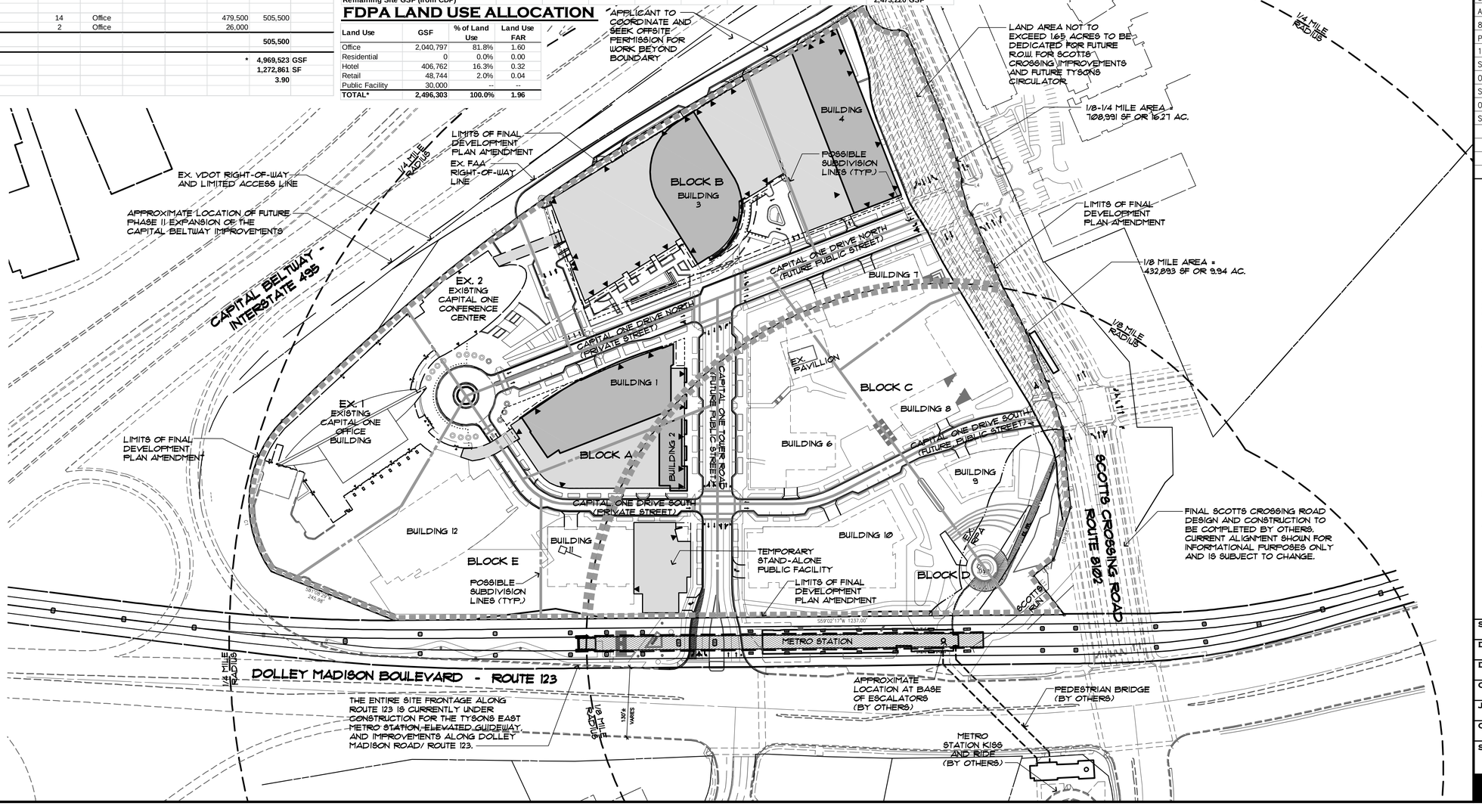
FDPA LAND USE ALLOCATION

Land Use	GSF	% of Land Use	Land Use FAR
Office	2,040,797	81.8%	1.60
Residential	0	0.0%	0.00
Hotel	406,762	16.3%	0.32
Retail	48,744	2.0%	0.04
Public Facility	30,000	--	--
TOTAL*	**2,496,303**	**100.0%**	**1.96**

NOTES:

1. THE APPLICANT RESERVES THE RIGHT TO ADJUST BUILDING HEIGHTS AS LONG AS THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE FDPA BUILDING TABULATIONS.
2. 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.
3. SEE SHEET 6 FOR PARKING AND LOADING TABULATIONS.
4. BUILDING 5 IS NOT DEPICTED AND WILL NOT BE CONSTRUCTED.
5. LIMITS OF THE FINAL DEVELOPMENT PLAN AMENDMENT IS FOR THE ENTIRE 26.21 ACRE SITE AS SHOWN AND ALSO INCLUDES OFF-SITE IMPROVEMENTS.

BUILDINGS 6,7,8,9,10,11, AND 12 ARE NOT A PART OF THIS FDPA APPLICATION AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. INTERIM CONDITIONS AND BUILDING IMPROVEMENTS MAY BE PERMITTED ON BLOCKS C, D, AND E PER PHASING PLANS.



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	303.26	216.54	80°14'34"	182.48	279.08	S26°10'04"E
C2	1001.45	3503.94	16°22'32"	504.16	998.04	S22°08'29"W
C3	61.79	476.00	7°26'16"	30.94	61.75	S56°55'08"E
C4	62.89	463.00	7°46'59"	31.50	62.85	N56°44'46"W
C5	41.14	412.00	5°43'16"	20.59	41.12	N46°35'19"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S54°48'44"E	30.52
L2	S46°04'45"E	36.03
L3	S04°10'32"E	6.82
L4	S46°04'45"E	55.39
L5	S87°15'32"E	6.92
L6	S51°09'07"E	24.48
L7	S37°08'43"E	47.47
L8	S21°21'08"W	46.77

NORTH

0 50 100 200 300

SCALE: 1" = 100'

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OVERALL DEVELOPMENT PLAN (CDPA PLAN)

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 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	2001F-OV.dwg
SHEET #	3 of 33

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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
- WATER MAIN
- RETAINING WALL
- SIDEWALK
- HEADER CURB
- CURB & GUTTER
- SANITARY SEWER
- STORM SEWER
- DITCH, SWALE OR SMALL STREAM
- LARGE STREAM
- CONCRETE DITCH
- TREES
- TREE LINE
- CONTOUR LINE
- SPOT ELEVATION

EX. 8" W/M
EX. CONC. S/W
EX. H.C.
EX. C&G
EX. 8" SAN.
EX. STM.
390
+30.50

CAPITAL BELTWAY - INTERSTATE 495 (VARIABLE WIDTH - RIGHT OF WAY) (PORTIONS OF BELTWAY UNDER CONSTRUCTION)

APPROXIMATE CENTERLINE OF NORTHBOUND TRAVEL LANES ON I-495

EXISTING CAPITAL ONE CONFERENCE CENTER
FFE: 337.00'
2ND: 353.00'
2 STORIES
BLDG HEIGHT: 42.5'

EXISTING CAPITAL ONE BUILDING
FFE: 337.00'
SECOND FLOOR: 353.00'
14 STORIES
BLDG HEIGHT: 190'

EXISTING 3 LEVEL PARKING STRUCTURE
FFE: 337.00'
BLDG HEIGHT: 45'
1529 PARKING SPACES
(32 ADA PARKING SPACES)
57 BICYCLE SPACES

LIMITS OF DISTURBANCE

LIMITS OF FINAL DEVELOPMENT AMENDMENT

EX. CAPITAL ONE DRIVE

EXISTING ROAD CENTERLINE

EX. SPORTS COURT

EX. SPORTS COURTS

24' STORM DRAINAGE EASEMENT

60' ± VARIES

EX. SURFACE PARKING AREA

EX. TEMPORARY SPORTS FIELD

15' WATER LINE EASEMENT

10' SANITARY SEWER EASEMENT

INGRESS/ EGRESS EASEMENT (WIDTH VARIES)

EX. TEMPORARY SPORTS FIELD

EXISTING LANDSCAPE MEDIAN

EX. SURFACE PARKING AREA

INGRESS/ EGRESS EASEMENT (WIDTH VARIES)

15' WATER LINE EASEMENT

LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENT

OUTLOT A1
WESTGATE INDUSTRIAL PARK
THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
D.B. 15421, PG. 825

82' ± VARIES

EX. GATES TO BE REMOVED

EXISTING ROAD CENTERLINE

15' WATER LINE EASEMENT

EXISTING ROAD CENTERLINE

60' ± EX. ENTRANCE

GATES OF MCLEAN N/F D.B. 9875, PG. 1440

EX. SURFACE PARKING AREA

10' SANITARY SEWER EASEMENT

35' RESTRICTIVE PLANTING EASEMENT

EX. SWM POND

82' ± EX. ENTRANCE

24' STORM DRAINAGE EASEMENT

EX. TEMPORARY BASEBALL FIELD

EX. RESOURCE PROTECTION AREA PER PLAN # RPA-6835-001-1

EX. 100 YEAR FLOODPLAIN

BLVD.

SCOTTS CROSSING ROAD - ROUTE 8107 (VARIABLE WIDTH RIGHT OF WAY)

N/F WEST GROUP PROPERTIES LLC D.B. 10045, PG. 1961

OUTLOT B1
FAIRFAX COUNTY, VIRGINIA
D.B. 15421, PG. 825

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

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

108' ± EX. ENTRANCE

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

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

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

NORTH

SCALE: 1" = 60'

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EXISTING CONDITIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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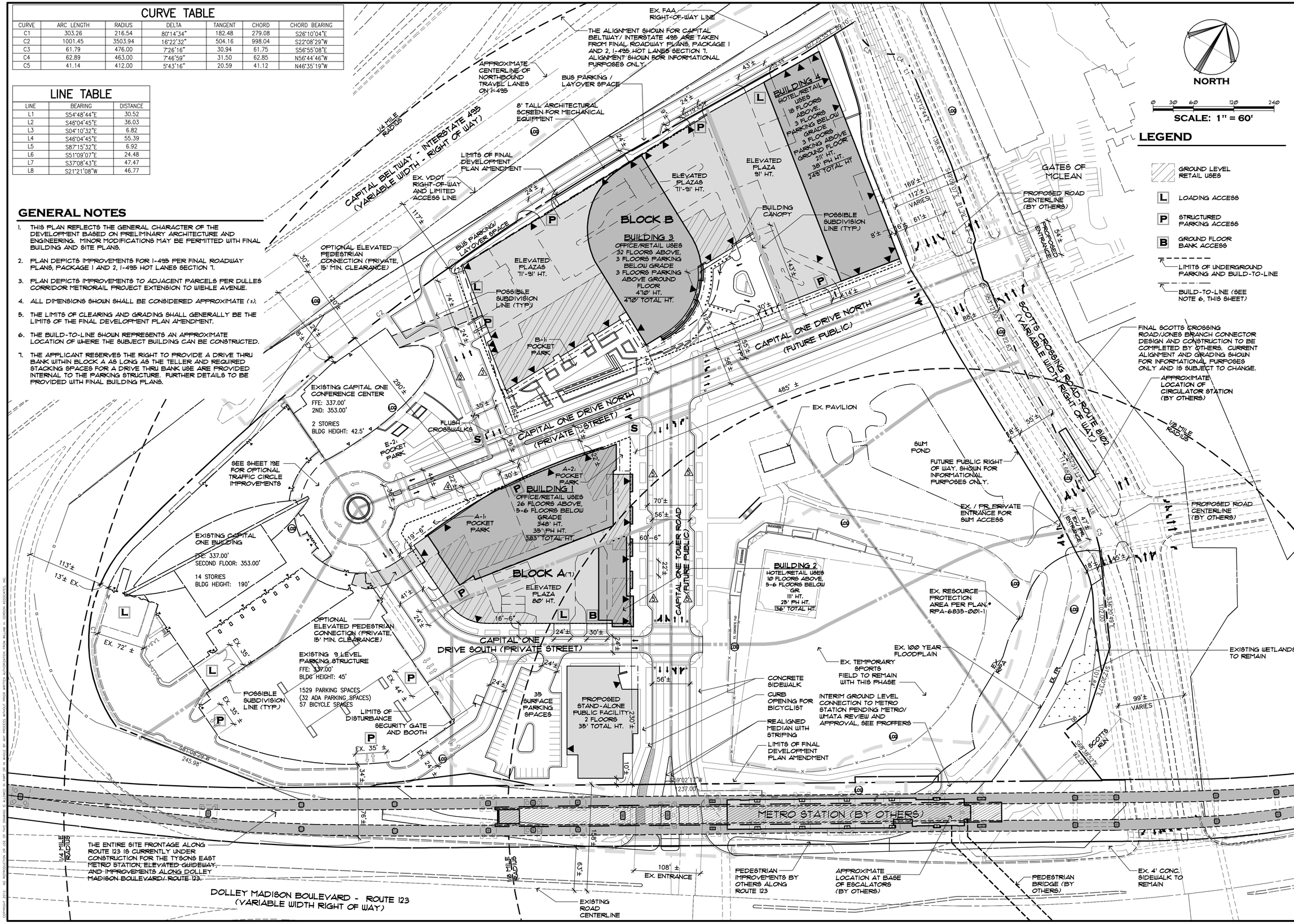
GENERAL NOTES

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 (±).
5. THE LIMITS OF CLEARING AND GRADING SHALL GENERALLY BE THE LIMITS OF THE FINAL DEVELOPMENT PLAN AMENDMENT.
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.



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FINAL DEVELOPMENT PLAN AMENDMENT

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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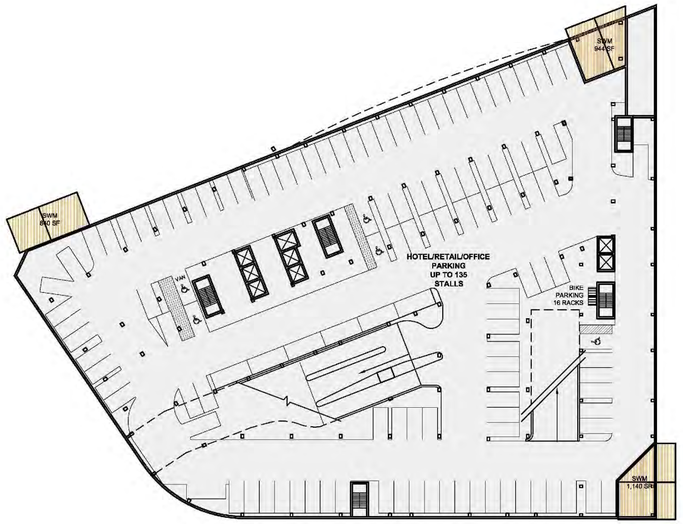
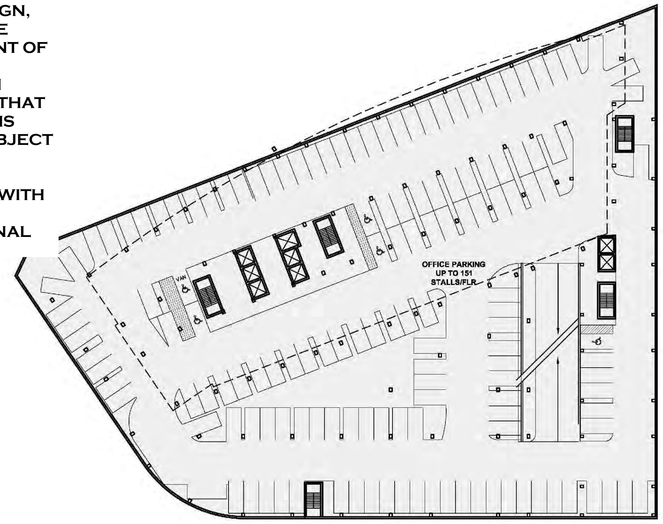
SHEET #	5 of 33

FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW-GRADE EXCAVATION, PRELIMINARY PARKING CONFIGURATION, RELATIONSHIP OF THE BUILDING WITH GRADE-LEVEL SITE AND STREETSCAPE DESIGN, BUILDING ENTRY LOCATIONS, APPROXIMATE CORE CONFIGURATIONS, BUILDING MASSING AND EXTENT OF ABOVE-GRADE ENVELOPE, AND GENERAL RELATIONSHIP OF BUILDING USES. OTHER DESIGN DETAILS REPRESENTED ON THESE FLOOR PLANS THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING PERMIT SUBMISSIONS PROVIDED THAT THE ITEMS NOTED ABOVE REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDPA, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN AMENDMENT. THESE INTERNAL FLOOR PLANS ARE NOT PROFFERED.



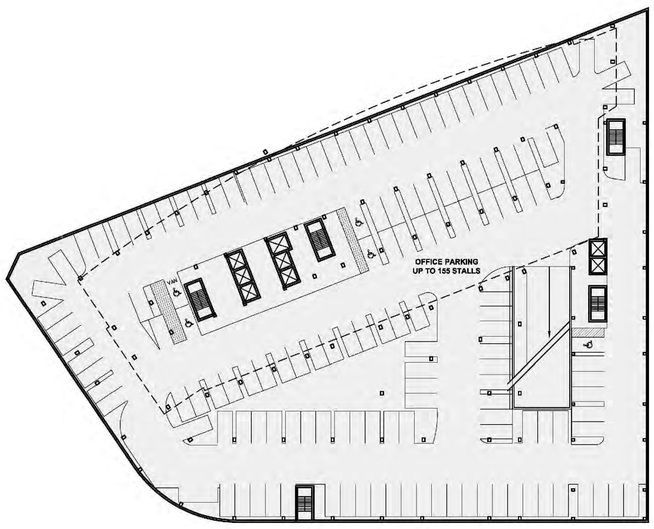
1 PLAN - LEVEL B1 (BLOCK A)
1" = 40'

0' 40'



2 PLAN - LEVELS B2-B3 (BLOCK A)
1" = 40'

0' 40'



3 PLAN - LEVEL B4 (BLOCK A)
1" = 40'

0' 40'

BLOCK A

STRUCTURED PARKING STALL COUNT	
LEVEL 9	UP TO 134
LEVEL 4-8	UP TO 655
LEVEL 3	UP TO 98
LEVEL 2	UP TO 81
LEVEL 1	0
LEVEL B1	UP TO 135
LEVEL B2-B3	UP TO 302
LEVEL B4	UP TO 155
TOTAL STALLS	1,560 MAX.

PARKING AND LOADING TABULATIONS

	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

** 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.

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. 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).
3. BELOW-GRADE PARKING LEVELS WILL ACCOMMODATE UP TO APPROXIMATELY 592 PARKING STALLS ON FOUR LEVELS. THE TOTAL NUMBER OF BELOW-GRADE LEVELS AND PARKING STALLS WILL BE ESTABLISHED PENDING FINAL DETERMINATION OF MEP AND STORMWATER MANAGEMENT SPACE REQUIREMENTS AT SITE PLAN.
4. ABOVE GRADE PARKING LEVELS WILL ACCOMMODATE UP TO APPROXIMATELY 717 PARKING STALLS ON SIX TO SEVEN LEVELS. BELOW GRADE PARKING LEVELS WILL ACCOMMODATE UP TO APPROXIMATELY 876 PARKING STALLS ON FIVE TO SIX LEVELS. THE MAXIMUM NUMBER OF PARKING STALLS WILL BE APPROXIMATELY 1,560± THE TOTAL NUMBER OF ABOVE GRADE AND BELOW GRADE PARKING LEVELS WILL BE ESTABLISHED AT SITE PLAN PENDING FINAL DETERMINATION OF MEP AND STORMWATER MANAGEMENT SPACE REQUIREMENTS AND SUB-SURFACE CONDITIONS.

BICYCLE PARKING SPACES

PROPOSED PARKING DECK SPACES (BLOCK A):	112
PROPOSED SURFACE SPACES (BLOCK A):	36
PROPOSED PARKING DECK SPACES (BLOCK B):	195
PROPOSED SURFACE SPACES (BLOCK B):	10
EXISTING PARKING DECK SPACES:	57

TOTAL SPACES PROVIDED: 410

PARKING RATES PROVIDED

PARKING RATIO - BLOCK A/COMMUNITY CENTER PHASE (CDP-A/FDP-A):

Spaces provded per adjusted CDP		
Residential	0	
Office <1/8 mile	4	1.0 / 1000
Office >1/8 mile	4,503	2.2 / 1000
Retail	125	1/200 for first 1000 + 3.1/1000 for remaining GSF (first 5000 SF exempt) / block *(averaged over all blocks)*
Hotel	450	0.9 / room
Public Facility	35	1.2 / 1000
TOTAL	5,117	

PERMITTED PARKING RATES

Maximums per PTC Zoning/Comprehensive Plan		
Residential	0	1.6 / unit (using maximum number of proposed units at avg. size)
Office <1/8 mile	6	1.6 / 1000
Office >1/8 mile	4,079	2.0 / 1000
Retail	230	1/200 for first 1000 + 6/1000 for remaining GSF (first 5000 SF exempt) / bldg
Hotel	497	1.0 / room
Public Facility	1,050	1 / 3 occupants (using maximum occupant load per code)
TOTAL	5,862	

Minimums per PTC Zoning/Comprehensive Plan		
Residential	0	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	0	

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BUILDING AND PARKING PLANS (BLOCK A)

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=40'
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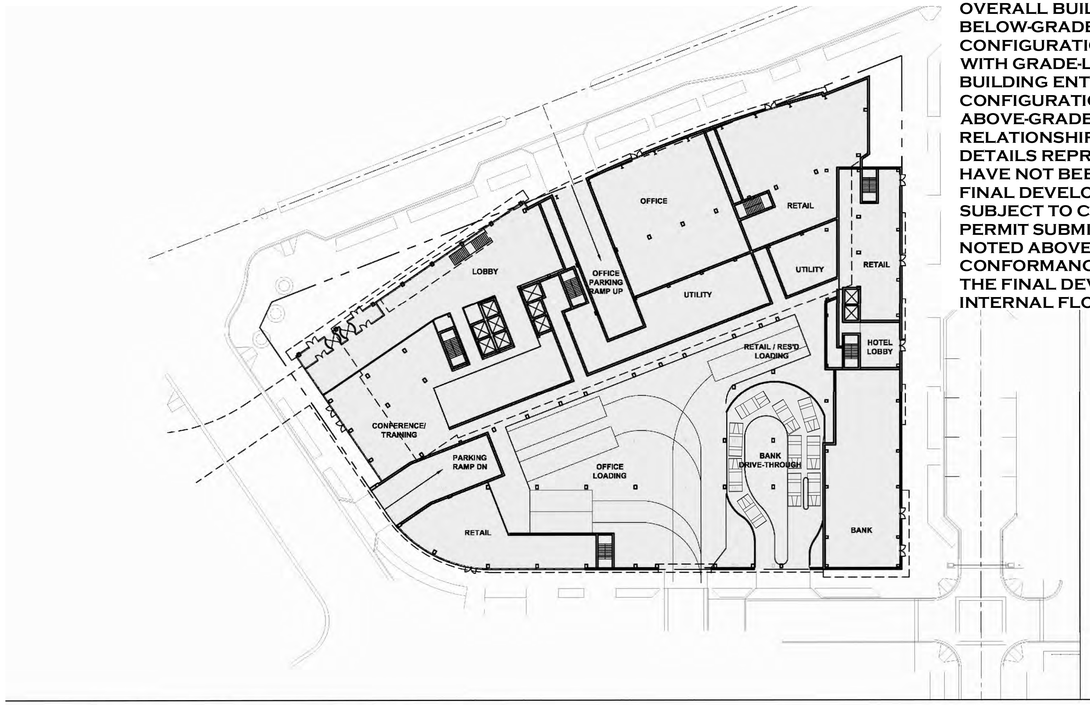
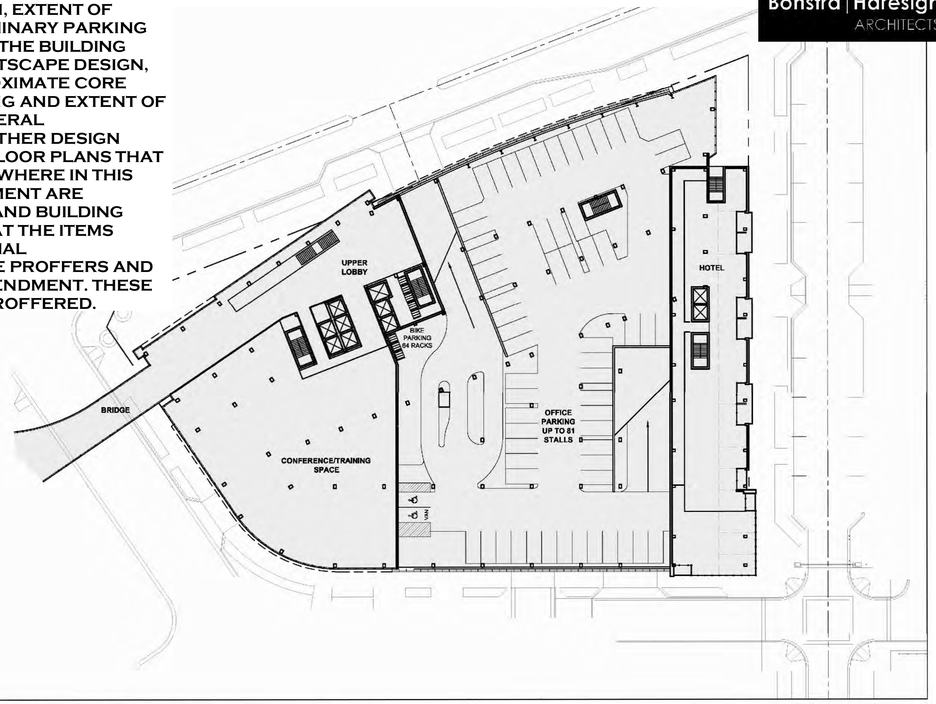
CAD FILE 2001F-PKG.dwg
SHEET # 6 of 33

FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW-GRADE EXCAVATION, PRELIMINARY PARKING CONFIGURATION, RELATIONSHIP OF THE BUILDING WITH GRADE-LEVEL SITE AND STREETSCAPE DESIGN, BUILDING ENTRY LOCATIONS, APPROXIMATE CORE CONFIGURATIONS, BUILDING MASSING AND EXTENT OF ABOVE-GRADE ENVELOPE, AND GENERAL RELATIONSHIP OF BUILDING USES. OTHER DESIGN DETAILS REPRESENTED ON THESE FLOOR PLANS THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING PERMIT SUBMISSIONS PROVIDED THAT THE ITEMS NOTED ABOVE REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDPA, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN AMENDMENT. THESE INTERNAL FLOOR PLANS ARE NOT PROFFERED.



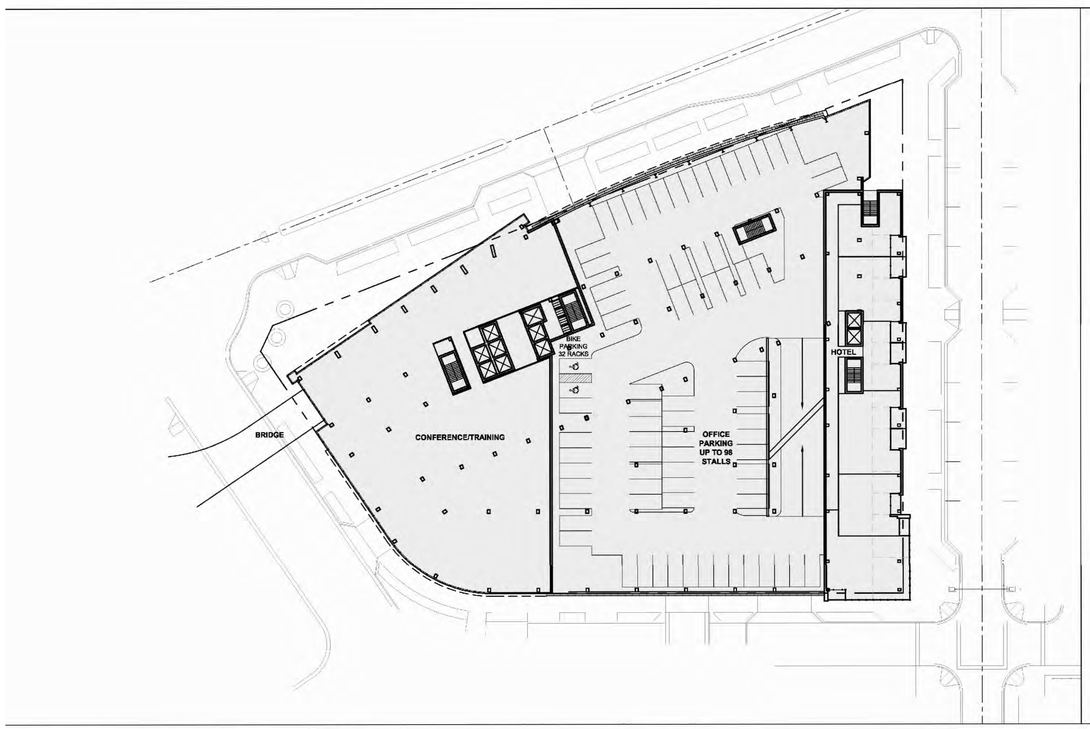
1 PLAN - GROUND LEVEL (BLOCK A)
1" = 40'

0' 40'



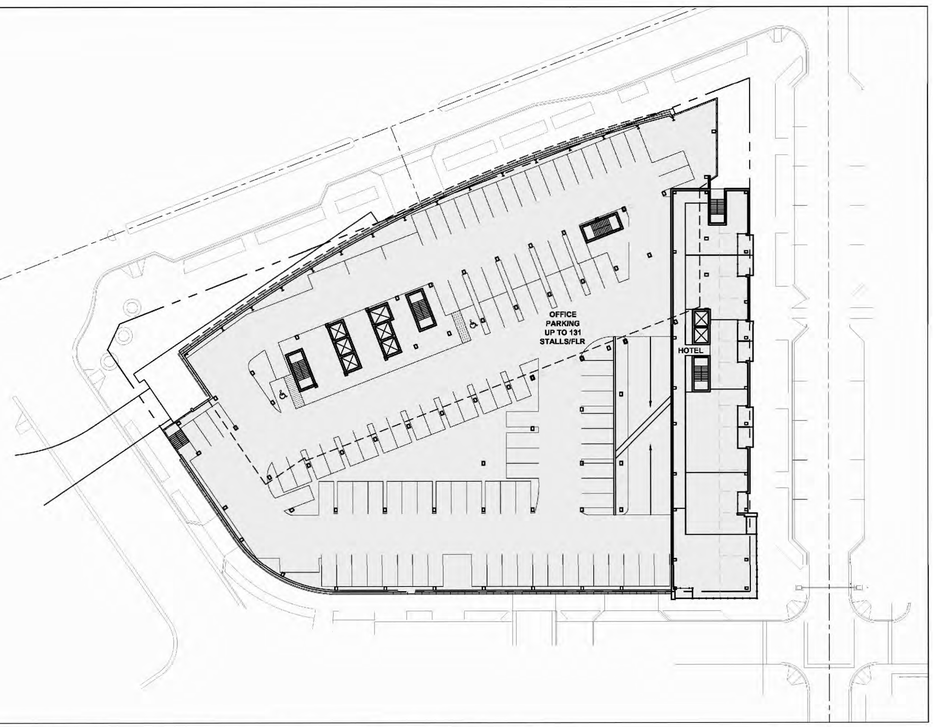
2 PLAN - LEVEL 2 (BLOCK A)
1" = 40'

0' 40'



3 PLAN - LEVEL 3 (BLOCK A)
1" = 40'

0' 40'



4 PLAN - TYPICAL ABOVE-GRADE PARKING (LEVELS 4 - 8) (BLOCK A)
1" = 40'

0' 40'

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NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

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BUILDING AND PARKING PLANS (BLOCK A)

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=40'
DATE MAY 6, 2013
DRAWN OS/JPW/KK/DW
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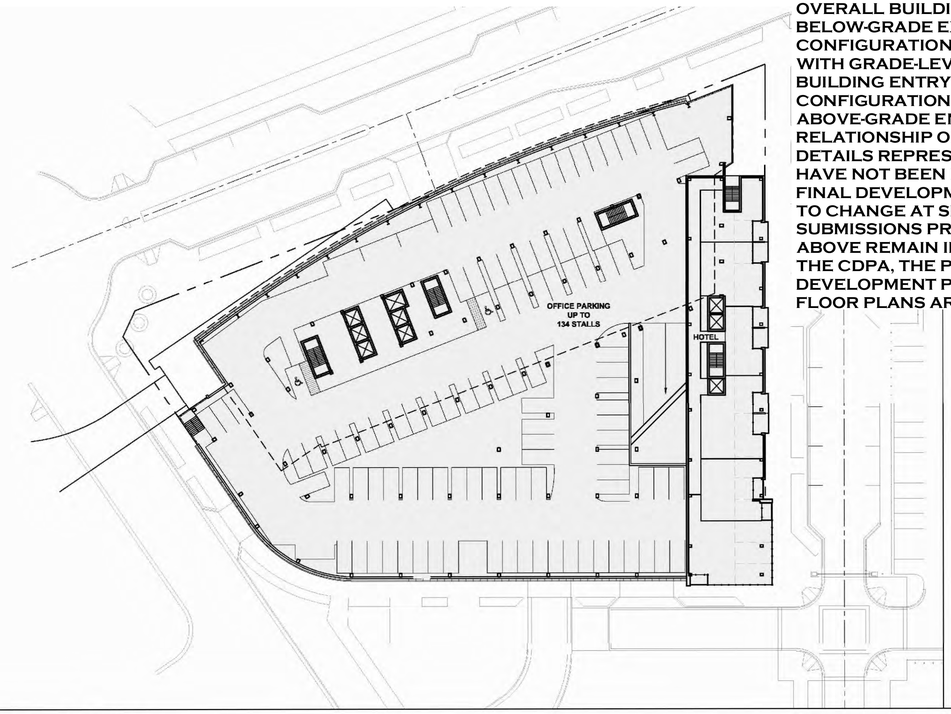
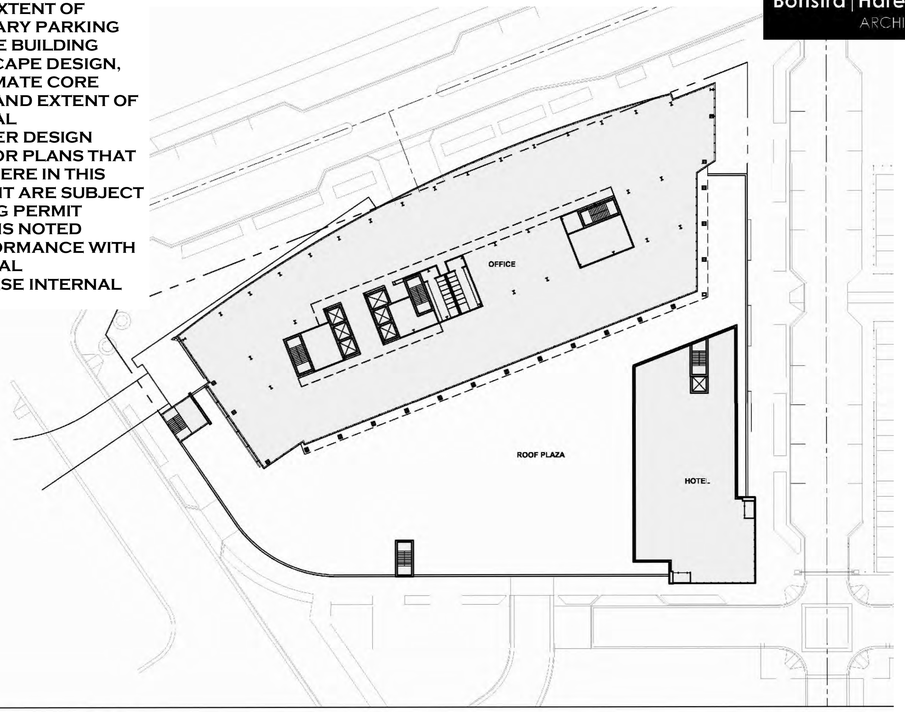
FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW-GRADE EXCAVATION, PRELIMINARY PARKING CONFIGURATION, RELATIONSHIP OF THE BUILDING WITH GRADE-LEVEL SITE AND STREETSCAPE DESIGN, BUILDING ENTRY LOCATIONS, APPROXIMATE CORE CONFIGURATIONS, BUILDING MASSING AND EXTENT OF ABOVE-GRADE ENVELOPE, AND GENERAL RELATIONSHIP OF BUILDING USES. OTHER DESIGN DETAILS REPRESENTED ON THESE FLOOR PLANS THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING PERMIT SUBMISSIONS PROVIDED THAT THE ITEMS NOTED ABOVE REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDPA, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN AMENDMENT. THESE INTERNAL FLOOR PLANS ARE NOT PROFFERED.



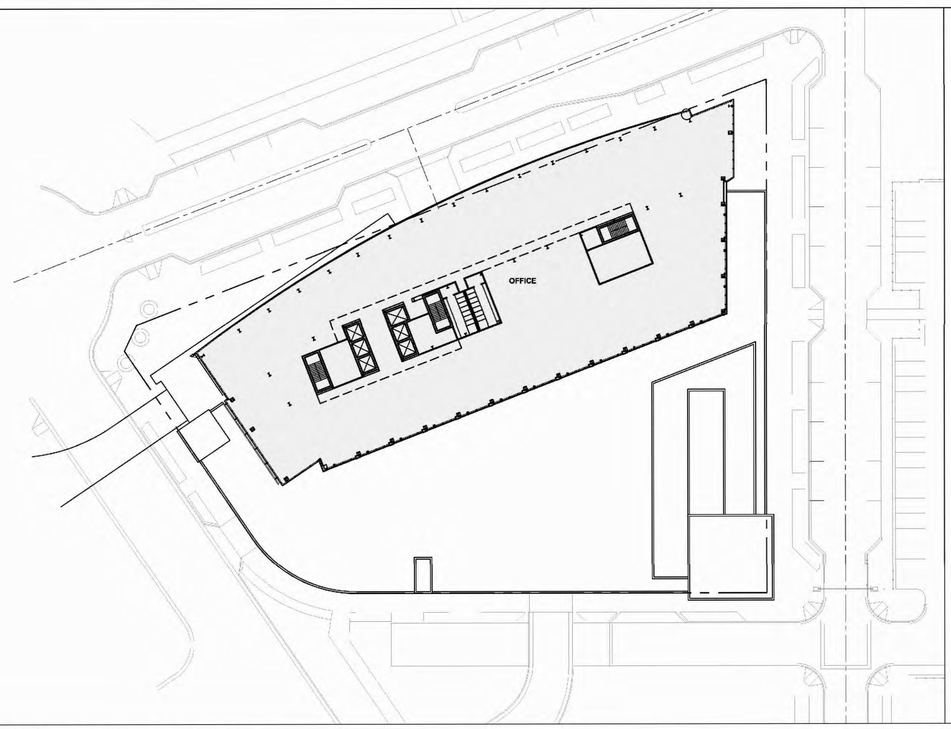
1 PLAN - LEVEL 9 (BLOCK A)
1" = 40'

0' 40'



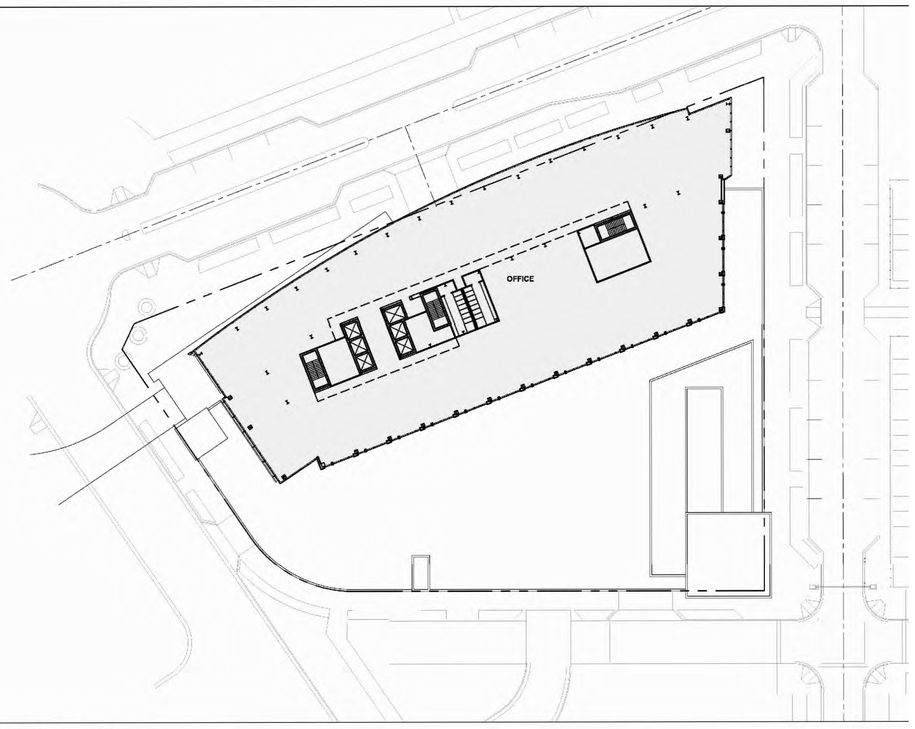
2 PLAN - LEVEL 10 (BLOCK A)
1" = 40'

0' 40'



3 PLAN - TYPICAL LEVEL (11 - 25) (BLOCK A)
1" = 40'

0' 40'



4 PLAN - LEVEL 26 (BLOCK A)
1" = 40'

0' 40'

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BUILDING AND PARKING PLANS (BLOCK A)

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=40'
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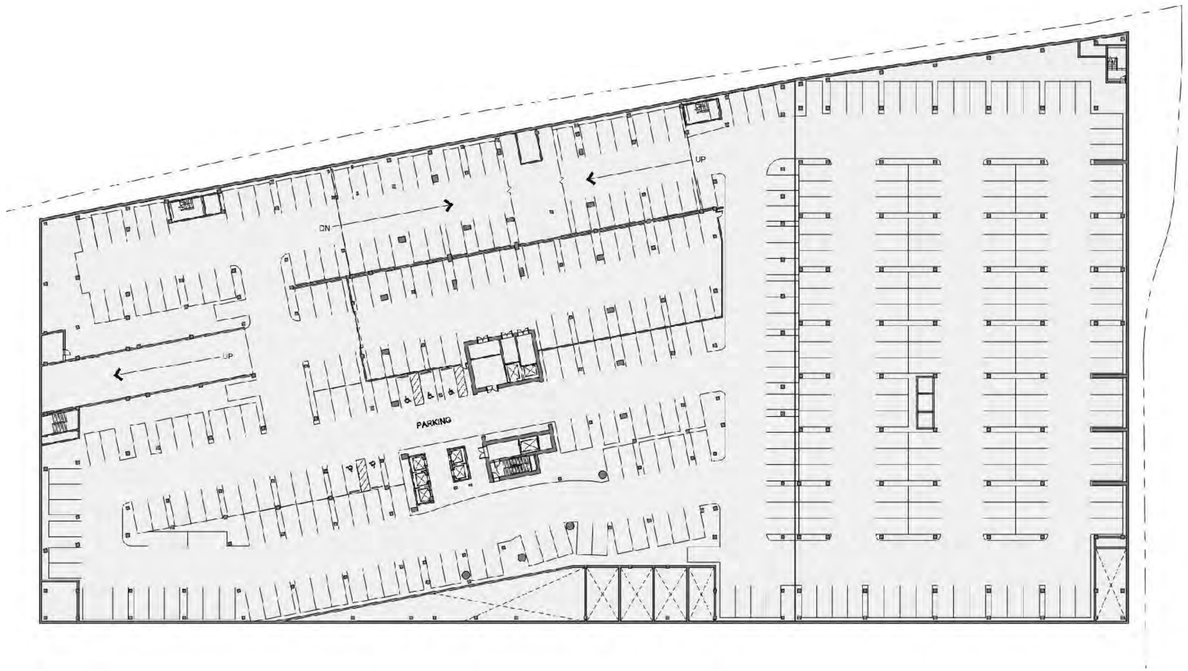

3 PLAN - LEVEL B1 (BLOCK B)
1" = 40'

0' 40'

2 PLAN - LEVEL B2 (BLOCK B)
1" = 40'

0' 40'

1 PLAN - LEVEL B3 (BLOCK B)
1" = 40'

0' 40'

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BLOCK B

STRUCTURED PARKING STALL COUNT - BLOCK B	
LEVEL 3-5	1,029
LEVEL 1-2	0
LEVEL B1-B2	712
LEVEL B3	252
TOTAL STALLS	1,993 MAX.

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BUILDING AND PARKING PLANS (BLOCK B)

CAPITAL ONE MASTERPLAN
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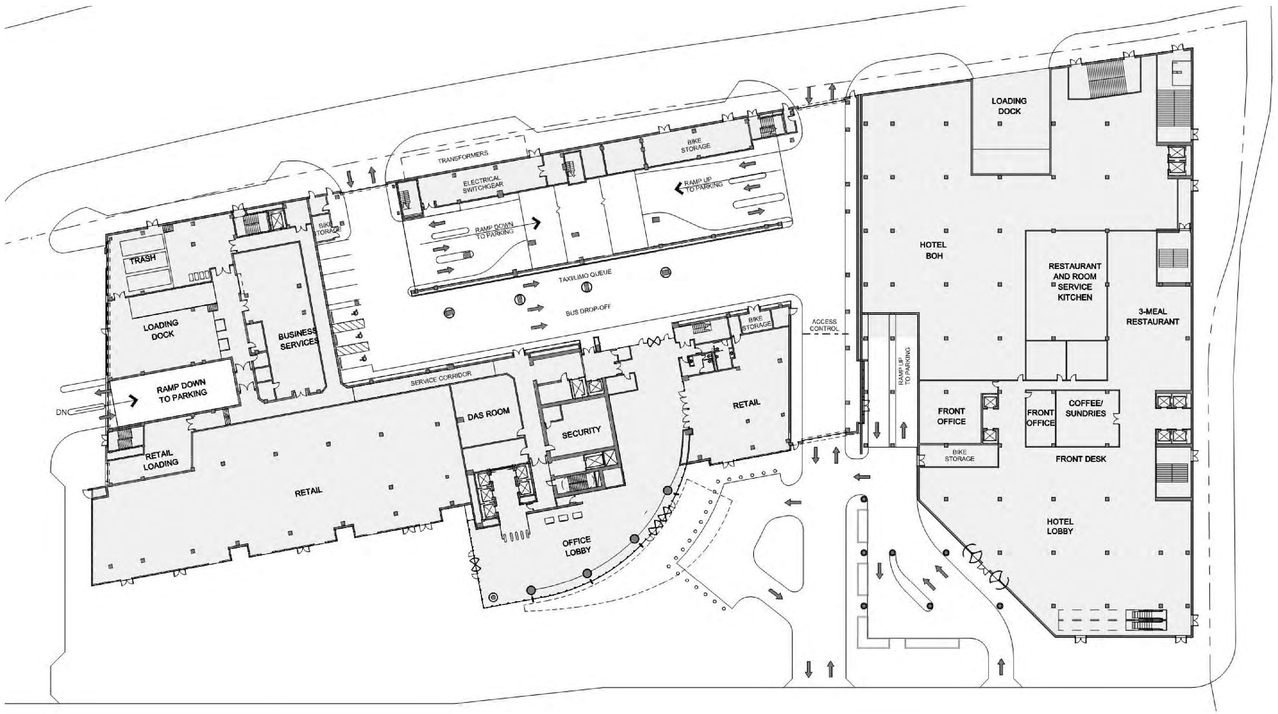
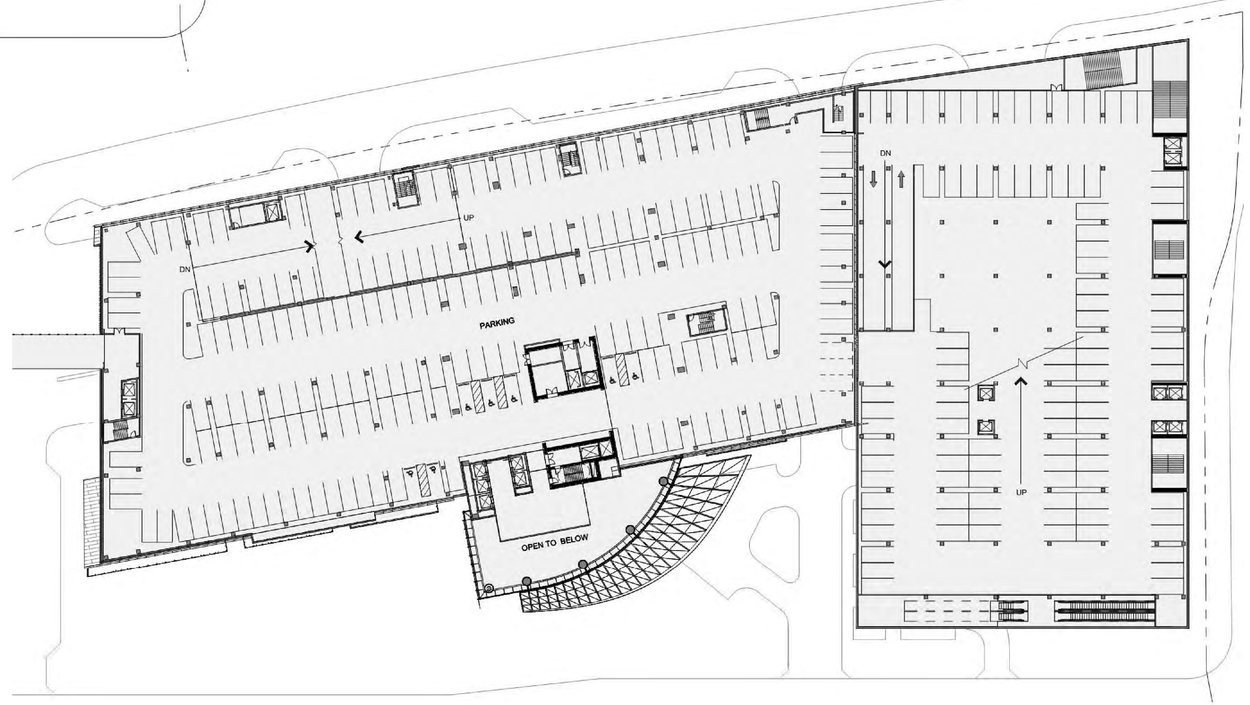


4 PLAN - GROUND LEVEL / LEVEL 2 (BLOCK B)
1" = 40'

0' 40'



5 PLAN - LEVELS 3-5 (BLOCK B)
1" = 40'

0' 40'

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BUILDING AND PARKING PLANS (BLOCK B)

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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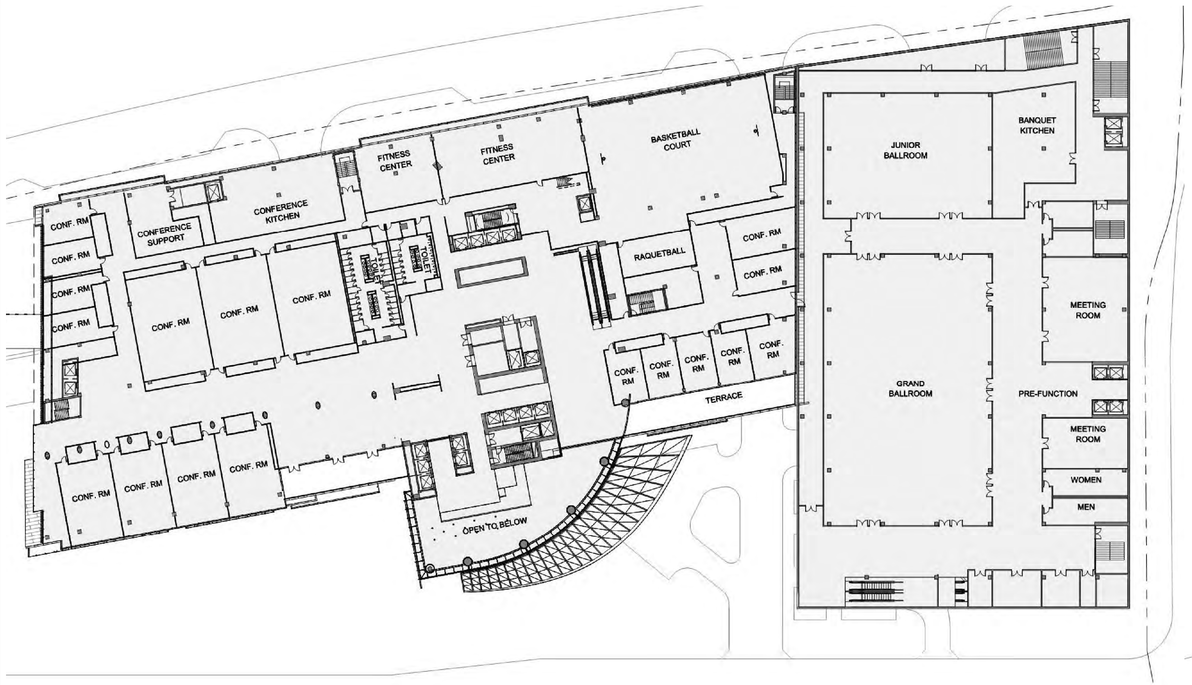
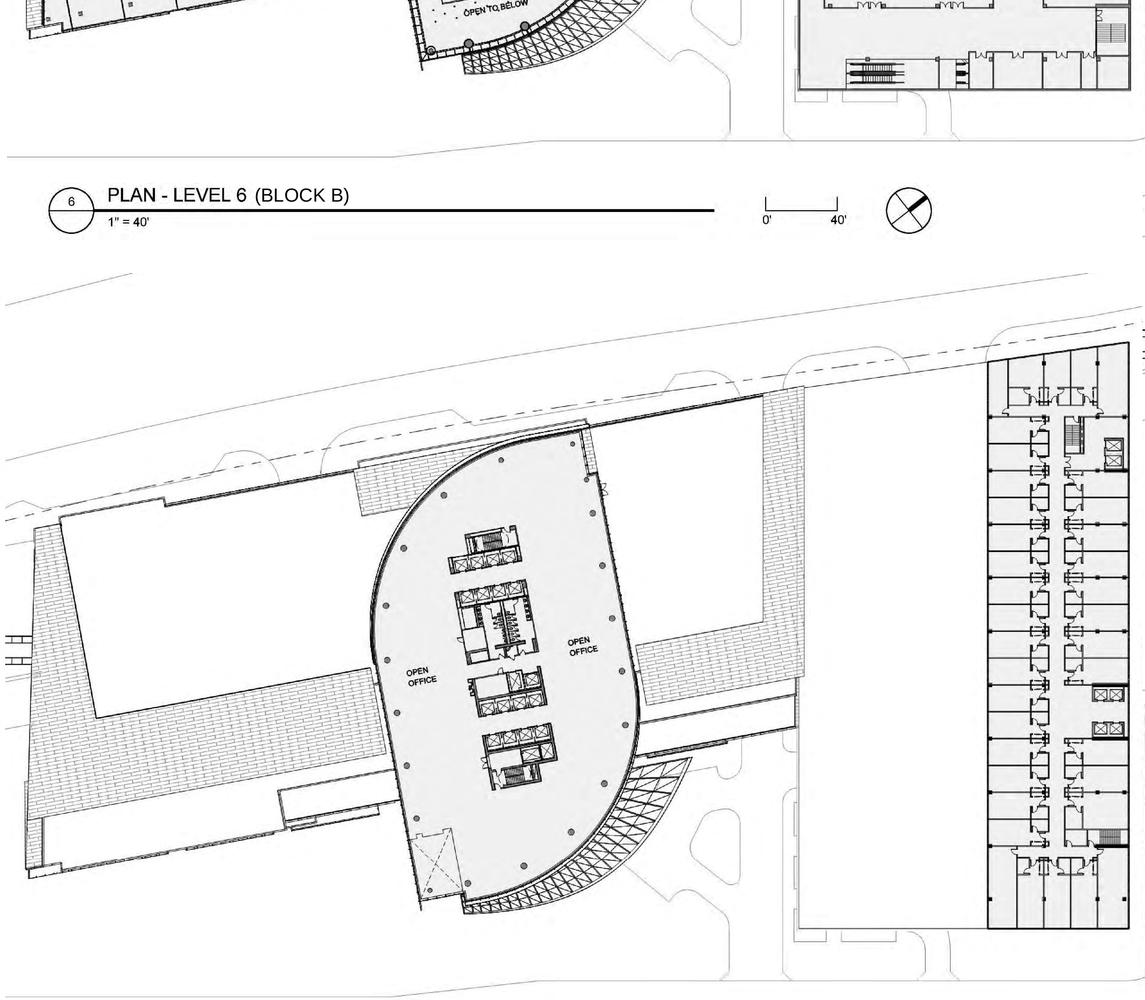


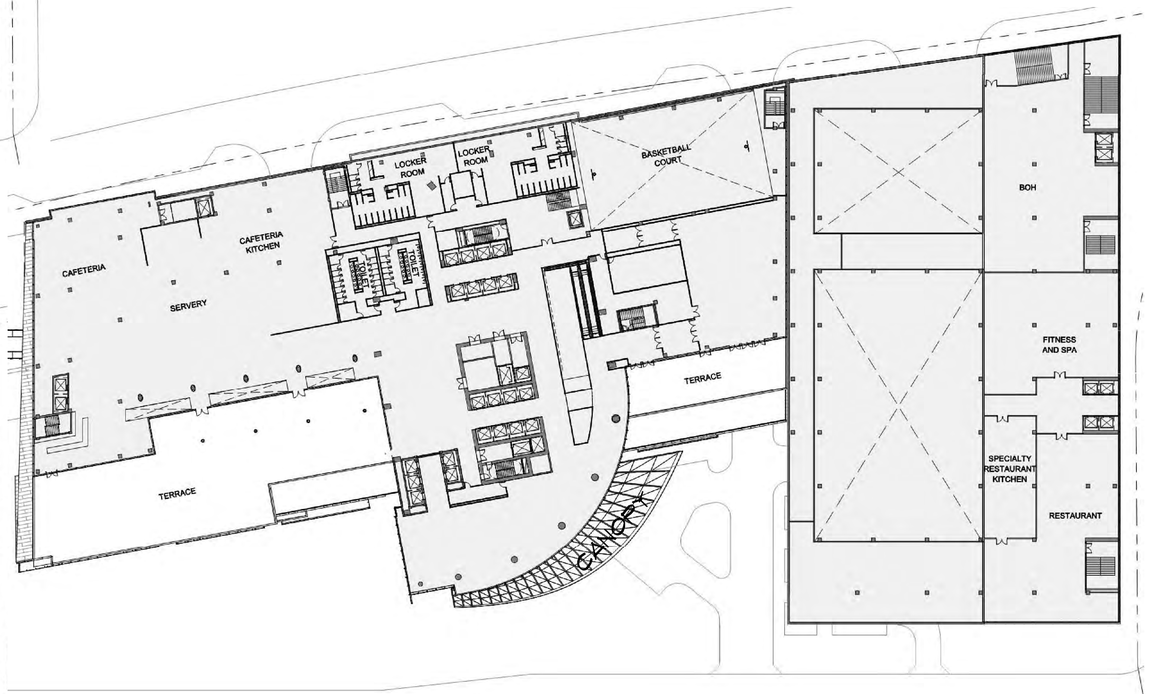
6 PLAN - LEVEL 6 (BLOCK B)
1" = 40'

0' 40'



8 PLAN- TYPICAL LEVEL (BLOCK B)
1" = 40'

0' 40'



7 PLAN - LEVEL 7 (BLOCK B)
1" = 40'

0' 40'

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BUILDING AND PARKING PLANS (BLOCK B)

CAPITAL ONE MASTERPLAN

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LEGEND

- VEHICULAR STREET CIRCULATION
- L — LOADING ACCESS
- P — STRUCTURED PARKING ACCESS
- B — GROUND FLOOR BANK ACCESS OR ADDITIONAL STRUCTURED PARKING ACCESS
- PROPOSED VEHICLE CIRCULATION PATTERN
- EXISTING VEHICLE CIRCULATION PATTERN
- DETAIL NO. / CALLOUT / PAGE NO. — PRIVATE STREET CLASSIFICATION (SEE DETAILS ON SHEETS 15-15B)
- LIMITS OF UNDERGROUND PARKING AND BUILDING ENVELOPE
- PROPOSED SIGNALIZED INTERSECTION
- EXISTING SIGNALIZED INTERSECTION

NORTH

0 30 60 120 240

SCALE: 1" = 60'

CAPITAL BELTWAY - INTERSTATE 495

1/4 MILE RADIUS

THE ALIGNMENT SHOWN FOR CAPITAL BELTWAY/ INTERSTATE 495 ARE TAKEN FROM FINAL ROADWAY PLANS, PACKAGE 1 AND 2, I-495 HOT LANES SECTION 7. ALIGNMENT SHOWN INFORMATIONAL PURPOSES ONLY.

BUS LAYOVER/ PARKING SPACE

SECONDARY GATES OF MCLEAN ACCESS ROAD AND 5' WALK PER APPROVED PROFFERS.

BUS LAYOVER/ PARKING SPACE

BLOCK B

PROPOSED TRAFFIC SIGNAL AT THIS INTERSECTION TO BE CONSTRUCTED PER THE APPROVED PROFFERS

B-1: POCKET PARK

SCOTTS CROSSING ROAD - ROUTE 8102

LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENT

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.

EXISTING CAPITAL ONE CONFERENCE CENTER

E-2: POCKET PARK

CAPITAL ONE DRIVE NORTH (PRIVATE STREET)

A-2: POCKET PARK

BLOCK A

A-1: POCKET PARK

CAPITAL ONE TOWER ROAD (FUTURE PUBLIC STREET, EMERGENCY THRU-WAY)

1/8 MILE RADIUS

LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENT

EXISTING CAPITAL ONE OFFICE BUILDING

EXISTING PRIVATE MAINTENANCE ENTRANCE AND SWM ACCESS TO REMAIN

EX. ENTRANCE

EXISTING 9 LEVEL PARKING STRUCTURE

CAPITAL ONE DRIVE-SOUTH (PRIVATE STREET)

INTERIM GROUND LEVEL CONNECTION TO METRO STATION PENDING METRO/ WMATA REVIEW AND APPROVAL.

SCOTTS CROSSING ROAD - ROUTE 8102

METRO STATION (BY OTHERS)

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

DOLLEY MADISON ROAD - ROUTE 123

1/4 MILE RADIUS

1/8 MILE RADIUS

108' ± EX. ENTRANCE

THIS OUTER LANE TO BE REMOVED AND LANE CONFIGURATION TO SHOW DUAL RIGHT TURN LANES IF ROUTE 123 BECOMES A "SUPER BOULEVARD" CONSISTENT WITH TYSONS EAST CTIA RECOMMENDATIONS. (BY OTHERS)

LANE CONFIGURATIONS AT ROUTE 123 MAY CHANGE

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VEHICULAR CIRCULATION PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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NOTES

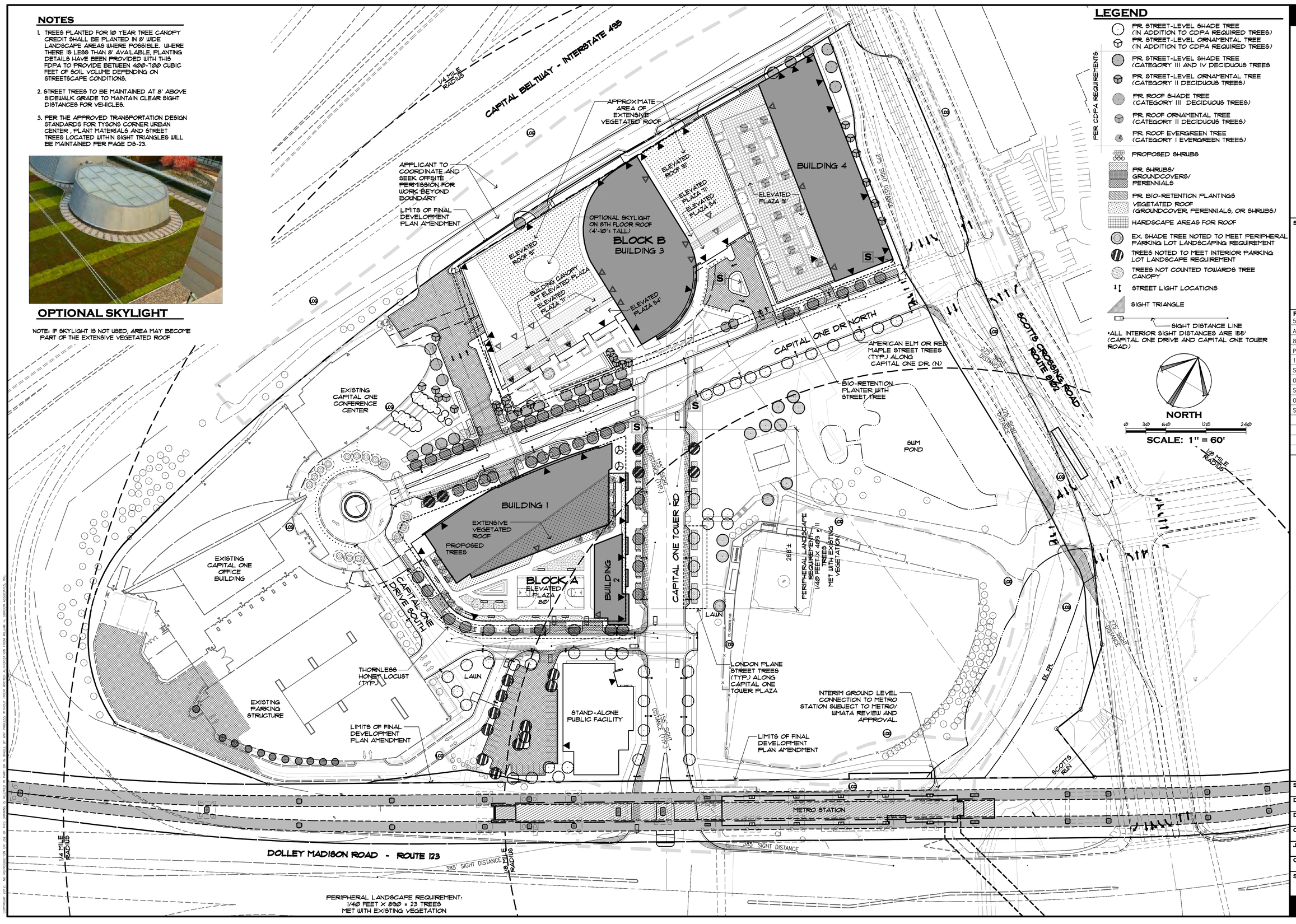
1. TREES PLANTED FOR 10 YEAR TREE CANOPY CREDIT SHALL BE PLANTED IN 8' WIDE LANDSCAPE AREAS WHERE POSSIBLE. WHERE THERE IS LESS THAN 8' AVAILABLE, PLANTING DETAILS HAVE BEEN PROVIDED WITH THIS FDPA TO PROVIDE BETWEEN 400-700 CUBIC FEET OF SOIL VOLUME DEPENDING ON STREETSCAPE CONDITIONS.

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 DS-23.

OPTIONAL SKYLIGHT

NOTE: IF SKYLIGHT IS NOT USED, AREA MAY BECOME PART OF THE EXTENSIVE VEGETATED ROOF



LEGEND

PER CDPA REQUIREMENTS

- PR. STREET-LEVEL SHADE TREE (IN ADDITION TO CDPA REQUIRED TREES)
- PR. STREET-LEVEL ORNAMENTAL TREE (IN ADDITION TO CDPA REQUIRED TREES)
- PR. STREET-LEVEL SHADE TREE (CATEGORY III AND IV DECIDUOUS TREES
- PR. STREET-LEVEL ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREES)
- PR. ROOF SHADE TREE (CATEGORY III DECIDUOUS TREES)
- PR. ROOF ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREES)
- PR. ROOF EVERGREEN TREE (CATEGORY I EVERGREEN TREES)
- PROPOSED SHRUBS
- PR. SHRUBS/ GROUNDCOVERS/ PERENNIALS
- PR. BIO-RETENTION PLANTINGS
- VEGETATED ROOF (GROUNDCOVER, PERENNIALS, OR SHRUBS)
- HARDSCAPE AREAS FOR ROOF
- EX. SHADE TREE NOTED TO MEET PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT
- TREES NOTED TO MEET INTERIOR PARKING LOT LANDSCAPE REQUIREMENT
- TREES NOT COUNTED TOWARDS TREE CANOPY
- STREET LIGHT LOCATIONS
- SIGHT TRIANGLE
- SIGHT DISTANCE LINE

*ALL INTERIOR SIGHT DISTANCES ARE 155' (CAPITAL ONE DRIVE AND CAPITAL ONE TOWER ROAD)

NORTH

0 30 60 120 240

SCALE: 1" = 60'

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LANDSCAPE PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

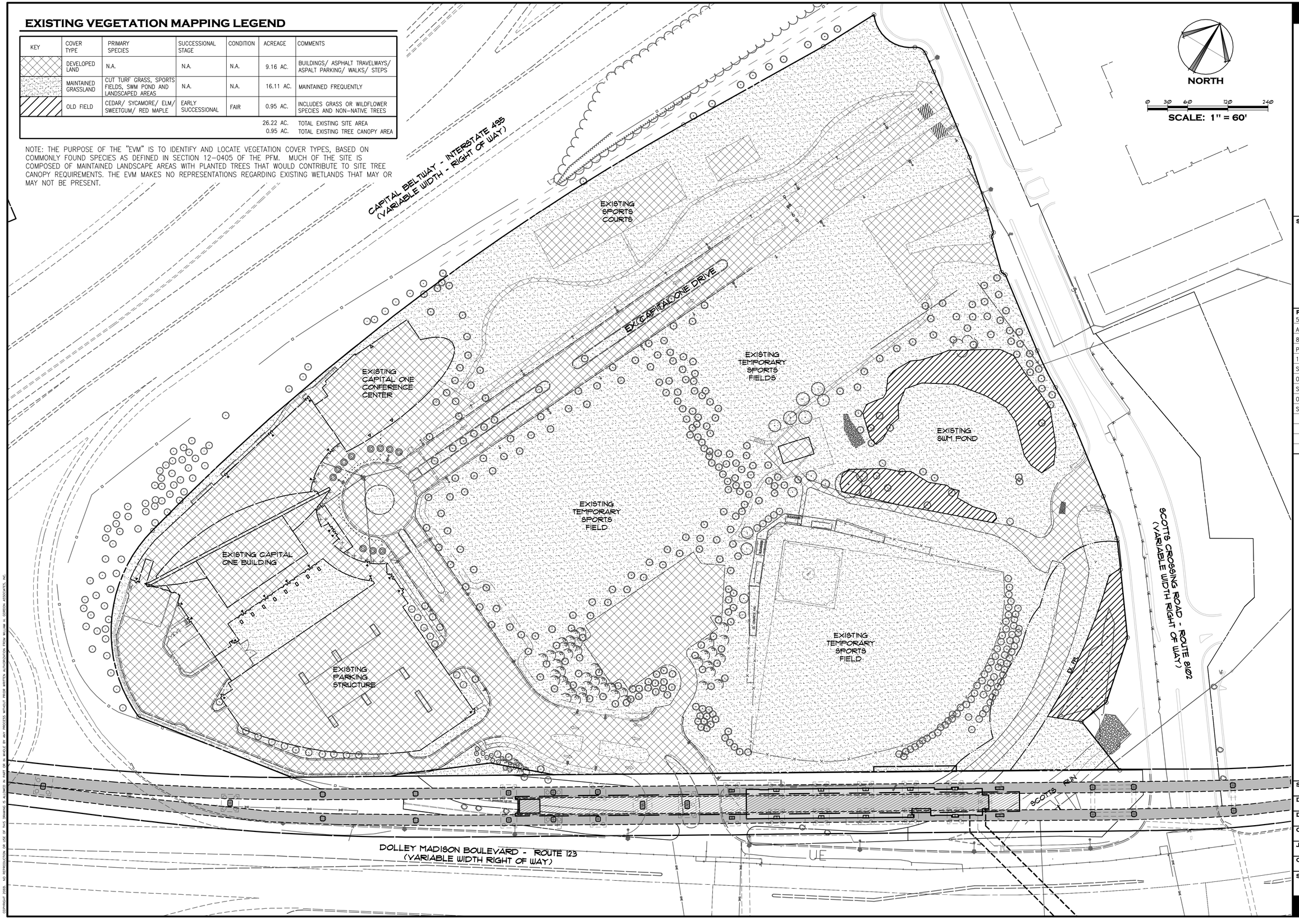
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-GOL.dwg
SHEET #	10 of 33

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.	TOTAL EXISTING SITE AREA
					0.95 AC.	TOTAL EXISTING TREE CANOPY AREA

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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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS

5-24-13
ACCEPTANCE COMMENTS
8-13-13
PRE. STAFFING COMMENTS
12-02-13
STAFFING COMMENTS
01-28-14
STAFFING COMMENTS
02-18-14
STAFFING COMMENTS

EXISTING VEGETATION MAP (EVM)

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-EVM.dwg
SHEET #	10A of 33

FOR INFORMATION ONLY, TAKEN FROM PCA 2010-PR-021

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 =	4%
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

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.

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 =	403,126	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0511.1B
B2a	Road Dedication: Scotts Crossing Road	-	(No dedication with this FDP)
B2b	Road Dedication: Internal Roads	-	(No dedication with this FDP)
B3	Subtract area of exemptions =	-	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	403,126	
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) =	**40,313**	
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 =	7,700	(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) =	40,313	
D2	Area of canopy planted for air quality benefits =	7,475	
D3	x 1.5 =	**11,213**	§ 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 =	7,475	
D9	x 1.5 =	**11,212**	§ 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 =	7,475	
D13	x 1.25 =	**9,344**	§ 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 =	**31,769**	
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) =	**-**	
E2	Total of canopy area provided through tree planting (D17) =	**31,769**	
E3	Total of canopy area provided through offsite mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	**31,769**	Total of E1 through E3. Area should meet or exceed area required by B7

Gordon

November 17, 2011
~~Revised April 23, 2012~~
~~Revised May 24, 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.

www.gordon.us.com
DCJS License # Is 11-7158
CHANTILLY: 4501 Daly Drive, Chantilly, VA 20151 — Phone: (703) 263-1900
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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 (INLCUDES ON-STREET PARKING, LOADING ENTRANCES, AND PARKING GARAGE ENTRANCES) SEE VEHICULAR CIRCULATION PLAN FOR AREAS

SURFACE AREAS = 68,285 SF

EXISTING GARAGE SURFACE AREA = 59,240 SF

TOTAL = 127,525 SF

X PERCENTAGE OF TREE COVER REQUIRED 5%

TREE COVER REQUIRED 6,377 SF

TOTAL SHADE TREE COVER PROVIDED:
(18 TREES @ 250 SF x 1.5 MULTIPLIER) = 6,750 SF

TREE COVER PROVIDED 6,750 SF

TREE AREA PROVIDED > TREE AREA REQUIRED

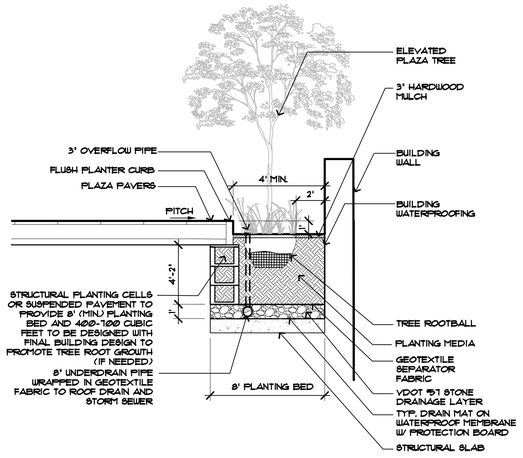
13-202: PERIPHERAL PARKING LOT LANDSCAPE

LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE:
NUMBER OF TREES REQUIRED (1/50 LF)
890' x 1/50= 18 TREES
MET WITH PROPOSED VEGETATION

LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE:
NUMBER OF TREES REQUIRED (1/50 LF)
268' X 1/50 = 6 TREES
MET WITH EXISTING VEGETATION

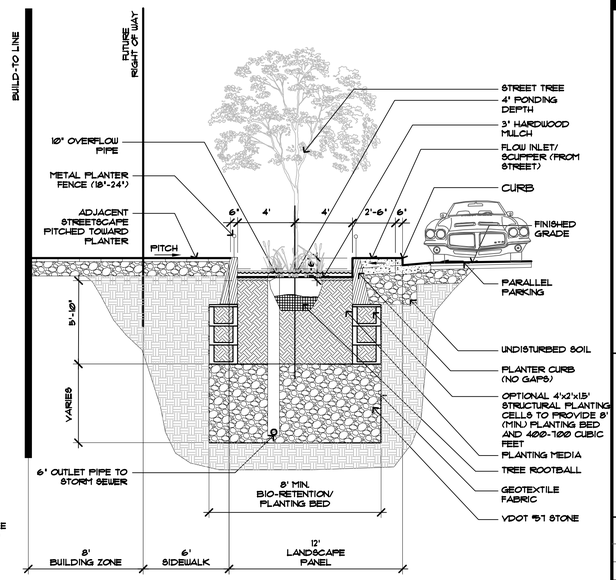
13-301: TRANSITIONAL SCREENING AND BARRIERS

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.



CONCEPT TREE PLANTER ON ROOF STRUCTURE

SCALE: 1" = 5'-0"



CONCEPT BIO-RETENTION PLANTER

SCALE: 1" = 5'-0"

TREE COVER CALCULATION

CDPA TREE COVER CALCULATIONS FOR BLOCK A AND B

FDPA TREE COVER CALCULATIONS FOR BLOCK A AND B

CDPA SITE AREA	**1,141,884**	**SF**	**26.21**	**ACRES**	
FDPA AREA	**403,126**	**SF**			
(FOR CALCULATING 10-YEAR TREE CANOPY BASED ON CDPA)					
10-YEAR TREE CANOPY REQUIRED					
10% FOR PTC District	**40,313**	**SF**	**0.93**	**ACRES**	

	CATEGORY II Deciduous (Ornamental) Qty	Credit	CATEGORY III Deciduous (Medium Shade) Qty	Credit	CATEGORY IV Deciduous (large shade) Qty	Credit	CATEGORY I Evergreen (Columnar) Qty	Credit	Block Canopy Total with 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	13,246	2.59	12%
Block B												
Street Level	16	2,000	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%
									22,425	31,769		

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 allocation of additional credit may vary at the time of Site Plan.

				Canopy Credits
Air Quality Benefits (Approximate)	7,475	X	1.50	11,213
Wildlife Benefits (Approximate)	7,475	X	1.50	11,213
Improved Cultivars (Approximate)	7,475	X	1.25	9,344
				31,769

NOTE:
THERE ARE SEVERAL EXISTING TREES TO REMAIN AND ADDITIONAL TREES WILL BE PLANTED IN AREAS OUTSIDE OF THE FDPA AREA AS DEPICTED ON SHEET 10 OF THIS FDPA. AS ADDITIONAL BLOCKS ARE DEVELOPED, THE TREES DEPICTED ON SHEET 10C WILL CONTRIBUTE TO THE OVERALL SITE'S 10 YEAR TREE CANOPY REQUIREMENT.

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

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

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LANDSCAPE NOTES, DETAILS, AND TABULATIONS

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE
DATE MAY 6, 2013
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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 400-600 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.

NORTH

0 30 60 120 180

SCALE: 1" = 60'

LEGEND

- PR. STREET-LEVEL SHADE TREE (CATEGORY III AND IV DECIDUOUS TREES
- PR. STREET-LEVEL ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREES)
- PR. ROOF SHADE TREE (CATEGORY III AND IV DECIDUOUS TREES)
- PR. ROOF ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREES)
- PR. ROOF EVERGREEN TREE (CATEGORY I EVERGREEN TREES)
- PR. STREET TREES SCOTTS CROSSING ROAD (BY OTHERS)
- SIGHT TRIANGLE
- SIGHT DISTANCE LINE
- POSSIBLE BIKE RACK LOCATIONS
- INTERIOR PARKING LOT AREA (APPX. 51,000 +/- SF)
- TREES NOTED TO MEET INTERIOR PARKING LOT LANDSCAPE REQUIREMENT
- TREES NOT COUNTED TOWARDS TREE CANOPY

CAPITAL BELTWAY - INTERSTATE 495

BUILDING 3
OFFICE/RETAIL USES
32 FLOORS ABOVE,
3 FLOORS PARKING BELOW GRADE
3 FLOORS PARKING ABOVE GROUND FLOOR
410' HT.
470' TOTAL HT.
BLOCK B

BUILDING 4
HOTEL/RETAIL USES
18 FLOORS ABOVE,
3 FLOORS PARKING BELOW GRADE
3 FLOORS PARKING ABOVE GROUND FLOOR
211' HT.
38' PH HT.
248' TOTAL HT

BUILDING 1
OFFICE/RETAIL USES
26 FLOORS ABOVE,
5-6 FLOORS PARKING BELOW GRADE
7 FLOORS PARKING ABOVE GROUND FLOOR
348' HT.
35' PH HT.
383' TOTAL HT.
BLOCK A

BUILDING 2
HOTEL/RETAIL USES
9 FLOORS ABOVE,
5-6 FLOORS BELOW GR
112' HT.
18' PH HT.
130' TOTAL HT.

BUILDING 7
RESIDENTIAL/RETAIL USES
20 FLOORS ABOVE,
3 FLOORS BELOW GRADE
236' HT.
35' PH HT.
271' TOTAL HT.

BLOCK C
C-1: COMMON GREEN
18' HT.

BUILDING 8
RESIDENTIAL/RETAIL USES
18 FLOORS ABOVE,
3 FLOORS BELOW GRADE
207' HT.
25' PH HT.
232' TOTAL HT.

BUILDING 6
RESIDENTIAL/RETAIL USES
19 FLOORS ABOVE,
3 STORIES BELOW GRADE
224' HT.
25' PH HT.
249' TOTAL HT.

BUILDING 9
RESIDENTIAL/RETAIL USES
15 FLOORS ABOVE,
3 FLOORS BELOW
174' HT.
25' PH HT.
199' TOTAL

BUILDING 10
OFFICE/RETAIL USES
22 FLOORS ABOVE,
3 FLOORS PARKING BELOW GRADE
7 FLOORS PARKING ABOVE GROUND FLOOR
290' HT.
35' PH HT.
325' TOTAL HT.

BUILDING 11
OFFICE/RETAIL USES
17 FLOORS ABOVE,
3 FLOORS PARKING BELOW GRADE
7 FLOORS PARKING ABOVE GROUND FLOOR
238' HT.
35' PH HT.
273' TOTAL HT.

BUILDING 12
OFFICE USE
19 FLOORS ABOVE,
3 FLOORS BELOW GRADE
216' HT.
35' PH HT.
311' TOTAL HT.
BLOCK E

BLOCK D
D-1: METRO PARK

EXISTING CAPITAL ONE CONFERENCE CENTER

EXISTING CAPITAL ONE OFFICE BUILDING

CAPITAL ONE DRIVE NORTH

CAPITAL ONE DRIVE SOUTH

CAPITAL ONE TOWER ROAD

SCOTTS CROSSING ROAD - ROUTE 2109

DOLLEY MADISON BOULEVARD - ROUTE 123

METRO STATION

SCOTTS RUN

N/F STATES OF MCLEAN D.B. 9679, PG. 1400

N/F WEST GROUP PROPERTIES LC D.B. 10045, PG. 1961

S59°02'17"W 1237.00

APPLICANT TO COORDINATE AND SEEK OFFSITE PERMISSION FOR WORK BEYOND BOUNDARY

PROPOSED 24' WIDE STORM WATER EASEMENT WITH CONSTRUCTION OF BLOCK B

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

TREES NOT TO BE COUNTED FOR TREE CANOPY CREDIT, TYP.

LANDSCAPE PLANTER (TYP.)

LANDSCAPE SHRUBS (TYP.)

LANDSCAPE GROUNDCOVER (TYP.)

DECORATIVE STONE (TYP.)

OFF-SITE LANDSCAPE IMPROVEMENTS SHOWN IN METRO GUIDEWAY SUBJECT TO WMATA REVIEW AND APPROVAL

METRO BUS STOP/ PULL OFF (BY OTHERS)

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CDPA LANDSCAPE PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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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%
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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

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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 24, 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.

www.gordon.us.com
DCJS License # Is 11-7158
CHANTILLY: 4501 Daly Drive, Chantilly, VA 20151 — Phone: (703) 263-1900
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LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
SECURITY CONSULTING

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

N/A

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

LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE:
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**	

	CATEGORY II Deciduous (Ornamental) Qty	x	Credit	CATEGORY III Deciduous (Medium Shade) Qty	x	Credit	CATEGORY IV Deciduous (large shade) Qty	x	Credit	CATEGORY I Evergreen (Columnar) Qty	x	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 PALUSTRUS — 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

FOR INFORMATION ONLY

Gordon
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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-13
ACCEPTANCE COMMENTS
8-13-13
PRE. STAFFING COMMENTS
12-02-13
STAFFING COMMENTS
01-28-14
STAFFING COMMENTS
02-18-14
STAFFING COMMENTS

CDPA LANDSCAPE TABULATIONS

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 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: 2001F-GOL-CDPA.dwg
SHEET #: 10D of 33

LEGEND

- ELEVATED OPEN SPACE
- STREET LEVEL OPEN SPACE
- INTERIM RECREATIONAL OPEN SPACE

OPEN SPACE CALCULATIONS

FDPA SITE AREA		1,141,884 SF	26.21 AC.
OPEN SPACE GOAL:	15.0 %	171,283 SF	3.93 AC.
STREET LEVEL OPEN SPACE (1):	41.4 %	472,750 SF	10.8 AC.
ELEVATED OPEN SPACE (2):	6.7 %	77,250 SF	1.8 AC.
TOTAL OPEN SPACE PROVIDED:	48.1 %	550,000 SF	12.6 AC.
RECREATIONAL OPEN SPACE (3):		104,845 SF	2.4 AC.

NOTES

1. BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
2. ELEVATED OPEN SPACE FOR THIS APPLICATION WILL BE FOR PRIVATE USE.
3. EXISTING BASEBALL FIELD IS A TEMPORARY/INTERIM RECREATIONAL USE UNTIL FUTURE PHASES OF THE CAMPUS DEVELOP.

NORTH

0 30 60 120 240

SCALE: 1" = 60'

1/4 MILE RADIUS

CAPITAL BELTWAY - INTERSTATE 495

LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENT

BLOCK B

BUILDING 3
OFFICE/RETAIL USES
32 FLOORS ABOVE,
3 FLOORS BELOW GRADE
410' HT.
410' TOTAL HT.

BUILDING 4
OFFICE/RETAIL USES
18 FLOORS ABOVE
3 FLOORS BELOW GRADE
211' HT.
38' PH HT.
248' TOTAL HT.

EXISTING CAPITAL ONE CONFERENCE CENTER

CAPITAL ONE DRIVE NORTH

BUILDING 1
OFFICE/RETAIL USES
26 FLOORS ABOVE,
5-6 FLOORS BELOW GRADE
348' HT.
35' PH HT.
383' TOTAL HT.

EXISTING CAPITAL ONE BUILDING

EXISTING ELEVATED PLAZA

BLOCK A
ELEVATED PLAZA
80' HT.

CAPITAL ONE DRIVE SOUTH

EXISTING 9 LEVEL PARKING STRUCTURE

STAND-ALONE PUBLIC FACILITY
2 FLOORS
35' TOTAL HT.

CAPITAL ONE TOWER ROAD

SWM POND

BUILDING 2
HOTEL/RETAIL USES
10 FLOORS ABOVE,
5-6 FLOORS BELOW GR
111' HT.
25' PH HT.
136' TOTAL HT.

EX. TEMPORARY BASEBALL FIELD

INTERIM GROUND LEVEL CONNECTION TO METRO STATION PENDING METRO/ WMATA REVIEW AND APPROVAL

LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENT

1/8 MILE RADIUS

SCOTTS CROSSING ROAD - ROUTE 9102

ELEV.

METRO STATION

1/4 MILE RADIUS

DOLLEY MADISON ROAD - ROUTE 123

1/8 MILE RADIUS

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OPEN SPACE PLAN

CAPITAL ONE MASTERPLAN

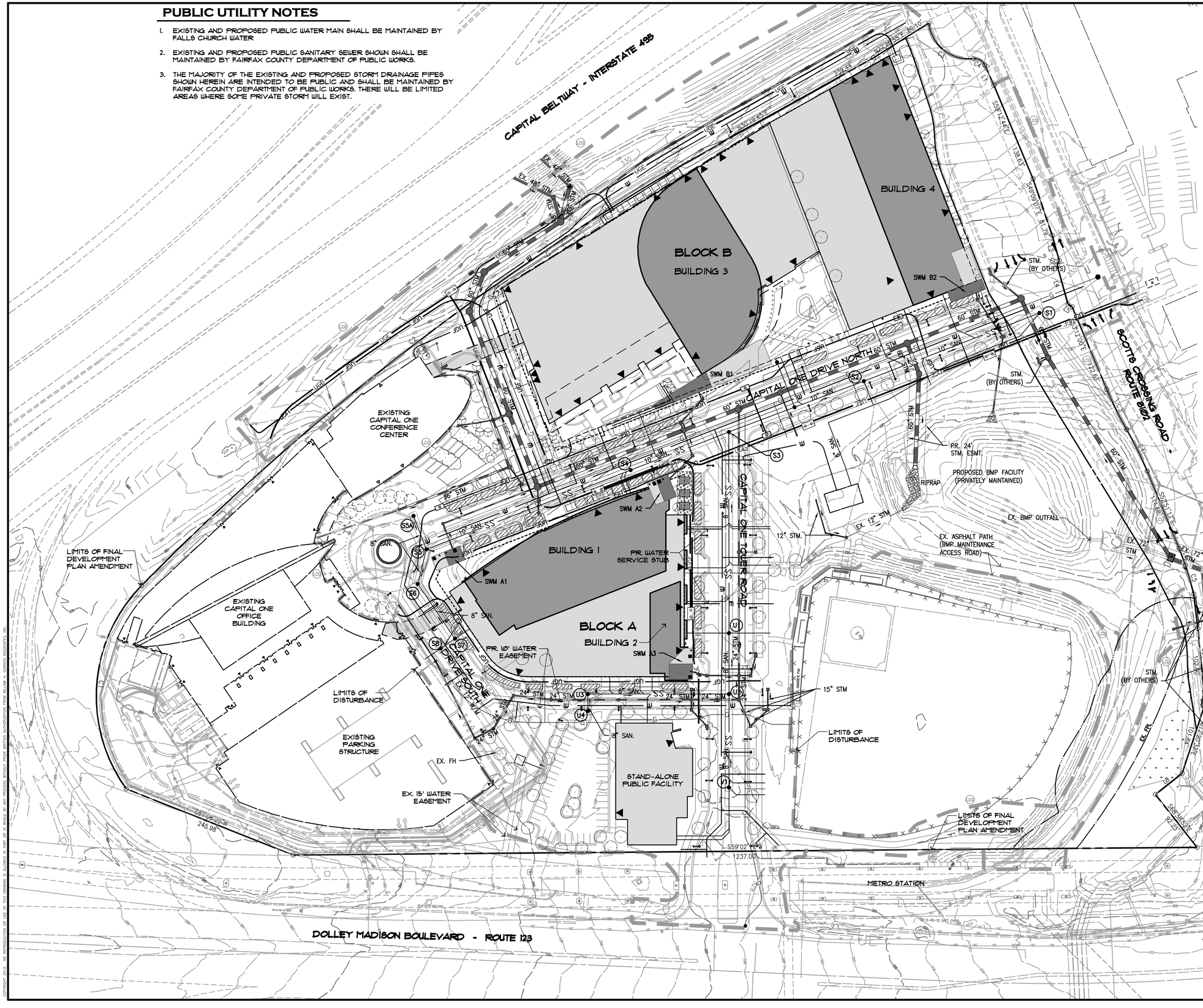
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021

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	2001F-OS.dwg
SHEET #	11 of 33

PUBLIC UTILITY NOTES

1. EXISTING AND PROPOSED PUBLIC WATER MAIN SHALL BE MAINTAINED BY FALLS CHURCH WATER
2. EXISTING AND PROPOSED PUBLIC SANITARY SEWER SHOWN SHALL BE MAINTAINED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS.
3. THE MAJORITY OF THE EXISTING AND PROPOSED STORM DRAINAGE PIPES SHOWN HEREIN ARE INTENDED TO BE PUBLIC AND SHALL BE MAINTAINED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS. THERE WILL BE LIMITED AREAS WHERE SOME PRIVATE STORM WILL EXIST.



NORTH

0 30 60 120 240

SCALE: 1" = 60'

LEGEND

- G — GAS
- UGF — UNDERGROUND FIBER
- W — WATER MAIN
- SS — SANITARY SEWER
- STORM SEWER
- UGE — UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC
- SWM DETENTION
- BMP CISTERN
- BIO-RETENTION

NOTE:

1. 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.
2. CONDUIT FOR ADDITIONAL UTILITY CONNECTIONS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING.

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UTILITIES PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
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SHEET #	12 of 33

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LEGEND

LAND AREA TO BE DEDICATED FOR FUTURE STREET IMPROVEMENTS

LIMITS OF POCKET PARK (CIVIC USES ONLY)

GENERAL NOTES

1. THE STREET DEDICATION AREA IS SUBJECT TO CHANGE WITH THE FINAL DESIGN AND ALIGNMENT OF SCOTTS CROSSING ROAD.
2. THE PUBLIC FACILITY SHOWN AT BLOCK E IS A GUIDE FOR THE CIVIC USES IDENTIFIED ON THE BUILDING TABULATION CHART (SHEET 3). FINAL LOCATION IS SUBJECT TO THE APPROVED PROFFERS PER RZ-2010-PR-021.

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.
E	POCKET PARK	E-2: POCKET PARK	0.30 AC.

TOTAL PARKS PROVIDED: 0.80 AC.

Park Requirements						
Office	Acre/ 3,000,000 SF	x	785,583	SF	0.26	Acre
Total Park Area Requirement					**0.26**	**Acre**
Recreational Field Requirements						
1 Acre/ 4,500,000 SF Mixed Use Development		x	1,270,714	SF	0.28	Acres
Recreational Field Requirement					**0.28**	**Acres**

THE ALIGNMENT SHOWN FOR CAPITAL BELTWAY/ INTERSTATE 495 ARE TAKEN FROM FINAL ROADWAY PLANS, PACKAGE 1 AND 2, I-495 HOT LANES SECTION 7. ALIGNMENT SHOWN INFORMATIONAL PURPOSES ONLY.

APPROXIMATELY 1.65 +/- ACRES TO BE DEDICATED FOR FUTURE R.O.W.

NORTH

0 30 60 120 240

SCALE: 1" = 60'

CAPITAL BELTWAY - INTERSTATE 495

1/4 MILE RADIUS

LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENT

BLOCK B
BUILDING 3

BUILDING 4

ELEVATED PLAZAS

POSSIBLE RESTAURANT SEATING

B-1 POCKET PARK

EXISTING CAPITAL ONE CONFERENCE CENTER

E-2 POCKET PARK

CAPITAL ONE DRIVE NORTH

A-2 POCKET PARK

BUILDING 1

A-1 POCKET PARK

BLOCK A

BUILDING 2

ELEVATED PLAZA

CAPITAL ONE DRIVE SOUTH

CAPITAL ONE TOWER ROAD

EXISTING CAPITAL ONE OFFICE BUILDING

ELEVATED PLAZA

EXISTING PARKING STRUCTURE

STAND-ALONE PUBLIC FACILITY

SWM POND

EX. TEMPORARY BASEBALL FIELD

1/8 MILE RADIUS

SCOTTS CROSSING ROAD - ROUTE 8102

EX. ELER

EX. MFA

SCOTTS RUN

METRO STATION

DOLLEY MADISON BOULEVARD - ROUTE 123

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PUBLIC FACILITIES PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 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	2001F-PF.dwg
SHEET #	13 of 33

LEGEND

PEDESTRIAN CIRCULATION

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

1/4 MILE RADIUS

SEE ENLARGEMENT, THIS SHEET

LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENT

CAPITAL BELTWAY - INTERSTATE 495

7/15B

ELEVATED PLAZAS

BLOCK B

BUILDING 3

ELEVATED PLAZAS

BUILDING 4

PLANNED MAJOR REGIONAL TRAIL (ALONGSIDE INTERSTATE 495) PER COUNTYWIDE TRAILS PLAN. A WAIVER WAS APPROVED UNDER THE RZ 2010-PR-021 APPLICATION FOR THE SITE TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED WITHOUT THIS TRAIL.

EXISTING CAPITAL ONE CONFERENCE CENTER

1/15

POCKET PARK

CAPITAL ONE DRIVE NORTH

6/15B

1/8 MILE RADIUS

BUILDING 1 BLOCK A

EXISTING CAPITAL ONE OFFICE BUILDING

ELEVATED PLAZA

BUILDING 2

CAPITAL ONE TOWER ROAD

5/15A

LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENT

EXISTING ELEVATED PLAZA

2/15

2A/15

CAPITAL ONE DRIVE SOUTH

EXISTING PARKING STRUCTURE

3/15A

4/15A

STAND-ALONE PUBLIC FACILITY

INTERIM GROUND LEVEL CONNECTION TO METRO STATION SUBJECT TO METRO/ WMATA REVIEW AND APPROVAL.

SCOTTS CROSSING ROAD - ROUTE 3027

PLANNED STREAM VALLEY TRAIL PER COUNTYWIDE TRAILS PLAN

METRO STATION

DOLLEY MADISON BOULEVARD - ROUTE 123

PEDESTRIAN BRIDGE (BY OTHERS)

EX. PEDESTRIAN CROSSWALK (TYP.)

1/4 MILE RADIUS

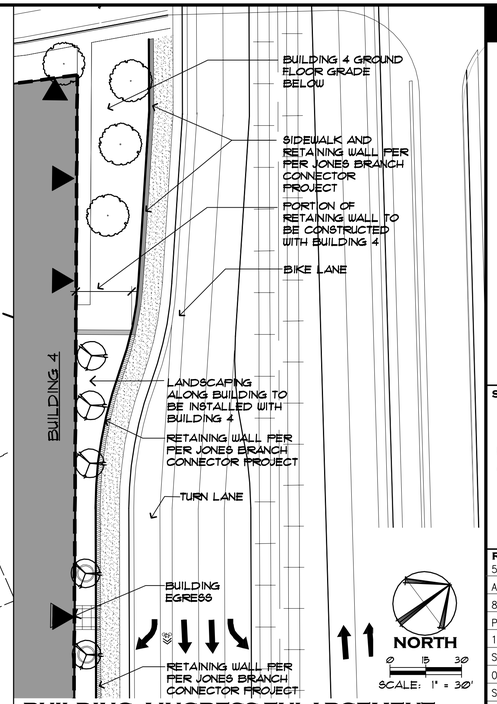
ALTERNATE ROUTE FOR STREAM VALLEY TRAIL

METRO STATION KISS AND RIDE

NORTH

0 50 100 200 300

SCALE: 1" = 100'



BUILDING 4 INGRESS ENLARGEMENT

SCALE: 1"=30'

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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS

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PEDESTRIAN CIRCULATION PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 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	2001F-PD.dwg
SHEET #	14 of 33

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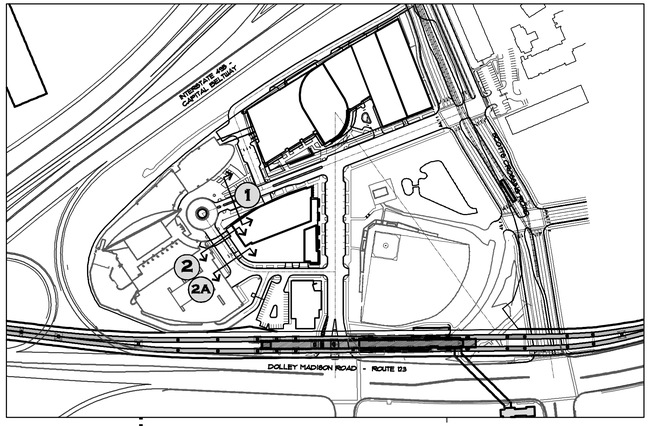
NOTES:

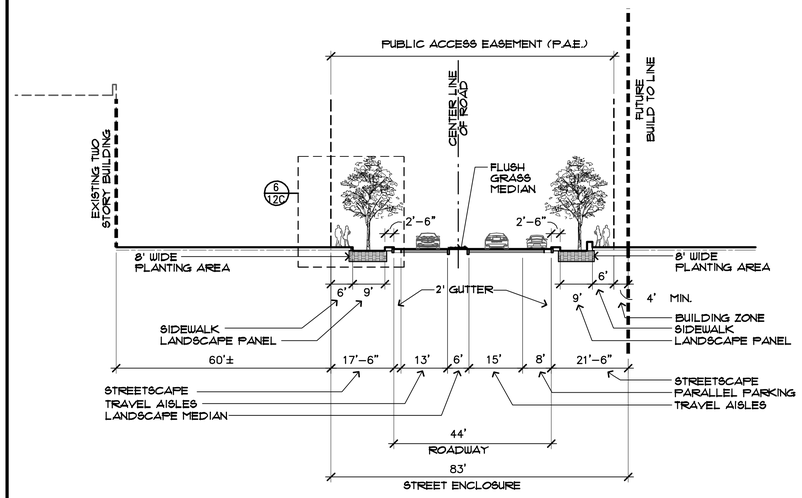
1. ALL STREETS PRESENTED ON THIS SHEET ARE PRIVATELY OWNED AND MAINTAINED. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).
2. SEE VEHICULAR CIRCULATION PLAN SHEET 9 FOR SPECIFIC LOCATIONS OF ROADWAY CROSS SECTIONS.
3. BUILD-TO-LINES ("BTL") HAVE BEEN ESTABLISHED AS DEPICTED ON 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.

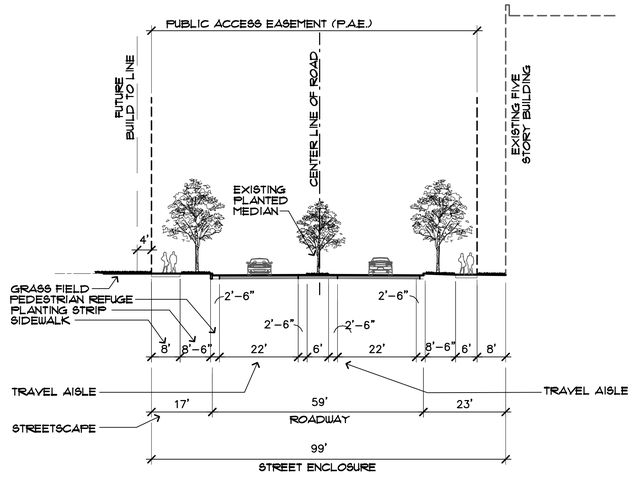
NORTH

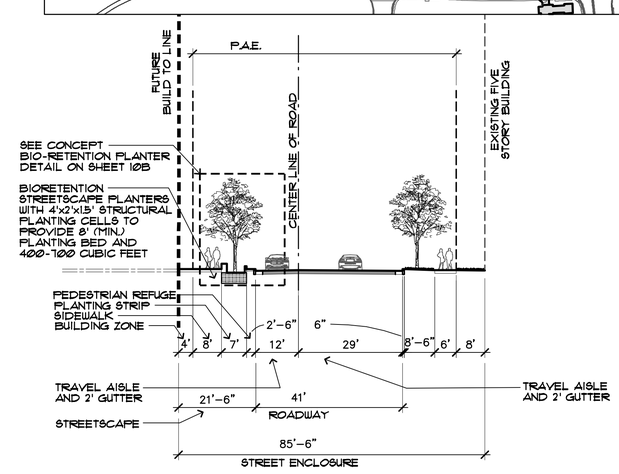
KEY PLAN

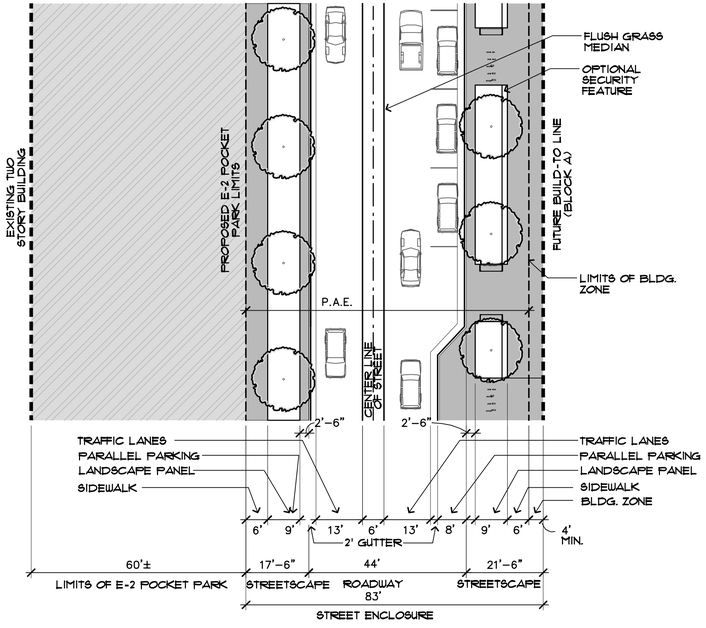
SCALE: 1" = 250'

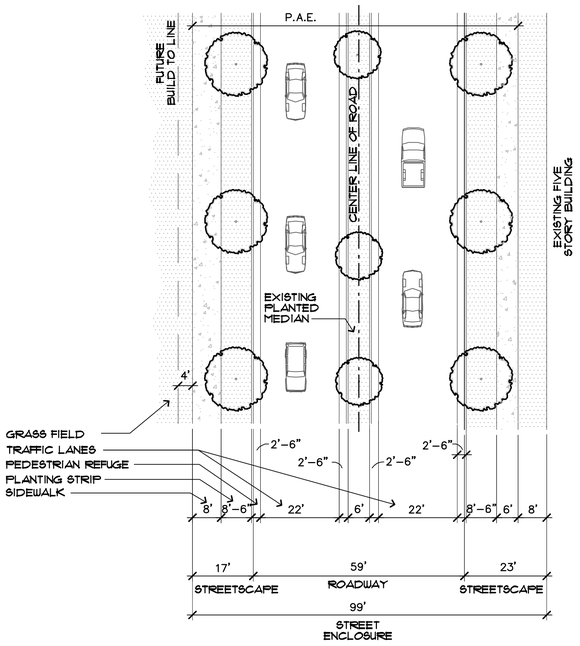


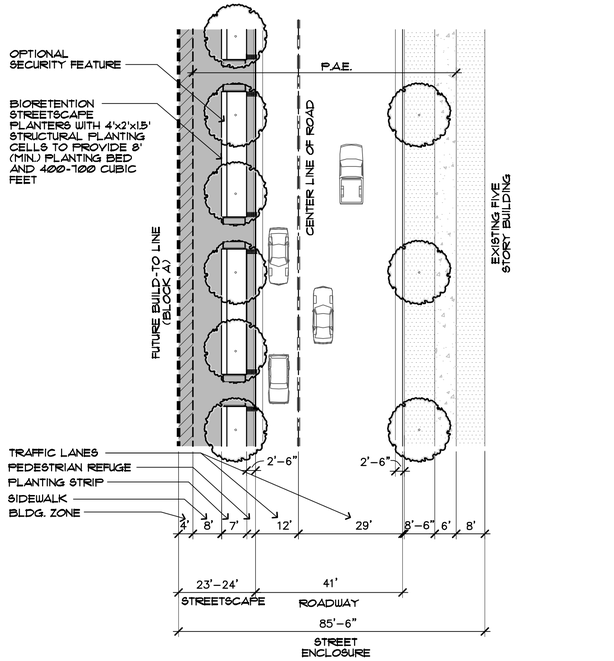












1 CAPITAL ONE DRIVE NORTH - 2 LANE (WITH PARKING)

SCALE: 1" = 20'

(INFRASTRUCTURE PHASE, CAPITAL ONE HQ EXPANSION, CAPITAL ONE EXPANSION II AND HOTEL PHASE)

2 INTERIM CAPITAL ONE DRIVE SOUTH - 2 LANE (NO PARKING)

SCALE: 1" = 20'

(INFRASTRUCTURE PHASE, CAPITAL ONE HQ EXPANSION PHASE)

2A INTERIM CAPITAL ONE DRIVE SOUTH - 2 LANE (WITH PARKING)

SCALE: 1" = 20'

(CAPITAL ONE EXPANSION II AND HOTEL PHASE)

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STREET SECTIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 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	2001F-SECT1.dwg
SHEET #	15 of 33

NOTES:

1. AS DEPICTED HEREIN, PORTIONS OF CAPITAL ONE TOWER ROAD AND CAPITAL ONE DRIVE WILL BE INITIALLY CONSTRUCTED AS PRIVATE ROADS THAT ARE SUBJECT TO PUBLIC ACCESS EASEMENTS (P.A.E.'S). PORTIONS OF THESE ROADWAYS WILL BE LATER DEDICATED VDOT RIGHT OF WAY. AT SUCH TIMES VDOT WILL ACCEPT THE RIGHT OF WAY INTO THEIR SYSTEM
2. SOME OF THE STREETS PRESENTED ON THIS SHEET ARE PRIVATELY OWNED AND MAINTAINED. 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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VDOT NOTE:

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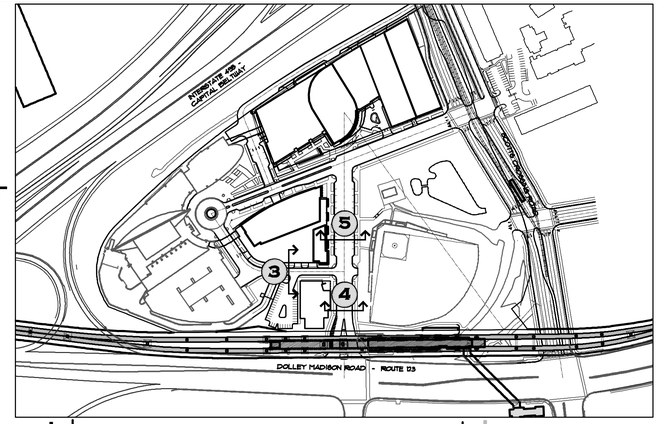
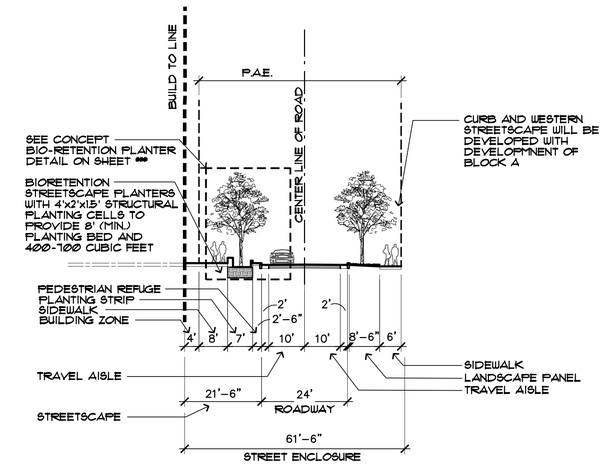
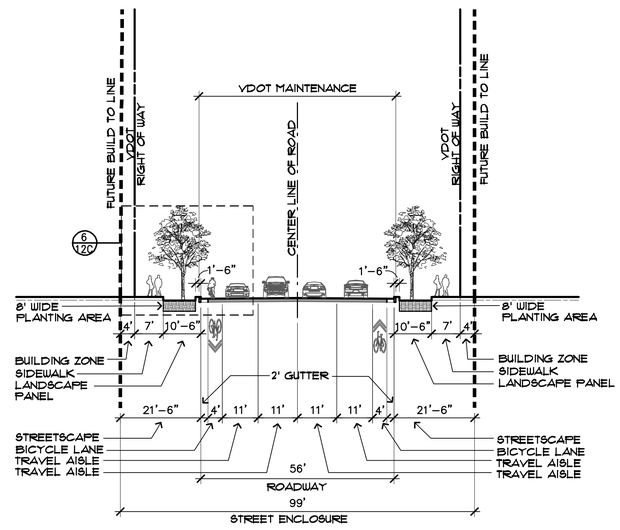
NORTH

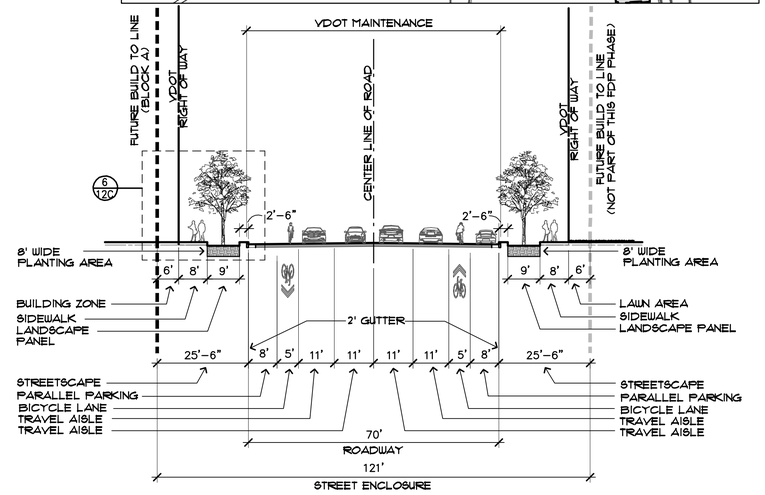
KEY PLAN

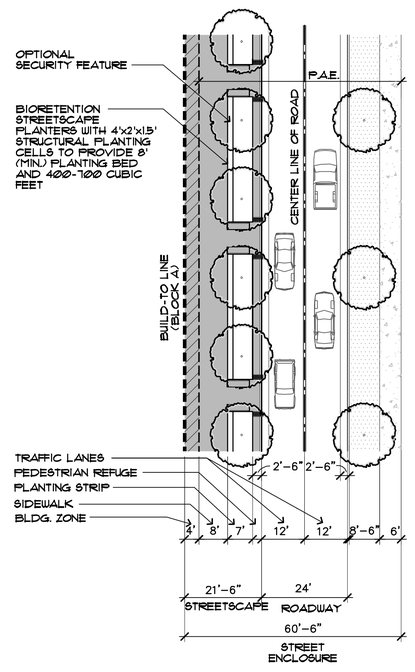
SCALE: 1" = 250'

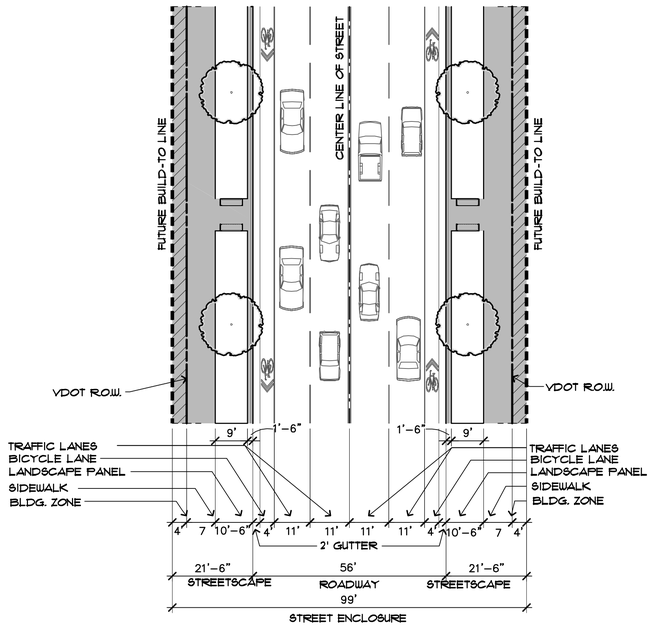


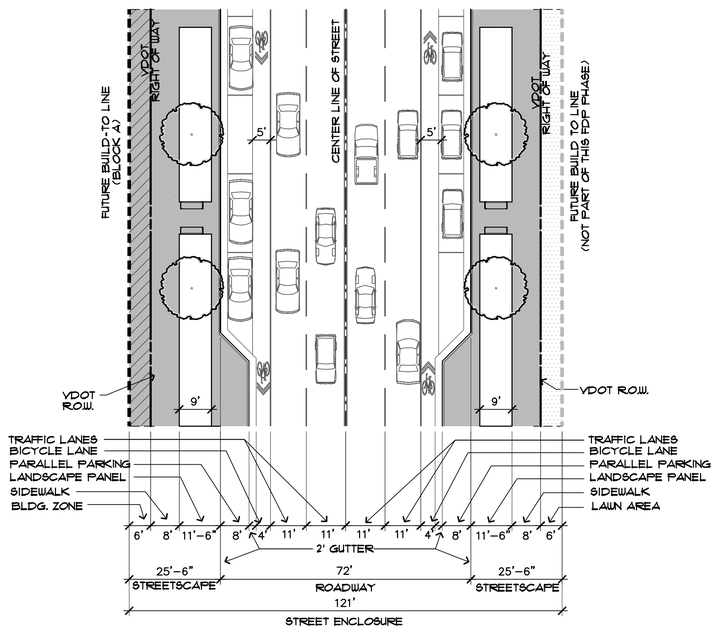












3 INTERIM CAPITAL ONE DRIVE SOUTH - 2 LANE (WITHOUT PARKING)
SCALE: 1" = 20' (INFRASTRUCTURE PHASE, CAPITAL ONE HQ EXPANSION, CAPITAL ONE EXPANSION II AND HOTEL PHASE)

4 CAPITAL ONE TOWER ROAD - 4 LANE (NO PARKING)
SCALE: NOT TO SCALE (INFRASTRUCTURE PHASE, CAPITAL ONE HQ EXPANSION, CAPITAL ONE EXPANSION II AND HOTEL PHASE)

5 CAPITAL ONE TOWER ROAD - 4 LANE (WITH PARKING)
SCALE: NOT TO SCALE (INFRASTRUCTURE PHASE, CAPITAL ONE HQ EXPANSION, CAPITAL ONE EXPANSION II AND HOTEL PHASE)

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FDPA 2010-PR-021
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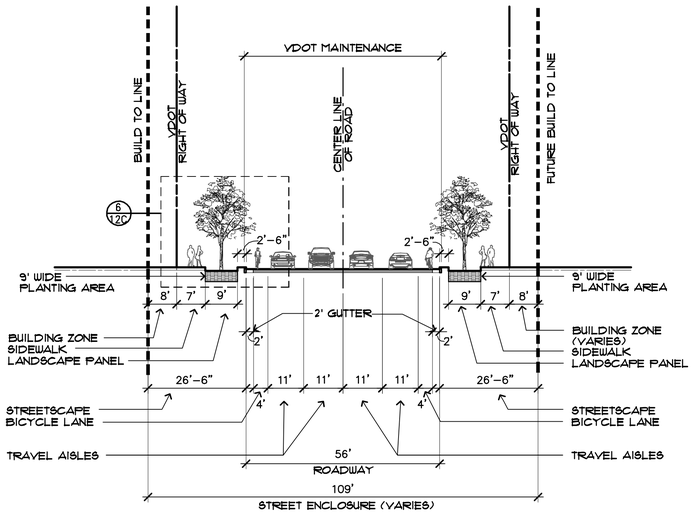

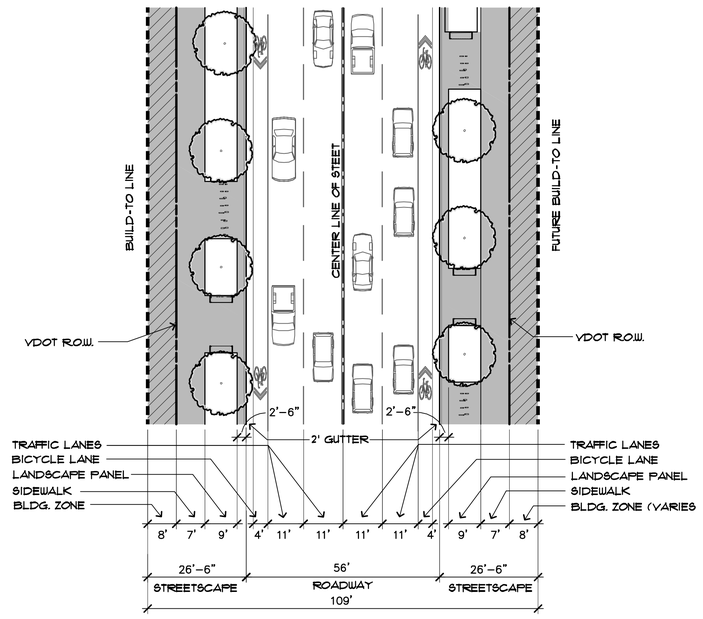

6 CAPITAL ONE DRIVE NORTH - 4 LANE (NO PARKING)

SCALE: NOT TO SCALE (INFRASTRUCTURE PHASE, CAPITAL ONE HQ EXPANSION, CAPITAL ONE EXPANSION II AND HOTEL PHASE)

VDOT NOTE:

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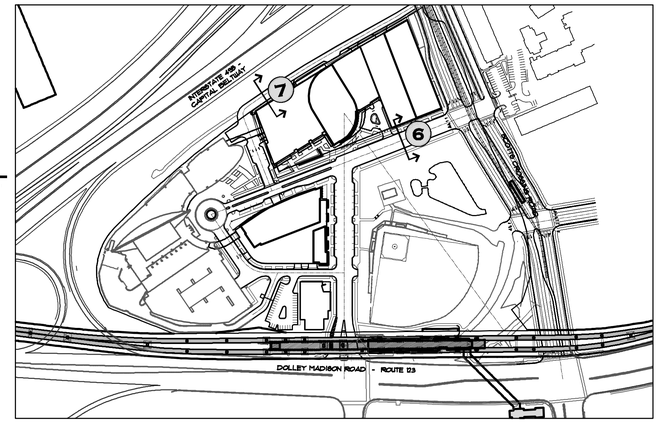
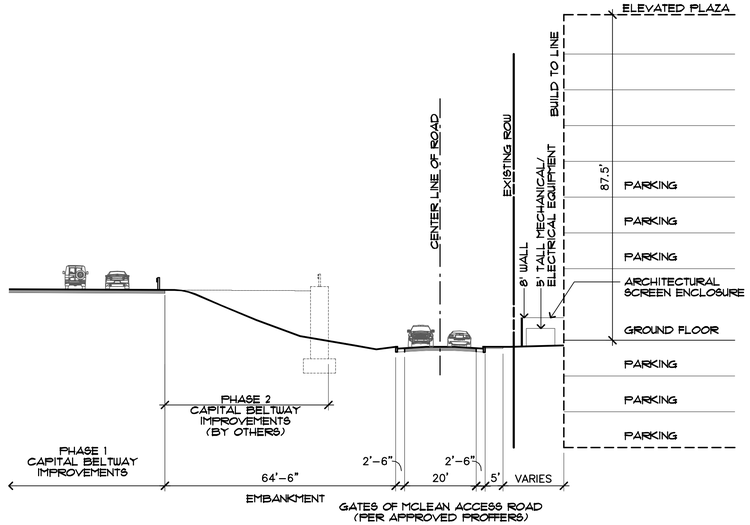
NORTH

KEY PLAN

SCALE: 1" = 250'





7 CAPITAL BELTWAY AT BLOCK B

SCALE: 1" = 20' (CAPITAL ONE HQ EXPANSION, CAPITAL ONE EXPANSION II AND HOTEL PHASE)

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STREET SECTIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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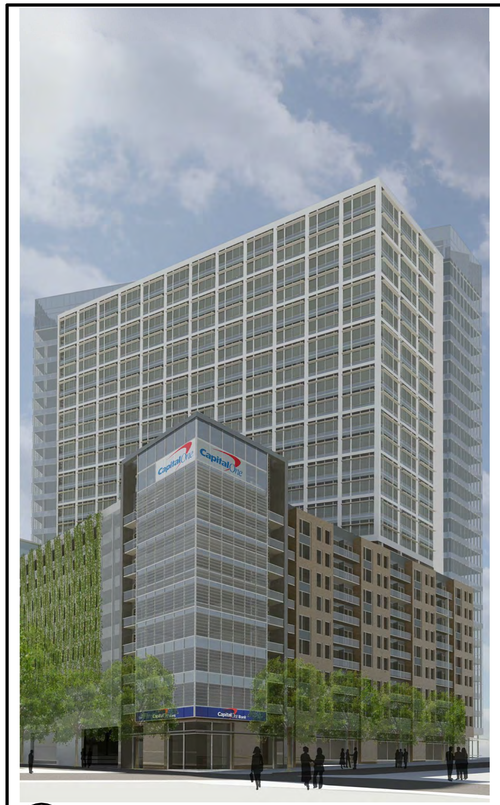


1 VIEW - SOUTHEAST

2 VIEW - NORTHWEST

3 VIEW - NORTHWEST

4 VIEW - BIRDSEYE

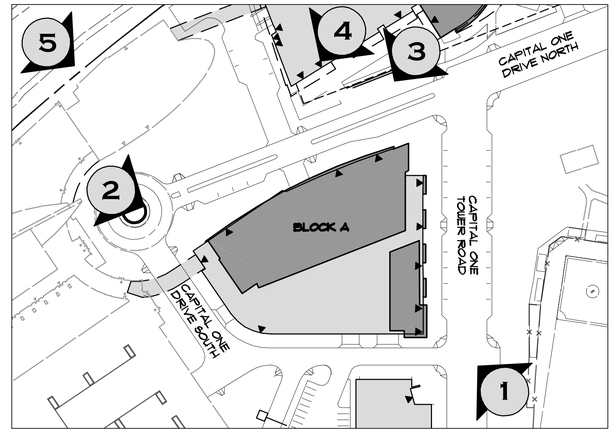
5 VIEW - BIRDSEYE

***NOTE:**
GROUND PLANE IS JUST A REPRESENTATION, FOR DETAILED INFORMATION REFER TO SHEET 19

PERSPECTIVE VIEWS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL BUILDING ENVELOPE AND FENESTRATION TREATMENT, RELATIONSHIP TO THE SITE AND ADJACENT BUILDINGS, AND MATERIAL QUALITY LEVEL OF THE DEVELOPMENT. OTHER DETAILS OF THE BUILDING DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.

NORTH

KEY PLAN
SCALE: 1" = 100'



Bonstra | Haresign ARCHITECTS

PERSPECTIVE VIEWS OVERLAY THE FUTURE STREET GRID AT FULL BUILD-OUT ATOP THE EXISTING/INTERIM STREET CONFIGURATION FOR THE PURPOSES OF ILLUSTRATION. SEE THE VEHICULAR CIRCULATION PLAN ON SHEET 9 FOR DETAILS OF THE FDPA STREET CONFIGURATION.

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ARCHITECTURAL PERSPECTIVES (BLOCK A)

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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1 VIEW - NORTH PERSPECTIVE - STREET LEVEL

2 VIEW - PERSPECTIVE FROM PARK E-2

PERSPECTIVE VIEWS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL BUILDING ENVELOPE AND FENESTRATION TREATMENT, RELATIONSHIP TO THE SITE AND ADJACENT BUILDINGS, AND MATERIAL QUALITY LEVEL OF THE DEVELOPMENT. OTHER DETAILS OF THE BUILDING DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.

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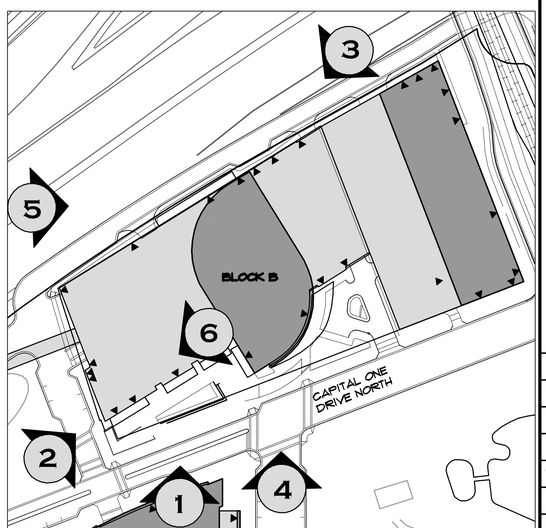
3 VIEW - NORTHEAST FACADE

4 VIEW - SOUTH FACADE

5 VIEW - WEST FACADE

6 VIEW - TERRACE



NORTH

KEY PLAN

SCALE: 1" = 100'

Bonstra | Haresign ARCHITECTS

HKS

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ARCHITECTURAL PERSPECTIVES (BLOCK B)

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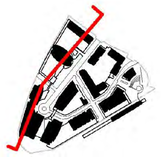

SITE AND BUILDING SECTIONS ARE PROVIDED TO ESTABLISH THE SCALE, MASSING, BUILDING HEIGHTS, USE CONFIGURATION AND DIMENSIONAL RELATIONSHIPS BETWEEN THE BUILDINGS, LANDSCAPE FEATURES, STREETS AND ADJACENT LANDFORMS. OTHER DETAILS OF SITE DEVELOPMENT SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.

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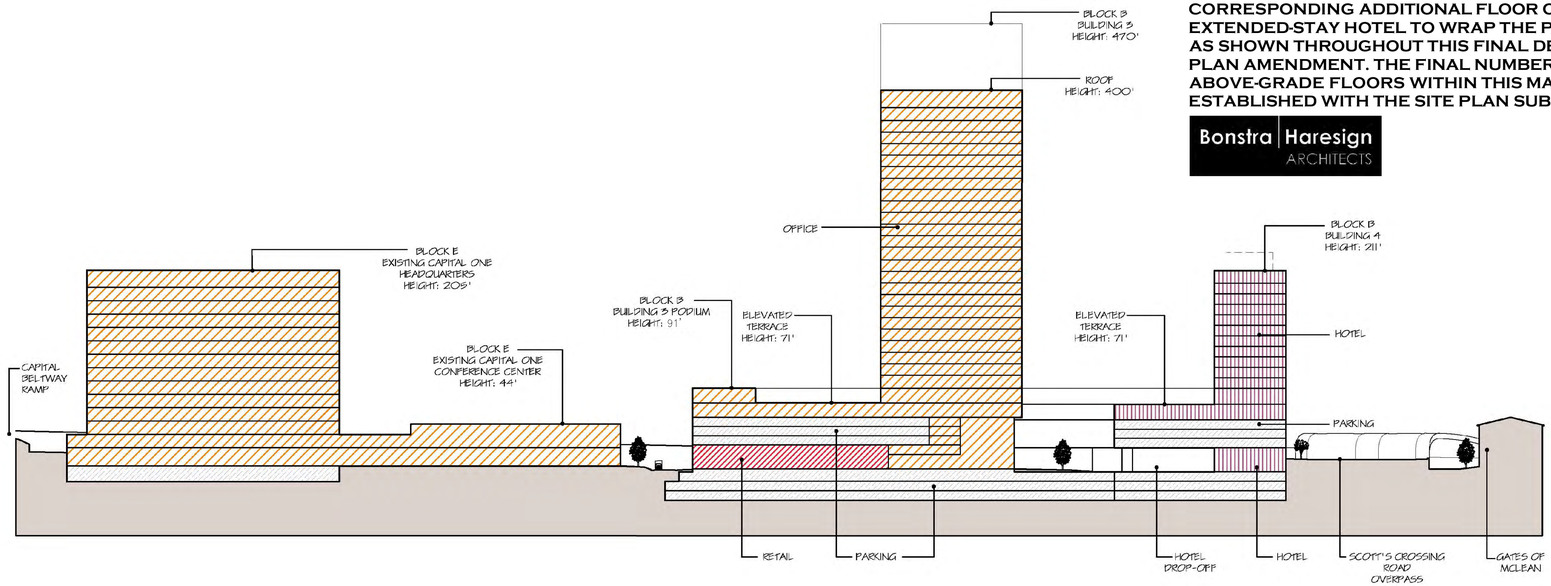
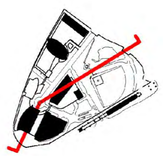
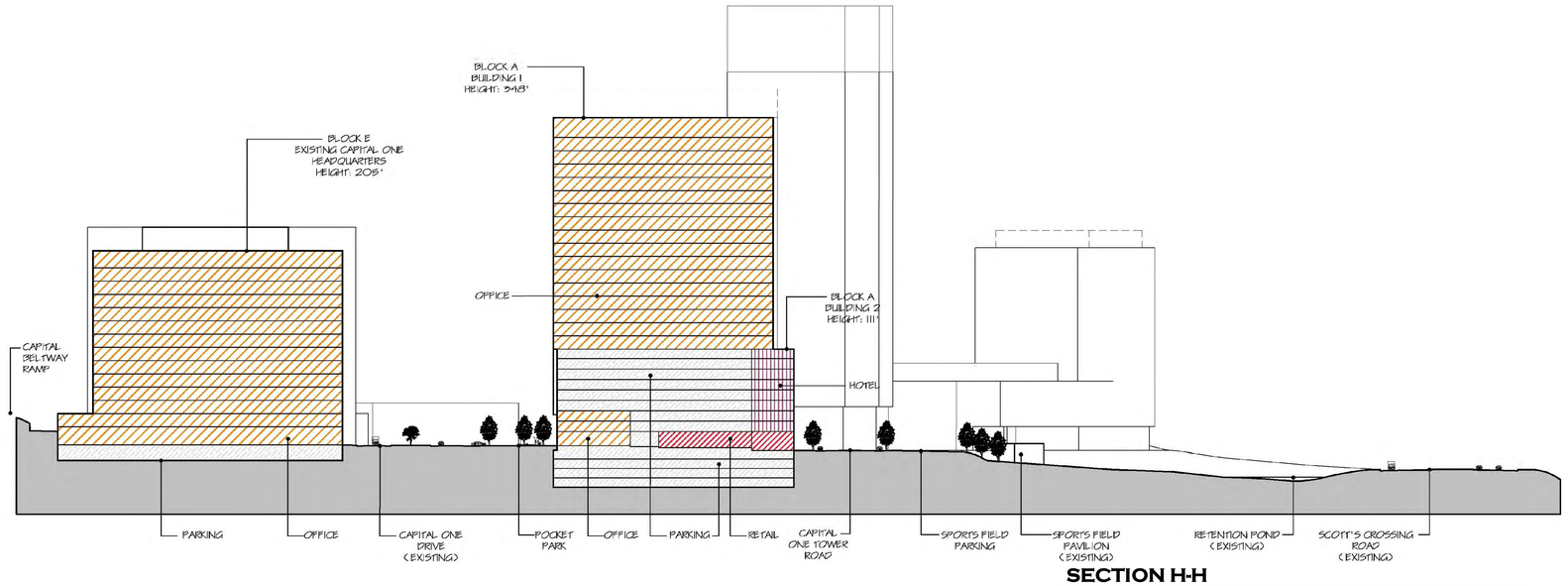
Bonstra | Haresign ARCHITECTS



SECTION G-G





SECTION H-H

LEGEND	
	COMMERCIAL
	RETAIL
	RESIDENTIAL
	HOTEL
	PUBLIC FACILITY
	PARKING
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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS

5-24-13
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ARCHITECTURAL BUILDING SECTIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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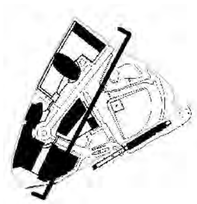

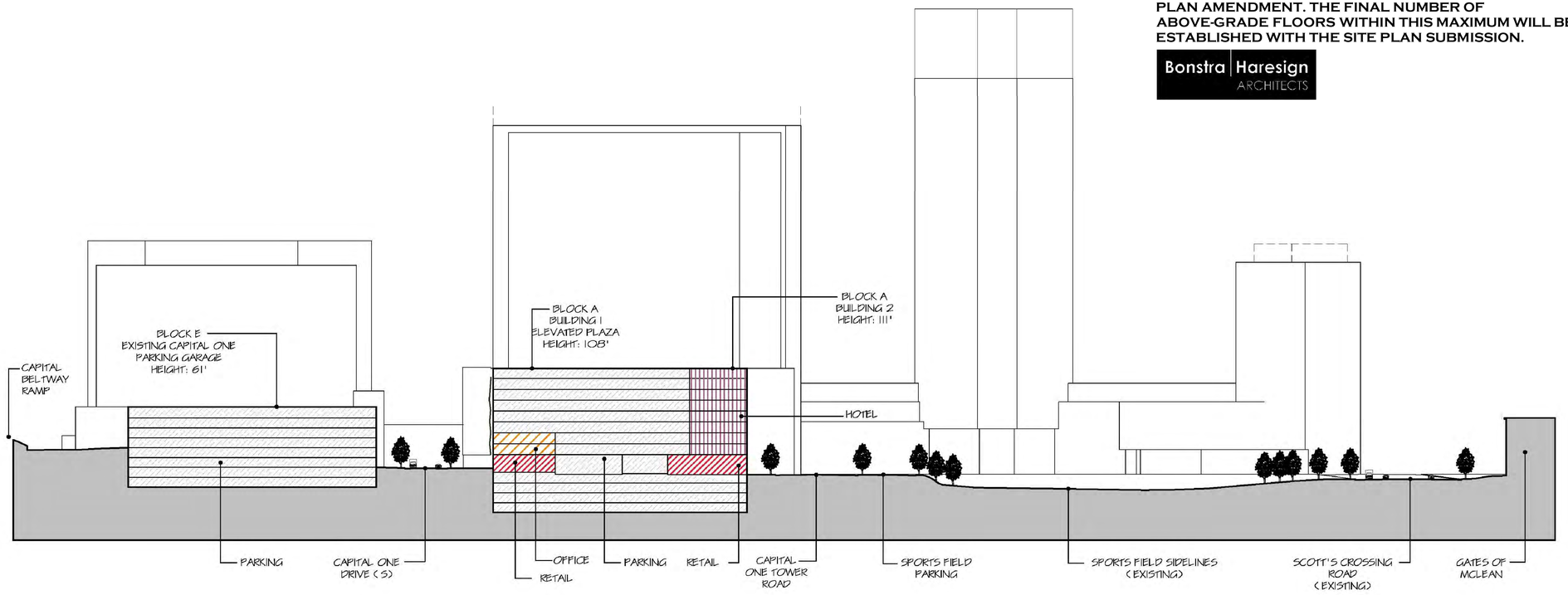

SECTION J-J

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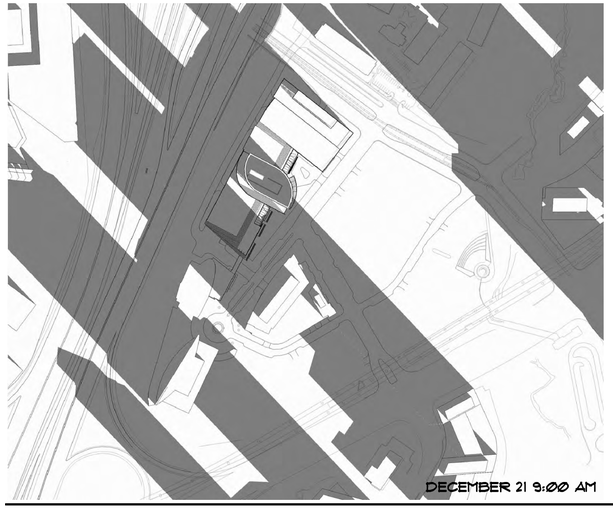
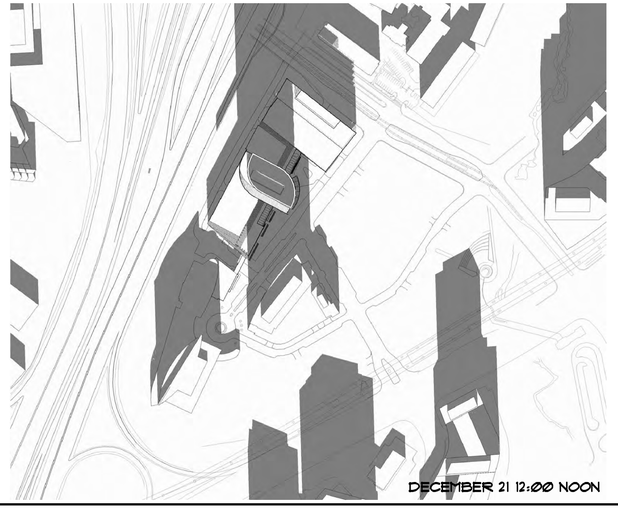
SUMMER

SPRING/ FALL





WINTER

NORTH

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SHADOW ANALYSIS

CAPITAL ONE MASTERPLAN

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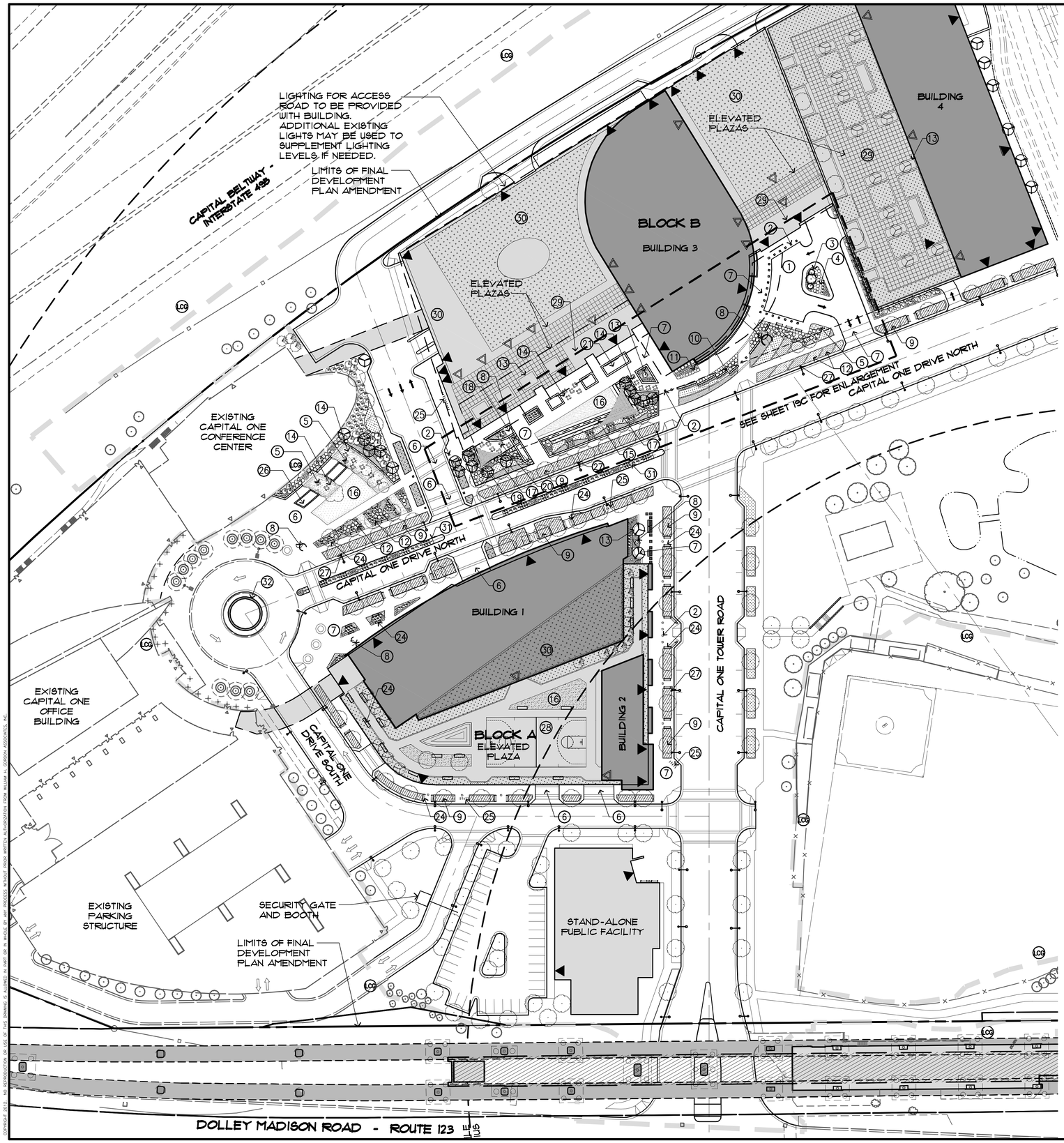

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SE'LUX: ARC MINI SPANNER ARM SERIES

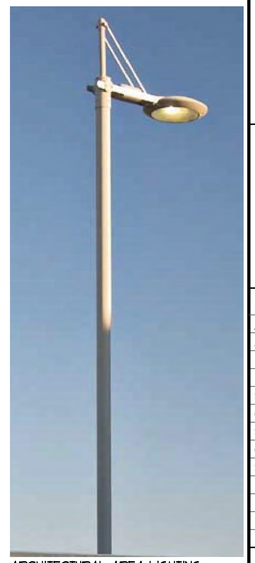
PEDESTRIAN SCALE STREETSCAPE LIGHTING OPTIONS (STREET LAMPS):

OPTION A
SE'LUX
-ARC MINI SPANNER ARM SERIES
-SILVER FINISH
-HID OR LED LAMP
-MOUNTING HEIGHT 18'-30'
-TEMPERED FLAT GLASS LENS

OPTION B
ARCHITECTURAL AREA LIGHTING
-FLEX SERIES
-MATTE ALUMINUM FINISH
-MOUNTING HEIGHT 18'-30'
-HID OR LED LAMP

OPTION C
APPROVED EQUAL

*NOTE: STREET LIGHT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING AND DESIGN.



ARCHITECTURAL AREA LIGHTING: FLEX SERIES

LIGHTING

LEGEND

SHADE TREE
ORNAMENTAL TREE
EVERGREEN TREE
ORNAMENTAL SHRUBS
ORNAMENTAL GROUND COVERS
BIORETENTION PLANTERS
BENCH
BIKE RACKS
STREET LIGHT

1. OFFICE DROP-OFF WITH SPECIALTY PAVING
2. STONE OR METAL BOLLARDS
3. FLAGPOLE LOCATION
4. MONUMENT SIGN LOCATION
5. BOSQUE OF TREES
6. DECORATIVE CROSSWALK
7. DECORATIVE PAVING
8. FOCAL ELEMENT (I.E. SCULPTURE, ART, ETC)
9. BIORETENTION GARDEN ALONG STREETSCAPE
10. 18-24" TALL STONE SECURITY WALL
11. WATER FEATURE WITHIN 18" SEATWALL
12. ORNAMENTAL LANDSCAPE PLANTER (AT GRADE)
13. 18" RAISED PLANTER WALL/ SEATWALL WITH ORNAMENTAL LANDSCAPING
14. CAFÉ SEATING
15. STACKED STONE WALL FOR SEATING IN 18" LIFTS
16. FORMAL LAWN
17. OPTIONAL SAIL/ FABRIC CANOPY
18. WATER ELEMENT OR PLANTER BETWEEN PARK AND RESTAURANT SEATING
19. LANDSCAPE BUFFER
20. RESTAURANT SEATING
21. POSSIBLE WATER FEATURE WITH GENTLE JETS
22. SPECIMEN TREE IN RAISED PLANTER
23. STAGE FOR SPECIAL EVENTS
24. BENCHES
25. BIKERACKS
26. POSSIBLE WATER ELEMENT (AT-GRADE)
27. STREET LIGHT
28. FULL SIZE BASKETBALL COURT
29. ROOF PAVERS
30. EXTENSIVE GREEN ROOF
31. FLUSH MEDIAN WITH LANDSCAPING
32. POSSIBLE 18"-24" WALL WITH OPTIONAL FOUNTAIN

NORTH

0 25 50 100 150
SCALE: 1" = 50'

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URBAN DESIGN AMENITIES

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FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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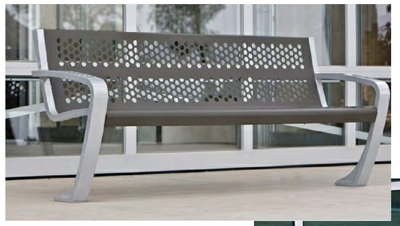


PROPOSED BENCHES SHOULD BE POWDER COATED OR STAINLESS STEEL FINISHES TO COMPLIMENT EXISTING GRAY COLORED URBAN FURNITURE ON-SITE.

BENCHES

FIELD PAVING - POURED IN PLACE CONCRETE
- LOCATION: BUILDING ZONE, SIDEWALK, AND PARKS.
- PRODUCT DESCRIPTION: POURED IN PLACE CONCRETE
- COLOR: COOL GREY, LIMESTONE GREY, AND BUFF (MEET SOLAR REFLECTIVE INDEX OF 29 OR BETTER)
- SUGGESTED SCORING PATTERNS: 3' X 3' SQUARE OR 2' X 3' RECTANGULAR LONDON BOND. CREATIVE SCORING PATTERNS USED TO HIGHLIGHT BUILDING ENTRANCES OR OTHER STREETSCAPE ELEMENTS ARE ENCOURAGED.

FIELD PAVING - UNIT PAVERS
- LOCATION: LANDSCAPE AMENITY PANEL, SIDEWALK, BUILDING ZONE, AND PARKS.
- PRODUCT DESCRIPTION: 1" X 1" X 2" MIN. PRECAST CONCRETE, STONE PAVERS, OR PERMEABLE PAVERS. MUST MEET ADA, AND PROVIDE NON-SLIP FINISH.
- COLOR: LIMESTONE GREY OR LIMESTONE GREY WITH BLACK AGGREGATE (SHOULD MEET SOLAR REFLECTIVE INDEX OF 29 OR BETTER).

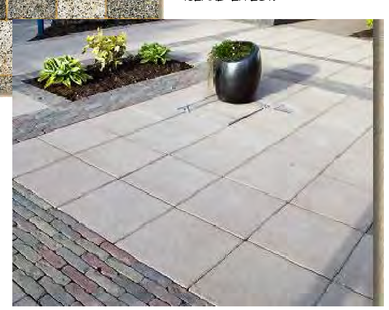
ACCENT PAVING - SMALL UNIT PAVERS
- LOCATION: LANDSCAPE AMENITY PANEL, BUILDING ZONE (SELECT ACCENTS THAT MAKE UP NO MORE THAN 25% OF THE STREETSCAPE), AND PARKS.
- PRODUCT DESCRIPTION: BRICK, CONCRETE, STONE, OR PERMEABLE PAVERS (OR UNIT PAVERS SET IN PERVIOUS SETTING BED) WITH NON-SLIP FINISH.
- COLOR: COOL GREY, WARM GREY, AND BUFF (SHOULD MEET SOLAR REFLECTIVE INDEX OF 29 IF POSSIBLE)

TREE GRATES
- LOCATION: LANDSCAPE AMENITY PANEL, BUILDING ZONE (NOT IN SIDEWALK ZONES), AND PARKS.
- PRODUCT DESCRIPTION: CAST IRON, OR BRONZE. SET ON FRAME. GRATES MUST BE 2 FEET MINIMUM CLEAR FROM ANY TREE TRUNK.

ADA ACCESSIBLE RAMP PAVING
- LOCATION: ADA CURB RAMPS
- PRODUCT DESCRIPTION: PRE-CAST DETECTABLE WARNING PAVERS CHARCOAL GREY SUGGESTED BUT COLOR TO BE DETERMINED BY PROJECT SUCH THAT ADA REQUIREMENTS ARE MET.

CROSSWALK PAVING - MASONRY UNIT PAVERS
- LOCATION: STREET CROSSWALKS AT PRIMARY PEDESTRIAN ZONES, MID BLOCK CROSSINGS, AND DRIVEWAYS.
- PRODUCT DESCRIPTION: PRE-CAST CONCRETE, STONE UNIT PAVERS, OR PAVER SETS.

STAMPED CONCRETE (ONLY UNDER REVIEW OF ARCHITECTURAL REVIEW BOARD)
- LOCATION: STREET CROSSWALKS AT PRIMARY PEDESTRIAN ZONES, MID BLOCK CROSSINGS, AND DRIVEWAYS.
- PRODUCT DESCRIPTION: STAMPED AND COLORED CONCRETE.



TO MEET THE GOALS OF A LEED PROJECT, LIGHT COLORED PAVEMENTS SUCH AS WHITE CONCRETE, LIGHT COLORED CLAY AND GRANITE PAVERS SHOULD BE USED TO REDUCE HEAT ISLAND EFFECT.

PAVEMENT

EXISTING LIGHT FIXTURES

TRIO PEDESTRIAN COLUMN LIGHT
-MANUFACTURED BY FORMS+SURFACES
-SILVER FINISH
-10'-15' HEIGHT

APPROVED EQUAL

PLAZA LIGHT FIXTURE

PLANTERS SHOULD BE CHOSEN TO BLEND WITH ARCHITECTURAL STYLE AND OTHER STREET FURNITURE. FIBERGLASS PLANTERS SHOULD BE SPECIFIED ON THE ROOF TERRACE WITH CONCRETE OR DURABLE FIBERGLASS PLANTERS ALONG THE STREETSCAPE.

PLANTERS

PROPOSED TRASH AND RECYCLING SHOULD BE PLACED IN CONVENIENT LOCATIONS ALONG THE STREETSCAPE.

TRASH & RECYCLING RECEPTACLES

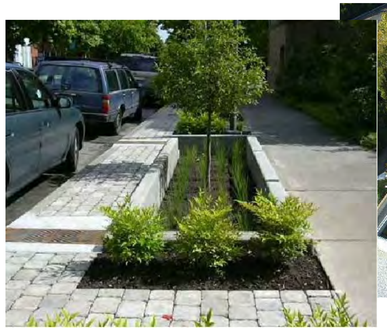
STREETSCAPE BIKE PARKING MATCH EXISTING SITE FURNISHING STYLE AND PROVIDE INTEREST TO THE STREETSCAPE WHEN NOT IN USE.

NOTE:
ADDITIONAL BICYCLE PARKING TO BE PROVIDED WITHIN THE PARKING GARAGE TO MEET OR EXCEED LEED STANDARDS.

BIKE RACKS

UTILITY VAULT COVERS TO BE OVERLAID WITH PAVING ELEMENTS TO BLEND IN TO THE STREETSCAPE.

UTILITY VAULT COVERS



STREETSCAPE PLANTERS AND TREE PITS SERVING AS URBAN BIORETENTION PLANTERS TO FILTER STORMWATER AND PROMOTE HEALTHY TREE GROWTH.

THE GREEN ROOF ON TOP OF THE EX. CONFERENCE CENTER IS AN EXAMPLE OF AN EXISTING LID AT THE SITE. THE PROPOSED BUILDINGS WILL HAVE ELEVATED OPEN SPACE INCORPORATING VEGETATED ROOFS AND GRID PAVEMENT TO MEET LEED CREDITS AND HELP WITH FILTERING RAIN WATER.

LOW IMPACT DESIGN (LID'S)

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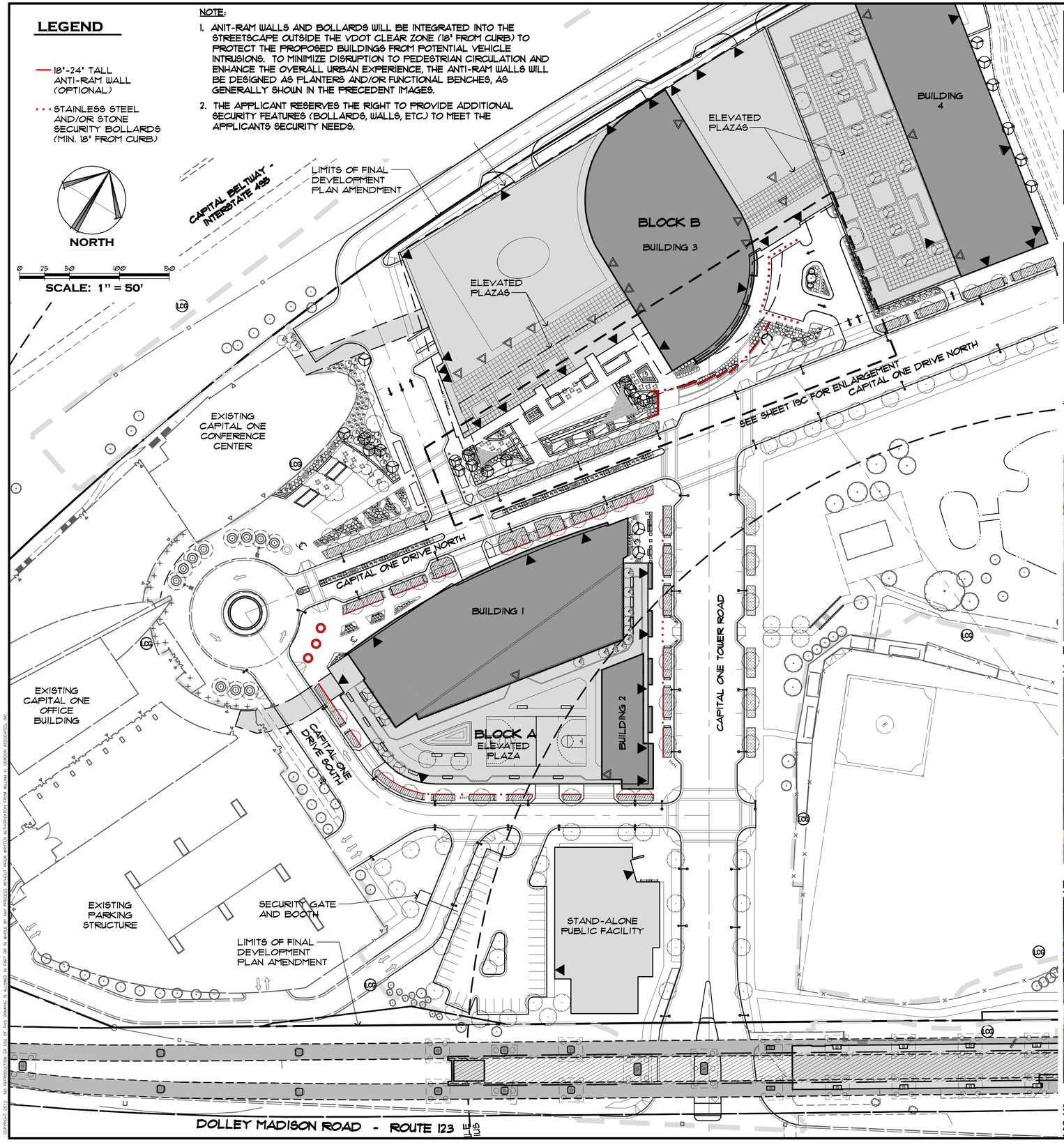
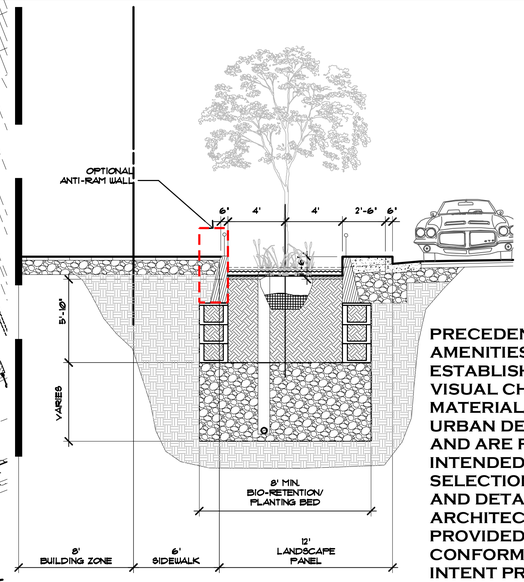
LEGEND

- 18'-24' TALL ANTI-RAM WALL (OPTIONAL)
- STAINLESS STEEL AND/OR STONE SECURITY BOLLARDS (MIN. 18" FROM CURB)

NOTE:

1. ANIT-RAM WALLS AND BOLLARDS WILL BE INTEGRATED INTO THE STREETSCAPE OUTSIDE THE VDOT CLEAR ZONE (18' FROM CURB) TO PROTECT THE PROPOSED BUILDINGS FROM POTENTIAL VEHICLE INTRUSIONS. TO MINIMIZE DISRUPTION TO PEDESTRIAN CIRCULATION AND ENHANCE THE OVERALL URBAN EXPERIENCE, THE ANTI-RAM WALLS WILL BE DESIGNED AS PLANTERS AND/OR FUNCTIONAL BENCHES, AS GENERALLY SHOWN IN THE PRECEDENT IMAGES.
2. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL SECURITY FEATURES (BOLLARDS, WALLS, ETC.) TO MEET THE APPLICANTS SECURITY NEEDS.





CONCEPT BIO-RETENTION PLANTER / ANTI-RAM WALL

SCALE: 1"=5'-0"

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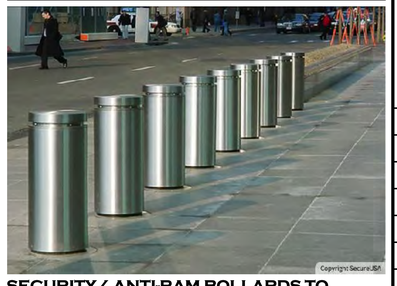
REINFORCED ANTI-RAM SEAT WALL AND ANTI-RAM LIGHT BOLLARDS

SECURITY GATE AND BOOTH

EXISTING SITE BOLLARDS

SECURITY/ ANTI-RAM LIGHT BOLLARDS

REINFORCED ANTI-RAM SEAT WALL/ PLANTER WALL



SECURITY/ ANTI-RAM BOLLARDS TO MATCH EXISTING BOLLARD STYLE

SITE SECURITY FEATURES

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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS

5-24-13
ACCEPTANCE COMMENTS
8-13-13
PRE. STAFFING COMMENTS
12-02-13
STAFFING COMMENTS
01-28-14
STAFFING COMMENTS
02-18-14
STAFFING COMMENTS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=50'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-DA.dwg
SHEET #	19B of 33

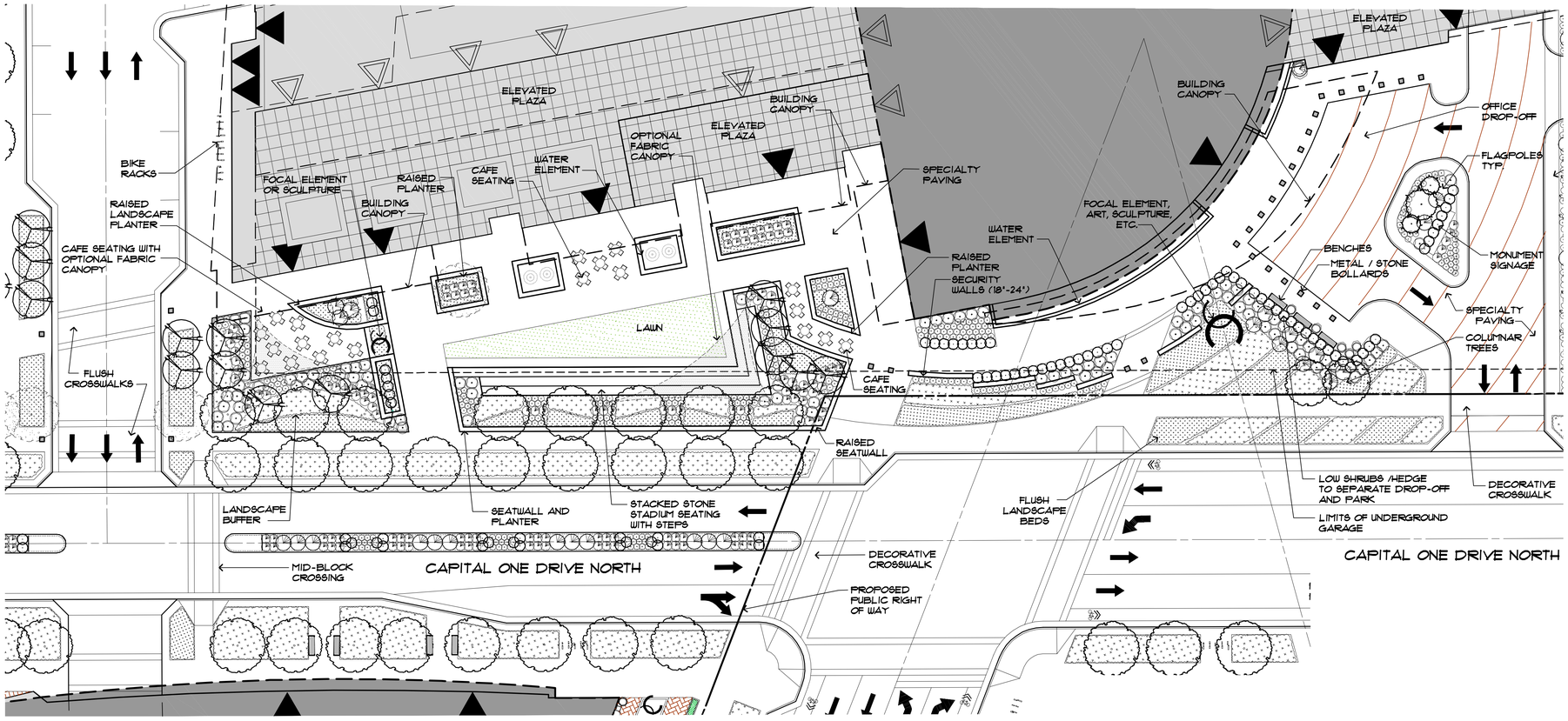
LEGEND

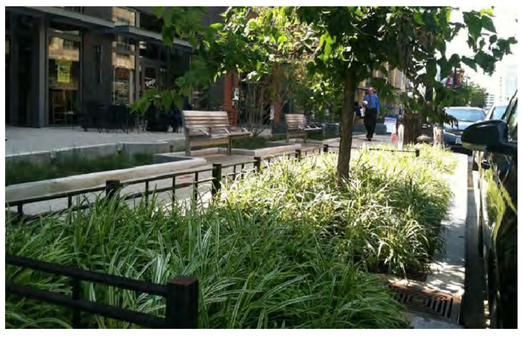
- PR. STREET-LEVEL SHADE TREE
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)
- SPECIALTY PAVING

NORTH

0 10 20 40 80

SCALE: 1" = 20'





B-1: POCKET PARK ENLARGEMENT

SCALE: 1" = 20'

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POCKET PARK ENLARGEMENTS

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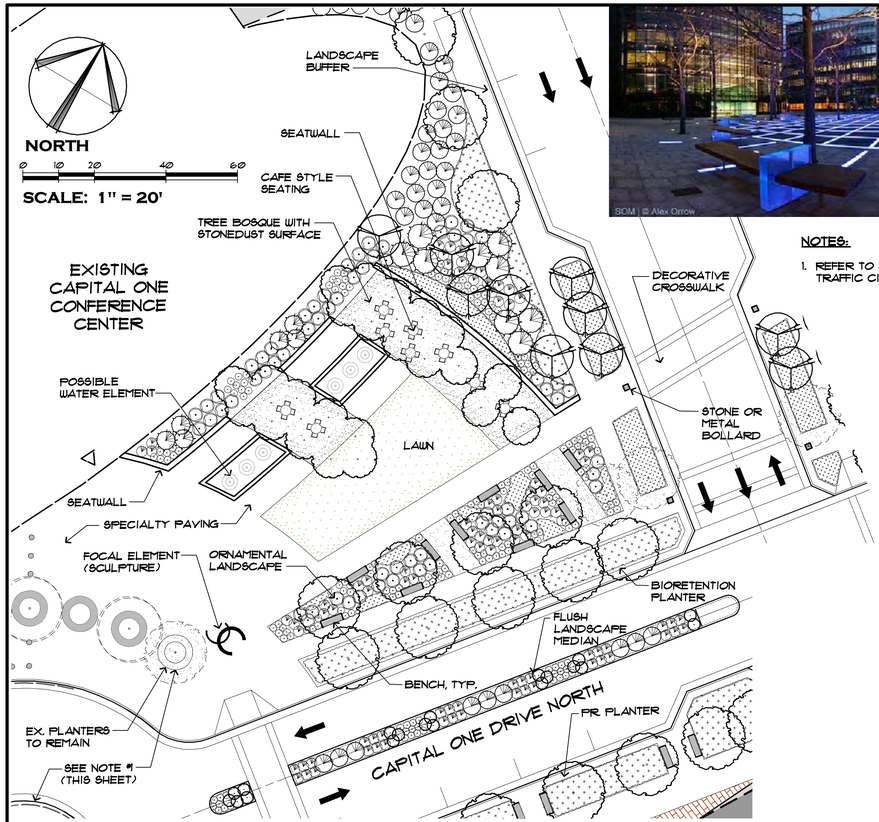
CAD FILE	2001F-PARKS.dwg
SHEET #	19C of 33



NOTES:

1. REFER TO SHEET 19E FOR OPTIONAL TRAFFIC CIRCLE IMPROVEMENTS.

E-2: POCKET PARK ENLARGEMENT

SCALE: 1" = 20'

LEGEND

- EX. STREET-LEVEL SHADE TREE - TRANSPLANT
- 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.)
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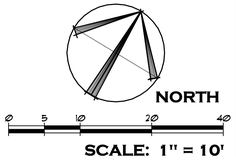
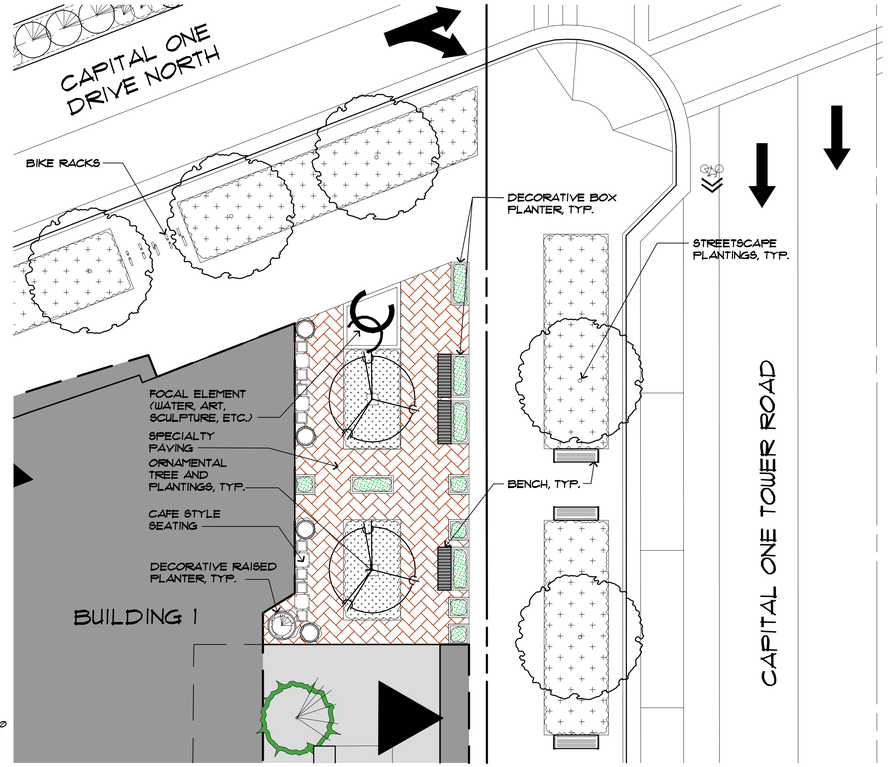
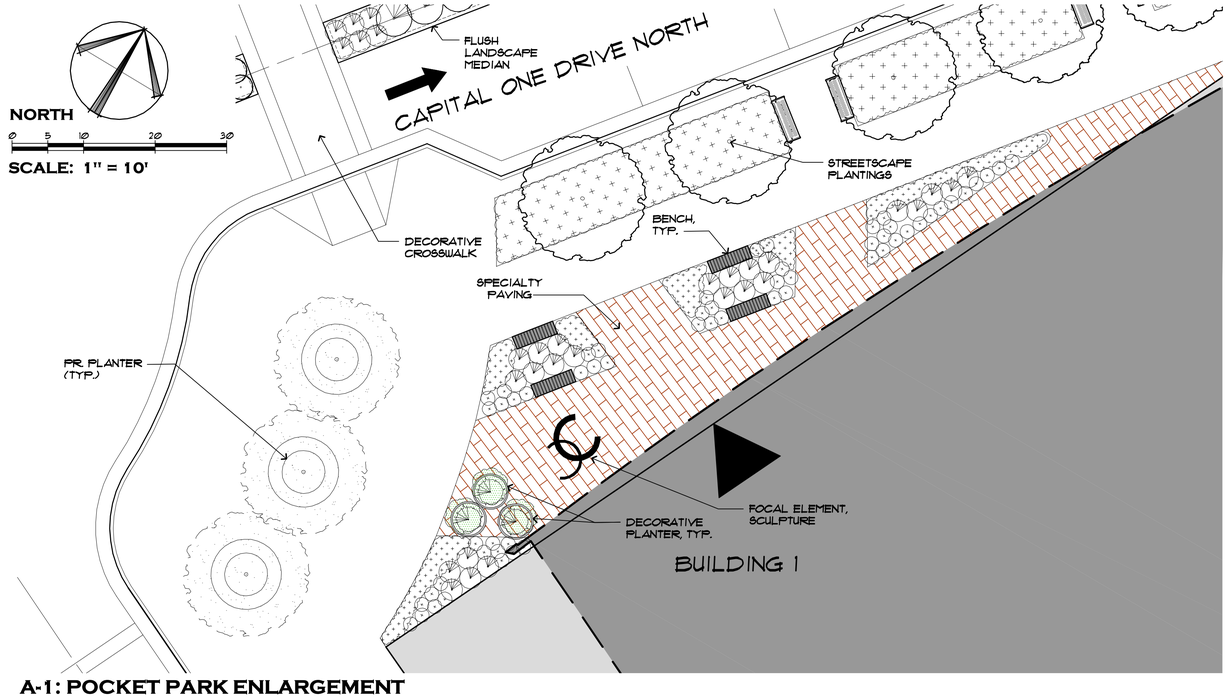




A-2: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'



A-1: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'

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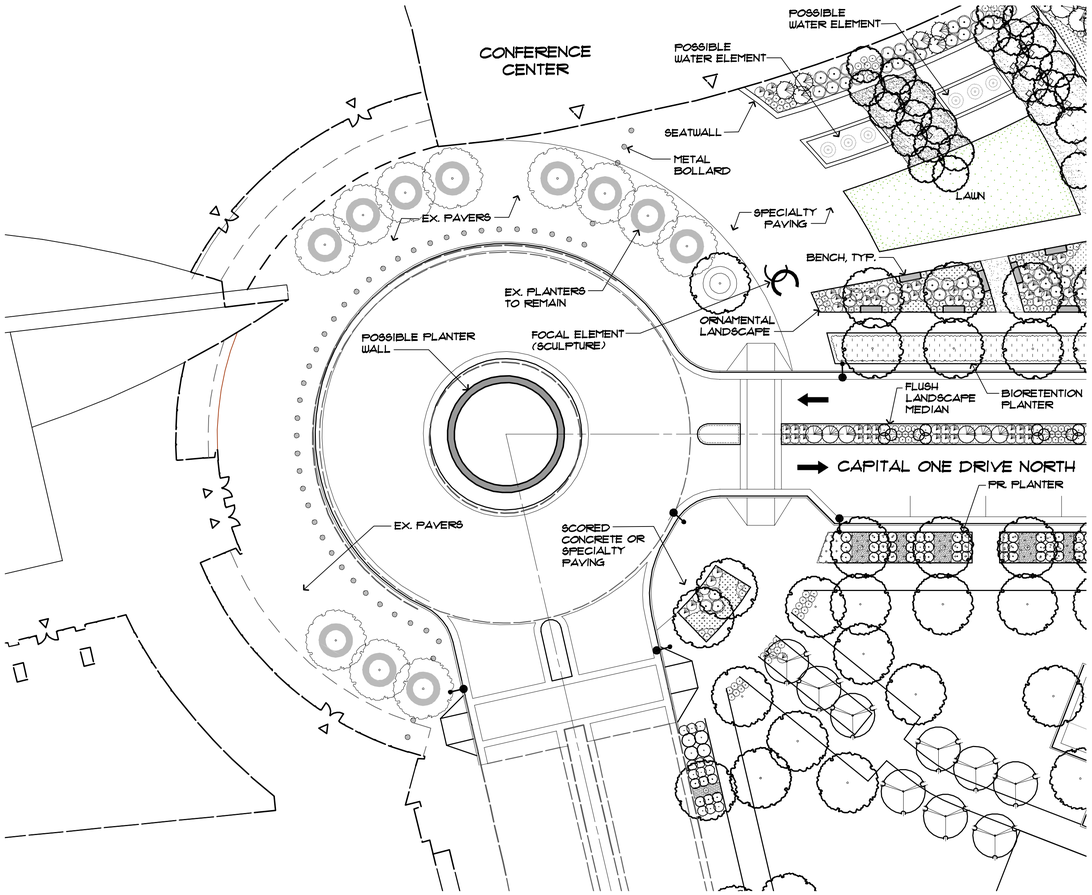
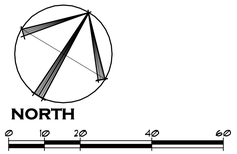


CURRENT TRAFFIC CIRCLE DESIGN

SCALE: 1" = 20'



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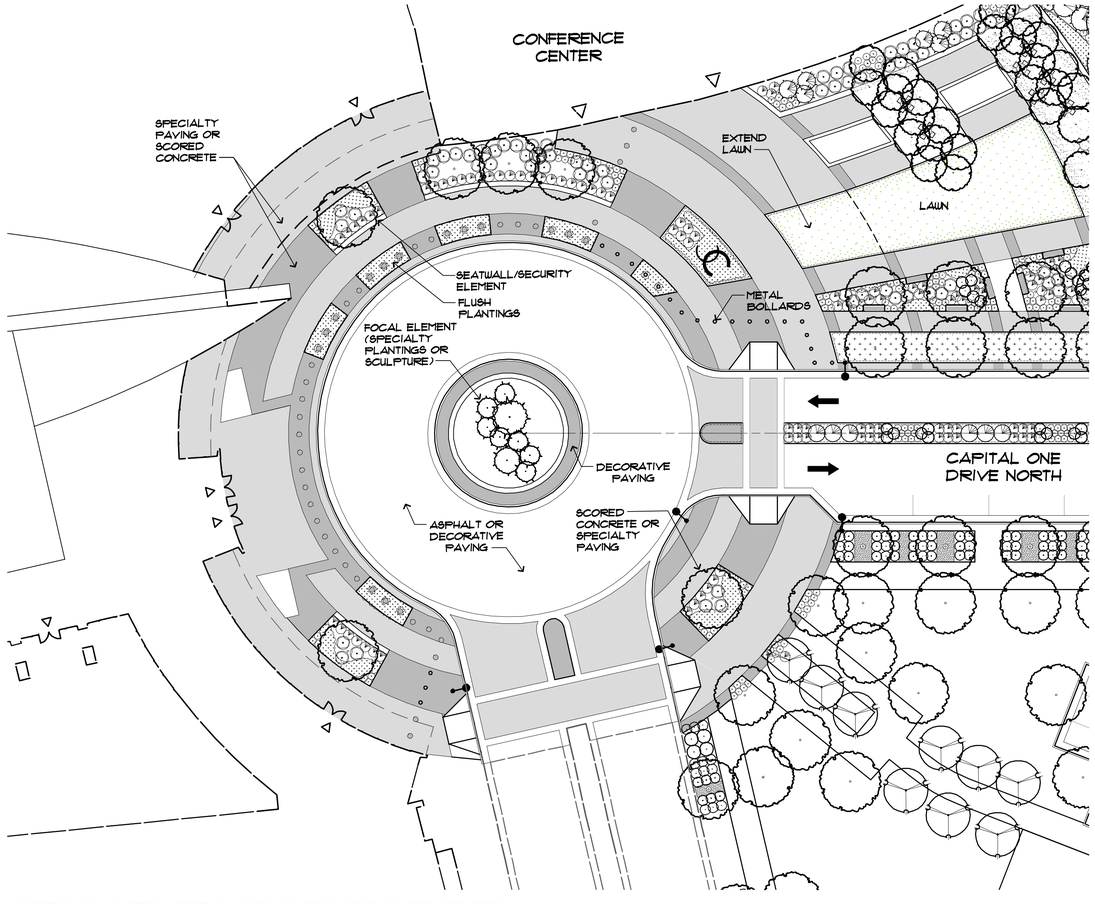
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)

THE CONCEPT PLAN PROVIDED BELOW IS PRELIMINARY AND SUBJECT TO REVISION BASED ON FINAL DESIGN DURING SITE PLAN. THE INTENTION OF THE RENOVATION AT THE EXISTING CIRCLE IS TO PROVIDE AN OPTION TO POTENTIALLY RE-SURFACE THE PAVING, MATERIALS, AND LANDSCAPING TO BLEND WITH THE ADJACENT POCKET PARKS. NOTE THERE IS AN INTERIM CONDITION SHOWN AT BLOCK A BASED ON THE CAPITAL ONE HQ EXPANSION PHASE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE EITHER THE CURRENT TRAFFIC CIRCLE DESIGN OR THE OPTIONAL TRAFFIC CIRCLE IMPROVEMENTS.



OPTIONAL TRAFFIC CIRCLE IMPROVEMENTS

SCALE: 1" = 20'

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OPTIONAL TRAFFIC CIRCLE IMPROVEMENTS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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SHEET #	19E of 33

BMP/SWM NARRATIVE AND ANALYSIS

BACKGROUND

THIS APPLICATION IS PART OF THE CAMPUS WIDE STORMWATER MANAGEMENT PROGRAM, HEREIN ENTITLED "THE PROGRAM", SEE OVERALL FACILITIES MAP AND TABLE THIS SHEET 20A. THE 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 PROGRAM FOR THIS PROJECT INCLUDES SIX DISTINCT TIERS CORRESPONDING TO THE SWM REQUIREMENTS OF THE PFM AND TCUC–FCCP. THESE TIERS WILL BE IMPLEMENTED IN A LAYERED APPROACH TO ENHANCE THE PROGRAM FOR THE CAMPUS.

EXISTING CONDITIONS

THE PROGRAM HAS BEEN BASED ON THE EXISTING SWM DESIGN AS 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 21A "EXISTING CONDITION". THE PREVIOUSLY APPROVED SWM DESIGN 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 IS THE SAME EXISTING CONDITIONS PLAN THAT AND 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. THE TOTAL APPLICABLE SITE AREA IS 19.84 AC. THE EXISTING CONDITIONS IN THE APPROVED PLAN (SITE PLAN 6835–SP–004) HAVE BEEN CONSISTENTLY USED FOR THIS APPLICATION. THE EXISTING IMPERVIOUSNESS IS 69%.

PROPOSED CONDITIONS

A VARIETY OF BMP/SWM PRACTICES ARE PRESENTLY PROPOSED INCLUDING THE PROPOSED WET POND TO FULFILL THE OVERALL STORMWATER MANAGEMENT PROGRAM. THE PROPOSED PRACTICES SHOWN HEREIN INCLUDE, BUT NOT LIMITED TO, WET POND, RAINWATER HARVESTING (CISTERNS), STORAGE VAULTS, GREEN ROOFS, BIORETENTION WITH STORAGE, AND STORMFILTER (OR EQUIVALENT). PLEASE NOTE THAT OTHER PRACTICES, SUCH AS INFILTRATION, BIOFILTERS, AND INJECTION WELL, ETC., MAY BE APPLIED TO SUBSTITUTE/SUPPLEMENT THE AFOREMENTIONED PROPOSED PRACTICES WHEN IT COMES TO THE FINAL ENGINEERING. THE PROPOSED WET POND IS AN INTERIM CONDITION AND WILL BE REMOVED WHEN BY ULTIMATE BUILT–OUT. ALL BMP/SWM FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. THE SWM PROGRAM FOR THIS PROJECT WILL INCLUDE SIX DISTINCT TIERS (SEE BELOW), HOWEVER, THESE WILL BE IMPLEMENTED IN A LAYERED APPROACH TO ENHANCE THE OVERALL PROGRAM FOR THE CAMPUS. THE REQUIREMENTS AND COMPLIANCE ARE DESCRIBED IN DETAILS IN THE FOLLOWING SECTIONS. THE PROPOSED IMPERVIOUSNESS PERCENTAGE IS 69% (TREATING GREEN ROOFS AS IMPERVIOUS AREA).

TIER I: PFM ADEQUATE OUTFALL

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 BEGINS UPSTREAM OF THE "EXISTING 72" STORM" SYSTEM, THEN FLOWS UNDER SCOTTS CROSSING ROAD INTO THE "MINOR TRIBUTARY", THEN CONFLUENCES WITH "SCOTTS RUN". THE CONFLUENCE OF THE MINOR TRIBUTARY AND SCOTTS RUN IS THE EXTENT OF REVIEW FOR OUTFALL A. THE EXISTING 72" STORM HAS SUFFICIENT CAPACITY FOR THIS SITE, WHILE THE MINOR TRIBUTARY IS INCISED INDICATING INSUFFICIENT CAPACITY.

THE SECOND OUTFALL, OUTFALL B, BEGINS UPSTREAM OF THE "EXISTING 36' WIDE X10' HIGH ARCH CULVERT". 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 ULTIMATELY DRAINS 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 OUTFALL B.

FOR OUTFALL A, 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 FOR THE "FDPA SWM APPLICABLE AREA" THROUGH THE PROPOSED POND TO ACHIEVE THE ADEQUACY. FOR OUTFALL B, THE CRITERIA OF 100 TIMES OF THE ON–SITE CONTRIBUTING AREA WILL BE ADOPTED TO DEMONSTRATE THE ADEQUACY.

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

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 REQUIREMENT IS BEING ACHIEVED THROUGH THE REDUCTION OF THE IMPERVIOUSNESS AND THE USE OF GREEN ROOFS, WHICH REDUCE THE RUNOFF CURVE NUMBER FROM 92 FOR THE EXISTING CONDITION TO 89 FOR THE PROPOSED CONDITION. SEE THE ANALYSIS ON SHEET 21A.

TIER III: PFM STORMWATER QUALITY CONTROL – 40% PHOSPHORUS REMOVAL

THE GOAL OF THE THIRD TIER IS TO MEET THE REQUIREMENTS OF SECTION 6–0401.2D OF PFM. EVEN THOUGH PROPOSED CONSTRUCTION WITHIN FDPA AREA CAN BE CLAIMED AS "REDEVELOPMENT" SINCE THE NET INCREASE IN IMPERVIOUS AREA IS LESS THAN 20%, THE DEVELOPMENT OF FDPA AREA IS STILL TREATED AS "NEW DEVELOPMENT" FOR WATER QUALITY CONTROL PURPOSE TO BE CONSISTENT WITH THE OVERALL PROGRAM. 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 DEVELOPMENT WITHOUT BMPs.

THE RUNOFF FROM MOST OF THE SITE WILL EVENTUALLY ENTER THE PROPOSED WET POND. THE WET STORAGE OF THE PROPOSED WET POND IS SUFFICIENT TO PROVIDES FOUR TIME OF WATER QUALITY VOLUME FOR THE PROPOSED DEVELOPMENT AND THE PHOSPHORUS REMOVAL EFFICIENCY OF 50% CAN BE ACHIEVED. THEREFOR, THE 40% PHOSPHORUS REMOVAL REQUIREMENT WILL BE MET THROUGH THE PROPOSED WET POND. SEE THE ANALYSIS ON SHEET 22.

TIER IV: COMPREHENSIVE PLAN – FIRST 1" RAINFALL RETENTION TO THE EXTENT POSSIBLE

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. 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 THIS APPLICATION WILL RETAIN 95% OF THE FIRST ONE INCH OF RAINFALL FROM THE PORTION OF FDPA AREA BEING CONSTRUCTED TO THE ULTIMATE CONDITIONS FOR THIS FINAL DEVELOPMENT PLAN AS SHOWN ON SHEET 20A. 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.

IN ORDER TO CAPTURE OR REUSE RAINFALL, 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 INCH 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 THIS APPLICATION WILL RETAIN 95% OF THE FIRST ONE INCH OF RAINFALL ONSITE FOR THE PORTION OF FDPA AREA BEING CONSTRUCTED TO THE ULTIMATE CONDITIONS AS SHOWN ON SHEET 20A, 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 THE ANALYSIS ON SHEET 22A.

TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL – 1" RAINFALL TREATMENT

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.

AS STATED IN TIER III, THE RUNOFF FROM MOST OF THE SITE WILL EVENTUALLY ENTER THE PROPOSED WET POND. THE WATER QUALITY VOLUME OF WET POND IS 4 TIMES OF THE RUNOFF FROM 0.4" RAINFALL, OR EQUIVALENT TO THE RUNOFF FROM 1.6" RAINFALL. THIS ENSURES THE TSS REMOVAL EFFICIENCY OF THE WET IS AT LEAST 80%. THE REQUIREMENT OF LEED SS C6.2 IS MET BY THE PROPOSED WET POND. SEE THE ANALYSIS ON SHEET 22.

TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN – QUANTITY CONTROL – 25% REDUCTION

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.

AS STATED IN TIER II, THE REDUCTION OF THE IMPERVIOUSNESS AND THE USE OF GREEN ROOFS REDUCES THE RUNOFF CURVE NUMBER FROM 92 FOR THE EXISTING CONDITION TO 89 FOR THE PROPOSED CONDITION. THE RUNOFF REDUCTION BY THE RAINWATER HARVESTING AND BIORETENTION FURTHER REDUCES THE RUNOFF CURVE NUMBER FROM 89 TO 85 FOR 2–YR 24–HR STORM. IN ADDITION, DETENTION VOLUME IS ALSO PROVIDED TO FURTHER REDUCE THE PEAK DISCHARGE. CONSIDERING THE REDUCED RUNOFF CURVE NUMBER AND THE DETENTION VOLUME, THE REQUIREMENT OF LEED SS C6.1 IS ACHIEVED. SEE THE ANALYSIS ON SHEET 21A.

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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 & 22A

✓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	2.00	0	2.00	87,120	N/A	
(e.g., dry pond A. infilt. trench, underground vault, etc.)						
CISTERNS	3.02	0	3.02	4,939	80,316	
DETENTION FACILITIES	7.97	0	7.97	11,953	86,229	
WET POND	18.1	5.9	57.0	45,766	421,105	
STORMFILTER (OR EQUIVALENT)	0.7	0	0.7	Totals	587,650	

✓4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 22&22A Pond inlet and outlet pipe systems are shown on Sheet 22.

✓5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet 22. Type of maintenance access road surface noted on the plat is 22 (asphalt, geoblock, gravel, etc.)

✓6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 10.

✓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

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

Revised 2-21-2006

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, 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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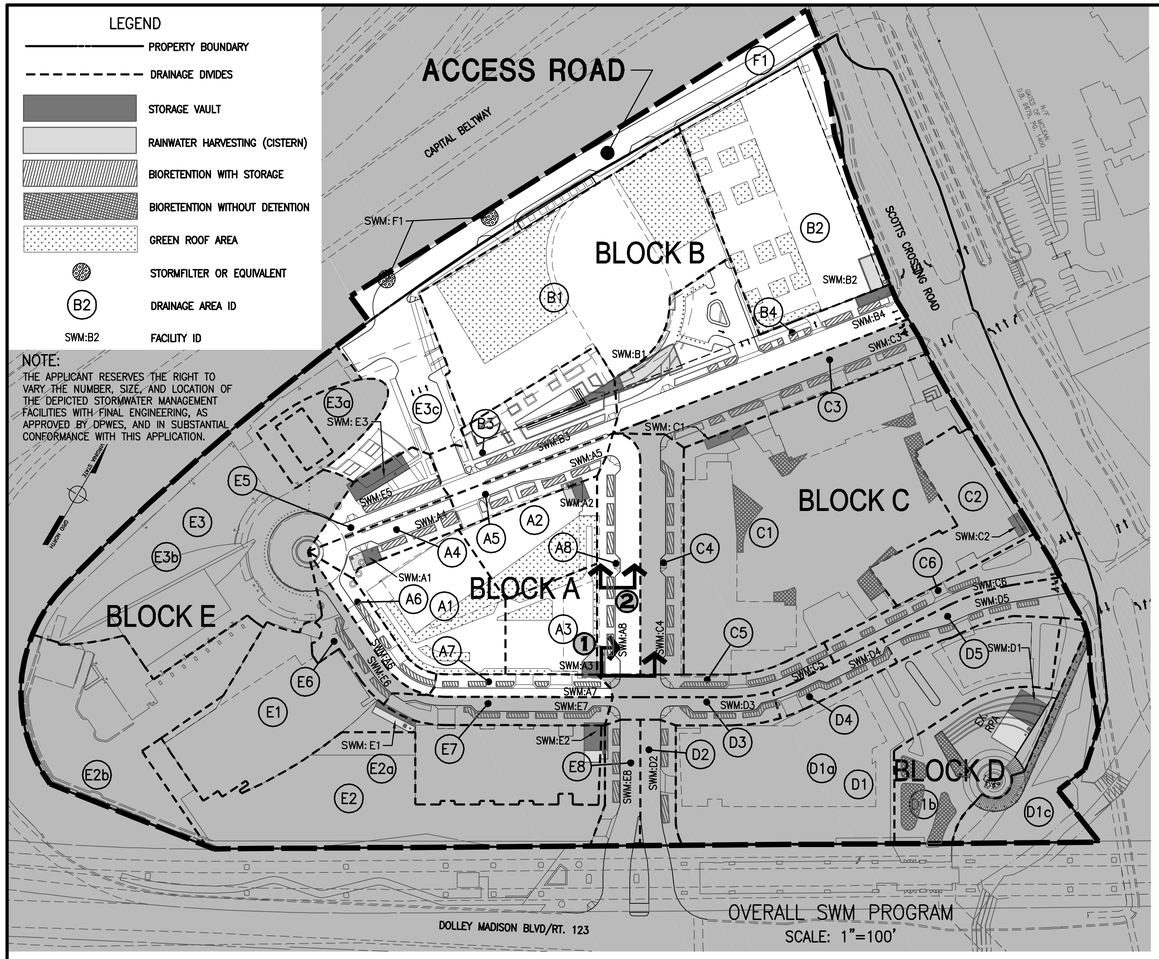
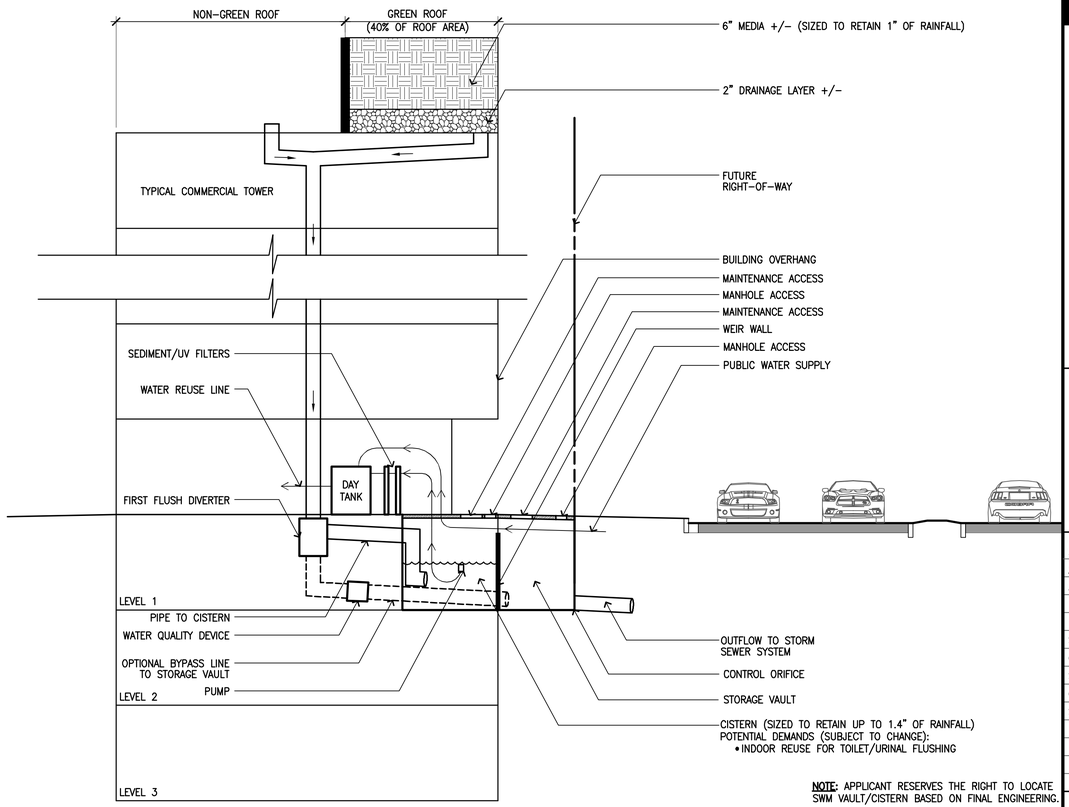
01–28–14 STAFFING COMMENTS
02–18–14 STAFFING COMMENTS

OVERALL SWM-BMP PROGRAM

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 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: 2001F-SWM-1-Overall.dwg
SHEET #: 20 of 33





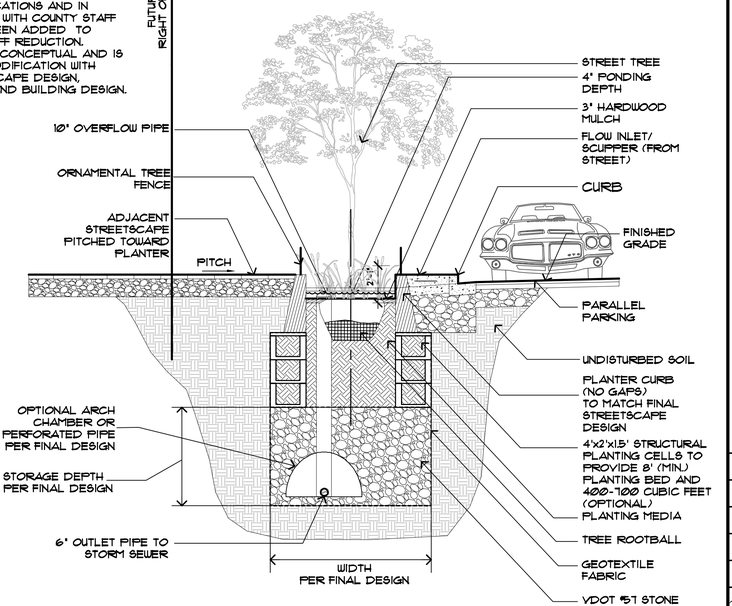
1 SCHEMATIC COMMERCIAL SWM PROGRAM

NOT TO SCALE

Drainage Area ID	Required 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)	Runoff Reduction Practices: Green Roof	Bioretention	Rainwater Harvesting (Cistern)	Runoff Reduction by Green Roof - 100% Reduction Efficiency: Green Roof - Rv=0.95 (ac)	Generated Runoff Volume (cf)	Runoff Reduction by Green Roof (cf)	Reduction Contribution Percentage	Runoff Reduction by Bioretention - 100% Reduction Efficiency: 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	Runoff Reduction by Rainwater Harvesting (Cistern): 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	Provided Runoff Retention: 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%**

FOR INFORMATION ONLY
NOT SUBJECT TO THIS APPLICATION

THIS DETAIL IS BASED ON VA DCR STORMWATER DESIGN SEPECIFICATION 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.



2 CONCEPT BIO-RETENTION PLANTER

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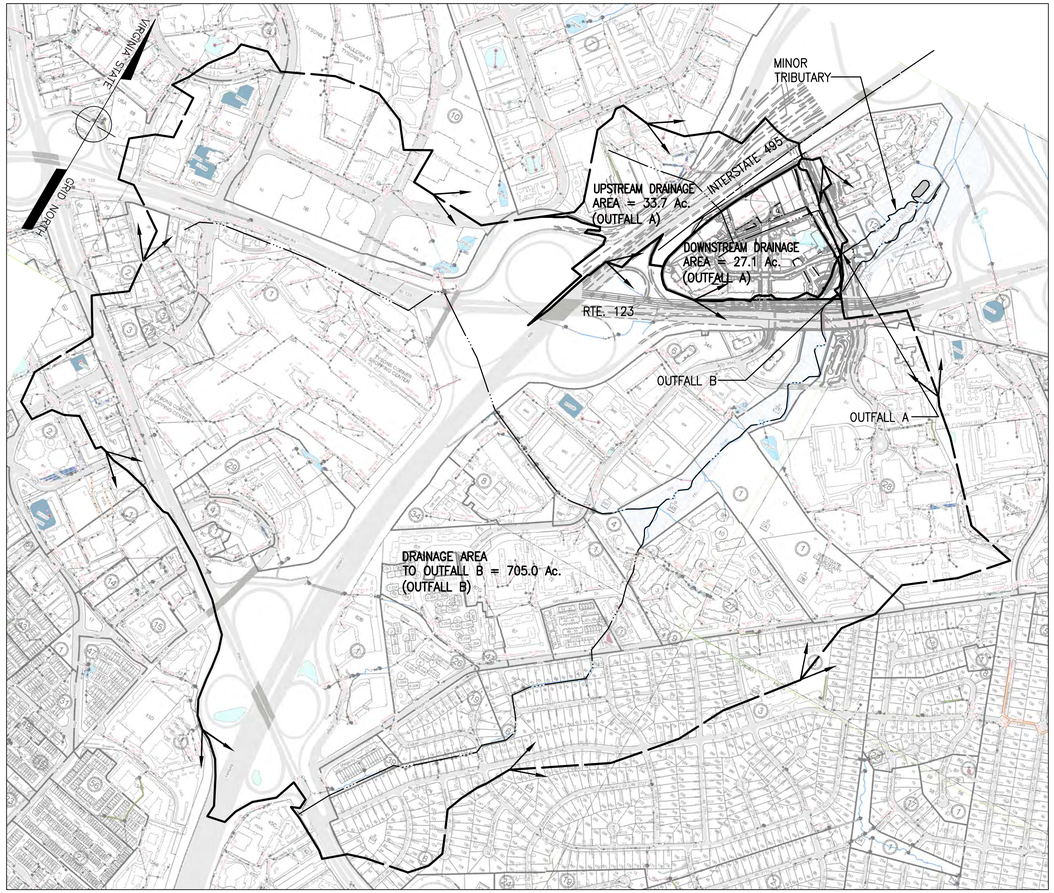
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

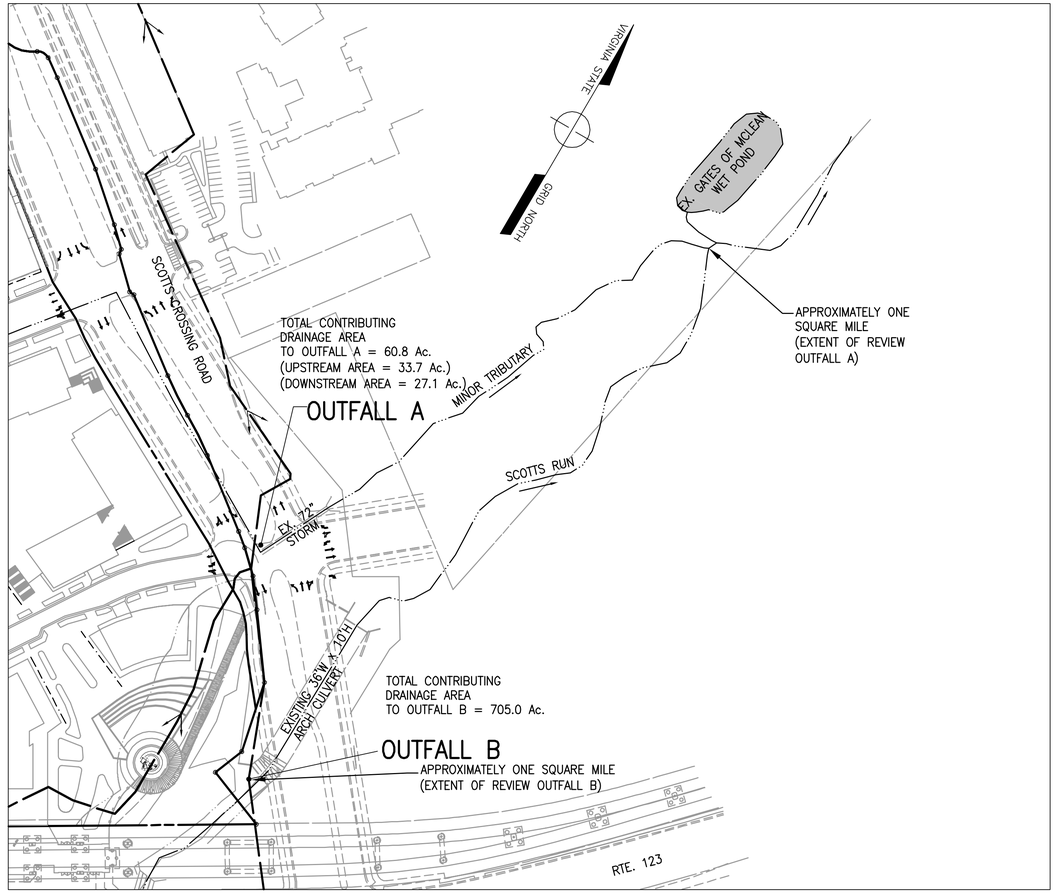
REVISIONS
5-24-13 ACCEPTANCE COMMENTS
8-13-13 PRE. STAFFING COMMENTS
12-02-13 STAFFING COMMENTS
01-28-14 STAFFING COMMENTS
02-18-14 STAFFING COMMENTS

SWM PROGRAM DETAILS

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 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: 2001F-SWM-1-Overall.dwg
SHEET #: 20A of 33





LEGEND

WATERSHED DIVIDE

FLOW PATH

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'

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SWM PROGRAM - TIER I

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 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
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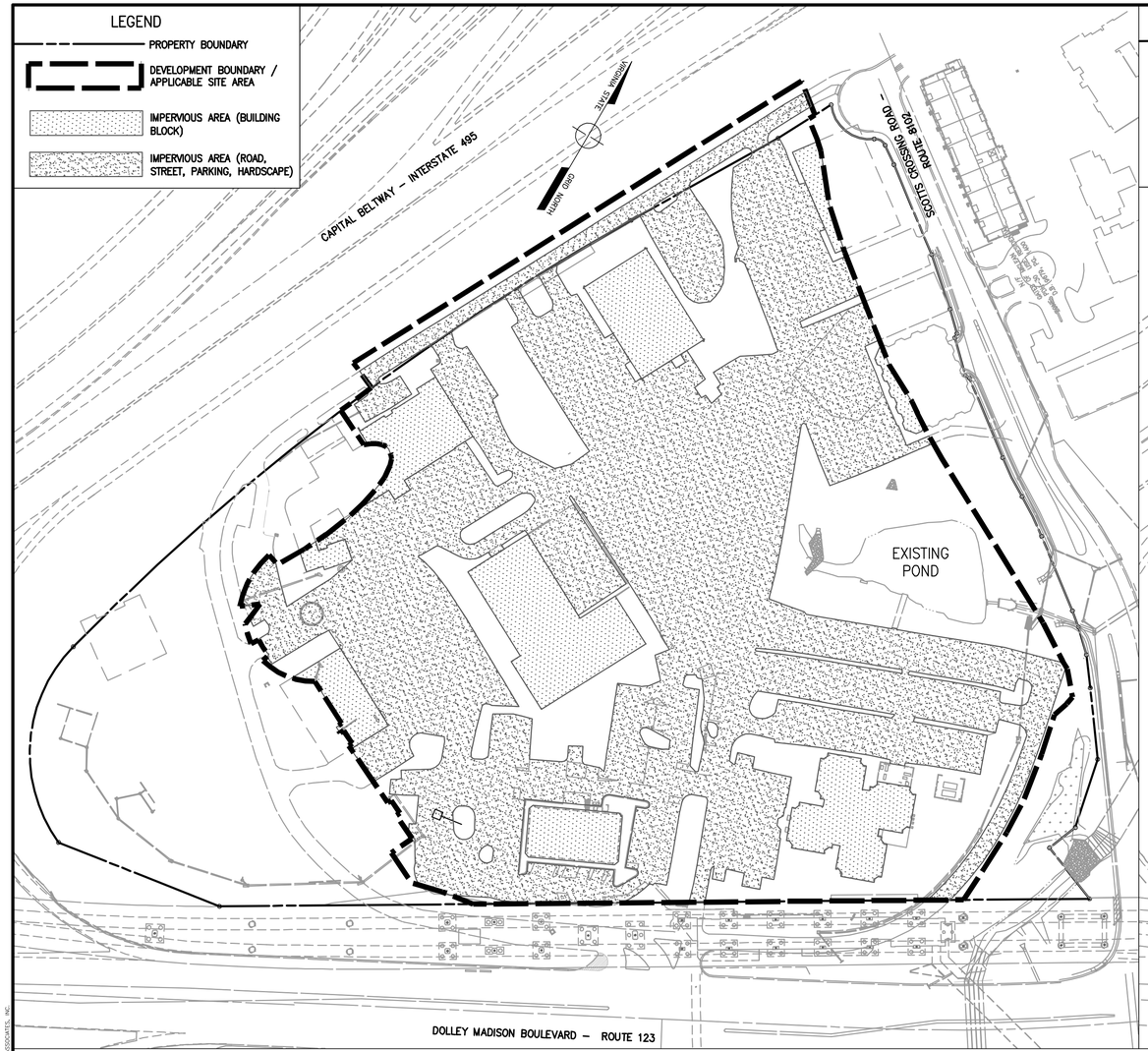
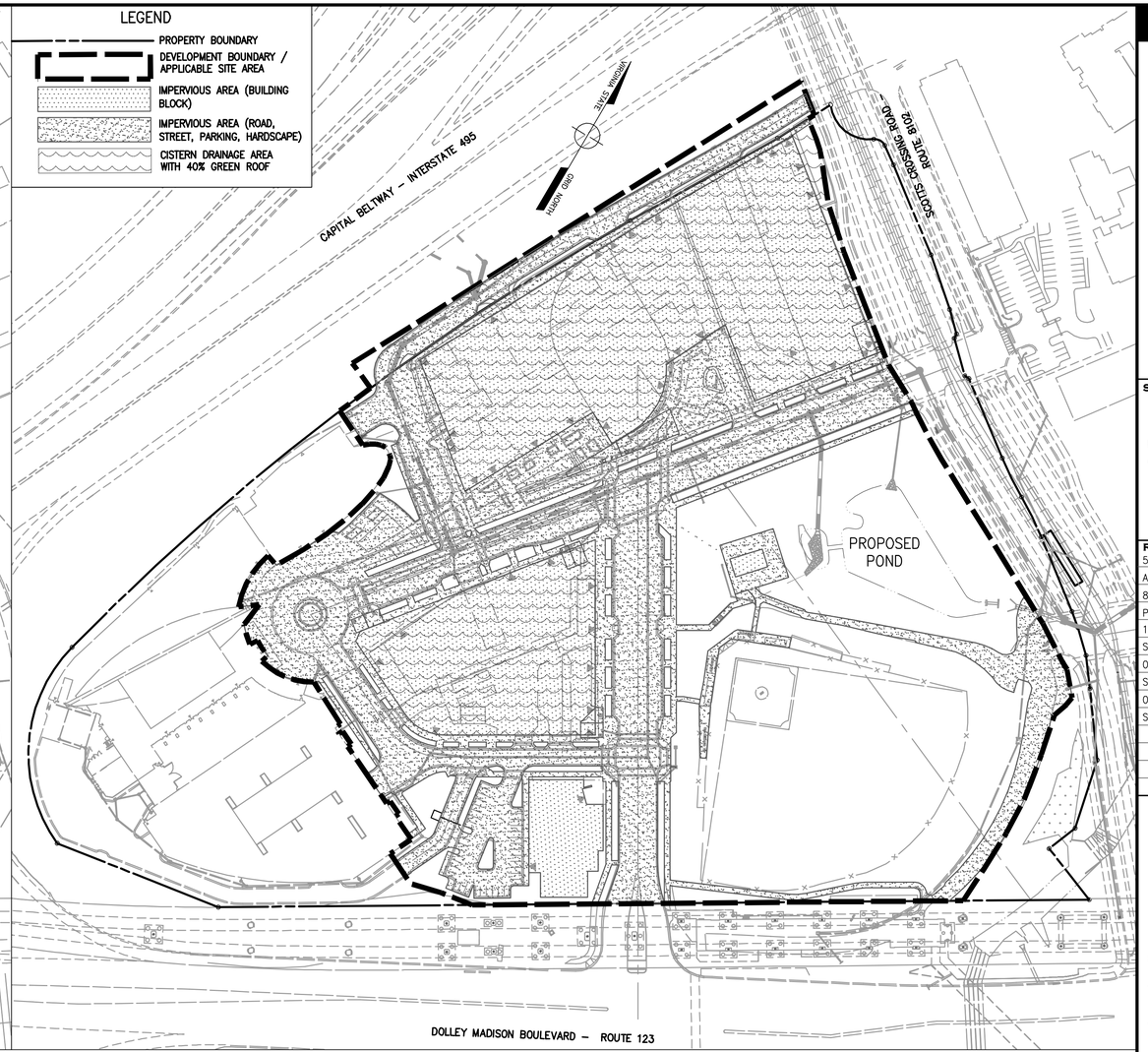


EXISTING CONDITION
SCALE: 1"=100'



PROPOSED CONDITION
SCALE: 1"=100'

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

AREA (ac)	Existing Condition						Proposed Condition						
	Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN	Tc (min)	Q2 (cfs)	Q10 (cfs)	Green Roof (ac) CN=65	Non-Green Roof Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN	Tc (min)	Q2 (cfs)	Q10 (cfs)
19.84	**13.73**	**6.11**	**92**	**5**	**81.83**	**143.53**	**2.00**	**10.30**	**7.54**	**88**	**5**	**71.73**	**133.98**

TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN – QUANTITY CONTROL – 25% REDUCTION

AREA (ac)	2-YR 24-HR Rainfall (in)	Existing Condition						Allowable		Proposed Condition								
		Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN	Tc (min)	Qe2 (cfs)	Ve2 (cf)	Qa2 (cfs) (Qe2 X 75%)	Va2(cf) (Ve2 X 75%)	Green Roof (ac) CN=65	Non-Green Roof Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN before Adjustment	Runoff Reduction through Bioretention and Rainwater Harvesting (cf)	*Weighted CN after Adjustment	Tc (min)	Provided Detention Volume (cf)	Qp2 (cfs)	Vp2 (cfs)
19.84	**3.20**	**13.73**	**6.11**	**92**	**5**	**81.83**	**174,580**	**61.37**	**130,935**	**2.00**	**10.30**	**7.54**	**88**	**21,298**	**84**	**5**	**86,229**	**48.37**	**130,527**

* 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.

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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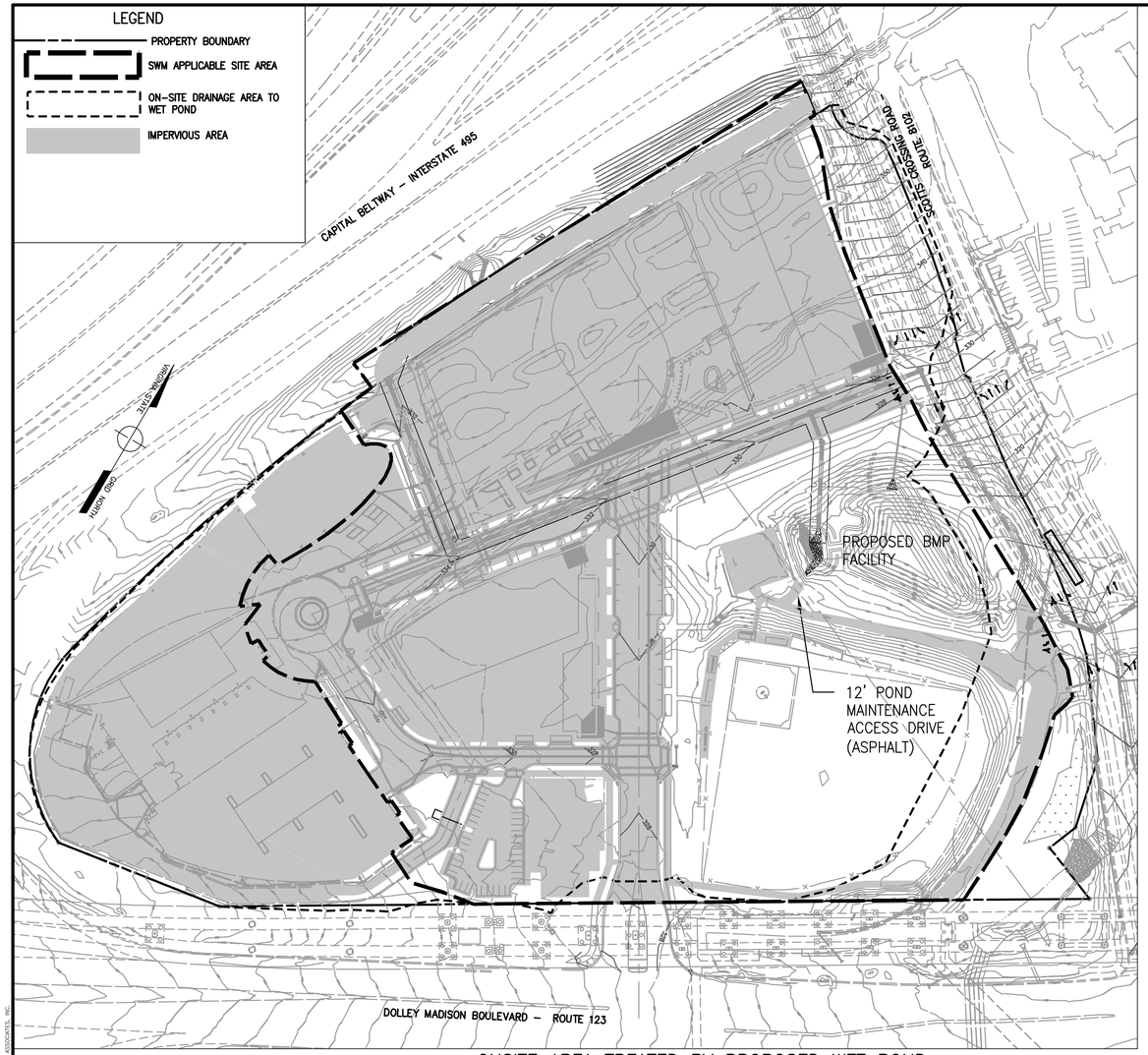
STAFFING COMMENTS

SWM PROGRAM - TIERS II AND VI

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 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 2001F-SWM-3-II-VI-IV.dwg
SHEET # 21A of 33



ONSITE AREA TREATED BY PROPOSED WET POND

SCALE: 1"=100'

WET POND WATER QUALITY VOLUME VERIFICATION:

APPROXIMATELY 23.3 AC. OF DRAINAGE AREA WITHIN THE PROPERTY BOUNDARY AND GATES OF MCLEAN ACCESS ROAD IS DRAINED TO THE WET POND UNDER THE PROPOSED CONDITION. INCLUDING 17.6 AC. OF IMPERVIOUS AREA AND 6.4 AC. OF PERVIOUS AREA. THE COMPOSITE RUNOFF COEFFICIENT C=0.74.

OF THIS 24.0 AC, 5.9 AC IS OUTSIDE THE "SWM APPLICABLE SITE AREA" REFLECTING THE EXISTING DEVELOPMENT AND OFF-SITE ROADWAY. SINCE THE EXISTING POND PROVIDING TREATMENT FOR THIS AREA IS UPGRADED BY THE INTERIM WET POND, THE AREA HAS BEEN INCLUDED IN THE WATER QUALITY VOLUME VERIFICATION CALCULATIONS.

REQUIRED WATER QUALITY VOLUME V_{WQ}=4 x 0.4 x 24.0 x 0.74 x 43,560 / 12 = 103,150 CF
AVAILABLE WATER QUALITY VOLUME =112,467 CF > V_{WQ}=103,150 CF

Forebay Volume

EL (FT)	DEPTH (FT)	AREA (SF)	AVE AREA (SF)	VOL (CF)	TOTAL VOLUME (CF)	TOTAL VOLUME (AF)	REMARKS
[1]	[2]	[3]	[4]	[5]	[6]	[9]	[10]
300.00	0.00	626	0	0	0	0.00	
302.00	2.00	1,357	992	1,983	1,983	0.05	
303.00	1.00	1,808	1,583	1,583	3,566	0.08	
304.00	1.00	2,315	2,062	2,062	5,627	0.13	
306.00	2.00	3,498	2,907	5,813	11,440	0.26	

Total Volume

EL (FT)	DEPTH (FT)	AREA (SF)	AVE AREA (SF)	VOL (CF)	TOTAL VOLUME (CF)	TOTAL VOLUME (AF)	REMARKS
[1]	[2]	[3]	[4]	[5]	[6]	[9]	[10]
292.00	0.00	4,314	0.00	0.00	0.00	0.00	
294.00	2.00	6,343	5,329	10,657	10,657	0.24	
296.00	2.00	8,750	7,547	15,093	25,750	0.59	
298.00	2.00	11,462	10,106	20,212	45,962	1.06	
300.00	2.00	15,032	13,247	26,494	72,456	1.66	
302.00	2.00	19,768	17,400	34,800	107,256	2.46	
303.00	1.00	22,098	20,933	20,933	128,189	2.94	BMP WSE
304.00	1.00	24,602	23,350	23,350	151,539	3.48	
306.00	2.00	30,461	27,532	55,063	206,602	4.74	
308.00	2.00	35,922	33,192	66,383	272,985	6.27	
310.00	2.00	40,795	38,359	76,717	349,702	8.03	
312.00	2.00	46,635	43,715	87,430	437,132	10.04	
314.00	2.00	54,500	50,568	101,135	538,267	12.36	
316.00	2.00	60,521	57,511	115,021	653,288	15.00	

TIER III: PFM STORMWATER QUALITY CONTROL – 40% PHOSPHORUS REMOVAL

AREA (ac) A	Removal Requirement			Removal Achievement			
				Proposed Wet Pond			
	Proposed Impervious Area including green roof (ac)	Runoff Coefficient C	**40% X A X C**	Treatment Area (ac) A	Runoff Coefficient C	Removal Efficiency E	Achieved Removal A X C X E
19.84	12.30	0.67	**5.33**	18.10	0.69	50%	6.24

TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL – 1" RAINFALL TREATMENT

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

Site Name: Capital One - FDPA

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				0.00	0.00
Managed Turf (acres)				0.92	0.92
Impervious Cover (acres)				8.48	8.48
				Total	**9.40**

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					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					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					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					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	**0.00**

Land Cover Type *	Rv Coefficients 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)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.92
Weighted Rv (turf)	0.25
% Managed Turf	10%
Impervious Cover (acres)	8.48
Rv (impervious)	0.95
% Impervious	90%
Total Site Area (acres)	**9.40**
Site Rv	**0.88**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**34,122**
Volume Not Converted to Runoff (cf)	**4,044**
1-inch Runoff Volume for entire site (cf)	**30,078**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	30,078
Runoff Reduction Volume Achieved (cf)	28,195
Total Runoff Volume Retained (cf)	32,239
Total Area of Site Captured in a BMP (acres)	7.97

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	**85%**
Rainfall Depth Retained Onsite (inch)	**0.94**

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SWM PROGRAM - TIERS III AND V

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE Not to Scale
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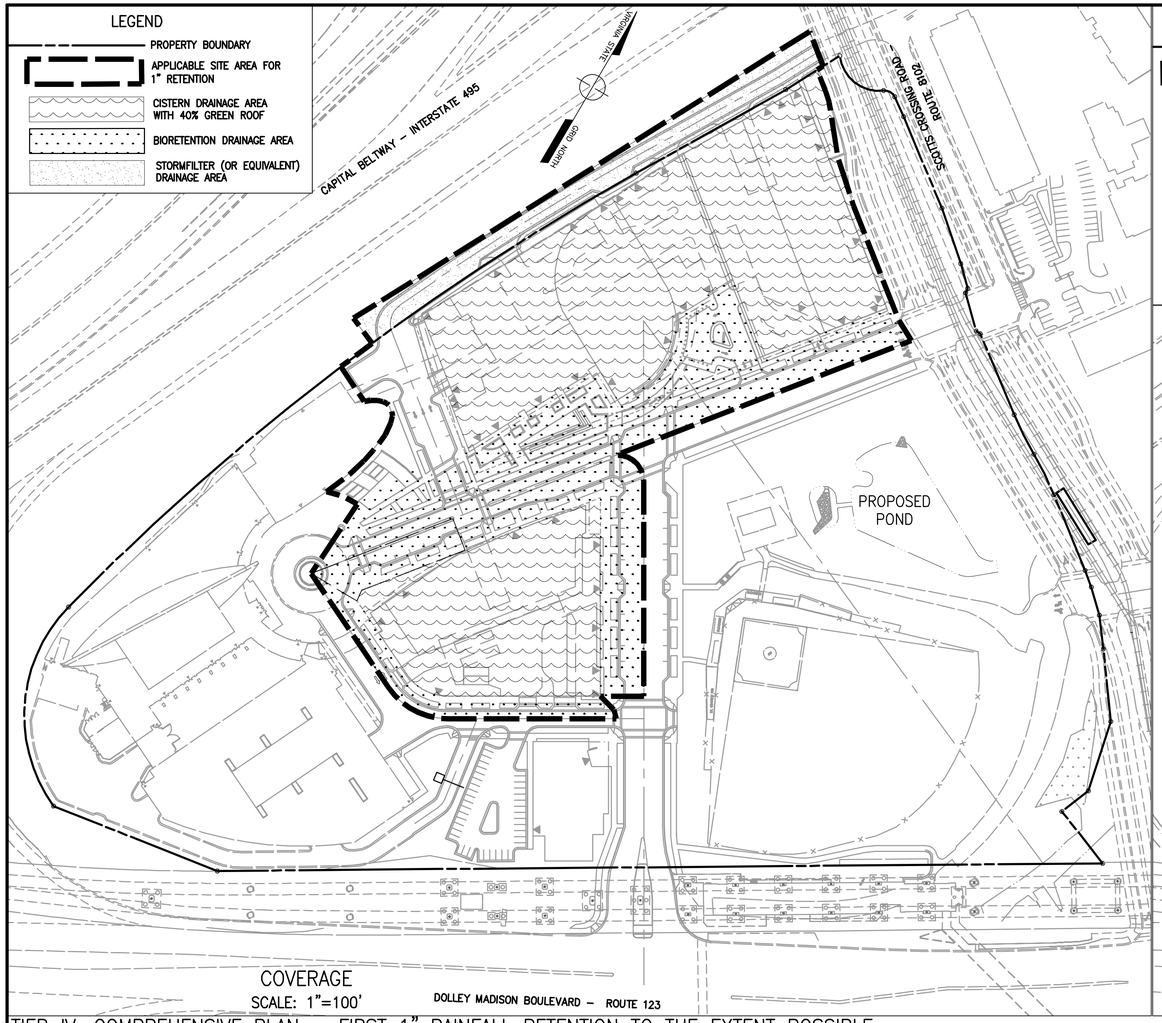
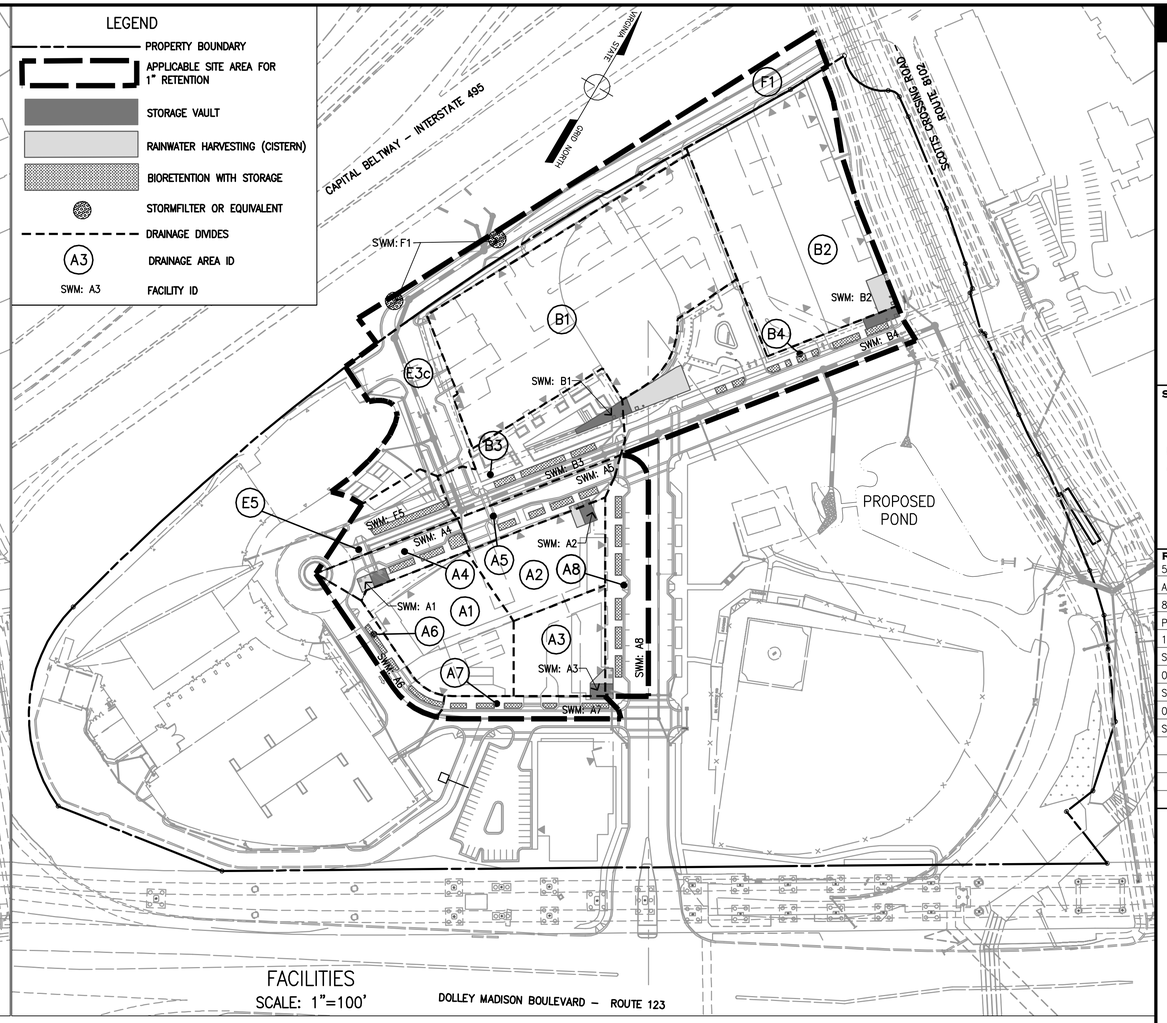


COVERAGE
SCALE: 1"=100'



FACILITIES
SCALE: 1"=100'

TIER IV: COMPREHENSIVE PLAN – FIRST 1" RAINFALL RETENTION TO THE EXTENT POSSIBLE

Drainage Area ID	Required Runoff Retention: Area (ac)	Impervious Area including Green Roof Rv=0.95 (ac)	Turf Area Rv=0.25 (ac)	Runoff Volume from 1" Rainfall (cf)	Runoff Reduction Practices: Green Roof	Bio-retention	Rainwater Harvesting (Cistern)	Runoff Reduction by Green Roof - 100% Reduction: Green Roof Rv=0.95 (ac)	Generated Runoff Volume (cf)	Runoff Reduction by Green Roof (cf)	Reduction Contribution Percentage	Runoff Reduction by Bioretention - 100% Reduction Efficiency: Drainage Area Generated Runoff Volume (cf)	Runoff Volume to Bioretention (cf)	Runoff Reduction by Bioretention (cf)	Reduction Contribution Percentage	Runoff Reduction by Rainwater Harvesting (Cistern): Rainwater Collect Area (ac)	Runoff Volume to Rainwater Harvesting (Cistern) from 1.2" rainfall (cf)	*Runoff Reduction Volume Credit	Runoff Reduction by Rainwater Harvesting (Cistern) (cf)	Reduction Contribution Percentage	Provided Runoff: Total Runoff Reduction Volume (cf)	Reduction Percentage
A1	0.67	0.67	0.00	2,310	v		v	0.26	897	897	39%	0	0	0	0%	0.41	1,753	95%	1,666	72%	2,562	111%
A2	0.45	0.45	0.00	1,552	v		v	0.18	621	621	40%	0	0	0	0%	0.27	1,155	95%	1,097	71%	1,718	111%
A3	0.38	0.38	0.00	1,310	v		v	0.15	517	517	39%	0	0	0	0%	0.23	984	95%	934	71%	1,452	111%
A4	0.21	0.19	0.02	673		v		0.00	0	0	0%	673	673	673	100%	0.00	0	95%	0	0%	673	100%
A5	0.25	0.22	0.03	786		v		0.00	0	0	0%	786	786	786	100%	0.00	0	95%	0	0%	786	100%
A6	0.16	0.14	0.02	501		v		0.00	0	0	0%	501	501	501	100%	0.00	0	95%	0	0%	501	100%
A7	0.17	0.15	0.02	535		v		0.00	0	0	0%	535	535	535	100%	0.00	0	95%	0	0%	535	100%
A8	0.44	0.40	0.04	1,416		v		0.00	0	0	0%	1,416	1,416	1,416	100%	0.00	0	95%	0	0%	1,416	100%
Block A Subtotal				**9,084**																	**9,643**	**106%**
B1	2.01	2.01	0.00	6,931	v		v	0.81	2,793	2,793	40%	0	0	0	0%	1.20	5,131	95%	4,875	70%	7,668	111%
B2	1.51	1.51	0.00	5,207	v		v	0.60	2,069	2,069	40%	0	0	0	0%	0.91	3,891	95%	3,697	71%	5,766	111%
B3	0.59	0.43	0.16	1,628		v		0.00	0	0	0%	1,628	1,628	1,628	100%	0.00	0	95%	0	0%	1,628	100%
B4	0.86	0.72	0.14	2,610		v		0.00	0	0	0%	2,610	2,610	2,610	100%	0.00	0	95%	0	0%	2,610	100%
Block B Subtotal				**16,377**																	**17,672**	**108%**
E3-c	0.74	0.50	0.24	1,942				0.00	0	0	0%	0	0	0	0%	0.00	0	95%	0	0%	0	0%
E5	0.27	0.25	0.02	880		v		0.00	0	0	0%	880	880	880	100%	0.00	0	95%	0	0%	880	100%
Block E Subtotal				**2,822**																	**880**	**31%**
F1	0.69	0.46	0.23	1,795				0.00	0	0	0%	0	0	0	0%	0.00	0	95%	0	0%	0	0%
Access Road Subtotal				**1,795**																	**0**	**0%**
Total	9.40	8.48	0.92	**30,078**				2.00	6,897	6,897	**23%**	9,030	9,030	9,030	**30%**	3.02	12,914	95%	12,268	**41%**	**28,195**	**94%**

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

Runoff Reduction Credit for Rainwater Harvesting

Block	Cistern ID	Supply: Rainwater Collect Area (ac)	Rainwater Collect Area (sf)	Design Rainfall for RWH (in)	Max Volume Captured by Cistern (cf)	Demand: Building # Served	Lowest Monthly Demand (January) (gallons)	Avg Daily Drawdown in Lowest Demand Month (gallons)	Cistern Volume: Footprint (sf)	Height (ft)	Volume (cf)	Volume (gallons)	*Runoff Reduction Credit: Estimated % Credit	Runoff Reduction Volume (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	341,088	95%	4,875
	B2	0.91	39,640	1.2	3,891	#4	233,225	7,523	1,130	19.5	22,035	164,822	95%	3,697
Total		3.02	131,551		12,914		1,003,517	32,372	4,939		80,316	600,764		12,268

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

PROPOSED DETENTION FACILITIES

Drainage Area / Facility ID	Facility Type	Drainage Area (ac)	Facility Sizing: Footprint (sf)	Equivalent Depth (ft)	Provided Detention Volume (cf)
A1	Storage Vault	0.67	460	8.0	3,680
A2	Storage Vault	0.45	550	8.0	4,400
A3	Storage Vault	0.38	666	8.0	5,328
A4	Bioretention with Storage	0.21	833	4.0	3,332
A5	Bioretention with Storage	0.25	818	4.0	3,272
A6	Bioretention with Storage	0.16	832	4.0	3,328
A7	Bioretention with Storage	0.17	879	4.0	3,516
A8	Bioretention with Storage	0.44	1,620	4.0	6,480
B1	Storage Vault	2.01	1,180	18.0	21,240
B2	Storage Vault	1.51	625	19.5	12,188
B3	Bioretention with Storage	0.59	1,175	5.5	6,463
B4	Bioretention with Storage	0.86	1,497	6.5	9,731
E5	Bioretention with Storage	0.27	818	4.0	3,272
Total		7.97	11,953	7.2	86,229

NOTE:
THE PROPOSED DEVELOPMENT SITE FOR THIS SUBMISSION IS PART OF THE OVERALL CAMPUS DEVELOPMENT. THE REQUIREMENT OF FIRST 1" RAINFALL RETENTION ON-SITE IS ADDRESSED IN THE OVERALL STORMWATER MANAGEMENT PRORAM. THEREFORE THIS SUBMISSION CONTRIBUTES TO ULTIMATE CONDITION OF THE OVERALL PROGRAM FOR THE REQUIREMENT OF THE FIRST 1" RAINFALL RETENTION ON-SITE. ULTIMATELY, AS THE REST OF THE CAMPUS INFRASTRUCTURE IS CONSTRUCTED AND OTHER BLOCKS ARE DEVELOPED THE CAMPUS WILL ACHIEVE RETENTION OF THE FIRST 1" RAINFALL TO THE EXTENT POSSIBLE AS OUTLINED IN OVERALL CAMPUS STORMWATER PROGRAM

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 - TIER IV

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 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: 2001F-SWM-3-II-VI-IV.dwg
SHEET #: 22A of 33

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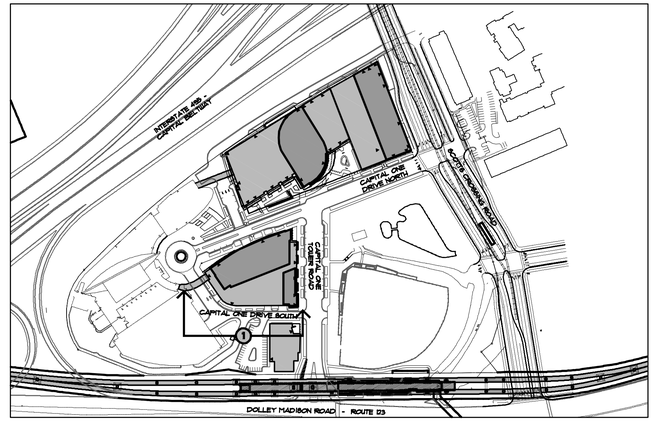
NORTH

KEY PLAN

SCALE: 1" = 250'



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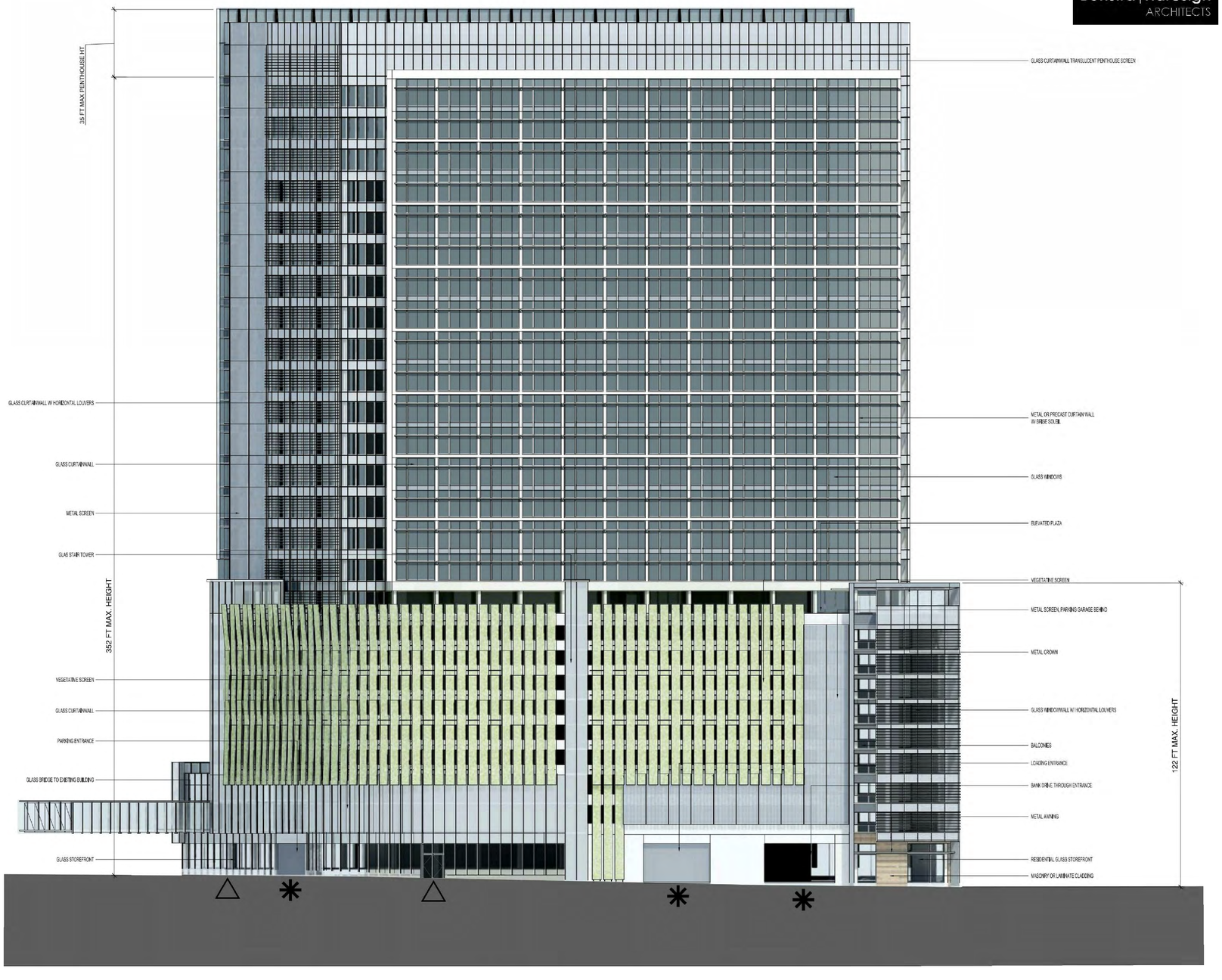

1 **ELEVATION - SOUTHEAST (VIEW FROM CAPITAL ONE DRIVE SOUTH AND ROUTE 123)**

LEGEND

- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE

NOTE:

SEE SHEET #### FOR DETAILS OF VEGETATIVE SCREEN AND DESIGN INTENT FOR ALTERNATIVE PARKING STRUCTURE SCREENING SYSTEMS.

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ARCHITECTURAL BUILDING ELEVATIONS (BLOCK A)

CAPITAL ONE MASTERPLAN

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FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	MAY 6, 2013
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JOB #	1798-2001
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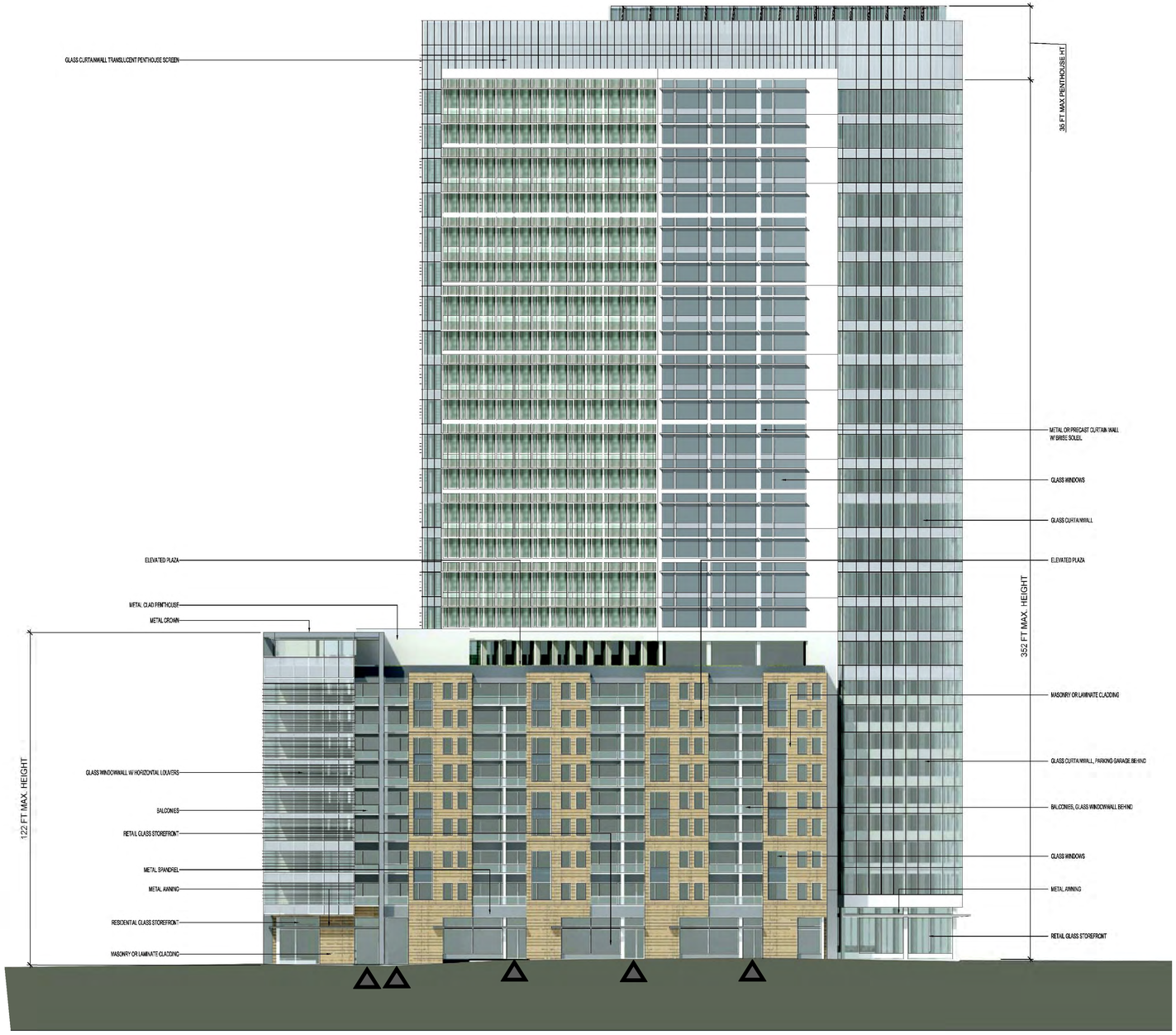
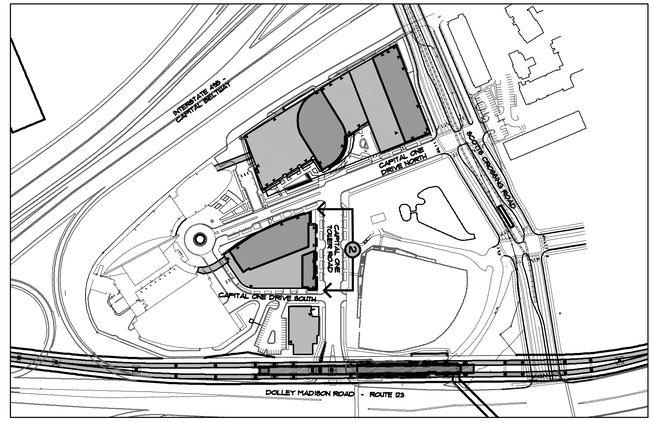


2 ELEVATION - NORTHEAST (VIEW FROM PROPOSED CAPITAL ONE TOWER ROAD)

NORTH

KEY PLAN

SCALE: 1" = 250'



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LEGEND

- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE

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ARCHITECTURAL BUILDING ELEVATIONS (BLOCK A)

CAPITAL ONE MASTERPLAN

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NORTH

KEY PLAN

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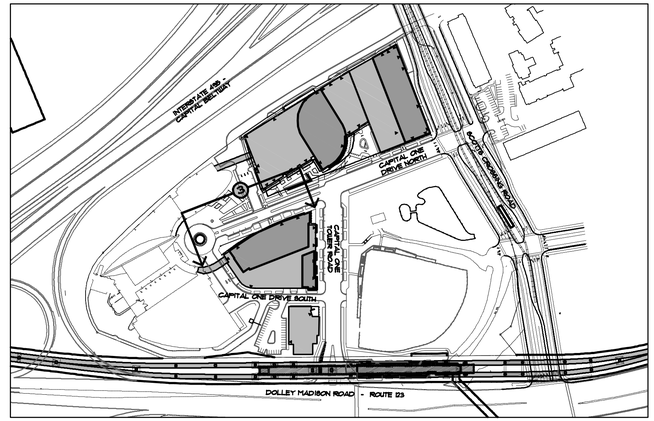

LEGEND

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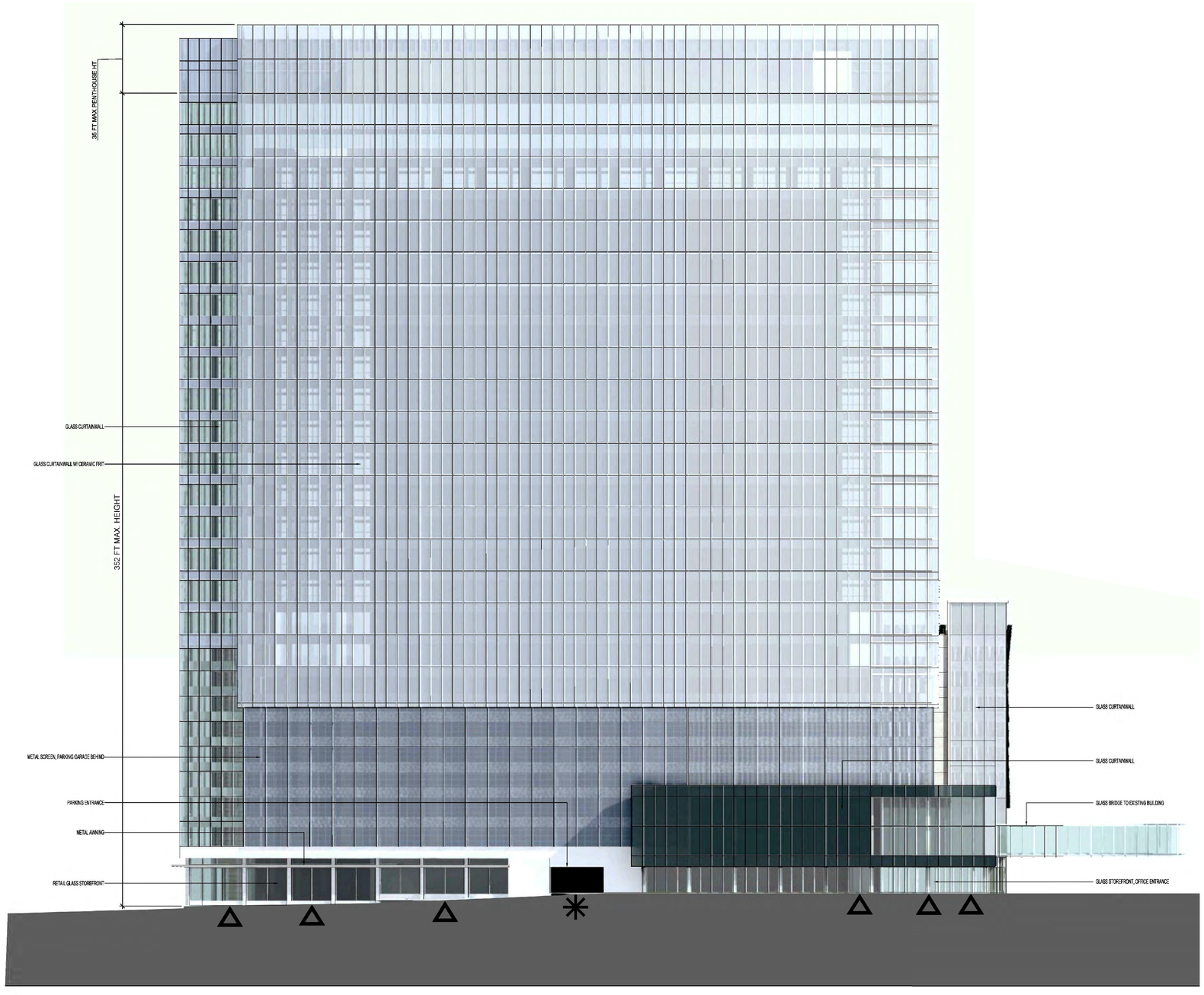
- VEHICULAR ENTRANCE



3 **ELEVATION - NORTHWEST (VIEW FROM CAPITAL ONE DRIVE NORTH)**

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ARCHITECTURAL BUILDING ELEVATIONS (BLOCK A)

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FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
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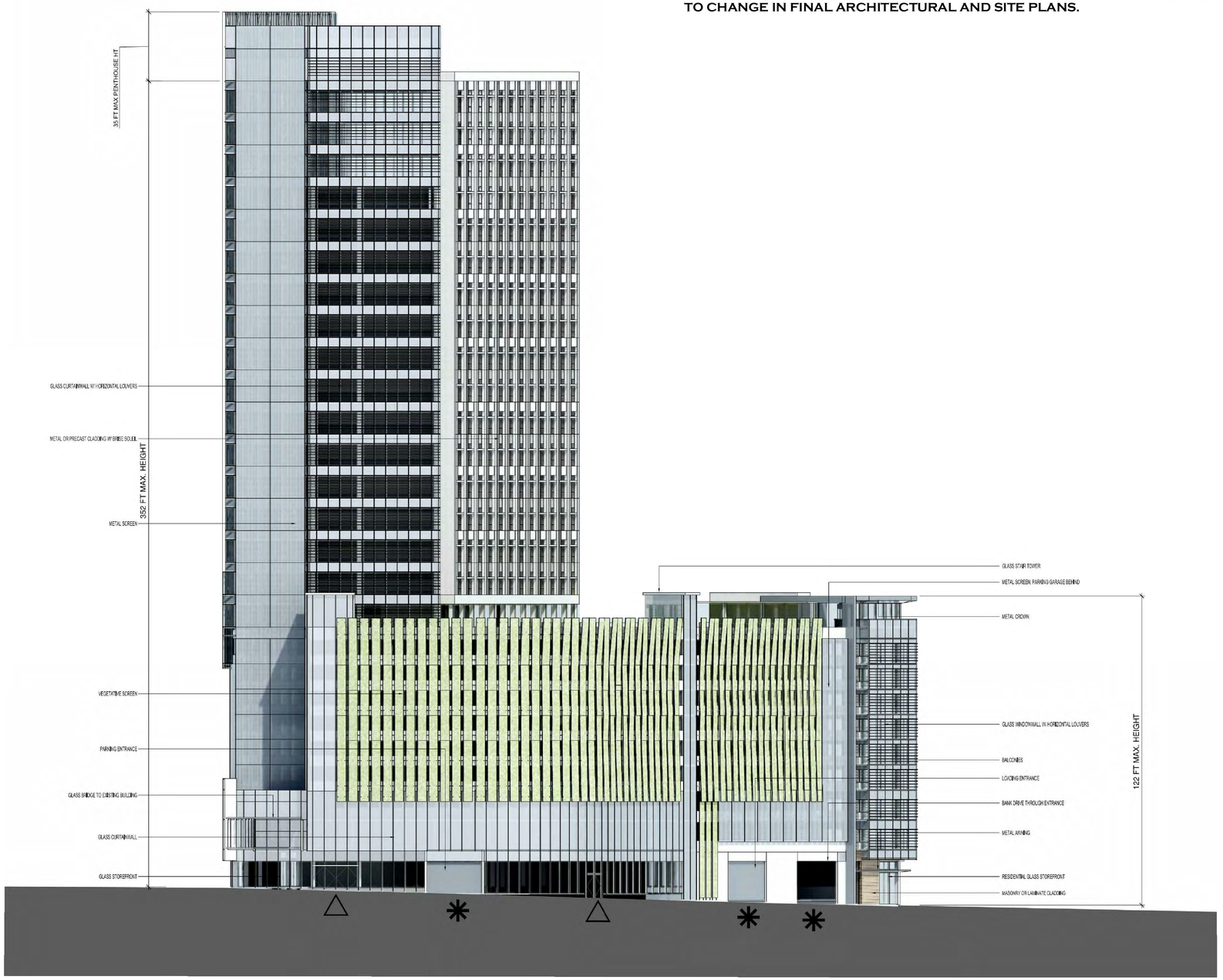
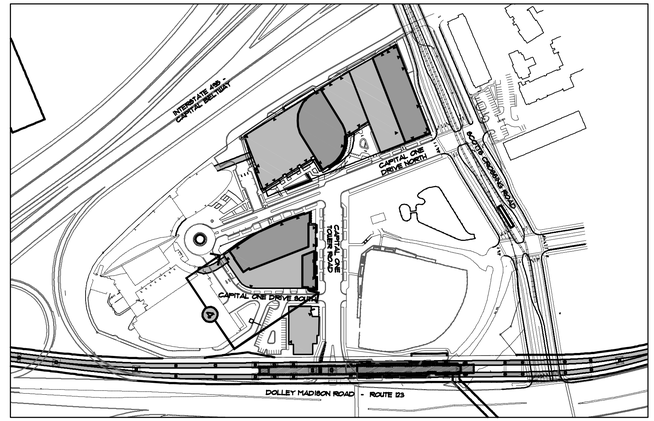


4 **ELEVATION - SOUTHWEST (VIEW FROM EXISTING PARKING GARAGE & CAPITAL ONE DRIVE SOUTH**

NORTH

KEY PLAN

SCALE: 1" = 250'



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LEGEND

▲ PEDESTRIAN ENTRANCE

✱ VEHICULAR ENTRANCE

NOTE:

SEE SHEET *** FOR DETAILS OF VEGETATIVE SCREEN AND DESIGN INTENT FOR ALTERNATIVE PARKING STRUCTURE SCREENING SYSTEMS.

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NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

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ARCHITECTURAL BUILDING ELEVATIONS (BLOCK A)

CAPITAL ONE MASTERPLAN

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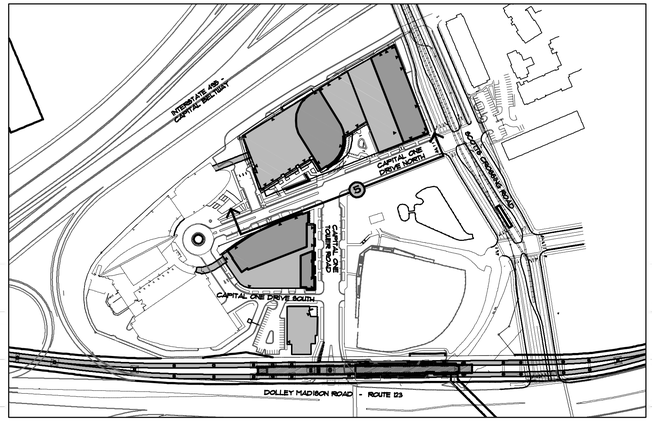
HKS

LEGEND

- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE

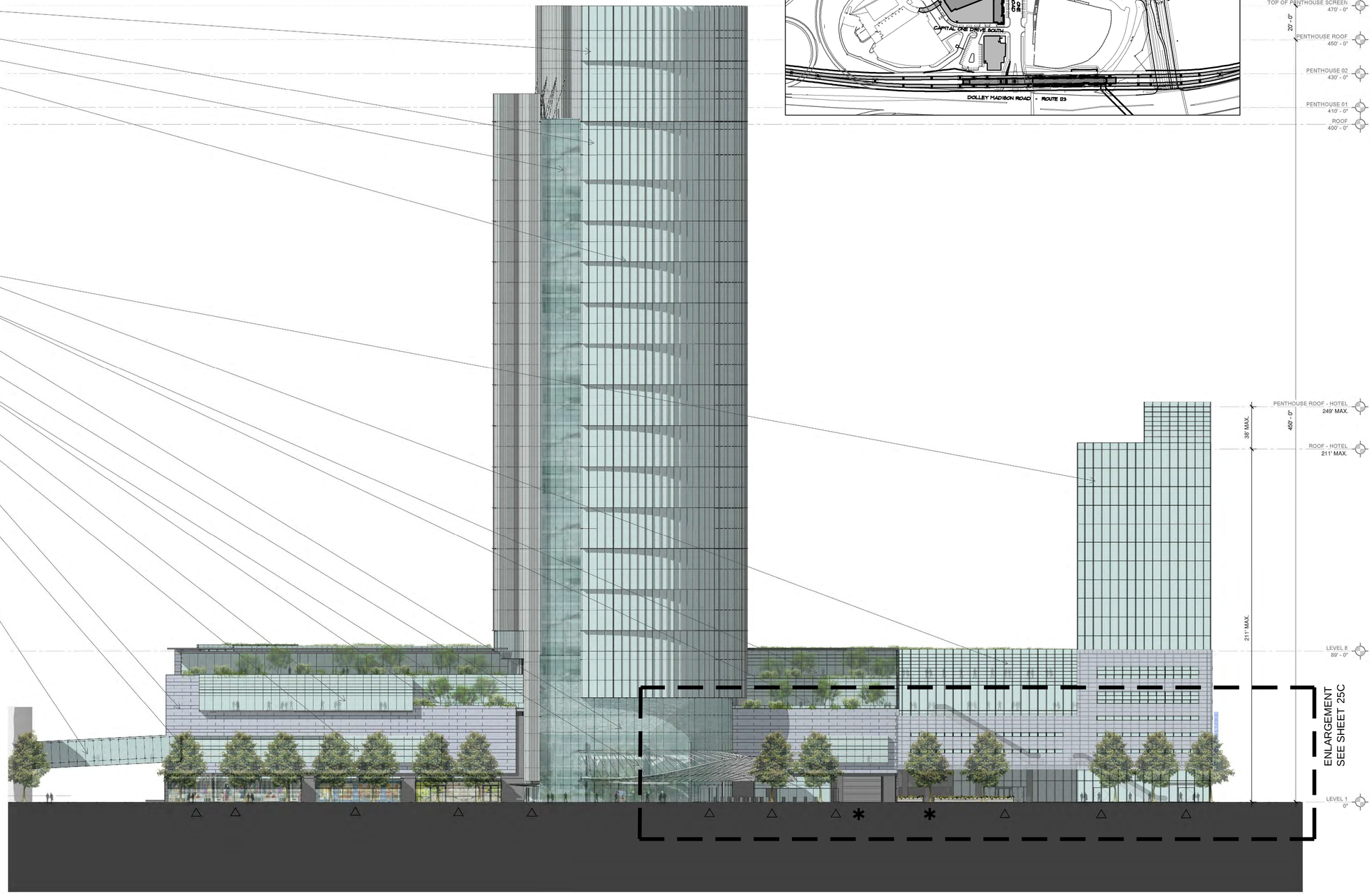


NORTH

KEY PLAN

SCALE: 1" = 250'

GLASS PENTHOUSE SCREEN
GLASS CURTAIN WALL (OFFICE BEYOND)
DOUBLE HEIGHT INTERIOR SPACE
HORIZONTAL SOLAR SHADING
GLASS CURTAIN WALL (HOTEL)
ROOF TERRACE
GLASS CURTAIN WALL (OFFICE LOBBY)
CANOPY (OFFICE LOBBY)
ROOF TERRACE
GLASS CURTAIN WALL (AMENITY SPACE)
GLASS CURTAIN WALL OR OPTIONAL MEDIA SCREEN AT PARKING LEVEL
METAL PANEL CLADDING
GLASS RETAIL STOREFRONT SYSTEM, WITH METAL/WOOD/STONE ACCENT; MIN. 65-75% GLAZED, MAX. 40" SILL HEIGHT; FINAL RETAIL TENANT STOREFRONT DESIGN SUBJECT TO CAPITAL ONE DESIGN REVIEW BOARD APPROVAL
GLASS ENCLOSED ELEVATED PEDESTRIAN BRIDGE TO EXISTING CAPITAL ONE BUILDING (SECURE)



5 **ELEVATION - SOUTHEAST**

0' 30'

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ARCHITECTURAL BUILDING ELEVATIONS (BLOCK B)

CAPITAL ONE MASTERPLAN

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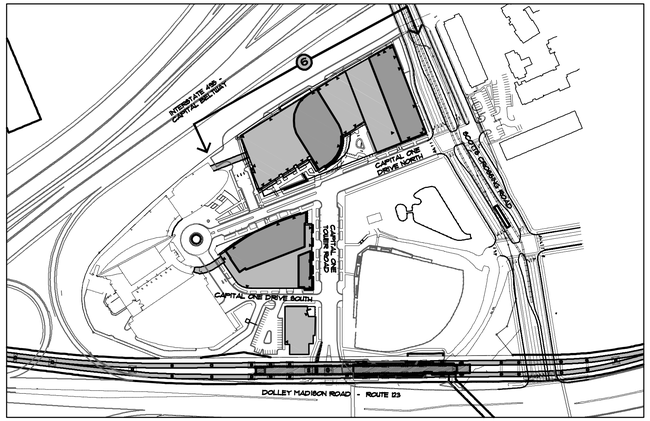

KEY PLAN

SCALE: 1" = 250'

NORTH

LEGEND

- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE

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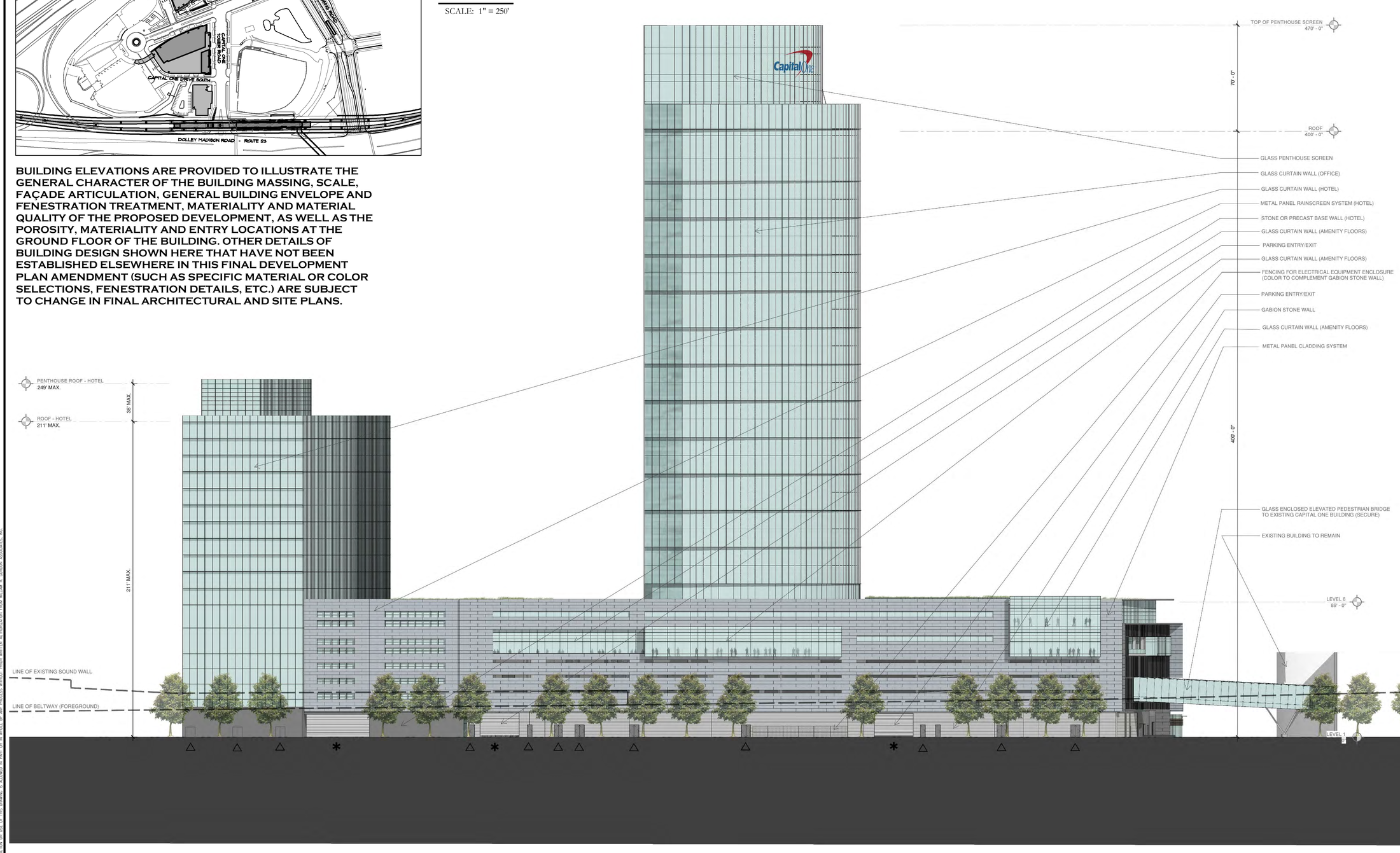

6 ELEVATION - NORTHEAST

0' 30'

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ARCHITECTURAL BUILDING ELEVATIONS (BLOCK B)

CAPITAL ONE MASTERPLAN

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LEGEND

PEDESTRIAN ENTRANCE

VEHICULAR ENTRANCE

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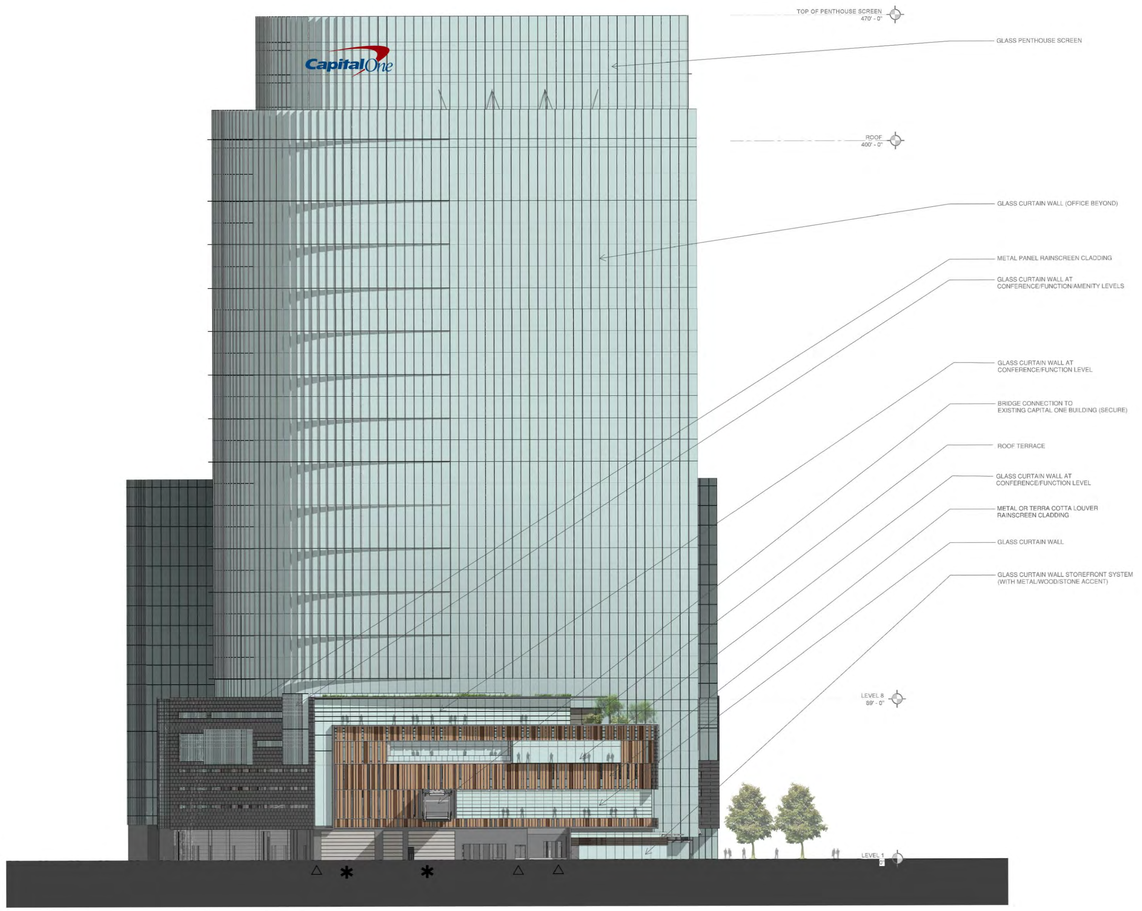
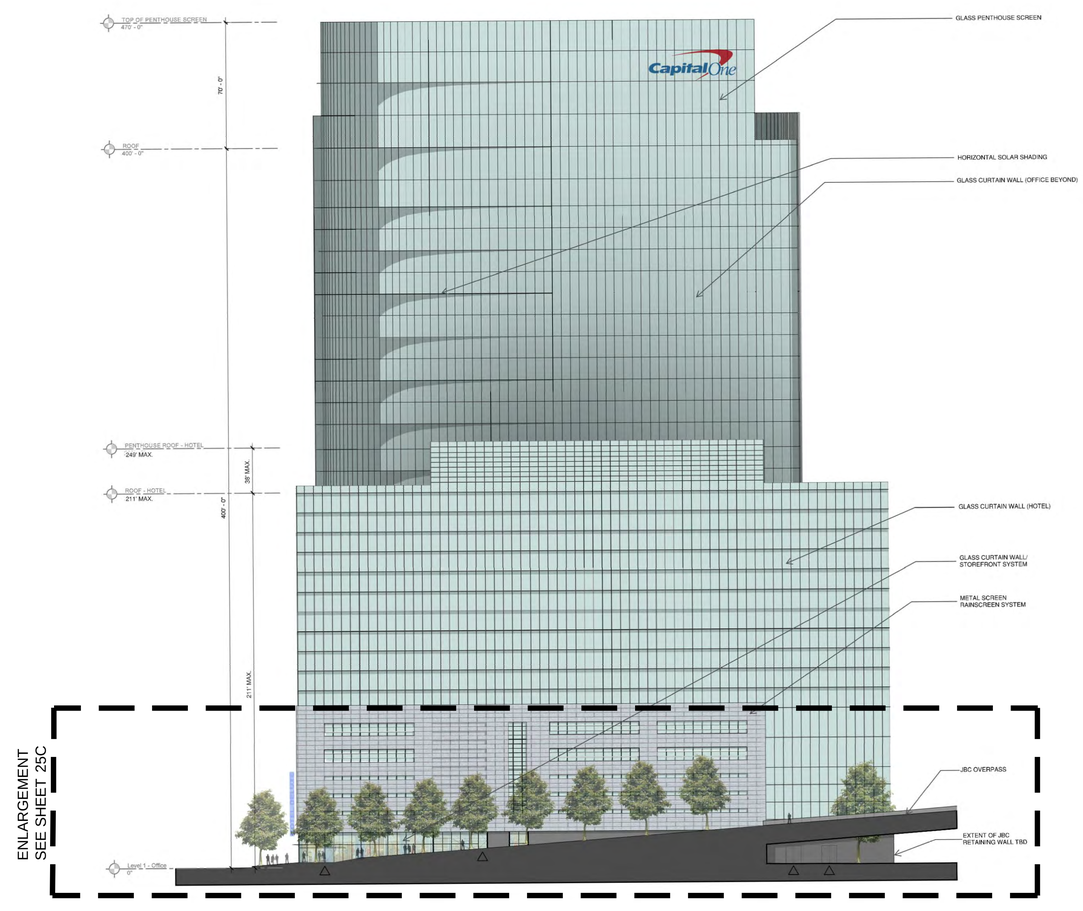


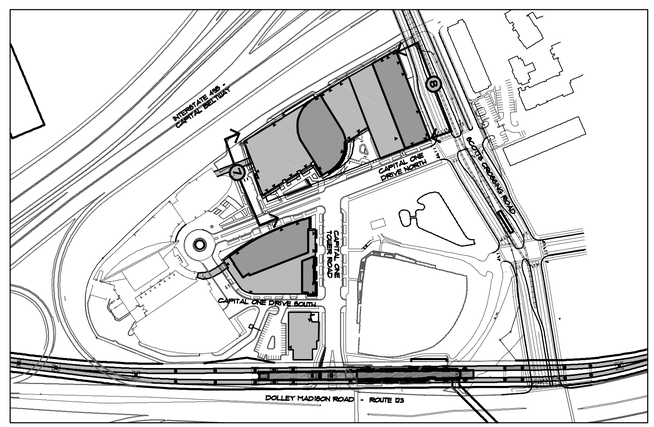
7 ELEVATION - SOUTHWEST

NOT TO SCALE



8 ELEVATION - NORTHWEST

NOT TO SCALE



NORTH

KEY PLAN

SCALE: 1" = 250'

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ARCHITECTURAL BUILDING ELEVATIONS (BLOCK B)

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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LEGEND

PEDESTRIAN ENTRANCE

VEHICULAR ENTRANCE

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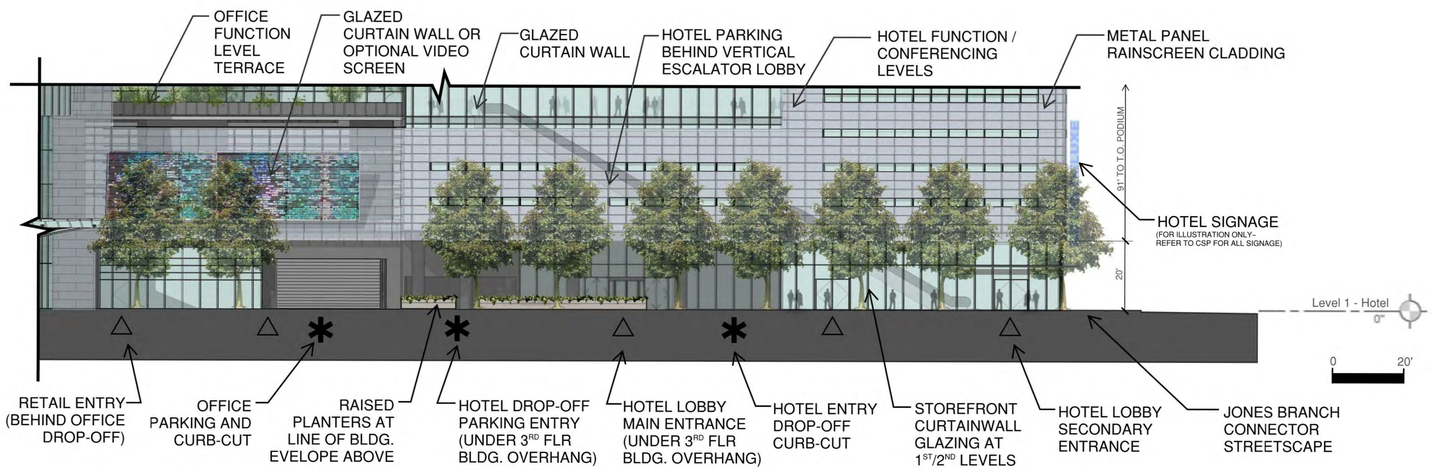
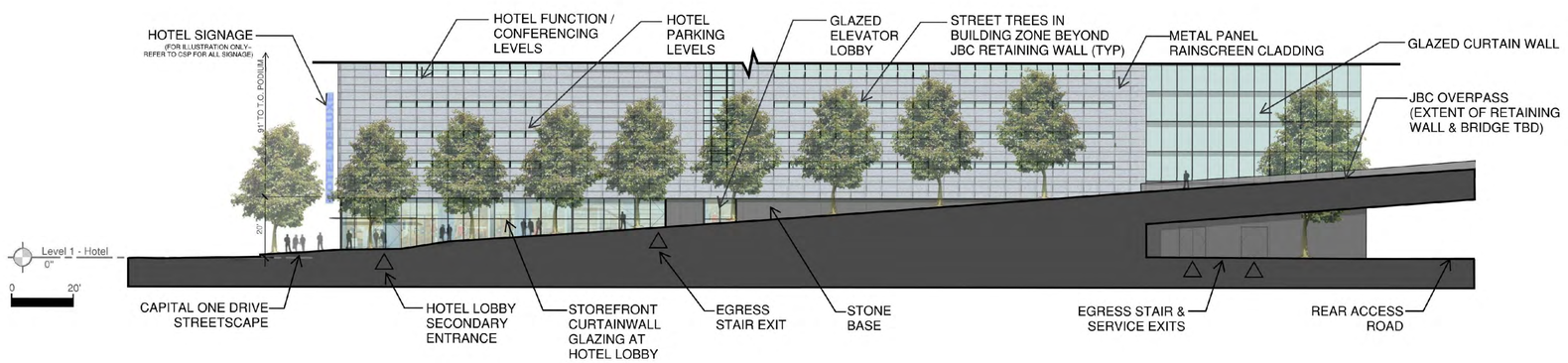


ENLARGEMENT - SOUTHEAST ELEVATION

SEE SHEET 25 FOR OVERALL ELEVATION

SCALE: 1" = 20'



ENLARGEMENT - NORTHWEST ELEVATION

SEE SHEET 25B FOR OVERALL ELEVATION

NOT TO SCALE

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BUILDING ELEVATION ENLARGEMENTS

CAPITAL ONE MASTERPLAN

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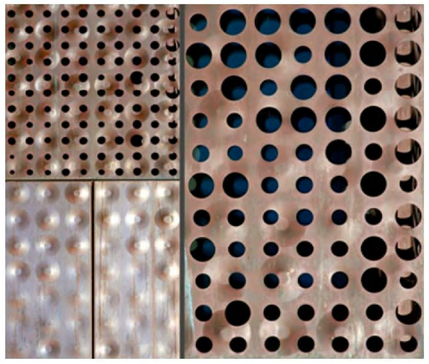
PODIUM CLADDING & SCREENING OF STRUCTURED PARKING

Podium cladding and screening of the structured parking will be accomplished by a variety of treatments depending on the exposure and location within the block and site, creating varied experiences that help define differing uses at the ground and upper levels. Parking screening is intended to provide visually interesting facades that integrate with the architectural façade treatment of the activated upper floors of the podium and towers, as well as to complement the activated and porous ground/2nd floor pedestrian experience.

The Block A parking plinth will be wrapped on the East along Capital One Tower Road in its entirety by Building 2 (single-loaded corporate/extended stay hotel with ground floor retail – see sheet 23A). Along the northern leg of Capital One Drive, a variety of metal mesh screens, massing overlays and curtain wall treatments consistent with materials/detailing of the office structure will integrate the façade treatment of the parking levels with that of the co-planar office tower above (see sheet 24). The parking structure enclosure along the southern leg of Capital One Drive will employ a composite system of green wall panels and architectural panels (final material TBD) at floors 4-7. Floors 2-3 will be largely wrapped by active uses employing a visually porous curtain wall system consistent with that used at the building's ground floor retail/lobby areas.

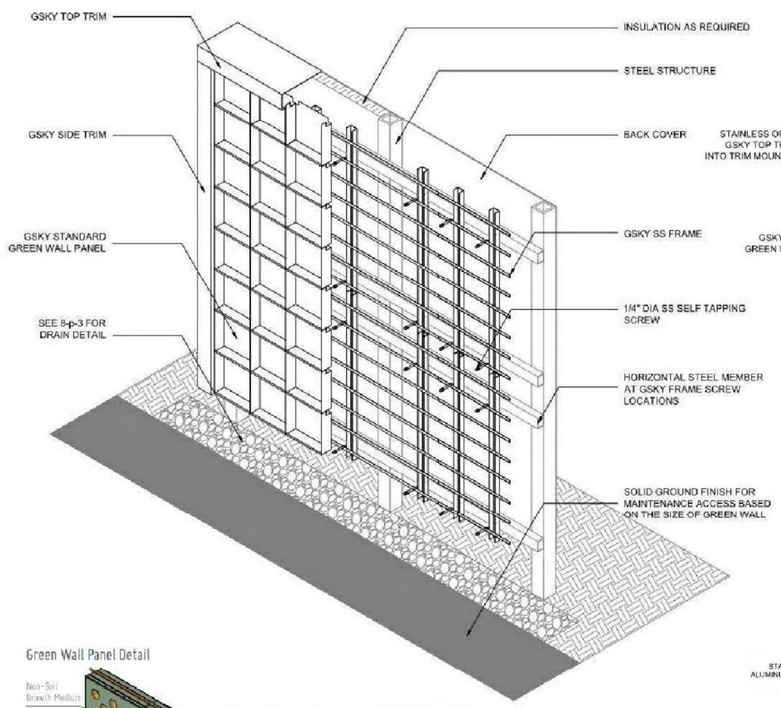
Much of the Block B podium that is not glazed curtain wall or storefront will be sheathed with a system of metal panels in a zinc patina color, adjustable louvered wall systems, massing overlays and curtain wall treatments consistent with the materials and detailing of the activated floors of the podium (see accompanying photos of representative materials). A gabion cladding system is proposed for the building base at the Beltway façade and service areas.

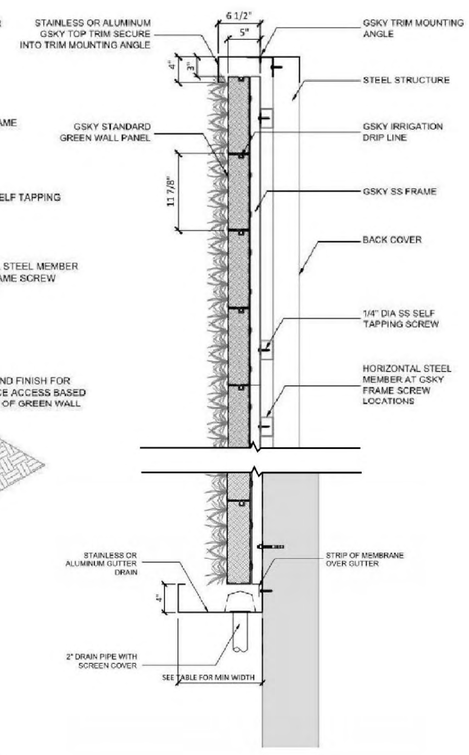


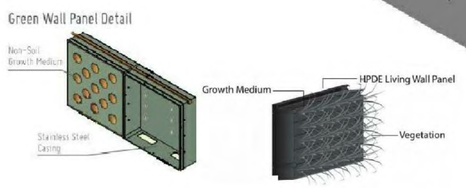
SAMPLE FACADE MATERIAL

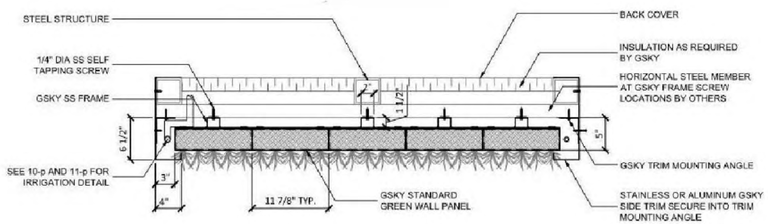
In the central section of Block B, parking levels will lie entirely behind the 6-story office lobby that extends from the park level to the 6th/7th floor sky lobby and conference center occupying the upper levels of the podium. The intermediate parking levels will be partially wrapped at the southwest corner and at the primary hotel façades by active vertical transportation that is featured on the face of the podium as façade elements, connecting the lower grade levels to the conferencing, cafeteria and function levels/terraces on the upper floors of the podium.

Digitally programmed screening may also be employed facing the Block B park to add temporal variety, color and the potential for additional public programming above the activated retail levels. The SW façades of the podium facing the existing conference center and of the hotel facing toward the park areas will employ a composite system of green wall panels and architectural panels, punctuated by large glazed openings corresponding to specific views or internal spaces.









VEGETATED SCREEN WALL EXAMPLES

GREEN WALL CONCEPT / DESIGN INTENT

The design intent of the green wall screen employs a grid system of self-contained vegetated modules that will be attached to and irrigated from the substrate enclosure wall (steel and/or precast concrete framing and panels). Vegetated sections will be integrated with open louver panels to provide natural ventilation as well as a varied vertical landscape that will not be entirely dependent on the vegetated surfaces to provide visual interest. Plant selections will also allow for a varied effect of color and texture throughout the year, taking advantage of seasonal variations.

THE ACCOMPANYING PRECEDENT IMAGES AND TECHNICAL DIAGRAMS ILLUSTRATE THE OVERALL VISUAL CHARACTER, TECHNICAL FEASIBILITY AND GENERAL DESIGN PARAMETERS OF THE CLADDING/SCREENING SYSTEMS, AS DETAILED IN THE SPECIFIC NOTES AND CAPTIONS. SPECIFIC PROPRIETARY SYSTEM DESIGN AND OTHER DETAILS PERTAINING TO THE COMBINATION OF THE OPTIONAL VEGETATIVE LIVING WALL AND/OR OTHER CLADDING/SCREENING SYSTEMS NOTED (INCLUDING FINAL MATERIAL/PLANT SELECTIONS) MAY VARY WITH FINAL ARCHITECTURAL AND SITE PLANS. WHILE THESE PRECEDENT IMAGES AND DIAGRAMS DO NOT REPRESENT FINALIZED DESIGNS. THEY ARE REPRESENTATIVE OF THE INTENDED APPLICATION AND QUALITY LEVEL OF THE STATED DESIGN PRINCIPLES AND SYSTEMS

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ARCHITECTURAL PODIUM CLADDING

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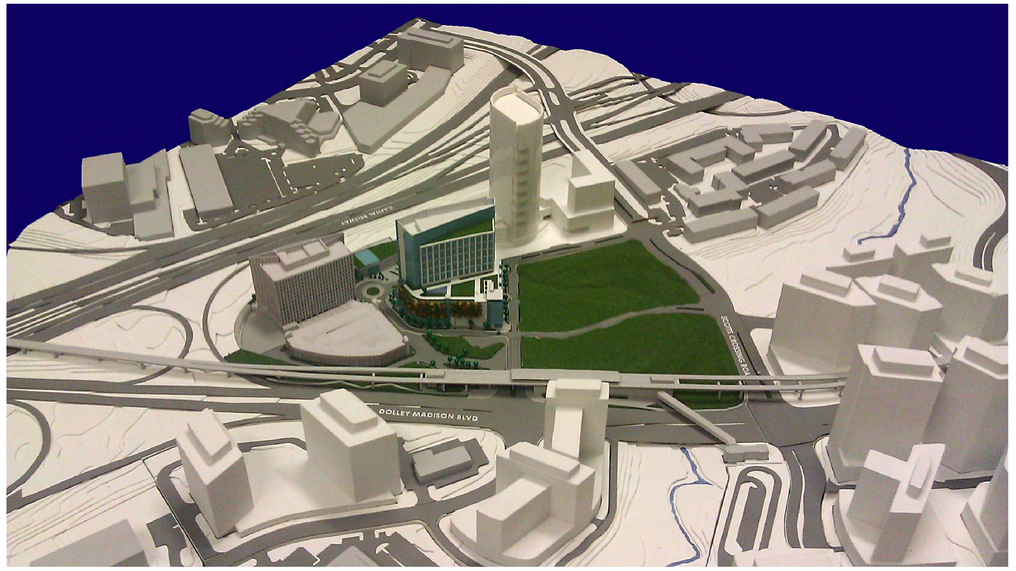
VIEW LOOKING NORTHWEST



VIEW LOOKING NORTH THROUGH CAPITAL ONE TOWER ROAD

VIEW LOOKING SOUTHEAST

VIEW LOOKING WEST

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3D SITE MODEL

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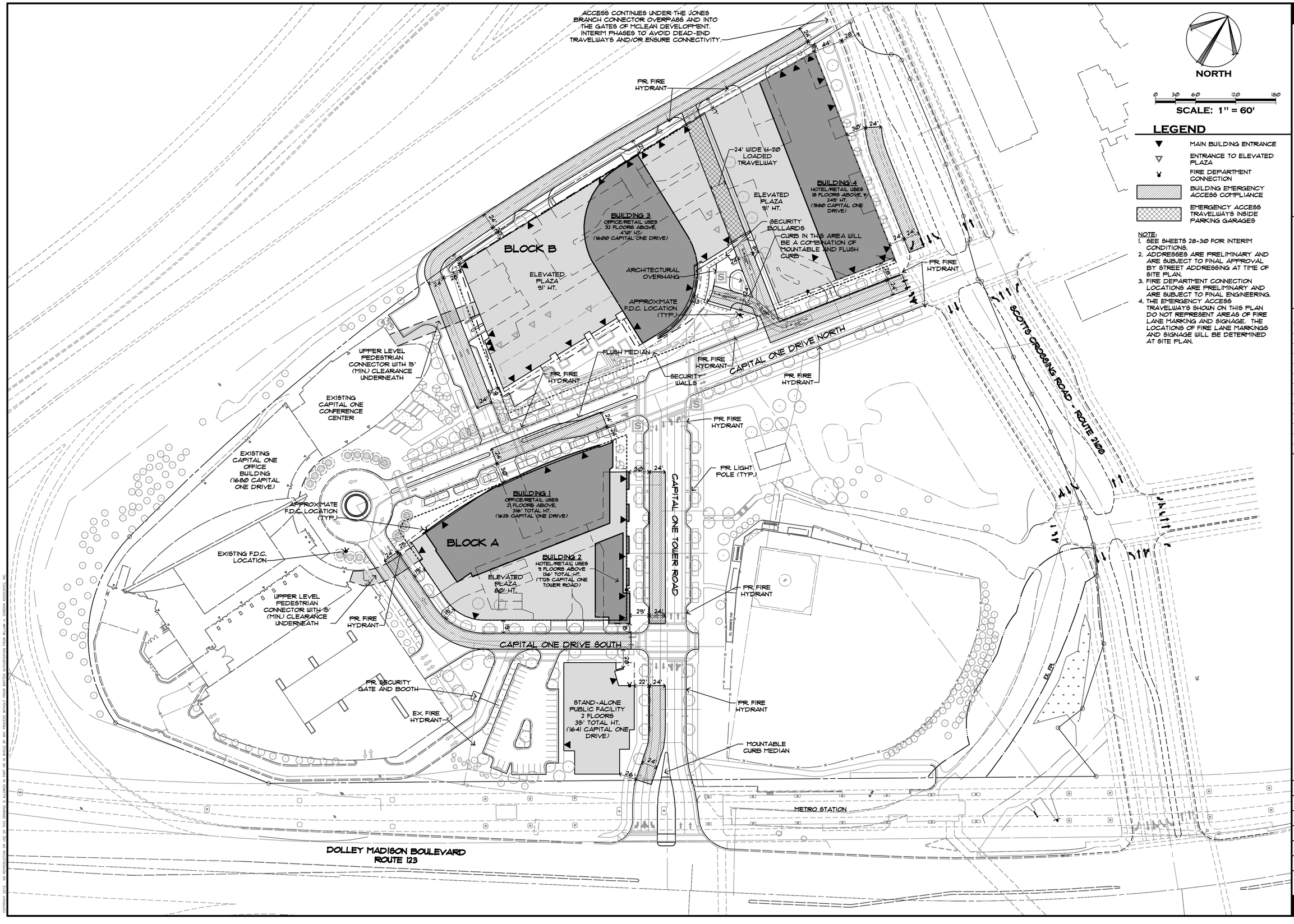

LEGEND

- MAIN BUILDING ENTRANCE
- ENTRANCE TO ELEVATED PLAZA
- FIRE DEPARTMENT CONNECTION
- BUILDING EMERGENCY ACCESS COMPLIANCE
- EMERGENCY ACCESS TRAVELWAYS INSIDE PARKING GARAGES

NOTE:
1. SEE SHEETS 28-30 FOR INTERIM CONDITIONS.
2. ADDRESSES ARE PRELIMINARY AND ARE SUBJECT TO FINAL APPROVAL BY STREET ADDRESSING AT TIME OF SITE PLAN.
3. FIRE DEPARTMENT CONNECTION LOCATIONS ARE PRELIMINARY AND ARE SUBJECT TO FINAL ENGINEERING.
4. THE EMERGENCY ACCESS TRAVELWAYS SHOWN ON THIS PLAN DO NOT REPRESENT AREAS OF FIRE LANE MARKING AND SIGNAGE. THE LOCATIONS OF FIRE LANE MARKINGS AND SIGNAGE WILL BE DETERMINED AT SITE PLAN.

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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-13
ACCEPTANCE COMMENTS
8-13-13
PRE. STAFFING COMMENTS
12-02-13
STAFFING COMMENTS
01-28-14
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02-18-14
STAFFING COMMENTS

EMERGENCY ACCESS PLAN

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 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	2001F-FM.dwg
SHEET #	27 of 33

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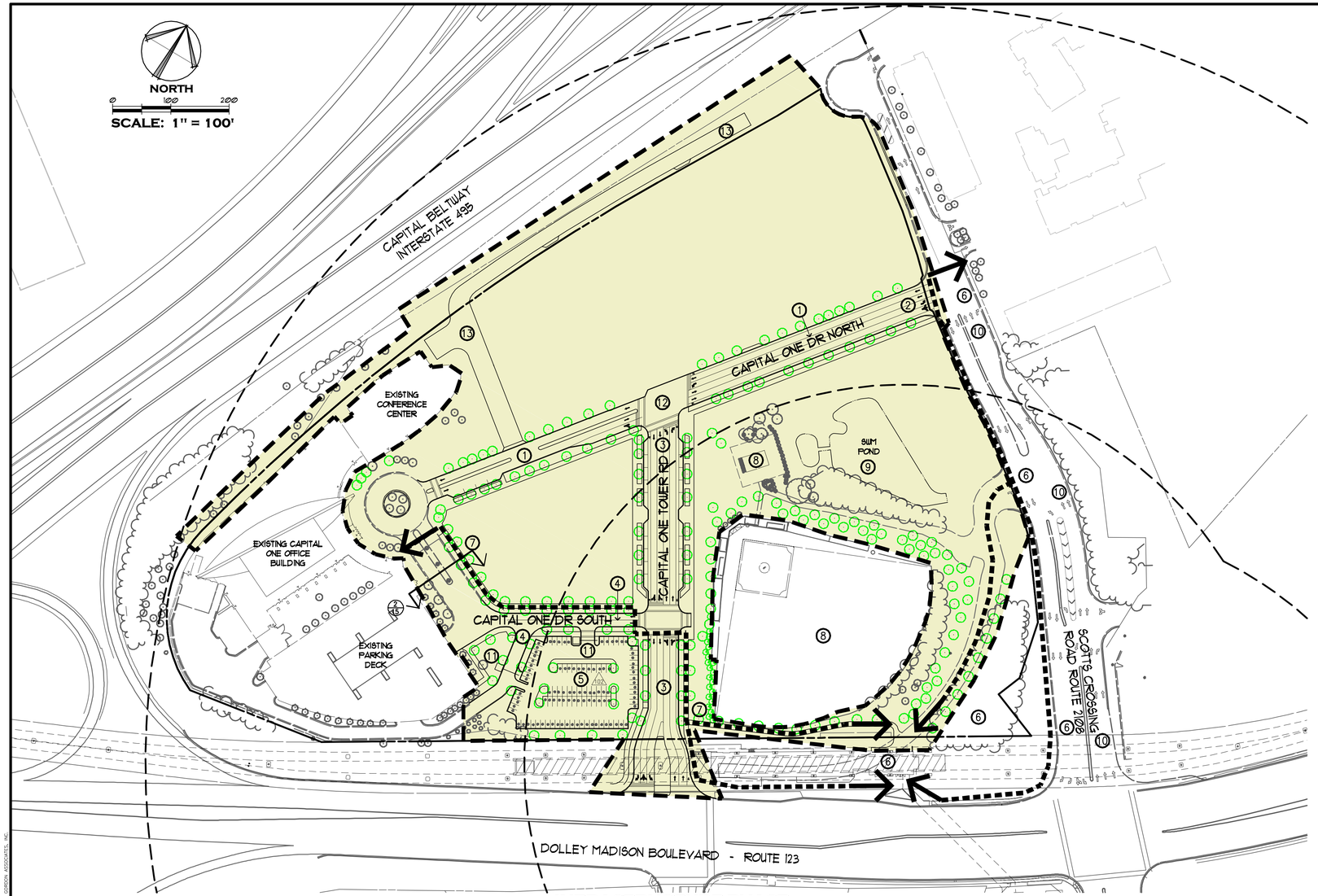

INFRASTRUCTURE PHASE

LEGEND

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

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 STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 10.
3. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
4. 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).
5. 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.
6. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH.
7. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES.

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INFRASTRUCTURE PHASE

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 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
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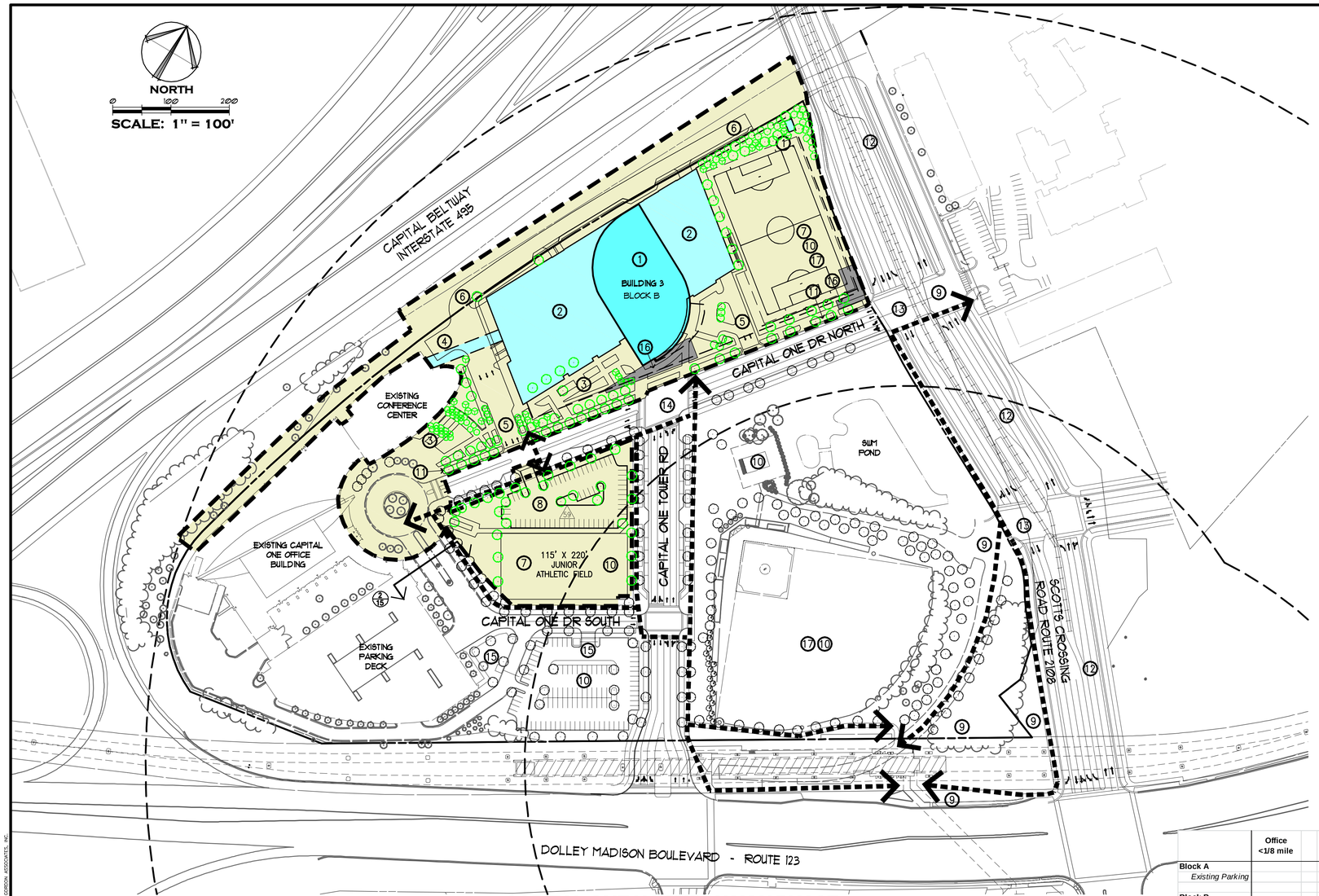
SHEET #	28 of 33



CAPITAL ONE HQ EXPANSION 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 STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 10.
3. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
4. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SITE PLAN.
5. 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 SITE PLANS.
6. 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.
7. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES.

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 SERVE 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;*			*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.

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CAPITAL ONE HQ EXPANSION PHASE

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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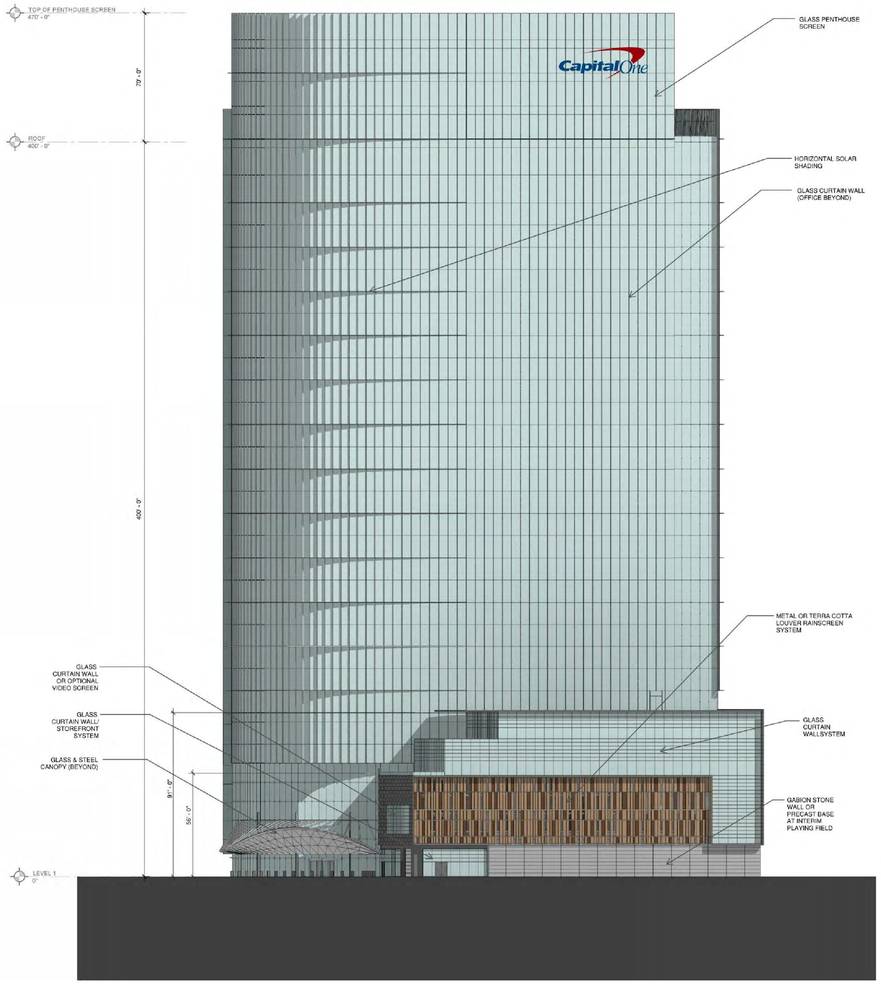
PERSPECTIVE VIEW AND ELEVATIONS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL BUILDING ENVELOPE AND FENESTRATION TREATMENT, RELATIONSHIP TO THE SITE AND ADJACENT BUILDINGS, AND MATERIAL QUALITY LEVEL OF THE DEVELOPMENT. OTHER DETAILS OF THE BUILDING DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.

Bonstra | Haresign ARCHITECTS

HKS

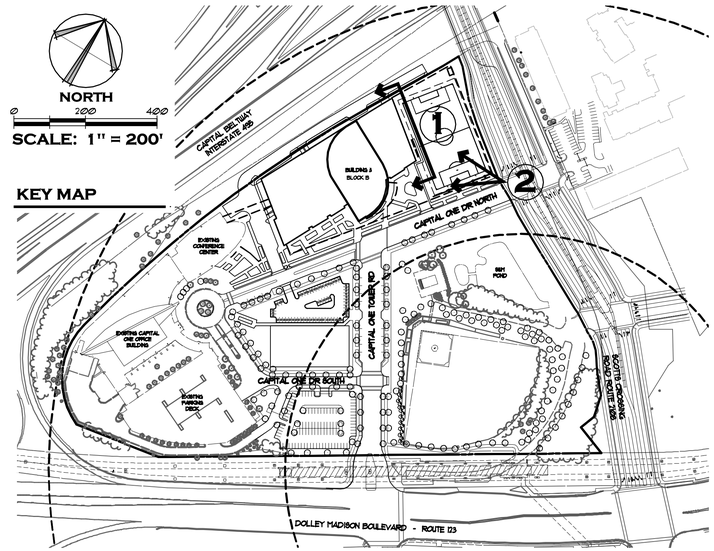


1 **ELEVATION - NORTHWEST INTERIM CONDITION**

NOT TO SCALE

2 **PERSPECTIVE- NORTHWEST INTERIM CONDITION**

NOT TO SCALE



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INTERIM PODIUM FACADE

CAPITAL ONE MASTERPLAN

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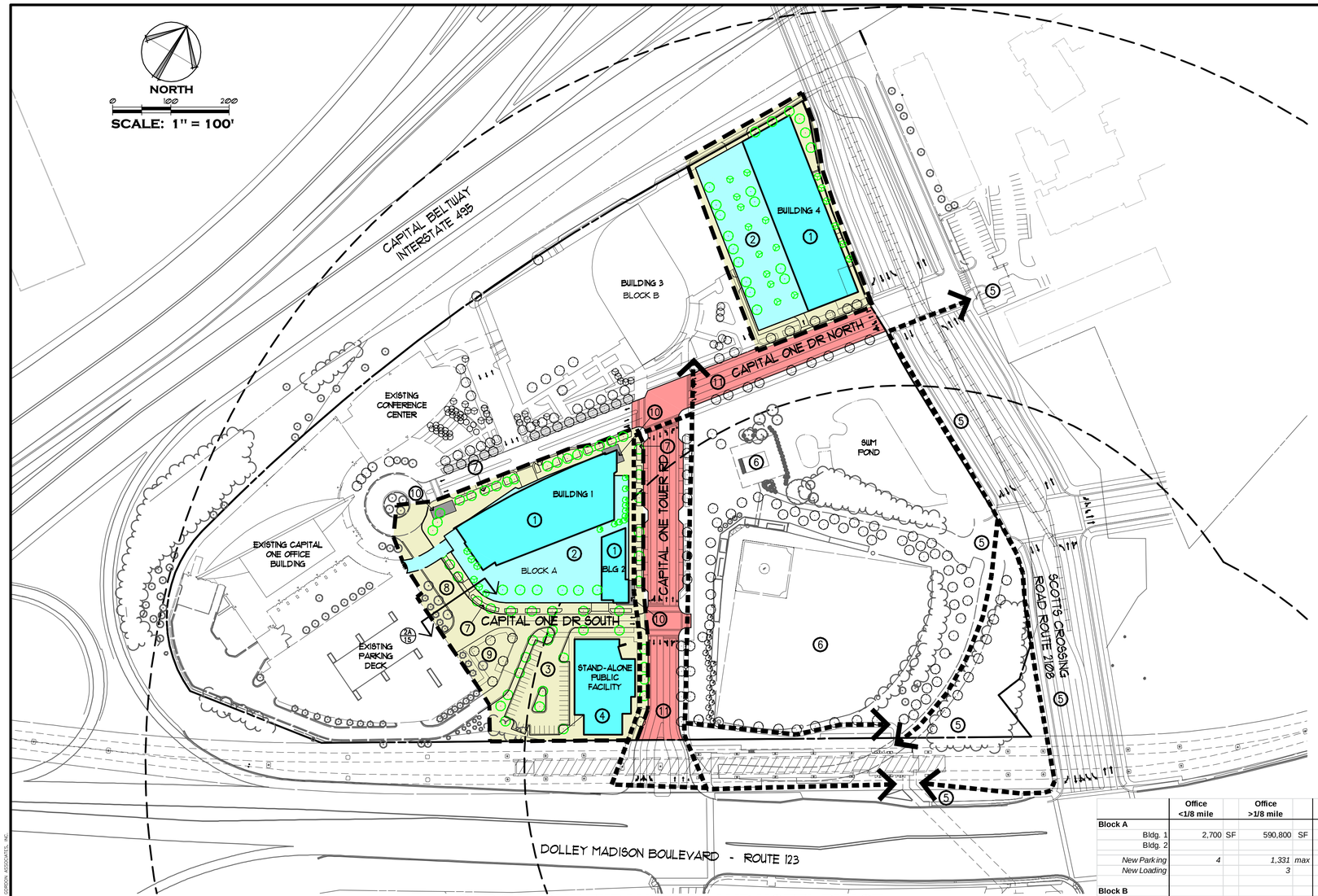

CAPITAL ONE EXPANSION II AND HOTEL PHASE

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 STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 10.
3. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
4. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME SITE PLAN.
5. 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 SITE PLANS.
6. 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.
7. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES.

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. SEE PROFFERS FOR DETAILS AND TIMING.
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. SEE PROFFERS FOR DETAILS AND TIMING.

	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

** 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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CAPITAL ONE EXPANSION II AND HOTEL PHASE

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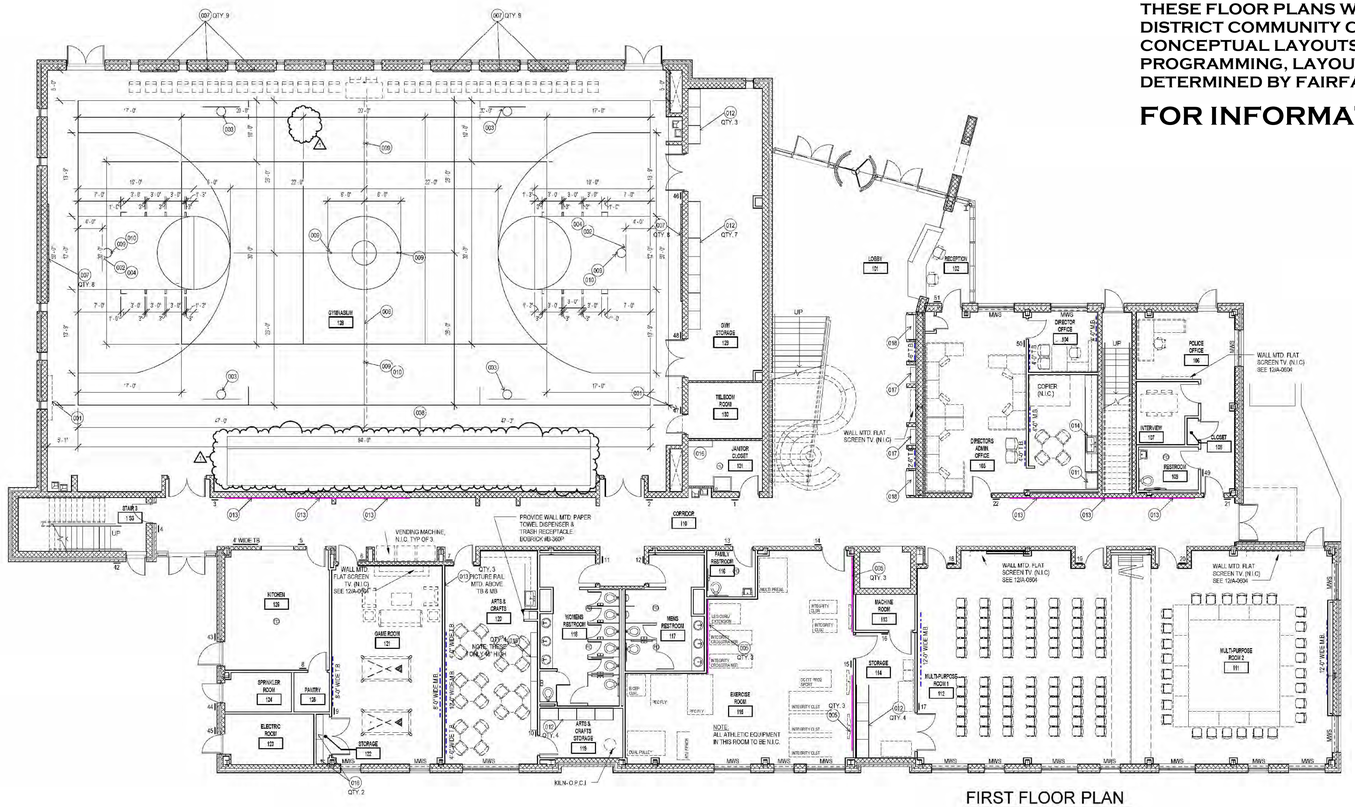
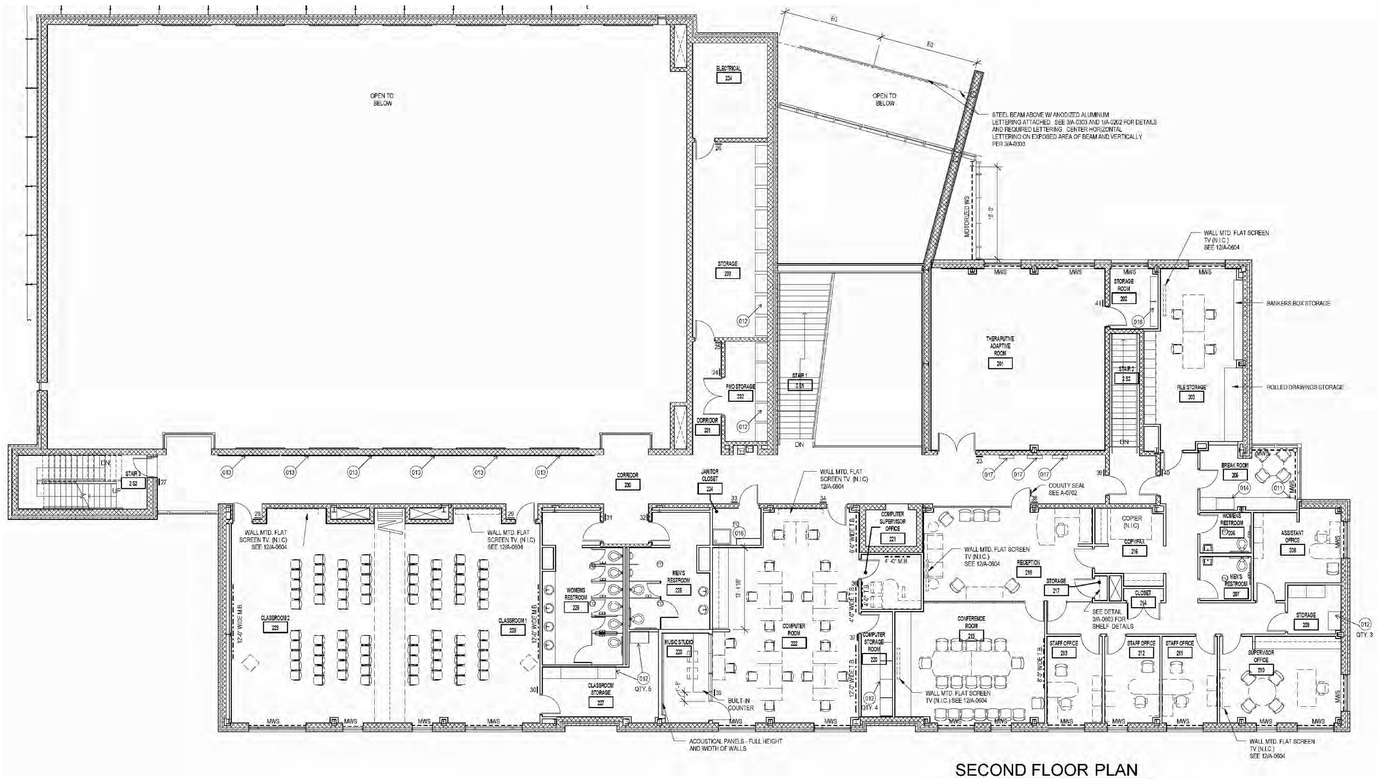
THESE FLOOR PLANS WERE UTILIZED TO CONSTRUCT THE PROVIDENCE DISTRICT COMMUNITY CENTER. THEY ARE PROVIDED HERE AS ILLUSTRATIVE CONCEPTUAL LAYOUTS FOR THE STAND-ALONE PUBLIC FACILITY. FINAL PROGRAMMING, LAYOUTS AND INTERNAL CONFIGURATIONS TO BE DETERMINED BY FAIRFAX COUNTY.

FOR INFORMATION PURPOSES ONLY



FIRST FLOOR PLAN
NOT TO SCALE



SECOND FLOOR PLAN
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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS

5-24-13
ACCEPTANCE COMMENTS
8-13-13
PRE. STAFFING COMMENTS
12-02-13
STAFFING COMMENTS
01-28-14
STAFFING COMMENTS
02-18-14
STAFFING COMMENTS

TYPICAL PUBLIC FACILITY BUILDING PLANS

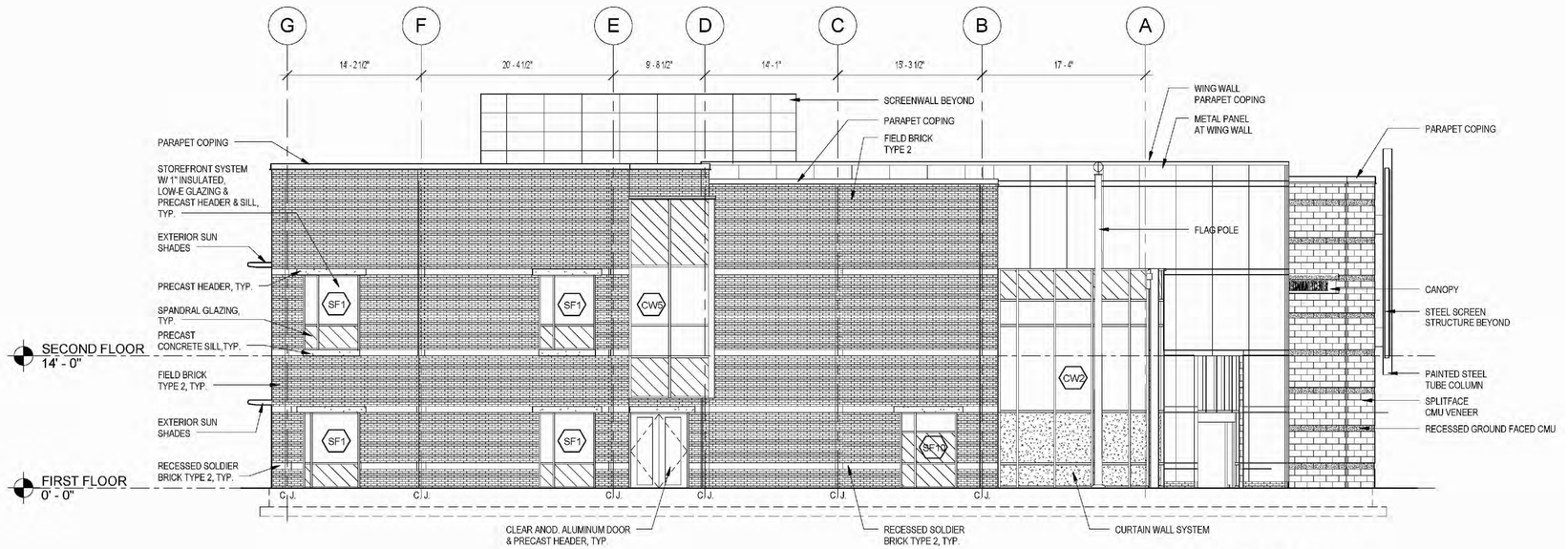
CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 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	2001F-ELEV.dwg
SHEET #	31 of 33

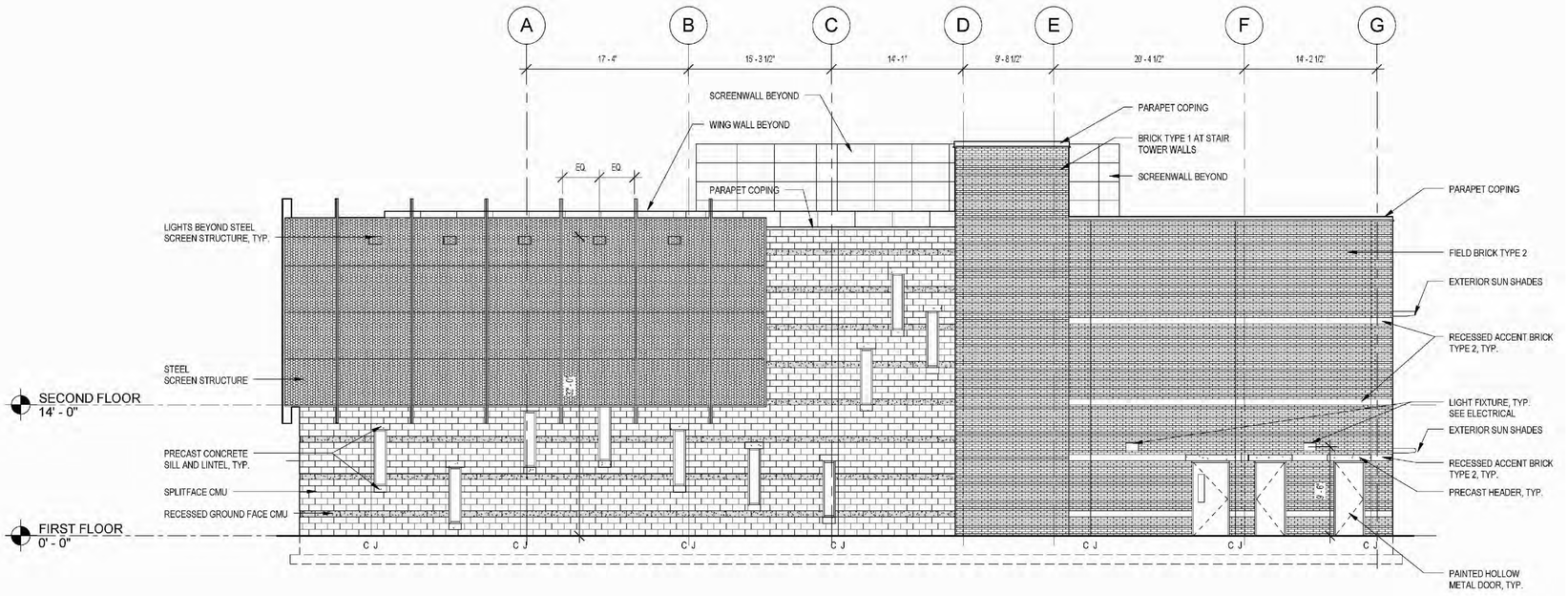
THESE ARCHITECTURAL ELEVATIONS WERE USED TO CONSTRUCT THE PROVIDENCE DISTRICT COMMUNITY CENTER. THEY ARE INDICATIVE OF THE POTENTIAL MIX OF MATERIALS FOR THE STAND -ALONE PUBLIC FACILITY, WHICH WILL INCLUDE BRICK, PRECAST, GLASS AND STEEL. FINAL ARCHITECTURAL DETAILS TO BE DETERMINED BY FAIRFAX COUNTY, SUBJECT TO CONFIRMATION BY THE ZONING ADMINISTRATOR, THE PROVIDENCE DISTRICT SUPERVISOR, AND THE PROVIDENCE DISTRICT PLANNING COMMISSIONER THAT THE EXTERIOR ARCHITECTURE IS CONSISTENT WITH THE FDP, THE PROFFERS, THE TYSONS DESIGN GUIDELINES AND THE CAPITAL ONE DESIGN GUIDELINES.

FOR INFORMATION PURPOSES ONLY



EAST ELEVATION

NOT TO SCALE



WEST ELEVATION

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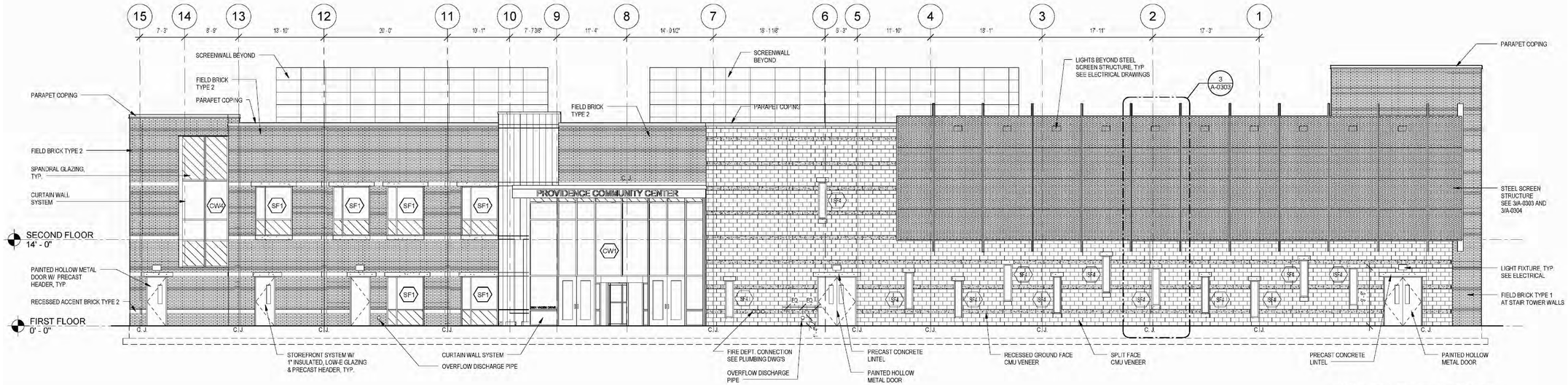
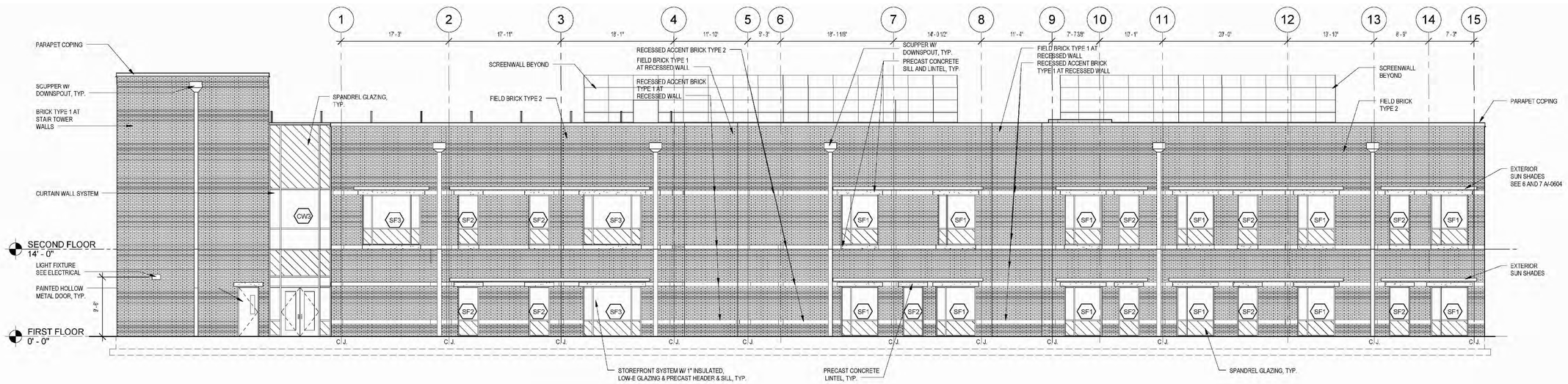


NORTH ELEVATION
NOT TO SCALE



SOUTH ELEVATION
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