



VICINITY MAP: 1"=1000'

SUNBURST AT SPRING HILL METRO RZ-2011-HM-027 CONCEPTUAL DEVELOPMENT PLAN

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JULY 31, 2013

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CONCEPTUAL DEVELOPMENT RENDERING

TAX MAP NO. 29-3 ((1)) 2G

APPLICANT

1587 SPRINGHILL HOLDINGS, INC.
1587 SPRING HILL ROAD
VIENNA, VIRGINIA 22180
CHRISTOPHER MILKE
(301) 592-3843

APPLICANT'S REPRESENTATIVE

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.
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ARLINGTON, VIRGINIA 22201
ELIZABETH D. BAKER
(703) 528-4700

ARCHITECT

WDG ARCHITECTURE
1025 CONNECTICUT AVE NW, SUITE 300
WASHINGTON, D.C. 20036
SITI ABDUL-RAHMAN
(202) 857-8300

ENGINEER

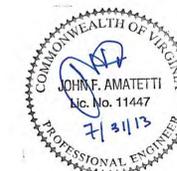
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VIRGINIA 22102
ROBERT COCHRAN
(703) 442-7800

LANDSCAPE ARCHITECT

LANDDESIGN INC.
200 S. PEYTON STREET
ALEXANDRIA, VIRGINIA 22314
STEPHANIE PANKIEWICZ
(703) 549-7784

TRANSPORTATION

WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 610
TYSONS CORNER, VIRGINIA 22102
MIKE PINKOSKE
(703) 917-6620



NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-3 ((1)) PARCEL 26. THE PROPERTY IS CURRENTLY ZONED C-7, HC AND SC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-7, HC AND SC TO PTC AND TO DEVELOP THE PROPERTY AS SHOWN ON THE CDP.
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIK A, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET (SEE SHEET C-3, NOTE 7 FOR SOURCE OF TOPOGRAPHIC INFORMATION).
- THE BOUNDARY INFORMATION WAS PREPARED BY VIK A, INC.
- THE PROPERTY IS LOCATED IN THE SOUTH SUB DISTRICT OF THE TYSONS WEST DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM UNLESS CONSTRUCTED AS A TEMPORARY FACILITY TO ALLOW PHASED CONSTRUCTION. IN EITHER CASE AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, INFILTRATION FACILITIES OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS.
- THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON PARCEL 26.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET TIMING.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL DEVELOPMENT PLAN.
- THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL DEVELOPMENT PLAN WITHOUT THE NEED TO AMEND THE CONCEPT DEVELOPMENT PLAN SO LONG AS THE APPROVED FAR, UNIT COUNT OR PARKING PROVIDED DOES NOT EXCEED THE RANGES PROVIDED IN THE CHARTS ON THIS SHEET.
- ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN PARKING STRUCTURES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA FOR OFFICE AND/OR OTHER SECONDARY USES AND ACTUAL NUMBER OF DWELLING UNITS.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
- TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
- DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
- THERE ARE NO EXISTING UTILITY ABOVE GRADE EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP.
- MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 18-204 OF THE ZONING ORDINANCE.
- THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP OR FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW E&S WITHOUT REQUIRING MODIFICATION OF THE CDP PLAT OR PRELIMINARY PLAN.
- ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE CDP. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - ACCESSORY STRUCTURES.
 - FLAG POLES
 - FENCES
 - CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
 - OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
 - AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
 - BAY WINDOWS, ORIELS AND CHIMNEYS.
 - ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
 - OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
 - DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE
 - OUTDOOR CAFE SEATING AREAS. (TO BE SHOWN ON FDP)
 - ROOFTOP TELECOMMUNICATION EQUIPMENT
- ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP.
- PHASING OF PROPOSED IMPROVEMENTS MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER OR AS STAND ALONE OPTION(S).
- AREAS OF SHARED PARKING, MANAGED PARKING OR TANDEM PARKING SHALL BE DEMONSTRATED ON THE FDP.

DEVELOPMENT TABULATIONS

Building	Option	Maximum Building/ Podium Heights [1]	Stories [2]	Use	GFA by Use [3]	Building GFA [4]	Dwelling Units	WDUs [5]	Permitted Parking 1/8-1/4 mile[6]		Loading Spaces Provided [7]						
									Min.	Max.							
S1	Options A, B & C	280'/80'	28	residential	340,000	350,000	220 - 350	44 - 70	220 - 350	313 - 497	2						
				retail	10,000				0	0 - 30							
S2	Options A, B & C	270'/80'	27	residential	365,000	375,000	250 - 365	50 - 73	250 - 365	355 - 519	2						
				retail	10,000				0	0 - 30							
S3	Option A	220'/80'	18	office	170,000	175,000			0	340	2						
				retail	5,000				0	0							
	Option B	250'/80'	24	residential	400,000				405,000	250 - 400		50 - 80	250 - 400	355 - 568			
				retail	5,000								0	0			
	Option C	270'/80'	22	office	375,000				385,000				0	750			
				retail	10,000								0	0 - 30			
S4	Option A	245'/80'	20	office	275,000	280,000					0		550				
				retail	5,000						0		0				
S5	Options A, B & C	65'	n/a	public facility	[8]						[8]				0	0	
OPTION A TOTALS				office	445,000				1,180,000	470 - 715		94 - 143			470 - 715	1,558 - 1,966	8
				residential	705,000												
				retail	30,000												
				public facility	[8]												
OPTION B TOTALS				office	0	1,130,000	720 - 1,115	144 - 223	720 - 1,115	1,023 - 1,644	6						
				residential	1,105,000												
				retail	25,000												
				public facility	[8]												
OPTION C TOTALS				office	375,000	1,110,000	470 - 715	94 - 143	470 - 715	1,418 - 1,856	6						
				residential	705,000												
				retail	30,000												
				public facility	[8]												

- [1] Building heights are measured from average grade. Heights do not do not include mechanical penthouses and architectural features. See Proffers.
- [2] The numbers of stories are conceptual and may be adjusted provided the minimum and maximum heights are maintained.
- [3] Retail use as indicated in this tabulation includes retail sales establishments and a variety of other commenrcail uses such as eating establishments, personal service establishments, fast food restaurants; see Proffers. GFA associated with residential buildings includes both dwelling units and associated amenity spaces.
- [4] The square footage and number of units for individual buildings shown is conceptual. The Applicant reserves the right to transfer square footage and units between buildings provided the building heights and overall site GSF are not exceeded. (See Proffers.)
- [5] Twenty percent (20%) of all dwelling units will be Workforce Dwelling Units (WDUs). The actual number of WDUs will be determined at final site plan based on the total number of dwelling units provided.

Primary Use	Parking Permitted/Provided 1/4 - 1/4 Mile to Metro	
	Min	Max
Office	0.0	2.0/1,000 GFA
Retail/Service	0	6/1,000 GFA excluding the first 5,000 GFA
Multi-family Res.		
0-1 BR	1/Unit	1.3/Unit
2 BR	1/Unit	1.6/Unit
3 BR	1/Unit	1.9/Unit

- [6] The minimum required and maximum permitted parking spaces for each use were calculated in accordance with Section 6-509 of the Zoning Ordinance, which is restated below for the primary uses on the CDP. All buildings are parked utilizing the ratios for land between 1/8 and 1/4 mile from a Metro Station. Residential parking requirements were calculated assuming (a) an average mix of 60% 0-1 bedroom units and 40% 2-bedroom units. At the time of final site plan, parking will be provided based on the specific GFA, uses, number of units, mix of bedroom types and the minimum and maximum rates set forth in Section 6-509 of the Zoning Ordinance. The Applicant reserves the right to provide more or less parking within each block at the time of FDP approval provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.
- [7] Additional loading may be provided as identified at time of FDP and/or final site plan provided the revision does not negatively impact the streetscape or substantially increase the width of the loading entrance.
- [8] In accordance with the Comprehensive Plan, any GFA associated with a public facility use does not count toward allowable GFA or FAR and thus is not included on the overall GFA or FAR tabulations.

SITE AREA/DENSITY TABULATIONS

EXISTING ZONING:..... C-7, HC AND SC
 PROPOSED ZONING:..... PTC, HC AND SC
 WEST SITE AREA:
 PARCEL D: 178,243 SF OR 4.09190 AC

EXISTING BUILDING CHART:

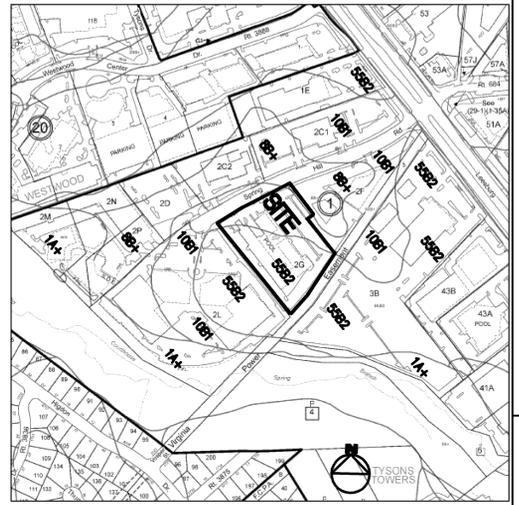
TAX MAP/PARCEL NO.	YEAR BUILT	BUILDING TO BE REMOVED	EXISTING USE
1. 29-3((1)) 2G	1982	YES	MOTEL

(SEE EXISTING CONDITIONS SHEETS FOR BUILDING LOCATIONS IDENTIFIED ABOVE)

WORK FORCE HOUSING NOTE:

20% OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS AND SHALL MEET THE REQUIREMENTS AS OUTLINED IN THE TYSONS CORNER COMPREHENSIVE PLAN.

SOILS MAP 1"=500'



SOIL TYPE CLASSIFICATIONS:

- 8B+ WORSHAM SILT LOAM
- 10B1 GLENVILLE SILT LOAM
- 55B2 GLENELG SILT LOAM

FAR CALCULATIONS

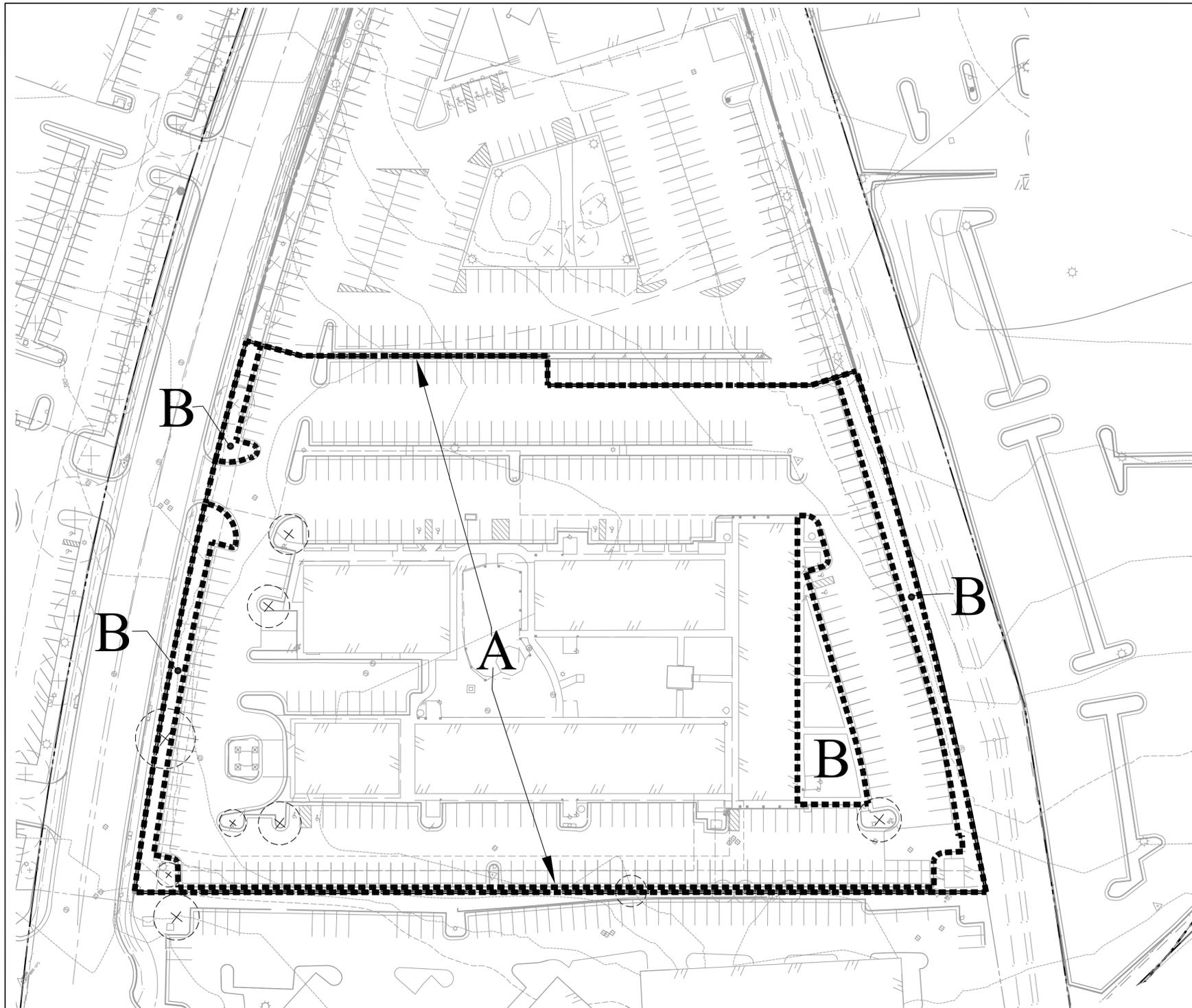
	Option A	Option B	Option C
Land Area for Density Calculations¹	178,243 SF	178,243 SF	178,243 SF
GFA	1,180,000	1,130,000	1,110,000
FAR	6.62	6.34	6.23

LAND USE MIX, GFA AND FAR

Use	GSF	Percentage of Total	FAR
Option A:			
--Office	445,000	38 %	2.50
--Residential	705,000	60 %	
--Retail	30,000	2 %	
Total²	1,180,000	100 %	6.62
Option B:			
--Office	0	0 %	
--Residential	1,105,000	98 %	
--Retail	25,000	2 %	
Total²	1,130,000	100 %	6.34
Option C:			
--Office	375,000	34 %	2.11
--Residential	705,000	63 %	
--Retail	30,000	3 %	
Total²	1,110,000	100 %	6.23

¹ Proposed land dedication of 12,826 SF for public facility use has been deducted from the overall land area of 191,069 SF for intensity/density calculations.

² In accordance with the Comprehensive Plan, any GFA associated with a public facility use does not count toward allowable GFA or FAR and thus is not included on the overall GFA or FAR.



EXISTING VEGETATION TABLE – SUNBURST

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED LAND/ MAINTAINED	N/A	173,983 SF (3.994 Ac)	N/A	SEE COVER TYPE TABLE	DEVELOPED SITE WITH BUILDINGS WHICH ARE ASSOCIATED WITH CAR RETAIL AND SERVICE.
"B"	DEVELOPED LAND/ LANDSCAPED TREE CANOPY	EARLY SUCCESSIONAL WITH SUB-CLIMAX ASPECT	17,086 SF (0.392 Ac)	FAIR	SEE COVER TYPE TABLE	DEVELOPED PARKING AND SITE LANDSCAPING AS PART OF THE OVERALL SITE DEVELOPMENT AND PARKING COMPOUND.
TOTAL AREA	-	-	191,069.00 SF (4.386 AC)	-	-	-

SUNBURST VEGETATION COVER TYPES

- Acer carpinifolium – Hornbeam Maple
- Acer rubrum – Red Maple
- Pinus virginiana – Eastern Red Cedar
- Populus deltoides – Eastern Cottonwood
- Quercus palustris – Pin Oak
- Quercus phellos – Willow Oak



July 26, 2013

Mr. Michael Knapp, Director UFMD
 Forest Conservation Branch, DPWES
 Department of Public Works and Environmental Services
 Land Development Services, Urban Forest Management Division
 12055 Government Center Parkway, Suite 518
 Fairfax, Virginia 22035-5503

RE: Tree Preservation Target Deviation Request
 Sunburst at Spring Hill Metro
 CDP/RZ-2011-HM-0027
 VIKA # VV7071H

Dear Mr. Knapp:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced application. In June 22, 2010 the Fairfax County Board of Supervisors adopted the new zoning district for Tysons Corner, The Planned Tysons Urban District, the PTC zoning district. The referenced site is located within the South Subdistrict of the Tysons Central - 7 District of the Tysons Corner Urban Center as specified in the Fairfax County Comprehensive Plan. This subject application submittal is associated with the identified as Sunburst at Spring Hill Metro. This deviation is requested in whole for the entire application and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manual (PFM). They are as follows:

12-0508.3A(1) - where meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.

12-508.3A(3) - where construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent these would not likely survive in a healthy and structurally sound manner of a minimum of 10-years in accordance with the post development standards for trees and forested areas provided in PFM 12-0403 and 12-0404.

The existing vegetation on the referenced sites had been planted with the development of these properties. The Sunburst at Spring Hill Metro site will be entirely razed of all existing features when the subject site is redeveloped. There is no existing vegetation that is proposed or designed to be preserved. This site is within 1/8 to 1/4 miles from the WMATA Metro improvements that are located within the Route 7 right-of-way. The subject site re-development will include major redesign of street grids, both on and off-site, as well as a variety urban design aspects such as pedestrian parks and plazas, various building types and uses, active and passive recreation and metro transportation improvements.

The basis for this deviation is warranted due to the site development proposed along with the site engineering necessary. Additionally, preservation of the existing vegetation in Sunburst at Spring Hill Metro site will not fulfill the TPT requirements. Therefore it is requested here that UFMD deem the tree preservation requirement is will be hereby satisfied with the planting of the 10-year tree canopy requirements as specified in this application. Please refer to the attached landscape plans and details.

VIKA, Incorporated
 8180 Greensboro Drive, Suite 200 • McLean, Virginia 22102 • 703.442.7800 Fax 703.761.2787
 McLean, VA • Germantown, MD • Washington, DC
www.vika.com

Mr. Michael Knapp, Director UFMD
 Forest Conservation Branch, DPWES
 RE: Sunburst at Spring Hill Metro
 CDP/RZ-2011-HM-0027
 VIKA # VV7071H
 Target Deviation Request
 VIKA No. VV7070H
 July 26, 2013
 Page 2 of 2

Thank you for your time and attention and should you have any questions or need additional information, please do not hesitate to contact our office.

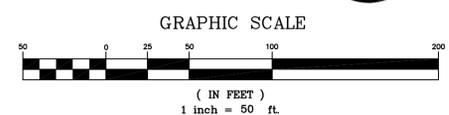
Sincerely,
 VIKA, Inc.

Nelson P. Kirchner, RLA,
 Landscape Architect/ISA Certified Arborist
 Associate

NPk/npk

cc: Stephanie Pankiewicz, RLA - LDI
 Robert R. Cochran, Associate Principal - VIKA VA, Inc
 Todd Nelson, Urban Forester II, Fairfax County UFMD

X:\DATA\7000-9000\7071\VV7071H\Landscp\Knapp\Tree Deviate\ (2013.07.26).doc



SUNBURST			
			July 26, 2013
Table 12.3 Tree Preservation Target Calculations and Statement			
Step		Totals	Reference
A	Pre-development area of existing tree canopy (from existing vegetation map)(SF) =	4,397	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	2%	
C	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0.23%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or 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 § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree	C-10	Provide sheet number, see § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES	see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	YES	

SUNBURST EVM NARRATIVE

AREA – A: THIS PORTION OF THE SUNBURST SITE IS DEVELOPED WITH BUILDINGS ASSOCIATED AS HOTEL SERVICE.

AREA – B: THIS PORTION OF THE SUNBURST SITE IS DEVELOPED AS PARKING COMPOUND ASSOCIATED WITH THE HOTEL USE PORTION OF THE SITE. THE ON-SITE EXISTING VEGETATION APPEARS TO HAVE BEEN INSTALLED WITH THE DEVELOPMENT OF THE SITE. THE SITE LANDSCAPING IS MAINTAINED. THE LEVELS OF VEGETATION MATURITY VARIES FROM NEW PLANTING TO SUB-CLIMAX / SUB-MATURITY. TRUNK CALIPER SIZE VARIES FROM 2" TO 6". THE ON-SITE VEGETATION IS DECIDUOUS AND CONIFER. THIS VEGETATION SHOWS AVERAGE HEALTH FOR FOR THE MAINTENANCE AND AGE. THE VEGETATION WITHIN AREA-B SHOULD NOT BE CONSIDERED A PRIORITY AREA FOR PRESERVATION.

THE SUNBURST SITE IS ZONED PTC WITHIN THE TYSONS DISTRICT IMPROVEMENT AREA AND IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING STRUCTURES, SURFACE PARKING AREAS AND VEGETATION WILL BE REMOVED. THEREFORE, THIS SITE WILL NOT PROVIDE THE TREE PRESERVATION TARGET. TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL AND IN ACCORDANCE WITH PFM 12-0508.4.

X:\DATA\7000-9000\7071\10-yr Canopy Reqmts Sunburst (2013.07.26).xls\DOMINION EAST

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA

ISA CERTIFIED ARBORIST NO. MA-4720AM

SIGNATURE _____ DATE _____

NO.	DATE	DESCRIPTION

DATE: JULY 31, 2013

DES. RRC DWN RMC

SCALE: AS SHOWN

PROJECT/FILE NO. VV7071H

SHEET NO. C-10

APPLICATION OVERALL SWM COMPUTATIONS – TYSONS CORNER CONFORMANCE SPREADSHEET

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: **Sunburst - CDP**

Description: **Mixed Use**

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
Managed Turf (acres)					0.00
Impervious Cover (acres)				1.99	1.99
Total					1.99

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)				2.10	2.10
Total					2.10

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)	0.00
Weighted Rv (turf)	0.00
% Managed Turf	0%
Impervious Cover (acres)	4.09
Rv (impervious)	0.95
% Impervious	100%
Total Site Area (acres)	4.09
Site Rv	0.95

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	14,847
Volume Not Converted to Runoff (cf)	742
1-inch Runoff Volume for entire site (cf)	14,104

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	14,104
Runoff Reduction Volume Achieved (cf)	12,248
Total Runoff Volume Retained (cf)	12,990
Total Area of Site Captured in a BMP (acres)	3.55

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) **87%**

Rainfall Depth Retained Onsite (inch) **0.87**

APPLICATION OVERALL SWM COMPUTATIONS – ADDITIONAL RETENTION (OFF-SITE AND LARGER STORMS)

TOTAL RUNOFF REDUCTION REQUIRED	14,847 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	12,990 CFT	
RAINFALL DEPTH RETAINED ONSITE	0.87 IN	
SITE AREA	4.09	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE							
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION (TREES) - Springhill	0.36	0.95	1240	1178	0.95	1178	0.08
BIORETENTION (TREES) - Route 7	0.00	0.95	0	0	0.00	0	0.00
TOTAL VOLUME						1178	0.08

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT							
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	0.60	0.95	2058	2925	1.42	867	0.06
INTENSIVE GREEN ROOF	0.55	0.95	1908	2410	1.26	502	0.03
PERMEABLE PAVEMENT	0.00	0.95	0	0	0.00	0	0.00
BIORETENTION (TREES)	1.47	0.95	5056	16004	3.17	10948	0.74
DISCONNECTION TO SWM PLANTER	0.94	0.95	3226	3325	1.03	99	0.01
RAINWATER HARVESTING	0.00	0.95	0	0	0.00	0	0.00
TOTAL EXCESS VOL						12416	0.84

*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"

OVERALL APPLICATION BREAKDOWN BY PRACTICE			
PRACTICE	INCHES CONTRIBUTED TO OVERALL		TIER I CONTROLS 0.58
EXTENSIVE GREEN ROOF	0.14	IN	
INTENSIVE GREEN ROOF (Vegetative areas)	0.04	IN	
PERMEABLE PAVEMENT	0.00	IN	
BIORETENTION (TREES)	0.34	IN	
DISCONNECTION TO SWM PLANTER (Veg. Areas)	0.01	IN	
RAINWATER HARVESTING	0.00	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.05	IN	
DISCONNECTION TO SWM PLANTER (Non Veg. Areas)	0.21	IN	
INTENSIVE GREEN ROOF (Non-Vegetative areas)	0.09	IN	
TOTAL	0.87	IN	Tier III Controls 0.29"

OVERALL APPLICATION BREAKDOWN BY BLOCK		
BLOCK	INCHES RETAINED	
A	0.93	
B	0.81	
C		
D		
E		

LEED CREDIT 6.1 COMPLIANCE

TOTAL VOLUME ALLOWABLE RELEASE
 PER LEED POST-DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 13,322 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 13,927 CF - 13,322 CF = **605 CF < 75% OF EX VOLUME**
 2YR STORM: 17,365 CF - 13,322 CF = **4,043 CF < 75% OF EX VOLUME**

RUNOFF VOLUME EXISTING CONDITIONS

1YR STORM: 1.99 AC X 1.677 (IN) X 1FT/12IN X 43,560 SF = 12,114 CF
 2YR STORM: 1.99 AC X 2.136 (IN) X 1FT/12IN X 43,560 SF = 15,429 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS

WITH AN EXISTING IMPERVIOUSNESS OF GREATER THAN 50%, A 25% REDUCTION OF THE EXISTING RUNOFF VOLUME MUST BE MET:

1YR STORM: 12,114 CF X 75% = **9,085.5 CF**
 2YR STORM: 15,429 CF X 75% = **11,571 CF**

RUNOFF VOLUME PROPOSED CONDITIONS

1YR STORM: 1.99 AC X 1.928 (IN) X 1FT/12IN X 43,560 SF = 13,927 CF
 2YR STORM: 1.99 AC X 2.404 (IN) X 1FT/12IN X 43,560 SF = 17,365 CF

WINTR-20 PRINTED PAGE FILE TR20.INP BEGINNING OF INPUT DATA LIST

WINTR-20: VERSION 1.10 0 0 0.05
 SUNBURST CDP
 AREA A

SUB-AREA: AREA A OUTLET .00311 90. .1

STREAM REACH:

STORM ANALYSIS:
 2-YR 3.2 TYPE II 2
 10-YR 5.2 TYPE II 2
 1-YR 2.7 TYPE II 2

STRUCTURE RATING:

GLOBAL OUTPUT: 2 0.05 YYYYN YYYYNN

EXISTING CONDITIONS

Sunburst CDP Area A
 Name of printed page file: TR20.out

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Elevation (ft)	Time (hr)	Peak Flow Rate (cfs)	Rate (csm)
STORM 1-Yr							
Area A	0.003		1.677		11.93	5.21	1676.03
STORM 2-Yr							
Area A	0.003		2.136		11.93	6.55	2107.69
STORM 10-Yr							
Area A	0.003		4.041		11.93	11.94	3838.89

TOTAL RUNOFF REDUCTION REQUIRED	6,863 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	6,348 CFT	
RAINFALL DEPTH RETAINED ONSITE	0.93 IN	
SITE AREA	1.99	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION (TREES) - Springhill	0.36	0.95	1240	1178	0.95	1178	0.17
BIORETENTION (TREES) - Route 7	0.00	-	-	0	-	-	-
TOTAL VOLUME				1178			0.17

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	0.28	0.95	952	1353	1.42	401	0.06
INTENSIVE GREEN ROOF	0.26	0.95	902	1139	1.26	237	0.03
PERMEABLE PAVEMENT	0.00	0.95	0	0	0.00	0	0.00
BIORETENTION (TREES)	0.87	0.95	3003	9310	3.10	6308	0.92
DISCONNECTION TO SWM PLANTER	0.43	0.95	1491	1520	1.02	29	0.00
RAINFALL HARVESTING	0.00	0.95	0	0	0.00	0	0.00
TOTAL EXCESS VOL						6974	1.02

*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"

OVERALL APPLICATION BREAKDOWN BY PRACTICE

PRACTICE	INCHES CONTRIBUTED TO OVERALL	TIER I CONTROLS
EXTENSIVE GREEN ROOF	0.14 IN	0.63"
INTENSIVE GREEN ROOF (Vegetative areas)	0.04 IN	
PERMEABLE PAVEMENT	0.00 IN	
BIORETENTION (TREES)	0.44 IN	
DISCONNECTION TO SWM PLANTER (Veg. Areas)	0.01 IN	
RAINFALL HARVESTING	0.00 IN	Tier III Controls 0.3"
RAINFALL NOT CONVERTED TO RUNOFF	0.00 IN	
DISCONNECTION TO SWM PLANTER (Non Veg. Areas)	0.21 IN	
INTENSIVE GREEN ROOF (Non-Vegetative areas)	0.09 IN	
TOTAL	0.93 IN	

OVERALL APPLICATION BREAKDOWN BY BLOCK

BLOCK	INCHES RETAINED
A	0.93

WinTR-20 Printed Page File TR20.inp Beginning of Input Data List

WinTR-20: Version 1.10 0 0 0.05
 Sunburst CDP
 Area A

SUB-AREA: Area A Outlet .00311 93. .1

STREAM REACH:

STORM ANALYSIS:
 2-Yr 3.2 Type II 2
 10-Yr 5.2 Type II 2
 1-Yr 2.7 Type II 2

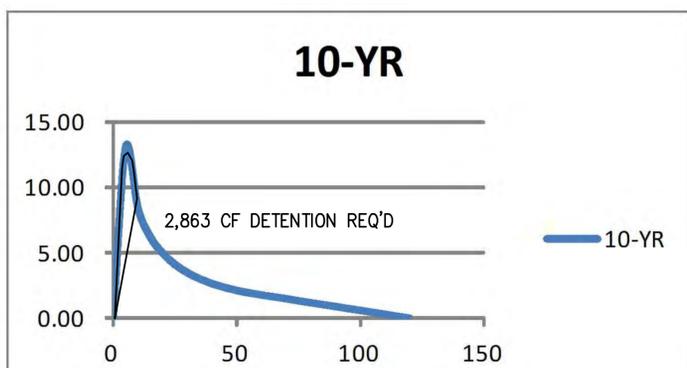
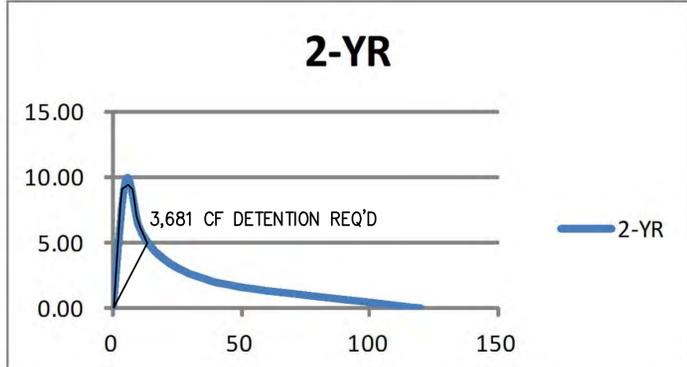
STRUCTURE RATING:

GLOBAL OUTPUT: 2 0.05 YYYYN YYYYNN

PROPOSED CONDITIONS

Sunburst CDP Area A
 Name of printed page file: TR20.out

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Elevation (ft)	Time (hr)	Peak Flow Rate (cfs)	Rate (csm)
STORM 1-Yr							
Area A	0.003		1.928		11.93	5.88	1889.45
STORM 2-Yr							
Area A	0.003		2.404		11.93	7.22	2322.46
STORM 10-Yr							
Area A	0.003		4.367		11.93	12.56	4037.56



ALLOWABLE RELEASE RATE
 PER LEED CREDIT 6.1 - FOR SITE GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24 HOUR STORM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%.

EXISTING CONDITIONS 2 YEAR RELEASE RATE =6.55 CFS
 EXISTING CONDITIONS 10 YEAR RELEASE RATE =11.94 CFS

75% OF EXISTING 2-YR RELEASE RATE=6.55 X 75% = 4.91 CFS 2YR ALLOWABLE RELEASE RATE
 75% OF EXISTING 10-YR RELEASE RATE=11.94 X 75% = 8.95 CFS 10YR ALLOWABLE RELEASE RATE

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'A'

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012 Site Name: Sunburst - CDP

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.00	0.00	0.00	1.99	1.99
D.A. Total (acres)	1.99				1.99

Rv (turf) 0.00
 Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 6,863

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Intensive* and Extensive** ("4.5" depth and 0.30 porosity; **"12" depth and 0.30 porosity)	0.54	N/A	1,854	Subtract 100% of provided storage vol.	100%	N/A	1,854	N/A	2,492	1,854	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	TREE PITS (streetscape & road)	0.87	0.00	3,003	Subtract 100% of provided storage vol.	100%	0	3,003	N/A	9,310	3,003	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Includes Planter Area with Direct Rainfall and Rooftop Area Piped to Planter	0.43	N/A	1,491	Subtract 100% of provided storage vol.	100%	0	1,491	N/A	1,520	1,491	0	
Totals:		1.84	0.00										
Total Drainage Area Treated (acres):		1.84											

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): **6,348**

See Site Data and Summary Tab for Site Results

VIKA ARCHITECTS SUSTAINABLE DESIGN
 ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS
 VIKA VIRGINIA LLC
 8180 GREENSBORO DRIVE SUITE 200 TYSONS CORNER, VIRGINIA 22102
 (703) 442-7800 FAX (703) 761-2787
 WWW.VIKA.COM

SUNBURST AT
 SPRING HILL METRO
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

STORMWATER COMPS
 DRAINAGE AREA 'A'

VIKA REVISIONS

DATE:	SEC	DWN.	SEC
JULY 31, 2013			

SCALE: N/A

PROJECT/FILE NO. W7071H

SHEET NO. C-14

Planning Projects 7071C.dwg SUNBURST\7071SWA_2.dwg 7/30/2013 11:36:22 PM EDT

LEED CREDIT 6.1 COMPLIANCE

TOTAL VOLUME ALLOWABLE RELEASE
 PER LEED POST-DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 11,218 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE.
 1YR STORM: 14,712 CF - 11,218 CF = **3,494 CF < 75% OF EX VOLUME**
 2YR STORM: 18,356 CF - 11,218 CF = **7,138 CF < 75% OF EX VOLUME**

RUNOFF VOLUME EXISTING CONDITIONS
 1YR STORM: 2.10 AC X 1.681 (IN) X 1FT/12IN X 43,560 SF = 12,814 CF
 2YR STORM: 2.10 AC X 2.138 (IN) X 1FT/12IN X 43,560 SF = 16,297 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS
 WITH AN EXISTING IMPERVIOUSNESS OF GREATER THAN 50%, A 25% REDUCTION OF THE EXISTING RUNOFF VOLUME MUST BE MET.

1YR STORM: 14,712 CF X 75% = **9,610.5 CF**
 2YR STORM: 18,356 CF X 75% = **12,222.75 CF**

RUNOFF VOLUME PROPOSED CONDITIONS
 1YR STORM: 2.10 AC X 1.930 (IN) X 1FT/12IN X 43,560 SF = 14,712 CF
 2YR STORM: 2.10 AC X 2.408 (IN) X 1FT/12IN X 43,560 SF = 18,356 CF

TOTAL RUNOFF REDUCTION REQUIRED	7,242 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	5,900 CFT	
RAINFALL DEPTH RETAINED ONSITE	0.81 IN	
SITE AREA	2.10	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE							
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION (TREES) - Springhill	0.00	-	-	0	-	-	-
BIORETENTION (TREES) - Route 7	0.00	-	-	0	-	-	-
				TOTAL VOLUME	0	0.00	

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT							
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	0.32	0.95	1106	1572	1.42	466	0.08
INTENSIVE GREEN ROOF	0.29	0.95	1006	1271	1.26	265	0.04
PERMEABLE PAVEMENT	0.00	0.95	0	0	0.00	0	0.00
BIORETENTION (TREES)	0.60	0.95	2053	6694	3.20	4517	0.62
DISCONNECTION TO SWM PLANTER	0.50	0.95	1735	1805	1.04	70	0.01
RAINWATER HARVESTING	0.00	0.95	0	0	0.00	0	0.00
				TOTAL EXCESS VOL	5318	0.73	

OVERALL APPLICATION BREAKDOWN BY PRACTICE		
PRACTICE	INCHES CONTRIBUTED TO OVERALL	TIER I CONTROLS
EXTENSIVE GREEN ROOF	0.15	0.5"
INTENSIVE GREEN ROOF (Vegetative areas)	0.05	
PERMEABLE PAVEMENT	0.00	0.5"
BIORETENTION (TREES)	0.28	
DISCONNECTION TO SWM PLANTER (Veg. Areas)	0.01	Tier III Controls
RAINWATER HARVESTING	0.00	
RAINFALL NOT CONVERTED TO RUNOFF	0.00	0.32"
DISCONNECTION TO SWM PLANTER (Non Veg. Areas)	0.23	
INTENSIVE GREEN ROOF (Non-Vegetative areas)	0.09	
TOTAL	0.81	

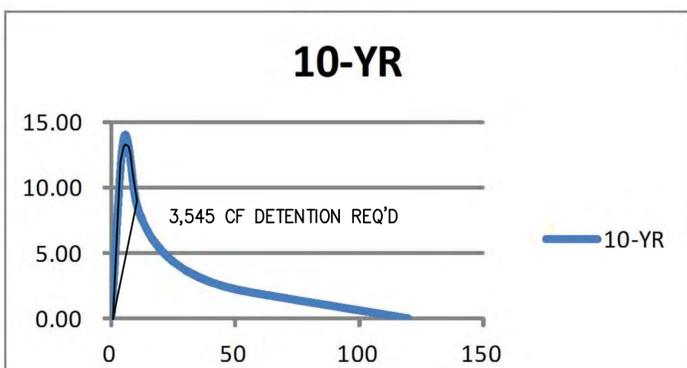
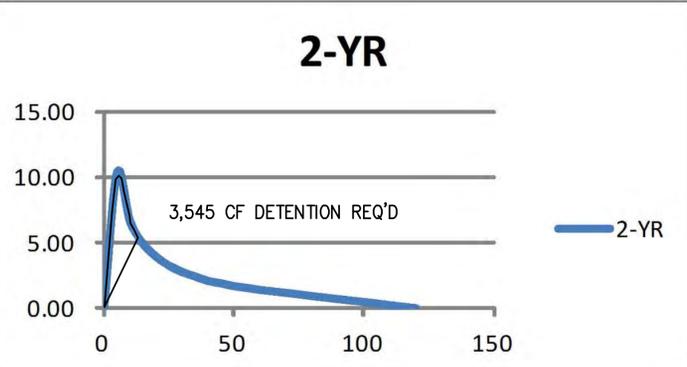
OVERALL APPLICATION BREAKDOWN BY BLOCK	
BLOCK	INCHES RETAINED
B	0.81

WinTR-20: Version 1.10	0	0	0.05
SUNBURST CDP			
AREA B			
SUB-AREA:	AREA B	Outlet	.00328 90. .1
STREAM REACH:			
STORM ANALYSIS:			
2-Yr	3.2	Type II	2
10-Yr	5.2	Type II	2
1-Yr	2.7	Type II	2
STRUCTURE RATING:			
GLOBAL OUTPUT:	2	0.05	YYYYN YYYYNN

EXISTING CONDITIONS									
SUNBURST CDP		AREA B							
		Name of printed page file: TR20.out							
		STORM 1-Yr							
Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage Location	Runoff Amount (in)	Elevation (ft)	Time (hr)	Peak Flow Rate (cfs)	Rate (csm)		
AREA B	0.003		1.681		11.93	5.50	1676.03		
		STORM 2-Yr							
AREA B	0.003		2.138		11.93	6.91	2107.69		
		STORM 10-Yr							
AREA B	0.003		4.044		11.93	12.59	3838.89		

WinTR-20: Version 1.10	0	0	0.05
SUNBURST CDP			
AREA B			
SUB-AREA:	AREA B	Outlet	.00328 93. .1
STREAM REACH:			
STORM ANALYSIS:			
2-Yr	3.2	Type II	2
10-Yr	5.2	Type II	2
1-Yr	2.7	Type II	2
STRUCTURE RATING:			
GLOBAL OUTPUT:	2	0.05	YYYYN YYYYNN

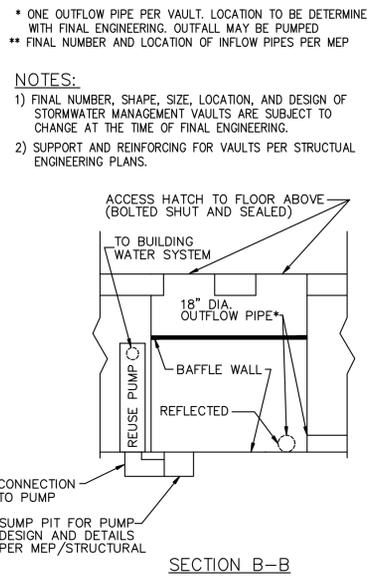
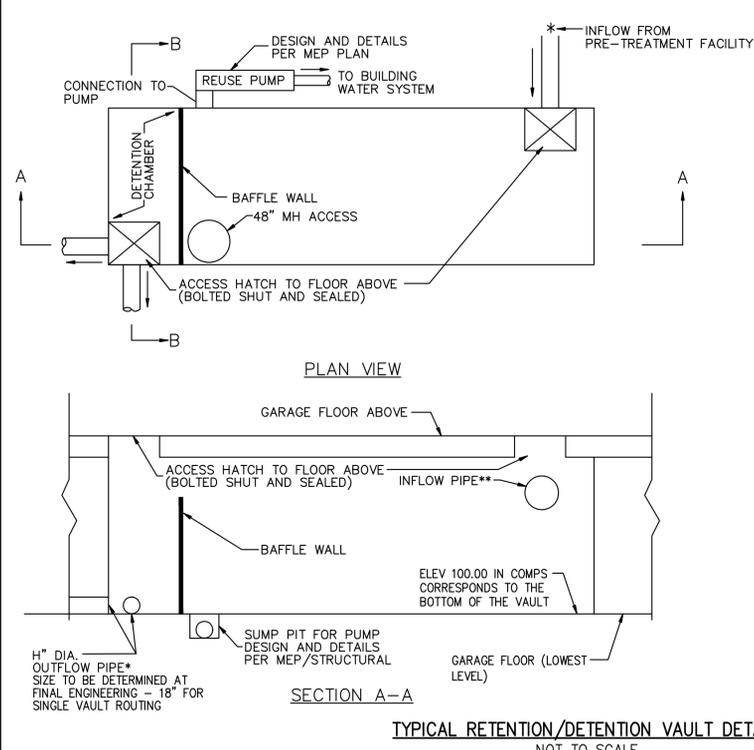
PROPOSED CONDITIONS									
SUNBURST CDP		AREA B							
		Name of printed page file: TR20.out							
		STORM 1-Yr							
		WinTR-20 Version 1.10 Page 33 07/30/2013 23:05							
		SUNBURST CDP AREA B							
Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage Location	Runoff Amount (in)	Elevation (ft)	Time (hr)	Peak Flow Rate (cfs)	Rate (csm)		
AREA B	0.003		1.930		11.93	6.20	1889.45		
		STORM 2-Yr							
AREA B	0.003		2.408		11.93	7.62	2322.46		
		STORM 10-Yr							
AREA B	0.003		4.370		11.93	13.24	4037.56		



ALLOWABLE RELEASE RATE
 PER LEED CREDIT 6.1 - FOR SITE GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24 HOUR STORM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%.
 EXISTING CONDITIONS 2 YEAR RELEASE RATE = 6.91 CFS
 EXISTING CONDITIONS 10 YEAR RELEASE RATE = 12.59 CFS
 75% OF EXISTING 2-YR RELEASE RATE = 6.91 X 75% = 5.18 CFS 2YR ALLOWABLE RELEASE RATE
 75% OF EXISTING 10-YR RELEASE RATE = 12.59 X 75% = 9.44 CFS 10YR ALLOWABLE RELEASE RATE

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'B'

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012					Site Name: Sunburst - CDP																																																																																									
<table border="1"> <thead> <tr> <th>Drainage Area B Post-Development Land Cover</th> <th>HSG A soils</th> <th>HSG B Soils</th> <th>HSG C Soils</th> <th>HSG D Soils</th> <th>Totals</th> </tr> </thead> <tbody> <tr> <td>Forest / Preserved Open Space</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> </tr> <tr> <td>Managed Turf</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> </tr> <tr> <td>Impervious Cover</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>2.10</td> <td>2.10</td> </tr> <tr> <td colspan="5">D.A. Total (acres)</td> <td>2.10</td> </tr> </tbody> </table>					Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals	Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00	Managed Turf	0.00	0.00	0.00	0.00	0.00	Impervious Cover	0.00	0.00	0.00	2.10	2.10	D.A. Total (acres)					2.10	Rv (turf) 0.00 Rv (impervious) 0.95 Runoff from 1" Rainfall (cf) = 7,242																																																											
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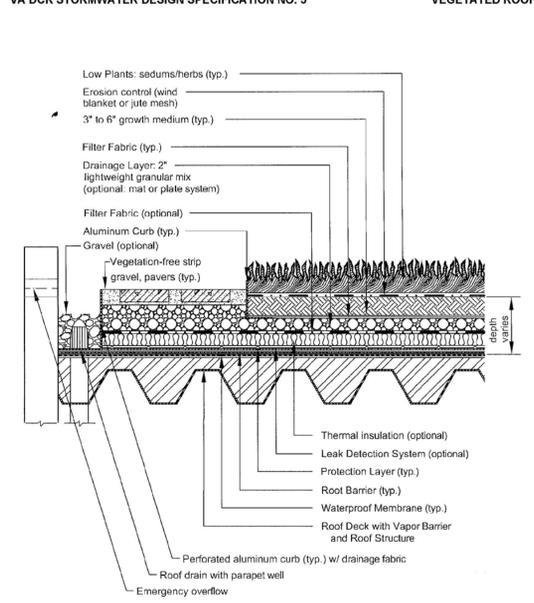


TYPICAL RETENTION/DETENTION VAULT DETAIL
NOT TO SCALE

* ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED WITH FINAL ENGINEERING. OUTFALL MAY BE PUMPED
** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

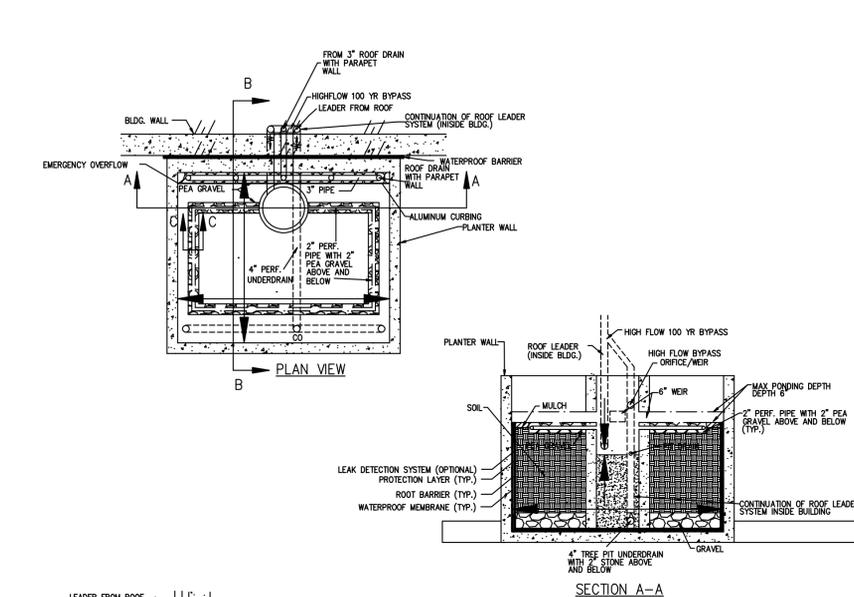
NOTES:
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTURAL ENGINEERING PLANS.

VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 VEGETATED ROOF

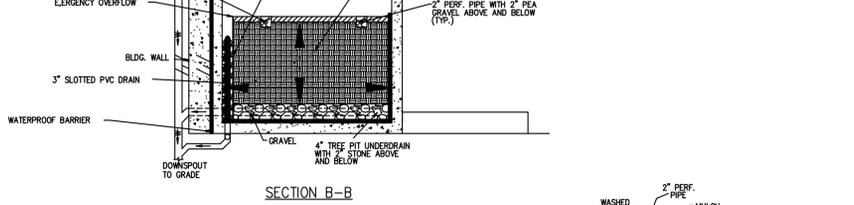


CROSS SECTION VIEW (NTS)
Figure 5.2. Typical Section - Extensive Vegetated Roof (Source: Northern VA Regional Commission)

EXTENSIVE GREEN ROOF

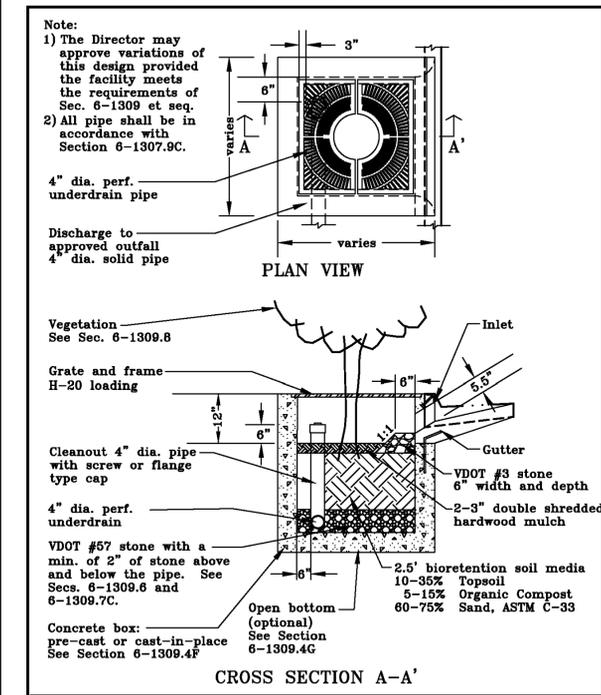


STORMWATER PLANTER DETAIL
NOT TO SCALE



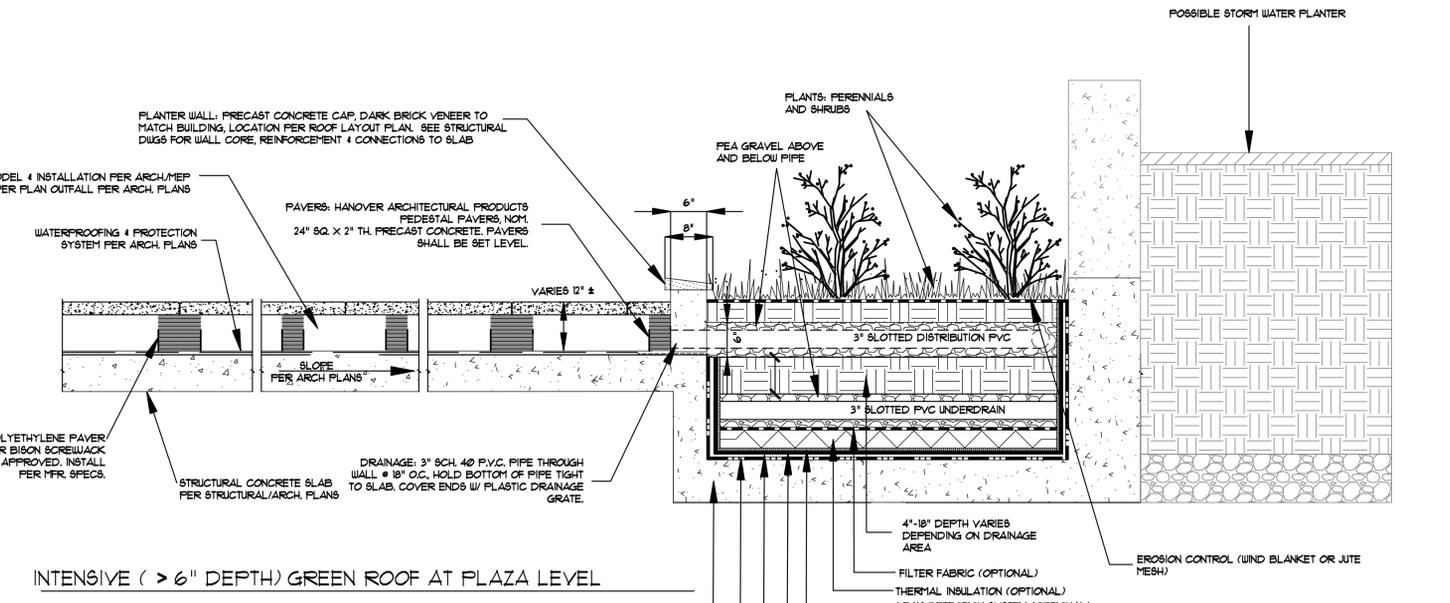
SECTION C-C
STORMWATER PLANTER DETAIL
NOT TO SCALE

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



TREE BOX FILTER
TREE BOX FILTER DETAIL

Ref. Sec. 6-1309 et seq.	PLATE NO.	STD. NO.
Rev. 3-07	90-6	



INTENSIVE (> 6\"/>

NOTE: CONTRACTOR TO COORDINATE WITH PAVER SUPPLIER TO PROVIDE A \"DRILLED\" PAVER IN THE LOCATIONS OVER THE SLAB DRAINS TO FACILITATE DRAIN LOCATION & MAINTENANCE.

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

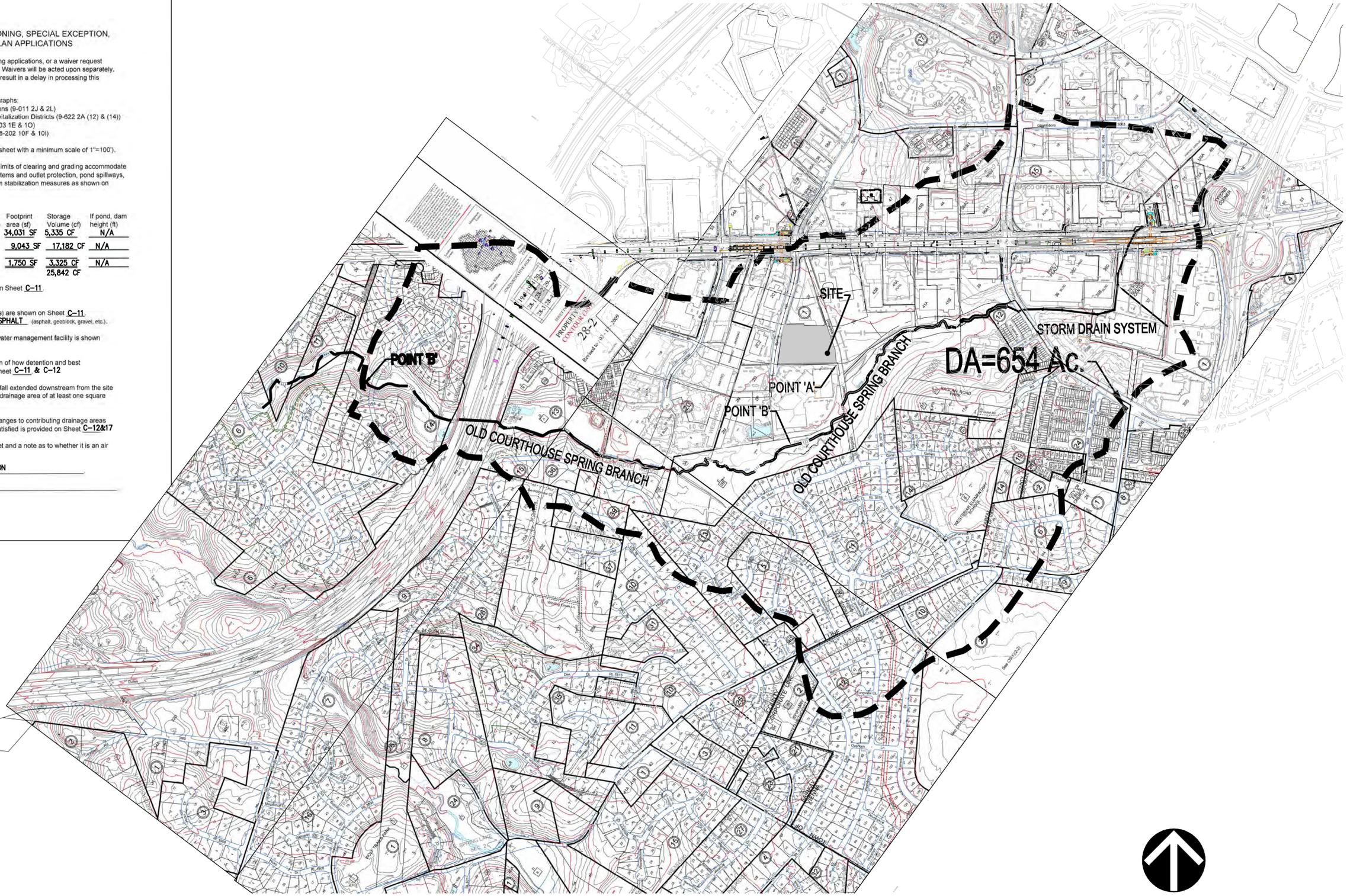
The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in 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 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 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 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 **C-11**.
3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
GREEN ROOF	1.15 AC	0	1.15 AC	34,031 SF	5,335 CF	N/A
BIO-RETENTION	1.47 AC	0.36 AC	1.83 AC	9,043 SF	17,182 CF	N/A
PLANTERS	0.93 AC	0	0.93 AC	1,750 SF	3,325 CF	N/A
Totals	3.55 AC	0.36 AC	3.91 AC			
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet **C-11**.
Pond inlet and outlet pipe systems are shown on Sheet **N/A**.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet **C-11**.
Type of maintenance access road surface noted on the plat is **ASPHALT** (asphalt, geoblock, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet **N/A**.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet **C-11** & **C-12**.
8. A description of the existing conditions of each numbered site outfall 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 **C-17**.
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 **C-12&17**.
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 **C-11**.
11. A submission waiver is requested for **UNDERGROUND DETENTION**.
12. Stormwater management is not required because **N/A**.

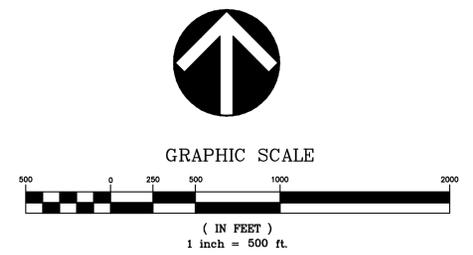
Revised 2-21-2006



OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE CDP SITE AREA PLUS CONTRIBUTING SUB-SHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR THIS CDP IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE OR WILL BE IN PLACE AT THE TIME OF FINAL SITE PLAN. THE OUTFALL (POINT 'A') IS A CLOSED CONDUIT AND FLOWS SOUTH THROUGH THE ADJACENT PROPERTY WHEN IT THEN ENTERS AN OPEN CHANNEL (OLD COURTHOUSE SPRING BRANCH - POINT 'B') AND IS CONVEYED TO THE TO THE WEST UNDER DULLES TOLL ROAD (RT. 267). THE STUDY AREA INDICATED ON THIS SHEET IS APPROXIMATELY 654 AC., WHICH IS GREATER THAN ONE SQUARE MILE (640 AC.) - THEREFORE MEETING THE EXTENT REQUIRED IN THE ZONING ORDINANCE.

ADDITIONAL ANALYSIS, TO A GREATER DEGREE OF DETAIL, IS TO BE PROVIDED WITH SUBSEQUENT FINAL DEVELOPMENT PLANS CONNECTED TO THIS CONCEPTUAL DEVELOPMENT PLAN. FURTHER COMPUTATIONS AND ANALYSIS ON THE FDP PLANS WILL SUPPLEMENT THIS OUTFALL DESCRIPTION FROM THE CDP.



LEGEND:

- DENOTES SITE AREA
- SUB AREA DRAINAGE LINE

VIKA REVISIONS

NO.	DESCRIPTION	DATE

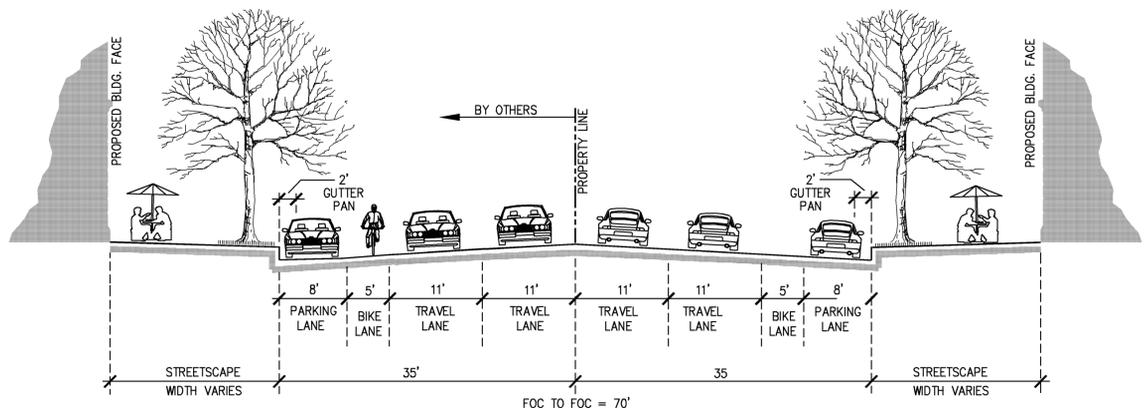
DATE: JULY 31, 2013	
DES. SEC	DWN. SEC
SCALE: 1"=500'	
PROJECT/FILE NO. VV7071H	
SHEET NO. C-17	

**SUNBURST AT
 SPRING HILL METRO**
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

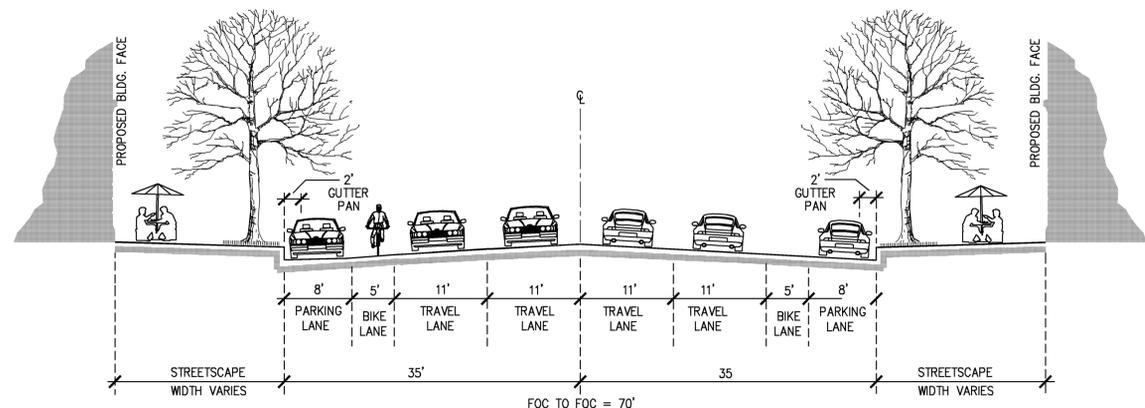
TYPICAL STREET SECTIONS

VKA REVISIONS

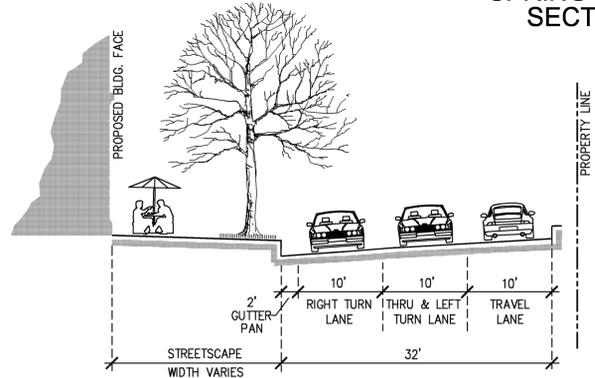
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PROJECT/FILE NO.	W7071H	
SHEET NO.	C-19	



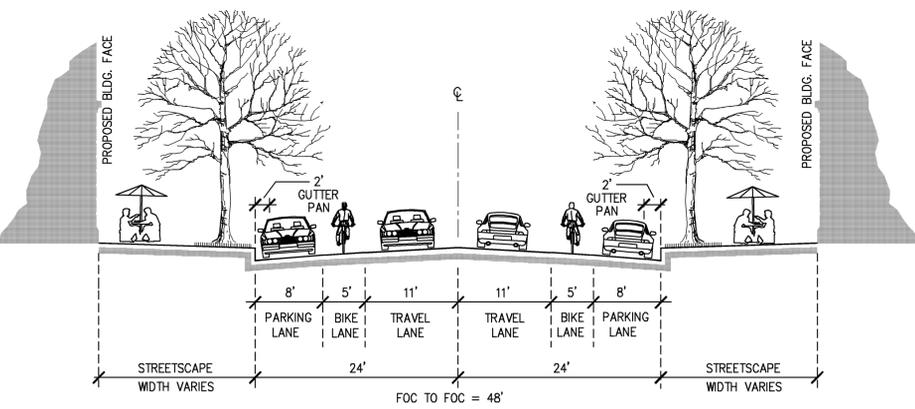
**BOONE BOULEVARD
 SECTION A-A**



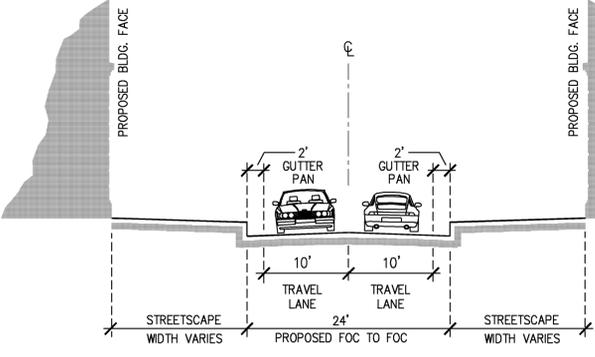
**AVENUE
 SPRING HILL ROAD
 SECTION A-A**



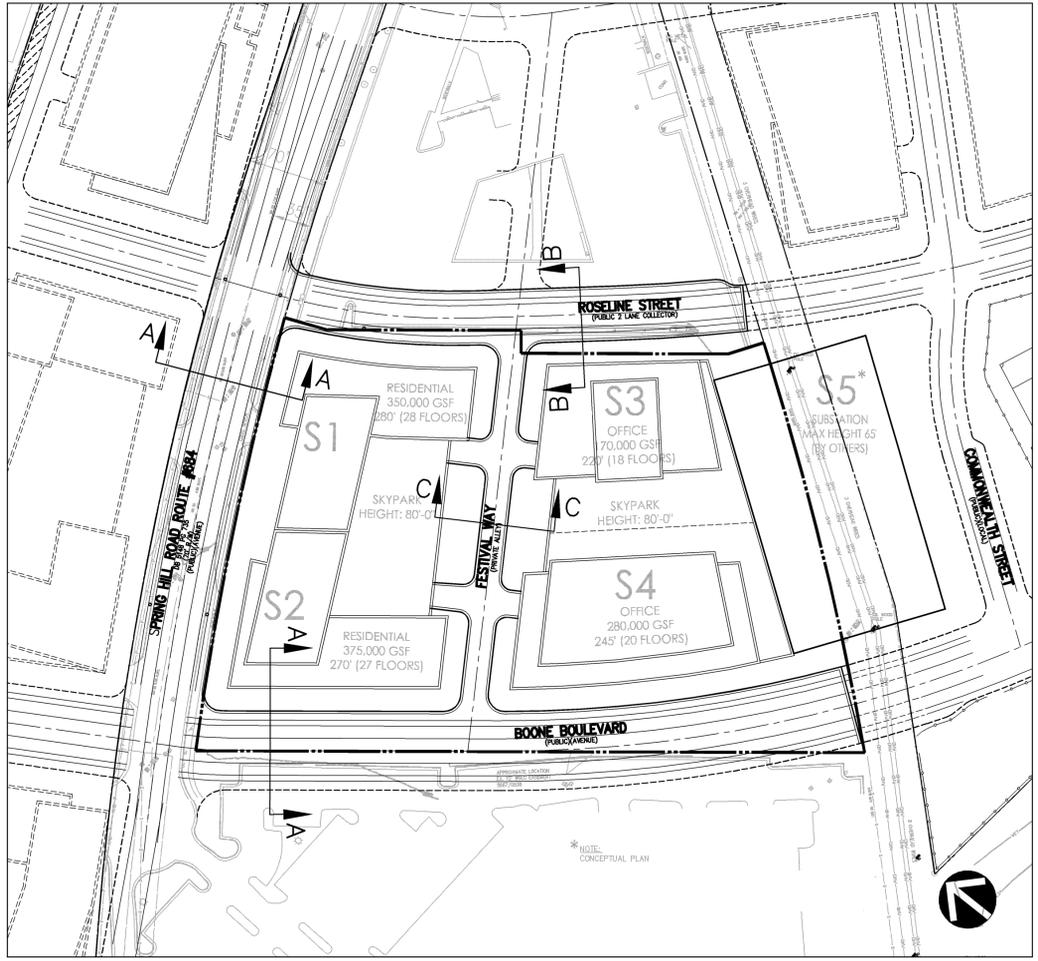
**AVENUE (INTERIM)
 BOONE BOULEVARD
 SECTION A-A**



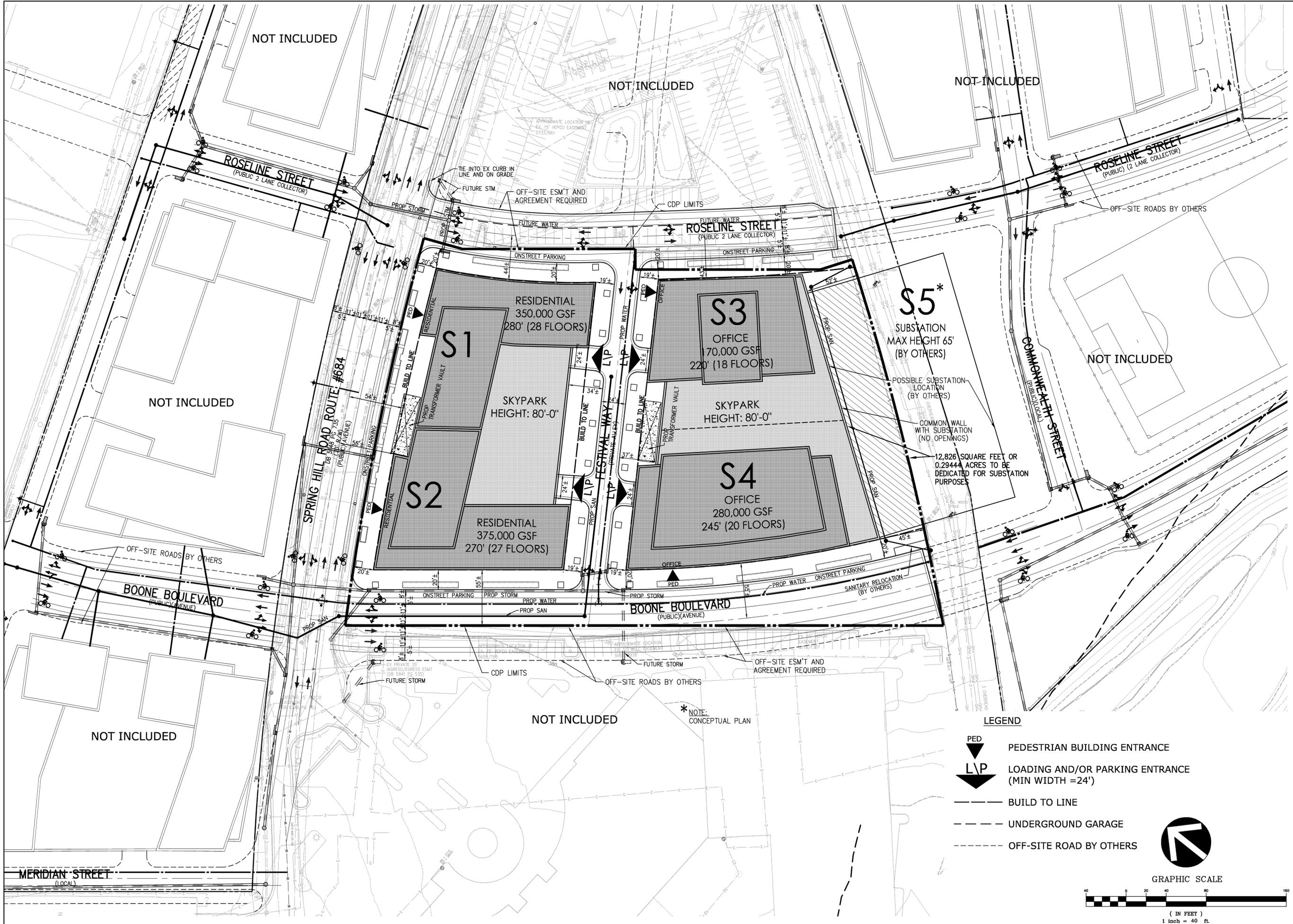
**2 - LANE COLLECTOR
 WITH PARKING AND BIKE LANE
 ROSELINE STREET
 SECTION B-B**



**PRIVATE ALLEY
 FESTIVAL WAY
 SECTION C-C**



**SECTION KEY MAP
 NOT TO SCALE**



NOT INCLUDED

*NOTE:
CONCEPTUAL PLAN

MERIDIAN STREET
(LOCAL)

ROSELINE STREET
(PUBLIC 2 LANE COLLECTOR)

ROSELINE STREET
(PUBLIC 2 LANE COLLECTOR)

ROSELINE STREET
(PUBLIC 2 LANE COLLECTOR)

SPRING HILL ROAD ROUTE #684
(PUBLIC AVENUE)

FESTIVAL WAY
(COMMONWEALTH ST)

COMMONWEALTH STREET
(PUBLIC LOCAL)

BOONE BOULEVARD
(PUBLIC AVENUE)

BOONE BOULEVARD
(PUBLIC AVENUE)

S1
RESIDENTIAL
350,000 GSF
280' (28 FLOORS)

S2
RESIDENTIAL
375,000 GSF
270' (27 FLOORS)

S3
OFFICE
70,000 GSF
220' (18 FLOORS)

S4
OFFICE
280,000 GSF
245' (20 FLOORS)

S5*
SUBSTATION
MAX HEIGHT 65'
(BY OTHERS)

OFF-SITE ESM'T AND AGREEMENT REQUIRED

OFF-SITE ESM'T AND AGREEMENT REQUIRED

POSSIBLE SUBSTATION LOCATION (BY OTHERS)

COMMON WALL WITH SUBSTATION (NO OPENINGS)

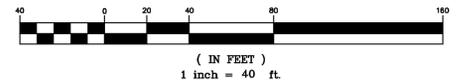
12,826 SQUARE FEET OR 0.29444 ACRES TO BE DEDICATED FOR SUBSTATION PURPOSES

LEGEND

- PEDESTRIAN BUILDING ENTRANCE
- LOADING AND/OR PARKING ENTRANCE (MIN WIDTH =24')
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS



GRAPHIC SCALE

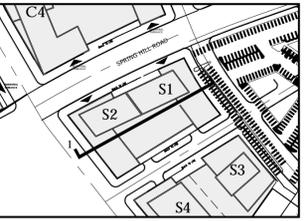
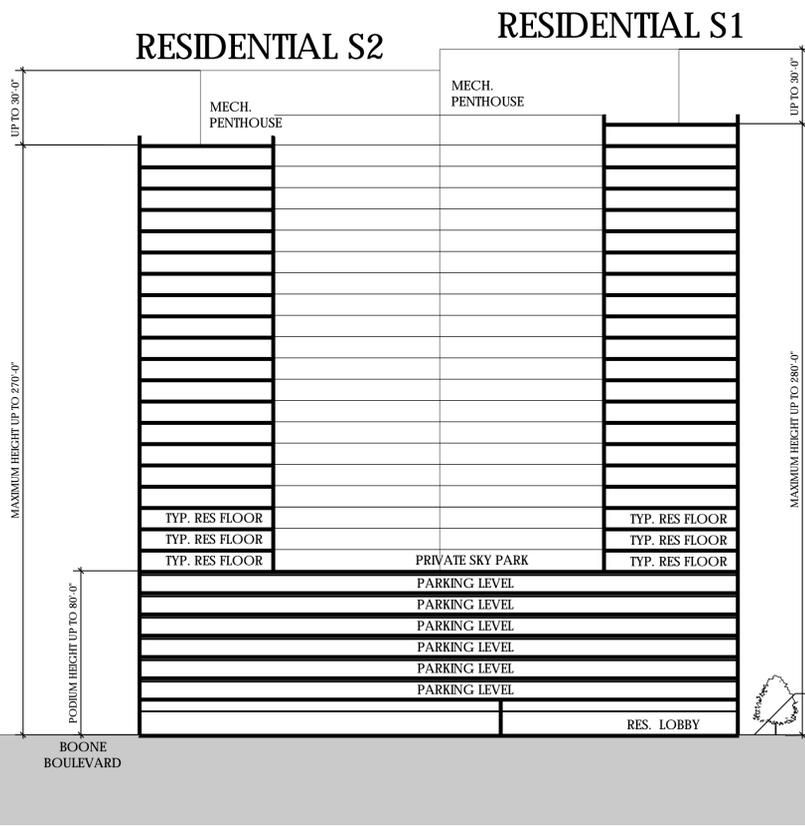


SUNBURST AT
SPRING HILL METRO
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY PLAN

VKA REVISIONS

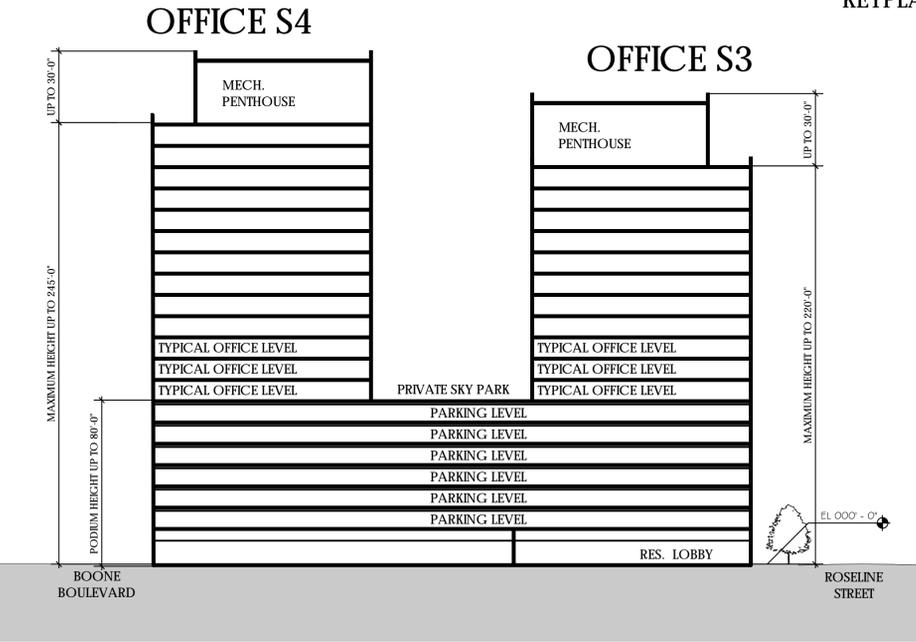
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DES.	RRC	DWN. RMC
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PROJECT/FILE NO.	W7071H	
SHEET NO.	C-24	



KEYPLAN

SECTION 1 - RESIDENTIAL S1 AND S2 - OPTION A
 Scale: 1" = 40'-0"

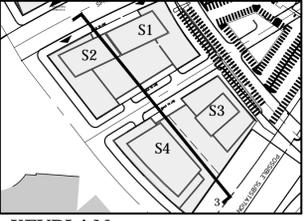
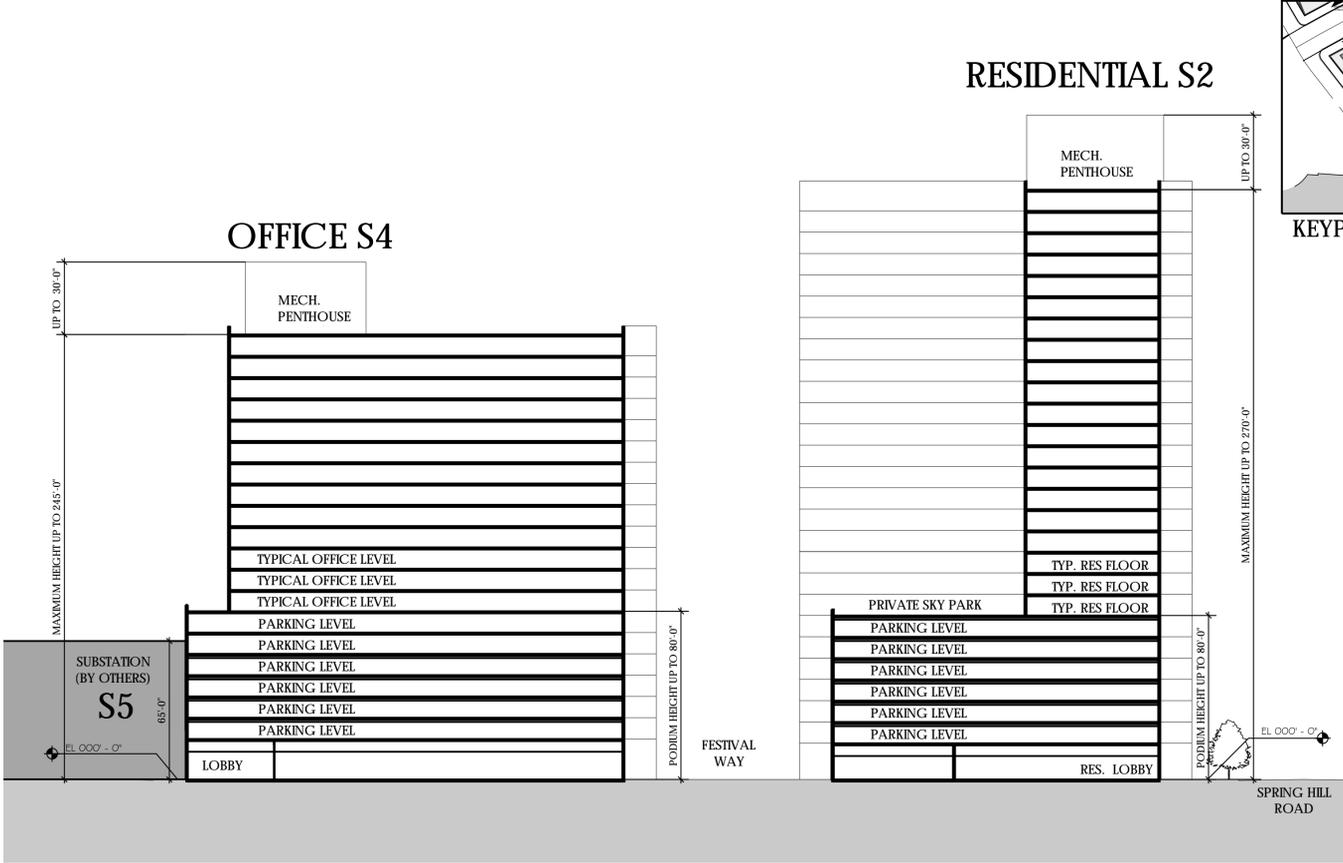
1



KEYPLAN

SECTION 2 - OFFICE S4 AND S3 - OPTION A
 Scale: 1" = 40'-0"

2



KEYPLAN

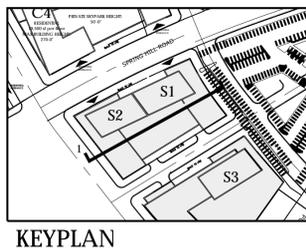
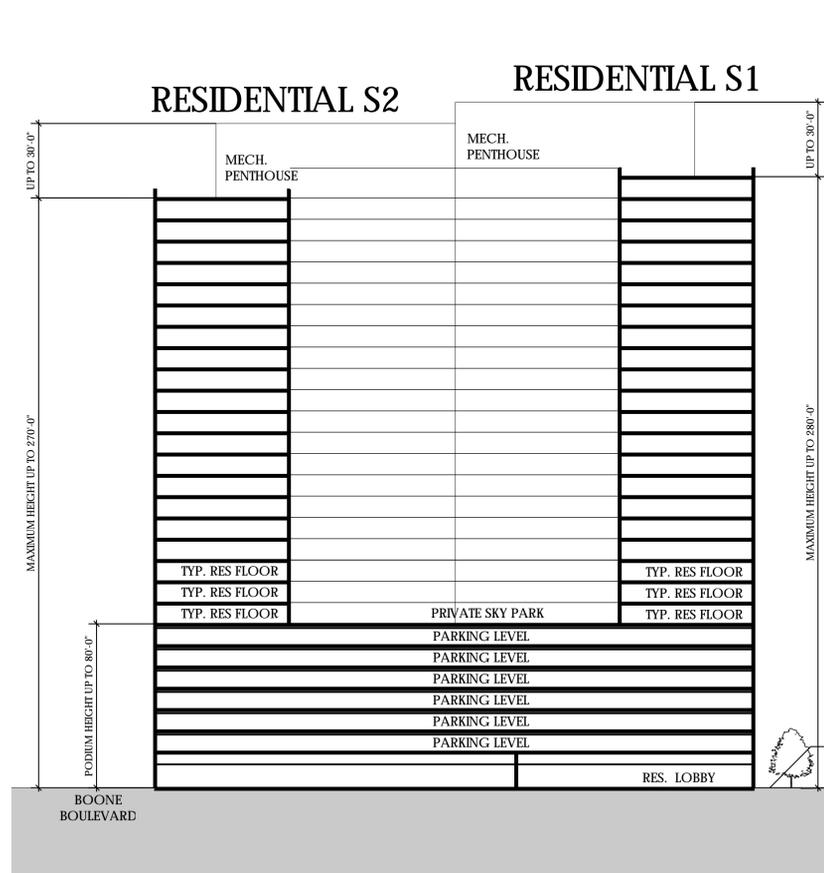
SECTION 3 - BUILDINGS S4 AND S2 - OPTION A
 Scale: 1" = 40'-0"

3

SUNBURST
 Hunter Mill District
 Fairfax County, Virginia

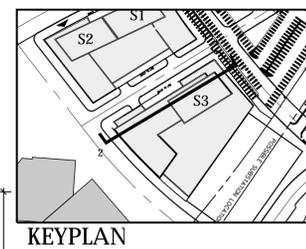
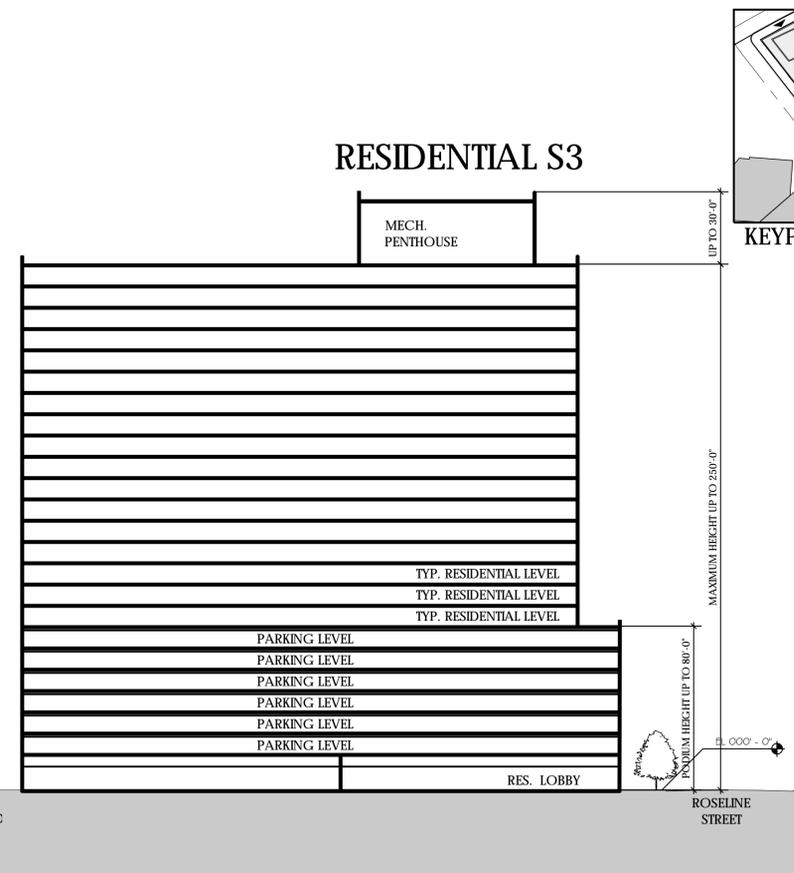
CDP RESUBMISSION 07.31.2013





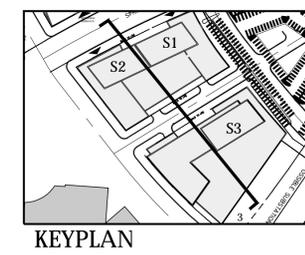
SECTION 1 - RESIDENTIAL S1 AND S2 - OPTION B
 Scale: 1" = 40'-0"

1



SECTION 2 - OFFICE S3 - OPTION B
 Scale: 1" = 40'-0"

2



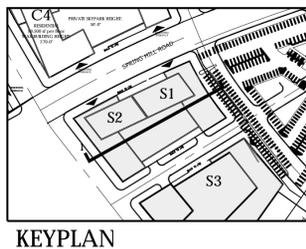
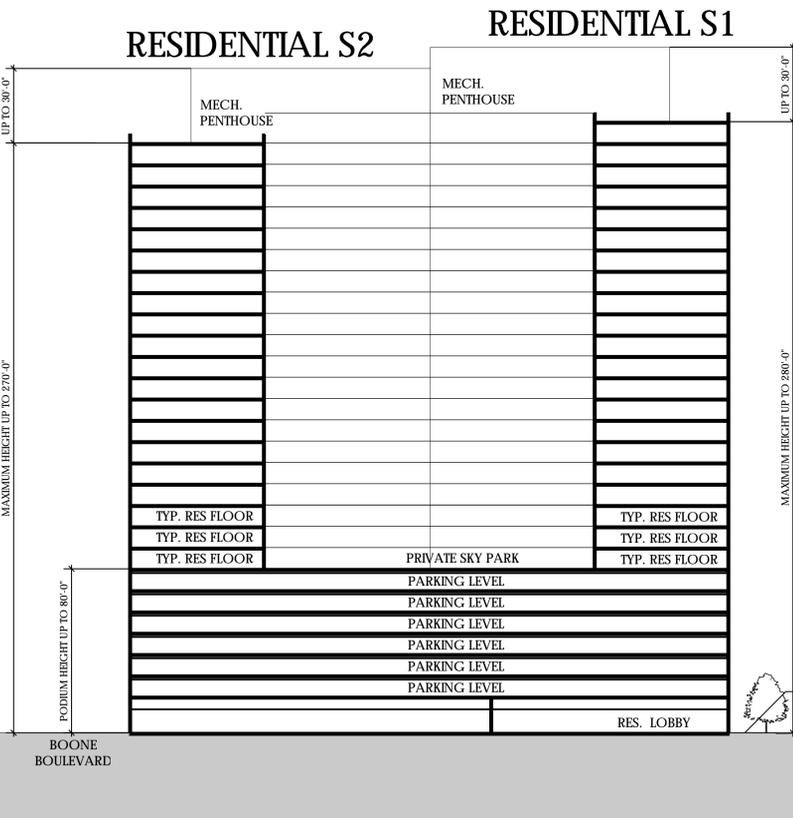
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SUNBURST
 Hunter Mill District
 Fairfax County, Virginia

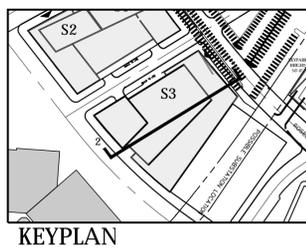
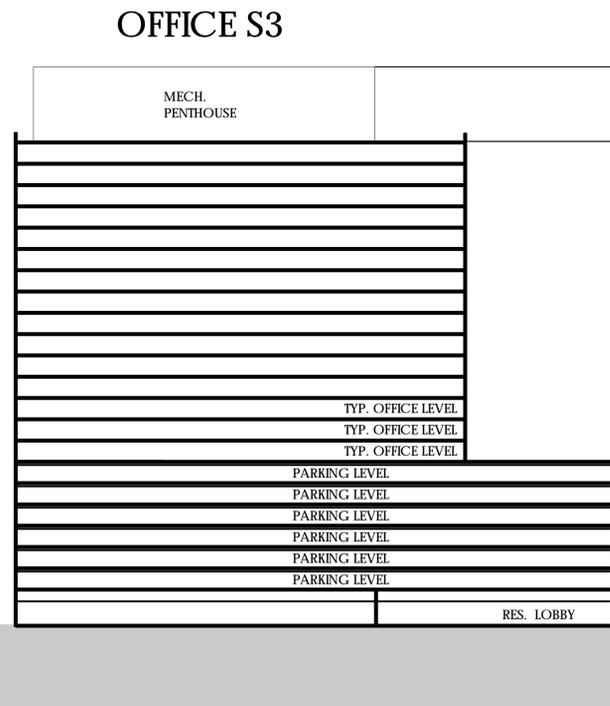
CDP RESUBMISSION 07.31.2013





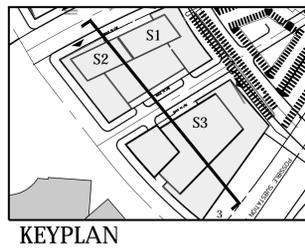
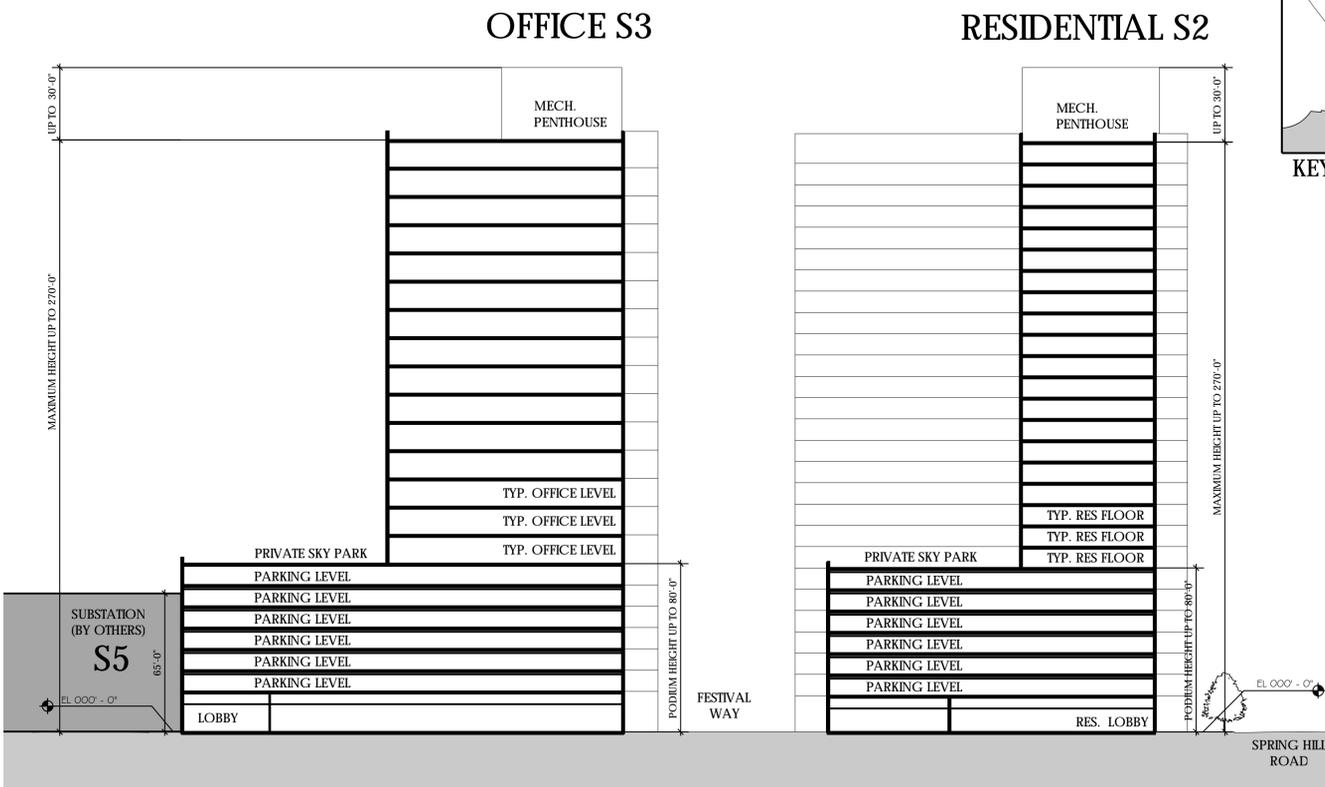
SECTION 1 - RESIDENTIAL S1 AND S2 - OPTION C
 Scale: 1" = 40'-0"

1



SECTION 2 - OFFICE S3 - OPTION C
 Scale: 1" = 40'-0"

2



SECTION 3 - BUILDINGS S3 AND S2 - OPTION C
 Scale: 1" = 40'-0"

3

SUNBURST
 Hunter Mill District
 Fairfax County, Virginia



1



2



4



OVERALL MASTERPLAN VIEWS OPTION A

3

SUNBURST

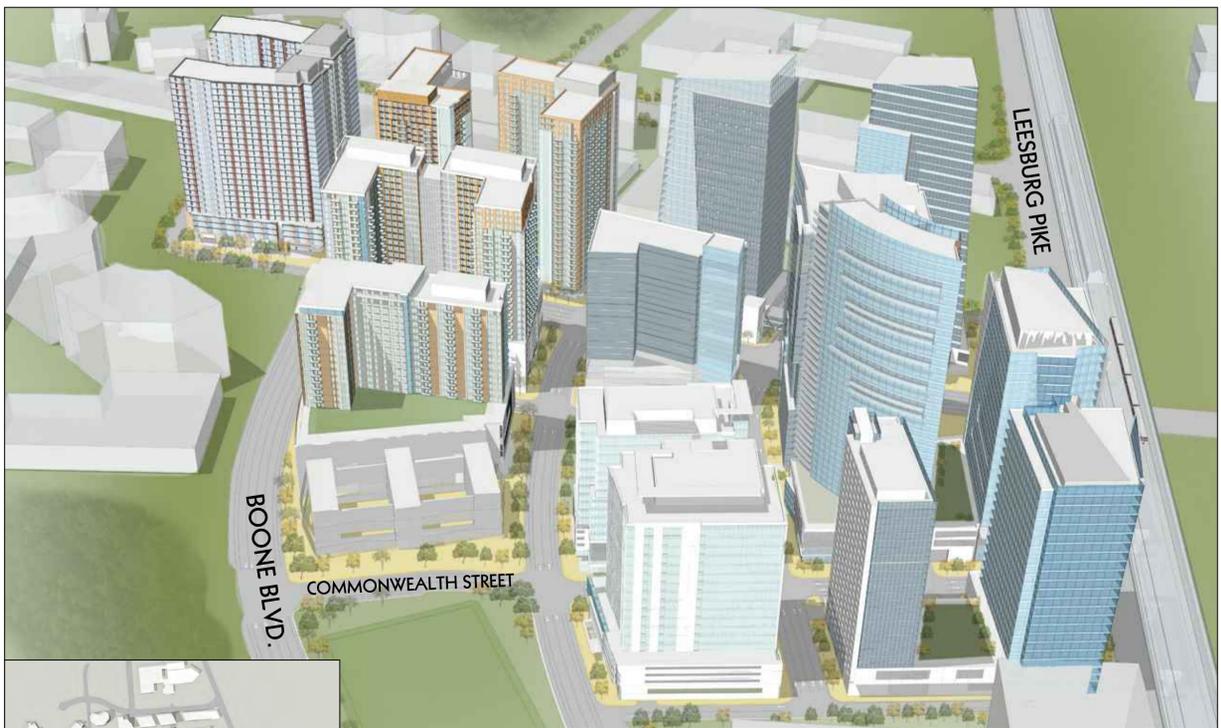
Hunter Mill District
 Fairfax County, Virginia

CDP RESUBMISSION 07.31.2013





1



2



4



OVERALL MASTERPLAN VIEWS OPTION B

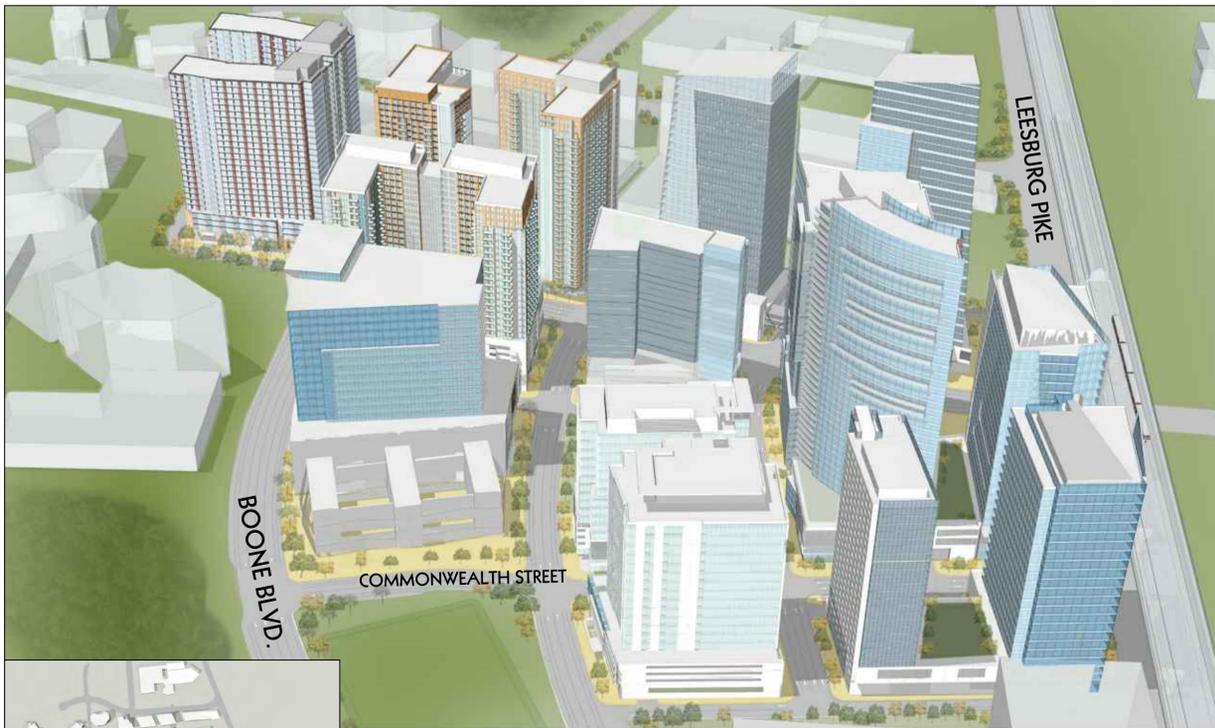
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SUNBURST

Hunter Mill District
 Fairfax County, Virginia

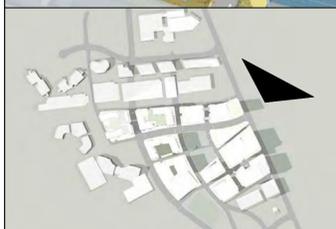
CDP RESUBMISSION 07.31.2013





1

2



4

OVERALL MASTERPLAN VIEWS OPTION C

3

SUNBURST
 Hunter Mill District
 Fairfax County, Virginia

CDP RESUBMISSION 07.31.2013





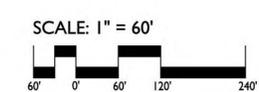
OPT. OPTION A
A



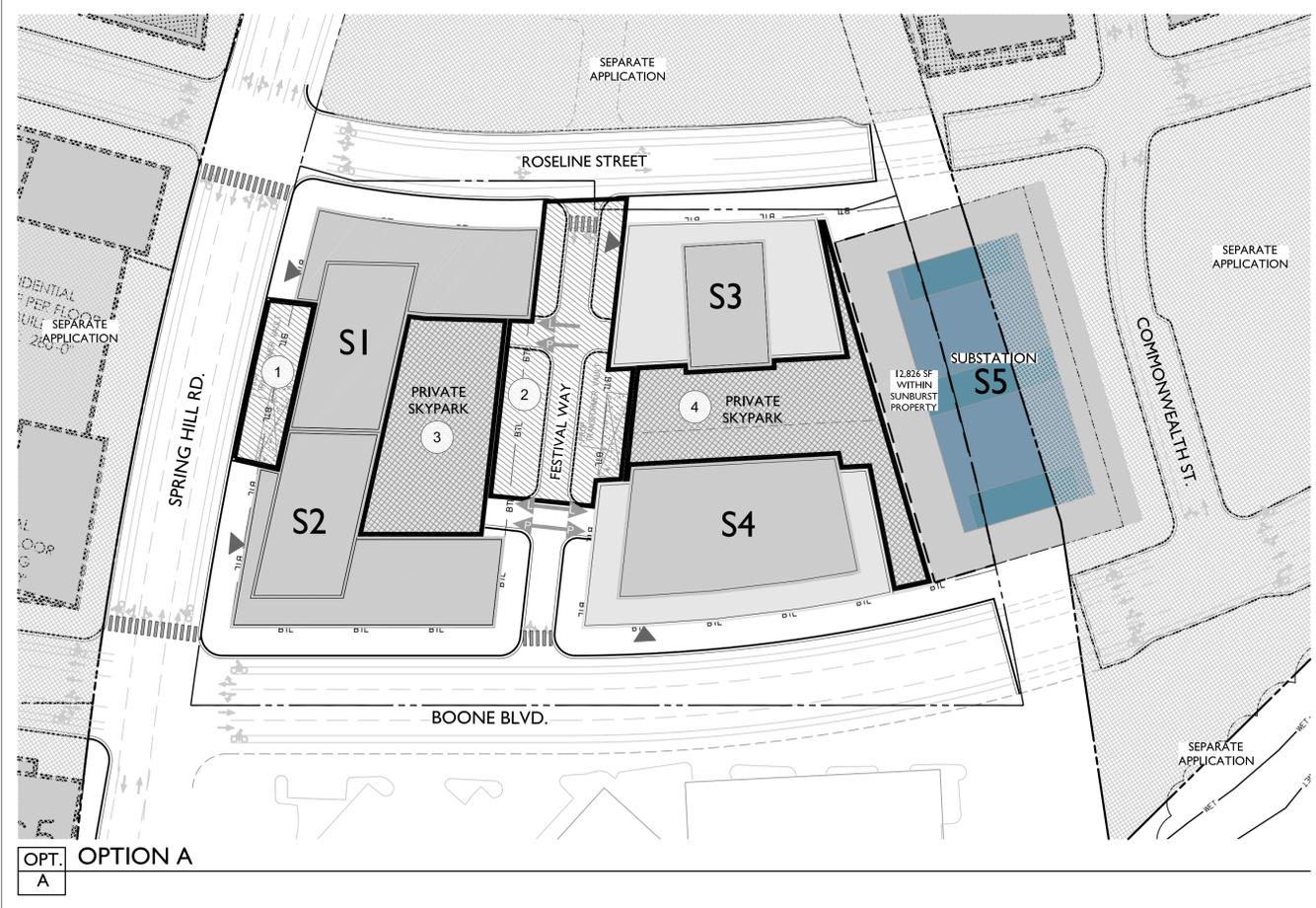
OPT. OPTION C
C



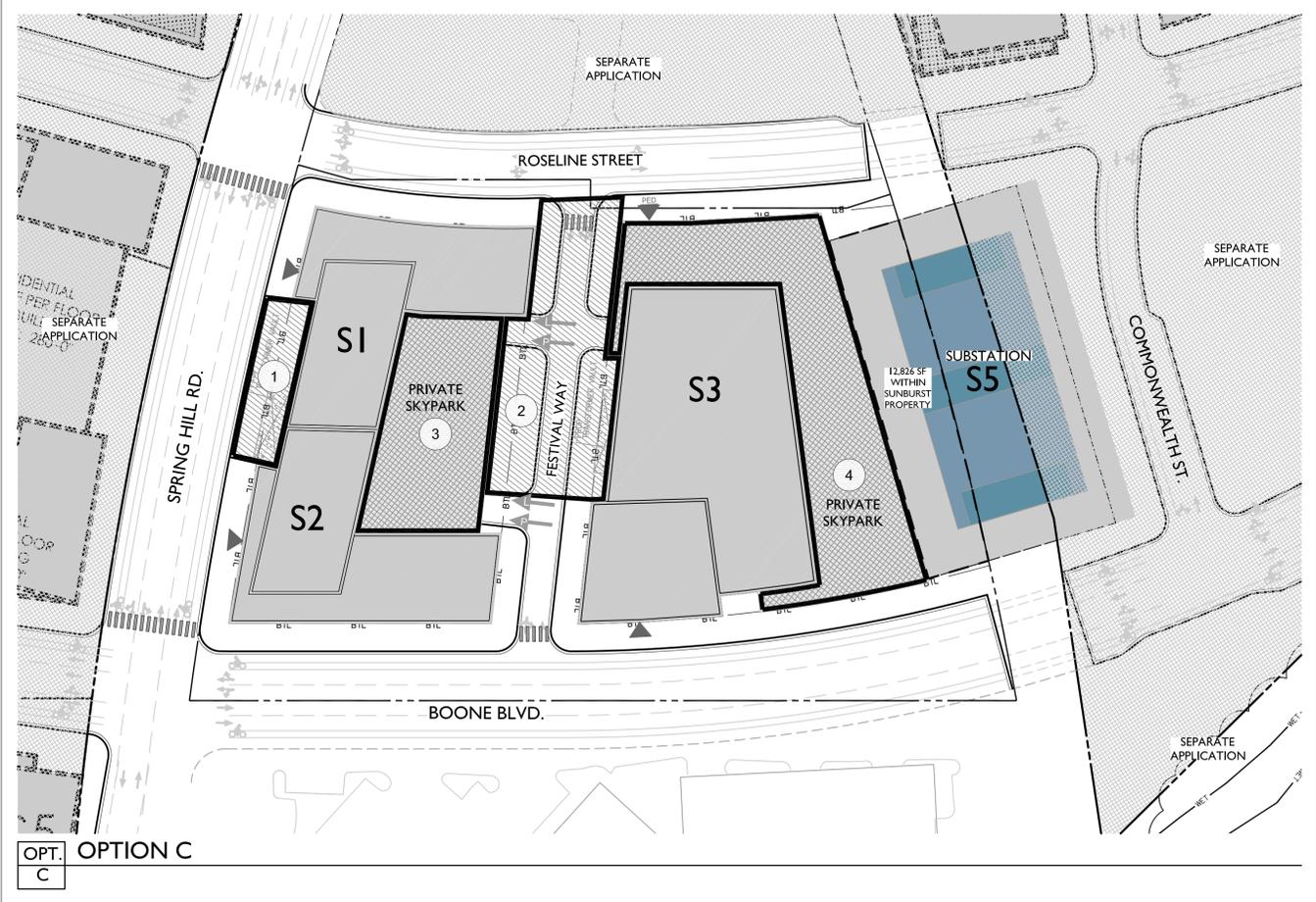
OPT. OPTION B
B



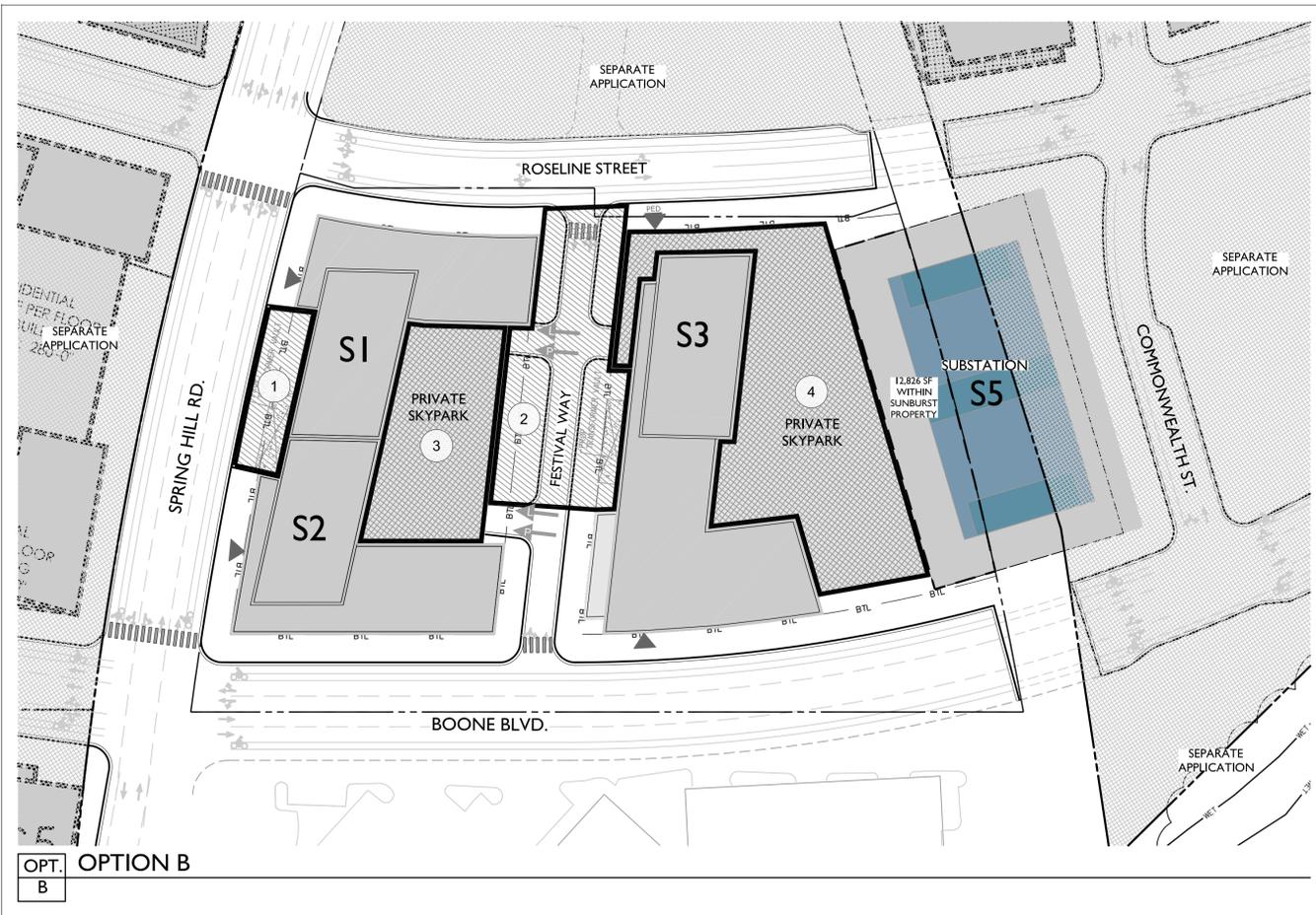
Jul 30, 2013 - 3:17pm
 C:\001\2013051\CDP\Overall Illustrative\plan\2013-cdp-master
 2013-CDP-Overall Illustrative.dwg



OPT. OPTION A
A



OPT. OPTION C
C



OPT. OPTION B
B

PARK LEGEND: OPTION A

SYMBOL	DESCRIPTION	QTY
OPTION A		
1	S1 / S2 POCKET PARK (Public)	4,298 SF
2	FESTIVAL WAY POCKET PARK (Public)	17,085 SF
OPTION A PUBLIC TOTAL:		21,383 SF
3	S1 / S2 SKYPARK (Private)	12,826 SF
4	S3 / S4 SKYPARK (Private)	16,206 SF
OPTION A PRIVATE TOTAL:		29,032 SF

PARK LEGEND: OPTION B

SYMBOL	DESCRIPTION	QTY
OPTION B		
1	S1 / S2 POCKET PARK (Public)	4,298 SF
2	FESTIVAL WAY POCKET PARK (Public)	16,852 SF
OPTION B PUBLIC TOTAL:		21,150 SF
3	S1 / S2 SKYPARK (Private)	12,826 SF
4	S3 SKYPARK (Private)	22,995 SF
OPTION B PRIVATE TOTAL:		35,821 SF

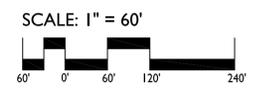
PARK LEGEND: OPTION C

SYMBOL	DESCRIPTION	QTY
OPTION C		
1	S1 / S2 POCKET PARK (Public)	4,298 SF
2	FESTIVAL WAY POCKET PARK (Public)	17,050 SF
OPTION C PUBLIC TOTAL:		21,348 SF
3	S1 / S2 SKYPARK (Private)	12,826 SF
4	S3 SKYPARK (Private)	27,951 SF
OPTION C PRIVATE TOTAL:		40,777 SF

LEGEND

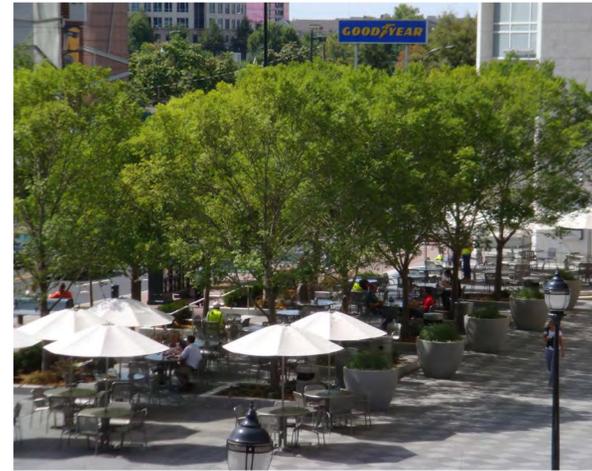
- PUBLIC OPEN SPACE - AT GRADE
- PRIVATE OPEN SPACE - ELEVATED
- PROPERTY LINE / EXISTING VDOT ROW
- BUILD TO LINE
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 1)
- LOADING ENTRANCES (SEE NOTE 1)
- PARKING ENTRANCES (SEE NOTE 1)
- PEDESTRIAN CROSSWALK

NOTES:
 1. FOR REFERENCE ONLY. SEE ARCHITECTURE PLANS.
 2. HATCHES AND SYMBOLS SHOWN ARE REPRESENTATIVE OF HARDSCAPE / OTHER PROPOSED AMENITIES. SEE ILLUSTRATIVE OR OVERALL PLAN SHEETS.
 3. NOT ALL ITEMS IN LEGEND WILL APPEAR ON PLANS.



JUL 30, 2013 - 4:38pm
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 3051-CDP_UrbanParkPlan.dwg

PARK 1 CHARACTER IMAGES



SUNBURST: OPTION A SHOWN AS KEY MAP



NOTE: CARS PLAN AND PERSPECTIVE INCLUDED AS PRECEDENTS TO ILLUSTRATE PROPOSED CHARACTER OF S1/S2 POCKET PARK.



PARK 1: S1/S2 POCKET PARK

1. Gathering and waiting place for S1/S2 residents and their guests
2. Urban tree grove for shaded seating
3. Informal meeting space
4. Opportunities for social interaction

PARK 2: FESTIVAL WAY

1. Enhanced paving
2. Pedestrian friendly
3. Urban tree grove for shaded seating
4. Flexible space for a variety of activities

PARK 2 CHARACTER IMAGES



REVISIONS:

DATE: 07/31/2013
DESIGNED BY: GC / SP
DRAWN BY: KJ / JG
CHECKED BY: SP
O.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2013051

SHEET NUMBER:
L-3.1

OPT. A **OPTION A**

CONCEPTUAL PLANT SCHEDULE

- 
STREET TREE - STANDARD TREE PIT (CAT. IV)
 Public Realm (Landscape Amenity Panel)
 Standard Tree Pit in Tree Grate
 3.5" - 4.5" Caliper at 250 SF Projected 10yr Tree Canopy
 Acer rubrum 'October Glory' TM / October Glory Maple
 Platanus x acerifolia / London Plane Tree
 Quercus phellos / Willow Oak
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- 
STREET TREE - BIORETENTION (CAT. IV)
 Less than 5% Slope
 Public Realm (Landscape Amenity Panel)
 3.5" - 4.5" Caliper at 250 SF Projected 10yr Tree Canopy
 Acer rubrum 'October Glory' TM / October Glory Maple
 Platanus x acerifolia 'Liberty' / London Plane Tree
 Quercus phellos / Willow Oak
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- 
PARK TREE - STANDARD TREE (CAT. IV)
 Public Realm (Landscape Amenity Panel)
 3.5" - 4.5" Caliper at 250 SF Projected 10yr Tree Canopy
 Acer rubrum 'October Glory' TM / October Glory Maple
 Platanus x acerifolia / London Plane Tree
 Quercus borealis / Northern Red Oak
 Quercus phellos / Willow Oak
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- 
ORNAMENTAL TREE - SILVA CELL OR CANT. SW (CAT. II) 22
 Public Realm
 3" Caliper at 125 SF Projected 10yr Tree Canopy
 Amelanchier alnifolia / Serviceberry
 Cercis canadensis / Eastern Redbud
 Cornus kousa / Kousa Dogwood
 Halesia carolina / Snowdrop Tree
 Prunus x yedoensis / Yoshino Cherry

26 NOTE: 1 TREE OF THE QTY. IS AN OFF SITE IMPROVEMENT (TREE SHOWN AS SHADED), AND MAY BE DEDUCTED IN FINAL TREE COVER CANOPY CALCULATIONS.

20 NOTE: 4 TREES OF THE QTY. ARE AN OFF SITE IMPROVEMENT (TREES SHOWN AS SHADED), AND MAY BE DEDUCTED IN FINAL TREE COVER CANOPY CALCULATIONS.

2 NOTE: 1 TREE OF THE QTY. IS AN OFF SITE IMPROVEMENT (TREE SHOWN AS SHADED), AND MAY BE DEDUCTED IN FINAL TREE COVER CANOPY CALCULATIONS.

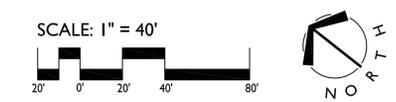


LEGEND

-  PROPERTY LINE / EXISTING VDOT ROW
-  BUILD TO LINE
-  STORM DRAIN (SD)
-  WATERLINE
-  SIGHT DISTANCE LINE (SDL)
-  RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 1)
-  LOADING ENTRANCES (SEE NOTE 1)
-  PARKING ENTRANCES (SEE NOTE 1)
-  ELEVATOR KIOSK
-  FIRE ACCESS LANE
-  UNDERGROUND UTILITY VAULT
-  STREETScape ENLARGEMENT (SHEETS L-19 TO L-21)

NOTES

1. FOR REFERENCE ONLY; SEE ARCHITECTURE PLANS.
2. NOT ALL ITEMS IN LEGEND WILL APPEAR IN PLAN.
3. ALL TREES ALONG ROUTE 7 MUST BE APPROVED BY THE UTILITY COMPANIES BECAUSE THEY ARE LOCATED IN UTILITY EASEMENTS AND ON TOP OF EXISTING DUCT BANK
4. ALL TREES ALONG ROUTE 7 SUBJECT TO VDOT APPROVAL.
5. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8 FEET, A MIN WIDTH OF 8' FOR AT LEAST 12 INCHES DEEP TO AN OVERALL MAX DEPTH OF 4'. THE CROSS SECTION OF THIS ROOT ZONE IS A TRAPAZOIDAL SHAPE, NOT SQUARE OR RECTANGLE PER THE DETAILS ON SHEETS L-33 TO L-35.
6. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
7. PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL, SUBJECT TO AVAILABILITY AND APPROXIMATE LOCATION/USE.



OPT. A **OPTION A**

JUL 30, 2013 - 5:16pm
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 3051-025_Overall Tree Plan - Option A.rvt

OPT. B

OPTION B

CONCEPTUAL PLANT SCHEDULE

- 
STREET TREE - STANDARD TREE PIT (CAT. IV)
 Public Realm (Landscape Amenity Panel)
 Standard Tree Pit in Tree Grate
 3.5" - 4.5" Caliper at 250 SF Projected 10yr Tree Canopy
 Acer rubrum 'October Glory'™ / October Glory Maple
 Platanus x acerifolia / London Plane Tree
 Quercus phellos / Willow Oak
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- 
STREET TREE - BIORETENTION (CAT. IV)
 Less than 5% Slope
 Public Realm (Landscape Amenity Panel)
 3.5" - 4.5" Caliper at 250 SF Projected 10yr Tree Canopy
 Acer rubrum 'October Glory'™ / October Glory Maple
 Platanus x acerifolia 'Liberty' / London Plane Tree
 Quercus phellos / Willow Oak
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- 
PARK TREE - STANDARD TREE (CAT. IV)
 Public Realm (Landscape Amenity Panel)
 3.5" - 4.5" Caliper at 250 SF Projected 10yr Tree Canopy
 Acer rubrum 'October Glory'™ / October Glory Maple
 Platanus x acerifolia / London Plane Tree
 Quercus borealis / Northern Red Oak
 Quercus phellos / Willow Oak
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- 
ORNAMENTAL TREE - SILVA CELL OR CANT. SW (CAT. II) 22
 Public Realm
 3" Caliper at 125 SF Projected 10yr Tree Canopy
 Amelanchier alnifolia / Serviceberry
 Cercis canadensis / Eastern Redbud
 Cornus kousa / Kousa Dogwood
 Halesia carolina / Snowdrop Tree
 Prunus x yedoensis / Yoshino Cherry

26 NOTE: 1 TREE OF THE QTY. IS AN OFF SITE IMPROVEMENT (TREE SHOWN AS SHADED), AND MAY BE DEDUCTED IN FINAL TREE COVER CANOPY CALCULATIONS.

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LEGEND

-  PROPERTY LINE / EXISTING VDOT ROW
-  BUILD TO LINE
-  STORM DRAIN (SD)
-  WATERLINE
-  SIGHT DISTANCE LINE (SDL)
-  RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 1)
-  LOADING ENTRANCES (SEE NOTE 1)
-  PARKING ENTRANCES (SEE NOTE 1)
-  ELEVATOR KIOSK
-  FIRE ACCESS LANE
-  UNDERGROUND UTILITY VAULT
-  STREETScape ENLARGEMENT (SHEETS L-19 TO L-21)

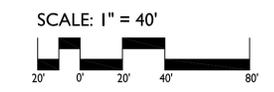
NOTES

1. FOR REFERENCE ONLY; SEE ARCHITECTURE PLANS.
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3. ALL TREES ALONG ROUTE 7 MUST BE APPROVED BY THE UTILITY COMPANIES BECAUSE THEY ARE LOCATED IN UTILITY EASEMENTS AND ON TOP OF EXISTING DUCT BANK
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7. PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL, SUBJECT TO AVAILABILITY AND APPROXIMATE LOCATION/USE.



OPT. B

OPTION B



JUL 30, 2013 - 4:48pm
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 3051-025_Overall Tree Plan - Option B.dwg

OPT. C **OPTION C**

CONCEPTUAL PLANT SCHEDULE

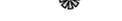
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STREET TREE - STANDARD TREE PIT (CAT. IV)
 Public Realm (Landscape Amenity Panel)
 Standard Tree Pit in Tree Grate
 3.5" - 4.5" Caliper at 250 SF Projected 10yr Tree Canopy
 Acer rubrum 'October Glory'™ / October Glory Maple
 Platanus x acerifolia / London Plane Tree
 Quercus phellos / Willow Oak
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- 
STREET TREE - BIORETENTION (CAT. IV)
 Less than 5% Slope
 Public Realm (Landscape Amenity Panel)
 3.5" - 4.5" Caliper at 250 SF Projected 10yr Tree Canopy
 Acer rubrum 'October Glory'™ / October Glory Maple
 Platanus x acerifolia 'Liberty' / London Plane Tree
 Quercus phellos / Willow Oak
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- 
PARK TREE - STANDARD TREE (CAT. IV)
 Public Realm (Landscape Amenity Panel)
 3.5" - 4.5" Caliper at 250 SF Projected 10yr Tree Canopy
 Acer rubrum 'October Glory'™ / October Glory Maple
 Platanus x acerifolia / London Plane Tree
 Quercus borealis / Northern Red Oak
 Quercus phellos / Willow Oak
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- 
ORNAMENTAL TREE - SILVA CELL OR CANT. SW (CAT. II)
 Public Realm
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 Cercis canadensis / Eastern Redbud
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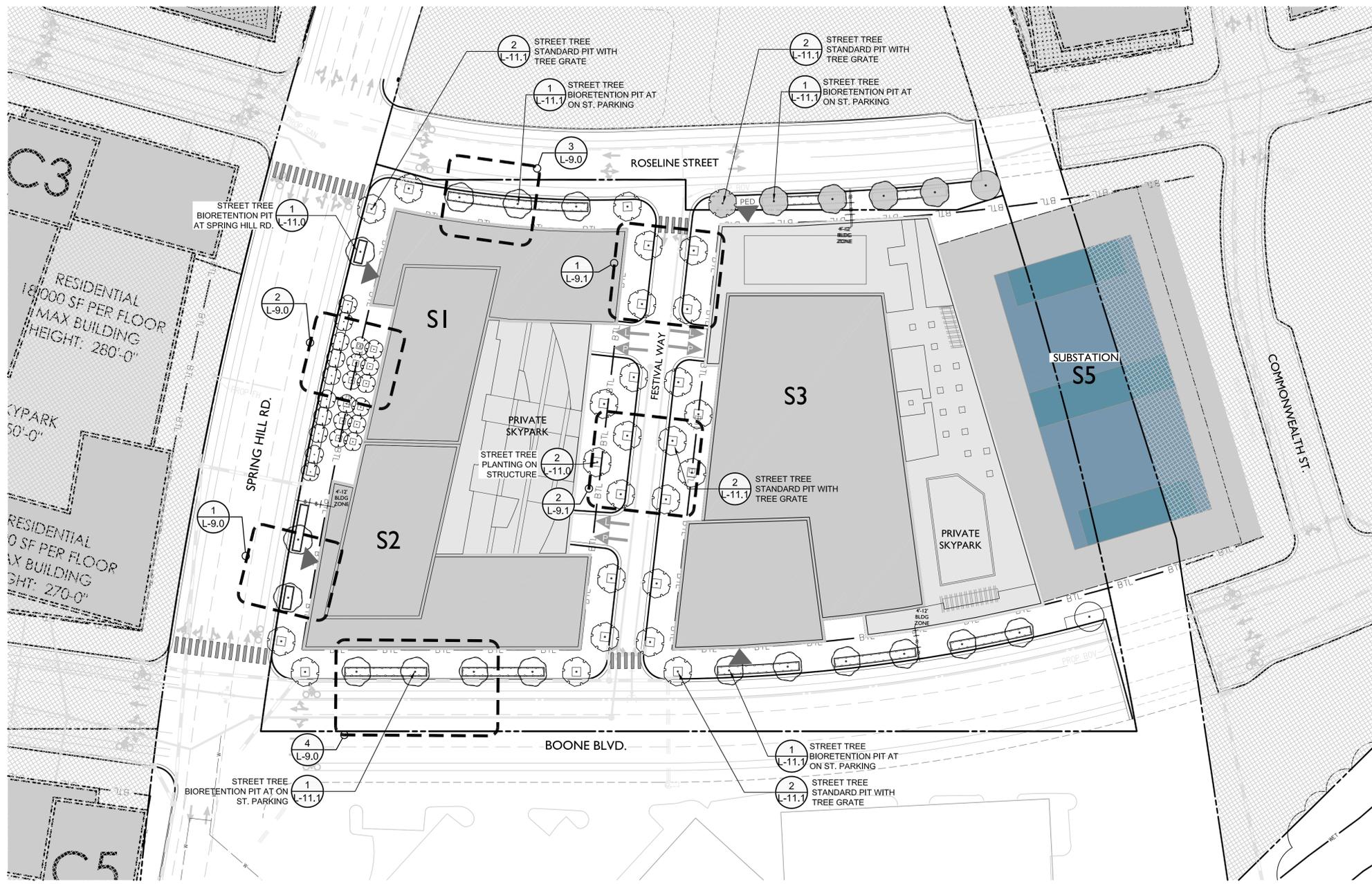
2 NOTE: 1 TREE OF THE QTY. IS AN OFF SITE IMPROVEMENT (TREE SHOWN AS SHADED), AND MAY BE DEDUCTED IN FINAL TREE COVER CANOPY CALCULATIONS.

LEGEND

-  PROPERTY LINE / EXISTING VDOT ROW
-  BUILD TO LINE
-  STORM DRAIN (SD)
-  WATERLINE
-  SIGHT DISTANCE LINE (SDL)
-  RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 1)
-  LOADING ENTRANCES (SEE NOTE 1)
-  PARKING ENTRANCES (SEE NOTE 1)
-  ELEVATOR KIOSK
-  FIRE ACCESS LANE
-  UNDERGROUND UTILITY VAULT
-  STREETScape ENLARGEMENT (SHEETS L-19 TO L-21)

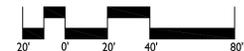
NOTES

1. FOR REFERENCE ONLY; SEE ARCHITECTURE PLANS.
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3. ALL TREES ALONG ROUTE 7 MUST BE APPROVED BY THE UTILITY COMPANIES BECAUSE THEY ARE LOCATED IN UTILITY EASEMENTS AND ON TOP OF EXISTING DUCT BANK
4. ALL TREES ALONG ROUTE 7 SUBJECT TO VDOT APPROVAL.
5. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8 FEET, A MIN WIDTH OF 8' FOR AT LEAST 12 INCHES DEEP TO AN OVERALL MAX DEPTH OF 4'. THE CROSS SECTION OF THIS ROOT ZONE IS A TRAPAZOIDAL SHAPE, NOT SQUARE OR RECTANGLE PER THE DETAILS ON SHEETS L-33 TO L-35.
6. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
7. PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL, SUBJECT TO AVAILABILITY AND APPROXIMATE LOCATION/USE.



OPT. C **OPTION C**

SCALE: 1" = 40'



JUL 30, 2013 - 4:50pm
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 3051-025_Overall Tree Plan - Option C.dwg



1 ROSELINE STREET AT S1 - OPT A
L-6.0 PERSPECTIVE



3 BOONE BOULEVARD AND SPRING HILL ROAD AT S2
L-6.0 PERSPECTIVE



2 ROSELINE STREET AT S3 - OPT A
L-6.0 PERSPECTIVE



4 BOONE BOULEVARD AT S4 - OPT A
L-6.0 PERSPECTIVE



1 FESTIVAL WAY
L-6.1 PERSPECTIVE

DATE: 07/31/2013
 DESIGNED BY: GC / SP
 DRAWN BY: K/G/JG
 CHECKED BY: SP
 O.C. BY: SP
 SCALE: AS NOTED
 PROJECT #: 2013051
 SHEET NUMBER:
L-6.1

REVISIONS:

Sunburst at Spring Hill Metro
CDP
 Sunburst Hospitality Corporation
PERSPECTIVES

LandDesign[™]
 200 S. Peyton St., Alexandria, VA 22314
 V: 703.549.7784 F: 703.549.4984
 www.LandDesign.com



1 SPRING HILL RD. AT S1 & S2
L-7.0 ELEVATION



2 FESTIVAL WAY AT S1 & S2
L-7.0 ELEVATION



3 FESTIVAL WAY AT S3 & S4 - OPT A
L-7.0 ELEVATION

REVISIONS:

DATE: 07/31/2013
DESIGNED BY: GC / SP
CHECKED BY: KG / JG
O.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2013051
SHEET NUMBER:
L-7.0



1 ROSELINE STREET AT S1 & S3 - OPT A
L-7.1 ELEVATION



4 BOONE BLVD. AT S2 & S4 - OPT A
L-7.1 ELEVATION



2 ROSELINE STREET AT S1 & S3 - OPT B
L-7.1 ELEVATION



5 BOONE BLVD. AT S3 & S4 - OPT B
L-7.1 ELEVATION

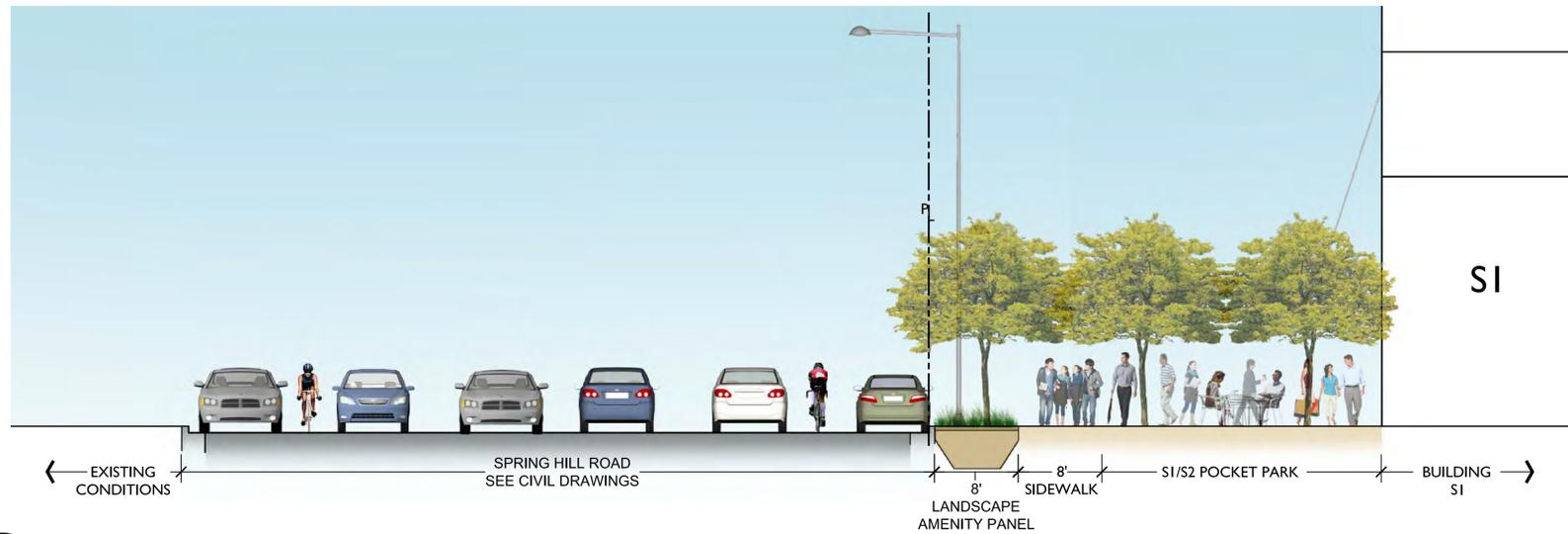


3 ROSELINE STREET AT S1 & S3 - OPT C
L-7.1 ELEVATION



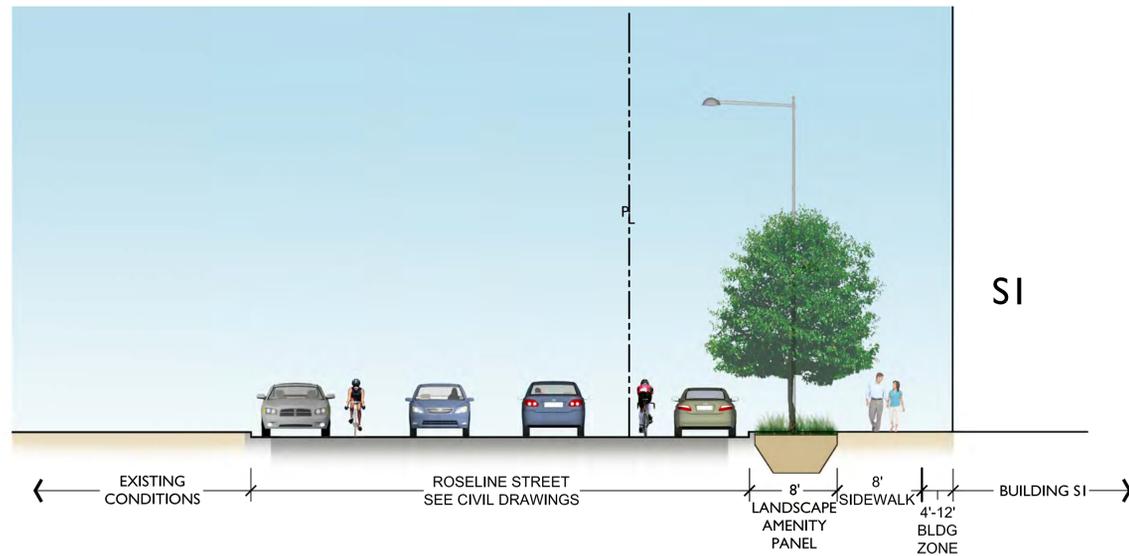
6 BOONE BLVD. AT S2 & S3 - OPT C
L-7.1 ELEVATION

JUL 30, 2013 - 6:47pm
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051-CDP_Elevations.dwg



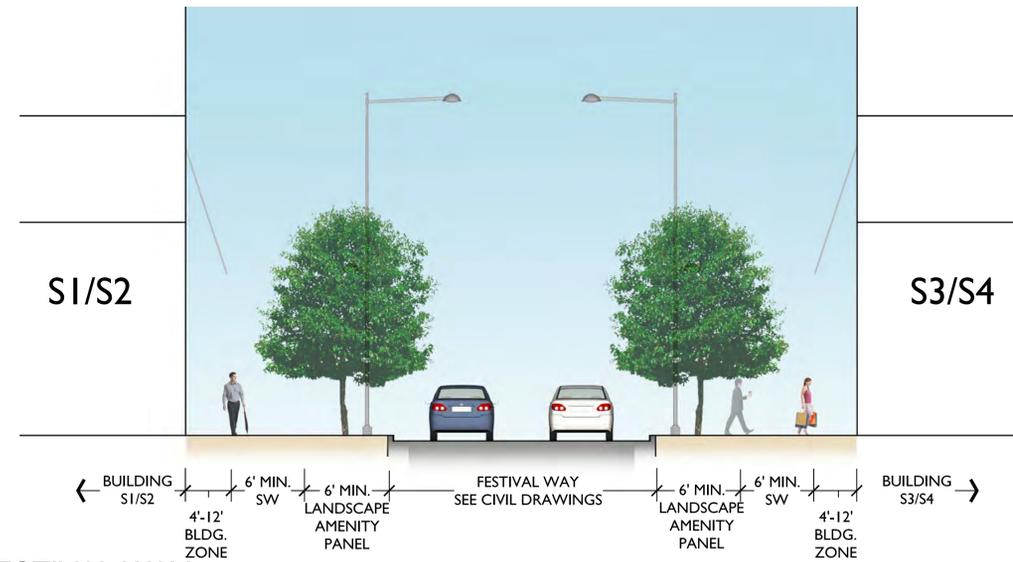
1 SPRING HILL RD. S1 & S2
L-8.0 SECTION

FOR ILLUSTRATIVE PURPOSES ONLY



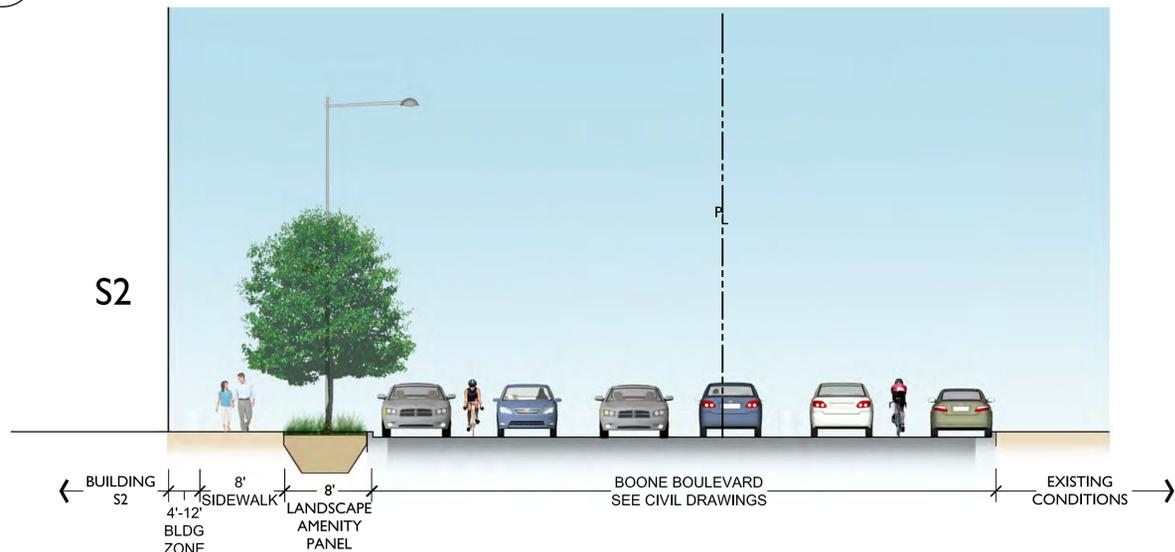
2 ROSELINE STREET AT S1
L-8.0 SECTION

FOR ILLUSTRATIVE PURPOSES ONLY



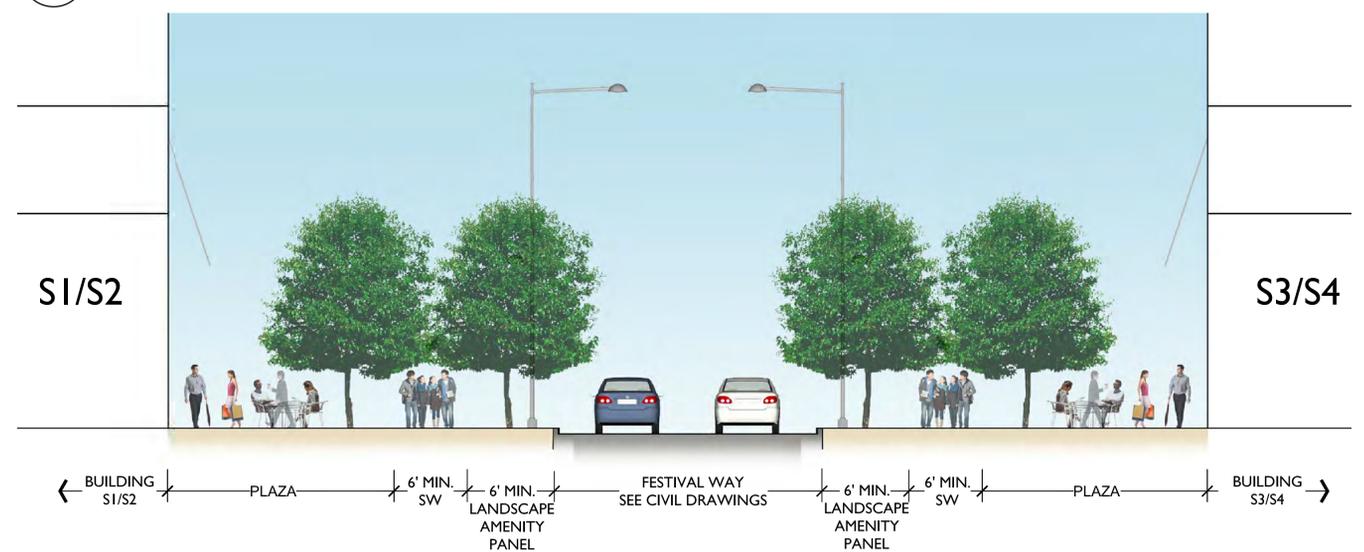
4 FESTIVAL WAY
L-8.0 SECTION

FOR ILLUSTRATIVE PURPOSES ONLY



3 BOONE BLVD. AT S2
L-8.0 SECTION

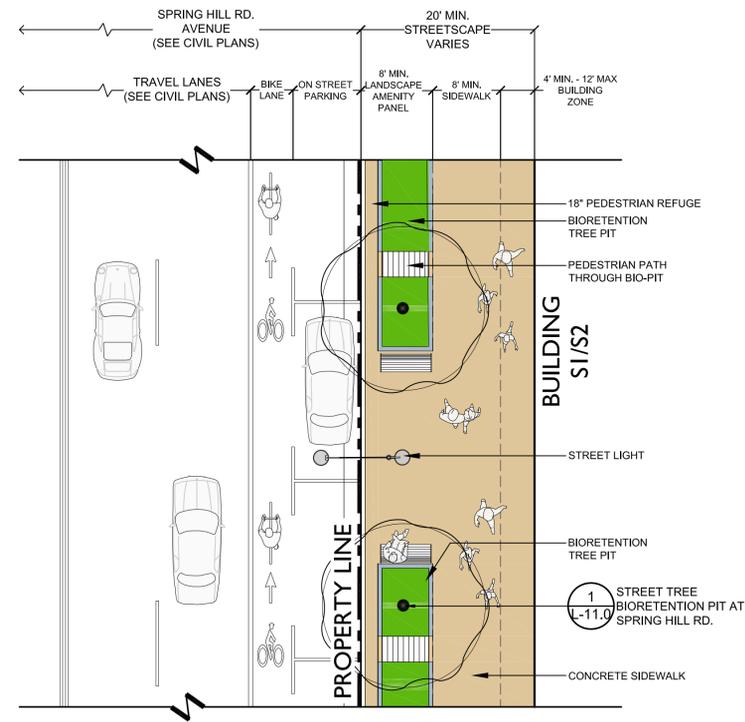
FOR ILLUSTRATIVE PURPOSES ONLY



5 FESTIVAL WAY AT PLAZA
L-8.0 SECTION

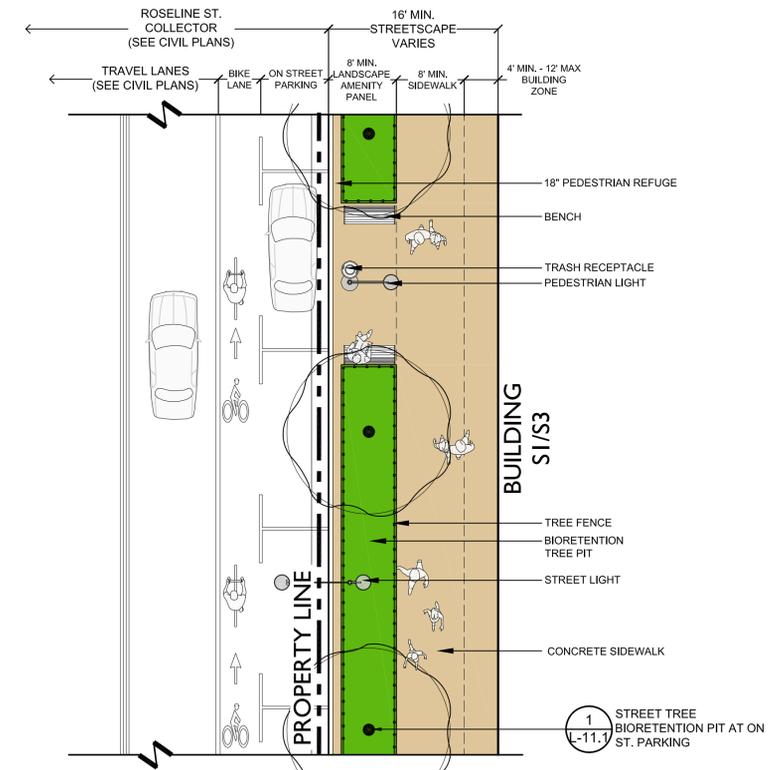
FOR ILLUSTRATIVE PURPOSES ONLY

JUL 30, 2013 - 5:36pm
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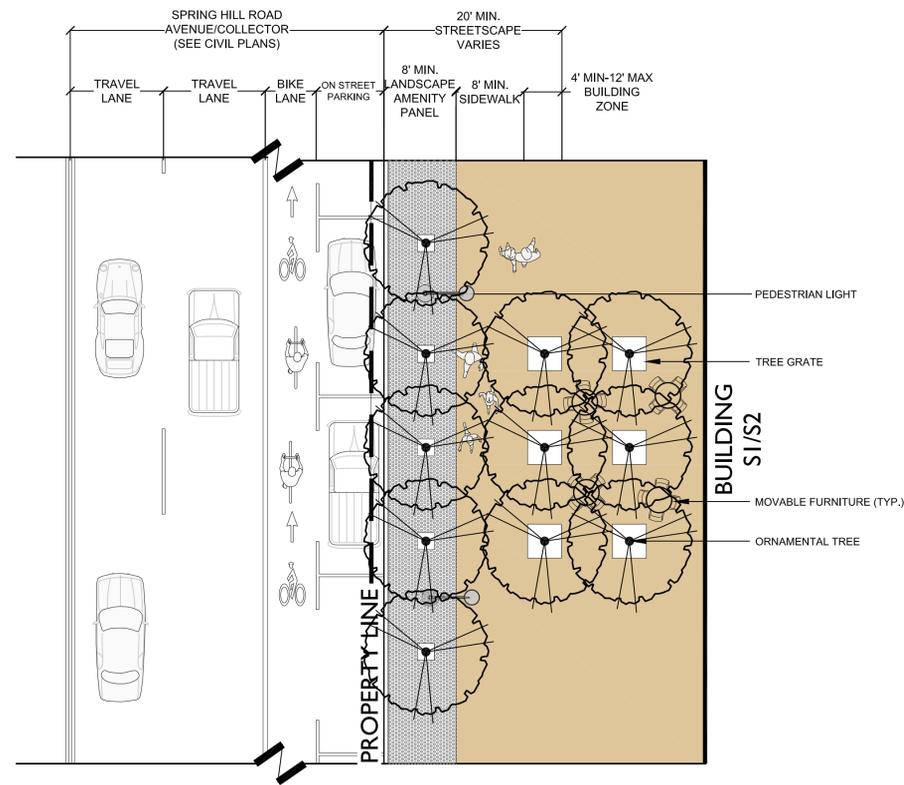
1 SPRING HILL RD. - NOT AT POCKET PARK SECTION
L-9.0 TYPICAL STREETScape ENLARGEMENT

SCALE: 1" = 10'



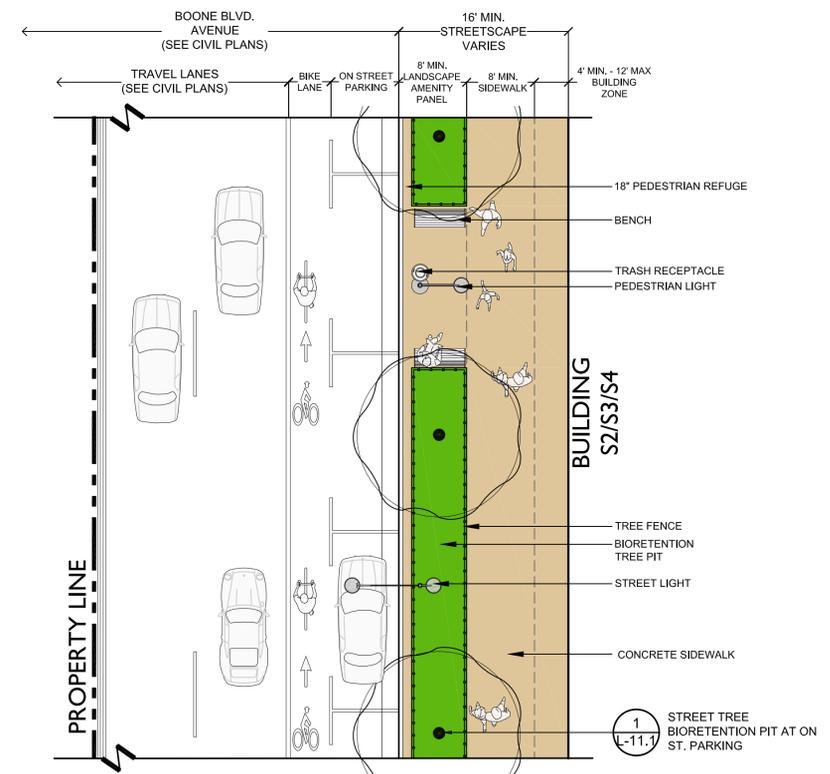
3 ROSELINE ST.
L-9.0 TYPICAL STREETScape ENLARGEMENT

SCALE: 1" = 10'



2 SPRING HILL RD. - AT POCKET PARK SECTION
L-9.0 TYPICAL STREETScape ENLARGEMENT

SCALE: 1" = 10'



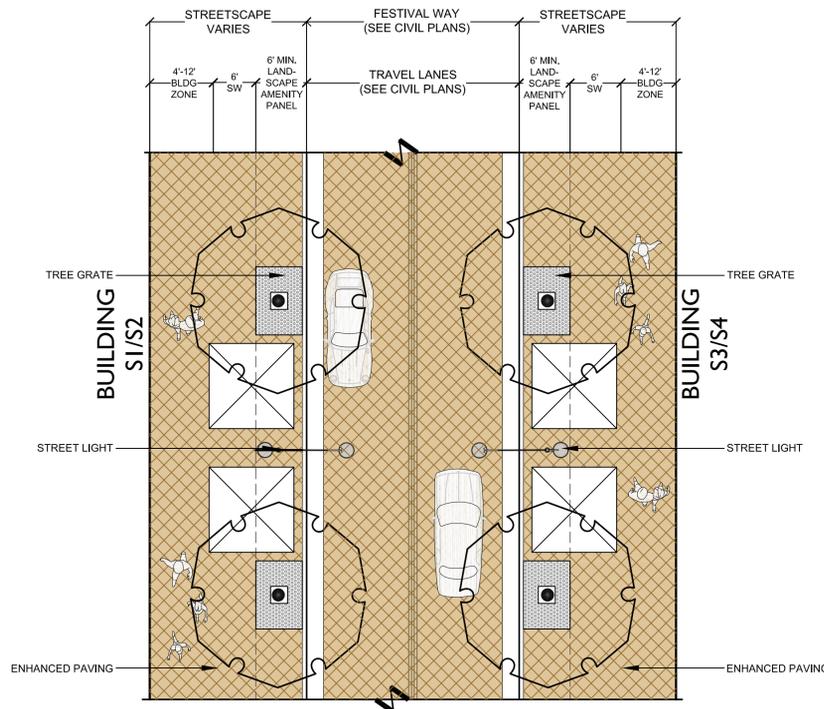
4 BOONE BLVD.
L-9.0 TYPICAL STREETScape ENLARGEMENT

SCALE: 1" = 10'

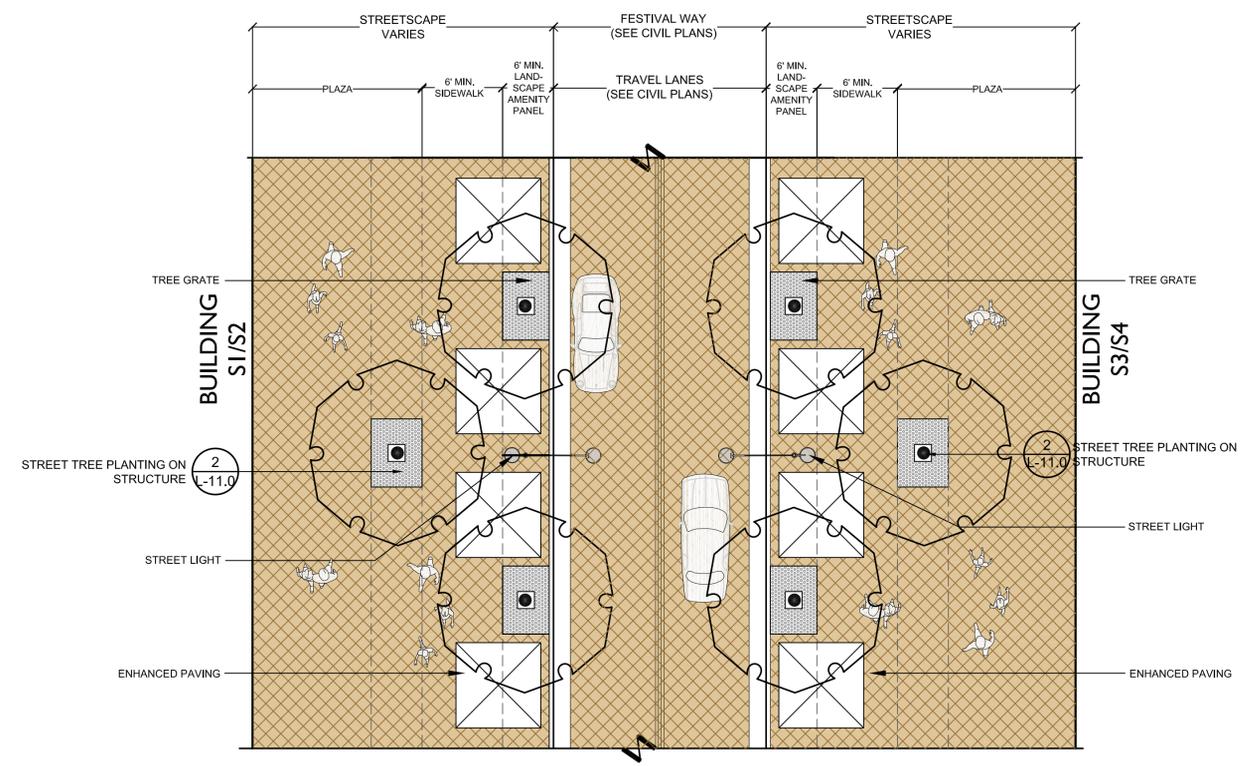
REVISIONS:

DATE: 07/31/2013
 DESIGNED BY: GC / SP
 DRAWN BY: K.G./JG
 CHECKED BY: SP
 O.C. BY: SP
 SCALE: AS NOTED
 PROJECT #: 2013051

SHEET NUMBER:
L-9.1

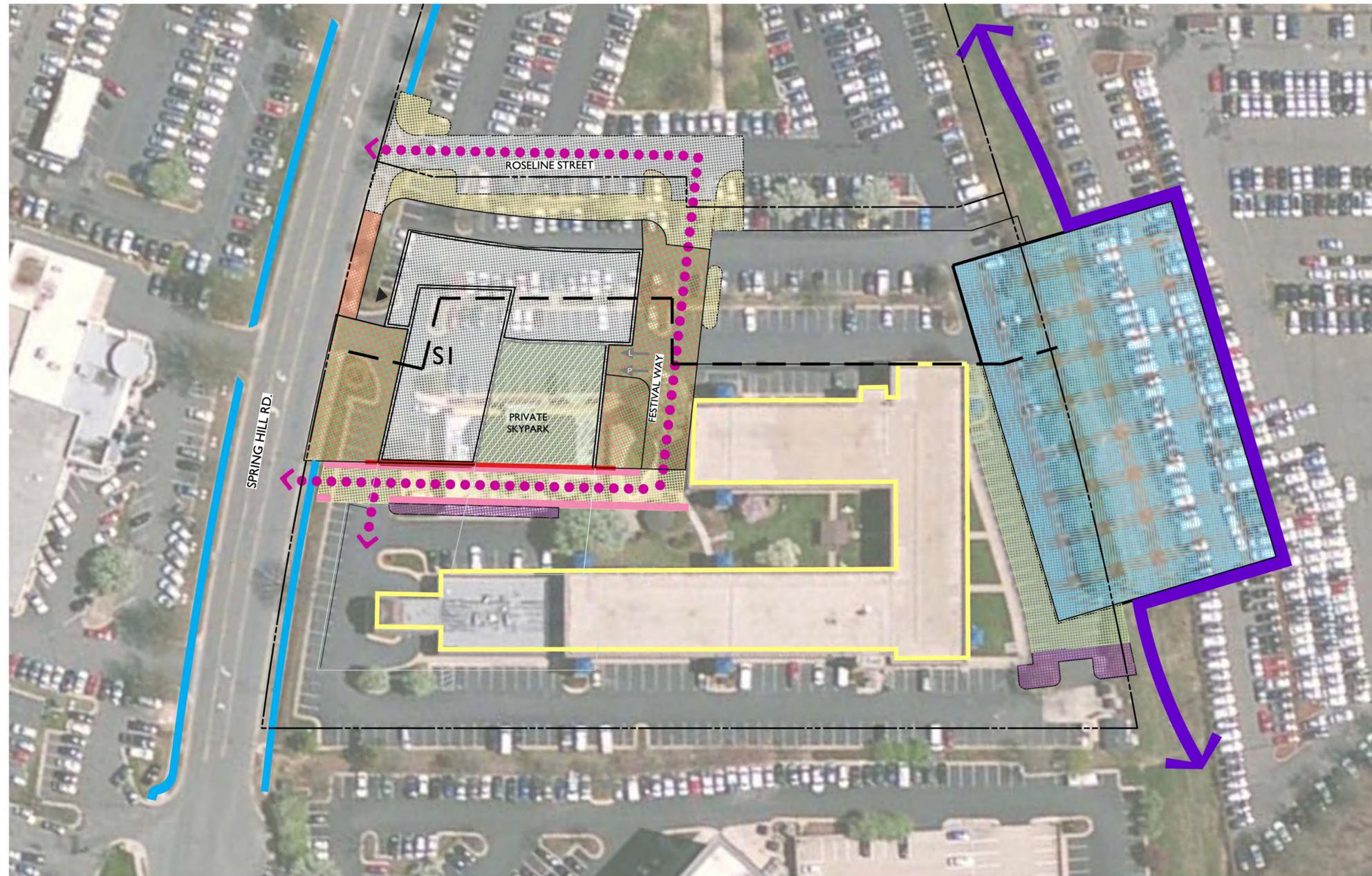


1 FESTIVAL WAY
 L-9.1 TYPICAL STREETSCAPE ENLARGEMENT SCALE: 1" = 10'



2 FESTIVAL WAY AT PLAZA
 L-9.1 TYPICAL STREETSCAPE ENLARGEMENT SCALE: 1" = 10'

JUL 30, 2013 - 8:12pm
 G:\01302013051\CDP\Enlrgmnt\zoning plans\3051-101p master
 3051-CDP - Typical Streetscape Enlargements.dwg



LEGEND*

-  EXISTING SIDEWALK
-  PROPERTY LINE
-  SUBSTATION
-  PROPOSED FAIRFAX COUNTY TRAIL
-  PARKING EASEMENT (PERSEUS PROPERTY)

INTERIM CONDITIONS**

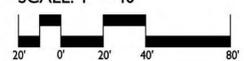
-  INTERIM CONDITIONS
-  INTERIM PRIVATE SKYPARK
-  INTERIM CONDITION - USE T.B.D.
-  INTERIM PARK, OPEN SPACE, AND LANDSCAPE IMPROVEMENTS***
-  MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
-  INTERIM PEDESTRIAN CONNECTION
-  SCREENED WALL AT INTERIM CONDITION
-  INTERIM VEHICULAR TRAVEL WAY
-  EXISTING BUILDINGS (OR PORTION OF) TO REMAIN

FINAL CONDITIONS**

-  FINAL CONSTRUCTION CONDITIONS
-  FINAL PARK CONSTRUCTION
-  PEDESTRIAN BUILDING ENTRY
-  VEHICULAR LOADING GARAGE ENTRY
-  VEHICULAR PARKING GARAGE ENTRY

NOTES:
 * NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO
 ** ALL AREAS INDICATED IN COLOR ARE APPROXIMATE AND SHALL BE FURTHER REFINED AT FDP
 *** ALL INTERIM PARK AND OPEN SPACE IMPROVEMENTS SHALL INCLUDE PARK TREATMENTS, STREET TREES, AND OTHER ELEMENTS ARE REQUIRED BY FAIRFAX COUNTY CODE OF ORDINANCES AND CDP PROFFERS
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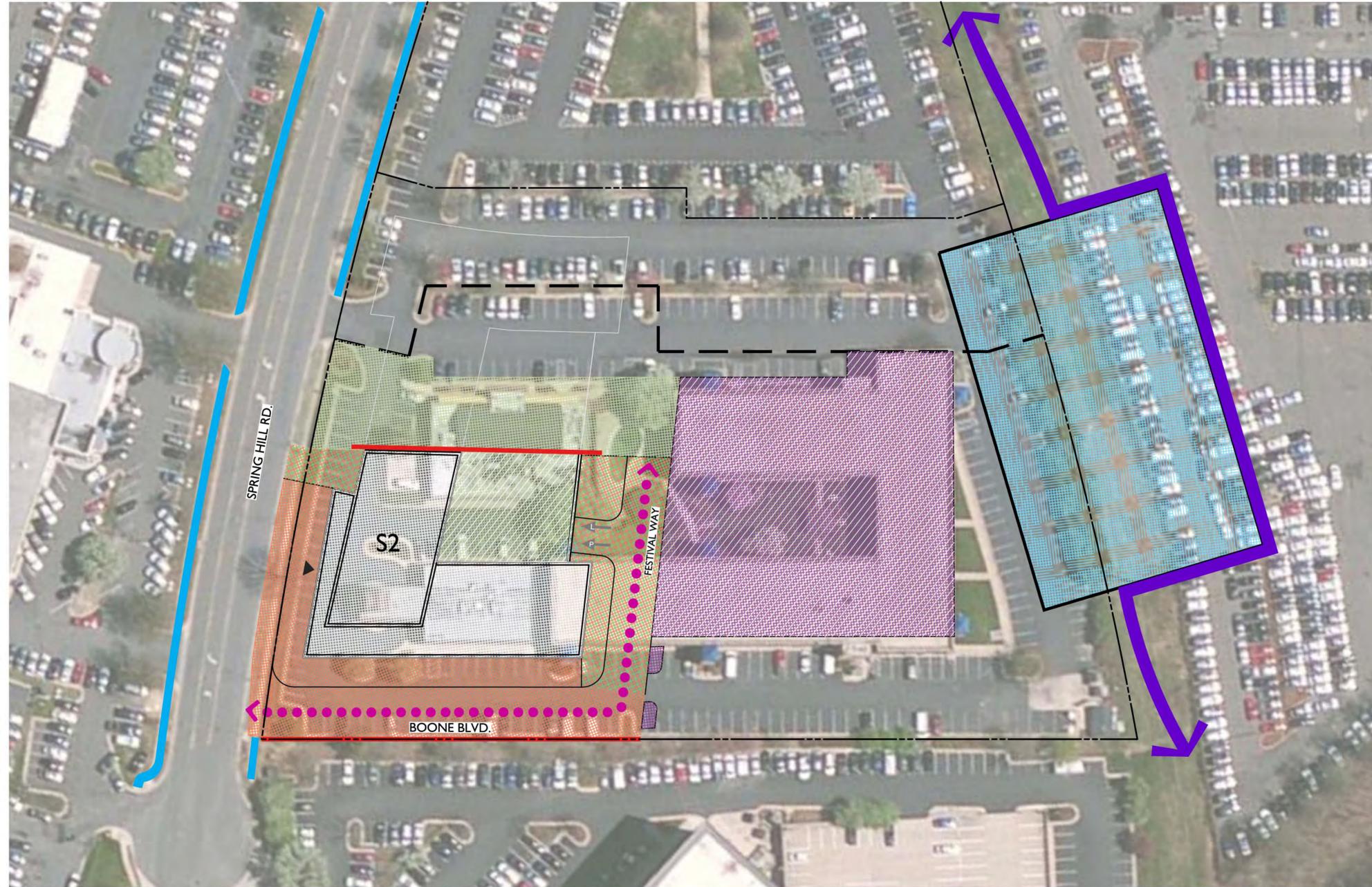
OPT. A-C
 OPTIONS A-C

SCALE: 1" = 40'


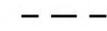


REVISIONS:
 DATE: 07/31/2013
 DRAWN BY: GC/SP
 CHECKED BY: JS
 Q.C. BY: SP
 SCALE: 1" = 40'
 PROJECT #: 2013051
 SHEET NUMBER:
L-10.0

Jul 30, 2013 - 4:45pm
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LEGEND*

-  EXISTING SIDEWALK
-  PROPERTY LINE
-  SUBSTATION
-  PROPOSED FAIRFAX COUNTY TRAIL
-  PARKING EASEMENT (PERSEUS PROPERTY)

INTERIM CONDITIONS**

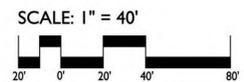
-  INTERIM CONDITIONS
-  INTERIM PRIVATE SKYPARK
-  INTERIM CONDITION - USE T.B.D.
-  INTERIM PARK, OPEN SPACE, AND LANDSCAPE IMPROVEMENTS***
-  MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
-  INTERIM PEDESTRIAN CONNECTION
-  SCREENED WALL AT INTERIM CONDITION
-  INTERIM VEHICULAR TRAVEL WAY
-  EXISTING BUILDINGS (OR PORTION OF) TO REMAIN

FINAL CONDITIONS**

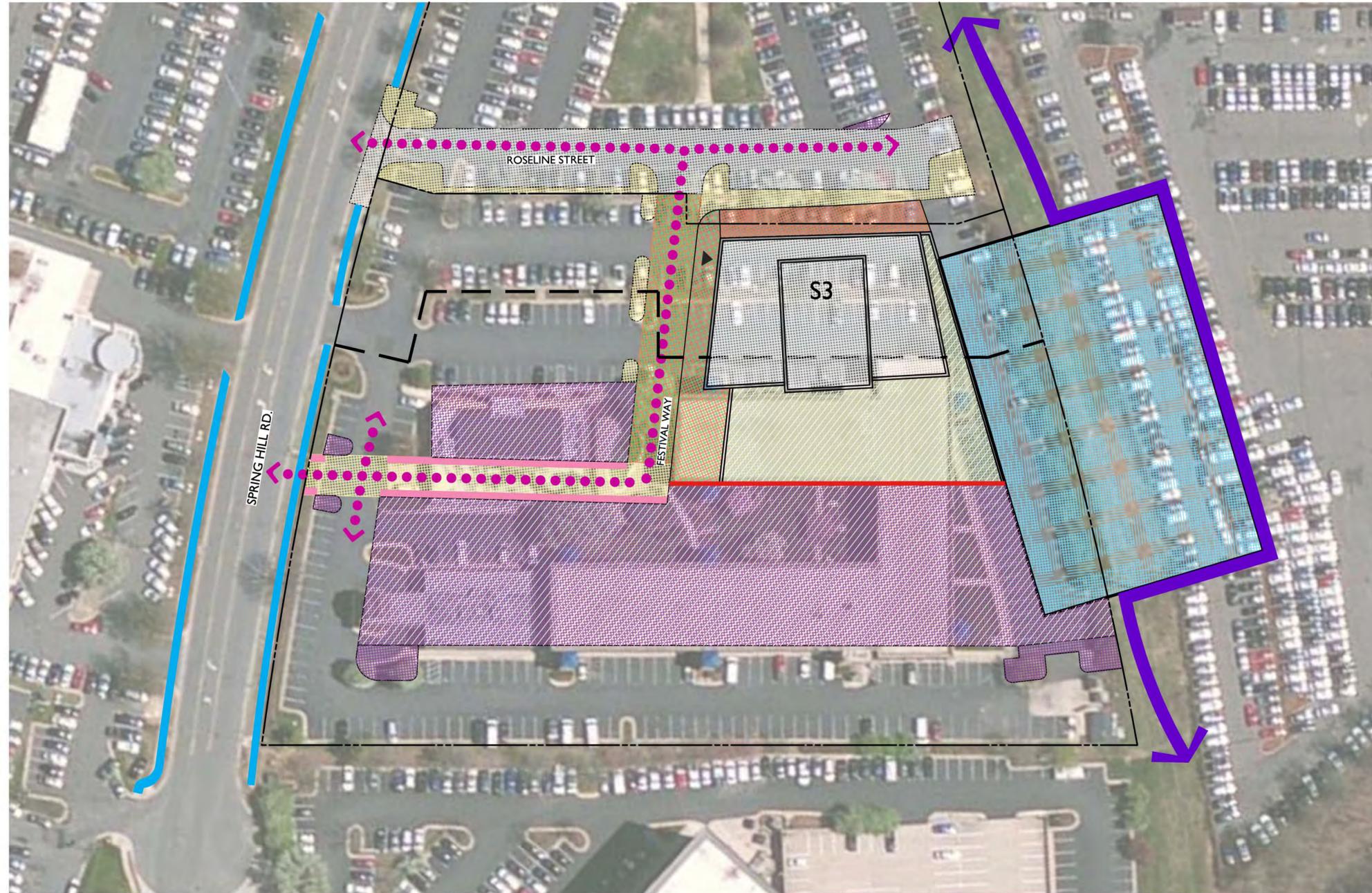
-  FINAL CONSTRUCTION CONDITIONS
-  FINAL PARK CONSTRUCTION
-  PEDESTRIAN BUILDING ENTRY
-  VEHICULAR LOADING GARAGE ENTRY
-  VEHICULAR PARKING GARAGE ENTRY

NOTES:
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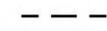
OPT. A-C
 OPTIONS A-C



Jul 30, 2013, 4:46pm
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LEGEND*

-  EXISTING SIDEWALK
-  PROPERTY LINE
-  SUBSTATION
-  PROPOSED FAIRFAX COUNTY TRAIL
-  PARKING EASEMENT (PERSEUS PROPERTY)

INTERIM CONDITIONS**

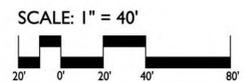
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-  INTERIM PRIVATE SKYPARK
-  INTERIM CONDITION - USE T.B.D.
-  INTERIM PARK, OPEN SPACE, AND LANDSCAPE IMPROVEMENTS***
-  MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
-  INTERIM PEDESTRIAN CONNECTION
-  SCREENED WALL AT INTERIM CONDITION
-  INTERIM VEHICULAR TRAVEL WAY
-  EXISTING BUILDINGS (OR PORTION OF) TO REMAIN

FINAL CONDITIONS**

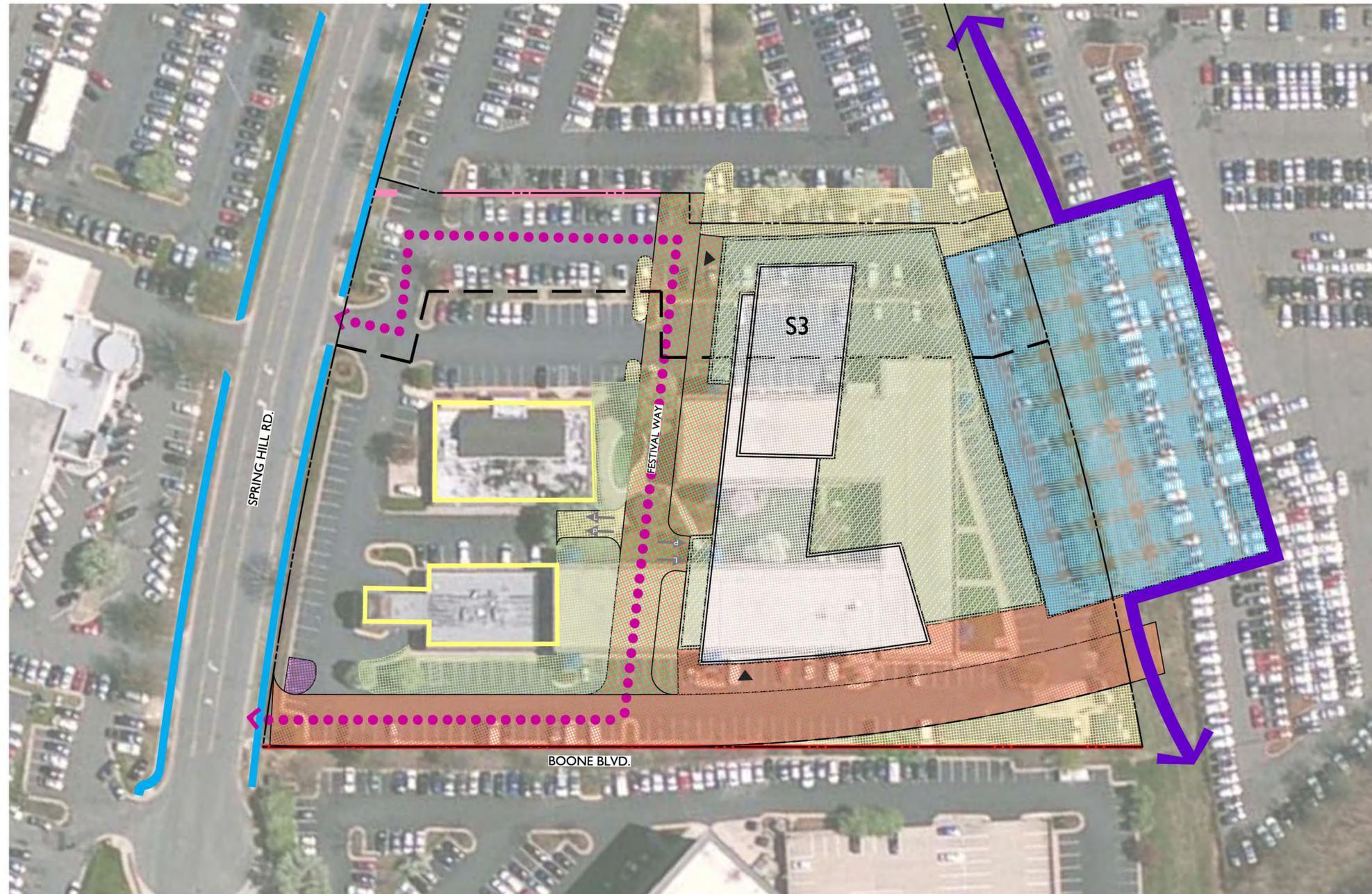
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-  FINAL PARK CONSTRUCTION
-  PEDESTRIAN BUILDING ENTRY
-  VEHICULAR LOADING GARAGE ENTRY
-  VEHICULAR PARKING GARAGE ENTRY

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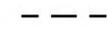
OPT. A OPTION A



REVISIONS:
 DATE: 07/31/2013
 DESIGNED BY: GC/SP
 DRAWN BY: GC/JS
 CHECKED BY: SP
 Q.C. BY: SP
 SCALE: 1" = 40'
 PROJECT #: 2013051
 SHEET NUMBER:
L-10.2



LEGEND*

-  EXISTING SIDEWALK
-  PROPERTY LINE
-  SUBSTATION
-  PROPOSED FAIRFAX COUNTY TRAIL
-  PARKING EASEMENT (PERSEUS PROPERTY)

INTERIM CONDITIONS**

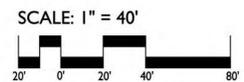
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-  INTERIM PRIVATE SKYPARK
-  INTERIM CONDITION - USE T.B.D.
-  INTERIM PARK, OPEN SPACE, AND LANDSCAPE IMPROVEMENTS***
-  MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
-  INTERIM PEDESTRIAN CONNECTION
-  SCREENED WALL AT INTERIM CONDITION
-  INTERIM VEHICULAR TRAVEL WAY
-  EXISTING BUILDINGS (OR PORTION OF) TO REMAIN

FINAL CONDITIONS**

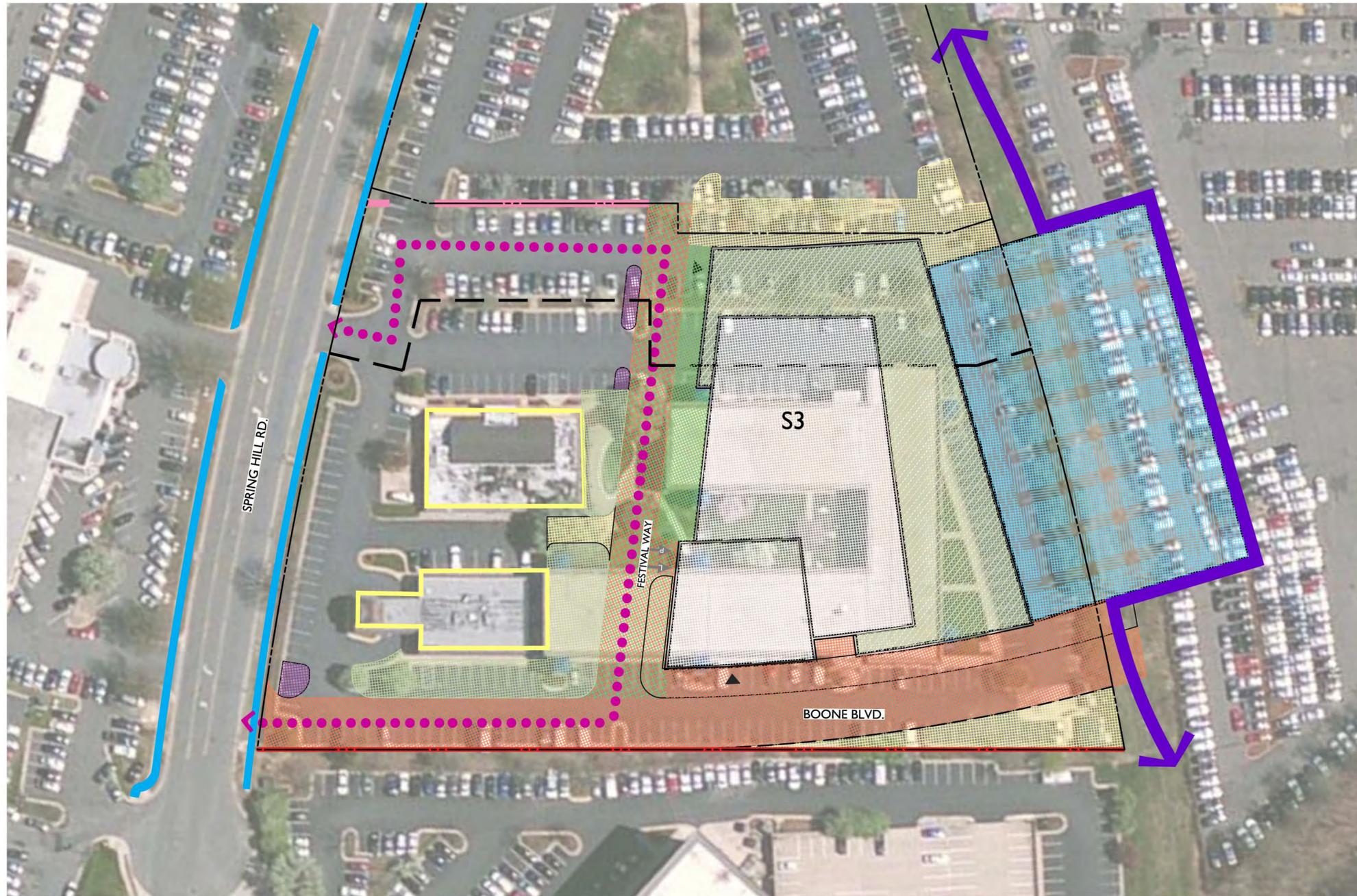
-  FINAL CONSTRUCTION CONDITIONS
-  FINAL PARK CONSTRUCTION
-  PEDESTRIAN BUILDING ENTRY
-  VEHICULAR LOADING GARAGE ENTRY
-  VEHICULAR PARKING GARAGE ENTRY

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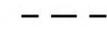
OPT. B OPTION B



REVISIONS:
 DATE: 07/31/2013
 DRAWN BY: GC/SP
 CHECKED BY: SP
 Q.C. BY: SP
 SCALE: 1" = 40'
 PROJECT #: 2013051
 SHEET NUMBER:
L-10.4



LEGEND*

-  EXISTING SIDEWALK
-  PROPERTY LINE
-  SUBSTATION
-  PROPOSED FAIRFAX COUNTY TRAIL
-  PARKING EASEMENT (PERSEUS PROPERTY)

INTERIM CONDITIONS**

-  INTERIM CONDITIONS
-  INTERIM PRIVATE SKYPARK
-  INTERIM CONDITION - USE T.B.D.
-  INTERIM PARK, OPEN SPACE, AND LANDSCAPE IMPROVEMENTS***
-  MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
-  INTERIM PEDESTRIAN CONNECTION
-  SCREENED WALL AT INTERIM CONDITION
-  INTERIM VEHICULAR TRAVEL WAY
-  EXISTING BUILDINGS (OR PORTION OF) TO REMAIN

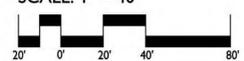
FINAL CONDITIONS**

-  FINAL CONSTRUCTION CONDITIONS
-  FINAL PARK CONSTRUCTION
-  PEDESTRIAN BUILDING ENTRY
-  VEHICULAR LOADING GARAGE ENTRY
-  VEHICULAR PARKING GARAGE ENTRY

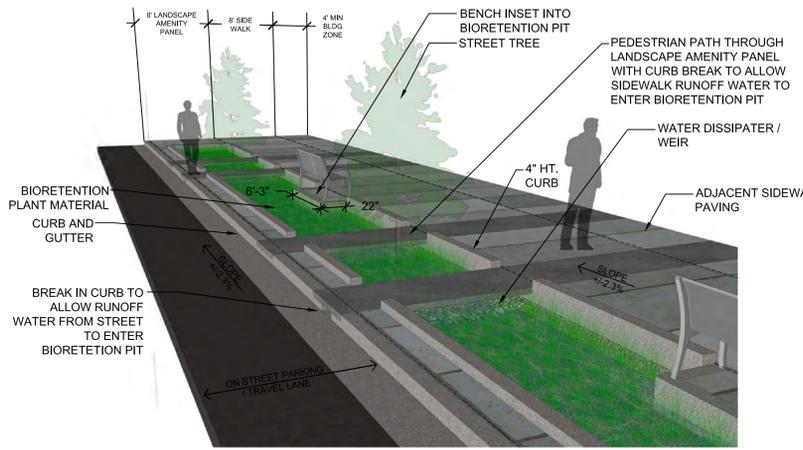
NOTES:
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OPT. C OPTION C

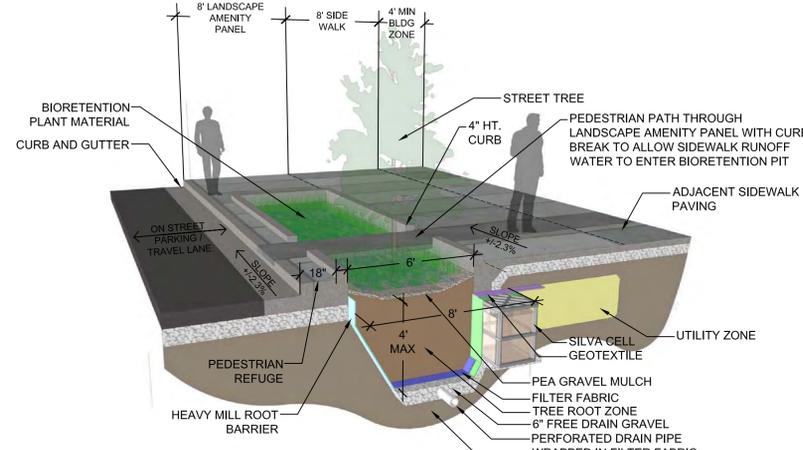
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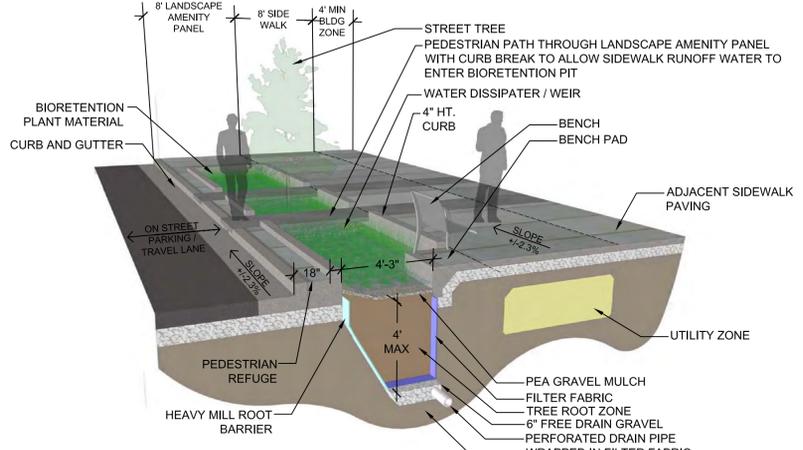

Jul 30, 2013, 5:03pm
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 2013 CDP_Phasing - Option C.dwg



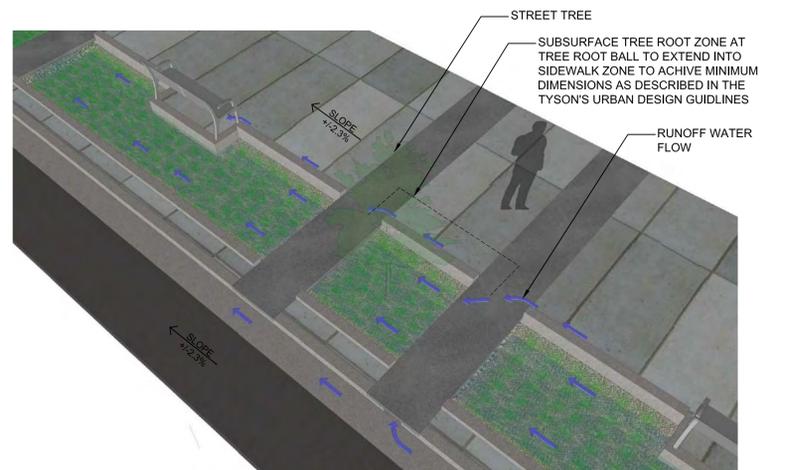
PERSPECTIVE VIEW



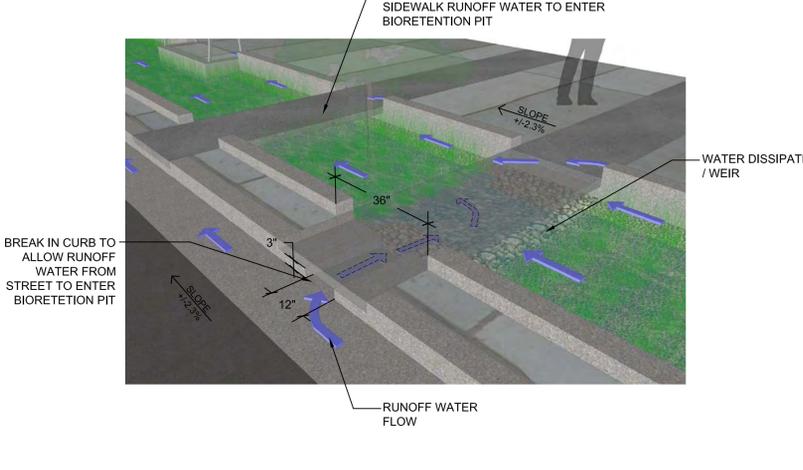
SECTION VIEW AT TREE



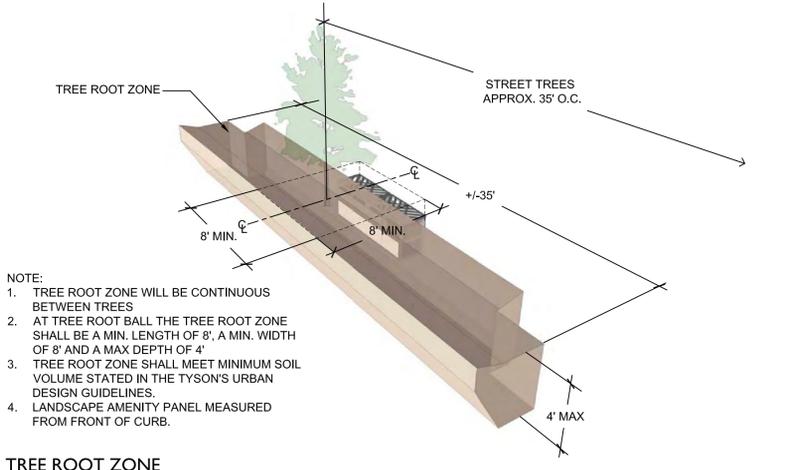
SECTION VIEW AT BENCH



WATER FLOW DIAGRAM



WATER FLOW DIAGRAM ENLARGEMENT

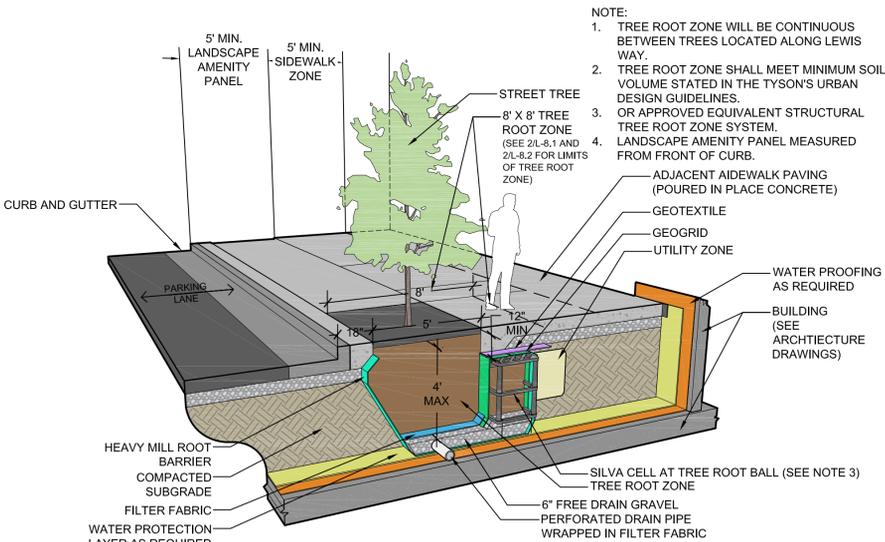


TREE ROOT ZONE

- NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
 2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
 3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
 4. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

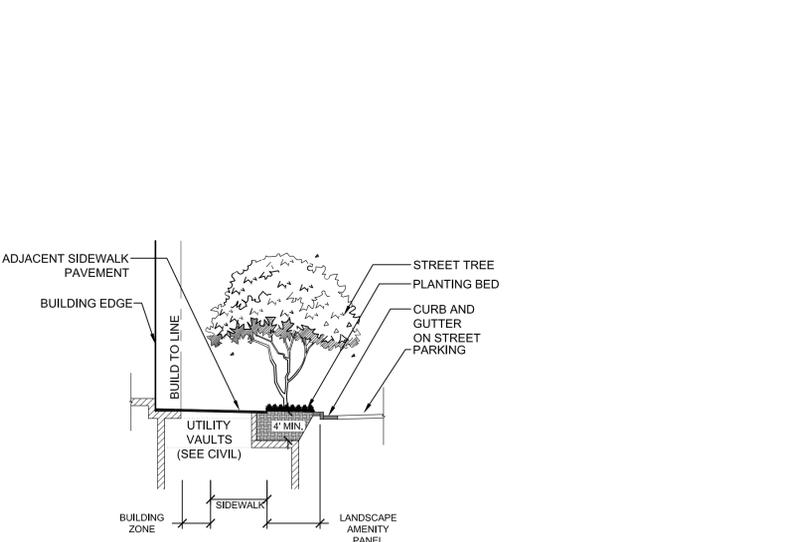
1 STREET TREE BIORETENTION PIT AT SPRING HILL RD.
L-11.0 PERSPECTIVE SECTIONS

08A-XXX
NTS



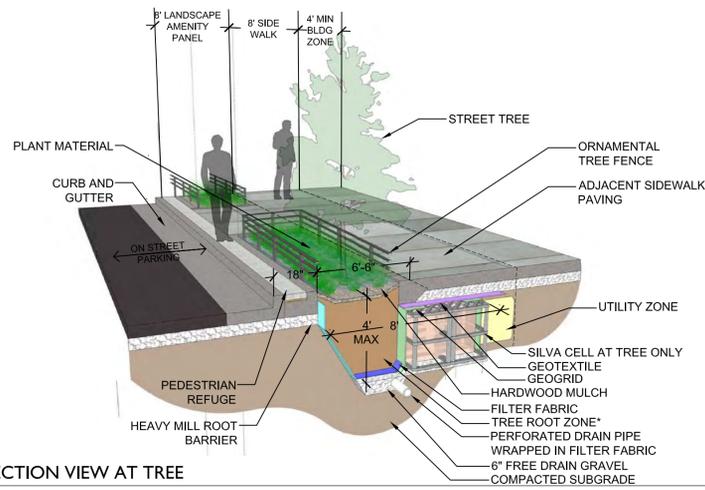
2 STREET TREE PLANTING ON STRUCTURE
L-11.0 PERSPECTIVE SECTION

08A-304
NTS

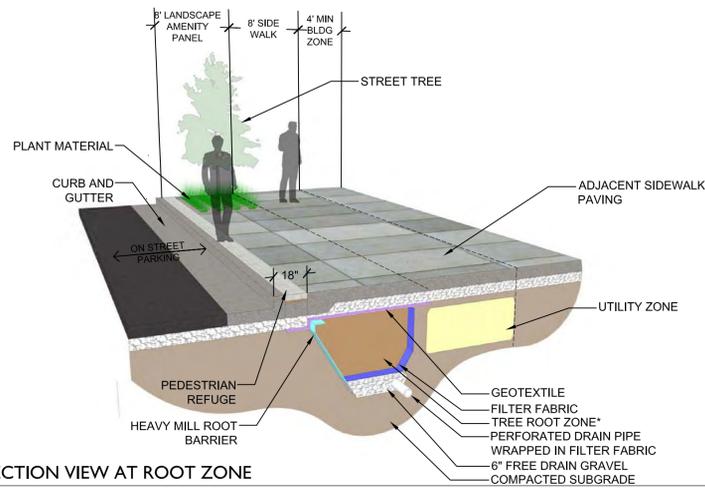


3 STREET TREE PIT AT ELECTRICAL VAULT
L-11.0 SECTION

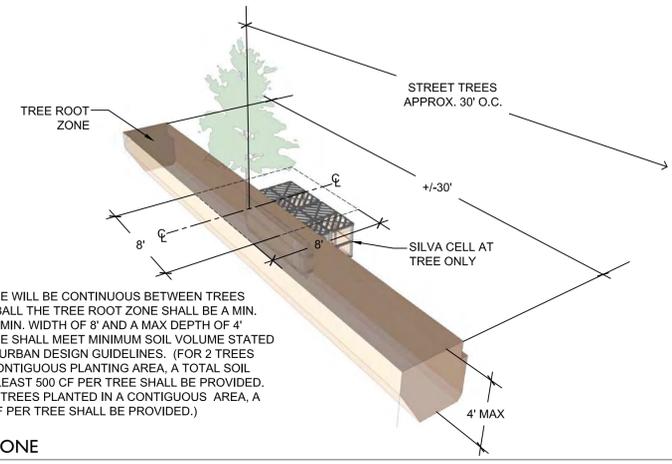
08A-305
1/4" = 1'-0"



SECTION VIEW AT TREE



SECTION VIEW AT ROOT ZONE



NOTE:

1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES. (FOR 2 TREES PLANTED IN A CONTIGUOUS PLANTING AREA, A TOTAL SOIL VOLUME OF AT LEAST 500 CF PER TREE SHALL BE PROVIDED. FOR 3 OR MORE TREES PLANTED IN A CONTIGUOUS AREA, A TOTAL OF 400 CF PER TREE SHALL BE PROVIDED.)

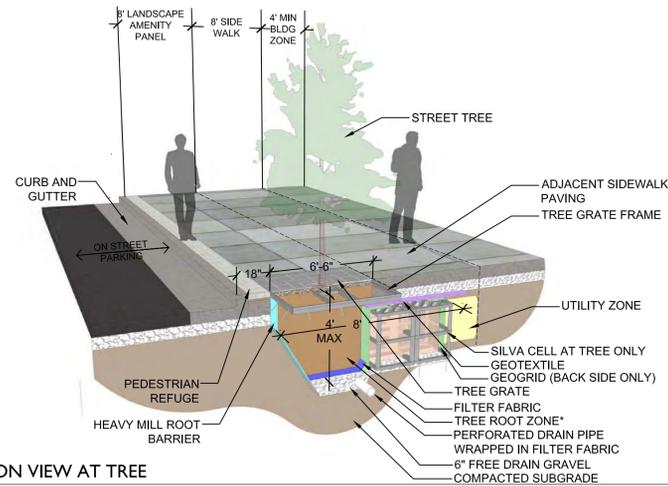
TREE ROOT ZONE

1 STREET TREE BIORETENTION PIT AT ON ST. PARKING WITH TREE FENCE

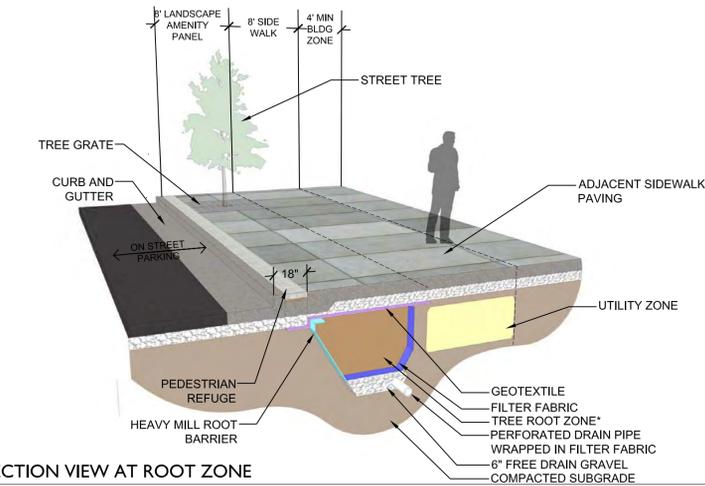
L-11.1 PERSPECTIVE SECTIONS

08A-308

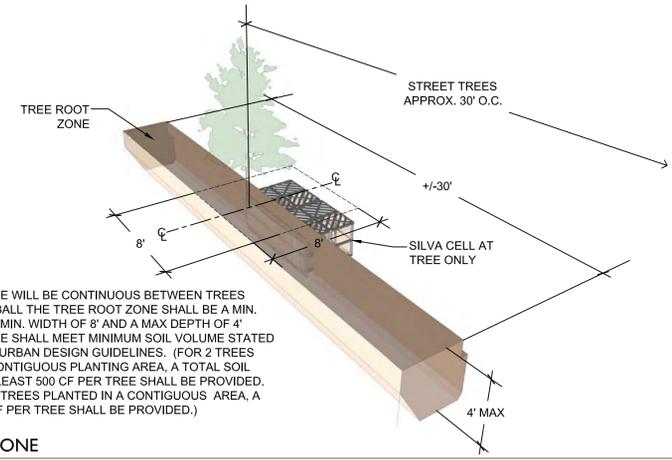
NTS



SECTION VIEW AT TREE



SECTION VIEW AT ROOT ZONE



NOTE:

1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES. (FOR 2 TREES PLANTED IN A CONTIGUOUS PLANTING AREA, A TOTAL SOIL VOLUME OF AT LEAST 500 CF PER TREE SHALL BE PROVIDED. FOR 3 OR MORE TREES PLANTED IN A CONTIGUOUS AREA, A TOTAL OF 400 CF PER TREE SHALL BE PROVIDED.)

TREE ROOT ZONE

2 STREET TREE STANDARD PIT WITH TREE GRATE

L-11.1 PERSPECTIVE SECTIONS

08A-226

NTS

REVISIONS:

DATE: 07/31/2013
DESIGNED BY: GC / SP
CHECKED BY: KG / JG
O.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2013051
SHEET NUMBER:
L-11.1

JUL 30, 2013 - 5:05pm
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