

WESTPARK PLAZA

RZ 2013-PR-009

CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

APRIL 4, 2013
REV. JULY 15, 2013

APPLICANT

TYSONS WESTPARK, LC
8321 OLD COURTHOUSE RD
SUITE 300
VIENNA, VA 22182
703-356-6900
CHRIS BRIGHAM

APPLICANTS REPRESENTATIVE

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.
2200 CLARENDON BLVD.
13th FLOOR
ARLINGTON, VA 22201
703-528-4700
ELIZABETH BAKER

ARCHITECT

MTFA ARCHITECTURE, INC
2311 WILSON BLVD.
SUITE 200
ARLINGTON, VA 22201
703-524-6616
MICHAEL FOSTER

CIVIL ENGINEER

WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046
703-532-6163
AARON VINSON

LANDSCAPE ARCHITECT

LANDDESIGN, INC.
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22134
703-549-7784
STEPHANIE PANKIEWICZ

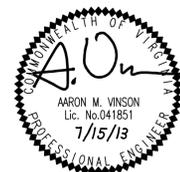
TRANSPORTATION

WELLS & ASSOCIATES
1420 SPRING HILL ROAD
MCLEAN, VA 22102
703-917-6620
ROBIN ANTONUCCI



CONCEPTUAL DEVELOPMENT RENDERING

TAX MAP NO. 29-3 ((15)) - 0008



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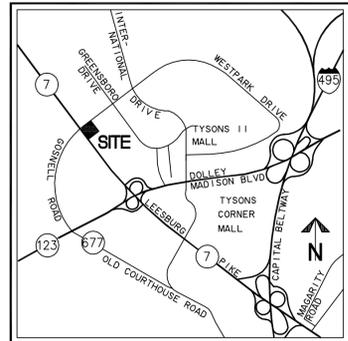
NOTES

- OWNER/APPLICANT:
 TYSONS WESTPARK LC
 C/O DITTMAR COMPANY
 8321 OLD COURTHOUSE ROAD
 VIENNA VA 22182
- THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 029-3-15-0008. THE PROPERTY IS APPROXIMATELY 233,830 SF OR 5.3680 ACRES.
- THE SITE IS CURRENTLY ZONED C-7, HC, SC AND IS PROPOSED TO BE REZONED TO PTC. HC, SC DISTRICT THROUGH THIS APPLICATION.
- THE SUBJECT PROPERTY LIES WITHIN THE NORTH SUB-DISTRICT OF THE TYSONS CENTRAL 7 DISTRICT OF THE TYSONS CORNER URBAN CENTER PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICATION NARRATIVE.
- THE PROPOSED DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS OF ARTICLE 6 AND 11 OF THE ZONING ORDINANCE. PARKING SHALL BE PROVIDED AT GRADE AND THROUGH A PROPOSED BELOW GRADE PARKING STRUCTURE.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM FIELD RUN SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET.
- TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE IMPACTS ON ADJACENT PROPERTIES.
- IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IN PHASES, BASED ON MARKET VALUE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NOT NOR WILL THERE BE ANY HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS PROPERTY.
- A GRAPHIC DEPICTION OF THE ANGLE BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102 OF THE ZONING ORDINANCE.
- ALL NECESSARY PUBLIC UTILITIES, INCLUDING PUBLIC WATER AND SEWER, ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE FOR THE PROPOSED DEVELOPMENT.
- SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREON ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREON. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS GAZEBOS, PLANTERS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREON MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE GRAPHICS.
- THERE ARE NO RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDORS ON THE PROPERTY.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBERS 51059C0165E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
- PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
- TO THE BEST OF OUR KNOWLEDGE, ALL EXISTING UTILITY EASEMENTS ARE SHOWN, INCLUDING THOSE HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
- TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN ARTICLE 6-510.C OF THE ZONING ORDINANCE.
- THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED UNDER THE WAIVERS/MODIFICATIONS REQUESTED LISTED ON THIS SHEET AND P.602.
- APPLICANT INTENDS TO REMOVE THE EXISTING STRUCTURE, CONSTRUCTED IN 1979, AT TIME OF REDEVELOPMENT.
- THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5), AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
- PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTIONS FROM VDOT ACCESS MANAGEMENT DESIGN STANDARDS AND TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER, AS MAY BE DETERMINED DURING SITE PLAN REVIEW. (SEE WAIVERS, SHEET P.602)
- ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFICATIONS. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING, WINDOWS, AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
- DEDICATION OF A PORTION OF THE APPLICATION AREA IS PROPOSED FOR THE STREETScape AND ROAD FRONTAGE IMPROVEMENTS OF LEESBURG PIKE, WESTPARK DRIVE, PARK AVENUE, AND SAIC STREET. APPLICANT RESERVES THE RIGHT TO UTILIZE AREA OF DEDICATION IN THE CALCULATION OF PROPOSED DENSITY AND F.A.R. PER ARTICLE 2-308-4 OF THE ZONING ORDINANCE.
- PERMITTED USES IDENTIFIED UNDER SECTION 6-502 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING AN AMENDMENT TO THE CDP.
- ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING AN AMENDMENT TO THE CDP, THESE USES MAY INCLUDE BUT ARE NOT 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 (WITHIN BUILDING ZONE)
- PARKING MAY BE ACCOMMODATED THROUGH THE USE OF TANDEM AND/OR VALET PARKING.
- ALL PUBLICLY-ACCESSIBLE PARK SPACE AND RECREATIONAL FACILITIES ARE SHOWN ON THIS PLAN.

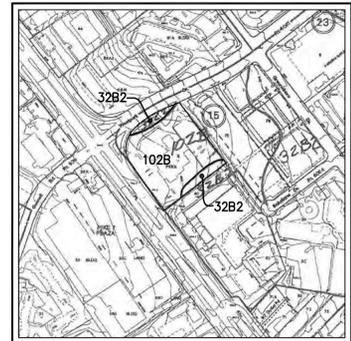
ZONING ORDINANCE WAIVERS / MODIFICATIONS REQUESTED

- ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS
- WAIVER AND/OR MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN 4 FEET.
- ZONING ORDINANCE ARTICLE 6 – PLANNED DEVELOPMENT DISTRICT REGULATIONS
- WAIVER OF ZONING ORDINANCE SECTION 6-505.7 REQUIRING THE DESIGNATION OF SPECIFIC OUTDOOR DINING AREAS ON THE CDP, RATHER, OUTDOOR DINING MAY BE PROVIDED IN ANY AREA WHERE THE USE INCLUDES DINING ACTIVITY AND WILL BE INDICATED AT THE TIME OF FDP.
- ZONING ORDINANCE ARTICLE 10 – ACCESSORY USES, ACCESSORY SERVICE USES, HOME OCCUPATIONS
- WAIVER OF MAXIMUM FENCE HEIGHT AROUND OUTDOOR RECREATION AREAS AS PERMITTED BY SECTION 10-104.3E.
- ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING
- MODIFICATION OF ZONING ORDINANCE SECTION 11-102(12) AND SECTION 6-509(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES CONTROLLED BY BUILDING MANAGEMENT, FOR RESIDENTIAL AND OFFICE USES. SUCH STACKED SPACES IN ACCORDANCE WITH SECTION 11-101(1) AND 6-509(1) MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE, AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THE FDP.
 - MODIFICATION OF ZONING ORDINANCE SECTION 11-201 AND SECTION 11-203 FOR THE REQUIRED NUMBER OF LOADING SPACES WITHIN OFFICE AND RETAIL/SERVICES USES IS REQUESTED IN FAVOR OF THOSE WHICH ARE SHOWN ON THE CDP, WHICH EXPERIENCE SUGGESTS WILL BE SUFFICIENT.
 - MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF 40 FEET OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP.
 - WAIVER OF SECTION 11-302.2 TO ALLOW PRIVATE STREETS GREATER THAN 600 FEET IN LENGTH.
- ZONING ORDINANCE ARTICLE 13 – LANDSCAPING
- MODIFICATION OF THE TYSONS CORNER URBAN CENTER STREETScape DESIGN IN FAVOR OF THAT SHOWN ON THE CDP.
 - WAIVER OF THE TREE PRESERVATION TARGET PER ZONING ORDINANCE SECTION 13-400. THIS MODIFICATION IS PERMITTED BASED ON TWO (2) ALLOWABLE DEVIATIONS IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THE FIRST IS 12-0507.3A(1), WHICH STATES, "MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE." THE SECOND IS 12-0507.3A(3), WHICH STATES, "CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN 12-0403.
 - MODIFICATION OF SECTION 13-202.6 FOR LANDSCAPE DESIGN OVER PARKING STRUCTURES TO SATISFY TREE COVER AND OTHER REQUIREMENTS THROUGH THE USE OF INNOVATIVE PLANTING DESIGN AND TECHNIQUES.
- ZONING ORDINANCE ARTICLE 16 – DEVELOPMENT PLANS
- WAIVER OF ZONING ORDINANCE SECTION 16-403 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE PUBLIC ROADWAY AND INFRASTRUCTURE PHASING EXHIBIT SHOWN WITHIN THE CDP.
- ZONING ORDINANCE ARTICLE 17 – SITE PLAN
- WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP).
 - WAIVER OF SECTION 17-201(7) REQUIRING NO PARKING SIGNS ALONG TRAVEL WAYS (EXCEPT PUBLIC STREETS) AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTERS, MEANS AND METHOD OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR OF DPWS.
 - WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETScape AND ON ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP. THE COUNTY TRAILS MAP IDENTIFIES A MAJOR PAVED TRAIL ALONG BOTH LEESBURG PIKE AND WESTPARK DRIVE. A MODIFICATION OF THE TRAIL REQUIREMENT IS REQUESTED IN FAVOR OF THE TYSONS CORNER STREETScape REQUIREMENTS.
 - IN ACCORDANCE WITH SECTION 17-201, WAIVER OF SERVICE ROAD ALONG ROUTE 7.
 - THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
 - IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT RESERVES THE RIGHT TO ESTABLISH PARKING CONTROL, SIGNS, AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT.
 - IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12)(13) AND (14), THE APPLICANT REQUESTS THE IMPROVEMENTS TO BE PROVIDED IN A PHASED SEQUENCE AS OUTLINED IN THE CDP AND PROFFERS AN TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

VICINITY MAP SCALE: 1"=2000'



SOILS MAP SCALE: 1"=500'



PFM WAIVERS REQUESTED

- PFM SECTION 6 – STORM DRAINAGE
- IN KEEPING WITH THE COMPREHENSIVE PLANS POLICY AND OBJECTIVES OF THE 'ENVIRONMENTAL STEWARDSHIP GUIDELINES' FOR STORMWATER MANAGEMENT, AND THE ACKNOWLEDGEMENT THAT SUCH GOALS WILL REQUIRE A 'PROGRESSIVE APPROACH' AND 'INNOVATIVE DESIGN TECHNIQUES' FOR THE REDEVELOPMENT OF LAND IN THE TYSONS CORNER URBAN CENTER, THE FOLLOWING DEVIATIONS FROM THE STRICT ADHERENCE TO THE PUBLIC FACILITIES MANUAL (PFM) WILL BE NECESSARY IN ORDER TO IMPLEMENT SUCH OBJECTIVES:
- WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) FACILITIES TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE PROPOSED RESIDENTIAL DEVELOPMENT.
 - DEVIATION/MODIFICATION OF PFM SECTION 6-1306.3 TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
 - DEVIATION/MODIFICATION OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM THE BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
 - DEVIATION/MODIFICATION OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
- PFM SECTION 7 – STREETS, PARKING & DRIVEWAYS
- MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES SHALL COUNT TOWARD REQUIRED PARKING.
 - MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS, TO ALLOW FOR PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES FOR UP TO 1.5 FEET INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES FOR UP TO 10% OF THE TOTAL SPACES PROVIDED.
- PFM SECTION 12 – TREE CONSERVATION
- MODIFICATION OF SECTION 12-0508 TREE PRESERVATION TARGET, AS ALLOWED BY DEVIATIONS DESCRIBED IN SECTION 12-0508.3A(1) THROUGH SECTION 12-0508.3A(3) AND AS DESCRIBED IN REQUEST LETTER ATTACHED TO THE CDP.
 - MODIFICATION OF SECTION 12-0510.4E(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREAS.
 - MODIFICATION OF SECTION 12-0511-4 TO PERMIT LESS THEN THE REQUIRED TEN (10) PERCENT TREE CANOPY COVERAGE.

WORK FORCE HOUSING NOTE

- 20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE HOUSING UNITS AND SHALL MEET THE REQUIREMENTS AS OUTLINED IN THE TYSONS CORNER COMPREHENSIVE PLAN. SAID UNITS MAY BE LOCATED ON-SITE AS OUTLINED IN THE PROFFERS.

DEVELOPMENT TABULATIONS

Building	Height [1]		Stories [2]	Use [3]	GFA By Use		Building GFA		Dwelling Units	WDUs [4]	Required Parking 1/2 - 1/4 mile [5]		Loading [7]
	Min	Max			Min	Max	Min	Max			Min	Max	
D1A	200'	270'	20-28	Residential Retail/Service	480,000 13,500	600,000 13,500	493,500	613,500	480-600	96-120	480-600 0	696-870 51	2
D1B	140'	180'	10-14	Hotel (150-280 keys) Retail/Service	100,000 0	160,000 3,000	100,000	163,000			0 0	150-280 0	2
D2	200'	270'	20-28	Residential Retail/Service/Residential	571,000 9,000	671,000 9,000	580,000	680,000	571-671	114-134	571-671 0	828-973 24	2
TOTAL					1,173,500 100,000	1,456,500 160,000	1,173,500	1,456,400	1,060-1,280	210-266	1,051-1,271 0	1,749-2,198 0	6
				Hotel Residential Retail/Service/Residential Retail/Service	100,000 1,051,000 9,000 13,500	160,000 1,271,000 9,000 16,500							

[1] Building height is measured from average grade and does not include mechanical penthouses and architectural features. Penthouses and architectural features may be up to 30 feet in height from the roof level. See proffers.
 [2] The numbers of stories shown are conceptual and may be adjusted at FDP and final site plan.
 [3] The Retail/Service category includes any non-residential use permitted in the PTC District. Retail/Service/Residential category includes any non-residential use permitted in the PTC District and/or residential use. GFA associated with residential uses includes both dwelling units and associated amenity/service spaces.
 [4] 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	
	Min	Max
Hotel	0	1.0 / key
Retail/Service	0	9/1000 GFA
Multi-family		
0-1 BR	1/Unit	1.3/Unit
2 BR	1/Unit	1.6/Unit
3 BR	1/Unit	1.9/Unit

[5] 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 in the chart for the primary uses on the CDP. All buildings are parked using the ratios for land located between 1/8 and 1/4 mile from a Metro Station. Residential parking requirements were calculated assuming (a) an average mix of 50% 0-1 bedroom units, 30% 2-bedroom units, and 10% 3-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.
 [6] Parking provided is estimated; the Applicants reserve the right to provide more or less parking within each building 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.

LAND USE MIX AND FAR

Use	GFA	Percentage of Total	FAR
Hotel	100,000-160,000	9 - 11%	
Residential	1,051,000 - 1,271,000	90 - 87%	
Retail/Service	13,500 - 16,500	<1%	
Retail/Service/Residential	9,000 - 9,000	<1%	
TOTAL	1,173,500 - 1,456,500		5.02 - 6.23

Calculation of FAR is based on a land area of 233,830 SF.

NOTES AND TABULATIONS

WESTPARK PLAZA

CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Engineers • Surveyors • Planners
Landscape Architects • Arborists

WALTER L. PHILLIPS

INCORPORATED

207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPHINC.com

DATE: 4/4/2013; REV: 7/15/2013

SCALE: AS NOTED

CHECKED: AV

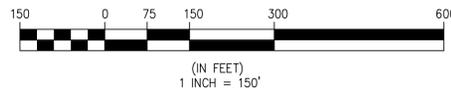
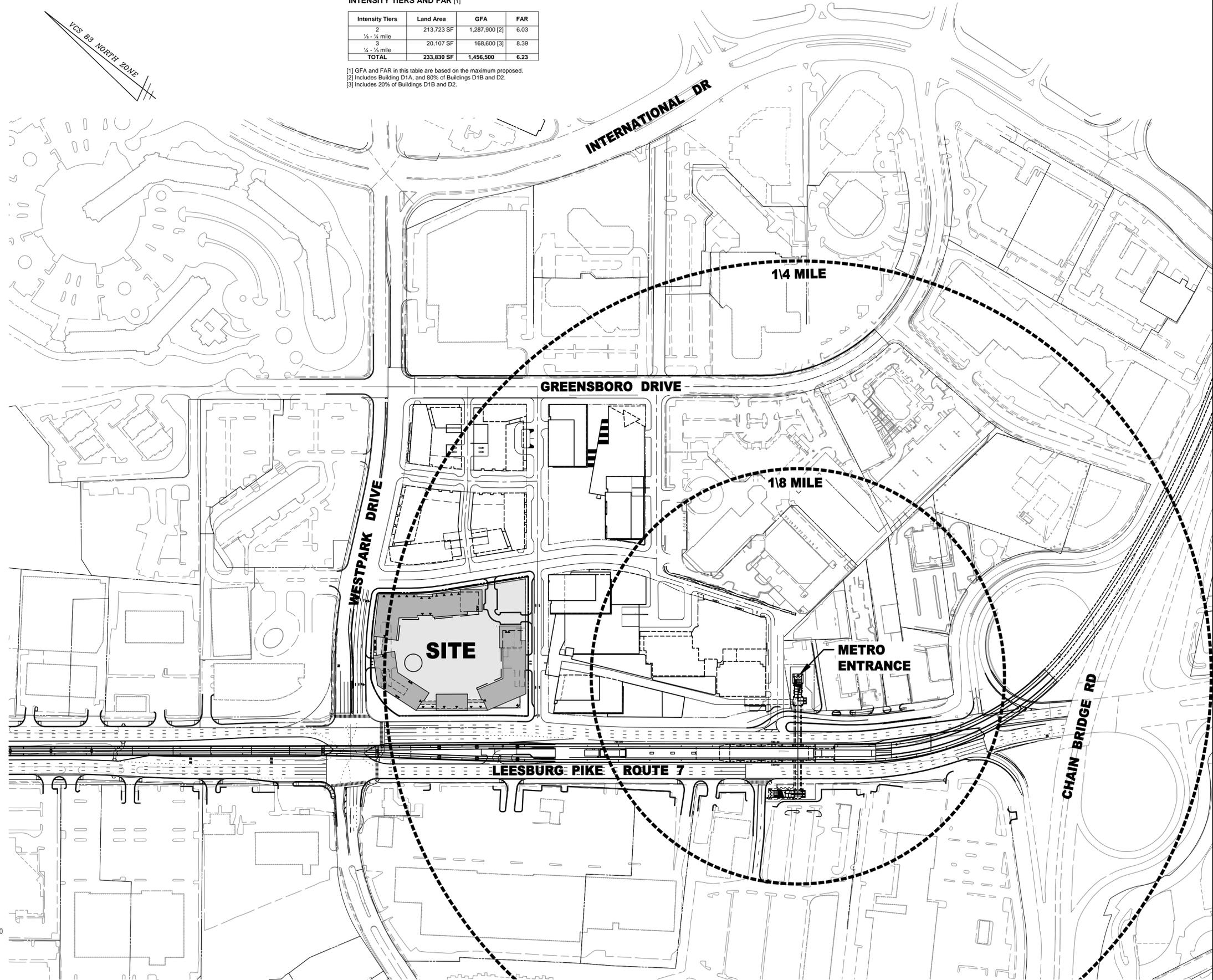
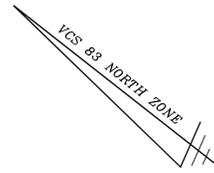
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NO.	DESCRIPTION	DATE	REVISION APPROVED BY	APPROVED	
				BY	DATE

INTENSITY TIERS AND FAR [1]

Intensity Tiers	Land Area	GFA	FAR
2	213,723 SF	1,287,900 [2]	6.03
1/4 - 1/2 mile	20,107 SF	168,600 [3]	8.39
TOTAL	233,830 SF	1,456,500	6.23

[1] GFA and FAR in this table are based on the maximum proposed.
 [2] Includes Building D1A, and 50% of Buildings D1B and D2.
 [3] Includes 20% of Buildings D1B and D2.



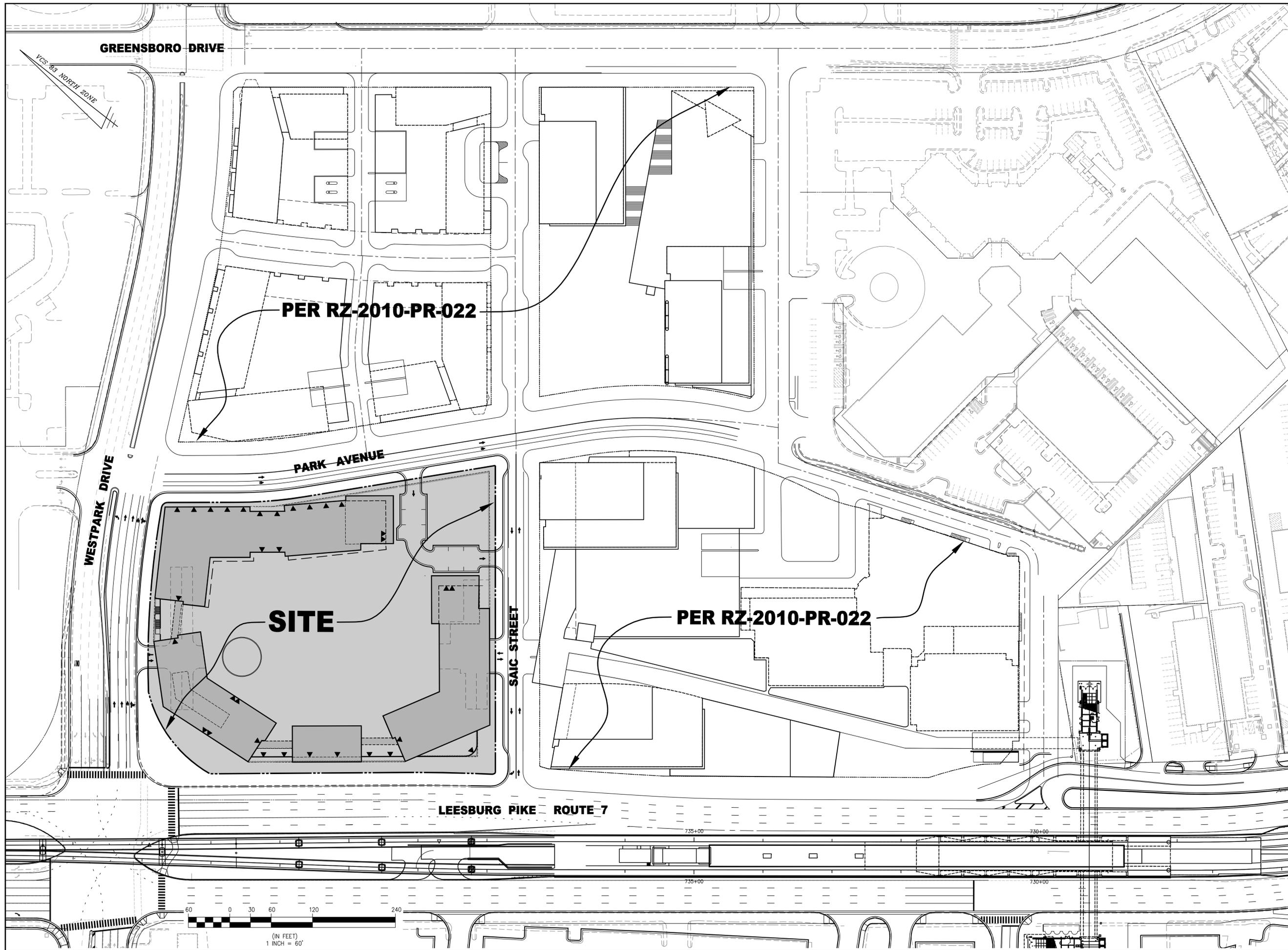
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CONCEPTUAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	REVISION APPROVED BY		DATE	APPROVED	DATE
		DATE	BY			



WALTER L. PHILLIPS
 INCORPORATED
 ESTABLISHED 1945
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPHINC.com

SCALE: 1" = 150'
 DATE: 4/4/2013; REV: 7/15/2013
 DRAWN: MARY
 CHECKED: AV



LOCAL CONTEXT PLAN

WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV.	APPROVED BY	DATE

ARDON M. WINSLOW
Lic. No. 041851
7/15/13

WALTER L. PHILLIPS
 INCORPORATED
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 DATE: 4/4/2013; REV: 7/15/2013
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DRAWN: **MAH/WT** CHECKED: **AVT**

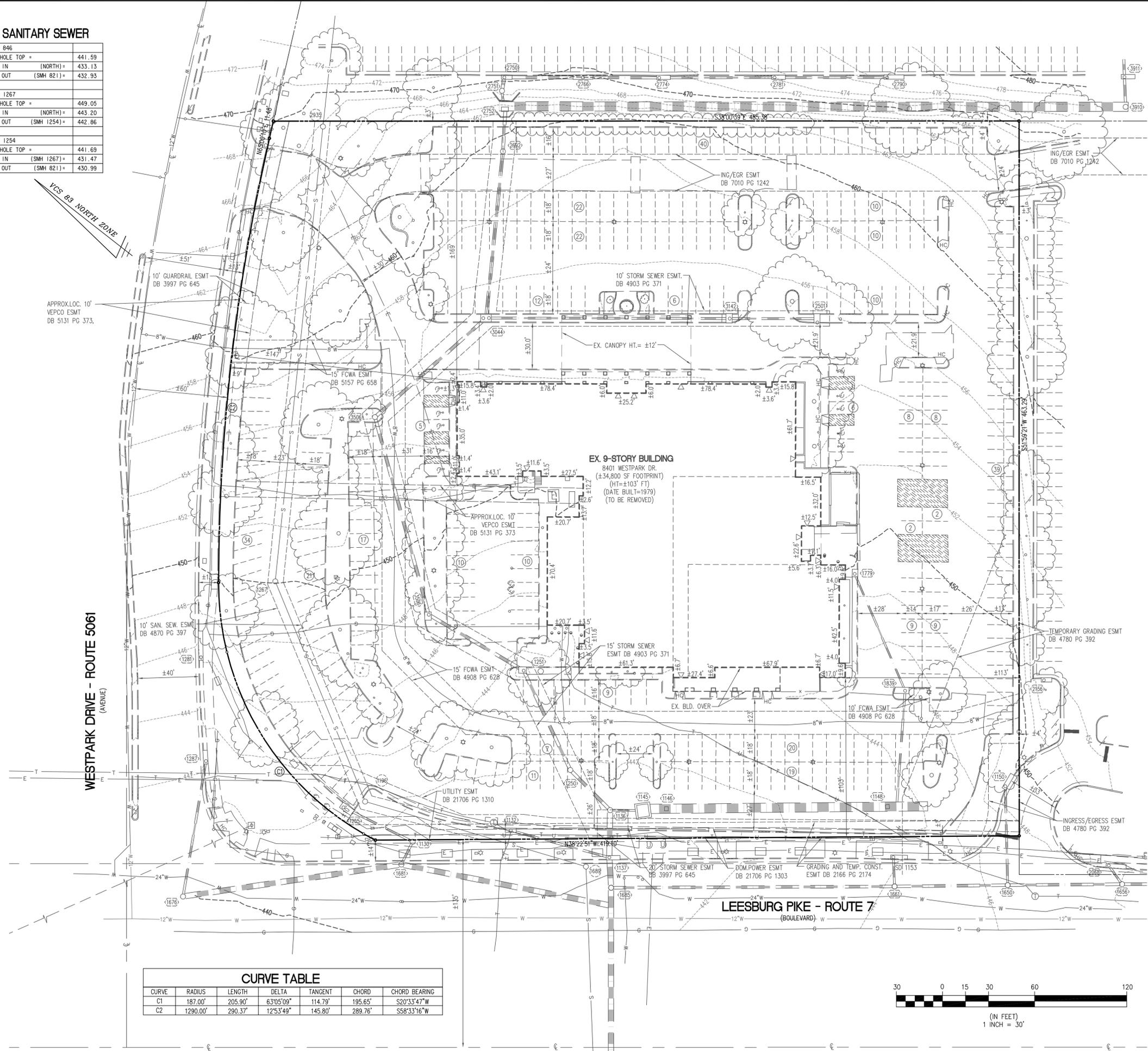
AS-BUILT TABLE (NAVD 1988)
STORM SEWER

SD 1255	CURB INLET TOP =	441.52
	15" RCP OUT (SD 1130) =	437.07
SD 1130	MANHOLE TOP =	441.07
	15" RCP IN (NORTH) =	435.33
	15" RCP OUT (SD 1681) =	435.15
SD 1281	CURB INLET TOP =	445.24
	15" RCP OUT (SD 1287) =	439.76
SD 1287	CURB INLET TOP =	441.78
	15" RCP IN (SD 1281) =	437.00
	15" RCP OUT (SD 1676) =	434.45
SD 1676	MANHOLE TOP =	438.86
	FULL OF WATER	
SD 1681	MANHOLE TOP =	440.02
	15" RCP IN (SD 1130) =	433.67
	42" RCP IN (SD 1676) =	431.60
	42" RCP OUT (S.WEST) =	431.50
SD 1132	CURB INLET TOP =	439.88
	15" RCP OUT (SD 1137) =	436.13
	STANDING WATER	
	NO FINISHED BOTTOM	
SD 1148	GRATE TOP =	441.94
	INV OUT (SD 1146) =	431.92
SD 1146	GRATE TOP =	440.11
	CENTERLINE INV =	431.23
SD 1145	VAULT ACCESS TOP =	440.07
SD 1251	CURB INLET TOP =	442.97
	24" RCP IN (N.WEST) =	437.47
	24" RCP OUT (SD 1250) =	437.37
SD 1250	MANHOLE TOP =	440.84
	24" RCP IN (SD 1251) =	436.00
	24" RCP OUT (SD 1136) =	435.81
SD 1136	MANHOLE TOP =	440.07
	12" STEEL IN (HOTEL) =	434.52
	24" RCP IN (NORTH) =	434.25
	15" RCP IN (SD 1145) =	430.89
	42" RCP OUT (SD 1137) =	430.78

SANITARY SEWER

SD 2068	CURB INLET TOP =	447.31
	15" RCP OUT (SD 1656) =	441.78
SD 1656	MANHOLE TOP =	447.27
	21" RCP IN (S.WEST) =	441.36
	15" RCP IN (SD 2068) =	441.57
	21" RCP OUT (SD 1650) =	440.90
SD 1150	CURB INLET TOP =	448.24
	15" RCP OUT (S.WEST) =	442.04
	NO FINISHED BOTTOM	
SD 1650	MANHOLE TOP =	445.59
	15" RCP IN (SD 1150) =	441.91
	21" RCP IN (SD 1656) =	438.91
	21" RCP OUT (SD 1661) =	438.86
SD 1153	CURB INLET TOP =	443.52
	15" RCP OUT (S.WEST) =	437.82
	NO FINISHED BOTTOM	
SD 1661	MANHOLE TOP =	443.07
	21" RCP IN (SD 1153) =	437.36
	21" RCP IN (SD 1650) =	437.25
	21" RCP OUT (SD 1685) =	437.21
SD 1137	CURB INLET TOP =	440.55
	15" RCP IN (SD 1132) =	435.83
	15" RCP IN (EAST) =	434.00
	42" RCP IN (SD 1136) =	430.90
	42" RCP OUT (SD 1685) =	430.70
SD 1685	MANHOLE TOP =	440.35
	42" RCP IN (SD 1137) =	430.55
	21" RCP IN (SD 1661) =	434.62
	42" RCP OUT (S.WEST) =	430.40
SD 1690	MANHOLE TOP =	438.86
	15" RCP IN (S.EAST) =	429.95
	42" RCP IN (EAST) =	425.93
	42" RCP OUT (S.WEST) =	423.61

SMH 846	MANHOLE TOP =	441.59
	INV IN (NORTH) =	433.13
	INV OUT (SMH 821) =	432.93
SMH 1267	MANHOLE TOP =	449.05
	INV IN (NORTH) =	443.20
	INV OUT (SMH 1254) =	442.86
SMH 1254	MANHOLE TOP =	441.69
	INV IN (SMH 1267) =	431.47
	INV OUT (SMH 821) =	430.99



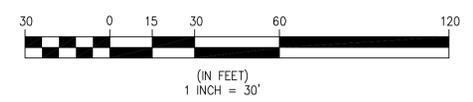
VCS 83 NORTH ZONE

APPROX. LOC. 10' VEPCO ESMT DB 5131 PG 373.

WESTPARK DRIVE - ROUTE 5061 (AVENUE)

LEESBURG PIKE - ROUTE 7 (BOULEVARD)

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	187.00'	205.90'	63°05'09"	114.79'	195.65'	S20°33'47"W
C2	1290.00'	290.37'	12°53'49"	145.80'	289.76'	S58°33'16"W



LEGEND

DESCRIPTION	EXISTING
CURB & GUTTER	CG-2
TRANSITION FROM CG-6 TO CG-2	CG-6/CG-2
SANITARY SEWER	S
SANITARY LATERAL	SL
CLEAN OUT	C.O.
STORM SEWER	W
WATER MAIN	W
FIRE HYDRANT	h
PLUG	c
OVERHEAD WIRES	—
UTILITY POLE	—
UNDERGROUND ELECTRIC	UE
TELEPHONE	T
GAS MAIN	G
ELECTRICAL	E
TRANSFORMER	—
HANDICAP RAMP (CG-12)	—
GUARDRAIL FENCE	—
TRAFFIC FLOW	—
LIGHT	—
DOOR	—
TREES	—
CONTOURS	260, 264
SPOT ELEVATION	+264.50
DRAINAGE FLOW DIRECTION	—
TOP OF CURB	TC
BOTTOM OF CURB	BC
TOP OF WALL	TW
BOTTOM OF WALL	BW
HIGH POINT	H.P.
LIMITS OF CLEARING AND GRADING	—

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ARON N. WINSON
Lic. No. 041851
7/15/13
PROFESSOR

NO.	DESCRIPTION	DATE	REV.	APPROVED BY	DATE

EXISTING CONDITIONS PLAN
WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Mr. Michael Knapp, Director UFMED
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, VA 22035

Re: Westpark Plaza
Tree Preservation Target Deviation Request

Dear Mr. Knapp,

This letter is to request a deviation to the Tree Preservation Target requirements for the above referenced site. The subject property is located at 8401 Westpark Drive on the corner of Westpark Drive and Leesburg Pike (Rte. 7).

According to the Existing Vegetation Map, prepared by Walter L. Phillips, Inc., the property (5.360 acres) is currently covered by approximately 1.06 acres or 19.8% tree/shrub cover. The conceptual development plan proposes to clear approximately 1.06 acres for proposed grading and construction improvements. Per the Comprehensive Plan, the 10-year tree canopy goal, 10% (.536 acres) tree cover is required for the site. This can be satisfied by tree preservation, tree planting or a combination of both. According to these numbers, the site has a tree preservation target of 1.06 acres (5.360 acres x 19.8%). Since no tree preservation is occurring and no preservation credit taken, a tree preservation target deviation is hereby requested.

The deviation is based on the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manual (PFM). They are as follows:

- (1) 12-0508.3A(1) - where meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance; and
- (2) 12-0508.3A(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 as shown had been planted with the development of the subject site. This site will be razed of all existing features. The re-development will include major redesign of the utility infrastructure, the street grids, both on and off-site, as well as a variety of urban components such as building types and uses, active and passive recreation and metro transportation improvements. Significant portions of the existing vegetation on the referenced site had been planted with the previous development of the property. Attempting to save any of these onsite trees would adversely impact developmental potential as envisioned by the Comprehensive Plan/PTC District and would result in unnecessary and unreasonable hardship to the developer. Per field observation, some of the existing trees and shrubs proposed to be removed are in fair condition, displaying health and/or structural conditions that could be hazardous to life or property, including unhealthy crowns, broken/dead scaffold branches, girdling, etc. Per Section 12-0403.3-4, trees that do not meet pre-development standards for structural integrity and health shall not be afforded tree canopy cover credits and shall be subject to removal.

In addition, proposed grading and construction improvements (roads, structures, utility infrastructure, etc.) will significantly impact existing trees and shrubs specified to be removed. Proposed construction will cause direct physical damage to root systems and above ground portions of trees that could result in or predispose trees to structural failure and health problems. Per PFM Section 12-0403.5B, trees determined to be dead, declining, hazardous or a maintenance issue due to impacts from construction or environmental changes resulting from construction shall be subject to removal.

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center redevelopment. The Tree Preservation Target vegetation requirements cannot be fulfilled with this redevelopment. Therefore, it is requested that UFMED deem the tree preservation requirement will be hereby satisfied with the planting of the 10-year tree canopy requirements that shall be planted with the redevelopment. Please refer to the project landscape plans.

Thank you for your assistance and cooperation in this matter. Please contact me at 703-532-6163 if you should have any questions regarding this matter.

Sincerely,

John L. Gavarkovich, RLA, ASLA
Landscape Architect/ISA Certified Arborist MA-4728A

(77-054)
(DK:cw)

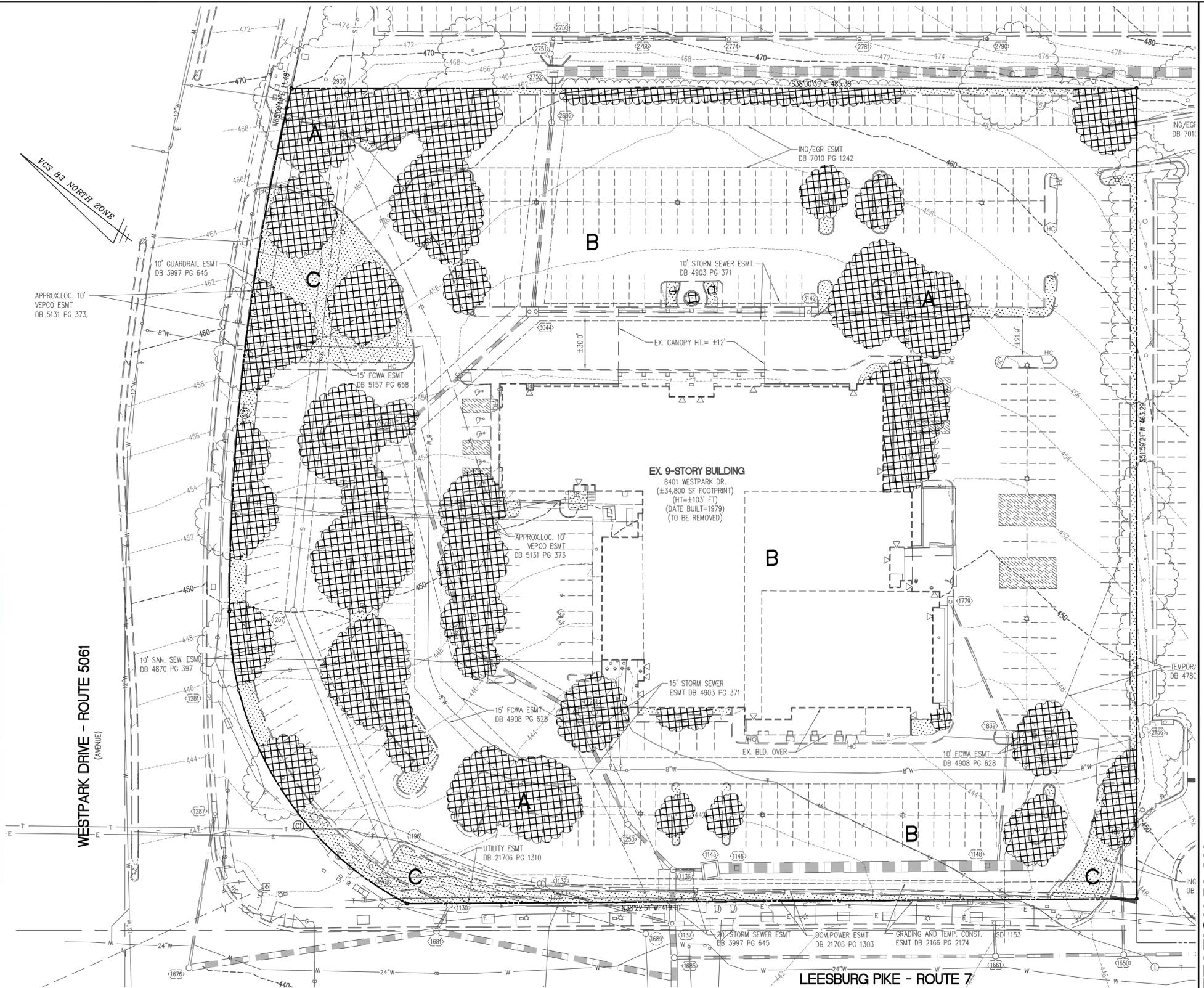


TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

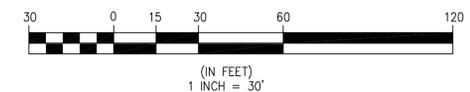
- A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): **43,020 SF**
- B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: **19.8%**
- C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: **10%**
(TARGET = 23,303 SF) (TOTAL SITE AREA = 233,830 SF X .10)
- D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: (23,303 x .198) **19.8% = 4,630 SF**
- E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 0 < 19.8% **0%**
- F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? **NO**

WAIVER OF TREE PRESERVATION TARGET REQUIRED, SEE SHEET P.102

EXISTING VEGETATION MAP INFORMATION					
KEY	COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGE	CONDITION	ACREAGE
A	LANDSCAPED TREE CANOPY	PIN OAK, RED MAPLE, WHITE PINE, HONEYLOCUST	N/A	FAIR	46,020 SF 1.0565 AC
B	DEVELOPED LAND	BUILDINGS, PARKING AREAS, WALKS, ETC.	N/A	N/A	176,506 SF 4.0520 AC
C	MAINTAINED GRASSLANDS	LANDSCAPED AREAS	N/A	N/A	11,305 SF 0.2595 AC

TOTAL SITE AREA: **233,830 SF**
5.3680 AC

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	187.00'	205.90'	63°05'09"	114.79'	195.65'	S20°33'47"W
C2	1290.00'	290.37'	12°53'49"	145.80'	289.76'	S58°33'16"W



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DATE: 4/4/2013; REV: 7/15/2013
SCALE: 1" = 30'
DRAWN: MM/MT
CHECKED: AV



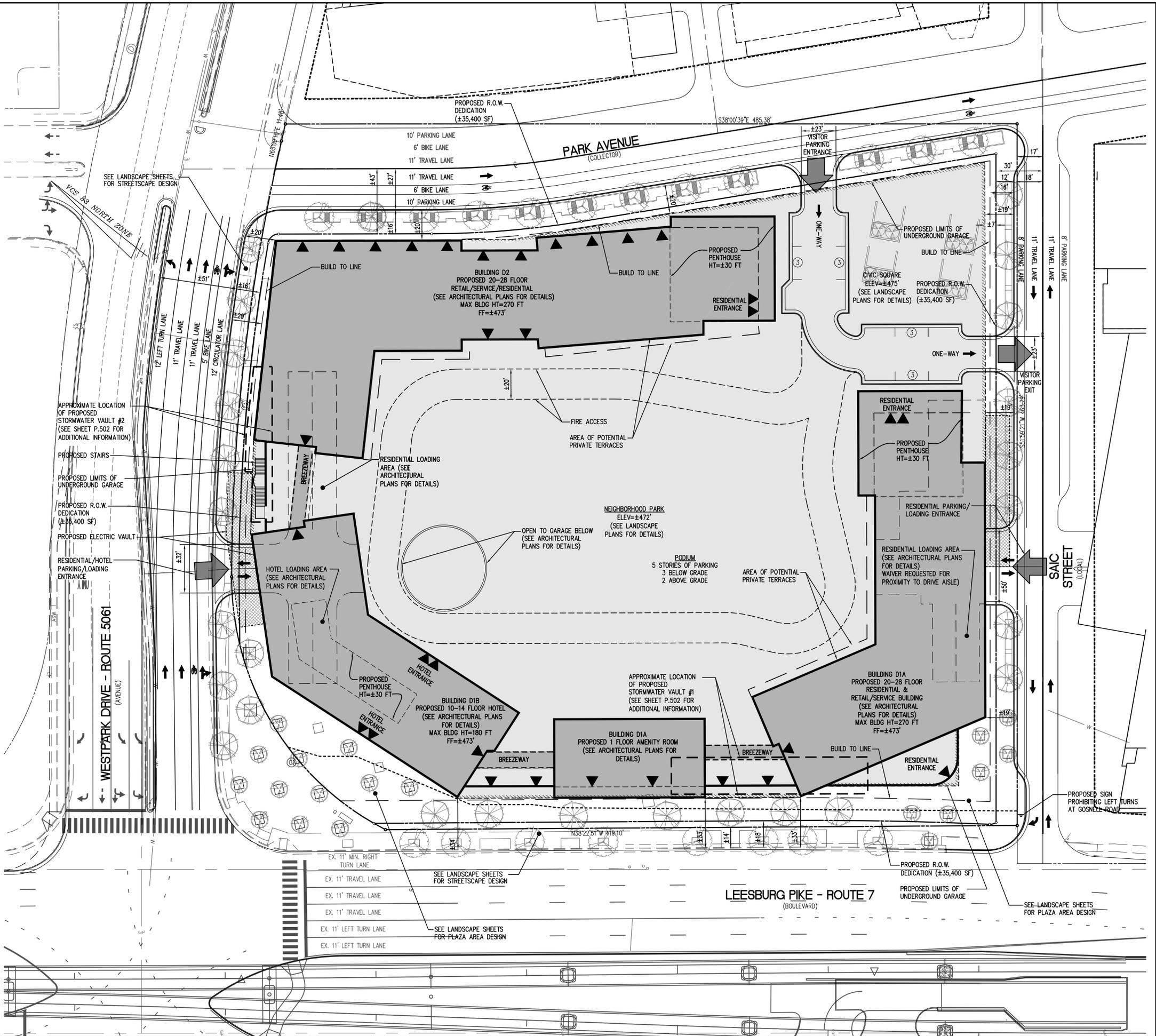
NO.	DESCRIPTION	REVISION APPROVED BY		DATE	
		DATE	BY	DATE	BY

EXISTING VEGETATION PLAN
WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LEGEND	
PROPOSED	EXISTING
	CURB & GUTTER CG-2
	TRANSITION FROM CG-6 TO CG-6R
	SANITARY SEWER SL
	SANITARY LATERAL SL
	CLEAN OUT C.O.
	STORM SEWER
	WATER MAIN W
	FIRE HYDRANT PLUG
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC UE
	TELEPHONE T
	GAS MAIN G
	ELECTRICAL E
	TRANSFORMER
	HANDICAP RAMP (CG-12)
	GUARDRAIL FENCE
	TRAFFIC FLOW
	LIGHT
	DOOR
	TREES
	CONTOURS
	SPOT ELEVATION
	DRAINAGE FLOW DIRECTION
	TOP OF CURB TC
	BOTTOM OF CURB BC
	TOP OF WALL TW
	BOTTOM OF WALL BW
	HIGH POINT HP
	LIMITS OF CLEARING AND GRADING

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	187.00'	205.90'	63°05'09"	114.79'	195.65'	S20°33'47"W
C2	1290.00'	290.37'	12°53'49"	145.80'	289.76'	S58°33'16"W

(IN FEET)
1 INCH = 30'



CONCEPTUAL DEVELOPMENT PLAN

WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 4/4/2013; REV: 7/15/2013
SCALE: 1" = 30'

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ARON M. WINSON
Lic. No. 041851
7/15/13
PROFESSIONAL SEAL

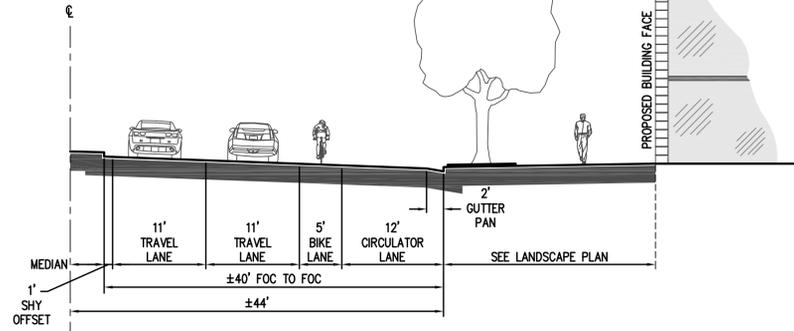
NO.	DESCRIPTION	DATE	APPROVED BY	REVISION

REVISION APPROVED BY

CHECKED: [Signature]
DATE: 7/15/13

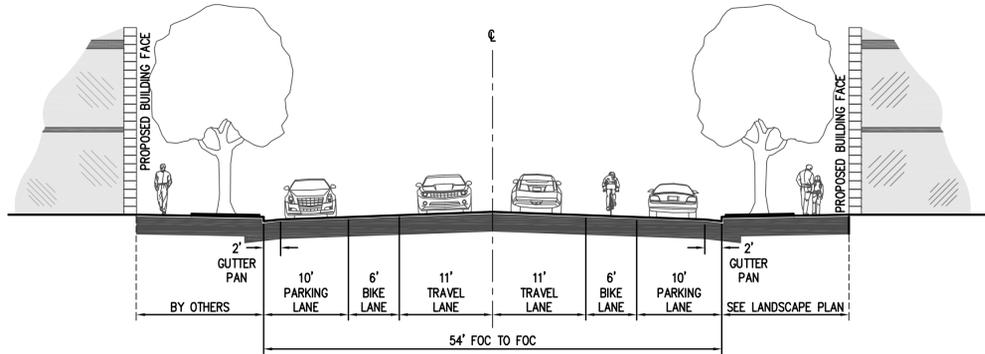
File No. FK-20 Tax Map No. 29-3 Job No. 77-054 Cadd Dwg. File: Q:\sds\proj\77054\dwg\planning\Zoning\CDP\77054P-0301.dwg

SHEET: P.301



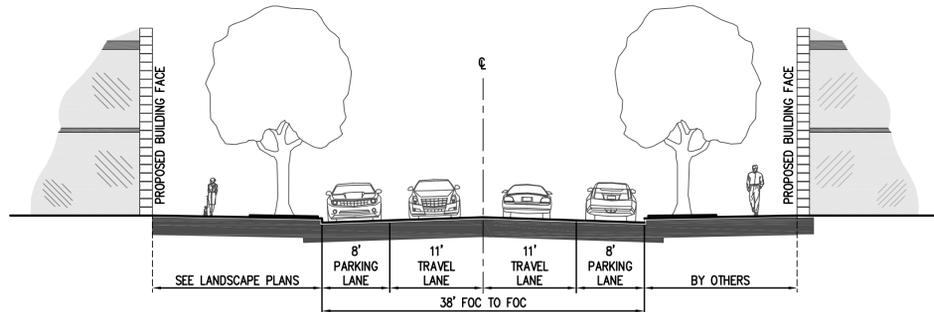
**WESTPARK DRIVE WIDENING
AVENUE STREET (PUBLIC)**

SCALE: 1" = 10'



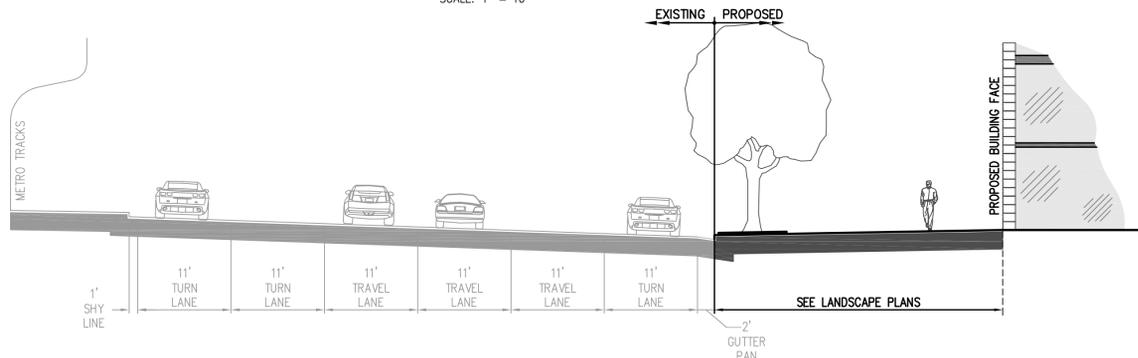
**PARK AVENUE
COLLECTOR STREET (PUBLIC)**

SCALE: 1" = 10'



**SAIC STREET
LOCAL STREET (PUBLIC)**

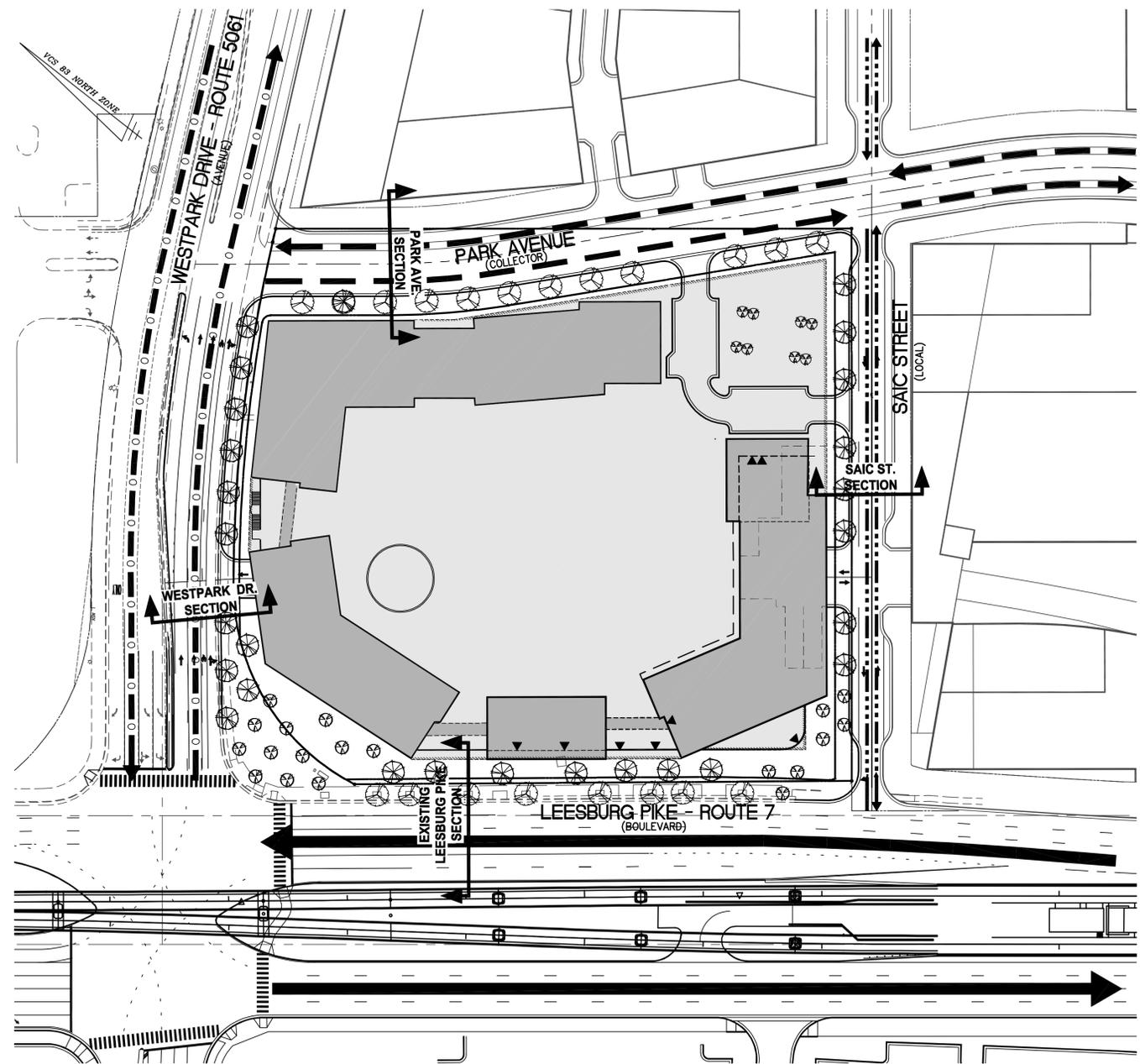
SCALE: 1" = 10'



**LEESBURG PIKE ROUTE 7
BOULEVARD ROAD (PUBLIC)**

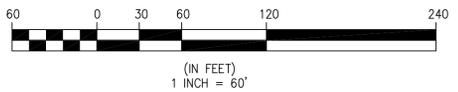
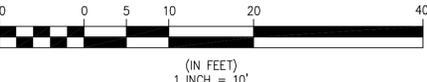
SCALE: 1" = 10'

NOTE: ALL OR PART OF PUBLIC STREET CONSTRUCTION MAY BE PERFORMED BY OTHERS.

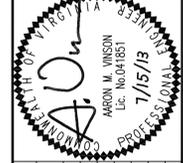


LEGEND

- BOULEVARD
- AVENUE
- COLLECTOR
- LOCAL STREET



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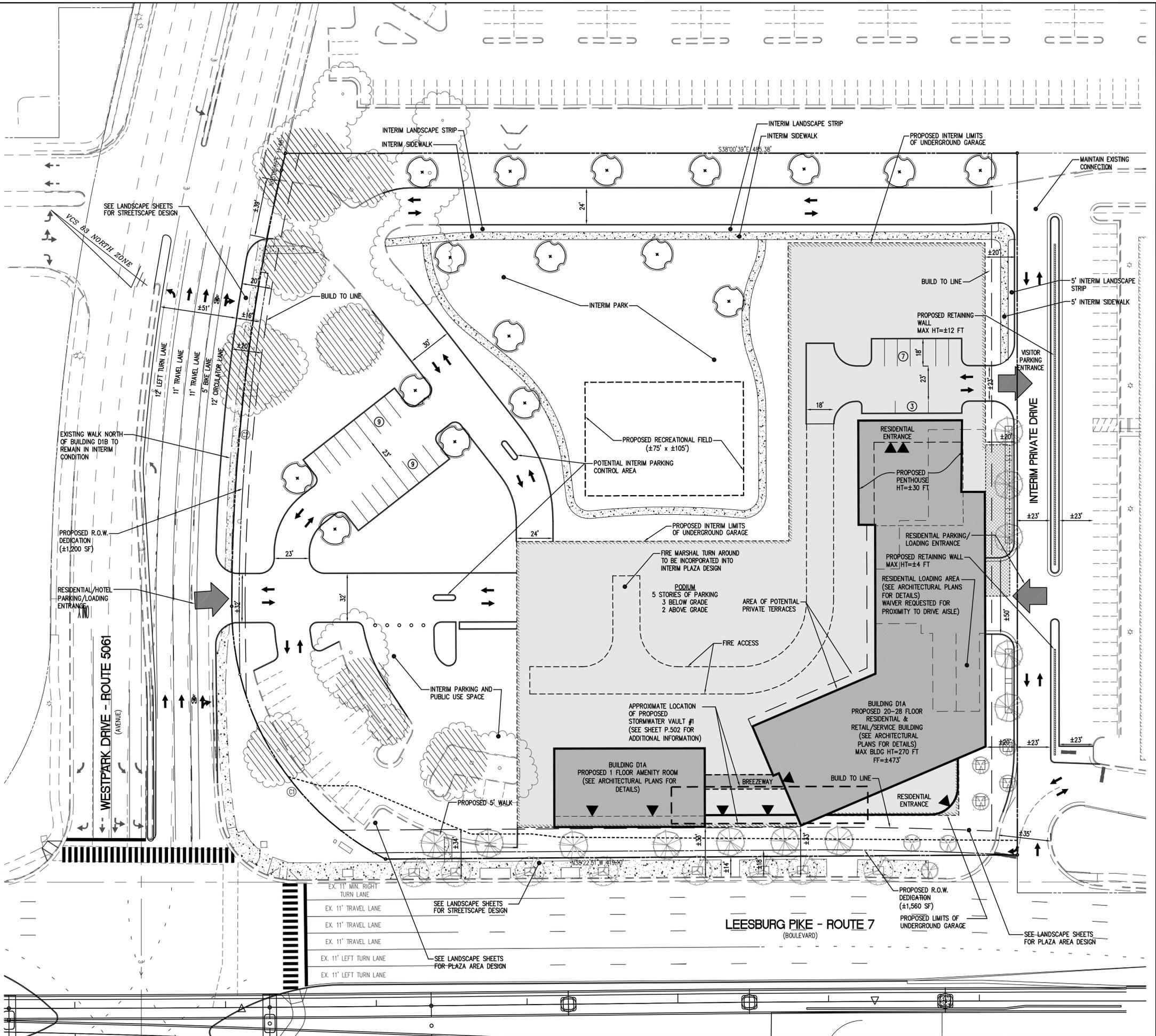
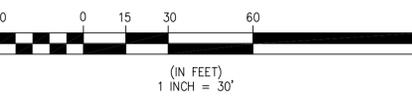
NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE

TRAFFIC CIRCULATION PLAN
WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER SL	
	SANITARY LATERAL SL	
	CLEAN OUT C.O.	
	STORM SEWER	
	WATER MAIN W	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB TC	
	BOTTOM OF CURB BC	
	TOP OF WALL TW	
	BOTTOM OF WALL BW	
	HIGH POINT HP	
	LIMITS OF CLEARING AND GRADING	
	PARKING COUNT	
	EXISTING TREE CANOPY THAT MAY BE PRESERVED IN INTERIM CONDITION	

- NOTES:
- REFERENCE SHEETS P.303, A.301, L.010 AND L.011 FOR ADDITIONAL PHASING INFORMATION AND EXHIBITS.
 - THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENT WITH FUTURE PLANS.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	187.00'	205.90'	63°05'09"	114.79'	195.65'	S20°33'47"W
C2	1290.00'	290.37'	12°53'49"	145.80'	289.76'	S58°33'16"W

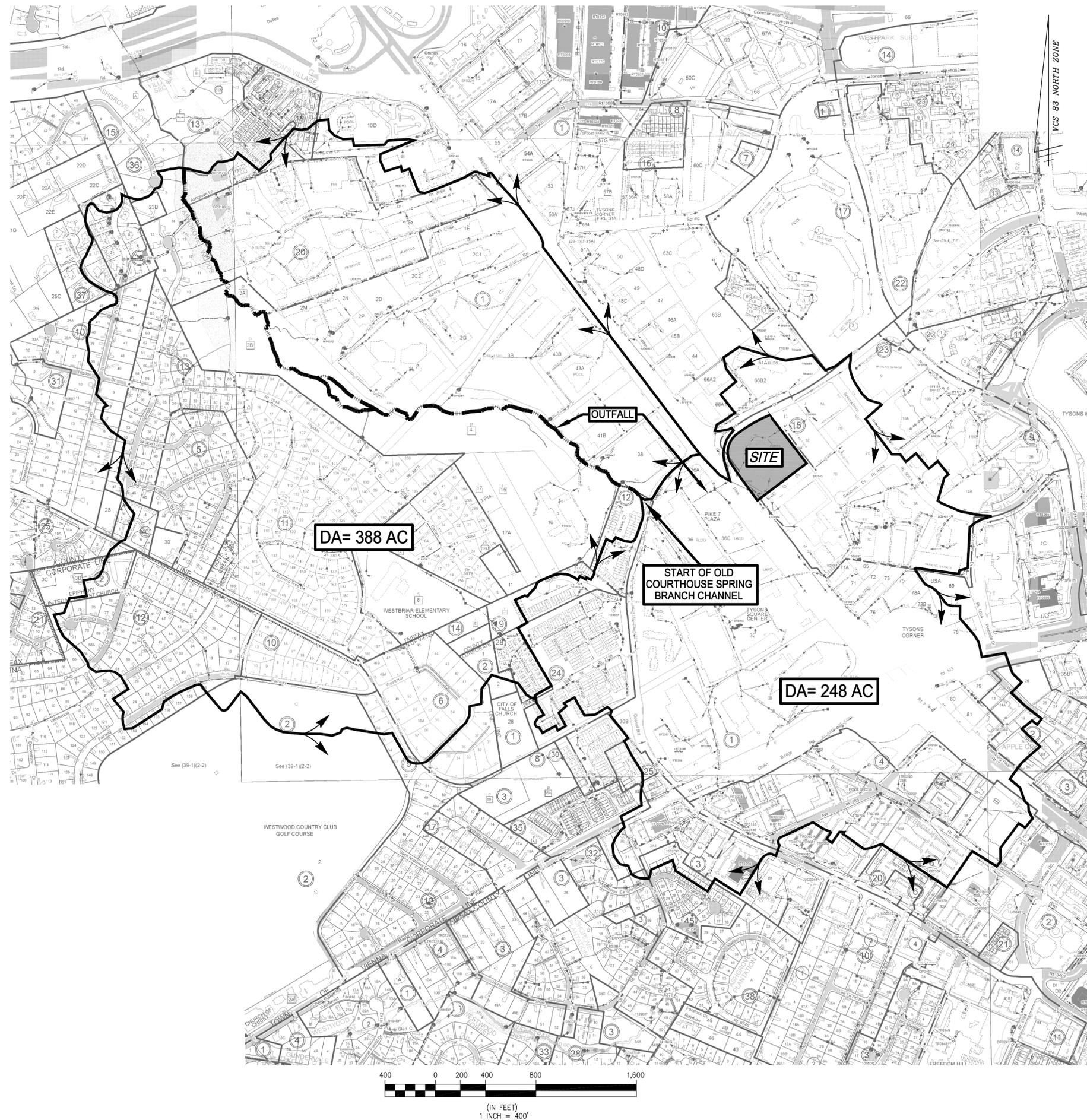


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INTERIM CONDITION PLAN
WESTPARK PLAZA
 CONCEPTUAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

OUTFALL MAP



OUTFALL NARRATIVE

EXISTING CONDITIONS:
 THE SITE IS CURRENTLY DEVELOPED AS A HOTEL WITH SURFACE PARKING. RUNOFF IS COLLECTED VIA STORM DRAINS AND DIRECTED INTO THE STORM SEWER THAT LEAVES THE SITE IN A SOUTHWESTERLY DIRECTION CROSSING UNDER ROUTE 7. AFTER CROSSING ROUTE 7, THE STORM SEWER CROSSES UNDER THE PARKING LOT OF PIKE 7 PLAZA SHOPPING CENTER AND THEN TURNS WEST AND CROSSES UNDER GOSNELL ROAD. THE STORM SEWER OUTLETS INTO THE START OF OLD COURTHOUSE SPRING BRANCH STREAM CHANNEL. A SHORT DISTANCE WEST OF GOSNELL ROAD, THE STREAM THEN FLOWS IN A NORTHWESTERLY DIRECTION AND EVENTUALLY JOINS DIFFICULT RUN.

PROPOSED CONDITIONS:
 MUCH OF THE RUNOFF FROM THE SITE WILL BE CONVEYED TO UNDERGROUND CISTERN/DETENTION FACILITIES THAT WILL BE LOCATED IN THE PARKING GARAGE. THESE PROPOSED FACILITIES WILL REDUCE THE PEAK FLOW AND VOLUME OF RUNOFF IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOALS.

ALL SITE RUNOFF WILL CONTINUE TO BE DISCHARGED INTO THE EXISTING STORM SEWER THAT CROSSES UNDER ROUTE 7.

EXTENT OF OUTFALL REVIEW FOR THE SITE PLAN (PER PFM):
 IN ACCORDANCE WITH PFM SECTION 6-0203.2A, THE EXTENT OF OUTFALL REVIEW ENDS 150' DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER PIPE THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA (WHERE THE SITE'S STORM SEWER ENTERS AN EXISTING STORM SEWER) AT THE POINT OF CONFLUENCE. THIS POINT OF CONFLUENCE IS JUST UPSTREAM OF THE STORM SEWER SYSTEM'S OUTLET AT THE START OF OLD COURTHOUSE SPRING BRANCH. AS A RESULT, THE LAST 150' OF OUTFALL ANALYSIS INCLUDES A SHORT SECTION OF STORM SEWER PIPE AND A SECTION OF THE STREAM CHANNEL.

EXTENT OF OUTFALL REVIEW FOR THE CDP (PER ZONING ORDINANCE):
 IN ACCORDANCE WITH THE ZO, THE EXTENT OF REVIEW EXTENDS TO A POINT WHERE THE OUTFALL'S DRAINAGE AREA EXCEEDS 100 TIMES THE SITE AREA OF 5.37 AC OR 537 AC. SEE OUTFALL MAP THIS SHEET WHICH SHOWS A DRAINAGE AREA OF 636 AC, HOWEVER, THE SITE PLAN'S EXTENT OF REVIEW WILL BE DETERMINED IN ACCORDANCE WITH THE PFM.

DETERMINATION OF ADEQUACY
 ADEQUACY OF DOWNSTREAM RECEIVING CHANNELS WILL BE EVALUATED AT TIME OF FINAL DEVELOPMENT PLAN AND AT SITE PLAN.

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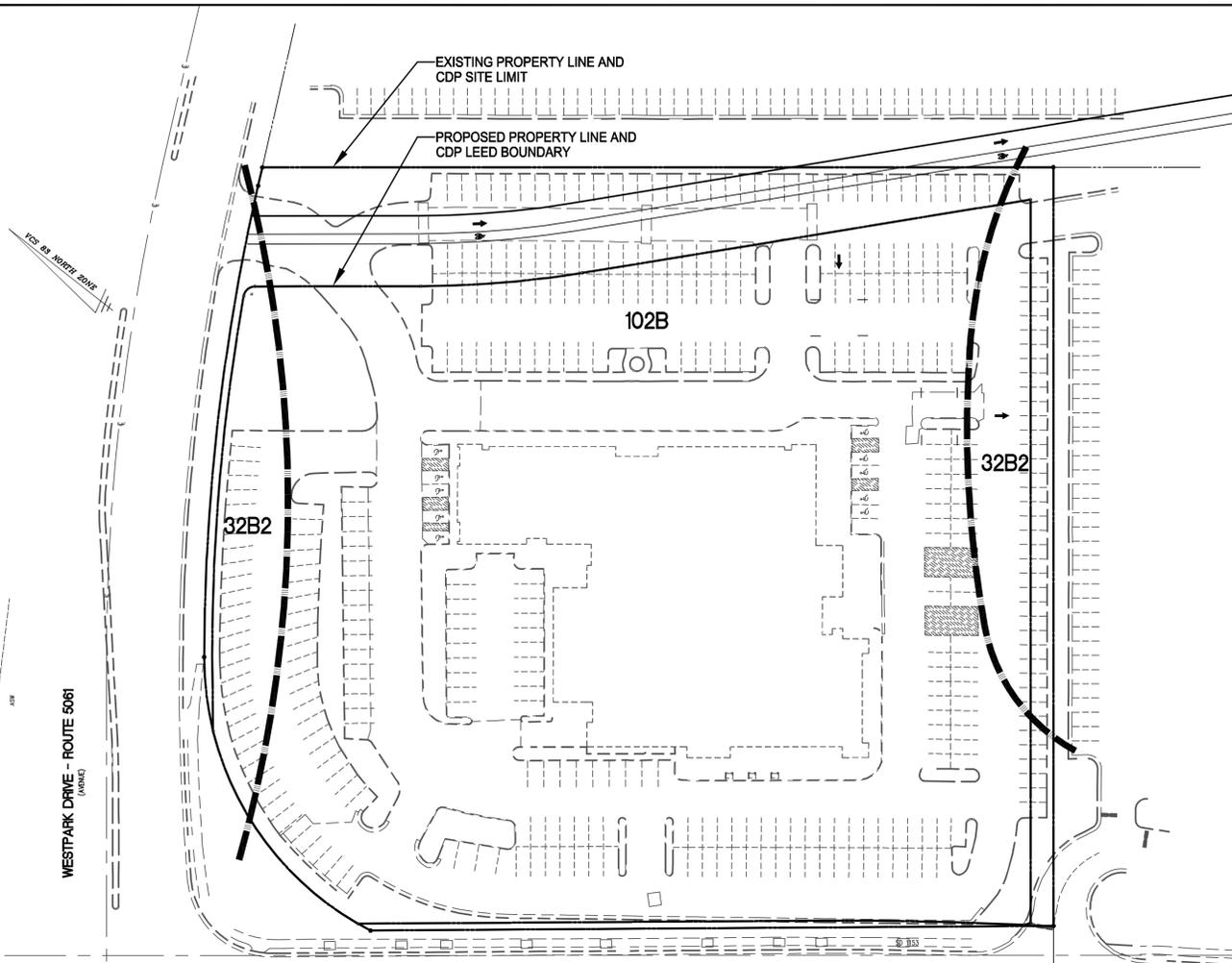
WALTER L. PHILLIPS
 INCORPORATED
 ESTABLISHED 1945
 DATE: 4/20/13, REV: 7/15/2013
 SCALE: 1" = 400'

ARON N. WINSON
 Lic. No. 041851
 7/15/13
 PROFESSIONAL SEAL

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE

PRELIMINARY OUTFALL ANALYSIS

WESTPARK PLAZA
 CONCEPTUAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



SOILS MAP
SCALE: 1" = 50'

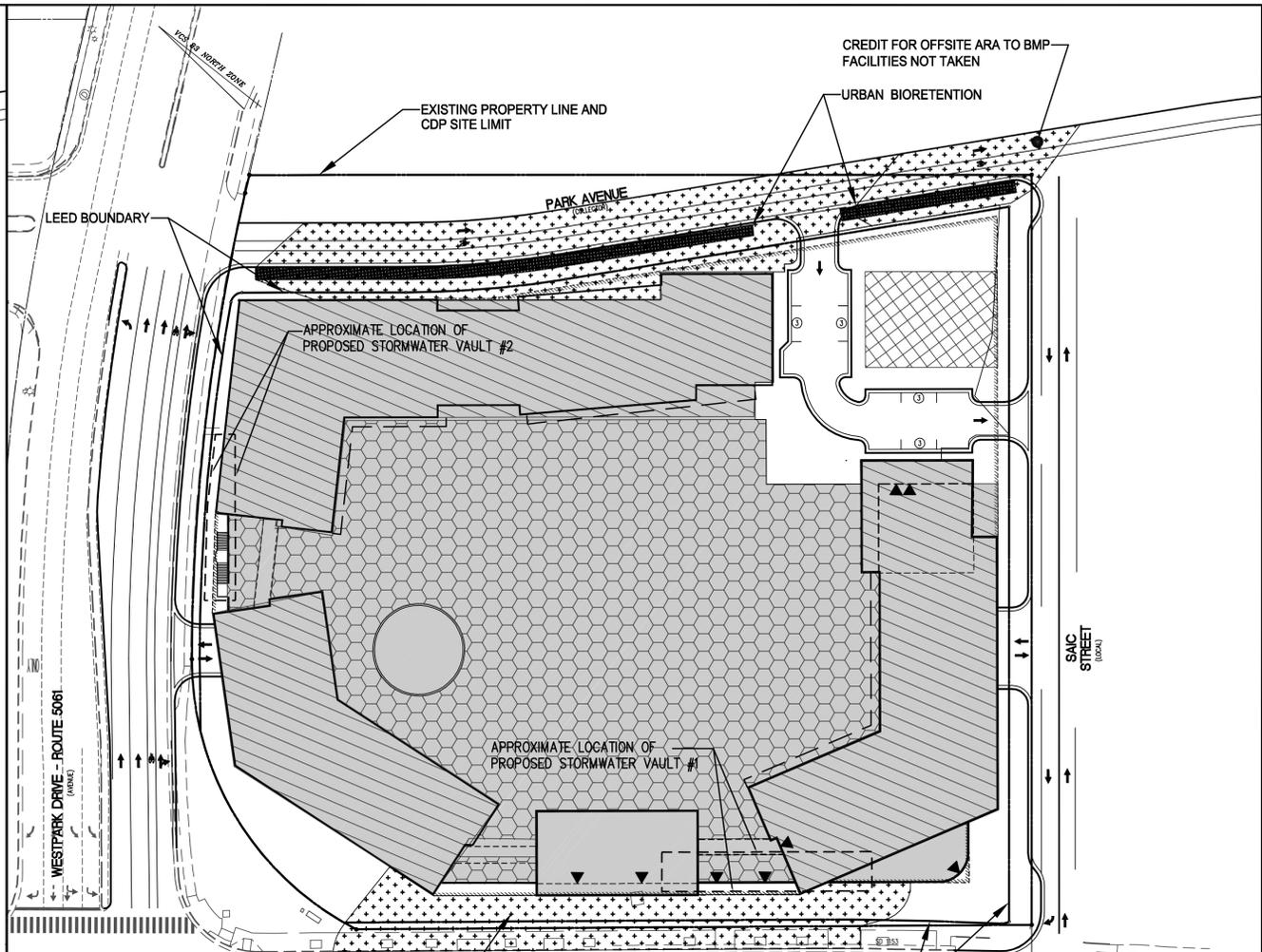
SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
32	DELANCO LOAM	POOR	MARGINAL	MEDIUM	III
102	WHEATON LOAM	GOOD	FAIR	HIGH	IVB

AREAS BY SOIL TYPE

32B2 : TOTAL AREA = 27,706 SF.
PERVIOUS AREA = 6,700 SF.

102B : TOTAL AREA = 206,123 SF.
PERVIOUS AREA = 25,490 SF.

NOTE: SOIL TYPES WERE DETERMINED IN A SOIL STUDY BY SOIL TECH INC.



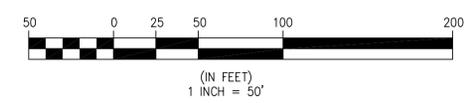
STORMWATER MANAGEMENT MAP
SCALE: 1" = 50'

NOTES

1. MAINTENANCE ACCESS TO CISTERN / DETENTION VAULTS WITHIN GARAGE WILL BE PROVIDED FROM INSIDE BUILDING AS WELL AS VIA BILCO HATCH OUTSIDE BUILDING.
2. CISTERN / DETENTION VAULTS ARE LOCATED WITHIN BUILDINGS AND WILL MEET APPLICABLE BUILDING CODE REQUIREMENTS; THEREFORE OVERLAND RELIEF ANALYSIS IS NOT PROVIDED ON THIS PLAN.

LEGEND

- BUILDING ROOFS (PARTIAL VEGETATED ROOF, RAINWATER HARVESTING.)
- PLAZA ON GARAGE ROOF (PARTIAL VEGETATED ROOF, RAINWATER HARVESTING)
- PLAZA ON GARAGE ROOF (PARTIAL VEGETATED ROOF)
- DRAINAGE AREA TO UNDERGROUND CISTERN/DETENTION
- DRAINAGE AREAS TREATED BY URBAN BIORETENTION



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DATE: 4/4/2013; REV: 7/15/2013
SCALE: 1" = 50'

CHECKED: AV
DRAWN: MM/MT

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE

STORMWATER MANAGEMENT PLAN

WESTPARK PLAZA

CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER / BEST MANAGEMENT NARRATIVE

GENERAL INFORMATION – STORMWATER NARRATIVES:

THE SUBJECT SITE OF THIS APPLICATION IS THE EXISTING BEST WESTERN PROPERTY AT THE INTERSECTION OF LEEBSBURG PIKE AND WESTPARK DRIVE.

EXISTING CONDITIONS:

THE STORMWATER QUANTITY REQUIREMENT FOR THE EXISTING SITE IS CURRENTLY PROVIDED BY AN EXISTING UNDERGROUND GRAVEL DETENTION STORAGE FACILITY.

PROPOSED CONDITIONS:

THE EXISTING DETENTION FACILITY WILL BE REMOVED AND NEW STORMWATER MANAGEMENT AND BMP MEASURES WILL BE PROVIDED TO COMPLY WITH THE PFM REQUIREMENTS AND TYSONS CORNER URBAN CENTER (TCUC) STORMWATER GOALS ASSOCIATED WITH THIS APPLICATION.

GENERALLY, THESE ADDITIONAL MEASURES WILL BE ACHIEVED BY THE USE OF VEGETATED ROOFS, URBAN BIORETENTION, RAINWATER HARVESTING, AND DETENTION MEASURES.

THE EXISTING DETENTION FACILITY WILL BE REPLACED WITH THE PROPOSED CISTERN / DETENTION VAULTS. THE PEAK RATE OF RUNOFF COMPUTATIONS FOR THE DESIGN OF THE CISTERN / DETENTION VAULTS WILL ACCOUNT FOR THE EXISTING DETENTION FOR THOSE INSTANCES WHERE THE MAXIMUM ALLOWABLE PROPOSED PEAK RUNOFF RATE IS BASED ON THE EXISTING PEAK RUNOFF RATE. HOWEVER, THIS EXISTING DETENTION FACILITY IS IGNORED FOR THE ESTIMATE OF EXISTING VOLUME OF SITE RUNOFF.

SWM REQUIREMENTS AND GOALS:

IN ADDITION TO THE STANDARD STORMWATER REQUIREMENTS IN THE COUNTY'S PUBLIC FACILITIES MANUAL (PFM) FOR BOTH WATER QUANTITY AND WATER QUALITY (BMP), THERE ARE THREE STORMWATER GOALS INCLUDED IN THE AREA'S COMPREHENSIVE PLAN. GENERALLY, THESE GOALS ARE THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL AND ACHIEVING THE LEED CREDITS SS 6.1 AND 6.2 WHICH ARE DESCRIBED IN GREATER DETAIL BELOW.

DESIGN INTENT:

THE MEANS OF ACHIEVING THE COUNTY'S STORMWATER PFM REQUIREMENTS AND TYSONS CORNER COMPREHENSIVE PLAN GOALS SHOWN IN THIS APPLICATION ARE SUBJECT TO CHANGE WITH THE PROJECT'S SITE PLAN AS APPROVED BY THE COUNTY DPWES. THE DEVELOPMENT PROJECT WILL ACHIEVE THE COUNTY'S STORMWATER REQUIREMENTS AND GOALS TO THE MINIMUM EXTENT DEPICTED IN THIS APPLICATION THROUGH A COMBINATION OF LID MEASURES. HOWEVER, THE COMPUTATIONS AND DETAILS ARE SUBJECT TO CHANGES TO THE LIMITS, LOCATIONS AND TYPES OF LID FACILITIES. THIS APPLICATION DEPICTS THE USE OF URBAN BIORETENTION IN THE STREETS CAPES LOCATED WITHIN THE RIGHT OF WAYS OF RTE. 7 AND CENTER STREET. THE URBAN BIORETENTION WILL COMPLY WITH THE DCR DESIGN AND CONSTRUCTION SPECIFICATIONS EXCEPT AS APPROVED BY THE COUNTY DPWES DUE TO THE CONSTRAINTS IMPOSED BY THE STREETScape APPLICATION WITHOUT THE NEED FOR A WAIVER FROM THE COUNTY. THIS APPLICATION REQUESTS THAT THE COUNTY GRANT STORMWATER RUNOFF REDUCTION AND BMP CREDIT FOR THE URBAN BIORETENTION TO BE INSTALLED WITHIN THE EXISTING AND PROPOSED PUBLIC STREET RIGHT OF WAYS.

STANDARD PFM SWM NARRATIVE:

REQUIREMENT:

IN ACCORDANCE WITH THE STANDARD COUNTY REQUIREMENTS, THE POST DEVELOPMENT PEAK RATES OF RUNOFF FROM THE 2 AND 10-YEAR STORM EVENTS SHALL NOT EXCEED THE SITE'S PRE-DEVELOPMENT PEAK RELEASE RATES.

COMPLIANCE:

THE PROPOSED CONDITIONS WILL RESULT IN AN INCREASE IN THE PEAK RATE OF RUNOFF AS COMPARED TO THE EXISTING CONDITION WITHOUT THE PROPOSED STORMWATER MANAGEMENT MEASURES. UP TO 1.4" OF RUNOFF FROM THE ROOF AREAS AND INTERIOR COURTYARD WILL BE COLLECTED AND REUSED IN COOLING TOWERS. ADDITIONALLY, DETENTION WILL BE PROVIDED IN A DETENTION VAULT. THIS APPLICATION REQUESTS A WAIVER OF THE PFM RESTRICTION AGAINST THE USE OF DETENTION VAULTS FOR RESIDENTIAL DEVELOPMENTS.

STANDARD PFM BMP NARRATIVE:

REQUIREMENT:

THE PROPOSED PROJECT WILL BE CONSIDERED REDEVELOPMENT FOR BMP PURPOSES. THEREFORE, THE BMP REQUIREMENT IS A MINIMUM REDUCTION OF 10% IN THE SITE'S PHOSPHOROUS LOAD COMPARED TO EXISTING CONDITIONS.

COMPLIANCE:

THE PROJECT'S BMP REQUIREMENT WILL BE FULFILLED THROUGH VARIOUS LID MEASURES INCLUDING, BUT NOT LIMITED TO, VEGETATED ROOFS, URBAN BIORETENTION AND RAINWATER HARVESTING.

COMPREHENSIVE PLAN NARRATIVES:

A. QUANTITY (VOLUME) REDUCTION GOAL:

THERE ARE TWO RECOMMENDED STORMWATER PARAMETERS IN THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN THAT PERTAIN TO CONTROLLING THE VOLUME OF STORMWATER RUNOFF RELEASED FROM THE SITE AS FOLLOWS:

1. THE COMPREHENSIVE PLAN RECOMMENDS COMPLYING WITH LEED CREDIT SS 6.1 WHICH REQUIRES THAT THE POST DEVELOPMENT VOLUME OF RUNOFF BE AT LEAST 25% LESS THAN THE EXISTING RUNOFF VOLUME FOR A 2-YEAR 24 HOUR STORM (BASED ON THE EXISTING SITE BEING MORE THAN 50% IMPERVIOUS).
2. THE COMPREHENSIVE PLAN RECOMMENDS RETAINING ON SITE THE FIRST INCH OF RAINFALL TO THE MAXIMUM EXTENT PRACTICABLE.

COMPLIANCE:

THESE PLANS SHOW REDUCING RUNOFF VOLUME THROUGH THE USE OF VEGETATED ROOFS ON BUILDINGS AND THE COURTYARD/GARAGE ROOF, HARVESTING OF RAINWATER RUNOFF FROM THE VEGETATED AND NON-VEGETATED ROOFS OF THE BUILDINGS AND COURTYARD FOR REUSE IN COOLING TOWERS, AND URBAN BIORETENTION LOCATED WITHIN SOME OF THE STREETScape (IN THE RIGHT OF WAY).

AS DEMONSTRATED BY THE USE OF THE COUNTY ISSUED SPREADSHEET (A COPY OF WHICH IS CONTAINED ON ANOTHER SHEET), THE FIRST ONE INCH OF RAINFALL RUNOFF MAY BE RETAINED ON SITE THROUGH A COMBINATION OF RUNOFF REDUCTION MEASURES SUCH AS URBAN BIORETENTION AND HARVESTING RAINWATER FOR USE IN THE PROJECT'S COOLING TOWERS. THE ESTIMATED COOLING TOWER MAKE-UP WATER USAGE RATE WAS ENTERED INTO A CONTINUOUS SIMULATION MODEL PROVIDED BY CONTECH ENGINEERED SOLUTIONS WHICH USES LOCAL RAINFALL RECORDS AND PROJECTED REUSE DEMAND TO DETERMINE THE AMOUNT OF RAINWATER HARVESTED AND REUSED.

THE RUNOFF VOLUME WITHIN THE LEED BOUNDARY WILL BE REDUCED BY AT LEAST THE 25% MINIMUM REQUIRED TO COMPLY WITH LEED THROUGH THE USE OF THE RAINWATER HARVESTING. THE VOLUME OF RUNOFF REDUCTION REQUIRED FOR LEED IS SUBSTANTIALLY LESS THAN THAT REQUIRED TO COMPLY WITH THE 1" RAINFALL RETENTION GOAL DISCUSSED ABOVE.

IT IS NOT PRACTICABLE TO RETAIN SMALL AREAS OF THE SITE PERIPHERY DUE TO REQUIRED SITE GRADING, HOWEVER, THE FULL 1-INCH RAIN EVENT CAN BE RETAINED ON SITE BY OVER RETAINING UP TO 1.4-INCHES OF RAIN THAT FALLS ON THE BUILDING ROOFS AND COURTYARD IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. THE SPREADSHEET PROVIDED BY THE COUNTY FOR THE PURPOSES OF COMPUTING THE AMOUNT OF STORMWATER RETENTION REQUIRED AND ACHIEVED TOWARDS THE 1" RETENTION GOAL HAS BEEN COMPLETED AND PROVIDED ON THIS PLAN AND DEMONSTRATES THAT THE 1" RETENTION GOAL HAS BEEN MET. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1-INCH RETENTION GOAL USING THE TECHNIQUES SHOWN, IT RESERVES THE RIGHT TO UTILIZE ANY COMBINATION OF LID (EXISTING AND FUTURE) MEASURES TO MEET THIS GOAL SUBJECT TO THE REVIEW AND APPROVAL OF DPWES AT TIME OF SITE PLAN.

RECOGNIZING THAT RUNOFF REDUCTION TECHNOLOGIES ARE RELATIVELY NEW AND STILL EVOLVING, THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN MAY RESULT IN CHANGES TO THE LID MEASURES SHOWN ON THE CDP AND/OR FDP, INCLUDING, BUT NOT LIMITED TO, ELIMINATION OR ADDITION OF MEASURES SO LONG AS THESE CHANGES DO NOT AFFECT THE GRID OF STREETS, THE GENERAL LOCATION OF THE POINTS OF ACCESS TO EACH BLOCK, THE GENERAL LOCATION OF THE BUILDINGS, THE BUILD-TO LINES, THE MINIMUM AMOUNT AND GENERAL LOCATION OF PUBLICLY-ACCESS URBAN PARK LAND AS MAY BE APPLICABLE FOR EACH BLOCK AND THE GENERAL QUALITY AND CHARACTER OF THE STREETScape ALONG THE PUBLIC AND PRIVATE STREETS WITHIN AND ABUTTING THE SUBJECT PROPERTY AND AS OTHERWISE SPECIFIED IN THE PROFFERS.

B. LEED PEAK REDUCTION GOAL:

TO COMPLY WITH THE LEED CREDIT SS 6.1, AS RECOMMENDED BY THE COMPREHENSIVE PLAN, THE POST DEVELOPMENT PEAK RATE OF RUNOFF FROM A 2-YEAR STORM EVENT MUST BE AT LEAST 25% LESS THAN THE EXISTING PEAK RATE.

COMPLIANCE:

FOR THIS PROJECT, THIS GOAL WILL BE ACHIEVED BY RETAINING ONSITE THE FIRST INCH OF RUNOFF AS WELL AS DETAINING ADDITIONAL RUNOFF IN A DETENTION VAULT.

C. LEED WATER QUALITY GOAL:

THE COMPREHENSIVE PLAN ESTABLISHES A GOAL OF CONTROLLING THE FIRST ONE INCH OF RAINFALL SUFFICIENT TO ACHIEVE THE LEED WATER QUALITY CREDIT. THE LEED CREDIT REQUIRES THE REMOVAL OF A MINIMUM OF 80% OF THE POST DEVELOPMENT AVERAGE ANNUAL TOTAL SUSPENDED SOLID (TSS) LOAD. THIS PROJECT PROPOSES TO ACHIEVE THIS GOAL THROUGH THE USE OF RAINWATER HARVESTING, VEGETATED ROOFS AND URBAN BIORETENTION. COMPUTATIONS ARE PROVIDED HEREIN DEMONSTRATING THAT THE PROPOSED WATER QUALITY MEASURES WILL EXCEED THE MINIMUM 80% TSS REMOVAL.

DRAINAGE AREA SUMMARY

	ENTIRE SITE		LEED BOUNDARY	
Pre-Development:				
Area (Acres)	5.37		4.59	
Hydrologic Soil Group *	B & D		B & D	
Runoff Curve Number (CN)	73 For Q ₂ comp. 63 For Q ₁₀ comp.		73 For Q ₂ comp. 95 For volume comp.	
Post-Development:				
Area Of Vegetated Roofs On Buildings and Plaza	Acres	%	Acres	%
Impervious Areas (Roofs, walks, pavement)	***1.46	27.2	1.46	31.8
Landscaped Areas Including Urban Bioretention	3.77	70.2	3.07	66.9
	0.14	2.6	0.06	1.3
Total	5.37	100.0	4.59	100.0
CN Factors				
Green Roof (Intensive)	65		65	
Impervious Surfaces	98		98	
Landscaped Areas Including Urban Bioretention	72		72	
Weighted Average	88		87	
On-site Drainage Areas Treated By Urban Bioretention **	0.78	15	0	0

* The 2011 County soil map lists the site's soil as number 95 - Urban Land which lacks a specific HSG. However, the site's soils have been mapped and the results indicate a mixture of about 25% HSG B and 75% HSG D soils.

** The urban bioretention will consist of Extended Tree Pits to be located in the landscape amenity panels of Center St. and Rte. 7. They will provide runoff reduction according to the recent County guidance on designing stormwater management for development in the Tysons Corner Urban Center area. It is hereby requested that the County grant credit for runoff reduction and BMP provided by the planters to be located in existing or proposed VDOT right-of-way.

*** This area includes total quality of vegetated roof area. All but 0.07 acres of this area is collected by cistern. See sheet P.504 for total area collected by cistern, which includes vegetated and standard impervious roof area.

LEED QUANTITY COMPUTATION

Notes:
 1) See SWM/BMP map for 4.59 Ac. LEED boundary.
 2) The applicable Comp. Plan goal is to provide water quality measures sufficient to attain the LEED water quality credit. This credit requires controlling the first inch of rainfall to remove a minimum of 80% of the post-development average annual total suspended solids load.

COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE LEED AREA						
LEED AREA=	4.59 ACRES					
BMP	"C" *	ACRES	PRODUCT			
RAINWATER HARVESTING	0.90	3.56	3.20			
VEGETATED ROOF	0.90	0.07	0.06			
URBAN BIORETENTION **	0.84	0.35	0.29			
UNCONTROLLED	0.87	0.61	0.53			
TOTALS =		4.59	4.09			
WEIGHTED "C" FACTOR =		4.09 / 4.59	= 0.89			
COMPUTE THE TOTAL SUSPENDED SOLIDS (TSS) REMOVAL FOR THE LEED AREA						
BMP	REMOVAL EFF. (%) ***	AREA RATIO	"C" FACTOR RATIO		PRODUCT	
RAINWATER HARVESTING	96	3.56 / 4.59	X	0.90 / 0.89	75.2	
VEGETATED ROOF	80	0.07 / 4.59	X	0.90 / 0.89	1.2	
URBAN BIORETENTION **	75	0.35 / 4.59	X	0.84 / 0.89	5.4	
TOTAL TSS REMOVAL (%) =					81.8	

* Used conservative assumptions for C factors for the uncontrolled areas.
 ** The 0.35 acres listed as controlled by urban bioretention are located within the LEED boundary. The urban bioretention areas are located outside of the LEED boundary and actually treat a larger area.
 *** TSS removal efficiencies obtained from Draft Virginia Stormwater Management Handbook, Ch. 8 except for the rainwater harvesting (RWH). For the RWH efficiency used the 96% of the 1" design storm that is harvested based on a rainwater harvesting continuous simulation model.

LEED STORMWATER QUANTITY COMPUTATION

Note: See SWM map for LEED boundary.

Using Graphical Peak Discharge Method

NOTE: ANOTHER METHOD OF COMPUTING RUNOFF VOLUMES MAY BE USED DURING FINAL DESIGN AS APPROVED BY FAIRFAX COUNTY.

Project:	WESTPARK PLAZA	WHP	2/8/2013
Existing Conditions			
Data:	Drainage Area:	4.59 Acres	
	Runoff Curve Number:	95 *	
	S=1000/CN - 10 =	0.53	* THIS CURVE NUMBER REFLECTS HIGHLY IMPERVIOUS EXISTING CONDITIONS BECAUSE LEED REQUIREMENTS DEAL WITH VOLUME AND EXISTING STORMWATER FACILITIES ONLY CONTROL PEAK RELEASE. NO ADJUSTMENT IN CURVE NUMBER HAS BEEN MADE.
	Time of Concentration:	0.1 Hours	
	Rainfall Type:	II	
	Pond and Swamp Area:	None	
Storm Number	1	2	3
Frequency (Yrs)	1	2	10
24-Hr Rainfall (in.)	2.7	3.2	5.2
Runoff (in.)	2.16	2.64	4.62

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 4.59 AC X 2.16 IN X 1FT/12IN X 43560 = 35,942 CF
 2 YR STORM: 4.59 AC X 2.64 IN X 1FT/12IN X 43560 = 44,069 CF

Project:	WESTPARK PLAZA	WHP	2/8/2013
Proposed Conditions			
Data:	Drainage Area:	4.59 Acres	
	Runoff Curve Number:	87	
	S=1000/CN - 10 =	1.49	
	Time of Concentration:	0.1 Hours	
	Rainfall Type:	II	
	Pond and Swamp Area:	None	
Storm Number	1	2	3
Frequency (Yrs)	1	2	10
24-Hr Rainfall (in.)	2.7	3.2	5.2
Runoff (in.)	1.48	1.91	3.76

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 4.59 AC X 1.48 IN X 1FT/12IN X 43560 = 24,661 CF
 2 YR STORM: 4.59 AC X 1.91 IN X 1FT/12IN X 43560 = 31,905 CF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

PER LEED, FOR SITES THAT HAVE GREATER THAN 50% IMPERVIOUS COVER IN THE EXISTING CONDITION, THE POST-DEVELOPED STORMWATER RUNOFF VOLUME FOR THE 2 YEAR STORM CANNOT EXCEED THE EXISTING CONDITIONS VOLUME LESS 25%. PER THE COMPUTATION BELOW, THE REDUCTION IN THE CURVE NUMBER ALONE IS SUFFICIENT TO COMPLY WITH LEED.

2-YEAR STORM REQUIRED VOLUME REDUCTION:

31,905 CF LESS 75% OF 44,069 CF = -1,146 CF

PEAK RUNOFF RATE COMPUTATIONS

	ENTIRE SITE (To comply with PFM)	LEED BOUNDARY (To comply with Comp. Plan)
Pre-Development *:		
Site Area (Ac)	5.37	4.59
Composite Site Runoff CN	73 For Q ₂ comp. 63 For Q ₁₀ comp.	73 For Q ₂ comp.
Time of Concentration	10 Min.	10 Min.
Q ₂ (cfs)	8.28	7.08
Q ₁₀ (cfs)	13.84	N/A
Post-Development:		
Avg. Site Runoff CN	88	87
Time of Concentration	6 Min.	6 Min.
Site Area (Ac)	5.37	4.59
Q ₂ (cfs) Without detention or rainwater harvesting	19.41	15.99
Q ₂ (cfs) Allowable per PFM or LEED	8.28	5.31
Q ₁₀ (cfs) Without detention or rainwater harvesting	38.26	N/A
Q ₁₀ (cfs) Allowable = existing Q ₁₀	13.84	N/A

* CN, time of concentration and Q's for pre-development estimated on the basis of replicating the existing conditions with stormwater detention.

The peak flow Q values computed using Hydrarflow software and the NRCS TR-55 method and a 24-Hr Storm

The peak flow rates for the 2 and 10 year storms will be reduced to less than allowable rates through the use of rainwater harvesting and stormwater detention in a vault in the building garage.

STORMWATER MANAGEMENT NARRATIVES AND COMPUTATIONS

WESTPARK PLAZA
 CONCEPTUAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Engineers • Surveyors • Planners
 Landscape Architects • Arborists

WALTER L. PHILLIPS
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ARON N. WINSON
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DATE: 4/4/2013, REV: 7/15/2013

CHECKED: AV
 DRAWN: MWMT

STORMWATER MANAGEMENT CHECKLIST

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 (9-111 2J & 2L) Special Exceptions (9-111 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 **P.502**
- 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	1.46	0	1.46	63,600	N/A	N/A
CISTERN	3.56	0	3.56	1,100	6,025	N/A
BIORETENTION	0.78	0	0.78	4,500	N/A	N/A
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet **P.301**
 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 **N/A**.
 Type of maintenance access road surface noted on the plat is **N/A** (asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet **N/A**.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet **P.503**
- 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 **P.501**.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet **P.501**.
- 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 **P.0201**.
- 11. A submission waiver is requested for **SEE P.0102**
- 12. Stormwater management is not required because _____

* 0.07 AC INCLUDES VEGETATED ROOF NOT COLLECTED BY CISTERN. 3.56 AC INCLUDES VEGETATED ROOF AND STANDARD IMPERVIOUS ROOF COLLECTED BY CISTERN.
 ** RUNOFF REDUCTION FOR RAINWATER HARVESTING BASED ON STORMWATER UTILIZATION RATE FOR COOLING TOWERS OF 235,900 GALLON PER MONTH FOR NOV-FEB. AND 1,415,000 GALLON PER MONTH FOR MAR-OCT. THESE RATES ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. RATES WERE USED IN CONTECH STORMWATER SOLUTIONS RAINWATER HARVESTING MODEL TO DETERMINE 90% RUNOFF REDUCTION.

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	0.02	0.00	0.12	0.14
Impervious Cover	0.00	0.62	0.00	4.61	5.23
D.A. Total (acres)					5.37

Rv (turf) 0.24
 Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 18,159

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWHR % Credit		Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
										Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)			
Rooftop Rainwater Harvesting *	Bldgs & plazas	3.56	1.40 **	17,187	Runoff Reduction % Credit from Continuous-Simulation Model	90%**		0	17,187			15,469	2,365	
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	
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0		
Vegetated Roof *	Public Plaza	0.07	N/A	241	Subtract 100% of provided storage vol.	100%	N/A	241	N/A	4,952	241	0		
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0		
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cft/sft of permeable pavement.	N/A	N/A	0		N/A	0	0		
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0		
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0		
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0		
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0		
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0		
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0		
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0		
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 50% of provided storage vol.	50%	0	0	N/A		0	0		
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Ext. Tree Pits	0.71	N/A	2,448	Subtract 100% of provided storage vol.	100%	0	2,448	N/A	6,098	2,448	0		
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0		
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0		
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0		
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0		
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0		
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0		
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.09 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A	
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A	
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0		
Totals:		4.34	0.00											

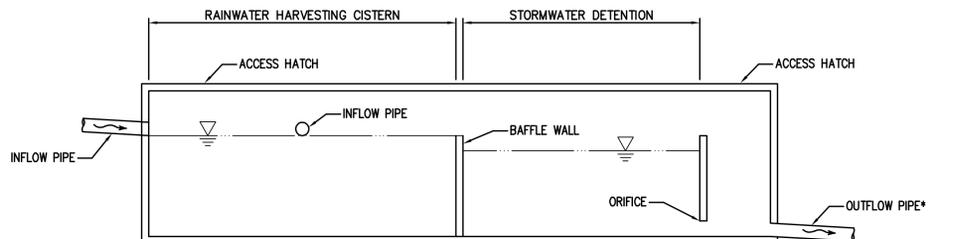
Total Drainage Area Treated (acres): 4.34

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 18,158

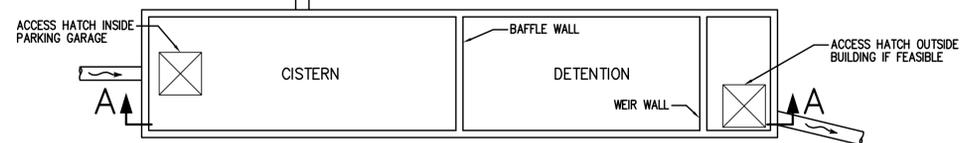
See Site Data and Summary Tab for Site Results

RETENTION DEPTH SUMMARY

FACILITY TYPE	RR (CF)	RR (IN)
RAINWATER HARVESTING	15,469	0.84
VEGETATED ROOF	241	0.01
STORMWATER PLANTER	2,448	0.01
TOTAL	18,158	0.86



*STORMWATER MAY NEED TO BE PUMPED UP TO THE STORM SEWER SYSTEM.



CONCEPTUAL CISTERN/DETENTION VAULT SCHEMATIC
 (NOT TO SCALE)

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

Site Name: WESTPARK PLAZA
 Description: Dittmar's Best Western redevelopment

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)		0.02		0.12	0.14
Impervious Cover (acres)		0.62		4.61	5.23
Total					5.37

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.

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 Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.14
Weighted Rv (turf)	0.24
% Managed Turf	3%
Impervious Cover (acres)	5.23
Rv (impervious)	0.95
% Impervious	97%
Total Site Area (acres)	5.37
Site Rv	0.93

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	19,493
Volume Not Converted to Runoff (cf)	1,334
1-inch Runoff Volume for entire site (cf)	18,159

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	18,159
Runoff Reduction Volume Achieved (cf)	18,158
Total Runoff Volume Retained (cf)	19,492
Total Area of Site Captured in a BMP (acres)	4.34

Conformance with Comprehensive Plan Goal

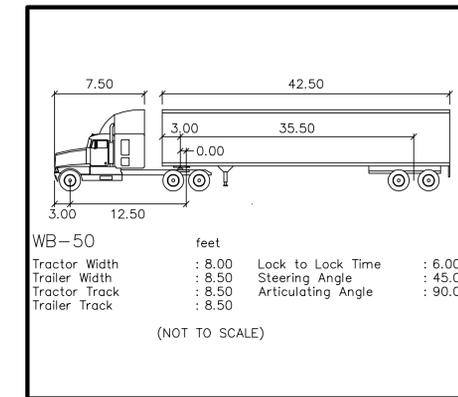
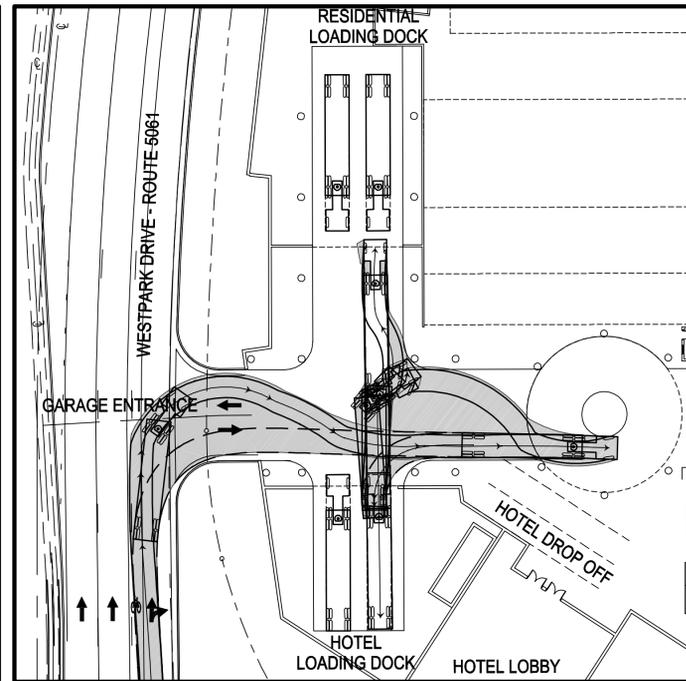
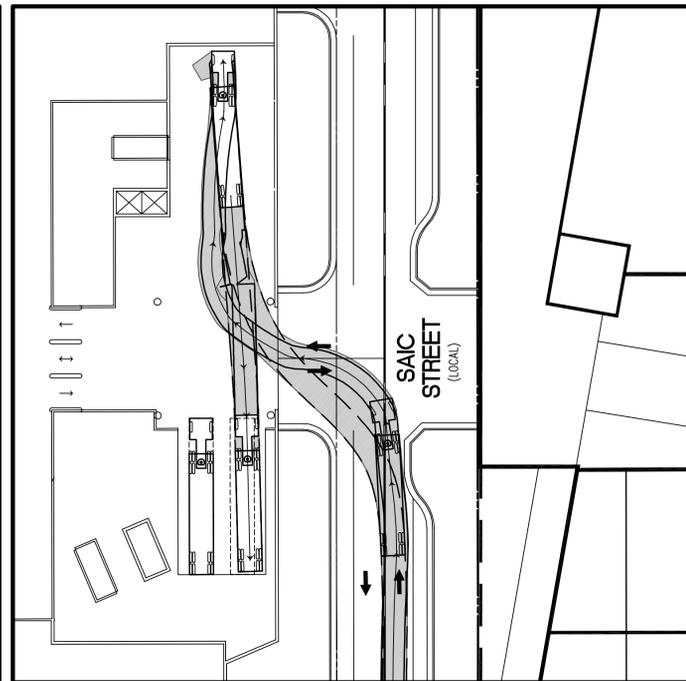
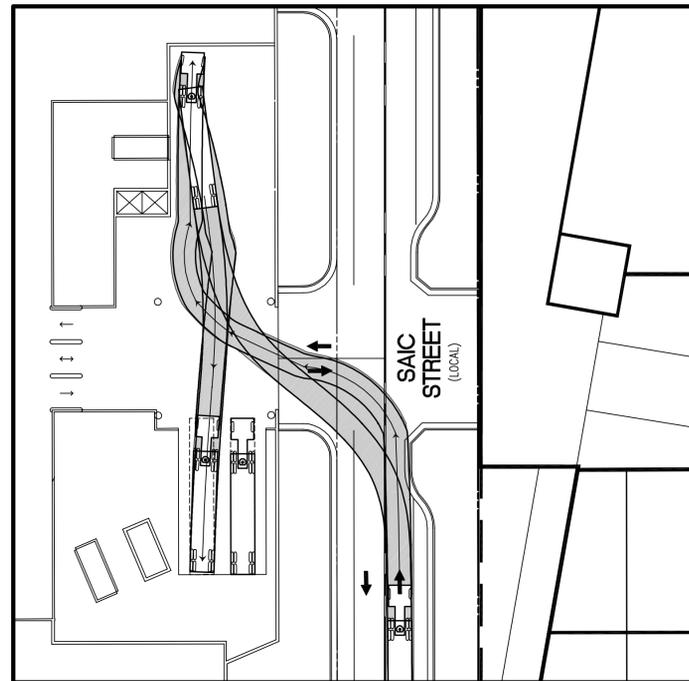
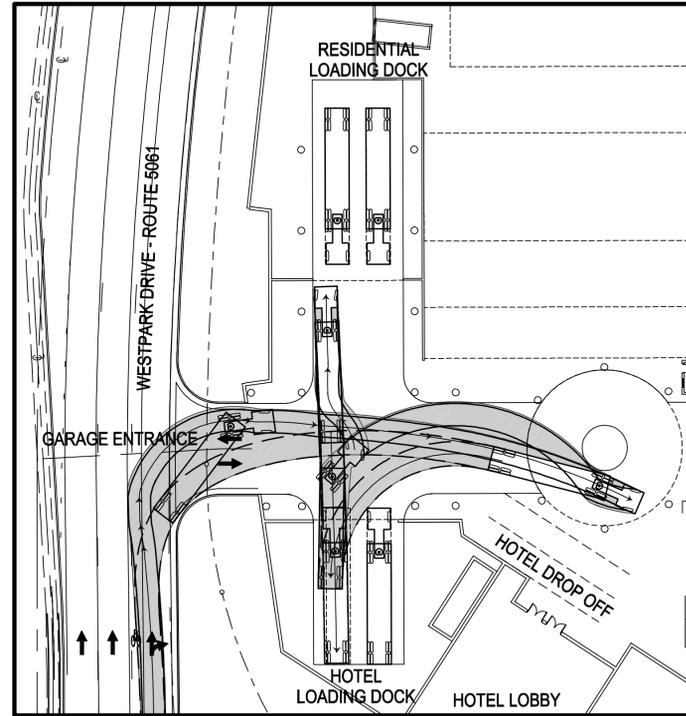
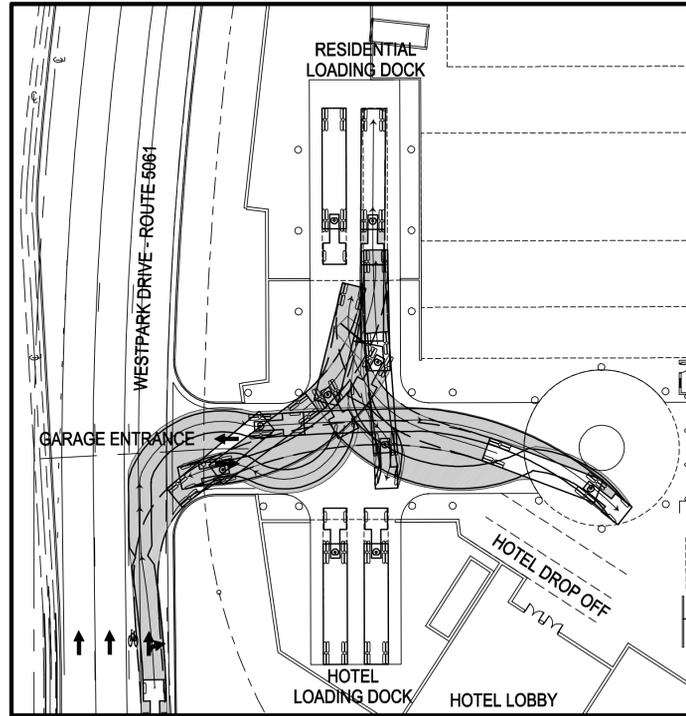
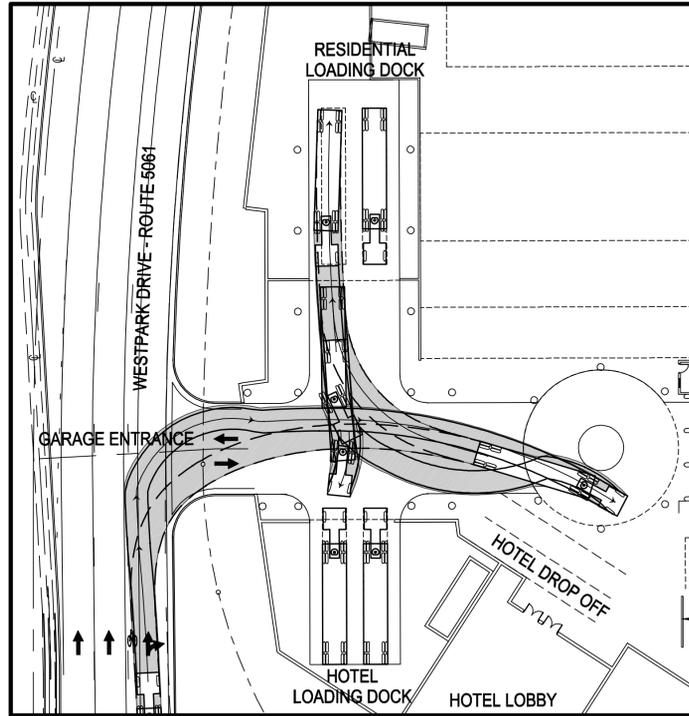
Total Site Area Captured by a BMP (%) **81%**

Rainfall Depth Retained Onsite (inch) **1.00**

SWM CHECKLIST, CONFORMANCE SPREAD SHEET & DETAILS

WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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 ARON W. WINSON
 Lic. No. 041851
 7/15/13
 PROFESSIONAL SEAL
 DATE: 4/20/13 REV: 7/15/13
 SCALE: AS NOTED
 CHECKED: AV
 DRAWN: MM/MT



NOTE : CONCEPTUAL AND SUBJECT TO ADJUSTMENT

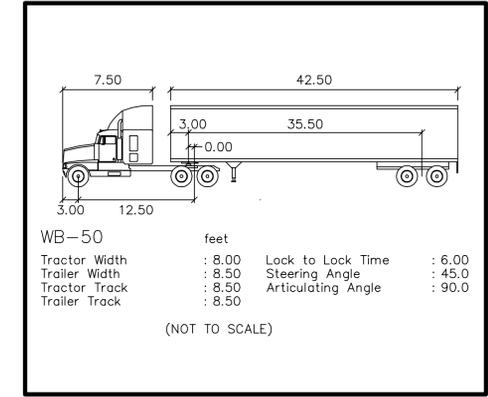
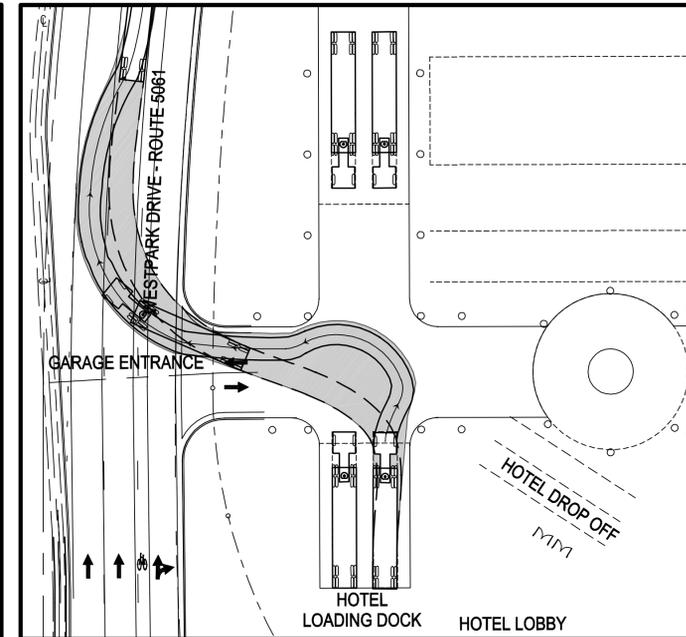
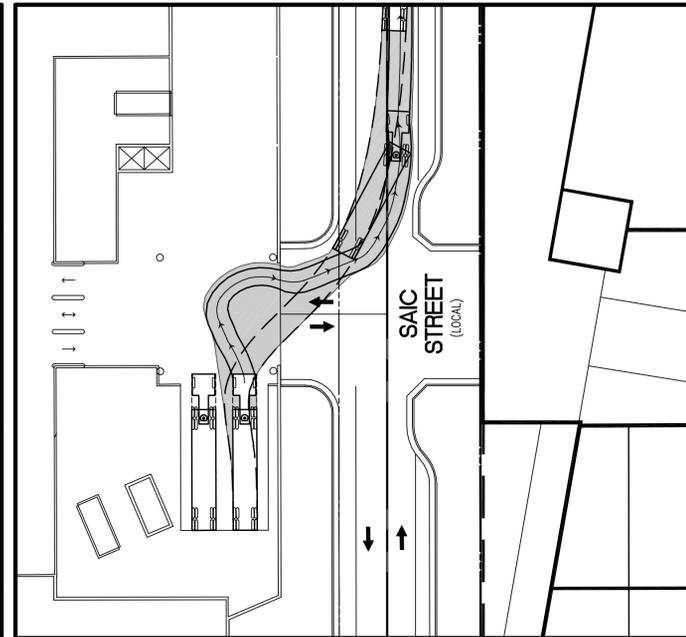
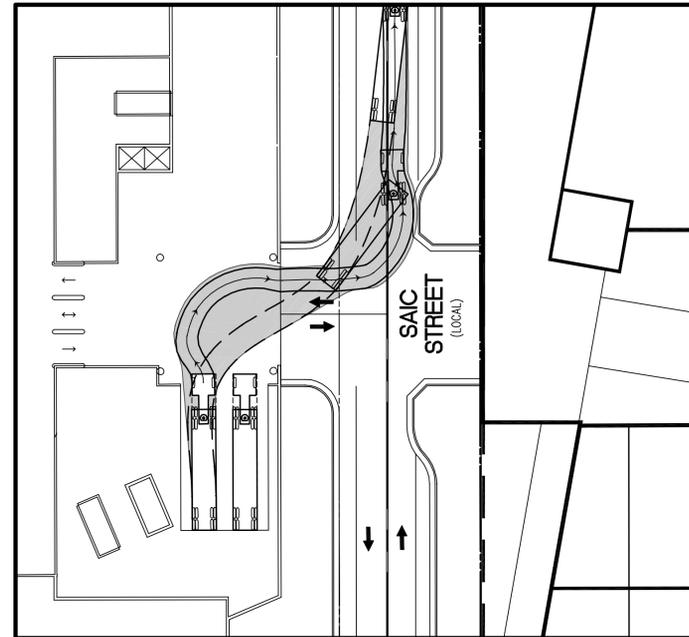
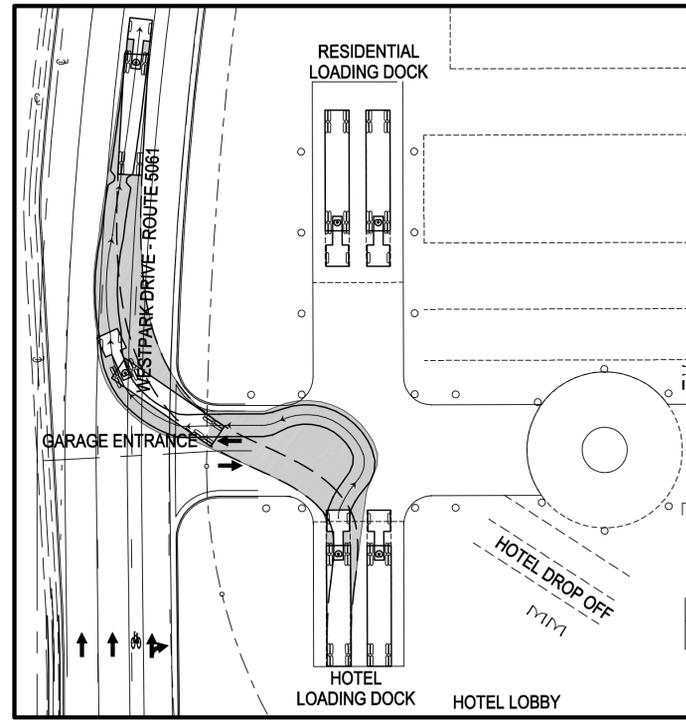
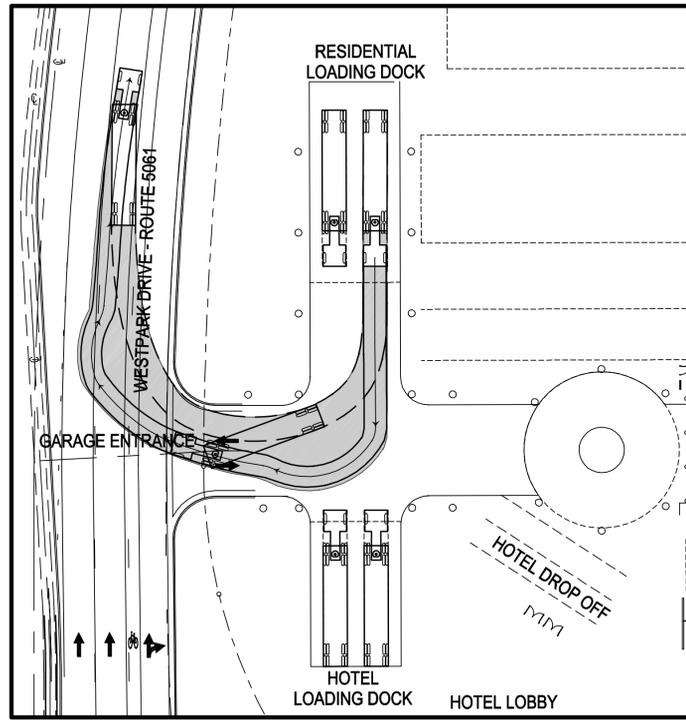
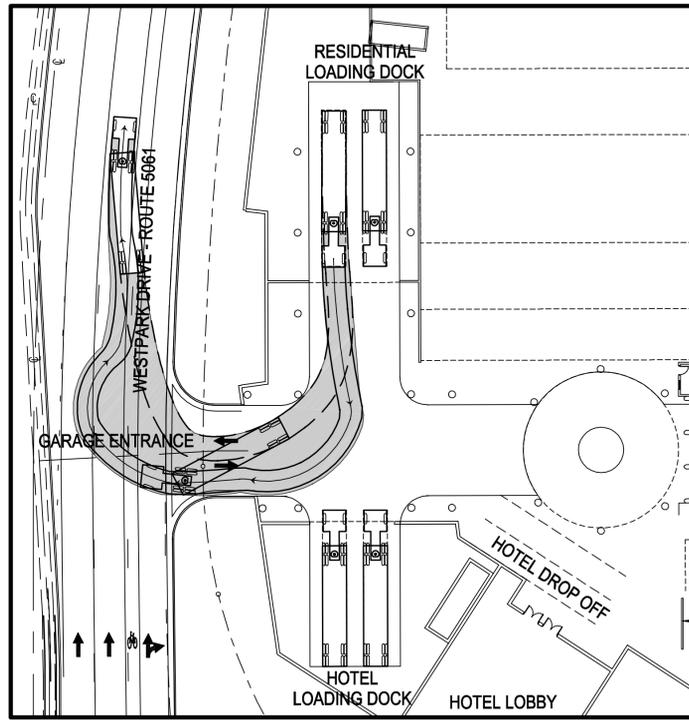
LOADING CIRCULATION PLAN - ENTERING MOVEMENTS

WESTPARK PLAZA
 CONCEPTUAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV.	BY	APPROVED	DATE



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NOTE : CONCEPTUAL AND SUBJECT TO ADJUSTMENT

LOADING CIRCULATION PLAN - EXITING MOVEMENTS

WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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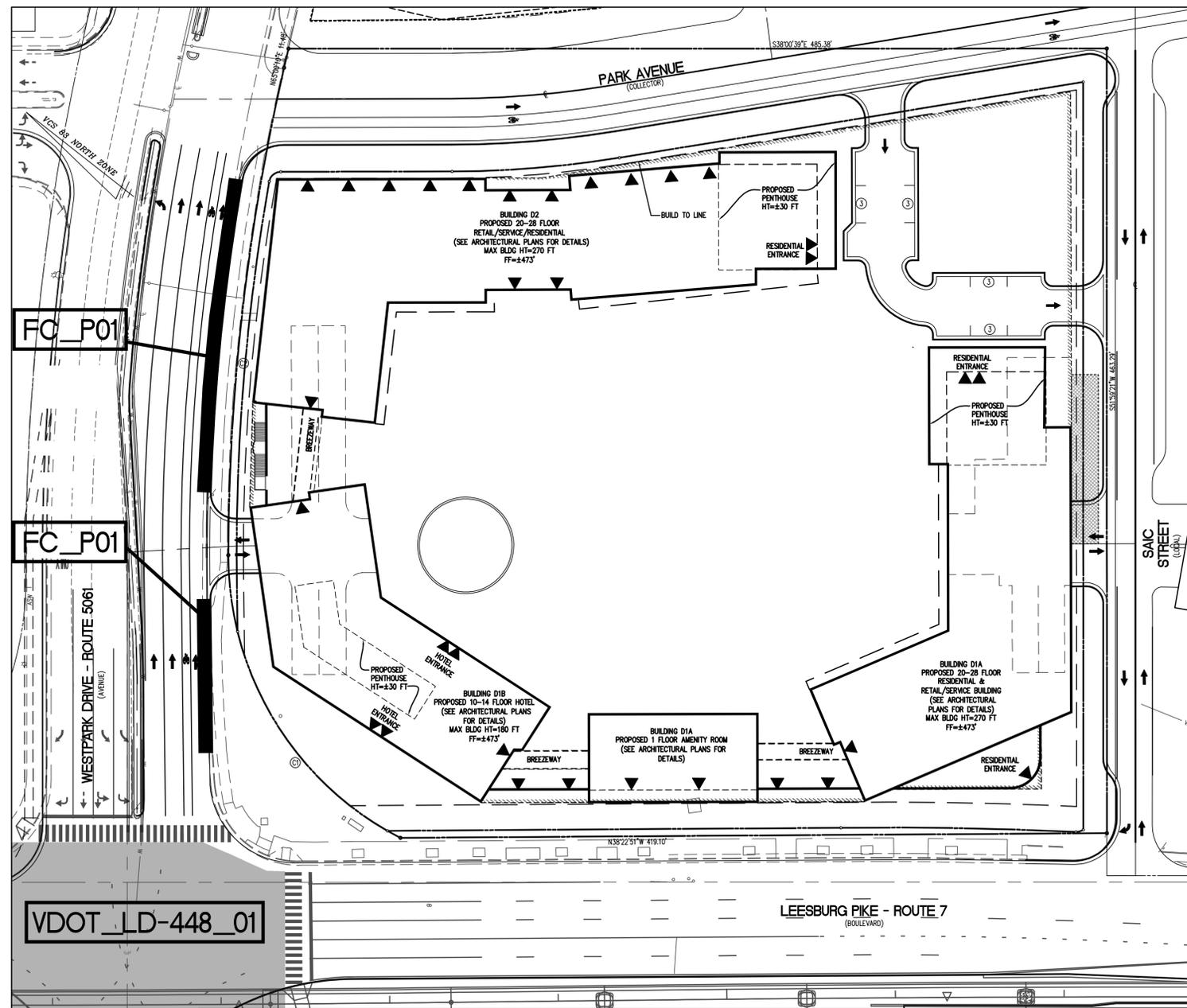
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WESTPARK PLAZA TYSONS DESIGN STANDARDS WAIVER/EXCEPTION KEY

- TARGET LOS NOT MET
- REQUIRED ON-STREET PARKING NOT PROVIDED

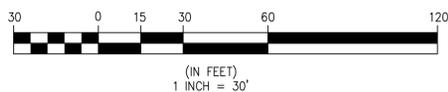
NOTES ON REQUIREMENTS

1. DISTRICT ADMINISTRATOR MAY ACCEPT LOWER LOS PENDING OPERATIONAL ANALYSIS.
2. SPACING MUST BE DEMONSTRATED THROUGH AN OPERATIONAL ANALYSIS; 880 TO 1,230 FEET RECOMMENDED.
3. EVALUATED ON A CASE-BY-CASE BASIS.
4. 10' FOR STREETS RESIDENTIAL IN CHARACTER; 11' FOR STREETS MORE COMMERCIAL IN NATURE.
5. NEW SIGNALIZED INTERSECTIONS ON COLLECTORS/AVENUES WITHIN 660 FEET OF LOW SPEED BOULEVARDS NEED OPERATIONAL ANALYSIS.
6. WIDTHS VARY DEPENDING ON LOCATION RELATIVE TO CURB AND CURBSIDE PARKING.
7. ON CIRCULATOR ROUTES MEDIANS SHOULD BE 24'-36" ON AVENUES AND COLLECTORS.
8. PARKING MAY BE RESTRICTED IN THE VICINITY OF CIRCULATOR ROUTES.



Summary of Design Standards for Tysons Corner as Applicable to Westpark Plaza

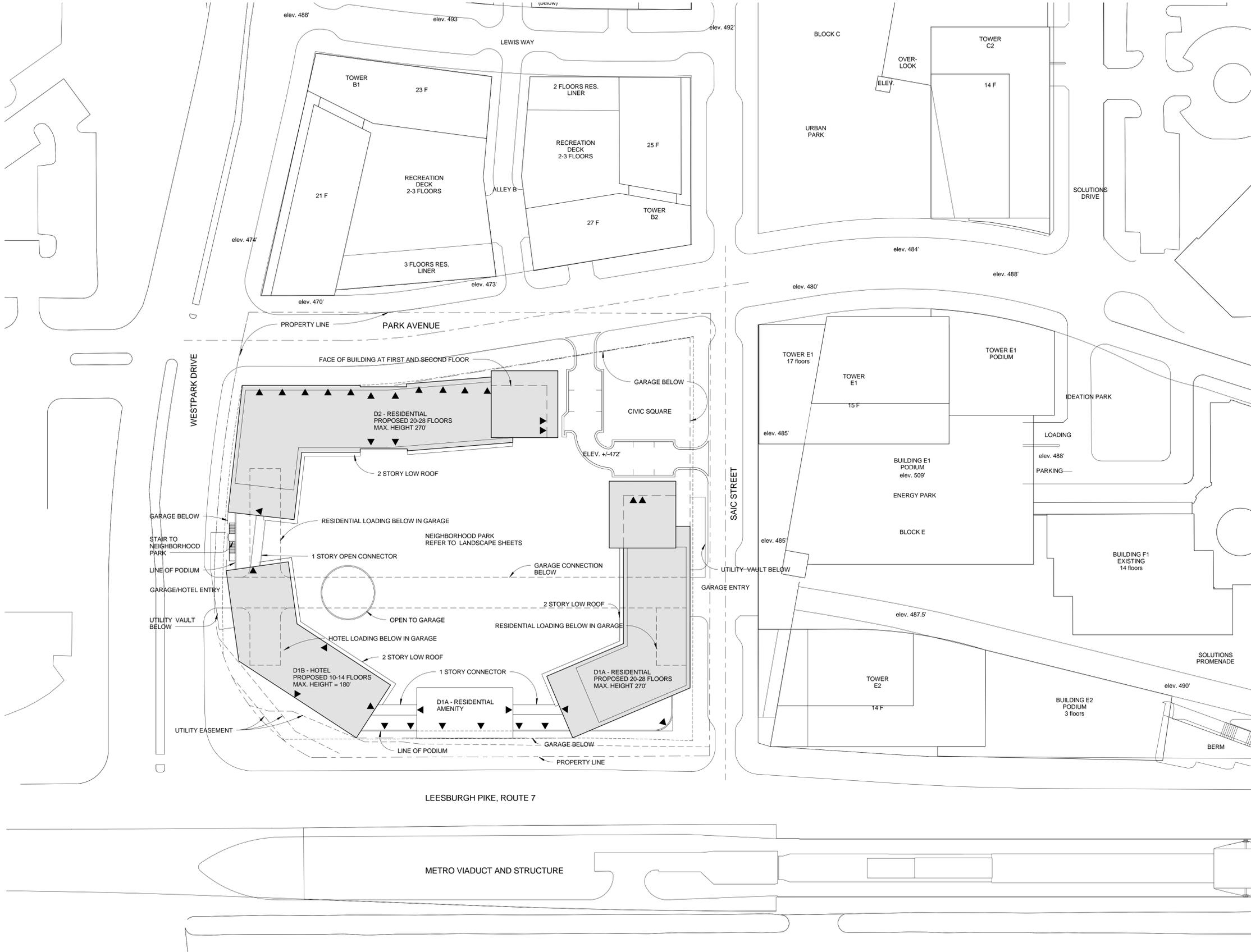
CLASSIFICATION	Low Speed Boulevard	Leesburg Pike (Route 7)	Avenue	Westpark Drive	Collector	Center Street	Local	Park Street
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	✓	Optional ^{1,7}	✓	Optional ^{1,7}	N/A	N/A	N/A
Circulator Route (Table 13, DS-4)	N/A	N/A	Yes @ certain locations	✓	Yes @ certain locations	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13) ⁸	Restricted	✓	Required (8')	Need Waiver (FC_P01)	Required (8')	✓	Required (7'-8')	✓
Target LOS (Table 2, DS-5)	D/E ⁶	Need Waiver (VDOT_LD-448_01)	E	✓	E	✓	E	✓
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	4-6 lanes	✓	2-4 lanes	✓	2 lanes	✓
Design Speed (Table 3, DS-10)	40 mph	✓	30-35 mph	✓	25-30 mph	✓	25 mph	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25-30 mph	✓	25-30 mph	✓	25 mph	✓
Operational Analysis (Table 4, DS-11)	Required	✓	Discretionary	✓	Discretionary	✓	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	525'-660' ⁵	✓	425'-660' ⁵	N/A	325'-660'	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd ²	N/A	200'-660'	N/A	200'-660'	✓	100'-660'	✓
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	✓	200'-660'	N/A	155'-660'	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	N/A	200'	✓	155'	✓	50'	✓
Lane Widths (Table 5, DS-13)	11'	✓	10'-11' ⁴	✓	10'-11' ⁴	✓	10'	✓
Streetscape Zone Width (Table 14, DS-27)	33' ³ 15' Building zone 10' sidewalk 8' landscaping panel	✓	20-28' ³ 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	20-28' ³ 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	16-24' ³ 4'-12' Building zone 6' sidewalk 6' landscaping panel	✓
Sight Distance (Table 12, DS-23)	385' (305' SSD)	✓	200'	✓	155'	✓	155'	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6' ⁴	✓	4'-6' ⁴	✓	N/A	N/A



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SUPPLEMENTAL TRANSPORTATION PLAN
WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



- GENERAL NOTES:
1. ALL GRADES ARE APPROXIMATE AND MAY CHANGE DURING FINAL ENGINEERING.
 2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
 3. BUILDING HEIGHTS ARE FROM AVERAGE SITE GRADE TO BUILDING ROOF NOT INCLUDING PENTHOUSE STRUCTURE.
 4. SURROUNDING CONTEXT IS SHOWN FOR INFORMATIONAL PURPOSES. REFER TO SAIC/ SOLUTIONS PLAZA DOCUMENTS FOR FURTHER INFORMATION.

MTFA
architecture

architecture interiors planning
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Date:	07/15/13
Issue:	CDP SUBMISSION REVISED

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Checked: Checker

Scale: As Indicated

Sheet Title: **SITE PLAN**

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Sheet #

1 Site Plan
1" = 50'-0"

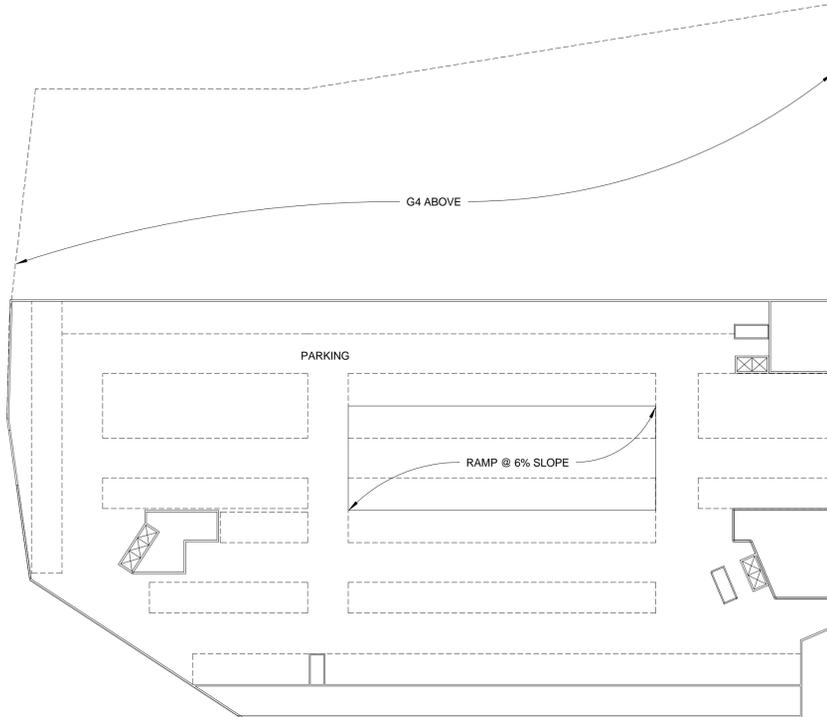


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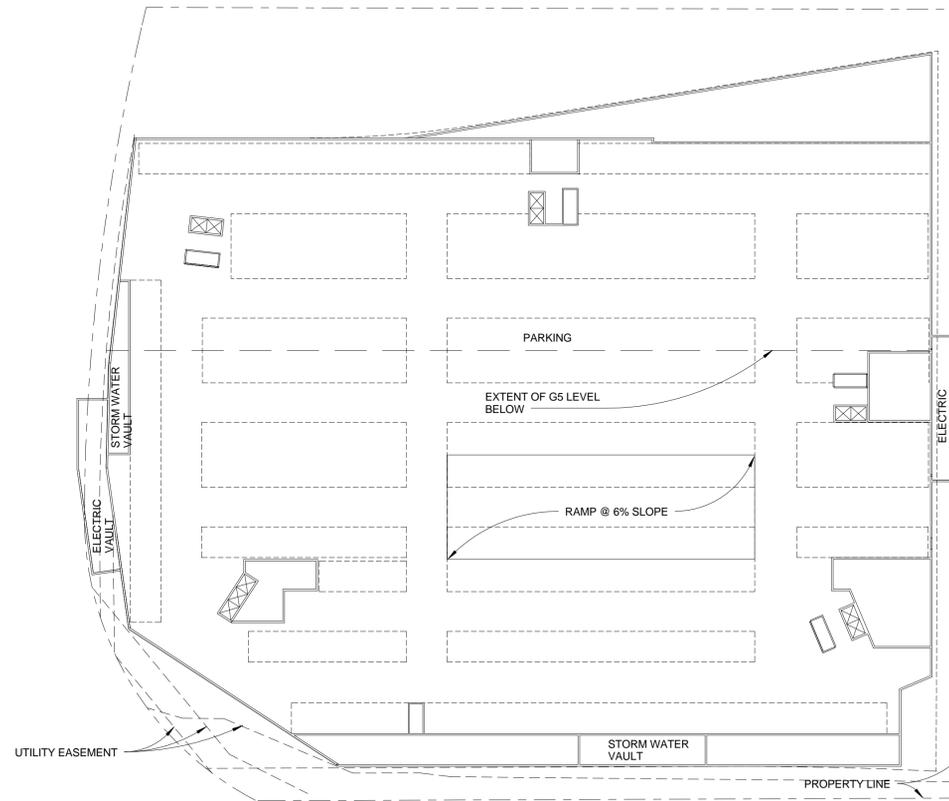
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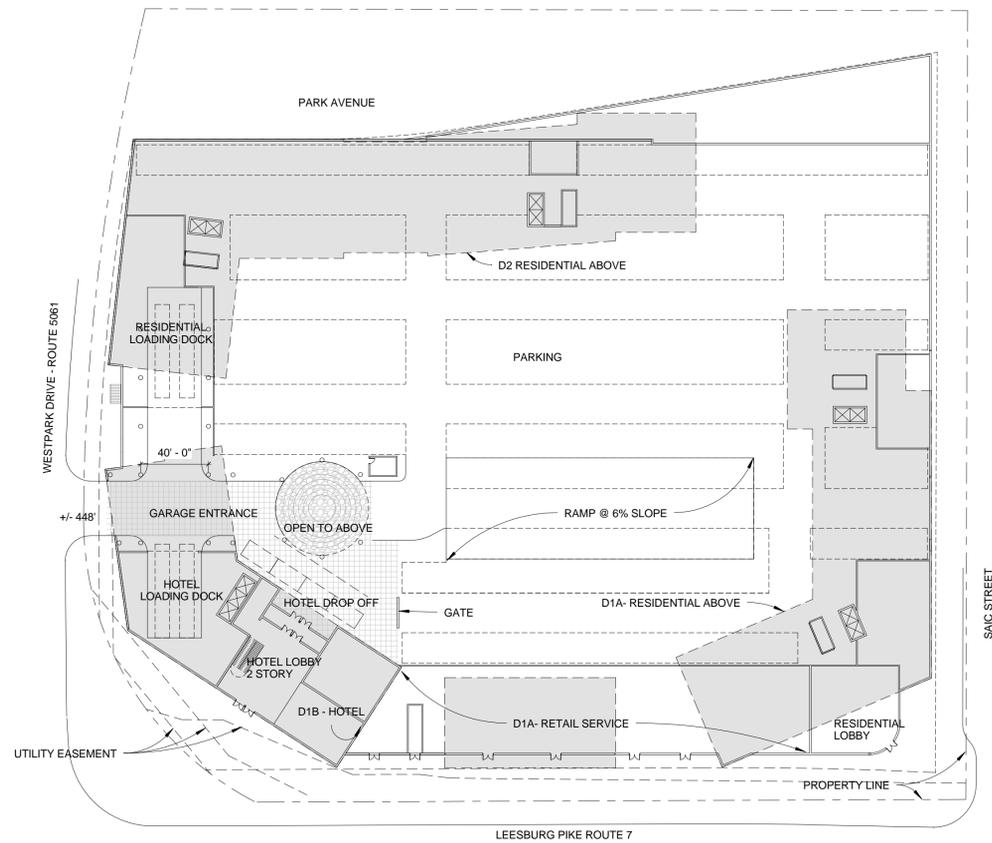
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 3. BUILDING HEIGHTS ARE FROM AVERAGE SITE GRADE TO BUILDING ROOF NOT INCLUDING PENTHOUSE STRUCTURE.
 4. BELOW GRADE PARKING MAY EXTEND INTO THE BUILDING ZONE.
 5. THE NUMBER OF BELOW GRADE PARKING LEVELS CAN VARY TO SUPPORT THE APPLICANTS PROPOSED PARKING GOALS.
 6. BUILDING FOOTPRINT, DETAILS, AND LAYOUTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FINAL ENGINEERING



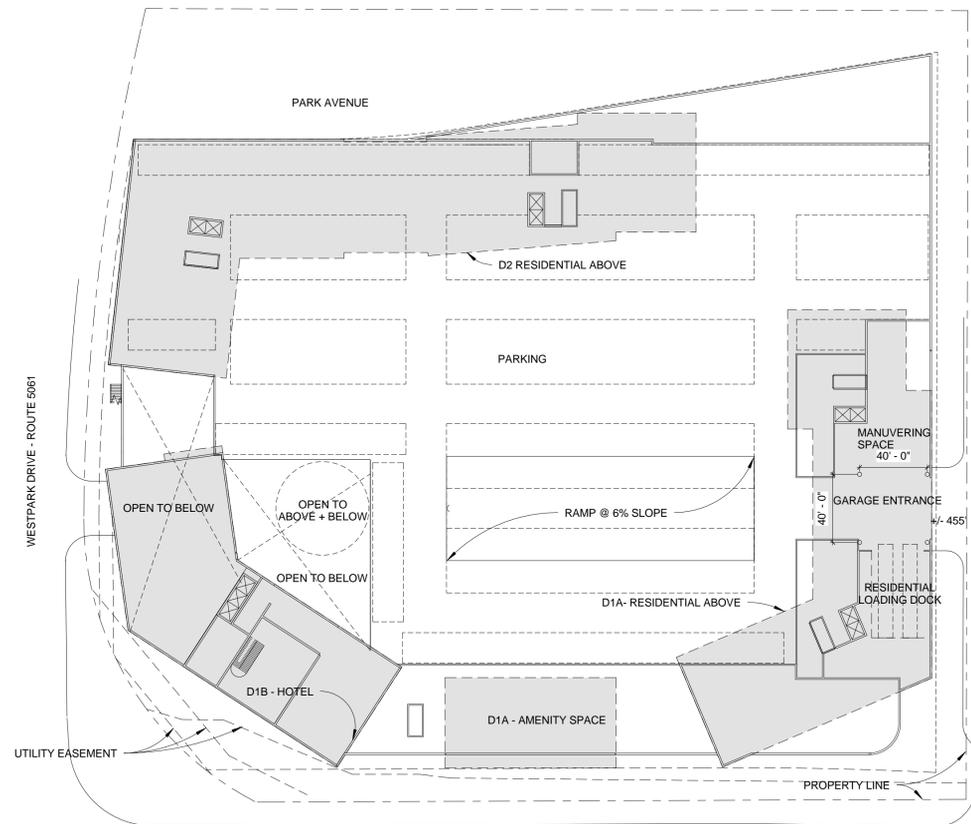
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② G-3 LEVEL (G4 SIMILAR)
1" = 50'-0"



③ G-2
1" = 50'-0"



④ G-1
1" = 50'-0"

Job # 11012

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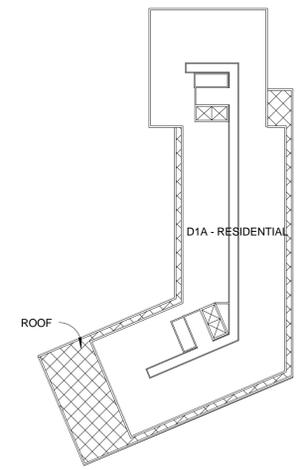
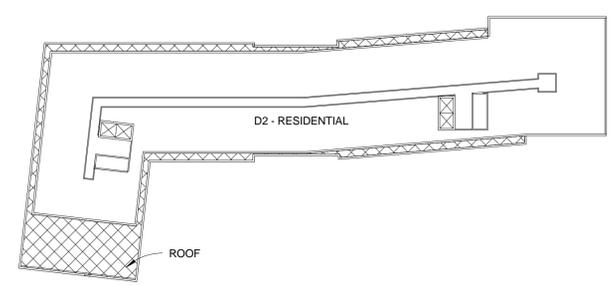
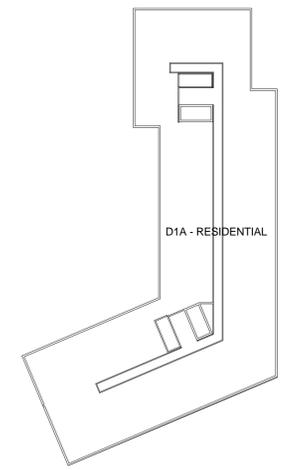
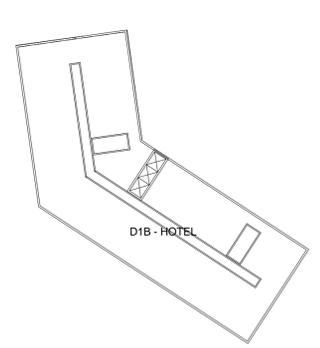
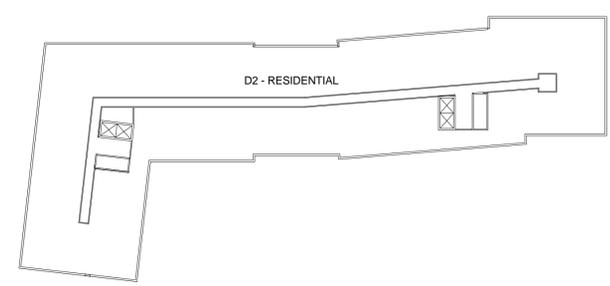
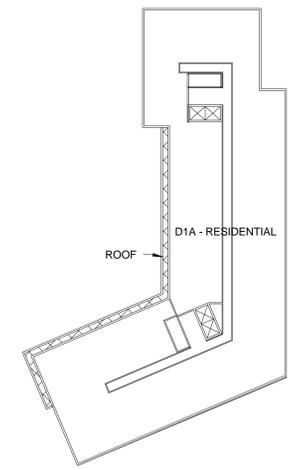
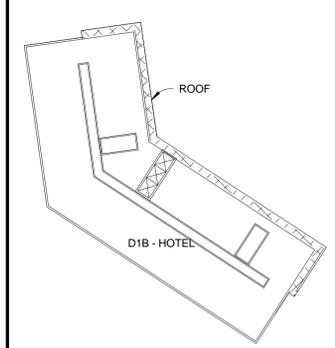
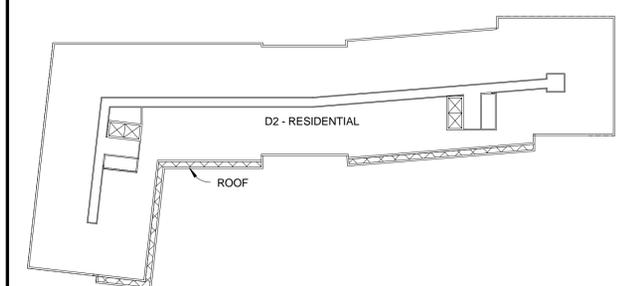
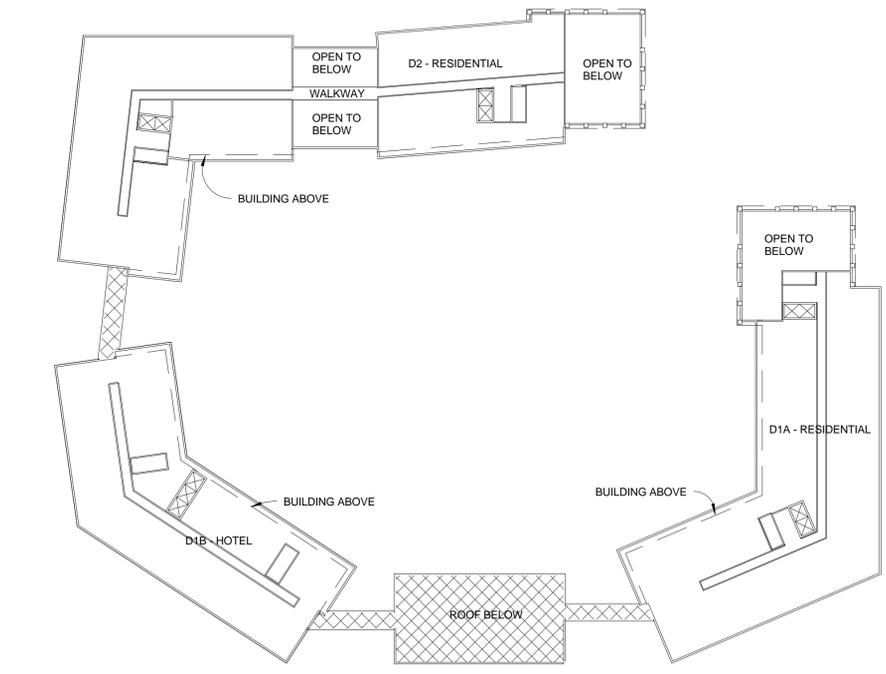
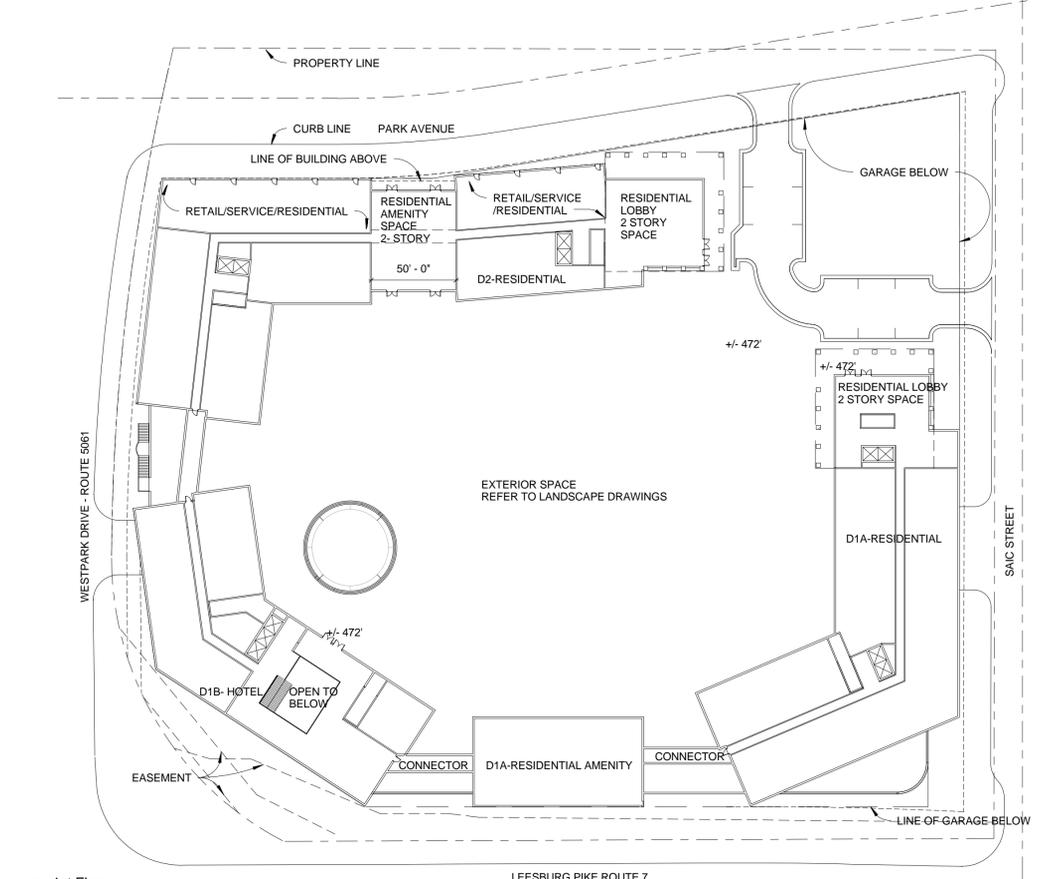
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LANDSCAPE ARCHITECT
LANDESIGN
200 South Peyton Street
Alexandria, VA 22314
703-549-7784

- GENERAL NOTES:
1. ALL GRADES ARE APPROXIMATE AND MAY CHANGE DURING FINAL ENGINEERING.
 2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
 3. BUILDING HEIGHTS ARE FROM AVERAGE SITE GRADE TO BUILDING ROOF NOT INCLUDING PENTHOUSE STRUCTURE.
 4. BELOW GRADE PARKING MAY EXTEND INTO THE BUILDING ZONE.
 5. THE NUMBER OF BELOW GRADE PARKING LEVELS CAN VARY TO SUPPORT THE APPLICANTS PROPOSED PARKING GOALS.
 6. BUILDING FOOTPRINT, DETAILS, AND LAYOUTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.

① 1st Floor
1" = 50'-0"

② 2nd Floor
1" = 50'-0"



③ 3rd Floor
1" = 50'-0"

④ 4th Floor (TYPICAL RESIDENTIAL AND HOTEL)
1" = 50'-0"

⑤ UPPER RESIDENTIAL FLOOR
1" = 50'-0"

Job #	11012
Date:	03/05/13
Issue:	CDP SUBMISSION
Date:	7/15/13
Issue:	CDP SUBMISSION REVISED

Drawn:	Checked:
Author	Checker
Scale:	As Indicated
Sheet Title:	FLOOR PLANS

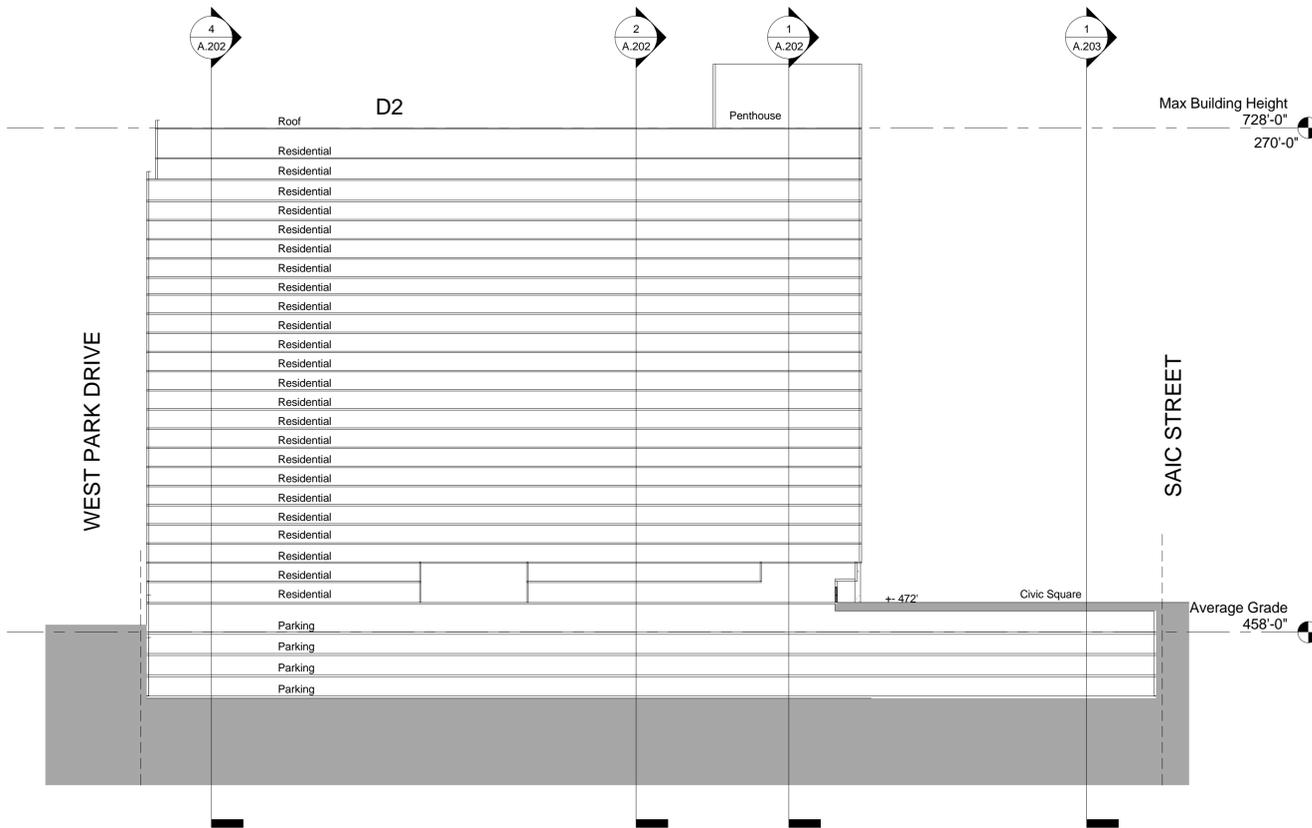


**DITTMAR
COMPANY**
WESTPARK PLAZA

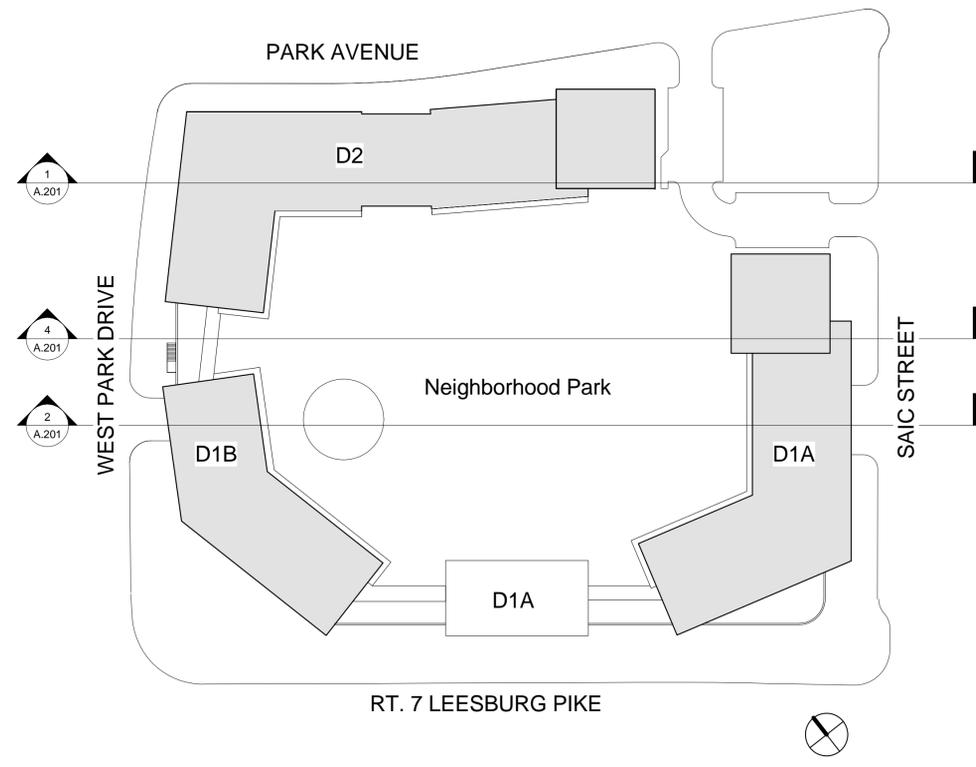
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703-532-6163

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Alexandria, VA 22314
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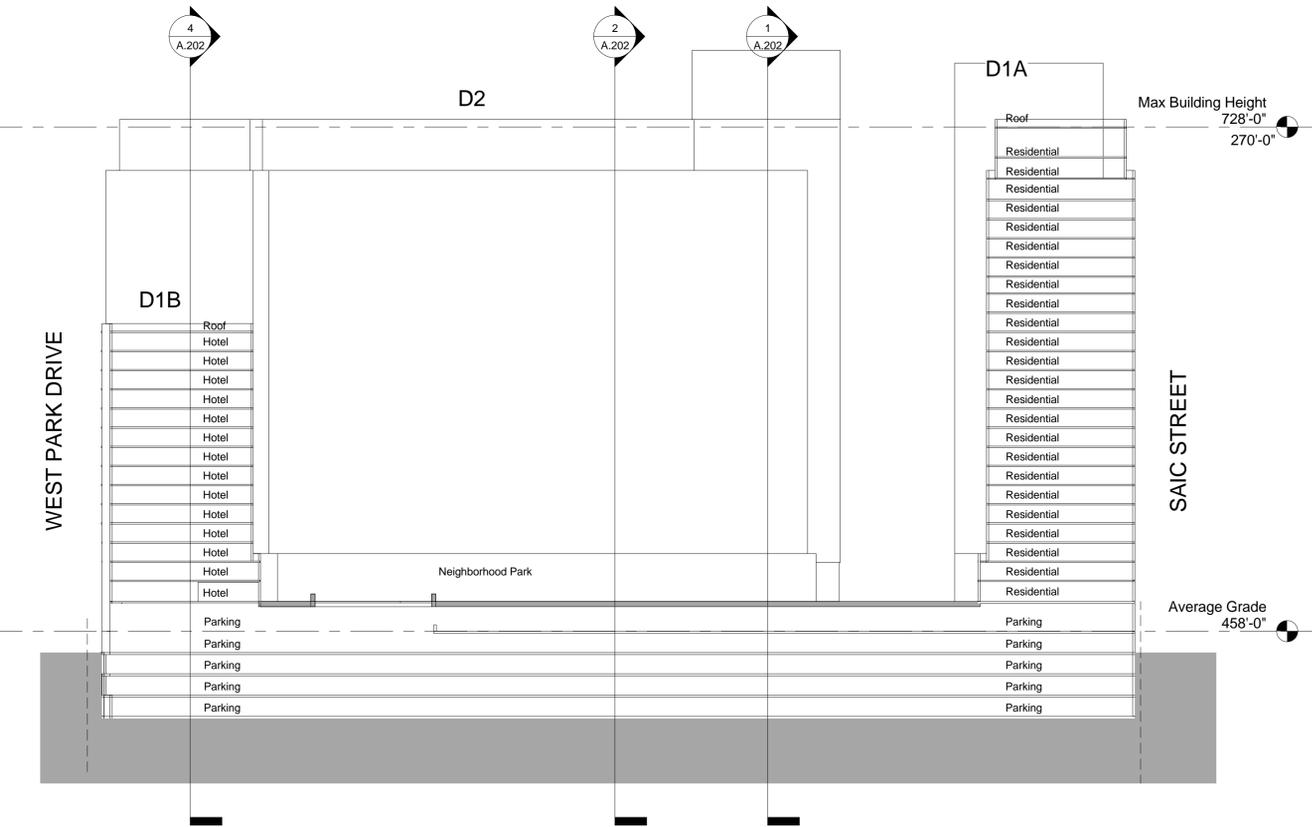
- Notes:
1. GRADES ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 2. MAXIMUM HEIGHT IS MEASURED FROM AVERAGE GRADE AND DOES NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. PENTHOUSE AND ARCHITECTURAL FEATURES MAY BE 30' IN HEIGHT FROM ROOF.
 3. NUMBER OF LEVELS MAY VARY WITH THE APPROVED NUMBER OF STORIES AND MINIMUM AND MAXIMUM BUILDING HEIGHT.



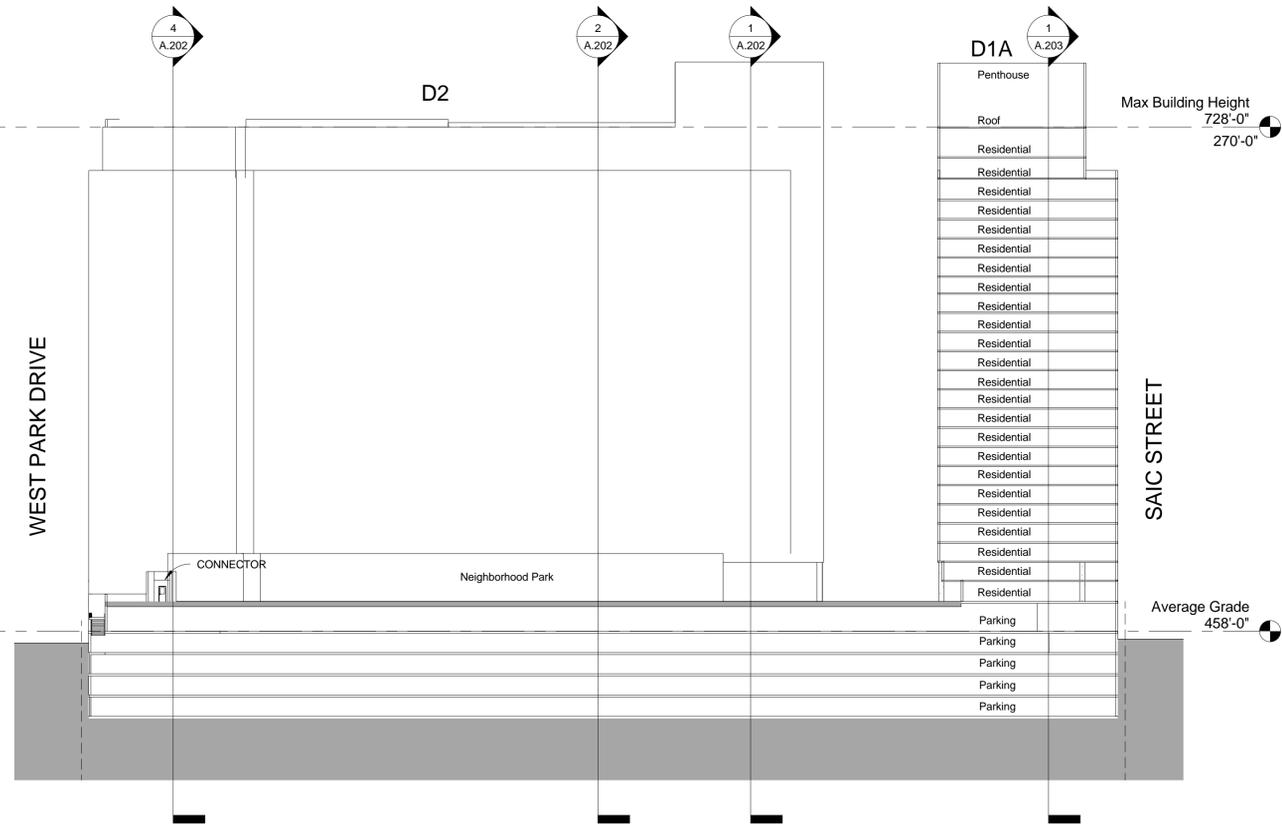
① EASTWEST SECTION AT BUILDING D2
1" = 40'-0"



③ Key Plan 1
1" = 60'-0"



② EASTWEST SECTION AT D1A AND D2
1" = 40'-0"



④ EASTWEST SECTION AT PODIUM
1" = 40'-0"

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Scale:	As Indicated		

Sheet Title: **SECTIONS**

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Sheet #



- Notes:
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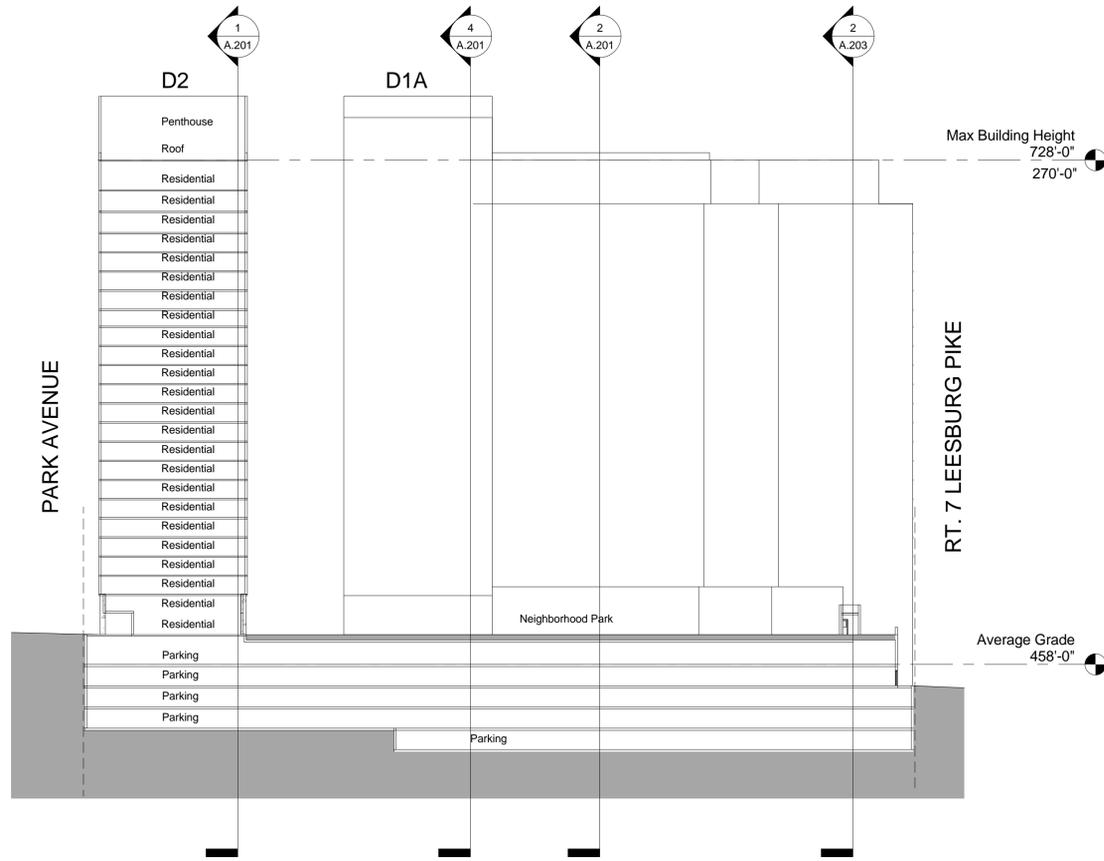
Job # 11012

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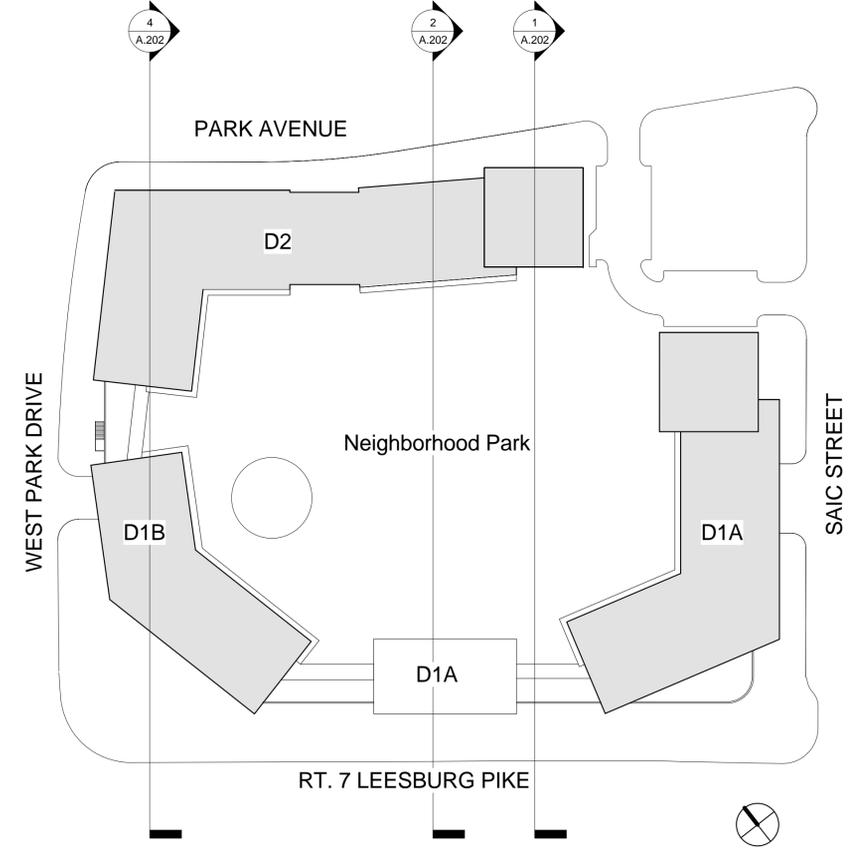
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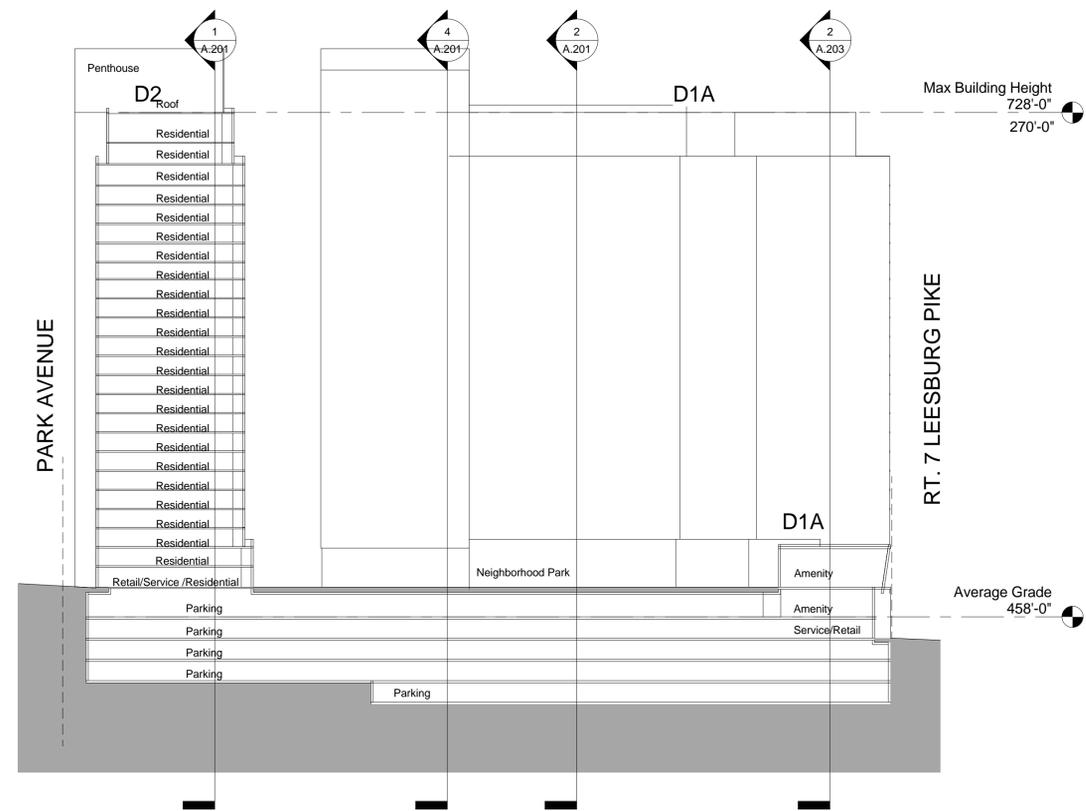
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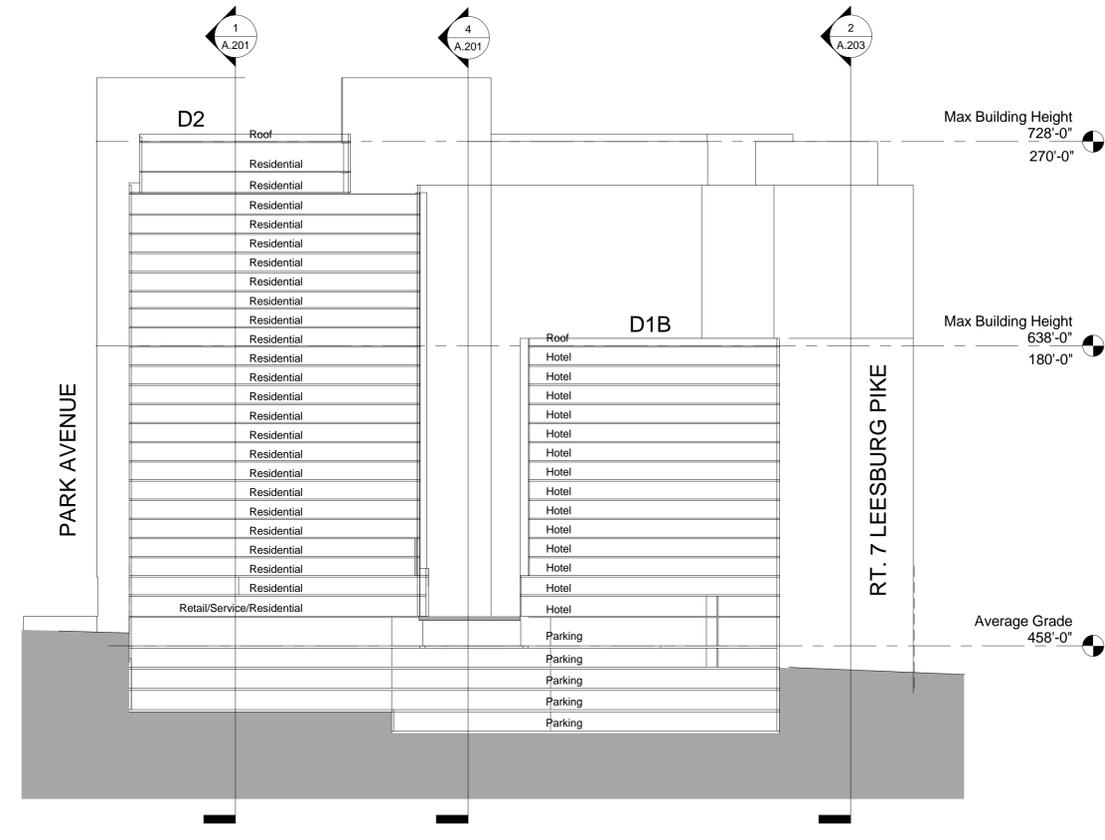
① NORTH/SOUTH SECTION AT PODIUM AND D2
1" = 40'-0"



③ Key Plan 2
1" = 60'-0"



② NORTH/SOUTH SECTION AT D2 AND AMENITY BUILDING
1" = 40'-0"



④ NORTH/SOUTH SECTION AT D1B AND D2
1" = 40'-0"

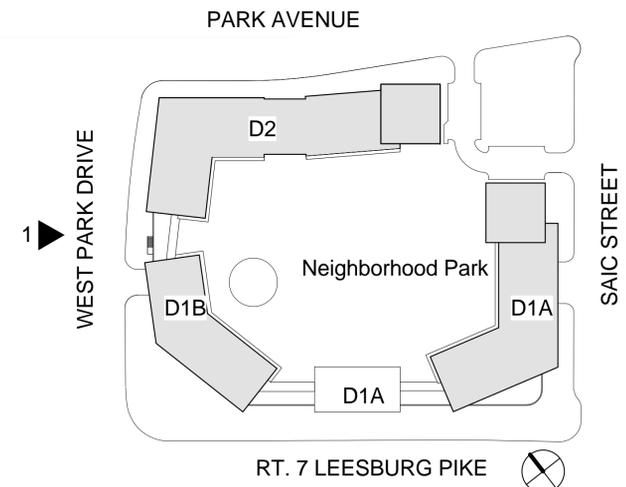


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WESTPARK PLAZA

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207 Park Avenue
Falls Church, VA 22046
703-532-6163

LANDSCAPE ARCHITECT
LANDESIGN
200 South Peyton Street
Alexandria, VA 22314
703-549-7784

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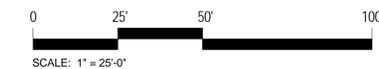


BUILDING HEIGHT 728'-0"
270'-0" MAX

BUILDING HEIGHT 618'-0"
180'-0" MAX

AVERAGE GRADE 458'-0"

1 North Elevation- Westpark Drive



Job # 11012

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Sheet Title:
**NORTH ELEVATION-
WESTPARK DRIVE**

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Sheet #

A.204

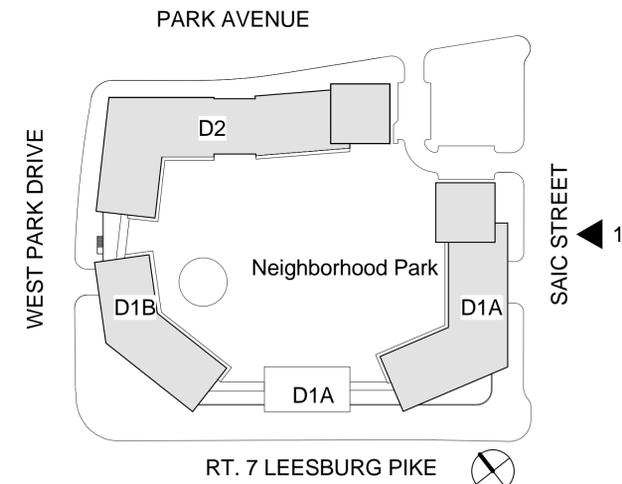


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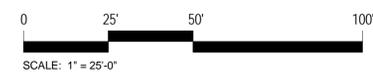
- Notes:
1. GRADES ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 2. MAXIMUM HEIGHT IS MEASURED FROM AVERAGE GRADE AND DOES NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. PENTHOUSE AND ARCHITECTURAL FEATURES MAY BE 30' IN HEIGHT FROM ROOF.
 3. NUMBER OF LEVELS MAY VARY WITH THE APPROVED NUMBER OF STORIES AND MINIMUM AND MAXIMUM BUILDING HEIGHT.



BUILDING HEIGHT 728'-0"
270'-0" MAX

AVERAGE GRADE 458'-0"

1 South Elevation- SAIC Street



Job # 11012

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Sheet Title:
**SOUTH ELEVATION-
SAIC STREET**

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A.205



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Sheet Title:
**EAST ELEVATION-
PARK AVENUE**

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Sheet #

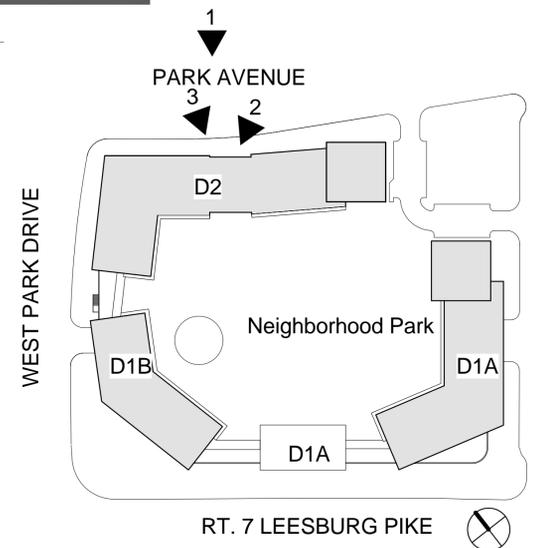
- Notes:
1. GRADES ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 2. MAXIMUM HEIGHT IS MEASURED FROM AVERAGE GRADE AND DOES NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. PENTHOUSE AND ARCHITECTURAL FEATURES MAY BE 30' IN HEIGHT FROM ROOF.
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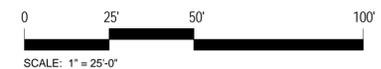
② PERSPECTIVE VIEW OF PARK AVENUE
RESIDENTIAL AMENITY
N.T.S



③ PERSPECTIVE VIEW FROM PARK
AVENUE
3" = 1'-0"



① East Elevation- Park Avenue



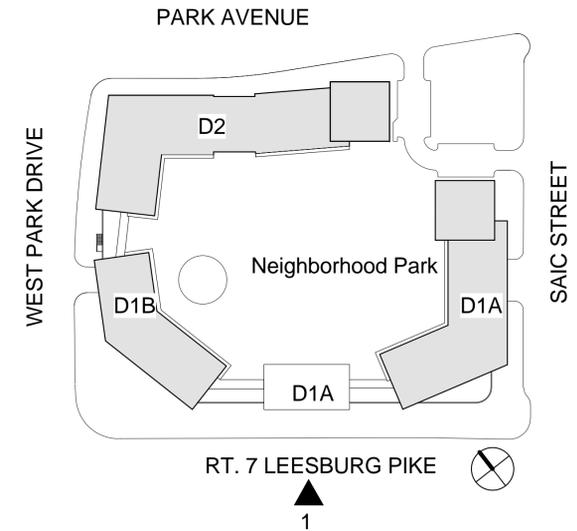


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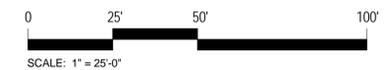


BUILDING HEIGHT 728'-0"
270'-0" MAX

BUILDING HEIGHT 638'-0"
180'-0" MAX

AVERAGE GRADE 458'-0"

1 West Elevation- Leesburgh Pike, Route 7



Job # 11012

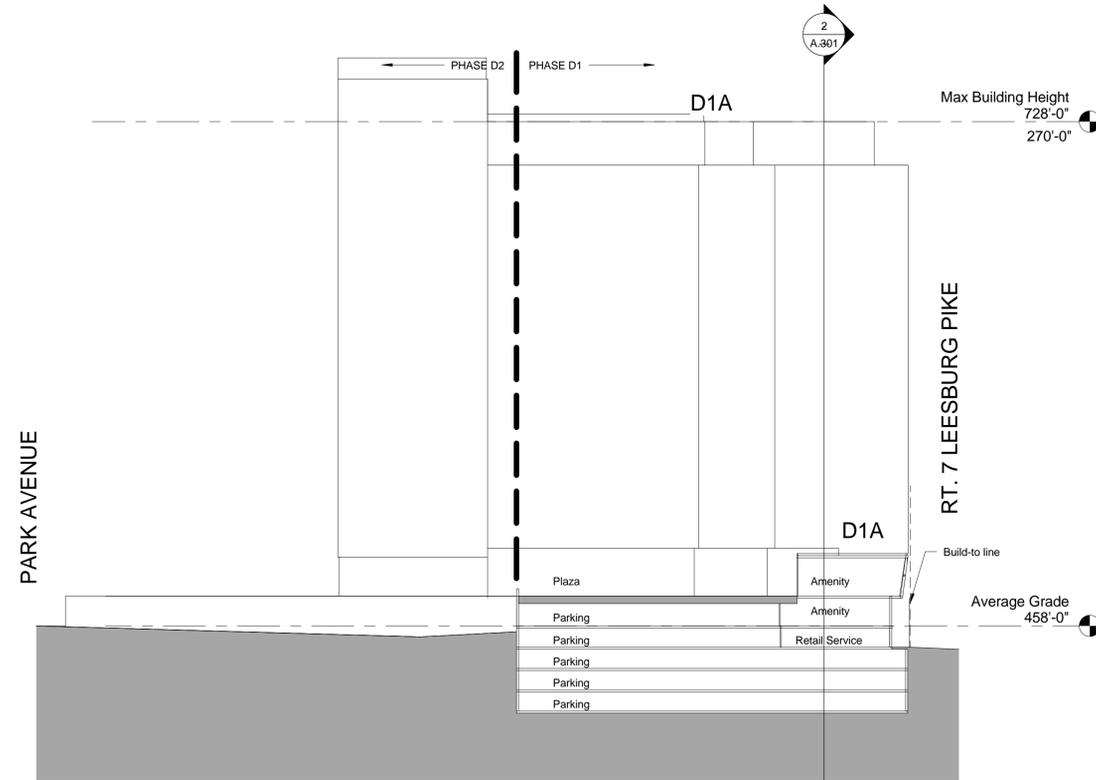
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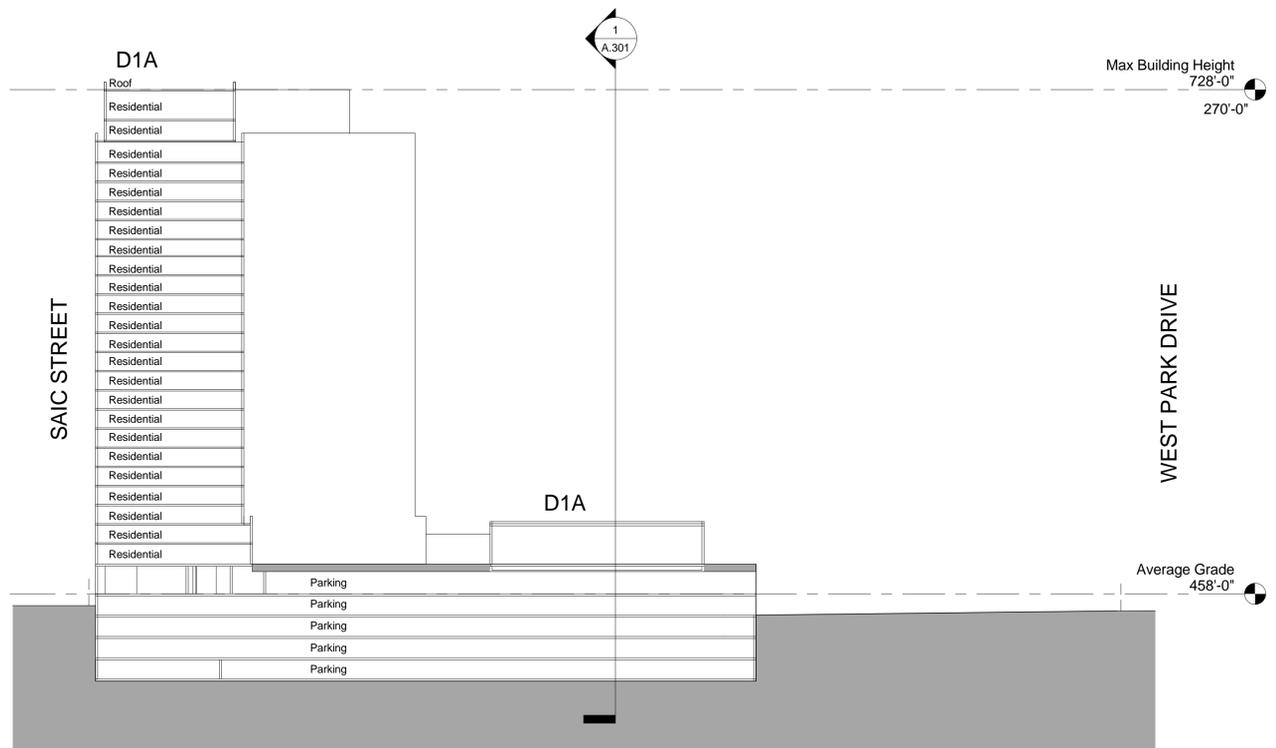
Sheet Title:
**WEST ELEVATION-
LEESBURGH PIKE,
ROUTE 7**

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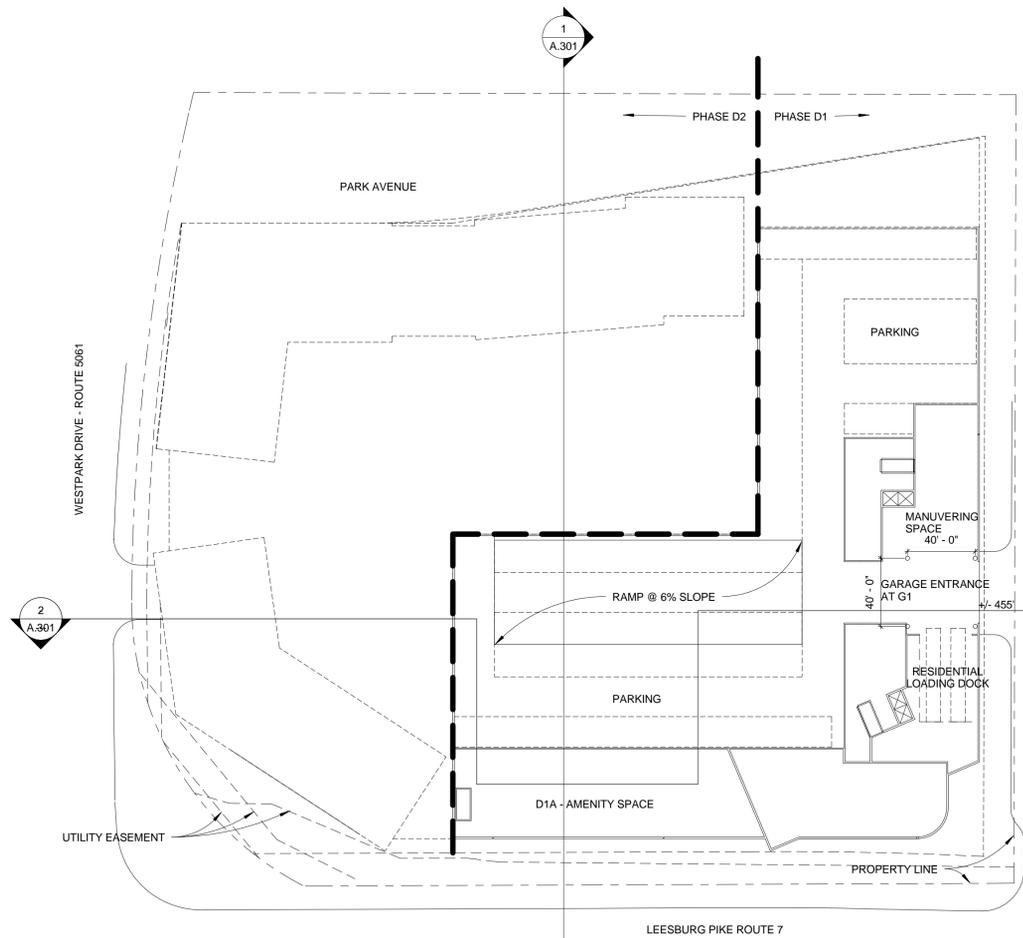
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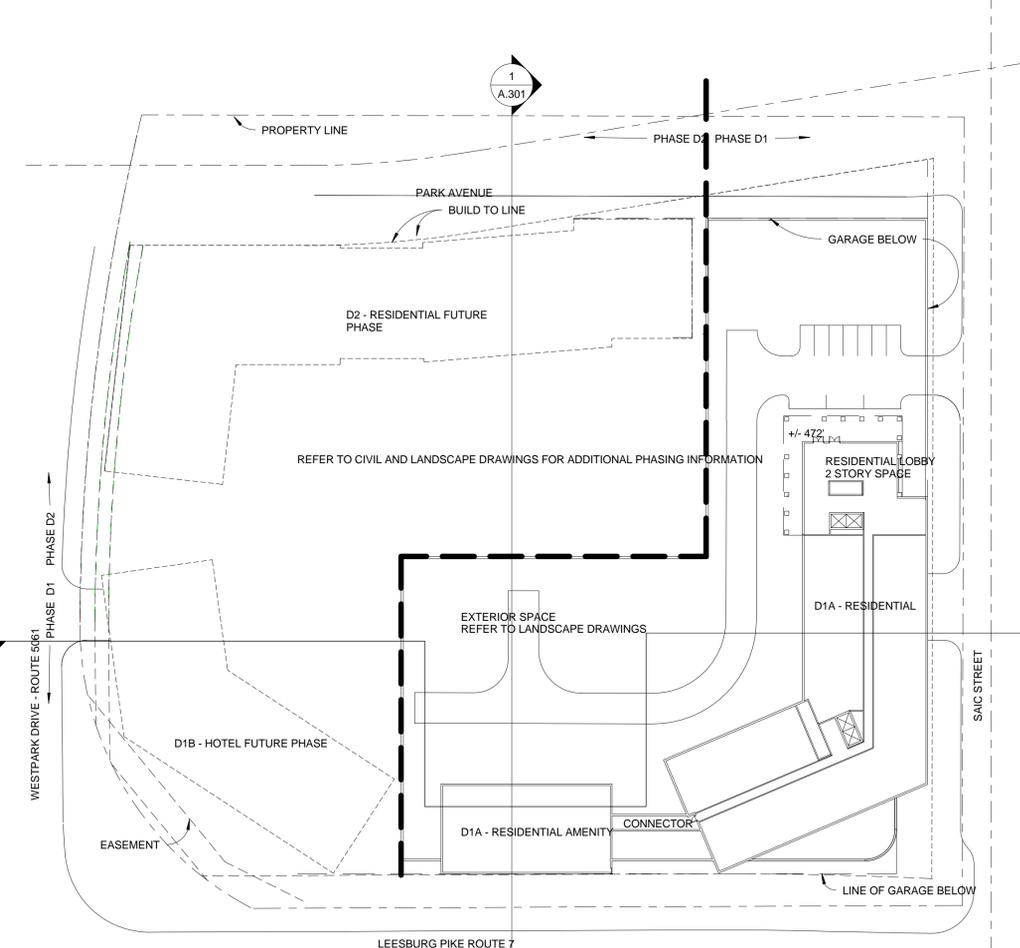
1 NORTH/SOUTH PHASING SECTION
1" = 40'-0"



2 EAST/WEST PHASING SECTION INTERIM
PHASE D1A
1" = 40'-0"



3 Garage Phase Plan
1" = 50'-0"



4 1ST FLOOR PHASING PLAN
1" = 50'-0"

Note: Refer to Civil and Landscape drawings for additional information.

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Sheet Title: PHASING SECTION

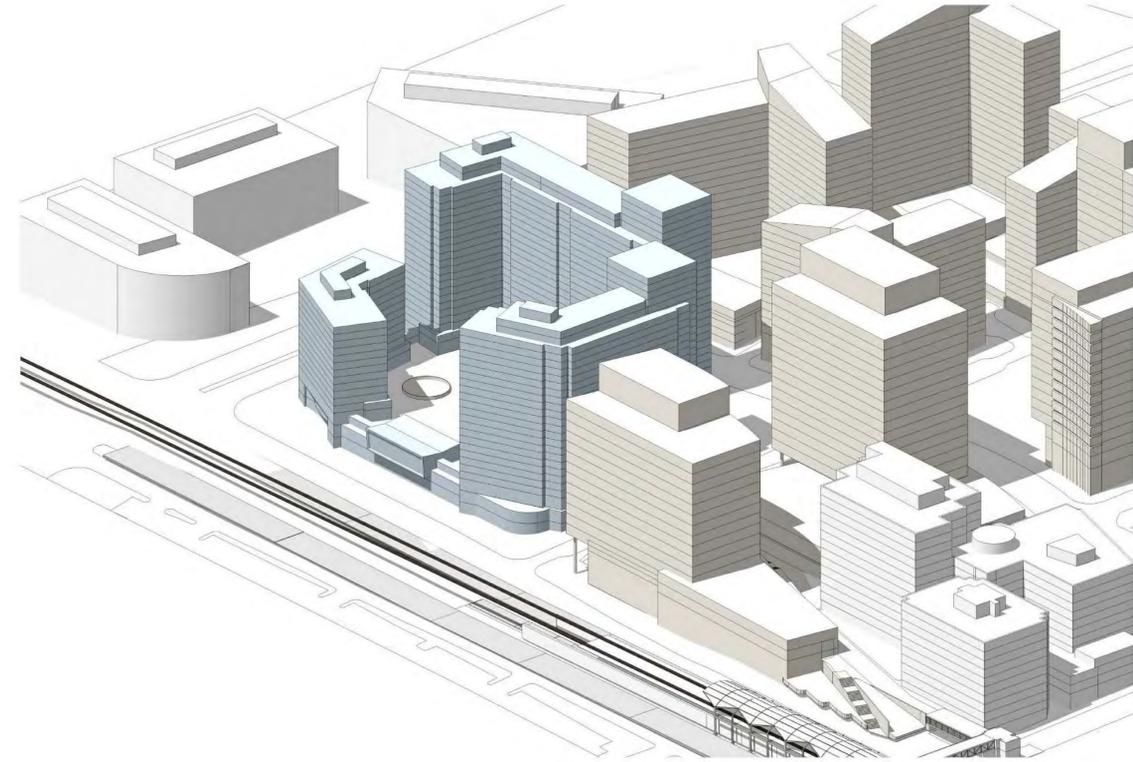
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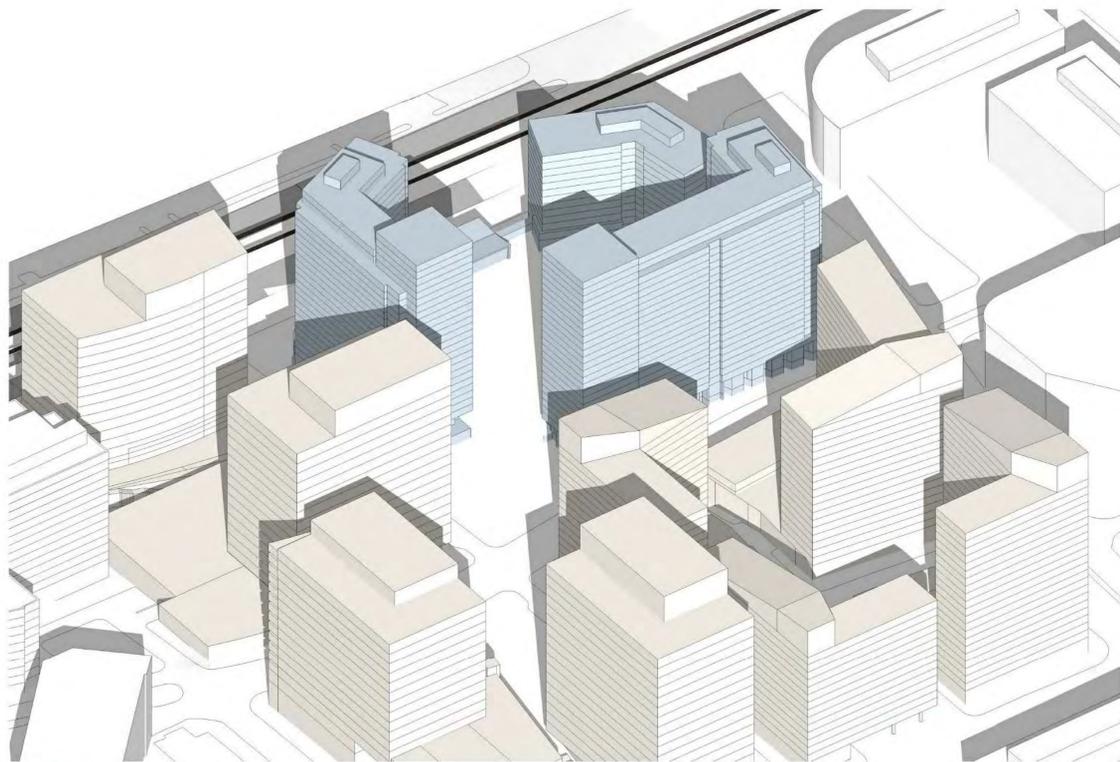
A.301



VIEW LOOKING EAST



VIEW LOOKING NORTH



VIEW LOOKING WEST



VIEW LOOKING SOUTH

- Westpark Plaza (Proposed)
- SAIC (Proposed)
- Existing





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Sheet Title: **ILLUSTRATIVE
PERSPECTIVE**

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Sheet #

A.402



1 ARIAL PERSPECTIVE FROM RT. 7
LEESBURB PIKE
N.T.S

Notes:

1. PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY, TO ILLUSTRATE GENERAL CONCEPTS AND CHARACTER. THEY ARE SUBJECT TO FINAL ARCHITECTURAL AND ENGINEERING DESIGN.
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Sheet Title: **ILLUSTRATIVE
PERSPECTIVE**

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Sheet #

A.403

1 AERIAL PERSPECTIVE FROM CORNERS
OF SAIC STREET AND PARK AVENUE
N.T.S

- Notes:
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① PERSPECTIVE FROM URBAN PARK AT SAIC STREET AND PARK AVENUE
N.T.S

Notes:

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Sheet Title:

**ILLUSTRATIVE
PERSPECTIVE**

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GRID EMPHASIZES VERTICALS



RESIDENTIAL TOWERS ON
CIVIC SQUARE



INTEGRATED BALCONIES



MAXIMIZED TRANSPARENCY



TOWERS ABOVE PODIUM



DIRECT ENTRY FROM SIDEWALK



RETAIL/SERVICE/RESIDENTIAL



RESIDENTIAL GATEWAY TOWERS



VERTICAL PROPORTIONS



GROUP UNITS VISUALLY



MASONRY GRID



WEAVE GLASS AND MASONRY



BALCONIES WRAP EDGES



FOLDED PLANES



MASONRY PATTERNS

RESIDENTIAL BUILDING

HOTEL

Notes:
1. PRECEDENTS ARE FOR ILLUSTRATIVE PURPOSES ONLY, TO ILLUSTRATE GENERAL CONCEPTS AND CHARACTER. THEY ARE SUBJECT TO FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

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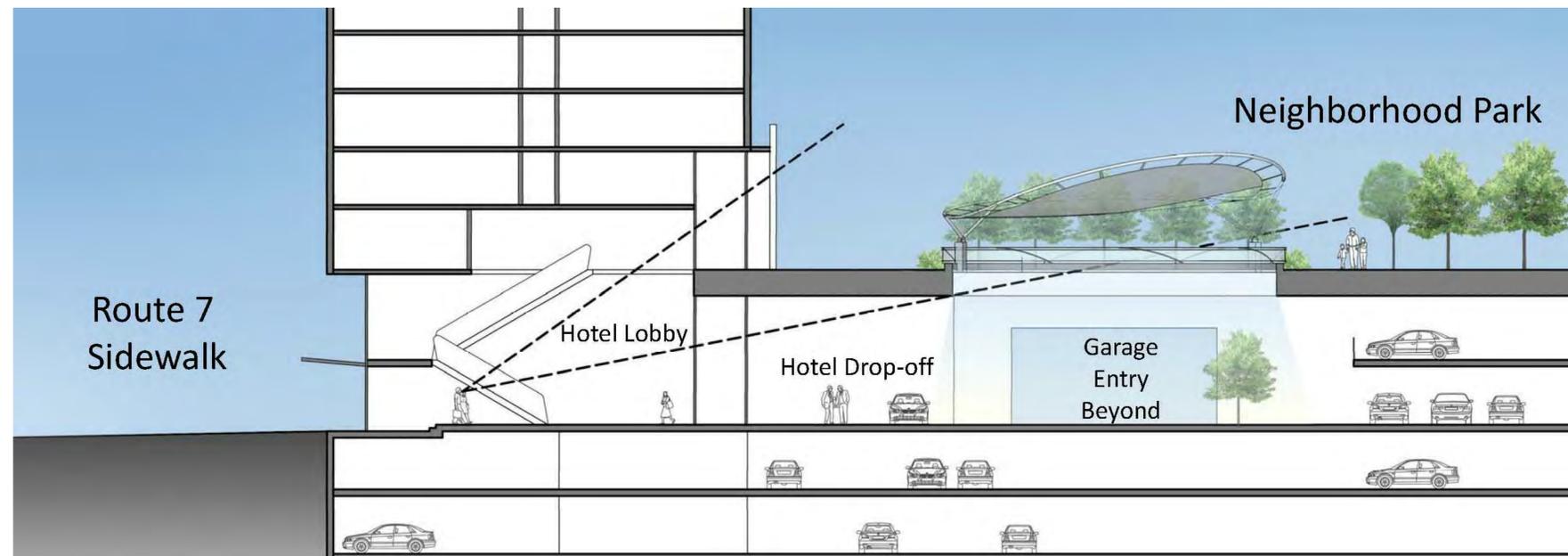
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Sheet Title: ARCHITECTURAL PRECEDENTS

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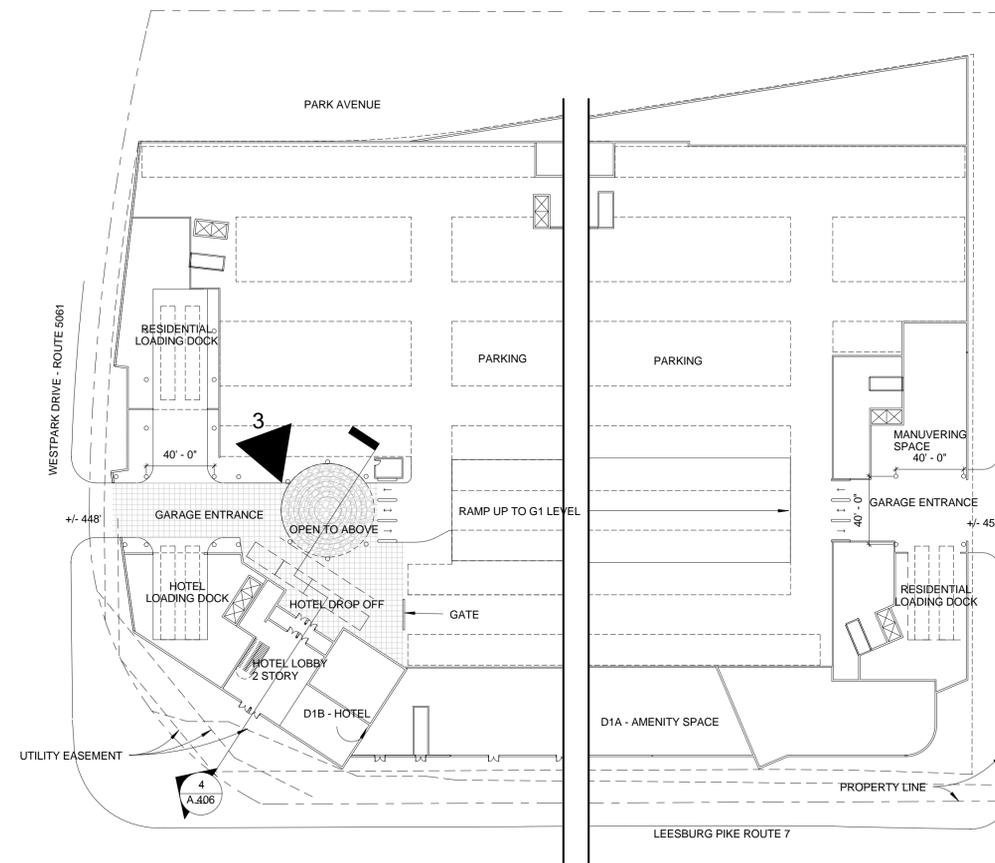
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4 HOTEL LOBBY SECTION
N.T.S.

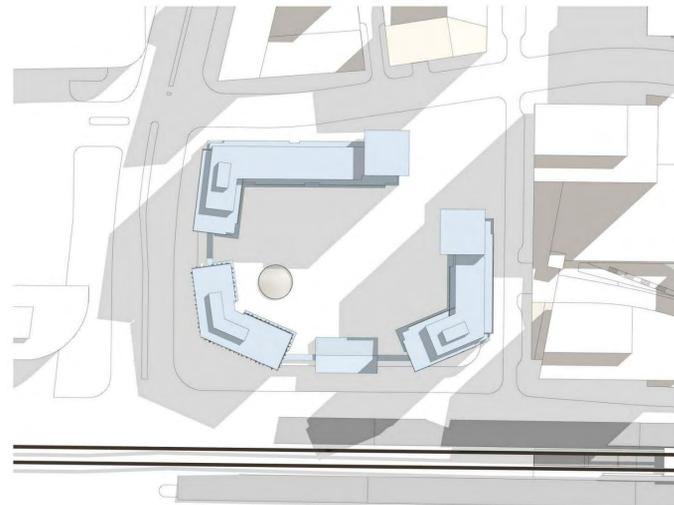


3 PERSPECTIVE OF HOTEL DROP OFF IN
GARAGE



1 G-2 GARAGE/HOTEL LOBBY
1" = 50'-0"

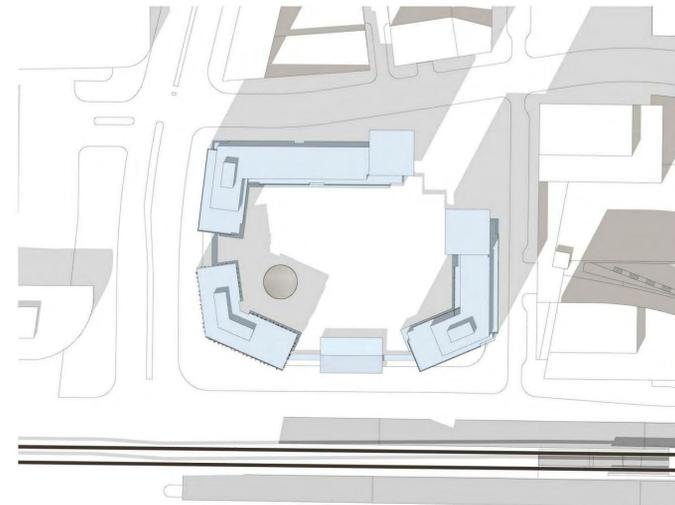
2 G-1 GARAGE
1" = 50'-0"



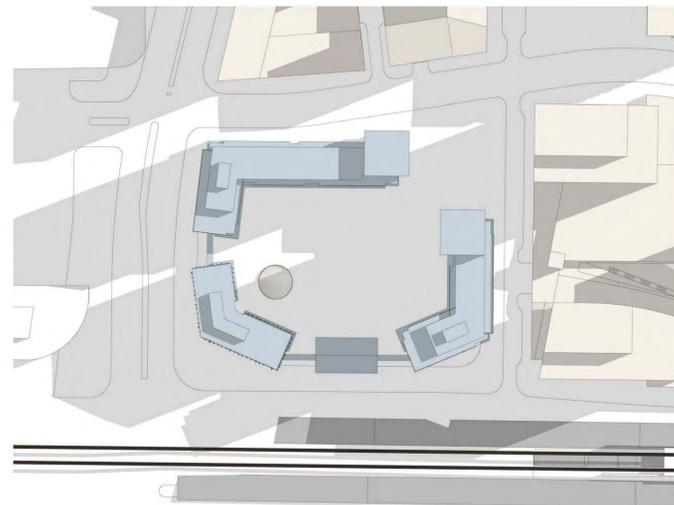
JUNE 21- 9:00AM



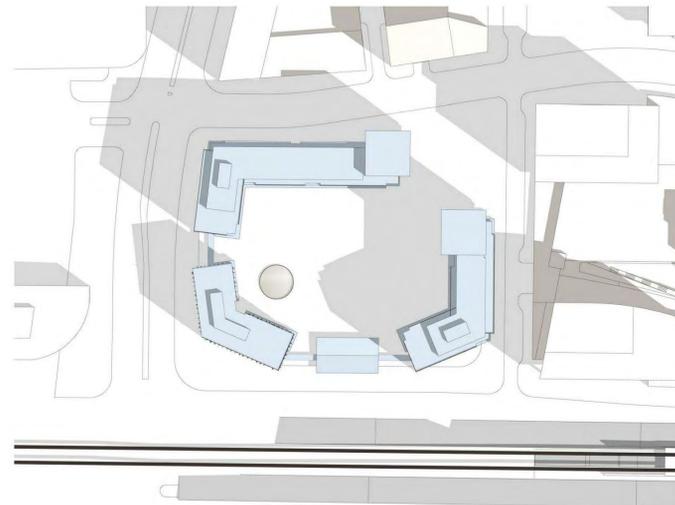
JUNE 21- 12:00PM



JUNE 21- 3:00PM



MARCH & SEPTEMBER 21- 9:00AM



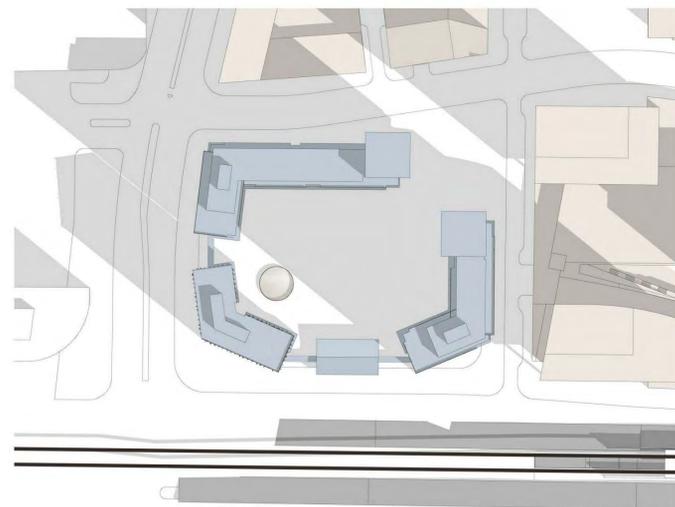
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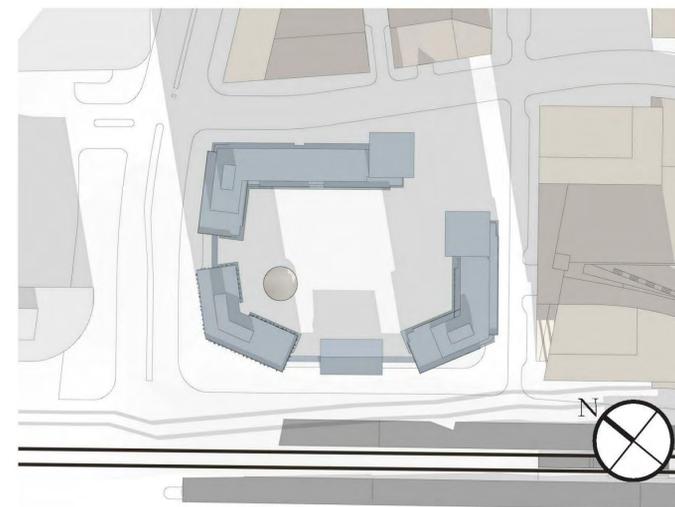
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DECEMBER 21- 9:00AM

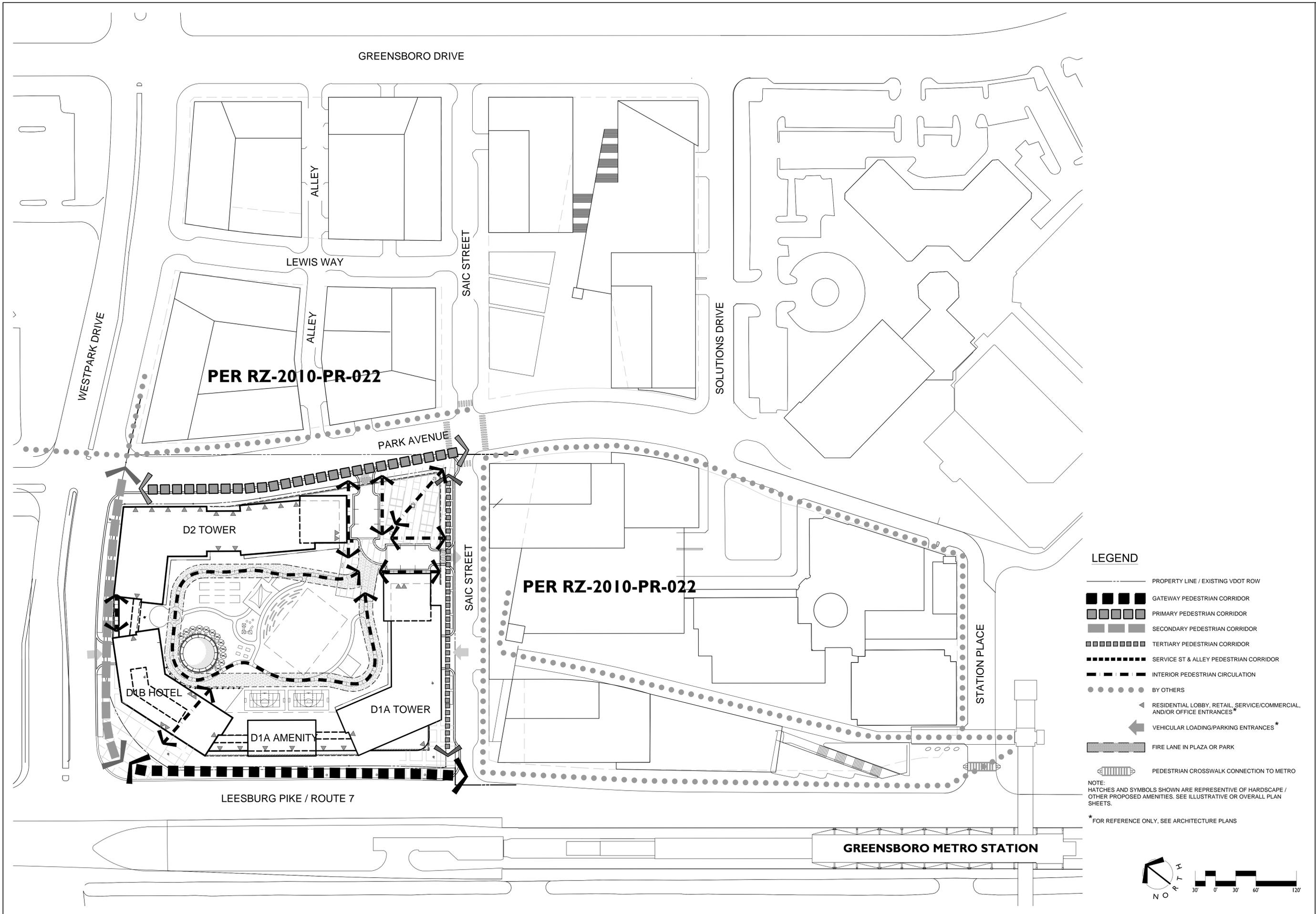


DECEMBER 21- 12:00PM



DECEMBER 21- 3:00PM



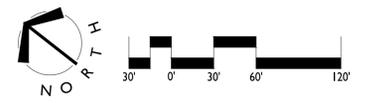


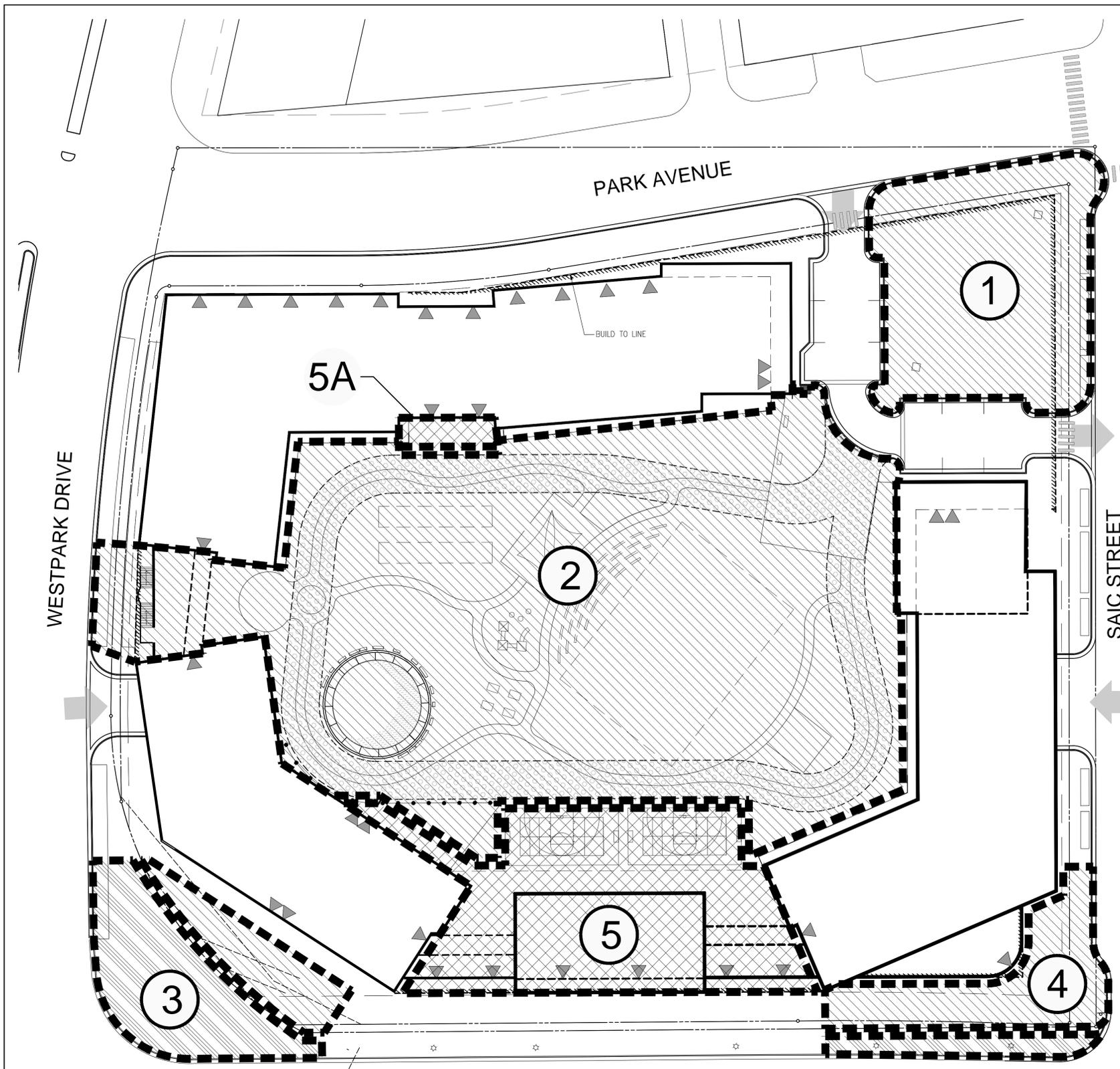
LEGEND

- — — — — PROPERTY LINE / EXISTING VDOT ROW
- ■ ■ ■ ■ GATEWAY PEDESTRIAN CORRIDOR
- ▒ ▒ ▒ ▒ ▒ PRIMARY PEDESTRIAN CORRIDOR
- ▒ ▒ ▒ ▒ ▒ SECONDARY PEDESTRIAN CORRIDOR
- ▒ ▒ ▒ ▒ ▒ TERTIARY PEDESTRIAN CORRIDOR
- · — · — · — SERVICE ST & ALLEY PEDESTRIAN CORRIDOR
- · — · — · — INTERIOR PEDESTRIAN CIRCULATION
- · · · · BY OTHERS
- ▲ RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES*
- ← VEHICULAR LOADING/PARKING ENTRANCES*
- ▒ ▒ ▒ ▒ ▒ FIRE LANE IN PLAZA OR PARK
- ▒ ▒ ▒ ▒ ▒ PEDESTRIAN CROSSWALK CONNECTION TO METRO

NOTE:
 HATCHES AND SYMBOLS SHOWN ARE REPRESENTATIVE OF HARDSCAPE / OTHER PROPOSED AMENITIES. SEE ILLUSTRATIVE OR OVERALL PLAN SHEETS.

* FOR REFERENCE ONLY, SEE ARCHITECTURE PLANS





ROUTE 7 / LEESBURG PIKE

URBAN PARK PROGRAMMING **

- Park 1 CIVIC SQUARE**
Urban Park Type: Pocket Park
- Features**
- Transition from Commercial to Residential
 - Civic Expression / Scale
 - Activation / Events at Residential Lobbies
- Amenities**
- Geometric Lawn Panel
 - Enhanced Hardscape (events)
 - Steps at Grade Transitions (informal events seating)
 - Shade Trees
 - Bioretention Tree Pits (Park Ave.)
 - Landscape Areas
 - Adjacent Parking
- Furnishings**
- Benches
 - Lighting
 - Trash / Recycling Receptacles

- Park 2 NEIGHBORHOOD PARK**
Urban Park Type: Recreation Based Park
- Features**
- Respite from the urban hustle and bustle
 - Area for Social and Recreational Interaction
 - Attractive Landscape provided Year Round
 - Views from Pedestrian Level and Upper Towers
 - Dramatic View from Adjacent Developments
 - Hotel Plaza
 - Public Use but individual areas
 - Public Art piece and light well
- Amenities**
- Multi Purpose Lawn
 - Running/Walking Path Loop
 - Active Rec: Multi-purpose courts, handball, bocce, chess, playground
 - Outdoor Amphitheater
 - Shade Structures
 - Gardens
 - Bldg zone planters, seating, etc.
- Furnishings**
- Benches
 - Moveable Furniture
 - Lighting
 - Shade Structures

- Park 3 RESIDENTIAL GATEWAY PARK**
Urban Park Type: Pocket Park
- Features**
- Transition from RT 7 to Residential / Hotel
 - Hotel expression / scale on RT 7
 - Hotel / Service Comm Activation on Plaza
- Amenities**
- Unique Hardscape Paving Pattern
 - Ornamental Trees for Seasonal Interest
 - Water feature / Art
 - Bldg zone planters, seating, etc.
- Site Furnishings**
- Outdoor Seating
 - Benches
 - Lighting

- Park 4 DITTMAR GATEWAY PLAZA**
Urban Park Type: Pocket Park
- Features**
- Transition from RT 7 to Residential
 - Residential expression / scale on RT 7 Retail / Service
 - Comm Activation on Plaza
- Amenities**
- Unique Hardscape Paving Pattern
 - Ornamental Trees for Seasonal Interest
 - Water feature / Art
 - Bldg zone planters, seating, etc.
- Site Furnishings**
- Benches

- Park 5 AMENITY**
Urban Park Type: Residential / Hotel
- Features**
- Private Amenity
- Amenities**
- Covered Year-Round Pool
 - Outdoor Seating
 - Furniture
 - Planters

URBAN PARK LEGEND

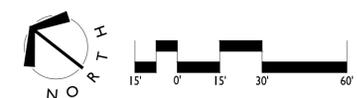
SYM	DESCRIPTION	QTY
1	CIVIC SQUARE (PUBLIC)	13,950 SF
2	NEIGHBORHOOD PARK (PUBLIC)	69,918 SF
3	RESIDENTIAL GATEWAY PARK (PUBLIC)	6,139 SF
4	DITTMAR GATEWAY PLAZA (PUBLIC)	5,374 SF
5/5A	AMENITY (PRIVATE)	17,629 SF

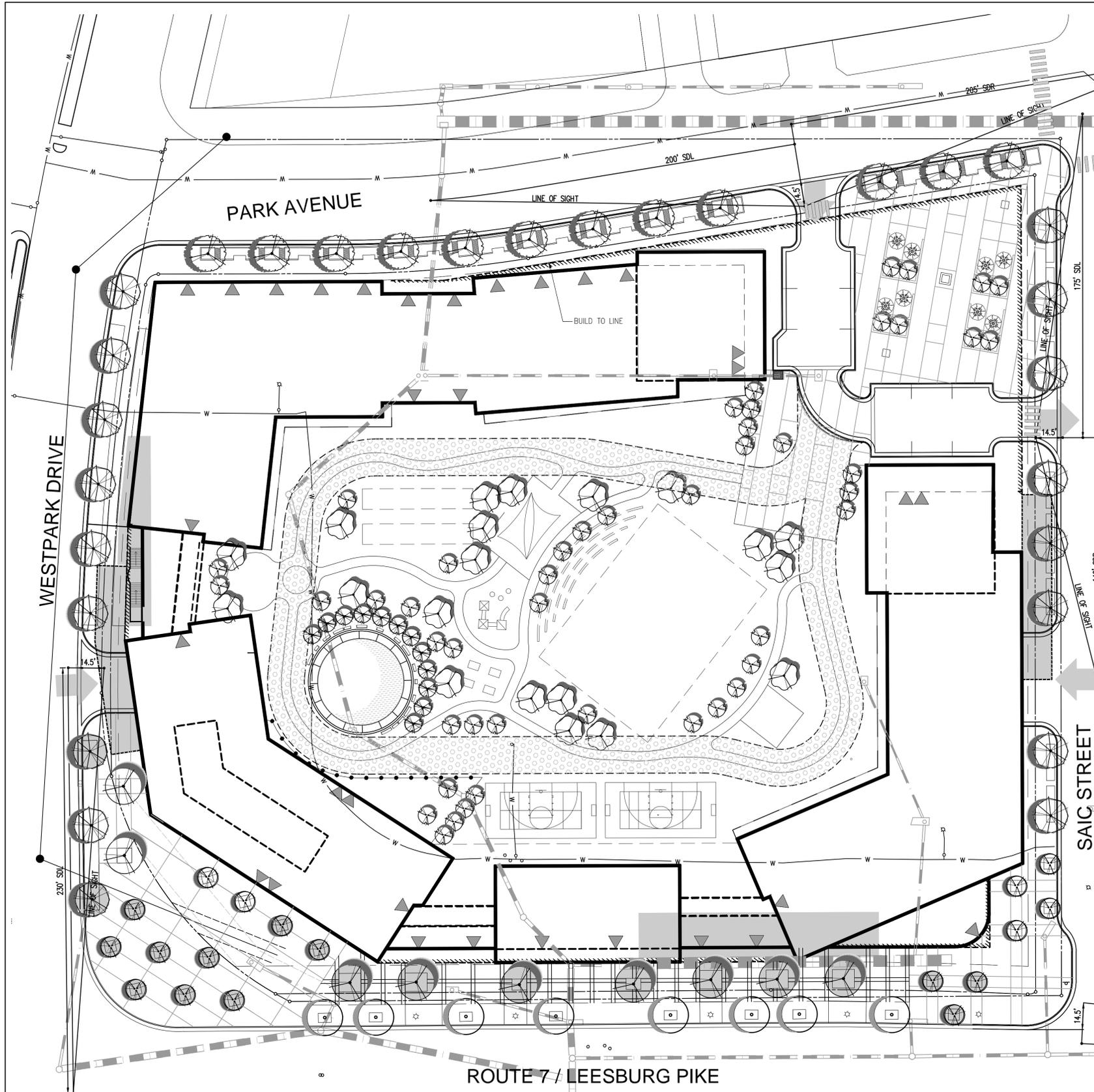
SYM	DESCRIPTION	QTY
[Hatched Pattern]	PUBLIC URBAN PARK AT GRADE	90,722 SF
[Dashed Pattern]	PUBLIC URBAN PARK ELEVATED	N/A
[Diagonal Pattern]	PUBLIC OPEN SPACE (SUBJECT TO VDOT APPROVAL)	7,637 SF
[Cross-hatched Pattern]	PRIVATE OPEN SPACE	17,629 SF

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- - - BUILD TO LINE
- [Hatched Pattern] LIMITS OF PARKING GARAGE
- [Triangle Symbol] RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES*
- [Arrow Symbol] VEHICULAR LOADING/PARKING ENTRANCES*

* FOR REFERENCE ONLY, SEE FOR ARCHITECTURE PLANS
** FOR DESCRIPTIVE PURPOSES ONLY TO SHOW TYPES OF FEATURES PROPOSED. FEATURES SUBJECT TO CHANGE AT FDP.





CONCEPT_PLANT_SCHEDULE

	QTY	PROJECTED 10yr TREE COVER CANOPY
LANDSCAPE TREE (CATEGORY I) PUBLIC REALM (BUILDING ZONE) 3" CAL AT 75sf PROJECTED 10yr TREE CANOPY Acer rubrum 'Columnare' / Columnar Red Maple Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam Fagus sylvatica 'Fastigiata' / European Beech Quercus robur 'Fastigiata' / Pyramidal English Oak	9	675 SF
STREET TREE IN PLANTER (CATEGORY I) WITH POTENTIAL UTILITY CONFLICT		
STREET TREE IN BIORETENTION (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3.5"-4.5" CAL. AT 250sf 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	12	3,000 SF
STREET TREE IN PLANTER (CATEGORY IV) WITH POTENTIAL UTILITY CONFLICT		
STREET TREES IN PLANTER (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3.5"-4.5" CAL. AT 250sf PROJECTED 10yr TREE CANOPY Acer rubrum 'October Glory' TM / October Glory Maple Platanus x acerifolia 'Liberty' / London Plane Tree Quercus borealis / Northern Red Oak Ulmus americana 'Valley Forge' / American Elm Ulmus parvifolia 'Allee' / Allee Lacebark Elm	17	4,250 SF
STREET TREE IN PLANTER (CATEGORY IV) WITH POTENTIAL UTILITY CONFLICT		
ORNAMENTAL TREE IN PLANTER ON STRUCTURE (CATEGORY II) PUBLIC/PRIVATE REALM 2" CAL. AT 100sf PROJECTED 10yr TREE CANOPY Acer palmatum / Japanese Maple Cornus florida / Eastern Dogwood Cornus kousa / Kousa Dogwood Cornus mas / Cornelian Cherry Dogwood	58	5,800 SF
ORNAMENTAL TREE IN PLANTER (CATEGORY II) WITH POTENTIAL UTILITY CONFLICT		
LANDSCAPE TREE IN PLANTER ON STRUCTURE (CATEGORY III) PUBLIC REALM 3" CAL. AT 175sf PROJECTED 10yr TREE CANOPY Cercidiphyllum japonicum / Katsura Tree Gleditsia triacanthos inermis / Thornless Common Honeylocust Koelreuteria paniculata / Golden Rain Tree Prunus x yedoensis / Yoshino Cherry	20	3,500 SF
ORNAMENTAL TREE (CATEGORY II) PUBLIC REALM 3" CAL. AT 125sf PROJECTED 10YR TREE CANOPY AMELANCHIER ALNIFOLIA / SERVICEBERRY CERCIS CANADENSIS / EASTERN REDBUD CORNUS KOUSA / KOUSA DOGWOOD HALEZIA CAROLINA / SNOWDROP TREE PRUNUS X YEDOENSIS / YOSHINO CHERRY	18	2,250 SF
ORNAMENTAL TREE (CATEGORY II) WITH POTENTIAL UTILITY CONFLICT		
EXISTING STREET TREE TO REMAIN ASSUMED CATEGORY IV DTP INSTALLED STREETSCAPE 3.5"-4.5" CAL. AT 250SF PROJECTED 10YR TREE CANOPY	8	2,000 SF
GROSS SITE AREA:		233,830 SF
AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% OF GROSS SITE AREA PER PTC DISTRICT)		23,383 SF
TOTAL TREE COVER PROVIDED BY PLANTING:		21,475 SF (9.2%)

9 TREES OUT OF THE QTY LISTED THAT ARE GRAY SHADED ON THE PLANS ARE IN RT 7 UTILITY EASEMENT AND FINAL INSTALLATION IS SUBJECT TO FIELD VERIFICATION OF UTILITIES.

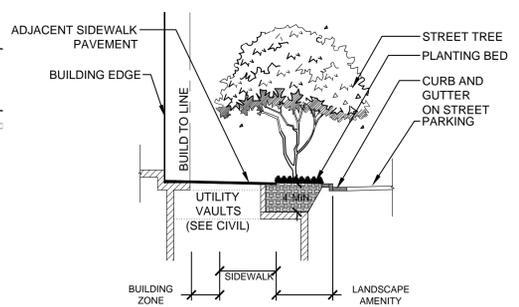
15 TREES OUT OF THE QTY LISTED THAT ARE GRAY SHADED ON THE PLANS ARE IN RT 7 UTILITY EASEMENT AND FINAL INSTALLATION IS SUBJECT TO FIELD VERIFICATION OF UTILITIES.

NOTE: A MODIFICATION OF PFM FOR REQUIRED TEN PERCENT CANOPY COVERAGE TO ALLOW FOR TREE CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA AS DEMONSTRATED ON THE CDP LANDSCAPE PLAN HEREIN. SEE CIVIL SHEET P.202. TREE CANOPY INCLUDES REQUIRED STREETSCAPE TREES THAT MAY BE IN CONFLICT WITH EXISTING UTILITIES. FINAL INSTALLATION IS SUBJECT TO FIELD VERIFICATION OF UTILITIES.

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- BUILD TO LINE
- LIMITS OF PARKING GARAGE
- STORM DRAIN (SD)
- WATERLINE
- SIGHT DISTANCE LINE (SDL)
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES
- VEHICULAR LOADING/PARKING ENTRANCES
- FIRE ACCESS LANE
- UNDERGROUND UTILITY VAULT

* FOR REFERENCE ONLY, SEE ARCHITECTURE PLANS



TREE PIT AT UTILITY VAULT
SECTION
08A-XXX
1/4" = 1'-0"

- ### NOTES
- 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
 - ALL TREES ALONG ROUTE 7 SUBJECT TO VDOT APPROVAL.
 - 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 RECTANGULAR PER THE DETAILS ON SHEETS L.012 TO L.013.
 - TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
 - PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL, SUBJECT TO AVAILABILITY AND APPROXIMATE LOCATION/USE.
 - BIORETENTION TREE PLANTERS ALONG PARK - POTENTIAL SUBJECT TO SWM CALCS.



A RT. 7 STREETScape VIEW TO SAIC ST.
L.005 PERSPECTIVE

0049-PS003
NTS



C PARK AVE/WESTPARK DR. VIEW TO RT. 7
L.005 PERSPECTIVE

0049-PS005
NTS



B WESTPARK DR. DITTMAR PLAZA VIEW TO PARK AVE
L.005 PERSPECTIVE

0049-PS004
NTS



D SAIC ST. VIEW TO RT. 7
L.005 PERSPECTIVE

0049-PS016
NTS



A SAIC ST./ PARK AVE VIEW TO CIVIC SQUARE
L.006 PERSPECTIVE

3014-PS001
NTS



C ARIEL VIEW OF MULTI-USE SPORTS FIELD
L.006 PERSPECTIVE

3014-PS003
NTS



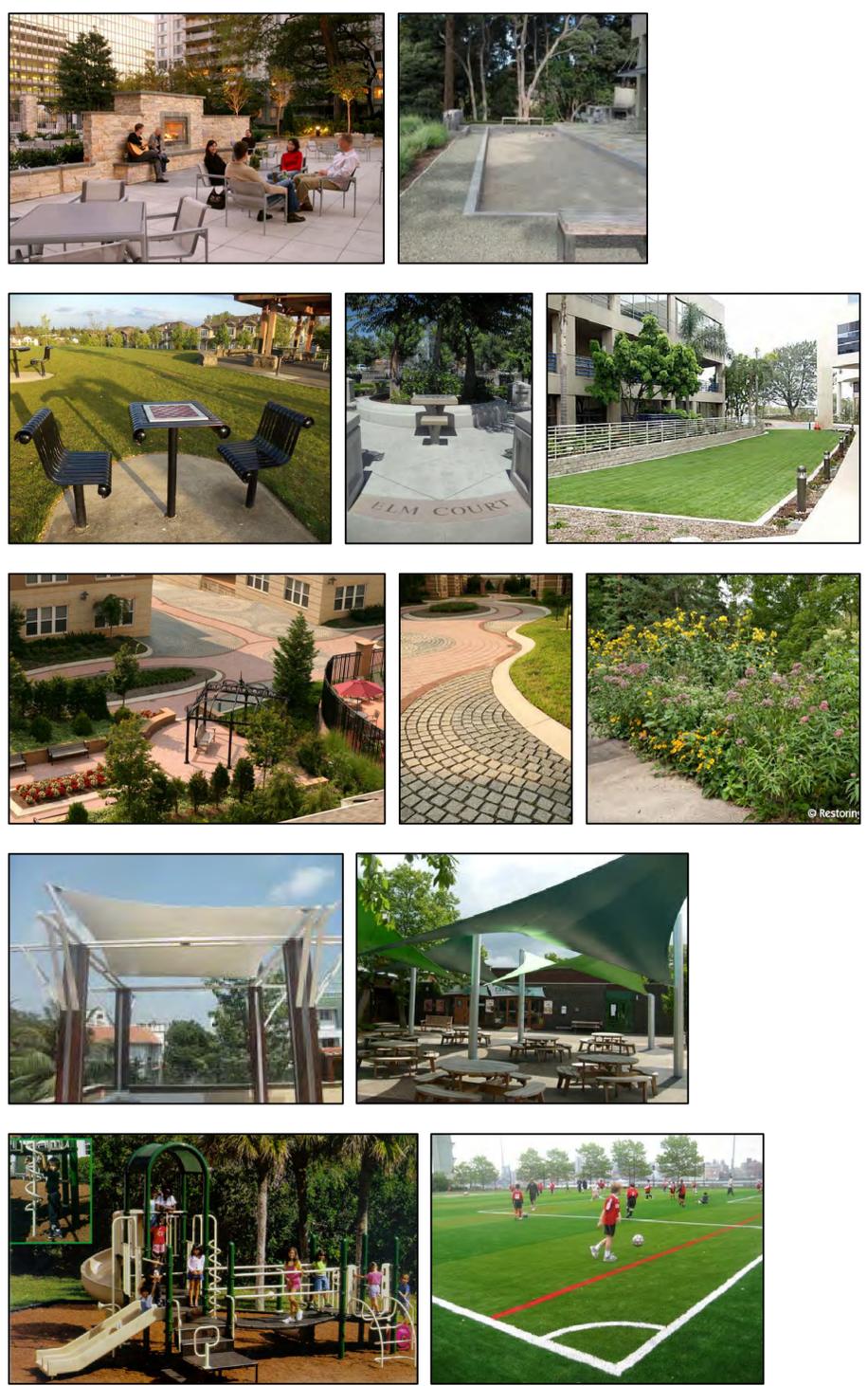
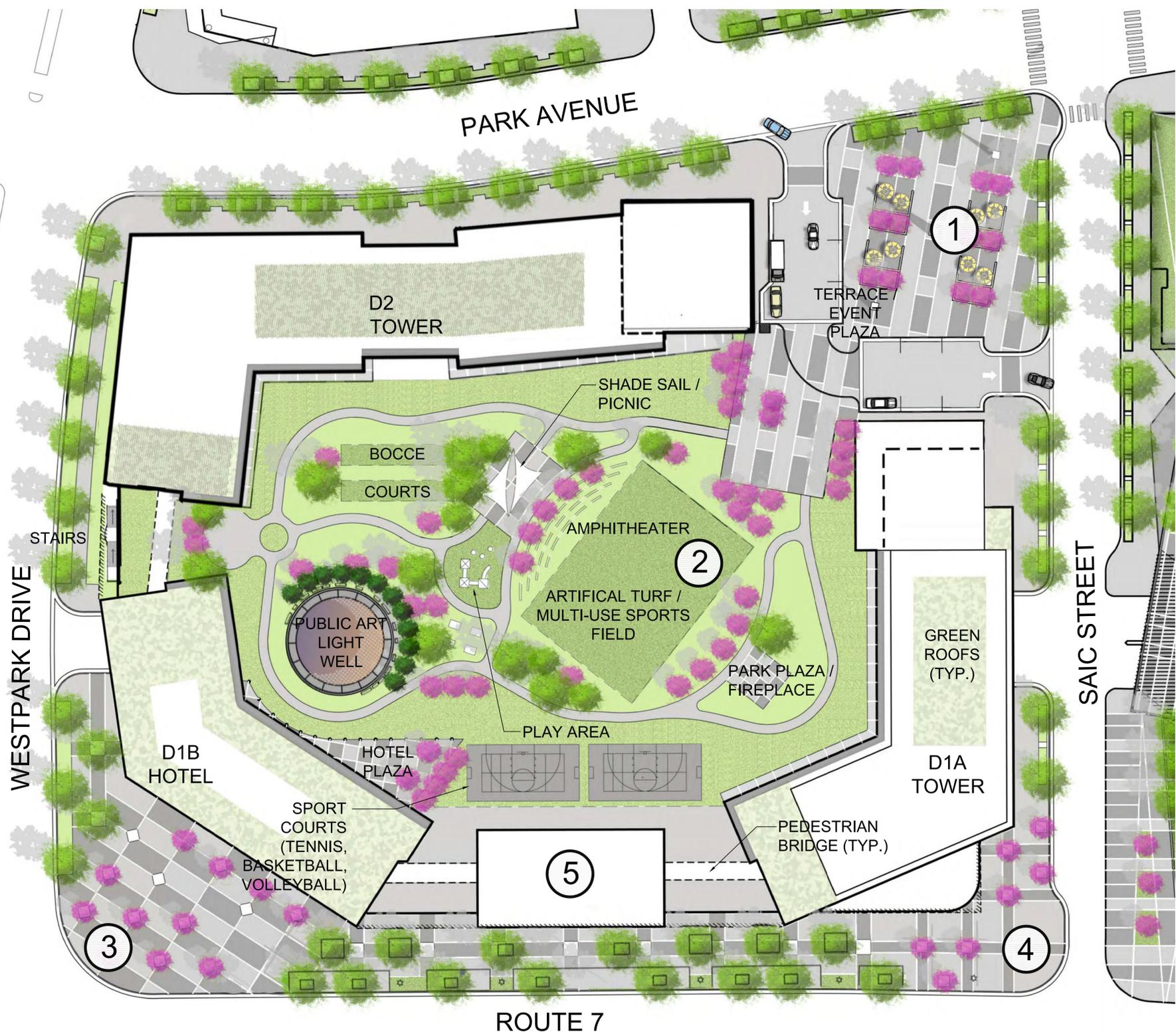
B MULTI-USE SPORTS FIELD VIEW TO AMPHITHEATER
L.006 PERSPECTIVE

3014-PS002
NTS



D PARK PLAZA/FIREPLACE VIEW TO AMENITY
L.006 PERSPECTIVE

3014-PS004
NTS



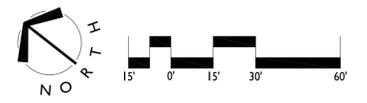
DITTMAR / Sub District (Neighborhood in North Tyson District) Character Description:

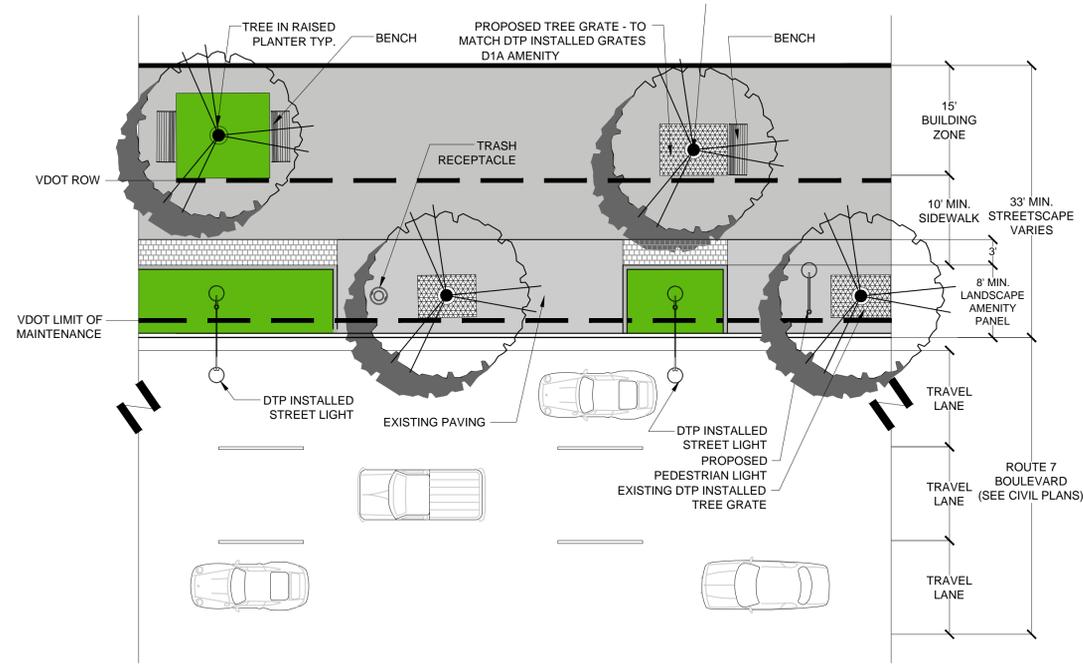
Urban Design Character
 The urban and open space design provides a multifaceted approach to pedestrian amenities. Each space, accessible from the street level, offers a unique perspective of the site and its surroundings. The pedestrian entrances to hotel and Tower D1A add punctuation locations in the overall Route 7 streetscape which offer places of interest and pedestrian interaction. The Dittmar Gateway Plaza "pulls-in" the already established character of clean lines, flexible spaces, and crisp landscape that the neighboring property provides, and serves as the access point to the Neighborhood Park. The Neighborhood Park is the ultimate respite from the urban character of grid lines, and gridlock. It is the place where residents, and visitors can recreate, exercise, relax and mingle, surrounded by a true park setting defined by soft berms, undulating plant beds with year-round seasonal interest, and a wide variety of activity areas for people of all ages.

- LEGEND:**
- ① CIVIC SQUARE
 - ② NEIGHBORHOOD PARK
 - ③ RESIDENTIAL GATEWAY PARK
 - ④ DITTMAR GATEWAY PLAZA
 - ⑤ AMENITY



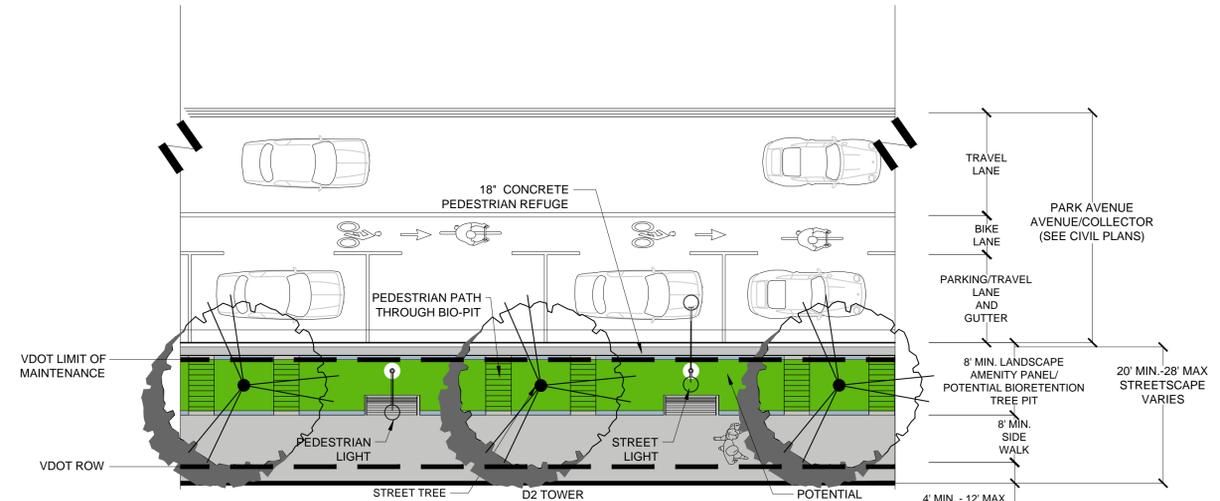
NOTE: IMAGES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.





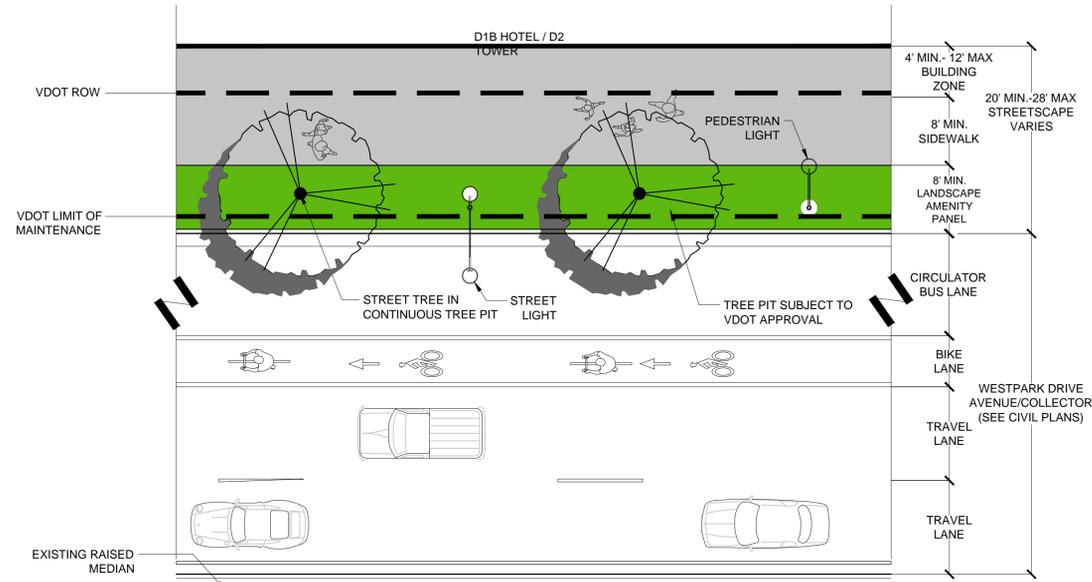
1 ROUTE 7
L.008 STREETScape ENLARGEMENT

SSE01
1" = 10'



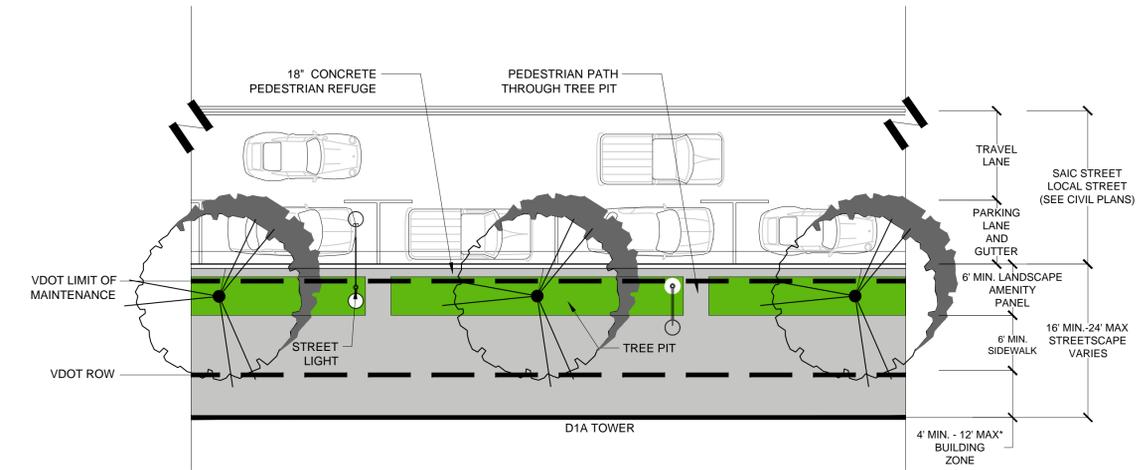
3 PARK AVENUE
L.008 STREETScape ENLARGEMENT

SSE03
1" = 10'



2 WESTPARK DRIVE
L.008 STREETScape ENLARGEMENT

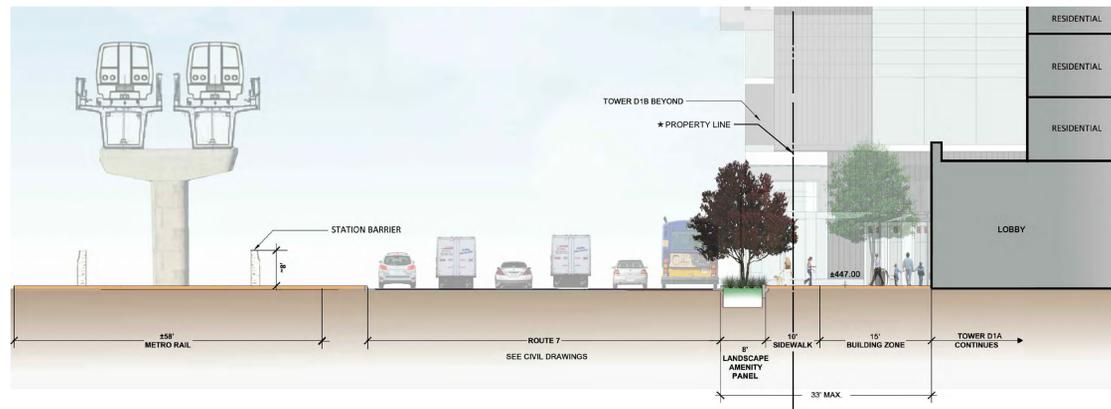
SSE02
1" = 10'



4 SAIC STREET
L.008 STREETScape ENLARGEMENT

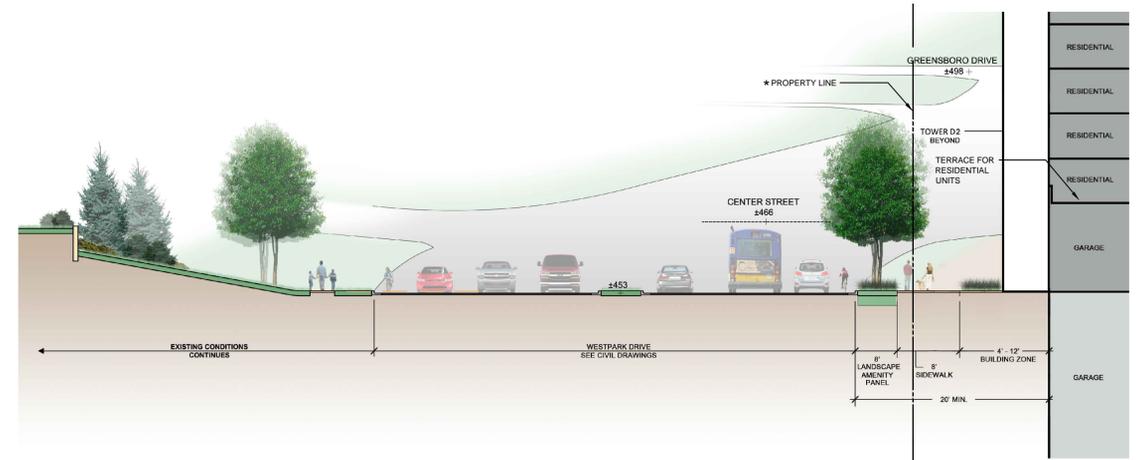
SSE04
1" = 10'

NOTE:
PROPOSED VDOT LIMIT OF MAINTENANCE AND ROW LINES ARE SHOWN ON THE STREETScape ENLARGEMENTS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO WRITTEN PROFFERS FOR DEFINED OWNERSHIP AND MAINTENANCE LINES.



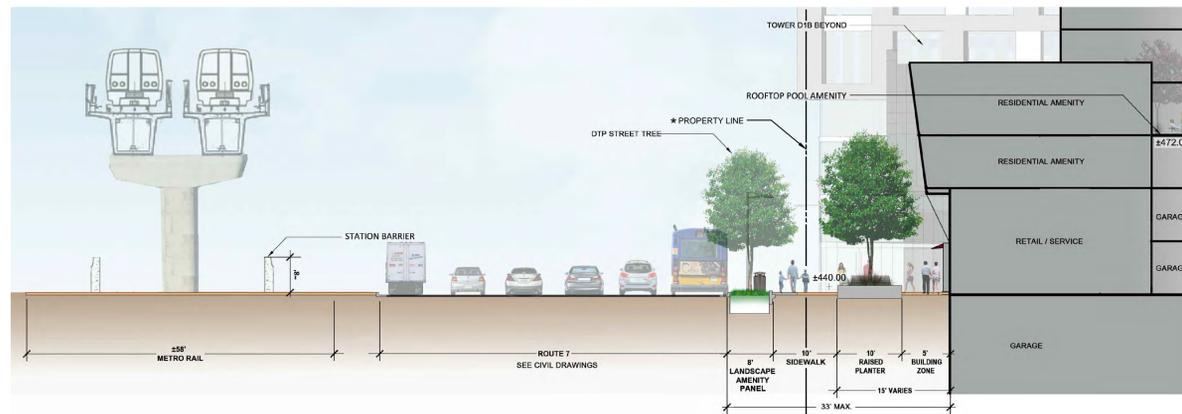
1 ROUTE 7: AT TOWER D1A (BOULEVARD)
L.009 SECTION

SSS01
1/16" = 1'-0"



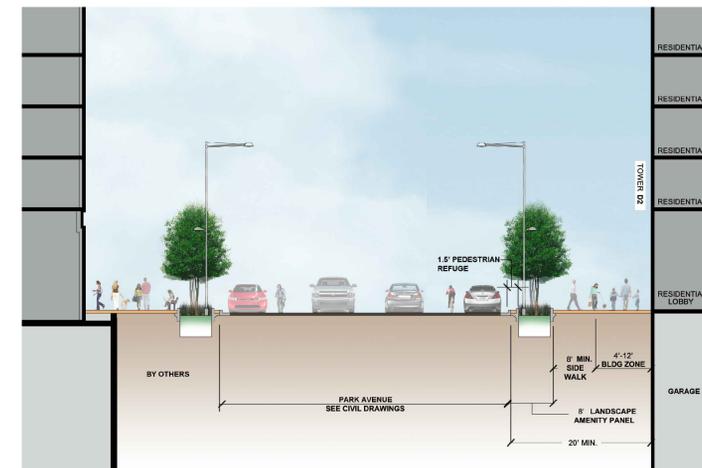
4 WESTPARK DR: AT TOWER D2 AND PODIUM (AVENUE/COLLECTOR)
L.009 SECTION

SSS04
1/16" = 1'-0"



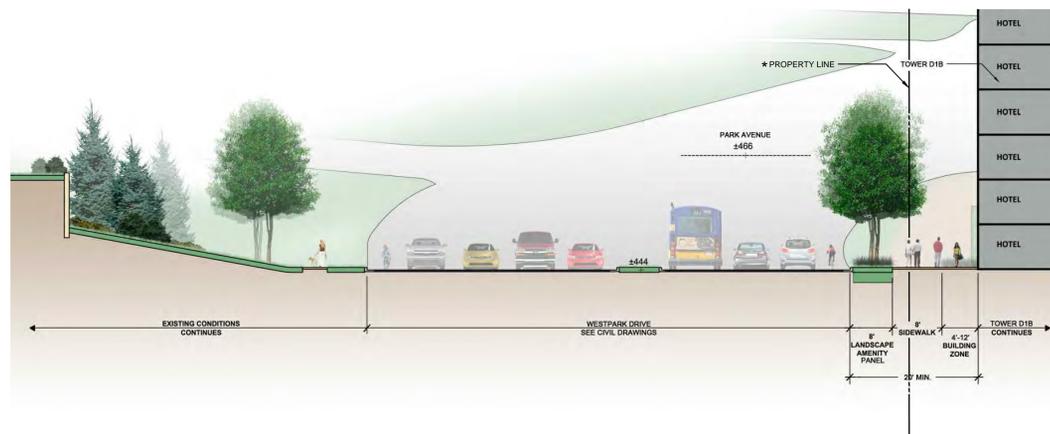
2 ROUTE 7: AT DITTMAR AMENITY (BOULEVARD)
L.009 SECTION

SSS02
1/16" = 1'-0"



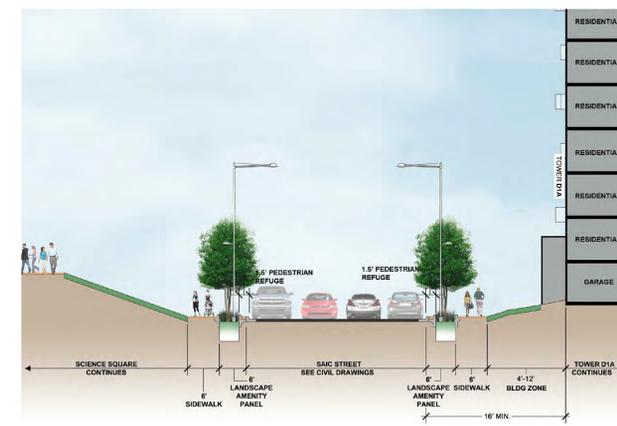
5 PARK AVE: AT TOWER D2 (AVENUE/COLLECTOR)
L.009 SECTION

SSS05
1/16" = 1'-0"



3 WESTPARK DR: AT TOWER D1B (AVENUE/COLLECTOR)
L.009 SECTION

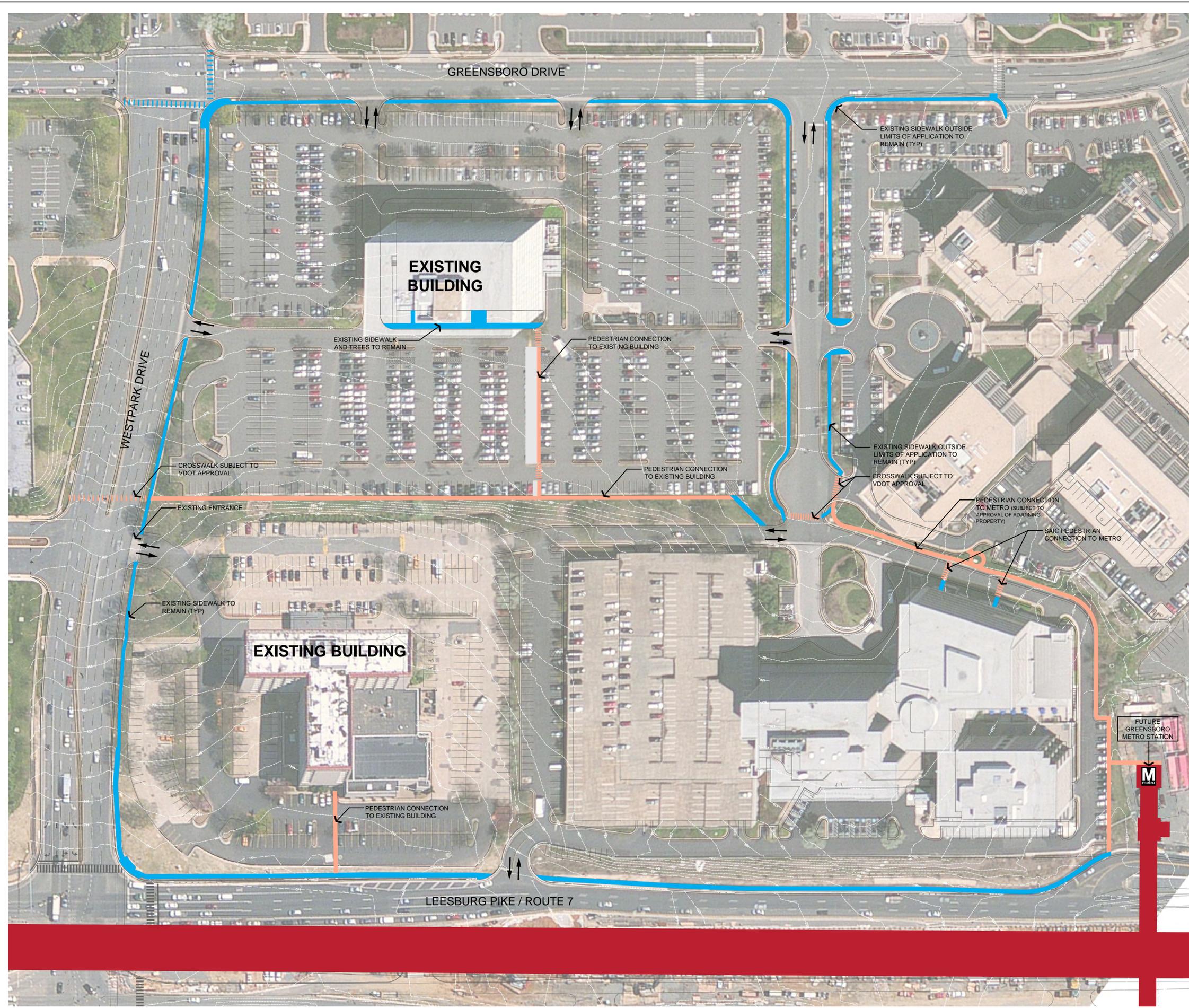
SSS03
1/16" = 1'-0"



6 SAIC ST: AT TOWER D1A (LOCAL STREET)
L.009 SECTION

SSS06
1/16" = 1'-0"

*NOTE: ALL INFORMATION SHOWN OUTSIDE PROPERTY LINE IS FOR REFERENCE ONLY AND SUBJECT TO SEPARATE APPROVAL. SEE CIVIL PLANS FOR ALL STREET DIMENSIONS.



INITIAL METRO PEDESTRIAN CONNECTION PLAN

LEGEND*

- EXISTING SIDEWALK ON SAIC AND BEACON PROPERTIES
- FUTURE GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

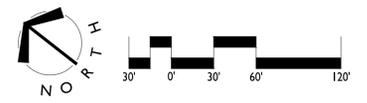
INTERIM CONDITIONS**

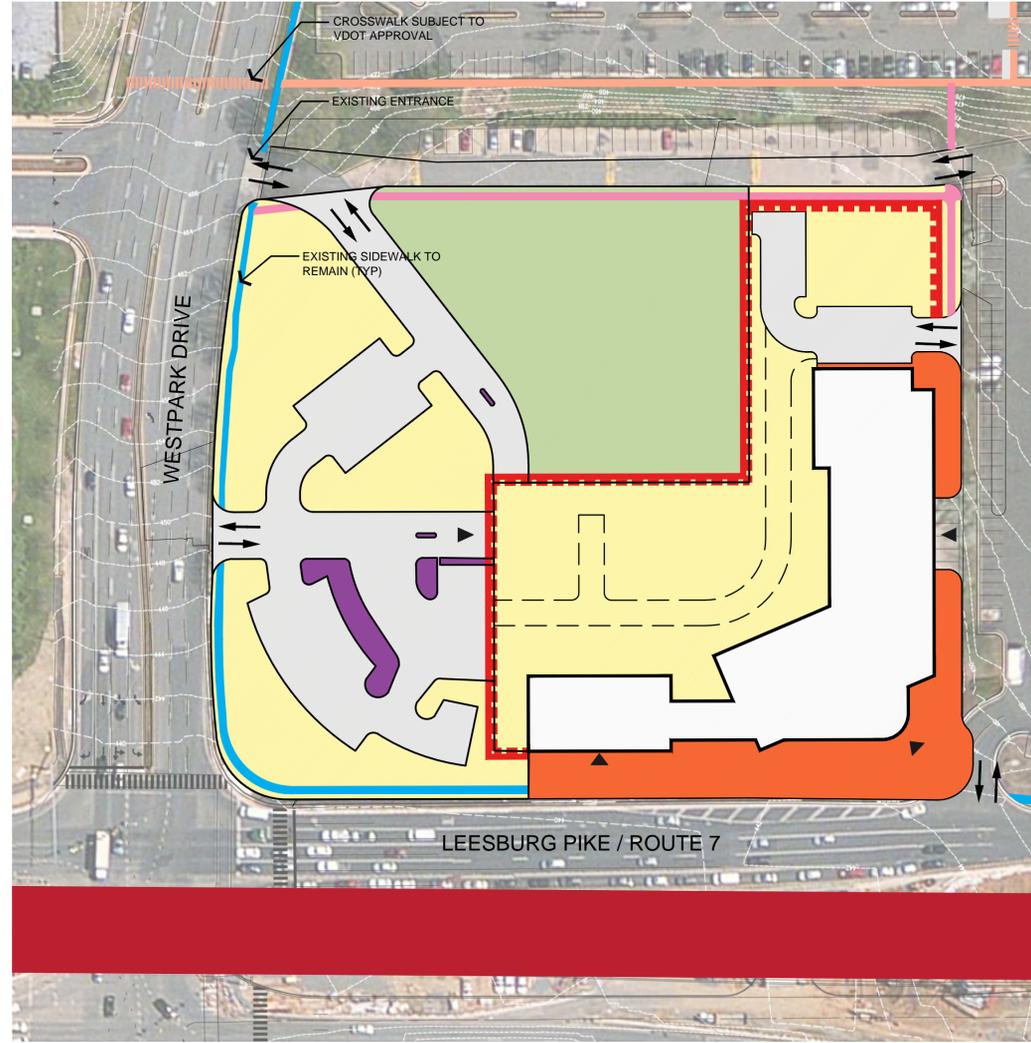
- INTERIM CONDITIONS
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- PEDESTRIAN BUILDING 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
 **** ALL MODIFICATIONS OR IMPROVEMENTS (SUCH AS LANDSCAPING, ETC) TO PARKING LOT CONFIGURATIONS PER PHASE IN THE INTERIM SHALL COMPLY WITH FAIRFAX COUNTY CODE OF ORDINANCES.





PHASING D PLAN

LEGEND*

- EXISTING SIDEWALK
- FUTURE GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

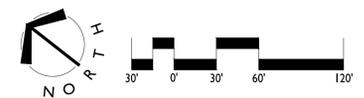
- INTERIM CONDITIONS
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL

FINAL CONDITIONS**

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

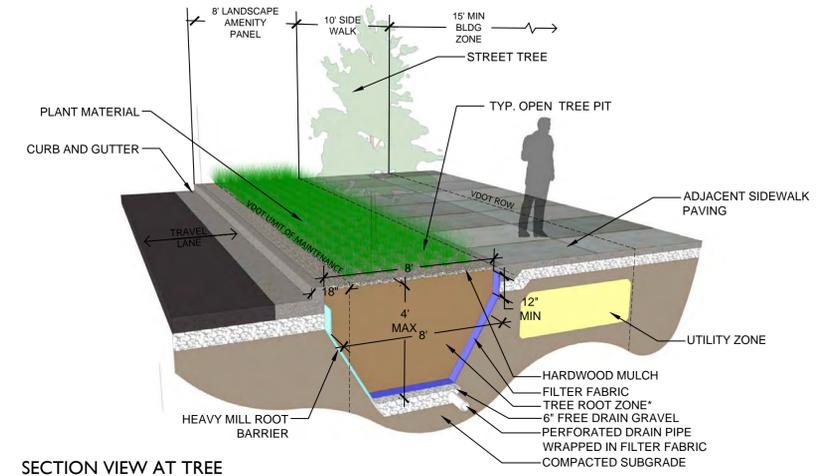
NOTES:

- * 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
- **** ALL MODIFICATIONS OR IMPROVEMENTS (SUCH AS LANDSCAPING, ETC) TO PARKING LOT CONFIGURATIONS PER PHASE IN THE INTERIM SHALL COMPLY WITH FAIRFAX COUNTY CODE OF ORDINANCES.



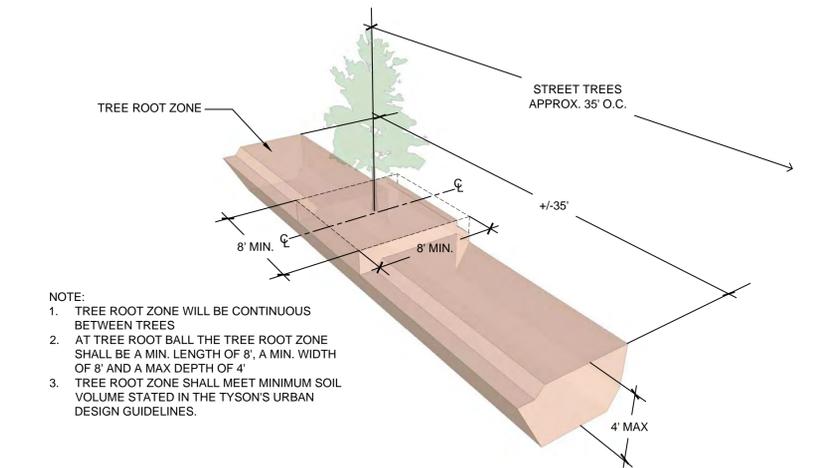
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1
L.012



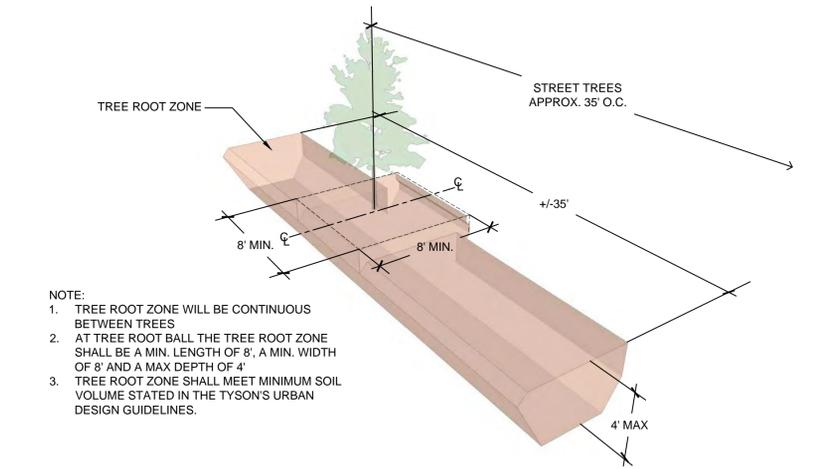
SECTION VIEW AT TREE

2 STREET TREE PIT AT AVENUE (WESTPARK DR.) 08A-XXX
L.012 PERSPECTIVE SECTIONS NTS



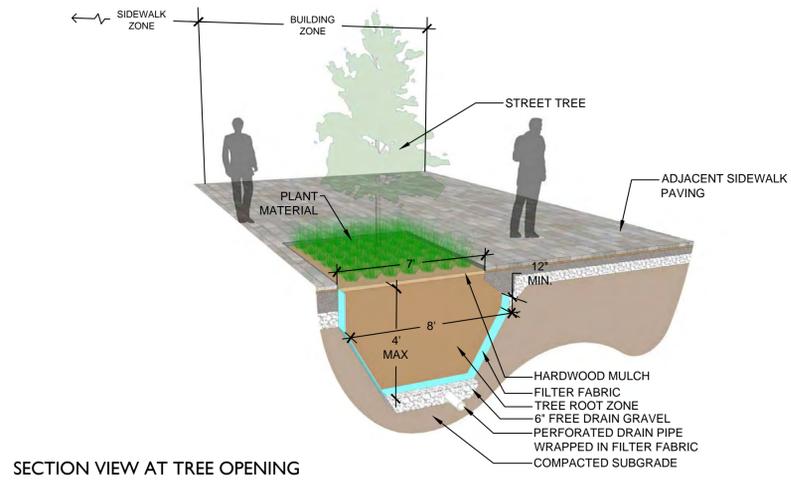
- NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
 2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
 3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.

TREE ROOT ZONE

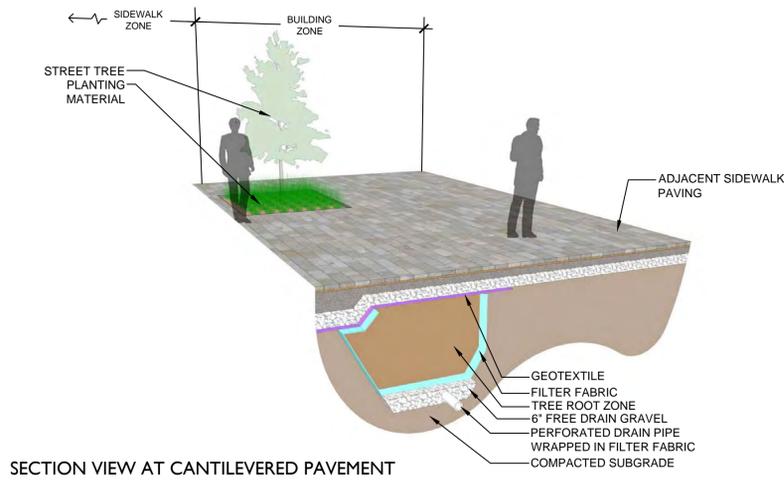


- NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
 2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
 3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.

TREE ROOT ZONE

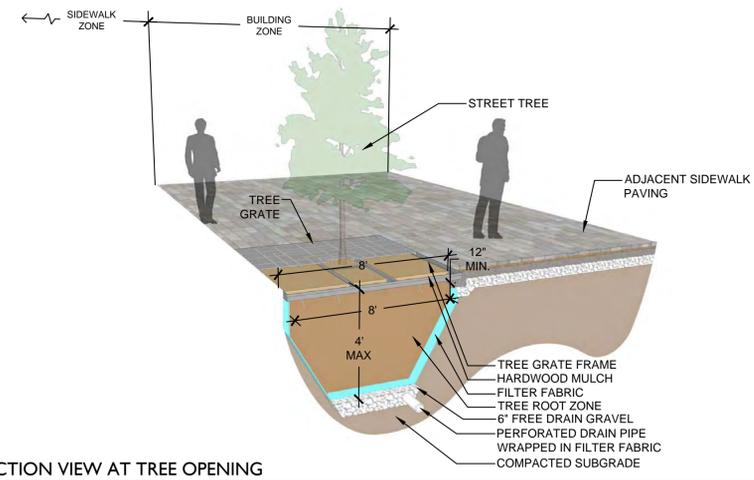


SECTION VIEW AT TREE OPENING



SECTION VIEW AT CANTILEVERED PAVEMENT

OPT. 1 CANTILEVERED PAVEMENT OVER TREE ROOT ZONE - STREET TREE OPTION



SECTION VIEW AT TREE OPENING



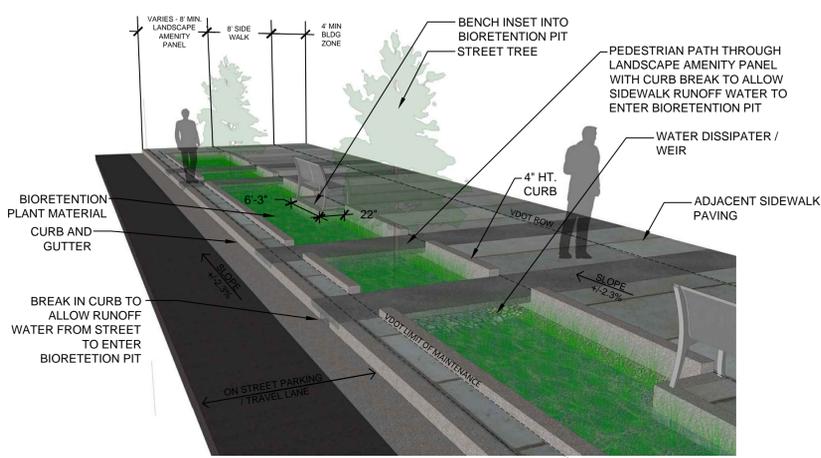
SECTION VIEW AT CANTILEVERED PAVEMENT

OPT. 2 CANTILEVERED PAVEMENT OVER TREE ROOT ZONE WITH TREE GRATE - STREET TREE OPTION

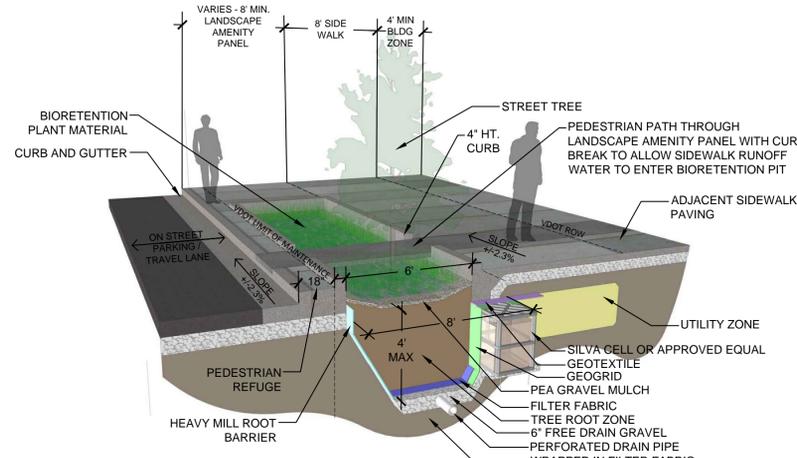
3 STREET TREE OPTIONS (RT 7 CONER PLAZAS AND DOUBLE ROW)
L.012 PERSPECTIVE SECTIONS

NOTE:
PROPOSED VDOT LIMIT OF MAINTENANCE AND ROW LINES ARE SHOWN ON THE TREE DETAILS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO WRITTEN PROFFERS FOR DEFINED OWNERSHIP AND MAINTENANCE LINES.

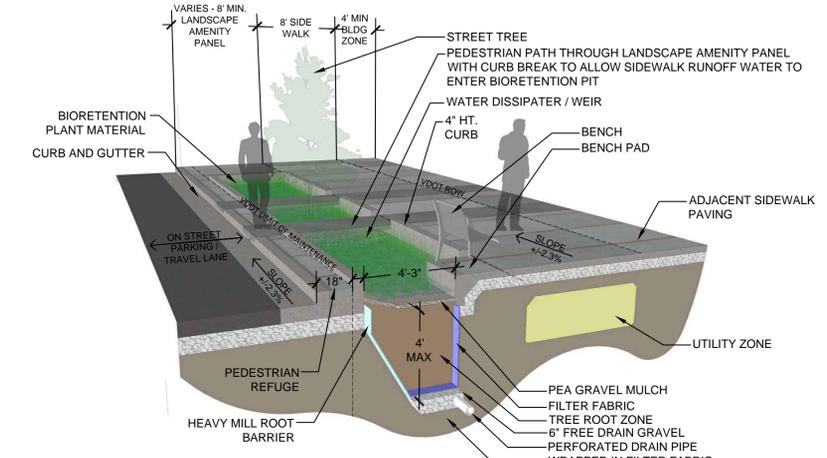
08A-XXX
NTS



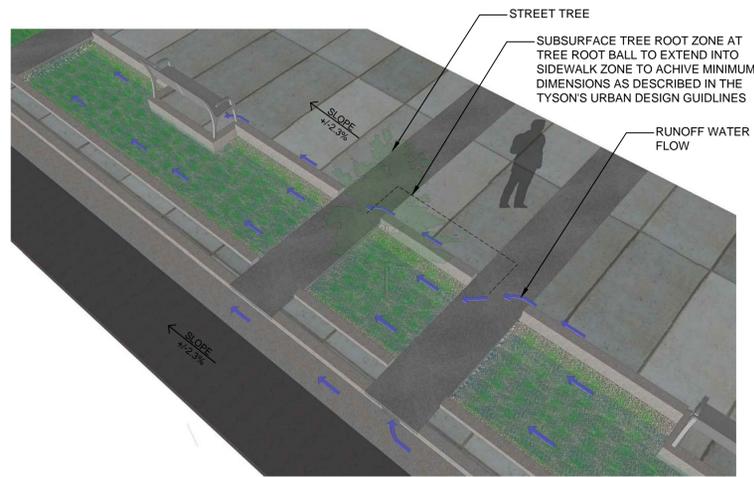
PERSPECTIVE VIEW



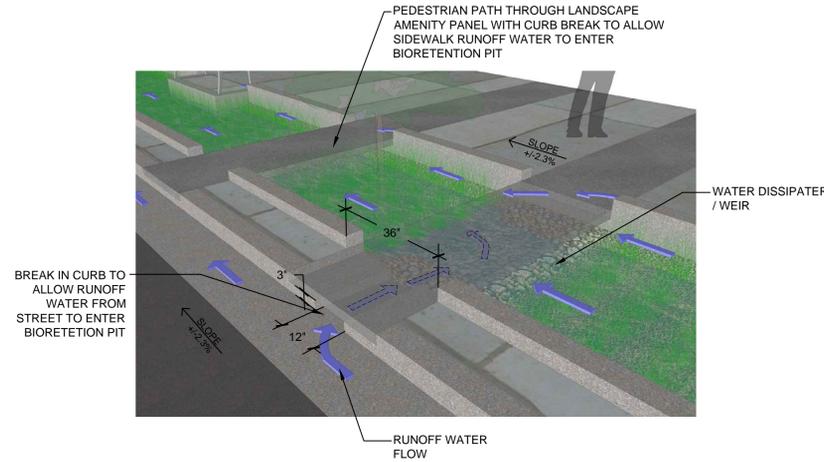
SECTION VIEW AT TREE



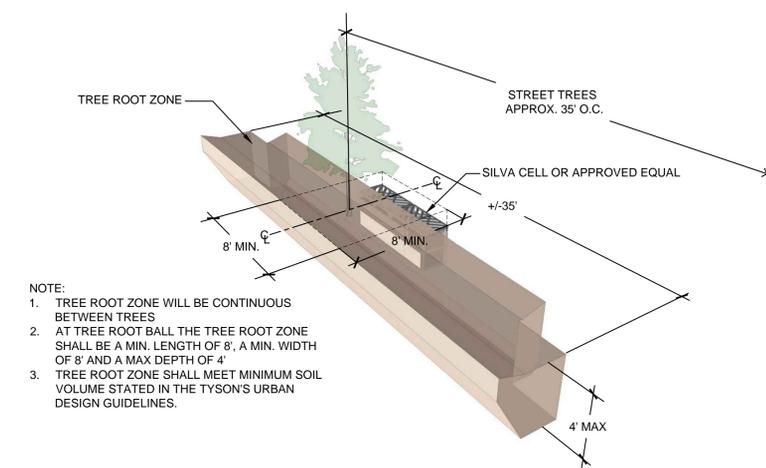
SECTION VIEW AT BENCH



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.

1 STREET TREE BIORETENTION PIT AT COLLECTOR ROAD (PARK AVE.)

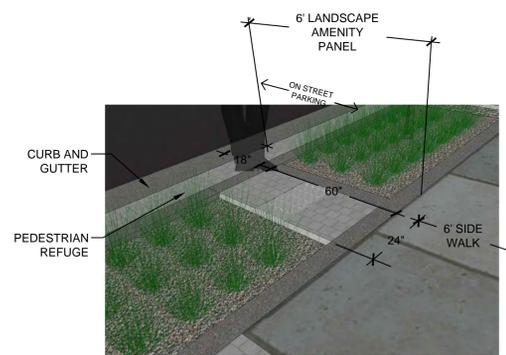
L.013 PERSPECTIVE SECTIONS

NOTE: BIORETENTION TREE PLANTERS ALONG PARK AVE. - POTENTIAL, SUBJECT TO SWM CALCS.

08A-XXX
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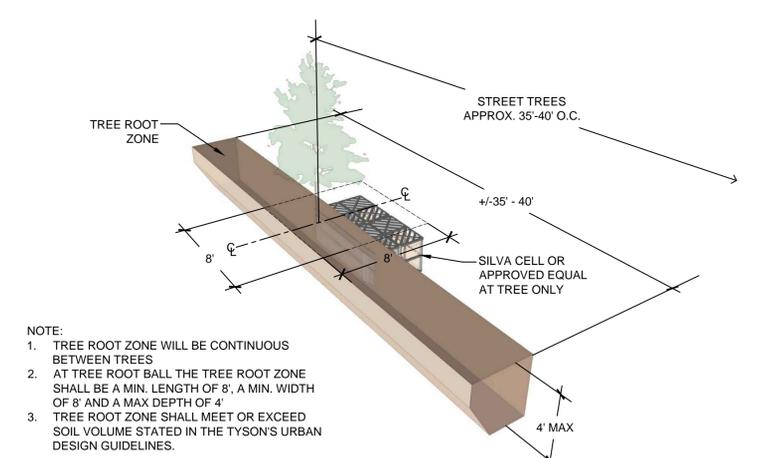
PERSPECTIVE VIEW



ENLARGEMENT



SECTION VIEW AT TREE



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 OR EXCEED SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.

2 STREET TREE AT LOCAL STREET (SAIC ST.)

L.013 PERSPECTIVE SECTIONS

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NOTE: PROPOSED VDOT LIMIT OF MAINTENANCE AND ROW LINES ARE SHOWN ON THE TREE DETAILS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO WRITTEN PROFFERS FOR DEFINED OWNERSHIP AND MAINTENANCE LINES.