

WESTPARK PLAZA

RZ 2013-PR-009

CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

APPLICANT

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

APRIL 4, 2013
REV. JULY 15, 2013
REV. NOVEMBER 1, 2013
REV. MARCH 31, 2014
REV. JULY 3, 2014

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APPLICANT'S REPRESENTATIVE

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

ARCHITECT

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2311 WILSON BLVD.
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ARLINGTON, VA 22201
703-524-6616
MICHAEL FOSTER

CIVIL ENGINEER

WALTER L. PHILLIPS, INC.
207 PARK AVENUE
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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 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 DEMAND.
- 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 GAZEBO'S, 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.604.
- 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.604)
- 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 MADISON 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 OF SECTION 2-505 REQUIRING THAT NO STRUCTURE OR PLANTING OF ANY SUCH NATURE AND DIMENSION AS TO OBSTRUCT SIGHT DISTANCE OTHER THAN A POST, COLUMN OR TRUNK OF A TREE, WHICH IS NOT GREATER THAN ONE (1) FOOT IN CROSS SECTION OR DIAMETER.
- WAIVER AND/OR MODIFICATION OF SECTION 2-506-2 REQUIRING THAT A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO NOT EXCEED THE HEIGHT LIMIT ESTABLISHED FOR A GIVEN ZONING DISTRICT BY NOT MORE THAN THREE (3) 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 SECTION 6-506(1) REQUIRING A MINIMUM DISTRICT SIZE OF 10 ACRES.
- WAIVER OF MAXIMUM FENCE HEIGHT AROUND OUTDOOR RECREATION AREAS AS PERMITTED BY SECTION 10-104.3E TO PERMIT A MAXIMUM FENCE HEIGHT OF 8 FEET.

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, HOTEL 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 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 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.
- WAIVER 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.
- 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 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 DPWES.
- 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 AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

LAND USE MIX AND FAR

Use	GFA	Percentage of Total	FAR
Hotel	100,000-160,000	9 - 11%	
Residential	1,051,000 - 1,305,000	90 -87%	
Retail/Service	11,000-16,500	<1%	
Retail/Service/Residential	6,000 - 8,000	<1%	
TOTAL	1,168,000 - 1,489,500		5.00 – 6.37

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

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. THIS INCLUDES A WAIVER OF THE REQUIREMENT FOR BILCO ACCESS HATCHES.
- 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 TO PERMIT TREES LOCATED IN EXISTING RIGHTS-OF-WAY AND PROPOSED RIGHT-OF-WAY DEDICATION TO COUNT TOWARD THE 10-YEAR CANOPY REQUIREMENTS.
- 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 THAN 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 SHALL BE LOCATED ON-SITE AS OUTLINED IN THE PROFFERS.

DEVELOPMENT TABULATIONS

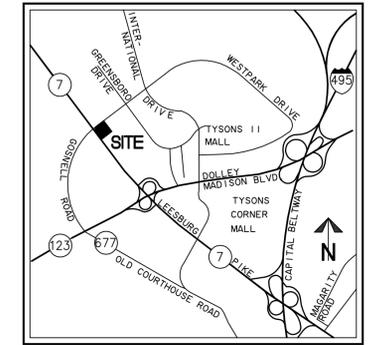
Building	Height [1]		Stories [2]	Use [3]	GFA By Use		Building GFA		Dwelling Units	WDUs [4]	Required Parking 1/2 - 1/4 mile [5] [6]		Loading [7]
	Min	Max			Min	Max	Min	Max			Min	Max	
D1	200'	290'	20-31	Residential Retail/Service	480,000 11,000	615,000 13,500	491,000	628,500	480-610	96-122	480-610 0	696-885 36 - 51	2
D2	200'	290'	20-31	Residential Retail/Service/Residential	571,000 6,000	690,000 8,000	577,000	698,000	571-690	114-138	571-690 0	828-1,001 18 - 30	2
D3	140'	180'	10-14	Hotel (150-300 keys) Retail/Service	100,000 0	160,000 3,000	100,000	163,000			0 0	150-300 0	2
TOTAL					1,168,000	1,489,500	1,168,000	1,489,500	1,051-1,300	210-260	1,051-1,300	1,728-2,267	6
				Hotel Residential Retail/Service/Residential Retail/Service	100,000 1,051,000 6,000 11,000	160,000 1,305,000 8,000 16,500							

Primary Use	Parking	
	Min	Max
Hotel	0	1.0 / key
Retail/Service	0	6/1000 GFA, excluding the first 5,000 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

- BUILDING HEIGHT IS MEASURED FROM AVERAGE GRADE AND DOES NOT INCLUDE MECHANICAL PENTHOUSES AND ARCHITECTURAL ELEMENTS. PENTHOUSES MAY BE UP TO 30 FEET IN HEIGHT FROM THE ROOF LEVEL AND ARCHITECTURAL DESIGN ELEMENTS MAY BE UP TO 40 FEET IN HEIGHT FROM THE ROOF LEVEL. SEE PROFFERS.
- THE NUMBERS OF STORIES SHOWN REPRESENT STORIES ABOVE THE PODIUM. THE NUMBER OF STORIES ARE CONCEPTUAL AND MAY BE ADJUSTED AT FDP AND FINAL SITE PLAN PROVIDED THE MINIMUM AND MAXIMUM BUILDING HEIGHTS ARE MAINTAINED.
- 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.
- 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.
- 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 ON THE LEFT FOR THE PRIMARY USES ON THE CDP. ALL BUILDING 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 60% 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.
- PARKING PROVIDED IS ESTIMATED; THE APPLICANTS RESERVE THE RIGHT TO PROVIDED 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.
- ADDITIONAL LOADING MAY BE PROVIDED AS IDENTIFIED AT THE TIME OF FDP AND/OR FINAL SITE PLAN.

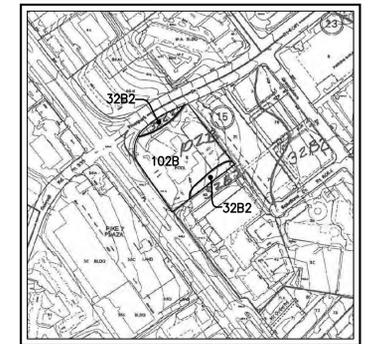
VICINITY MAP

SCALE: 1"=2000'



SOILS MAP

SCALE: 1"=500'



NOTES AND TABULATIONS

**WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN**
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
ENGINEERS • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPHINC.com

ESTABLISHED 1945
DATE: 4/4/2013; REV: 7/15/2013; 11/17/2013; 3/31/2014;
SCALE: AS NOTED
CHECKED: AV
DRAWN: MW/IT

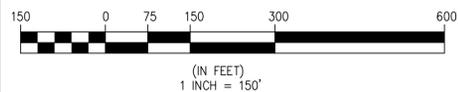
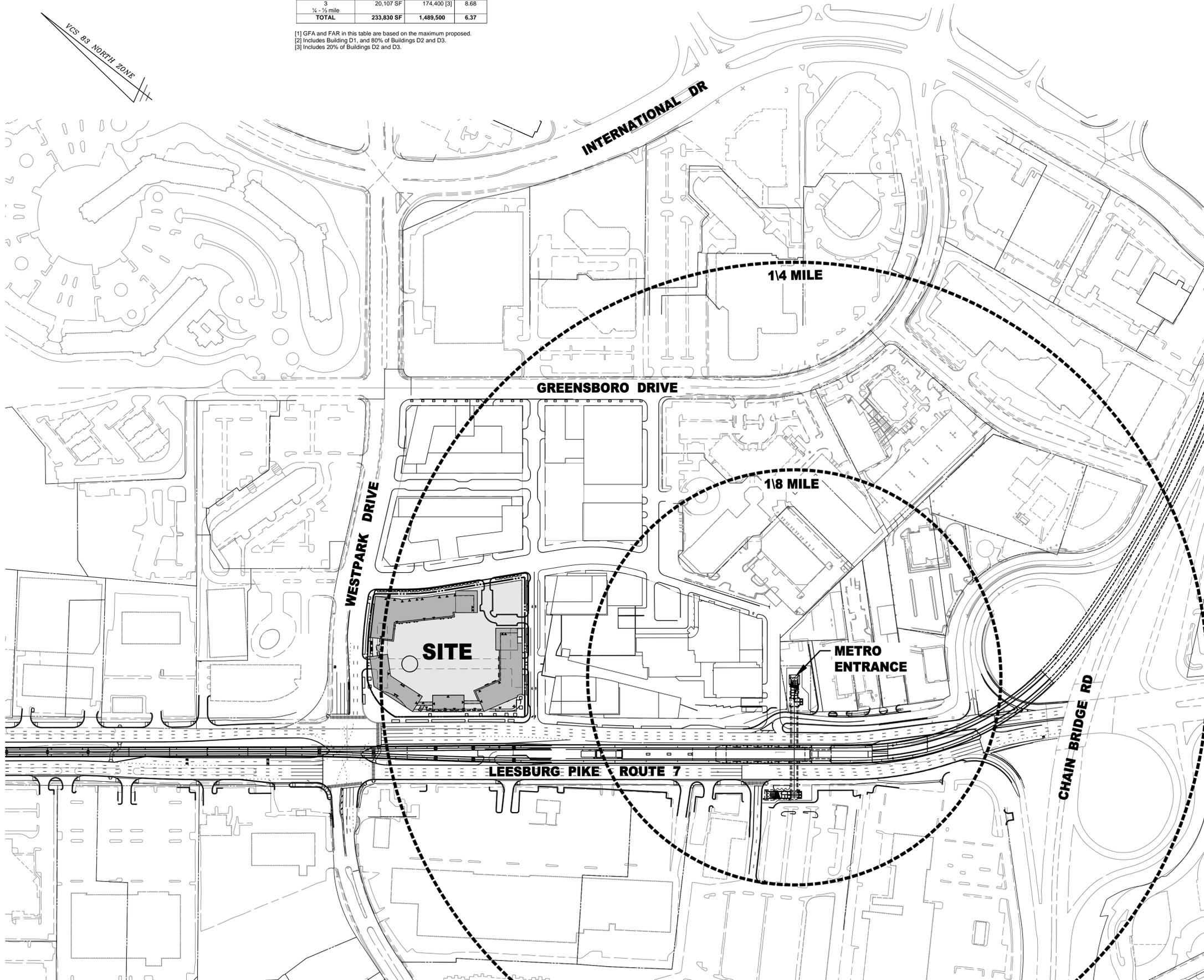
NO.	DESCRIPTION	DATE	REVISION APPROVED BY	REVIEW BY	APPROVED	DATE

INTENSITY TIERS AND FAR [1]

Intensity Tiers	Land Area	GFA	FAR
2	213,723 SF	1,315,100 [2]	6.16
1/2 - 1/4 mile	20,107 SF	174,400 [3]	8.68
3			
1/4 - 1/2 mile			
TOTAL	233,830 SF	1,489,500	6.37

[1] GFA and FAR in this table are based on the maximum proposed.
 [2] Includes Building D1, and 80% of Buildings D2 and D3.
 [3] Includes 20% of Buildings D2 and D3.

VCS 63 NORTH ZONE

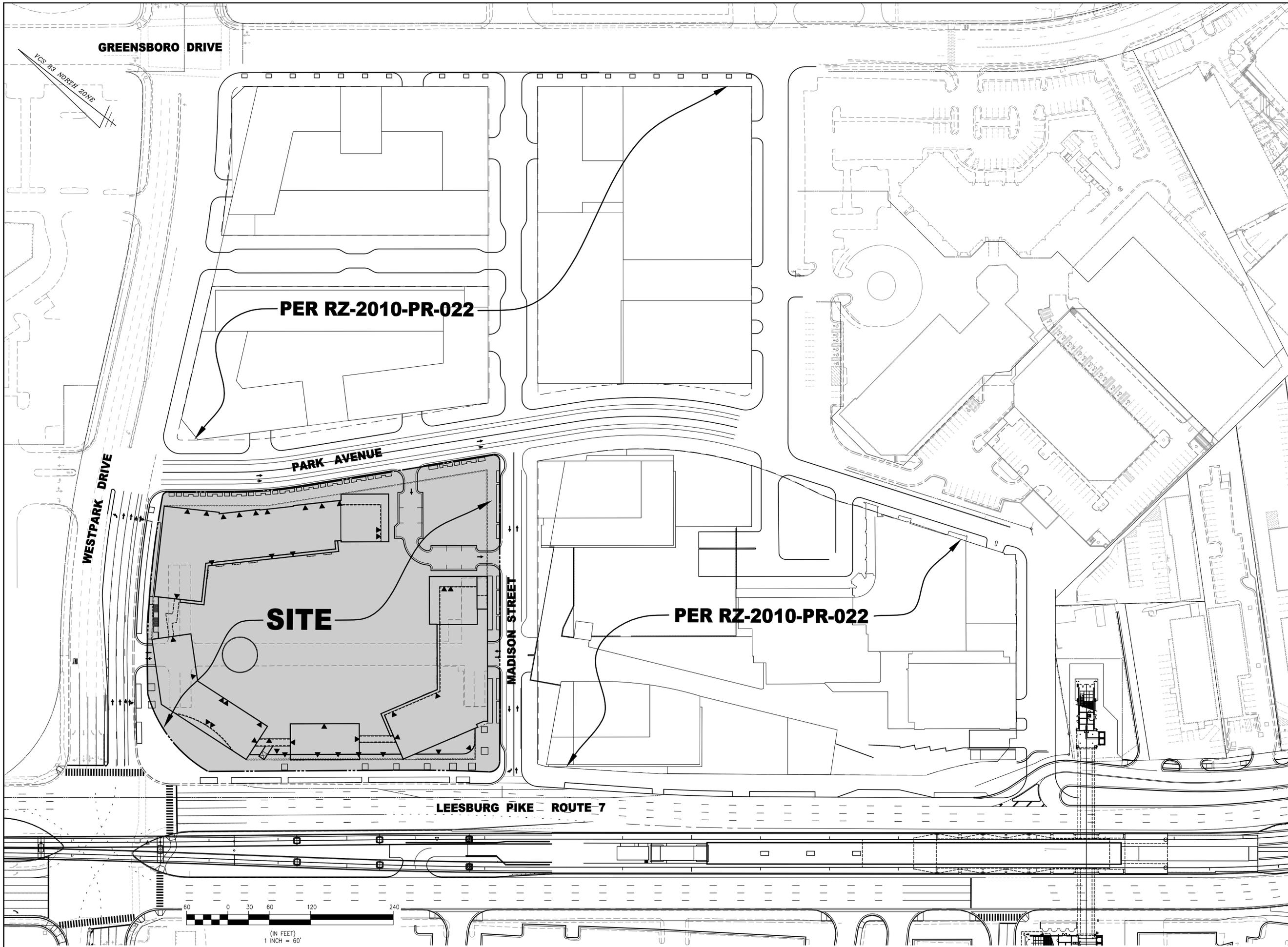


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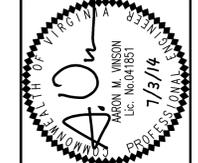
NO.	DESCRIPTION	DATE	APPROVED BY	DATE

REGIONAL CONTEXT PLAN
WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



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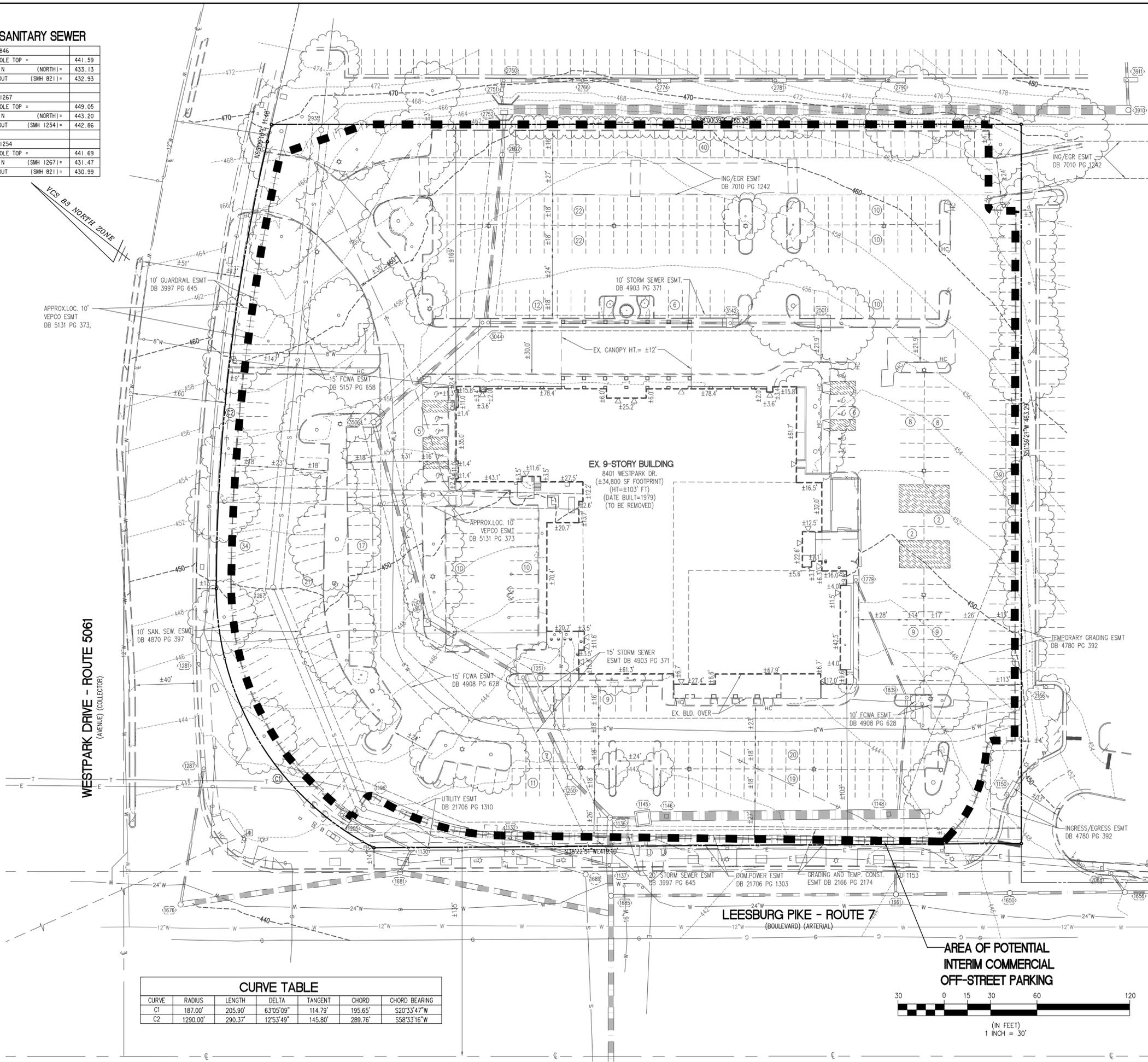
LOCAL CONTEXT PLAN
WESTPARK PLAZA
 CONCEPTUAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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
15"RCP IN (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	

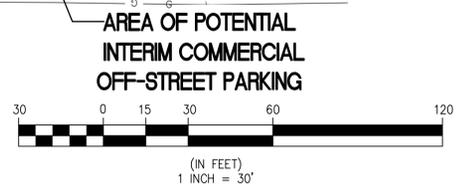


LEGEND

DESCRIPTION	EXISTING
CURB & GUTTER	CG-2
TRANSITION FROM CG-6 TO CG-6R	
SANITARY SEWER	S
SANITARY LATERAL	SL
CLEAN OUT	C.O.
STORM SEWER	SS
WATER MAIN	W
FIRE HYDRANT PLUG	r
OVERHEAD WIRES	
UTILITY POLE	U
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	

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: 4/20/13 REV: 7/15/2013 3/12/2014
SCALE: 1" = 30'
DRAWN: MWIT
CHECKED: AV

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED BY	DATE

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

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

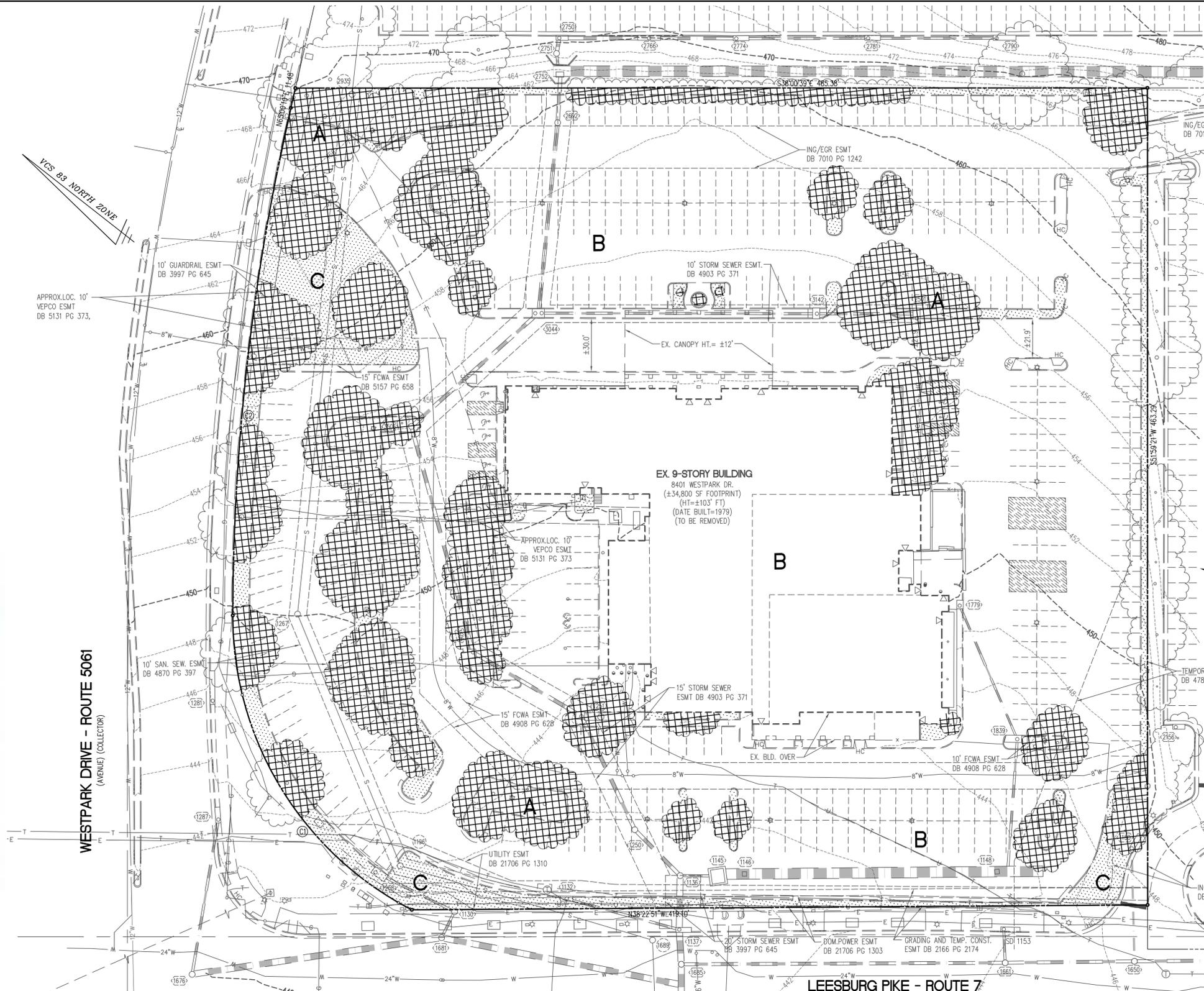


TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

- A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): **46,020 SF**
- B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: **20%**
- C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE:
(TARGET = 23,830 SF) (TOTAL SITE AREA = 233,830 SF X .10) **10%**
- D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION:
(0 x .20) **20% = 4602 SF**
- E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 0 < 20% **0%**
- F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? **NO**

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

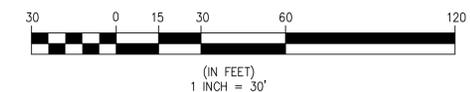
TOTAL SITE AREA: 233,830 SF
5.3680 AC

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

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



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

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
REVISION: 7/20/14
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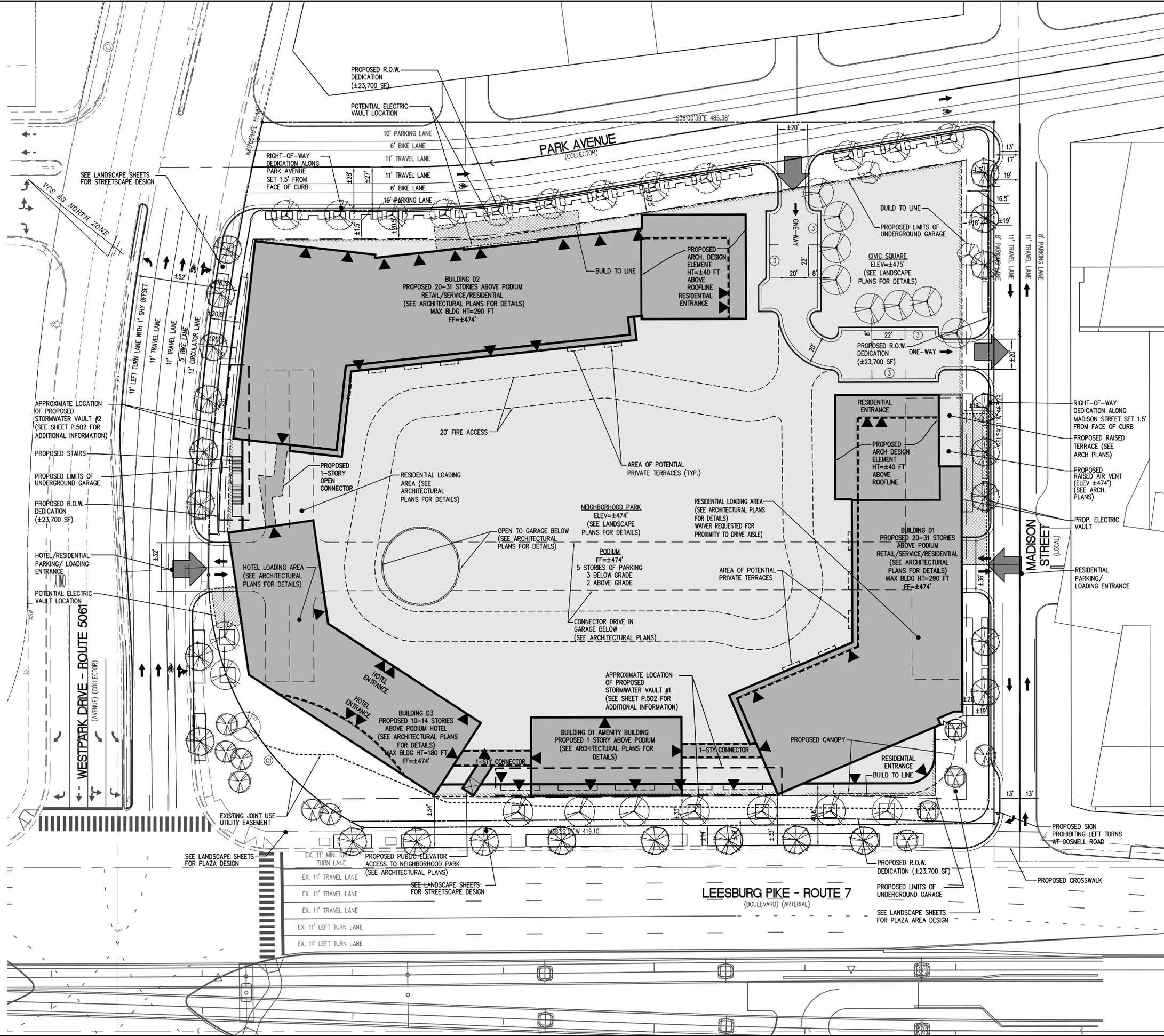
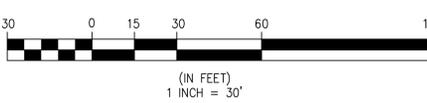
NO.	DESCRIPTION	DATE	REVISION APPROVED BY	REVIEW BY	APPROVED	DATE

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	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	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	LIMITS OF CLEARING AND GRADING	

NOTE

- DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. REFER TO PROFFERS AND LANDSCAPE SHEETS FOR PHASING INFORMATION.
- ALL BUILDING ELEVATIONS, STORIES, SQUARE FOOTAGES, ETC. ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL SITE PLAN.

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



CONCEPTUAL DEVELOPMENT PLAN

WESTPARK PLAZA

CONCEPTUAL DEVELOPMENT PLAN

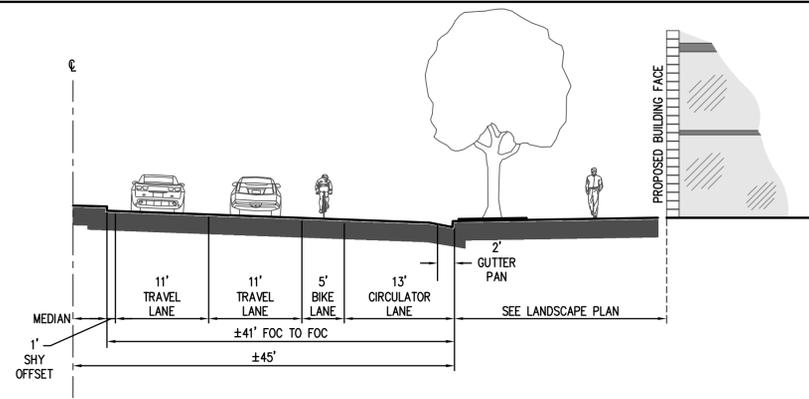
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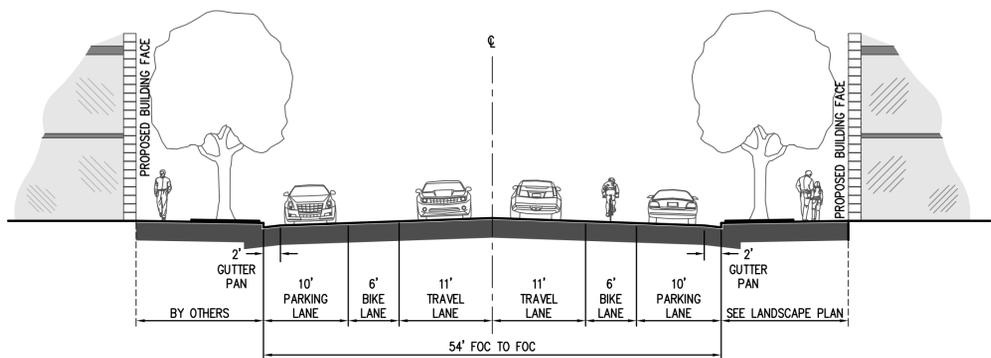
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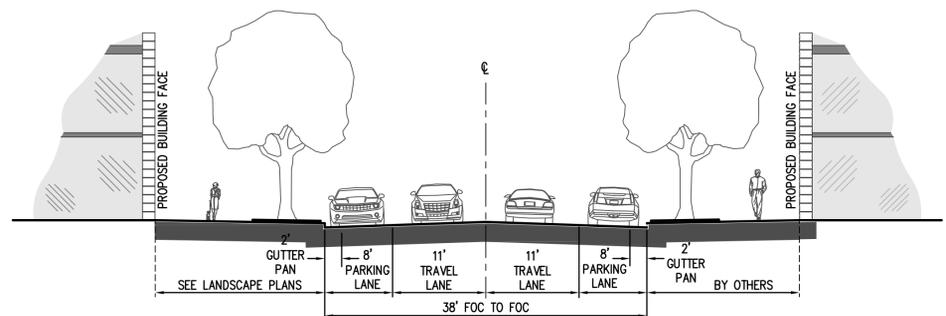
**WESTPARK DRIVE WIDENING
AVENUE (PUBLIC)**

SCALE: 1" = 10'



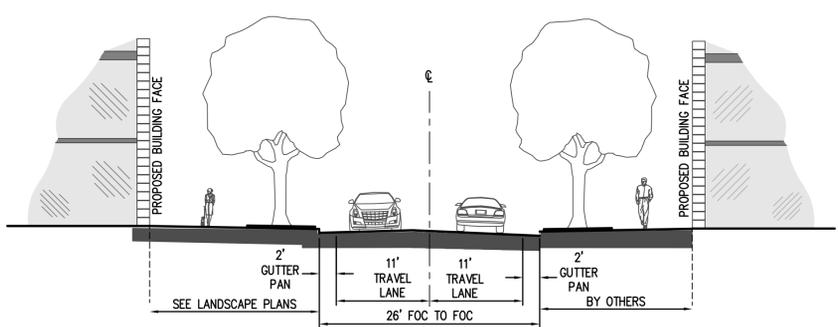
**PARK AVENUE
COLLECTOR (PUBLIC)**

SCALE: 1" = 10'



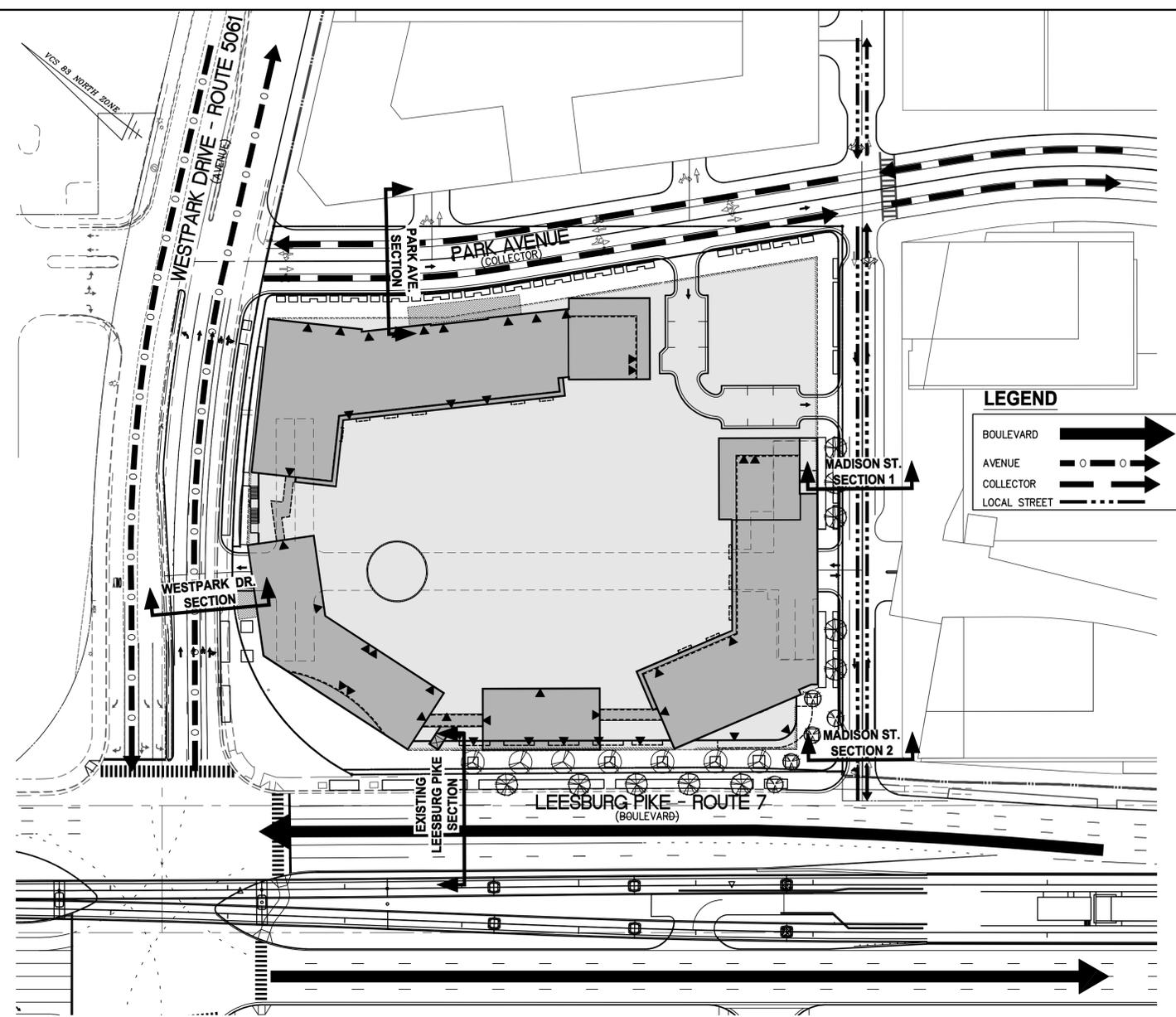
**MADISON STREET
LOCAL (PUBLIC) - SECTION 1**

SCALE: 1" = 10'



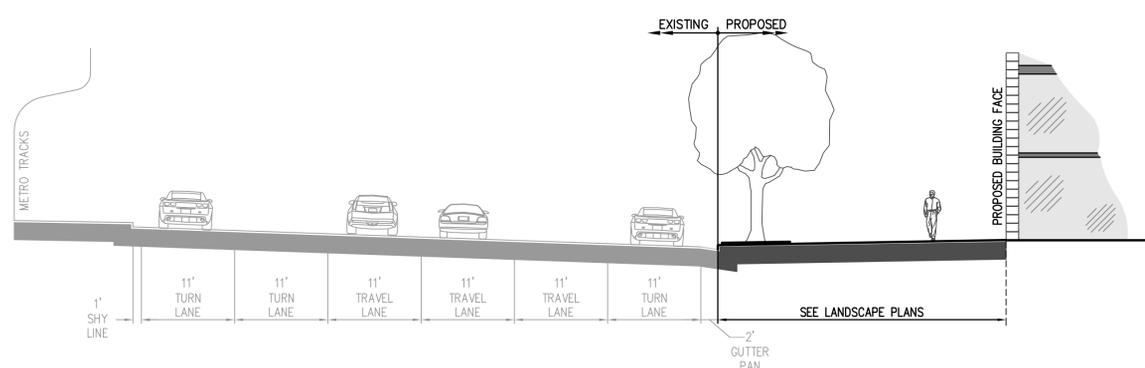
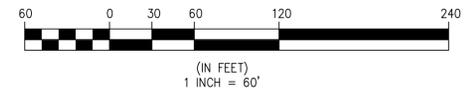
**MADISON STREET
LOCAL (PUBLIC) - SECTION 2**

SCALE: 1" = 10'



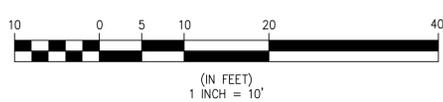
PLAN VIEW

SCALE: 1" = 60'



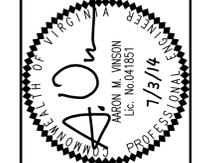
**LEESBURG PIKE ROUTE 7
BOULEVARD (PUBLIC)**

SCALE: 1" = 10'



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

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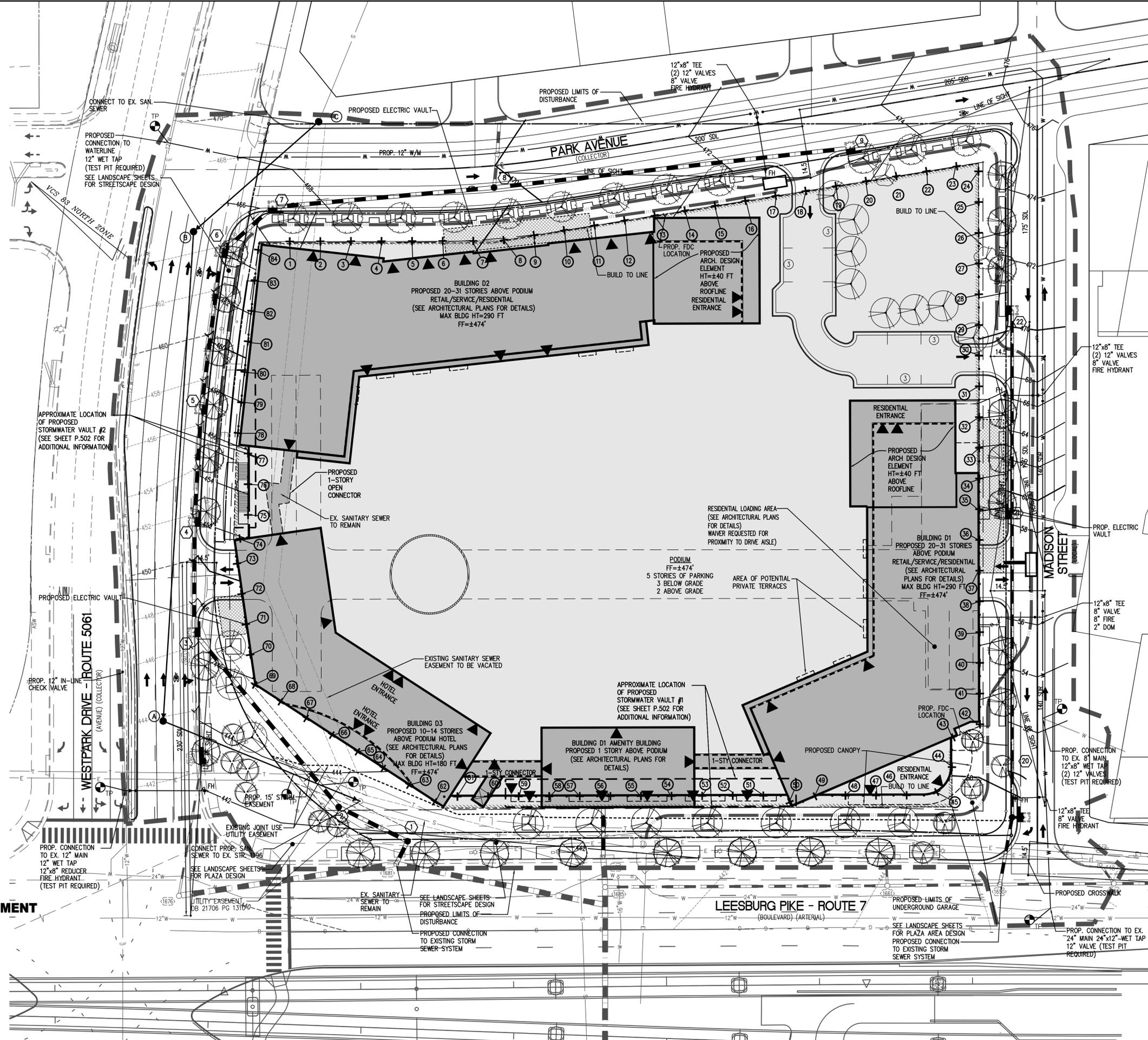
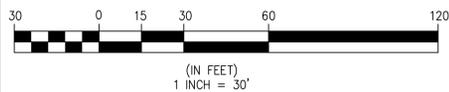
NO.	DESCRIPTION	DATE	APPROVED BY	DATE

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

AVERAGE GRADE TABULATIONS

SPOT #	FINISHED GRADE	PODIUM HEIGHT ABOVE GRADE
1	467.50	6.50
2	468.20	5.80
3	468.50	5.50
4	468.80	5.20
5	469.20	4.80
6	469.50	4.50
7	469.80	4.20
8	470.20	3.80
9	470.50	3.50
10	470.70	3.30
11	471.00	3.00
12	471.40	2.60
13	471.80	2.20
14	472.10	1.90
15	472.30	1.70
16	472.60	1.40
17	472.80	1.20
18	473.20	0.80
19	473.50	0.50
20	473.90	0.10
21	474.20	-0.20
22	474.40	-0.40
23	474.60	-0.60
24	474.60	-0.60
25	474.30	-0.30
26	474.10	-0.10
27	473.10	0.90
28	472.30	1.70
29	470.50	3.50
30	469.00	5.00
31	467.00	7.00
32	465.50	8.50
33	463.80	10.20
34	462.00	12.00
35	460.10	13.90
36	457.80	16.20
37	457.00	17.00
38	455.50	18.50
39	454.00	20.00
40	452.90	21.10
41	451.80	22.20
42	451.00	23.00
43	450.20	23.80
44	449.00	25.00
45	447.00	27.00
46	446.50	27.50
47	445.00	29.00
48	444.50	29.50
49	444.20	29.80
50	444.20	29.80
51	444.20	29.80
52	442.80	31.20
53	442.80	31.20
54	442.80	31.20
55	442.80	31.20
56	442.80	31.20
57	442.80	31.20
58	442.80	31.20
59	442.80	31.20
60	442.80	31.20
61	442.30	31.70
62	442.80	31.20
63	443.40	30.60
64	444.10	29.90
65	444.40	29.60
66	444.80	29.20
67	445.10	28.90
68	445.50	28.50
69	445.80	28.20
70	446.80	27.20
71	448.00	26.00
72	449.30	24.70
73	450.40	23.60
74	452.00	22.00
75	453.00	21.00
76	454.70	19.30
77	456.00	18.00
78	456.40	17.60
79	458.00	16.00
80	459.70	14.30
81	460.50	13.50
82	462.20	11.80
83	463.40	10.60
84	465.30	8.70
Average Grad	458.11	

NOTE
CONCEPTUAL AND SUBJECT TO ADJUSTMENT



CONCEPTUAL GRADING AND UTILITY PLAN

WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	APPROVED BY	DATE

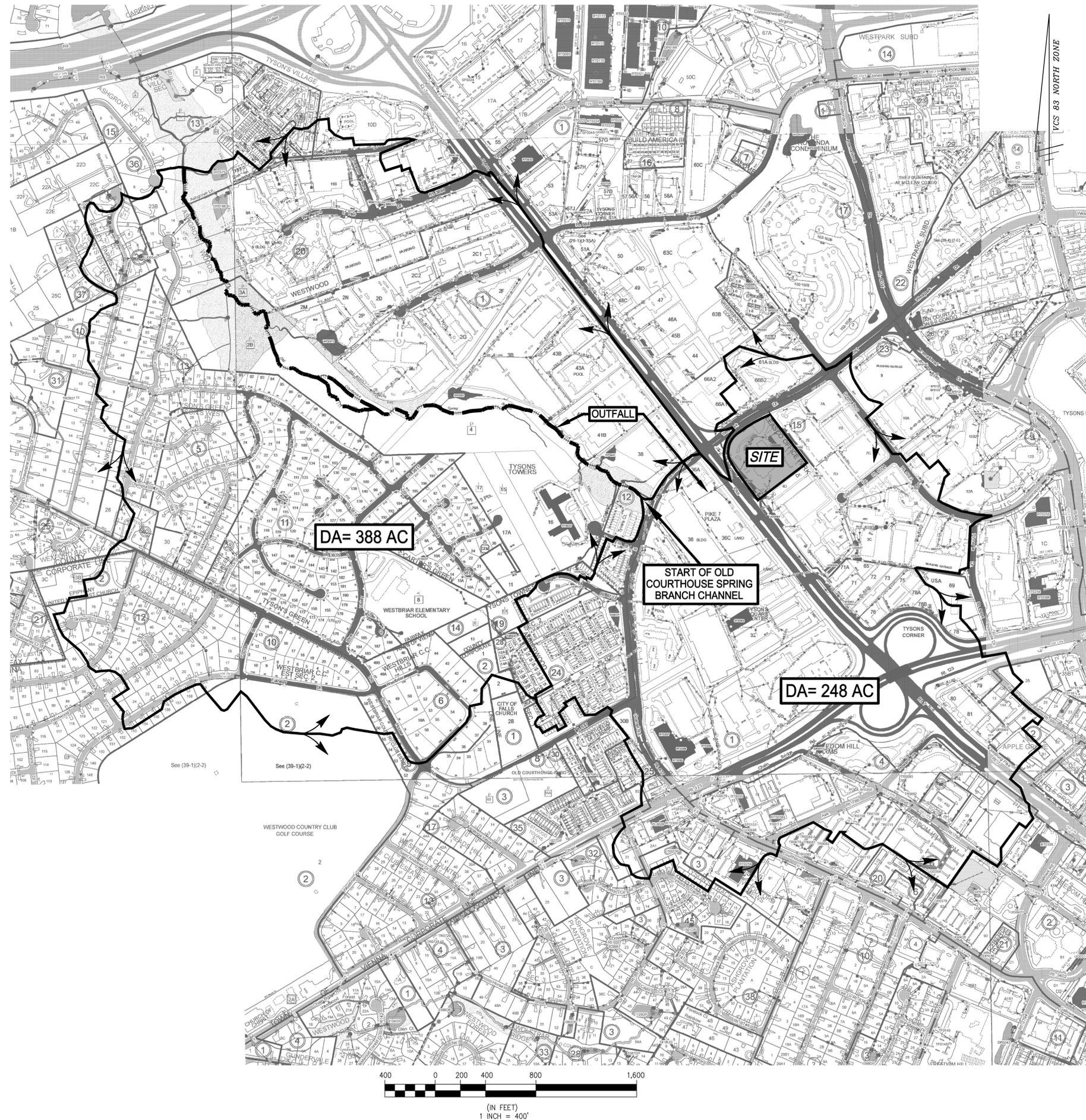
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SCALE: 1" = 30'

PROFESSIONAL ENGINEER
No. 041651
7/13/14
A. On

CHECKED: AV
DRAWN: MW/TT

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 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 DEFINED NATURAL 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.

OUTFALL ADEQUACY
 THE COUNTY'S ADEQUATE OUTFALL REQUIREMENTS WILL BE MET BY CONFIRMING THE ADEQUACY OF THE OUTFALL AT THE TIME OF SITE PLAN. IF THE OUTFALL IS INADEQUATE THE OUTFALL WILL BE MADE ADEQUATE BY REPLACING ANY UNDERSIZED PIPES AND/OR RESTORING THE STREAM CHANNEL OR BY APPLYING THE COUNTY'S DETENTION METHOD.

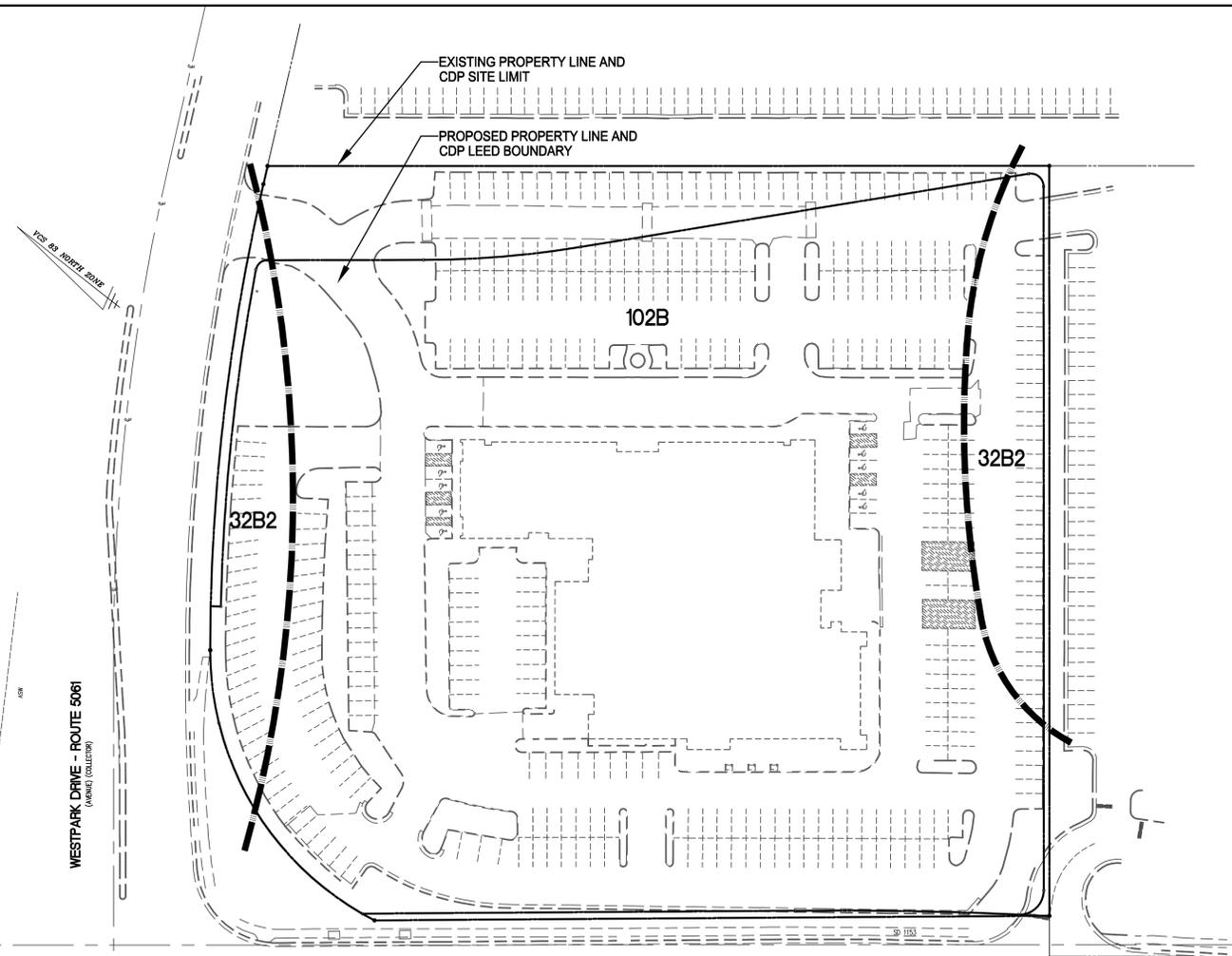
PRELIMINARY OUTFALL ANALYSIS
WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE
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 (703) 532-6163 Fax (703) 533-1301
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NO.	DESCRIPTION	DATE	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY: _____
 DATE: _____
 DATE: _____
 DATE: _____
 DATE: _____



SOILS MAP
SCALE: 1" = 50'

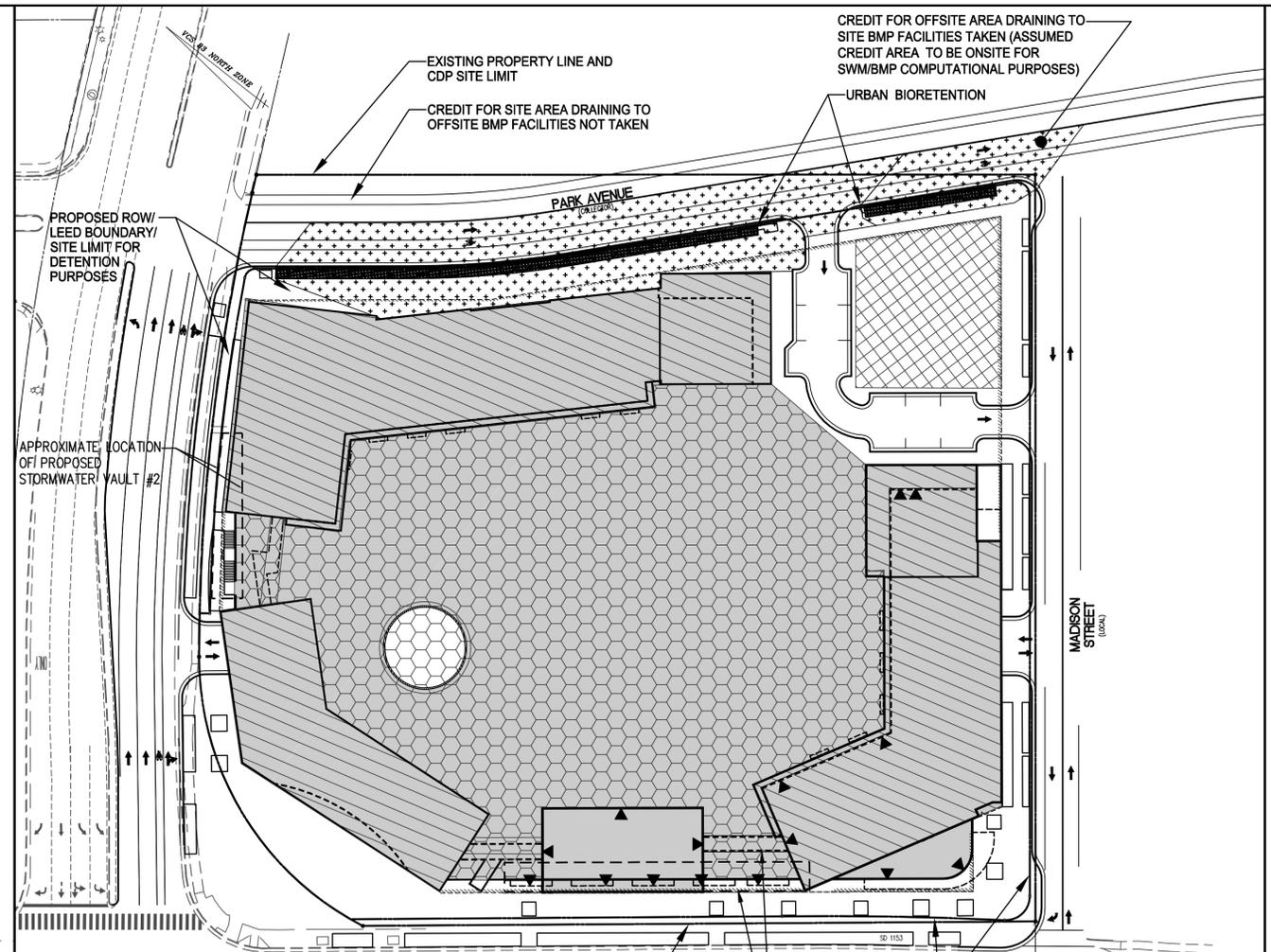
SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
32	DELANCO LOAM	POOR	MARGINAL	MEDIUM	III
102	WHEATON LOAM	GOOD	FAIR	HIGH	IVB

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.



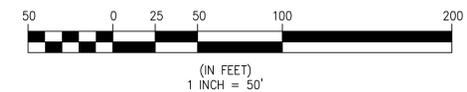
STORMWATER MANAGEMENT MAP
SCALE: 1" = 50'

NOTES

1. MAINTENANCE ACCESS TO CISTERN / DETENTION VAULTS WITHIN GARAGE WILL BE PROVIDED FROM INSIDE BUILDING AS WELL AS VIA A MANHOLE 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 (LIMITED OR NO VEGETATED ROOF, RAINWATER HARVESTING.)
-  PLAZA ON GARAGE ROOF (±60% VEGETATED ROOF, RAINWATER HARVESTING)
-  PLAZA ON GARAGE ROOF (±60% VEGETATED ROOF)
-  DRAINAGE AREA TO UNDERGROUND RAINWATER HARVESTING CISTERN/DETENTION VAULT
-  DRAINAGE AREAS TREATED BY URBAN BIORETENTION



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 4/4/2013; REV. 7/16/2013; 11/12/2013; 3/31/2014;
SCALE: 1" = 50'
DRAWN: MW/TT
CHECKED: AV

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NO.	DESCRIPTION	DATE	REVISION APPROVED BY	REVIEW BY	APPROVED	DATE

STORMWATER MANAGEMENT PLAN
WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER / BEST MANAGEMENT NARRATIVE

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. THIS SITE DRAINS TO AN OFFSITE REGIONAL POND; HOWEVER, THAT POND WAS DESIGNED AND CONSTRUCTED WELL AFTER THE ORIGINAL DEVELOPMENT OF THIS PROPERTY. THEREFORE, NO DETENTION OR BMP CREDIT HAS BEEN TAKEN FOR THE OFFSITE POND. THE NARRATIVE AND COMPUTATIONS IN THIS PLAN REFLECT THIS.

PROPOSED CONDITIONS:

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

GENERALLY, THE POTENTIAL STORMWATER CONTROL MEASURES THAT MAY BE CONSTRUCTED INCLUDE VEGETATED ROOFS, URBAN BIORETENTION, RAINWATER HARVESTING, AND DETENTION MEASURES.

THE EXISTING DETENTION FACILITY WILL BE REPLACED WITH PROPOSED CISTERN / DETENTION VAULT(S). 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.

WHILE STORMWATER MANAGEMENT DESIGN AND COMPUTATIONS PROVIDED ON THIS PLAN DO NOT ACCOUNT FOR ANY CREDIT FROM THE OFFSITE POND, APPLICANT RESERVES THE RIGHT TO TAKE WATER QUANTITY (DETENTION) AND WATER QUALITY (BMP) CREDIT FOR THE OFFSITE POND AT TIME OF SITE PLAN.

SWM REQUIREMENTS AND GOALS:

AT THIS TIME IT IS ASSUMED THAT THE PROJECT PLANS WILL NOT BE COMPLETED IN TIME TO HAVE THE CURRENT STORMWATER REGULATIONS APPLY TO THIS DEVELOPMENT, AND THEREFORE, IT IS ANTICIPATED THAT THE NEW FAIRFAX COUNTY STORMWATER REGULATIONS WILL APPLY. WITH THAT SAID, SHOULD THE NEW SWM REGULATIONS NOT APPLY, THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE PROJECT UNDER THE CURRENT STORMWATER MANAGEMENT AND BMP REGULATIONS WITHOUT THE NEED TO AMEND THIS APPLICATION. IT IS ALSO UNDERSTOOD THAT THESE NEW REGULATIONS ARE SUBJECT TO CHANGE WITH FINAL APPROVAL BY THE VIRGINIA DEQ. AS SUCH, THE STORMWATER MANAGEMENT AND BMP MEASURES WILL BE REVISED AS NECESSARY TO COMPLY WITH THE FINAL STORMWATER REGULATIONS WITHOUT THE NEED TO AMEND THIS APPLICATION.

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 AREAS 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 8.2 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 PROJECTS SITE PLAN AS APPROVED BY THE COUNTY DPWS. THE DEVELOPMENT PROJECT WILL ACHIEVE THE COUNTY'S STORMWATER REQUIREMENTS AND GOALS 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 SHOWS THE POSSIBLE USE OF URBAN BIORETENTION IN THE STREETScape LOCATED WITHIN THE RIGHT OF WAY OF PARK AVENUE. THE URBAN BIORETENTION THAT IS PROVIDED WILL COMPLY WITH THE VIRGINIA DEQ DESIGN AND CONSTRUCTION SPECIFICATIONS EXCEPT AS APPROVED BY THE COUNTY DPWS 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.

WHILE THE STORMWATER GOALS CONTAINED IN THE COMPREHENSIVE PLAN WILL APPLY TO THE PLANNED ULTIMATE CONSTRUCTION DEPICTED IN THIS APPLICATION, THEY ARE NOT APPLICABLE TO A POTENTIAL INTERIM PHASE 1 CONDITION. ALSO, THE AMOUNT OF STORMWATER DETENTION AND WATER QUALITY CONTROL NECESSARY TO COMPLY WITH THE COMPREHENSIVE PLAN GOALS AND THE PFM REQUIREMENTS ARE LARGELY DEPENDANT ON THE RELATIVE CHANGE IN THE IMPERVIOUSNESS OF THE SITE FROM PRE TO POST DEVELOPMENT CONDITIONS. THE FACT THAT THE PROJECT MAY BE CONSTRUCTED IN TWO PHASES DOES NOT ALTER THE AMOUNT OF STORMWATER MANAGEMENT THAT WILL BE REQUIRED TO CONSTRUCT THE ULTIMATE DEVELOPMENT. THE PHASE 1 STORMWATER REQUIREMENTS WILL BE BASED ON THE CHANGE IN SITE IMPERVIOUSNESS BETWEEN THE CURRENT PRE-DEVELOPMENT CONDITION AND THE PLANNED PHASE 1 CONDITION. THE STORMWATER REQUIREMENTS FOR THE ULTIMATE PROJECT THAT IS CURRENTLY ANTICIPATED TO BE COMPLETED IN A PHASE 2 AS DEPICTED ON THIS CDP WILL BE BASED ON THE CHANGE IN IMPERVIOUSNESS BETWEEN THE CURRENT PRE-DEVELOPMENT CONDITION AND THE ULTIMATE CONDITION RATHER THAN BETWEEN THE PHASE 1 AND PHASE 2 CONDITIONS.

STANDARD PFM SWM NARRATIVE:

REQUIREMENTS:

IN ACCORDANCE WITH THE NEW COUNTY REQUIREMENTS, THE POST DEVELOPMENT PEAK RATE OF RUNOFF FROM THE 1-YEAR STORM MUST BE REDUCED BELOW THE PRE-DEVELOPMENT PEAK RATE BASED ON AN ENERGY BALANCE EQUATION THAT CONSIDERS BOTH PEAK RATE AND VOLUME OF RUNOFF AND WHOSE PARTICULARS DEPEND ON THE ADEQUACY OF THE SITE'S OUTFALL. THE NEW COUNTY STORMWATER REGULATIONS ALSO REQUIRE AT A MINIMUM THAT THE PEAK RUNOFF RATES 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 BEFORE STORMWATER DETENTION. RUNOFF FROM THE ROOF AREAS AND INTERIOR COURTYARD/GARAGE ROOF WILL BE DIRECTED TO A CISTERN AND REUSED IN COOLING TOWERS. ADDITIONALLY, STORMWATER DETENTION WILL BE PROVIDED IN DETENTION VAULTS. THIS APPLICATION REQUESTS A WAIVER OF THE PFM RESTRICTION AGAINST THE USE OF DETENTION VAULTS FOR RESIDENTIAL DEVELOPMENTS.

STANDARD PFM BMP NARRATIVE:

REQUIREMENT:

UNDER THE NEW REGULATIONS THE PHOSPHOROUS LOAD RELEASED FROM PROPOSED ADDITIONAL IMPERVIOUS SURFACES ON THE POST-DEVELOPMENT SITE CANNOT EXCEED 0.41 POUNDS PER ACRE PER YEAR. THE PHOSPHOROUS LOAD FROM THE REMAINING AREAS OF THE SITE MUST BE REDUCED 20% BELOW THE PRE-DEVELOPMENT PHOSPHOROUS LOAD. UNDER THE CURRENT REGULATIONS, THE PROPOSED PROJECT WOULD BE CONSIDERED REDEVELOPMENT FOR BMP PURPOSES. THEREFORE, THE BMP REQUIREMENT WOULD BE A MINIMUM REDUCTION OF 10% IN THE SITE'S PHOSPHOROUS LOAD COMPARED TO EXISTING CONDITIONS.

THE PRELIMINARY BMP COMPUTATIONS USING THE VIRGINIA RUNOFF REDUCTION SPREADSHEET REQUIRED BY THE NEW REGULATIONS ARE SHOWN ON SHEET P-505S. THESE BMP MEASURES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE VIRGINIA BMP CLEARINGHOUSE SPECIFICATIONS AS AMENDED AND SUPPLEMENTED BY THE FAIRFAX COUNTY PFM. THE NUMBER, LOCATION AND DESIGN OF THE BMP FACILITIES MAY BE ALTERED AT THE TIME OF SITE PLAN PENDING FINAL DESIGN.

COMPLIANCE:

THE PROJECTS BMP REQUIREMENT WILL BE FULFILLED THROUGH VARIOUS LID MEASURES THAT MAY INCLUDE, 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 THE COURTYARD AND PARK ON THE 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 PROJECTS COOLING TOWERS. THE ESTIMATED COOLING TOWER MAKE-UP WATER USAGE RATES WERE 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 VEGETATED ROOFS AND RAINWATER HARVESTING. THE VOLUME OF RUNOFF REDUCTION REQUIRED FOR LEED IS 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 DPWS, 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 DPWS AT TIME OF SITE PLAN.

RECOGNIZING THAT RUNOFF REDUCTION TECHNOLOGIES ARE RELATIVELY NEW AND STILL EVOLVING, THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWS COMMENTS ON THE SITE PLAN MAY RESULT IN CHANGES TO THE LID MEASURES SHOWN ON THE CDP AND/OR PFM, 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 DETENTION VAULTS.

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.

NOTE

IT IS CURRENTLY ANTICIPATED THAT THIS PROJECT MAY BE CONSTRUCTED IN TWO PHASES. THE SWM AND BMP REQUIREMENTS FOR THE ULTIMATE (PHASE 2) CONSTRUCTION SHALL BE BASED ON THE CHANGE IN IMPERVIOUSNESS AND RESULTING CHANGE IN STORMWATER RUNOFF QUANTITIES AND PHOSPHOROUS LOAD BETWEEN PRE AND ULTIMATE POST DEVELOPMENT CONDITIONS RATHER THAN CHANGE BETWEEN PHASE 1 AND PHASE 2 IMPERVIOUSNESS.

PEAK RUNOFF RATE COMPUTATIONS

Pre-Development *:

Site Area (Ac)	4.55	SITE/LEED AREA
Composite Site Runoff CN	76 For Q1 comp. 73 For Q2 comp. 63 For Q10 comp.	
Time of Concentration	10 Min.	
Q ₁ (cfs)	5.84	
Q ₂ (cfs)	7.02	
Q ₁₀ (cfs)	11.72	

Post-Development:

Avg. Site Runoff CN	1-Year: 88 2-Year: 89 10-Year: 91
Time of Concentration	6 Min.
Site Area (Ac)	4.55

Q ₁ (cfs) Without detention or rainwater harvesting	12.93
Q ₁ (cfs) Allowable determined by energy balance equation per draft PFM	2.62

Q ₂ (cfs) Without detention or rainwater harvesting	17.04
Q ₂ (cfs) Allowable per PFM or LEED	5.27

Q ₁₀ (cfs) Without detention or rainwater harvesting	32.41
Q ₁₀ (cfs) Allowable = existing Q ₁₀	11.72

* 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 Hydraflow software and the NRCS TR-55 method and a 24-Hr Storm

The peak flow rates for the 1, 2 and 10 year storms will be reduced to less than allowable rates through the use of rainwater harvesting and stormwater detention using vaults in the building

Note: Stormwater detention vault(s) will be utilized to supplement the proposed runoff reduction measures to reduce the site's peak runoff rates post-development to less than the allowable rates shown above. The detention routing hydrographs are shown on sheet P.506.

LEED QUALITY COMPUTATION

Notes:

- 1) See SWM/BMP map for 4.55 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=	4.55 ACRES		
BMP	"C" *	ACRES	PRODUCT
RAINWATER HARVESTING	0.90	3.59	3.23
VEGETATED ROOF	0.90	0.12	0.11
URBAN BIORETENTION **	0.84	0.08	0.07
UNCONTROLLED	0.87	0.76	0.66
TOTALS =		4.55	4.07
WEIGHTED "C" FACTOR =	4.07 / 4.55 = 0.89		

COMPUTE THE TOTAL SUSPENDED SOLIDS (TSS) REMOVAL FOR THE LEED AREA

BMP	REMOVAL EFF. (%) ***	AREA RATIO	"C" FACTOR RATIO	PRODUCT
RAINWATER HARVESTING	99	3.59	4.55 X 0.90 / 0.89	78.6
VEGETATED ROOF	80	0.12	4.55 X 0.90 / 0.89	2.1
URBAN BIORETENTION **	75	0.08	4.55 X 0.84 / 0.89	1.2
TOTAL TSS REMOVAL (%) =				82.0

* Used conservative assumptions for C factors for the uncontrolled areas.

** The 0.08 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 of 0.47 acres.

*** TSS removal efficiencies obtained from Draft Virginia Stormwater Management Handbook, Ch. 8 except for the rainwater harvesting (RWH). For the RWH efficiency used the 99% of the 1" design storm that is reused 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	10/18/2013
Existing Conditions			
Data:	Drainage Area:	4.55 Acres	
	Runoff Curve Number:	95 *	* 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.
	S=1000/CN - 10 =	0.53	
	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:	4.55 AC X 2.16 IN X 1FT/12IN X 43560 =	35,629	CF
2 YR STORM:	4.55 AC X 2.64 IN X 1FT/12IN X 43560 =	43,685	CF

Project:	WESTPARK PLAZA	WHP	10/18/2013
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Proposed Condions

Data:	Drainage Area:	4.55 Acres
	Runoff Curve Number *:	89
	S=1000/CN - 10 =	1.24
	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.)	1.63	2.08	3.96

* RCN adjusted for affect of vegetated roof.

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM:	4.55 AC X 1.63 IN X 1FT/12IN X 43560 =	26,938	CF
2 YR STORM:	4.55 AC X 2.08 IN X 1FT/12IN X 43560 =	34,380	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%. THE 1,616 CF OF RUNOFF VOLUME REDUCTION SHOWN BELOW AS REQUIRED TO ACHIEVE THE LEED CREDIT WILL BE ACCOMPLISHED THROUGH THE USE OF RAINWATER HARVESTING.

2-YEAR STORM REQUIRED VOLUME REDUCTION:

34,380 CF LESS 75% OF	43,685	CF =	1,616	CF
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DRAINAGE AREA SUMMARY

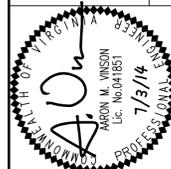
	ENTIRE SITE		LEED BOUNDARY *	
Pre-Development:				
Area (Acres)	5.37		4.55	
Hydrologic Soil Group **	B & D		B & D	
Runoff Curve Number (CN)	76 For Q ₁ comp.		73 For Q ₂ comp.	
	73 For Q ₂ comp.		95 For volume comp.	
	63 For Q ₁₀ comp.			
Post-Development:				
Area Of Vegetated Roofs On Buildings and Plaza	Acres	%	Acres	%
Impervious Areas (Roofs, walks, pavement)	1.26	23.5	1.26	27.7
Landscaped Areas including Urban Bioretention	3.97	73.9	3.23	71.0
	0.14	2.6	0.06	1.3
Total	5.37	100.0	4.55	100.0
Adjusted CN ***				
1-Year Storm	90		88	
2-Year Storm	90		89	
10-Year Storm	91		91	

* The site area for allowable peak runoff rate and LEED computations is the post-right-of-way dedication area.

** 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.

*** Composite post-development runoff curve numbers computed using RCN for vegetated roofs listed in the DEQ specifications for vegetated roofs found on the DEQ BMP Clearinghouse. The adjusted RCN do not account for the affect of the rainwater harvesting on runoff volume.

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NO.	DESCRIPTION	DATE	REVISION APPROVED BY	REVIEW BY	APPROVED	DATE

WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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 (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet **P.502**.
- 3. Provide:

Facility Name/Type and No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (sf)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
GREEN ROOF (PER 9-615 1G & 1N)	1.26	0	1,26	55,000	N/A	N/A
CISTERN	3.59	0	3,59	1,250	8,600	N/A
BIORETENTION	0.54	0	0.54	3,100	N/A	N/A
DETENTION	4.02	0	4.02	3,000	21,000	N/A
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet **P.501, P.502**. 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 _____.

* 0.12 AC INCLUDES VEGETATED ROOF NOT COLLECTED BY CISTERN. 3.59 AC INCLUDES VEGETATED ROOF AND STANDARD IMPERVIOUS ROOF COLLECTED BY CISTERN.

** RUNOFF REDUCTION FOR RAINWATER HARVESTING BASED ON STORMWATER UTILIZATION RATES FOR COOLING TOWERS PROVIDED BY THE PROJECTS MECHANICAL SYSTEMS ENGINEER. (SEE BELOW) RATES ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. RATES WERE USED IN CONTECH STORMWATER SOLUTIONS RAINWATER HARVESTING MODEL WHICH INDICATES A 93% RUNOFF REDUCTION.

COOLING TOWER USAGE (GALLONS)	
January	659,548
February	791,175
March	1,324,527
April	1,749,649
May	2,478,031
June	2,790,782
July	3,108,660
August	3,062,098
September	2,554,643
October	1,859,747
November	1,228,292
December	755,627
TOTAL	22,362,777

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

Site Name: WESTPARK PLAZA

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 RWHS (ac)	Design Rainfall for RWHS (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 RWHS RR % Credit				Downstream Practice
										Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	
Apply Runoff Reduction Practices														
Roofwater Harvesting	Bldgs & plazas	3.59	1.40**	17,332	Runoff Reduction % Credit from Continuous-Simulation Model	93%**		0	17,332			16,119	1,865	
Infiltration Practice														
Vegetated Roof	Public Plaza	0.12	N/A	414	Subtract 100% of provided storage vol.	100%		0	0	N/A		0	0	
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%		0	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cfs/ft of permeable pavement.	N/A		0	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	0.47	N/A	1,621	Subtract 100% of provided storage vol.	100%		0	1,621	N/A	6,098	1,621	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	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	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	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:				4.18		0.00								

Total Drainage Area Treated (acres): 4.18

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 18,154

Tysons 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

Drainage Area B

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

Drainage Area C

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

Drainage Area D

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

Drainage Area E

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

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

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)	18,154
Total Runoff Volume Retained (cf)	19,488
Total Area of Site Captured in a BMP (acres)	4.18

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) 78%

Rainfall Depth Retained Onsite (inch) 1.00

SWM CHECKLIST, CONFORMANCE SPREAD SHEET & DETAILS

WESTPARK PLAZA
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ESTABLISHED 1945
 DATE: 4/4/2013 REV: 7/15/2013 11/17/2013 3/31/2014
 SCALE: AS NOTED
 DRAWN: MW/TT
 CHECKED: AV

Drainage Area A

Drainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.02	0.00	0.12	0.14	0.24
Impervious Cover (acres)	0.00	0.00	0.00	1.64	1.64	0.95
Total					1.78	

Post Development Treatment Volume (cf) 5779

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
1. Vegetated Roof													
1.a.	Vegetated Roof #1 (Spec #5)	acres of green roof	45% runoff volume reduction	0.45	0.00	0	0	0	0.00	0.00	0.00	0.00	
1.b.	Vegetated Roof #2 (Spec #5)	acres of green roof	60% runoff volume reduction	0.60	0.12	0	248	166	0	0.00	0.26	0.16	0.10
6. Bioretention													
6.a.	Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.47	0	648	972	25	0.00	1.02	0.56	0.46
		turf acres draining to bioretention	40% runoff volume reduction	0.40	0.00	0	0	0	25	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac)	0.59
TOTAL TURF AREA TREATED (ac)	0.00
AREA CHECK	OK.

Drainage Area B

Drainage Area B Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	3.59	3.59	0.95
Total					3.59	

Post Development Treatment Volume (cf) 12380

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area B

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
1. Vegetated Roof													
1.a.	Vegetated Roof #1 (Spec #5)	acres of green roof	45% runoff volume reduction	0.45	0.00	0	0	0	0.00	0.00	0.00	0.00	
1.b.	Vegetated Roof #2 (Spec #5)	acres of green roof	60% runoff volume reduction	0.60	1.14	0	2359	1573	0	0.00	2.47	1.48	0.99 2.h. To Train Barrel, Rain Tank, or Cistern
2. Rooftop Disconnection													
2.h.	To Rainwater Harvesting (Spec #6)	impervious acres captured	based on tank size and design spreadsheet (See Spec #6)	0.81*	2.45	1573	8117	1904	0	0.99	5.30	5.09	1.19

TOTAL IMPERVIOUS COVER TREATED (ac)	3.59
TOTAL TURF AREA TREATED (ac)	0.00
AREA CHECK	OK.

* SOURCE OF CREDIT FOR RAINWATER HARVESTING IS THE DEQ'S RAINWATER HARVESTING MODEL SPREADSHEET OBTAINED FROM THE BMP CLEARINGHOUSE.

Virginia Runoff Reduction Method ReDevelopment Worksheet v2.7 Revised April 2013
Site Data

Project Name:	Westpark Plaza CDP
Date:	10/30/13

data input cells	
calculation cells	
constant values	

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage 5.37

Constants	
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90
Nitrogen EMC (mg/L)	1.86

Pre-ReDevelopment Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.16	0.00	0.57	0.73
Impervious Cover (acres)	0.00	0.48	0.00	4.16	4.64
Total					5.37

Post-ReDevelopment Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.02	0.00	0.12	0.14
Impervious Cover (acres)	0.00	0.00	0.00	5.23	5.23
Total					5.37

Area Check	Okay	Check Areas	Okay	Check Areas
------------	------	-------------	------	-------------

Land Cover Summary	Listed	Adjusted ¹	Land Cover Summary	Land Cover Summary
Pre-ReDevelopment			Post-ReDevelopment	Post-ReDevelopment New Impervious
Forest/Open Space Cover (acres)	0.00	0.00	Forest/Open Space Cover	0.00
Composite Rv(forest)	0.00	0.00	Composite Rv(forest)	0.00
% Forest	0%	0%	% Forest	0%
Managed Turf Cover (acres)	0.73	0.28	Managed Turf Cover (acres)	0.14
Composite Rv(turf)	0.24	0.22	Composite Rv(turf)	0.24
% Managed Turf	14%	6%	% Managed Turf	3%
Impervious Cover (acres)	4.64	4.64	ReDev. Impervious Cover (acres)	4.64
Rv(impervious)	0.95	0.95	Rv(impervious)	0.95
% Impervious	86%	94%	% Impervious	97%
Total Site Area (acres)	5.37	4.92	Total Re Dev. Site Area (acres)	0.59
Site Rv	0.85	0.91	Re Dev. Site Rv	0.52
Pre-Development Treatment Volume (acre-ft)	0.3819	0.3725	Post-Development Treatment Volume (acre-ft)	0.0258
Pre-Development Treatment Volume (cubic feet)	16,634	16,226	Post-Development Treatment Volume (cubic feet)	1,122
Pre-Development Load (TP) (lb/yr)	10.45	10.19	Post-Development Load (TP) (lb/yr)	0.70
¹ Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the previous land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.		Maximum % Reduction Required Below Pre-ReDevelopment Load		20%
		TP Load Reduction Required for Redeveloped Area (lb/yr)		1.98
		TP Load Reduction Required for New Impervious Area (lb/yr)		0.46
		Total Load Reduction Required (lb/yr)		2.44

NOTES

- RUNOFF REDUCTION METHOD SHOWN ARE BASED ON CURRENT SPREADSHEET PROVIDED BY VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.
- DETAILS OF COMPUTATIONS SHOWN ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING FINAL DESIGN.

Site Results

	D.A. A	D.A. B
IMPERVIOUS COVER	1.64	3.59
IMPERVIOUS COVER TREATED	0.59	3.59
TURF AREA	0.14	0.00
TURF AREA TREATED	0.00	0.00
AREA CHECK	OK.	OK.
Phosphorus		
TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	2.44	
RUNOFF REDUCTION (cf)	11373	
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	7.29	
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	3.55	
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 4.9 LB/YEAR	

PRELIMINARY BMP CALCULATIONS

WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
ENGINEER
PROFESSIONAL
No. 041851
7/13/14
DATE: 4/4/2013; REV. 7/15/2013; 11/12/2013; 3/31/2014; SCALE: AS NOTED
DRAWN: MW/TT
CHECKED: AV

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
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(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.22

Monday, Mar 10, 2014

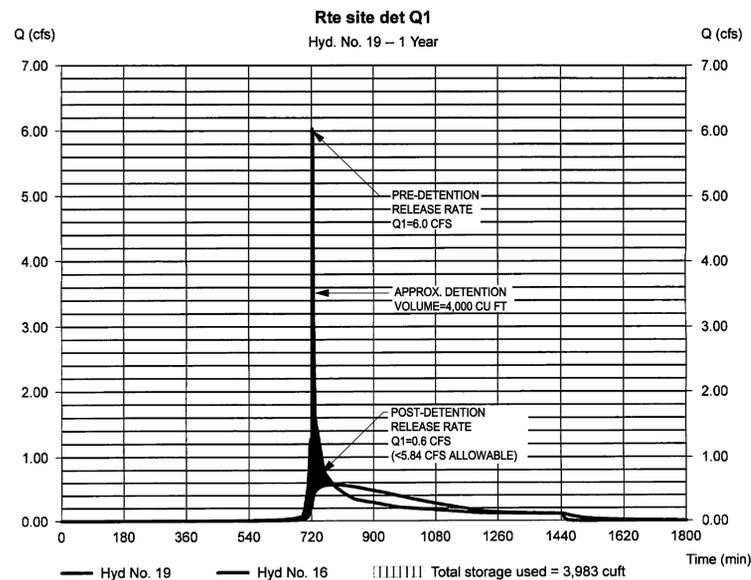
Hyd. No. 19

Rte site det Q1

Hydrograph type = Reservoir
 Storm frequency = 1 yrs
 Time interval = 1 min
 Inflow hyd. No. = 16 - post-dev Site to detention Q1
 Reservoir name = detention vault

Peak discharge = 0.569 cfs
 Time to peak = 783 min
 Hyd. volume = 13,999 cuft
 Max. Elevation = 101.35 ft
 Max. Storage = 3,983 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.22

Monday, Mar 10, 2014

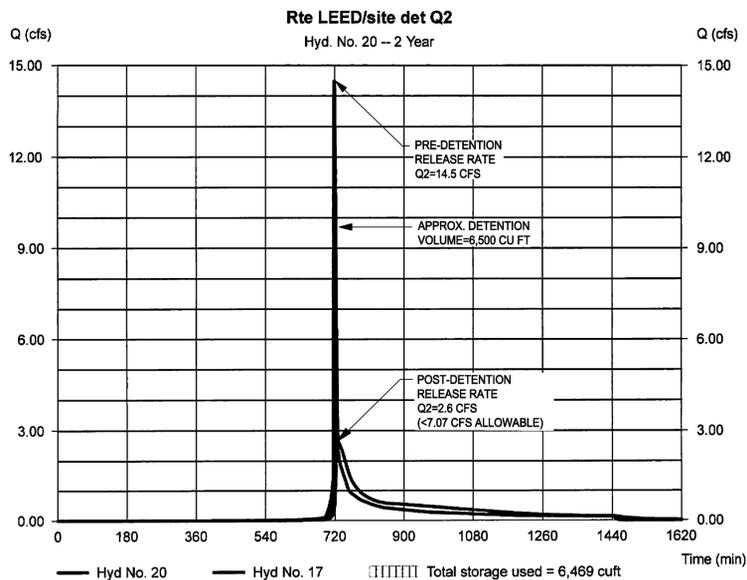
Hyd. No. 20

Rte LEED/site det Q2

Hydrograph type = Reservoir
 Storm frequency = 2 yrs
 Time interval = 1 min
 Inflow hyd. No. = 17 - post-dev LEED/site to detention Q2
 Reservoir name = detention vault

Peak discharge = 2.619 cfs
 Time to peak = 728 min
 Hyd. volume = 21,671 cuft
 Max. Elevation = 102.19 ft
 Max. Storage = 6,469 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.22

Monday, Mar 10, 2014

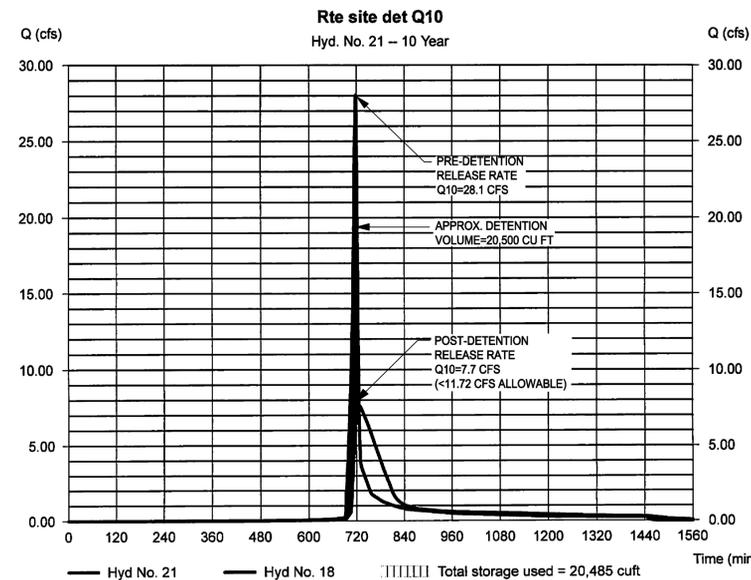
Hyd. No. 21

Rte site det Q10

Hydrograph type = Reservoir
 Storm frequency = 10 yrs
 Time interval = 1 min
 Inflow hyd. No. = 18 - post-dev site to detention Q10
 Reservoir name = detention vault

Peak discharge = 7.661 cfs
 Time to peak = 726 min
 Hyd. volume = 52,894 cuft
 Max. Elevation = 106.93 ft
 Max. Storage = 20,485 cuft

Storage Indication method used.



BMP COMPUTATIONS

PART 1 - LIST ALL SUBAREAS & "C" FACTORS USED IN THE BMP COMPUTATIONS

(1) DESCRIPTION	(2) "C"	(2) ACRES
A1 VEGETATED ROOF	0.90	1.26
A2 UNTREATED ONSITE	0.88	4.11

PART 2 - COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE ENTIRE SITE

(A) AREA OF THE SITE	(a)	5.37	ACRES	
(B)				
SUBAREA DESIGNATION	DESCRIPTION (1)	"C" (2)	ACRES (3)	PRODUCT (4)
A1	VEGETATED ROOF	0.90	1.26	1.13
A2	UNTREATED ONSITE	0.88	4.11	3.62
(b) TOTALS =			5.37	4.75
C)	WEIGHTED "C" FACTOR = (b)/(a) =	4.75 / 5.37	=	0.88

PART 3 - COMPUTE THE TOTAL PHOSPHOROUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	DESCRIPTION (1)	REMOVAL EFF. (%) (2)	AREA RATIO (3)	"C" FACTOR RATIO (4)	PRODUCT (5)	PRODUCT (6)
A1	VEGETATED ROOF	40	1.26 / 5.37	0.90 / 0.88		9.55
TOTAL =						9.55%

PART 4: DETERMINE COMPLIANCE WITH PHOSPHOROUS REMOVAL REQUIREMENT

(A)	SELECT REQUIREMENT	0%
	*WATER SUPPLY OVERLAY DISTRICT (OCCOQUAN WATERSHED) =	50%
	*CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) =	40%
	*CHESAPEAKE BAY PRESERVATION AREA (REDEVELOPMENT) =	
	[1-.9 X ("I" PRE/"I" POST)] X 100 =	
	[1-.9X(86.2/97.4)]X100=	20.3%

IF LINE 3(a) 9.55% > LINE 4(a) 20.3%, THEN PHOSPHOROUS REMOVAL REQUIREMENT IS SATISFIED.

NOTES: 1) THE NEW STORMWATER REGULATIONS WILL BE APPLIED TO THIS PROJECT AND THEREFORE THE ABOVE CURRENT PFM COMPUTATIONS WILL NOT APPLY.
 2) URBAN BIORETENTION AND RAINWATER HARVESTING WILL ALSO BE IMPLEMENTED IN ADDITION TO THE VEGETATED ROOF LISTED ABOVE. THEY ARE NOT INCLUDED IN THE ABOVE COMPUTATIONS AS THEY ARE NOT LISTED IN THE CURRENT PFM.

NOTE

INFORMATION ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL DESIGN.

PRELIMINARY BMP COMPUTATIONS AND DETENTION ROUTING HYDROGRAPH

WESTPARK PLAZA
 CONCEPTUAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
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ESTABLISHED 1945
 INCORPORATED
 DATE: 4/4/2013 REV: 7/15/2013; 11/17/2013; 3/31/2014
 SCALE: AS NOTED
 CHECKED: AV
 DRAWN: MW/TT
 REV: 7/8/2014

NO.	DESCRIPTION	DATE	APPROVED BY	DATE

SITE SPECIFIC FIRE MARSHAL NOTES

THE FOLLOWING ITEMS WERE COORDINATED WITH THE FIRE MARSHAL'S OFFICE AT A MEETING ON FEBRUARY 26, 2014 AND ARE SPECIFIC TO THIS APPLICATION:

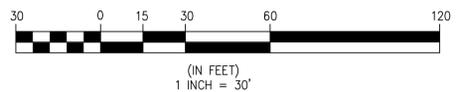
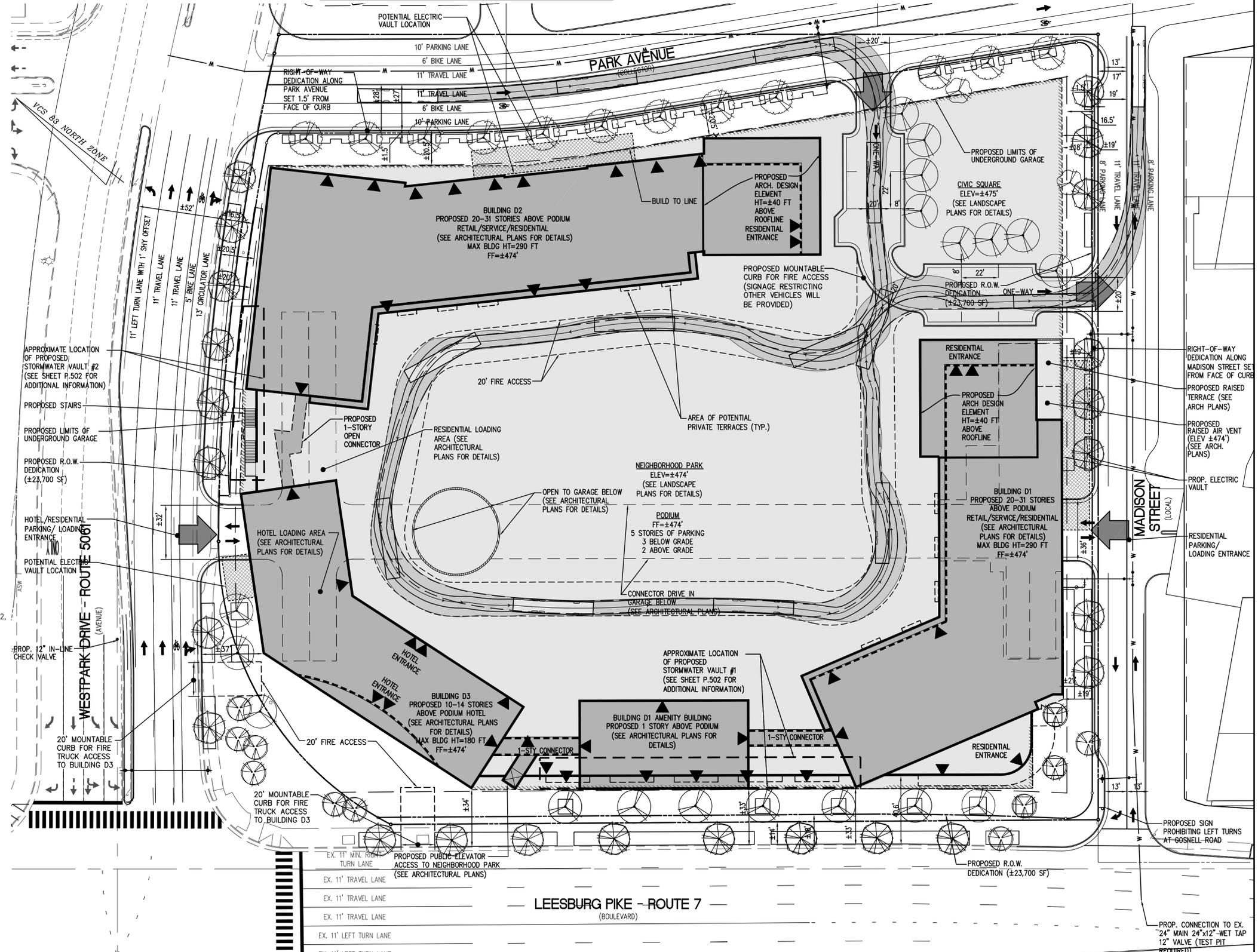
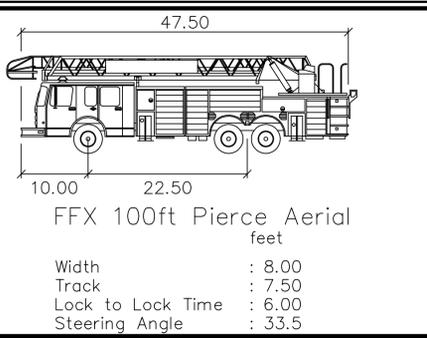
1. THE NEIGHBORHOOD PARK SITS ON A RAISED PODIUM ABOVE STRUCTURED PARKING. ALL PORTIONS OF THE PARK WHICH CAN BE ACCESSED BY EMERGENCY VEHICLES WILL BE DESIGNED AND CONSTRUCTED TO BE SUITABLE FOR FIRE TRUCK LOADING.
2. FIRE ACCESS LANES IN PARK ARE NOT REQUIRED TO BE DELINEATED WITH YELLOW PAINT OR REFLECTIVE SIGNAGE.
3. FIRE ACCESS LANES IN THE NEIGHBORHOOD PARK WILL HAVE A VARIETY OF SURFACE TREATMENTS, INCLUDING GRASS RINGS, PAVERS, ASPHALT, AND SIMILAR MATERIALS. ALL SURFACE TREATMENTS WILL BE SUITABLE FOR FIRE TRUCK LOADING.
4. DEMARCATION OF FIRE LANES IN THE NEIGHBORHOOD PARK WILL VARY AND CAN BE FLEXIBLE. DEMARCATION WILL BE ACCOMPLISHED THROUGH THE USE OF SITE FURNISHINGS, TRASH CANS, BOLLARDS, AND SIMILAR ITEMS TO CREATE AND UNOBSTRUCTED FIRE ACCESS CORRIDOR AROUND THE PARK AS SHOWN ON THIS SHEET.
5. THE 33' BUILDING SETBACK ALONG LEESBURG PIKE HAS BEEN DETERMINED TO BE ACCEPTABLE FOR THIS APPLICATION, PRIMARILY DUE TO THE AMOUNT OF ACCESS AROUND THE BUILDINGS THAT HAS BEEN PROVIDED.
6. FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS WILL NOT BE REQUIRED IN THE NEIGHBORHOOD PARK.
7. PROPOSED BUILDING D1 WILL BE ADDRESSED TO LEESBURG PIKE, BUT MADISON STREET WILL BE USED BY THE FIRE DEPARTMENT FOR STAGING IN THE EVENT OF AN EMERGENCY. A FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT ARE PROVIDED AT THE CORNER OF LEESBURG PIKE AND MADISON STREET.

FIRE ACCESS NOTES

1. ALL PROPOSED ROAD CLASSIFICATIONS (I.E. ARTERIAL, COLLECTOR, ETC.) ARE NOTED ON THE PLAN.
2. LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS ARE SHOWN ON THE PLAN.
3. LABELS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDING IS SHOWN ON THE PLAN.
4. DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS ARE SHOWN ON THE PLAN.
5. IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE PODIUMS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. ARE SHOWN ON LANDSCAPE SHEETS.
6. CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS ARE SHOWN ON THE PLAN. CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. ARE SHOWN ON THE PLAN.
7. HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING ARE SHOWN ON THE PLAN.
8. UTILITIES SHALL BE UNDERGROUNDED UPON COMPLETION OF EACH PHASE/BLOCK.
9. BUILDING CONSTRUCTION TYPE FOR EACH BUILDING IS LISTED ON THIS PLAN.
10. THE TYPE OF BUILDING SKIN MATERIAL, TYPE OF SPRINKLERS AND ROOF TYPE IS LISTED ON THE ARCHITECTURAL SHEETS.
11. LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR ARE SHOWN ON THE PLAN.
12. LOADING AREAS ARE SHOWN ON THE PLAN.
13. ACCESS TO ACTIVE COURTYARDS ARE SHOWN ON THE PLAN.

BUILDING DATA

BUILDING D1:	
TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	20-31
BUILDING HEIGHT	±200-290 FT
BUILDING SQUARE FOOTAGE	491,000-628,500 SF
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	M,B OR A-2 (SERVICE COMMERCIAL), S-2, R-2, A-3 (RESIDENTIAL AMENITY)
BUILDING SKIN MATERIAL	BRICK, GLASS, PRECAST, METAL PANEL
BUILDING D2:	
TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	20-31
BUILDING HEIGHT	±200-290 FT
BUILDING SQUARE FOOTAGE	571,000-698,000 SF
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B (BUSINESS FOR LIVE WORK), S-2, R-2, A-3 (RESIDENTIAL AMENITY)
BUILDING SKIN MATERIAL	BRICK, GLASS, PRECAST, METAL PANEL
BUILDING D3:	
TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	10-14
BUILDING HEIGHT	±140-180 FT
BUILDING SQUARE FOOTAGE	100,000-163,000 SF
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	R-1, S-2 (GARAGE)
BUILDING SKIN MATERIAL	BRICK, GLASS, PRECAST, METAL PANEL



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INCORPORATED
ENGINEER

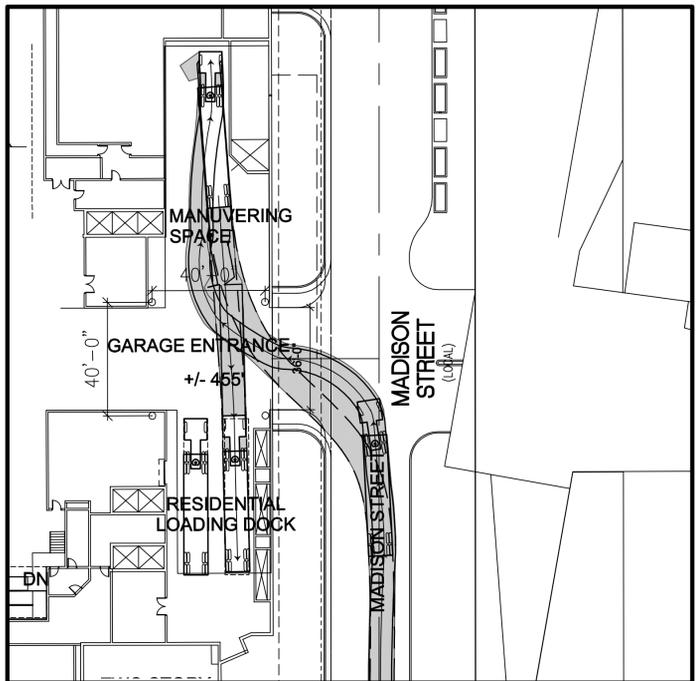
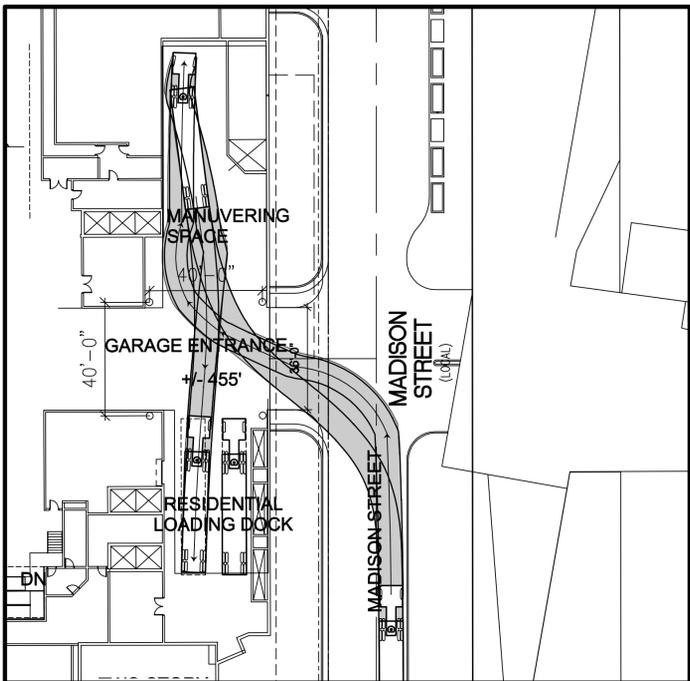
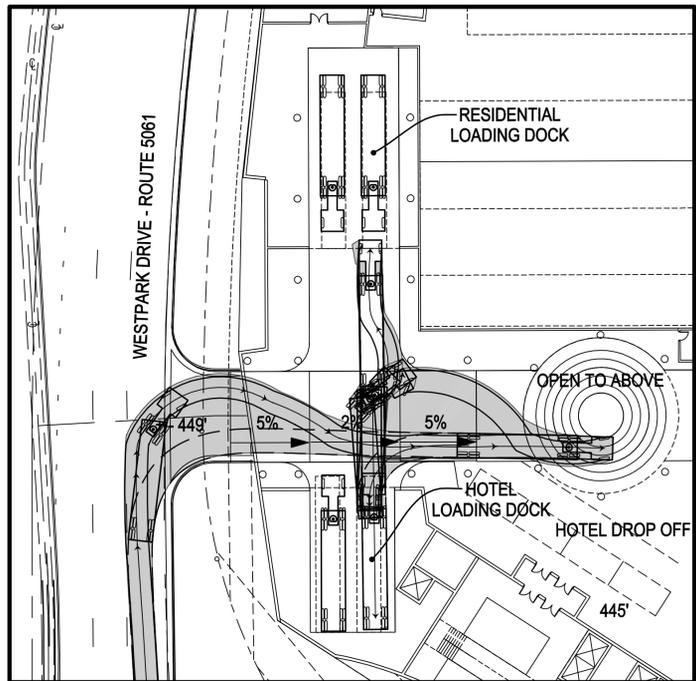
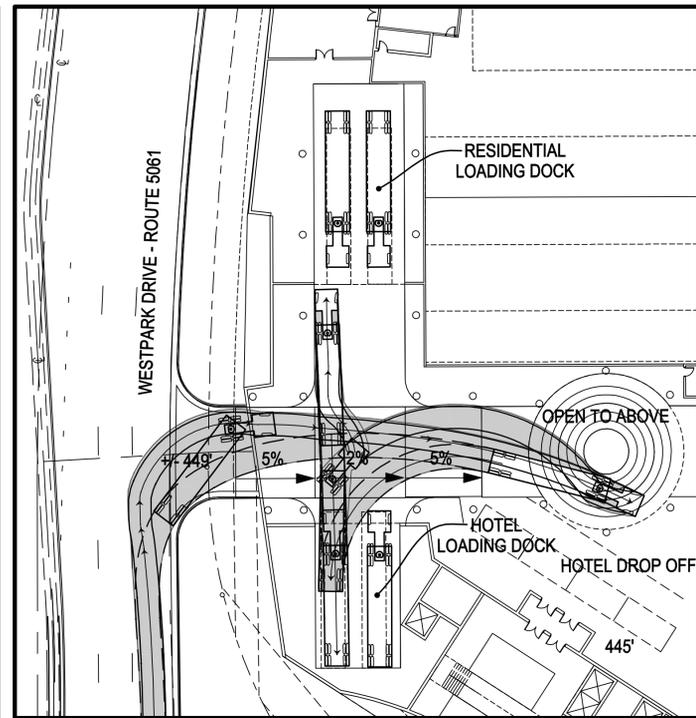
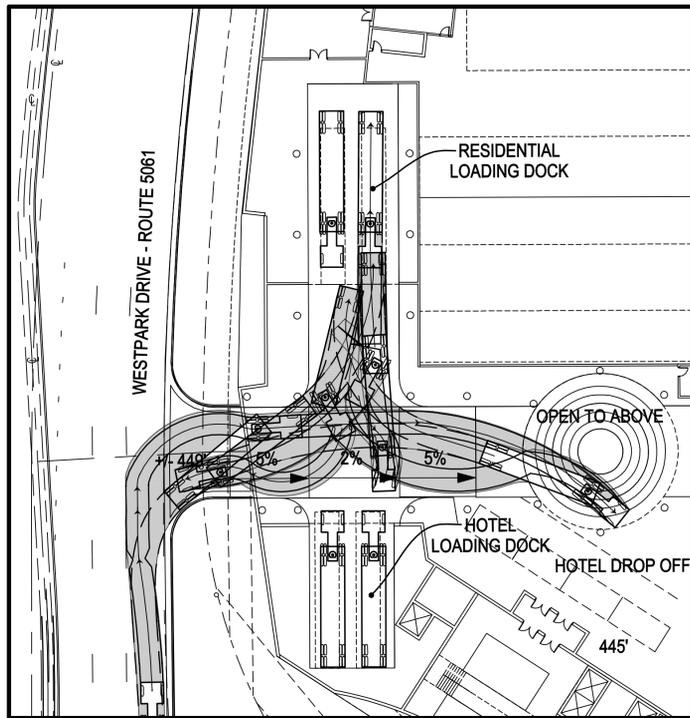
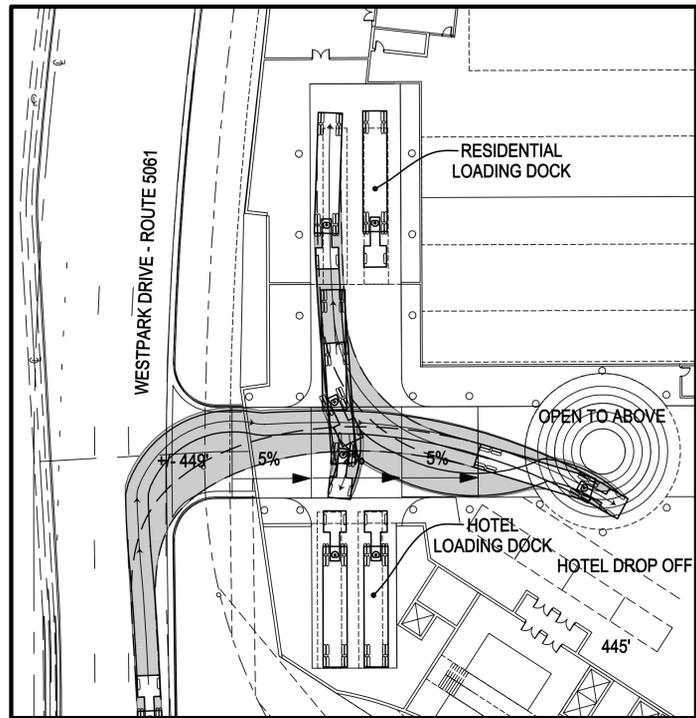
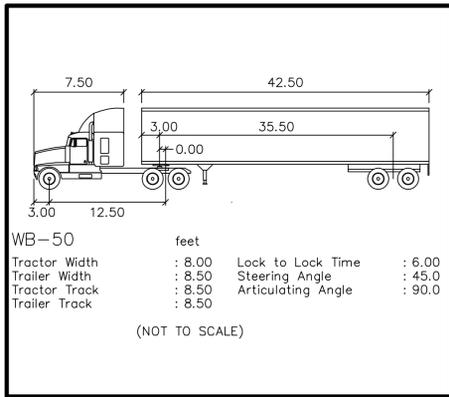
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DATE: 4/23/13; REV. 7/15/2013; 3/12/2014;
SCALE: 1" = 30'
DRAWN: MW/IT
CHECKED: AV

REVISION APPROVED BY: _____ DATE: _____
REVISION APPROVED BY: _____ DATE: _____

NO. _____ DESCRIPTION _____

PRELIMINARY FIRE ACCESS PLAN
WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



NOTE : CONCEPTUAL AND SUBJECT TO ADJUSTMENT

LOADING CIRCULATION PLAN - ENTERING MOVEMENTS

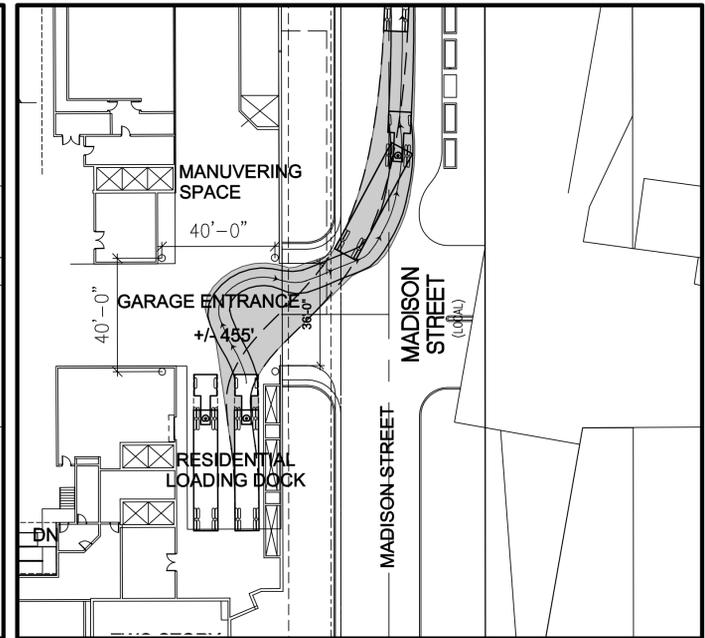
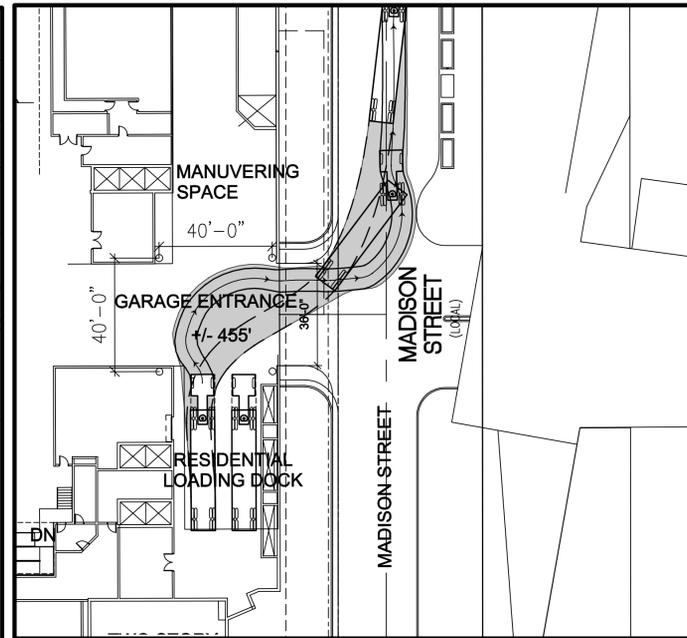
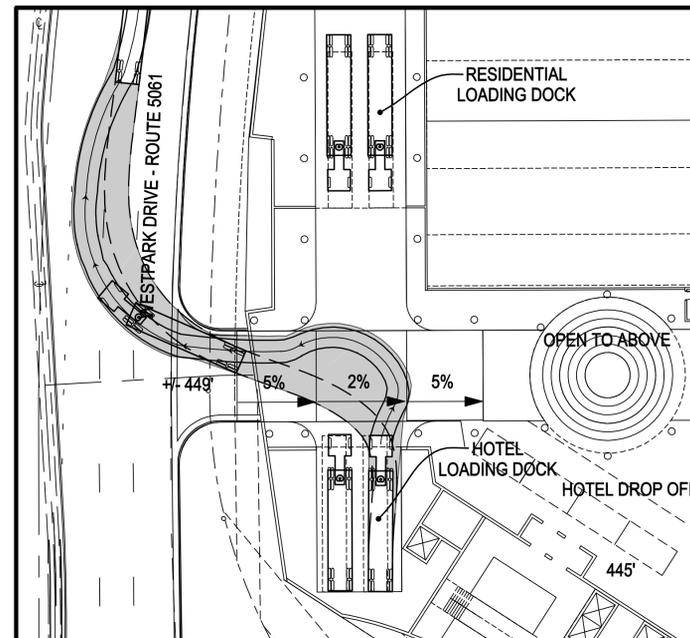
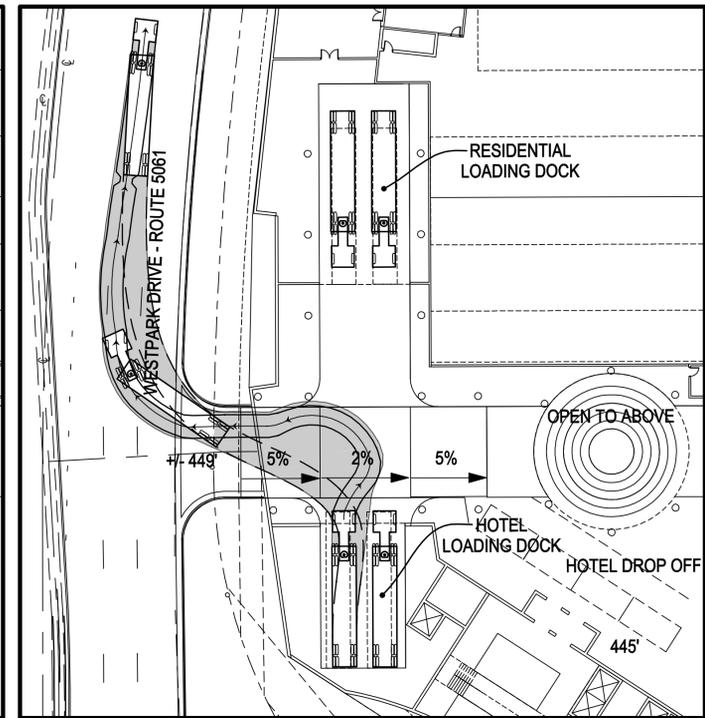
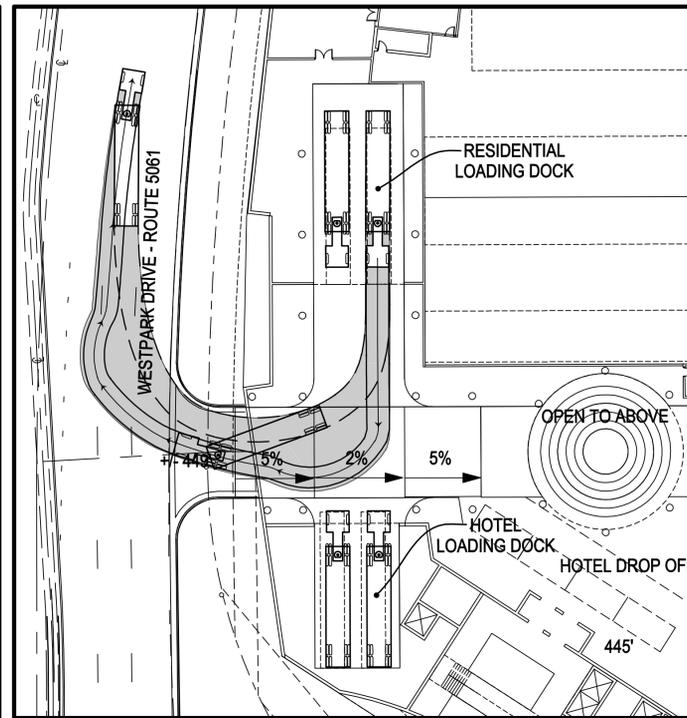
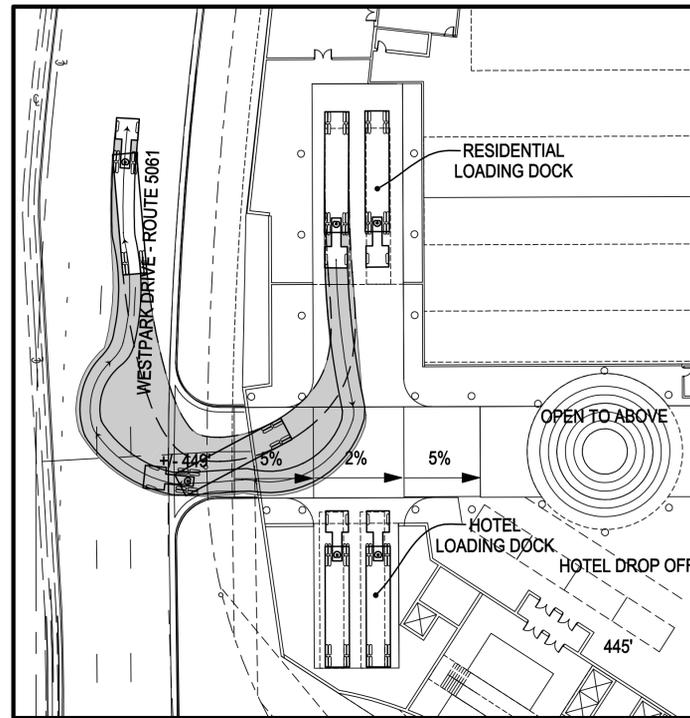
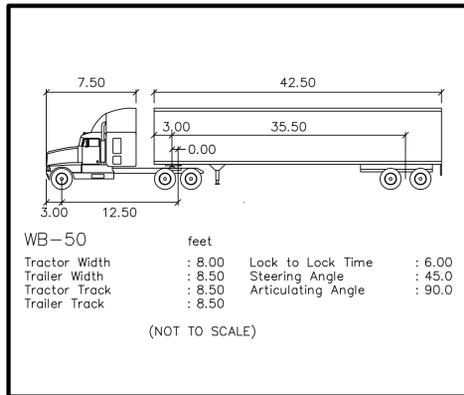
WESTPARK PLAZA
CONCEPTUAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REVISION APPROVED BY	DATE	APPROVED	DATE



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LOADING CIRCULATION PLAN - EXITING MOVEMENTS

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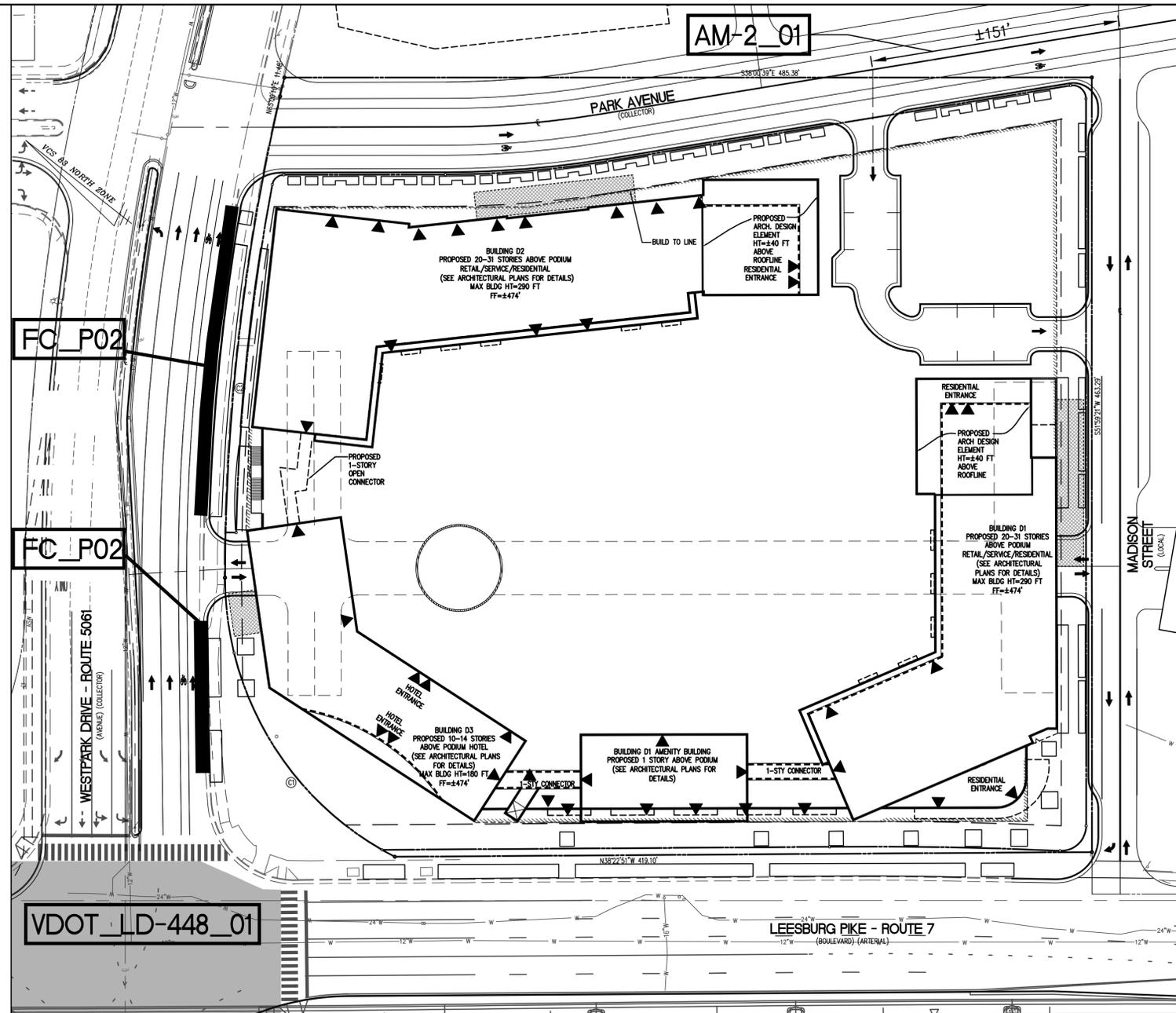
WESTPARK PLAZA TYSONS DESIGN STANDARDS WAIVER/EXCEPTION KEY



TARGET LOS NOT MET



REQUIRED ON-STREET PARKING NOT PROVIDED



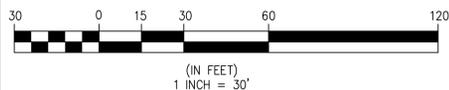
SUPPLEMENTAL TRANSPORTATION NOTES:

- THESE NOTES CORRESPOND TO FOOTNOTES IN TRANSPORTATION MATRIX, THIS SHEET.
- VDOT DISTRICT ADMINISTRATOR MAY ACCEPT LOWER LEVELS OF SERVICE, PENDING RESULTS OF OPERATIONAL ANALYSIS.
 - INTERSECTION AND ENTRANCE SPACING MUST BE DEMONSTRATED THROUGH AN OPERATIONAL ANALYSIS. IN THIS CASE 880 FEET TO 1,230 FEET IS RECOMMENDED SPACING.
 - THE NEED FOR THIS REQUIREMENT IS EVALUATED ON A CASE-BY-CASE BASIS.
 - LANE WIDTH WILL BE 10' FOR STREETS RESIDENTIAL IN CHARACTER, 11' FOR STREETS MORE COMMERCIAL IN NATURE.
 - NEW SIGNALIZED INTERSECTIONS ON COLLECTORS/AVENUES WITHIN 660 FEET OF LOW SPEED BOULEVARDS NEED OPERATIONAL ANALYSIS.
 - BIKE LANE WIDTHS VARY DEPENDING ON LOCATION RELATIVE TO CURB AND CURBSIDE PARKING.
 - ON CIRCULATOR ROUTES MEDIANS SHOULD BE 24'-36' ON AVENUES AND COLLECTORS.
 - PARKING MAY BE RESTRICTED IN THE VICINITY OF CIRCULATOR ROUTES.



CLASSIFICATION	LOW SPEED BOULEVARD	Leesburg Pike (Route 7)	AVENUE	Westpark Drive	COLLECTOR	Park Avenue	LOCAL	Madison Street
CRITERIA								
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-6)	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 P02)	Required (8')	✓	Required (7'-8')	✓
Target LOS (Table 2, DS-5)	D/E ¹	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' ³	✓	425'-660' ³	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'-15' Building zone 10' sidewalk 8' landscaping panel	✓	20-28'-4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	20-28'-4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	16-24'-4'-12' Building zone 6' sidewalk 6' landscaping panel	✓
Sight Distances (Table 12, DS-23)	385' (305' SSD)	✓	200'	✓	155'	✓	155'	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6' ⁶	✓	4'-6' ⁶	✓	N/A	N/A

* AM-2_01: SPACING ON PARK AVENUE BETWEEN ONE-WAY ENTRANCE AND MADISON STREET (155' REQUIRED, 151' PROVIDED)



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



WESTPARK PLAZA

- 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 AND DO NOT INCLUDE MECHANICAL PENTHOUSES OR ARCHITECTURAL DESIGN ELEMENTS. PENTHOUSES AND MECHANICAL EQUIPMENT MAY BE UP TO 30 FEET IN HEIGHT ABOVE THE ROOF LEVEL. ARCHITECTURAL DESIGN ELEMENTS MAY BE UP TO 40 FEET IN HEIGHT ABOVE THE ROOF LEVEL.
 4. THE NUMBER OF STORIES SHOWN REPRESENTS STORIES ABOVE THE PODIUM. THE NUMBER OF STORIES ARE CONCEPTUAL AND MAY BE ADJUSTED AT THE FDP AND FINAL SITE PLAN PROVIDED MINIMUM AND MAXIMUM BUILDING HEIGHTS ARE MAINTAINED.
 5. SURROUNDING CONTEXT IS SHOWN FOR INFORMATIONAL PURPOSES. REFER TO GREENSBORO PLACE DOCUMENTS FOR FURTHER INFORMATION.
 6. BELOW GRADE PARKING MAY EXTEND INTO THE BUILDING ZONE.
 7. THE NUMBER OF BELOW GRADE PARKING LEVELS CAN VARY TO SUPPORT THE APPLICANTS PROPOSED PARKING GOALS.
 8. BUILDING FOOTPRINT, DETAILS, AND LAYOUTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FINAL ENGINEERING AND FINAL ARCHITECTURAL DESIGN.

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LANDDESIGN
200 South Peyton Street
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703-549-7784

Job # 11012

Date:	Issue:
03/05/13	CDP SUBMISSION
07/15/13	CDP SUBMISSION REVISED
11/1/13	CDP SUBMISSION #3
03/31/14	CDP SUBMISSION #4
07/03/14	CDP SUBMISSION #5

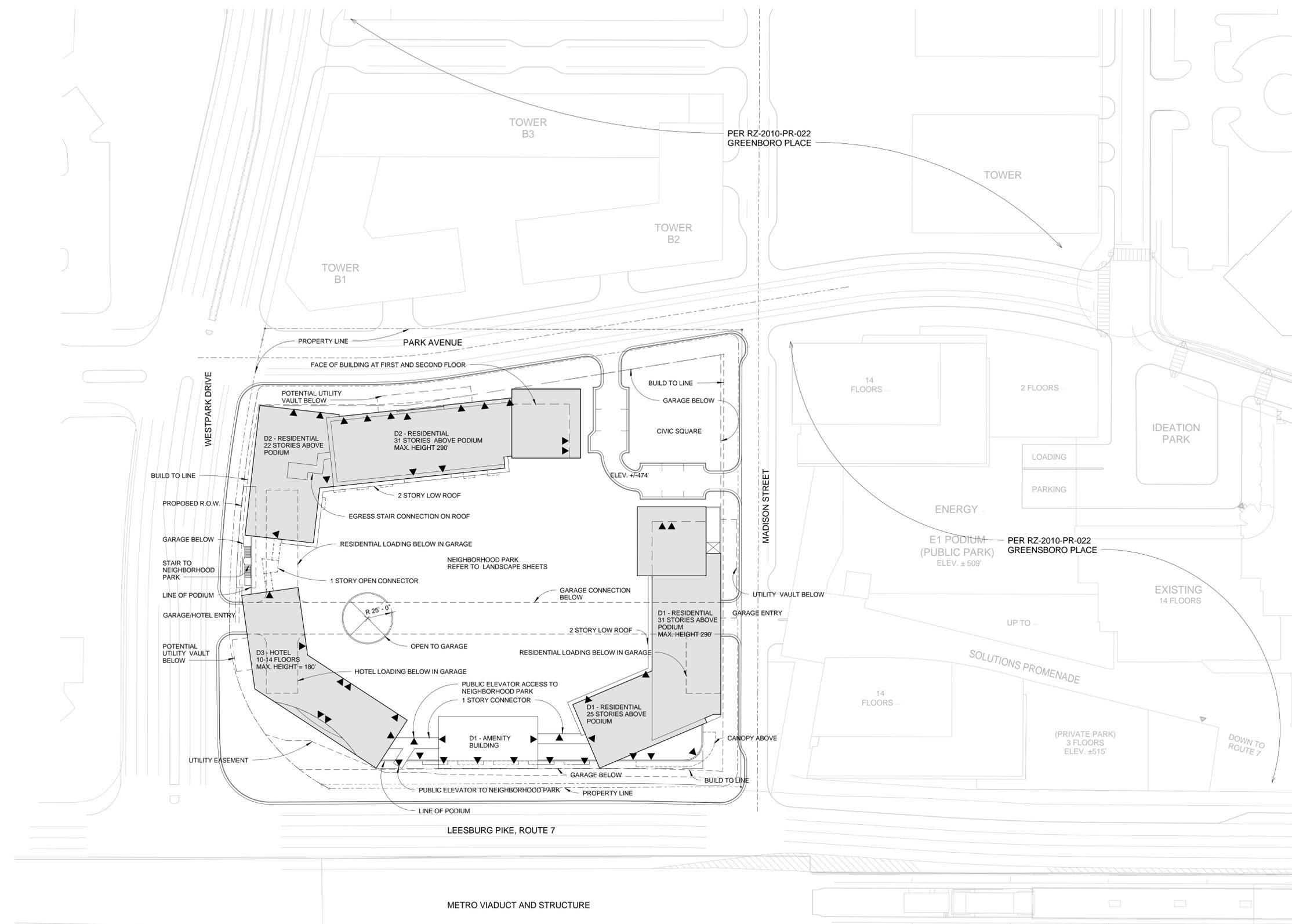
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Checked: Checker

Scale: As Indicated

Sheet Title: **SITE PLAN**

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Sheet #



1 Site Plan
1" = 50'-0"

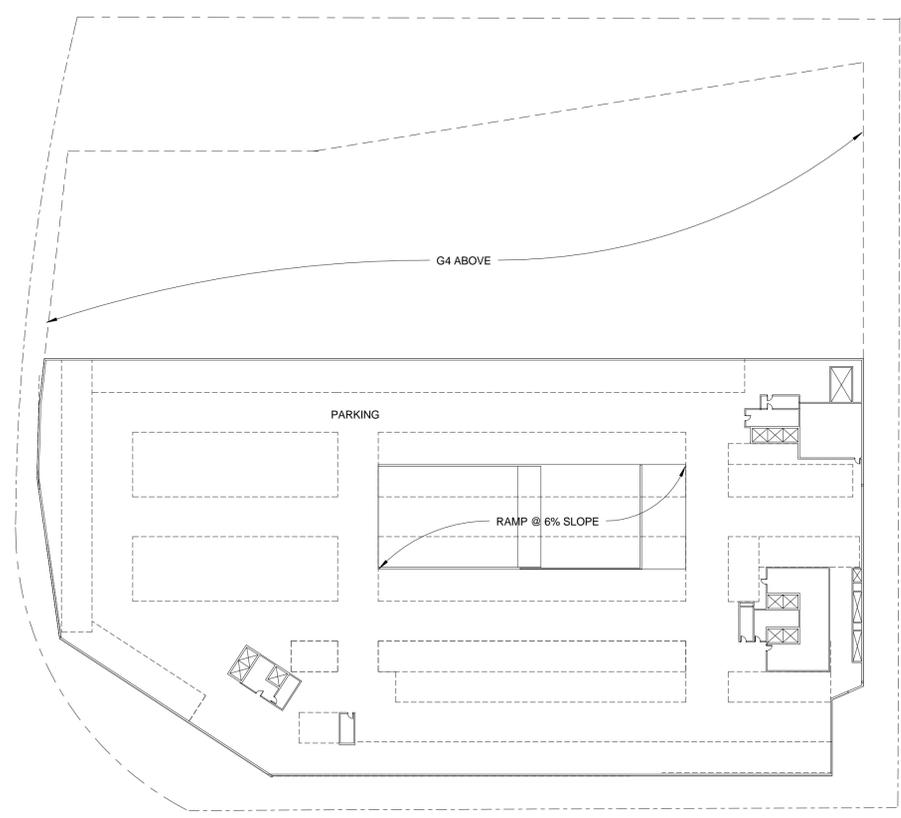


**WESTPARK
PLAZA**

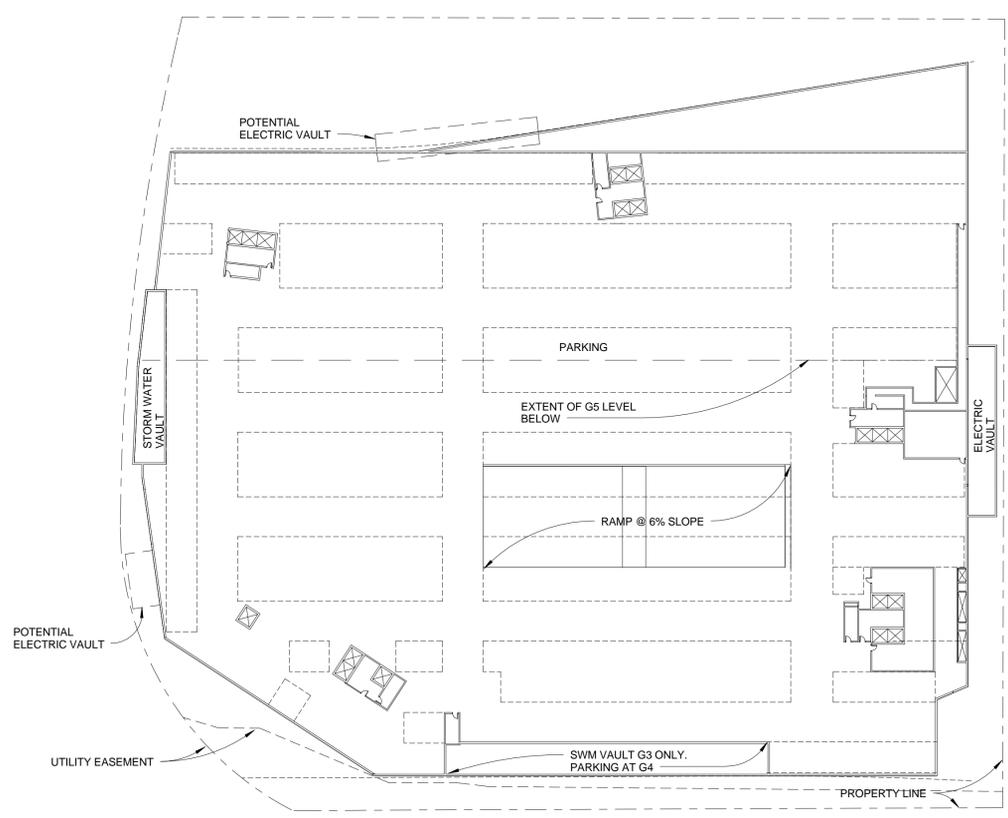
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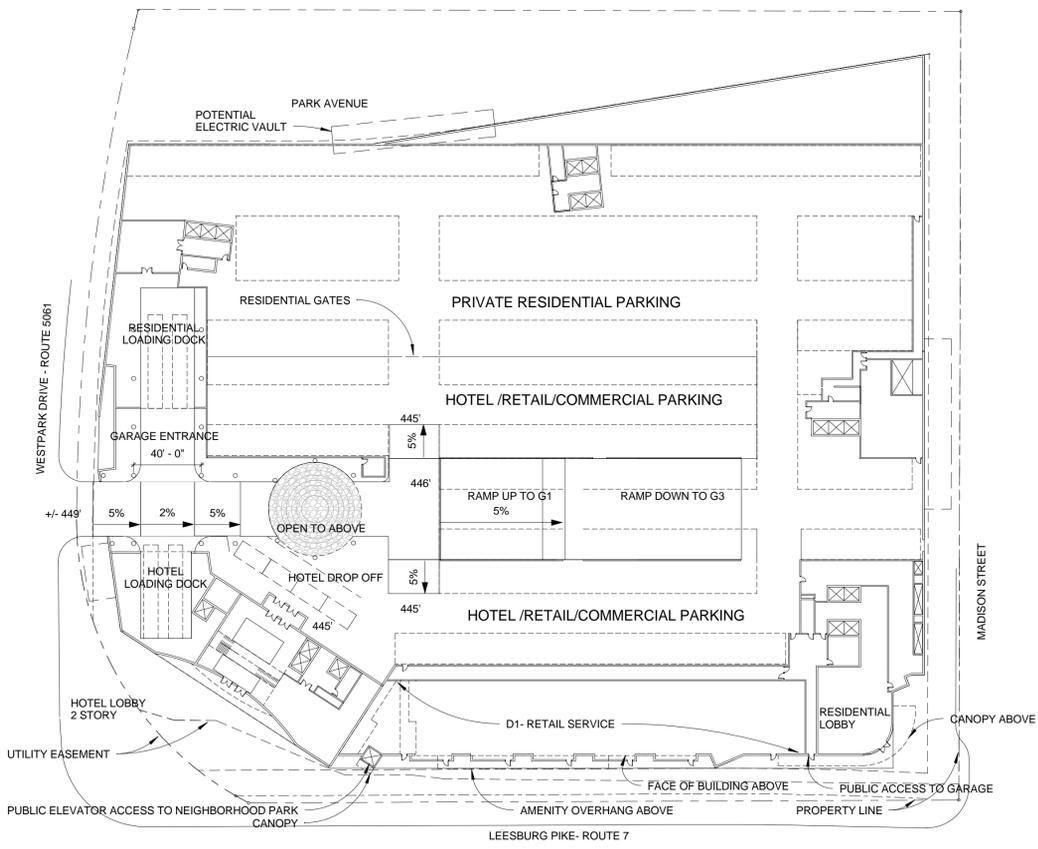
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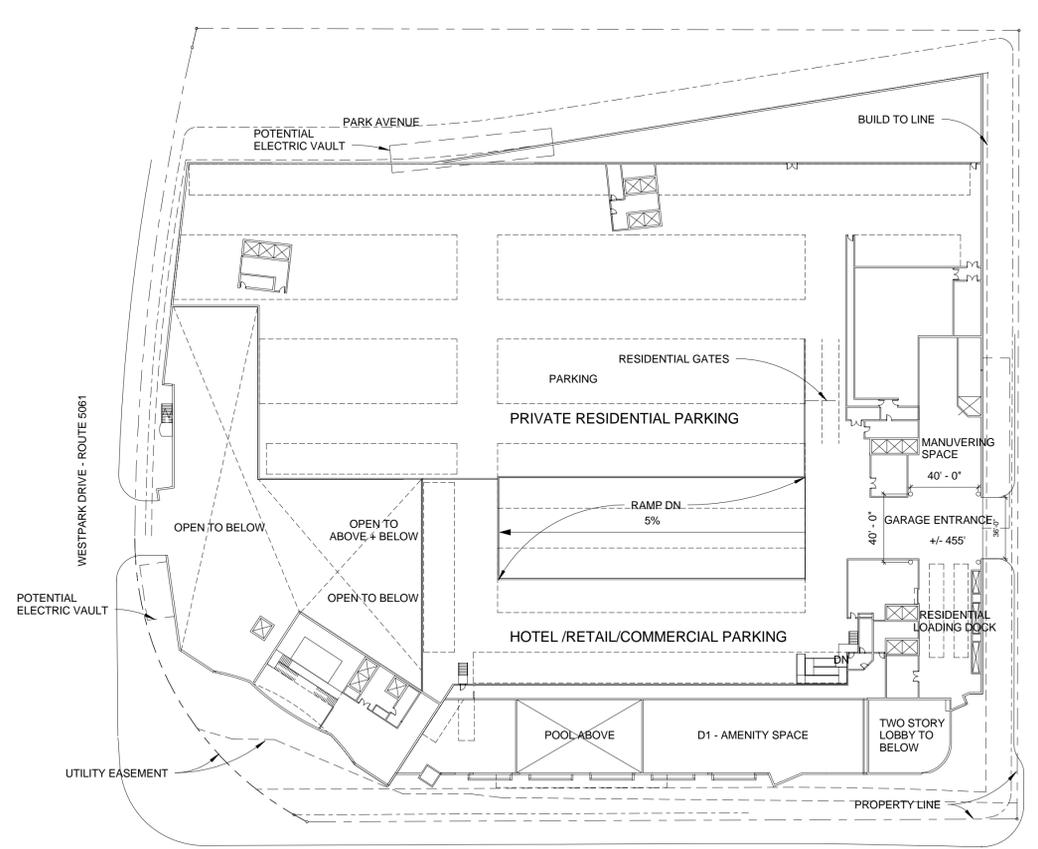
① G-5
1" = 50'-0"



② G-3 LEVEL (G4 SIMILAR)
1" = 50'-0"



③ G-2
1" = 50'-0"



④ G-1
1" = 50'-0"

Job #	11012
Date:	03/05/13
Issue:	CDP SUBMISSION
	07/15/13
	CDP SUBMISSION REVISED
	11/1/13
	CDP SUBMISSION #3
	03/31/14
	CDP SUBMISSION #4
	07/03/14
	CDP SUBMISSION #5

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Scale: As Indicated

Sheet Title: **FLOOR PLANS**

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Sheet #

GENERAL NOTES:

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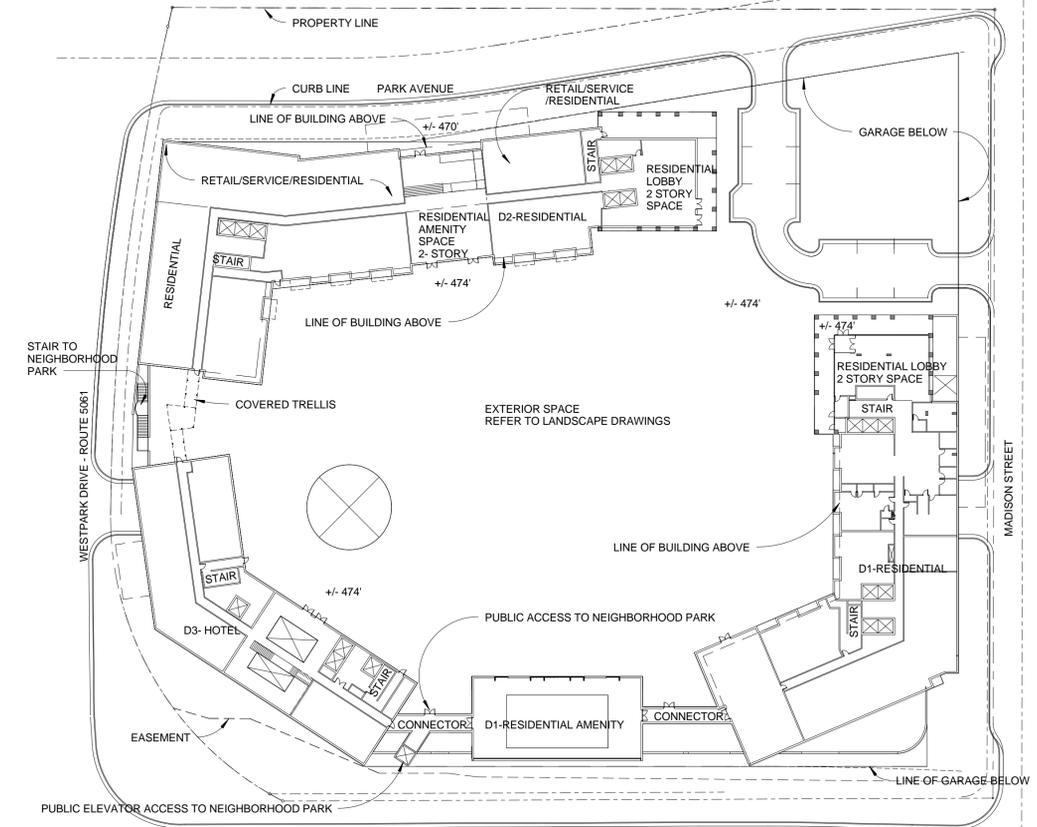


WESTPARK PLAZA

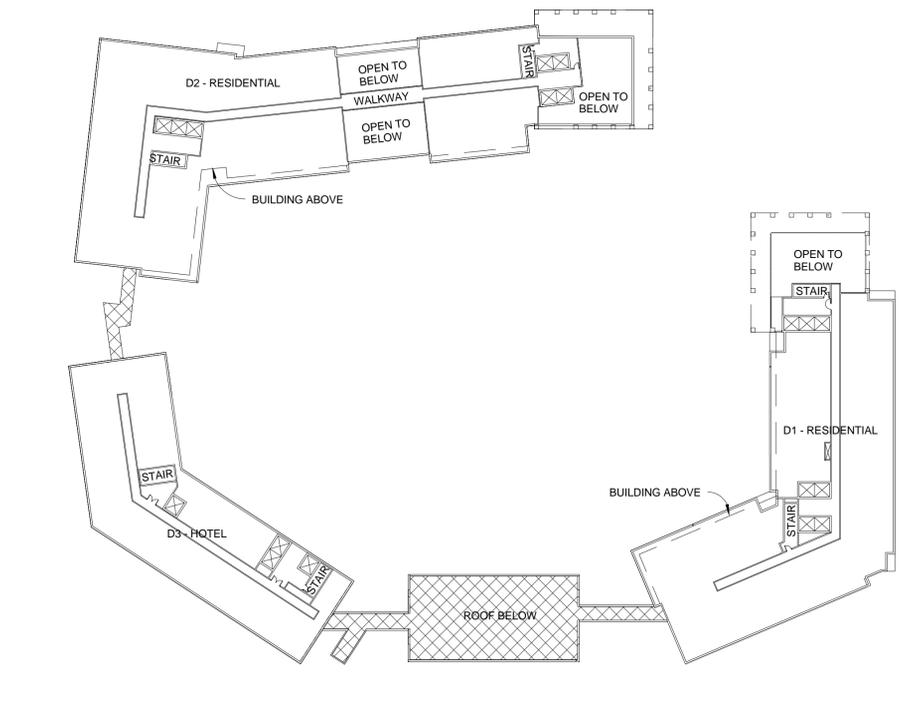
CIVIL ENGINEER
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046
703-532-6163

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

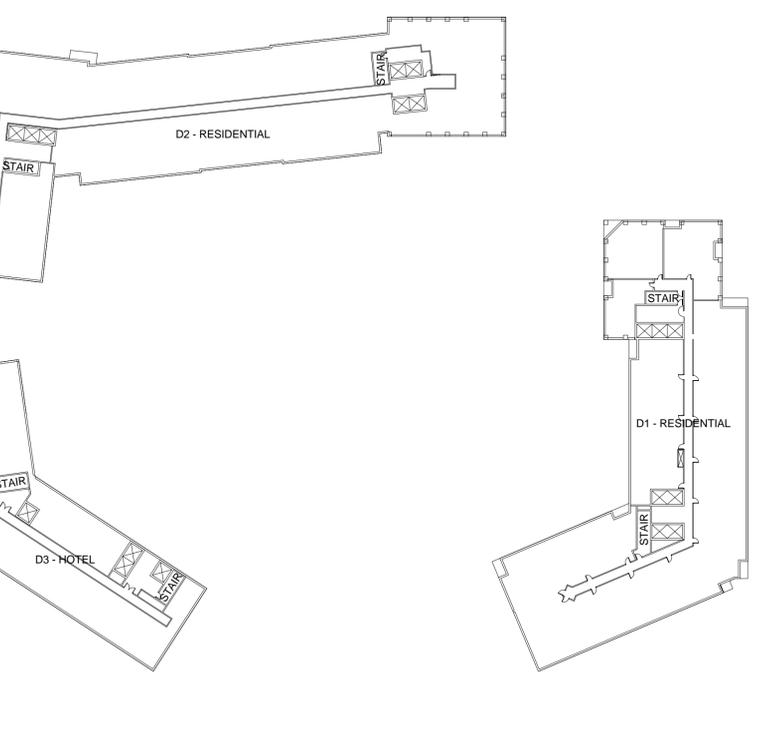
1 1st Floor
1" = 50'-0"



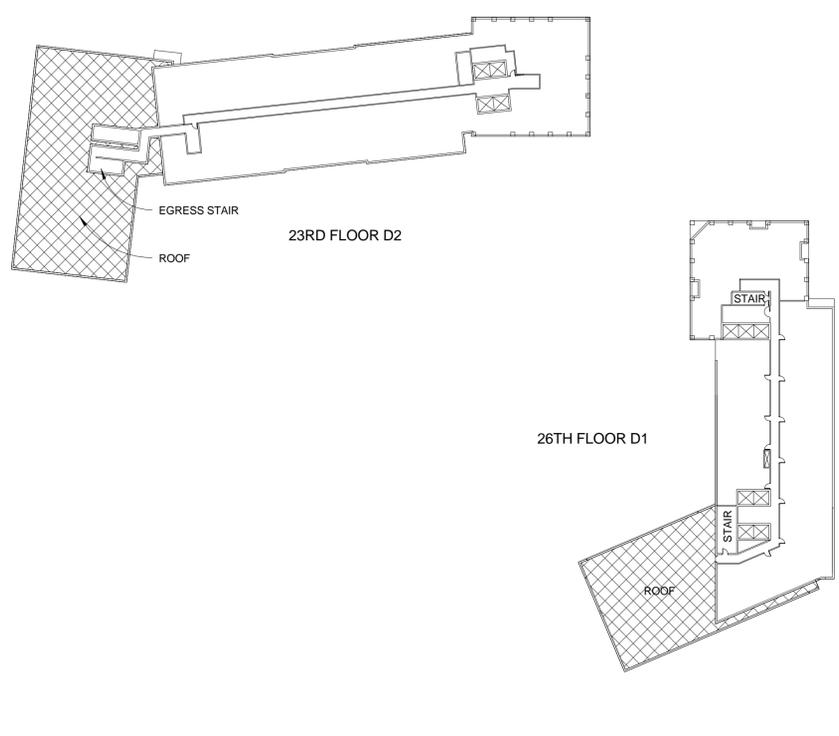
2 2nd Floor
1" = 50'-0"



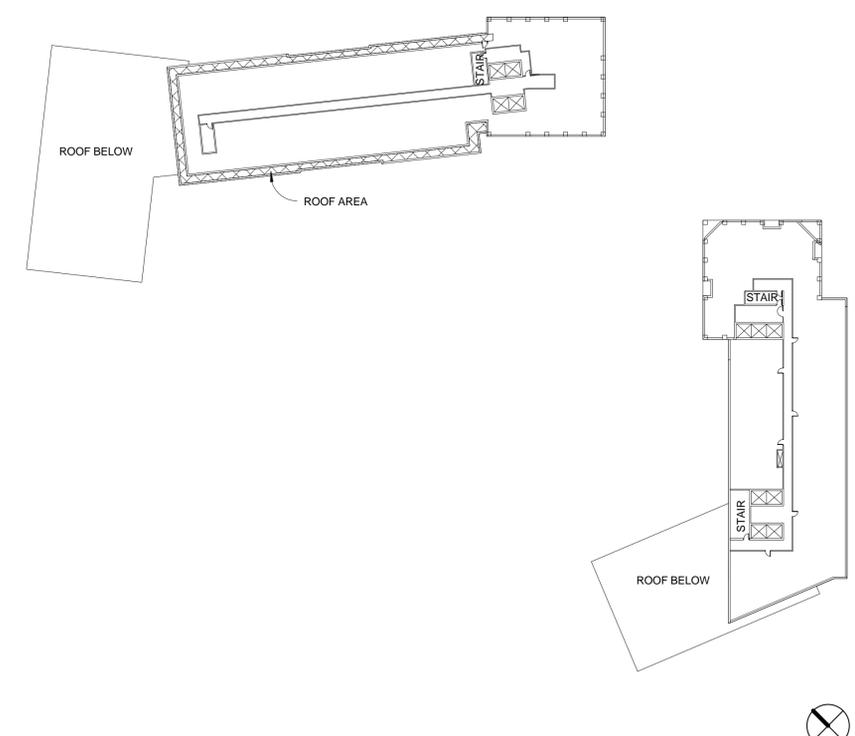
3 4th Floor (TYPICAL RESIDENTIAL AND HOTEL)
1" = 50'-0"



4 UPPER LEVEL FLOORS
1" = 50'-0"



8 30th Floor
1" = 50'-0"



Job #	11012
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Author	Checker
Scale:	As Indicated
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Sheet #



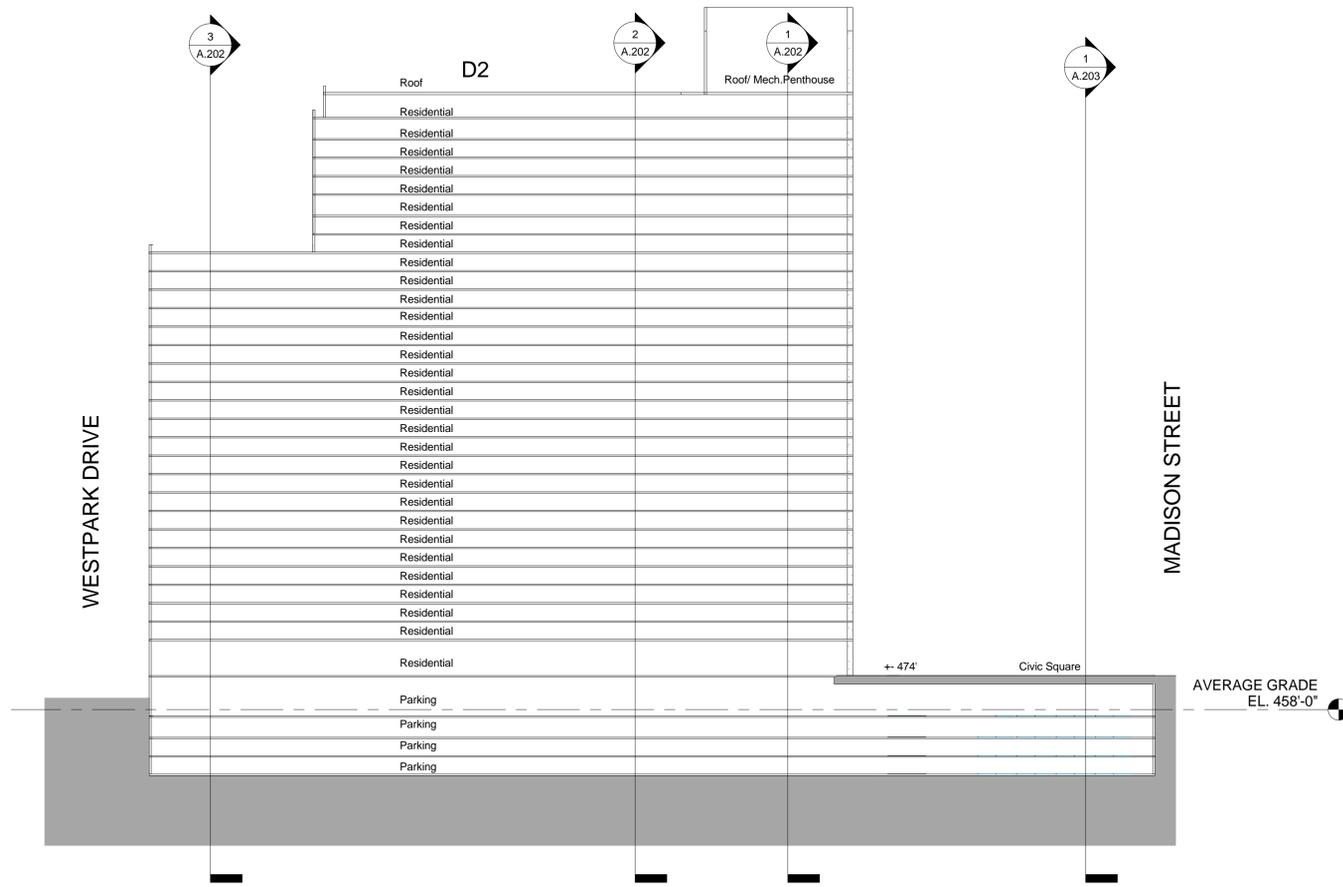
WESTPARK PLAZA

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Falls Church, VA 22046
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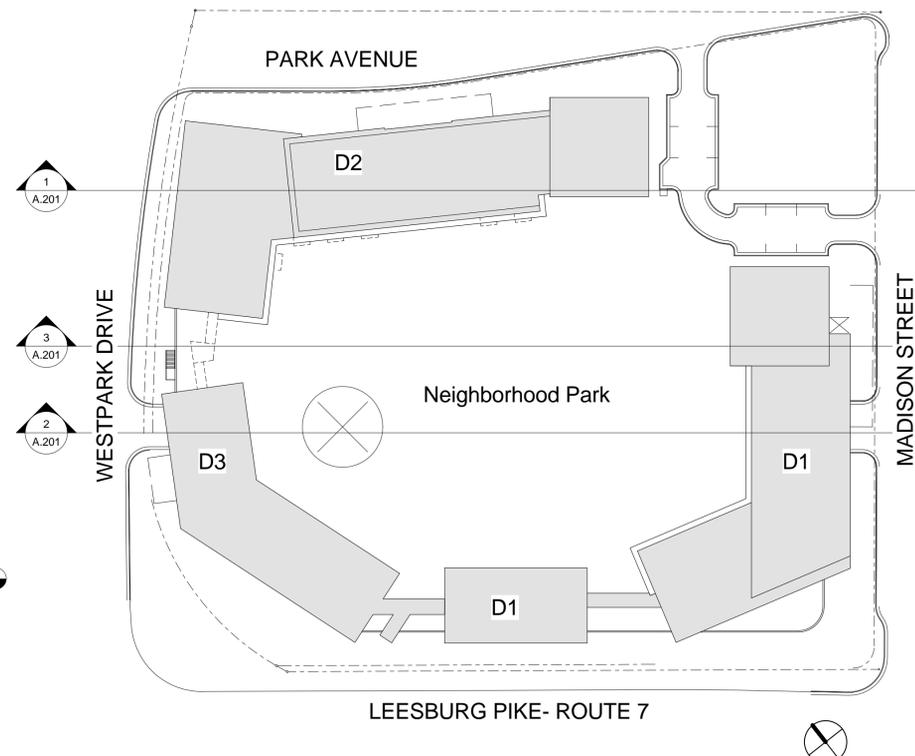
LANDSCAPE ARCHITECT
LANDDESIGN
200 South Peyton Street
Alexandria, VA 22314
703-549-7784

GENERAL NOTES:

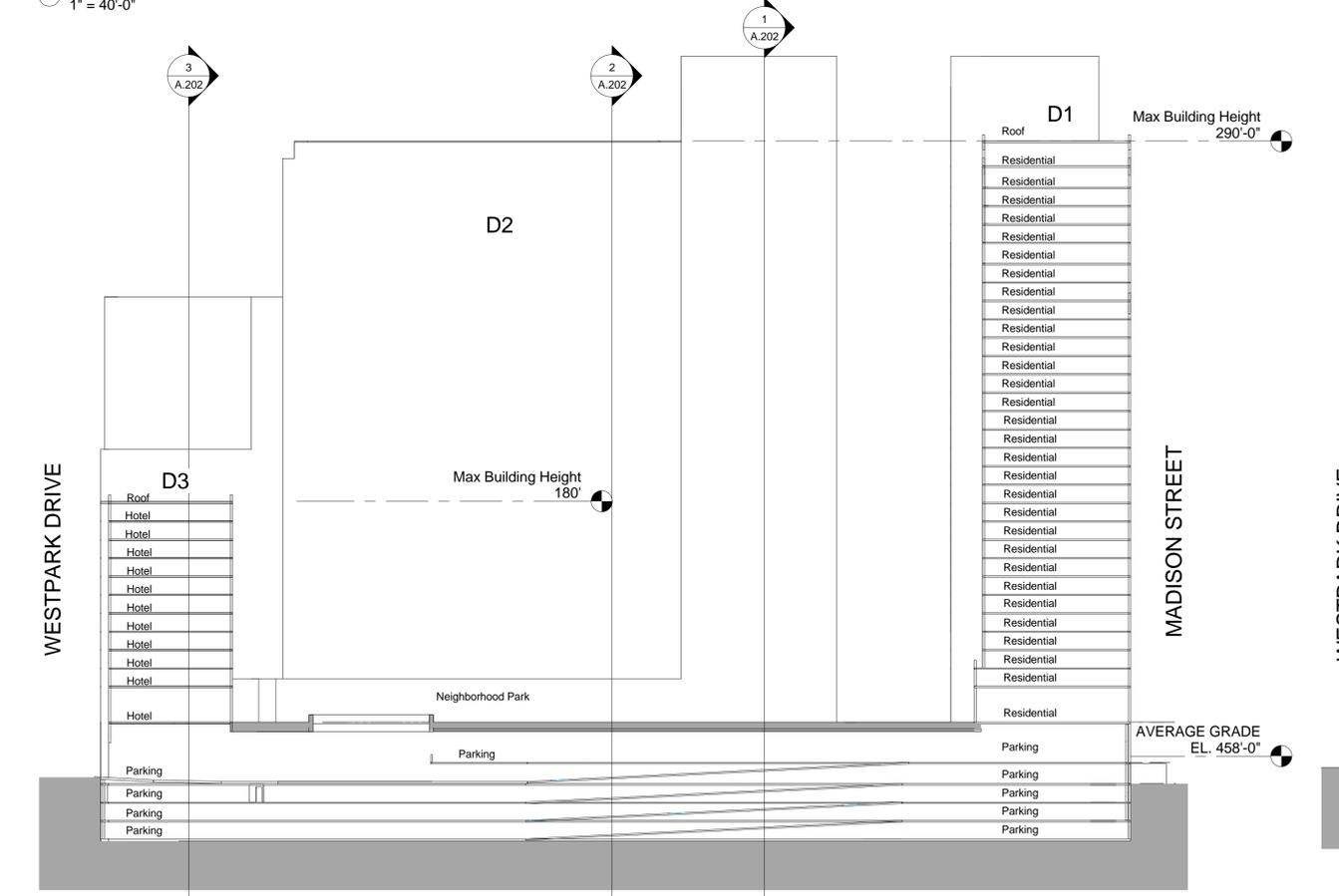
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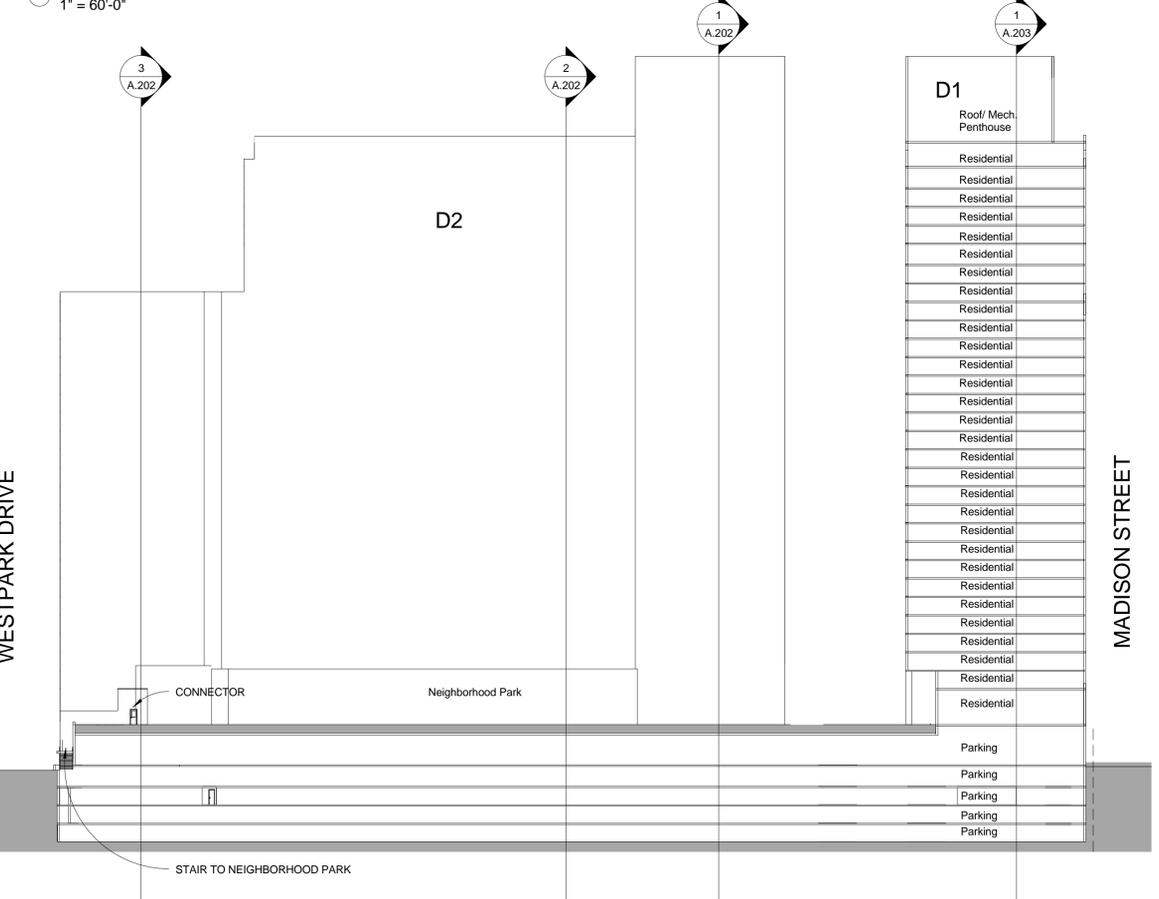
1 EAST/WEST SECTION AT BUILDING D2
1" = 40'-0"



4 Key Plan 1
1" = 60'-0"



2 EAST/WEST SECTION AT D1 AND D3
1" = 40'-0"



3 EAST/WEST SECTION AT PODIUM
1" = 40'-0"

Job # 11012

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03/05/13	CDP SUBMISSION
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11/1/13	CDP SUBMISSION #3
03/31/14	CDP SUBMISSION #4
07/03/14	CDP SUBMISSION #5

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LANDSCAPE ARCHITECT
LANDDESIGN
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Alexandria, VA 22314
703-549-7784

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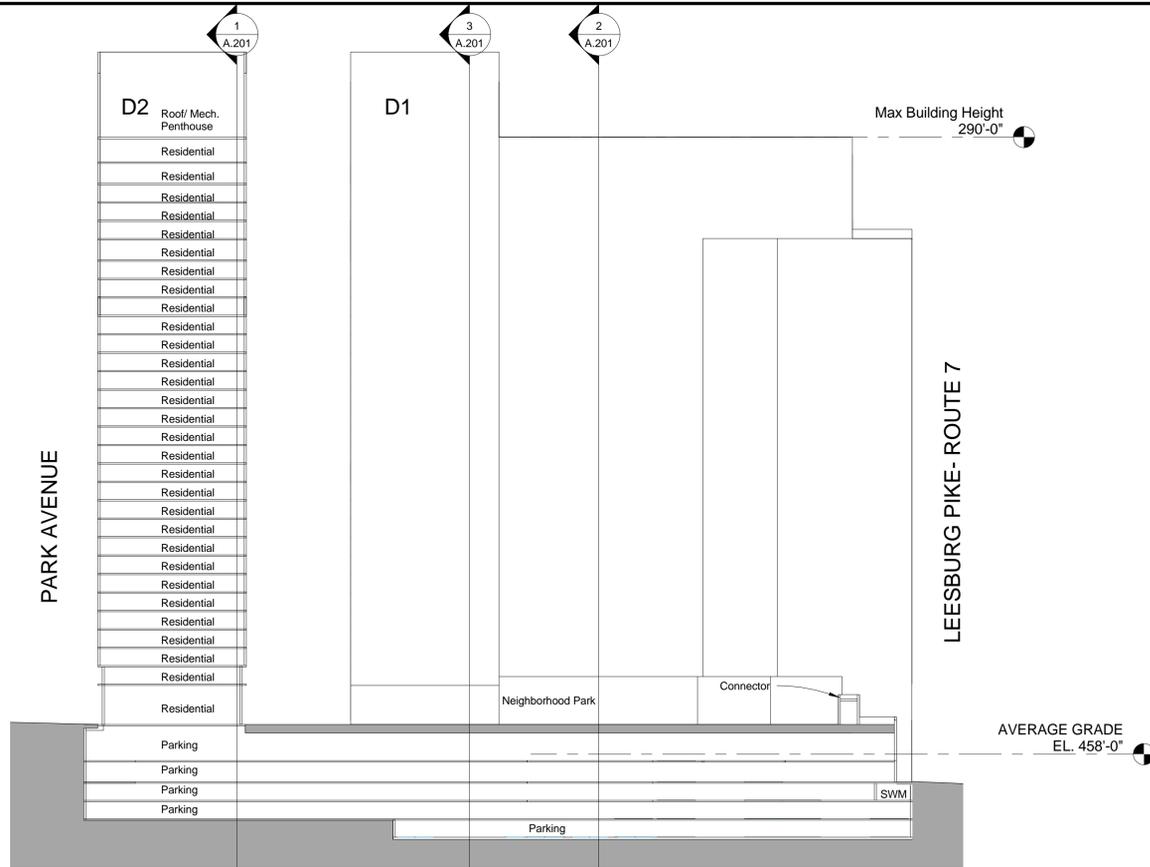
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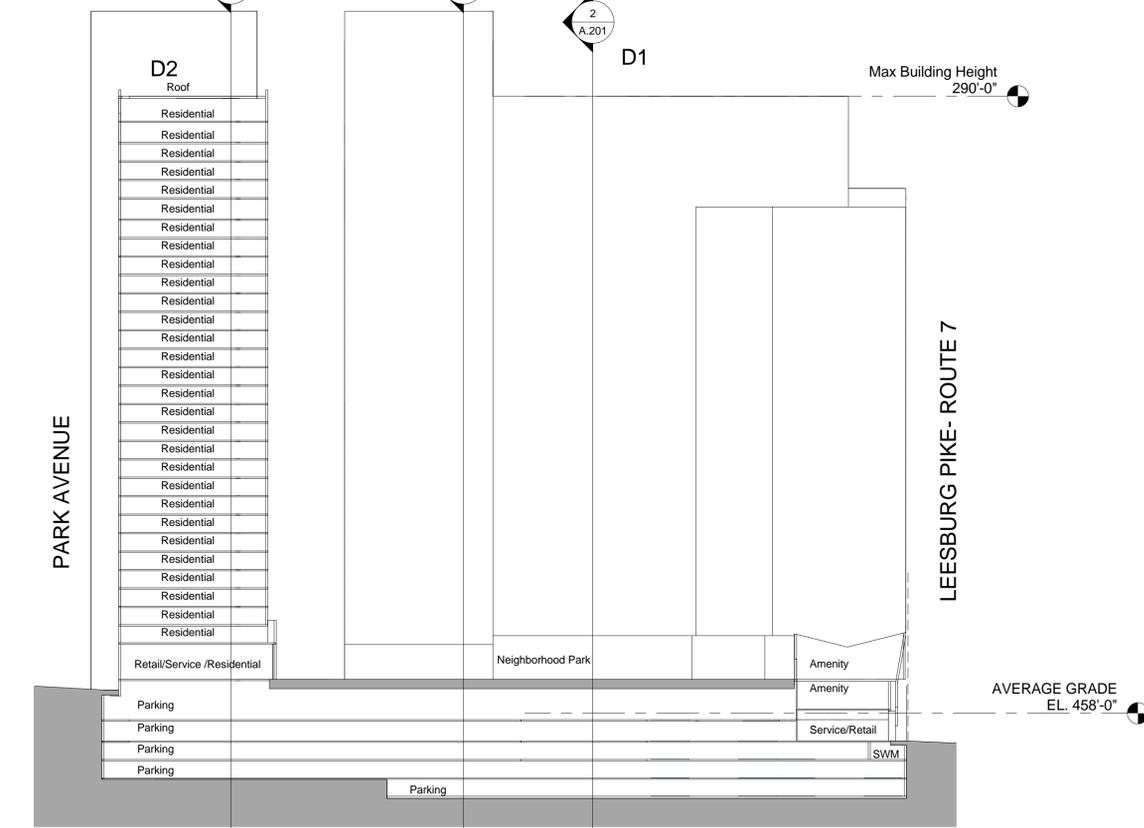
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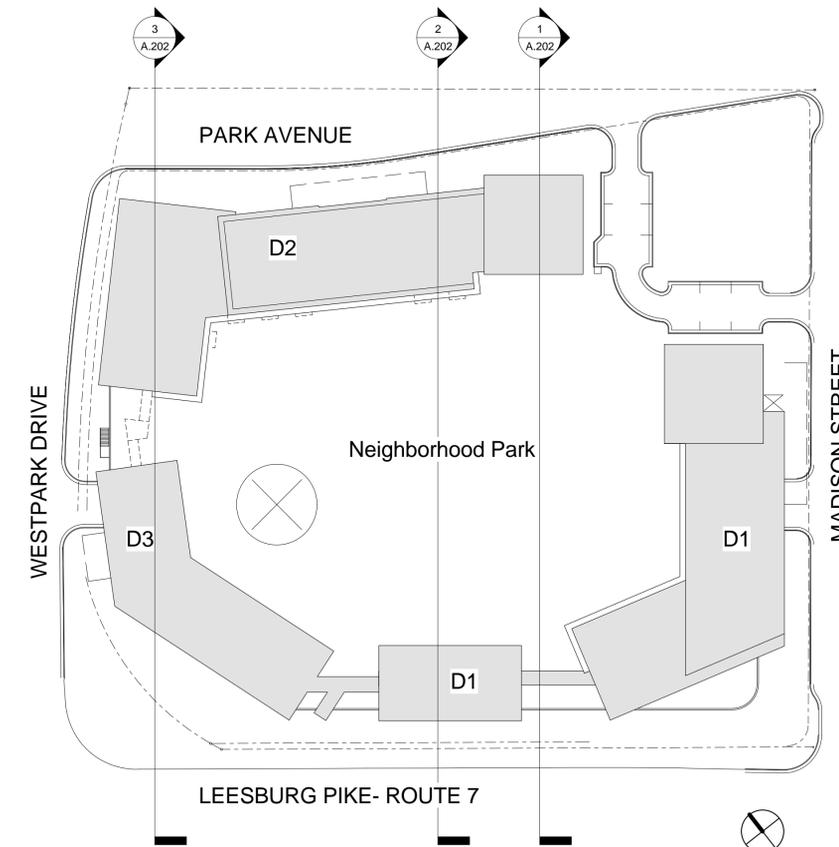
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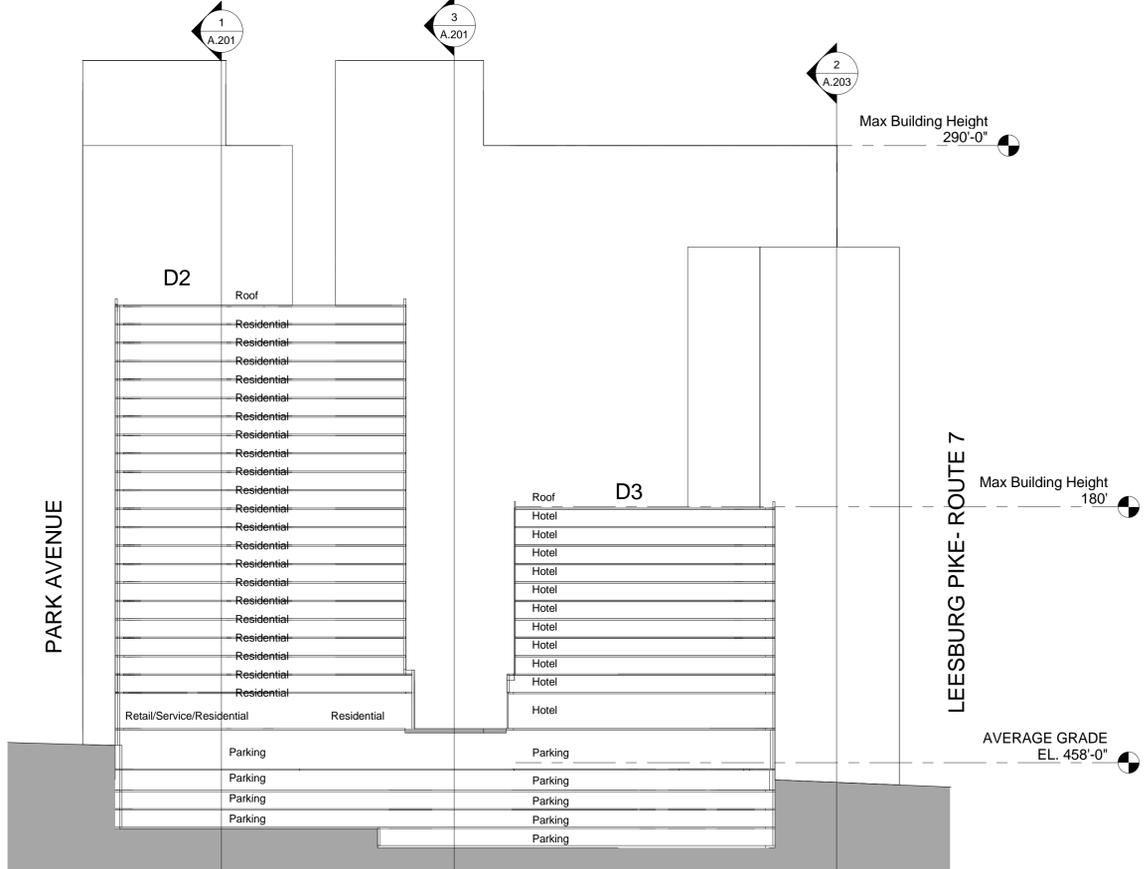
1 NORTH/SOUTH SECTION AT PODIUM AND D2
1" = 40'-0"



2 NORTH/SOUTH SECTION AT D2 AND D1 AMENITY BUILDING
1" = 40'-0"



4 Key Plan 2
1" = 60'-0"



3 NORTH/SOUTH SECTION AT D3 AND D2
1" = 40'-0"



WESTPARK PLAZA

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Falls Church, VA 22046
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LANDDESIGN
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Alexandria, VA 22314
703-549-7784

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07/03/14	CDP SUBMISSION #5

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Checked: Checker

Scale: As Indicated

Sheet Title: **SECTIONS**

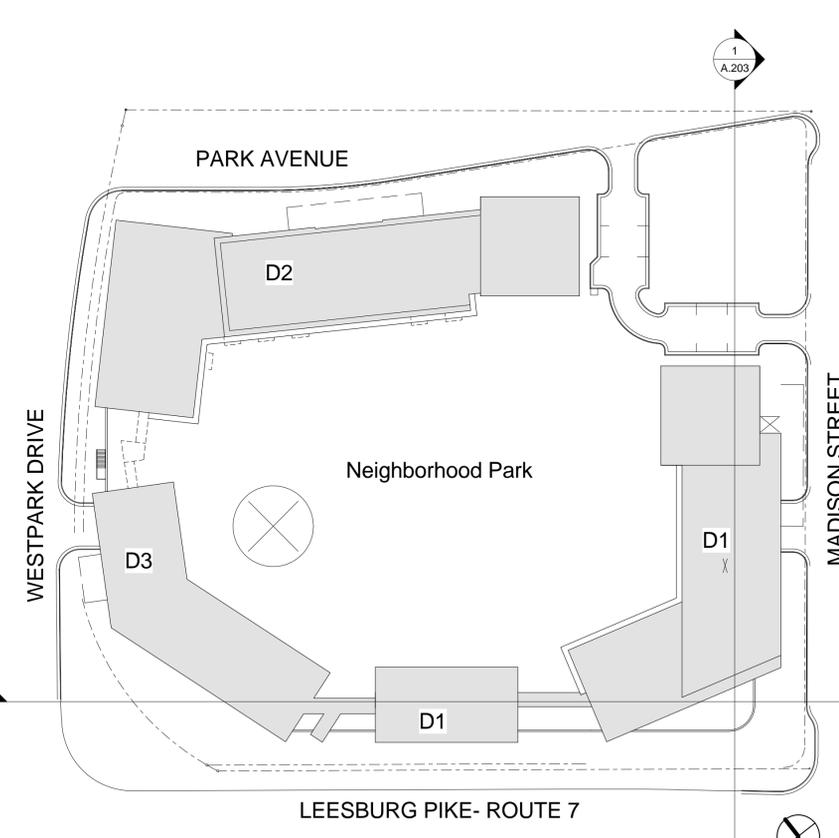
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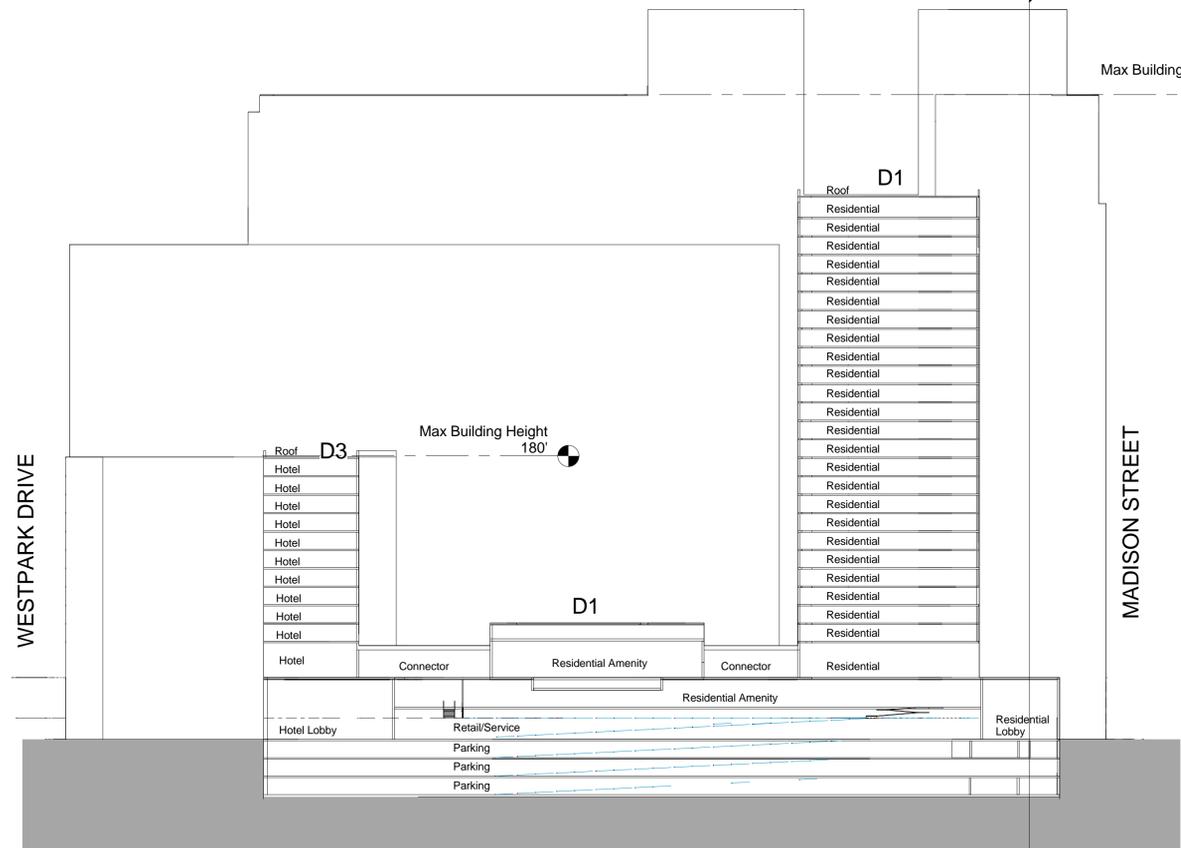
A.203



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



③ Key Plan 3
1" = 60'-0"



② EAST/WEST SECTION AT D1, AMENITY SPACE, AND D2
1" = 40'-0"



**WESTPARK
PLAZA**

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

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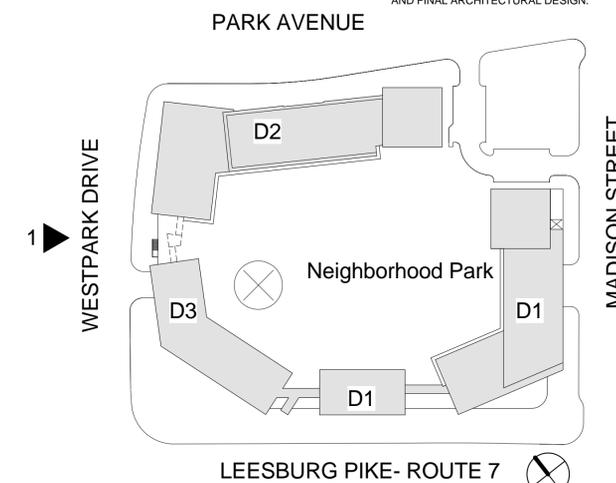
Sheet Title:
**NORTH ELEVATION-
WESTPARK DRIVE**

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1 North Elevation - Westpark Drive



**WESTPARK
PLAZA**

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Falls Church, VA 22046
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LANDESIGN
200 South Peyton Street
Alexandria, VA 22314
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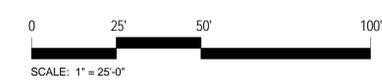


BUILDING HEIGHT 290'-0" MAX

AVERAGE GRADE EL. 458'-0"



1 South Elevation- Madison Street



Job # 11012

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

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Sheet #



2 PERSPECTIVE VIEW OF PARK AVENUE
RESIDENTIAL AMENITY
N.T.S



3 PERSPECTIVE VIEW FROM PARK
AVENUE
N.T.S

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**WESTPARK
PLAZA**

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Falls Church, VA 22046
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LANDSCAPE ARCHITECT

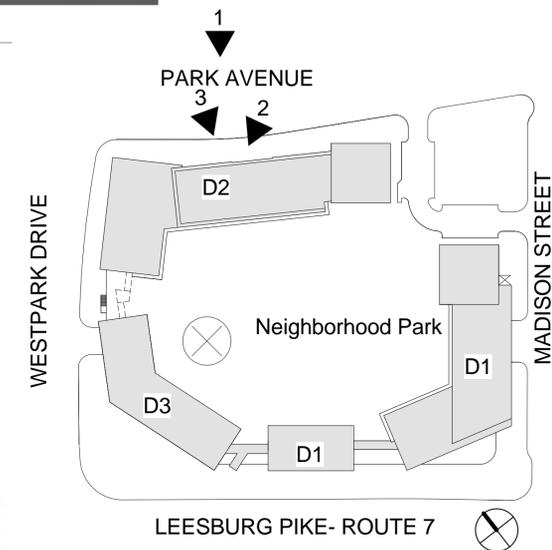
LANDDESIGN
200 South Peyton Street
Alexandria, VA 22314
703-549-7784

BUILDING HEIGHT 290'-0" MAX



AVERAGE GRADE EL. 458'-0"

1 East Elevation- Park Avenue



Job # 11012

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07/15/13	CDP SUBMISSION REVISED
11/1/13	CDP SUBMISSION #3
03/31/14	CDP SUBMISSION #4
07/03/14	CDP SUBMISSION #5

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

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Sheet #

A.206



2 PERSPECTIVE OF RESIDENTIAL D1 AMENITY BUILDING FROM METRO N.T.S

BUILDING HEIGHT 290'-0" MAX

BUILDING HEIGHT 180'-0" MAX

AVERAGE GRADE EL. 458'-0"



1 West Elevation- Leesburg Pike, Route 7

GENERAL NOTES:

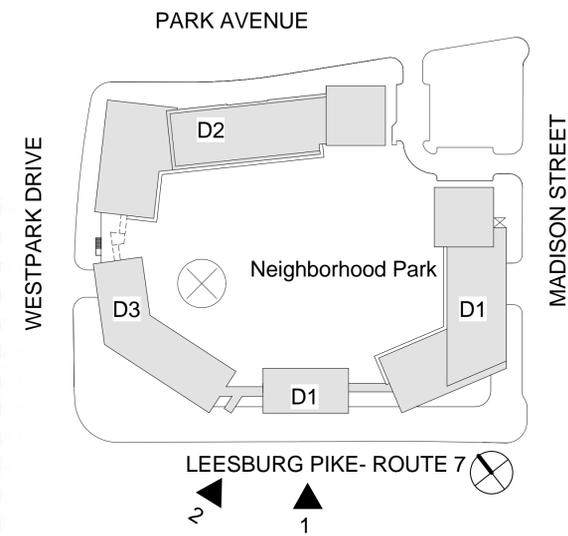
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WESTPARK PLAZA

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Job # 11012

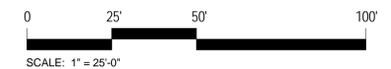
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Sheet Title:
**WEST ELEVATION-
LEESBURG PIKE,
ROUTE 7**

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**WESTPARK
PLAZA**

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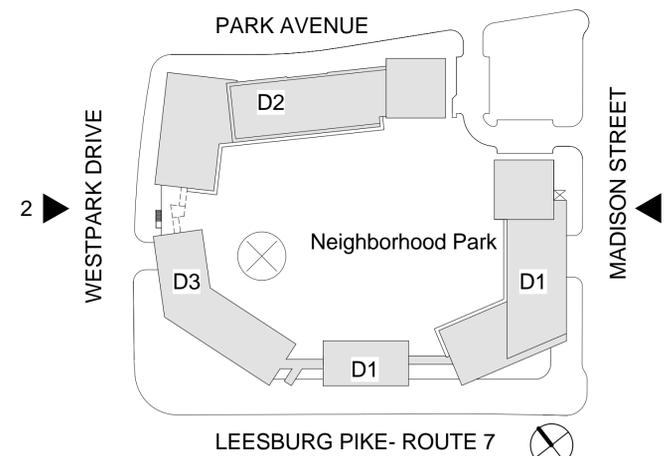
LANDSCAPE ARCHITECT
LANDDESIGN
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Alexandria, VA 22314
703-549-7784



1 South Elevation - Madison Street
12" = 1'-0"



2 North Elevation - Westpark Drive
12" = 1'-0"



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4. THE NUMBER OF STORIES SHOWN REPRESENTS STORIES ABOVE THE PODIUM. THE NUMBER OF STORIES ARE CONCEPTUAL AND MAY BE ADJUSTED AT THE FDP AND FINAL SITE PLAN PROVIDED MINIMUM AND MAXIMUM BUILDING HEIGHTS ARE MAINTAINED.
5. SURROUNDING CONTEXT IS SHOWN FOR INFORMATIONAL PURPOSES. REFER TO GREENSBORO PLACE DOCUMENTS FOR FURTHER INFORMATION.
6. BELOW GRADE PARKING MAY EXTEND INTO THE BUILDING ZONE.
7. THE NUMBER OF BELOW GRADE PARKING LEVELS CAN VARY TO SUPPORT THE APPLICANTS PROPOSED PARKING GOALS.
8. BUILDING FOOTPRINT, DETAILS, AND LAYOUTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FINAL ENGINEERING AND FINAL ARCHITECTURAL DESIGN.

Job # 11012

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07/03/14 CDP SUBMISSION #5

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Sheet Title: **Enlarged Elevations**

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Sheet #

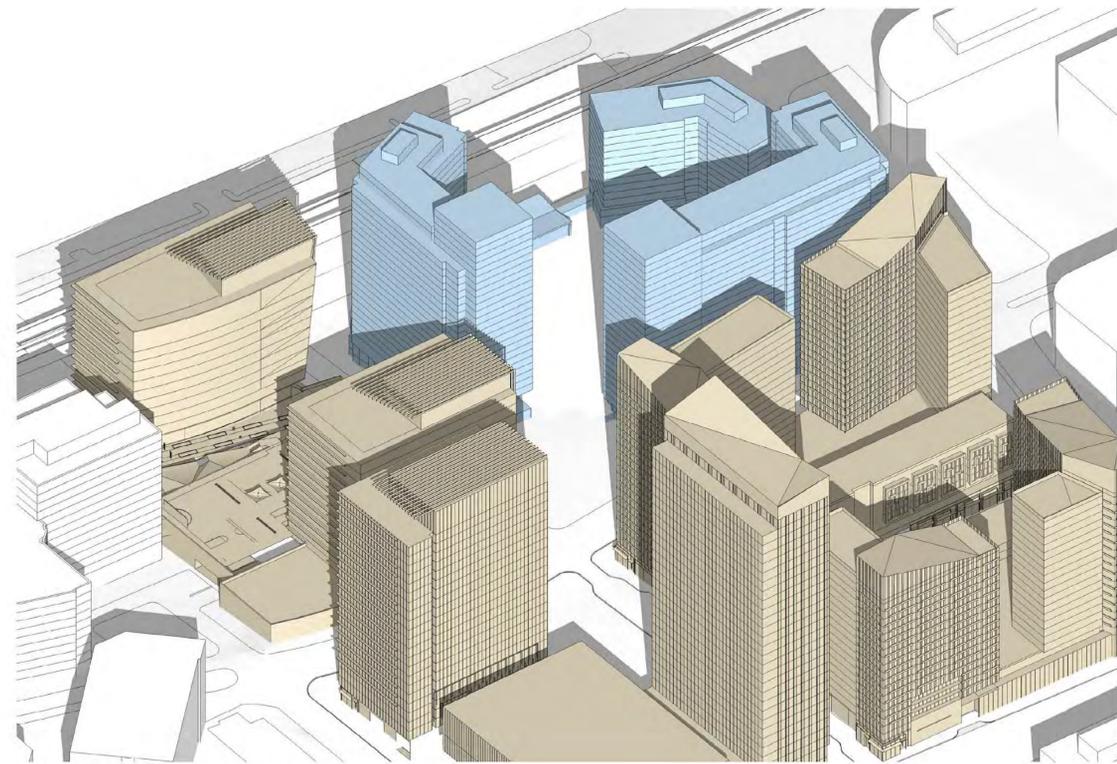
A.208



VIEW LOOKING EAST



VIEW LOOKING NORTH



VIEW LOOKING WEST



VIEW LOOKING SOUTH

- Westpark Plaza (Proposed)
- Greensboro Place (Proposed)
- Existing



**WESTPARK
PLAZA**

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Date:	Issue:
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03/31/14	CDP SUBMISSION #4
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**ILLUSTRATIVE
PERSPECTIVE**

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Sheet #

A.402



1 AERIAL PERSPECTIVE FROM RT. 7
LEESBURG PIKE SOUTH
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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5. LIMITS OF GREEN ROOF SHOWN IS ILLUSTRATIVE. FINAL LIMITS WILL BE DETERMINED BASED ON FINAL ENGINEERED STORMWATER MANAGEMENT DESIGN.



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Sheet #

A.403



AERIAL PERSPECTIVE FROM CORNER
OF MADISON STREET AND PARK
AVENUE
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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1 PERSPECTIVE FROM URBAN PARK AT
MADISON STREET AND PARK AVENUE
N.T.S

Notes:

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03/31/14	CDP SUBMISSION #4
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1 AERIAL PERSPECTIVE FROM RT. 7
LEESBURG PIKE NORTH
N.T.S

Notes:

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10/25/13	COORDINATION
11/1/13	CDP SUBMISSION #3
03/31/14	CDP SUBMISSION #4
07/03/14	CDP SUBMISSION #5

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A.406



1 AERIAL PERSPECTIVE FROM NORTH OF
SITE
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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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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11/1/13 CDP SUBMISSION #3
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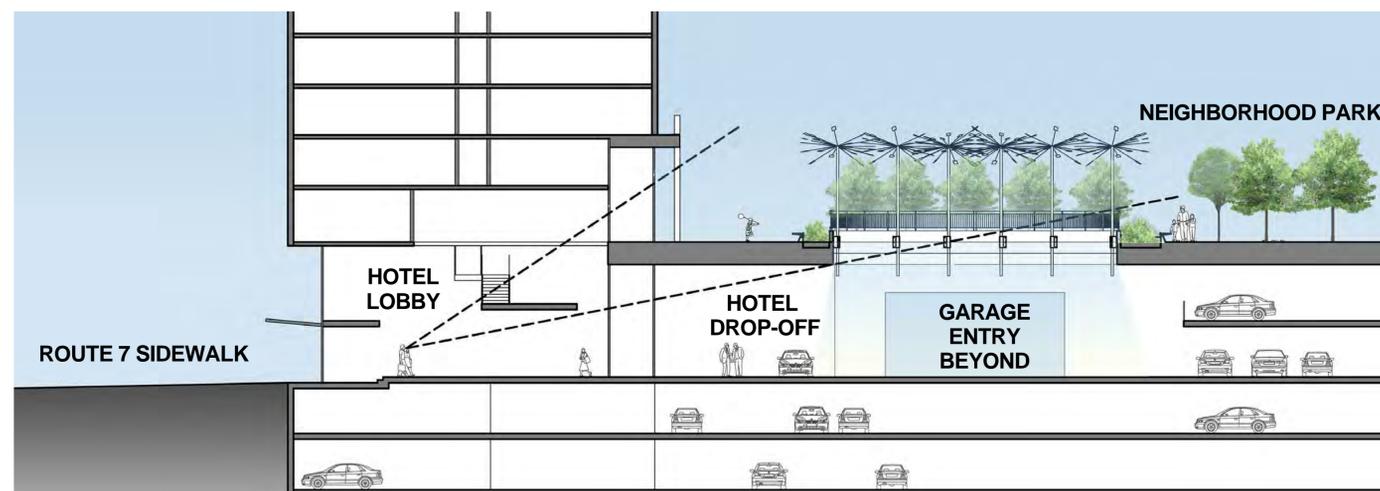
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Sheet Title: **GARAGE ACCESS
ILLUSTRATIONS**

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Sheet #



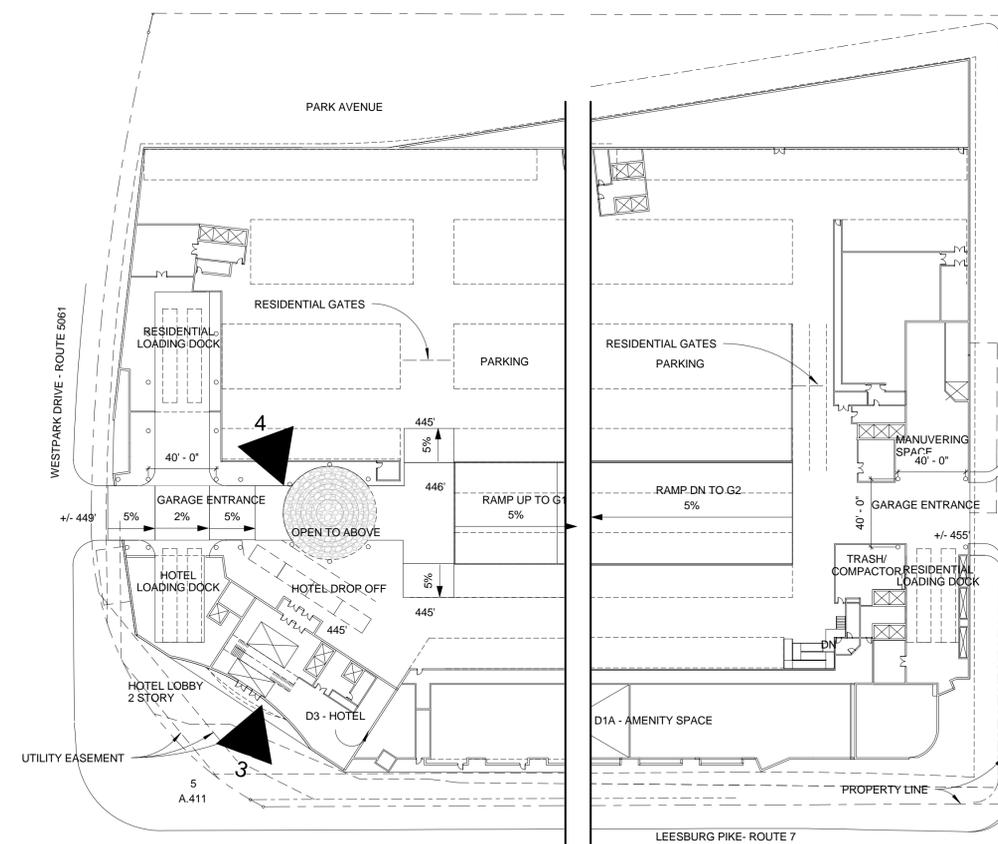
5 HOTEL LOBBY SECTION
N.T.S



3 PERSPECTIVE OF HOTEL ENTRY



4 PERSPECTIVE OF HOTEL DROP OFF IN
GARAGE



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

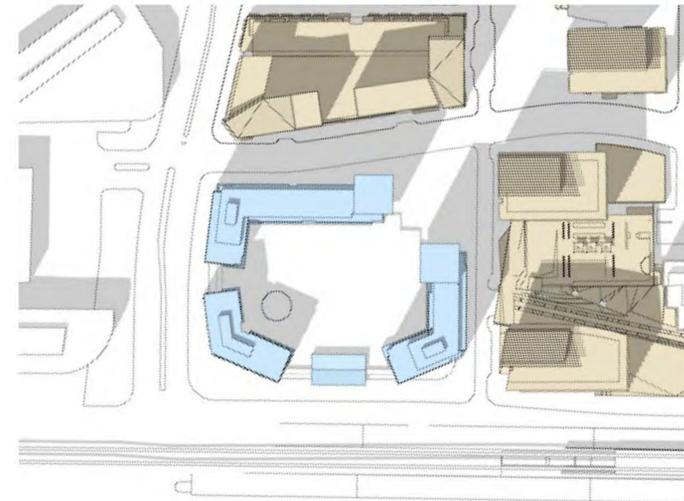
2 G-1 GARAGE
1" = 50'-0"



JUNE 21- 9:00AM



JUNE 21- 12:00PM



JUNE 21- 3:00PM



MARCH & SEPTEMBER 21- 9:00AM



MARCH & SEPTEMBER 21- 12:00PM



MARCH & SEPTEMBER 21- 3:00PM



DECEMBER 21- 9:00AM



DECEMBER 21- 12:00PM



DECEMBER 21- 3:00PM



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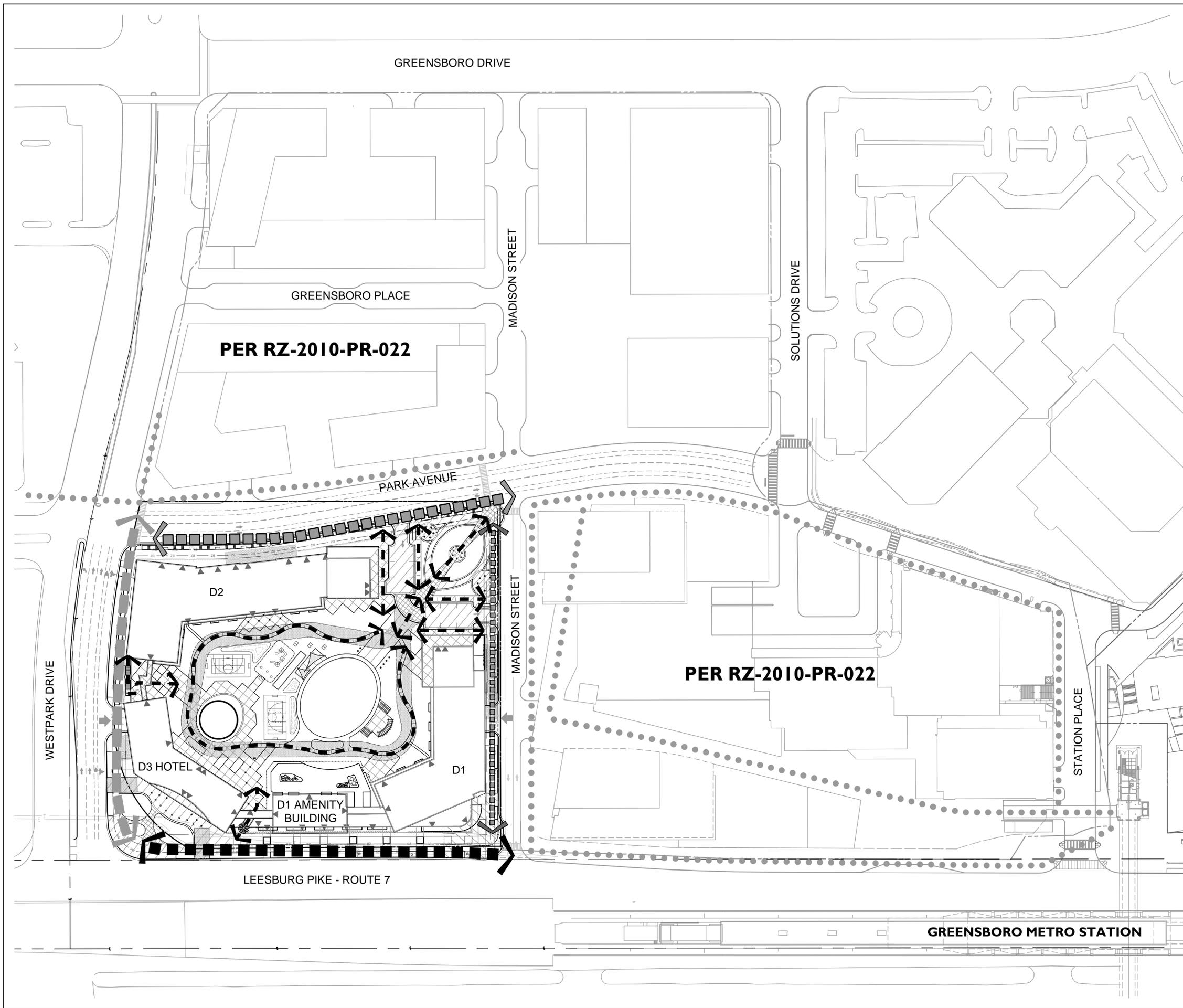
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**SUN AND SHADE
STUDIES**

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Sheet #



PEDESTRIAN HIERARCHY LEGEND

	GATEWAY PEDESTRIAN CORRIDOR
	PRIMARY PEDESTRIAN CORRIDOR
	SECONDARY PEDESTRIAN CORRIDOR
	TERTIARY PEDESTRIAN CORRIDOR
	INTERIOR PEDESTRIAN CIRCULATION
	EXISTING SIDEWALK AND PROPOSED SIDEWALK BY OTHERS

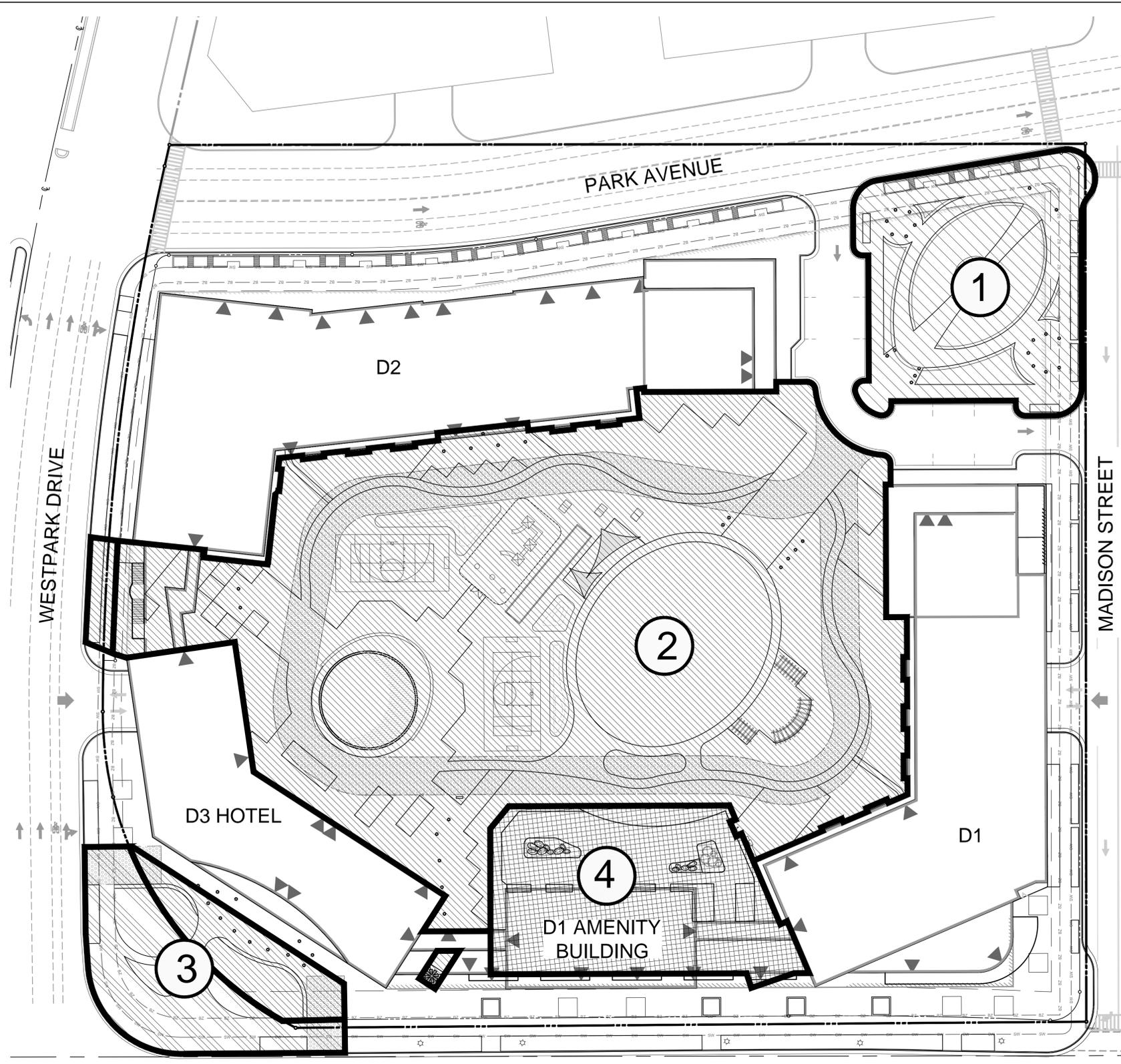
GENERAL LEGEND

	PROPERTY LINE/EXISTING VDOT ROW
	PROPOSED ROW DEDICATION
	BUILD-TO LINE
	BUILDING ZONE
	SIDEWALK ZONE
	LIMITS OF PARKING GARAGE
	ELEVATOR KIOSK
	RESIDENTIAL LOBBY, HOTEL, RETAIL/SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES (SEE NOTE 2)
	VEHICULAR ENTRANCES (SEE NOTE 2)
	CROSSWALK
	FIRE LANE IN PLAZA OR PARK

GENERAL NOTES:

- NOT ALL ITEMS IN GENERAL LEGEND WILL APPEAR ON ALL SHEETS.
- FOR REFERENCE ONLY; SEE SHEET A.101 FOR ARCHITECTURE PLANS
- LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET P.301 OF CIVIL PLANS AND SHEET L.004 OF LANDSCAPE PLANS.
- SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.

ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. DRAWINGS ARE NOT FOR CONSTRUCTION.



LEESBURG PIKE - ROUTE 7

URBAN PARK PROGRAMMING (See Note 5)

- Park 1: CIVIC SQUARE**
Urban Park Type: Pocket Park
- Features**
- Transition from Commercial to Residential
 - Civic Expression / Scale
 - Activation / Events at Residential Lobbies
 - Sculptural Berms Provide a Foundation for the Towers
 - Attractive Landscape Provides Year Round Interest
 - Ambiance Created by Sculptural Lighting Elements
 - Outdoor Rooms
- Amenities**
- Multi-Purpose Bermed Lawn Panels
 - Enhanced Hardscape Centrally Located (Events)
 - Ornamental and Shade Trees
 - Bioretention Tree Pits (Park Ave)
 - Landscape Areas
- Furnishings**
- Curvilinear Bench along Berms
 - Movable Tables / Chairs
 - Sculptural Lighting Elements
 - 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 Provides Year Round Interest
 - Views from Park Level and Upper Towers
 - Dramatic View from Adjacent Developments
 - Visual Connection to Park for Metro Riders
 - Public Use but Individual Areas
 - Sculptural Element and Light Well
 - Hotel Plaza Access
 - Natural Berms Between Uses as Buffers
 - Ambiance Created by Sculptural Lighting Elements
 - Stairway Access from Westpark Drive
 - Elevator Access from Route 7
 - Access at Grade from Civic Square
- Amenities**
- Multi-Purpose Lawn Panel
 - Running/Walking Path Loop (6 Times Around = 1 Mile)
 - Active Rec:
 - Multi-purpose sport courts, bocce, chess, playground, game tables
 - Outdoor Multi-Purpose Terrace
 - Grills under Pergolas
 - Gardens
- Furnishings**
- Benches
 - Curvilinear Bench
 - Movable Furniture
 - Sculptural Lighting Elements
 - Pergolas and Shade Structures

- Park 3: DITTMAR GATEWAY PLAZA**
Urban Park Type: Pocket Park
- Features**
- Transition from Route 7/Westpark to Residential
 - Hotel Expression / Scale on Route 7
 - Hotel / Commercial Activation on Plaza
 - Sculptural Berms as Buffer from Route 7 Traffic
 - Attractive Landscape Provides Year Round Interest
 - Ambiance Created by Sculptural Lighting Elements
- Amenities**
- Unique Hardscape Paving Pattern
 - Seating on Berm
 - Plaza Outside of Hotel can be Event Space or Performance Area
- Furnishings**
- Curvilinear Bench
 - Movable Tables and Chairs
 - Sculptural Lighting Elements

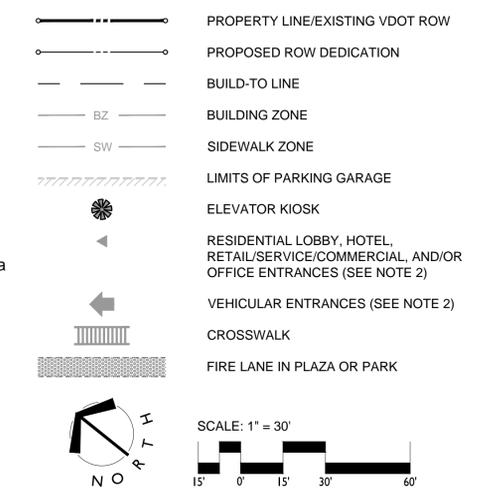
- Park 4: PRIVATE AMENITY**
Urban Park Type: Residential
- Features**
- Private Amenity
 - Tree Groves
 - Outdoor Space for Private Events
 - Sunning Deck
- Amenities**
- Covered Year-Round Pool
 - Water Features
 - Fire Pit Lounge
 - Splash Pad
 - Outdoor Living Rooms
- Furniture:**
- Lounge Chairs
 - Planters
 - Movable Tables and Chairs

URBAN PARK LEGEND

SYM	DESCRIPTION	QTY
①	CIVIC SQUARE (PUBLIC)	14,892 SF
②	NEIGHBORHOOD PARK (PUBLIC)	77,455 SF
③	DITTMAR GATEWAY PLAZA (PUBLIC*)	10,320 SF
④	PRIVATE AMENITY (PRIVATE)	13,042 SF

SYM	DESCRIPTION	QTY
[Hatched Box]	PUBLIC URBAN PARK AT GRADE	95,859 SF
[Dotted Box]	PUBLIC OPEN SPACE* *SUBJECT TO VDOT APPROVAL	6,808 SF
[Cross-hatched Box]	PRIVATE OPEN SPACE	13,042 SF

GENERAL LEGEND



- GENERAL NOTES:**
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 4. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
 5. FOR DESCRIPTIVE PURPOSES ONLY TO SHOW TYPES OF FEATURES PROPOSED. FEATURES SUBJECT TO CHANGE AT FDP.

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Table 12.10 CDP 10-Year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	233,830	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	233,830	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	23,383	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	-	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	0	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C 3	C 2 x 1.25(SF) =	0	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	23,383	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs =		
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =	0	Square feet
D 17	Total of canopy area provided through tree planting =	23,425	Square feet
D 18	Is an offsite planting relief requested?	No	Yes or No
D 19	Tree Bank or Tree Fund?	No	Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	0	Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	No	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	0	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	23,425	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	23,425	Total of E 1 through E 3, area should meet or exceed area in B 7

\\alexdc\projects\2013\2013014\Docs\Excel\2014-07-02_FFX Co 10-yr Tree Canopy Requirements-CDP.xls\Sheet1 (2)



1 RT. 7 STREETScape VIEW TO MADISON ST.
L.005 PERSPECTIVE

0049-PS003
NTS



3 WESTPARK DR. AT DITTMAR GATEWAY PLAZA VIEW
L.005 PERSPECTIVE

0049-PS004
NTS



2 ELEVATOR ACCESS TO THE NEIGHBORHOOD PARK FROM ROUTE 7
L.005 PERSPECTIVE

3014-PS004
NTS



4 STAIR ACCESS TO NEIGHBORHOOD PARK FROM WESTPARK DRIVE
L.005 PERSPECTIVE

3014-PS003
NTS



1 PARK AVE/WESTPARK DR. VIEW TO RT. 7
L.006 PERSPECTIVE

0049-PS005
NTS



3 VIEW OF CIVIC SQUARE FROM MADISON ST. / PARK AVE. INTERSECTION
L.006 PERSPECTIVE

3014-PS001
NTS



2 VIEW OF CIVIC SQUARE FROM MADISON ST./ PARK AVE. INTERSECTION
L.006 PERSPECTIVE

3014-PS002
NTS



4 VIEW OF CIVIC SQUARE OUTDOOR ROOM
L.006 PERSPECTIVE

3014-PS001
NTS



1 MADISON ST. VIEW TOWARDS RT. 7
L.007 PERSPECTIVE

0049-PS016
NTS

3 AERIAL VIEW OF NEIGHBORHOOD PARK
L.007 PERSPECTIVE

3014-PS003
NTS



2 NEIGHBORHOOD PARK AERIAL VIEW TO ROUTE 7
L.007 PERSPECTIVE

3014-PS001
NTS



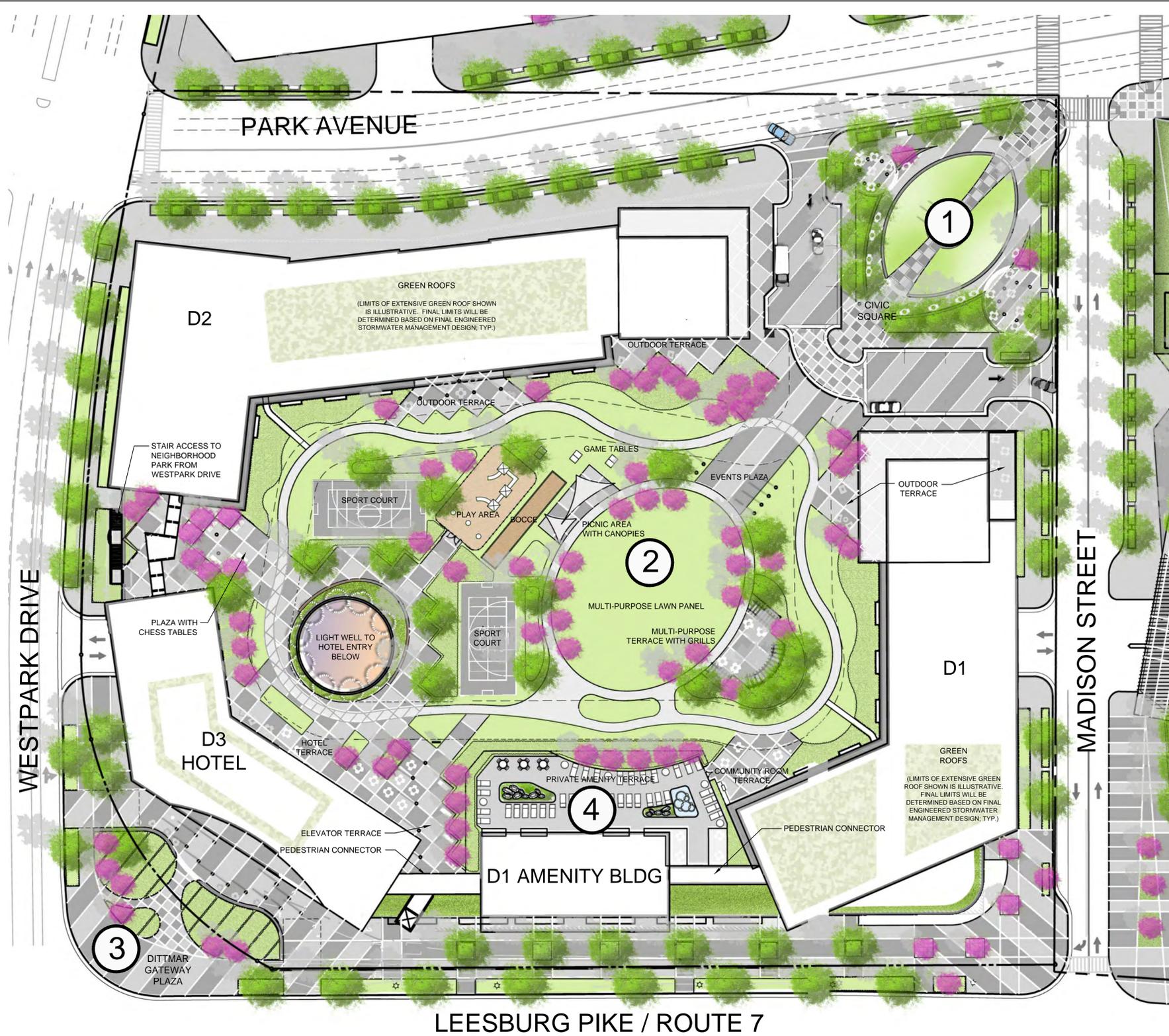
1 VIEW OF PLAZA BETWEEN D2 AND D3 BUILDINGS
L.008 PERSPECTIVE

3014-PS002
NTS



2 VIEW OF MULTI-PURPOSE TERRACE WITH GRILLS
L.008 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 overall streetscape is then punctuated by Dittmar Gateway Plaza at the D3 Hotel. This plaza "pulls-in" the character of clean, crisp lines juxtaposed with curvilinear forms seen throughout the site. The Route 7 streetscape design enhances the interactive relationship between the store frontages and the pedestrian by providing areas for seating in the building zone. Route 7 also provides an elegant elevator structure that provides access to the Neighborhood Park above which is the ultimate respite from the urban character of grid lines and grid lock. The Neighborhood Park is also accessible by stairs on Westpark Drive. It leads one into the recreational hub of the park where chess tables, sport courts, the playground and sculptural light well is located. It is also accessible at grade at the Civic Square. Here, the Civic Square provides one with a variety of seating options on seat walls, movable tables and chairs or on the open lawn space. The sculptural berms are lined with an undulating seat wall that provides a contemporary feel and functional purpose. The four berms provide individual rooms that face inward toward the lawn area subtly engaging the visitor in the Civic Square's lawn space. Enhanced paving in the Civic Square provides hardscape areas for festival events and/or performances, and also leads one into the Neighborhood Park. It is the place where residents and visitors can engage in recreational activities, 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
- ③ DITTMAR GATEWAY PLAZA
- ② NEIGHBORHOOD PARK
- ④ PRIVATE AMENITY

Note: See Sheet L.002 for Urban Park Programming List

CIVIC SQUARE CHARACTER IMAGES



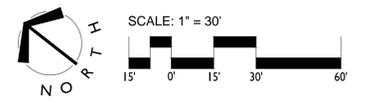
NEIGHBORHOOD PARK CHARACTER IMAGES

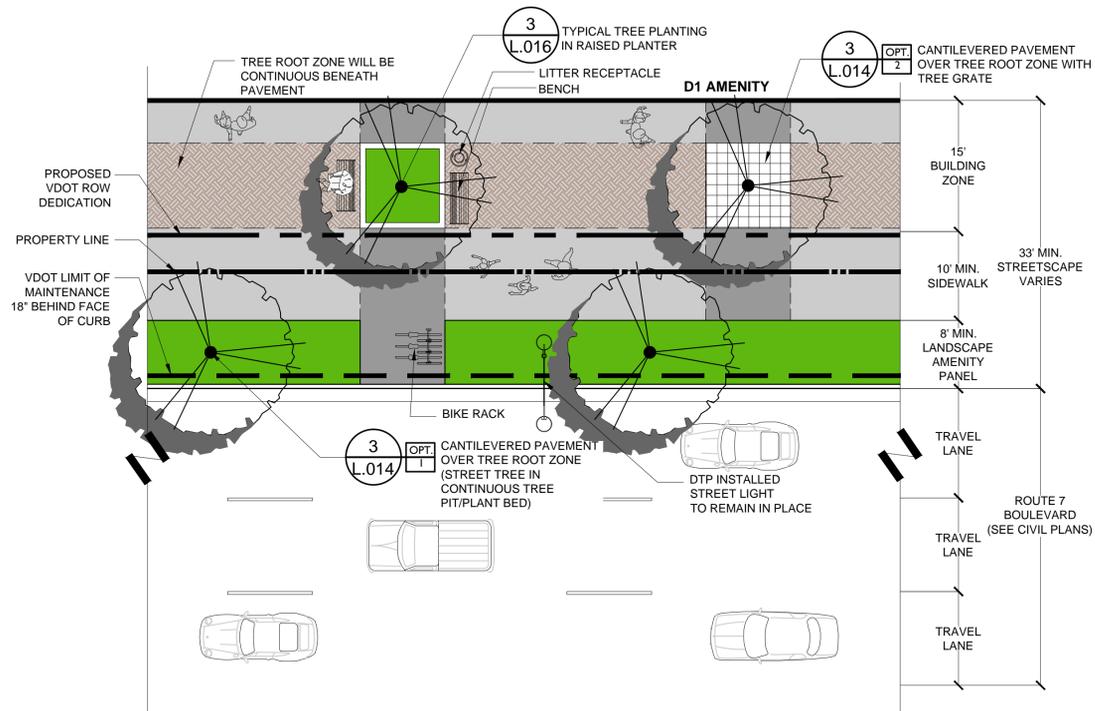


DITTMAR GATEWAY PLAZA CHARACTER IMAGES



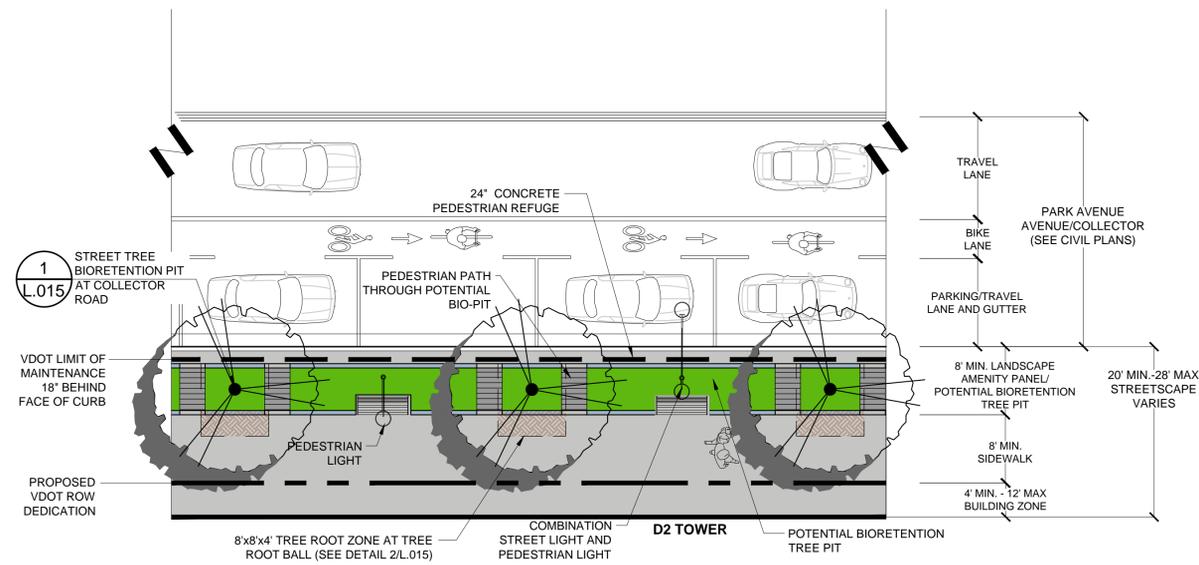
NOTE:
 1. IMAGES SHOWN FOR ILLUSTRATIVE AND CHARACTER PURPOSES ONLY.
 2. CHARACTER IMAGES SHOWN DESCRIBE THE TYPE OF ELEMENTS THAT CAN BE USED THROUGHOUT ALL PARK SPACES.





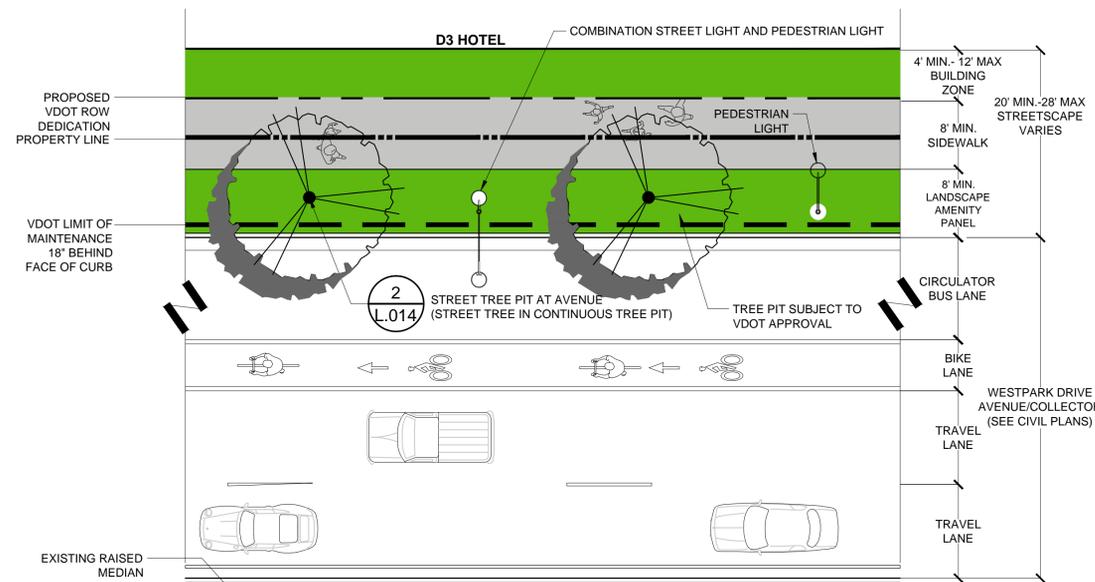
1 ROUTE 7 / LEESBURG PIKE
L.010 STREETSCAPE ENLARGEMENT

SSE01
1" = 10'



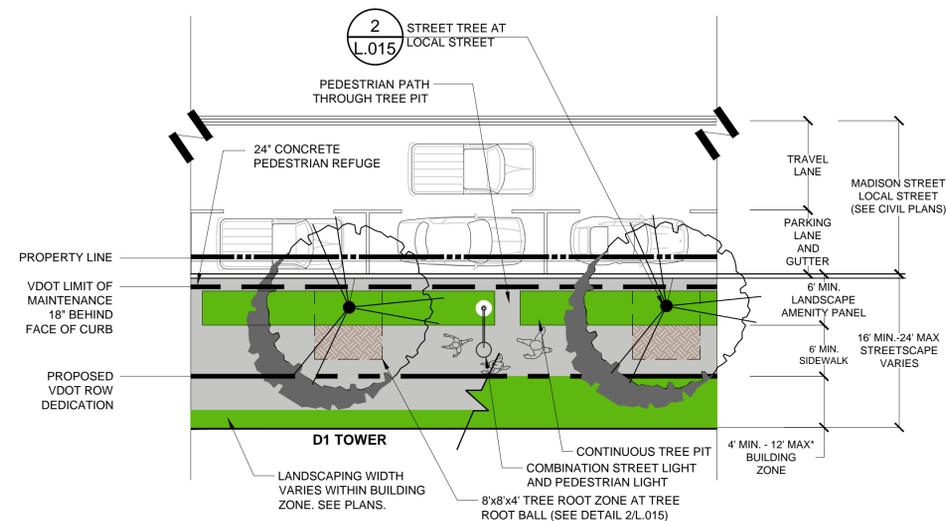
3 PARK AVENUE
L.010 STREETSCAPE ENLARGEMENT

SSE03
1" = 10'



2 WESTPARK DRIVE
L.010 STREETSCAPE ENLARGEMENT

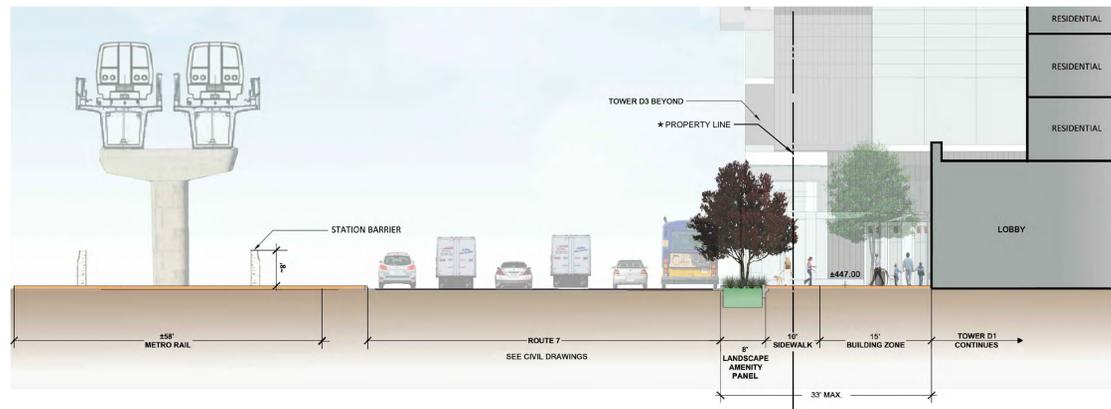
SSE02
1" = 10'



4 MADISON STREET
L.010 STREETSCAPE ENLARGEMENT

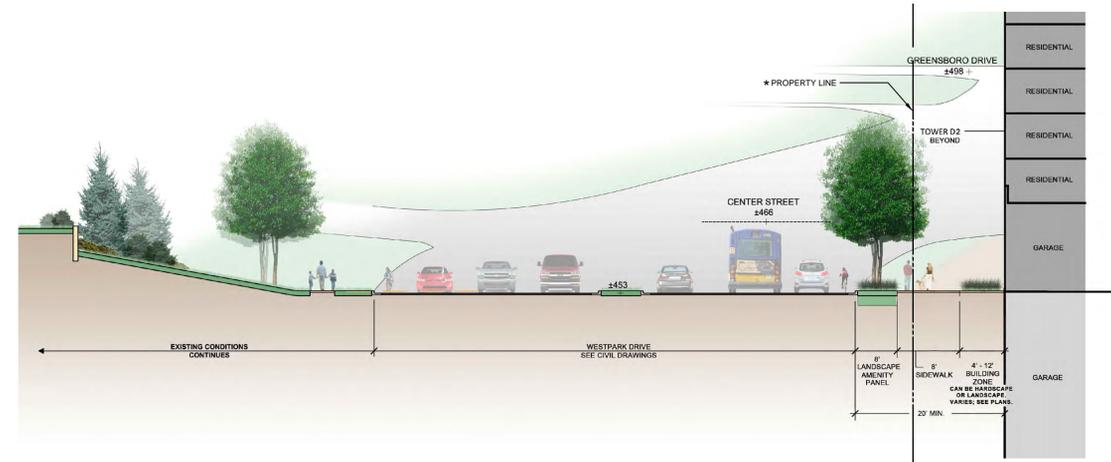
SSE04
1" = 10'

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.



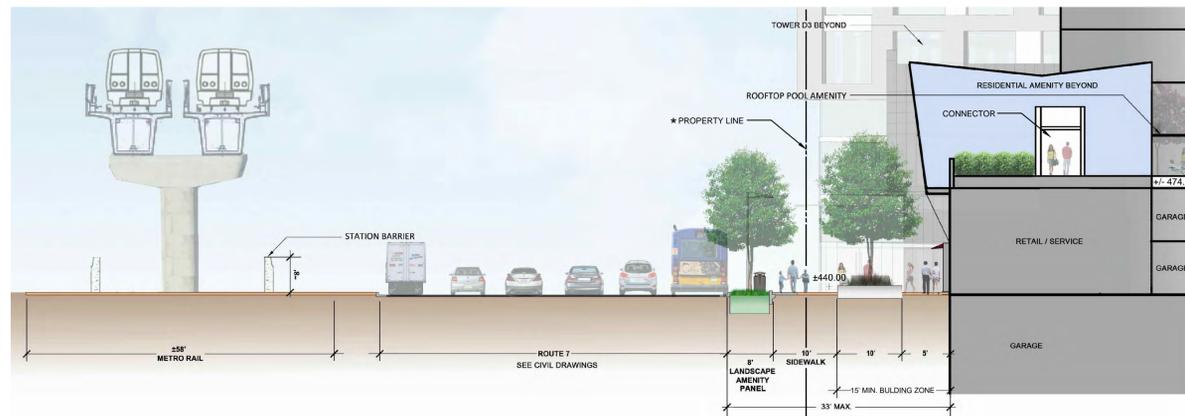
1 ROUTE 7: AT TOWER D1 (BOULEVARD)
L.011 SECTION

SSS01
1/16" = 1'-0"



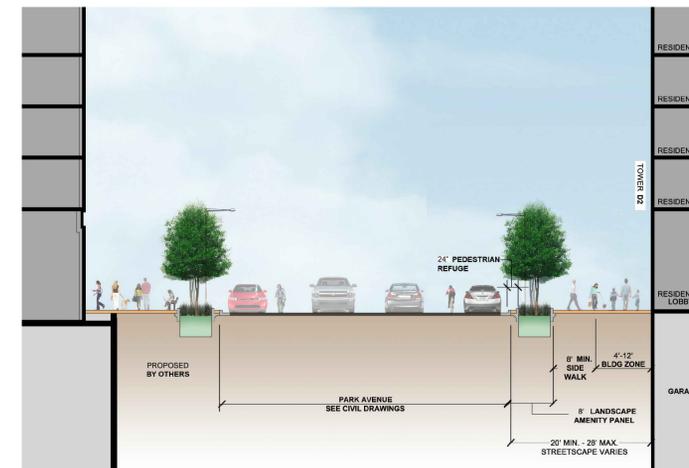
4 WESTPARK DR: AT TOWER D2 AND PODIUM (AVENUE)
L.011 SECTION

SSS04
1/16" = 1'-0"



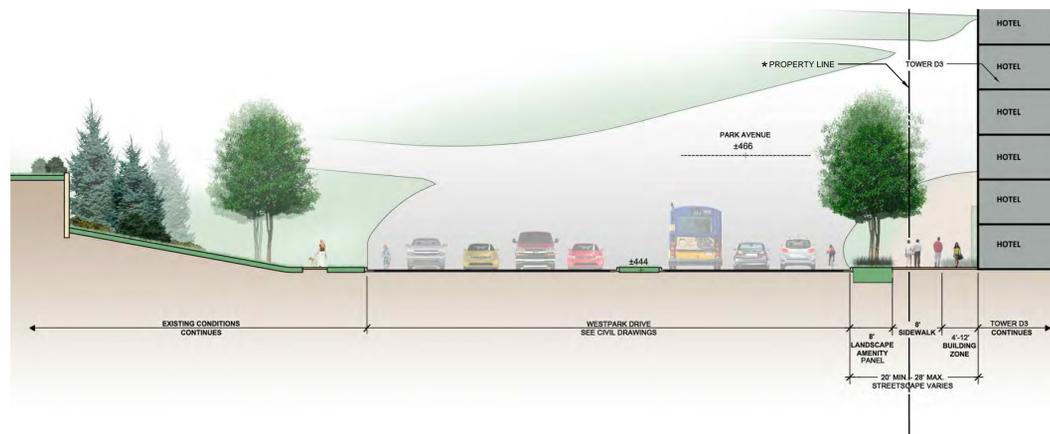
2 ROUTE 7: AT D1 AMENITY BUILDING (BOULEVARD)
L.011 SECTION

SSS02
1/16" = 1'-0"



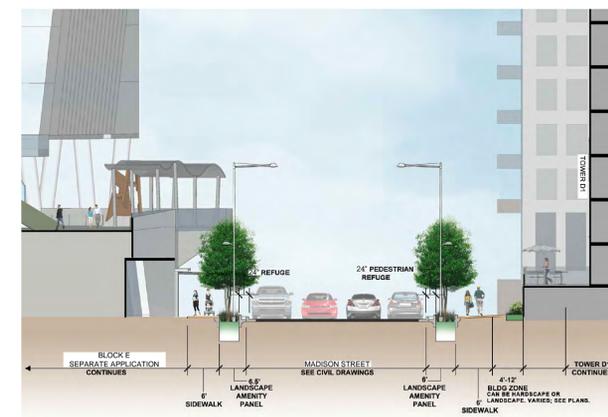
5 PARK AVE: AT TOWER D2 (COLLECTOR)
L.011 SECTION

SSS05
1/16" = 1'-0"



3 WESTPARK DR: AT TOWER D3 (AVENUE/COLLECTOR)
L.011 SECTION

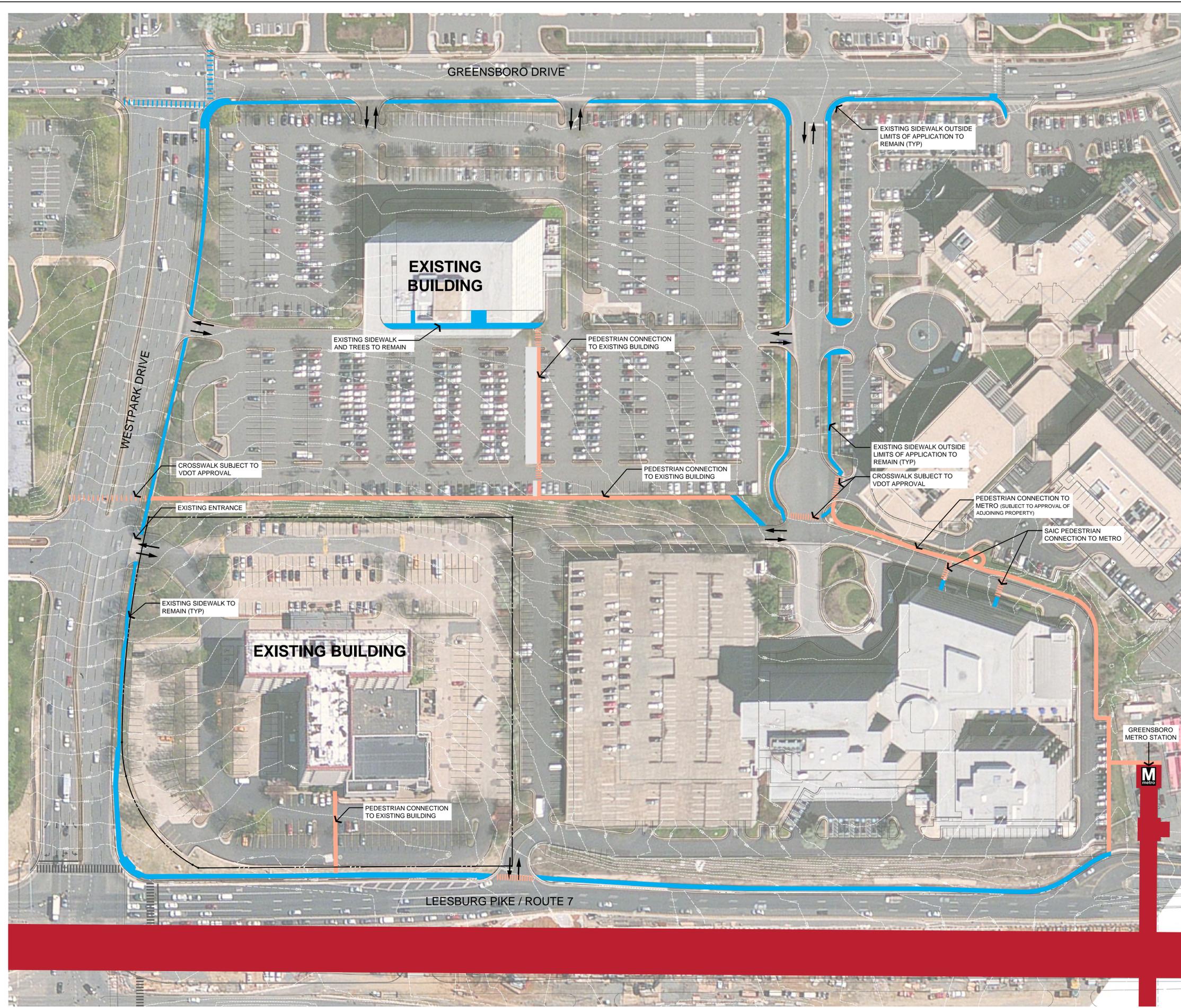
SSS03
1/16" = 1'-0"



6 MADISON ST: AT TOWER D1 (LOCAL STREET)
L.011 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 DIAGRAM

LEGEND*

- EXISTING SIDEWALK
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

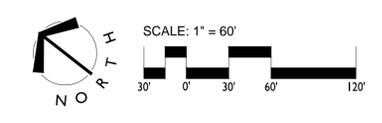
INTERIM CONDITIONS**

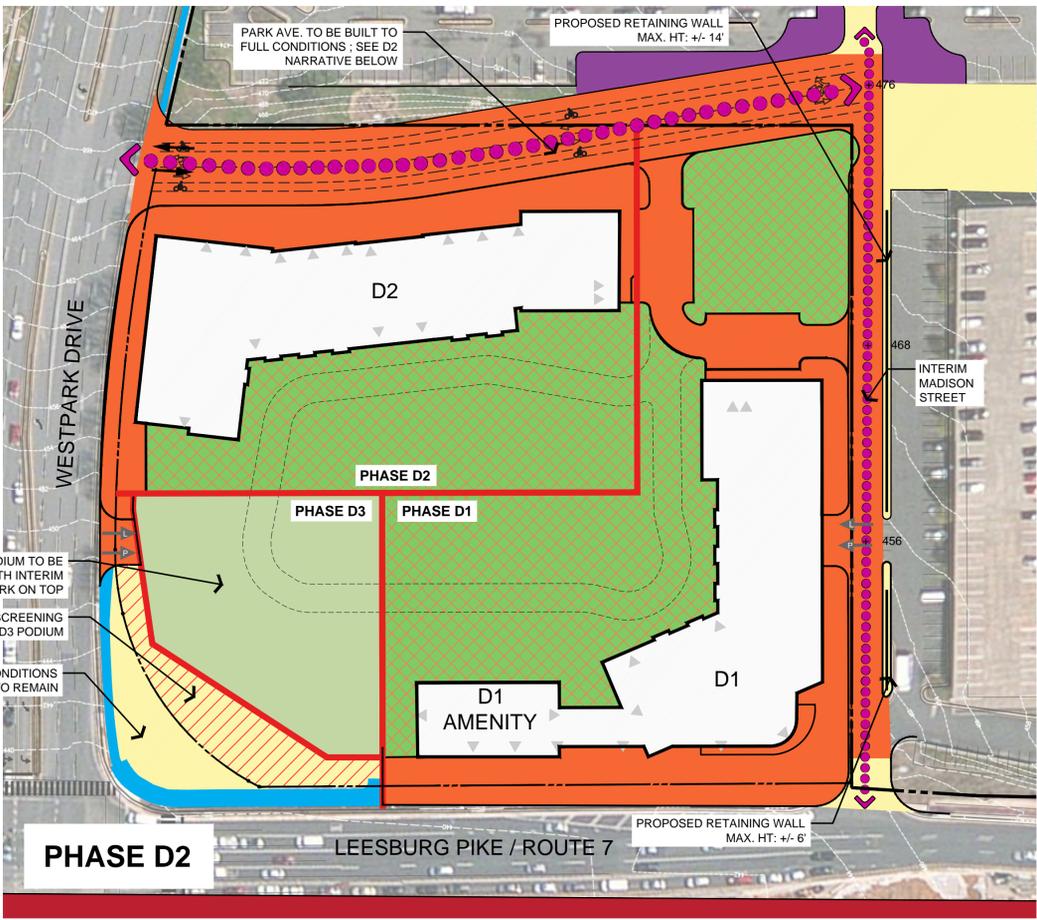
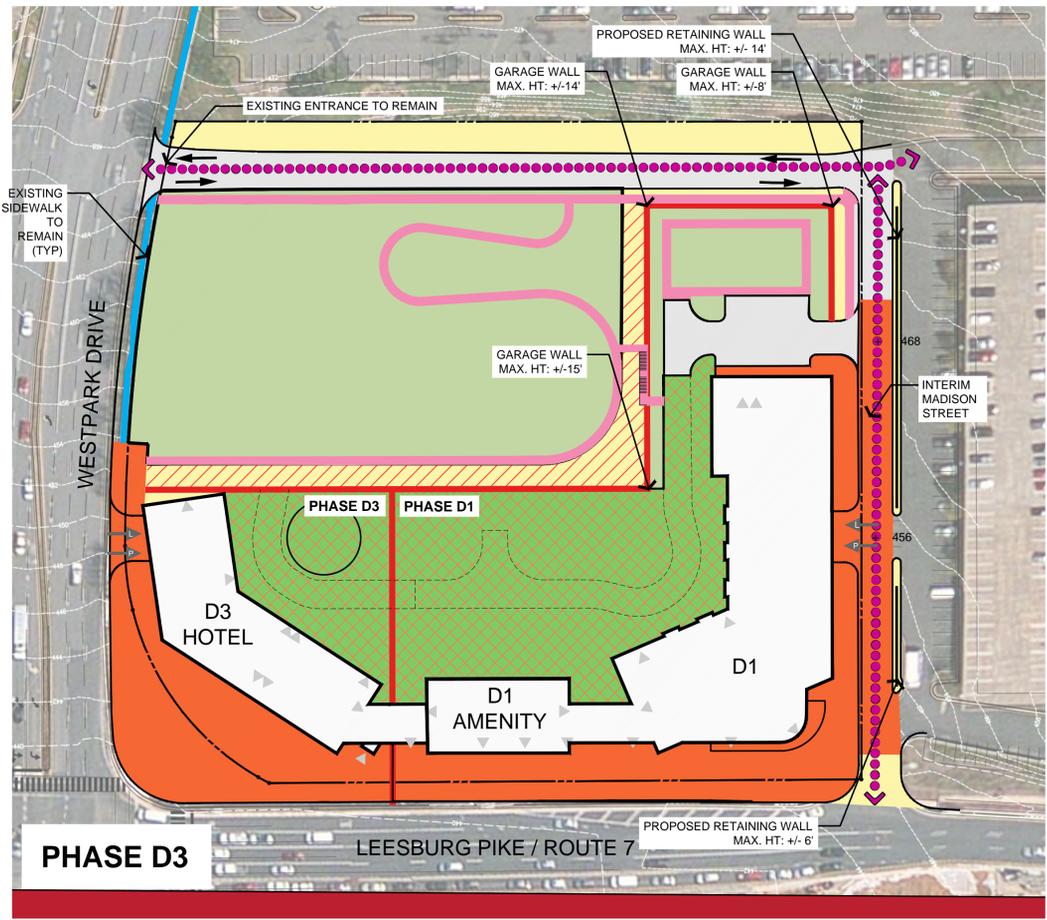
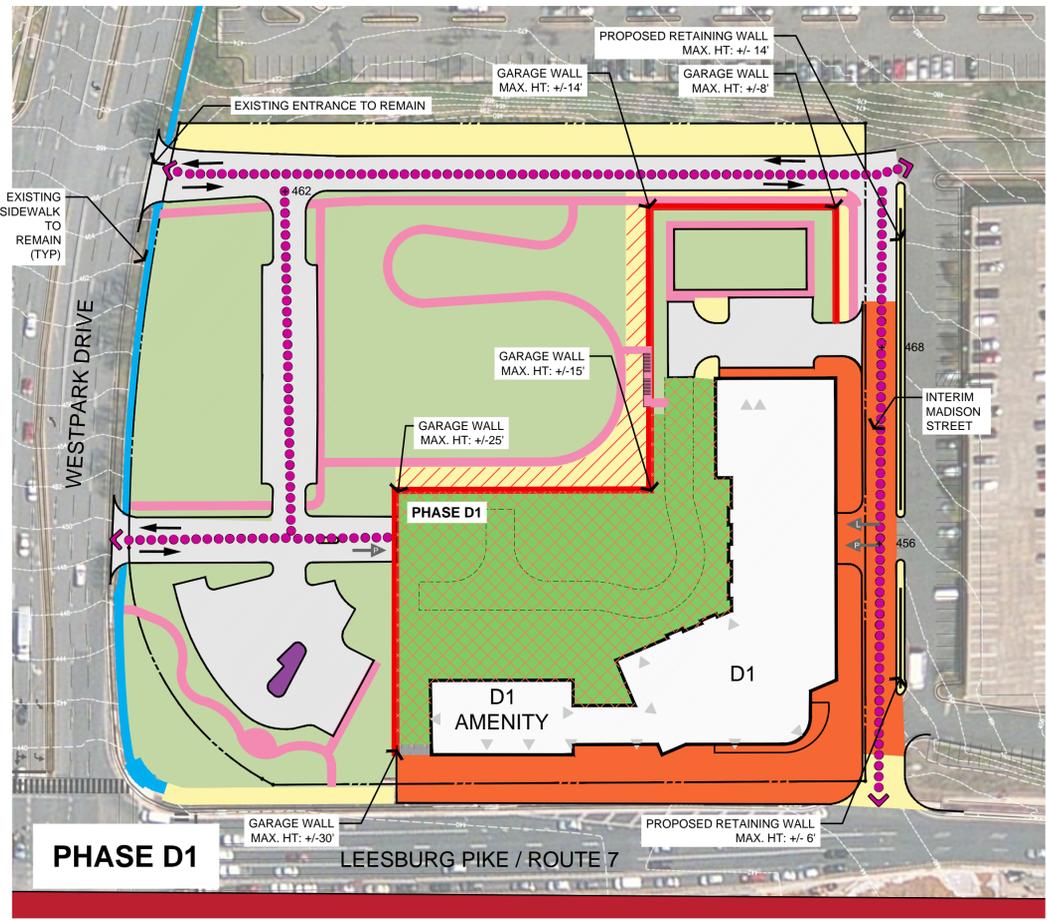
- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PARK, OPEN SPACE, AND LANDSCAPE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

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

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





PHASE D1, D2, & D3 DIAGRAMS

LEGEND*

- EXISTING SIDEWALK
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PARK, OPEN SPACE, AND LANDSCAPE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

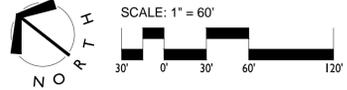
FINAL CONDITIONS**

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

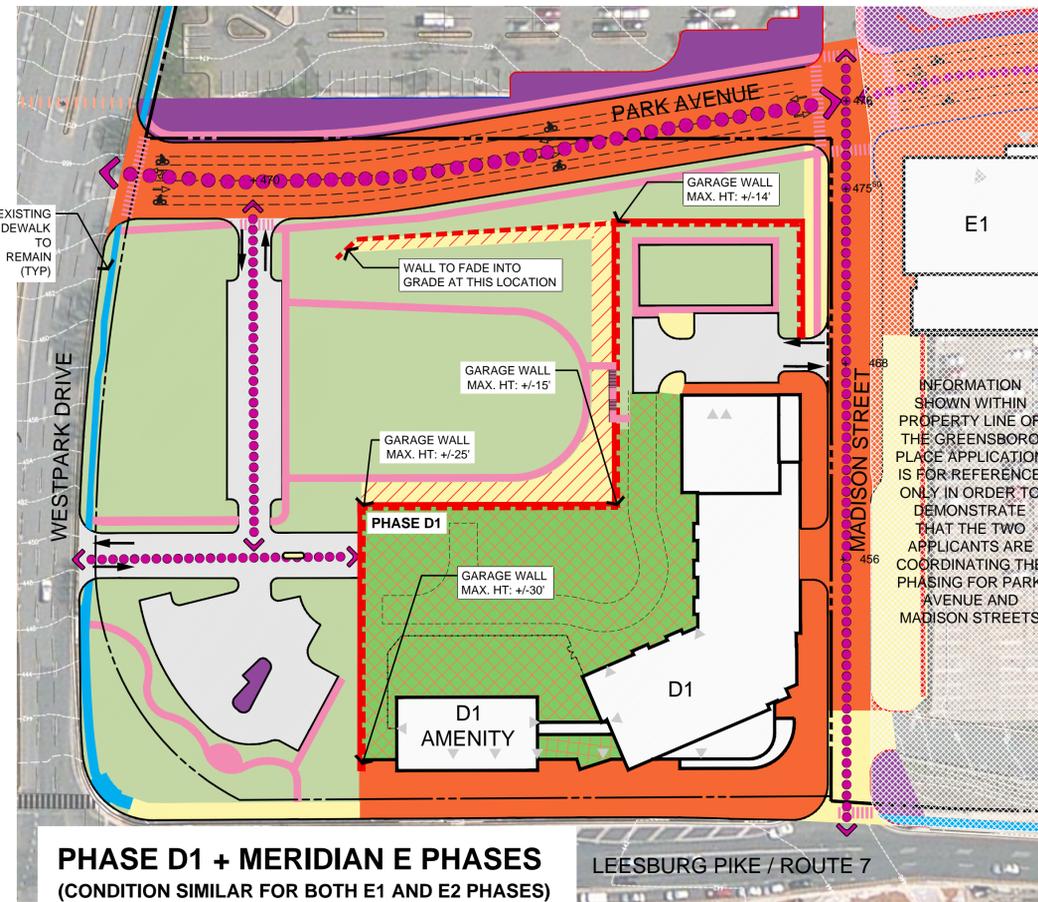
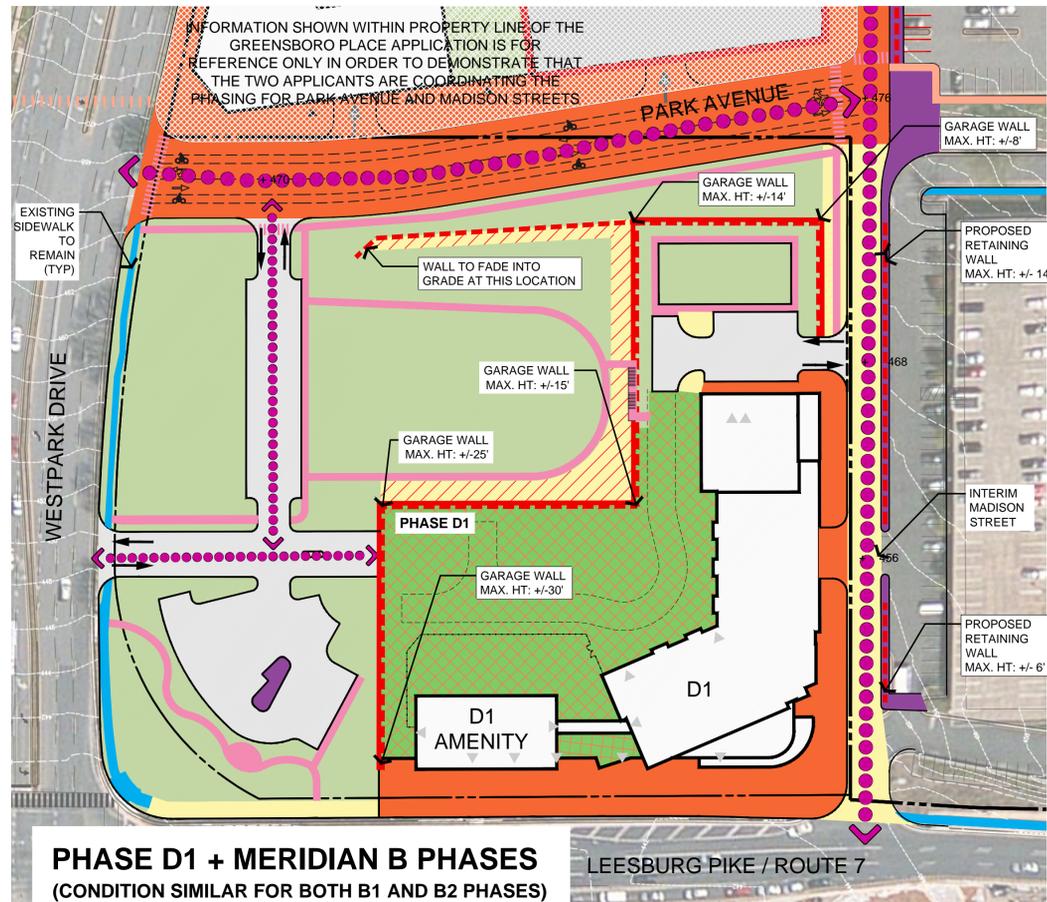
NOTES:
 * NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO
 ** ALL AREAS INDICATED IN COLOR ARE APPROXIMATE AND SHALL BE FURTHER REFINED AT FDP
 *** ALL INTERIM PARK AND OPEN SPACE IMPROVEMENTS SHALL INCLUDE PARK TREATMENTS, STREET TREES, AND OTHER ELEMENTS ARE REQUIRED BY FAIRFAX COUNTY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

- PHASE D1**
- DEMOLITION OF EXISTING HOTEL
 - CONSTRUCTION OF D1 BUILDING WITH D1 AMENITY
 - CONSTRUCTION OF UNDERGROUND ELECTRICAL VAULT ON MADISON STREET
 - CONSTRUCTION OF A PORTION OF MADISON STREET WITH NECESSARY RETAINING WALL
 - CONSTRUCTION OF INTERIM PARK (FUTURE CIVIC SQUARE) D1 RESIDENTIAL LOBBY
 - CONSTRUCTION OF A PORTION OF NEIGHBORHOOD PARK TO FINAL CONDITIONS AT D1
 - CONSTRUCTION OF INTERIM PARK NORTH AND WEST OF D1 PHASE
 - EXISTING VEHICULAR ENTRANCE AT NORTHWEST CORNER OF SITE ON WESTPARK DRIVE TO REMAIN AND TIE TO INTERIM VEHICULAR CIRCULATION PATTERN
 - CURB CUT BUILT ON WESTPARK DRIVE TO ACCESS PARKING GARAGE
 - SURFACE PARKING (EXISTING AND PROPOSED) TO SERVICE VISITOR AND SERVICE/COMMERCIAL USES
 - INTERIM GRAPHIC SCREEN ON EXPOSED D1 GARAGE FACADES
- PHASE D2**
- CONSTRUCTION OF TOWER D2, AND PODIUM FOR D3 (NO HOTEL TOWER) IN ADDITION TO D1 BUILDING
 - CONSTRUCTION OF UNDERGROUND UTILITY VAULTS ON MADISON STREET AND WESTPARK DRIVE
 - CONSTRUCTION OF INTERIM MADISON STREET
 - CONSTRUCTION OF NEIGHBORHOOD PARK TO FULL CONDITIONS AT TOWER D1 AND TOWER D2
 - CONSTRUCTION OF INTERIM PARK ON D3 PODIUM
 - ACCESS TO GARAGE BUILT ON WESTPARK DRIVE INTERIM MADISON STREET
 - INTERIM SCREENING INCORPORATED AT D3 PODIUM
 - PORTION OF PARK AVENUE BETWEEN WESTPARK AND INTERIM MADISON STREET BUILT TO FULL CONDITIONS ALONG TOWER D2 FRONTAGE TO OPPOSITE CURB (NORTH SIDE)
 - RETAINING WALL AT PARK AVE; SUBJECT TO COORDINATION WITH ADJOINING PROPERTY
- PHASE D3**
- CONSTRUCTION OF D3 HOTEL TOWER IN ADDITION TO D1 BUILDING
 - CONSTRUCTION OF UNDERGROUND UTILITY VAULTS ON MADISON STREET AND WESTPARK DRIVE
 - CONSTRUCTION OF INTERIM MADISON STREET
 - CONSTRUCTION OF NEIGHBORHOOD PARK TO FULL CONDITIONS AT TOWER D1 AND D3
 - CONSTRUCTION OF INTERIM PARK IN D2 PHASE
 - EXISTING VEHICULAR ENTRANCE AT NORTHWEST CORNER OF SITE ON WESTPARK DRIVE TO REMAIN AND TIE TO INTERIM VEHICULAR CIRCULATION PATTERN
 - ACCESS TO GARAGE BUILT ON WESTPARK DRIVE INTERIM MADISON STREET
 - INTERIM SCREENING INCORPORATED ON TOWER D1 AND D3 PODIUMS ON INTERIM PARK SIDE



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**PHASE D1 + MERIDIAN B PHASES
AND
PHASE D1 + MERIDIAN E PHASES**

LEGEND*

-  EXISTING SIDEWALK
-  PROPERTY LINE
-  GREENSBORO METRO STATION
-  INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

-  INTERIM CONDITIONS
-  ADDITIONAL INTERIM SCREENING
-  INTERIM PARK, OPEN SPACE, AND LANDSCAPE IMPROVEMENTS***
-  MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
-  INTERIM PEDESTRIAN CONNECTION
-  SCREENED WALL AT INTERIM CONDITION
-  RETAINING WALL WITH RAIL
-  INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

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

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO

** ALL AREAS INDICATED IN COLOR ARE APPROXIMATE AND SHALL BE FURTHER REFINED AT FDP

*** ALL INTERIM PARK AND OPEN SPACE IMPROVEMENTS SHALL INCLUDE PARK TREATMENTS, STREET TREES, AND OTHER ELEMENTS ARE REQUIRED BY FAIRFAX COUNTY CODE OF ORDINANCES AND CDP PROFFERS

**** 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 NARRATIVE:

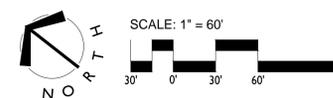
PHASE D1 + MERIDIAN B PHASES

- ALL PHASE D1 BULLETS ON PREVIOUS PAGE L.013 APPLY

PHASING NARRATIVE:

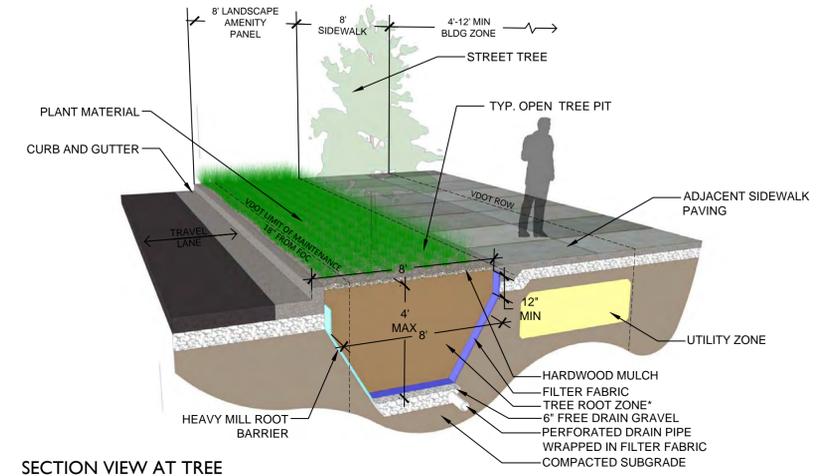
PHASE D1 + MERIDIAN E PHASES

- ALL PHASE D1 BULLETS ON PREVIOUS PAGE L.013 APPLY



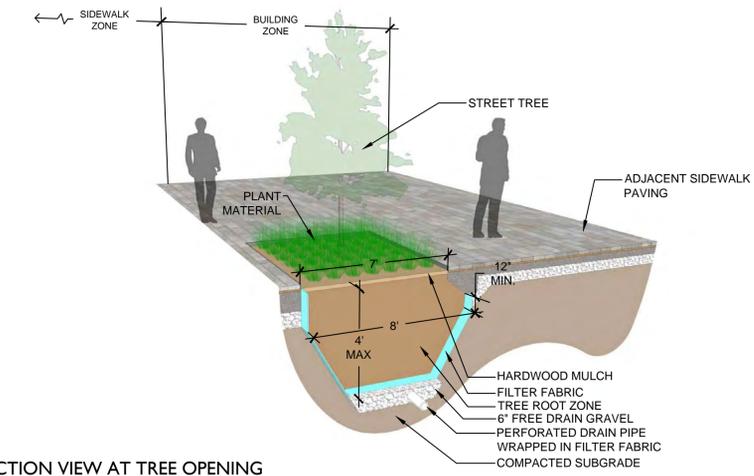
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1
L.014

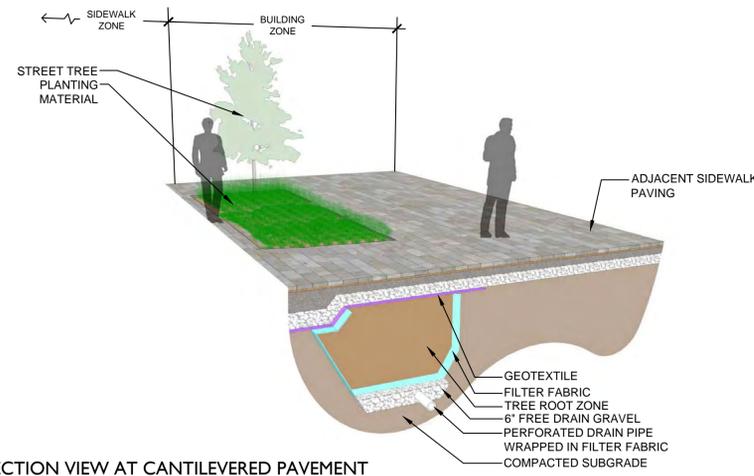


SECTION VIEW AT TREE

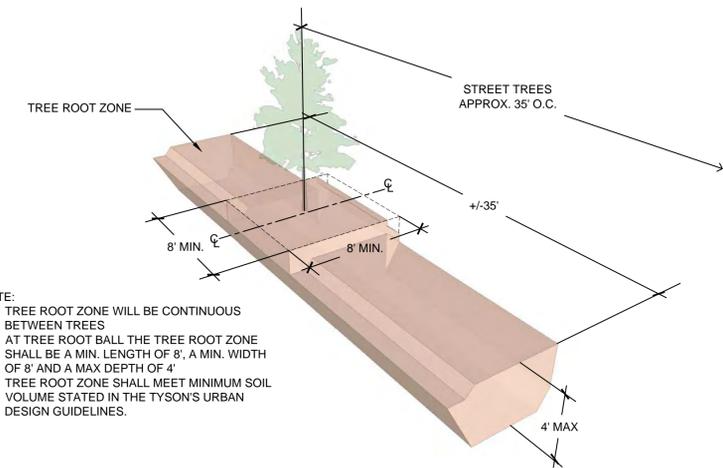
2 STREET TREE PIT AT AVENUE (WESTPARK DR.) 08A-XXX
L.014 PERSPECTIVE SECTIONS NTS



SECTION VIEW AT TREE OPENING



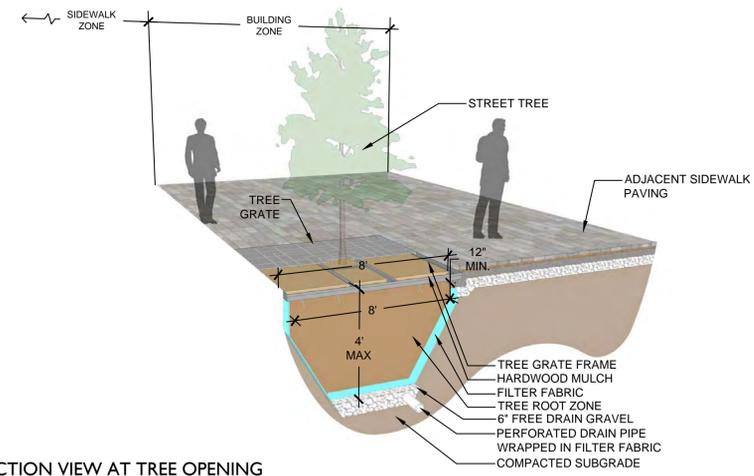
SECTION VIEW AT CANTILEVERED PAVEMENT



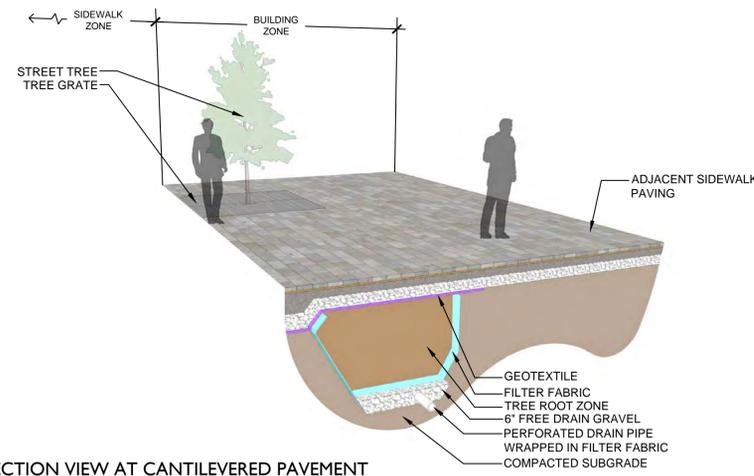
- NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
 2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
 3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.

TREE ROOT ZONE

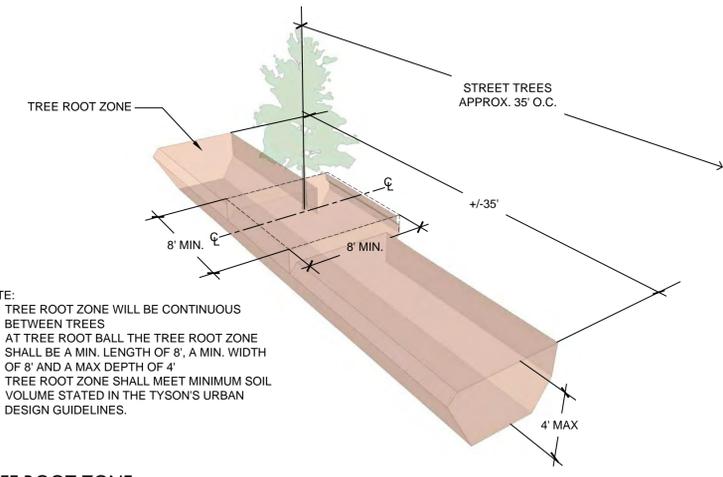
OPT. 1 CANTILEVERED PAVEMENT OVER TREE ROOT ZONE - STREET TREE OPTION



SECTION VIEW AT TREE OPENING



SECTION VIEW AT CANTILEVERED PAVEMENT



- 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.

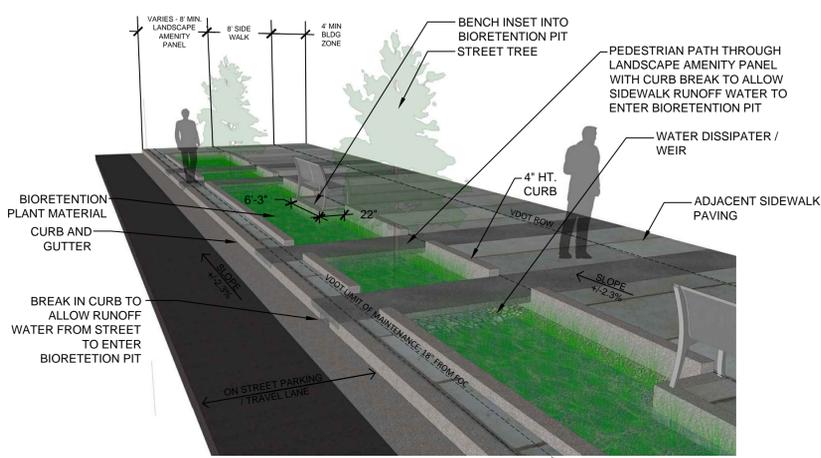
TREE ROOT ZONE

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

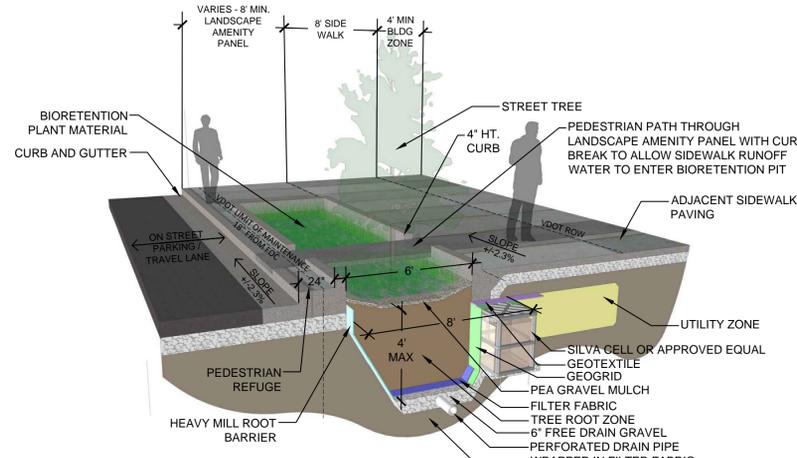
3 STREET TREE OPTIONS (RT 7 CORNER PLAZAS AND DOUBLE ROW)
L.014 PERSPECTIVE SECTIONS

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.

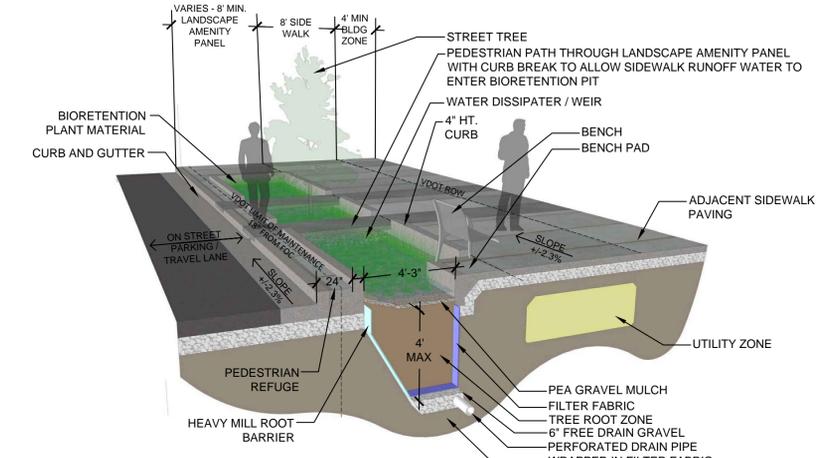
08A-XXX
NTS



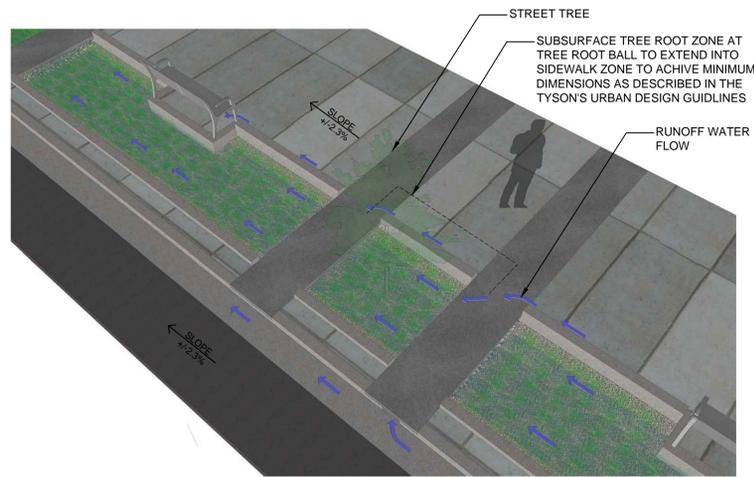
PERSPECTIVE VIEW



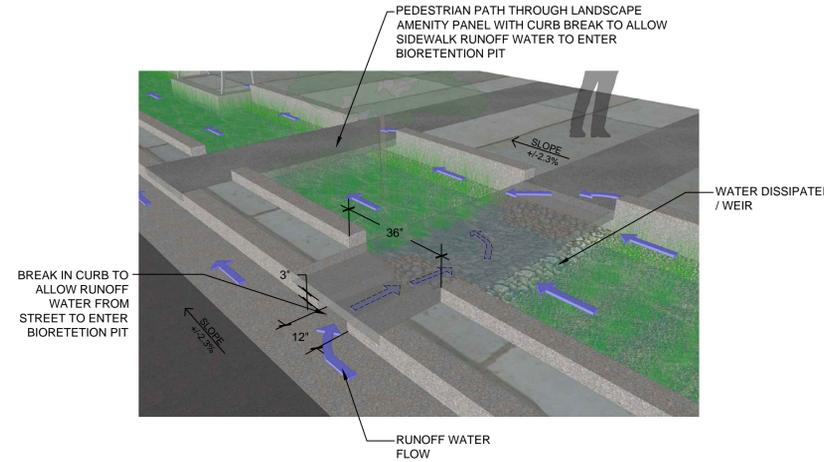
SECTION VIEW AT TREE



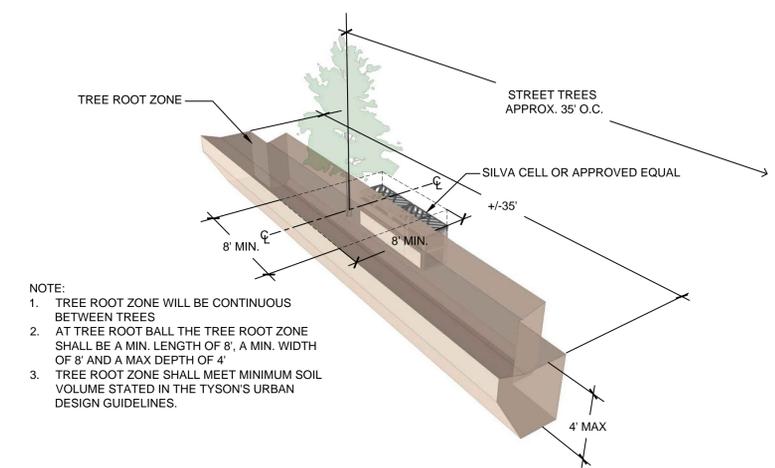
SECTION VIEW AT BENCH



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.)

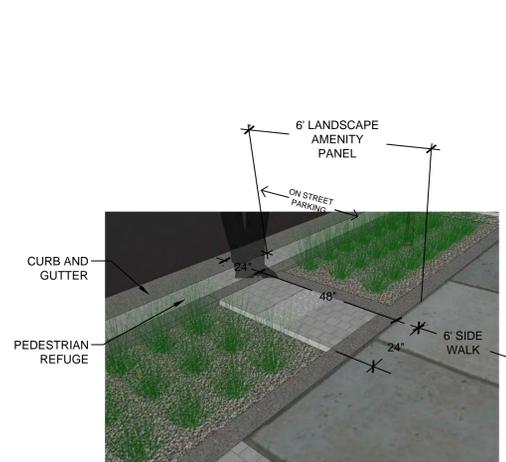
L.015 PERSPECTIVE SECTIONS

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

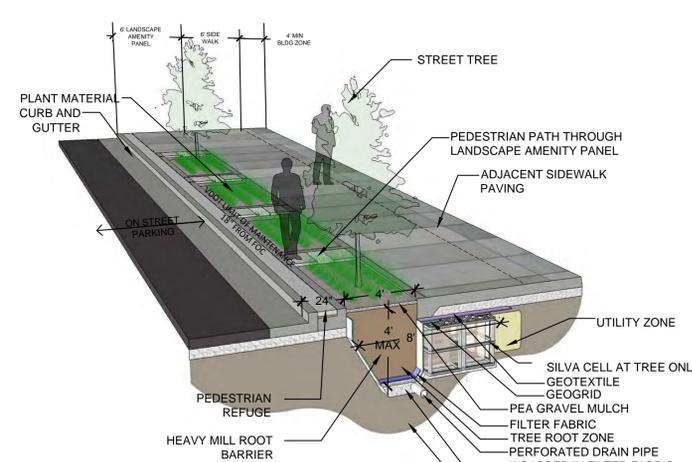
08A-XXX
NTS



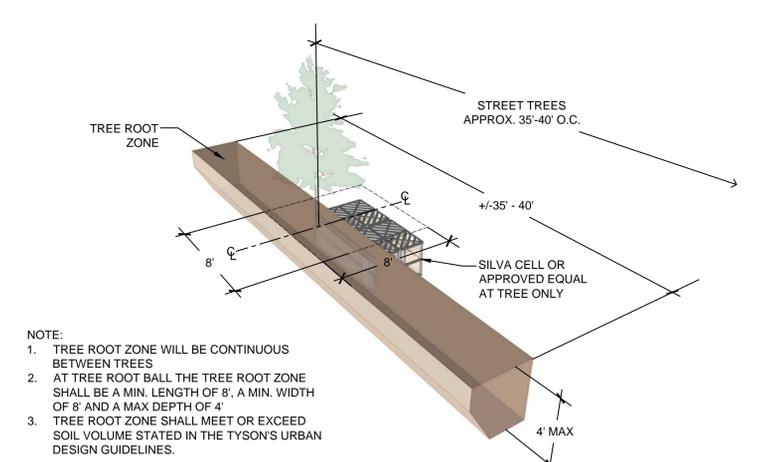
PERSPECTIVE VIEW



ENLARGEMENT



SECTION VIEW AT TREE



TREE ROOT ZONE

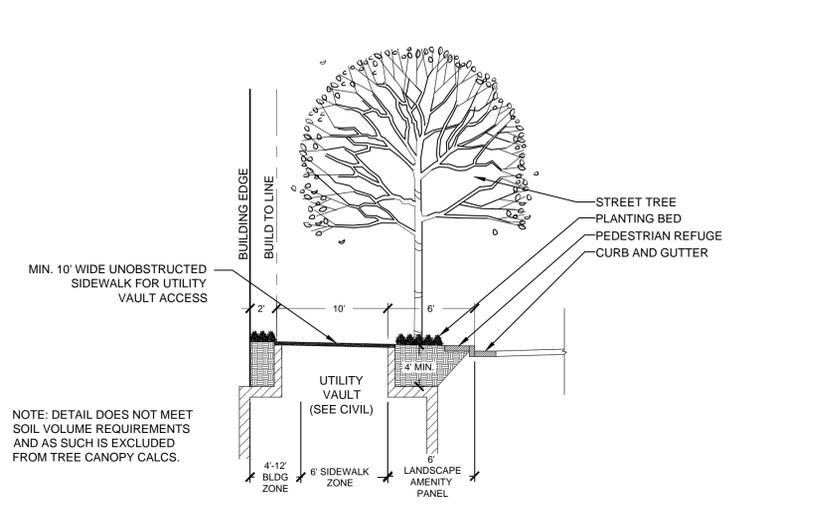
- NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
 2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
 3. TREE ROOT ZONE SHALL MEET OR EXCEED SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.

2 STREET TREE AT LOCAL STREET (MADISON ST.)

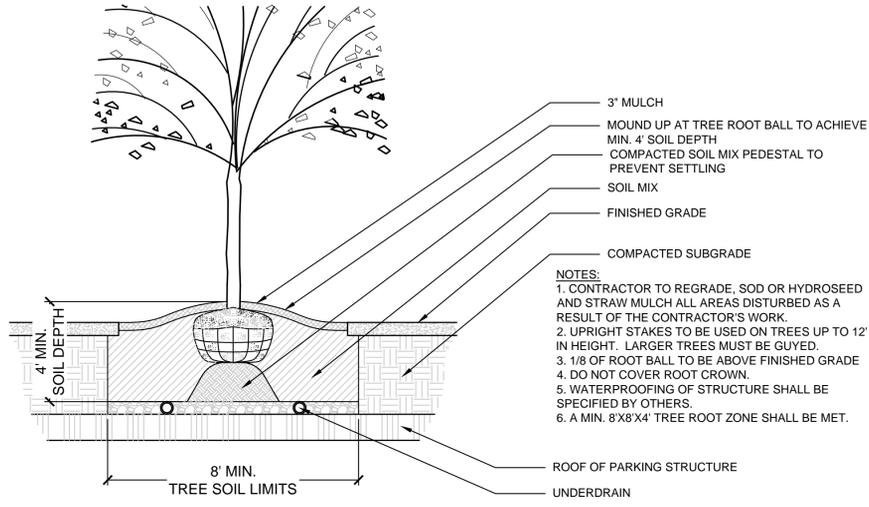
L.015 PERSPECTIVE SECTIONS

08A-XXX
NTS

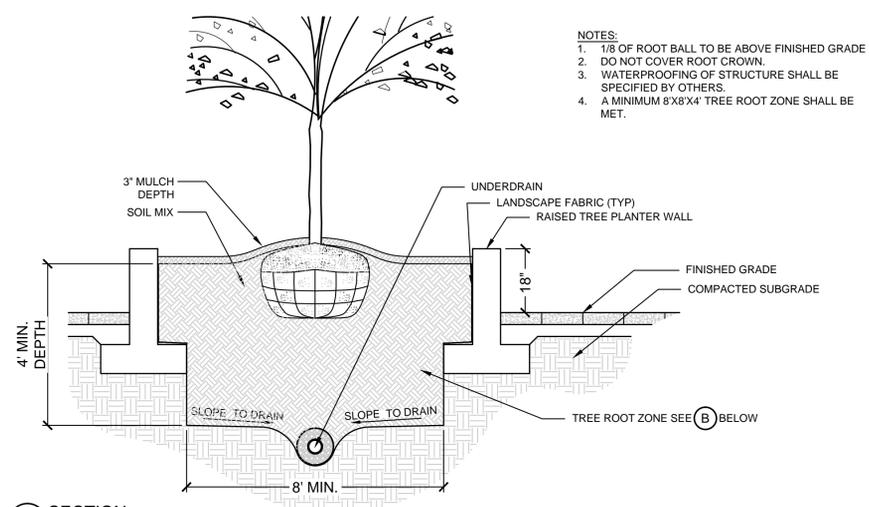
NOTE: PROPOSED VDOT LIMIT OF MAINTENANCE AND ROW LINES ARE SHOWN ON THE TREE DETAILS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO WRITTEN PROFFERS FOR DEFINED OWNERSHIP AND MAINTENANCE LINES.



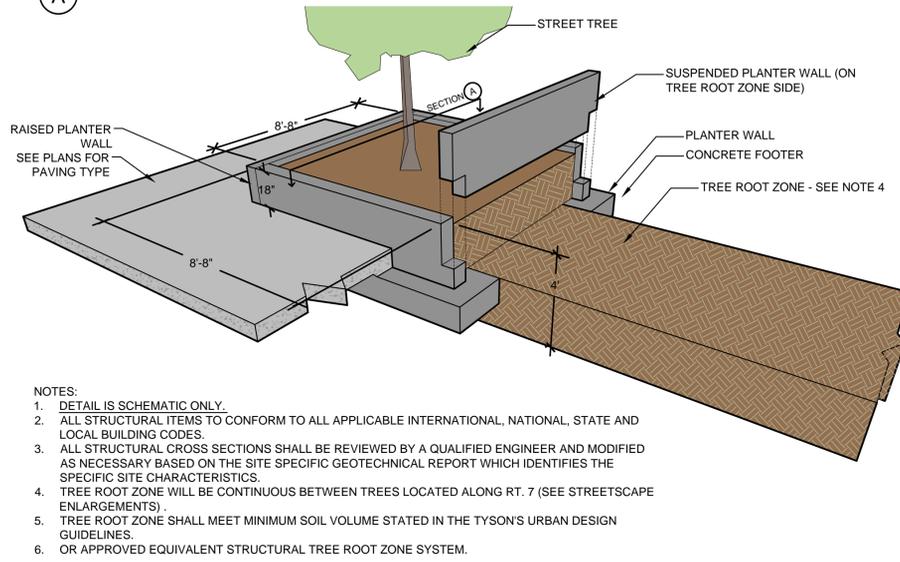
1 TREE PIT AT UTILITY VAULT (MADISON STREET) 08A-XXX
 L.016 SECTION 1/8" = 1'-0"



2 TYPICAL TREE PLANTING ON STRUCTURE 08A-212
 L.016 SECTION NTS



3 TYPICAL TREE PLANTING IN RAISED PLANTER 08A-212
 L.016 SECTION / EXPLODED VIEW NTS



B EXPLODED VIEW