

# 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

#### APPLICANT'S REPRESENTATIVE

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

#### ARCHITECT

MTFA ARCHITECTURE, INC  
5200 LEE HIGHWAY  
ARLINGTON, VA 22207  
703-524-6616  
MICHAEL FOSTER

#### CIVIL ENGINEER

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

#### LANDSCAPE ARCHITECT

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

#### TRANSPORTATION

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

APRIL 4, 2013  
REV. JULY 15, 2013  
REV. NOVEMBER 1, 2013  
REV. MARCH 31, 2014  
REV. JULY 3, 2014  
REV. AUGUST 14, 2014  
REV. OCTOBER 1, 2014



#### CONCEPTUAL DEVELOPMENT RENDERING

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



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**NOTES**

- OWNER/APPLICANT:  
TYSONS WESTPARK LC  
C/O DITMAR COMPANY  
8521 OLD COURTHOUSE ROAD  
VENNA 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 CORNER 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 CORNER CENTER AS DESCRIBED IN SECTION 16-102 OF THE ZONING ORDINANCE.
- ALL NECESSARY PUBLIC UTILITIES, INCLUDING PUBLIC WATER AND SEWER, ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE FOR THE PROPOSED DEVELOPMENT.
- SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREON ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREON. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS GAZEBOS, PLANTERS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES, WATER FOUNTAINS, OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREON MAY BE PROVIDED AS LONG AS THE RESULT OF 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, ORIGINAL COMMUNITY-PLANNING NUMBER S100008E, 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(4), 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 COP.
- ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING AN AMENDMENT TO THE COP, THESE USES MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:  
-ACCESSORY STRUCTURES  
-FLAG POLES  
-FENCES  
-SCREENS, CANOPIES, AWNINGS, CAVES AND OTHER SIMILAR FEATURES  
-OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOPS  
-AIR CONDITIONERS, HEAT PUMPS, 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.
- 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 COP, RATHER, OUTDOOR DINING MAY BE PROVIDED IN ANY AREA WHERE THE USE INCLUDES DINING ACTIVITY AND WILL BE INDICATED AT THE TIME OF FDP.
  - WAIVER OF SECTION 6-506(1) REQUIRING A MINIMUM DISTRICT SIZE OF 10 ACRES.
- ZONING ORDINANCE ARTICLE 10 – ACCESSORY USES, ACCESSORY SERVICE USES, HOME OCCUPATIONS
- WAIVER OF MAXIMUM FENCE HEIGHT AROUND OUTDOOR RECREATION AREAS AS PERMITTED BY SECTION 10-104.3C TO PERMIT A MAXIMUM FENCE HEIGHT OF 8 FEET.
- ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING
- MODIFICATION OF ZONING ORDINANCE SECTION 11-102(2) 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 COP.
  - WAIVER OF SECTION 11-302.2 TO ALLOW PRIVATE STREETS GREATER THAN 600 FEET IN LENGTH.
  - MODIFICATION OF SECTION 11-201 AND SECTION 11-203 TO REDUCE THE REQUIRED NUMBER OF LOADING SPACES BELOW ORDINANCE REQUIREMENTS TO THE NUMBER SHOWN ON THE COP.
- ZONING ORDINANCE ARTICLE 13 – LANDSCAPING
- MODIFICATION OF THE TYSONS CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE COP.
  - WAIVER OF THE TREE PRESERVATION TARGET PER ZONING ORDINANCE SECTION 13-400. THIS MODIFICATION IS PERMITTED BASED ON TWO (2) ALLOWABLE DEVIATIONS IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THE FIRST IS 12-0507.3A(1), WHICH STATES, "MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE." THE SECOND IS 12-0507.3A(3), WHICH STATES, "CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN 12-0403.
  - MODIFICATION OF SECTION 13-202.6 FOR LANDSCAPE DESIGN OVER PARKING STRUCTURES TO SATISFY TREE COVER AND OTHER REQUIREMENTS THROUGH THE USE OF INNOVATIVE PLANTING DESIGN AND TECHNIQUES.
- ZONING ORDINANCE ARTICLE 17 – SITE PLAN
- WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE COP).
  - WAIVER OF SECTION 17-201(7) REQUIRING NO PARKING SIGNS ALONG TRAVEL WAYS (EXCEPT PUBLIC STREETS) AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTERS, MEANS AND METHOD OF PARKING CONTROL, SIGNAGE, TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR OF DPWS.
  - WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON ROAD BIKE TRAIL SYSTEM SHOWN ON THE COP. 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 COP. DEDICATION AND IMPROVEMENTS SHOWN ON THE COP 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.

**LAND USE MIX AND FAR**

Use	GFA	Percentage of Total	FAR
Hotel	1,680,000-1,489,500	91-11%	
Residential	1,051,000 - 1,305,000	90-41%	
Retail/Service	11,000 -16,500	+1%	
Retail/Service/Residential	6,000 - 8,000	+1%	
<b>TOTAL</b>	<b>1,168,000 - 1,489,500</b>		<b>8.00 - 8.37</b>

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 6-1307.2C 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 7-800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES SHALL COUNT TOWARD REQUIRED PARKING.
  - MODIFICATION OF SECTION 7-802.2 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 COP.
  - 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 12-0510.4(E) 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**

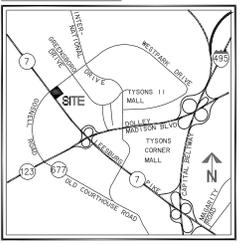
- 20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE HOUSING UNITS AND SHALL MEET THE REQUIREMENTS AS OUTLINED IN THE TYSONS CORNER COMPREHENSIVE PLAN. SAID UNITS SHALL BE LOCATED ON-SITE AS OUTLINED IN THE PROFFERS.

**DEVELOPMENT TABULATIONS**

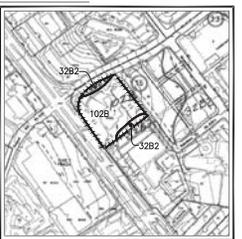
Building	Height [1]		Stories [2]	Use [3]	GFA By Use		Building GFA		Dwelling Units	WDUs [4]	Required Parking [5] [6]		Loading [7]
	Min	Max			Min	Max	Min	Max			Min	Max	
D1	200'	330'	20-31	Residential	480,000	615,000	491,000	628,500	480-610	96-122	480-610	696-888	2
				Retail/Service	11,000	13,500					0	36-51	
D2	200'	330'	20-31	Residential	671,000	690,000	677,000	698,000	571-690	114-138	571-690	828-1,001	2
				Retail/Service/Residential	6,000	8,000					0	18-30	
D3	140'	220'	10-14	Hotel (150-300 keys)	100,000	160,000	100,000	163,000			160-300	0	2
				Retail/Service	0	3,000					0	0	
TOTAL				Hotel	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
				Residential	1,051,000	1,305,000							
				Retail/Service/Residential	6,000	8,000							
				Retail/Service	11,000	16,500							

- BUILDING HEIGHT IS MEASURED FROM AVERAGE GRADE AND INCLUDES MECHANICAL PENTHOUSES AND ARCHITECTURAL ELEMENTS. SEE PROFFERS.
- THE NUMBERS OF STORES SHOWN REPRESENT STORES ABOVE THE POOLUM. THE NUMBERS OF STORES ARE CONCEPTUAL AND MAY BE ADJUSTED AT COP 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 DISTRICTS. 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 COP. 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 RATIOS SET FORTH IN SECTION 6-509 OF THE ZONING ORDINANCE.
- PARKING PROVIDED IS ESTIMATED; THE APPLICANTS RESERVE THE RIGHT TO PROVIDE MORE OR LESS PARKING WITHIN EACH BUILDING AT THE TIME OF FDP APPROVAL PROVIDED THE MAXIMUM PARKING RATES SET FORTH IN SECTION 6-509 ARE NOT EXCEEDED AT THE BUILD-OUT OF THE OVERALL DEVELOPMENT.
- 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

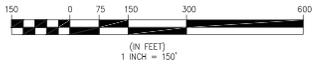
Engineers • Surveyors • Planners  
Landscape Architects • Arborists

**WALTER L. PHILLIPS**  
INCORPORATED

1100 N. WILSON ROAD, SUITE 100  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 532-1301  
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DATE: 04/23/24 REV: 7/15/2024, 3/10/2024, 5/10/2024, 8/14/2024, 10/10/24  
SCALE: AS NOTED

CHECKED: AW  
DRAWN: MWMT

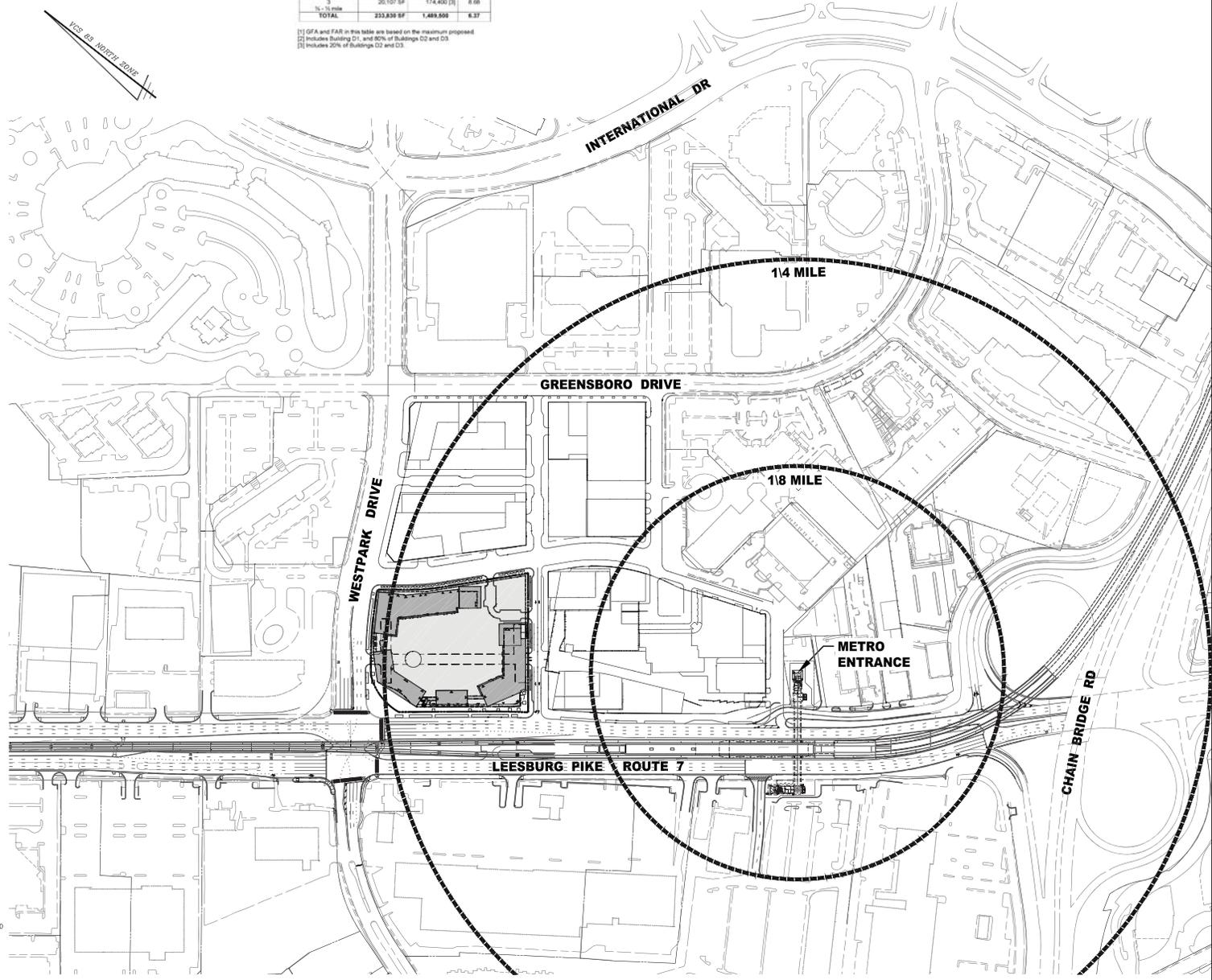


VCC 66, NOV 27, 2015

**INTENSITY TIERS AND FAR [1]**

Intensity Tiers	Land Area	GFA	FAR
2	213,723 SF	1,316,100 [2]	6.16
1/4 mile	26,107 SF	174,400 [3]	6.68
1/8 mile	333,839 SF	1,489,508	6.37
<b>TOTAL</b>			

[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.

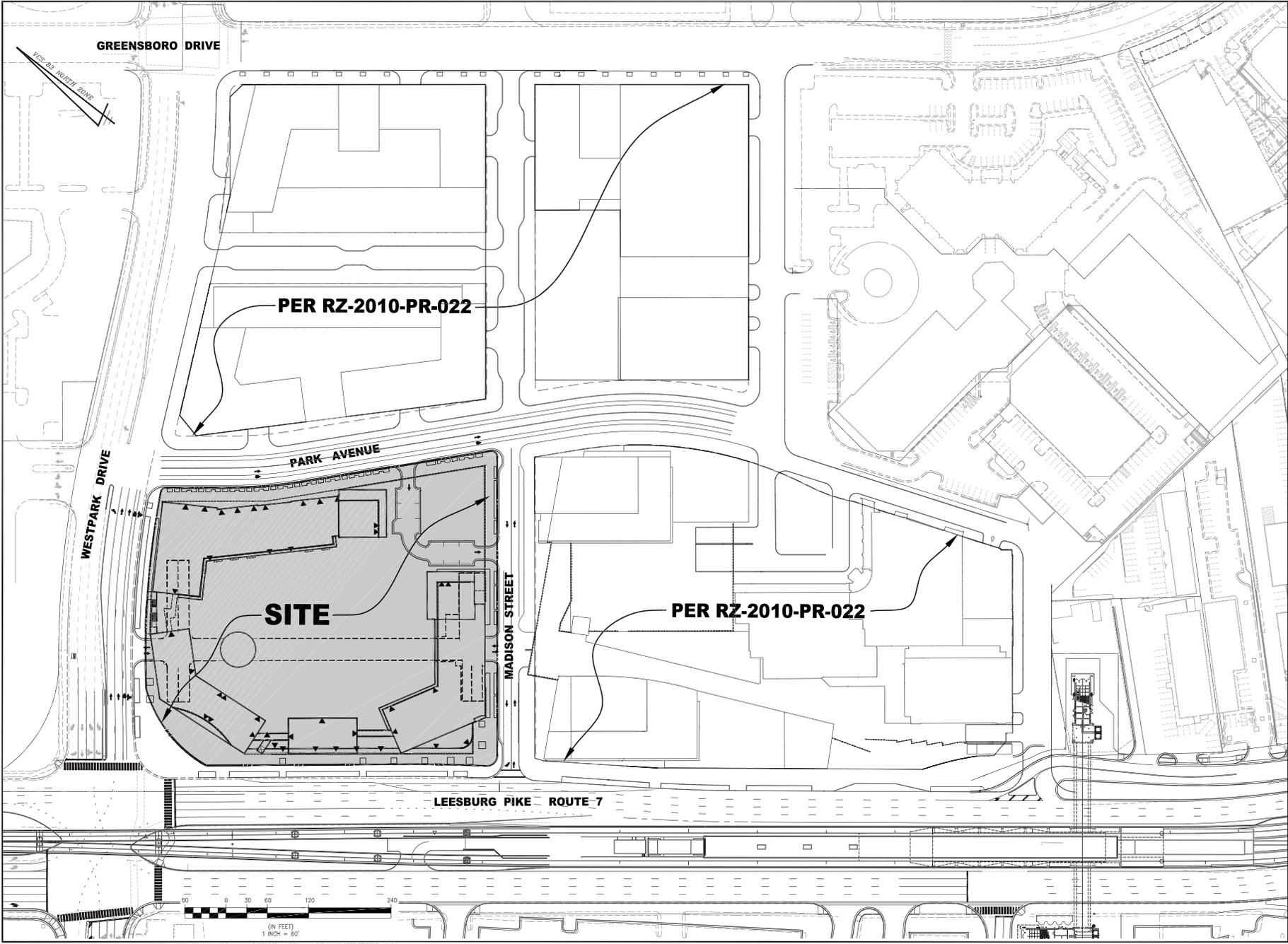


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NO.	DESCRIPTION	REVISION APPROVED BY		DATE	
		BY	DATE	APPROVED	DATE

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



**LOCAL CONTEXT PLAN**

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

NO.	DESCRIPTION	REVISION APPROVED BY		DATE	
		DATE	BY	APPROVED	DATE



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SCALE: 1" = 60'  
 DATE: 04/23/13, REV: 01/28/13, 01/28/14, 01/28/14  
 DRAWN: JMW/TT  
 CHECKED: AV



NO.	DESCRIPTION	DATE	APPROVED BY	DATE

**AS-BUILT TABLE (NAVD 1988)**  
**STORM SEWER**

SD 1255	SD 2068
CURB INLET TOP * 441.52	CURB INLET TOP * 447.31
15"ROP OUT (SD 1130) * 437.07	15"ROP OUT (SD 1656) * 441.78
SD 1130	SD 1656
MANHOLE TOP * 441.07	MANHOLE TOP * 447.27
15"ROP IN (NORTH) * 435.33	21"ROP IN (S WEST) * 441.36
15"ROP OUT (SD 1681) * 435.15	15"ROP IN (SD 2068) * 441.57
SD 1281	SD 1150
CURB INLET TOP * 445.24	CURB INLET TOP * 448.24
15"ROP OUT (SD 1287) * 439.76	15"ROP OUT (S WEST) * 442.04
SD 1287	SD 1650
CURB INLET TOP * 441.78	MANHOLE TOP * 445.59
15"ROP IN (SD 1281) * 437.00	15"ROP IN (SD 1150) * 441.91
15"ROP OUT (SD 1676) * 434.45	21"ROP IN (SD 1656) * 438.91
SD 1676	21"ROP OUT (SD 1650) * 440.90
MANHOLE TOP * 438.86	NO FINISHED BOTTOM
FULL OF WATER	SD 1153
SD 1681	CURB INLET TOP * 443.52
MANHOLE TOP * 440.02	15"ROP OUT (S WEST) * 437.82
15"ROP IN (SD 1130) * 433.07	NO FINISHED BOTTOM
42"ROP IN (SD 1676) * 431.60	SD 1661
42"ROP OUT (S WEST) * 431.50	MANHOLE TOP * 443.07
SD 1132	21"ROP IN (SD 1153) * 437.36
CURB INLET TOP * 439.88	21"ROP IN (SD 1650) * 437.25
15"ROP OUT (SD 1137) * 436.13	21"ROP OUT (SD 1685) * 437.21
STANDING WATER	SD 1137
NO FINISHED BOTTOM	CURB INLET TOP * 440.55
SD 1148	15"ROP IN (SD 1132) * 435.65
GRATE TOP * 441.54	15"ROP IN (SD 1611) * 434.62
INV OUT (SD 1146) * 431.92	42"ROP IN (SD 1136) * 430.90
SD 1146	42"ROP OUT (SD 1680) * 430.70
GRATE TOP * 440.11	SD 1685
CENTERLINE INV * 431.23	MANHOLE TOP * 440.35
SD 1145	42"ROP IN (SD 1137) * 430.55
VAULT ACCESS TOP * 440.07	42"ROP IN (SD 1681) * 430.42
SD 1251	42"ROP OUT (S WEST) * 430.40
CURB INLET TOP * 442.97	SD 1690
24"ROP IN (N WEST) * 437.47	MANHOLE TOP * 438.88
24"ROP OUT (SD 1250) * 437.37	15"ROP IN (S EAST) * 439.95
SD 1250	15"ROP IN (SD 1451) * 430.89
MANHOLE TOP * 440.84	42"ROP OUT (S WEST) * 423.61
24"ROP IN (SD 1291) * 436.00	SD 1136
24"ROP OUT (SD 1136) * 435.81	MANHOLE TOP * 440.07
SD 1136	17"STEEL IN (DOTTED) * 434.50
MANHOLE TOP * 440.07	24"ROP IN (NORTH) * 434.25
17"STEEL IN (DOTTED) * 434.50	15"ROP IN (SD 1145) * 430.89
24"ROP IN (NORTH) * 434.25	42"ROP OUT (SD 1137) * 430.78
15"ROP IN (SD 1145) * 430.89	
42"ROP OUT (SD 1137) * 430.78	

**SANITARY SEWER**

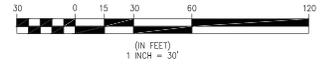
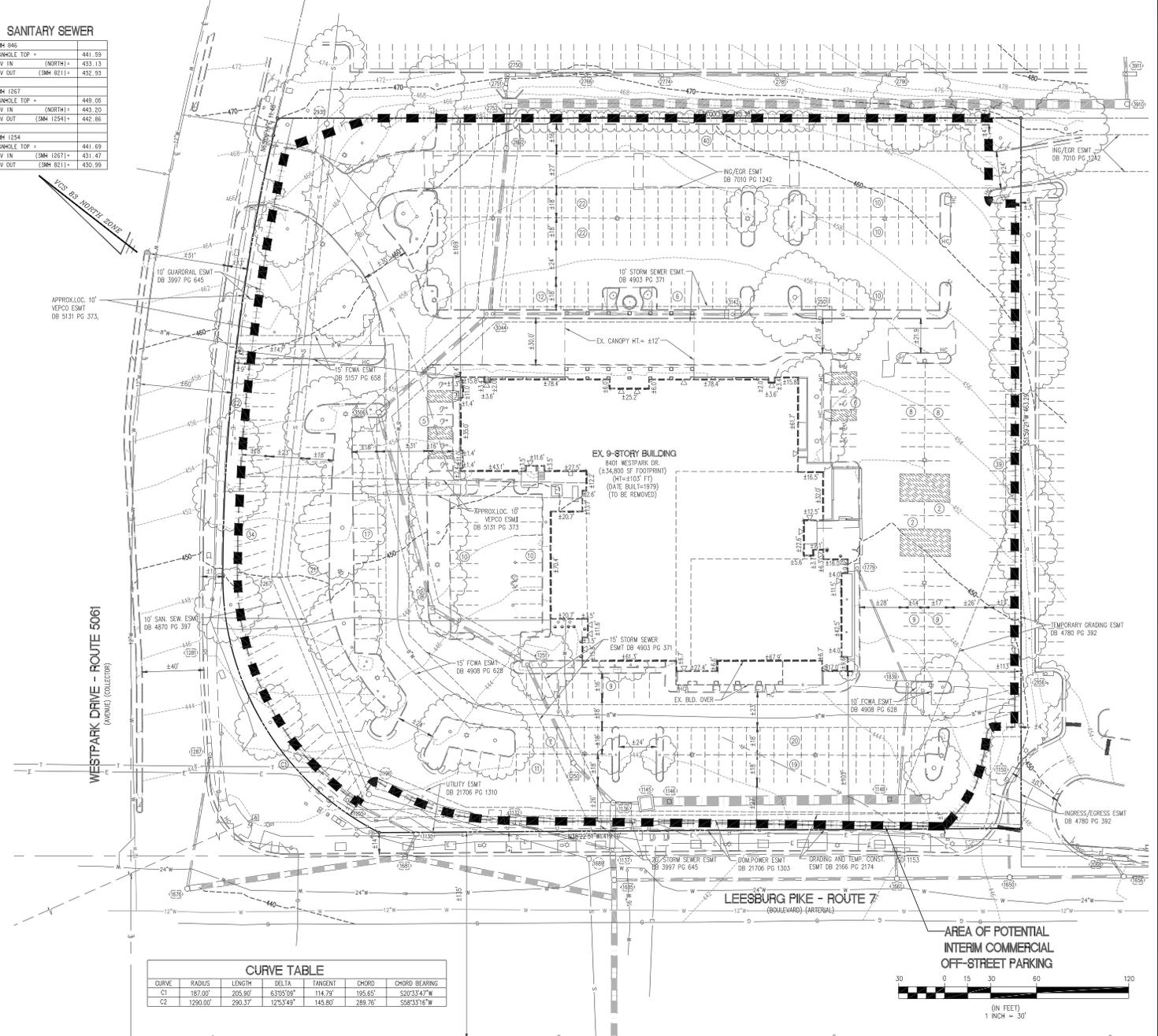
SM 846	SM 1267
MANHOLE TOP * 441.59	MANHOLE TOP * 449.06
INV IN (NORTH) * 433.13	INV IN (NORTH) * 443.20
INV OUT (SM 821) * 432.93	INV OUT (SM 1254) * 442.86
SM 1267	SM 1254
MANHOLE TOP * 449.06	MANHOLE TOP * 441.69
INV IN (SM 1267) * 431.47	INV IN (SM 1254) * 430.99
INV OUT (SM 821) * 430.99	

**LEGEND**

DESCRIPTION	EXISTING
CURB & GUTTER	---
CG-2	---
TRANSITION FROM CG-6 TO CG-2	---
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	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°10'30"	114.78'	195.65'	S20°13'14"W
C2	1290.00'	290.37'	12°53'49"	145.80'	289.76'	S58°33'16"W



Mr. Michael Knapp, Director UFMD  
Forest Conservation Branch, DPW&ES  
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-branch 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% (5.36 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 (5.36 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 grid, 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 12-0403.3B, 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 requirements 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. Gwartakovich*  
John L. Gwartakovich, 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

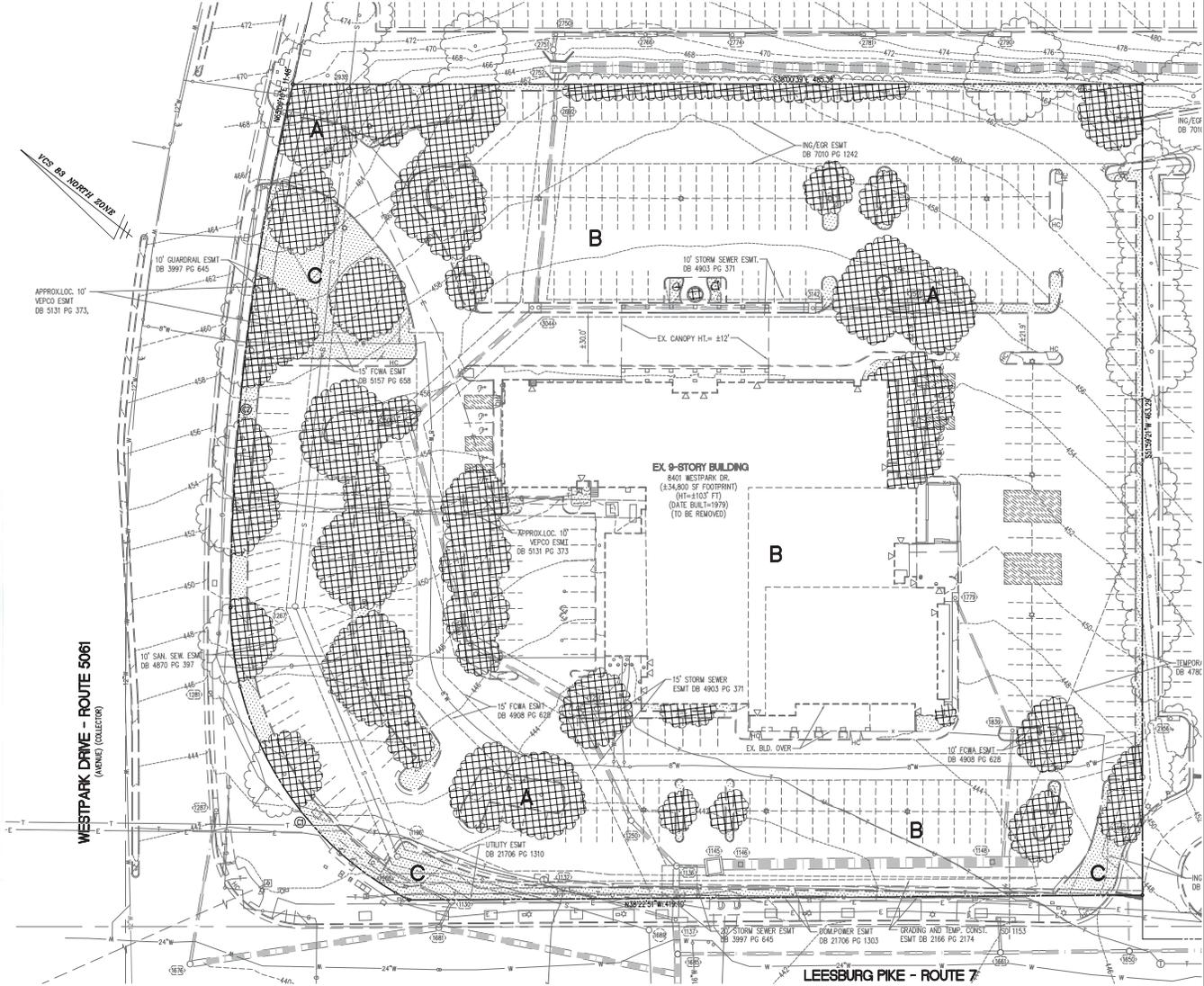
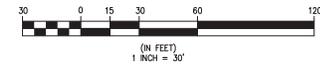
- A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM) 46,020 SF
- B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY 20%
- C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (TARGET = 29,360 SF) (TOTAL SITE AREA = 29,360 SF x .10)
- D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION (0 x .20) 20% = 4,602 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

EXISTING VEGETATION MAP INFORMATION					
KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE
A	LANDSCAPED TREE CANOPY	PN OAK, RED MAPLE, WHITE PINE, HONEYLOCUST	N/A	FAIR	46,020 SF 1.0545 AC
B	DEVELOPED LAND	BUILDINGS, PARKING AREAS, WALKS, ETC.	N/A	N/A	176,506 SF 4.0520 AC
C	MAINTAINED GRASSLANDS	LANDSCAPED AREAS	N/A	N/A	11,305 SF 0.2595 AC

TOTAL SITE AREA: 233,830 SF  
5.3680 AC

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	187.00'	205.90'	63.9570°	114.73'	195.85'	S20/33.47°W
C2	1290.00'	290.37'	12.3349°	145.80'	289.78'	S88/33.16°W



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

**WALTER L. PHILLIPS**  
INCORPORATED  
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NO.	DESCRIPTION	REVISION APPROVED BY		DATE	
		BY	DATE	APPROVED	DATE

CHECKED: AV  
DRAWN: UMHT  
SCALE: 1" = 30'  
DATE: 02/19/13  
REV: 02/19/13  
REV: 02/19/13

**LEGEND**

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER	
	TRANSITION FROM CC-6 TO CC-RR	
	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 (CC-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	
	LOW POINT	
	LIMITS OF CLEARING AND GRADING	

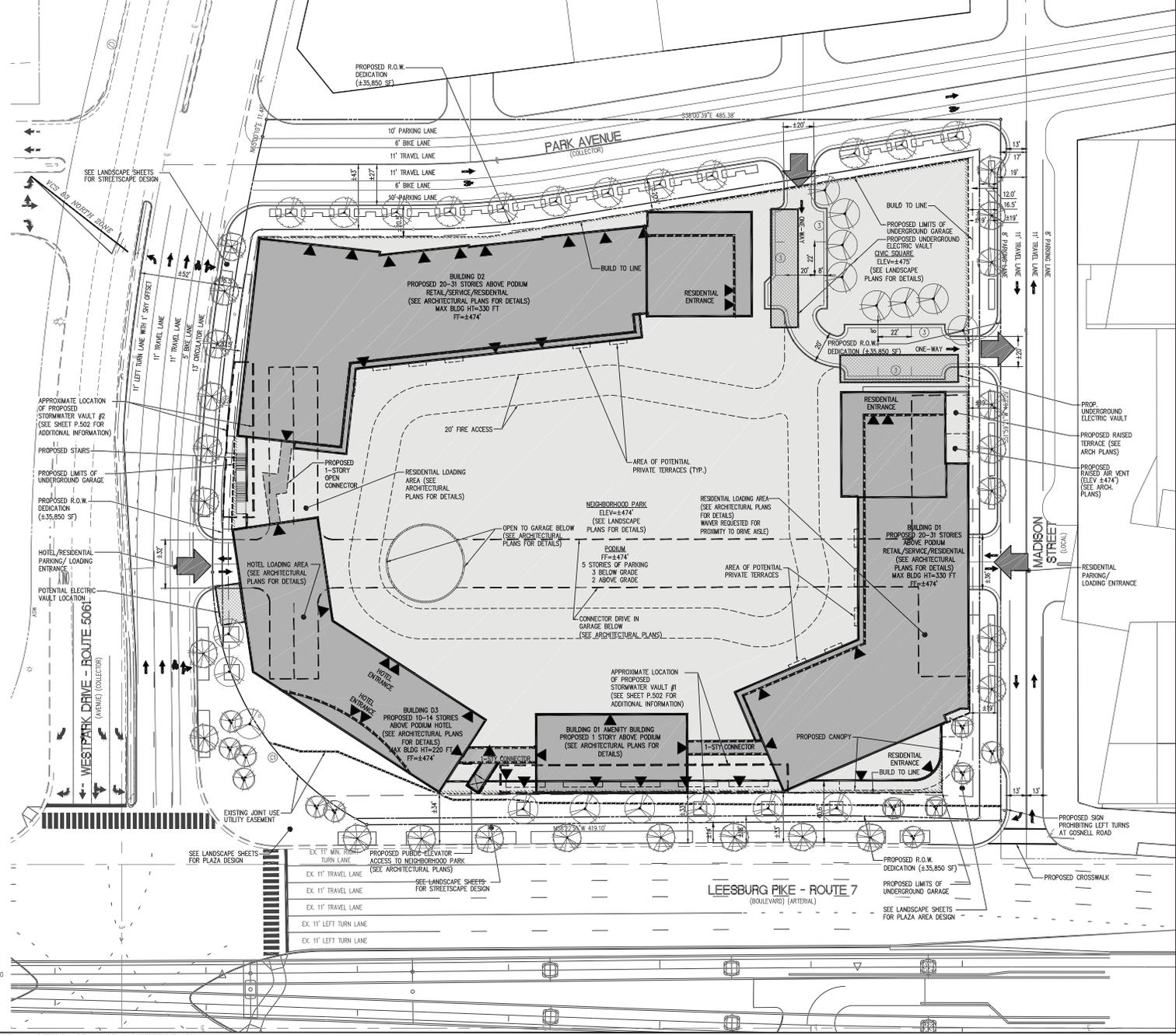
**NOTE**

- 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 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°52'49"	145.80'	289.76'	S88°33'16"W

30 0 15 30 60 120  
(IN FEET)  
1 INCH = 30'



**CONCEPTUAL DEVELOPMENT PLAN**

**WESTPARK PLAZA**

**CONCEPTUAL DEVELOPMENT PLAN**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

Engineers • Planners  
Landscape Architects • Arborists

**WALTER L. PHILLIPS**

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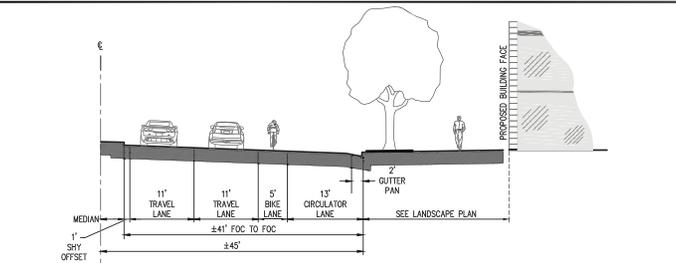
DATE: 04/23/15 REV: 11/05/15, 11/10/15, 3/01/2014, REV: 10/20/14, REV: 04/28/14, 10/10/14

SCALE: 1" = 30'

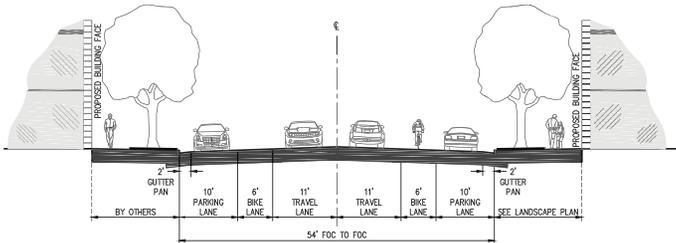
CHECKED: [Signature]  
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REVISION APPROVED BY

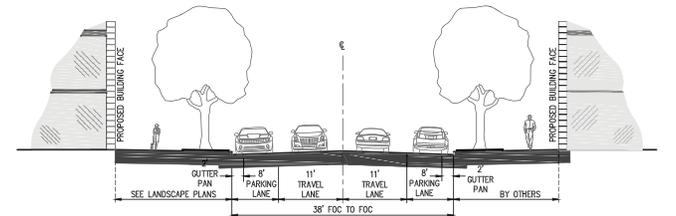
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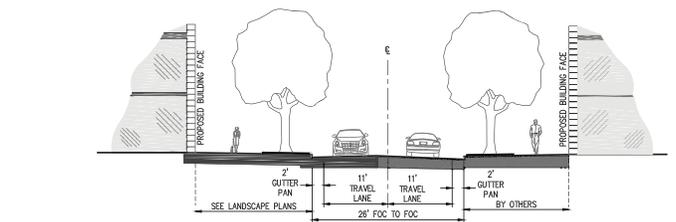
**WESTPARK DRIVE WIDENING  
AVENUE (PUBLIC)**  
SCALE: 1" = 10'



**PARK AVENUE  
COLLECTOR (PUBLIC)**  
SCALE: 1" = 10'

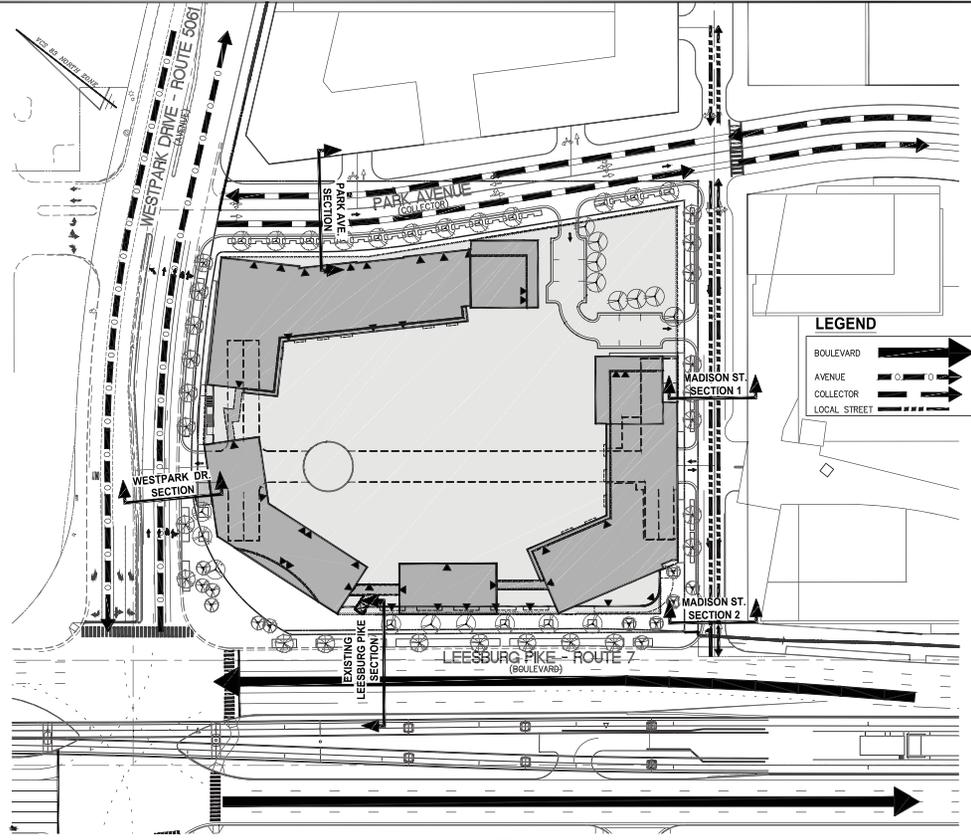
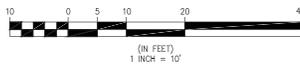


**MADISON STREET  
LOCAL (PUBLIC) - SECTION 1**  
SCALE: 1" = 10'

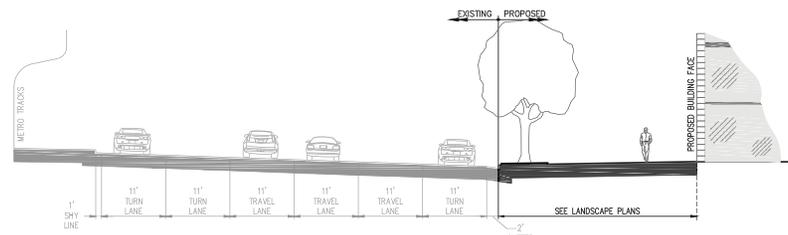


**MADISON STREET  
LOCAL (PUBLIC) - SECTION 2**  
SCALE: 1" = 10'

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



**PLAN VIEW**  
SCALE: 1"=60'



**LEESBURG PIKE ROUTE 7  
BOULEVARD (PUBLIC)**  
SCALE: 1" = 10'

**TRAFFIC CIRCULATION PLAN**

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

Engineers • Planners  
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**WALTER L. PHILLIPS**  
INCORPORATED

DATE: 04/23/14 REV: 11/20/13, 3/10/14  
REV: 7/20/14, 8/14/14, 10/1/14

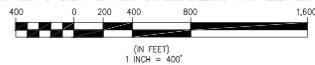
CHECKED: AV  
DRAWN: MWMT

NO.	DESCRIPTION	DATE	APPROVED BY	DATE	REVIEWED BY

**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	473.70	0.30
28	472.30	1.70
29	470.50	3.50
30	469.00	5.00
31	467.50	6.50
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	452.50	21.50
41	451.80	22.20
42	451.00	23.00
43	450.20	23.80
44	449.50	24.50
45	449.00	25.00
46	448.50	25.50
47	448.00	26.00
48	447.50	26.50
49	447.00	27.00
50	446.50	27.50
51	446.00	28.00
52	445.50	28.50
53	445.00	29.00
54	444.50	29.50
55	444.00	30.00
56	443.50	30.50
57	443.00	31.00
58	442.80	31.20
59	442.80	31.20
60	442.80	31.20
61	442.80	31.20
62	442.80	31.20
63	443.40	30.60
64	444.10	29.90
65	444.80	29.20
66	445.50	28.50
67	446.20	27.80
68	447.00	27.00
69	447.80	26.20
70	448.60	25.40
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73	451.00	23.00
74	451.80	22.20
75	452.60	21.40
76	453.40	20.60
77	454.20	19.80
78	455.00	19.00
79	455.80	18.20
80	456.60	17.40
81	457.40	16.60
82	458.20	15.80
83	459.00	15.00
84	459.80	14.20
85	460.60	13.40
86	461.40	12.60
87	462.20	11.80
88	463.00	11.00
89	463.80	10.20
90	464.60	9.40
91	465.40	8.60
92	466.20	7.80
93	467.00	7.00
94	467.80	6.20
95	468.60	5.40
96	469.40	4.60
97	470.20	3.80
98	471.00	3.00
99	471.80	2.20
100	472.60	1.40
101	473.40	0.60
102	474.20	-0.20
103	475.00	-1.00
104	475.80	-1.80
105	476.60	-2.60
106	477.40	-3.40
107	478.20	-4.20
108	479.00	-5.00
109	479.80	-5.80
110	480.60	-6.60
111	481.40	-7.40
112	482.20	-8.20
113	483.00	-9.00
114	483.80	-9.80
115	484.60	-10.60
116	485.40	-11.40
117	486.20	-12.20
118	487.00	-13.00
119	487.80	-13.80
120	488.60	-14.60
121	489.40	-15.40
122	490.20	-16.20
123	491.00	-17.00
124	491.80	-17.80
125	492.60	-18.60
126	493.40	-19.40
127	494.20	-20.20
128	495.00	-21.00
129	495.80	-21.80
130	496.60	-22.60
131	497.40	-23.40
132	498.20	-24.20
133	499.00	-25.00
134	499.80	-25.80
135	500.60	-26.60
136	501.40	-27.40
137	502.20	-28.20
138	503.00	-29.00
139	503.80	-29.80
140	504.60	-30.60
141	505.40	-31.40
142	506.20	-32.20
143	507.00	-33.00
144	507.80	-33.80
145	508.60	-34.60
146	509.40	-35.40
147	510.20	-36.20
148	511.00	-37.00
149	511.80	-37.80
150	512.60	-38.60
151	513.40	-39.40
152	514.20	-40.20
153	515.00	-41.00
154	515.80	-41.80
155	516.60	-42.60
156	517.40	-43.40
157	518.20	-44.20
158	519.00	-45.00
159	519.80	-45.80
160	520.60	-46.60
161	521.40	-47.40
162	522.20	-48.20
163	523.00	-49.00
164	523.80	-49.80
165	524.60	-50.60
166	525.40	-51.40
167	526.20	-52.20
168	527.00	-53.00
169	527.80	-53.80
170	528.60	-54.60
171	529.40	-55.40
172	530.20	-56.20
173	531.00	-57.00
174	531.80	-57.80
175	532.60	-58.60
176	533.40	-59.40
177	534.20	-60.20
178	535.00	-61.00
179	535.80	-61.80
180	536.60	-62.60
181	537.40	-63.40
182	538.20	-64.20
183	539.00	-65.00
184	539.80	-65.80
185	540.60	-66.60
186	541.40	-67.40
187	542.20	-68.20
188	543.00	-69.00
189	543.80	-69.80
190	544.60	-70.60
191	545.40	-71.40
192	546.20	-72.20
193	547.00	-73.00
194	547.80	-73.80
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199	551.80	-77.80
200	552.60	-78.60
201	553.40	-79.40
202	554.20	-80.20
203	555.00	-81.00
204	555.80	-81.80
205	556.60	-82.60
206	557.40	-83.40
207	558.20	-84.20
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209	559.80	-85.80
210	560.60	-86.60
211	561.40	-87.40
212	562.20	-88.20
213	563.00	-89.00
214	563.80	-89.80
215	564.60	-90.60
216	565.40	-91.40
217	566.20	-92.20
218	567.00	-93.00
219	567.80	-93.80
220	568.60	-94.60
221	569.40	-95.40
222	570.20	-96.20
223	571.00	-97.00
224	571.80	-97.80
225	572.60	-98.60
226	573.40	-99.40
227	574.20	-100.20
228	575.00	-101.00
229	575.80	-101.80
230	576.60	-102.60
231	577.40	-103.40
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233	579.00	-105.00
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240	584.60	-110.60
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272	610.20	-136.20
273	611.00	-137.00
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281	617.40	-143.40
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284	619.80	-145.80
285	620.60	-146.60
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290	624.60	-150.60
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353	675.00	-201.00
354	675.80	-201.80
355	676.60	-202.60
356	677.40	-203.40
357	678.20	-204.20
358	679.00	-205.00
359	679.80	-205.80
360	680.60	-206.60
361	681.40	-207.40
362</		

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.

Engineers • Surveyors • Planners  
 Landscape Architects • Arborists  
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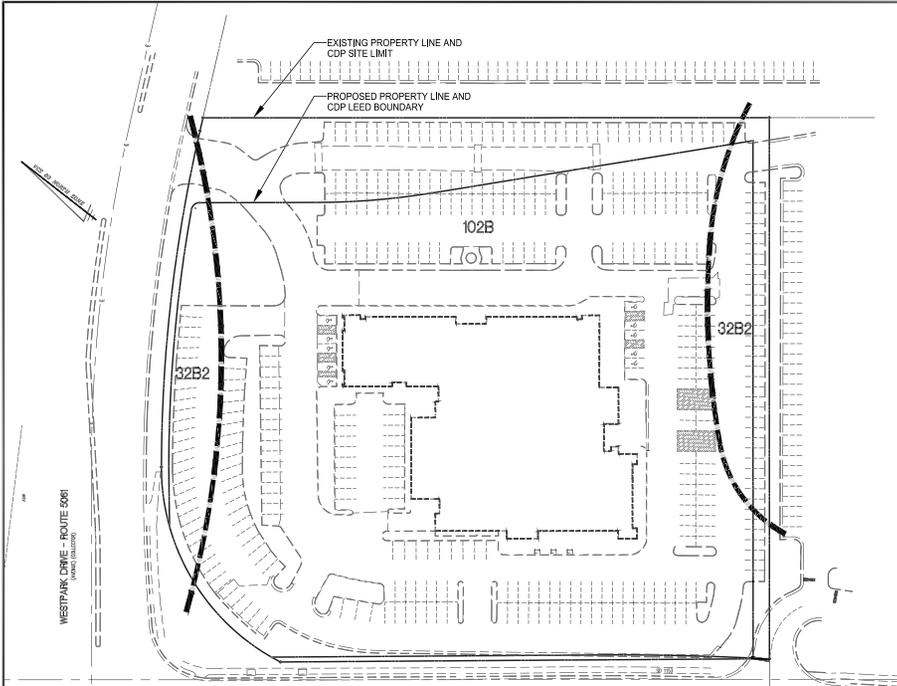
DATE: 04/23/15 REV: 01/28/15, 03/10/14, 03/10/14  
 REV: 02/20/14, 04/28/14, 10/10/14  
 SCALE: 1" = 400'

CHECKED: [ ]  
 DRAWN: [ ]



NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

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



**SOILS MAP**

SCALE: 1" = 50'

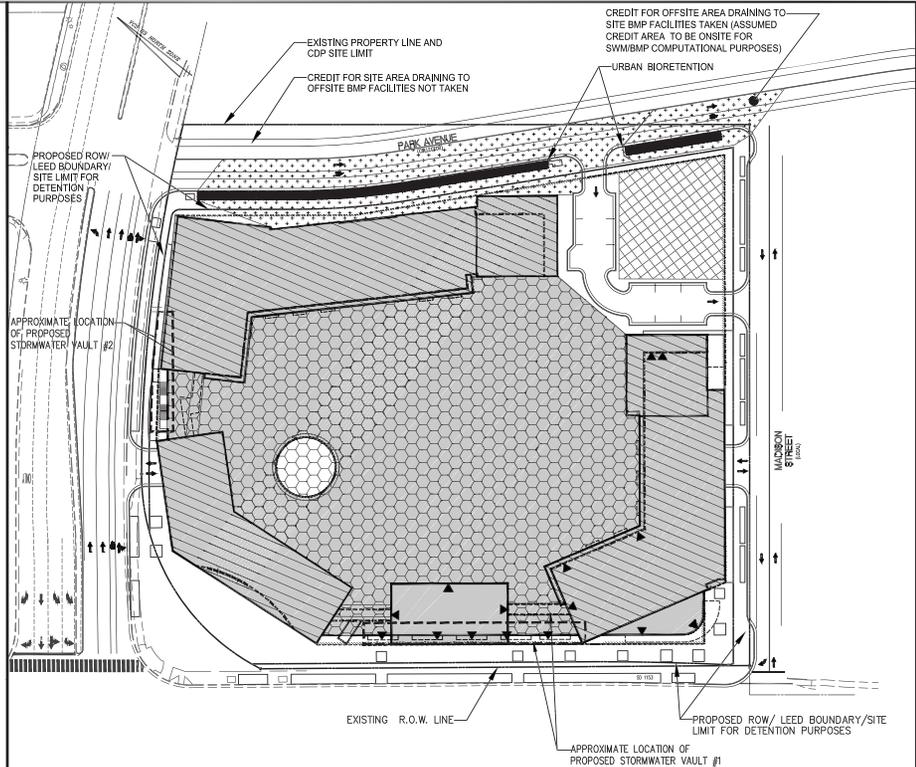
SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
32	DELANCO LOAM	POOR	MARGINAL	MEDIUM	III
102	WHEATON LOAM	GOOD	FAIR	HIGH	IVB

**AREAS BY SOIL TYPE**

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

102B: TOTAL AREA = 206,123 SF.  
PERVIOUS AREA = 25,480 SF.

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



**STORMWATER MANAGEMENT MAP**

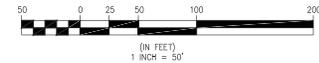
SCALE: 1" = 50'

**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



**STORMWATER MANAGEMENT PLAN**

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

Engineers • Planners • Architects • Landscape Architects • Arborists  
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DATE: 04/23/13 REV: 01/08/13, 11/12/13, 3/10/14, 10/12/14  
 REV: 02/20/14, 8/14/2014, 10/12/14

SCALE: 1" = 50'

CHECKED: [ ]  
 DRAWN: [ ]  
 IN CHARGE: [ ]

NO.	DESCRIPTION	DATE	APPROVED BY	DATE







CISTERN / DETENTION ROUTINGS - 1 YR STORM

Hydrograph Report

1

Hydraflow Hydrographs by Intelsolve v9.22

Monday, Mar 10, 2014

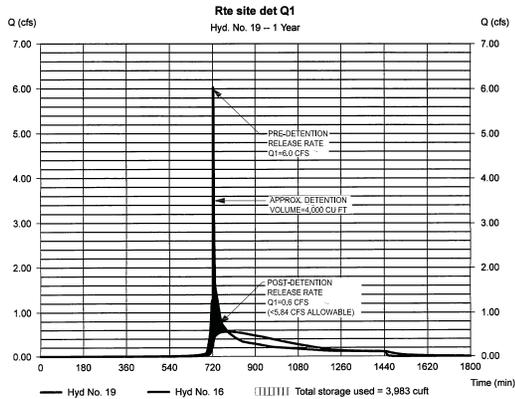
Hyd. No. 19

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 = 13,959 cuft  
 Max. Elevation = 101.35 ft  
 Max. Storage = 3,983 cuft

Storage Indication method used.



CISTERN / DETENTION ROUTINGS - 2 YR STORM

Hydrograph Report

1

Hydraflow Hydrographs by Intelsolve v9.22

Monday, Mar 10, 2014

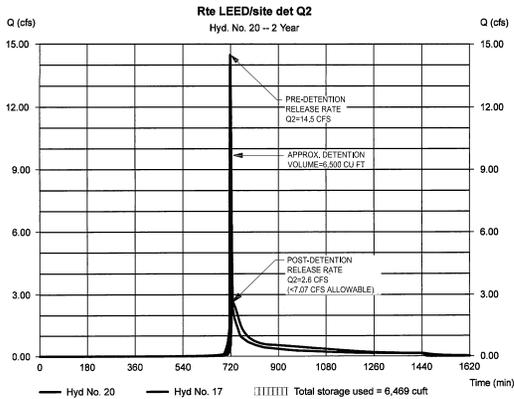
Hyd. No. 20

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/Max. Elevation  
 Reservoir name = detention vault

Peak discharge = 2.619 cfs  
 Time to peak = 728 min  
 Hyd. volume = 21,571 cuft  
 Max. Elevation = 102.19 ft  
 Max. Storage = 6,469 cuft

Storage Indication method used.



CISTERN / DETENTION ROUTINGS - 10 YR STORM

Hydrograph Report

1

Hydraflow Hydrographs by Intelsolve v9.22

Monday, Mar 10, 2014

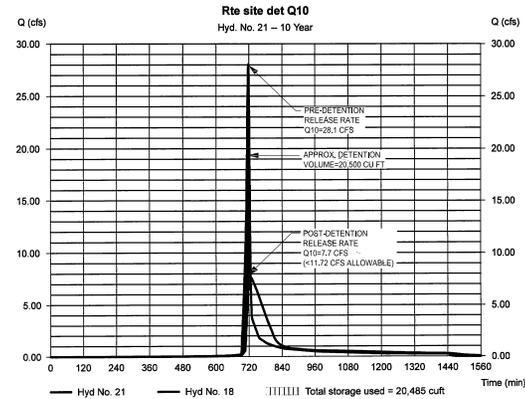
Hyd. No. 21

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 = 7.651 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"	(3) 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	5.37

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)	AREA RATIO (4)	"C" FACTOR (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	9%
*WATER SUPPLY OVERLAY DISTRICT (OCCOQUAN WATERSHED) =	50%
*CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) =	40%

\*CHESAPEAKE BAY PRESERVATION AREA (REDEVELOPMENT) =  
 $(1 - 9)(1 - PRE / (1 - POST)) \times 100 =$   
 $(1 - 9)(86.2 / 97.4) \times 100 = 20.3%$

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 BIOTRETENTION 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

Engineers • Planners  
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WALTER L. PHILLIPS  
 INC. PROFESSIONAL ENGINEER  
 DATE: 04/23/13 REV: 01/08/13, 03/02/14  
 REV: 02/20/14, 04/08/14, 05/02/14  
 DRAWN: JMM/MTT  
 CHECKED: AW

NO.	DESCRIPTION	DATE	BY	APPROVED	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:

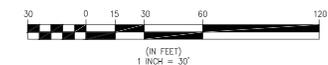
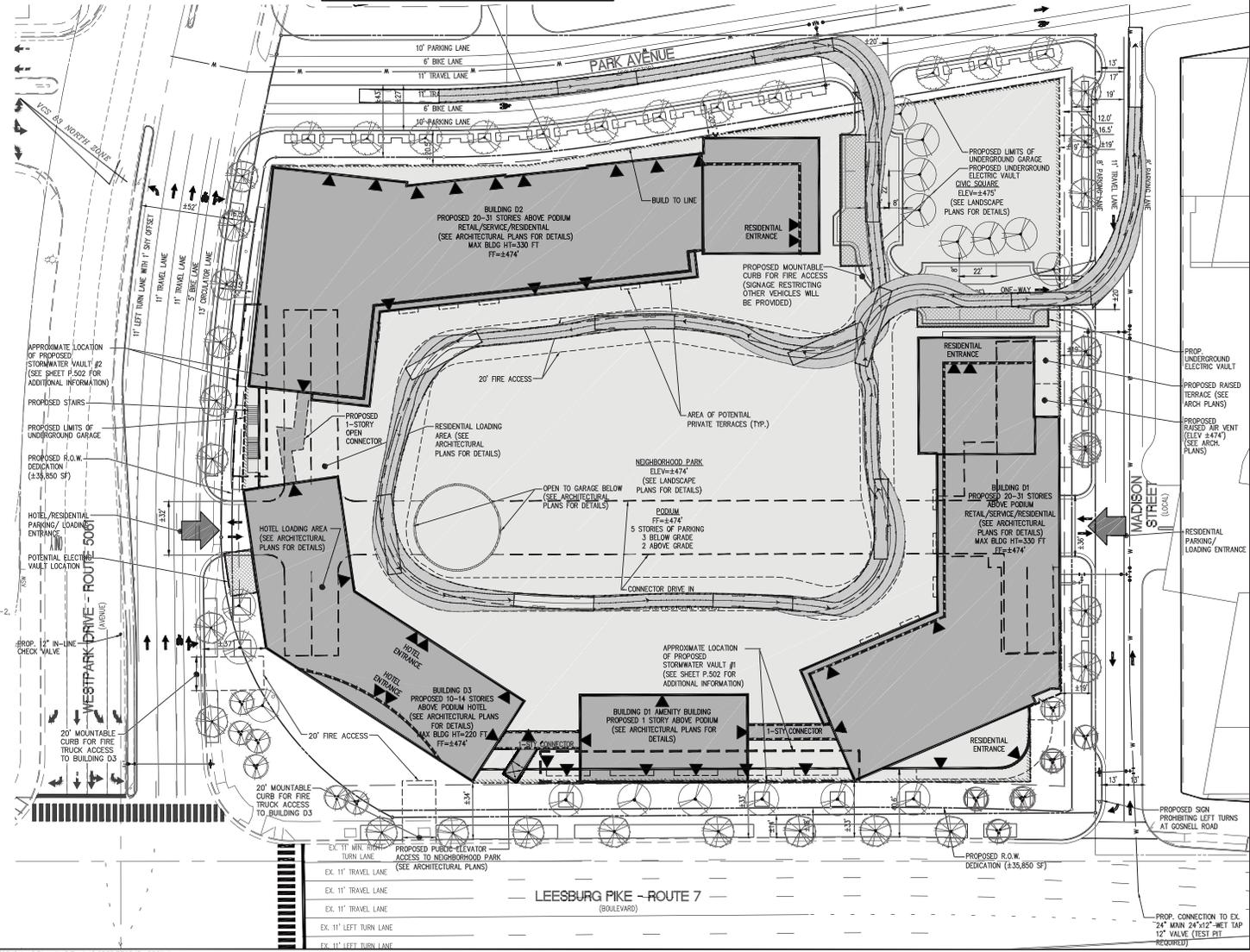
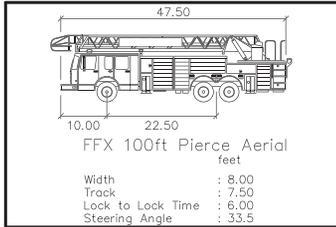
1. THE NEIGHBORHOOD PARK SITS ON A RAISED PODIUM ABOVE STRUCTURED PARKING. ALL PORTIONS OF THE PARK WHICH CAN BE ACCESSED BY EMERGENCY VEHICLES WILL BE DESIGNED AND CONSTRUCTED TO BE SUITABLE FOR FIRE TRUCK LOADING.
2. FIRE ACCESS LANES IN PARK ARE NOT REQUIRED TO BE DELINEATED WITH YELLOW PAINT OR REFLECTIVE 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, TRAIL 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; VEHICLES 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, PORCHES, 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 UNDERGROUND 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**

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



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DATE: 04/23/14 REV: 7/15/2013, 11/12/2013, 3/10/2014  
 REV: 7/25/2014, 8/12/2014, 10/1/2014

SCALE: 1" = 30'

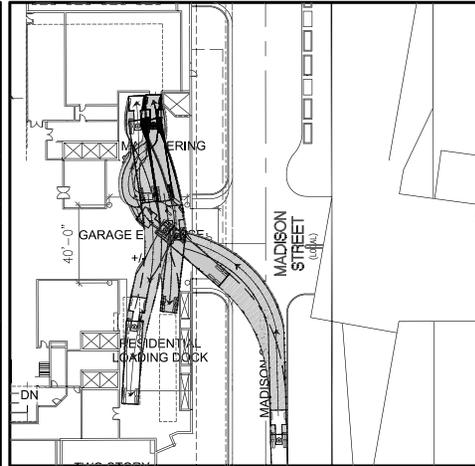
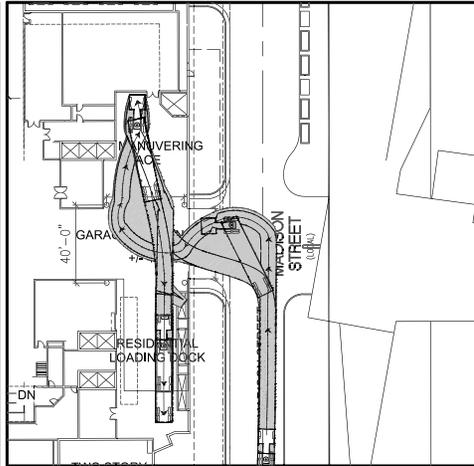
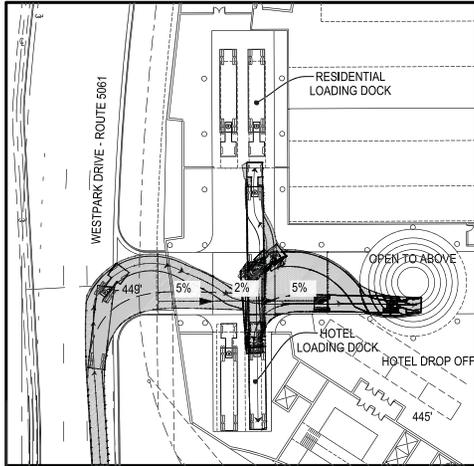
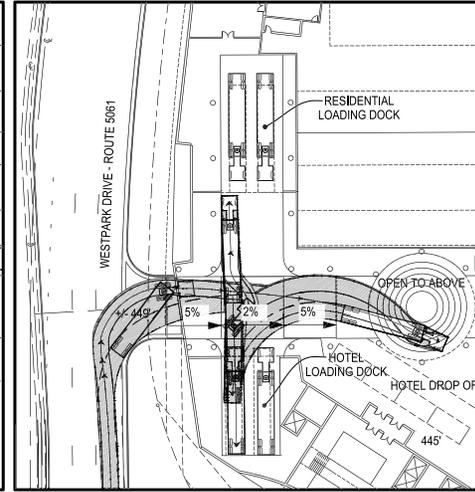
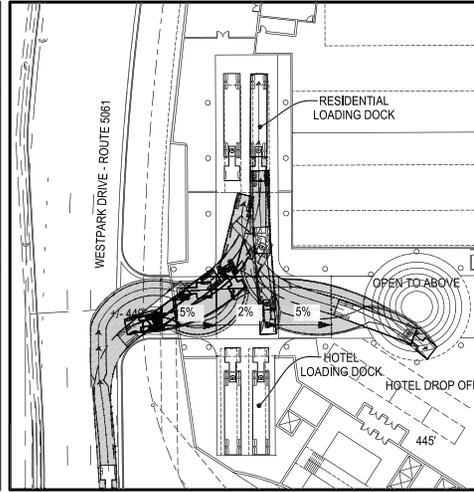
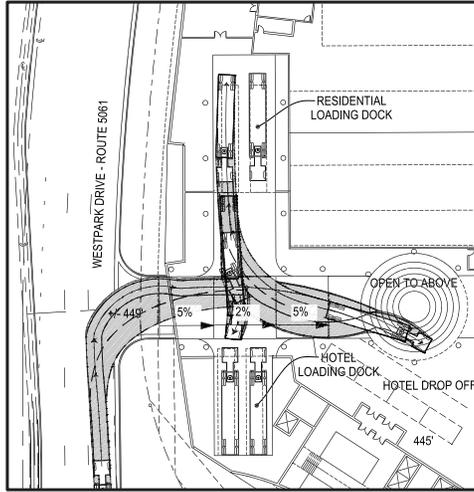
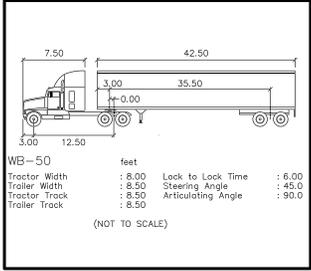
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 DRAWN: [ ]

REVISION APPROVED BY: [ ] DATE: [ ]  
 [ ] DATE: [ ]  
 [ ] DATE: [ ]  
 [ ] DATE: [ ]

NO. [ ] DESCRIPTION [ ]

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

SHEET: P-601



NOTE : CONCEPTUAL AND SUBJECT TO ADJUSTMENT

**LOADING CIRCULATION PLAN - ENTERING MOVEMENTS**

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

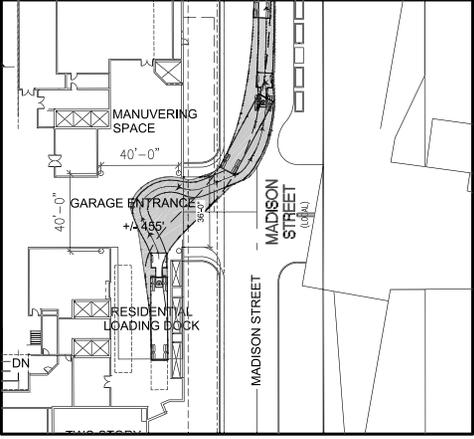
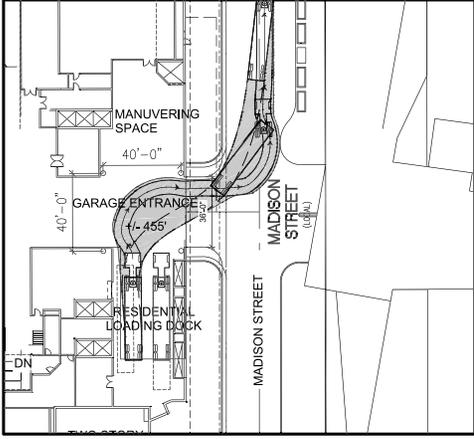
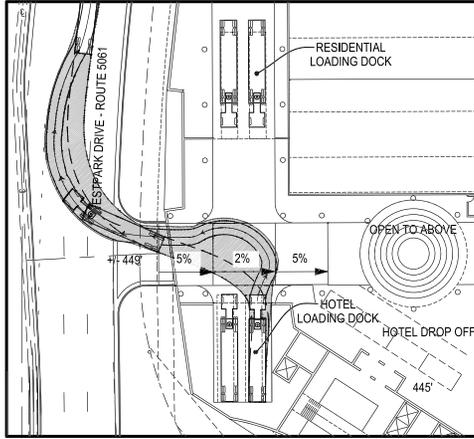
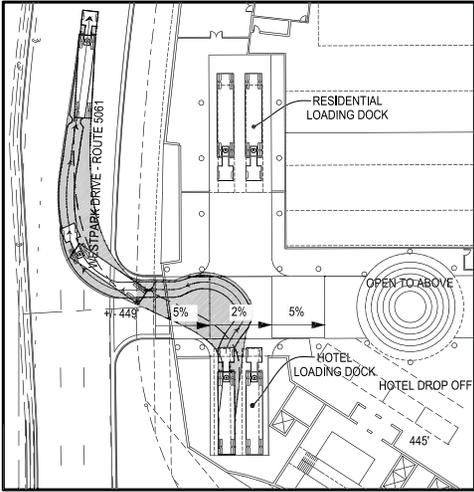
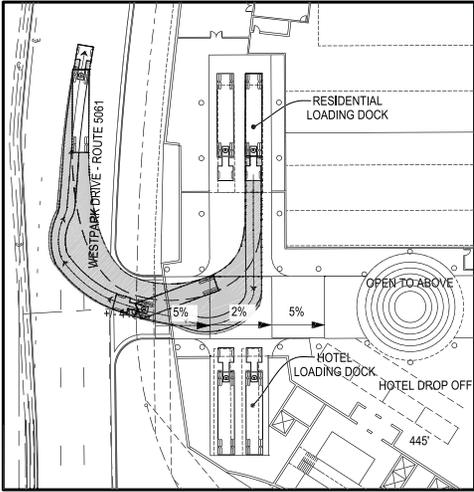
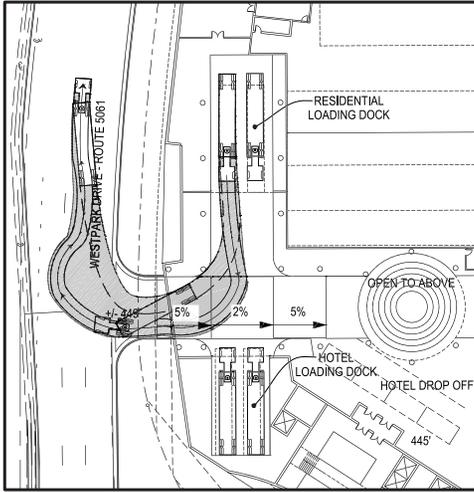
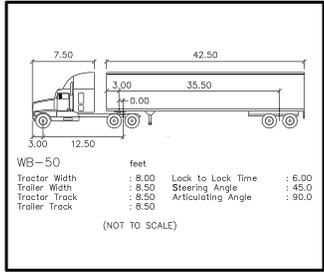
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DATE: 04/23/13 REV: 21/08/13, 3/10/14, 11/10/14  
 REV: 7/20/14, 8/14/2014, 10/1/2014

SCALE: 1" = 30'

DRAWN: JMW/T  
 CHECKED: AV



NOTE : CONCEPTUAL AND SUBJECT TO ADJUSTMENT

**LOADING CIRCULATION PLAN - EXITING MOVEMENTS**

**WESTPARK PLAZA**  
**CONCEPTUAL DEVELOPMENT PLAN**  
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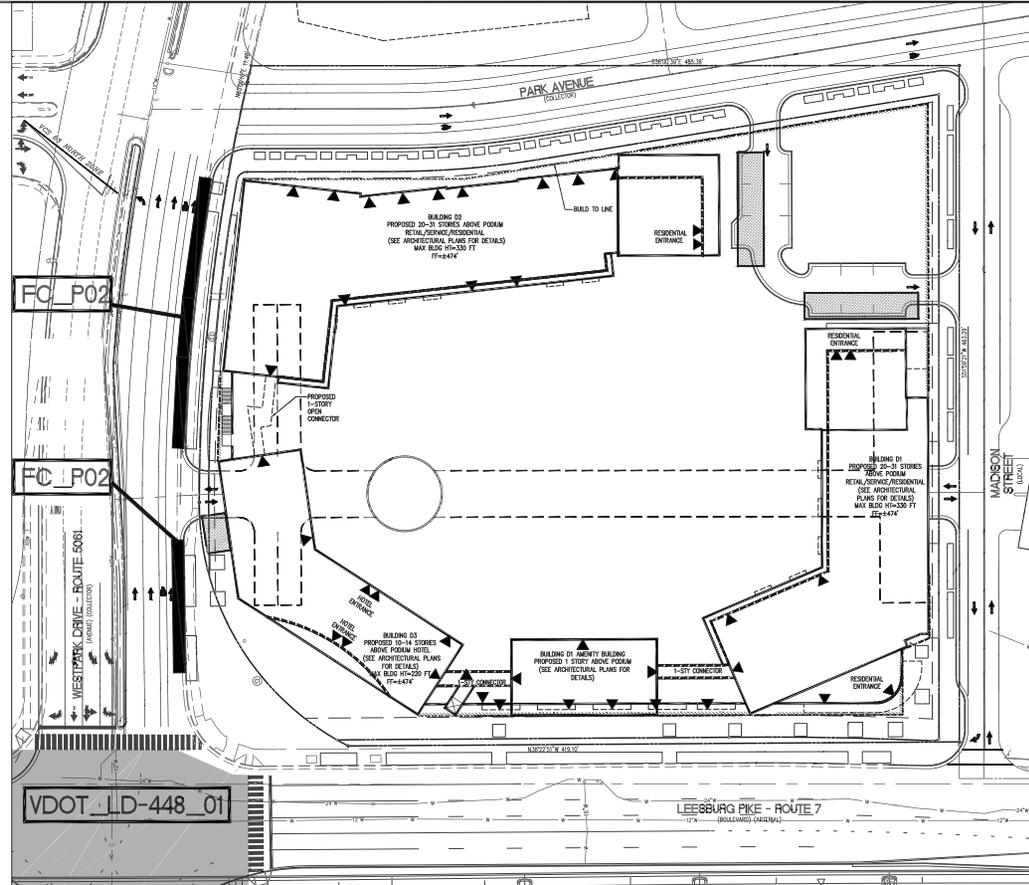
DATE: 04/23/13 REV: 01/08/13, 03/10/14, 05/12/14  
 SCALE: 1" = 30'  
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NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

WESTPARK PLAZA TYSONS DESIGN STANDARDS WAIVER/EXCEPTION KEY

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



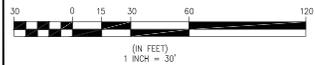
SUPPLEMENTAL TRANSPORTATION NOTES:

- 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	Landmark Blvd (Route 7)	Arterial	Interreg. Drive	Collector	Park Avenue	LOCAL	Medium Street
Recent Landscaped Median (Table A, DS-15)	Required (30'-39')	✓	Optional <sup>1</sup>	✓	Optional <sup>2</sup>	N/A	N/A	N/A
Circulator Route (Table B, DS-6)	N/A	N/A	Yes @ certain locations	✓	Yes @ certain locations	N/A	N/A	N/A
On Street Parking (Table 5, DS-11) <sup>3</sup>	Restricted	✓	Required (3')	✓	Required (3')	✓	Required (7'-8')	✓
Target LOS (Table 2, DS-5)	E <sup>4</sup>	✓	E	✓	E	✓	E	✓
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	4-8 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 A, DS-11)	Required	✓	Discretionary	✓	Discretionary	✓	N/A	N/A
Signal Spacing (Table 4, DS-12)	Operational Analysis Req'd	N/A	325'-660'	✓	425'-660'	✓	325'-660'	N/A
Unsignalized, Full Access Spacing (Table A, DS-11)	Operational Analysis Req'd	N/A	200'-660'	N/A	200'-660'	✓	100'-660'	✓
Unsignalized, Partial Access Spacing (Table A, DS-11)	325'-660'	✓	200'-660'	N/A	150'-660'	✓	N/A	N/A
On-street Spacing (Table A, DS-11)	Restricted	N/A	200'	✓	150'	✓	50'	✓
Lane Widths (Table 5, DS-10)	11'	✓	10'-11"	✓	10'-11"	✓	10'	✓
Shoulder Zone Width (Table 6, DS-10)	11'-25' Building zone 30' setback # landscaping panel	✓	20-28' # 12' Building zone # setback # landscaping panel	✓	20-28' # 12' Building zone # setback # landscaping panel	✓	16-24' # 12' Building zone # setback # landscaping panel	✓
Sight Distance (Table 11, DS-28)	165' (165'-150')	✓	200'	✓	150'	✓	150'	✓
Bike Lane (Table 15, DS-20)	N/A	N/A	4'-6"	✓	4'-6"	✓	N/A	N/A

<sup>3</sup> AM-2\_01: SPACING ON PARK AVENUE BETWEEN ONE-WAY ENTRANCE AND MADISON STREET (155' REQUIRED, 151' PROVIDED)



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NO.	DESCRIPTION	DATE	APPROVED BY	DATE	REVISION

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

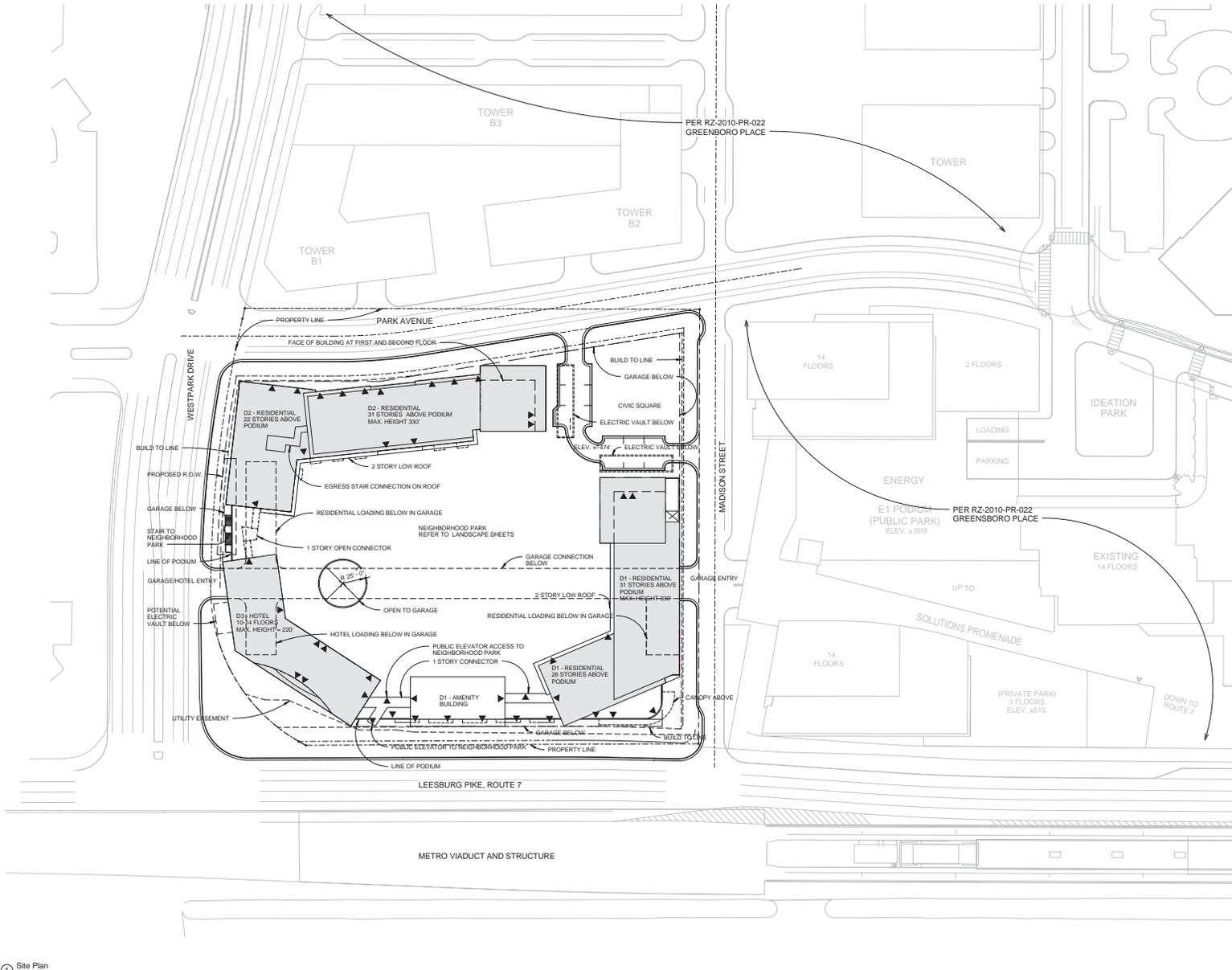


**WESTPARK  
PLAZA**

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

GENERAL NOTES:

1. ALL GRADES ARE APPROXIMATE AND MAY CHANGE DURING FINAL ENGINEERING.
2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
3. BUILDING HEIGHTS ARE FROM AVERAGE SITE GRADE AND INCLUDE MECHANICAL PENTHOUSES AND ARCHITECTURAL DESIGN ELEMENTS.
4. THE NUMBER OF STORES SHOWN REPRESENTS STORES ABOVE THE PODIUM. THE NUMBER OF STORES ARE CONCEPTUAL AND MAY BE ADJUSTED AT THE FDP AND FINAL SITE PLAN. PROVIDED MINIMUM AND MAXIMUM BUILDING HEIGHTS ARE MAINTAINED.
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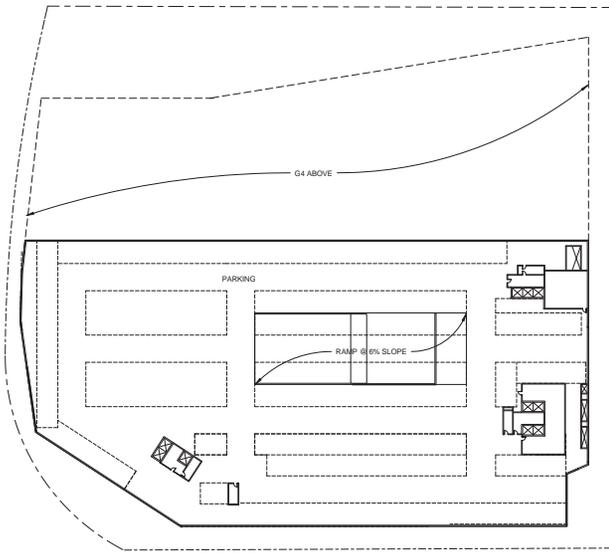
Job # 11012

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
8/13/14	CDP SUBMISSION #6
10/1/14	CDP SUBMISSION #7

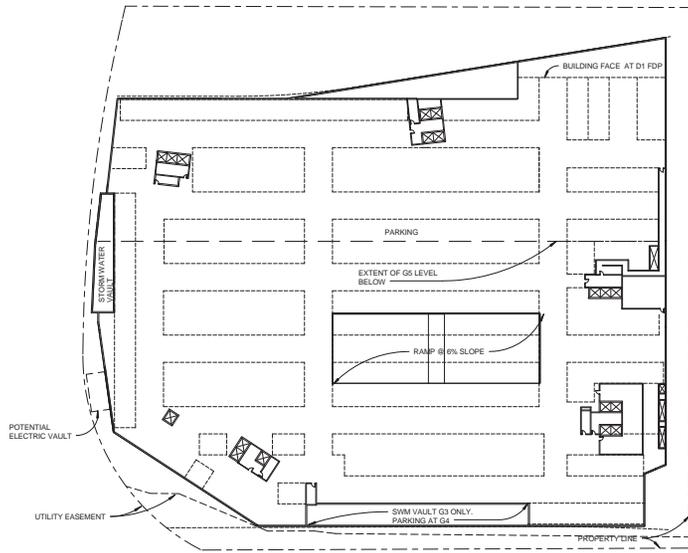
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Checked: Checker  
Scale: As Indicated  
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Sheet #

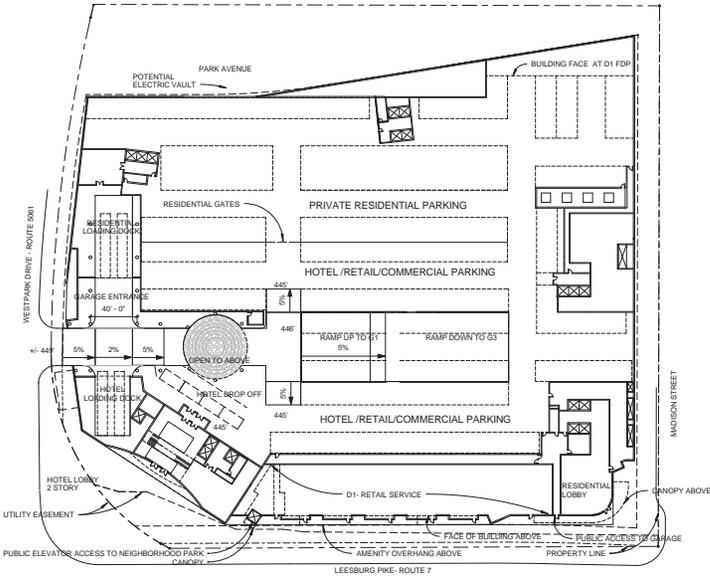
1 Site Plan  
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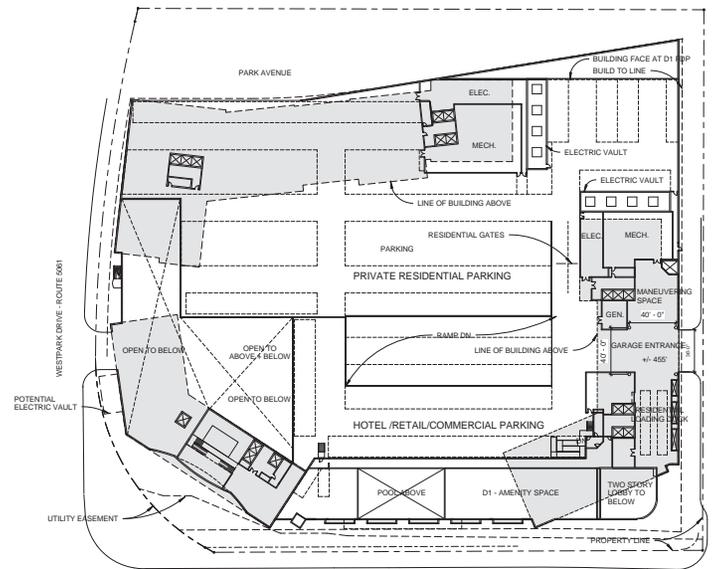
① G-5  
1" = 50'-0"



② G-3 LEVEL (G4 SIMILAR)  
1" = 50'-0"



③ G-2  
1" = 50'-0"



④ G-1  
1" = 50'-0"

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**WESTPARK PLAZA**

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Job #	11012
Date:	03/05/13
Issue:	CDP SUBMISSION
	REVIS
	CDP SUBMISSION #3
	CDP SUBMISSION #4
	CDP SUBMISSION #5
	CDP SUBMISSION #6
	CDP SUBMISSION #7
Drawn:	Checked:
Author:	Checker:
Scale:	As Indicated
Sheet Title:	<b>FLOOR PLANS</b>
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GENERAL NOTES:

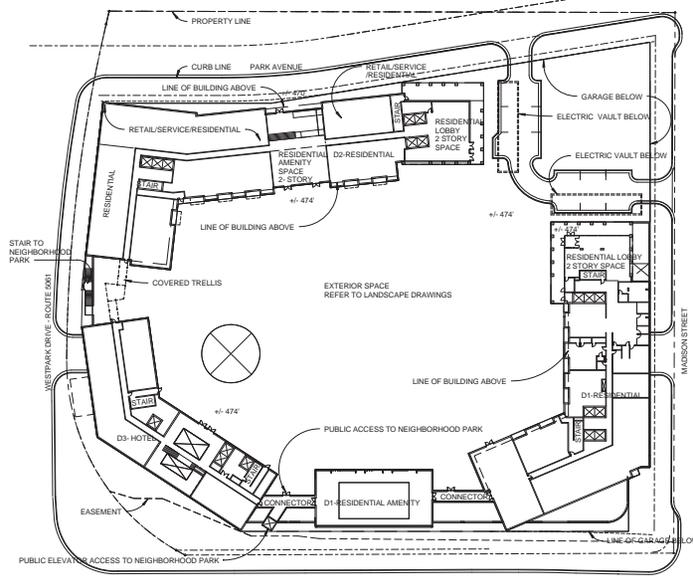
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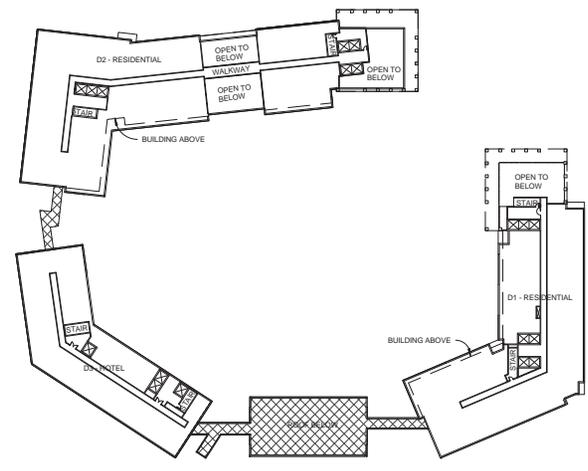
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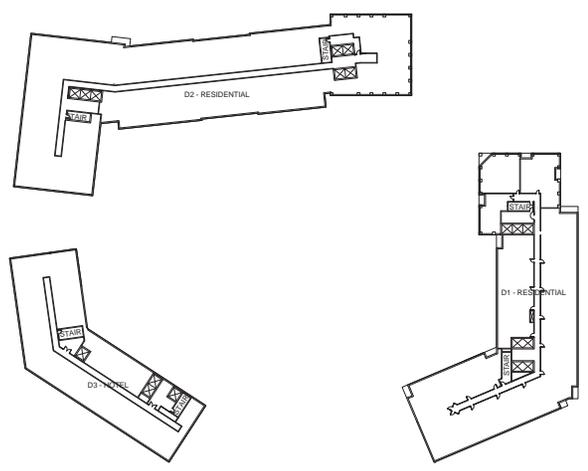
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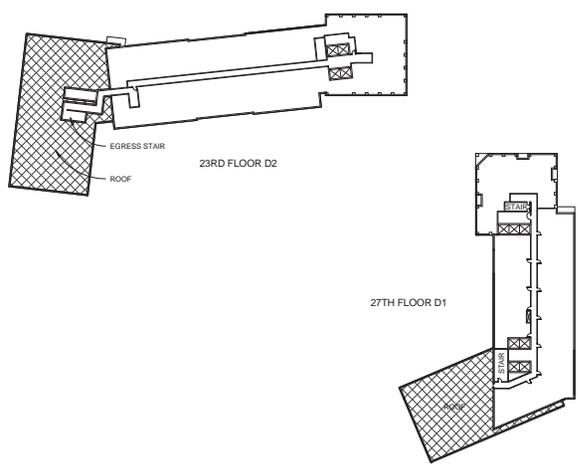
① 1st Floor  
1" = 50'-0"



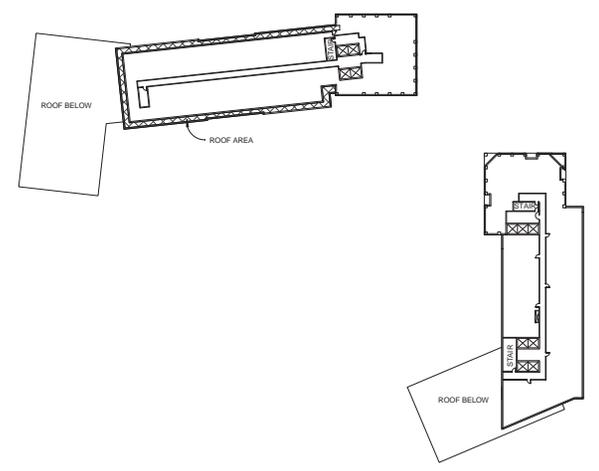
② 2nd Floor  
1" = 50'-0"



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



④ UPPER LEVEL FLOORS  
1" = 50'-0"



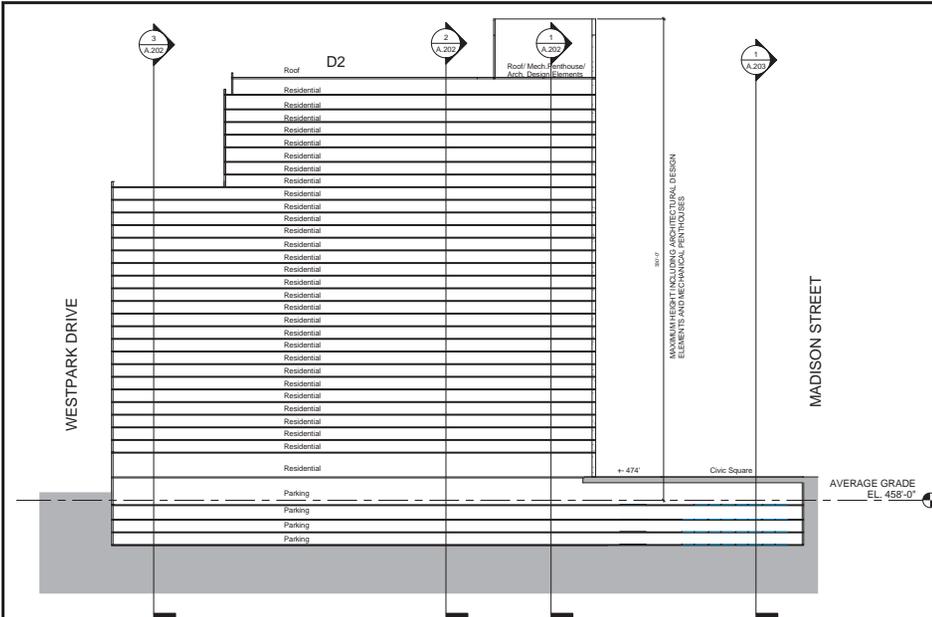
⑤ Top Floor  
1" = 50'-0"

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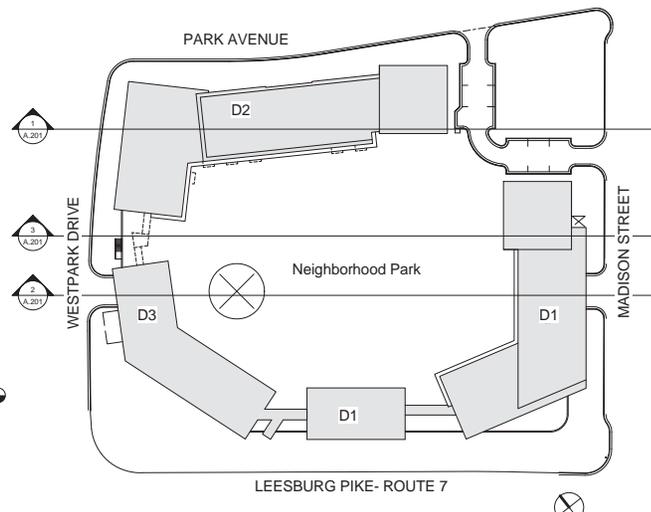
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**FLOOR PLANS**

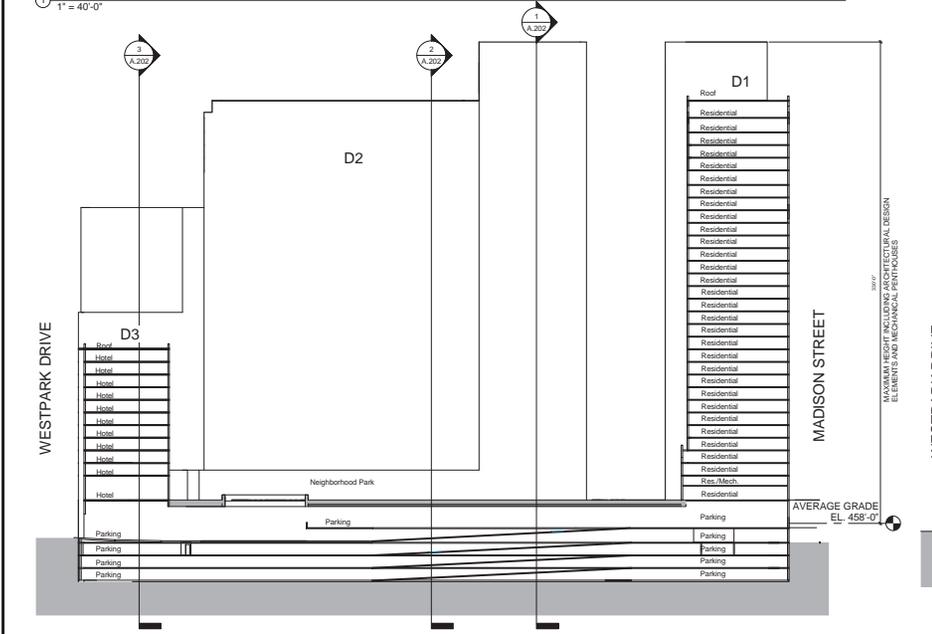
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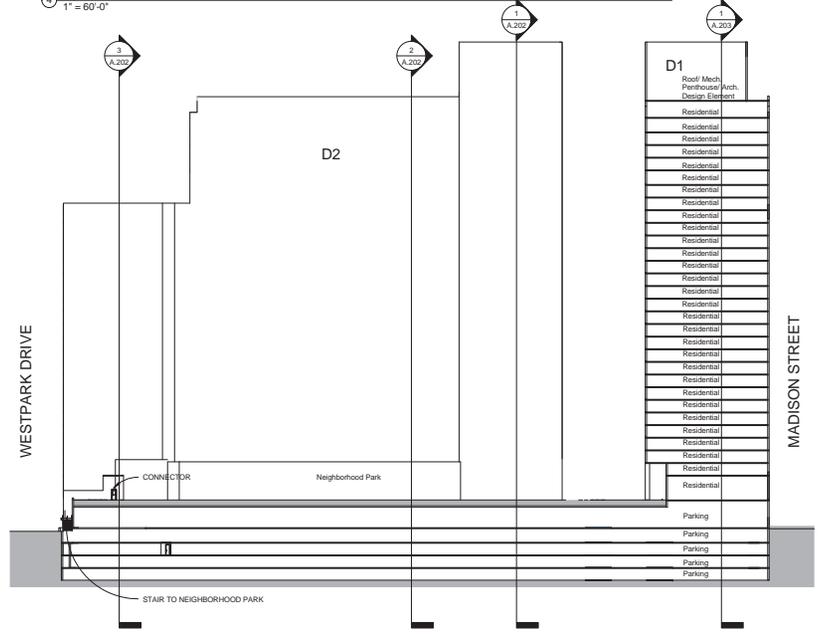
1 EAST/WEST SECTION AT BUILDING D2  
1" = 40'-0"



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"

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Author: \_\_\_\_\_ Checker: \_\_\_\_\_  
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Sheet Title: **SECTIONS**

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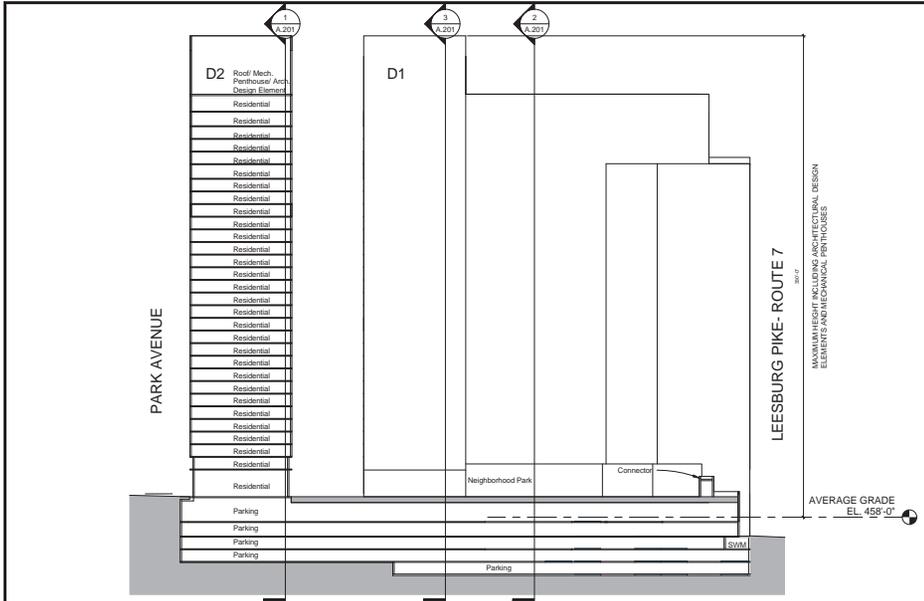


**WESTPARK PLAZA**

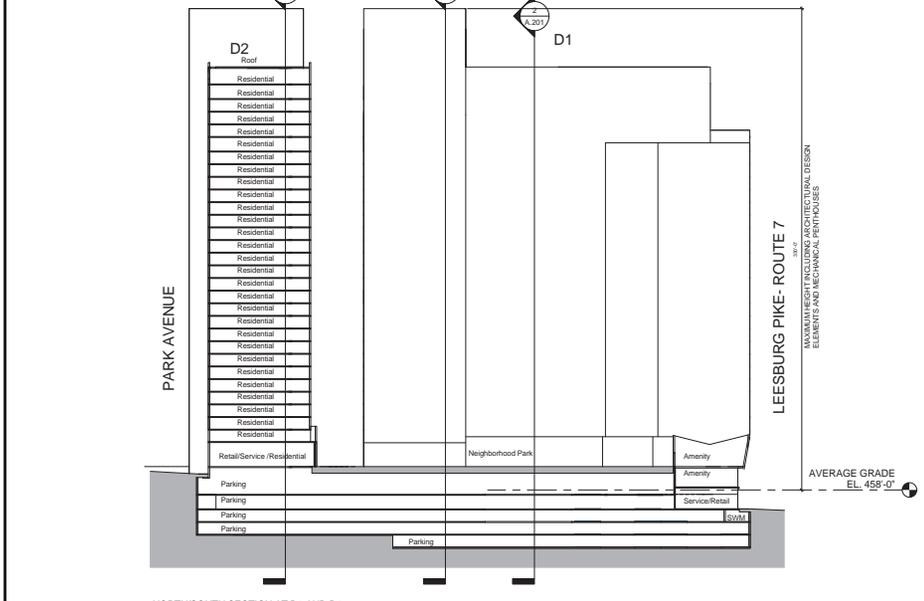
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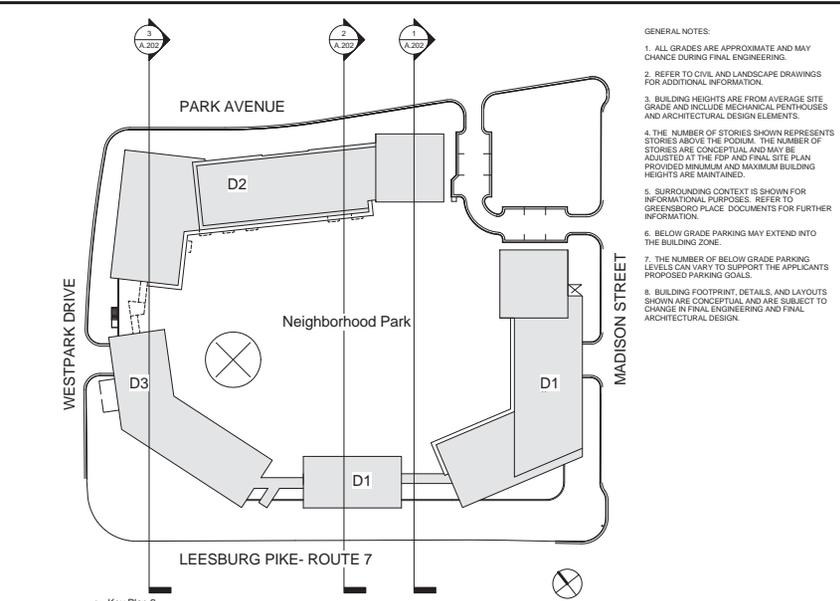
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  7. THE NUMBER OF BELOW GRADE PARKING LEVELS CAN VARY TO SUPPORT THE APPLICANTS PROPOSED PARKING GOALS.
  8. BUILDING FOOTPRINT, DETAILS, AND LAYOUTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FINAL ENGINEERING AND FINAL ARCHITECTURAL DESIGN.



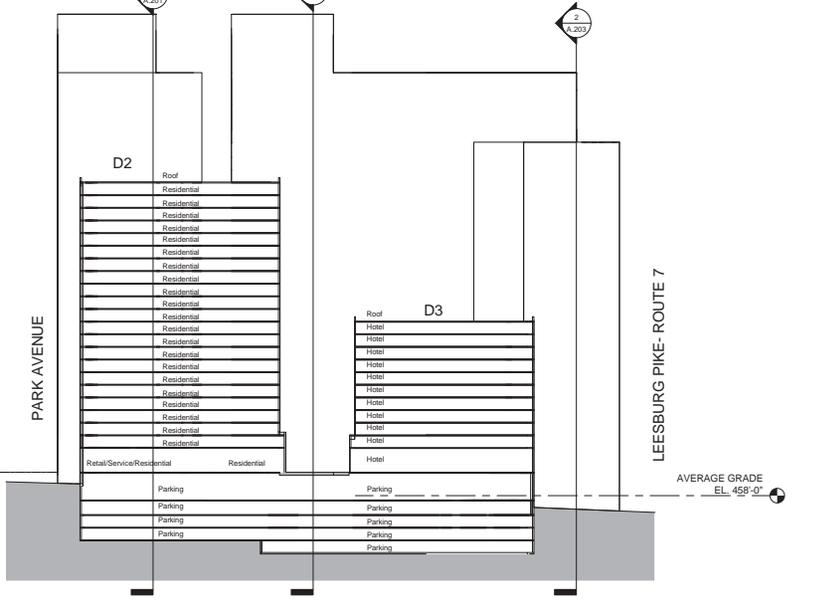
① NORTH/SOUTH SECTION AT PODIUM AND D2  
1" = 40'-0"



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



③ Key Plan 2  
1" = 60'-0"



④ NORTH/SOUTH SECTION AT D3 AND D2  
1" = 40'-0"

Job #	11012
Date:	03/05/13
Issue:	CDP SUBMISSION
	REVISED
	07/15/13 CDP SUBMISSION
	11/1/13 CPD SUBMISSION #3
	03/31/14 CDP SUBMISSION #4
	07/03/14 CDP SUBMISSION #5
	8/13/14 CDP SUBMISSION #6
	10/01/14 CDP SUBMISSION #7

Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_  
Author: \_\_\_\_\_ Checker: \_\_\_\_\_  
Scale: \_\_\_\_\_ As Indicated

Sheet Title: **SECTIONS**

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**WESTPARK PLAZA**

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703-532-6163

LANDSCAPE ARCHITECT  
LANDDESIGN  
300 South Parkton Street  
Alexandria, VA 22314  
703-549-7784

GENERAL NOTES:

1. ALL GRADES ARE APPROXIMATE AND MAY CHANGE DURING FINAL ENGINEERING.
2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
3. BUILDING HEIGHTS ARE FROM AVERAGE SITE GRADE AND INCLUDE MECHANICAL, PENTHOUSES AND ARCHITECTURAL DESIGN ELEMENTS.
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Job # 11012

Date:	Issue:
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03/31/2014	CDP SUBMISSION #4
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8/13/14	CDP SUBMISSION #6
10/01/14	CDP SUBMISSION #7

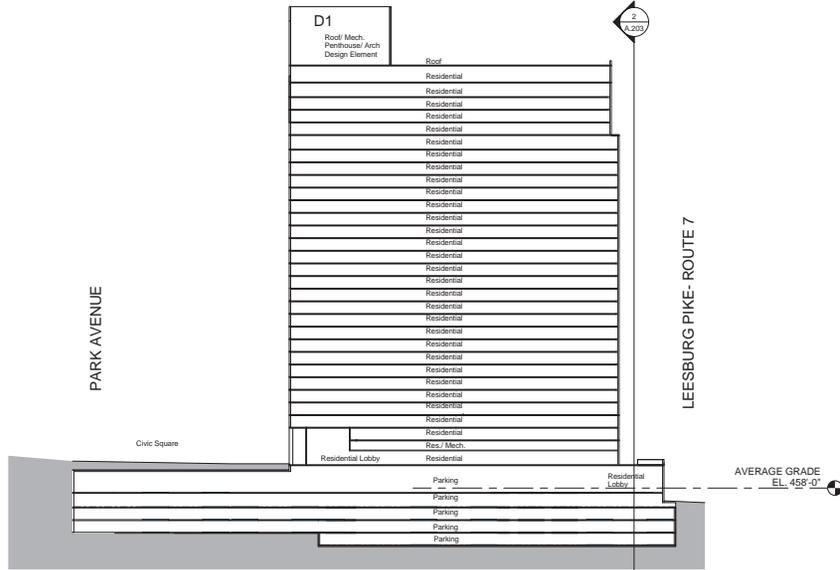
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Sheet Title: **SECTIONS**

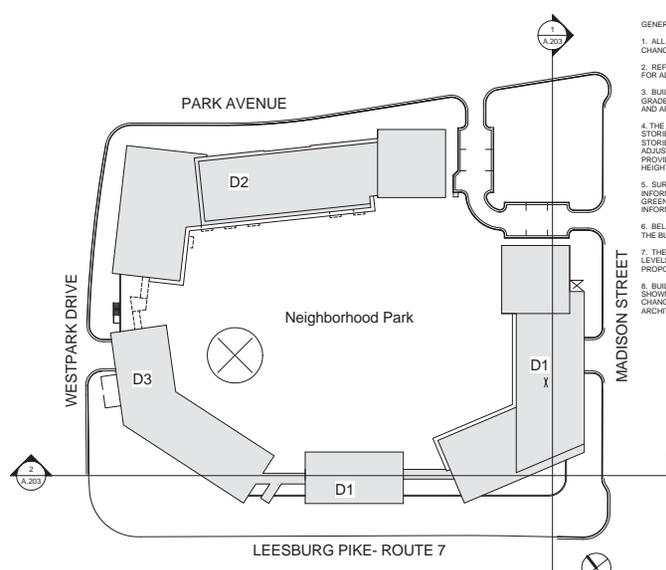
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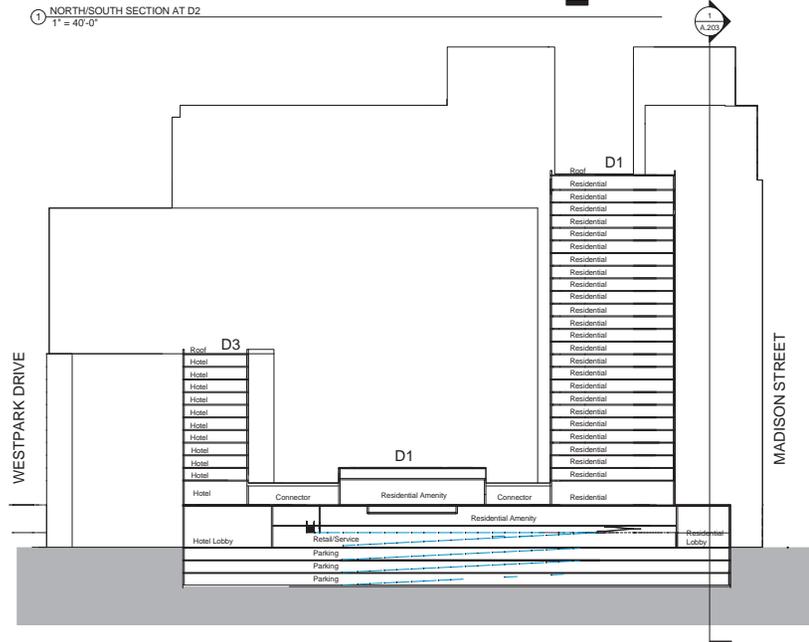
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1 NORTH/SOUTH SECTION AT D2  
1" = 40'-0"



3 Key Plan 3  
1" = 60'-0"

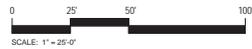
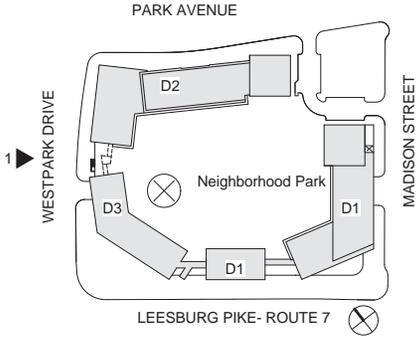


2 EAST/WEST SECTION AT D1, AMENITY SPACE, AND D2  
1" = 40'-0"



1 North Elevation - Westpark Drive

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**WESTPARK PLAZA**

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

Job #	11012
Date:	Issue:
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Sheet Title:  
**NORTH ELEVATION-  
WESTPARK DRIVE**

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MAX. HEIGHT 330' FROM AVERAGE GRADE. INCLUDES ARCHITECTURAL DESIGN ELEMENTS



AVERAGE GRADE ELEV. 45.00'

1 South Elevation- Madison Street



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Date:	Issue:
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**SOUTH ELEVATION- MADISON STREET**

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



1 PERSPECTIVE VIEW FROM PARK  
AVENUE  
N.T.S

MAX. HEIGHT 330' FROM AVERAGE GRADE  
INCLUDES ARCHITECTURAL DESIGN  
ELEMENTS

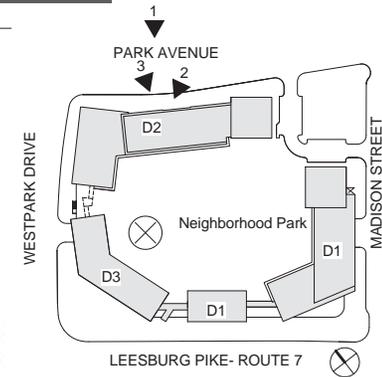


AVERAGE GRADE EL. 45F-0"

1 East Elevation- Park Avenue

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PLAZA**

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**EAST ELEVATION-  
PARK AVENUE**

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

MAX HEIGHT 220' FROM AVERAGE GRADE  
INCLUDES ARCHITECTURAL DESIGN ELEMENTS

MAX HEIGHT 220' FROM AVERAGE GRADE  
INCLUDES ARCHITECTURAL DESIGN ELEMENTS

AVERAGE GRADE EL. 458'-0"



West Elevation- Leeburg Pike, Route 7

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8/13/14	CDP SUBMISSION #6
10/1/14	CDP SUBMISSION #7

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

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Sheet #

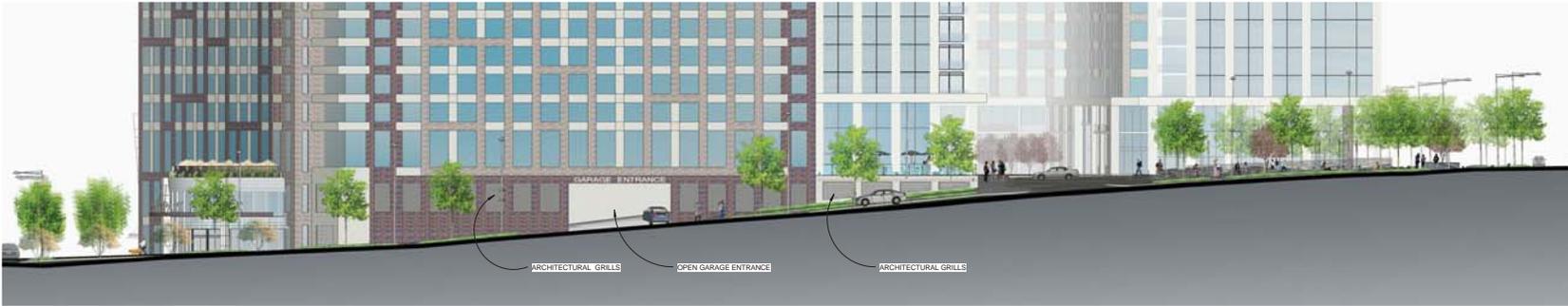




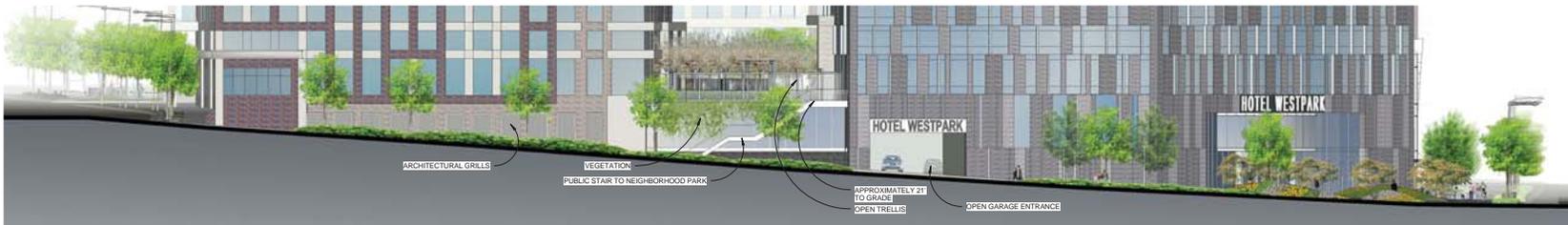
**WESTPARK  
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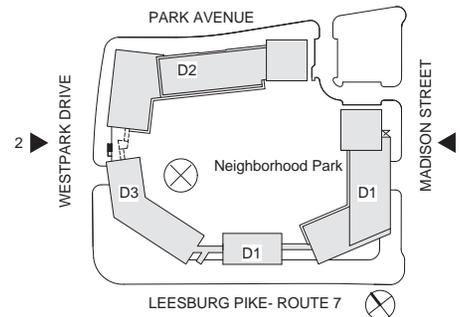
LANDSCAPE ARCHITECT  
LANDDESIGN  
300 South Peyton Street  
Alexandria, VA 22314  
703-549-7784



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



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



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Job # 11012

Date: 03/31/14 Issue: CDP SUBMISSION #4

07/03/14 CDP SUBMISSION #5

8/13/14 CDP SUBMISSION #6

10/01/14 CDP SUBMISSION #7

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Sheet Title: **Enlarged Elevations**

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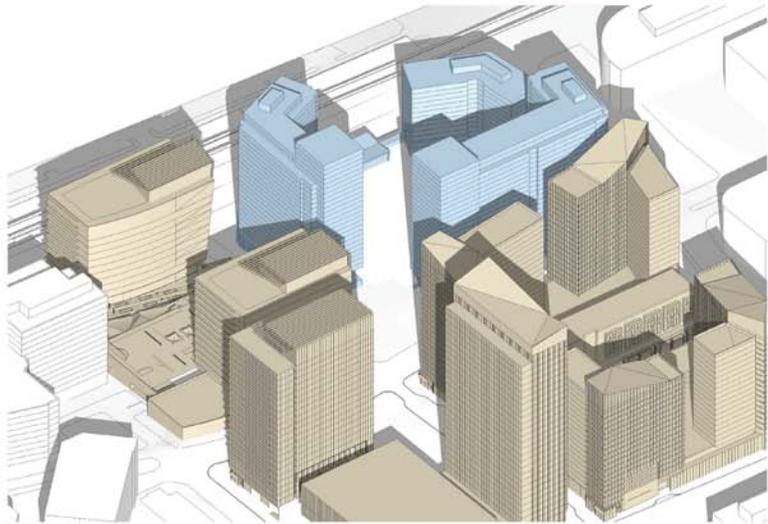
Sheet #



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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Job #	11012
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11/1/13	CDP SUBMISSION #3
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10/01/14	CDP SUBMISSION #7

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Sheet Title: **ILLUSTRATIVE PERSPECTIVE**

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Sheet #



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

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Job #	11012
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PERSPECTIVE FROM URBAN PARK AT  
MADISON STREET AND PARK AVENUE  
N.T.S

Job # 11012

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03/05/13	CDP SUBMISSION
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AERIAL PERSPECTIVE FROM RT. 7  
LEESBURG PIKE NORTH  
N.T.S

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Job # 11012

Date:	Issue:
10/18/13	COORDINATION
10/29/13	COORDINATION
11/1/13	CDP SUBMISSION #3
03/31/14	CDP SUBMISSION #4
07/03/14	CDP SUBMISSION #5
8/13/14	CDP SUBMISSION #6
10/01/14	CDP SUBMISSION #7

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PERSPECTIVE**

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Job # 11012

Date:	Issue:
11/1/13	CDP SUBMISSION #3
03/31/14	CDP SUBMISSION #4
07/03/14	CDP SUBMISSION #5
8/13/14	CDP SUBMISSION #6
10/01/14	CDP SUBMISSION #7

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Scale: As Indicated

Sheet Title: **ILLUSTRATIVE PERSPECTIVE**

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Sheet #



AERIAL PERSPECTIVE FROM NORTH OF SITE  
① 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.
2. GRADES ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
3. BUILDING HEIGHTS ARE FROM AVERAGE SITE GRADE AND INCLUDE MECHANICAL, PENTHOUSES AND ARCHITECTURAL DESIGN ELEMENTS.
4. THE NUMBER OF STORIES SHOWN REPRESENT STORIES ABOVE THE PODIUM. THE NUMBER OF STORIES ARE CONCEPTUAL AND MAY BE ADJUSTED AT THE FDP AND FINAL SITE PLAN PROVIDED THE MINIMUM AND MAXIMUM BUILDING HEIGHTS ARE MAINTAINED.
5. LIMITS OF GREEN ROOF SHOWN IS ILLUSTRATIVE. FINAL LIMITS WILL BE DETERMINED BASED ON FINAL ENGINEERED STORMWATER MANAGEMENT DESIGN.



**WESTPARK PLAZA**

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

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



GRID EMPHASIZES VERTICALS



RESIDENTIAL TOWERS ON CIVIC SQUARE



INTEGRATED BALCONIES



MAXIMIZED TRANSPARENCY



TOWERS ABOVE PODIUM



DIRECT ENTRY FROM SIDEWALK

RESIDENTIAL GATEWAY TOWERS

RETAIL/SERVICE/RESIDENTIAL



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.

Job # 11012

Date: 03/05/2013 Issue: CDP SUBMISSION  
11/1/13 CDP SUBMISSION REVISED  
07/15/13 CDP SUBMISSION #3  
11/1/13 CDP SUBMISSION #4  
03/31/14 CDP SUBMISSION #5  
07/03/14 CDP SUBMISSION #6  
8/13/14 CDP SUBMISSION #6  
10/01/14 CDP SUBMISSION #7

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Scale: As Indicated

Sheet Title: ARCHITECTURAL PRECEDENTS

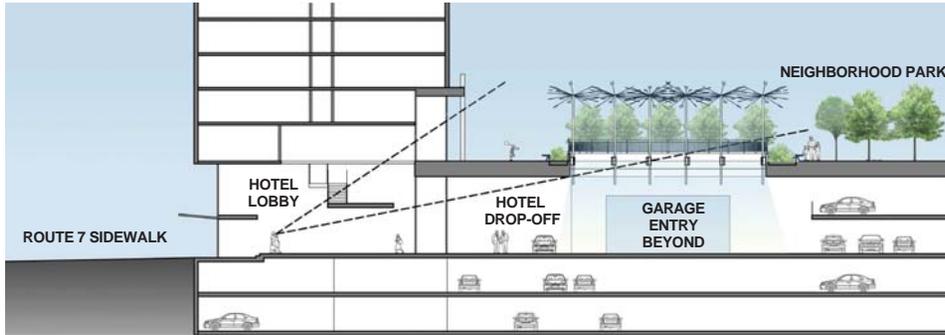
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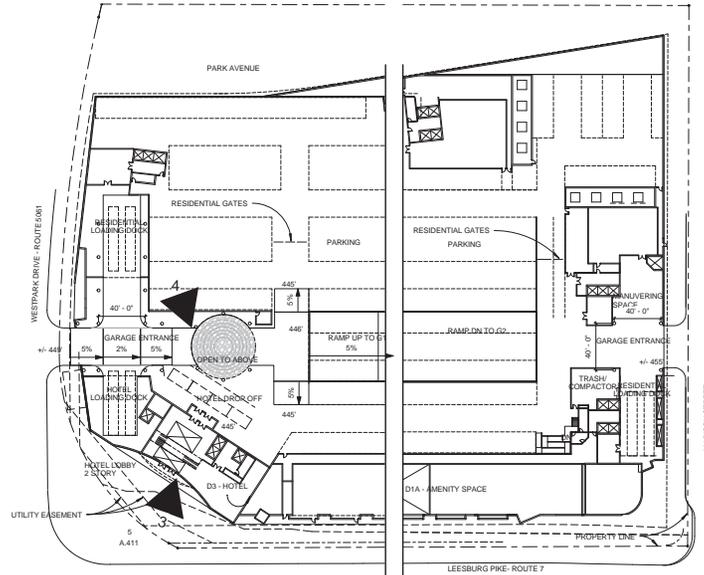
② HOTEL LOBBY SECTION  
N.T.S.



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"

Job # 11012

Date:	Issue:
7/15/13	CDP SUBMISSION REVISED
11/1/13	CDP SUBMISSION #3
03/31/14	CDP SUBMISSION #4
07/03/14	CDP SUBMISSION #5
8/13/14	CDP SUBMISSION #6
10/1/14	CDP SUBMISSION #7

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Scale: As Indicated

Sheet Title:  
**GARAGE ACCESS  
ILLUSTRATIONS**

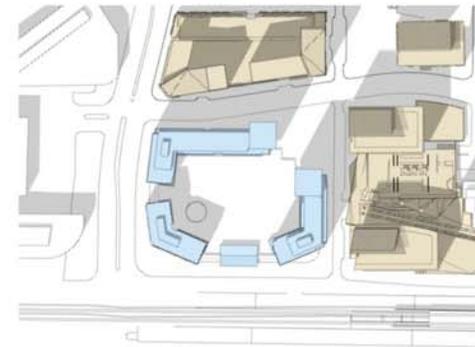
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JUNE 21- 9:00AM



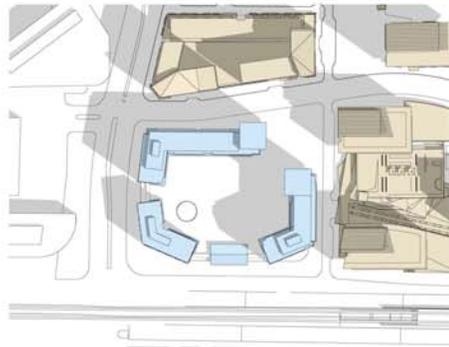
JUNE 21- 12:00PM



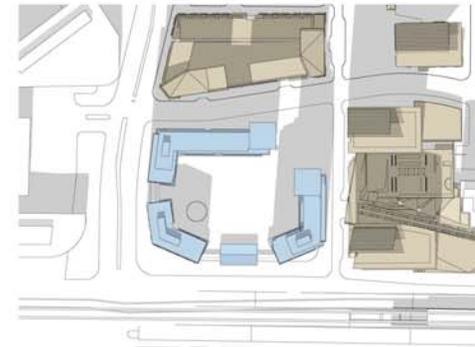
JUNE 21- 3:00PM



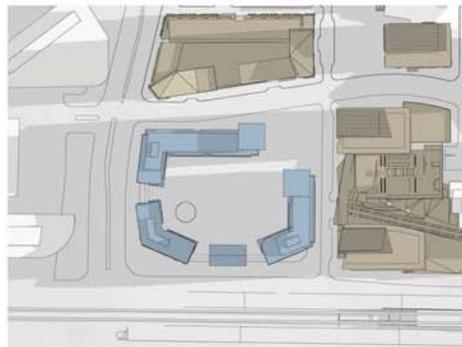
MARCH & SEPTEMBER 21- 9:00AM



MARCH & SEPTEMBER 21- 12:00PM



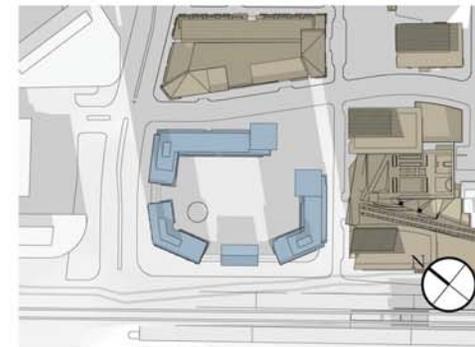
MARCH & SEPTEMBER 21- 3:00PM



DECEMBER 21- 9:00AM



DECEMBER 21- 12:00PM



DECEMBER 21- 3:00PM



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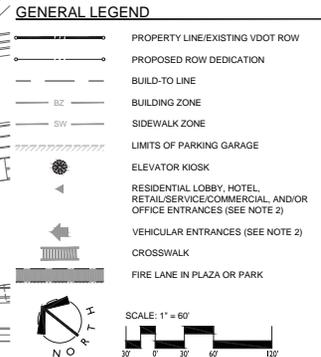
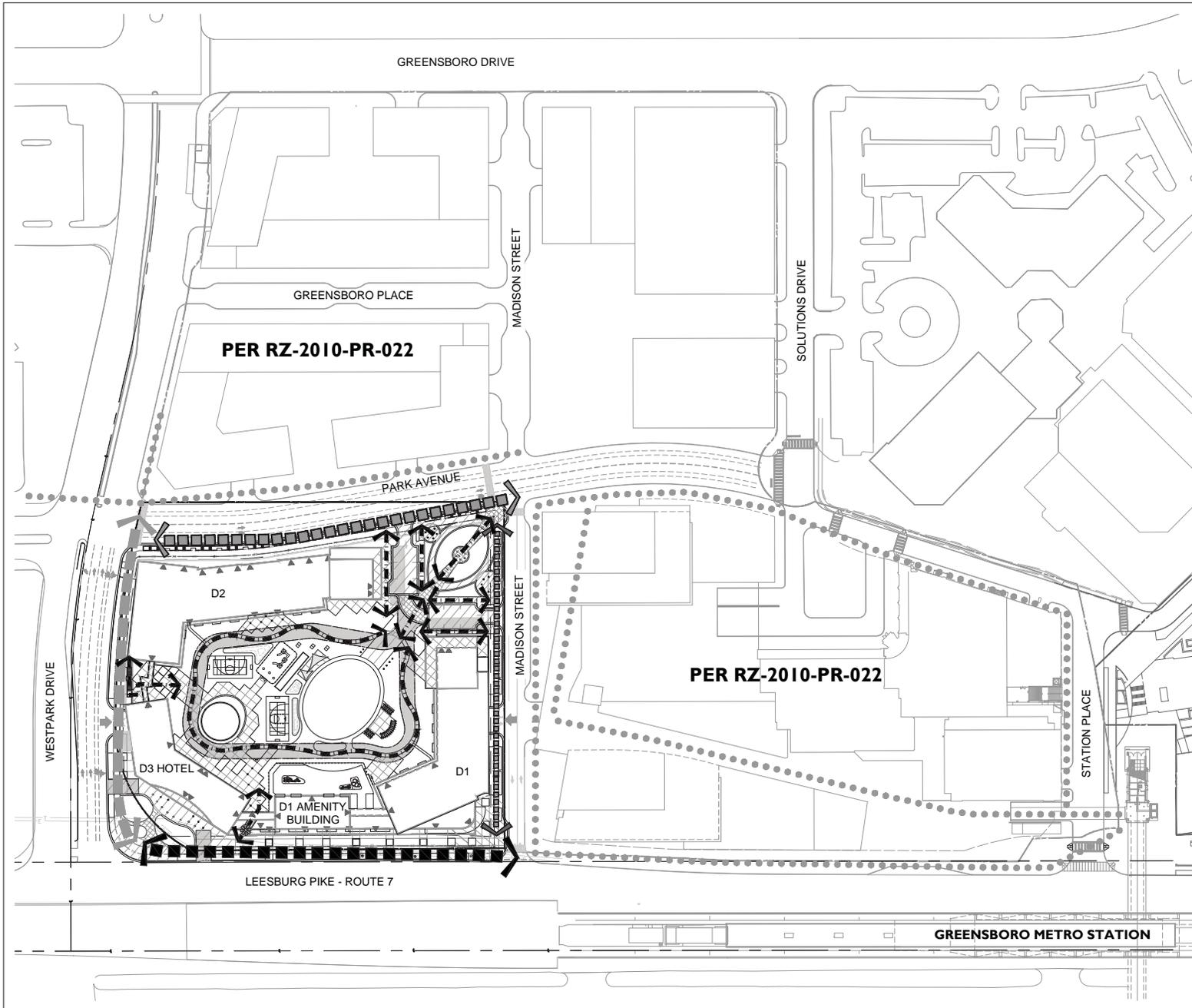
Job #	11012
Date:	03/05/2013
Issue:	CDP SUBMISSION
07/15/13	CDP SUBMISSION REVISED
11/1/13	CDP SUBMISSION #3
03/31/14	CDP SUBMISSION #4
07/03/14	CDP SUBMISSION #5
8/13/14	CDP SUBMISSION #6
10/01/14	CDP SUBMISSION #7

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Author: \_\_\_\_\_ Checker: \_\_\_\_\_  
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Sheet Title: **SUN AND SHADE STUDIES**

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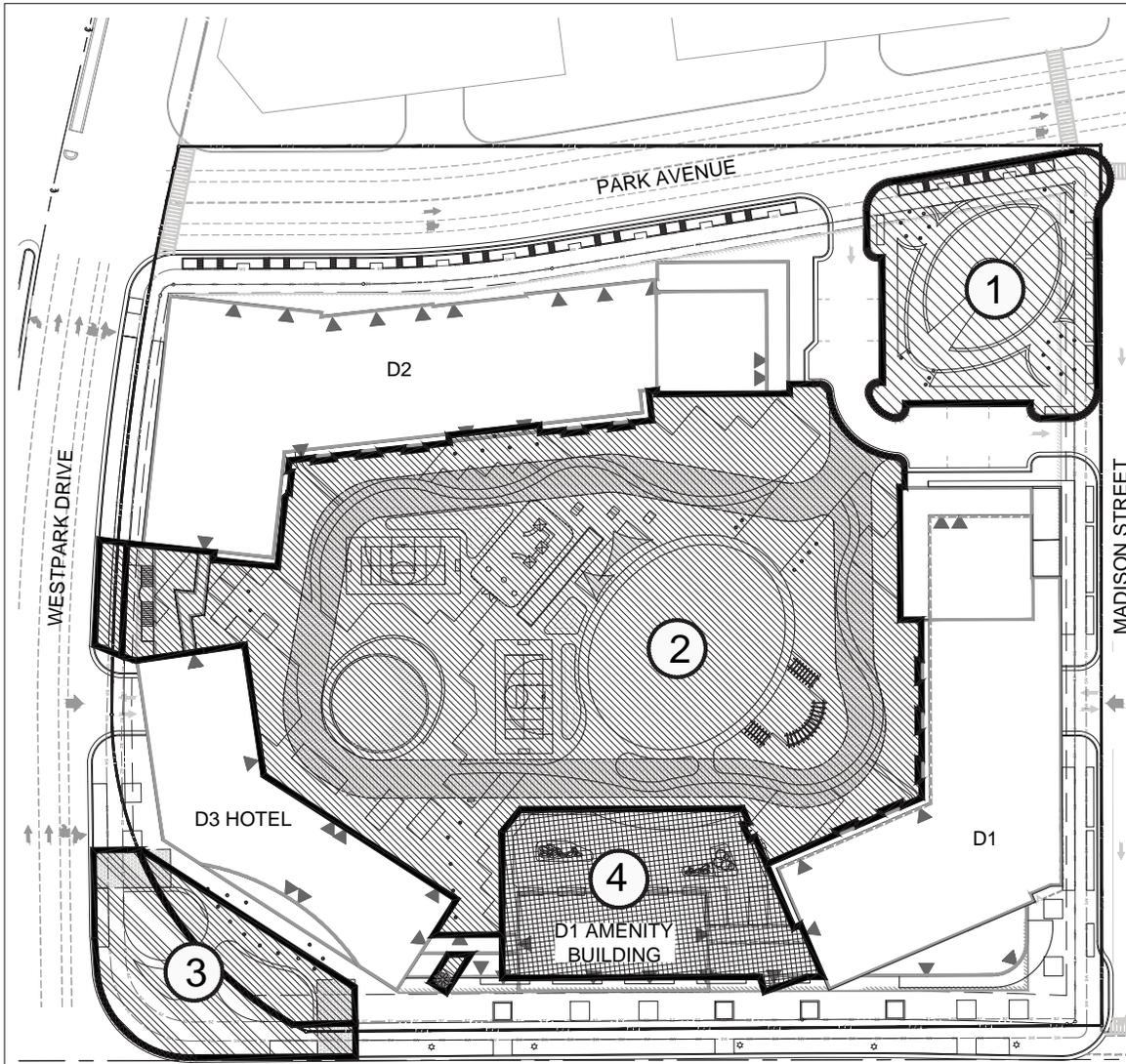


**GENERAL NOTES**

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2. FOR REFERENCE ONLY: SEE SHEET A.101 FOR ARCHITECTURE PLANS
3. LOCATIONS OF ELECTRICAL AND STORMWATER VALVETS ARE LOCATED ON SHEET P.301 OF CIVIL PLANS AND SHEET L.004 OF LANDSCAPE PLANS.
4. 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.

REVISIONS:  
 01/11/13 CDP SUBMISSION REVISED  
 03/11/14 CDP SUBMISSION REVISED  
 08/11/14 CDP SUBMISSION REVISED  
 10/11/14 CDP SUBMISSION REVISED



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

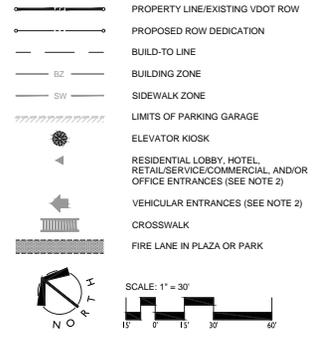
- Park 4: PRIVATE AMENITY**  
Urban Park Type: Residential
- Features**
- Private Amenity
  - Tree Groves
  - Outdoor Space for Private Events
  - Sunning Deck
- Amenities**
- Covered Year-Round Pool
  - Water Features
  - Fire Pit Lounge
  - Splash Pad
  - Outdoor Living Rooms
- Furniture:**
- Lounge 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
[Diagonal Hatching]	PUBLIC URBAN PARK AT GRADE	95,859 SF
[Cross-hatching]	PUBLIC OPEN SPACE* *SUBJECT TO VDOT APPROVAL	6,808 SF
[Grid Hatching]	PRIVATE OPEN SPACE	13,042 SF

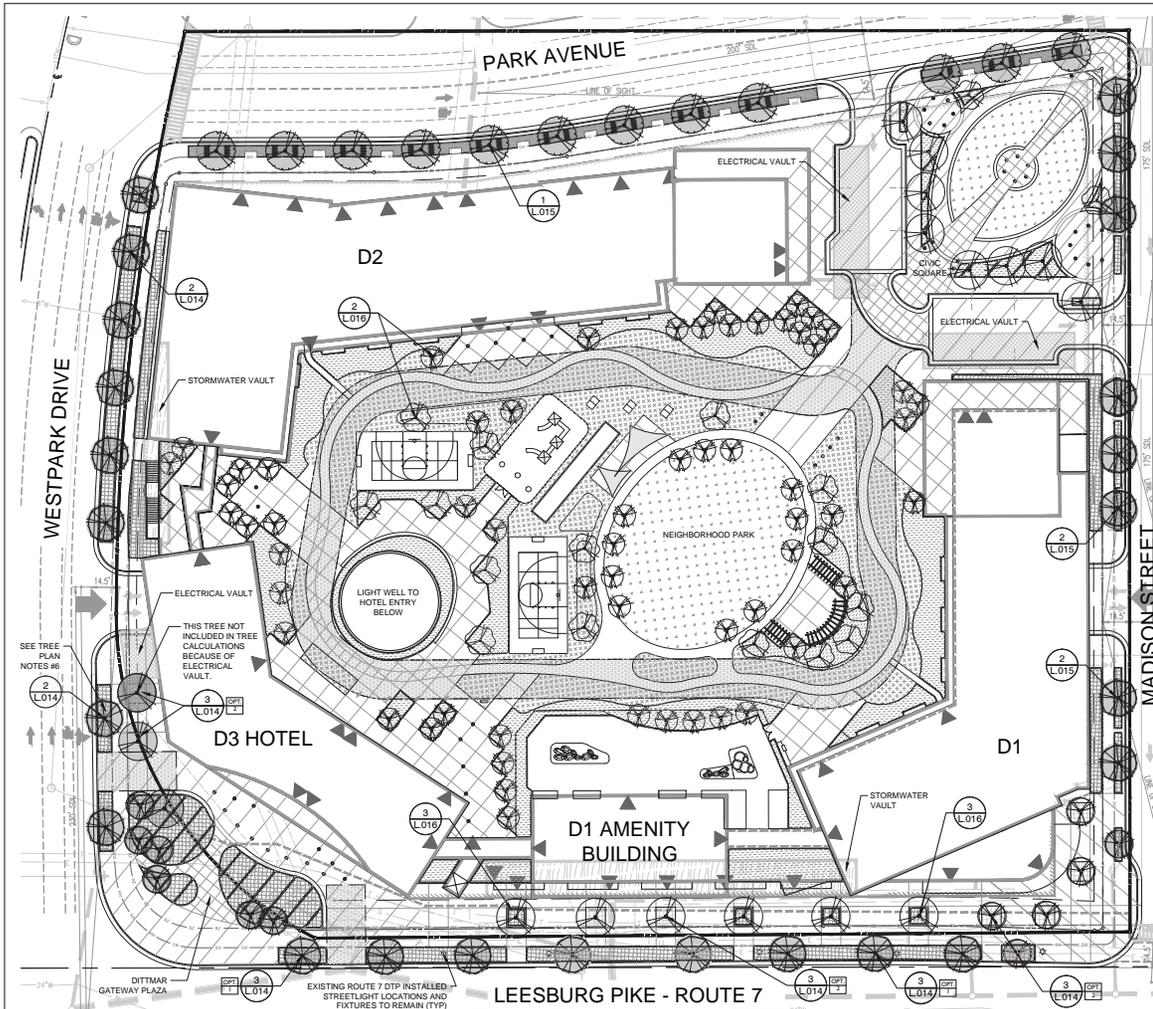
**GENERAL LEGEND**



**GENERAL NOTES:**

1. NOT ALL ITEMS IN GENERAL LEGEND WILL APPEAR ON ALL SHEETS.
2. FOR REFERENCE ONLY. SEE SHEET A.101 FOR ARCHITECTURE PLANS.
3. LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET P.301 OF CIVIL PLANS AND SHEET L.004 OF LANDSCAPE PLANS.
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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CONCEPT PLANT SCHEDULE	QTY	PROJECTED 10YR TREE COVER CANOPY	TREES LOCATED WITHIN PUBLIC VDOT ROW
<b>STREET TREES IN PLANT BED (CATEGORY IV)</b> PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3.5'-4.5' CAL. AT 250d PROJECTED 10yr TREE CANOPY Acer rubrum / October Glory TM / October Glory Maple Platanus x acerifolia / Liberty / London Plane Tree Quercus borealis / Northern Red Oak Ulmus americana / Valley Forge / American Elm Ulmus parvifolia / A'lee / A'lee Lacebark Elm	24	6,000 SF	QTY: 24 OUT OF 24 TOTAL • ROUTE 7/LEESBURG PIKE • WESTPARK DRIVE • MADISON STREET
<b>STREET TREE IN BIORETENTION (CATEGORY IV)</b> PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3.5'-4.5' CAL. AT 250d PROJECTED 10yr TREE CANOPY Acer rubrum / October Glory TM / October Glory Maple Platanus x acerifolia / London Plane Tree Quercus phellos / Willow Oak Ulmus parvifolia / A'lee / A'lee Lacebark Elm	12	3,000 SF	QTY: 12 OUT OF 12 TOTAL • PARK AVENUE
<b>LANDSCAPE TREE (CATEGORY III)</b> PUBLIC REALM (BUILDING ZONE) 3.5'-4.5' CAL. AT 250d PROJECTED 10yr TREE CANOPY Acer rubrum / October Glory TM / October Glory Maple Platanus x acerifolia / Liberty / London Plane Tree Quercus borealis / Northern Red Oak Ulmus americana / Valley Forge / American Elm Ulmus parvifolia / A'lee / A'lee Lacebark Elm	17 -1' 16	4,000 SF	QTY: 1 OUT OF 10 TOTAL • WESTPARK DRIVE • DITTMAR GATEWAY PLAZA
<b>ORNAMENTAL TREE (CATEGORY II)</b> PUBLIC REALM 3' CAL. AT 125d PROJECTED 10yr TREE CANOPY Amelanchier alnifolia / Serviceberry Cercis canadensis / Eastern Redbud Cornus kousa / Kousa Dogwood Malus carolina / Snowing Tree Prunus x yedoensis / Yoshino Cherry	12	1,500 SF	QTY: 8 OUT OF 12 TOTAL • ROUTE 7/LEESBURG PIKE • DITTMAR GATEWAY PLAZA
<b>LANDSCAPE TREE ON STRUCTURE (CATEGORY III)</b> PUBLIC REALM 3' CAL. AT 175d PROJECTED 10yr TREE CANOPY Cercidiphyllum japonicum / Katsura Tree Gleditsia inacantha / Thornless Common Honeylocust Koeleria paniculata / Golden Rain Tree Prunus x yedoensis / Yoshino Cherry	17	2,975 SF	
<b>ORNAMENTAL TREE ON STRUCTURE (CATEGORY II)</b> PUBLIC/PRIVATE REALM 2' CAL. AT 100d PROJECTED 10yr TREE CANOPY Acer palmatum / Japanese Maple Cornus florida / Eastern Dogwood Cornus kousa / Kousa Dogwood Cornus mas / Cornelian Cherry Dogwood	60	6,000 SF	
GROSS SITE AREA:		233,830 SF	
AREA OF 10YR TREE CANOPY REQUIRED: (10% OF GROSS SITE AREA PER PTC DISTRICT)		23,383 SF	
<b>TOTAL TREE COVER PROVIDED BY PLANTING:</b>		<b>23,475 SF</b> <b>(10.04%)</b>	SEE SHEET L.003A FOR TABLE 12.10 CDP 10YR TREE CANOPY CALCULATION WORKSHEET

**STREET TREE DETAIL SCHEDULE**

DETAIL #	DETAIL NAME	ASSOCIATED LOCATION	DETAIL #	DETAIL NAME	ASSOCIATED LOCATION
2 L.014	STREET TREE PIT AT AVENUE	• WESTPARK DRIVE	1 L.015	STREET TREE BIORETENTION PIT AT COLLECTOR ROAD	• PARK AVENUE
3 L.014	STREET TREE OPTION 1: CHANTLEWIRED PAVEMENT OVER TREE ROOT ZONE	• ROUTE 7	2 L.015	STREET TREE AT LOCAL STREET	• MADISON STREET
3 L.014	STREET TREE OPTION 2: CHANTLEWIRED PAVEMENT OVER TREE ROOT ZONE WITH TREE GRATE	• ROUTE 7 • WESTPARK DRIVE	2 L.016	TREE PLANTING ON STRUCTURE	• NEIGHBORHOOD PARK
			2 L.016	TREE IN RAISED PLANTING BED	• ROUTE 7/LEESBURG PIKE

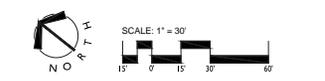
- TREE PLAN NOTES:**
- ALL TREES ALONG ROUTE 7 MUST BE APPROVED BY UTILITY COMPANIES BECAUSE THEY ARE LOCATED IN UTILITY EASEMENTS AND ON TOP OF DUCT BANK. FINAL INSTALLATION IS SUBJECT TO FIELD VERIFICATION OF UTILITIES.
  - ALL TREES ALONG ROUTE 7 ARE SUBJECT TO VDOT APPROVAL.
  - AT TREE ROOT BALL, THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8 FEET, A MIN. WIDTH OF 8 FEET FOR AT LEAST 12 INCHES DEEP TO AN OVERALL MAX. DEPTH OF 4 FEET. THE CROSS SECTION OF THIS ROOT ZONE IS A TRAPEZOIDAL SHAPE, NOT SQUARE OR RECTANGULAR PER THE DETAILS ON SHEETS L.014 TO L.016.
  - STREET TREES TO BE INSTALLED AT A MIN. 4 INCH CALIPER ALONG ROUTE 7 AND PARK AVENUE.
  - STREET TREES TO BE INSTALLED AT A MIN. 3 INCH CALIPER ALONG WESTPARK DRIVE AND MADISON STREET.
  - BASED ON THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER, VIRGINIA DEPARTMENT OF TRANSPORTATION IN PARTNERSHIP WITH THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION, ATTACHMENT D, TABLE 12, PAGES DS-23 TO 24, TABLE NOTES E, PLANTING MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE. NOTE 3. ALLOWS FOR TREES WITHIN THE SIGHT DISTANCE TRIANGLE AS LONG AS TREES COMPLY WITH FIGURE 7, PAGE DS-25 AND SHALL BE LIMBED UP TO A MIN. OF 8.5 ABOVE PAVEMENT/S ABOVE THE SIGHT LINE DATUM.
  - STREET TREES TO BE MAINTAINED AT A MIN. 8.5 FEET ABOVE SIDEWALK GRADE TO SUSTAIN A CLEAR SIGHT DISTANCE FOR VEHICLES. SEE PREVIOUS NOTE 6.
  - TREE ROOT ZONES SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS URBAN DESIGN GUIDELINES.
  - PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL AND WILL BE SUBJECT TO AVAILABILITY AND APPROXIMATE LOCATION.
  - BIORETENTION TREE PLANTERS ALONG PARK AVE. ARE POTENTIAL SUBJECT TO SWM CALCS.
  - ALL LANDSCAPE AREAS TO HAVE IRRIGATION AS SUGGESTED IN THE TYSONS URBAN DESIGN GUIDELINES.

**TREE PLAN LEGEND**

- UNDERGROUND ELECTRICAL VAULT
- UNDERGROUND STORMWATER VAULT
- UTILITY EASEMENT
- SITE DISTANCE LINE (SDL)
- COMMUNICATION DUCT BANK
- ELECTRICAL DUCT BANK
- SANITARY LINE
- WATER LINE
- PROPOSED STORM DRAIN TIE INTO EXISTING STORM DRAIN
- EXISTING STORM DRAIN
- INTENSIVE GREEN ROOF (SHRUBS OR SIMILAR)
- INTENSIVE GREEN ROOF (SOD OR SIMILAR)
- BIORETENTION TREE PIT W/ FOOTPATH
- LAWN
- TREE GRATE
- PLANT BED

**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)
- PEDESTRIAN SIDEWALK CONNECTION
- FIRE LANE IN PLAZA OR PARK

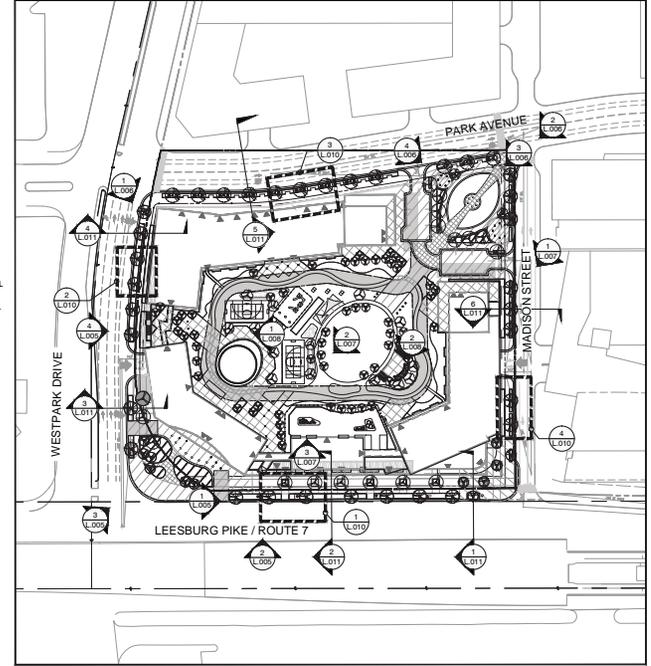
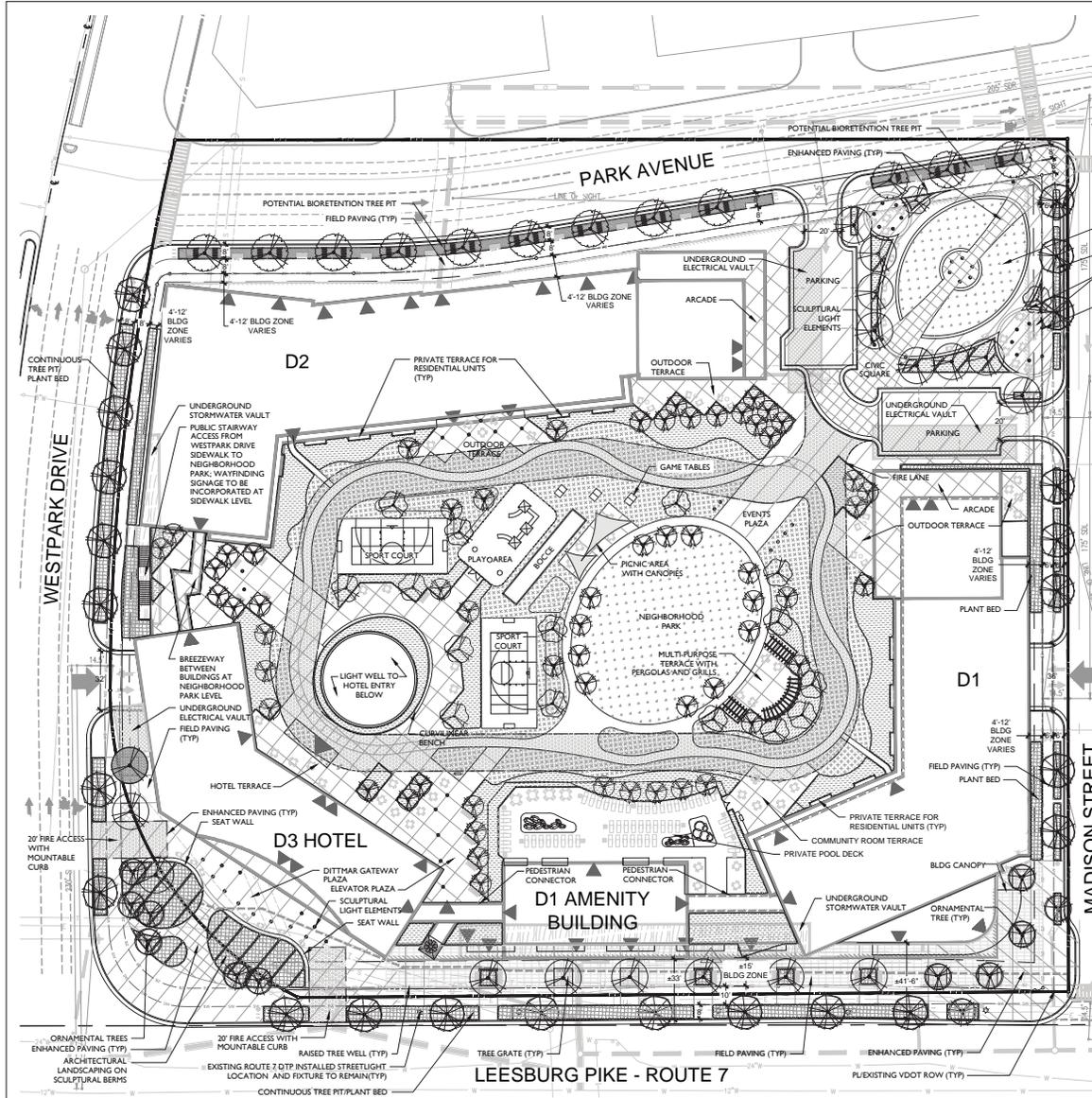


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**Table 12.10 CDP 10-Year Tree Canopy Calculation Worksheet**

Step	Totals	Reference
<b>A. Tree Preservation Target and Statement</b>		
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>B. Tree Canopy Requirement</b>		
B1	Identify gross site area (SF) =	233,800 § 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) =	233,800 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
<b>C. Tree Preservation</b>		
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
<b>D. Tree Planting</b>		
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 canopy area provided through tree planting =	23,475 Square feet
D 18	Is an onsite 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 onsite banking or tree fund =	0 Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	No
<b>E. Total of 10-year Tree Canopy Provided</b>		
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) =	23,475 Square Feet
E 3	Total of canopy area provided through onsite mechanism (D 19) =	0 Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF) = (E1+E2+E3)	23,475 Total of E 1 through E 3, area should meet or exceed area in B 7

\\alex.cc\projects\2013\2013014\Docs\Excel\2014-08-08\_FF\Co 10-yr Tree Canopy Requirements-CDP.xls\Sheet1 (2)



KEY MAP

GRAPHICS LEGEND

- PERSPECTIVES (SHEETS L.005-L.008)
- STREETScape ENLARGEMENTS (SHEET L.010)
- SECTIONS (SHEET L.011)

OVERALL PLAN LEGEND

- UNDERGROUND ELECTRICAL VAULT
- UNDERGROUND STORMWATER VAULT
- UTILITY EASEMENT
- SITE DISTANCE LINE (SDL)
- COMMUNICATION DUCT BANK
- ELECTRICAL DUCT BANK
- SANITARY LINE
- WATER LINE
- PROPOSED STORM DRAIN TIE INTO EXISTING STORM DRAIN
- EXISTING STORM DRAIN
- INTENSIVE GREEN ROOF (SHRUBS OR SIMILAR)
- INTENSIVE GREEN ROOF (SOD OR SIMILAR)
- BIORETENTION TREE PIT WITH FOOTPATH
- LAWN
- TREE GRATE
- PLANT BED

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 SERVICES/COMMERCIAL AND/OR OFFICE ENTRANCES (SEE NOTE 2)
- VEHICULAR ENTRANCES (SEE NOTE 2)
- PEDESTRIAN SIDEWALK CONNECTION
- 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 THIS SHEET 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.

DATE: 03/20/2014  
 TIME: 2:12 PM  
 USER: J. J. JONES  
 PROJECT: WESTPARK PLAZA





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



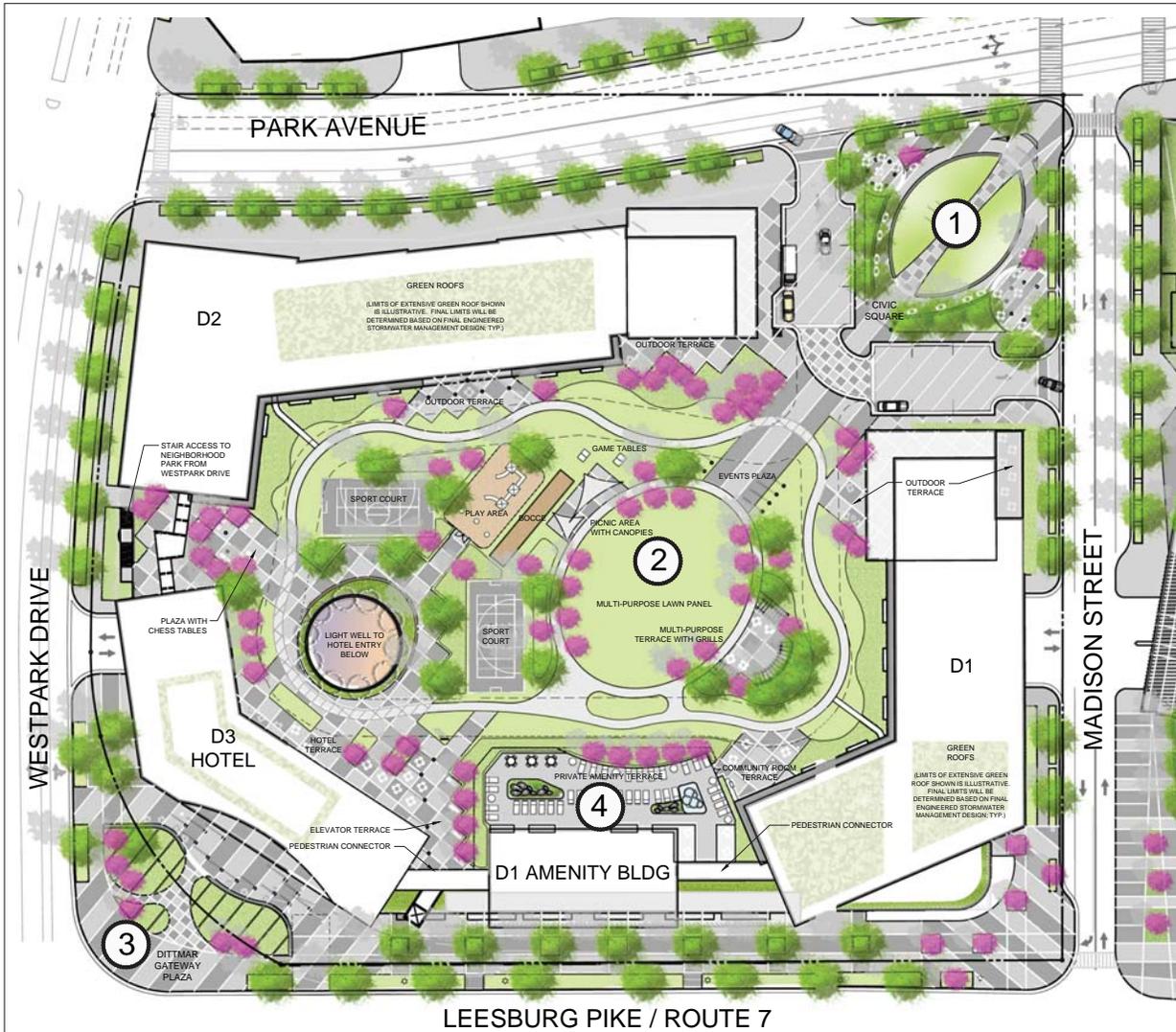
1 VIEW OF PLAZA BETWEEN D2 AND D3 BUILDINGS  
L.008 PERSPECTIVE

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 light well is located. The Neighborhood Park is also accessible at grade from the Civic Square. 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
- ② NEIGHBORHOOD PARK
- ③ DITTMAR GATEWAY PLAZA
- ④ PRIVATE AMENITY

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

**CIVIC SQUARE CHARACTER IMAGES**



FESTIVAL/TENT SPACE AT MULTI-PURPOSE LAWNS

ARCHITECTURAL LANDSCAPING ON SCULPTURAL BERMS

SEATING ALONG EDGE OF LAWN PANEL



MULTI-PURPOSE LAWN PANEL WITH ORNAMENTS

TENSILE CANOPY STRUCTURES/SHADE SAILS

TENSILE CANOPY STRUCTURES/SHADE SAILS

SCULPTURAL LIGHTING ELEMENTS

**NEIGHBORHOOD PARK CHARACTER IMAGES**



UNIQUE SIDEWALK TREATMENT/PATTERNING

GARDENESQUE LANDSCAPING

PLAYGROUND EQUIPMENT



BOCCE COURT (BMD)

CHESS TABLES

SPORT COURT



CONTEMPORARY PERGOLA AND GRILL

OUTDOOR EVENT SPACE ON MULTI-PURPOSE LAWN PANELS

MOVABLE FURNITURE

**DITTMAR GATEWAY PLAZA CHARACTER IMAGES**



ARCHITECTURAL LANDSCAPING ON SCULPTURAL BERMS

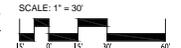
ARCHITECTURAL LANDSCAPING ON SCULPTURAL BERMS



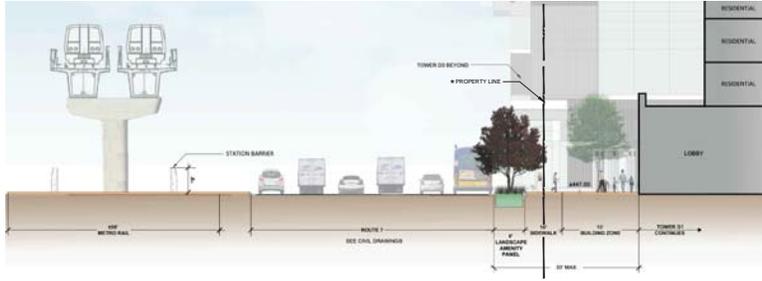
SCULPTURAL LIGHTING ELEMENTS

**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.

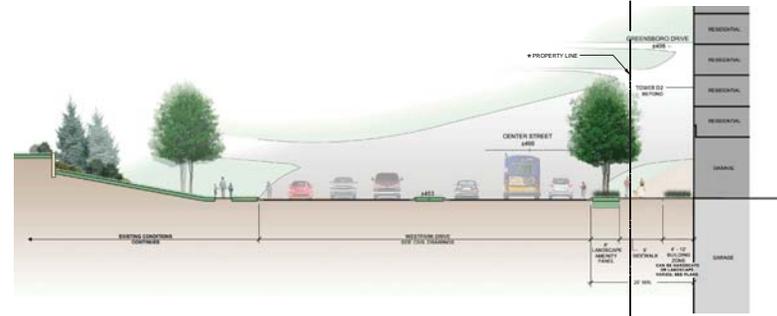






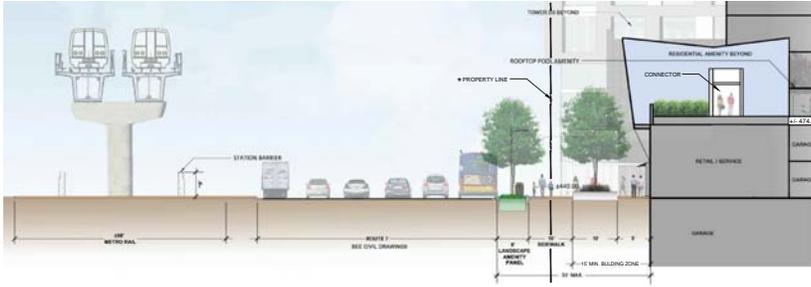
1 ROUTE 7: AT TOWER D1 (BOULEVARD)  
L.011 SECTION

SSS01  
1/16" = 1'-0"



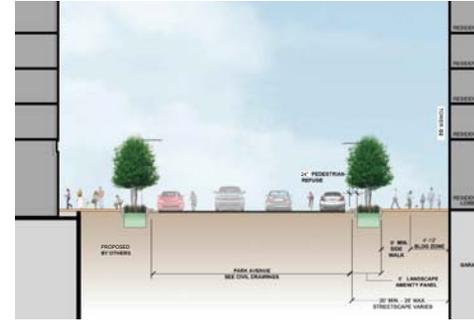
4 WESTPARK DR: AT TOWER D2 AND PODIUM (AVENUE)  
L.011 SECTION

SSS04  
1/16" = 1'-0"



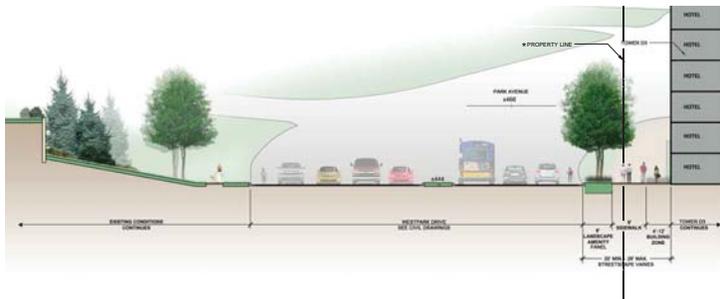
2 ROUTE 7: AT D1 AMENITY BUILDING (BOULEVARD)  
L.011 SECTION

SSS02  
1/16" = 1'-0"



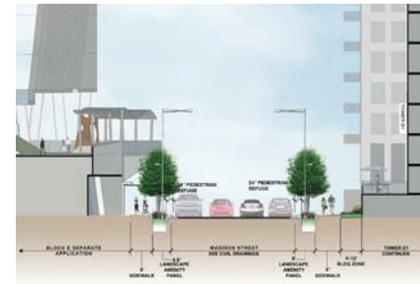
5 PARK AVE: AT TOWER D2 (COLLECTOR)  
L.011 SECTION

SSS05  
1/16" = 1'-0"



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

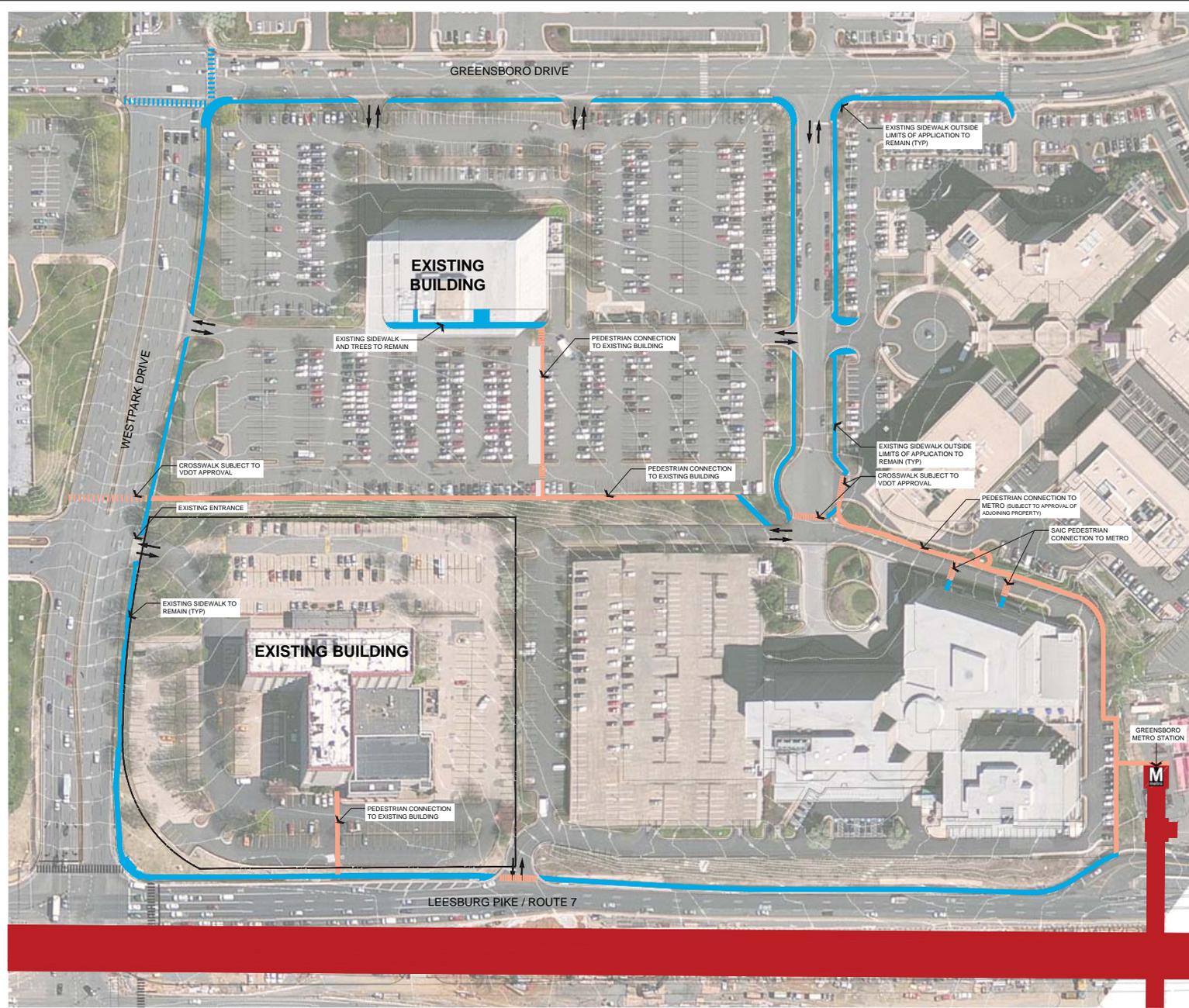
SSS03  
1/16" = 1'-0"



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

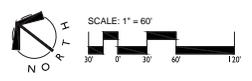
**INTERIM CONDITIONS\*\***

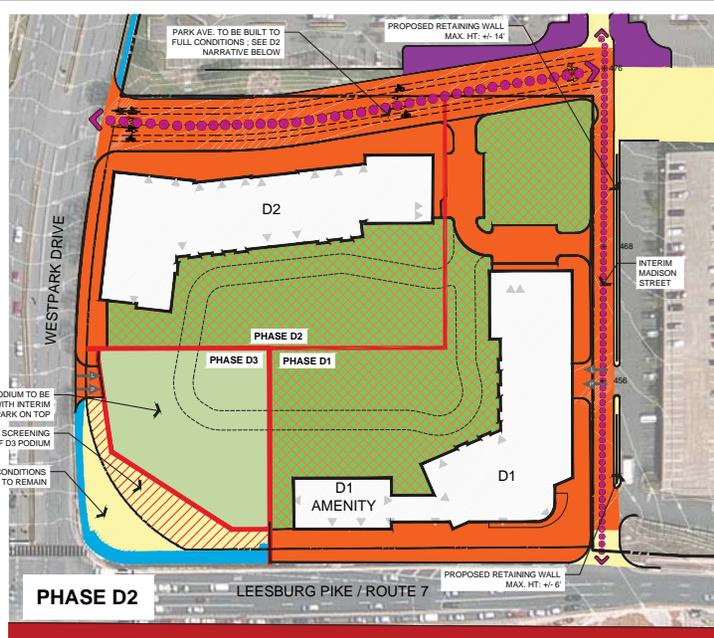
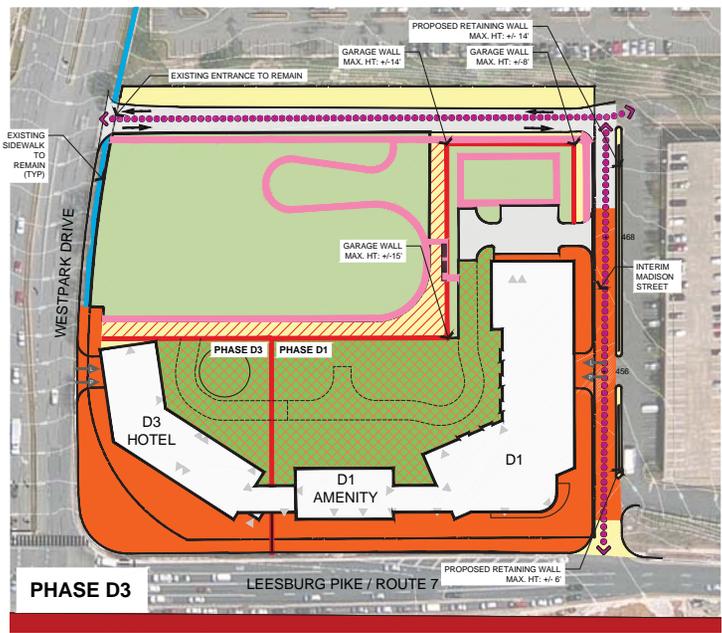
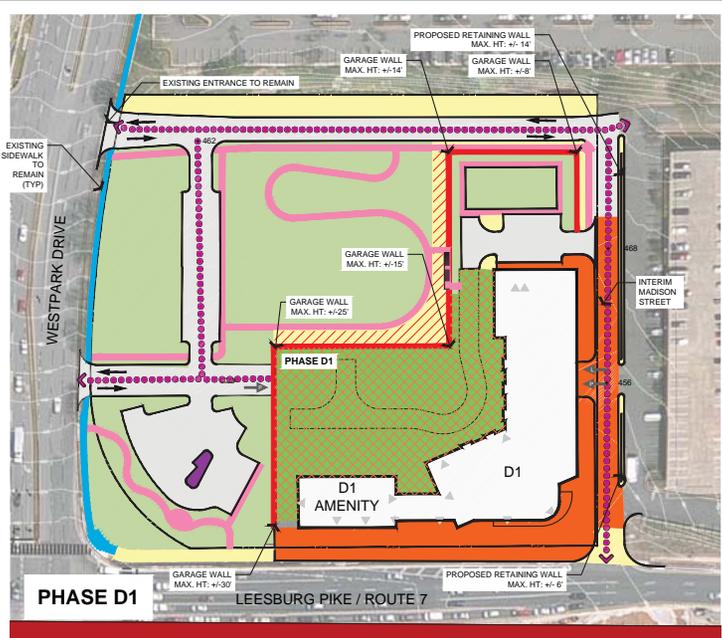
- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PARK, OPEN SPACE, AND LANDSCAPE IMPROVEMENTS\*\*\*
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)\*\*\*\*
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM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

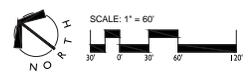
**FINAL CONDITIONS\*\***

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

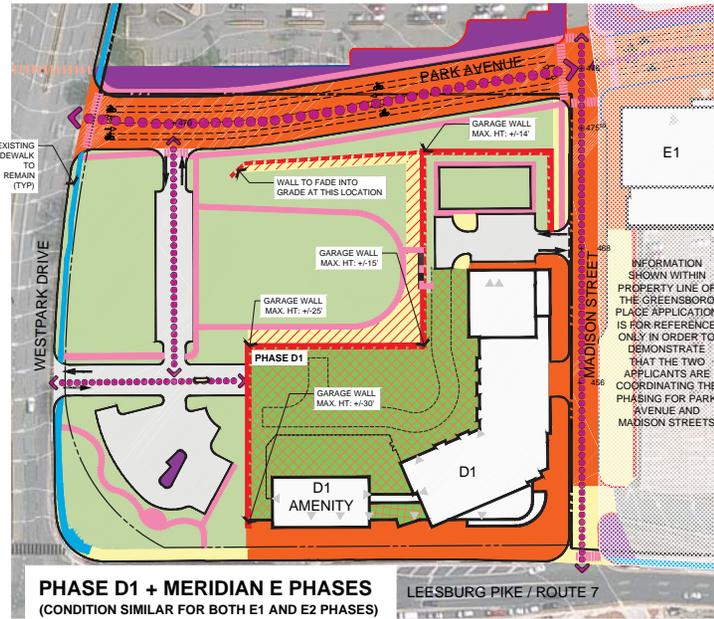
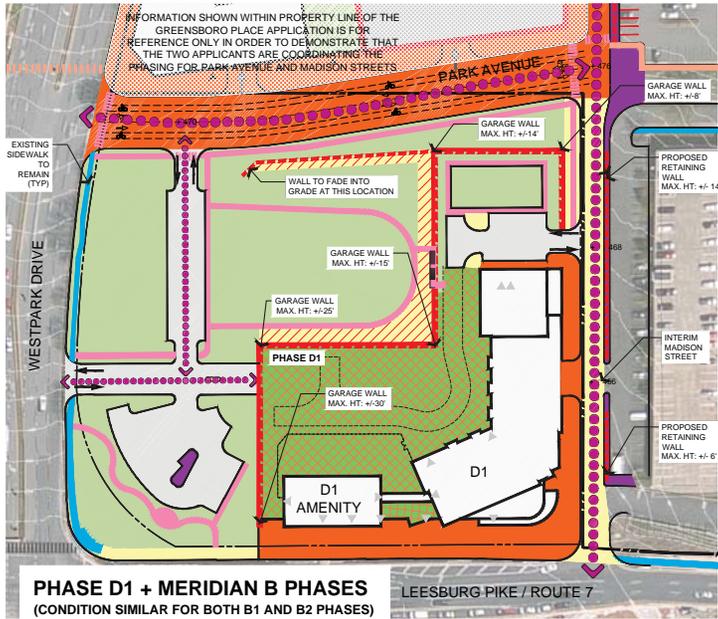
NOTES:  
 \* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO  
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 \*\*\*\* ALL MODIFICATIONS OR IMPROVEMENTS (SUCH AS LANDSCAPING, ETC) TO PARKING LOT CONFIGURATIONS PER PHASE IN THE INTERIM SHALL COMPLY WITH FAIRFAX COUNTY CODE OF ORDINANCES.

**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 TO FINAL GRADES 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



01/02/2013 10:28 AM  
 2013 CDP PHASING PLAN (Rev. 1.0)



**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.

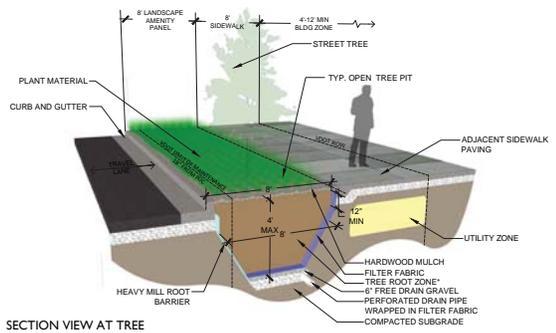
**PHASING NARRATIVE:**  
 PHASE D1 + MERIDIAN B PHASES  
 • ALL PHASE D1 BULLETS ON PREVIOUS PAGE L.013 APPLY

**PHASING NARRATIVE:**  
 PHASE D1 + MERIDIAN E PHASES  
 • ALL PHASE D1 BULLETS ON PREVIOUS PAGE L.013 APPLY

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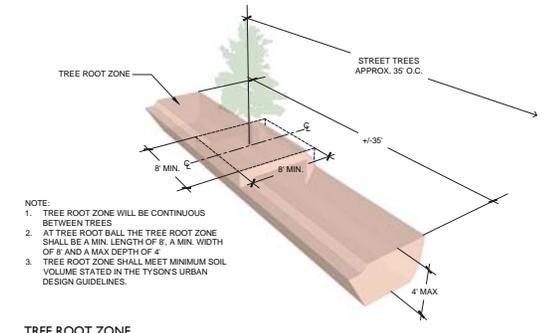
1  
L.014

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



SECTION VIEW AT TREE

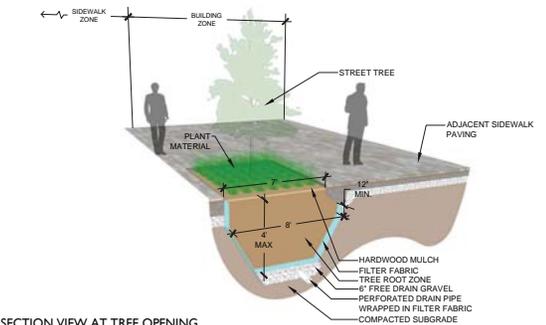
2  
L.014 STREET TREE PIT AT AVENUE (WESTPARK DR.) 08A-XXX  
NTS



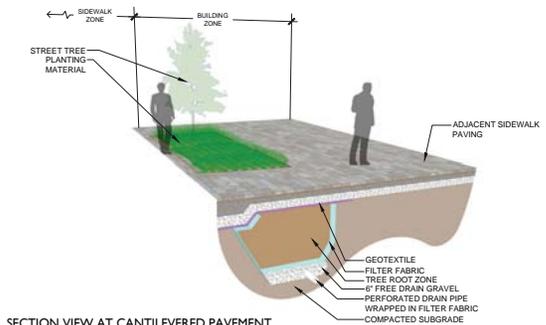
TREE ROOT ZONE



TREE ROOT ZONE

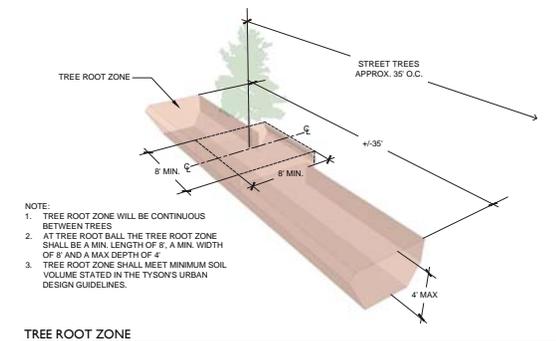


SECTION VIEW AT TREE OPENING

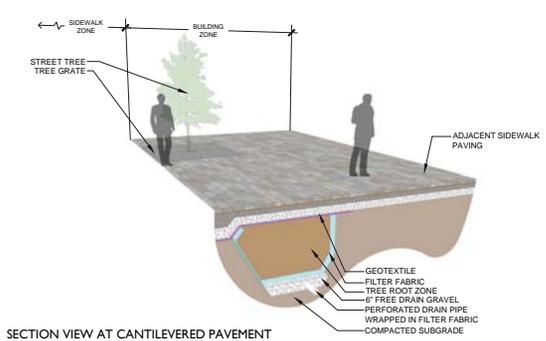


SECTION VIEW AT CANTILEVERED PAVEMENT

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



SECTION VIEW AT TREE OPENING



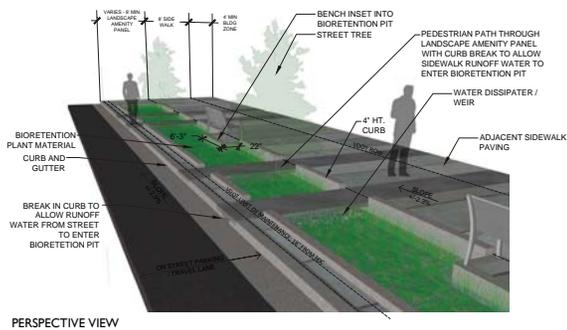
SECTION VIEW AT CANTILEVERED PAVEMENT

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

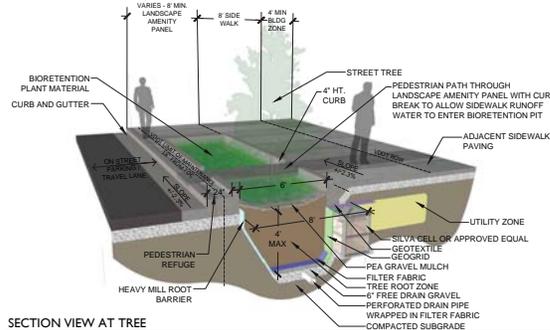
3  
L.014 STREET TREE OPTIONS (RT 7 CORNER PLAZAS AND DOUBLE ROW) PERSPECTIVE SECTIONS

08A-XXX  
NTS

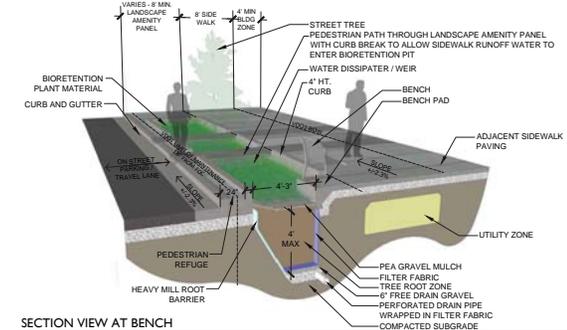
NOTE: PROPOSED VDOT LIMIT OF MAINTENANCE AND ROW LINES ARE SHOWN ON THE TREE DETAILS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO WRITTEN PROFFERS FOR DEFINED OWNERSHIP AND MAINTENANCE LINES.



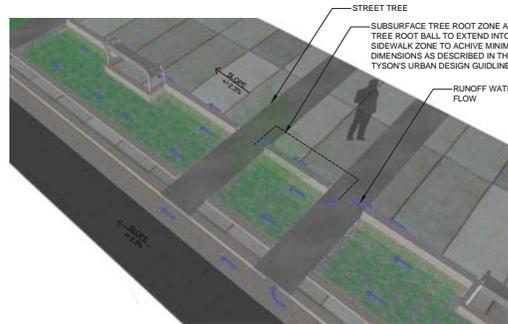
PERSPECTIVE VIEW



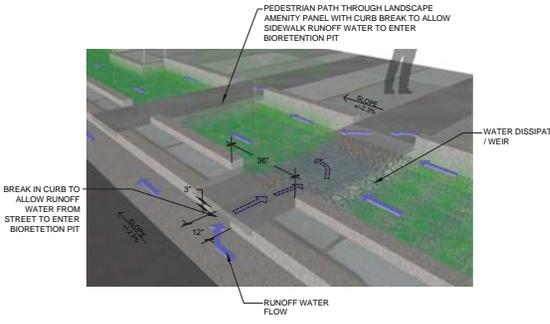
SECTION VIEW AT TREE



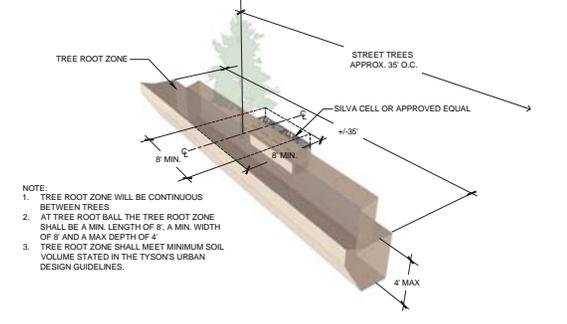
SECTION VIEW AT BENCH



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 TYSONS URBAN DESIGN GUIDELINES.

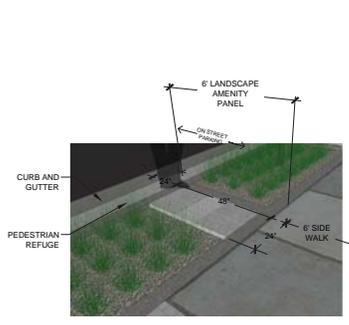
**1** STREET TREE BIOMETENTION PIT AT COLLECTOR ROAD (PARK AVE.)

L.015 PERSPECTIVE SECTIONS

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



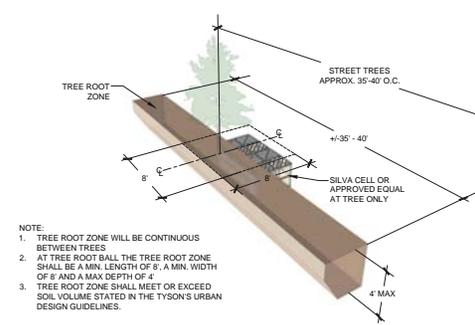
PERSPECTIVE VIEW



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 TYSONS URBAN DESIGN GUIDELINES.

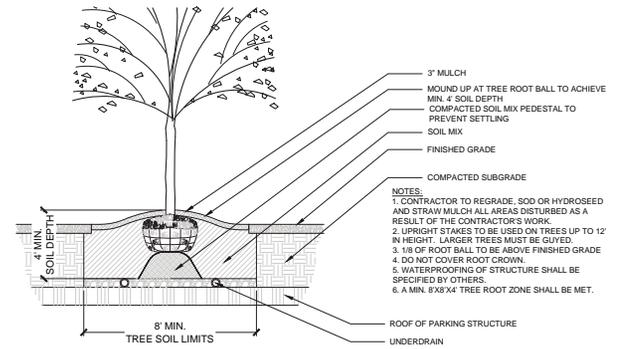
**2** STREET TREE AT LOCAL STREET (MADISON ST.)

L.015 PERSPECTIVE SECTIONS

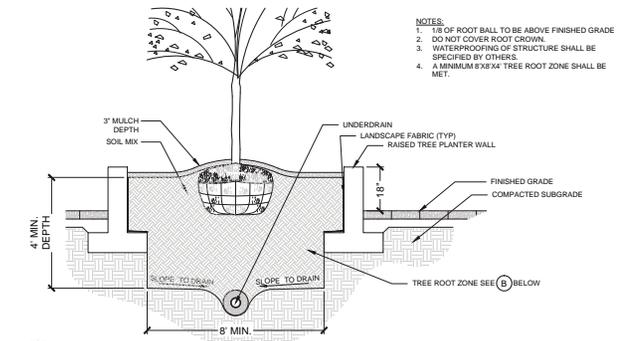
NOTE: PROPOSED VDOT LIMIT OF MAINTENANCE AND ROW LINES ARE SHOWN ON THE TREE DETAILS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO WRITTEN PROFFERS FOR DEFINED OWNERSHIP AND MAINTENANCE LINES.

08A-XXX  
 NTS

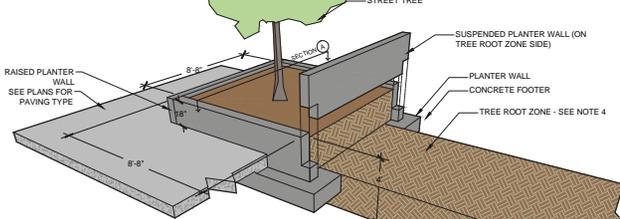
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**1** TYPICAL TREE PLANTING ON STRUCTURE  
 L.016 SECTION NTS



**A** SECTION



- NOTES:
1. DETAIL IS SCHEMATIC ONLY.
  2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
  3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
  4. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES LOCATED ALONG RT. 7 (SEE STREETScape ENLARGEMENTS).
  5. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
  6. OR APPROVED EQUIVALENT STRUCTURAL TREE ROOT ZONE SYSTEM.

**B** EXPLODED VIEW

**2** TYPICAL TREE PLANTING IN RAISED PLANTER  
 L.016 SECTION / EXPLODED VIEW NTS